

ABBREVIATIONS	
ACOUS.	ACOUSTICAL
ACW	ALUMINUM CLAD WOOD
A.D.	AREA DRAIN
A.F.F.	ABOVE FINISHED FLOOR
A.H.J.	AUTHORITY HAVING JURISDICTION
AGGR.	AGGREGATE
AL	ALUMINUM
ALUM.	ALUMINUM
ARCH.	ARCHITECTURAL
ASB.	ASBESTOS
ASPH.	ASPHALT
BD.	BOARD
BLDG.	BUILDING
BLKG.	BLOCKING
BM	BEAM
B.O.	BOTTOM OF
BOT.	BOTTOM
C.B.	CATCH BASIN
CG	CORNER GUARD
CLG.	CEILING
CLKG.	CAULKING
CL.	CLOSE
CLR.	CLEAR
C.M.U.	CONCRETE MASONRY UNIT
COL.	COLUMN
CONC.	CONCRETE
CONT.	CONTINUOUS
CPRS.	COMPRESSION
C.S.	CRAWL SPACE
DBL.	DOUBLE
DTL., DET.	DETAIL
D.F.	DRINKING FOUNTAIN
DIA.	DIAMETER
DIM.	DIMENSION
DISP.	DISPENSERS
DN	DOWN
DR	DOOR
DS.	DOWNSPOUT
DWG.	DRAWING
EA.	EACH
E.J.	EXPANSION JOINT
E.E.	ELEVATION
ELECT.	ELECTRICAL
EMER.	EMERGENCY
E.P.	ELECTRICAL PANELBOARD
EQ.	EQUAL
EQPT.	EQUIPMENT
EJ.	EXISTING
EXIST.	EXISTING
EXPO.	EXPOSED
EXT.	EXTERIOR
E.I.F.S.	EXT. INSUL. FINISH SYSTEM
FDN.	FOUNDATION
F.E.	FIRE EXTINGUISHER
F.E.C.	FIRE EXTINGUISHER CABINET
F.F.	FINISH FLOOR
F.H.	FIRE HOSE
FIN.	FINISH
FL.	FLOOR
FLASH.	FLASHING
FLUOR.	FLUORESCENT
F.O.	FACE OF
F.O.C.	FACE OF CONCRETE
F.O.F.	FACE OF FINISH
F.O.I.C.	FURNISHED BY OWNER AND INSTALLED BY CONTRACTOR
F.O.I.O.	FURNISHED BY OWNER AND INSTALLED BY OWNER
F.O.S.	FACE OF STUDS
F.O.W.	FACE OF WALL
FPRF.	FIREPROOF
F.R.T.	FIRE RETARDANT TREATED
F.S.	FLOOR SINK
FT.	FOOT OR FEET
FTG.	FOOTING
FURR.	FURRING
GA.	GAUGE
GALV.	GALVANIZED
GLS	GLASS
GL	GLAZED/GLAZING
G.L.B.	GLUE LAM BEAM
G.S.B.	GYPSPUM SHEATHING BOARD
GWB	GYPSPUM WALL BOARD
GYP	GYPSPUM
H.B.	HOSE BIB
H.C.	HOLLOW CORE
HDWD.	HARDWOOD
H.M.	HOLLOW METAL
HORIZ.	HORIZONTAL
HR	HOUR
HGT., HT.	HEIGHT
H.W.H.	HOT WATER HEATER
I.B.C.	INTERNATIONAL BUILDING CODE
INSUL.	INSULATION
INT., INTER.	INTERIOR
JAN.	JANITOR
LAM.	LAMINATE
LH	LEFT HAND
MAX.	MAXIMUM
MECH.	MECHANICAL
MTL.	METAL
MFR.	MANUFACTURER
MH.	MANHOLE
MIN.	MINIMUM
MIR.	MIRROR
MISC.	MISCELLANEOUS
N.I.C.	NOT IN CONTRACT
NO. #	NUMBER
N.T.S.	NOT TO SCALE
O/	OVER
O.C.	ON CENTER
OFD	OVER FLOW DRAIN
O.H.	OVER HEAD
PERF.	PERFORATED
P.LAM.	PLASTIC LAMINATE
PLWD.	PLYWOOD
PR.	PAIR
P.T.	PRESSURE TREATED
PTD.	PAINT
P.T.D.	PAPER TOWEL DISPENSER
QUAN.	QUANTITY
R	RISERS
RAD.	RADIUS
R.D.	ROOF DRAIN
REF.	REFRIGERATOR
REINF.	REINFORCED, REINFORCING
REQD.	REQUIRED
RH	RIGHT HAND
RM.	ROOM
R.O.	ROUGH OPENING
S.A.M.	SELF ADHERED MEMBRANE
S.C./SC	SOLID CORE
SF, S.F.	SQUARE FEET
SH.	SHEET
SHEATH.	SHEATHING
SHLF.	SHELF
SIM.	SIMILAR
SPEC.	SPECIFICATION
SQ.	SQUARE
ST	STAIN/STAINED
STD.	STANDARD
STL.	STEEL
STOR.	STORAGE
STRUCT.	STRUCTURAL
SUSP.	SUSPENDED
T	TREADS
TEMP.	TEMPERED
T.S.	TUBE STEEL
T.P.H.	TOILET PAPER HOLDER
TYP.	TYPICAL
U.N.O.	UNLESS NOTED OTHERWISE
V.B.	VAPOR BARRIER
W.C.	WATER CLOSET
WD.	WOOD
W/	WITH
W/O	WITHOUT
WP.	WATERPROOF OR WATERPROOFING
W.R.B.	WATER RESISTANT BARRIER
WSCT.	WAINSCOT

GENERAL NOTES

- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO BECOME FULLY AWARE OF ANY AND ALL CONDITIONS RELATED TO THE SITE AND EXISTING BUILDING CONDITIONS THAT MAY AFFECT THE COST OR SCHEDULING OF CONSTRUCTION ACTIVITIES, PRIOR TO SUBMITTING A BID. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE JOB SITE INCLUDING THOSE SHOWN ON RECORD DRAWINGS, AND CONDITIONS RELATED TO THE LOCATION OF EXISTING UTILITIES AND SERVICES BEFORE COMMENCING WORK AND BE RESPONSIBLE FOR THE ABOVE. ALL DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY.
- DO NOT SCALE DRAWINGS OR DETAILS -- USE GIVEN DIMENSIONS. CHECK DETAILS FOR LOCATION OF ALL ITEMS NOT DIMENSIONED ON PLANS. DIMENSIONS ON PLANS ARE TO FACE OF EXISTING FINISHES, FACE OF NEW STUDS, DOOR AND WINDOW OPENINGS, GRIDLINE OR CENTERLINE, UNO, NEW DOORS AND CASED OPENINGS WITHOUT DIMENSIONS ARE TO BE (4.5") FROM FACE OF ADJACENT WALL ON THE HINGE SIDE OF DOOR.
- THE DRAWINGS INDICATE GENERAL AND TYPICAL DETAILS OF CONSTRUCTION, WHERE CONDITIONS ARE NOT SPECIFICALLY INDICATED BUT ARE OF SIMILAR CHARACTER TO DETAILS SHOWN, SIMILAR DETAILS OF CONSTRUCTION SHALL BE USED, SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT AND THE STRUCTURAL ENGINEER.
- BUILDING SYSTEMS AND COMPONENTS NOT SPECIFICALLY DETAILED SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. NOTIFY THE ARCHITECT OF ANY RESULTING CONFLICTS.
- ALL WORK SHALL CONFORM TO APPLICABLE BUILDING CODES AND ORDINANCES. IN CASE OF ANY CONFLICT WHEREIN THE METHODS OR STANDARDS OF INSTALLATION OR THE MATERIALS SPECIFIED DO NOT EQUAL OR EXCEED THE REQUIREMENTS OF THE LAWS OR ORDINANCES, THE LAWS OR ORDINANCES SHALL GOVERN. CONFORM TO AGENCY INSPECTOR'S COMMENTS AND CORRECTIONS. NOTIFY THE ARCHITECT OF ALL CONFLICTS IMMEDIATELY & BEFORE PROCEEDING, AND ESPECIALLY IF INSPECTOR'S REQUIREMENTS CHANGE OR ADD TO APPROVED PLANS AND CONTRACT DOCUMENTS.
- COORDINATE ALL OPERATIONS SUCH AS AREAS USED FOR MATERIAL STORAGE, PARKING, ACCESS TO AND FROM WORK AND TIMING OF WORK WITH THE ARCHITECT AND OWNER.
- SOME ITEMS OR SYSTEMS INCLUDED IN THE CONSTRUCTION DOCUMENTS ARE TO BE "BIDDER DESIGNED" OR ARE PROVIDED BY OTHERS. THE ARCHITECT AND CONSULTING ENGINEERS WILL REVIEW ALL BIDDER DESIGN SUBMITTALS AND WILL DETERMINE IF THE SUBMITTAL IS IN CONFORMANCE WITH THE GENERAL DESIGN CONCEPT. THIS REVIEW DOES NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY TO CONFORM TO THE REQUIREMENTS OF ALL CODES AND THE CONSTRUCTION DOCUMENTS. THE CONTRACTOR SHALL COORDINATE THE PLACEMENT OF BIDDER DESIGNED ITEMS WITH THE STRUCTURAL SYSTEM AND FRAMING. CONFLICTS SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION PRIOR TO BID AND THE REQUIRED MODIFICATIONS INCLUDED IN THE BID PRICE.
- CONCEPTUAL BIDDER DESIGN INFORMATION IS INCLUDED THROUGHOUT THE ARCHITECTURAL DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF EACH CONTRACTOR TO CHECK WITH THE ARCHITECTURAL DRAWINGS BEFORE INSTALLATION OF THEIR WORK. ANY DISCREPANCY BETWEEN THE ARCHITECTURAL DRAWINGS AND ANY CONSULTING ENGINEER(S) OR OTHER SUPPLEMENTARY DRAWINGS SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION BY WRITTEN NOTIFICATION FOR CLARIFICATION. ANY WORK INSTALLED IN CONFLICT WITH THE ARCHITECTURAL DRAWINGS SHALL BE CORRECTED BY THE CONTRACTOR AT HIS/HER OWN EXPENSE AND AT NO EXPENSE TO THE OWNER OR ARCHITECT.
- THIS PROJECT CONTAINS GLAZING THAT WILL BE SUBJECT TO FEDERAL AND LOCAL GLAZING STANDARDS AND THE GLAZING SUBCONTRACTOR SHALL BE RESPONSIBLE FOR ADHERENCE TO THESE REQUIREMENTS. IF THE GLAZING SUBCONTRACTOR FINDS ANYTHING IN THE DOCUMENTS NOT IN COMPLIANCE WITH THE STANDARDS, HE/SHE SHALL BRING DISCREPANCIES TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING. NO CLAIMS FOR EXTRAS FOR COMPLYING WITH THE STANDARDS WILL BE ENTERTAINED REGARDLESS OF THE CONTENT OF THE DRAWINGS AND SPECIFICATIONS.
- NEW CEILINGS AND EXISTING SUSPENSION SYSTEMS SHALL BE STABILIZED AGAINST LATERAL SEISMIC MOVEMENT IN ACCORDANCE WITH CODE REQUIREMENTS. PROVIDE LIGHTING TIE WIRES PER CODE.
- CONCEAL TO THE GREATEST EXTENT POSSIBLE PIPE, CONDUITS, DUCTS, VENTS, ETC. ALL SUCH LINES SHALL BE CONCEALED OR FURRED AND FINISHED, UNLESS NOTED AS EXPOSED CONSTRUCTION IN DRAWINGS. OFFSET STUDS WHERE REQUIRED SO THAT FINISHED WALL SURFACES WILL BE FLUSH. PAINT OR FINISH ALL EXPOSED EQUIPMENT & ELEMENTS.
- CONTRACTOR SHALL PROVIDE TEMPORARY BRACING FOR STRUCTURE AND STRUCTURAL COMPONENTS UNTIL ALL FINAL CONNECTIONS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE PLANS.
- ALL WOOD FRAMING DETAILS AND CONNECTIONS (SHOWN AND NOT SHOWN) SHALL BE CONSTRUCTED TO CODE STANDARDS. ALL LIGHT GAUGE METAL STUDS AND FRAMING (SHOWN AND NOT SHOWN) SHALL BE INSTALLED PER THE STANDARDS AND DETAILS PUBLISHED BY THE STEEL STUD MANUFACTURER'S ASSOCIATION.
- ALL WOOD IN DIRECT CONTACT WITH CONCRETE, OR EXPOSED TO WEATHER, OR GIRDERS LESS THAN 18" FROM GRADE SHALL BE PRESSURE TREATED WITH AN APPROVED PRESERVATIVE & SHALL BE IDENTIFIED WITH THE STAMP OF THE AMERICAN WOOD PRESERVERS INSTITUTE. USE BUILDING PAPER @ JOIST ENDS TO PREVENT CONTACT WITH CONCRETE.
- FIRE BLOCKING SHALL BE PROVIDED AT MID-HEIGHT OF ALL STUD WALLS AND PARTITIONS OVER 10 FT. IN HEIGHT, AT THE CEILING AND FLOOR LEVELS, AT ALL INTERCONNECTIONS BETWEEN VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS AND COVE CEILINGS, AND AT 10 FT INTERVALS AS REQUIRED.
- SHOULD A BIDDER FIND DISCREPANCIES IN, OR OMISSIONS FROM, THE DRAWINGS, SPECIFICATIONS OR OTHER CONTRACT DOCUMENTS, OR BE IN DOUBT AS TO THEIR MEANING, HE/SHE SHOULD AT ONCE NOTIFY THE ARCHITECT IN WRITING, WHO WILL SEND WRITTEN INSTRUCTIONS OR ADDENDA TO ALL BIDDERS. IF CLARIFICATIONS ARE NOT PROVIDED, THE BIDDER MUST INCLUDE IN THE BID THE MORE EXPENSIVE ALTERNATIVE ITEM, PRODUCT, SYSTEM, METHOD, APPROACH, ETC. NEEDED TO COMPLETE THE WORK.

SYMBOLS DIRECTORY

GRIDLINE		ELEVATION MARK	
WALL SECTION		MATCH LINE	
BUILDING SECTION		INTERIOR ELEVATION	
DETAIL		EXTERIOR ELEVATION	
DETAIL		REVISION MARK	
WINDOW MARKER		CENTERLINE	
PARTITION TYPE		NEW & EXISTING CONTOURS	
DOOR NUMBER		CUT LINE	
PLUMBING FIXTURE TAG			

SEPARATE OR DEFERRED PERMITS

THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED EXCEPT FOR THE BUILDING PERMIT. THESE MAY INCLUDE BUT MAY NOT BE LIMITED TO:

- MECHANICAL, ELECTRICAL AND PLUMBING PERMITS
- LIFE SAFETY

OWNER'S VENDOR IS RESPONSIBLE FOR OBTAINING THE FOLLOWING PERMITS:

- SIGNAGE

VENDOR WORK

GC TO COORDINATE THE TIMING OF THE VENDOR WORK. THE OWNER'S VENDORS WILL PERFORM THE FOLLOWING WORK:

- PULL COMMUNICATIONS CABLES AND CONNECT TO COMMUNICATIONS EQUIPMENT
- SECURITY AND BANKING EQUIPMENT INSTALLATION
- EXTERIOR SIGN INSTALLATION
- SUPPLY LIGHT FIXTURES AND CONTROLS, INSTALLED BY CONTRACTOR
- CARPET IS SUPPLIED BY OWNER'S VENDOR, INSTALLED BY CONTRACTOR

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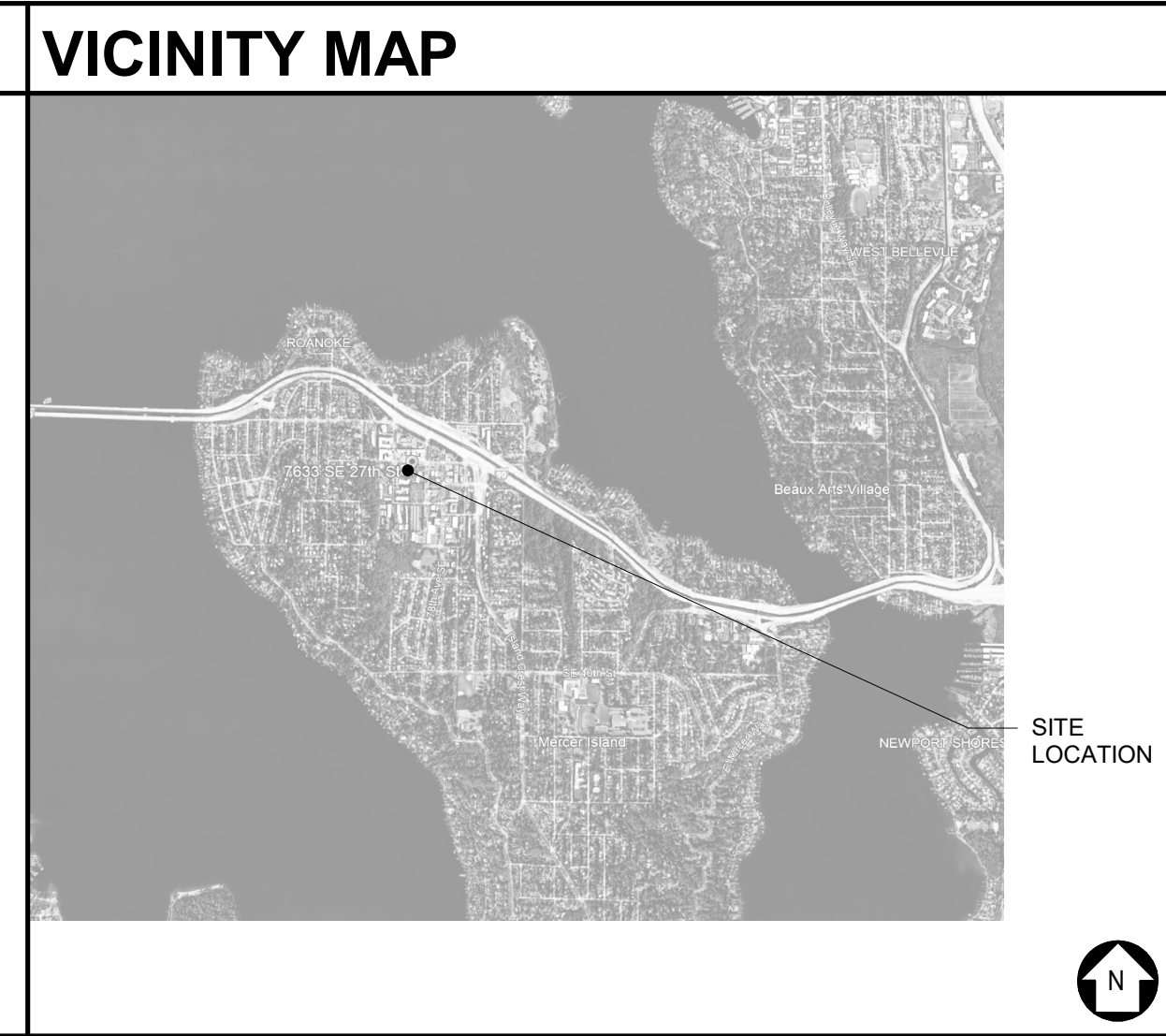
7633 SE 27TH ST MERCER ISLAND, WA 98040

PLANNING ISSUE

11/27/2023

ZONING CODE DATA

ZONING CLASSIFICATION:	TC-4 (TOWN CENTER)
ADJACENT LAND USE:	NORTH: TC-3 SOUTH: TC-4 EAST: TC-4 WEST: TC-4
SETBACK REQUIREMENTS:	NO CHANGE TO EXISTING BUILDING OR SITE EXTENTS
MAX BLDG HEIGHT:	51'-0", NO CHANGE
ACTUAL BLDG HEIGHT:	17'-4", NO CHANGE
MIN. FLOOR AREA RATIO (FAR):	NO CHANGE
MAX IMPERVIOUS AREA ALLOWED:	NO CHANGE
LANDSCAPING REQUIREMENT:	NO CHANGE
PARKING REQUIRED MIN:	3 TO 5 STALLS PER 1,000 SF = 4 STALLS MIN.
PARKING PROVIDED:	36 TOTAL SHARED PARKING, INCLUDING 1 ACCESSIBLE STALL



DRAWING INDEX

A0.0	COVER SHEET
ARCHITECTURAL SHEETS	
A1.0	SITE PLAN AND ELEVATIONS

PROJECT DIRECTORY

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LOCAL JURISDICTION CITY OF MERCER ISLAND 9611 SE 36TH STREET MERCER ISLAND, WA 98040 P: (206) 275-7605	MEP: MUSGROVE ENGINEERING, P.A. 234 S. WHISPERWOOD WAY BOISE, ID 83709 P: (208) 384-0585 CONTACT: JASON RICE, P.E., CxA E: JASONR@MUSGROVEPA.COM
APPLICANT/ARCHITECT DRIFTMIER ARCHITECTS, P.S. 7983 LEARY WAY NE REDMOND, WA 98052 P: (425) 881-7506 CONTACT: MICHAEL WINNICK E: MICHAEL@DRIFTMIER.COM	

PROJECT DATA

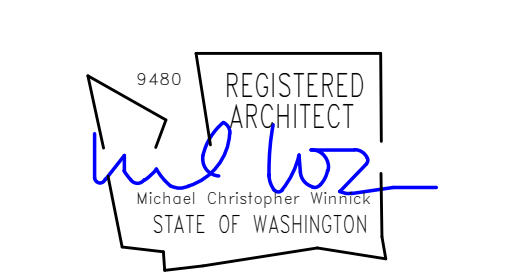
PROJECT ADDRESS:	7633 SE 27TH STREET MERCER ISLAND, WA 98040
PARCEL NUMBER:	531510-1445
SITE AREA:	44,020 SF
BUILDING AREA:	6,644 SF - BUILDING "A", NO CHANGE
PROJECT AREA:	1,366 SF - TENANT SPACE
NUMBER OF STORIES:	EXISTING 1 STORY, NO CHANGE
BUILDING HEIGHT:	EXISTING 17'-4" HEIGHT, NO CHANGE

LEGAL DESCRIPTION

MC GILVRAS ISLAND ADD LESS ST



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REVISION SCHEDULE

NO.	TYPE REVISION	DATE

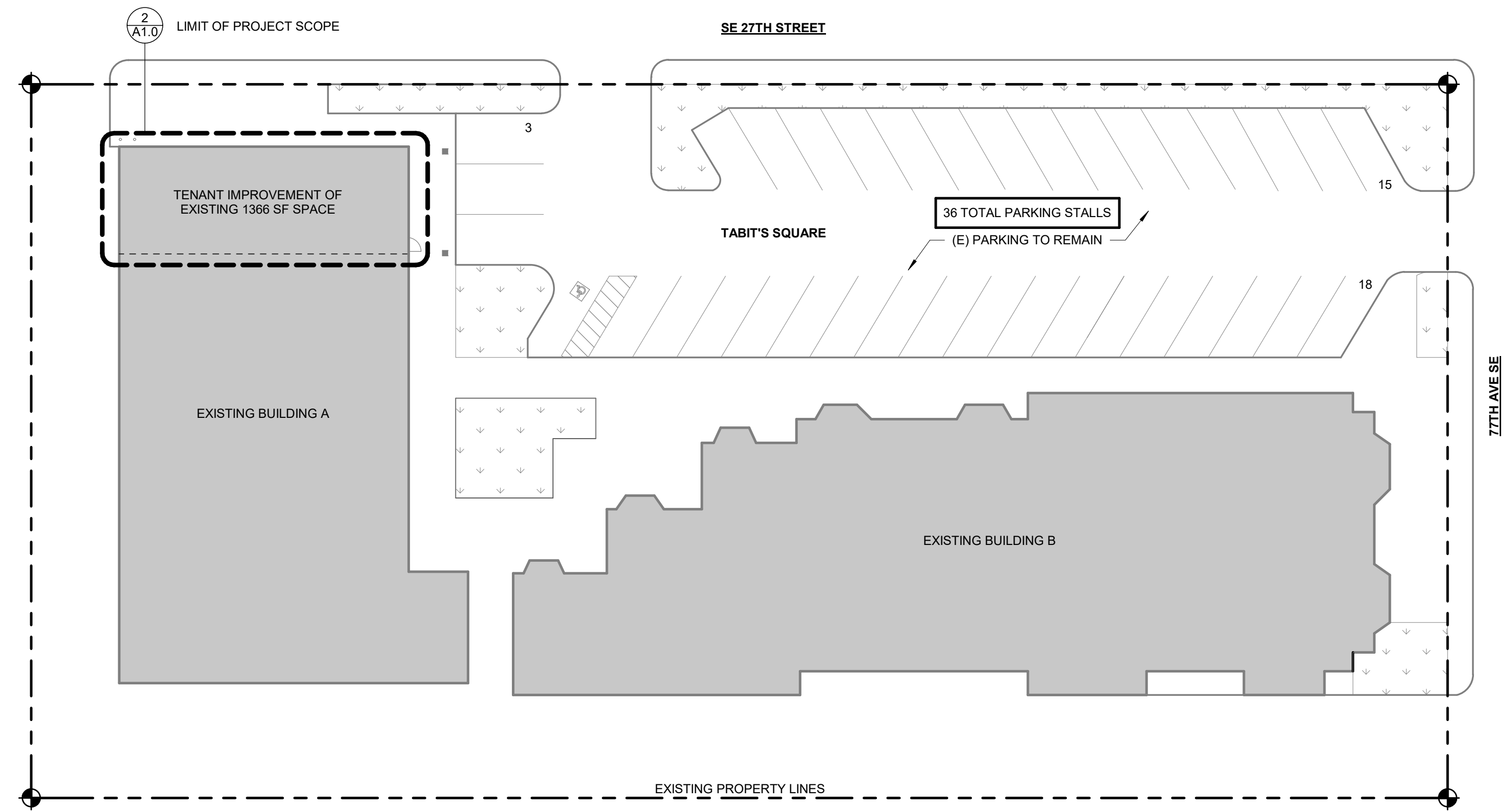
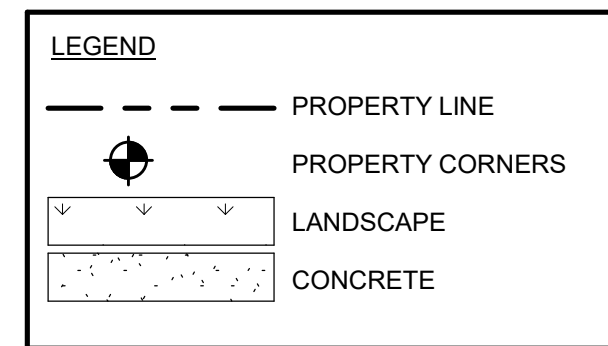
ISSUE:	PLANNING ISSUE
ISSUE DATE:	11/27/2023
DRAWN BY:	CA
PROJECT MANAGER:	MCW
PROJECT NUMBER:	22305

SHEET NAME:	COVER SHEET
SHEET NUMBER:	A0.0

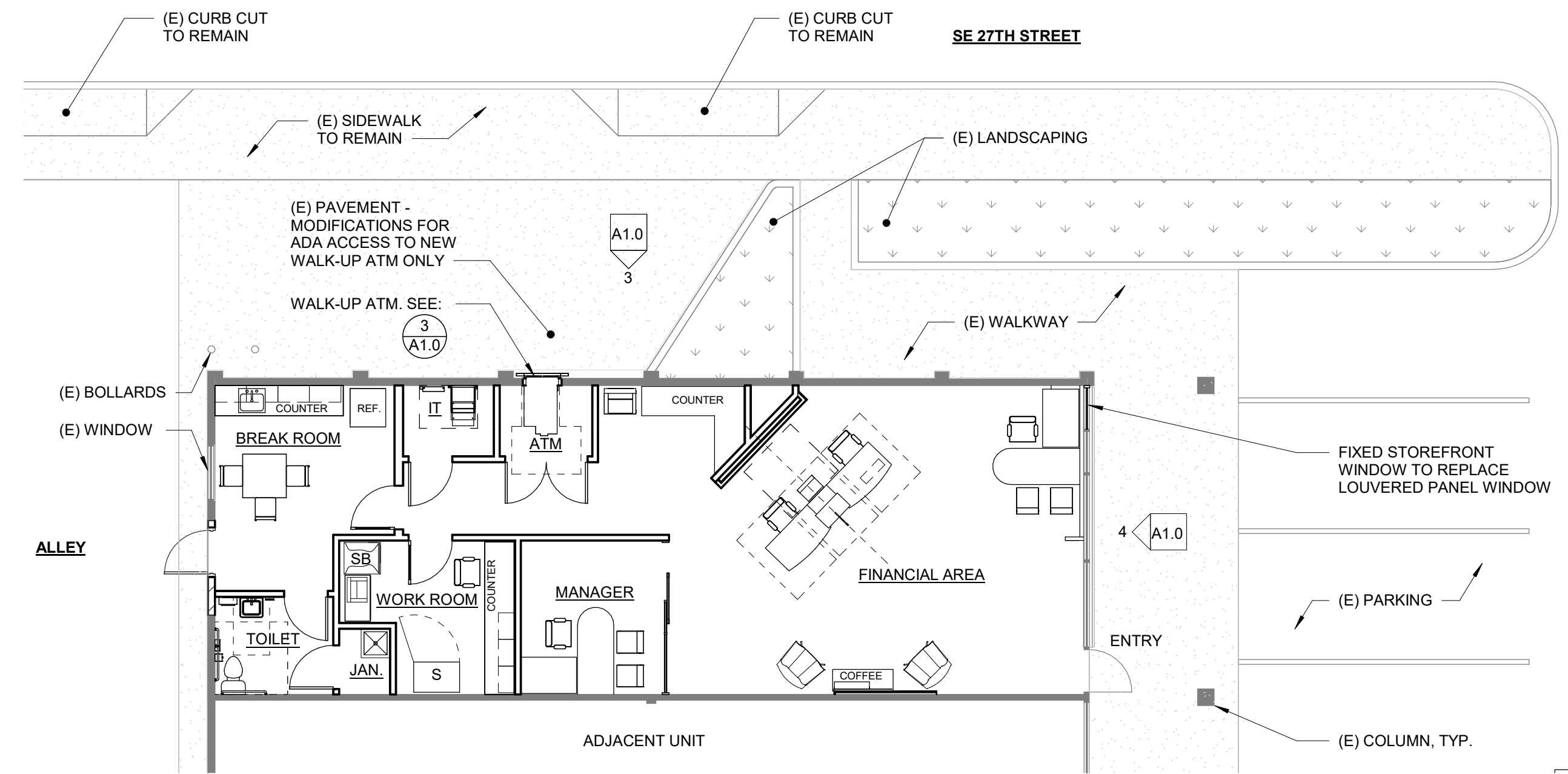
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1. VERIFY ALL CONDITIONS FOUND IN THE FIELD. MAINTAIN ALL FEATURES TO REMAIN.
2. THE CONTRACTOR SHALL COORDINATE TRAFFIC CONTROL AND STREET MAINTENANCE WITH PUBLIC WORKS, AND RECEIVE A RIGHT OF WAY PERMIT BEFORE COMMENCING WORK.
3. NO MATERIAL FROM THE DEMOLITION IS TO BE STOCK PILED ON ADJACENT PROPERTIES OR PUBLIC RIGHT-OF-WAYS. ALL RUBBISH AND PRODUCTS OF DEMOLITION ARE TO BE REMOVED FROM THE SITE.
4. FIELD VERIFY & CONFIRM EXIST. UTILITY LINES, LOCATIONS & ROUTING. INCLUDE ALL WORK TO ABANDON, REMOVE, CAP, REPLACE, REROUTE AND PROVIDE NEW UTILITIES IN BID/CONTRACT.
5. MEET ALL CODES AND CITY REQUIREMENTS.
6. PROVIDE ALL WORK IN RIGHT OF WAY.
7. BEFORE CONSTRUCTION, VERIFY THE LOCATION AND INVERT ELEVATION AT POINTS OF CONNECTION OF SANITARY SEWER, STORM SEWER, AND WATER-SERVICE PIPING; UNDERGROUND ELECTRICAL SERVICES, AND OTHER UTILITIES.
8. FURNISH LOCATION DATA FOR WORK RELATED TO PROJECT THAT MUST BE PERFORMED BY PUBLIC UTILITIES SERVING PROJECT SITE.
9. FURNISH INFORMATION TO LOCAL UTILITY AND OWNER THAT IS NECESSARY TO ADJUST, MOVE, OR RELOCATE EXISTING UTILITY STRUCTURES, UTILITY POLES, LINES, SERVICES, OR OTHER UTILITY APPURTENANCES LOCATED IN OR AFFECTED BY CONSTRUCTION. COORDINATE WITH AUTHORITIES HAVING JURISDICTION.
10. ENGAGE A LAND SURVEYOR OR PROFESSIONAL ENGINEER TO LAY OUT THE WORK USING ACCEPTED SURVEYING PRACTICES.

SCALE: 1" = 20'-0"
0 5 10 20



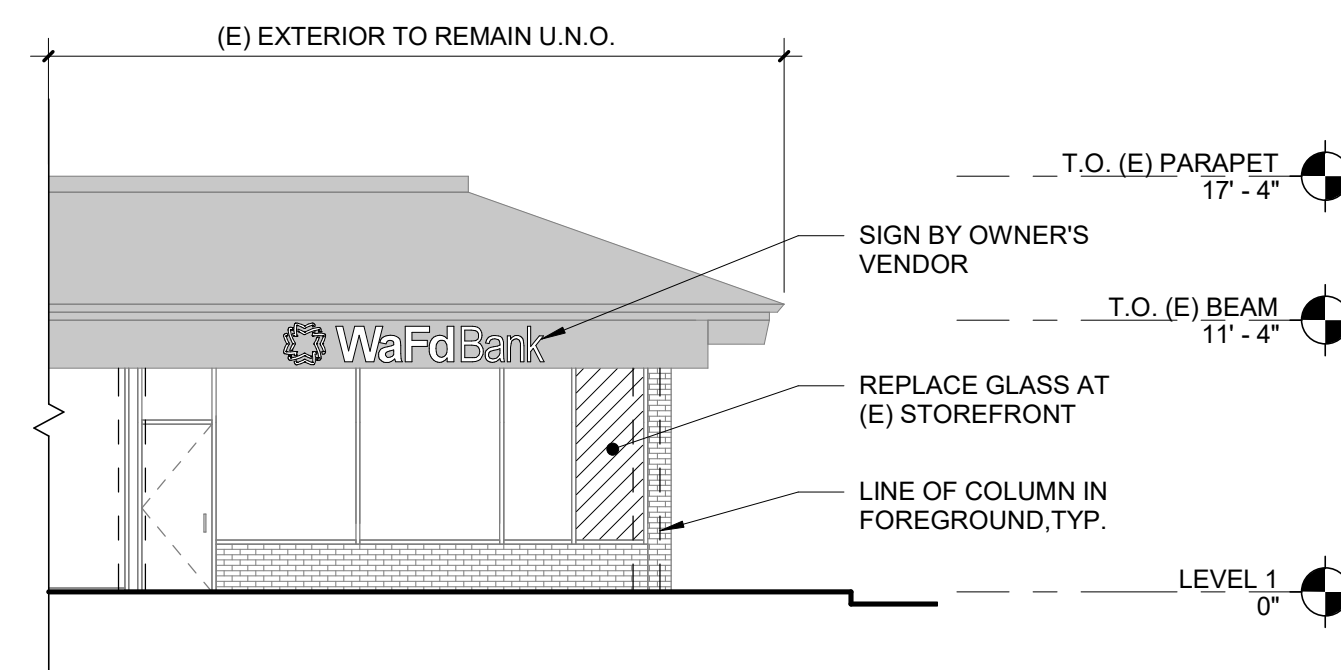
EXISTING SITE PLAN **N** SCALE 1" = 20'-0" **1**



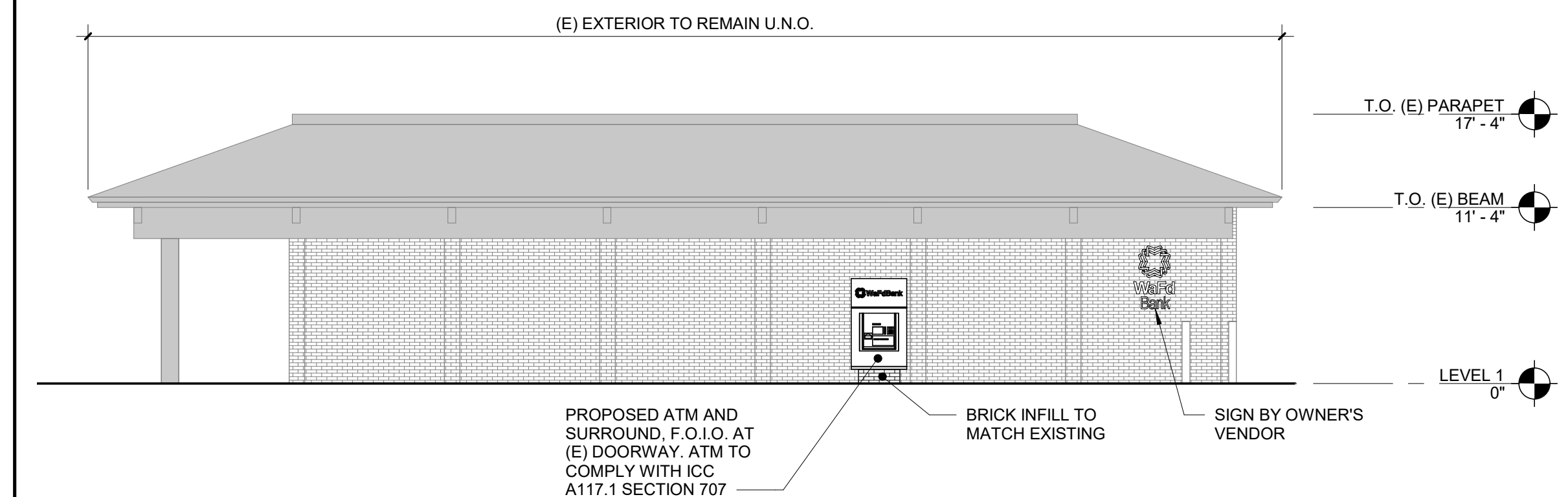
ENL. SITE PLAN & PROPOSED FLOOR PLAN **N** SCALE 1/8" = 1'-0" **2**

SITE PLAN NOTES SCALE N/A **16**

1. HATCH PATTERNS AND LINES SHOWN IN GRAY REPRESENT EXISTING MATERIAL TO REMAIN
2. PAINT ALL COMPONENTS THAT ARE NOT PREFINISHED.
3. ALL PENETRATIONS THROUGH THE W.R.B. OF THE BUILDING FROM BOLTS AND OTHER LARGE CONNECTION PIECES (NOT NAILS AND SCREWS) ARE TO BE TREATED WITH LIQUID W.R.B.
4. BUILDING SIGNAGE IS TO BE PROVIDED BY OWNERS VENDOR. GC TO PROVIDE POWER AND BLOCKING FOR INSTALLATION, COORDINATE WITH VENDOR.
5. FOR EXTERIOR FINISH AND MATERIAL SELECTIONS, SEE FINISH SCHEDULE **3** A6.1



EAST ELEVATION SCALE 1/8" = 1'-0" **4**

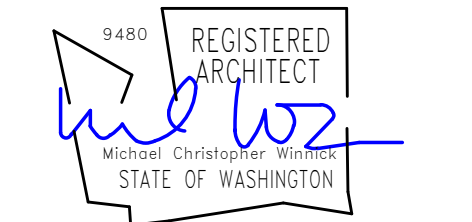


NORTH ELEVATION SCALE 1/8" = 1'-0" **3**

EXT. ELEVATION NOTES SCALE 12" = 1'-0" **5**

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REVISION SCHEDULE

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PROJECT MANAGER: MCW

PROJECT NUMBER: 22305

SHEET NAME: **SITE PLAN AND ELEVATIONS**

SHEET NUMBER: **A1.0**

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