80TH AVE PROFESSIONAL BUILDING PATIO REPAIR

ABBREVIATIONS

DEMOLITION DRAWINGS

DEMO DETAILS ARCHITECTURAL DRAWINGS

DETAILS PAVERS OVER MEMBRANE SYSTEM

PARKING LEVEL REFERENCE PLAN

ENTRY DECK FRAMING PLAN

FRONT PLAZA & NORTH ENTRY PLANS

DRAWING LIST

TITLE SHEET

DEMO PLAN

SITE PLAN

ELEVATIONS

NUMBER

AD-1.0



ME

PERMIT SUBMITTAL

80TH

2955

PROJECT MANAGER

TITLE SHEET

REMOVE AND REPLACE (E) WATER DAMAGED, DETERIORATED OR OTHERWISE UNSOUND3X8 PRESSURE TREATED WOOD DECKING. DEMO AND REPLACE (E) DETERIORATED WOOD STAIR FRAMING, WOOD BEAMS, AND OTHER FRAMING AS INDICATED. DEMO AND REPLACE (E) CONCRETE STEPS.

INDICATED. PREP, PRIME AND PAINT EXISTING GUARDRAIL TO BE 9. INSTALL NEW GUARDRAIL AS INDICATED.

SCOPE OF WORK

1. DEMO (E) WOOD FRAMED PLANTERS, SOIL AND IRRIGATION AS

REMOVE AND AND REPLACE (E) WATER DAMAGED, DETERIORATED OR

INSTALL NEW COLD FLUID-APPLIED WATERPROOF MEMBRANE WITH ASSOCIATED MEMBRANE AND SHEET METAL PERIMETER FLASHINGS. TEMPORARILY REMOVE AND REINSTALL EXISTING GUARDRAIL AS

2. DEMO (E) THIN BRICK PAVERS, SAND SUB BASE AND DECK WATERPROOFINGS TO (E) PLYWOOD SUBSTRATE.

OTHERWISE UNSOUND PLYWOOD DECK SUBSTRATE.

REPAIRS TO EXISTING MAIN ENTRY AND NORTH DECKS AS

GENERAL NOTES

- ALL WORK TO BE PERFORMED IN COMPLIANCE WITH ALL APPLICABLE CODES, LAWS AND REGULATIONS OF ALL AUTHORITIES HAVING JURISDICTION OVER THE WORK
- CONDITIONS AND ISSUE CLARIFICATIONS OR MODIFICATIONS OF THE DESIGN TO ADDRESS SUCH CONDITIONS AND WILL DOCUMENT ALL CHANGES.
- MAINTAINING ALL LINES TRUE, LEVEL, PLUMB AND SQUARE.

- CONTRACTOR TO VERIFY SEQUENCE OF WORK WITH OWNER.

SITE AND BUILDING DATA

PROJECT # 2302

2018 INTERNATIONAL BUILDING CODE

2018 WASHINGTON STATE ENERGY CODE

2018 INTERNATIONAL FIRE CODE

WASHINGTON STATE BUILDING CODE / WASHINGTON STATE AMENDMENTS

CODE SUMMARY

MECHANICAL CODE: 2018 INTERNATIONAL MECHANICAL CODE

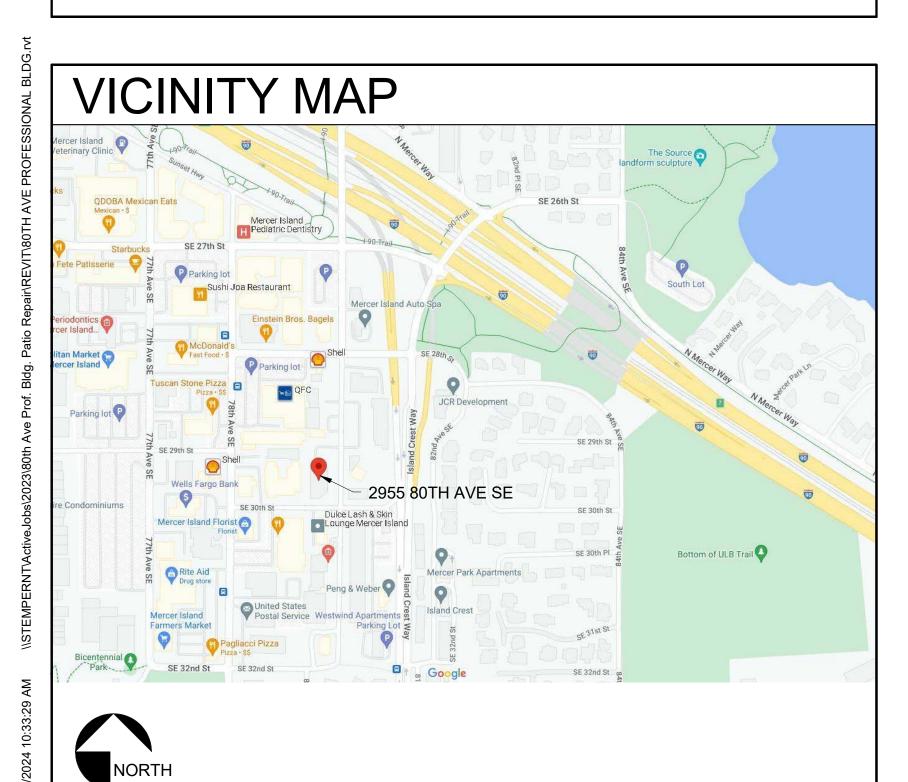
PLUMBING CODE: 2018 UNIFORM PLUMBING CODE

ELECTRICAL CODE: 2020 NEC ELECTRICAL CODE

CODE SUMMARY

JURISDICTION:

SITE ADDRESS:	2955 80TH AVE SE, MERCER ISLAND, WA 98040
ASSESSOR'S PARCEL NO:	545230-0420
LOT AREA:	29840 SF
ZONING:	TC
CONSTRUCTION TYPE:	V-B
NUMBER OF STORIES:	2 STORY EXISTING
PARKING:	NO CHANGE
<u>LEGAL DESCRIPTION:</u> MERCER PARK ADD 9 LESS N 12 FT & ALL 10 THRU 15 PLat Block: 4 Plat Lot: 9 TO 15	



MAXIMIIM MECHANICAL MANUFACTURER ACOUSTICAL CEILING TILE ADJACENT MINIMUM ABOVE FINISHED FLOOR NOT APPLICABLE ALUMINUM NOT IN CONTRACT APPROXIMATE (LY) ARCHITECTURE (URAL) NOT TO SCALE **ASSEMBLY** OWNER FURNISHED/CONTRACTOR INSTALLED **ALTERNATE** BLDG BUILDING **OVHG** OVERHANG BLOCKING PLASTER ВО **BOTTOM OF** BOT BOTTOM POUNDS PER SQUARE INCH CONTROL JOINT PRESSURE TREATED CLG CEILING POLYVINYL CHLORIDE CONCRETE MASONRY UNIT PLYWOOD COL REFLECTED CEILING PLAN CONCRETE **ROOF DRAIN** CONT CONTINUOUS CONCRETE SEALER REQUIRED CERAMIC TILE COUNTERSINK RWL RAIN WATER LEADER DBL DEMO DOUBLE SCHEDULE DEMOLISH SOLID CORE DIAMETER SECURITY SQUARE FEET DOWN SPOUT SHEATH SHEATHING DRAWINGS SIMILAR **EXISTING ANCHOR** STAND PIPE ELECTRICAL SPEC SPECIFICATION ELEV OR EL **ELEVATION** STAINLESS STEEL EXIST OR (E) **EXISTING** FLOOR DRAIN FACTORY FINISHED GALVANIZED SHEET METAL STORAGE FURNISHED BY OWNER, INSTALLED BY CONTRACTOR STRUCT STRUCTURAL SUSP SUSPENDED TOP OF CONCRETE GALVANIZED TOP OF PARAPET TOP OF STEEL GYPSUM WALL BOARD GSM GYP **GALVANIZED SHEET METAL** UNDERWRITERS LABORATORY HGT **HOLLOW METAL** HORIZ HORIZONTAL VENT THROUGH ROOF HOUR INTERIOR WIDE FLANGE INSULATION WOOD POUND WINDOW LOCATION X BRACE CROSS BRACE

PROJECT DIRECTORY

OWNER
80TH AVENUE PROFESSIONAL CENTER, L.L.C.
ARCHITECT
STEMPER ARCHITECTURE COLLABORATIVE 8015 SE 28th Street, Suite 400 Mercer Island, WA 98040 CONTACT: MIKE MAGNUSSEN mtmagnussen@msn.com

4000 Delridge Way, SW, Suite 200 CONTACT: SCOTT STEMPER, MARC TEGEN scott@stemperac.com, marc@stemperac.com



98040

MERCER ISLAND

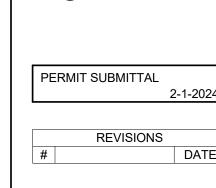
SE

2955 80TH

BUILDING ROFESSIONAL **AZA REPAIR** 80TH

KEYNOTE LEGEND

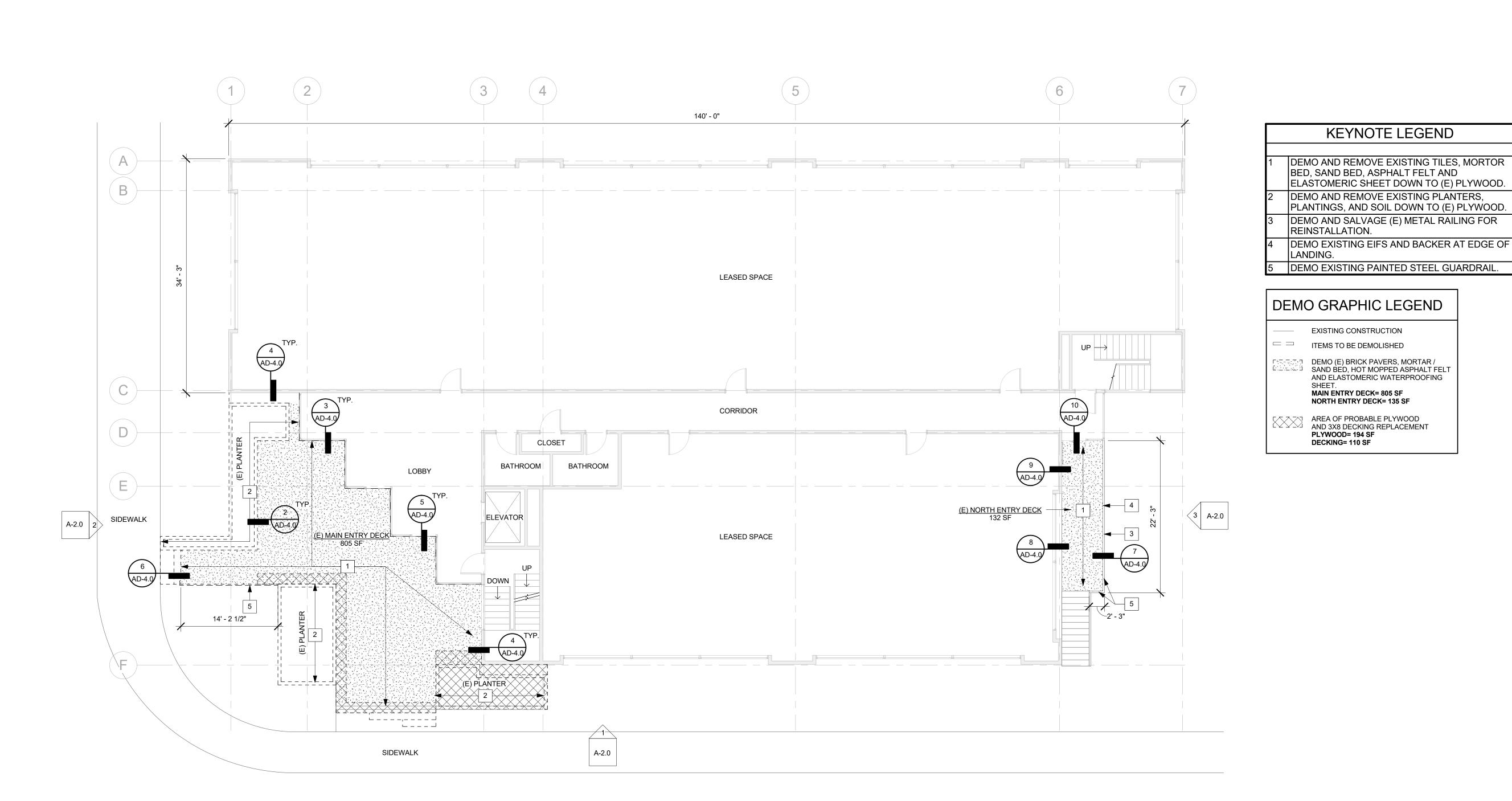
MAIN ENTRY DECK= 805 SF NORTH ENTRY DECK= 135 SF



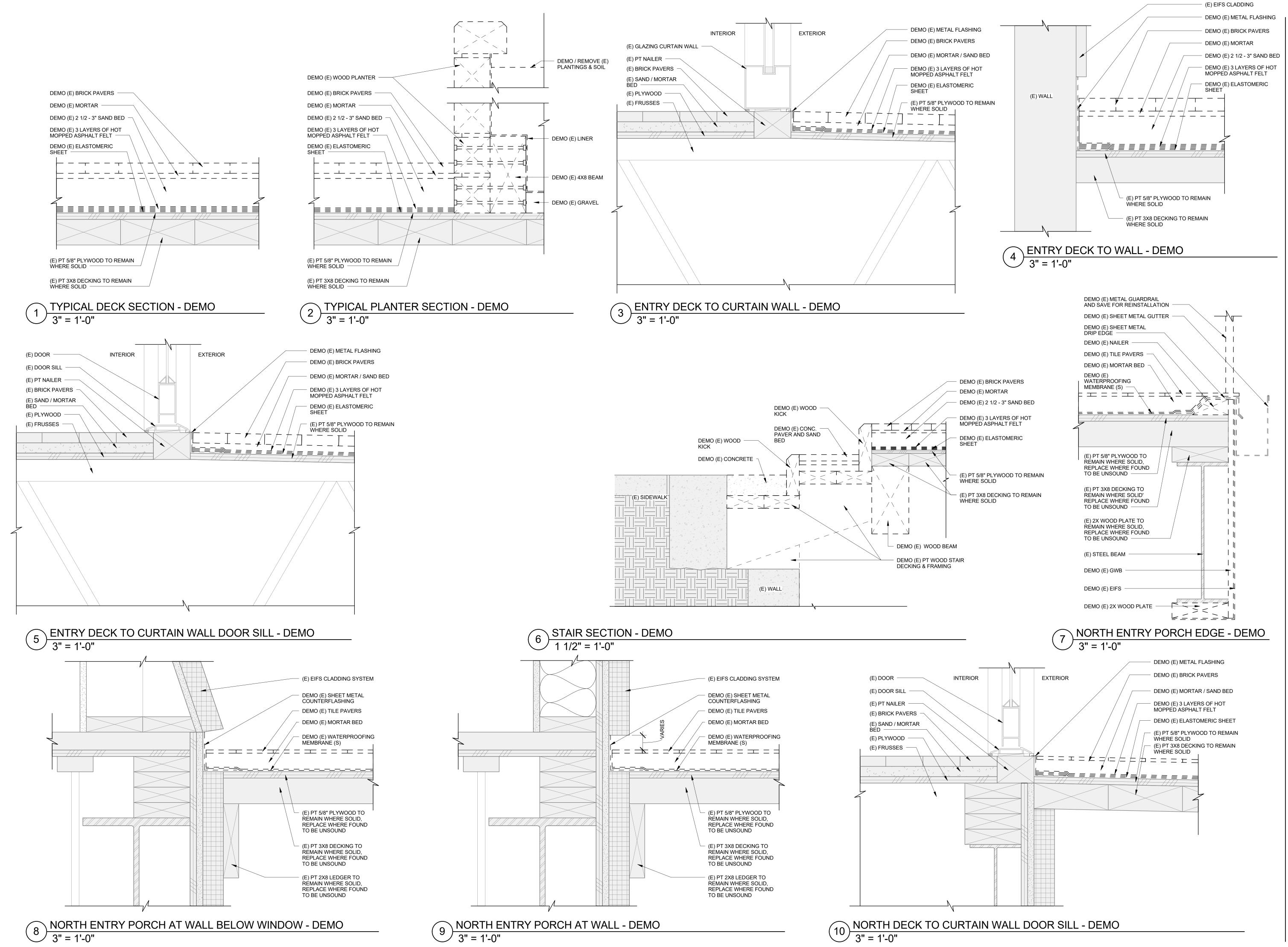
PROJECT ARCHITECT SMS PROJECT MANAGER DRAWN Author

DEMO PLAN

AD-1.0



DEMO PLAN
1/8" = 1'-0"



STEMPER MWBE | DBE | SBE | WWW.STEMPERAC.COM | 206.624.2777 4000 DELRIDGE WAY SW | SUITE 200 | SEATTLE, WA 98106

DING \mathbf{m} 4 NOIS REPAIR

98040

AND

ER

RC

ME

SE

80TH

2955 **80TH** PERMIT SUBMITTAL REVISIONS DATE

PROJECT ARCHITECT PROJECT MANAGER MAT DRAWN Author DEMO **DETAILS**

AD-4.0

80TH AVE SE

1 FLOOR PLAN 1" = 10'-0"





80TH AVE PROFESSIONAL BUILDING

PLAZA REPAIR 2955 80TH AVE SE, MERCER ISLAND, WA 98040

PROJECT ARCHITECT SMS
PROJECT MANAGER MAT
DRAWN SDL

SITE PLAN

REVISIONS

PERMIT SUBMITTAL





BUILDING

ROFESSIONAL

PERMIT SUBMITTAL
2-1-2024

REVISIONS

PROJECT ARCHITECT SMS

PROJECT MANAGER MAT

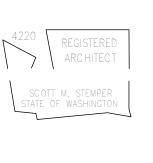
DRAWN SDL

PARKING

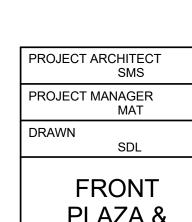
LEVEL

REFERENCE

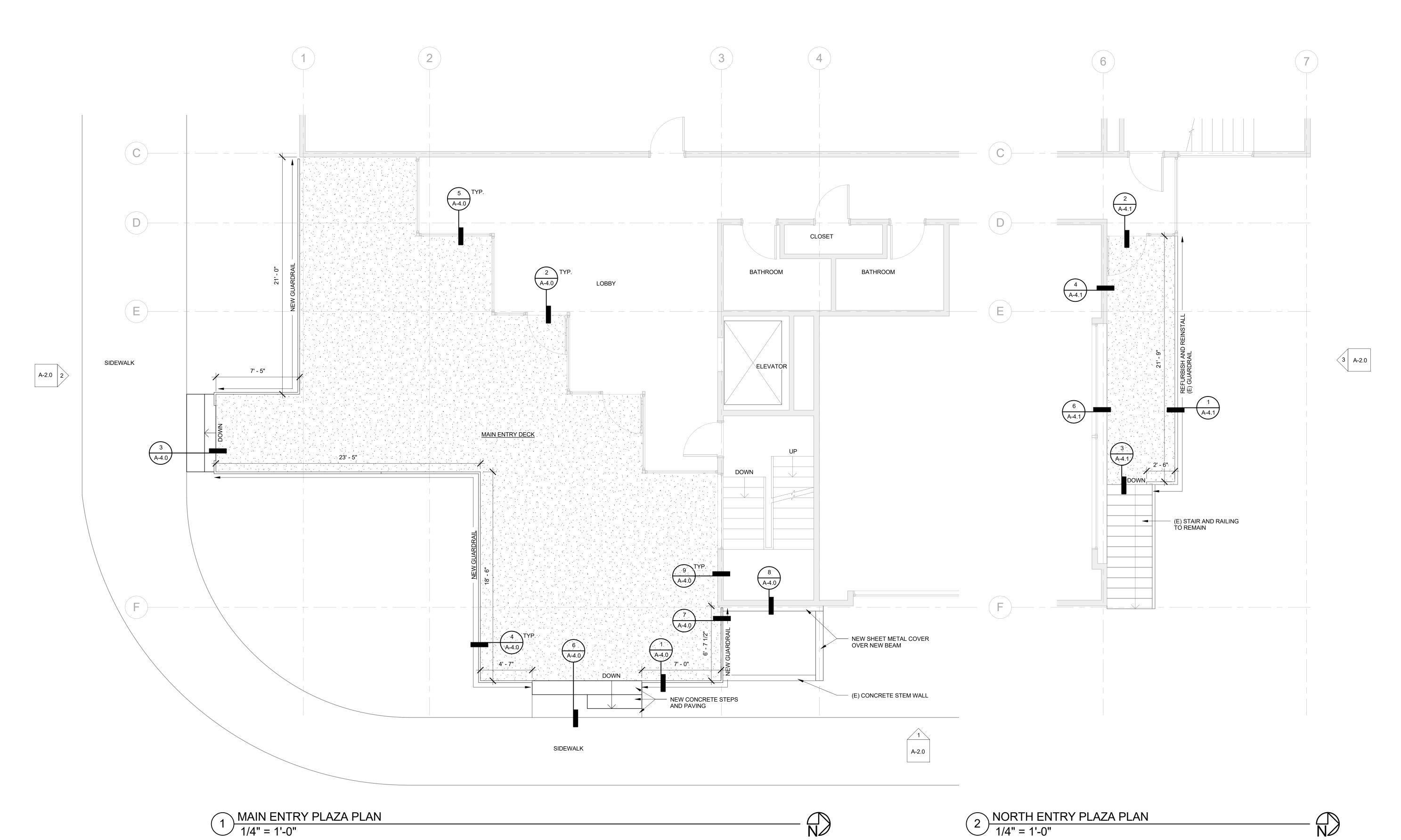
PLAN



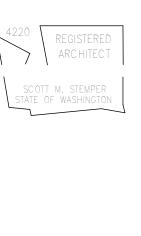
2955 80TH



PLAZA & NORTH **ENTRY PLANS**

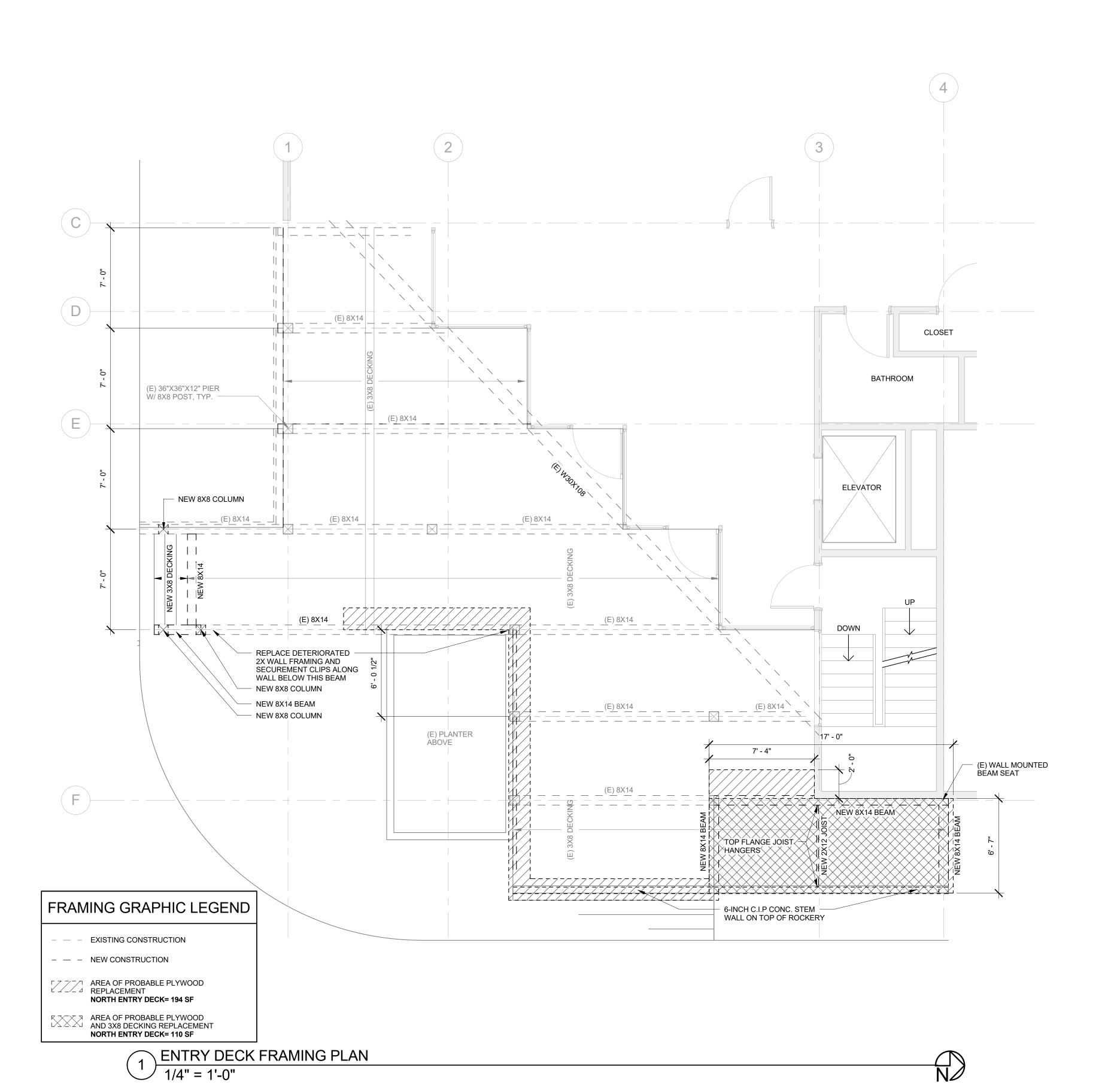






BUILDING

WA 98040



80TH AVE PROFESSIONAL

PLAZA REPAIR

2955 80TH AVE SE, MERCER ISLAN

PROJECT ARCHITECT SMS

PROJECT MANAGER

SDL

ENTRY DECK

FRAMING

PLAN

DRAWN



BUILDING

PROFESSIONAL

AVE

80TH

SE, MERCER ISLAND, WA 98040

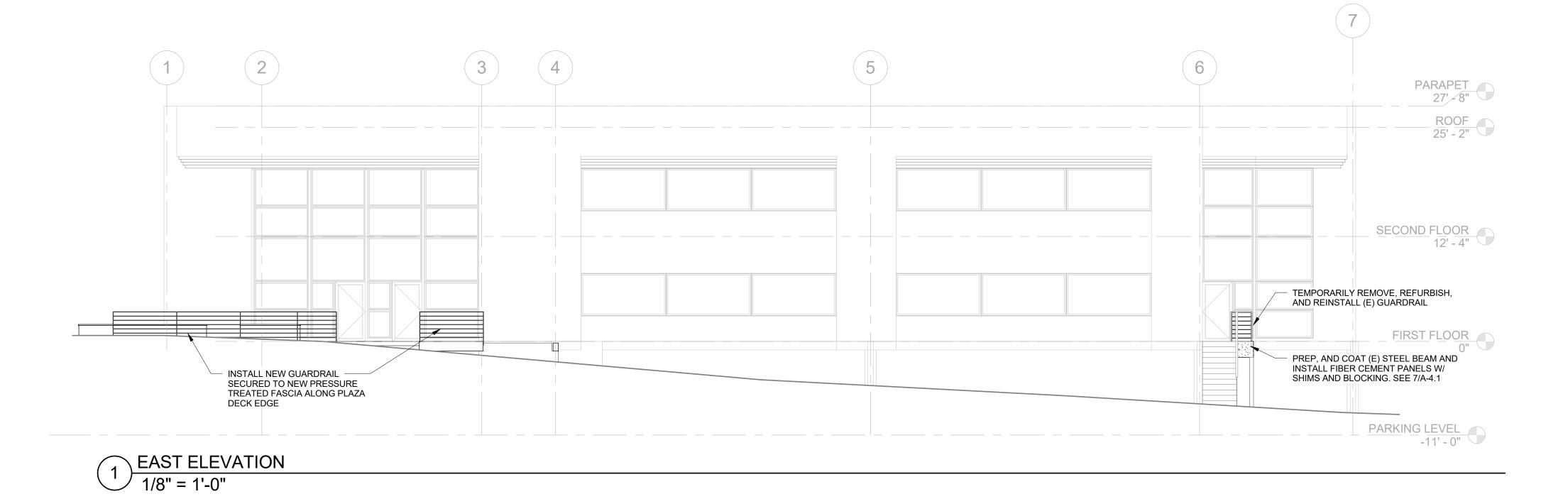
AVE

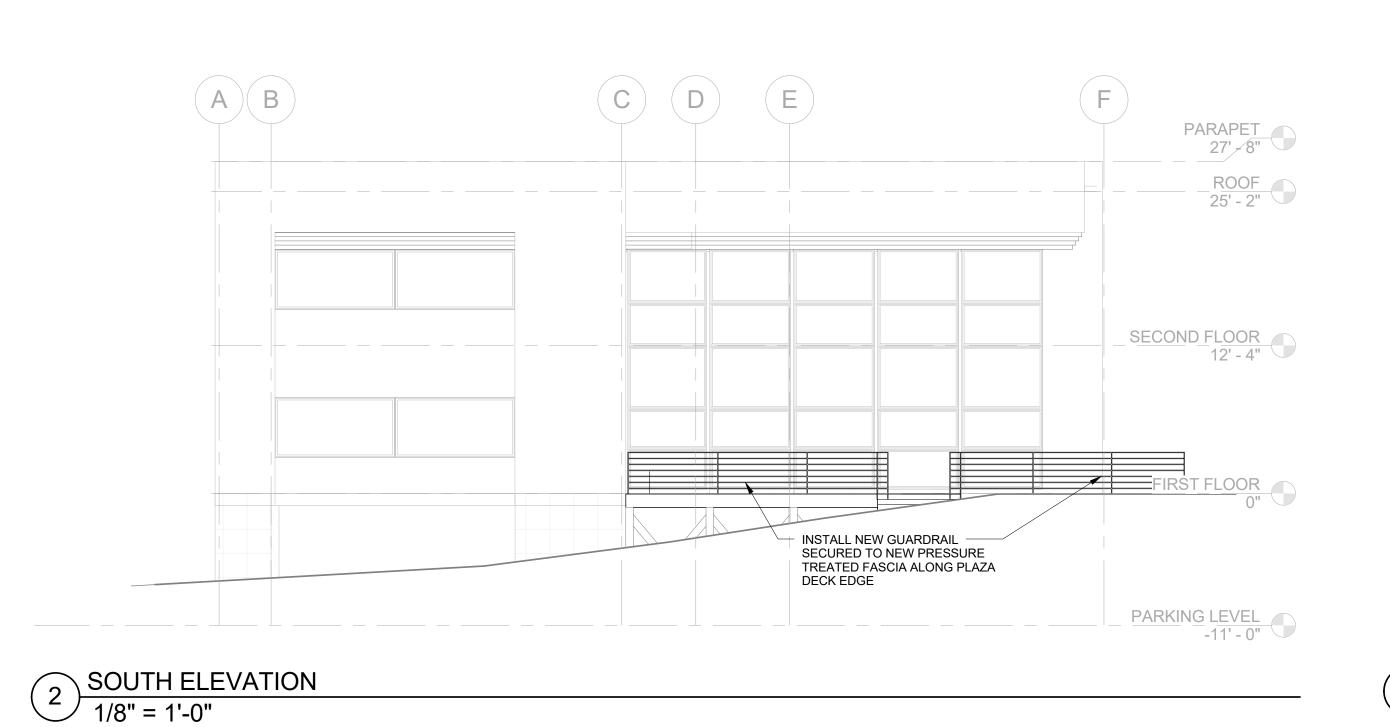
2955 80TH

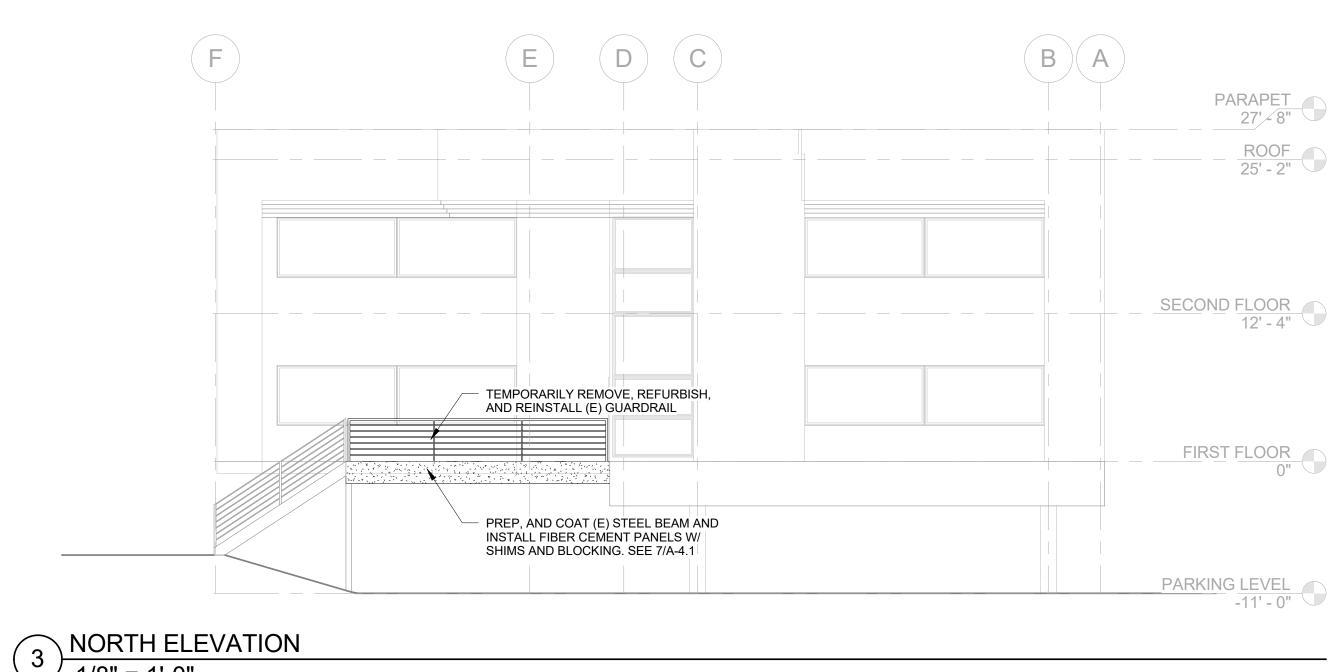
AZA REPAIR

P









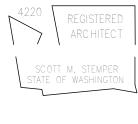
1/8" = 1'-0"

PERMIT SUBMITTAL REVISIONS DATE

> PROJECT ARCHITECT SMS PROJECT MANAGER MAT DRAWN SDL **ELEVATIONS**







98040

<u>S</u>

ME

SE

AVE

80TH

2955

BUIL 4 SION \triangleleft **80TH**

PERMIT SUBMITTAL REVISIONS

> PROJECT ARCHITECT PROJECT MANAGER MAT DRAWN SDL **DETAILS**

PAVERS OVER MEMBRANE SYSTEM

A-4.0