## GENERAL NOTES

- 1. All work shall conform to the 2018 International Residential Code (IRC), applicable sections of the 2018 International Building Code (IBC), the 2018 International Mechanical Code (IMC), the 2018 International Fuel Gas Code (IFGC), the 2018 Uniform Plumbing Code (UPC), 2018 International Fire Code (IFC), the 2018 International Existing Building Code, and the 2018 Washington State Energy Code (WSEC), Washington Cities Electrical Code, and all applicable local jurisdiction rules and regulations.
- 2. Contractor shall verify all dimensions, datums, and levels prior to construction. All dimensions are to face of stud or face of concrete unless otherwise noted. Do not scale drawings for critical dimensions.
- 3. Contractor shall be responsible for all required safety precautions and the methods, techniques, sequences, or procedures required to perform the work.
- 4. Do not significantly vary or modify the work shown, except with written instructions from the Architect.
- 5. Report errors and omissions to the Architect immediately.
- 6. Contractor-initiated changes shall be submitted in writing to the Architect for approval prior to fabrication or construction. Changes shown on the drawing only will not satisfy this requirement.
- 7. The Contractor shall notify the Architect if any unusual, unforeseen, or unexpected subsurface conditions are encountered.
- 8. These drawings are the property of Tim Olson Architect, and may be reproduced only with written permission. Authorized reproductions must bear the name of the Architect.
- 9. Working drawings by their very nature are diagrammatic and do not provide all details or conditions of construction. However, questions may arise as to the design intent and to construction technical detailing within these drawings. As clarifications, interpretations, and revisions are all part of the construction process, Tim Olson Architect shall not be liable for any direct, indirect or consequential damages as a result of not participating in the construction

## MISCELLANEOUS ASSEMBLY

- 1. All exposed exterior metal shall be galvanized. Fasteners for pressure preservative and fire-retardant-treated wood shall be of hot-dipped galvanized steel, stainless steel, silicon bronze, or copper, except steel bolts 1/2" diameter or greater.
- Fasteners for pressure-treated wood shall be "ZMAX" hot-dipped galvanized (G185), stainless steel, or meet ASTM 153 requirements per IBC 2304.9.5.
- 2. All wood in contact with concrete or earth shall be approved pressure-preservative treated wood per IRC R317.1.2.
- 3. Roof ventilation shall be per IRC R806. Enclosed attics and enclosed rafter spaces formed where ceilings are applied directly to the underside of roof rafters shall have cross ventilation for each separate space by ventilating openings protected against the entrance of rain or snow. Ventilating openings shall be provided with corrosion-resistant wire mesh with 1/8" minimum to ¼" maximum openings. The total net free ventilating area shall be not less than 1 SF per 150 SF of attic area or 1 SF per 300 SF of attic area provided at least 50 percent and not more than 50 percent of the required ventilating area is provided by ventilators located in the upper portion of the attic or rafter space. Upper ventilators shall be located not more than 3 feet below the ridge or highest point of the space, measured vertically. The balance of the required ventilation shall be located in the bottom one-third of the attic space. Where the location of wall or roof framing members conflicts with the installation of upper ventilators, installation more than 3 feet below the ridge or highest point of the space shall be permitted.
- 4. Slope all decks, walks, driveways and patios away from the building; minimum 1/4" per foot.
- 5. Stairways shall conform to IRC R311.7. Stairways shall not be less than 36" in clear width at all points above the permitted handrail height and below the required headroom height. Handrails shall not project more than 4.5 inches on either side of the stairway and the minimum clear width of the stairway at and below the handrail height, including treads and landings, shall not be less than 31.5 inches where a handrail is installed on one side and 27 inches where handrails are provided on both sides. Minimum headroom in all parts of the stairway shall not be less than 6 feet 8 inches measured vertically from the sloped plane adjoining the tread nosing or from the floor surface of the landing or platform. The maximum riser height shall be 7 3/4 inches. The greatest riser height within any flight of stairs shall not exceed the smallest by more than 3/8 inch. The minimum tread depth shall be 10 inches, measured horizontally between the vertical planes of the foremost projection of adjacent treads and at a right angle to the tread's leading edge. The greatest tread depth within any flight of stairs shall not exceed the smallest by more than 3/8 inch. The radius of curvature at the leading edge of the tread shall be no greater than 9/16 inch. A nosing not less than 3/4 inch but not more than 1 1/4 inch shall be provided on stairways with solid risers. The greatest nosing projection shall not exceed the smallest by more than 3/8 inch between two stories, including the nosing at the level of floors and landings. A nosing is not required where the tread depth is a minimum of 11 inches. Open risers are permitted, provided that the opening between treads does not permit the passage of a 4-inch diameter sphere. The opening between adjacent treads is not limited on stairs with a total rise of 30 inches or less.
- 6. Handrails shall be provided per IRC R311.7.7, on at least one side of each continuous run of treads or flight with four or more risers. The handrail height, measured vertically from the sloped plane adjoining the tread nosing shall be not less than 34 inches and not more than 38 inches. Handrails for stairways shall be continuous for the full length of the flight, from a point directly above the top riser of the flight to a point directly above the lowest riser of the flight. Handrails shall be returned or shall terminate in newel posts

- 7. Stairway illumination shall be per IRC 303.6. All interior and exterior stairways shall be provided with a means to illuminate the stairs, including the landings and treads. Interior stairways shall be provided with an artificial light source located in the immediate vicinity of each landing of the stairway, to a level of not less than 1 foot-candle measured at the center of treads and landings. The control for activation of the required interior stairway lighting shall be accessible at the top and bottom of each stairway without traversing any steps. The illumination of exterior stairways shall be controlled from inside the dwelling unit.
- 8. Guards shall be per IRC R312. Porches, balconies, or raised floor surfaces located more than 30 inches above the floor or grade below shall have guards not less than 36 inches in height. Open stairs with a total rise of more than 30 inches above the floor or grade below shall have guards not less than 34 inches in height measured vertically from the nosing of the treads. Required guards shall have intermediates rails or ornamental closures that do not allow passage of a sphere 4 inches or more in diameter.

ABV	ABOVE	FURR	FURRING	RH	RIGHT HAND
ACC	ACCESS	FUT	FUTURE	RM	ROOM
ACOUS	ACOUSTIC	101	TOTORE	RO	ROUGH OPENING
		_	CAC	KO.	ROUGH OF ENING
AD	AREA DRAIN	G	GAS	6	COUTU
ADJ	ADJUSTABLE	GA	GAUGE	5	SOUTH
AFF	ABOVE FINISHED FLOOR	GALV	GALVANIZED	SA	SMOKE ALARM
ALT	ALTERNATE	GL	GLASS	SC	SOLID CORE
ALUM	ALUMINUM	GLB	GLU-LAM BEAM	SECT	SECTION
AB	ANCHOR BOLT	GR	GRADE	SF	SQUARE FOOT/FEET
APPROX	APPROXIMATELY	GWB	GYPSUM WALLBOARD	SG	SAFETY GLASS/GLAZI
ARCH	ARCHITECTURAL	GYP	GYPSUM	SH	SHELF
				SHT	SHEET
BD	BOARD	HB	HOSE BIBB	SQ IN	SQUARE INCH
BLDG	BUILDING	HC	HOLLOW CORE	SIM	SIMILAR
BLKG	BLOCKING	HDR	HEADER	SOG	SLAB ON GRADE
BM	BEAM	HDWD	HARDWOOD	SPEC	SPECIFICATION
B <i>O</i>	BOTTOM OF	HM	HOLLOW METAL	SRW	SEGMENTAL RETAINING WALL
BOT	BOTTOM	HOR	HORIZONTAL	cc	
		ΗT	HEIGHT	SS	STAINLESS STEEL
CAB	CABINET	HVAC	HEATING/VENTILATING/	STD	STANDARD
СВ	CATCH BASIN		AIR CONDITIONING	STL	STEEL
CEM	CEMENT	HMT	HOT WATER TANK	STOR	STORAGE
CER	CERAMIC			STRUCT	STRUCTURAL
		ID	INSIDE DIAMETER	SUSP	SUSPENDED
C.I.P.	CAST IN PLACE	IN	INCH	SYM	SYMMETRICAL
CJ	CONTROL JOINT	INT	INTERIOR		
CL	CLOSET	IINI	INTERIOR	Т	TREAD
CLR	CLEAR				
CLG	CEILING	LAM	LAMINATE/LAMINATED	TB Toc	TOWEL BAR
CMA	CARBON MONOXIDE ALARM	LAV	LAVATORY	TOC	TOP OF CURB
	ALARM	LF	LINEAL FOOT/FEET	TEL	TELEPHONE
CMU	CONCRETE MASONRY UNIT	LH	LEFT HAND	TEMP	TEMPERED
CONC	CONCRETE	LOC	LOCATION	TER	TERAZZO
CONT	CONTINUOUS	LOD	LIMIT OF DISTURBANCE	T\$G	TONGUE AND GROOVE
CPT	CARPET	LT	LIGHT	TG	TEMPERED GLASS
CSMT	CASEMENT	LI	LIGHT	TH	THICK
CT	CERAMIC TILE	МО	MACONDY ODENING	TO	TOP OF
CTR		MO	MASONRY OPENING		
CIK	CENTER	MFGR	MANUFACTURER	TOC	TOP OF CONCRETE
		MAX	MAXIMUM	TOF	TOP OF FOOTING
DBL	DOUBLE	MB	MACHINE BOLT	TOW	TOP OF WALL
DEMO	DEMOLISH	MC	MEDICINE CABINET	TPF	TREE PROTECTION FE
DET	DETAIL	MDO	MEDIUM DENSITY	TPH	TOILET PAPER HOLDE
DIA	DIAMETER		OVERLAY	TYP	TYPICAL
DIM	DIMENSION	MECH	MECHANICAL		
DN	DOWN	MIN	MINIMUM	UNO	UNLESS NOTED
DS	DOWNSPOUT	MISC	MISCELLANEOUS		OTHERWISE
DW	DISHWASHER	MTD	MOUNTED		
		MTL	METAL	VCT	VINYL COMPOSITION T
DWHRU	DRAIN WATER HEAT RECOVERY UNIT	MULL	MULLION	VEN	VENEER
DWG	DRAWING	TIOLL	HOLLION	VERT	VERTICAL
DMG	DRAMING		Month	V LIN I	YENTIOAL
-	TACT.	N	NORTH	1.1	MECT
E	EAST	N/A	NOT APPLICABLE	W	WEST
EERO	EMERGENCY ESCAPE AND RESCUE OPENING	N.I.C.	NOT IN CONTRACT	W/	WITH
ΕΛ		NO	NUMBER	MC	WATER CLOSET
EA	EACH	NOM	NOMINAL	WD	WOOD
EL	ELEVATION	NTS	NOT TO SCALE	WF	WIDE FLANGE
ELEC	ELECTRICAL		· Extend	WH	WATER HEATER
EQ	EQUAL	<i>O</i> A	OVERALL	WRB	WEATHER RESISTANT
EQUIP	EQUIPMENT			, 1170	BARRIER BARRIER
EST	ESTIMATE	OC OC	ON CENTER		
(E)	EXISTING	<i>O</i> D	OUTSIDE DIAMETER		
EXIST	EXISTING	OH	OVERHANG		
EXP	EXPAND/EXPANSION	OPNG	OPENING		
		OP	OPPOSITE		
EXT	EXTERIOR				
		PERF	PERFORATED		
FD	FLOOR DRAIN	PERP	PERPENDICULAR		
FE	FIRE EXTINGUISHER				
FF	FINISH FLOOR	PIC	PICTURE		
FFE	FINISH FLOOR ELEVATION	PL	PLATE		
FIN	FINISHED	PLAS	PLASTER		
FLASH	FLASHING	PWD	PLYWOOD		
		PR	PAIR		
FLR	FLOOR	PT	PRESSURE TREATED		
FLUOR	FLUORESCENT	PTD	PAINTED		
FDN	FOUNDATION				
FO	FACE OF	PTN	PARTITION		
	FACE OF CONCRETE	_			
FOC	FACE OF FINISH	R	RISER		
FOF		R/A	RETURN AIR		
	FURNISHED BY OWNER,	R/A RAD	RETURN AIR RADIUS		
FOF	FURNISHED BY OWNER, INSTALLED BY	RAD	RADIUS		
FOF FOIC	FURNISHED BY OWNER, INSTALLED BY CONTRACTOR	RAD R <b>\$</b> S	RADIUS ROD AND SHELF		
FOF	FURNISHED BY OWNER, INSTALLED BY	RAD	RADIUS		

REINF REINFORCED

REV REVISION/REVISED

REQ'D REQUIRED

FIREPLACE

FOOT/FEET

FRAME

FR

FT

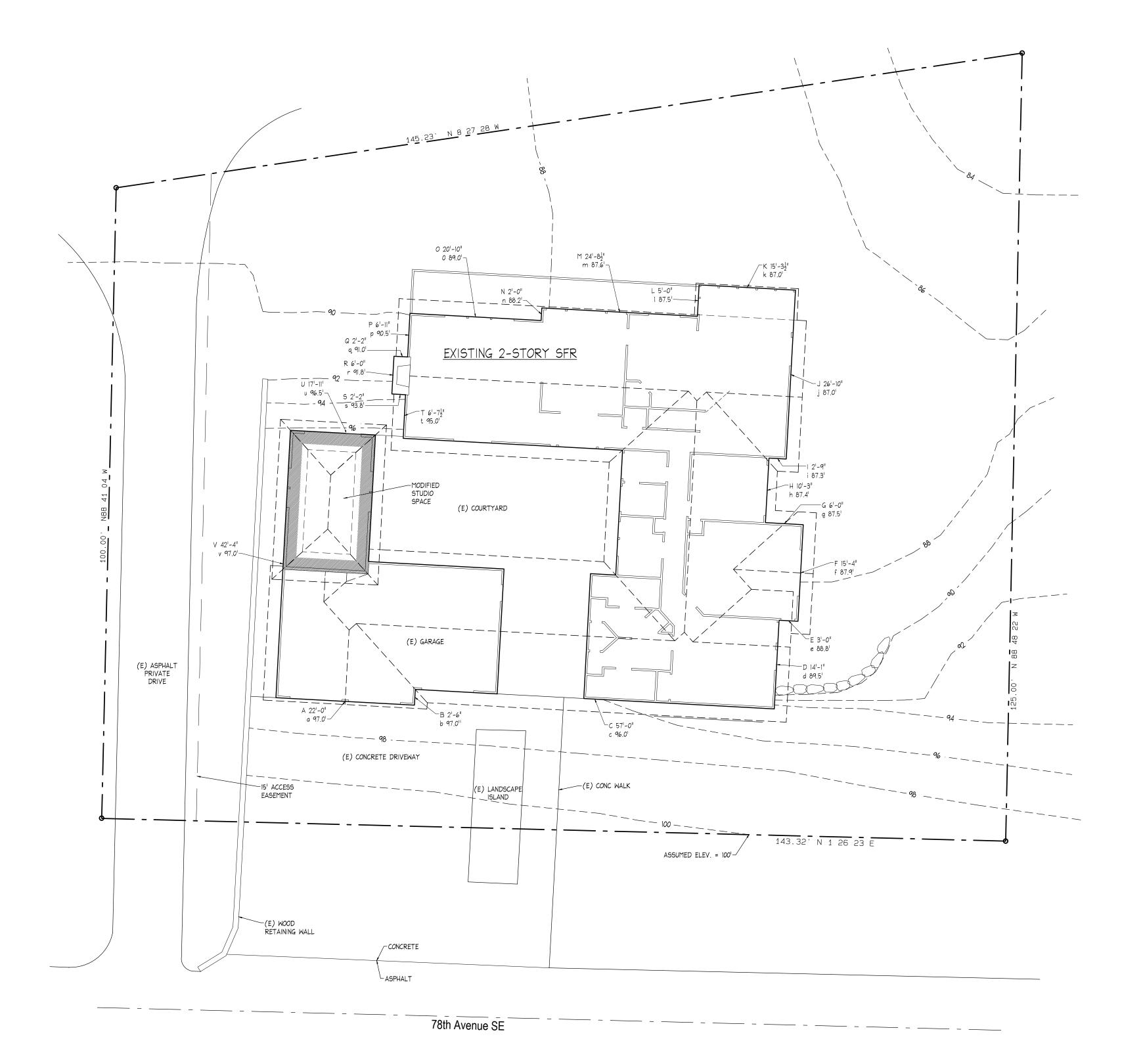
REV. DATE

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'ankinkle Studio Remode latthew Vankinkle

AC

DATE: 3-28-2022 JOB NO: 202105





PROJECT DATA:

OWNER: VAN WINKLE FAMILY 2014 TRUST SITE ADDRESS: 7011 78th Ave SE TAX ACCOUNT NO: 252404-9239 16,124 SF

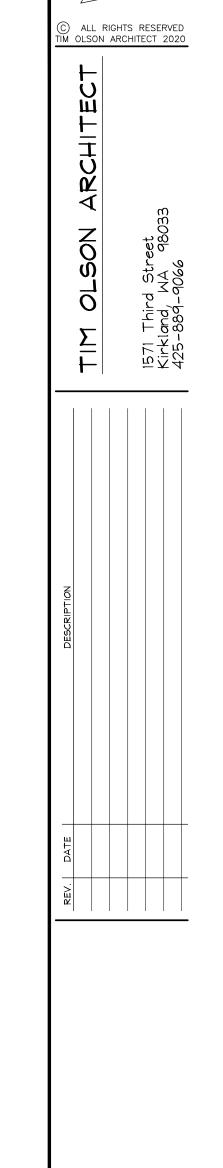
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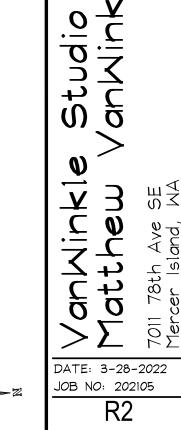
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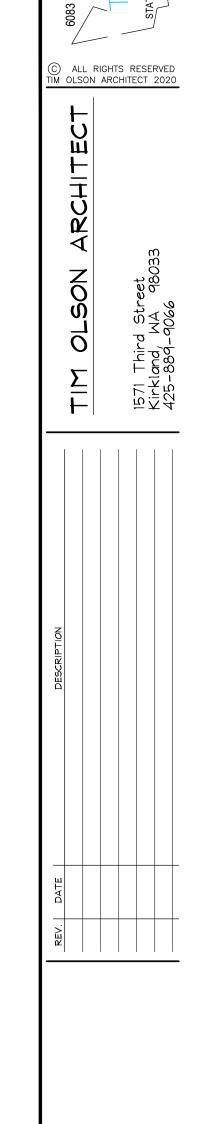
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DATE: 3-28-2022 JOB NO: 202105



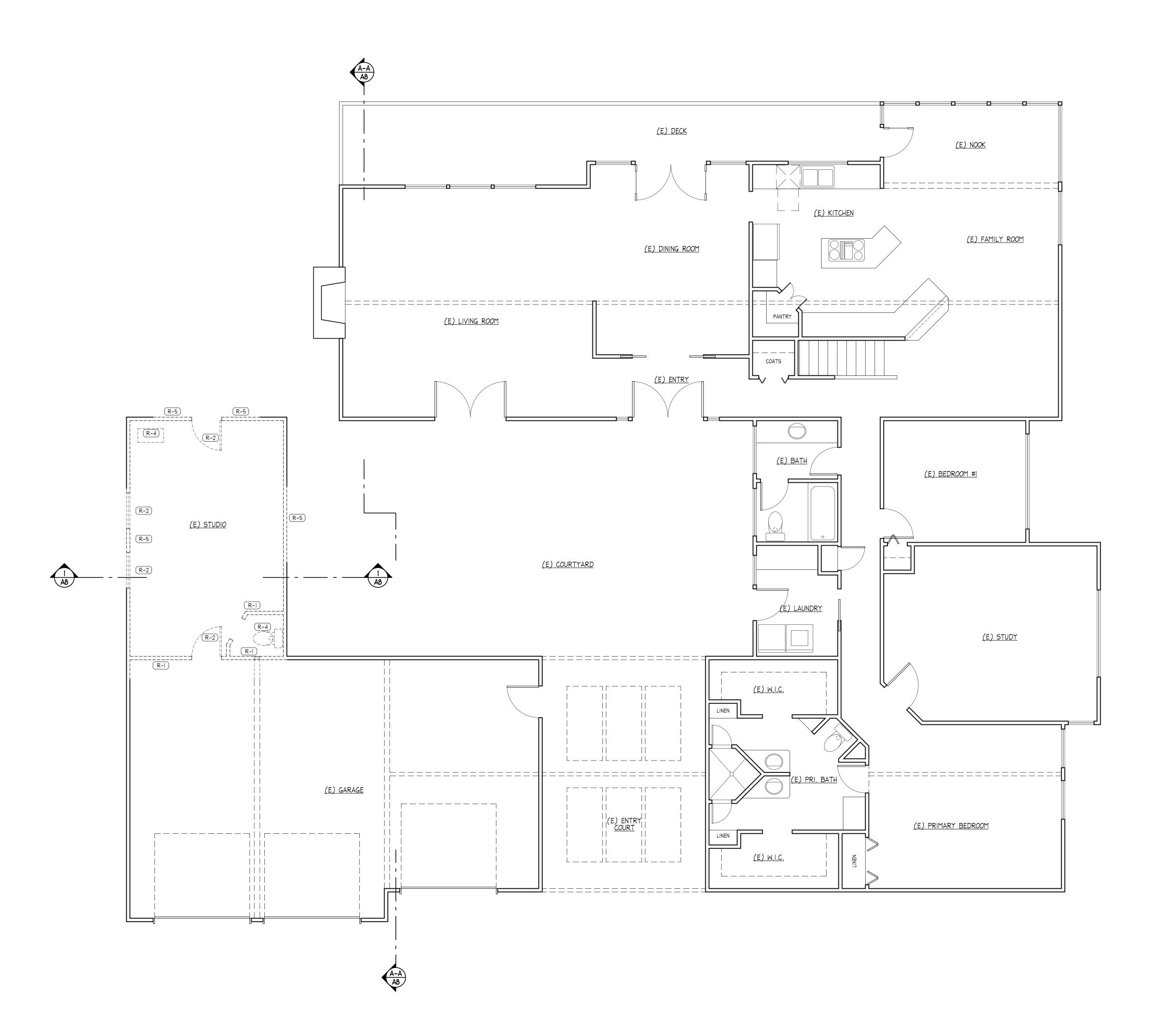






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R-1 DEMO EXISTING WALL

R-2 DEMO WINDOW/DOOR

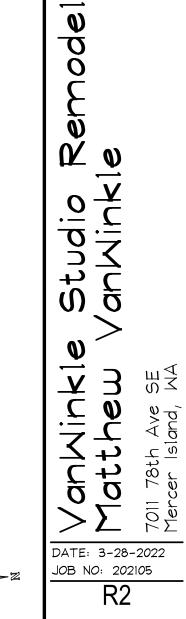
R-3 DEMO CASEWORK/CABINETS

R-4 DEMO FIXTURE/APPLIANCE

R-5 DEMO PORTION OF STUD WALL



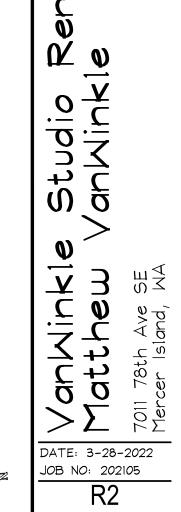
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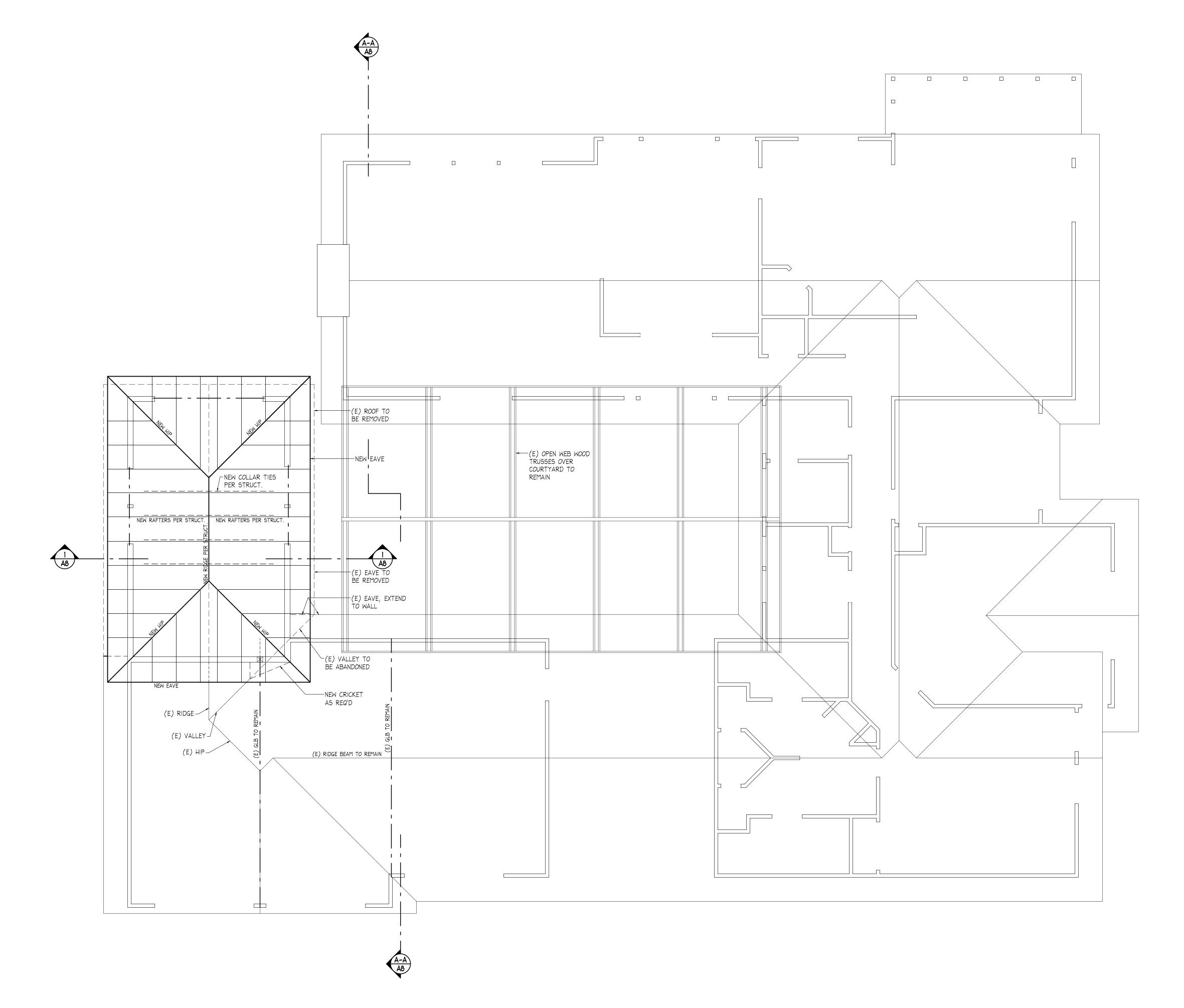


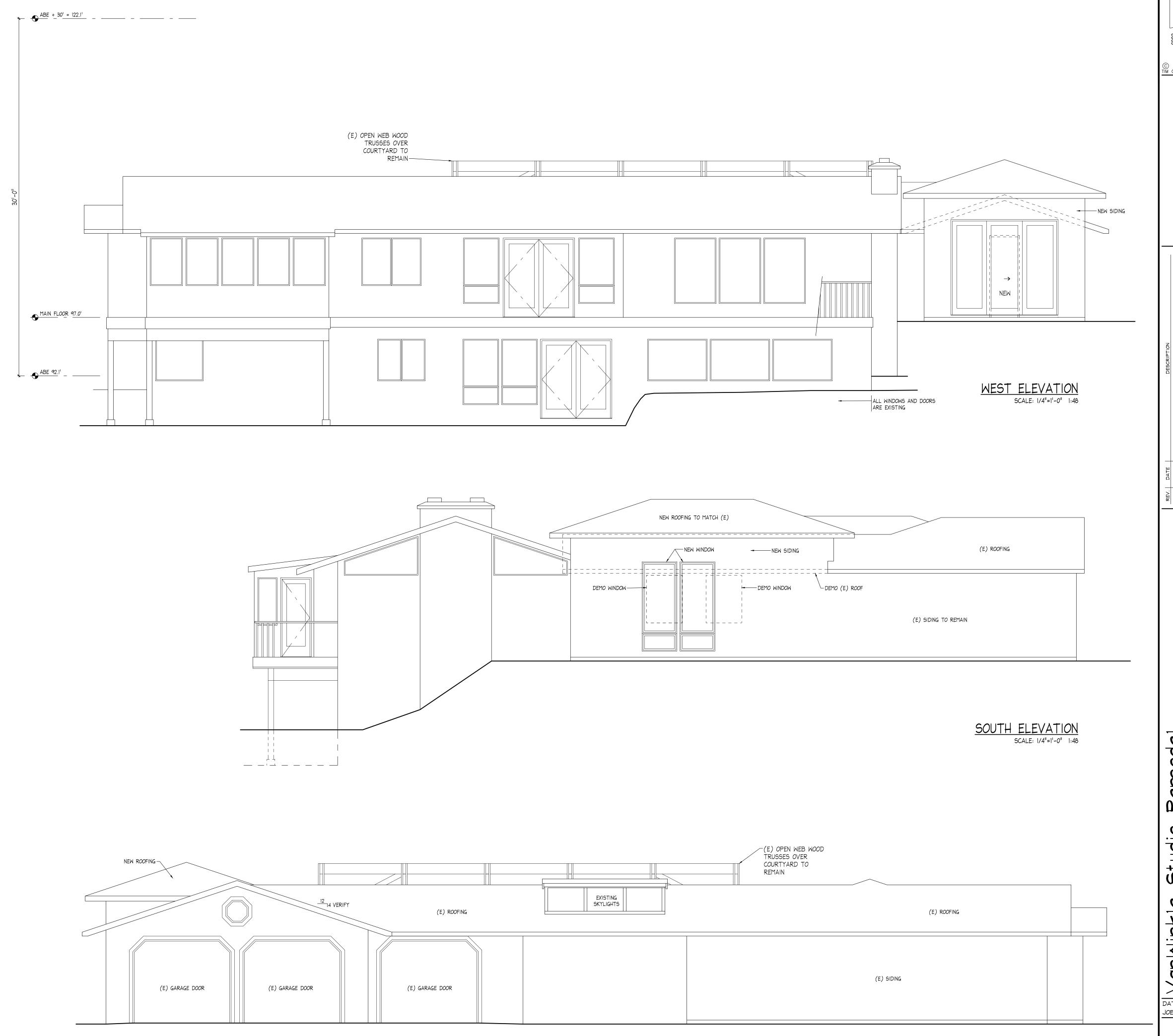
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 $\frac{N}{\rho}$  A5



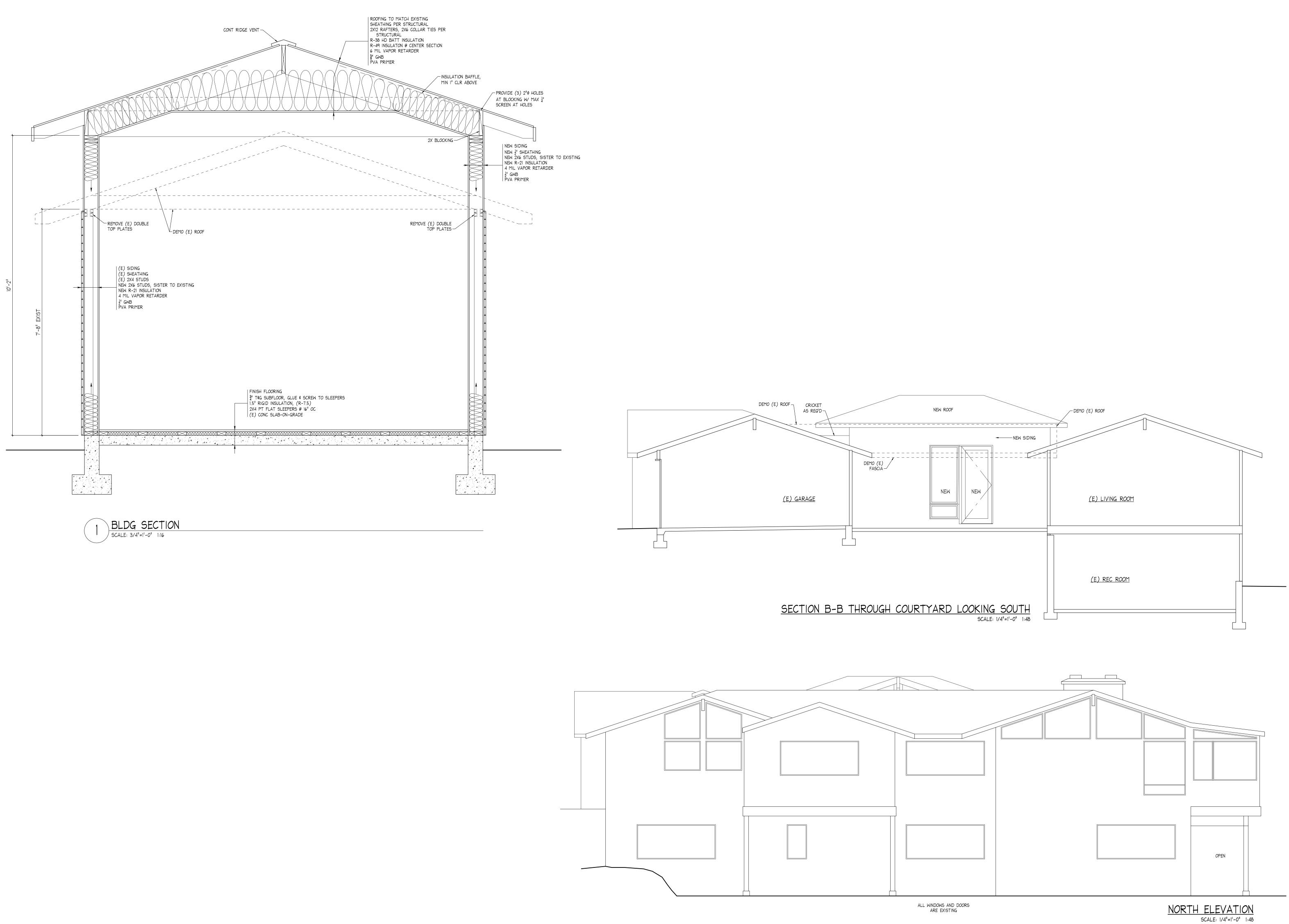




EAST ELEVATION
SCALE: 1/4"=1'-0" 1:48

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6083
REGISTERED ARCHITECT
TIM OLSON
STATE OF WASHINGTON

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TIM OLSON ARCH

REV. DATE DESCRIPTION

Winkle Studio Remode thew VanWinkle

2010 7011 78th Ave SE Mercer Island, WA

**A8**