



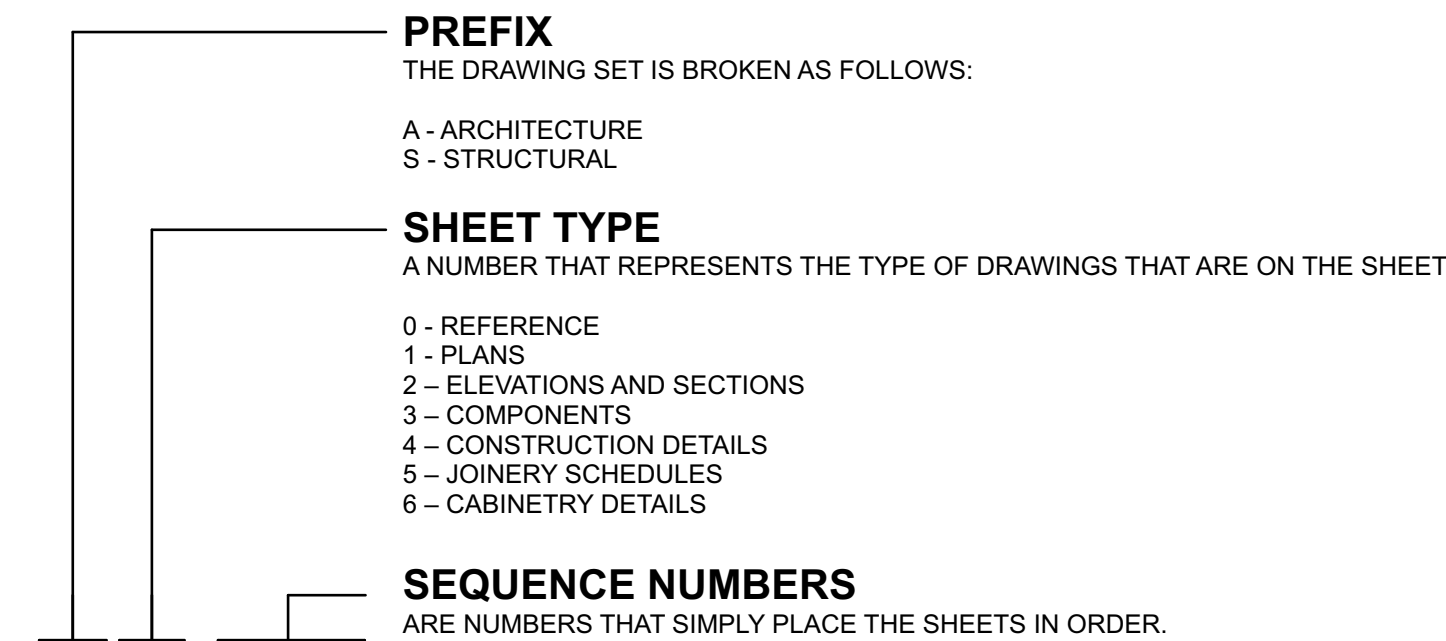
EXISTING HOUSE



PROPOSED ALTERATIONS

GENERAL CONVENTIONS

DRAWING NUMBERING SYSTEM



A1.02

DRAWING INDEX

A0 REFERENCE			
A0.00	COVERSHEET	01	5/4/23
A0.01	PROJECT DATA	01	5/4/23
A0.02	GENERAL NOTES	02	10/6/2
A0.03	KEYNOTES	01	5/4/23
A0.04	KEYNOTES	01	5/4/23
A0.05	SURVEY	01	5/4/23
A0.06	IMAGES	01	5/4/23
A1 SITE & PLANS - SERIES 1			
A1.01	SITE PLAN - EXISTING	01	5/4/23
A1.02	SITE PLAN - PROPOSED (STORMWATER)	02	11/28/23
A1.03	SITE PLAN - PLANNING	01	5/4/23
A1.04	SITE PLAN - BUILDING HEIGHT	01	5/4/23
A1.06	MAIN FLOOR PLAN - PROPOSED	01	5/4/23
A1.07	MAIN FLOOR - WALL FRAMING	01	5/4/23
A1.08	LOWER LEVEL - PROPOSED	01	5/4/23
A1.10	MID FLOOR STRUCTURE	01	5/4/23
A1.11	ROOF - FRAMING LAYOUT	01	5/4/23
A1.12	ROOF PLAN - PROPOSED	01	5/4/23
A1.13	STRUCTURAL ANONOMETRIC - NORTH WEST	01	5/4/23
A1.14	STRUCTURAL ANONOMETRIC - NORTH EAST	01	5/4/23
A1.15	STRUCTURAL ANONOMETRIC - SOUTH WEST	01	5/4/23
A1.16	ELECTRICAL - MAIN FLOOR PLAN	01	5/4/23
A1.17	ELECTRICAL - LOWER FLOOR PLAN	01	5/4/23
A1.18	CEILING PLAN - MAIN FLOOR	01	5/4/23
A1.19	UTILITIES PLAN - MAIN FLOOR	01	5/4/23
A1.20	CEILING PLAN - LOWER FLOOR	01	5/4/23
A1.21	FINISHES - LOWER FLOOR	01	5/4/23
A1.22	FINISHES - UPPER FLOOR	01	5/4/23

A2 ELEVATIONS & SECTIONS - SERIES 2			
A2.01	EAST ELEVATION	01	5/4/23
A2.02	SOUTH ELEVATIONS	01	5/4/23
A2.03	WEST ELEVATIONS	01	5/4/23
A2.04	NORTH ELEVATIONS	01	5/4/23
A2.05	SECTION A&B	01	5/4/23
A2.06	SECTION C&D	01	5/4/23
A2.07	SECTION E	01	5/4/23
A3 CONSTRUCTION DETAILS - SERIES 3			
A3.01	CONSTRUCTION DETAILS	01	5/4/23
A3.02	CONSTRUCTION DETAILS	01	5/4/23
A3.03	CONSTRUCTION DETAILS	01	5/4/23
A3.04	CONSTRUCTION DETAILS	01	5/4/23
A3.05	CONSTRUCTION DETAILS	01	5/4/23
A3.06	CONSTRUCTION DETAILS	01	5/4/23
A3.07	CONSTRUCTION DETAILS	01	5/4/23
A3.08	CONSTRUCTION DETAILS	01	5/4/23
A3.09	CONSTRUCTION DETAILS	01	5/4/23
A3.10	CONSTRUCTION DETAILS	01	5/4/23
A4 COMPONENTS - SERIES 4			
A4.01	ENLARGED STAIR PLANS & SECTIONS	01	5/4/23
A4.02	ENLARGED STAIR PLANS & SECTIONS	01	5/4/23
A4.03	ENLARGED INSITU WALL PLAN	01	5/4/23
A4.04	ENLARGED INSITU WALL PLAN	01	5/4/23
A4.05	ENLARGED INSITU WALL PLAN	01	5/4/23
A4.05	ENTRY PAVING	01	5/4/23

A5 SCHEDULES - SERIES 5			
A5.01	EXTERIOR JOINERY SCHEDULE	01	5/4/23
A5.02	EXTERIOR JOINERY SCHEDULE	01	5/4/23
A5.03	INTERIOR JOINERY SCHEDULE	01	5/4/23
A5.04	PLUMBING SCHEDULE	01	5/4/23
A5.05	FINISHING SCHEDULE	01	10/6/2
A6 INTERIOR DETAILS - SERIES 6			
A6.00	NOTES	01	5/4/23
A6.01	KITCHEN - INTERIOR ELEVATIONS	01	5/4/23
A6.02	KITCHEN - INTERIOR ELEVATIONS	01	5/4/23
A6.04	LIVING ROOM	01	5/4/23
A6.05	BATHROOM - INTERIOR ELEVATIONS	01	5/4/23
A6.06	BATHROOM - INTERIOR ELEVATIONS	01	5/4/23
A6.08	RECREATION ROOM	01	5/4/23

PROPERTY DATA

SITE ADDRESS
7244 N MERCER WAY, MERCER ISLAND WASHINGTON, 98040

LOT AREA
12,160 SF (0.28 ACRES)

ASSESSOR'S TAX NUMBER
5315100050

LEGAL DESCRIPTION
THE SOUTHWESTERLY 152.00 FEET, AS MEASURED ALONG THE NORTHWESTERLY AND SOUTHEASTERLY LINES, LOT 10, BLOCK 1, MCGILVRA'S ISLAND ADDITION, ACCORDING TO THE PLAT THEREOF RECORD IN VOLUME 16 OF PLATS, PAGE 58, RECORDS OF KING COUNTY, WASHINGTON

PLANNING / ZONING
JURISDICTION: CITY OF MERCER ISLAND
ZONING: R-12 CITY'S UNIFIED DEVELOPMENT CODE (TITLE 19)

SCOPE OF WORK
ADDITIONS AND ALTERATIONS TO AN EXISTING 1970'S SINGLE FAMILY RESIDENCE WITH ATTACHED GARAGE

VACINITY PLAN



LOCATION PLAN



PROJECT TEAM

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GEOTECHNICAL ENGINEER
ENGINEER: PANGEO, INC
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E: sharrington@pangeoinc.com

STRUCTURAL ENGINEER
ENGINEER: QUANTUM CONSULTING ENGINEERS LLC
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CONTRACTOR
CONTRACTOR: LUCAS CONSTRUCTION
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SURVEYOR
SURVEYED BY: TERRANE
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PROJECT NARRATIVE

THE EXISTING LOT IS A 12,160 SQ FT FRONT LOT WITH AN ACCESS AND UTILITY EASEMENT LOCATED ON THE NORTHERN BOUNDARY. THE LOT IS CURRENTLY OCCUPIED BY A 3,808 SQ/FT 1970'S RANCH STYLED TWO LEVEL SINGLE FAMILY RESIDENCE. THE PROPOSAL INCLUDES:

- DEMOLITION AND RECONSTRUCTION OF THE UPPER FLOOR AND ROOF OF A 3,808 SQ/FT 1970'S RANCH STYLED TWO LEVEL SINGLE FAMILY RESIDENCE. ALL WORK IS WITHIN THE FOOTPRINT OF THE EXISTING HOUSE. THE ADDITIONS INCLUDE A SMALL 59 SQ/FT ADDITION THE KITCHEN (UNDER THE LINE OF THE EXISTING EAVE) AND A SMALL 13 SQ/FT CANTILEVER ADDITION TO THE SOUTH EASTERN CORNER OF THE HOME. DESPITE OF THE SLIGHT INCREASE IN FLOOR AREA. THE OVERALL COVERAGE OF THE PROPOSED HOME IS LESS THAN THAT OF THE EXISTING HOUSE.
- THE PROPOSED ROOF IS HIGHER THAN THE EXISTING ROOF BUT WELL WITHIN THE HEIGHT RESTRICTIONS - REFER TO ELEVATIONS A2.01-4 AND BUILDING HEIGHT CALCULATIONS ON SHEET A1.04
- THE ALTERATIONS OF THE BASEMENT ARE LIMITED TO PLASTERING OVER THE EXISTING PLYWOOD SIDING, FORMING A NEW LARGER OPENING TO THE RECREATION ROOM, THE NEW ACCESS STAIR TO THE UPPER LEVEL, NEW METAL SIDING TO THE EXTERNAL WALL OF THE RECREATION ROOM, AND INSTALLATION OF A NEW GAS FIREPLACE.
- THE PROPOSAL ALSO INVOLVES LIFTING THE EXISTING GARAGE FLOOR 14" AND REGRADING OF EXISTING DRIVEWAY IMMEDIATELY IN FRONT OF THE GARAGE TO PERMIT EASIER VEHICULAR ACCESS INTO THE GARAGE.
- THE EXISTING LARGE PAVED AREA OUTSIDE THE ENTRY IS TO BE REMOVED AND A NEW SMALLER ENTRY PATH AND PAVED AREA IS PROPOSED TO CREATE A MORE ATTRACTIVE ENTRY AND ACCOMMODATE PEDESTRIAN ENTRY FROM THE RAISED DRIVEWAY IMMEDIATELY OUTSIDE THE GARAGE DOOR. THE RESULT IS A REDUCED 42 SQ/FT REDUCTION IN HARDSCAPE.
- WE INTEND TO RETAIN THE EXISTING FREE DRAINING DECK LOCATED ON THE EASTERN SIDE OF THE HOUSE AND FORM A NEW BUILT-IN BBQ AREA TO THE NORTHERN END OF THE DECK.
- THE PROPOSED MATERIALS INCLUDE:
UPPER FLOOR: VERTICAL CEDAR SIDING ON A DRAINED BATTEN SYSTEM,
LOWER FLOOR: VERTICAL SEAMED METAL SIDING TO THE RECREATION ROOM, AND NEW PLASTER OVER THE EXISTING PLYWOOD SIDING.
LOWER ROOF (OVER THE GARAGE/BEDROOM): MEMBRANE WITH A STONE BALLAST
UPPER ROOF (OVER THE LIVING ROOMS): SEAMED METAL ROOFING

GROSS FLOOR AREAS

AREA	EXISTING	REMOVED	NEW	TOTAL
MAIN FLOOR	1,565	-	54	1,618
GROSS BASEMENT AREA	1,565	-	8	1,573
GARAGE	504	-	-	504
TOTAL	3,634	-	61	3,695

FLOOR AREAS

MAIN FLOOR	1,618	sq.ft
GROUND FLOOR	1573	sq.ft
GARAGE	504	sq.ft
SUBTOTAL	389	sq.ft
EXISTING DECK	281	sq.ft
PROPOSED DECK	46	sq.ft
SUBTOTAL	329	sq.ft

GENERAL DRAWING CONVENTIONS

DRAWING PRECEDENCE
DETAILED DRAWINGS TAKE PRECEDENCE OVER LARGER SCALE DRAWINGS. IF THERE IS ANY CONFUSION OR DISCREPANCY, PLEASE CONTACT PONTING FITZGERALD ARCHITECTS LLC

REDUCED LEVELS
FINISHED FLOOR LEVEL (FFL)
DENOTES TOP OF STRUCTURAL LEVEL. EG. CONCRETE SLAB OR TIMBER/PLY FLOOR SUBSTRATE. FFL IS NOT THE TOP OF FLOOR LINING (STONE, TILES, TIMBER OVERLAY, ETC.). THESE WILL BE NOTED AS RL.

REDUCED LEVEL (RL)
LEVELS RELATIVE TO SURVEY DATA. EG. DECK RL, TERRACE RL, TILE RL, TIMBER OVERLAY RL, STUD RL, CEILING RL, PARAPET RL, ETC.

CEILING RL
DENOTES THE UNDERSIDE OF THE STRUCTURE OR BATTEN, NOT THE UNDERSIDE OF THE CEILING LINING.

DIMENSIONS
USE ANNOTATED DIMENSIONS ONLY. VERIFY EXISTING "AS-BUILT" DIMENSIONS AS REQUEST. NOTIFY ARCHITECT OF ANY OMISSIONS OR DISCREPANCIES BEFORE PROCEEDING WITH WORK IN QUESTION.

ALL DIMENSIONS ARE TO FACE OF STUD OR FACE OF CONCRETE OR CENTERLINE OF INTERIOR COLUMNS UNLESS NOTED OTHERWISE.

CONTRACTOR MUST CONTACT ARCHITECT IMMEDIATELY FOR ANY DISCREPANCIES IN CONTRACT DOCUMENTS OR EXISTING CONDITIONS PRIOR TO PROCEEDING WITH WORK.

CONTRACTOR MUST CONTACT ARCHITECT IMMEDIATELY FOR ANY DISCREPANCIES BETWEEN CONTRACT DOCUMENTS AND APPLICABLE CODES PRIOR TO PROCEEDING WITH WORK.

CONTRACTOR TO VERIFY ALL DIMENSIONS, GRADES AND EXISTING CONDITIONS BEFORE PROCEEDING WITH WORK.

REPETITIVE FEATURES MAY BE DRAWN ONLY ONCE, BUT SHALL BE PROVIDED AS IF DRAWN IN FULL. REPETITIVE NOTES MAY BE CALLED OUT ONLY ONCE AND INDICATED AS TYPICAL OR SIMILAR.

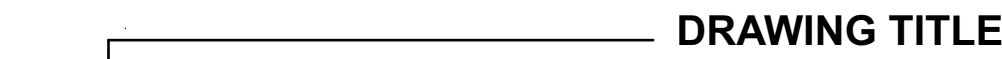
DRAWING LABLES AND REFERENCING



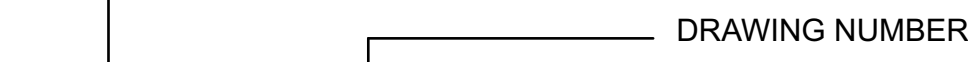
GRIDLINE



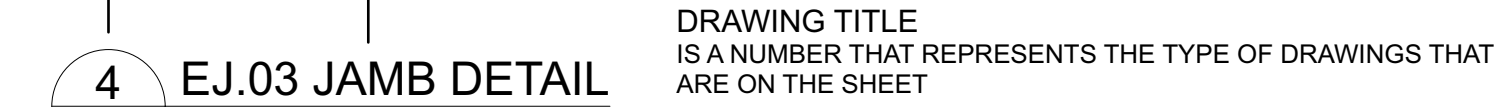
VERTICAL DATUM DIMENSION



DRAWING TITLE



DRAWING NUMBER



DRAWING TITLE

IS A NUMBER THAT REPRESENTS THE TYPE OF DRAWINGS THAT ARE ON THE SHEET



DRAWING SCALE

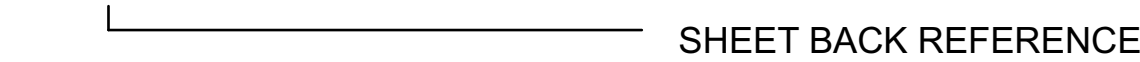
SHEET BACK REFERENCE
WHERE THE DETAIL RELATES TO MORE THAN ONE SHEET THE BACK REFERENCE REFERS TO THE FIRST INSTANCE THAT IT OCCURS IN THE DRAWING SET. — REFERS TO A BACK REFERENCE TO THE SAME SHEET



ELEVATION MARKER

DRAWING TITLE

N - NORTH
S - SOUTH
E - EAST
W - WEST



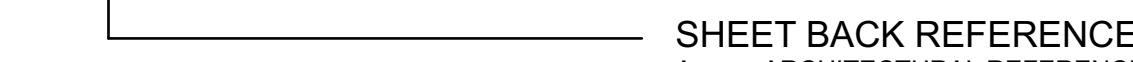
SHEET BACK REFERENCE



SECTION/DETAIL MARKER

DRAWING NUMBER

ARROW INDICATES DIRECTION OF CUT
SOLID ARROW = ARCHITECTURAL REFERENCE
EMPTY ARROW = ENGINEERING REFERENCE



SHEET BACK REFERENCE

A = ARCHITECTURAL REFERENCE
S = STRUCTURAL REFERENCE
--- = INDICATES SAME SHEET



DETAIL MARKER (PLAN)

DRAWING NUMBER

REFERENCE SHAPE
CIRCULAR = ARCHITECTURAL REFERENCE
HEXAGONAL = ENGINEERING REFERENCE



SHEET BACK REFERENCE

A = ARCHITECTURAL REFERENCE
S = STRUCTURAL REFERENCE
--- = INDICATES SAME SHEET

ABBREVIATIONS

A	AB ANCHOR BOLT A/C AIR CONDITIONING ADJ ADJUSTABLE ADJ-S ADJUSTABLE SHELF ADJ-SW ADJUSTABLE SHELF WITHIN ABOVE FINISH FLOOR AF AGGREGATE AHJ AUTHORITY HAVING JURISDICTION ALUM ALUMINUM APPR APPROXIMATE ARCH ARCHITECT/ARCHITECTURAL ASPH ASPHALT	M	MAX MAXIMUM MB MACHINE BOLT MIN MINIMUM MIR MIRROR MISC MISCELLANEOUS
B	BD BOARD BEL BELOW BLKG BLOCKING BM BEAM BOF BOTTOM OF FOOTING BOT BOTTOM BOW BOTTOM OF WALL BRG BEARING BTW BETWEEN	N	N NORTH N/A NOT APPLICABLE NOM NOMINAL NTS NOT TO SCALE
C	CAB CABINET CJ CONTROL JOINT CL CENTER LINE CL CEILING CLKG CAULKING CLR CLEAR CMU CONCRETE MASONRY UNIT CO CLEAN OUT COL COLUMN CONC CONCRETE COS CHECK ON SITE CRS CENTRES CSMT CASEMENT CY CUBIC YARD	O	O/ OVER OBSC OBSCURE OD OUTSIDE DIAMETER OFD OVERFLOW DRAIN OH OVERHEAD
D	DBL DOUBLE DIA DIAMETER DIAG DIAGONAL DIM DIMENSION DN DOWN DR DRAWER DRY DRYER DS DOWNSPOUT (EXTERIOR) DTL DETAIL DW DISHWASHER DWG DRAWING	P	PBD PARTICLE BOARD PL PLATE PP POWER POINT PSF POUNDS PER SQUARE FOOT PSI POUNDS PER SQUARE INCH PT PRESSURE TREATED
E	E EAST EA EACH EJ EXPANSION JOINT ENCL ENCLOSURE ENG ENGINEER EQ EQUAL EQUIP EQUIPMENT EW EACH WAY EXIST EXISTING EXT EXTERNAL / EXTERIOR	Q	QTY QUANTITY
F	F FIXED FB FLAT BAR FD FLOOR DRAIN F/F FRIDGE/FREEZER FFL FINISH FLOOR LEVEL FIN FINISH FOC FACE OF CONCRETE FOF FACE OF FINISH FOS FACE OF STUD FT FOOT/FEET FTG FOOTING	R	R RADIUS RD ROOF DRAIN REINF REINFORCING REQD REQUIRED RH RIGHT HAND RL REDUCED LEVEL RJ ROOF JACK/VENT RO ROUGH OPENING RIDGE VENT
G	G GAUGE GAL GALLON GALV GALVANIZED GFI GROUND FAULT INTERRUPTER GL GLASS GLB GLU-LAMINATED BEAM GYP GYPSUM	S	S SOUTH SDE STRUCTURAL DESIGN ENGINEER SF SQUARE FOOT SHGC SOLAR HEAT GAIN COEFFICIENT SIM SIMILAR SPEC SPECIFICATIONS SQ SQUARE SS STAINLESS STAINLESS STD STANDARD SV SOFFIT VENT
H	HB HOSE BIBB HC HOLLOW CORE HD HEAVY DUTY HG HORIZONTAL GRAIN HDR HEADER HORZ HORIZONTAL H.T.R HEATED TOWEL RAIL HWT HOT WATER TANK	T	T.B.H TOILET BRUSH HOLDER TEL TELEPHONE T.H.T THERMOSAT T&G TONGUE AND GROOVE THK THICK TOB TOP OF BEAM BOB BOTTOM OF BEAM TOP TOP OF PLATE TOS TOP OF SLAB TOW TOP OF WALL TRH TOILET ROLL HOLDER TV TELEVISION TYP TYPICAL
I	ID INSIDE DIAMETER IDS INTERIOR DOWNSPOUT IN INCH INSUL INSULATION INT INTERNAL / INTERIOR	U	UBC UNIFORM BUILDING CODE UL UNDERWRITERS LABORATORIES UNO UNLESS NOTED OTHERWISE UPC UNIFORM PLUMBING CODE
J	JST JOIST JT JOINT	V	VTE VENTED TO EXTERIOR VERIFY VERT VERTICAL VERT VERTICAL GRAIN
K	KD KILN DRIED	W	W WEST WP WATERPROOF WR WATER RESISTANT WS WOOD SCREW WSC WASHINGTON STATE CODE
L	LAM LAMINATED LB POUNDS LF LINEAL FOOT LSL LAMINATED STRAND LUMBER		

Ponting Fitzgerald Architects

ADDITIONS & ALTERATIONS TO 7244 N MERCER WAY, MERCER ISLAND WASHINGTON, 98040

Do not scale off drawings. Before commencement of any work the contractor shall check, verify and be responsible for all dimensions. The contractor must notify this office of any discrepancies in the documents and/or site conditions. All workmanship and materials to be in accordance with relevant building codes. This drawing is the property of Ponting Fitzgerald LLC and must not be used, copied or reproduced in whole or part without prior written permission. ph 720 363 7951

NO.	NAME	ISSUE DATE
DRAWING PROJECT DATA		SHEET
		A0.01
DRAWN BY: PFA	SCALE:	
PRINT DATE: 10/10/23	1:5 @ A1	

FIRE PROTECTION

02

FIRE SPRINKLERS

A NEW NFPA 13R AND MONITORED NFPA 72 SHALL BE INSTALLED AS PER CoMI AND NFPA STANDARDS, AND APPLIED FOR UNDER SEPARATE PERMITS

DWELLING-GARAGE FIRE SEPARATION

THE GARAGE SHALL BE SEPARATED AS REQUIRED BY TABLE R302.6. ATTACHMENT OF GYPSUM BOARD SHALL COMPLY WITH TABLE R702.3.5.

TABLE R302.6 DWELLING-GARAGE SEPARATION	
SEPARATION	MATERIAL
FROM THE RESIDENCE AND ATTICS	NOT LESS THAN ½" GYPSUM BOARD APPLIED TO THE GARAGE SIDE
FROM HABITABLE ROOMS ABOVE THE GARAGE	NOT LESS THAN ½"-INCH TYPE X GYPSUM BOARD OR EQUIVALENT
STRUCTURE(S) SUPPORTING FLOOR/CEILING ASSEMBLIES USED FOR SEPARATION REQUIRED BY THIS SECTION.	NOT LESS THAN ½"-INCH GYPSUM BOARD OR EQUIVALENT
GARAGES LOCATED LESS THAN 3 FEET FROM A DWELLING UNIT ON THE SAME LOT	NOT LESS THAN ½"-INCH GYPSUM BOARD OR EQUIVALENT APPLIED TO THE INTERIOR SIDE OF EXTERIOR WALLS THAT ARE WITHIN THIS AREA

OPENINGS IN GARAGE WALLS SHALL COMPLY WITH SECTION R302.5.1 THROUGH R302.5.3. OPENINGS BETWEEN THE GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH SOLID WOOD DOORS NOT LESS THAN 13/8 INCHES (35 MM) IN THICKNESS, SOLID OR HONEYCOMB-CORE STEEL DOORS NOT LESS THAN 13/8 INCHES (35 MM) THICK, OR 20-MINUTE FIRE-RATED DOORS, EQUIPPED WITH A SELF-CLOSING DEVICE.

DUCT PENETRATION. DUCTS IN THE GARAGE AND DUCTS PENETRATING THE WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF A MINIMUM NO. 26 GAUGE (0.48 MM) SHEET STEEL OR OTHER APPROVED MATERIAL AND SHALL HAVE NO OPENINGS INTO THE GARAGE.

OTHER PENETRATIONS PENETRATIONS THROUGH THE SEPARATION REQUIRED IN SECTION R302.6 SHALL BE PROTECTED AS REQUIRED BY SECTION R302.11, ITEM 4.

SMOKE ALARMS

SHALL MEET 2018 IFC 907.2.11.2. SMOKE ALARMS SHALL BE HARDWIRED, PROVIDED A BATTERY BACKUP, AND INTERCONNECTED WITHIN EACH DWELLING UNIT. IN ORDER TO REDUCE THE CHANCES OF NUISANCE ACTIVATIONS, SMOKE ALARMS SHOULD NOT BE LOCATED NEAR KITCHEN APPLIANCES.

SMOKE DETECTORS

SHALL BE AUDIBLE IN ALL SLEEPING ROOMS, AND OUTSIDE EACH SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.

A MINIMUM OF (1) SMOKE DETECTOR SHALL BE INSTALLED ON EACH FLOOR INCLUDING THE GARAGE.

CARBON MONOXIDE ALARMS

CARBON MONOXIDE ALARMS SHALL MEET 2015 IFC 908.7. USE OF COMBINATION SMOKE ALARM/CARBON MONOXIDE ALARM DEVICES IS ACCEPTABLE.

FIRE-STOPPING

FIRE-STOPPING AND DRAFT-STOPPING SHALL CONSIST OF 2" NOMINAL LUMBER. FIRE-STOPPING AND DRAFTSTOPPING IS REQUIRED IN THE FOLLOWING PLACES:

- A. CONCEALED SPACES AT ALL FLOOR AND CEILING LEVELS AND AT 10 FOOT INTERVALS ALONG THE LENGTH OF THE WALL.
- B. INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES
- C. CONCEALED SPACES BETWEEN STAIR STRINGERS AT TOP AND BOTTOM OF THE RUN.

EGRESS

EMERGENCY EGRESS WINDOWS SHALL MEET THE FOLLOWING REQUIREMENTS:
CLEAR OPEN WIDTH CLEAR OPEN HEIGHT CLEAR OPEN AREA SILL HEIGHT
20" (Minimum) 24" (Minimum) 5.7 s.f. (Minimum) 44" (Maximum)

ENERGY NOTES

ALL WORK SHALL COMPLY WITH THE RESIDENTIAL PROVISIONS OF THE 2018 WASHINGTON STATE ENERGY CODE (WSEC)

CLIMATE ZONE: 4c

COMPLIANCE PATH: PRESCRIPTIVE COMPLIANCE INSULATION & FENESTRATION REQUIREMENTS SECTIONS R401 THROUGH R404. IN ADDITION, *DWELLING UNITS AND SLEEPING UNITS* IN A *RESIDENTIAL BUILDING* SHALL COMPLY WITH SECTION R406.

PROVIDE MIN BUILDING THERMAL ENVELOPE OR BETTER PER SECTION R402 TABLE 402.1.1

	T R402.1.1	TR402.1.3
FENESTRATION U-FACTOR*	0.30	(U-FACTOR: 0.30)
SKYLIGHT* U-FACTOR	0.50	(U-FACTOR: 0.50)
CEILING R-VALUE*	49	(U-FACTOR: 0.026)
WOOD FRAMED WALL* ^a R-VALUE	21	(U-FACTOR: 0.056)
FLOOR R-VALUE	30	(U-FACTOR: 0.029)
BELOW GRADE WALL R-VALUE	10 if continuous exterior 15 if continuous interior	>2(U-FACTOR: 0.042) >3.5(U-FACTOR: 0.040)
SLAB R-VALUE & DEPTH	21 cavity insulation + 5 thermal break btw slab and wall 10,2FT	

ADDITIONS, ALTERATIONS, OR REPAIRS: (R501.1.1)

ADDITIONS, ALTERATIONS, OR REPAIRS TO AN EXISTING BUILDING, BUILDING SYSTEM OR PORTION THEREOF SHALL COMPLY WITH SECTIONS R502, R503 OR R504. UNALTERED PORTIONS OF THE EXISTING BUILDING OR BUILDING SUPPLY SYSTEM SHALL NOT BE REQUIRED TO COMPLY WITH THIS CODE.

ADDITIONAL ENERGY EFFICIENCY CREDIT REQUIREMENTS (R406)

EACH DWELLING UNIT IN ONE AND TWO FAMILY DWELLINGS AND TOWNHOUSES, AS DEFINED IN SECTION 101.2 OF THE IRC SHALL COMPLY WITH SUFFICIENT OPTIONS FROM TABLE R406.2 SO AS TO ACHIEVE THE FOLLOWING MINIMUM # OF CREDITS.

CATEGORY: 1.5 CREDITS

HEATING

HEATING UNIT(S) SHALL MAINTAIN 70 DEGREES FAHRENHEIT AT 36" ABOVE FLOOR WHEN OUTSIDE TEMPERATURE IS 24 DEGREES FAHRENHEIT, OR CURRENT REQUIREMENTS.

AT LEAST ONE PROGRAMMABLE THERMOSTAT IS REQUIRED FOR THE REGULATION OF TEMPERATURE. PROVIDE NIGHT SETBACK THERMOSTAT.

SHOWER FLOW CONTROL

SHALL BE LIMITED TO 2.5 GALLONS PER MINUTE, OR CURRENT REQUIREMENTS.

FIREPLACE(S)

SHALL HAVE TIGHT FITTING DAMPERS AND SHALL BE PROVIDED WITH A MINIMUM OF 6 SQUARE INCHES OF OUTSIDE COMBUSTIBLE AIR SUPPLY.

METAL DUCTS OUTSIDE THE CONDITIONED SPACE SHALL BE INSULATED TO R-8 MINIMUM PER THE 2012 SEC. SECTION R403.2.1. PROVIDE WEATHER BARRIER IF LOCATED ON THE EXTERIOR OF THE BUILDING.

HOT WATER PIPES SHALL BE WRAPPED WITH INSULATION (R-4 MINIMUM) PER THE 2015 WSEC, SECTION R403.4.2.

WATER HEATER(S) SHALL MEET 1987 NATIONAL APPLIANCE ENERGY CONSERVATION ACT.

VAPOR RETARDER SHALL BE INSTALLED ON THE CONDITIONED ROOM SIDE OF THE INSULATION.

AIR LEAKAGE

CAULK ALL JOINTS AROUND EXTERIOR OPENINGS AND ALL JOINTS IN SIDING AND FLASHING WHERE INFILTRATION MAY BE POSSIBLE.

SEAL ALL TEARS AND JOINTS IN INSULATION WITH APPROVED TAPE.

BLOWER DOOR TESTING: AIR LEAKAGE SHALL NOT EXCEED 4 AIR CHANGES/HOUR, AND SHALL BE TESTED PER THE 2015 WSEC, SECTION R402.4.1.2. PROVIDE A WRITTEN BUILDING REPORT OF THE TEST RESULTS, SIGNED BY THE TESTING PARTY, TO THE INSPECTOR, PRIOR TO APPROVED FINAL INSPECTION.

LUMINAIRES

75% MIN. OF LUMINAIRES TO BE HIGH EFFICACY LUMINARIES PER THE 2015 WSEC, SECTION R404.1. ALL EXTERIOR LIGHTING SHALL BE HIGH EFFICACY LUMINARIES
16. EXISTING CEILING, WALL OR FLOOR CAVITIES EXPOSED DURING CONSTRUCTION FOUND UNINSULATED, OR WITH DAMAGED INSULATION, SHALL BE FILLED WITH R15 INSULATION AT 2X4 FRAMING AND R21 INSULATION AT 2X6 FRAMING PER SEC R101.4.3- EXCEPTION 3
17. DUCT LEAKAGE TEST RESULTS SHALL BE PROVIDED TO THE BUILDING INSPECTOR AND HOMEOWNER PRIOR TO AN APPROVED FINAL INSPECTION.

VENTILATION

SYSTEM DESIGN

THIS SYSTEM IS DESIGN/BUILD. VENTILATION AND EXHAUST SYSTEMS TO COMPLY WITH THE REQUIREMENTS OF THE 2018 IRC WITH STATE AND CITY AMENDMENTS.

SYSTEM CRITERIA

PER 2018 IRC TABLE M1507.3.3(1) CONTINUOUS WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM AIRFLOW RATE REQUIREMENTS: PROVIDE 135 CFM AIRFLOW

PER 2015 IRC TABLE M1507.3.3(2) INTERMITTENT WHOLE HOUSE MECHANICAL VENTILATION RATE FACTORS, RUN TIME % IN EACH 4-HOUR SEGMENT TO BE 75% WITH A FACTOR OF 1.3: 135 CFM X 1.3 = 175.5 CFM

MIN OF 0.35 AND MAX OF 0.50 AIR EXCHANGES PER HOUR FOR ALL HABITABLE ROOMS

SYSTEM COMPONENTS

TIMER, INTAKE GRILL & DUCTING (EXTERIOR), MOTORIZED DAMPER, INTAKE BLOWER, ELECTRIC AIR TAMPERING, EXHAUST DUCTING & PORT WITH BACK DRAFT DAMPER, DISTRIBUTION DUCTING & GRILLS (HABITABLE ROOMS), ELECTRIC EXHAUST FAN

SOURCE SPECIFIC FANS SHALL BE LOCATED IN ALL KITCHENS, BATHROOMS, WATER CLOSETS, AND LAUNDRY FACILITIES IN COMPLIANCE WITH THE 2018 IRC. SECTION M1507.4 VENTILATION CAPACITY SHALL BE AT LEAST 50 C.F.M. FOR BATHROOMS, WATER CLOSETS, AND LAUNDRY ROOMS (Intermittent use) AND 100 C.F.M. FOR KITCHENS (INTERMITTENT USE). RANGE HOODS SHALL BE EXHAUSTED IN ACCORDANCE WITH SECTION M1503.

CLOTHES DRYERS SHALL BE EXHAUSTED IN ACCORDANCE WITH THE 2018 IRC, SECTION M1502.3. DUCT LENGTH SHALL NOT EXCEED 35 FEET, PLUS THE LENGTH OF THE TRANSITION DUCT, LESS THE EQUIVALENT LENGTH OF FITTINGS PER TABLE M1502.4.4.1.

INTERMITTENT WHOLE HOUSE VENTILATION SYSTEM SHALL COMPLY WITH THE 2018 IRC, SECTION M1507.3. INTERMITTENT VENTILATION SHALL OCCUR AT LEAST 25% OF EACH 4-HOUR SEGMENT. VENTILATION RATE SHALL BE NOT LESS THAN AS SPECIFIED BY TABLE M1507.3.3(1), MULTIPLIED BY THE RATE FACTOR INDICATED ON TABLE M1507.3.3(2). FAN SHALL HAVE A SONE RATING OF 1.0 OR LESS MEASURED AT 0.1 INCHES WATER GAUGE. OUTDOOR AIR SHALL BE PROVIDED TO ALL HABITABLE ROOMS.

DUCTS

EXHAUST DUCT WORK SHALL CONFORM TO THE 2018 IRC, CHAPTER 16. EXHAUST DUCTING TERMINATIONS SHALL BE OUTSIDE THE BUILDING. SHALL BE LOCATED IN COMPLIANCE WITH SECTION M1506.2, AND SHALL BE EQUIPPED WITH BACKDRAFT DAMPERS.

SUPPLY DUCTS WITHIN CONDITIONED SPACE SHALL BE INSULATED TO A MINIMUM OF R-4.

PROVIDE A MINIMUM NET AREA OF 1 SQUARE FOOT OF VENTILATION AREA FOR EVERY 150 SQUARE FEET OF ATTIC AREA. PROVIDE A CONTINUOUS 1 INCH MINIMUM AIR SPACE ABOVE INSULATION FOR CROSS VENTILATION.

ATTIC VENTS

ALL ATTIC VENTS SHALL BE PROVIDED WITH 1/4" NON-CORROSIVE WIRE MESH OR APPROVED SOFFIT VENTS

SHOP DRAWINGS

THE MAIN CONTRACTOR IS TO CHECK ALL DIMENSIONS ON SITE PRIOR TO ORDERING.

STRUCTURAL STEEL, PRECAST PANELS AND JOINERY ITEMS ARE SHOWN DIAGRAMMATIC AND NOT TO BE USED AS SHOP DRAWINGS. IT IS THE CONTRACTORS SOLE RESPONSIBILITY TO MEASURE AND MARK OUT ON SITE, CHECK AND ENSURE THE DIMENSIONAL ACCURACY OF ALL OF THE THESE COMPONENTS.

THE CONTRACTOR MUST MAKE DUE ALLOWANCE IN THE CONTRACT FOR THE PREPARATION, REVIEW AND SUBSEQUENT CORRECTION AND RE-REVIEW OF A FULL SET OF SHOP DRAWINGS.

ALLOWANCE MUST BE MADE IN THE CONTRACTORS PROGRAMME FOR THE ARCHITECTS REVIEW OF THE SHOP DRAWINGS WHICH WILL BE LIMITED TO EXAMINATION FOR GENERAL APPEARANCE SETOUT OF THE STEELWORK. ALLOWANCE MUST ALSO BE MADE FOR THE ENGINEERS REVIEW OF THE SHOP DRAWINGS FOR STRUCTURAL ADEQUACY.

THE CONTRACTOR IS TO REVIEW AND APPROVE ALL SHOP DRAWINGS PRIOR TO SUBMITTING TO ARCHITECT OR STRUCTURAL ENGINEER

SHOP DRAWINGS ARE REVIEWED FOR DESIGN INTENT ONLY. THE ARCHITECTURAL REVIEW DOES NOT RELIEVE THE CONTRACTOR OF ANY RESPONSIBILITY FOR THE CORRECTNESS OF THE SHOP DRAWINGS, SITE DIMENSIONS, AND FOR ENSURING THE CORRECTNESS OF THE SHOP DRAWINGS.

SEE STRUCTURAL NOTES AND PROJECT SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS AND CLARIFICATIONS REGARDING SHOP DRAWINGS.

SHOP DRAWINGS ARE REQUIRED FOR THE FOLLOWING:

INSITU CONCRETE
STRUCTURAL STEEL WORK
ALUMINIUM JOINERY
EXTERIOR TIMBER WINDOWS

ADDITIONS & ALTERATIONS TO 7244 N MERCER WAY, MERCER ISLAND WASHINGTON, 98040

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NO.	NAME	ISSUE DATE
DRAWING GENERAL NOTES		SHEET A0.02
DRAWN BY	PFA	SCALE
PRINT DATE	10/10/23	@ A1

KEYNOTES

00	KEYNOTE NUMBERING - CSI THE KEYNOTE CLASSIFICATIONS BELOW ARE BASED ON THE CONSTRUCTION SPECIFICATION INSTITUTE (CSI) MASTERFORMAT DIVISIONS AND RELATE DIRECTLY TO THE SPECIFICATION SECTIONS. THE INFORMATION CONTAINED ON THIS SHEET IS IN SUMMARY FORM ONLY AND MUST BE READ IN CONJUNCTION WITH THE WRITTEN SPECIFICATIONS - IF FURTHER INFORMATION IS REQUIRED CONTACT PONTING FITZGERALD LIMITED. REFER TO ENGINEERS DRAWINGS AND SPECIFICATIONS FOR ALL STRUCTURAL INFORMATION.
01 25 00	SUBSTITUTION CONTRACTOR TO INVESTIGATE PROPOSED PRODUCTS AND DETERMINE THAT THEY ARE EQUAL OR SUPERIOR IN ALL RESPECTS TO PRODUCTS SPECIFIED. COORDINATE INSTALLATION OF ACCEPTED SUBSTITUTIONS INTO THE WORK. MAKING SUCH CHANGES AS MAY BE REQUIRED FOR THE WORK TO BE COMPLETE IN ALL RESPECTS. MEET WITH CLIENTS AND GET CHANGE ORDER REQUEST SIGNED

01 30 00 SPECIAL PROCEDURES

01 35 29	JOB SITE SAFETY 1. THE ARCHITECT HAS NOT BEEN RETAINED OR COMPENSATED TO PROVIDE DESIGN AND/OR CONSTRUCTION REVIEW SERVICES RELATING TO THE CONTRACTORS SAFETY PRECAUTIONS. THE GC IS SOLELY RESPONSIBLE FOR ALL JOB SITE SAFETY. 2. PERIODIC SITE VISITS PERFORMED BY THE ARCHITECT SHALL NOT BE CONSTRUED AS SUPERVISION OF ACTUAL CONSTRUCTION SAFETY PRECAUTIONS AND SHALL NOT ALLEVIATE THE GC OF THEIR RESPONSIBILITY FOR JOB SITE SAFETY. 3. THE ARCHITECT IS NOT RESPONSIBLE FOR PROVIDING A SAFE PLACE FOR THE PERFORMANCE OF WORK BY THE CONTRACTOR OR THE CONTRACTORS EMPLOYEES OR EMPLOYEES OF SUPPLIERS OR SUBCONTRACTORS, OR FOR ACCESS, VISITS, USE, WORK, TRAVEL OR OCCUPANCY BY ANY PERSON. 4. HEALTH AND SAFETY: COMPLY WITH THE WASHINGTON INDUSTRIAL SAFETY AND HEATH ACT IN GENERAL, CHAPTER 296-155 WAC, AND IS 4130
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01 40 00 QUALITY REQUIREMENTS

01 41 13	CODE COMPLIANCE 1. ALL WORK TO COMPLY WITH 2018 IRC WITH WASHINGTON AND CITY AMENDMENTS. 2. ALL APPLICABLE CODES, ORDINANCES AND MINIMUM STRUCTURAL REQUIREMENTS TAKE PRECEDENCE OVER ALL DRAWINGS, NOTES AND SPECIFICATIONS. 3. CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ALL NECESSARY PERMITS FOR THE WORK, EXCEPT FOR THE BUILDING PERMIT WHICH IS THE RESPONSIBILITY OF THE ARCHITECT 4. BEFORE FINAL DRAWINGS AND SPECIFICATIONS ARE ISSUED FOR CONSTRUCTION THEY SHALL BE SUBMITTED TO ALL GOVERNING BUILDING AGENCIES TO ENSURE THEIR INTENT COMPLIES WITH ALL ENFORCED APPLICABLE LOCAL, STATE AND NATIONAL CODES ENFORCED BY BUILDING OFFICIALS OF THE GOVERNING MUNICIPALITY. 5. IF CODE DISCREPANCIES APPEAR IN DRAWINGS AND/OR SPECIFICATIONS, THE ARCHITECT SHALL BE NOTIFIED OF SUCH DISCREPANCIES IN WRITING, BY THE CONTRACTOR OR GOVERNING MUNICIPALITY, AND SHALL BE ALLOWED TO REVISE DRAWINGS AND SPECIFICATIONS TO COMPLY WITH GOVERNING CODES PRIOR TO CONSTRUCTION. 6. UPON WRITTEN RECEIPT OF APPROVAL FROM THE GOVERNING MUNICIPALITY 'APPROVED' FINAL DRAWINGS AND SPECIFICATIONS SHALL BE SUBMITTED TO THE CONTRACTOR BY THE ARCHITECT 7. ALL WORK PERFORMED SHALL COMPLY WITH ALL ENFORCED, APPLICABLE LOCAL, STATE AND NATIONAL BUILDING CODES, ORDINANCES AND REGULATIONS, AND ALL OTHER AUTHORITIES HAVING JURISDICTION. 8. IF CODE DISCREPANCIES ARE DISCOVERED DURING CONSTRUCTION, THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY AND SHALL BE ALLOWED AMPLE TIME TO REMEDY THE STATED DISCREPANCIES 9. SOUND ATTENUATION (IF APPLICABLE) THE CONTRACTOR SHALL COMPLY WITH STANDARD AND SPECIFICATIONS OF THE GOVERNING MUNICIPALITY.
01 43 00	QUALITY ASSURANCE CONTRACTOR'S PROFESSIONAL DESIGN SERVICES; PROVIDE ENGINEERING DESIGN SERVICES FOR CONSTRUCTION ASSEMBLIES, BASED ON PERFORMANCE AND/OR DESIGN CRITERIA. THE ENGINEER MUST BE EXPERIENCED IN DESIGN OF THE TYPE OF WORK SPECIFIED AND LICENCED IN THE STATE IN WHICH THE PROJECT IS LOCATED. THE SCOPE OF WORK SHALL INCLUDE ALL LABOR, ASSEMBLIES, AND FINISHES WITH ALL WORKING PARTS AND MATERIALS NECESSARY TO MAKE A COMPLETE, IN-PLACE, PROPERLY WORKING, AND FINISHED INSTALLATION, WHETHER OR NOT SHOWN ON THE DRAWINGS. WORKMANSHIP - WORKMANSHIP SHALL CONFORM TO THE BEST AND HIGHEST STANDARDS OF QUALITY IN EACH TRADE AND SHALL INCLUDE ALL ITEMS OF FABRICATION, CONSTRUCTION AND INSTALLATION. ALL WORK SHALL BE COMPLETED BY SKILLED TRADESMEN AND MECHANICS. INSTALLATION OF ALL EQUIPMENT AND MATERIALS SHALL BE IN STRICT ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.

01 51 00 TEMPORARY UTILITIES

01 51 01	TEMPORARY UTILITIES EXISTING SERVICES DISCONNECT AND SEAL OFF SERVICES BEFORE WORK COMMENCES. PROTECT SERVICES ADJACENT TO THE AREA BEING DEMOLISHED. MAINTAIN SERVICES TO OCCUPIED AREAS OF THE BUILDING, PARTICULARLY FIRE SERVICES.
01 54 00	CONSTRUCTION SCAFFOLDING AND PLATFORMS THE CONTRACTOR SHALL PROVIDE AND MAINTAIN FOR DURATION OF WORK ALL REQUIRED TEMPORARY STANDING SCAFFOLDING IN ACCORDANCE WITH LOCAL STATE CODE HEALTH & SAFETY REQUIREMENTS

01 56 00	TEMPORARY BARRIERS AND ENCLOSURE TEMPORARY SCREENS AND SHELTER - ERECT APPROVED TEMPORARY SCREENS AND SHELTER TO PROTECT FROM WEATHER AND DAMAGE, AND TO PREVENT DUST AND DIRT PENETRATING THOSE PARTS OF THE EXISTING BUILDING, OTHER BUILDINGS AND THE REMAINDER OF THE SITE BEING RETAINED IN THEIR PRESENT CONDITION.
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BARRIERS AND ENCLOSURES - THE CONTRACTOR SHALL PROVIDE BARRIERS TO PREVENT UNAUTHORIZED ENTRY INTO CONSTRUCTION AREAS AND TO PROTECT EXISTING FACILITIES AND ADJACENT PROPERTIES FROM DAMAGE FROM CONSTRUCTION OPERATIONS AND DEMOLITION. INSTALL BARRICADES AND COVERED WALKWAYS REQUIRED BY GOVERNING AUTHORITIES FOR PUBLIC RIGHT OF WAYS. WHEN NECESSARY INSTALL CHAIN LINK FENCE AROUND JOB SITE.

01 60 PRODUCT REQUIREMENTS

01 60 00	PRODUCT REQUIREMENTS ALL MATERIALS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S WRITTEN SPECIFICATIONS OR MATERIALS INSTITUTE STANDARDS WHERE THE MANUFACTURER'S RECOMMENDED DETAILS ARE USED. THE MANUFACTURER SHALL BE RESPONSIBLE FOR THE PERFORMANCE OF THEIR PRODUCT ALL ITEMS NOT SPECIFICALLY MENTIONED THAT ARE REQUIRED TO MAKE THE WORK COMPLETE AND OPERATIONAL SHALL BE INCLUDED.
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INSTALLATION AND STORAGE - ALL MATERIALS, SUPPLIES AND EQUIPMENT SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND PER APPLICABLE CODES AND REQUIREMENTS. MATERIAL STORED ON SITE SHALL BE PROTECTED FROM DAMAGE BY MOISTURE, WIND, SUN, ABUSE OR ANY OTHER HARMFUL AFFECTS.

01 63 00	PRODUCT SUBSTITUTION PROCEDURES CONTRACTOR TO INVESTIGATE PROPOSED PRODUCTS AND DETERMINE THAT THEY ARE EQUAL OR SUPERIOR IN ALL RESPECTS TO PRODUCTS SPECIFIED. COORDINATE INSTALLATION OF ACCEPTED SUBSTITUTIONS INTO THE WORK, MAKING SUCH CHANGES AS MAY BE REQUIRED FOR THE WORK TO BE COMPLETE IN ALL RESPECTS. MEET WITH CLIENTS AND GET CHANGE ORDER REQUEST SIGNED.
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01 64 00	OWNER FURNISHED PRODUCTS CONTRACTOR IS NOT RESPONSIBLE FOR PRODUCTS FURNISHED BY THE OWNER THAT ARE DAMAGED PRIOR TO OPENING OR RECEIVING. ADDITIONAL WORK REQUIRED TO INSTALL OWNER FURNISHED PRODUCTS WILL BE CHARGED TO THE OWNER AND DUE UPON INSTALLATION.
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01 70 EXECUTION & CLOSEOUT

01 70 00	EXECUTION REQUIREMENTS THE EXECUTION OF ALL WORK SHALL BE IN STRICT ACCORDANCE WITH THESE SPECIFICATIONS AND MANUFACTURER'S WRITTEN SPECIFICATIONS OR MATERIALS INSTITUTE STANDARDS. WHERE THE MANUFACTURER'S RECOMMENDED DETAILS ARE USED, THE MANUFACTURER SHALL BE RESPONSIBLE FOR THE PERFORMANCE OF THEIR PRODUCT. ALL WORK NOT SPECIFICALLY MENTIONED THAT IS REQUIRED TO MAKE THE WORK COMPLETE AND OPERATIONAL SHALL BE INCLUDED.
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CODES - CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE NATIONAL, STATE AND LOCAL BUILDING CODES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND OWNER TO INSURE COMPLIANCE WITH SAID CODES AND MODIFY THE SPECIFICATIONS AS NEEDED TO COMPLY WITH SUCH CODES.

MEASUREMENTS - THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE PROCEEDING WITH CONSTRUCTION. DO NOT SCALE DRAWINGS. NOTED DIMENSIONS TAKE PRECEDENCE.

WORKMANSHIP - WORKMANSHIP SHALL CONFORM TO THE BEST AND HIGHEST STANDARDS OF QUALITY IN EACH TRADE AND SHALL INCLUDE ALL ITEMS OF FABRICATION, CONSTRUCTION AND INSTALLATION. ALL WORK SHALL BE COMPLETED BY SKILLED TRADESMEN AND MECHANICS. INSTALLATION OF ALL EQUIPMENT AND MATERIALS SHALL BE IN STRICT ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.

INSURANCE - BUILDERS RISK INSURANCE SHALL BE MAINTAINED BY THE CONTRACTOR DURING THE COURSE OF CONSTRUCTION UNTIL FINAL ACCEPTANCE BY THE OWNER. ALL BONDING AND INSURANCE REQUIREMENTS SHALL BE COORDINATED WITH THE OWNER PRIOR TO BEGINNING CONSTRUCTION. ALL CONTRACTORS SHALL PROVIDE AND BE SOLELY RESPONSIBLE FOR NECESSARY BARRICADES AND SAFETY PRECAUTIONS, AND STRICTLY ADHERE TO ALL GOVERNING CODES OR SAFETY, INCLUDING THE OSHA ACT.

01 71 00	EXAMINATION AND PREPARATION
01 74 00	CLEANING AND WASTE MANAGEMENT CONSTRUCTION SITE TO BE IN A CLEAN AND ORDERLY CONDITION THROUGHOUT THE CONSTRUCTION PROCESS. CLEAN INTERIOR SPACES PRIOR TO THE START OF FINISH PAINTING AND THE APPLICATION OF OTHER FINISHES. AT THE CONCLUSION OF CONSTRUCTION, THE PROJECT SHALL BE PROPERLY CLEANED. THIS SHOULD INCLUDE BUT NOT BE LIMITED TO: CLEANING THE INTERIOR AND EXTERIOR GLASS, SURFACES EXPOSED TO VIEW, REMOVE TEMPORARY LABELS, STAINS AND FOREIGN SUBSTANCES,

POLISH TRANSPARENT AND GLOSSY SURFACES, VACUUM CARPETED AND SOFT SURFACE AREAS, SWEEP AND MOP ALL TILED SURFACES, ETC. REPLACE FILTERS OF OPERATING EQUIPMENT. CLEAN EQUIPMENT AND FIXTURES TO A SANITARY CONDITION. CLEAN EXTERIOR SUCH AS DEBRIS FROM ROOF, GUTTERS, LANDSCAPE AREAS, DRIVEWAYS AND WALKS, ETC. REMOVE ALL WASTE AND SURPLUS MATERIALS.

01 76 00	PROTECTION OF INSTALLED CONSTRUCTION CONTRACTOR TO PROTECT ALL INSTALLED CONSTRUCTION. IF PRODUCTS OR MATERIALS COME WITH A PROTECTIVE COATING, CONTRACTOR SHALL MAINTAIN PROTECTIVE COATING UNTIL CONSTRUCTION IS COMPLETE. CONTRACTOR SHALL REPLACE ANY ITEMS THAT BECOME DEFECTIVE OR DAMAGED.
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02 00 00	GENERAL CONTRACTOR SHALL REVIEW CONSTRUCTION DOCUMENTS AND PROVIDE NECESSARY SITE WORK, EXCAVATION AND GRADING AS REQUIRED TO CONSTRUCT SAID PROJECT.
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02 20 00	SITE PREPARATION THE AREA OF CLEARING SHALL BE MAINTAINED WITHIN THE LIMITS SHOWN ON THE APPROPRIATE SITE PLANS. REMOVE STUMPS AND MATTED ROOTS TO A DEPTH OF 24 INCHES BELOW EXISTING GROUND SURFACE. DISPOSE OF TREES AND SHRUBS IN ACCORDANCE WITH APPLICABLE ORDINANCE, REFUSE OR WEEDS ORDINANCE. DO NOT BURN MATERIALS ON SITE.
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02 22 00	EXISTING CONDITIONS ASSESSEMENT CONTRACTOR TO VERIFY ALL DIMENSIONS, GRADES AND EXISTING CONDITIONS BEFORE PROCEEDING WITH WORK.
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CONTRACTOR SHALL VISIT THE SITE AND FAMILIARIZE HIMSELF/HERSELF WITH ALL ASPECTS OF THE WORK PRIOR TO CONTRACTING WITH THE OWNER TO PERFORM THE WORK.

02 26 00	HAZARDOUS MATERIAL ASSESSEMENT CONTRACTOR TO ABATE ANY HAZARDOUS MATERIAL OR SUBSTANCE BEFORE BEGINNING CONSTRUCTION. REMOVE AND DISPOSE OF ANY HAZARDOUS MATERIAL BEFORE BEGINNING CONSTRUCTION. CONTRACTOR SHALL CONTRACT WITH A PROPERLY LICENCED AND QUALIFIED HAZARDOUS MATERIAL CONTRACTOR.
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02 41 00	DEMOLITION PROVIDE ALL LABOR, MATERIALS AND EQUIPMENT TO PERFORM THE REQUIRED DEMOLITION OF EXISTING UTILITIES AND STRUCTURES WHICH INTERFERE WITH THE PROPOSED CONSTRUCTION.
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02 41 13	SITE INSPECTION VISIT AND CHECK THE SITE, THE BUILDING OR STRUCTURAL WORK BEING DEMOLISHED AND ANY CONTENTS FOR LIKELY HAZARDS. SUITABLY EXPERIENCED PERSON. CARRY OUT DEMOLITION • ONLY UNDER THE SUPERVISION OF A SUITABLY EXPERIENCED PERSON, USING ONLY OPERATORS AND DRIVERS TRAINED FOR THIS WORK - USING ONLY EXPERIENCED CERTIFIED/LICENCED CONSTRUCTION BLASTERS FOR EXPLOSIVES DEMOLITION - CALLING UPON ENGINEERING EXPERTISE IN THOSE AREAS OF DEMOLITION
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HAZARDOUS MATERIAL OR SUBSTANCE: CONTRACTOR TO ABATE ANY HAZARDOUS MATERIAL OR SUBSTANCE BEFORE BEGINNING CONSTRUCTION. REMOVE AND DISPOSE OF ANY HAZARDOUS MATERIAL BEFORE BEGINNING CONSTRUCTION. CONTRACTOR SHALL CONTRACT WITH A PROPERLY LICENCED AND QUALIFIED HAZARDOUS MATERIAL CONTRACTOR.

03 20 00	CONCRETE REINFORCING REFER TO STRUCTURAL ENGINEERS DETAILS AND SPECIFICATION
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03 31 00	STRUCTURAL CONCRETE REFER TO STRUCTURAL ENGINEERS DETAILS AND SPECIFICATION
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03 33 00	BOARD FORMED INSITU CONCRETE THICKNESS: 5" STRENGTH: REFER TO ENGINEERS SPEC REINFORCING: REFER TO ENGINEERS SPEC SEALER:
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03 47 00	4" THK CONCRETE SLAB THICKNESS: 4" STRENGTH: REFER TO ENGINEERS DRAWINGS/SPECIFICATIONS REINFORCING: REFER TO ENGINEERS DRAWINGS/SPECIFICATIONS CONTROL JOINTS: REFER TO ENGINEERS DRAWINGS/SPECIFICATIONS FINISH: THERMAL INSULATION: 2" XPS DPM: 6 MIL VAPOUR BARRIER BASE COURSE: REFER TO ENGINEERS DRAWINGS/SPECIFICATIONS
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05 10 00	STRUCTURAL METAL FRAMING REFER TO STRUCTURAL ENGINEERING DRAWINGS & SPECIFICATIONS
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05 52 00 METAL RAILINGS

05 52 13	Ø1" STEEL SUSPENSION ROD Ø1" STEEL SUSPENSION ROD TO ENGINEERS SPECIFICATIONS FINISH: HAND RUBBED DARK OIL TO BE SELECTED
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05 52 14	Ø1 1/2" O.D S/STEEL HANDRAIL Ø1 1/2" O.D S/STEEL HANDRAIL MATERIAL: STAINLESS STEEL FINISH: HAND RUBBED DARK OIL TO BE SELECTED
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06 10 00 ROUGH CARPENTRY

GENERAL: CONTRACTOR SHALL REVIEW CONSTRUCTION DOCUMENTS AND PROVIDE LABOR AND MATERIALS PERTAINING TO CARPENTRY WORK AS REQUIRED IN SAID DOCUMENTS AND AS SPECIFIED HEREIN, WHILE COMPLYING WITH ALL APPLICABLE BUILDING CODES INCLUDING BUT NOT EXCLUSIVE TO IRC CHITS THROUGH 9.
PRESSURE TREATED LUMBER: SHALL BE USED WHERE ANY LUMBER SHALL COME INTO CONTACT WITH CONCRETE, MASONRY BLOCK OR SOIL AND WHEN USING AS SUPPORT MEMBERS FOR DECKS, PORCHES OR BALCONIES, IN ACCORDANCE WITH R317.1.

CLEARANCES: PROVIDE A MINIMUM OF 6" CLEAR BETWEEN WOOD POSTS AND EARTH PROVIDE A MINIMUM OF 1" CLEAR BETWEEN WOOD POSTS AND CONCRETE FLOORS.
MOISTURE CONTENT: LUMBER FOR USE AT EXTERIOR SHALL HAVE A MAXIMUM 12 PERCENT MOISTURE CONTENT. PROVIDE ADEQUATE BRACING AND SHORING DURING THE CONSTRUCTION PROCESS.

06 10 02	2x4" FRAMING LOCATION: SELECTED INTERIOR WALLS ONLY - REFER TO PLAN SPECIES: DOUGLAS FIR-LARCH, SOUTHERN PINE, OR SPRUCE SIZE: 2x4" @ 16" (CO) GRADE: STANDARD OR STUD GRADE (R602.2) FASTNINGS: IN ACCORANCE WITH R602.3(1) THROUGH R602.3(4)
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06 10 03	2x4" HORZ BATTENS SPECIES: DOUGLAS FIR-LARCH, SOUTHERN PINE, OR SPRUCE SIZE: 2x4" @ 16" (CO) GRADE: STANDARD OR STUD GRADE (R602.2) TREATMENT: PRESSURE TREATED LUMBER
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06 16 00 SHEATHING

06 16 33 -1	5/8" THK PLY BACKER SHALL COMPLY IRC CHAPTER 6, LINING MANUFACTURES REQUIREMENTS AND STRUCTURAL ENGINEERS SPECIFICATIONS
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06 17 00 SHOP-FABRICATED WOOD TRUSSES

DESIGN: TO COMPLY WITH IRC SECTIONS 2303.4.1 THROUGH 2303.4.7
DRAWINGS: PROVIDE THE BUILDING OFFICIAL TRUSS DESIGN DRAWINGS FOR EACH INDIVIDUAL TRUSS PRIOR TO FABRICATION IN ACCORDANCE WITH IRC 2303.4.1.1

06 17 53 -3	SHOP-FABRICATED WOOD TRUSSES DESIGN: TO COMPLY WITH IRC SECTIONS 2303.4.1 THROUGH 2303.4.7 DRAWINGS: PROVIDE THE BUILDING OFFICIAL TRUSS DESIGN DRAWINGS FOR EACH INDIVIDUAL TRUSS PRIOR TO FABRICATION IN ACCORDANCE WITH IRC 2303.4.1.1
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06 18 00 GLUE-LAMINATED CONSTRUCTION

06 18 13	GLUE-LAMINATED BEAMS REFER TO ENGINEERS SPECIFICATIONS
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06 22 00	MILLWORK - INTERIOR TRIM ALL ARCHITECTURAL TRIM AND WOODWORK SHALL BE NO. 1 GRADE MATERIAL SUITABLE FOR APPROPRIATE FINISHES. WOOD THAT WILL BE STAINED SHALL BE CLEAR OF KNOTS WITH CONCEALED JOINTS.
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MOISTURE CONTEN: FOR INTERIOR WOODWORK SHALL BE 8-10 PERCENT TO REDUCE EXCESS SHRINKING. PROVIDE AND INSTALL INTERIOR WOOD TRIM AS SHOWN IN CONSTRUCTION DOCUMENTS.

BASE MOLDING: TBC
CROWN MOLDING: NONE - SQUARE STOP
WINDOW CASING: REFER TO DETAILS

06 41 00	INTERIOR CABINETRY INSTALL CUSTOM CABINETRY AS SPECIFIED IN THE SERIES 6 DRAWINGS.
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06 42 13	T&G CEDAR PANNELING BRAND: RESAWN TIMBER CO. ABOODO CONTACT T J PETERSON MOBILE IS : 435-703-0313 AND EMAIL TJ@RESAWNTIMBERCO.COM SPECIES: THERMALLY MODIFIED RADIATA PINE PROFILE (PRODUCT PATTERN): 1x6" WITH 1/4" SQUARED GROOVE FINISH: FINE BANDSAWN
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06 43 00	SOLID WOOD TREADS LAMINATED SOILD OAK TREADS, LENGTHS OF RISERS AND OVERALL WIDTH OF STAIRS SHALL COMPLY WITH APPLICABLE BUILDING CODES - REFER TO SHEET A4.01-2 FOR DETAILS
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06 73 00	COMPOSITE DECKING
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07 21 00 THERMAL INSULATION

REFER TO MINIMUM REQUIREMENTS SHOWN IN ENERGY NOTE ON SHEET A0.02 FOR THERMAL INSULATION REQUIREMENTS.

EFFECTIVE R VALUES SHALL BE IN ACCORDANCE WITH LOCAL AND STATE ENERGY CODES. FLOOR, WALLS AND CEILINGS INSULATION SHALL BE CONSTRUCTED WITH: BATT, BLANKET, LOOSE FILL, BLOWN, REFLECTIVE FOIL, INSULATION.

ALL PLUMBING CHASES IN INTERIOR AND EXTERIOR WALLS SHALL BE INSULATED WITH BATT INSULATION FOR SOUND ATTENUATION.
EXTERIOR WALLS - WALL INSULATION SHALL BE (5 1/2"= R-21).

INTERIOR WALLS - INSTALL 3 1/2", R-11 (5 1/2"= R-19) BATT INSULATION AROUND BATHS, LAUNDRY ROOMS AND OTHERWISE SPECIFIED FOR SOUND ATTENUATION.

FLOORS - BETWEEN CRAWLSPACE AND FIRST FLOOR, INSTALL 3 1/2" BATT INSULATION WITH AN R VALUE OF 11 (5 1/2"= R-19). INSTALL 3 1/2" BATT INSULATION IN FLOOR SYSTEM BETWEEN FIRST AND SECOND FLOOR TO PROVIDE AN R VALUE OF 11 (5 1/2"= R-19) FOR SOUND ATTENUATION.

CEILINGS - LIVING ROOF INSULATION SHALL BE BATT WITH AN R VALUE OF 49. FLAT ROOF CEILING SHALL BE SPRAY FOAM R49

FOUNDATION - FOR CONCRETE SLAB FOUNDATION, PROVIDE 2" THICK X 24" HIGH AND 24" WIDE X 2" THICK L-SHAPED R-7 STYROFOAM Frost BARRIER AROUND PERIMETER OF STRUCTURE, IF REQUIRED. SLOPE AWAY FROM BUILDING AT 1" PER FOOT. INSTALL FROST WALL 48" BELOW FINISHED GRADE, ALONG GARAGE/OVERHEAD DOOR OPENING.

07 21 13	3" THK KOOLTHERM K9 INSULATION BRAND: KINGSPAN FIXING ADHESIVE FIXED R-VALUE: R21
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07 21 16	R23 MINERAL WOOL BLANKET INSULATION OWENS CORNING THERMAFIBER ULTRABATT FORMELDEHYDE-FREE INSULATION R-VALUE: R23 SIZE: 5.5" X 15 X 47"
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07 21 16 -1	R21 FIBERGLASS BLANKET INSULATION OWENS CORNING FIBERGLAS PINK NEXT GEN R-VALUE: R21 SIZE: 5.5" X 15 X 47"
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07 21 16 -2	R49 14" THK FIBERGLASS INSULATION OWENS CORNING FIBERGLAS PINK NEXT GEN R-VALUE: R49 SIZE: 14"
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07 21 29	SPRAY FOAM INSULATION R-VALUE: R49 SIZE: CLOSED CELL 8"
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07 25 00 WEATHER BARRIERS

ALL WRB SHALL COMPLY WITH IRC SECTION 703 AND WITH MANUFACTURERS SPECIFICATIONS

07 25 01	DUPONT TYVEK DRAINWRAP BRAND: DUPONT PRODUCT: TYVEK DRAINWRAP / WEATHERMATE PLUS HOUSE WRAP TYPE: NON-WOVEN FIBER GROOVED AIR AND WATER BARRIER INSTALLATION: CONTINUOUS TO THE TOP OF THE WALL AND IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS
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07 28 00 UNDERLAYMENT

07 28 01	TMP PROTECT HT UNDERLAYMENT BRAND: TAYLOR METAL PRODUCTS PRODUCT: TMP PROTECT HT UNDERLAYMENT TYPE: 45 MILS, SELF-ADHERING HIGH TEMPERATURE WATERPROOFING UNDERLAYMENT INSTALLATION: IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS
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07 46 00 SIDING

PROVIDE AND INSTALL SIDING EXTERIOR IN ACCORDANCE WITH APPLICABLE BUILDING CODES AND MANUFACTURERS GUIDELINES.

WOOD SIDING - INSTALL 30.50 YEAR WARRANTY HORIZONTAL OR VERTICAL WOOD SIDING AS SPECIFIED IN CONSTRUCTION DOCUMENTS. SIDING SHALL BE DRIED, STRAIGHT GRAIN AND SEALED AT ALL ENDS. IF REQUIRED, INSTALL A POLYETHYLENE VAPOUR BARRIER BETWEEN THE SHEATHING AND SIDING AT EXTERIOR WALLS. WHEN INSTALLING SIDING HORIZONTALLY, JOINTS SHOULD BE BLOCKED AND BUTT JOINTS CAULKED OR CONCEALED WITH BATTEN STRIPS.

07 46 16	ALUMINUM SIDING MATERIAL: ALUMINUM PROFILE: METAL SIDING - INSTALL 30.50 YEAR WARRANTY HORIZONTAL OR VERTICAL METAL SIDING AS SPECIFIED IN THE CONSTRUCTION DOCUMENTS. SIDING SHALL BE DRIED, STRAIGHT GRAIN AND SEALED AT ALL ENDS. IF REQUIRED, INSTALL A POLYETHYLENE VAPOUR BARRIER BETWEEN THE SHEATHING AND SIDING AT EXTERIOR WALLS. PROVIDE ALL NECESSARY STARTER STRIPS, DRIP CAP, CORNER DETAILING, ETC. REQUIRED BY MANUFACTURER AND AS STATED IN CONSTRUCTION DOCUMENTS. BRAND: TAYLORS PROFILE: MS-SERIES -150 FLATPAN FULLY CRIMPED STANDING SEAM 16" TRAY THICKNESS: 22 GAUGE MATERIAL: ZINCALUMINIUMAZ-50 PER ASTM A-792 COLOUR: BLACK (TBC) FIXING: PROPRIETARY CONSEALED CLIPS
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BRAND: TAYLORS
PROFILE: MS-SERIES -150 FLATPAN FULLY CRIMPED STANDING SEAM 16" TRAY
THICKNESS: 22 GAUGE
MATERIAL: ZINCALUMINIUMAZ-50 PER ASTM A-792
COLOUR: BLACK (TBC)
FIXING: PROPRIETARY CONSEALED CLIPS

07 46 23	CEDAR VERTICAL SIDING BRAND: TBC SPECIES: WESTERN RED CEDAR OR THERMALLY MODIFIED RADIATA PINE PROFILE (PRODUCT PATTERN) VERTICAL LAP SLIDING PATTERN WP12 - 3/16" X 13/16" X 13/16" WITH 1/4" GROOVE LENGTHS: SELECTED LENGTHS TO AVOID HORIZONTAL JOINTS. FINISH: WOOD OIL (FACTORY APPLIED), COLOUR: TBC CONTROL SAMPLE: ALLOW FOR CONTROL SAMPLE TO BE APPROVED PRIOR TO ORDER.
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07 50 00 MEMBRANE ROOFING

07 52 00	TPO ROOFING SYSTEM WITH STONE BALLAST BRAND: FIRESTONE THICKNESS: COLOUR: FIXING: SUBSTRATE: ASTM D6878/D6878M-21
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07 60 00 FLASHINGS AND SHEET METAL

07 61 13	1.5" X 16" STANDING SEAM SHEET METAL BRAND: TAYLERS PROFILE: MS-SERIES -150 FLATPAN FULLY CRIMPED STANDING SEAM 16" TRAY DESIGN: TO COMPLY WITH IRC SECTIONS 2303.4.1 THROUGH 2303.4.7 DRAWINGS: PROVIDE THE BUILDING OFFICIAL TRUSS DESIGN DRAWINGS FOR EACH INDIVIDUAL TRUSS PRIOR TO FABRICATION IN ACCORDANCE WITH IRC 2303.4.1.1
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07 62 00	HEAD FLASHING PROFILE: REFER TO DRAWING THICKNESS: 22 GAUGE MATERIAL: ZINCALUMINIUMAZ-50 PER ASTM A-792 COLOUR: BLACK (TBC) FIXING: PROPRIETARY CONSEALED CLIPS
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07 62 00 -1	CUSTOM FOLDED METAL COPING PROFILE: REFER TO DRAWING A3.02 DETAIL 22 THICKNESS: 22 GAUGE MATERIAL: ZINCALUMINIUMAZ-50 PER ASTM A-792 COLOUR: BLACK (TBC) JOINTS: 1/4" WIDE SPLICE PLATES WITH DUAL NON-CURING SEALANT STRIPS AT EACH JOINT FIXING: PROPRIETARY CONSEALED CLIPS
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07 62 00 -2	LIGHT GAUGE FOLDED METAL FASCIA PROFILE: REFER TO DRAWING A3.01 DETAIL 11 (FOR GUTTER PROFILE REFER TO DRAWING A3.07 DETAIL 60 (FOR FASCIA
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PROFILE)
THICKNESS: 14 GAUGE ?
MATERIAL: ALUMINIUM
COLOUR: BLACK (TBC)

07 62 00 -3	ALUMINUM COVER FLASHING PROFILE: REFER TO DRAWING THICKNESS: 22 GAUGE MATERIAL: ALUMINIUM COLOUR: BLACK (TBC)
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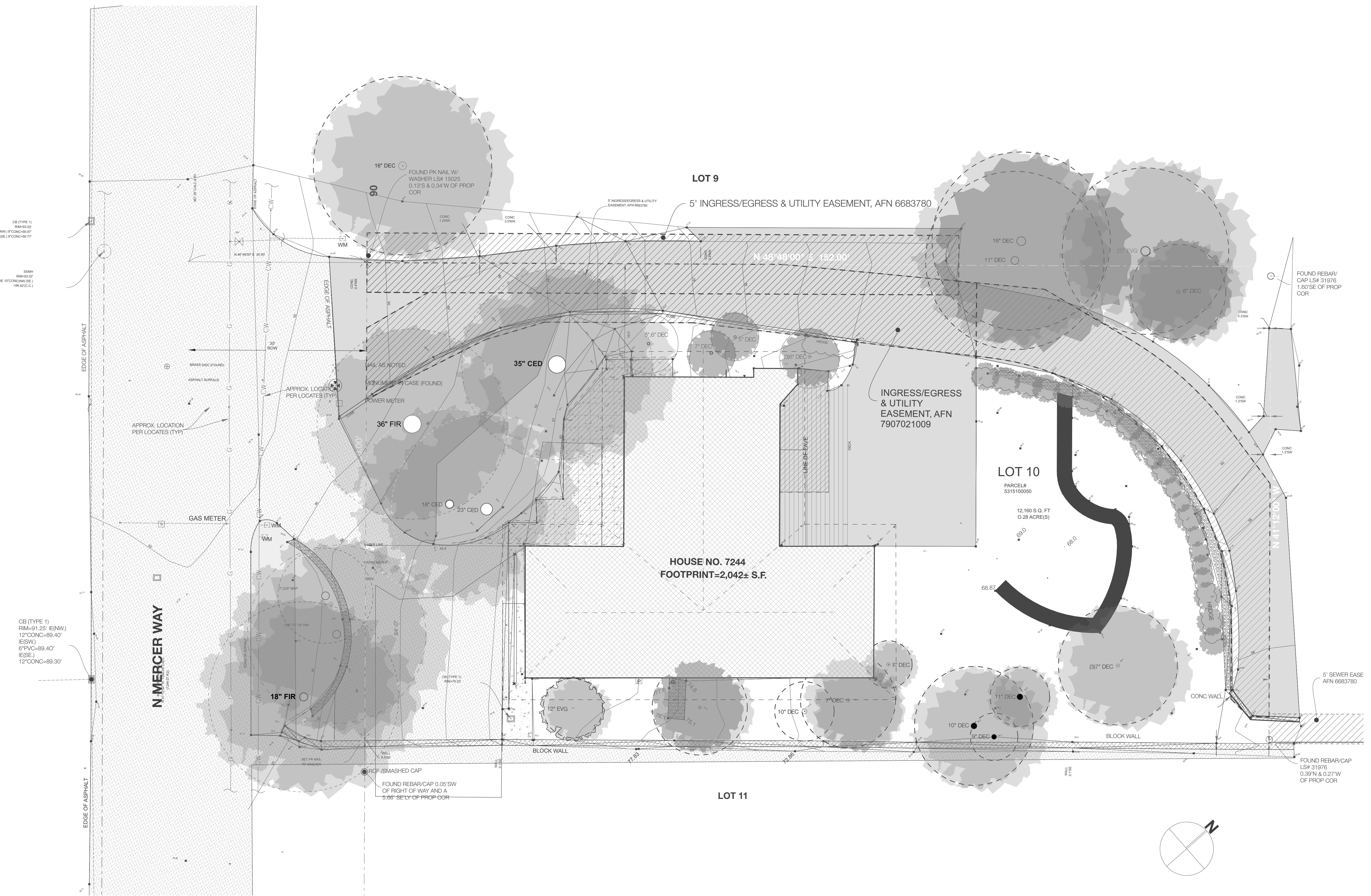
07 62 00 -4	ALUMINUM HEAD FLASHING PROFILE: REFER TO DRAWING THICKNESS: 22 GAUGE MATERIAL: ALUMINIUM COLOUR: BLACK (TBC)
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07 92 00	1/2" AIR BARRIER SEALANT ON PF ROD
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08 00 00	GENERAL CONTRACTOR SHALL REVIEW CONSTRUCTION DOCUMENTS AND PROVIDE LABOR AND MATERIALS PERTAINING TO THE DOORS AND WINDOWS AS REQUIRED IN SAID DOCUMENTS AND AS SPECIFIED HEREIN, WHILE COMPLYING WITH ALL APPLICABLE BUILDING CODES, IN ALL SLEEPING AREAS PROVIDE AN OPERABLE EGRESS STANDARD WINDOW OR DOOR DIRECTLY TO EXTERIOR.
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CONFIRM ALL OPENINGS ARE COMPLIANT WITH ALL APPLICABLE BUILDING CODES CONCERNING EGRESS, LIGHTING AND VENTILATION REQUIREMENTS. TEMPER ALL GLASS LOCATED WITHIN 2'-0" FROM EXTERIOR DOORS, ALL GLASS IN DOORS AND ABOVE TUB ENCLOSURES. PROVIDE AND INSTALL NECESSARY WINDOWS AND APPROPRIATE HARDWARE TO OPERATE AND LOCK WINDOWS.





VICINITY PLAN NTS



LOCATION PLAN NTS

PROPERTY DATA

SITE ADDRESS 7244 N MERCER WAY, MERCER ISLAND WASHINGTON, 98040

PARCEL 5315100050

LOT 10

PLAT BLOCK / BUILDING NUMBER 1

LEGAL DESCRIPTION

THE SOUTHWESTERLY 152.00 FEET, AS MEASURED ALONG THE NORTHWESTERLY AND SOUTHEASTERLY LINES, LOT 10, BLOCK 1, MCGILVRA'S ISLAND ADDITION, ACCORDING TO THE PLAT THEREOF RECORD IN VOLUME 16 OF PLATS, PAGE 58, RECORDS OF KING COUNTY, WASHINGTON

ASSESSOR'S TAX NUMBER

5315100050

LOT AREA

GROSS LOT AREA: 12,160 SF (0.28 ACRES)

NET LOT AREA: 9,983 SQ FT

(GROSS LOT AREA 12,160 - VEHICULAR EASEMENTS 2,177.30)

Ponting Fitzgerald Architects

**ADDITIONS & ALTERATIONS TO
7244 N MERCER WAY, MERCER ISLAND WASHINGTON, 98040**

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NO.	NAME	ISSUE DATE
DRAWING	SITE PLAN - EXISTING	SHEET
		A1.01
DRAWN BY	PFA	SCALE
PRINT DATE	10/10/23	1/8" = 1'-0", 1/4" = 1'-0" @ A1
REV		01

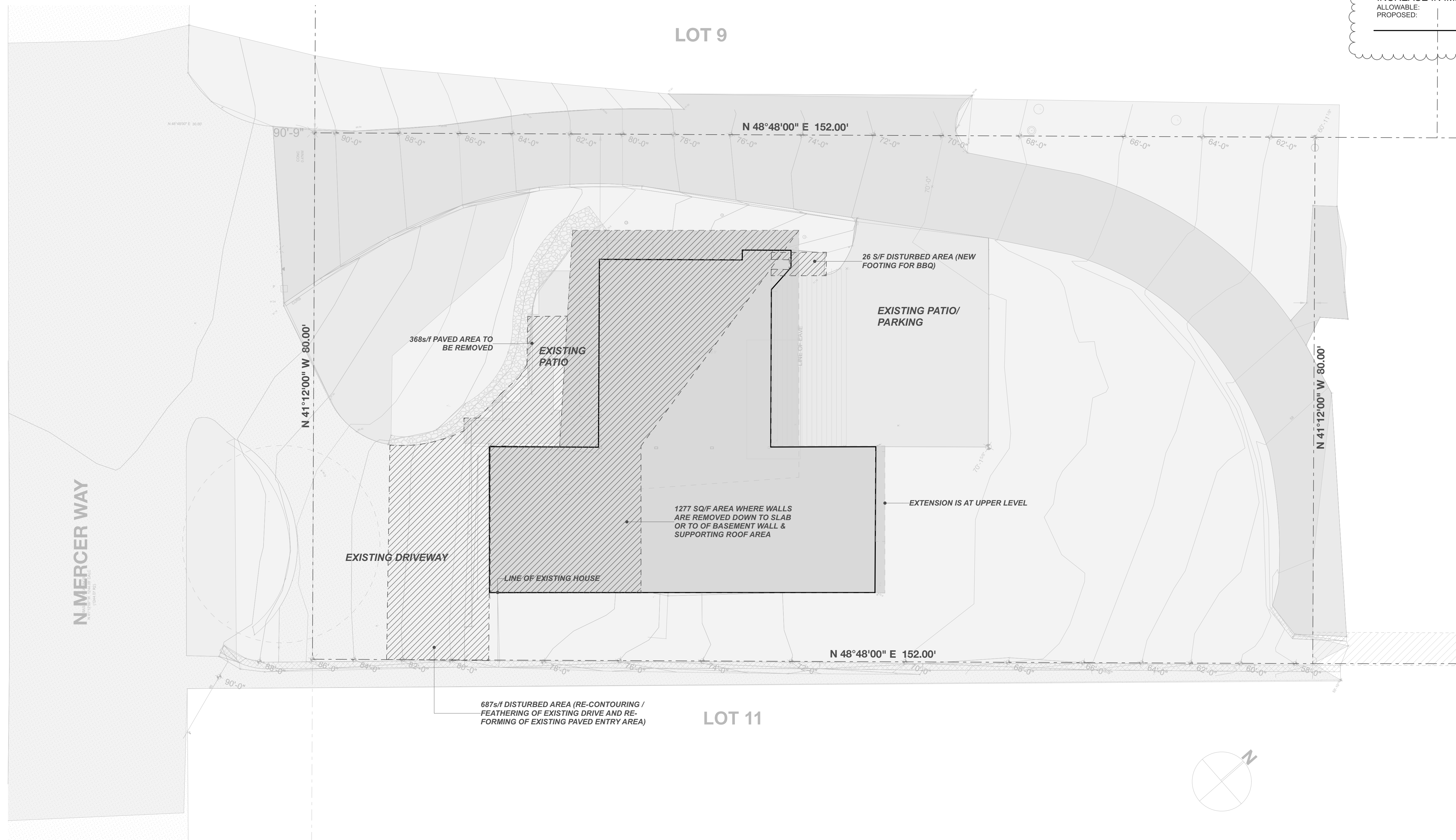
STORMWATER DESIGN REQUIREMENTS MICC15.09.050

NEW OR REPLACED HARD SURFACE AREA
 ALLOWABLE: 2,000 SQ/F
 PROPOSED:
 FEATHERING OF DRIVEWAY AND REPLACEMENT OF ENTRY COURT = 687 SQ/F
 WALLS DOWN TO SLAB AND BASEMENT WALLS = 1277 SQ/F
 NEW BBQ FOOTING = 26 SQ/F
TOTAL NEW OR REPLACED SURFACE = 1,990 SQ/F **COMPLIES**

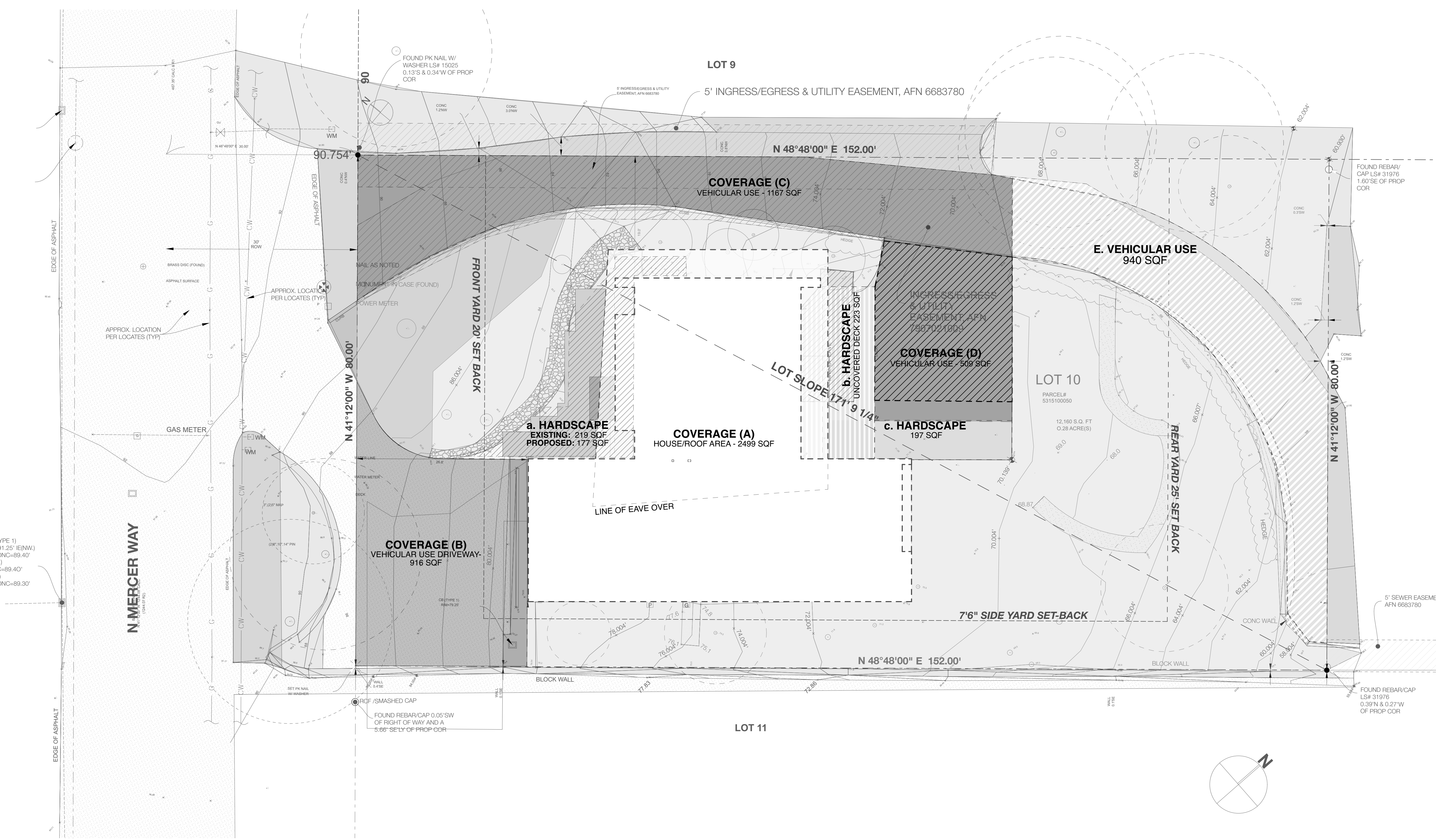
LAND DISTURBING ACTIVITY
 ALLOWABLE: 7,000 SQ/F
 PROPOSED:
 REPLACED DRIVEWAY AND ENTRY COURT = 687 SQ/F
 NEW BBQ FOOTING = 26 SQ/F
TOTAL LAND DISTURBING ACTIVITY = 713 SQ/F **COMPLIES**

INCREASE IN IMPERVIOUS SURFACE AREA
 ALLOWABLE: 500 SQ/F
 PROPOSED: REDUCTION OF 166 SQ/F **COMPLIES**

02



NO.	NAME	ISSUE DATE
DRAWING	SITE PLAN - PROPOSED (STORMWATER)	SHEET
DRAWN BY	PFA	SCALE
PRINT DATE	11/28/23	1/8" = 1'-0", 1/4" = 1'-0" @ A1
REV		A1.02



ZONING DESIGNATION

JURISDICTION	CITY OF MERCER ISLAND
ZONING	R-12 CITY'S UNIFIED DEVELOPMENT MERCER ISLAND CITY CODE (MICC) TITLE 19

LOT AREAS MICC19.02.020A	
GROSS LOT AREA	12,160 SQ FT
NET LOT AREA	11,220 SQ FT
GROSS LOT AREA 12,160 - VEHICULAR EASEMENTS 940 =	11,220 SQ FT

LOT SLOPE CALCULATION	
HIGHEST ELEVATION POINT	90.75'
LOWEST ELEVATION POINT ON LOT	57.29'
ELEVATION DIFFERENCE	33.46'
HORIZONTAL DISTANCE BETWEEN HIGH AND LOW POINTS	171.77'
LOT SLOPE	19.5%

LOT COVERAGE MICC19.02.020F.3.a					
ALLOWABLE (INCLUDES HOUSE DRIVING SURFACES, EAVES AND ACCESSORY BUILDINGS)					
NET LOT AREA	11,220	x	35%	=	ALLOWABLE COVERAGE
					3,927 SQ FT

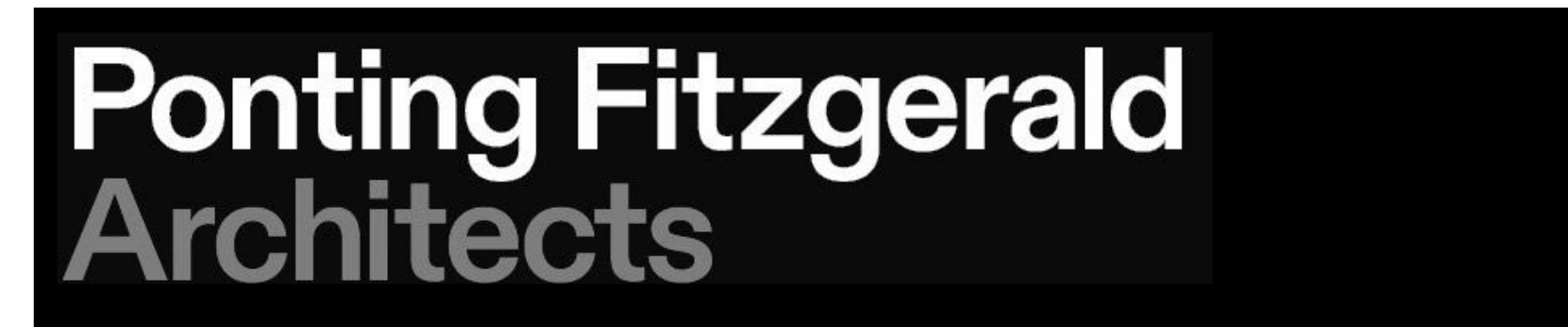
LOT COVERAGE CALCULATION

EXISTING	AREAS
DESIGNATION (REFER TO PLAN)	
MAIN STRUCTURE ROOF AREA (INCLUDING EAVES)	2,762
VEHICULAR USE INGRESS/EGRESS/PARKING:	
AREA 'B'	916
AREA 'C'	1,167
AREA 'D'	509
AREA 'E' (940 SQ FT NOT INCLUDE AS USE FOR ACCESS ANOTHER LOT)	0
	2,592
TOTAL	5,354 SQ FT
INFRINGES	1,427 OVER
PROPOSED	
DESIGNATION (REFER TO PLAN)	
MAIN STRUCTURE ROOF AREA	2,499
VEHICULAR USE:	
AREA 'B'	916
AREA 'C'	1,167
AREA 'D'	509
AREA 'E' (940 SQ FT NOT INCLUDE AS USE FOR ACCESS ANOTHER LOT)	0
	2,592
TOTAL	5,091 SQ FT
INFRINGES	1,164 OVER
	NOTE: 263 SQ FT REDUCTION FROM EXISTING

HARDSCAPE					
ALLOWABLE HARDSCAPE					
NET LOT AREA	11,220	x	3%	=	ALLOWABLE HARDSCAPE
					1,010 SQ FT

HARDSCAPE CALCULATIONS	
EXISTING HARDSCAPE	
DESIGNATION (REFER TO PLAN)	
UNCOVERED DECKS (AREA 'b')	223
UNCOVERED PATIOS (AREA 'a'+AREA 'c')	416
ROCKERIES	145
WALKWAYS	0
RETAINING WALLS	0
TOTAL EXISTING HARDSCAPE AREAS	784 SQ FT
HARDSCAPE AREA REMOVED	219 SQ FT
NEW HARDSCAPE	
DESIGNATION (REFER TO PLAN)	
UNCOVERED DECKS (AREA 'b')	0
UNCOVERED PATIOS (AREA 'a'+AREA 'c')	177
ROCKERIES	0
WALKWAYS	0
RETAINING WALLS	0
TOTAL NEW HARDSCAPE AREAS	177 SQ FT
TOTAL PROJECT HARDSCAPE	742 SQ FT
	268 UNDER
	COMPLIES
	NOTE: 42 SQ FT REDUCTION FROM EXISTING

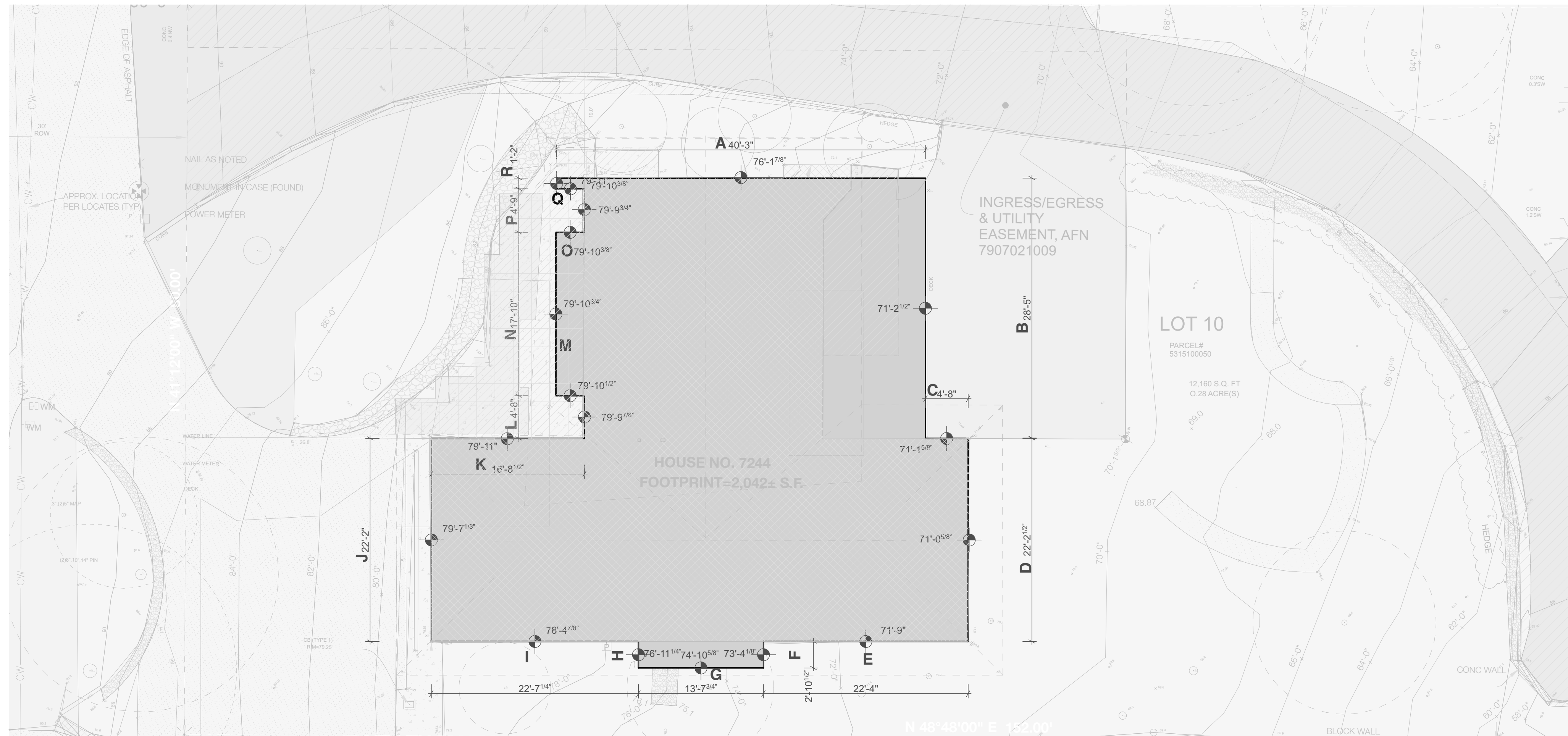
SETBACKS MICC19.02.020C	
FRONT YARD 20' COMPLIES	
REAR YARD 25' COMPLIES	
SIDE YARD SIDE YARD DETERMINATION PER MICC 19.02.020C	
SIDE YARD (TOTAL) LOT WIDTH LESS THAN 90 = 15'	
SIDE YARD WIDTH (MIN) 5' OR 3% AGGREGATE SIDE YARD	
COMBINED 17% OF 94'-10" = 16.12'	
(MICC19.02.020C(1)(C)(ii), LARGEST DIAMETER OF LOT WIDTH CIRCLE)	



ADDITIONS & ALTERATIONS TO
7244 N MERCER WAY, MERCER ISLAND WASHINGTON, 98040

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NO.	NAME	ISSUE DATE
DRAWING		SHEET
SITE PLAN - PLANNING		A1.03
DRAWN BY	PFA	SCALE
PRINT DATE	10/10/23	1/8" = 1'-0", 1/4" = 1'-0" @ A1
REV		



1 AVERAGE BUILDING ELEVATION CALCULATION
Scale 1/8" = 1'-0"

BUILDING HEIGHT LIMIT MICC19.02.020E

1. MAXIMUM BUILDING HEIGHT. NO BUILDING SHALL EXCEED 30 FEET IN HEIGHT ABOVE THE AVERAGE BUILDING ELEVATION TO THE HIGHEST POINT OF THE ROOF - COMPLIES (REFER TO ELEVATIONS AND CALCULATION BELOW)

AVERAGE BUILDING ELEVATION CALCULATION (A.B.E)				
MARKER	MIDPOINT ELEVATION (FT)	WALL SEGMENT MARKER	LENGTH (FT)	WEIGHTED SUM OF MID-POINT ELEVATIONS
A	76.2'	a	40.25	3067
B	71.2'	b	28.41	2022.08
C	71.1'	c	4.67	332.0
D	71.0'	d	22.20	1576.2
E	71.8'	e	22.33	1603.3
F	73.3'	f	2.86	209.64
G	74.9'	g	13.65	1022.4
H	76.9'	h	2.86	219.9
I	78.4'	i	22.60	1771.8
J	79.6'	j	22.16	1763.9
K	79.9'	k	16.70	1334.3
L	79.8'	l	4.66	371.9
M	79.9'	m	3.13	250.0
N	79.9'	n	17.83	1424.6
O	79.9'	o	3.13	250.0
P	79.8'	p	4.66	371.9
Q	79.9'	q	3.13	250.0
R	79.9'	r	1.17	93.5
TOTALS			236.4	17,935.14

A.B.E = 17,935.14 / 236.4 = 79.9'

2. MAXIMUM BUILDING HEIGHT ON DOWNHILL BUILDING FACADE. THE MAXIMUM BUILDING FACADE HEIGHT ON THE DOWNHILL SIDE OF A SLOPING LOT SHALL NOT EXCEED 30 FEET IN HEIGHT. COMPLIES (REFER TO ELEVATIONS)

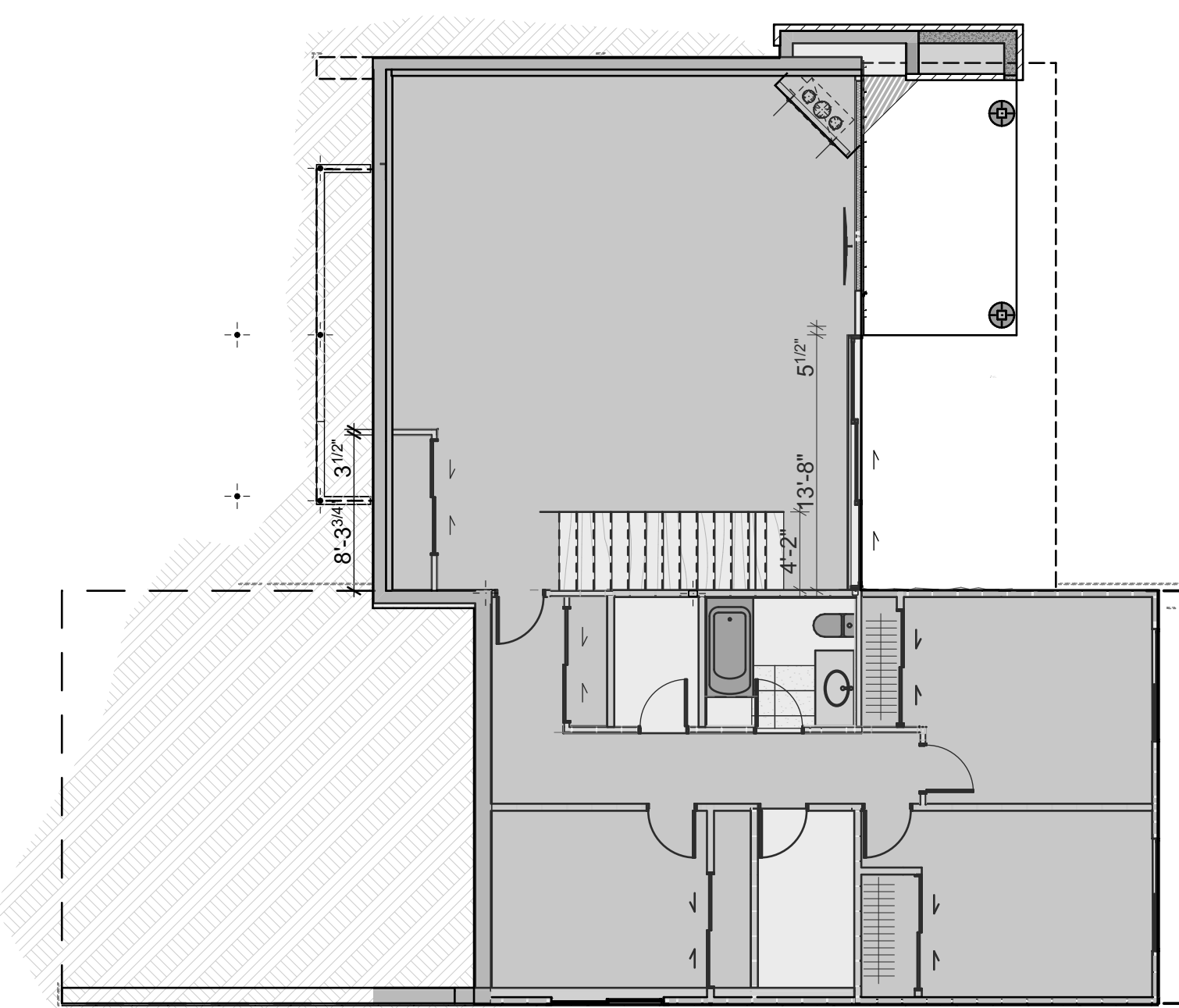
GROSS FLOOR AREA MICC19.02.020D

ALLOWABLE GFA

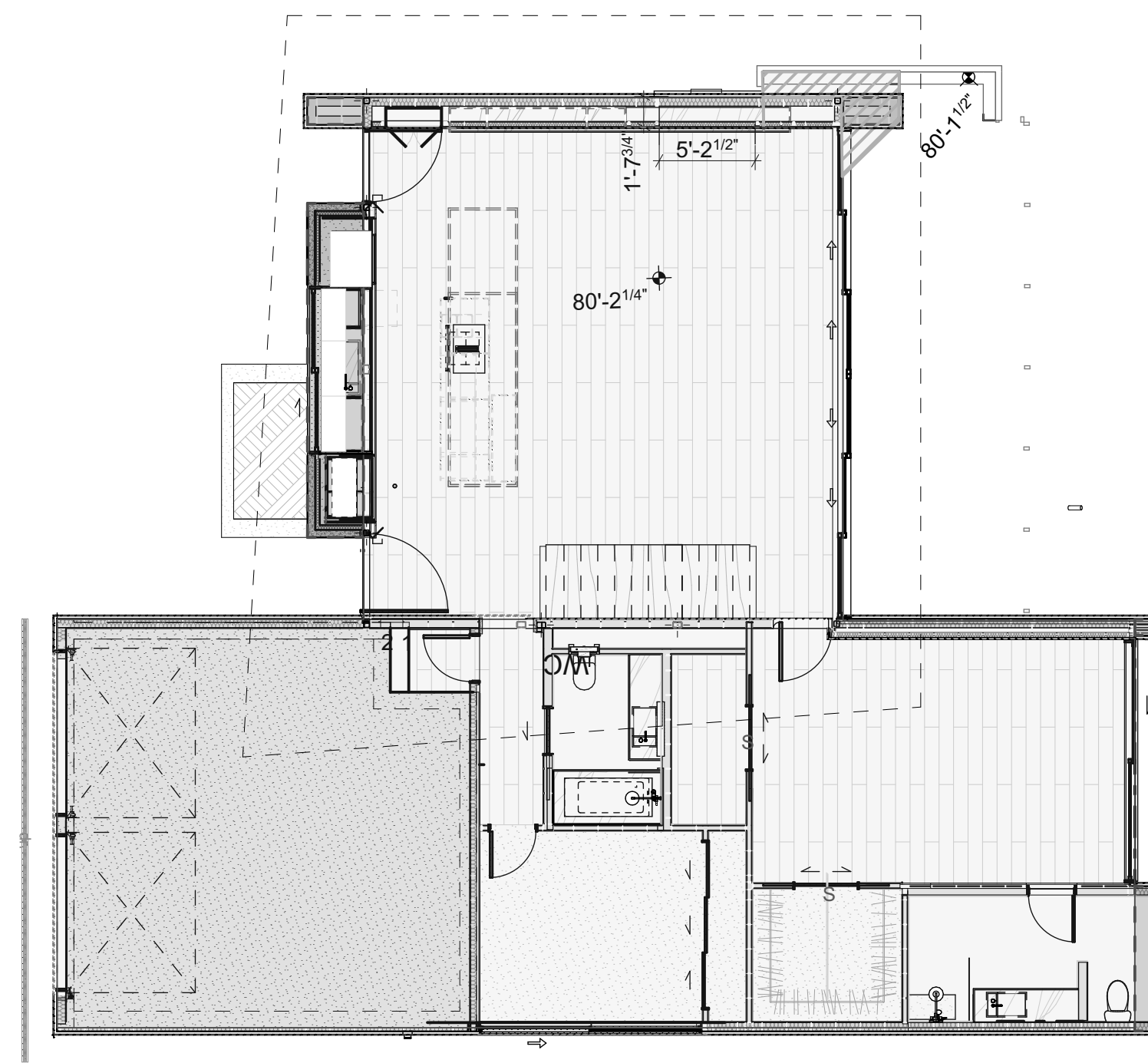
10,000 SQUARE FEET OR 40% OF THE LOT AREA, WHICHEVER IS LESS
 NET LOT AREA 11,220 x 0.4 = ALLOWABLE COVERAGE 4,488 SQ FT

GROSS FLOOR AREAS

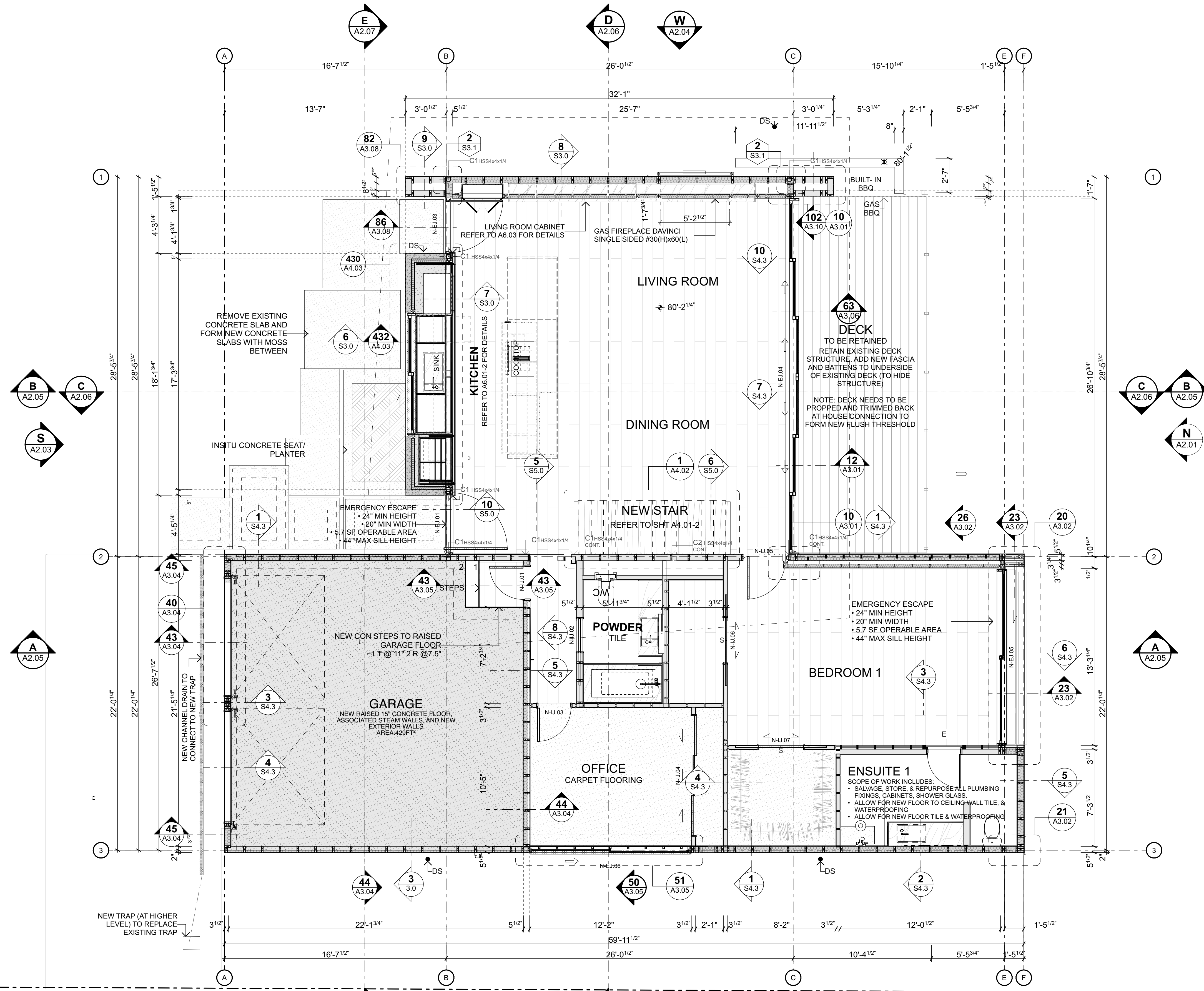
AREA	EXISTING	REMOVED	NEW	TOTAL
MAIN FLOOR	1,565	-	53	1,618
GROSS BASEMENT AREA	1,565	-	8	1,573
GARAGE	504	-	-	504
TOTAL	3,808	-	61	3,869



2 LOWER FLOOR PLAN - GFA
Scale 1/8" = 1'-0"



3 MAIN FLOOR PLAN - GFA
Scale 1/8" = 1'-0"



1 MAIN FLOOR PLAN - PROPOSED
 Scale 1/4" = 1'-0"

GENERAL NOTES

OTHER DRAWINGS
 THIS DRAWING MUST BE READ IN CONJUNCTION WITH:
 A1.06 MAIN FLOOR FRAMING PLAN
 A1.09 MID FLOOR STRUCTURE PLAN
 A1.11 PLUMBING & DRAINAGE

ENGINEERING
 REFER TO ENGINEER'S PLANS FOR ALL STRUCTURAL ELEMENTS, EXACT BEAM SIZES, LOCATIONS, FINISHES, BRACING, AND CONNECTION DETAILS.

SLAB REBATES / SERVICES & PENETRATIONS
 IT IS THE MAIN CONTRACTORS SOLE RESPONSIBILITY TO COORDINATE WITH ALL OTHER TRADES TO ENSURE ALL PLUMBING, DOWNPIPES, DUCTS, REBATES AND SET-DOWNS ARE ALLOWED FOR IN THE FORMING AND POURING OF THE SLAB.
 COORDINATE WITH JOINER, DOOR AND WINDOW MANUFACTURER, PLUMBER AND ELECTRICIAN TO CONFIRM SIZES AND POSITIONS OF ALL SLAB REBATES AND PENETRATIONS, CONDUITS AND DRAINS PRIOR TO CONSTRUCTION.

LEGEND - WALL STRUCTURE

- | SYMBOL | DESCRIPTION |
|--------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | EXISTING TIMBER FRAME
GENERALLY: INTERIOR WALLS 2x4" @ 16"CRS |
| | EXISTING INSITU CONCRETE WALLS |
| | TIMBER FRAME TO BE REMOVED |
| | TIMBER FRAME
GENERALLY: EXTERIOR WALL 2x6" FRAMING @ 16"CRS
INTERIOR WALLS 2x4" |
| | NON-INSULATED |
| | INSULATED WITH R21 FIBREGLASS BATTS |
| | INSITU CONCRETE WALLS (SINGLE SKIN)
PROFILE: 6" THICK
FINISH: 4" ROUGH SAWN SHUTTERING (HORIZONTAL) TO ALL EXPOSED FACES
EDGING: SQUARE EDGES I/E NO CHAMFERS |

WALL FINISHES

- | SYMBOL | DESCRIPTION |
|--------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | PLASTER |
| | SIDING
PROFILE: VERTICAL SHIPLAP WEATHER BOARD SYSTEM: EX 6x1"
GRADE: GRADE PREMIUM CLEAR (PC1) 1/4 SAWN.
SURFACE FINISH: BAND SAWN.
CAVITY: 1" CASTILATED BATTS |

FLOOR FINISHES

- | SYMBOL | DESCRIPTION |
|--------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | ENGINEERED FLOORING
PROFILE: 9x1" (6MM WEAR LAYER)
MATERIAL: ENGINEERED FRENCH OAK
FINISH: PREFINISHED
FIXING: DIRECT FIXED (ALLOW FOR GRINDING AND SEALING OF SLAB) |
| | FLOOR TILES
TYPE: PORCELAIN TO BE SELECTED (EXACT SPEC TO BE CONFIRMED)
SIZE: LARGE SHEET FORMAT IE 4x2' SLABS
WATERPROOFING: MAPELASTIC AQUADEFENSE (ALLOW TO SEAL ALL BATHROOM FLOORS & WALLS)
GROUT & ADHESIVES: ALLOW FOR MAPEI SYSTEM |
| | CARPET
STYLE: ALLOW FOR HIGH QUALITY
MATERIAL: WOOL
UNDERLAY: HIGH QUALITY |
| | EXPOSED AGGREGATE CONCRETE
THICKNESS: 4" THK EXPOSED AGGREGATE CONCRETE SLAB
AGGREGATE: TBC |



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NO.	NAME	ISSUE DATE
DRAWING	MAIN FLOOR PLAN - PROPOSED	SHEET
A1.05		
DRAWN BY	PFA	SCALE
PRINT DATE	10/10/23	1/4" = 1'-0" @ A1
REV		

GENERAL NOTES

OTHER DRAWINGS
STRUCTURE IS SHOWN INDICATIVELY ONLY. REFER TO ENGINEER'S DRAWINGS AND SPECIFICATIONS FOR CONFIRMATION OF STEEL SIZES, CONNECTION DETAILS AND ALL OTHER STRUCTURAL INFORMATION.

COMPLIANCE
CONTRACTOR SHALL REVIEW CONSTRUCTION DOCUMENTS AND PROVIDE LABOR AND MATERIALS PERTAINING TO CARPENTRY WORK AS REQUIRED IN SAID DOCUMENTS AND AS SPECIFIED HEREIN, WHILE COMPLYING WITH ALL APPLICABLE BUILDING CODES INCLUDING BUT NOT EXCLUSIVE TO IRC CHAPTER 6

QUALITY
ALL LUMBER SHALL BE OF LIVE, SOUND STOCK, TRUE AND STRAIGHT, AND PROPERLY DRIED.

PRESSURE TREATMENT
PRESSURE TREATED LUMBER SHALL BE USED WHERE ANY LUMBER SHALL COME INTO CONTACT WITH CONCRETE, MASONRY BLOCK OR SOIL AND WHEN USING AS SUPPORT MEMBERS FOR DECKS, PORCHES OR BALCONIES.

MOISTURE CONTENT
LUMBER FOR USE AT EXTERIOR SHALL HAVE A MAXIMUM 12 PERCENT MOISTURE CONTENT

TIMBER FRAMING SETOUT
THE FRAMING LAYOUT IS DIAGRAMMATIC ONLY. THE CONTRACTOR MUST CONFIRM THE EXACT AMOUNT OF FRAMING REQUIRED ON SITE AND ENSURE FRAMING COMPLIES WITH SHEATHING & BRACING REQUIREMENTS.

WALL BRACING
REFER TO STRUCTURAL ENGINEERS DOCUMENTS

SERVICES & PENETRATIONS
IT IS THE MAIN CONTRACTORS SOLE RESPONSIBILITY TO COORDINATE WITH ALL OTHER TRADES TO ENSURE ALL PLUMBING, DOWNPIPES, DUCTS, REBATES, RECESSED CABINETS, STAIR SUPPORTS, BENCH BRACKETS, APPLIANCE, AND SET-DOWNS ARE ALLOWED FOR IN THE FRAMING ASSEMBLY.

COORDINATE WITH JOINER, CABINET MAKER, DOOR AND WINDOW MANUFACTURER, PLUMBER AND ELECTRICIAN TO CONFIRM SIZES AND POSITIONS OF ALL SLAB REBATES AND PENETRATIONS, CONDUITS AND DRAINS PRIOR TO CONSTRUCTION.

STUDS AND JOISTS CUT TO INSTALL PLUMBING AND/OR WIRING SHALL BE REINFORCED BY ADDING METAL OR WOOD STRUCTURAL REINFORCING TO STRENGTHEN MEMBER BACK TO ORIGINAL CAPACITY AND MAINTAIN STRUCTURAL INTEGRITY. REFER TO (R602.6)

THERMAL INSULATION
REFER TO MINIMUM REQUIREMENTS SHOWN IN ENERGY NOTE ON SHEET A0.02 FOR THERMAL INSULATION REQUIREMENTS.

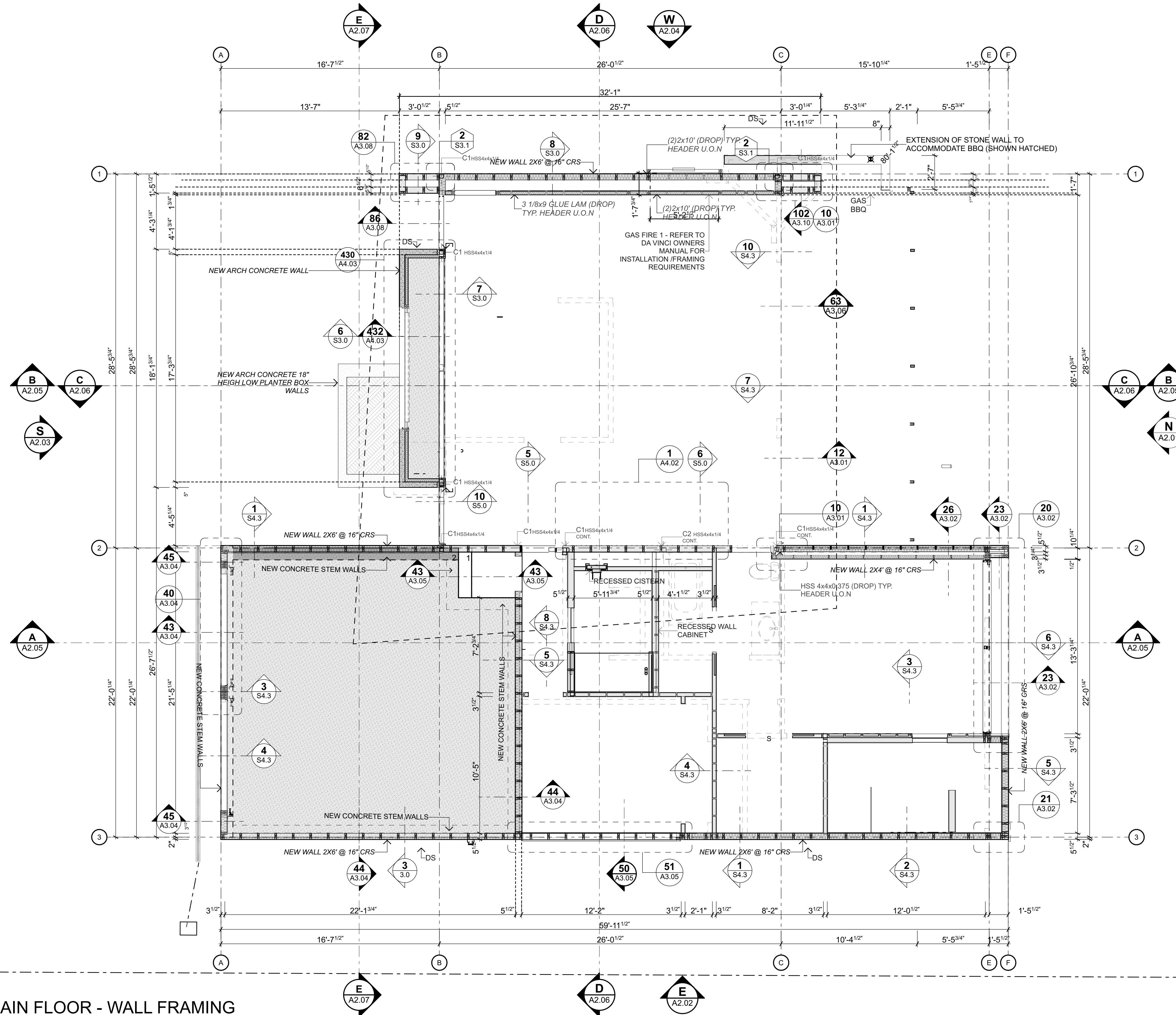
STUD SPACING
EXTERIOR STUDS
ALL EXTERIOR WALLS SHALL BE CONSTRUCTED WITH 2" X 6" WOOD STUDS AT 16" ON CENTER (OC), WITH SINGLE BOTTOM PLATES (R02.3.4) AND DOUBLE TOP PLATES THROUGHOUT (R602.3.2). PROVIDE SOLID BLOCKING AT MID-HEIGHT OF ALL WALLS. FOR EXTERIOR CORNER JOINTS, INSTALL (3), 2" X 6" S NAILED TOGETHER. WHERE INTERIOR PARTITIONS MEET EXTERIOR WALLS, INSTALL 2 STUDS FASTENED TOGETHER WITH 2" X 6" BLOCKS APPROXIMATELY ONE FOOT LONG. ONE BLOCK IS PLACED AT THE BOTTOM, ONE AT THE TOP AND ONE ABOUT CENTER OF THE STUDS.

WHERE EXTERIOR OPENINGS OCCUR ON 2" X 6" EXTERIOR WALLS, PROVIDE STRUCTURAL HEADERS AS PER STRUCTURAL ENGINEERS SPECIFICATIONS.

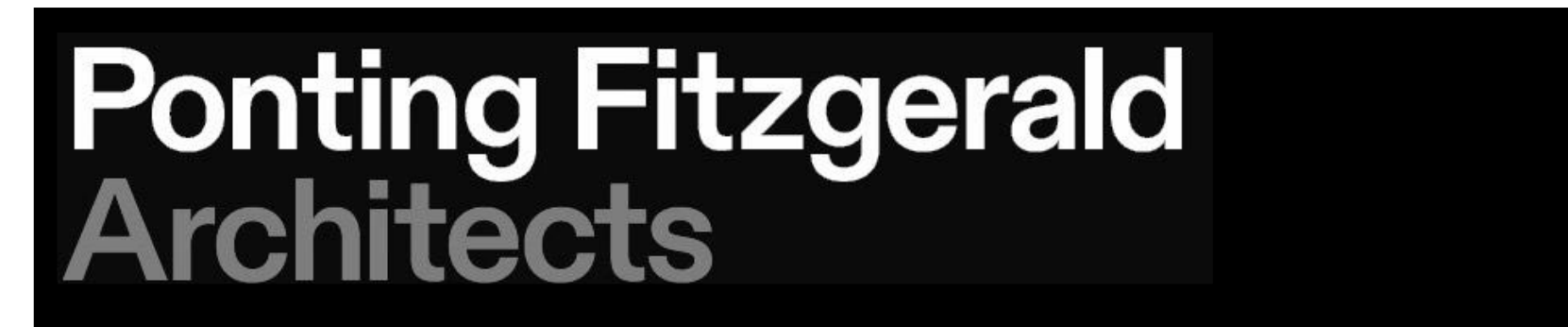
INTERIOR STUDS
ALL INTERIOR WALLS SHALL BE WOOD STUDS, WITH SINGLE BOTTOM PLATES AND DOUBLE TOP PLATES THROUGHOUT. PROVIDE SOLID BLOCKING AT MID-HEIGHT OF ALL WALLS WHICH EXCEED 9'-0" IN HEIGHT. 2" X 4" STUDS PLACED 16" ON CENTER (OC) - TYPICAL

LEGEND - WALL STRUCTURE

SYMBOL	DESCRIPTION
	TIMBER FRAME GENERALLY: EXTERIOR WALL 2x6" FRAMING @ 16" CRS INTERIOR WALLS 2x4"
	NON-INSULATED
	INSULATED WITH R21 FIBREGLASS BATTS
	EXISTING 2x4" FRAMING TO BE RETAINED
	EXISTING 2x4" FRAMING TO BE DEMOLISHED
	INSITU CONCRETE WALLS (SINGLE SKIN) PROFILE: 6" THICK FINISH: 4" ROUGH-SAWN SHUTTERING (HORIZONTAL) TO ALL EXPOSED FACES EDGING: SQUARE EDGES I.E. NO CHAMFERS



1 MAIN FLOOR - WALL FRAMING
Scale 1/4" = 1'-0"



**ADDITIONS & ALTERATIONS TO
7244 N MERCER WAY, MERCER ISLAND WASHINGTON, 98040**

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NO.	NAME	ISSUE DATE
DRAWING	MAIN FLOOR - WALL FRAMING	SHEET
DRAWN BY PFA SCALE PRINT DATE 10/10/23		A1.06
		1/4" = 1'-0" @ A1
REV		01

GENERAL NOTES

DIMENSIONS
ALL DIMENSIONS SHALL BE VERIFIED BY THE CONTRACTOR ON SITE BEFORE CONSTRUCTION ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND ENGINEER IMMEDIATELY

STRUCTURE
ALL STRUCTURE SHOWN IS FOR GENERAL INFORMATION ONLY AND THIS DRAWING MUST BE READ IN CONJUNCTION WITH THE STRUCTURAL DESIGN ENGINEERS DRAWINGS WHICH DETAIL ALL STRUCTURAL REQUIREMENTS WITH ALSO INCLUDE ADDITIONAL HOLD DOWN AND BRACING REQUIREMENTS

LEGEND - WALL STRUCTURE

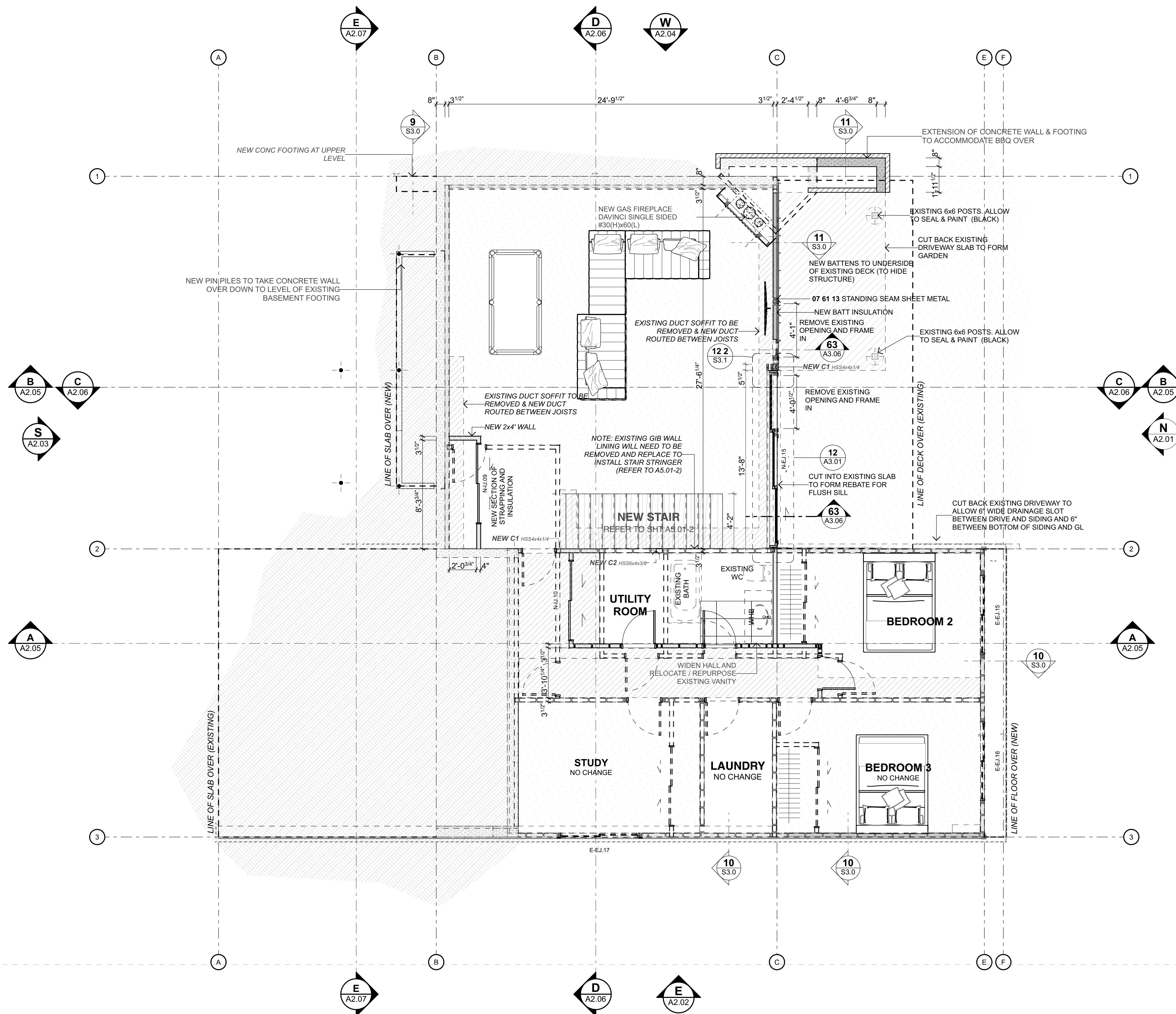
SYMBOL	DESCRIPTION
	EXISTING TIMBER FRAME GENERALLY: INTERIOR WALLS 2x4" @ 16"CRS
	EXISTING INSITU CONCRETE WALLS
	TIMBER FRAME TO BE REMOVED
	TIMBER FRAME GENERALLY: EXTERIOR WALL 2x6" FRAMING @ 16"CRS INTERIOR WALLS 2x4"
	NON-INSULATED
	INSULATED (NOTE USE ACOUSTIC INSULATION TO INTERNAL WALLS)
	INSITU CONCRETE WALLS (SINGLE SKIN) PROFILE: 1-1/2" CHCK FINISH: 4" ROUGH-SAWN SHUTTERING (HORIZONTAL) TO ALL EXPOSED FACES EDGING: SQUARE EDGES I.E NO CHAMFERS

WALL FINISHES

SYMBOL	DESCRIPTION
	CEDAR SIDING (RAINSCREEN) SPECIES: WESTERN RED CEDAR OR THERMALLY MODIFIED RADIATA PINE PROFILE (PRODUCT PATTERN): VERTICAL LAP SLIDING PATTERN WP12 - 5 7/16" X 13/16" WITH 1/4" GROOVE LENGTHS: SELECTED LENGTHS TO AVOID HORIZONTAL JOINTS. FINISH: WOOD OIL (FACTORY APPLIED). COLOUR: TBC CONTROL SAMPLE: ALLOW FOR CONTROL SAMPLE TO BE APPROVED PRIOR TO ORDER.
	FLATPAN SIDING BRAND: TAYLERS PROFILE: MS-SERIES -150 FLATPAN FULLY CRIMPED STANDING SEAM 16" TRAY THICKNESS: 22 GAUGE MATERIAL: ZINCALUMINIUMAZ-50 PER ASTM A-792 COLOUR: BLACK (TBC) FIXING: PROPRIETARY CONSEALED CLIPS
	CEMENT PLASTER (ON EXISTING PLY) INTEGRAL COLOR MINIMUM (3) COATS THICKNESS: 7/8" MIN

FLOOR FINISHES

SYMBOL	DESCRIPTION
	ENGINEERED FLOORING PROFILE: 9x11" (6MM WEAR LAYER) MATERIAL: ENGINEERED FRENCH OAK FINISH: PREFINISHED FIXING: DIRECT FIXED (ALLOW FOR GRINDING AND SEALING OF SLAB)
	FLOOR TILES TYPE: PORCELAIN TO BE SELECTED (EXACT SPEC TO BE CONFIRMED) SIZE: LARGE SHEET FORMAT I.E 4x2' SLABS WATERPROOFING: MAPELASTIC AQUADEFENSE (ALLOW TO SEAL ALL BATHROOM FLOORS & WALLS) GROUT & ADHESIVES: ALLOW FOR MAPEI SYSTEM
	CARPET STYLE: ALLOW FOR HIGH QUALITY MATERIAL: WOOL UNDERLAY: HIGH QUALITY
	EXPOSED AGGREGATE CONCRETE THICKNESS: 4" THK EXPOSED AGGREGATE CONCRETE SLAB AGGREGATE: TBC



NO.	NAME	ISSUE DATE
DRAWING	LOWER LEVEL - PROPOSED	SHEET
DRAWN BY PFA PRINT DATE 10/10/23		SCALE
		1/4" = 1'-0" @ A1
		A1.07
REV		01

MID FLOOR FRAMING NOTES

DIMENSIONS

ALL DIMENSIONS SHALL BE VERIFIED BY THE CONTRACTOR ON SITE BEFORE CONSTRUCTION ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND ENGINEER IMMEDIATELY

STRUCTURE

ALL STRUCTURE SHOWN IS FOR GENERAL INFORMATION ONLY AND THIS DRAWING MUST BE READ IN CONJUNCTION WITH THE STRUCTURAL DESIGN ENGINEERS DRAWINGS WHICH SHOWS ALL STEEL SIZES, CONNECTION DETAILS AND ALL OTHER STRUCTURAL INFORMATION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND ENGINEER IMMEDIATELY.

OTHER DRAWINGS

STRUCTURE IS SHOWN INDICATIVELY ONLY. REFER TO ENGINEER'S DRAWINGS AND SPECIFICATIONS FOR CONFIRMATION OF STEEL SIZES, CONNECTION DETAILS AND ALL OTHER STRUCTURAL INFORMATION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND ENGINEER IMMEDIATELY THIS DRAWING MUST BE READ IN CONJUNCTION WITH:

- A1.06 MAIN FLOOR WALL FRAMING PLAN
- A1.19 UTILITIES PLAN

COMPLIANCE

CONTRACTOR SHALL REVIEW CONSTRUCTION DOCUMENTS AND PROVIDE LABOR AND MATERIALS PERTAINING TO CARPENTRY WORK AS REQUIRED IN SAID DOCUMENTS AND AS SPECIFIED HEREIN, WHILE COMPLYING WITH ALL APPLICABLE BUILDING CODES INCLUDING BUT NOT EXCLUSIVE TO IRC CHAPTER 6 AND THE STRUCTURAL ENGINEERS SPECIFICATIONS.

ENGINEERING

REFER TO ENGINEER'S PLANS FOR ALL STRUCTURAL ELEMENTS, EXACT BEAM SIZES, LOCATIONS, FINISHES, BRACING, AND CONNECTION DETAILS.

REBATES / SERVICES & PENETRATIONS

IT IS THE MAIN CONTRACTORS SOLE RESPONSIBILITY TO COORDINATE WITH ALL OTHER TRADES TO ENSURE ALL PLUMBING, DOWNPIPES, DUCTS, REBATES AND FLOOR SET-DOWNS ARE ALLOWED FOR IN THE FORMING OR THE FLOOR PLATFORM.

COORDINATE WITH JOINER, DOOR AND WINDOW MANUFACTURER, PLUMBER AND ELECTRICIAN TO CONFIRM SIZES AND POSITIONS OF ALL SLAB/FLOOR REBATES AND PENETRATIONS, CONDUITS AND DRAINS PRIOR TO CONSTRUCTION.

STEEL BASE PLATES

WHERE NECESSARY TO CONCEAL FIXINGS, FIXED STEEL BASE PLATES BELOW SLAB LEVEL. WHERE BASE PLATES ARE SET INTO OR ALONG SIDE JOINERY REBATES SET BASE PLATES LOWER THAN LEVEL OF JOINERY REBATE TO ALLOW CLEARANCE OF BOLT FIXING. PACK OVER BASE PLATE WITH SIKA 212 GROUT UP TO REBATE LEVEL PRIOR TO APPLICATION OF MEMBRANE SILL TRAY.

STEEL SETOUT & SHOP DRAWINGS

THESE STRUCTURAL DRAWINGS ARE DIAGRAMMATIC AND NOT TO BE USED AS SHOP DRAWINGS. IT IS THE CONTRACTORS SOLE RESPONSIBILITY TO MEASURE AND MARK OUT ON SITE, CHECK AND ENSURE THE DIMENSIONAL ACCURACY OF ALL OF THE STEEL.

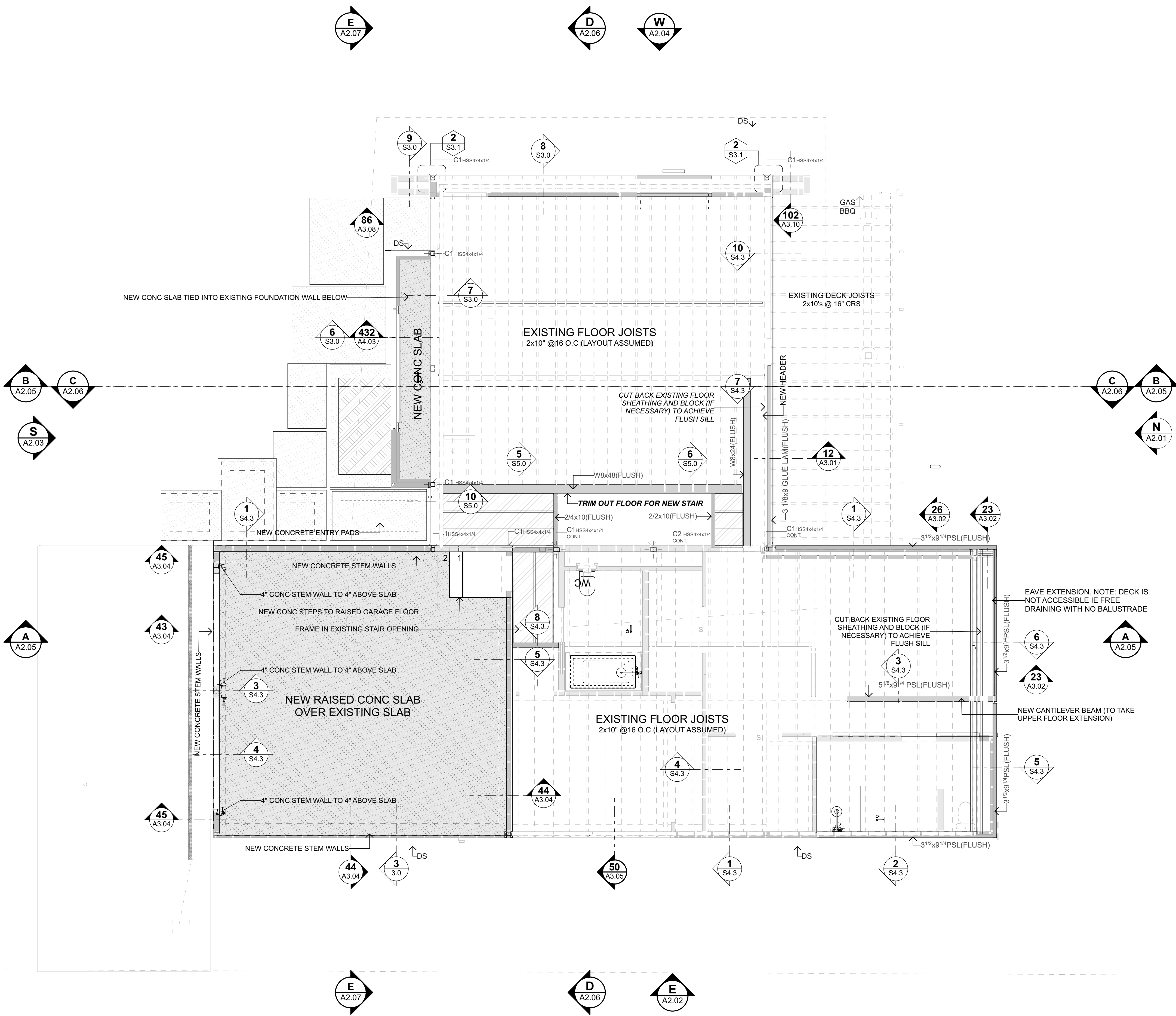
THE CONTRACTOR MUST MAKE DUE ALLOWANCE IN THE CONTRACT FOR THE PREPARATION, REVIEW AND SUBSEQUENT CORRECTION AND RE-REVIEW OF A FULL SET OF SHOP DRAWINGS.

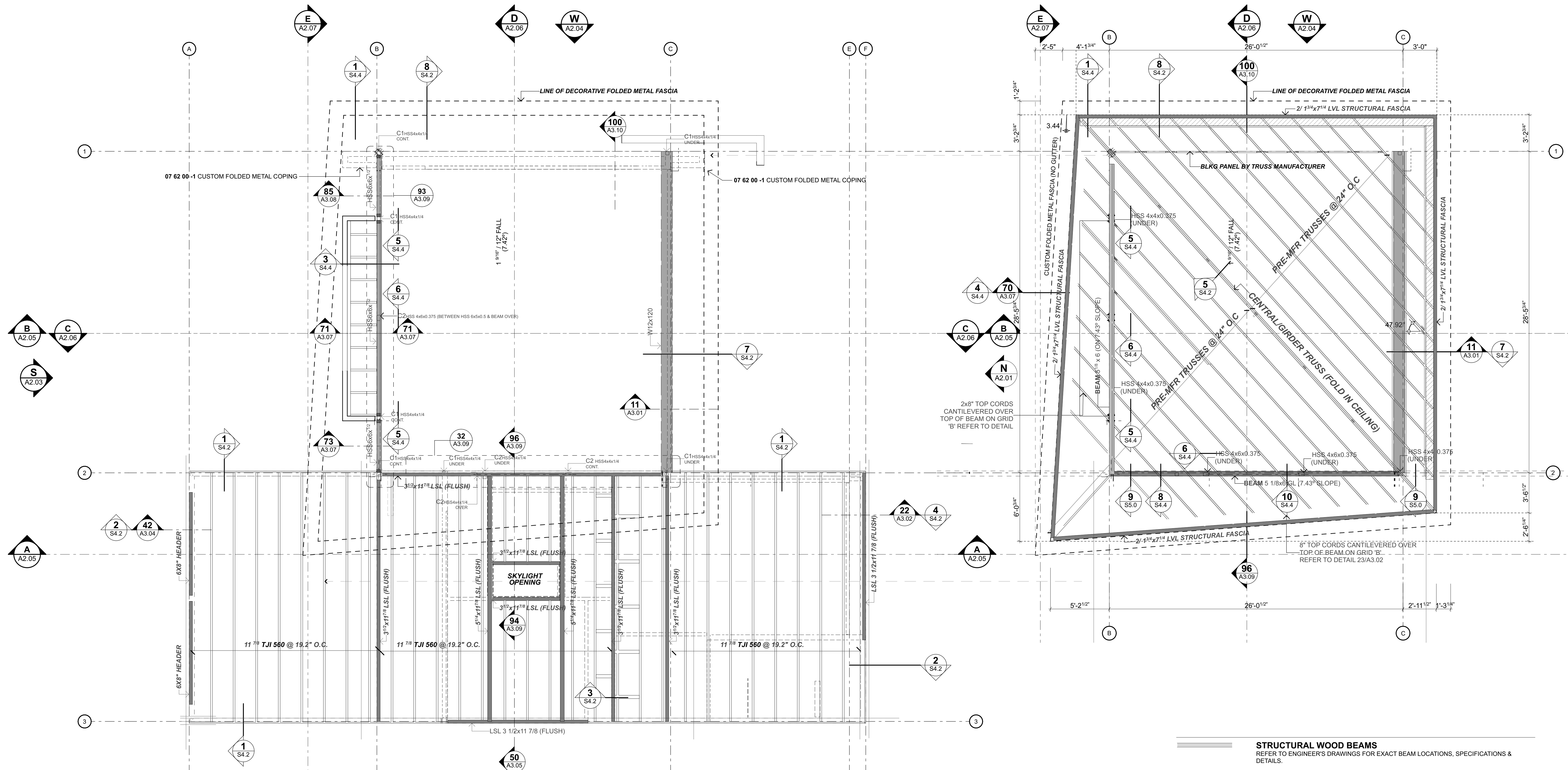
ALLOWANCE MUST BE MADE IN THE CONTRACTORS PROGRAMME FOR THE ARCHITECTS REVIEW OF THE SHOP DRAWINGS WHICH WILL BE LIMITED TO THE EXAMINATION FOR GENERAL APPEARANCE SETOUT OF THE STEELWORK. ALLOWANCE MUST ALSO BE MADE FOR THE ENGINEERS REVIEW OF THE SHOP DRAWINGS FOR STRUCTURAL ADEQUACY.

THESE REVIEWS DO NOT RELIEVE THE CONTRACTOR OF ANY RESPONSIBILITY FOR THE CORRECTNESS OF THE SHOP DRAWINGS, SITE DIMENSIONS, AND FOR ENSURING THE CORRECTNESS OF THE SHOP DRAWINGS.

LEGEND - FLOOR FRAMING PLAN

SYMBOL	DESCRIPTION
	STRUCTURAL SLAB SLAB ON GRADE THICKNESS/REINFORCING: REFER TO SDE SPECIFICATIONS
	EXTERIOR PAVING SLAB THICKNESS/REINFORCING: REFER TO SDE SPECIFICATIONS FINISH: EXPOSED AGGREGATE
	NEW PLY PLATFORM
	STRUCTURAL STEEL BEAM REFER TO ENGINEER'S DRAWINGS FOR EXACT BEAM LOCATIONS, CONNECTIONS, SPECIFICATIONS & DETAILS.
	NOMINAL WEB HEIGHT x PER FOOT WEIGHT BEAM DESCRIPTION S = STANDARD BEAM (TAPERED FLANGE) W = WIDE BEAM (PARALLEL FLANGE) H = PILE BEAM PFC = PARALLEL FLANGE CHANNEL FB = FLITCH BEAM HYSpan = HYSpan
	BEAM REFERENCE ID RB# = ROOF BEAM FB# = FLOOR BEAM
	STRUCTURAL WOOD BEAMS REFER TO ENGINEER'S DRAWINGS FOR EXACT BEAM LOCATIONS, SPECIFICATIONS & DETAILS.
	BEAM DESCRIPTION PSL = PARALLEL STAND LUMBER LVL = LAMINATED VENEER LUMBER HYSpan = HYSpan
	JOIST/RAFTER REFER TO ENGINEER'S DRAWINGS FOR EXACT BEAM LOCATIONS, SPECIFICATIONS & DETAILS.
	SPACING
	SIZE
	WALLS BELOW (SHOWN DASHED)
	STRUCTURAL POST WHERE POSTS ARE NOT HIDDEN IN WALL FRAMES OR ARE OTHERWISE ADJACENT





ROOF FRAMING NOTES

OTHER DRAWINGS
THIS DRAWING IS INCLUDED FOR INFORMATION ONLY REFER TO ENGINEER'S PLANS FOR ALL STRUCTURAL ELEMENTS, EXACT BEAM SIZES, LOCATIONS, FINISHES, BRACING, AND CONNECTION DETAILS.

STEEL SETOUT
CONTRACTOR IS TO CHECK ALL DIMENSIONS ON SITE PRIOR TO ORDERING. SHOP DRAWINGS ARE REQUIRED IN ACCORDANCE WITH THE SPECIFICATIONS AND TERMS LAYED OUT ON SHEET A0.01

TRUSSES
DESIGN: TO COMPLY WITH IRC SECTIONS 2303.4.1 THROUGH 2303.4.7
DRAWINGS: PROVIDE THE BUILDING OFFICIAL TRUSS DESIGN DRAWINGS FOR EACH INDIVIDUAL TRUSS PRIOR TO FABRICATION IN ACCORDANCE WITH IRC 2303.4.1.1

WOOD FRAMING
THE FRAMING LAYOUT IS DIAGRAMMATIC ONLY. THE CONTRACTOR MUST CONFIRM THE EXACT AMOUNT OF FRAMING REQUIRED ON SITE AND ENSURE FRAMING COMPLIES WITH ROOF SHEATHING AND MEMBRANE REQUIREMENTS. ALL FRAMING SHALL COMPLY WITH SHALL COMPLY IRC CHAPTER 8

SHEATHING
SHALL COMPLY IRC CHAPTER 8, LINING MANUFACTURES REQUIREMENTS AND STRUCTURAL ENGINEERS SPECIFICATIONS

SERVICES & PENETRATIONS
IT IS THE MAIN CONTRACTORS SOLE RESPONSIBILITY TO COORDINATE WITH ALL OTHER TRADES TO ENSURE ALL PLUMBING, DOWNPIPES, DUCTS, VENTS, AND SET-DOWNS ARE ALLOWED FOR IN FRAMING

BLOCK FOR WINDOW TREATMENTS
CONFIRM WITH OWNER ALL WINDOW TREATMENTS PRIOR TO BATTENING CEILINGS. ALLOW TO NOG FOR CURTAINS / BLINDS AS APPROPRIATE. CONFIRM LOCATIONS WITH CLIENTS.

LEGEND - ROOF FRAMING PLAN

SYMBOL	DESCRIPTION
	STRUCTURAL STEEL BEAM REFER TO ENGINEER'S DRAWINGS FOR EXACT BEAM LOCATIONS, CONNECTIONS, SPECIFICATIONS & DETAILS.
	NOMINAL WEB HEIGHT x PER FOOT WEIGHT
	BEAM DESCRIPTION S = STANDARD BEAM (TAPERED FLANGE) W = WIDE BEAM (PARALLEL FLANGE) H = PILE BEAM (PARALLEL FLANGE) PFC = PARALLEL FLANGE CHANNEL FB = FLITCH BEAM HYSPAN = HYSPAN
	BEAM REFERENCE ID RB# = ROOF BEAM FB# = FLOOR BEAM

STRUCTURAL WOOD BEAMS
REFER TO ENGINEER'S DRAWINGS FOR EXACT BEAM LOCATIONS, SPECIFICATIONS & DETAILS.

BEAM DESCRIPTION
SG8 = STRUCTURAL GRADE 8
LVL = LAMINATED VENEER LUMBER
HYSPAN = HYSPAN

SIZE

JOIST/RAFTER
REFER TO ENGINEER'S DRAWINGS FOR EXACT BEAM LOCATIONS, SPECIFICATIONS & DETAILS.

WALLS BELOW (SHOWN DASHED)

STRUCTURAL POST
WHERE POSTS ARE NOT HIDDEN IN WALL FRAMES OR ARE IMMEDIATELY ADJACENT JOINERY ALLOW TO SET BASE PLATE & BOLTS SET DOWN INTO DEPTH OF SLAB TO ALLOW CLEARANCE OF FLOORING / JOINERY REBATE

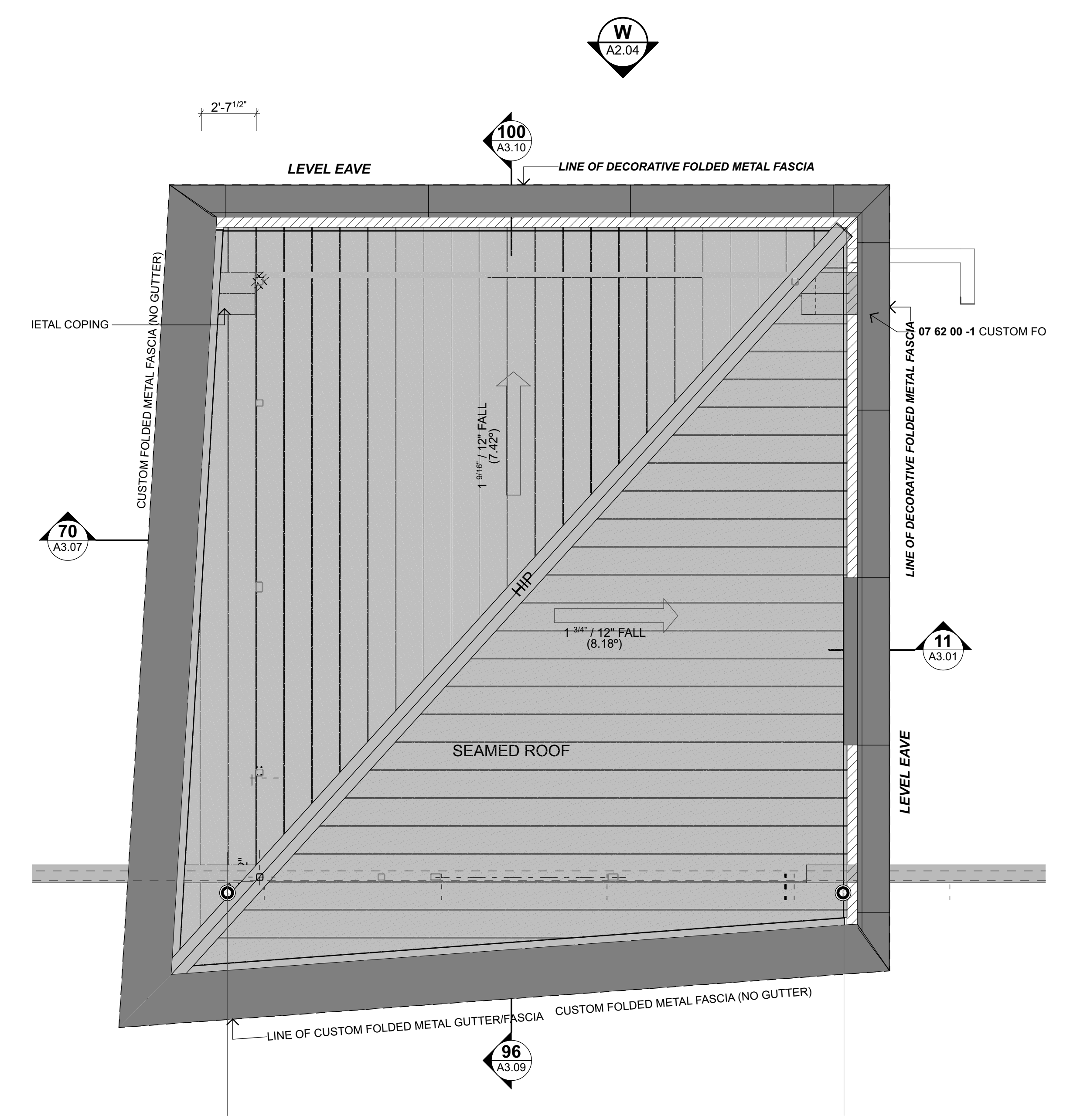
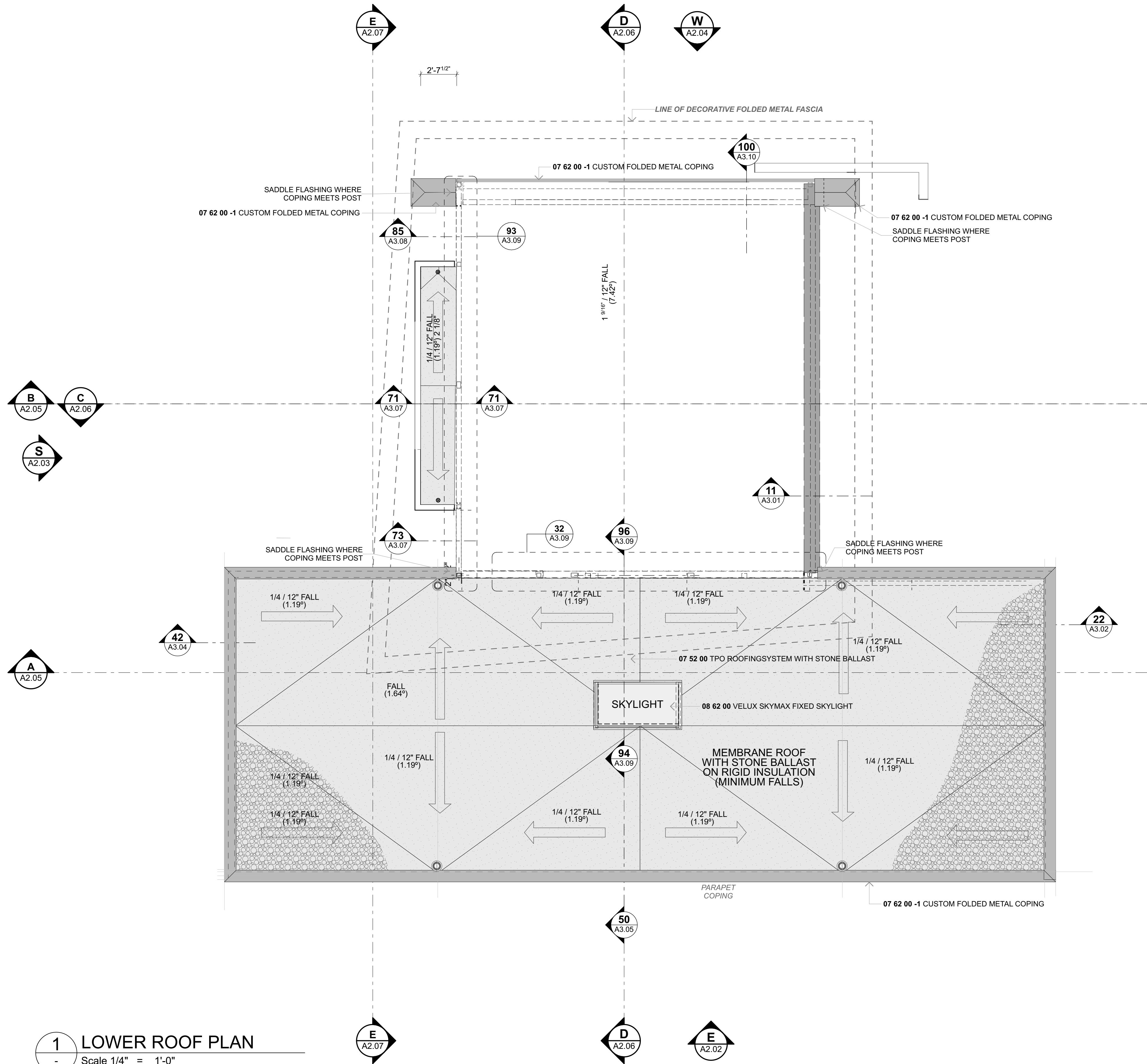
HSS = HOLLOW STEEL SECTION
DS = DOUBLE STUD



**ADDITIONS & ALTERATIONS TO
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NO.	NAME	ISSUE DATE
DRAWING	ROOF - FRAMING LAYOUT	SHEET
DRAWN BY PFA PRINT DATE 10/10/23		SCALE
		1/4" = 1'-0" @ A1
REV		A1.11



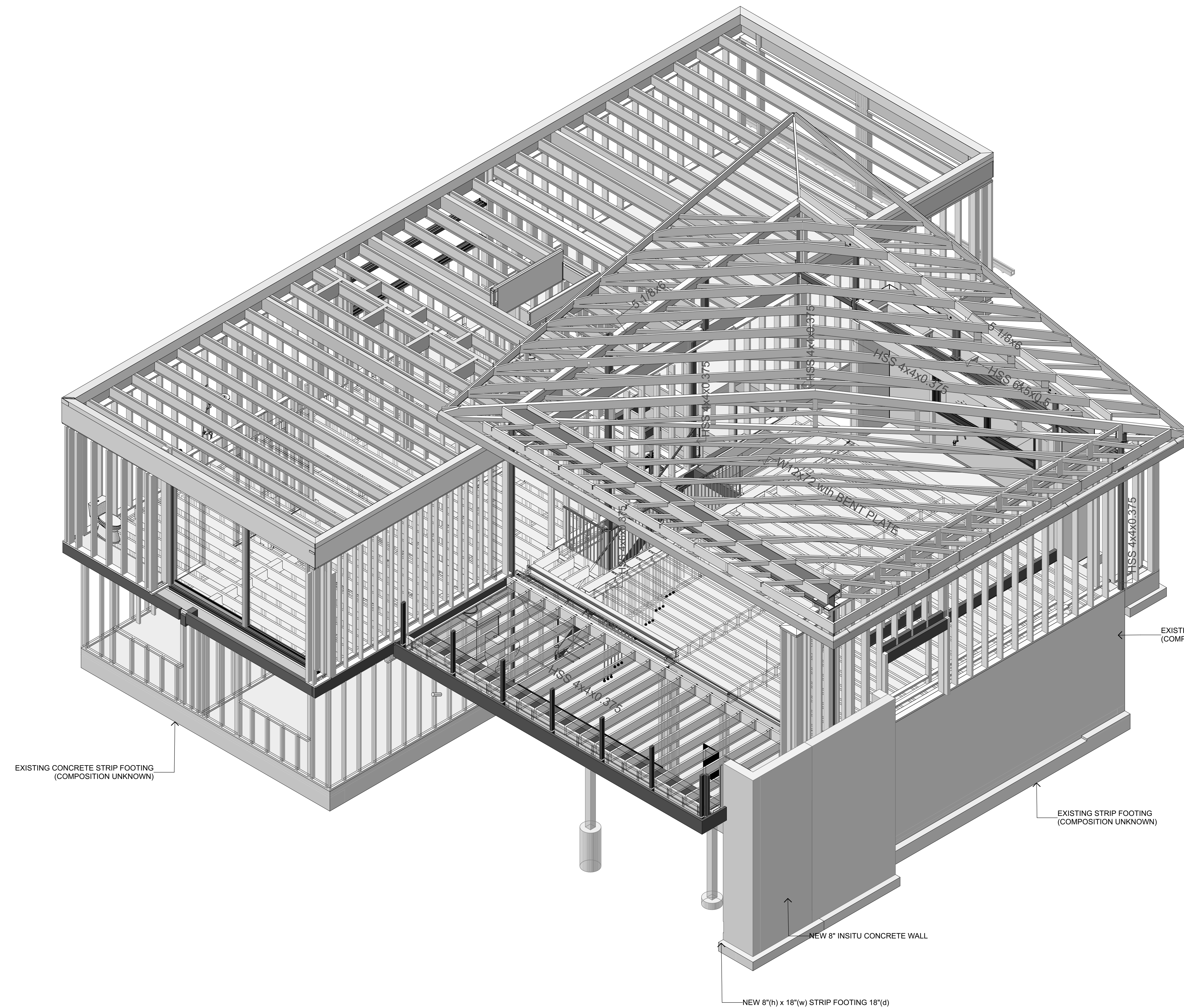
ROOFING NOTES

WIND ZONE:
EXPOSURE ZONE:

LEGEND - ROOF FRAMING PLAN

SYMBOL	DESCRIPTION
	07 52 00 TPO ROOFINGSYSTEM WITH STONE BALLAST BRAND: FIRESTONE THICKNESS: COLOUR: FIXING: SUBSTRATE:
	07 61 13 STANDING SEAM SHEET METAL BRAND: TAYOR METAL PRODUCTS PROFILE: MS-SERIES - 150 FLATPAN FULLY CRIMPED STANDING SEAM 16" TRAY THICKNESS: 22 GAUGE MATERIAL: ZINC ALUMINIUM AZ-50 PER ASTM A-792 COLOUR: BLACK (TBC) FIXING: PROPRIETARY CONSEALED CLIPS SUBSTRATE:

	GUTTERS GUTTERS LAID TO A GUTTERS LAID TO (1:60 OR 16.5MM PER METRE). MINIMUM FALL. GUTTERS SHALL HAVE NO MEMBRANE LAPS ACROSS THEIR FALL. USE 25x25MM (MIN) FILLETS TO ALL INTERNAL CORNERS.
	DOWN PIPES OUTLETS ALLOW FOR AQUAKNIGHT ROOF DRAIN. EXPOSED DOWN PIPES: TO SIZE SHOWN ON DRAWINGS, OF MATERIAL TREATMENT TO MATCH ROOFING MATERIAL. COLOUR TO BE SELECTED.
	OVERFLOWS ALLOW FOR AQUAKNIGHT ROOF DRAIN. EXPOSED DOWN PIPES: TO SIZE SHOWN ON DRAWINGS, OF MATERIAL TREATMENT TO MATCH ROOFING MATERIAL. COLOUR TO BE SELECTED.
	OVERFLOWS ALLPROOF STAINLESS STEEL SOFFIT COVER (FOR STAND PIPE OVERFLOWS)
	ROOF TERMINAL FOR BATHROOM EXTRACTOR FANS



GENERAL FRAMING NOTES

DIMENSIONS

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OTHER DRAWINGS

THIS DRAWING IS INCLUDED FOR INFORMATION ONLY REFER TO ENGINEER'S PLANS FOR ALL STRUCTURAL ELEMENTS, EXACT BEAM SIZES, LOCATIONS, FINISHES, BRACING, AND CONNECTION DETAILS.

STEEL SETOUT

CONTRACTOR IS TO CHECK ALL DIMENSIONS ON SITE PRIOR TO ORDERING. SHOP DRAWINGS ARE REQUIRED IN ACCORDANCE WITH THE SPECIFICATIONS AND TERMS LAYED OUT ON SHEET A0.01

TRUSSES

DESIGN: TO COMPLY WITH IRC SECTIONS 2303.4.1 THROUGH 2303.4.7
DRAWINGS: PROVIDE THE BUILDING OFFICIAL TRUSS DESIGN DRAWINGS FOR EACH INDIVIDUAL TRUSS PRIOR TO FABRICATION IN ACCORDANCE WITH IRC 2303.4.1.1

WOOD FRAMING

THE FRAMING LAYOUT IS DIAGRAMMATIC ONLY. THE CONTRACTOR MUST CONFIRM THE EXACT AMOUNT OF FRAMING REQUIRED ON SITE AND ENSURE FRAMING COMPLIES WITH ROOF SHEATHING AND MEMBRANE REQUIREMENTS. ALL FRAMING SHALL COMPLY WITH SHALL COMPLY IRC CHAPTER 8

COMPLIANCE

CONTRACTOR SHALL REVIEW CONSTRUCTION DOCUMENTS AND PROVIDE LABOR AND MATERIALS PERTAINING TO CARPENTRY WORK AS REQUIRED IN SAID DOCUMENTS AND AS SPECIFIED HEREIN, WHILE COMPLYING WITH ALL APPLICABLE BUILDING CODES INCLUDING BUT NOT EXCLUSIVE TO IRC CHAPTER 6 AND THE STRUCTURAL ENGINEERS SPECIFICATIONS.

REBATES / SERVICES & PENETRATIONS

IT IS THE MAIN CONTRACTORS SOLE RESPONSIBILITY TO COORDINATE WITH ALL OTHER TRADES TO ENSURE ALL PLUMBING, DOWNPIPES, DUCTS, REBATES AND FLOOR SET-DOWNS ARE ALLOWED FOR IN THE FORMING OR THE FLOOR PLATFORM.

COORDINATE WITH JOINER, DOOR AND WINDOW MANUFACTURER, PLUMBER AND ELECTRICIAN TO CONFIRM SIZES AND POSITIONS OF ALL SLAB/FLOOR REBATES AND PENETRATIONS, CONDUITS AND DRAINS PRIOR TO CONSTRUCTION.

STEEL BASE PLATES

WHERE NECESSARY TO CONCEAL FIXINGS, FIXED STEEL BASE PLATES BELOW SLAB LEVEL. WHERE BASE PLATES ARE SET INTO OR ALONG SIDE JOINERY REBATES SET BASE PLATES LOWER THAN LEVEL OF JOINERY REBATE TO ALLOW CLEARANCE OF BOLT FIXING. PACK OVER BASE PLATE WITH SIKA 212 GROUT UP TO REBATE LEVEL PRIOR TO APPLICATION OF MEMBRANE SILL TRAY.

STEEL SETOUT & SHOP DRAWINGS

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THE CONTRACTOR MUST MAKE DUE ALLOWANCE IN THE CONTRACT FOR THE PREPARATION, REVIEW AND SUBSEQUENT CORRECTION AND RE-REVIEW OF A FULL SET OF SHOP DRAWINGS.

ALLOWANCE MUST BE MADE IN THE CONTRACTORS PROGRAMME FOR THE ARCHITECTS REVIEW OF THE SHOP DRAWINGS WHICH WILL BE LIMITED TO THE EXAMINATION FOR GENERAL APPEARANCE SETOUT OF THE STEELWORK. ALLOWANCE MUST ALSO BE MADE FOR THE ENGINEERS REVIEW OF THE SHOP DRAWINGS FOR STRUCTURAL ADEQUACY.

THESE REVIEWS DO NOT RELIEVE THE CONTRACTOR OF ANY RESPONSIBILITY FOR THE CORRECTNESS OF THE SHOP DRAWINGS, SITE DIMENSIONS, AND FOR ENSURING THE CORRECTNESS OF THE SHOP DRAWINGS.

EXISTING CONCRETE STRIP FOOTING
(COMPOSITION UNKNOWN)

EXISTING INSITU CONCRETE WALL
(COMPOSITION UNKNOWN)

EXISTING STRIP FOOTING
(COMPOSITION UNKNOWN)

NEW 8" INSITU CONCRETE WALL

NEW 8"(h) x 18"(w) STRIP FOOTING 18"(d)

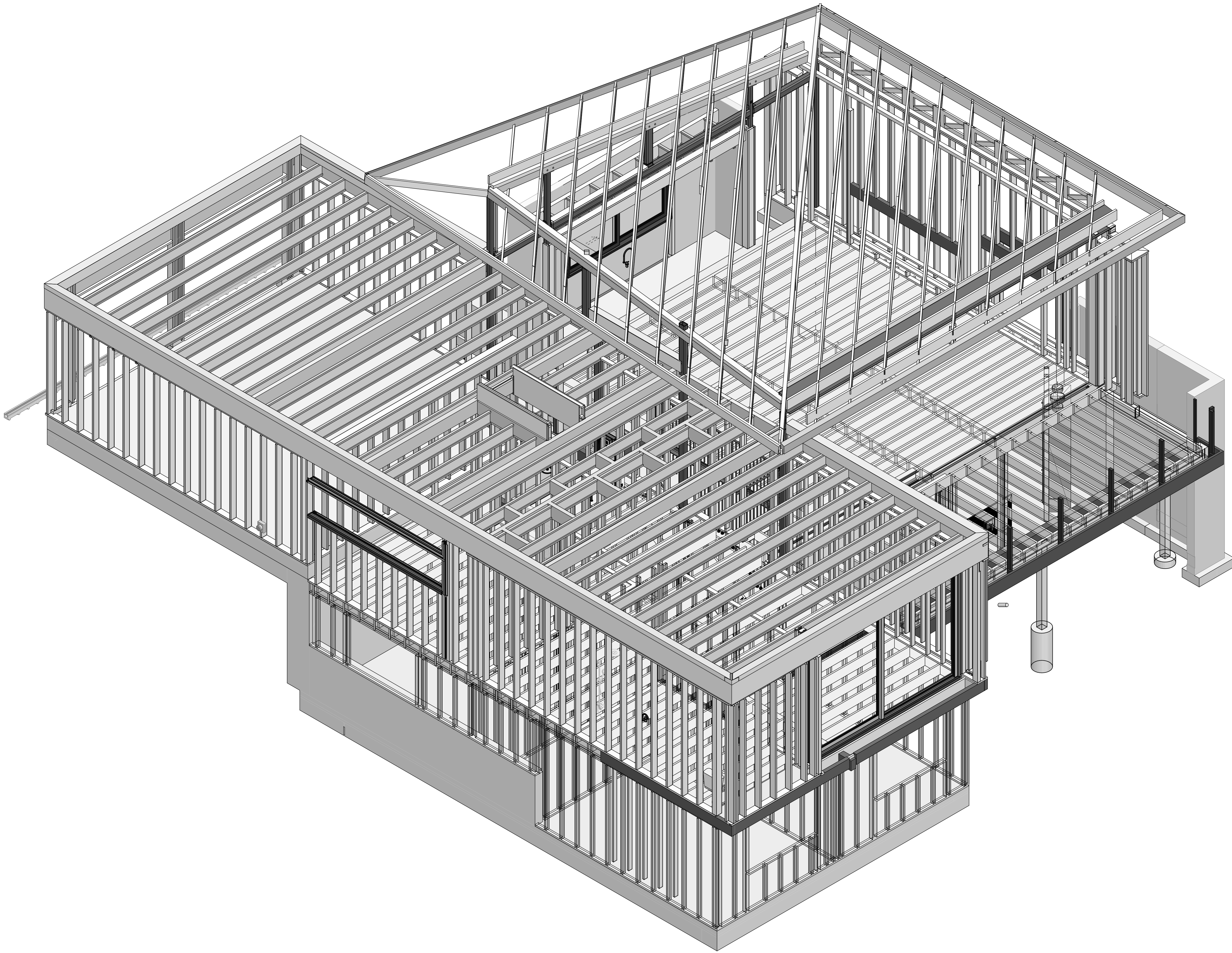
B NW AXONOMETRIC
- Scale 1/4" = 1'-0"

Ponting Fitzgerald
Architects

**ADDITIONS & ALTERATIONS TO
7244 N MERCER WAY, MERCER ISLAND WASHINGTON, 98040**

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NO.	NAME	ISSUE DATE
DRAWING	STRUCTURAL ANONOMETRIC - NORTH WEST	SHEET
DRAWN BY	PFA	SCALE
PRINT DATE	10/10/23	1/4" = 1'-0" @ A1
		A1.13
REV		01



GENERAL FRAMING NOTES

DIMENSIONS

ALL DIMENSIONS SHALL BE VERIFIED BY THE CONTRACTOR ON SITE BEFORE CONSTRUCTION ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND ENGINEER IMMEDIATELY

OTHER DRAWINGS

THIS DRAWING IS INCLUDED FOR INFORMATION ONLY REFER TO ENGINEER'S PLANS FOR ALL STRUCTURAL ELEMENTS, EXACT BEAM SIZES, LOCATIONS, FINISHES, BRACING, AND CONNECTION DETAILS.

STEEL SETOUT

CONTRACTOR IS TO CHECK ALL DIMENSIONS ON SITE PRIOR TO ORDERING. SHOP DRAWINGS ARE REQUIRED IN ACCORDANCE WITH THE SPECIFICATIONS AND TERMS LAYED OUT ON SHEET A0.01

TRUSSES

DESIGN: TO COMPLY WITH IRC SECTIONS 2303.4.1 THROUGH 2303.4.7
DRAWINGS: PROVIDE THE BUILDING OFFICIAL TRUSS DESIGN DRAWINGS FOR EACH INDIVIDUAL TRUSS PRIOR TO FABRICATION IN ACCORDANCE WITH IRC 2303.4.1.1

WOOD FRAMING

THE FRAMING LAYOUT IS DIAGRAMMATIC ONLY. THE CONTRACTOR MUST CONFIRM THE EXACT AMOUNT OF FRAMING REQUIRED ON SITE AND ENSURE FRAMING COMPLIES WITH ROOF SHEATHING AND MEMBRANE REQUIREMENTS. ALL FRAMING SHALL COMPLY WITH SHALL COMPLY IRC CHAPTER 8

COMPLIANCE

CONTRACTOR SHALL REVIEW CONSTRUCTION DOCUMENTS AND PROVIDE LABOR AND MATERIALS PERTAINING TO CARPENTRY WORK AS REQUIRED IN SAID DOCUMENTS AND AS SPECIFIED HEREIN, WHILE COMPLYING WITH ALL APPLICABLE BUILDING CODES INCLUDING BUT NOT EXCLUSIVE TO IRC CHAPTER 6 AND THE STRUCTURAL ENGINEERS SPECIFICATIONS.

REBATES / SERVICES & PENETRATIONS

IT IS THE MAIN CONTRACTORS SOLE RESPONSIBILITY TO COORDINATE WITH ALL OTHER TRADES TO ENSURE ALL PLUMBING, DOWNPIPES, DUCTS, REBATES AND FLOOR SET-DOWNS ARE ALLOWED FOR IN THE FORMING OR THE FLOOR PLATFORM.

COORDINATE WITH JOINER, DOOR AND WINDOW MANUFACTURER, PLUMBER AND ELECTRICIAN TO CONFIRM SIZES AND POSITIONS OF ALL SLAB/FLOOR REBATES AND PENETRATIONS, CONDUITS AND DRAINS PRIOR TO CONSTRUCTION.

STEEL BASE PLATES

WHERE NECESSARY TO CONCEAL FIXINGS, FIXED STEEL BASE PLATES BELOW SLAB LEVEL. WHERE BASE PLATES ARE SET INTO OR ALONG SIDE JOINERY REBATES SET BASE PLATES LOWER THAN LEVEL OF JOINERY REBATE TO ALLOW CLEARANCE OF BOLT FIXING. PACK OVER BASE PLATE WITH SIKA 212 GROUT UP TO REBATE LEVEL PRIOR TO APPLICATION OF MEMBRANE SILL TRAY.

STEEL SETOUT & SHOP DRAWINGS

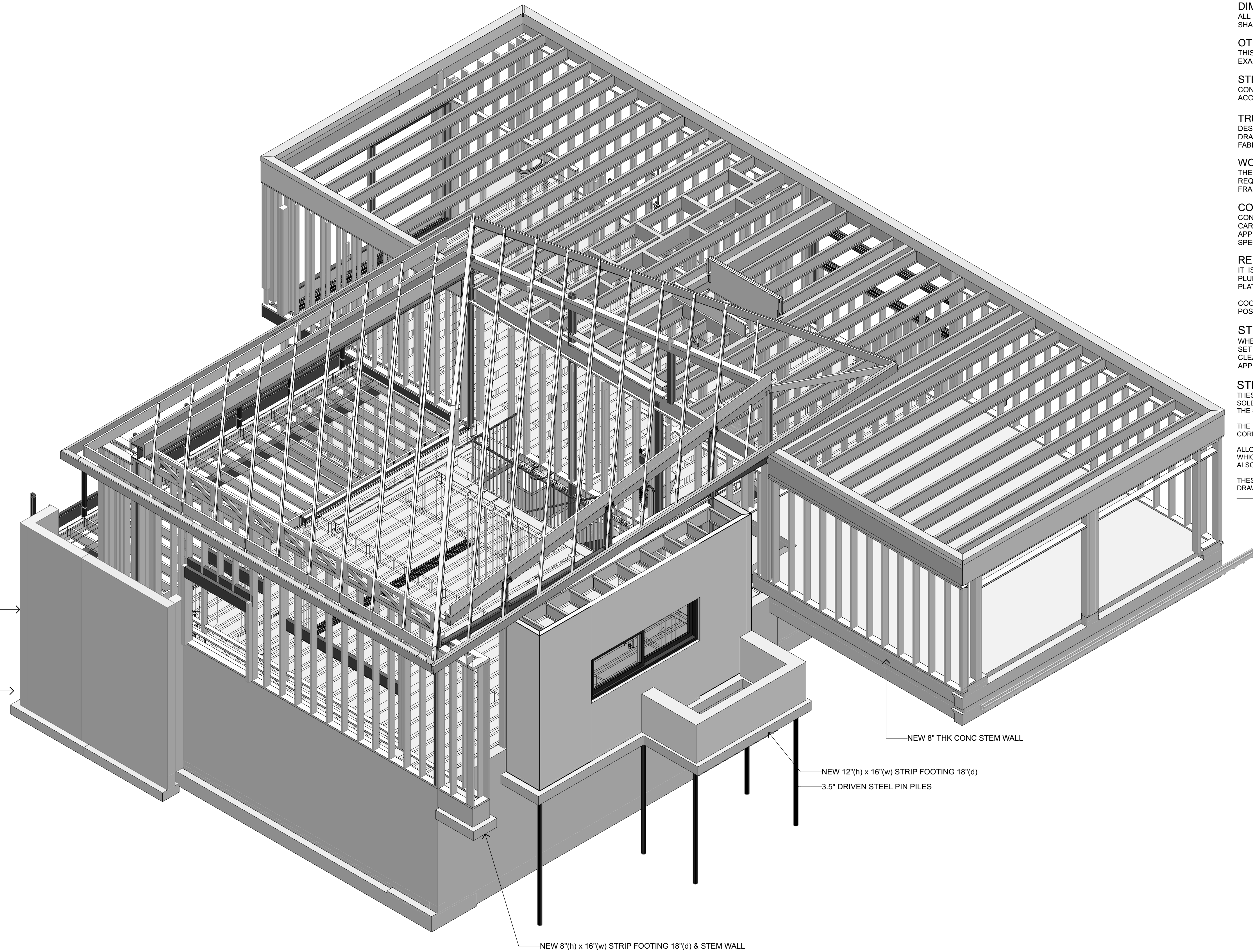
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THE CONTRACTOR MUST MAKE DUE ALLOWANCE IN THE CONTRACT FOR THE PREPARATION, REVIEW AND SUBSEQUENT CORRECTION AND RE-REVIEW OF A FULL SET OF SHOP DRAWINGS.

ALLOWANCE MUST BE MADE IN THE CONTRACTORS PROGRAMME FOR THE ARCHITECTS REVIEW OF THE SHOP DRAWINGS WHICH WILL BE LIMITED TO THE EXAMINATION FOR GENERAL APPEARANCE SETOUT OF THE STEELWORK. ALLOWANCE MUST ALSO BE MADE FOR THE ENGINEERS REVIEW OF THE SHOP DRAWINGS FOR STRUCTURAL ADEQUACY.

THESE REVIEWS DO NOT RELIEVE THE CONTRACTOR OF ANY RESPONSIBILITY FOR THE CORRECTNESS OF THE SHOP DRAWINGS, SITE DIMENSIONS, AND FOR ENSURING THE CORRECTNESS OF THE SHOP DRAWINGS.

NO.	NAME	ISSUE DATE
DRAWING	STRUCTURAL ANONOMETRIC - NORTH EAST	SHEET
DRAWN BY	PFA	SCALE
PRINT DATE	10/10/23	1/4" = 1'-0" @ A1
REV		A1.14



GENERAL FRAMING NOTES

DIMENSIONS

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OTHER DRAWINGS

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STEEL SETOUT

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TRUSSES

DESIGN: TO COMPLY WITH IRC SECTIONS 2303.4.1 THROUGH 2303.4.7
DRAWINGS: PROVIDE THE BUILDING OFFICIAL TRUSS DESIGN DRAWINGS FOR EACH INDIVIDUAL TRUSS PRIOR TO FABRICATION IN ACCORDANCE WITH IRC 2303.4.1.1

WOOD FRAMING

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COMPLIANCE

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REBATES / SERVICES & PENETRATIONS

IT IS THE MAIN CONTRACTORS SOLE RESPONSIBILITY TO COORDINATE WITH ALL OTHER TRADES TO ENSURE ALL PLUMBING, DOWNPIPES, DUCTS, REBATES AND FLOOR SET-DOWNS ARE ALLOWED FOR IN THE FORMING OR THE FLOOR PLATFORM.

COORDINATE WITH JOINER, DOOR AND WINDOW MANUFACTURER, PLUMBER AND ELECTRICIAN TO CONFIRM SIZES AND POSITIONS OF ALL SLAB/FLOOR REBATES AND PENETRATIONS, CONDUITS AND DRAINS PRIOR TO CONSTRUCTION.

STEEL BASE PLATES

WHERE NECESSARY TO CONCEAL FIXINGS, FIXED STEEL BASE PLATES BELOW SLAB LEVEL. WHERE BASE PLATES ARE SET INTO OR ALONG SIDE JOINERY REBATES SET BASE PLATES LOWER THAN LEVEL OF JOINERY REBATE TO ALLOW CLEARANCE OF BOLT FIXING. PACK OVER BASE PLATE WITH SIKA 212 GROUT UP TO REBATE LEVEL PRIOR TO APPLICATION OF MEMBRANE SILL TRAY.

STEEL SETOUT & SHOP DRAWINGS

THESE STRUCTURAL DRAWINGS ARE DIAGRAMMATIC AND NOT TO BE USED AS SHOP DRAWINGS. IT IS THE CONSTRUCTORS SOLE RESPONSIBILITY IS TO MEASURE AND MARK OUT ON SITE, CHECK AND ENSURE THE DIMENSIONAL ACCURACY OF ALL OF THE STEEL.

THE CONTRACTOR MUST MAKE DUE ALLOWANCE IN THE CONTRACT FOR THE PREPARATION, REVIEW AND SUBSEQUENT CORRECTION AND RE-REVIEW OF A FULL SET OF SHOP DRAWINGS.

ALLOWANCE MUST BE MADE IN THE CONTRACTORS PROGRAMME FOR THE ARCHITECTS REVIEW OF THE SHOP DRAWINGS WHICH WILL BE LIMITED TO THE EXAMINATION FOR GENERAL APPEARANCE SETOUT OF THE STEELWORK. ALLOWANCE MUST ALSO BE MADE FOR THE ENGINEERS REVIEW OF THE SHOP DRAWINGS FOR STRUCTURAL ADEQUACY.

THESE REVIEWS DO NOT RELIEVE THE CONTRACTOR OF ANY RESPONSIBILITY FOR THE CORRECTNESS OF THE SHOP DRAWINGS, SITE DIMENSIONS, AND FOR ENSURING THE CORRECTNESS OF THE SHOP DRAWINGS.

NO.	NAME	ISSUE DATE
DRAWING	STRUCTURAL ANONOMETRIC - SOUTH WEST	SHEET
DRAWN BY	PFA	SCALE
PRINT DATE	10/10/23	1/4" = 1'-0" @A1
		A1.15
REV		01

ELECTRICAL NOTES

FITTINGS & HARDWARE

CONFIRM SELECTIONS OF ALL OUTLET FITTINGS AND HARDWARE WITH THE OWNER IN WRITING BEFORE ORDERING

PREWIRING MEETING - SET OUT

ALLOW IN YOUR PROGRAM TO COORDINATED AN ONSITE PREWIRING MEETING WITH THE ELECTRICIAN, OWNER, AND ARCHITECT TO CONFIRM LOCATIONS OF ALL VISIBLE FITTINGS / EQUIPMENT PRIOR TO PRE-WIRING/INSTALLATION.

DETAIL PLANS

THIS DRAWING MUST BE READ IN CONJUNCTION WITH SERIES 6 CABINERY DRAWINGS WHICH SHOW DETAILED LOCATIONS OF SWITCHES & FITTINGS. ELECTRICIAN MUST ALLOW FOR ALL FITTING SHOWN ON DETAILED PLANS.

SWITCHES & OUTLETS

ALLOW FOR LEGRAND ADORNE COLLECTION SWITCH TYPE: PADDLE SWITCHES MAGNESIUM WALL PLATES: MAGNESIUM SCREWLESS WALL PLATES

CONFIRM EXACT GROUPING, COLOR, AND CONFIGURATION OF SWITCHES WITH OWNER ALL SWITCHES TO BE MOUNTED AT 42" AFF UNLESS NOTED OTHERWISE

WATER HEATING

ALLOW TO SUPPLY POWER TO AN INTERNAL MOUNTED (AND DUCTED) CONTINUOUS FLOW WATER HEATERS

TELEPHONE

ALL TELEPHONE OUTLETS TO BE RUN IN CATEGORY 5 CABLE.

MIRROR DE-MISTERS

ALLOW FOR MIRROR DE-MISTERS AS SHOWN ON THE BATHROOM / ENSUITE DRAWINGS.

SECURITY SYSTEM

ALLOW FOR A RING SECURITY SYSTEM WITH CAMERAS AS SHOWN ON THE PLANS

ALL VISIBLE FITTINGS TO BE CONFIRMED WITH PONTING FITZGERALD LTD PRIOR TO INSTALLATION.

DOOR BELL

ALLOW FOR 1X RING WIRED VIDEO DOOR BELL WITH CHIME

SMOKE ALARMS

ALL SMOKE DETECTORS MUST BE INTERCONNECTED, CONNECTED TO ELECTRICAL SYSTEM, AND HAVE A BACK-UP BATTERY, PER 2012 IRC R314.

CARBON MONOXIDE ALARMS

SHALL COMPLY WITH IRC SECTION R315

APPLIANCE (TO BE CLIENT SUPPLIED)

ALLOW FOR THE INSTALLATION, WIRING AND DUCTING OF:
 2 X UNDERBENCH OVENS
 2 X COOKTOPS
 1 X DOWNDRAFT
 1 X INTERGRATED DISHWASHER
 1 X INTERGRATED FRIDGE FREEZERS
 2 X GAS FIREPLACES

AUDIO

TO BE CONFIRMED - ALLOW A SUM FOR A SONOS AUDIO SYSTEM TO THE MAIN LIVING AREA AND RECREATION ROOM

AIRCONDITIONING

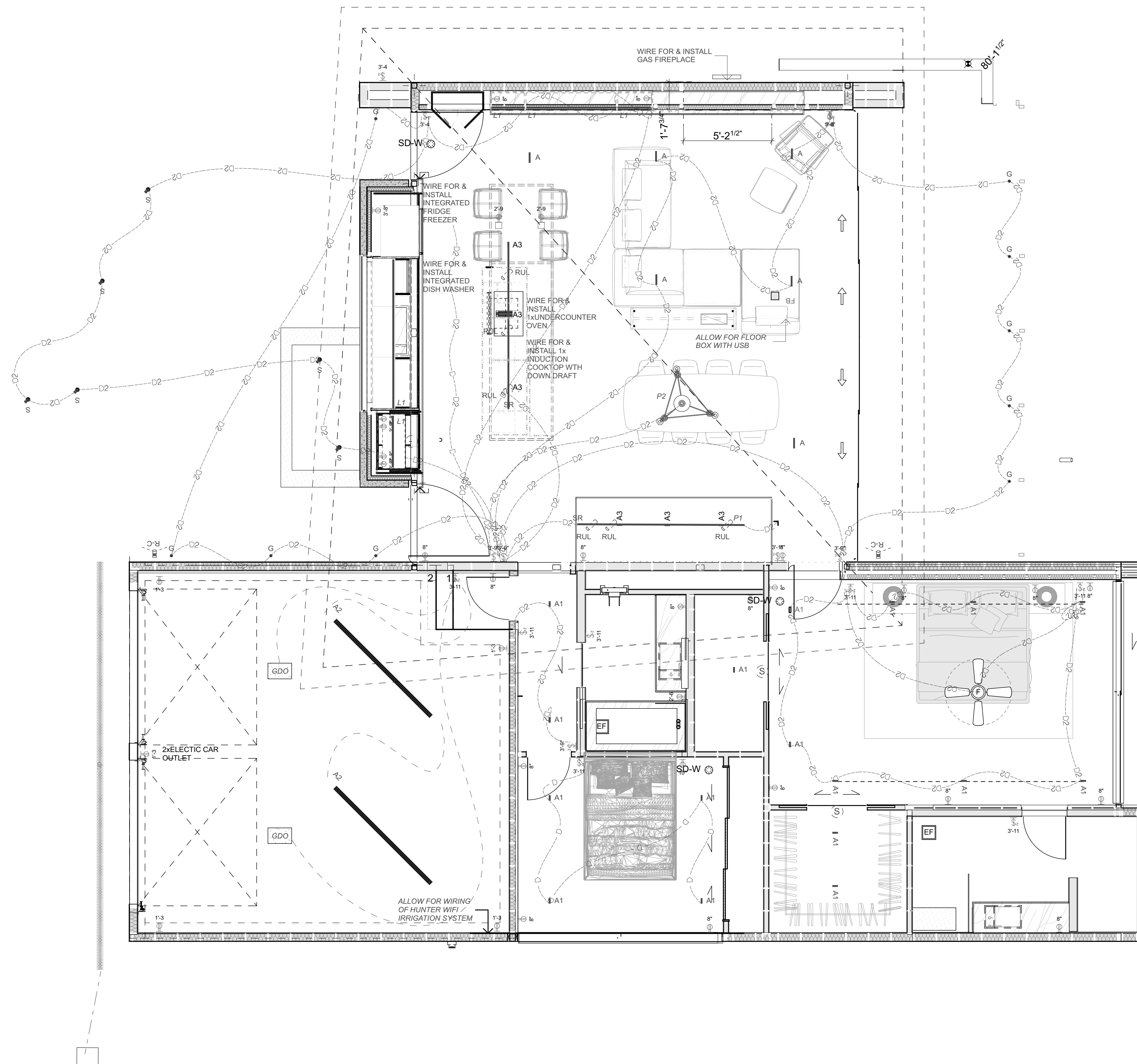
THESE DRAWINGS MUST BE READ IN CONJUNCTION WITH AIR CONDITIONING PROPOSAL. ENSURE ALL SUPPORTING SERVICES / ACCESS PANELS AND REQUIREMENTS ARE MEET.

LEGEND - ELECTRICAL

SYMBOL	DESCRIPTION
	CIRCUIT
	2 = TWO WAY
	3 = THREE WAY
	D = DIMMER CONTROL
	FITTINGS

ELECTRICAL LEGEND

SYMBOL	CODE	DESCRIPTION	MANUF.	Qty.
	13-3	ADORNE DOUBLE OUTLET	LEGRAND	37
	3-4	ADORNE SOFT TAP	LEGRAND	51
	A	LASER BLADE XS 10 CELL / HIGH CONTRAST / 42° BEAM ANGLE / FRAMED / 3000K / BLACK/BLACK FINISH/ TRIMLESS	IGUZZINI	6
	A1	LASER BLADE XS 5 CELL / HIGH CONTRAST / 42° BEAM ANGLE / FRAMED / 3000K / BLACK/BLACK FINISH/TRIMLESS	IGUZZINI	16
	A2	8' LED LINEAR CEILING MOUNTED LED STRIP LIGHT WARELIGHT (OR SIMILAR)		2
	A3	SUPERRAIL LASER BLADE XS TRACK MODULE (FOR USE WITH SUPERRAIL UP/DOWN) / 5 CELL / HIGH CONTRAST / 42° BEAM ANGLE / FRAMED / 3000K / BLACK/ BLACK FINISH	IGUZZINI	6
	CL1	2" CEILING RECESSED LED CAN LIGHT/ 3000K		19
	EF	TBS		2
	F	CEILING FAN (MODEL TBC)		1
	G	INGROUND DECK LIGHT/ 2" IN GROUND S/STEEL PATHWAY LIGHT WAC 2 CUT-OUTS 3000		9
	LED1	RECESSED CABINET STRIP LED/ TBO		5
	R-C	SPOTLIGHT CAMERA	RING	3
	RUL	SUPERRAIL ROBIN UPLIGHT /037/ FLOOD/ 3000K / BLACK		6
	S	EXTERIOR INGROUND SPIKE / TBO	TBO	6
	SMOKE DETECTOR	---		5
	SR	SUPERRAIL UP/DOWN /MOUNTING - TRACK PENDAND MOUNT (WITH SUSPENSION CABLES)/ LENGTH - 118" / CANOPY - SQUARE/ ALL FITTINGS TO BE BLACK		2



ELECTRICAL NOTES

FITTINGS & HARDWARE

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2 X GAS FIREPLACES

AUDIO

TO BE CONFIRMED - ALLOW A SUM FOR A SONOS AUDIO SYSTEM TO THE MAIN LIVING AREA AND RECREATION ROOM

AIRCONDITIONING

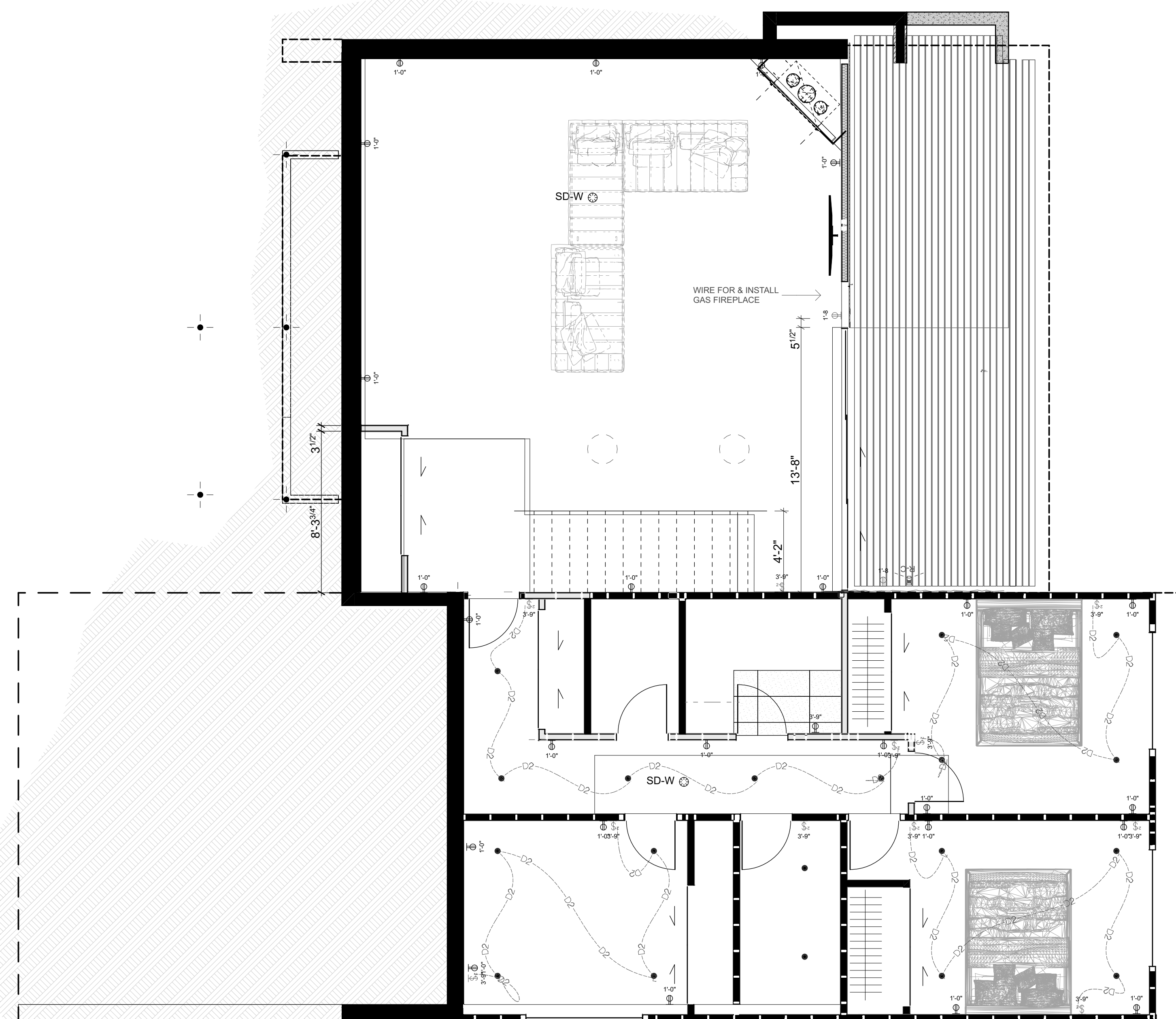
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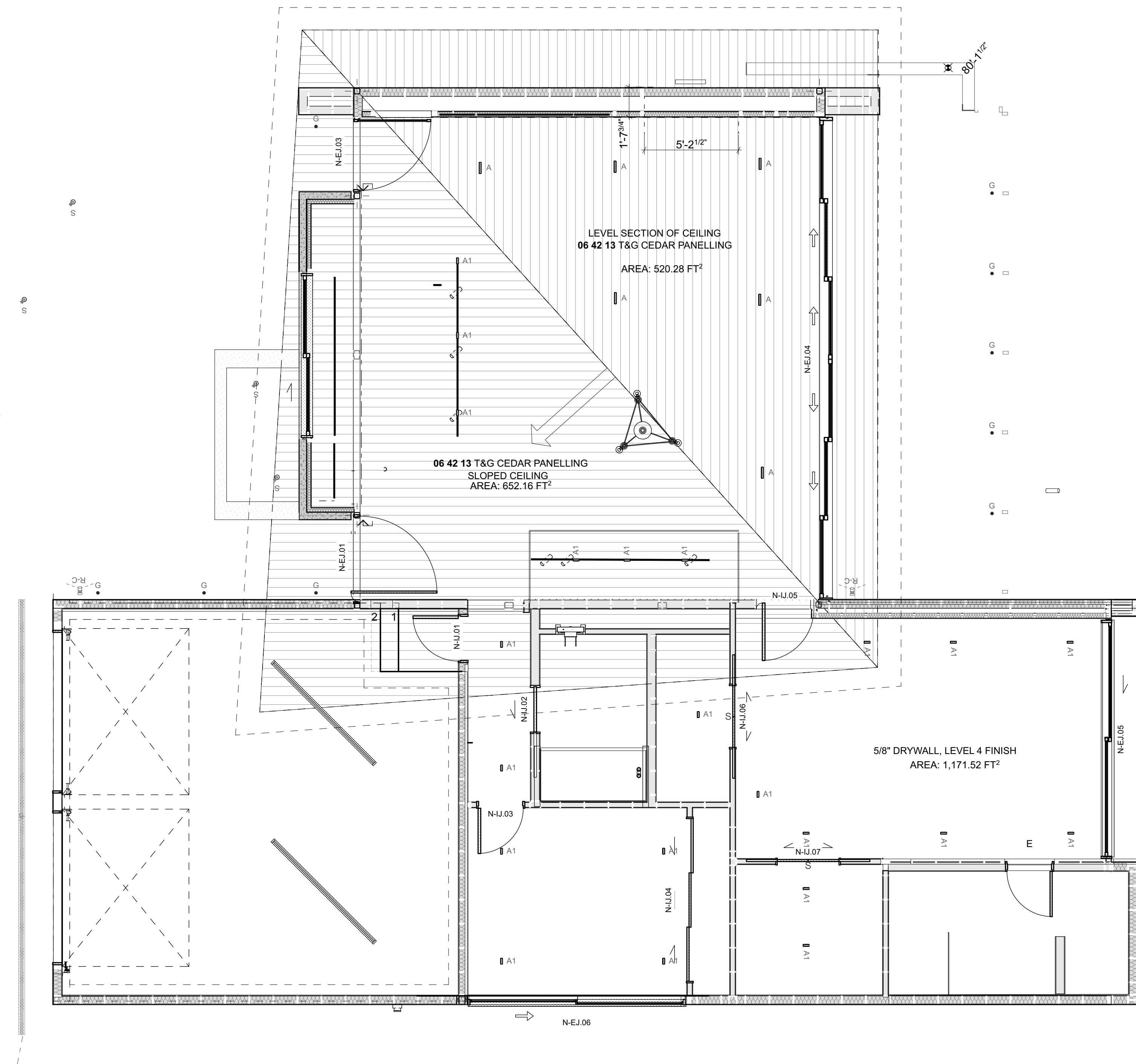
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	CIRCUIT
	2 = TWO WAY
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	FITTINGS

ELECTRICAL LEGEND

SYMBOL	CODE	DESCRIPTION	MANUF.	Qty.
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	A2	8' LED LINEAR CEILING MOUNTED LED STRIP LIGHT WARELIGHT (OR SIMILAR)		2
	A3	SUPERRAIL LASER BLADE XS TRACK MODULE (FOR USE WITH SUPERRAIL UP/DOWN) / 5 CELL / HIGH CONTRAST / 42° BEAM ANGLE / FRAMED / 3000K / BLACK/ BLACK FINISH	IGUZZINI	6
	CL1	2" CEILING RECESSED LED CAN LIGHT/ 3000K		19
	EF	TBS		2
	F	CEILING FAN (MODEL TBC)		1
	G	INGROUND DECK LIGHT/ 2" IN GROUND S/STEEL PATHWAY LIGHT WAC 2 CUT-OUTS 3000		9
	LED1	RECESSED CABINET STRIP LED/ TBO		5
	R-C	SPOTLIGHT CAMERA	RING	3
	RUL	SUPERRAIL ROBIN UPLIGHT /037/ FLOOD/ 3000K / BLACK		6
	S	EXTERIOR INGROUND SPIKE / TBO	TBO	6
	SMOKE DETECTOR	---		5
	SR	SUPERRAIL UP/DOWN /MOUNTING - TRACK PENDAND MOUNT (WITH SUSPENSION CABLES)/ LENGTH - 118" / CANOPY - SQUARE/ ALL FITTINGS TO BE BLACK		2

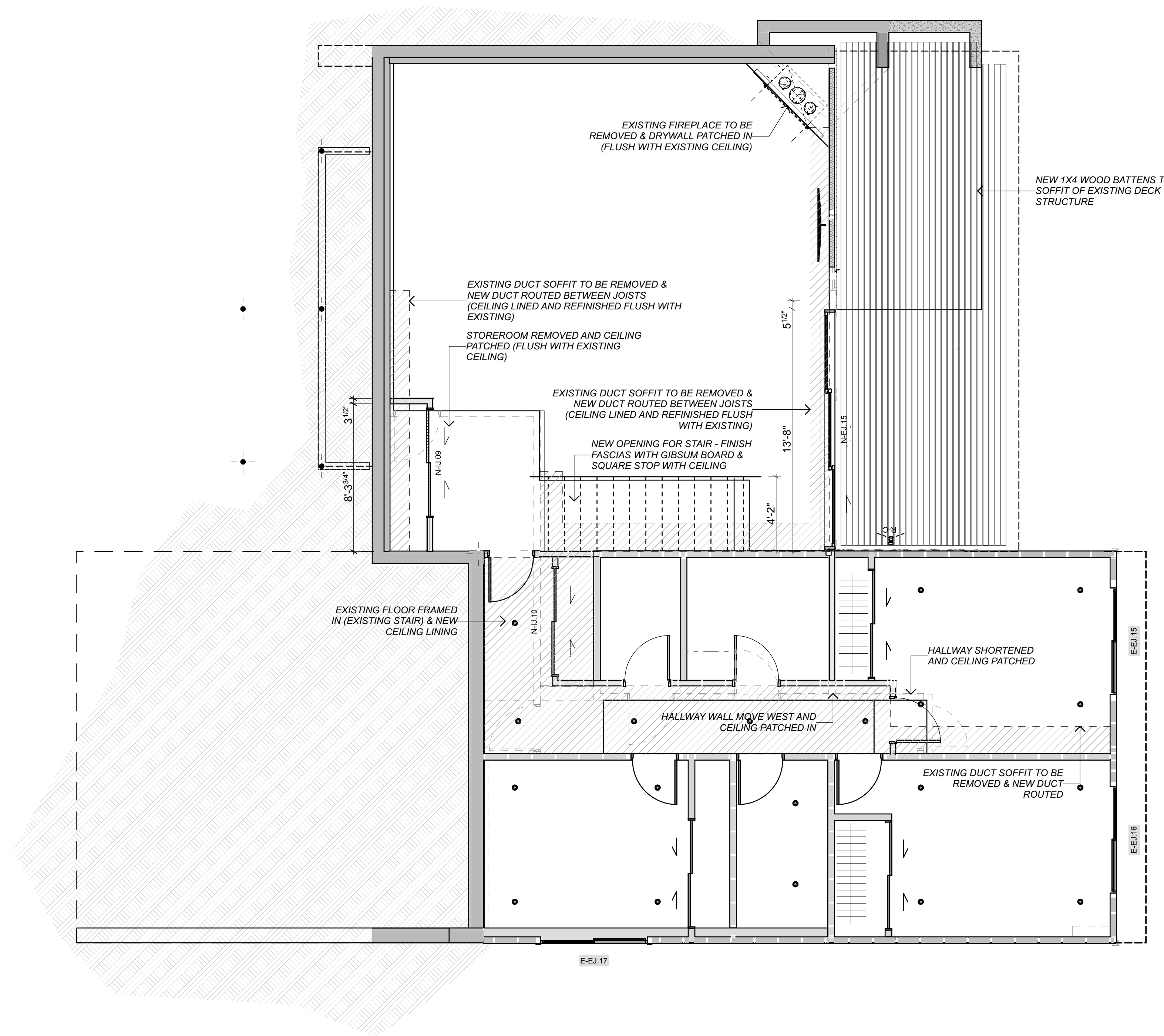




**ADDITIONS & ALTERATIONS TO
7244 N MERCER WAY, MERCER ISLAND WASHINGTON, 98040**

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NO.	NAME	ISSUE DATE
DRAWING CEILING PLAN - MAIN FLOOR		SHEET A1.18
DRAWN BY	PFA	SCALE
PRINT DATE	10/10/23	1/4" = 1'-0" @A1



**ADDITIONS & ALTERATIONS TO
7244 N MERCER WAY, MERCER ISLAND WASHINGTON, 98040**

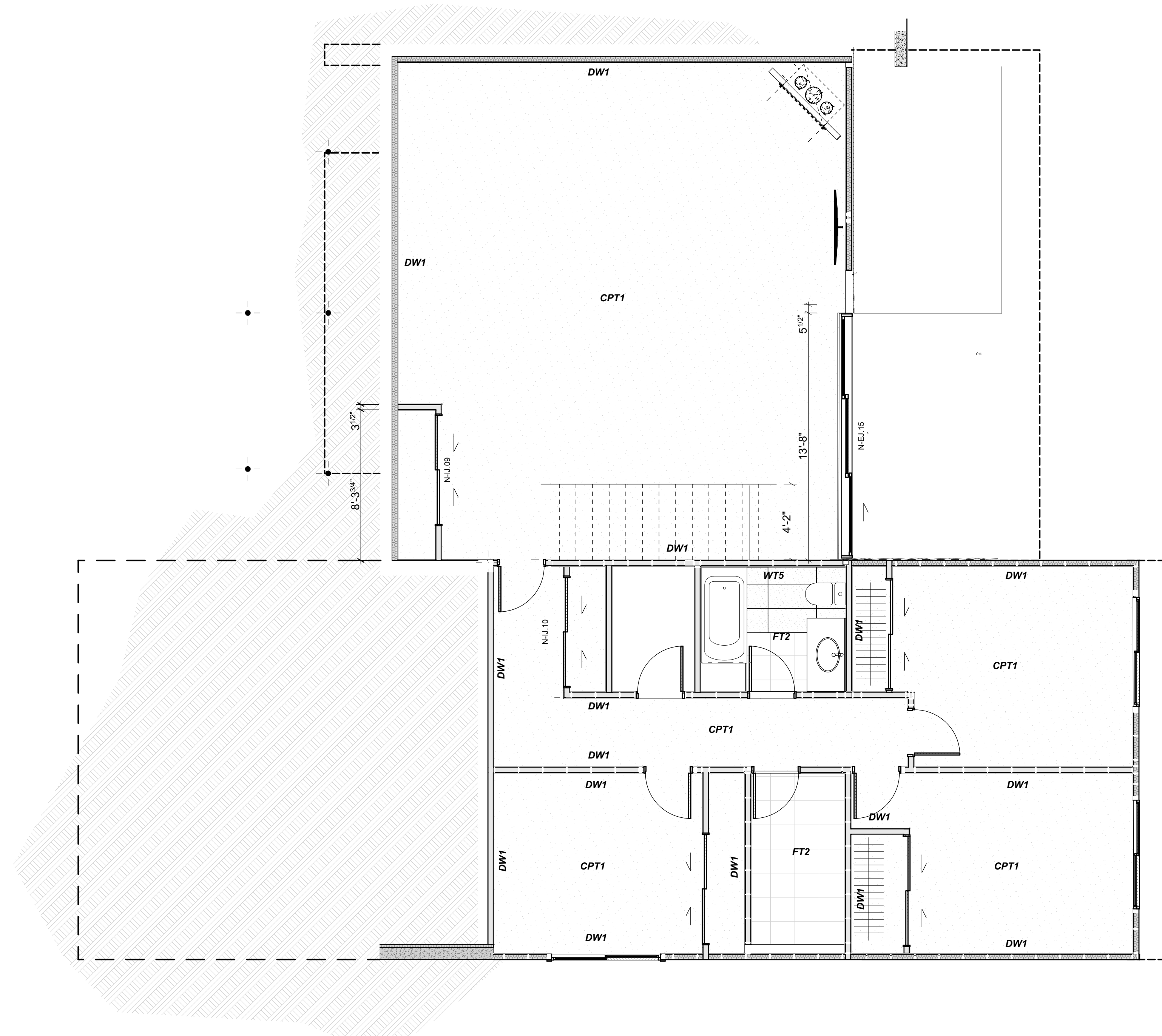
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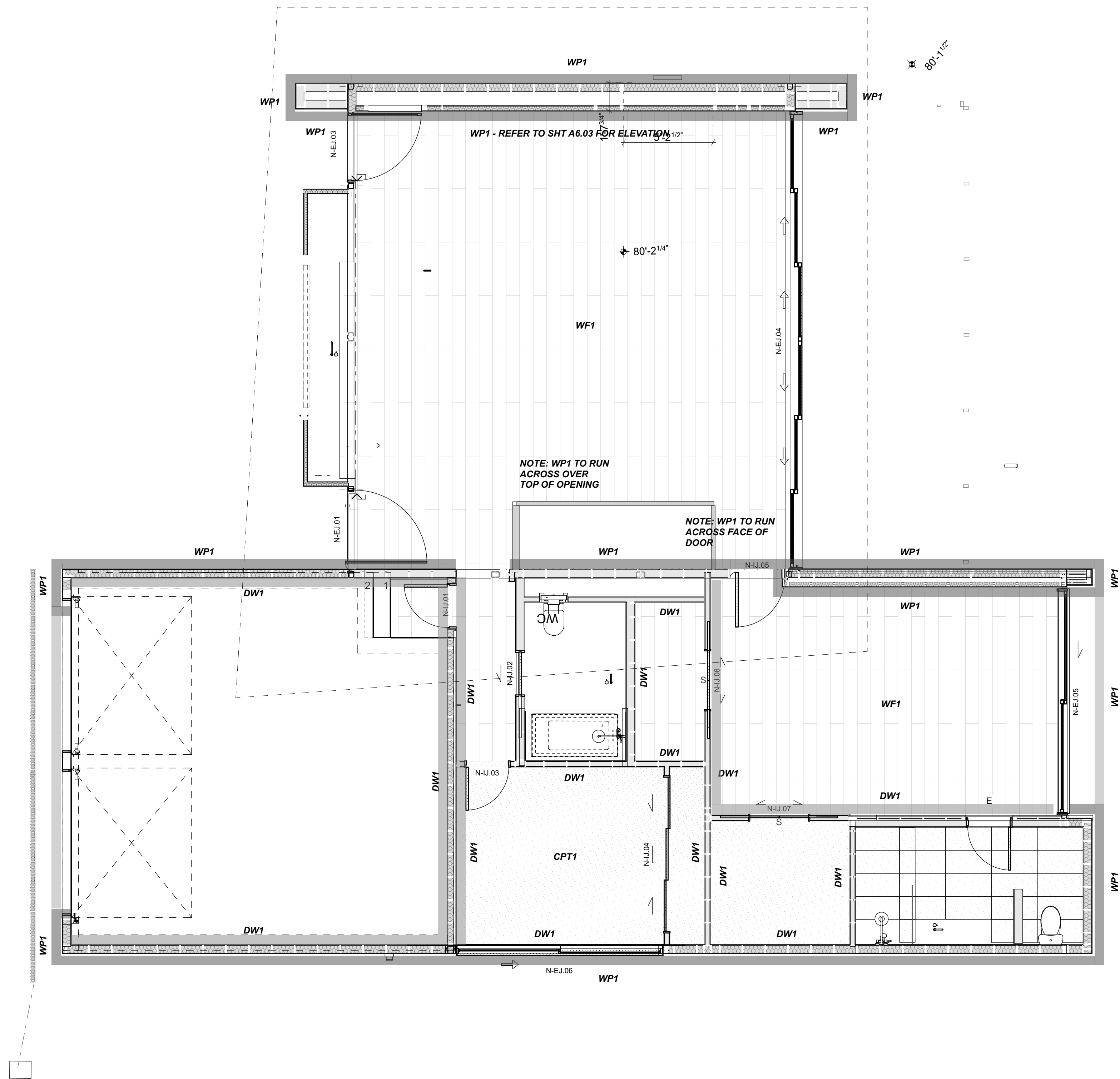
NO.	NAME	ISSUE DATE
DRAWING CEILING PLAN - LOWER FLOOR		SHEET A1.20
DRAWN BY	PFA	SCALE
PRINT DATE	10/10/23	1/4" = 1'-0" @ A1

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NO.	NAME	ISSUE DATE
DRAWING FINISHES - LOWER FLOOR		SHEET A1.21
DRAWN BY	PFA	SCALE
PRINT DATE	10/10/23	1/4" = 1'-0" @A1
REV		

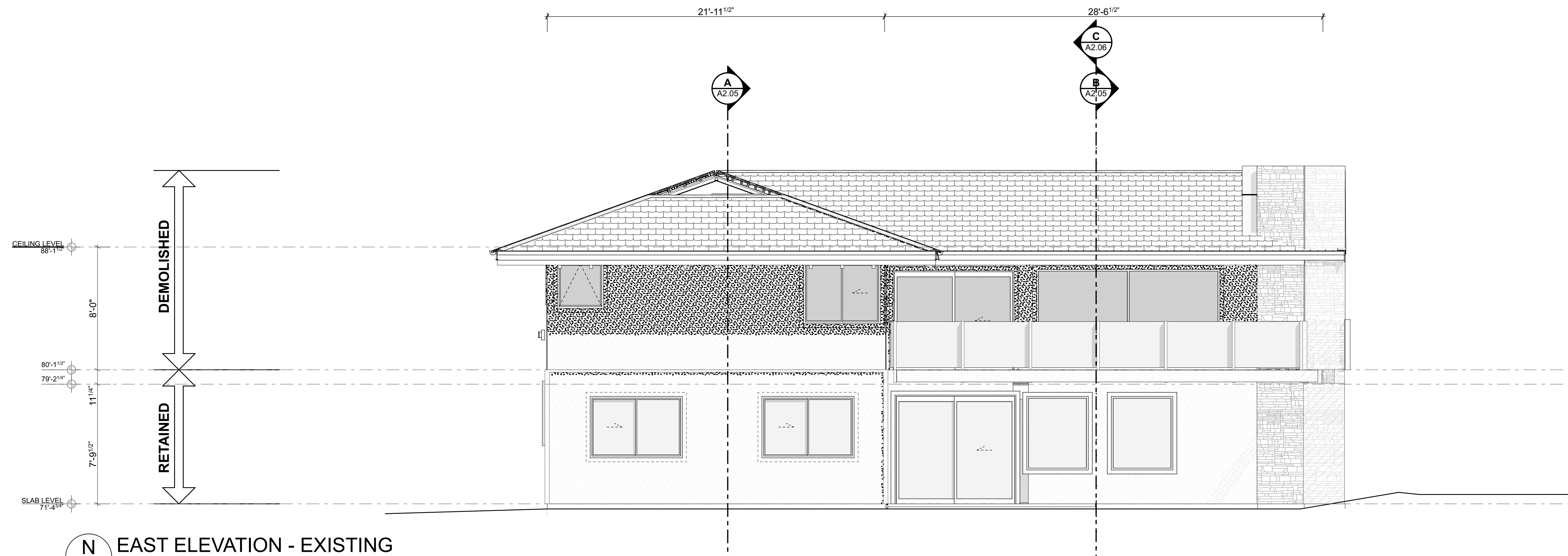




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NO.	NAME	ISSUE DATE
DRAWING FINISHES - UPPER FLOOR		SHEET A1.22
DRAWN BY PFA	SCALE	
PRINT DATE 10/10/23	1/4" = 1'-0" @ A1	



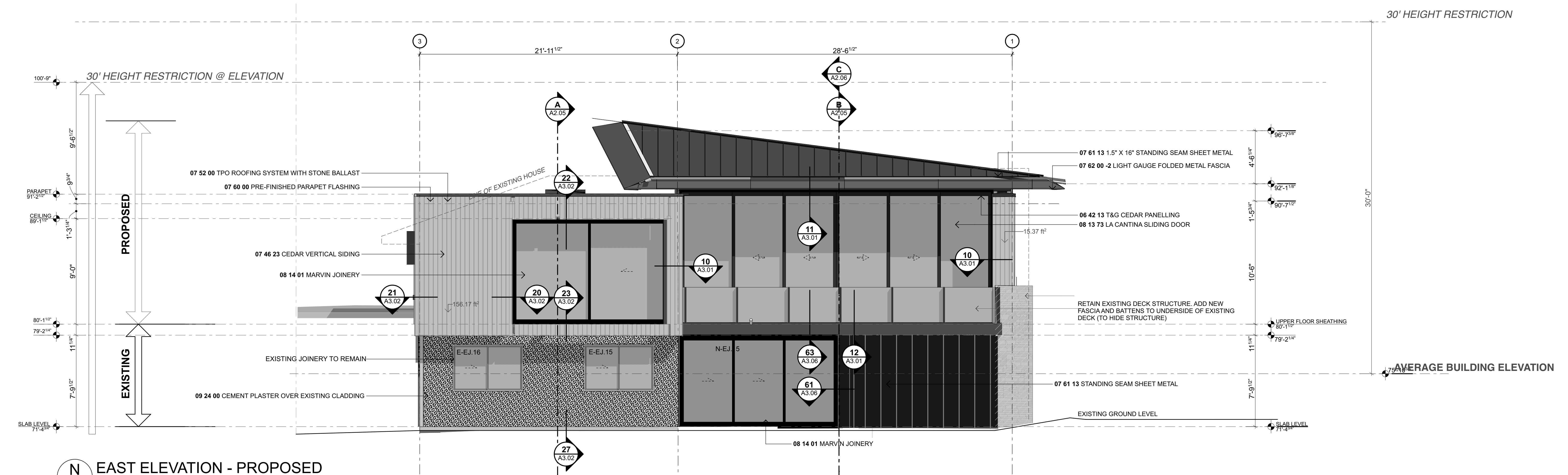
N EAST ELEVATION - EXISTING
Scale 1/4" = 1'-0"

GENERAL NOTES

OTHER DRAWINGS
SLOPE THE FINISHED GRADE AWAY FROM THE BUILDING 6" MINIMUM FOR THE FIRST 10'

SIDING FINISHES

SYMBOL	DESCRIPTION
	FLATPAN SIDING BRAND: TAYLERS PROFILE: MS-SERIES -150 FLATPAN FULLY CRIMPED STANDING SEAM 16" TRAY THICKNESS: 22 GAUGE MATERIAL: ZINCALUMINIUMAZ-50 PER ASTM A-792 COLOUR: BLACK (TBC) FIXING: PROPRIETARY CONSEALED CLIPS
	WOOD SIDING BRAND: TBC SPECIES: WESTERN RED CEDAR OR THERMALLY MODIFIED RADIATA PINE PROFILE (PRODUCT PATTERN): VERTICAL LAP SLIDING PATTERN WP12 - 5 7/16" X 13/16" WITH 1/4" GROOVE LENGTHS: SELECTED LENGTHS TO AVOID HORIZONTAL JOINTS. FINISH: WOOD OIL (FACTORY APPLIED). COLOUR: TBC CONTROL SAMPLE: ALLOW FOR CONTROL SAMPLE TO BE APPROVED PRIOR TO ORDER.
	CEMENT PLASTER OVER EXISTING CLADDING TYPE: INTEGRAL COLOR - MINIMUM (3) COATS THICKNESS: 7/8" MIN (3) COATS PER TABLE R702.1(1) & R703.6. ON METAL LATH: 17 GA. CORROSION-RESISTANT WOVEN WIRE ATTACHED WITH 1 1/2" LONG, 11 GAGE NAILS HAVING 7/16" HEAD, OR 7/8" LONG, 16 GAGE STAPLES, SPACED NOT MORE THAN 6", OR AS OTHERWISE APPROVED (R703.6.1), ON WATER-RESISTIVE BARRIER: PER IRC TABLE R703.2 & R703.6.3



N EAST ELEVATION - PROPOSED
Scale 1/4" = 1'-0"



**ADDITIONS & ALTERATIONS TO
7244 N MERCER WAY, MERCER ISLAND WASHINGTON, 98040**

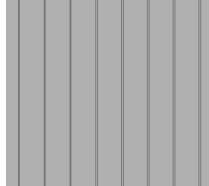
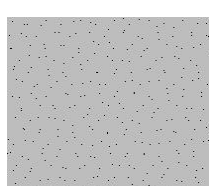
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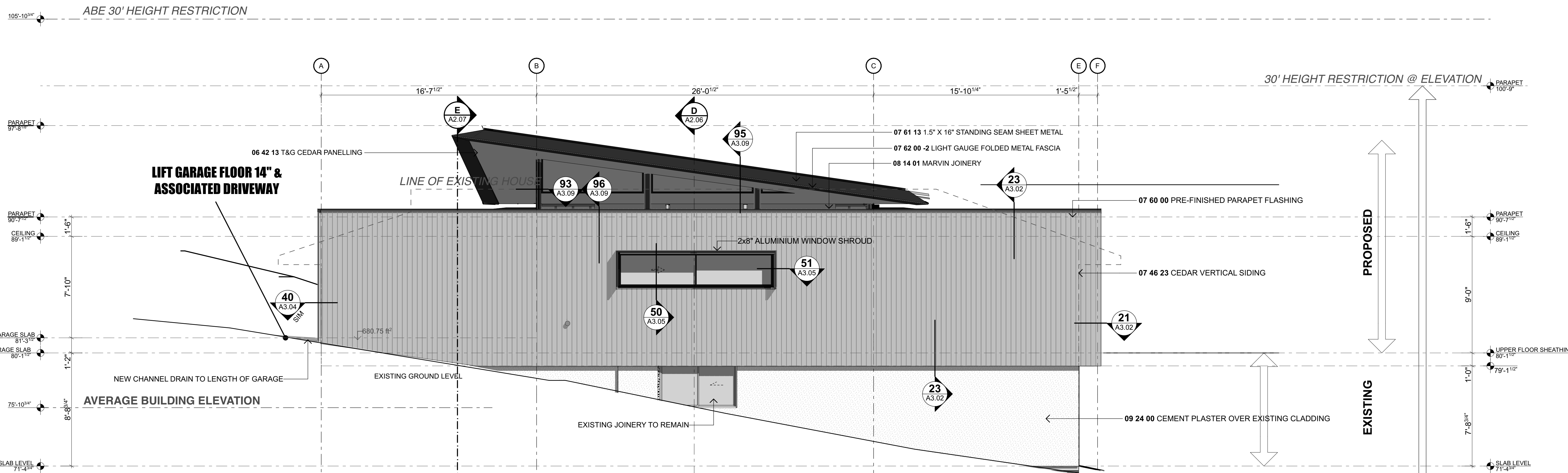
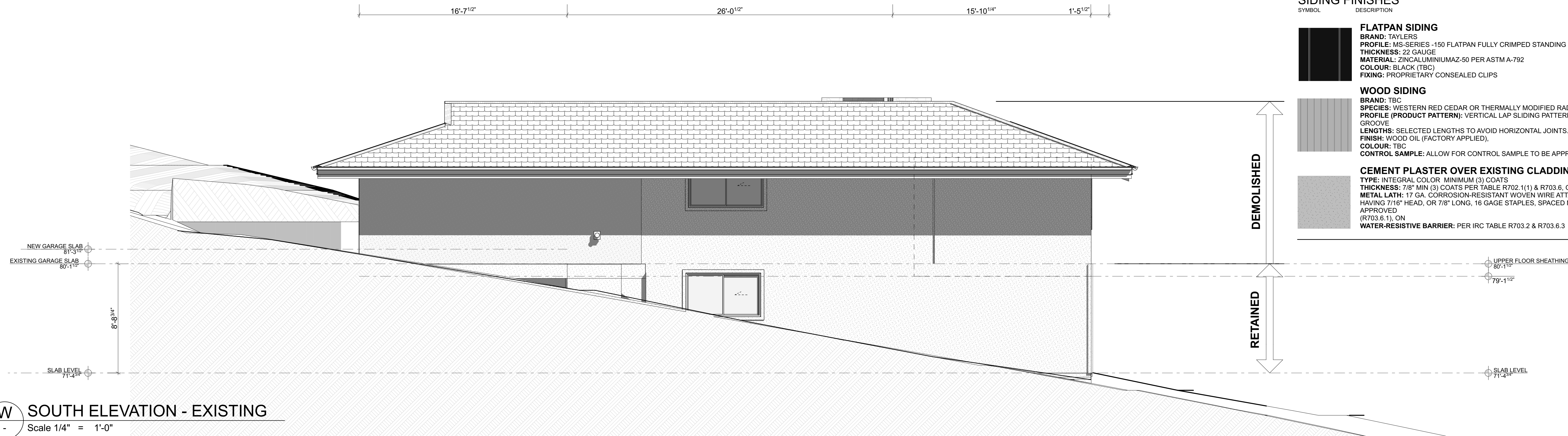
NO.	NAME	ISSUE DATE
DRAWING EAST ELEVATION		SHEET
		A2.01
DRAWN BY PFA	SCALE	
PRINT DATE 10/10/23	1/4" = 1'-0" @ A1	
REV		01

GENERAL NOTES

OTHER DRAWINGS
SLOPE THE FINISHED GRADE AWAY FROM THE BUILDING 6" MINIMUM FOR THE FIRST 10'

SIDING FINISHES

SYMBOL	DESCRIPTION
	FLATPAN SIDING BRAND: TAYLERS PROFILE: MS-SERIES - 150 FLATPAN FULLY CRIMPED STANDING SEAM 16" TRAY THICKNESS: 22 GAUGE MATERIAL: ZINCALUMINIUMAZ-50 PER ASTM A-792 COLOUR: BLACK (TBC) FIXING: PROPRIETARY CONSEALED CLIPS
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**ADDITIONS & ALTERATIONS TO
7244 N MERCER WAY, MERCER ISLAND WASHINGTON, 98040**


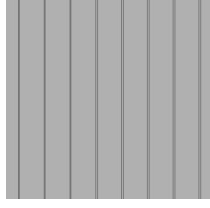
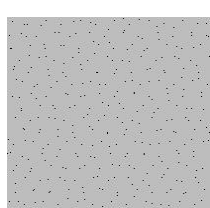
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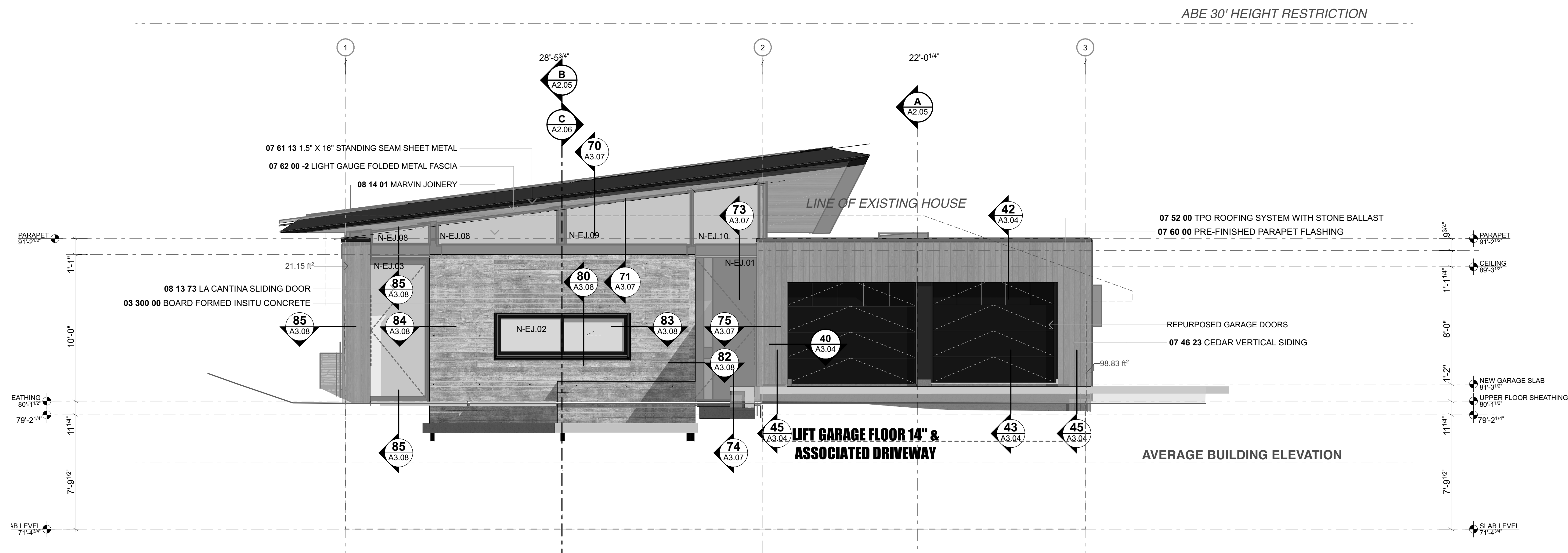
NO.	NAME	ISSUE DATE
DRAWING	SOUTH ELEVATIONS	SHEET
		A2.02
DRAWN BY	PFA	SCALE
PRINT DATE	10/10/23	1/4" = 1'-0" @ A1
REV		

GENERAL NOTES

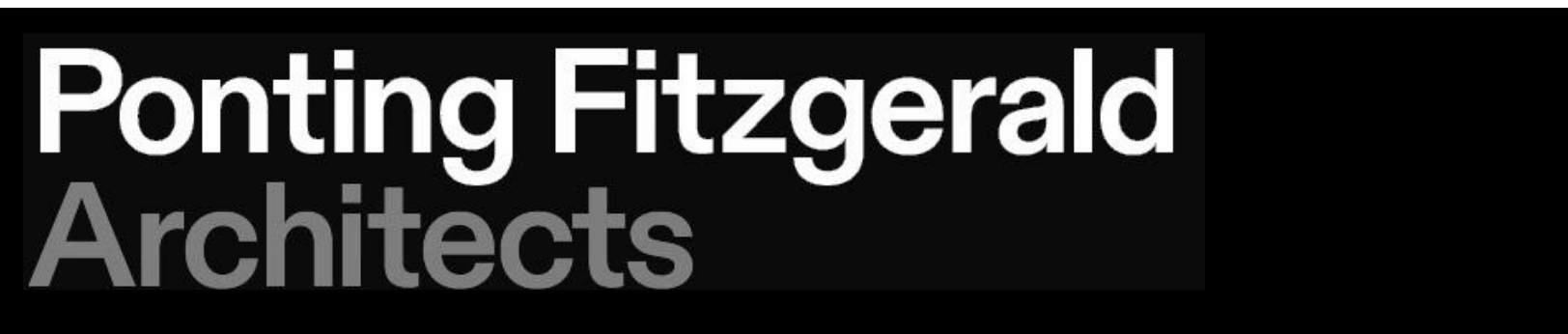
OTHER DRAWINGS
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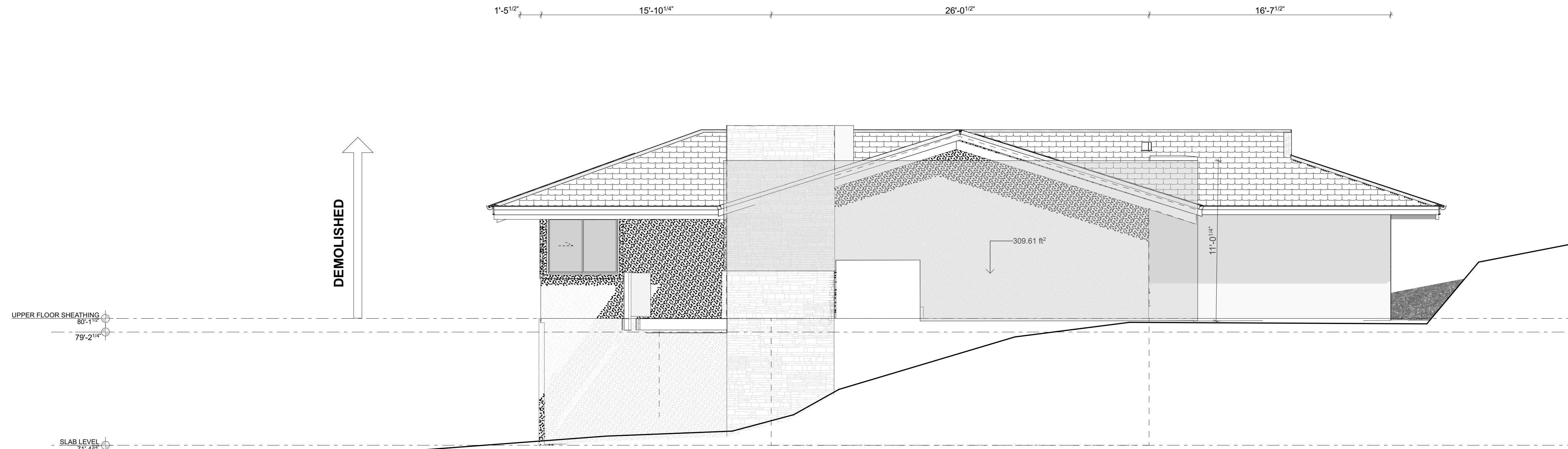
W WEST ELEVATION - PROPOSED
Scale 1/4" = 1'-0"



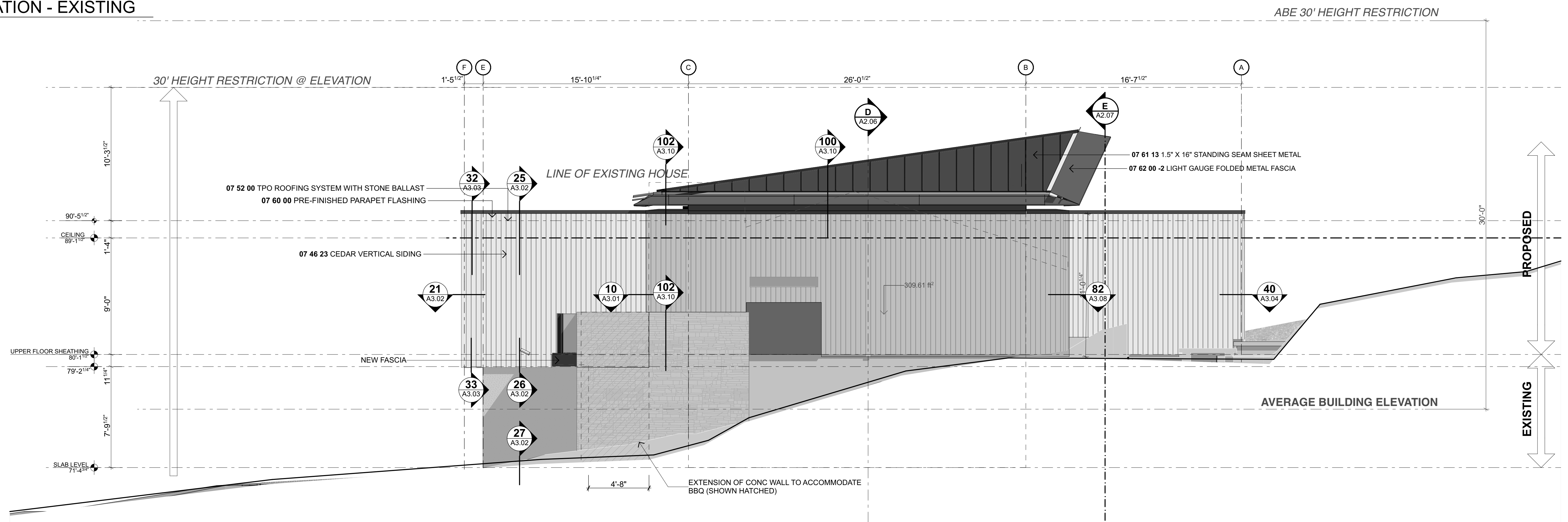
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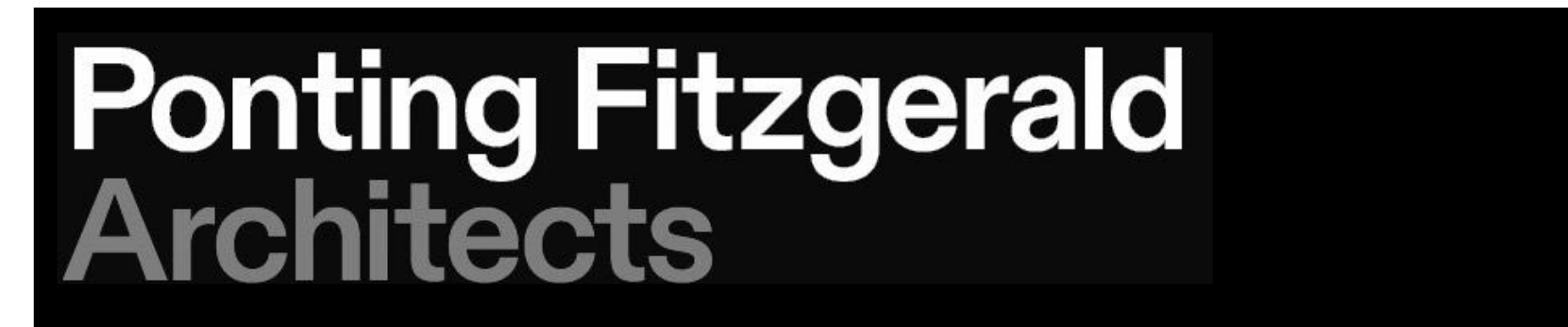
NO.	NAME	ISSUE DATE
DRAWING WEST ELEVATIONS		SHEET A2.03
DRAWN BY	PFA	SCALE 1/4" = 1'-0" @ A1
PRINT DATE	10/10/23	
REV		01



W NORTH ELEVATION - EXISTING
 Scale 1/4" = 1'-0"



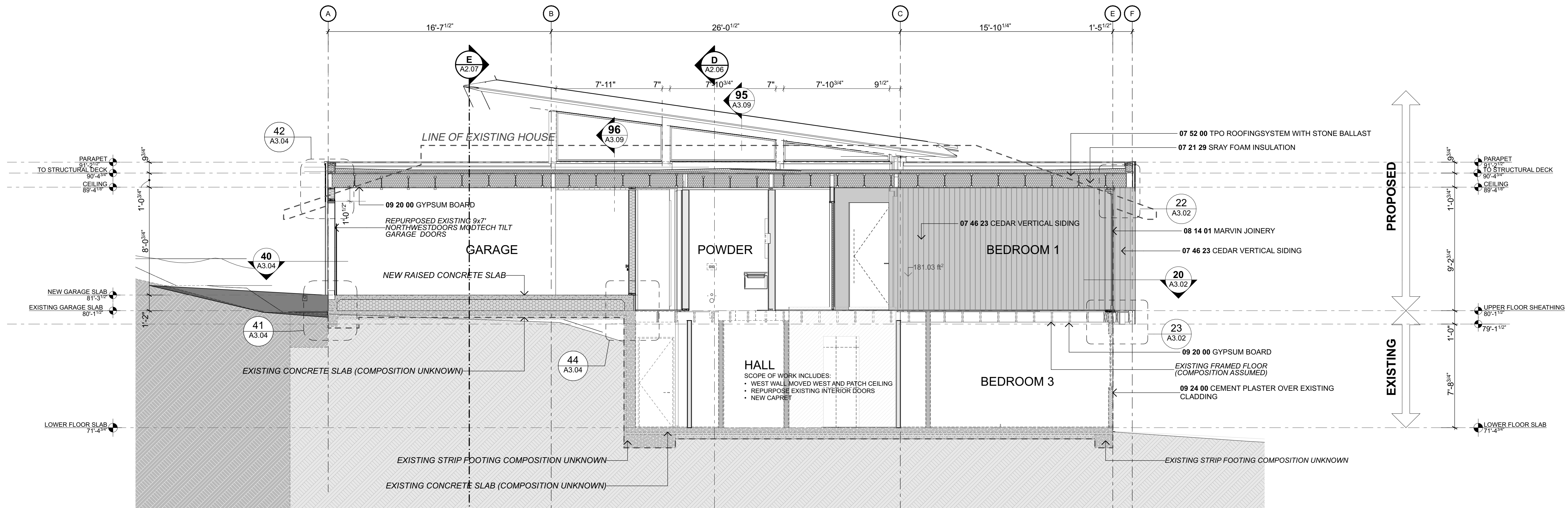
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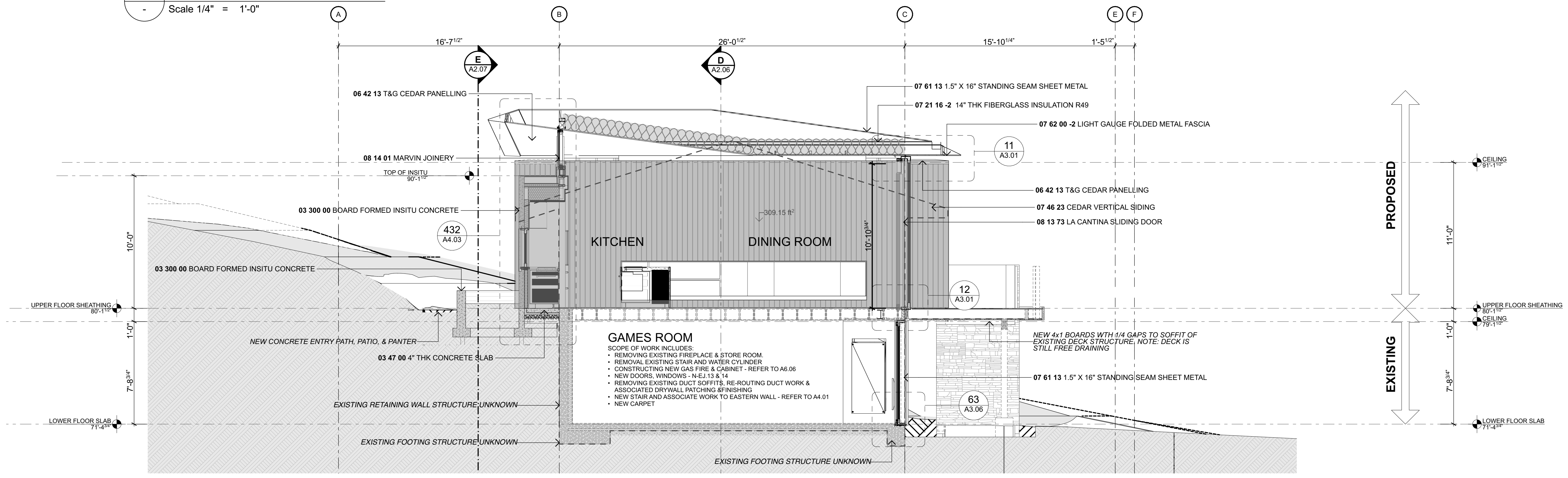
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NO.	NAME	ISSUE DATE
DRAWING	NORTH ELEVATIONS	SHEET
		A2.04
DRAWN BY	PFA	SCALE
PRINT DATE	10/10/23	1/4" = 1'-0" @ A1
REV		

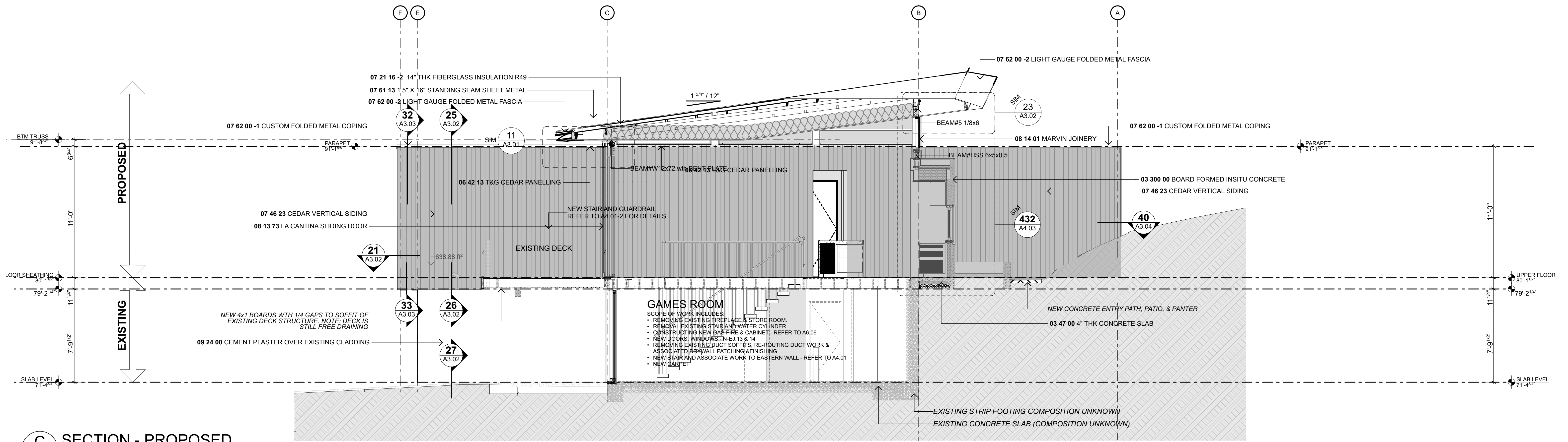


A SECTION - PROPOSED
Scale 1/4" = 1'-0"

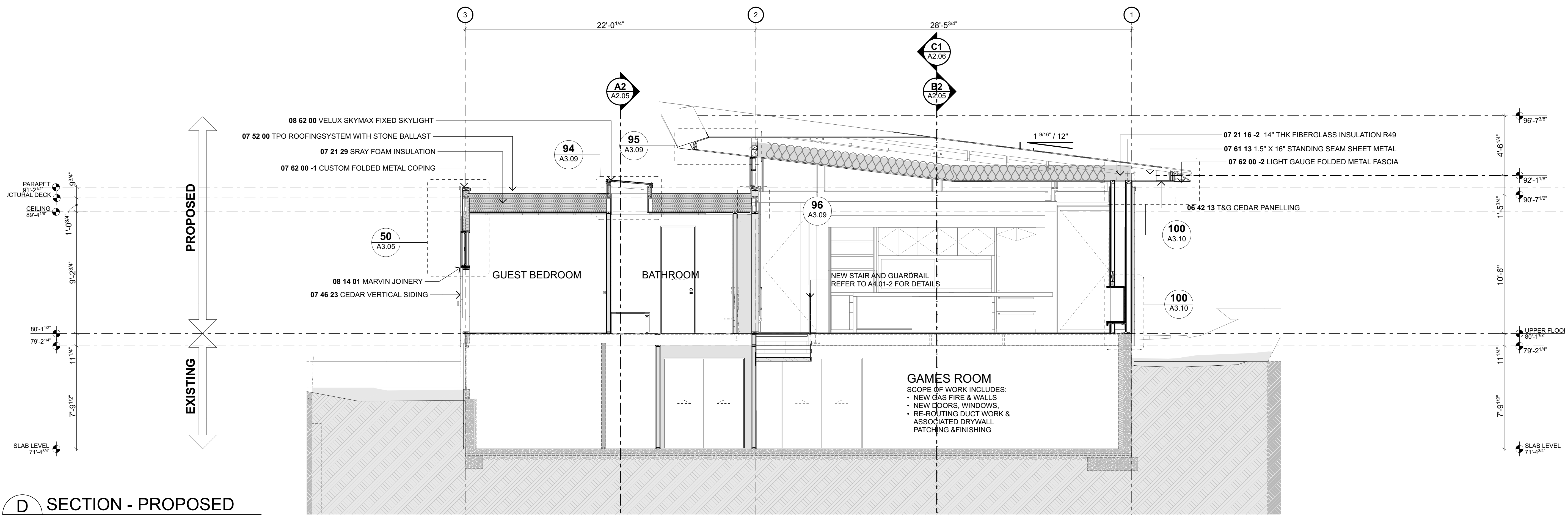


B SECTION - PROPOSED
Scale 1/4" = 1'-0"

NO.	NAME	ISSUE DATE
DRAWING SECTION A&B		SHEET
DRAWN BY PFA		SCALE
PRINT DATE 10/10/23		
		A2.05



C SECTION - PROPOSED
 Scale 1/4" = 1'-0"



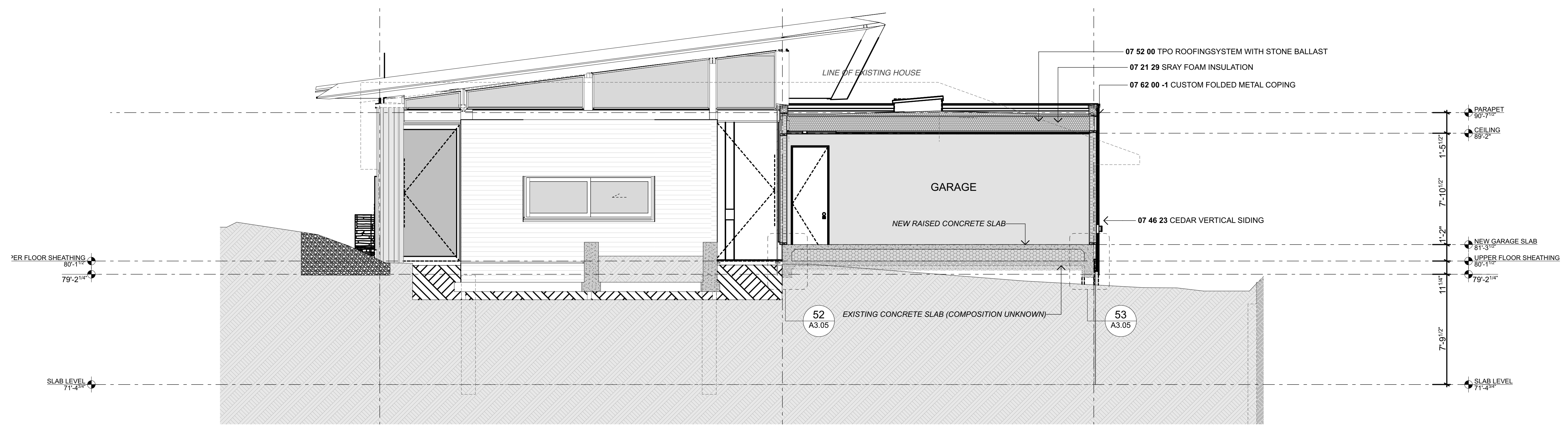
D SECTION - PROPOSED
 Scale 1/4" = 1'-0"



ADDITIONS & ALTERATIONS TO
7244 N MERCER WAY, MERCER ISLAND WASHINGTON, 98040

Do not scale off drawings. Before commencement of any work the contractor shall check, verify and be responsible for all dimensions. The contractor must notify this office of any discrepancies in the documents and/or site conditions. All workmanship and materials to be in accordance with relevant building codes. This drawing is the property of Ponting Fitzgerald LLC and must not be used, copied or reproduced in whole or part without prior written permission. ph 720 363 7951

NO.	NAME	ISSUE DATE
DRAWING SECTION C&D		SHEET
		A2.06
DRAWN BY PFA	SCALE	
PRINT DATE 10/10/23	1/4" = 1'-0" @ A1	
REV		

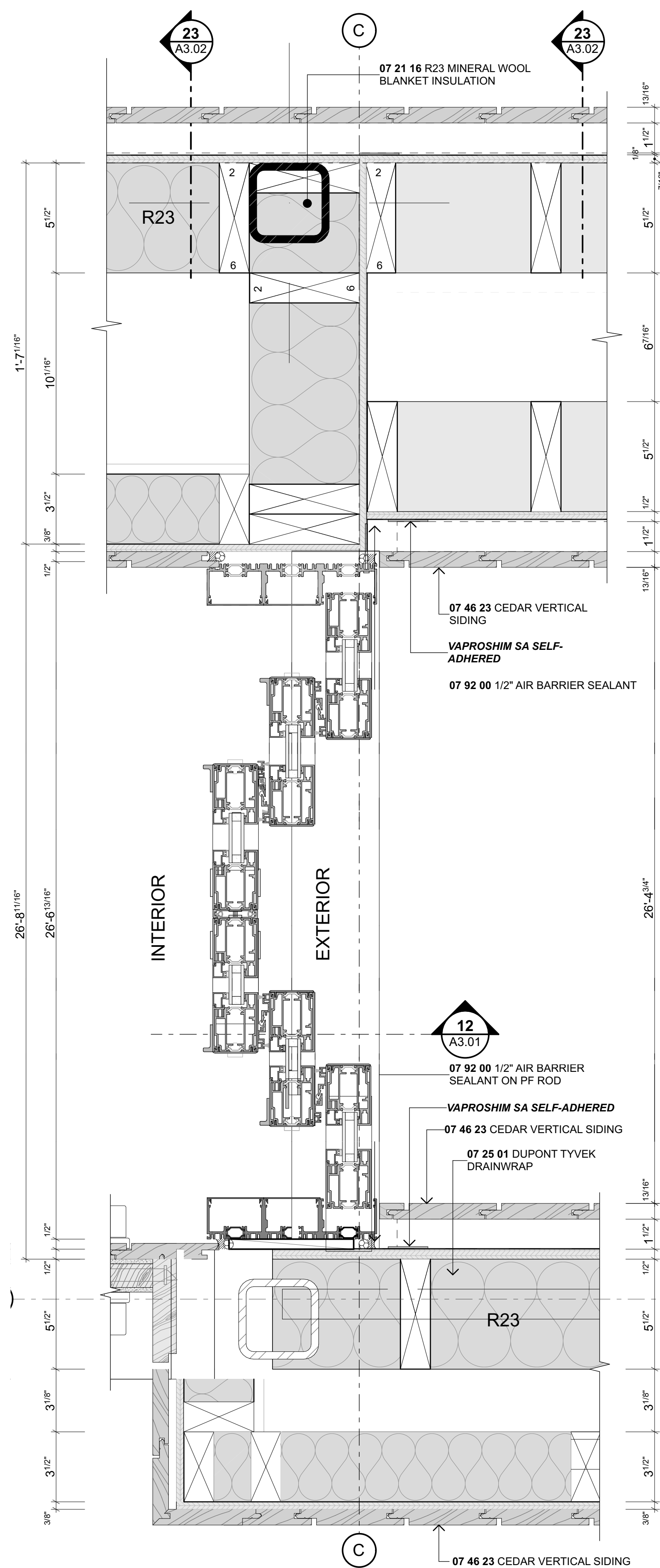


E SECTION - E
 Scale 1/4" = 1'-0"

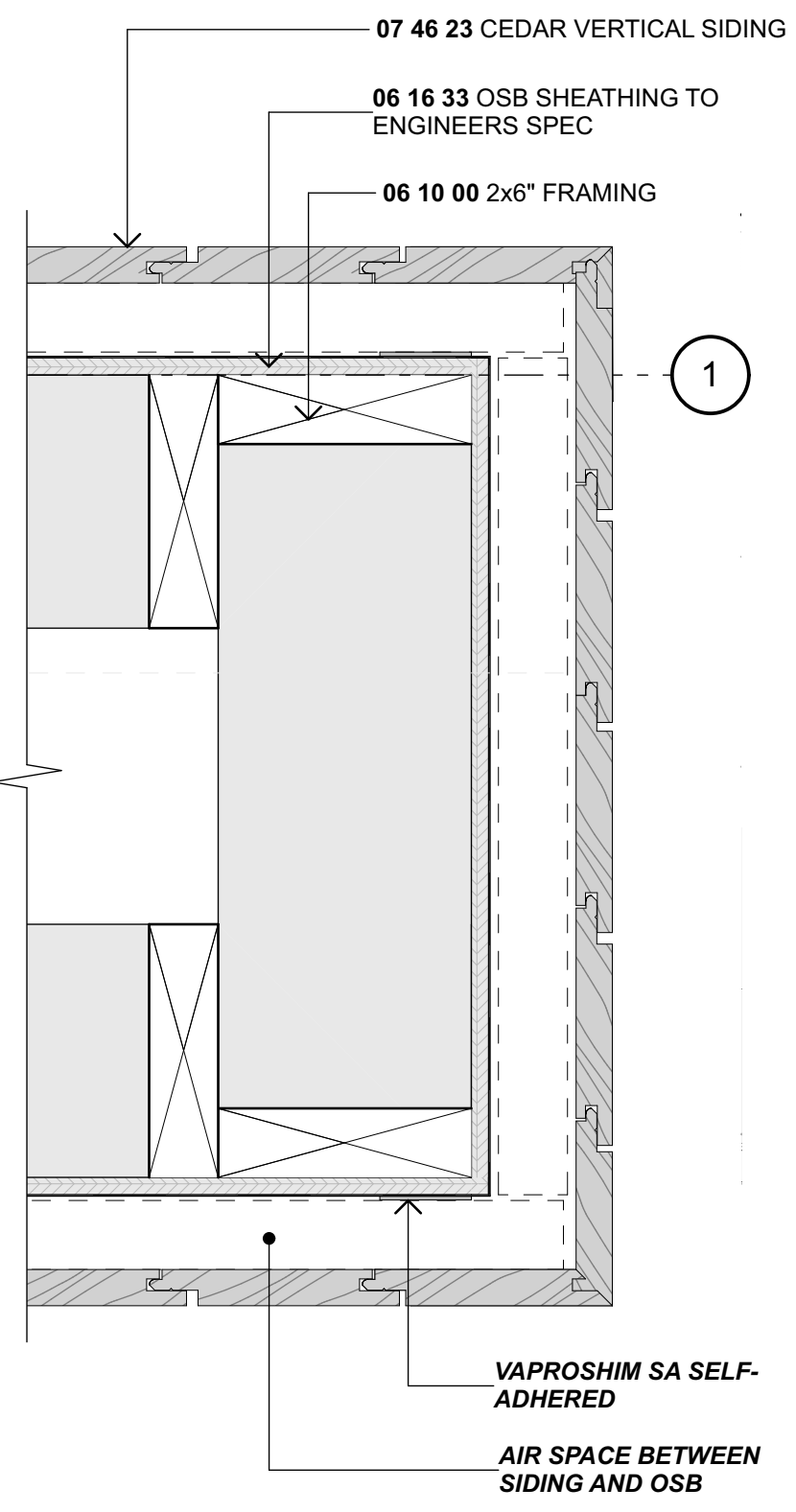
**ADDITIONS & ALTERATIONS TO
 7244 N MERCER WAY, MERCER ISLAND WASHINGTON, 98040**

Do not scale off drawings. Before commencement of any work the contractor shall check, verify and be responsible for all dimensions. The contractor must notify this office of any discrepancies in the documents and/or site conditions. All workmanship and materials to be in accordance with relevant building codes. This drawing is the property of Ponting Fitzgerald LLC and must not be used, copied or reproduced in whole or part without prior written permission. ph 720 363 7951

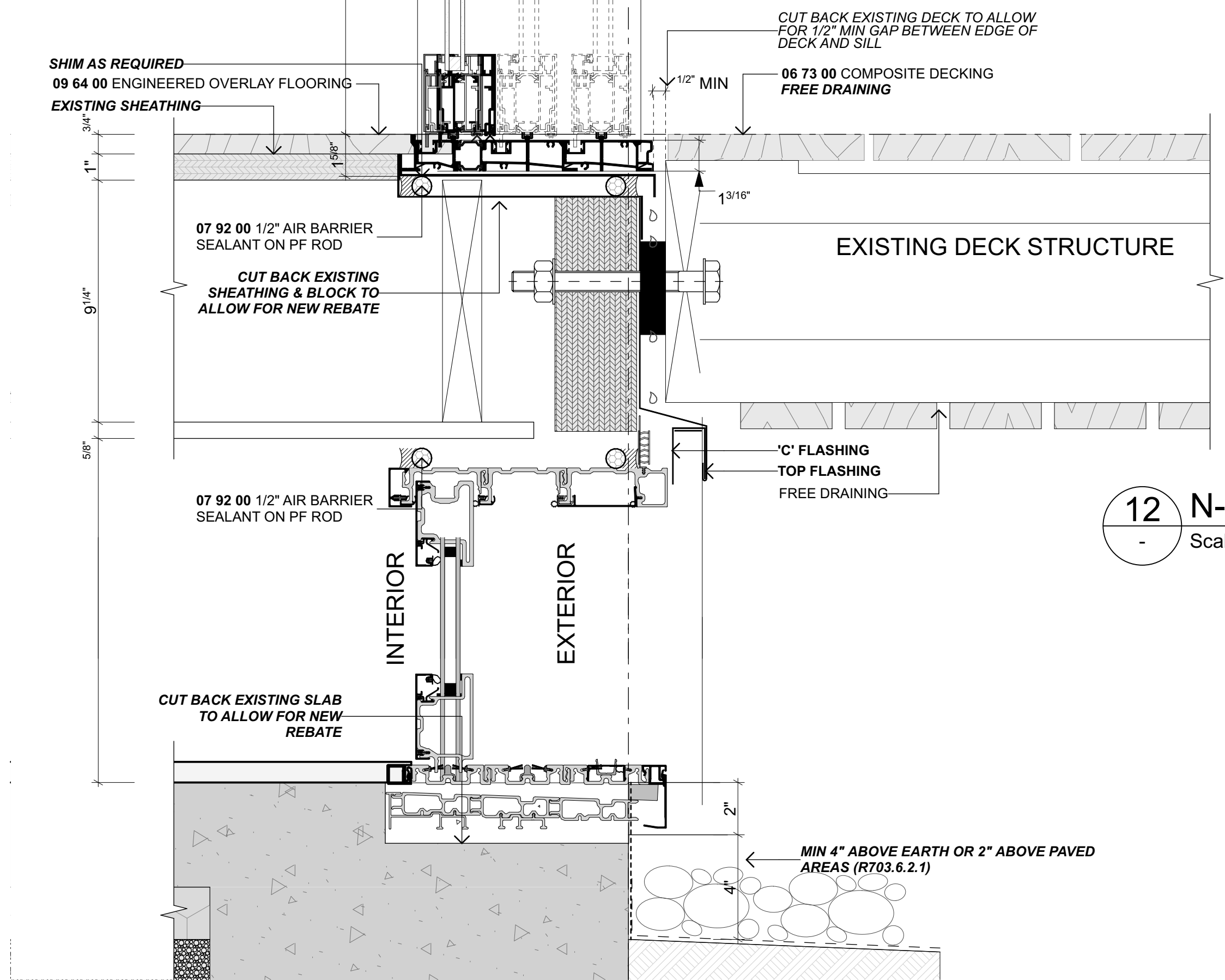
NO.	NAME	ISSUE DATE
DRAWING SECTION E		SHEET
		A2.07
DRAWN BY	PFA	SCALE
PRINT DATE	10/10/23	1/4" = 1'-0" @ A1
REV		01



10 N-EJ.04 JAMB DETAILS
Scale 3" = 1'-0"



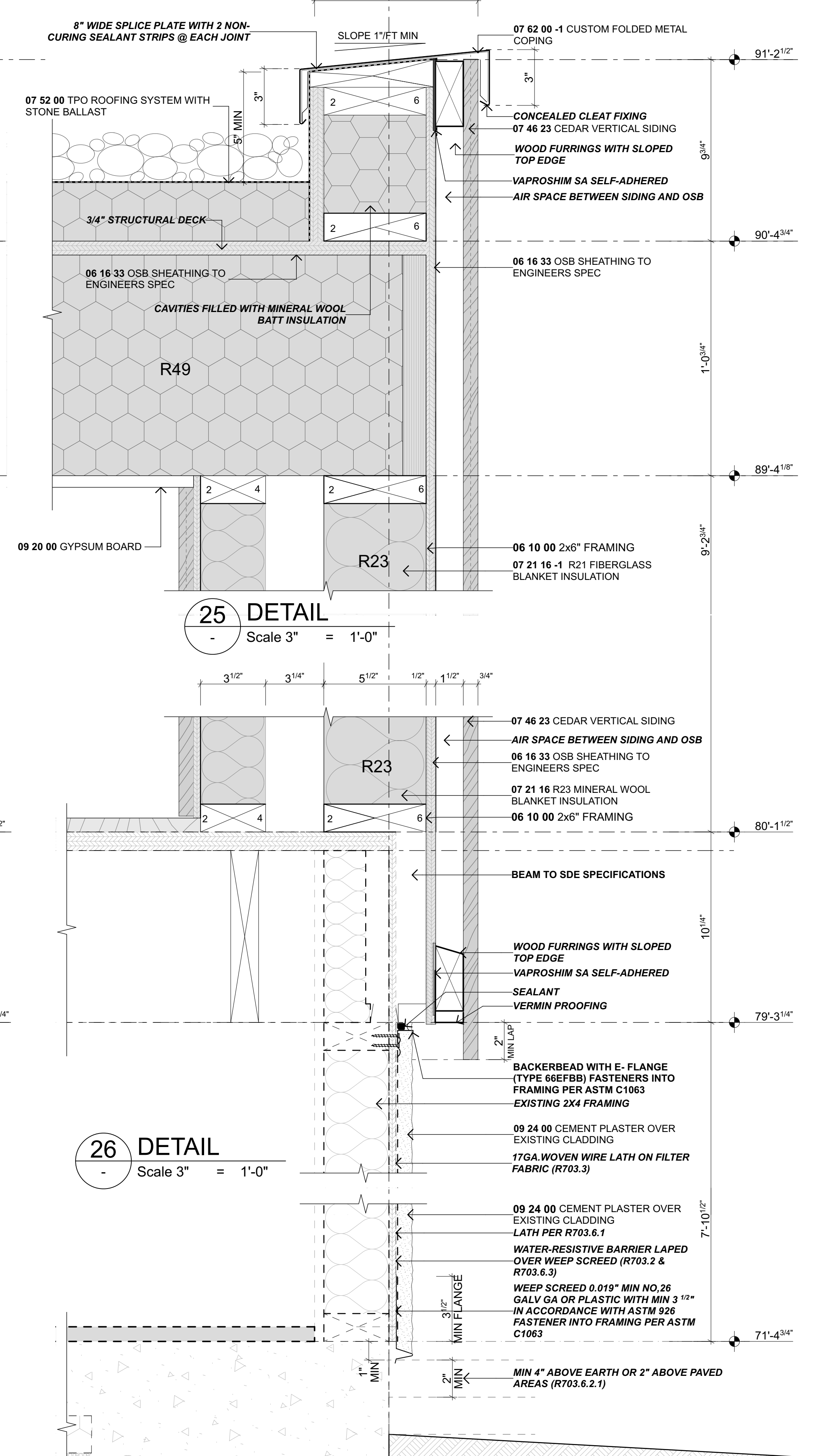
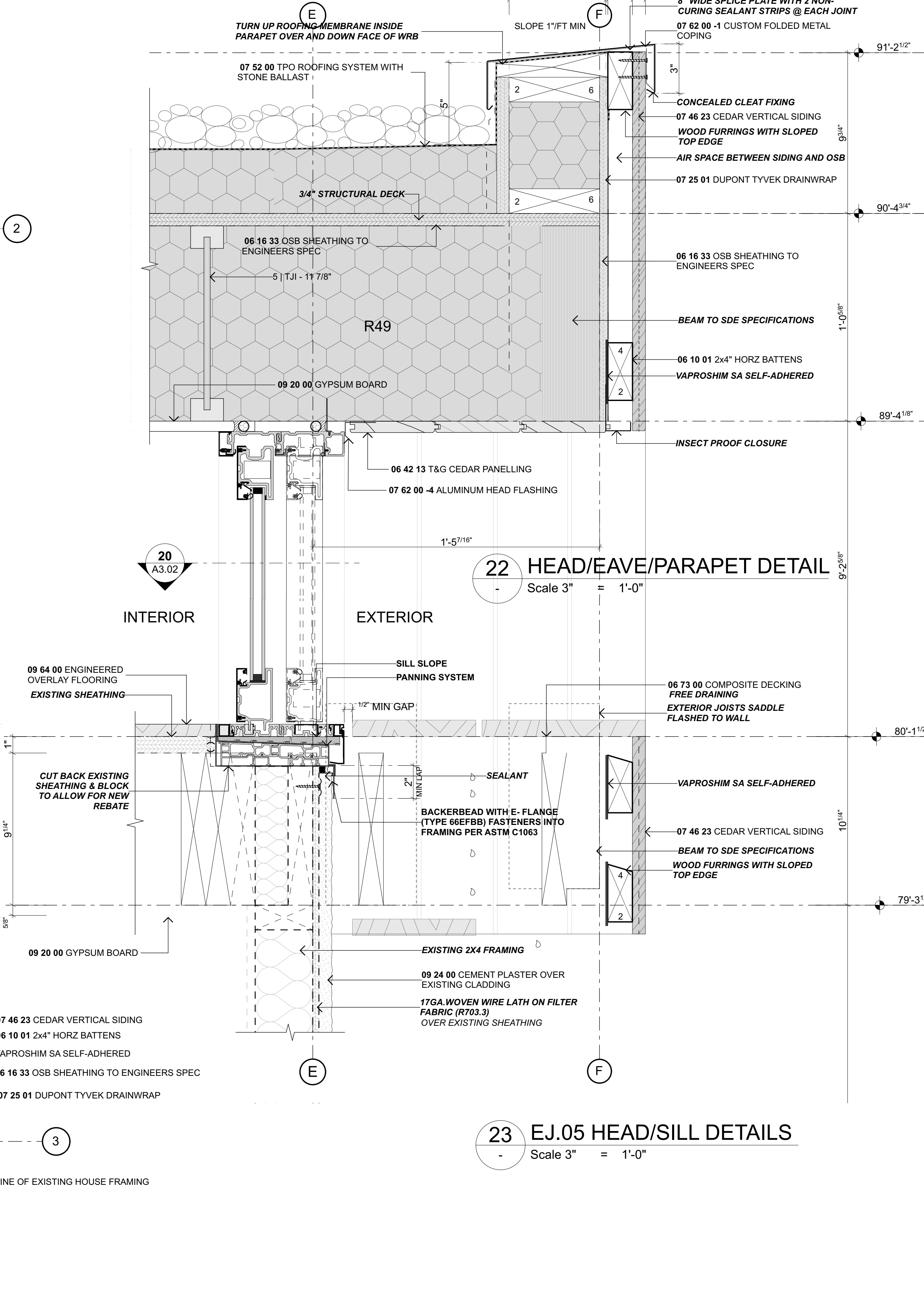
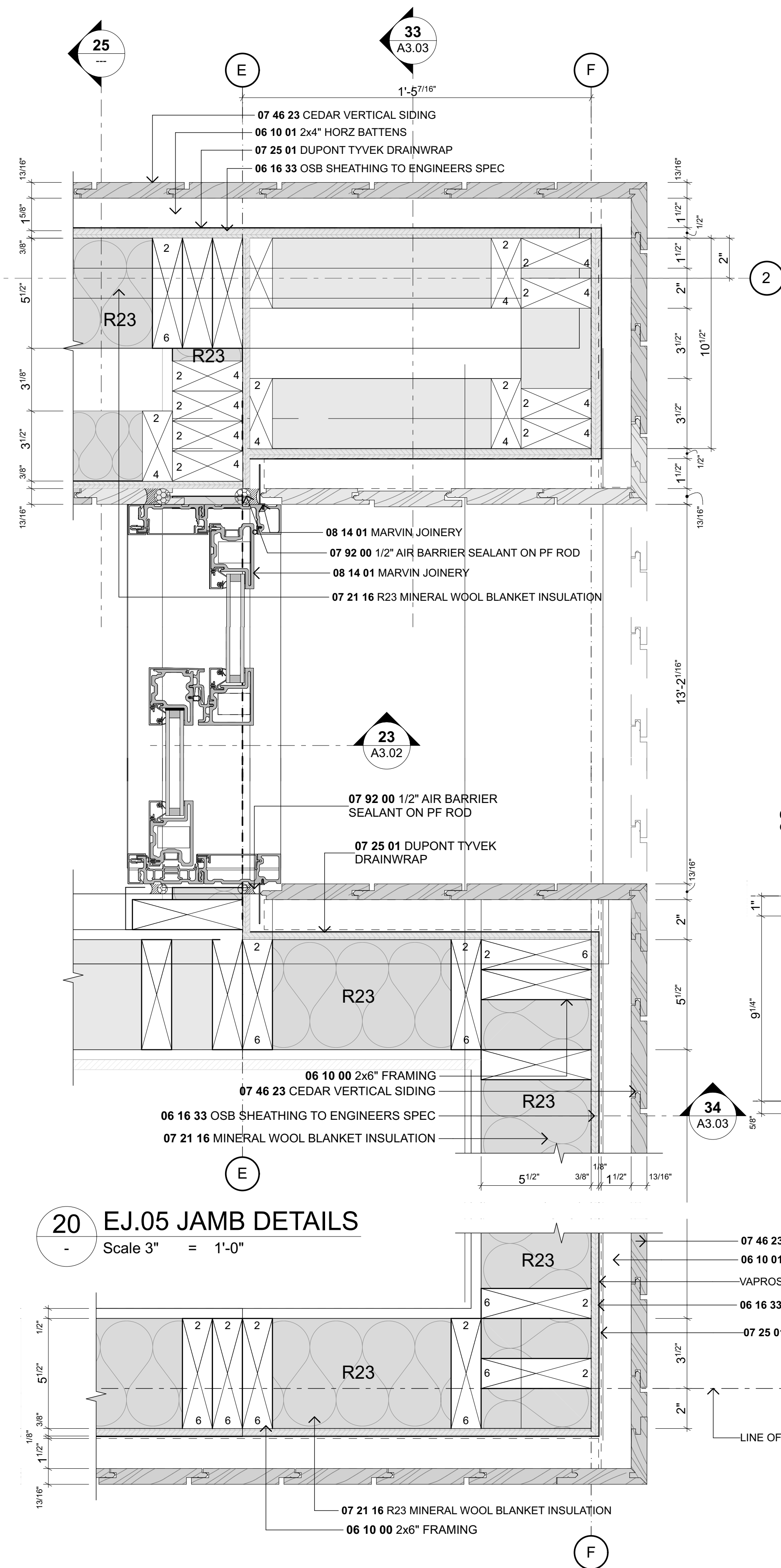
11 N-EJ.04 HEAD/ EAVE DETAIL
Scale 3" = 1'-0"
NOTE: THIS DETAIL IS TO BE READ IN CONJUNCTION WITH THE SDE DETAIL 7 / SHT S4.2

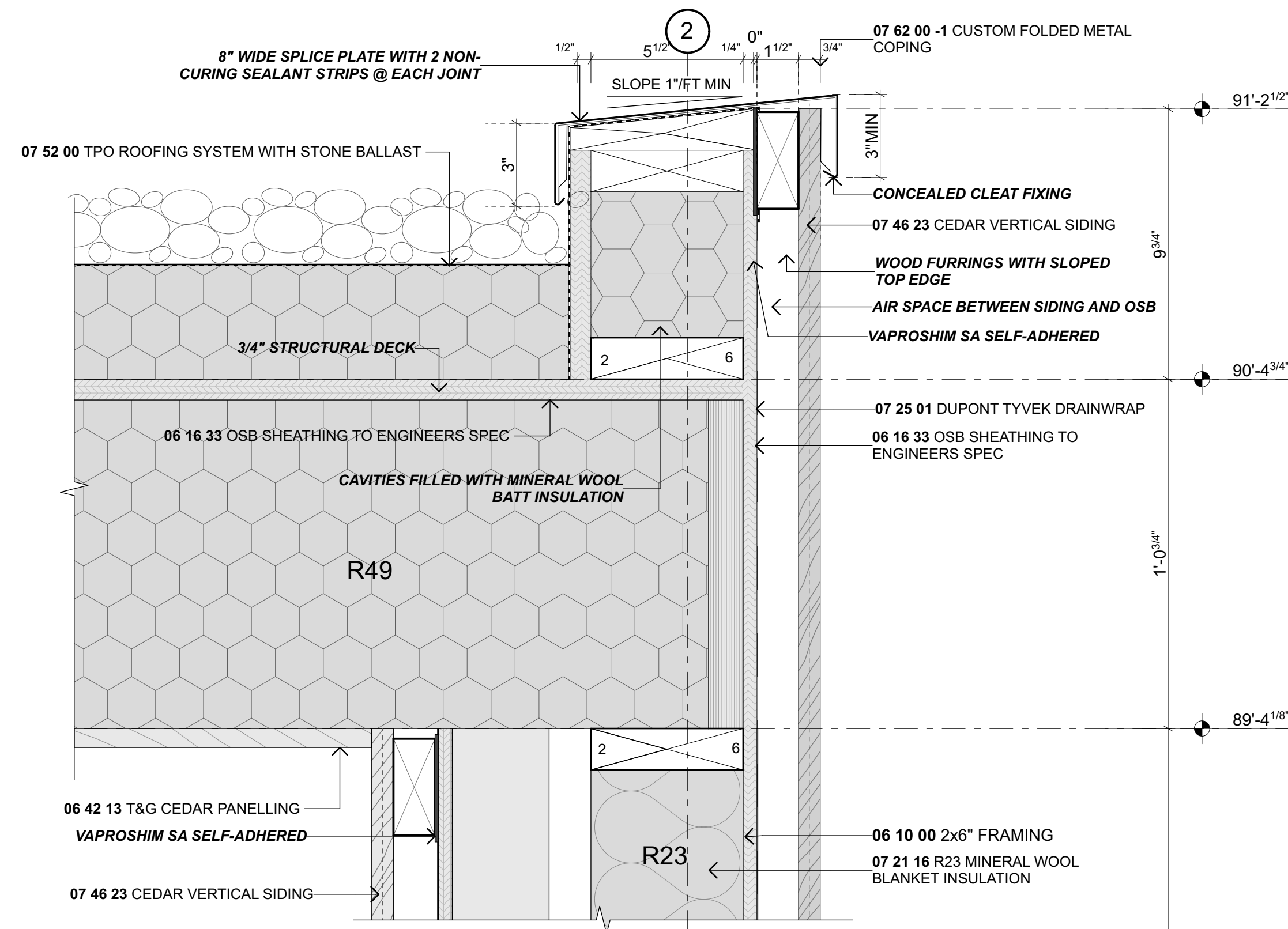


12 N-EJ.04 SILL DETAILS
Scale 3" = 1'-0"

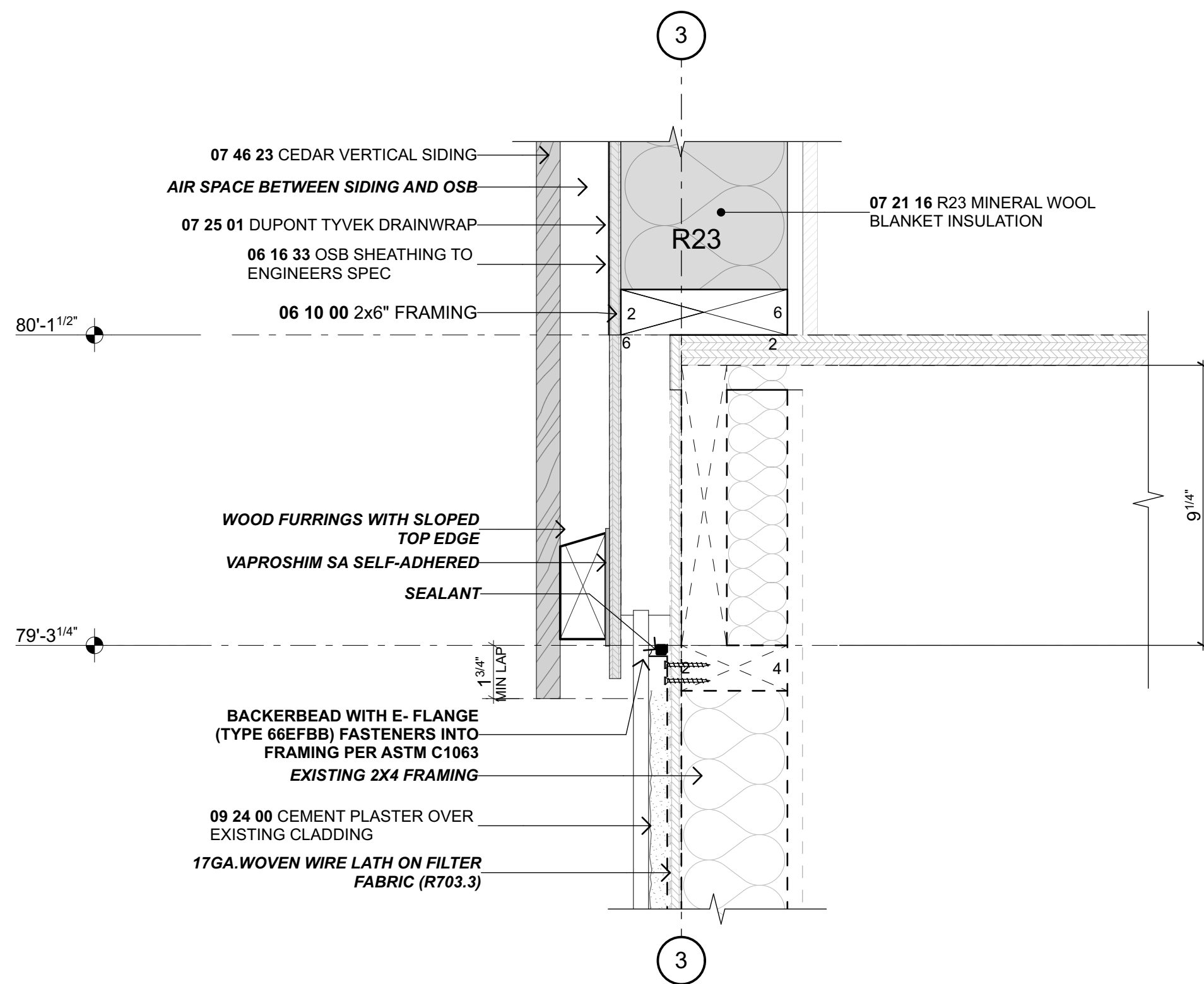
13 N-EJ.04 SILL DETAILS
Scale 3" = 1'-0"

NO.	NAME	ISSUE DATE
DRAWING	CONSTRUCTION DETAILS	SHEET
A3.01		
DRAWN BY	PFA	SCALE
PRINT DATE	10/10/23	3" = 1'-0" @ A1
REV		

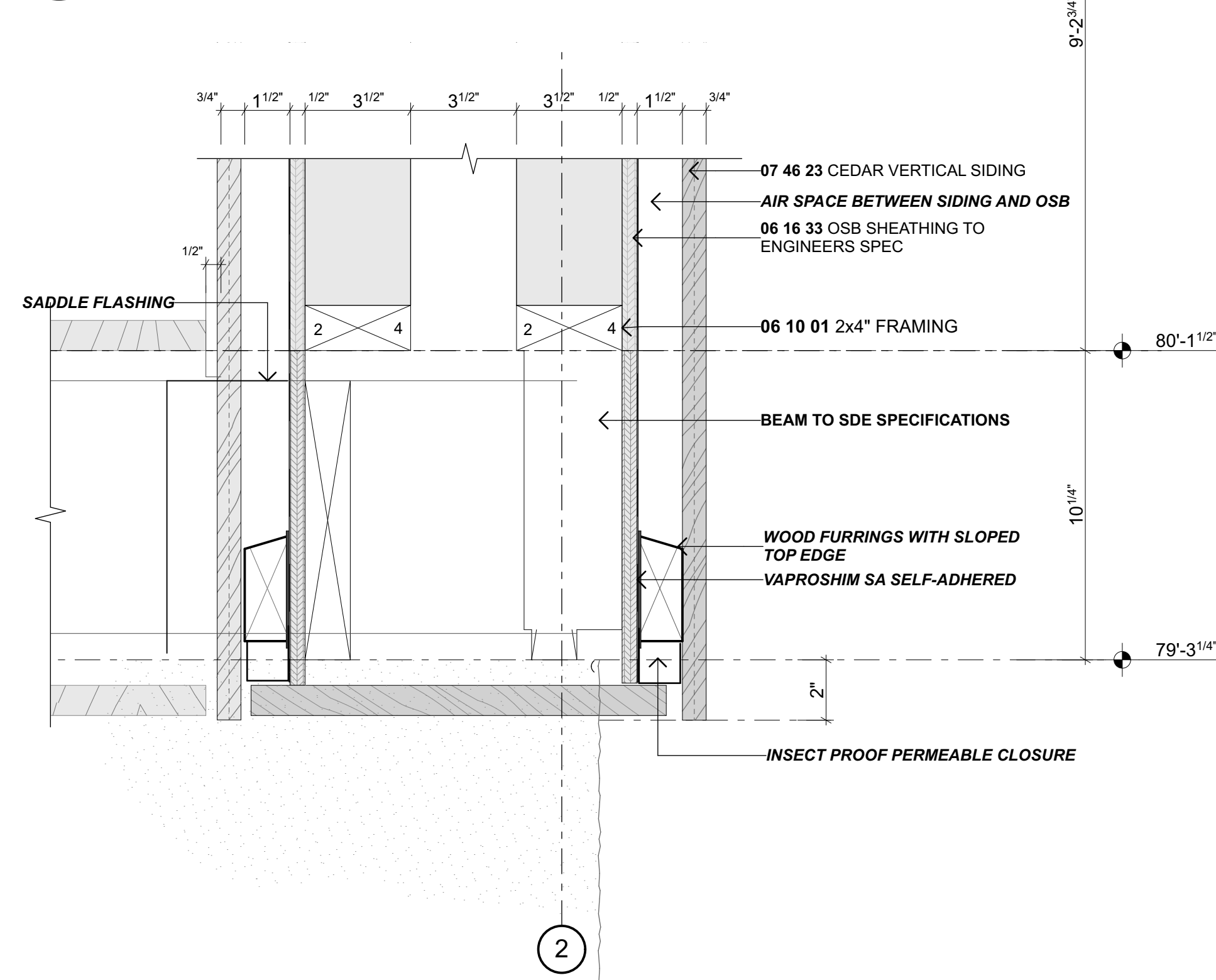




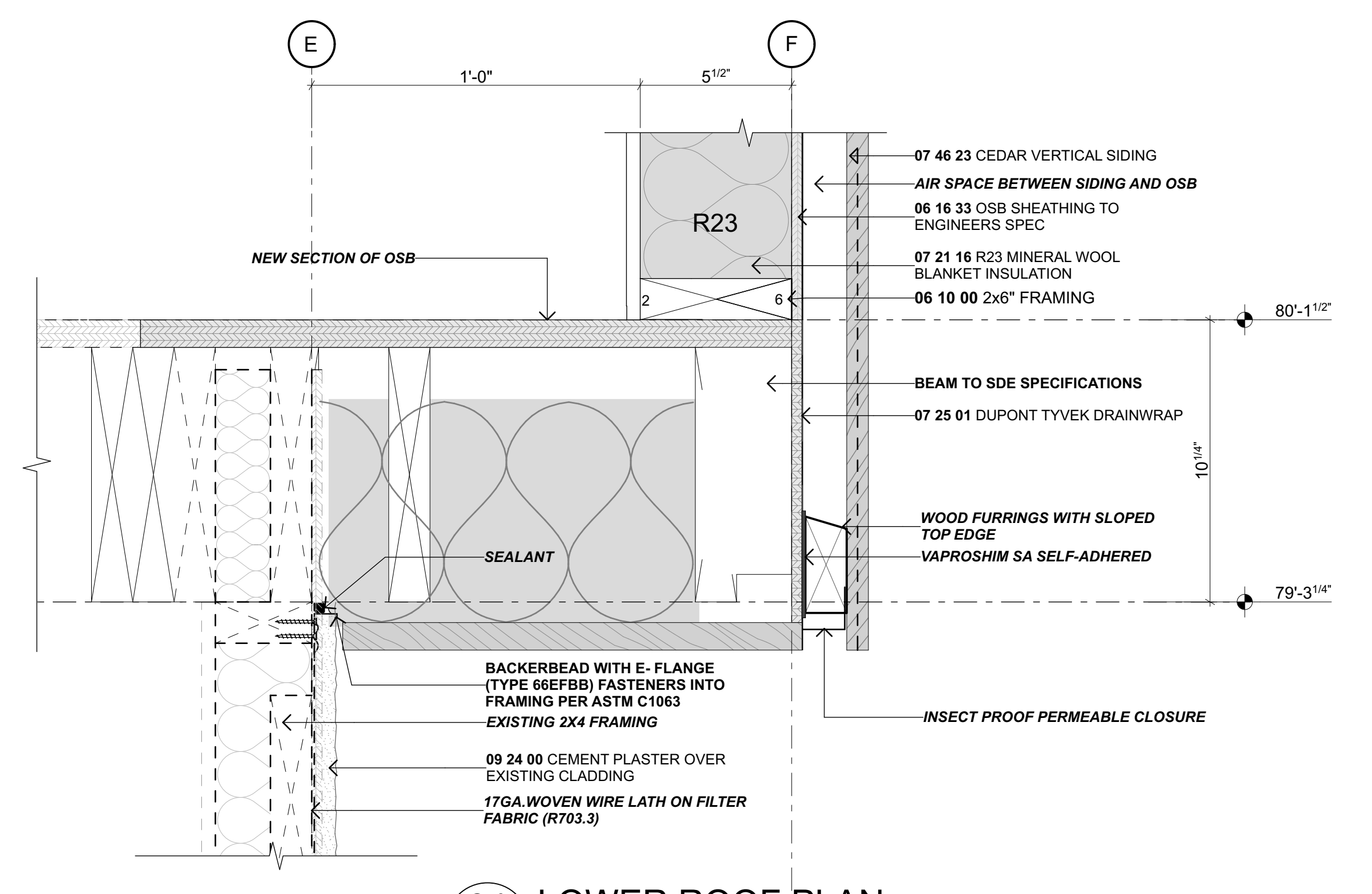
32 COPING DETAILS
Scale 3" = 1'-0"



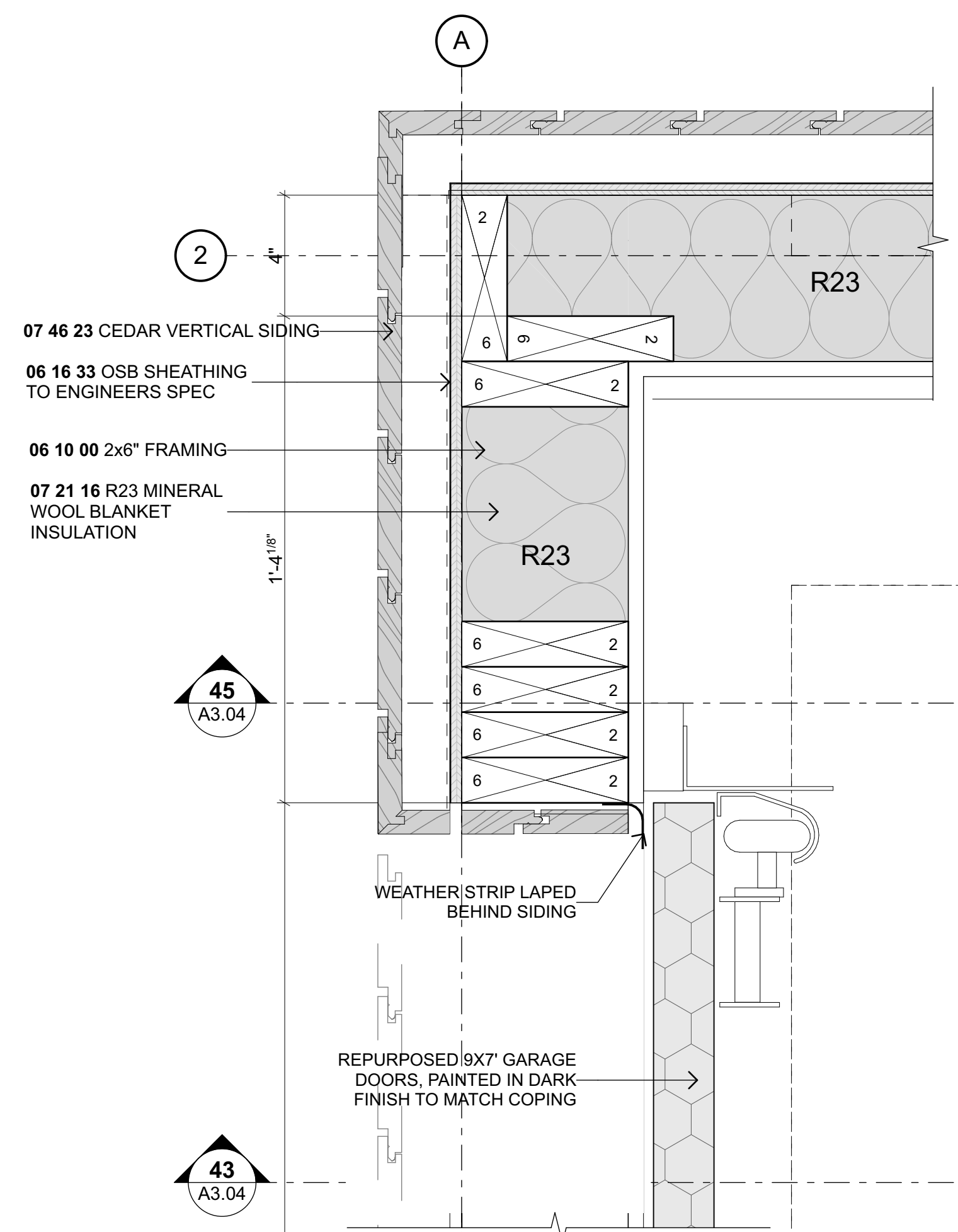
31 UPPER TO LOWER FLOOR DETAIL
Scale 3" = 1'-0"



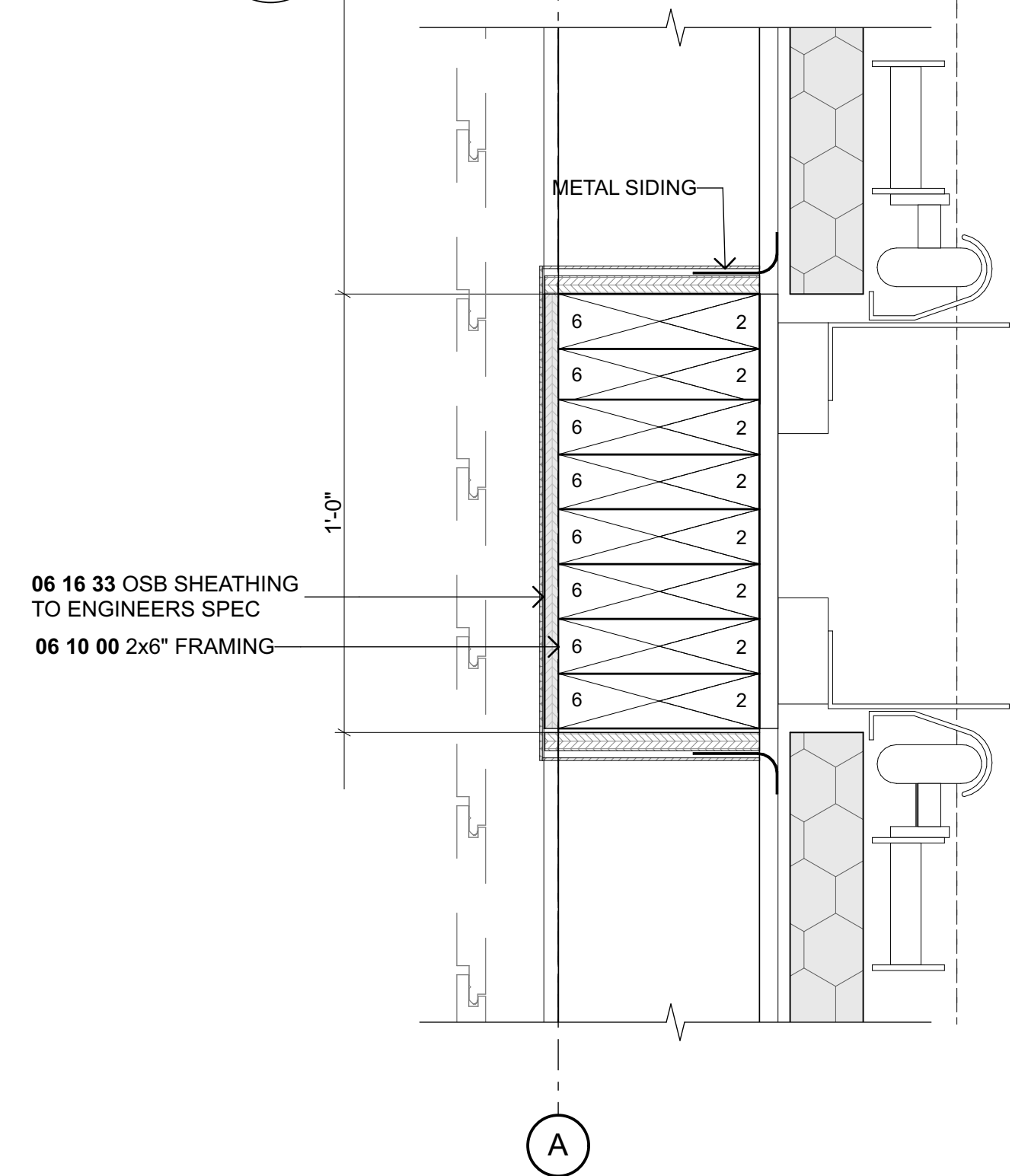
33 BALCONY DETAILS
Scale 3" = 1'-0"



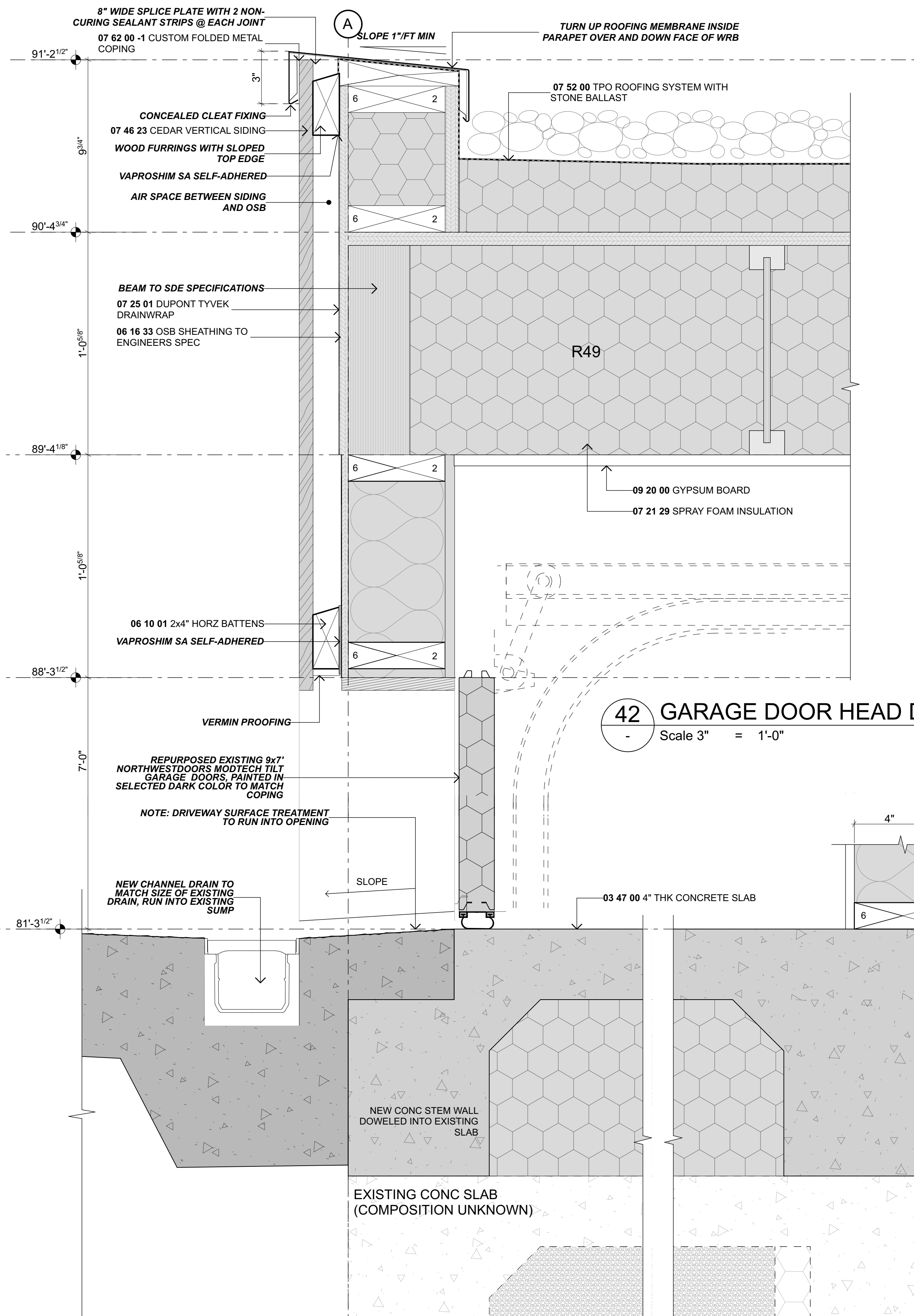
34 LOWER ROOF PLAN
Scale 3" = 1'-0"



40 GARAGE DOOR JAMB DETAILS
 A1.05 Scale 3" = 1'-0"



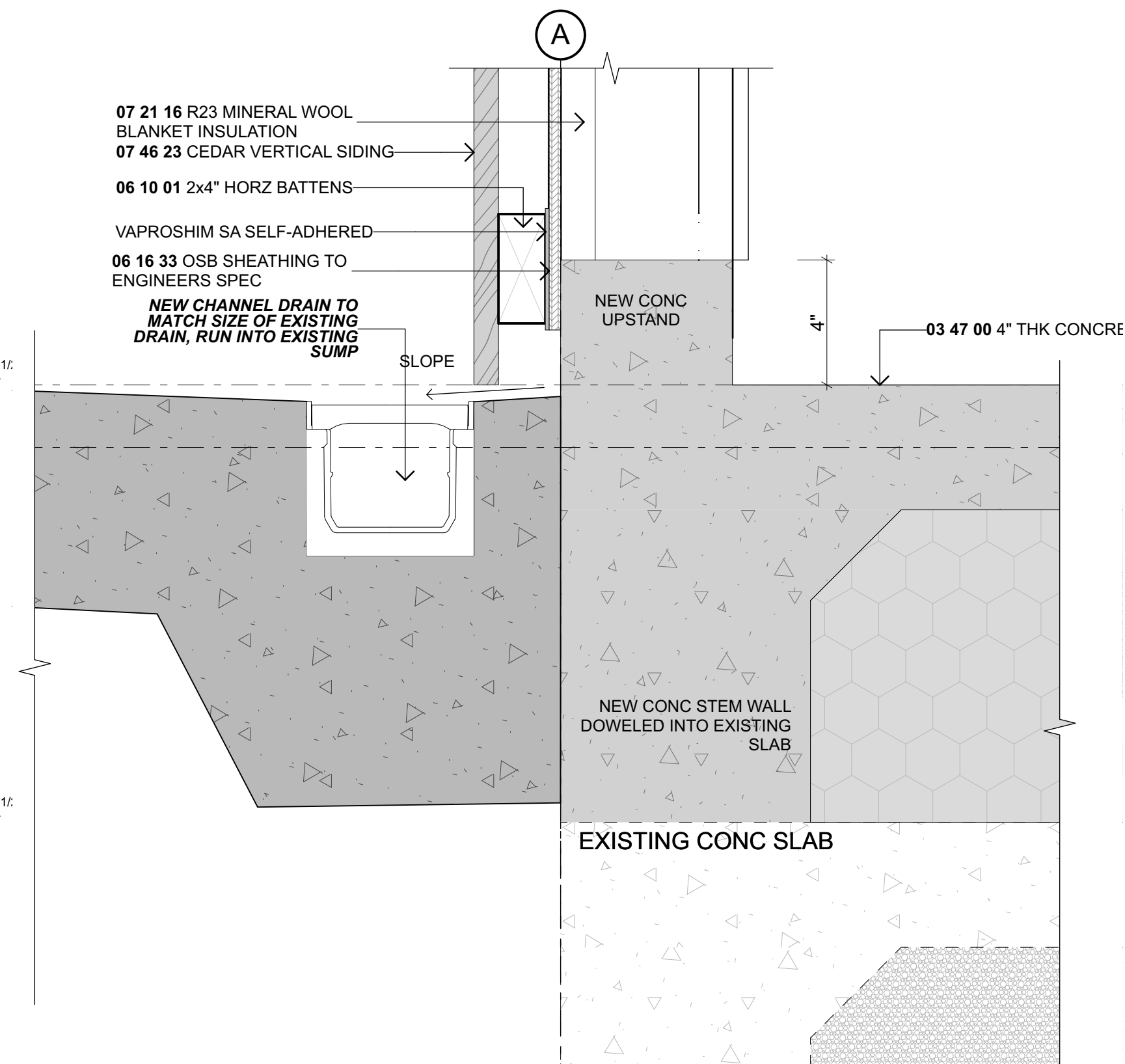
41 GARAGE DOOR JAMB DETAILS
 A1.05 Scale 3" = 1'-0"



42 GARAGE DOOR HEAD DETAIL
 Scale 3" = 1'-0"

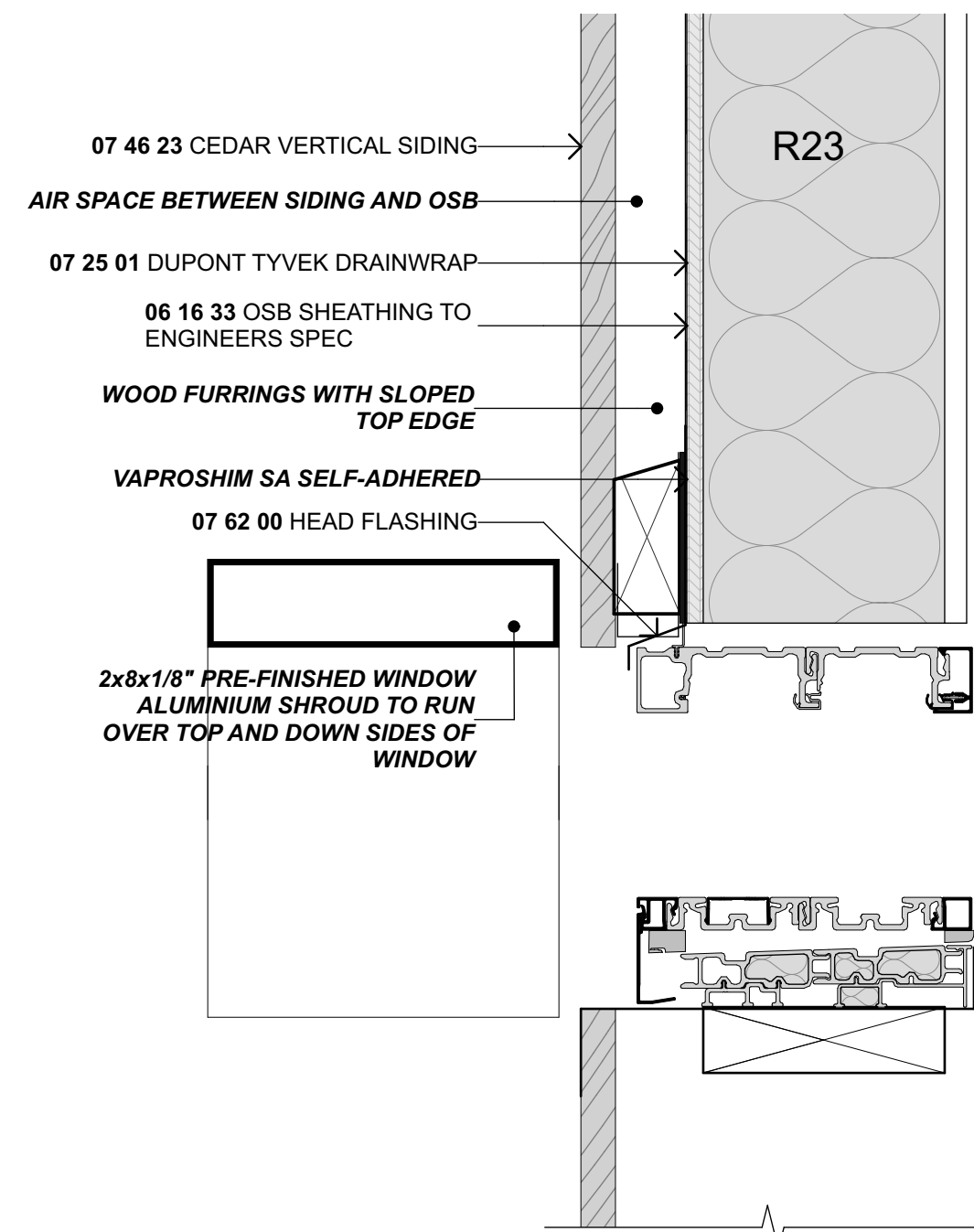
43 GARAGE DOOR SILL DETAIL
 Scale 3" = 1'-0"

44 DETAILS
 Scale 3" = 1'-0"

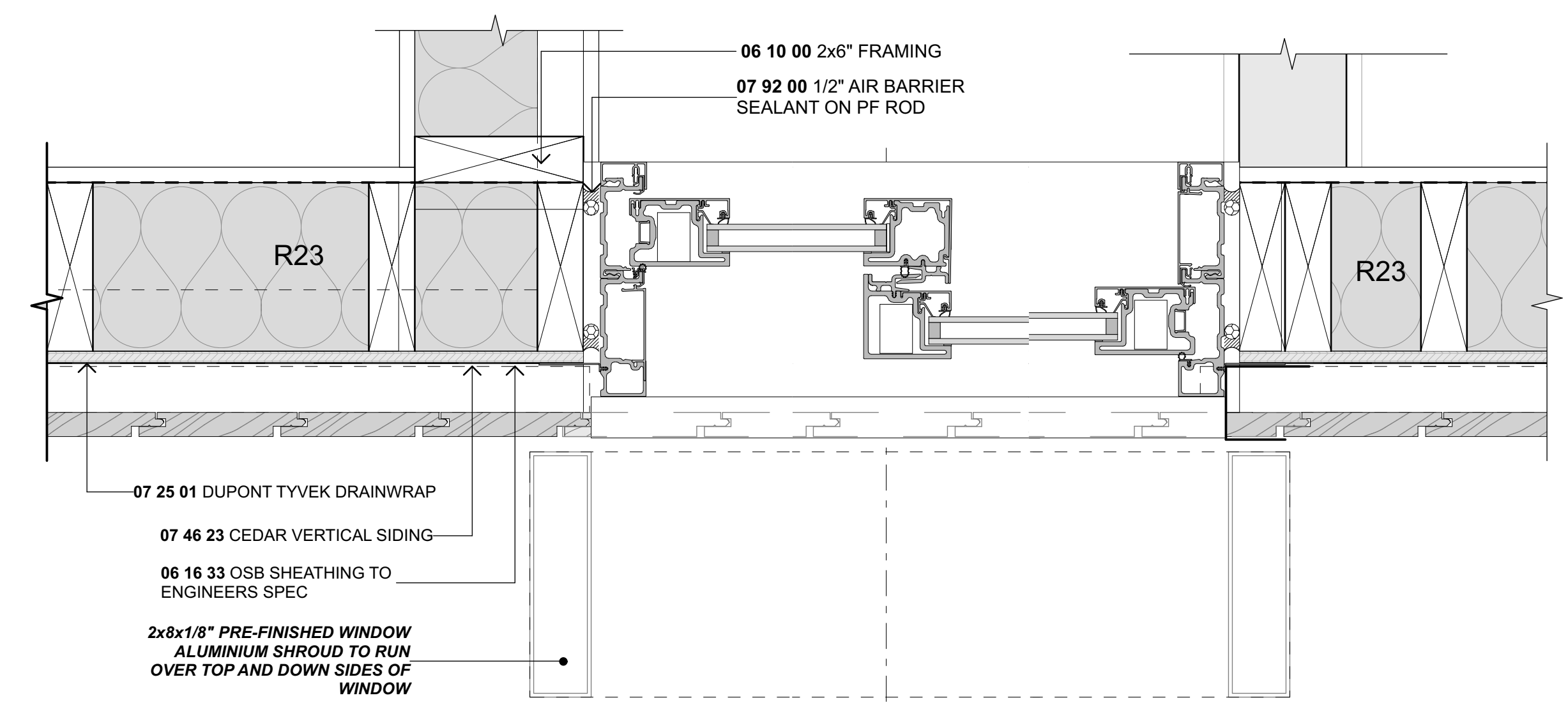


45 GARAGE NIB WALL DETAIL
 Scale 3" = 1'-0"

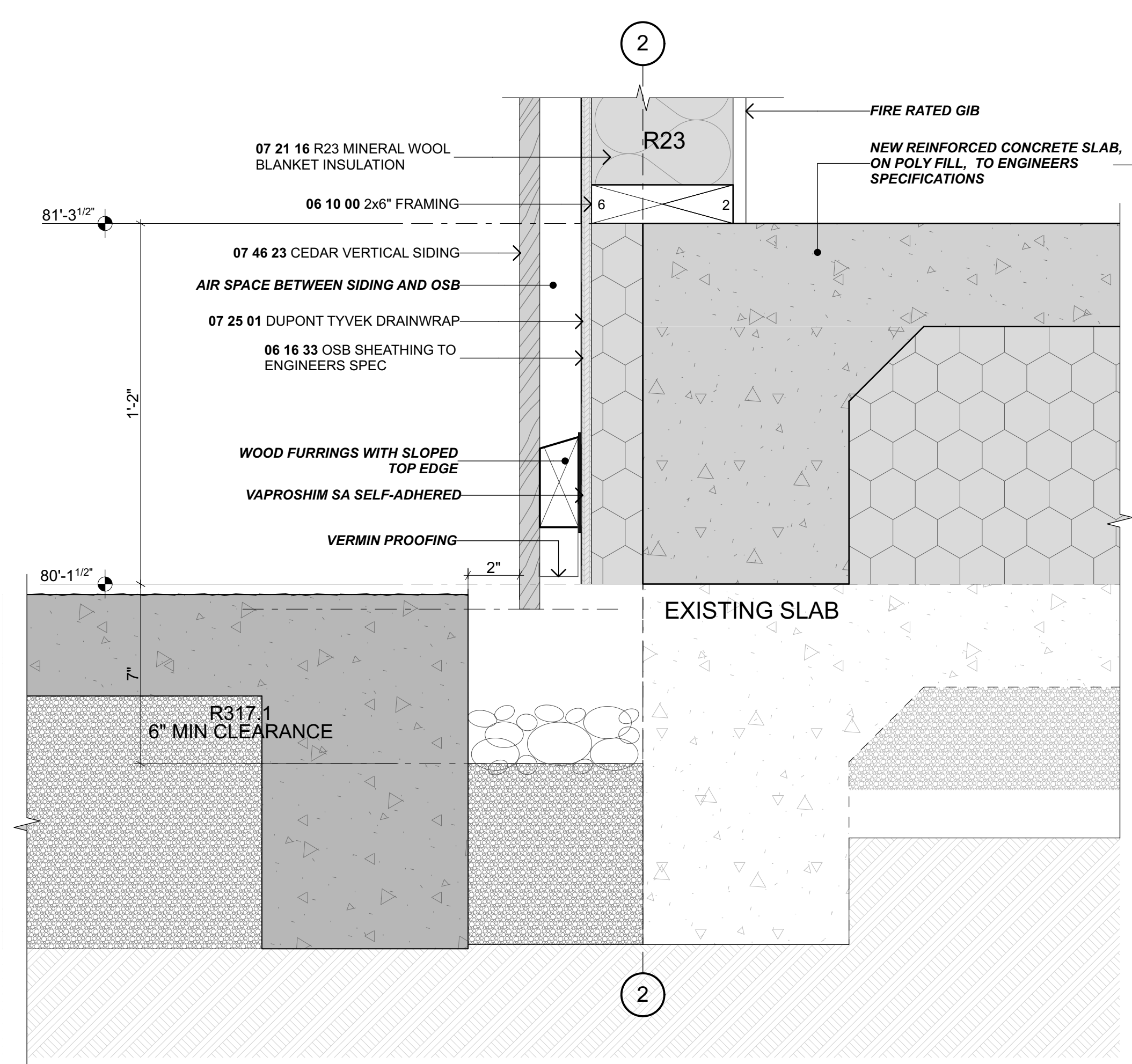
NO.	NAME	ISSUE DATE
DRAWING	CONSTRUCTION DETAILS	SHEET
		A3.04
DRAWN BY	PFA	SCALE
PRINT DATE	10/10/23	3" = 1'-0" @ A1
REV		01



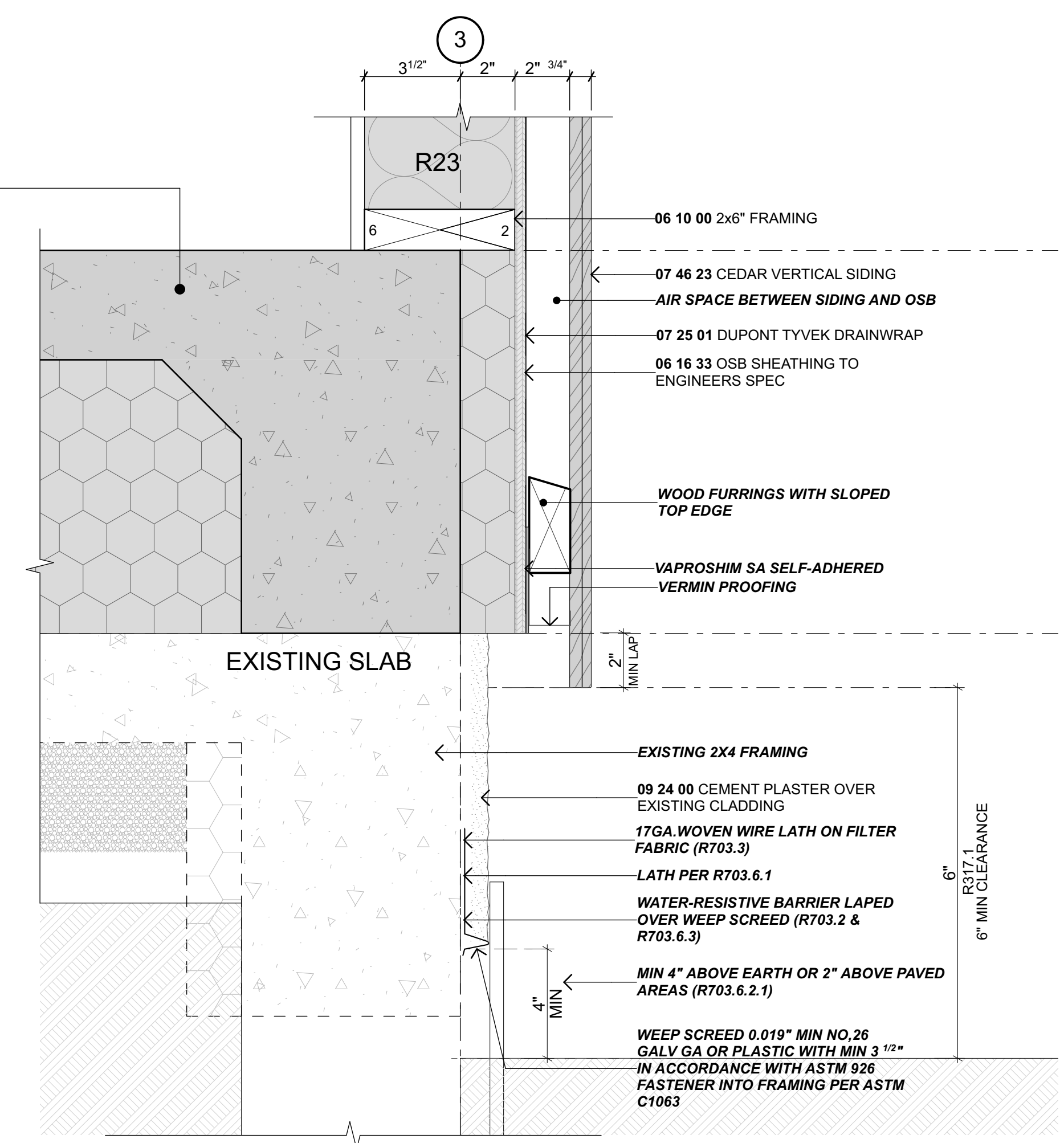
50 N-EJ.06 SILL DETAILS
 Scale 3" = 1'-0"



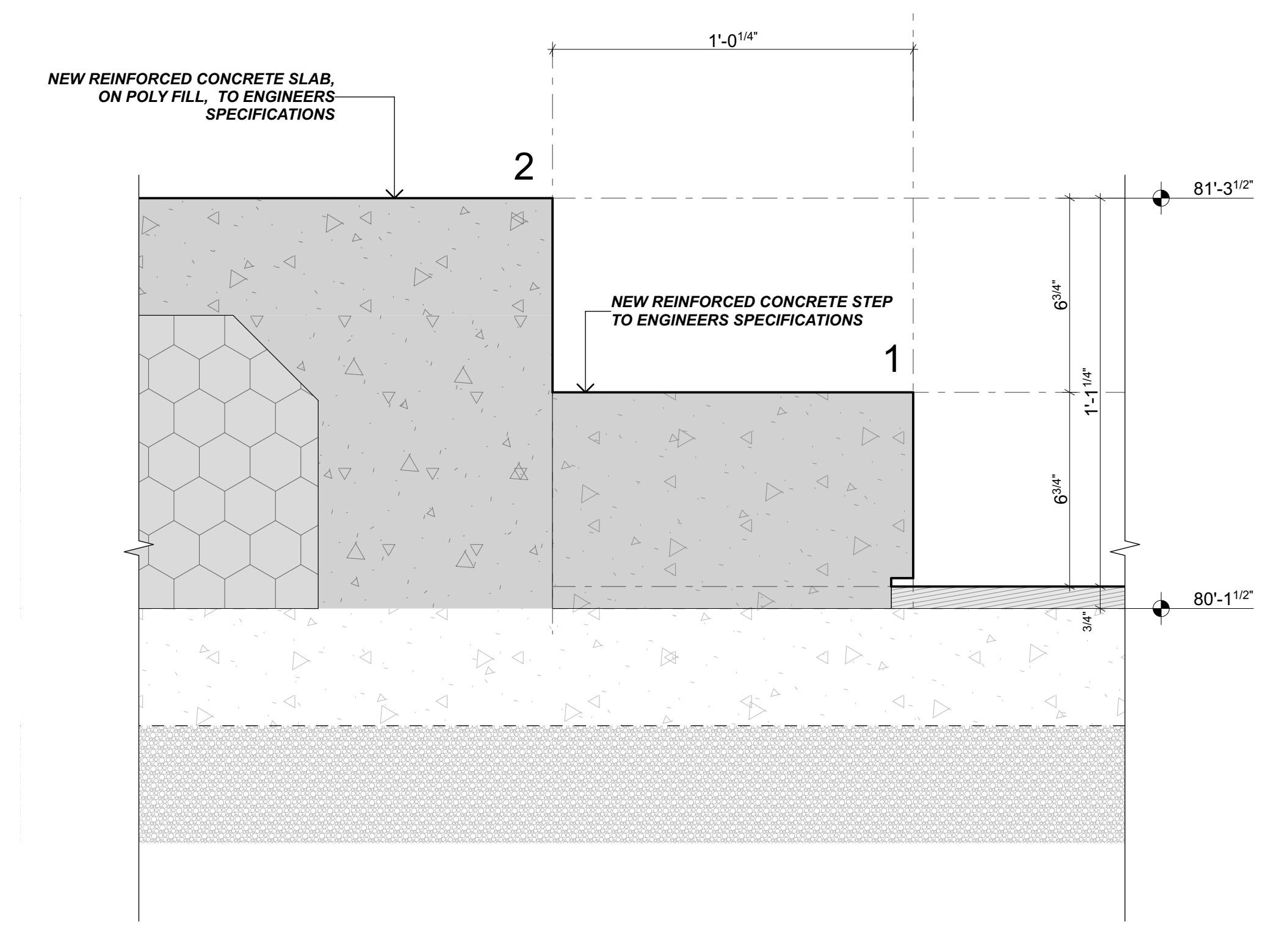
51 N-EJ.06 JAMB DETAILS
 Scale 3" = 1'-0"



52 STEM WALL DETAIL
 Scale 3" = 1'-0"

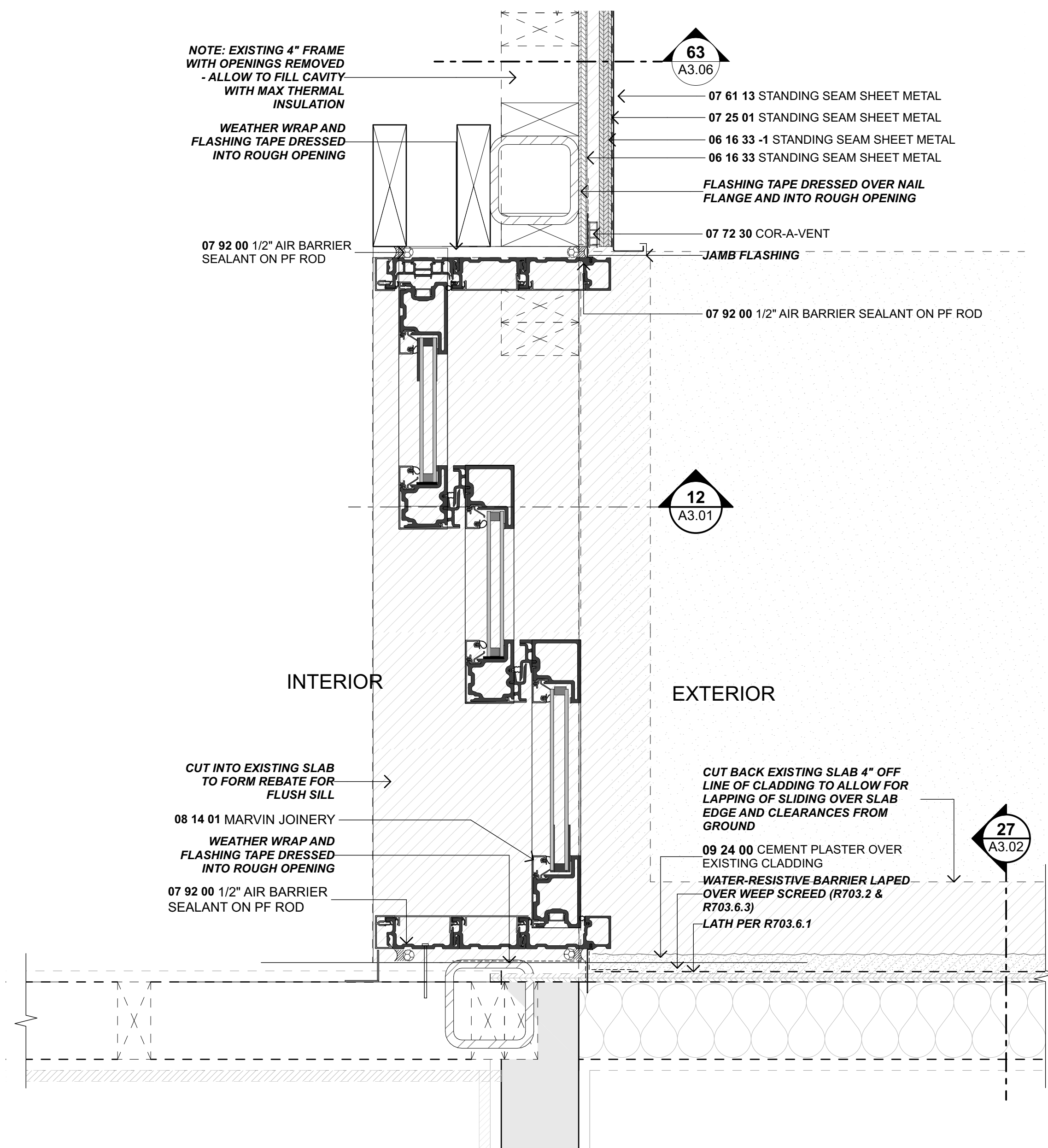


53 STEM WALL DETAIL
 Scale 3" = 1'-0"

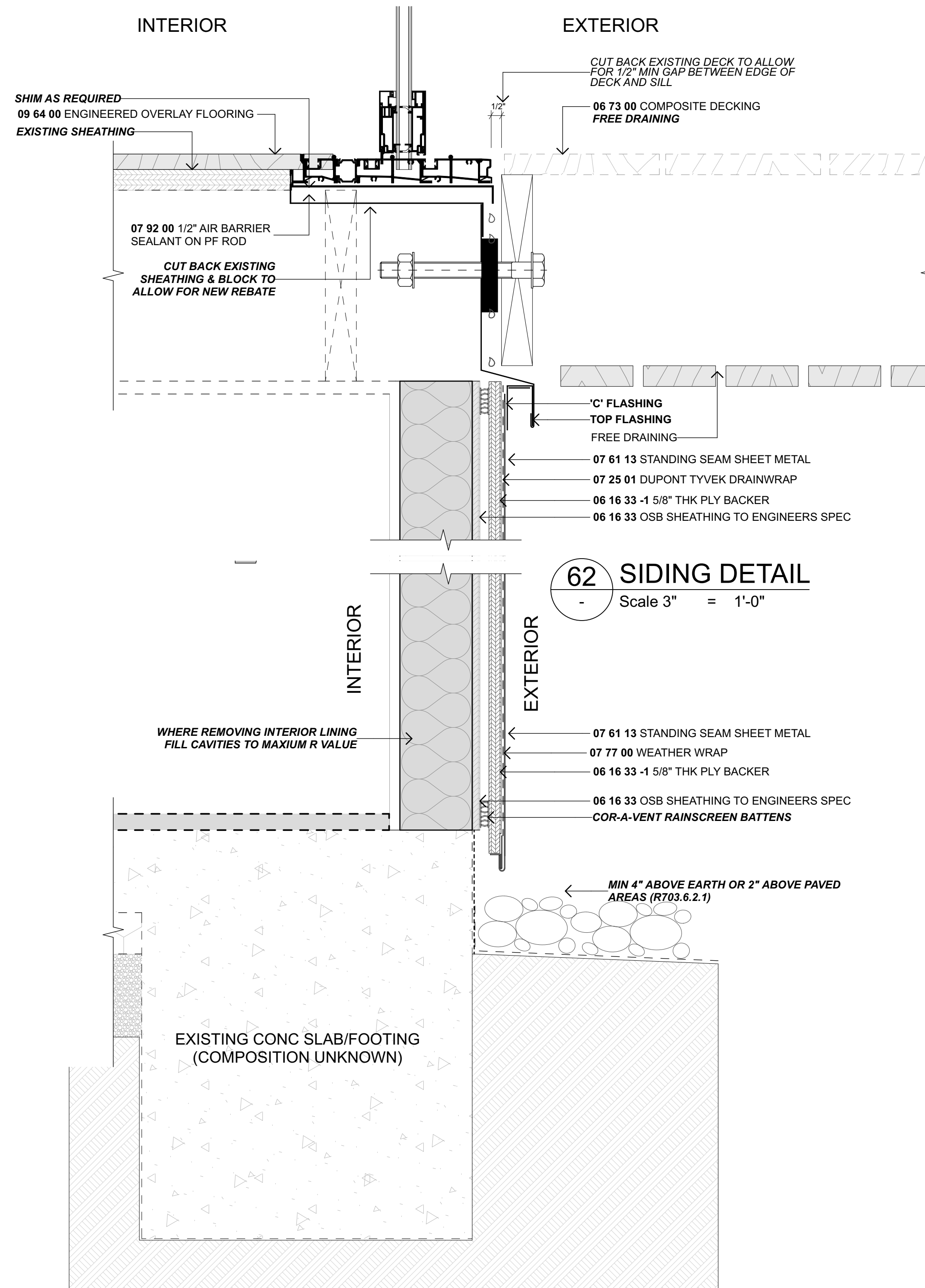


54 GARAGE STEP
 Scale 3" = 1'-0"

NO.	NAME	ISSUE DATE
DRAWING CONSTRUCTION DETAILS		SHEET
A3.05		
DRAWN BY PFA	SCALE	
PRINT DATE 10/10/23	3" = 1'-0" @ A1	
REV		01

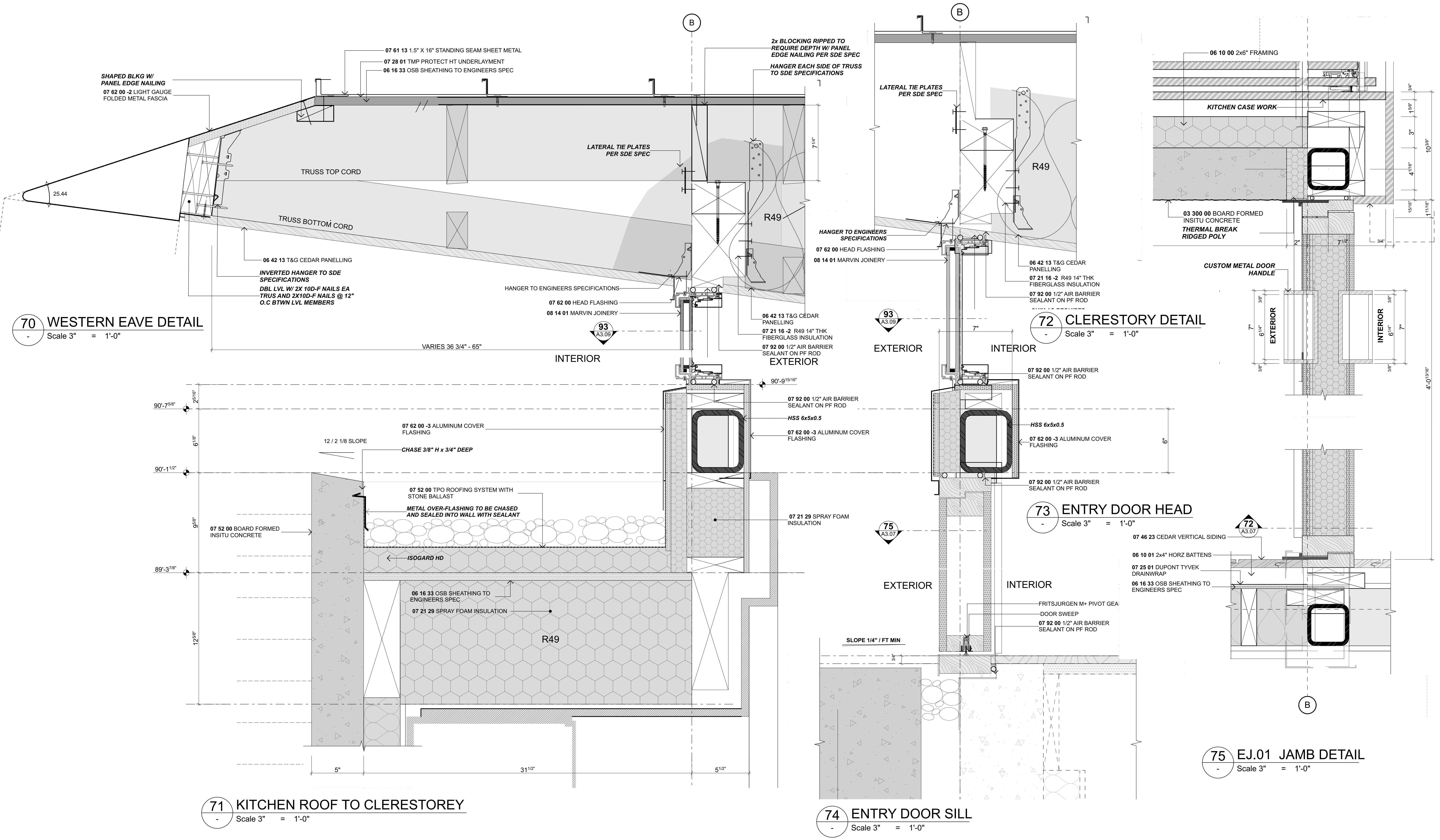


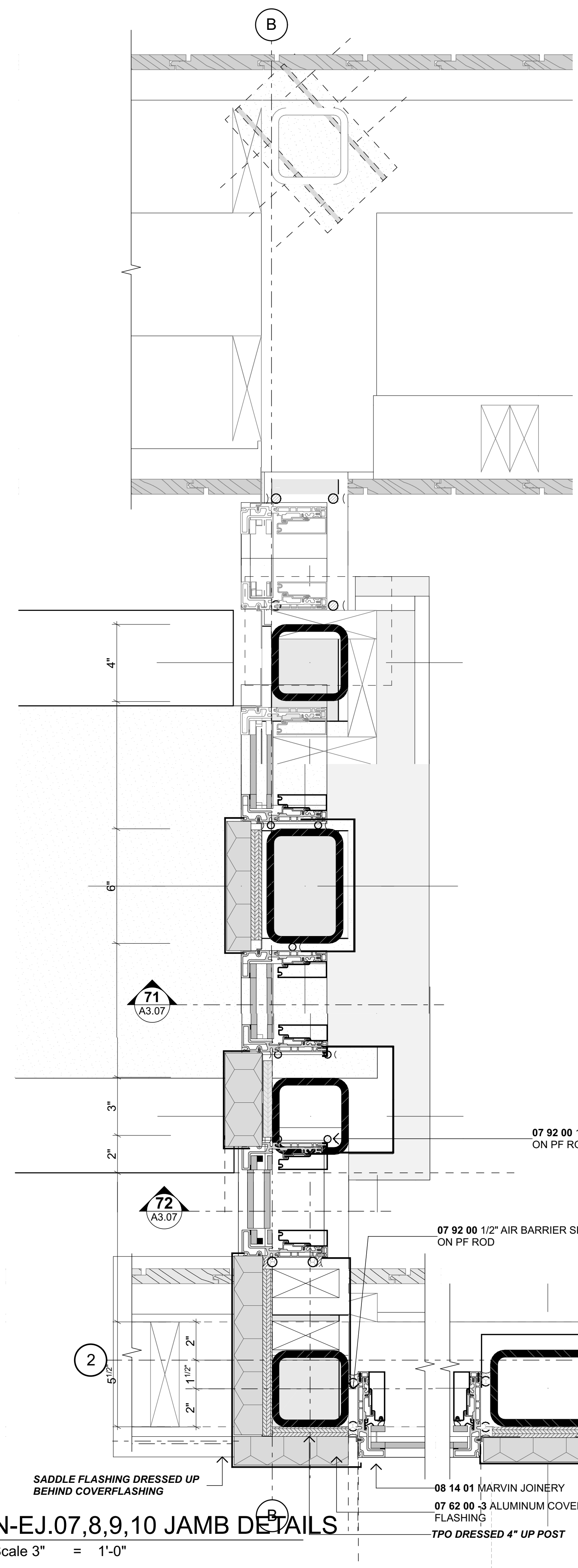
61 N-EJ.14 JAMB DETAILS
Scale 3" = 1'-0"



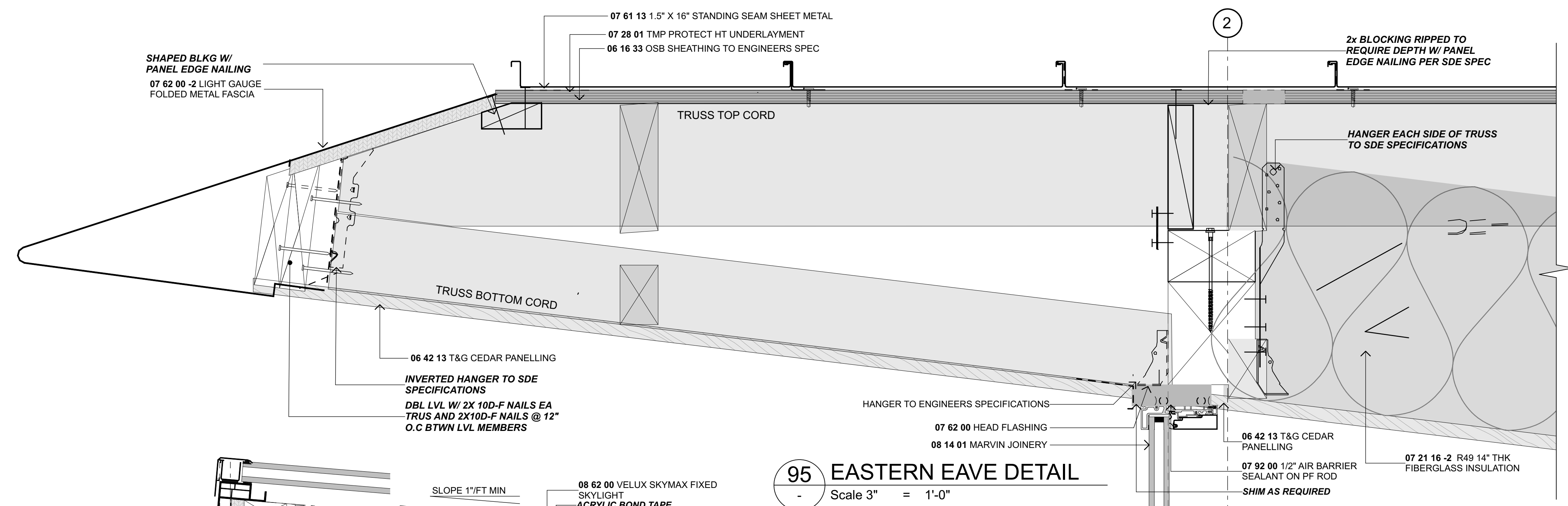
62 SIDING DETAIL
Scale 3" = 1'-0"

NO.	NAME	ISSUE DATE
DRAWING CONSTRUCTION DETAILS		SHEET A3.06
DRAWN BY PFA	SCALE	
PRINT DATE 10/10/23	3" = 1'-0" @ A1	
REV		01

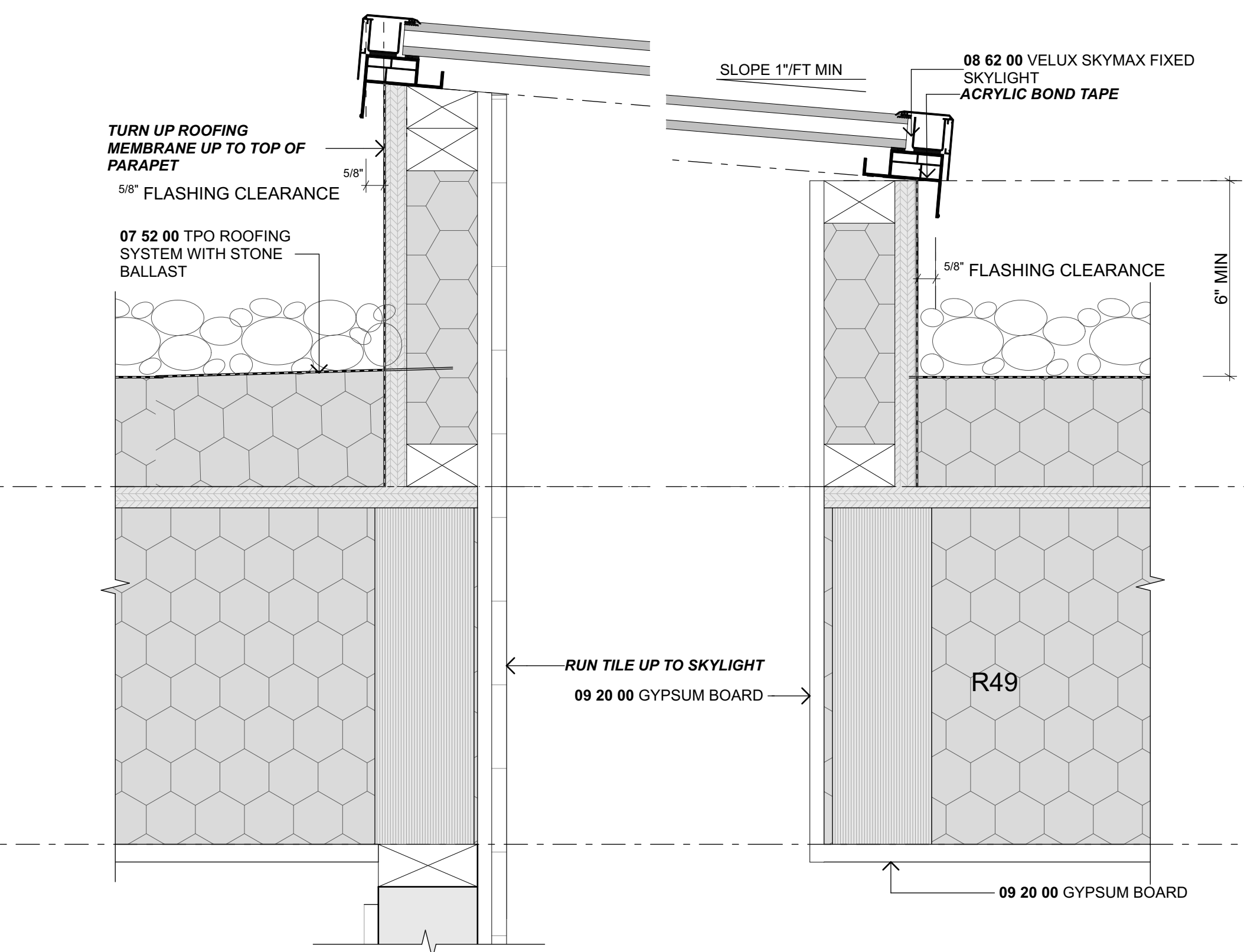




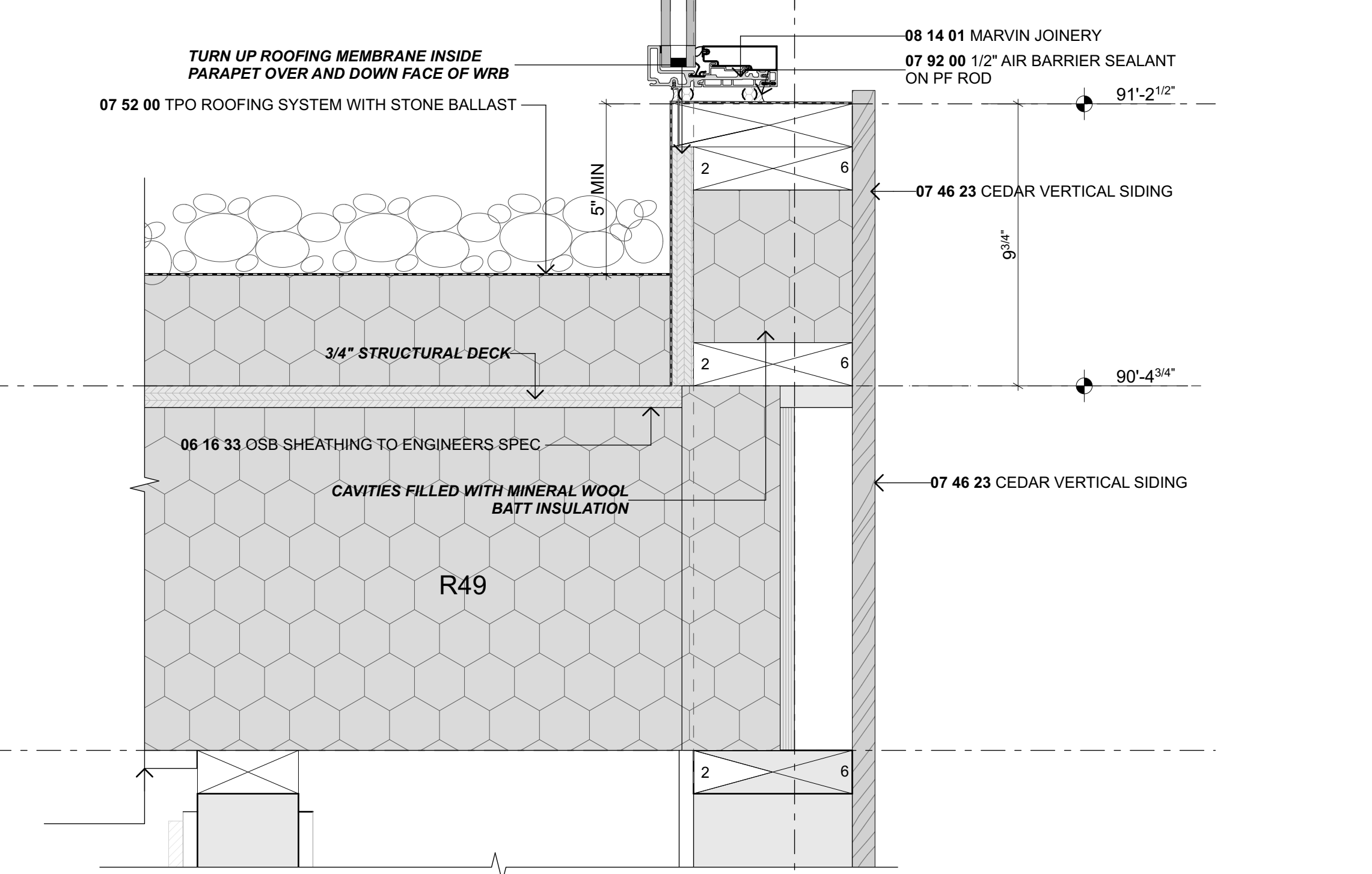
93 N-EJ.07,8,9,10 JAMB DETAILS
Scale 3" = 1'-0"



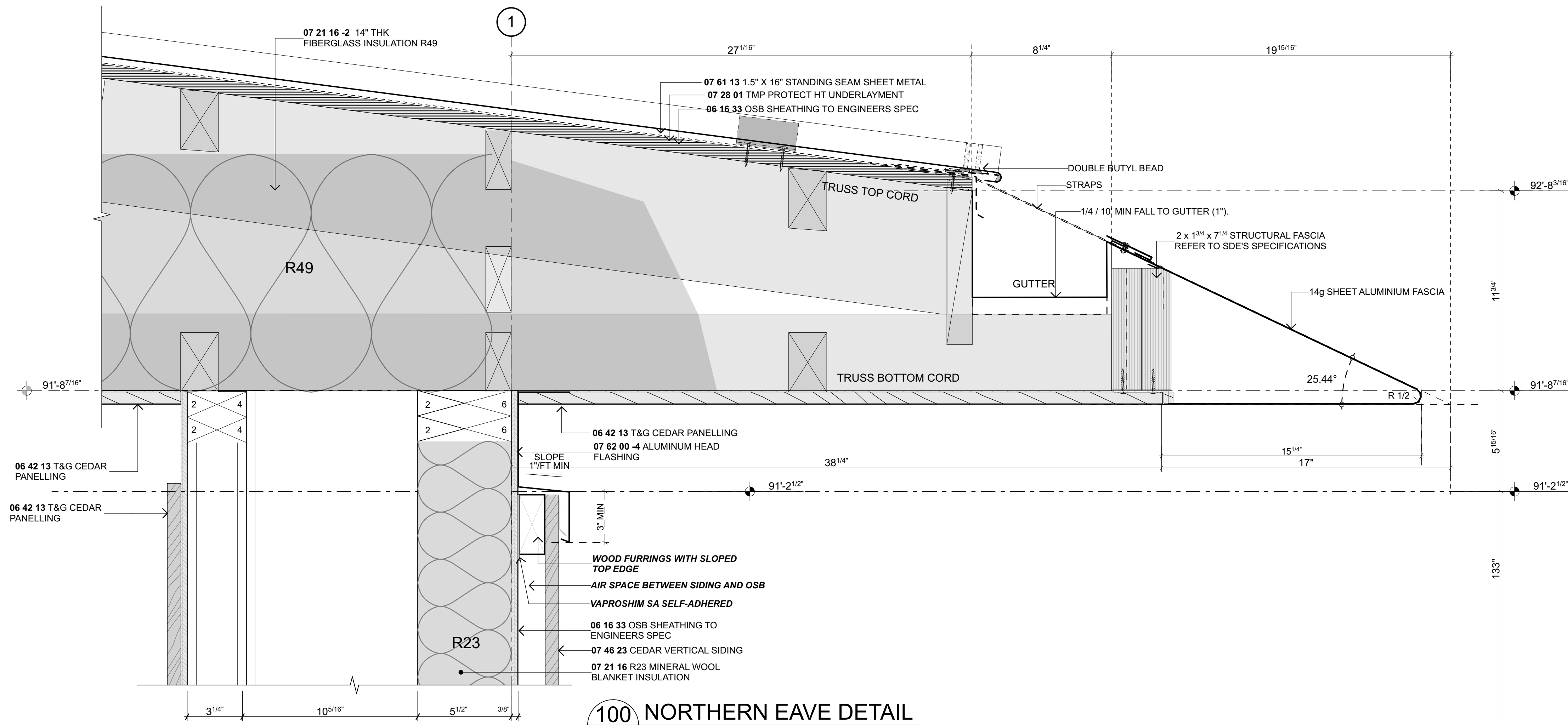
95 EASTERN EAVE DETAIL
Scale 3" = 1'-0"



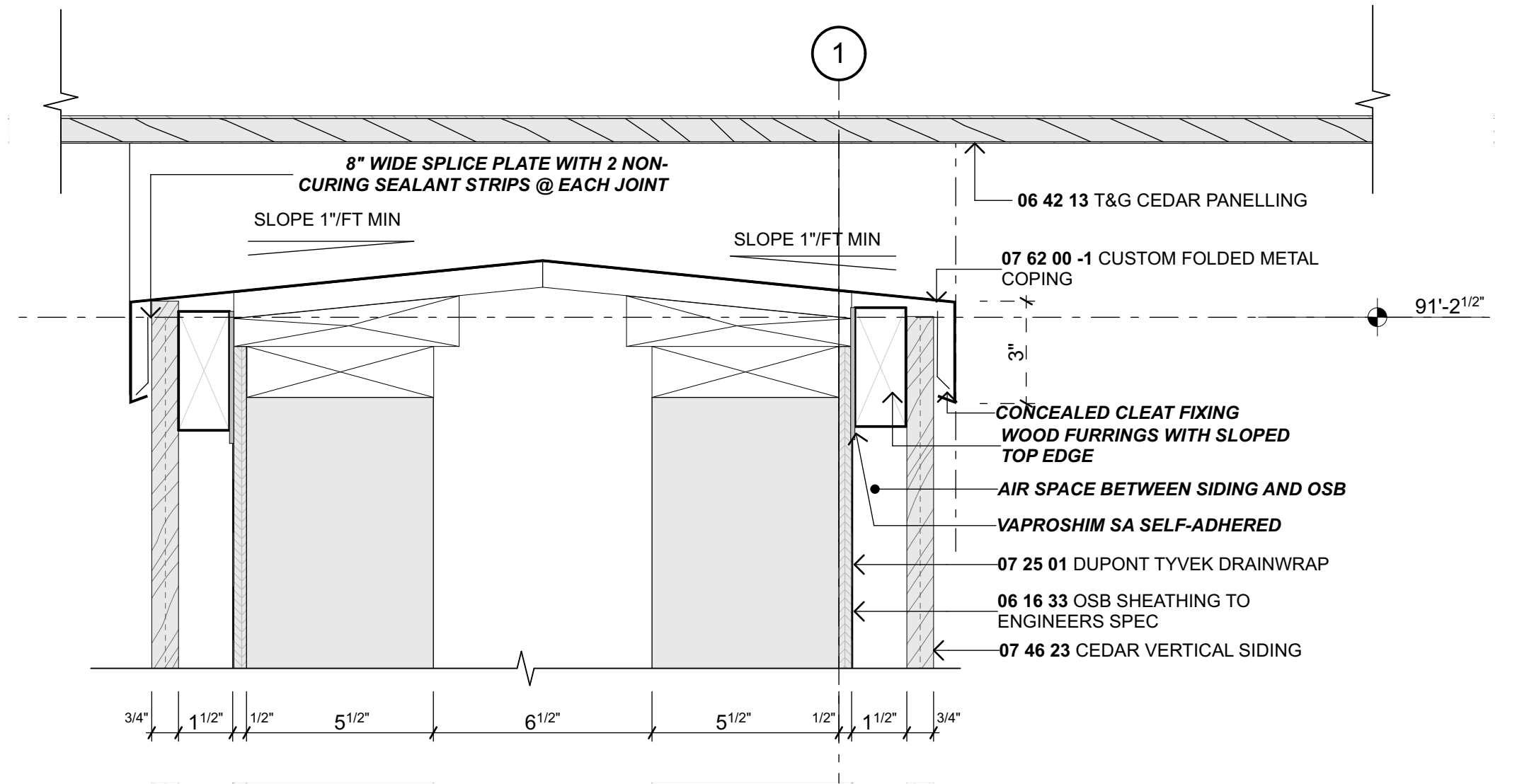
94 SKYLIGHT DETAIL
Scale 3" = 1'-0"



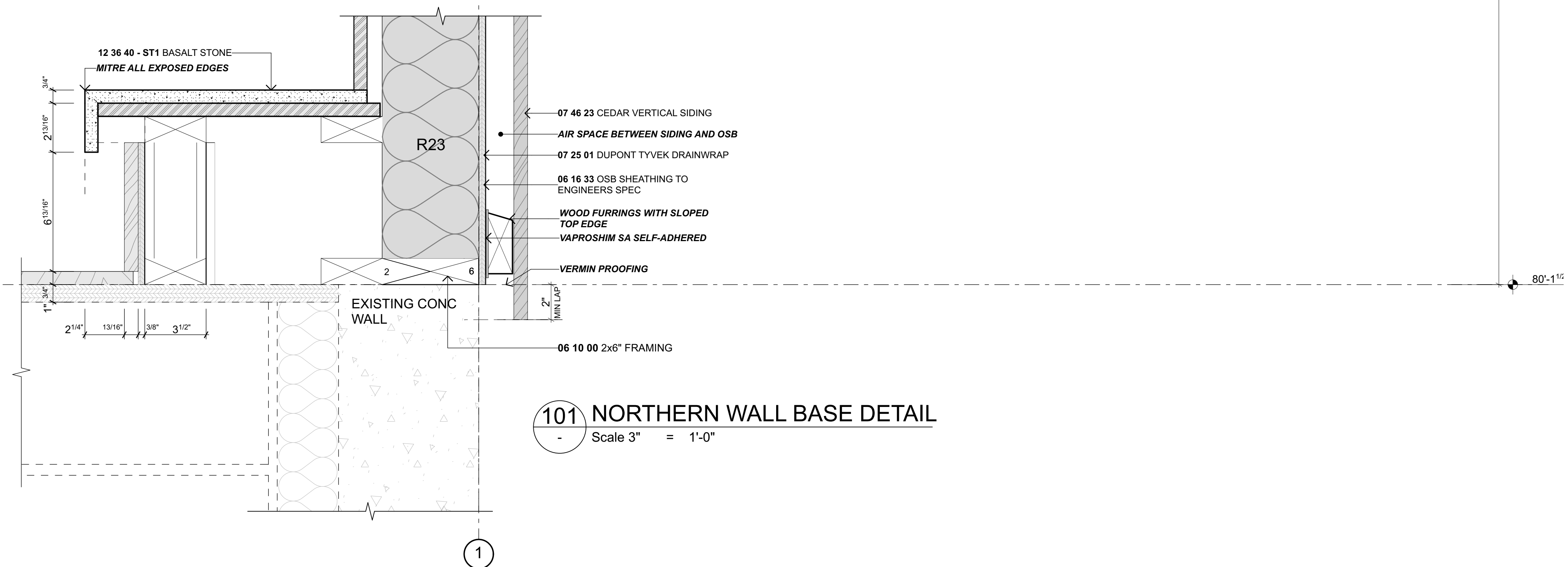
96 ROOF TO CLERSTOREY DETAIL
Scale 3" = 1'-0"



100 NORTHERN EAVE DETAIL
Scale 3" = 1'-0"

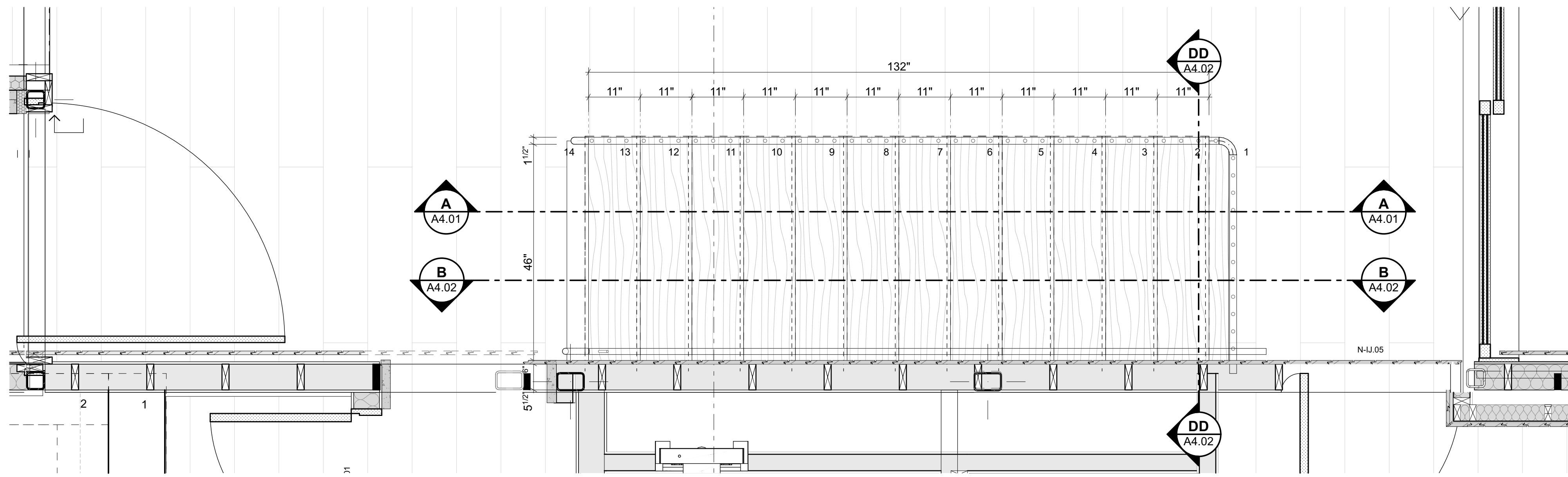


102 NIB WALL FLASHING
Scale 3" = 1'-0"

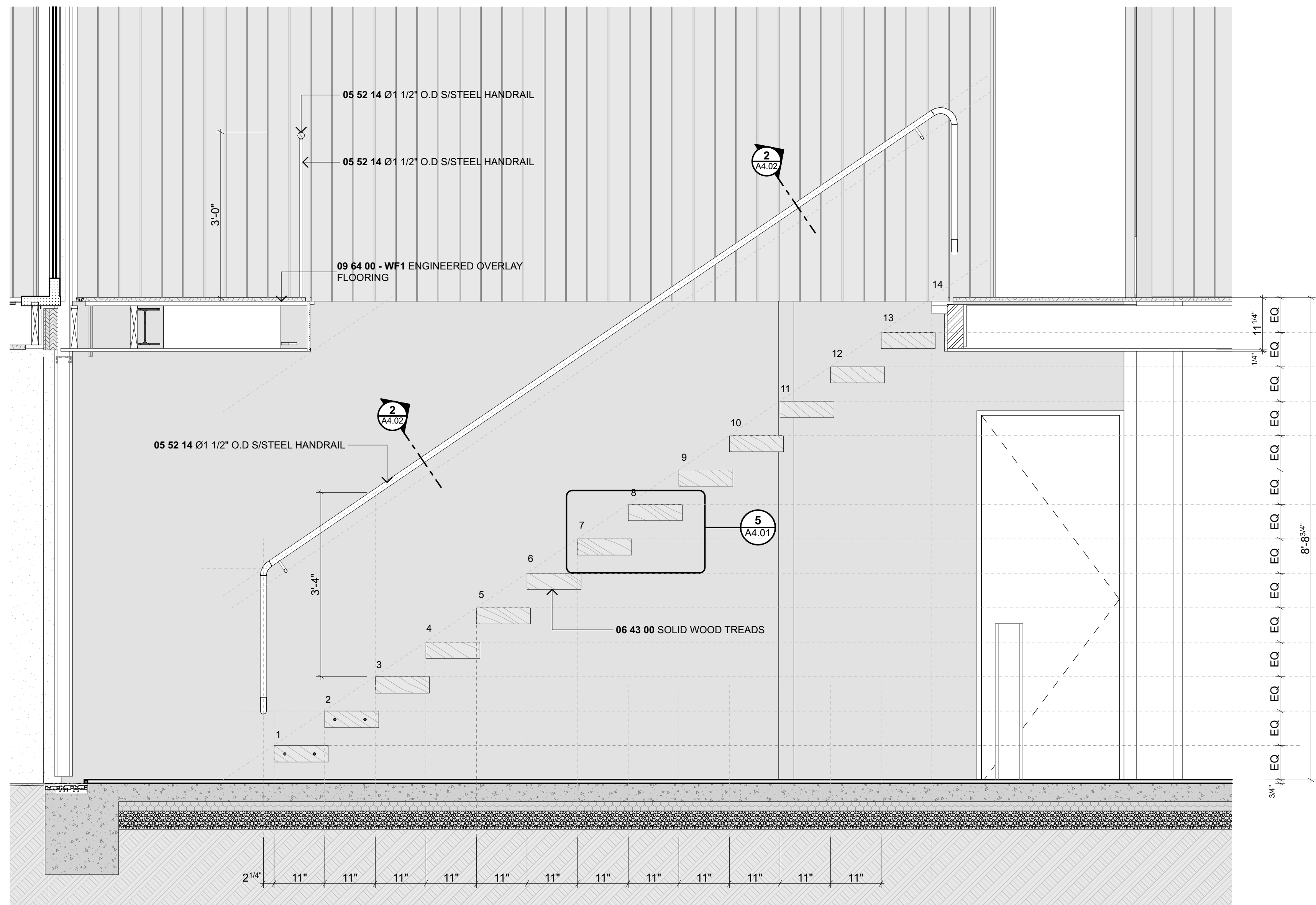


101 NORTHERN WALL BASE DETAIL
Scale 3" = 1'-0"

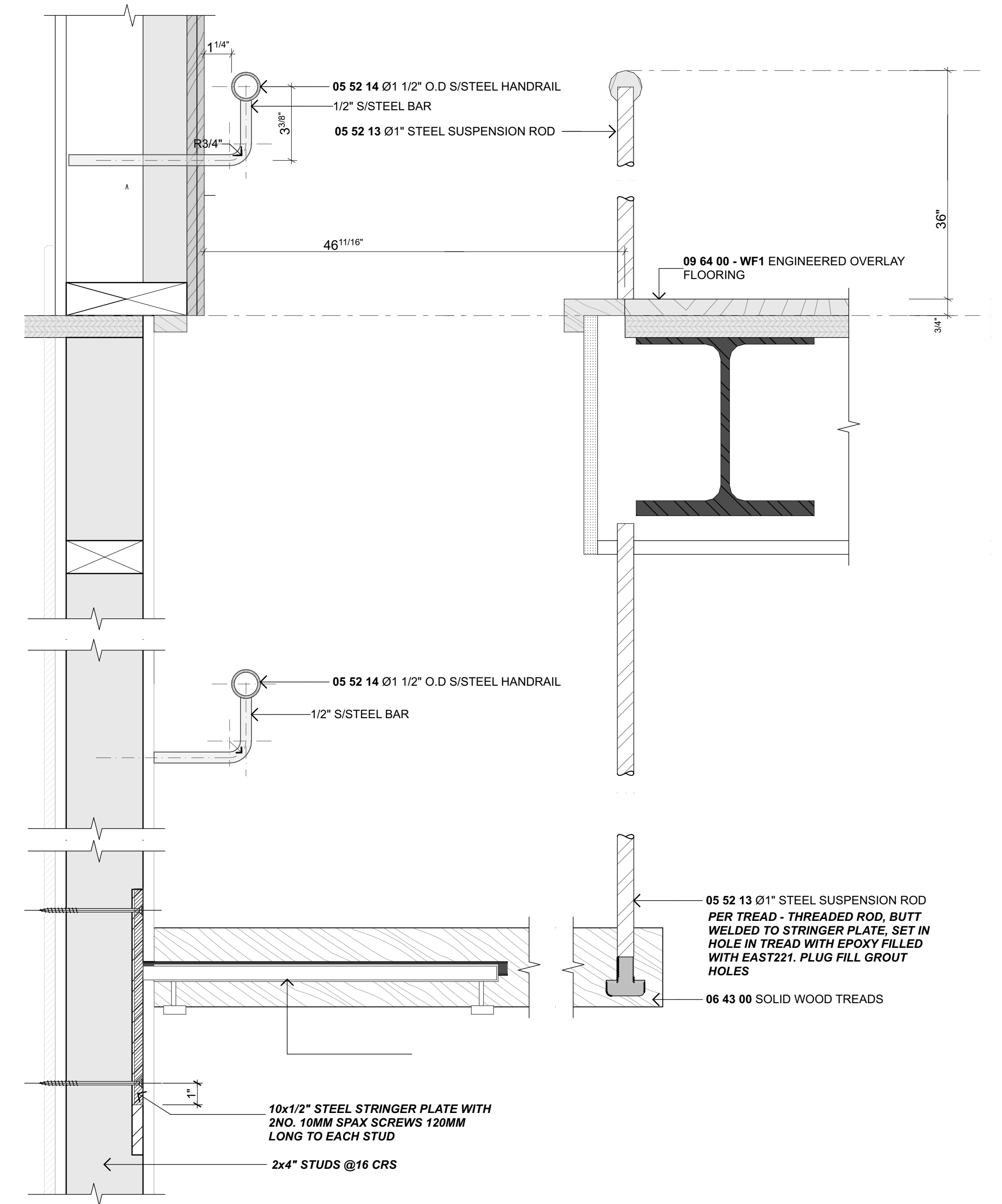
NO.	NAME	ISSUE DATE
DRAWING	CONSTRUCTION DETAILS	SHEET
		A3.10
DRAWN BY PFA	SCALE	
PRINT DATE 10/10/23	3" = 1'-0" @ A1	
REV		



1 STAIR PLAN - MAIN FLOOR
Scale 3/4" = 1'-0"

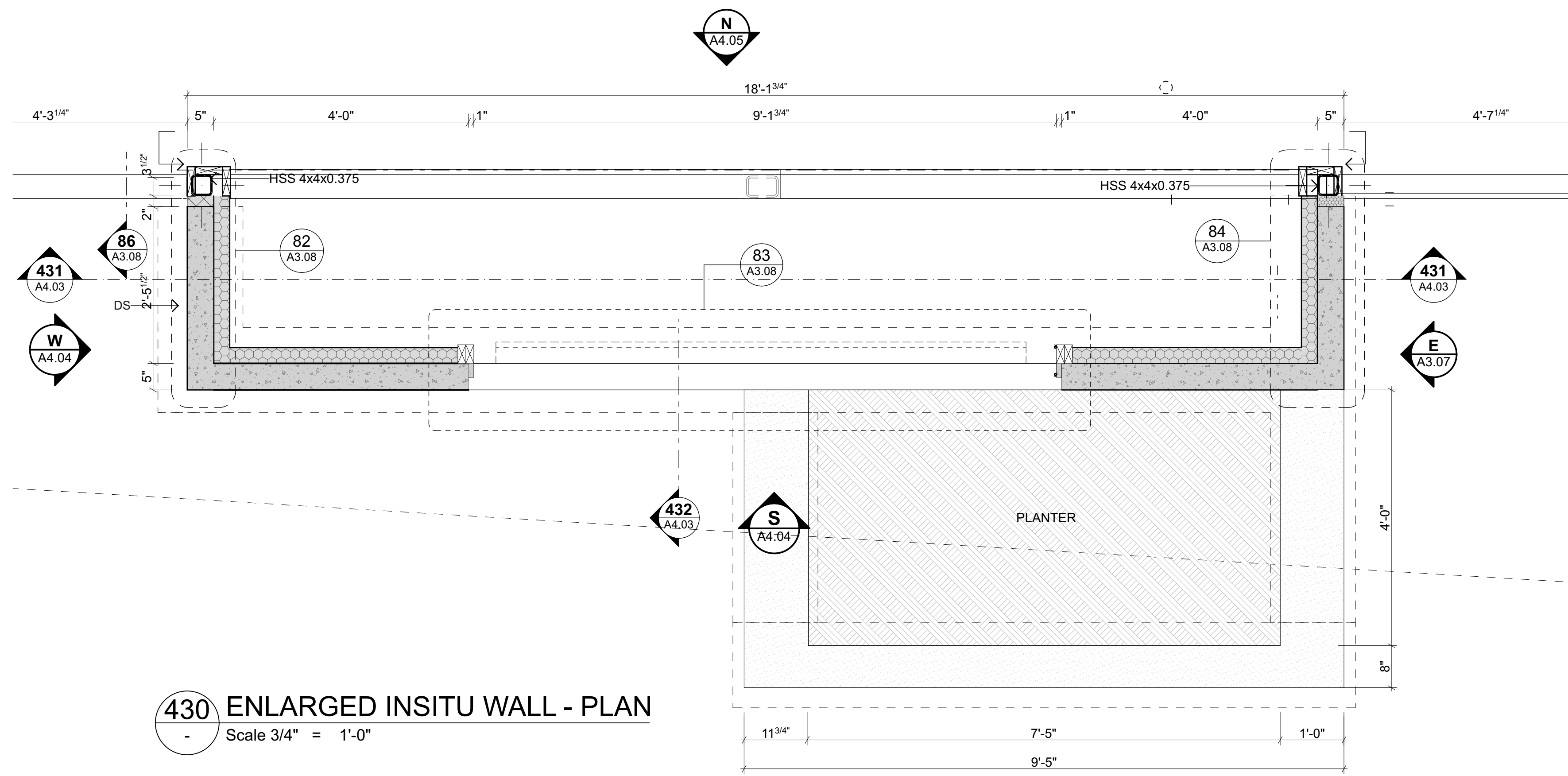


B STAIR SECTION
Scale 3/4" = 1'-0"

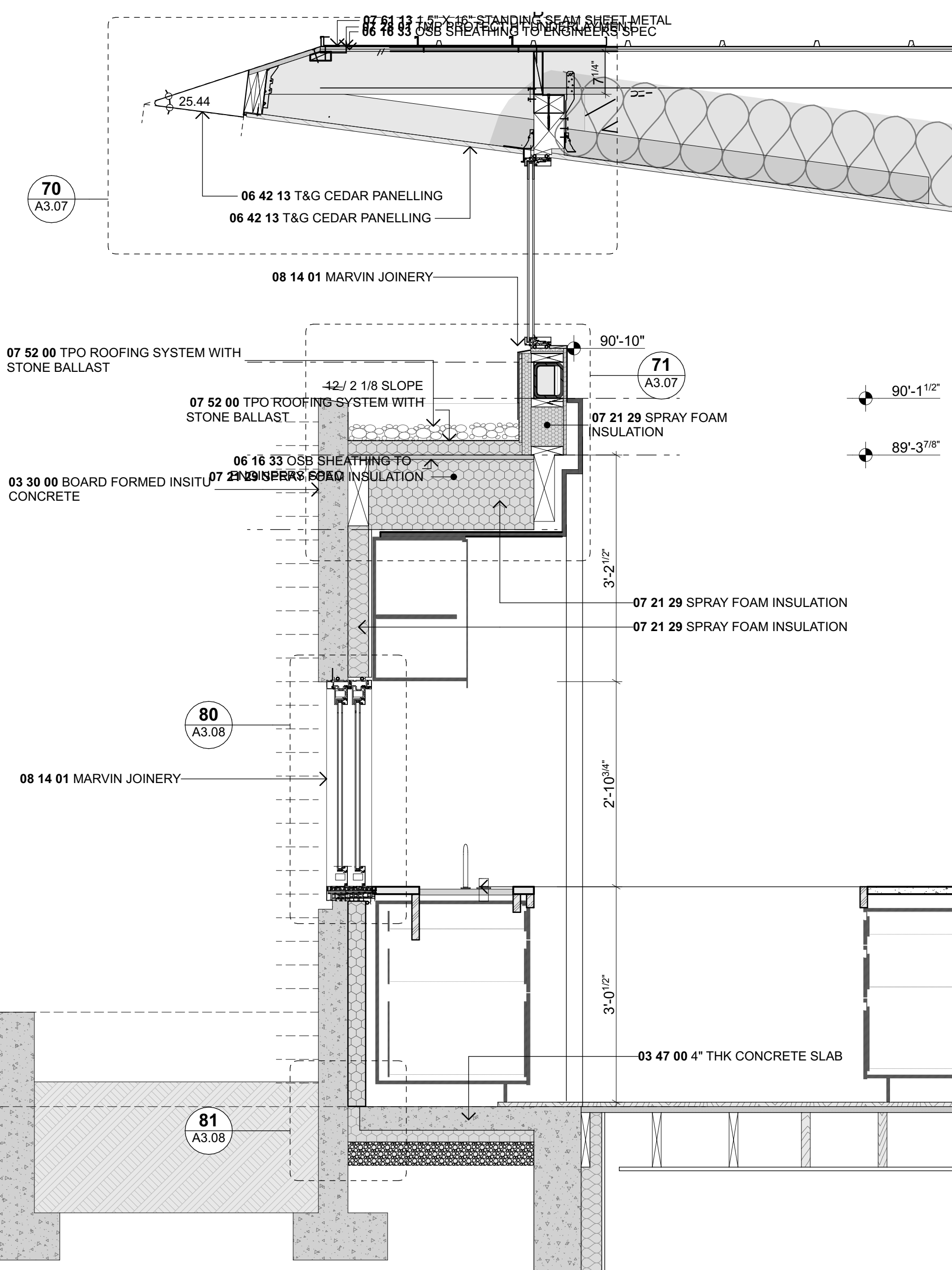


2 TREAD DETAIL
Scale 3" = 1'-0"

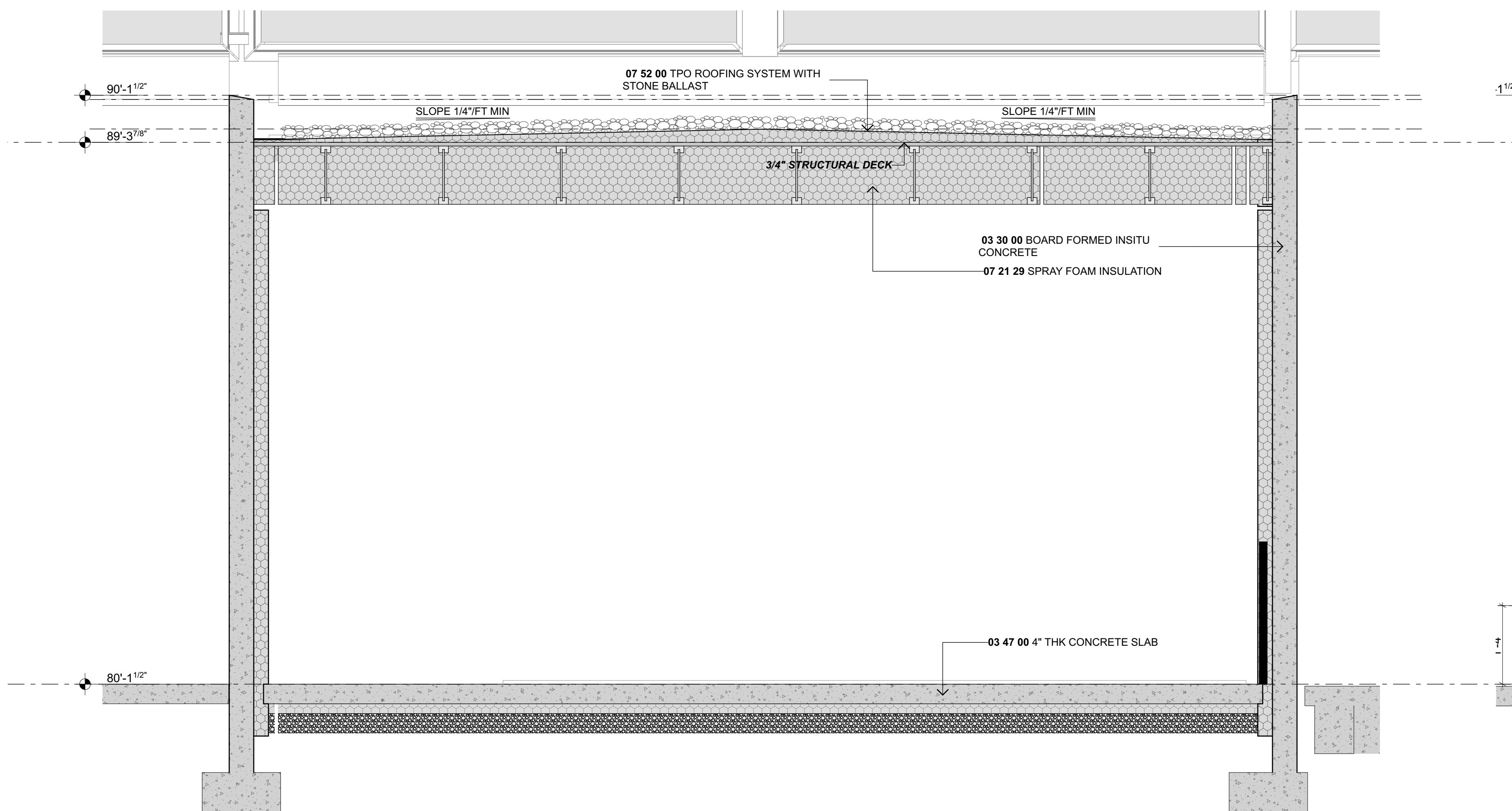
NO.	NAME	ISSUE DATE
DRAWING	ENLARGED STAIR PLANS & SECTIONS	SHEET
		A4.02
DRAWN BY	PFA	SCALE
PRINT DATE	10/10/23	3" = 1'-0", 3/4" = 1'-0" @ A1
REV		01



430 ENLARGED INSITU WALL - PLAN
Scale 3/4" = 1'-0"

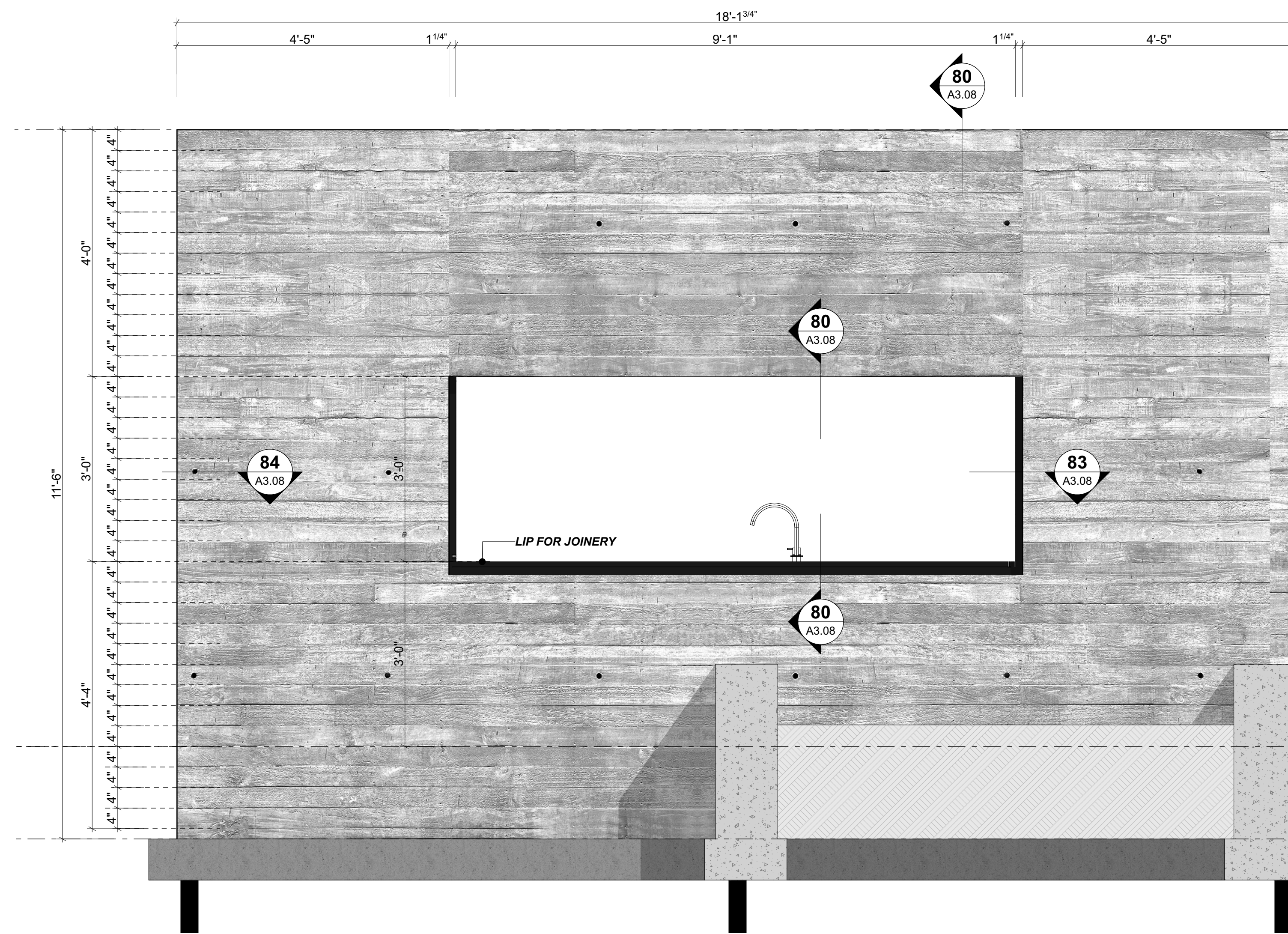


432 INSITU WALL SECTION
Scale 3/4" = 1'-0"



431 INSITU WALL SECTION
Scale 3/4" = 1'-0"

NO.	NAME	ISSUE DATE
DRAWING	ENLARGED INSITU WALL PLAN	SHEET
		A4.03
DRAWN BY	PFA	SCALE
PRINT DATE	10/10/23	3/4" = 1'-0" @ A1
REV		01

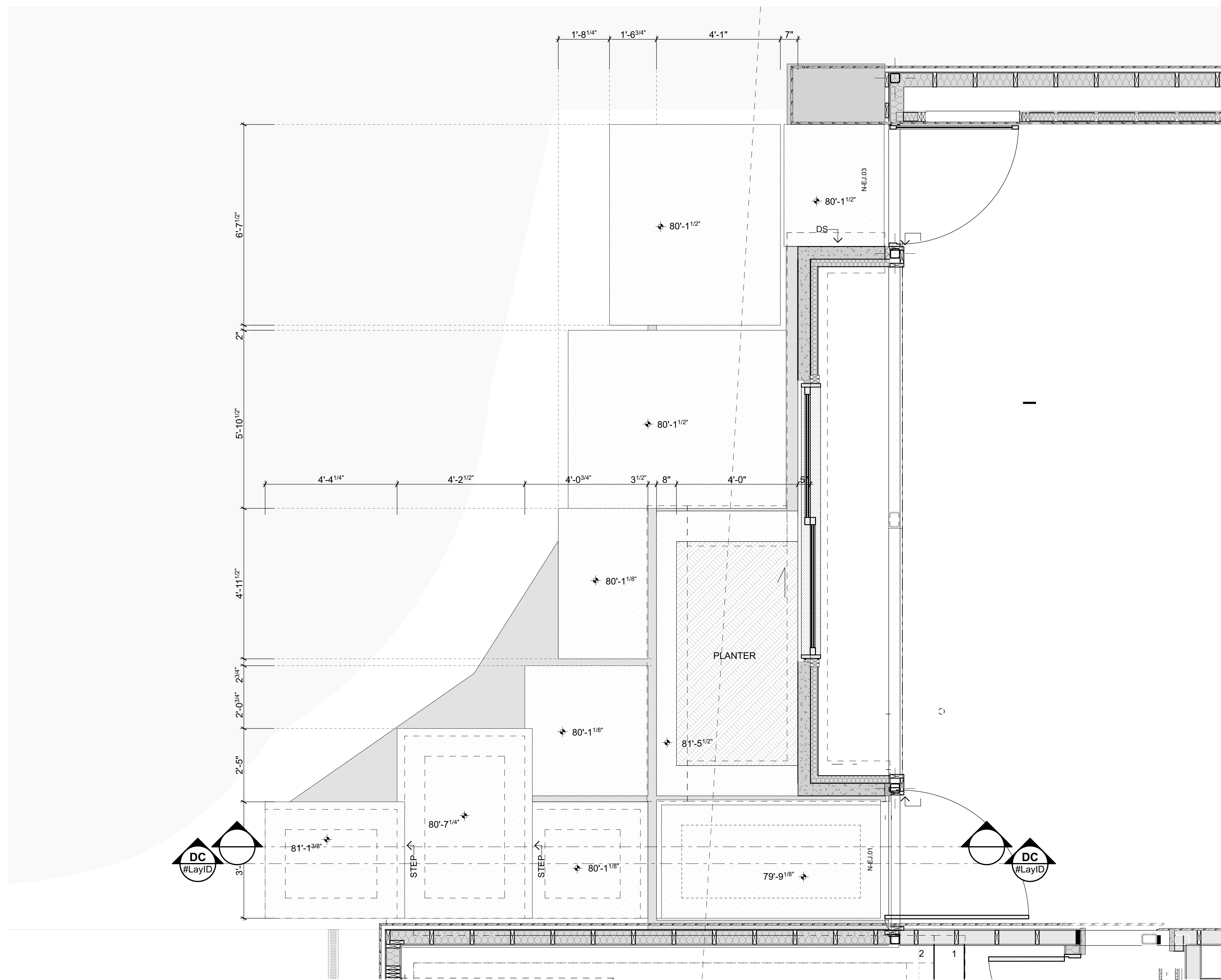


440 INSITU WALL - WEST ELEVATION
 Scale 3/4" = 1'-0"

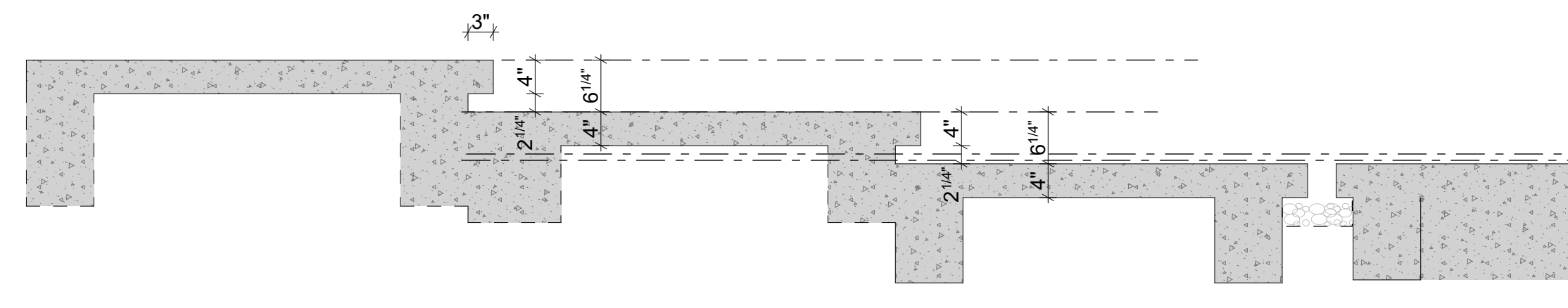


441 INSITU WALL - NORTH ELEVATION
 Scale 3/4" = 1'-0"

NO.	NAME	ISSUE DATE
DRAWING ENLARGED INSITU WALL PLAN		SHEET
		A4.04
DRAWN BY	PFA	SCALE
PRINT DATE	10/10/23	3/4" = 1'-0" @ A1
REV		01

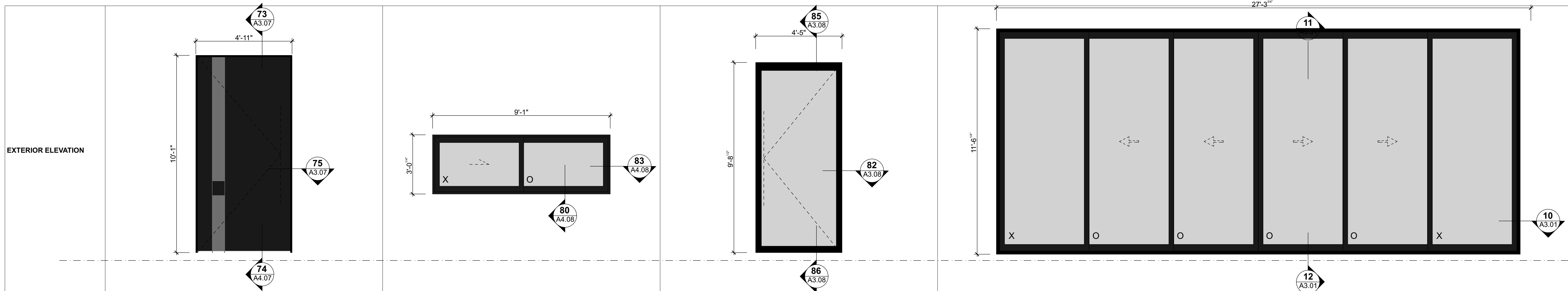


450 ENTRY PAVING
Scale 1/2" = 1'-0"

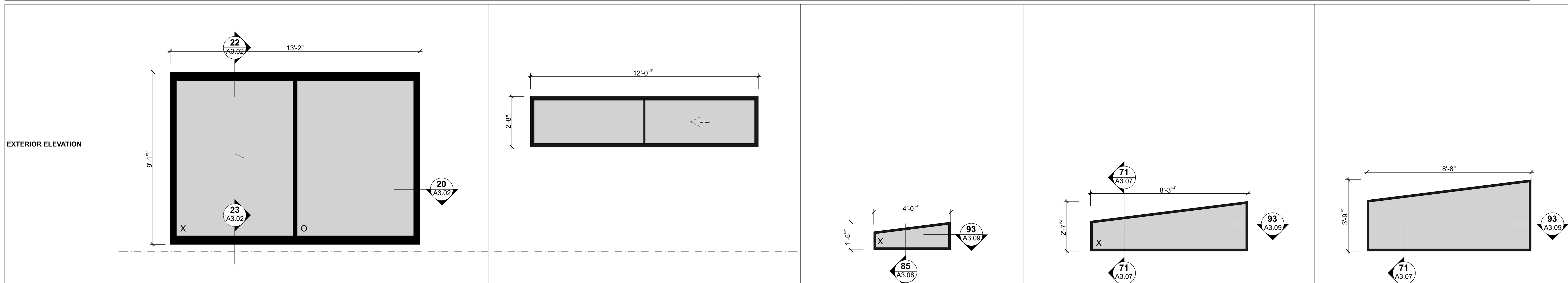


451 ENTRY PAVING SECTION
Scale 3/4" = 1'-0"

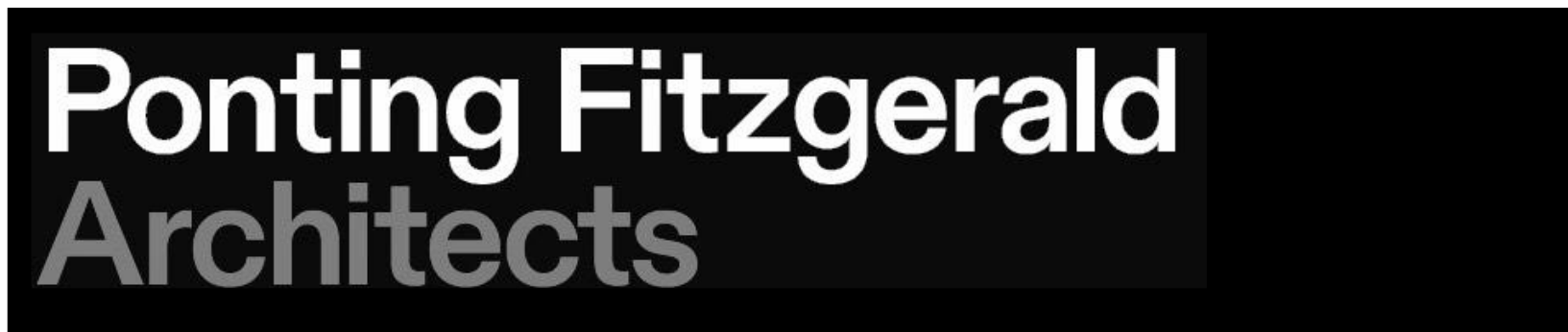
NO.	NAME	ISSUE DATE
450	ENTRY PAVING	
451	ENTRY PAVING SECTION	
DRAWN BY PFA		SHEET
SCALE		A4.05
PRINT DATE 10/10/23	1/2" = 1'-0", 3/4" = 1'-0" @ A1	



ID	N-EJ.01	N-EJ.02	N-EJ.03	N-EJ.04
LOCATION	ENTRY	KITCHEN	KITCHEN	LIVING ROOM
DESCRIPTION/OPERATION	PIVOT DOOR	HINGED DOOR	PIVOT DOOR	HINGED DOOR
MANUFACTURER	TBC	MARVIN	TBC	LACANTINA
JOINERY SUITE	N/A	MARVIN SIGNATURE COLLECTION MODERN MULTI-SLIDE WITH HIGH PERFORMANCE SILL	N/A	LACANTINA ALUMINUM THERMALLY CONTROLLED MULTI SLIDE WITH WEATHER RESISTANT SILL
JOINERY FINISH	TO BE CONFIRMED	MARVIN - EXTERIOR ALUMINUM: EBONY - INTERIOR PULTRUDED FIBERGLASS: EBONY	TO BE CONFIRMED	LACANTINA - MIDNIGHT BRONZE
HARDWARE SET	FRITSJURGEN M+ PIVOT GEAR	Undefined	FRITSJURGEN M+ PIVOT GEAR	LACANTINA - MULTI SLIDE INTERIOR AND EXTERIOR - FINISH: BLACK
U-value	---	---	---	---
Egress	No	No	No	No
Safety Glazing	---	---	---	---
SHGC	TBC	TBC	0.31	0.31



ID	N-EJ.05	N-EJ.06	N-EJ.07	N-EJ.08	N-EJ.09
LOCATION	BEDROOM 1	GUEST BEDROOM	KITCHEN CLERESTORY	KITCHEN CLERESTORY	KITCHEN
DESCRIPTION/OPERATION	2 PANEL MULTI SLIDE DOOR - OX	2 PANEL MULTI SLIDE DOOR - XO	FIXED TRAPEZOID RIGHT HAND	FIXED TRAPEZOID RIGHT HAND	FIXED TRAPEZOID RIGHT HAND
MANUFACTURER	MARVIN	MARVIN	MARVIN	MARVIN	MARVIN
JOINERY SUITE	MARVIN SIGNATURE COLLECTION MODERN MULTI-SLIDE WITH HIGH PERFORMANCE SILL	MARVIN SIGNATURE COLLECTION MODERN MULTI-SLIDE WITH HIGH PERFORMANCE SILL	MARVIN SIGNATURE COLLECTION MODERN DIRECT GLAZED	MARVIN SIGNATURE COLLECTION MODERN DIRECT GLAZED	MARVIN SIGNATURE COLLECTION MODERN DIRECT GLAZED
JOINERY FINISH	LACANTINA - MIDNIGHT BRONZE	MARVIN - EXTERIOR ALUMINUM: EBONY - INTERIOR PULTRUDED FIBERGLASS: EBONY	MARVIN - EXTERIOR ALUMINUM: EBONY - INTERIOR PULTRUDED FIBERGLASS: EBONY	LACANTINA - MIDNIGHT BRONZE	LACANTINA - MIDNIGHT BRONZE
HARDWARE SET	Undefined	Undefined	N/A	Undefined	Undefined
U-value	---	---	---	---	---
Egress	No	No	No	No	No
Safety Glazing	---	---	---	---	---
SHGC	TBC	TBC	TBC	TBC	TBC

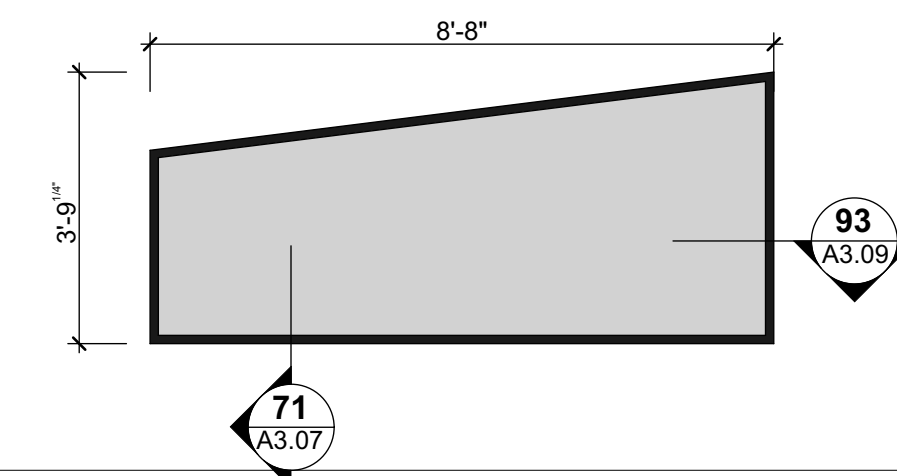
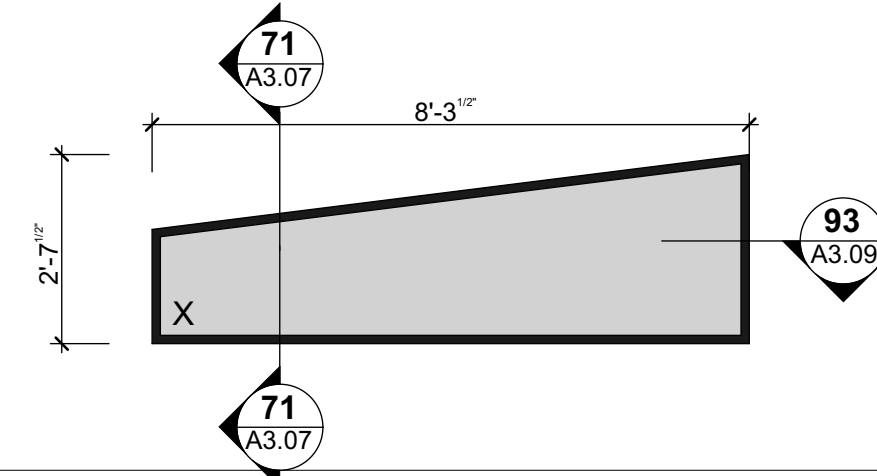
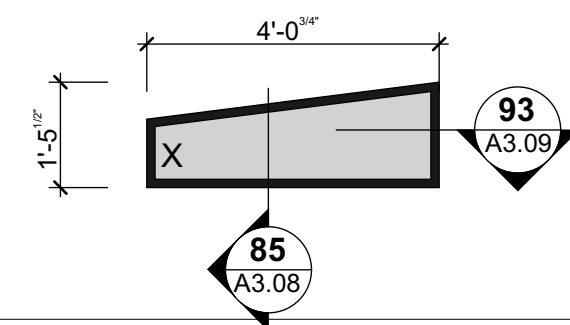
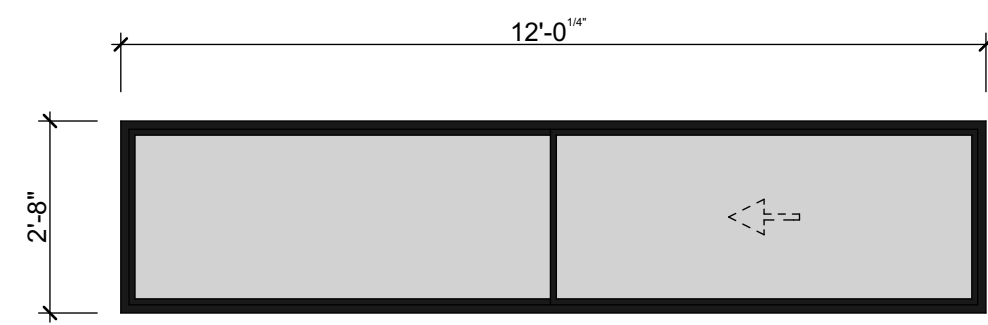
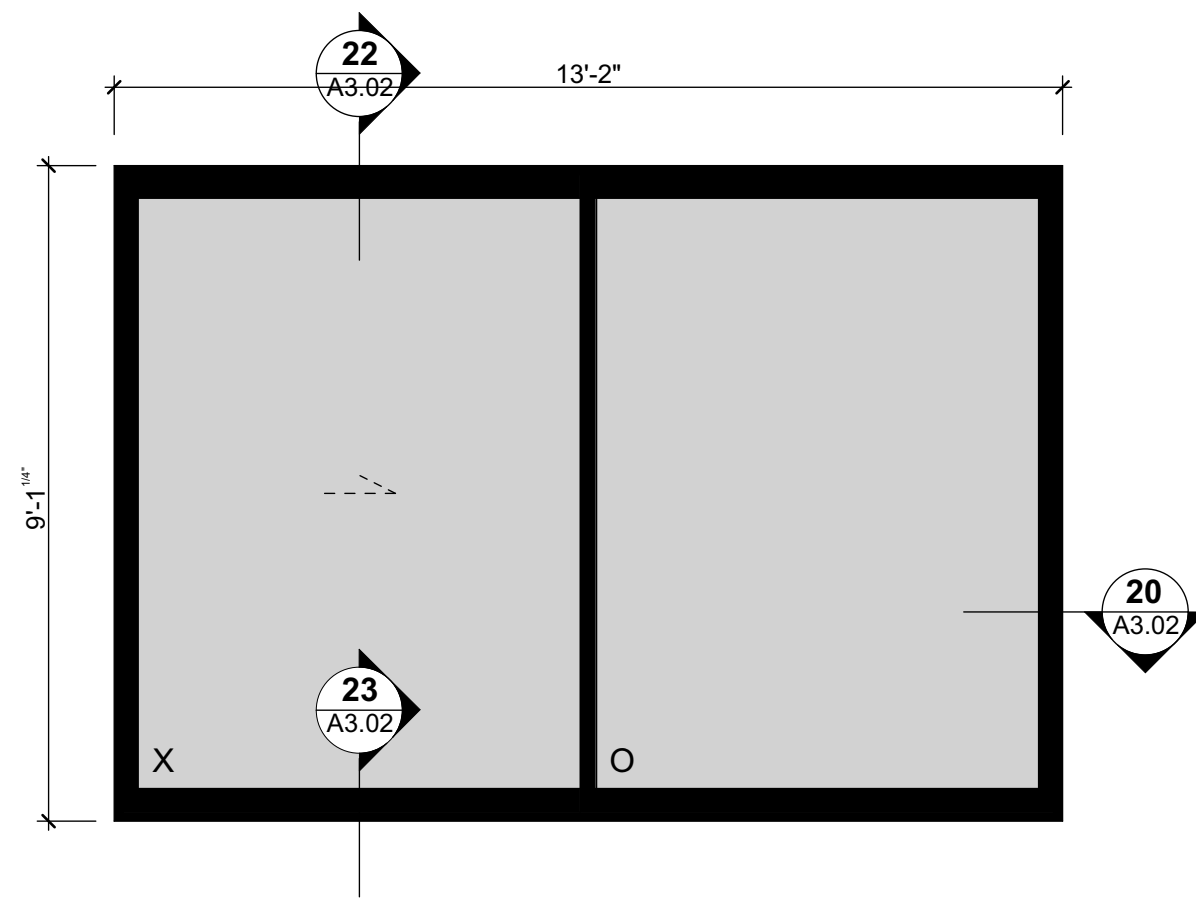


ADDITIONS & ALTERATIONS TO 7244 N MERCER WAY, MERCER ISLAND WASHINGTON, 98040

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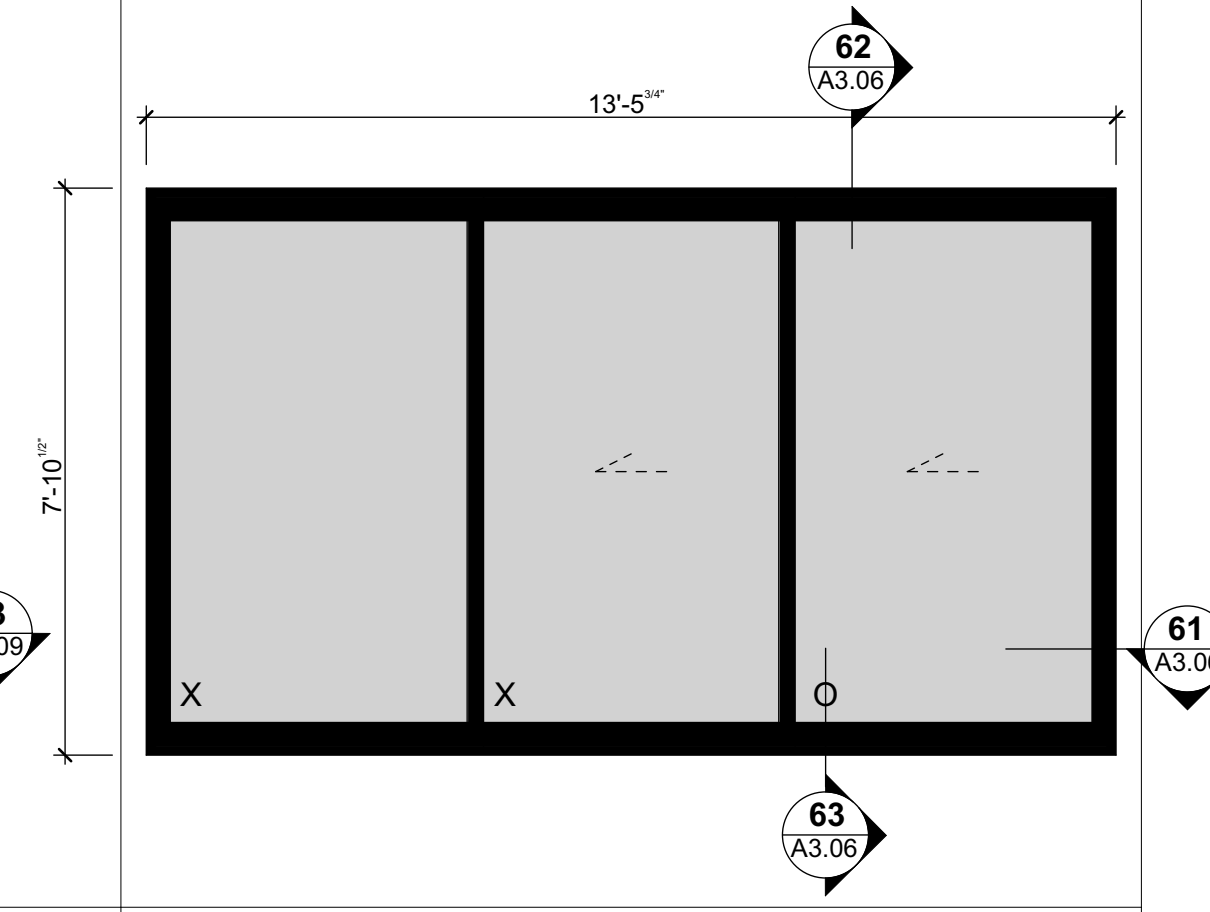
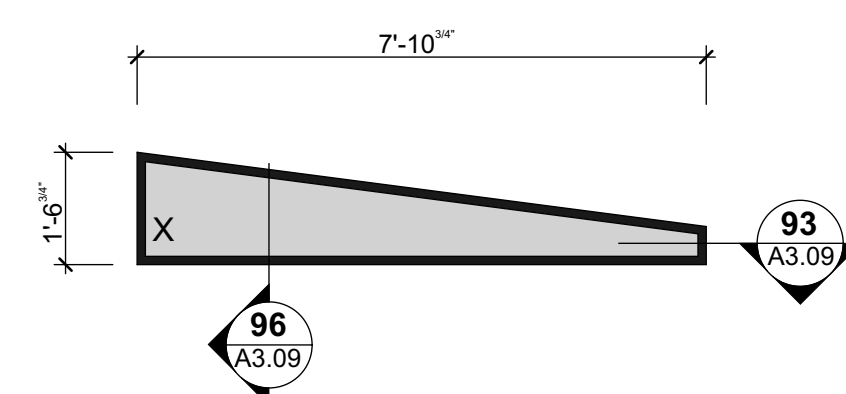
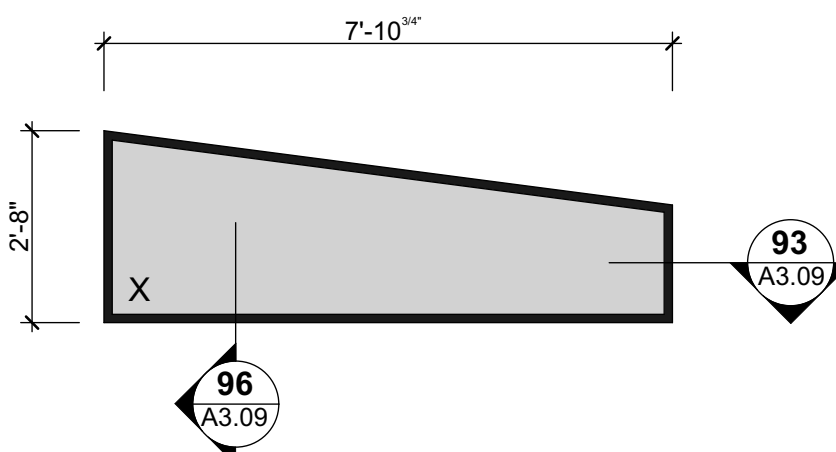
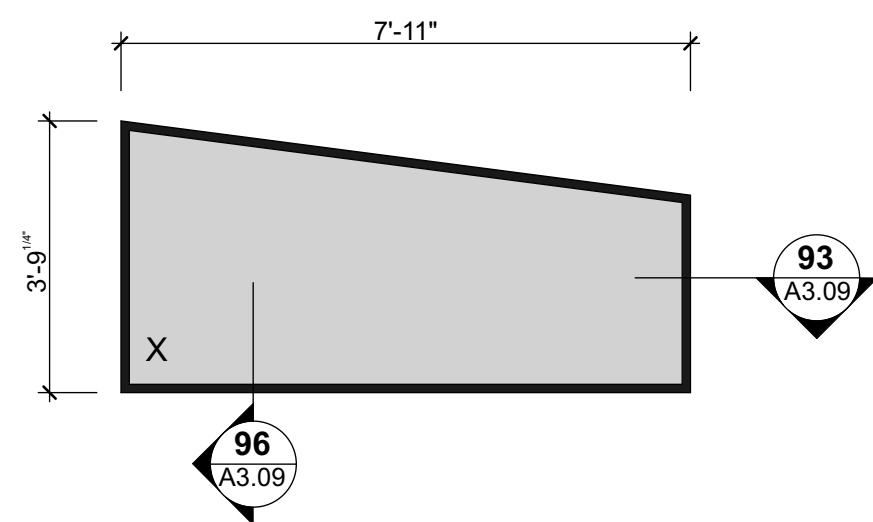
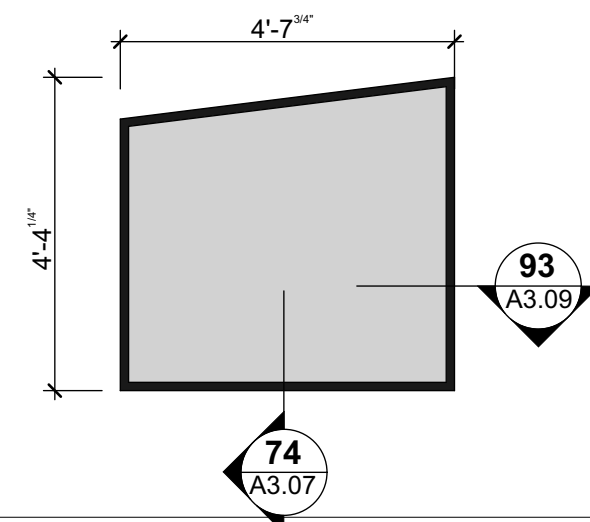
NO.	NAME	ISSUE DATE	
DRAWING		SHEET	
EXTERIOR JOINERY SCHEDULE		A5.01	
DRAWN BY	PFA	SCALE	
PRINT DATE	10/10/23	1' = 1'-0" @ A1	
REV		01	

EXTERIOR ELEVATION



ID	N-EJ.05	N-EJ.06	N-EJ.07	N-EJ.08	N-EJ.09
LOCATION	BEDROOM 1	GUEST BEDROOM	KITCHEN CLERESTORY	KITCHEN CLERESTORY	KITCHEN
DESCRIPTION/OPERATION	2 PANEL MULTI SLIDE DOOR - OX	2 PANEL MULTI SLIDE DOOR - XO	FIXED TRAPEZOID RIGHT HAND	FIXED TRAPEZOID RIGHT HAND	FIXED TRAPEZOID RIGHT HAND
MANUFACTURER	MARVIN	MARVIN	MARVIN	MARVIN	MARVIN
JOINERY SUITE	MARVIN SIGNATURE COLLECTION MODERN MULTI-SLIDE WITH HIGH PERFORMANCE SILL	MARVIN SIGNATURE COLLECTION MODERN MULTI-SLIDE WITH HIGH PERFORMANCE SILL	MARVIN SIGNATURE COLLECTION MODERN DIRECT GLAZED	MARVIN SIGNATURE COLLECTION MODERN DIRECT GLAZED	MARVIN SIGNATURE COLLECTION MODERN DIRECT GLAZED
JOINERY FINISH	LACANTINA - MIDNIGHT BRONZE	MARVIN - EXTERIOR ALUMINUM: EBONY - INTERIOR PULTRUDED FIBERGLASS: EBONY	MARVIN - EXTERIOR ALUMINUM: EBONY - INTERIOR PULTRUDED FIBERGLASS: EBONY	LACANTINA - MIDNIGHT BRONZE	LACANTINA - MIDNIGHT BRONZE
HARDWARE SET	Undefined	Undefined	N/A	Undefined	Undefined
U-value	---	---	---	---	---
Egress	No	No	No	No	No
Safety Glazing	---	---	---	---	---
SHGC	TBC	TBC	TBC	TBC	TBC

EXTERIOR ELEVATION



ID	N-EJ.10	N-EJ.11	N-EJ.12	N-EJ.13	N-EJ.15
LOCATION	ENTRY	CLERESTORY	D	D	RECREATION ROOM
DESCRIPTION/OPERATION	FIXED TRAPEZOID RIGHT HAND	FIXED TRAPEZOID LEFT HAND	FIXED TRAPEZOID LEFT HAND	FIXED TRAPEZOID LEFT HAND	2 PANEL MULTI SLIDE DOOR - OX
MANUFACTURER	MARVIN	MARVIN	MARVIN	MARVIN	MARVIN
JOINERY SUITE	MARVIN SIGNATURE COLLECTION MODERN DIRECT GLAZED	MARVIN SIGNATURE COLLECTION MODERN DIRECT GLAZED	MARVIN SIGNATURE COLLECTION MODERN DIRECT GLAZED	MARVIN SIGNATURE COLLECTION MODERN DIRECT GLAZED	MARVIN SIGNATURE COLLECTION MODERN MULTI-SLIDE WITH HIGH PERFORMANCE SILL
JOINERY FINISH	MARVIN - EXTERIOR ALUMINUM: EBONY - INTERIOR PULTRUDED FIBERGLASS: EBONY	MARVIN - EXTERIOR ALUMINUM: EBONY - INTERIOR PULTRUDED FIBERGLASS: EBONY	MARVIN - EXTERIOR ALUMINUM: EBONY - INTERIOR PULTRUDED FIBERGLASS: EBONY	MARVIN - EXTERIOR ALUMINUM: EBONY - INTERIOR PULTRUDED FIBERGLASS: EBONY	LACANTINA - MIDNIGHT BRONZE
HARDWARE SET	N/A	N/A	N/A	N/A	Undefined
U-value	---	---	---	---	---
Egress	No	No	No	No	No
Safety Glazing	---	---	---	---	---
SHGC	TBC	TBC	TBC	TBC	TBC

ELEVATION						
	ID	N-JJ.01	N-JJ.02	N-JJ.03	N-JJ.04	N-JJ.05
	LOCATION	GARAGE	POWDER ROOM	GUEST BEDROOM	GUEST BEDROOM WARDROBE	BEDROOM 1
	DESCRIPTION/OPERATION	HINGED DOOR	HINGED SLAB DOOR - 1 3/4" THK	HINGED SLAB DOOR - 1 3/4" THK	FACE SLIDER	CONSEALLED - FLUSH MOUNTED DOORS
	HARDWARE SET	---	Undefined	Undefined	Undefined	---
	Egress	---	No	No	No	---
DOOR FINISH	---	---	---	---	---	
JAMBS	PINE CLEARS PAINT FINISHED	PINE CLEARS PAINT FINISHED	PINE CLEARS PAINT FINISHED	PINE CLEARS PAINT FINISHED	FRAMELESS	
Core Type	SOLID PARTICLE CORE (SC)	SOLID PARTICLE CORE (SC)	SOLID PARTICLE CORE (SC)	SOLID PARTICLE CORE (SC)	SOLID PARTICLE CORE (SC)	
Accessories	LOCKSET- DESIGNER DOORWAREKEY/SNIB EURO PROFILE WITH NARROW ESCUTCHEON	PRIVACY SNIB - DESIGNER DOORWARE NARROW STILE CONSEALLED PRIVACY SET	N/A	N/A		
ELEVATION						
	ID	N-JJ.06	N-JJ.07	N-JJ.08	N-JJ.09	N-JJ.10
	LOCATION	BEDROOM 1 WARDROBE	BEDROOM 1 WARDROBE		RECREATION ROOM	
	DESCRIPTION/OPERATION	CAVITY SLIDER	CAVITY SLIDER	HINGED DOOR	HINGED DOOR	HINGED DOOR
	HARDWARE SET	---	Undefined	Undefined	Undefined	Undefined
	Egress	---	No	No	No	No
DOOR FINISH	---	---	---	---	---	
JAMBS	PINE CLEARS PAINT FINISHED	PINE CLEARS PAINT FINISHED	PINE CLEARS PAINT FINISHED	PINE CLEARS PAINT FINISHED	PINE CLEARS PAINT FINISHED	
Core Type	SOLID PARTICLE CORE (SC)	SOLID PARTICLE CORE (SC)	SOLID PARTICLE CORE (SC)	SOLID PARTICLE CORE (SC)	SOLID PARTICLE CORE (SC)	
Accessories	PRIVACY SNIB - DESIGNER DOORWARE NARROW STILE CONSEALLED PRIVACY SET	PRIVACY SNIB - DESIGNER DOORWARE NARROW STILE CONSEALLED PRIVACY SET	PRIVACY SNIB - DESIGNER DOORWARE NARROW STILE CONSEALLED PRIVACY SET			

BATHROOM NOTES

SPACIAL REQUIREMENTS

ENTRY DOOR

• MINIMUM CLEAR OPENING FOR AT LEAST ONE BATHROOM DOOR FOR NEW HOMES IS NOW 29-INCHES, WHICH MEANS IT MUST BE AT LEAST A 30-INCH DOOR (IRC R320.2.1).

CEILING HEIGHT

BATHROOMS AND TOILET ROOMS MUST HAVE A MINIMUM CEILING HEIGHT OF 6-FEET 8-INCHES (IRC R305.1).

THE CEILING HEIGHT ABOVE BATHROOM FIXTURES MUST ENOUGH FOR THE FIXTURE TO BE USED FOR ITS INTENDED PURPOSE [IRC R305.1(2)]

A SHOWER OR TUB EQUIPPED WITH A SHOWERHEAD SHALL HAVE A MINIMUM CEILING HEIGHT OF 6-FEET 8-INCHES ABOVE AN AREA THAT IS 30-INCHES SQUARE [IRC R305.1(2)]

• A MIN CLEAR SPACE OF AT LEAST 21" IN FRONT OF LAVATORY,WC, BIDET, AND TUB

• A MIN CLEAR SPACE OF AT LEAST 24" IN FRONT OF A SHOWER ENTRY (IRC P2705.1.5)

A MINIMUM DISTANCE OF 15-INCHES EACH WAY OF A LAVATORY TO A WALL (IRC IPC 405.3.1).

A MINIMUM DISTANCE OF 30-INCHES BETWEEN CENTERLINES OF TWO LAVATORIES (IRC IPC 405.3.1).

SHOWER SIZE

A MINIMUM OF 30" X 30" IN WHICH A DISK OF 30" DIA MUST FIT (IRC P2708.1, IPC 417.4)

• A SHOWER MUST BE MINIMUM 30-INCHES SQUARE, WITH 24-INCHES CLEARANCE IN FRONT OF SHOWER OPENING (IRC FIGURE R307.1).

TOILET/BIDET CLEARANCE

A MINIMUM DISTANCE OF 15" IS REQUIRED FRON THE CENTERLINE OF A TOILET AND/OR BIDET TO ANY BATH FIXTURE, WALL OT OTHER OBSTACLE (IRC R 307.2, IRC P 2705.1.5,IPC 405.3.1)

WATERPROOFING

ALLOW TO APPLY WATERPROOFING UNDER ALL TILED AREAS INCLUDE WALLS AND FLOORS.
ALLOW TO SEAL UNDER ALL TILED FLOORS AND FLASH 3" UP THE WALLS OUTSIDE THE SHOWER AREAS AND THE FULL HEIGHT OF THE WAY WALL WITHIN THE SHOWER AREAS. IRC I (CHAPTER 27, SECTION P2708).

NOTE: THE WALL AREA ABOVE A TUB OR SHOWER PAN MUST BE COVERED IN A WATERPROOF MATERIAL TO A HEIGHT OF NOT LESS THAN 72" ABOVE THE FINISHED FLOOR (IRC R 307.2, IPC 417.4.1)

WATERPROOFING - ALLOW FOR MAPELASTIC AQUADEFENSE LIQUID APPLIED WATERPROOFING SYSTEM, APPLIED IN STRICT ACCORDANCE WITH THE MANUFACTURERS REQUIREMENTS.

SEALANT . ALL TRANSITIONS AND PENETRATIONS IN THE ROOM MUST BE SEALED WITH AN ASTM C920 SEALANT. - ALLOW FOR MAPEI MAPESIL AC, APPLIED IN STRICT ACCORDANCE WITH THE MANUFACTURERS REQUIREMENTS

ADHESIVE - ALLOW FOR MAPEI KERABOND PLUS ADHESIVE, APPLIED IN STRICT ACCORDANCE WITH THE MANUFACTURERS REQUIREMENTS. . REFER TO KEYNOTES PAGE FOR WATERPROOFING SPECIFICATIONS.

LININGS/SUBSTRATE

GENERAL: ALL LININGS AND FINISHES TO COMPLY WITH IRC CHAPTER 7 WALL COVERINGS.

GIBBOARD AREAS: USE WATER-RESISTANT GYPSUM BACKING BOARD IN ACCORANCE WITH IRC R702.3.7

USE OF WATER-RESISTANT GYPSUM BACKING BOARD IS ALLOWED ON CEILINGS WHERE FRAMING SPACING IS 12 INCHES OR LESS ON CENTER FOR ½-INCH THICK OR 16 INCHES FOR 5/8-INCH THICK GYPSUM BOARD.

WATER-RESISTANT GYPSUM BOARD CANNOT BE INSTALLED OVER A CLASS I OR II VAPOR RETARDER IN A SHOWER OR TUB COMPARTMENT. CUT OR EXPOSED EDGES MUST SEALED PER MANUFACTURER'S RECOMMENDATIONS.

SECTION R702.3.8.1 (R702.3.7.1 IN 2015, 2018, AND 2021 IRC) LIMITATIONS. WATER-RESISTANT GYPSUM BOARD CANNOT BE USED WHERE IT WILL BE IN DIRECT WATER EXPOSURE OR HIGH-HUMIDITY AREAS.

TILES

SUBSTRATE: ALLOW FOR FIBRE CEMENT SHEET UNDER ALL TILED AREAS, FIXED & FINISHED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS & REQUIREMENTS AND IRC R702.4

LAYOUT - NOTE - LAYOUTS ARE SHOWN INDICATIVELY ONLY. THE MAIN CONTRACTOR SHALL CO-ORDINATE WITH THE TILING SUBCONTRACTOR, AND ARCHITECT TO MEET ON-SITE AND CONFIRM LAYOUT OF ALL TILES (SET OUT POINT), GROUT SPACINGS, GROUT COLOURS, PRIOR TO COMMENCEMENT OF THE WORK. ALLOW FOR MAPEI EPOXY GROUT.

SAMPLES - ALLOW TO PROVIDE THREE SAMPLES OF GROUT AGAINST THE SELECTED TILES FOR OWNER/ ARCHITECT APPROVAL.

FLOOR - ALLOW FOR TILES AS NOTED WITH 1/8" TILE SPACINGS. CONFIRM SPECIFICATIONS WITH ARCHITECT PRIOR TO ORDERING. ALL TILES SHALL HAVE A COEFFICIENT OF FRICTION (COF) "WET" RATING OF 0.5 OR MORE.

WALL - ALLOW FOR TILES AS NOTED WITH 1/8" TILE SPACINGS. CONFIRM SPECIFICATIONS WITH ARCHITECT PRIOR TO ORDERING.

VENTILATION

BATHROOMS MUST VENTILATION EXHAUST FAN THAT IS RATED AT A MINIMUM OF 50 CFM (CUBIC FEET PER MINUTE), OR A CONTINUOUS FAN THAT PRODUCES 20 CFM OR MORE (IRC R303.3, M1507.4)

PLUMBING

SPECIFICATIONS

REFER TO THE PLUMBING SCHEDULE FOR SPECIFICATIONS AND CODES

PLUMBING FIXTURES

ALL PLUMBING FIXTURES, FAUCETS AND FIXTURE FITTINGS SHALL COMPLY WITH IRC CHAPTERS 25- 33 AND WITH SECTION P2701.1 AND SHALL CONFORM WITH THE STANDARDS INDICATED IN TABLE P2701

PLUMBING FIXTURES, EXCEPT TOILETS, MUST HAVE AN APPROVED STRAINER AT DRAIN (IRC P2702.1).

HOT WATER FAUCET HANDLE MUST BE ON THE LEFT AS YOU FACE THE SPIGOT (IRC P2722.2), EXCEPT FOR SINGLE-HANDLE MIXING VALVES.

CONTROL VALVES AT SHOWERS AND TUB/SHOWER COMBINATIONS MUST BE SINGLE-HANDLE THERMOSTATIC OR PRESSURE-BALANCE MIXING TYPE (IRC 2708.4).

A BATHROOM SINK, SHOWER OR BATHTUB MUST BE PROVIDED WITH HOT AND COLD WATER (IRC R306.4).

BATHROOM PLUMBING FIXTURES MUST BE CONNECTED TO A SANITARY SEWER OR APPROVED PRIVATE SEWAGE DISPOSAL SYSTEM (IRC 306.3).

CONTROL VALVES AT SHOWERS AND TUB/SHOWER COMBINATIONS MUST BE SINGLE-HANDLE THERMOSTATIC OR PRESSURE-BALANCE MIXING TYPE (IRC 2708.4). ALL EQUIPMENT, INCLUDING ACCESS PANELS, MUST BE INSTALLED AS PER THE MANUFACTURERS' SPECIFICATIONS (IRC M 1307.1)

ALL MANUFACTURERS' INSTRUCTIONS MUST BE AVAILABLE FOR INSTALLERS AND INSPECTORS AND LEFT WITH THE HOMEOWNERS (IRC P 2720.1)

WASTE FITTINGS SHALL COMPLY WITH ASME A112.18.2/CSA B125.2.

PRE-PLUMBING AND WIRING MEETING

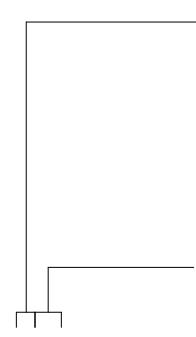
THE MAIN CONTRACTOR SHALL CO-ORDINATE WITH THE OWNER & ARCHITECT TO MEET ON-SITE AND CONFIRM LOCATIONS AND SPECIFICATIONS OF ALL FIXTURES PRIOR TO PRE-PLUMBING.

CO-ORDINATE WITH THE CABINET MAKER

TO ALLOW FOR ALL PLUMBING REQUIREMENTS

PLUMBING CODES

REFER TO PLUMBING SCHEDULE FOR ALL CODES/SPECIFICATIONS

	TYPE REFERS TO BLUM LEGRABOX SPECIFICATIONS BS= BASIN BTH= BATH FW=FLOOR WASTE HTR=HEATER TOWEL RAIL MX = MIXER SHR = SHOWER SK = SINK ZIP = BOILER/COOLER TAP
	CODE - REFER TO SCHEDULES FOR SPECIFICATION DESCRIPTION

ELECTRICAL

PRE-WIRING MEETING

THE MAIN CONTRACTOR SHALL CO-ORDINATE WITH THE OWNER & ARCHITECT TO MEET ON-SITE AND CONFIRM LOCATIONS AND SPECIFICATIONS OF ALL FIXTURES PRIOR TO PRE-PLUMBING.

CO-ORDINATE WITH THE CABINET MAKER

TO ALLOW FOR ALL ELECTRICAL/LIGHTING/ MIRROR DEMISTER REQUIREMENTS

UNDER TILE HEATING

ALLOW FOR UNDER TILE HEATING MATS TO TILED ALL BATHROOMS. CONFIRM THE LOCATION AND CONTROL WITH OWNER. LOCATE CONTROL PANEL WITHIN VANITY DRAWER WHERE POSSIBLE.

HEATED TOWEL RAIL CONNECTION

ENSURE HEATED TOWEL RAIL ISOLATION SWITCHES ARE ADDED ONTO A NEARBY POWERPOINT RATHER THAN IT'S OWN VISIBLE PLATE.

GFCI

ALL RECEPTACLES MUST BE PROTECTED BY GROUND-FAULT-CIRCUIT-INTERRUPTERS (GFCI) (IRC 3802.1)

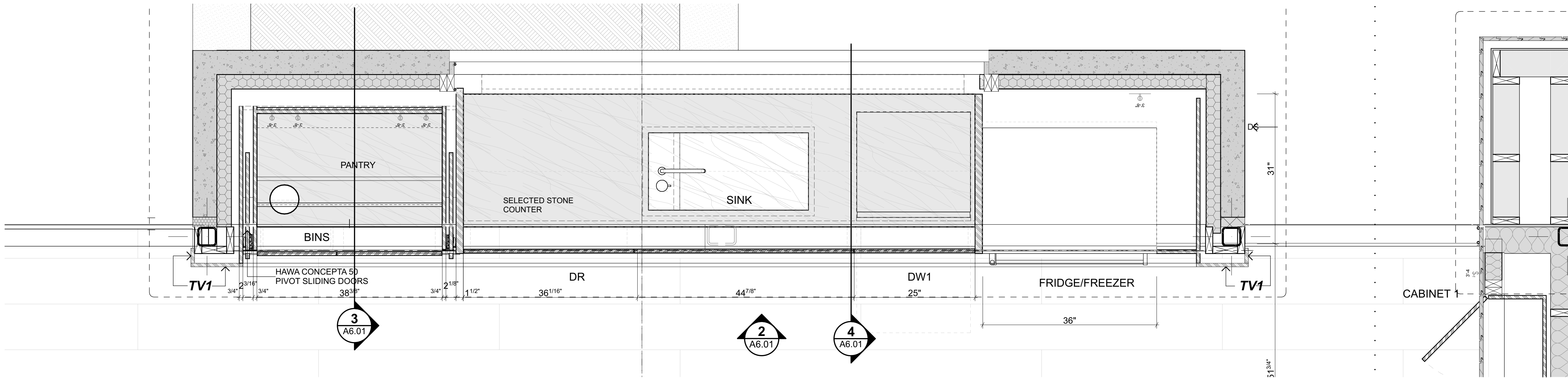
ALLOW FOR AT LEAST ONE GFCI PROTECTED RECEPTACLE INSTALLED WITHIN 36" OF THE OUTSIDE EDGE OF THE LAVATORY (IRC E 3801.6)

• MINIMUM ONE RECEPTACLE WITHIN THREE FEET OF EACH SINK ON AN ADJACENT WALL, OR INSIDE OR ON THE FACE OF THE SINK CABINET NOT MORE THAN 12 INCHES BELOW COUNTERTOP [NEC 210.52(D)].

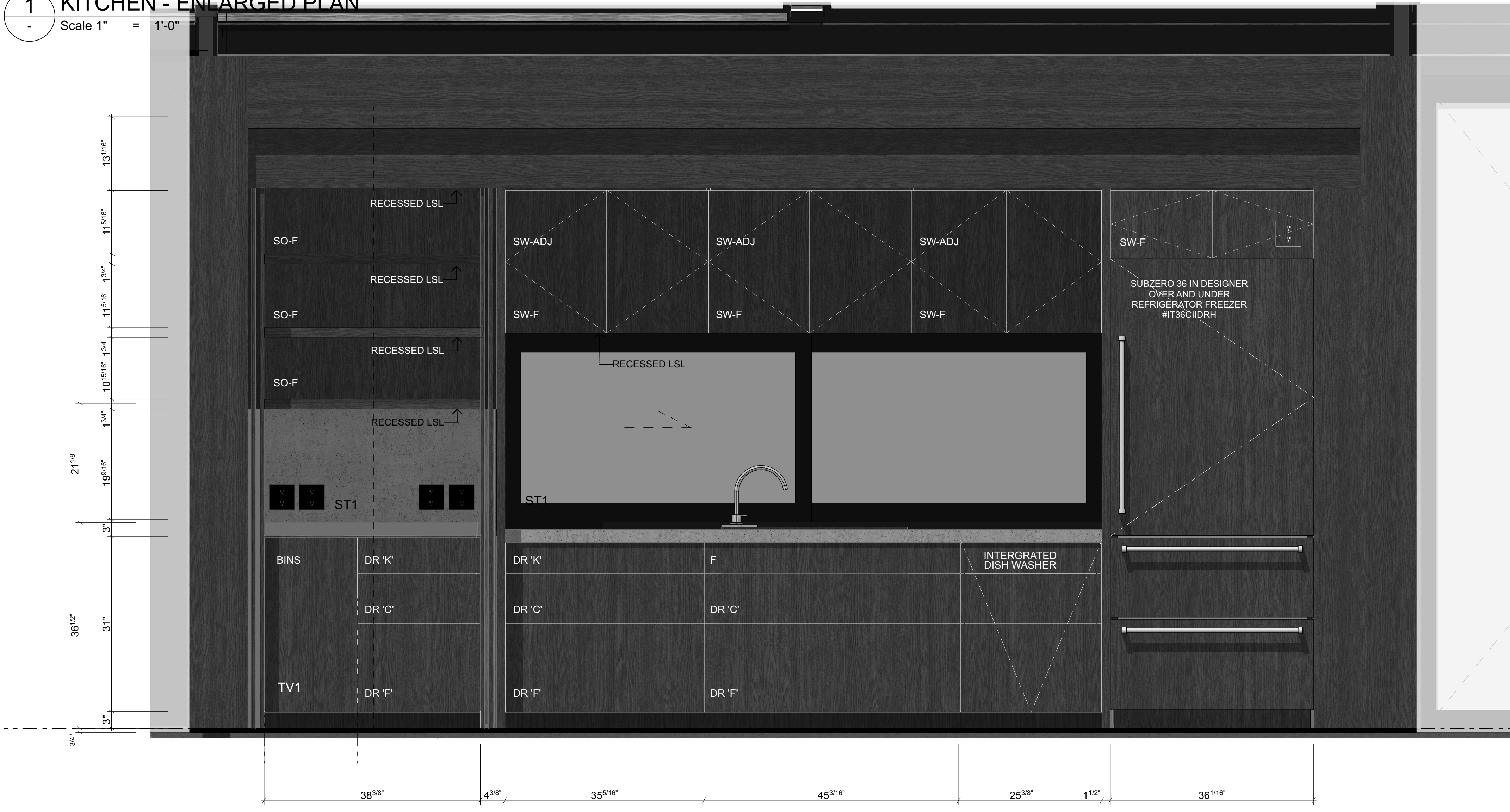
LIGHTING

AT LEAST ONE WALL-SWITCH-CONTROLLED LIGHT MUST BE PROVIDED. A SWITCH MUST BE PLACED AT THE ENTRANCE (IRC E 3801.6, IRC E 3803.2)

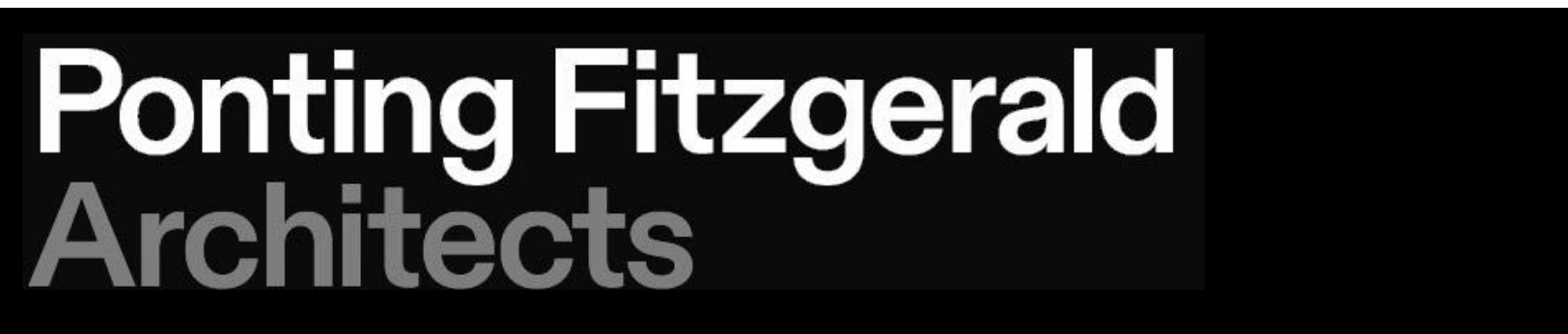
NO.	NAME	ISSUE DATE
DRAWING NOTES		SHEET
		A6.00
DRAWN BY	PFA	SCALE
PRINT DATE	10/10/23	3/4" = 1'-0" @A1



1 KITCHEN - ENLARGED PLAN
 Scale 1" = 1'-0"



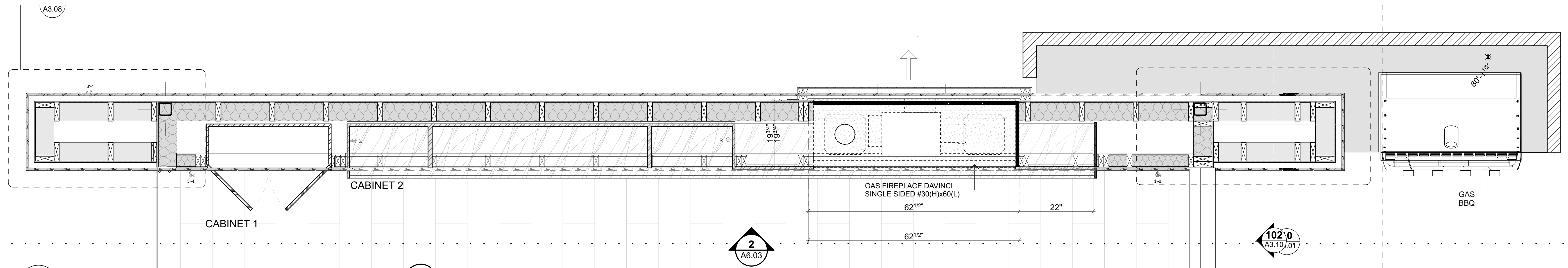
2 KITCHEN ELEVATION
 Scale 1" = 1'-0"



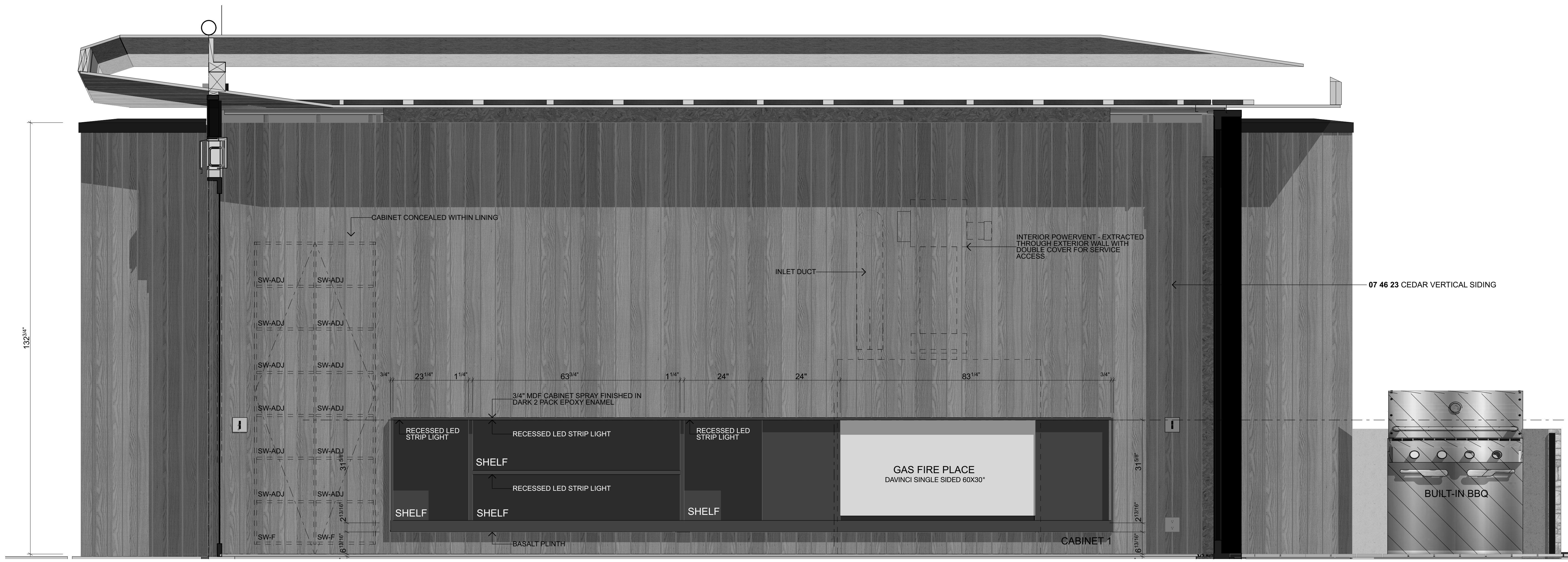
**ADDITIONS & ALTERATIONS TO
 7244 N MERCER WAY, MERCER ISLAND WASHINGTON, 98040**

Do not scale off drawings. Before commencement of any work the contractor shall check, verify and be responsible for all dimensions. The contractor must notify this office of any discrepancies in the documents and/or site conditions. All workmanship and materials to be in accordance with relevant building codes. This drawing is the property of Ponting Fitzgerald LLC and must not be used, copied or reproduced in whole or part without prior written permission. ph 720 363 7951

NO.	NAME	ISSUE DATE
DRAWING	KITCHEN - INTERIOR ELEVATIONS	SHEET
		A6.01
DRAWN BY	PFA	SCALE
PRINT DATE	10/10/23	1" = 1'-0", 3/4" = 1'-0", 3/4" = 1'-0" @ A1
REV		01

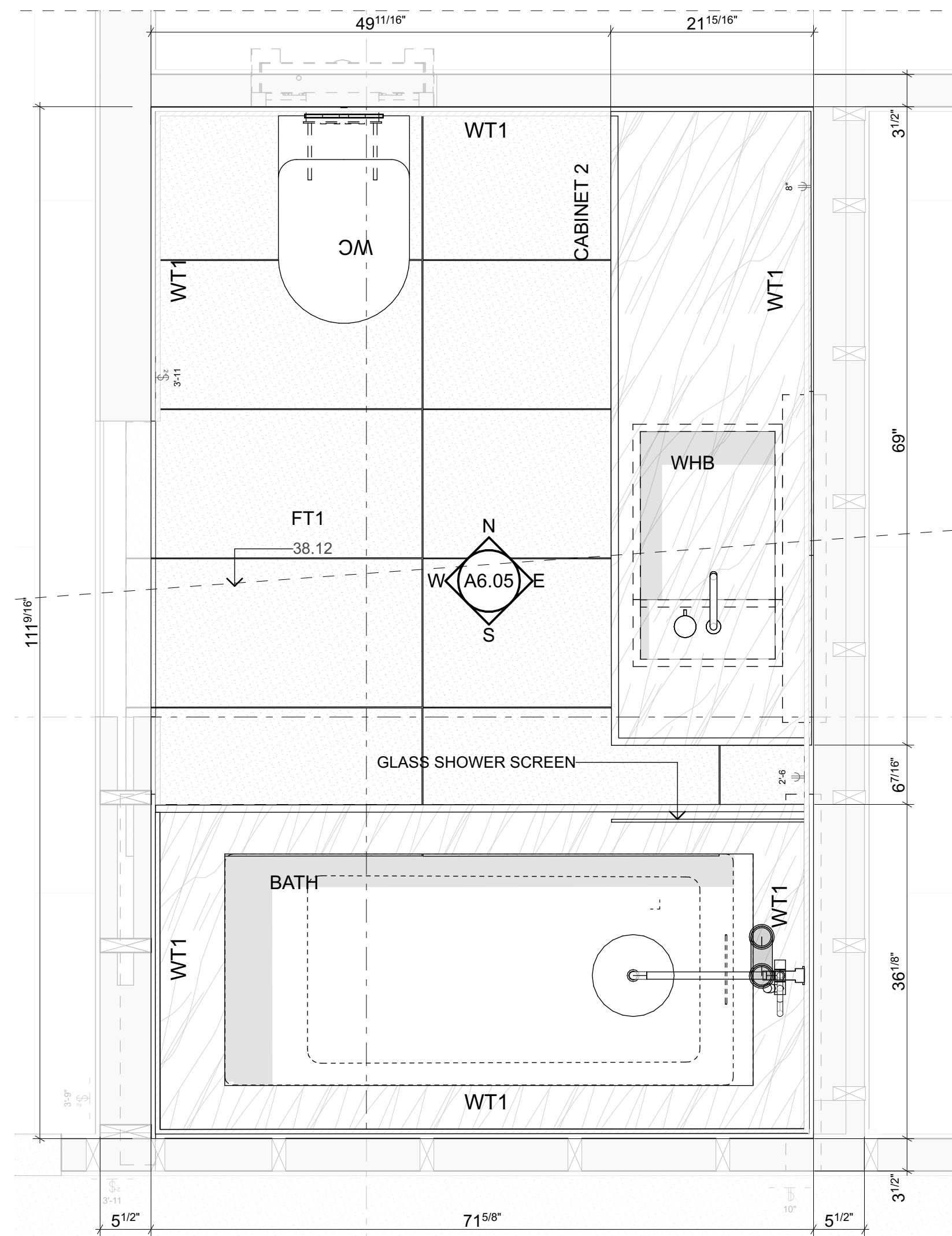


1 LIVING ROOM WALL / FIREPLACE
Scale 3/4" = 1'-0"

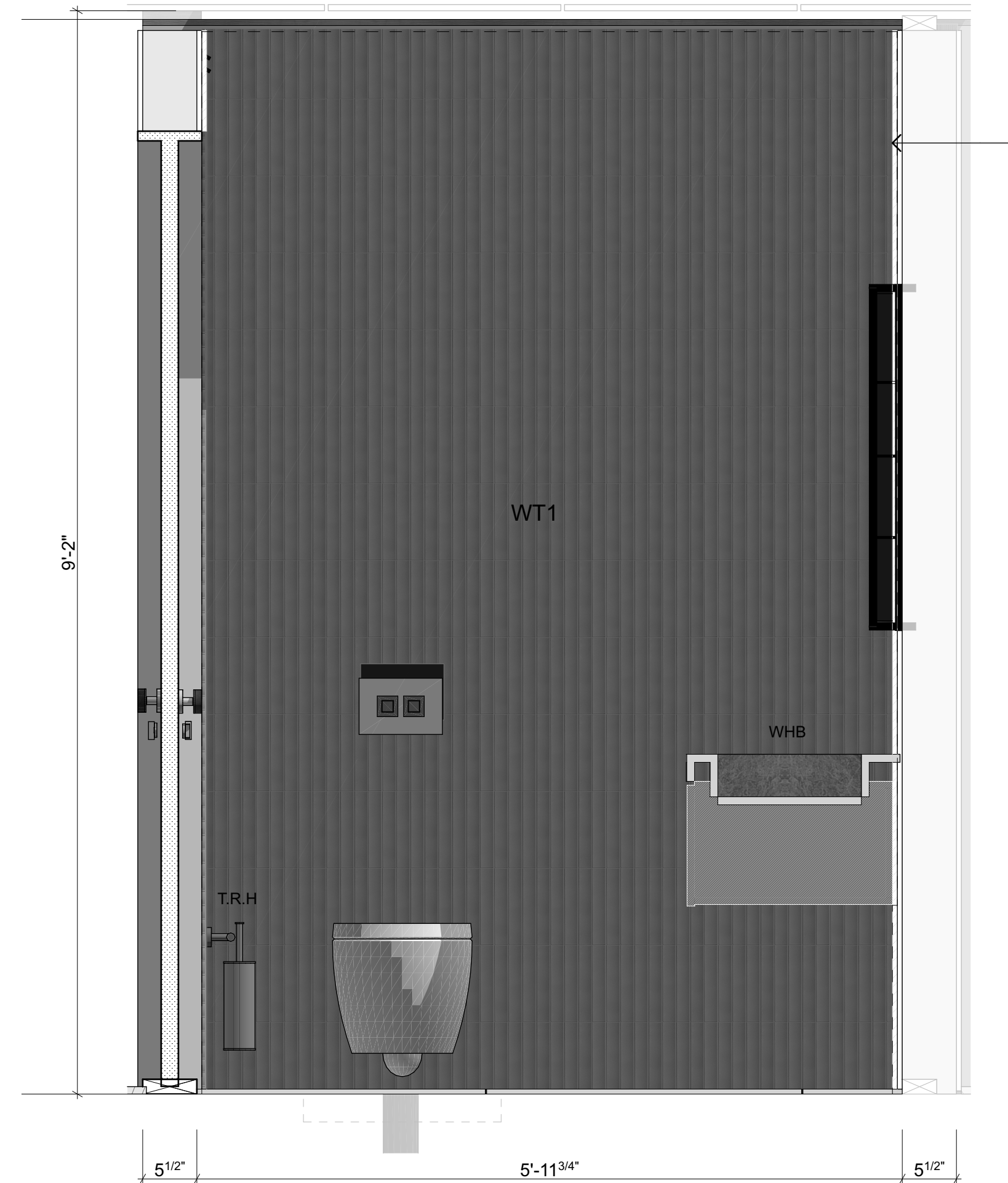


2 LIVING ROOM WALL / FIREPLACE
Scale 3/4" = 1'-0"

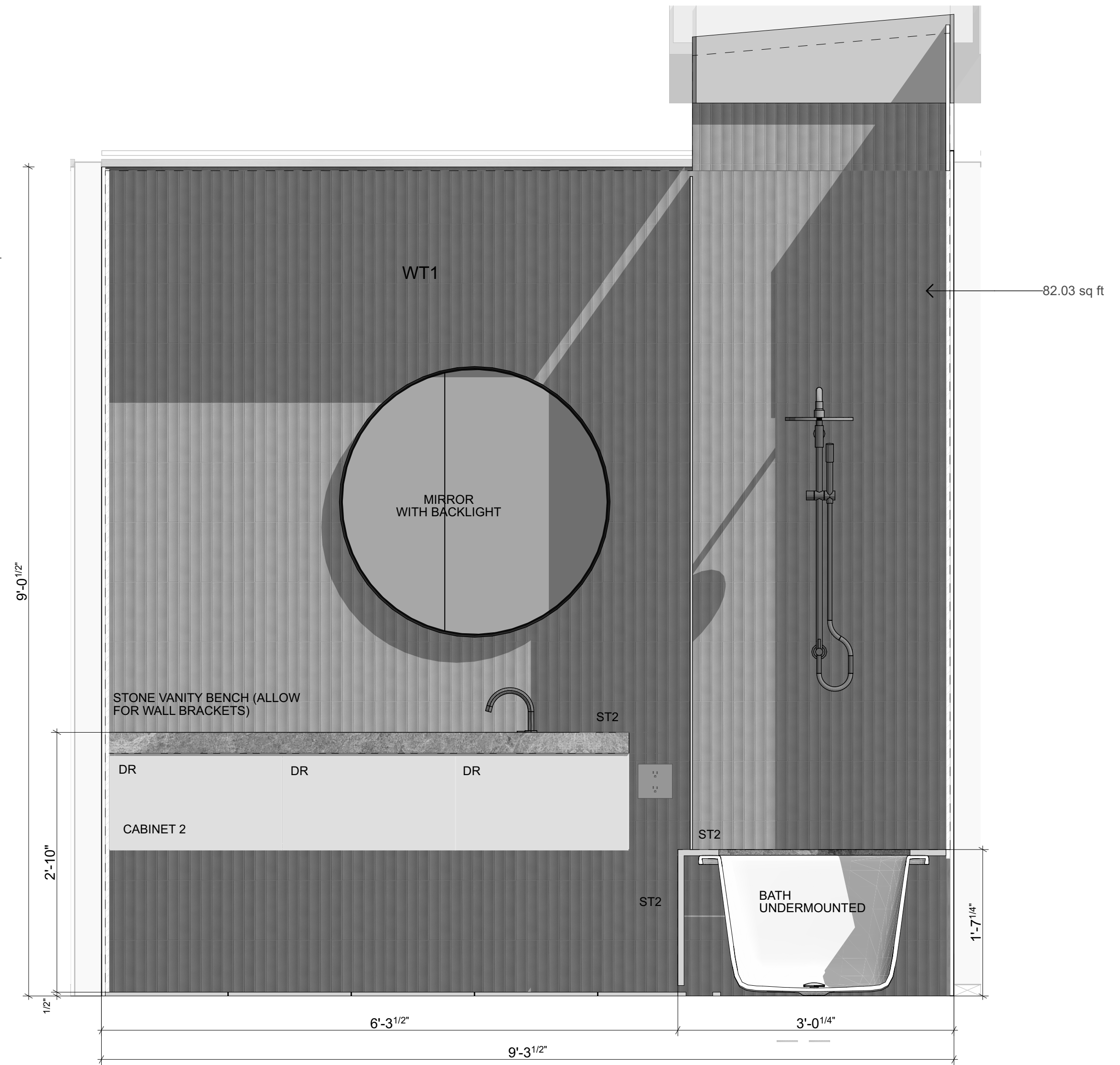
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		A6.03
DRAWN BY	PFA	SCALE
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REV		01



1 BATHROOM PLAN - ENLARGED
 Scale 1" = 1'-0"

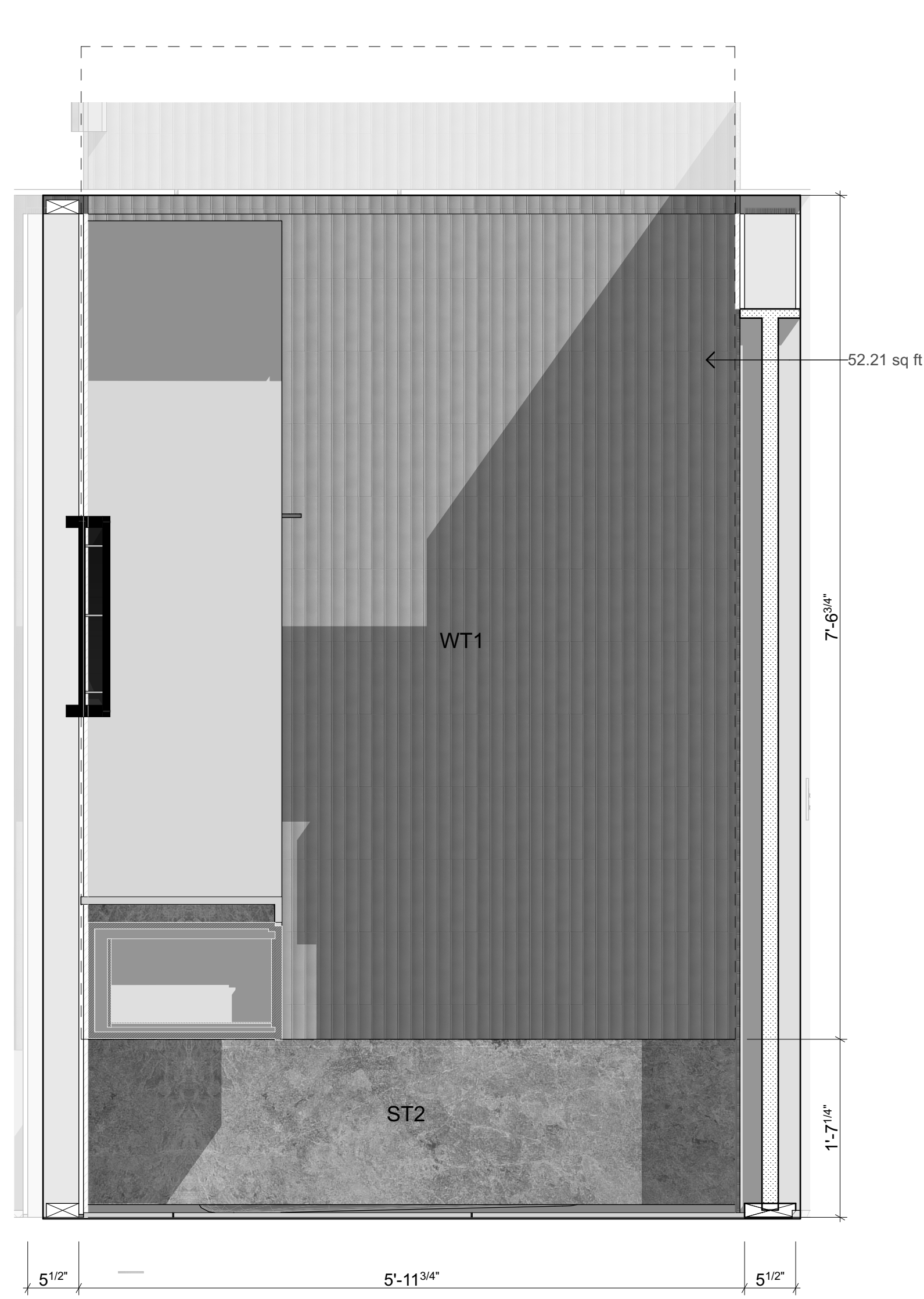


N BATHROOM - NORTH ELEVATION
 Scale 1" = 1'-0"

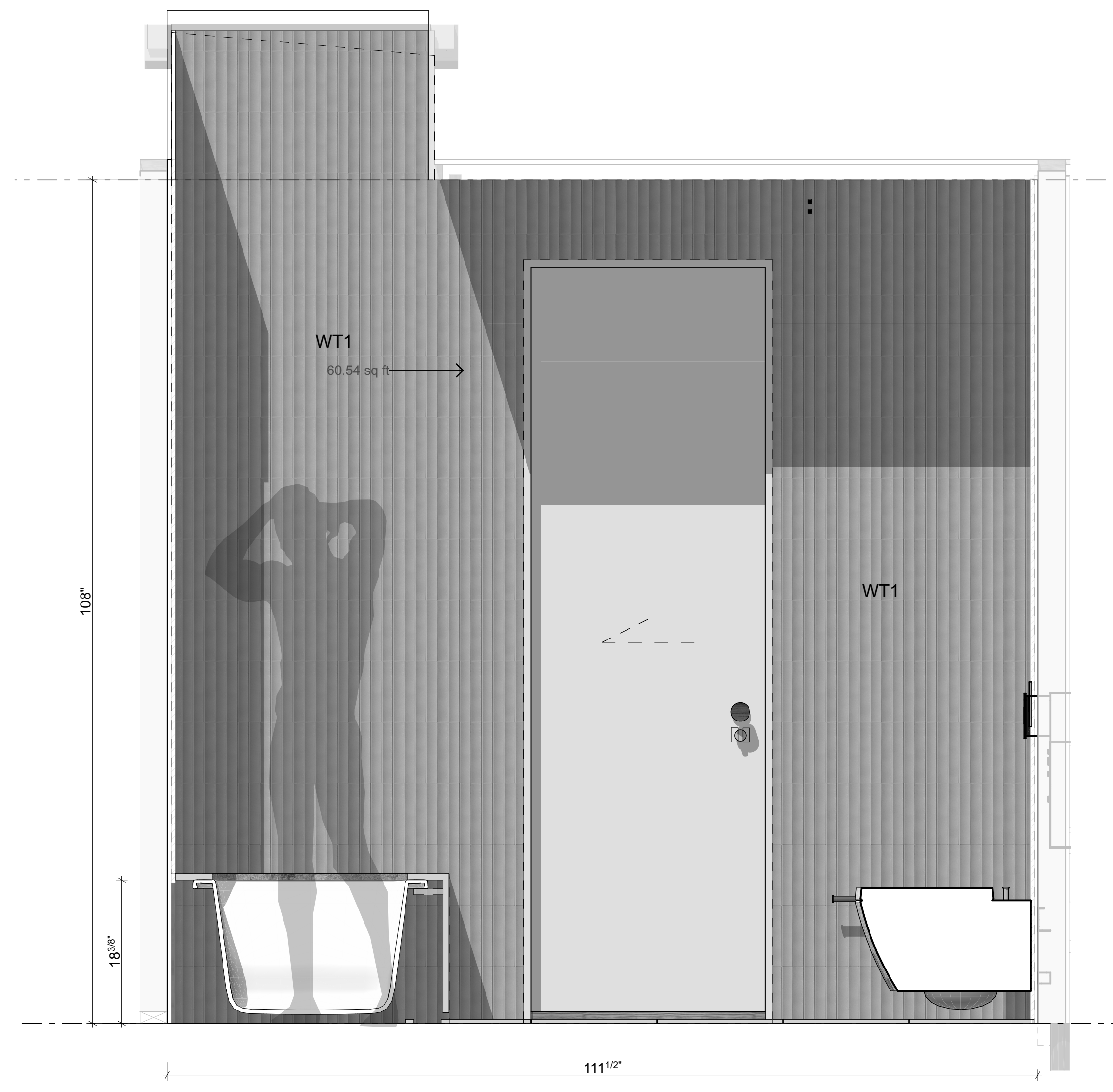


E BATHROOM - EAST ELEVATION
 Scale 1" = 1'-0"

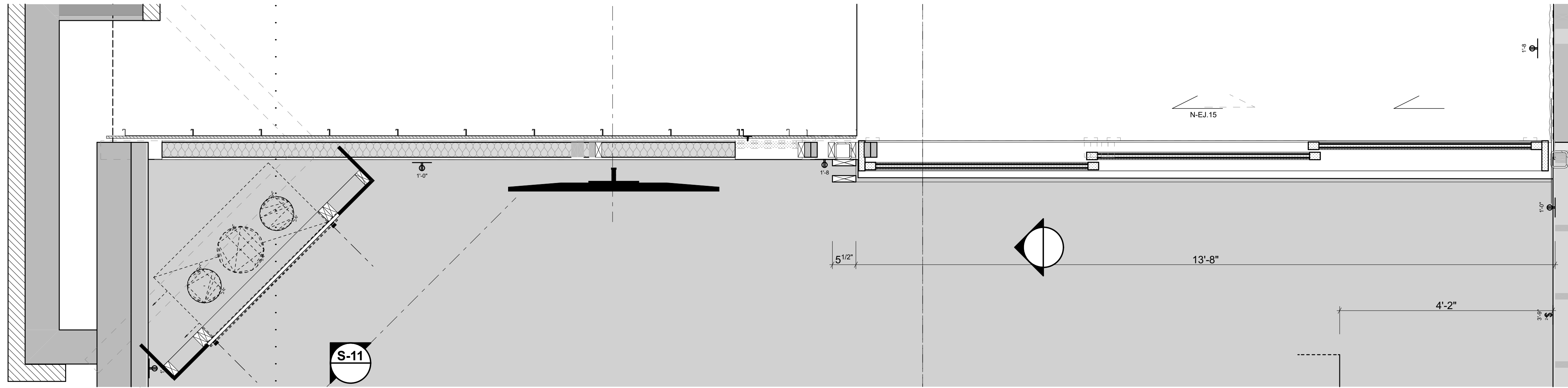
NO.	NAME	ISSUE DATE
DRAWING BATHROOM - INTERIOR ELEVATIONS		SHEET
		A6.05
DRAWN BY PFA	SCALE	
PRINT DATE 10/10/23	1" = 5', 1" = 1'-0", 1/4" = 1'-0" @ A1	



S BATHROOM - SOUTH ELEVATION
 Scale 1" = 1'-0"



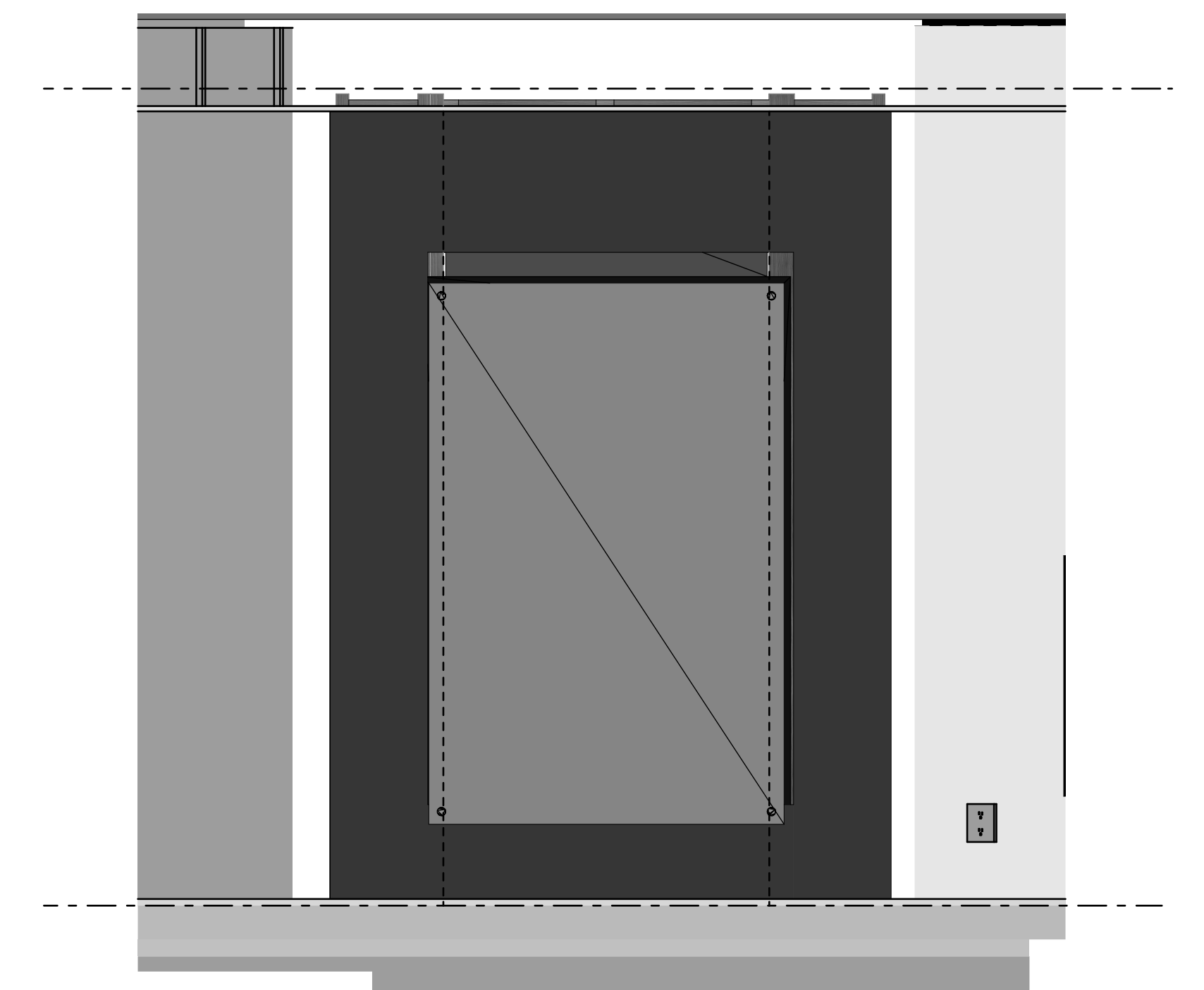
W BATHROOM - WEST ELEVATION
 Scale 1" = 1'-0"



1 RECREATION ROOM - PLAN
 Scale 3/4" = 1'-0"



2 RECREATION ROOM - ELEVATION
 Scale 3/4" = 1'-0"



83 RECREATION ROOM - ELEVATION
 Scale 3/4" = 1'-0"

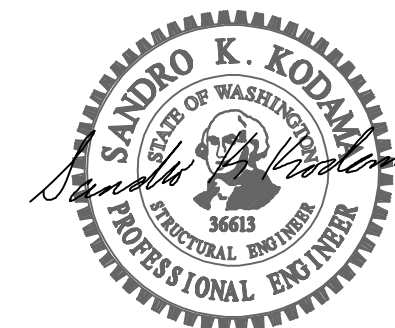
NO.	NAME	ISSUE DATE
DRAWING	RECREATION ROOM	SHEET
		A6.08
DRAWN BY	PFA	SCALE
PRINT DATE	10/10/23	3/4" = 1'-0" @ A1
REV		



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SEAL:



PROJECT:

MOBLEY RESIDENCE

7244 N MERCER WAY
MERCER ISLAND,
WASHINGTON 98040

APPROVAL:

PERMIT SUBMITTAL	5/01/23		
NO.	DESCRIPTION	DATE	BY
ISSUES:			
REVISIONS:			
P.M.	SKK		
P.E.	FRU		
DRAWN BY:	TA		
SCALE:	AS SHOWN		
DATE:	5/01/23		
JOB NO.	22050.01		

MAIN LEVEL FRAMING PLAN

SHEET NO.

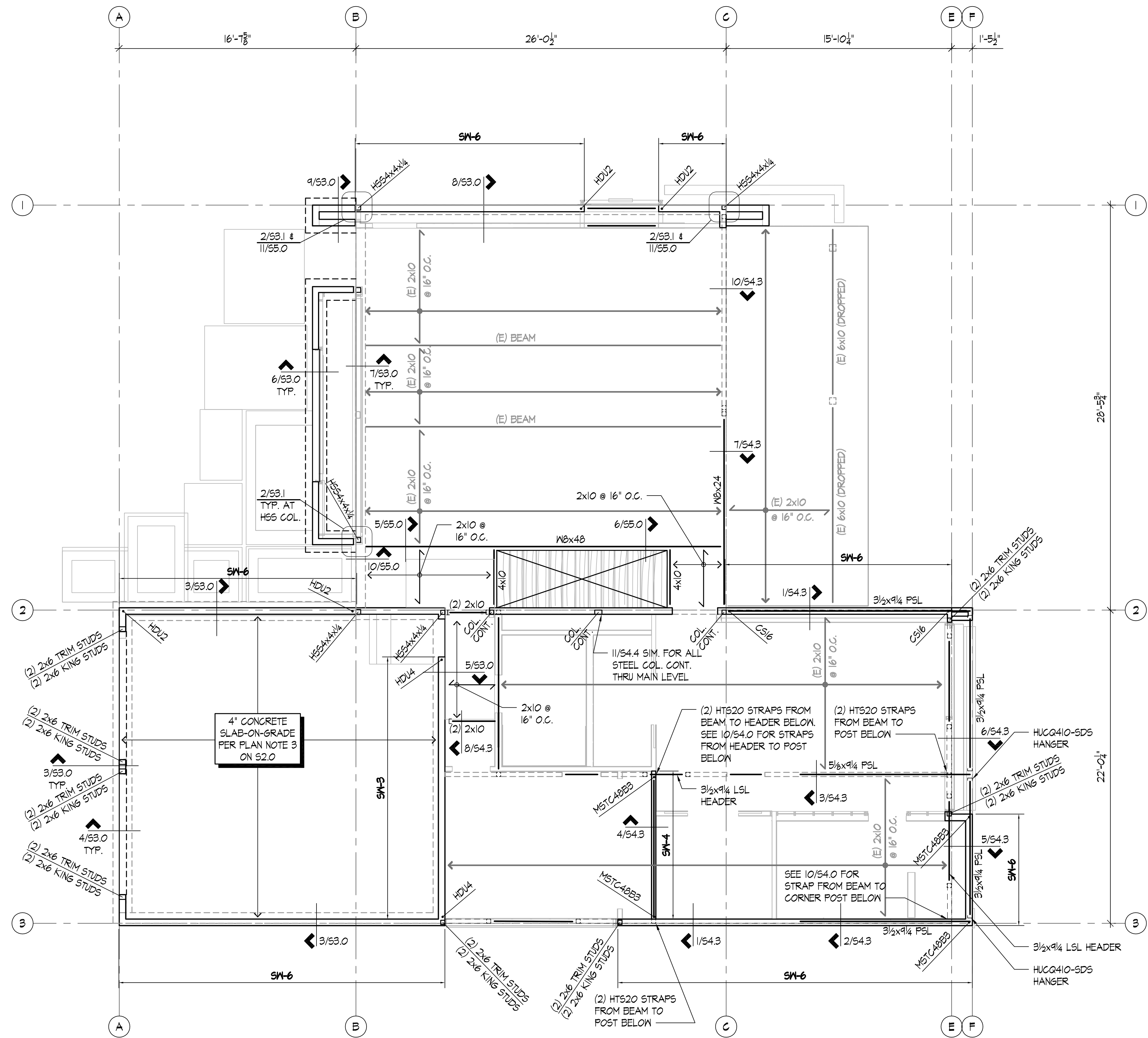
S2.1

MAIN FLOOR FRAMING PLAN NOTES:

- ALL DIMENSIONS AND ELEVATIONS ON THE STRUCTURAL PLANS ARE FOR GENERAL INFORMATION ONLY AND SHALL BE VERIFIED BY THE CONTRACTOR WITH THE ARCHITECTURAL DRAWINGS BEFORE CONSTRUCTION BEGINS. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND ENGINEER IMMEDIATELY.
- SEE SHEETS S1.0, S1.1 AND S1.2 FOR GENERAL STRUCTURAL NOTES AND ABBREVIATIONS. SEE SHEETS S4.0 AND S4.1 FOR TYPICAL WOOD DETAILS. SEE S55.0 FOR TYPICAL STEEL DETAILS.
- TYPICAL FLOOR FRAMING CONSISTS OF 23/32" APA RATED T&G SHEATHING (INDEX 48/24), LAID FACE GRAIN PERPENDICULAR OVER 2x10 DWF2 JOISTS AT 16" O.C. HANG JOISTS WITH LUS FACE MOUNT HANGERS TYPICAL AT FLUSH BEAMS, U.O.N.
- NAIL FLOOR SHEATHING TO FRAMING WITH 8d NAILS (0.31"φ x 25" LONG) AT 6" O.C. AT ALL PANELS EDGES AND 8d NAILS AT 12" O.C. AT INTERMEDIATE FRAMING MEMBERS (UNBLOCKED). SEE DETAIL 6/54.0.
- ALL BEARING AND SHEAR WALLS SHALL BE 2x4 @ 16" O.C. INTERIOR AND 2x6 @ 16" O.C. EXTERIOR U.O.N.
- POSTS INDICATED ARE AT THIS LEVEL. ALL POSTS NOT SPECIFIED SHALL BE (2) 2x U.O.N. SOLID SAWN MEMBERS OF EQUIVALENT SIZE MAY BE SUBSTITUTED FOR BUILT-UP MEMBERS (SUCH AS A 4x6 FOR (3) 2x4).
- PROVIDE SOLID OR BUILT-UP WOOD POSTS BENEATH THE ENDS OF ALL FLOOR BEAMS AND ALL POSTS ABOVE FOR FULL BEARING. PROVIDE BLKG. AT JOISTS PER DETAIL 1/54.1.
- ALL HEADERS NOT SHOWN ON PLAN SHALL BE (2) 2x10 FOR EXTERIOR BEARING WALLS AND (2) 2x10 FOR INTERIOR BEARING WALLS. SEE 10/54.1 FOR HEADER DETAIL.
- FOR TOP PLATE SPLICE SEE DETAIL 6/54.1.
- ALIGN A JOIST OR JOIST BLOCKING OVER THE FULL LENGTH OF ALL BEARING/SHEAR WALLS. SEE 8/54.0 FOR SPECIAL SHEAR WALL BLOCKING REQUIREMENTS.
- SW-x INDICATES SHEAR WALL AT THIS LEVEL. SEE SHEAR WALL SCHEDULE 8/54.0 FOR SHEATHING, BLOCKING, NAILING, AND ANCHOR BOLT REQUIREMENTS. ALL EXTERIOR WALLS SHALL BE SHEATHED PER SW-6 CRITERIA, U.O.N.
- HDUx INDICATES HOLDDOWN TO CONCRETE FOUNDATION WALLS OR FOOTINGS. SEE 12/54.0 FOR HOLDDOWN DETAIL. USE MIN. (2) 2x POST U.O.N.
- CMSTxx INDICATES HOLDDOWN STRAP TO FRAMING BELOW WALL. SEE 10/54.0 FOR STRAP HOLDDOWN DETAIL AT FLOOR-TO-FLOOR AND BEAM SUPPORTING SHEAR WALL END. USE MIN. (2) 2x POST U.O.N.

LEGEND:

- INDICATES FRAMING DIRECTION
- INDICATES EXTENT OF FRAMING
- SW-x INDICATES SHEAR WALL TYPE AT THIS LEVEL. SEE PLAN NOTE II
- INDICATES WOOD BEARING OR SHEAR WALL AT THIS LEVEL. SEE PLAN NOTES 5 & 11
- INDICATES WOOD BEARING WALL OR SHEAR WALL BELOW
- INDICATES NON-BEARING/ NON-SHEAR WALL AT THIS LEVEL. SEE I & 2/54.1 FOR CONNECTION DETAILS
- INDICATES HEADER MEMBER. SEE PLAN NOTE 8
- INDICATES MULTIPLE STUD POST AT THIS LEVEL. SEE PLAN NOTES 6 & 7
- INDICATES HOLDDOWN TYPE AT THIS LEVEL. SEE PLAN NOTES 12 & 13



MAIN FLOOR FRAMING PLAN
SCALE: 1/4" = 1'-0"

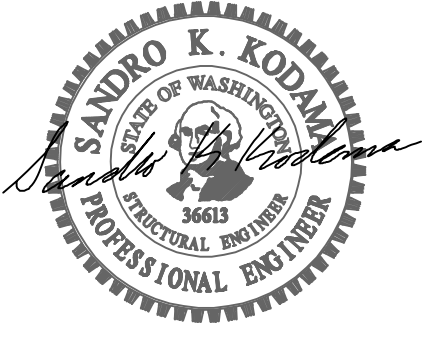
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SEAL:

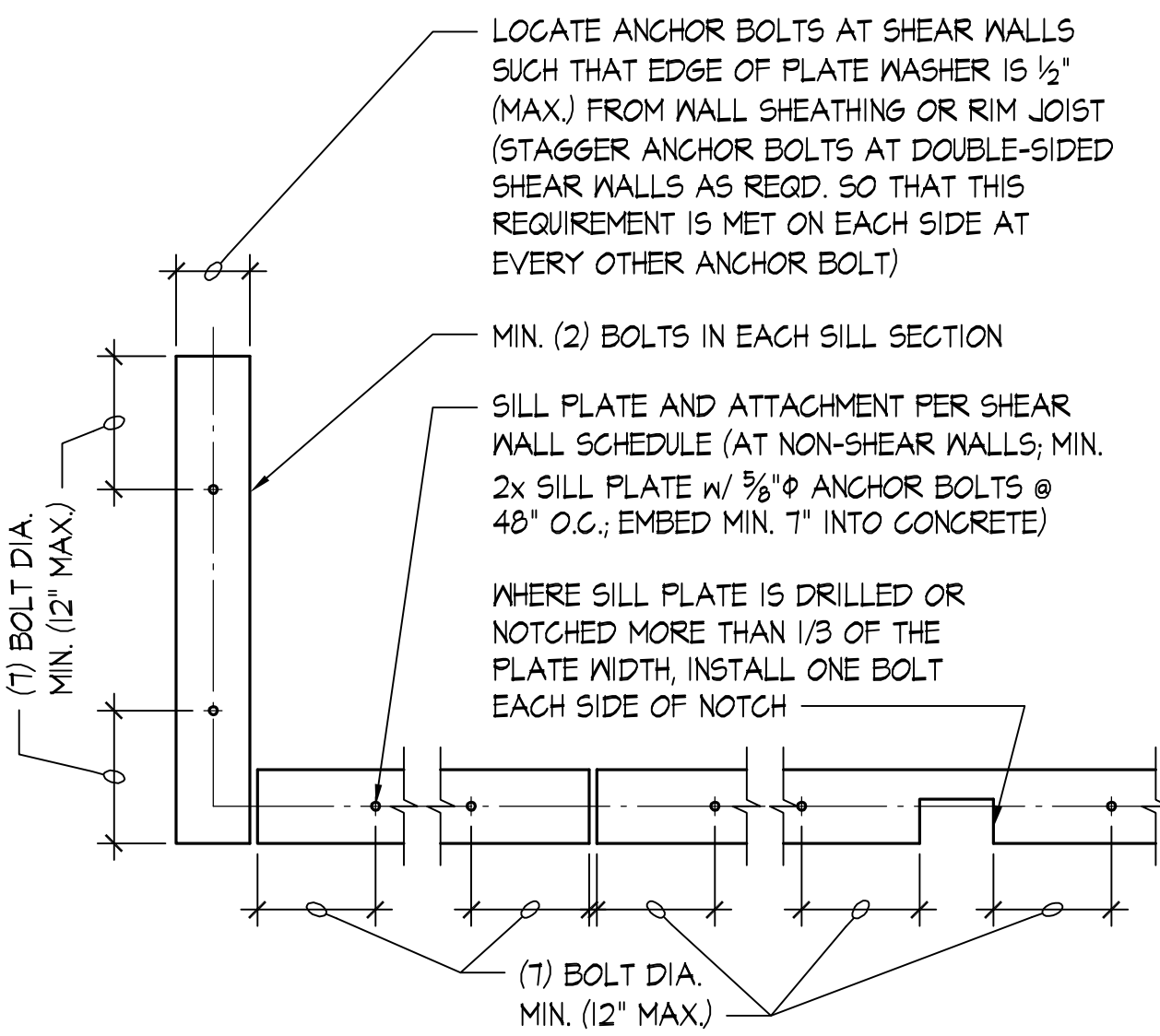


PROJECT:

MOBLEY RESIDENCE

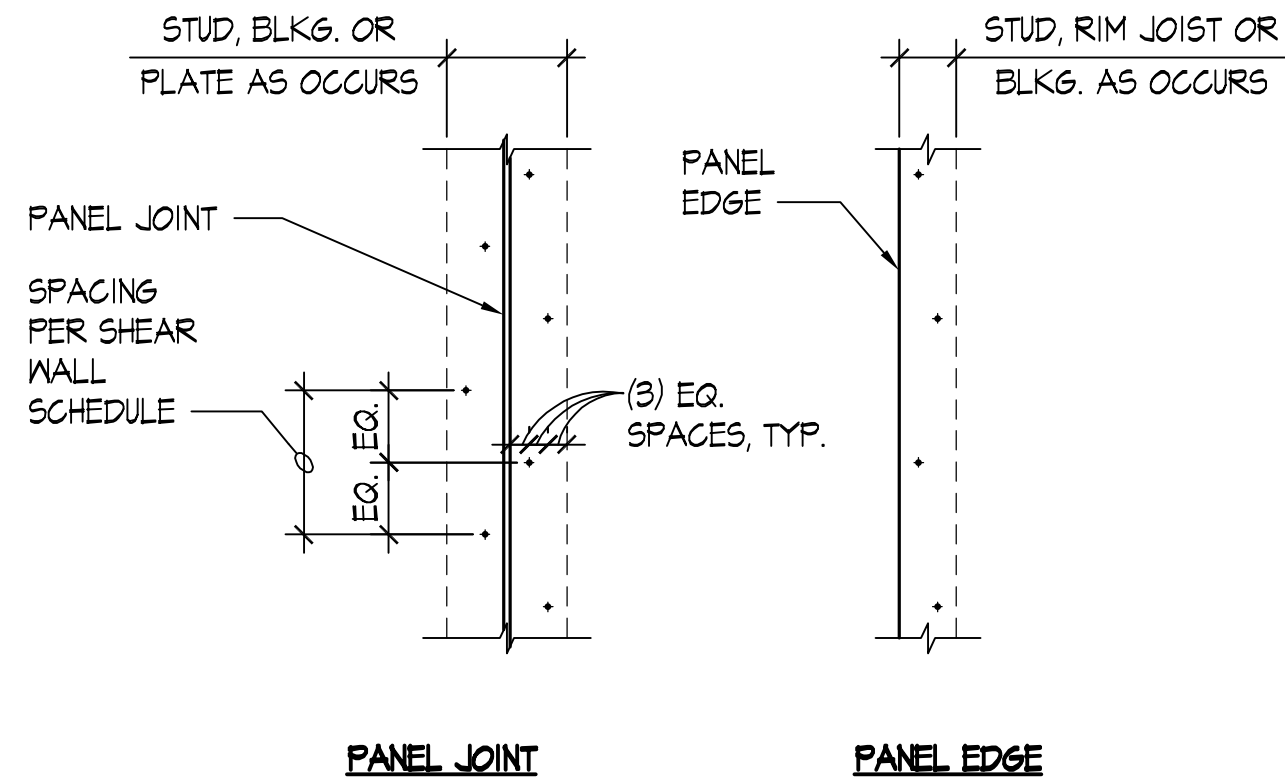
7244 N MERCER WAY MERCER ISLAND, WASHINGTON 98040

APPROVAL:



TYPICAL SILL PLATE BOLTING - PLAN VIEW

SCALE: NONE

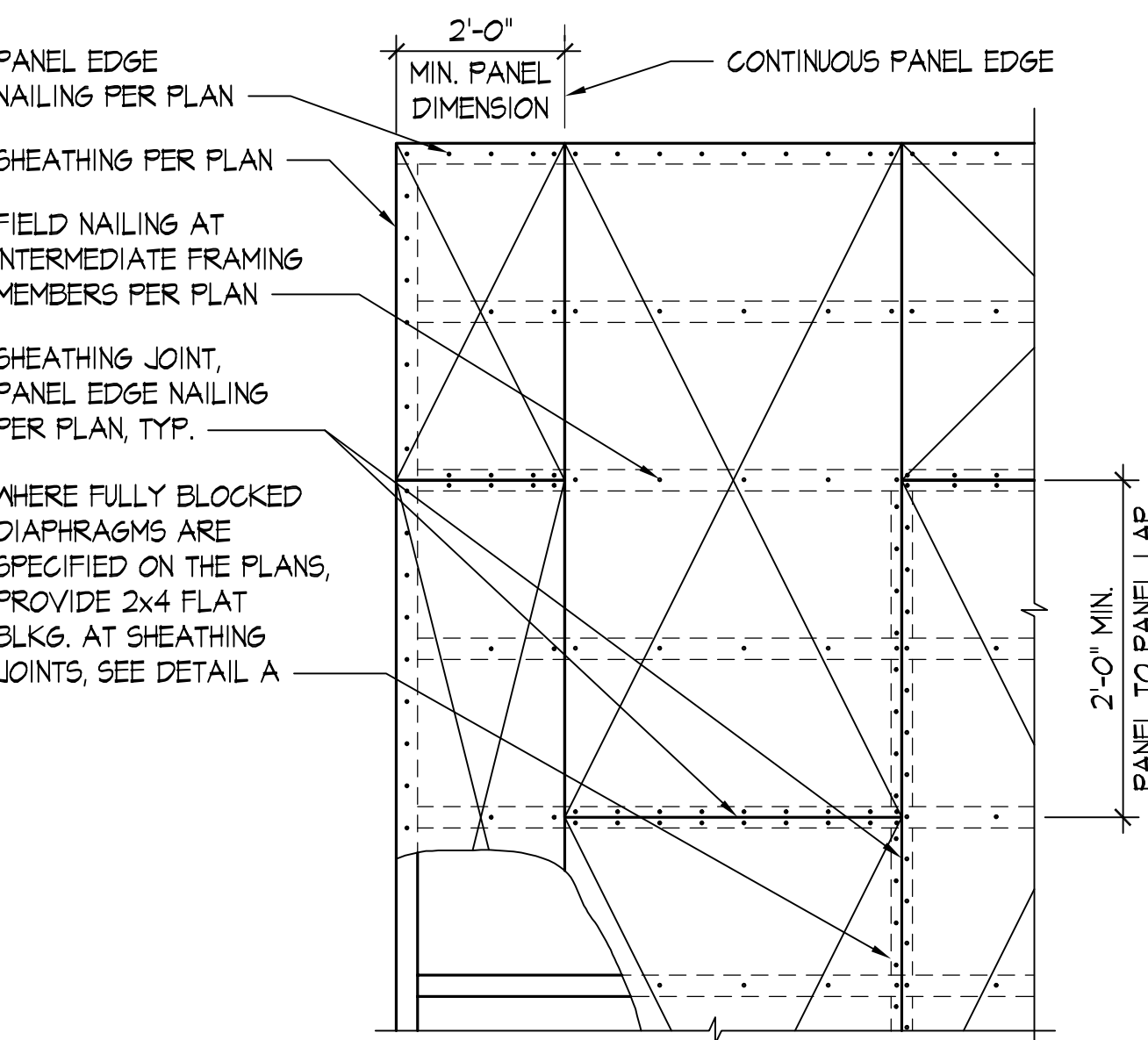


NOTE: STAGGER EACH LINE OF NAILING (AT ALL PANEL EDGES) AS INDICATED

TYPICAL STAGGERED NAILING

SCALE: NONE

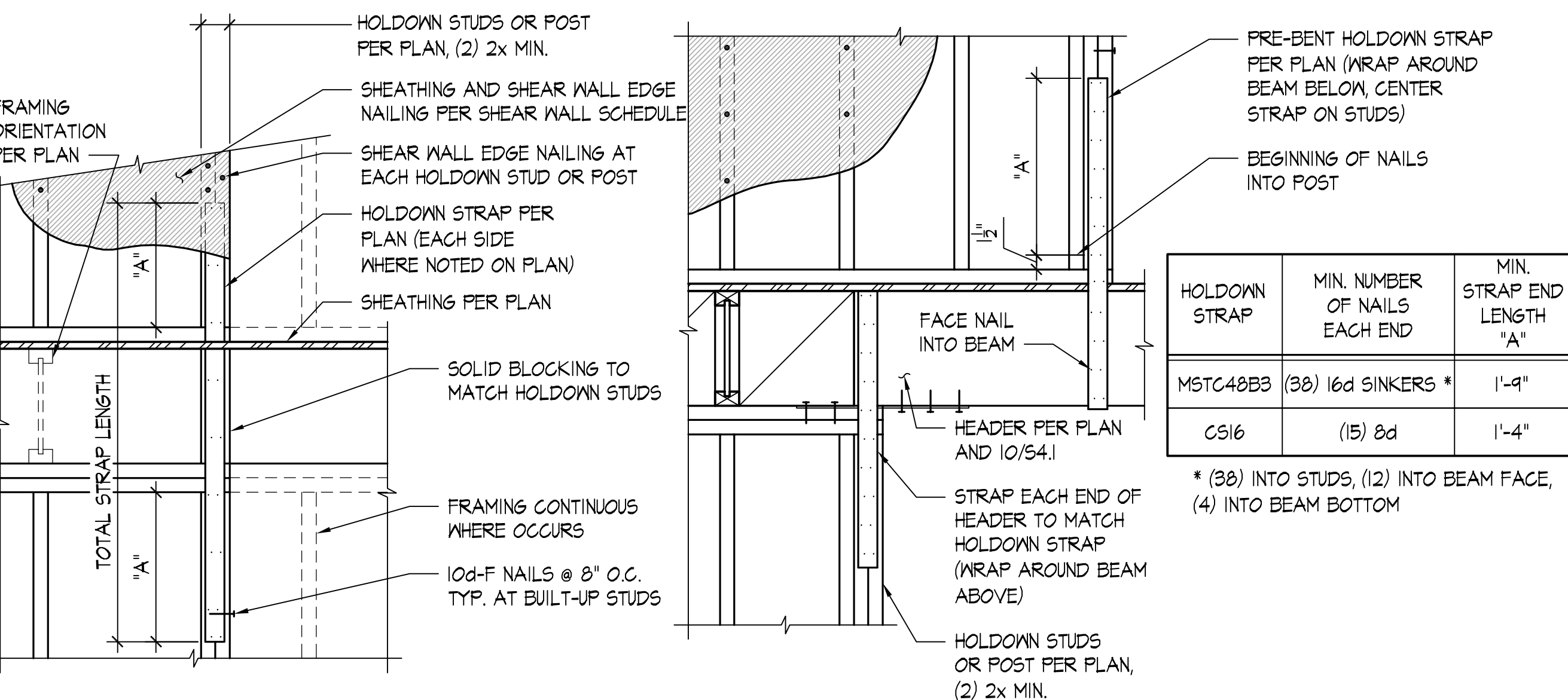
2



TYPICAL ROOF AND FLOOR DIAPHRAGM SHEATHING

SCALE: NONE

6



TYPICAL FLOOR TO FLOOR HOLDDOWN STRAP & FLOOR TO HEADER HOLDDOWN STRAP

SCALE: NONE

10

SHEAR WALL TYPE	SHEAR WALL SHEATHING ①	PANEL EDGE FRAMING ② ⑦	PANEL EDGE NAILING ③	BOTTOM PLATE ATTACHMENT		TOP PLATE ATTACHMENT		
				2x BOTTOM PLATE CONNECTION TO RIM JOIST OR BLOCKING BELOW	ANCHOR BOLTING OF SILL PLATE TO CONCRETE BELOW ④ ⑤		RIM JOIST OR BLOCKING CONNECTION TO TOP PLATE ⑥	
						3x PLATE	2x PLATE	INTERIOR WALL
SW-6	7/16" APA ONE-SIDE SHTG.	2x	0.131"φx2 1/2" @ 6" O.C.	0.148"φx3/4" @ 6" O.C. ⑨	3/8"φ @ 48" O.C.	3/8"φ @ 48" O.C.	A35 @ 16" O.C.	LTP4 @ 16" O.C.
SW-4	7/16" APA ONE-SIDE SHTG.	3x OR (2) 2x	0.131"φx2 1/2" @ 4" O.C. ⑧	0.148"φx3/4" @ 4" O.C. ⑨	3/8"φ @ 48" O.C.	3/8"φ @ 32" O.C.	A35 @ 16" O.C.	LTP4 @ 16" O.C.
SW-3	7/16" APA ONE-SIDE SHTG.	3x OR (2) 2x	0.131"φx2 1/2" @ 3" O.C. ⑧	0.148"φx3/4" @ 3" O.C. ⑨	3/8"φ @ 32" O.C.	3/8"φ @ 24" O.C.	A35 @ 12" O.C.	LTP4 @ 12" O.C.
2SW-4	7/16" APA TWO-SIDES SHTG. ⑪	3x OR (2) 2x	0.131"φx2 1/2" @ 4" O.C. ⑧	(2) ROWS 0.148"φx3/4" @ 4" O.C. ⑩	3/8"φ @ 16" O.C.	N/A	A35 @ 8" O.C.	LTP4 @ 8" O.C.

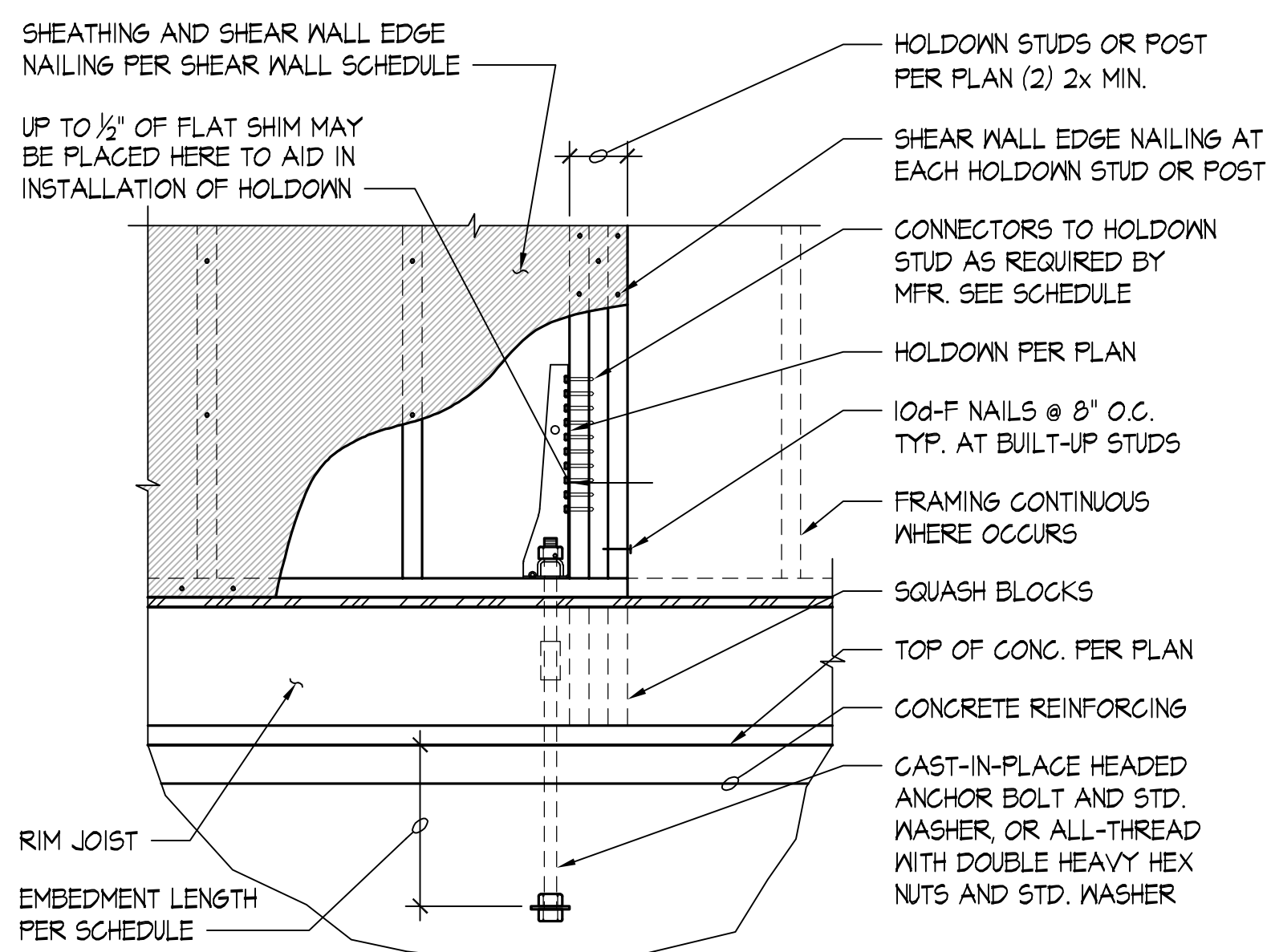
NOTES:

- INSTALL PANEL SHEATHING EITHER HORIZONTALLY OR VERTICALLY FOR THE ENTIRE LENGTH OF THE WALL PER PLAN. WALL STUD SPACING SHALL BE 16" O.C. MAXIMUM.
- ALL INTERMEDIATE WALL STUDS SHALL BE PER PLAN. PROVIDE BACKING FRAMING AT ALL PANEL EDGES INCLUDING HORIZONTAL BLOCKING PER THE SCHEDULE.
- PROVIDE NAILING TO ALL PANEL EDGES, TOP & BOTTOM PLATES AND HORIZONTAL BLOCKING. PROVIDE THE SAME NAILING PATTERN TO EACH MULTIPLE STUD OF THE BUILT-UP HOLD DOWN POST. NAIL PANEL TO INTERMEDIATE FRAMING MEMBERS W/ 0.131"φ x 2-1/2" @ 12" O.C.
- EMBED CAST-IN-PLACE 5/8"φ ANCHOR BOLTS 1" MIN. (OR EMBED ADHESIVE ANCHOR BOLTS 5/2" IN (E) CONCRETE; SEE STRUCTURAL NOTES). PROVIDE PLATE WASHER 3" x 3" x 1/4" AT EACH ANCHOR BOLT. SILL PLATES SHALL BE TREATED PER GENERAL NOTES, AND SHALL BE 2x OR 3x PER THE SCHEDULE. SEE DETAIL 1/54.0 FOR OTHER REQUIREMENTS.
- PROVIDE HOT DIPPED GALVANIZED NAILS, BOLTS, OR METAL PLATES FOR ALL CONNECTORS IN CONTACT WITH PRESSURE TREATED MEMBERS.
- PROVIDE 0.131"φ x 1-1/2" LONG NAILS FOR CLIPS DIRECTLY ATTACHED TO FRAMING MEMBERS; PROVIDE 0.131"φ x 2-1/2" LONG NAILS FOR CLIPS INSTALLED OVER FLOOR OR WALL SHEATHING ON FRAMING MEMBERS. SEE 6/54.1 FOR TOP PLATE SPLICE.
- ALTERNATIVE TO 3x STUDS AND 3x HORIZ. BLOCKING IS (2) 2x STUDS/BKLG. NAILED TOGETHER WITH 0.148"φ x 3" LONG NAILS WITH THE SAME SPACING AS THE PANEL EDGE NAILING PER THE SCHEDULE (STAGGER).
- STAGGER NAILS PER 2/54.0.
- RIM JOIST/BLOCKING MINIMUM WIDTH OF 1 3/4". STAGGER NAILS PER 2/54.0 WHERE SPACING IS LESS THAN 6" O.C.
- RIM JOIST/BLOCKING MINIMUM WIDTH OF 1 3/4" AT EXTERIOR WALLS, 3/2" AT INTERIOR WALLS. STAGGER NAILS PER 2/54.0.
- STAGGER PANEL EDGE JOINTS AT DOUBLE-SIDED SHEAR WALLS SO THAT JOINTS ON OPPOSITE SIDES ARE NOT AT THE SAME STUD.

SHEAR WALL SCHEDULE - Ed NAILS

SCALE: NONE

8



TYPICAL HOLDDOWN TO CONCRETE AT RIM JOIST

SCALE: NONE

12

HOLDOWN	ANCHOR BOLT φ	ANCHOR BOLT IN CONCRETE EMBED LENGTH	CONNECTORS TO HOLDDOWN STUDS
HDU2	3/8"φ	13"	(6) 1/4"x2 1/2" SDS
HDU4	3/8"φ	13"	(10) 1/4"x2 1/2" SDS
HDU8	3/8"φ	18"	(20) 1/4"x2 1/2" SDS

NOTES:

- PROVIDE HOT DIPPED GALVANIZED NAILS, BOLTS, OR METAL PLATES FOR ALL CONNECTORS IN CONTACT WITH PRESSURE TREATED MEMBERS.
- FOR HOLDDOWNS AT (E) CONCRETE FOUNDATIONS USE ALL-THREAD ROD WITH DIAMETER AND EMBEDMENT INTO CONCRETE PER SCHEDULE ABOVE AND EPOXY PER GENERAL NOTES.

NO.	DESCRIPTION	DATE	BY
ISSUES: 0			
P.M.	SKK		
P.E.	FRU		
DRAWN BY:	TA		
SCALE:	AS SHOWN		
DATE:	5/01/23		
JOB NO.	22050.01		
SHEET TITLE:			

TYPICAL WOOD DETAILS

SHEET NO.

S4.0

