

GENERAL NOTES

- SEE CONSTRUCTION PLAN, POWER AND DATA PLAN, REFLECTED CEILING PLAN AND FINISH PLAN NOTES FOR ADDITIONAL NOTES RELATED TO EACH SPECIFIC PLAN.
- THE INTENT OF THE CONTRACT DOCUMENTS IS TO ALLOW FOR THE PERFORMANCE OF THE WORK. EVERY ITEM NECESSARILY REQUIRED MIGHT NOT BE SPECIFICALLY MENTIONED OR SHOWN. UNLESS EXPRESSLY STATED, ALL SYSTEMS AND EQUIPMENT SHALL BE COMPLETED AND APPROPRIATELY OPERABLE. FURNISH AND INSTALL ALL SPECIFIED AND APPROPRIATE ITEMS, AND ALL INCIDENTAL, ACCESSORY, AND OTHER ITEMS NOT SPECIFIED BUT REQUIRED FOR A COMPLETE AND FINISHED PROJECT.
- NO WORK DEFECTIVE IN CONSTRUCTION OR QUALITY OR DEFICIENT IN ANY REQUIREMENTS OF THE CONTRACT DOCUMENTS WILL BE ACCEPTABLE DESPITE THE ARCHITECT'S FAILURE TO DISCOVER OR POINT OUT DEFECTS OR DEFICIENCIES DURING CONSTRUCTION. DEFECTIVE WORK REVEALED WITHIN THE TIME REQUIRED BY GUARANTEES SHALL BE REPLACED BY WORK CONFORMING TO THE INTENT OF THE CONTRACT. NO PAYMENT, EITHER PARTIAL OR FINAL, SHALL BE CONSTRUED AS AN ACCEPTANCE OF DEFECTIVE WORK OR IMPROPER MATERIALS.
- IT IS INTENDED THAT THE CONTRACTOR PROVIDE COMPLETE CONSTRUCTION AND ANY OMISSIONS IN THESE NOTES OR IN THE OUTLINE OF WORK SHALL NOT BE CONSTRUED AS RELIEVING THE CONTRACTOR OF SUCH RESPONSIBILITIES IMPLIED BY SCOPE OF WORK EXCEPT FOR THE ITEMS SPECIFICALLY NOTED.
- SHOULD ANY PORTION OF THE CONTRACT DOCUMENTS PROVE NOT TO BE, FOR WHATEVER REASONS, UNENFORCEABLE, SUCH UNENFORCEABILITY SHALL NOT EXTEND TO THE REMAINDER OF THE CONTRACT NOR SHALL IT VOID ANY OTHER PROVISIONS OF THE CONTRACT.
- THROUGHOUT THE DURATION OF THE PROJECT THE CONTRACTOR SHALL REFRAIN FROM ACTIONS THAT COULD LEAD TO THE FILING OF CLAIMS OF LIEN BY SUBCONTRACTORS, SUPPLIERS OF MATERIALS, LABOR, SERVICE, OR EQUIPMENT OR ANY OTHER INDIVIDUAL OR COMPANY SO ENTITLED UNDER GOVERNING LAWS AND REGULATIONS UNLESS HE CAN SHOW REASONABLE AND JUSTIFIABLE CAUSE. APPROVAL FOR FINAL PAYMENT SHALL BE CONTINGENT UPON THE CONTRACTOR'S OBTAINING AND FURNISHING TO THE ARCHITECT SIGNED RELEASES FROM SUCH INDIVIDUALS OR COMPANIES.
- THE CONTRACTOR IS RESPONSIBLE FOR CHECKING CONTRACT DOCUMENTS, FIELD CONDITIONS AND DIMENSIONS FOR ACCURACY AND CONFIRMING THAT WORK IS BUILDABLE AS SHOWN BEFORE PROCEEDING WITH CONSTRUCTION. IF THERE ARE ANY QUESTIONS REGARDING THESE OR OTHER COORDINATION QUESTIONS, THE CONTRACTOR SHALL SUBMIT THEM, IN WRITING, TO THE DESIGNER. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING A WRITTEN CLARIFICATION FROM THE DESIGNER BEFORE PROCEEDING WITH WORK IN QUESTION, OR RELATED WORK.
- DURING THE COURSE OF CONSTRUCTION, ACTUAL LOCATIONS OF CONSTRUCTION ITEMS DENOTED IN THE CONSTRUCTION DOCUMENTS SHALL BE INDICATED BY THE CONTRACTOR, TO SCALE, IN CONTRASTING INK ON THE DRAWINGS FOR ALL KINDS OF MECHANICAL AND ELECTRICAL WORK, INCLUDING SITE UTILITIES AND CONCEALED DEVIATIONS FROM THE DRAWINGS. UPON COMPLETION OF THE PROJECT, INCLUDING DRAWINGS, PROVIDED BY THE ARCHITECT. THIS SET SHALL BE CONSPICUOUSLY MARKED "AS BUILT SET" AND DELIVERED TO THE ARCHITECT.
- UPON COMPLETION OF THE WORK OR SHORTLY BEFORE, THE ARCHITECT SHALL PREPARE A PUNCH-LIST OF CORRECTIONS AND UNSATISFACTORY AND/OR INCOMPLETE WORK. FINAL PAYMENT WILL BE CONTINGENT UPON THE COMPLETION OF THESE ITEMS UNDER THE TERMS OF THE OWNER/CONTRACTOR AGREEMENT.
- EXECUTE WORK IN ACCORDANCE WITH ANY AND ALL APPLICABLE CODES, MANUFACTURER'S RECOMMENDATIONS AND TRADE AND REFERENCE STANDARDS, INCLUDING BUT NOT LIMITED TO, IBC, SEISMIC CODES, NEC, NPC, UPC, CBC, MFPA, ASME, UMC, AUI, FIRE AND SAFETY CODES, ADA, STATE TITLE AND ADMINISTRATIVE CODES, AND OTHER APPROPRIATE REGULATORY AUTHORITIES LATEST ENFORCED EDITIONS.
- DO NOT SCALE DRAWINGS; DIMENSIONS SHALL GOVERN. DETAILS SHALL GOVERN OVER PLANS AND ELEVATIONS. LARGE-SCALE DETAILS SHALL GOVERN OVER SMALL-SCALE DETAILS.
- THERE SHALL BE NO SUBSTITUTION OF MATERIALS WHERE A MANUFACTURER IS SPECIFIED. WHERE THE TERM "OR APPROVED EQUAL" IS USED, THE ARCHITECT ALONE SHALL DETERMINE EQUALITY BASED UPON INFORMATION SUBMITTED BY THE CONTRACTOR.
- ALL MATERIALS SHALL BE NEW, UNUSED, AND OF THE HIGHEST QUALITY IN EVERY RESPECT UNLESS OTHERWISE NOTED. MANUFACTURED MATERIALS AND EQUIPMENT SHALL BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS AND INSTRUCTIONS UNLESS NOTED OTHERWISE.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE ARCHITECT OF ANY CONFLICTS HEREIN - EITHER APPARENT OR OBVIOUS - PRIOR TO THE START OF NEW WORK ON THAT ITEM OR BEAR THE RESPONSIBILITY OF CORRECTING SUCH WORK AS DIRECTED BY THE ARCHITECT.
- VERIFY LAYOUT AND EXACT LOCATION OF ALL PARTITIONS, DOORS, ELECTRICAL/TELEPHONE AND COMMUNICATION OUTLETS, LIGHT FIXTURES AND SWITCHES WITH THE ARCHITECT IN THE FIELD PRIOR TO INSTALLATION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DISTRIBUTION OF DRAWINGS TO ALL TRADES UNDER HIS/HER JURISDICTION.
- THE CONTRACTOR SHALL NOT PROCEED WITH ANY WORK REQUIRING ADDITIONAL COMPENSATION BEYOND THE CONTRACT AMOUNT WITHOUT WRITTEN AUTHORIZATION FROM THE ARCHITECT. FAILURE TO OBTAIN AUTHORIZATION SHALL INVALIDATE ANY CLAIM FOR EXTRA COMPENSATION.
- THE CONTRACTOR AND SUBCONTRACTORS SHALL PURCHASE AND MAINTAIN CERTIFICATIONS OF INSURANCE WITH RESPECT TO WORKERS COMPENSATION, PUBLIC LIABILITY AND PROPERTY DAMAGE FOR THE LIMITS AS REQUIRED BY LAW. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTIONS IN CONNECTION WITH THE WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY DEFECTS FOUND IN EXISTING BUILDING CONSTRUCTION. THIS INCLUDES BUT IS NOT LIMITED TO UNEVEN SURFACES AND FINISHES AT GYPSUM BOARD OR DAMAGED FIREPROOFING. THE CONTRACTOR SHALL PATCH AND REPAIR SURFACES TO MATCH ADJACENT AND ADJOINING SURFACES, UNLESS NOTED OTHERWISE.
- THE CONTRACTOR SHALL PROVIDE STRICT CONTROL AND JOB CLEANING TO PREVENT DUST AND DEBRIS FROM EMANATING FROM CONSTRUCTION AREA.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR SCHEDULING ALL ACCESS INTO ADJACENT PROPERTY WITH THE PROPERTY OWNERS AS REQUIRED FOR PRICING AND CONSTRUCTION.
- THE CONTRACTOR SHALL PROVIDE PROTECTION TO ALL EXISTING FINISHES REMAINING. THE CONTRACTOR SHALL BE RESPONSIBLE TO REPAIR ANY DAMAGES CAUSED THEREIN BY THE CONTRACTOR OR SUBCONTRACTORS.
- "TYPICAL" OR "TYP." MEANS IDENTICAL FOR ALL SIMILAR CONDITIONS UNLESS NOTED OTHERWISE.
- "SIMILAR" OR "SIM." MEANS COMPARABLE CHARACTERISTICS TO THE CONDITION NOTED. VERY DIMENSIONS AND ORIENTATION ON PLAN.
- "VERIFY" OR "VER." MEANS TO ASCERTAIN AND CONFIRM APPLICATION WITH APPROPRIATE PARTY AS NOTED.
- "ALIGN" MEANS TO ACCURATELY LOCATE FINISHED FACES IN THE SAME PLANE.
- THE CONTRACTOR SHALL THOROUGHLY EXAMINE THE PREMISES AND SHALL BASE HIS/HER BID ON THE EXISTING CONDITIONS, NOTWITHSTANDING ANY INFORMATION SHOWN OR NOT SHOWN ON THE CONSTRUCTION DRAWINGS.
- ALL DRAWINGS AND WRITTEN MATERIAL HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT, AND THE SAME MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. ALL COPYRIGHT LAWS AND REVELATIONS PERTAINING TO INTELLECTUAL PROPERTY APPLY, BEFORE, DURING, AND AFTER CONSTRUCTION.
- ALL INSTALLED PLUMBING, MECHANICAL AND ELECTRICAL EQUIPMENT SHALL OPERATE QUIETLY AND FREE OF VIBRATION. ALL SUCH EQUIPMENT SHALL COMPLY WITH LOCAL SOUND ORDINANCES.
- THE CONTRACTOR SHALL VERIFY THAT NO CONFLICTS EXIST IN LOCATIONS OF ANY AND ALL MECHANICAL, TELEPHONE AND COMMUNICATION, ELECTRICAL, LIGHTING, PLUMBING AND SPRINKLER EQUIPMENT. (TO INCLUDE ALL PIPING, DUCTWORK AND CONDUIT) AND THAT ALL REQUIRED CLEARANCES FOR INSTALLATION AND MAINTENANCE OF ABOVE EQUIPMENT ARE PROVIDED.
- THE GENERAL CONTRACTOR SHALL PROVIDE SUBMITTAL INFORMATION FOR ALL APPLIANCES, FIXTURES, EQUIPMENT, HARDWARE, FINISH MATERIAL AND ANY ADDITIONAL SELECTIONS FOR APPROVAL PRIOR TO ORDERING. SUBMITTAL INFORMATION INCLUDES TECHNICAL INFORMATION, IMAGES OF THE PRODUCT, AND FINISH SAMPLES FOR APPROVAL.

CONSTRUCTION PLAN NOTES

- SEE GENERAL NOTES.
- THE CONTRACTOR SHALL PATCH AND REPAIR ALL FIREPROOFING DAMAGE INCURRED DURING DEMOLITION AND/OR CONSTRUCTION. THE CONTRACTOR SHALL FIREPROOF AS REQUIRED BY CODE, ALL NEW PENETRATIONS GENERATED BY THE WORK DESCRIBED IN THESE DOCUMENTS.
- ALL PARTITION LOCATIONS SHALL BE AS SHOWN ON THE CONSTRUCTION PLAN. IN THE CASE OF A CONFLICT NOTIFY THE ARCHITECT. THE CONSTRUCTION PLAN BY THE ARCHITECT SUPERSEDES ALL OTHER PLANS, INCLUDING ALL CONSTRUCTION PLANS.
- UPON COMPLETION OF PARTITION LAYOUT, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT. VERIFICATION OF LAYOUT TO BE PROVIDED BY THE ARCHITECT PRIOR TO PARTITION INSTALLATION.
- ALL GYPSUM BOARD PARTITIONS SHALL BE TAPED AND SANDED SMOOTH WITH NO VISIBLE JOINTS. THE CONTRACTOR SHALL PATCH AND REPAIR SURFACES TO MATCH ADJACENT OR ADJOINING SURFACES WHEREVER REQUIRED. ALL SURFACES SHALL BE ALIGNED AND SANDED SMOOTH.
- ALL PARTITIONS ARE DIMENSIONED FINISH FACE OF GYPSUM BOARD TO FINISH FACE OF GYPSUM BOARD, U.N.O. ALL DIMENSIONS MARKED "CLEAR" SHALL BE MAINTAINED AND SHALL ALLOW FOR THE THICKNESS OF ALL FINISHES INCLUDING CARPET (AND CUSHION), CERAMIC TILE, VCT AND PLYWOOD UNDERLAYMENT FILE CABINETS.
- CEILING HEIGHT PARTITIONS SHALL BE INSTALLED TIGHT TO FINISHED CEILING WITH NO JOINTS VARYING MORE THAN 1/8 INCH OVER 6'-0" AND NO JOINTS GREATER THAN 3/16 INCH.
- PROVIDE METAL CORNER OR EDGE BEADS AT ALL GWB TERMINATION.
- REFER TO REFLECTED CEILING PLANS FOR GYPSUM BOARD SOFFITS, CEILINGS AND PLENUM BARRIER LOCATIONS.
- FOR DOORS THAT ARE NOT LOCATED BY SPECIFIC PLAN DIMENSIONS, REFER TO TYPICAL DOOR JAMB DIMENSIONS. DOOR OR CASED OPENINGS WITHOUT LOCATION DIMENSIONS ARE TO BE (6) INCHES FROM THE FACE OF THE ADJACENT PARTITION OR CENTERED BETWEEN PARTITIONS.
- TRIM THE BOTTOMS OF DOORS TO CLEAR THE TOP OF FINISHED FLOOR BY 3/8 INCH MAXIMUM, U.N.O.
- DIMENSIONS LOCATING DOORS BY EDGE ARE TO THE INSIDE EDGE OF JAMB, U.N.O.
- ALL GLASS SHALL BE CLEAR GLASS, U.N.O. GLAZING TONG MARKS SHALL NOT BE VISIBLE. CLEAN AND POLISH ALL GLASS PRIOR TO PROJECT DELIVERY.
- ALL MILLWORK ABOVE 4'-0" SHALL BE BOLTED TO PARTITION. THE CONTRACTOR SHALL PROVIDE FIRE TREATED BLOCKING AS REQUIRED.
- INSTALL ALL NEW OR RELOCATED APPLIANCES SPECIFIED AND ALL EQUIPMENT ACCORDING TO MANUFACTURER'S INSTRUCTIONS AND SPECIFICATIONS. VERIFY ALL CLEAR OPENING DIMENSIONS IN CABINERY ADEQUATELY ACCOMMODATE THE SPECIFIED OR RELOCATED EQUIPMENT.
- PROVIDE BLOCKING FOR ALL "IN CONTRACT" WALL MOUNTED SHELVES, FIXTURES, AND MILLWORK AND FOR ITEMS SPECIFICALLY NOTED THAT ARE N.I.C.
- DIMENSIONS MARKED "+I" MEAN A TOLERANCE NOT GREATER NOR SMALLER THAN 2 INCHES FROM INDICATED DIMENSION, U.N.O. VERIFY FIELD DIMENSIONS EXCEEDING TOLERANCE WITH THE ARCHITECT.
- ALL HEIGHTS ARE DIMENSIONED FROM TOP OF FINISH FLOOR, U.N.O.
- ALL WORK SHALL BE ERRECTED AND INSTALLED PLUMB, LEVEL, SQUARE AND TRUE AND IN PROPER ALIGNMENT.
- DO NOT SCALE DRAWINGS, WRITTEN DIMENSIONS GOVERN.

POWER & DATA PLAN NOTES

- SEE GENERAL NOTES.
- SURVEY FIELD CONDITIONS AND VERIFY THAT WORK IS FEASIBLE AS SHOWN. VERIFY LOCATION OF FLOOR OUTLETS AND OTHER OUTLETS IN RELATION TO STRUCTURAL AND OTHER ELEMENTS AS REQUIRED. NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK.
- ARCHITECTURAL DRAWINGS DETERMINE THE LOCATION OF OUTLETS AND SUPERSEDE CONSULTANTS DRAWINGS, UNLESS NOTED OTHERWISE. VERIFY FIELD CONDITIONS.
- ELECTRICAL DESIGN TO BE HANDLED AS DESIGN/BUILD, WHERE APPLICABLE.
- FURNITURE AND EQUIPMENT IS SHOWN FOR COORDINATION OF OUTLETS AND DEVICES ONLY.
- ALL SWITCHES SHOWN ADJACENT TO EACH OTHER SHALL BE GANGED AND COVERED IN A SINGLE COVER PLATE, U.N.O. IF SWITCH DOES NOT ALLOW GANGING, VERIFY LOCATION WITH THE ARCHITECT PRIOR TO INSTALLATION.
- WHERE THERMOSTATS AND LIGHT SWITCHES OCCUR TOGETHER INSTALL BOTH ALIGNED VERTICALLY.
- ALL ELECTRICAL AND COMMUNICATION OUTLETS AND SWITCHES SHALL BE THE SAME COLOR AS THE COVER PLATE, U.N.O. COORDINATE COVER PLATE COLOR WITH THE ARCHITECT PRIOR TO ORDERING OR INSTALLATION.
- STANDARD MOUNTING HEIGHTS:
ELECTRICAL AND COMMUNICATION OUTLETS +18" A.F.F. TO CENTER OF BOX
WORK COUNTER OUTLETS AT +44" A.F.F. TO CENTER OF BOX
WALL MOUNTED TELEPHONES AT +50" A.F.F. TO CENTER OF BOX
SWITCHES @ +44" A.F.F.
- ALL LIGHT SWITCHES AND OUTLETS TO BE LOCATED 6" FROM THE LATCH SIDE OF THE DOORFRAME, U.N.O.
- SPECIAL OUTLET MOUNTING HEIGHTS ARE NOTED ADJACENT TO THE OUTLET.
- AT ALL VOICE AND DATA LOCATIONS PROVIDE MUD RING AND PULL STRING OR CONDUIT IF REQUIRED BY LOCAL BUILDING OFFICIAL. CABLING PROVIDED BY OTHERS.
- ALL ELECTRICAL, MECHANICAL THERMOSTATS AND LIFE SAFETY DEVICES TO BE LOCATED WITHIN 18" OF THE END OF A WALL OR A DOOR, U.N.O., VERTICALLY ALIGN DEVICES WITH SWITCHES WHERE APPLICABLE.
- OUTLETS SHOWN BACK TO BACK ON PARTITION WALLS SHALL BE OFFSET 1'-0". SEPARATE BACK-TO-BACK OUTLETS 2'-0" MIN. AT ACOUSTICAL PARTITIONS, U.N.O.
- COORDINATE ALL WORK RELATED TO SPECIAL EQUIPMENT WITH MANUFACTURER'S RECOMMENDATIONS, SPECIFICATIONS AND INSTRUCTIONS.
- ALL EXISTING AND NEW FLOOR SLAB PENETRATIONS FOR PIPING AND CONDUIT SHALL BE FULLY PACKED AND SEALED IN ACCORDANCE WITH THE APPLICABLE BUILDING AND FIRE CODES. COORDINATE FLOOR CORES WITH STRUCTURAL BEAMS AND MECHANICAL SYSTEMS BELOW.
- UPON COMPLETION OF OUTLET LAYOUT, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT. THE ARCHITECT SHALL SITE VERIFY ALL OUTLET LOCATIONS PRIOR TO COMMENCEMENT OF CORING OR OUTLET INSTALLATION.
- FURNISH AND INSTALL UNDERWRITERS LABORATORIES, INC. (UL) LABELED DEVICES THROUGHOUT.
- MAINTAIN 4 INCH HORIZONTAL CLEARANCE IN BOTH DIRECTION MINIMUM FROM EDGE OF COVER PLATE, AND THE LIKE, FOR WALL MOUNTED OUTLETS, OR MOUNTMENT FOR FLOOR MOUNTED OUTLETS, AND THE LIKE, ADJACENT TO A WALL, COLUMN OR SIMILAR ELEMENTS, U.N.O.
- INDICATED DIMENSIONS ARE TO THE CENTER OF THE COVER PLATE OF MOUNTMENT. CLUSTERS OF OUTLETS ARE DIMENSIONED TO THE CENTER OF THE CLUSTER, U.N.O. GANGED COVER PLATES SHALL BE ONE-PIECE TYPE, U.N.O.
- WALL OUTLETS NOT DIMENSIONED AND SHOWN NEAR THE CORNER SHALL BE INSTALLED 8" FROM THE CORNER. WALL OUTLETS SHOWN NEAR THE CENTER OF A PARTITION SHALL BE INSTALLED ON THE CLOSEST STUD NEAREST THE CENTER, U.N.O.

REFLECTED CEILING PLAN NOTES

- SEE GENERAL NOTES.
 - THE CONTRACTOR SHALL COORDINATE THE WORK OF ALL TRADES INVOLVED IN THE CEILING WORK TO INSURE CLEARANCES FOR FIXTURES, DUCTS, PIPING, CEILING SUSPENSION SYSTEM, ETC. MAINTAIN THE FINISHED CEILING HEIGHTS INDICATED ON THE ARCHITECT'S DRAWINGS.
 - REFER TO DESIGN DRAWINGS AND SPECIFICATIONS FOR LOCATION ONLY. MECHANICAL AND ELECTRICAL TO BE HANDLED AS "DESIGN/BUILD", WHERE APPLICABLE.
 - PROVIDE FIRE PROTECTION AT ALL PENETRATIONS OF FIRE RATED ELEMENTS AS REQUIRED BY THE GOVERNING AUTHORITY.
 - PERIMETER CEILING ANGLE, WHERE OCCURS, SHALL BE INSTALLED TIGHT TO VERTICAL SURFACES, FREE FROM CURVES, BREAKS OR OTHER IRREGULARITIES AND PAINTED TO MATCH CEILING FINISH, U.N.O.
 - THE ELECTRICAL SUBCONTRACTOR SHALL FURNISH AND INSTALL ALL FIXTURES, ASSOCIATED TRIM AND FIXTURE LAMPS AS SPECIFIED, U.N.O.
 - ALL SWITCHES, OUTLETS, THERMOSTATS OR ANY OTHER ELECTRICAL ITEMS SHOWN ON PLAN SIDE BY SIDE BUT CALLED OUT AT DIFFERENT HEIGHTS SHOULD BE STACKED VERTICALLY.
 - ALL SWITCHES SHOWN ADJACENT TO EACH OTHER SHALL BE GANGED AND COVERED IN A SINGLE COVER PLATE, U.N.O. IF SWITCH DOES NOT ALLOW GANGING, VERIFY LOCATION WITH THE DESIGNER PRIOR TO INSTALLATION.
 - WHERE THERMOSTATS AND LIGHT SWITCHES OCCUR TOGETHER INSTALL BOTH ALIGNED VERTICALLY.
 - ACCESS PANEL TYPE AND LOCATION SHALL BE SUBMITTED TO THE ARCHITECT FOR APPROVAL PRIOR TO COMMENCING WORK.
 - ALL ELECTRICAL AND MECHANICAL THERMOSTATS, AND LIFE SAFETY DEVICES TO BE LOCATED WITHIN 18" OF THE END OF A WALL OR A DOOR, U.N.O. VERTICALLY ALIGN DEVICES WITH SWITCHES WHERE APPLICABLE.
 - ALL SWITCHES AND DIMMERS SHALL BE LOCATED 48" ABOVE FINISHED FLOOR TO CENTER OF SWITCH, U.N.O. MULTIPLE SWITCHES AT ONE LOCATION SHALL BE GANGED TOGETHER AND FINISHED WITH TONE COVER PLATE, U.N.O.
 - THE REFLECTED CEILING PLAN INDICATES THE LOCATION OF CEILING TYPES, CEILING FIXTURES AND ASSOCIATED ITEMS.
 - ALL SPECIFIC INFORMATION CONCERNING INSTALLATION OF VARIOUS ABOVE CEILING ELEMENTS ARE TO BE FOUND IN THE HVAC, PLUMBING, AND FIRE PROTECTION, ELECTRICAL AND LIGHTING DRAWINGS, AND SPECIFICATIONS.
 - CONTRACTOR TO NOTIFY ARCHITECT OF ANY CONFLICTS OF LIGHT FIXTURE LOCATION WITH MAIN RUNNER, DUCTS, STRUCTURAL, HVAC (E) CONDUIT PRIOR TO FRAMING FOR LIGHTS. ANY DISCREPANCIES BETWEEN THE ARCHITECT'S RCP AND ACTUAL FIELD CONDITIONS ARE TO BE CLARIFIED WITH THE ARCHITECT'S PRIOR TO INSTALLATION.
 - SUBMIT GRILLE, THERMOSTAT AND OTHER FIXTURES AND ELEMENT LAYOUT TO THE ARCHITECT FOR REVIEW AT LEAST 2 WEEKS PRIOR TO INSTALLATION.
 - VERIFY FIELD CONDITIONS AND LOCATIONS OF ALL PLUMBING, MECHANICAL DUCTS, STRUCTURAL ELEMENTS AND ANY AND ALL OTHER APPLICABLE ITEMS. INSTALL APPLICABLE NEW PLUMBING, MECHANICAL, FANS, DUCTS, CONDUITS AND OTHER RELATED AND PERTINENT ITEMS SO AS TO NOT CONFLICT WITH LUMINARIES AND ANY AND ALL FIELD CONDITIONS.
 - FURNISH AND INSTALL UNDERWRITERS LABORATORIES, INC. (UL) LABELED DEVICES THROUGHOUT.
 - INSTALL LIGHT FIXTURES WITH PROTECTIVE MYLAR OR SIMILAR COVER OVER LOUVER LENS, BAFFLE, AND THE LIKE, TO AVOID FIXTURE SOILING OR DAMAGE. FIXTURES SHALL BE MAINTAINED CLEAN AND AS NEW. LAMPS SHALL BE NEW AT PROJECT COMPLETION.
- ELECTRICAL PLAN NOTES**
- SEE GENERAL NOTES.
 - SURVEY FIELD CONDITIONS AND VERIFY THAT WORK IS FEASIBLE AS SHOWN. VERIFY LOCATION OF FLOOR OUTLETS AND OTHER OUTLETS IN RELATION TO STRUCTURAL AND OTHER ELEMENTS AS REQUIRED. NOTIFY THE DESIGNER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK.
 - DESIGNER'S DRAWINGS DETERMINE THE LOCATION OF OUTLETS AND SUPERSEDE CONSULTANTS DRAWINGS, UNLESS NOTED OTHERWISE. VERIFY FIELD CONDITIONS.
 - ELECTRICAL DESIGN TO BE HANDLED AS DESIGN/BUILD.
 - FURNITURE AND EQUIPMENT IS SHOWN FOR COORDINATION OF OUTLETS AND DEVICES ONLY.
 - ALL SWITCHES SHOWN ADJACENT TO EACH OTHER SHALL BE GANGED AND COVERED IN A SINGLE COVER PLATE, U.N.O. IF SWITCH DOES NOT ALLOW GANGING, VERIFY LOCATION WITH THE DESIGNER PRIOR TO INSTALLATION.
 - WHERE THERMOSTATS AND LIGHT SWITCHES OCCUR TOGETHER, INSTALL BOTH ALIGNED VERTICALLY.
 - ALL ELECTRICAL AND COMMUNICATION OUTLETS AND SWITCHES SHALL BE THE SAME COLOR AS THE COVER PLATE, U.N.O. COORDINATE COVER PLATE COLOR WITH THE DESIGNER PRIOR TO ORDERING OR INSTALLATION.
 - STANDARD MOUNTING HEIGHTS:
A. ELECTRICAL AND COMMUNICATION OUTLETS @ 18" A.F.F. TO CENTER OF BOX.
B. WALL-MOUNTED TELEPHONES @ 50" A.F.F. TO CENTER OF BOX.
C. SWITCHES @ 44" A.F.F.
 - ALL LIGHT SWITCHES AND OUTLETS TO BE LOCATED 8" FROM THE LATCH SIDE OF THE DOOR FRAME, U.N.O.
 - SPECIAL OUTLET MOUNTING HEIGHTS ARE NOTED ADJACENT TO THE OUTLET.
 - AT ALL VOICE AND DATA LOCATIONS PROVIDE MUD RING AND PULL STRING OR CONDUIT IF REQUIRED BY LOCAL BUILDING OFFICIAL. CABLING PROVIDED BY OTHERS.
 - ALL ELECTRICAL, MECHANICAL THERMOSTATS AND LIFE SAFETY DEVICES TO BE LOCATED WITHIN 18" OF THE END OF A WALL OR A DOOR, VERTICALLY ALIGN DEVICES WITH SWITCHES WHERE APPLICABLE.
 - OUTLETS SHOWN BACK-TO-BACK ON PARTITION WALLS SHALL BE OFFSET 1'-0". SEPARATE BACK-TO-BACK OUTLETS 2'-0" MIN. AT ACOUSTICAL PARTITIONS, U.N.O.
 - COORDINATE ALL WORK RELATED TO SPECIAL EQUIPMENT WITH MANUFACTURER'S RECOMMENDATIONS, SPECIFICATIONS AND INSTRUCTIONS.
 - ALL EXISTING AND NEW FLOOR SLAB PENETRATIONS FOR PIPING AND CONDUIT SHALL BE FULLY PACKED AND SEALED IN ACCORDANCE WITH THE APPLICABLE BUILDING AND FIRE CODES. COORDINATE FLOOR CORES WITH STRUCTURAL BEAMS AND MECHANICAL SYSTEMS BELOW.
 - UPON COMPLETION OF OUTLET LAYOUT, THE CONTRACTOR SHALL NOTIFY THE DESIGNER. THE DESIGNER SHALL SITE VERIFY ALL OUTLET LOCATIONS PRIOR TO COMMENCEMENT OF CORING OR OUTLET INSTALLATION.
 - FURNISH AND INSTALL UNDERWRITERS LABORATORIES, INC. (UL) LABELED DEVICES THROUGHOUT.
 - MAINTAIN 4 INCH HORIZONTAL CLEARANCE IN BOTH DIRECTION MINIMUM FROM EDGE OF COVER PLATE, AND THE LIKE, FOR WALL-MOUNTED OUTLETS OR MOUNTMENT FOR FLOOR MOUNTED OUTLETS, AND THE LIKE, ADJACENT TO A WALL, COLUMN OR SIMILAR ELEMENTS, U.N.O.
 - INDICATED DIMENSIONS ARE TO THE CENTER OF THE COVER PLATE OF MOUNTMENT. CLUSTERS OF OUTLETS ARE DIMENSIONED TO THE CENTER OF THE CLUSTER, U.N.O. GANGED COVER PLATES SHALL BE ONE PIECE TYPE, U.N.O.
 - WALL OUTLETS NOT DIMENSIONED AND SHOWN NEAR THE CORNER SHALL BE INSTALLED 8" FROM THE CORNER. WALL OUTLETS SHOWN NEAR THE CENTER OF A PARTITION SHALL BE INSTALLED ON THE STUD NEAREST THE CENTER, U.N.O.

22. SEC R404.1 - Provide a note on the drawing.
A minimum of 75 percent of permanently installed lamps in lighting fixtures shall be high-efficacy lamps.

FINISH PLAN NOTES

- SEE GENERAL NOTES.
- PAINTING - NO PAINTING OR INTERIOR FINISHING SHALL BE DONE UNDER CONDITIONS, WHICH WILL JEOPARDIZE THE QUALITY OR APPEARANCE OF SUCH WORK. ALL WORKMANSHIP, WHICH IS JUDGED LESS THAN FIRST QUALITY BY THE ARCHITECT, WILL BE REJECTED.
A. ALL COLORS ARE TO BE SELECTED OR APPROVED BY THE ARCHITECT.
B. ALL NEW AND EXISTING SURFACES SHALL BE PREPARED TO RECEIVE THE SPECIFIED FINISH.
C. PAINT GRADE WOODWORK SHALL BE HAND SANDED AND DUSTED CLEAN. ALL KNOT HOLES, PITCH POCKETS OR SAPPY PORTIONS SHALL BE SCRAPPED AND SEALED. FILL NAIL HOLES.
CRACKS OR DEFECTS CAREFULLY WITH MATCHING PUTTY. INTERIOR PAINT GRADE WOODWORK FINISHES SHALL BE SANDED BETWEEN COATS.
D. INTERIOR GYPSUM WALLBOARD SURFACES SHALL BE WIPED WITH A DAMP CLOTH JUST PRIOR TO APPLICATION OF THE FIRST COAT, IN ORDER TO LAY FLAT ANY NAP, WHICH MAY HAVE FORMED, IN THE SANDING PROCESS.
E. ALL EXISTING FERROUS METAL SHALL BE LIGHTING SANDED TO PREPARE A SMOOTH SURFACE.
F. ALL EXISTING GWB SHALL BE PREPPED AND PATCHED TO MATCH ADJACENT SURFACE.
G. THE CONTRACTOR SHALL, UPON COMPLETION, REMOVE ALL PAINT FROM WHERE IT HAS SPILLED, SPLASHED OR SPLATTERED ON EXPOSED ADJACENT SURFACES.
H. PROTECT ALL SURFACES NOT TO RECEIVE PAINT FROM ALL DRIPS, SPLATTERS AND SPILLS. IMMEDIATELY CLEAN ANY SPILL TO AVOID DAMAGING THE EXISTING SURFACE.
I. ALL VENEER STAINS SHALL HAVE UNIFORM COLOR.
J. THE CONTRACTOR SHALL PROVIDE THE ARCHITECT WITH A MINIMUM OF (2) 8" X 10" BRUSH-OUTS OF EACH COLOR AND FINISH FOR THE ARCHITECT'S APPROVAL AT LEAST TWO WEEKS PRIOR TO SITE APPLICATION. A WALL TEST WILL BE REQUIRED ONE WEEK PRIOR TO FINAL APPROVAL. THE ARCHITECT RESERVES THE RIGHT TO ADJUST ANY COLOR ONCE THE WALL TEST HAS BEEN MADE.

- ELECTRICAL SWITCH AND OUTLET COVER PLATES, SURFACE HARDWARE, ETC., SHALL BE INSTALLED AFTER PAINTING AND/OR APPLICATION OF WALLCOVERINGS AND CARPET. REMOVE ALL EXISTING SWITCH AND OUTLET COVER PLATES, SURFACE HARDWARE, GRILLS, SIGNAGE, ETC PRIOR TO PAINTING. REINSTALL WHEN PAINTING IS COMPLETE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALLOWING FOR DELIVERY LEAD TIMES FOR ALL FINISHES WITHIN THE CONSTRUCTION SCHEDULE. ALL DELIVERY TIMES MUST BE CONFIRMED, AND ANY EXCESSIVE LENGTH MUST BE BROUGHT TO THE ARCHITECT'S ATTENTION IMMEDIATELY TO ALLOW FOR RE-SPECIFICATION IF NEEDED.
- THE CONTRACTOR SHALL MODIFY EXISTING FLOOR SURFACES AS REQUIRED TO INSTALL NEW FLOORING MATERIALS THUS PREVENTING NOTICEABLE LUMPS, OR DEPRESSIONS, WHICH MAY CAUSE UNUSUAL WEAR TO NEW MATERIALS.
- SEE FINISH PLAN, INTERIOR ELEVATIONS AND DETAILS FOR CLARIFICATION OF EXTENT OF FINISH.
- THE CONTRACTOR SHALL SUBMIT TO THE ARCHITECT A CARPET SEAMING DIAGRAM AT LEAST 2 WEEKS PRIOR TO INSTALLATION.
- THE CONTRACTOR SHALL COORDINATE WITH THE ARCHITECT FOR COLOR FINISH OF ALL WALL-MOUNTED DEVICES ON ACCENT COLORED WALLS SUCH THAT DEVICES SHALL MATCH THE COLOR OF THE WALL (SWITCHES, OUTLETS, STROBES, ETC.), UNLESS FINISH IS GOVERNED BY CODE.

PAINT SCHEDULE FOR INTERIOR SURFACES

**BENJAMIN MOORE OR EQUAL.
REFER TO FINISH PLAN FOR COLOR SELECTIONS.**

- GYPSUM WALLBOARD: WALLS AND CEILINGS.
A. LATEX, EGGSHELL. CLEAN AND ROLL ON THREE-COAT SYSTEM.
1. BOTTOM COAT: BENJAMIN MOORE, PRISTINE ECO SPEC PRIMER
2. INTERMEDIATE COAT: BENJAMIN MOORE, PRISTINE ECO SPEC
3. TOP COAT: BENJAMIN MOORE, PRISTINE ECO SPEC
- FERROUS METAL: HOLLOW METAL DOORS AND FRAMES, HANDRAILS, EXPOSED MISCELLANEOUS METALS.
A. ACRYLIC SEMIGLOSS. SAND EXISTING METAL AND BRUSH ON THREE-COAT SYSTEM.
1. BOTTOM COAT: BENJAMIN MOORE, PRISTINE ECO SPEC PRIMER
2. INTERMEDIATE COAT: BENJAMIN MOORE, PRISTINE ECO SPEC
3. TOP COAT: BENJAMIN MOORE, PRISTINE ECO SPEC
- WOOD: WOOD TRIM, WOOD DOORS AND FRAMES.
A. ACRYLIC SEMIGLOSS. SAND EXISTING WOOD AND BRUSH ON THREE-COAT SYSTEM.
1. BOTTOM COAT: BENJAMIN MOORE, PRISTINE ECO SPEC PRIMER
2. INTERMEDIATE COAT: BENJAMIN MOORE, PRISTINE ECO SPEC
3. TOP COAT: BENJAMIN MOORE, PRISTINE ECO SPEC

GENERAL LIGHTING NOTES

- THE CONTRACTOR SHALL COORDINATE THE WORK OF ALL TRADES INVOLVED IN THE CEILING WORK TO INSURE CLEARANCES FOR FIXTURES, DUCTS, PIPING, CEILING SUSPENSION SYSTEM, ETC. MAINTAIN FINISHED CEILING HEIGHTS INDICATED ON THE ARCHITECT/DESIGNER'S DRAWINGS.
- REFER TO DESIGN DRAWINGS AND SPECIFICATIONS FOR LOCATION ONLY. MECHANICAL AND ELECTRICAL TO BE HANDLED AS "DESIGN/BUILD",
- PROVIDE FIRE PROTECTION AT ALL PENETRATIONS OF FIRE-RATED ELEMENTS AS REQUIRED BY THE GOVERNING AUTHORITY.
- PERIMETER CEILING ANGLE WHERE OCCURS SHALL BE INSTALLED TIGHT TO VERTICAL SURFACES, FREE FROM CURVES, BREAKS OR OTHER IRREGULARITIES AND PAINTED TO MATCH CEILING FINISH.
- THE ELECTRICAL SUBCONTRACTOR SHALL FURNISH AND INSTALL ALL FIXTURES, ASSOCIATED TRIM AND FIXTURE LAMPS AS SPECIFIED.
- ALL SWITCHES, OUTLETS, THERMOSTATS OR ANY OTHER ELECTRICAL ITEMS SHOWN ON PLAN SIDE BY SIDE BUT CALLED OUT AT DIFFERENT HEIGHTS SHOULD BE STACKED VERTICALLY.
- ALL SWITCHES SHOWN ADJACENT TO EACH OTHER SHALL BE GANGED AND COVERED IN A SINGLE COVER PLATE, U.N.O. IF SWITCH DOES NOT ALLOW GANGING, VERIFY LOCATION WITH THE ARCHITECT/DESIGNER PRIOR TO INSTALLATION.
- WHERE THERMOSTATS AND LIGHT SWITCHES OCCUR TOGETHER, INSTALL BOTH ALIGNED VERTICALLY.
- ACCESS PANEL TYPE AND LOCATION SHALL BE SUBMITTED TO THE ARCHITECT/DESIGNER FOR APPROVAL PRIOR TO COMMENCING WORK.
- ALL ELECTRICAL AND MECHANICAL THERMOSTATS AND LIFE SAFETY DEVICES TO BE LOCATED WITHIN 18 INCHES OF THE END OF A WALL OR A DOOR. VERTICALLY ALIGN DEVICES WITH SWITCHES WHERE APPLICABLE.
- ALL SWITCHES AND DIMMERS SHALL BE LOCATED 48 INCHES ABOVE FINISHED FLOOR TO CENTER OF SWITCH, U.N.O. MULTIPLE SWITCHES AT ONE LOCATION SHALL BE GANGED TOGETHER AND FINISHED WITH ONE TONE COVER PLATE, U.N.O.
- THE REFLECTED CEILING PLAN INDICATES THE LOCATION OF CEILING TYPES, CEILING FIXTURES AND ASSOCIATED ITEMS.
- ALL SPECIFIC INFORMATION CONCERNING INSTALLATION OF VARIOUS ABOVE CEILING ELEMENTS ARE TO BE FOUND IN THE HVAC, PLUMBING AND FIRE PROTECTION, ELECTRICAL AND LIGHTING DRAWINGS.
- CONTRACTOR TO NOTIFY ARCHITECT/DESIGNER OF ANY CONFLICTS OF LIGHT FIXTURE LOCATION WITH MAIN RUNNER, DUCTS, STRUCTURAL, HVAC (E) CONDUIT PRIOR TO FRAMING FOR LIGHTS. ANY DISCREPANCIES BETWEEN THE ARCHITECT/DESIGNER'S RCP AND ACTUAL FIELD CONDITIONS ARE TO BE CLARIFIED WITH THE DESIGNER PRIOR TO INSTALLATION.
- SUBMIT GRILLE, THERMOSTAT AND OTHER FIXTURES AND ELEMENT LAYOUT TO THE ARCHITECT/DESIGNER FOR REVIEW AT LEAST 2 WEEKS PRIOR TO INSTALLATION.
- VERIFY FIELD CONDITIONS AND LOCATIONS OF ALL PLUMBING, MECHANICAL DUCTS, STRUCTURAL ELEMENTS AND ANY AND ALL OTHER APPLICABLE ITEMS. INSTALL APPLICABLE NEW PLUMBING, MECHANICAL, FANS, DUCTS, CONDUITS AND OTHER RELATED AND APPURTENANT ITEMS SO AS TO NOT CONFLICT WITH LUMINARIES AND ANY AND ALL FIELD CONDITIONS.
- FURNISH AND INSTALL UNDERWRITERS LABORATORIES, INC. (UL) LABELED DEVICES THROUGHOUT.
- INSTALL LIGHT FIXTURES WITH PROTECTIVE MYLAR OR SIMILAR COVER OVER LOUVER LENS, BAFFLE, AND THE LIKE, TO AVOID FIXTURE SOILING OR DAMAGE. FIXTURES SHALL BE MAINTAINED CLEAN AND AS NEW. LAMPS SHALL BE NEW AT PROJECT COMPLETION.



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ISSUED / REVISIONS	DATE

ISSUE DATE:	12.20.24
DRAWN BY:	SZ
CHECKED BY:	SZ

GENERAL NOTES

SHEET NUMBER

A0.1

PERMIT SET

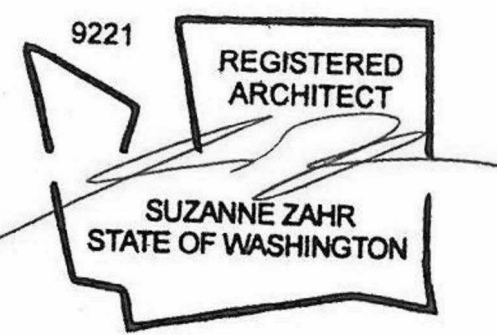
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SCHEDULES

SHEET NUMBER
A0.2

PERMIT SET

2018 WSEC Residential Energy Compliance Certificate (Effective February 1, 2021)

Property address: _____
 Builder/registered design professional name: _____
 Builder/reg. design pro. signature: _____
 Conditioned floor area: _____ ft² (per building permit)

R-Values (R303.1.1)
 Ceiling/Vaulted R-____ Floors: Over unconditioned space R-____
 Attic: Attic R-____ Slab-on-grade floor R-____
 Walls: Above grade R-____ Fully insulated slab? Y/N (Circle one)
 Below, int. R-____ Doors: R-____, R-____, R-____
 Below, ext. R-____

U-Value of Windows, Skylights and Doors (R303.1.1.3)
 Average area weighted U-value from Glazing Worksheet Average U- ____

Fuel Normalization (Tables R406.2) and Energy Credits (Table R406.3)
 System Type Number (1 to 5) _____ (Select one)
 Energy Credits selected (1 to 7) _____
 Fuel Normalization Credit _____ + Total Energy Credits _____ = Total Credits _____

Heating, Cooling and Domestic Hot Water
 Type (Manufacturer and Model Number) Efficiency

Heating		
Cooling		
DHW		
Drain water heat recovery		

Onsite Renewable Energy Electric Power System
 System type _____ System design capacity _____ kW
 Rated annual generation _____ kWh/yr

Appliances	Energy Star?
Manufacturer and Model	(Circle one)
Dish washer	Y or N
Refrigerator	Y or N
Washer	Y or N
Dryer	Y or N
Vented or unvented? If vented, CEF rating _____	

Gas fireplace / heating stove (Section R402.4.2) Fireplace efficiency (FE) _____
 Heating or Decorative? (Circle one)

HVAC System Duct Leakage Testing (R403.3) Circle one

All ductwork and air handler in conditioned space? (See Option 4.2) Y or N
 All ductwork in unconditioned spaces buried and tested at 3% total leakage, and air handler in conditioned space? (See Option 4.1.) Y or N
 All ductwork & air handler outside conditioned space insulated to minimum R-8? Y or N
 Air handler present at duct leakage test? (Total leakage 4% if yes, 3% if no) Y or N
 HVAC leakage to outside test conducted at final? Y or N

Do HVAC duct leakage tests include GPS and time stamp verification? Y or N
 HVAC system leakage test calculated design target: _____ CFM @ 25 Pa
 HVAC system leakage test measured results: _____ CFM @ 25 Pa

Building Leakage Testing (R402.4.1.2)

Dwelling unit leakage test calculated design target: _____ ACH @ 50 Pa
 Dwelling unit leakage test, measured results: _____ ACH @ 50 Pa
 Whole Building Leakage test (R2 non-corridor only) design target: _____ CFM/sf @ 50 Pa
 Whole Building Leakage test (R2 non-corridor only) measured: _____ CFM/sf @ 50 Pa

Do building leakage tests include GPS and time stamp verification? Y or N
Whole House Ventilation System Measured Flow Rates (M1505.4 IRC-WA) Circle one

Are the system controls correctly labeled? Y or N
 The Whole House Ventilation (WHV) system operation and maintenance (O&M) Y or N
 Instructions were provided to the building owner? Y or N
 Provided to: _____ on _____ (date)

Whole House Ventilation System Type: (Circle one)
 (1) Whole house exhaust fan, location _____
 (2) Balanced HRV/ERV, location _____
 For R2 low-rise, serves more than one unit? Y or N
 (3) Supply or HRV WHV integral to the air handler. Describe system control sequence of operations or reference to design submittal: _____

Specify run-time: _____ hours per day _____ CFM
 WHV calculated design minimum flow rate per plan submittal: _____
 WHV measured min flow rate at commissioning: Exhaust _____ CFM, Supply _____ CFM

Do WHV flow tests include GPS & time stamp verification? Y or N
 HRV/ERV sensible heat recovery efficiency: _____

Commissioning Notes: _____

Other Mandatory Requirements Circle one
 All other mandatory requirements of WSEC-R have been met? Y or N

WINDOW SCHEDULE

TAG	LOCATION	Level	QTY.	WIDTH	HEIGHT	AREA	UValue	Type	Comments
W-1	PRIMARY CLOSET	UPPER FLOOR PLAN	1	2' - 6"	2' - 6"	6 SF	0.3	FIXED	
W-2	GUEST BATH	MAIN FLOOR	2	1' - 4"	1' - 4"	2 SF	0.3	FIXED	

EXTERIOR DOOR SCHEDULE

NUMBER	Type	Level	LOCATION	DOOR WIDTH	DOOR HEIGHT	AREA	U-VALUE
103.1	GLASS-FILLED SWING DOOR	MAIN FLOOR	BD 1	2' - 8"	7' - 0"	19 SF	0.3
110.1	SOLID SWING DOOR - FIRE RATED	GARAGE FLOOR	MUDROOM	3' - 0"	6' - 8"	20 SF	N/P
111.1	DUTCH DOOR	GARAGE FLOOR	MUDROOM	3' - 0"	7' - 0"	21 SF	N/P
202.1	GLASS-FILLED SWING DOOR	UPPER FLOOR PLAN	BD 3	2' - 10"	6' - 10"	19 SF	0.3

INTERIOR DOOR SCHEDULE

NUMBER	Type	Level	LOCATION	DOOR WIDTH	DOOR HEIGHT	AREA
103.3		MAIN FLOOR	GUEST BATH	2' - 6"	6' - 8"	17 SF
107.1	POCKET DOOR	MAIN FLOOR	PANTRY	2' - 6"	6' - 8"	17 SF

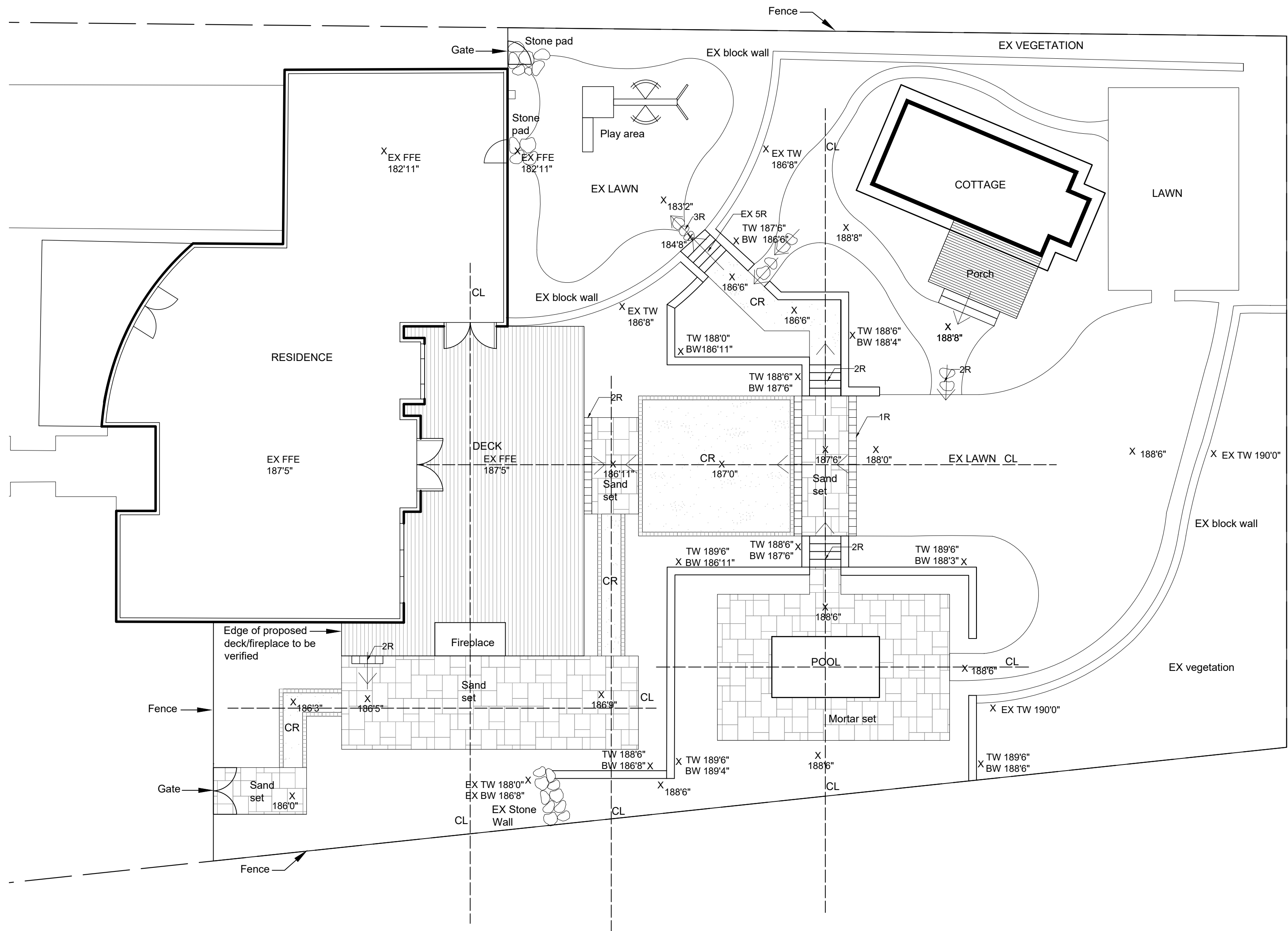
R402.1.1 Insulation and Fenestration Criteria

The building thermal envelope shall meet the requirements of Table R402.1.1 based on the climate zone specified in Chapter 3.

TABLE R402.1.1

INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT^a

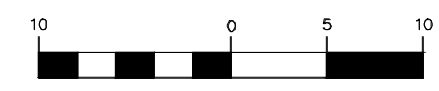
CLIMATE ZONE 5 AND MARINE 4	
Fenestration U-Factor ^b	0.30
Skylight ^b U-Factor	0.50
Ceiling R-Value	49
Wood Frame Wall ^{c,h} R-Value	21 Int
Floor R-Value	30
Below-Grade ^{c,h} Wall R-Value	10/15/21 Int + 5TB
Slab ^{d,f} R-Value and Depth	10, 2 ft



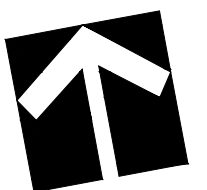
Cahoon Residence
 2268 66th Ave SE, Mercer Island, WA

Landscape Plan
 DB: FMD/KE
 Date: 12/18/2024

francinemday
 LANDSCAPE ARCHITECTURE
 FMDayLA@gmail.com 206.930.7493



Scale: 1"=10'



PROJECT DATA

ZONE:
R-9.6
THE NET LOT AREA SHALL BE AT LEAST 9,600 SQUARE FEET. LOT WIDTH SHALL BE AT LEAST 75 FEET AND LOT DEPTH SHALL BE AT LEAST 80 FEET.

LOT AREA:
20,690 SF

LOT WIDTH:
103'

SIDE YARD SETBACK CALC:
LOT WIDTH: 17% OF LOT WIDTH = 17.51'
MIN SIDE YARD WIDTH: 33% OF THE AGGREGATE SIDE YARD TOTAL WIDTH = 5.8'

LOT SLOPE:
HIGHEST ELEVATION POINT OF LOT: 192.8'
LOWEST ELEVATION POINT OF LOT: 176.5'
ELEVATION DIFFERENCE: 16.3'
SHORTEST HORIZONTAL DISTANCE BETWEEN THESE TWO POINTS: 217'
LOT SLOPE: 7.5%

ALLOWED LOT COVERAGE: 40% OF LOT AREA : 8,276 SF

LOT COVERAGE

LOT AREA	20,690 SF
EX. HOUSE/GARAGE+ OVERHANG	2978 SF
EX. ADU	421 SF
EX. DRIVEWAYS	2,042.46 SF
EX. COVERED PATIO	0 SF
TOTAL EX. LOT COVERAGE	5,441.46 (26.3%) < 8,276 (40%)
TOTAL EX. LOT COVERAGE AREA REMOVED	0 SF
PROPOSED LOT COVERAGE (COVERED PATIO)	427 SF
TOTAL PROJECT LOT COVERAGE	5,868.6 SF (28.36 %) < 8,276 (40%)

HARDSCAPE

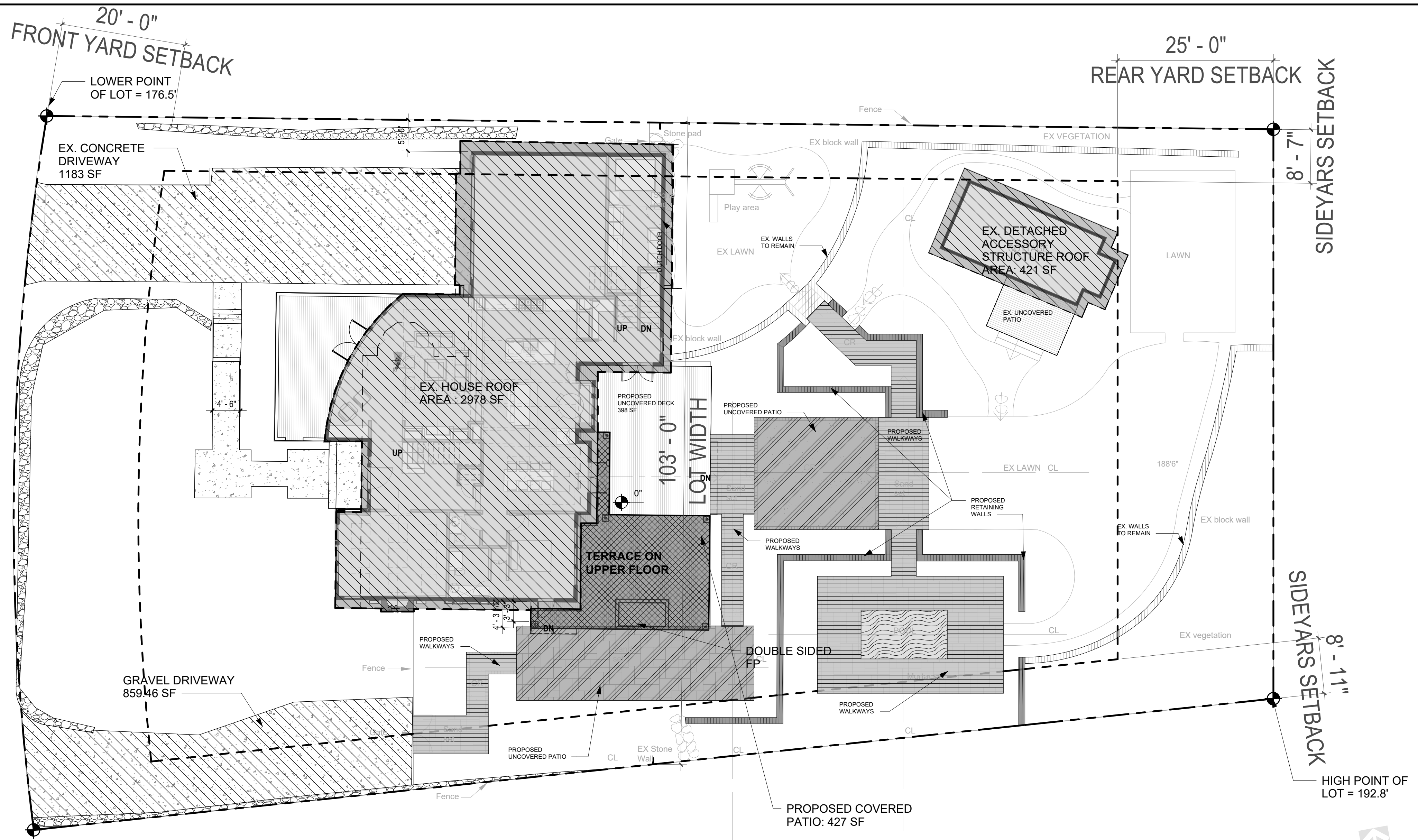
LOT AREA	20,690 SF
ALLOWED HARDSCAPE AREA = 9% OF LOT AREA	1,862.1 SF
ALLOWED HARDSCAPE AREA = 9% + AREA BORROWED	18% = 3,724.2 SF
EX. HARDSCAPE AREA TO REMAIN	
EX. HARDSCAPE AREA TO BE DEMOLISHED	
NEW UNCOVERED DECK	398 SF
NEW UNCOVERED PATIOS	811 SF
NEW WALKWAYS	1,017 SF
NEW ROCKERIES	170 SF
NEW POOL	109 SF
TOTAL NEW HARDSCAPE AREA	3700.50 SF
TOTAL PROJECT HARDSCAPE AREA	3700.50 SF < 3,724.2

GROSS FLOOR AREA:

ALLOWED GFA: R09.6: 8000 SF OR 40% OF THE LOT AREA, WHICHEVER IS LESS.
ALLOWED GFA: 8,000

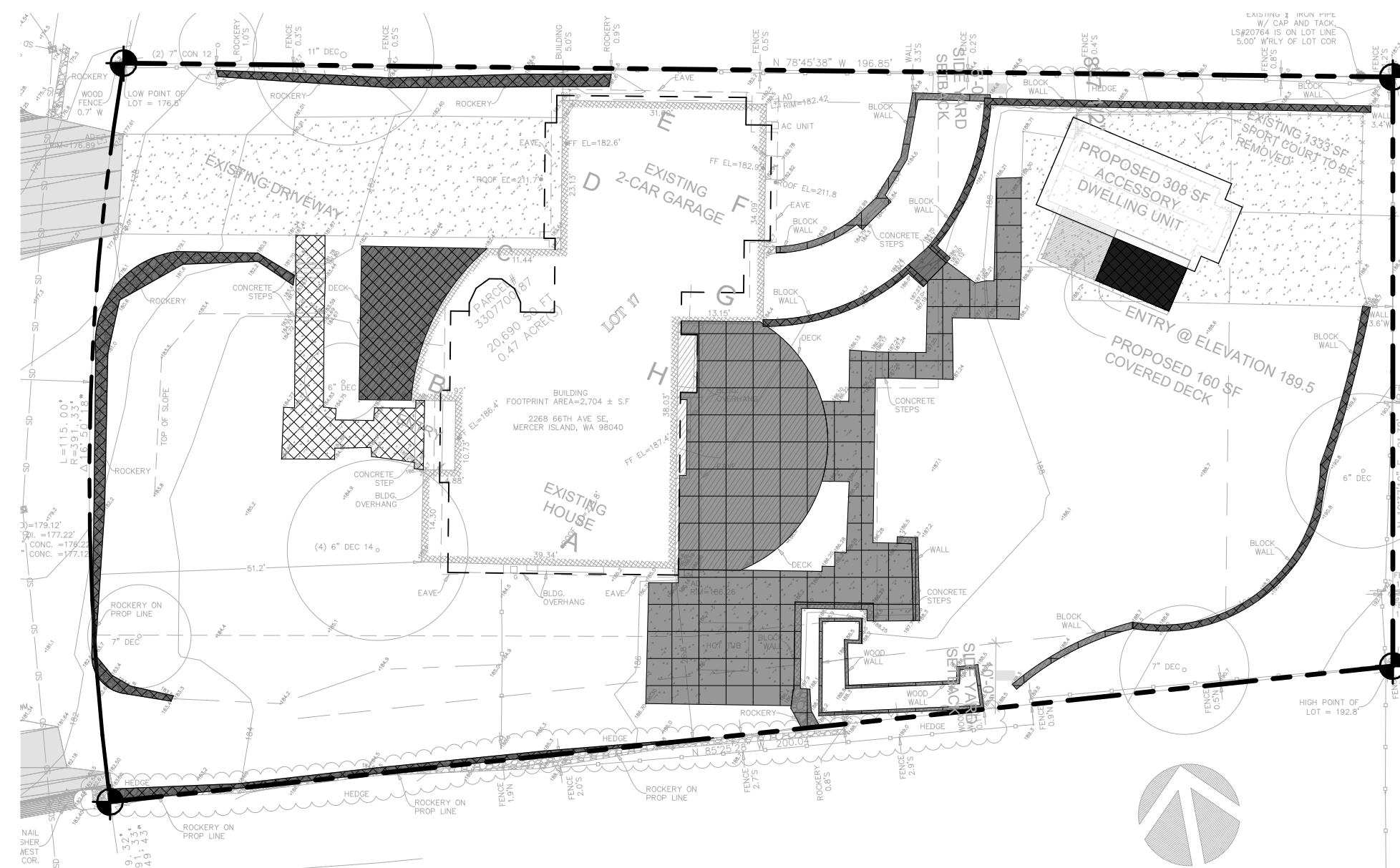
EX. MAIN FLOOR	2,177 SF
EX. GARAGE:	493 SF
EX. UPPER FLOOR:	2,260 SF
EX. ADU	443 SF
TOTAL GFA:	5,373 SF < 8,000 SF

NOTE:
THIS PROJECT IS REGULATED BY THE WET SEASON RESTRICTIONS IN MICC 19.07.160 (F)(2). THE SITE DISTURBANCE DESCRIBED IN THIS PERMIT CAN NOT OCCUR BETWEEN OCT 1 AND APR 1 WITHOUT AN APPROVED WET SEASON WAIVER, AND THIS PERMIT MAY BE HELD IF APPROVED DURING THE WET SEASON WITHOUT AN APPROVED WET SEASON WAIVER.



1 LOT COVERAGE & HARDSCAPE CALCULATION - PROPOSED

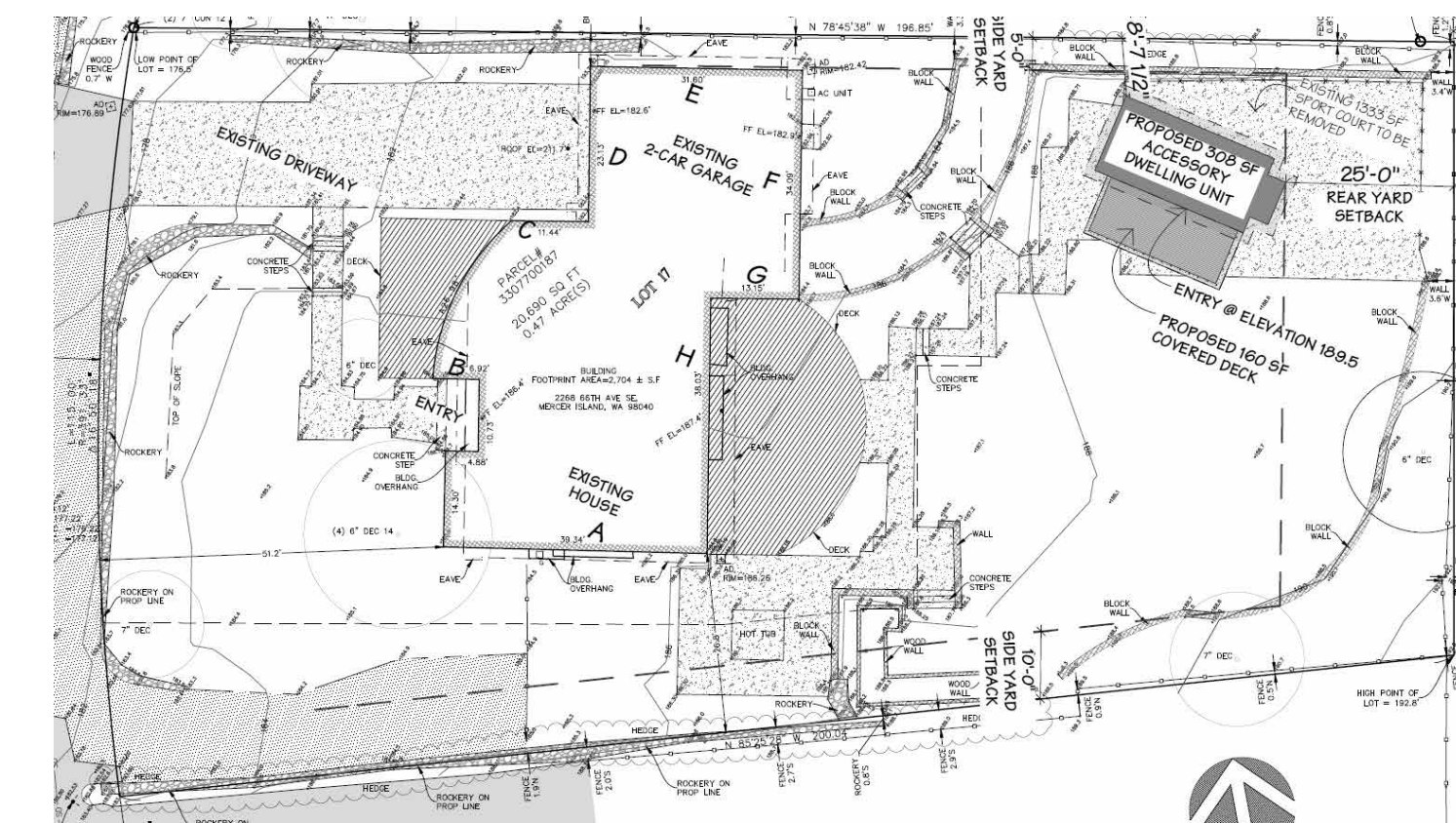
$3/32" = 1'-0"$



2 HARDSCAPE CALCULATION - DEMO

$3/64" = 1'-0"$

ABE CALCULATION



MIDPOINT	MIDPOINT ELEVATION	WALL SEGMENT	LENGTH	
A	185.5	a	39	7234.50
B	184.5	b	48.5	8948.25
C	182.4	c	11.4	2079.36
D	182.6	d	23	4199.80
M	182.6	m	31.6	5770.16
N	182.9	n	34	6218.60
O	186	o	13	2418.00
P	186	p	38	7068.00
				238.5
ABE				184.22

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9221

REGISTERED ARCHITECT

SUZANNE ZAHR
STATE OF WASHINGTON

ISSUED / REVISIONS DATE

ISSUE DATE: 12.20.24

DRAWN BY: SA

CHECKED BY: SZ

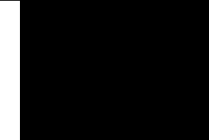
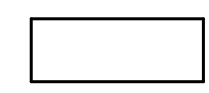

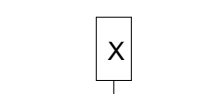
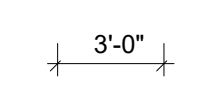

LOT COVERAGE CALCULATION

SHEET NUMBER

A1.1

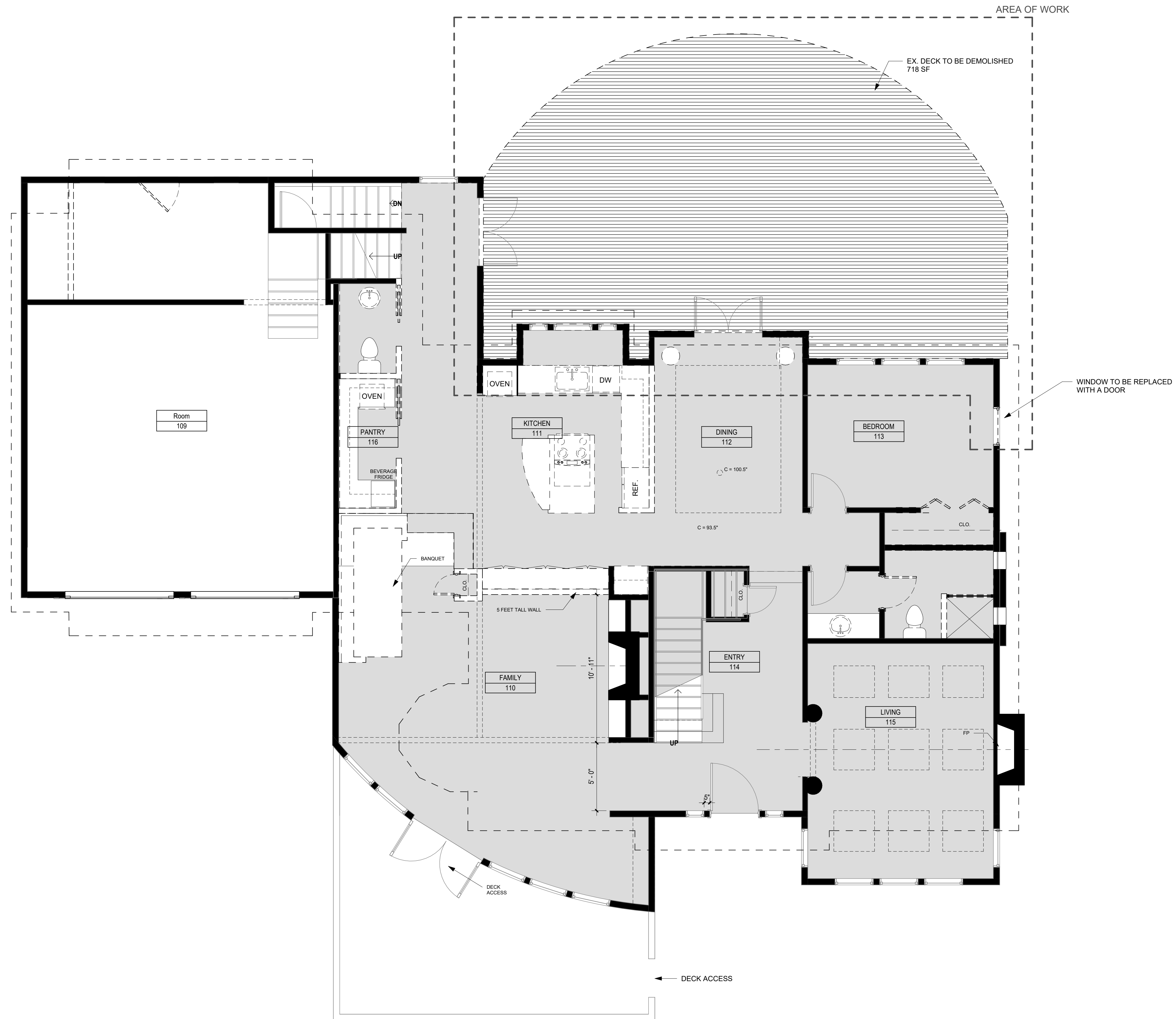
PERMIT SET

LEGEND

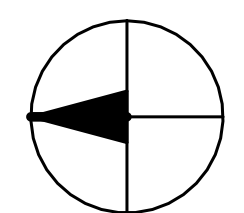
	BLACK SOLID INFILL REPRESENTS EXISTING BUILDING WALLS TO REMAIN (BLOCKWORK, STOREFRONT, STRUCTURE, ETC.)
	REPRESENTS NEW WALL.
	REPRESENTS EXISTING WALL TO BE DEMOLISHED.
	REPRESENTS WALL TAG.
	REPRESENTS WALL DIMENSION FROM FACE OF STRUCTURE UNLESS NOTED OTHERWISE
	REPRESENTS OVERHEAD OR BELOW.

NOTES

- PLAN SHOWS EXISTING CONDITION TO BE DEMOLISHED AND EXISTING CONDITION TO REMAIN, U.N.O.



1 DEMO MAIN FLOOR PLAN
 1/4" = 1'-0"



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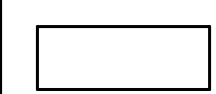

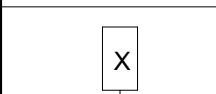
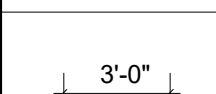
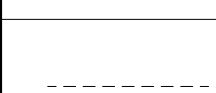
MAIN FLOOR DEMO PLAN

SHEET NUMBER

A2.0

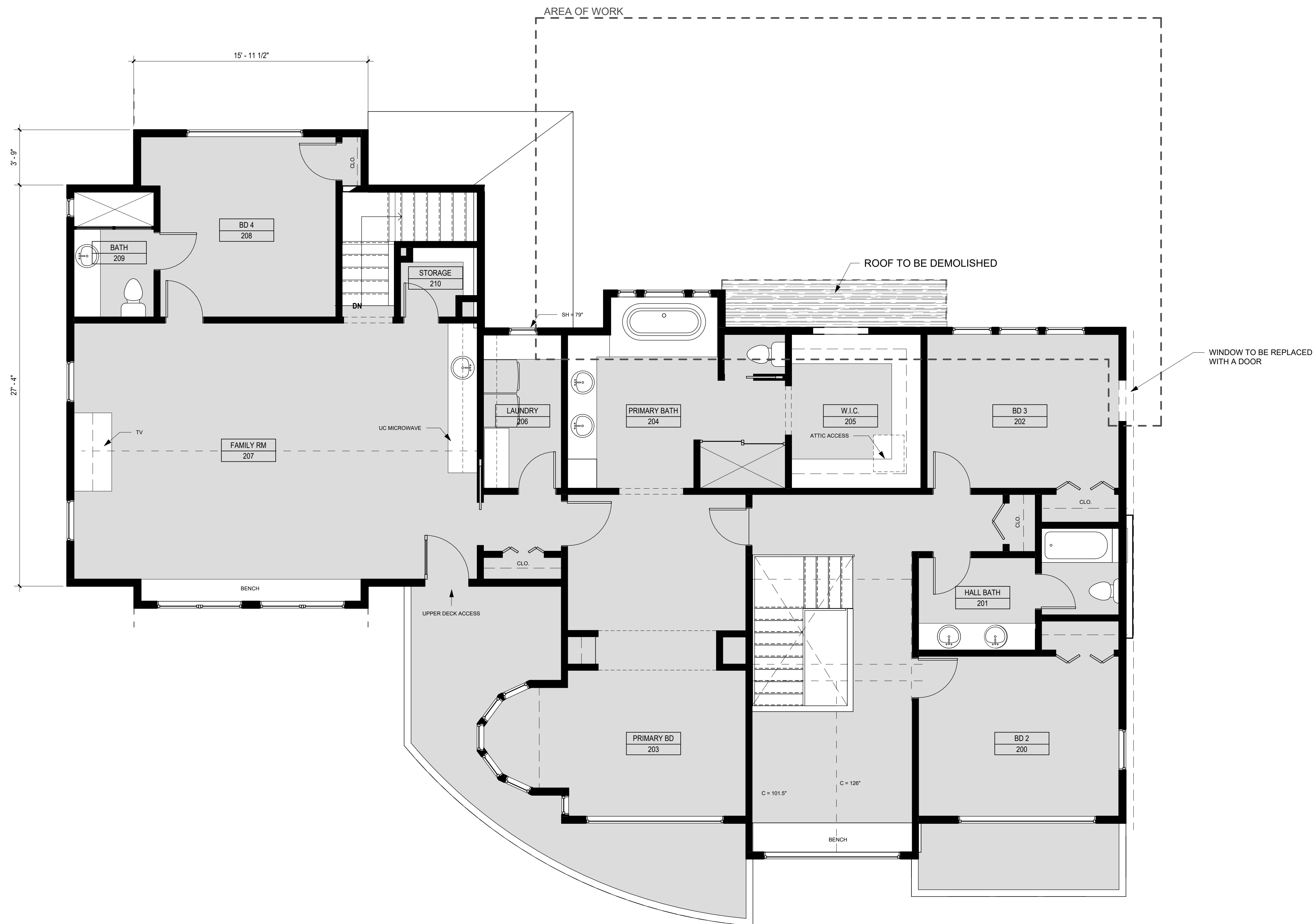
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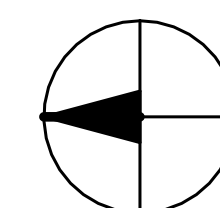
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	REPRESENTS WALL DIMENSION FROM FACE OF STRUCTURE UNLESS NOTED OTHERWISE
	REPRESENTS OVERHEAD OR BELOW.

NOTES

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1 DEMO UPPER FLOOR PLAN
 1/4" = 1'-0"



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UPPER FLOOR DEMO PLAN

SHEET NUMBER

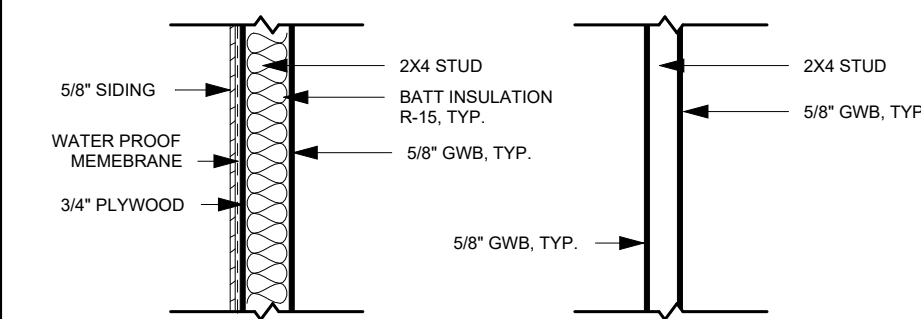
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PERMIT SET

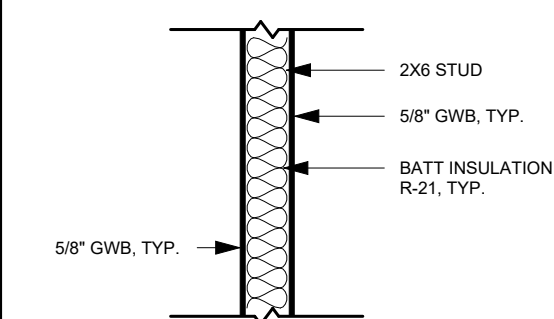
LEGEND

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	REPRESENTS NEW WALL.
	REPRESENTS INSULATION
	REPRESENTS A WALL TAG.
	REPRESENTS WALL DIMENSION FROM FACE OF STRUCTURE UNLESS NOTED OTHERWISE
	REPRESENTS A DOOR TAG.
	REPRESENTS A WINDOW TAG.
	REPRESENTS A ROOM TAG.
	REPRESENTS OVERHEAD OR BELOW.
	REPRESENTS OVERHEAD EXHAUST FAN (MIN. 80 CFM).
	REPRESENTS OVERHEAD SMOKE DETECTOR.
	REPRESENTS OVERHEAD CARBON MONOXIDE DETECTOR.

WALL TYPES



A EX. EXTERIOR WALL TYP. **B** INTERIOR WALL TYP.



C PLUMBING WALL TYP.

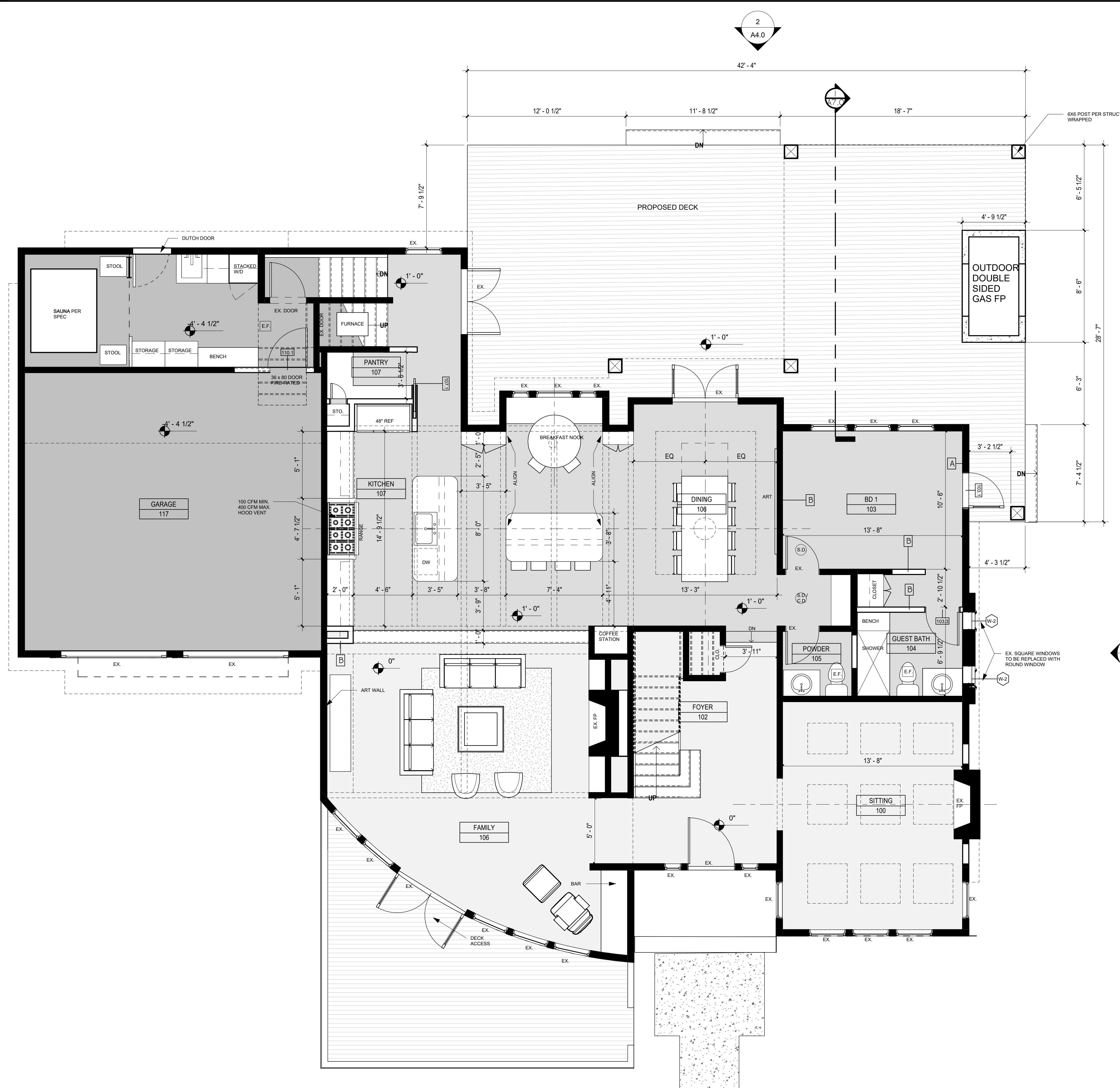
R402.1.1 Insulation and Fenestration Criteria

The building thermal envelope shall meet the requirements of Table R402.1.1 based on the climate zone specified in Chapter 3.

TABLE R402.1.1

INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT*

CLIMATE ZONE 5 AND MARINE 4	
Fenestration U-Factor ^b	0.30
Skylight ^b U-Factor	0.50
Ceiling R-Value	49
Wood Frame Wall ^b R-Value	21 Int
Floor R-Value	30
Below-Grade ^c Wall R-Value	10/15/21 Int + 5TB
Slab ^d R-Value and Depth	10, 2 ft.



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



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2268 66th AVE SE
MERCER ISLAND, WA 98040

PROJECT NUMBER
23009

9221 REGISTERED ARCHITECT
SUZANNE ZAHR
STATE OF WASHINGTON

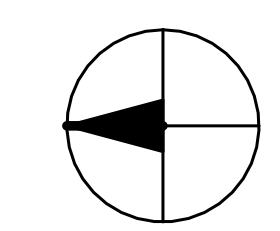
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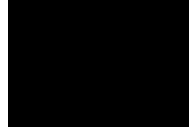
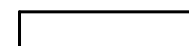
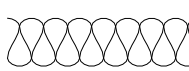

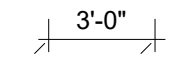


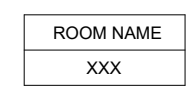




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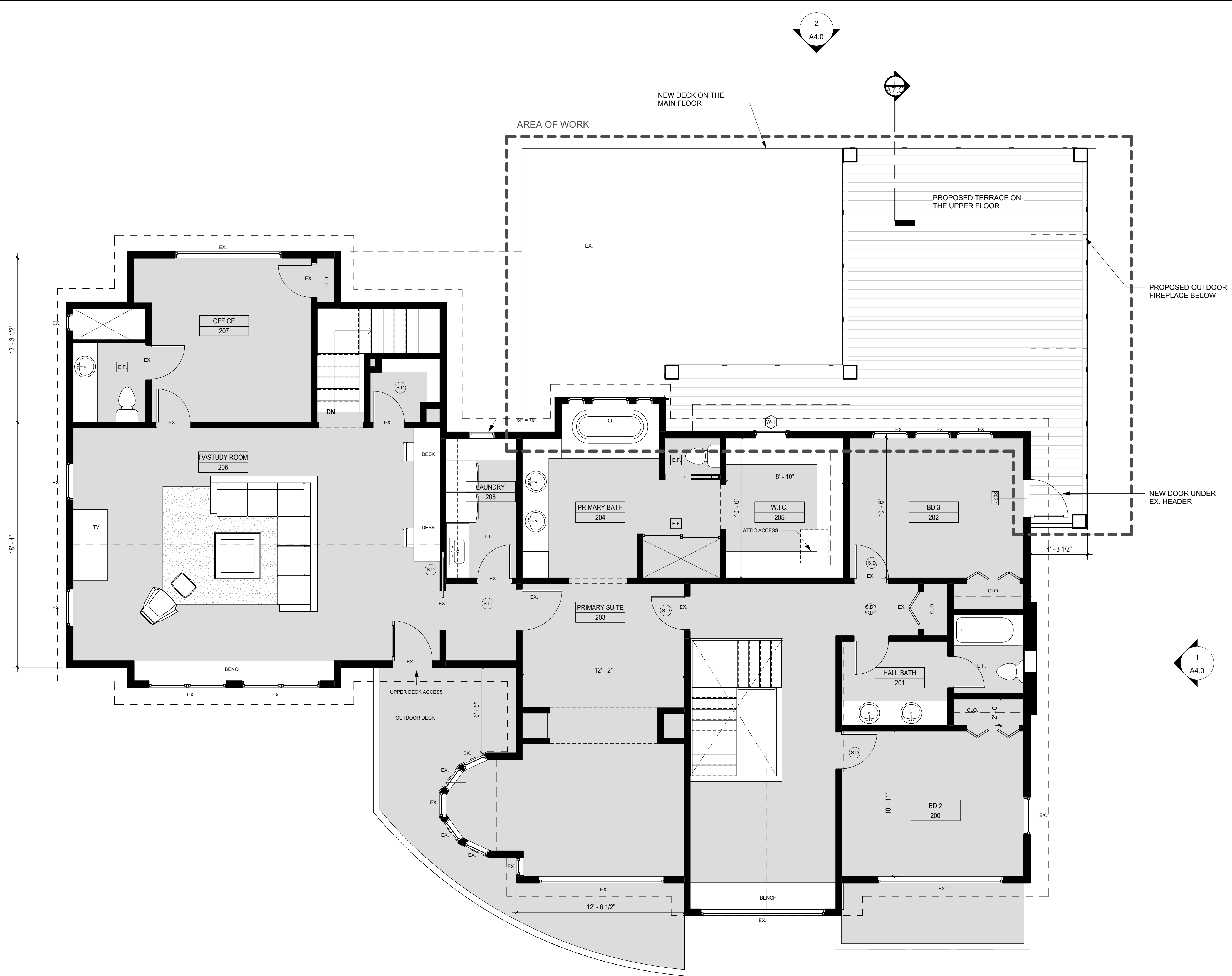
MAIN FLOOR CONSTRUCTION PLAN

SHEET NUMBER
A2.2

PERMIT SET



LEGEND	
	BLACK SOLID INFILL REPRESENTS EXISTING BUILDING WALLS TO REMAIN (BLOCKWORK, STOREFRONT, STRUCTURE, ETC.)
	REPRESENTS NEW WALL.
	REPRESENTS INSULATION
	REPRESENTS A WALL TAG.
	REPRESENTS WALL DIMENSION FROM FACE OF STRUCTURE UNLESS NOTED OTHERWISE
	REPRESENTS A DOOR TAG.
	REPRESENTS A WINDOW TAG.
	REPRESENTS A ROOM TAG.
	REPRESENTS OVERHEAD OR BELOW.
	REPRESENTS OVERHEAD EXHAUST FAN (MIN. 80 CFM).
	REPRESENTS OVERHEAD SMOKE DETECTOR.
	REPRESENTS OVERHEAD CARBON MONOXIDE DETECTOR.



1 PROPOSED UPPER FLOOR PLAN
 1/4" = 1'-0"

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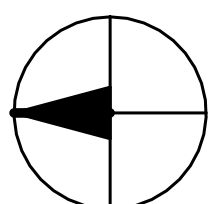
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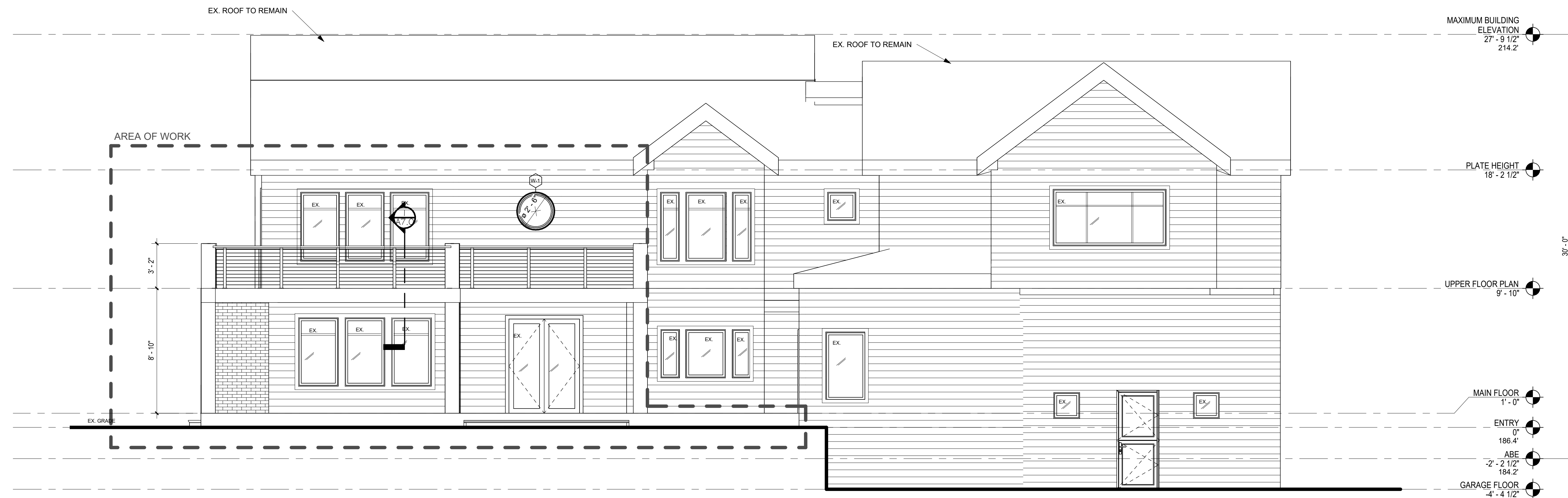
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UPPER FLOOR
 CONSTRUCTION
 PLAN

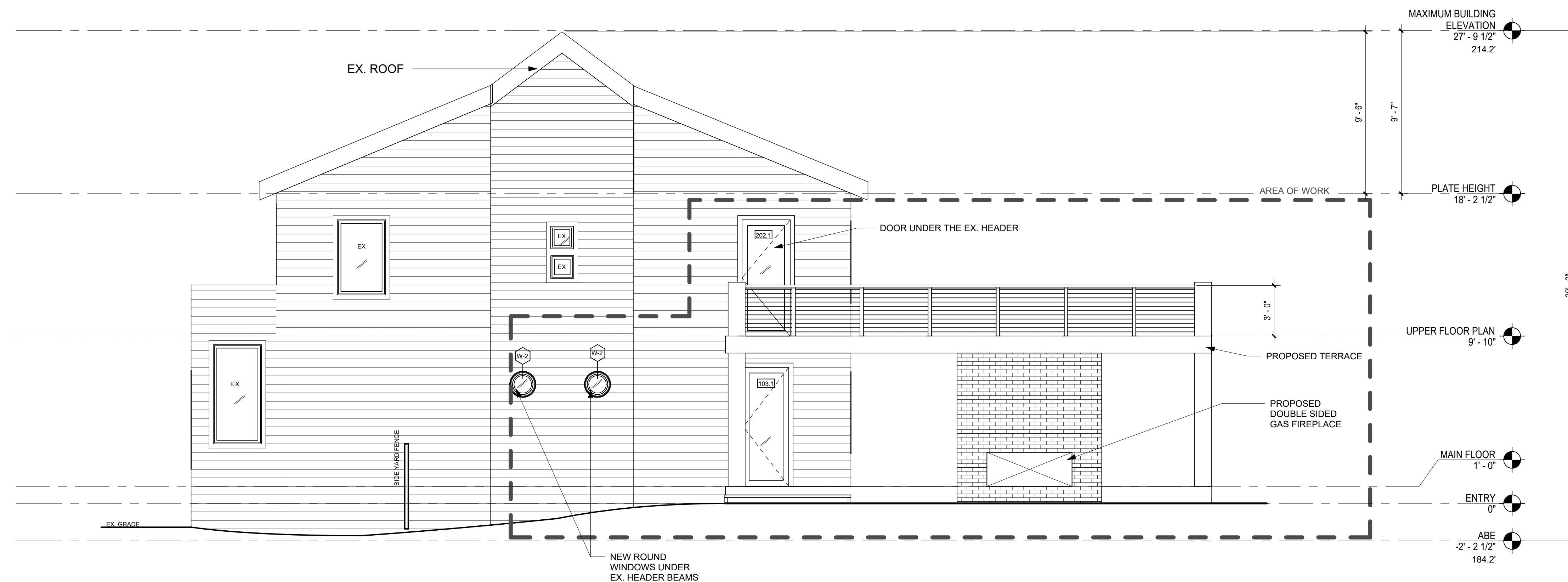
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PERMIT SET

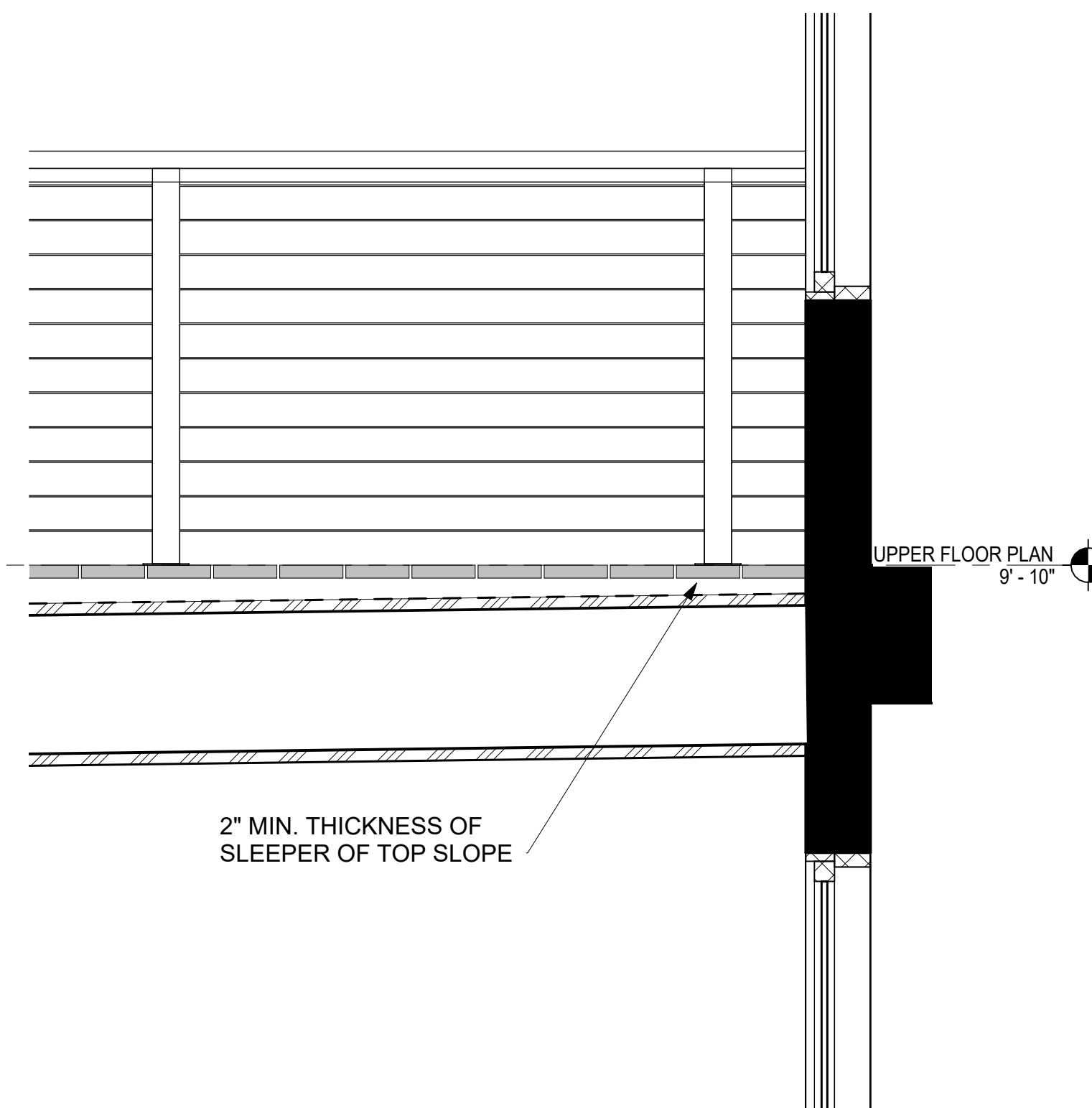
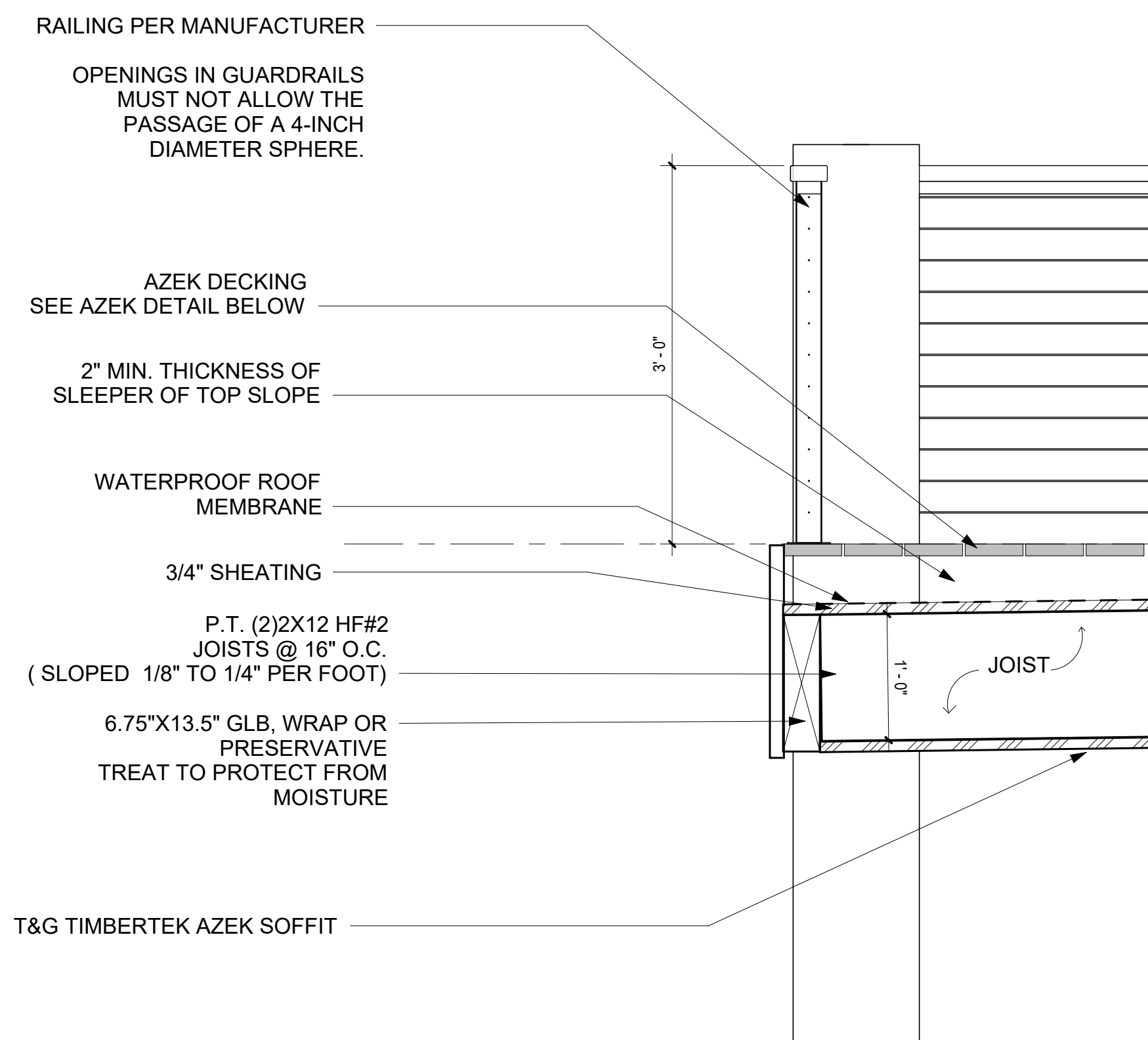




2 EAST ELEVATION
1/4" = 1'-0"



1 SOUTH ELEVATION
1/4" = 1'-0"



1 DECK SECTION
1" = 1'-0"

1607.8 Loads on handrails, guards, grab bars, seats and vehicle barriers. Handrails, *guards*, grab bars, accessible seats, accessible benches and vehicle barriers shall be designed and constructed to the structural loading conditions set forth in this section.

1607.8.1 Handrails and guards. Handrails and *guards* shall be designed to resist a linear load of 50 pounds per linear foot (plf) (0.73 kN/m) in accordance with Section 4.5.1 of ASCE 7. Glass handrail assemblies and *guards* shall also comply with Section 2407.

Exceptions:

1. For one- and two-family dwellings, only the single concentrated load required by Section 1607.8.1.1 shall be applied.
2. In Group I-3, F, H and S occupancies, for areas that are not accessible to the general public and that have an *occupant load* less than 50, the minimum load shall be 20 pounds per foot (0.29 kN/m).

1607.8.1.1 Concentrated load. Handrails and *guards* shall also be designed to resist a concentrated load of 200 pounds (0.89 kN) in accordance with Section 4.5.1 of ASCE 7.

1607.8.1.2 Intermediate rails. Intermediate rails (all those except the handrail), balusters and panel fillers shall be designed to resist a concentrated load of 50 pounds (0.22 kN) in accordance with Section 4.5.1 of ASCE 7.

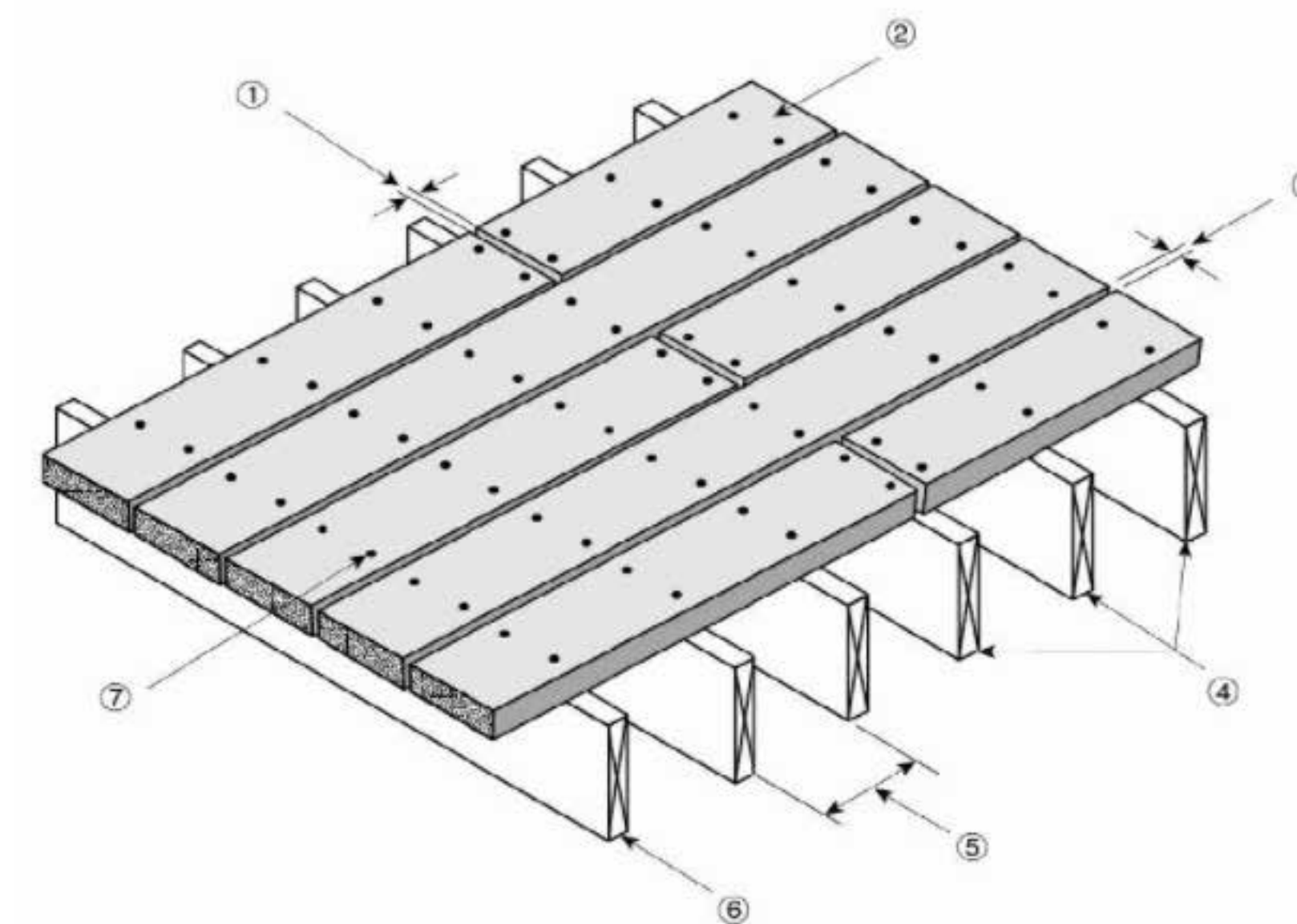


Figure 1. Installation details for the product

1. no gapping necessary
2. "AZEK Deck" board
3. 3 mm to 6 mm gapping
4. minimum of 3 joists per deck board
5. maximum joist spacing at 400 mm o.c.
6. joist designed to support applicable loads
7. two 57-mm-long fasteners per support

"AZEK Deck" Harvest mono-extruded deck boards are made from foamed polyvinyl chloride (PVC) and cellulosic fibre with ultraviolet (UV)-resistant additives and colorants. "AZEK Deck" Arbor, Terra and Harvest co-extruded deck boards are made from PVC and proprietary mineral additives with UV-resistant additives and colorants. The composite products are manufactured through a continuous extrusion/co-extrusion process into planks of solid cross-sections of varying thicknesses. Typical board dimensions are 140 mm wide by 25 mm thick.

The product is intended to be used as exterior decking to be installed over traditional structural wood framing.

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REGISTERED ARCHITECT

SUZANNE ZAHR
STATE OF WASHINGTON

ISSUED / REVISIONS DATE

ISSUE DATE: 12.20.24

DRAWN BY: SA

CHECKED BY: SZ

CONSTRUCTION
DETAILS

SHEET NUMBER

A7.0

PERMIT SET



Structural Notes:

Applicable Codes and Standards:

2021 International Building Code (IBC) and other applicable local building codes.
 ASCE/SEI 7-16 - "Minimum Design Loads for Buildings and Other Structures"
 2018 NDS for wood structures.
 American Wood Preservers Bureau - AWPB Standards for Pressure Treated Material.
 American Concrete Institute - ACI 315, ACI 318, ACI 301, ACI 307.

Structural design shall be in accordance with the latest edition of above codes and standards. Contractor shall comply with the latest edition of all applicable codes and standards.

Special Inspections:

Special Inspections are required for:
 Epoxy Grouted Hold Down Bolt Installation

Design Loads:

Live load:	roof	25 psf (snow)
	floors	40 psf (60 psf decks)
Dead load:	solar panels	4 psf
Wind load:	Basic wind speed	110 mph, exposure C, KzT=1.6
	Building Category:	Enclosed, Wind Important Factor Iw = 1.0
		Refer to calculation page L1 for design wind forces.
	Internal pressure	5 psf. Components and cladding design per 1609.6.4.4.1

Seismic loading per IBC Section 1613, Site Class D.
 The basic structural type is a bearing wall system with light framed walls with shear panels. Rw = 6.5 (wood structural panels), soil type D.
 Seismic importance factor I.0, Seismic Use Group I
 Design and Analysis by Simplified Design Procedure
 Peak Ground Accelerations (PGA) based on USGS Hazards Program, by lat/long.
 PGA 1 sec = .485 PGA .2 sec = 1.392
 Seismic base shear = 0.171 * Dead Load

Foundations:

Soil parameters (assumed): Vertical allowable soil pressure: 1,500 psf
 All soil conditions are to be field verified during construction. Footings shall bear on firm natural soils or on structural fill placed over firm natural soils, and inspected in place. Footings shall extend 18 inches minimum below adjacent exterior finished grade and shall extend 12 inches minimum below existing interior grade unless otherwise noted on plans. Structural fill shall be placed in 12-inch maximum horizontal lifts (loose thickness) and compacted to 90 percent of maximum dry density in accordance with ASTM D-1557. Imported structural fill shall be granular material containing no more than 5 percent fines, passing no. 200 sieve. Structural fill in place shall be tested by a licensed soil engineer or approved by the building inspector.

Drainage behind the concrete walls shall be provided conforming to the construction details.

Cast in Place Concrete:

Concrete shall attain a minimum compressive strength of 2,500 psi at 28 days (5-½ sack mix). An alternate mix provided by the concrete supplier and pre-approved by the building department is acceptable. Reinforcing steel shall conform to ASTM A-615, Grade 60 (Fy=60,000 psi) for all bars. Provide all wall and footing horizontal bars with 2'-0" x 2'-0" corner bars of the same size at all corners and wall intersections. Minimum lap splice 48 bar diameters.

Concrete protection for reinforcement shall be:	
Concrete exposed to earth or weather	1.5" (#5 & smaller) 2" (#6 & larger)
Concrete cast against earth	3"
Slabs	0.75"

Bolts:

Anchor bolts shall conform to F1554. All other bolts shall conform to ASTM A307.
 Minimum anchor bolt size and spacing shall be ½" diameter bolts @ 6' o.c. Shear wall anchor bolts per the shear wall schedule.
 For cast-in-place anchors, provide 7" minimum embedment into the new concrete foundation.
 For retrofitted anchors, provide 5" minimum embedment into the existing concrete foundation. Epoxy grout with Simpson SET epoxy.
 Provide 3"x3" square x 0.229" thick bolt washers where anchor bolts connect the sill plate to the concrete foundation.

Wood Framing Specifications:

All sill plates and other wood framing which is in contact with concrete or masonry must be preservative-treated in accordance with AWPA U1 and M4 standards. For anchor bolts connecting wood sill plates to concrete or masonry, provide galvanized steel washers and nuts on top of the sill, minimum washer size 3" x 3" x 1/4" thick.

Where toenails are used for stud wall construction, a minimum of (2) toenails at top and bottom of each stud shall be provided. Toenails shall be 16d nails driven at approximately a 45 degree angle, with a minimum of 1-1/2" of the nail shank shall be embedded in both the stud and the plate. End nails driven through the plate and into the stud end grain are not permitted. Simpson A34 clips at top and bottom of each stud are permitted where correct toenailing is not provided.

Wherever joists bear on a wall or beam, either a continuous rim joist or solid wood blocking must be provided. Blocking shall be connected to the joists with A35 angles at each end. Individual blocks may be omitted to allow for ducting or other openings. Consult with the engineer of record if more than 25% of the blocking is omitted.

Where a post aligns with a header on the floor below, provide full depth blocking through the floor framing and a full sized post above the header in the wall below

Unless noted otherwise, the following grades and species shall be used for structural lumber:

2x joists	Hem-Fir #2
2x, 3x, and 4x studs	DF/L standard for plywood or WSP shear walls Hem-Fir standard for other walls
4x and 6x beams	DF-L #2
Microllam LVL lumber	LVL 1.9E, Fb = 2600 psi, Fv = 285 psi (minimums)
Parallam lumber	2.2 E, Fb = 2900 psi, Fv = 290 psi (minimums)
Glu-lam lumber	24F-V4 for simple span beams, 24F-V8 for cantilever beams

All framing connections shall be per Table 2304.10.1 of the IBC, unless otherwise noted.

Preservative-Treated Wood and Fasteners:

All wood in contact with concrete or masonry shall be preservative-treated, in accordance with AWPA U1 and M4 standards.

All fasteners installed in preservative-treated wood shall be hotdipped zinc-coated galvanized with a minimum coating weight complying with ASTM A 153.

Fasteners other than nails and timber rivets are permitted to be mechanically deposited zinc-coated with coating weights complying with ASTM B 695, Class 55 minimum. Plain carbon steel fasteners in wood preservative-treated with SBX/DOF or zinc borate are not required to be galvanized.

Plywood Thickness, Grade, and Nailing:

Install plywood sheets with face grain perpendicular to framing. Stagger joints in adjacent sheets. If not otherwise noted, use nailing schedule, Table 2304.6.1 of the IBC.

Metal Framing Connectors:

Unless otherwise noted: Metal framing connectors shall be manufactured by the Simpson company, or approved equal. Unless noted otherwise, use U-series joist hangers to match joist size (e.g., U210 for 2x10 joist). Provide H1 or H2.5 hurricane ties, or other connectors with similar capacity, at every roof joist or truss, and H6 or H7 at ends of roof beams and girder trusses. Where supported by wood posts, wood beams shall be connected to the tops of the posts using Simpson AC, PCZ or EPCZ post caps, and to the bottoms of the posts bearing on wood framing using Simpson AC connectors or A35 clips. Where supported by perpendicular beams, wood beams shall be connected by HU-series face mount beam hangers. Provide Simpson AB_ or PB post bases to connect posts to concrete foundations. Unless otherwise specified, the maximum number of nails or screws should always be installed on any connector.

Bearing Walls:

All walls supported by continuous concrete footings shall be connected to the foundation per 2018 IRC section 403.1.6. 1/2" diameter anchor bolts shall be provided at 4' o.c., or two per wall segment, minimum. Anchor bolts shall penetrate 7" into the concrete foundation.

Drag Strut Note "DS"

Provide a continuous horizontal connection between the indicated beams, walls, and blocking, using the following method.

Connect the beams, blocking, rim joist, or top plates in the line specified, using a horizontal Simpson CMSTC16 strap or alternate strap specified on the plans. Individual members must be connected together, with the strap extending 3' onto each member. Where blocking is used, the strap must be continuous across all blocking members. The strap must be nailed using 16d sinkers, with a nailing pattern per the Simpson specifications.

The strap may be installed either on top of the plywood floor diaphragm, or connecting a beam or joist, as applicable and feasible.

Beams or joists may be connected to a wall top plate by (8) A35s.

Where no parallel members occur below the strap, provide 3-1/2" wide by 5-1/2" deep (minimum) solid wood blocking in the floor or roof framing, below the strap, for nailing. The blocking should be attached to the perpendicular joists with Simpson A34 framing anchors at both ends of each block.

Straps may be installed on top of a ridge, but not on the bottom.

Refer to the latest edition of the Simpson Catalog for required nailing and other requirements.

Refer to the Drag Strut Typical Detail provided with these plans.

Hold Down Notes

Convention for showing shear walls and hold downs: Shear walls are shown on the framing plan for the floor above. (For example, first floor shear walls will be shown on the second floor framing plan, and the shear walls for the topmost floor will be shown on the roof framing plan.) Hold downs are located at the **bottom** of that shear wall, and connect the end of the shear wall to wall framing or a structural beam located in the floor below the shear wall. Contact the engineer of record for clarification if needed.

Hold downs for each floor must be continuously connected to hold downs on the floor below (or to other intermediate wood framing where so indicated), until they are finally connected to the concrete foundation.

Hold downs shall be installed so as to be as far apart as is reasonable. Hold downs may be located on either the near side or the far side of the post or double stud to which they are attached. In no case shall a hold down bolt be located farther than 6" from the end of the shear wall, except with prior written approval of the engineer. Refer to the latest edition of the Simpson Catalog for details.

Where multiple studs are called out at a hold down, nail studs together with (2) 16d nails at 8" o.c. or 1/4" x 3" Simpson SDS Screws at 12" o.c.

Where a hold down post lands on a rim joist, provide full depth vertically oriented blocking under the post.

Rod Hold Downs:

HDUx denotes a Simpson HDU(2,4,5,8,or 11)-SDS2.5 hold down. For hold down bolts at existing concrete foundations, use the following bolts:

For HDU2,4,5: 5/8" diameter A307 threaded steel rod may be used, which shall be epoxy grouted into a 3/4" diameter hole with a minimum embedment of 10". See Retrofit HDU Typical Detail.

Special Note:

All holes for hold down bolts which are installed into existing foundations must be inspected during the installation of the hold down. Either the structural engineer of record or the special inspection agency must perform the inspection and approve it before the bolts may be epoxy grouted into the holes. The epoxy grout used must be Simpson SET-XP unless otherwise noted by the engineer of record.

For drilled holes into existing concrete, no less than 2" must be provided between the edge of the hole and the face of concrete. The Engineer of Record or Special Inspector must witness the installation of hold down bolts, including cleaning the holes with compressed air and a wire brush before the anchor is installed. The hole shall be filled with enough epoxy that when the anchor is inserted, the epoxy rises to the top of the concrete. Care shall be taken that no air bubbles persist in the epoxy.

The contractor must verify that the existing foundation stem wall is uncracked and continuous, and is sound and in good condition, within 5 feet of any retrofitted shear wall or hold down, in any direction, except with prior written approval of the engineer. The existing concrete foundation stem wall shall be at least 6" thick and 2'-6" in height. The concrete shall be of good quality, hard and uniform, with appropriate aggregate type, size and distribution, and with no visible rock pockets or other similar deficiencies.

Any existing cracks located within 10' of any hold down must be completely filled with an appropriate epoxy based concrete repair product. The product to be used shall be approved in writing by the engineer prior to filling the cracks.

Contact the engineer of record prior to proceeding if any of these requirements are not met, or if the installation of the hold downs results in any visible damage to the existing foundation.

SHEAR WALL SCHEDULE

(Lumber for shear walls is HF#2 or better, unless otherwise noted.)

Type	Material	Edge Nailing	Field Nailing	Size/Spacing	Plate Nailing	Plates	A35 Spacing	Shear Capacity
SW3	15/32" WSP	10d @ 3"	10d @ 12"	5/8"Ø @ 24"	(2) 16d @ 4"	3x_	12"	550 plf

For shear wall callouts on the Structural Framing Plans: SW x (y') denotes a shear wall type "x" with a minimum length of "y" feet. See Exterior Shear Wall Typical Detail.

• For SW3 and greater: studs, plates, and blocking where two WSP panels abut shall have a minimum 3" nominal thickness. Double 2x_ members may be used if the members are connected by plate nailing. Note 10d nails at WSP panel edges.

- "WSP" refers to "Wood Structural Panel", either plywood or other wood materials.
- Provide double stud minimum at both ends of all shear walls.
- Provide blocking at all panel edges to match the depth of framing, unless otherwise noted.
- At the roof or top level of any shear wall, "A35 spacing", and all other relevant connector specifications, apply to assemblies at both the top and bottom of the shear wall. At lower levels, apply to the bottom of the wall only.
- Provide floor diaphragm edge nailing per diaphragm schedule through floor plywood into blocking, parallel joist framing, or top plates (whichever applies) of all shear walls.
- Provide 3x_ plates, and 4x_ rim joists, minimum, where lag screws are specified for plate nailing.
- Where shear wall edge nails are spaced closer than 3" o.c., or spaced 3" o.c. with 10d nails, foundation sill plates and all framing members receiving edge nailing from abutting panels shall not be less than a single 3x_ member.
- Provide 4x_ or double 2x_ framing where A35 angles are used on both sides of one piece of wood.
- Shear wall nails shall be placed no closer than 3/8" from a panel edge or perpendicular face of stud.
- Maximum spacing between nails shall not exceed 12".
- Shear wall nailing shall be common or galvanized box nails, unless lag screws are noted. Galvanized nails shall be hot dipped or tumbled.

- Lag screw plate connectors shall penetrate 3.5" minimum, and plates or beams receiving lag screws shall have a minimum width of 3.5".
- Where hold downs are specified, the shear wall bolt shall be located within 6 inches of the end of the shear wall, unless otherwise approved by the engineer of record. Minimum end studs shall be as specified in the most recent Simpson catalog.
- Shear wall edge nailing through shear wall sheathing shall be provided into all studs attached to a hold down.
- Retrofit anchor bolts shall have a minimum embedment of 5" into the concrete foundation.
- For SW3 and greater, foundation anchor bolt plate washers shall extend to within 1/2" of the edge of the sheathing.
- Plate nails shall be nailed into a solid wood rim joist.
- 2x_ plates may be substituted for 3x_ plates if panels are nailed with edge nailing directly to the rim joist.
- Where 3x_ plates are used, (2) 20d common nails must be used instead of (2) 16d common nails to connect studs to the bottom plate.
- For SW3 and greater at existing walls, Retrofit High Strength Shear Wall Typical Detail may be used.
- Where Roof ventilation is required over a shear wall, see roof ventilation detail.

Diaphragm Schedule

(Lumber for diaphragm construction is HF#2 or better, unless otherwise noted.)

Type	Material	Edge Nailing	Field Nailing	Edge Blocking	Remarks
Roof	15/32" CDX 24/0	8d @ 6" o.c.	8d @ 12" o.c.	no	Minimum Standard
Floor	23/32" CDX 48/24	8d @ 6" o.c.	8d @ 12" o.c.	no	Minimum Standard

- "WSP" refers to "Wood Structural Panel", either plywood or other wood materials.
- Rim joists at exterior walls shall be continuous for tension. At rim joist splice locations, provide (2) CS16 horizontal straps, minimum 24"
- Where roof or floor framing is cantilevered over an exterior wall below, provide solid blocking with Diaphragm edge nailing between joists.
- This is the minimum required diaphragm construction. Where otherwise noted on the plans, additional blocking or nailing may be required.

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Revisions:

Date:
 12-13-24

Sheet:

S-1



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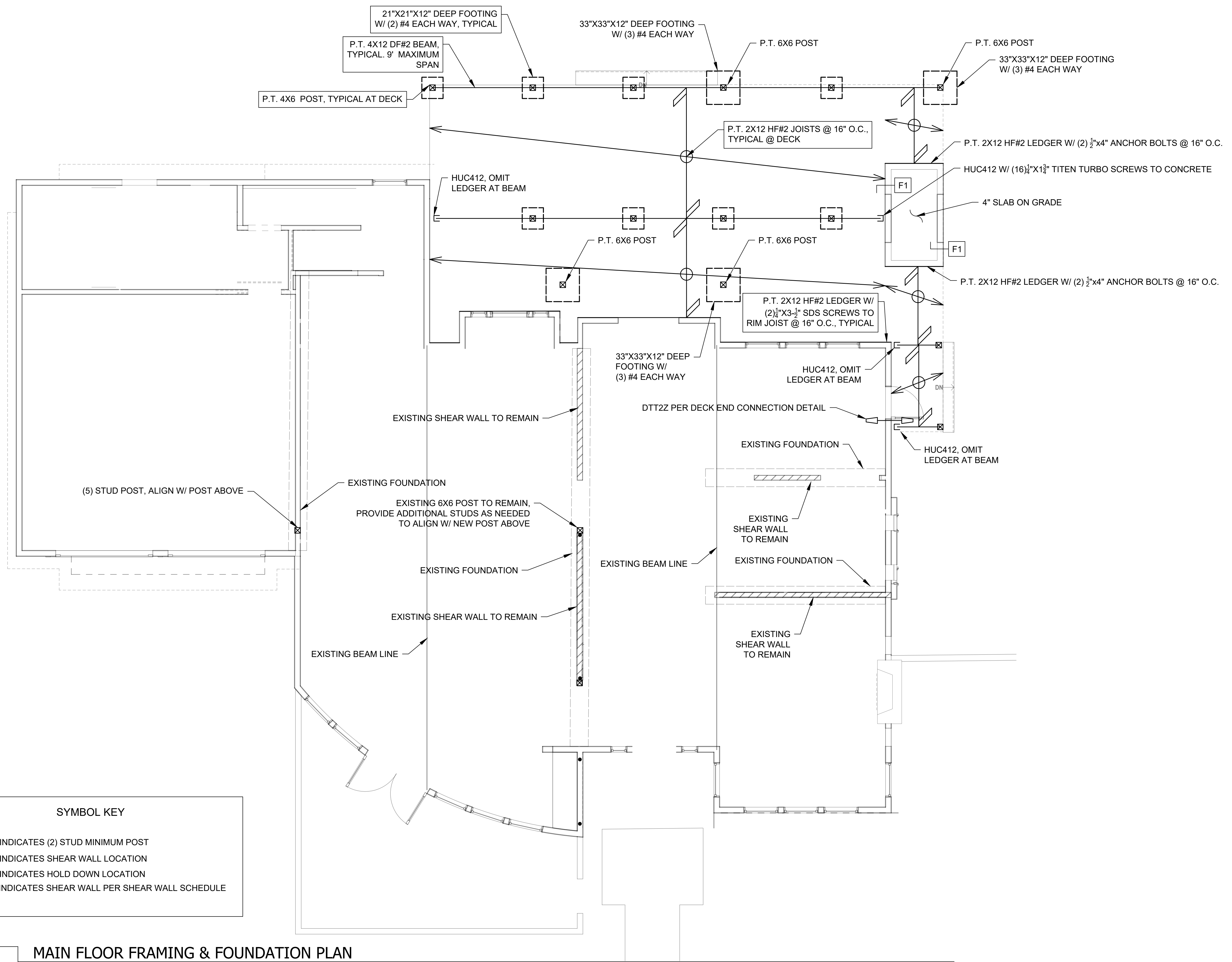
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Date:
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S-3



SYMBOL KEY	
☒	INDICATES (2) STUD MINIMUM POST
▨	INDICATES SHEAR WALL LOCATION
•	INDICATES HOLD DOWN LOCATION
SWx(y)	INDICATES SHEAR WALL PER SHEAR WALL SCHEDULE

MAIN FLOOR FRAMING & FOUNDATION PLAN

1/4" = 1'-0"



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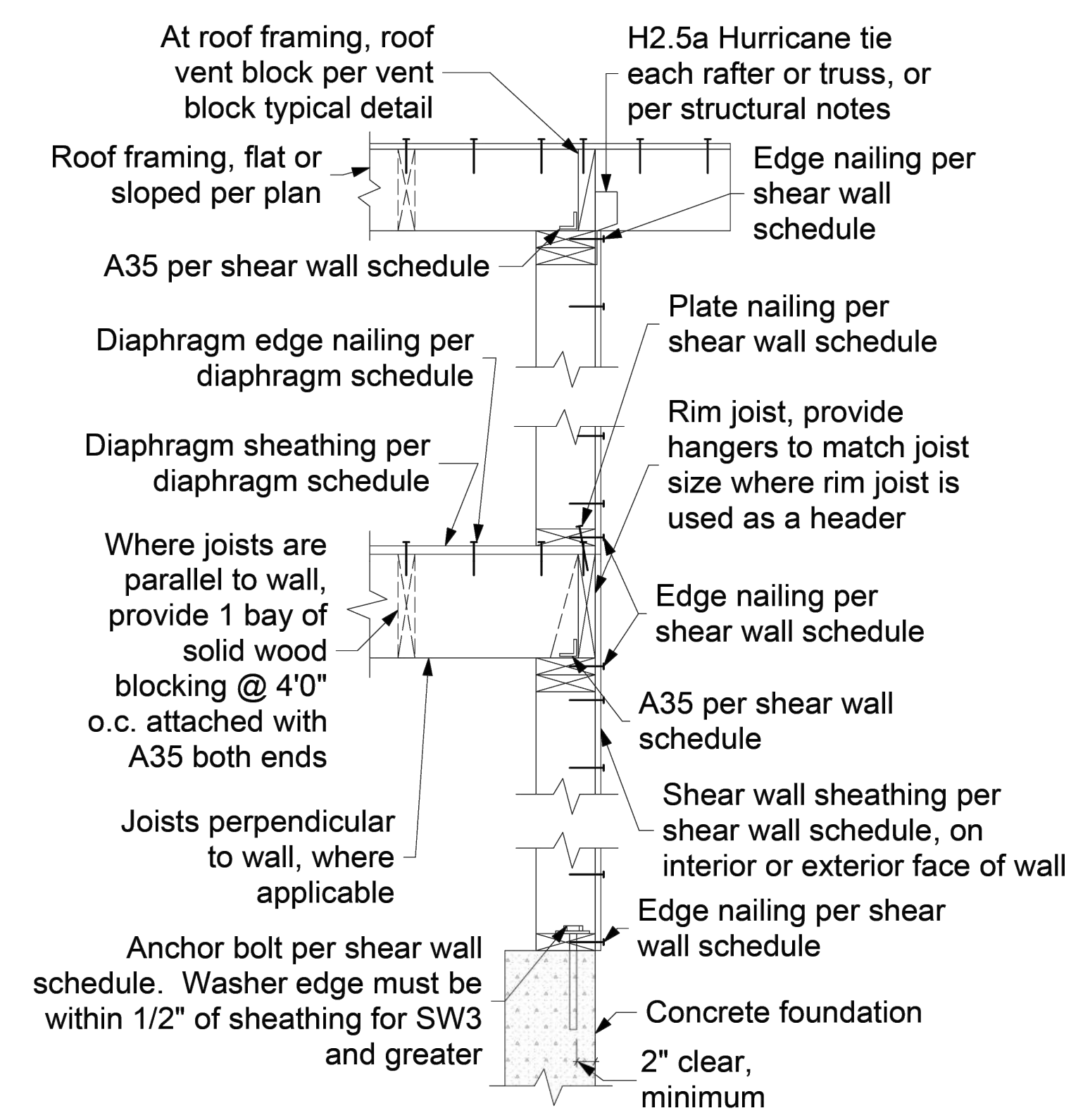
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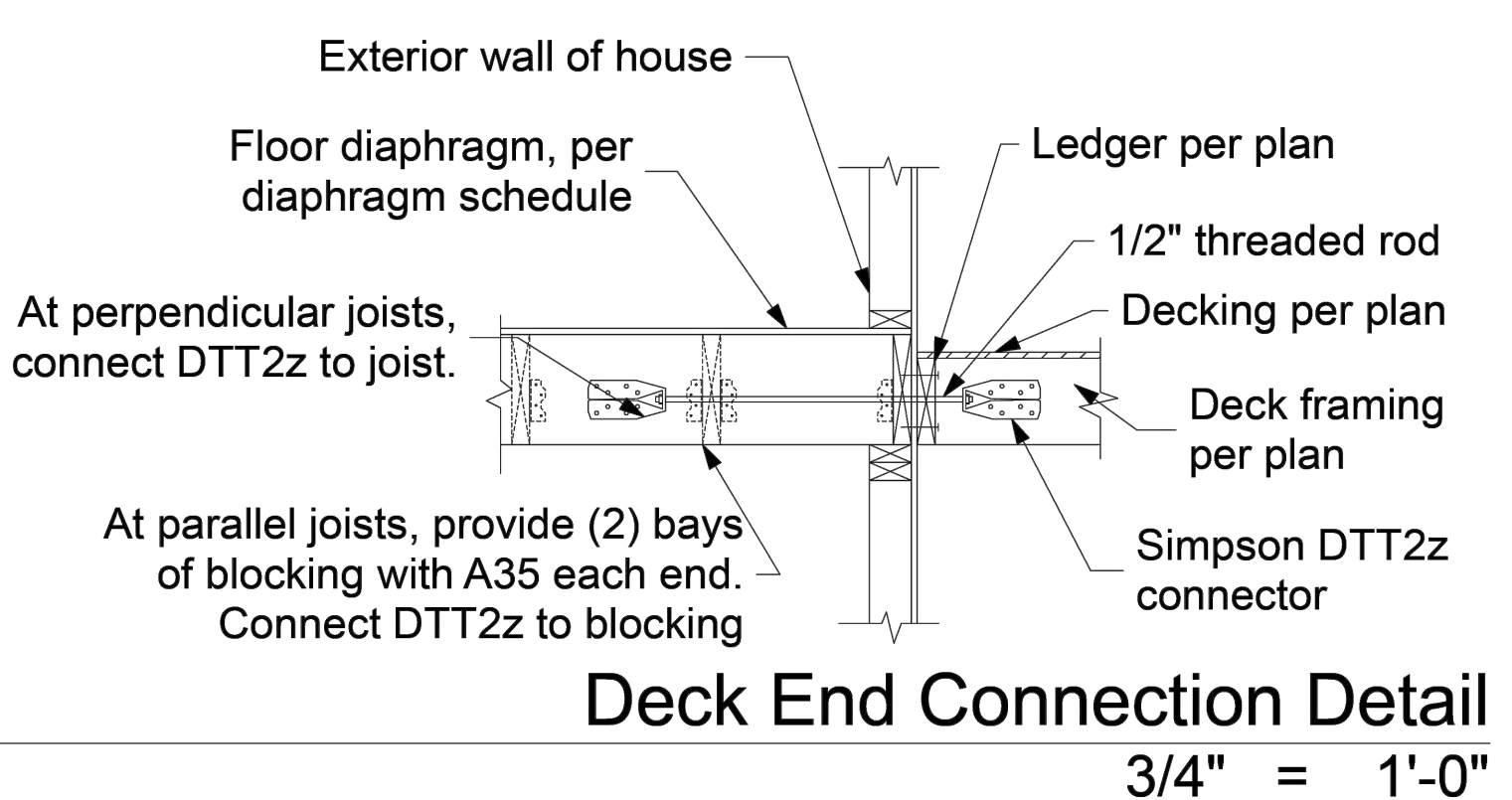
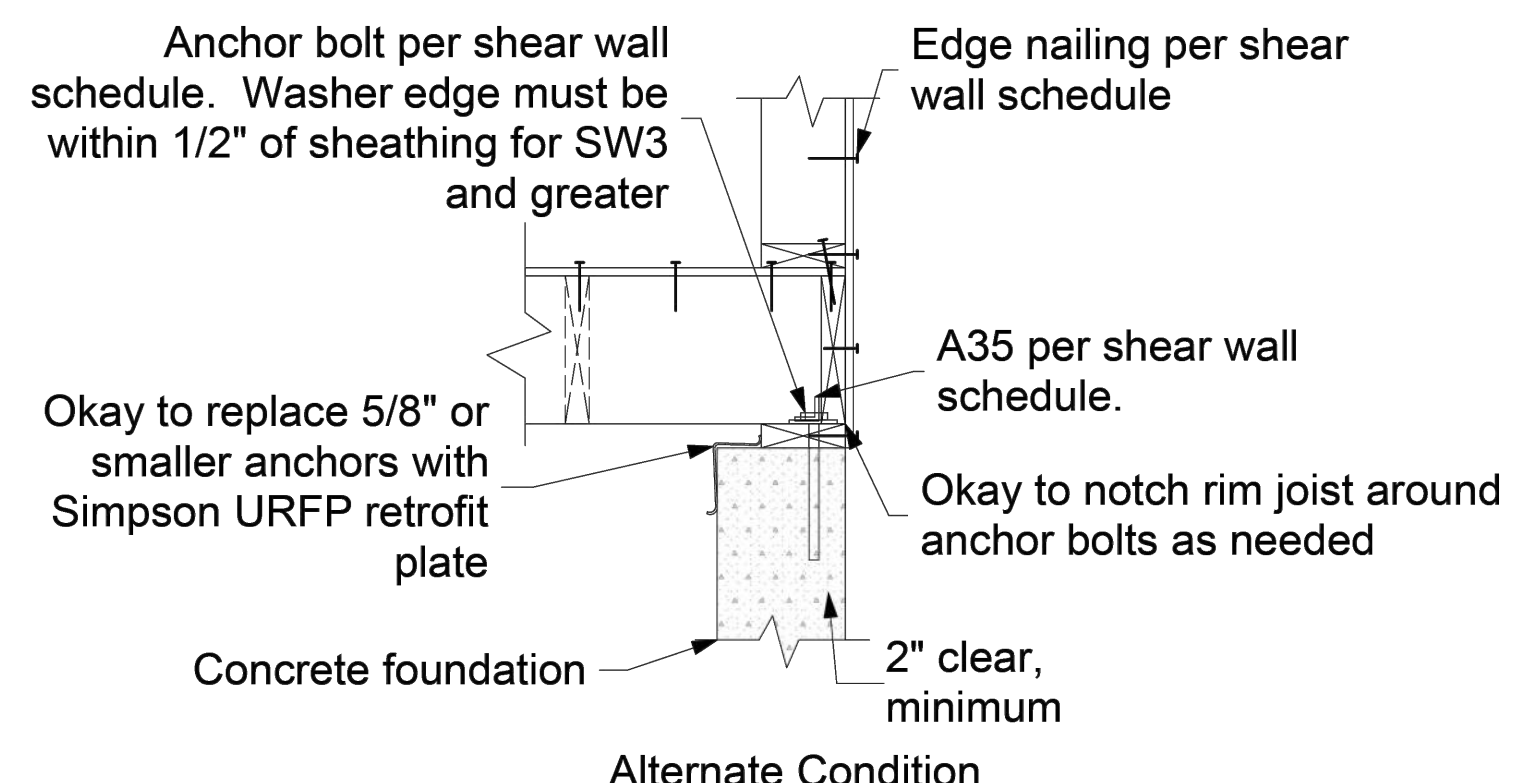
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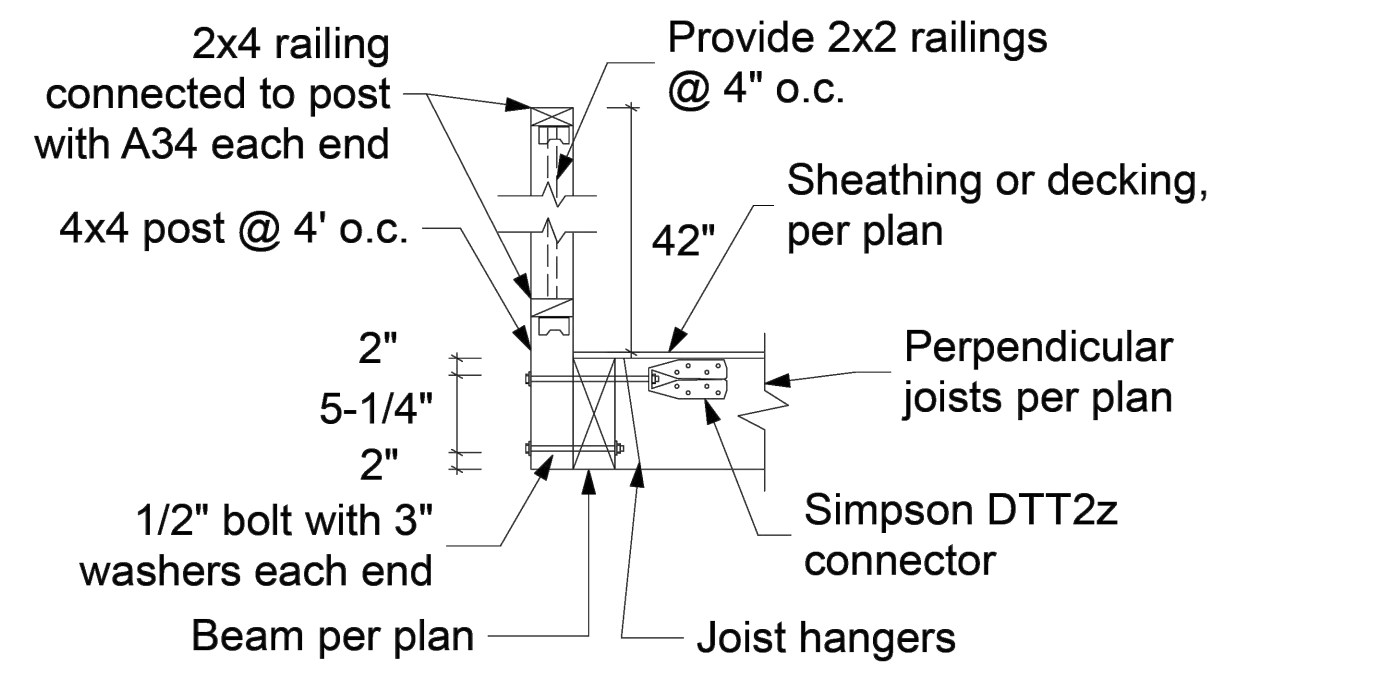
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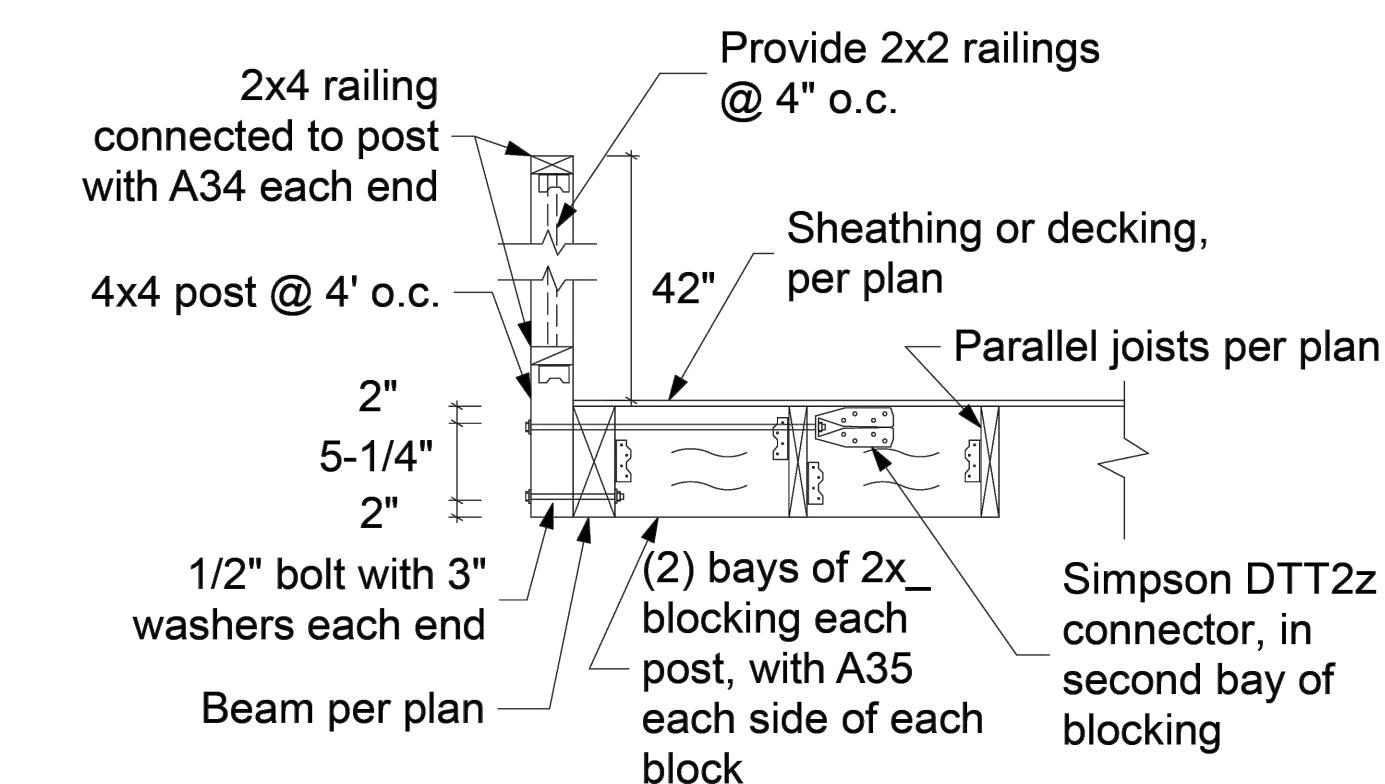
Exterior Shear Wall Typical Detail
 1" = 1'-0"



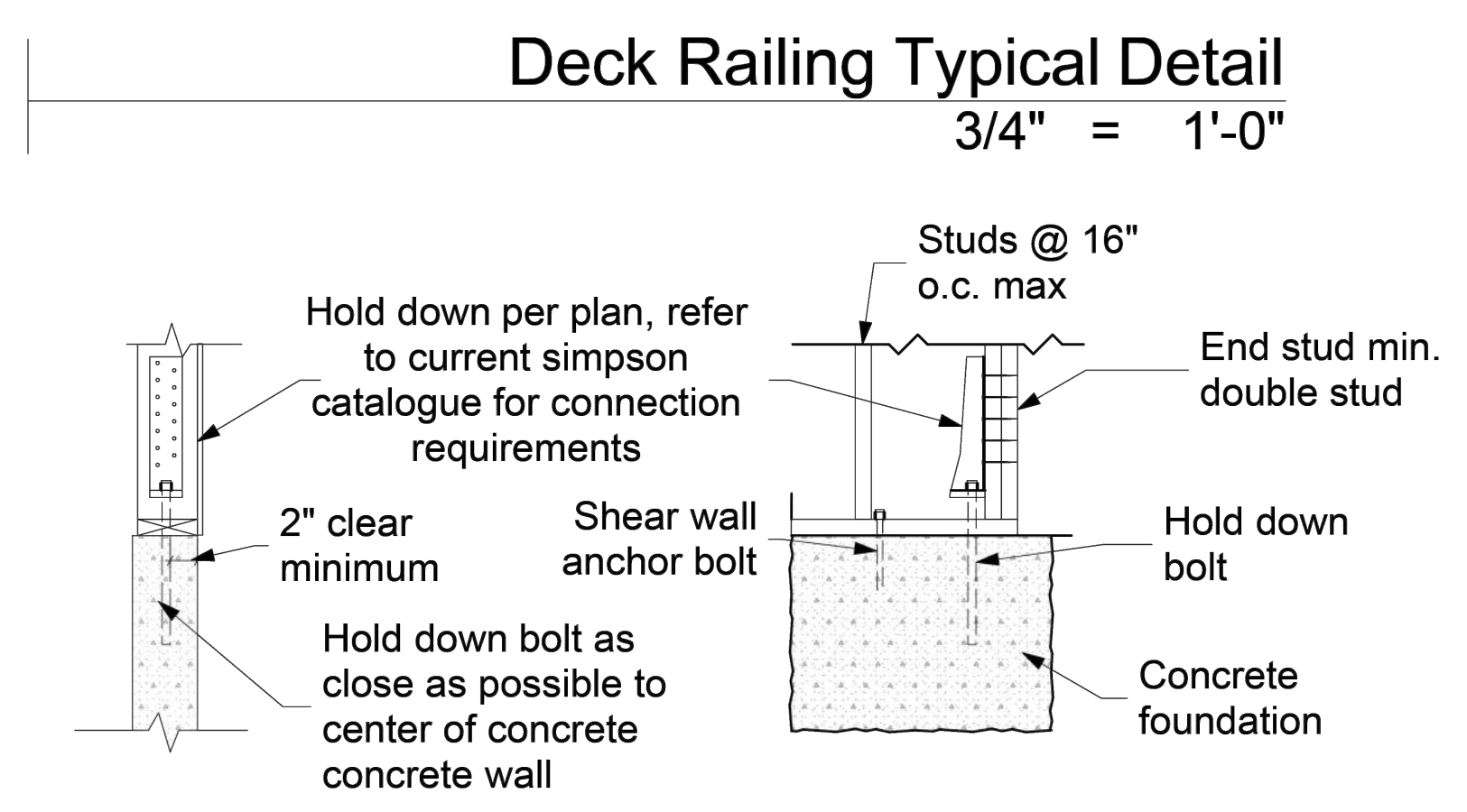
Deck End Connection Detail
 3/4" = 1'-0"



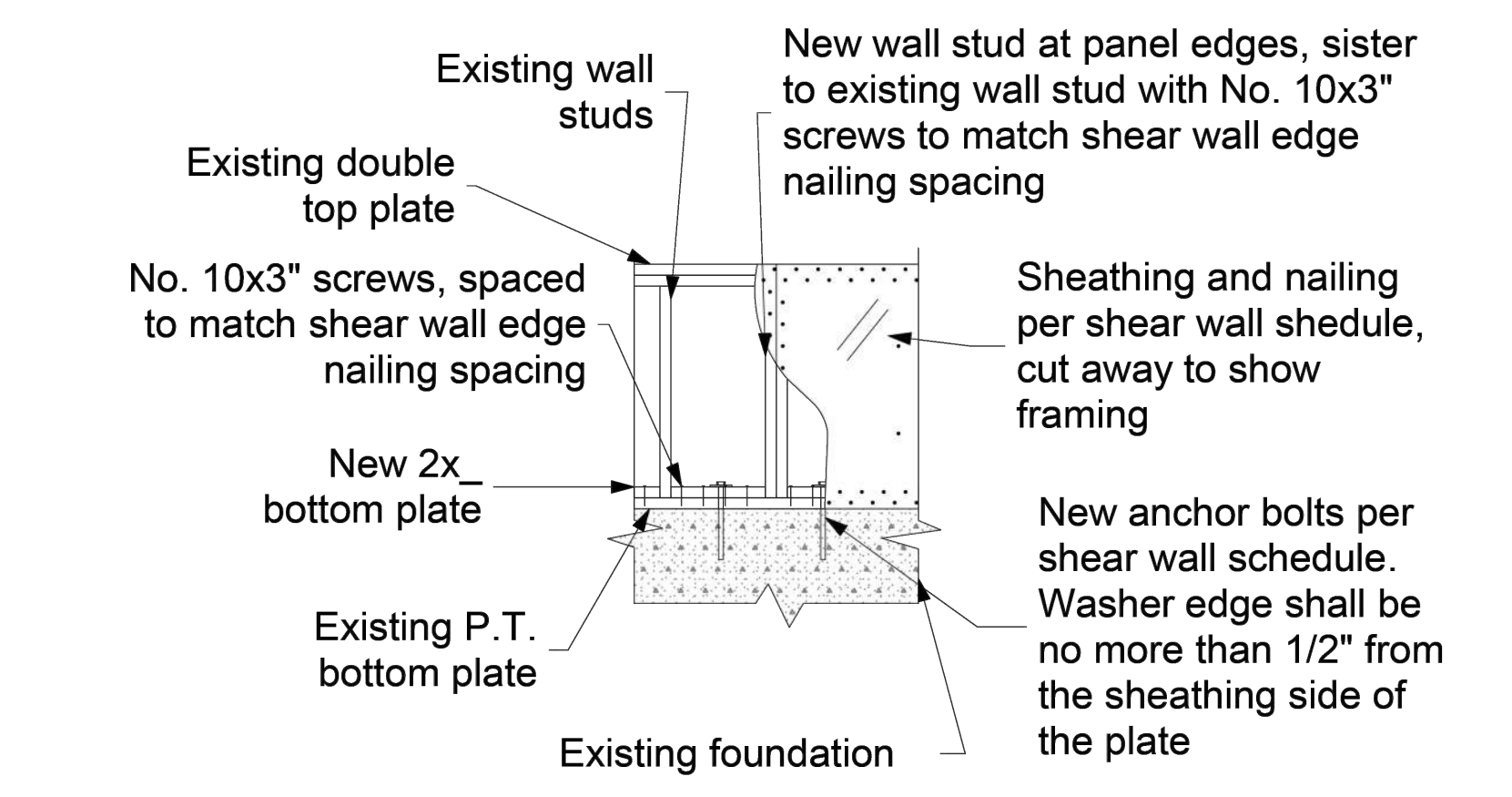
Railing at Perpendicular Joists



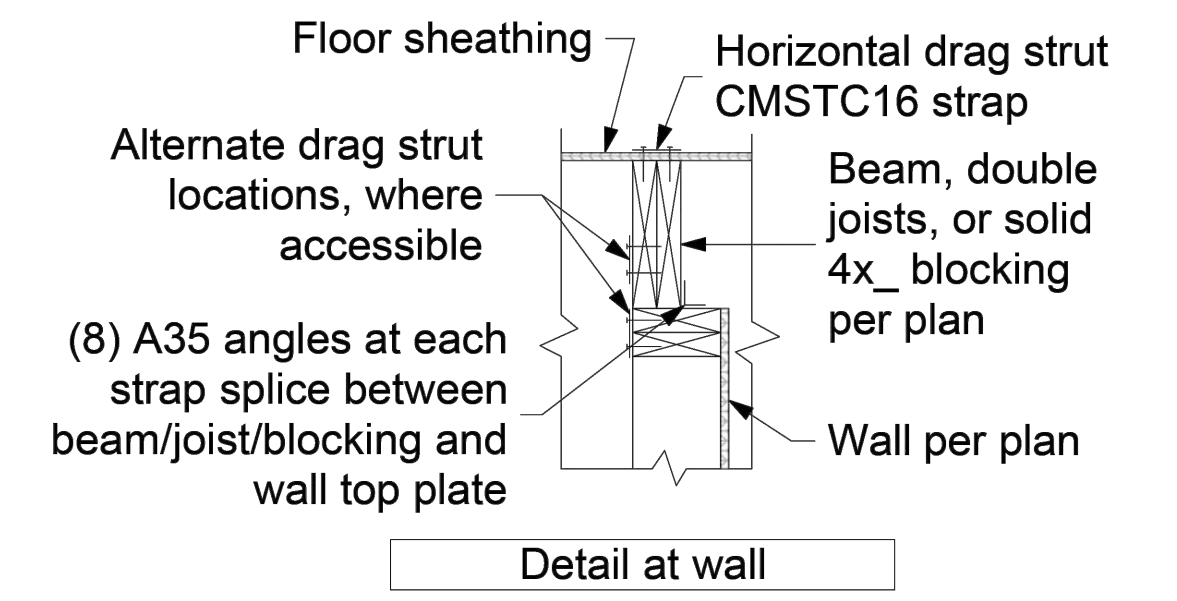
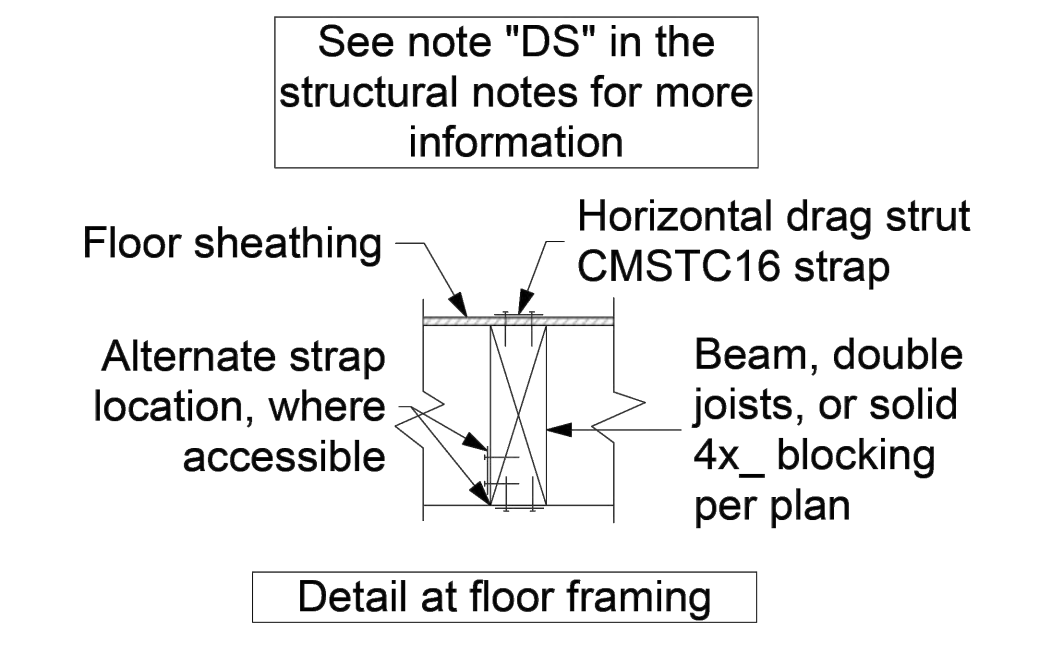
Railing at Parallel Joists



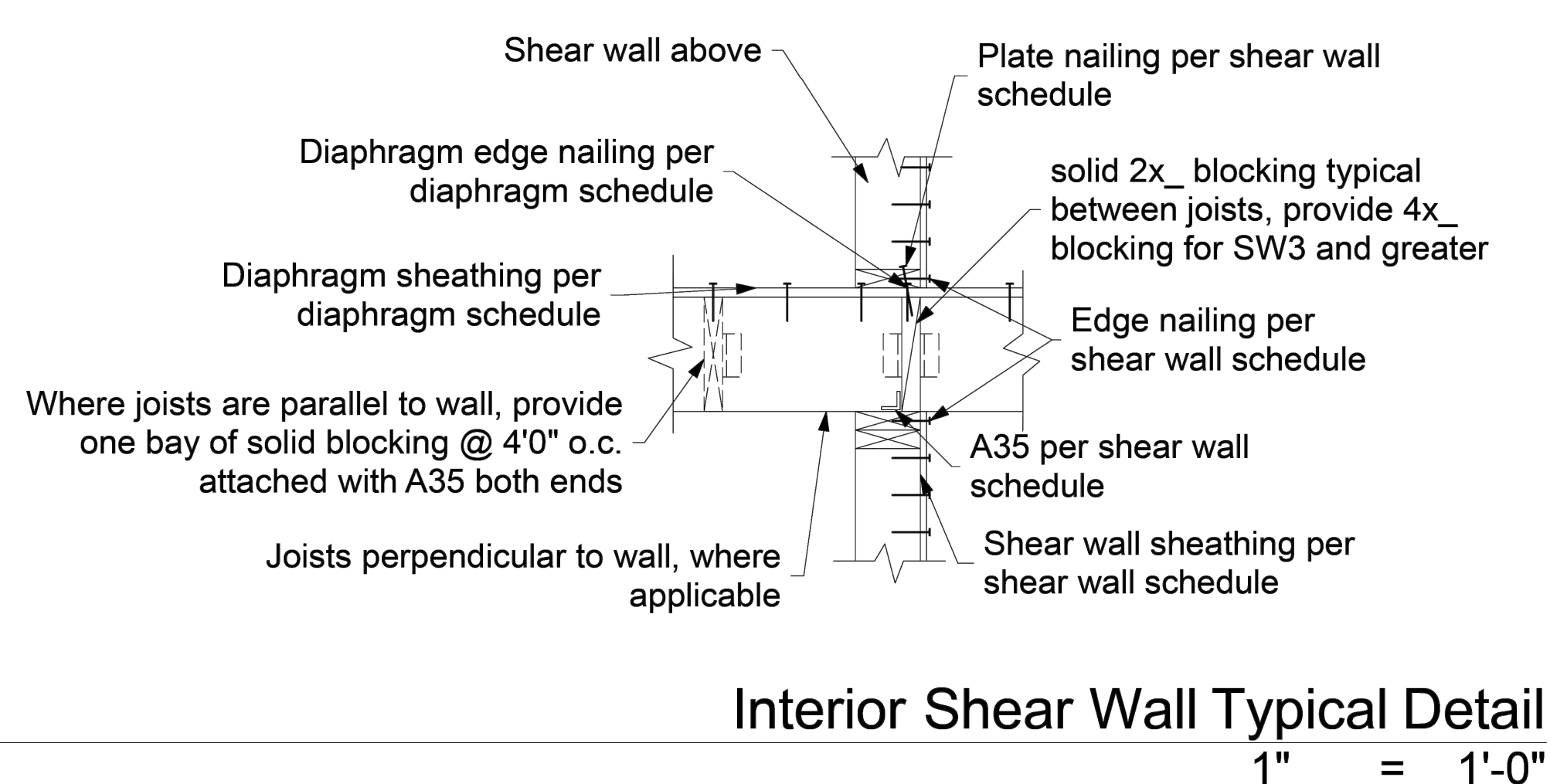
Retrofit HDU Typical Detail
 3/4" = 1'-0"



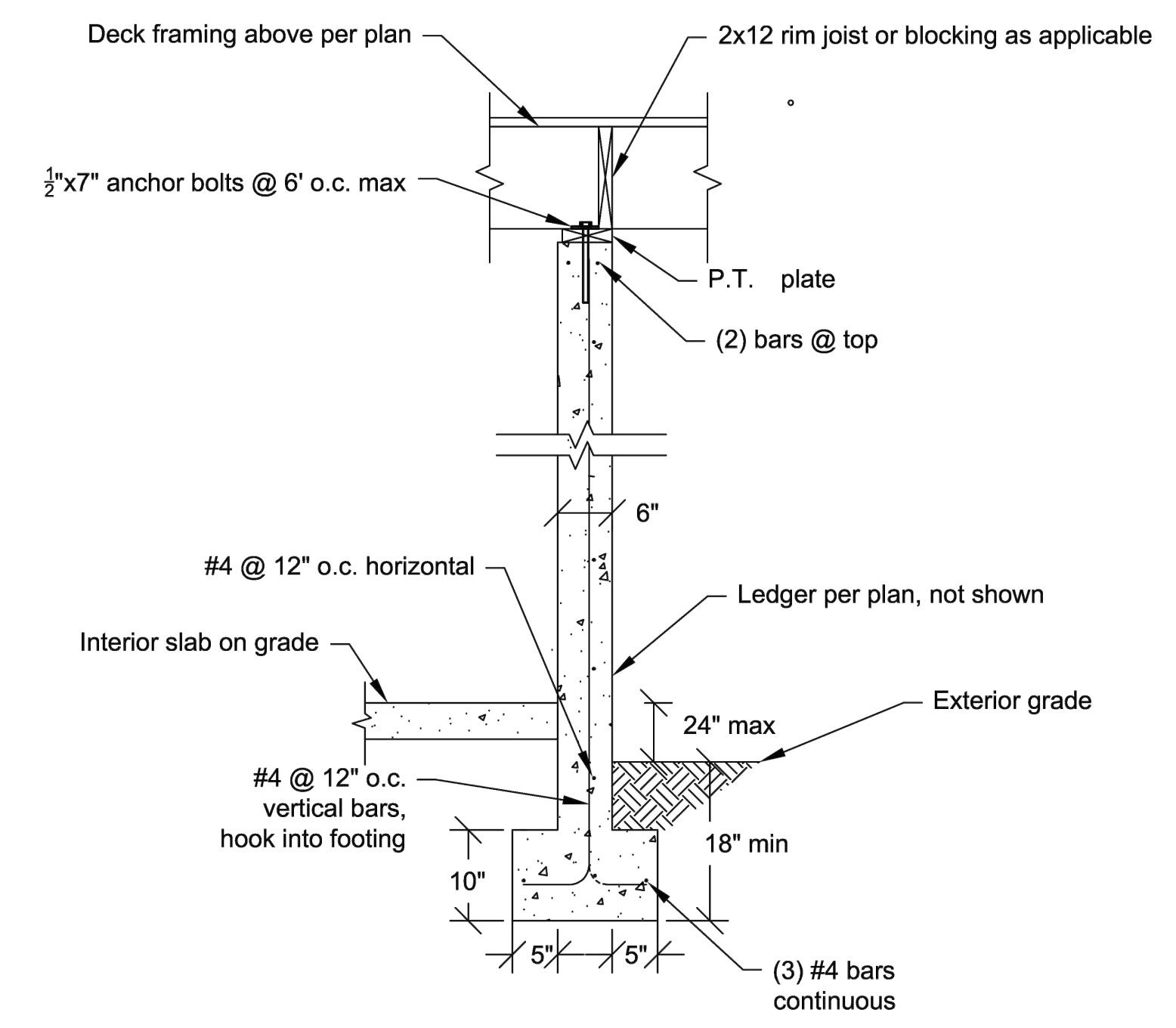
Retrofit High Strength Shear Wall Typical Detail
 1/2" = 1'-0"



Drag Strut Typical Detail
 1" = 1'-0"



Interior Shear Wall Typical Detail
 1" = 1'-0"



F1 6" Thick Concrete Wall Detail
 3/4" = 1'-0"