

View from 61st Avenue SW looking southwest



View from  $61^{\text{st}}$  Avenue SW looking northwest



View from alley looking northeast



View from alley looking southeast

# IL NIDO & ALKI HOMESTEAD PATIO COVERING

10'-0" FOR PORTIONS OF STRUCT ABOVE 13'-0" TO 65'-0" (23.47A.014)

DESROSIER ARCHITECTURE PLLC 1115 YAKIMA AVE S #2 SEATTLE, WA 98144 425 638 3306

## PROJECT DIRECTORY CODE COMPLIANCE DRAWING INDEX LOT COVERAGE LOT AREA 14,655 SF OWNER / CONTRACTOR **HEIGHT LIMIT** 30 FEET ARCHITECTURAL 2018 SEATTLE BUILDING CODE (SBC) FIR LODGE, LLC 30'-6" +/- TO PEAK OF SLOPED PARKING HEIGHT OF BUILDING COV COVER SHEET REMODEL 4150 85TH AVE SE A001 GENERAL NOTES MERCER ISLAND, WA 98040 2018 SEATTLE EXISTING BUILDING CODE (SEBC) PARKING REQUIRED BY CODE A002 SITE PLAN PARKING REQUIRED BY COVENANT A100 FLOOR PLANS CONTACT: MATTHEW SCHILLING PARKING EXISTING PATIO MR.MATTSCHILLING@GMAIL.COM PARKING PROPOSED A200 EXTERIOR ELEVATIONS A300 BUILDING SECTIONS HARDSCAPE 14,655 SF **GROSS LOT AREA** HOMESTEAD <u>ARCHITECT</u> 14,655 SF NET LOT AREA DESROSIER ARCHITECTURE PLLC 1115 YAKIMA AVE S #2 NO CHANGE TOTAL EXISTING HARDSCAPE AREA SEATTLE, WA 98144 TOTAL PROPOSED / ADDITION AREA TOTAL EXISTING HARDSCAPE TO BE REMOVED 0 CONTACT: MEGANNE DESROSIER MEGANNEDESROSIER@GMAIL.COM GROSS FLOOR AREA 425 638 3306 EXISTING BUILDING AREA NIDO & 2,600 SF UPPER FLOOR PROJECT INFORMATION 5,519 SF TOTAL EXISTING FLOOR AREA PROPOSED / ADDITION BUILDING AREA UPPER FLOOR NO CHANGE PURSUANT TO ORDINANCE 118235 THE FIR LODGE/ALKI HOMESTEAD RESTAURANT IS A DESIGNATED LANDMARK A SEPARATE APPLICATION TO THE LANDMARKS BOARD HAS BEEN MADE FOR A CERTIFICATE OF APPROVAL TO MAIN FLOOR MODIFY THE PORTIONS DESIGNATED IN THE ORDINANCE. DON REVIEW UNDER RECORD DONH-COA-00983-001. ISSUE DATE TOTAL PROPOSED FLOOR AREA NO CHANGE THE PROJECT INVOLVES DESIGN OF A DETACHED OUTDOOR/UNHEATED SHED ROOF TO REPLACE AN EXISTING VINYL TENT COVER AT THE EXISTING OUTDOOR PATIO. EXISTING OCCUPANT LOAD OF THE PATIO AREA IS 2023 AUGUST 28 PERMIT SET REMAINING UNCHANGED AND IS APPROVED UNDER THE PREVIOUS PERMIT. NO NEW LANDSCAPING IS TO BE TOTAL GROSS FLOOR AREA 5,519 SF PROVIDED UNDER THIS PERMIT. PLEASE REFER TO 6450295-CN FOR PREVIOUS RELATED PERMIT INFORMATION. REVISION 1 REVISION 1 2023 SEPTEMBER 22 FIRE SEPARATION DISTANCE PER IBC TABLE 602 (CONSTRUCTION TYPE VB. OCC A) LAND USE DATA REVISION 2 (E) NORTH NEIGHBOR MAIN BLDG 2023 OCTOBER 17 ASSESSOR'S PARCEL # 762120-0006 (E) NORTH NEIGHBOR EXT STAIR 10'-0" TO 20'-0" O FR LEGAL DESCRIPTION SEA SHORE ADD TO ALKI POINT ALL LOTS 5 THRU 8 TGW S 3 FT OF LOTS 1-2 & S 2 1/2 FT OF 3 SD BLK A HIST EX PLAT BLOCK: 0006 PLAT LOT: 76-21-20 CONSTRUCTION TYPE VB **BUILDING AREA** 5,522 SF STORIES TWO (EXISTING) **BUILDING HEIGHT** 30'-6" +/- (EXISTING) FIRE SPRINKLERS EXISTING FIRE SPRINKLERS THROUGHOUT FIRST FLOOR COMPLYING WITH NFPA 13; AND EXISTING FIRE SPRINKLERS THROUGHOUT SECOND FLOOR COMPLYING WITH NFPA-13R PER 6450295-CN OCCUPANCY TYPE A2 (3,083.25 SF) R2 (2,438.75 SF) OCCUPANCY ASSEMBLY AREA WITHOUT FIXED SEATS UNCONCENTRATED - 1852 SF NET @15/SF = 124 PATIO - UNCONCENTRATED SEATING 511 SF NET @15/SF = 34 PATIO SEATING UNCHANGED FROM PERMIT #6450295-CN COMMERCIAL KITCHEN - 803 SF GROSS @ 200/SF = 5 RESIDENTIAL - 2,438.75 GROSS @ 200/SF = 13 PERMIT SET **EXITS** ASSEMBLY AREA - 2 EXITS REQUIRED (EXISTING) PATIO - 1 EXIT REQUIRED (EXISTING) PROPRIETARY TO DESROSIER KITCHEN - 1 EXIT REQUIRED (EXISTING) ARCHITECTURE, PLLC AND IS FURNISHED IN CONFIDENCE FOR THE LIMITED PURPOSE OF EVALUATION, BIDDING, OR REVIEW. THIS DOCUMENT OR ITS RESIDENTIAL - 1 EXIT REQUIRED (LESS THAN 4 UNITS ON SECOND FLOOR, LESS THAN 125' EXIT ACCESS TRAVEL DISTANCE, EXISTING) CONTENTS MAY NOT BE USED FOR ANY OTHER PURPOSE AND MAY NOT BE REPRODUCED OR DISCLOSED TO OTHERS WITHOUT THE PRE-WRITTEN CONSENT OF ZONING NC1-40 (M) DESROSIER ARCHITECTURE, PLLC, ALL RIGHTS RESERVED. COPYRIGHT 2023. ZONING SETBACKS NTS FRONT YARD SETBACK 0'-0" (23.47A.014) 15'-0" MIN TRIANGLE AT ADJ RES LOT (23.47A.014) COVER SHEET REAR YARD SETBACK 0'-0" FOR PORTIONS OF STRUCT BELOW 13'-0" (23.47A.014) SEATTLE DCI APPROVAL STAMP THE CITY OF SEATTLE 10'-0" FOR PORTIONS OF STRUCT ABOVE 13'-0" TO 65'-0" (23.47A.014) 15'-0" AT ALLEY & RES FOR PORTIONS OF STRUCT ABOVE 13'-0" TO INSPECTIONS **APPROVED** 65'-0" (23.47A.014) Subject to Errors and Omissions SIDE YARD SETBACK 0'-0" FOR PORTIONS OF STRUCT BELOW 13'-0" (23.47A.014) 10/20/2023

- . THE CONTRACT DOCUMENTS FOR THE PROJECT CONSIST OF THE ENCLOSED ARCHITECTURAL DRAWINGS AND SPECIFICATIONS SHEET NO.S [A000 - A300]
- 2. THE WORD "CONTRACTOR" MEANS THE GENERAL CONTRACTOR AND, WHERE APPLICABLE BY TRADE, SUB-CONTRACTORS.
- 3. CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETION AND COORDINATION OF ALL WORK DESCRIBED IN THE CONSTRUCTION DOCUMENTS WHETHER THE WORK IS PERFORMED BY CONTRACTOR OR BY A SUBCONTRACTOR.
- 4. ALL CONSTRUCTION AND DETAILS SHALL BE COMPLETED IN FULL COMPLIANCE WITH APPLICABLE FEDERAL, STATE, AND LOCAL CODES AND REQUIREMENTS, INCLUDING CURRENT AMERICANS WITH DISABILITIES ACT (ADA), AND STATE ENERGY
- 5. CONTRACTOR SHALL KEEP PREMISES SECURE, CLEAN, AND HAZARD-FREE. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING HIS EQUIPMENT, MATERIALS, AND WORK IN A NEAT, CLEAN, ORDERLY, AND SAFE CONDITION AT ALL TIMES.
- 6. CONTRACTOR SHALL AT ALL TIMES PROVIDE PROTECTION AGAINST WEATHER, RAIN, STORMS, FROST, AND HEAT. ALL WORK DAMAGED BY FAILURE TO PROVIDE PROTECTION SHALL BE REPLACED AT CONTRACTOR'S EXPENSE.
- GENERAL CONTRACTOR IS RESPONSIBLE FOR SECURITY OF ALL MATERIALS AT JOB SITE UNTIL FINAL COMPLETION OF WORK BY OWNER. GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL DELIVERY POINTS, HOIST LOCATIONS, ACCESS TO AND FROM THE SITE OF THE BUILDING, AND UTILITY SERVICES.
- CONTRACTOR SHALL ERECT AND MAINTAIN TEMPORARY BARRICADES, WATERPROOFING, AND DUST-PROOFING PARTITIONS AS NEEDED FOR PROTECTION AGAINST ACCIDENT, AND SHALL CONTINUOUSLY MAINTAIN ADEQUATE PROTECTION OF HIS WORK, AND OWNER'S PROPERTY FROM DAMAGE OR LOSS ARISING IN CONNECTION WITH
- 9. ITEMS INDICATED IN DRAWINGS AS "NIC" ARE NOT INCLUDED IN CONTRACT AND WILL BE FURNISHED AND INSTALLED BY OWNER. ITEMS INDICATED ON DRAWINGS AS "FOIC" WILL BE FURNISHED BY OWNER AND INSTALLED BY CONTRACTOR.
- 10. DETAILS ARE INTENDED TO SHOW FINAL EFFECT OF PARTS OF CONSTRUCTION. MINOR MODIFICATIONS MAY BE REQUIRED TO SUIT PARTICULAR JOB SITE DIMENSIONS OR CONDITIONS, AND SHALL BE INCLUDED WITHIN THE SCOPE OF WORK AND CONSTRUCTION CONTRACT. ANY MODIFICATIONS REQUIRED IN DETAILS ARE TO BE FIRST REVIEWED AND CONFIRMED WITH ARCHITECT PRIOR TO CONSTRUCTION.
- I. NO CHANGES IN THE WORK SHALL BE MADE EXCEPT THROUGH DOCUMENTS ISSUED BY ARCHITECT. THOSE DOCUMENTS INCLUDE: ARCHITECT'S SUPPLEMENTAL INSTRUCTION, CONSTRUCTION CHANGE DIRECTIVE, AND CHANGE ORDER PROPOSAL. CONTRACTOR SHALL NOT PROCEED WITH CHANGES UNTIL AN APPROPRIATE DOCUMENT IS ISSUED TO REVISE
- 12. FIGURED DIMENSIONS ON DRAWINGS OR NOTES INDICATING DIMENSIONS SHALL BE USED INSTEAD OF MEASUREMENTS OF THE DRAWINGS BY SCALE AND SHALL BE STRICTLY COMPLIED WITH. NO SCALE MEASUREMENTS SHALL BE USED AS DIMENSION TO WORK.
- 13. CONTRACTOR SHALL REPORT ANY DISCREPANCIES BETWEEN DRAWINGS, OR BETWEEN DRAWINGS AND EXISTING CONDITIONS TO ARCHITECT FOR CLARIFICATION BEFORE PROCEEDING WITH THE WORK. IF CONTRACTOR NEEDS FURTHER DETAILS TO DESCRIBE THE WORK, HE SHALL REQUEST THIS AND ANY OTHER NECESSARY INFORMATION FROM
- 14. ALL MANUFACTURED ARTICLES, MATERIALS, AND EQUIPMENT SHALL BE APPLIED, INSTALLED, CONNECTED, ERECTED, USED, CLEANED, AND CONDITIONED AS DIRECTED BY MANUFACTURER.
- 15. ALL PHASES OF CONSTRUCTION SHALL BE SATISFACTORY TO OWNER BEFORE WORK IS ACCEPTED.
- 16. THE WORDS 'APPROVED,' 'APPROVAL,' AND 'AS SELECTED' MEAN AND IMPLY FULL CONTROL OF THE ITEMS MENTIONED BY ARCHITECT. THE WORDS 'OR EQUAL' AND 'OR SIM.' MEAN THAT ARCHITECT IS THE SOLE JUDGE OF SUBSTITUTES. 'AS APPROVED, ''APPROVED, ''OR EQUAL, 'AND 'OR SIM' ITEMS MUST BE SUBMITTED TO ARCHITECT IN A TIMELY MANNER FOR APPROVAL PRIOR TO PURCHASE OR INSTALLATION.
- WORKMANSHIP SHALL REPRESENT THE HIGHEST PUBLISHED STANDARDS OF EACH REPRESENTATIVE TRADE INVOLVED. BY QUALIFIED, EXPERIENCED MECHANICS. ALL WORK AND MATERIALS MUST MEET WITH THE APPROVAL OF ARCHITECT AND, WHEN FOUND DEFECTIVE, BE CORRECTED. ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH THE APPLICABLE CODE AND, IN THE CASE OF SPECIAL EQUIPMENT AND MATERIALS, SHALL CONFORM TO THE MANUFACTURER'S SPECIFICATIONS AND/OR CODES APPLICABLE TO A PARTICULAR TRADE OR PORTION OF THE WORK.
- 18. ANY SUBCONTRACTOR CUTTING INTO WORK ALREADY COMPLETED, CUTTING CHASES AND TRENCHES FOR THE INTRODUCTION OF HIS WORK AND EQUIPMENT IN THE BUILDING SHALL BE RESPONSIBLE FOR ALL BACKFILLING, REPARATION OF WALLS, FLOOR, ETC., AND DAMAGE BY SUCH A COMPANY AND ALL REPAIRS SHALL MATCH EXISTING
- 19. CONTRACTOR SHALL HEAT AND VENTILATE THE BUILDING AS NECESSARY TO ELIMINATE EXCESSIVE HUMIDITY AND CONDENSATION WITHIN THE BUILDING. WHEN INSTALLATION OF CERAMIC TILE OR SIMILAR WORK IS STARTED, MAINTAIN A MINIMUM TEMPERATURE OF 60 DEGREES F. DURING THE PLACEMENT OF INTERIOR WOOD DOORS, MILLWORK, CASEWORK PAINTING AND FINISHING, AND CONTINUING UNTIL OWNER ASSUMES RESPONSIBILITY FOR THE BUILDING,
- MAINTAIN A MINIMUM TEMPERATURE OF 65 DEGREES F. 20. AFTER ALL TRADES HAVE COMPLETED THEIR WORK AND JUST BEFORE OCCUPANCY, CONTRACTOR SHALL:
- VACUUM CLEAN (AND MOP HARDWOOD AREAS) INTERIOR OF THE BUILDING, INCLUDING DUCT SYSTEM.
- CLEAN ALL NEW GLASS INSIDE AND OUT. REMOVE ALL SITE DEBRIS.
- ACID-CLEAN ALL MASONRY EFFLORESCENCE.

CERTIFICATE OF OCCUPANCY FROM PERMIT-ISSUING JURISDICTION.

- "RAKE" CLEAN THE SITE.
- INSTALL NEW FILTER IN FURNACE AIR HANDLING UNIT. - REMOVE ALL LABELS AND STICKERS FROM ALL ITEMS INCLUDING FOIC APPLIANCES.
- 21. SUBSTANTIAL COMPLETION IS THE EARLIEST DATE ON WHICH, IN THE OPINION OF ARCHITECT, OWNER MAY OCCUPY THE BUILDING WITHOUT UNDUE INCONVENIENCE. ARCHITECT SHALL BE THE SOLE JUDGE OF TERM "UNDUE INCONVENIENCE." PRIOR TO OBTAINING A DECLARATION OF SUBSTANTIAL COMPLETION, CONTRACTOR MUST HAVE OBTAINED A
- 22. WHEN THE WORK IS APPROACHING SUBSTANTIAL COMPLETION, CONTRACTOR SHALL SUBMIT A REQUEST FOR AN INSPECTION FOR SUBSTANTIAL COMPLETION AS WELL AS A LIST OF ITEMS TO BE COMPLETED. REQUESTS FOR A PUNCH LIST INSPECTION SHOULD BE MADE AT LEAST (14) DAYS BEFORE SCHEDULED COMPLETION OF THE WORK. ARCHITECT WILL CONDUCT THE INSPECTION FOR SUBSTANTIAL COMPLETION AND WILL PREPARE A "PUNCH LIST FOR SUBSTANTIAL COMPLETION" OF ITEMS TO BE COMPLETED OR CORRECTED. CONTRACTOR SHALL COMPLETE AND CORRECT THE ITEMS ON PUNCH LIST AS SOON AS POSSIBLE.
- 23. WHEN THE ITEMS ON PUNCH LIST HAVE BEEN FULLY COMPLETED AND CORRECTED, CONTRACTOR SHALL RETURN THE PUNCH LIST TO ARCHITECT INDICATING IN WRITING THE ACTION TAKEN FOR EACH ITEM AND STATING THAT THE WORK IS COMPLETE. AT THE TIME OF SUBSTANTIAL COMPLETION, A SECOND PUNCH LIST SHALL BE ISSUED.
- 24. CONTRACTOR SHALL REQUEST A FINAL INSPECTION ACCOMPANIED BY OWNER AND CONTRACTOR WHEN ALL ITEMS ON THE SECOND PUNCH LIST HAVE BEEN COMPLETED. IF ARCHITECT DETERMINES THAT THE WORK IS ACCEPTABLE UNDER THE CONTRACT DOCUMENTS AND THE CONTRACT FULLY PERFORMED, HE WILL SO NOTIFY OWNER AND CONTRACTOR IN
- 25. CONTRACTOR SHALL MAINTAIN A RECORD OF THE LOCATION OF ALL BURIED UTILITIES, INCLUDING FOUNDATION DRAINAGE, POWER, PHONE, CABLE, SEWAGE AND WATER, AND PLACE THIS INFORMATION ON A REPRODUCIBLE SITE PLAN PROVIDED TO CONTRACTOR BY ARCHITECT. THIS INFORMATION SHALL BE PROVIDED TO OWNER AT SUBSTANTIAL COMPLETION.
- 26. PRIOR TO FINAL COMPLETION, CONTRACTOR SHALL FURNISH OWNER WITH COMPLETE OPERATING INSTRUCTIONS AND MANUFACTURER'S MANUALS FOR ALL PRODUCTS AND EQUIPMENT, AS WELL AS MAINTENANCE RECOMMENDATIONS FOR EXTERIOR FINISHES, WEATHER PROOFING, AND HOUSE SYSTEMS. PROVIDE LOCATIONS AND INSTRUCTIONS FOR SHUT-OFF VALVES, ACCESS PANELS, METERS, IRRIGATION CONTROLS, FIRE SPRINKLER CONTROLS OR ANY SPECIALIZED
- 27. CONTRACTOR SHALL FURNISH WRITTEN GUARANTEE WARRANTING MATERIALS AND WORKMANSHIP FOR ONE YEAR FROM FINAL ACCEPTANCE OR OCCUPANCY, WHICHEVER IS SOONER. WHERE LONGER WARRANTIES ARE SPECIFIED THESE SHALL APPLY. ALL PRODUCT AND EQUIPMENT WARRANTIES SHALL BE SUBMITTED TO OWNER WITH THE ASSOCIATED OPERATING AND MAINTENANCE DATA.
- 28. ABBREVIATIONS THROUGHOUT PLANS ARE THOSE IN COMMON USE. NOTIFY ARCHITECT OF ANY ABBREVIATION IN

- SHOP DRAWINGS SHALL BE REVIEWED AND APPROVED BY CONTRACTOR PRIOR TO SUBMITTAL TO ARCHITECT. SUBMIT SHOP DRAWINGS AND SAMPLES WITH SUFFICIENT TIME ALLOWED FOR ARCHITECT'S REVIEW AND COMMENT. ARCHITECT WILL RETAIN ONE COPY AND RETURN ONE COPY TO CONTRACTOR.
- SUBMIT THE FOLLOWING SHOP DRAWINGS FOR REVIEW:
- DOORS WINDOWS
- CASEWORK
- SPRINKLER SYSTEM
- STRUCTURAL STEEL 2. CLEARLY MARK SAMPLES AS TO PROJECT NAME, MANUFACTURER, PRODUCT TYPE, COLOR RANGE, TEXTURE, FINISH, AND/OR OTHER IDENTIFYING DATA. SUBMIT ONE SAMPLE OF EACH ITEM REQUIRED. ARCHITECT WILL INDICATE APPROVAL
- OF SAMPLES IN WRITING AND WILL RETAIN POSSESSION OF THE SAMPLES UNLESS OTHERWISE AGREED UPON. SUBMIT THE FOLLOWING SAMPLES FOR REVIEW:

- INTERIOR FLOORING WITH FINISH
- WOOD PANEL WALL SURFACE ALL COUNTERTOPS, TILES, STONE, AND CONCRETE FINISHES
- ROOFING - DOWNSPOUTS
- EXTERIOR SOFFIT PANELING
- EXTERIOR SIDING AND FINISH MATERIALS MECHANICAL DIFFUSERS AND REGISTERS

# SITE WORK, DEMOLITION, FOUNDATIONS, ETC

- CONTRACTOR SHALL PROTECT ALL EXISTING FENCED-OFF VEGETATION FROM DAMAGE BY WORKERS, MATERIALS, OR EQUIPMENT. CONTRACTOR SHALL STAY WITHIN THE BOUNDARY OF THE CONSTRUCTION ZONE SHOWN ON THE DRAWINGS AND MARKED ON SITE. PRIOR TO START OF CONSTRUCTION, ARCHITECT AND CONTRACTOR SHALL REVIEW AND MODIFY THE ZONE OF CONSTRUCTION AND FINALIZE ITS CONFIGURATION. AFTER IT IS FINALIZED, NO WORK, DEBRIS, OR VEHICLE SHALL CROSS OUTSIDE THE ZONE.
- ALL EXISTING UNDERGROUND UTILITIES MUST BE VERIFIED AS TO EXACT LOCATIONS SO NO INTERFERENCE BY DISRUPTION WILL BE CAUSED. GENERAL CONTRACTOR SHALL PROTECT EXISTING UTILITIES. DAMAGE THAT MAY BE CAUSED BY GENERAL CONTRACTOR OR SUBCONTRACTOR TO ANY OF THE ABOVE MENTIONED SHALL BE REPAIRED BY HIM AND LEFT IN AS GOOD A CONDITION AS EXISTED PRIOR TO DAMAGE.
- ALL TREES IDENTIFIED AS "TO REMAIN" ON THE SITE PLAN SHALL BE PROTECTED AGAINST DAMAGE TO THEIR TRUNKS, BRANCHES, AND ROOT SYSTEMS THROUGHOUT CONSTRUCTION. IDENTIFY AND CLEARLY MARK THESE TREES PRIOR TO START OF CONSTRUCTION AND CONSTRUCTION A BARRIER, SUCH AS A FENCE, AROUND TREES AT THEIR DRIP LINE.
- TEMPORARY MEANS OF CONTROLLING RUN-OFF AND SILT SHALL BE TAKEN BY CONTRACTOR AS REQUIRED BY LAW. METHODS EMPLOYED SHALL INCLUDE: SILT FENCING, STRAW BALES, AND/OR STRAW OVER DISTURBED EARTH, PLASTIC COVER OF DISTURBED EARTH AND/OR STOCKPILED EARTH, A ROCK SPALL TRUCK WASH DOWN AND PERIODIC STREET OR ROAD CLEANING AS REQUIRED. "BEST MANAGEMENT PRACTICES" SHOULD BE ENFORCED AS OUTLINED BY THE LOCAL GOVERNING JURISDICTION.
- LEGALLY DISPOSE OFF-SITE ANY DEBRIS AND UNUSABLE FILL. LIMIT EXCAVATION TO THE MINIMUM AMOUNT POSSIBLE FOR EXECUTION OF THE WORK.
- PRIOR TO TRENCHING, FORMING, AND POURING CONCRETE, CONTRACTOR SHALL STAKE OUT ALL FOUNDATIONS AND PERIMETER LINES AS SHOWN ON PLANS FOR ARCHITECT'S REVIEW. CONFIRM EXISTING AND NEW STRUCTURE AND PROPERTY LINE LOCATIONS AND ELEVATIONS, VERIFY PROPER SETBACKS AND CLEARANCES REQUIRED BY LOCAL CODES.
- EXCAVATE TO LINES, GRADES, AND DIMENSIONS INDICATED ON THE DRAWINGS OR OTHERWISE NECESSARY FOR EXECUTION OF THE WORK. CONTRACTOR SHALL LAY OUT ALL THE WORK AND ESTABLISH ALL POINTS, GRADES, AND LEVELS. CONTRACTOR SHALL SET ALL GRADE STAKES AND PROTECT THEM IN PLACE AS LONG AS MAY BE REQUIRED BY ALL TRADES AND CRAFTS.
- MAINTAIN PROPER SLOPE OF EXCAVATION AS REQUIRED BY LAW. INCLUDE SHORING, IF REQUIRED. SHORING CONSTRUCTION, INCLUDING REMOVAL, SHALL BE CONTINUOUSLY INSPECTED BY THE CIVIL, SOIL, OR CERTIFIED LICENSED DEPUTY INSPECTOR AS REQUIRED BY LOCAL APPLICABLE BUILDING CODES, AND CERTIFIED BY A CIVIL OR SOIL ENGINEER. AT THE END OF SHORING CONSTRUCTION, ENGINEER SHALL SEND THE CERTIFICATION LETTER TO THE BUILDING OFFICIAL FOR APPROVAL.
- REMOVE WATER FROM AREAS TO RECEIVE FILL OR BACKFILL BEFORE STARTING WORK, AND KEEP AREAS FREE OF WATER DURING PLACING AND COMPACTION. BACKFILL BEHIND ALL FOUNDATION WALLS WITH WELL-DRAINING GRANULAR FILL AND PROVIDE SUBSURFACE DRAINAGE AS NOTED ON THE DRAWINGS.
- ). CONTRACTOR SHALL NOTIFY ARCHITECT OF ANY UNSTABLE OR QUESTIONABLE SOIL OR GEOLOGICAL CONDITIONS ENCOUNTERED DURING EXCAVATION. IN THE EVENT THAT THE FOUNDATION SYSTEM IS INTERRUPTED BY MAJOR BEDROCK OUTCROPPINGS, ARCHITECT MUST BE NOTIFIED. NO MODIFICATIONS TO THE CONTRACT DOCUMENTS OR WORK MAY BE MADE WITHOUT PRIOR APPROVAL OF ARCHITECT.
- . WHERE A SOILS AND/OR GEOLOGY REPORT AND/OR GRADING PRE-INSPECTION REPORT HAS BEEN MADE, IT SHALL BE CONSIDERED A PART OF THE CONSTRUCTION DOCUMENTS, AND CONTRACTOR SHALL FOLLOW ANY RECOMMENDATIONS
- 12. CONTRACTOR SHALL PROVIDE BASEMENT AND CRAWL SPACE ACCESS AND VENTILATION TO ALL SUB FLOOR AREAS IN ACCORDANCE WITH LOCAL CODES AND CONFIRM FOUNDATION VENT LOCATIONS WITH ARCHITECT PRIOR TO POURING
- 13. DO NOT USE HEAVY EQUIPMENT ON UPHILL SIDE OF RETAINING WALL FOR A MINIMUM OF 28 DAYS. HAND-TAMP BACKFILL
- 14. REMOVE DEBRIS AND DECAYABLE MATTER BEFORE FILLING. IN AREAS UNDER PAVEMENTS, USE PIT-RUN SAND AND GRAVEL, CONTAINING NOT GREATER THAN 5% NON-PLASTIC FINES PASSING A 200 MESH SIEVE, ONLY FOR FILLS. MATERIALS SHALL BE FREE OF TOPSOIL, ORGANIC MATERIAL, COBBLES (COBBLES UNDER 5 INCHES WILL BE ALLOWED),
- 15. EXCEPT FOR HAND-OPERATED PNEUMATIC TAMPERS FOR COMPACTION AGAINST WALLS AND CURBS, NO 'HEAVY' COMPACTION EQUIPMENT IS ALLOWED UNTIL ALL WALLS ARE BRACED OR FLOOR DIAPHRAGMS ARE INSTALLED. CONTRACTOR WILL BE REQUIRED TO COMPACT THE FULL WIDTH AND DEPTH OF EACH LAYER OF MATERIAL TO THE REQUIRED DENSITY.
- 16. PAVING, UTILITY DITCHES, BACKFILL, ETC. SHOWING EXCESS SETTLEMENT, IN ARCHITECT'S OPINION, DURING ONE-YEAR GUARANTEE PERIOD SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE.
- 17. USE PEA GRAVEL OR APPROVED COMPACTABLE FILL MATERIALS UNDER CONCRETE SLABS.
- 18. REPLACE ALL DISTURBED EARTH. SPREAD AND GRADE STOCKPILED TOPSOIL TO LEVELS SHOWN ON FINISH GRADE ON DRAWINGS. DISTRIBUTE TOPSOIL EVENLY OVER ROUGH-GRADED AREAS. TOPSOIL SHALL BE FROM STOCKPILED TOPSOIL AND SHALL BE USED FOR FINISH GRADING. TOPSOIL SHALL BE SELECTED TO BE REASONABLY WITHOUT MIXTURE OF SUBSOIL, AND SHALL BE CLEAN AND REASONABLY FREE FROM CLAY LUMPS, STONES, ROOTS, OR SIMILAR SUBSTANCES MORE THAN ONE INCH IN DIAMETER; DEBRIS; OR OTHER OBJECTS WHICH MIGHT BE A HINDRANCE TO PLANTING OPERATION. RAKE TO SMOOTH SURFACE WHEN COMPLETE, THEN DISTRIBUTE THE STOCKPILED DUFF AND LEAF LITTER WHERE SHOWN IN LANDSCAPE PLAN.
- 19. IF POSSIBLE, BURY SITE UTILITIES TOGETHER, BACKFILL WITH 16 INCHES OF PEA GRAVEL, THEN 8" LIFTS OF SOIL, COMPACT BETWEEN LEVELS. RUN LINES WHERE SHOWN ON DRAWINGS. PUT MARKER TAPE OVER ALL BURIED ITEMS BEFORE COVER.
- 20. BRACE ALL CONCRETE FORM WORK SUFFICIENTLY TO PREVENT BOWING. INSTALL PLUMB AND TRUE TO PROVIDE A SMOOTH FINISH. ALL EDGES SHALL BE SQUARE (NO BEVEL). USE FORM OIL TO PREVENT ADHERENCE TO THE CONCRETE. SPRAY FORM OIL BEFORE PLACING REBAR. PRE-FAB FORMS ARE ACCEPTABLE.
- 1. AT ALL NON-EXPOSED CONCRETE FOUNDATION AND FOOTING WORK, USE METAL FORMWORK OR APPROVED EQUAL.
- 22. REMOVE FORM TIES THREE DAYS AFTER POUR, UNLESS DIRECTED OTHERWISE. FILL EXPOSED HOLES OR ROCK POCKETS WITH CEMENT MORTAR MIXED AS DRY AS PRACTICABLE AND RAMMED SOLID. SMOOTH FINISH WITH TOOL. EXPOSED REINFORCING STEEL IN ANY SURFACE WILL NOT BE ACCEPTABLE. REMOVAL AND REPOURING OF THE DEFECTIVE AREA
- 23. SLOPE ALL SLABS TO GRADE OR FLOOR DRAIN AS SHOWN ON DRAWINGS TO PREVENT STANDING WATER. DEFECTIVE, CRACKED, OR IMPROPERLY GRADED WORK, INCLUDING BLEMISHES OR CRACKS CAUSED BY HEAT SHRINKAGE OR FREEZING, SHALL BE REPLACED.
- 24. CONTROL JOINTS SHALL BE SAW CUT WITHIN 16 HOURS OF THE POURING AND FINISHING OF THE SLAB. JOINTS SHALL BE 1/8" WIDE AND 3/4" MINIMUM DEPTH AND SHALL BE STRAIGHT AND UNIFORM. AVOID CHIPPING EDGES. PROTECT FROM DAMAGE. PLACE JOINTS WHERE SHOWN IN DRAWINGS.

- . LAY ALL MASONRY PLUMB, LEVEL, AND TRUE TO LINE, UNLESS OTHERWISE INDICATED ON DRAWINGS. KEEP BOND PLUMB AND UNIFORM. RAKE COURSES BACK TO HIGHER LEVEL WITHOUT TOOLING. LAY OUT FACE-COURSING TO MINIMIZE CUTTING OR JUMPING OF BOND. CUT OUT, REFILL, AND RETOOL ANY DEFECTIVE JOINTS. CLEAN EXPOSED SURFACES FREE FROM STAIN AND DAUBS. RINSE WITH CLEAR WATER. REMOVE ALL EFFLORESCENCE. EMBED ALL BOLTS, TILES, ETC. INTO SOLID GROUT FOR FULL LENGTH DEPTH.
- BUILD IN PANEL BOXES, ANCHORS, GROUNDS, FLASHINGS, EXPANSION JOINTS, AND ALL OTHER NECESSARY INCIDENTAL WORK. INSTALL EMBEDDED STRUCTURAL ITEMS DETAILED ON DRAWINGS. BUILD CHASES AND RECESSES INTO WALLS AT TIME WALLS ARE CONSTRUCTED, SO THAT STRUCTURAL STABILITY AND WEATHER-RESISTANCE OF WALL IS MAINTAINED. WETTING OF MASONRY UNITS NOT PERMITTED, UNLESS AS APPROVED IN WRITING BY ARCHITECT.
- INSTALL MASONRY ONLY WHEN TEMPERATURE IS ABOVE 40 DEGREES F

- . ERECT STEEL MEMBERS PLUMB, LEVEL, AND TRUE TO LINES AND DIMENSIONS. HOLES SHALL NOT BE MADE OR ENLARGED BY A CUTTING TORCH. DO NOT CORRECT FABRICATION ERRORS IN THE FIELD WITHOUT THE SPECIFIC APPROVAL OF
- PRE-ASSEMBLE AND SHOP-FABRICATE ALL METAL ITEMS TO THE GREATEST EXTENT POSSIBLE. NOTIFY ARCHITECT PRIOR TO FABRICATION OR INSTALLATION OF ANY METAL ITEMS THAT ARE INTENDED TO BE FIELD-BENT OR FORMED.
- SUBMIT MANUFACTURER'S SPECIFICATIONS, ANCHOR DETAILS AND INSTALLATION INSTRUCTIONS FOR PRODUCTS USED IN MISCELLANEOUS METAL FABRICATIONS. INCLUDE SAMPLES OF METAL AND COLORED METAL.
- INSTALL SPARK ARRESTORS AT TOPS OF ALL CHIMNEYS: MINIMUM 12 GAUGE WELDED WIRE WITH A MAXIMUM OPENING OF 1/2" OR EQUAL.

- DO NOT CUT AND PATCH STRUCTURAL MEMBERS IN A MANNER RESULTING IN REDUCTION OF LOAD-CARRYING CAPACITY WITHOUT WRITTEN APPROVAL FROM STRUCTURAL ENGINEER.
- PROVIDE "PRESSURE TREATED" LUMBER WHERE SHOWN IN THE DRAWINGS AND FOR ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY NOT EXPOSED TO VIEW.
- . KEEP MATERIAL UNDER COVER AND DRY. PROTECT AGAINST EXPOSURE TO WEATHER AND CONTACT WITH DAMP OR WET SURFACES. STACK LUMBER AS WELL AS PLYWOOD AND OTHER PANELS; PROVIDE FOR AIR CIRCULATION WITHIN AND AROUND STACKS AND UNDER TEMPORARY COVERINGS INCLUDING POLYETHYLENE AND SIMILAR MATERIAL. STORE TJI'S IN DRY LOCATION WITH NO EXPOSURE TO SALT WATER OR SALTY AIR.
- . WHERE FRAMING, DECKING, POST, OR TIMBER MEMBERS ARE EXPOSED AND NOT PAINTED HAND SELECT FOR APPEARANCE. ON ALL WOOD EXPOSED TO VIEW, MILDEW, LOOSE OR MISSING KNOTS, AND BANDING MARKS ARE UNACCEPTABLE.
- 5. CONSTRUCT CORNERS AND INTERSECTIONS WITH NOT LESS THAN (3) STUDS. PROVIDE MISCELLANEOUS BLOCKING AND FRAMING AS SHOWN AND AS REQUIRED FOR SUPPORT OF FACING MATERIALS, FIXTURES, SPECIALTY ITEMS, AND TRIM.
- 6. CONTRACTOR SHALL PROVIDE ACCESS TO ALL ATTIC AREAS AND PLUMBING AS REQUIRED BY CODE AND SHALL CONFIRM ACCESS LOCATIONS WITH ARCHITECT PRIOR TO FRAMING.
- CONTRACTOR SHALL COORDINATE FRAMING WITH PROPOSED LOCATIONS OF ELECTRICAL, MECHANICAL AND PLUMBING WORK SO AS TO AVOID CHANGES IN FRAMING WHICH MIGHT CONFLICT WITH PROPOSED EQUIPMENT, FIXTURE, OR DIFFUSER LOCATIONS.

# THERMAL AND MOISTURE PROTECTION

- . CONTRACTOR IS RESPONSIBLE FOR WATER-TIGHTNESS OF THE PROJECT UPON COMPLETION. UNLESS CONTRACTOR NOTIFIES ARCHITECT IN WRITING THAT IN HIS OR HER OPINION CERTAIN DETAILS OR SPECIFICATIONS INCLUDED IN THE CONSTRUCTION DOCUMENTS ARE DEFICIENT AS TO WATER TIGHTNESS, THEN IT SHALL BE DEEMED THAT CONTRACTOR HAS ACCEPTED SAID DETAILS.
- PROVIDE AND INSTALL INSULATION, ROOFING, FLASHING, AND WEATHER-STRIPPING AS INDICATED ON THE DRAWINGS, AND IN A MANNER TO PROVIDE A COMPLETE AND WATER-TIGHT JOB. REFER TO ARCHITECT FOR DETAILS NOT LOCATED IN THE ARCHITECTURAL DRAWINGS BEFORE COMMENCING CONSTRUCTION.
- . VAPOR BARRIER TO BE INSTALLED ON THE INTERIOR OF ALL EXTERIOR WALLS, ROOF, AND CEILING TO BE CLEAR POLYETHYLENE WITH A THICKNESS OF 4 MIL. LAP BEHIND INTERSECTING PARTITIONS; LAP UNDER PLATES. OVERLAP 6"
- 4. USE .006" POLYETHYLENE FILM "VISQUEEN" IN CRAWL SPACES AND UNDER CONCRETE SLABS. SPREAD EVENLY. TAPE JOINTS AND TAPE TO FOUNDATION WALLS. OVERLAP SEAMS A MINIMUM OF 12". LAY UNDER CRIPPLE WALL PLATE AND TAPE WITH DUCT TAPE WHEN MAIN SHEETS ARE INSTALLED. INSTALL MAIN SHEETS AT THE END OF CONSTRUCTION.
- WHERE DRAWINGS CALL FOR "BATT" INSULATION, USE FIBERGLASS WITH KRAFT-PAPER VAPOR BARRIER, INSTALLED WITH VAPOR BARRIER TOWARD THE HEATED SIDE OF THE WALL OF SPACE. TYPE AS PER THE MANUFACTURER'S RECOMMENDATIONS.
- PROVIDE AND INSTALL INSULATION AT EXTERIOR WALLS, ROOF, FLOOR LOCATIONS AS SHOWN AND SPECIFIED, AND IN ACCORDANCE WITH WASHINGTON STATE ENERGY CODE AND MANUFACTURER'S INSTRUCTIONS.
- FIT INSULATION BETWEEN FRAMING MEMBERS AND BEHIND RECEPTACLES AND PIPES TO FORM A COMPLETELY INSULATED AREA. FULLY INSULATE ALL INSIDE AND OUTSIDE CORNERS AT WALLS. PROVIDE CLEARANCES AROUND RECESSED LIGHT FIXTURES, FANS, OR OTHER HEAT-GENERATING DEVICES AS REQUIRED BY CODE.
- 8. INSULATE ALL DUPLEX OUTLETS AND SWITCHES ON EXTERIOR WALL WITH FOAM COVERS BEHIND ALL COVER PLATES. PLUG ALL WIRE AND PLUMBING HOLES THROUGH FLOOR WITH FOAM INSULATION.
- . INSULATE ALL HOT AND COLD WATER PIPES IN CRAWL SPACE WITH 3/4" FOAM INSULATION. SOUND INSULATE ALL WASTE LINES WITH R-11 BATT INSULATION. PLUG ALL PLUMBING HOLES THROUGH STRUCTURE WITH BATT OR FOAM INSULATION. REFER TO MECHANICAL DRAWINGS AND SPECIFICATIONS FOR DUCT INSULATION.
- 10. METAL FLASHING SHALL BE OF THE TYPE APPROVED FOR COASTAL AREAS AND SHALL BE USED FOR ALL LOCATIONS REQUIRED FOR A SECURE AND WEATHER-TIGHT PROJECT INCLUDING BUT NOT LIMITED TO ALL EXTERIOR OPENINGS, ROOF PENETRATIONS, AND ROOF EDGES. SPECIFICATION APPROVED BY ARCHITECT. WORK SHALL BE ACCURATELY FORMED WITH BRAKES STRAIGHT, TRUE AND SHARP. PLAIN SURFACES SHALL BE FREE OF WAVES AND BUCKLES. PROFILES SHALL MATCH EXACTLY AT CONNECTIONS. EXPOSED EDGES SHALL BE BEADED OR RETURNED FOR STRENGTH AND APPEARANCE.
- . ALL EXTERIOR JOINTS SHALL BE SEALED, CAULKED, GASKETED, OR WEATHER-STRIPPED TO LIMIT AIR FLOW AT WINDOWS, DOORS, OPENINGS BETWEEN WALLS AND FOUNDATION WALLS, ROOF, UTILITY SERVICE PENETRATIONS, ETC. TO MAKE A THOROUGHLY WATER- AND WIND-RESISTANT JOB. INSTALL NEATLY WITHOUT UNSIGHTLY "BEADS" OR "SMUDGES." MAKE EXPOSED SEALANT LINES AS THIN AS POSSIBLE. MATCH COLOR OF ADJACENT SURFACES. APPLY ALL SEALANT WITH AT LEAST ONE AIR-EXPOSED EDGE FOR PROPER CURING. COVER SEALANT WITH FINISH MATERIALS WHERE POSSIBLE. SEAL JOINTS BETWEEN PLUMBING FIXTURES AND WALLS AND FLOORS WITH SILICONE SEALANT. FOR INTERIOR WET AREAS, USE MII DEW-RESISTANT SILICONE RUBBER SEALANT.
- 12.  $\,$  SEALANTS WILL VARY DEPENDING ON SUBSTRATES. PULL TESTS SHOULD BE CONDUCTED TO CONFIRM THE ADHESION OF SEALANTS TO VARIOUS SUBSTRATES PRIOR TO FINAL ACCEPTANCE. CLOSED CELL BACKER ROD OR EXPANDING FOAM TAPE SHALL BE USED AS A BACKER.

# DOORS AND WINDOWS

- SUBMIT SHOP DRAWINGS FOR ALL DOORS AND WINDOWS. INSTALLATION TO BE PLUMB, LEVEL, AND TRUE WITH EQUAL CLEARANCE BETWEEN DOOR OR WINDOW AND FRAME AT ALL SIDES, AND READY TO RECEIVE FINISH HARDWARE. EXERCISE WORK CAREFULLY TO AVOID DAMAGE TO FACE PANELS. COMPLETED WORK SHALL BE FREE OF TOOL MARKS WITH FACES UNDAMAGED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION, PROPER OPERATION, AND FITTING OF ALL HARDWARE IN LOCATIONS SPECIFIED, AND SHALL PROTECT ALL EXPOSED HARDWARE SURFACES DURING CONSTRUCTION FROM DAMAGE TO FINISHES. LOOSE FITTING OR "SLOPPY" MOVEMENT SHALL BE CORRECTED.
- . INSTALL ALL HARDWARE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND INSTRUCTIONS. MORTISE AND CUT TO CLOSE TOLERANCE AND CONCEAL EVIDENCE OF CUTTING IN THE FINISHED WORK. REMOVE, COVER, AND PROTECT HARDWARE AFTER FITTING UNTIL PAINT OR OTHER FINISH IS APPLIED. PERMANENTLY INSTALL HARDWARE AFTER FINISHING OPERATIONS ARE COMPLETED. ADJUST AND TEST ALL HARDWARE FOR FUNCTION AND PERFORMANCE, AND LEAVE IN GOOD OPERATING CONDITION. CLEAN ALL HARDWARE TO RESTORE THE ORIGINAL FINISH. PROVIDE FINAL ADJUSTMENT AS NECESSARY

- FINISHES AND CABINETRY CONTRACTOR SHALL SUBMIT ACTUAL MATERIAL SAMPLES FOR ARCHITECT'S AND OWNER'S REVIEW OF ALL FINAL FINISHED MATERIALS, PAINTS, AND STAINS PRIOR TO ORDERING MATERIALS.
- UNLESS NOTED OTHERWISE, ALL PLASTER AND DRYWALL MATERIALS AND INSTALLATION SHALL BE ACCORDING TO CURRENT U.S. GYPSUM HANDBOOK SPECIFICATIONS AND APPLICABLE CODE REQUIREMENTS. USE WATERPROOF DRYWALL IN ALL BATHROOMS, KITCHENS, MECHANICAL CLOSETS, AND WET AREAS.
- STANDARD DRYWALL INSTALLATIONS: BLOCK ALL PANEL EDGES AND USE DRYWALL SCREWS FOR ALL PANEL INTERIOR (FIELD) FASTENING. ALL CORNER BEADS AND EDGE TRIM SHALL BE SET LEVEL OR PLUMB, STRAIGHT, AND TRUE AND CHECKED PRIOR TO TAPING. GO OVER TAPING AS MANY TIMES AS NECESSARY TO OBTAIN AN EVEN FINISH PRIOR TO APPLYING SKIM COAT. APPLY SKIM COAT AND FINISH SMOOTH. NO TAPE JOINTS OR SCREW LOCATIONS SHALL BE VISIBLE. WHEN COMPLETELY DRY, ROLL ON PAINT PRIMER COAT (DO NOT BRUSH OR SPRAY), THEN SAND LIGHTLY TO SMOOTH FINISH. TOUCH UP DRYWALL AS REQUIRED AND SPOT-PRIME TOUCH-UPS PRIOR TO APPLYING FINAL PAINT COATS.
- GYPSUM WALL BOARD SHALL BE 5/8" THICKNESS UNLESS NOTED OTHERWISE AND TYPE 'X' FIRE RESISTANT GYPSUM BOARD WHERE REQUIRED BY APPLICABLE FIRE CODES.
- INTERIOR PLASTER SHALL BE MINIMUM 2-COAT APPLICATION OVER 3/8" GYPSUM LATH BOARD. CONFIRM FINISH WITH ARCHITECT PRIOR TO STARTING WORK. USE KEENE'S CEMENT PLASTER AT ALL BATHROOMS AND WET AREAS.

MARBLE OR GRANITE WORK SHALL BE IN ACCORDANCE WITH THE MASONRY INSTITUTE OF AMERICA AND BUILDING

- STONE INSTITUTE GUIDELINES. VERIFY ALL CORNER, EDGE, SPLASH, AND OTHER DETAILS WITH ARCHITECT PRIOR TO STARTING CONSTRUCTION.
- ALL CERAMIC, MARBLE, GRANITE, SLATE, OR OTHER TILE WORK SHALL BE ACCORDING TO CURRENT STANDARDS AND SPECIFICATIONS OF THE TILE COUNCIL OF AMERICA AND CERAMIC TILE INSTITUTE. VERIFY ALL LAYOUTS, TRIM SHAPES, GROUT SELECTIONS AND WIDTH, AND OTHER SPECIFICATIONS WITH ARCHITECT PRIOR TO ORDERING TILE.
- B. UNLESS OTHERWISE SPECIFIED, TILE SHALL BE INSTALLED ON A WIRE-REINFORCED MORTAR BED OVER A CLEAVAGE MEMBRANE. ALL DUST SHALL BE COMPLETELY WASHED OFF TILE PRIOR TO APPLICATION OF THE BOND COAT. BONDING MORTAR SHALL COVER 100% OF BOTH THE TILE AND THE SURFACE TO BE COVERED APPROXIMATELY 1/8" THICK.

9. THE USE OF GYPSUM BOARD FOR TILED WALLS OR CEILINGS IN SHOWERS AND OTHER WET AREAS IS PROHIBITED, EVEN

- FOR BACKING. 10. FINISH CAULKING FOR TUBS, COUNTERS, AND OTHER ITEMS SHALL BE COLOR-MATCHED SILICON LATEX CAULK.
- 11. ALL CABINETRY AND MILLWORK SHALL BE ACCORDING TO CURRENT STANDARDS OF PREMIUM GRADE AS DEFINED BY THE ARCHITECTURAL WOODWORK INSTITUTE. CABINET SUBCONTRACTORS SHALL SUBMIT DETAILED SHOP DRAWINGS OF ALL CABINETS, COUNTERS, AND OTHER BUILT-IN CABINETRY TO ARCHITECT FOR REVIEW. A SAMPLE CABINET FRONT SHALL BE PROVIDED FOR OWNER'S AND ARCHITECT'S REVIEW PRIOR TO MANUFACTURING CABINETS.

12. CONTRACTOR SHALL INSTALL ALL FINISH HARDWARE, INCLUDING BUT NOT LIMITED TO CABINET PULLS, KNOBS, DOOR STOPS, TOWEL BARS, TOILET PAPER HOLDERS, AND OTHER MISCELLANEOUS ITEMS, REGARDLESS OF WHETHER THESE ITEMS ARE SUPPLIED BY OWNER OR AN ALLOWANCE.

- . CONTRACTOR SHALL INCLUDE WITHIN THE SCOPE OF WORK PREPARATION: PRIMING AND FINISH PAINTING OF EXTERIOR WALLS AND INTERIOR WALLS AND CEILINGS, INCLUDING DOORS, SASH, AND TRIM WORK. CONFIRM ANY EXPOSED BEAMS, DECKING, CABINETS, OR WOOD TO BE STAINED AND/OR CLEAR-SEALED PRIOR TO ORDERING. UNLESS SPECIFIED OTHERWISE, PAINT ALL HVAC GRILLS, SPEAKER GRILLS, AND MISCELLANEOUS COVER PLATES AND DEVICES TO MATCH WALLS AND CEILINGS. CONFIRM PAINT, STAIN, AND FINISH SELECTIONS AND SPECIFICATIONS WITH ARCHITECT, SUBMIT COLOR SAMPLES AND APPLY SAMPLE COLORS ON ACTUAL SURFACE TO BE PAINTED FOR OWNER'S AND ARCHITECT'S REVIEW PRIOR TO ORDERING MATERIAL.
- BEFORE BEGINNING, INSPECT ALL WORK TO BE PAINTED OR STAINED AND REPORT TO ARCHITECT ANY CONDITIONS WHICH WILL PREVENT A QUALITY FINISH FROM BEING ACCOMPLISHED. COMMENCING OF WORK BY CONTRACTOR INDICATES HIS ACCEPTANCE OF SURFACES.
- ALL SPACES SHALL BE BROOM CLEAN, AND ALL SURFACES TO BE PAINTED SHALL BE DRY AND CLEAN.
- 4. ALL WOODWORK SHALL BE CLEANED, SANDED, AND DUSTED BEFORE PAINTING. ALL WOODWORK SHALL BE SANDED LIGHTLY BETWEEN COATS.
- 5. TOPS AND BOTTOMS OF ALL DOORS SHALL BE FULLY SEALED, SANDED, AND PAINTED AFTER CUTTING AND PRIOR TO
- 6. TO AVOID OVER-PAINTING ON FINISHED HARDWARE, INCLUDING DOOR HINGES, ALL CABINETS, WOOD WINDOWS, AND DOORS SHALL BE HUNG, COMPLETELY WEATHER-STRIPPED, AND FITTED WITH LOCKSETS AND FINISH HARDWARE, THEN ENTIRELY REMOVED AND STRIPPED OF HARDWARE FOR FINISH PAINTING AND/OR STAINING.
- REMOVE ALL ELECTRIC PLATES, SURFACE HARDWARE, ETC. BEFORE PAINTING. PROTECT AND REPLACE WHEN
- 8. PAINTING COATS AS SPECIFIED ARE INTENDED TO COVER SURFACES COMPLETELY; IF NOT, FURTHER COATS SHALL BE 9. EXTERIOR CONCRETE MASONRY UNITS TO BE CLEAR-SEALED SHALL BE SEALED WITH AN ASHFORD FORMULA
- PENETRATING SEALER OR EQUAL, AS APPROVED BY ARCHITECT. 10. PRIOR TO APPLICATION, CONTRACTOR SHALL ADVISE OWNER AND ARCHITECT OF ANY FINISHES, FACTORY OR SITE-APPLIED, WHICH DO NOT OR CANNOT MEET HIGHEST QUALITY SPECIFICATION STANDARDS.

- EXCEPT AS PROVIDED BY ARCHITECT IN THE CONSTRUCTION DOCUMENTS, CONTRACTOR SHALL DESIGN, PREPARE NECESSARY PLANS, PROVIDE SIZING OF ALL HVAC EQUIPMENT AND CALCULATIONS, HAVE PLANS CHECKED, AND OBTAIN BUILDING PERMITS FOR THE HVAC SYSTEM.
- . CONTRACTOR SHALL PROVIDE OWNER WITH A LIST OF THE HEATING, COOLING, VENTILATING, WATER HEATER AND LIGHTING SYSTEMS AND CONSERVATION OR SOLAR DEVICES INSTALLED IN THE BUILDING AND INSTRUCTIONS ON HOW
- TO USE THEM EFFICIENTLY. 3. CONTRACTOR SHALL FURNISH COMPLETE MAINTENANCE INFORMATION. REQUIRED ROUTINE MAINTENANCE ACTIONS SHALL BE CLEARLY STATED AND INCORPORATED ON A READILY ACCESSIBLE LABEL. LABEL SHALL BE AFFIXED TO ALL EQUIPMENT REQUIRING PREVENTATIVE MAINTENANCE, AND A COPY OF THE MAINTENANCE INSTRUCTIONS SHALL BE PROVIDED FOR OWNER'S USE. CONTRACTOR TO PROVIDE OWNER COMPLETE MAINTENANCE INSTRUCTIONS ALONG WITH INSTALLER'S NAME, ADDRESS, AND PHONE NUMBER.
- PROVIDE SUBMITTAL SHOP DRAWINGS AND DETAILED MANUFACTURER'S SPECIFICATIONS FOR ARCHITECT'S REVIEW ON ALL MECHANICAL EQUIPMENT.
- 5. CONFIRM WITH ARCHITECT ALL SUPPLY AND RETURN AIR REGISTER OR DIFFUSER LOCATIONS PRIOR TO INSTALLATION OF ROUGH DUCT WORK. 6. ALL BATHROOM EXHAUST FANS, RANGE VENTS, AND BUILT-IN OVENS SHALL BE VENTED TO THE OUTSIDE. CONFIRM ALL EXTERIOR WALL PENETRATIONS, ROOF PENETRATIONS, AND EQUIPMENT LOCATIONS WITH ARCHITECT PRIOR TO DUCTING
- AND INSTALLATION.
- . VENT DRYERS TO OUTSIDE. 8. CONTRACTOR TO THOROUGHLY CLEAN ALL PORTIONS OF THEIR WORK, REMOVE ALL DEBRIS, AND LEAVE INSTALLATION IN PERFECT CONDITION READY FOR USE.
- 9. ENERGY EFFICIENCY RATIO RATING AND HEATING COMBUSTION EFFICIENCY RATING OF EACH HVAC UNIT SHALL COMPLY WITH WASHINGTON STATE ENERGY CODE REQUIREMENTS.
- BUILDING STRUCTURE SHALL BE MOUNTED AND INSULATED SO AS TO MINIMIZE SOUND TRANSMISSION TO USABLE
- CONDENSER REFRIGERANT PIPING IN THE STRUCTURE SHALL BE INSTALLED SO AS NOT TO TOUCH STRUCTURE, FRAMING, OR WALL SURFACES. INSTALL FOAM RUBBER CUSHIONS AT PENETRATIONS TO SEPARATE PIPING FROM STRUCTURE. CONFIRM OVERFLOW PIPE LOCATIONS WITH ARCHITECT PRIOR TO INSTALLATION.
- 12. MAIN SUPPLY AIR DUCTS SHALL BE INSTALLED WITH FLEXIBLE CONNECTIONS TO FURNACES OR FAN COILS.
- INTERNATIONAL MECHANICAL CODE. SEALED. FOR SOUND INSULATION, INSULATE INTERIOR OF SUPPLY AND RETURN AIR PLENUMS WITH MINIMUM 1" THICK
- PRIOR TO INSTALLING REGISTERS.
- AND PROVIDED TO THE BUILDING INSPECTOR, PRIOR TO CALL FOR FINAL INSPECTION. THE AIR LEAKAGE TEST RESULT SHALL BE DOCUMENTED ON THE FORM WHICH IS AVAILABLE ONLINE AT: http://www.energy.wsu.edu/BuildingEfficiency/EnergyCode.aspx

- : CONTRACTOR SHALL PROVIDE AND MAINTAIN A TEMPORARY ELECTRICAL AND LIGHTING SYSTEM FOR CONSTRUCTION PURPOSES AS NECESSARY. CONTRACTOR MAY ARRANGE FOR OPERATION OF THE PERMANENT LIGHTING AND POWER SYSTEM WHEN INSTALLATION HAS PROGRESSED TO THE EXTENT PERMITTING OPERATION AND SHALL FULLY INSPECT
- 4. ALL EXTERIOR WALL PENETRATIONS, ROOF PENETRATIONS, AND UTILITY BOXES, IF NOT LOCATED ON THE PLANS, MUST BE
- . IF REQUIRED, CONTRACTOR SHALL PROVIDE ADDITIONAL PANEL, CAPACITY, BREAKERS, CIRCUITS, ETC. AS REQUIRED FOR NEW ELECTRICAL LOADS, AND SHALL VERIFY LOCATION AND SCOPE OF NEW OR EXPANDED SERVICE WITH OWNER AND ARCHITECT. CONTRACTOR SHALL CONFIRM ALL ELECTRICAL LOADS AND REQUIREMENTS FOR EXISTING AND NEW APPLIANCES, HEATING AND AIR CONDITIONING SYSTEMS, AND OTHER ELECTRICAL EQUIPMENT AND FIXTURES PRIOR TO
- TELEVISION, ETC. FOR OWNER AND ARCHITECT WALKTHROUGH TO CONFIRM FINAL LOCATIONS AND LAYOUT. THIS
- TO ORDERING.

10. CONFIRM FIXTURE TRIM SELECTION, DIFFUSER, AND FINISH OPTIONS WITH ARCHITECT PRIOR TO ORDERING.

- 11. ALL RECESSED FIXTURE TRIMS SHALL BE GASKETED AND TIGHT-FITTING TO PREVENT LIGHT LEAKS.
- 12. GROUND FAULT INTERRUPTER REQUIRED FOR ALL EXTERIOR OUTLETS, BATHROOMS, TEMPORARY PANELS, AND OTHER
- CONTRACT WORK.
- 14. PER SEC 4 401.3 CONTRACTOR SHALL COMPLETE AND POST AN "INSULATION CERTIFICATE FOR RESIDENTIAL CONSTRUCTION" WITHIN 3' OF THE ELECTRICAL PANEL PRIOR TO FINAL INSPECTION.

# **ABBREVIATIONS**

BENCH MARK

ABV ABOVE

- HW A.F.F. ABOVE FINISH FLOOR ADD'L ADDITIONAL ADJ ADJACENT HORZ APPROX APPROXIMATE(LY) HTG HVAC
- ARCH'T ARCHITECT A.S.F. ABOVE SUB FLOOR BSMT BASEMENT BDRM BEDROOM INSUL BLW BELOW INST B.F.F. BELOW FINISH FLOOR
- BTWN BETWEEN B.O. BOTTOM OF JNT JOINT BLDG BUILDING JST JOIST CABINET
- CSWK CLG CEILING CENTER LINE CERAMIC TILE
- CLO CLOSET COL COLUMN MIN CONC CONCRETE MIRR
- CONT CONTINUOUS CONTROL JOINT CJ
- DEMO DEMOLISH DIAMETER DIA DIMENSION
- DISP DISPOSAL DIST DISTANCE DOOR
- ). ALL FURNACES, CONDENSERS, FANS, OR OTHER NOISE-PRODUCING EQUIPMENT TO BE INSTALLED INSIDE OR ON THE DOUBLE DOWN
  - DRYER
- 13. COMBUSTION AIR SHALL BE PROVIDED PER CODE. ADVISE ARCHITECT OF ANY VISIBLE OR EXPOSED PORTIONS OF COMBUSTION AIR DUCTING OR VENTING PRIOR TO ROUGH WORK. 14. UNLESS NOTED OTHERWISE, DUCTS SHALL BE CONSTRUCTED, INSTALLED, AND INSULATED PER CURRENT
- 15. DUCT INSTALLATION: FOR THERMAL INSULATION, INSULATE ALL SUPPLY AND RETURN AIR DUCT WORK AND PLENUM WITH 2" THICK FIBERGLASS INSULATION WRAPPED AROUND WITH 2" OVERLAP AND WIRED ON #18 GALVANIZED WIRE AT 12" ON CENTER. NRC RATING SHALL BE AT LEAST 0.80 AT FREQUENCIES ABOVE 1000. ALL DUCTS SHALL HAVE JOINTS AND SEAMS
- SOUND-ABSORBING INSULATION TO REDUCE NOISE. INSTALL SOUND TRAPS IN PLENUM AND INSULATE BLOWER COMPARTMENT WHERE RETURN AIR REGISTERS ARE IN CLOSE PROXIMITY TO UNITS.

- SPECIFIC CLEARANCES OF MAIN SERVICE AND PANEL, ANY TRANSFORMERS, UNDERGROUND LINES, NEW POLES, OVERHEAD LINES, AND ANY OTHER RELATED ELECTRICAL INFORMATION OVER WHICH THE POWER COMPANY HAS

- APPROVED BEFORE INSTALLATION BY ARCHITECT.
- ADEQUATE. ADVISE OWNER PRIOR TO FINALIZING CONTRACT OF ANY CHANGES REQUIRED.
- SHOULD BE ACCOMPLISHED PRIOR TO PULLING ANY CONDUIT OR WIRE.

- 13. ELECTRICAL CONTRACTOR AND/OR GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ELECTRICAL

HORIZONTAL HEIGHT HFATING

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ISSUE DATE

2023 AUGUST 28 PERMIT SET

REVISION

REVISION 2

2023 OCTOBER 17

2023 SEPTEMBER 22

- HEATING VENTILATION AND AIR CONDITIONING INSIDE DIAMETER
- INTERIOR JUNCTION BOX
- LEFT HAND ΙH CPT CARPET LEVEL 1 CSMT CASEMENT L2 LEVEL 2 CASEWORK
- MFR CLEAR CCF CLOSED CELL FOAM (SPRAY INSUL.) MICRO MICROWAVE
- MINIMUM MIRRORED
  - **PWDR** COUNTER CTR PROP CUBIC FEET PER MINUTE CFM
  - REF REQ'D
  - RM DISHWASHER
  - SHLV DOUBLE HUNG
- SIM DOWNSPOUT DWG DRAWING
- **ELECTRICAL PANEL** ELEV FI FVATION ELEC ELECTRICAL
- EXISTING EXTERIOR
- 16. INSULATION LINING MUST BE APPROVED BY THE BUILDING DEPARTMENT AND SHALL MEET OR EXCEED NFPA STANDARDS.
- 17. ALL DUCT INTERIORS BEHIND SUPPLY AND RETURN REGISTERS WHICH ARE VISIBLE SHALL BE SPRAYED MATTE BLACK 18. PER SEC R402.4.1.2, A WRITTEN REPORT OF THE AIR LEAKAGE TEST RESULTS SHALL BE SIGNED BY THE TESTING PARTY

- CONTRACTOR SHALL OBTAIN A SIGNED PLAN FROM THE POWER COMPANY WHICH APPROVES SIZES, LOCATIONS, AND
- 2. EXCEPT AS PROVIDED BY ARCHITECT IN THE CONSTRUCTION DOCUMENTS, CONTRACTOR SHALL DESIGN, PREPARE NECESSARY PLANS, SCHEDULES, AND CALCULATIONS, HAVE PLANS CHECKED, AND OBTAIN BUILDING PERMITS FOR ALL ELECTRICAL SYSTEMS AND EQUIPMENT.
- AND CLEAN THE SYSTEM PRIOR TO SUBSTANTIAL COMPLETION.
- ANY EXCEPTIONS ARE TO BE REVIEWED WITH AND CONFIRMED IN WRITING TO ARCHITECT.
- FINALIZING CONTRACT. . CONTRACTOR TO ROUGH-IN BOXES AND HOUSING PER PLAN FOR ALL OUTLETS, SWITCHES, FIXTURES, TELEPHONE,
- . CONTRACTOR TO VERIFY CLEARANCES FOR ALL RECESSED FIXTURES AND ADVISE ARCHITECT OF ANY CONFLICTS PRIOR

- WET AREAS AS REQUIRED BY CODE.

- HOT WATER HEADER HDWD HARDWOOD
- INSULATION INSTALL
- LIGHT LINEAL FOOT MANUFACTURER
- MULLION MULL CONCRETE MASONRY UNIT
- PROPOSED REFRIGERATOR REQUIRED
- SMOKE DETECTOR SOUARE FOOT
- SHELVING SHOWER SIMILAR SQUARE
- STANDARD STEEL STL STONE STRUCT STRUCTURAL SBFLR SUBFLOOR EGRESS (WINDOWS)
- TSTAT
- TOC FIXED
- FOF FACE OF FINISH FIN FINISH FLOOR FFE FINISH FLOOR ELEVATION
- FIREPLACE FIREPROOF FRPF FLASH FLASHING

FLOOR

GLASS

GND GROUND

GRD GRADE

GLAZING

GLZ

- FLR FTG FOOTING FDN FOUNDATION
- AUTHORITY. CONTRACTOR SHALL SUBMIT APPROVED PLAN TO ARCHITECT FOR REVIEW PRIOR TO START OF
- 5. UNLESS NOTED OTHERWISE, ALL CONDUITS SHALL BE CONCEALED IN STRUCTURE, ATTIC SPACES, OR UNDERGROUND. 6. CONTRACTOR TO VERIFY THAT ANY EXISTING SERVICE, METER, MAIN, PANEL, CONDUITS, AND WIRING TO REMAIN ARE

- ARCHITECTURE PLLC 1115 YAKIMA AVE S #2 REQUIREMENTS FOR ALL MECHANICAL EQUIPMENT, INCLUDING FURNACES, HOT WATER HEATERS, RECIRCULATING SEATTLE, WA 98144 PUMPS, SUMP PUMPS, AND ANY OTHER EQUIPMENT, AND SHALL PROVIDE CONNECTIONS TO THESE AS PART OF THEIR 425 638 3306

- METAL CLAD (WINDOWS)
- PATTERN POWDER ROOM
- ROOM
- SUPP SUPPORT **EXPANSION JOINT**
- SWITCH SW THERMOSTAT
- TILE EQUIP EQUIPMENT TONGUE AND GROOVE T&G TBD TO BE DETERMINED TOP OF TOP OF CONCRETE
- TOS TOP OF SLAB FACE OF F.O. TO SBFLR TOP OF SUBFLOOR TOW TOP OF WALL TEMPERED (WINDOWS)

TYP

TYPICAL

UNDERCUT

WINDOW

WATERPROOF(ING)

VAPOUR BARRIER

UNLESS NOTED OTHERWISE

- FLOOR DRAIN
- VERIFY IN FIELD VERTICAL VFRT FMG FRAMING VEST VESTIBULE FREEZER VAR VARIES FRESH AIR INTAKE
  - FOIC FURNISHED BY OWNER WEST W INSTALLED BY CONTRACTOR WATER CLOSET FOIO FURNISHED BY OWNER WATER HEATER INSTALLED BY OWNER WATER RESISTANT
  - FUR FURRED WELDED WIRE MESH WWM WITHOUT W/O GENERAL CONTRACTOR WOOD WD GWB GYPSUM WALL BOARD WOOD FLOOR GΑ

SEATTLE DCI APPROVAL STAMP THE CITY OF SEATTLE INSPECTIONS **APPROVED** 

Subject to Errors and Omissions 10/20/2023

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GENERAL NOTES

NTS



(E) 2-STORY MIXED USE BUILDING

PROPERTY LINE

EXISTING SITE PLAN

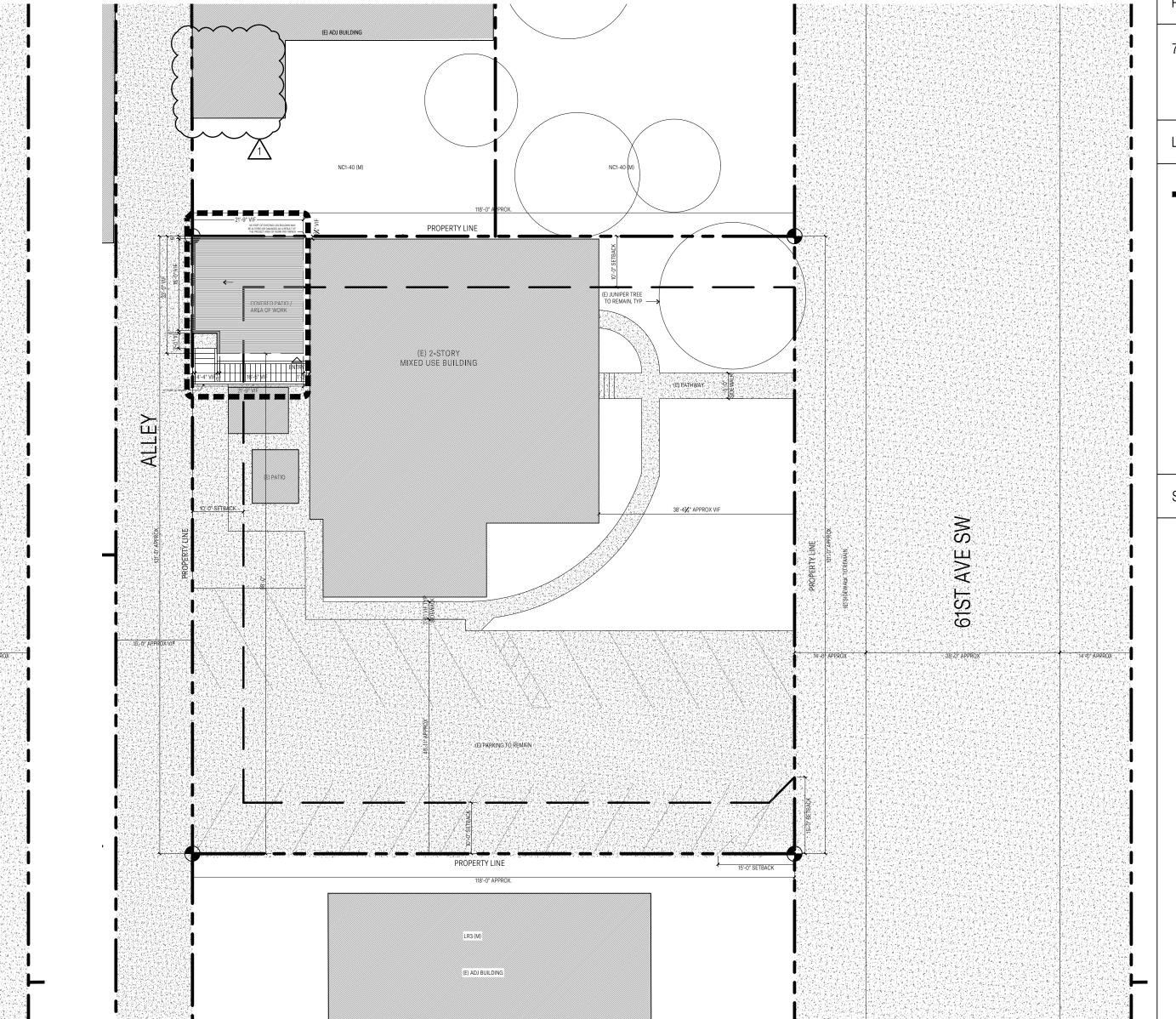
1/16" = 1'-0"

118'-0" APPROX.

# ALKI HOMESTEAD HISTORIC PRESERVATION SUBMITTAL

PROJECT GOALS & HIGHLIGHTS: To permit a gazebo style covering over the outdoor patio on the south west of the building

- Project scope removes an existing unsightly vinyl tent, remmant of the renovation
- Proposed design reflects toward the original historical building, where there used to be a structure prior to renovation.
- Proprosed work does not touch or interfere with the existing structure.
- · The proposed design assists in the business of the existing restaurant that continues the legacy of the building and takes great care of the interior space.
- · Existing materials include cedar and fir, to be painted and stained to complement the existing materiality of the building. Painted components will use the same product as the main building.
- Scope of work is on the alleyway of the building and may not be visible from the street or parking lot.
- Work to be managed or self performed by Matt Schilling, who was part of the original renovation team.



DESROSIER ARCHITECTURE PLLC MERCER ISLAND, WA 98040

1115 YAKIMA AVE S #2 SEATTLE, WA 98144 425 638 3306

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HOME

NIDO & ALKI

ISSUE DATE

2023 AUGUST 28 PERMIT SET

REVISION 1
2023 SEPTEMBER 22

REVISION 2 2023 OCTOBER 17

LEGAL DESCRIPTION

SCHILLING MANAGEMENT

CONTACT: MATTHEW SCHILLING

MR.MATTSCHILLING@GMAIL.COM

4150 85TH AVE SE

206 251 8894

SEA SHORE ADD TO ALKI POINT ALL LOTS 5 THRU 8 TGW S 3 FT OF LOTS 1-2 & S 2 1/2 FT OF 3 SD BLK A HIST EX RCW 84.26

PLAT BLOCK: 0006

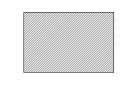
PLAT LOT: 76-21-20

PARCEL NUMBER

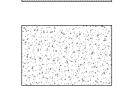
762120-0006

LEGEND

AREA OF PROPOSED REMODEL



**BUILDING OUTLINE** 



ROAD, HARDSCAPE OR SIM.



**COVERED PATIO** 

SITE PLAN NOTES

- 1. CONTRACTOR SHALL VERIFY EXISTING SITE CONDITIONS PRIOR TO BEGINNING WORK, AND SHALL NOTIFY OWNERS AND ARCHITECT OF DISCREPANCIES OR UNFORESEEN CONDITIONS PRIOR TO PROCEEDING WITH WORK.
- 2. THE CONTRACTOR SHALL LAYOUT & STAKE BUILDING LOCATIONS, DRIVEWAYS, UTILITIES AND OTHER SITE FEATURES FOR OWNER REVIEW PRIOR TO BEGINNING WORK.
- 3. THE GRADE ELEVATIONS SHOWN ARE RELATIVE, WITH AN ASSUMED ELEVATION AT THE MAIN FLOOR SUBFLOOR OF +100'-0". THE SITE GRADES INDICATED ARE APPROXIMATE. THE CONTRACTOR SHALL LAYOUT ALL GRADES FOR OWNER APPROVAL PRIOR TO PROCEEDING WITH WORK, AND SHALL PROVIDE GRADING, CUT AND FILL AS REQUIRED TO ACHIEVE THE APPROVED GRADES.
- 4. ALL FINISH GRADES SHALL SLOPE AWAY FROM STRUCTURES, AND DRIVES SHALL BE CROWNED OR OTHERWISE SLOPED TO DRAIN AND MINIMIZE EROSION FROM STORMWATER, SNOW-MELT, ETC.

PERMIT SET

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1/16" = 1'-0"

SITE PLAN

SEATTLE DCI APPROVAL STAMP

PROPOSED PRELIMINARY SITE PLAN

38'-4¾" APPROX VIF

15'-0" SETBACK

1/16" = 1'-0"

THE CITY OF SEATTLE DEPARTMENT OF CONSTRUCTION & INSPECTIONS APPROVED Subject to Errors and Omissions 10/20/2023

# **加州田田田区**

# ALKI HOMESTEAD HISTORIC PRESERVATION SUBMITTAL

# PROJECT GOALS & HIGHLIGHTS:

- Project scope removes an existing unsightly vinyl tent, remmant of the renovation
- Proposed design reflects toward the original historical building, where there used to be a structure prior to renovation.
- Proprosed work does not touch or interfere with the existing structure.
- The proposed design assists in the business of the existing restaurant that continues the legacy of the building and takes great care of the interior space.
- · Existing materials include cedar and fir, to be painted and stained to complement the existing materiality of the building. Painted components will use the same product as the main building.
- Scope of work is on the alleyway of the building and may not be visible from the street or parking lot.
- Work to be managed or self performed by Matt Schilling, who was part of the original renovation team.

# EXISTING PROPERTY PICTURES





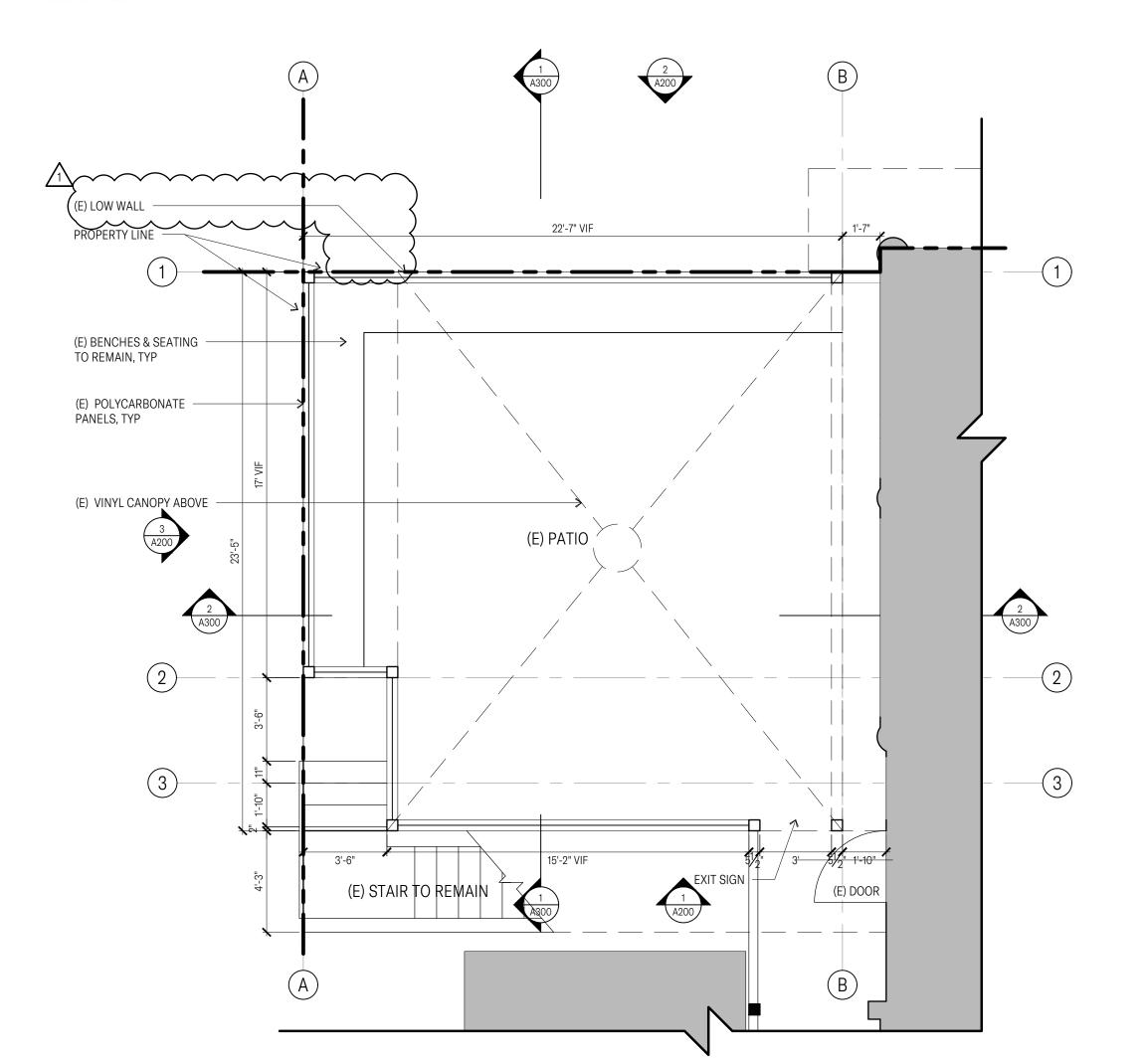


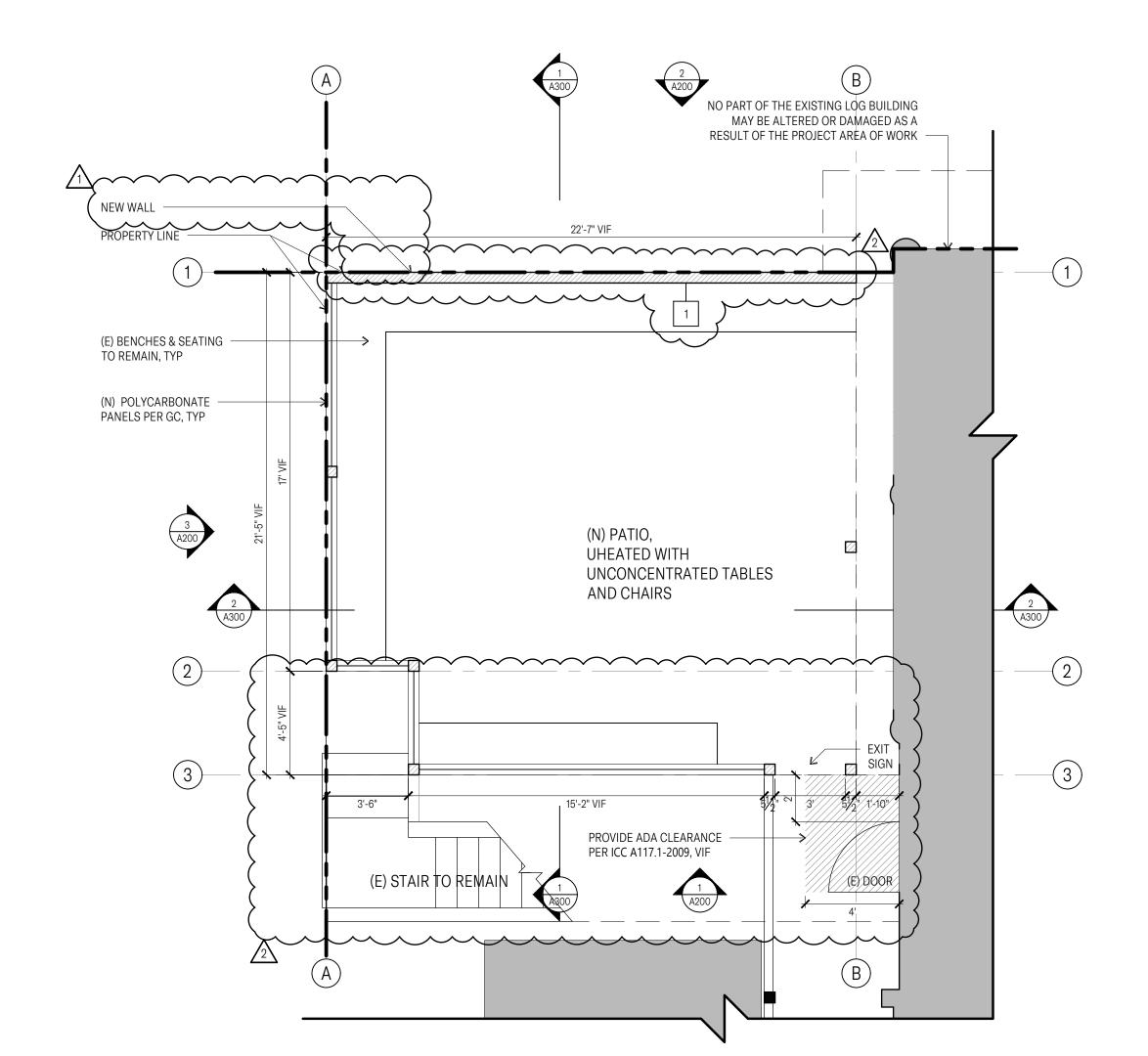






Above: Photos via Google





5. SEE STRUCTURAL DRAWINGS FOR CRAWL SPACE ACCESS INSULATION 1. INSULATION OF BUILDING ENVELOPE SHALL BE CONTINUOUS. 2. SOUND INSULATION SHALL BE INSTALLED AT SECOND FLOOR FLOOR JOISTS. LEGEND **EXISTING TO REMAIN** EXISTING TO BE REMOVED **NEW CONSTRUCTION** AREA OF PROPOSED REMODEL

SEATTLE DCI APPROVAL STAMP

THE CITY OF SEATTLE

INSPECTIONS **APPROVED** Subject to Errors and Omissions 10/20/2023

GENERAL NOTES

1. DO NOT SCALE DRAWINGS. REFER TO DIMENSIONS SHOWN.

2. VERIFY ALL EXISTING CONDITIONS AND INFORM ARCHITECT OF ANY DISCREPANCIES.

3. CONTACT ARCHITECT FOR ANY MISSING DIMENSIONS OR INFORMATION.

4. UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE TO FACE OF FINISH.

DESROSIER

ARCHITECTURE PLLC 1115 YAKIMA AVE S #2 SEATTLE, WA 98144 425 638 3306

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ISSUE DATE 2023 AUGUST 28 PERMIT SET

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2023 SEPTEMBER 22 REVISION 2
2023 OCTOBER 17

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1/4" = 1'-0"

FLOOR PLANS

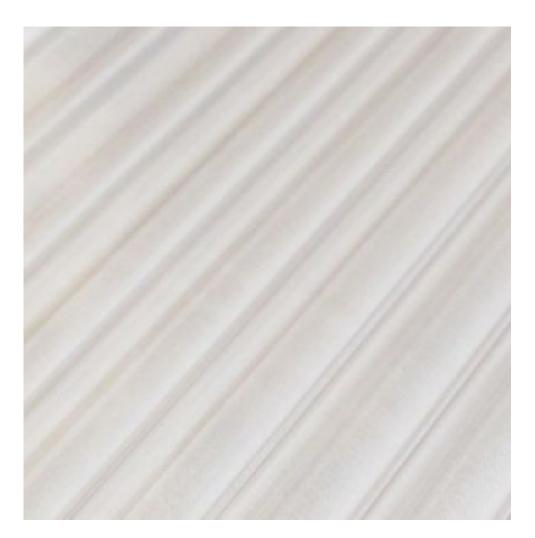
TEXISTING FLOOR PLAN  $2 \frac{|EXISII|}{1/4" = 1'-0"}$ 

PROPOSED FLOOR PLAN

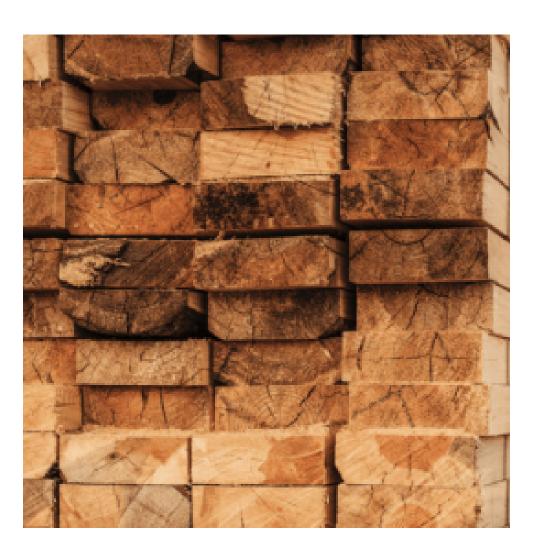
# PROPOSED MATERIALS



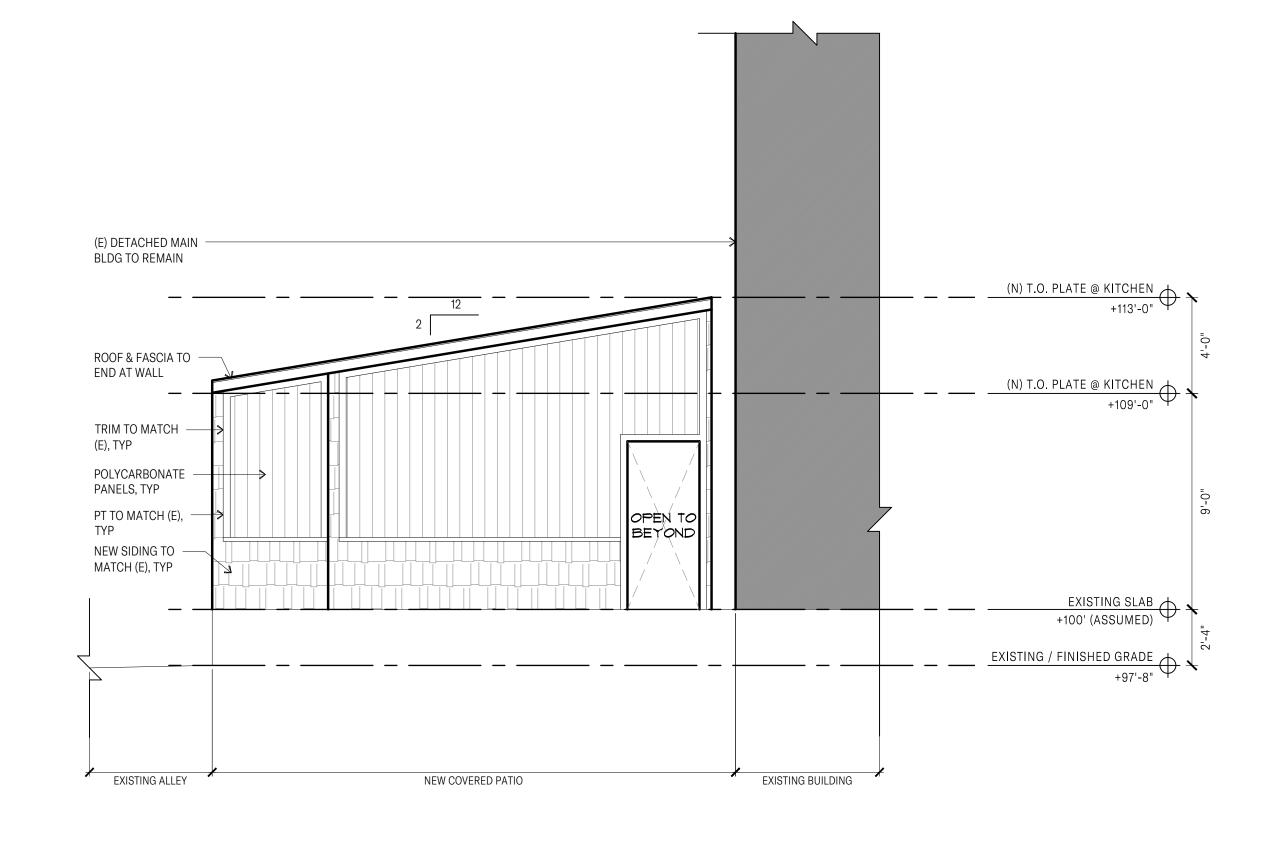
Cedar & fir siding, stained to match existing over time



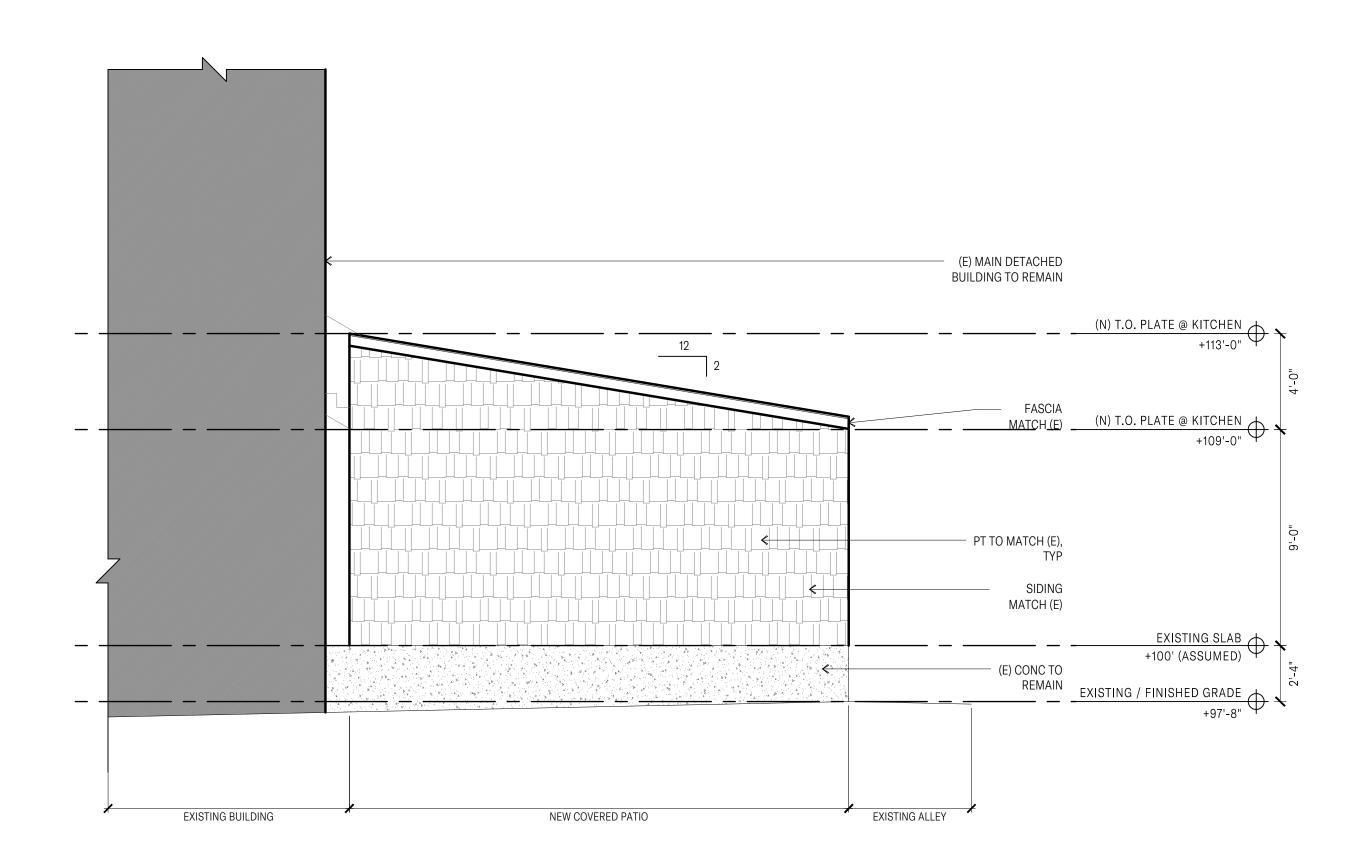
Polycarbonate panels to allow light in



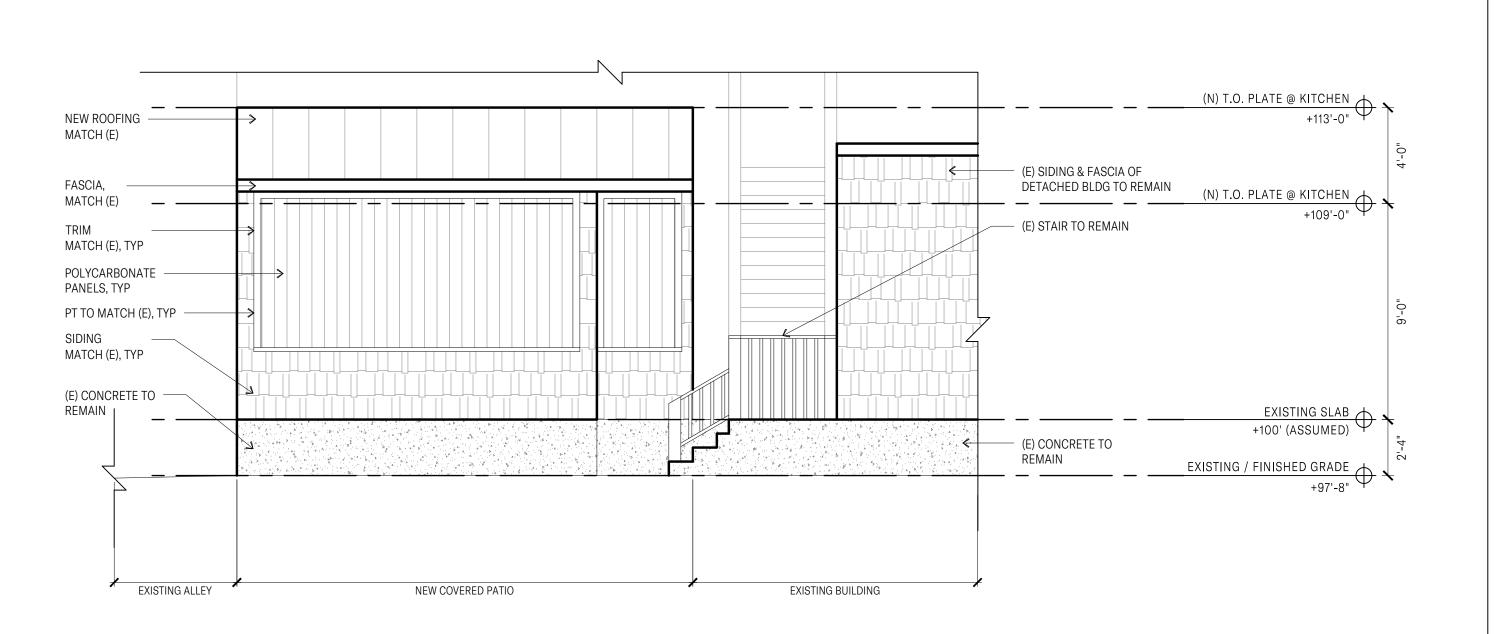
Wood Framing, complimenting existing building



1 SOUTH ELEVATION







2 WEST ELEVATION

1/4" = 1'-0"

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10/20/2023

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NIDO & ALKI HOMESTEAD PATIO REMODEL

IL NIDO & ALK

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1/4" = 1'-0"

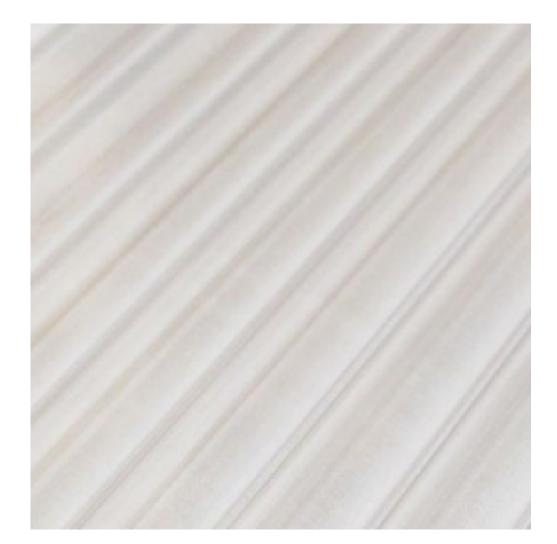
EXTERIOR ELEVATIONS

A200

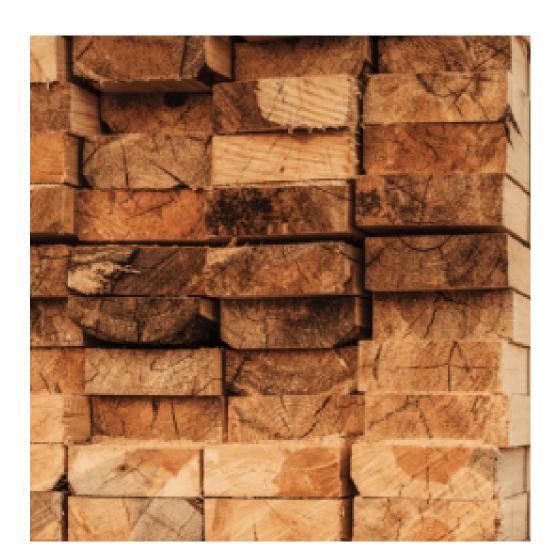
# PROPOSED MATERIALS



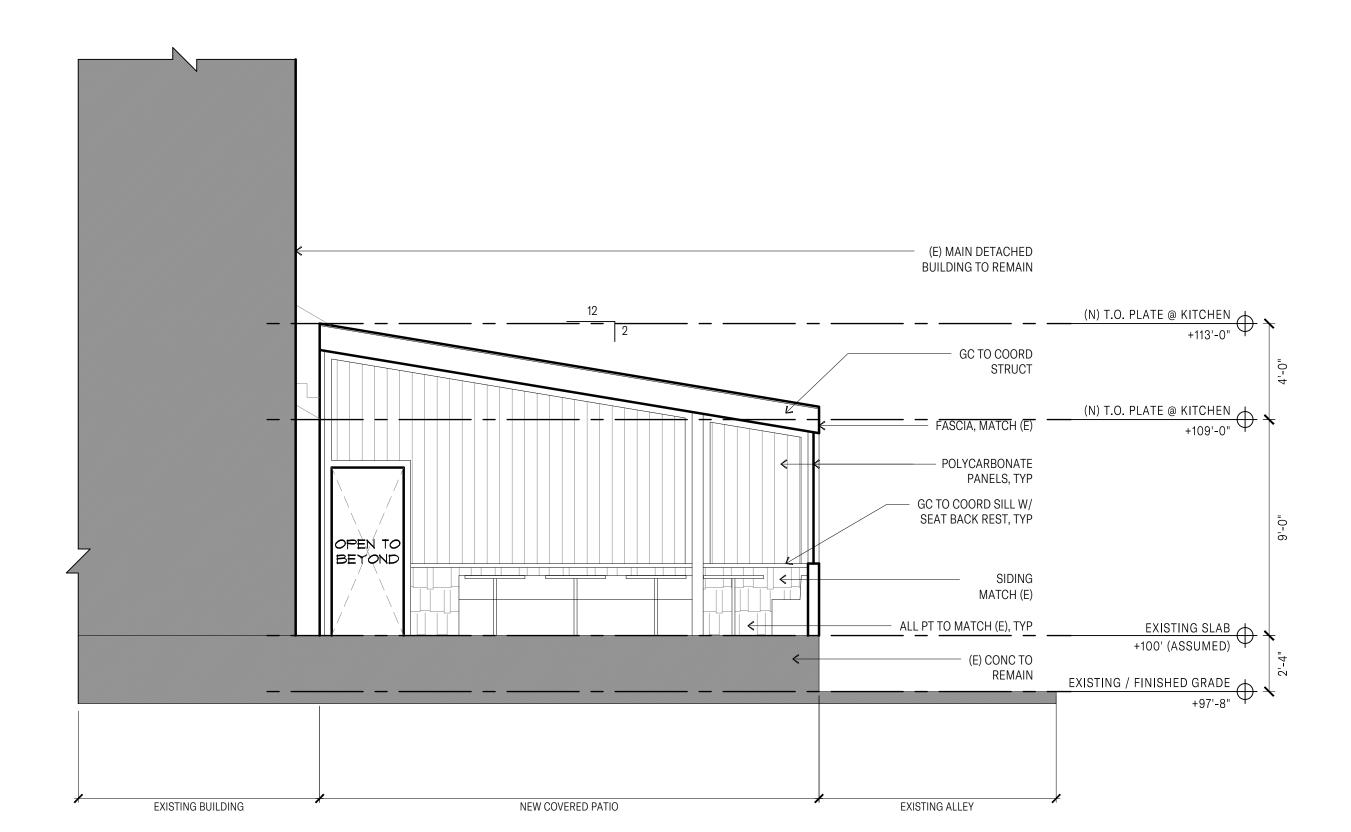
Cedar & fir siding, stained to match existing over time

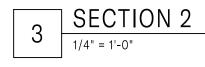


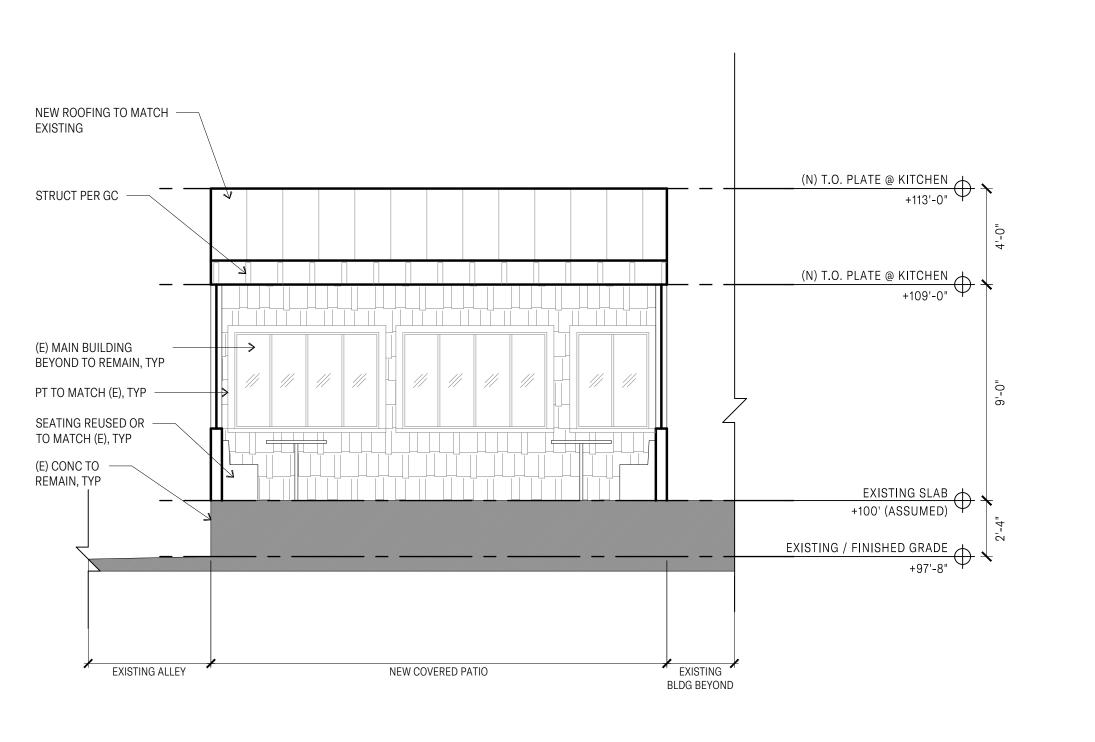
Polycarbonate panels to allow light in



Wood Framing, complimenting existing building







1 SECTION 1

1/4" = 1'-0"

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1/4" = 1'-0"

BUILDING SECTIONS

A300

2. DESIGN LOADING CRITERIA:

ASSEMBLY (MOVABLE SEATS) . 100 PSF FLOOR LIVE LOAD . ROOF (NOT OCCUPIABLE) LIVE LOAD . . 20 PSF MISCELLANEOUS LOADS 1.5 x AREA SERVED DECKS.. **DEFLECTION CRITERIA** LIVE LOAD DEFLECTION L/360 TOTAL LOAD DEFLECTION . L/240 **ENVIRONMENTAL LOADS** RAIN.. 1.5 IN/HR SNOW. 20 PSF . 110 MPH, RISK CATEGORY II WIND.

3. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAFETY PRECAUTIONS AND THE METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES REQUIRED TO PERFORM THE CONTRACTORS WORK.

4. DRAWINGS INDICATE GENERAL AND TYPICAL DETAILS OF CONSTRUCTION. WHERE CONDITIONS ARE NOT SPECIFICALLY INDICATED BUT ARE OF SIMILAR CHARACTER TO DETAILS SHOWN, SIMILAR DETAILS OF CONSTRUCTION SHALL BE USED, SUBJECT TO REVIEW BY THE ARCHITECT. ALL TYPICAL NOTES AND DETAILS SHOWN ON DRAWINGS SHALL APPLY, UNLESS NOTED OTHERWISE. TYPICAL DETAILS MAY NOT NECESSARILY BE INDICATED ON THE PLANS BUT SHALL STILL APPLY AS SHOWN OR DESCRIBED IN THE DETAILS. WHERE TYPICAL DETAILS ARE NOTED ON THE PLANS, THE SPECIFIED TYPICAL DETAIL SHALL BE USED. WHERE NO TYPICAL DETAIL IS NOTED, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CHOOSE THE APPROPRIATE TYPICAL DETAIL FROM THOSE PROVIDED OR REQUEST ADDITIONAL INFORMATION. THE CONTRACTOR SHALL SUBMIT ALL PROPOSED ALTERNATE TYPICAL DETAILS TO THOSE PROVIDED WITH RELATED CALCULATIONS FOR APPROVAL PRIOR TO SHOP DRAWING PRODUCTION AND FIELD USE.

5. ALL STRUCTURAL SYSTEMS, WHICH ARE TO BE COMPOSED OF COMPONENTS TO BE FIELD ERECTED, SHALL BE SUPERVISED BY THE SUPPLIER DURING MANUFACTURING, DELIVERY, HANDLING, STORAGE AND ERECTION IN ACCORDANCE WITH INSTRUCTIONS PREPARED BY THE SUPPLIER.

# GEOTECHNICAL

FOUNDATION NOTES: ALLOWABLE SOIL PRESSURE AND LATERAL EARTH PRESSURE ARE ASSUMED AND THEREFORE MUST BE VERIFIED BY A QUALIFIED SOILS ENGINEER OR APPROVED BY THE BUILDING OFFICIAL.

FOOTINGS SHALL BEAR ON FIRM, UNDISTURBED EARTH AT LEAST 24" BELOW ADJACENT FINISHED GRADE. UNLESS OTHERWISE NOTED, FOOTINGS SHALL BE CENTERED BELOW COLUMNS OR WALLS ABOVE.

BEAM OR HEADER

- PROVIDE (2) BEARING

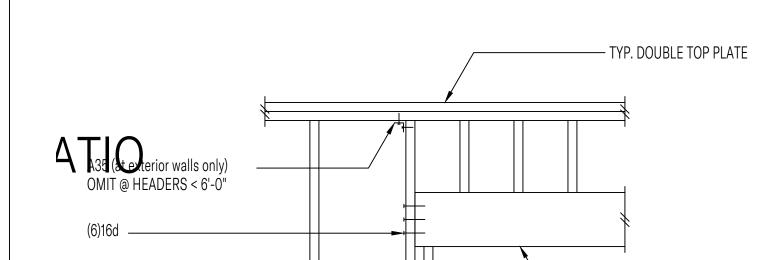
PER PLAN

STUDS U.O.N.

1) PLYWOOD PANEL EDGE NAILING

(2) BASE PLATE NAILING

(3) 16d @ 8"oc



TYPICAL SHEARWALL INTERSECTIONS

TYP. STUDS -

- SHEARWALL PER PLAN

- SHEARWALL PER PLAN ----

(2) IF SHEARWALL OR

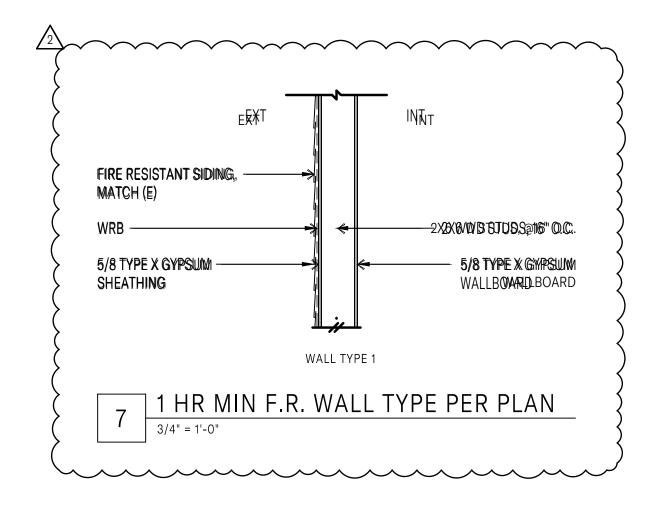
16d @ 12"oc AT OTHER WALLS

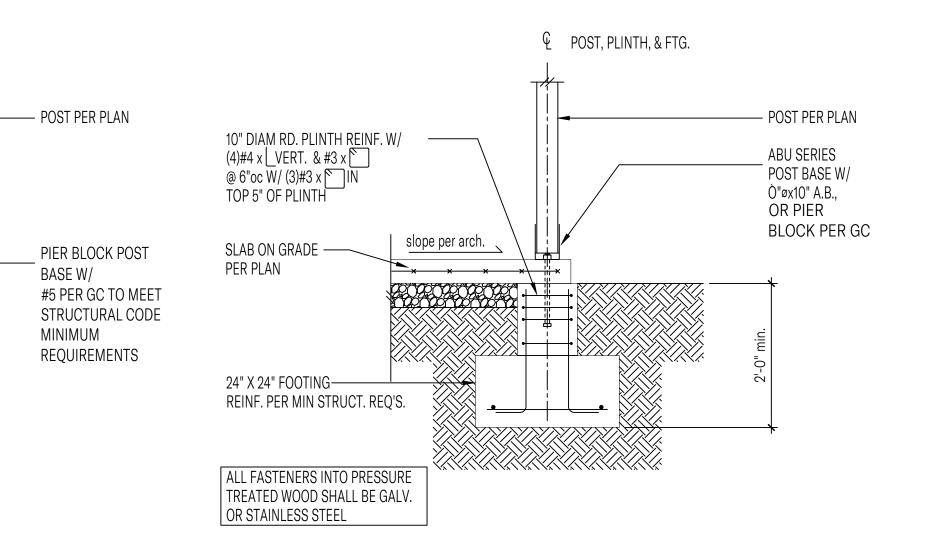
INTERSECTING WALI

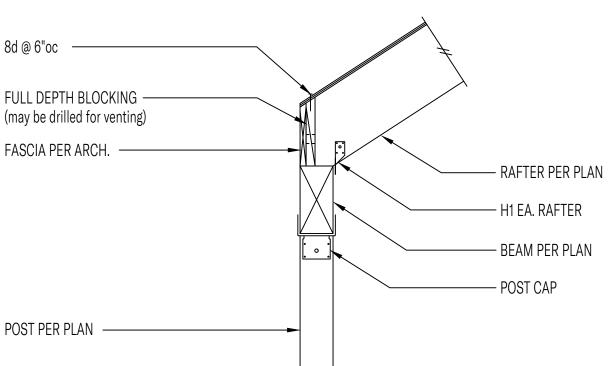
(see left if shearwall)

TYPICAL HEADER SUPPORT WITH 2 BEARING STUDS 3/4" = 1'-0"

POST, PLINTH, & FTG.







WOOD

GRADING RULES FOR WEST COAST LUMBER, 2018, OR WWPA STANDARD, WESTERN LUMBER GRADING RULES 2017. FURNISH TO THE FOLLOWING MINIMUM STANDARDS:

JOISTS (2X & 3X MEMBERS) HEM-FIR NO. 2 AND BEAMS MINIMUM BASE VALUE, Fb = 850 PSI DOUGLAS FIR-LARCH NO. 1 (4X MEMBERS) MINIMUM BASE VALUE, Fb = 1000 PSI (INCL. 6X AND LARGER) DOUGLAS FIR-LARCH NO. 1 MINIMUM BASE VALUE, Fb = 1350 PSI POSTS (4X MEMBERS) DOUGLAS FIR-LARCH NO. 2 MINIMUM BASE VALUE, Fc = 1350 PSI (6X AND LARGER) DOUGLAS FIR-LARCH NO. 1 MINIMUM BASE VALUE, Fc = 1000 PSI STUDS, PLATES & MISC. FRAMING: DOUGLAS FIR-LARCH NO. 2 OR HEM-FIR NO. 2

7. GLUED LAMINATED MEMBERS SHALL BE FABRICATED IN CONFORMANCE WITH ASTM AND ANSI/AITC STANDARDS. EACH MEMBER SHALL BEAR AN AITC OR APA IDENTIFICATION MARK AND SHALL BE ACCOMPANIED BY AN AITC OR APA CERTIFICATE OF CONFORMANCE. ALL SIMPLE SPAN BEAMS SHALL BE DOUGLAS FIR COMBINATION 24F-V4, Fb = 2,400 PSI, Fv = 265 PSI. ALL CANTILEVERED BEAMS SHALL BE DOUGLAS FIR COMBINATION 24F-V8, Fb = 2400 PSI, Fv = 265 PSI. CAMBER ALL SIMPLE SPAN GLULAM BEAMS, WITH SPANS OVER 30', TO 3,500' RADIUS, UNLESS SHOWN OTHERWISE ON THE PLANS.

FRAMING PLAN NOTES:

1. DO NOT SCALE DRAWINGS. REFER TO ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS. 2. PROVIDE EPOXY GROUTED #4 X 2'-6" DOWELS EMBEDDED A MINIMUM OF 6" IN TO EXISTING CONCRETE TO MATCH NEW HORIZONTAL REINFORCING. TYPICAL WHERE NEW CONCRETE WALL OR FOOTING TERMINATES AT EXISTING CONCRETE.

3. PROVIDE AC, ACE, PC, EPC, LPC, OR LCE COLUMN CAP AND BASE AT ALL BEAM TO COLUMN CONNECTIONS U.N.O.

4. ALL POSTS ABOVE SHALL BEAR FULLY ON BEAMS OR POSTS BELOW AND SHALL HAVE CONTINUOUS FULL BEARING THROUGH FLOORS TO THE FOUNDATION.

2X12 @ 12" OC (N) COVERED PATIO, UNHEATED 4X12

ROOF FRAMING PLAN

SEATTLE DCI APPROVAL STAMP

THE CITY OF SEATTLE DEPARTMENT OF CONSTRUCTION 8 INSPECTIONS **APPROVED** Subject to Errors and Omissions 10/20/2023

ARCHITECTURE PLLC

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1/4" = 1'-0"

ROOF FRAMING PLAN AND NOTES

S-2.0

