

GENERAL NOTES

1. ALL DRAWINGS, NOTES, AND DETAILS PROVIDED IN THIS SECTION REPRESENTS THE CONSTRUCTION DOCUMENTS. THE 'CONSTRUCTION DOCUMENTS' MAY NOT REPRESENT ALL CONDITIONS AND DIMENSIONS THAT ARE PRESENT ON SITE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VISIT THE SITE AND VERIFY ALL SITE CONDITIONS.

2. THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS INCLUDING ACCESS TO THE WORK, POWER REQUIREMENTS, STAGING, DISPOSAL, AND SECURE MATERIAL STORAGE.

3. ALL MATERIALS SPECIFIED WITHIN THIS CONSTRUCTION DOCUMENTS SHALL BE INCORPORATED INTO THE WORK. NO SUBSTITUTIONS SHALL BE ACCEPTED UNLESS A WRITTEN REQUEST IS MADE FOR CONSIDERATION. ANY SUBSTITUTION REQUEST SHALL BE SUBMITTED IN CONJUNCTION WITH A LETTER FROM THE MATERIAL MANUFACTURER STATING:
 A) THE PRODUCT HAS EQUAL PHYSICAL PROPERTIES TO THE SPECIFIED MATERIAL.

B) THAT THE MANUFACTURER WARRANTS THAT THE SUBSTITUTED MATERIAL IS COMPATIBLE WITH ALL ADJACENT AND UNDERLYING MATERIALS AND SHALL MEET ITS INTENDED SERVICE LIFE.

4. THE CONTRACTOR SHALL VERIFY THE MATERIAL COMPATIBILITY OF ALL WATERPROOFING COMPONENTS (E.G., SEALANT, CLOSED CELL BACKER ROD, SELF-ADHERING MEMBRANE, ETC.) USED IN CONJUNCTION WITH OTHER WATERPROOFING COMPONENTS.

5. THE CONTRACTOR SHALL ESTABLISH A WRITTEN SAFETY AND FALL PROTECTION PLAN, A COPY OF WHICH SHALL BE MAINTAINED ONSITE. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO COMMUNICATE THE PLANS TO ALL EMPLOYEES AND SUBCONTRACTORS.

6. THE CONTRACTOR SHALL PROVIDE TO THE OWNER AND THE CONTRACT PROJECT ENGINEER EMERGENCY TELEPHONE NUMBERS AND CONTACT NAMES FOR USE, IF REQUIRED, OUTSIDE OF NORMAL BUSINESS HOURS.

7. THE CONTRACTOR SHALL INSTITUTE COMPLIANCE WITH AND BE SOLELY RESPONSIBLE FOR ALL RELEVANT CITY, COUNTY, STATE AND/OR FEDERAL ORDINANCES, LAWS AND REGULATIONS INCLUDING BUT NOT LIMITED TO:

A) PROVISIONS FOR DISPOSAL OF CONSTRUCTION MATERIALS AND DEMOLITION DEBRIS.

B) PROVISIONS FOR ELECTRICAL SAFETY.

C) PROVISIONS OF OSHA REGULATIONS AND SIMILAR STATE AND LOCAL REQUIREMENTS FOR SAFETY IN THE WORKPLACE, INCLUDING PROVISIONS FOR SAFETY AND FALL PROTECTION PROGRAMS.

D) PROVISIONS OF THE HAZARDOUS MATERIALS SECTIONS OF THE MATERIAL SAFETY DATA SHEETS (MSDS) SUBMITTED FOR PRODUCTS BROUGHT TO AND UTILIZED ON SITE.

8. A PROJECT BINDER SHALL BE GENERATED FOR ALL SPECIFIED PRODUCTS INCLUDING, INSTALLATION INSTRUCTIONS, PRODUCT DATA SHEETS AND MSDS SHEETS FOR ALL PRODUCTS.

9. THE PROVISIONS OF ALL RULES AND REGULATIONS GOVERNING SAFETY OF THE WORK SHALL APPLY TO ALL WORK UNDER THIS CONTRACT. FEDERAL, STATE AND LOCAL INSPECTORS SHALL BE GRANTED ACCESS TO THE WORK FOR INSPECTION WITHOUT FIRST OBTAINING A SEARCH OR ADMINISTRATIVE WARRANT.

10. IF THE CONTRACTOR OBSERVES THE EXISTENCE OF ANY MATERIAL, WHICH HE KNOWS OR HAS REASON TO BELIEVE IS HAZARDOUS TO HUMAN HEALTH, THE CONTRACTOR SHALL PROMPTLY NOTIFY THE OWNER. THE CONTRACTOR SHALL NOT PERFORM ANY WORK INVOLVING THE MATERIAL OR ANY WORK CAUSING THE MATERIAL TO BE LESS ACCESSIBLE PRIOR TO RECEIPT OF SPECIAL INSTRUCTIONS FROM THE OWNER.

11. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR HIS INVITEES AT THE SITE AND FOR THOSE OF HIS SUBCONTRACTORS, SUPPLIERS, AND THEIR EMPLOYEES, INCLUDING ANY ACTS OR OMISSIONS OF SUCH INVITEES. ALL INVITEES SHALL SIGN-IN AT.

12. THE CONTRACTOR AND NOT THE CONSULTANT SHALL BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES (OTHER THAN THOSE EXPRESSLY SPECIFIED IN CONTRACT DOCUMENTS), OR FOR SAFETY AND FALL PROTECTION PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK.

13. ALL MATERIAL AND WORKMANSHIP SHALL BE SUBJECT TO OBSERVATION, EXAMINATION AND TESTING AT ANY AND ALL TIMES DURING MANUFACTURE AND CONSTRUCTION. THE CONSULTANT AND THE OWNER SHALL HAVE AUTHORITY TO REJECT DEFECTIVE MATERIAL AND WORKMANSHIP AND REQUIRE ITS CORRECTION. DEFECTIVE WORKMANSHIP SHALL BE SATISFACTORILY CORRECTED AND DEFECTIVE MATERIAL SHALL BE SATISFACTORILY REPLACED WITH PROPER MATERIAL WITHOUT CHARGE THEREFOR, AND THE CONTRACTOR SHALL PROMPTLY SEGREGATE AND REMOVE THE DEFECTIVE MATERIAL FROM THE SITE.

14. THE CONSULTANT, THE OWNER, THE CONTRACT PROJECT ENGINEER, THE OWNER'S OBSERVERS AND OTHER TESTING PERSONNEL, INSPECTORS FROM STATE AND LOCAL AGENCIES, AND OTHERS AUTHORIZED BY THE OWNER, SHALL HAVE ACCESS TO THE WORK AT ALL TIMES. THE CONTRACTOR SHALL PROVIDE PROPER FACILITIES FOR ACCESS AND INSPECTION.

15. IF THE CONTRACTOR DEEMS ADDITIONAL DETAIL OR INFORMATION IS NEEDED, HE MAY REQUEST THE SAME IN WRITING FROM THE CONSULTANT TO CLARIFY THE INTENT CONVEYED IN THE SCOPE OF WORK OR PLANS AND SPECIFICATIONS. HIS REQUEST SHALL PRECISELY STATE THE DETAIL OR INFORMATION NEEDED AND SHALL EXPLAIN WHY IT IS NEEDED. THE CONTRACTOR SHALL ALSO INDICATE A DATE WHEN THE REQUESTED INFORMATION IS REQUIRED.

16. IF THE CONTRACTOR FINDS A CONFLICT, ERROR, OR OTHER DISCREPANCY IN THE PLANS OR SPECIFICATIONS, HE SHALL NOTIFY THE CONSULTANT IN WRITING AS SOON AS REASONABLY POSSIBLE, BUT BEFORE PROCEEDING WITH THE AFFECTED WORK. THE CONSULTANT SHALL ISSUE A CLARIFICATION TO THE CONTRACTOR STATING THE CORRECT REQUIREMENTS. IF THE CONTRACTOR DEEMS THE FIELD ORDER REQUIRES ADDITIONAL WORK, HE SHALL NOTIFY THE CONSULTANT OF SUCH PRIOR TO PROCEEDING WITH THAT WORK AND HE SHALL SUBMIT A REQUEST FOR CHANGE ORDER ALONG WITH A DETAILED SUBSTANTIATING COST PROPOSAL THRU THE CONSULTANT TO THE OWNER.

17. SUBMITTALS SHALL BE FORWARDED WITH REASONABLE TIME FOR REVIEW TO THE CONSULTANT FOR APPROVAL IF REQUIRED BY THE SPECIFICATIONS OR SCOPE OF WORK OR IF REQUESTED BY THE CONSULTANT OR THE OWNER. NO PART OF THE WORK DEALT WITH BY A SUBMITTAL SHALL BE FABRICATED BY THE CONTRACTOR, SAVE AT HIS OWN RISK, UNTIL SUCH APPROVAL HAS BEEN GIVEN.

18. IF A SUBMITTAL INDICATES A DEPARTURE FROM THE CONTRACT REQUIREMENTS, THE CONSULTANT MAY REJECT THE SUBMITTAL OR, IF HE DEEMS IT TO HAVE MERIT, MAY RECOMMEND IT TO THE OWNER, WHO SHALL APPROVE OR REJECT IT AS THE OWNER, IN ITS SOLE DISCRETION, SEES FIT. THE DEPARTURE FROM THE CONTRACT REQUIREMENTS SHALL BE FURTHER AUTHORIZED BY A CHANGE ORDER, IF A REDUCTION OR INCREASE IN THE CONTRACT PRICE IS APPROPRIATE.

GENERAL NOTES (cont'd.)

19. THE WORK SHALL BE IN ACCORDANCE WITH APPROVED SUBMITTALS. APPROVAL OF THE CONTRACTOR'S SUBMITTALS BY THE CONSULTANT DOES NOT RELIEVE THE CONTRACTOR FROM RESPONSIBILITY OF COMPLYING WITH THE CONTRACT AND ALL DRAWINGS AND SPECIFICATIONS, EXCEPT AS CHANGED BY CHANGE ORDER.

20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REVIEW AND CONFIRMING COMPATIBILITY OF ALL COMPONENTS IN THE EVENT OF A SUBSTITUTION. LETTERS FROM THE RELEVANT MATERIAL SUPPLIERS CONFIRMING COMPATIBILITY SHALL BE SUFFICIENT EVIDENCE OF COMPATIBILITY.

21. UNLESS OTHERWISE SPECIFICALLY PROVIDED IN THE CONTRACT, ALL EQUIPMENT, MATERIAL, AND ACCESSORIES INCORPORATED IN THE WORK ARE TO BE NEW.

22. UNLESS SPECIFICALLY APPROVED BY THE OWNER OR REQUIRED BY THE CONTRACT, THE CONTRACTOR SHALL NOT INCORPORATE INTO THE WORK ANY MATERIALS CONTAINING ASBESTOS OR ANY MATERIAL KNOWN BY THE INDUSTRY TO BE HAZARDOUS TO THE HEALTH OF BUILDING CONSTRUCTION WORKERS, MAINTENANCE WORKERS, OR OCCUPANTS.

23. ALL WORKMANSHIP SHALL BE OF THE HIGHEST QUALITY FOUND IN THE BUILDING INDUSTRY IN EVERY RESPECT. ALL ITEMS OF WORK SHALL BE DONE BY CRAFTSMEN OR TRADESMEN SKILLED IN THE PARTICULAR TASK OR ACTIVITY TO WHICH THEY ARE ASSIGNED. POOR OR INFERIOR WORKMANSHIP SHALL BE REMOVED AND REPLACED AT CONTRACTOR'S EXPENSE SUCH THAT THE WORK CONFORMS TO THE HIGHEST QUALITY STANDARDS OF THE TRADES CONCERNED, OR OTHERWISE CORRECTED TO THE SATISFACTION OF THE CONSULTANT. THE OWNER, OR OTHER INSPECTING AUTHORITY, AS APPLICABLE, ALL WORK SHALL BE FREE OF DEFECTS RESULTING FROM THE USE OF MATERIALS, EQUIPMENT OR WORKMANSHIP, WHICH ARE DEFECTIVE, INFERIOR, OR NOT IN ACCORDANCE WITH THE TERMS OF THE CONTRACT DOCUMENTS.

24. IF THE CONTRACTOR FINDS A GROWTH ON THE MATERIALS TO BE REMOVED WHICH THEY ARE CONCERNED ABOUT, THE CONTRACTOR SHALL CONTACT THE OWNER AND A CERTIFIED INDUSTRIAL HYGIENIST TO DETERMINE PROPER CONTAINMENT, HANDLING, AND DISPOSAL TECHNIQUES INCLUDING PERSONAL PROTECTION EQUIPMENT THAT IS NEEDED. ALL MATERIALS THAT ARE PHYSICALLY DAMAGED BY A GROWTH AND ROT WILL BE REMOVED PER THE HYGIENISTS PROTOCOL.

APPLICABLE CODES:

ALL CONSTRUCTION WITHIN THE SPECIFIED AREA OF WORK SHALL COMPLY WITH THE 2012 INTERNATIONAL BUILDING CODE.

ENERGY NOTES:

RESIDENTIAL:

PER 2012 WASHINGTON STATE ENERGY CODE, PRESCRIPTIVE, SECTION 1320

1. FUEL TYPE - 'A' ELECTRICAL RESISTANCE:
 NO CHANGE - NOT APPLICABLE

2. BUILDING ENVELOPE:
 NO CHANGE - NOT APPLICABLE

3. CONSTRUCTION DETAILS:
 GLAZING PERCENTAGE OF FLOOR AREA CALCULATION:
 NO CHANGE - NOT APPLICABLE

INSULATION R VALUES (EXISTING, UNLESS NOTED OTHERWISE):

ROOF OVER ATTIC NO CHANGE - NOT APPLICABLE

CEILINGS NO CHANGE - NOT APPLICABLE
 WALLS ABOVE GRADE NO CHANGE - NOT APPLICABLE
 WALLS BELOW GRADE NO CHANGE - NOT APPLICABLE
 FLOORS OVER UNCONDITIONED SPACE NO CHANGE - NOT APPLICABLE
 SLABS ON GRADE NO CHANGE - NOT APPLICABLE
 RADIANT FLOORS NOT APPLICABLE

EXTERIOR DOORS U=0.30

4. ROOF ATTIC VENTILATION: NO CHANGE - NOT APPLICABLE

5. LIGHTING SYSTEM NO CHANGE - NOT APPLICABLE

BUILDING INFORMATION:

CONSTRUCTION TYPE: WOOD FRAME, NON-SPRINKLERED.

PROJECT TEAM:

OWNER:

INNISGLEN CONDOMINIUM
 2440 140TH AVE NE
 BELLEVUE, WA 98005

BUILDING CONSULTANT:

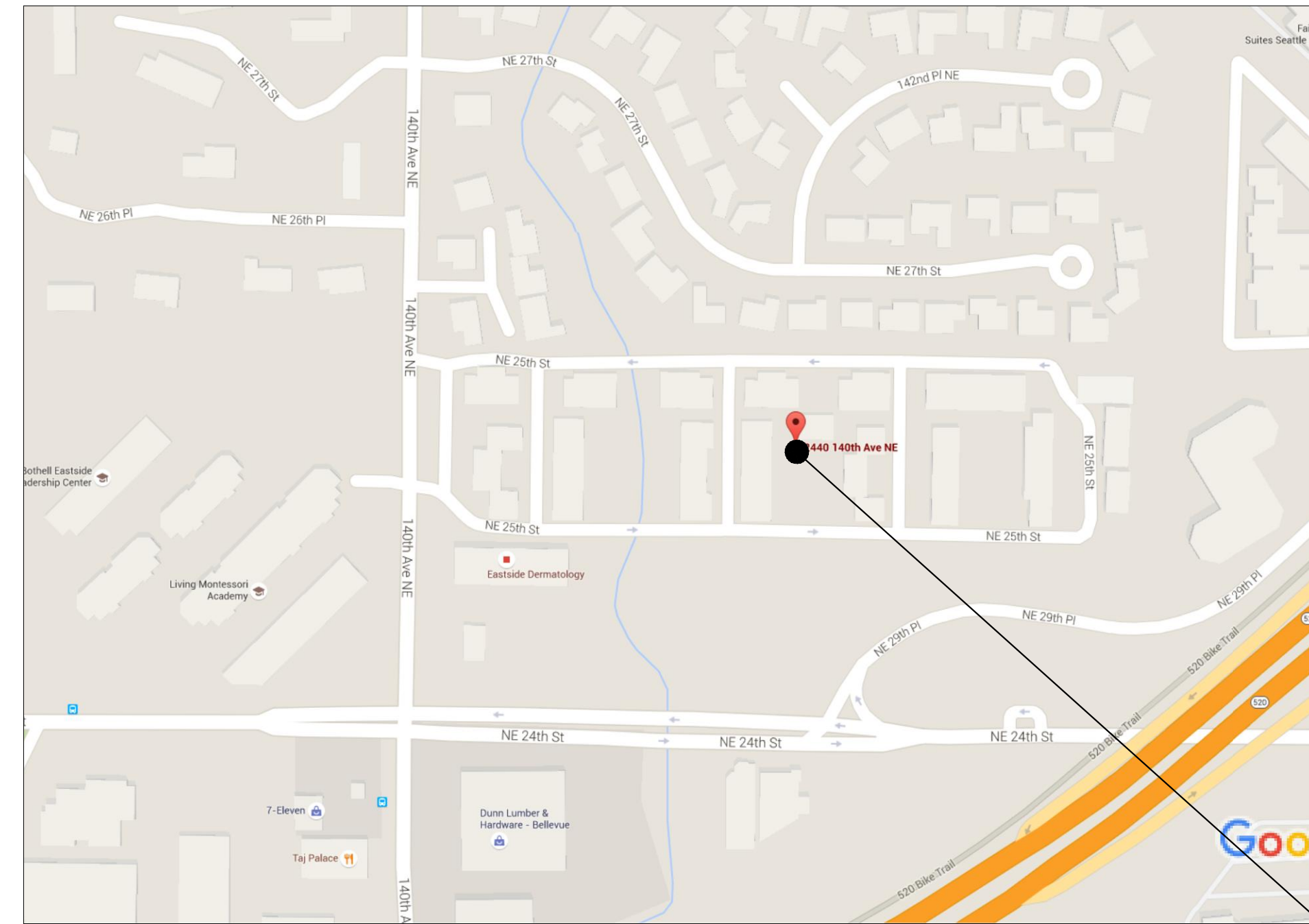
DIMENSIONAL BUILDING CONSULTANTS, LLC
 626 120TH AVENUE NE, SUITE B101
 BELLEVUE, WA 98005

CONTACT: MARTIN FLORES
 TEL: 425-455-2046
 EMAIL: martin@dimensionalbc.com

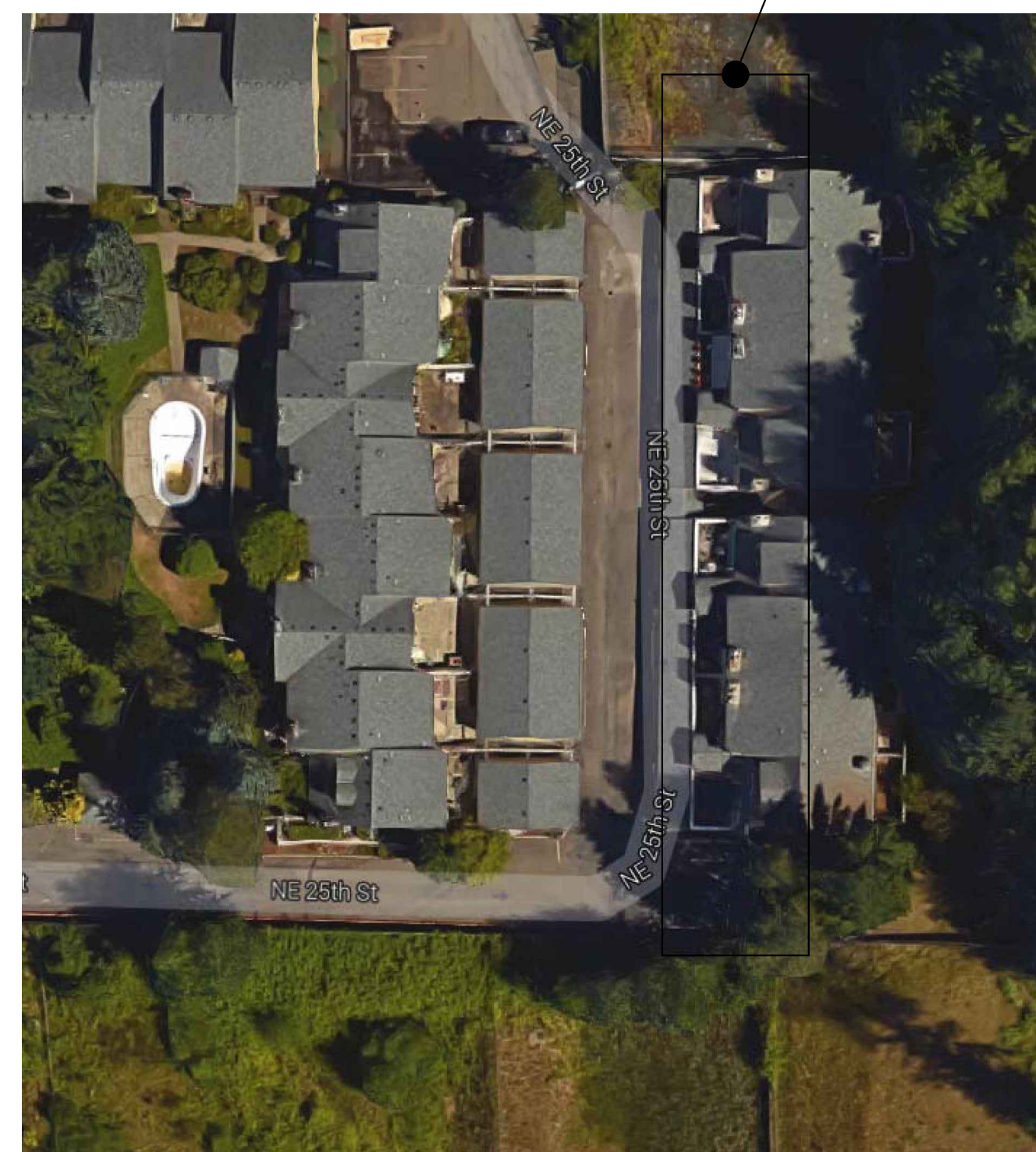
OWNER'S CONSTRUCTION MANAGER

GSG GROUP, INCORPORATED
 144 RAILROAD AVE, SUITE 101
 EDMONDS, WA 98020

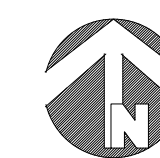
CONTACT: BRUCE GOODSON
 TEL: 425-771-9349
 EMAIL: BGOODSON@GSGGROUP.NET



VICINITY PLAN



SITE PLAN



Sheet List Table	
Sheet Number	Sheet Title
G-1.0	GENERAL NOTES & DRAWING INDEX
G-1.1	SCOPE OF WORK
WP-1.0	BUILDING PLAN
WP-1.1	ELEVATIONS
WP-2.0	TYP. ASSEMBLIES
WP-2.1	TYP. ASSEMBLIES
WP-3.0	DECK ASSEMBLIES



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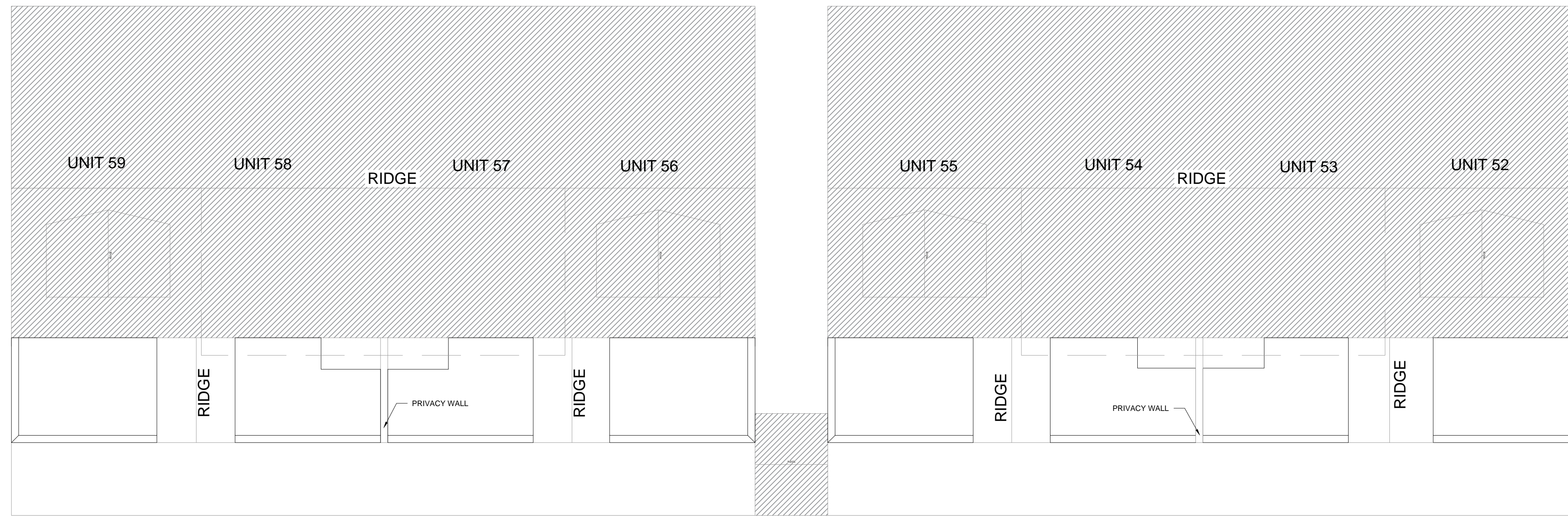
INNISGLEN CONDOMINIUMS
 DECK RESTORATION UNITS 52-59
 2440 140TH AVE. NE BELLEVUE, WA 98005

SHEET NO.
G-1.0
 GENERAL NOTES & DRAWING INDEX
 DATE: 11/06/15
 PROJECT NO.: 151097

NOTES:

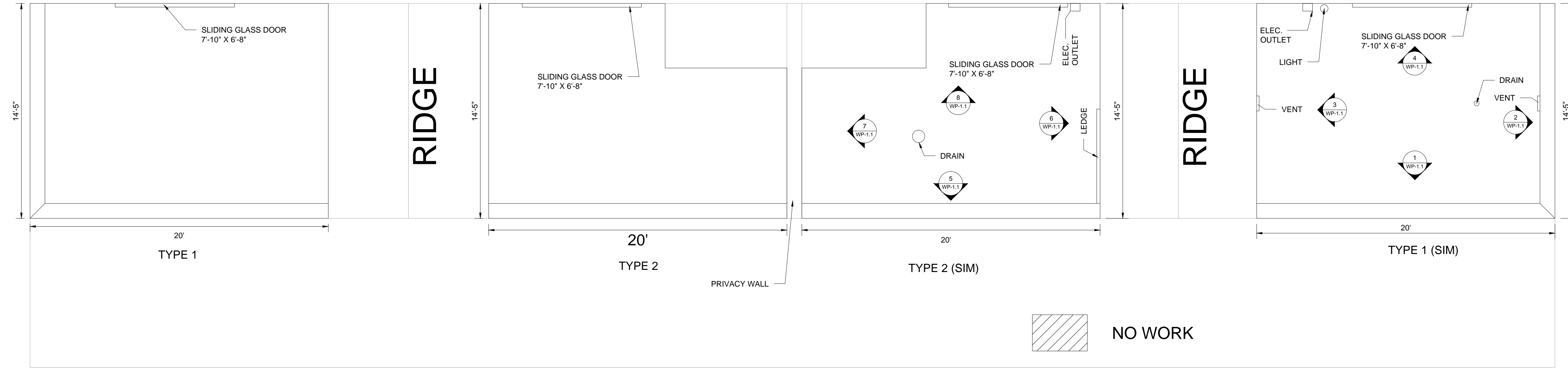
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 02/02/2016 BID SET

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NO WORK

1 BUILDING PLAN
3/32" = 1'-0"



NO WORK

2 ENLARGED DECK PLANS
1/4" = 1'-0"

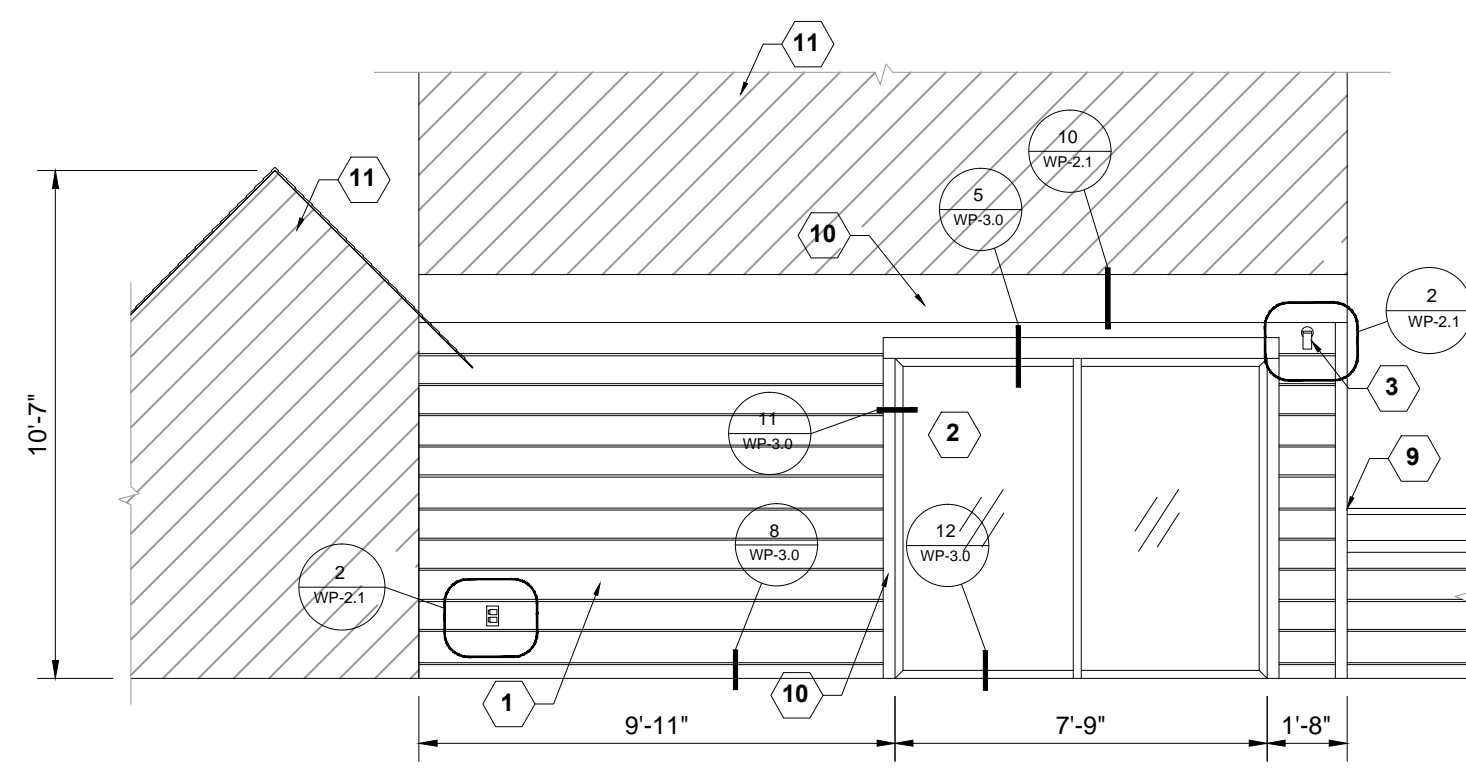
NOTES:
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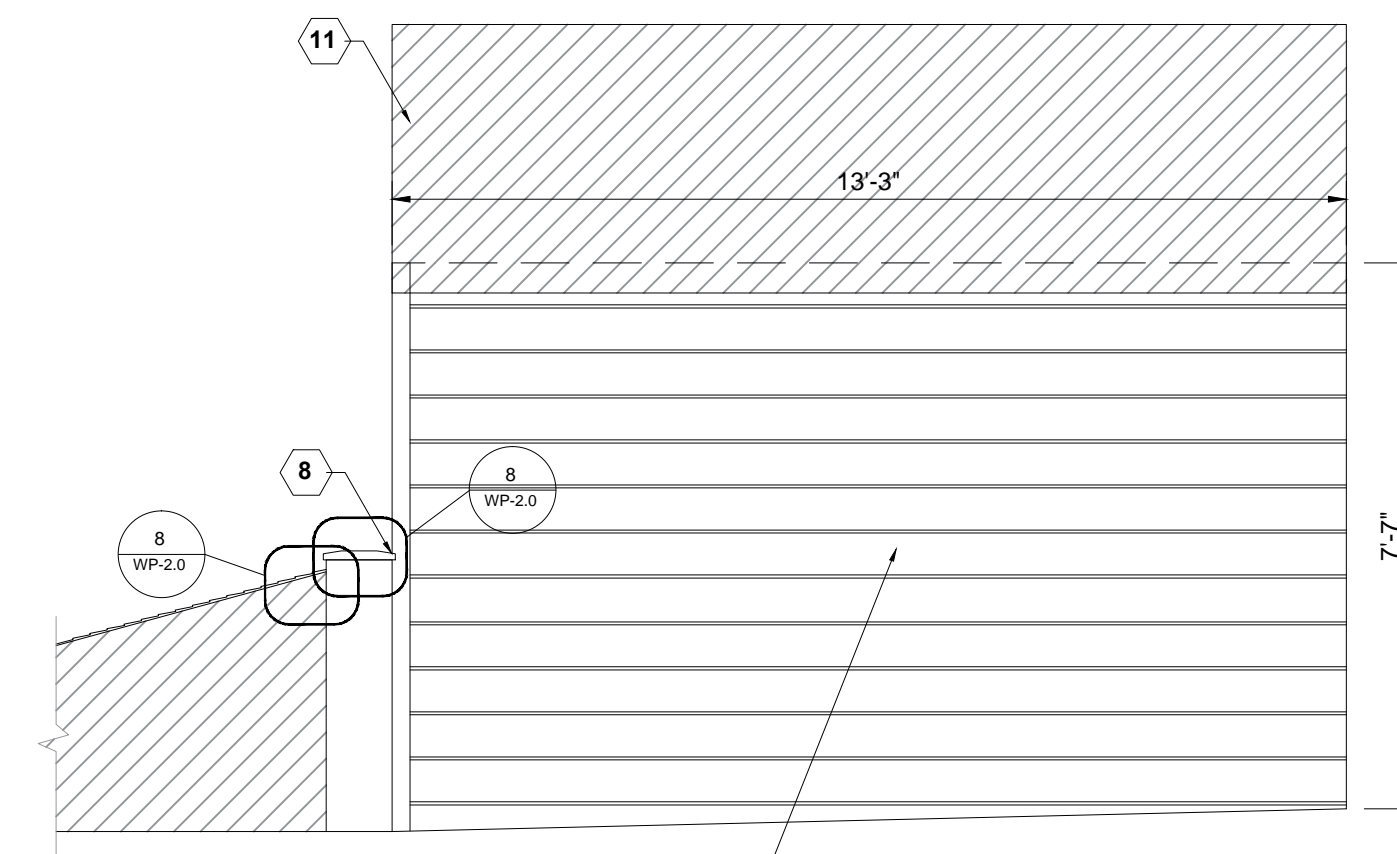
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SHEET NO.
WP-1.0
BUILDING PLAN
DATE: 11/06/15
PROJECT NO.: 151097

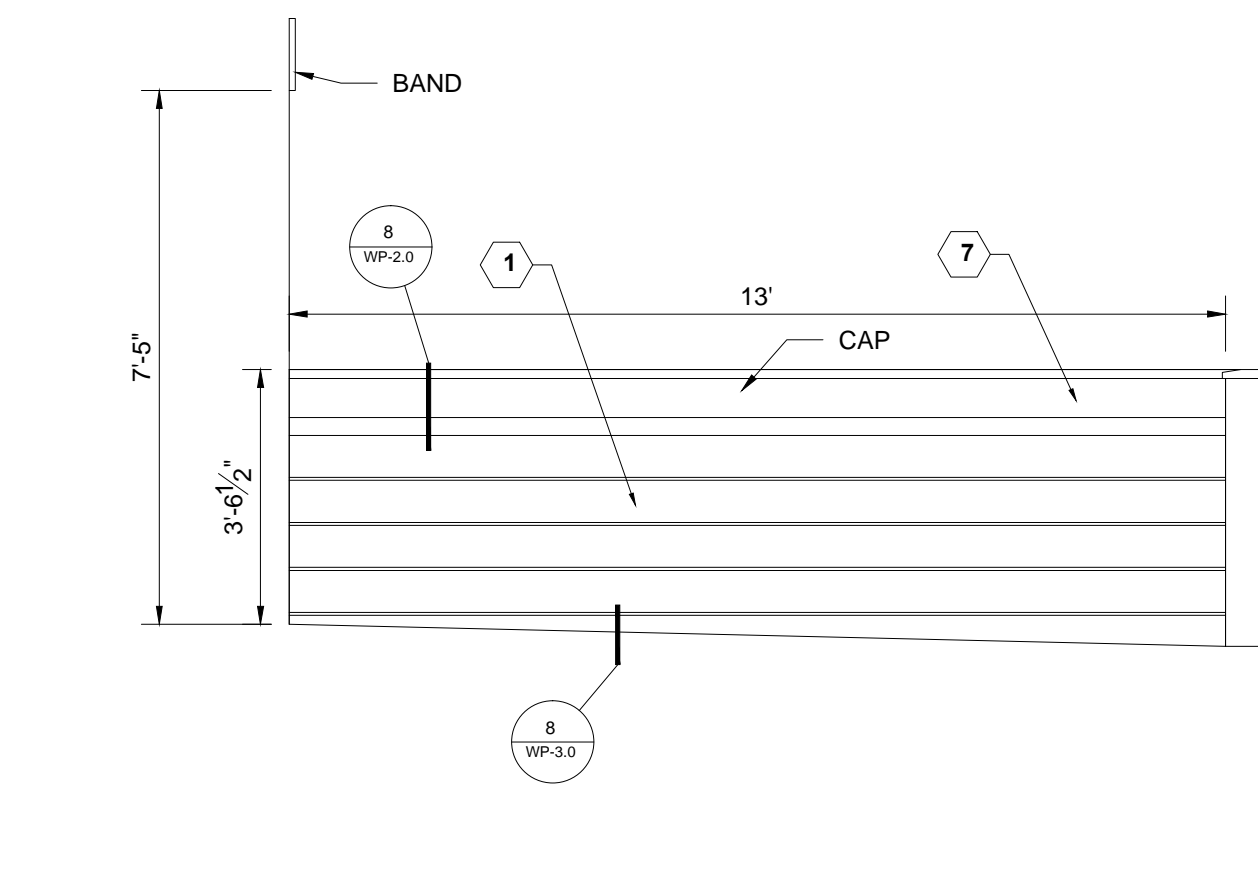
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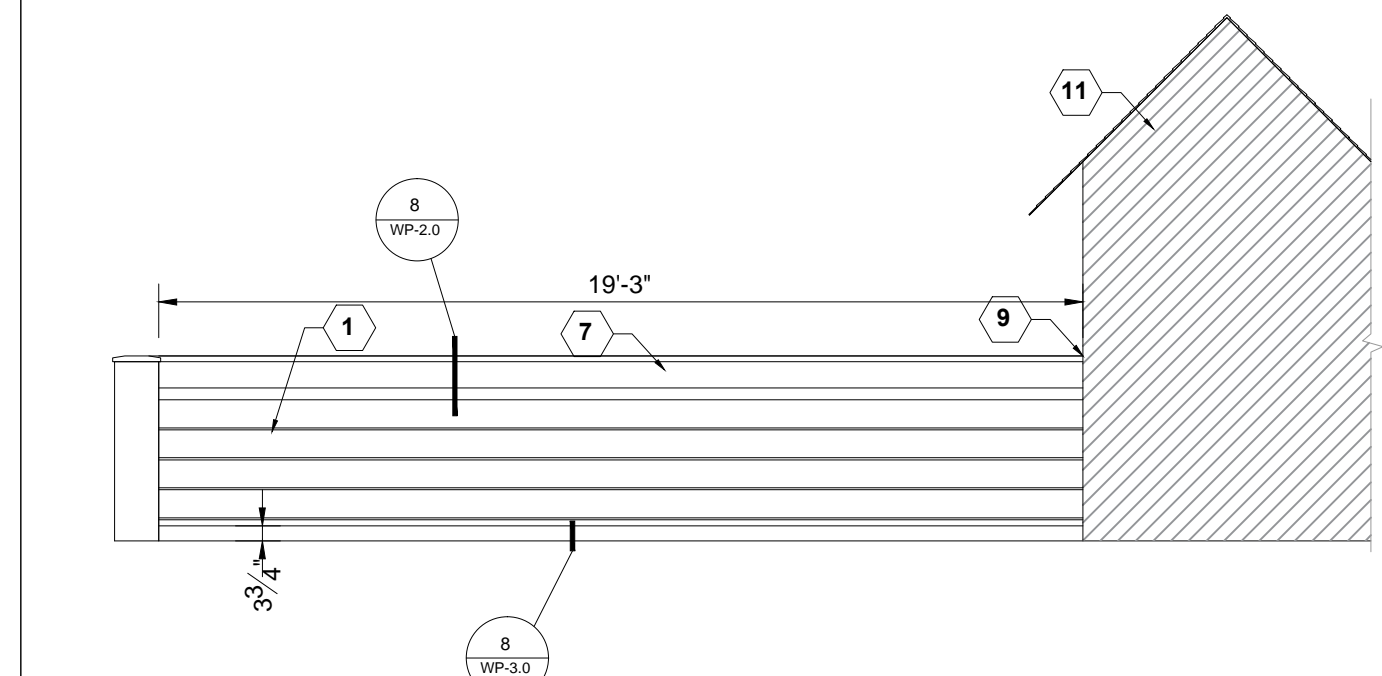
4 EAST ELEVATION - TYPE 1
1/4" = 1'-0"



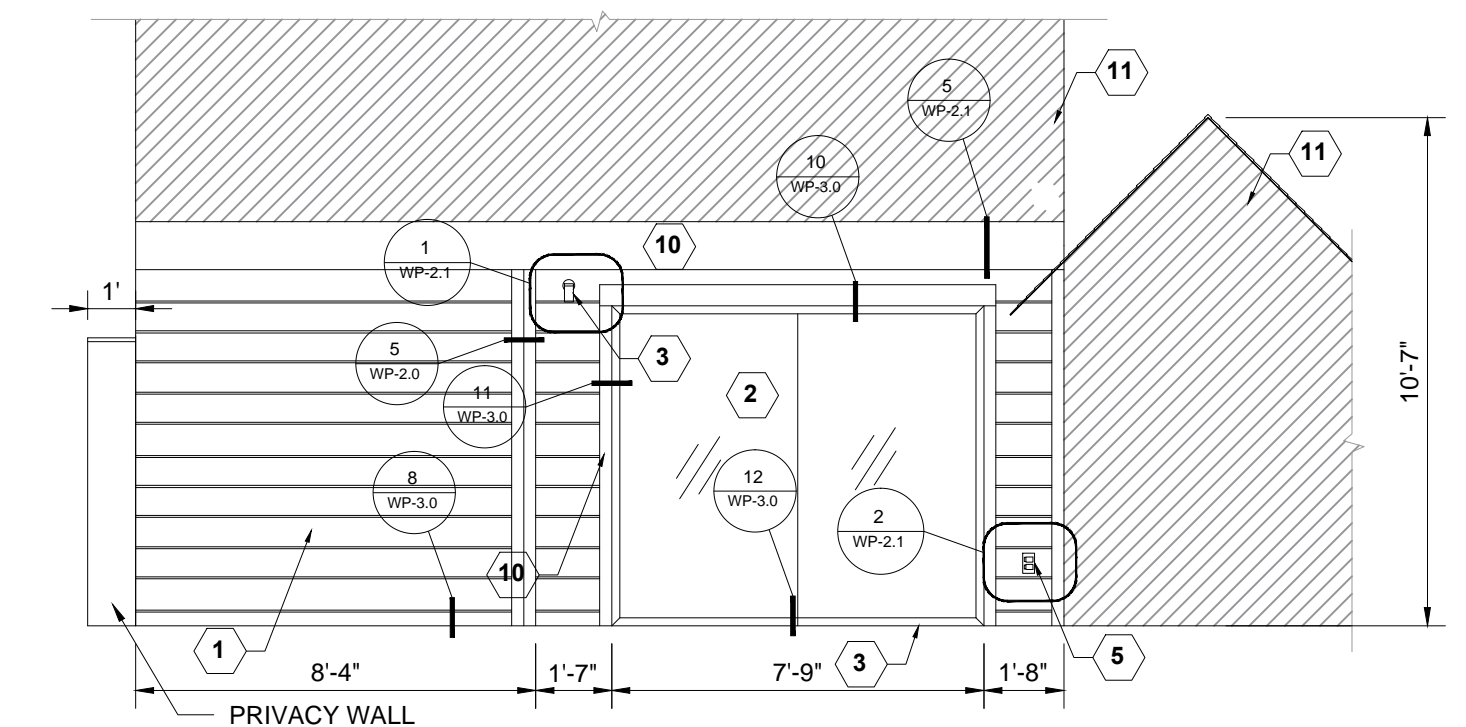
3 NORTH ELEVATION - TYPE 1
3/8" = 1'-0"



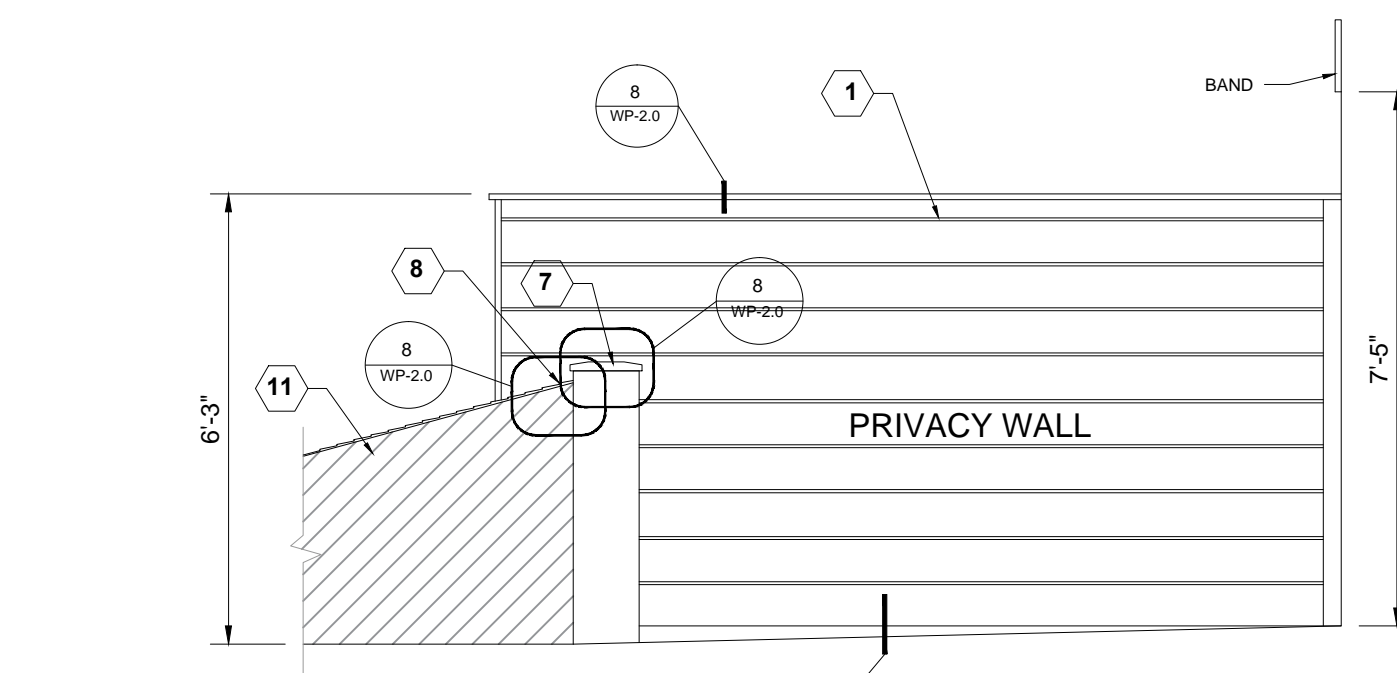
2 SOUTH ELEVATION - TYPE 1
3/8" = 1'-0"



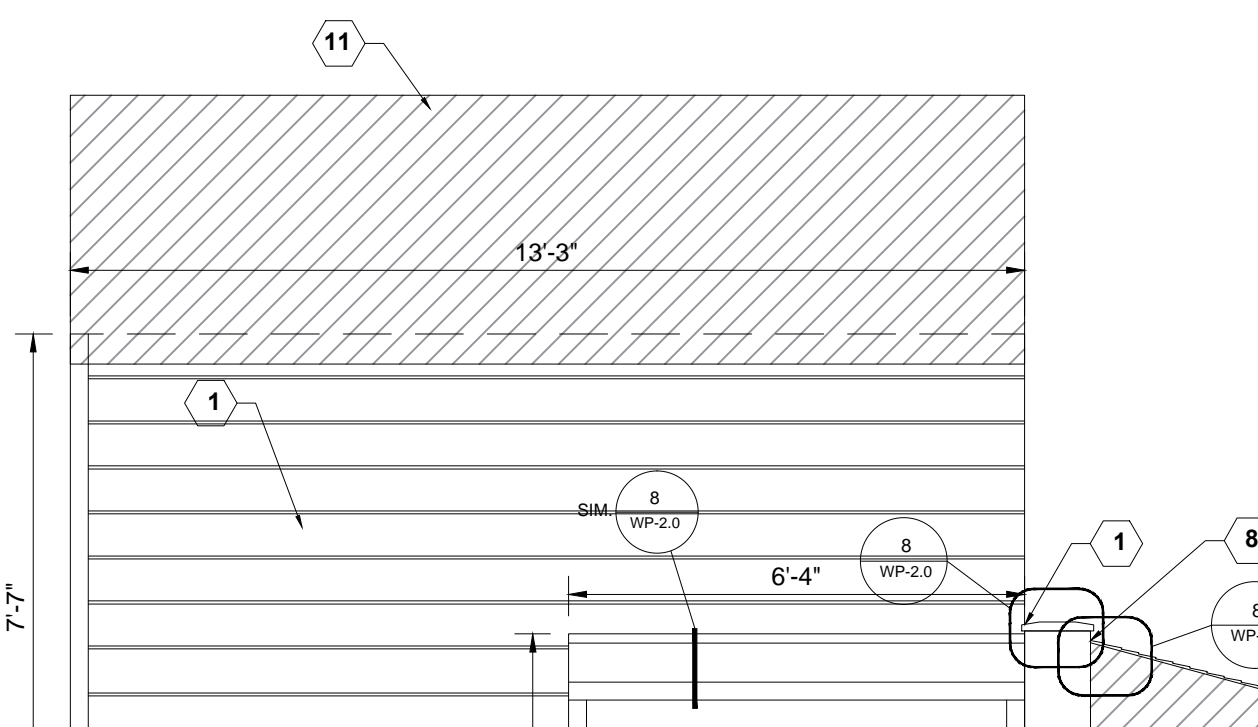
1 WEST ELEVATION - TYPE 1
1/4" = 1'-0"



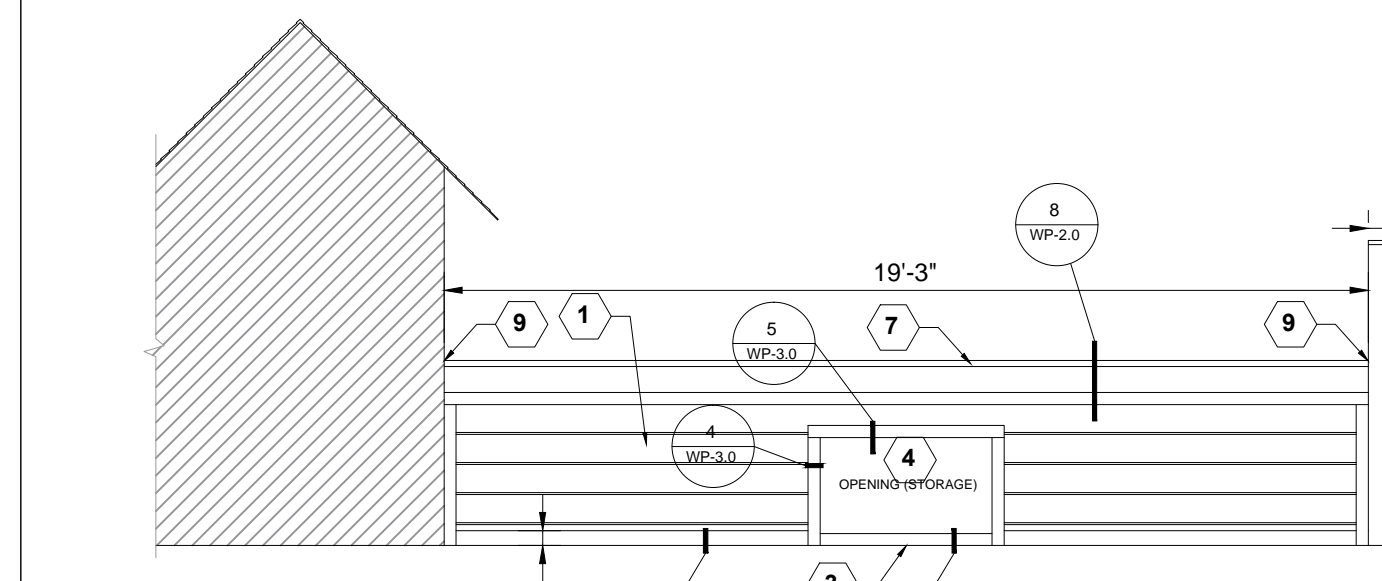
8 EAST ELEVATION - TYPE 2
1/4" = 1'-0"



7 NORTH ELEVATION - TYPE 2
3/8" = 1'-0"



6 SOUTH ELEVATION - TYPE 2
3/8" = 1'-0"



5 WEST ELEVATION - TYPE 2
1/4" = 1'-0"

KEYNOTES - SIDING:

- 1 Siding. Remove and replace siding per scope. Refer to WP-3.0 for typical assemblies.
- 2 Patio door. Remove and replace patio door per scope. Refer to WP-3.0
- 3 Sill Pan. Provide and install metal sill pan per scope. Refer to WP-3.0.
- 4 Access door. Remove and replace access door per scope.
- 5 Outlet. Remove and replace exterior outlets per scope. Install over wood blocking.
- 6 Lighting. Remove and re-install (e) light fixture per scope. Install over wood blocking.
- 7 Wood cap. Remove and replace wood cap per scope. Refer to WP-2.0 for typical assemblies.
- 8 Roof to Wall. Provide and install new metal roof to wall flashing. Refer to detail ____.
- 9 Saddles. Provide and install flexible and metal saddle flashings at interfaces. Refer to WP 2.0.
- 10 Wood Trim. Provide and install new wood trims per scope.
- 11 No work. Any existing siding or existing roofing damaged as a result of unauthorized contractor's work shall be repaired or replaced to the satisfaction of the owner by the contractor at no additional expense to the owner.

KEYNOTES - DECKING WATERPROOFING

- 12 Deck. Remove and replace deck waterproofing, concrete topping and sheathing per scope.
- 13 Drains. Remove and replace deck drains per scope. Refer to detail 4/NP-2.1.
- 14 Soffit. Remove and replace per scope.
- 15 Slope. Provide slope and supplemental blocking per scope. Refer to detail 2/NP-2.0.
- 16 Crickets. Provide and install supplemental crickets / water diverters. Refer to detail 4/NP-2.0.
- 17 Overflows. Provide and install emergency drains (overflows) per scope. Refer to detail ____.
- 18 Waterproofing. Provide and install new waterproofing coating per scope. Refer to details WP-2.0, WP2.1, and WP-3.0 for typical assemblies.

NOTE: CALLOUTS ARE ALL TYPICAL.

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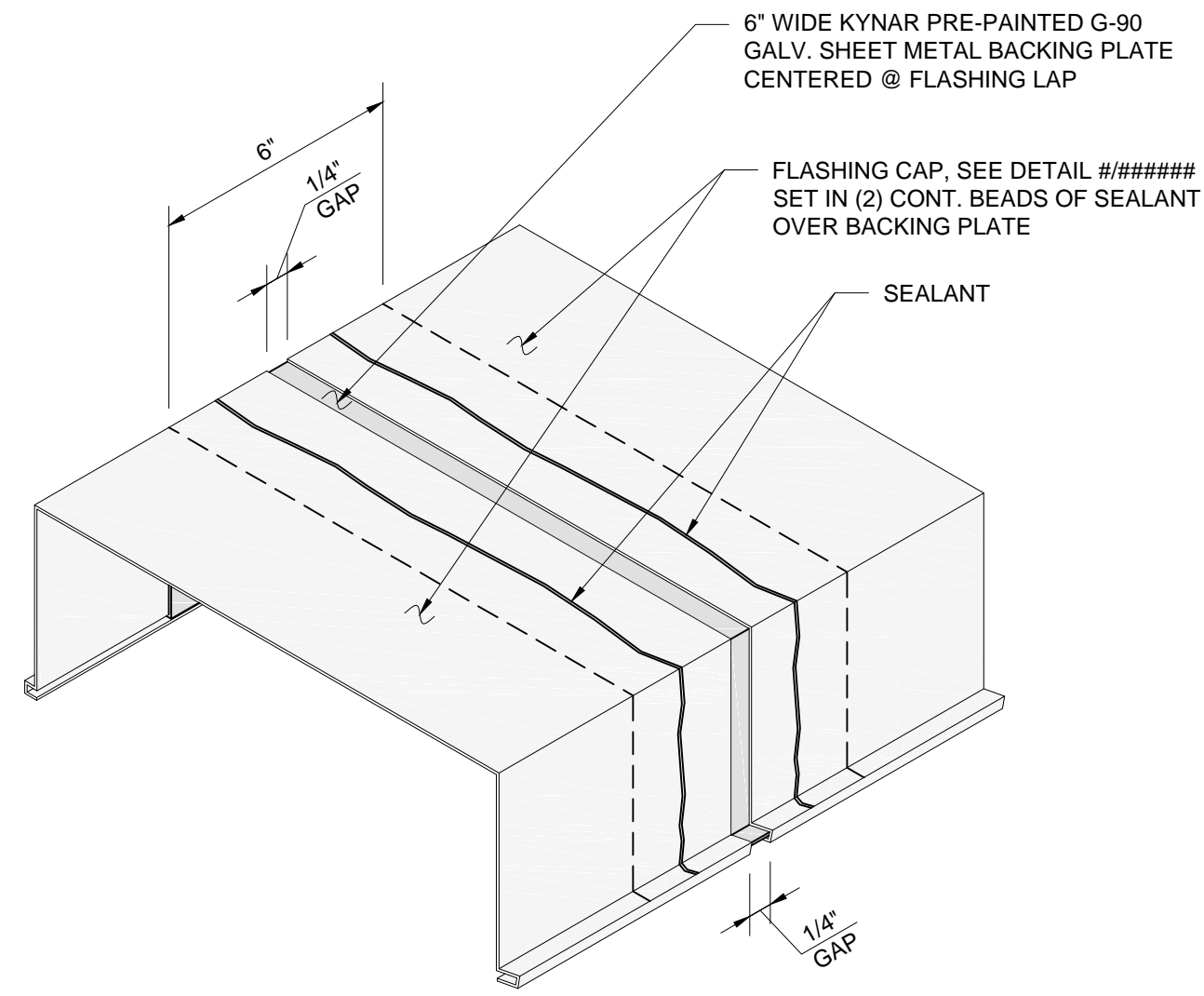
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WP-1.1

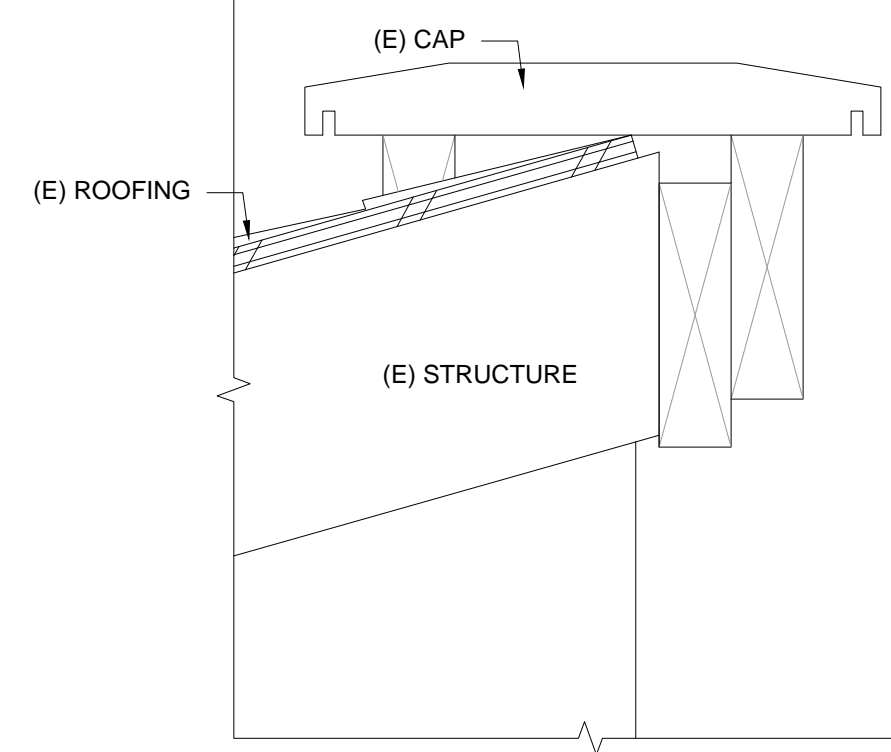
ELEVATIONS

DATE: 11/06/15

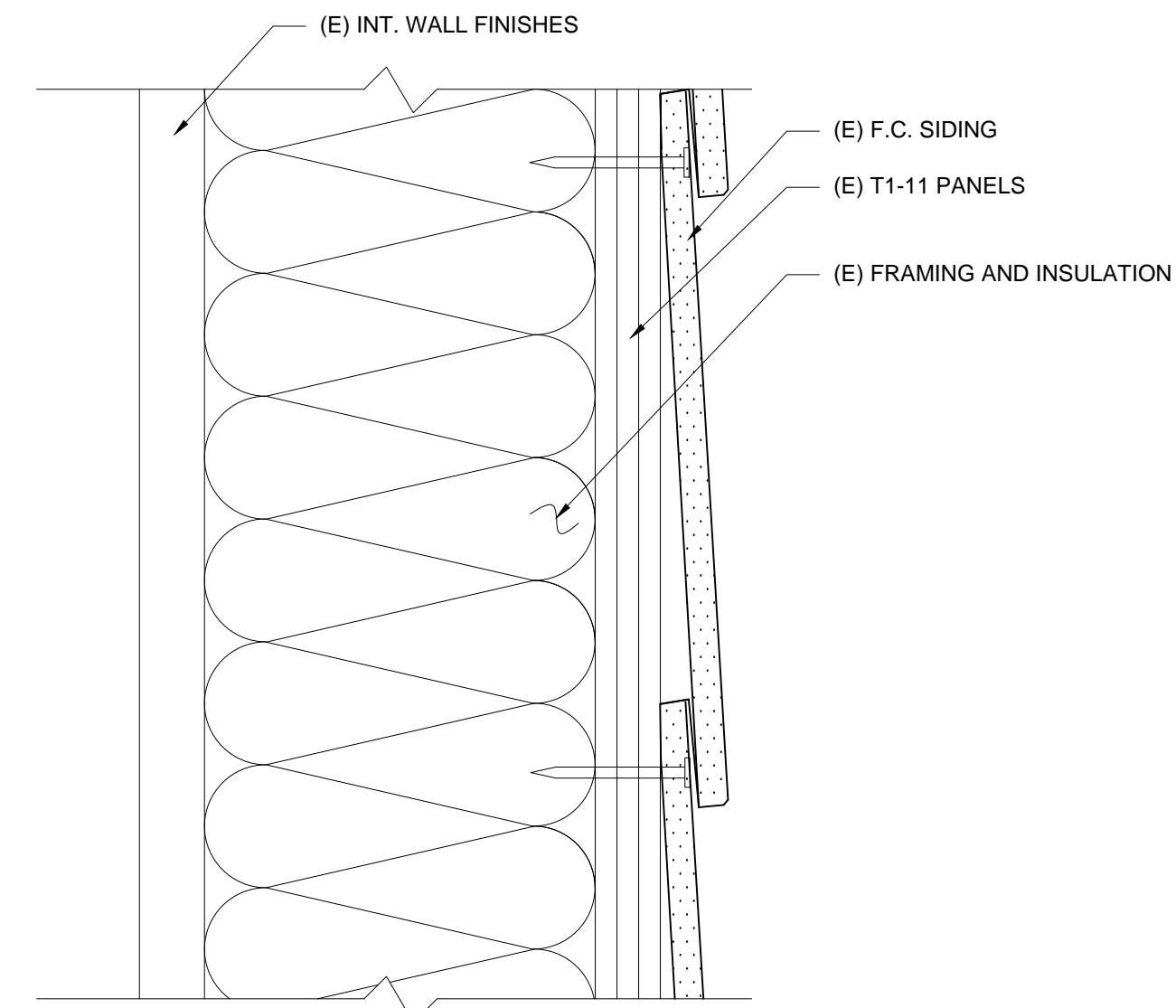
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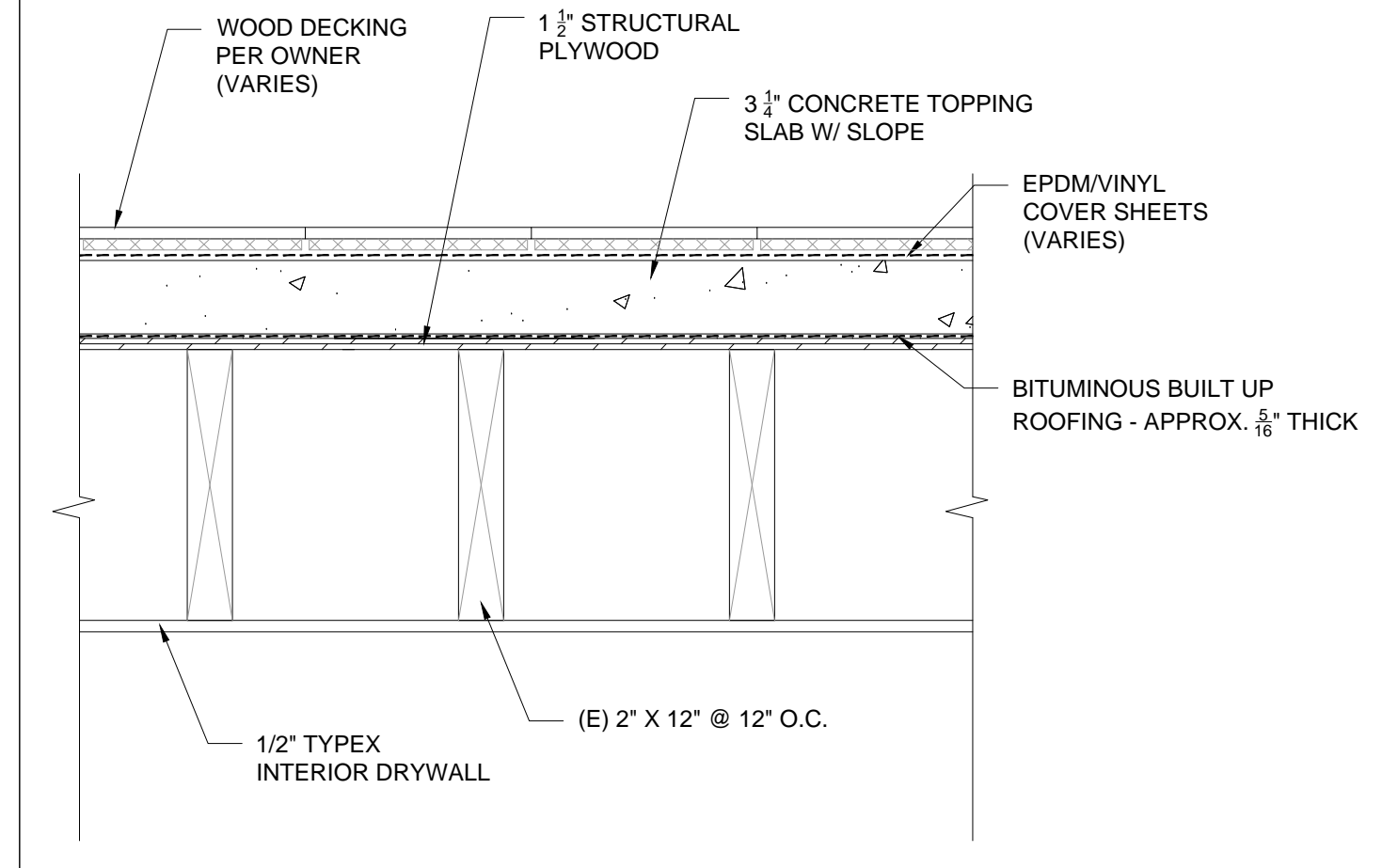
10 BACKING PLATE DETAIL
3\"/>



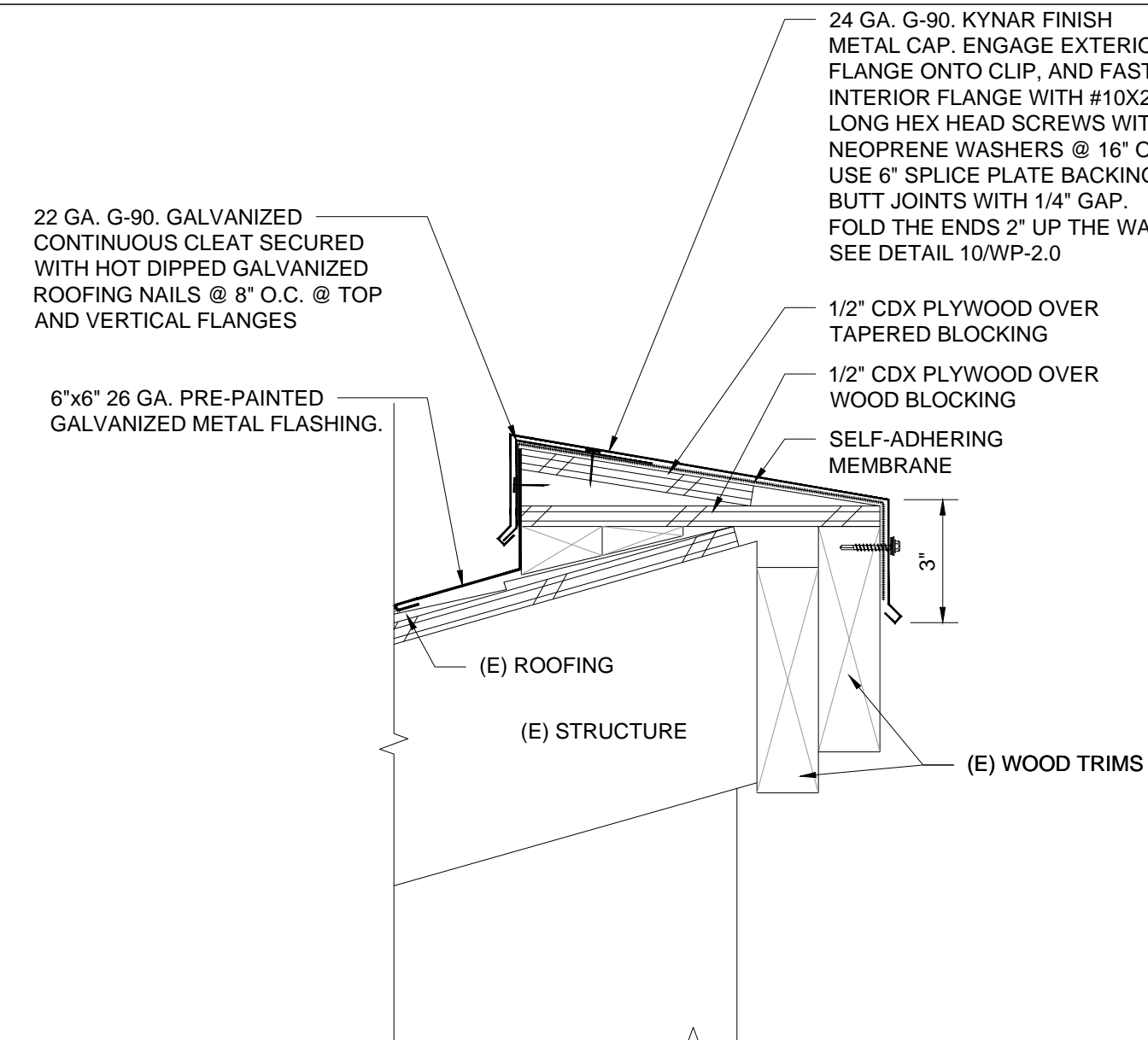
7 EXISTING CAP ASSEMBLY
3\"/>



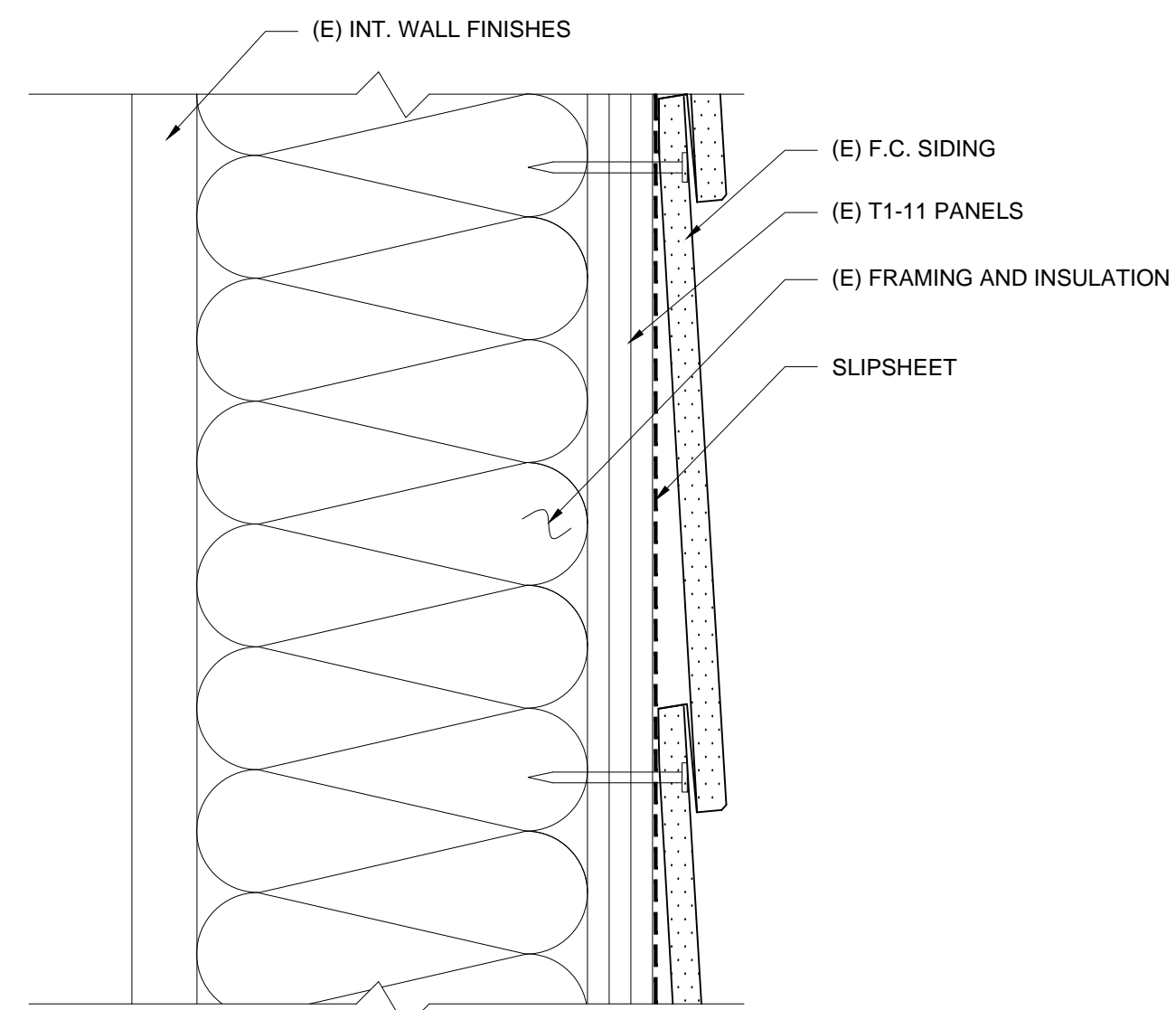
4 EXISTING WALL ASSEMBLY
6\"/>



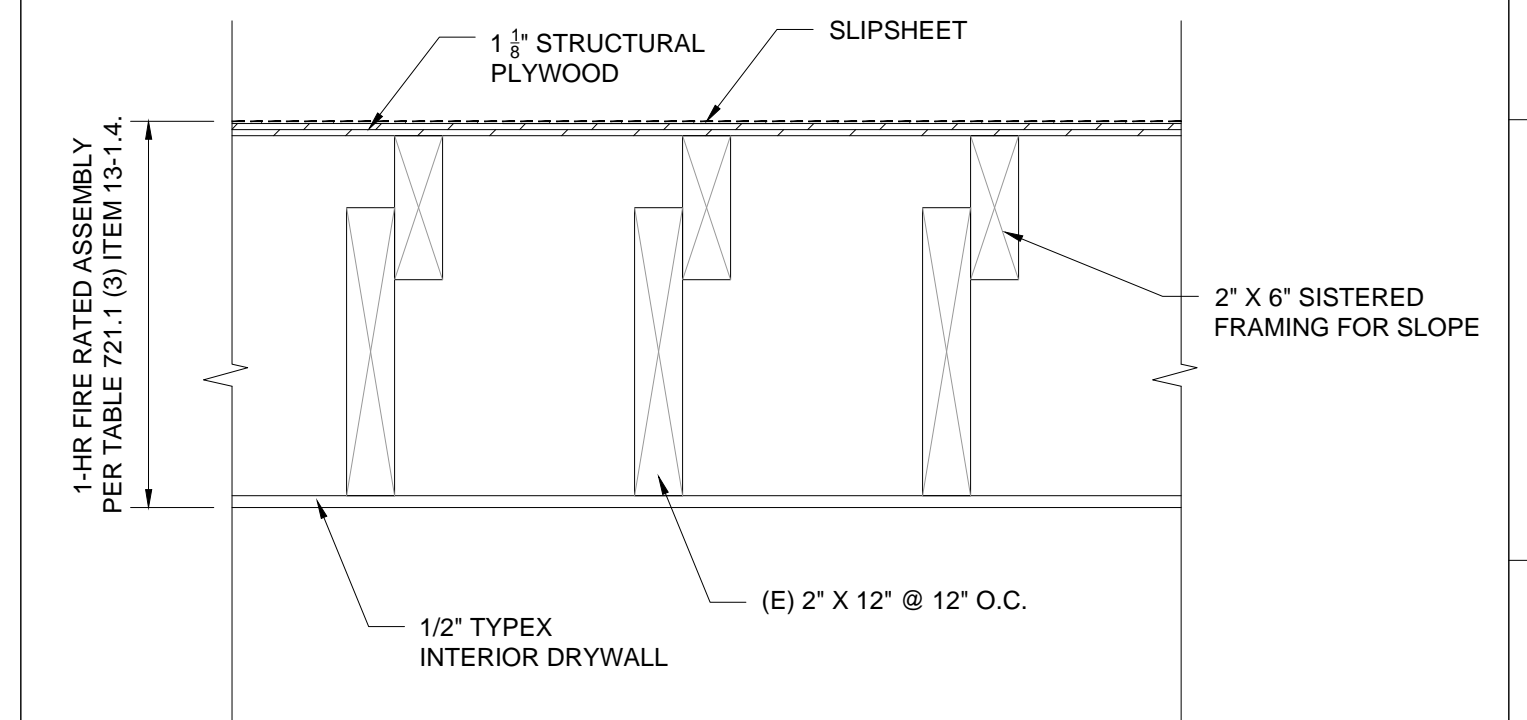
1 EXISTING DECK ASSEMBLY
1 1/2\"/>



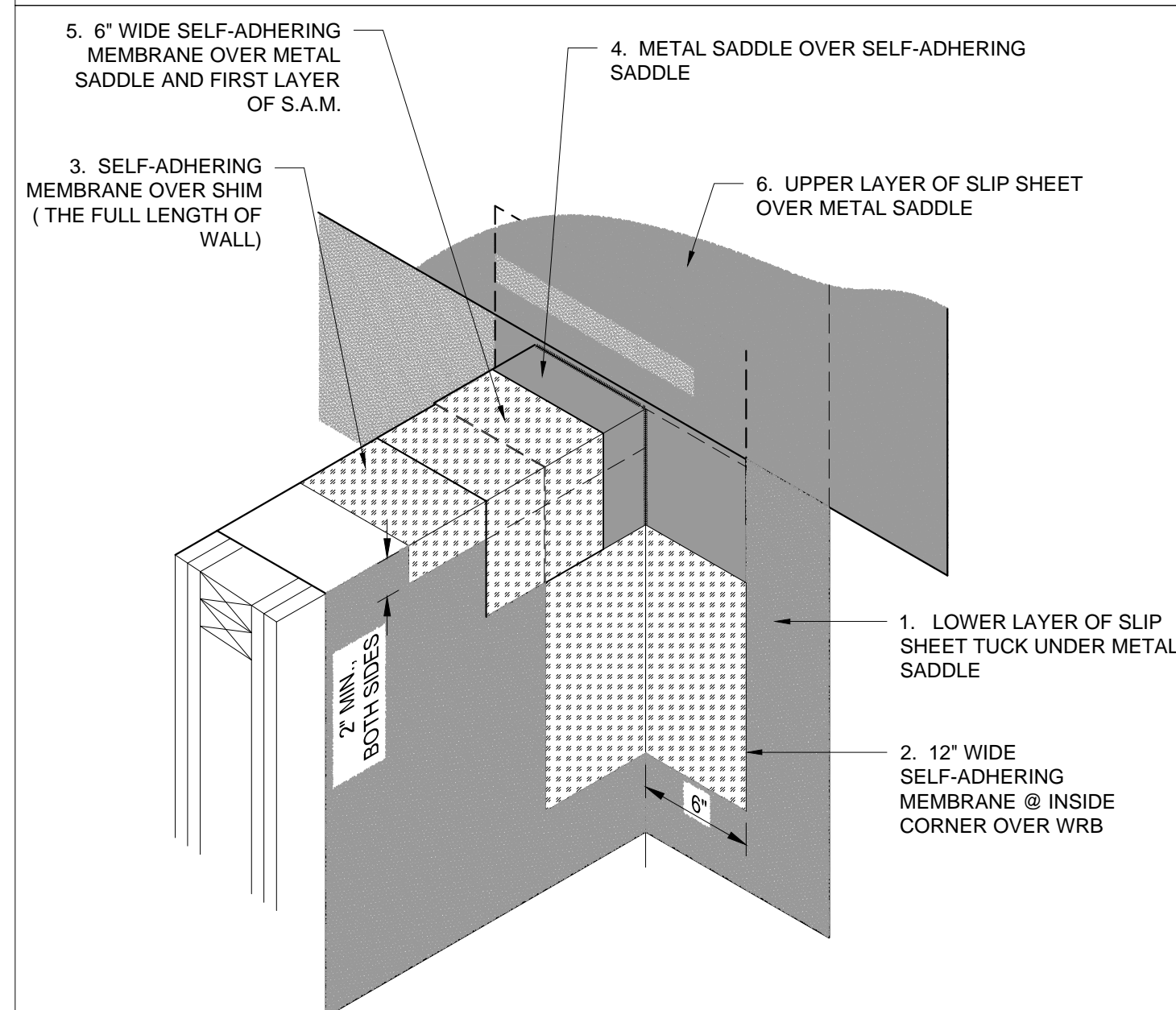
8 NEW CAP ASSEMBLY
3\"/>



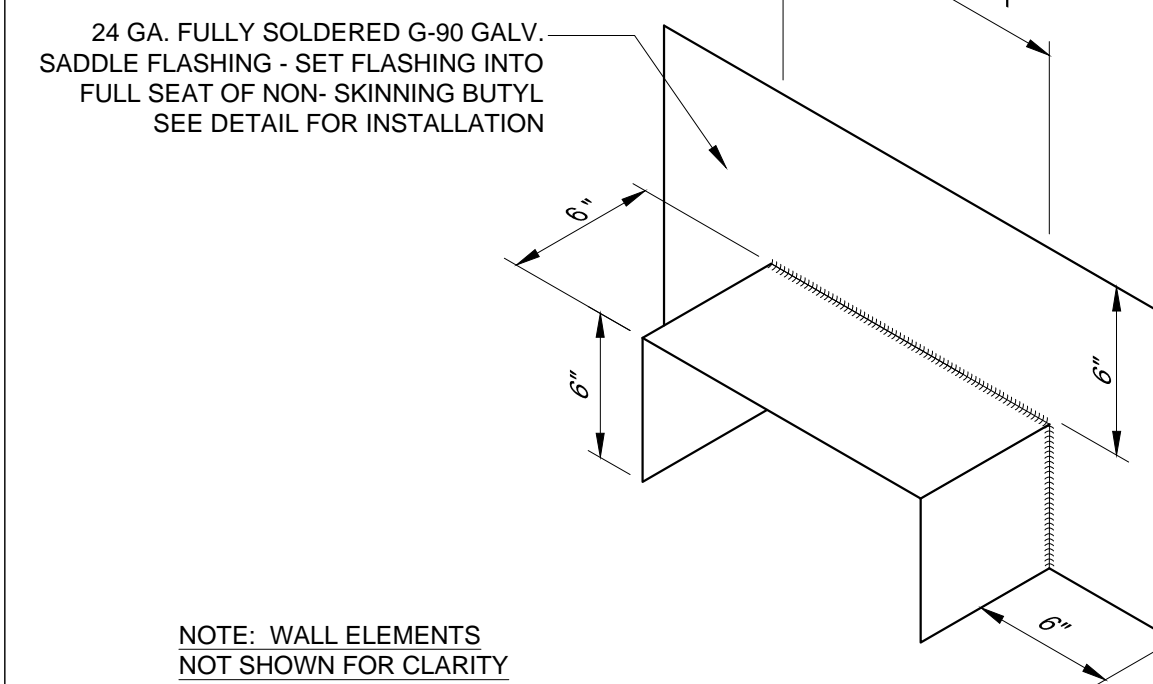
5 NEW WALL ASSEMBLY
6\"/>



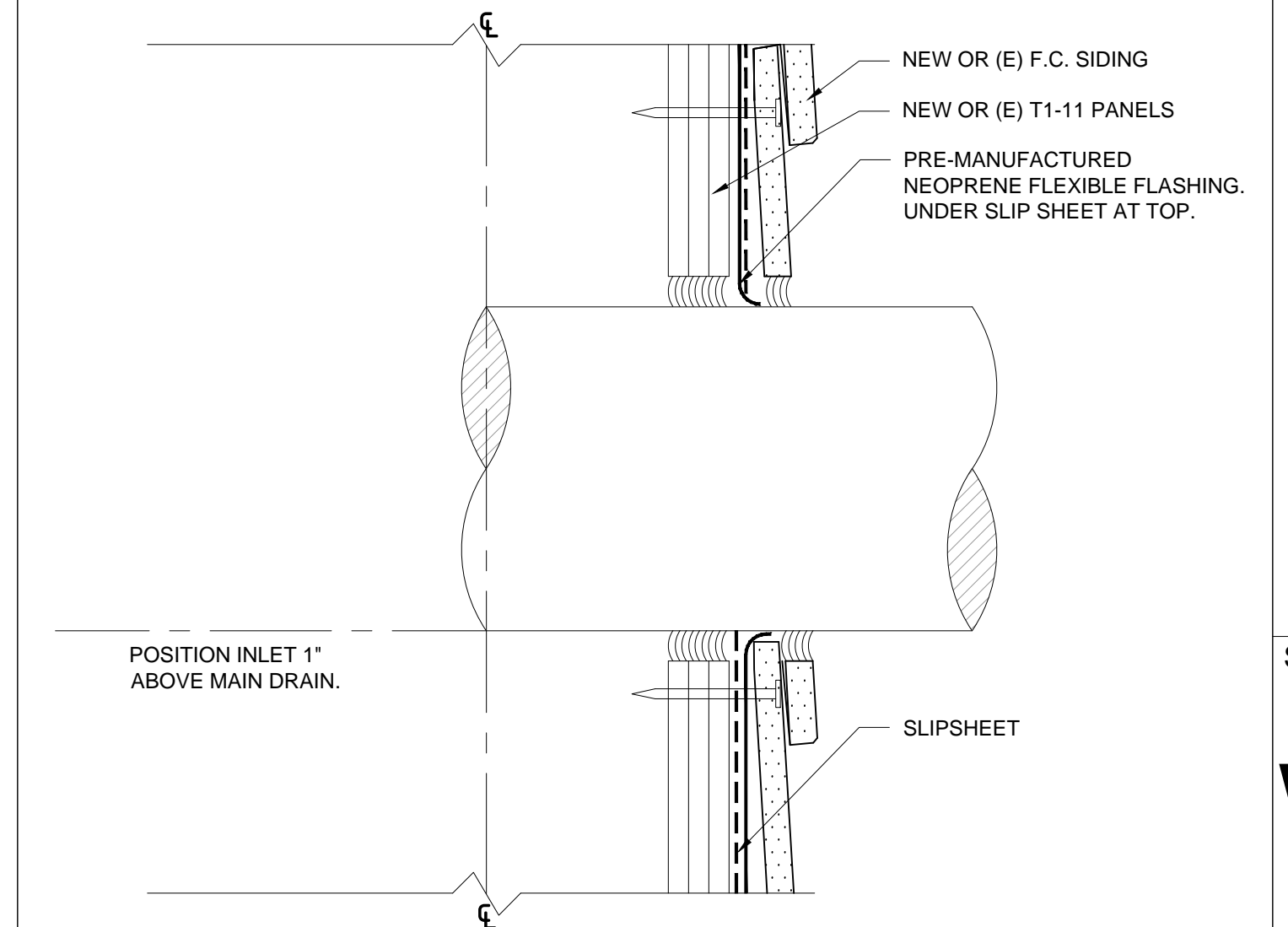
2 NEW DECK ASSEMBLY
1 1/2\"/>



9 FLASHING SEQUENCE
1 1/2\"/>



6 SADDLE FLASHING
1 1/2\"/>



3 EMERGENCY DRAIN
6\"/>

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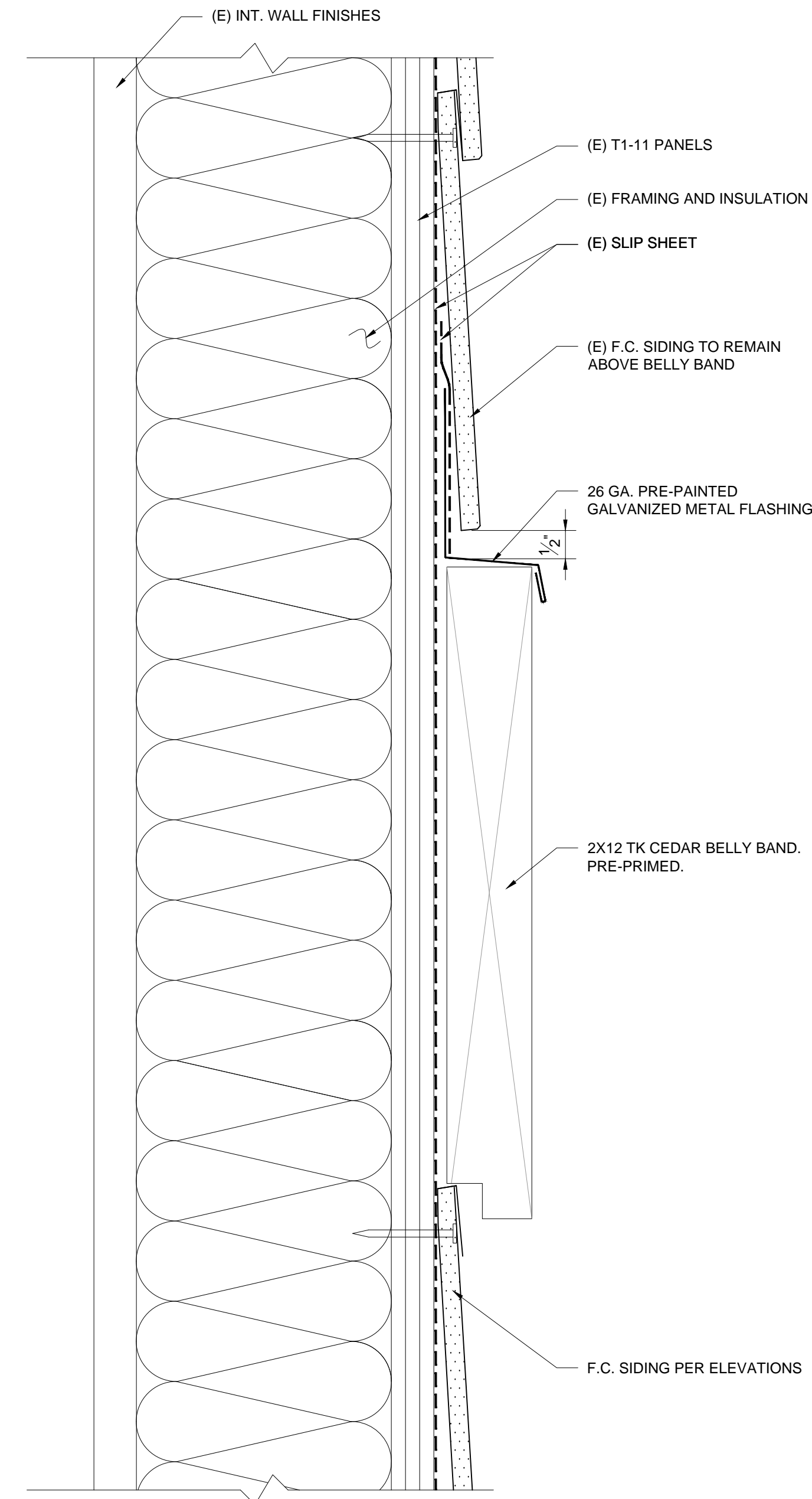
WP-2.0

TYP. ASSEMBLIES

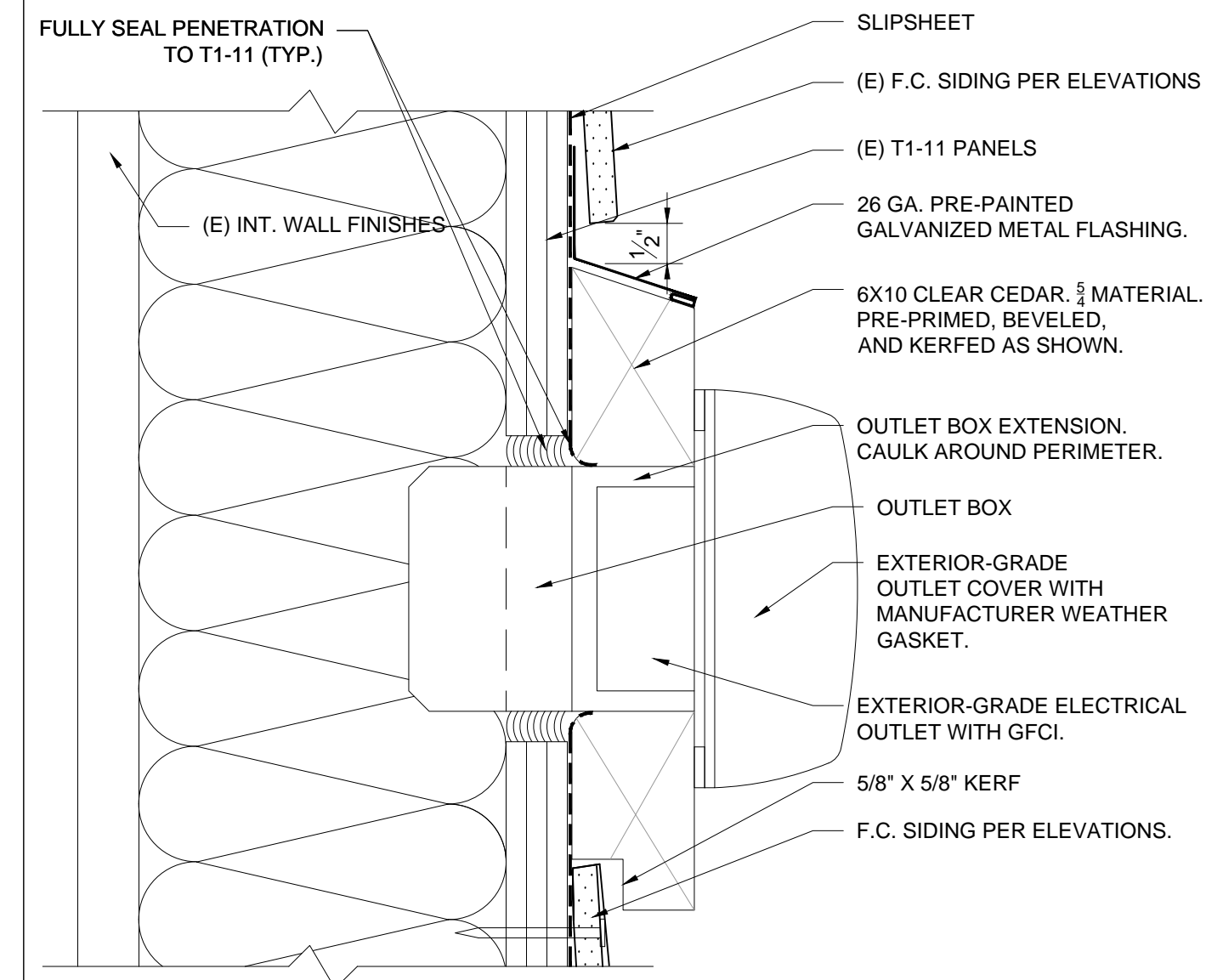
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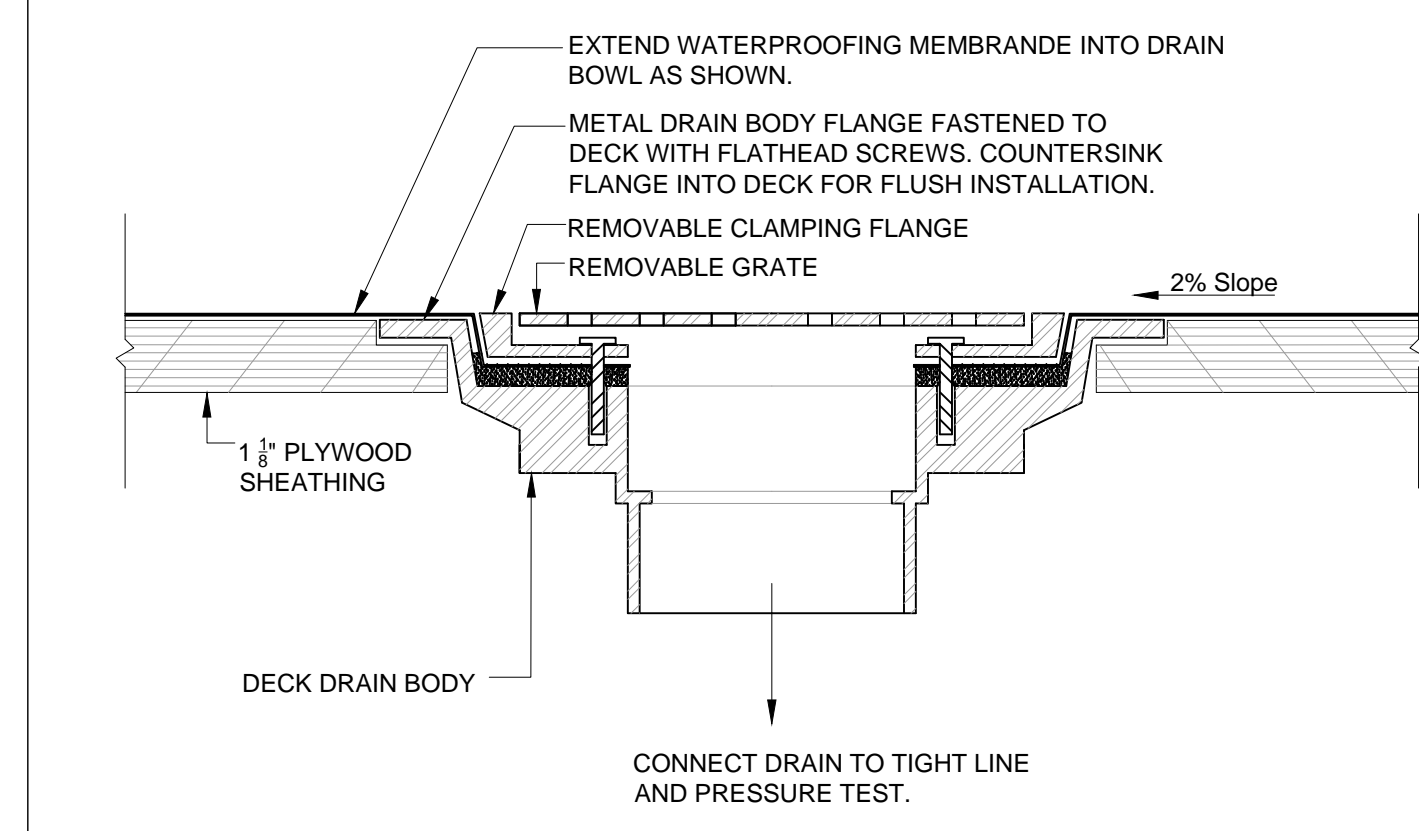
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5 BELLY BAND DETAIL
6" = 1'-0"

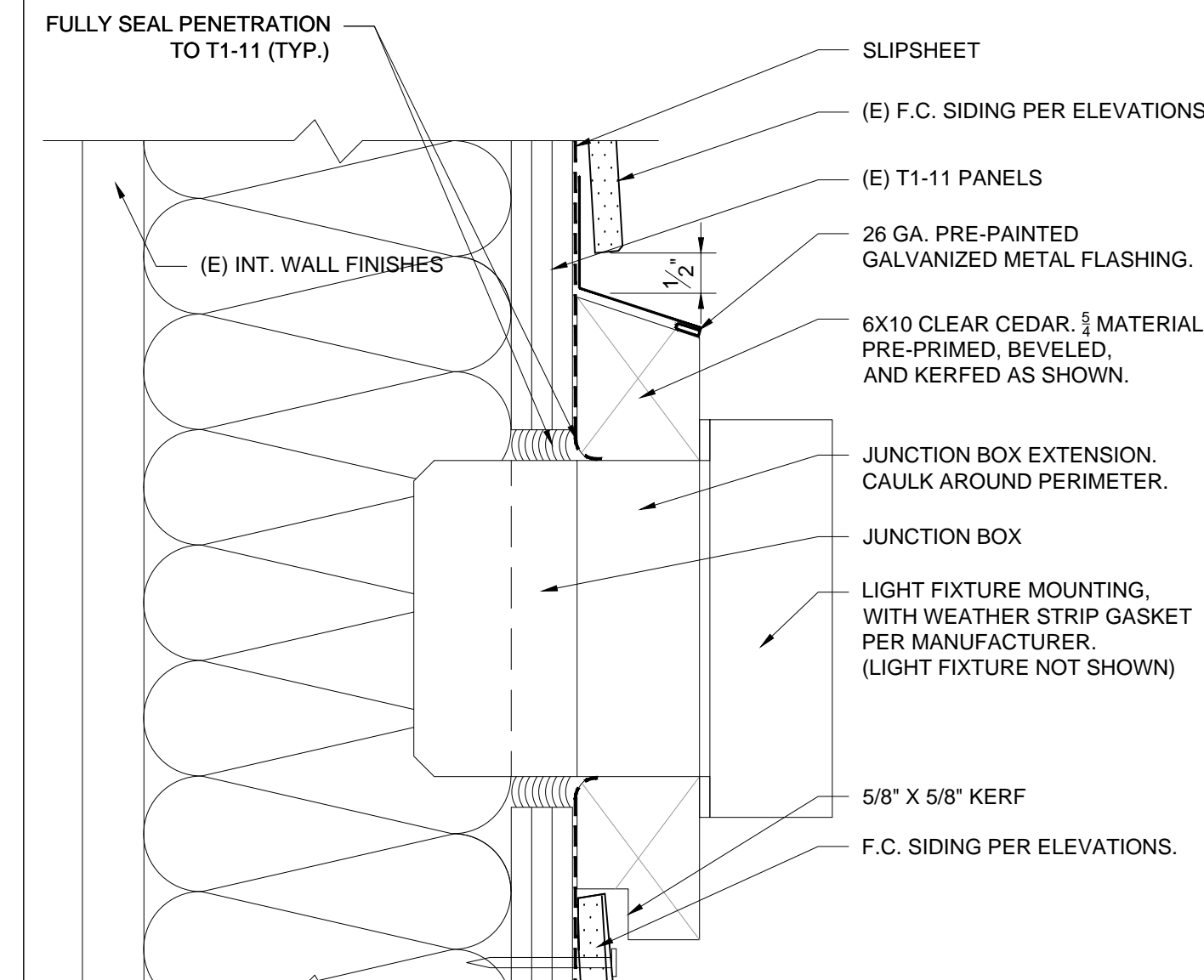


2 ELECTRICAL OUTLET MOUNTING
6" = 1'-0"



KEY DIMENSIONS:
Flange Diameter: 8 1/2"
Body Height: 3 1/2"
Pipe Size: 2" NH (MJ) outlet

4 DECK DRAIN ASSEMBLY
6" = 1'-0"



1 LIGHT FIXTURE MOUNTING
6" = 1'-0"

C:\Users\michealk\Desktop\DR01_Page_1.jpg

3 DECK DRAIN
6" = 1'-0"

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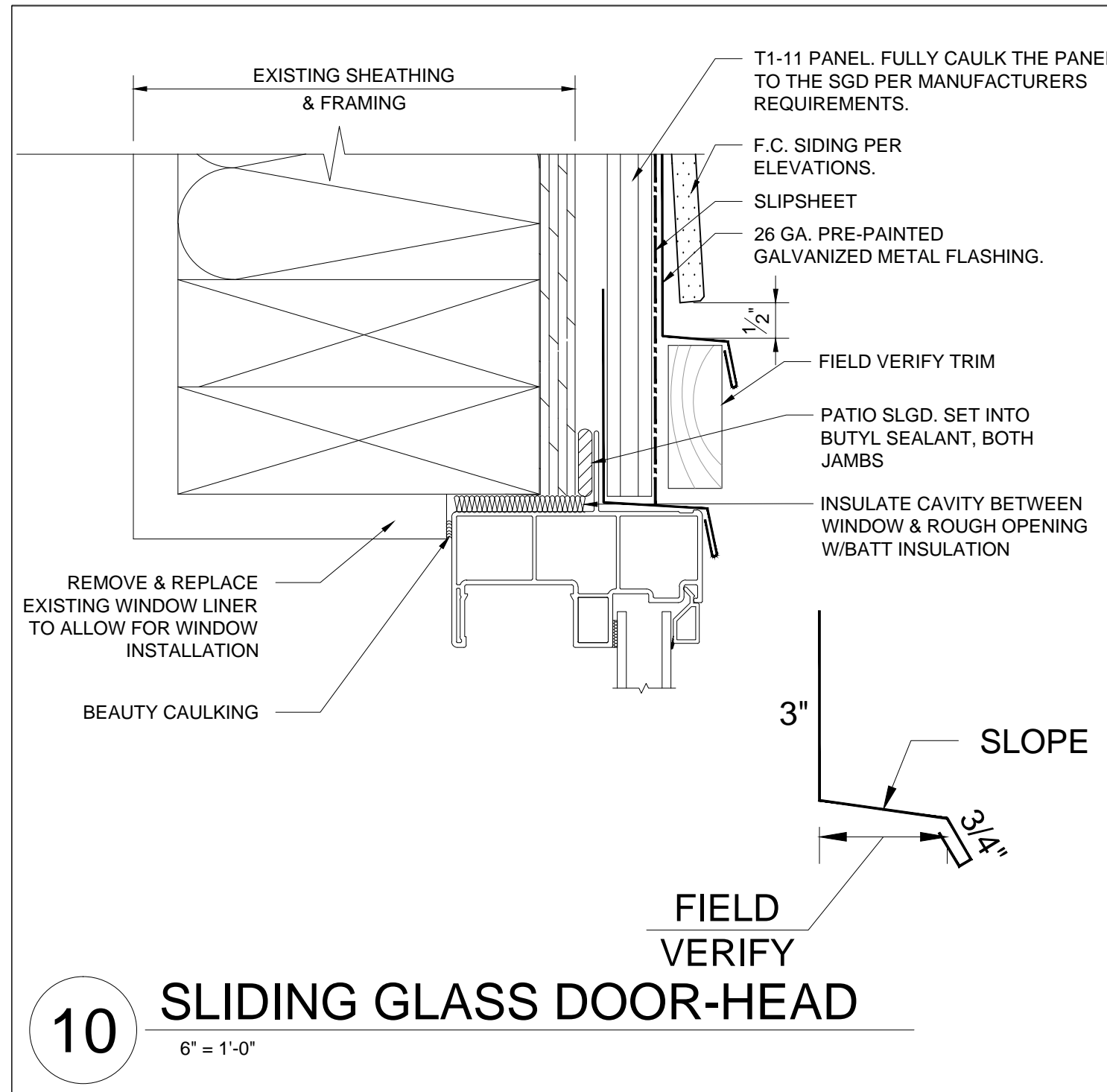
WP-2.1

TYP. ASSEMBLIES

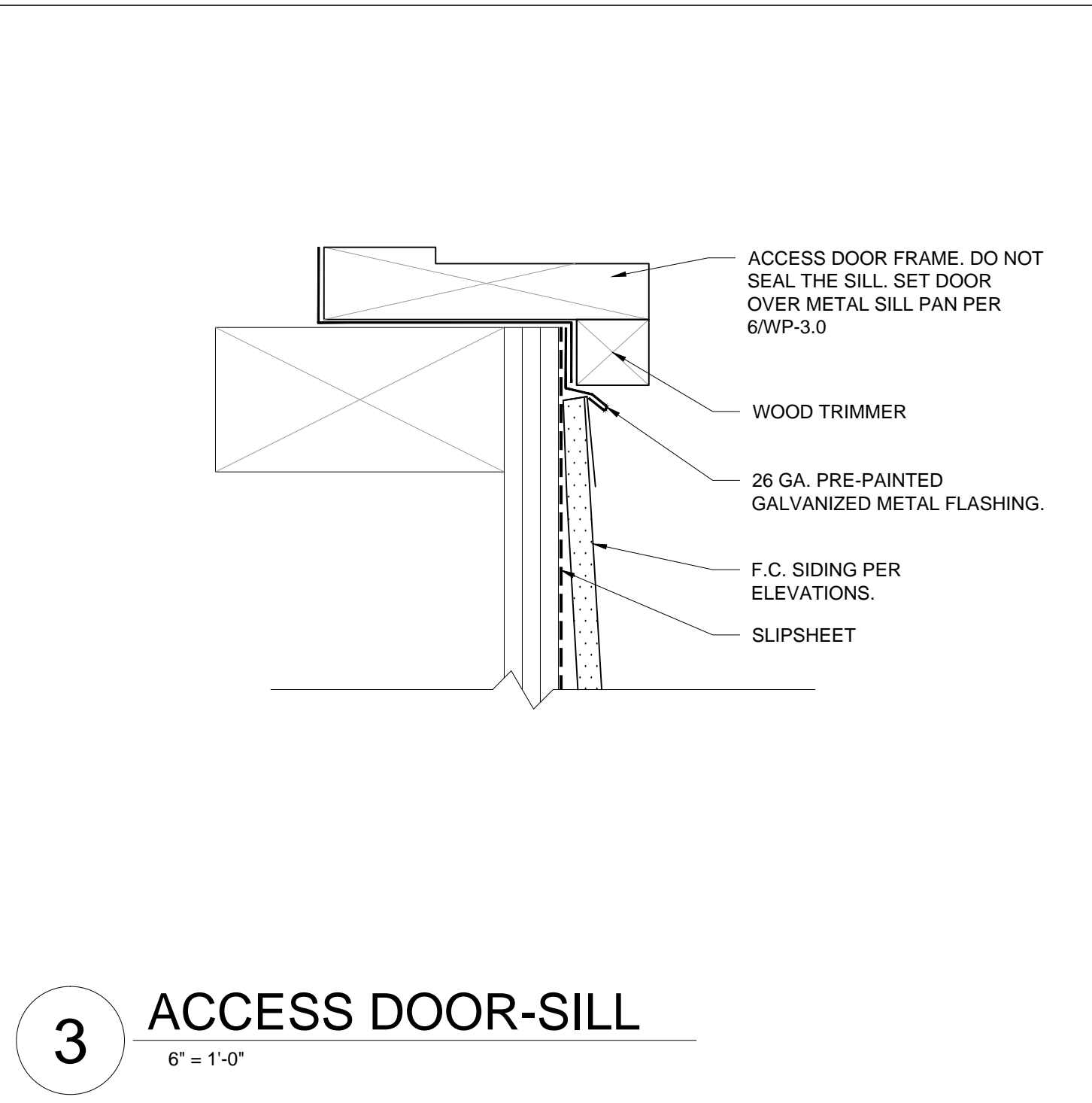
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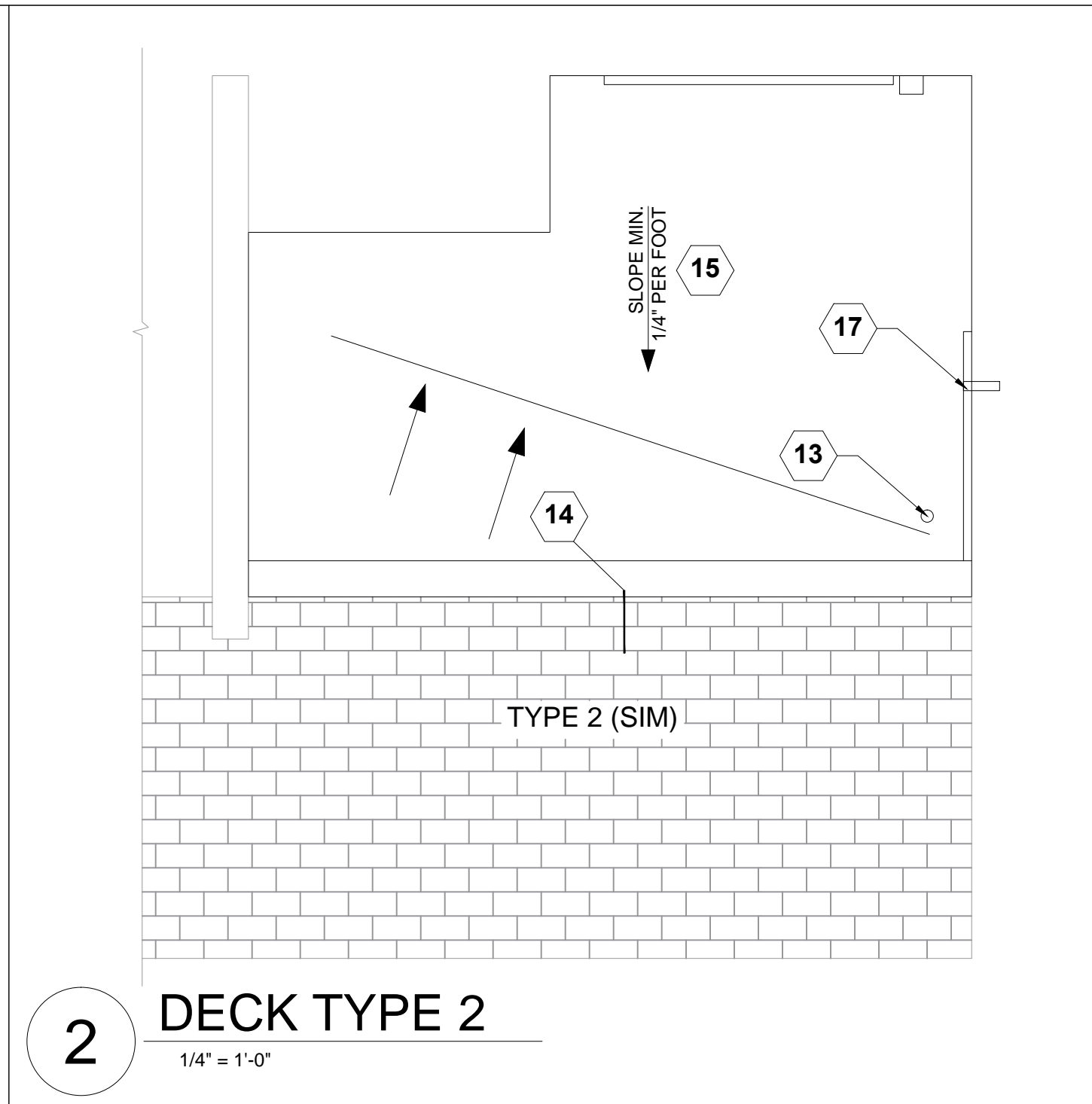
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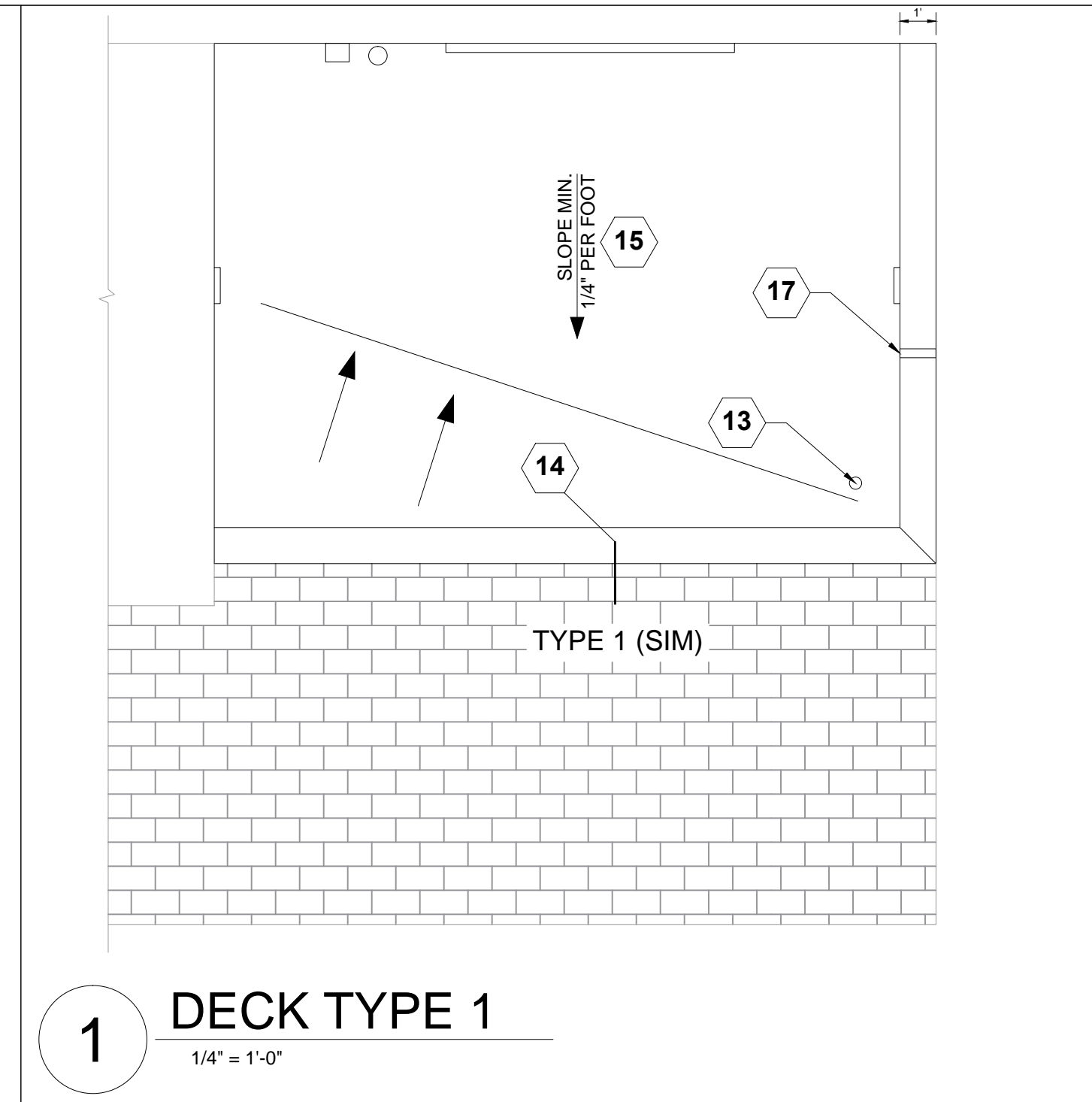
10 SLIDING GLASS DOOR-HEAD
6" = 1'-0"



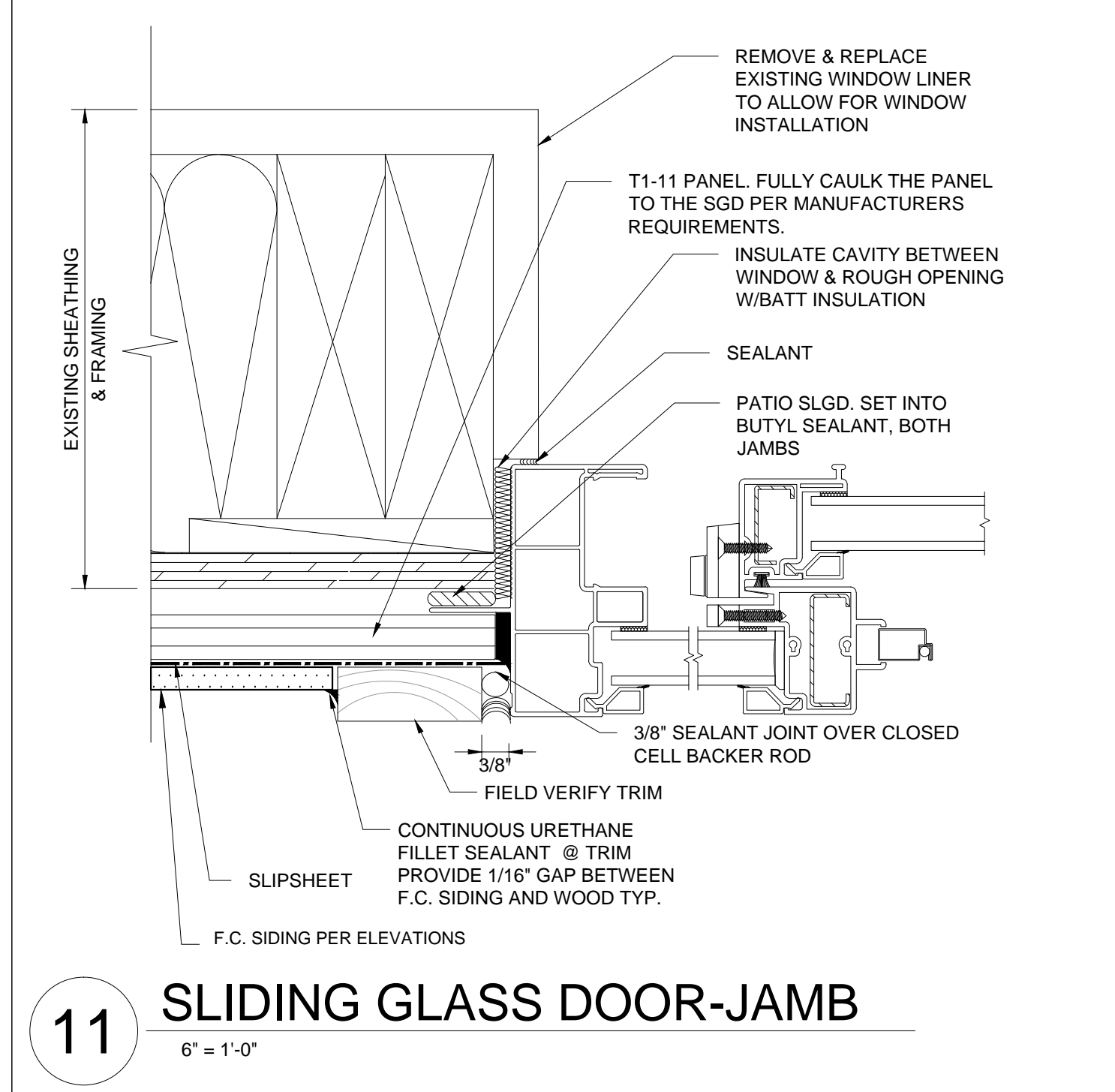
3 ACCESS DOOR-SILL
6" = 1'-0"



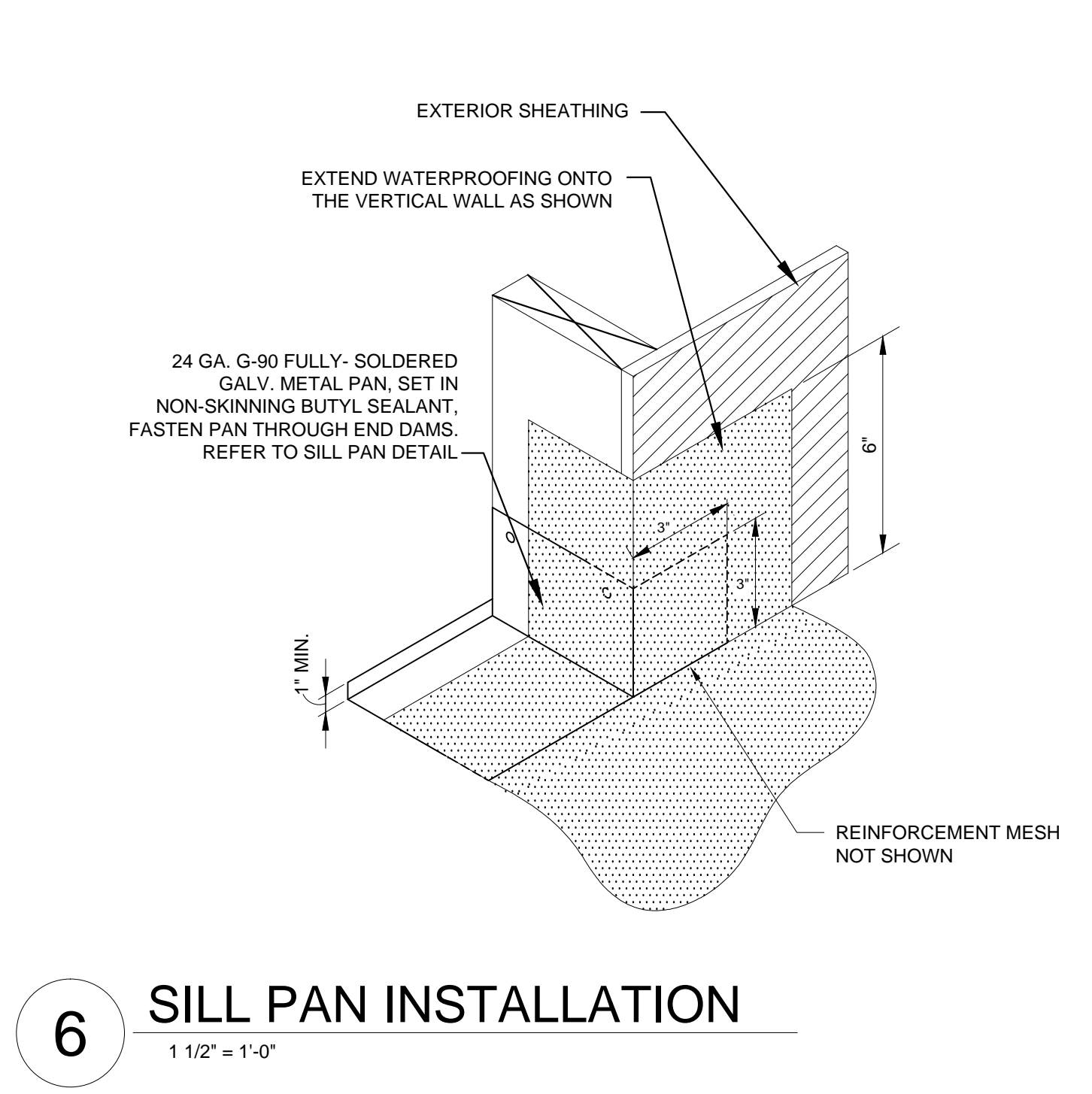
2 DECK TYPE 2
1/4" = 1'-0"



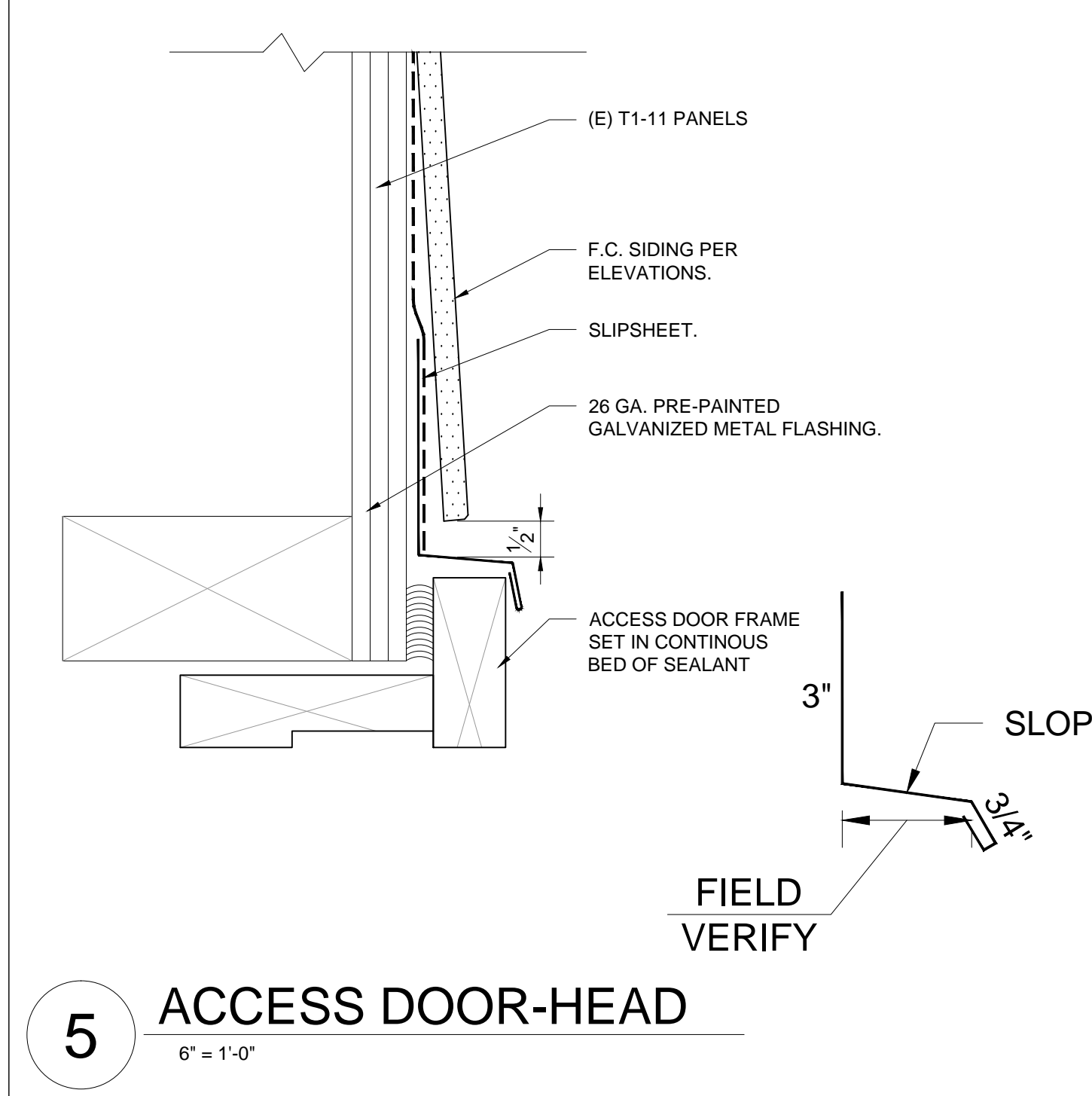
1 DECK TYPE 1
1/4" = 1'-0"



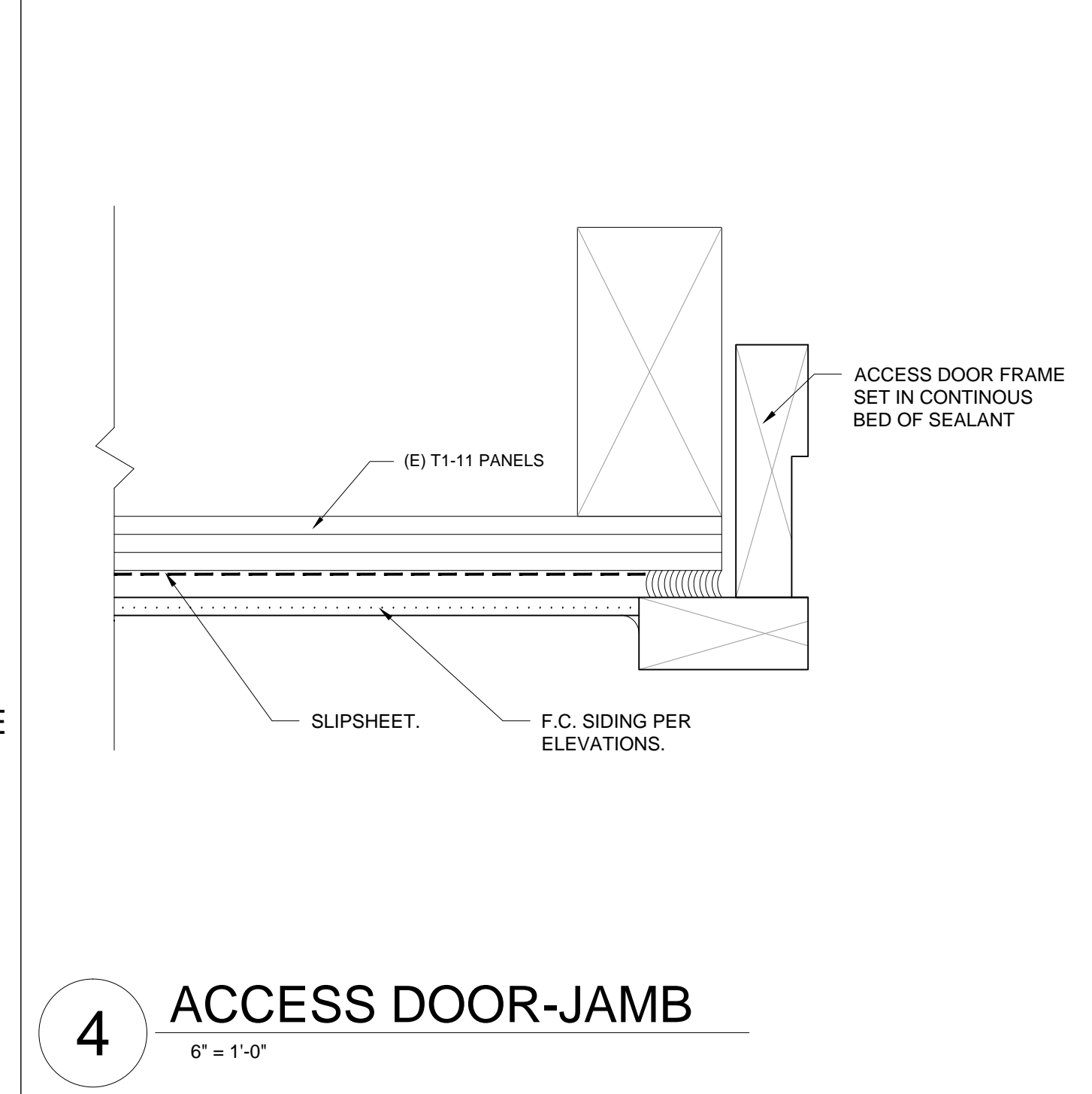
11 SLIDING GLASS DOOR-JAMB
6" = 1'-0"



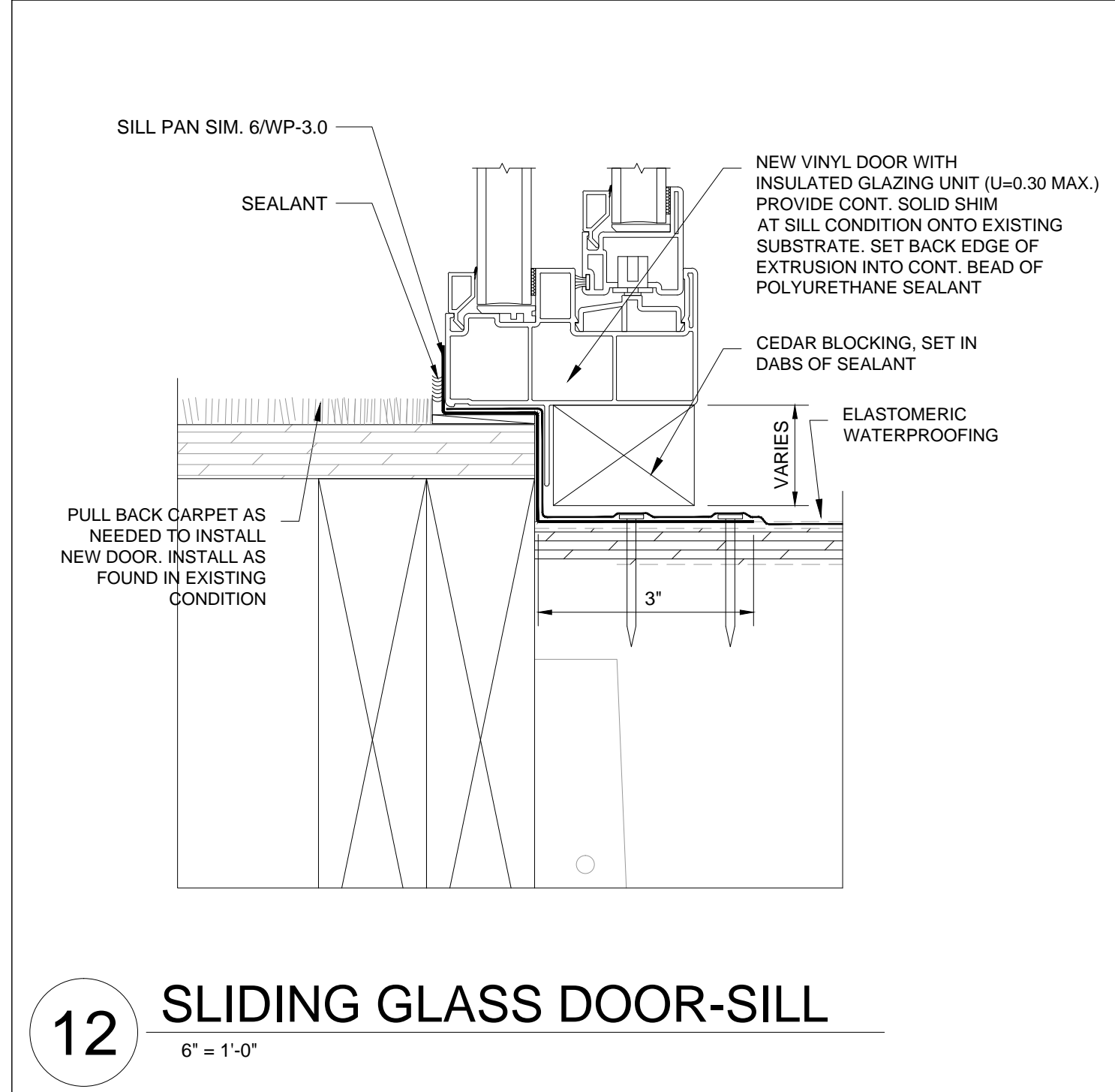
6 SILL PAN INSTALLATION
1 1/2" = 1'-0"



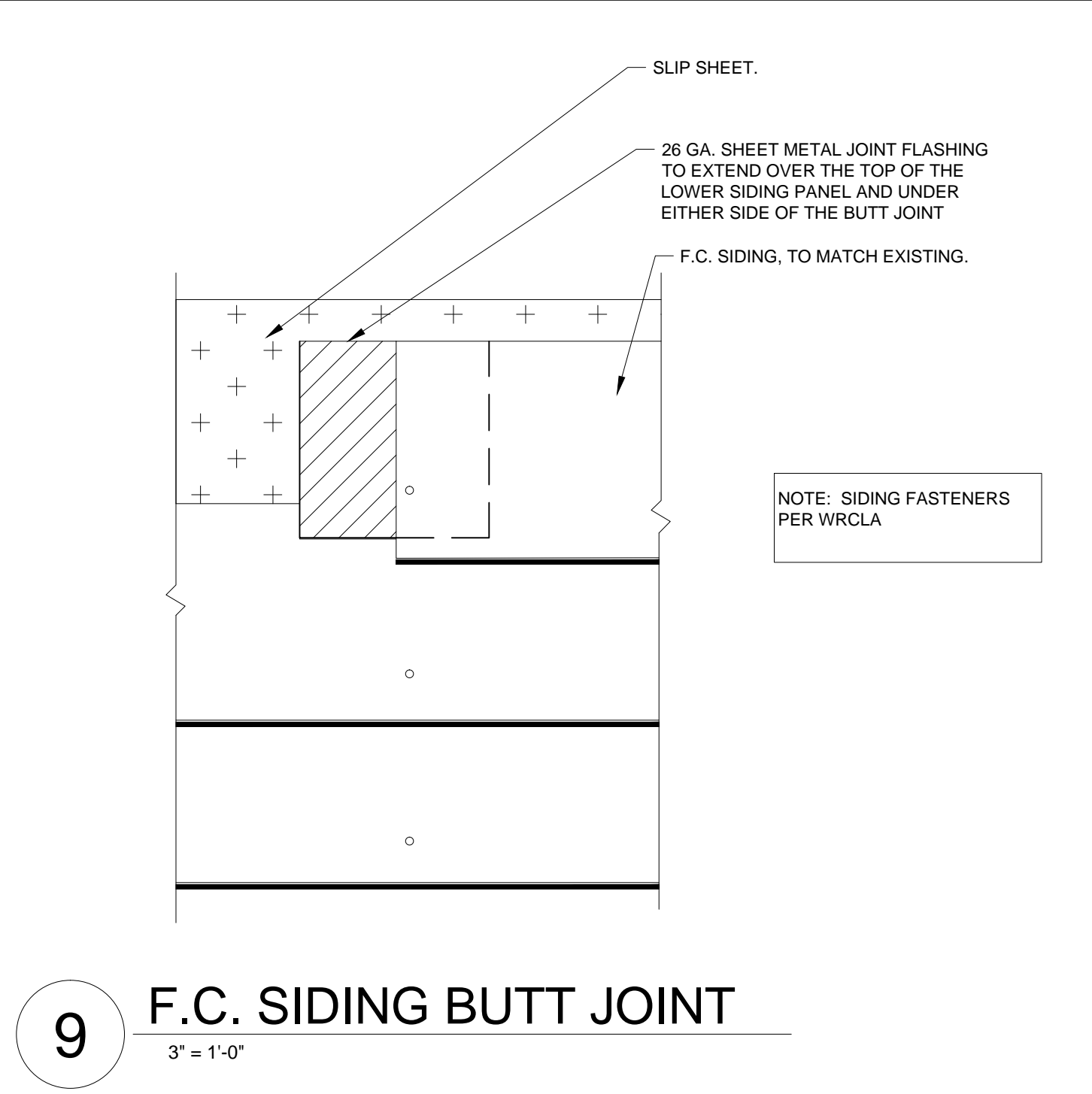
5 ACCESS DOOR-HEAD
6" = 1'-0"



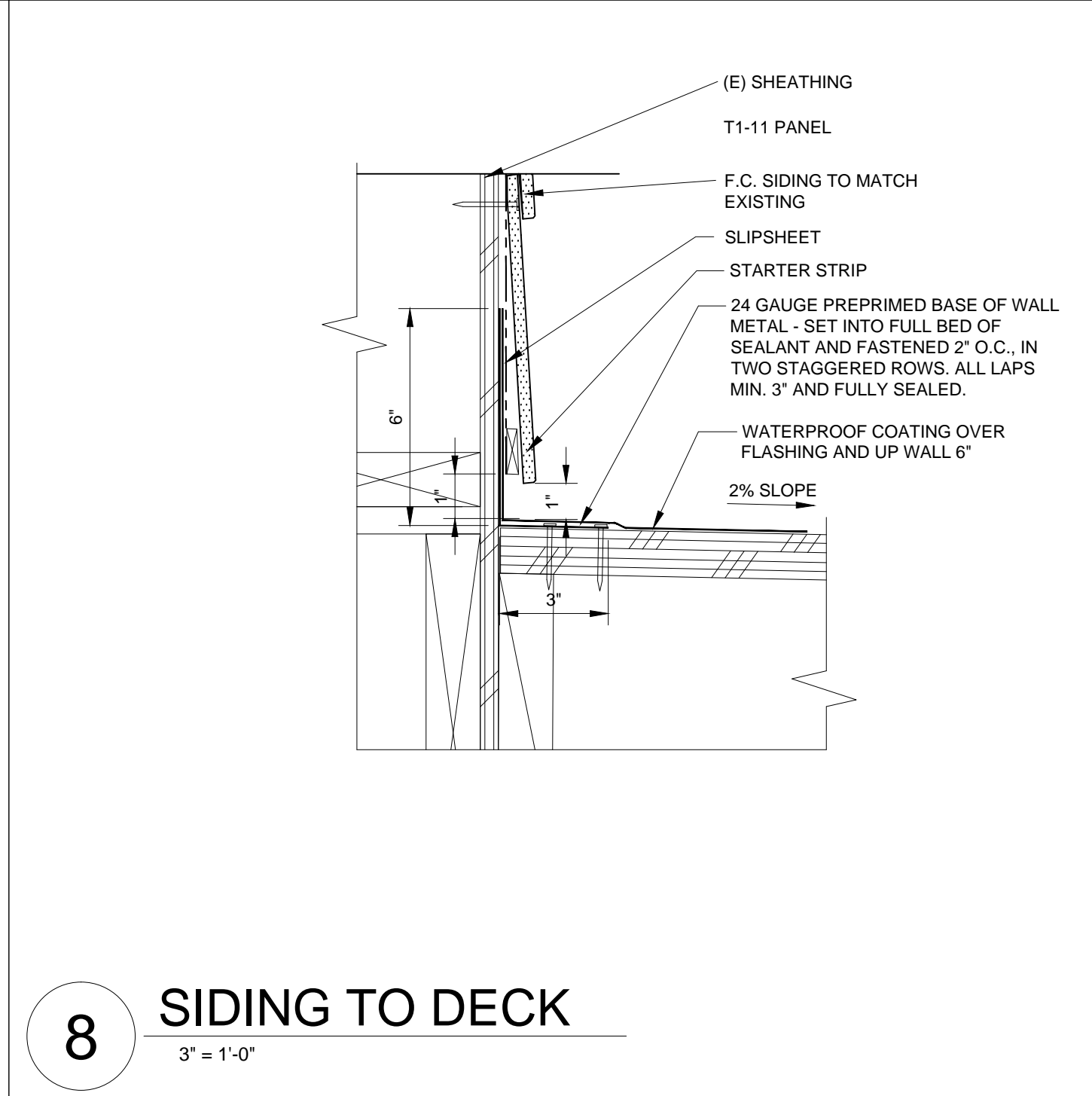
4 ACCESS DOOR-JAMB
6" = 1'-0"



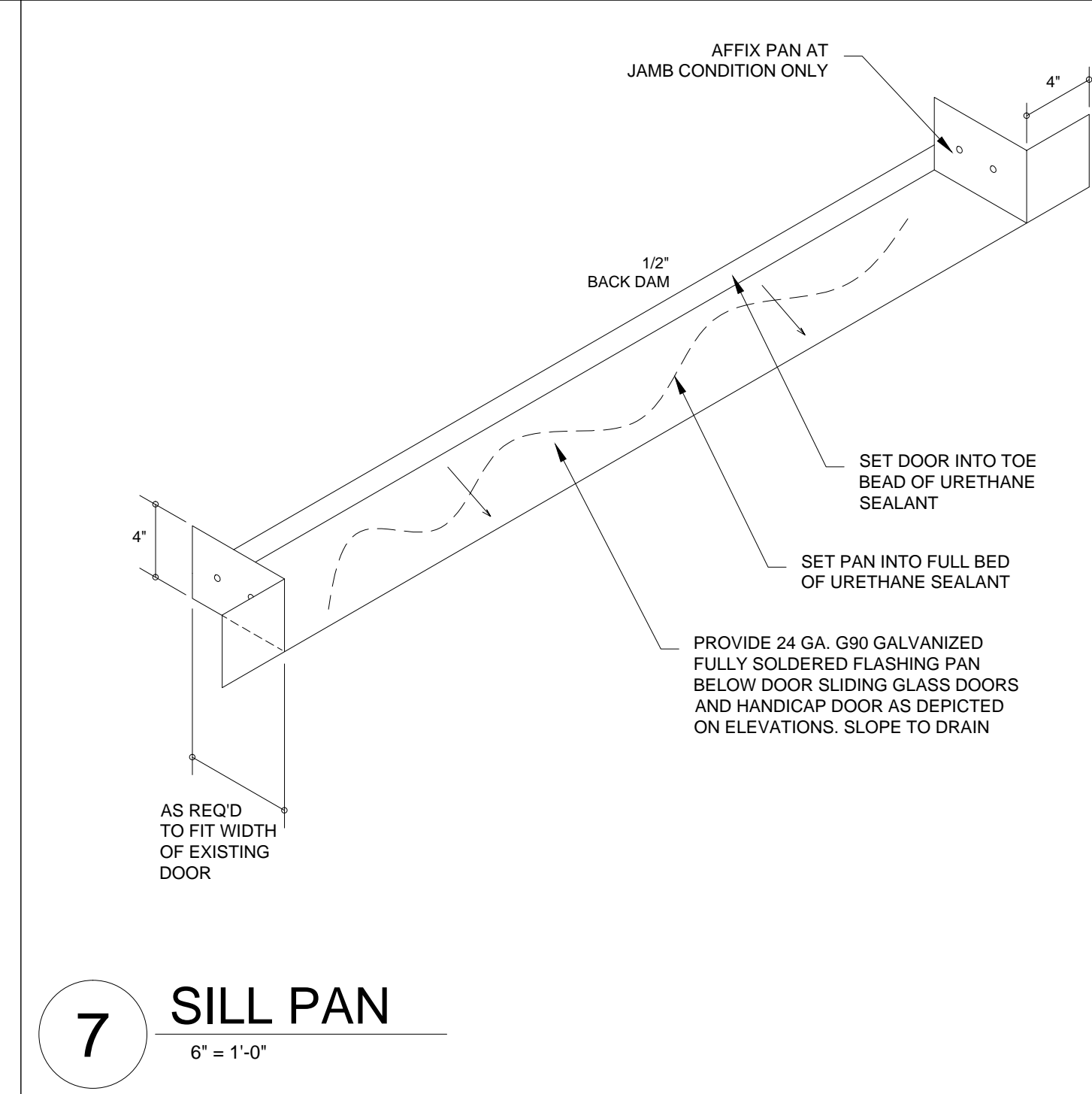
12 SLIDING GLASS DOOR-SILL
6" = 1'-0"



9 F.C. SIDING BUTT JOINT
3" = 1'-0"



8 SIDING TO DECK
3" = 1'-0"



7 SILL PAN
6" = 1'-0"

NOTES:
12/9/2015 REVIEW SET
02/02/2016 BID SET

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SHEET NO.
WP-3.0

TYP. DECK ASSEMBLIES
DATE: 11/06/15
PROJECT NO.: 151097

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NOTE: THIS DRAWING IS TO BE PLOTTED ON A SIZE 24" X 36" SHEET (SIZE D). OTHERWISE, DRAWING WILL BE OUT OF SCALE.