

ABBREVIATIONS

ACOUS.	Acoustical	INSUL.	Insulation
ADJ.	Adjacent	INT.	Interior
AGGR.	Aggregate	JAN.	Janitor
AL.	Aluminum	JT.	Joint
APPROX.	Approximate	KIT.	Kitchen
ARCH.	Architectural	LAB.	Laboratory
A.F.F.	Above finish floor	LAM.	Laminate
ASPH.	Asphalt	LAV.	Lavatory
BD.	Board	LT.	Light
BITUM.	Bituminous	MAX.	Maximum
BLDG.	Building	M.C.	Medicine Cabinet
BLK.	Block	MECH.	Mechanical
BLK'G.	Blocking	MEMB.	Membrane
BM.	Beam	MTL.	Metal
BV.	Event	MFR.	Manufacturer
CAB.	Cabinet	MH.	Manhole
CEM.	Cement	MIN.	Minimum
CER.	Ceramic	MIR.	Mirror
CLG.	Ceiling	MISC.	Miscellaneous
CLK'G.	Caulking	M.O.	Masonry Opening
CLOS.	Closet	MTD.	Mounted
CLR.	Clear	MUL.	Mullions
C.O.	Clean Out	(N)	New
COL.	Column	N.I.C.	Not In Contract
CONC.	Concrete	NO.	Number
CONSTR.	Construction	NOM.	Nominal
CONT.	Continuous	N.T.S.	Not To Scale
CORR.	Corridor	O.A.	Overall
C.S.	Countersunk	O.C.	On Center
CTR.	Center	O.D.	Outside Diameter
DBL.	Double	OFF.	Office
DEPT.	Department	OPNG.	Opening
DD.	Duct down	OPP.	Opposite
DET.	Detail	PIP.	Poured in Place
DIA.	Diameter	PRCST.	Precast
DIM.	Dimension	PL.	Plate
DISP.	Dispenser	PTD.	Painted
DN.	Down	PTN.	Partition
D.O.	Door Opening	Q.T.	Quarry Tile
DR.	Door	R.	Riser
DWR.	Drawer	RAD.	Radius
DS	Downspout	R.D.	Roof Drain
DU.	Duct up	REF.	Reference
DWG.	Drawing	REFR.	Refrigerator
(E)	Existing	RGTR.	Register
E.A.	Each	REINF.	Reinforced
E.J.	Expansion Joint	REQ.	Required
EL.	Elevation	RESIL.	Resilient
ELEC.	Electrical	RM.	Room
ELEV.	Elevator	R.O.	Rough Opening
EMER.	Emergency	RWD.	Redwood
ENCL.	Enclosure	R.W.L.	Rain Water Leader
E.P.	Electrical Panelboard	S.	South
EQ.	Equal	S.C.	Solid Core
EQPT.	Equipment	SCHED.	Schedule(d)
E.W.C.	Electric Water Cooler	S.D.	Soap Dispenser
EXIST.	Existing	SECT.	Section
EXPO.	Exposed	SH.	Shelf
EXP.	Expansion	SHR.	Shower
EXT.	Exterior	SHT.	Sheet
F.A.	Fire Alarm	SIM.	Similar
F.B.	Flat Bar	SPEC.	Specification
F.D.	Floor Drain	S.S.	Sanitary Sewer
FDN.	Foundation	ST.STL.	Stainless Steel
F.E.	Fire Extinguisher	STD.	Standard
F.E.C.	Fire Extinguisher Cabinet	STL.	Steel
F.H.C.	Fire Hose Cabinet	STOR.	Storage
FIN.	Finish	STRL.	Structural
FLASH.	Flashing	SUSP.	Suspended
FLUOR.	Fluorescent	SYM.	Symmetrical
F.O.C.	Face of Concrete	TRD.	Tread
F.F.	Finish Face	T.B.	Towel Bar
F.O.S.	Face of Stud	TEL.	Telephone
FP.	Fireproof	TER.	Terrazzo
F.S.	Full Size	T&G	Tongue and Groove
FT.	Feet or Foot	THK.	Thick
FTG.	Footing	T.O.	Top of
FURR.	Furring	T.O.C.	Top of Curb
FUT.	Future	T.O.P.	Top of Pavement
GA.	Gauge	T.P.D.	Toilet Paper Dispenser
GALV.	Galvanized	T.V.	Television
G.B.	Grab Bar	TYP.	Typical
GL.	Glass	UNFIN.	Unfinished
GND.	Ground	U.O.N.	Unless Otherwise Noted
GR.	Grade	UR.	Urinal
GWB	Gypsum Wall Board	VERT.	Vertical
H.B.	Hose Bibb	VEST.	Vestibule
H.C.	Hollow Core	W.	Waste line
HDWR.	Hardware	W/	With
HDWD	Hardwood	W.C.	Water Closet
HORIZ.	Horizontal	WD	Wall diffuser
H.P.	Heat Pump	W/O	Without
HR.	Hour	WPF.	Waterproofing
HT.	Height	WT.	Weight
I.D.	Inside Diameter	W.H.F.	Whole House Fan

SYMBOLS

	Framing Line
	Section Reference
	Elevation Reference/property corner
	Detail Reference
	Door Reference
	Window Reference
	Wall Type
	Revision
	J-Box with Flex conduit and pull wires in series for future data cable.
	Electrical outlet
	Electrical switch
	Telephone jack
	Data jack
	Cable TV jack
	Doorbell
	Smoke Detector
	Tempered safety glass
	Masonry Wall
	Cavity wall

AREA SUMMARY

Heated	
Basement	646
First	1175
Second	539
TOTAL	2326
Unheated	
Basement	178
Garage	448
TOTAL	626

CONSTRUCTION TYPE
Type V N

LOT COVERAGE (SEE 3/A0.4)

Lot Size: 6,416 s.f.

HEIGHT BONUS CALCULATION (SEE 2/A0.4)

PROJECT TEAM

OWNER
Stephen and Karen Grudier
315 25th Ave E
Seattle, WA

ARCHITECT
E. Cobb Architects Inc.
911 Western Avenue #318
Seattle, Washington 98104
(206) 287-0136 telephone
(206) 233-9742 facsimile
Contact: Josh Johns

CONTRACTOR
MLF Built, Inc.
Seattle, Washington

STRUCTURAL ENGINEER
Harriltt Engineers, Inc.
James A. Harriltt, P.E.
911 Western Avenue #510
Seattle, Washington 98104
(206) 624-4760 telephone
(206) 447-6971 facsimile

SOILS ENGINEER
Geotech Consultants Inc
Rob Ward
13256 NE 20th, #16
Bellevue, Washington 98005
(425) 747-5618

PROJECT INFORMATION

PROPERTY ADDRESS
315 25th Ave E
Seattle, WA

PARCEL NUMBERS
501600-2435 and 501600-2431

ZONING:
SF5000

OCCUPANCY:
Group R3

LEGAL DESCRIPTIONS

BLOCK 24, LOT 24 and 23, MADISON STREET ADDITION

DRAWING INDEX

- A0.0 Title Sheet, General Information
- A0.1 Site Plan
- A0.2 Driveway Sections & Elevations
- A0.4 Lot coverage, bonus height, setback diagrams
- A0.5 Erosion control plan & details
- A1.0 First floor plan
- A1.1 Second floor plan
- A1.2 Clerestory plan
- A1.3 Third level plan
- A1.4 Roof drainage plan

- A2.0 East & West Elevation
- A2.1 South Elevation
- A2.2 North Elevation

- A3.0 Building Sections
- A3.1 Building Sections

- A4.0 Enlarged Plans, Interior Elevations

- A5.0 Stair Sections, Enlarged Stair Plan
- A5.1 Stair Sections, Enlarged Stair Plan
- A5.2 Stair Sections, Enlarged Stair Plan

- A7.0 Window and Door Details
- A7.1 Window and Door Details
- A7.2 Fireplace Details

- A8.0 Window and door schedule

STRUCTURAL DRAWING INDEX

- S1.0 General Structural Notes
- S2.0 Foundation Plan (First Floor Framing)
- S2.1 Second Floor Framing Plan
- S2.2 Third Floor Framing Plan
- S2.3 Roof Framing Plan
- S3.0 Structural Details
- S3.1 Structural Details
- S3.2 Structural Details
- S3.3 Structural Details
- S3.4 Structural Details
- S3.5 Structural Details
- S3.6 Structural Details

SCOPE OF WORK

WORK IS TO INCLUDE THE CONSTRUCTION OF A NEW SINGLE FAMILY RESIDENCE WITH AN ATTACHED GARAGE

GENERAL NOTES

CODE COMPLIANCE
ALL WORK IS TO BE PERFORMED IN STRICT COMPLIANCE WITH ALL APPLICABLE BUILDING CODES, LAWS, REGULATIONS AND MANUFACTURER'S RECOMMENDATIONS.

GRADING

GRADING IS TO BE STABILIZED BY OCTOBER 31.
NO EXCAVATION BETWEEN OCTOBER 31 AND APRIL 1.

ELECTRICAL

THE CONTRACTOR IS TO PROVIDE A COMPLETE DESIGN-BUILD ELECTRICAL SYSTEM FOR A FULLY FUNCTIONAL RESIDENCE AS DESCRIBED IN THESE DRAWINGS. LOCATIONS OF ALL EXPOSED DEVICES ARE TO BE APPROVED BY ARCHITECT.

MECHANICAL

THE CONTRACTOR IS TO PROVIDE A COMPLETE DESIGN-BUILD MECHANICAL SYSTEM, INCLUDING HEATING, AND VENTILATION AS DESCRIBED IN THESE DRAWINGS FOR A FULLY FUNCTIONAL RESIDENTIAL SYSTEM. PRIMARY HEATING IS TO BE PROVIDED BY A GAS BOILER HYDRONIC FLOOR SYSTEM. LOCATIONS OF ALL EXPOSED REGISTERS, DROPPED SOFFITS, THERMOSTATS AND ALL OTHER EXPOSED ELEMENTS IS TO BE APPROVED BY ARCHITECT. INTEGRATE WHOLE HOUSE FANS TO PROVIDE 0.35 AIR CHANGES PER HOUR, PER 302.2.2 WASHINGTON STATE VENTILATION AND INDOOR AIR QUALITY CODE.

PLUMBING

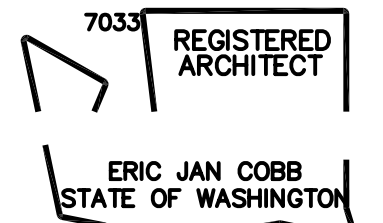
THE CONTRACTOR IS TO PROVIDE A COMPLETE DESIGN-BUILD PLUMBING SYSTEM FOR A FULLY FUNCTIONAL RESIDENTIAL SYSTEM AS DESCRIBED IN THESE DRAWINGS. LOCATIONS OF ALL EXPOSED FIXTURES, CLEAN-OUTS, SOFFITS, AND ALL OTHER EXPOSED ELEMENTS ARE TO BE APPROVED BY ARCHITECT. NOTE INTERFACE WITH ALL APPLIANCES. ALL VERTICAL DROPS ARE TO BE CAST IRON, FULLY WRAPPED WITH INSULATION FOR MAXIMUM ACOUSTIC ISOLATION.

ISSUES		
No.	Description	Date
1.	Design	12/12/05
2.	Pre-Application	01/03/06
3.	Permit	01/25/06

REVISIONS		
No.	Description	Date



NOT FOR CONSTRUCTION



Casa Nueva
315 25th Ave E
Seattle, Washington

TITLE SHEET GENERAL INFORMATION	
SCALE:	
JOB NO. 2514Grudier	
DATE 07/12/05	
A0.0	