105 S. Main Street Suite 323 Seattle, WA 98104

t: 206-624-4222 f: 206-624-4226

GENERAL NOTES (modify as needed)

- DRAWINGS. THE DRAWINGS ARE INTENDED TO DESCRIBE THE OVERALL SCOPE OF WORK. CONTRACTORS SHALL FIELD VERIFY EXISTING CONDITIONS AND ALERT THE ARCHITECT TO ANY CONFLICTS BEFORE
- 2. (E)OR 'EXIST.' INDICATES EXISTING CONDITION, DIMENSION OR DATUM. VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS ON PROJECT PRIOR TO COMMENCEMENT OF WORK
- DO NOT SCALE DRAWINGS. THE CONTRACTOR SHALL USE DIMENSIONS SHOWN ON THE DRAWINGS AND ACTUAL FIELD MEASUREMENTS. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES WITH DRAWINGS.
- CONTRACTOR TO VERIFY ALL DIMENSIONS, PROPERTY LINES MEASUREMENTS AND CONDITIONS IN THE FIELD BEFORE BEGINNING WORK. ANY DISCREPANCIES, ERRORS OR OMISSIONS TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY
- TYPICAL WALL SECTIONS, FINISHES, AND DETAILS ARE NOT INDICATED EVERYWHERE THEY OCCUR ON PLANS, ELEVATIONS, AND SECTIONS REFER TO DETAILED DRAWINGS. CONTRACTOR TO PROVIDE AS IF DRAWN
- DETAILED AND/OR LARGER SCALE DRAWINGS TAKE PRECEDENCE OVER GENERAL AND SMALLER SCALE DRAWINGS
- GENERALLY PLAN DIMENSIONS SHOWN ARE TO FINISH OPENING, FACE OF CONCRETE, AND FINISH FACE OF WALL, UNLESS NOTED OTHERWISE
- UNLESS OTHERWISE NOTED, ALL ANGLES TO BE RIGHT ANGLES, ALL LINES WHICH APPEAR PARALLEL ARE TO BE PARALLEL, AND ALL ITEMS WHICH APPEAR CENTERED ARE TO BE CENTERED. CONTRACTOR TO BE RESPONSIBLE FOR MAINTAINING ALL LINES TRUE, LEVEL, PLUMB, AND
- NOTHING IN THE DRAWINGS SHALL BE CONSTRUED TO PERMIT AN INSTALLATION IN VIOLATION OF APPLICABLE CODES. ALL WORK PERFORMED UNDER THIS CONTRACT SHALL BE IN FULL ACCORDANCE WITH THE LATEST RULES, REGULATIONS, RESTRICTIONS, REQUIREMENTS AND CODES OF THE GOVERNING JURISDICTIONS
- 10. ALL WORK SHALL CONFORM TO APPLICABLE CODES, LAWS AND REGULATIONS OF ALL AUTHORITIES HAVING JURISDICTION OVER THE
- 11. THE CONTRACTOR SHALL VERIFY ALL ROUGH-IN DIMENSIONS FOR THE
- 12. ALL ATTACHMENTS, CONNECTIONS, AND FASTENINGS OF ANY NATURE ARE TO BE PROPERLY AND PERMANENTLY SECURED IN CONFORMANCE WITH THE BEST PRACTICES OF THE BUILDING INDUSTRY. DRAWINGS SHOW ONLY SPECIAL REQUIREMENTS TO ASSIST THE CONTRACTOR AND DO NOT SHOW EVERY DETAIL.
- 13. CAULKING AND SEALANTS. USE PRIMERS AS REQUIRED BY MANUFACTURER. BACKING RODS OR TAPE AS RECOMMENDED BY MANUFACTURER AND PER SPECIFICATIONS.
- 14. CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES AND PROTECT AS REQUIRED PRIOR TO COMMENCEMENT OF WORK
- 15. CONTRACTOR SHALL COORDINATE THE WORK FOR ALL TRADES FOR OPENINGS THROUGH ROOF AND WALLS FOR PIPES, CONDUITS, AND **EQUIPMENT**
- 16. CONTRACTOR TO COORDINATE ALL OPERATIONS WITH OWNER, INCLUDING: SITE ACCESS, MATERIALS STORAGE, AND STAGING, INTERRUPTION OF ELECTRICAL AND MECHANICAL SERVICES AND TIMING OF NOISY AND DISRUPTIVE OPERATIONS. CONTRACTOR TO VERIFY SEQUENCE OF WORK WITH OWNER
- 17. CONTRACTOR TO PROTECT EXISTING FURNISHINGS, FIXTURES, EQUIPMENT AND LANDSCAPING FROM DAMAGE. CONTRACTOR TO REPLACE IN KIND ANY SUCH ITEMS DAMAGED.
- 18. CONTRACTOR SHALL PROTECT ALL ROOF OPENINGS FROM WATER PENETRATION DURING CONSTRUCTION.
- 19. CONTRACTOR SHALL MAINTAIN CURRENT RECORD DRAWINGS FOR

STANDARDS FOR SUCH WORK.

- ARCHITECT'S PERIODIC REVIEW. 20. CONTRACTOR IS RESPONSIBLE FOR CUTTING/WELDING AND HOT WORK PERMITS, AND MUST MEET WHATCOM COUNTY FIRE DEPARTMENT
- 21. AS BUILT DRAWINGS ARE BASED ON RECORD DRAWINGS AND MAY BE INCLUDED FOR REFERENCE AS TO THE SCOPE OF WORK ONLY. CONTRACTOR SHALL VISIT SITE PRIOR TO BID, EXAMINE EXISTING CONDITIONS AND INCLUDE ALL DEMOLITION REQUIREMENTS FOR THE SCOPE OF THE PROJECT IN THE CONTRACT SUM. NO ADDITIONAL PAYMENTS WILL BE MADE FOR FAILURE TO OBTAIN ALL REQUIRED INFORMATION AND MAKE KNOWN ANY INACCURACIES.

ABBREVIATIONS

AD

ADDM ADJ AFF

ALT

BO BOT BUR

CJ

CLR

COL

CONC

CONN

CONT CTR

CU

DBL DEMO

DET

DIA DIAG DIM DIV

DN DS

DWG

ĖĴ

ENCL

EQUIP

EXH

EXP

FIN

FO

FTG GA

GALV

GEN GWB

GYP

GYP BD

HORIZ

REFERENCE SYMBOLS

FLEX

EQ

CAST IRON

CONTROL JOIN

COMMUNICATION

CONNECTION, CONNECT

CONTINUOUS, CONTINUE

DEMOLISH. DEMOLITION

DIAGONAL, DIAGRAM

CENTERLINE

CLEAR

COLUMN

CONCRETE

CONSTRUCTION

DEEP, DEPTH

DOUBLE

DIAMETER

DIMENSION

DOWNSPOU

DRAWING

EXISTING

EQUIPMENT

EXHAUST

EXISTING

FIRE ALARM

CONNECTION

FLEXIBLE

FACE OF

FRAMING

FOOT, FEET

GAGE, GAUGE

GALVANIZED

FOOTING

GENERAL

GYPSUM

HORIZONTAL

HIGH

GYPSUM BOARD

FACTORY FINISH

FINISH, FINISHED

INSTALLED BY OWNER

FURNISHED BY OWNER/

GYPSUM WALL BOARD

HEATING, VENTILATING,

AND AIR CONDITIONING

FIRE RETARDANT TREATED

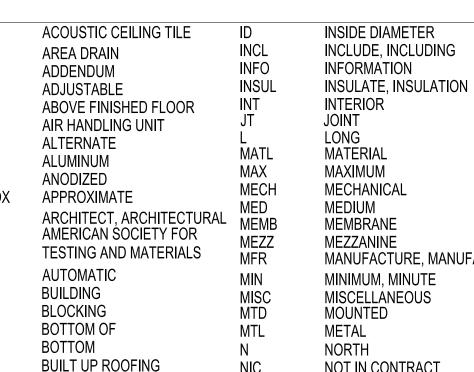
FRAME. FIRE RATED

INSTALLED BY CONTRACTOR T&G

FIRE DEPARTMENT

DIVIDE, DIVISION

EXPANSION JOINT



MANUFACTURE, MANUFACTURE NOT IN CONTRACT NUMBER **NOMINAL** NOT TO SCALE ON CENTER OVERHEAD **OUTSIDE DIAMETER** OPENING **OPPOSITE** OVERFLOW ROOF DRAIN OPEN TO STRUCTURE ABOVE **PERPENDICULAR** PLYWOOD PANEL PROPERTY LINE **PRKG PARKING**

PAINT, POINT, PRESSURE TREATED RADIÚS, RISER ROOF DRAIN, ROAD REFER TO, REFERENCE REINFORCED, REINFORCING REQUIRED REVISED, REVISION

ROUGH OPENING ELECTRIC, ELECTRICAL SOUTH ENCLOSE, ENCLOSURE SCHEDULE SUSPENDED ACOUSTICAL CEILING SECTION EXPANSION, EXPOSED

REINF

STRUCT

SUSP

WD

SINGLE SHEET SHTHG SHEATHING SIMILAR FURNISHED BY CONTRACTOR/ SPEC **SPECIFICATION SPRINKLER** SQUARE STAINLESS STEEL

STANDARD STEEL STORAGE STRUCTURAL SUSPENDED TONGUE AND GROOVE TEMPERATURE, TEMPORARY

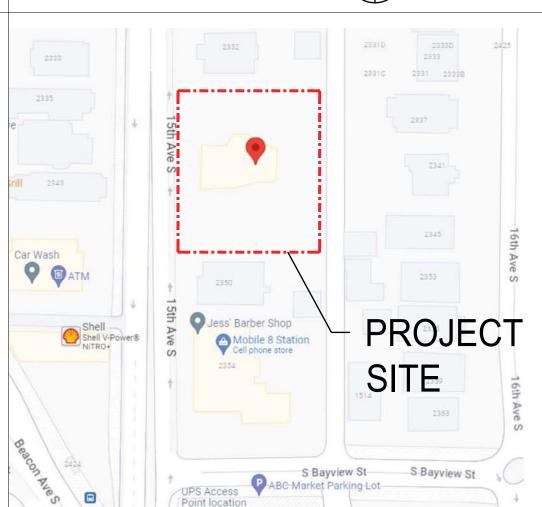
THICK, THICKNESS TOP OF TYPICAL UNLESS OTHERWISE NOTED VERTICAL **VAPOR RETARDER**

WEATHERPROOF, WATERPROOF,

WATERPROOFING, WORK POINT

TRES WEST ENGINEERS, INC. 2702 S 42ND ST, SUITE 301, TACOMA, WA, 98409 CONTACT: SEAN J. ROY, PRINCIPAL TEL: (253) 328-7889 EMAIL: sir@treswest.com

VICINITY MAP



PROJECT DIRECTORY

HISTORIC SEATTLE

TEL: (206) 622-6952

ROLLUDA ARCHITECTS

SEATTLE, WA 98104

TEL: (206) 624-4222

STRUCTURAL SWENSON SAY FAGET

ENGINEER

LANDSCAPE

ARCHITECT

ELECTRICAL

ENGINEER

105 S MAIN ST, SUITE 323

EMAIL: alex@rolludaarchitects.co

2124 THIRD AVE, SUITE 100,

EMAIL: frenouard@ssfengineers.com

3902 S FERDINAND ST, #201,

EMAIL: io@nakanoassociates.com

SEATTLE, WA, 98121

TEL: (206) 443-6212

ASSOCIATE PRINCIPAL

NAKANO ASSOCIATEES

SEATTLE. WA. 98118

TEL: (206) 292-9392

SCOPE OF WORK

EMAIL: kjik@hisroricseattle.org

1117 MINOR AVE. SEATTLE, WA. 98101

CONTACT: ALEX ROLLUDA, PRINCIPAL

CONTACT: FRANCESCA RENOUARD,

CONTACT: IDA OTTESEN, PRINCIPAL

CONTACT: KJI KELLY, EXECUTIVE DIRECTOR

AREA OF WORK



PROJECT DATA & CODE CRITERIA

2336 15TH AVENUE SOUTH. SEATTLE. WA 98144

PARCEL NUMBER: 9122000345

LOTS 1, 2, AND 3, BLOCK 7 OF WALKER'S ADDITION TO THE CITY OF SEATTLE, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 6 OF PLATS, PAGE 43, IN KING COUNTY, WASHINGTON.

CONSTRUCTION TYPE: "X" (check)

BUILDING CONSTRUCTION (modify as needed) • EXTERIOR WALLS - WOOD SHINGLE

 FIRST FLOOR - WOOD FRAME, BRICK & CONCRETE FOUNDATION

• ROOF - WOOD FRAMING

INTERIOR PARTITIONS - WOOD

OCCUPANCY TYPE: A3 & B

ZONING - L1 (NO CHANGE)

LOT AREA - 18,000 SQFT/0.41 ACRE (NO CHANGE)

BUILDING FLOOR AREA: 4,420 SF (NO CHANGE)

NUMBER OF STORIES AND BLDG HEIGHT:

2.5 STORY (NO CHANGE) BUILDING HEIGHT - ± 35' - 0" TO RIDGE (NO CHANGE)

14 SPACES (NO CHANGE) ??

SPRINKLERS: NO

FIRE ALARM: YES/NO (check)

DRAWING INDEX:

GENERAL COVER SHEET

EXISTING CONDITIONS SITE SURVEY PLAN CODE SHEET

LANDSCAPE

SURVEY PLAN HARDSCAPE PLAN FENCE DETAILS

HARDSCAPE DETAILS

ARCHITECTURAL BASEMENT DEMO PLAN AD 102 MAIN FLOOR DEMO PLAN

AD 103 UPPER FLOOR DEMO PLAN ATTIC DEMO PLAN AD 105 ROOF DEMO PLAN

BASEMENT PLAN MAIN FLOOR PLAN **UPPER FLOOR PLAN**

ATTIC PLAN **ROOF PLAN**

MAIN FLR - REFLECTED CEILING PLAN UPPER FLR - REFLECTED CEILING PLAN

EXTERIOR ELEVATIONS

RAMP - PLANS, ELEVATIONS, DETAILS

KITCHEN - PLANS, INT ELEVATIONS **RESTROOM - PLANS, INT ELEVATIONS**

ROOF DETAILS WINDOW DETAILS

FINISH SCHEDULE

WINDOW DOOR SCHEDULES

STRUCTURAL

GENERAL STRUCTURAL NOTES **GENERAL STRUCTURAL NOTES**

FOUNDATION PLAN

MAIN FLR FRAMING & UPPER FOUNDATION PLAN

UPPER FLR & LOW ROOF FRAMING PLAN ATTIC FRAMING PLAN S 2.4

ROOF FRAMING PLAN

FOUNDATION DETAILS WOOD & MASONRY DETAILS

ELECTRICAL ELECTRICAL LEGEND

LIGHTING SCHEDULE POWER MAIN FLOOR

POWER UPPER FLOOR LIGHTING MAIN FLOOR

LIGHTING UPPER FLOOR

ELECTRICAL ONE-LINE PANEL SCHEDULES E3.1

PHOTOS

E3.2 PHOTOS

E3.3

Date: 2/1/2024

COVER SHEET

Drawing Number

REVISION

SE

HOU

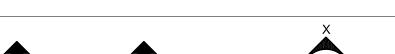
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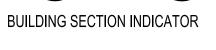
MH/MP Drawn: Checked: MP/BH Project No.

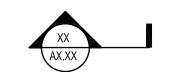
Issuance PHASE 2 -CONSTRUCTION DOCUMENT

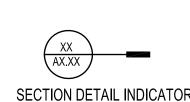
Drawing Title

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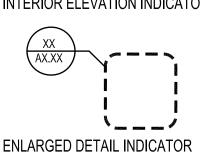




SECTION INDICATOR



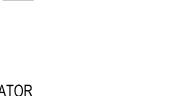
INTERIOR ELEVATION INDICATOR







DRAWING REVISION INDICATOR







WEST, WIDE

WATER RESISTANT

WITHOUT

WOOD



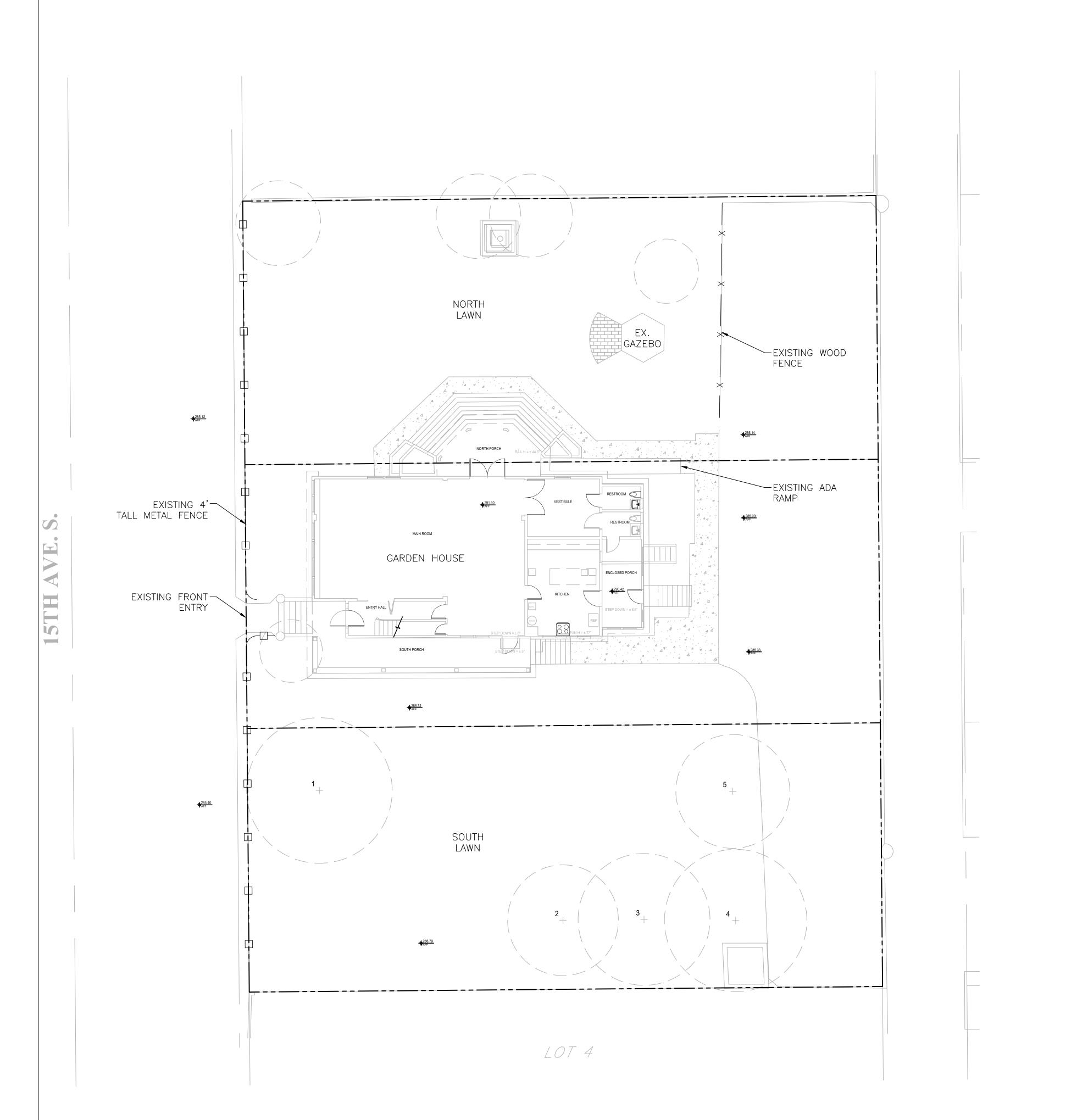
 VOLUNTARY SEISMIC UPGRADES: • ELECTRICAL REPAIRS: PANEL WIRING:

SCOPE OF WORK:

 SITE IMPROVEMENT AND REPAIRS: BUILDING ENVELOPE REPAIRS:

• INTERIOR UPGRADE:

PLUMBING REPAIRS:



SURVEY LEGEND:

PROPERTY LINE

EXISTING TREE TO REMAIN



PEAR TREE TO REMAIN —
(SEE 'ARBORIST REPORT 2024 —
2336 15TH AVE S SEATTLE' FOR
PROTECTION PLAN)

EXISTING METAL FENCE TO BE REMOVED, 146 LINEAR FEET





EXISTING WALKWAYS

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NAKANO

IANDSCAPE ARCHITECTS
3902 S.Ferdinand St
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RDEN HOUSE

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36 15TH AVE S

336 15TH AVE S EATTLE, WA 98

OWNER:

HISTORIC

1117 MINC

SEATTLE,

TEL: (206)

REVISION	DATE

Design: PS
Drawn: PS
Checked: IO
Project No.

Issuance
PERMIT SET

January 25, 2024

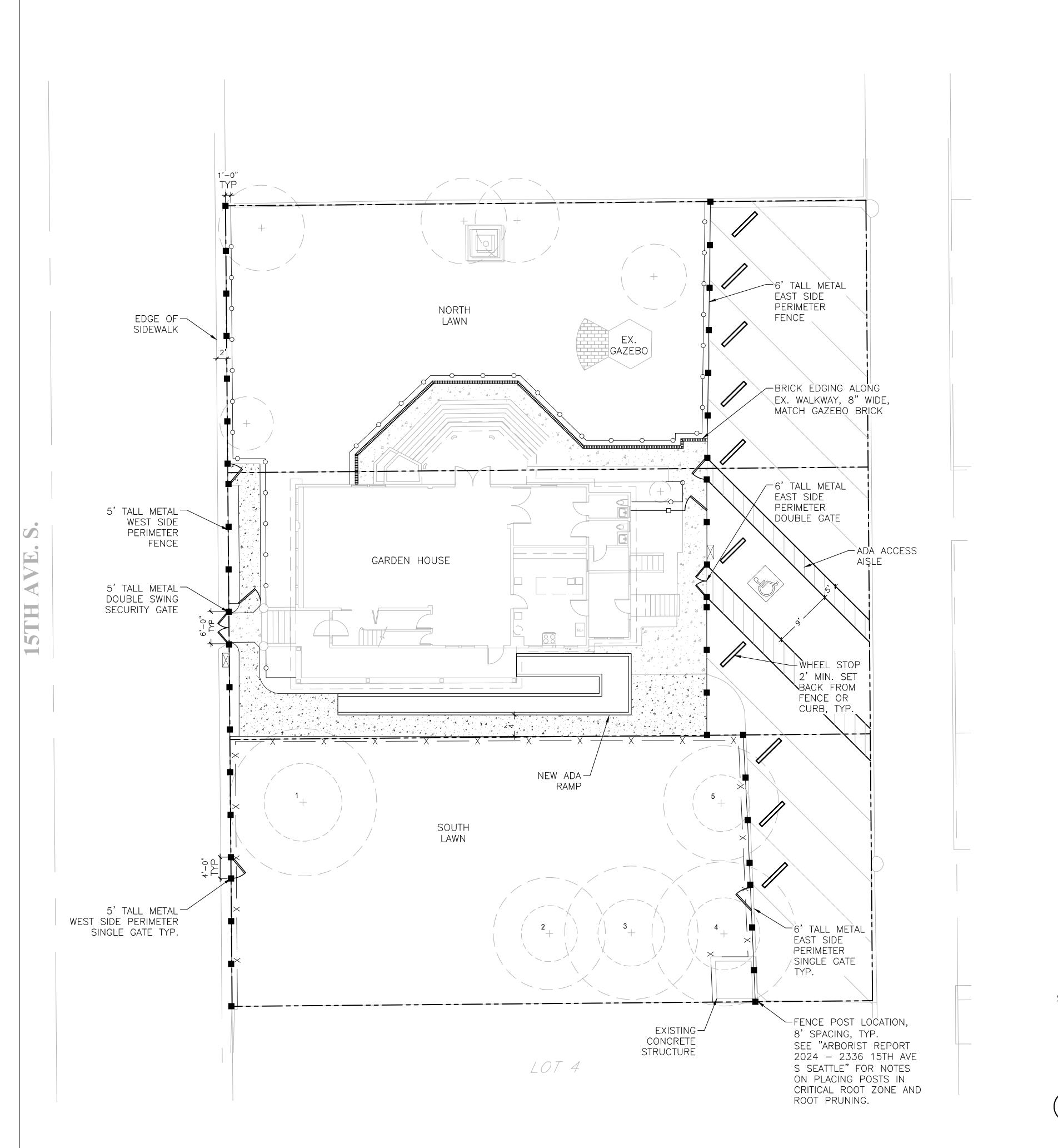
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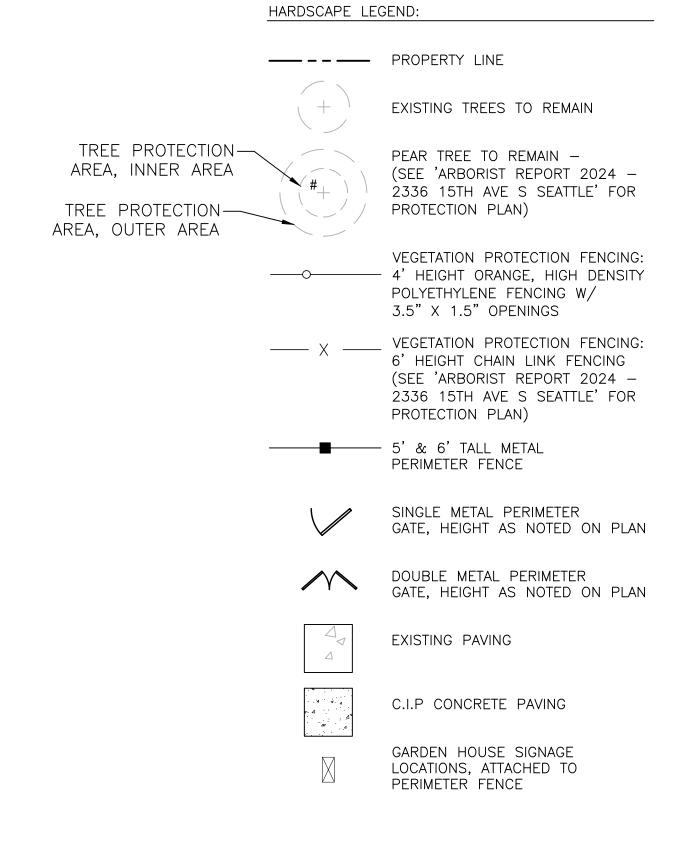
SURVEY PLAN

Drawing Number

L100







GENERAL VEGETATION PROTECTION NOTES:

- ORANGE MESH OR SIMILAR OPEN
 MATERIAL FENCING WITH STEEL POSTS.
- MINIMIZE CONSTRUCTION ZONE
 PROTECT VEGETATION ZONE OUTSIDE CONSTRUCTION ZONE WITH FENCING AS SHOWN.
- 4) USE 3 INCH OR DEEPER WOOD CHIP MULCH OUTSIDE FENCED AREAS TO PROTECT FEEDER ROOTS.

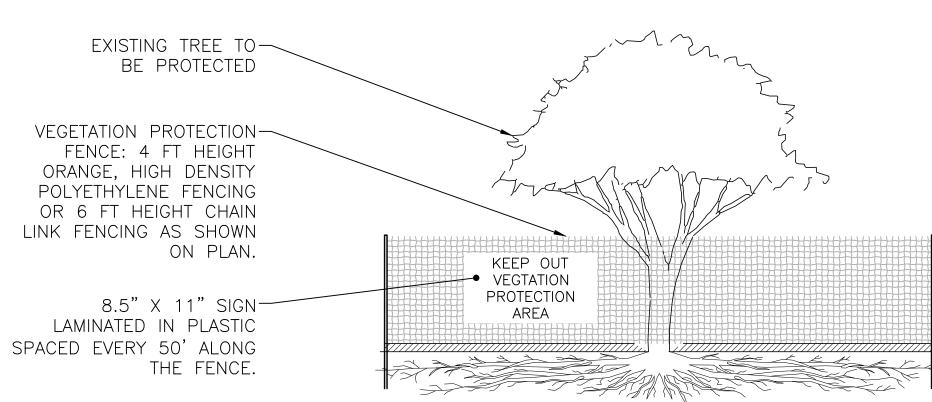
PEAR TREE PROTECTION PLAN:

SEE 'ARBORIST REPORT 2024 - 2336 15TH AVE S SEATTLE' FOR PROTECTION PLAN FOR PEAR TREES IN THE SOUTH LAWN

GENERAL VEGETATION PROTECTION FENCING NOTES:

- VEGETATION PROTECTION FENCE MUST BE INSTALLED PRIOR TO DEMOLITION OR GROUND DISTURBANCE AND KEPT IN PLACE FOR THE DURATION OF CONSTRUCTION.
- 2) CRITICAL ROOT ZONE (CRZ): THE CRZ IS EQUAL TO 1 FT. RADIUS (Y) FOR EVERY 1 IN. DIAMETER (X) OF TREE TRUNK AS MEASURED AT 4.5' FROM THE GROUND (DIAMETER AT BREAST HEIGH OR DBH).
- 3) PROTECT ALL TREES TO REMAIN SHOWN ON TREE PROTECTION PLAN REGARDLESS OF WHETHER THEY ARE INSIDE THE PROJECT PROPERTY LINE.
- 4) NO SOIL DISTURBANCE OR ACTIVITY ALLOWED WITHIN FENCED AREA INCLUDING DURING FENCE INSTALLATION AND REMOVAL: HEAVY EQUIPMENT, MATERIAL STORAGE/STOCKPILING, PARKING, EXCAVATION, DUMPING OR WASHING.
- 5) IF ROOTS GREATER THAN 2 INCH FOUND OUTSIDE OF FENCING, PROTECT BY HAND EXCAVATION AND, IF NECESSARY, CUT CLEANLY AND KEEP MOIST.
- 6) USE 3 INCHES OR DEEPER WOOD CHIP MULCH OUTSIDE OF FENCED AREAS TO PROTECT FEEDER ROOTS.
- 7) NO PRUNING SHALL BE PERFORMED EXCEPT BY APPROVED

 ARBORIST
- 8) SEE LANDSCAPE PLAN FOR DESIGNATED TREE PROTECTION AREAS.



CRITICAL ROOT ZONE (CRZ) OR AREA NOTED ON PLAN



VEGETATION PROTECTION FENCING



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SARDEN HOUSE

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ER:
TORIC SEATTLE
7 MINOR AVE
ATTLE, WA 98101

REVISION _____ DATE ____

Drawn: PS Checked: IO Project No.

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January 25, 2024

Drawing Title

HARDSCAPE PLAN

Drawing Number

L101

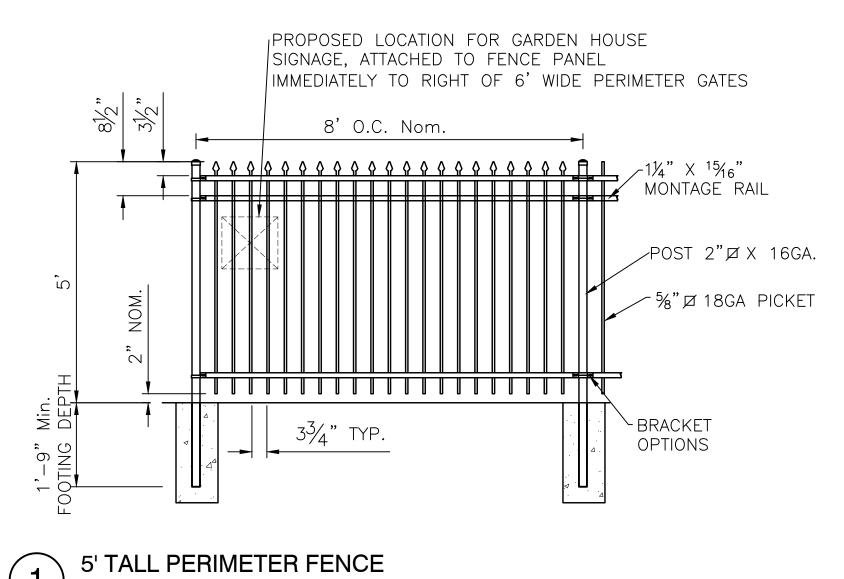
NOTE FOR ALL FENCING DETAILS:

AMERISTAR 'MONTAGE - GENESIS'

- ALUMINUM FENCING
- 8' WIDE PANELS
- 3 RAIL & 2 RAIL W 4" AIR GAPS
- QUAD FLARE TOP PICKETS
- STANDARD FLAT CAP

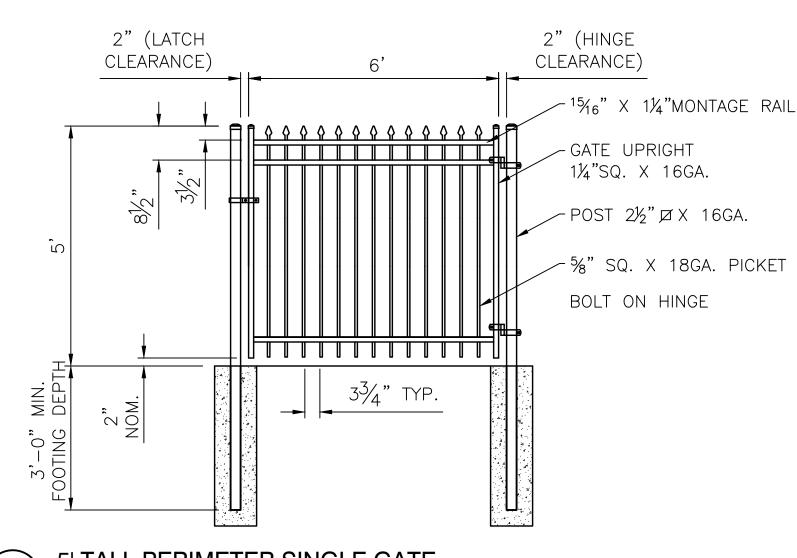
NOTE FOR ALL PERIMETER GATES

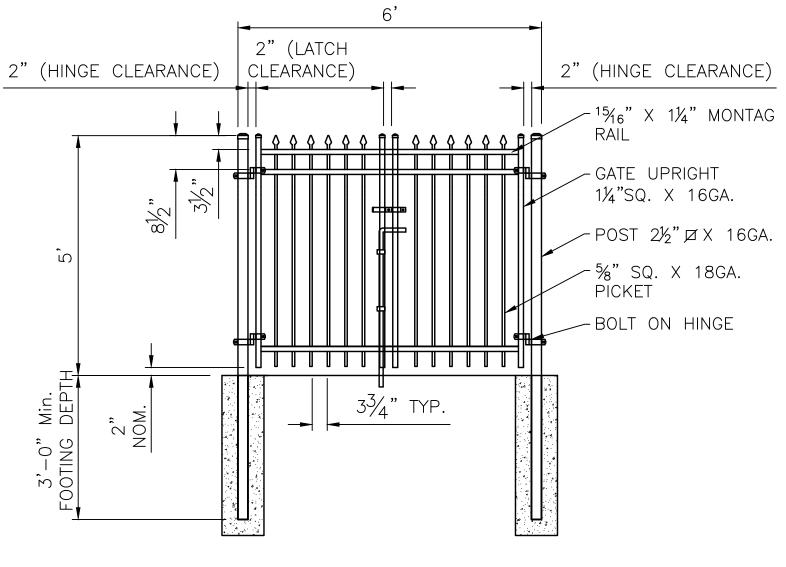
MOUNTED LOCK DETAILS:
 ELITE LOCINOX LAKQU2 SURFACE MOUNTED GATE LOCK



1/2" = 1'-0"

6' TALL PERIMETER FENCE

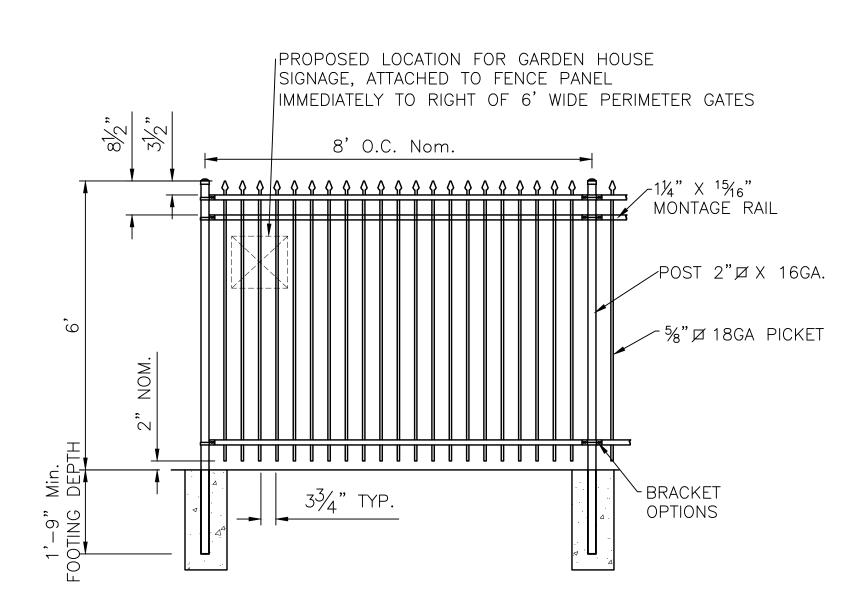


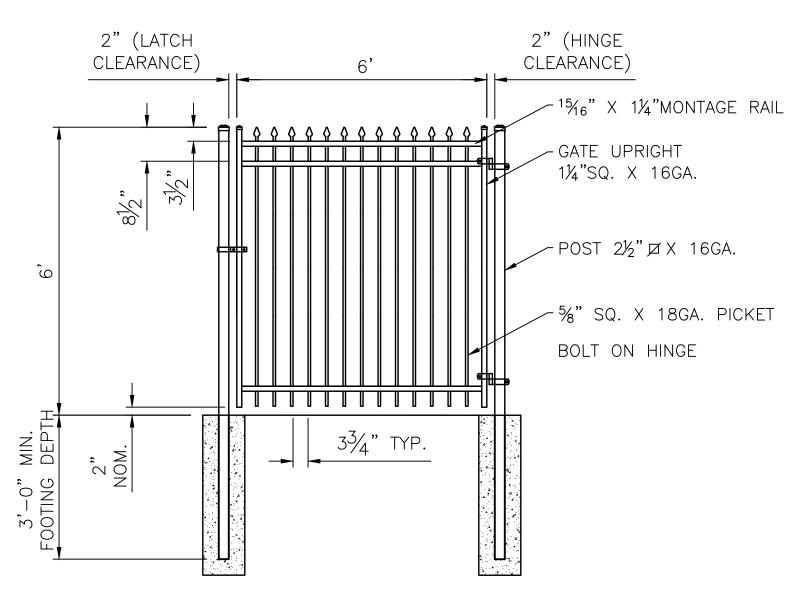


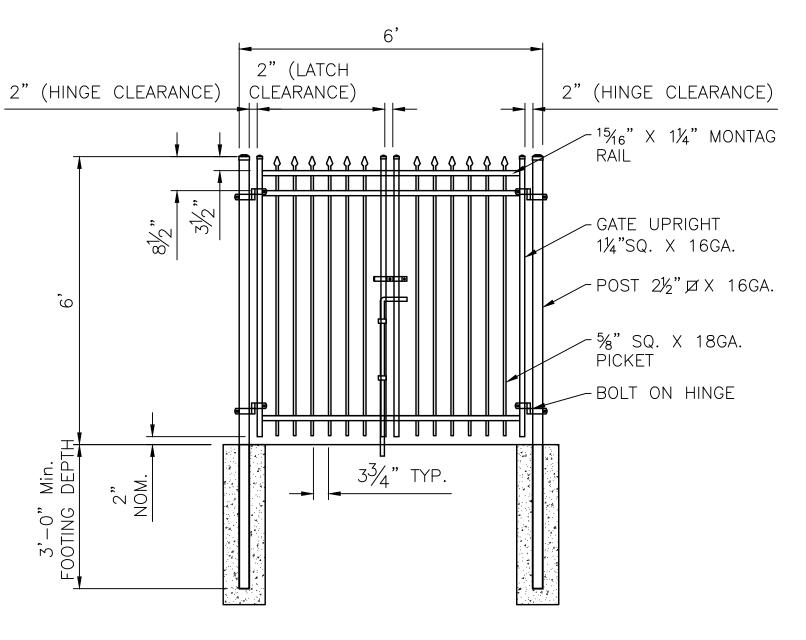




P-GH-12









P-GH-04

6 TALL PERIMETER DOUBLE GATE

P-GH-18

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HOUSE

DEN

336 15TH AVE S EATTLE, WA 98144

뿓	2336 15T SEATTLE	OWNER: HISTORI 1117 MIN	SEATTLE TEL: (206 FAX: (206
REVISION			_DATE

Design: PS
Drawn: PS
Checked: IO
Project No.

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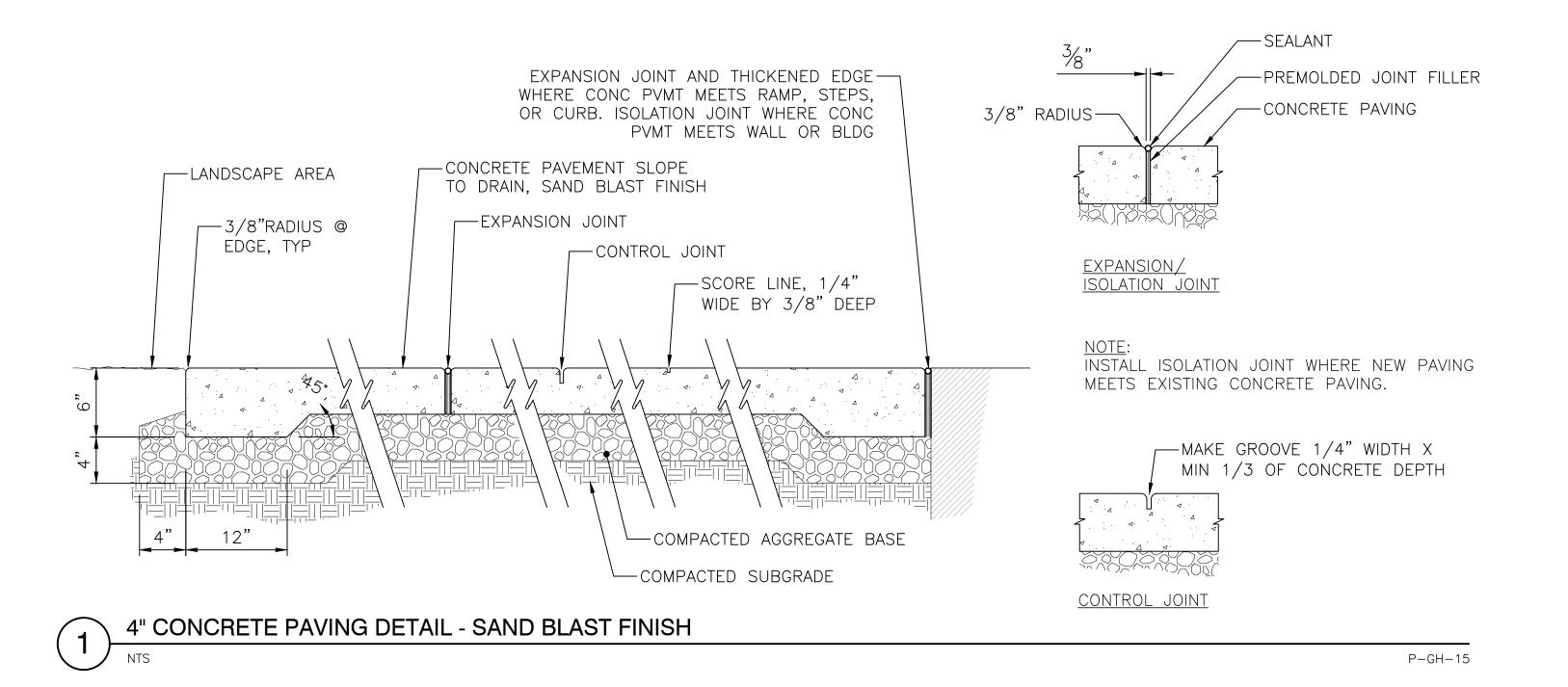
January 25, 2024

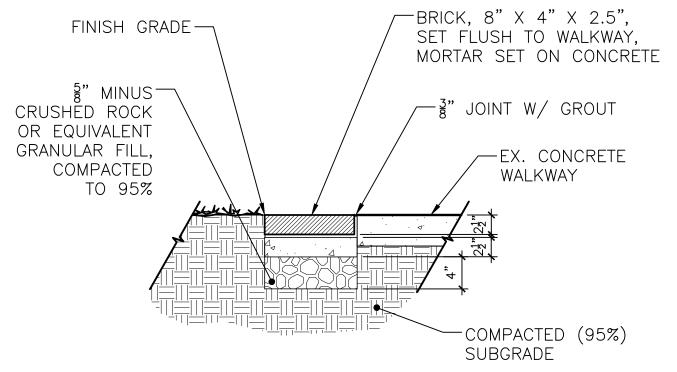
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FENCE DETAILS

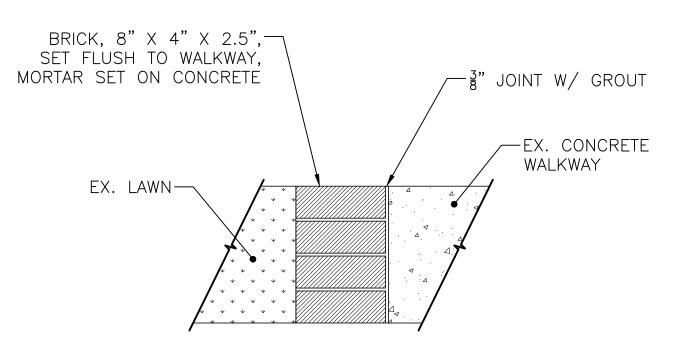
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L102









BRICK EDGE FOR EX. CONCRETE WALKWAY - PLAN VIEW

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THE GARDEN HOUSE

REVISION ____DATE ___

Design: PS
Drawn: PS
Checked: IO
Project No.

PERMIT SET

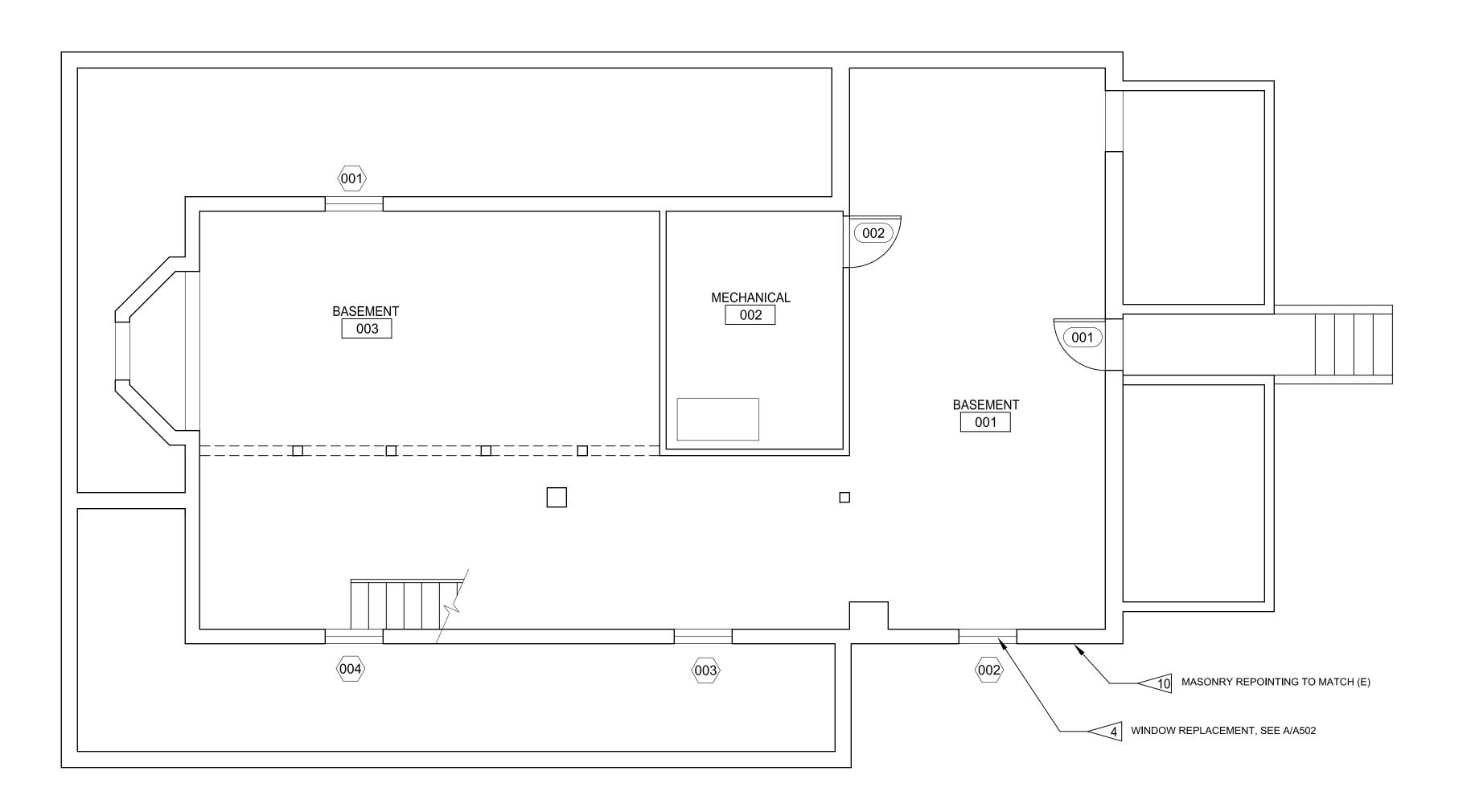
January 25, 2024

Drawing Title

HARDSCAPE DETAILS

Drawing Number

L103





NEW WALL

/// INEVV VVP

(E) WALL TO REMAIN

_____ DEMOLISH

/ |

DEMOLISH DOOR

KEYNOTES:

1 ROOF REPAIR / REPLACEMENT, SEE A501

2 MISC. INTERIOR REPAIRS

3 DOOR REPAIRS (NON-C OF A ITEM)

WINDOW REPAIRS OR REPLACEMENT, SEE A502

5 REBUILD PORCH, SEE STRUCTURAL

6 FLOORING (NON-C OF A ITEM)

7 RAILING MODIFICATIONS OR INSTALLATION (ADA)

8 RESTROOM RENOVATION (NON-C OF A ITEM)

9 KITCHEN RENOVATION (NON-C OF A ITEM)

10 MASONRY RE-POINT / REPAIR

11 PAINT TO MATCH EXISTING

12 INSULATION (NON-C OF A ITEM)

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THE GARDEN HOUSE

336 15TH AVE S SEATTLE, WA 98144 WNER:

REVISION DATE

Design: MH/M Drawn: MH

Checked: MP/ Project No.

Issuance PHASE 2 -

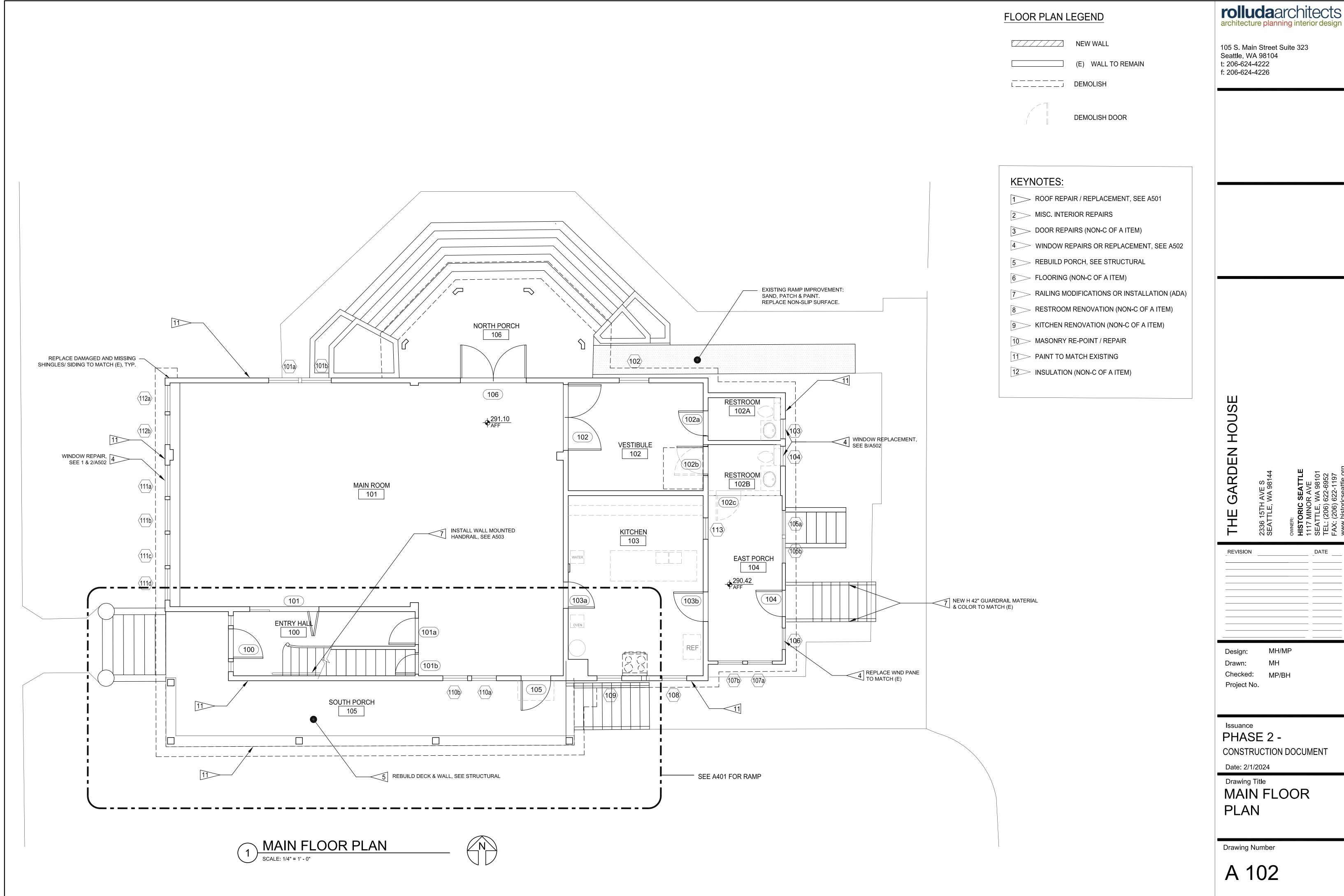
CONSTRUCTION DOCUMENT

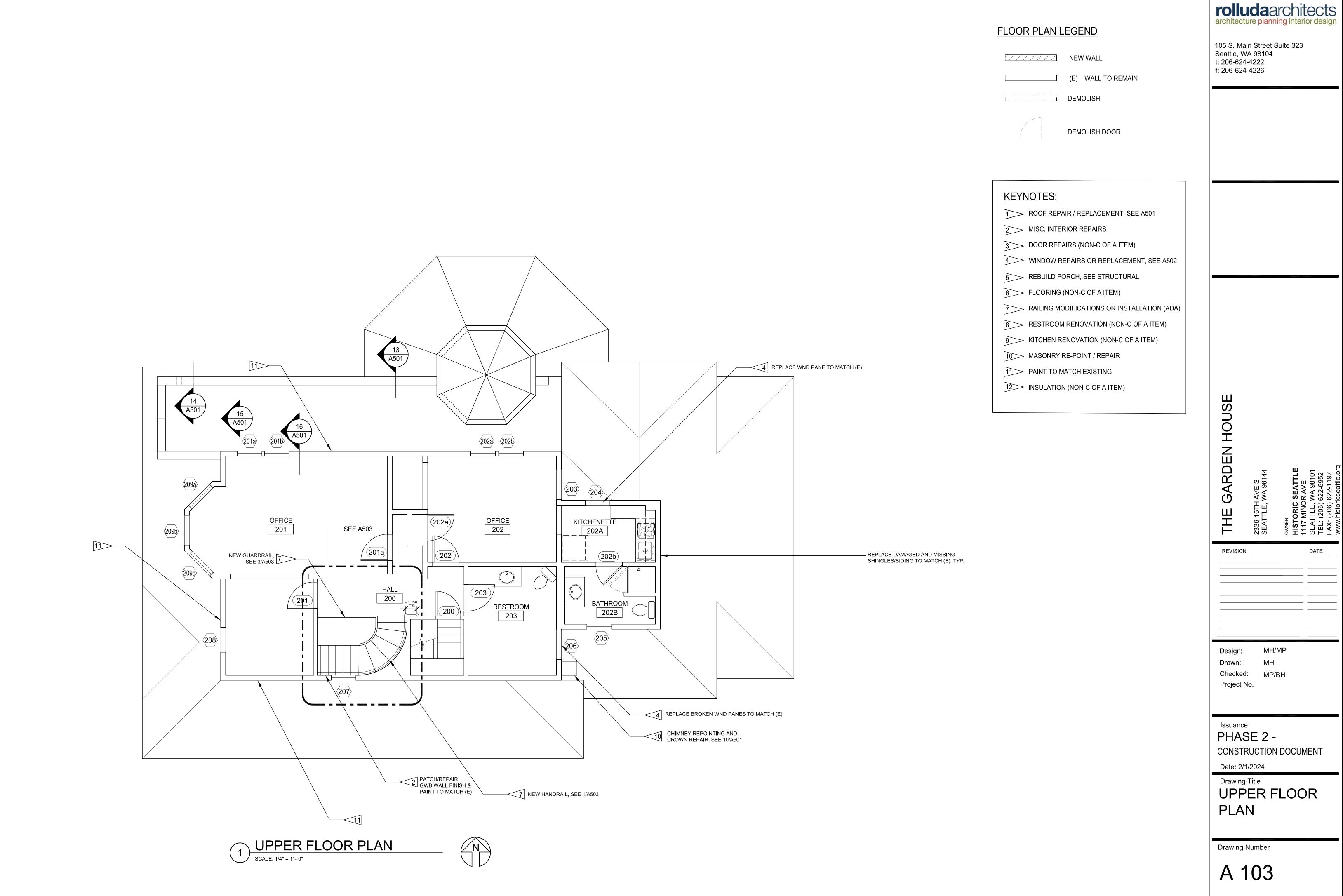
Date: 2/1/2024

Drawing Title
BASEMENT
PLAN

Drawing Number

A 101





105 S. Main Street Suite 323

DATE

CONSTRUCTION DOCUMENT

UPPER FLOOR

FLOOR PLAN LEGEND

NEW WALL

(E) WALL TO REMAIN

_____ DEMOLISH



DEMOLISH DOOR

KEYNOTES:

1 ROOF REPAIR / REPLACEMENT, SEE A501

2 MISC. INTERIOR REPAIRS

3 DOOR REPAIRS (NON-C OF A ITEM)

WINDOW REPAIRS OR REPLACEMENT, SEE A502

5 REBUILD PORCH, SEE STRUCTURAL

6 FLOORING (NON-C OF A ITEM)

7 RAILING MODIFICATIONS OR INSTALLATION (ADA)

8 RESTROOM RENOVATION (NON-C OF A ITEM)

9 KITCHEN RENOVATION (NON-C OF A ITEM)

10 MASONRY RE-POINT / REPAIR

11 PAINT TO MATCH EXISTING

12 INSULATION (NON-C OF A ITEM)

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DEN HOUSE 뽀

Drawn: Checked:

Project No.

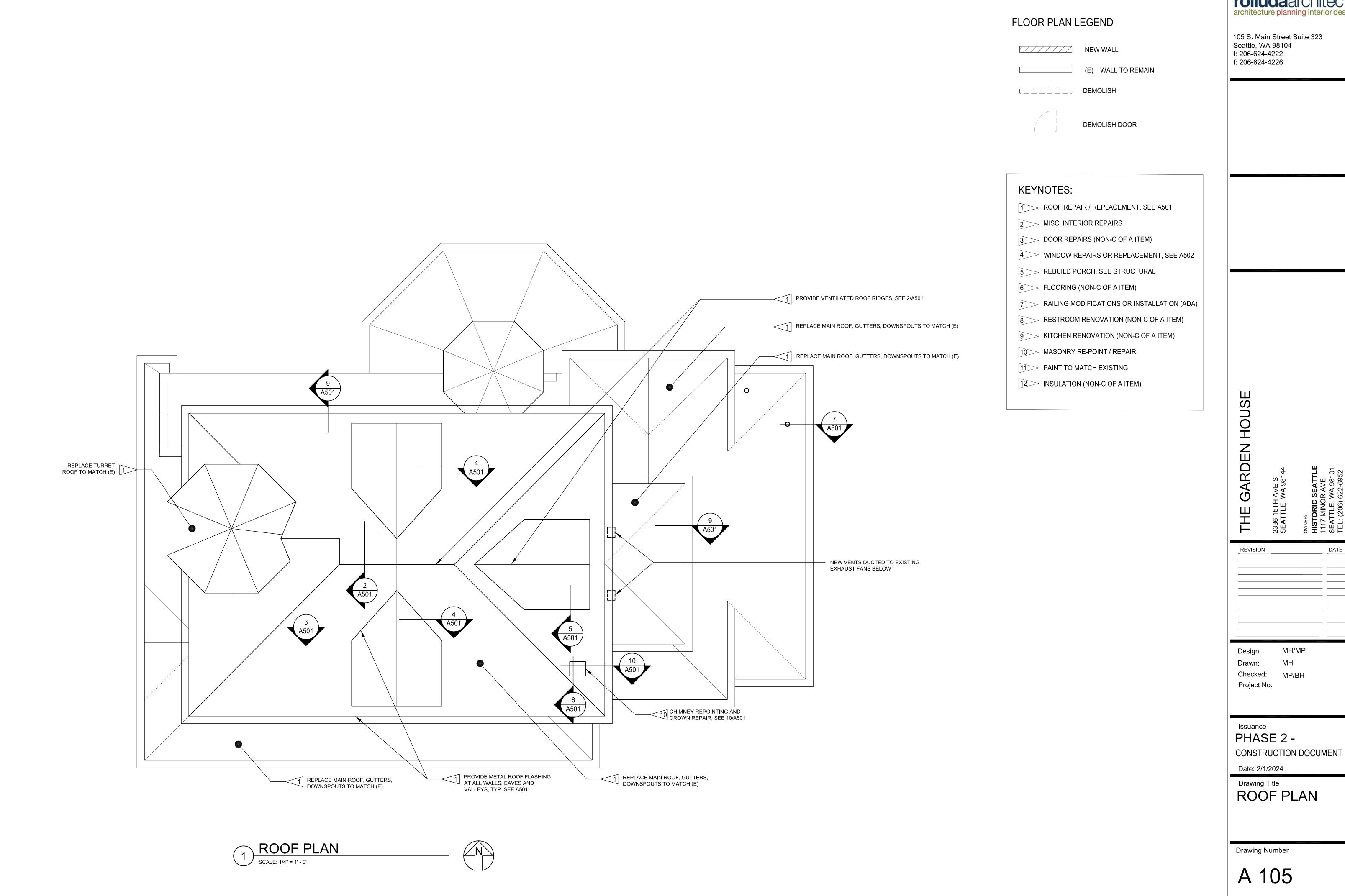
Issuance PHASE 2 -CONSTRUCTION DOCUMENT

Date: 2/1/2024

Drawing Title ATTIC PLAN

Drawing Number

A 104



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105 S. Main Street Suite 323

ROOF PLAN

