

PROJECT INFORMATION

ADDRESS 9025 MEADOWBROOK AVE SE SNOQUALMIE, WA 98065

PARCEL NUMBER 3224089114

LEGAL DESCRIPTION

NEW LOT A

THAT PORTION OF LAND LYING WITHIN THE NORTHEAST AND NORTHWEST QUARTERS OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 24 NORTH, RANGE 8 EAST, W.M., IN KING COUNTY, WASHINGTON, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEASTERLY CORNER OF LOT 2 OF CITY OF SNOQUALMIE S.P. 91-001, RECORDING NO. 9108279001 AND THE TRUE POINT OF BEGINNING, SAID POINT BEING ON THE WESTERLY RIGHT OF WAY MARGIN OF MEADOWBROOK WAY SOUTHEAST; THENCE SOUTH 23°56'36" WEST, ALONG THE NORTHWESTERLY RIGHT OF WAY MARGIN OF MEADOWBROOK WAY SOUTHEAST, A DISTANCE OF 202.90 FEET TO THE BEGINNING OF A CURVE TANGENT TO SAID LINE; THENCE SOUTHWESTERLY, WESTERLY AND NORTHWESTERLY A DISTANCE OF 95.39 FEET ALONG THE CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 48.00 FEET AND A CENTRAL ANGLE OF 113°51'58" TO A POINT OF COMPOUND CURVATURE ON THE NORTHEASTERLY RIGHT OF WAY MARGIN OF RAILROAD AVENUE; THENCE NORTHWESTERLY ALONG SAID RIGHT OF WAY MARGIN A DISTANCE OF 71.53 FEET ALONG THE ARC OF SAID CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 2829.79 FEET AND A CENTRAL ANGLE OF 1°26'54"; THENCE LEAVING SAID MARGIN NORTH 23°42'17" EAST, A DISTANCE OF 62.61 FEET; THENCE NORTH 83°36'53" EAST, A DISTANCE OF 16.06 FEET; THENCE NORTH 23°30'16" EAST, A DISTANCE OF 24.31 FEET; THENCE NORTH 66°03'25" EAST, A DISTANCE OF 30.72 FEET; THENCE SOUTH 23°56'35" WEST, A DISTANCE OF 60.00 FEET; THENCE SOUTH 66°03'25" A DISTANCE OF 120.00 FEET TO THE TRUE POINT OF BEGINNING.

SITUATED IN THE COUNTY OF KING, STATE OF WASHINGTON.

CONTAINING 0.80 ACRES, MORE OR LESS.

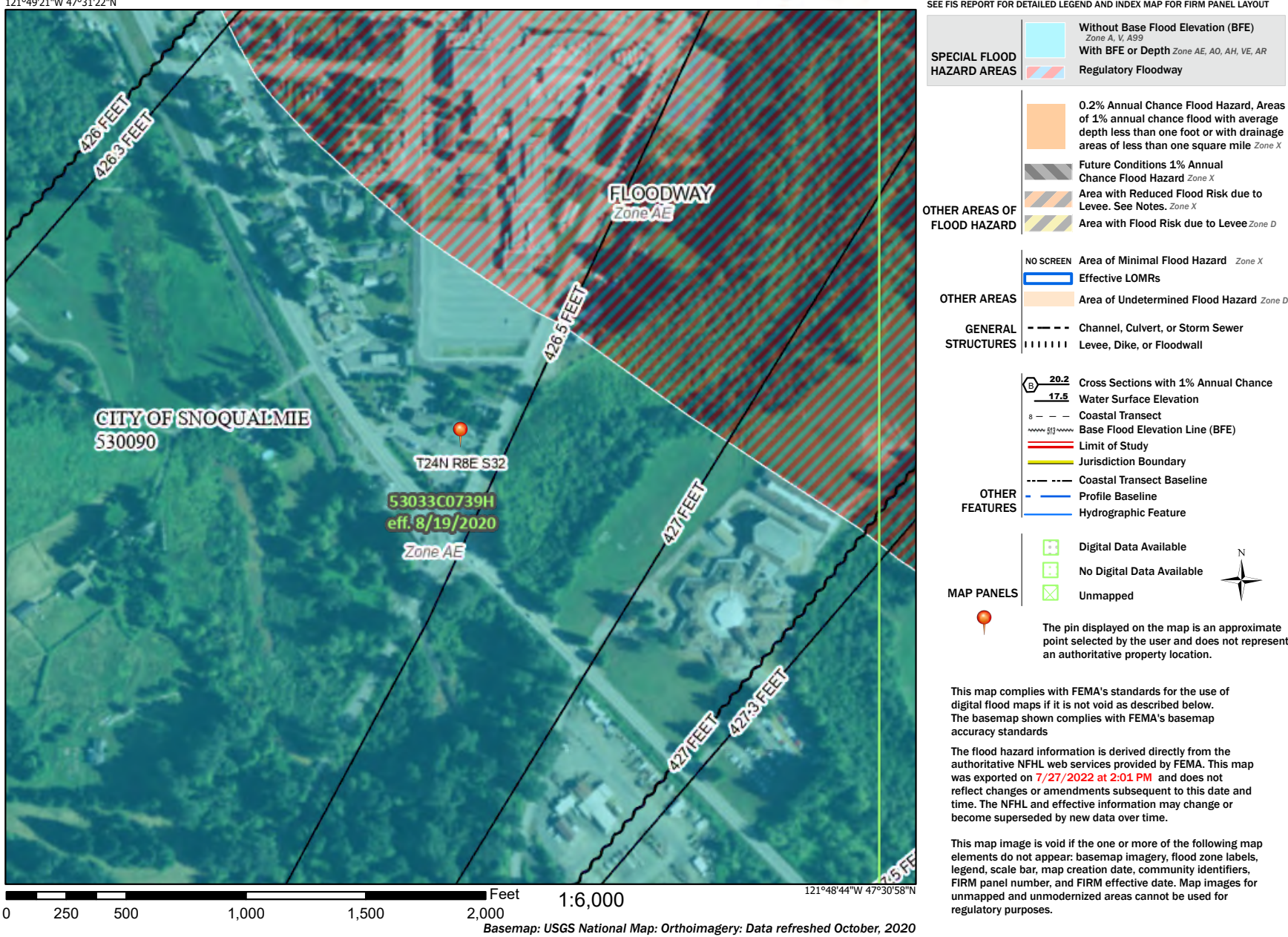
GROSS BUILDING SF 3557

PROPOSED USE: VEHICLE REPAIR GARAGE

TYPE V-A CONSTRUCTION

SEE CIVIL FOR SITE PLAN, SITE DEVELOPMENT, PARKING ARRANGEMENT AND EXTERIOR DEMOLITION

National Flood Hazard Layer FIRMette



APPLICABLE CODE SUMMARY

IEBC

	ALTERATION OF EXISTING BUILDING SUBJECT TO SECTION 503 AND APPLICABLE RELATED SECTIONS.
503.2	THE COST OF THE PROPOSED WORK SHALL NOT EXCEED 50% OF THE VALUATION OF THE STRUCTURE, AS DEFINED AND EVALUATED BY THE AUTHORITY HAVING JURISDICTION (SMC 15.12.040 DEFINITION GG)

IBC

OCCUPANCY	S-1 MOTOR VEHICLE REPAIR GARAGE HAZARD MATERIALS LIMITED TO MAX ALLOWABLE QUANTITIES PER IBC TABLE 307.1(1)
406.2.4	FLOOR SURFACE CONCRETE OR SIMILAR APPROVED NON-COMBUSTIBLE MATERIAL; AREA OF FLOOR TO BE SLOPED TO FACILITATE THE MOVEMENT OF LIQUID TOWARD THE MAIN VEHICLE ENTRY.
406.2.9	EQUIPMENT AND APPLIANCES INSTALLED IN ACCORDANCE WITH IMC IFGC AND NFPA 70; IGNITION SOURCES NOT LESS THAN 18" ABOVE FLOOR SURFACE
406.8	REPAIR GARAGES MAY NOT INCLUDE FUEL-DISPENSING FACILITIES; REPAIR OF VEHICLES FUELED BY NON-ODORIZED GASSES NOT PERMITTED WITHOUT AN APPROVED GAS DETECTION SYSTEM.
406.8.3	IF THE OVERALL FIRE AREA EXCEEDS 12,000 SF, A REPAIR GARAGE SHALL BE EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH IBC 903.2.9.1. NOT APPLICABLE TO PROPOSED WORK.
1109.2	TOILET ROOMS OR BATHING ROOMS INTENDED FOR SINGLE OCCUPANT USE, ACCESSED THROUGH A PRIVATE OFFICE AND NOT FOR PUBLIC USE SHALL BE PERMITTED TO COMPLY WITH THE SPECIFIC EXCEPTIONS IN ICC A117.1
2902.3	EX 2 TENANT SPACES INTENDED FOR PICKUP AND DROP-OFF HAVING A PUBLIC ACCESS AREA LESS THAN 300SF SHALL NOT REQUIRE PUBLIC TOILET FACILITIES. SEE SHEET A.05

IMC

401.2	MECHANICALLY VENTILATE REPAIR GARAGES IN ACCORDANCE WITH SECTIONS 403 AND 404
TABLE 403.3.1.1	EXHAUST REPAIR GARAGE AT MINIMUM 0.75 CFM/FT²
404.3	EACH REPAIR STALL SHALL BE EQUIPPED WITH AN EXHAUST EXTENSION DUCT EXTENDING TO THE OUTSIDE OF THE BUILDING. IF DUCT EXCEEDS 10' IN LENGTH, MECHANICALLY VENTILATE AT A RATE OF 300CFM OR GREATER. CONNECTING OFFICES AND WAITING ROOMS SHALL BE SUPPLIED WITH CONDITIONED AIR UNDER POSITIVE PRESSURE.

WSEC COMMERCIAL

ALTERATION OF EXISTING STRUCTURE, COMPLY WITH C501, C503, AND C505
SEE A.02 FOR ENERGY CODE COMPLIANCE INFORMATION

ARCH

A.01	PROJECT INFORMATION
A.02	NOTES & EGRESS DIAGRAM
A.03	ACCESSIBILITY DIAGRAMS
A.04	DEMO PLAN
A.05	FIRST FLOOR PLAN
A.06	ROOF PLAN
A.07	ELEVATIONS
A.08	ELEVATIONS
A.09	SECTION

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HAVN



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2	REVISED
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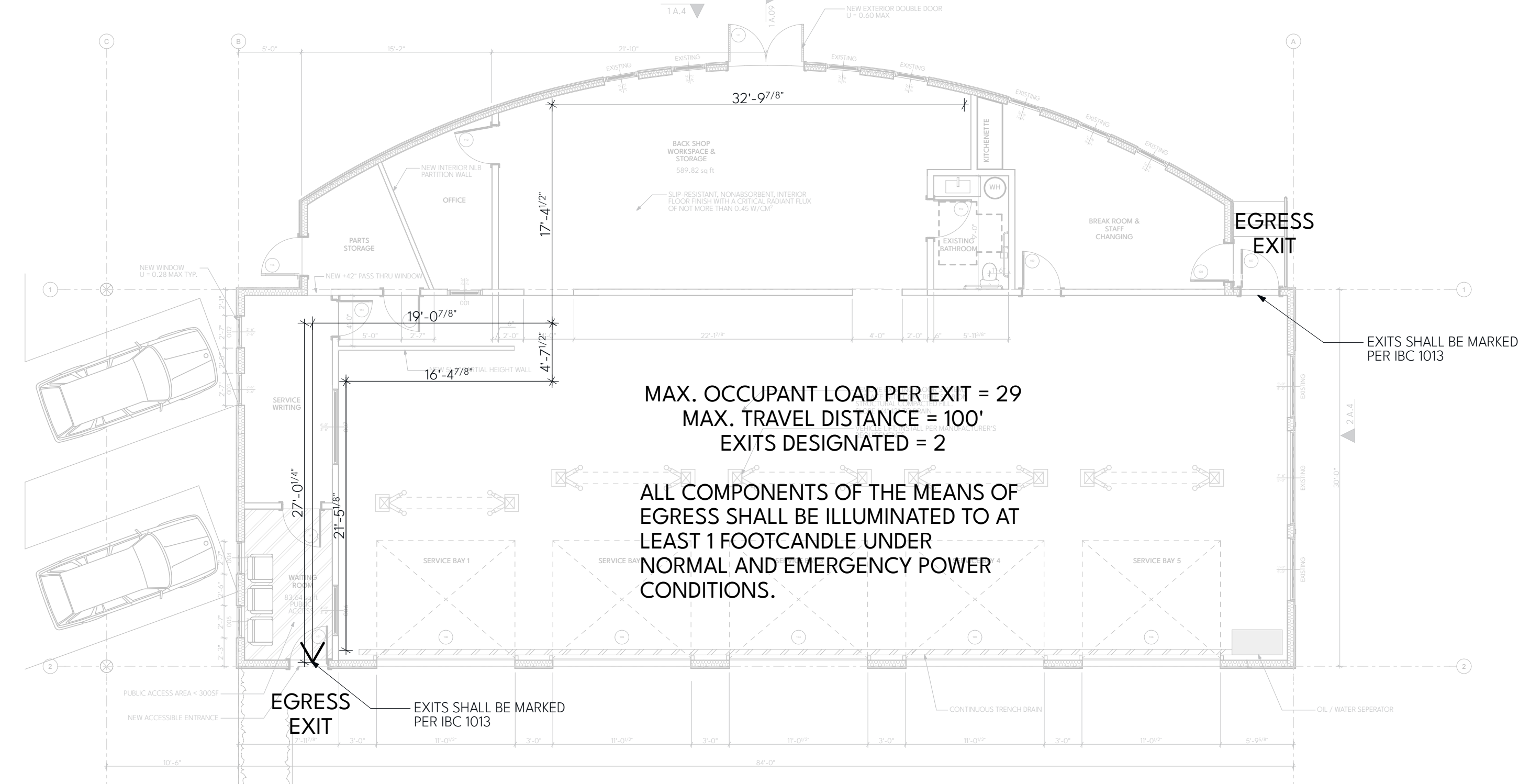
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PROJECT
9025 MEADOWBROOK WAY SE
SNOQUALMIE, WA 98065

GENERAL NOTES

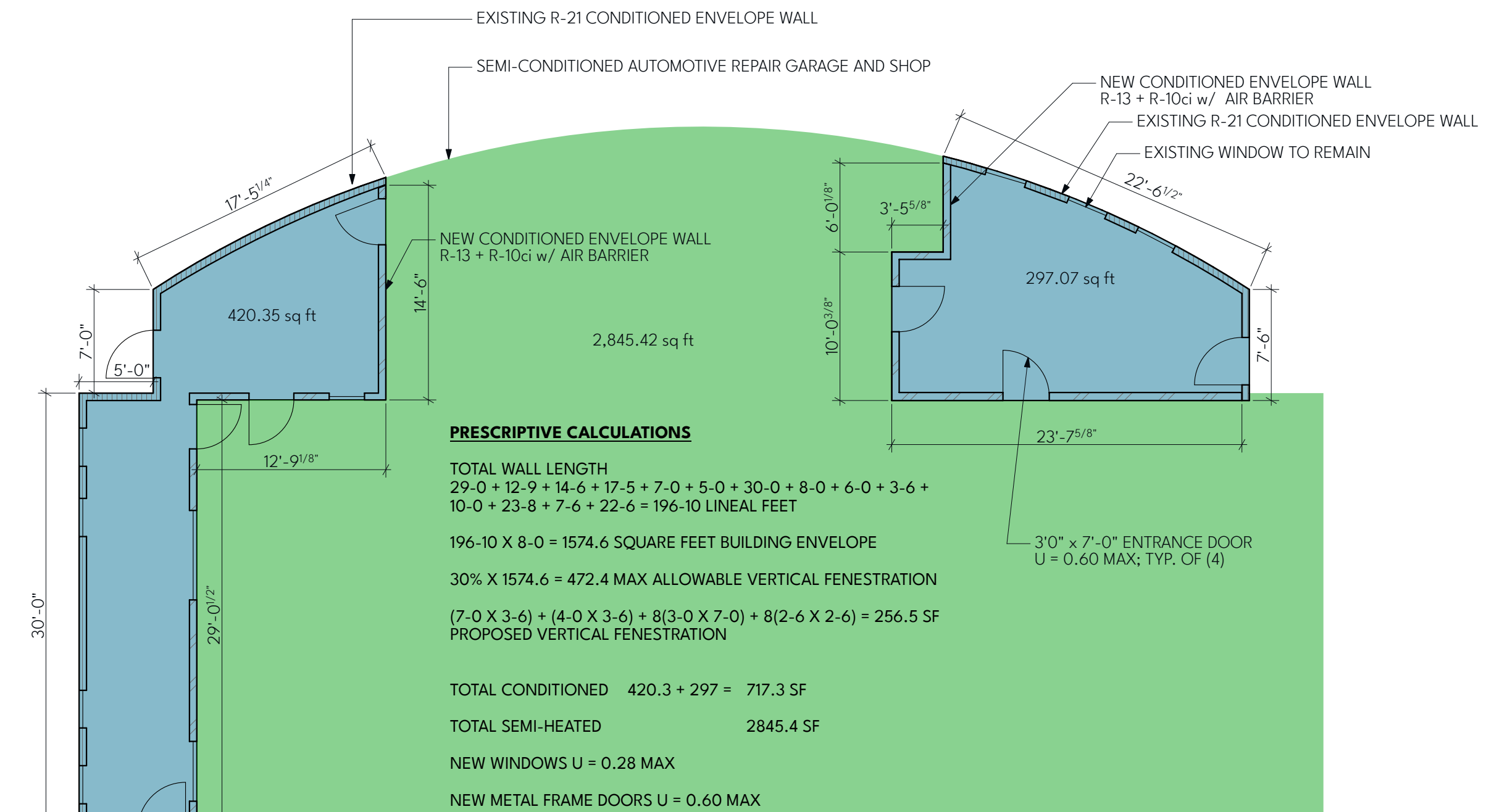
- THE WORK SHALL CONFORM TO THE APPLICABLE BUILDING CODE AND OTHER ORDINANCES, CODES AND REGULATIONS LISTED IN THE SPECIFICATIONS OR ON THE DRAWINGS, AND REQUIRED BY LOCAL BUILDING AUTHORITIES. THE GOVERNING CODES, RULES AND REGULATIONS ARE COLLECTIVELY REFERRED TO AS "THE CODE." THE CONTRACTOR SHALL REPORT ANY INCONSISTENCIES, CONFLICTS OR OMISSIONS DISCOVERED TO THE ARCHITECT FOR INTERPRETATION PRIOR TO PERFORMING THE WORK.
2. THE GENERAL CONTRACTOR SHALL CONTACT BUILDING MANAGEMENT TO DETERMINE THE RULES OF THE BUILDING RELATIVE TO CONSTRUCTION, WHEN AND HOW DELIVERIES CAN BE MADE, WHAT PHASES AND TYPES OF CONSTRUCTION MAY BE DONE ON REGULAR OR OVERTIME BASIS, AND IN GENERAL ANY SPECIAL BUILDING REQUIREMENTS WHICH WILL AFFECT THE COST OF ALL WORK DONE BY THE GENERAL CONTRACTOR. ALL WORK SHALL CONFORM TO ALL BASE BUILDING STANDARD SPECIFICATIONS AND BUILDING REGULATIONS, WHICH THE CONTRACTOR SHALL OBTAIN PRIOR TO SUBMISSION OF BID.
3. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE SUB-CONTRACTORS' RECEIPT OF COMPLETE SETS OF THESE DOCUMENTS, AS WELL AS ALL FUTURE AGENDA, BULLETINS, FIELD DIRECTIVES AND CHANGE ORDERS.
4. THE AIA STANDARD DOCUMENT "A201" TITLED "GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION" SHALL BE CONSIDERED PART OF THE GENERAL CONDITIONS OF THIS WORK.
5. THE CONTRACTOR SHALL COORDINATE WITH THE BUILDING MANAGEMENT THE STORAGE OF MATERIALS AND SHALL PROVIDE PROTECTION AS NECESSARY TO PREVENT VANDALISM AND LOSS OF MATERIALS BY THEFT OR DAMAGE SUSTAINED DUE TO EXPOSURE TO INAPPROPRIATE ENVIRONMENTAL CONDITIONS AND WILL REPAIR & REPLACE DAMAGE OR LOSSES AT THE CONTRACTOR'S EXPENSE WITHOUT CHARGE TO THE OWNER.
6. WHERE ADJACENT AREAS BEYOND THE IMMEDIATE CONSTRUCTION AREA WILL BE OCCUPIED DURING THE CONSTRUCTION PERIOD, THE CONTRACTOR SHALL:
- A. CONFORM TO OWNERS AND TENANT REQUIREMENTS FOR HOURS OF CONSTRUCTION ACCESS TO TENANT SPACES AND
 - ALLOWABLE NOISE LEVEL DURING TENANT BUSINESS HOURS
 - B. CONSTRUCTION OPERATIONS SHALL NOT BLOCK HALLWAYS ACCESSIBLE ROUTES OR MEANS OF EGRESS FOR TENANTS OF BUILDING.
 - C. CONSTRUCTION OPERATIONS SHALL NOT CAUSE INTERRUPTIONS OF ELECTRICAL SERVICES TO THE TENANTS OF THE BUILDING WITHOUT PRIOR NOTIFICATION AND APPROVALS. PROPERLY PROTECT ALL FLOORS, HALL CHUTES AND STAIR DOORS IN PUBLIC AREAS SUBJECT TO CONSTRUCTION TRAFFIC. SHOE WIPING MATS WILL BE INSTALLED AT ALL OPENINGS BETWEEN CONSTRUCTION AREAS AND ALL PUBLIC SPACES. ALL ACTIVE AREAS SHALL BE KEPT CLEAN AND FREE FROM DEBRIS.
 - D. ERECT AND MAINTAIN TEMPORARY BRACING, LIGHTS, DUSTPROOF PARTITIONS, BARRICADES, FENCES AND WARNING SIGNS AS NECESSARY TO PREVENT INJURY, NOISE, DUST AND INCONVENIENCE TO OTHER TENANTS, THE PUBLIC, AND TO PREVENT DAMAGE TO ADJACENT CONSTRUCTION WHICH IS TO BE LEFT IN PLACE.
 - E. CONTRACTOR SHALL FOLLOW THE RECOMMENDED CONTROL MEASURES OF THE SHEET METAL AND AIR CONDITIONING NATIONAL CONTRACTORS ASSOCIATION (SMACNA) IAQ GUIDELINES FOR OCCUPIED BUILDINGS UNDER CONSTRUCTION, 2ND EDITION 2007, ANSI/SMACNA 008-2008 (CHAPTER 2). PROTECT STORED ON-SITE AND INSTALLED ABSORPTIVE MATERIALS FROM MOISTURE DAMAGE.
 - F. IF PERMANENTLY INSTALLED AIR HANDLERS ARE USED DURING CONSTRUCTION, FILTRATION MEDIA WITH A MINIMUM EFFICIENCY REPORTING VALUE (MERV) OF 8 MUST BE USED AT EACH RETURN AIR GRILLE.
7. ALL CUTTING, CHASING, DRILLING OR DEMOLITION OF WALLS, SLABS, ETC. REQUIRING THE USE OF JACKHAMMERS OR OTHER HEAVY HAND OR POWER TOOLS SHALL BE PERFORMED AFTER REGULAR BUSINESS HOURS ON AN OVERTIME BASIS IF NECESSARY, UNLESS THE BUILDING MANAGEMENT AND ANY AFFECTED TENANTS PROVIDE A WRITTEN WAIVER EXPRESSLY PERMITTING OTHERWISE.
8. THE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL PROVIDE PUBLIC PROTECTION, AS NECESSARY AND REQUIRED BY GOVERNING AGENCIES HAVING JURISDICTION, UNTIL CLIENT ACCEPTANCE OF THE PREMISES.
9. THE GENERAL CONTRACTOR IS SOLELY RESPONSIBLE FOR THE PROVISION AND MAINTENANCE OF ALL BRACING, SHORING, ENCLOSURES, BARRIERS OR SCAFFOLDING REQUIRED TO PROVIDE A SAFE WORKING ENVIRONMENT AS DICTATED BY SITE CONDITIONS AND THE PROGRESS OF WORK.
10. DURING THE ENTIRE CONSTRUCTION PERIOD, ALL EXITS, EXIT LIGHTING, FIRE PROTECTION DEVICES AND ALARMS SHALL BE CONTINUOUSLY MAINTAINED IN CONFORMANCE WITH LOCAL BUILDING CODE AND OTHER GOVERNING ENTITY REQUIREMENTS. UNO, ALL EXISTING, SERVICES AND DEVICES SHALL REMAIN ACTIVE.
11. THE CONTRACTOR SHALL PROTECT THE PROPERTY OF THE CLIENT AND THE BUILDING OWNER, INCLUDING, BUT IS NOT LIMITED TO, WINDOWS, FLOOR AND CEILING FINISHES, PUBLIC TOILETS, ELEVATORS, DOORS & BUCKS, ELECTRICAL AND AIR-CONDITIONING EQUIPMENT. THE CONTRACTOR SHALL PROTECT ADJACENT PROPERTY. DAMAGE CAUSED BY THE CONTRACTOR'S WORK OR WORKMEN MUST BE MADE GOOD, IN A TIMELY FASHION. PATCHING AND REPLACEMENT OF DAMAGED WORK SHALL BE PERFORMED AT THE COST OF THE CONTRACTOR. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ALL SUB-CONTRACTORS. IF THE CONTRACTOR FAILS TO COMPLETE THE REPAIRS IN A TIMELY FASHION, SAID REPAIRS WILL BE MADE BY A CONTRACTOR SELECTED BY THE OWNER'S REPRESENTATIVE AND BACK CHARGED ACCORDINGLY.
12. THE CONTRACTOR SHALL INDEMNIFY AND SAVE HARMLESS THE LANDLORD, THE TENANT, AND ARCHITECT AGAINST ANY AND ALL CLAIMS AND DEMANDS FOR THE DAMAGE TO THE PROPERTY OF ANY PERSON, FIRM OR INDIVIDUAL OR FOR PERSONAL INJURIES (INCLUDING DEATH) ARISING OUT OF, OR SUFFERED WHILE ENGAGED IN, OR CAUSED, IN WHOLE OR IN PART, BY THE EXECUTION OF THE WORK. THE CONTRACTOR SHALL WELL AND TRULY DEFEND THE LANDLORD, TENANT AND ARCHITECT AND SHALL PAY ALL MONIES AWARDED FOR SUCH DAMAGES OR INJURIES (INCLUDING DEATH), ALL COSTS INCLUDING ATTORNEY'S FEES SUSTAINED, AND SHALL OBTAIN A FULL ACQUITTANCE AND RELEASE IN FAVOR OF THE LANDLORD, TENANT AND ARCHITECT, UNLESS SUCH LIABILITY RESULTS SOLELY FROM THE NEGLIGENCE OF THE LANDLORD, TENANT, ARCHITECT, ITS AGENTS OR EMPLOYEES.
13. THE ARCHITECT SHALL NOT BE HELD RESPONSIBLE FOR THE PERFORMANCE OF ANY WORK, NOR FOR THE MEANS AND METHODS OF CONSTRUCTION CHOSEN BY THE CONTRACTOR OR ANY SUB-CONTRACTORS, NOR SHALL THE ARCHITECT GUARANTEE THE PERFORMANCE OF THEIR CONTRACTS.
14. THE CONTRACTOR SHALL PERFORM DAILY CLEANING OF THE JOB SITE DURING THE CONSTRUCTION PERIOD AND SHALL PROTECT FINISHED WORK FROM DAMAGE. IMMEDIATELY PRIOR TO TENANT OCCUPANCY, THE CONTRACTOR SHALL PERFORM FINAL CLEANING OF THE WORK AREA INCLUDING, BUT NOT LIMITED TO, WET WIPING OF FURNITURE, AND CASEWORK, WASHING AND WAXING OF VCT FLOORING AND THE VACUUMING OF CARPET. ALL CLEANING SHALL BE IN ACCORDANCE WITH MANUFACTURERS' RECOMMENDATIONS.
15. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE WORK OF ALL SUB-CONTRACTORS AND SHALL PERFORM SUCH MISCELLANEOUS WORK AS MAY BE NECESSARY FOR THEM TO COMPLETE THEIR WORK. IT IS EXPECTED THAT THE CONTRACTOR SHALL ALSO CLOSELY COORDINATE THE WORK WITH THAT OF ALL OTHER VENDORS RETAINED BY THE CLIENT TO ASSURE THAT ALL SCHEDULES ARE MET AND THAT WORK PROCEEDS WITHOUT DELAY.
16. BIDDERS, BEFORE SUBMITTING PROPOSALS, SHALL VISIT AND CAREFULLY EXAMINE THE AREA AFFECTED BY THE WORK TO FAMILIARIZE THEMSELVES WITH THE EXISTING CONDITIONS AND THE DIFFICULTIES THAT WILL AFFECT THE EXECUTION OF THE WORK. SUBMISSION OF A PROPOSAL WILL BE CONSIDERED AS EVIDENCE THAT SUCH AN EXAMINATION HAS BEEN MADE, AND LATER CLAIMS WILL NOT BE RECOGNIZED FOR EXTRA LABOR, EQUIPMENT, OR MATERIALS, REQUIRED BECAUSE OF DIFFICULTIES ENCOUNTERED WHICH COULD HAVE BEEN REASONABLY FORESEEN HAD SUCH AN EXAMINATION BEEN MADE. THE GENERAL CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS ON THE JOB SITE AND REPORT ANY AND ALL DISCREPANCIES AND/OR UNUSUAL CONDITIONS TO THE ARCHITECT PRIOR TO FINALIZING BIDS OR COMMENCEMENT OF ANY CONSTRUCTION.
17. THE GENERAL CONTRACTOR SHALL MAKE KNOWN ANY AND ALL LIMITATIONS, EXCLUSIONS, OR MODIFICATIONS TO THE PROJECT DURING THE BID SELECTIONS PERIOD, ANY AND ALL LIMITATIONS, EXCLUSIONS, OR MODIFICATIONS NOT ITEMIZED IN THE BID PROPOSAL DOCUMENTS ARE PRESUMED "INCLUDED", IN WHICH CASE NO ADDITIONAL MONIES WILL BE ALLOCATED FOR THIS WORK.
18. EXISTING CONSTRUCTION AND DIMENSIONS SHOWN ARE PER EXISTING DRAWINGS. ALL EXISTING INFORMATION MUST BE VERIFIED IN THE FIELD, NEITHER THE OWNER NOR THE ARCHITECTS ARE RESPONSIBLE FOR ACCURACY OF EXISTING INFORMATION. EXISTING CONSTRUCTION CONDITIONS IN AREAS WHERE NEW WORK IS NOT PLANNED MAY BE NOT COMPLETELY SHOWN, WITHIN ONE (1) WEEK (5 BUSINESS DAYS), OF THE AWARD OF THIS CONTRACT, PRIOR TO MOBILIZATION FOR ANY WORK, THE CONTRACTOR SHALL FURNISH A CONSTRUCTION SCHEDULE SHOWING CHRONOLOGICALLY THE PHASES OF THE WORK, AND ALL RELATED WORK FOR THE COMPLETION OF THE PROJECT. THIS SCHEDULE SHALL INDICATE ALL ORDERING LEAD TIMES, LENGTH OF TIME FOR EACH PHASE, ITS START AND COMPLETION, WITH A PROJECTED COMPLETION DATE.
19. CONTRACTOR AND SUBCONTRACTORS SHALL ATTEND JOB MEETINGS REQUIRED BY THIS CONTRACT.
20. THE CONTRACTOR SHALL OBTAIN ALL PERMITS FOR ALL SITE DEVELOPMENT WORK, PAY ALL FEES FOR PERMITS AND CHECK ALL GOVERNING AUTHORITIES' SPECIFICATIONS FOR BUT NOT LIMITED TO, GUTTERS, SIDEWALKS, POLES, AND OTHER STRUCTURES, INCLUDING THE REMOVAL OR RELOCATION OF EXISTING UTILITIES OR OTHER PHYSICAL OBJECTS SHOWN ON PLANS OR NOTED OTHERWISE.

- SEPARATE PERMITS, WHEN REQUIRED AND/OR WHEN WORK ITEMS ARE DESIGN/BUILD IN NATURE, SHALL BE OBTAINED BY THE CONTRACTOR FOR MECHANICAL, PLUMBING, FIRE SPRINKLERS, ELECTRICAL AND FIRE ALARM. DESCRIPTIVE, DETAILED DESIGN AND REQUIRED SUBMITTAL DOCUMENTS INFORMATION SHALL BE PROVIDED FOR REVIEW BY THE REGULATING AUTHORITIES AND BY THE OWNER/TENANT/ARCHITECT FOR APPROVAL PRIOR TO ANY WORK BEING PERFORMED. SEE SPECIFICATIONS FOR REQUIREMENT FOR DESIGN/BUILD FIRE SPRINKLER SYSTEM. SUBMIT PLAN TO AND OBTAIN PERMIT FROM THE AUTHORITY HAVING JURISDICTION FOR FIRE SPRINKLER SYSTEM INSTALLATION OR MODIFICATION. ALL WORK SHALL COMPLY WITH CURRENT GOVERNING CODES.
22. ALL WORK AND MATERIALS SHALL BE IN FULL ACCORDANCE WITH CURRENT GOVERNING CODES, NOTHING IN THESE DRAWINGS IS TO BE CONSTRUED AS TO PERMIT WORK WHICH IS NOT CONFORMING TO CURRENT GOVERNING CODES.
23. THE CONTRACTOR SHALL CREATE AND IMPLEMENT AN EROSION AND SEDIMENTATION CONTROL PLAN FOR ALL SITE CONSTRUCTION ACTIVITIES ASSOCIATED WITH THE PROJECT.
24. THE PLAN MUST CONFORM TO THE EROSION AND SEDIMENTATION REQUIREMENTS OF THE 2003 EPA CONSTRUCTION GENERAL PERMIT OR LOCAL STANDARDS AND CODES, WHICHEVER IS MORE STRINGENT.
25. ALL REQUIRED PERMITS MUST BE OBTAINED FROM THE FIRE DEPARTMENT PRIOR TO START OF CONSTRUCTION.
26. ALL COSTS FOR INSPECTIONS AND/OR TESTS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, UNO.
27. THE CONTRACTOR SHALL PAY THE EXPENSES FOR ALL TRANSPORTATION, HOISTING AND ELEVATOR USE CHARGES ON ALL MATERIALS OR EQUIPMENT TO THE POINT OF USE, AND SHALL BE RESPONSIBLE FOR ALL UNLOADING, CHECKING AND STORAGE OF THE SAME IN CONNECTION WITH THIS CONTRACT.
28. OF THE INEVITABLE WASTE THAT IS GENERATED, AS MANY OF THE WASTE MATERIALS AS ECONOMICALLY FEASIBLE SHALL BE REUSED, SALVAGED, OR RECYCLED. WASTE DISPOSAL IN LANDFILLS SHALL BE MINIMIZED. CONTRACTOR SHALL COORDINATE WASTE MATERIALS HANDLING AND SEPARATION FOR ALL TRADES. CONTRACTOR SHALL PROVIDE SEPARATION, HANDLING, TRANSPORTATION, RECYCLING, SALVAGE, AND LANDFILLING FOR ALL DEMOLITION AND WASTE MATERIALS. RECYCLABLE MATERIALS CAN BE COMINGLED IN DUMPSTERS ON-SITE AS LONG AS PROVISION IS MADE FOR HAULING TO A TRANSFER STATION WHERE SEPARATION ONLY OCCURS. TRANSFER STATION MUST PROVIDE DOCUMENTATION REPORT TYPES OF MATERIALS SEPARATED BY LOAD AND PERCENTAGE OF EACH LOAD. FINAL DESTINATION OF SORTED MATERIALS MUST ALSO BE REPORTED.
29. DIVERSION GOALS: A MINIMUM 75% OF TOTAL PROJECT WASTE SHALL BE DIVERTED FROM LANDFILL. THE FOLLOWING WASTE CATEGORIES, AT A MINIMUM, SHALL BE DIVERTED FROM LANDFILL:
- a. CLEAN DIMENSIONED WOOD, PALLET WOOD
 - b. PLYWOOD, OSB, AND PARTICLEBOARD
 - c. CONCRETE
 - d. CARDBOARD, PAPER, PACKAGING
 - e. METALS
 - f. GYPSUM DRYWALL (UNPAINTED)
 - g. ACOUSTIC TILE
 - h. PAINT
 - i. GLASS
 - j. PLASTICS
 - k. CARPET AND PAD
 - l. BEVERAGE CONTAINERS
30. THE CONTRACTOR SHALL MAKE ALL ARRANGEMENTS, MAINTAIN AND PAY ALL COSTS FOR TEMPORARY WATER, PLUMBING, POWER, LIGHTING, HEATING OR VENTILATION REQUIRED TO PROPERLY CONDUCT THE WORK. DIMENSIONS ARE TO FACE OF STUD, CONCRETE, OR MASONRY UNO. DO NOT SCALE THESE DRAWINGS. WRITTEN DIMENSIONS SHALL GOVERN. SHOULD ANY DIMENSIONAL DISCREPANCIES BE ENCOUNTERED, CLARIFICATIONS SHALL BE OBTAINED FROM THE OFFICE OF THE ARCHITECT. LARGE SCALE DETAILS SHALL GOVERN OVER SMALLER SCALE PLANS AND ELEVATIONS.
31. INSTALL ALL EQUIPMENT AND MATERIALS PER MANUFACTURERS' RECOMMENDATIONS. ANY DIFFICULTIES ARE TO BE REPORTED TO THE ARCHITECT IMMEDIATELY.
32. THE CONTRACTOR AND EACH SUBCONTRACTOR SHALL WARRANTEE ALL WORK PERFORMED BY HIM DIRECTLY FOR A MINIMUM PERIOD OF ONE (1) YEAR AS SPECIFIED IN THE CONSTRUCTION CONTRACT. ALL DEFECTS OCCURRING IN THE GUARANTEED PERIOD SHALL BE CORRECTED AT NO ADDITIONAL COST.
33. THE CLIENT, ARCHITECT, CONSULTANTS AND ALL INSPECTORS FROM PERTINENT AGENCIES SHALL BE PERMITTED ACCESS TO THE SITE AT ALL TIMES DURING NORMAL WORKING HOURS.
34. THE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, AND EQUIPMENT NECESSARY TO EXECUTE ALL WORK, EXCEPT WHERE NOTED AS NOT IN CONTRACT (N.I.C.).
35. MINOR DETAILS NOT SHOWN OR SPECIFIED, BUT NECESSARY FOR PROPER CONSTRUCTION OF ANY PART OF THE WORK, SHALL BE INCLUDED AS IF THEY WERE INDICATED IN THE DRAWINGS, UNLESS OTHERWISE AGREED UPON. WHERE THE CONTRACT, CONSTRUCTION NOTES OR DRAWINGS CALL FOR ANY WORK OF A MORE STRINGENT NATURE THAN THAT REQUIRED BY THE BUILDING CODE, OR ANY OTHER ENTITY HAVING JURISDICTION OVER THE WORK, THE WORK OF THE MORE STRINGENT NATURE CALLED SHALL BE FURNISHED IN ALL CASES.
36. FOR ALL MATERIALS PURCHASED THE CONTRACTOR SHALL FURNISH MATERIALS WHICH YIELD THE HIGHEST PERCENT OF PRE-CONSUMER (POST-INDUSTRIAL) AND POST-CONSUMER RECYCLED CONTENT. THE CONTRACTOR SHALL FURNISH THESE MATERIALS WITHIN THE PARAMETERS OF THE BUDGET AND SHALL NOT PURCHASE ANY COST-PAYING MATERIAL, OR PAY A PREMIUM (MORE THAN FAIR MARKET VALUE) WITHOUT PROJECT MANAGER AND OWNER ACKNOWLEDGEMENT AND APPROVAL.
37. FOR ALL MATERIALS PURCHASED THE CONTRACTOR SHALL FURNISH MATERIALS MANUFACTURED WITHIN A 500 MILE RADIUS OF THE PROJECT SITE WHERE AVAILABLE, WITHIN BUDGET, WITHIN FAIR MARKET VALUE AND DO NOT PRESENT RISK TO THE PROJECT SCHEDULE.
38. FOR ALL NEW WOOD PRODUCTS INCLUDING BUT NOT LIMITED TO PARTICLE BOARD, MDF, PLYWOOD, OSB AND WOOD DOORS, THE CONTRACTOR SHALL FURNISH MATERIALS THAT CONTAIN NO ADDED UREA-FORMALALHYDE. DETAILS ARE INTENDED TO SHOW THE INTENT OF THE DESIGN. MINOR MODIFICATIONS MAY BE REQUIRED TO SUIT FIELD CONDITIONS. REQUIRED MODIFICATIONS SHALL BE INCLUDED AS PART OF THE WORK.
39. ALL WORK SHALL BE EXECUTED IN A WORKMANLIKE MANNER BY MECHANICS AND TRADESPERSONS SKILLED IN THEIR RESPECTIVE TRADES AND IN ACCORDANCE WITH THE BEST TRADE PRACTICES.
40. THE CONTRACTOR SHALL CONFIRM THE AVAILABILITY AND DELIVERY TIMES FOR ALL SPECIFIED MATERIALS & EQUIPMENT REQUIRED TO PERFORM THE WORK UPON RECEIPT OF THE CONTRACT DOCUMENTS. SHOULD THE AVAILABILITY OF SPECIFIED ITEMS POSE A DELAY TO THE ON-TIME COMPLETION OF THE PROJECT, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY AND PROPOSE AN EQUIVALENT SUBSTITUTION TO BE REVIEWED BY THE ARCHITECT. IF SUCH A DELAY IS NOT ACCEPTABLE, SUBSTITUTION OF ALL EQUALS SHALL BE ONLY AS APPROVED BY THE ARCHITECT. WHERE THE TERM "OR EQUAL" IS USED THE ARCHITECT SHALL BE THE SOLE JUDGE OF EQUALITY BASED UPON THE INFORMATION FURNISHED BY THE CONTRACTOR. SUBSTITUTIONS MUST BE ACCEPTED IN WRITING BEFORE THEY MAY BE USED.
41. THE CONTRACTOR SHALL PREPARE SUBMITTALS FOR REVIEW BY THE ARCHITECT, FOR ALL MATERIALS AND EQUIPMENT SPECIFIED. IF THE CONTRACTOR, THE OWNER, OR THE OWNER'S REPRESENTATIVE SUBSTITUTES A MATERIAL, METHOD OF ATTACHMENT, REVISES A CONSTRUCTION DETAIL, OR IN ANY WAY ALTERS THE WORK SUCH THAT IT NO LONGER CONFORMS TO THESE DOCUMENTS, WITHOUT THE WRITTEN ACCEPTANCE OF THE ARCHITECT, SUCH ACTION WILL RELIEVE THE ARCHITECT OF ANY RESPONSIBILITY OR LIABILITY INCLUDING, BUT NOT LIMITED TO, AESTHETIC CONSEQUENCES, SUBSEQUENT FAILURE(S) AND PERSONAL OR PROPERTY DAMAGE ATTRIBUTABLE TO THIS CHANGE.
42. REVIEW OF A SPECIFIC ITEM SHALL NOT INCLUDE REVIEW OF AN ASSEMBLY OF WHICH THE ITEM IS A COMPONENT.
43. SUBMITTALS THAT CONTAIN EXCESSIVE ERRORS OR ARE INCOMPLETE OR INADEQUATE MAY BE RETURNED WITHOUT ACTION. COSTS INCURRED FOR THE RESULTANT DELAYS WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.
44. REVIEW OF SUBMITTALS SHALL NOT RELIEVE THE CONTRACTOR OF OBLIGATIONS OR RESPONSIBILITIES FOR DEVIATIONS FROM THE REQUIREMENTS OF THESE CONTRACT DOCUMENTS, UNLESS THE ARCHITECT IS NOTIFIED AND SPECIFICALLY APPROVES OF, THE DEVIATIONS AT THE TIME OF SUBMISSION.
45. REVIEW OF SUBMITTALS SHALL NOT RELIEVE THE CONTRACTOR'S OBLIGATION FOR COORDINATION NOR WAIVE RESPONSIBILITY FOR ERRORS AND OMISSIONS IN THE SUBMITTALS, INCLUDING "FIELD MEASURE". CHANGES IN THE SCOPE OF WORK OR IN CONSTRUCTION DETAILS, WHETHER DUE TO FIELD CONDITIONS OR OMISSIONS BY THE CONTRACTOR, ARCHITECT OR OWNER, SHALL BE DOCUMENTED BY THE ARCHITECT AND APPROVED, PRIOR TO EXECUTION.
46. THE PRESENCE OF A REPRESENTATIVE OF THE ARCHITECT ON THE JOB SITE DOES NOT IMPLY CONCURRENCE WITH OR THE APPROVAL OF ANY WORK. THE CONTRACTOR SHALL CALL TO THE ATTENTION OF THE ARCHITECT, IN WRITING, ALL SPECIFIC ITEMS FOR WHICH ARCHITECT'S REVIEW IS REQUIRED.

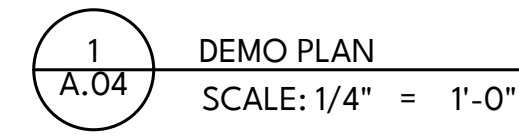
- UPON SUBSTANTIAL COMPLETION OF WORK THE CONTRACTOR SHALL PREPARE A "PUNCHLIST" OF CORRECTIONS AND UNSATISFACTORY AND/OR INCOMPLETE WORK FOR REVIEW BY THE ARCHITECT.
50. THE CONTRACTOR SHALL MAINTAIN AT THE SITE, ONE RECORD COPY OF ALL DRAWINGS, PERMITS, SUBMITTALS AND SAMPLES ON WHICH TO RECORD ALL CHANGES DURING CONSTRUCTION. ACCESS TO THESE SHALL BE PROVIDED FOR THE USE OF ALL TRADES, CLIENT REPRESENTATIVES AND THE ARCHITECT, DURING ALL PHASES OF CONSTRUCTION.
51. DURING THE COURSE OF CONSTRUCTION, ACTUAL LOCATIONS SHALL BE INDICATED TO SCALE IN RED INK ON THE OWNERS RECORD DRAWINGS FOR ALL RUNS OF MECHANICAL AND ELECTRICAL WORK INCLUDING CONCEALED WORK, WHICH DEVIATES FROM THE DRAWINGS. UPON COMPLETION OF THE PROJECT, INCLUDING ALL PUNCHLIST ITEMS, THIS INFORMATION SHALL BE NEATLY TRANSFERRED BY THE CONTRACTOR TO A SET OF DRAWINGS, WHICH SHALL BE MARKED "AS BUILT SET" AND COPIES SHALL BE PROVIDED TO BOTH THE OWNER AND THE ARCHITECT. WITHIN THREE (3) WEEKS (15 BUSINESS DAYS) OF THE RECEIPT OF THE "AS BUILT SET" APPROVAL FOR FINAL PAYMENT TO THE CONTRACTOR SHALL BE GRANTED OR REASONABLE CAUSE SHOWN WHY SUCH APPROVAL HAS BEEN DENIED.
52. PRIOR TO THE COMPLETION OF THE WORK, THE CONTRACTOR SHALL ASSEMBLE AND FURNISH THE CLIENT A COMPLETE SET OF MANUFACTURERS' CATALOG, OPERATING INSTRUCTIONS, START-UP CHECK LISTS, MAINTENANCE INSTRUCTIONS AND SIMILAR DATA, AS WELL AS ALL GUARANTEES FOR ALL EQUIPMENT AND OREPLACE DEVICES FURNISHED OR INSTALLED BY THE CONTRACTOR UNDER THIS CONTRACT, AND SHALL ORIENT AND INSTRUCT THE PERSONNEL DESIGNATED BY THE CLIENT IN THE OPERATION OF ALL SUCH EQUIPMENT.
53. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER IN THE EVENT THAT MOLD OR ASBESTOS IS UNCOVERED. THE OWNER SHALL RETAIN A QUALIFIED CONSULTANT WHO SHALL ARRANGE FOR THE PROMPT IDENTIFICATION, TESTING, TREATMENT, REMEDIATION AND STORAGE OF THE MOLD OR ASBESTOS AS REQUIRED BY LAW AND GOOD CONSTRUCTION PRACTICES. THE ARCHITECT SHALL BEAR NO RESPONSIBILITY FOR WORK RELATED TO THESE MATERIALS.
54. THE CONTRACTOR IS ADVISED THAT THE PREMISE HAS NOT BEEN TESTED FOR LEAD PAINT OR OTHER POTENTIALLY HAZARDOUS MATERIALS. THE CONTRACTOR SHALL USE ALL APPROPRIATE PRECAUTIONS IN THE CARRYING OUT OF ALL CONSTRUCTION OPERATIONS WHICH MIGHT DISTURB SUCH MATERIALS.
55. ALL CONTRACTORS SHALL CARRY PROPERTY DAMAGE AND PUBLIC LIABILITY INSURANCE AS REQUIRED BY ANY GOVERNING AGENCIES HAVING JURISDICTION AND COMPLYING WITH STATUTORY REQUIREMENTS FOR DISABILITY AND WORKMEN'S COMPENSATION.

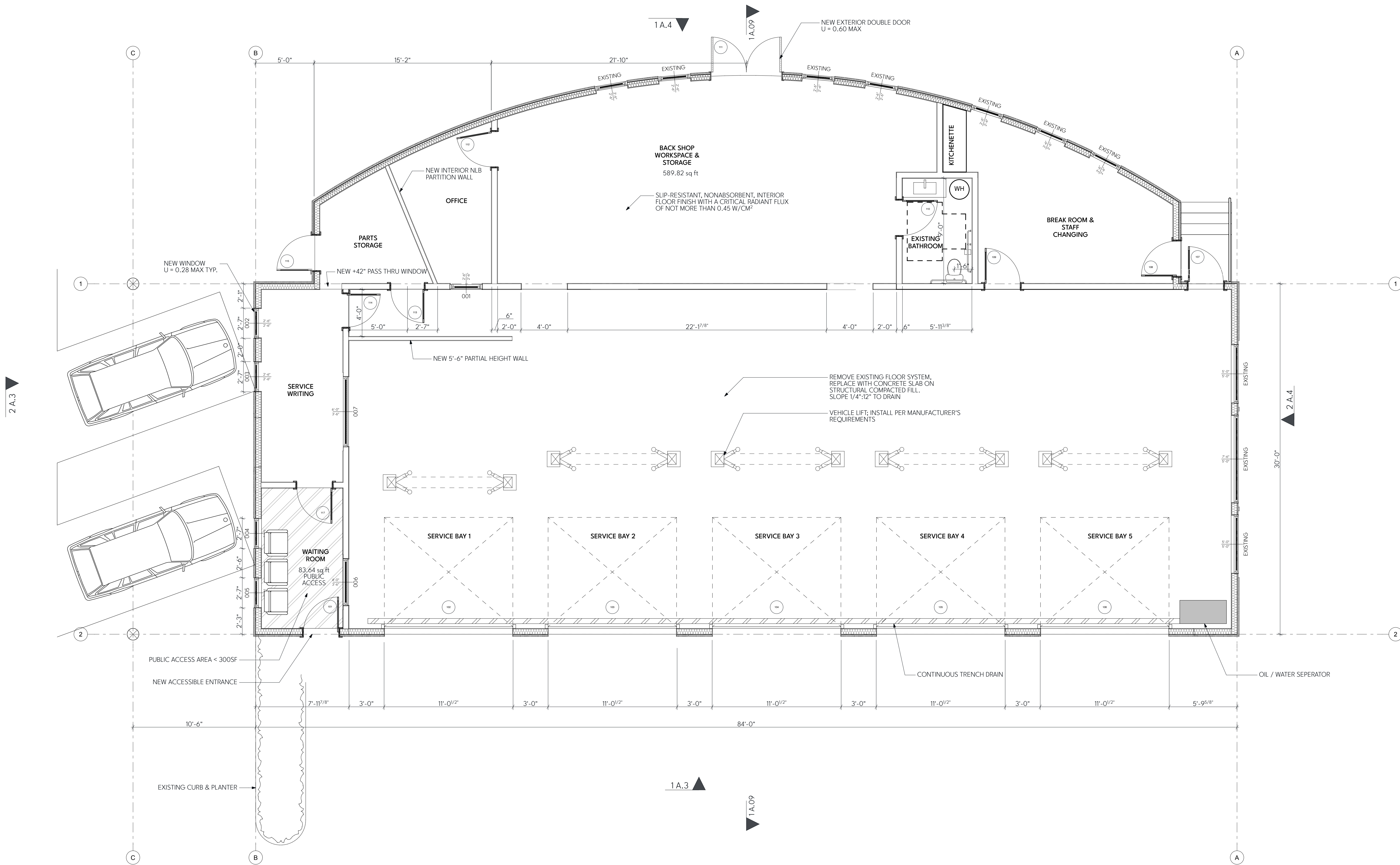


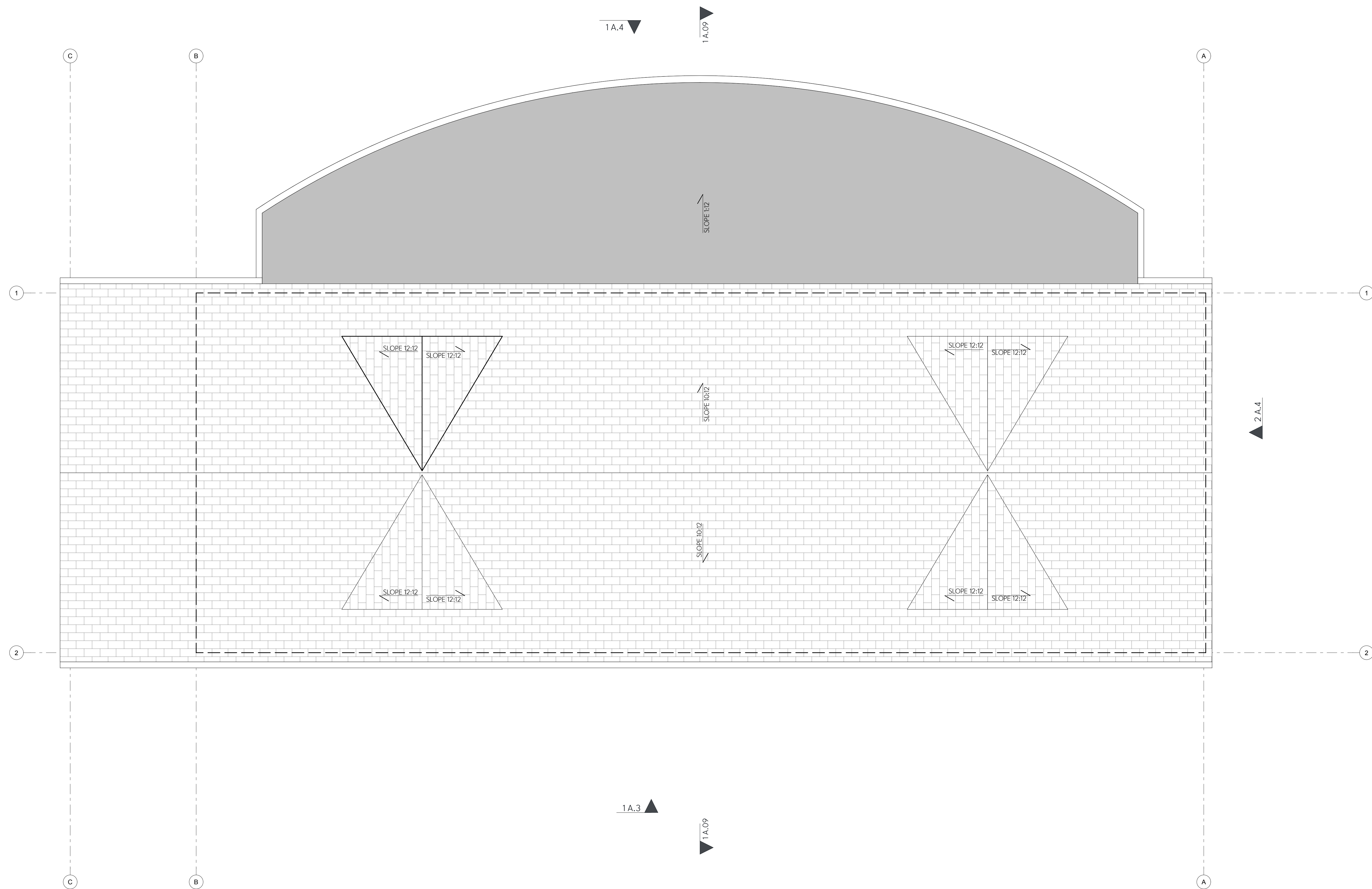
1
A.02
EGRESS DIAGRAM
SCALE: 1/8" = 1'-0"



2
A.02
ENERGY CODE DIAGRAM
SCALE: 1/8" = 1'-0"



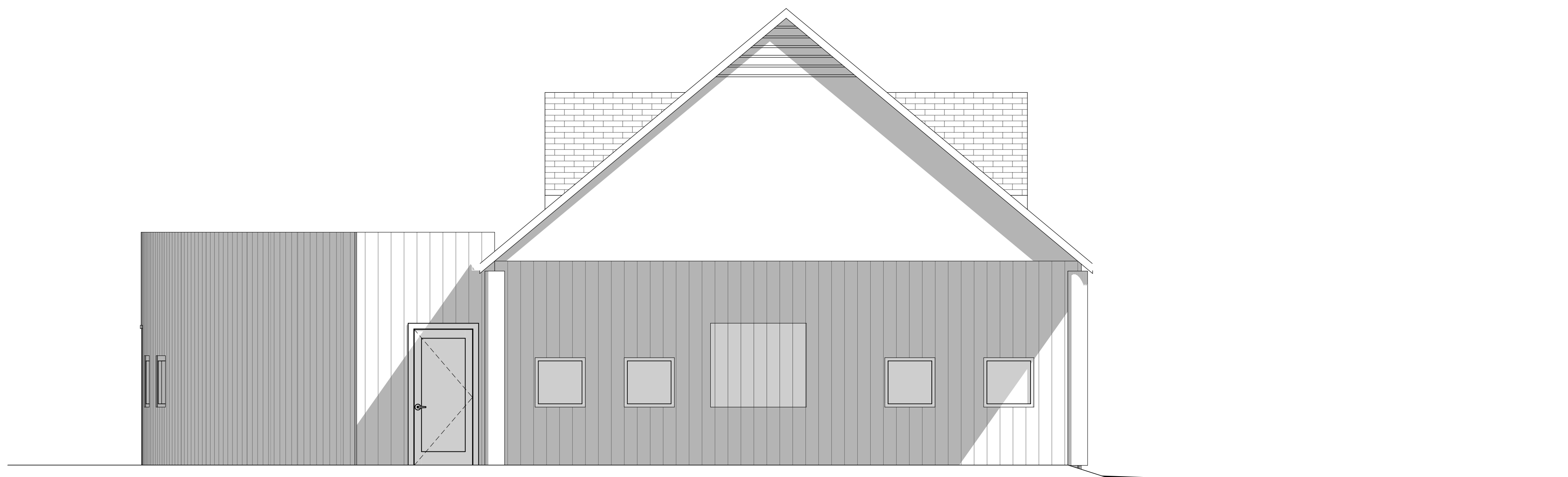




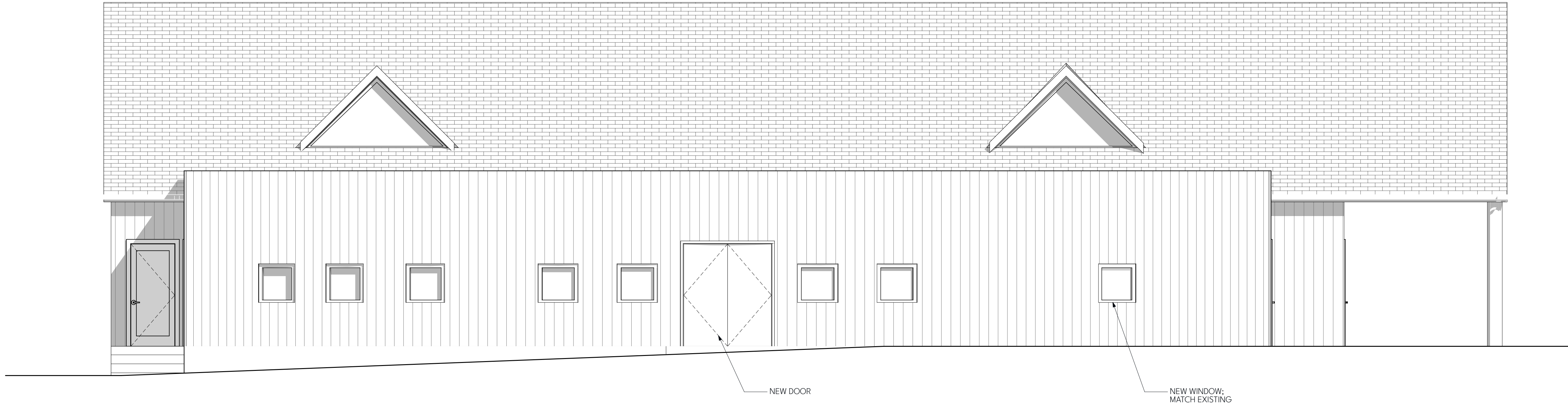


1
A.07 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

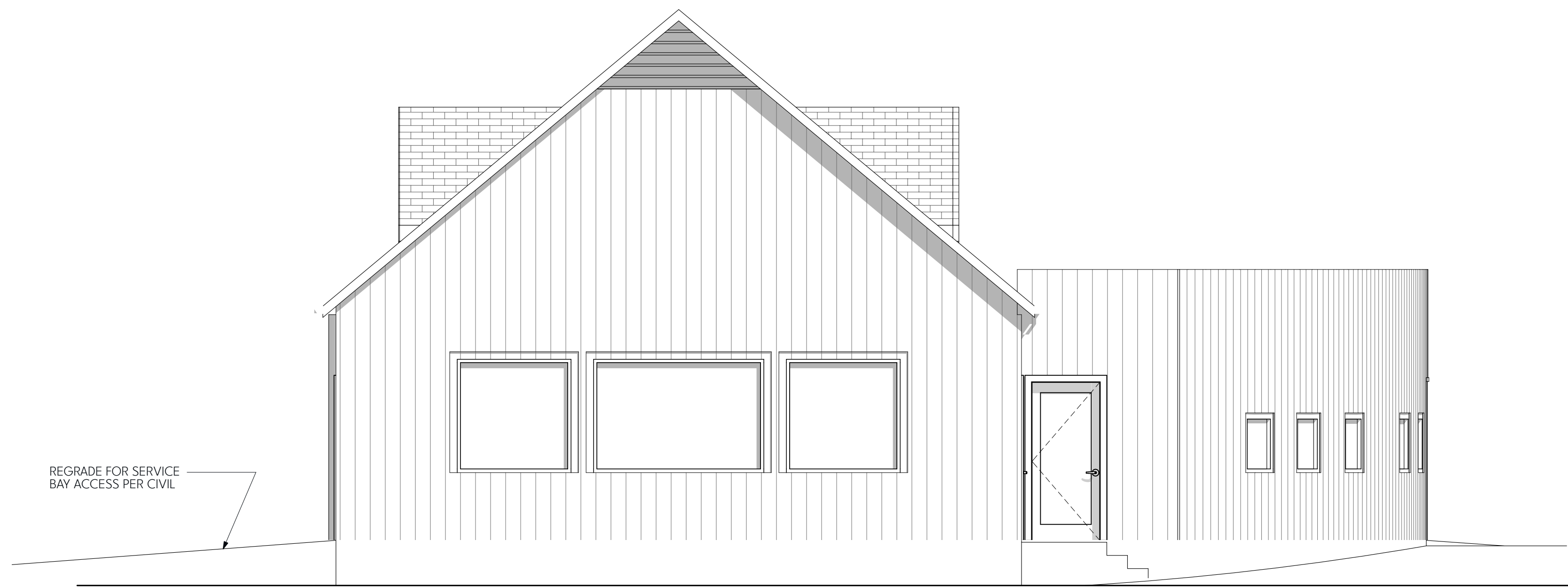
Gere Auto has not definitively chosen the colors for the building. This is a representation as to a possible color scheme for the building incorporating the colors of their logo. Medium gray body, darker gray trim and green for the accents



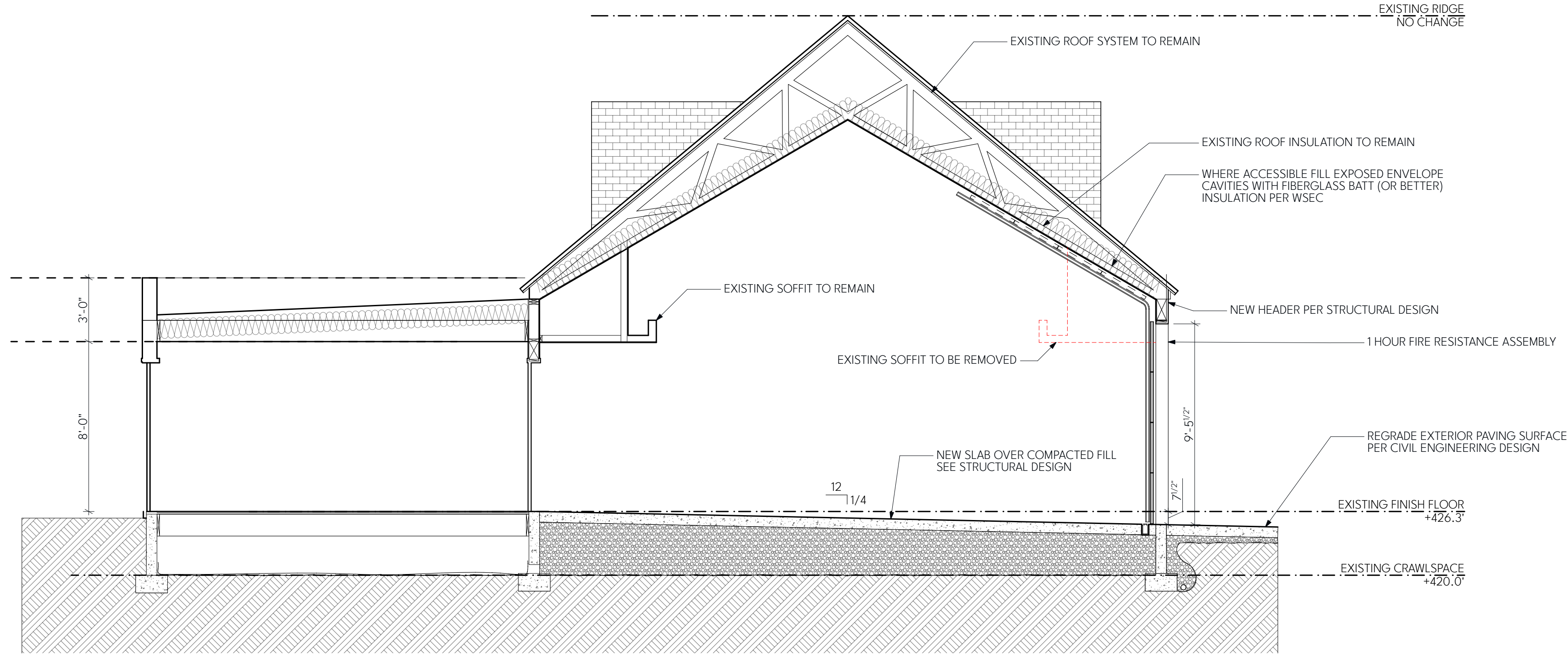
2
A.07 WEST ELEVATION
SCALE: 1/4" = 1'-0"



1 SOUTH ELEVATION
A.08 SCALE: 1/4" = 1'-0"



2 EAST ELEVATION
A.08 SCALE: 1/4" = 1'-0"



1
A.09 Section | lateral @overhead door
SCALE: 1/4" = 1'-0"