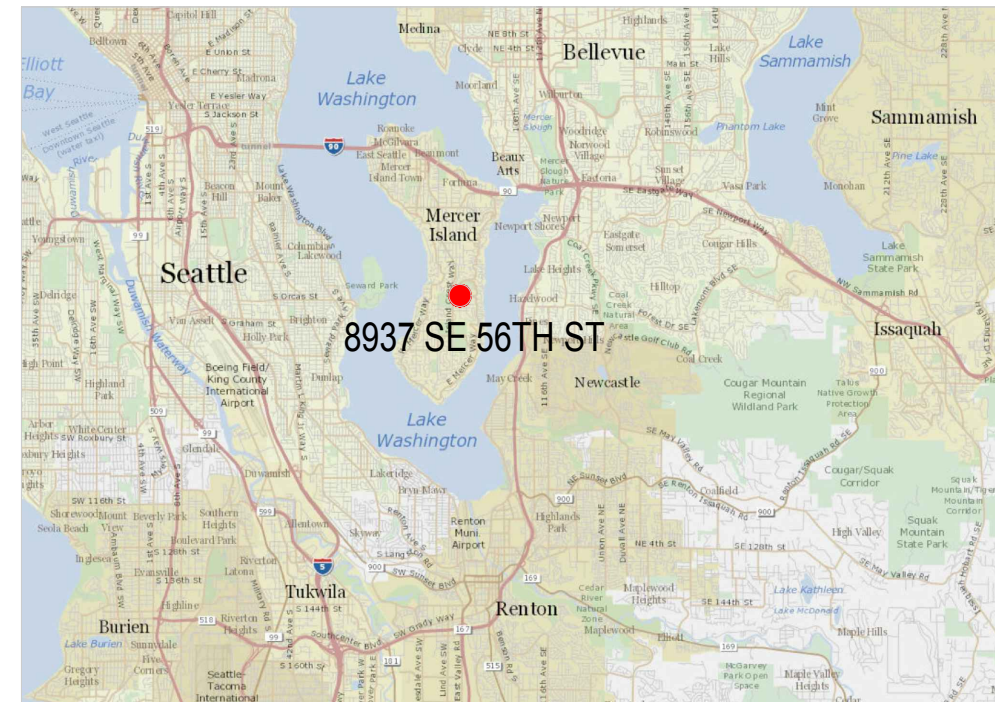


NGUYEN RESIDENCE

8937 SE 56TH STREET
MERCER ISLAND, WA 98040

VICINITY MAP



BUILDING AREA

FIRST FLOOR: 2648 SF (GARAGE: 595 SF)
SECOND FLOOR: 1813 SF
TOTAL:
2648 + 1813 = 4461 SF

GROSS FLOOR AREA

ALLOWABLE: 40% OF 11600 = 4640 SF
FIRST FLOOR: 2648 SF (GARAGE: 595 SF)
SECOND FLOOR: 1813 SF
TOTAL:
2648 + 1813 = 4461 SF OR 38.5%

LOT COVERAGE

LOT AREA: 11600 SF
BUILDING FOOTPRINT:
HOUSE: 2053
GARAGE: 595
COVERED PATIO/PORCH: 476
ALLOWABLE LOT COVERAGE: 11600 x 35% = 4060 SF
PROPOSED LOT COVERAGE:
2053 + 595 + 476 = 3124 SF OR 26.9%

HARDSCAPE

LOT AREA: 11600 SF
WALKS: 768
ALLOWABLE HARDSCAPE: 11600 x 9% = 1044 SF
PROPOSED LOT COVERAGE:
768 SF OR 6.6%

AVERAGE GRADE CALC

MK	MIDPOINT ELEVATION	SEGMENT LENGTH	MEAN SL
A	355	100.00	35500
B	355	116.00	41180
C	355	100.00	35500
D	355	116.00	41180
TOTAL		432.00	153360

153360.00 ÷ 432.00 = 355.00 (AVERAGE GRADE)

BUILDING HEIGHT

ALLOWABLE HEIGHT: 30'-0"
PROPOSED HEIGHT: 30'-0" ABOVE AVE. GRADE
(SEE EAST ELEVATION, SHEET A3.0)
GROUND DISTURBANCE: 350 SF

SYMBOL LEGEND

GRID LINE		4	REVISION CLOUD		SEE TITLE BLOCK FOR REVISION W/ MOST RECENT CLOUDED
DETAIL BUG		1 Ref A3.0	REVISION NUMBER		1
ELEVATION		1 Ref A3.0	NORTH ARROW		PROJECT NORTH TRUE NORTH
WALL SECTION		1 Ref A4.0	WINDOW NUMBER		A
DATUM			DOOR NUMBER		104
			WALL PARTITION TYPE		1

INDEX OF DRAWINGS

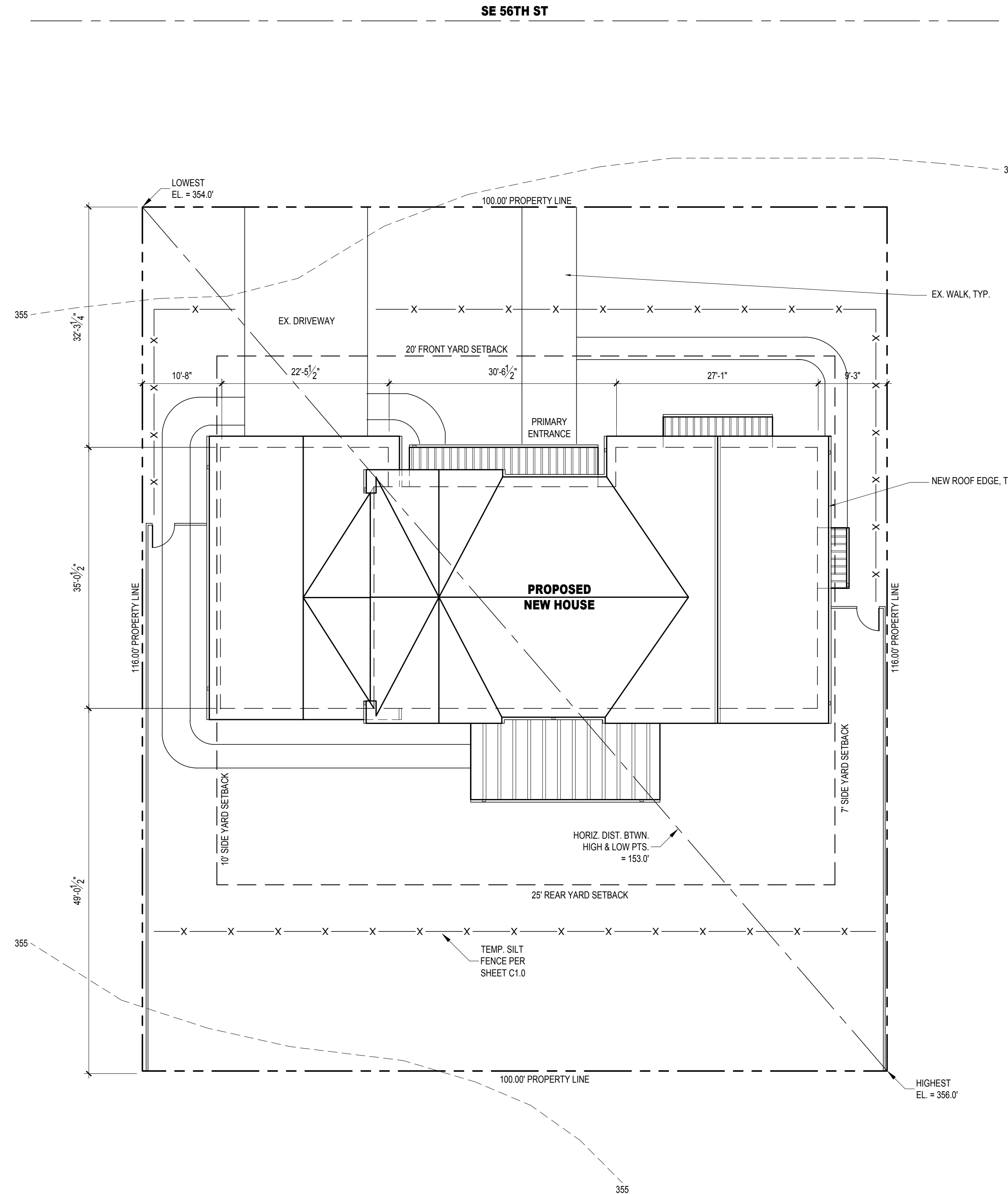
- T1.0 COVER SHEET, SITE PLAN, PROJECT INFORMATION
- T1.1 GENERAL NOTES, ABBREVIATIONS, SYMBOLS
- C1.0 EROSION CONTROL PLAN, NOTES, AND DETAILS
- A2.0 MAIN FLOOR PLAN AND NOTES
- A2.1 UPPER FLOOR PLAN AND NOTES
- A2.2 ROOF PLAN
- A2.3 DOOR & WINDOW SCHEDULES
- A3.0 EXTERIOR ELEVATIONS
- A3.1 EXTERIOR ELEVATIONS
- A4.0 BUILDING SECTIONS
- A5.0 WALL SECTIONS
- A5.1 WALL SECTION
- A6.0 ARCHITECTURAL DETAILS
- S1.0 GENERAL STRUCTURAL NOTES
- S2.0 FOUNDATION AND MAIN FLOOR FRAMING PLAN
- S2.1 UPPER FLOOR AND LOWER ROOF FRAMING PLAN
- S2.2 UPPER ROOF FRAMING PLAN
- S3.0 STRUCTURAL DETAILS
- S3.1 STRUCTURAL DETAILS

SITE PLAN LEGEND

	PROPERTY LINE
	SETBACK LINE
	TEMPORARY SILT FENCE
	SANITARY SEWER DRAIN LINE
	NEW LOT COVERAGE
	EXISTING LOT COVERAGE
	IMPERVIOUS SURFACE AREA

DEVELOPMENT STANDARDS

YARDS:
FRONT - 20 FT.
REAR - 25 FT.
SIDE - 5 FT. MIN. / 17 FT. TOTAL (17% LOT WIDTH)
GROSS FLOOR AREA: 40% LOT AREA
MAX. BLDG. HEIGHT: 30 FT. ABOVE A.B.E. TO RIDGE
30 FT. FACADE HT. FROM DOWNHILL SIDE OF SLOPING LOT
MAX. LOT COVERAGE: 40% LOT AREA FOR LOT SLOPE
LESS THAN 15%
LANDSCAPE AREA: 60% LOT AREA



SITE PLAN
SCALE: 1" = 10'-0"

PROJECT INFORMATION

PROJECT ADDRESS

8937 SE 56TH STREET
MERCER ISLAND, WA 98040

JURISDICTION

MERCER ISLAND

PARCEL NUMBER

667290-0440

LEGAL DESCRIPTION

PARKWOOD ESTATES ADD
PLAT BLOCK: 4
PLAT LOT: 4

SITE AREA

11,600 SF

ZONING

R-9.6

PROJECT DESCRIPTION

DEMOLISH AN EXISTING ONE-STORY STRUCTURE WITH ATTACHED TWO-CAR GARAGE DOWN TO THE EXTERIOR PERIMETER WALLS, GARAGE SLAB, FOUNDATION, MAIN FLOOR FRAMING, AND SHEATHING. CONSTRUCT A NEW TWO-STORY SINGLE-FAMILY RESIDENCE ON THE EXISTING FOOTPRINT WITH 4 BEDROOMS, 3 BATHS, BONUS, LAUNDRY, MUD, KITCHEN, GREAT ROOM, COVERED FRONT PORCH & REAR PATIO, PLUS AN ATTACHED ADU WITH KITCHEN, LIVING, BEDROOM, AND BATH.

TRADES UNDER SEPARATE PERMIT:
-PLUMBING
-MECHANICAL
-ELECTRICAL

BUILDING CODE INFO

CODE EDITION: 2018 IRC, 2018 WSEC RESIDENTIAL

CONSTRUCTION TYPE: VB NON-RATED

OCCUPANCY GROUP: R-3 (HOUSE & ADU) / U (GARAGE)

WHOLE HOUSE VENTILATION:

IMC TABLE 403.4.2 REQUIREMENTS: FOR FLOOR AREAS BETWEEN 3,501 - 4,000 SF AND 4 BEDROOMS, 80 CFM. PROVIDE INTERMITTENT OPERATION PER IMC TABLE 403.4.6.5 AND OPERATE AT LEAST ONE HOUR OUT OF EVERY FOUR WITH A MINIMUM OF SIX CYCLES PER DAY. 50% RUNTIME PERCENTAGE FACTOR = 2. 80 x 2 = 160 CFM REQUIRED TO RUN 12 HOURS PER DAY MINIMUM.

OUTDOOR AIR INTAKE TO BE MECHANICAL AIR INTAKES AND BE NOT LESS THAN 3 FEET BELOW CONTAMINANT SOURCES WHERE SUCH SOURCES ARE LOCATED WITHIN 10 FEET OF THE OPENING. INTAKE OPENINGS SHALL NOT BE LOCATED IN A CRAWL SPACE.

PROJECT DIRECTORY

OWNER: TUAN NGUYEN
8937 SE 56TH STREET
MERCER ISLAND, WA 98040
P 206.898.6438

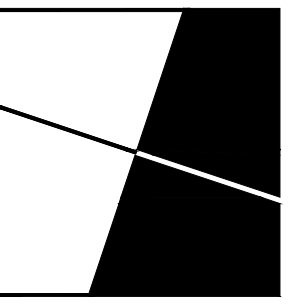
ARCHITECT: HECKMAN ARCHITECTS
501 ROY ST, SUITE 232C
SEATTLE, WA 98109
P 206.478.6650
CONTACT: AARON HECKMAN

STRUCTURAL: CONSULTING STRUCTURAL
ENGINEERING SERVICES
6311 17TH AVE NE
SEATTLE, WA 98115
P 206.527.1288
CONTACT: EVAN APOLIS

GENERAL CONTRACTOR: EMERALD CITY CONSTRUCTION
14028 BEL-RED RD, STE 100
BELLEVUE, WA 98007
P 425.495.3188
CONTACT: DMITRY LEBED

2018 WSEC TABLE 406.2

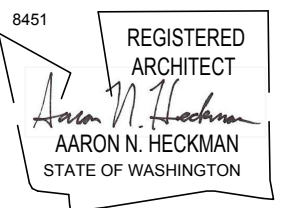
MEDIUM DWELLING UNIT:	6.0 CREDITS REQUIRED
HEAT PUMP HEATING OPTION	1.0 CREDITS
1.2 - VERTICAL FENESTRATION U = 0.20	1.0 CREDITS
3.5 - AIR-SOURCED, CENTRALLY DUCTED HEAT PUMP WITH MINIMUM HSPF OF 11.0.	1.5 CREDITS
4.2 - HVAC EQUIPMENT AND DUCT SYSTEM INSTALLATION SHALL COMPLY WITH SECTION R403.3.7.	1.0 CREDITS
5.3 - ENERGY STAR GAS OR PROPANE WATER HEATER WITH MINIMUM UEF OF 0.91.	1.0 CREDITS
7.1 - ALL NEW ENERGY STAR RATED APPLIANCES: DISHWASHER, REFRIGERATOR, WASHING MACHINE, AND DRYER (VENTLESS WITH MIN. CEF OF 5.2)	0.5 CREDITS
TOTAL	6.0 CREDITS



HECKMAN
architects

501 ROY ST, STE 232C
SEATTLE, WA 98109

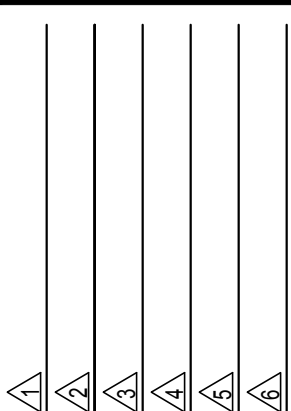
Aheckman@gmail.com
(206) 478-6850
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NGUYEN RESIDENCE
8937 SE 56TH STREET
MERCER ISLAND, WA 98040

SITE & ROOF PLAN
PROJECT INFORMATION
ZONING CALCULATIONS



PERMIT INTAKE DATE:
00/00/2022

PLOT DATE:
4/25/2022

SHEET NUMBER:

T1.0

www.HECKMANarchitects.com

ABBREVIATIONS

Ⓐ	AT CENTERLINE	GA	GAGE	SPEC	SPECIFICATION
Ⓒ	PROPERTY LINE	G.B.V.	GALVANIZED	SQ	SQUARE
Ⓓ	FENNY	G.B.	GRAB BAR	S.S.	SERVICE SINK
Ⓙ	PERPENDICULAR	GEN.	GENERAL	S.S.D.	SEE STRUCTURAL DRAWINGS
#	POUND OR NUMBER	GL	GLASS, GLAZING	S.STL.	STAINLESS STEEL
Ø	DIAMETER	GND.	GROUND	S.TD.	STANDARD
Ⓜ	SQUARE FEET	GR.	GRADE, GRADING	STL	STEEL
		GWB	GYPSPUM WALL BOARD	STR.	STORAGE
		GYP.	GYPSPUM	STRUCTL.	STRUCTURAL
		GYP.C.	GLASS FIBER REINF. CONC.	SUSP.	SUSPENDED
A.B.	ANCHOR BOLT	H.B.	HOSE BIBB	T.	TREAD
A/C	AIR CONDITIONING	H.C.	HOLLOW CORE	T.B.	TOWEL BAR
ACC.	ACCESSIBLE	HD.	HEAD	TEL.	TELEPHONE
ACOUS.	ACOUSTICAL	HDB.	HARDBOARD	TEMP.	TEMPERED
ACT	ACOUSTIC TILE	HDR.	HEADER	TERR.	TERRAZZO
A.D.	REA DRAIN	HOWD	HARDWOOD	TEX.	TEXTURE(D)
ADD.	ADDENDUM	HWR	HARDWARE	T&G	TONGUE AND GROOVE
ADJ.	ADJACENT	HWM	HOLLOW METAL	THK	THICKNESS
ADJUS.	ADJUSTABLE	HZ	HORIZONTAL	THRESH	THRESHOLD
AFF.	ABOVE FINISH FLOOR	HR.	HOUR	T.J.	TOOLED JOINT
AGGR.	AGGREGATE	HT	HEIGHT	TKBD	TACKBOARD
ALT.	ALTERNATE	HTG	HEATING	T.O.B.	TOP OF BRICK
AL.	ALUM.	HVAC	HEATING/VENTILATING/	TV	TELEVISION
ANOD.	ANODIZED	HTG	AIR CONDITIONING/	TYP	TYPICAL
APPROX.	APPROXIMATE	HW	HOT WATER HEATER	T.O.C.	TOP OF CONCRETE
ARCH	ARCHITECT	I.D.	INSIDE DIAMETER	T.O.S.	TOP OF STL.
ARCH'L	ARCHITECTURAL	INCL.	INCLUDING	UNFIN.	UNFINISHED
ASPH.	ASPHALT	INSL.	INSULATION	UON	UNLESS OTHERWISE NOTED
AV	AUDIOVISUAL	INT.	INTERIOR	VAR.	VARNISH
		INV.	INVERT	VCT	VINYL COMPOSITION TILE
BRD.	B BOARD	JAN.	JANITOR	VIF	VERIFY IN FIELD
B/WN	BETWEEN	BM	BEAM	VNR.	VENEER
B/LC	BUILDING	B.M.	BENCH MARK	VRFY	VERIFY
BLK.	BLOCK	BRG	BEARING	VERT.	VERTICAL
BLKG	BLOCKING	BRZ	BRONZE	VEST.	VESTIBULE
BM	BEAM	BZT	BRONZE	V.G.	VISION GRILLE
B.M.	BENCH MARK	B.SMT	BASEMENT	V.V.C.	VINYL WALL COVERING
BOT	BOTTOM	B.U.R.	BUILT UP ROOF		
BRG	BEARING				
BRZ	BRONZE				
B.SMT	BASEMENT				
B.U.R.	BUILT UP ROOF				
CAB	CABINET	LAM.	LAMINATE(D)	W.	WEST , WIDE
C.B.	CATCH BASIN	LAV.	LAVATORY	W.	WITH
CMNT	CEMENT	L.H.	LEFT HAND	WAB	WATER/AIR BARRIER
CER.	CERAMIC	L.L.	LENGH, LONG	W.C.	WATER CLOSET
C.G.	CORNER GUARD	L.L.	LINE LOAD	WD	WOOD
CHAMF.	CHAMFER	L.T.	LIGHT	WH	WATER HEATER
CH	CHIEF	LTL	LINTEL	w/O	WITHOUT
C.I.C.	CAST-IN-PLACE(CONCRETE)	LTV.	LOUVER	WP(G)	WATERPROOFING
C.I.P.	CAST-IN-PLACE(CONCRETE)	WRB	WATER RESISTANT BARRIER		
CIRC.	CIRCLE	MARB.	MARBLE	WSCT.	WAINSCOT
C.J.T.	CONTROL JOINT	MAS.	MASONRY	WT.	WEIGHT
CLG.	CLING	MAX	MAXIMUM	W.W.F.	WELDED WIRE FABRIC
CLR	CLEARANCE	M.C.	MEDICINE CABINET		
CMU	CONCRETE MASONRY UNIT	MCH(L)	MECHANICAL		
CNTR	COUNTER	MED.	MEDIUM		
C.O.C.	COLUMN	MEMB.	MEMBRANE		
COL	COLUMN	MEZZ.	MEZZANINE		
CONC	CONCRETE	MFR.	MANUFACTURE(R)		
CONN.	CONNECTION	M.F.B.	MINERAL FIBER BD.		
CONST.	CONSTRUCTION	MH.	MANHOLE		
CONT	CONTINUOUS	MN	MINIMUM		
CONTR.	CONTRACTOR	MISC	MISCELLANEOUS		
CORR.	CORRIDOR	MTD	MOUNTED		
CPT	CARPET	MTL	METAL		
CRS.	COURSING	MULL	MULLION		
CSMT	CASEMENT				
C.T.	CERAMIC TILE	N.	NORTH		
CTR	CENTER	N.I.C.	NOT IN CONTRACT		
CSK.	COUNTER SINK	N.O.	NUMBER		
CU FT	CUBIC FOOT	NOM.	NOMINAL		
CU YD	CUBIC YARD	N.T.S.	NOT TO SCALE		
		O.A.	OVERALL		
D/B	DESIGN BUILD	OC	ON CENTER		
DEMO	DEMOLITION	OD.	OUTSIDE DIAMETER		
DBL	DOUBLE	O.F.R.D.	OVERFLOW ROOF DRAIN		
D/L	DEAD LOAD	OH.	OVERHEAD		
DETL	DETAIL	OPNG	OPENING		
D.F.	DRINKING FOUNTAIN	OPP	OPPOSITE		
D.H.	DOUBLE HUNG	O.T.S.	OPEN TO STRUCTURE		
D.IAG	DIAGONAL	PASS.	PASSENGER		
DIAM	DIAMETER	P.B.	PANIC BAR		
DIM	DIMENSION	P.BD.	PARTICLE BOARD		
DIV.	DIVISION	P.C.	PRECAST CONCRETE		
DN	DOWN	PERF.	PERFORATE(D)		
DP.	DAMP-PROOFING	PERI.	PERIMETER		
DPR.	DISPENSER	PL	PLATE		
DR	DOOR	P.L.	PROPERTY LINE		
DS	DOWNSPOUT	P.LAM	PLASTIC LAMINATE		
D.T.	DRAIN TILE	PLAS.	PLASTER		
DWG	DRAWING	PLYWD	PLYWOOD		
DWR.	DRAWER	PNL	PANEL		
		P.O.	PURCHASE ORDER		
(E)	EXISTING	PR.	PAIR		
E.	EAST	P.S.F.	POUNDS PER SQ. FOOT		
EA	EACH	P.S.I.	POUNDS PER SQ. INCH		
E.I.F.S.	EXTERIOR INSULATED	PT	POINT		
FINISH	FINISH SYSTEM	P.T.	PRESSURE TREATED		
E.J.T.	EXPANSION JOINT	P.D.	PLASTER DRAIN		
ELEV	ELEVATION	PTN.	PARTITION		
ELEC(L)	ELECTRIC(AL)	PVTM	PAVEMENT		
ELEV.	ELEVATOR	P.T.	PAPER TOWEL DISPENSER		
ENCL.	ENCLOSURE	Q.T.	QUARRY TILE		
ENG	ENGINEER	R.	RISER		
EQ	EQUAL	R.A.	RETURN AIR		
E.Q.P.	EQUIPMENT	RAD.	RADIUS		
ESC.	ESCALATOR	R.D.	RESILIENT TILE		
EST.	ESTIMATE	R.F.	ROOF DRAIN		
E/CAV.	EXCAVATE	RFD.	REFERENCE		
EXH.	EXHAUST	REFL.	REFLECTED		
EXIST	EXISTING	REFR.	REFRIGERATOR		
EXP.	EXPANSION	REG.	REGISTER		
EXT	EXTERIOR	REIN.F.	REINFORCING		
FBOIC	FURNISHED BY OWNER	REQD.	REQUIRED		
FBIC	FURNISHED BY CONTRACTOR	REV.	REVISION		
FBOIO	FURNISHED BY OWNER	R.H.	RIGHT HAND		
		RM	ROOM		
FCB	FIBER CEMENT BOARD	RO	ROUGH OPENING		
F.D.	FLOOR DRAIN	R.O.W.	RIGHT OF WAY		
FON	FOUNDATION	RCP	REFLECTED CLNG PLAN		
F.E.	FIRE EXTINGUISHER	SAM	SELF ADHERED MEMBRANE		
F.E.C.	FIRE EXTINGUISHER CABINET	S.	SOUTH		
F.F.	FACTORY FINISH	S.C.	SOLID CORE		
FIN	FINISHED	S.C.D.	SEE CIVIL DRAWINGS		
FLR(G)	FLOORING	SCHDL	SCHEDULE		
FLSHG	FLASHING	S.D.	STORM DRAIN		
FLUOR.	FLUORESCENT	S.E.	SEALANT		
F.O.S.	FACE OF STUDS	S.E.C.T.	SECTION		
F.O.C.	FACE OF CONCRETE	SF	SQUARE FEET		
F.O.F.	FACE OF FINISH	SH	SHelf		
F.O.B.	FACE OF BRICK	SHT.	SHEET		
F.O.M.	FACE OF MASONRY	SHTG	SHEATHING		
FP.	FIREPROOF	SIM	SIMILAR		
FT	FOOT, FEET	SL	SLOPE		
FTG	FOOTING	S.L.D	SEE LANDSCAPE DRAWINGS		
F.T.V.	FIXED SECURITY TELEVISION	SP	STAND PIPE		
FURR	FURRED, FURRING				
FUT.	FUTURE				
F.R.G.	FIBERGLASS REINF. GYPSPUM				
FV	FIELD VERIFY				
F.W.C.	FABRIC WALLCOVERING				

ELECTRICAL NOTES

- FURNISH AND INSTALL ALL FIXTURES, ASSOCIATED TRIM AND FIXTURE LAMPS AS REQUIRED.
- ARCHITECTURAL DRAWINGS DETERMINE LOCATION AND TYPE (ARCHITECT TO VERIFY W/ ENGINEER) OF ALL OUTLETS AND TAKE PRECEDENCE OVER ALL OTHERS. UON, ELECTRICAL ENGINEER'S POWER PLAN SHALL GOVERN THE WIRING LAYOUT, PANEL LOCATIONS, AND INSTALLATION IN COMPLIANCE WITH ALL LAWS APPLICABLE AND ENFORCED BY GOVERNING AUTHORITIES.
- OUTLETS SHOWN BACK TO BACK ON PARTITION WALLS SHALL BE OFFSET 1'-0" MAXIMUM, OR MOUNTED AT DIFFERENT HEIGHTS IF INDICATED.
- FURNITURE, IF SHOWN, IS FOR REFERENCE ONLY AND IS NOT IN CONTRACT, UON.
- COORDINATE ALL WORK RELATED TO EQUIPMENT WITH MANUFACTURERS RECOMMENDATIONS, SPECIFICATIONS AND INSTRUCTIONS.
- ALL FLOOR SLAB PENETRATIONS FOR CONDUIT OR PLUMBING LINES SHALL BE FULLY PACKED & SEALED IN ACCORDANCE WITH THE APPLICABLE BUILDING AND FIRE CODES.
- UPON COMPLETION OF OUTLET LAYOUT, NOTIFY THE ARCHITECT. ARCHITECT SHALL SITE VERIFY ALL OUTLET LOCATIONS PRIOR TO COMMENCEMENT OF CORDING OR OUTLET INSTALLATION.
- FURNISH AND INSTALL ONLY UNDERWRITERS LABORATORIES, INC. (UL) LABELED DEVICES THROUGHOUT.
- INSTALL WALL MOUNTED OUTLETS 18 INCHES ABOVE FINISHED FLOOR, U.O.N. HEIGHTS SHALL BE DETERMINED FROM FINISHED FLOOR TO THE CENTERLINE OF COVERPLATE, INSTALLED VERTICALLY, GROUNDING POLE AT BOTTOM, UON.
- MAINTAIN A 4-INCH HORIZONTAL CLEARANCE IN ALL DIRECTIONS, MIN. FROM EDGE OF COVERPLATE, FOR WALL MOUNTED OUTLETS, OR FROM EDGE OF MONUMENT FOR FLOOR MOUNTED OUTLETS, WHEN ADJACENT TO A WALL, COLUMN, OR SIMILAR ELEMENTS. UON.
- INDICATED DIMENSIONS ARE TO THE CENTER OF THE COVERPLATE OR MONUMENT. CLUSTERS OF OUTLETS ARE DIMENSIONED TO THE CENTER OF THE CLUSTER, UON., GANG COVERPLATES SHALL BE ONE-PIECE TYPE, UON.
- ELECTRICAL SWITCH AND OUTLET COVER PLATES, SURFACE HARDWARE, ETC. SHALL BE INSTALLED AFTER PAINTING AND/OR APPLICATION OF WALLCOVERINGS & CARPET SPECIFIED.
- "H" INDICATES THAT AN OUTLET SHALL BE MOUNTED HORIZONTALLY.
- ALL SWITCHES AND DIMMERS SHALL BE LOCATED 46" ABOVE FINISHED FLOOR TO CENTER OF SWITCH UON. MULTIPLE SWITCHES AT ONE LOCATION SHALL BE GANGED TOGETHER AND FINISHED WITH ONE COVER PLATE UON.
- RECEPTACLE SPACING SHALL BE A MAXIMUM OF 12'-0"
- ALL REQUIRED SMOKE ALARMS IN THE ADU AND IN PRIMARY RESIDENCE ARE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ANY ONE ALARM WILL ACTIVATE ALL OTHER ALARMS IN THE STRUCTURE.

SUBMITTAL NOTES

- SUBMIT DOCUMENTS ELECTRONICALLY IN PDF FORMAT WHEN POSSIBLE.
- SUBMIT NO FEWER THAN TWO EACH OF PRODUCT SAMPLES, ONE OF WHICH WILL BE RETAINED BY ARCHITECT.
- FOR EACH SUBMITTAL REVIEW, ALLOW 10 DAYS FOR EACH OFFICE WHO MUST REVIEW THE SUBMITTAL. NOTE VARIATIONS FROM CONSTRUCTION DOCUMENTS OR PRODUCTS SPECIFIED.
- GC TO PROVIDE FULL COORDINATED SHOP DRAWINGS FOR REVIEW & APPROVAL PRIOR TO BEGINNING FABRICATION FOR THE FOLLOWING ITEMS: STRUCTURAL & ARCHITECTURAL METAL FABRICATIONS, CASEWORK, SPRINKLER LAYOUT, DOORS, GLAZING (WHITEBOARDS, PANELS, ETC), RELIGHTS & FRAMES. PROVIDE LAYOUT SEAMING DIAGRAMS FOR TILE, CARPET, UPHOLSTERY, SPECIALTY WALL PANEL (FABRIC WRAPPED PANELS, TACKBOARD, ETC)
- GC TO PROVIDE CUT SHEET/ PRODUCT DATA SUBMITTALS FOR REVIEW & APPROVAL PRIOR TO ORDERING FOR THE FOLLOWING ITEMS: DOOR & CASEWORK HARDWARE, LIGHT FIXTURES, PLUMBING FIXTURES, APPLIANCES, TOILET ACCESSORIES, MECHANICAL (GRILLES, ETC) & FIRE ALARM. PROVIDE CASEWORK PANEL MOCKUPS (12' SQ. MIN.) ILLUSTRATING SUBSTRATE, FINISH & EDGE BAND.
- GC TO PROVIDE SELECTION AND/OR VERIFICATION SAMPLES FOR ALL MATERIALS IN THE FINISH SCHEDULE FOR REVIEW & APPROVAL PRIOR TO ORDER. PROVIDE GLASS SAMPLES WHERE NOT IDENTIFIED IN FINISH SCHEDULE.

DIMENSION NOTES

- DO NOT SCALE DRAWINGS; WRITTEN DIMENSIONS GOVERN. ALL PARTITION LOCATIONS SHALL BE AS SHOWN ON PARTITION PLAN. IN CASE OF CONFLICT NOTIFY ARCHITECT. PARTITION WORK BY ARCHITECT TAKES PRECEDENCE OVER ALL OTHER PLANS.
- ALL DIMENSIONS ARE TO FACE OF FRAMING FOR NEW CONSTRUCTION AND FINISHED FACE OF EXISTING CONSTRUCTION, UNLESS OTHERWISE NOTED. CONTACT ARCHITECT FOR CLARIFICATIONS IF REQUIRED.
- DIMENSIONS NOTED "CLEAR" OR "CLR" MUST BE ACCURATELY MAINTAINED, AND SHALL NOT VARY MORE THAN ± 1/8" WITHOUT WRITTEN INSTRUCTION FROM ARCHITECT.
- DIMENSIONS MARKED ± MEAN A TOLERANCE NOT GREATER NOR SMALLER THAN 2 INCHES FROM INDICATED DIMENSION, UON.
- NOTIFY ARCHITECT IN WRITING OF ANY DISCREPANCIES OR CONFLICTS IN THE LOCATION(S) OF NEW CONSTRUCTION. UPON COMPLETION OF PARTITION LAYOUT, NOTIFY ARCHITECT. VERIFICATION OF THE LAYOUT TO BE PROVIDED BY THE ARCHITECT PRIOR TO PARTITION INSTALLATION.
- REFER TO REFLECTED CEILING PLANS FOR SOFFITS, CEILING HEIGHTS AND PLENUM BARRIER LOCATIONS.
- DIMENSIONS LOCATING DOORS ARE TO THE INSIDE EDGE OF JAMB, UON.
- "ALGN" MEANS TO ACCURATELY LOCATE FINISHED FACES IN THE SAME PLANE.

DEMOLITION NOTES

- UON, ALL EXTERIOR WINDOWS AND SKYLIGHTS TO BE REPLACED PER GLAZING SCHEDULE.
- ALL REMOVED EXTERIOR STONE TO BE SALVAGED FOR POSSIBLE REUSE.
- ASBESTOS & HAZARDOUS MATERIALS: FEDERAL, STATE & LOCAL REGULATIONS REQUIRE THAT ALL ASBESTOS & OTHER HAZARDOUS MATERIALS IN A BUILDING BE REMOVED PRIOR TO STARTING THE DEMOLITION WORK. CONTRACTOR TO OBTAIN REQUIRED CERTIFICATION THAT THERE ARE NO HAZARDOUS MATERIALS PRESENT IN THE STRUCTURE.
- UON, ALL DEBRIS RESULTING FROM DEMOLITION WORK SHALL BECOME THE PROPERTY OF THE CONTRACTOR & SHALL BE REMOVED & DISPOSED OF IN A LEGAL MANNER OFF OF THE PROJECT PROPERTY.
- SEE MEP (UNDER SEPARATE PERMIT), FIRE PROTECTION (UNDER SEPARATE PERMIT), ELECTRICAL (UNDER SEPARATE PERMIT) & COMMUNICATION (UNDER SEPARATE PERMIT) DOCUMENTS FOR DEMOLITION RELATED TO THOSE TRADES.
- THE CONTRACTOR SHALL PROTECT THE EXISTING BUILDING & IMPROVEMENTS WITHIN THE AREAS OF OPERATION & TAKE CARE TO PROTECT THE NEIGHBORING SPACES WHERE EXISTS. THE CONTRACTOR SHALL ASSUME ALL FINANCIAL RESPONSIBILITY FOR THE IMMEDIATE RESTORATION, REPAIR, OR REPLACEMENT OF DAMAGED ITEMS OR AREAS TO RESTORE THEM TO MATCH EXISTING CONDITIONS.
- THE CONTRACTOR SHALL TAKE PRECAUTIONS TO ADEQUATELY SECURE THE PREMISES AND/OR STORED MATERIALS FROM TRESPASSING, THEFT & VANDALISM.
- DEMO ALL FLOORING FINISHES IN AREAS OF WORK UON; PATCH & PREPARE EXISTING FLOORS IN AREAS TO RECEIVE NEW FLOORING TO PROVIDE FOR CONTINUOUS 'LEVEL' SURFACE FOR NEW FLOORING.
- DO NOT REMOVE ANY BEARING WALLS, COLUMNS OR OTHER STRUCTURAL MEMBERS NOT DESIGNATED IN STRUCTURAL DOCUMENTS. NOTIFY ARCHITECT IMMEDIATELY IF AREAS OF DEMO UNCOVER ANY EXISTING STRUCTURAL COMPONENTS NOT PREVIOUSLY IDENTIFIED.
- REMOVE ALL WALLCOVERING INCLUDING GWB ON WALLS TO REMAIN.
- PRIOR TO REMOVAL OF ANY STRUCTURAL COMPONENTS, THE CONTRACTOR SHALL PROVIDE SHORING AS REQUIRED TO TEMPORARILY SUPPORT ALL LOADS UNTIL NEW FRAMING IS INSTALLED AS DOCUMENTED AND SPECIFIED. IF THE CONTRACTOR FINDS THE EXISTING CONDITIONS TO BE OTHER THAN DOCUMENTED OR IN CONFLICT WITH THE DRAWINGS, NOTIFY THE ARCHITECT IMMEDIATELY FOR RESOLUTION. PROCEEDING WITHOUT NOTIFICATION INDICATES FULL ACCEPTANCE OF CONDITIONS AND RESPONSIBILITY IF WORK IS NOT IN CONFORMANCE WITH CONTRACT DOCUMENTS.
- ALL EXISTING ELECTRICAL OUTLETS, SWITCHES AND FACE PLATES TO BE REPLACED PER SEPARATE PERMIT.

FINISH NOTES

- PROVIDE PAINT APPLICATION APPROPRIATE TO THE SUBSTRATE TO WHICH IT IS TO BE APPLIED.
- ALL EXPOSED GWB SURFACES ARE TO RECEIVE NEW PAINT FINISH U.O.N. PREP ALL SURFACES AS REQUIRED FOR NEW PAINT FINISH. PROVIDE ONE PRIME COAT PLUS TWO FINISH COATS
- CHANGES IN FLOOR MATERIALS THAT OCCUR AT FRAMED DOOR OPENINGS SHALL OCCUR AT THE CENTERLINE OF THE DOOR IN THE CLOSED POSITION.
- CARPET INSTALLATION MUST MEET THE GUIDELINES OF THE CARPET AND RUG INSTITUTE-ORI CARPET INSTALLATION STANDARD-CURRENT EDITION.
- PROVIDE FINISHED SCRIBE STRIPS AND FINISHED MILLWORK EDGES TO CREATE A FINISHED REVEAL CONDITION WHERE MILLWORK COUNTERS, CABINETS, ETC. "ABUT" ADJACENT PARTITION CONSTRUCTION. ALL EXPOSED REVEAL SURFACES AND EDGES TO HAVE SAME FINISH AS THE CASEWORK ITEM THEY "ABUT".

REFLECTED CEILING NOTES:

- COORDINATE THE WORK OF ALL TRADES INVOLVED IN THE CEILING WORK TO ENSURE CLEARANCES FOR FIXTURES, DUCTS, PIPING, CEILING SUSPENSION SYSTEM, ETC., NECESSARY TO MAINTAIN THE FINISHED CEILING HEIGHTS INDICATED ON ARCHITECTS DRAWINGS.
- FURNISH AND INSTALL ALL ASSOCIATED TRIM AND SEISMIC BRACING AS REQUIRED.
- PROVIDE CEILING ACCESS AS REQUIRED FOR EQUIPMENT AND SYSTEM MAINTENANCE, AND MATCH ADJACENT CEILING FINISH UON.
- ALL SOFFITS AND CEILING HEIGHTS ARE DIMENSIONED FROM TOP OF FINISHED FLOOR TO BOTTOM OF FINISHED GYPSPUM BOARD OR CEILING TILE AND SHALL ALLOW FOR THICKNESS OF ALL FLOOR FINISHES.
- THE REFLECTED CEILING PLAN INDICATES THE LOCATION OF CEILING HEIGHTS, LIGHT TYPES, LIGHT FIXTURES, AND ASSOCIATED ITEMS.
- ALL SPECIFIC INFORMATION CONCERNING INSTALLATION FOR VARIOUS ABOVE-CEILING ELEMENTS ARE TO BE DESIGN BUILD, DOCUMENTATION BY OTHERS - PERMITTED SEPARATELY.
- NOTIFY ARCHITECT OF ANY CONFLICTS OF LIGHT FIXTURE LOCATIONS WITH DUCTS, STRUCTURES, HVAC, AND/OR (E)CONDUIT, PRIOR TO FRAMING FOR LIGHTS. ANY DISCREPANCIES BETWEEN ARCHITECTS LOCATION & ACTUAL FIELD CONDITIONS ARE TO BE CLARIFIED WITH THE ARCHITECT PRIOR TO FRAMING.
- SUBMIT GRILLE, THERMOSTAT, AND OTHER FIXTURE AND ELEMENT LAYOUTS TO THE ARCHITECT FOR REVIEW AT LEAST 2 WEEKS PRIOR TO INSTALLATION.
- SEE CEILING NOTES ON PLANS FOR ADDITIONAL PROJECT-SPECIFIC INFORMATION.

ENERGY CODE NOTES:

- ALL NEW CONSTRUCTION TO COMPLY WITH ALTERATION REQUIREMENTS IN WSEC 2018 RESIDENTIAL SECTIONS.
- SEE FLOOR PLAN NOTES FOR MINIMUM R-VALUES AND MAXIMUM U-FACTORS.
- SEE DOOR AND WINDOW SCHEDULES FOR GLAZING SPECS.
- SEE T1.0 FOR WHOLE HOUSE VENTILATION REQUIREMENTS
- WINDOWS, SKYLIGHTS, AND SLIDING GLASS DOORS SHALL HAVE AN AIR INFILTRATION RATE OF NO MORE THAN 0.3 CFM PER SQUARE FOOT, AND SWINGING DOORS NO MORE THAN 0.5 CFM PER SQUARE FOOT, PER 2018 WSEC SECTION R402.4.3

GENERAL NOTES

- DO NOT SCALE DRAWINGS.
- IT IS THE INTENT OF THE CONTRACT DOCUMENTS THAT ALL WORK COMPLY WITH THE WASHINGTON STATE BUILDING CODE, THE WASHINGTON STATE ENERGY CODE, AND OTHER APPLICABLE CODES, RULES AND REGULATIONS OF JURISDICTIONS HAVING AUTHORITY.
- PRIOR TO COMMENCEMENT OF ANY PORTION OF THE WORK, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES NOTED AMONG OR BETWEEN THE CONTRACT DOCUMENTS, OWNER-PROVIDED INFORMATION, SITE CONDITIONS, MANUFACTURER RECOMMENDATIONS, CODE REGULATIONS, OR RULES OF JURISDICTIONS HAVING AUTHORITY.
- PRIOR TO COMMENCEMENT OF ANY PORTION OF THE WORK, THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE CONTRACT DOCUMENTS, OWNER-PROVIDED INFORMATION AND SITE CONDITIONS, INCLUDING TAKING FIELD MEASUREMENTS AS NECESSARY.
- THE CONTRACTOR SHALL PAY FOR AND SECURE ALL GOVERNMENTAL PERMITS, FEES, LICENSES, AND INSPECTIONS NECESSARY FOR PROPER EXECUTION AND COMPLETION OF THE WORK, WITH THE EXCEPTION OF THE GENERAL BUILDING PERMIT AND SPECIAL INSPECTIONS REQUIRING A PROFESSIONAL INSPECTION AND TESTING SERVICE.
- DESIGN-BUILD SERVICES SUCH AS ELECTRICAL, PLUMBING AND MECHANICAL SHALL BE CONDUCTED UNDER SEPARATE PERMITS, FILED AND SECURED BY THE GENERAL CONTRACTOR OR DESIGN-BUILD SUB-CONTRACTOR.
- 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 AND STRUCTURAL ENGINEER OF RECORD.
- THE CONTRACTOR SHALL ASSUME THAT THE SAME FINISH MATERIAL SHALL BE USED FOR ALL SURROUNDING, ABUTTING, AND ADJOINING SURFACES FOR AREAS AND ITEMS NOTED ON THE DRAWINGS, UNLESS OTHERWISE NOTED. AT NO TIME SHALL THE CONTRACTOR CONSIDER, BID, OR INSTALL A DIFFERENT MATERIAL OR MATERIAL OF LESSER QUALITY OR TYPE THAN THAT WHICH IS INDICATED ON THE DRAWINGS OR SPECIFICATIONS. QUESTIONS RELATING TO THE SPECIFIC MATERIALS TO BE USED SHALL BE DIRECTED TO THE ARCHITECT PRIOR TO THE BIDDING AND/OR CONSTRUCTION OF WORK IN QUESTION.
- SITE DRAINAGE SHALL CONFORM TO ALL LOCAL CODES, REGULATIONS, AND ORDINANCES. ALL ROOF DRAINS, FOUNDATIONS DRAINS, AND SITE DRAINAGE SYSTEM SHALL BE TIGHT-LINED UNDERGROUND TO THE PUBLIC STORM WATER SYSTEM, AN APPROVED STORM WATER RETENTION SYSTEM, OR TO OTHER LOCATION(S) AS MAY BE INDICATED ON THE DRAWINGS. DO NOT CONNECT THE ROOF DRAINS AND SITE DRAINAGE SYSTEM TO THE FOUNDATION WALL OR RETAINING WALL PERIMETER FOOTING DRAINS. ALL SITE HARDSCAPE SURFACES SHALL HAVE A MINIMUM SLOPE OF 1/4" PER FOOT TO DRAINAGE SYSTEMS, UNLESS OTHERWISE NOTED ON THE PLANS.
- PROVIDE A MIN. 4" DIA. ROUNDED RIGID PERFORATED PERIMETER FOOTING DRAIN IN GRAVEL FILL WITH UNWOVEN FILTER FABRIC WRAP AT THE EXTERIOR FACE OF ALL FOUNDATION WALL FOOTINGS PER IRC SECTION R405.1. LOCATE THE BOTTOM OF THE DRAIN PIPE AT THE LOWEST POINT OF THE WALL FOOTING. TIGHT LINE ALL OF THE PERIMETER DRAINS TO AN APPROVED DISCHARGE, WHEN STORM SEWERS ARE NOT AVAILABLE. DO NOT CONNECT THE ROOF DRAINS AND SITE DRAINAGE SYSTEM TO THE FOUNDATION WALL OR RETAINING WALL PERIMETER FOOTING DRAINS.
- PROVIDE A 6" LAYER OF PEA GRAVEL UNDER ALL INTERIOR CONCRETE SLAB-ON-GRADE FLOORS. PROVIDE A MIN. 6 MIL VAPOR BARRIER ON TOP OF THE PEA GRAVEL FILL. PROVIDE A 2" THICK MOISTENED SAND FILL BED OVER THE VAPOR BARRIER AND UNDER THE CONCRETE SLAB. PROVIDE A 6" LAYER OF PEA GRAVEL OR COMPACTED GRAVEL FILL UNDER ALL EXTERIOR CONCRETE SLABS.
- APPROVED GRAVEL FILL CONSISTS OF WASHED, CLEAN, FREE-DRAINING GRAVEL RANGING FROM 1/4" TO 3/4" IN SIZE.
- PER IRC SECTION R802.8, PROVIDE FIRE BLOCKING AT ALL PLUMBING PENETRATIONS AND AT 10'-0" OC INTERVALS (HORIZONTALLY AND VERTICALLY) IN ALL WALLS. PROVIDE FIRE STOPS BETWEEN ALL INTERCONNECTIONS OF CONCEALED HORIZONTAL AND VERTICAL SPACES. PROVIDE FIRE STOPS IN ALL OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS, FIREPLACES, AND SIMILAR OPENINGS WHICH AFFORD PASSAGE FOR FIRE AT CEILING AND FLOOR LEVELS WITH NON-COMBUSTIBLE MATERIALS. FIRE BLOCK CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF A RUN, AND BETWEEN STUDS ALONG, AND IN LINE WITH, THE RUN OF STAIRS (IF THE WALLS UNDER THE STAIRS ARE UNFINISHED). FIRE BLOCK AT ALL OPENINGS BETWEEN ATTIC SPACES AND CHIMNEY CHASSES, FOR FACTORY-BUILT CHIMNEYS, WHERE WOOD SLEEPERS ARE USED FOR LAYING WOOD FLOORING ON FIRE-RESISTIVE FLOORS, THE SPACE BETWEEN THE FLOOR SLAB AND THE UNDERSIDE OF THE WOOD FLOORING SHALL BE FILLED WITH NON-COMBUSTIBLE MATERIAL AND FIRE-BLOCKED SO THAT THERE WILL BE NO SPACES GREATER THAN 100 SQUARE FEET. SUCH SPACES SHALL BE FILLED SOLIDLY UNDER ALL PERMANENT PARTITIONS SO THAT THERE WILL BE NO COMMUNICATION UNDER THE FLOOR BETWEEN ADJOINING ROOMS.
- PROVIDE A FIRE SEPARATION BETWEEN THE HABITABLE SPACES OF THE HOUSE AND THE GARAGE. SUCH SEPARATION AT WALLS SHALL CONSIST OF ONE LAYER OF 5/8" THICK TYPE 'X' GWB, TAPED AND FINISHED, ON THE GARAGE SIDE OF THE COMMON WALL, AND SHALL EXTEND FROM THE TOP OF THE GARAGE CONCRETE SLAB OR FOUNDATION WALL TO THE BOTTOM OF THE PROTECTED CEILING ASSEMBLY, OR TO THE BOTTOM OF ROOF SHEATHING, UNLESS OTHERWISE NOTED ON THE DRAWINGS. NAIL GWB TO THE STUDS (SPACED AT 16" OC), WITH 60 COATED NAILS, 1 7/8" LONG, 0.195" SHANK, 1/4" HEADS, SPACED AT 7" O.C. STAGGER PANEL JOINTS. ASSEMBLY SHALL MEET GYPSPUM ASSOCIATION REQUIREMENT WMP 3605. PROTECTED CEILING ASSEMBLY SHALL CONSIST OF (2) LAYERS OF 1/2" THICK TYPE 'X' GWB APPLIED PERPENDICULAR TO THE FLOOR JOISTS ABOVE WITH ALL JOINTS BETWEEN LAYERS OFFSET 2

CONSTRUCTION SEQUENCE

- SCHEDULE THE PRE-CONSTRUCTION MEETING.
- FLAG OR FENCE ALL CRITICAL AREAS AND CLEARING LIMITS.
- POST A SIGN WITH THE NAME AND PHONE NUMBER OF THE E.S.C. SUPERVISOR.
- GRADE AND INSTALL CONSTRUCTION ENTRANCE(S).
- INSTALL PERIMETER PROTECTION (SILT FENCE, BRUSH BARRIER, ETC.).
- CONSTRUCT SEDIMENT PONDS AND TRAPS, IF REQUIRED.
- GRADE AND STABILIZE CONSTRUCTION ROADS.
- CONSTRUCT SURFACE WATER CONTROLS (INTERCEPTOR DIKES, PIPE SLOPE DRAINS, ETC.) SIMULTANEOUSLY WITH CLEARING AND GRADING FOR PROJECT DEVELOPMENT.
- INSTALL UTILITIES.
- MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH LOCAL STANDARDS AND MANUFACTURER'S RECOMMENDATIONS.
- RELOCATE SURFACE WATER CONTROLS OR EROSION CONTROL MEASURES, OR INSTALL NEW MEASURES SO THAT AS SITE CONDITIONS CHANGE, THE EROSION AND SEDIMENT CONTROL IS ALWAYS IN ACCORDANCE WITH THE ACCEPTED STANDARD BMPs.
- COVER ALL AREAS THAT WILL BE UNWORKED FOR MORE THAN SEVEN DAYS DURING THE DRY SEASON OR TWO DAYS DURING THE WET SEASON WITH STRAW, WOOD FIBER MULCH, COMPOST, PLASTIC SHEETING, OR EQUIVALENT.
- STABILIZE ALL AREAS WITHIN SEVEN DAYS OF REACHING FINAL GRADE.
- SEED OR SOD ANY AREAS OF THE PROJECT, STABILIZE ALL DISTURBED AREA AND REMOVE BMP's IF APPROPRIATE.
- UPON COMPLETION OF THE PROJECT, STABILIZE ALL DISTURBED AREAS AND REMOVE BMP'S IF APPROPRIATE.

COVER MEASURES

COVER METHODS INCLUDE THE USE OF MULCH, EROSION CONTROL NETS AND BLANKETS, PLASTIC COVERING, SEEDING, AND SODDING. MULCH AND PLASTIC SHEETING ARE PRIMARILY INTENDED TO PROTECT DISTURBED AREAS FOR A SHORT PERIOD OF TIME, TYPICALLY DAYS TO A FEW MONTHS. SEEDING AND SODDING ARE MEASURES FOR AREAS THAT ARE TO REMAIN UNWORKED FOR MONTHS.

TEMPORARY EROSION CONTROL SEED MIX:	% WEIGHT	% PURITY	% GERMINATION
ANNUAL OR PERENNIAL RYE (LOLIUM MULTIFLORUM OR LOLIUM PERENNE)	40	98	90
REDFOP OR COLONIAL BENTGRASS (AGROSTIS ALBA OR AGROSTIS TENUIS)	10	92	85

PERMANENT SEED MIX:	% WEIGHT	% PURITY	% GERMINATION	REMARKS
PERENNIAL RYE BLEND (LOLIUM PERENNE)	70	98	90	THIS MIX IS PROVIDED AS JUST ONE RECOMMENDED POSSIBILITY. LOCAL SUPPLIERS SHOULD BE CONSULTED FOR THEIR RECOMMENDATIONS BECAUSE THE APPROPRIATE MIX DEPENDS ON A VARIETY OF FACTORS, INCLUDING EXPOSURE, SOIL TYPE, SLOPE, AND EXPECTED FOOT TRAFFIC.
CHEWINGS AND RED FESCUE BLEND (FESTUCA RUBRA VAR. COMMUTATA OR FESTUCA RUBRA)	30	98	90	

MULCH MATERIAL	QUALITY STANDARDS	APPLICATION RATES	REMARKS
STRAW	AIR-DRIED; FREE FROM UNDESIRABLE SEED AND COARSE MATERIAL.	2'-3" THICK; 2-3 BALES PER 1000 SF OR 2-3 TONS PER ACRE	COST-EFFECTIVE PROTECTION WHEN APPLIED WITH ADEQUATE THICKNESS. HAND-APPLICATION GENERALLY REQUIRES GREATER THICKNESS THAN BLOWN STRAW. STRAW SHOULD BE CRIMPED TO AVOID WIND BLOW. THE THICKNESS OF STRAW MAY BE REDUCED BY HALF WHEN USED IN CONJUNCTION WITH SEEDING.
CHIPPED SITE VEGETATION	AVERAGE SIZE SHALL BE SEVERAL INCHES.	2" MINIMUM THICKNESS	THIS IS A COST-EFFECTIVE WAY TO DISPOSE OF DEBRIS FROM CLEARING AND CRUBBING, AND IT ELIMINATES THE PROBLEMS ASSOCIATED WITH BURNING. GENERALLY, IT SHOULD NOT BE USED ON SLOPES ABOVE APPROXIMATELY 10% BECAUSE OF ITS TENDENCY TO BE TRANSPORTED BY RUNOFF. IT IS NOT RECOMMENDED WITHIN 200 FEET OF SURFACE WATERS. IF SEEDING IS EXPECTED SHORTLY AFTER MULCH, THE DECOMPOSITION OF THE CHIPPED VEGETATION MAY TIE UP NUTRIENTS IMPORTANT TO GRASS ESTABLISHMENT.

PRIOR TO BEGINNING CLEARING OR GRADING

- INSTALL THE SLIT FENCE AS INDICATED ON THE SITE PLAN & SHEET C1.0
- PLACE A THICK LAYER OF STRAW OR MULCH ON ALL AREAS OF BARE SOIL OUTSIDE OF THE PLANNED NEW CONSTRUCTION. THIS IS PARTICULARLY IMPORTANT IN THE SOUTH, LOW END OF THE LOT.
- INSTALL PRE MANUFACTURED SILT SOCKS IN THE TWO EXISTING CATCH BASINS LOCATED SOUTH & EAST OF THE SITE. THIS CATCH BASIN PROTECTION MUST BE CHECKED PERIODICALLY, & CLEANED AS NECESSARY, TO PREVENT THE SILT SOCKS FROM BECOMING OVERLOADED WITH SILT & DEBRIS FROM SURFACE RUNOFF.
- CONSTRUCT A STABILIZED CONSTRUCTION ENTRANCE, AS SHOWN ON SHEET C1.0 OF THE DRAWINGS, WHEREVER TRUCKS WILL DRIVE OFF AF PAVED SURFACES TO IMPORT OR EXPORT DEBRIS & SOIL.

DURING GRADING & CONSTRUCTION

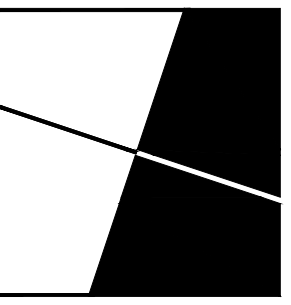
- COVER ANY SOIL STOCKPILES WITH PLASTIC SHEETING THAT IS STAKED OR WEIGHTED TO PREVENT IT FROM BLOWING AWAY.
- ALLOW NO RUNOFF FROM THE EXCAVATION FOR THE SOUTHERN ADDITION TO FLOW ACROSS THE GROUND SURFACE TOWARD THE SOUTH. THIS MAY REQUIRE CREATING A SOIL BERM ALONG THE SOUTHERN EDGE OF THE EXCAVATION. IF SILTY RUNOFF COLLECTS IN THE EXCAVATION, IT MAY NEED TO BE PUMPED TO A TEMPORARY HOLDING TANK FOR DISPOSAL OFF SITE.
- FOLLOWING CONSTRUCTION OF THE FOUNDATION WALLS, PROCEED IMMEDIATELY WITH INSTALLATION OF DRAINAGE & WATER PROOFING, THEN COMPLETION OF BACKFILLING.
- SPREAD STRAW OR MULCH AGAIN ON ALL BARE SOIL OUTSIDE OF THE BACKFILLED FOUNDATIONS, UNLESS PERMANENT LANDSCAPING & VEGETATION WILL BE IMMEDIATELY ESTABLISHED.

EROSION AND SEDIMENTATION CONTROL GENERAL NOTES

- NOT USED
- NOT USED
- PERIMETER PROTECTION MAY BE USED AS THE SOLE FORM OR TREATMENT WHEN THE FLOWPATH MEETS THE CRITERIA LISTED BELOW. IF THESE ARE NOT MET, PERIMETER PROTECTION SHALL ONLY BE USED AS A BACKUP TO A SEDIMENT TRAP OR POND.

AVERAGE SLOPE	SLOPE PERCENT	FLOWPATH LENGTH
1.5H:1V OR LESS	67% OR LESS	100 FEET
2H:1V OR LESS	50% OR LESS	115 FEET
4H:1V OR LESS	25% OR LESS	150 FEET
6H:1V OR LESS	16.7% OR LESS	200 FEET
10H:1V OR LESS	10% OR LESS	250 FEET
- THE CONTRACTOR SHALL STABILIZE DENUDED AREAS AND SOIL STOCKPILES AS FOLLOWS:

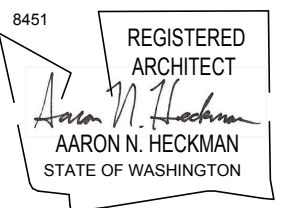
DENUDED AREAS SHALL BE COVERED BY MULCH, SOD, PLASTIC, OR OTHER BMP'S APPROVED BY THE ENGINEER. WHERE POSSIBLE NATURAL VEGETATION SHALL BE MAINTAINED FOR EROSION AND SEDIMENT CONTROL.
- AS CONSTRUCTION PROGRESSES AND SEASONAL CONDITIONS DICTATE, THE EROSION CONTROL FACILITIES SHALL BE MAINTAINED AND/OR ALTERED AS REQUIRED TO ENSURE CONTINUING EROSION/SEDIMENT CONTROL.
- EVERY EFFORT SHALL BE MADE TO CLOSE UTILITY TRENCHES BY THE END OF THE DAY AND MATERIAL EXCAVATED DURING UNDERGROUND UTILITY CONSTRUCTION SHALL BE PLACED ON THE UPHILL SIDE OF TRENCHES (WHERE CONSISTENT WITH SAFETY AND SPACE CONSIDERATIONS).
- ALL TEMPORARY EROSION AND SEDIMENT CONTROL BMP'S SHALL BE MAINTAINED IN A SATISFACTORY CONDITION UNTIL SUCH TIME THAT CLEARING AND/OR CONSTRUCTION IS COMPLETED, PERMANENT DRAINAGE FACILITIES ARE IN OPERATION, AND THE POTENTIAL FOR EROSION HAS PASSED.
- AT A MINIMUM, EROSION AND SEDIMENT CONTROL FACILITIES SHALL BE MAINTAINED MONTHLY, OR FOLLOWING EACH RUNOFF-PRODUCING STORM, TO ENSURE PROPER OPERATION OF ALL EROSION AND SEDIMENT CONTROL FACILITIES. SEDIMENT SHALL BE REMOVED FROM BMP'S WHEN IT REACHES 8-FOOT DEPTH.
- THE PUBLIC RIGHT-OF-WAY SHALL BE KEPT CLEAN. TRACKING OF MUD AND DEBRIS FROM THE SITE WILL NOT BE ALLOWED. FAILURE TO COMPLY WITH THIS CONDITION MAY RESULT IN ALL WORK ON SITE BEING STOPPED.
- THE WASHINGTON STATE CLEAN AIR ACT REQUIRES THE USE OF ALL KNOWN AVAILABLE, AND REASONABLE MEANS OF CONTROLLING AIR POLLUTION, INCLUDING DUST. DUST CAN BE CONTROLLED BY WETTING EXPOSED SOILS, WASHING TRUCK WHEELS BEFORE THEY LEAVE THE SITE, AND INSTALLING AND MAINTAINING ROCK CONSTRUCTION ENTRANCES. CONSTRUCTION VEHICLE TRACK-OUT IS A MAJOR SOURCE OF DUST AND ANY EVIDENCE OF TRACK-OUT CAN TRIGGER FINES FROM THE DEPARTMENT OF ECOLOGY OF THE PUGET SOUND AIR POLLUTION CONTROL AGENCY.
- NOT USED
- THE CONTRACTOR SHALL REMOVE ALL TEMPORARY EROSION AND SEDIMENTATION CONTROL BMP'S WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION OR AFTER THEY ARE NO LONGER NECESSARY.



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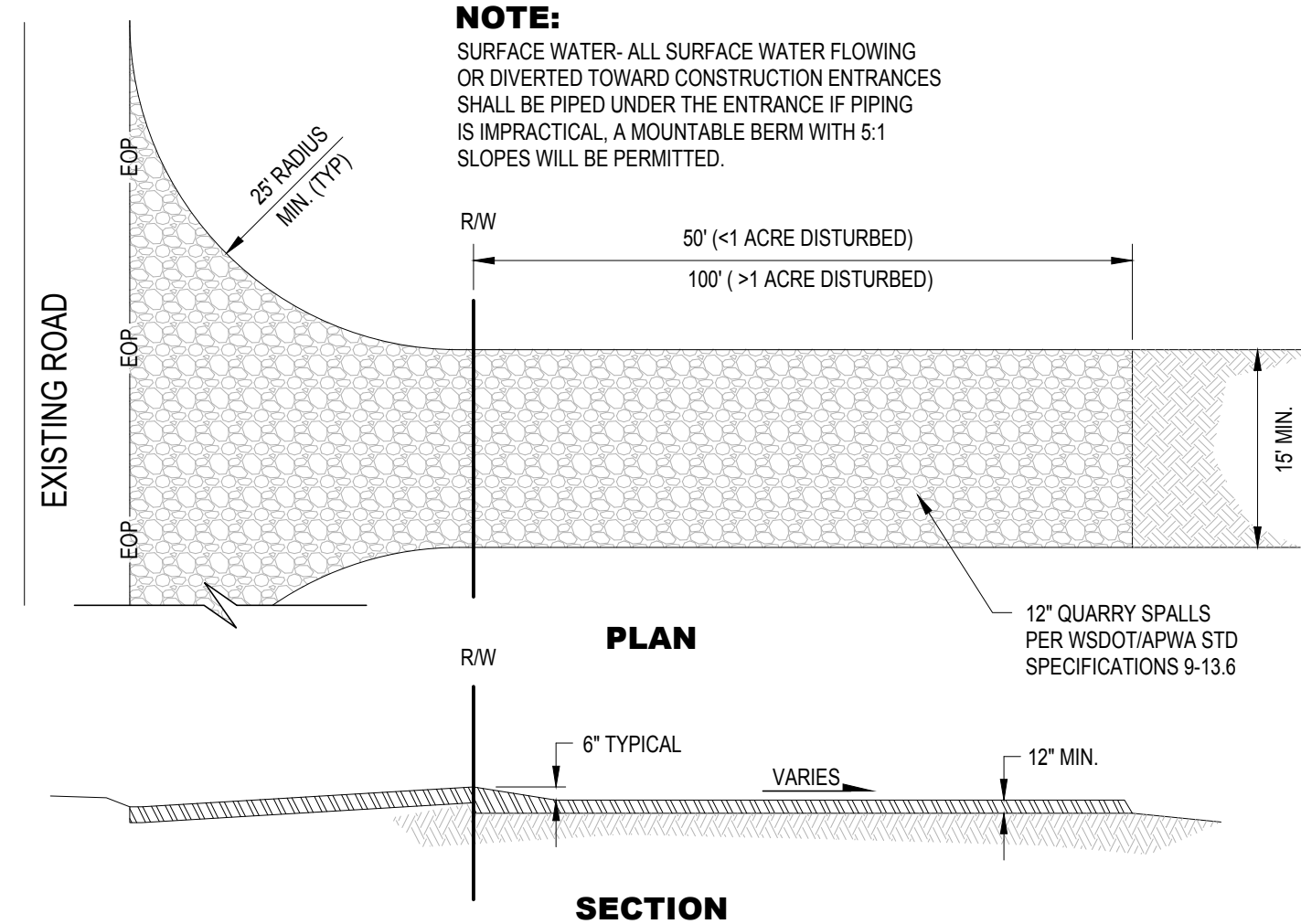


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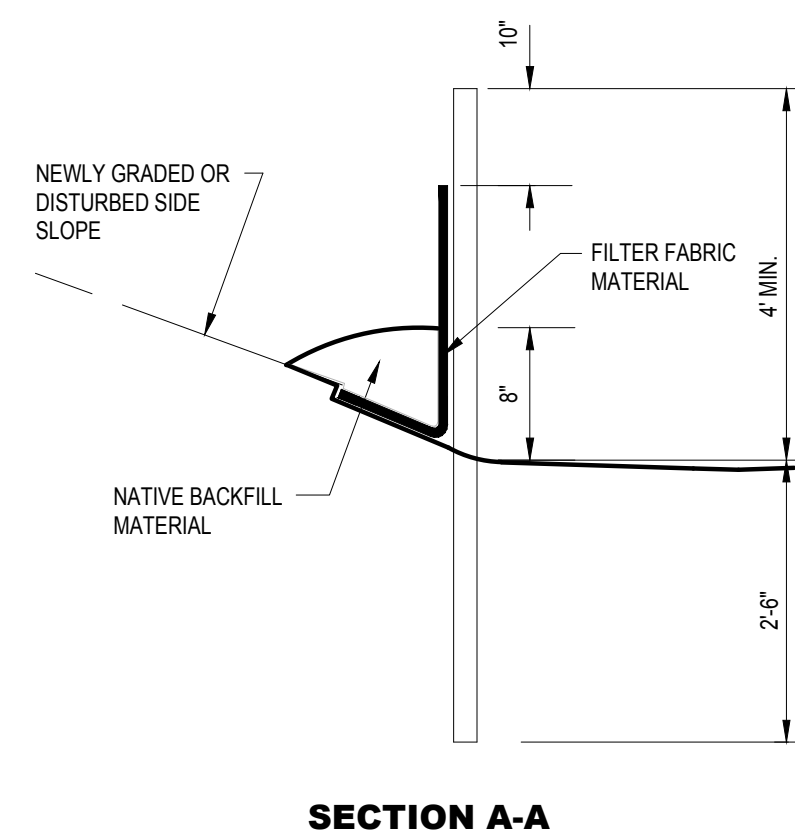
NGUYEN RESIDENCE
8937 SE 56TH STREET
MERCER ISLAND, WA 98040

**EROSION CONTROL
DETAILS AND NOTES**

NOTE:
SURFACE WATER- ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED UNDER THE ENTRANCE IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.

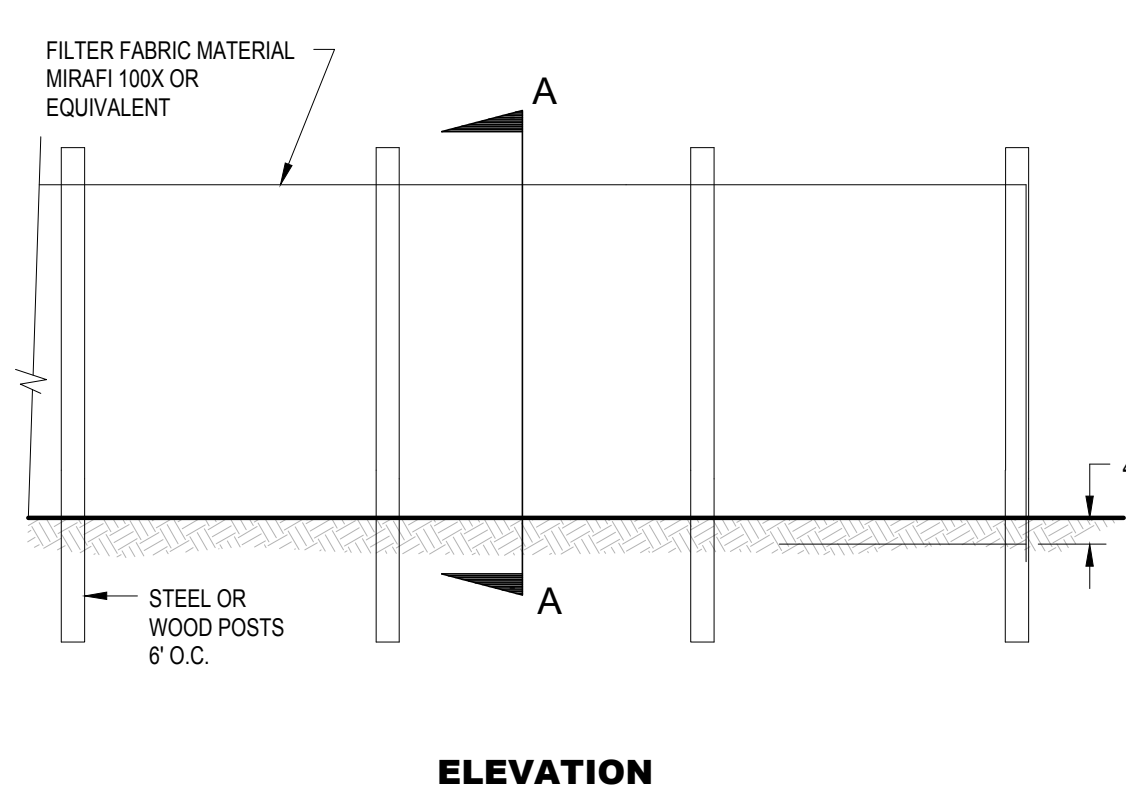


1 STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE



2 SILT FENCE DETAIL
NOT TO SCALE

- NOTES:**
- INSTALL THE SILT FENCE FIRST.
 - THE FILTER FABRIC SHALL BE PURCHASED IN A CONTINUOUS ROLL CUT TO THE LENGTH OF THE BARRIER TO AVOID THE USE OF JOINTS. WHEN JOINTS ARE NECESSARY, THE FILTER FABRIC SHALL BE SPICED TOGETHER ONLY AT A SUPPORT POST, WITH A MINIMUM 6 INCH OVERLAP, AND BOTH ENDS SHALL BE SECURELY FASTENED TO THE POST.
 - POSTS SHALL BE SPACED A MAXIMUM OF 6 FEET APART.



ELEVATION

REVISIONS:
PERMIT SUBMISSION DATE: 04/25/2022
PLOT DATE: 4/25/2022
SHEET NUMBER:

C1.0

FLOOR PLAN LEGEND

- EXISTING WALLS
- NEW WALLS
- EXHAUST FAN; 50 CFM MIN. FOR BATHROOM AND LAUNDRY; 100 CFM MIN. FOR KITCHEN; COORDINATE SPECS W/ WHOLE-HOUSE VENTILATION REQUIREMENTS (SEE T1.0); MIN. AIR INTAKE OPENINGS = 4 IN² PER ROOM
- HARDWIRED SMOKE DETECTOR W/ BATTERY BACKUP
- HARDWIRED CARBON MONOXIDE DETECTOR W/ BATTERY BACKUP
- EGRESS WINDOW
- TEMPERED GLAZING

WALL PARTITION TYPES

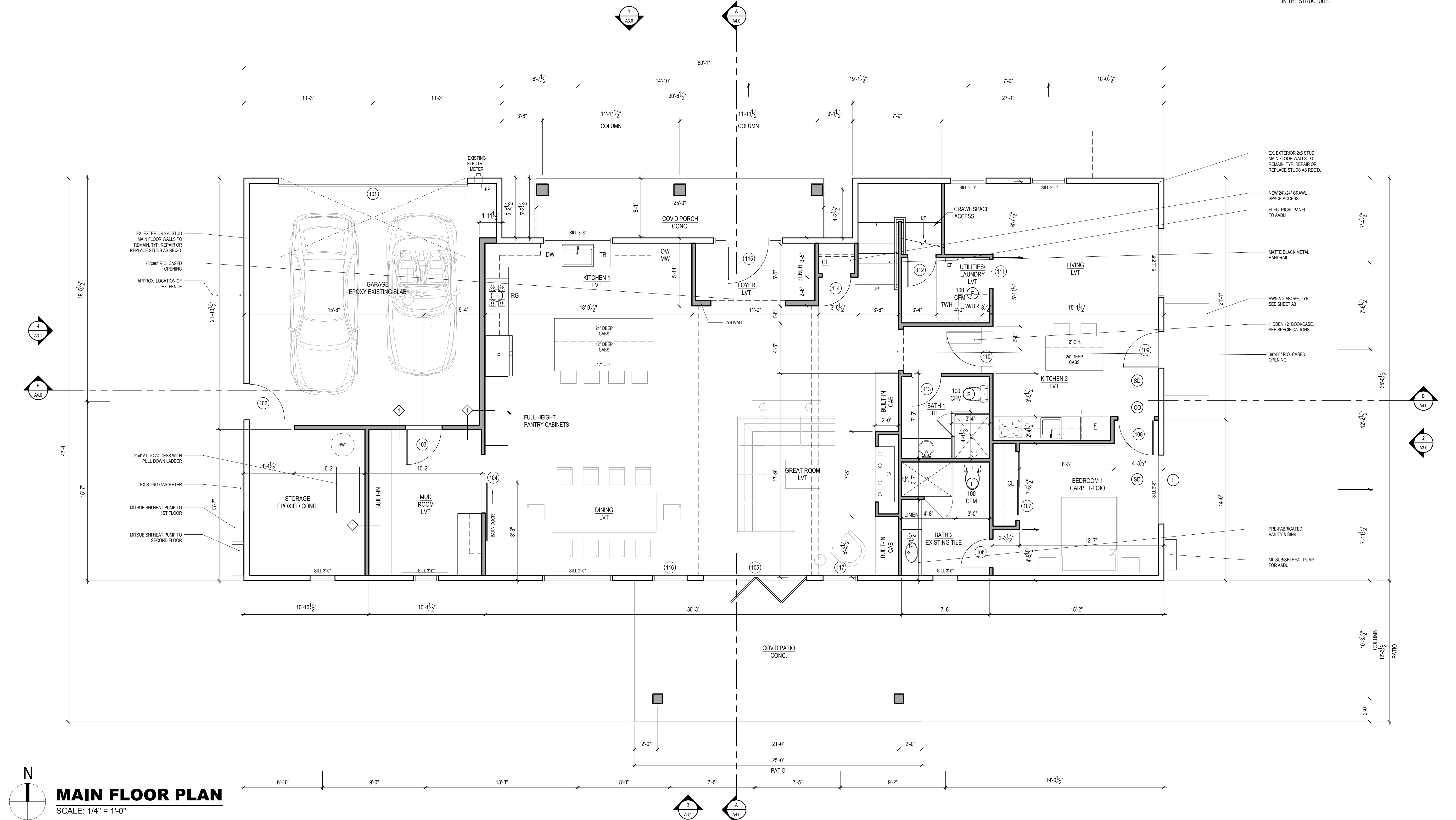
- TYPICAL EXTERIOR WALL
EXTERIOR WALL FINISH OF (2) LAYERS 5/8" BLDG. PAPER OF 1/2" CDX PLYWOOD OF 2x6 WOOD STUDS AT 16" O.C. w/ 1/2" GWB AT INTERIOR. PROVIDE R-21 PLUS R-4 CI BATT INSUL.
- TYPICAL INTERIOR PARTITION
U.N.O. ALL INTERIOR WALL SHALL BE 2x4 WOOD STUDS @ 16" O.C. w/ 1/2" GYPSUM WALLBOARD EACH SIDE.
- TYPICAL FURRED WALL
2" AIRSPACE, 2x4 P.T. WOOD STUDS @ 16" O.C. w/ 1/2" GYPSUM WALLBOARD AT INTERIOR. PROVIDE R-21 BATT INSULATION.
- 1HR. FIRE RATED WALL
1/2" THK GWB OF 2x6 WD STUDS @ 16" O.C. PANELS NAILED 7" O.C.-1 7/8" CEM CTD NAILS- JOINTS EXP OR FIN - PERIM CAULKED- UL DES U305 & U314- JOINTS FIN
- SOUND PROOF WALL
2x6 SILL & TOP PLATES AND STAGGERED 2x4 VERTICAL STUDS @ 5'0" w/ INTERWOVEN SOUNDS BATTS w/ GYPSUM WALLBOARD EACH SIDE.

DEMOLITION NOTES

- ASBESTOS & HAZARDOUS MATERIALS: FEDERAL, STATE & LOCAL REGULATIONS REQUIRE THAT ALL ASBESTOS & OTHER HAZARDOUS MATERIALS IN A BUILDING BE REMOVED PRIOR TO STARTING THE DEMOLITION WORK. CONTRACTOR TO OBTAIN REQUIRED CERTIFICATION THAT THERE ARE NO HAZARDOUS MATERIALS PRESENT IN THE STRUCTURE.
- UON. ALL DEBRIS RESULTING FROM DEMOLITION WORK SHALL BECOME THE PROPERTY OF THE CONTRACTOR & SHALL BE REMOVED & DISPOSED OF IN A LEGAL MANNER OFF OF THE PROJECT PROPERTY.
- SEE MEP (UNDER SEPARATE PERMIT), FIRE PROTECTION (UNDER SEPARATE PERMIT), ELECTRICAL (UNDER SEPARATE PERMIT) & COMMUNICATION (UNDER SEPARATE PERMIT) DOCUMENTS FOR DEMOLITION RELATED TO THOSE TRADES.
- THE CONTRACTOR SHALL PROTECT THE EXISTING BUILDING & IMPROVEMENTS WITHIN THE AREAS OF OPERATION & TAKE CARE TO PROTECT THE NEIGHBORING SPACES WHERE EXISTS. THE CONTRACTOR SHALL ASSUME ALL FINANCIAL RESPONSIBILITY FOR THE IMMEDIATE RESTORATION, REPAIR, OR REPLACEMENT OF DAMAGED ITEMS OR AREAS TO RESTORE THEM TO MATCH EXISTING CONDITIONS.
- THE CONTRACTOR SHALL TAKE PRECAUTIONS TO ADEQUATELY SECURE THE PREMISES AND/OR STORED MATERIALS FROM TRESPASSING, THEFT & VANDALISM.
- REFER TO SHEETS T1.0 & T1.1 FOR ADDITIONAL NOTES, LEGENDS, SYMBOLS, ABBREVIATIONS, & SCHEDULES.
- PATCH & REPAIR EXISTING FLOORS IN AREAS TO RECEIVE NEW FLOORING TO PROVIDE FOR CONTINUOUS "LEVEL" SURFACE FOR NEW FLOORING.
- DO NOT REMOVE ANY BEARING WALLS, COLUMNS OR OTHER STRUCTURAL MEMBERS NOT DESIGNATED IN STRUCTURAL DOCUMENTS. NOTIFY ARCHITECT IMMEDIATELY IF AREAS OF DEMO UNCOVER ANY EXISTING STRUCTURAL COMPONENTS NOT PREVIOUSLY IDENTIFIED.
- PRIOR TO REMOVAL OF ANY STRUCTURAL COMPONENTS, THE CONTRACTOR SHALL PROVIDE SHORING AS REQUIRED TO TEMPORARILY SUPPORT ALL LOADS UNTIL NEW FRAMING IS INSTALLED AS DOCUMENTED AND SPECIFIED. IF THE CONTRACTOR FINDS THE EXISTING CONDITIONS TO BE OTHER THAN DOCUMENTED OR IN CONFLICT WITH THE DRAWINGS, NOTIFY THE ARCHITECT IMMEDIATELY FOR RESOLUTION. PROCEEDING WITHOUT NOTIFICATION INDICATES FULL ACCEPTANCE OF CONDITIONS AND RESPONSIBILITY IF WORK IS NOT IN CONFORMANCE WITH CONTRACT DOCUMENTS.

FLOOR PLAN NOTES:

- NEW PARTITION CONSTRUCTION SHOWN POCHED.
- ALL DIMENSIONS TO F.O. FRAMING UON.
- FIN INDICATES DIMENSION TO FINISH.
- REFER TO SHEETS T1.0 & T1.1 FOR ADDITIONAL NOTES, LEGENDS, SYMBOLS, ABBREVIATIONS, & SCHEDULES.
- PATCH/REPAIR, PRIME & PAINT ALL EXISTING GWB WALLS TO REMAIN.
- PARTITIONS THAT ARE NOT DIMENSIONED ARE TO BE LOCATED FLUSH & SQUARE WITH THE EXISTING PARTITION.
- WALLS THAT APPEAR TO ALIGN DO ALIGN. WALLS THAT APPEAR CENTERED ON COLUMNS ARE CENTERED ON COLUMNS.
- "ALIGN" MEANS TO ACCURATELY LOCATE THE FINISHED FACES IN THE SAME PLANE.
- NOTIFY ARCHITECT IN WRITING OF ANY DISCREPANCIES OR CONFLICTS IN THE LOCATION(S) OF NEW CONSTRUCTION. UPON COMPLETION OF PARTITION LAYOUT, NOTIFY ARCHITECT. ALLOW TIME IN THE SCHEDULE FOR VERIFICATION OF THE LAYOUT BY THE ARCHITECT PRIOR TO PARTITION INSTALLATION.
- ALL DOORS TO BE 4" FROM ADJACENT WALL TO INT. F.O. FINISHED JAMB. UON. DIMENSIONS LOCATING DOORS ARE TO FINISHED OPENING. UON.
- ALL WORK SHALL BE ERCTED & INSTALLED PLUMB, LEVEL, SQUARE & TRUE.
- ALL INTERIOR WALLS NOT LABELED WITH WALL TAG ARE INFILL WALLS TO MATCH EXISTING PARTITION.
- ALL HANDRAILS TO BE 1 1/4" - 2" DIA. LOCATED 1 1/2" MIN. FROM ADJACENT WALL ON AT LEAST ONE SIDE OF STAIRS AND SHALL RETURN TO WALL AT ENDS.
- ALL HANDRAILS TO BE 34" - 38" HIGH ABV. STAIR NOSE.
- ALL GUARDRAILS TO BE 36" HIGH WITH CABLE RAILS INSTALLED AND TENSIONED TO ALLOW A 4" MAX. CLEAR SPACE BETWEEN RAILS.
- ALL TREADS TO HAVE 1" NOSING.
- WHERE EXISTING FRAMING REMAINS AND THE FRAMING CAVITY IS EXPOSED DURING CONSTRUCTION, THE CAVITY MUST BE FILLED WITH INSULATION. MIN R-15 FOR 2x4 FRAMED WALLS, MIN R-21 FOR 2x6 FRAMED WALLS.
- FOR NEW FRAMED ABOVE-GRADE WALLS, INSTALL MIN. INSULATION OF R-21 STUD CAVITY INSULATION + R-10 AT HEADERS.
- FOR NEW BELOW-GRADE WALLS, INSTALL MIN. INSULATION OF R-10 CONTINUOUS ON OUTSIDE OF WALL OR R-15 CONTINUOUS ON INSIDE OF WALL OR R-21 STUD CAVITY INSULATION + R-10 AT HEADERS + THERMAL BREAK BETWEEN SLAB AND BELOW-GRADE WALL OR R-13 STUD CAVITY INSULATION + R-5 CONTINUOUS INSULATION ON INSIDE OR OUTSIDE OF WALL.
- FOR NEW WINDOWS AND GLAZED DOORS, PROVIDE MAX. U-FACTOR OF 0.30.
- ALL REQUIRED SMOKE ALARMS IN THE ADJ AND IN PRIMARY RESIDENCE ARE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ANY ONE ALARM WILL ACTIVATE ALL OTHER ALARMS IN THE STRUCTURE.



MAIN FLOOR PLAN
SCALE: 1/4" = 1'-0"

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8451 REGISTERED ARCHITECT
AARON N. HECKMAN
STATE OF WASHINGTON

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MAIN FLOOR PLAN

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FLOOR PLAN LEGEND

- EXISTING WALLS
- NEW WALLS
- EXHAUST FAN; 50 CFM MIN. FOR BATHROOM AND LAUNDRY, 100 CFM MIN. FOR KITCHEN; COORDINATE SPECS W/ WHOLE-HOUSE VENTILATION REQUIREMENTS (SEE T1.0). MIN. AIR INTAKE OPENINGS = 4 IN² PER ROOM
- HARDWIRED SMOKE DETECTOR W/ BATTERY BACKUP
- HARDWIRED CARBON MONOXIDE DETECTOR W/ BATTERY BACKUP
- EGRESS WINDOW
- TEMPERED GLAZING

WALL PARTITION TYPES

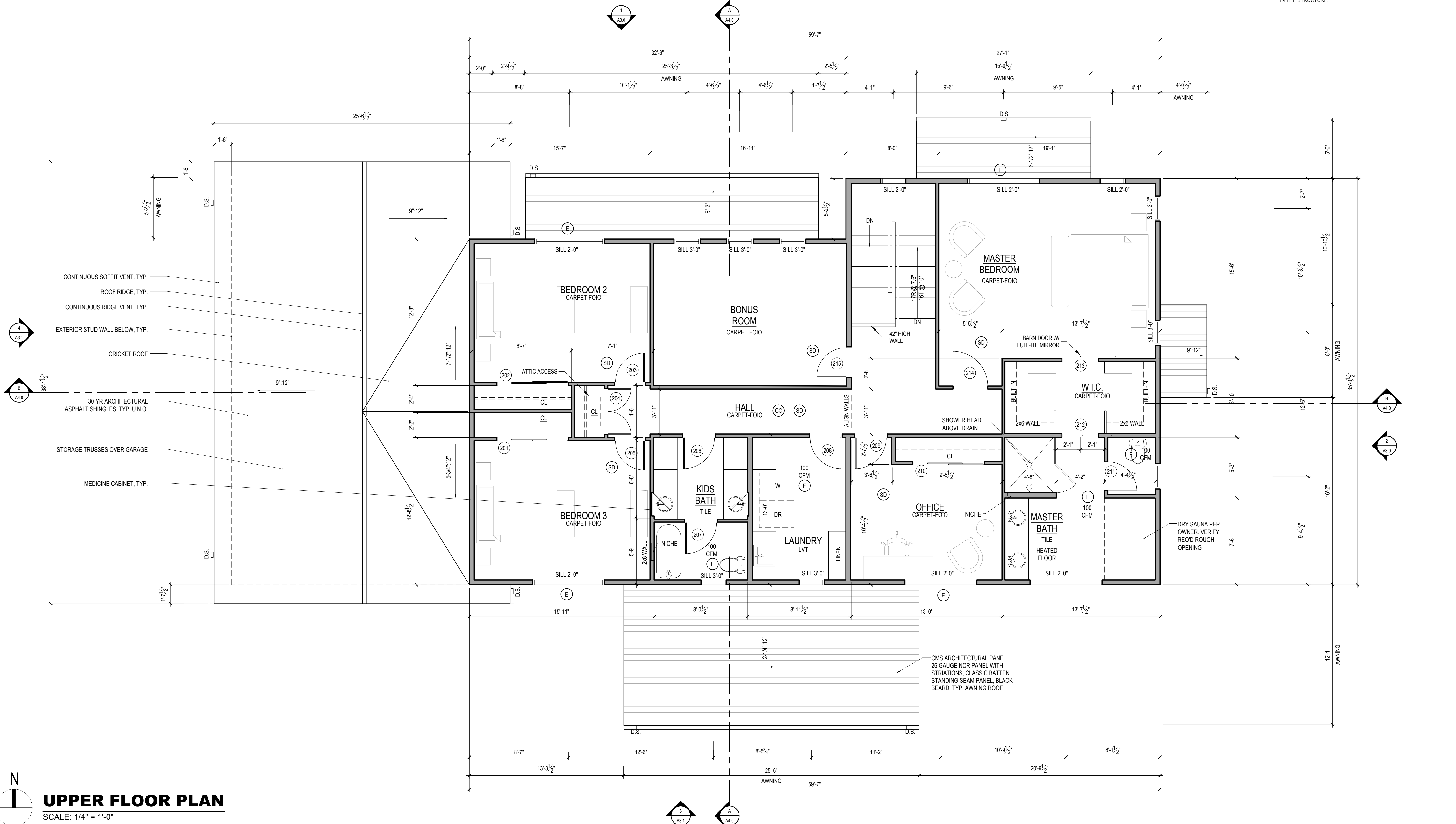
- TYPICAL EXTERIOR WALL**
EXTERIOR WALL FINISH OF (2) LAYERS 5/8" BLDG. PAPER OF 1/2" CDX PLYWOOD OF 2x6 WOOD STUDS AT 16" O.C. w/ 1/2" GWB AT INTERIOR. PROVIDE R-21 PLUS R-4 CI BATT INSUL.
- TYPICAL INTERIOR PARTITION**
U.N.O. ALL INTERIOR WALL SHALL BE 2x4 WOOD STUDS @ 16" O.C. w/ 1/2" GYPSUM WALLBOARD EACH SIDE.
- TYPICAL FURRED WALL**
2" AIRSPACE, 2x4 P.T. WOOD STUDS @ 16" O.C. w/ 1/2" GYPSUM WALLBOARD AT INTERIOR. PROVIDE R-21 BATT INSULATION.

DEMOLITION NOTES

- ASBESTOS & HAZARDOUS MATERIALS: FEDERAL, STATE & LOCAL REGULATIONS REQUIRE THAT ALL ASBESTOS & OTHER HAZARDOUS MATERIALS IN A BUILDING BE REMOVED PRIOR TO STARTING THE DEMOLITION WORK. CONTRACTOR TO OBTAIN REQUIRED CERTIFICATION THAT THERE ARE NO HAZARDOUS MATERIALS PRESENT IN THE STRUCTURE.
- UON. ALL DEBRIS RESULTING FROM DEMOLITION WORK SHALL BECOME THE PROPERTY OF THE CONTRACTOR & SHALL BE REMOVED & DISPOSED OF IN A LEGAL MANNER OFF OF THE PROJECT PROPERTY.
- SEE MEP (UNDER SEPARATE PERMIT), FIRE PROTECTION (UNDER SEPARATE PERMIT), ELECTRICAL (UNDER SEPARATE PERMIT) & COMMUNICATION (UNDER SEPARATE PERMIT) DOCUMENTS FOR DEMOLITION RELATED TO THOSE TRADES.
- THE CONTRACTOR SHALL PROTECT THE EXISTING BUILDING & IMPROVEMENTS WITHIN THE AREAS OF OPERATION & TAKE CARE TO PROTECT THE NEIGHBORING SPACES WHERE EXISTS. THE CONTRACTOR SHALL ASSUME ALL FINANCIAL RESPONSIBILITY FOR THE IMMEDIATE RESTORATION, REPAIR, OR REPLACEMENT OF DAMAGED ITEMS OR AREAS TO RESTORE THEM TO MATCH EXISTING CONDITIONS.
- THE CONTRACTOR SHALL TAKE PRECAUTIONS TO ADEQUATELY SECURE THE PREMISES AND/OR STORED MATERIALS FROM TRESPASSING, THEFT & VANDALISM.
- DEMO ALL FLOORING FINISHES IN AREAS OF WORK UON; PATCH & PREPARE EXISTING FLOORS IN AREAS TO RECEIVE NEW FLOORING TO PROVIDE FOR CONTINUOUS "LEVEL" SURFACE FOR NEW FLOORING.
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- FOR NEW FRAMED ABOVE-GRADE WALLS, INSTALL MIN. INSULATION OF R-21 STUD CAVITY INSULATION + R-10 AT HEADERS.
- FOR NEW BELOW-GRADE WALLS, INSTALL MIN. INSULATION OF R-10 CONTINUOUS ON OUTSIDE OF WALL OR R-15 CONTINUOUS ON INSIDE OF WALL OR R-21 STUD CAVITY INSULATION + R-10 AT HEADERS + THERMAL BREAK BETWEEN SLAB AND BELOW-GRADE WALL OR R-13 STUD CAVITY INSULATION + R-5 CONTINUOUS INSULATION ON INSIDE OR OUTSIDE OF WALL.
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UPPER FLOOR PLAN
SCALE: 1/4" = 1'-0"

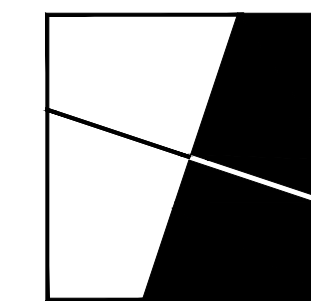


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UPPER FLOOR PLAN

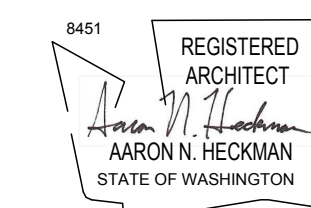
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1	04/25/2022	PERMIT SUBMISSION DATE
2	4/25/2022	PLOT DATE
3		SHEET NUMBER



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ROOF PLAN

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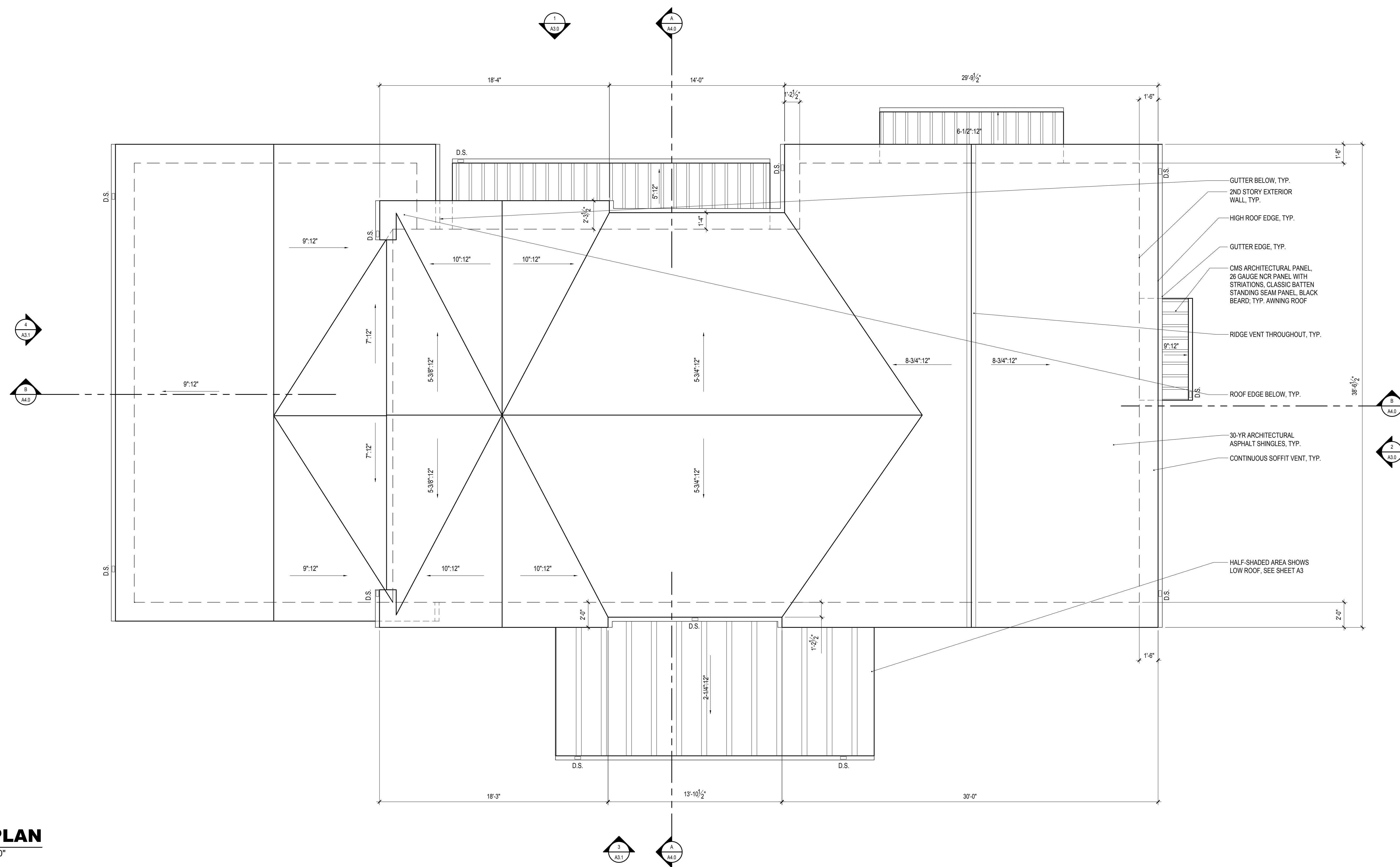
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PLOT DATE:
4/25/2022

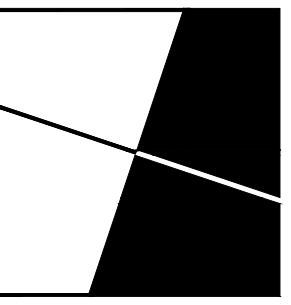
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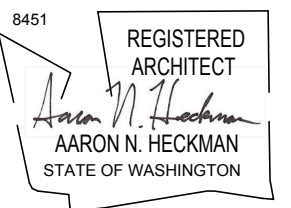
ROOF PLAN
SCALE: 1/4" = 1'-0"



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DOOR AND WINDOW SCHEDULES

WINDOW SCHEDULE

WINDOW MARK	DESCRIPTION	R.O. SIZE		TEMP.	QTY.	TOTAL AREA (SF)	U-VALUE (MIN.)	GLAZING	REMARKS & NOTES
		WIDTH	HEIGHT						
A	FIXED	2'-6"	2'-6"	-	2	-	0.20	LOW E/ CLEAR	-
B	CASEMENT	1'-6"	5'-0"	-	2	-	0.20	LOW E/ CLEAR	-
C	CASEMENT	5'-6"	5'-0"	-	6	-	0.20	LOW E/ CLEAR	EGRESS
D	CASEMENT	1'-6"	3'-6"	-	11	-	0.20	LOW E/ CLEAR	-
E	CASEMENT	2'-6"	5'-0"	-	2	-	0.20	LOW E/ CLEAR	-
F	CASEMENT	5'-6"	4'-0"	-	1	-	0.20	LOW E/ CLEAR	-
G	FIXED	1'-9"	3'-6"	-	1	-	0.20	LOW E/ CLEAR	-
H	SLIDING	5'-6"	3'-6"	-	2	-	0.20	LOW E/ CLEAR	-

ABBREVIATIONS:

ALUM ALUMINUM
 MC METAL CLAD
 PRE-FIN PRE-FINISHED
 PNT PAINTED
 SCW SOLID CORE WOOD
 WD WOOD

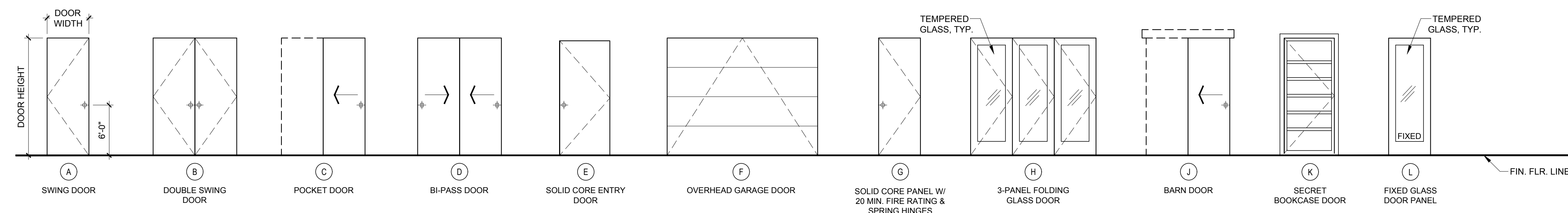
DOOR SCHEDULE

DOOR NO.	LOCATION	SIZE		DOOR TYPE	DOOR FIN.	DOOR THK.	U-VAL. (MIN.)	DOOR HDWR.	REMARKS
		WIDTH	HEIGHT						
MAIN FLOOR									
101	GARAGE	16'-0"	8'-0"	F	PNT.	-	-	-	PROVIDE ELECTRIC OPENER
102	GARAGE	3'-0"	7'-0"	E	PNT.	1-3/4"	-	-	-
103	MUD	3'-0"	8'-0"	G	PNT.	1-3/4"	-	-	20 MINUTE DOOR W/ SPRING HINGES
104	MUD	5'-0"	8'-0"	J	PNT.	1-3/4"	-	-	-
105	GREAT ROOM	9'-0"	8'-0"	H	-	-	0.20	-	-
106	BATH 2	2'-6"	8'-0"	A	PNT.	1-3/4"	-	-	-
107	BEDROOM 1 CLOSET	6'-0"	8'-0"	D	PNT.	1-3/4"	-	-	-
108	BEDROOM 1 CLOSET	3'-0"	8'-0"	A	PNT.	1-3/4"	-	-	-
109	KITCHEN 2	3'-0"	8'-0"	E	PNT.	1-3/4"	-	-	-
110	KITCHEN 2	3'-0"	8'-0"	K	PNT.	1-3/4"	-	-	VERIFY FRMG REQMTS W/ DOOR MANUF.
111	UTILITY/LAUNDRY	2'-6"	8'-0"	C	PNT.	1-3/4"	-	-	-
112	UTILITY/LAUNDRY	2'-6"	8'-0"	A	PNT.	1-3/4"	-	-	-
113	BATH 1	2'-6"	8'-0"	A	PNT.	1-3/4"	-	-	-
114	COAT CLOSET	2'-6"	8'-0"	A	PNT.	1-3/4"	-	-	-
115	FOYER	3'-0"	8'-0"	E	PNT.	1-3/4"	-	-	PROVIDE (2) 15" WIDE SIDELITES
116	GREAT ROOM	3'-0"	8'-0"	L	-	-	0.20	-	-
117	GREAT ROOM	3'-0"	8'-0"	L	-	-	0.20	-	-
UPPER FLOOR									
201	BEDROOM 3 CLOSET	6'-0"	7'-0"	D	PNT.	1-3/4"	-	-	-
202	BEDROOM 2 CLOSET	6'-0"	7'-0"	D	PNT.	1-3/4"	-	-	-
203	BEDROOM 2	2'-8"	7'-0"	A	PNT.	1-3/4"	-	-	-
204	HALL CLOSET	PR 2'-0"	7'-0"	B	PNT.	1-3/4"	-	-	-
205	BEDROOM 3	2'-8"	7'-0"	A	PNT.	1-3/4"	-	-	-
206	KID'S BATH	2'-6"	7'-0"	A	PNT.	1-3/4"	-	-	-
207	KID'S BATH	2'-6"	7'-0"	A	PNT.	1-3/4"	-	-	-
208	LAUNDRY	3'-0"	7'-0"	A	PNT.	1-3/4"	-	-	-
209	OFFICE	2'-8"	7'-0"	A	PNT.	1-3/4"	-	-	-
210	OFFICE CLOSET	6'-0"	7'-0"	D	PNT.	1-3/4"	-	-	-
211	M BATH TOILET	2'-6"	7'-0"	A	PNT.	1-3/4"	-	-	-
212	M BATH	3'-0"	7'-0"	C	PNT.	1-3/4"	-	-	-
213	M CLOSET	3'-0"	7'-0"	J	PNT.	1-3/4"	-	-	-
214	M BEDROOM	3'-0"	7'-0"	A	PNT.	1-3/4"	-	-	-
215	BONUS	3'-0"	7'-0"	A	PNT.	1-3/4"	-	-	-

SCHEDULE NOTES:

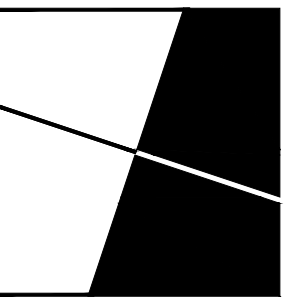
- CONTRACTOR TO VERIFY ALL GLAZING SIZING, AND DOOR DIMENSIONS IN FIELD PRIOR TO ROUGH FRAMING & ORDERING OF GLAZING/WINDOW/DOOR MATERIALS. REVIEW SIZES AND ANY DISCREPANCIES W/ ARCHITECT.
- ALL GLAZING TO BE "LOW E", INSULATED GLASS UNLESS NOTED OTHERWISE.
- ALL OPERABLE WINDOWS TO HAVE SCREENS.
- GLAZING INDOORS AND/OR WITHIN 24" OF A DOOR TO BE TEMPERED. SEE EXTERIOR ELEVATION FOR TEMP. GLASS LOCATION & EGRESS WINDOWS.
- 2018 WSEC & VIAQ RESIDENTIAL PRESCRIPTIVE OPTION 3 ADOPTED. GLAZING AREA INDICATED UNLIMITED. SEE ENERGY NOTE ON SHEET T1.0 FOR DETAILS.
- ALL NEW FENESTRATION ARE TO BE NFRC CERTIFIED.
- ALL WINDOW AND DOOR HEADERS ARE TO BE INSULATED WITH A MINIMUM OF R-10 INSULATION.

DOOR TYPES



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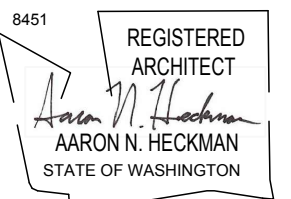
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EXTERIOR ELEVATIONS

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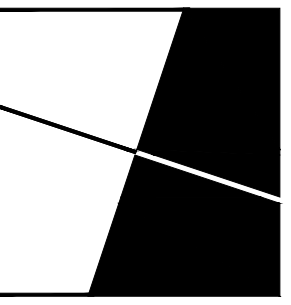
1 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

ELEVATION LEGEND

- TEMPERED GLAZING
- EGRESS WINDOW
- REPAIR AREA AT EX. WALL OPENING AND INFILL TO MATCH EXISTING



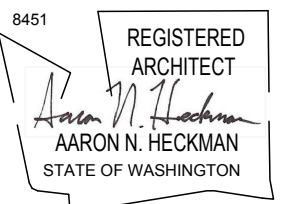
2 EAST ELEVATION
SCALE: 1/4" = 1'-0"



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EXTERIOR ELEVATIONS

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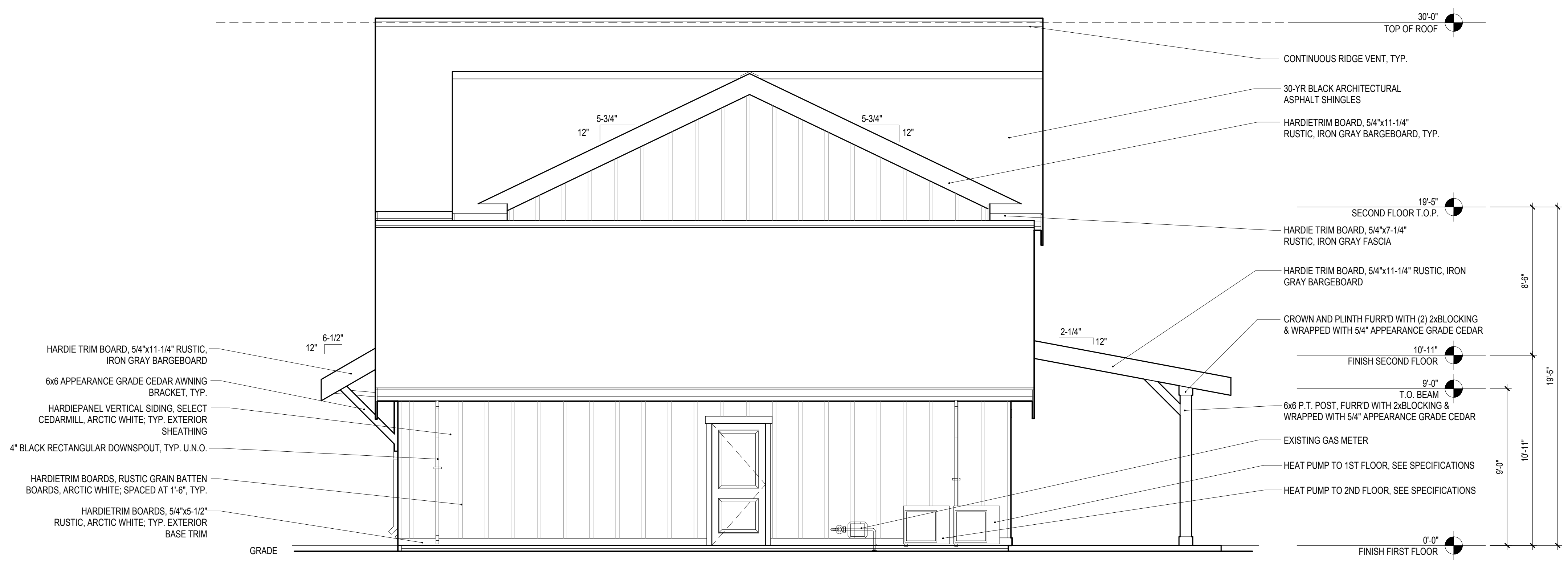
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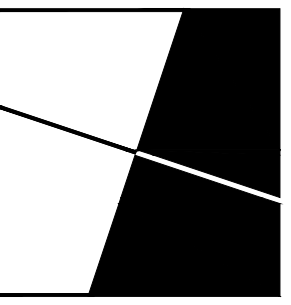
3 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

ELEVATION LEGEND

- TEMPERED GLAZING
- EGRESS WINDOW
- REPAIR AREA AT EX. WALL
OPENING AND INFILL TO
MATCH EXISTING



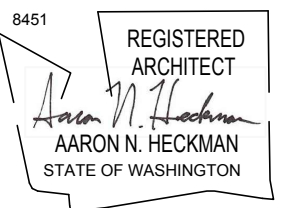
4 WEST ELEVATION
SCALE: 1/4" = 1'-0"



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BUILDING SECTIONS

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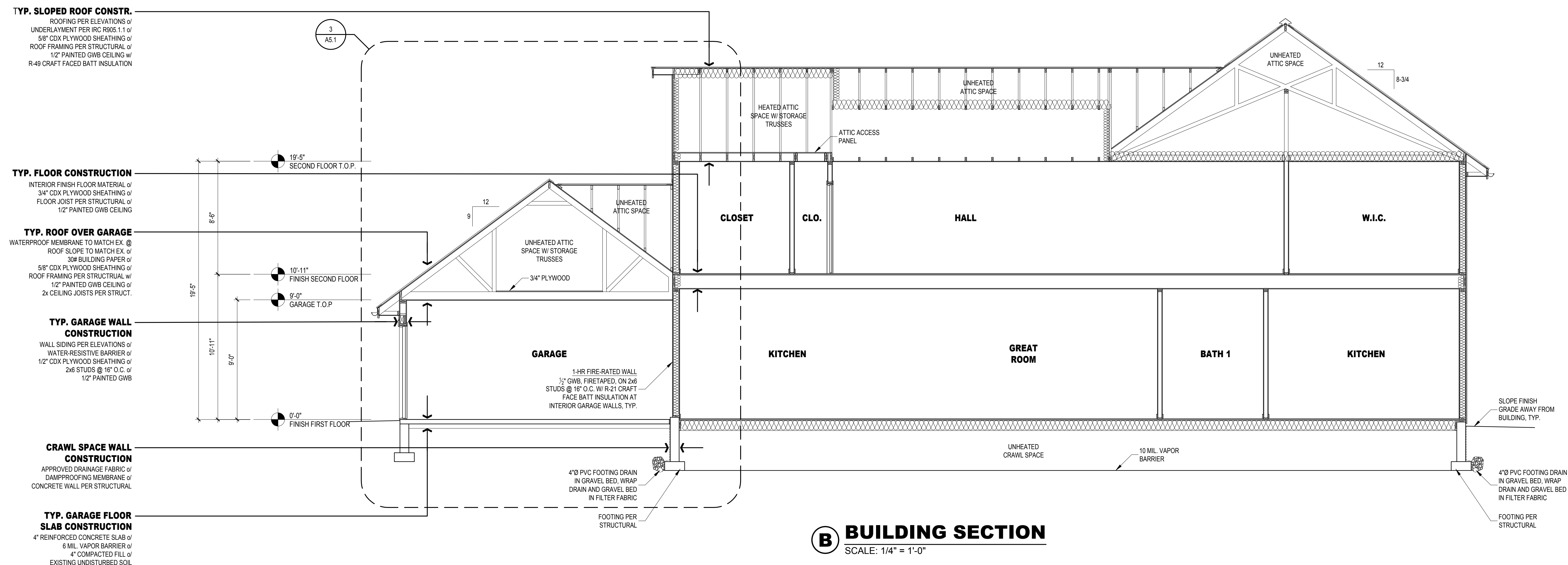
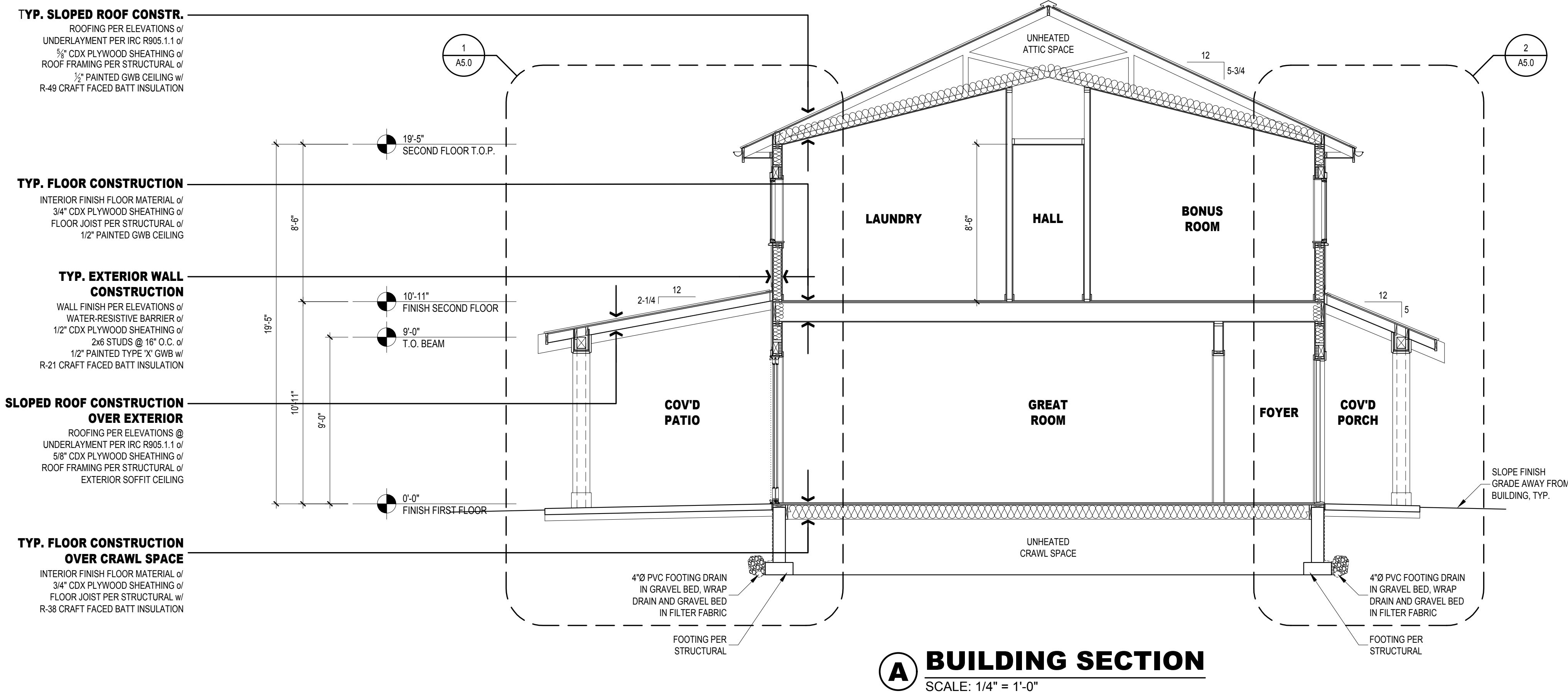
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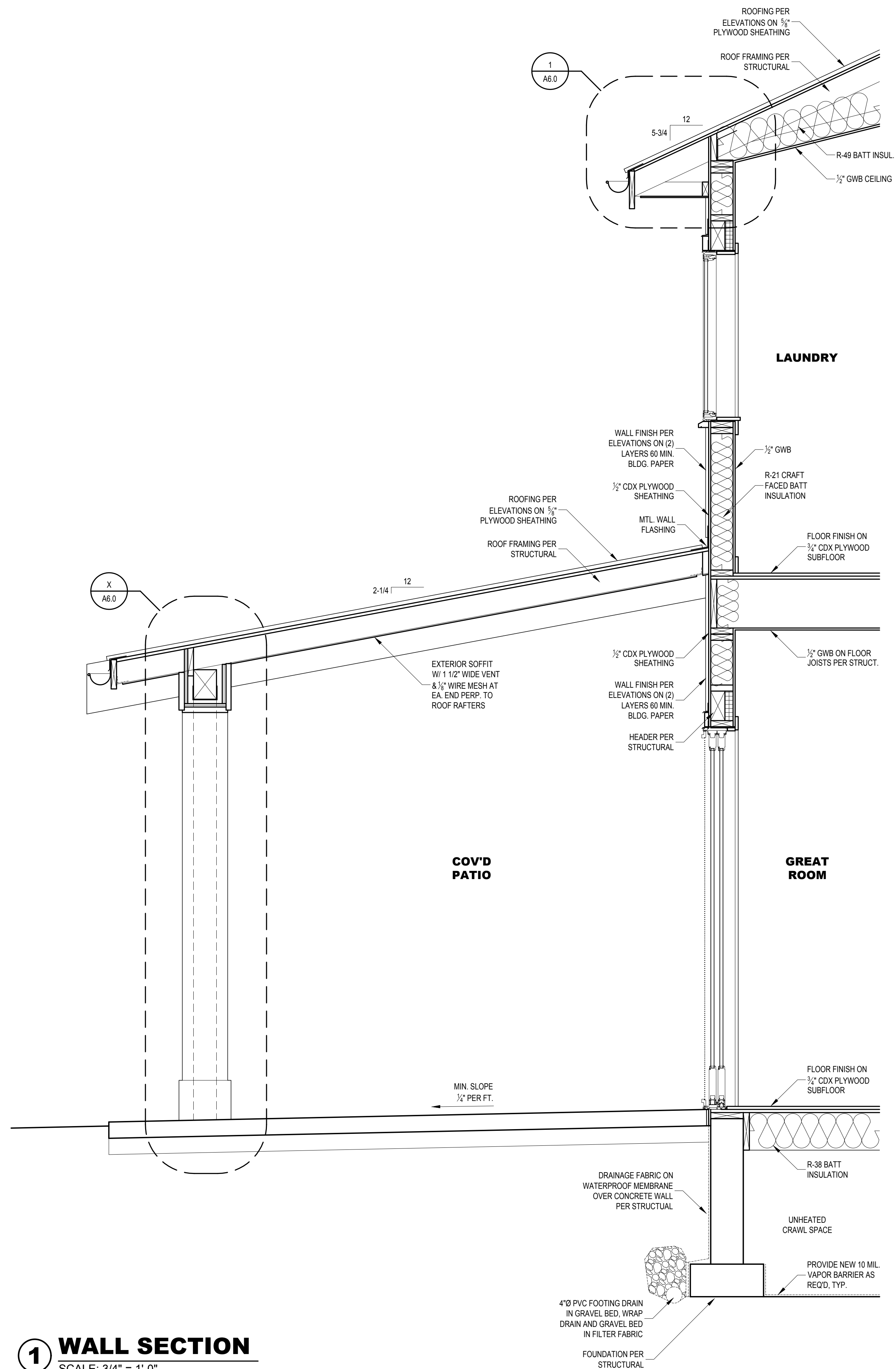
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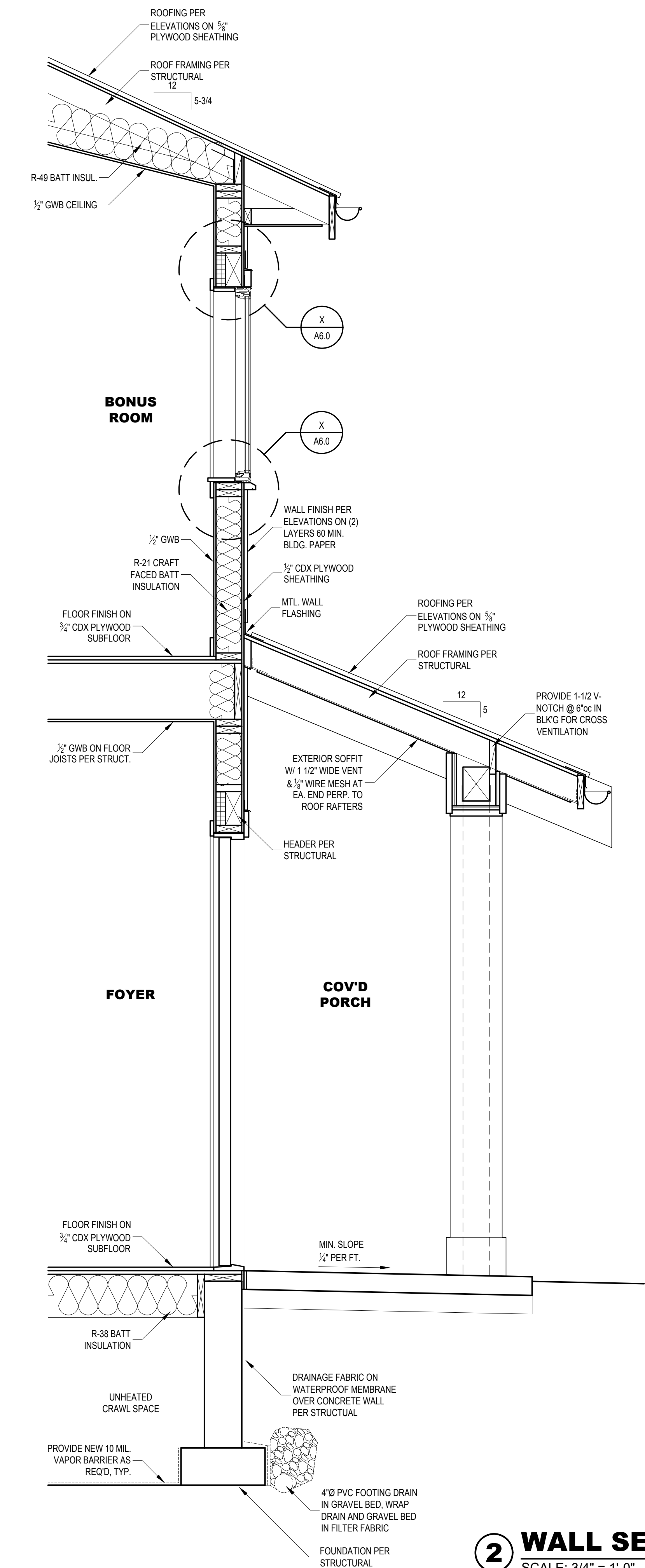
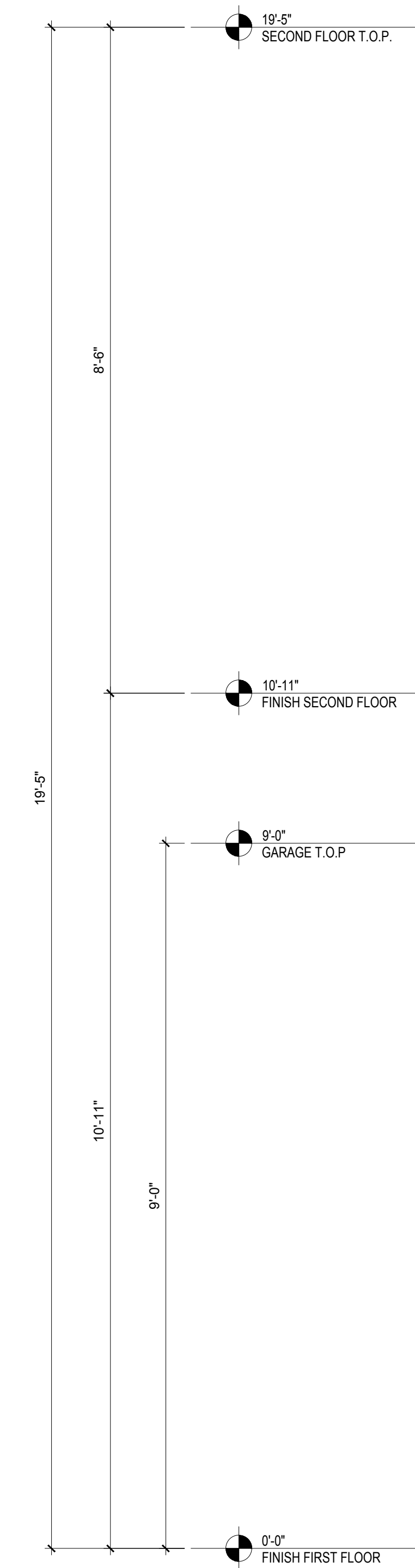
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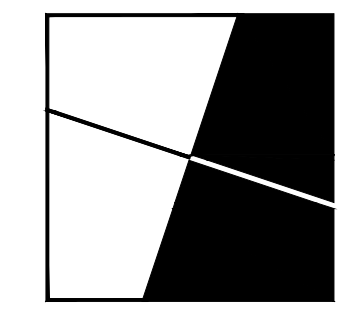




1 WALL SECTION
SCALE: 3/4" = 1'-0"



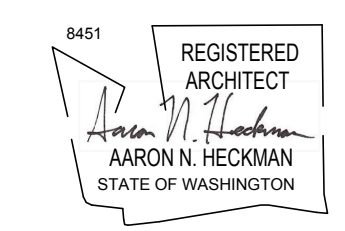
2 WALL SECTION
SCALE: 3/4" = 1'-0"



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WALL SECTIONS

NO.	DATE	DESCRIPTION

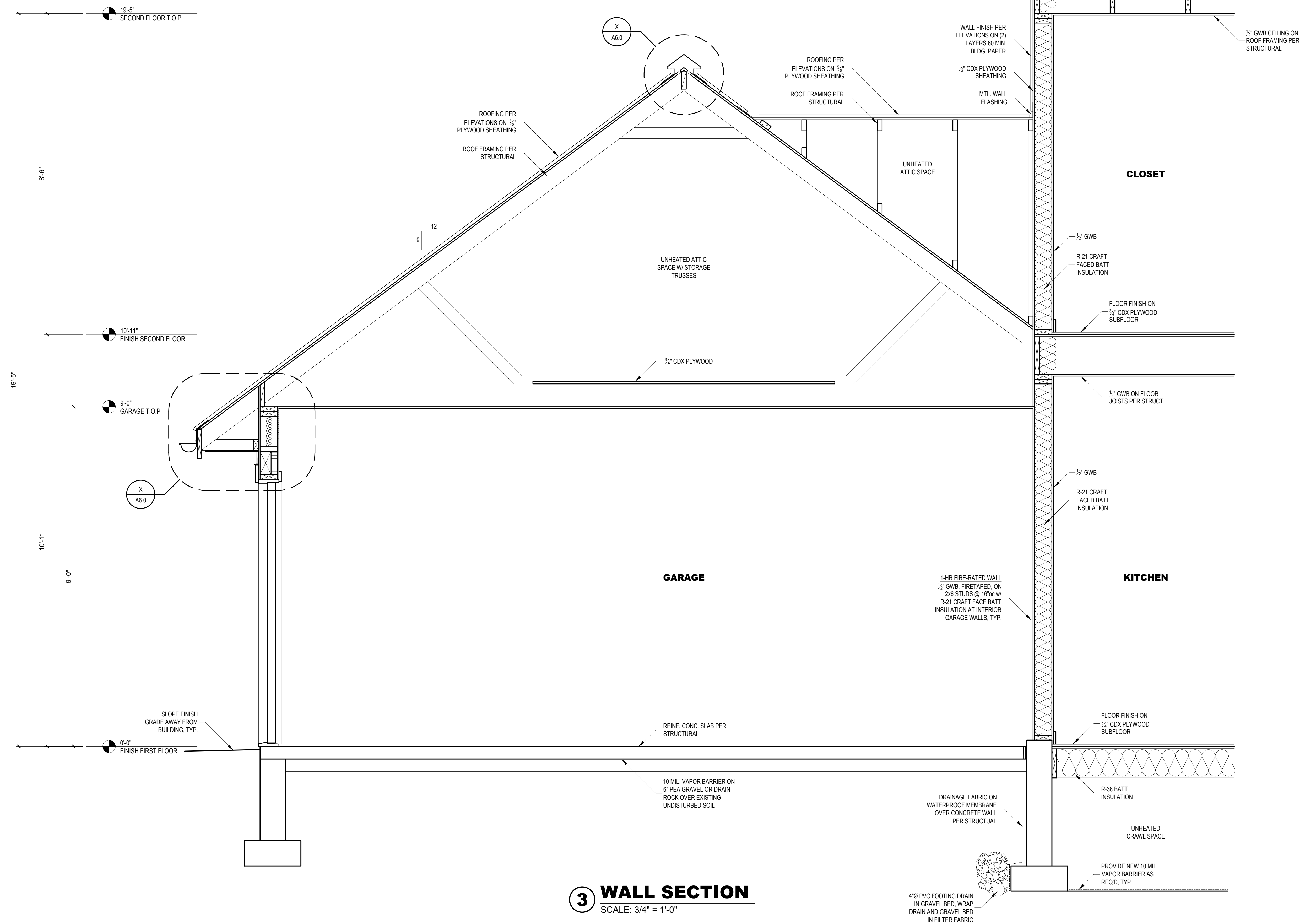
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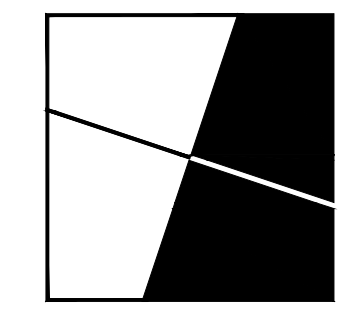
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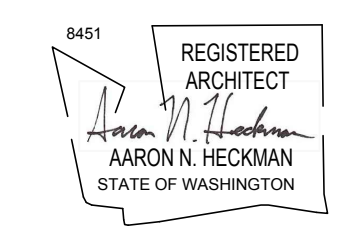
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3 WALL SECTION
SCALE: 3/4" = 1'-0"



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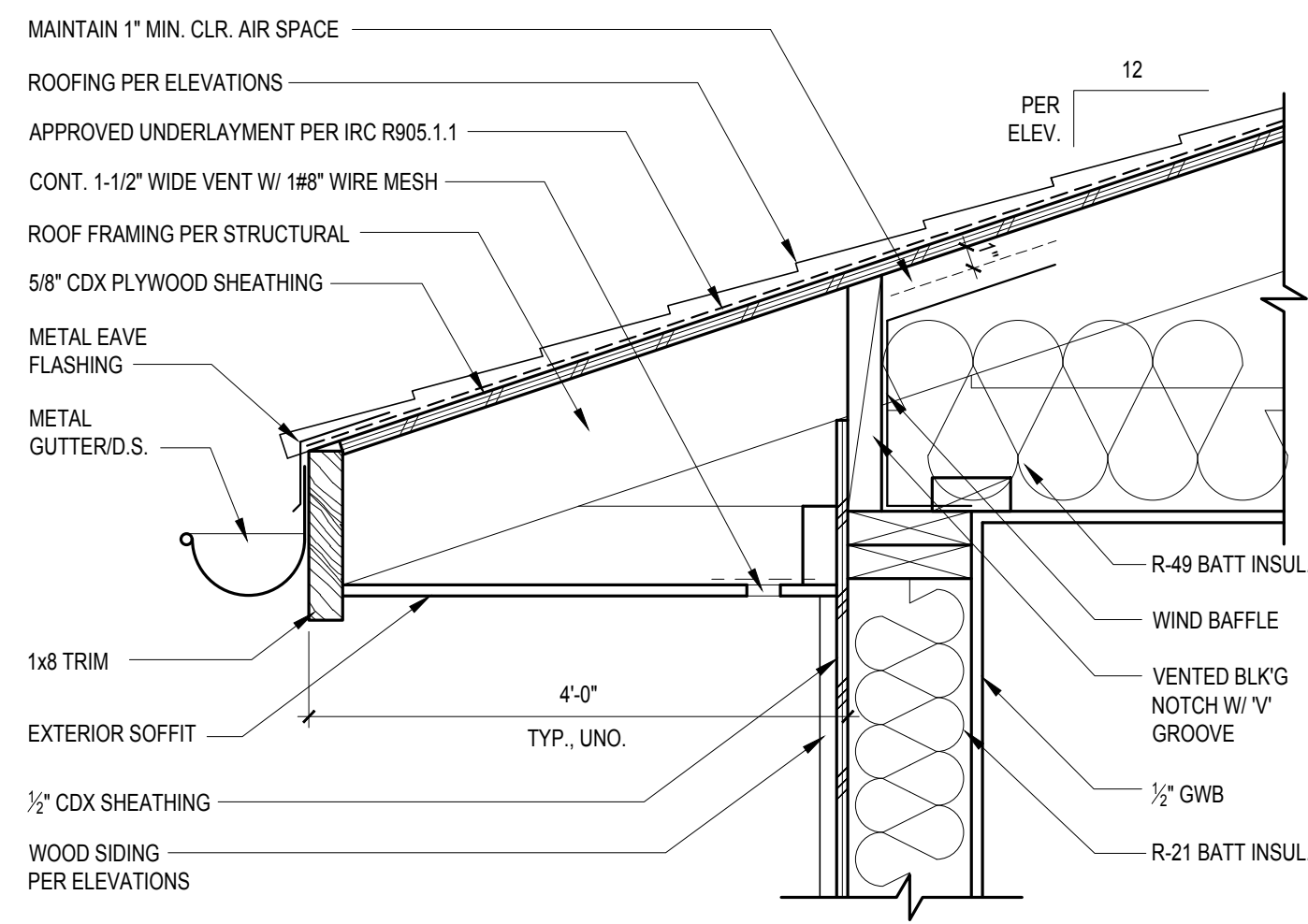
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WALL SECTIONS

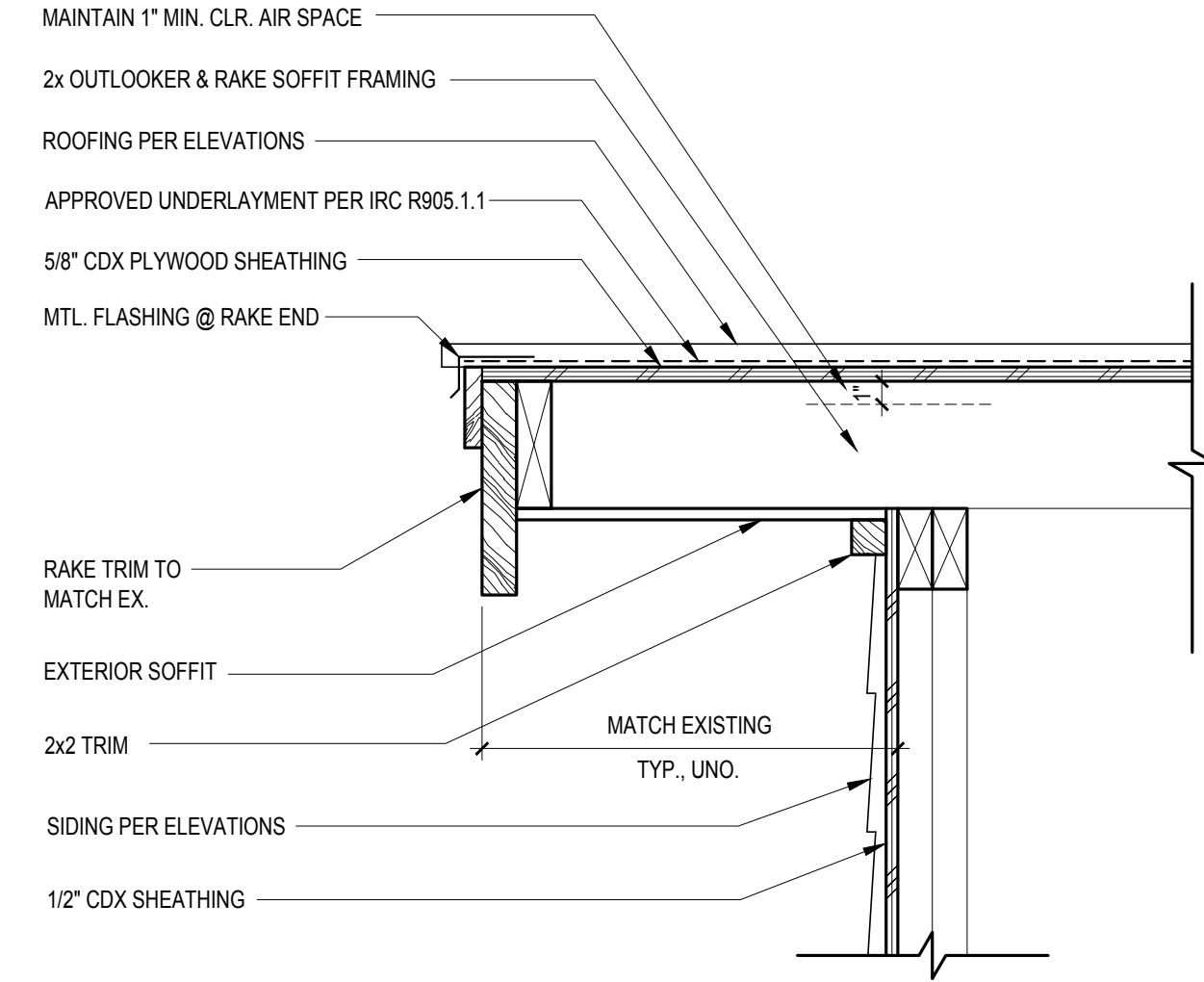
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3		SHEET NUMBER

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PLOT DATE: 4/25/2022
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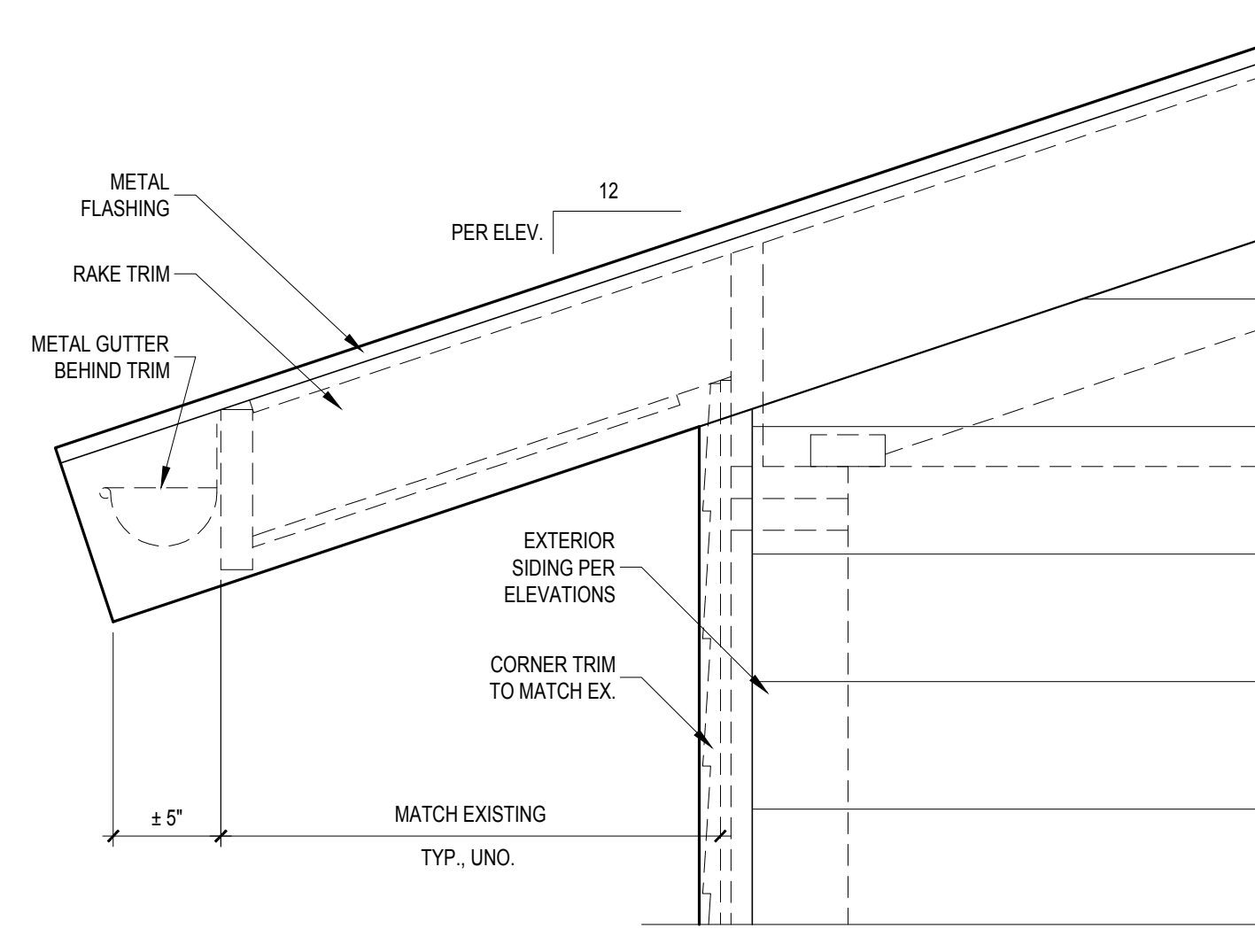
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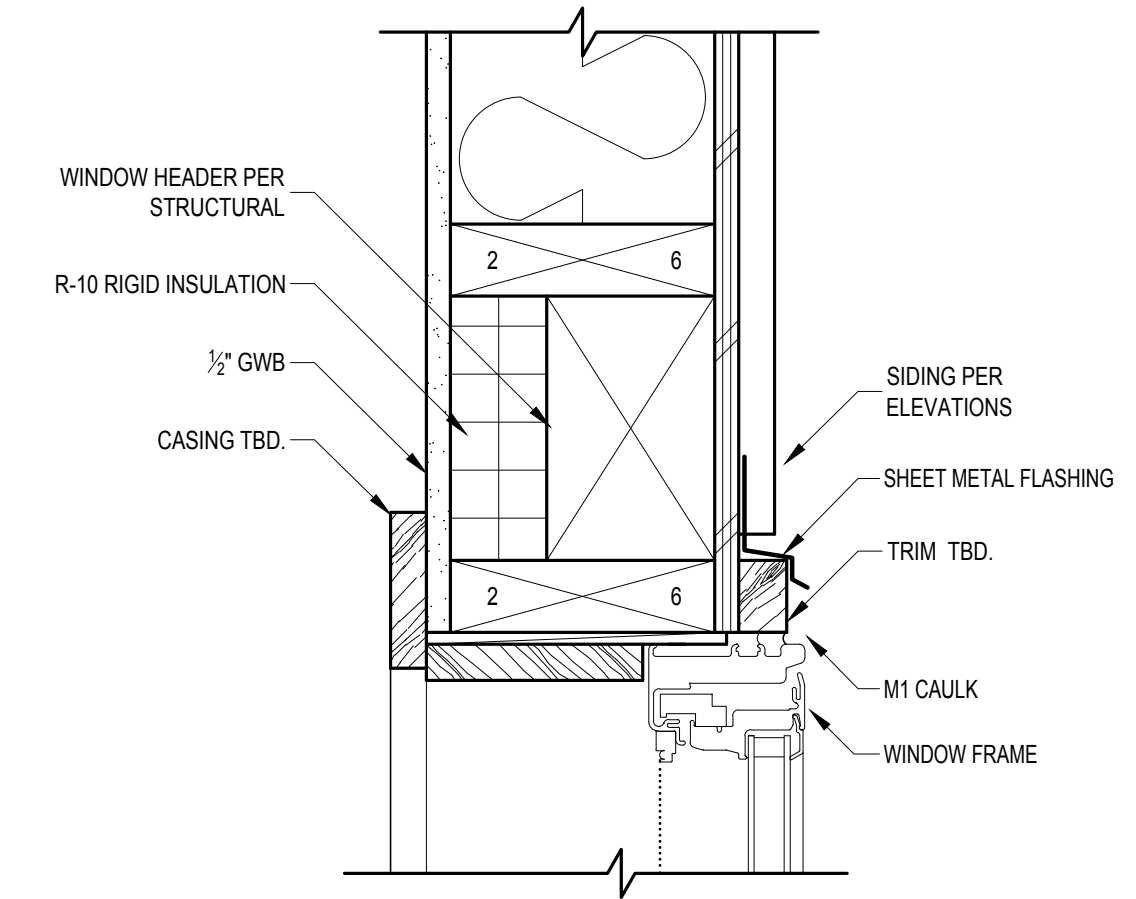
1 TYPICAL ROOF EAVE DETAIL
SCALE: 1 1/2" = 1'-0"



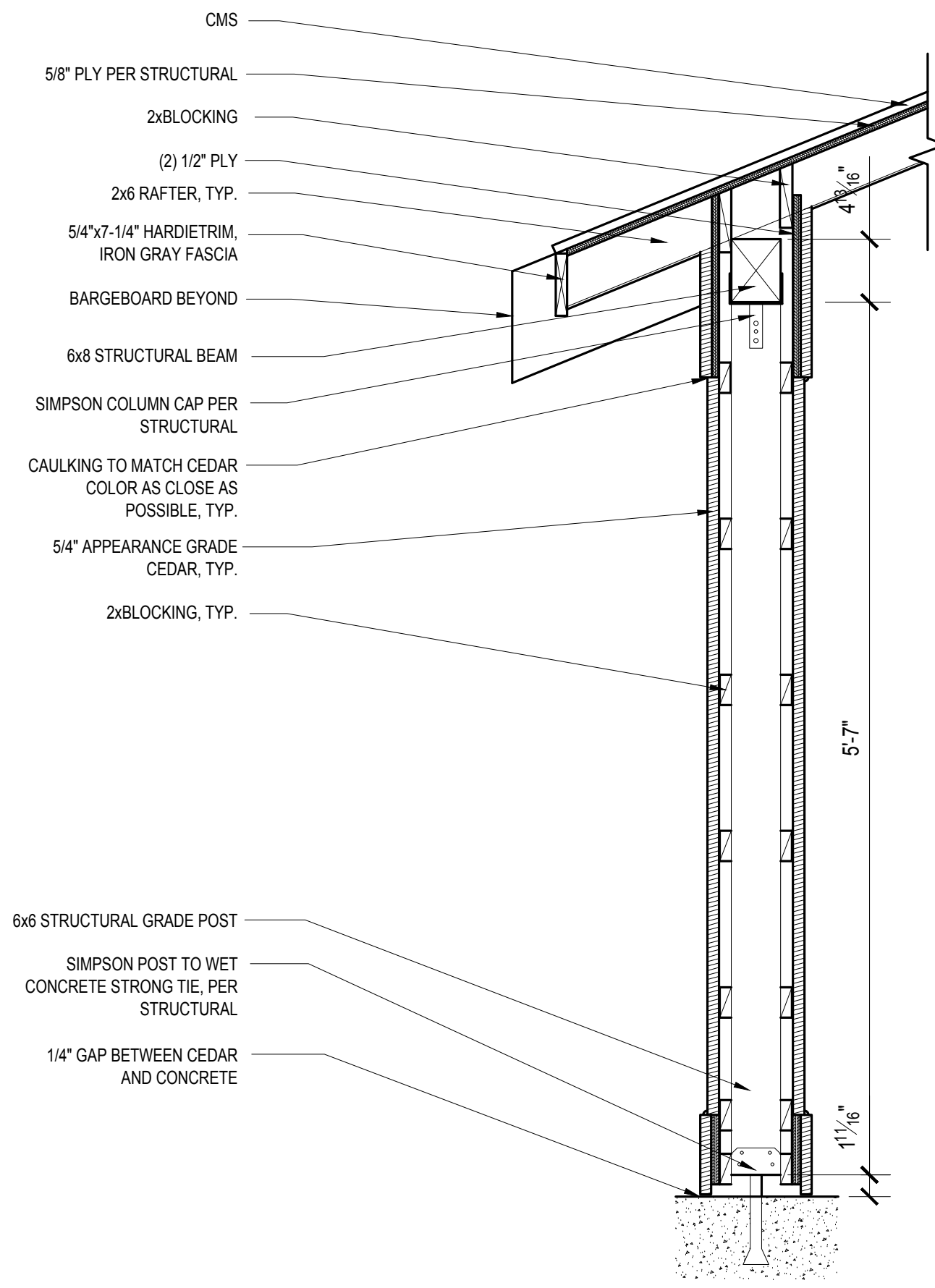
2 TYPICAL ROOF RAKE DETAIL
SCALE: 1 1/2" = 1'-0"



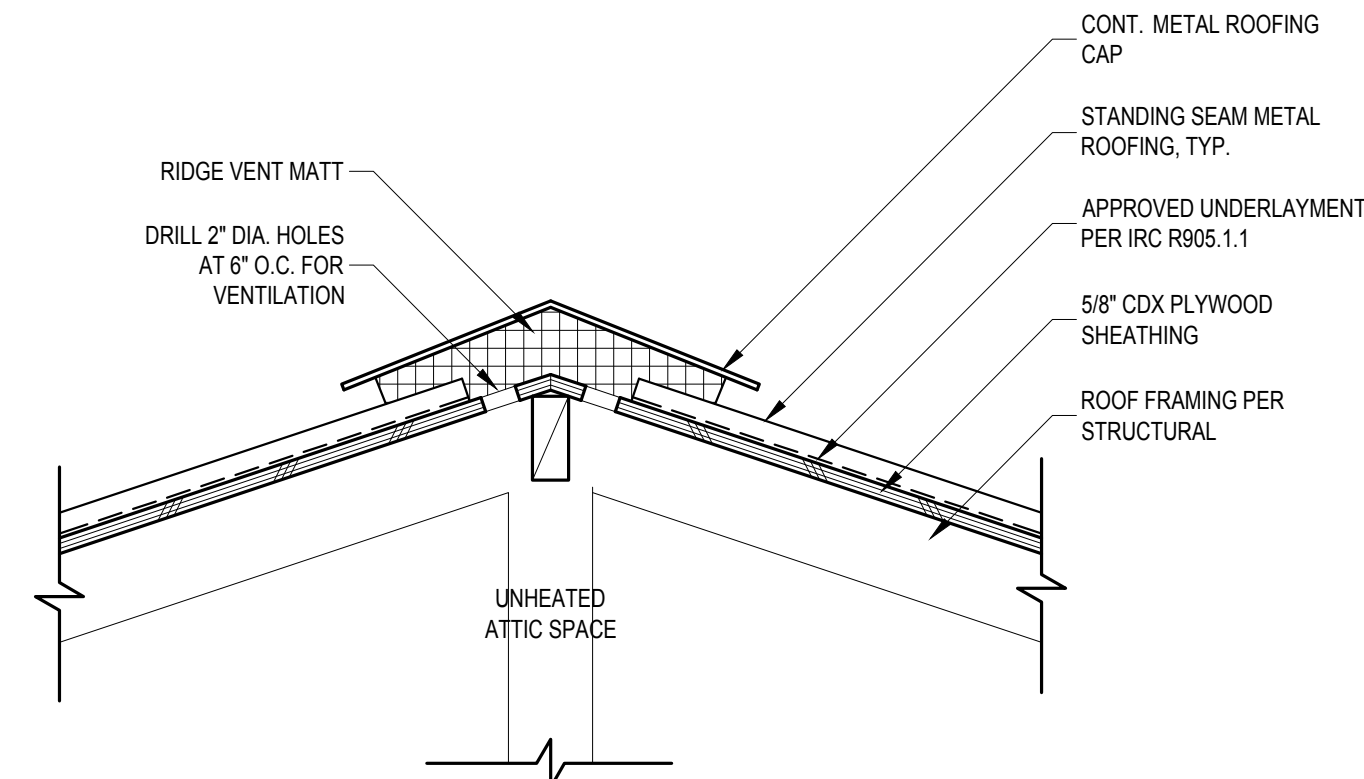
3 TYPICAL ELEVATION AT ROOF RAKE
SCALE: 1 1/2" = 1'-0"



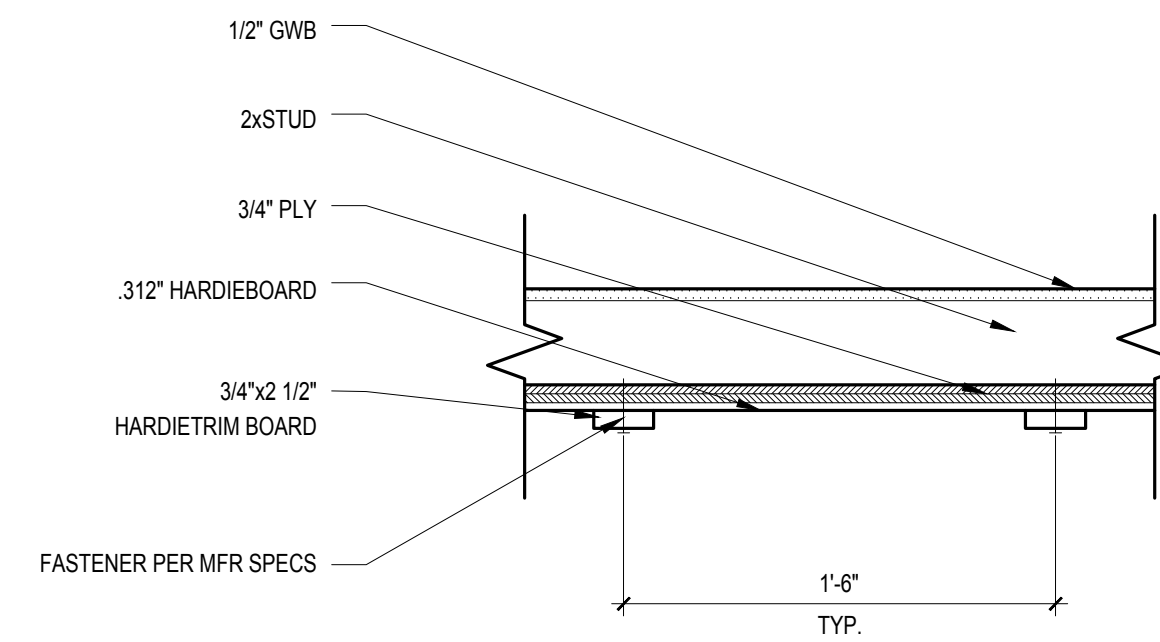
4 TYPICAL WINDOW HEAD DETAIL
SCALE: 3" = 1'-0" SIM. AT JAMB



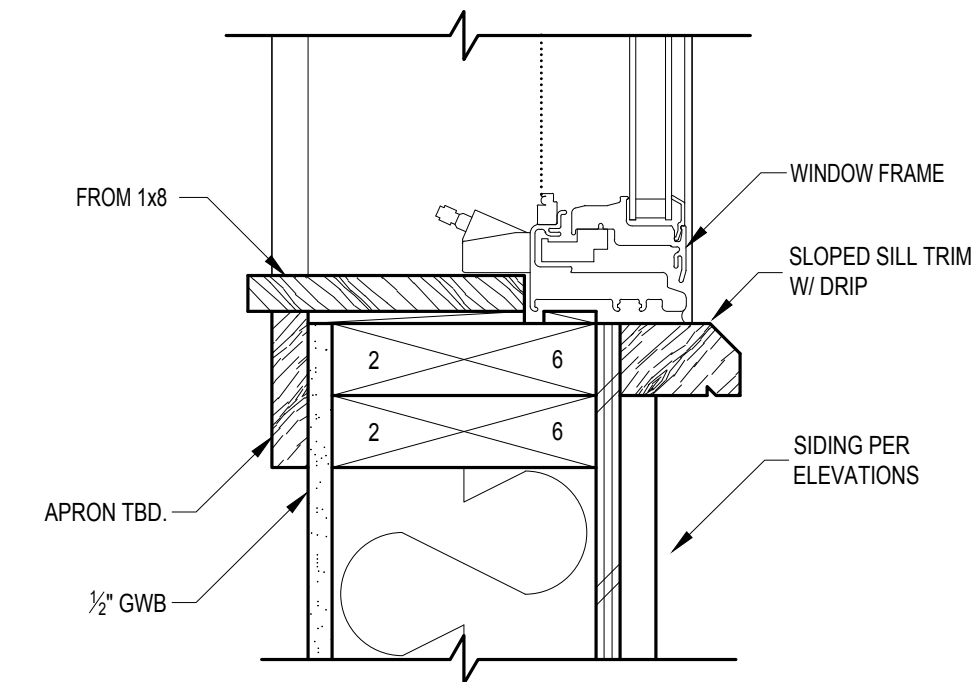
9 TYPICAL COLUMN SECTION DETAIL
SCALE: 1 1/2" = 1'-0"



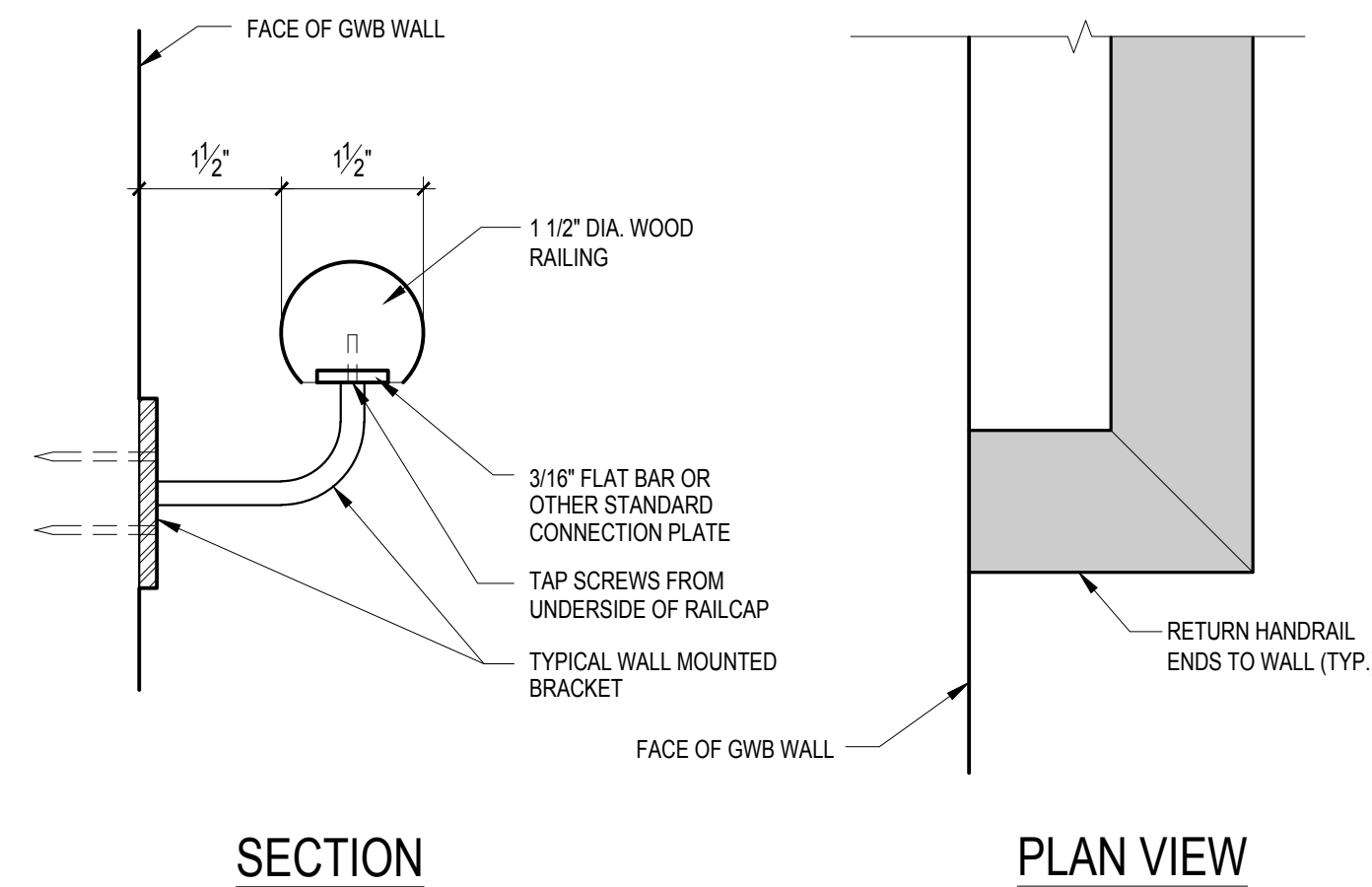
6 TYPICAL ROOF RIDGE VENT DETAIL
SCALE: 1 1/2" = 1'-0"



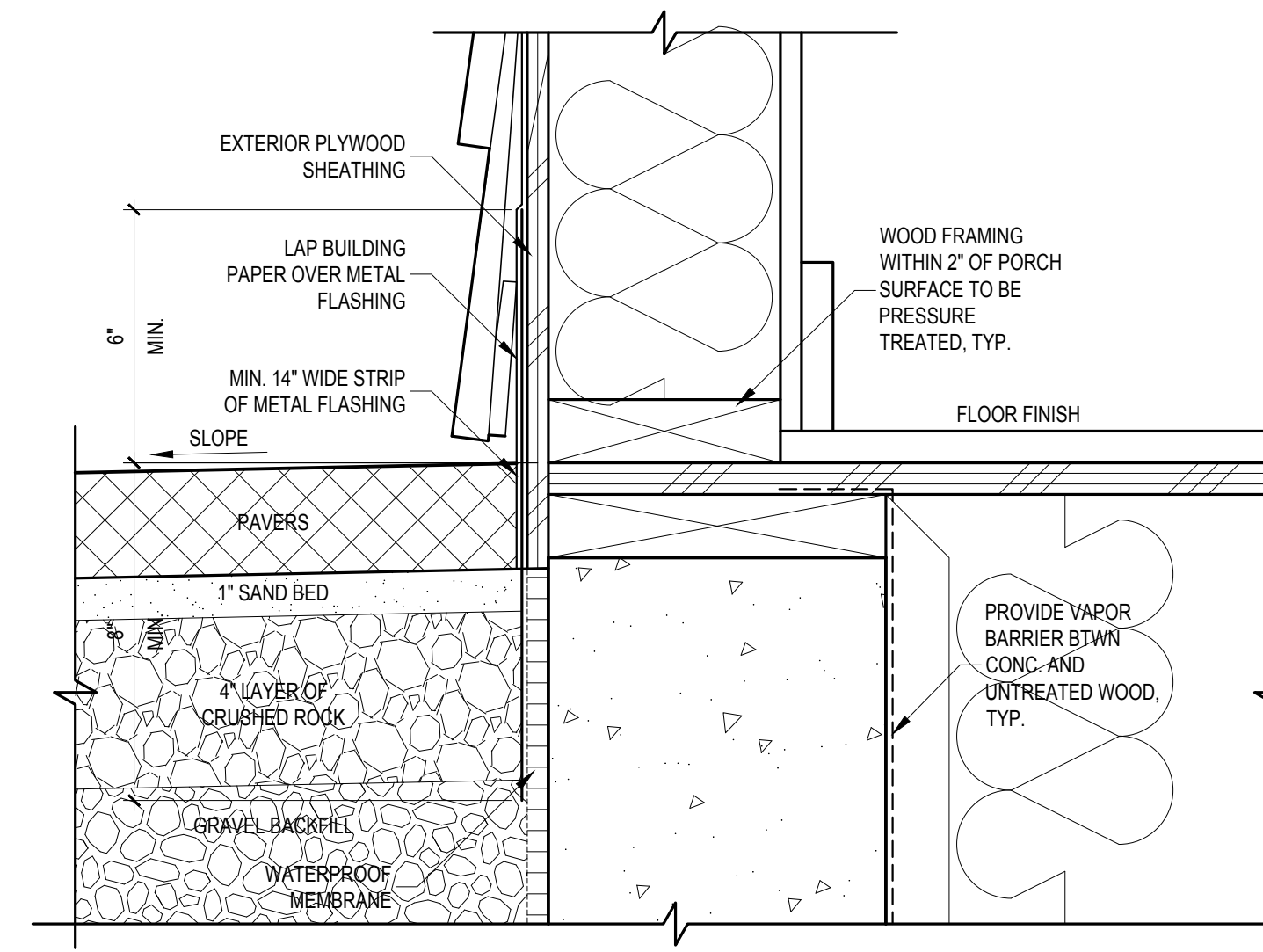
7 BOARD AND BATTEN DETAIL
SCALE: 1 1/2" = 1'-0"



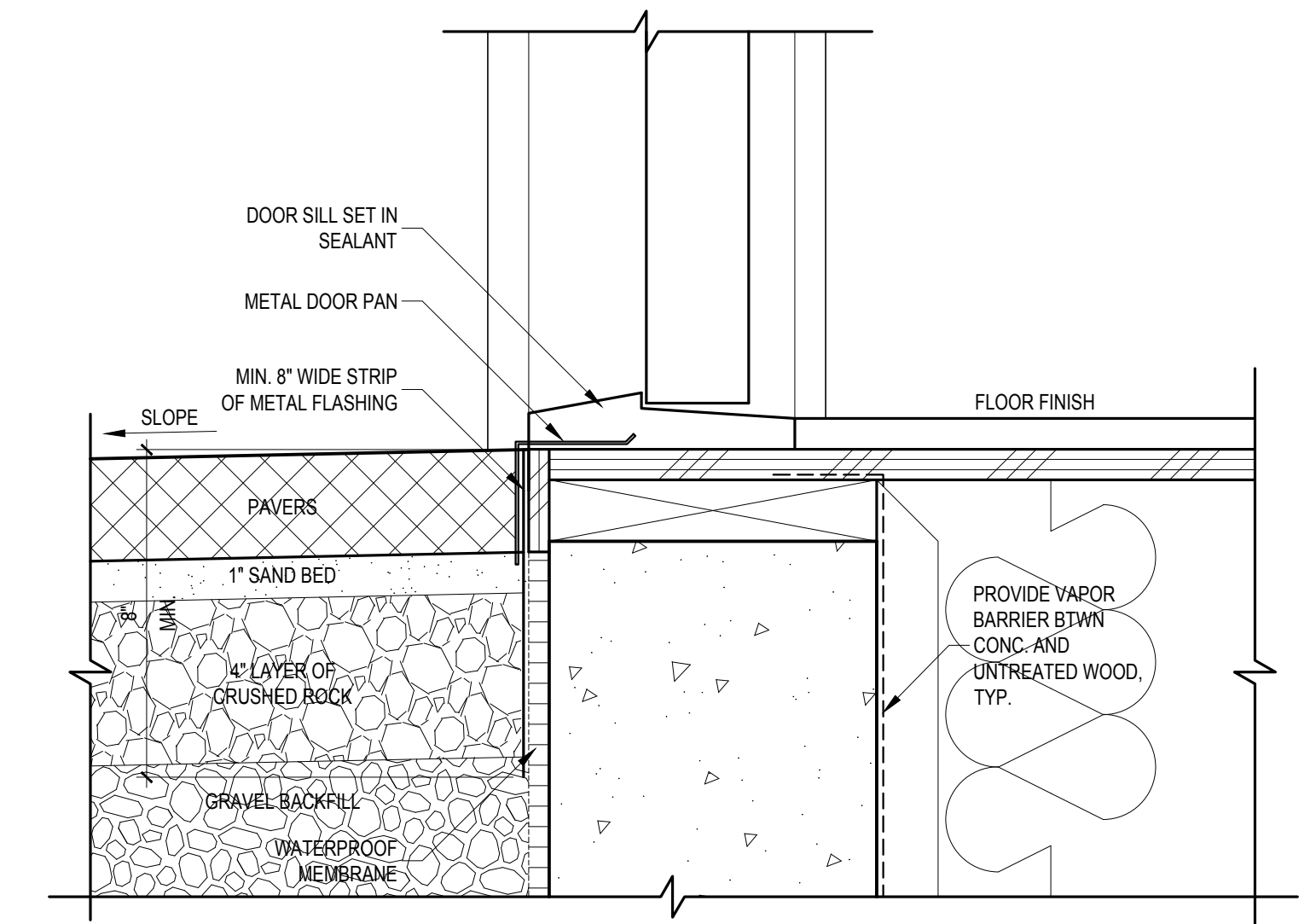
8 TYPICAL WINDOW SILL DETAIL
SCALE: 3" = 1'-0"



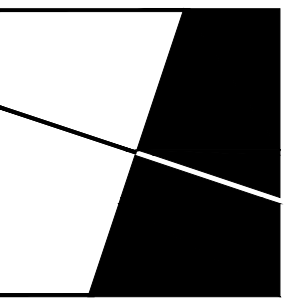
10 HANDRAIL DETAIL
SCALE: 6" = 1'-0"



11 FLASHING DETAIL AT FLUSH GRADE
SCALE: 6" = 1'-0"



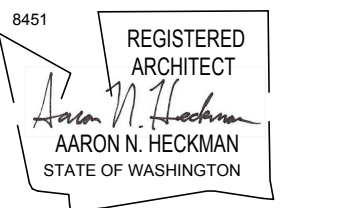
12 FLASHING DETAIL AT EXT. DOOR
SCALE: 6" = 1'-0"



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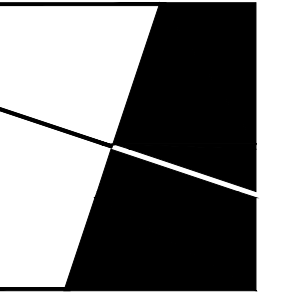
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FOUNDATION AND MAIN FLOOR FRAMING PLAN

REVISIONS
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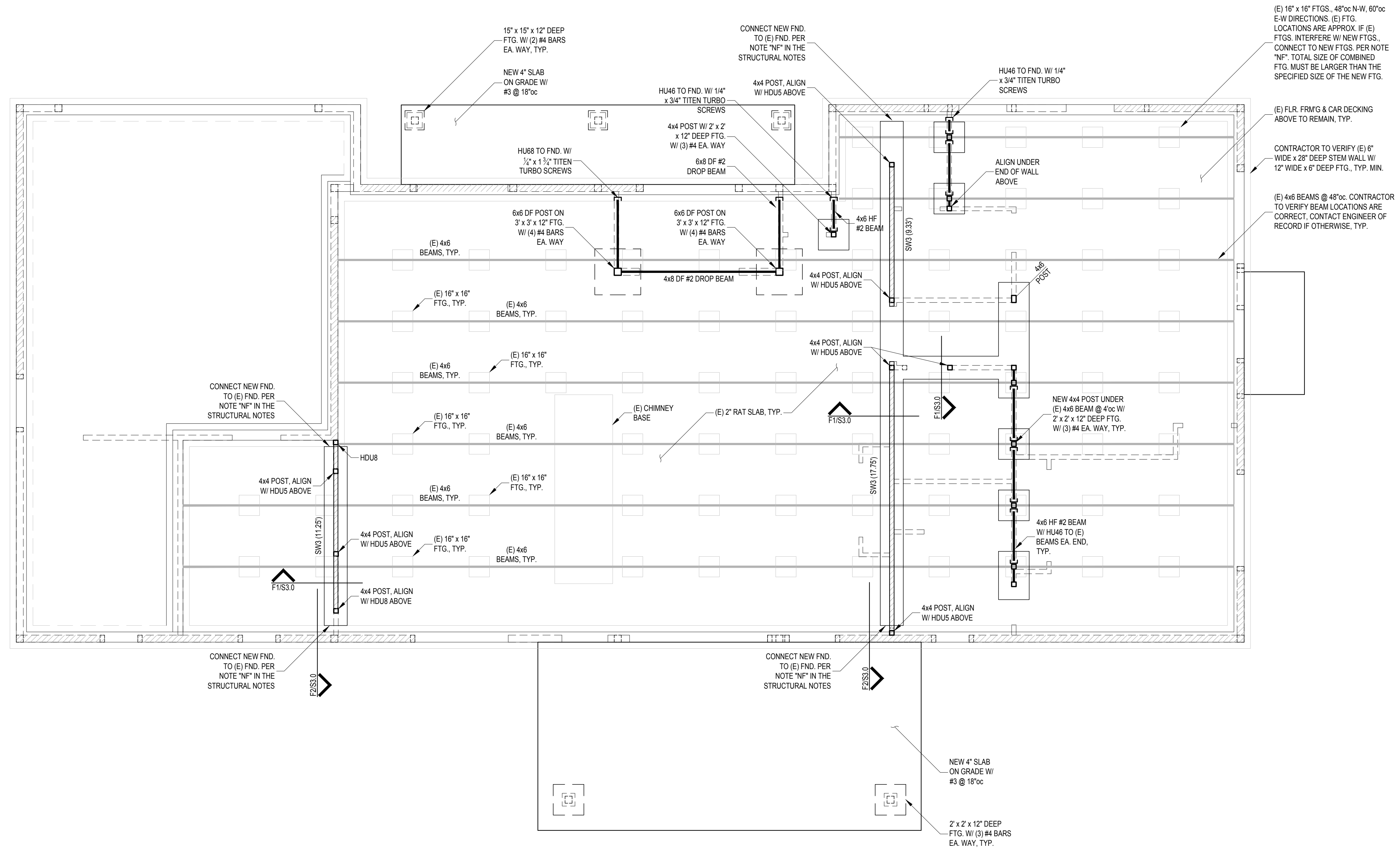
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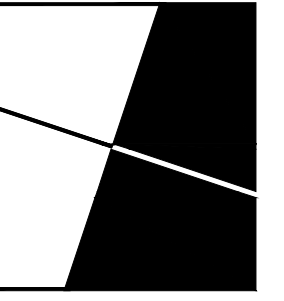
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FOUNDATION AND MAIN FLOOR FRAMING PLAN

SCALE: 1/4" = 1'-0"



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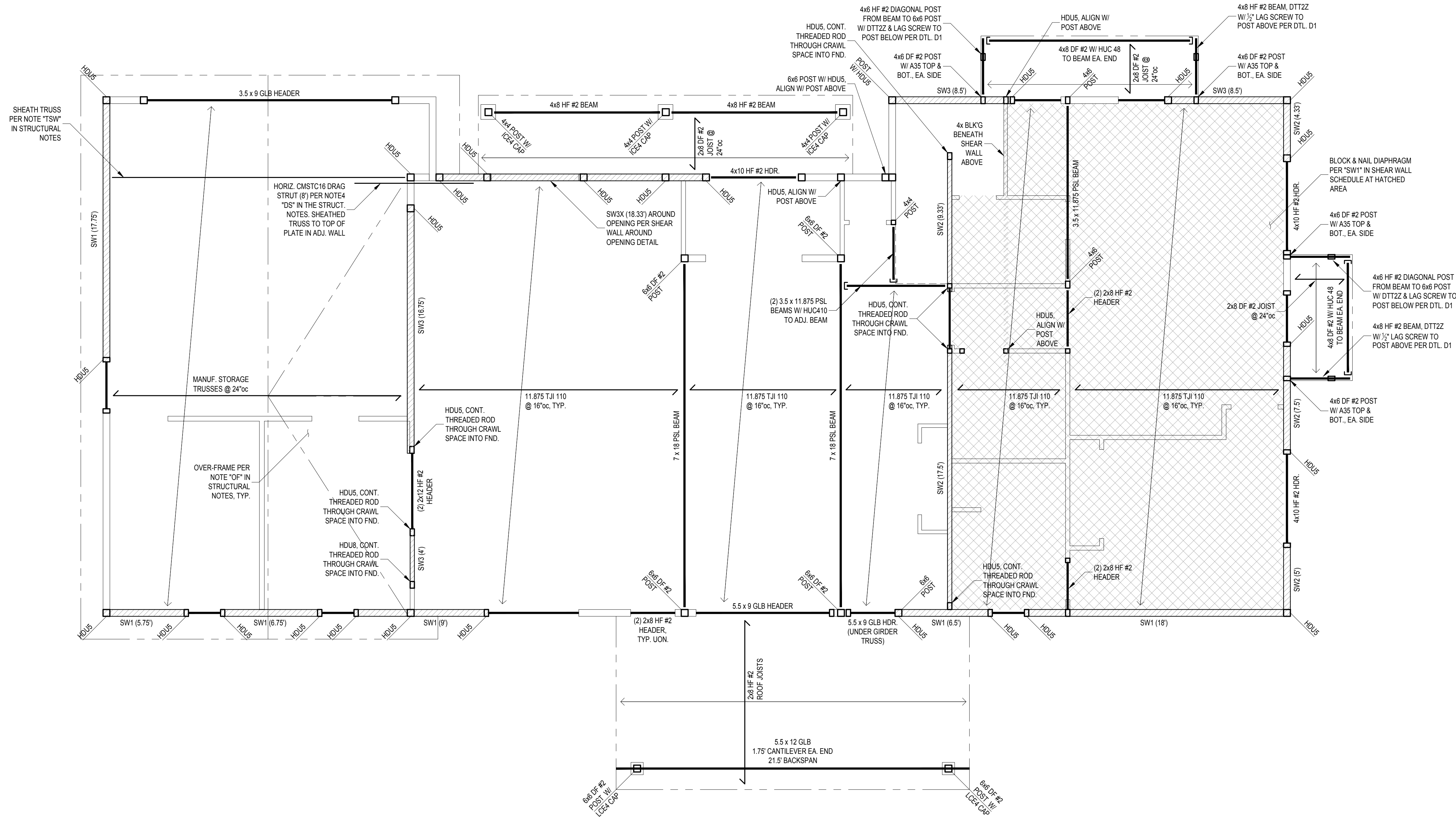
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UPPER FLOOR & LOWER ROOF FRAMING PLAN



UPPER FLOOR AND LOWER ROOF FRAMING PLAN

SCALE: 1/4" = 1'-0"

NO.	DATE	DESCRIPTION
1	01/04/2022	PERMIT INTAKE DATE
2	01/04/2022	PERMIT INTAKE DATE
3	01/04/2022	PERMIT INTAKE DATE
4	01/04/2022	PERMIT INTAKE DATE
5	01/04/2022	PERMIT INTAKE DATE

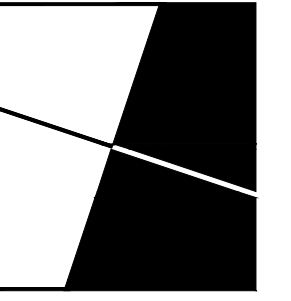
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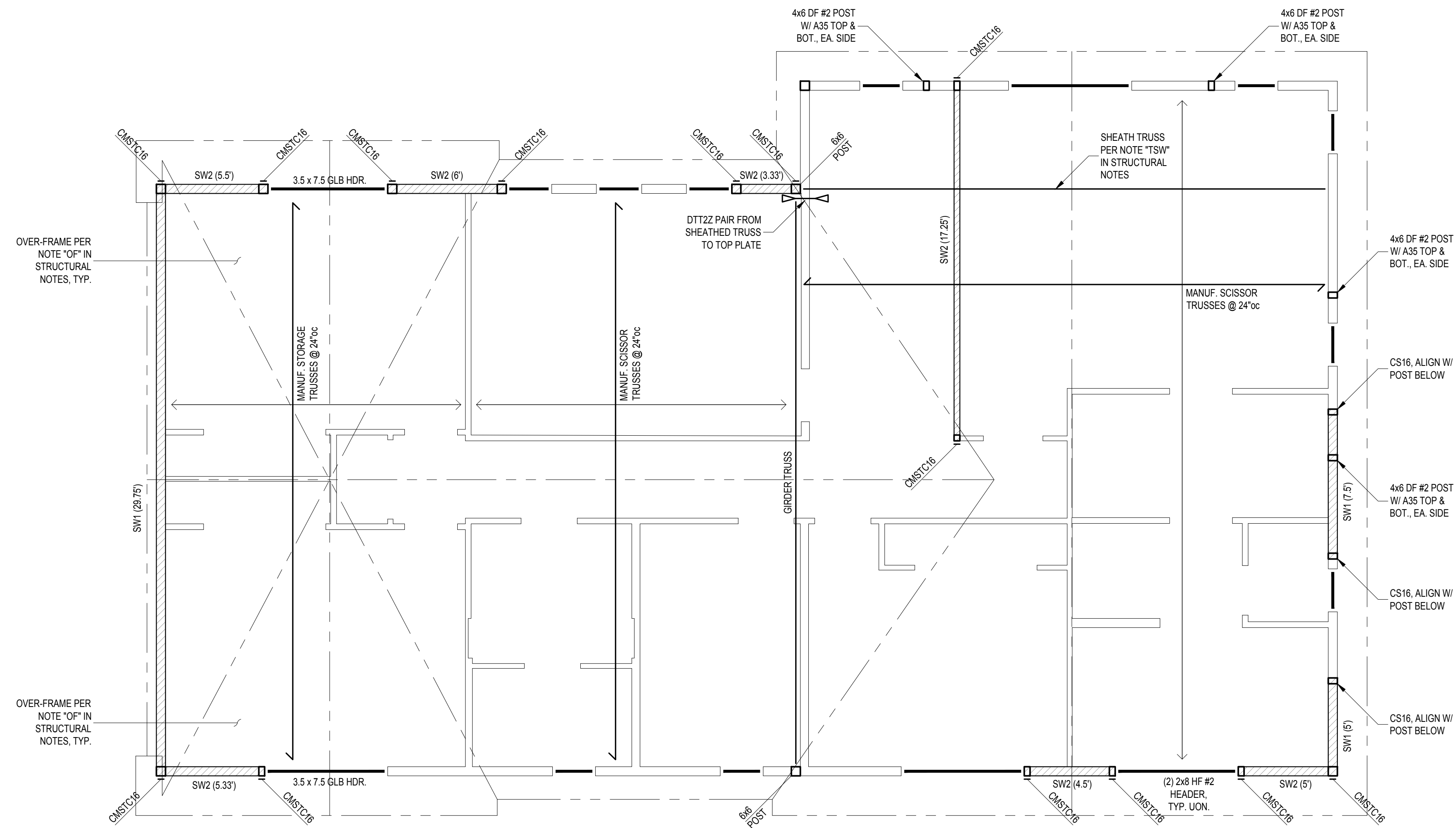
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UPPER ROOF FRAMING PLAN

SCALE: 1/4" = 1'-0"

UPPER ROOF FRAMING PLAN

REVISIONS	DATE	DESCRIPTION
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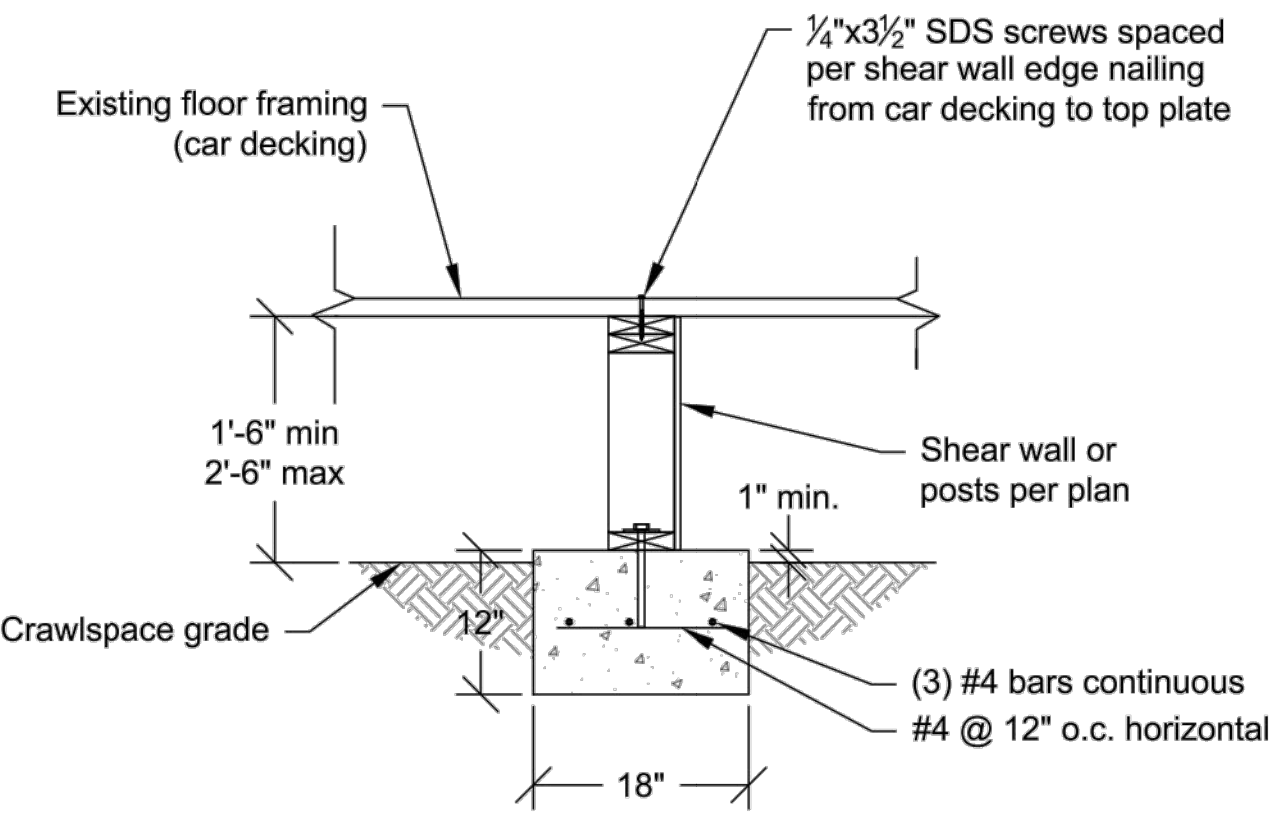
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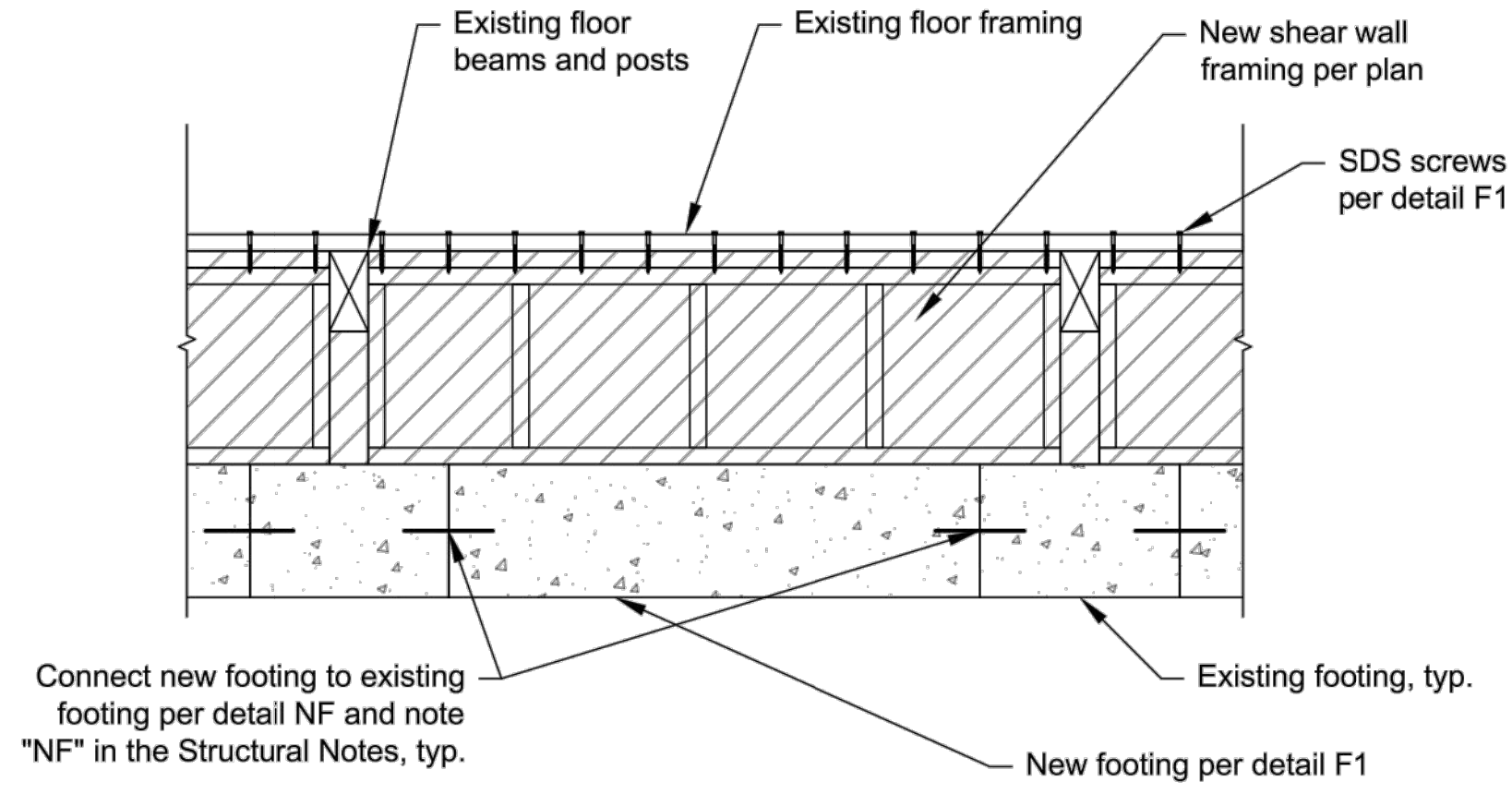
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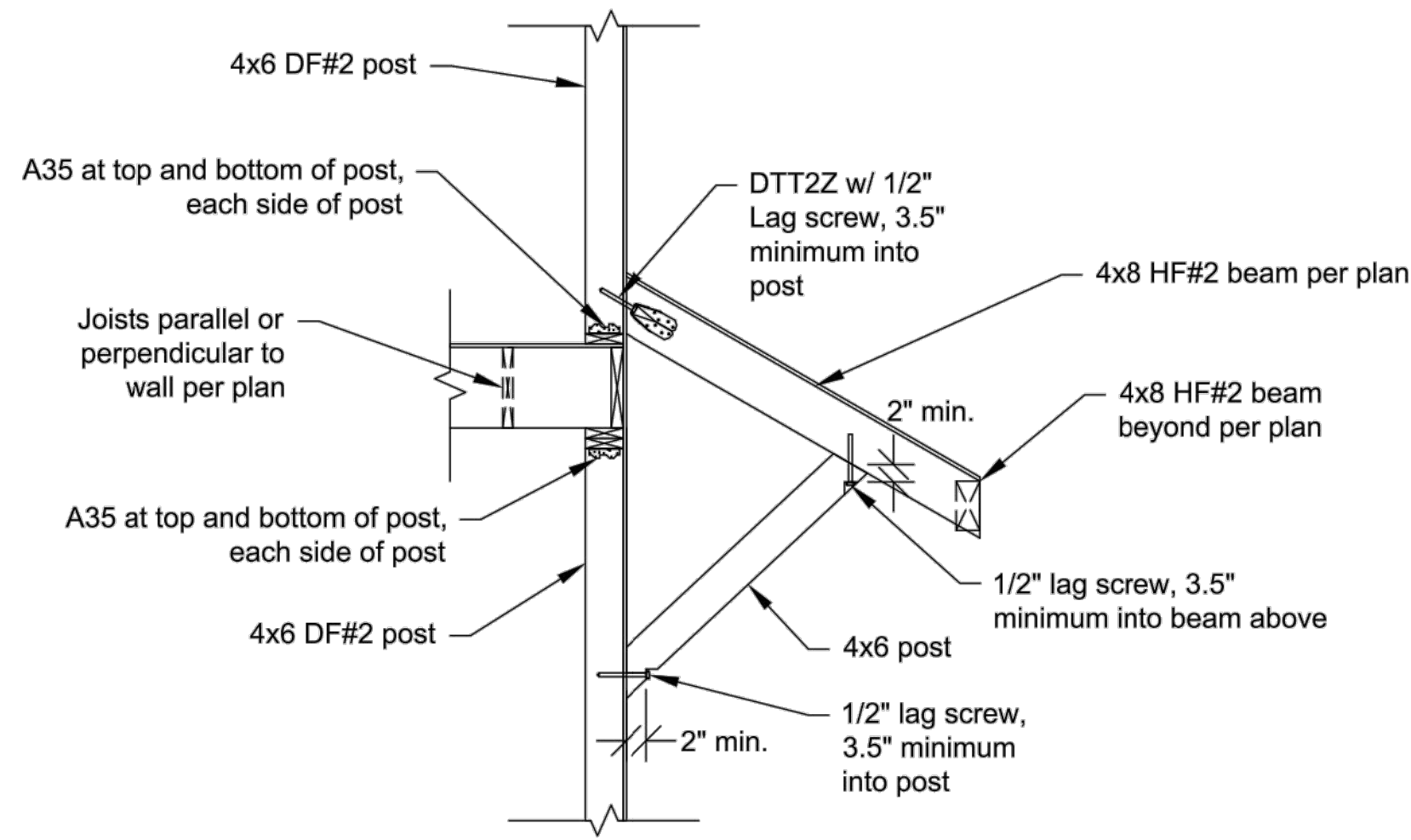
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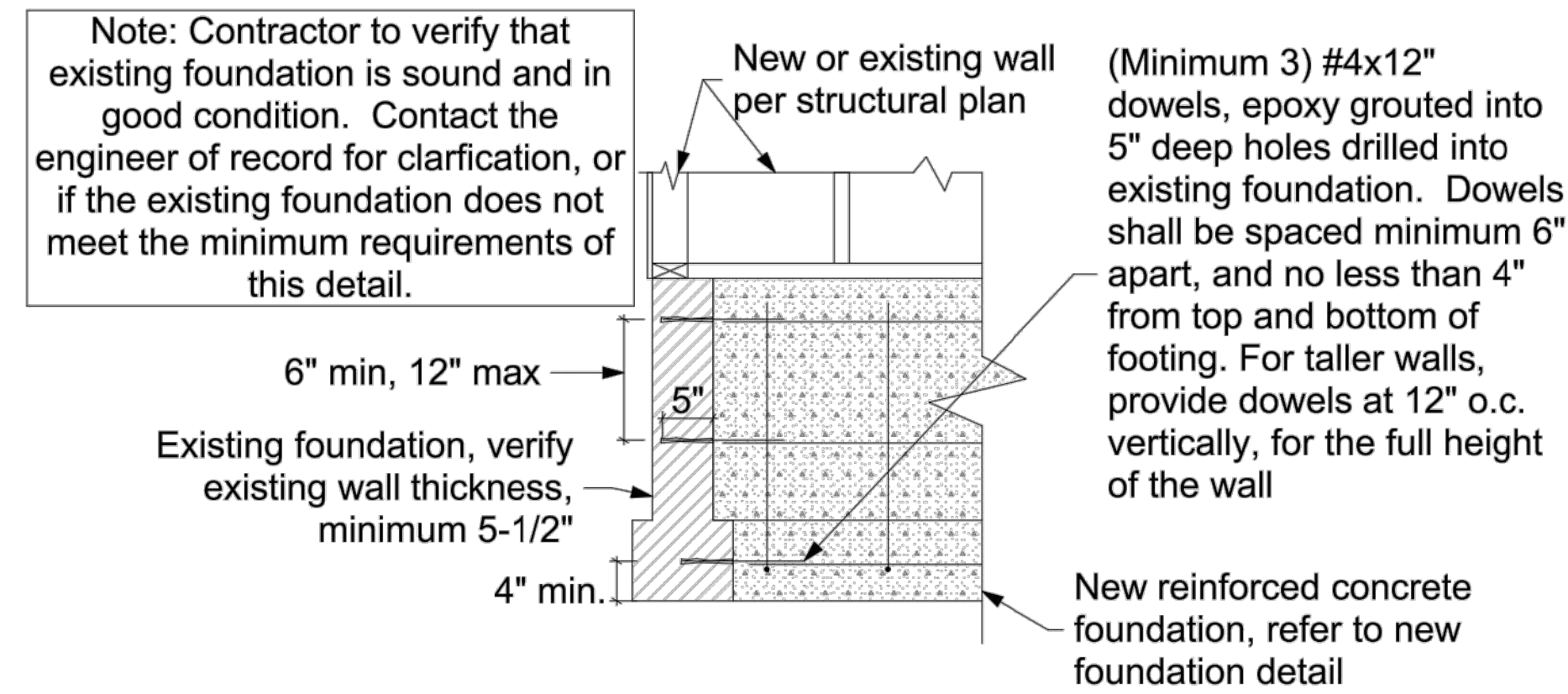
F1 Interior Footing Crawl Space Detail
Scale: 3/4" = 1'-0"



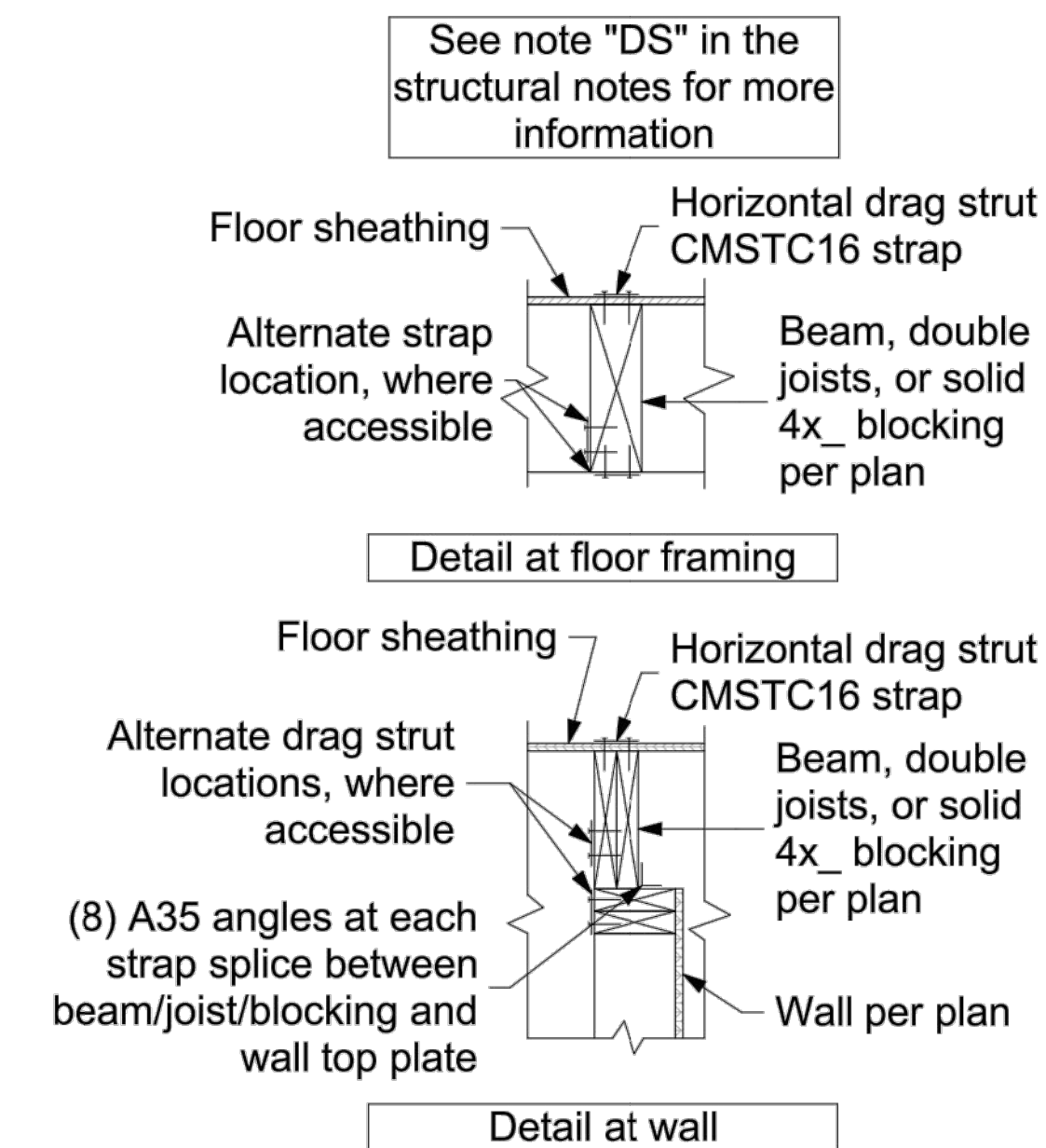
F2 New Grade Beam @ Existing Crawl Space Footing Detail
Scale: 3/4" = 1'-0"



D1 Awning Beam Connection Detail
Scale: 1/2" = 1'-0"



NF New Foundation to Existing Detail
3/4" = 1'-0"



Drag Strut Typical Detail
1" = 1'-0"

SHEAR WALL SCHEDULE

(Lumber for shear walls is HF#2 or better, unless otherwise noted.)

Type	Material	Edge Nailing	Field Nailing	A.B. Size/Spacing	Plate Nailing	Plates	A35 Spacing	Shear Capacity
SW0	15/32" WSP one side, unblocked	8d @ 6"	8d @ 12"	1/2"Ø @ 72"	(2) 16d @ 12"	2x_	24"	100 plf
SW1	15/32" WSP one side	8d @ 6"	8d @ 12"	1/2"Ø @ 48"	(2) 16d @ 9"	2x_	24"	230 plf
SW2	15/32" WSP one side	8d @ 4"	8d @ 12"	1/2"Ø @ 32"	(2) 16d @ 6"	2x_	16"	350 plf
SW3	15/32" WSP one side	10d @ 3"	10d @ 12"	5/8"Ø @ 24"	(2) 16d @ 4"	3x_	12"	550 plf

For shear wall callouts on the Structural Framing Plans: SW x (y) denotes a shear wall type "x" with a minimum length of "y" feet. See Exterior Shear Wall Typical Detail.

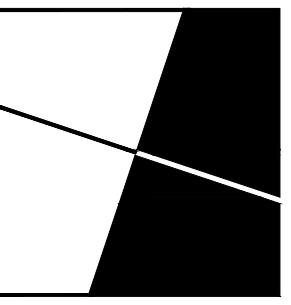
- For SW3 and greater: studs, plates, and blocking where two WSP panels abut shall have a minimum 3" nominal thickness. Double 2x_ members may be used for studs if the members are connected by plate nailing. Note 10d nails at WSP panel edges.
- "WSP" refers to "Wood Structural Panel", either plywood or other wood materials.
- Provide double stud minimum at both ends of all shear walls.
- At the roof or top level of any shear wall, "A35 spacing", and all other relevant connector specifications, apply to assemblies at both the top and bottom of the shear wall. At lower levels, apply to the bottom of the wall only.
- Provide floor diaphragm edge nailing per diaphragm schedule through floor plywood into blocking, parallel joist framing, or top plates (whichever applies) of all shear walls.
- Where shear wall edge nails are spaced closer than 3" o.c., or spaced 3" o.c. with 10d nails, foundation sill plates and all framing members receiving edge nailing from abutting panels shall not be less than a single 3x_ member.
- Where panels are applied on the same face of a wall and nail spacing is less than 6 inches o.c. on either side, panel joints shall be offset horizontally and vertically to fall on different framing members, or all framing supporting panel edges shall consist of 3 inch nominal or thicker members and the position of nails on each side shall be staggered vertically.
- Provide 4x_ or double 2x_ framing where A35 angles are used on both sides of one piece of wood.
- Where a shear wall terminates above the foundation level (no shear wall below), provide minimum 4x_ blocking or double joist framing (as applicable) below the shear wall. Plate nailing per this schedule shall be nailed into this blocking at the bottom of the shear wall.
- Shear wall nails shall be placed no closer than 3/8" from a panel edge or perpendicular face of stud.
- Maximum spacing between nails shall not exceed 12".
- Shear wall nailing shall be common or galvanized box nails, unless lag screws are noted. Galvanized nails shall be hot dipped or tumbled.
- Where hold downs are specified, the shear wall bolt shall be located within 6 inches of the end of the shear wall, unless otherwise approved by the engineer of record. Minimum end studs shall be as specified in the most recent Simpson catalog.
- Shear wall edge nailing through shear wall sheathing shall be provided into all studs attached to a hold down.
- Retrofit anchor bolts shall have a minimum embedment of 5" into the concrete foundation.
- Cast in place anchor bolts shall have a minimum embedment of 7" into the concrete foundation.
- For SW3 and greater, foundation anchor bolt plate washers shall extend to within 1/2" of the edge of the sheathing.
- Plate nails shall be nailed into a solid wood rim joist.
- 2x_ plates may be substituted for 3x_ plates if panels are nailed with edge nailing directly to the rim joist.
- Where 3x_ plates are used, (2) 20d common nails must be used instead of (2) 16d common nails to connect studs to the bottom plate.
- For SW3 and greater at existing walls, Retrofit High Strength Shear Wall Typical Detail may be used.
- Where Roof ventilation is required over a shear wall, see roof ventilation detail.

Diaphragm Schedule

(Lumber for diaphragm construction is HF#2 or better, unless otherwise noted.)

Type	Material	Edge Nailing	Field Nailing	Edge Blocking	Remarks
Roof	15/32" CDX 24/0	8d @ 6" o.c.	8d @ 12" o.c.	no	Minimum Standard
Floor	23/32" CDX 48/24	8d @ 6" o.c.	8d @ 12" o.c.	no	Minimum Standard

- "WSP" refers to "Wood Structural Panel", either plywood or other wood materials.
- Rim joists at exterior walls shall be continuous for tension. At rim joist splice locations, provide (2) CS16 horizontal straps, minimum 24"
- Where roof or floor framing is cantilevered over an exterior wall below, provide solid blocking with Diaphragm edge nailing between joists.
- This is the minimum required diaphragm construction. Where otherwise noted on the plans, additional blocking or nailing may be required.



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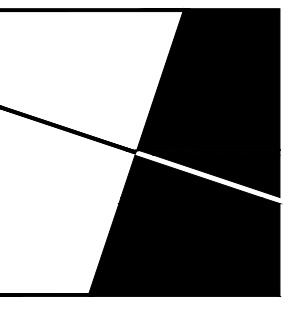
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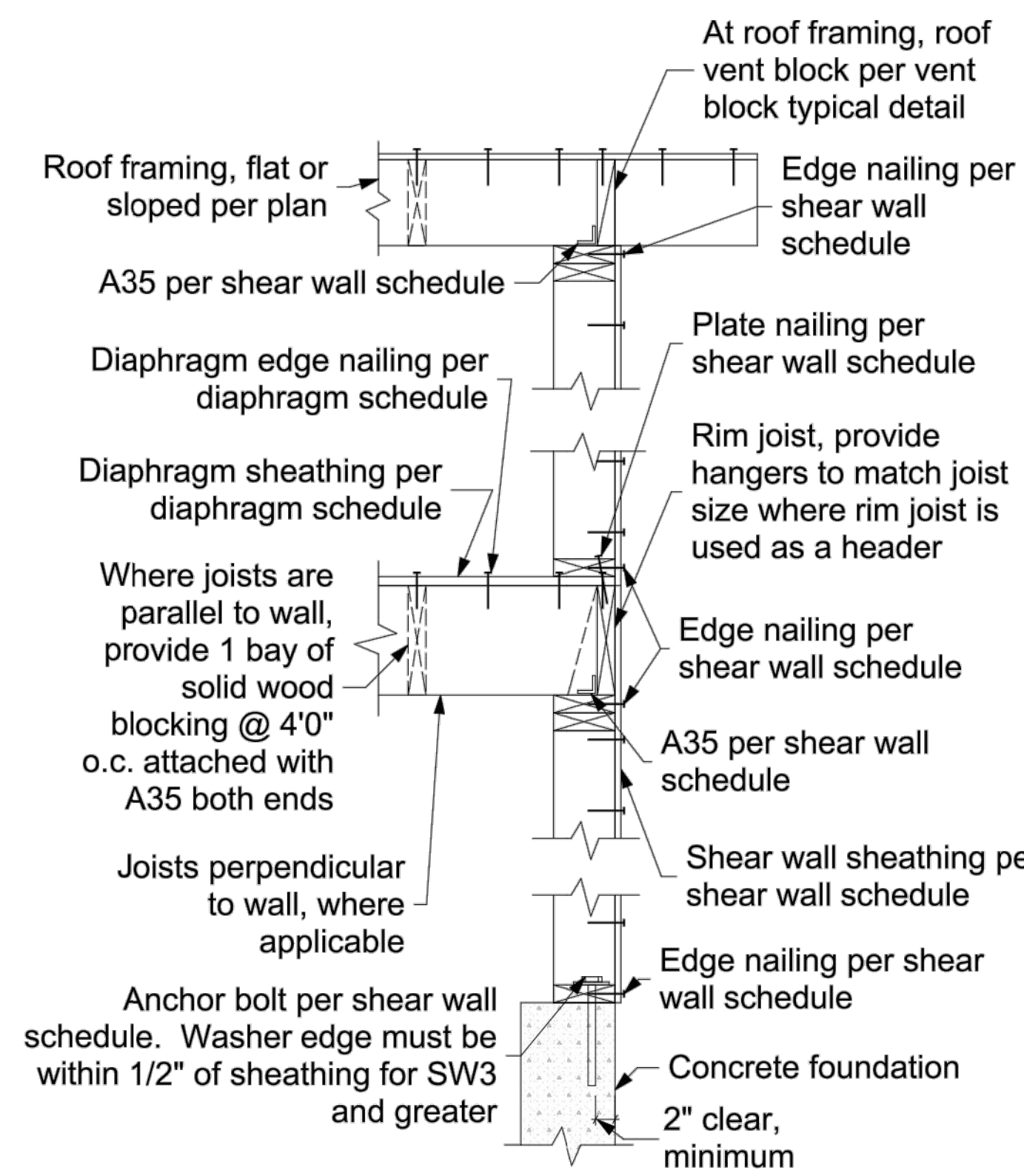
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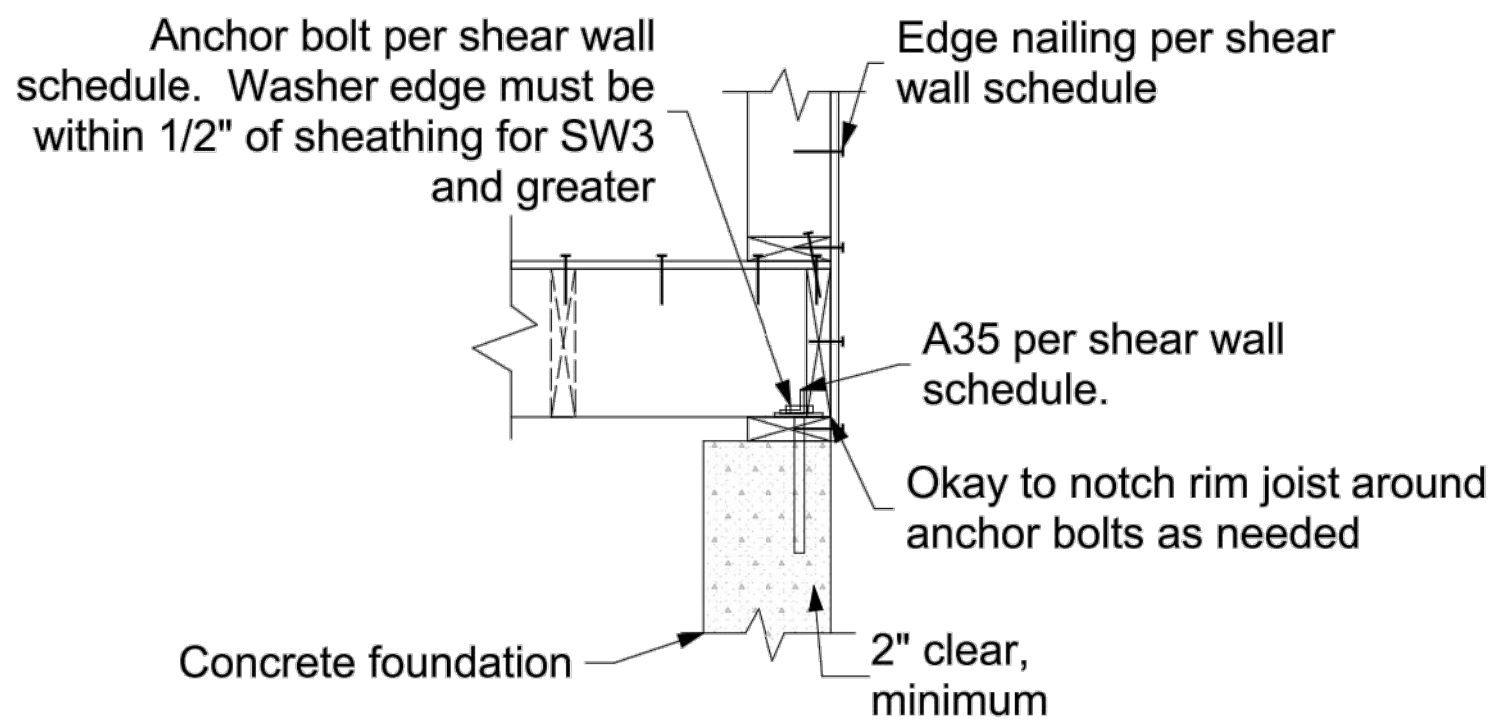
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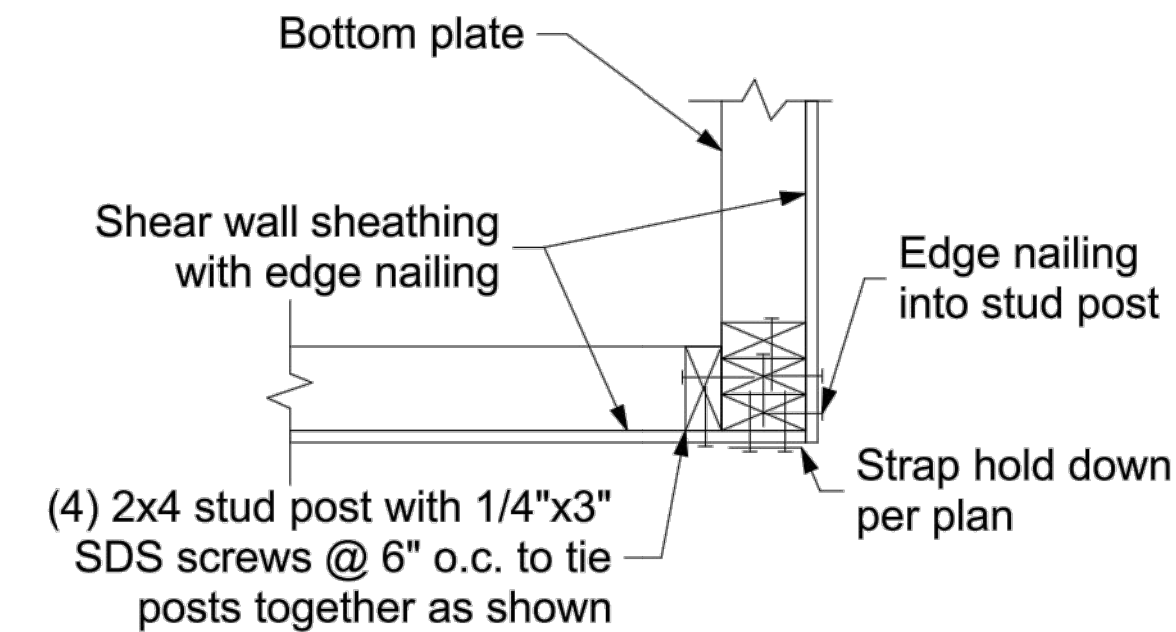


Exterior Shear Wall Framing Typical Detail

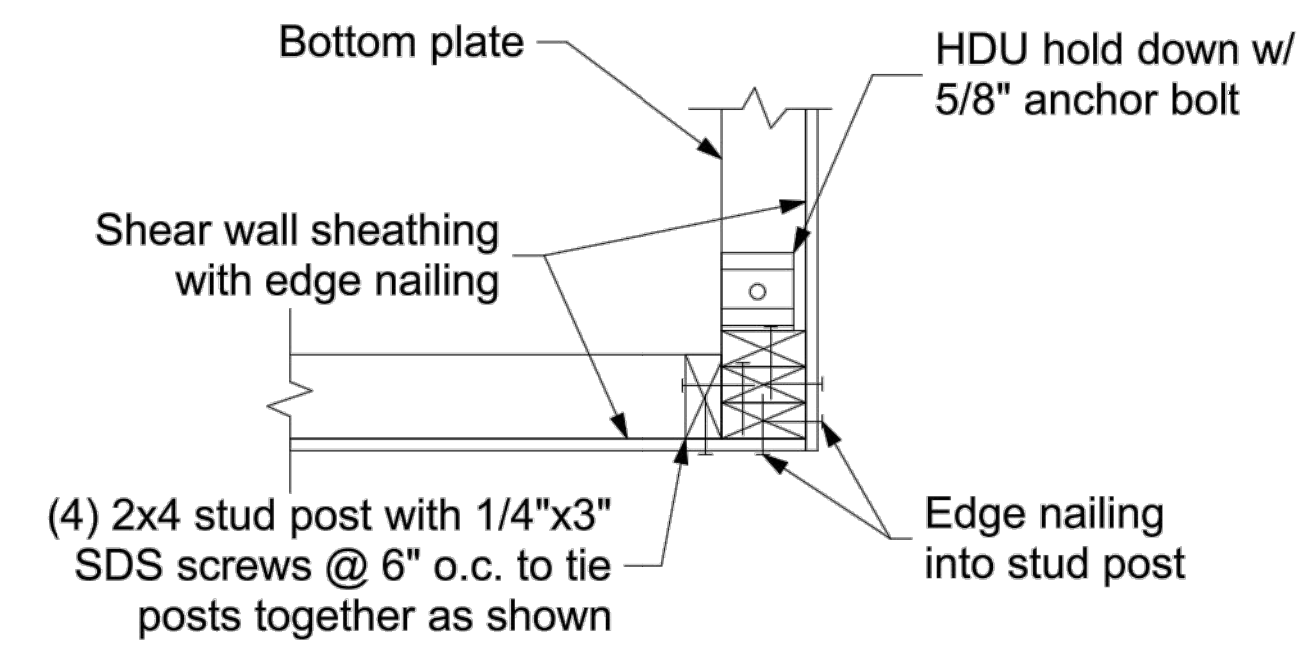
1" = 1'-0"



Alternate Condition



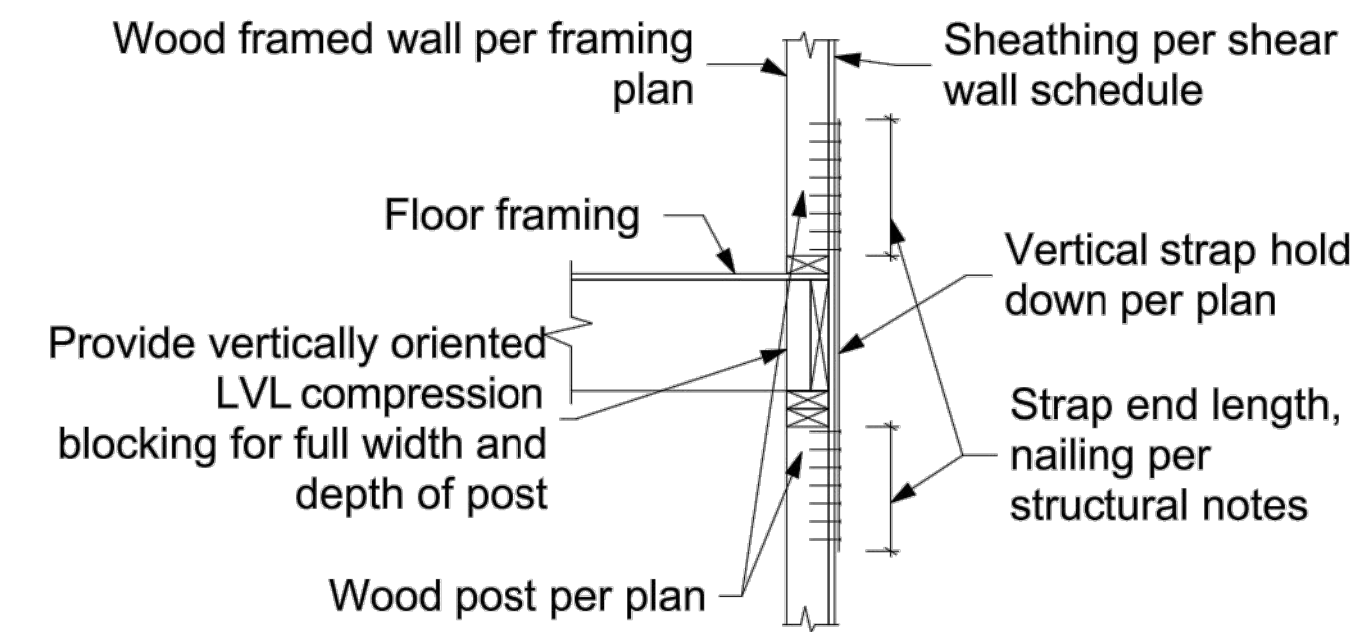
Strap Hold Down Configuration



HDU Configuration

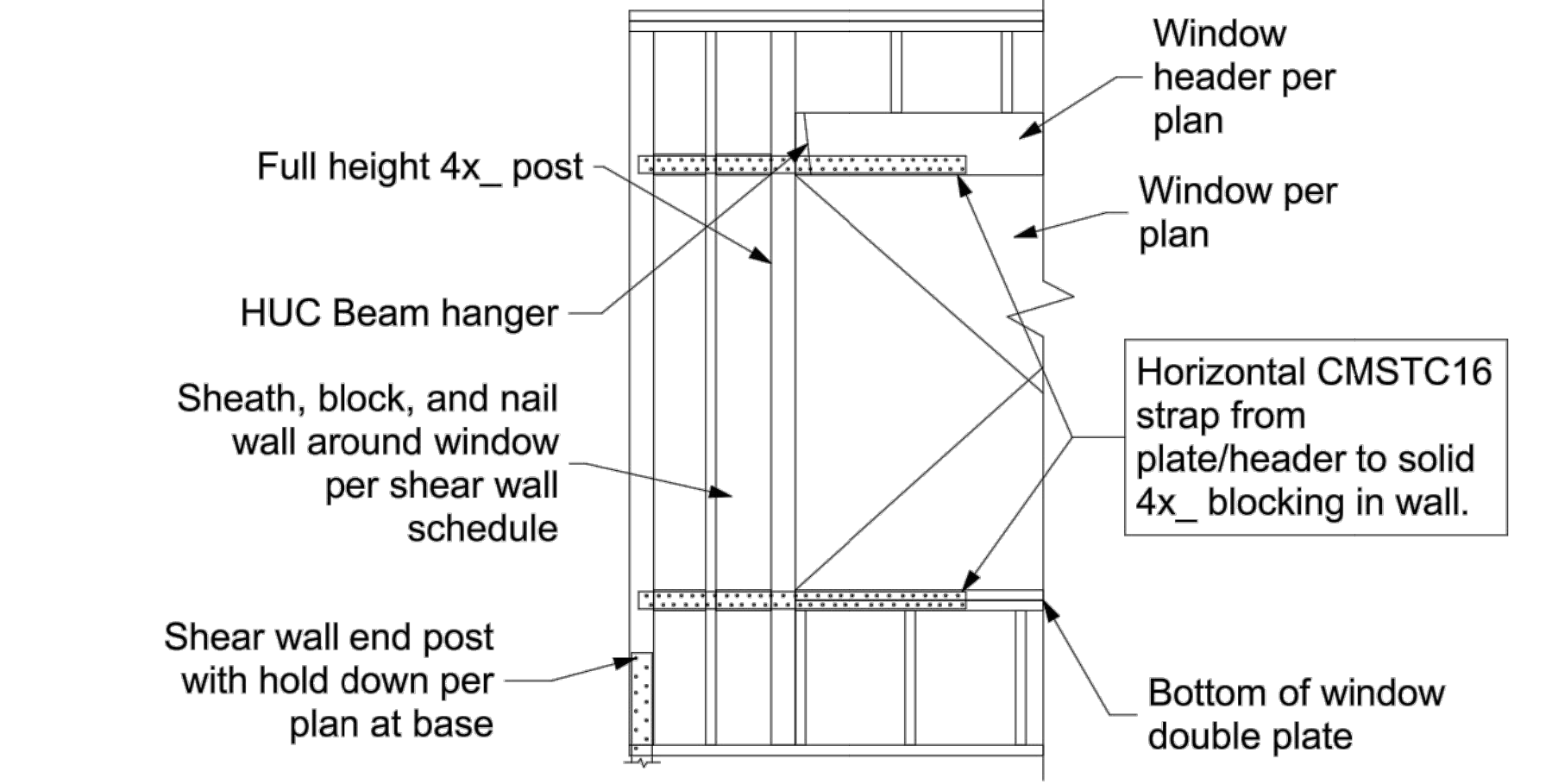
Corner Hold Down Detail

1 1/2" = 1'-0"



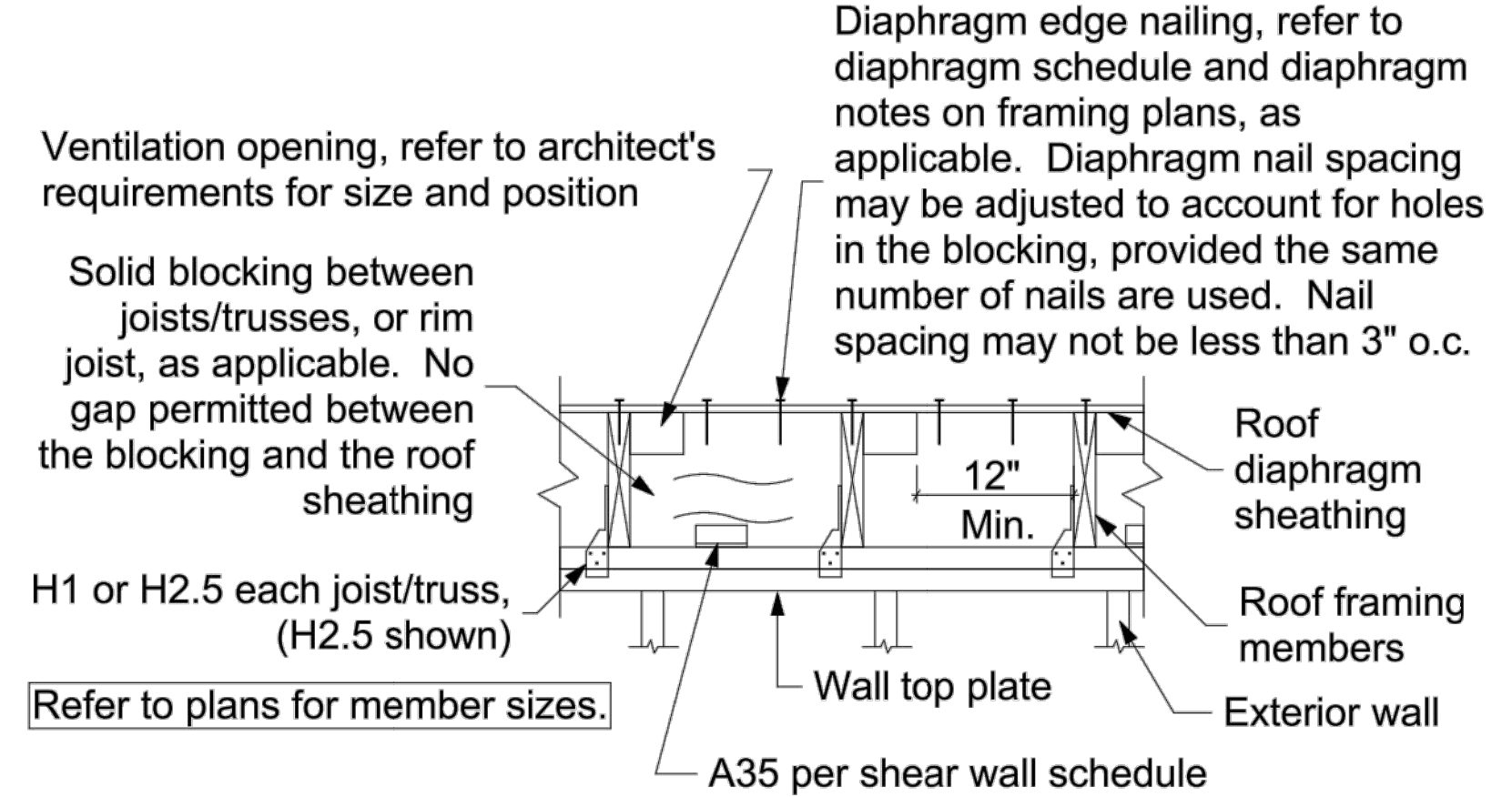
Strap Hold Down Detail

3/4" = 1'-0"



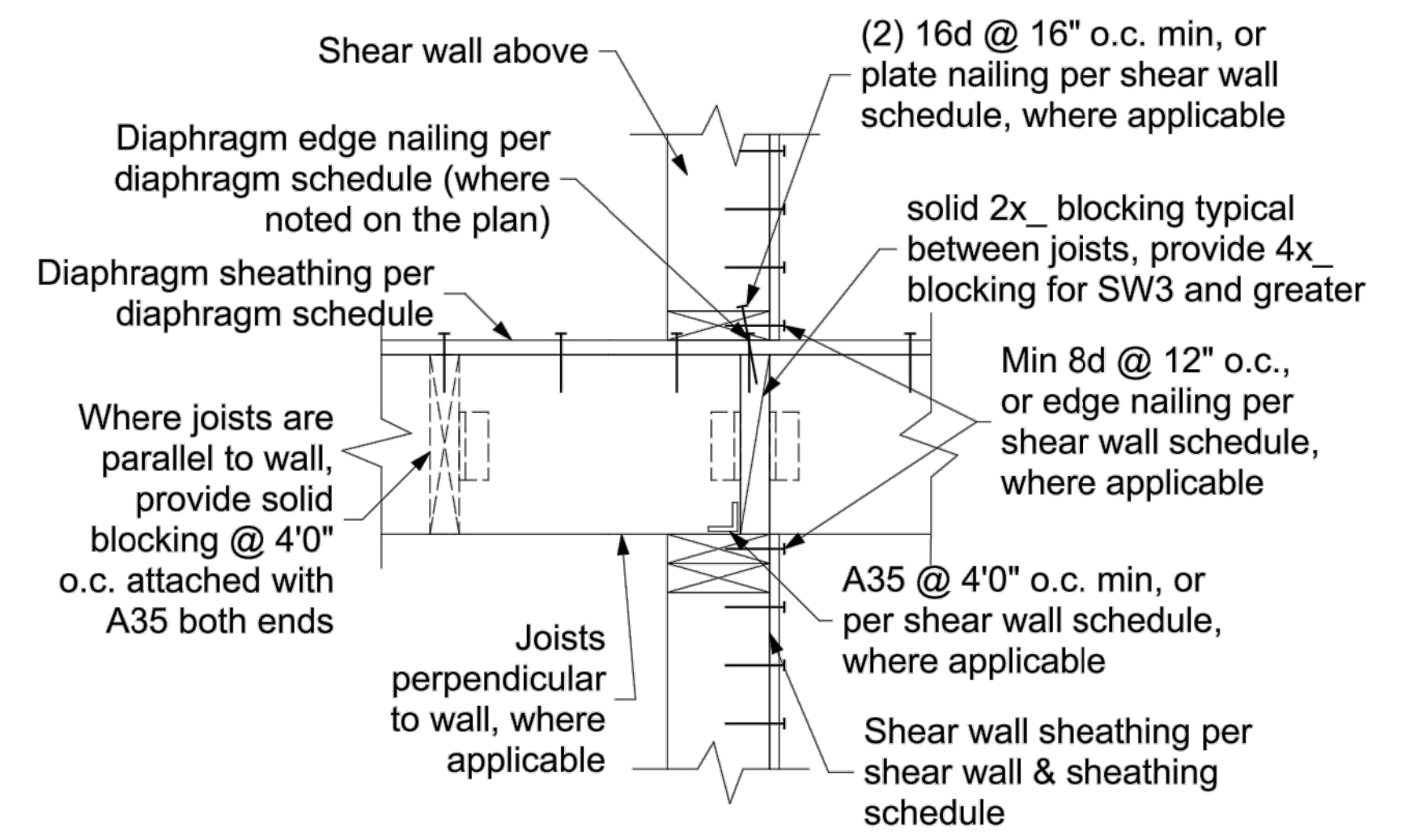
Shear Wall At Opening Detail

1/2" = 1'-0"



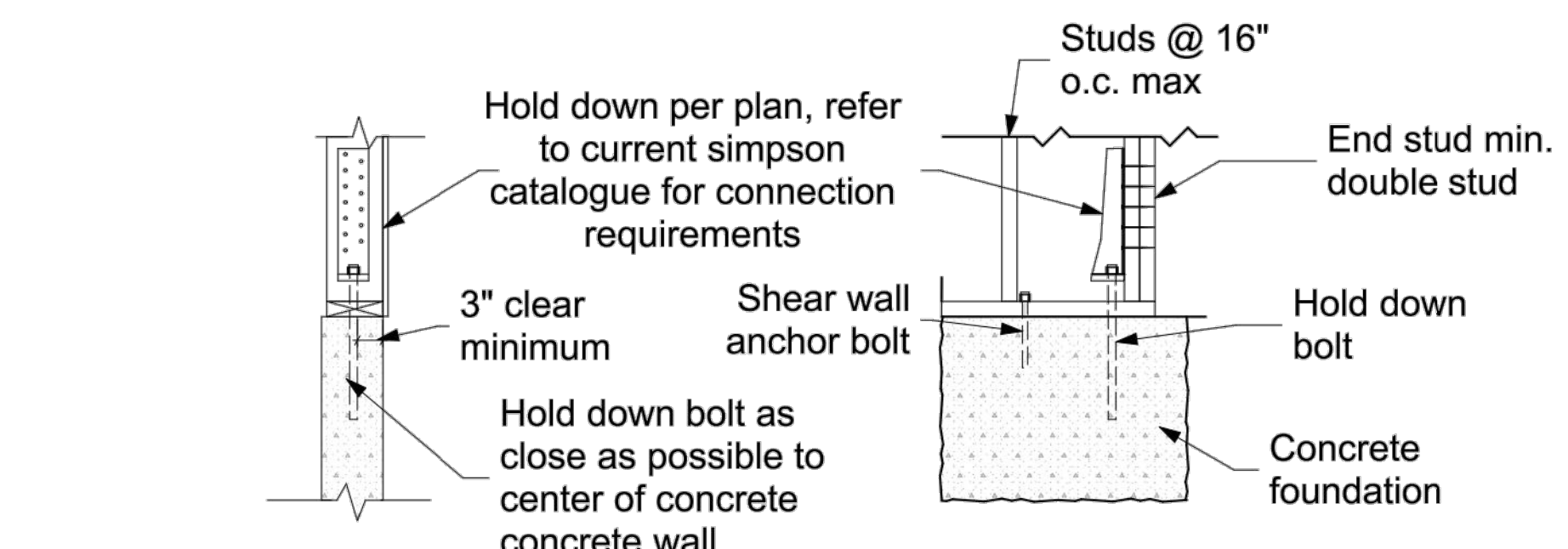
Roof Ventilation Typical Detail

1" = 1'-0"



Interior Shear Wall Standard Detail

1 1/2" = 1'-0"



Retrofit HDU Hold Down Typical Detail

3/4" = 1'-0"