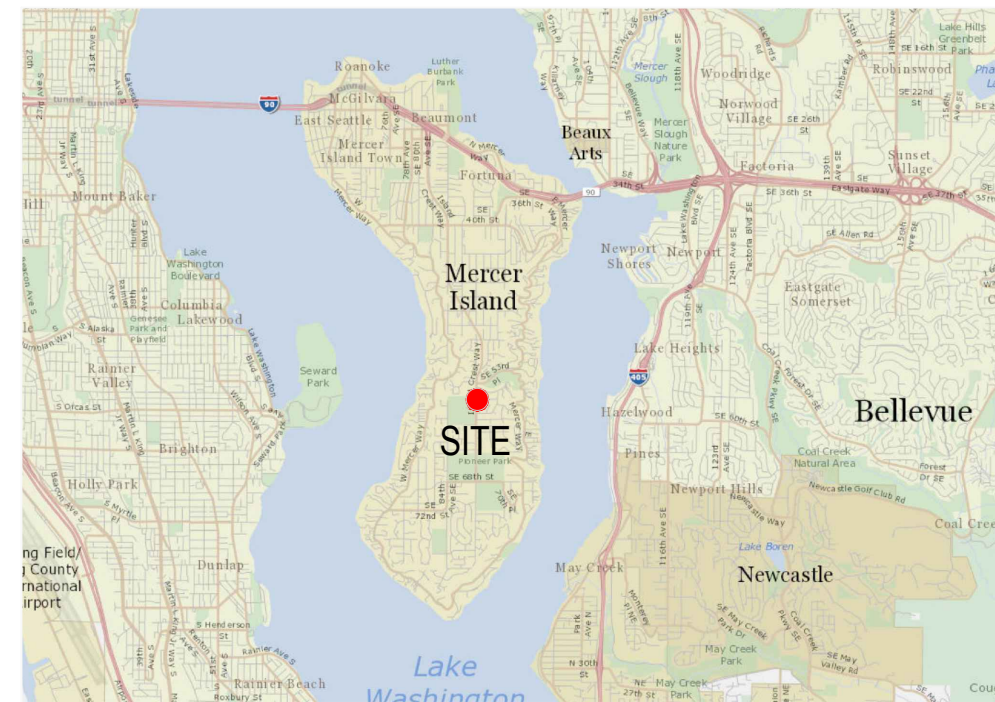


FONG ADDITION

8801 SE 56TH STREET

MERCER ISLAND, WA 98040

VICINITY MAP



BUILDING AREA

MAIN FLOOR: 2670 SF (GARAGE: 520 SF)
UPPER FLOOR: 1080 SF (NEW ADDITION)
TOTAL:
2670 + 1080 = 3750 SF

GROSS FLOOR AREA

ALLOWABLE: 40% OF 11025 = 4410 SF
MAIN FLOOR: 2670 SF (GARAGE: 520 SF)
UPPER FLOOR: 1080 SF (NEW ADDITION)
TOTAL:
2670 + 1080 = 3750 SF OR 34.0%

LOT COVERAGE LOT SLOPE

LOT AREA: 11025 SF
BUILDING FOOTPRINT:
HOUSE: 2150 SF
GARAGE: 520 SF
COVERED PATIO/PORCH: 70 SF
DRIVEWAY: 290 SF
ALLOWABLE LOT COVERAGE: 11025 x 0.40 = 4410 SF
PROPOSED LOT COVERAGE:
2150 + 520 + 70 + 290 = 3030 SF OR 27.5%

AVE. BLDG. ELEV.

AVERAGE BUILDING ELEVATION			
	Wall Length	Elevation Pt.	Wall Length x Elev. Pt.
A	13.25	335	4443.75
B	15.5	335	5172.5
C	18.5	335	6197.5
D	12.1	335	4053.75
E	9	335	3015
F	4.5	335	1507.5
G	29.5	335	9882.5
H	22.5	335	7537.5
I	13.5	335	4522.5
J	43.75	335	14653.25
K	25.5	335	8542.5
L	25.3	335	8475.75
M	5.1	335	1718.25
N	12.3	335	4120.5
O	5.1	335	1718.25
P	21.75	335	7293.75
	292.65	335	89037.75

89037.75 / 292.65 = 304.33 Average Building Elevation

BUILDING HEIGHT

ALLOWABLE HEIGHT: 30'-0"
PROPOSED HEIGHT: 24'-5" ABOVE AVE. GRADE
(SEE ELEVATIONS ON SHEETS A3.0 & A3.1)
GROUND DISTURBANCE: 0 SF

SYMBOL LEGEND

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

INDEX OF DRAWINGS

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

SITE PLAN LEGEND

- PROPERTY LINE
- SETBACK LINE
- X--- TEMPORARY SILT FENCE
- A INDICATES WALL SEGMENT FOR ABC CALC
- W EX. WATER LINE
- PROPOSED IMPERVIOUS SURFACE AREA
- ▨ PROPOSED PERVIOUS SURFACE AREA
- ▩ IMPERVIOUS SURFACE AREA TO BE REMOVED
- ▧ ADDED / REPLACED IMPERVIOUS SURFACE AREA

HARDSCAPE

EXISTING HARDSCAPE AREA:	0 SF
DECKS	0 SF
WALKS, PATIOS	890 SF
TOTAL EXISTING AREA	890 SF
EXISTING HARDSCAPE TO REMAIN:	0 SF
DECKS	0 SF
WALKS, PATIOS	890 SF
TOTAL REMAINING EXISTING AREA	890 SF
EXISTING HARDSCAPE TO BE REMOVED:	0 SF
DECKS	0 SF
WALKS, PATIOS	0 SF
TOTAL REMOVED EXISTING AREA	0 SF
NEW / REPLACE HARDSCAPE AREA:	0 SF
DECKS	0 SF
WALKS, PATIOS	0 SF
TOTAL NEW / REPLACE AREA	0 SF
TOTAL PROPOSED HARDSCAPE AREA	890 SF

IMPERVIOUS SURFACE

EXISTING IMPERVIOUS SURFACE AREA:	3700 SF
HOUSE & ROOF	3700 SF
DECKS	0 SF
DRIVEWAY, WALKS, PATIOS	890 SF
TOTAL EXISTING AREA	4590 SF
EXISTING IMPERVIOUS SURFACE TO REMAIN:	3700 SF
HOUSE & ROOF	3700 SF
DECKS	0 SF
DRIVEWAY, WALKS, PATIOS	890 SF
TOTAL REMAINING EXISTING AREA	4590 SF
EXISTING IMPERVIOUS SURFACE TO BE REMOVED:	0 SF
HOUSE & ROOF	0 SF
DECKS	0 SF
DRIVEWAY, WALKS, PATIOS	0 SF
TOTAL REMOVED EXISTING AREA	0 SF
NEW / REPLACE IMPERVIOUS SURFACE AREA:	0 SF
HOUSE & ROOF	0 SF
DECKS	0 SF
DRIVEWAY, WALKS, PATIOS	0 SF
TOTAL NEW / REPLACE AREA	0 SF
TOTAL PROPOSED IMPERVIOUS SURFACE AREA	4590 SF

DEVELOPMENT STANDARDS

YARDS:
FRONT - 20 FT.
REAR - 25 FT.
SIDE - 10 FT.
GROSS FLOOR AREA: 40% LOT AREA
MAX. BLDG. HEIGHT: 30 FT. ABOVE A.B.E. TO HIGHEST POINT OF ROOF
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

TREE LEGEND

- TREE TO REMAIN
- TREE TO BE REMOVED
- TREE NUMBER PER ARBORIST REPORT
- TREE PROTECTION FENCING PER SHEET C1.0

PROJECT INFORMATION

PROJECT ADDRESS
8801 SE 56TH STREET
MERCER ISLAND, WA 98040
JURISDICTION
MERCER ISLAND
PARCEL NUMBER
667290-0240
LEGAL DESCRIPTION
PARKWOOD ESTATES ADD
PLAT BLOCK 2
PLAT LOT: 8

SITE AREA
11,025 SF

ZONING
R-9.6

PROJECT DESCRIPTION

NEW 1080 SF UPPER FLOOR ADDITION TO AN EXISTING 2150 SF ONE-STORY SINGLE-FAMILY RESIDENCE WITH ATTACHED 520 SF TWO-CAR GARAGE.

- TRADES UNDER SEPARATE PERMIT:
- PLUMBING
 - MECHANICAL
 - ELECTRICAL
 - FIRE SPRINKLERS

BUILDING CODE INFO

CODE EDITION: 2021 IRC, 2021 WSEC RESIDENTIAL
CONSTRUCTION TYPE: V8 NON-RATED

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

FIRE SPRINKLERS: NFPA 72 SYSTEM
A NFPA 72 - CHAPTER 29 MONITORED FIRE ALARM SYSTEM IN COMPLIANCE WITH NFPA 72 AND COMI STANDARDS SHALL BE INSTALLED THROUGHOUT THE RESIDENCE. A SEPARATE FIRE PERMIT IS REQUIRED.

WHOLE HOUSE VENTILATION:
EXHAUST FANS AND WHOLE HOUSE MECHANICAL VENTILATION FANS SHALL BE LISTED AND LABELED AS PROVIDING MINIMUM REQUIRED AIRFLOW IN ACCORDANCE WITH ANSI/AMCA 210-ANSI/ASHRAE 61.

FOR 3001-4500 SF, 4-5 BEDROOMS, PROVIDE CONTINUOUS AIRFLOW IN 90 CFM.

PROJECT DIRECTORY

OWNERS: RUBY AND CEDRIC FONG
RUBYCEDRIC@GMAIL.COM
P 206.618.1773

ARCHITECT: HECKMAN ARCHITECTS
501 ROY ST., SUITE 232C
SEATTLE, WA 98109
P 206.478.6850
CONTACT: AARON HECKMAN

STRUCTURAL: JP JONES ENGINEERING
711 SAINT HELENS AVE., SUITE 208
TACOMA, WA
P 253.448.7331
CONTACT: JORDAN JONES

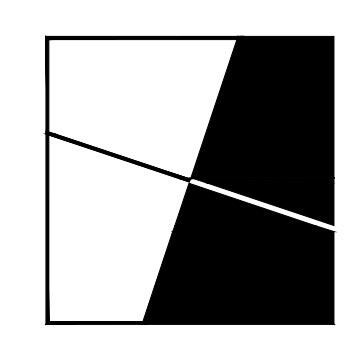
GENERAL CONTRACTOR: SKYLINE CONTRACTING SERVICES
620 144TH ST SW
LYNNWOOD, WA 98087
P 206.707.6667
CONTACT: ELIAS HAYDARI

2021 WSEC TABLE 406.2

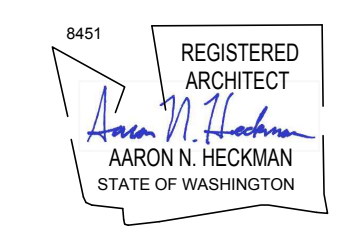
SMALL DWELLING UNIT: (ADDITIONS TO EXISTING BUILDINGS 500-1500 SF OF HEATED FLOOR AREA)	5.0 CREDITS REQUIRED
1.2 - VERTICAL FENESTRATION U = 0.25; FLOOR R-38; SLAB ON GRADE R-10 ENTIRE SLAB	1.0 CREDITS
2.1 - AIR LEAKAGE AND EFFICIENT VENTILATION 2.0 AIR CHANGES PER HOUR MAX. AT 50 PASCALS	1.0 CREDITS
3.1 - ENERGY STAR RATED GAS FURNACE WITH MIN. AFUE OF 95%	1.0 CREDITS
5.6 - ELECTRIC HEAT PUMP WATER HEATER MEETING STANDARDS FOR TIER III OF NEEAS SPEC	2.0 CREDITS
TOTAL	5.0 CREDITS



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



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FONG ADDITION
8801 SE 56TH STREET
MERCER ISLAND, WA 98040

SITE & ROOF PLAN
PROJECT INFORMATION
ZONING CALCULATIONS

REVISIONS:	10/29/24 PERMIT RESPONSE
PERMIT INTAKE DATE:	07/17/2024
PLOT DATE:	11/4/2024
SHEET NUMBER:	T1.0

ABBREVIATIONS

@	AT CENTERLINE	GA. GAGE	SPEC SPECIFICATION
¢	PROPERTY LINE	GALV. GALVANIZED	SQ. SQUARE
D	PENNY	GRAB BAR	S.S. SERVICE SINK
⊥	PERPENDICULAR	GEN. GENERAL	SEC. 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. GYPSUM WALL BOARD	STOR. STORAGE
A.B.	ANCHOR BOLT	GYPSUM	STRUCTL. STRUCTURAL
A/C	AIR CONDITIONING	GYP. GLASS FIBER REINF. CONC.	SUSP. SUSPENDED
ACC.	ACCESSIBLE	H.B. HOSE BIBB	T. TREAD
ACOUS.	ACOUSTICAL	H.C. TOWEL CORE	T.B. TOWEL BAR
ACT	ACOUSTIC TILE	HD. HEAD	TEL. TELEPHONE
A.D.	REA DRAIN	HDB. HARDBOARD	TEMP. TEMPREF
ADD.	ADDENDUM	HDR. HEADER	TERR. TERRAZZO
ADJ.	ADJACENT	HOWD. HARDWOOD	TEX. TEXTURE(D)
ADJUS.	ADJUSTABLE	HOWR. HARDWARE	T&G. TONGUE AND GROOVE
AFF.	ABOVE FINISH FLOOR	HM. HOLLOW METAL	THK. THICKNESS
AGGR.	AGGREGATE	HZ. HORIZONTAL	THRESH. THRESHOLD
ALT.	ALTERNATE	HR. HOUR	T.J. TOOLED JOINT
ALUM.	ALUMINUM	HT. HEIGHT	T.KBD. TACKBOARD
ANOD.	ANODIZED	HTG. HEATING	T.O.B. TOP OF BRICK
APPROX.	APPROXIMATE	HVAC. HEATING/VENTILATING/	TV. TELEVISION
ARCH.	ARCHITECT	AC. AIR CONDITIONING	TYP. TYPICAL
ARCHL.	ARCHITECTURAL	HW. HOT WATER HEATER	T.O.C. TOP OF CONCRETE
ASPH.	ASPHALT	I.D. INSIDE DIAMETER	T.O.S. TOP OF STL.
AV.	AUDIOVISUAL	INCL. INCLUDING	UNFIN. UNFINISHED
BRD.	B BOARD	INSUL. INSULATION	UNON. UNLESS OTHERWISE NOTED
B/WN.	BETWEEN	INT. INTERIOR	
BLDG.	BUILDING	INV. INVERT	
BLK. B	LOCK	VAR. VARNISH	
BLKG.	BLOCKING	INT. VINYL COMPOSITION TILE	
BM.	BEAM	JAN. JANITOR	VIF. VERIFY IN FIELD
B.M.	BENCH MARK	JOIST	VNR. VENEER
BTM.	BOTTOM	JOINT	VERF. VERIFY
BRG.	BEARING	KT. KITCHEN	VEST. VESTIBULE
BRZ.	BRONZE	KO. KNOCKOUT	V.G. VISION GRILLE
B.SMT.	BASEMENT	KPL. KICKPLATE	V.V.C. VINYL WALL COVERING
B.U.R.	BUILT UP ROOF	LAM. LAMINATE(D)	W. WEST, WIDE
CAB.	CABINET	LAV. LAVATORY	WI. WITH
C.B.	CATCH BASIN	L.H. LEFT HAND	WAB. WATER/AIR BARRIER
CMENT.	CEMENT	L.L. LENGTH, LONG	W.C. WATER CLOSET
CER.	CERAMIC	L.L. LIFE LOAD	WD. WOOD
C.G.	CORNER GUARD	L.T. LIGHT	WH. WATER HEATER
CHAMF.	CHAMFER	LVL. LINTEL	W/O. WITHOUT
C.C.	CAST IRON	LVR. LOUVER	WP(G). WATERPROOFING
C.I.P.	CAST-IN-PLACE(CONCRETE)	MARB. MARBLE	WRB. WATER RESISTANT BARRIER
CIRC.	CIRCLE	MAS. MASONRY	WSCOT. WAINSCOT
C.J.C.	CONTROL JOINT	MAX. MAXIMUM	WT. WEIGHT
CLG. CLNG.	CEILING	MECH. MECHANICAL	W.W.F. WELDED WIRE FABRIC
CLR.	CLEARANCE	MECH(L). MECHANICAL	
CMU.	CONCRETE MASONRY UNIT	MED. MEDIUM	
CNTR.	COUNTER	MEMB. MEMBRANE	
C.O.C.	LEAN OUT	MEZZ. MEZZANINE	
COL.	COLUMN	MFR. MANUFACTURE(R)	
CONC.	CONCRETE	M.F.L. MINERAL FIBER BD.	
CONN.	CONNECTION	M.H. MANHOLE	
CONST.	CONSTRUCTION	MN. MINIMUM	
CONT.	CONTINUOUS	MISC. MISCELLANEOUS	
CONTR.	CONTRACTOR	MTD. MOUNTED	
CORR.	CORRIDOR	MTL. METAL	
CPT.	CARPET	MULL. MULLION	
CRS.	COURSING	N. NORTH	
CSMT.	CASEMENT	N.C. NOT IN CONTRACT	
C.T.	CERAMIC TILE	NO. NUMBER	
CTR.	CENTER	NOM. NOMINAL	
CSK.	COUNTER SINK	N.T.S. NOT TO SCALE	
CU FT.	CUBIC FOOT	O.A. OVERALL	
CU YD.	CUBIC YARD	OC. ON CENTER	
		OD. OUTSIDE DIAMETER	
		O.F.R.D. OVERHEAD ROOF DRAIN	
		OH. OVERHEAD	
		OPNG. OPENING	
		OPP. OPPOSITE	
		O.T.S. OPEN TO STRUCTURE	
		PASS. PASSENGER	
		P.B. PANIC BAR	
		P.D. PARTICLE BOARD	
		P.C. PRECAST CONCRETE	
		PERF. PERFORATE(D)	
		PERI. PERIMETER	
		PL. PLATE	
		P.L. PROPERTY LINE	
		P.LAM. PLASTIC LAMINATE	
		P.LS. PLASTER	
		PLYWD. PLYWOOD	
		PNL. PANEL	
		P.O. PURCHASE ORDER	
		PR. PAIR	
		P.S.F. POUNDS PER SQ. FOOT	
		P.S.I. POUNDS PER SQ. INCH	
		PT. POINT	
		P.T. PRESSURE TREATED	
		P.D. PLASTER DRAIN	
		PTN. PARTITION	
		P.VMT. PAVEMENT	
		P.T. PAPER TOWEL DISPENSER	
		Q.D. QUARRY TILE	
		R. RISER	
		R.A. RETURN AIR	
		RAB. RABBIT	
		R.D. RESILIENT TILE	
		R.D. ROOF DRAIN	
		REF. REFERENCE	
		REFL. REFLECTED	
		REFR. REFRIGERATOR	
		REG. REGISTER	
		REINF. REINFORCING	
		REQD. REQUIRED	
		REV. REVISION	
		R.H. RIGHT HAND	
		RM. ROOM	
		RO. ROUGH OPENING	
		R.O.W. RIGHT OF WAY	
		RCP. REFLECTED CLNG PLAN	
		S. SELF ADHERED MEMBRANE	
		S. SOUTH	
		S.C. SOLID CORE	
		S.C.D. SEE CIVIL DRAWINGS	
		SCHDL. SCHEDULE	
		S.D. STORM DRAIN	
		SEALANT	
		S.E.C.T. SECTION	
		SF. SQUARE FEET	
		SH. SHELF	
		SHT. SHEET	
		SHTG. SHEATHING	
		SIM. SIMILAR	
		SL. SLOPE	
		S.L.D. SEE LANDSCAPE DRAWINGS	
		SP. STAND PIPE	

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, UNON. 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, UNON.
- 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 LAYOUT 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, UNON.
- MAINTAIN A 4-INCH HORIZONTAL CLEARANCE IN ALL DIRECTIONS, MIN. FROM EDGE OF COVERPLATE, FOR WALL MOUNTED OUTLETS, OR FROM EDGE OF MOUNT FOR FLOOR MOUNTED OUTLETS, WHEN ADJACENT TO A WALL, COLUMN, OR SIMILAR ELEMENTS, UNON.
- INDICATED DIMENSIONS ARE TO THE CENTER OF THE COVERPLATE OR MONUMENT. CLUSTERS OF OUTLETS ARE DIMENSIONED TO THE CENTER OF THE CLUSTER, UNON. GANG COVERPLATES SHALL BE ONE-PIECE TYPE, UNON.
- ELECTRICAL SWITCH AND OUTLET COVER PLATES, SURFACE HARDWARE, ETC. SHALL BE INSTALLED AFTER PAINTING AND/OR APPLICATION OF WALL COVERINGS & 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 UNON. MULTIPLE SWITCHES AT ONE LOCATION SHALL BE GANGED TOGETHER AND FINISHED WITH ONE COVER PLATE UN.
- RECEPTACLE SPACING SHALL BE A MAXIMUM OF 12'-0"

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 SCHEDULED.
- 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 PLAN 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, UNON.
- 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, UNON.
- "ALIGN" MEANS TO ACCURATELY LOCATE FINISHED FACES IN THE SAME PLANE.

FIRE PROTECTION NOTES

- A HEAT DETECTOR OR ALARM RATED FOR AMBIENT OUTDOOR TEMPERATURES AND HUMIDITY SHALL BE INSTALLED IN NEW GARAGES THAT ARE ATTACHED TO OR LOCATED UNDER NEW AND EXISTING DWELLINGS. HEAT DETECTORS AND HEAT ALARMS SHALL BE INSTALLED IN A CENTRAL LOCATION AND IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS. HEAT DETECTORS SHALL BE CONNECTED TO AN ALARM OR A SMOKE ALARM WITHIN THE DWELLING.

DEMOLITION NOTES

- UNON, 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.
- UNON, 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 UNON. 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.

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 TO MEET THE GUIDELINES OF THE CARPET AND RUG INSTITUTE-CRI CARPET INSTALLATION STANDARD-CURRENT EDITION.
- ALL NEW CONSTRUCTION TO COMPLY WITH ALTERATION REQUIREMENTS IN WSEC 2021 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 2021 WSEC SECTION R402.4.3
- AIR LEAKAGE RATE TO BE 4.0 AIR CHANGES PER HOUR (ACH) MAXIMUM PER R402.4.1.3.1.
- WATER HEATERS MUST BE INSTALLED IN CONDITIONED SPACE, EXCEPT FOR HIGHLY EFFICIENCY WATER HEATERS PER R403.5.5.
- MECHANICAL VENTILATION TO BE TESTED AND VERIFIED BY THE CONTRACTOR TO MEET THE MINIMUM FLOW RATE REQUIREMENTS PER R403.6.2.
- ALL NEW INTERIOR LIGHTING MUST BE CONTROLLED BY DIMMERS, OCCUPANT SENSOR CONTROLS, OR BUILT-IN FIXTURE CONTROLS PER R404.2.
- ALL NEW EXTERIOR LIGHTING OVER 30 WATTS MUST BE PROVIDED WITH AUTOMATIC CONTROLS TO TURN OFF DURING DAYLIGHT HOURS PER R404.3.
- WHEN ADDITIONS OVER 150 SF ADJOIN EXISTING ATTIC SPACES, THE EXISTING ATTIC SPACE NEEDS TO BE INSULATED TO CURRENT R402 REQUIREMENTS AND INSULATION VALUES PER R502.3.1.1.
- LIGHTING SHALL COMPLY WITH SECTION R404.1 FOR 10% REPLACEMENT PER R503.1.4.
- FOR NEW CONSTRUCTION PROJECTS WHICH CREATE DWELLING UNITS AND INCLUDE AN ATTACHED GARAGE OR CARPORT, PROVIDE ONE 40 AMP DEDICATED 208/240 VOLT BRANCH CIRCUIT FOR EACH DWELLING UNIT INTENDED FOR FUTURE ELECTRIC VEHICLE CHARGING.
- 2021 WASHINGTON STATE ENERGY CODE MINIMUM RESIDENTIAL REQUIREMENTS OF THE PRESCRIPTIVE PATH FOR ALL CLIMATE ZONES PER TABLE R402.1.3 ARE AS FOLLOWS:
 - FENESTRATION U-FACTOR = 0.30
 - SKYLIGHT U-FACTOR = 0.50
 - CEILING WITH ATTIC R-VALUE = 60
 - VAULTED CEILING R-VALUE = 38
 - WOOD FRAME WALL R-VALUE = 20 + 5 OR 13 + 10
 - FLOOR R-VALUE = 30
 - G.BELOW GRADE R-VALUE = 10 / 15 / 21 INT + 5 TB
 - SLAB R-VALUE & DEPTH = 10, 4 FT.

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 - FLOOR R-VALUE = 30
 - G.BELOW GRADE R-VALUE = 10 / 15 / 21 INT + 5 TB
 - SLAB R-VALUE & DEPTH = 10, 4 FT.
- THESE ARE TYPICAL MINIMUM VALUES PER 2021 WSEC UNLESS OTHERWISE NOTED IN PLAN SET.
- CONTRACTOR SHALL SPECIFY MAXIMUM TESTED BUILDING AIR LEAKAGE AND SHOW THE QUALIFYING VENTILATION SYSTEM AND ITS CONTROL SEQUENCE OR OPERATION.

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 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 ROOFDRILL 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 CHASES, FOR FACTORY-BUILT CHIMNEYS, WHERE WOOD SLEEPERS ARE USED FOR STAIRING 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 CEILING OF FLOOR 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 GYPSUM ASSOCIATION REQUIREMENT #WP 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'-0". ATTACH BASE LAYER WITH 1 1/4" TYPE 'S' DRYWALL SCREWS AT 2' O.C., AND FACE LAYER WITH 1 7/8" TYPE 'S' DRYWALL SCREWS AT 1' O.C., AND FACE LAYER WITH 1 1/2" TYPE 'S' DRYWALL SCREWS SPACED AT 1'-0" O.C. SHALL BE PLACED 3" BACK FROM EACH SIDE OF FACE LAYER END JOINT. TRUSS FRAMING SHALL HAVE A MINIMUM OF 20 GA CONNECTOR PLATES WITH A SAFETY FACTOR OF 4. ASSEMBLY SHALL MEET ALL GYPSUM ASSOCIATION REQ'S.
- ALL UNDER-FLOOR AREAS WITHIN THE FOUNDATION PERIMETER SHALL BE ACCESSIBLE BY AN UNOBSTRUCTED MINIMUM CLEAR OPENING OF 18" x 24". PER IRC SECTION R408.3.
- UNCONDITIONED UNDER-FLOOR AREAS SHALL BE VENTILATED BY AN APPROVED MECHANICAL MEANS, OR BY OPENINGS IN THE EXTERIOR FOUNDATION WALLS. SUCH OPENINGS SHALL HAVE A NET UNIT AREA OF NOT LESS THAN 1 SQUARE FOOT FOR EACH 150 SQUARE FEET OF UNDER-FLOOR AREA. OPENINGS SHALL HAVE AN APPROVED INSECT SCREEN, AND SHALL BE LOCATED AS CLOSE TO CORNERS AS IS PRACTICAL, AND SHALL PROVIDE CROSS-VENTILATION OF THE SPACE. THE REQUIRED AREA OF SUCH OPENINGS SHALL BE APPROXIMATELY EQUALLY DISTRIBUTED ALONG THE LENGTH OF AT LEAST TWO OPPOSITE SIDES PER IRC SECTION R408.2.
- PROVIDE A MINIMUM 22"x30" UNOBSTRUCTED ACCESS PANEL TO ALL ROOF ATTIC AREAS WITH A NET CLEAR HEIGHT OF 30" OR GREATER FROM THE TOP OF THE CEILING JOISTS TO THE BOTTOM OF THE RAFTERS PER IRC SECTION R807.1.1
- PROVIDE ATTIC VENTILATION OF 1/50 OF ATTIC AREA IF ALL VENTILATION IS LOCATED IN THE SOFFIT, OR 1/300 IF HALF OF THE REQUIRED VENTILATION IS LOCATED AT THE SOFFIT AND HALF IS LOCATED A MINIMUM OF 3'-0" ABOVE THE SOFFIT VENTILATION, OR WHERE THERE IS A CONTINUOUS PVA OR POLY FILM VAPOR BARRIER AT THE CEILING, PER IRC SECTION 806.2. SEE PLANS FOR ACTUAL CALCULATIONS AND REQUIREMENTS.
- APPLICATION AND INSTALLATION OF ALL INSULATION AND VAPOR BARRIERS SHALL COMPLY WITH ALL STATE OF WASHINGTON THERMAL INSULATION STANDARDS.
- WHEN HVAC OR WATER HEATERS ARE PLACED IN AN AREA SUSCEPTIBLE TO MOISTURE, INCLUDING BUT NOT LIMITED TO A GARAGE, ALL PILOT LIGHTS, BURNERS, SWITCHES, OR HEATING ELEMENTS SHALL BE LOCATED A MINIMUM OF 18" ABOVE THE FLOOR OR SLAB. PROVIDE SEISMIC ANCHOR STRAPS TO THE WALL FOR ALL WATER HEATERS.
- GUARDRAILS SHALL BE PLACED AT ALL UNENCLOSED FLOOR AREAS AND ROOF OPENINGS, OPEN AND GLAZED SIDES OF STAIRWAYS, LANDINGS, RAMPS, BALCONIES, DECKS OR PORCHES WHICH ARE MORE THAN 30" ABOVE GRADE OR FLOOR BELOW. THE TOP OF GUARDRAILS SHALL NOT BE LESS THAN 36" IN HEIGHT ABOVE THE FINISHED WALKING SURFACE. OPEN GUARDRAILS SHALL HAVE INTERMEDIATE RAILS OR ORNAMENTAL PATTERN SPACED SUCH THAT A 4" DIAMETER SPHERE CAN NOT PASS THROUGH. THE TRIANGULAR OPENINGS FORMED BY THE STAIR RISER/TREAD AND THE BOTTOM ELEMENT OF A GUARDRAIL AT THE OPEN SIDE OF THE STAIR MAY BE OF A SIZE SUCH THAT A 6" DIAMETER SPHERE CAN NOT PASS THROUGH, PER IRC SECTION 312.2. CONTRACTOR SHALL DEMONSTRATE TO BUILDING INSPECTOR THAT RAIL IS CAPABLE OF WITHSTANDING 200LB FORCE IN ANY DIRECTION AT THE TOP RAIL.
- PER IRC SECTION R311.5.6, ONE HANDRAIL SHALL BE PROVIDED AT EVERY STAIRWAY HAVING FOUR OR MORE RISERS. PROVIDE TWO HANDRAILS WHERE INDICATED ON THE PLANS. HANDRAILS SHALL BE CONTINUOUS FOR THE FULL LENGTH OF THE STAIRS. TOP HANDRAILS SHALL BE PLACED AT 36" ABOVE THE NOSING OF THE TREADS, BUT NOT LESS THAN 34" OR MORE THAN 38". HAND GRIP PORTION OF HANDRAILS SHALL NOT BE LESS THAN 1 1/4" NOR MORE THAN 2" IN CROSS SECTION DIMENSION. SHALL HAVE A SMOOTH SURFACE WITH NO SHARP CORNERS, AND SHALL TERMINATE INTO WALLS OR NEWEL POSTS. HANDRAILS ADJACENT TO WALLS SHALL HAVE A MINIMUM CLEARANCE OF 1 1/2" BETWEEN THE HANDRAIL AND WALL SURFACE.
- THE ROOFING INSTALLER MUST BE APPROVED BY THE ROOFING PRODUCT MANUFACTURER AND THE ARCHITECT. INSTALL ROOFING ONLY WHEN SATISFACTORY CONDITIONS PREVAIL. APPLY NO ROOFING WHEN MOISTURE IN ANY FORM IS PRESENT. INSTALL ALL ROOFING STRICTLY PER MANUFACTURER'S INSTRUCTIONS, RECOMMENDATIONS, AND SPEC

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 BMP'S.
- 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 IFF APPROPRIATE
- UPON COMPLETION OF THE PROJECT, STABILIZE ALL DISTURBED AREAS AND REMOVE BMP'S IF APPROPRIATE.

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.

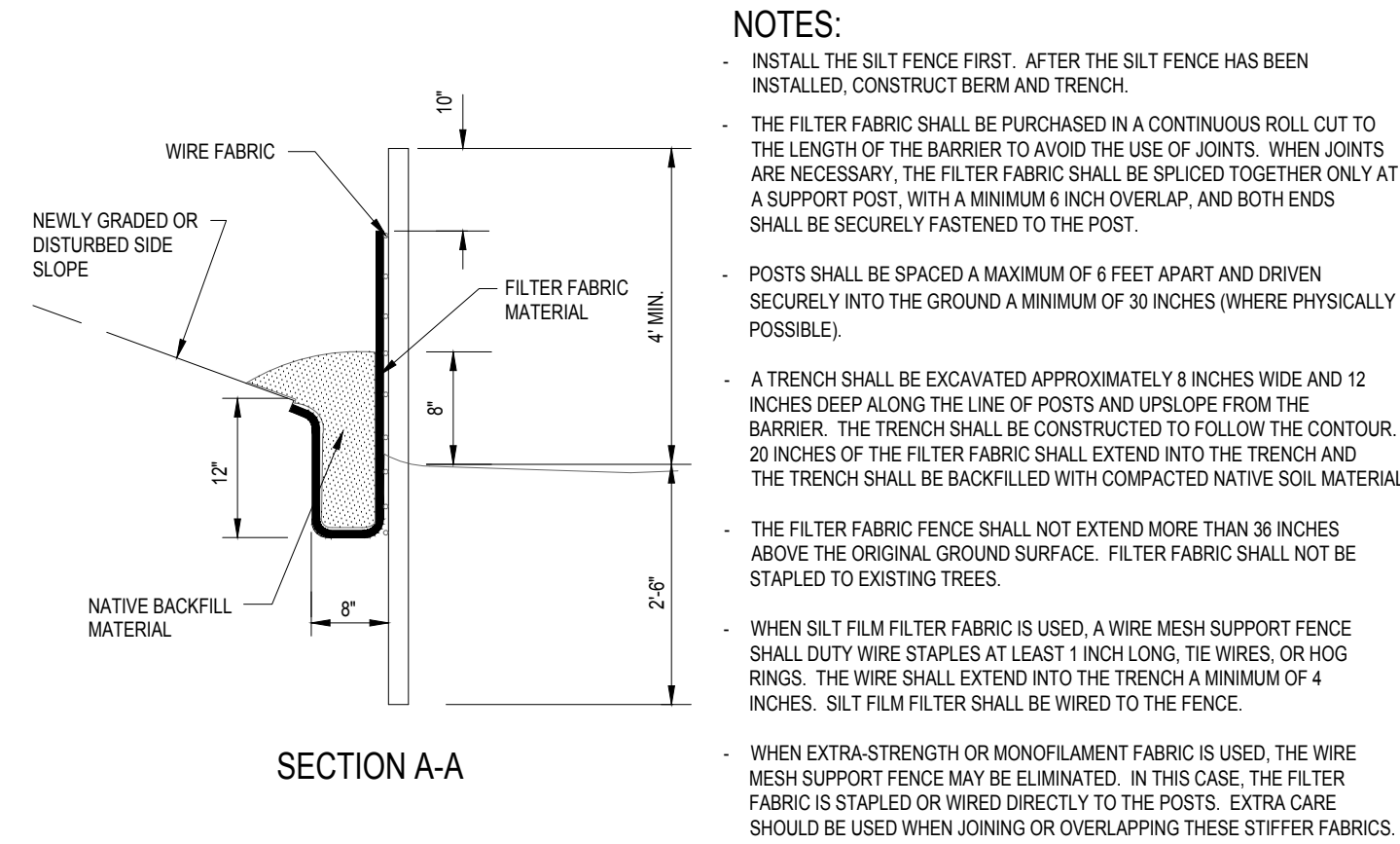
DURING GRADING & CONSTRUCTION

- 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 9-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.

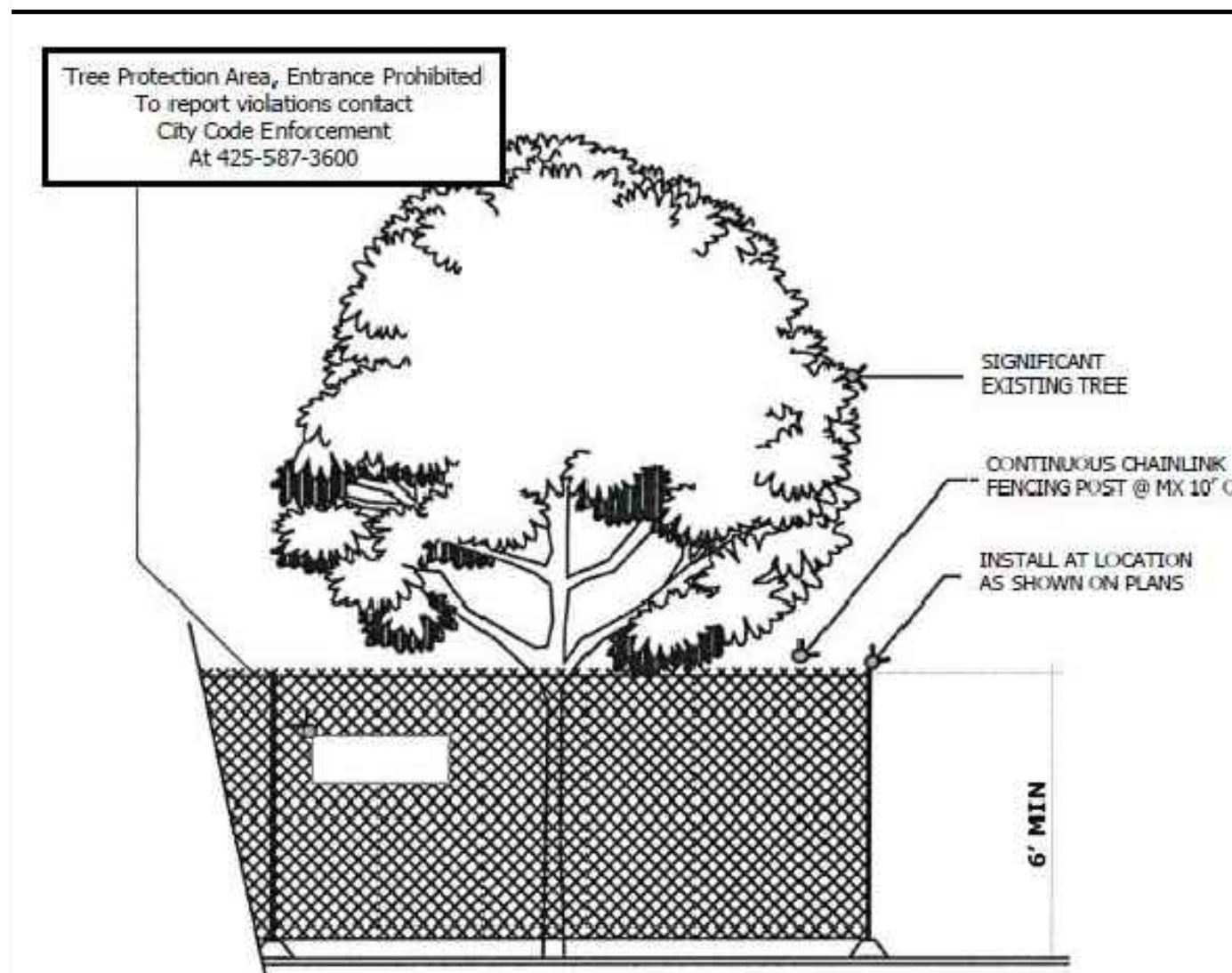
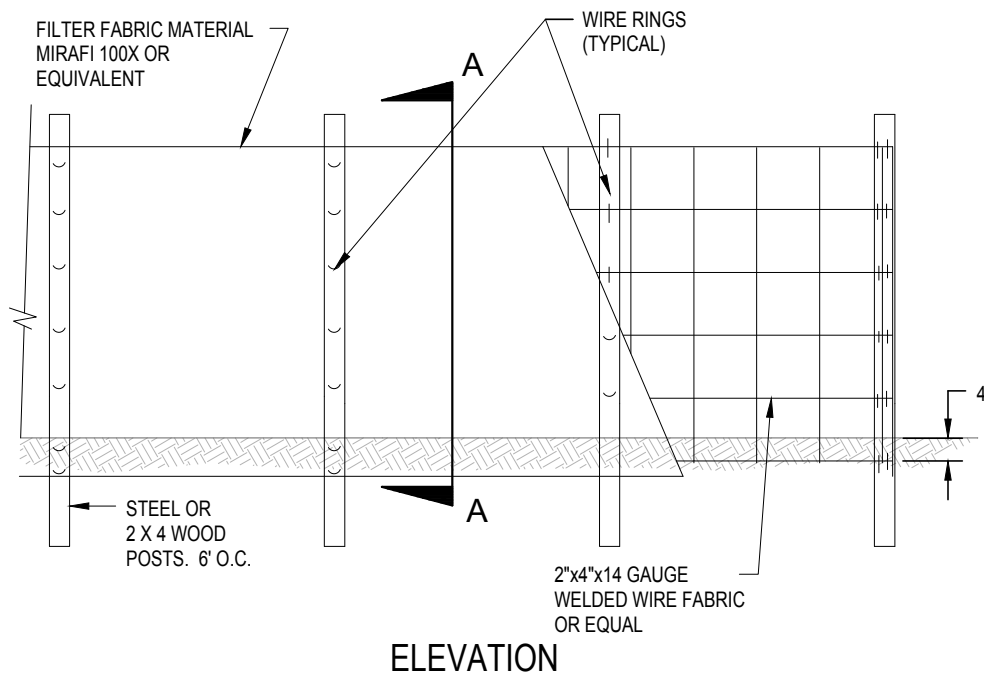


NOTES:

- INSTALL THE SILT FENCE FIRST. AFTER THE SILT FENCE HAS BEEN INSTALLED, CONSTRUCT BERM AND TRENCH.
- 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 SPUNCE 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 AND DRIVEN SECURELY INTO THE GROUND A MINIMUM OF 30 INCHES (WHERE PHYSICALLY POSSIBLE).
- A TRENCH SHALL BE EXCAVATED APPROXIMATELY 8 INCHES WIDE AND 12 INCHES DEEP ALONG THE LINE OF POSTS AND UPSLOPE FROM THE BARRIER. THE TRENCH SHALL BE CONSTRUCTED TO FOLLOW THE CONTOUR. 20 INCHES OF THE FILTER FABRIC SHALL EXTEND INTO THE TRENCH AND THE TRENCH SHALL BE BACKFILLED WITH COMPACTED NATIVE SOIL MATERIAL.
- THE FILTER FABRIC FENCE SHALL NOT EXTEND MORE THAN 36 INCHES ABOVE THE ORIGINAL GROUND SURFACE. FILTER FABRIC SHALL NOT BE STAPLED TO EXISTING TREES.
- WHEN SILT FILM FILTER FABRIC IS USED, A WIRE MESH SUPPORT FENCE SHALL DUTY WIRE STAPLES AT LEAST 1 INCH LONG, THE WIRES, OR HOG RINGS. THE WIRE SHALL EXTEND INTO THE TRENCH A MINIMUM OF 4 INCHES. SILT FILM FILTER SHALL BE WIRED TO THE FENCE.
- WHEN EXTRA-STRENGTH OR MONOFILAMENT FABRIC IS USED, THE WIRE MESH SUPPORT FENCE MAY BE ELIMINATED. IN THIS CASE, THE FILTER FABRIC IS STAPLED OR WIRED DIRECTLY TO THE POSTS. EXTRA CARE SHOULD BE USED WHEN JOINING OR OVERLAPPING THESE STIFFER FABRICS.

SILT FENCE DETAIL

SCALE: N.T.S.



- MINIMUM SIX (6) FOOT HIGH TEMPORARY, CONTINUOUS CHAIN LINK FENCE SHALL BE PLACED AT THE CRITICAL ROOT ZONE OR DESIGNATED LIMIT OF DISTURBANCE OF THE TREE TO BE SAVED, FENCE SHALL COMPLETELY ENIRCLE SIGNIFICANT EXISTING TREE(S). INSTALL CONTINUOUS CHAIN LINK FENCING POST(S) USING PIER BLOCK ONLY AT MAXIMUM 10 (TEN) FEET O.C. AVOID POST OR STAKES INTO MAJOR ROOTS. MODIFICATIONS TO FENCING MATERIAL AND LOCATION MUST BE APPROVED BY PLANNING OFFICIAL.
- TREATMENT OF ROOTS EXPOSED DURING CONSTRUCTION: FOR ROOTS OVER ONE (1) INCH DIAMETER DAMAGED DURING CONSTRUCTION, MAKE A CLEAN STRAIGHT CUT TO REMOVE DAMAGED PORT OF ROOT, ALL EXPOSED ROOTS SHALL BE TEMPORARILY COVERED WITH DAMP BURLAP TO PREVENT DRYING AND COVERED WITH SOIL AS SOON AS POSSIBLE.
- NO STOCKPILING OF MATERIALS, VEHICULAR TRAFFIC, OR STORAGE OF EQUIPMENT OR MACHINERY SHALL BE ALLOWED WITHIN THE LIMIT OF THE FENCING, FENCING SHALL NOT BE MOVED OR REMOVED UNLESS APPROVED BY THE CITY PLANNING OFFICIAL. WORK WITHIN PROTECTION FENCE SHALL BE DONE MANUALLY UNDER THE SUPERVISION OF THE ON-SITE ARBORIST AND WITH PRIOR APPROVAL BY THE CITY PLANNING OFFICIAL.
- A PRINTED TREE PROTECTION AREA SIGN NOTING "TREE PROTECTION AREA - ENTRANCE PROHIBITED. TO REPORT VIOLATIONS, CONTACT CITY CODE ENFORCEMENT AT 425-587-3600.", MUST BE POSTED ALONG THE FENCE EVERY FIFTEEN (15) FEET. PRINT AND LAMINATE THE TREE PROTECTION AREA SIGN(PDF, 54KB) AND POST ON SITE.

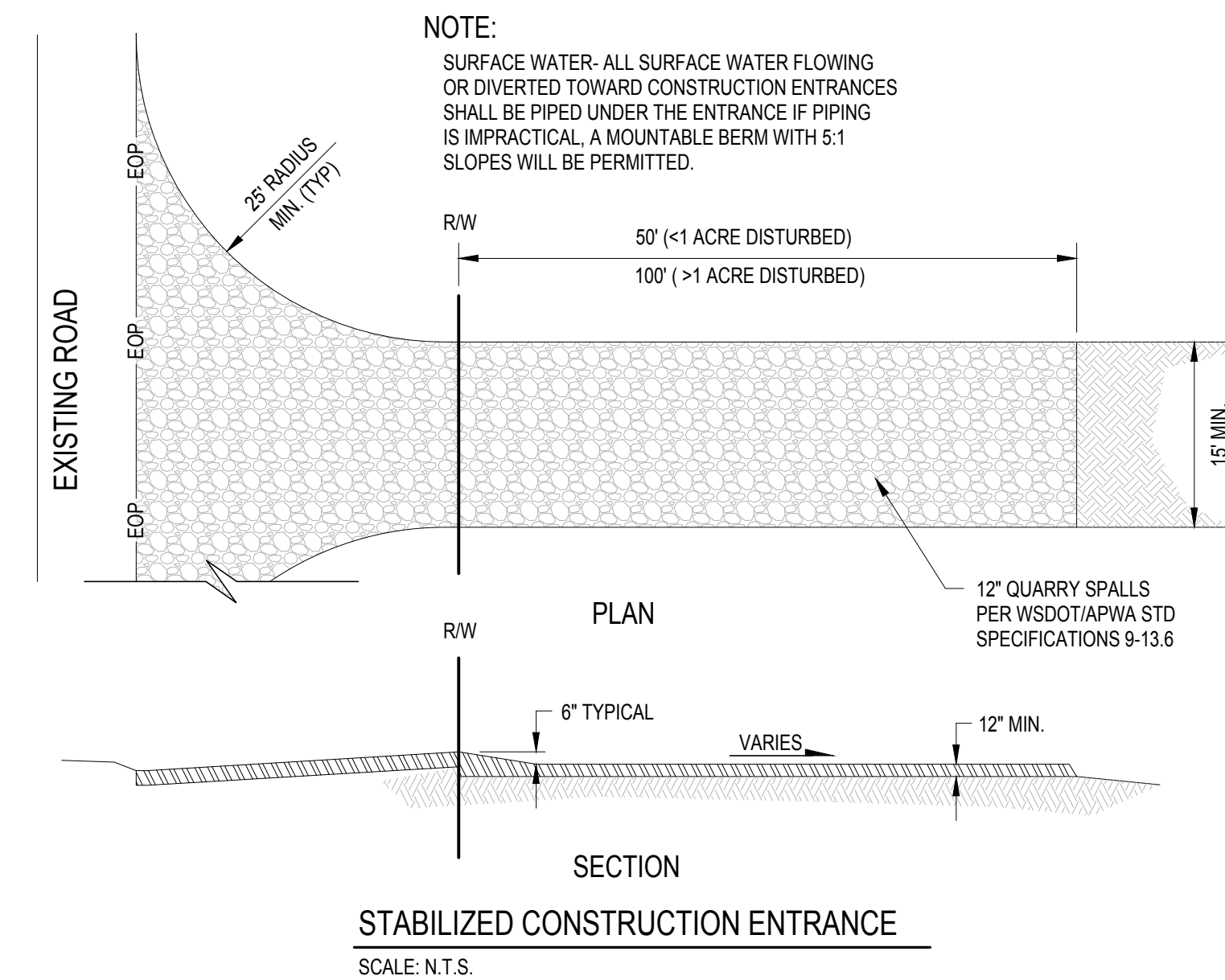
COVER MEASURES

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
REDTOP 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	

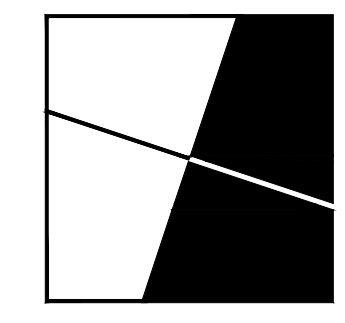
MULCH STANDARDS AND GUIDELINES:			
MULCH MATERIAL	QUALITY STANDARDS	APPLICATION RATES	REMARKS
STRAW	AIR-DRIED, FREE FROM UNDESIRABLE SEED AND COARSE MATERIAL.	2"-3" THICK; 2-3 BALES PER 1000 SF OR 2-3 TONS PER ACRE	COST-EFFECTIVE PROTECTION WHEN APPLIED WITH ADEQUATE THICKNESS. HAND-APPLICATION GENERALLY 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 DEFRIS FROM CLEARING AND GRUBBING, 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.



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.

STABILIZED CONSTRUCTION ENTRANCE

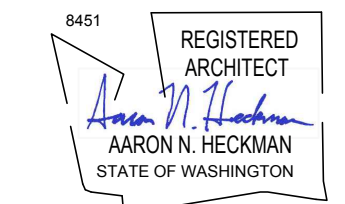
SCALE: N.T.S.



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EROSION CONTROL
DETAILS AND NOTES

REVISIONS:	10/29/24 PERMIT RESPONSE
PERMIT INTAKE DATE:	07/17/2024
PLOT DATE:	10/29/2024
SHEET NUMBER:	C1.0

FLOOR PLAN NOTES

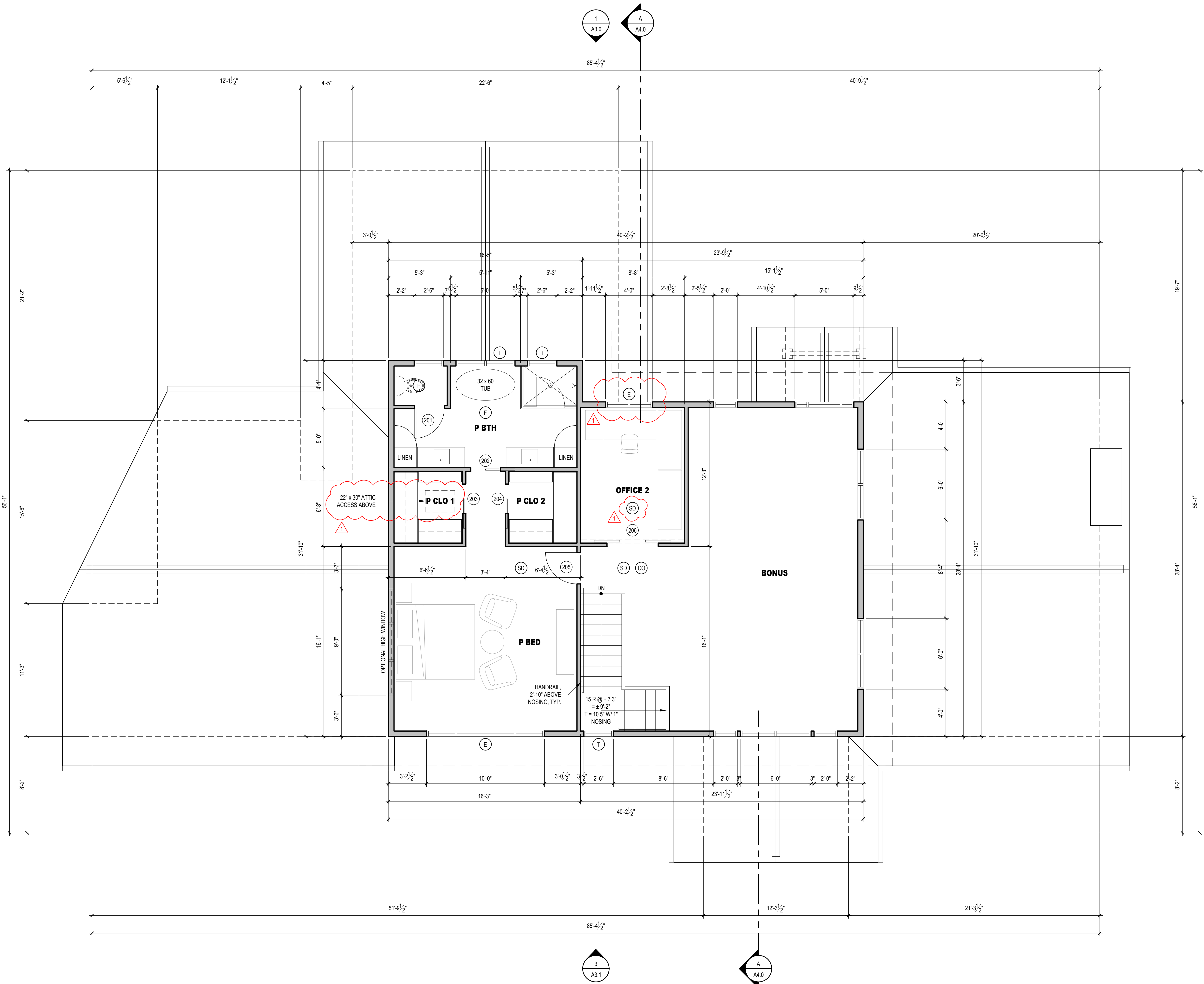
- NEW PARTITION CONSTRUCTION SHOWN POCHED.
- ALL DIMENSIONS TO F.O. FRAMING UNON.
- "FIN" INDICATES DIMENSION TO FINISH.
- REFER TO SHEETS T1.0 & T1.1 FOR ADDITIONAL NOTES, LEGENDS, SYMBOLS, ABBREVIATIONS, & SCHEDULES.
- PATCH/REPAIR, PRIME & PAINT ALL EXISTING GWB WALLS TO REMAIN.
- PARTITIONS THAT 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. UNON. DIMENSIONS LOCATING DOORS ARE TO FINISHED OPENING. UNON.
- ALL WORK SHALL BE ERECTED & 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" 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-20 STUD CAVITY INSULATION PLUS CONTINUOUS R-5 RIGID INSULATION AT EXTERIOR FACE OF WALL SHEATHING AND 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 UNLESS NOTED OTHERWISE IN THE PLAN SET.

WALL PARTITIONS:

- EXTERIOR**
TYPICAL EXTERIOR WALL
EXTERIOR WALL FINISH OF CONT. R-5 RIGID INSUL. OR WATER-RESISTIVE BARRIER OF 1/2" CDX PLYWOOD OF 2x6 WOOD STUDS AT 16" OC OF 1/2" GWB AT INTERIOR W/ R-20 CRAFT-FACE BATT INSUL.
- INTERIOR**
TYPICAL INTERIOR PARTITION
U.N.O. ALL INTERIOR WALL SHALL BE 2x4 WOOD STUDS @ 16" O.C. W/ 1/2" GYPSUM WALLBOARD EACH SIDE.
- 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 WALLS. JOINTS EXP OR FIN. PERIM CAULKED-UL DES U305 & U314- JOINTS FIN.
- SOUND PROOF 2x6 STUD WALL**
2x6 SILL & TOP PLATES AND STAGGERED 2x4 VERTICAL STUDS @ 8" OC W/ INTER-WOVEN SOUNDS BATTS W/ GYPSUM WALLBOARD EACH SIDE.

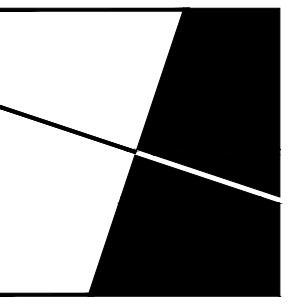
FLOOR PLAN LEGEND

- EXISTING WALL
- NEW WALL
- NEW ADDITION
- EXHAUST FAN: 50 CFM MIN. FOR BATHROOM AND LAUNDRY; 100 CFM MIN. FOR KITCHEN; COORDINATE SPECS W/ WHOLE HOUSE VENTILATION REQUIREMENTS (SEE G0.00); MIN. AIR INTAKE OPENINGS = 4 IN² PER ROOM
- HARDWIRED SMOKE DETECTOR W/ BATTERY BACKUP
- HEAT DETECTOR
- HARDWIRED CARBON MONOXIDE DETECTOR W/ BATTERY BACKUP
- TEMPERED GLAZING
- EGRESS WINDOW



UPPER FLOOR PLAN

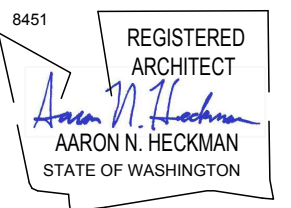
SCALE: 1/4" = 1'-0"



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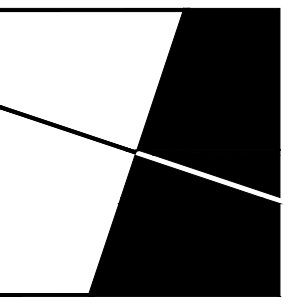
FONG ADDITION
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MERCER ISLAND, WA 98040

UPPER FLOOR PLAN

REVISIONS:	10/29/24 PERMIT RESPONSE
PERMIT INTAKE DATE:	07/17/2024
PLOT DATE:	10/29/2024
SHEET NUMBER:	A2.1

A2.1

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FONG ADDITION
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ROOF PLAN SCHEDULES

REVISIONS:	10/29/24 PERMIT RESPONSE
1	
2	
3	
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PERMIT INTAKE DATE:
07/17/2024

PLOT DATE:
10/29/2024

SHEET NUMBER:

A2.2

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WINDOW SCHEDULE

WINDOW MARK	DESCRIPTION	R.O. SIZE		TEMP.	QTY.	U-VALUE (MIN.)	GLAZING	REMARKS & NOTES
		WIDTH	HEIGHT					
A	FIXED	5'-0"	3'-6"	-	1	0.25	LOW E/ CLEAR	
B	FIXED	2'-0"	3'-6"	-	3	0.25	LOW E/ CLEAR	
C	SLIDING	4'-0"	3'-6"	-	1	0.25	LOW E/ CLEAR	
D	FIXED	2'-6"	2'-0"	Y	1	0.25	LOW E/ CLEAR	
E	SLIDING	5'-0"	3'-6"	Y	1	0.25	LOW E/ CLEAR	
F	AWNING	2'-6"	2'-0"	-	1	0.25	LOW E/ CLEAR	
G	SLIDING	6'-0"	3'-6"	-	3	0.25	LOW E/ CLEAR	
H	SLIDING	10'-0"	3'-6"	-	1	0.25	LOW E/ CLEAR	EGRESS PER PLANS
J	FIXED	± 2'-6"	3'-6"	-	1	0.25	LOW E/ CLEAR	MATCH EX. WINDOW WIDTH BELOW
K	FIXED	9'-0"	2'-0"	-	1	0.25	LOW E/ CLEAR	

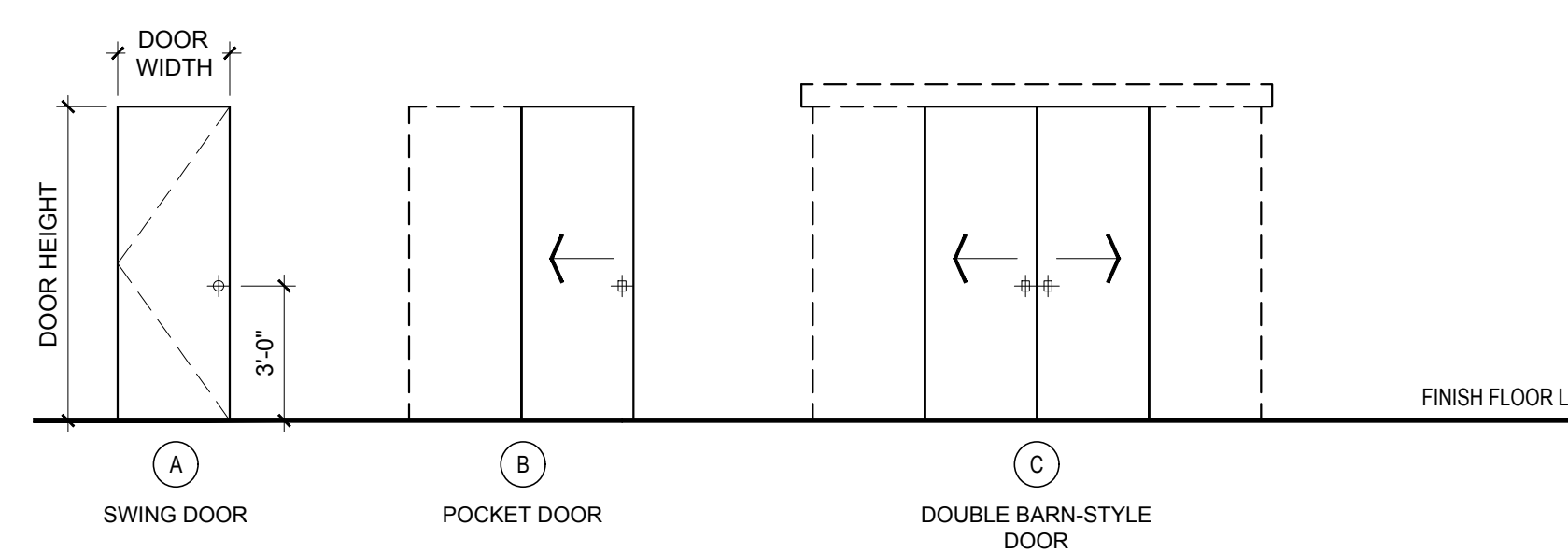
DOOR SCHEDULE

DOOR NO.	LOCATION	SIZE WIDTH	SIZE HEIGHT	DOOR TYPE	DOOR FIN.	DOOR THK.	U-VAL. (MIN.)	DOOR HDWR.	REMARKS
LOWER FLOOR									
101	CLOSET	2'-6"	± 6'-8"	A	PNT.	1-3/4"	0.25	-	MATCH EX. DOOR HEIGHT
MAIN FLOOR									
201	P BATH TOILET	2'-6"	7'-0"	A	PNT.	1-3/4"	-	-	
202	P BATH	2'-6"	7'-0"	B	PNT.	1-3/4"	-	-	
203	P CLOSET 1	2'-6"	7'-0"	B	PNT.	1-3/4"	-	-	
204	P CLOSET 2	2'-6"	7'-0"	B	PNT.	1-3/4"	-	-	
205	P BEDROOM	2'-8"	7'-0"	A	PNT.	1-3/4"	-	-	
206	OFFICE 2	4'-4"	7'-0"	C	PNT.	1-3/4"	-	-	

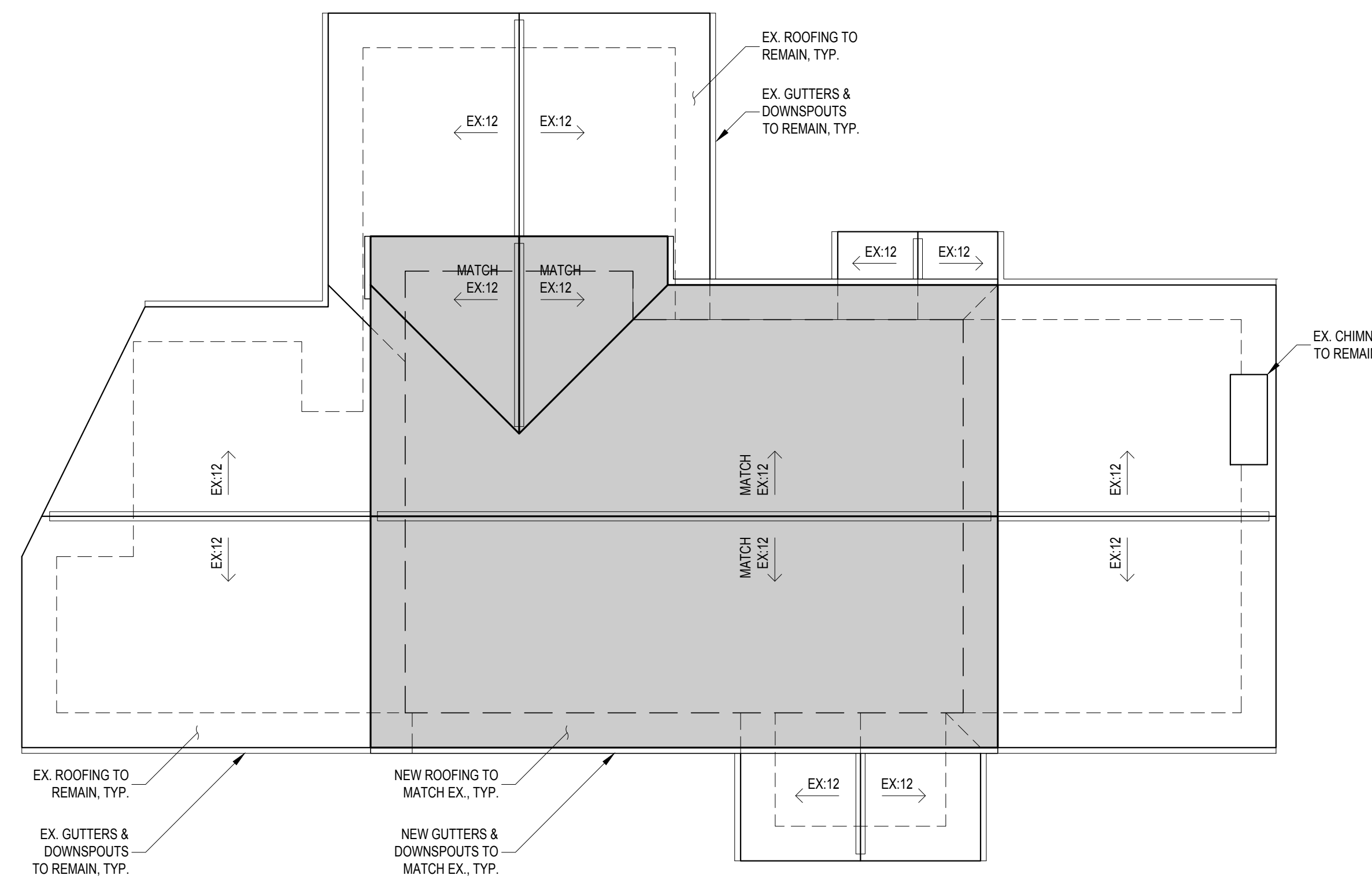
SCHEDULE NOTES

- 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.
- 2021 WSEC & VIAQ RESIDENTIAL PRESCRIPTIVE OPTION 3 ADOPTED. GLAZING AREA INDICATED UNLIMITED. SEE ENERGY NOTE ON SHEET T1.0 FOR DETAILS.
- ALL NEW PENETRATION ARE TO BE NFRC CERTIFIED.
- ALL WINDOW AND DOOR HEADERS ARE TO BE INSULATED WITH A MINIMUM OF R-10 INSULATION.
- VERIFY ALL EXISTING ROUGH OPENINGS PRIOR TO ORDERING WINDOWS.
- CONTRACTOR TO PROVIDE WIND PRESSURE RATING FOR GARAGE DOORS PER IRC R609.4.1.

DOOR TYPES



DESCRIPTION	SF AREA	REQ. VENTING PER SF AREA		VENT TYPE		VENT L.F.	TOTAL VENT AREA SQ. IN.	SF CONVERT. 1/144	80% EFF FACTOR	TOTAL
		160	300	RIDGE	SOFFIT					
		X	=	X	=					
LOWER ROOF		0.00		18 SQ. IN./F.T. 1.5" VENT						0.00
UPPER ROOF	1080	7.20		12 SQ. IN./F.T. CONTINUOUS		71	1278	8.88	7.10	9.77
				18 SQ. IN./F.T. 1.5" VENT		40	480	3.33	2.67	
				12 SQ. IN./F.T. CONTINUOUS						



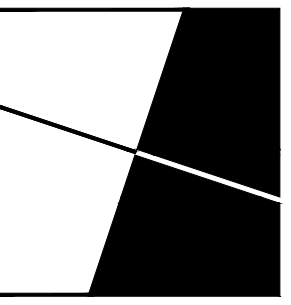
ROOF LEGEND

- NEW ROOF
- MAIN FLOOR WALL LINE BELOW
- UPPER FLOOR WALL LINE BELOW

ROOF NOTES

- STANDING SEAM METAL ROOF, TYP.
- TIGHTLINE ALL DOWNSPOUTS TO STORM DRAINAGE SYSTEM PER CIVIL, TYP.
- TO INSURE PROPER CROSS VENTILATION IN OVER-FRAMED ROOF SPACE, DRILL (2) 1" HOLES INTO PLYWOOD SHEATHING AT EACH ROOF RAFTER BAY AS REQUIRED TO PROVIDE CLEAR AIR PATH FROM SOFFIT VENTS TO RIDGE VENTS.
- A PERMANENT CERTIFICATE INDICATING THE SRZ AND OTHER SOLAR READY PROVISIONS, WILL BE POSTED NEAR THE ELECTRICAL DISTRIBUTION PANEL, WATER HEATER, OR OTHER CONSPICUOUS LOCATION.

ROOF PLAN
SCALE: 1/8" = 1'-0"



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EXTERIOR ELEVATIONS

REVISIONS:	10/29/24 PERMIT RESPONSE
1	
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PERMIT INTAKE DATE:
07/17/2024

PLOT DATE:
10/29/2024

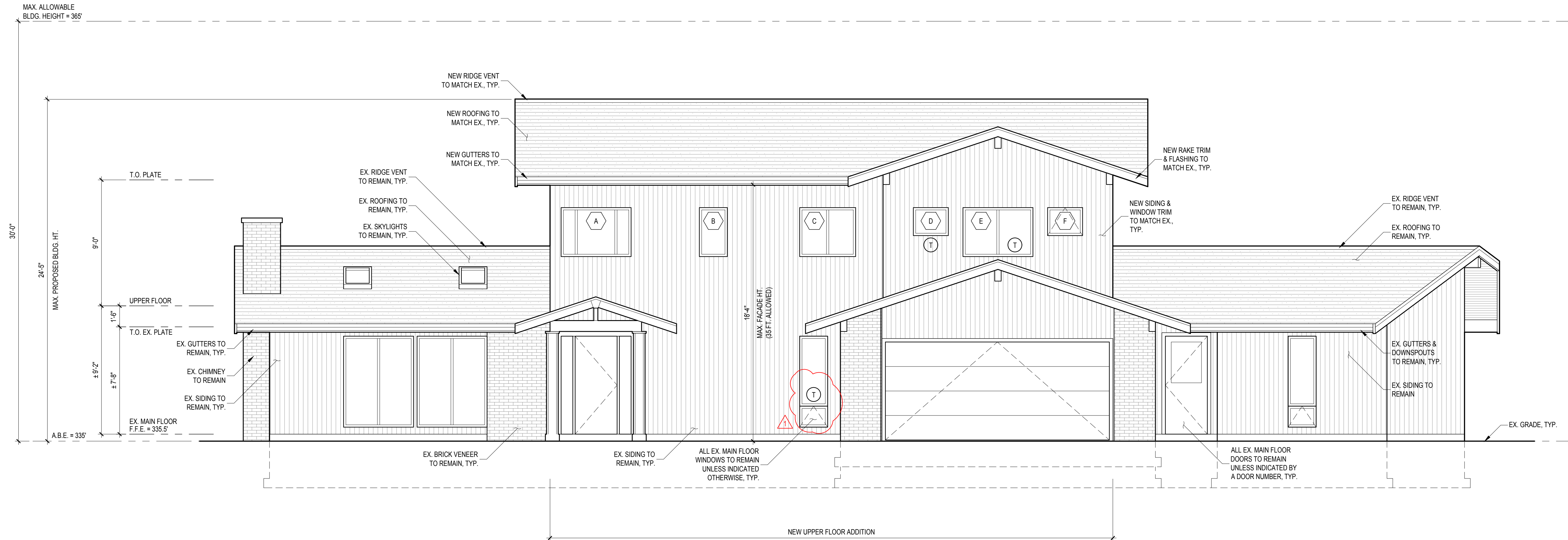
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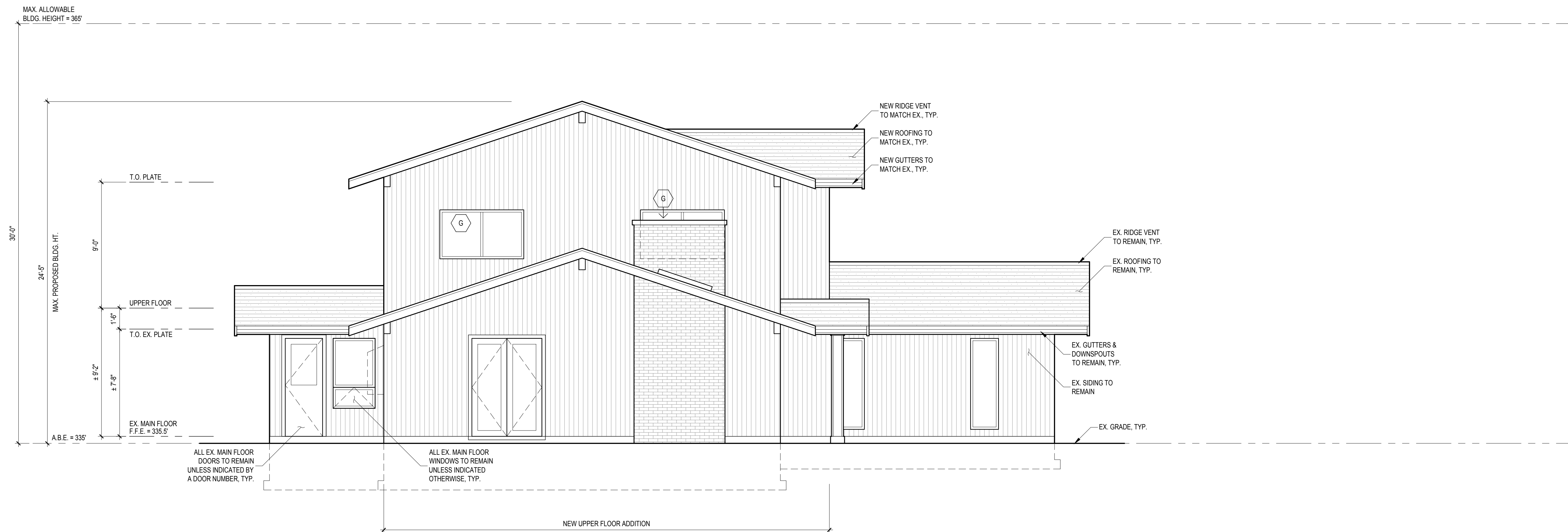
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LEGEND

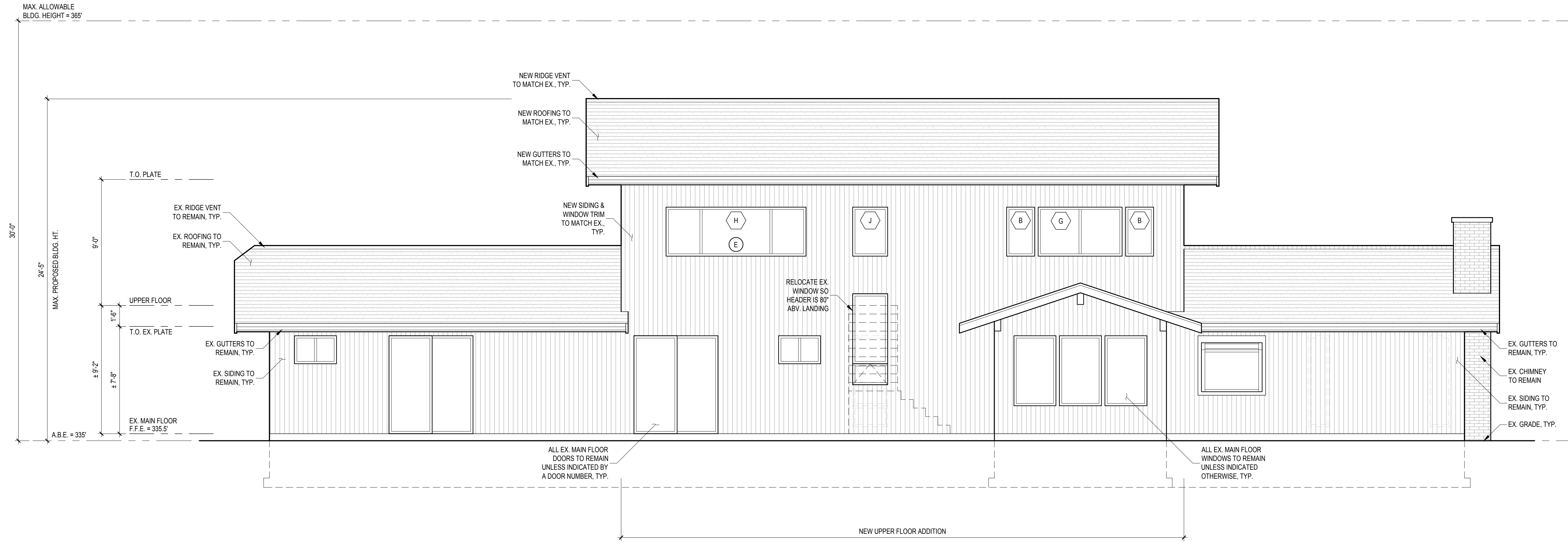
- T TEMPERED GLAZING
- E EGRESS WINDOW



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



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



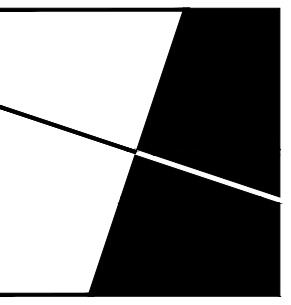
3 WEST ELEVATION
SCALE: 1/4" = 1'-0"



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

LEGEND

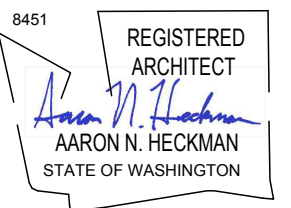
- T TEMPERED GLAZING
- E EGRESS WINDOW



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EXTERIOR ELEVATIONS

REVISIONS:

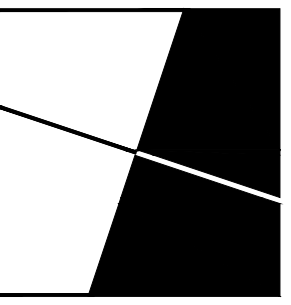
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PERMIT INTAKE DATE:
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SHEET NUMBER:

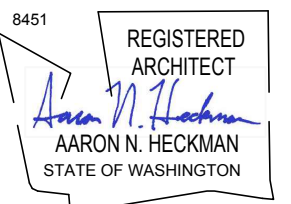
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FONG ADDITION
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BUILDING SECTION

REVISIONS:

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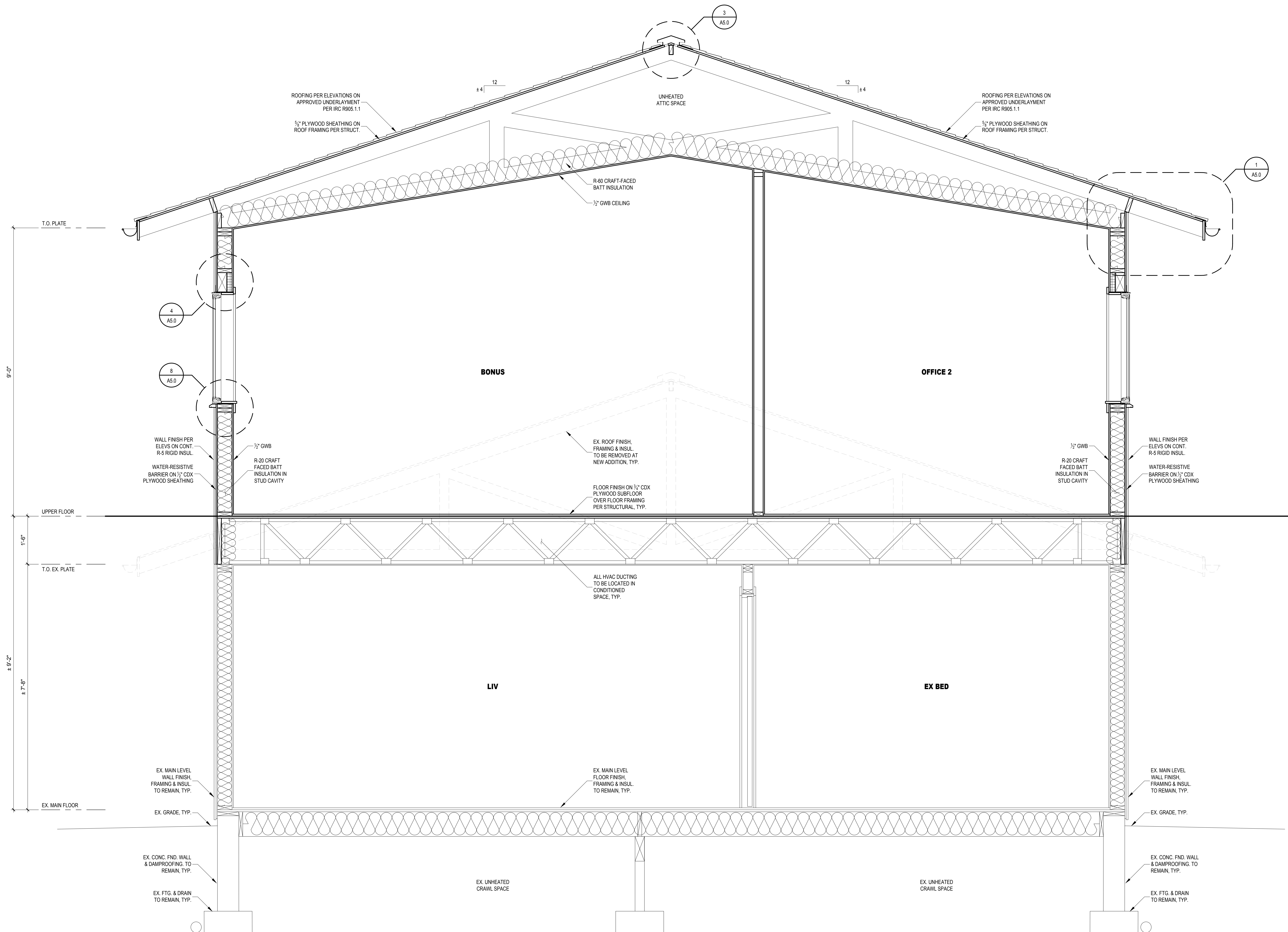
PERMIT INTAKE DATE:
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PLOT DATE:
7/17/2024

SHEET NUMBER:

A4.0

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

Fong Second Story Addition

8801 SE 56th Street
Mercer Island, WA

BUILDING DESCRIPTION

Existing house is a single level wood framed house located on Mercer Island, WA. The existing house is typical residential construction with poured concrete foundations, wood stud walls, and roof trusses. The project involves adding a second level over the central portion of the house. The addition will be composed of typical wood framing including pre-manufactured floor trusses, wood stud walls, and pre-manufactured wood roof trusses. There are also some modifications to the lower level wall that separates the kitchen from living room.

SHEET INDEX

Sheet Number	Sheet Name
S1.0	Cover Sheet
S1.1	General Structural Notes
S2.0	Foundation & Main Floor Framing Plan
S2.1	Upper Floor Framing Plan
S2.2	Roof Framing Plan
S3.0	Foundation & Framing Details
S3.1	Wall Framing Details

ABBREVIATIONS

ABBREVIATION	WORD
(EX)	EXISTING
AB	ANCHOR BOLT
ABV	ABOVE
APPROX	APPROXIMATELY
BT	BETWEEN
BAR	REINFORCING STEEL BAR
BLW	BELOW
CL	CENTER LINE
CLR	CLEAR DISTANCE
CONCR	CONCRETE
CONT	CONTINUOUS
DIA	DIAMETER
EQ	EQUAL
EXT	EXTERIOR
FOC	FACE OF CONCRETE
FOS	FACE OF STEEL
FTG	FOOTING
GALV	GALVANIZED
GLB	GLULAM BEAM
GWB	GYPSON WALL BOARD
HORIZ	HORIZONTAL
HSS	HOLLOW STRUCTURAL SECTION
INT	INTERIOR
MAX	MAXIMUM
MIN	MINIMUM
NTS	NOT TO SCALE
OC	ON CENTER (SPACING)
PT	PRESSURE TREATED
SF	SQUARE FEET
SIM	SIMILAR
TS	TUBE STEEL
TYP	TYPICAL
UNO	UNLESS OTHERWISE NOTED
VERT	VERTICAL
VIF	VERIFY IN FIELD
W	WITH



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Jordan@JPJonesEngineering.com

DRAWN: JPJ

DESIGN: JPJ



REVISIONS:

REV NO DESCR DATE

PROJECT TITLE:

Fong Section Story Addition
8801 SE 56th Street
Mercer Island, WA

ARCHITECT:

Heckman Architect
501 Roy St, STE 232C
Seattle, WA 98109
AnHeckman@gmail.com
206.478.6850

ISSUE:

CONSTRUCTION

SHEET TITLE:

Cover Sheet

SHEET SIZE: 24"x36"

SCALE:

DATE: 10-30-2024

SHEET NO:

S1.0

CRITERIA

ALL MATERIALS, WORKMANSHIP, AND DESIGN SHALL COMPLY WITH THE APPLICABLE BUILDING CODES, REGULATIONS, AND STANDARDS, INCLUDING IBC 2021, NDS 2018 (WOOD), AND ACI 318-19 (CONCRETE).

DESIGN CRITERIA:

CODES:
 STRUCTURAL: IBC 2021
 LOADING: ASCE 7-16
 WOOD: NDS 2018
 CONCRETE: ACI 318-19

OCCUPANCY:
 RISK CATEGORY II

SEISMIC LOAD SUMMARY:
 ANALYSIS PROCEDURE: EQUIVALENT LATERAL FORCE
 LATERAL SYSTEM: WOOD STRUCTURAL PANELS
 R = 6.5
 Cd = 4
 Ie = 1.0

WIND LOAD SUMMARY:
 V = 98mph
 Kzt = 1.0 (calculated)

DEAD LOAD SUMMARY:
 ROOF = 15psf
 FLOOR = 10psf

LIVE LOAD SUMMARY:
 SNOW = 25psf
 LIVE = 40psf

GEOTECHNICAL

- FOUNDATION NOTES: ALLOWABLE SOIL PRESSURE AND LATERAL EARTH PRESSURE ARE ASSUMED AND THEREFORE MUST BE VERIFIED BY A QUALIFIED SOILS ENGINEER OR APPROVED BY THE BUILDING OFFICIAL. IF SOILS ARE FOUND TO BE OTHER THAN ASSUMED, NOTIFY THE STRUCTURAL ENGINEER FOR POSSIBLE FOUNDATION REDESIGN.
- FOOTINGS SHALL BEAR ON FIRM, UNDISTURBED EARTH AT LEAST 18" BELOW ADJACENT FINISHED GRADE. UNLESS OTHERWISE NOTED, FOOTINGS SHALL BE CENTERED BELOW COLUMNS OR WALLS ABOVE.
- ALLOWABLE SOIL PRESSURE..... 1,500 PSF

CONCRETE

- CONCRETE SHALL BE MIXED, PROPORTIONED, CONVEYED AND PLACED IN ACCORDANCE WITH ACI 301, INCLUDING TESTING PROCEDURES. CONCRETE SHALL ATTAIN A 28-DAY STRENGTH OF $f_c = 3,000$ PSI AND MIX SHALL CONTAIN NOT LESS THAN 5-1/2 SACKS OF CEMENT PER CUBIC YARD AND SHALL BE PROPORTIONED TO PRODUCE A SLUMP OF 5" OR LESS. REQUIRED CONCRETE STRENGTH IS BASED ON THE DURABILITY REQUIREMENTS OF SECTION 1904 OF THE IBC. DESIGN STRENGTH IS $f_c = 2,500$ PSI.
- A CONCRETE PERFORMANCE MIX SHALL BE SUBMITTED TO THE STRUCTURAL ENGINEER AND THE BUILDING DEPARTMENT FOR APPROVAL TWO WEEKS PRIOR TO PLACING ANY CONCRETE. THE PERFORMANCE MIX SHALL INCLUDE THE AMOUNTS OF CEMENT, FINE AND COARSE AGGREGATE, WATER AND ADMIXTURES AS WELL AS THE WATER CEMENT RATIO, SLUMP, CONCRETE YIELD AND SUBSTANTIATING STRENGTH DATA IN ACCORDANCE WITH ACI 318-14, SECTIONS 26.4.3 AND 26.4.4. THE USE OF A PERFORMANCE MIX REQUIRES BATCH PLANT INSPECTION, THE COST OF WHICH SHALL BE PAID BY THE GENERAL CONTRACTOR. REVIEW OF MIX SUBMITTALS BY THE ENGINEER OF RECORD INDICATES ONLY THAT INFORMATION PRESENTED CONFORMS GENERALLY WITH CONTRACT DOCUMENTS. CONTRACTOR OR SUPPLIER MAINTAINS FULL RESPONSIBILITY FOR SPECIFIED PERFORMANCE.
- ALL CONCRETE WITH SURFACES EXPOSED TO WEATHER OR STANDING WATER SHALL BE AIR-ENTRAINED WITH AN AIR-ENTRAINING AGENT CONFORMING TO ASTM C260, C494, AND C618. TOTAL AIR CONTENT FOR FROST-RESISTANT CONCRETE SHALL BE IN ACCORDANCE WITH ACI 318-14, TABLE 19.3.2.1 MODERATE EXPOSURE, F1.
- REINFORCING STEEL SHALL CONFORM TO ASTM A615 (INCLUDING SUPPLEMENT S1), GRADE 60, $F_y = 60,000$ PSI.

WOOD

- FRAMING LUMBER SHALL BE S-DRY, KD, OR MC-19, AND GRADED AND MARKED IN CONFORMANCE WITH WCLIB STANDARD "GRADING RULES FOR WEST COAST LUMBER NO. 17", OR WWPA STANDARD, "WESTERN LUMBER GRADING RULES 2011". FURNISH TO THE FOLLOWING MINIMUM STANDARDS:

JOISTS (2X & 3X MEMBERS) AND BEAMS	HEM-FIR NO. 2 MINIMUM BASE VALUE, $F_b = 850$ PSI
(4X MEMBERS)	DOUGLAS FIR-LARCH NO. 1 MINIMUM BASE VALUE, $F_b = 1000$ PSI
BEAMS (INCL. 6X AND LARGER)	DOUGLAS FIR-LARCH NO. 1 MINIMUM BASE VALUE, $F_b = 1350$ PSI
POSTS (4X MEMBERS)	DOUGLAS FIR-LARCH NO. 2 MINIMUM BASE VALUE, $F_c = 1350$ PSI
(6X AND LARGER)	DOUGLAS FIR-LARCH NO. 1 MINIMUM BASE VALUE, $F_c = 1000$ PSI
STUDS, PLATES & MISC. FRAMING:	DOUGLAS-FIR-LARCH OR HEM-FIR NO. 2

- PREFABRICATED CONNECTOR PLATE WOOD ROOF TRUSSES SHALL BE DESIGNED BY THE MANUFACTURER IN ACCORDANCE WITH THE "NATIONAL DESIGN STANDARD FOR METAL PLATE-CONNECTED WOOD TRUSS CONSTRUCTION, ANSI/TPI 1" BY THE TRUSS PLATE INSTITUTE FOR THE SPANS AND CONDITIONS SHOWN ON THE PLANS. LOADING SHALL BE AS FOLLOWS:

TOP CHORD LIVE LOAD	25 PSF
TOP CHORD DEAD LOAD	10 PSF
BOTTOM CHORD DEAD LOAD	5 PSF
TOTAL LOAD	40 PSF
WIND UPLIFT (TOP CHORD)	5 PSF
BOTTOM CHORD LIVE LOAD	10 PSF
(BOTTOM CHORD LIVE LOAD DOES NOT ACT CONCURRENTLY WITH THE ROOF LIVE LOAD)	

WOOD TRUSSES SHALL UTILIZE APPROVED CONNECTOR PLATES (GANGNAIL OR EQUAL). SUBMIT SHOP DRAWINGS AND DESIGN CALCULATIONS TO THE ARCHITECT, STRUCTURAL ENGINEER, AND THE CITY OF MERCER ISLAND BUILDING PERMIT DEPARTMENT FOR REVIEW PRIOR TO FABRICATION. SUBMITTED DOCUMENTS SHALL BE SIGNED AND STAMPED BY A STRUCTURAL ENGINEER REGISTERED IN THE STATE OF WASHINGTON. PROVIDE FOR SHAPES, BEARING POINTS, INTERSECTIONS, HIPS, VALLEYS, ETC., SHOWN ON THE DRAWINGS. EXACT COMPOSITION OF SPECIAL HIP, VALLEY, AND INTERSECTION AREAS (USE OF GIRDER TRUSSES, JACK TRUSSES, STEP-DOWN TRUSSES, ETC.) SHALL BE DETERMINED BY THE MANUFACTURER UNLESS SPECIFICALLY INDICATED ON THE PLANS. PROVIDE ALL TRUSS TO TRUSS AND TRUSS TO GIRDER TRUSS CONNECTION DETAILS AND REQUIRED CONNECTION MATERIALS. PROVIDE FOR ALL TEMPORARY AND PERMANENT TRUSS BRACING AND BRIDGING.

- PLYWOOD SHEATHING SHALL BE GRADE C-D, EXTERIOR GLUE OR STRUCTURAL II, EXTERIOR GLUE IN CONFORMANCE WITH DOC PS 1 OR PS 2. ORIENTED STRAND BOARD OF EQUIVALENT THICKNESS, EXPOSURE RATING AND PANEL INDEX MAY BE USED IN LIEU OF PLYWOOD.

ROOF SHEATHING SHALL BE 1/2" (NOMINAL) WITH SPAN RATING 32/16.

WALL SHEATHING SHALL BE 1/2" (NOMINAL) WITH SPAN RATING 24/0.

PROVIDE APPROVED PLYWOOD EDGE CLIPS CENTERED BETWEEN JOISTS/TRUSSES AT UNBLOCKED ROOF SHEATHING EDGES. ALL FLOOR SHEATHING EDGES SHALL HAVE APPROVED T&G JOINTS OR SHALL BE SUPPORTED WITH SOLID BLOCKING. ALLOW 1/8" SPACING AT ALL PANEL EDGES AND ENDS OF FLOOR AND ROOF SHEATHING.

REFER TO WOOD FRAMING NOTES BELOW FOR TYPICAL NAILING REQUIREMENTS.

- ALL WOOD IN DIRECT CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE-TREATED WITH AN APPROVED PRESERVATIVE OR (2) LAYERS OF ASPHALT IMPREGNATED BUILDING PAPER SHALL BE PROVIDED BETWEEN UNTREATED WOOD AND CONCRETE OR MASONRY.

- PRESERVATIVE TREATED WOOD SHALL BE TREATED PER AWPA STANDARD U1 TO THE USE CATEGORY EQUAL TO OR HIGHER THAN THE INTENDED APPLICATION. TREATED WOOD FOR ABOVE GROUND USE SHALL BE TREATED TO AWPA UC3B. WOOD IN CONTINUOUS CONTACT WITH FRESH WATER OR SOIL SHALL BE TREATED TO AWPA UC4A. WOOD FOR USE IN PERMANENT FOUNDATIONS SHALL BE TREATED TO AWPA UC4B.

- FASTENERS AND TIMBER CONNECTORS USED WITH TREATED WOOD SHALL HAVE CORROSION RESISTANCE AS INDICATED IN THE FOLLOWING TABLE, UNLESS OTHERWISE NOTED.

WOOD TREATMENT	CONDITION	PROTECTION
HAS NO AMMONIA CARRIER	INTERIOR DRY	G90 GALVANIZED
CONTAINS AMMONIA CARRIER	INTERIOR DRY	G185 OR A185 HOT DIPPED OR CONTINUOUS HOT GALVANIZED PER ASTM A653
CONTAINS AMMONIA CARRIER	INTERIOR WET	TYPE 304 OR 316 STAINLESS
CONTAINS AMMONIA CARRIER	EXTERIOR	TYPE 304 OR 316 STAINLESS
AZCA	ANY	TYPE 304 OR 316 STAINLESS

INTERIOR DRY CONDITIONS SHALL HAVE WOOD MOISTURE CONTENT LESS THAN 19%. WOOD MOISTURE CONTENT IN OTHER CONDITIONS (INTERIOR WET, EXTERIOR WET, AND EXTERIOR DRY) IS EXPECTED TO EXCEED 19%. CONNECTORS AND THEIR FASTENERS SHALL BE THE SAME MATERIAL. COMPLY WITH THE TREATMENT MANUFACTURERS RECOMMENDATIONS FOR PROTECTION OF METAL.

- WOOD FASTENERS

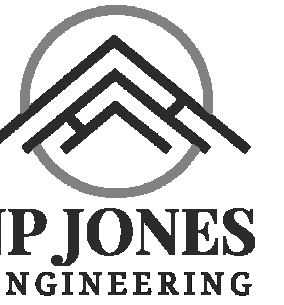
A. NAIL SIZES SPECIFIED ON DRAWINGS ARE BASED ON THE FOLLOWING SPECIFICATIONS:

SIZE	LENGTH	DIAMETER
6d	2"	0.113"
8d	2-1/2"	0.131"
10d	3"	0.148"
12d	3-1/4"	0.148"
16d BOX	3-1/2"	0.135"

- IF CONTRACTOR PROPOSES THE USE OF ALTERNATE NAILS, THEY SHALL SUBMIT NAIL SPECIFICATIONS TO THE STRUCTURAL ENGINEER (PRIOR TO CONSTRUCTION) FOR REVIEW AND APPROVAL.

NAILS - PLYWOOD (APA RATED SHEATHING) FASTENERS TO FRAMING SHALL BE DRIVEN FLUSH TO FACE OF SHEATHING WITH NO COUNTERSINKING PERMITTED. TOE-NAILS SHALL BE DRIVEN AT AN ANGLE OF 30 DEGREES WITH THE MEMBER AND STARTED 1/3 THE LENGTH OF THE NAIL FROM THE MEMBER END.

- ALL BOLTS IN WOOD MEMBERS SHALL CONFORM TO ASTM A307. PROVIDE WASHERS UNDER THE HEADS AND NUTS OF ALL BOLTS AND LAG BOLTS BEARING ON WOOD. INSTALLATION OF LAG BOLTS SHALL CONFORM TO THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION WITH A LEAD BORE HOLE OF 60 TO 70 PERCENT OF THE SHANK DIAMETER. LEAD HOLES ARE NOT REQUIRED FOR 3/8" AND SMALLER LAG SCREWS.



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DESIGN: JPJ



REVISIONS:

REV NO	DESCR.	DATE
1	Permit Review	10-30-2024

PROJECT TITLE:

Fong Section Story Addition
 8801 SE 56th Street
 Mercer Island, WA

ARCHITECT:

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 AnHeckman@gmail.com
 206.478.6850

ISSUE:

CONSTRUCTION

SHEET TITLE:

General Structural
 Notes

SHEET SIZE: 24"x36"

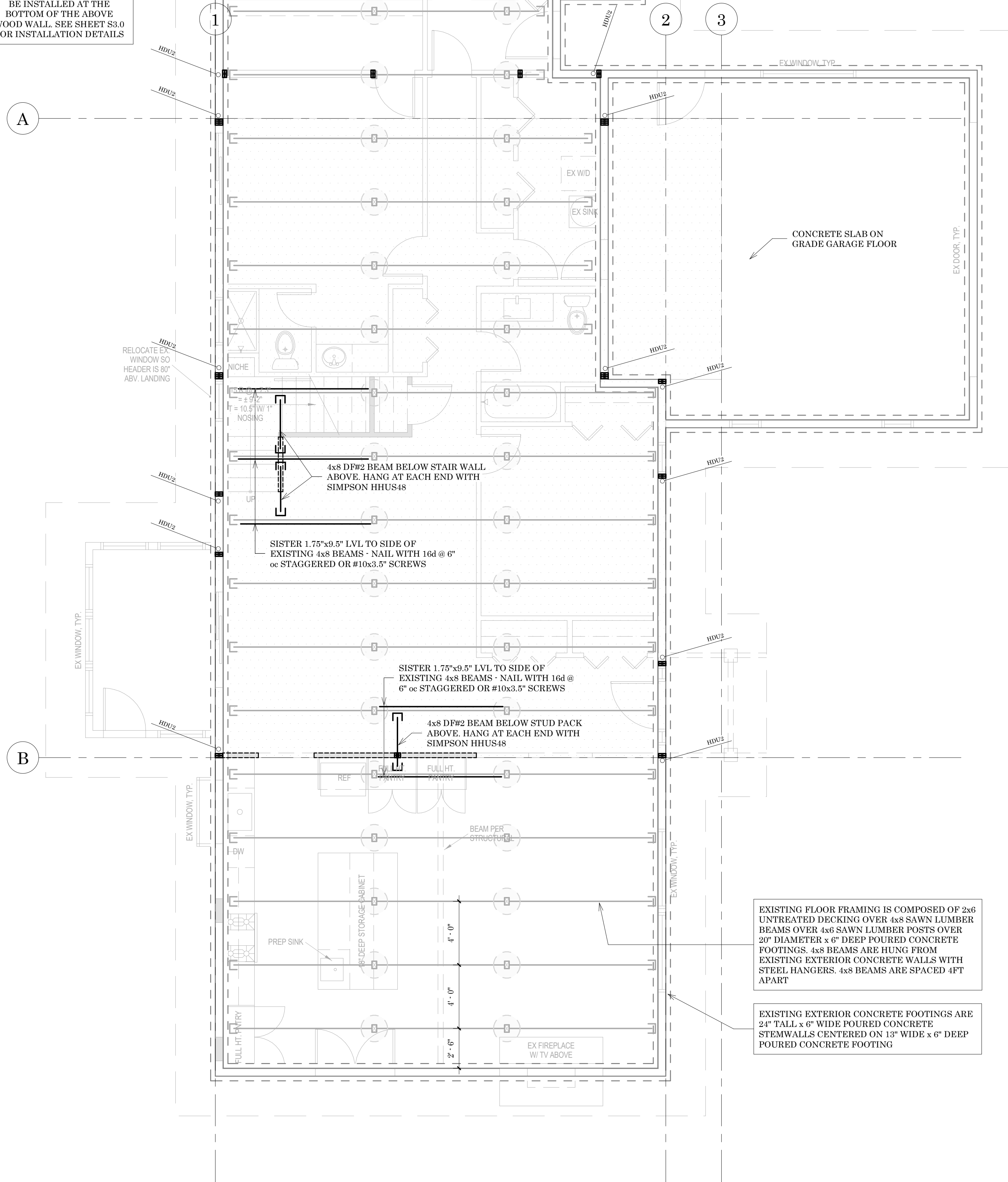
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DATE: 10-30-2024

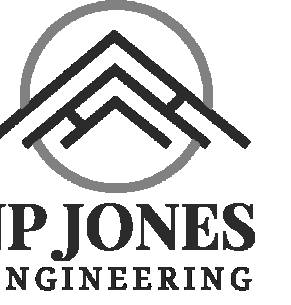
SHEET NO:

S1.1

ALL SIMPSON HDU2 ARE TO BE INSTALLED AT THE BOTTOM OF THE ABOVE WOOD WALL. SEE SHEET S3.0 FOR INSTALLATION DETAILS



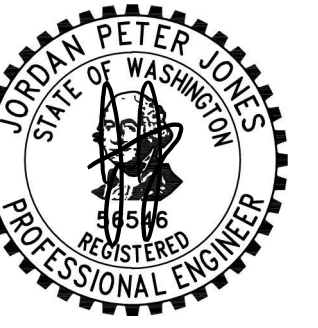
FRAMING LEGEND	
	BEARING WALL BELOW
	BEARING WALL ABOVE
	BEAM
	GREEN ROOF (LIVEROOF, STANDARD, 45psf)
	POST/STUD BELOW
	BEAM HANGER
	HOLD DOWN
	SHEARWALL



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ISSUE:

CONSTRUCTION

SHEET TITLE:

Foundation & Main
Floor Framing Plan

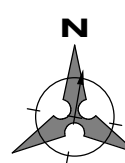
SHEET SIZE: 24"x36"

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

DATE: 10-30-2024

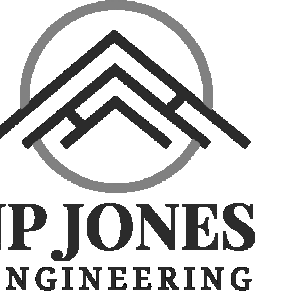
SHEET NO:

S2.0



Foundation & Main Floor Framing Plan

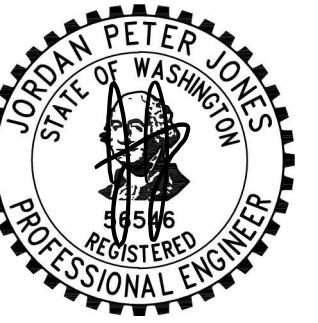
1/4" = 1'-0"



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ISSUE:

CONSTRUCTION

SHEET TITLE:

Upper Floor Framing Plan

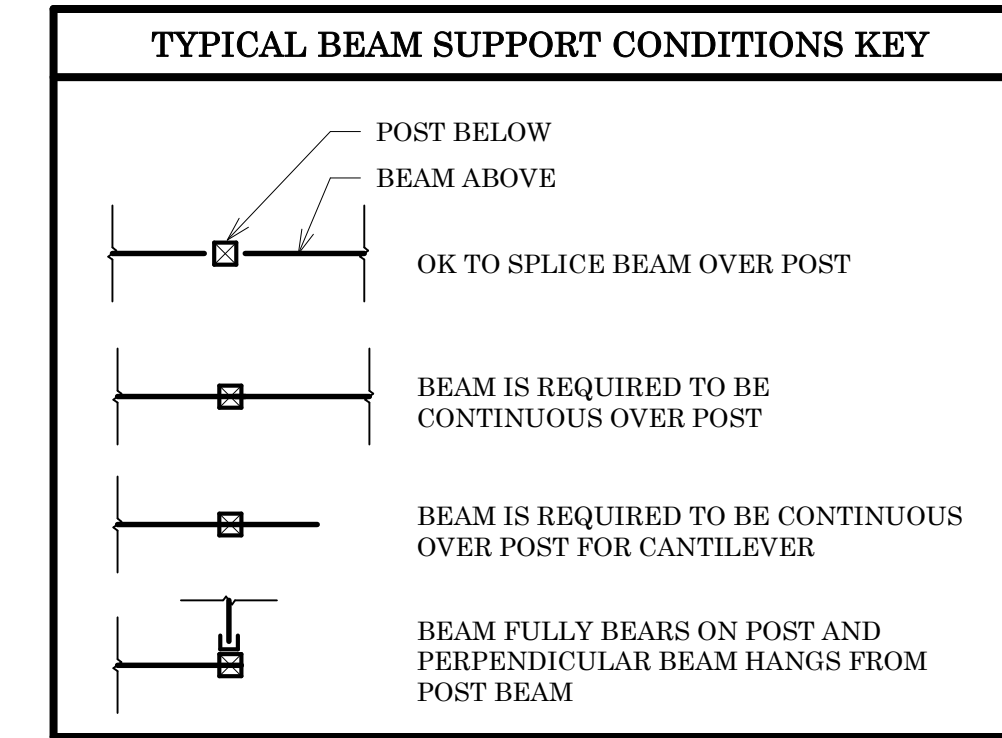
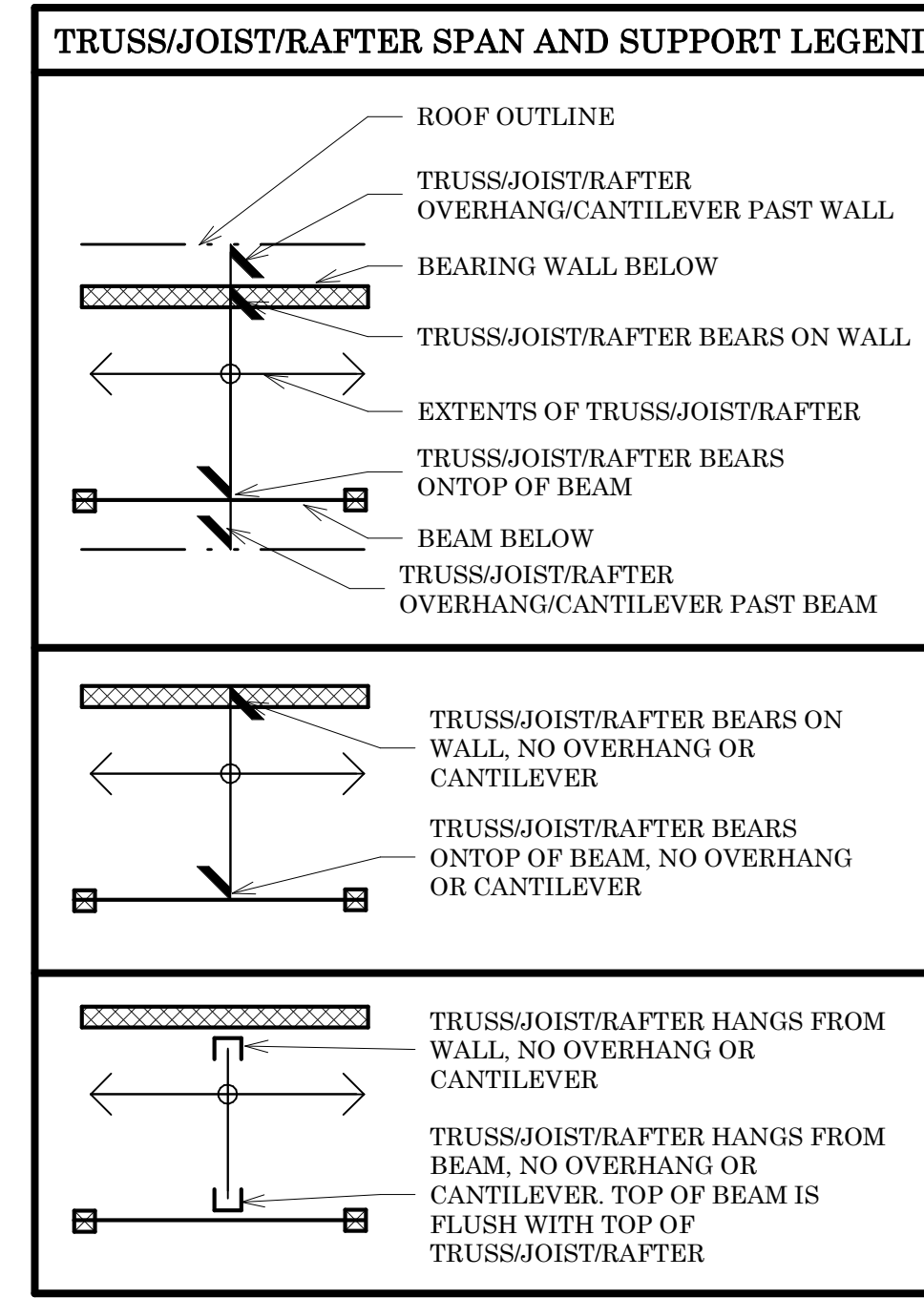
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SCALE: 1/4" = 1'-0"

DATE: 10-30-2024

SHEET NO:

S2.1

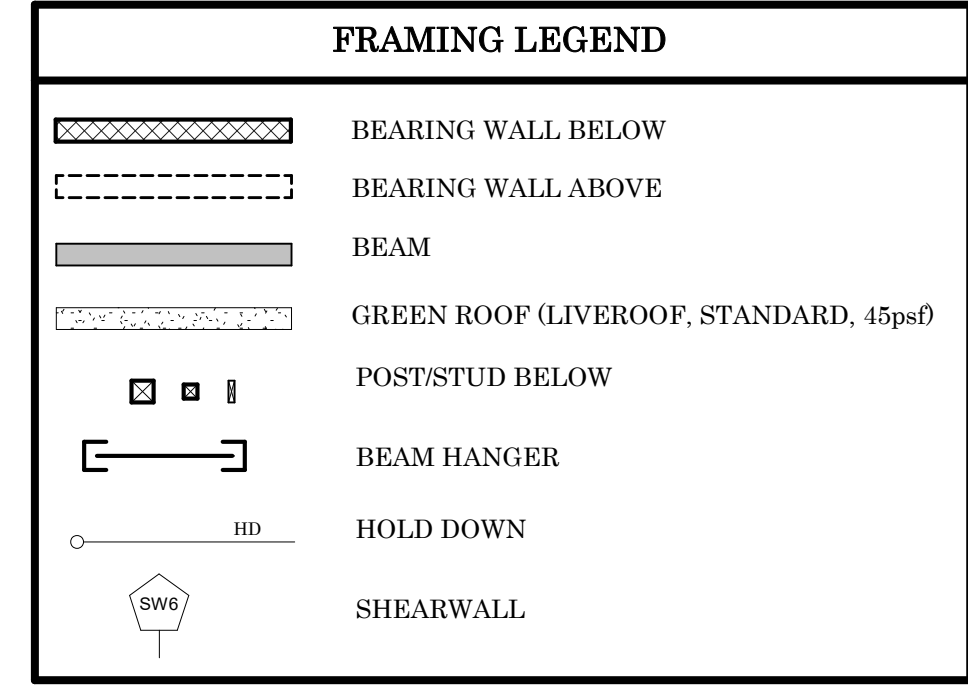


- ### FLOOR FRAMING NOTES:
- DO NOT DIMENSION OR SCALE STRUCTURAL PLANS. USE ARCHITECTURAL PLANS FOR ALL DIMENSIONS, DOOR, WINDOW, AND WALL PLACEMENTS.
 - WALLS AND POSTS INDICATED ARE BELOW THE FRAMING LEVEL.
 - UNDER POINT LOADS ABOVE, PROVIDE VERTICAL GRAIN STUD BLOCKING IN THE JOIST BAY AND BETWEEN TOP PLATES & HEADERS. BLOCKING TO MATCH STUDS/POSTS SIZE ABOVE.
 - TYPICAL WOOD FLOOR FRAMING CONSISTS OF ARCHITECTURAL FINISHES OVER 3/4" T&G PLYWOOD, FACE GRAIN PERPENDICULAR TO SUPPORTS OVER JOISTS PER PLAN. NAIL SHEATHING WITH 8D AT 6" O.C. EDGES AND OVER SHEAR WALLS, 12" O.C. FIELD. SEE PLANS FOR ADDITIONAL JOIST REQUIREMENTS.

SHEARWALL SCHEDULE (1), (2), (3), (4), (5)

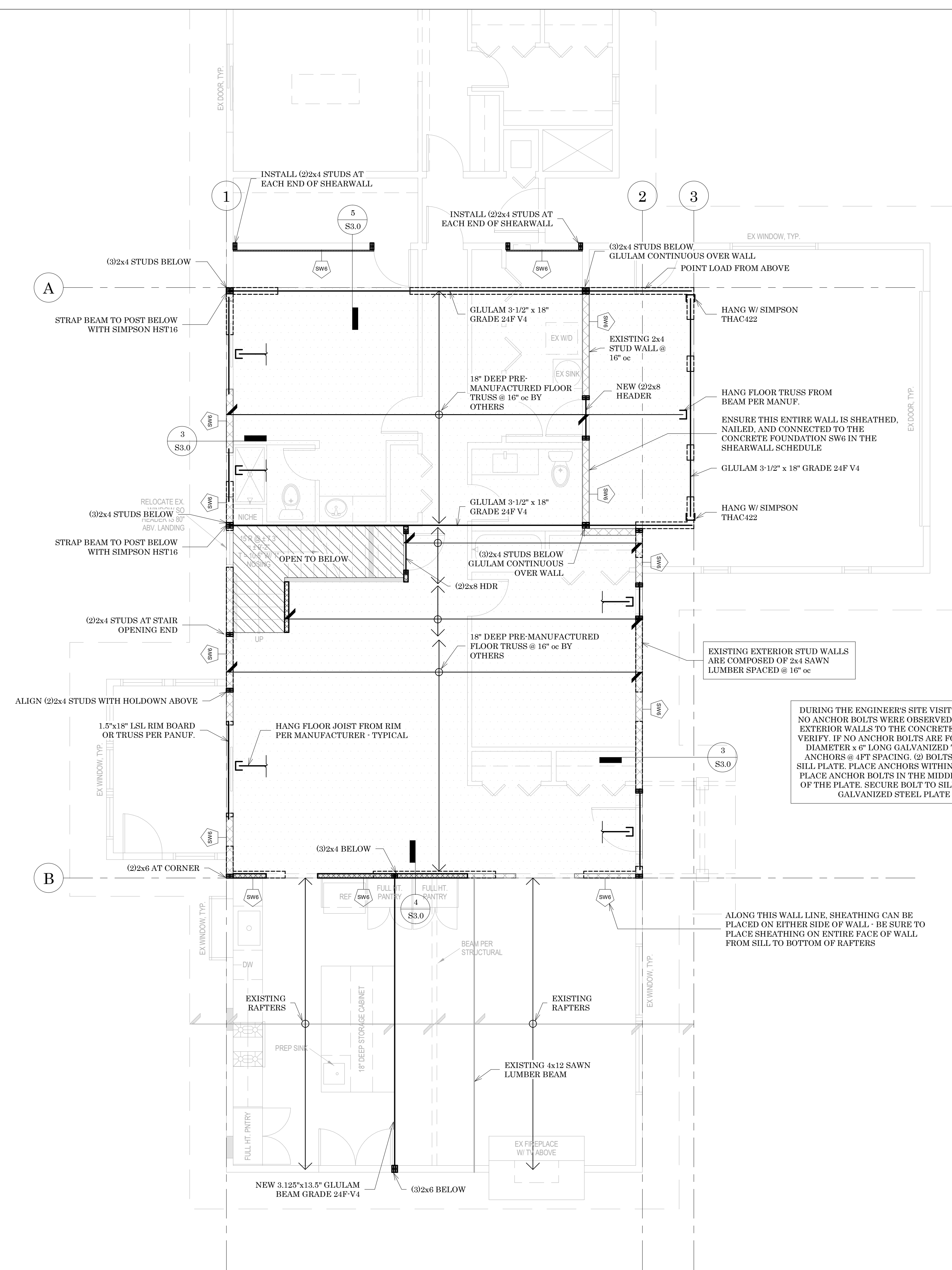
MARK	SHEATHING	O.S.B. EDGE NAILING	TOP PLATE CONNECTION		BASEPLATE CONNECTION	
			ROOF/JOIST BLOCKING (6),(7)	TJI	AT WOOD (8)	AT CONCRETE
SW6	7/16" O.S.B.	8d @ 6" oc	SIMPSON A35 @ 24" oc	16d @ 6" oc	16d @ 6" oc	5/8" DIA. A.B. @ 48" oc

⁽⁶⁾BLACK PANEL EDGES WITH 2x MIN. LAD PLAT AND NAIL PANELS TO INTERMEDIATE SUPPORTS WITH 8d @ 12" oc
⁽⁷⁾8" NAILS SHALL BE 0.137" DIA. x 2.5" (COMMON) - 16" NAILS SHALL BE 0.137" DIA. x 2.5" (COMMON)
⁽⁸⁾EMBED ANCHOR BOLTS AT LEAST 7" EMBEDMENT. ALL BOLTS SHALL HAVE 3" x 3" x 1/4" MIN. PLATE WASHERS. PLATE WASHERS SHALL EXTEND TO WITHIN 12" OF THE EDGE OF THE BOTTOM PLATE ON THE SIDE WITH SHEATHING.
 ALL END STUDS SHALL RECEIVE PANEL EDGE NAILING.
 SEE PLANS AND HOLLOW'S SCHEDULE FOR ALTERNATE REQUIREMENTS.
⁽⁹⁾TJI's HORIZONTAL ORIENTATION W/ 8d COMMON MAY BE SUBSTITUTED FOR A35 AT CONTRACTORS OPTION.
⁽¹⁰⁾7d NAILER ATTACHED W/ BASE PLATE NAILING PER DETAIL. A MAY BE SUBSTITUTED FOR A35 AT CONTRACTORS OPTION.
⁽¹¹⁾AT MULTI-ROW NAILING, MINIMUM OFFSET BETWEEN ROWS AND ROW SPACING 12". SEE DETAIL D.



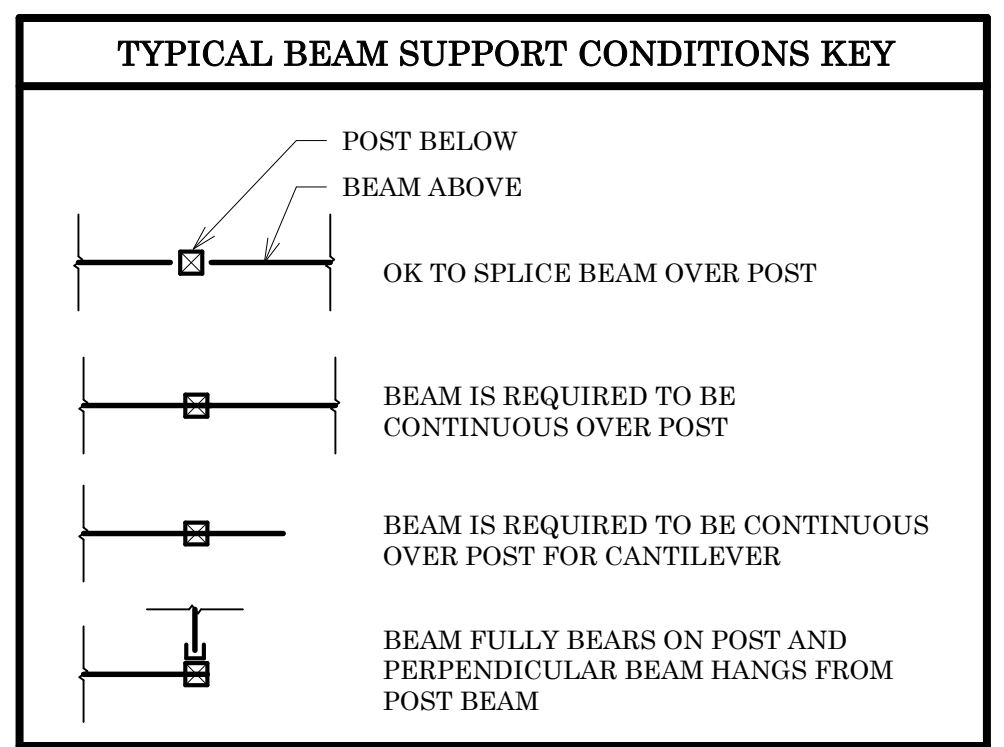
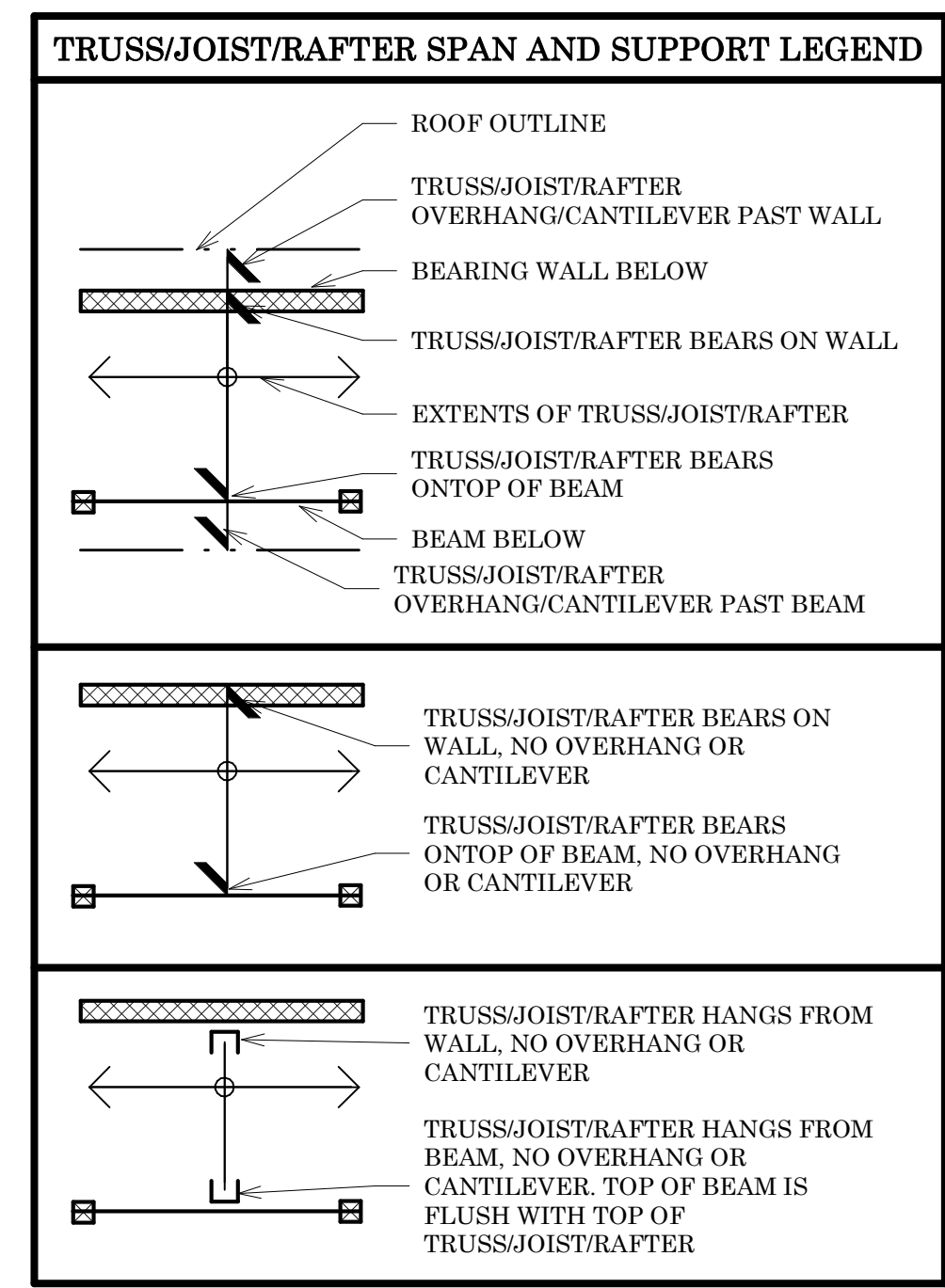
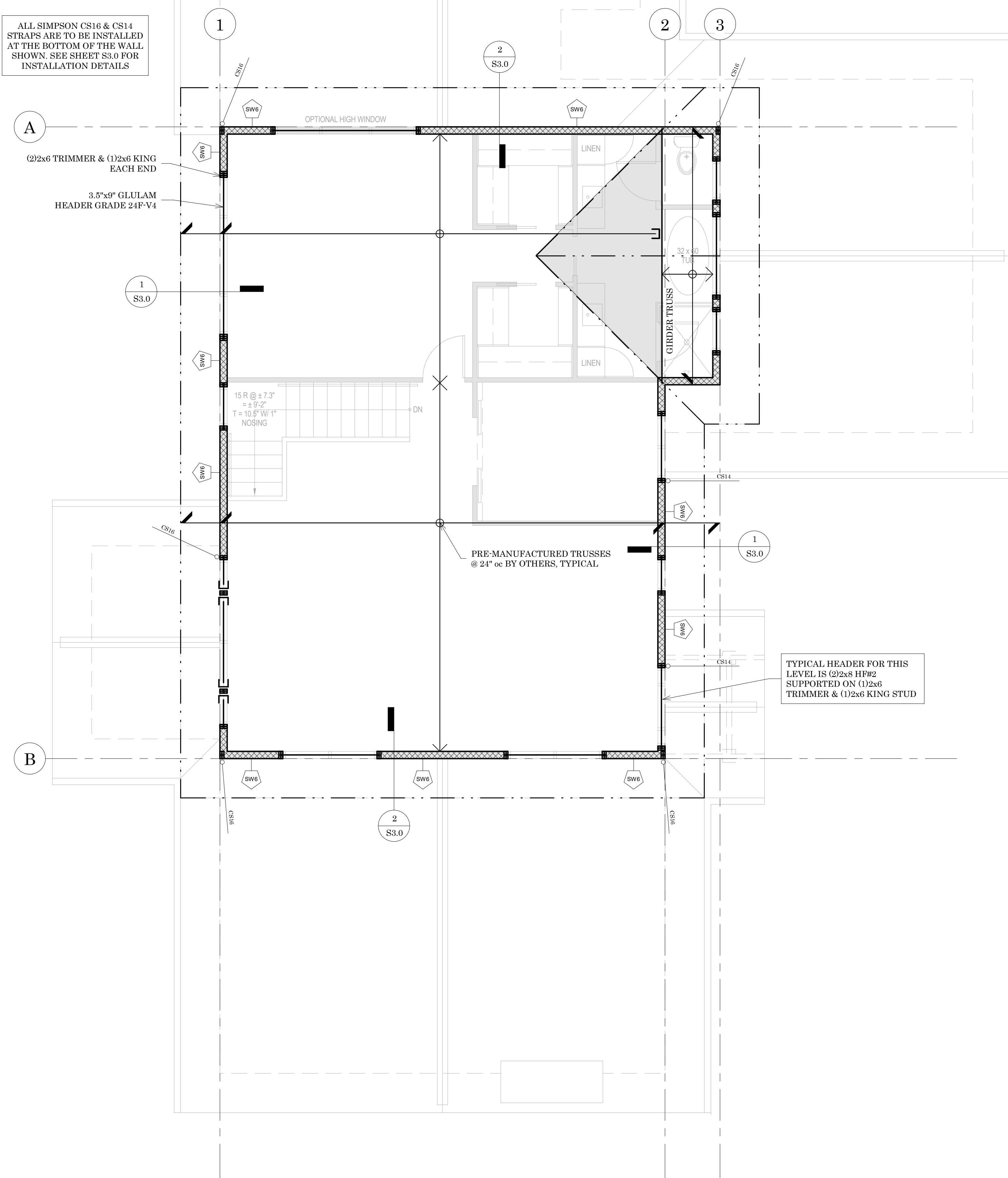
DURING THE ENGINEER'S SITE VISIT ON JUNE 6th, 2024, NO ANCHOR BOLTS WERE OBSERVED CONNECTING THE EXTERIOR WALLS TO THE CONCRETE. CONTRACTOR TO VERIFY. IF NO ANCHOR BOLTS ARE FOUND, INSTALL 5/8" DIAMETER x 6" LONG GALVANIZED TITEN HD SCREW ANCHORS @ 4FT SPACING. (2) BOLTS PER SECTION OF SILL PLATE. PLACE ANCHORS WITHIN 12" OF PLATE END. PLACE ANCHOR BOLTS IN THE MIDDLE THIRD SECTION OF THE PLATE. SECURE BOLT TO SILL WITH A 3"x3"x1/4" GALVANIZED STEEL PLATE WASHER.

ALONG THIS WALL LINE, SHEATHING CAN BE PLACED ON EITHER SIDE OF WALL - BE SURE TO PLACE SHEATHING ON ENTIRE FACE OF WALL FROM SILL TO BOTTOM OF RAFTERS



Upper Floor Framing Plan
1/4" = 1'-0"

ALL SIMPSON CS16 & CS14 STRAPS ARE TO BE INSTALLED AT THE BOTTOM OF THE WALL SHOWN. SEE SHEET S3.0 FOR INSTALLATION DETAILS

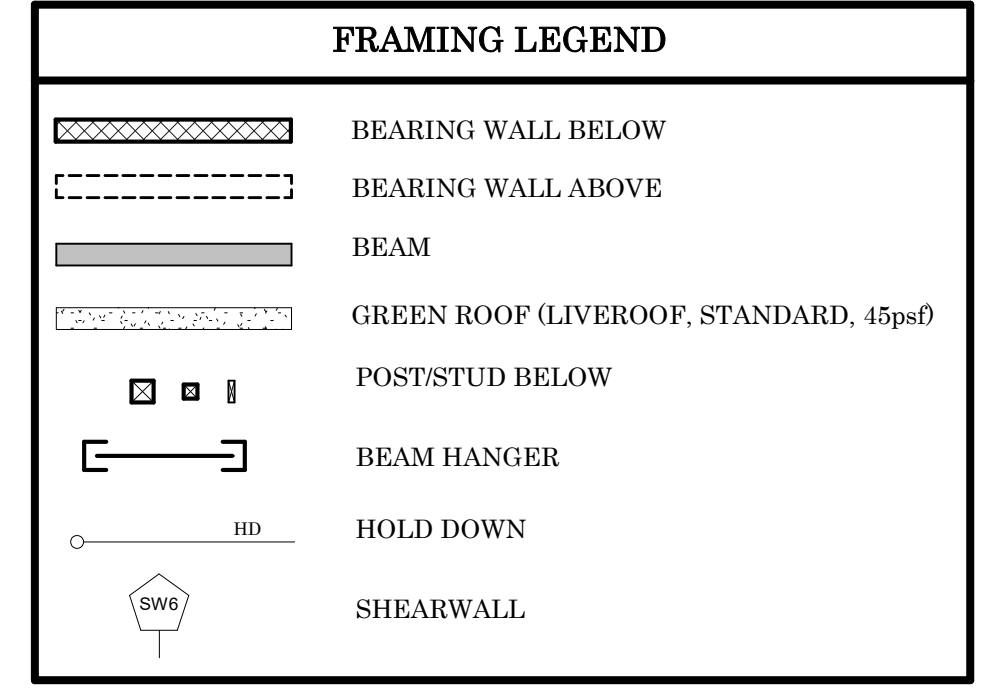


- ### FRAMING NOTES:
- ROOF FRAMING CONSISTS OF ROOFING (SEE ARCH DRAWINGS) OVER 5/8" CDX PLYWOOD (EXPOSURE 1 RATED), FACE GRAIN PERPENDICULAR TO SUPPORTS OVER JOISTS PER PLAN. STAGGER JOINTS. NAIL SHEATHING WITH SD AT 6" O.C. EDGES AND OVER SHEAR WALLS, 12" O.C. FIELD
 - ALL NEW EXTERIOR WALLS ARE TO BE SW6 SHEARWALLS U.N.O.
 - WALLS INDICATED ARE BELOW THE FRAMING LEVEL.
 - SEE ARCH DRAWINGS FOR ALL DIMENSIONS.

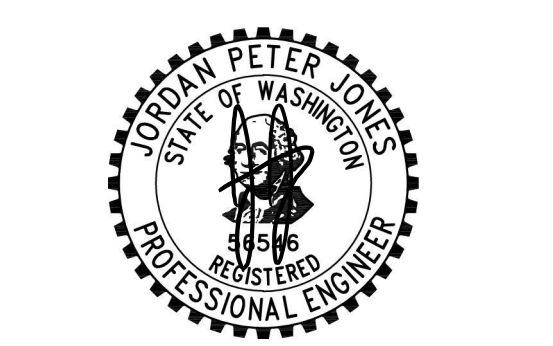
SHEARWALL SCHEDULE (1), (2), (3), (4), (5)

MARK	SHEATHING	O.S.B. EDGE NAILING	TOP PLATE CONNECTION		BASEPLATE CONNECTION	
			ROOF/JOIST BLOCKING (6),(7)	TJI	AT WOOD (8)	AT CONCRETE
SW6	7/16" O.S.B.	8d @ 6" oc	SIMPSON A35 @ 24" oc	16d @ 6" oc	16d @ 6" oc	5/8" DIA. A.B. @ 48" oc

*BLACK PANEL EDGES WITH 2x MIN. LAD PLAT AND NAIL PANELS TO INTERMEDIATE SUPPORTS WITH 8d @ 12" oc
 **NAILS SHALL BE 0.137" DIA. x 2 1/2" (63mm) ** HD NAILS SHALL BE 0.137" DIA. x 2 1/2" (63mm)
 ***EMBED ANCHOR BOLTS AT LEAST 7" EMBEDMENT. ALL BOLTS SHALL HAVE 3" x 3" x 1/4" MIN. PLATE WASHERS. PLATE WASHERS SHALL EXTEND TO WITHIN 12" OF THE EDGE OF THE BOTTOM PLATE ON THE SIDE WITH SHEATHING.
 ****ALL END STUDS SHALL RECEIVE PANEL EDGE NAILING.
 SEE PLANS AND HOLLOW'S SCHEDULE FOR ALTERNATE REQUIREMENTS.
 *****HORIZONTAL ORIENTATION W/ 8d COMMON MAY BE SUBSTITUTED FOR A35 AT CONTRACTORS OPTION.
 **A 2x NAILER ATTACHED W/ BASE PLATE NAILING PER DETAIL A MAY BE SUBSTITUTED FOR A35 AT CONTRACTORS OPTION.
 **AT MULTI-ROW NAILING, MINIMUM OFFSET BETWEEN ROWS AND ROW SPACING 12". SEE DETAIL D.



DRAWN: JPJ
 DESIGN: JPJ



REVISIONS:
 REV NO DESCR. DATE

PROJECT TITLE:
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ISSUE:
CONSTRUCTION

SHEET TITLE:
Roof Framing Plan

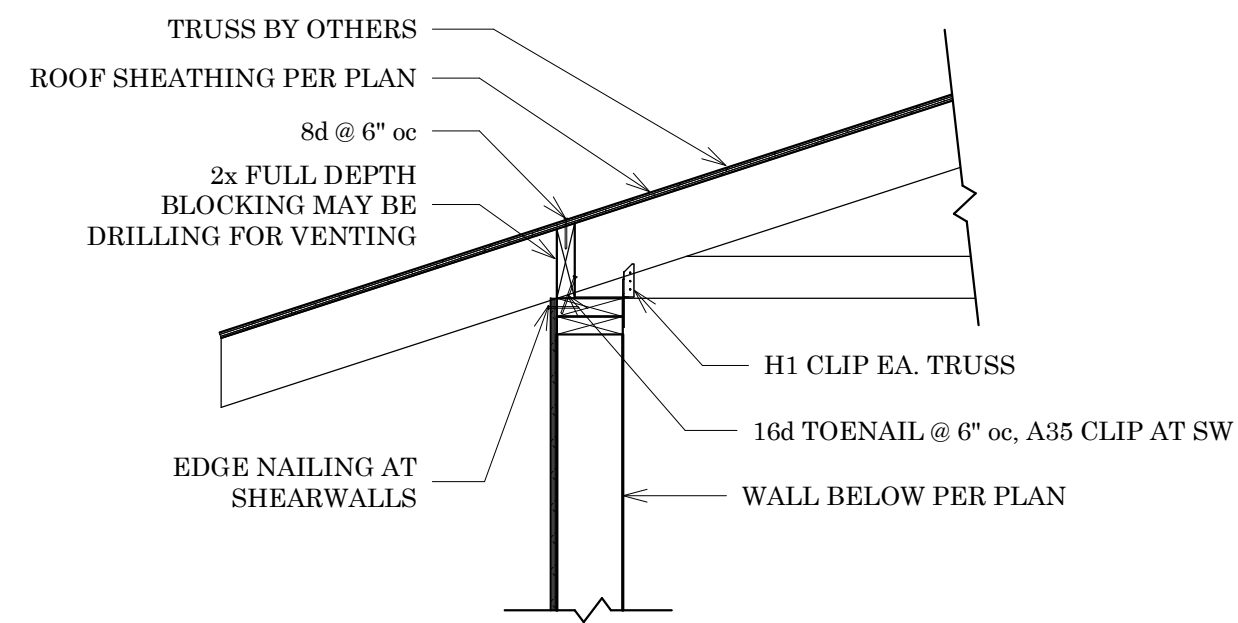
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SCALE: 1/4" = 1'-0"

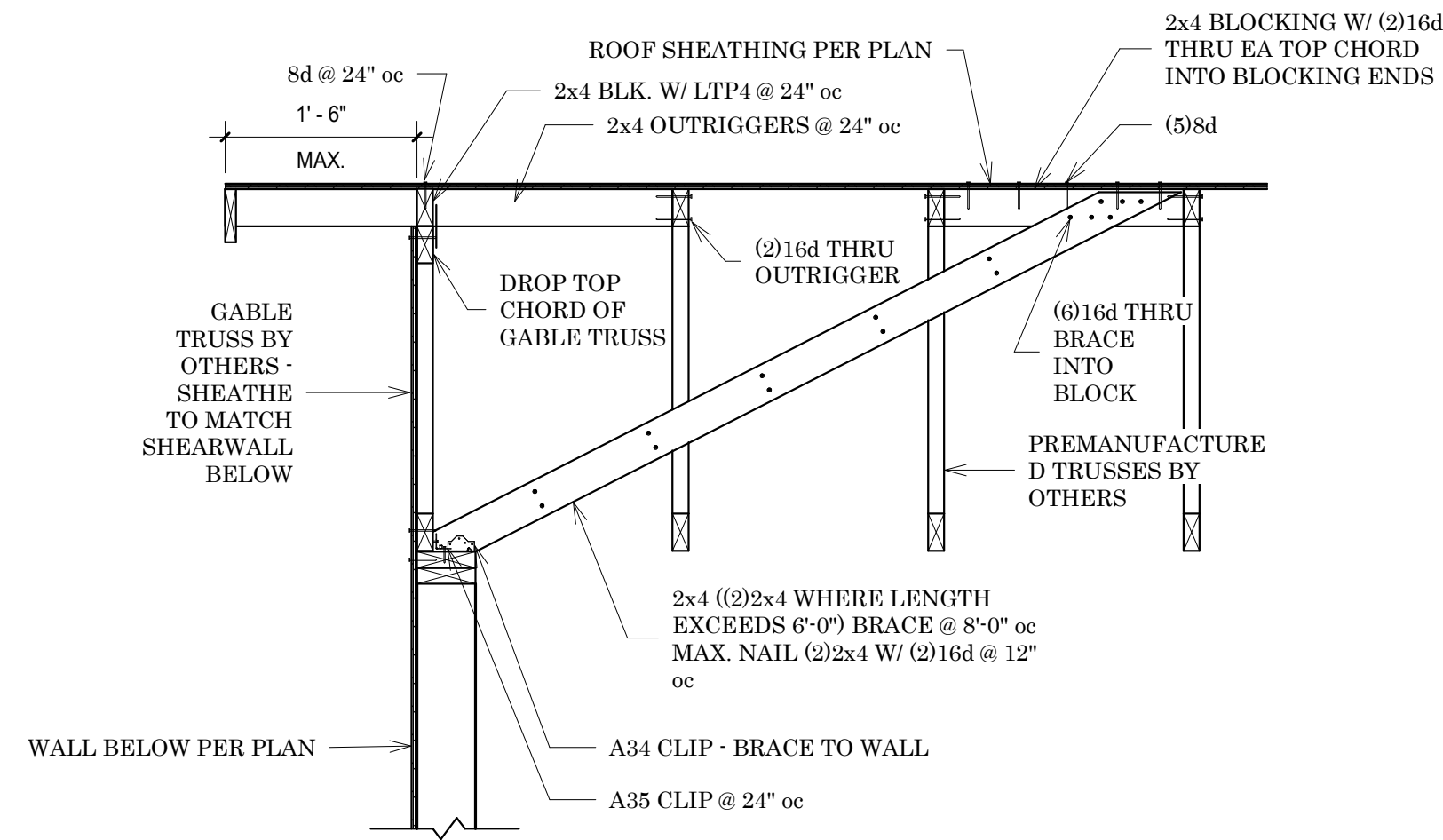
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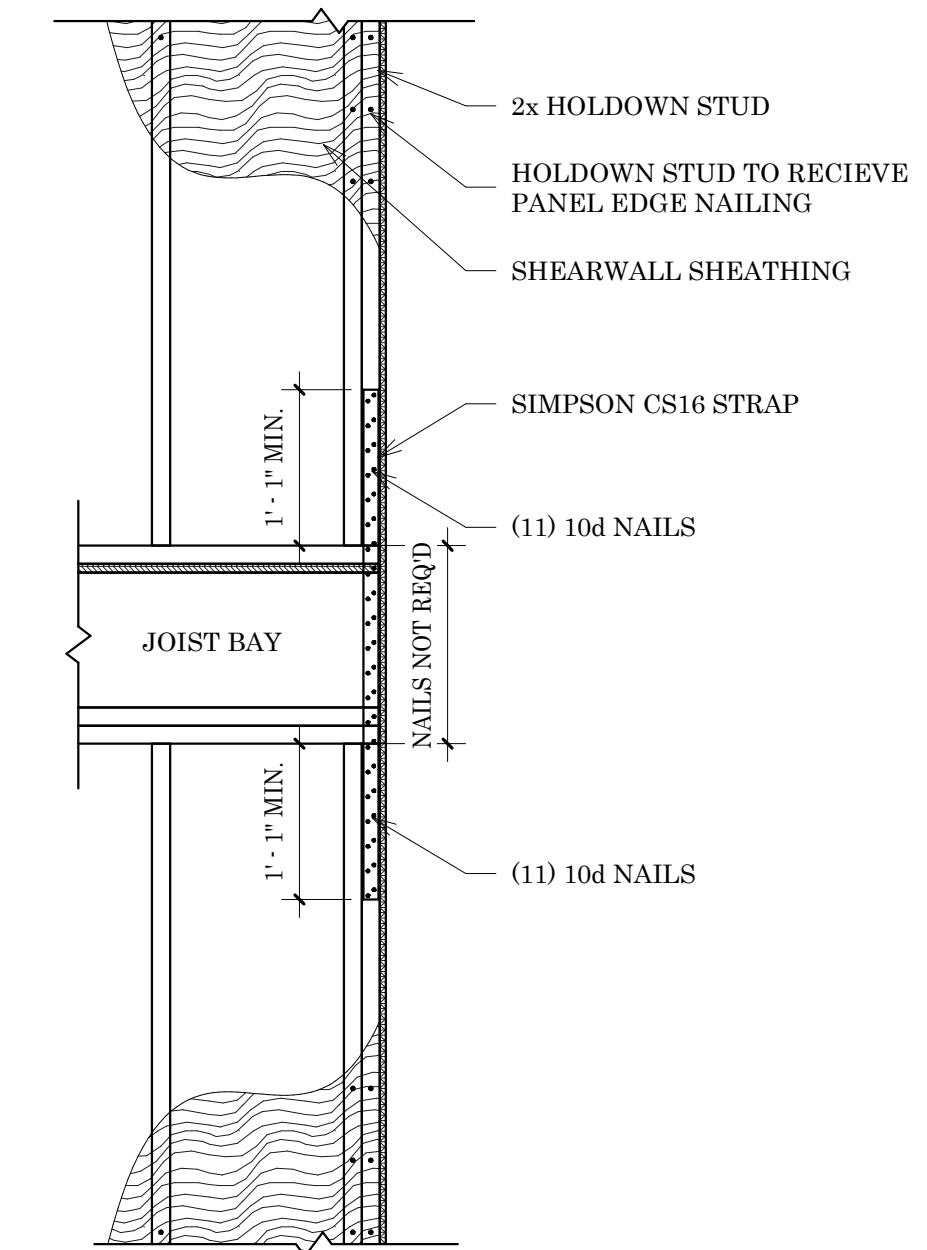
S2.2



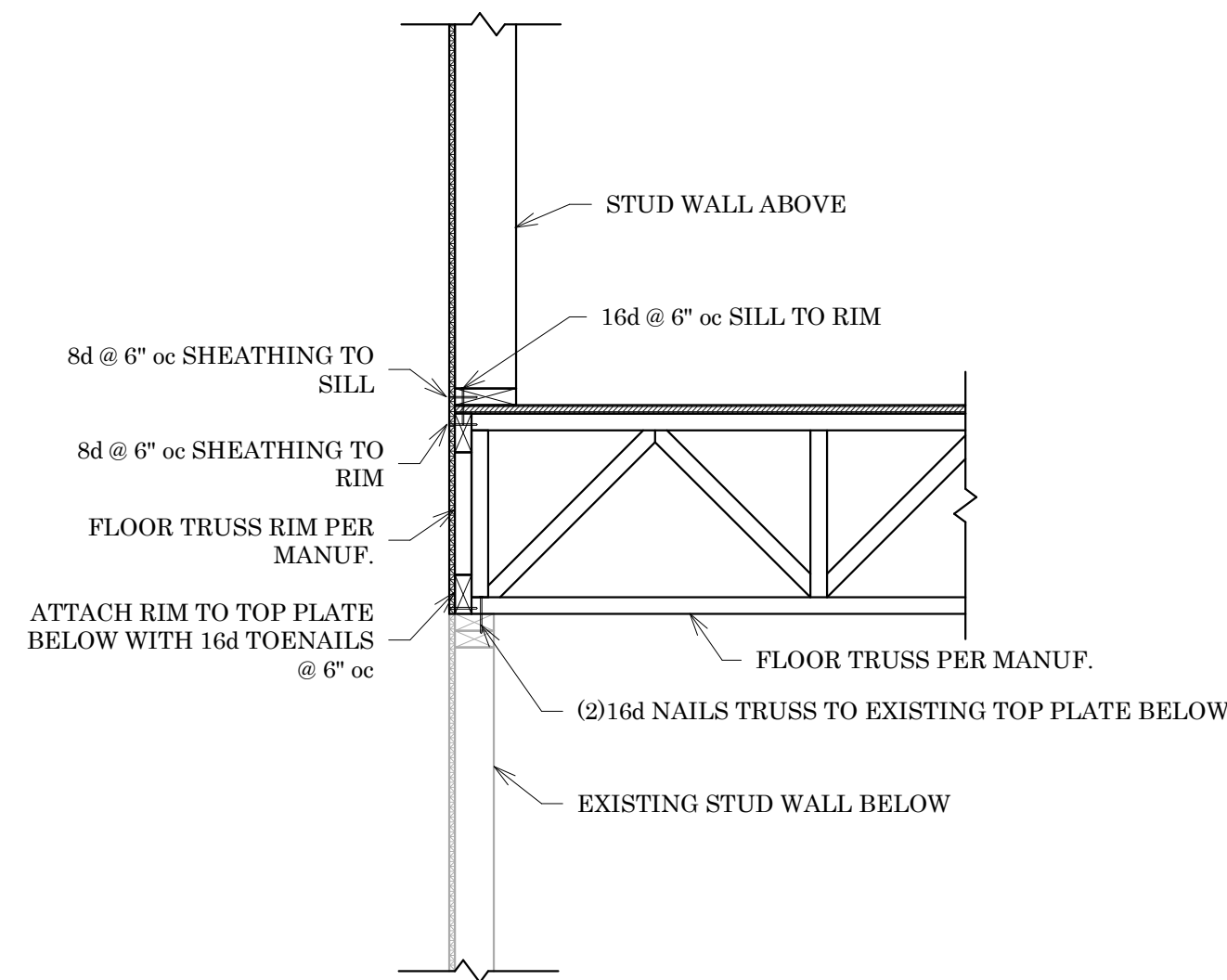
1 Trusses at Exterior Wall
3/4" = 1'-0"



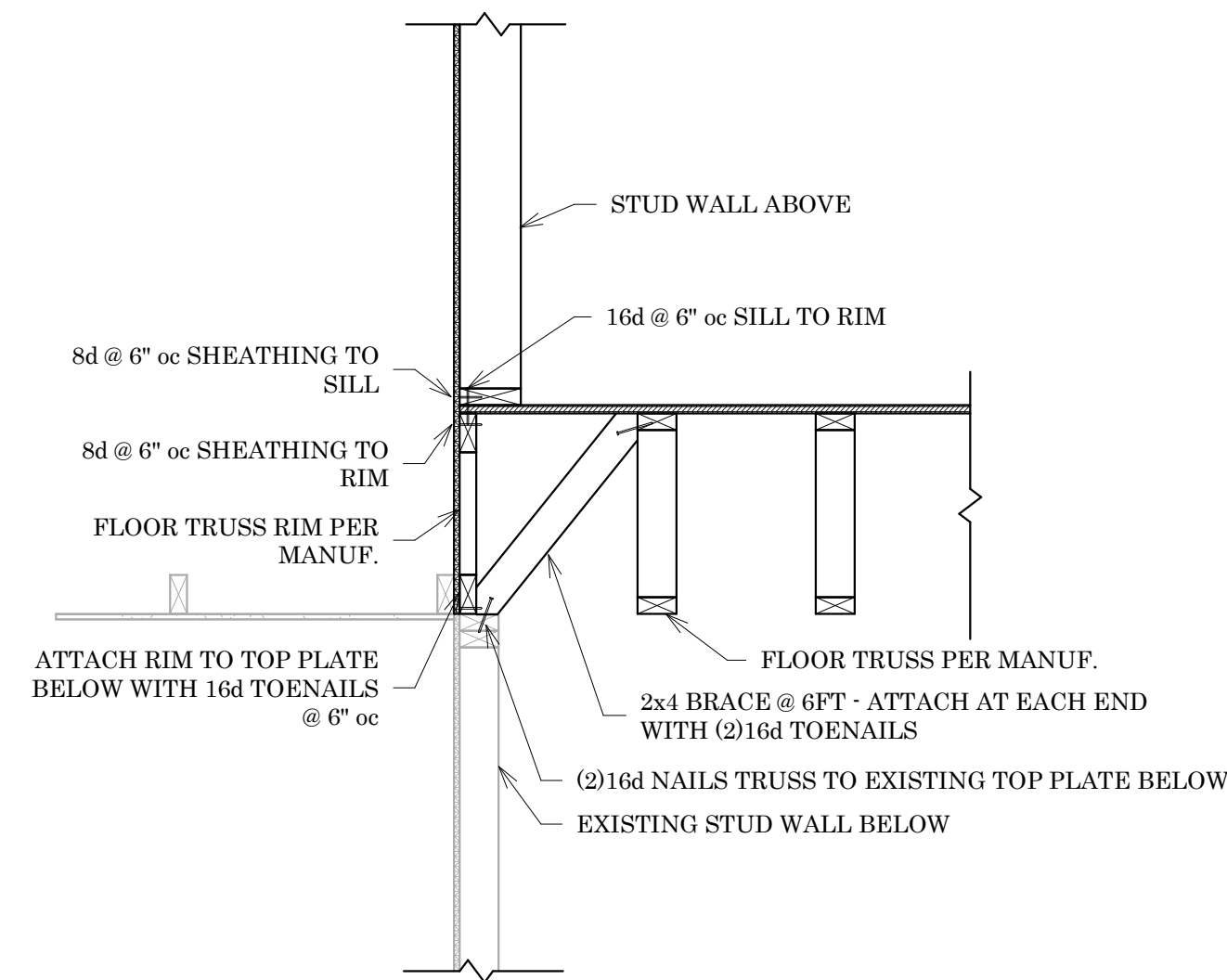
2 Gable Truss
3/4" = 1'-0"



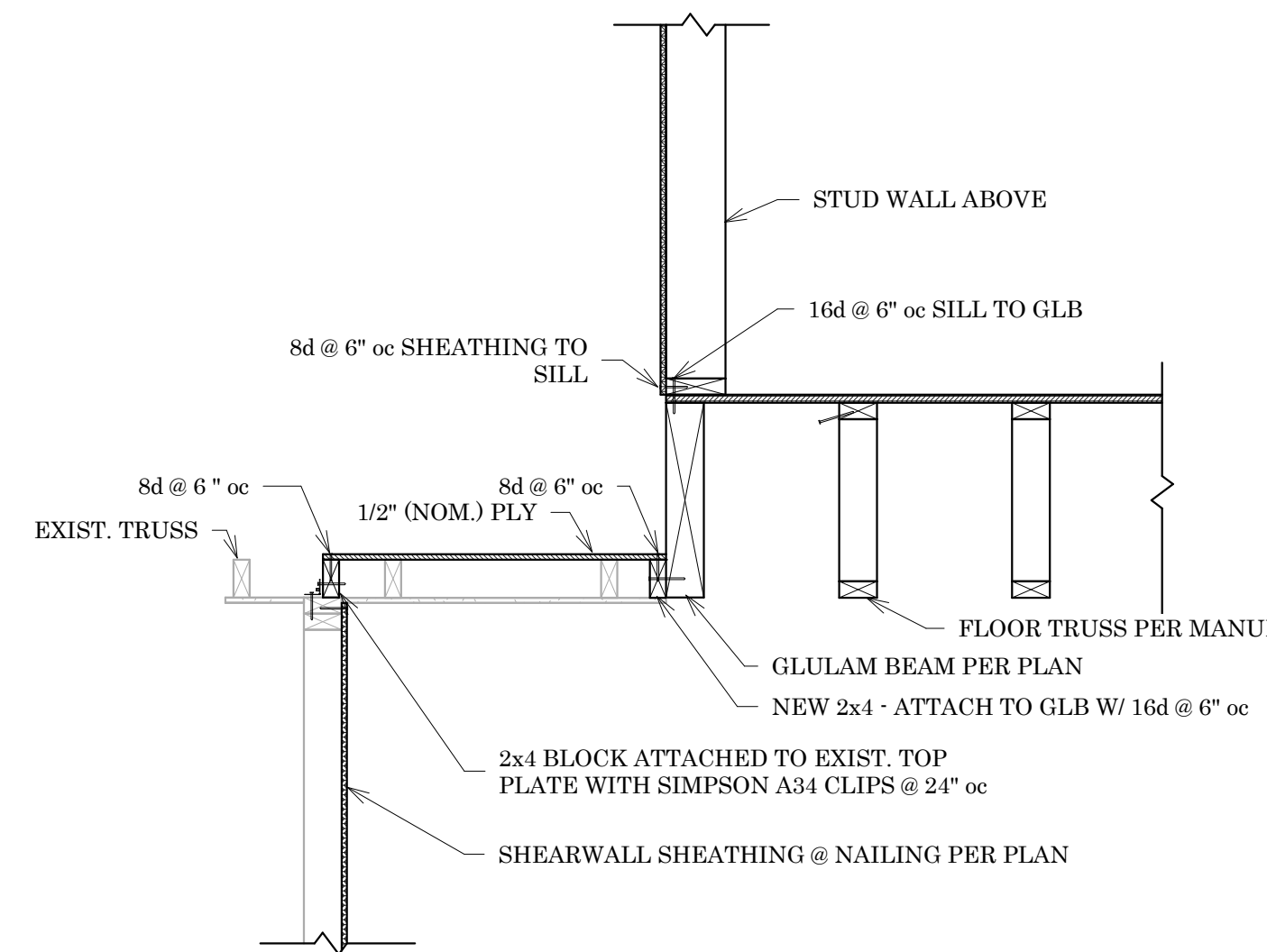
6 CS16 Between Floors
3/4" = 1'-0"



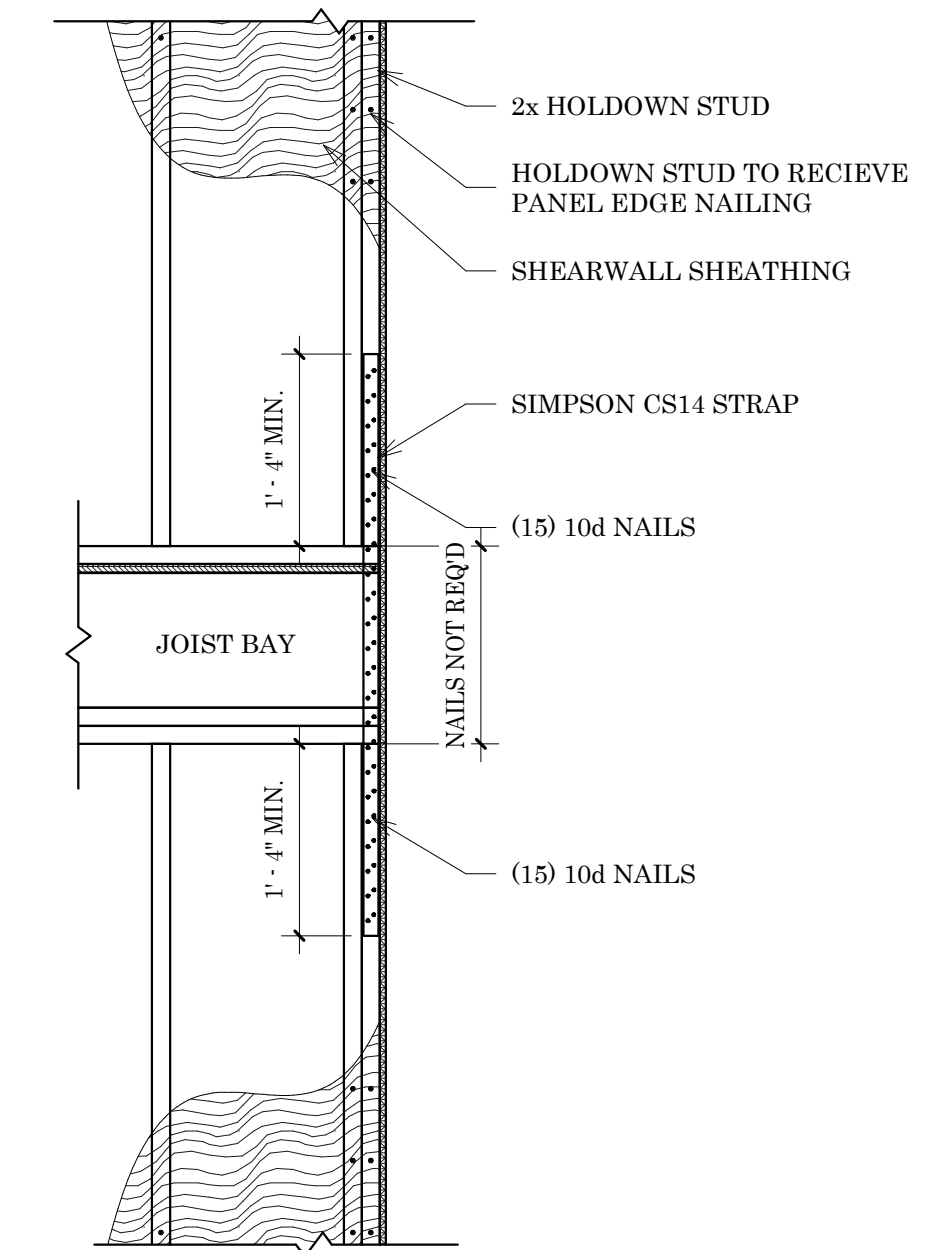
3 Floor Trusses at Grids 1 & 2
3/4" = 1'-0"



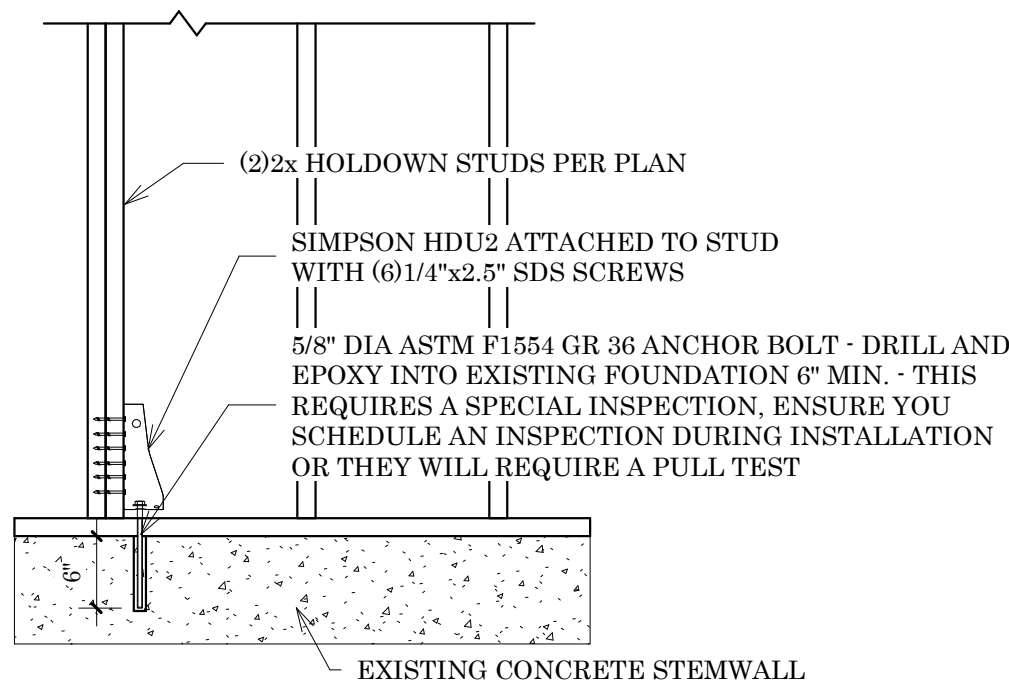
4 Floor Trusses at Grid B
3/4" = 1'-0"



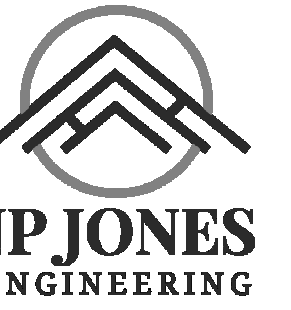
5 Floor Trusses at Grid A
3/4" = 1'-0"



7 CS14 Between Floors
3/4" = 1'-0"



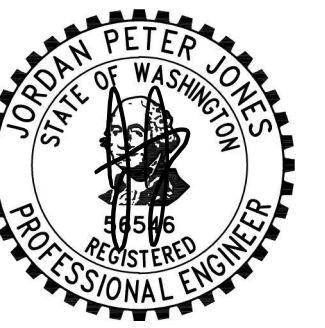
8 HDU2 at Foundation
3/4" = 1'-0"



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DESIGN: JPJ



REVISIONS:

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SHEET TITLE:

Foundation &
Framing Details

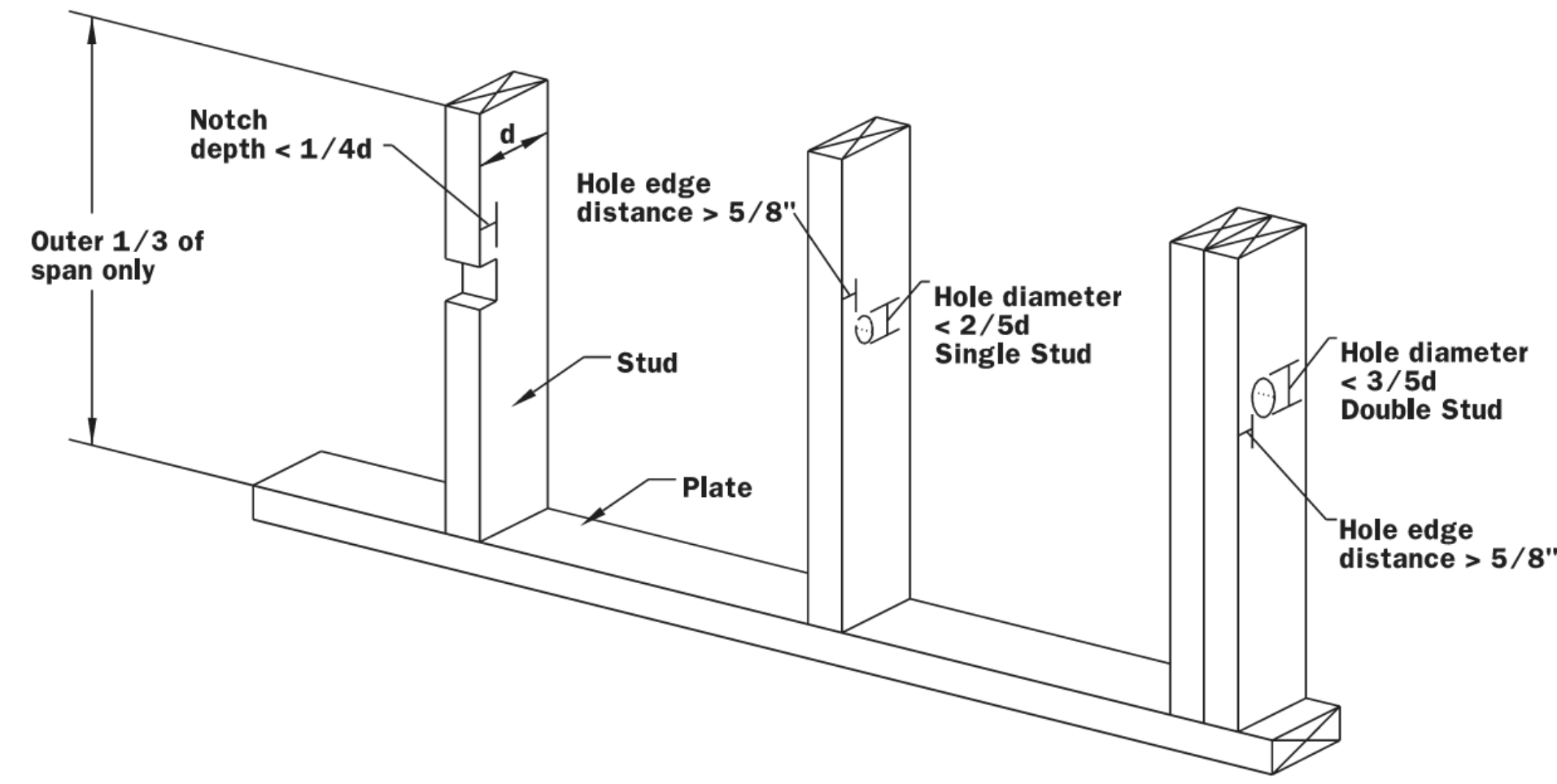
SHEET SIZE: 24"x36"

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

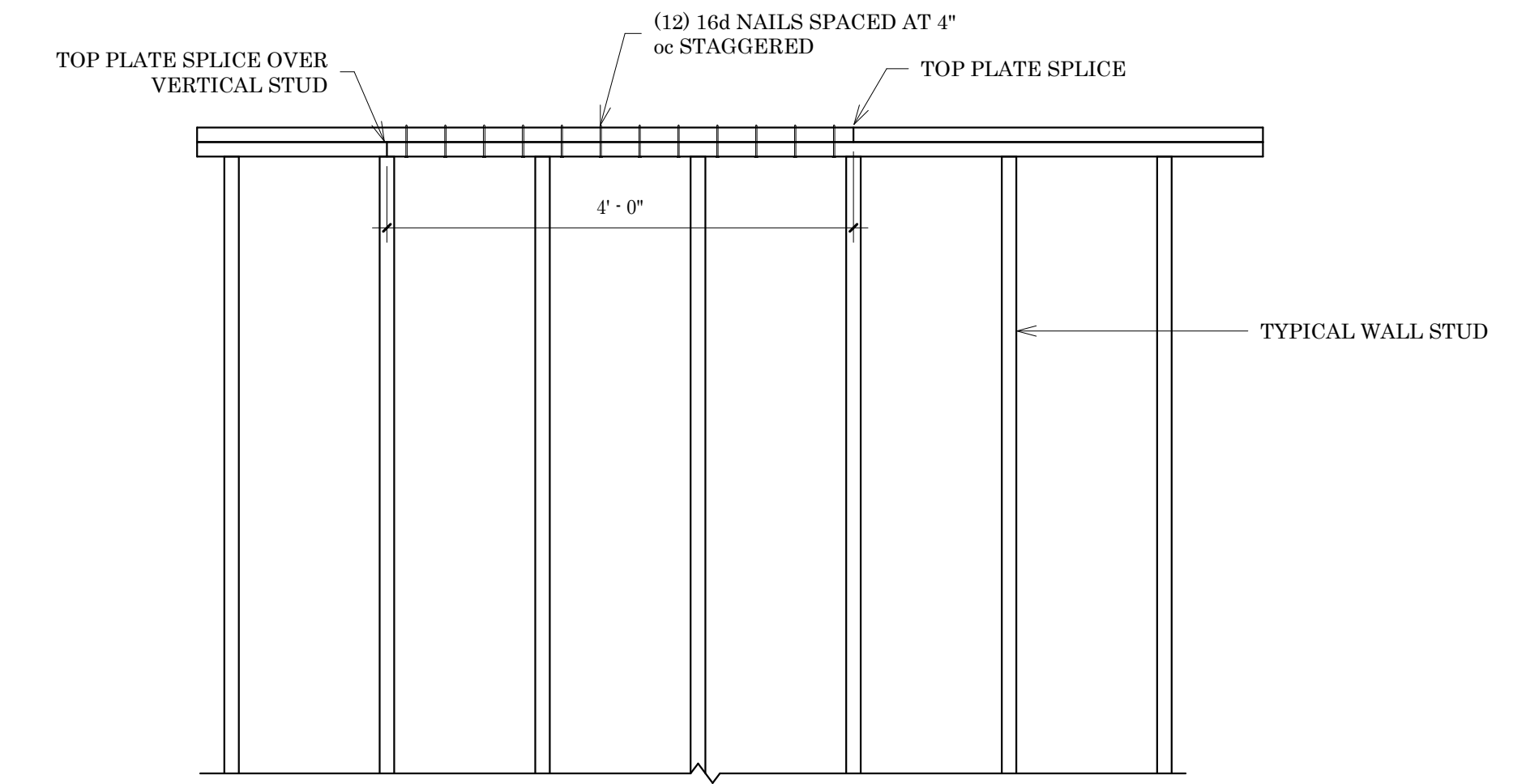
DATE: 10-30-2024

SHEET NO:

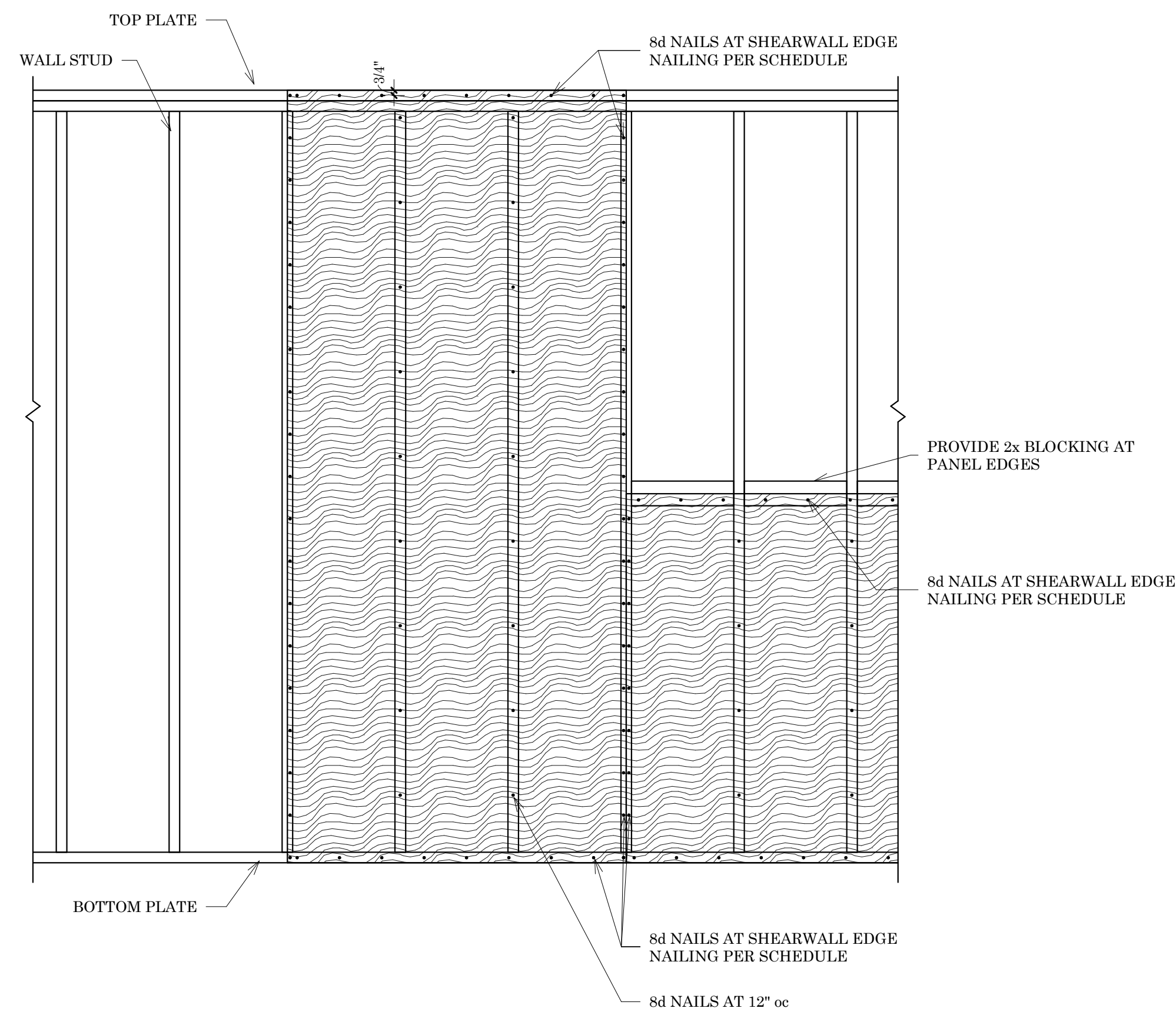
S3.0



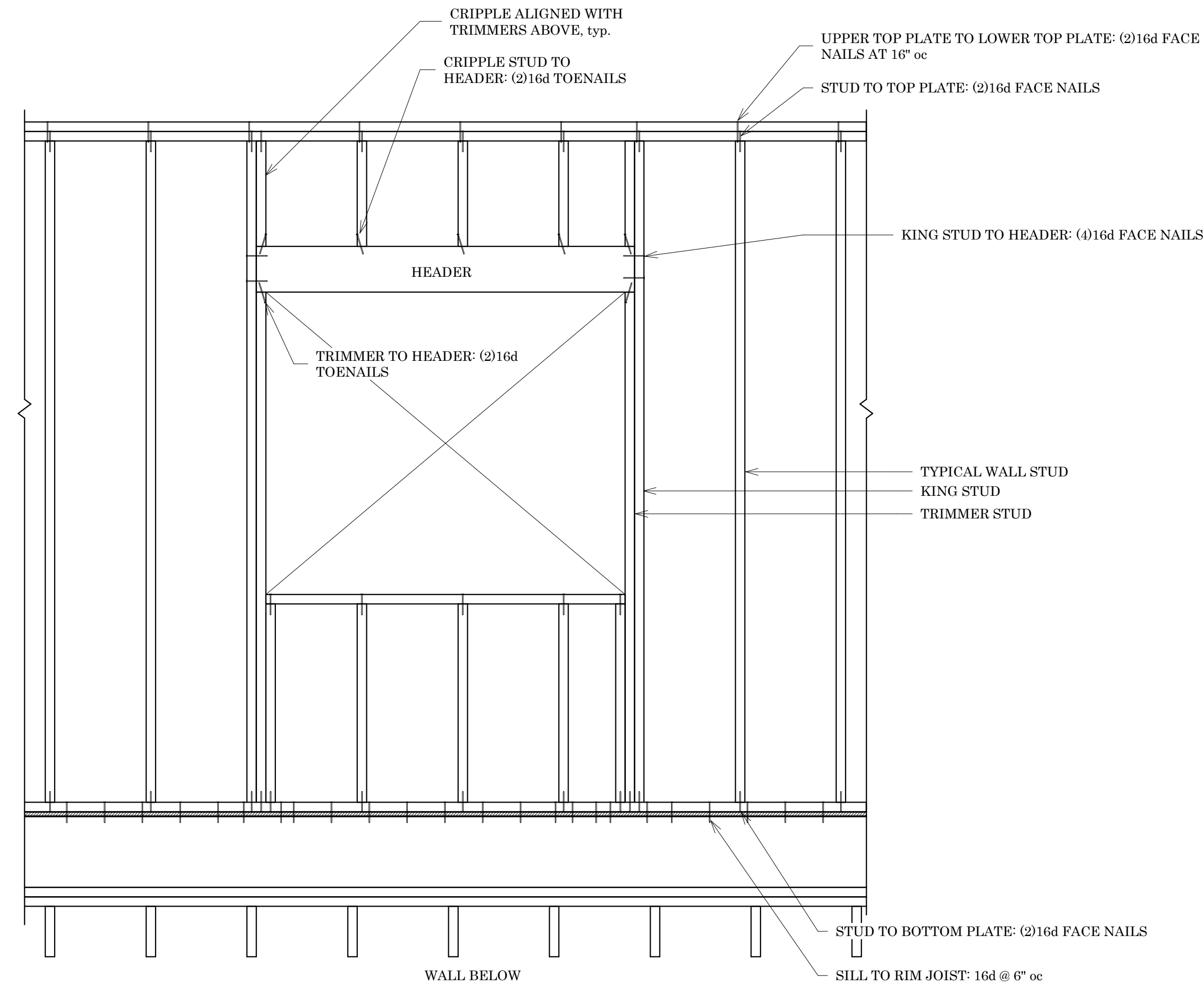
① WFCM Prescriptive Stud Cut Limits
3/4" = 1'-0"



④ Top Plate Splice
3/4" = 1'-0"



⑤ Typical Wall Sheathing Layout
3/4" = 1'-0"



Typical Wall Framing Connections - Upper
⑦ Floor
3/4" = 1'-0"

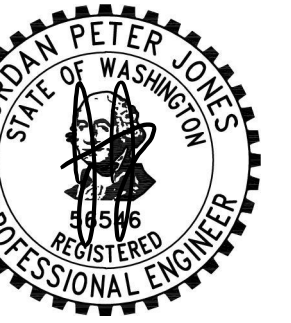


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DESIGN: JPJ



REVISIONS:

REV NO	DESCR.	DATE
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PROJECT TITLE:

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CONSTRUCTION

SHEET TITLE:

Wall Framing
Details

SHEET SIZE: 24"x36"

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

DATE: 10-30-2024

SHEET NO:

S3.1