GENERAL NOTES

1. ALL GENERAL NOTES GIVEN HEREIN APPLY TO ALL ALLIED TRADES FOR THE PROJECT AMENDED ELSEWHERE TO INCLUDE ISOLATED CONDITIONS
2. THE DRAWINGS ARE INTENDED TO SHOW THE GENERAL ARRANGEMENT, DESIGN AND EXTENT OF THE WORK AND ARE PARTLY DIAGRAMMATIC THEY ARE NOT INTENDED TO BE SCALED.
3. ALL DETAILS AND SECTIONS SHOWN ON THE DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL BE CONSTRUED TO APPLY TO ANY SIMILAR SITUATION ELSEWHERE ON THE PROJECT, EXCEPT WHERE A DIFFERENT DETAIL IS SHOWN.
4. THE CONTRACTOR AND ALL SUBCONTRACTORS SHALL VERIFY ALL GRADES, LINES, LEVELS, CONDITIONS, AND DIMENSIONS AT THE JOB SITE AND AS SHOWN ON THE DRAWINGS. THEY SHALL REPORT ANY ERRORS OR INCONSISTENCIES IN THE ABOVE TO THE ARCHITECT BEFORE COMMENCING WORK.
5. CONTRACTOR AND SUBCONTRACTORS SHALL OUT THEIR WORK FROM ESTABLISHED REFERENCE POINTS AND BE RESPONSIBLE FOR ALL LIINES, ELEVATIONS AND MEASUREMENTS IN CONNECTION WITH THEIR OWN.
6. PROTECTION:
   A. THE CONTRACTOR IS RESPONSIBLE AND SHALL COMPLY WITH THE REQUIREMENTS OF THE BUILDING CODE HAVING JURISDICTION AND ALL LOCAL,STATE, AND FEDERAL LAWS.
   B. PROVIDE ALL SHORING AND BRACING AS REQUIRED FOR THE PROPER EXECUTION OF THE WORK. REMOVE WHEN WORK IS COMPLETED.
   C. PROVIDE AND MAINTAIN GUARD LIGHTS AND BARRICADES AT ALL AREAS OF WORK ADJACENT TO PUBLIC WAYS OR PUBLIC SPACES.
   D. AT ALL TIMES PROVIDE PROTECTION AGAINST WEATHER (RAIN, WIND, STORMS, OR HEAT) SO AS TO MAINTAIN ALL WORK, MATERIALS, APPARATUS AND FIXTURES FREE FROM DAMAGE.
   E. THE CONTRACTOR SHALL PAY FOR ALL DAMAGES TO ADJACENT STRUCTURES, SIDEWALKS AND TO STREETS OR OTHER PUBLIC PROPERTY OR TO ANY PUBLIC UTILITIES.
7. CONTRACTOR AGREES THAT HE WILL HOLD THE OWNER, ARCHITECT AND/OR ANY OF THEIR EMPLOYEES OR AGENTS HARMLESS FROM ANY AND ALL DAMAGE CLAIMS WHICH MAY ARISE BY REASON OF ANY NEGLIGENCE ON PART OF THE CONTRACTOR, ANY OF HIS SUBCONTRACTORS AND/OR SUBCONTRACTOR'S MATERIALS AND EQUIPMENT SUPPLIERS AND/OR ANY OF THEIR EMPLOYEES OR AGENTS, IN PERFORMANCE OF THIS CONTRACT; AND IN CASE ANY ACTION IS BROUGHT BEFORE THEREOF AGAINST THE OWNER, ARCHITECT AND/OR ANY OF THEIR EMPLOYEES OR AGENTS, CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR DEFENSE THEREOF, AND UPON HIS FAILURE TO DO SO ON PROPER NOTICE, OWNER, ARCHITECT AND/OR ANY OF THEIR EMPLOYEES OR AGENTS RESERVE THE RIGHT TO DEFEND SUCH ACTION AND CHARGE ALL COSTS THEREOF TO CONTRACTOR.
8. IF ANY ERRORS OR OMISSIONS APPEAR IN THE DRAWINGS, SPECIFICATIONS OR OTHER DOCUMENTS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IN WRITING OF SUCH OMISSIONS OR ERRORS PRIOR TO PROCEEDING WITH ANY WORK WHICH APPEARS IN QUESTION. IN THE EVENT OF THE CONTRACTOR'S FAILING TO GIVE SUCH NOTICE, HE SHALL BE HELD RESPONSIBLE FOR THE RESULTS OF ANY SUCH ERRORS OR OMISSIONS AND THE COST OF RECTIFYING THE SAME. THE CONTRACTOR SHALL HAVE ALL ITEMS OR DETAILS CLARIFIED WITH THE ARCHITECT PRIOR TO SUBMITTING A BID; OTHERWISE THE ARCHITECT'S INTERPRETATION SHALL BE FINAL.
9. THE CONTRACTOR SHALL USE THE STRUCTURAL DRAWINGS TOGETHER WITH THE ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS TO LOCATE DEPRESSED SLABS, SLOPES, DRAINS, OUTLETS, RECESSES, OPENINGS, REGLETS, BOLT SETTING, SLEEVES, DIMENSIONS, ETC. POTENTIAL CONFLICTS SHALL BE TRANSMITTED TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
10. ALL WOOD WALL DIMENSIONS GIVEN ARE TO EXTERIOR FACE OF FRAMING. LIGHT GA STEEL WALLS ARE DIMENSIONED TO CL OF FRAMING.
11. SOME CONNECTIONS INDICATED ON THE DRAWINGS ARE SCHEMATIC. SECURE ALL COMPONENTS RIGIDLY TO STRUCTURE AND EACH OTHER. USE FASTENERS DESIGNED FOR EACH INSERVICE CONNECTION.
12. OBTAIN CLARIFICATION AND INTERPRETATION OF DRAWINGS AND SPECIFICATIONS. INCLUDE ADDITIONAL DETAIL, DIRECTLY FROM ARCHITECT.
13. WASTE MATERIAL AND RUBBISH FROM DEMOLITION AND ALTERATION OPERATIONS SHALL BE REMOVED FROM SITE AS RAPIDLY AS POSSIBLE AND SHALL NOT BE ALLOWED TO ACCUMULATE ON PREMISES. DISPOSAL OF MATERIALS WILL BE AT THE DISCRETION OF THE CONTRACTOR. OPEN FIRES WILL NOT BE PERMITTED FOR DISPOSAL OF WASTE. CONTRACTOR SHALL PROVIDE AN EXTERIOR AREA TO COLLECT ALL DEMOLISHED NOT TO BE REUSED. THIS AREA SHALL BE SAFE AND UN-OBSTRUCTING THE BUILDING FUNCTION AND THE OWNER'S DAILY BUSINESS OPERATIONS.
14. EXISTING UTILITY LINES INDICATED OR NOTED ON THE DRAWINGS ARE SHOWN AS OBTAINED FROM EXISTING INFORMATION AND ARE PROBABLY INCOMPLETE AND ONLY APPROXIMATE IN LOCATION. THE CONTRACTOR SHALL TAKE EXTREME CAUTION TO AVOID DAMAGE TO EXISTING UTILITY LINES AND/OR HARM TO PERSONNEL ENGAGED IN WORKING IN THE AREA.
15. GLAZING TO BE INSULATED GLASS LABELED WITH NFRC CERTIFIED U-VALUE, AND MEETING THE

ABBREVIATIONS

@	AT	FF	FINISH FLOOR	PNL	PANEL
&	AND	FOC	FACE OF CONCRETE	PROP	PROPERTY
°	DEGREE	FOF	FACE OF FINISH	PT	PRESSURE TREATED
Ø	DIAMETER	FOS	FACE OF STUD	PTD	PAINTED
#	POUNDS	FTG	FOOTING		
		FT	FOOT OR FEET	R	RISER OR RADIUS
AB	ANCHOR BOLT	FURN	FURNITURE	RA	RETURN AIR
ABV	ABOVE			RAD	RADIUS
ACT	ACOUSTICAL TILE	GA	GAUGE OR GAGE	RCP	REFLECTED CEILING PLAN
A/E	ARCHITECT / ENGINEER	GALV	GALVANIZED	REINF	REINFORCING
AFF	ABOVE FINISH FLOOR	GL	GLASS	REQD	REQUIRED
ALUM	ALUMINUM	GLB	GLUE LAMINATED BEAM	RM	ROOM
ALT	ALTERNATE	GLZ	GLAZING	RO	ROUGH OPENING
ANSI	AMERICAN NATIONAL STANDARD INSTITUTE	GYP	GYPSUM		
ARCH	ARCHITECT OR ARCHITECTURAL	GWB	GYPSUM WALL BOARD		
		HB	HOSE BIB	S	SOUTH
BD	BOARD	HC	HOLLOW CORE	SA	SUPPLY AIR
BLK'G	BLOCKING	HDWD	HARDWOOD	SC	SOLID CORE
BLDG	BUILDING	HDR	HEADER	SCHED	SCHEDULE
BM	BEAM	HDW	HARDWARE	SD	STORM DRAIN
BTU	BRITISH THERMAL UNIT	HF	HEM-FIR	SECT	SECTION
BUR	BUILT UP ROOF	HGT	HEIGHT	SF	SQUARE FEET
		HM	HOLLOW METAL	SIM	SIMILAR
CB	CATCH BASIN	HR	HOUR	SPEC	SPECIFIED OR SPECIFICATION
CJ	CONSTRUCTION JOINT	HW	HOT WATER	SST	STAINLESS STEEL
CL	CENTER LINE	IBC	INTERNATIONAL BUILDING CODE	STC	SOUND TRANSMISSION COEFFICIENT
CLG	CEILING	ID	INSIDE DIAMETER	STD	STANDARD
CLR	CLEAR	IFC	INTERNATIONAL FIRE CODE	STL	STEEL
CMU	CONCRETE MASONRY UNIT	IN	INCHES	STOR	STORAGE
CO	CLEAN OUT	INSUL	INSULATION	STRUCT	STRUCTURAL
COL	COLUMN	INT	INTERIOR	SUSP	SUSPENDED
CONF	CONFERENCE	IPC	INTERNATIONAL PLUMBING CODE	SYS	SYSTEM
CONC	CONCRETE	IRC	INTERNATIONAL RESIDENTIAL CODE	T	TREAD OR TEMPERED
CONT	CONTINUOUS	LAM	LAMINATE	T&G	TOUNGUE AND GROOVE
COORD	COORDINATE	LAV	LAVATORY	TB	TOWEL BAR
CPT	CARPET	LB	POUNDS	TOW	TOP OF WALL
CT	CERAMIC TILE	LF	LINEAR FEET	TEMP	TEMPERED
CW	COLD WATER	LT	LIGHT	THK	THICK OR THICKNESS
d	PENNY	LWC	LIGHT WEIGHT CONCRETE	THRU	THROUGH
DBL	DOUBLR	MATL	MATERIAL	TOPO	TOPOGRAPHIC MAP
DEG	DEGREE	MAX	MAXIMUM	TPD	TOILET PAPER DISPENSER
DEMO	DEMOLISH OR DEMOLITION	MECH	MECHANICAL	TYP	TYPICAL
DF	DOUGLAS FIR	MFR	MANUFACTURER	UNO	UNLESS NOTED OTHERWISE
DIAM	DIAMETER	MIN	MINIMUM	UTIL	UTILITY
DIAG	DIAGONAL	MIR	MIRROR	VCT	VINYL COMPOSITION TILE
DIM	DIMENSION	MISC	MISCELLANEOUS	VERT	VERTICLE
DN	DOWN	NEC	NATIONAL ELECTRICAL CODE	VEST	VESTIBULE
DG	DOUBLE GLAZING	(N)	NEW	VTR	VENT THROUGH ROOF
DTL	DETAIL	N	NORTH OR NEW	VTO	VENT TO OUTSIDE
DS	DOWNSPOUT	NIC	NOT IN CONTRACT	W	WEST
DW	DISH WASHER	NO.	NUMBER	W/	WITH
(E)	EXISTING	NOM	NOMINAL	WC	WATER CLOSET
E	EAST OR EXISTING	NRC	NOISE REDUCTION COEFFICIENT	WD	WOOD
EA	EACH	NTS	NOT TO SCALE	WDW	WINDOW
EIFS	EXTERIOR INSULATION FINISH SYSTEM	OC	ON CENTER	WF	WIDE FLANGE
ELECT	ELECTRICAL	OPNG	OPENING	WG	WIRE GLASS
EXT	EXTERIOR	PL	PROPERTY LINE OR PLATE	WH	WATER HEATER
ELEV	ELEVATION	P LAM	PLASTIC LAMINATE	W/O	WITHOUT
EQUIP	EQUIPMENT	PLYWD	PLYWOOD	WP	WATERPROOF
EQ	EQUAL			WSEC	WASHINGTON STATE ENERGY CODE
EW	EACH WAY			WT	WEIGHT
EXIST	EXISTING			WWF	WELDED WIRE FABRIC
FD	FLOOR DRAIN			WWM	WELDED WIRE MESH
FDN	FOUNDATION			YD	YARD
FEC	FIRE EXTINGUISHER CABINET				

ENERGY NOTES

RESIDENTIAL

ENERGY CODE: 2018 WSEC

CLIMATE ZONE: MARINE 4

COMPLIANCE PATH: PRESCRIPTIVE. FULLY CONDITIONED RESIDENTIAL NEW CONSTRUCTION. MINIMUM INSULATION REQUIREMENTS PER R-VALUE METHOD

INSULATION (MIN. R-VALUE):

ROOF- ATTIC & OTHER	R-49
ROOF - SINGLE RAFTER OR JOIST	R-38
WALLS - MASS	R-21
WALLS - WOOD FRAMED & OTHER	R-21
WALLS - BELOW GRADE	*10/15/21 INT + TB
FLOOR - WOOD FRAMING	**R-38** (ADD'L ENERGY CREDIT OPT 1.3)
UNHEATED SLAB	**R-10 PERIMETER & ENTIRE SLAB** (ADD'L ENERGY CREDIT OPT 1.3)

ALL CAVITIES IN THE THERMAL ENVELOPE SHALL BE FILLED WITH INSULATION, INCLUDING CORNERS, HEADERS, RIM JOISTS, AND THE JUNCTION OF FOUNDATION TO SILL PLATE. (I.E. R-15 MIN. @ 2X4 FRAMED WALLS & R-21 MIN. @ 2X6 FRAMED WALLS.)
FLOOR INSULATION SHALL BE INSTALLED IN PERMANENT CONTACT WITH UNDERSIDE OF SUBFLOOR - AIR BARRIER SHALL BE INSTALLED AT ANY EXPOSED EDGE OF INSULATION.

*10/15/21 INT + TB MEANS R-10 CONTINUOUS INSULATION ON THE EXTERIOR OF THE WALL, OR R15 ON THE INTERIOR OF THE WALL, OR R21 CAVITY INSULATION ON THE INTERIOR OF THE BASEMENT WALL PLUS R5 CONTINUOUS INSULATION ON THE INTERO ROR EXTERIO ROF THE WALL. TB MEANS THERMAL BREAK BETWEEN FLOOR SLAB AND BASEMENT WALL.

VERTICAL FENESTRATION:

MAX U-FACTORS: FENESTRATION - FIXED OR OPERABLE — **0.28 MAX. U-FACTOR** (ADD'L ENERGY CREDIT OPT 1.3)

AIR LEAKAGE:

TESTING REQUIRED: A CONTINUOUS AIR BARRIER MUST BE INSTALLED IN THE BUILDING ENVELOPE. ALL BREAKS OR JOINTS IN THE AIR BARRIER SHALL BE SEALED. WHERE REQUIRED BY CODE OFFICIAL, TESTING BY A THIRD PARTY WILL ENSURE LEAKAGE RATE OF NOT MORE THAN MORE THAN **1.5 AIR CHANGES PER HOUR** (PER ADDITIONAL ENERGY CREDIT OPTION 1.5). TESTING TO BE CONDUCTED WITH BLOWER DOOR PRESSURE AT .2 INCHES OF W.G. (50 PASCALS).

OPENING AIR LEAKAGE: WINDOW AIR LEAKAGE SHALL NOT EXCEED 0.3 CFM PER SQUARE FT. SWINGING DOOR AIR LEAKAGE SHALL NOT EXCEED 0.5 CFM PER SQ FT OF DOOR AREA

LIGHTING FIXTURES: RECESSED LIGHTING FIXTURES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE AIR TIGHT, TYPE-IC RATED IN ACCORDANCE WITH ASTM E283 WITH NO MORE THAN 2.0 CFM AIR MOVEMENT FROM THE CONDITIONED SPACE TO THE CEILING CAVITY WHEN TESTED AT 1.57 PSF PRESSURE (75 Pa) DIFFERENCE AND SHALL BE LABELED. ALL RECESSED LUMINARIES SHALL BE SEALED WITH A GASKET OR CAULK BETWEEN HOUSING AND INTERIOR WALL OR CEILING COVERAGE.

ADDITIONAL ENERGY CREDITS:

LARGE DWELLING UNIT > 5000 SF CONDITIONED FLOOR AREA = **7.0 CREDITS REQUIRED**

SYSTEM TYPE 2
1.0 CREDITS
- AIR-WATER HEAT PUMP THAT MEETS FEDERAL STANDARDS IN TABLE C403.3.2(4) OR C403.3.2(5).

OPTION 1.3
0.5 CREDITS
- VERTICAL FENESTRATION U=0.28
- FLOOR R-38
- SLAB ON GRADE R-10 PERIMETER & UNDER ENTIRE SLAB
- BELOW GRADE SLAB R-10 PERIMETER & UNDER ENTIRE SLAB

OPTION 2.3
1.5 CREDITS
- REDUCE TESTED AIR LEAKAGE TO 1.5 AIR CHANGES PER HOUR MAX AT 50 PASCALS

OPTION 3.5
1.5 CREDITS
- AIR-SOURCE, CENTRALLY DUCTED HEAT PUMP w/ MIN HSPF OF 11.0

OPTION 4.1
0.5 CREDITS
- SUPPLY & RETURN DUCTS IN UNCONDITIONED ATTIC SPACE SHALL BE DEEPLY BURIED IN CEILING INSULATION PER SECTION R403.3.6.
- FOR MECHANICAL EQUIPMENT LOCATED OUTSIDE THE CONDITIONED SPACE, MAX 10 LINEAR FEET OF RETURN & 5 LINEAR FEET OF SUPPLY DUCT CONNECTIONS MAY BE OUTSIDE THE DEEPLY BURIED INSULATION. ALL METALIC DUCTS LOCATED OUTSIDE THE CONDITIONED SPACE MUST HAVE BOTH TRANSVERSE AND LONGITUDINAL JOINTS SEALED WITH MASTIC. IF FLEX DUCTS ARE USED, THEY CANNOT CONTAIN SPLICED.
- DUCT LEAKAGE SHALL BE LIMITED TO 3 CFM PER 100 SF OF CONDITIONED FLOOR AREA
- AIR HANDLER(S) SHALL BE LOCATED WITHIN THE CONDITIONED SPACE

OPTION 5.5
2.0 CREDITS
- WATER HEATING SYSTEM SHALL INCLUDE ELECTRIC HEAT PUMP WATER HEATER MEETING THE STANDARDS FOR TIER III OF NORTHWEST ENERGY EFFICIENCY ALLIANCE'S (NEEA) ADVANCED WATER HEATING SPECIFICATION.

CONCEPT SKETCH

NOT TO SCALE

BUILDING NOTES

RESIDENTIAL

NUMBER OF STORIES: 2 STORIES

HEIGHT: 28' TO ROOF

SPRINKLERS: NFPA 13D

BLDG AREA SUMMARY:	MAIN RESIDENCE	PROPOSED HEATED
GROUND FLOOR:	3,871 SF	YES
2ND FLOOR:	2,364 SF	YES
SUBTOTAL:	**6,235 SF**	YES
COTTAGE:	850 SF	YES
GARAGE	1,276 SF	NO
GRAND TOTALS		
TOTAL HEATED AREA:	***7,084 SF***	YES
TOTAL UNHEATED AREA:	*1,276 SF*	NO

APPLICABLE CODES:
2018 BELLEVUE BUILDING CODE
2018 BELLEVUE FIRE CODE
2018 WASHINGTON STATE ENERGY CODE
BELLEVUE LAND USE CODE CHAPTER 20

PLANNING NOTES

JURISDICTION: BELLEVUE

ZONING: R-2.5

LOT AREA: 21,680 SF

HEIGHT: 28'

PROJECT NOTES

PROJECT NAME: WANG CHEN RESIDENCE CONSTRUCTION DOCUMENTS

PROJECT ADDRESS: 443 140TH AVENUE NE
BELLEVUE, WA 98006

PROJECT DESCRIPTION: NEW RESIDENTIAL CONSTRUCTION TO INCLUDE 2-STORY RESIDENCE, ATTACHED 3-CAR GARAGE, AND ATTACHED COTTAGE.

OWNER: 1429 SE ALLEN ROAD
BELLEVUE, WA 98006
415.987.0368

CONTACT: WEI WANG & YIMIN CHEN yiyigl@hotmail.com

ARCHITECT: BRODERICK ARCHITECTS
55 S. ATLANTIC STREET, SUITE 301
SEATTLE, WA 98134
206.682.7525
206.682.7529 (F)

CONTACT: KEVIN BRODERICK kevin@broderickarchitects.com

STRUCTURAL ENGINEER: PND ENGINEERS
1506 W 36TH AVE
ANCHORAGE, AK 99503
907.561.1011

CONTACT: JESSE GOBELI jgobeli@pndengineers.com

CIVIL ENGINEER: KWO ENGINEERING, PLLC
MERCER ISLAND, WA 98040
206.755.3961

CONTACT: KRISTEN ORNDORFF kristen@kwoeng.onmicrosoft.com

LANDSCAPE ARCHITECT: BLOCK PARK LADSCAPE ARCHITECT
4315 NE 65TH ST
SEATTLE, WA 98115
213.248.0003

CONTACT: REBECCA FUCHS rebecca.fuchs@gmail.com

PARCEL NUMBER: 342505-9092

LEGAL DESCRIPTION: S 1/2 OF N 1/2 OF SE 1/4 OF NE 1/4 OF NW 1/4 LESS E 430 FT LESS S 5 FT LESS W 20 FT THOF

SHEET INDEX

VICINITY MAP

N.T.S.

REGISTERED ARCHITECT
KEVIN J. BRODERICK
STATE OF WASHINGTON
4532

WANG CHEN RESIDENCE
CONSTRUCTION DOCUMENTS
443 140TH AVENUE NE • BELLEVUE, WA 98006

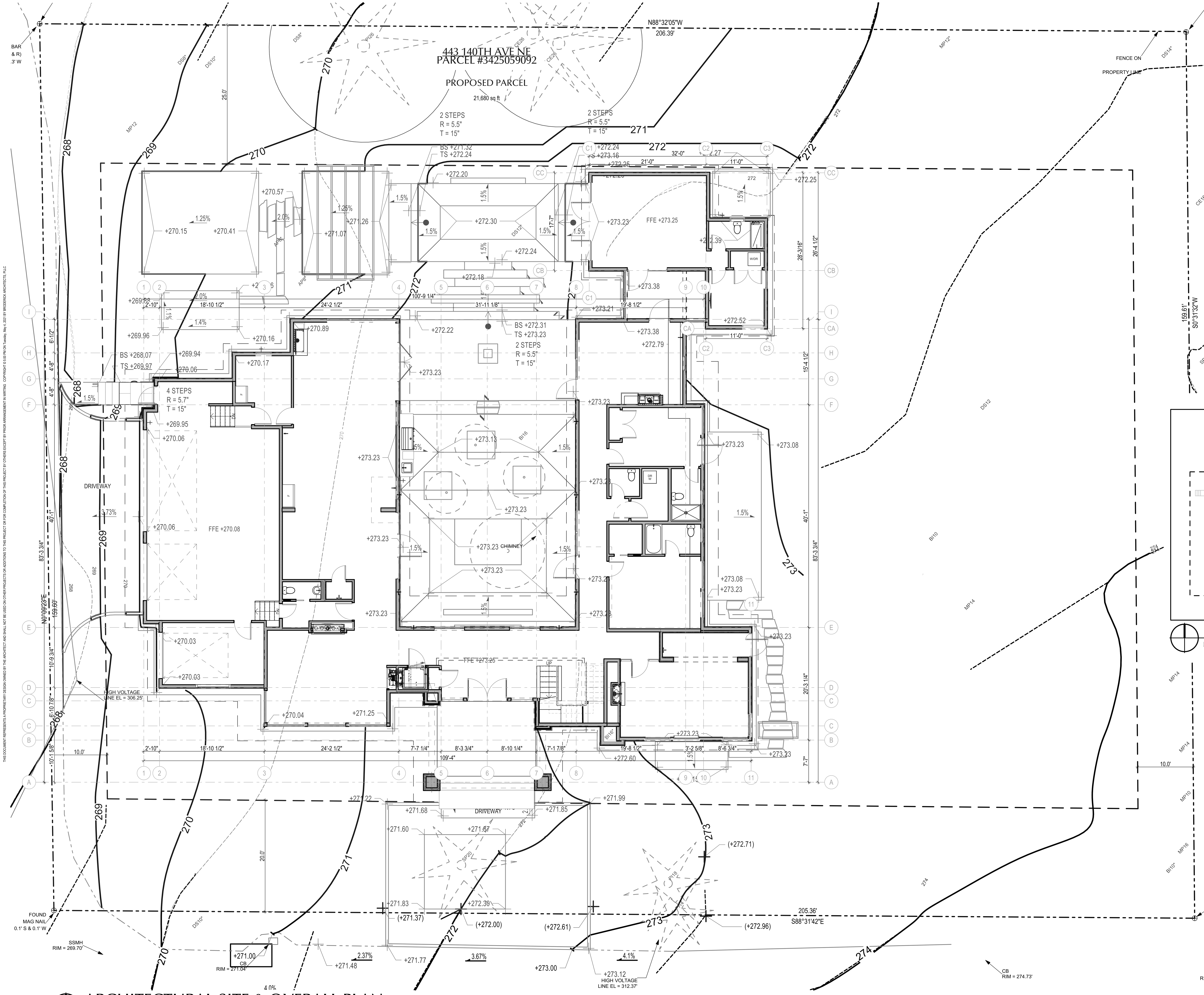
BRODERICK ARCHITECTS
55 S. ATLANTIC STREET, SUITE #301
SEATTLE, WASHINGTON 98134
206.682.7525

NO.	DATE	DESCRIPTION

PERMIT SET
4/30/2021

TITLE SHEET

A0



ARCHITECTURAL SITE & OVERALL PLAN

1/8" = 1'-0"

NOTES

1. SEE: CIVIL (C-SERIES) AND LANDSCAPE (L-SERIES) FOR MORE INFORMATION
2. SEE: SURVEY FOR EXISTING CONDITIONS
3. TREE PROTECTION PER L1.00 TREE PROTECTION PLAN

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STATE OF WASHINGTON
4532

WANG CHEN RESIDENCE
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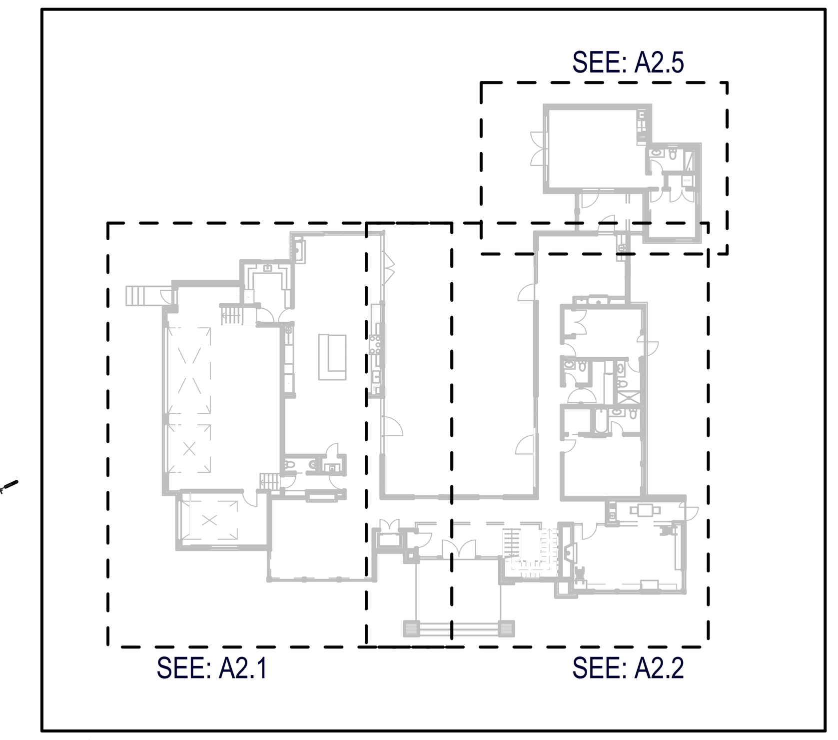


KEY PLAN

N.T.S.

GROUND FLOOR

BRODERICK ARCHITECTS
55 S. ATLANTIC STREET, SUITE #301
SEATTLE, WASHINGTON 98134
206.682.7525

NO.	DATE	DESCRIPTION

PERMIT SET
4/30/2021

ARCHITECTURAL SITE & OVERALL PLAN

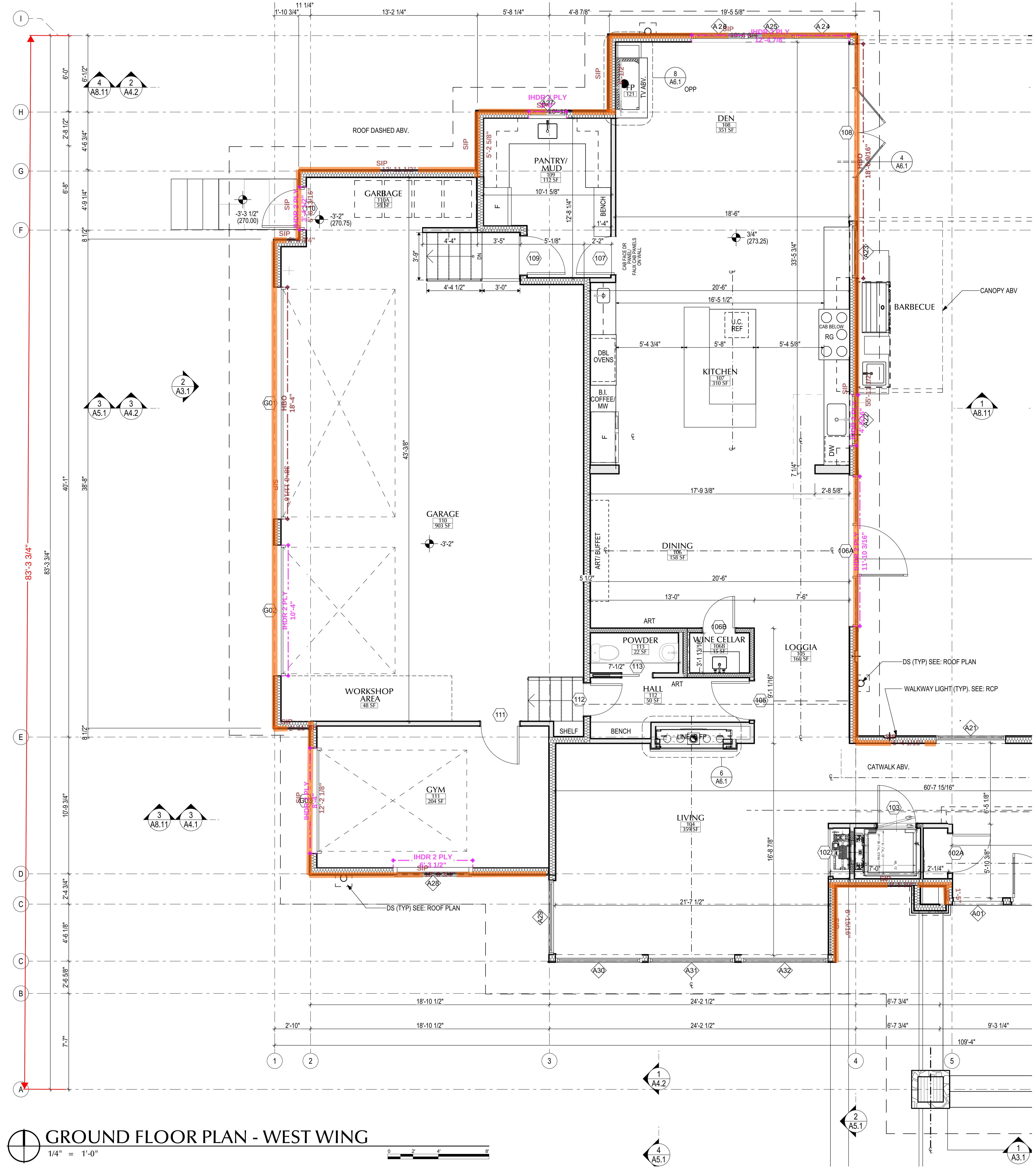
A1

SIP Wall Type Legend

SIP 3'-7"	SIP Wall with conventional floor or roof trusses above.	
SIP-Shed 3'-7"	Shed SIP gable wall. Note: Two together can be used to create an asymmetrical peak gable.	
SIP-Gable 3'-7"	Symmetrical SIP peak gable wall.	
SIP- Eave 3'-7"	Level Eave SIP wall supporting SIP roof above.	

SIP Wall Header Type Legend

Factory Cut 2'-4"	Hole Cut out of a larger SIP	
Panel HDR 2'-4"	Panel Header with panel breaks on each side of rough opening.	
IHDR 1 PLY 2'-4"	1-Ply LVL Insulated Header Supplied by us.	
IHDR 2 PLY 2'-4"	2-Ply LVL Insulated Header Supplied by us.	
HBO 2'-4"	Header By Others. Not part of our package.	
W1	Opening Counter--Can be any of the options above.	



GROUND FLOOR PLAN - WEST WING

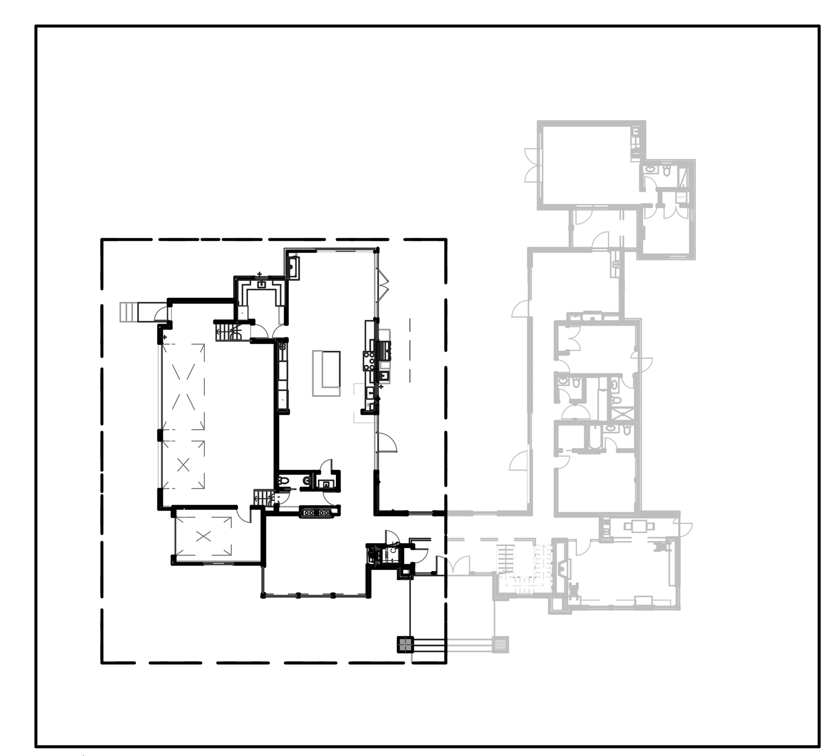
1/4" = 1'-0"

LEGEND

	NEW INTERIOR WALL
W1	CONSTRUCTION ASSEMBLY TYPE
0"	FLOOR ELEVATION
	ELEVATION MARKER
	SECTION MARKER
	DETAIL MARKER
A	DOOR TAG
A	WINDOW TAG

NOTES:

1. CONTRACTOR SHALL DIVERT AS MUCH OF THE DEMOLISHED MATERIALS FROM THE LANDFILL AS POSSIBLE BY MEANS OF RECYCLING, DONATION, ETC.
2. CONTRACTOR SHALL INSTALL BLK'G AT TOILET ACCESSORIES, CASEWORK, AND MOUNTED TELEVISION LOCATIONS TYP.



KEY PLAN

N.T.S.

GROUND FLOOR

REGISTERED ARCHITECT
KEVIN J. BRODERICK
STATE OF WASHINGTON
4532

WANG CHEN RESIDENCE
CONSTRUCTION DOCUMENTS
443 140TH AVENUE NE • BELLEVUE, WA 98006

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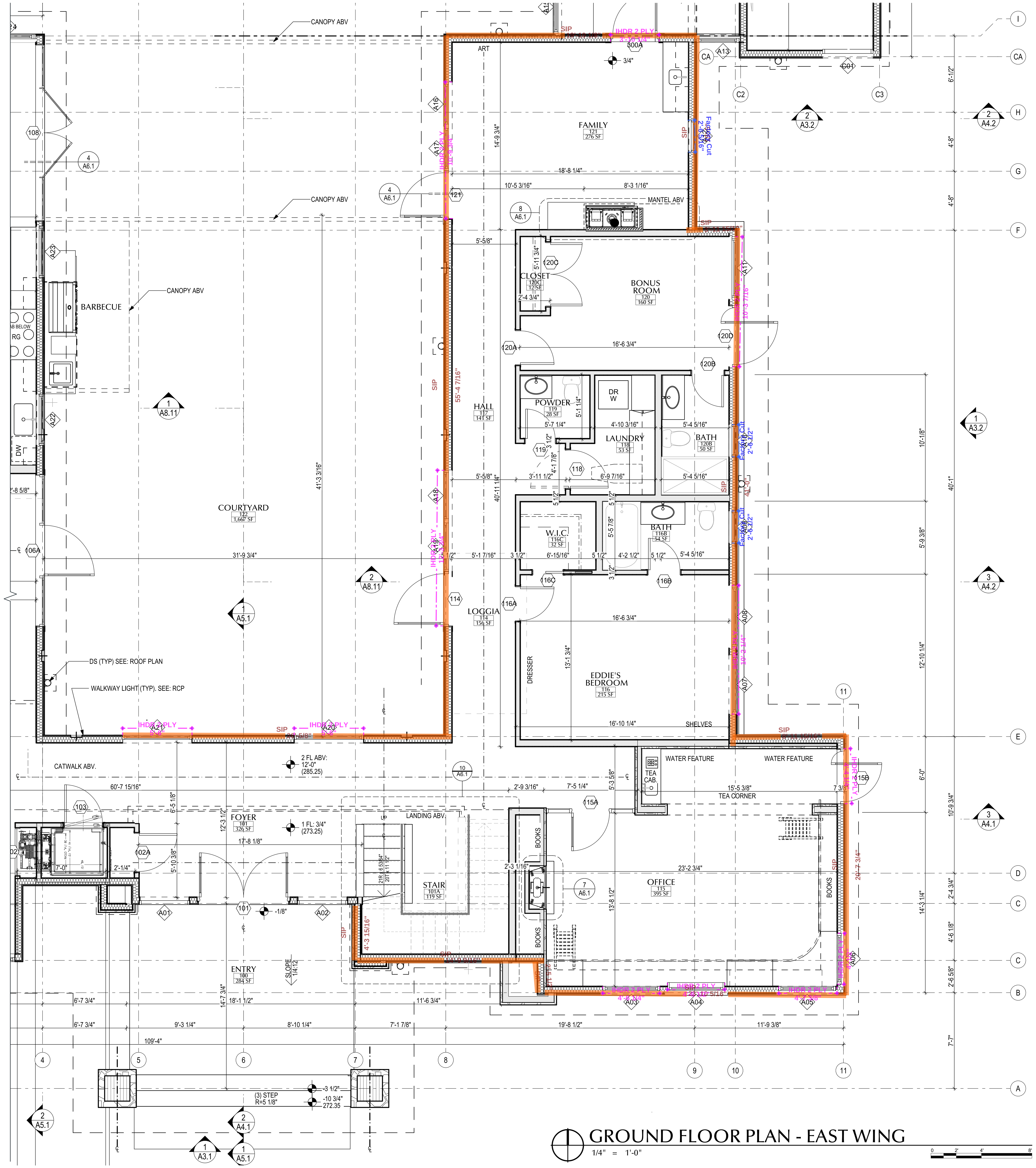
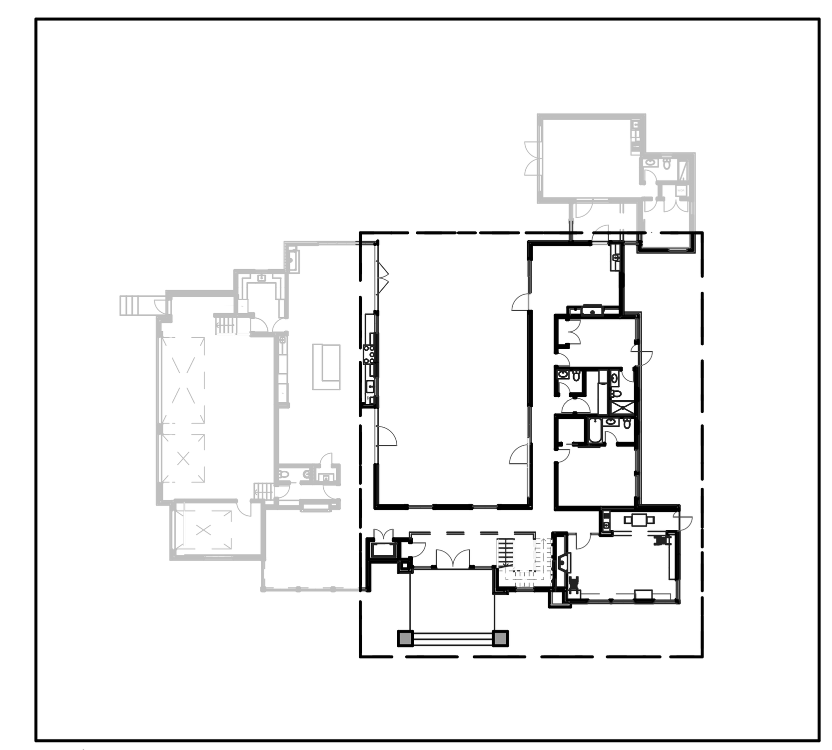
GROUND FLOOR PLAN - WEST WING

A2.1



GROUND FLOOR PLAN - EAST WING

1/4" = 1'-0"



KEY PLAN

N.T.S.

GROUND FLOOR

LEGEND

	NEW INTERIOR WALL
W1	CONSTRUCTION ASSEMBLY TYPE
0"	FLOOR ELEVATION
	ELEVATION MARKER
	SECTION MARKER
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206.682.7525

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PERMIT SET
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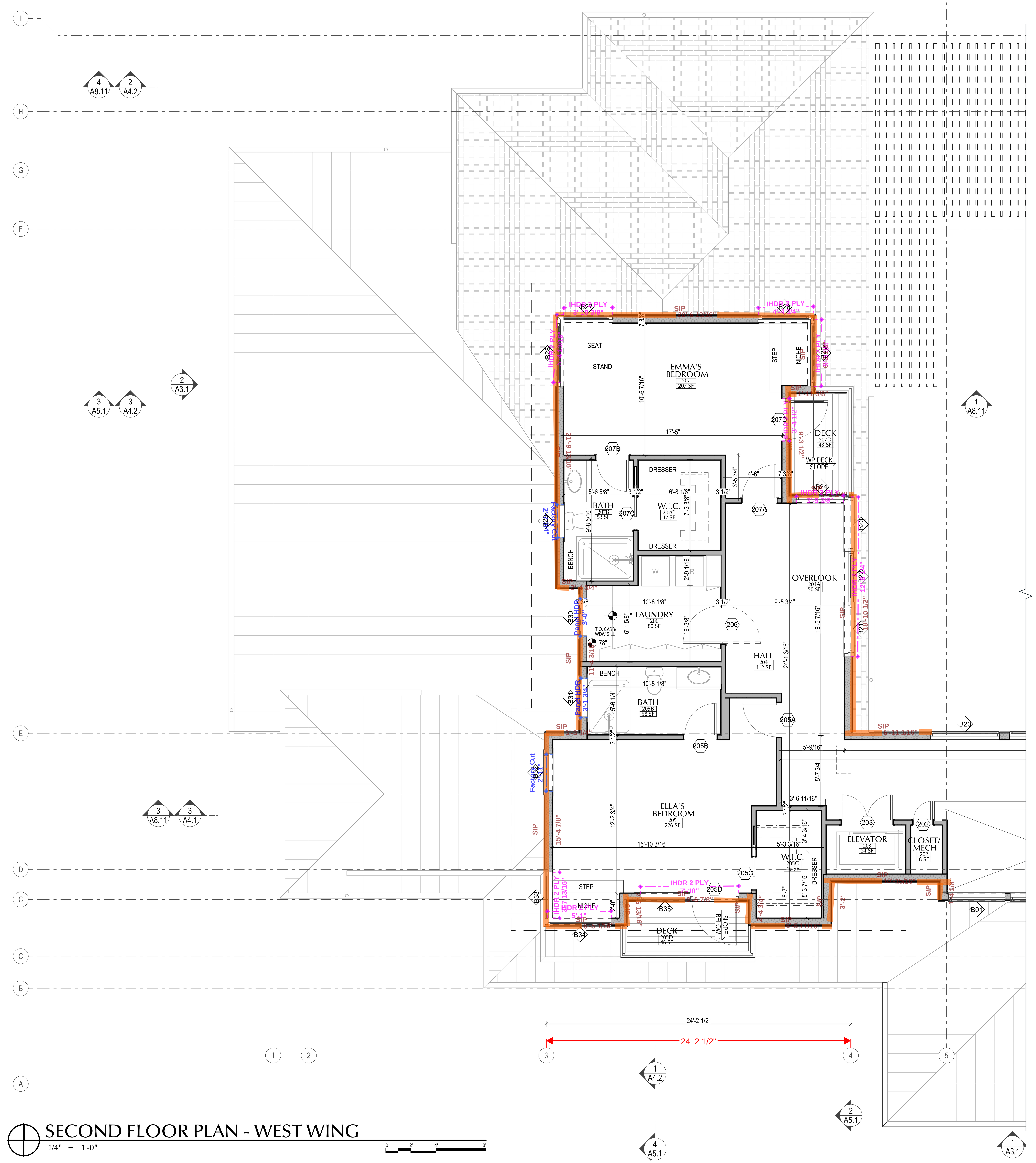
GROUND FLOOR PLAN - EAST WING

A2.2



SECOND FLOOR PLAN - WEST WING

1/4" = 1'-0"

LEGEND

	NEW INTERIOR WALL
W1	CONSTRUCTION ASSEMBLY TYPE
0"	FLOOR ELEVATION
	ELEVATION MARKER
	SECTION MARKER
	DETAIL MARKER
A	DOOR TAG
A	WINDOW TAG

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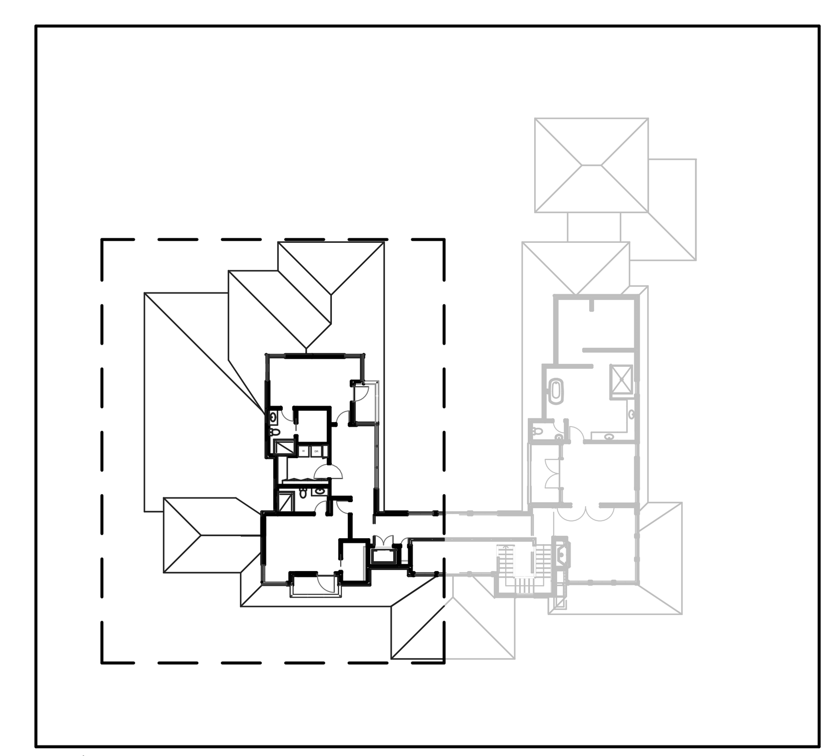

KEY PLAN

N.T.S.

SECOND FLOOR

REGISTERED ARCHITECT
KEVIN J. BRODERICK
STATE OF WASHINGTON
4532

WANG CHEN RESIDENCE
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NO.	DATE	DESCRIPTION

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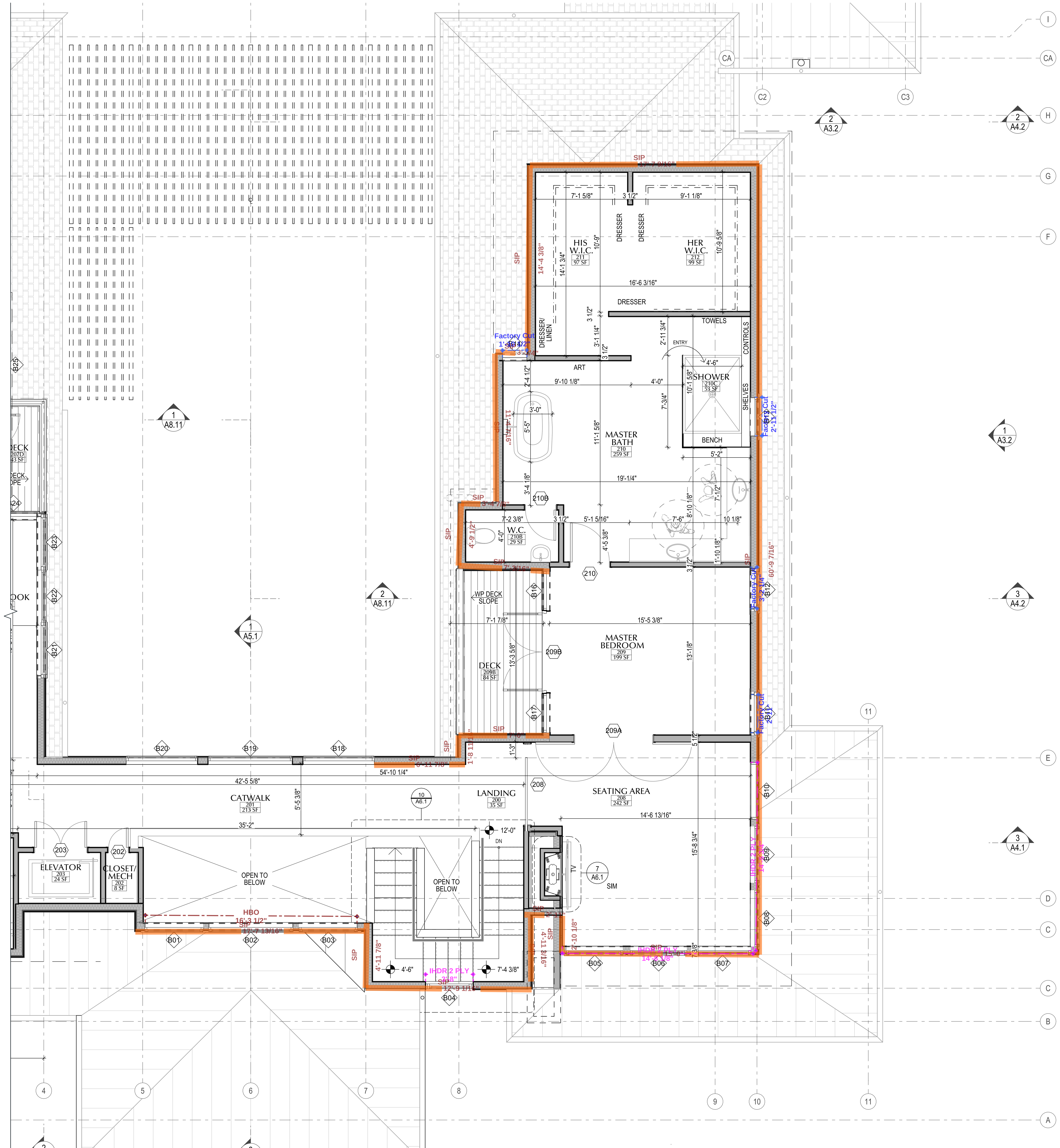
4/30/2021

SECOND FLOOR PLAN - WEST WING

A2.3



SECOND FLOOR PLAN - EAST WING

1/4" = 1'-0"

LEGEND

	NEW INTERIOR WALL
W1	CONSTRUCTION ASSEMBLY TYPE
0"	FLOOR ELEVATION
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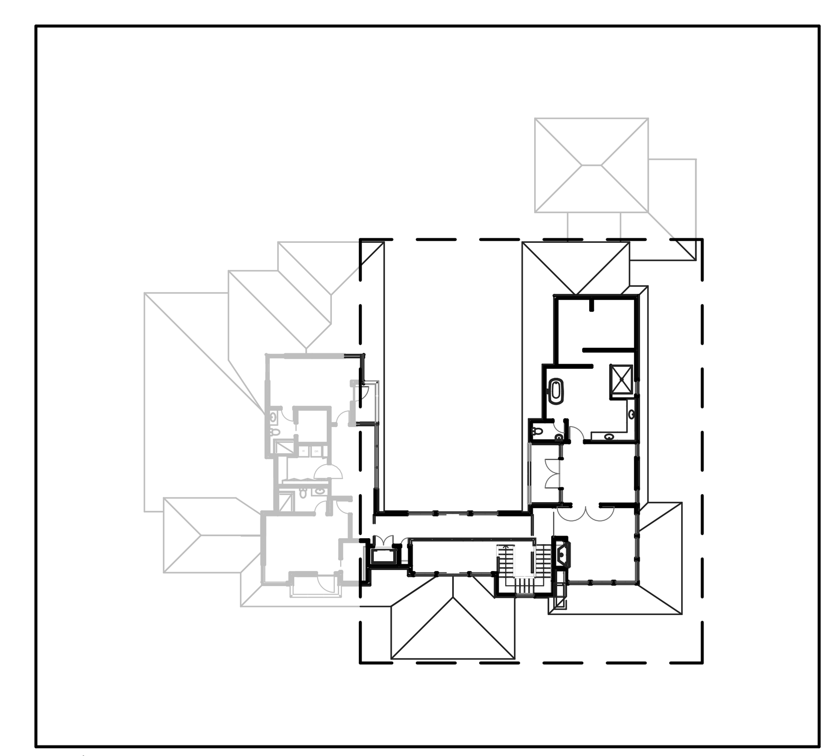

KEY PLAN

N.T.S.

SECOND FLOOR

REGISTERED ARCHITECT

KEVIN J. BRODERICK STATE OF WASHINGTON

4532

WANG CHEN RESIDENCE

CONSTRUCTION DOCUMENTS

443 140TH AVENUE NE • BELLEVUE, WA 98006

BRODERICK ARCHITECTS

55 S. ATLANTIC STREET, SUITE #301

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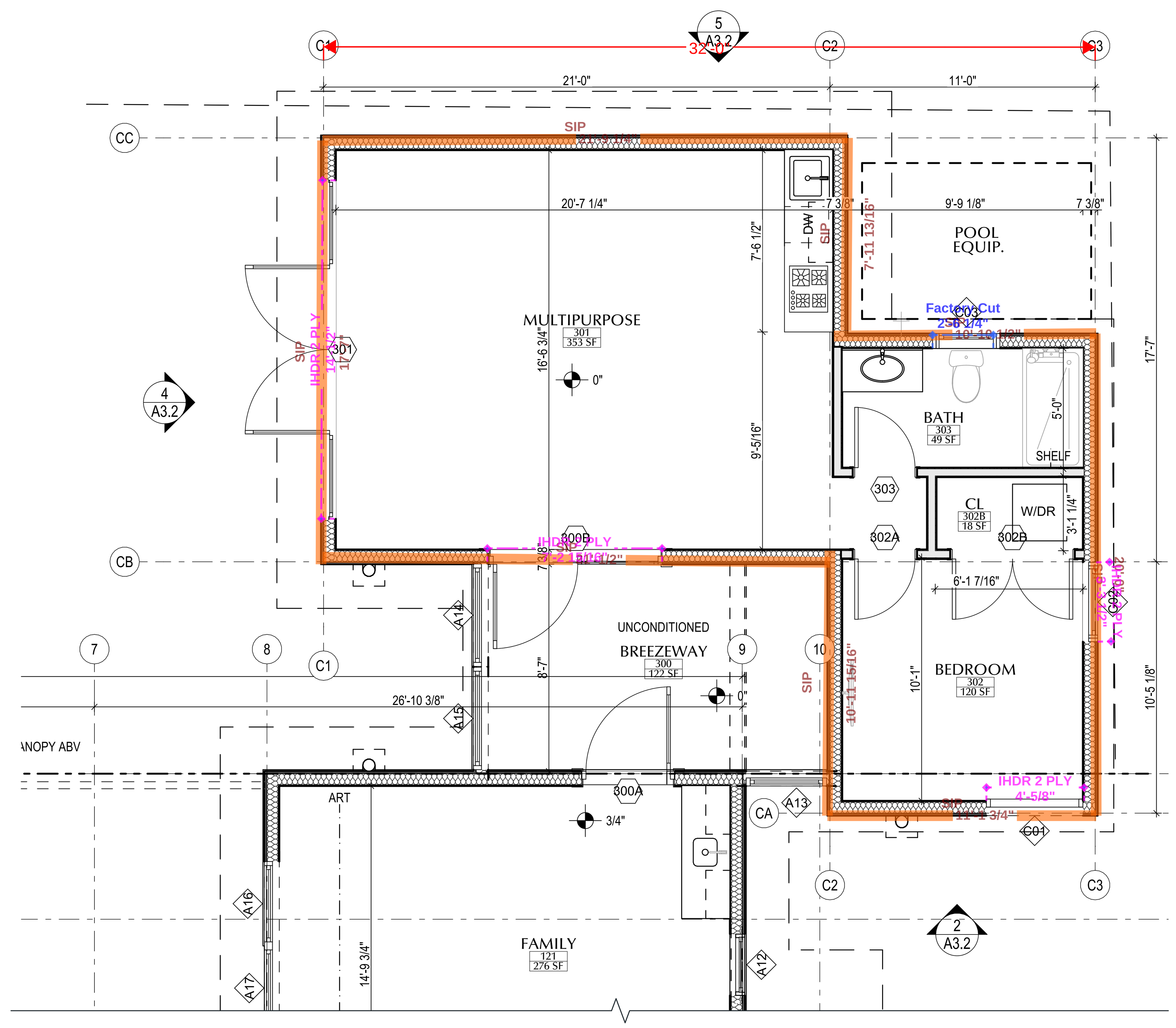
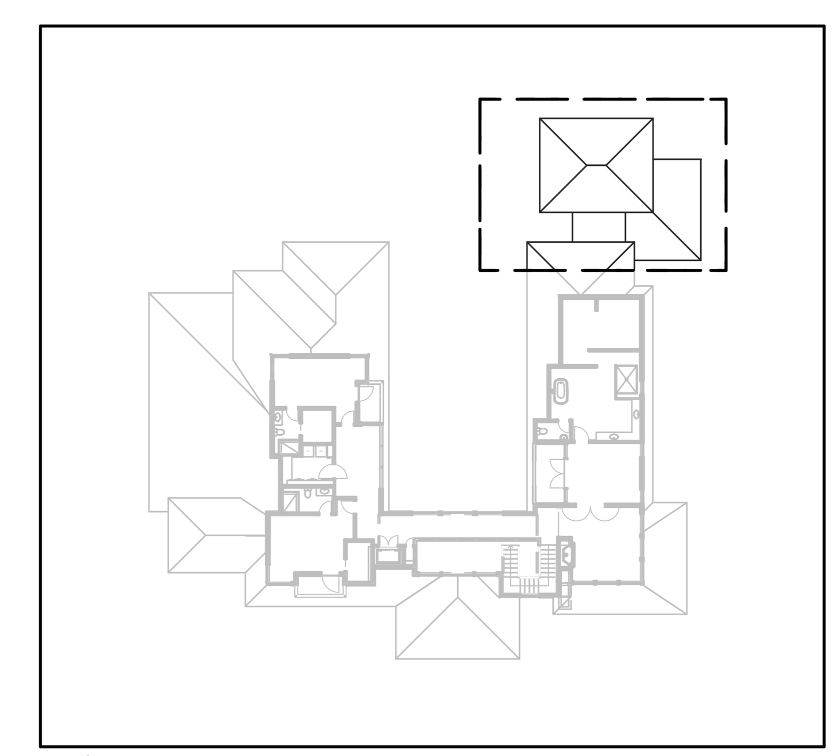
SECOND FLOOR PLAN - EAST WING

A2.4



GROUND FLOOR PLAN

1/4" = 1'-0"



KEY PLAN

N.T.S.

SECOND FLOOR

LEGEND

	NEW INTERIOR WALL
W1	CONSTRUCTION ASSEMBLY TYPE
0"	FLOOR ELEVATION
	ELEVATION MARKER
	SECTION MARKER
	DETAIL MARKER
A	DOOR TAG
A	WINDOW TAG

NOTES:

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REGISTERED ARCHITECT

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KEVIN J. BRODERICK
STATE OF WASHINGTON

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COTTAGE FLOOR PLAN

A2.5

LOWER ROOF DRAINAGE

Project Name: West Roof

Rainfall Intensity (in/hr): 2.1
Rainfall Intensity manually entered by user

Roof Rainfall Design Area (ft²): 2,716.00
* Area of Largest Roof Serving a Single Gutter System
Design Area manually entered by user

Gutter in Lineal Ft: 286
* Length at Largest Roof Serving a Single Gutter System

Gutter Length Serving Single DS (ft.): 48
*Assumption: downspouts are equally spaced
**Maximum gutter length to be served by a downspout is 50ft per SMACNA ASMM

M (depth to width ratio): 0.75

Sloped Gutters: Level
*Per Table 1-4 on page 1.6 of SMACNA ASMM
**Half Round Sized Only - capacity of a sloped rectangular gutter may be approximated by using a gutter cross section area not less than that of a semicircular gutter and a depth to width ratio of at least 0.75.

Min. Gutter Width (in.): 3 Rectangular

Min. Gutter Depth (in.): 2.5

# of Downspouts: 6 Plain Round

Additional Downspouts: 0
*to reduce size of gutter and downspouts additional downspouts can be added

Min. Area per DS (in²): 0.82

Min. DS Size (in): 3
*Per Table 1-3 on page 1.4 of SMACNA ASMM

Project Name: East Roof

Rainfall Intensity (in/hr): 2.1
Rainfall Intensity manually entered by user

Roof Rainfall Design Area (ft²): 842.00
* Area of Largest Roof Serving a Single Gutter System
Design Area manually entered by user

Gutter in Lineal Ft: 200
* Length at Largest Roof Serving a Single Gutter System

Gutter Length Serving Single DS (ft.): 50
*Assumption: downspouts are equally spaced
**Maximum gutter length to be served by a downspout is 50ft per SMACNA ASMM

M (depth to width ratio): 0.75

Sloped Gutters: Level
*Per Table 1-4 on page 1.6 of SMACNA ASMM
**Half Round Sized Only - capacity of a sloped rectangular gutter may be approximated by using a gutter cross section area not less than that of a semicircular gutter and a depth to width ratio of at least 0.75.

Min. Gutter Width (in.): 2.5 Rectangular

Min. Gutter Depth (in.): 2

# of Downspouts: 4 Plain Round

Additional Downspouts: 0
*to reduce size of gutter and downspouts additional downspouts can be added

Min. Area per DS (in²): 0.38

Min. DS Size (in): 3
*Per Table 1-3 on page 1.4 of SMACNA ASMM

Project Name: Cottage Roof

Rainfall Intensity (in/hr): 2.1
Rainfall Intensity manually entered by user

Roof Rainfall Design Area (ft²): 827.00
* Area of Largest Roof Serving a Single Gutter System
Design Area manually entered by user

Gutter in Lineal Ft: 112
* Length at Largest Roof Serving a Single Gutter System

Gutter Length Serving Single DS (ft.): 38
*Assumption: downspouts are equally spaced
**Maximum gutter length to be served by a downspout is 50ft per SMACNA ASMM

M (depth to width ratio): 0.75

Sloped Gutters: Level
*Per Table 1-4 on page 1.6 of SMACNA ASMM
**Half Round Sized Only - capacity of a sloped rectangular gutter may be approximated by using a gutter cross section area not less than that of a semicircular gutter and a depth to width ratio of at least 0.75.

Min. Gutter Width (in.): 2.5 Rectangular

Min. Gutter Depth (in.): 2

# of Downspouts: 3 Plain Round

Additional Downspouts: 0
*to reduce size of gutter and downspouts additional downspouts can be added

Min. Area per DS (in²): 0.50

Min. DS Size (in): 3
*Per Table 1-3 on page 1.4 of SMACNA ASMM

ROOF VENTING CALCULATIONS

ROOF NAME	ROOF AREA (SF)	RATIO	REQD VENT AREA (SF)	RIDGE VENT AREA (SF)	EAVE VENT AREA (SF)	TOTAL VENT AREA (SF)
COTTAGE ROOF	826.47	1/150	5.51	5.58 (IN 67 LF)	7.71 (IN 111 LF)	13.29
LOWER ROOF - EAST	841.51	1/150	5.61	2.33 (IN 28 LF)	12.36 (IN 178 LF)	14.69
LOWER ROOF - WEST	2,715.58	1/150	18.10	14 (IN 168 LF)	19.79 (IN 285 LF)	33.79
UPPER ROOF	3,599.37	1/150	24.00	21.42 (IN 257 LF)	21.88 (IN 285 LF)	43.33

LEGEND

	NEW INTERIOR WALL
W1	CONSTRUCTION ASSEMBLY TYPE
0"	FLOOR ELEVATION
	ELEVATION MARKER
	SECTION MARKER
	DETAIL MARKER
A	DOOR TAG
A	WINDOW TAG

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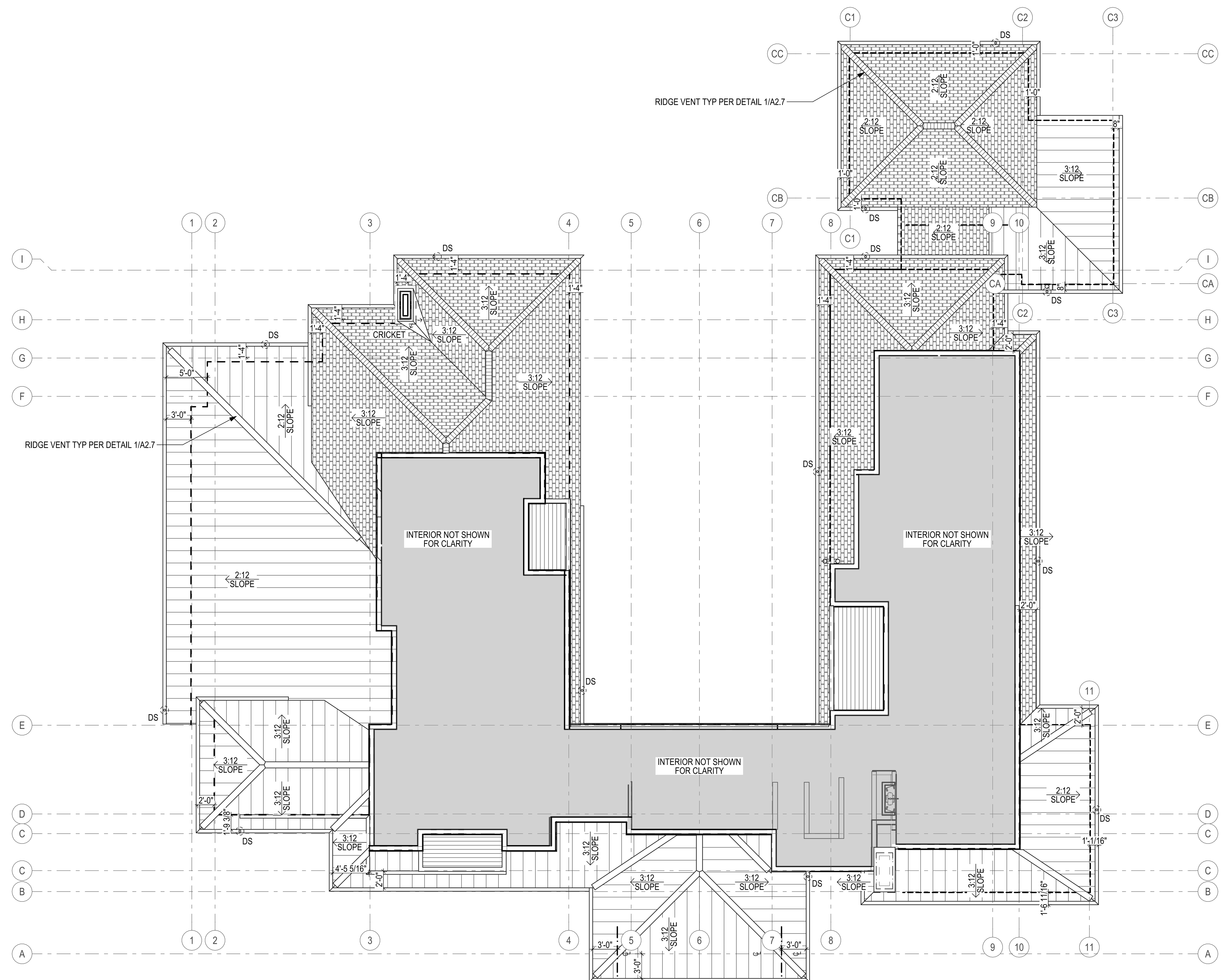

LOWER ROOF PLAN
1/8" = 1'-0"

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LOWER ROOF PLAN

A2.6

UPPER ROOF DRAINAGE

Rainfall Intensity (in/hr): 2.1
Rainfall Intensity manually entered by user

Roof Rainfall Design Area (ft^2): 3,599.00
* Area of Largest Roof Serving a Single Gutter System
Design Area manually entered by user

Gutter in Lineal Ft: 367
* Length at Largest Roof Serving a Single Gutter System

Gutter Length Serving Single DS (ft.): 46
*Assumption: downspouts are equally spaced
**Maximum gutter length to be served by a downspout is 50ft per SMACNA ASMM

M (depth to width ratio): 0.75

Sloped Gutters: Level
*Per Table 1-4 on page 1.6 of SMACNA ASMM
**Half Round Sized Only - capacity of a sloped rectangular gutter may be approximated by using a gutter cross section area not less than that of a semicircular gutter and a depth to width ratio of at least 0.75.

Min. Gutter Width (in.): 3 Rectangular

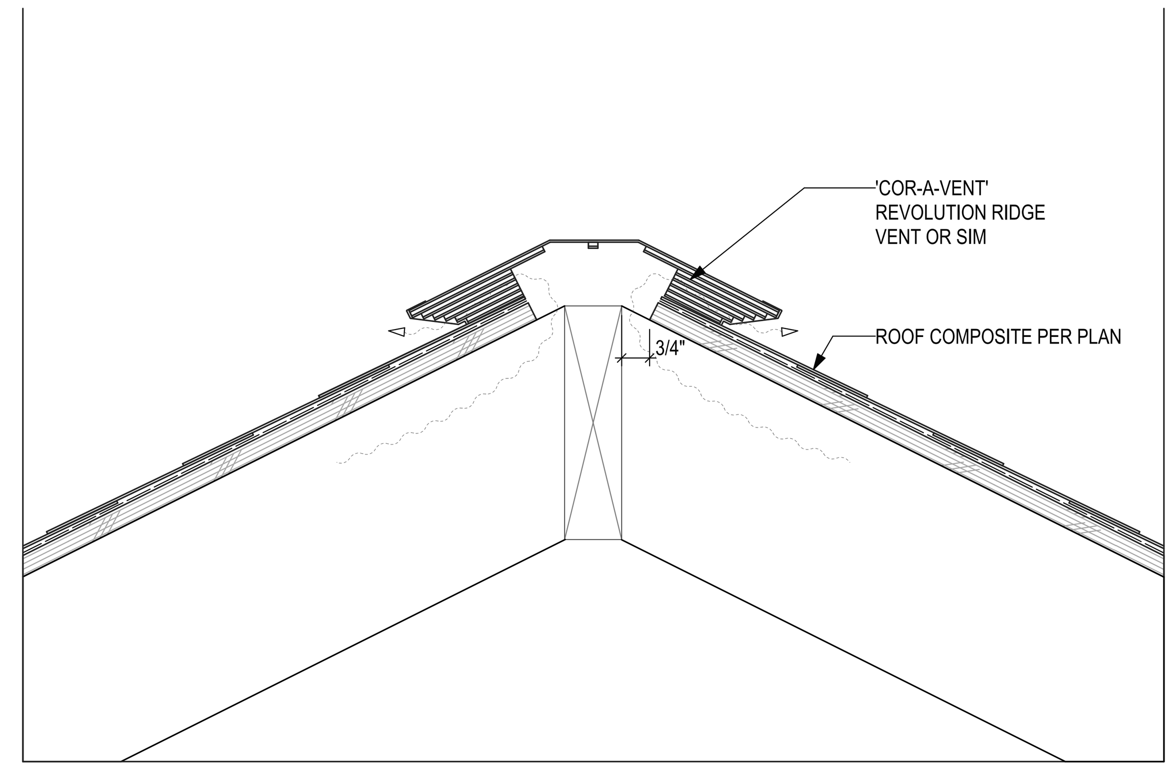
Min. Gutter Depth (in.): 2.5

\# of Downspouts: 8 Plain Round

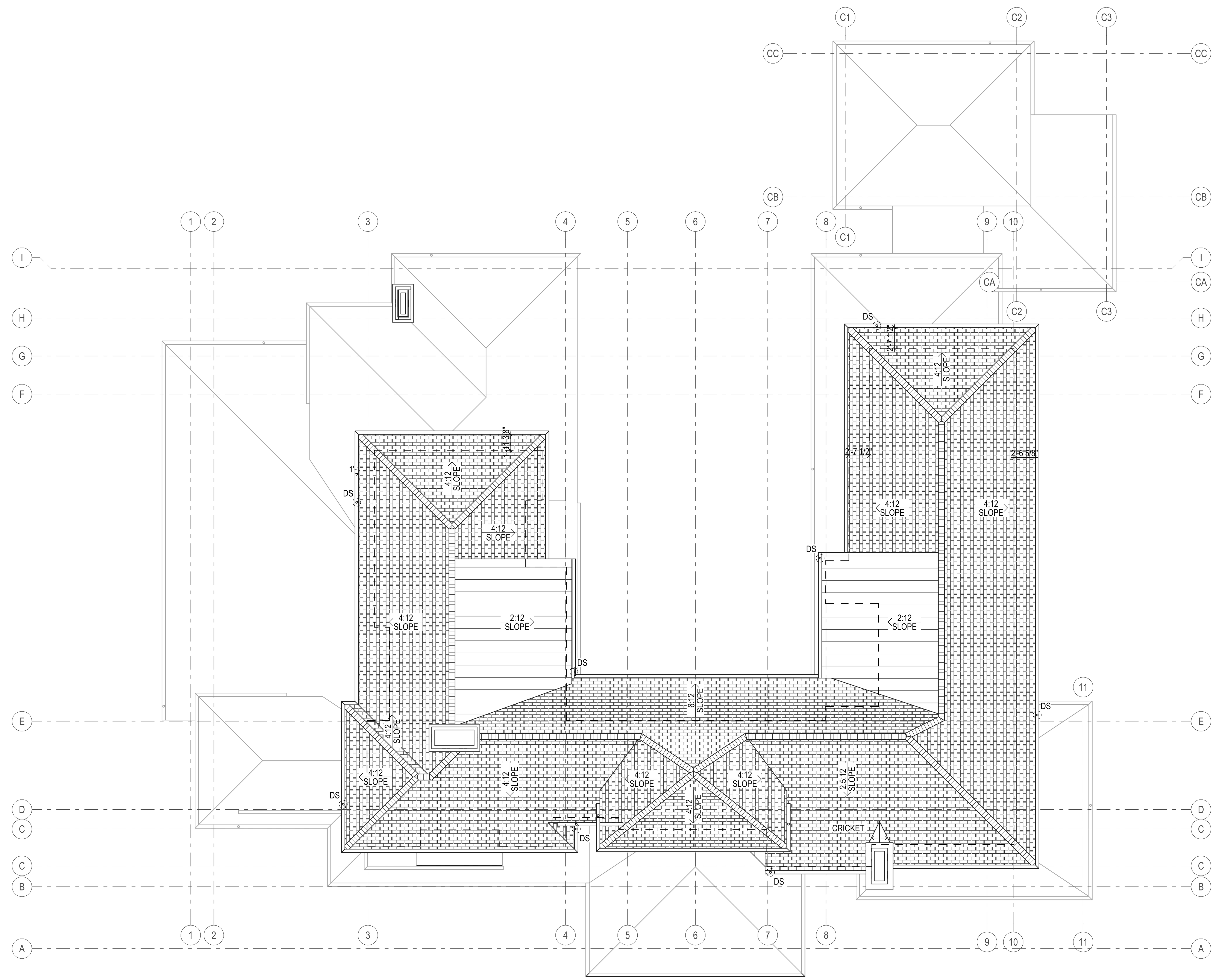
Additional Downspouts: 0
*to reduce size of gutter and downspouts additional downspouts can be added

Min. Area per DS (in^2): 0.82

Min. DS Size (in): 3
*Per Table 1-3 on page 1.4 of SMACNA ASMM



1 A2.7 TYP RIDGE VENT DETAIL
3" = 1'-0"



2 A2.7 UPPER ROOF PLAN
1/8" = 1'-0"

LEGEND

	NEW INTERIOR WALL
W1	CONSTRUCTION ASSEMBLY TYPE
0"	FLOOR ELEVATION
	ELEVATION MARKER
	SECTION MARKER
	DETAIL MARKER
A	DOOR TAG
A	WINDOW TAG

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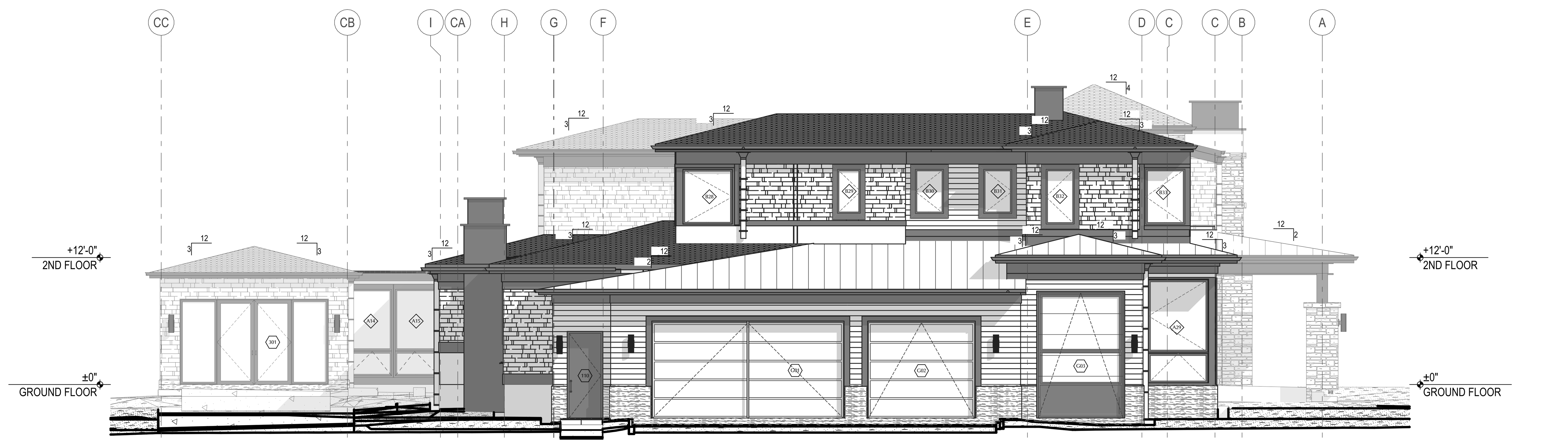
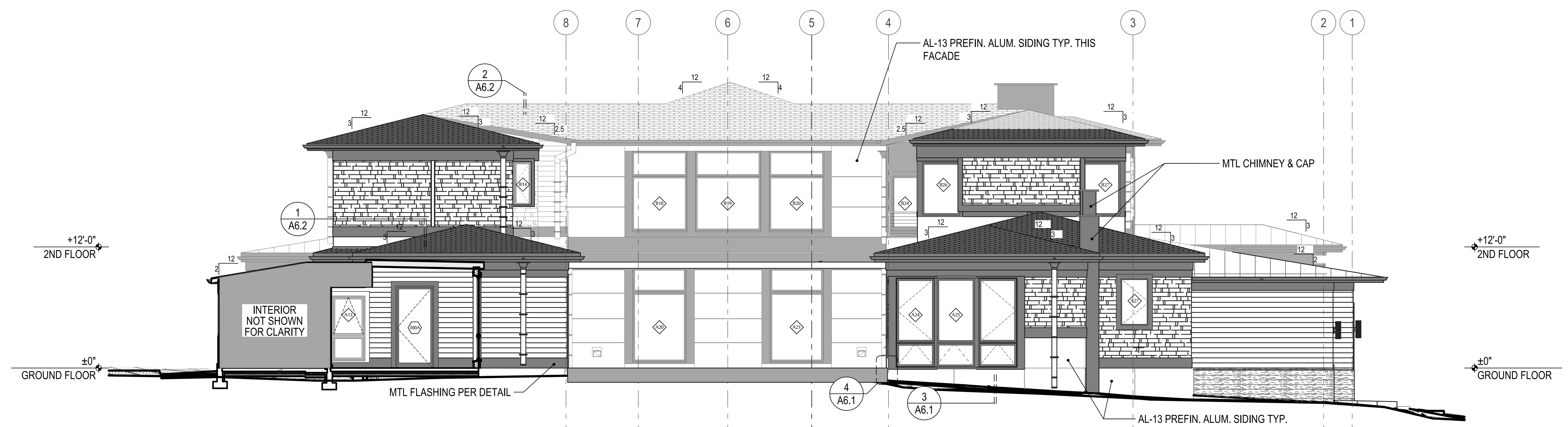
UPPER ROOF PLAN

A2.7

1 A3.1 SOUTH
1/8" = 1'-0"



2 A3.1 WEST
1/8" = 1'-0"



3 A3.1 NORTH
1/8" = 1'-0"

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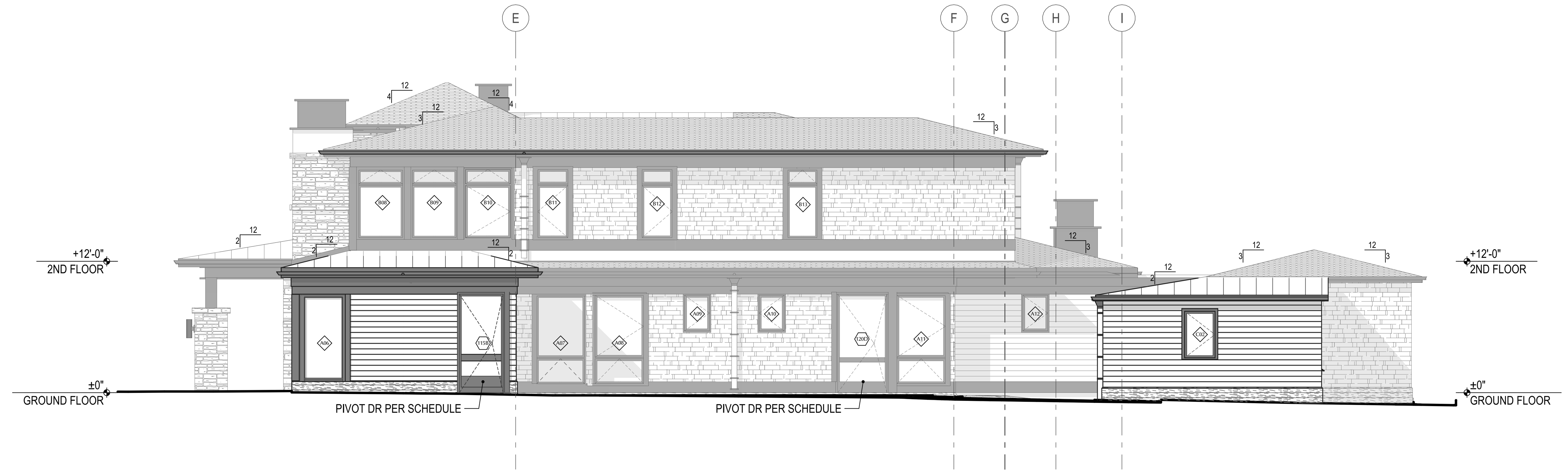
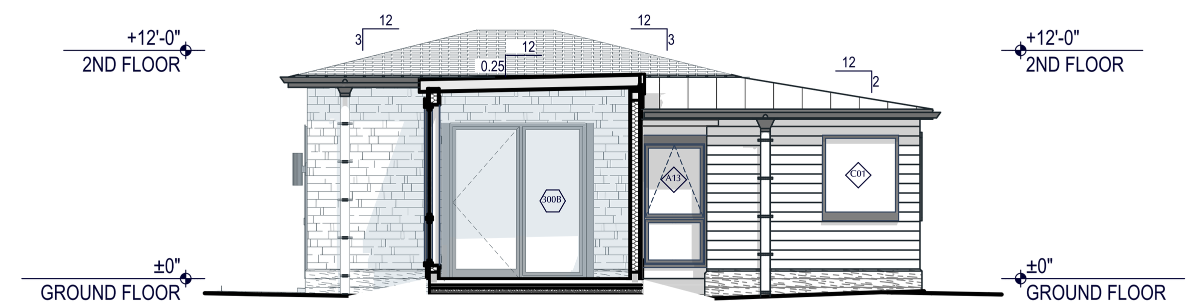
ELEVATIONS -RESIDENCE

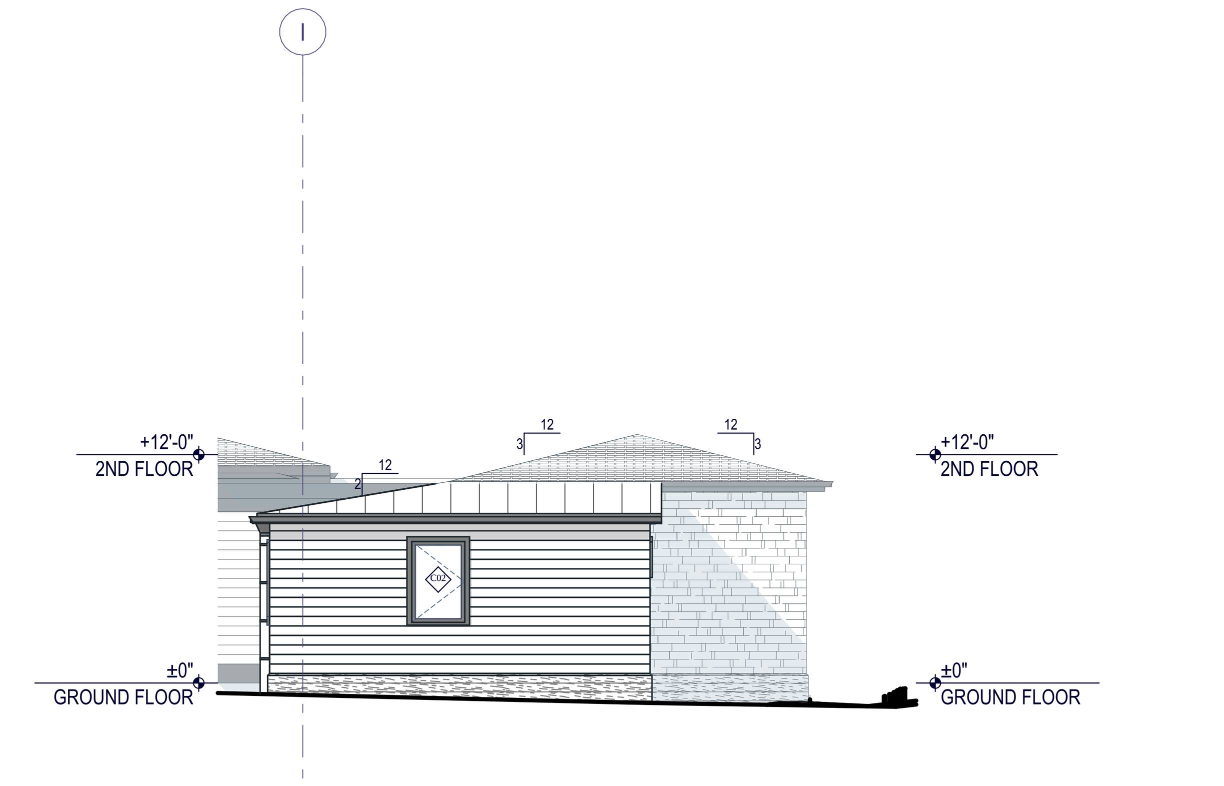
A3.1



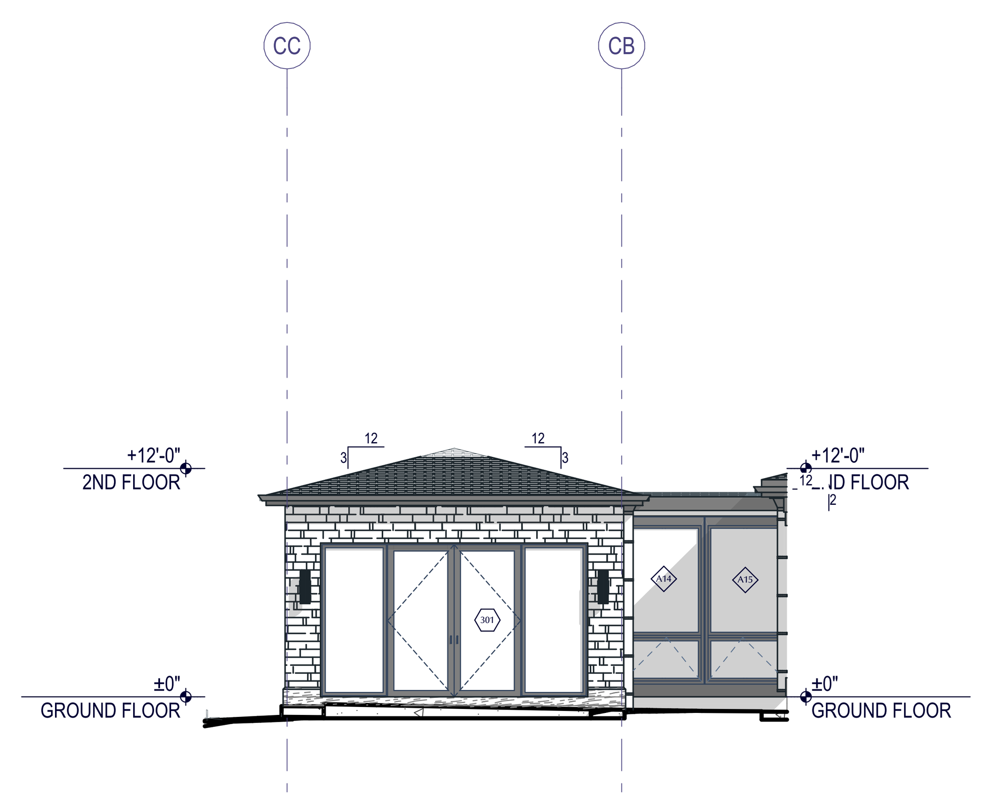
1 A3.2 EAST
1/8" = 1'-0"



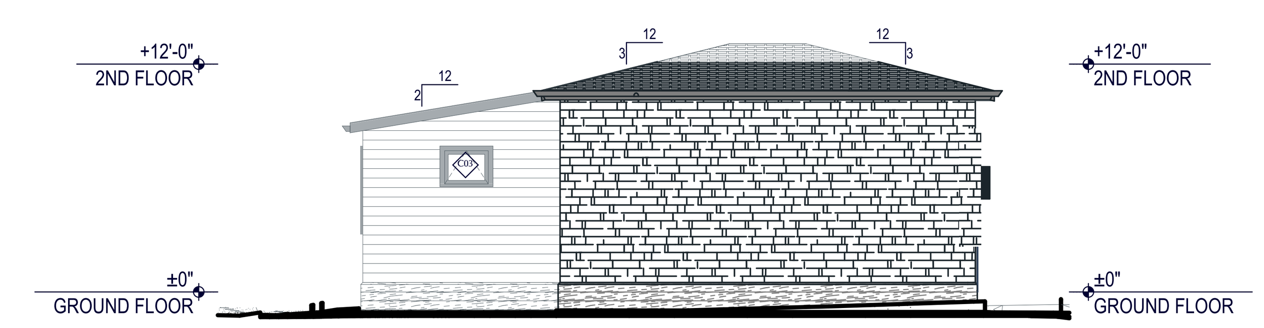
2 A3.2 SOUTH
1/8" = 1'-0"



3 A3.2 EAST
1/8" = 1'-0"



4 A3.2 WEST
1/8" = 1'-0"



5 A3.2 NORTH
1/8" = 1'-0"

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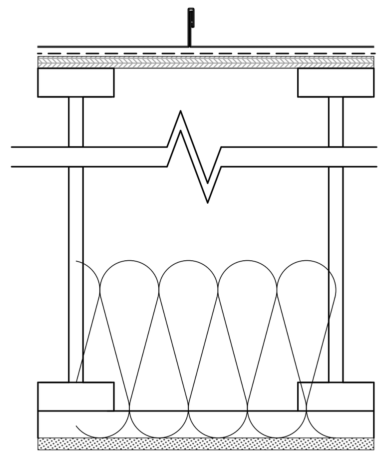
ELEVATIONS - RESIDENCE

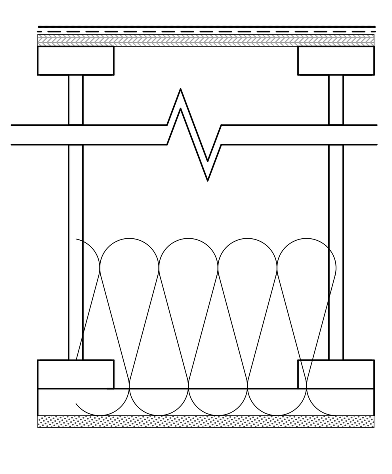
A3.2

ASSEMBLIES - WALL, FLOOR, CEILING

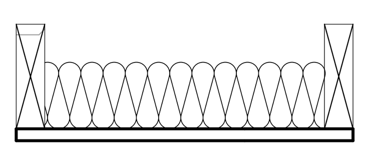
ROOFS/CEILINGS



R1
ROOF
-2" MTL STANDING SEAM ROOF PREFINISHED
-WRB
-SHEATHING PER STRUCTURAL
-TRUSSES PER STRUCT.
-R-49 INSULATION
-DROP FRAME WHERE NECESSARY
-GWB PER RCP

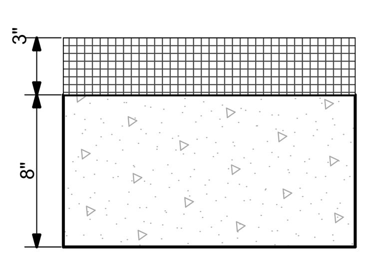


R2
ROOF
-GAF CAMELOT II OR APPROVED EQ. DESIGNER COMPOSITE SHINGLES
-WRB
-SHEATHING PER STRUCTURAL
-TRUSSES PER STRUCT.
-R-49 INSULATION
-DROP FRAME WHERE NECESSARY
-GWB PER RCP

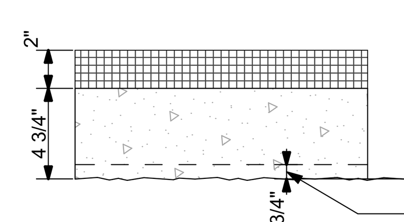


C1
FRAMED CEILING
-2X6 WOOD JOIST @ 16" OC
-3 1/2" SOUND BATT INSULATION
-5/8" GWB
WHERE OCCURS: GREENBOARD

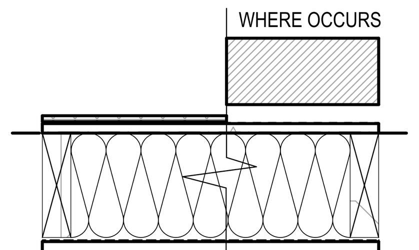
WALLS



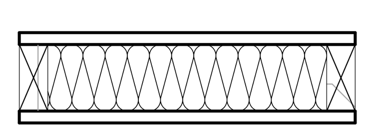
WB1
CRAWL SPACE WALL
-R15 RIGID FOAM (INSIDE FACE)
-8" CONCRETE WALL PER STRUCTURAL



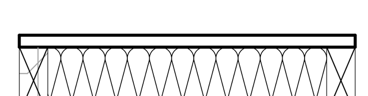
WB2
ARCH. BF CONC WALL
-2" RIGID FOAM (INSIDE FACE)
-4 3/4" ARCHITECTURAL BOARD FORMED CONCRETE STAINED & SEALED, 3/4" 45° CANT AT SILL PLATE PER DETAILS



W1
WOOD EXTERIOR WALL
SIDING PER ELEVATION
OR STONE VENEER WHERE OCCURS
WRB
PLYWOOD PER STRUCTURAL
R-21 BATT INSULATION
2X6 WOOD STUDS PER STRUCTURAL
AIR BARRIER
5/8" GYPSUM WALL BOARD

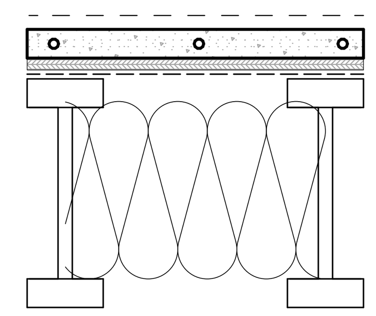


W2
WOOD INTERIOR WALL
5/8" GYPSUM WALL BOARD
(WHERE OCCURS) SOUND BATT INSULATION
2X WOOD STUDS @ 16" O.C.
5/8" GYPSUM WALL BOARD

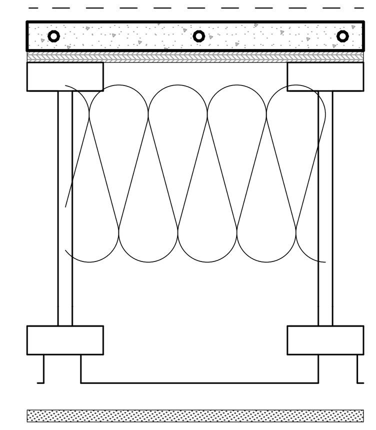


W3
WOOD BATHROOM/LAUNDRY WALL
5/8" GYPSUM WALL BOARD (DRY SIDE)
(WHERE OCCURS) SOUND BATT INSULATION
2X4 WOOD STUDS @ 16" O.C.
5/8" GREEN BOARD (WET SIDE)
OR BACKING BOARD & TILE WHERE OCCURS

FLOORS

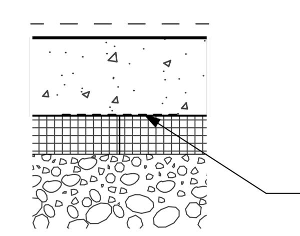


F1
FLOOR
-FINISH FLOOR PER FINISH PLAN
-1-1/2" GYPCRETE TOPPING SLAB
-HYDRONIC COILS (EMBED)
-SHEATHING PER STRUCTURAL
-VAPOR BARRIER
-JOISTS PER STRUCTURAL
-R-30 FLOOR INSULATION

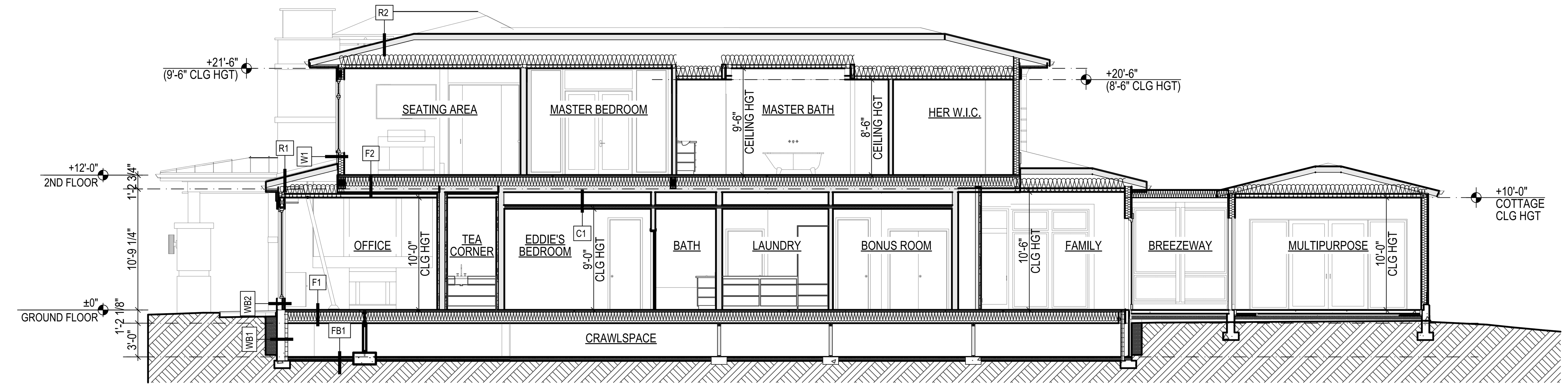


F2
FLOOR
-FINISH FLOOR PER FINISH PLAN
-1-1/2" GYPCRETE TOPPING SLAB
-HYDRONIC COILS (EMBED)
-SHEATHING PER STRUCTURAL
-JOISTS PER STRUCTURAL
-R-30 FLOOR INSULATION
-DROP FRAME WHERE OCCURS
-GWB
WHERE OCCURS: GREENBOARD

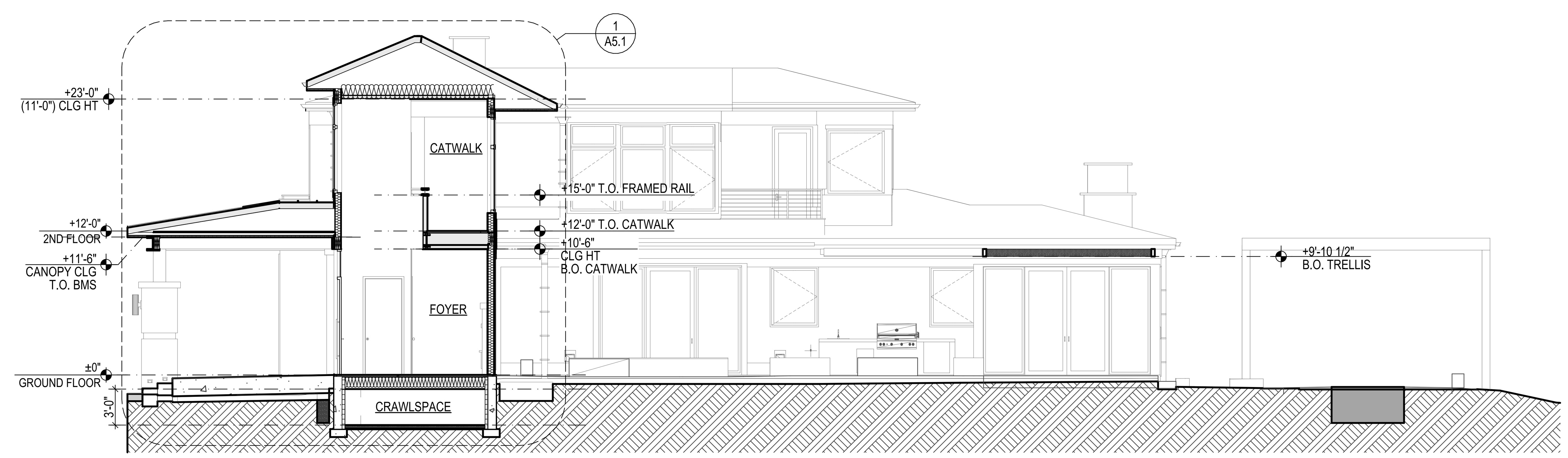
FB1
NEW CRAWL SPACE
15 MIL V.B.;
4" WASHED CRUSHED ROCK



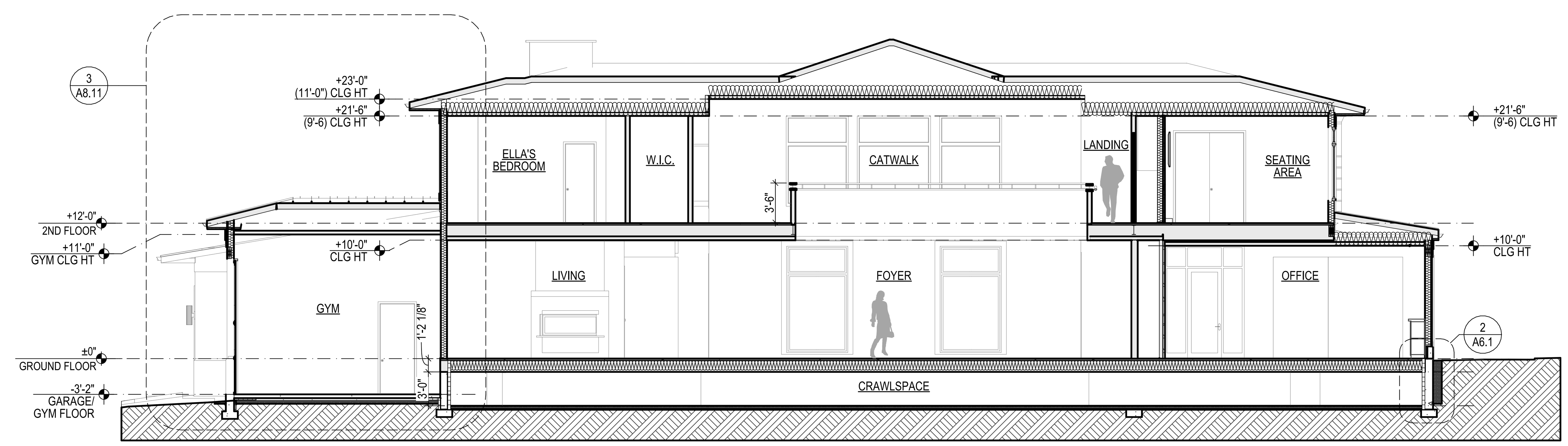
FB2
NEW SLAB ON GRADE
FLOORING PER FINISH SCHEDULE;
4" REINF. CONC. SLAB PER STRUCT
R-10 CONT. RIGID INSUL
VAPOR BARRIER TAPE AT SEAMS
4" WASHED CRUSHED ROCK



1 A4.1 EAST SECTION N-S
1/8" = 1'-0"



2 A4.1 CENTER SECTION N-S
1/8" = 1'-0"



3 A4.1 SOUTH SECTION E-W
1/8" = 1'-0"

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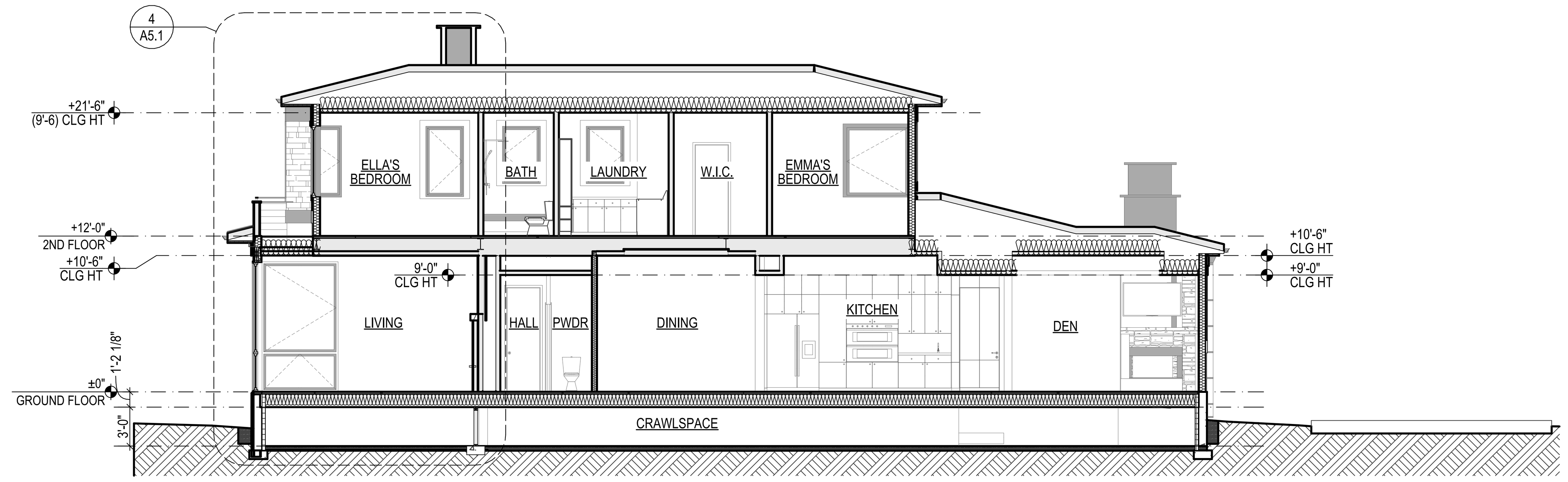
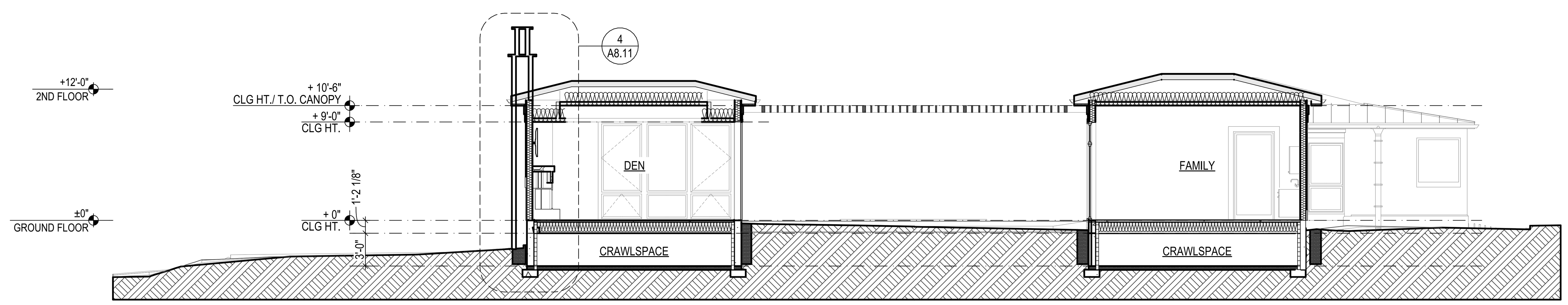
SECTIONS & ASSEMBLIES

A4.1



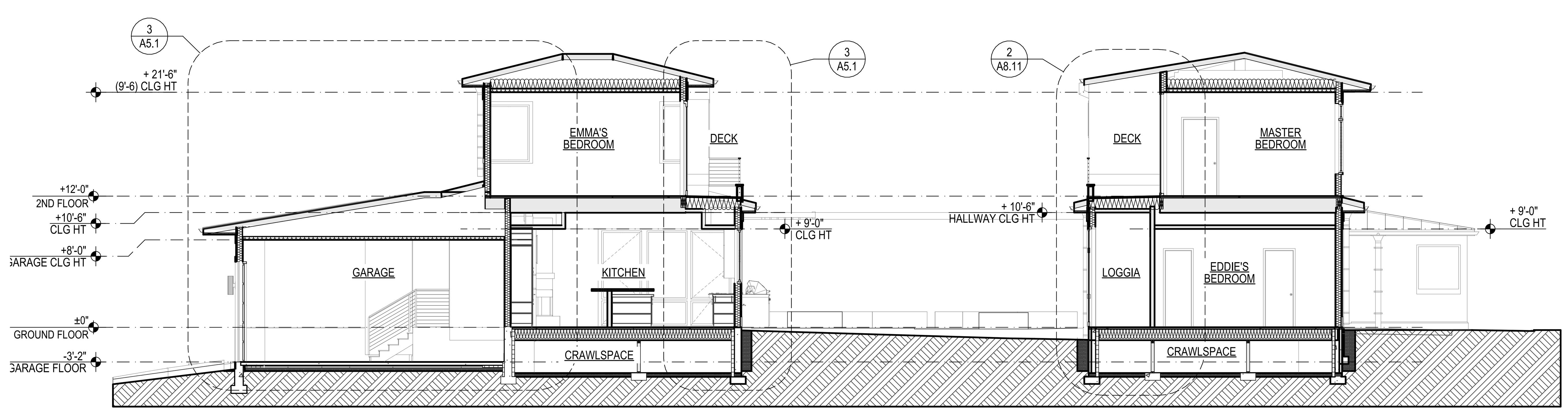
1 A4.2 WEST SECTION N-S

1/8" = 1'-0"



2 A4.2 NORTH SECTION E-W

1/8" = 1'-0"



3 A4.2 EAST-WEST GARAGE, KITCHEN, BEDROOMS, DECKS

1/8" = 1'-0"

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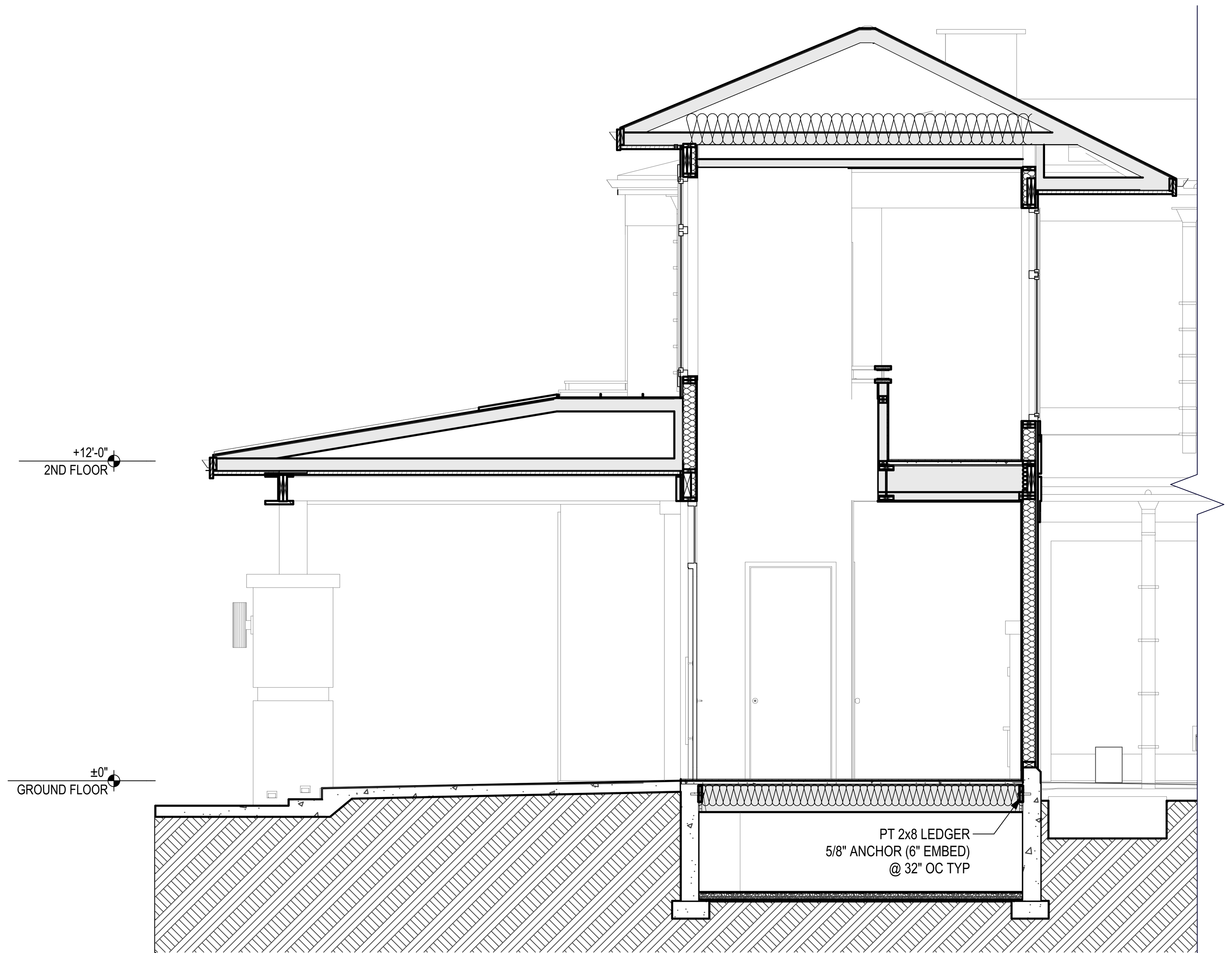
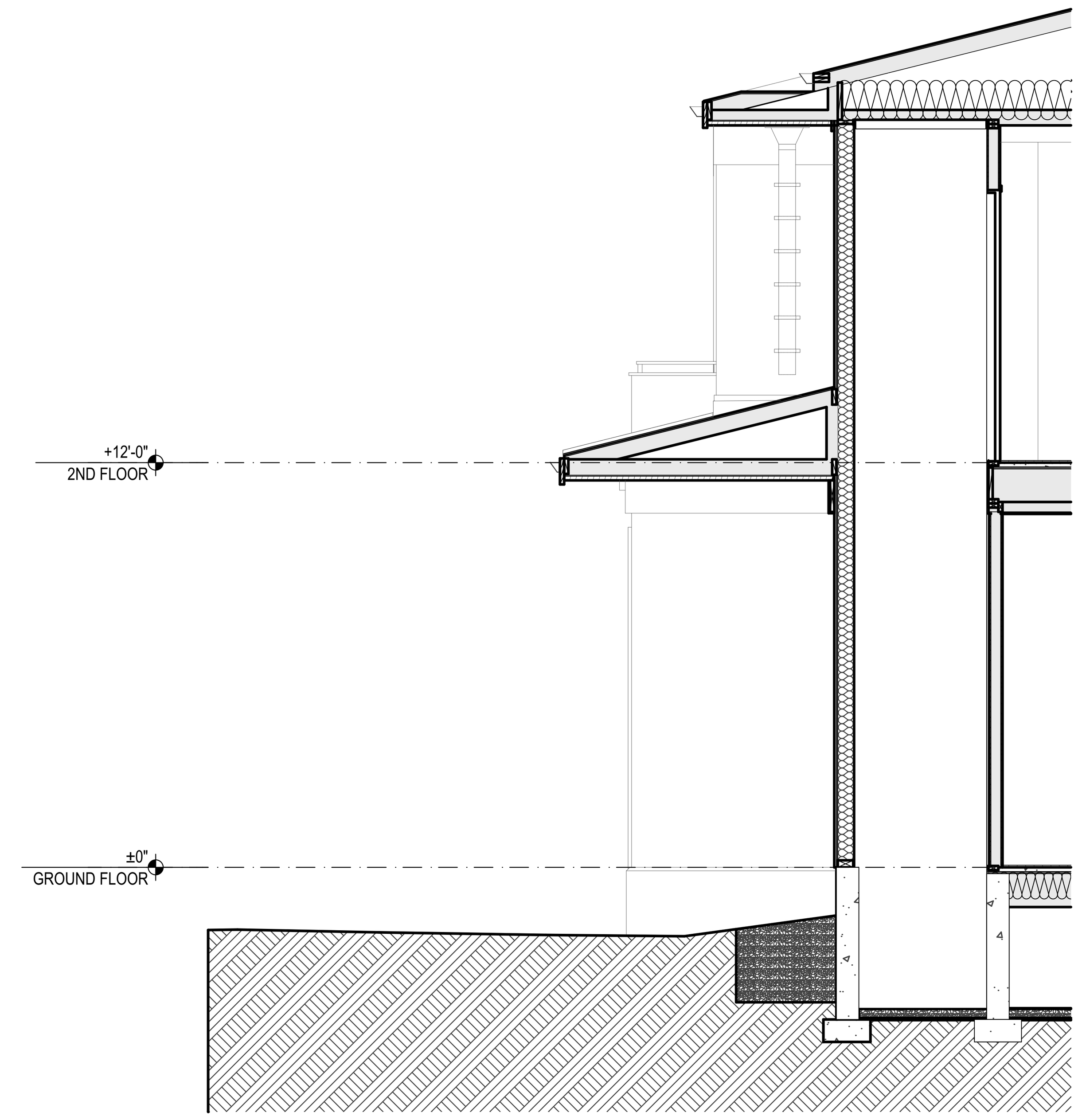
SECTIONS

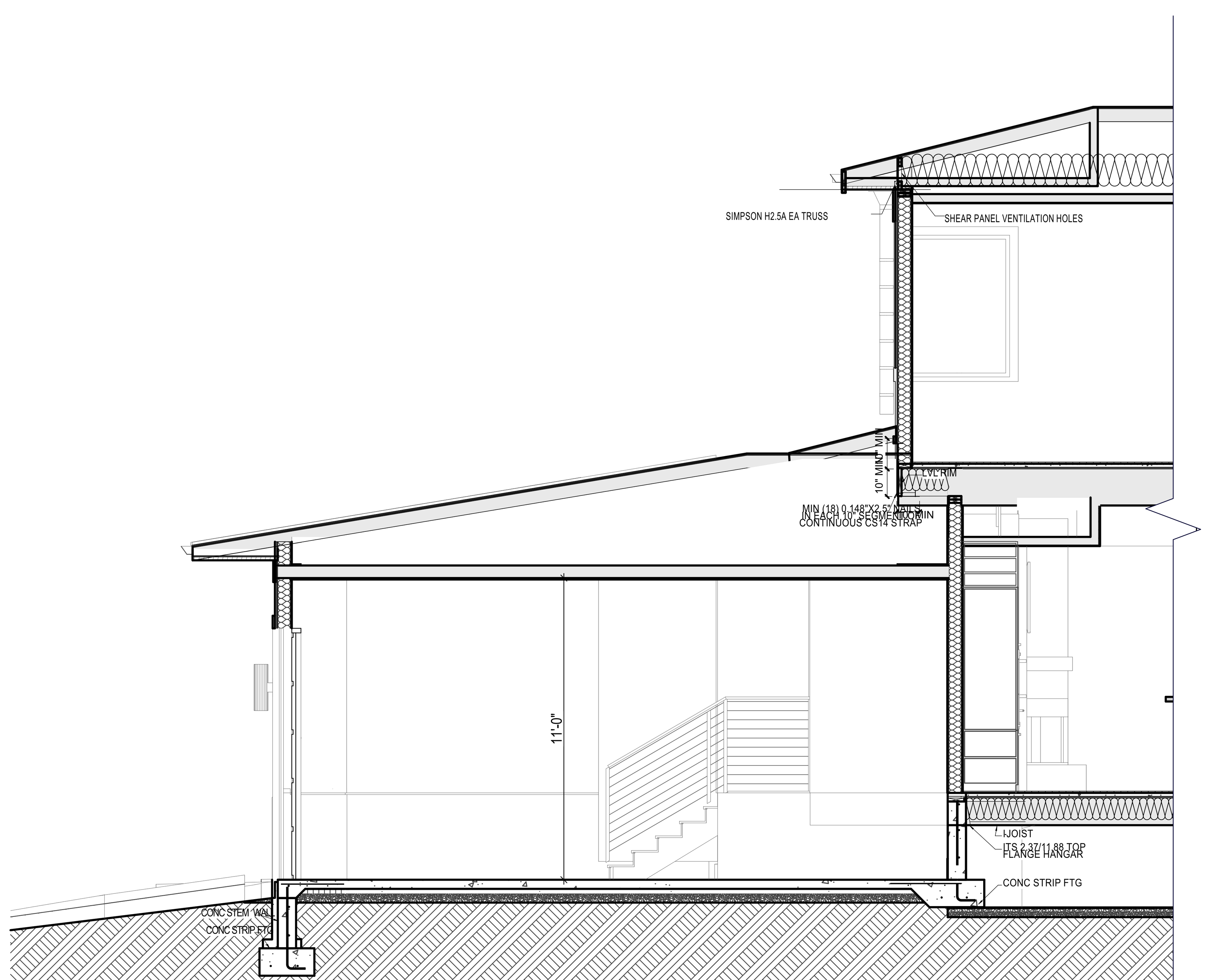
A4.2



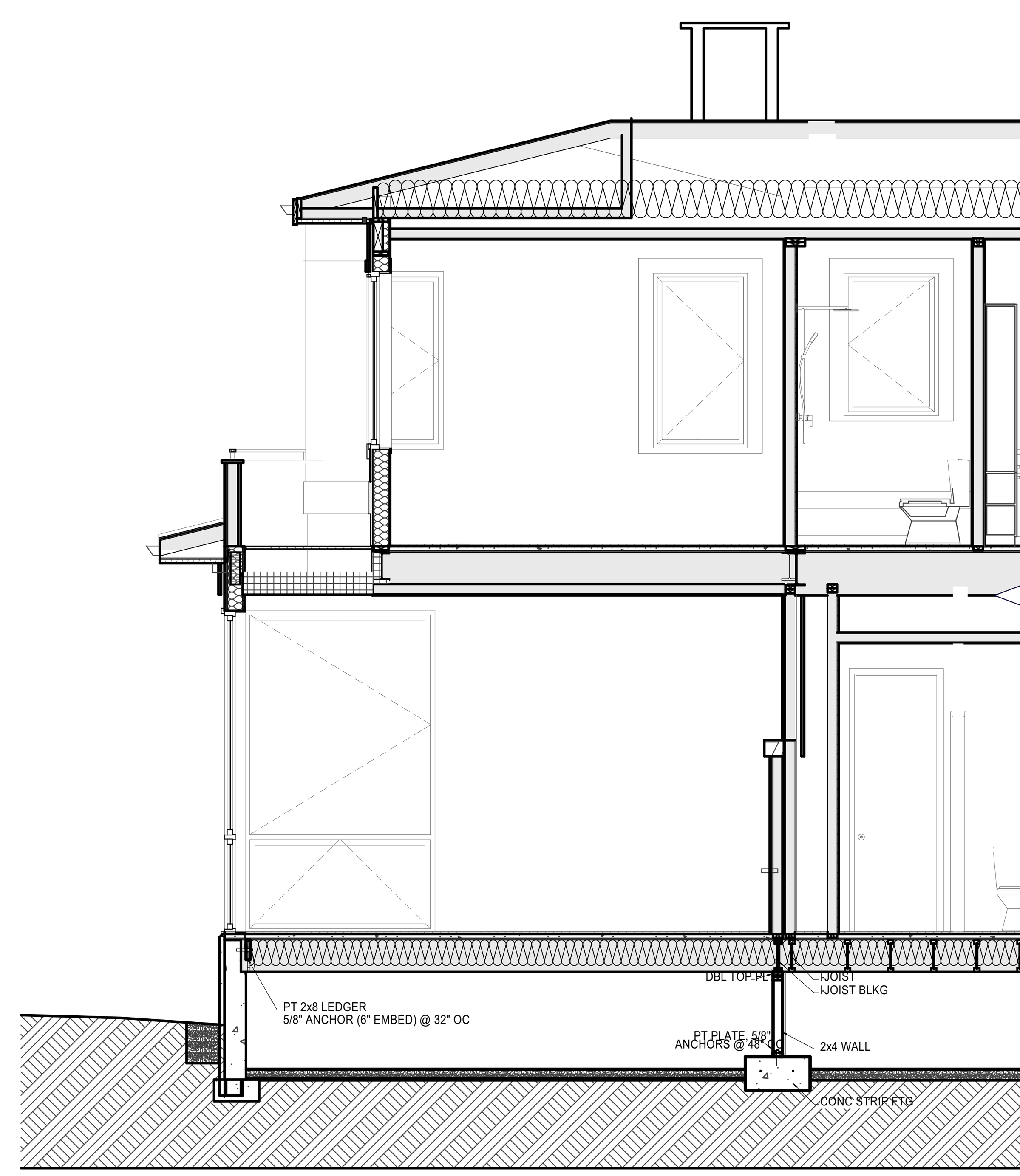
1 A5.1 ENTRY
1/4" = 1'-0"



2 A5.1 ELEVATOR
1/4" = 1'-0"



3 A5.1 GARAGE, EMMA'S BEDROOM
1/4" = 1'-0"



4 A5.1 LIVING/ELLA'S ROOM
1/4" = 1'-0"

REGISTERED ARCHITECT
KEVIN J. BRODERICK
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WANG CHEN RESIDENCE
CONSTRUCTION DOCUMENTS
443 140TH AVENUE NE • BELLEVUE, WA 98006

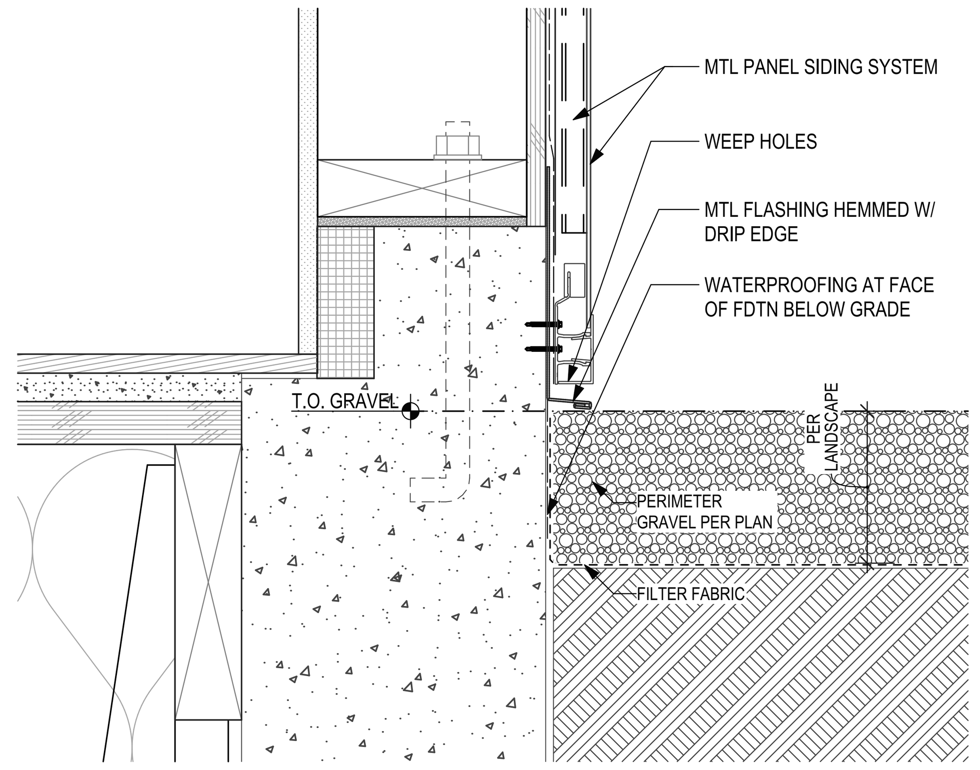
BRODERICK ARCHITECTS
55 S. ATLANTIC STREET, SUITE #301
SEATTLE, WASHINGTON 98134
206.682.7525

NO.	DATE	DESCRIPTION

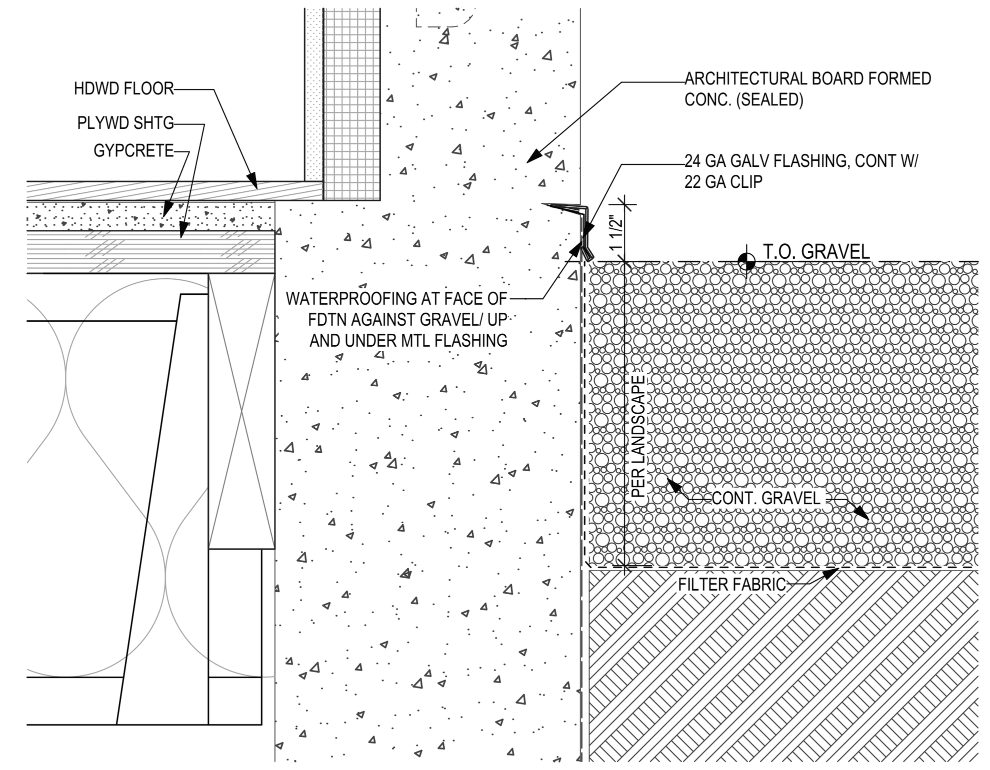
PERMIT SET
4/30/2021

WALL SECTIONS

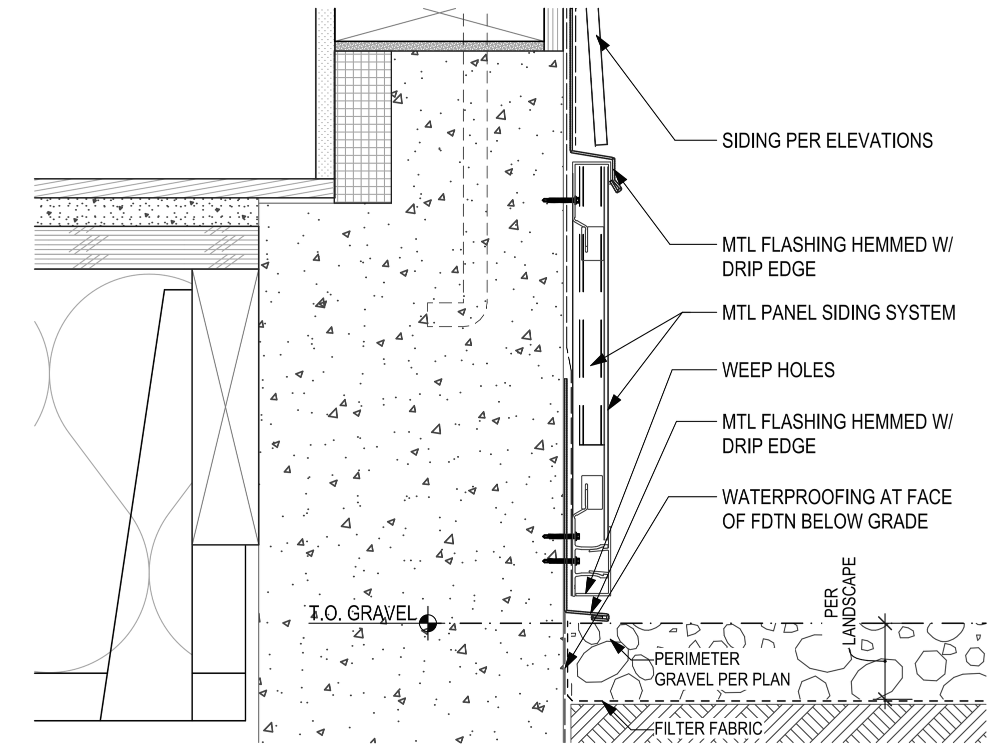
A5.1



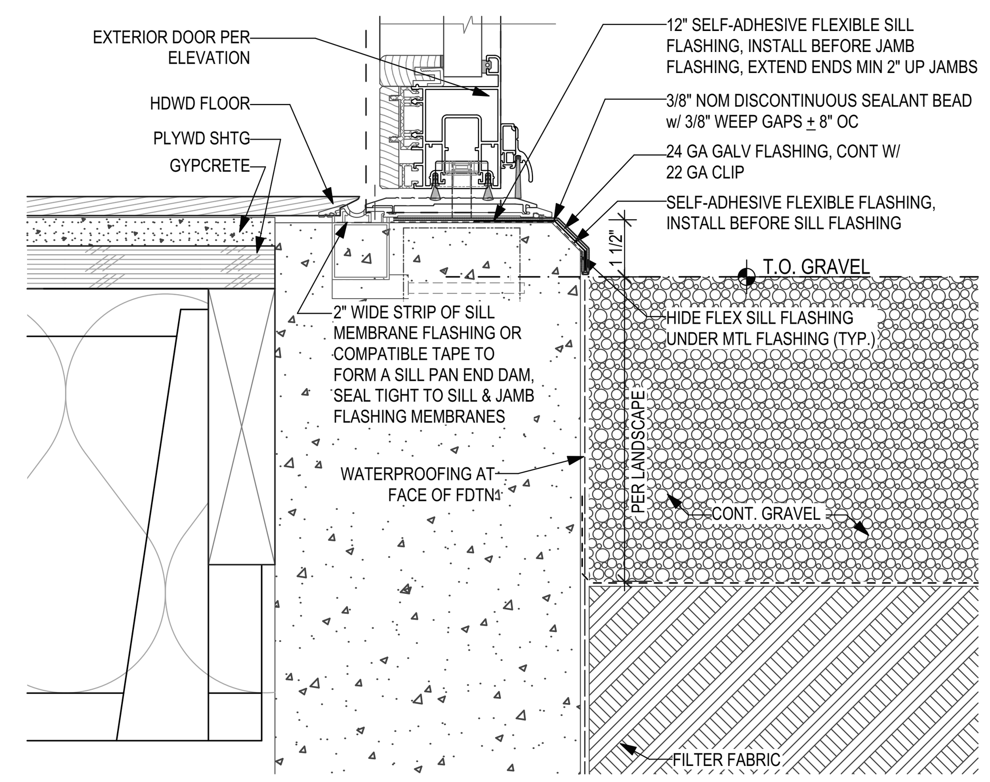
3 A6.1 MTL SIDING @ GRADE
3" = 1'-0"



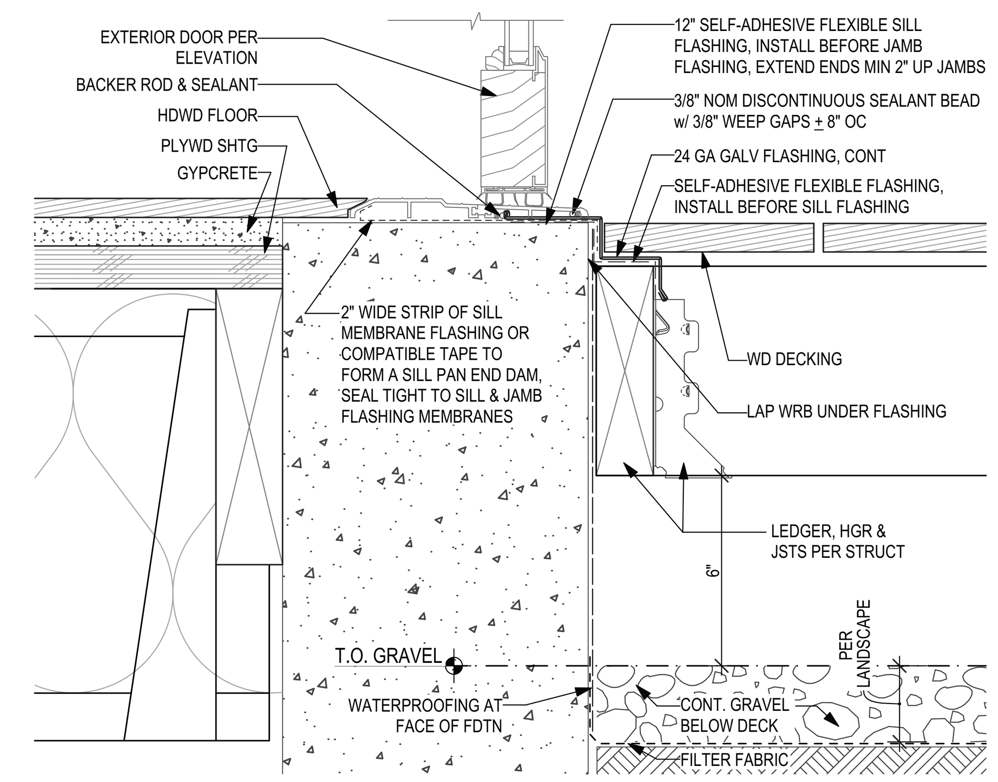
2 A6.1 OFFICE WALL @ GRADE
3" = 1'-0"



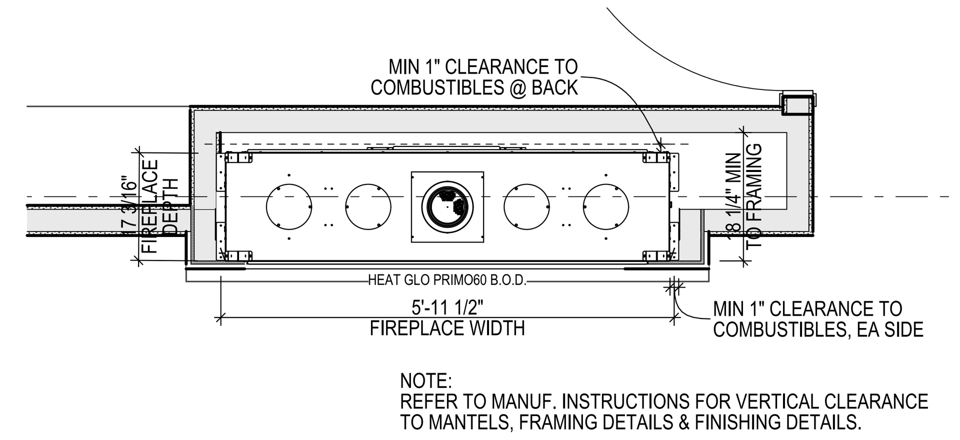
1 A6.1 EAST WALLL @ GRADE
3" = 1'-0"



5 A6.1 PIVOT DR THRESHOLD
3" = 1'-0"

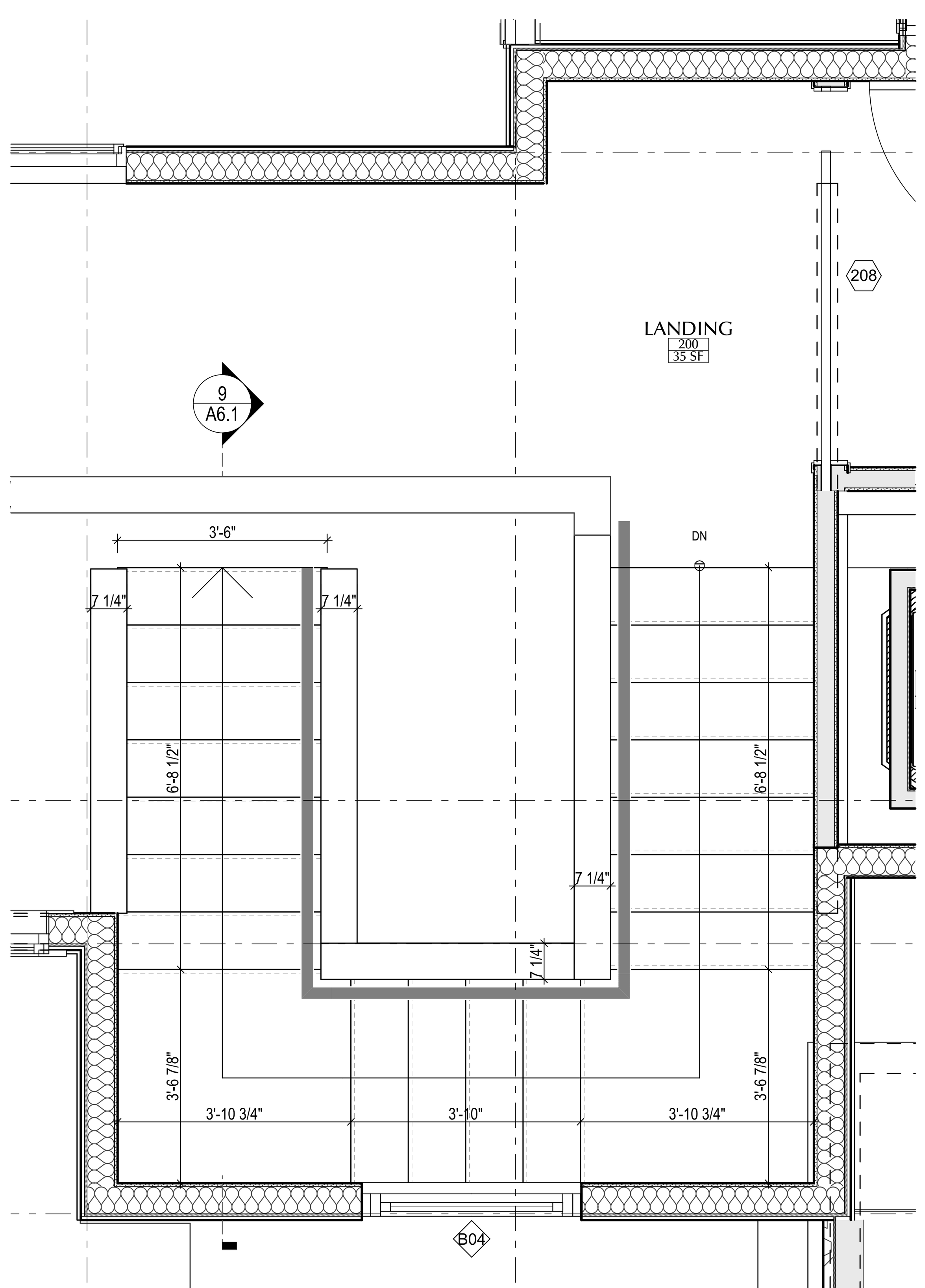


4 A6.1 DR THRESHOLD @ DECK
3" = 1'-0"

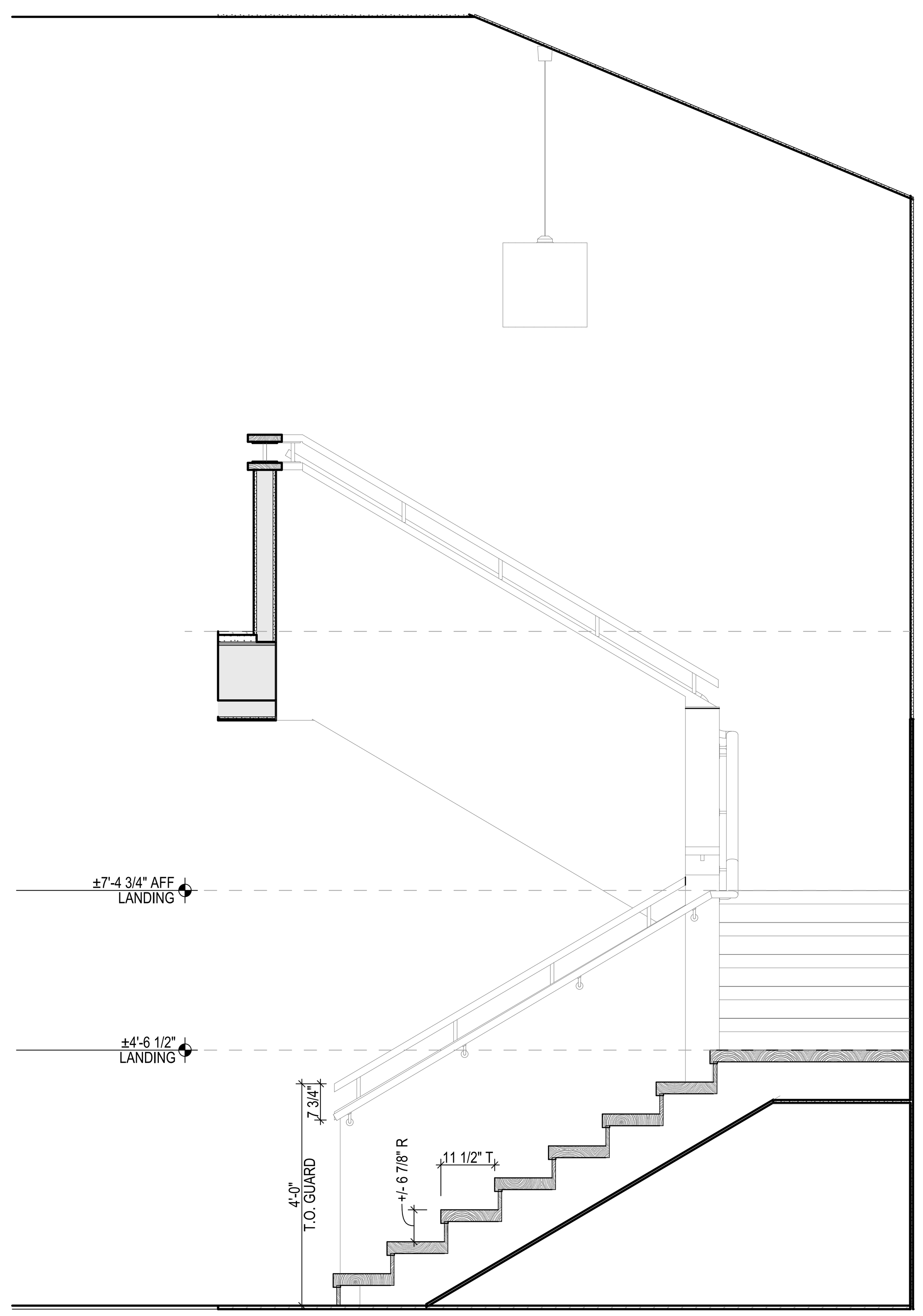


NOTE:
REFER TO MANUF. INSTRUCTIONS FOR VERTICAL CLEARANCE TO MANTELS, FRAMING DETAILS & FINISHING DETAILS.

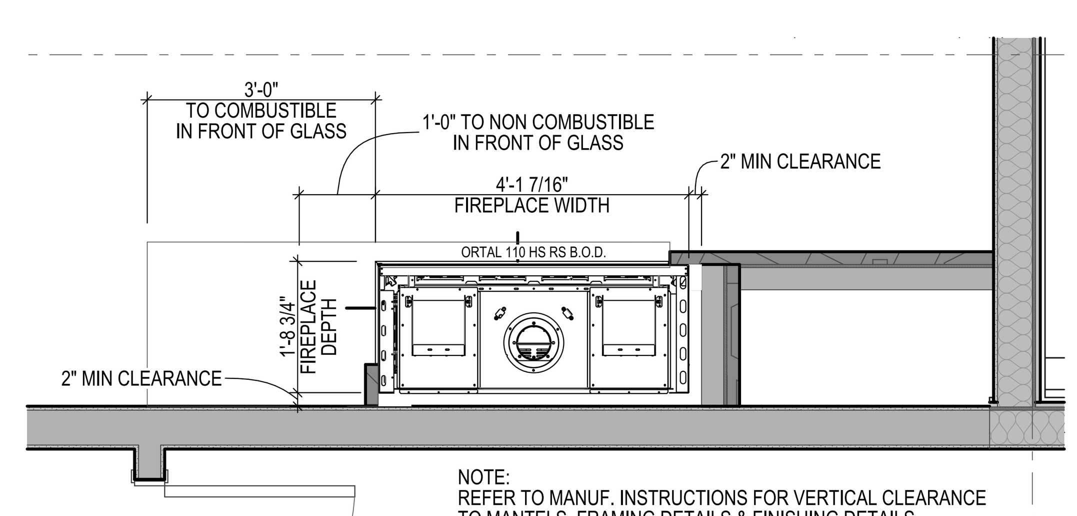
6 A6.1 LIVING ROOM FIREPLACE
1/2" = 1'-0"



10 A6.1 ENLARGED STAIR PLAN
1/2" = 1'-0"

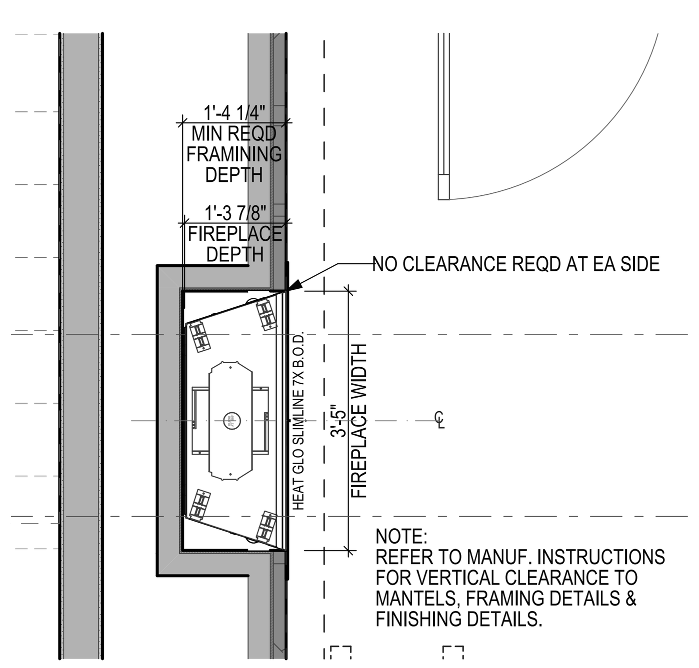


9 A6.1 STAIR SECTION
1/2" = 1'-0"



NOTE:
REFER TO MANUF. INSTRUCTIONS FOR VERTICAL CLEARANCE TO MANTELS, FRAMING DETAILS & FINISHING DETAILS.

8 A6.1 FAMILY ROOM FIREPLACE
1/2" = 1'-0"
DEN FIREPLACE OPPOSITE



NOTE:
REFER TO MANUF. INSTRUCTIONS FOR VERTICAL CLEARANCE TO MANTELS, FRAMING DETAILS & FINISHING DETAILS.

7 A6.1 OFFICE FIREPLACE
1/2" = 1'-0"
SEATING AREA SIMILAR

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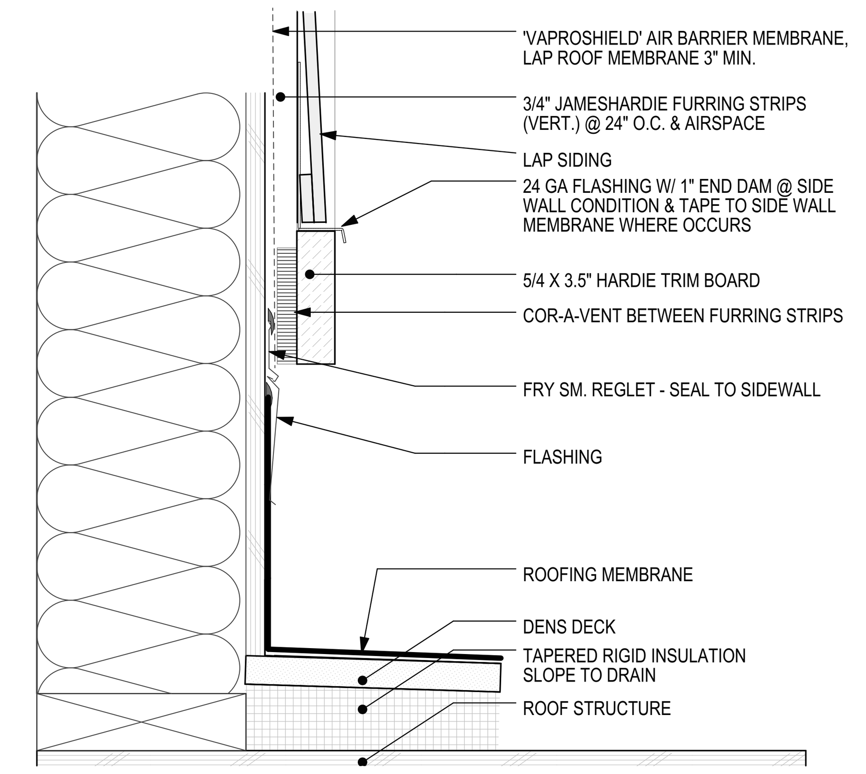
BRODERICK ARCHITECTS
55 S. ATLANTIC STREET, SUITE #301
SEATTLE, WASHINGTON 98134
206.682.7525

NO.	DATE	DESCRIPTION

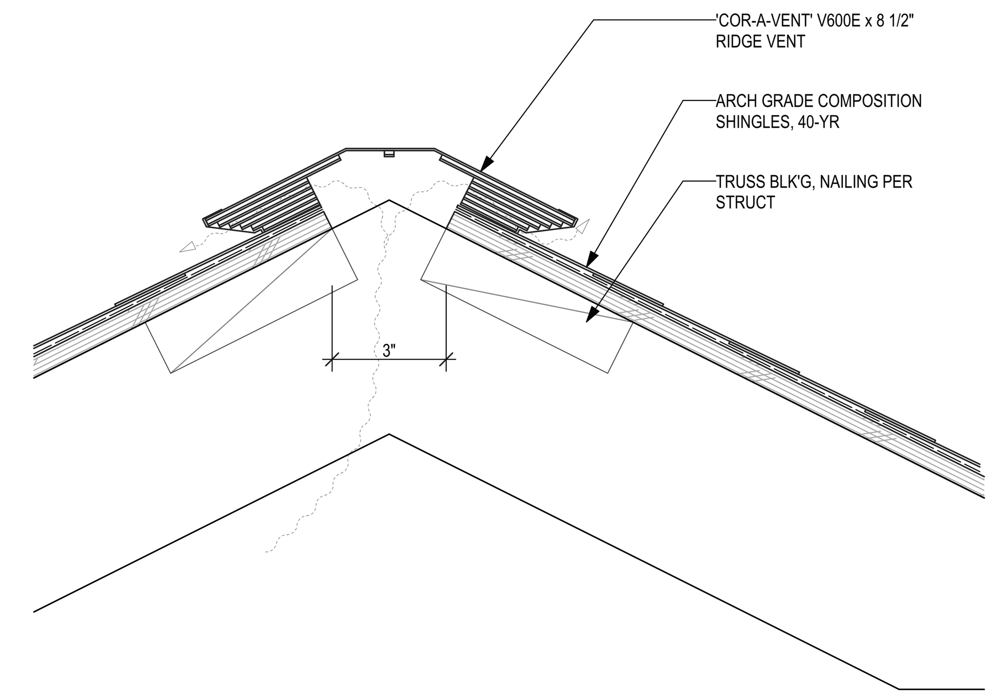
PERMIT SET
4/30/2021

DETAILS

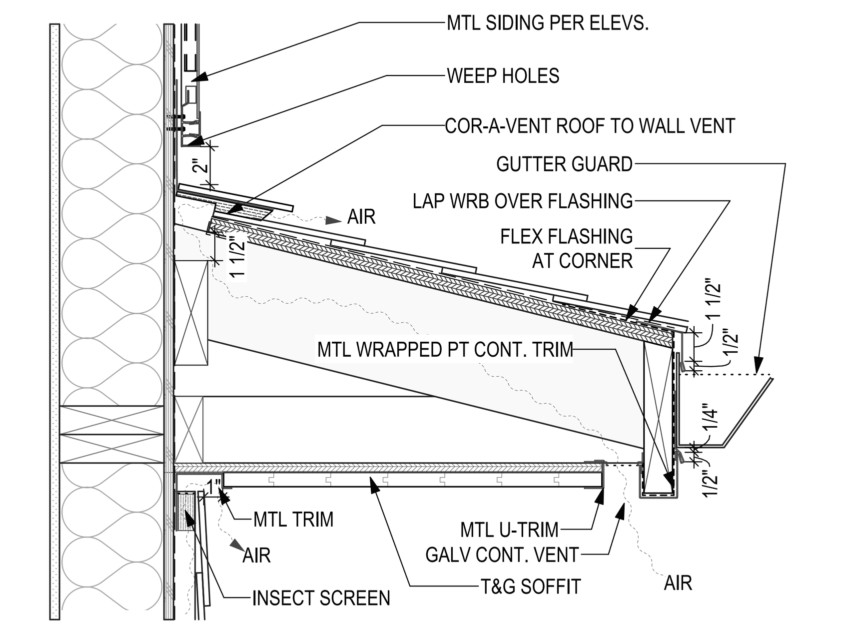
A6.1



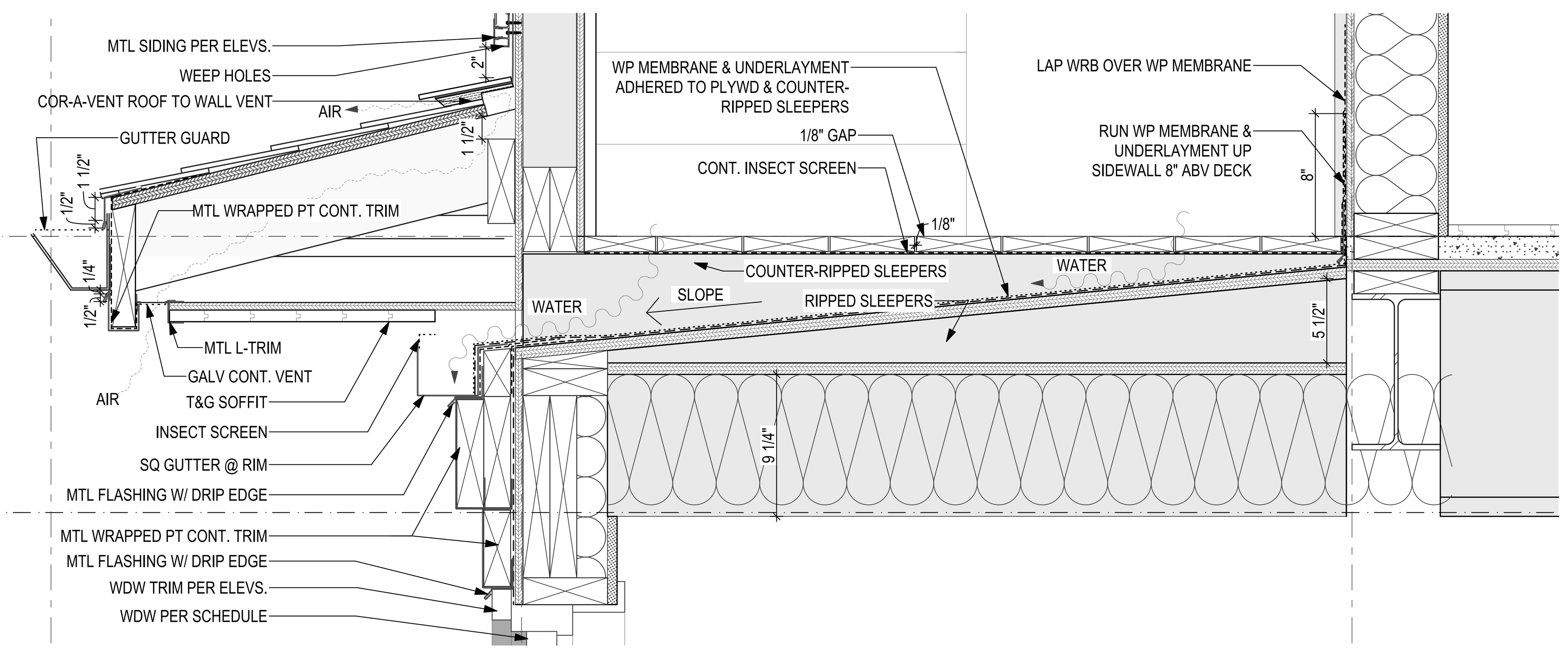
1 A6.2 RF TO SIDEWALL FLASHING
3" = 1'-0"



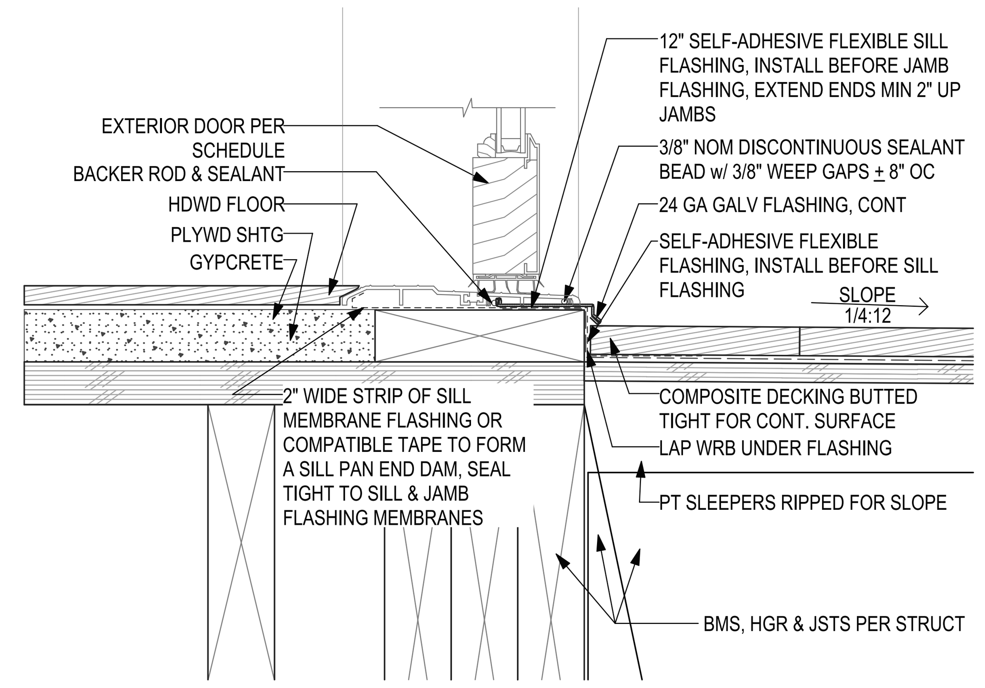
2 A6.2 RIDGE VENT DETAIL
3" = 1'-0"



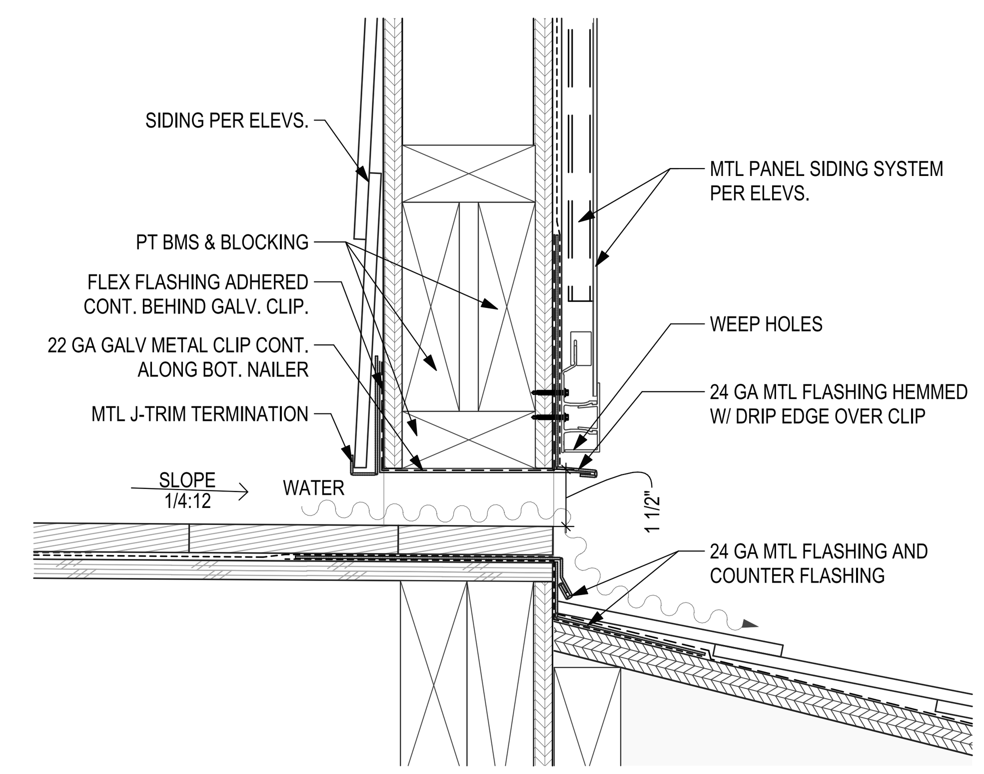
3 A6.2 EAVE VENT DETAIL
1 1/2"= 1'-0"



4 A6.2 ELLA'S DECK DRAIN
1 1/2"= 1'-0"



5 A6.2 2ND FL DECK THRESHOLD
3" = 1'-0"



6 A6.2 2ND FL DECK DRAIN
3" = 1'-0"

REGISTERED ARCHITECT
4532
KEVIN J. BRODERICK
STATE OF WASHINGTON

WANG CHEN RESIDENCE
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BRODERICK ARCHITECTS
55 S. ATLANTIC STREET, SUITE #301
SEATTLE, WASHINGTON 98134
206.682.7525

NO.	DATE	DESCRIPTION

PERMIT SET
4/30/2021

DETAILS

A6.2

WINDOW SCHEDULE

ID		SIZE		OPERATION	EGRESS	MFR.	PRODUCT LINE/ SERIES	FRAME		GLAZING		U-VALUE	SILL	NOTE
		WIDTH	HEIGHT					MATERIAL	FINISH	DESCRIPTION	S.G.			
GROUND FLOOR														
A01		4'-0"	10'-6"	MULLED PICTURE	☐	TBD	TBD	WOOD	ALUM EXT	CLEAR	YES	0.28 MAX	0"	
A02		4'-0"	10'-6"	MULLED PICTURE	☐	TBD	TBD	WOOD	ALUM EXT	CLEAR	YES	0.28 MAX	0"	
A03		4'-6"	7'-11 3/4"	PICTURE	☐	TBD	TBD	WOOD	ALUM EXT	CLEAR	YES	0.28 MAX	1'-1/4"	
A04		4'-6"	7'-11 3/4"	CASEMENT	☐	TBD	TBD	WOOD	ALUM EXT	CLEAR	YES	0.28 MAX	1'-1/4"	
A05		4'-6"	7'-11 3/4"	PICTURE	☐	TBD	TBD	WOOD	ALUM EXT	CLEAR	YES	0.28 MAX	1'-1/4"	
A06		4'-0"	7'-11 3/4"	PICTURE	☐	TBD	TBD	WOOD	ALUM EXT	CLEAR	YES	0.28 MAX	1'-1/4"	
A07		4'-8"	8'-4"	PICTURE - AWNING	☒	TBD	TBD	WOOD	ALUM EXT	CLEAR	YES	0.28 MAX	8"	
A08		4'-8"	8'-4"	CASEMENT - AWNING	☐	TBD	TBD	WOOD	ALUM EXT	CLEAR	YES	0.28 MAX	8"	
A09		2'-6"	3'-6"	CASEMENT	☐	TBD	TBD	WOOD	ALUM EXT	OBSCURE	-	0.28 MAX	5'-6"	
A10		2'-6"	3'-6"	CASEMENT	☐	TBD	TBD	WOOD	ALUM EXT	OBSCURE	-	0.28 MAX	5'-6"	
A11		4'-8"	8'-4"	CASEMENT - AWNING	☐	TBD	TBD	WOOD	ALUM EXT	CLEAR	YES	0.28 MAX	8"	
A12		2'-6"	3'-6"	CASEMENT	☐	TBD	TBD	WOOD	ALUM EXT	CLEAR	-	0.28 MAX	5'-6"	
A13		3'-4"	6'-6"	PICTURE - AWNING	☐	TBD	TBD	WOOD	ALUM EXT	CLEAR	YES	0.28 MAX	8"	
A14		4'-3"	8'-6"	PICTURE - AWNING	☐	TBD	TBD	WOOD	ALUM EXT	CLEAR	YES	0.28 MAX	8"	
A15		4'-3"	8'-6"	PICTURE - AWNING	☐	TBD	TBD	WOOD	ALUM EXT	CLEAR	YES	0.28 MAX	8"	
A16		3'-6"	9'-0"	PICTURE W/ TRANSOM	☐	TBD	TBD	WOOD	ALUM EXT	CLEAR	PART.	0.28 MAX	0"	
A17		3'-6"	9'-0"	PICTURE W/ TRANSOM	☐	TBD	TBD	WOOD	ALUM EXT	CLEAR	PART.	0.28 MAX	0"	
A18		4'-0"	9'-0"	PICTURE W/ TRANSOM	☐	TBD	TBD	WOOD	ALUM EXT	CLEAR	PART.	0.28 MAX	0"	
A19		4'-0"	9'-0"	PICTURE W/ TRANSOM	☐	TBD	TBD	WOOD	ALUM EXT	CLEAR	PART.	0.28 MAX	0"	
A20		5'-6"	9'-6"	PICTURE W/ TRANSOM	☐	TBD	TBD	WOOD	ALUM EXT	CLEAR	PART.	0.28 MAX	6"	
A21		5'-6"	9'-6"	PICTURE W/ TRANSOM	☐	TBD	TBD	WOOD	ALUM EXT	CLEAR	PART.	0.28 MAX	6"	
A22		4'-0"	5'-0"	CASEMENT	☐	TBD	TBD	WOOD	ALUM EXT	CLEAR	-	0.28 MAX	4'-0"	
A23		4'-0"	5'-0"	CASEMENT	☐	TBD	TBD	WOOD	ALUM EXT	CLEAR	-	0.28 MAX	4'-0"	
A24		4'-0"	9'-0"	CASEMENT - AWNING	☐	TBD	TBD	WOOD	ALUM EXT	CLEAR	YES	0.28 MAX	0"	
A25		4'-0"	9'-0"	PICTURE - AWNING	☐	TBD	TBD	WOOD	ALUM EXT	CLEAR	YES	0.28 MAX	0"	
A26		4'-0"	9'-0"	CASEMENT - AWNING	☐	TBD	TBD	WOOD	ALUM EXT	CLEAR	YES	0.28 MAX	0"	
A27		3'-0"	5'-0"	CASEMENT	☐	TBD	TBD	WOOD	ALUM EXT	CLEAR	-	0.28 MAX	4'-0"	
A28		6'-0"	8'-11 3/4"	PICTURE - AWNING	☐	TBD	TBD	WOOD	ALUM EXT	CLEAR	YES	0.28 MAX	0"	
A29		5'-10"	10'-0"	CASEMENT - AWNING	☐	TBD	TBD	WOOD	ALUM EXT	CLEAR	YES	0.28 MAX	0"	
A30		6'-10"	10'-0"	PICTURE - AWNING	☐	TBD	TBD	WOOD	ALUM EXT	CLEAR	YES	0.28 MAX	0"	
A31		6'-10"	10'-0"	PICTURE - AWNING	☐	TBD	TBD	WOOD	ALUM EXT	CLEAR	YES	0.28 MAX	0"	
A32		6'-10"	10'-0"	PICTURE - AWNING	☐	TBD	TBD	WOOD	ALUM EXT	CLEAR	YES	0.28 MAX	0"	
COTTAGE														
C01		4'-0"	4'-6"	PICTURE	☐	TBD	TBD	WOOD	ALUM EXT	CLEAR	-	0.28 MAX	3'-1/2"	
C02		3'-0"	4'-6"	CASEMENT	☒	TBD	TBD	WOOD	ALUM EXT	CLEAR	-	0.28 MAX	3'-1/2"	
C03		2'-6"	2'-0"	AWNING	☐	TBD	TBD	WOOD	ALUM EXT	OBSCURE	-	0.28 MAX	5'-6 1/2"	

REGISTERED ARCHITECT
4532
KEVIN J. BRODERICK
STATE OF WASHINGTON

WANG CHEN RESIDENCE
CONSTRUCTION DOCUMENTS
443 140TH AVENUE NE • BELLEVUE, WA 98006

BRODERICK ARCHITECTS
55 S. ATLANTIC STREET, SUITE #301
SEATTLE, WASHINGTON 98134
206.682.7525

NO.	DATE	DESCRIPTION

DEDICATED APPROVAL STAMP SPACE

PERMIT SET
4/30/2021

WINDOW SCHEDULE

A7.1

WINDOW SCHEDULE

ID		SIZE		OPERATION	EGRESS	MFR.	PRODUCT LINE/ SERIES	FRAME		GLAZING		U-VALUE	SILL	NOTE
		WIDTH	HEIGHT					MATERIAL	FINISH	DESCRIPTION	S.G.			
SECOND FLOOR														
B01		4'-6"	7'-6"	PICTURE W/ TRANSOM	☐	TBD	TBD	WOOD	ALUM EXT	CLEAR	-	0.28 MAX	3'-2"	
B02		6'-6"	7'-6"	PICTURE W/ TRANSOM	☐	TBD	TBD	WOOD	ALUM EXT	CLEAR	-	0.28 MAX	3'-2"	
B03		4'-6"	7'-6"	PICTURE W/ TRANSOM	☐	TBD	TBD	WOOD	ALUM EXT	CLEAR	-	0.28 MAX	3'-2"	
B04		3'-4 1/2"	9'-6"	MULLED WINDOW PICTURE-PICTURE-AWNING	☐	TBD	TBD	WOOD	ALUM EXT	CLEAR	-	0.28 MAX	-3'-0"	
B05		4'-4"	6'-6"	AWNING - PICTURE	☐	TBD	TBD	WOOD	ALUM EXT	CLEAR	PART.	0.28 MAX	2'-0"	
B06		4'-4"	6'-6"	AWNING - PICTURE	☐	TBD	TBD	WOOD	ALUM EXT	CLEAR	PART.	0.28 MAX	2'-0"	
B07		4'-4"	6'-6"	AWNING - PICTURE	☐	TBD	TBD	WOOD	ALUM EXT	CLEAR	PART.	0.28 MAX	2'-0"	
B08		4'-4"	6'-6"	AWNING - PICTURE	☐	TBD	TBD	WOOD	ALUM EXT	CLEAR	PART.	0.28 MAX	2'-0"	
B09		4'-4"	6'-6"	AWNING - PICTURE	☐	TBD	TBD	WOOD	ALUM EXT	CLEAR	PART.	0.28 MAX	2'-0"	
B10		4'-4"	6'-6"	AWNING - CASEMENT	☐	TBD	TBD	WOOD	ALUM EXT	CLEAR	PART.	0.28 MAX	2'-0"	
B11		3'-0"	6'-6"	CASEMENT W/ TRANSOM	☐	TBD	TBD	WOOD	ALUM EXT	CLEAR	PART.	0.28 MAX	2'-0"	
B12		3'-0"	6'-6"	CASEMENT W/ TRANSOM	☐	TBD	TBD	WOOD	ALUM EXT	CLEAR	PART.	0.28 MAX	2'-0"	
B13		3'-0"	6'-6"	AWNING - PICTURE	☐	TBD	TBD	WOOD	ALUM EXT	CLEAR	PART.	0.28 MAX	2'-0"	
B14		1'-10"	4'-6"	CASEMENT	☐	TBD	TBD	WOOD	ALUM EXT	OBSCURE	-	0.28 MAX	4'-0"	
B15		3'-0"	3'-0"	CASEMENT	☐	TBD	TBD	WOOD	ALUM EXT	CLEAR	-	0.28 MAX	5'-6"	
B16		3'-0"	9'-6"	PICTURE	☐	TBD	TBD	WOOD	ALUM EXT	CLEAR	YES	0.28 MAX	0"	
B17		3'-0"	9'-6"	PICTURE	☐	TBD	TBD	WOOD	ALUM EXT	CLEAR	YES	0.28 MAX	0"	
B18		5'-6"	8'-0"	PICTURE W/ TRANSOM	☐	TBD	TBD	WOOD	ALUM EXT	CLEAR	PART.	0.28 MAX	1'-6"	
B19		6'-6"	8'-0"	PICTURE W/ TRANSOM	☐	TBD	TBD	WOOD	ALUM EXT	CLEAR	PART.	0.28 MAX	1'-6"	
B20		5'-6"	8'-0"	PICTURE W/ TRANSOM	☐	TBD	TBD	WOOD	ALUM EXT	CLEAR	PART.	0.28 MAX	1'-6"	
B21		4'-0"	7'-6"	CASEMENT W/ TRANSOM	☐	TBD	TBD	WOOD	ALUM EXT	CLEAR	PART.	0.28 MAX	1'-6"	

ID		SIZE		OPERATION	EGRESS	MFR.	PRODUCT LINE/ SERIES	FRAME		GLAZING		U-VALUE	SILL	NOTE
		WIDTH	HEIGHT					MATERIAL	FINISH	DESCRIPTION	S.G.			
B22		4'-0"	7'-6"	PICTURE W/ TRANSOM	☐	TBD	TBD	WOOD	ALUM EXT	CLEAR	PART.	0.28 MAX	1'-6"	
B23		4'-0"	7'-6"	CASEMENT W/ TRANSOM	☐	TBD	TBD	WOOD	ALUM EXT	CLEAR	PART.	0.28 MAX	1'-6"	
B24		4'-0"	5'-6"	PICTURE	☐	TBD	TBD	WOOD	ALUM EXT	CLEAR	YES	0.28 MAX	1'-6"	
B25		5'-0"	5'-6"	CASEMENT	☐	TBD	TBD	WOOD	ALUM EXT	CLEAR	YES	0.28 MAX	3'-0"	
B26		4'-0"	5'-6"	PICTURE	☐	TBD	TBD	WOOD	ALUM EXT	CLEAR	YES	0.28 MAX	3'-0"	
B27		4'-0"	5'-6"	PICTURE	☐	TBD	TBD	WOOD	ALUM EXT	CLEAR	-	0.28 MAX	3'-0"	
B28		5'-0"	5'-6"	CASEMENT	☐	TBD	TBD	WOOD	ALUM EXT	CLEAR	YES	0.28 MAX	3'-0"	
B29		2'-6"	4'-6"	CASEMENT	☐	TBD	TBD	WOOD	ALUM EXT	OBSCURE	-	0.28 MAX	4'-0"	
B30		3'-0"	4'-6"	CASEMENT	☐	TBD	TBD	WOOD	ALUM EXT	CLEAR	-	0.28 MAX	4'-0"	
B31		3'-0"	4'-6"	CASEMENT	☐	TBD	TBD	WOOD	ALUM EXT	OBSCURE	YES	0.28 MAX	4'-0"	
B32		3'-0"	5'-6"	CASEMENT	☐	TBD	TBD	WOOD	ALUM EXT	CLEAR	-	0.28 MAX	3'-0"	
B33		4'-0"	5'-6"	CASEMENT	☐	TBD	TBD	WOOD	ALUM EXT	CLEAR	YES	0.28 MAX	3'-0"	
B34		5'-0"	5'-6"	PICTURE	☐	TBD	TBD	WOOD	ALUM EXT	CLEAR	YES	0.28 MAX	3'-0"	
B35		4'-0"	5'-6"	PICTURE	☐	TBD	TBD	WOOD	ALUM EXT	CLEAR	YES	0.28 MAX	3'-0"	

REGISTERED ARCHITECT
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BRODERICK ARCHITECTS
55 S. ATLANTIC STREET, SUITE #301
SEATTLE, WASHINGTON 98134
206.682.7525

NO.	DATE	DESCRIPTION

PERMIT SET
4/30/2021

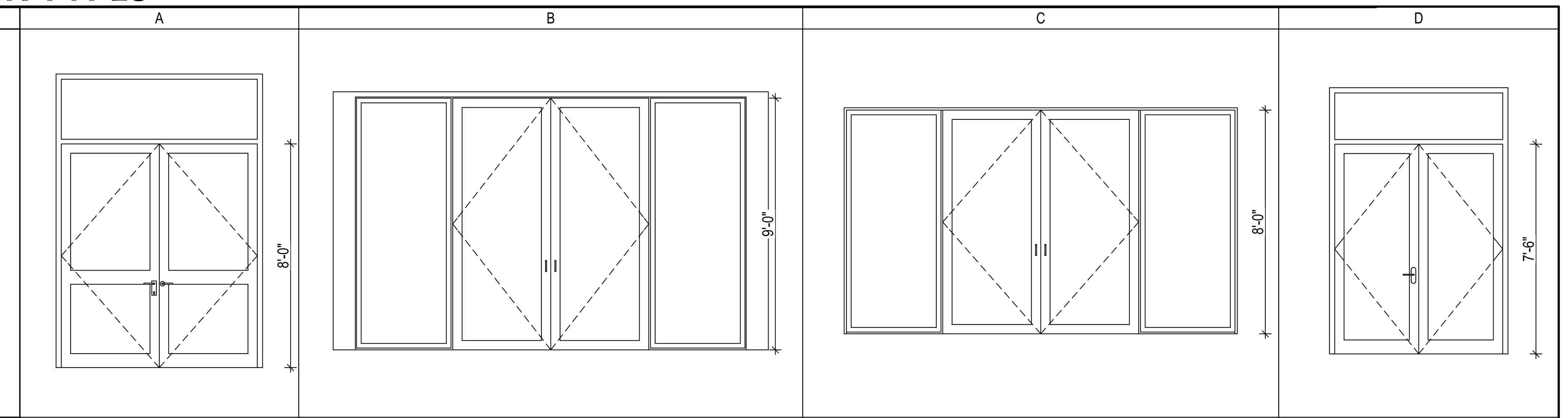
WINDOW SCHEDULE

A7.2

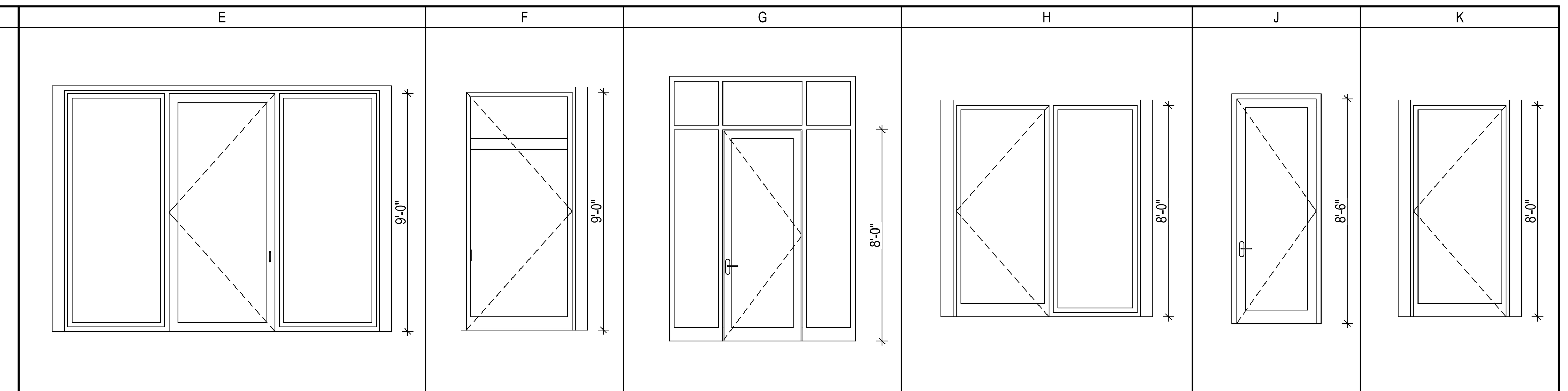
DOOR SCHEDULE

MARK	LOCATION	NOM. OPENING WIDTH	NOM. OPENING HEIGHT	PANEL TYPE	PANEL MATERIAL	PANEL FINISH	FRAME MATERIAL	FRAME FINISH	GLAZING	THERMAL ENVELOPE	U-VALUE	HARDWARE	NOTE
GROUND FLOOR													
101	FOYER	7'-0"	8'-0"	A	ALUM & GLASS	ANODIZED	ALUM	ALUM	CLEAR; TEMPERED	☒	0.28 MAX		
102A	CLOSET	3'-0"	8'-0"	S	WD	STAINED	WD	STAINED		☐			
102B	CLOSET	3'-8"	8'-0"	P	WD	STAINED	WD	STAINED		☐			
103	ELEVATOR	3'-0"	8'-0"	S	WD	STAINED	WD	STAINED		☐			
105	LOGGIA	3'-0"	8'-0"	S	WD	STAINED	WD	STAINED		☐			
106A	DINING	4'-0"	9'-0"	E	ALUM & GLASS	ANODIZED	ALUM	ALUM	CLEAR; TEMPERED	☒	0.28 MAX		
106B	WINE CELLAR	2'-6"	8'-0"	S	WD	STAINED	WD	STAINED		☐			
107	DEN	3'-0"	8'-0"	R	WD	STAINED	WD	STAINED		☐			
108	DEN	7'-0"	9'-0"	B	ALUM & GLASS	ANODIZED	ALUM	ALUM		☒	0.28 MAX		
109	PANTRY/MUD	3'-0"	8'-0"	S	WD	STAINED	WD	STAINED		☐			
110	GARBAGE	3'-0"	8'-0"	N	WD	STAINED	WD	STAINED		☐			
111	GYM	3'-0"	8'-0"	S	WD	STAINED	WD	STAINED		☐			
112	HALL	2'-6"	8'-0"	S	WD	STAINED	WD	STAINED		☐			
113	POWDER	2'-4"	6'-8"	V	WD	STAINED	WD	STAINED		☐			
114	LOGGIA	4'-0"	9'-0"	F	ALUM & GLASS	ANODIZED	ALUM	ALUM	CLEAR; TEMPERED	☒	0.28 MAX		
115A	OFFICE	3'-0"	8'-0"	G	ALUM & GLASS	ANODIZED	ALUM	ALUM	CLEAR; TEMPERED	☐			
115B	OFFICE	4'-0"	9'-0"	M	ALUM & GLASS	ANODIZED	ALUM	ALUM	CLEAR; TEMPERED	☒	0.28 MAX		
116A	EDDIE'S BEDROOM	2'-8"	8'-0"	S	WD	STAINED	WD	STAINED		☐			
116B	EDDIE'S BATH	2'-6"	7'-0"	T	WD	STAINED	WD	STAINED		☐			
116C	EDDIE'S CLOSET	2'-4"	7'-0"	V	WD	STAINED	WD	STAINED		☐			
118	LAUNDRY	3'-0"	7'-0"	T	WD	STAINED	WD	STAINED		☐			
119	POWDER	2'-4"	7'-0"	T	WD	STAINED	WD	STAINED		☐			
120A	BONUS ROOM	2'-8"	8'-0"	S	WD	STAINED	WD	STAINED		☐			
120B	BONUS ROOM BATH	2'-6"	7'-0"	T	WD	STAINED	WD	STAINED		☐			
120C	BONUS ROOM CLOSET	5'-0"	7'-0"	Q	WD	STAINED	WD	STAINED		☐			
120D	BONUS ROOM	4'-6"	9'-0"	L	ALUM & GLASS	ANODIZED	ALUM	ALUM	CLEAR; TEMPERED	☒	0.28 MAX		
121	FAMILY	3'-6"	9'-0"	F	ALUM & GLASS	ANODIZED	ALUM	ALUM	CLEAR; TEMPERED	☒	0.28 MAX		
G01	GARAGE	18'-0"	9'-0"	X	ALUM & GLASS	ANODIZED	ALUM	ALUM	CLEAR; TEMPERED	☒	0.28 MAX		
G02	GARAGE	10'-0"	9'-0"	Y	ALUM & GLASS	ANODIZED	ALUM	ALUM	CLEAR; TEMPERED	☒	0.28 MAX		
G03	GARAGE	8'-0"	11'-10"	W	ALUM & GLASS	ANODIZED	ALUM	ALUM	CLEAR; TEMPERED	☒	0.28 MAX		
GROUND FLOOR - COTTAGE													
300A	BREEZEWAY	3'-6"	8'-0"	K	ALUM & GLASS	ANODIZED	ALUM	ALUM	CLEAR; TEMPERED	☐			
300B	BREEZEWAY	3'-6"	8'-0"	H	ALUM & GLASS	ANODIZED	ALUM	ALUM	CLEAR; TEMPERED	☐			
301	MULTIPURPOSE ROOM	7'-0"	8'-0"	C	ALUM & GLASS	ANODIZED	ALUM	ALUM	CLEAR; TEMPERED	☒	0.28 MAX		
302A	BEDROOM	2'-6"	7'-0"	T	WD	STAINED	WD	STAINED		☐			
302B	CLOSET	5'-0"	7'-0"	Q	WD	STAINED	WD	STAINED		☐			
303	BATHROOM	2'-6"	7'-0"	T	WD	STAINED	WD	STAINED		☐			
SECOND FLOOR													
202	CLOSET/MECH	1'-6"	8'-0"	S	WD	STAINED	WD	STAINED		☐			
203	ELEVATOR	4'-0"	8'-0"	P	WD	STAINED	WD	STAINED		☐			
205A	ELLA'S BEDROOM	2'-8"	8'-0"	S	WD	STAINED	WD	STAINED		☐			
205B	ELLA'S BATH	2'-6"	7'-0"	T	WD	STAINED	WD	STAINED		☐			
205C	ELLA'S CLOSET	2'-6"	7'-0"	V	WD	STAINED	WD	STAINED		☐			
205D	ELLA'S DECK	3'-6"	8'-6"	J	ALUM & GLASS	ANODIZED	ALUM	ALUM	CLEAR; TEMPERED	☒	0.28 MAX		
206	LAUNDRY	3'-0"	8'-0"	S	WD	STAINED	WD	STAINED		☐			
207A	EMMA'S BEDROOM	2'-8"	7'-0"	T	WD	STAINED	WD	STAINED		☐			
207B	EMMA'S BATH	2'-6"	7'-0"	T	WD	STAINED	WD	STAINED		☐			
207C	EMMA'S CLOSET	2'-6"	7'-0"	V	WD	STAINED	WD	STAINED		☐			
207D	EMMA'S DECK	3'-0"	8'-6"	J	ALUM & GLASS	ANODIZED	ALUM	ALUM	CLEAR; TEMPERED	☒	0.28 MAX		
208	SEATING ARA	6'-2"	8'-0"	U	WD	STAINED	WD	STAINED		☐			
209A	MASTER BEDROOM	6'-0"	8'-0"	P	WD	STAINED	WD	STAINED		☐			
209B	MASTER BED DECK	6'-0"	7'-6"	D	ALUM & GLASS	ANODIZED	ALUM	ALUM	CLEAR; TEMPERED	☒	0.28 MAX		
210	MASTER BATH	3'-0"	7'-0"	T	WD	STAINED	WD	STAINED		☐			
210B	MASTER BATH W.C.	2'-4"	7'-0"	T	WD	STAINED	WD	STAINED		☐			

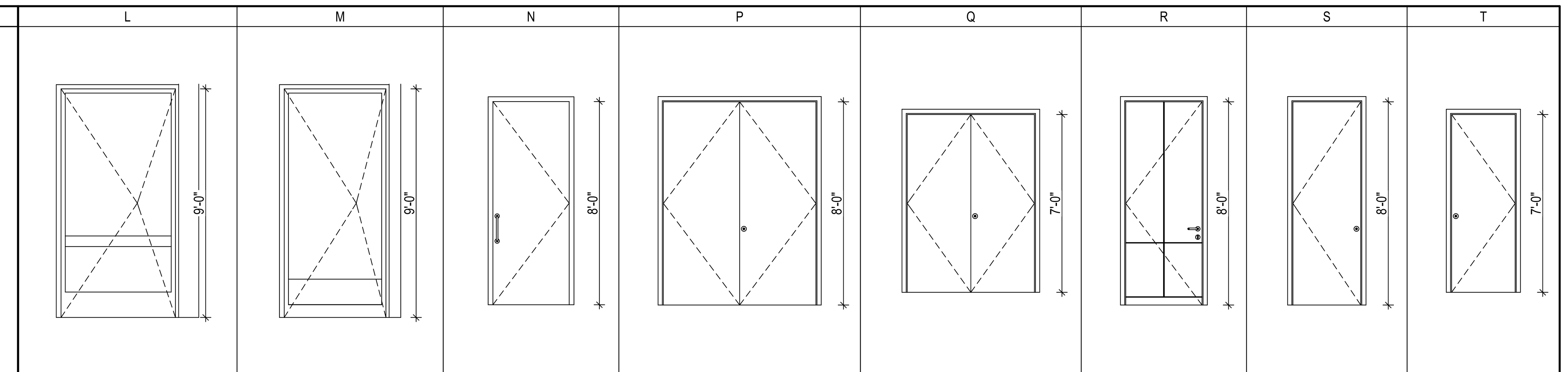
DOOR TYPES



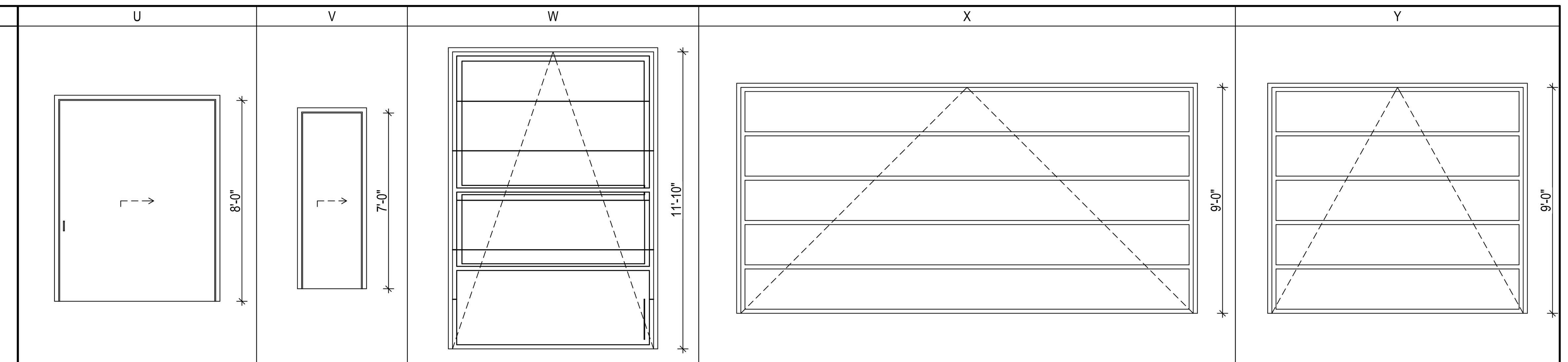
TYPE	A	B	C	D
TYPE/FUNCTION	DBL FULL LITE ENTRY w/ TRANSOM	DBL FULL LITE SWING w/ (2) SIDELITES	DBL FULL LITE SWING w/ (2) SIDELITES	DBL FULL LITE w/ TRANSOM
QUANTITY	1	1	1	1



TYPE	E	F	G	H	J	K
TYPE/FUNCTION	SNGL FULL LITE SWING w/ (2) SIDELITES	SNGL FULL LITE SWING w/ DBL SIDELITE	SNGL FULL LITE SWING w/ TRANSOM & (2) SIDELITES	SNGL FULL LITE SWING w/ SIDELITE	SNGL FULL LITE SWING	SNGL FULL LITE SWING
QUANTITY	1	2	1	1	2	1



TYPE	L	M	N	P	Q	R	S	T
TYPE/FUNCTION	SNGL FULL LITE PIVOT	SNGL FULL LITE PIVOT	SNGL FLUSH STEEL DOOR	INT DBL FLUSH PANEL SWING	INT DBL FLUSH PANEL SWING	IN SNGL PANELED SWING	INT SNGL FLUSH PANEL SWING	INT SNGL FLUSH PANEL SWING
QUANTITY	1	1	1	3	2	1	12	11



TYPE	U	V	W	X	Y
TYPE/FUNCTION	INT FLUSH PANEL POCKET	INT FLUSH PANEL POCKET	METAL GARAGE ROLL-UP DOOR w/ FROSTED GLAZING	METAL GARAGE ROLL-UP DOOR w/ SEMI-TRANSPARENT PANELS	METAL GARAGE ROLL-UP DOOR w/ SEMI-TRANSPARENT PANELS
QUANTITY	1	4	1	1	1

REGISTERED ARCHITECT
4532
KEVIN J. BRODERICK
STATE OF WASHINGTON

WANG CHEN RESIDENCE
CONSTRUCTION DOCUMENTS
443 140TH AVENUE NE • BELLEVUE, WA 98006

BRODERICK ARCHITECTS
55 S. ATLANTIC STREET, SUITE #301
SEATTLE, WASHINGTON 98134
206.682.7525

NO.	DATE	DESCRIPTION

DEDICATED APPROVAL STAMP SPACE

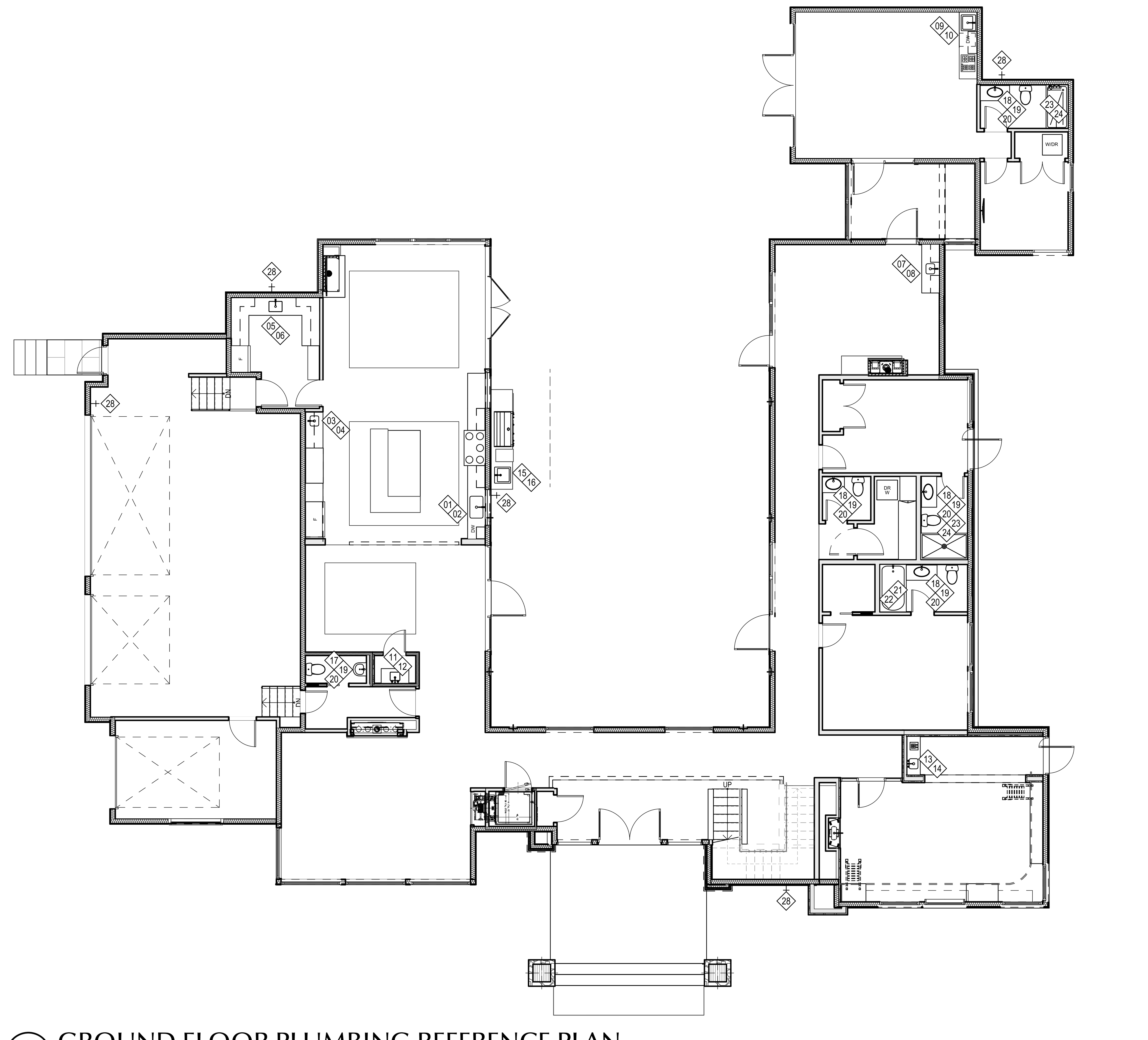
PERMIT SET
4/30/2021

DOOR SCHEDULE

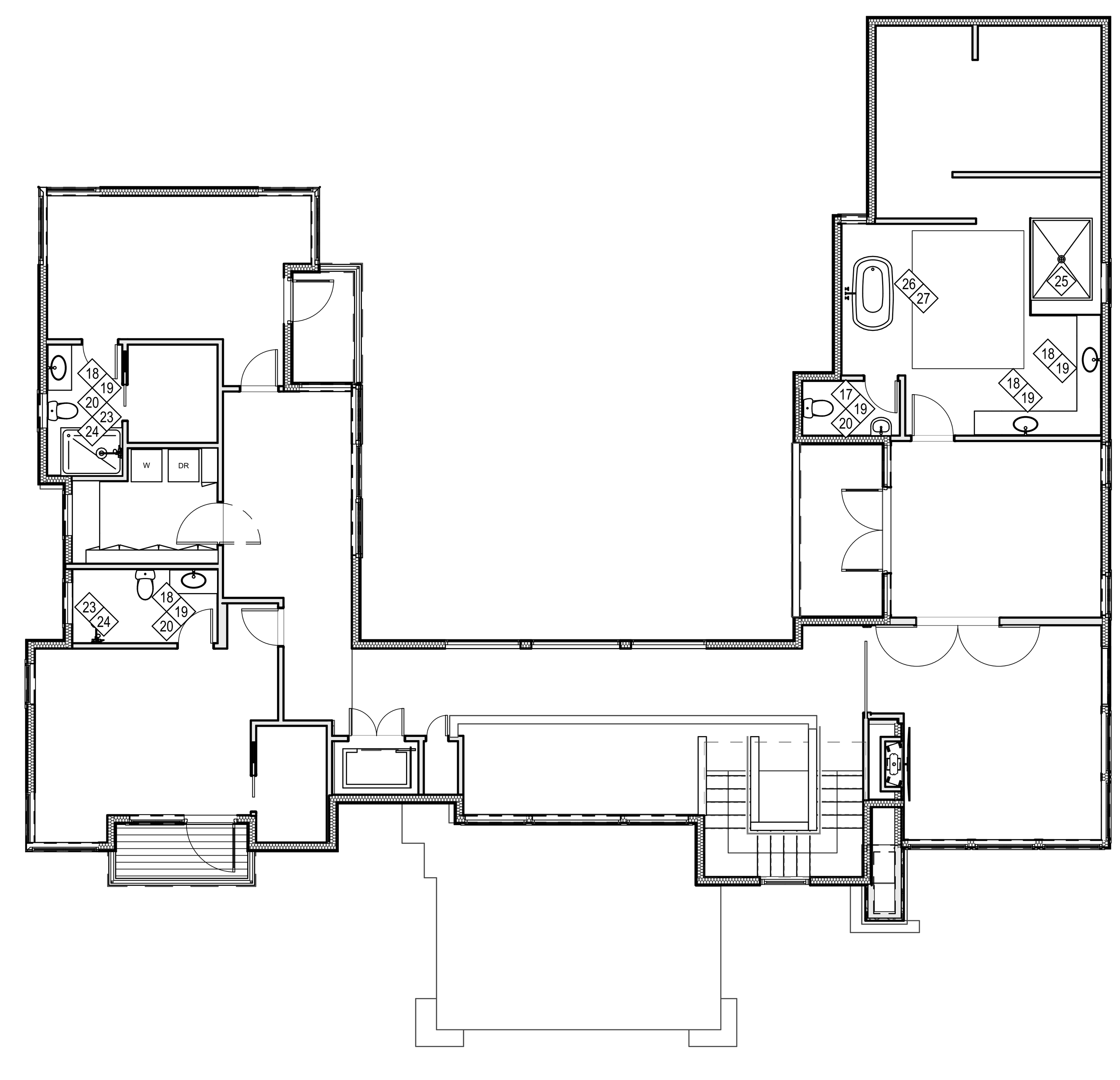
A7.3

PLUMBING SCHEDULE

ID	FIXTURE TYPE	MFR	DESCRIPTION	MODEL NO.	FINISH/COLOR	NOTES	QTY
01	KITCHEN SINK	TBD	TBD	TBD	SATIN SST	UNDERMOUNT	1
02	KITCHEN FAUCET	TBD	TBD	TBD	POLISHED CHROME		1
03	PREP SINK	TBD	TBD	TBD	SATIN SST	UNDERMOUNT	1
04	PREP FAUCET	TBD	TBD	TBD	POLISHED CHROME		1
05	PANTRY SINK	TBD	TBD	TBD	SATIN SST		1
06	PANTRY FAUCET	TBD	TBD	TBD	POLISHED CHROME		1
07	BAR SINK	TBD	TBD	TBD	SATIN SST		1
08	BAR FAUCET	TBD	TBD	TBD	POLISHED CHROME		1
09	KITCHENETTE SINK	TBD	TBD	TBD	SATIN SST	UNDERMOUNT	1
10	KITCHENETTE FAUCET	TBD	TBD	TBD	POLISHED CHROME		1
11	WINE COOLER SINK	TBD	TBD	TBD	SATIN SST	UNDERMOUNT	1
12	WINE COOLER FAUCET	TBD	TBD	TBD	POLISHED CHROME		1
13	TEA CABINET SINK	TBD	TBD	TBD	SATIN SST	UNDERMOUNT	1
14	TEA CABINET FAUCET	TBD	TBD	TBD	POLISHED CHROME		1
15	BARBEQUE SINK	TBD	TBD	TBD	SATIN SST		1
16	BARBEQUE FAUCET	TBD	TBD	TBD	POLISHED CHROME		1
17	POWDER SINK	TBD	TBD	TBD	WHITE	WALL MOUNT	2
18	BATHROOM SINK	TBD	TBD	TBD	WHITE	UNDERMOUNT	8
19	BATHROOM FAUCET	TBD	TBD	TBD	POLISHED CHROME		10
20	TOILET	TBD	TBD	TBD	WHITE		8
21	BATHTUB	TBD	TBD	TBD	WHITE		1
22	TUB/SHOWER KIT	TBD	TBD	TBD	POLISHED CHROME		1
23	SHOWER TRAY	TBD	TBD	TBD	WHITE		4
24	SHOWER KIT	TBD	TBD	TBD	POLISHED CHROME		4
25	MASTER BATH SHOWER KIT	TBD	TBD	TBD	POLISHED CHROME		1
26	FREESTANDING BATHTUB	TBD	TBD	TBD	WHITE		1
27	FREESTANDING TUB FAUCET	TBD	TBD	TBD	POLISHED CHROME		1
28	HOSE BIBB	TBD	TBD	TBD			5



2 A7.4 GROUND FLOOR PLUMBING REFERENCE PLAN
1/8" = 1'-0"



3 A7.4 SECOND FLOOR PLUMBING REFERENCE PLAN
1/8" = 1'-0"

REGISTERED ARCHITECT
4532
KEVIN J. BRODERICK
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PERMIT SET
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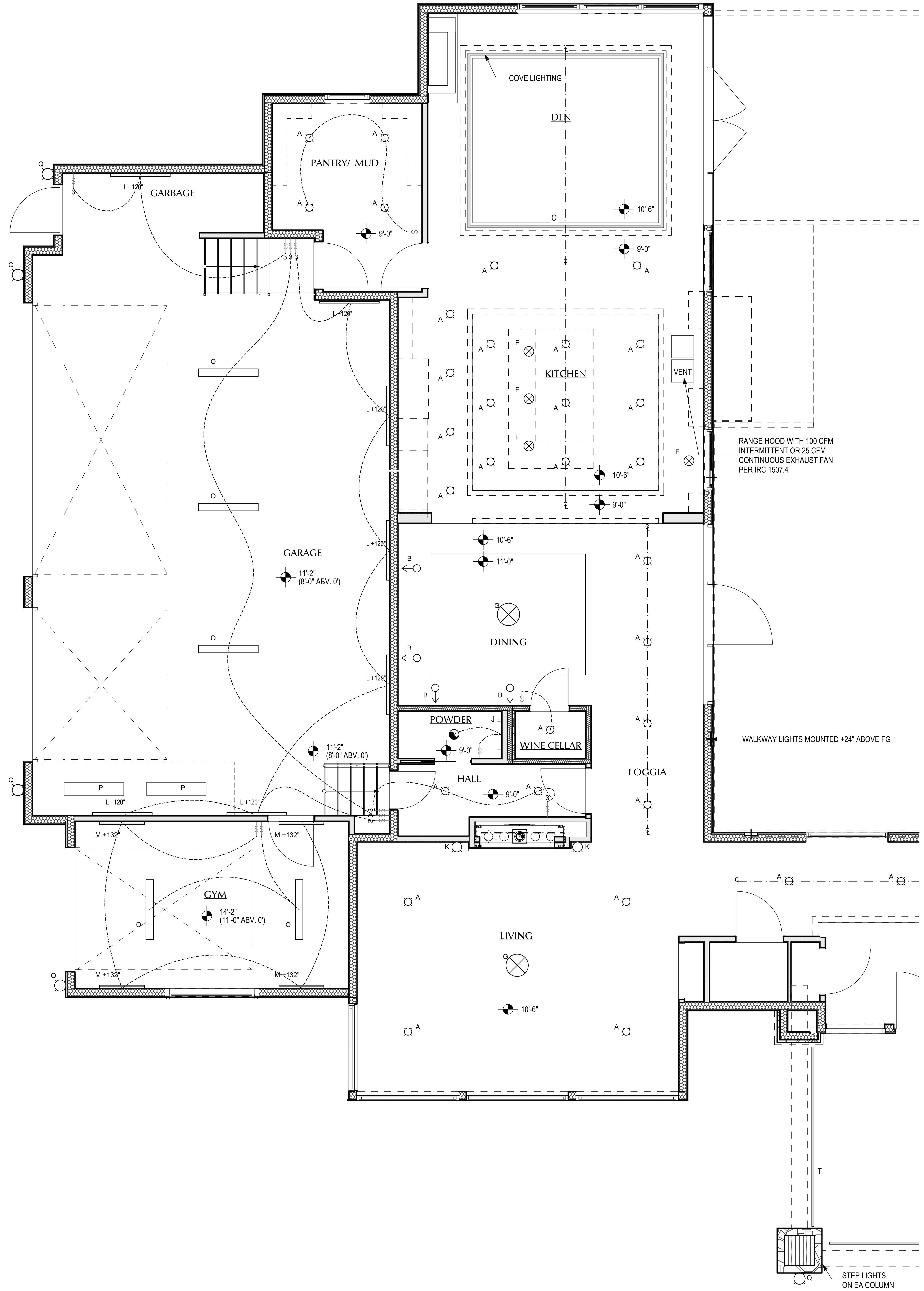
PLUMBING SCHEDULE WITH REFERENCE PLAN

A7.4

LIGHTING SCHEDULE

ID	QTY	DESCRIPTION	MFR.	PRODUCT LINE/ SERIES	ITEM NO.	LAMPS	FINISH/COLOR	NOTE
A	111	RECESSED DOWNLIGHTS	TBD	TBD	TBD	LED	TBD	
B	4	WALL-WASH RECESSED DOWNLIGHT	TBD	TBD	TBD	LED	TBD	
C	8	COVE LIGHTING	TBD	TBD	TBD	LED	TBD	
D	9	SMALL SURFACE MOUNT LIGHT	TBD	TBD	TBD	HIGH EFFICACY CFL OR LED	TBD	
E	2	LARGE SURFACE MOUNT LIGHT	TBD	TBD	TBD	HIGH EFFICACY CFL OR LED	TBD	
F	4	SMALL PENDANT	TBD	TBD	TBD	HIGH EFFICACY CFL OR LED	TBD	
G	3	MEDIUM PENDANT	TBD	TBD	TBD	HIGH EFFICACY CFL OR LED	TBD	
H	2	LARGE PENDANT	TBD	TBD	TBD	HIGH EFFICACY CFL OR LED	TBD	
J	10	VANITY LIGHT	TBD	TBD	TBD	HIGH EFFICACY CFL OR LED	TBD	
K	4	INTERIOR WALL SCONCE	TBD	TBD	TBD	HIGH EFFICACY CFL OR LED	TBD	
L	7	4' LINEAR WALL MOUNT	TBD	TBD	TBD	HIGH EFFICACY CFL OR LED	TBD	
M	4	3' LINEAR WALL MOUNT	TBD	TBD	TBD	HIGH EFFICACY CFL OR LED	TBD	
N	1	LINEAR WALL WASH	TBD	TBD	TBD	HIGH EFFICACY CFL OR LED	TBD	
O	5	UTILITY LIGHT	TBD	TBD	TBD	HIGH EFFICACY CFL OR LED	TBD	
P	2	SUSPENDED LINEAR FIXTURE	TBD	TBD	TBD	HIGH EFFICACY CFL OR LED	TBD	
Q	8	EXTERIOR WALL SCONCE	TBD	TBD	TBD	LED	TBD	
R	7	WALKWAY LIGHT	TBD	TBD	TBD	LED	TBD	
S	4	STEP LIGHTS	TBD	TBD	TBD	LED	TBD	
T	4	RECESSED STRIP LIGHTS	TBD	TBD	TBD	LED	TBD	
	199							



GROUND FLOOR REFLECTED CEILING PLAN - WEST WING

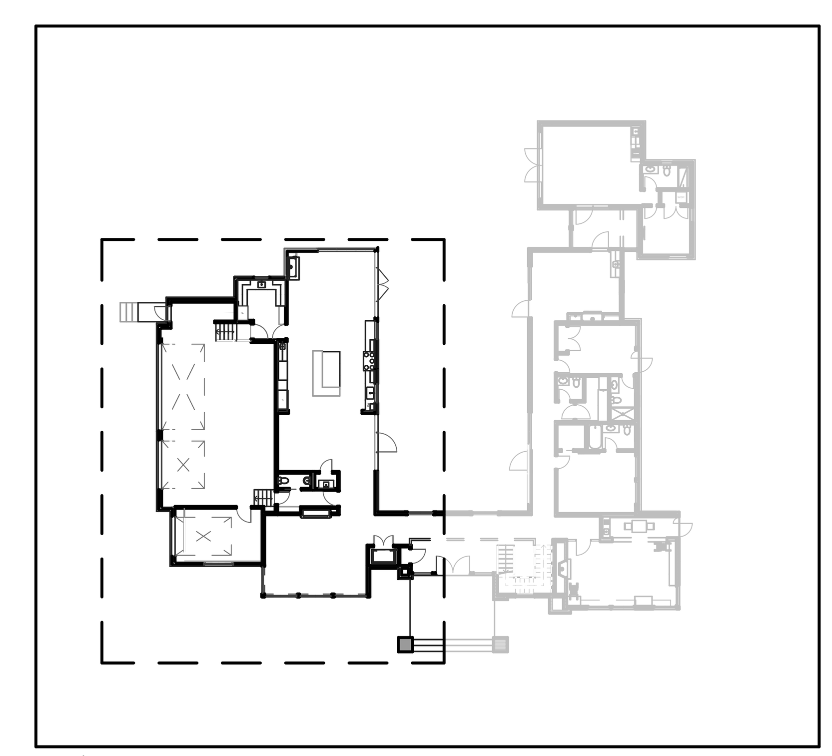
1/4" = 1'-0"

LEGEND

#	SURFACE MTD INTERIOR FIXTURE PER SCHEDULE
#	RECESSED CAN FIXTURE PER SCHEDULE
#	PENDENT FIXTURE PER SCHEDULE
#	WALL SCONCE PER SCHEDULE
#	BATHROOM VANITY FIXTURE PER SCHEDULE
	COVE LIGHTING
	RECESSED STRIP LIGHTS
	MIN 50 CFM EXHAUST FAN
SD	SMOKE DETECTOR
CO	CARBON MONOXIDE DETECTOR
	STANDARD SWITCH
3	3-WAY SWITCH

NOTES:

1. SMOKE ALARMS SHALL BE HARDWIRED WITH BATTERY BACKUP AND INTERCONNECTED PER IRC R314.
2. CARBON MONOXIDE ALARMS SHALL BE HARDWIRED WITH BATTERY BACKUP PER IRC R315.
3. INSULATED ATTIC ACCESS DOORS SHALL BE PROVIDED IN ACCORDANCE WITH IRC R807 & WSEC R402.2.4.



KEY PLAN

N.T.S.

GROUND FLOOR

REGISTERED ARCHITECT
4532
KEVIN J. BRODERICK
STATE OF WASHINGTON

WANG CHEN RESIDENCE

CONSTRUCTION DOCUMENTS

443 140TH AVENUE NE • BELLEVUE, WA 98006

BRODERICK ARCHITECTS
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206.682.7525

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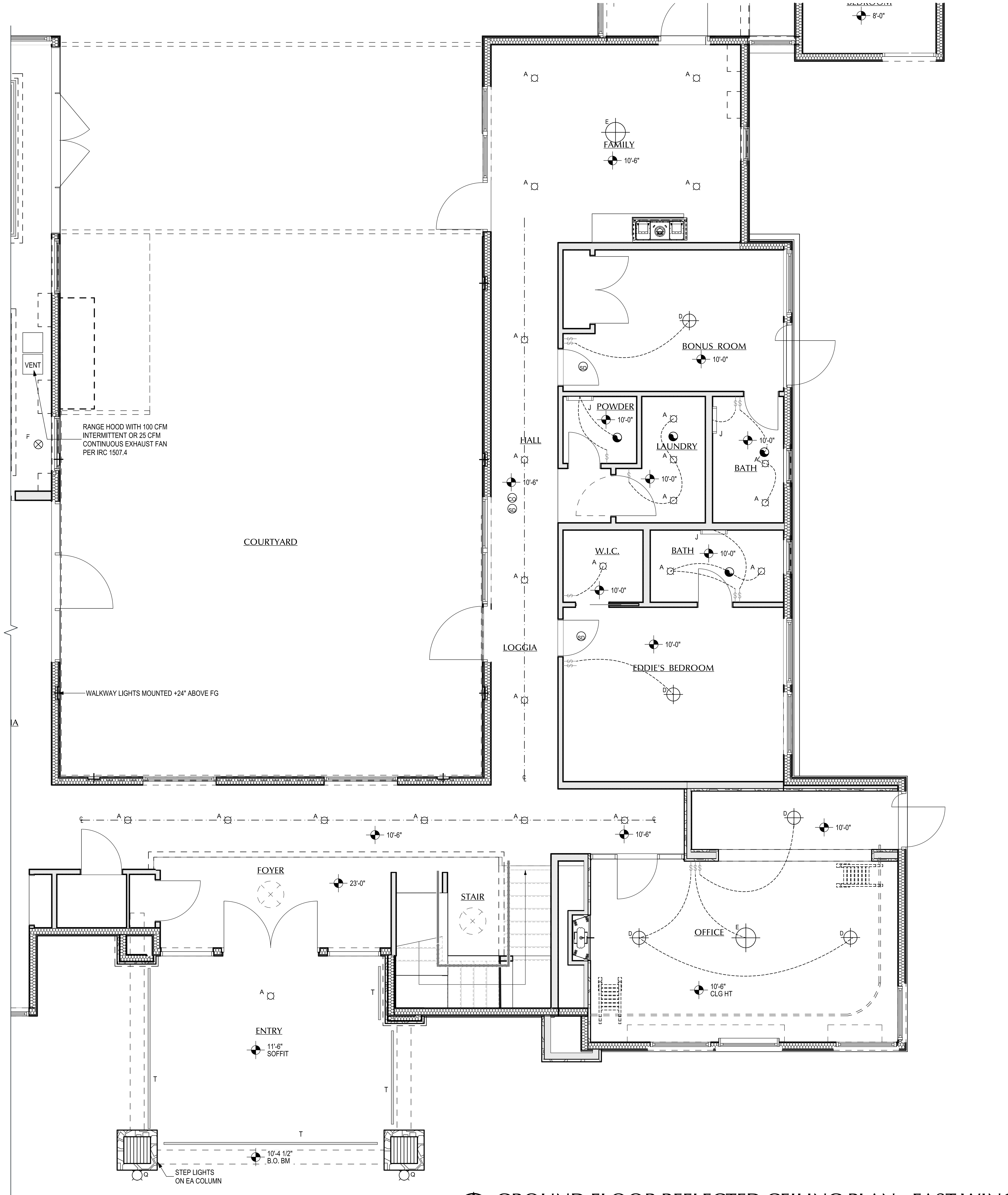
PERMIT SET
4/30/2021

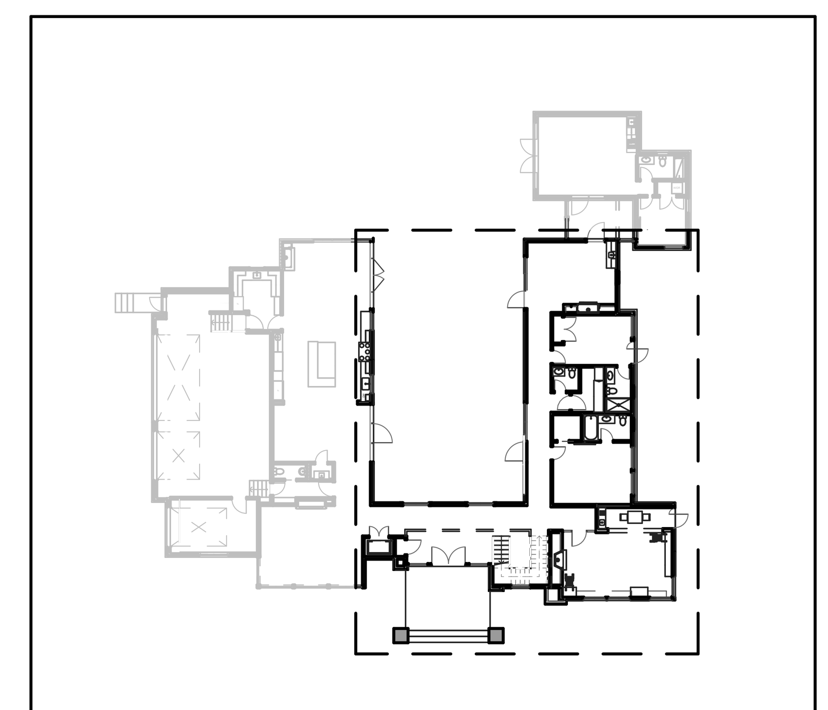
GROUND FLOOR RCP - WEST WING & LIGHTING SCHEDULE

A8.1



GROUND FLOOR REFLECTED CEILING PLAN - EAST WING

1/4" = 1'-0"



KEY PLAN

N.T.S.

GROUND FLOOR

LEGEND

#	SURFACE MTD INTERIOR FIXTURE PER SCHEDULE
#	RECESSED CAN FIXTURE PER SCHEDULE
#	PENDENT FIXTURE PER SCHEDULE
#	WALL SCONCE PER SCHEDULE
#	BATHROOM VANITY FIXTURE PER SCHEDULE
	COVE LIGHTING
	RECESSED STRIP LIGHTS
	MIN 50 CFM EXHAUST FAN
	SMOKE DETECTOR
	CARBON MONOXIDE DETECTOR
	STANDARD SWITCH
	3-WAY SWITCH

NOTES:

1. SMOKE ALARMS SHALL BE HARDWIRED WITH BATTERY BACKUP AND INTERCONNECTED PER IRC R314.
2. CARBON MONOXIDE ALARMS SHALL BE HARDWIRED WITH BATTERY BACKUP PER IRC R315.
3. INSULATED ATTIC ACCESS DOORS SHALL BE PROVIDED IN ACCORDANCE WITH IRC R807 & WSEC R402.2.4.

REGISTERED ARCHITECT
4532
KEVIN J. BRODERICK
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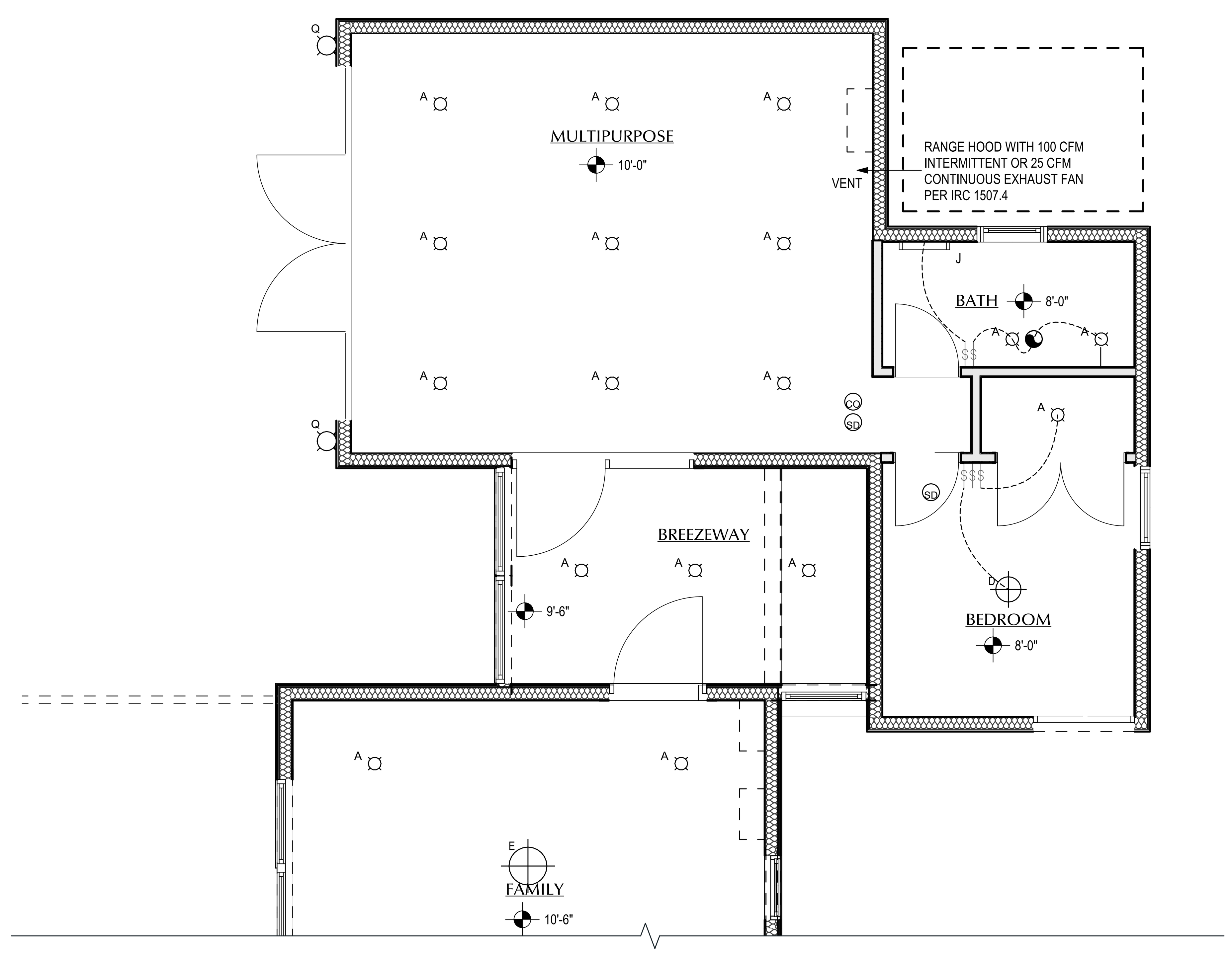
PERMIT SET
4/30/2021

GROUND FLOOR RCP - EAST WING

A8.2



COTTAGE REFLECTED CEILING PLAN

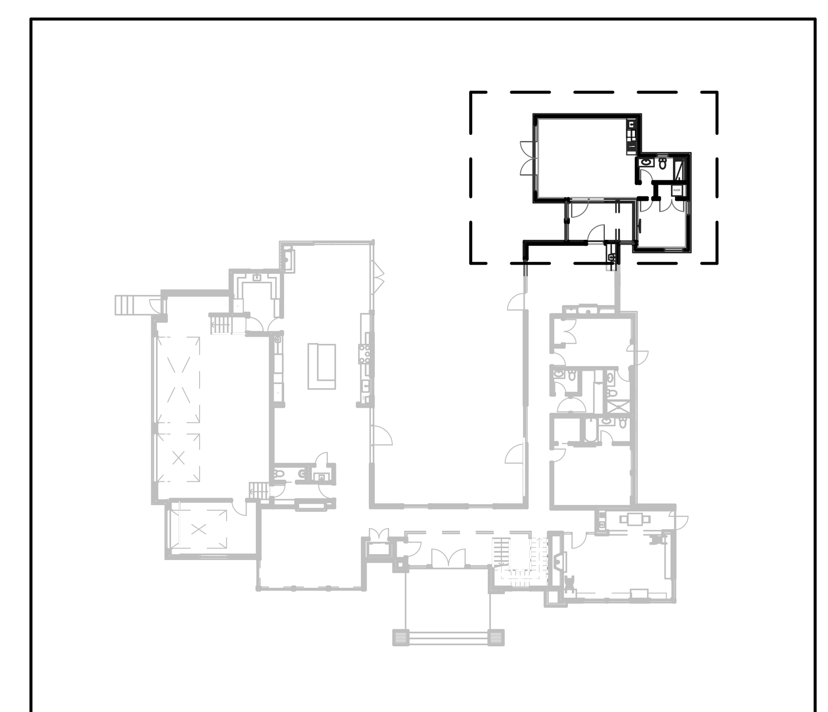
1/4" = 1'-0"

LEGEND

#	SURFACE MTD INTERIOR FIXTURE PER SCHEDULE
#	RECESSED CAN FIXTURE PER SCHEDULE
#	PENDENT FIXTURE PER SCHEDULE
#	WALL SCONCE PER SCHEDULE
#	BATHROOM VANITY FIXTURE PER SCHEDULE
	COVE LIGHTING
	RECESSED STRIP LIGHTS
	MIN 50 CFM EXHAUST FAN
	SMOKE DETECTOR
	CARBON MONOXIDE DETECTOR
	STANDARD SWITCH
	3-WAY SWITCH

NOTES:

1. SMOKE ALARMS SHALL BE HARDWIRED WITH BATTERY BACKUP AND INTERCONNECTED PER IRC R314.
2. CARBON MONOXIDE ALARMS SHALL BE HARDWIRED WITH BATTERY BACKUP PER IRC R315.
3. INSULATED ATTIC ACCESS DOORS SHALL BE PROVIDED IN ACCORDANCE WITH IRC R807 & WSEC R402.2.4.



KEY PLAN

N.T.S.

GROUND FLOOR

REGISTERED ARCHITECT
4532
KEVIN J. BRODERICK
STATE OF WASHINGTON

WANG CHEN RESIDENCE
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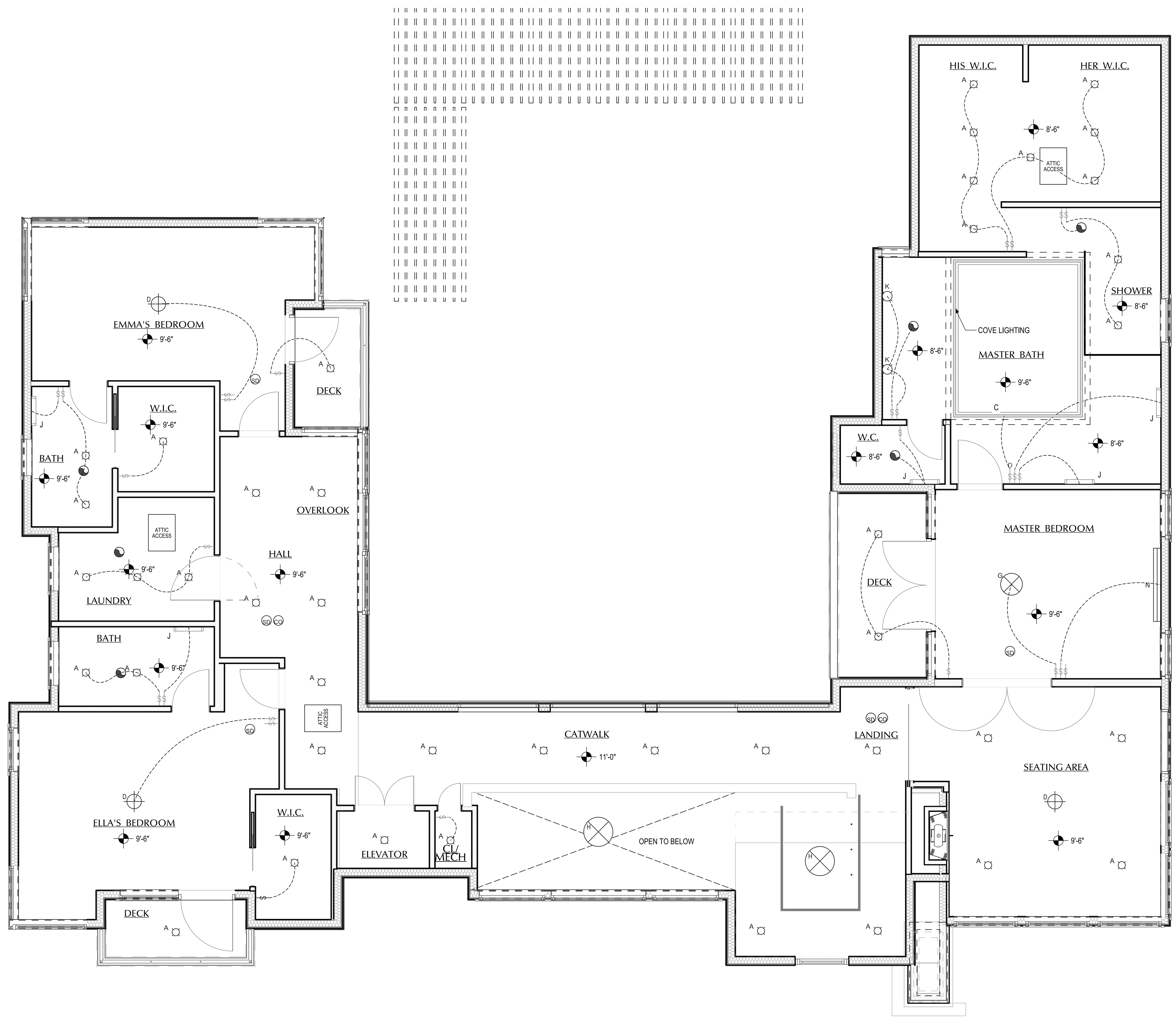
206.682.7525

NO.	DATE	DESCRIPTION

PERMIT SET
4/30/2021

COTTAGE RCP & LIGHTING SCHEDULE

A8.3



SECOND FLOOR REFLECTED CEILING PLAN

1/4" = 1'-0"

LEGEND

#	SURFACE MTD INTERIOR FIXTURE PER SCHEDULE
#	RECESSED CAN FIXTURE PER SCHEDULE
#	PENDENT FIXTURE PER SCHEDULE
#	WALL SCONCE PER SCHEDULE
#	BATHROOM VANITY FIXTURE PER SCHEDULE
	COVE LIGHTING
	RECESSED STRIP LIGHTS
	MIN 50 CFM EXHAUST FAN
SD	SMOKE DETECTOR
CO	CARBON MONOXIDE DETECTOR
	STANDARD SWITCH
3	3-WAY SWITCH

NOTES:

1. SMOKE ALARMS SHALL BE HARDWIRED WITH BATTERY BACKUP AND INTERCONNECTED PER IRC R314.
2. CARBON MONOXIDE ALARMS SHALL BE HARDWIRED WITH BATTERY BACKUP PER IRC R315.
3. INSULATED ATTIC ACCESS DOORS SHALL BE PROVIDED IN ACCORDANCE WITH IRC R807 & WSEC R402.2.4.

REGISTERED ARCHITECT
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WANG CHEN RESIDENCE
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206.682.7525

NO.	DATE	DESCRIPTION

DEDICATED APPROVAL STAMP SPACE

PERMIT SET
4/30/2021

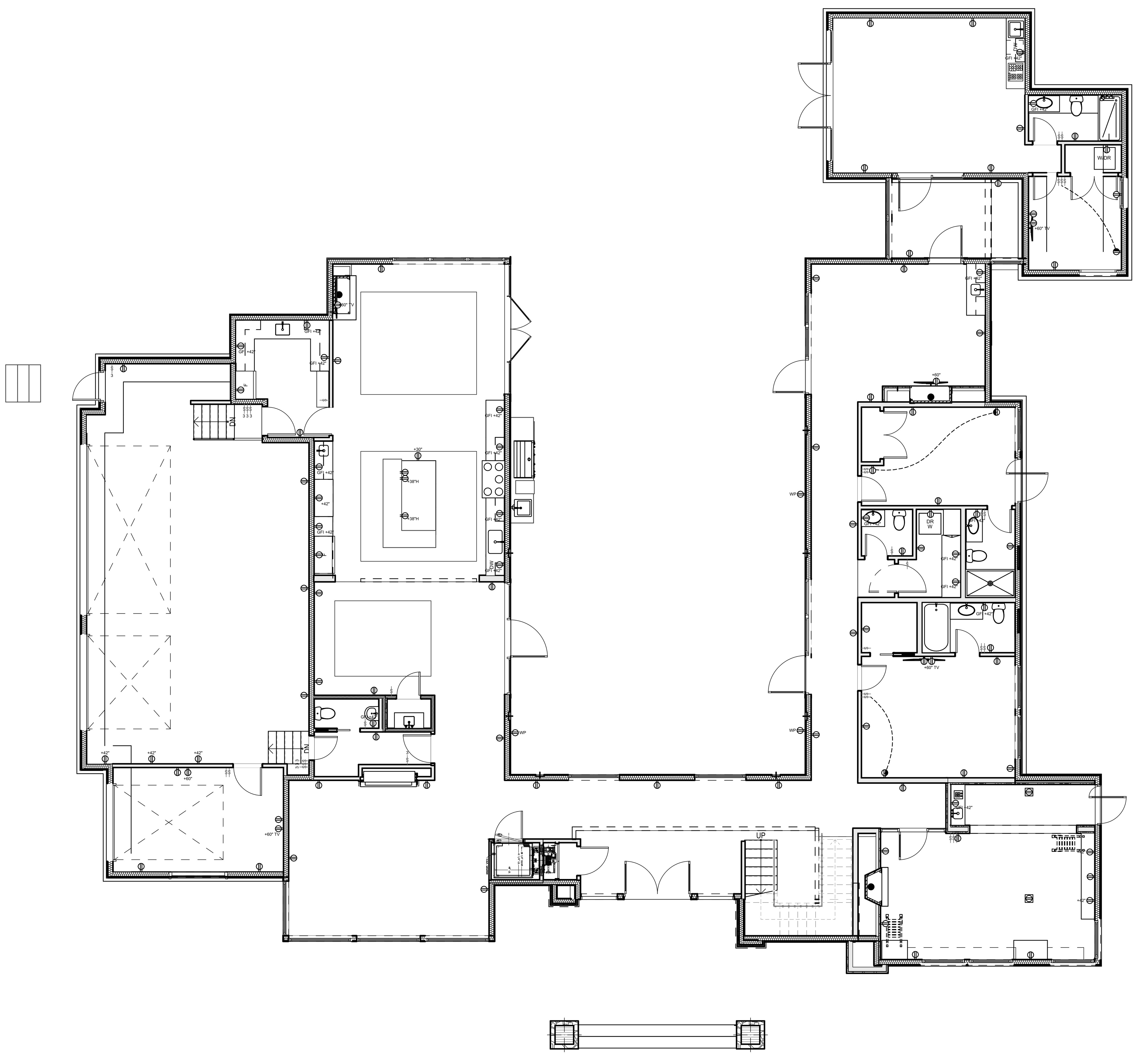
SECOND FLOOR REFLECTED CEILING PLAN

A8.4

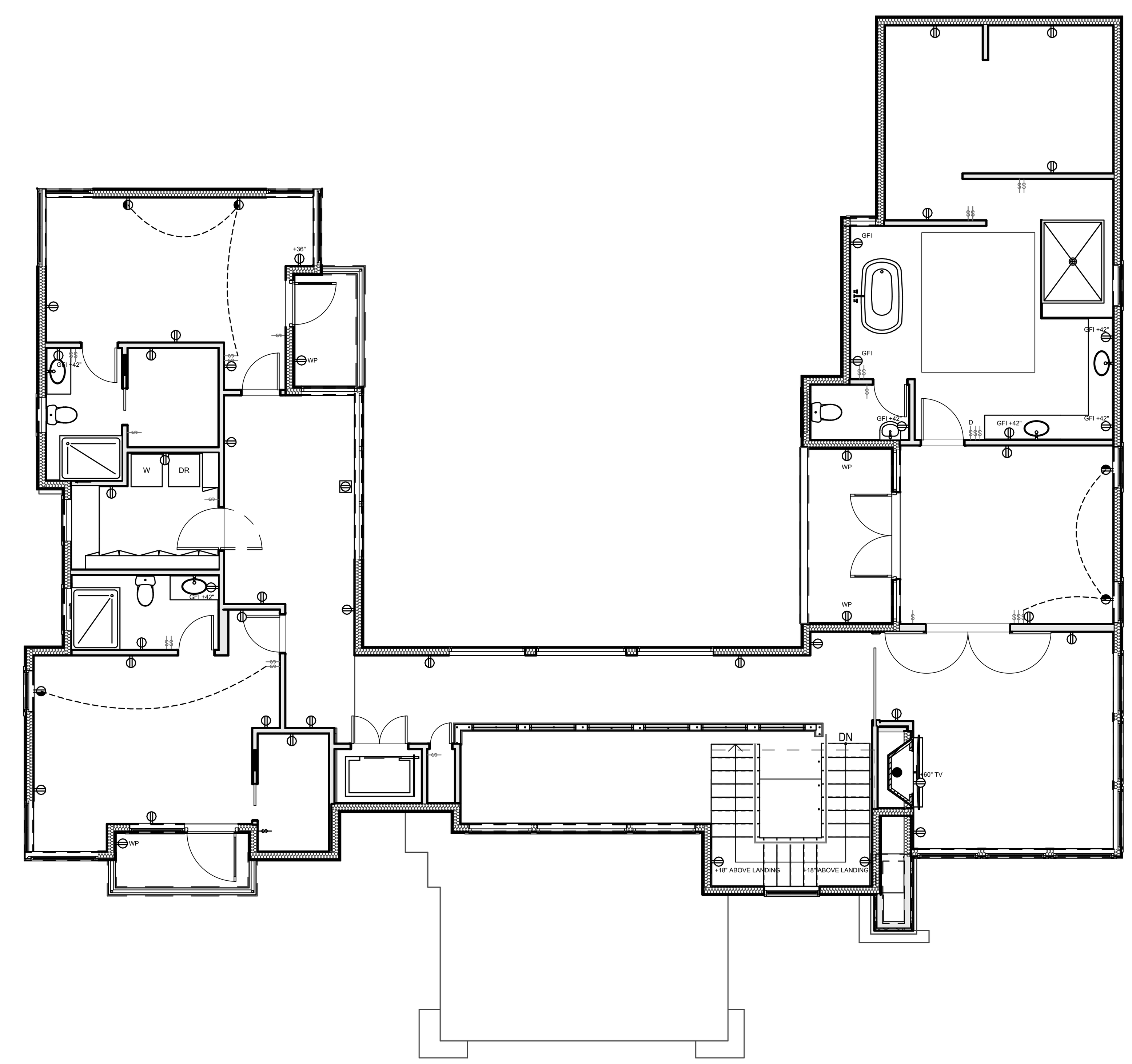
LEGEND

	DUPLEX RECEPTACLE
GFI +#	DUPLEX RECEPTACLE w/ GROUND FAULT CURRENT INTERRUPTER + MOUNTING HT
	DUPLEX WATERPROOF GFI RECEPTACLE
	HALF HOT DUPLEX RECEPTACLE
	QUADPLEX RECEPTACLE
	RECESSED FLOOR GFI DUPLEX RECEPTACLE BOX
WAP	WIRELESS ACCESS POINT (CEILING MTD)

NOTES:
1. RECEPTACLES SHALL BE MOUNTED AT +18" AFF, UNO.



GROUND FLOOR POWER & DATA PLAN
1/8" = 1'-0"



SECOND FLOOR POWER & DATA PLAN
1/8" = 1'-0"

REGISTERED ARCHITECT
4532
KEVIN J. BRODERICK
STATE OF WASHINGTON

WANG CHEN RESIDENCE
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55 S. ATLANTIC STREET, SUITE #301
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NO.	DATE	DESCRIPTION

PERMIT SET
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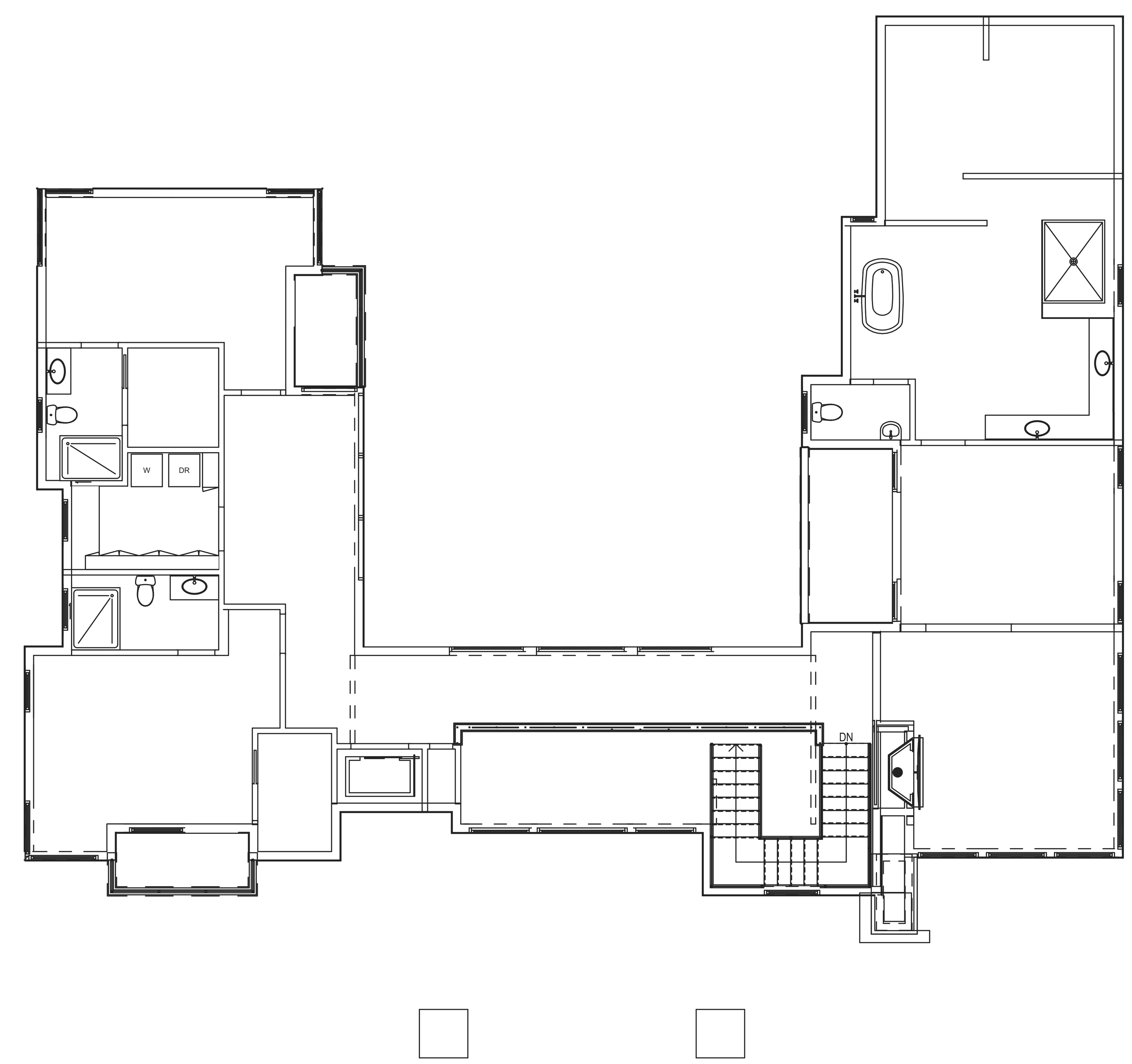
POWER & DATA PLANS

A9.1

FINISH SCHEDULE

ID	DESCRIPTION	MANUFACTURER	ITEM NUMBER	REMARKS
B-1	1X5 WOOD BASE TRIM			
BS-1	BACKSPLASH			
CB-1	KITCHEN UPPERS/ LOWERS			
CB-2	ISLAND CABINETS			
CT-1	KITCHEN COUNTERTOP			
CT-2	ISLAND COUNTERTOP			
FL-1	LUXURY VINYL TILE			
FL-2	CARPET			
FL-3	BATHROOM TILE			
P-1	PAINT - 1			
P-2	PAINT - 2 (CEILING)			
P-3	PAINT - 3			
P-4	PAINT - 4			
T-1	3 1/2" WOOD WINDOW/ DOOR TRIM			

GROUND FLOOR
1/8" = 1'-0"



2ND FLOOR
1/8" = 1'-0"

REGISTERED ARCHITECT
4532
KEVIN J. BRODERICK
STATE OF WASHINGTON

WANG CHEN RESIDENCE
CONSTRUCTION DOCUMENTS
443 140TH AVENUE NE • BELLEVUE, WA 98006

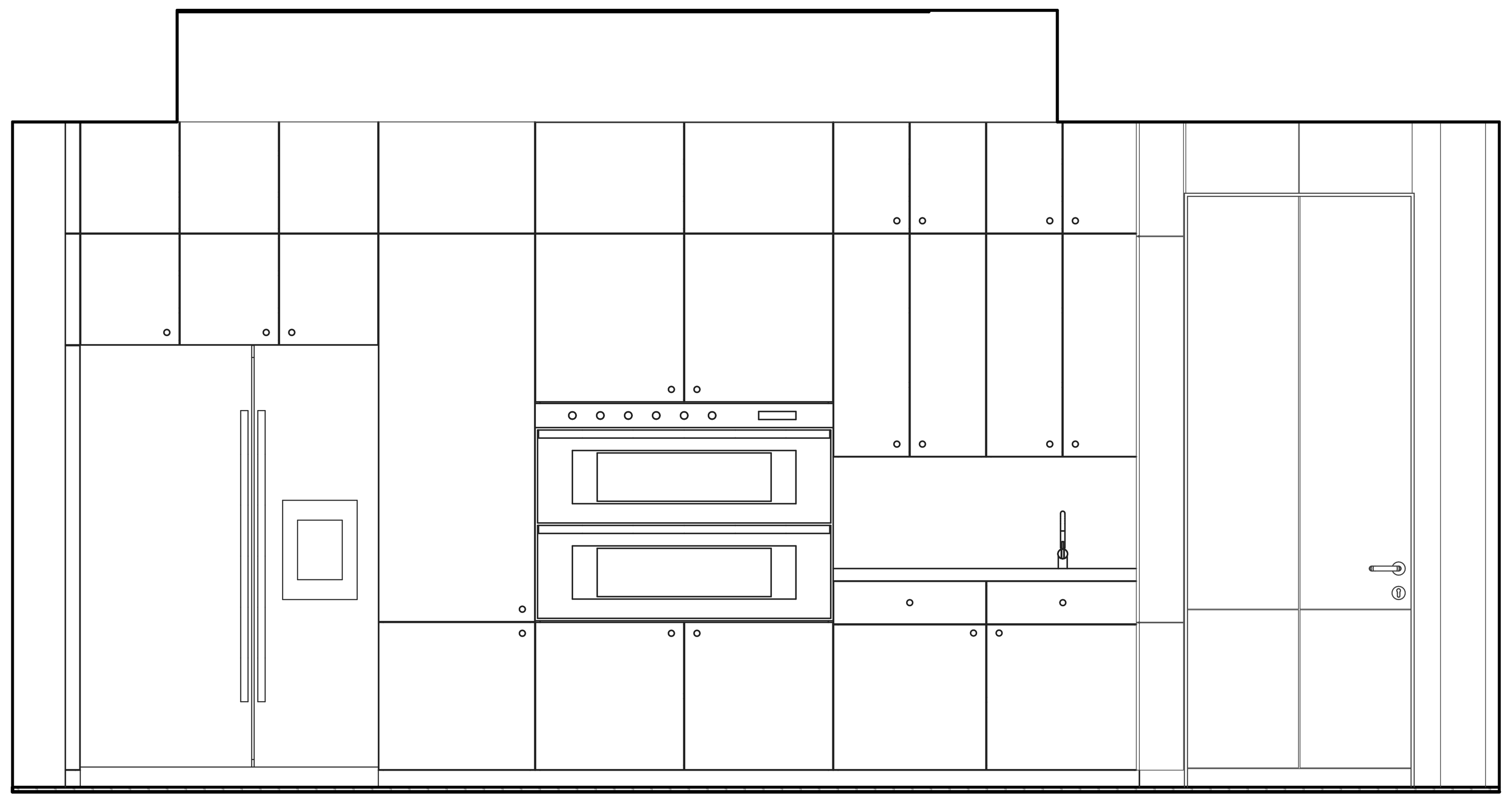
BRODERICK ARCHITECTS
55 S. ATLANTIC STREET, SUITE #301
SEATTLE, WASHINGTON 98134
206.682.7525

NO.	DATE	DESCRIPTION

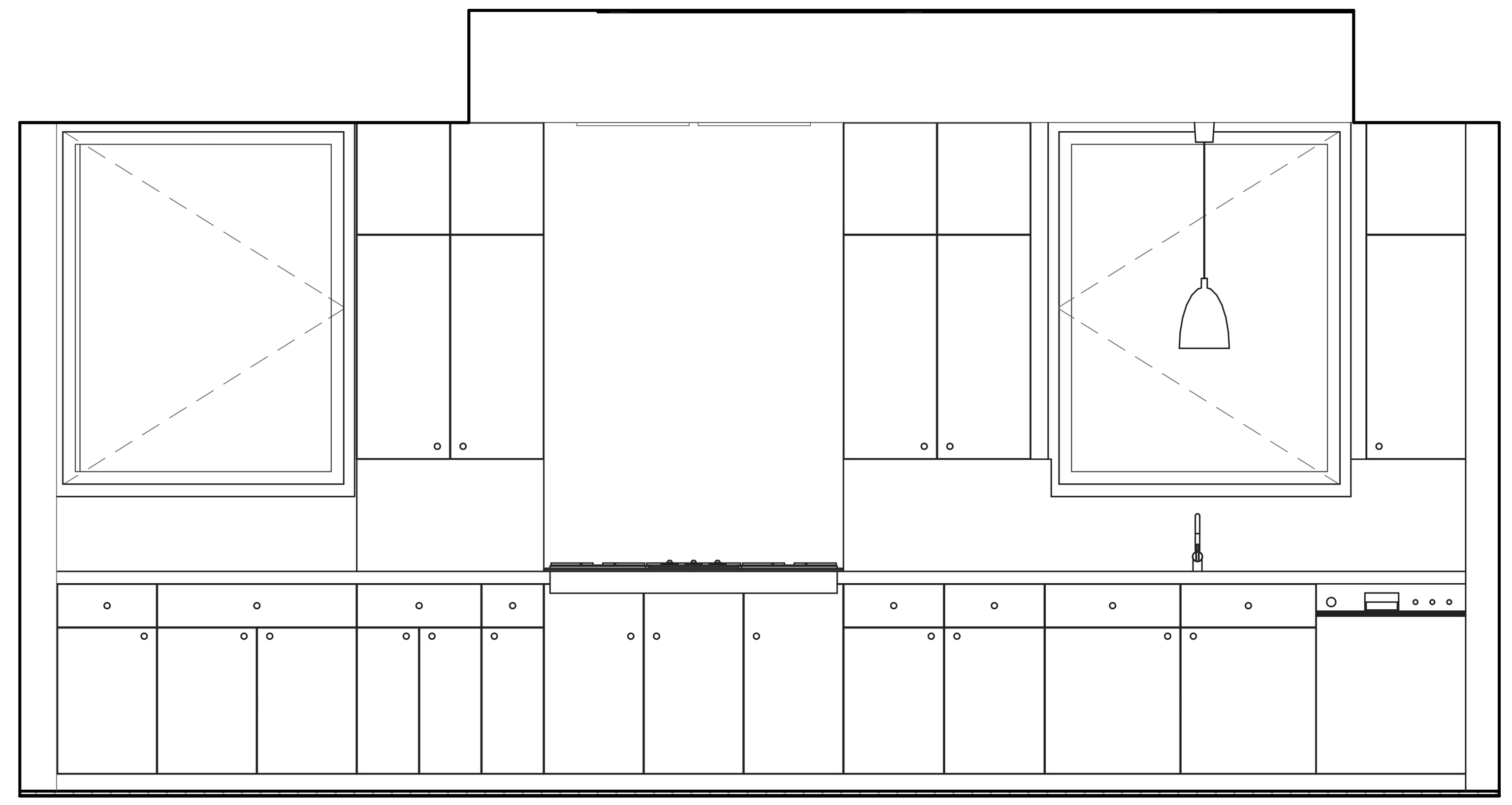
PERMIT SET
4/30/2021

GROUND FLOOR FINISH PLAN

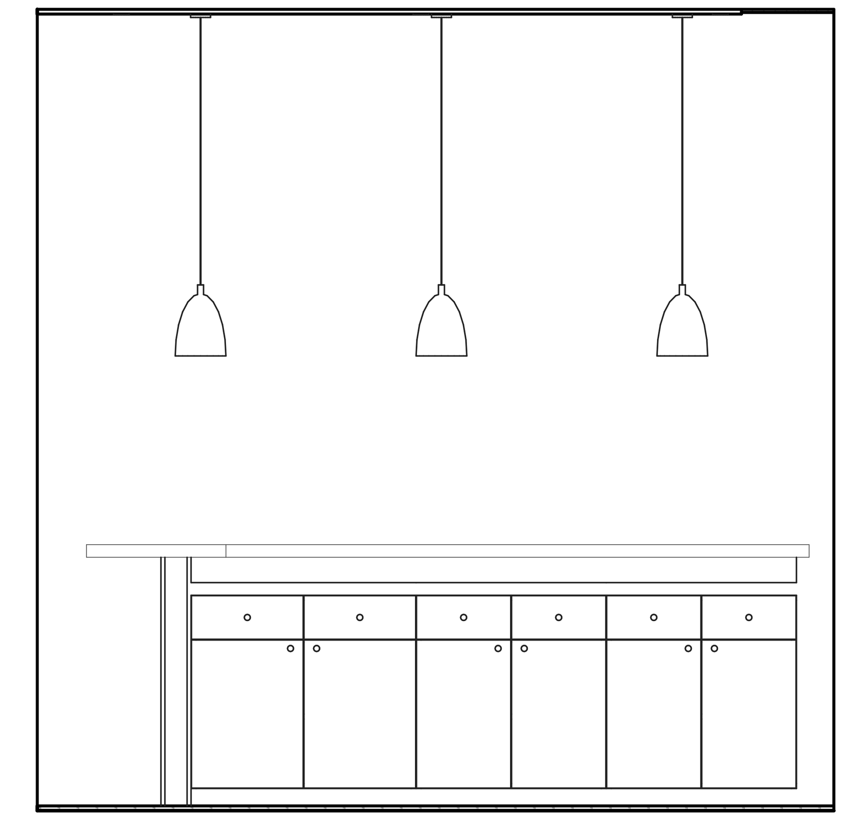
A10.1



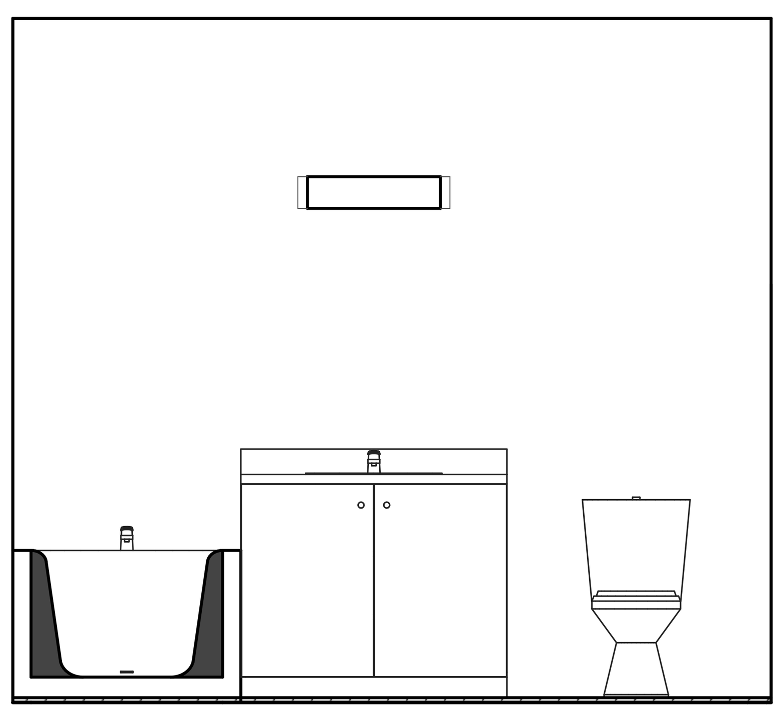
1 A10.2 KITCHEN WEST
1/2" = 1'-0"



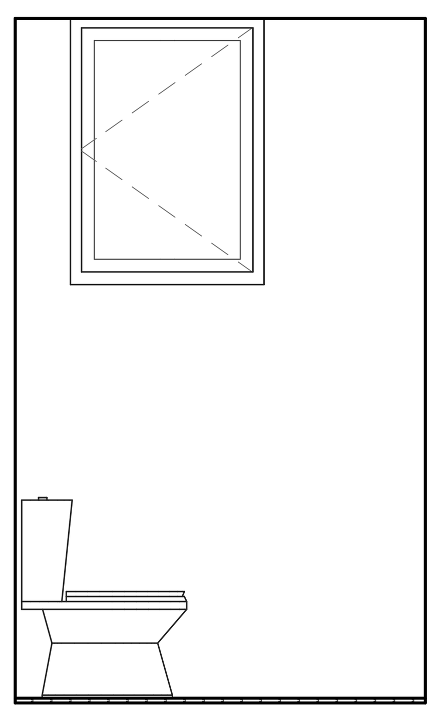
2 A10.2 KITCHEN EAST
1/2" = 1'-0"



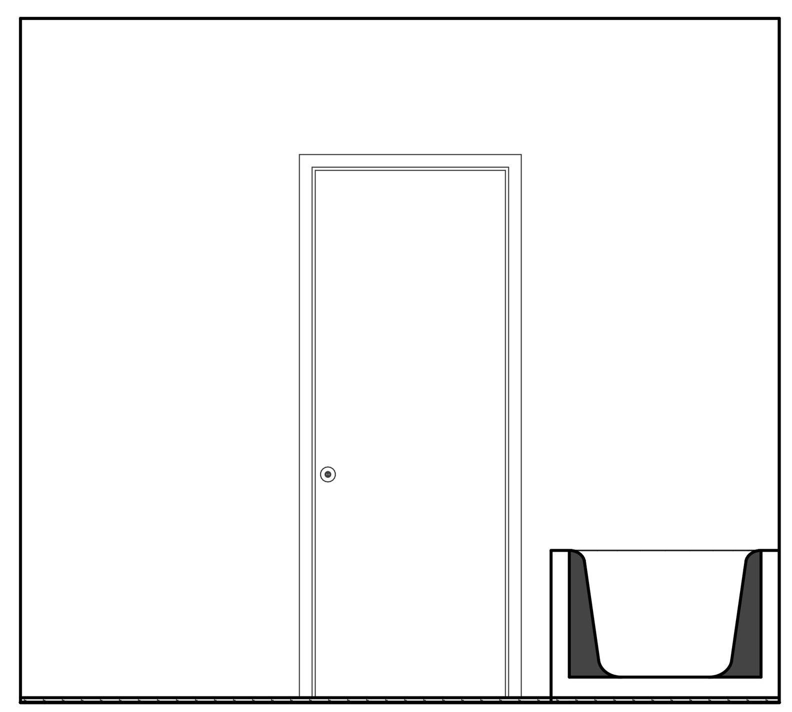
3 A10.2 ISLAND NORTH
1/2" = 1'-0"



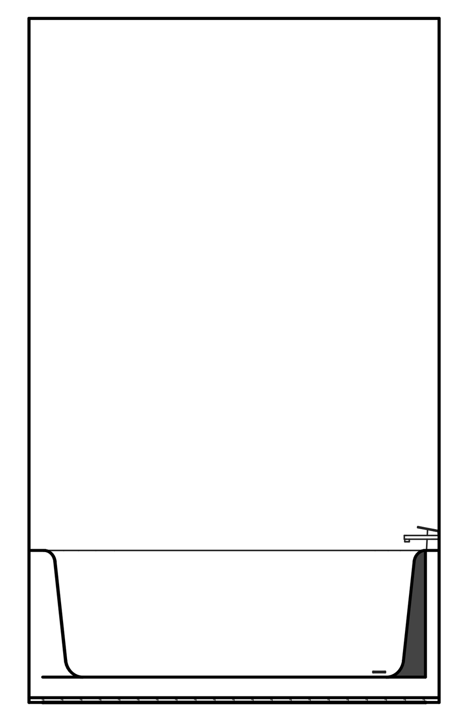
4 A10.2 ISLAND NORTH
1/2" = 1'-0"



5 A10.2 ISLAND EAST
1/2" = 1'-0"



6 A10.2 ISLAND SOUTH
1/2" = 1'-0"



7 A10.2 ISLAND WEST
1/2" = 1'-0"

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INTERIOR ELEVATIONS

A10.2