

GENERAL NOTES:

GN1- PLANS ARE DRAWN TO COMPLY WITH OWNER'S AND/OR BUILDER'S SPECIFICATIONS AND ANY CHANGES MADE ON THEM AFTER PRINTS ARE MADE WILL BE DONE AT THE OWNER'S AND/OR BUILDER'S EXPENSE AND RESPONSIBILITY.

GN2- THE CONTRACTOR/S SHALL VERIFY ALL DIMENSIONS ON/AND ENCLOSED DRAWING, THAT SITE CONDITIONS ARE CONSISTENT WITH THESE PLANS BEFORE STARTING WORK. WORK NOT SPECIFICALLY DETAILED SHALL BE CONSTRUCTED TO THE SAME QUALITY AS SIMILAR WORK THAT IS DETAILED. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2021 INTERNATIONAL BUILDING CODES, AND LOCAL WASHINGTON CODES.

GN3- WRITTEN DIMENSIONS AND SPECIFIC NOTES SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND GENERAL NOTES. THE INDEPENDENT ENGINEER/DESIGNER SHALL BE CONSULTED FOR CLARIFICATION IF SITE CONDITIONS ARE ENCOUNTERED THAT ARE DIFFERENT THAN SHOWN, IF DISCREPANCIES ARE FOUND IN THE PLANS OR NOTES, OR IF A QUESTION ARISES OVER THE INTENT OF THE PLANS OR NOTES. CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS).

ELECTRICAL NOTES:

ALL LIGHTINGS SHALL BE HIGH EFFICACY (FLUORESCENT, LED)

* IN BATHROOMS, GARAGE, LAUNDRY & UTILITY ROOMS SHALL HAVE A MANUAL SWITCH FOR ON AND A VACANCY-SENSOR FOR OFF.
* ALL OTHER ROOMS (HALLS, STAIRS, DINING, BEDROOMS) SHALL HAVE A MANUAL SWITCH FOR ON AND A VACANCY-SENSOR FOR OFF OR HAVE ELECTRIC DIMMER SWITCHES.
* OUTDOOR BUILDING LIGHTS SHALL HAVE A MOTION SENSOR ON AND PHOTO-CELL SENSOR OFF. ALL HIGH-EFFICACY LIGHTS MUST BE CONTROLLED SEPARATELY FROM LOW-EFFICACY LIGHTS SWITCHES.

ALSO SEE A10 FOR ADDITION ELECTRICAL NOTES

BATH ROOM NOTES:

BN1 - BATHROOM RECEPTACLES SHALL BE GFCI PROTECTED AND TO BE CONNECTED TO A DEDICATED 20 A CIRCUIT

BN2 - FOR BATHROOMS CONTAINING A BATHTUB, SHOWER, OR TUB/SHOWER COMBINATION, A MECHANICAL EXHAUST FAN WHICH EXHAUSTS DIRECTLY FROM THE BATHROOM MUST BE INSTALLED.

BN3 - UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, FANS, MUST BE CONTROLLED BY A HUMIDISTAT WHICH SHALL BE READILY ACCESSIBLE.

BN4 - HUMIDISTAT CONTROLS SHALL BE CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF 50% TO 80%

SEE ADDITIONAL NOTES CALLED OUT ON OTHER SHEETS.

CONTRACTOR NOTES:

CN1- THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING IMPROVEMENT AND EARTHWORK QUANTITIES. THE IMPROVEMENTS AND EARTHWORK QUANTITIES SHOWN HEREON ARE NOT TO BE USED FOR BIDDING OR ESTIMATING.

CN2- PRIVATE AND PUBLIC UTILITIES, IF SHOWN, REFLECT AVAILABLE RECORD DATA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL LINES AFFECTING THIS WORK AND FOR ANY DAMAGE OR PROTECTION TO THESE LINES. PRIOR TO STARTING CONSTRUCTION OF THIS PROJECT, THE CONTRACTOR SHALL UNCOVER ALL EXISTING UTILITY LINES AFFECTING THIS WORK AND VERIFY THE ELEVATIONS OF SAID UTILITY LINES.

CN3- ALL CONTRACTORS AND SUBCONTRACTORS PERFORMING ANY WORK SHOWN ON OR RELATED TO THESE PLANS SHALL CONDUCT THEIR OPERATIONS SO THAT ALL EMPLOYEES ARE PROVIDED A SAFE PLACE TO WORK AND THE PUBLIC IS PROTECTED. ALL CONTRACTORS AND SUBCONTRACTORS SHALL COMPLY WITH THE "OCCUPATIONAL SAFETY AND HEALTH REGULATIONS" OF THE U.S. DEPARTMENT OF LABOR, WITH THE "CONSTRUCTION SAFETY ORDERS" OF THE STATE OF CALIFORNIA DEPARTMENT OF INDUSTRIAL REGULATIONS AND WITH CALTRANS AREA TRAFFIC CONTROL HANDBOOK (WATCH). HOWEVER, THE CONSTRUCTION ENGINEER AND THE CITY SHALL NOT BE RESPONSIBLE IN ANY WAY FOR SAID COMPLIANCE BY THE CONTRACTOR OR ANY SUBCONTRACTORS.

CN4- THE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE OWNER, ENGINEER, AND THE CITY HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER, THE ENGINEER, OR THE CITY.

CN5- THE CONTRACTOR SHALL BE RESPONSIBLE AND SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT PUBLIC TRESPASS ONTO AREAS WHERE IMPOUNDED WATER CREATES A HAZARDOUS CONDITION.

CN6- ESC DEVICES SHALL BE PROPERLY MAINTAINED IN PLACE UNTIL PROJECT COMPLETION. DAMAGED GRAVEL BAGS SHALL BE REPLACED.

CN7- AFTER A RAINSTORM, ALL SILT AND DEBRIS SHALL BE REMOVED FROM PUBLIC DRAINS OR PIPES OF ADJACENT PROPERTIES, AND FROM ALL PUBLIC PROPERTIES AND PRIVATE STREETS.

JPD NOTE:

- THESE DOCUMENTS PREPARED FOR THE PURPOSE OF OBTAINING A BUILDING PERMIT. THEY ARE NOT INTENDED TO BE ACCURATE "AS DRAWN OR AS DETAILED" OR TO ADDRESS ALL POSSIBLE CONSTRUCTION ISSUES.
- ENGINEER & CONTRACTOR SHALL VERIFY ALL DIMENSIONS, STRUCTURAL DETAILS, SPECS, CONNECTIONS. BUILDING CODES, AND GRADE REQUIREMENTS BEFORE ANY CONSTRUCTION BEGINS.
- WRITTEN DIMENSIONS AND SPECIFIC NOTES SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND GENERAL NOTES. THE ENGINEER/DESIGNER SHALL BE CONSULTED FOR CLARIFICATION IF SITE CONDITIONS ARE ENCOUNTERED THAT ARE DIFFERENT THAN SHOWN, IF DISCREPANCIES ARE FOUND IN THE PLANS OR NOTES, OR IF A QUESTION ARISES OVER THE INTENT OF THE PLANS OR NOTES. CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS).
- THE INDEPENDENT CONTRACTOR SHALL VERIFY THAT SITE CONDITIONS ARE CONSISTENT WITH THESE PLANS BEFORE STARTING WORK. WORK THAT NOT SPECIFICALLY DETAILED SHALL BE CONSTRUCTED TO THE SAME QUALITY AS SIMILAR WORK THAT IS DETAILED. ALL WORK SHALL BE DONE IN ACCORDANCE WITH INTERNATIONAL BUILDING CODES AND LOCAL CODES. CONTRACTOR SHALL BE RESPONSIBLE AND BEAR ANY FINES OR PENALTIES FOR CODE, ORDINANCE, REGULATION OR BUILDING PROCESS VIOLATIONS. INSURANCES SHALL BE IN FORCE THROUGHOUT THE DURATION OF THE BUILDING PROJECT.
- THE INDEPENDENT CONTRACTOR OF THE JOB MUST CHECK ALL DIMENSIONS AND OTHER DETAILS PRIOR TO CONSTRUCTION AND BE SOLELY RESPONSIBLE THEREAFTER. NOTIFY JPD OF ANY DIMENSIONAL ERRORS, OMISSIONS OR DISCREPANCIES BEFORE BEGINNING, CONSTRUCTING, OR FABRICATING ANY WORK.
- JPD HAS NOT BEEN RETAINED TO SURVEY FOR OR DISCOVERED ANY HAZARDOUS MATERIALS INCLUDING BUT NOT LIMITED TO ASBESTOS PRODUCTS OR OTHERS TOXIC'S MATERIALS.
- JPD IS NOT RESPONSIBLE FOR THE HANDLING, EXPOSURE, AND REMOVAL OR DISPOSAL OF HAZARDOUS MATERIAL IN ANY FORM AT THE PROJECT SITE.
- JPD SHALL NOT BE HOLD RESPONSIBLE FOR CONSTRUCTION MEANS AND METHODS, ACTS OR OMISSIONS OF THE INDEPENDENT CONTRACTOR OR SUBCONTRACTOR, OR FAILURE OF ANY OF THEM TO CARRY OUT WORK IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS. ANY DEFECT DISCOVERED IN THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THIS OFFICE BY WRITTEN NOTICE BEFORE PROCEEDING WITH WORK. A REASONABLE TIME NOT ALLOWED THIS OFFICE TO CORRECT THE DEFECT THEN IT SHALL BE PLACED THE BURDEN OF COST AND LIABILITY FROM SUCH DEFECT UPON THE CONTRACTOR.

DEMOLITION NOTES:

DN1- VERIFY CITY REQ'D WASTE DIVERSION PROGRAMS FOR DEMOLITION & CONSTRUCTION DEBRIS PRIOR TO DEMOLITION.

DN2- PROVIDE DUST SCREENING AS NECESSARY TO PROTECT UNTOUCHED AREAS DURING CONSTRUCTION.

DN3- SEAL OFF DUCT OPENINGS & VENTS PRIOR TO DEMOLITION & THROUGHOUT CONSTRUCTION TO PREVENT DUST INFILTRATION.

DN4- THE ENVIRONMENTAL PROTECTION AGENCY (E.P.A.) REQUIRES THAT FIRMS PERFORMING RENOVATION, REPAIR, AND PAINTING PROJECTS THAT DISTURB LEAD-BASED PAINT IN PRE-1978 HOMES, CHILD CARE FACILITIES, AND SCHOOLS BE CERTIFIED BY E.P.A. AND THAT THEY USE CERTIFIED RENOVATORS WHO ARE TRAINED BY E.P.A.-APPROVED TRAINING PROVIDERS TO FOLLOW LEAD-SAFE WORK PRACTICES.

http://www.epa.gov/lead/pubs/renovation.htm

DN5- CONTRACTORS TO PROVIDE ALL WORK IN COMPLIANCE WITH REQUIRED LEAD-SAFE WORK PRACTICES, PROJECT DOCUMENTATION, AND PROFESSIONAL CERTIFICATIONS

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PROJECT INFO:

SINGLE FAMILY HOME
PARCEL NUMBER: 2655500167
NON-CONFORMING CORNER LOT
LOT : 7,700 SQFT
ZONING: R-8.4
FRONT SET BACK = 20ft
SIDE SET BACK = 12ft
REAR SETBACK = 15ft
ALLOWABLE SQFT 40% = 3,080 SQFT

	Existing	Proposed
Living Area	1,217	1st Floor = 1,287 2nd Floor = 1,172
Total	1,217	2,459
Existing Garage = 600 SqFt Existing SqFt = 1,817 Total New Sqft = 3,059 < 3,080 allowed		

SCOPE OF WORK:

1) REMODEL EXISTING 1ST FLOOR PER PLAN (9FT CEILING)
2) NEW 2ND FLOOR ADDITION PER PLAN (9FT CEILING)
3) NEW UNDER GROUND ELECTRICAL SERVICE LATERAL
4) MAIN ELECTRICAL SERVICE UPGRADE TO 200A SOLAR READY COMBO METER W DISTRIBUTION
5) RELOCATE EXISTING GAS METER PER PLAN
6) FIRE SPRINKLER BY OTHERS

NATIONAL CODES

2021 International Building Code (IBC)
2021 International Residential Code (IRC)
2021 International Mechanical Code (IMC)
2021 International Fuel Gas Code (IFGC)
2021 Uniform Plumbing Code (UPC)
2021 International Fire Code (IFC)
2021 International Existing Building Code (IEBC)
2021 International Wildland-Urban Interface Code
2021 National Fuel Gas Code (NFPA 54)
2021 International Energy Conservation Code with WA ST Amendments
2023 National Electrical Code
2017 Accessible & Usable Buildings & Facilities (ICC/ANSI A117.1)
2017 Liquefied Petroleum Gas Code (NFPA 58)
Current Washington State and Local City Ordinate Code



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△
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ENGINEERED BY:

JOB DESCRIPTION:

DANNY TUAN TRAN &
HOAICHI PHAN
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Mercer Island, WA 98040

E_STAMP

DRAWN: M.P

SCALE @ 24"x 36" : AS NOTED

DATE: 2025/02/02

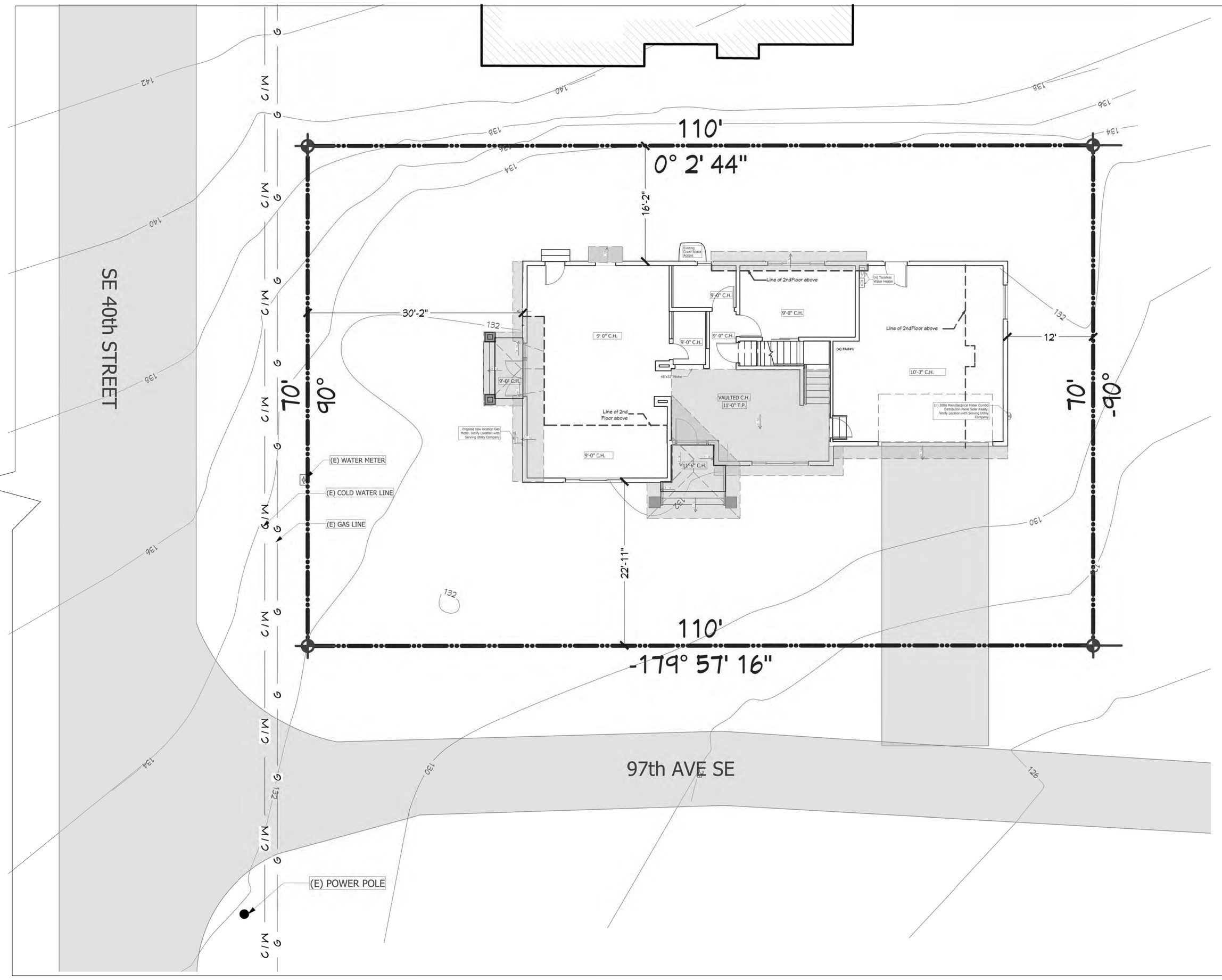
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2024 Tuan House



SITE PLAN

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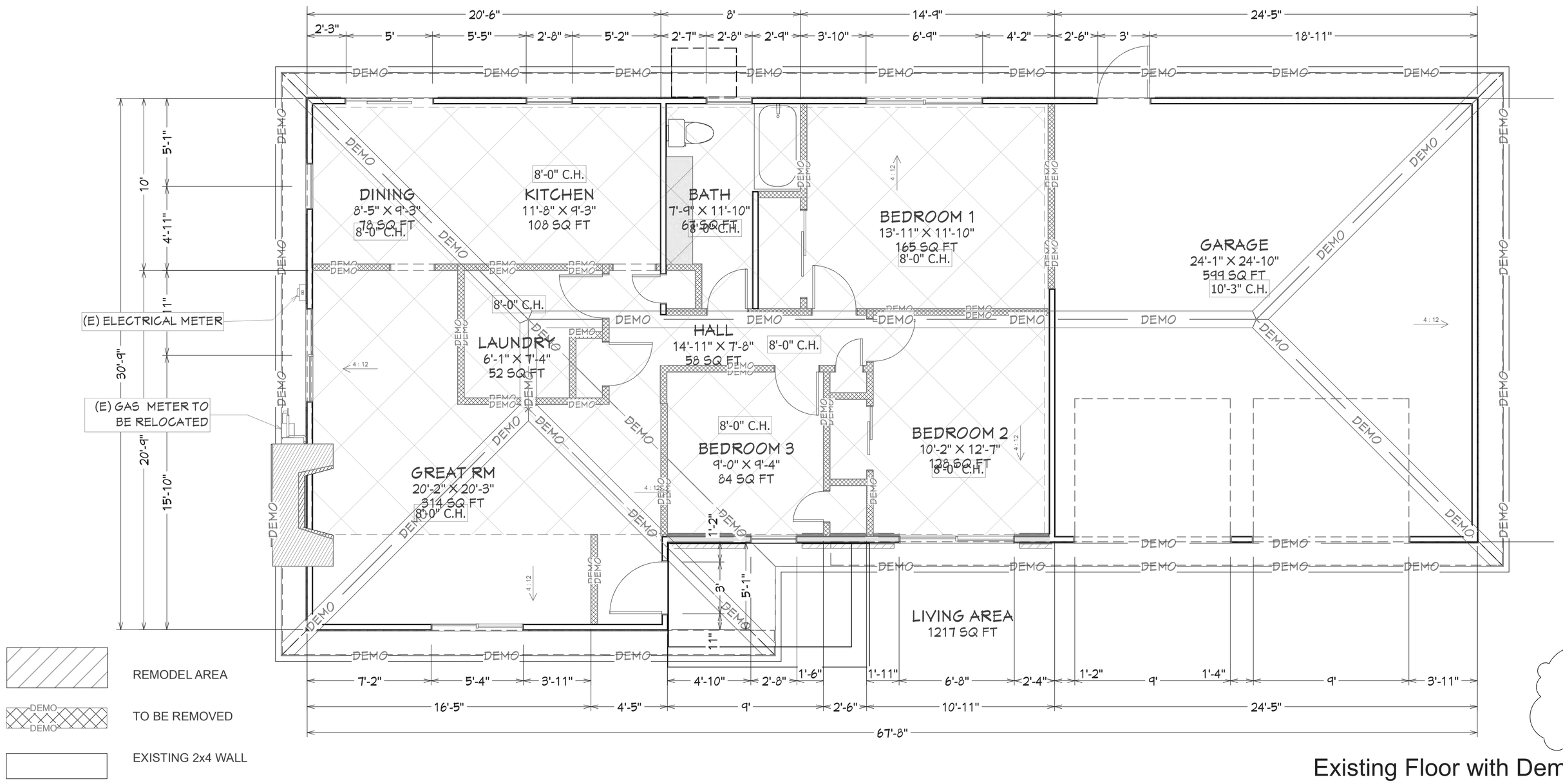
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Existing Floor with Demo Plan

B

DEMOLITION SCOPE OF WORK:

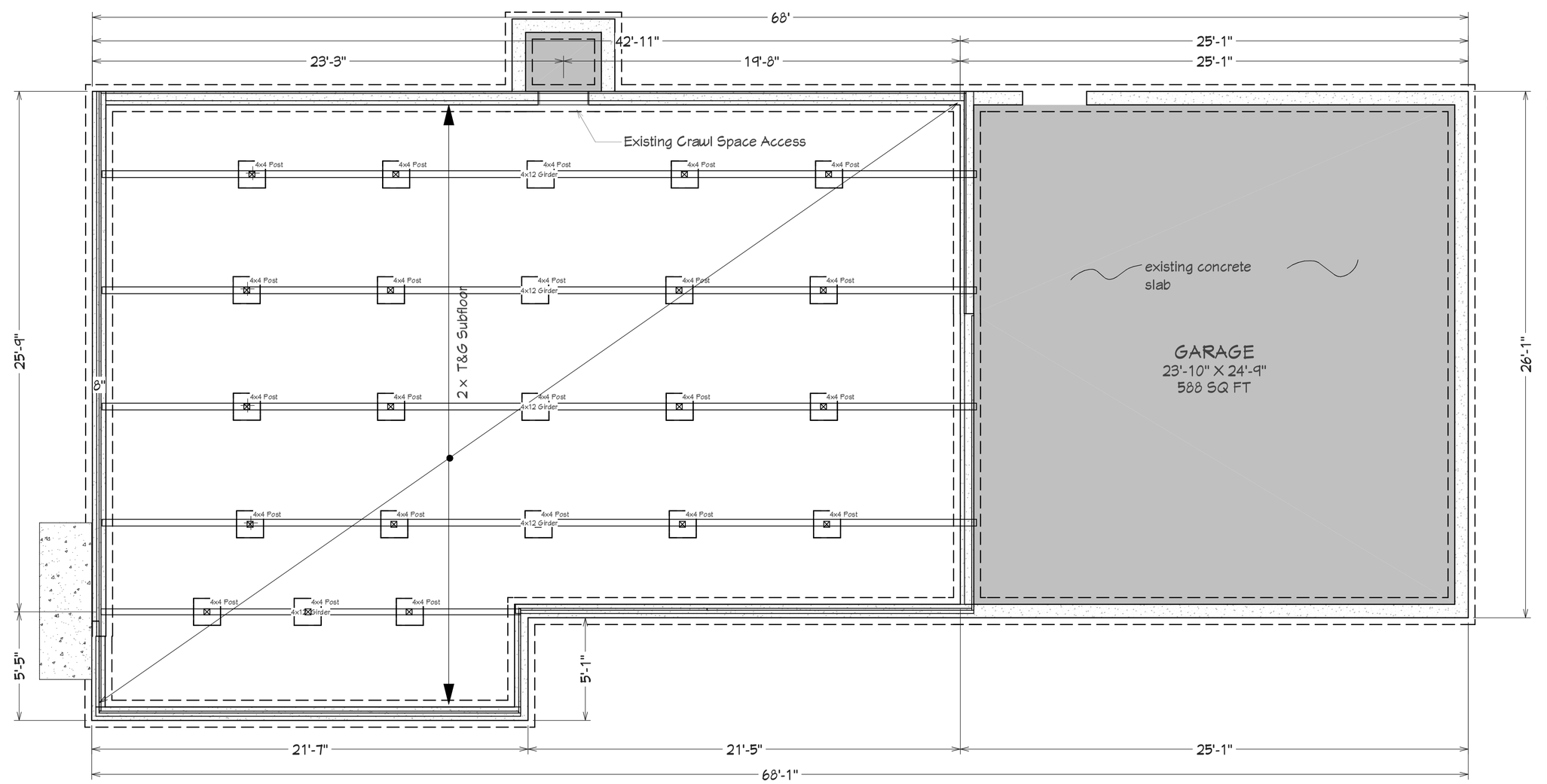
1) DEMO AND REMOVE EXISTING KITCHEN
2) DEMO AND REMOVE EXISTING ROOF AND CEILING
3) DEMO AND REMOVE EXISTING FIREPLACE
4) DEMO AND REMOVE EXISTING INTERIOR WALLS PER PLAN

DEMOLITION NOTES:

DN1. EXISTING ELEMENTS TO BE REMOVED OR MODIFIED SHOWN DASHED LINE OR WITH "DEMO" LABELED, TYPICAL.
DN2. PRIOR TO DEMOLITION, WALK THROUGH WITH OWNER AND VERIFY ANY REMOVED PLUMBING, LIGHTING, FINISHES, WINDOWS, DOORS, ETC. TO BE SAVED FOR REUSE OR RELOCATION.
DN3. PRIOR TO DEMOLITION VERIFY COMPLIANCE WITH E.P.A. REQ'D PRACTICES & CERTIFICATION FOR LEAD CONTAMINATION.
DN4. VERIFY CITY REQ'D WASTE DIVERSION PROGRAMS FOR DEMOLITION & CONSTRUCTION DEBRIS PRIOR TO DEMOLITION.
DN5. PROVIDE DUST SCREENING AS NECESSARY TO PROTECT UNTOUCHED AREAS DURING CONSTRUCTION.
DN6. SEAL OFF DUCT OPENINGS & VENTS PRIOR TO DEMOLITION & THROUGHOUT CONSTRUCTION TO PREVENT DUST INFILTRATION.
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http://www.epa.gov/lead/pubs/renovation.htm

DN8. CONTRACTORS TO PROVIDE ALL WORK IN COMPLIANCE WITH REQUIRED LEAD-SAFE WORK PRACTICES, PROJECT DOCUMENTATION, AND PROFESSIONAL CERTIFICATIONS.

CONTRACTOR TO VERIFY IN FIELD ACTUAL EXISTING STRUCTURE, AND DIMENSION BEFORE STARTING ANY DEMO WORK.



Existing Foundation

A

ENGINEER TO VERIFY IN FIELD ACTUAL EXISTING STRUCTURE, STRUCTURE CONDITION AND DIMENSION PRIOR PERFORM ANY WORK.

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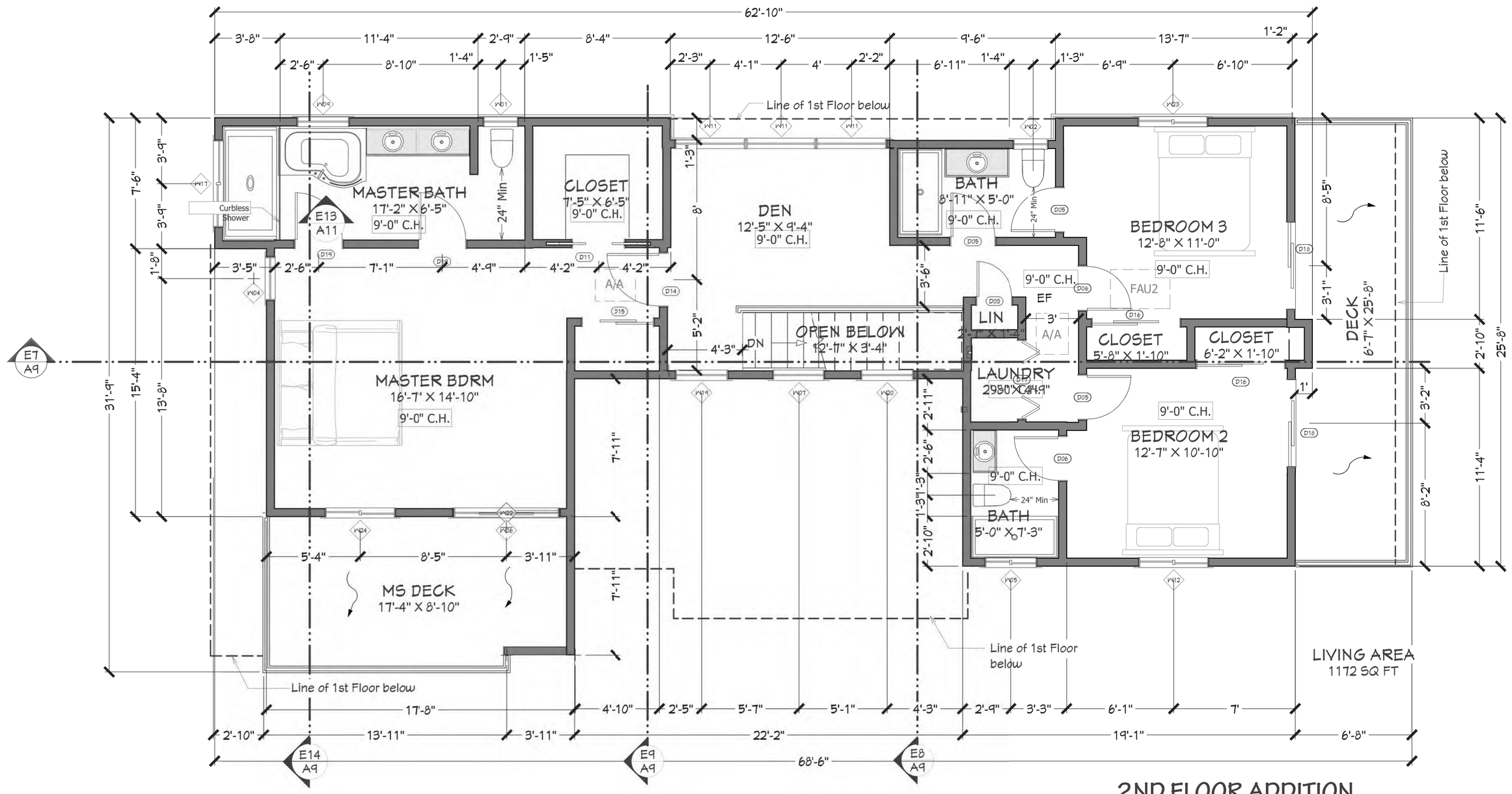
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2024 Tuan House



NOTES:

EGRESS WINDOW SHALL HAVE:
- MIN. NET CLEAR OPENING OF 5.7 SQUARE FEET
- MIN. NET CLEAR OPENING WIDTH OF 20 INCHES.
- MIN. NET CLEAR HEIGHT OF 24 INCHES.
- WINDOW SILL HEIGHT OF NOT MORE THAN 44 IN. ABOVE FLOOR

ATTIC ACCESS OPENING IS A MINIMUM 24X32 WITH 20-MINUTES FIRE-RATED DOOR

STAIR WIDTH SHALL HAVE A MINIMUM OF 36 INCHES AT NEW DECK STAIRS

PROVIDES 1HRS FIRE-RATED 5/8" DRYWALL ALONG THE GARAGE WALLS AND CEILING ADJACENT TO DWELLING

GLAZING IN SHOWER AREA : WINDOW SHALL BE FULLY TEMPERED, LAMINATED SAFETY GLASS

CONTROL VALVES AND SHOWER HEADS SHALL BE LOCATED ON THE SIDEWALL OF SHOWER COMPARTMENT OR OTHERWISE ARRANGED SO THAT THE SHOWERHEAD DOES NOT DISCHARGE DIRECTLY AT THE ENTRANCE TO THE COMPARTMENT AND THE BATHER CAN ADJUST THE VALVES PRIOR TO STEPPING INTO THE SHOWER SPRAY

PROVIDE A MINIMUM 100 CFM KITCHEN HOOD EXHAUST TO THE EXTERIOR WITH METAL DUCT WORK. A CEILING OR WALL EXHAUST MAY BE USED THAT PROVIDES CONTINUOUS 5 AIR CHANGES PER HOUR.

ALL EXTERIOR DOORS SHALL NOT EXCEED A 7.75" DROP BELOW THE TOP OF DOOR THRESHOLD

BATHROOM NOTES:

- BN1- SHOWERS OR TUB/SHOWER COMBINATIONS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE THERMOSTATIC MIXING OR PRESSURE BALANCE TYPE ADJUSTED TO 120 DEGREES MAXIMUM.
- BN2- WHERE SHOWER IS PROPOSED, INSTALL HOT-MOP SHOWER PAN @ ALL SHOWERS (TYPICAL). BASE MATERIAL BENEATH SHOWER PAN TO SLOPE TO DRAIN. VERIFY DRAIN LOCATION W/OWNER.
- BN3- AT ALL SHOWERS AND TUB/SHOWER COMBINATIONS, A SMOOTH, HARD, NONABSORBENT SURFACE (e.g., CERAMIC TILE OR FIBERGLASS) OVER A MOISTURE RESISTANT UNDERLAYMENT (e.g., CEMENT, FIBERCEMENT, OR GLASS MAT GYPSUM BACKER) TO A HEIGHT OF 72" ABOVE THE DRAIN INLET. CRC R307.2. MATERIALS OTHER THAN STRUCTURAL ELEMENTS SHALL BE MOISTURE RESISTANT. WATER RESISTANT GYPSUM BACKING BOARD (i.e. GREEN BOARD) SHALL NOT BE USED IN BATH TUBS OR SHOWERS WHERE THERE WILL BE DIRECT EXPOSURE TO WATER. PROVIDE BACKERS SUCH AS WONDER-BOARD, HARDI-BACKER OR EQUIVALENT. VERIFY FINISH MATERIALS W/OWNER.
- BN4- TEMPERED GLASS FRAMELESS SHOWER ENCLOSURE. MIN. 3/8" THICK GLASS, AND 22" DOOR SWING OUT.
- BN5- ALL SHOWER COMPARTMENTS, REGARDLESS OF SHAPE, SHALL HAVE A MINIMUM FINISHED INTERIOR OF 1,024 SQUARE INCHES, AND SHALL ALSO BE CAPABLE OF ENCOMPASSING A 30-INCH CIRCLE, PER UPC 411.7.
- BN6- NO WATER CLOSET OR BIDET SHALL BE SET CLOSER THAN 15" FROM ITS CENTER TO ANY SIDE WALL OR OBSTRUCTION or CLOSER THAN 30" CENTER TO CENTER TO ANY SIMILAR FIXTURE. THE CLEAR SPACE IN FRONT OF ANY WATER CLOSET OR BIDET SHALL NOT BE LESS THAN 24".
- BN7- PLUMBING FIXTURES (WATER CLOSETS AND URINALS) SHALL COMPLY WITH THE FOLLOWING:
  1. THE EFFECTIVE FLUSH VOLUME OF ALL WATER CLOSETS SHALL NOT EXCEED 1.28 GAL/FLUSH (CGC 4.303.1.1).
  2. THE EFFECTIVE FLUSH VOLUME OF URINALS SHALL NOT EXCEED 0.5 GAL/FLUSH (CGC 4.303.1.2).
- BN8- STANDARD PLUMBING FIXTURE AND FITTINGS REQUIRED IN SECTION 4.303.1 SHALL BE INSTALLED PER CA PLUMBING CODE AND SHALL MEET APPLICABLE REFERENCED STANDARDS LISTED ON PLANS
- BN9- INSTALL EXHAUST FAN TO PROVIDE MINIMUM 5 AIR EXCHANGE PER HOUR VENTED TO EXTERIOR WITH A BACK DRAFT DAMPER.
- BN10- FOR BATHROOMS CONTAINING A BATHTUB, SHOWER, OR TUB/SHOWER COMBINATION, A MECHANICAL EXHAUST FAN WHICH EXHAUSTS DIRECTLY FROM THE BATHROOM MUST BE INSTALLED.
- BN11- EXHAUST FANS MUST BE ENERGY STAR COMPLIANT CAPABLE OF PROVIDING FIVE AIR CHANGES PER HOUR * W/ FLUORESCENT LIGHT IF REQUIRED
- BN12- TERMINATION OF ALL ENVIRONMENTAL AIR DUCTS (BATHROOM FANS) SHALL BE A MINIMUM OF THREE FEET FROM THE PROPERTY LINES OR ANY OPENINGS INTO THE BUILDING. IT MUST BE THREE FEET AWAY FROM DOORS, WINDOWS, OPENING SKYLIGHTS OR ATTIC VENTS.
- BN13- UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, FANS, MUST BE CONTROLLED BY A HUMIDISTAT WHICH SHALL BE READILY ACCESSIBLE.
- BN14- HUMIDISTAT CONTROLS SHALL BE CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF 50% TO 80%.
- BN15- INSTALL BATHROOM ACCESSORIES, I.E. MIRRORS, MEDICINE CABINETS, TOWEL BARS & HOOKS, TOILET PAPER HOLDERS, SOAP DISHES, ETC., SELECTED BY OWNER. VERIFY SIZES AND MOUNTING LOCATIONS, PROVIDE PROPER BLOCKING.

RAILING NOTES:

- RN1 STAIRWAYS SHALL HAVE A MIN. WIDTH OF 36". HAND RAILS MAY ENCROACH A MAX. OF 3 1/2" INTO THE REQUIRED WIDTH.
- RN2 STAIRS SHALL BE 7.75-INCH MAXIMUM RISE AND A 10-INCH MINIMUM RUN (TREAD).
- RN3 STAIR TREADS MUST BE UNIFORM AND CAN NOT VARY FROM THE LARGEST TO THE SMALLEST BY MORE THAN 3/8".
- RN4 STAIRWAYS SHALL HAVE AT LEAST ONE HANDRAIL LOCATED 34" TO 38" ABOVE THE NOSING OF TREADS AND LANDINGS. THE HAND GRIP PORTION OF HANDRAILS SHALL NOT BE LESS THAN 1-1/2" OR GREATER THAN 2" IN CROSS-SECTIONAL DIMENSION.
- RN5 42" MIN. HEIGHT GUARDRAILS SHALL BE PROVIDED FOR AT PORCHES, DECKS, BALCONIES, STAIRWAYS AND LANDINGS WHERE THE ADJACENT SURFACE IS GREATER THAN 30" BELOW.
- RN6 RAILING AND GUARDRAIL BALUSTER SPACING SHALL BE NO GREATER THAN 4".
- RN7 THE TRIANGULAR OPENINGS FORMED BY THE RISER, TREAD, AND BOTTOM OF GUARDRAIL SHALL NOT ALLOW A 6" DIAMETER SPHERE TO PASS THROUGH.

PLUMBING NOTES:

- PN1 plumbing contractor will provide a single line diagram at time of inspection and any installation prior to Plan Check and approval is at contractor's risk.

WHOLE HOUSE VENTILATION NOTES:

EF Exhaust Fan

REMODEL AREA
ADDITION AREA
NEW 2X6 WALL
FILL-IN WALL
NEW 2X6 SISTER STUD WALL

PROPOSE REMODEL AND 2ND FLOOR ADDITION

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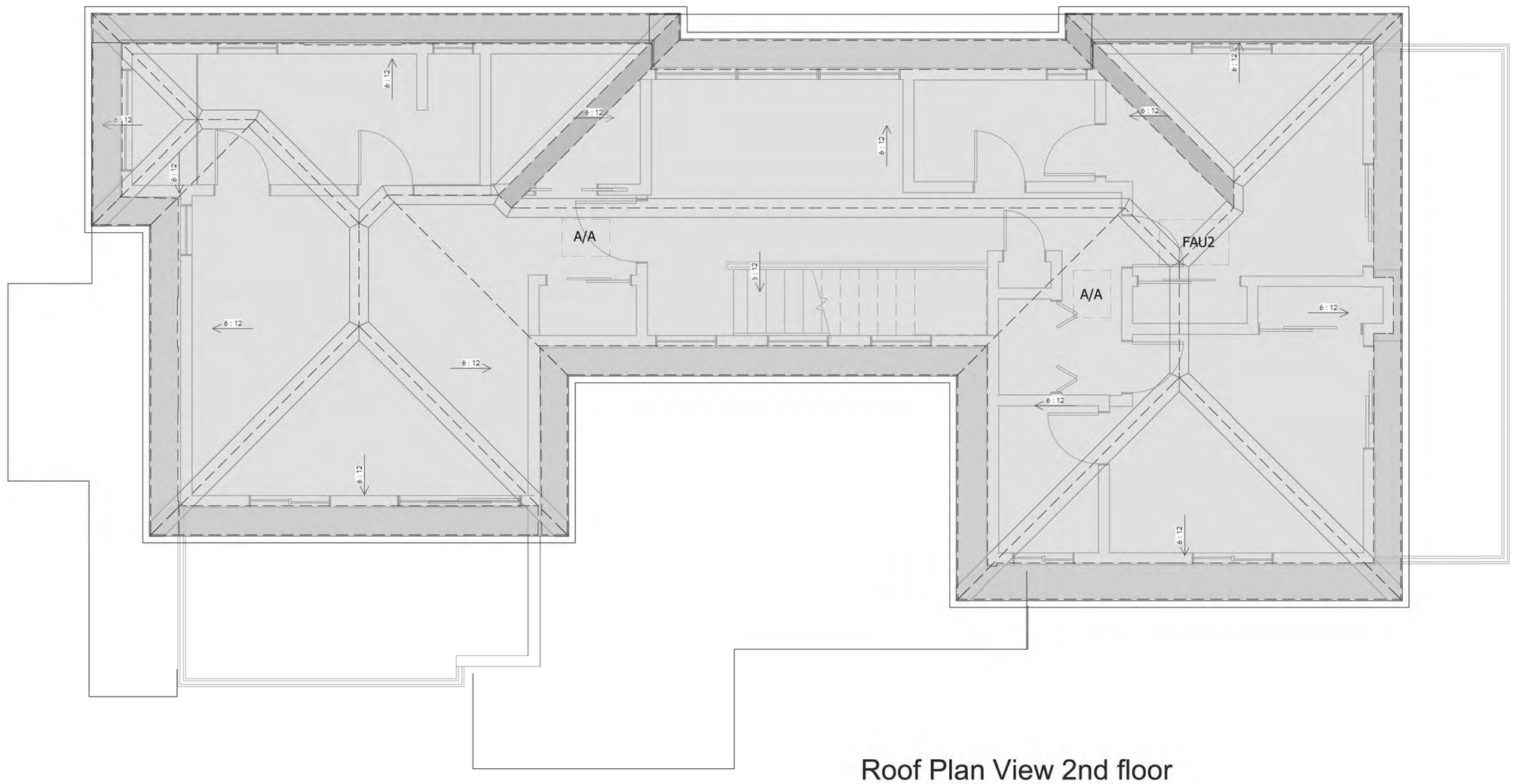
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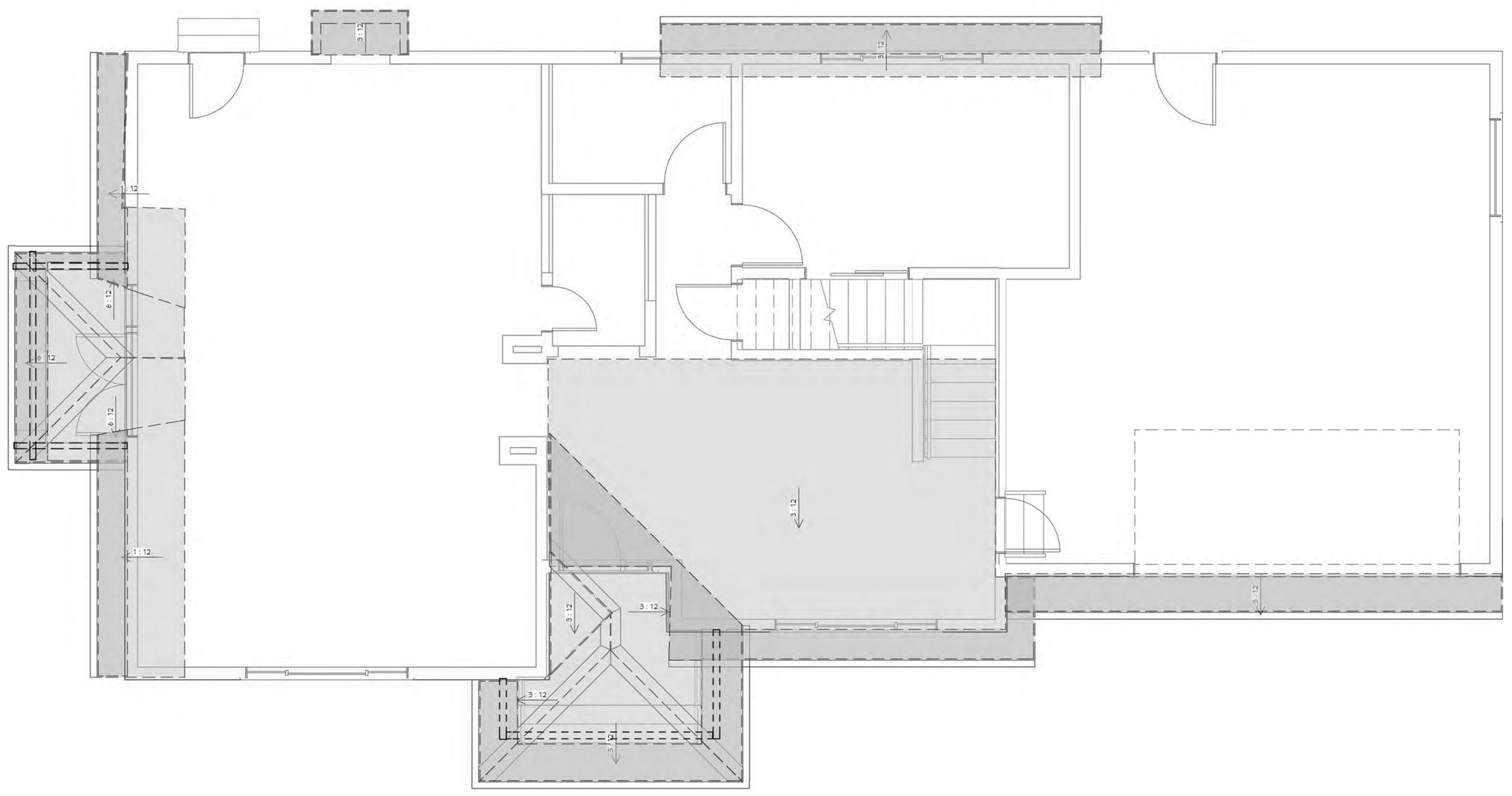
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2024 Tuan House



Roof Plan View 2nd floor



Roof Plan View 1st Floor

ATTIC CROSS VENTILATION CALC.:

(N)2ND FLOOR ROOF AREA = 1170 SQ.FT. VENT REQUIRED
= 1170 / 150 = 7.80 SQ.FT.

LOW PROFILE EYEBROW 18x4 VENT
18X4=1.5 X .33 = 0.49 SQ.FT.
8 UNITS @ 0.49 = 3.92 SQ.FT.
BALANCE AT EAVE = 7.80 - 3.92 = 3.88 SQ.FT.

EAVE BLOCK VENT = 4" X 12" = 0.33 SQ.FT.
12 UNITS @ 0.33 = 3.96 SQ.FT., 3 ON EACH SIDE

TOTAL = 3.92 + 3.96 = 7.88 > 7.80 SQ.FT. REQUIRED

VAULTED CEILING LOWER ROOF

(N) VAULTED CEILING = 375 SQ.FT.
VENT REQUIRED = 375 / 150 = 2.5 SQ.FT.

LOW PROFILE EYEBROW 18x4 VENT
3 UNITS @ 0.49 = 1.47 SQ.FT.
BALANCE AT EAVE = 1.03
EAVE VENT SIZE = 4 X 14 = 0.39 SQ.FT.
3 UNITS @ 0.39 = 1.17 SQ.FT.

TOTAL = 1.47 + 1.17 = 2.64 > 2.5.6 SQ.FT. REQUIRED

UNDER FLOOR CROSS VENTILATION CALC.

REMODEL FIRST FLOOR AREA = 1301 SQ.FT.
VENT REQUIRED = 1301 / 150 = 8.67 SQ.FT.
4X14 CRAW SPACE VENT = 0.39 SQ.FT.
8.67 / 0.39 = 22.2
23 UNITS @ 0.39 = 8.97 SQ.FT. > 8.67 SQ.FT. REQUIRED

FAU & VENT Notes:

F1- FAU2 to be located in the attic, provide a solid floor passageway of not less than 24" and a work platform of not less than 30" x 30" in front of the appliance, maximum 20 ft distance from the attic access opening to the appliance.
F2- Provide outlet and lighting fixture with a control switch near attic access opening. 2016 CMC 304.4
F3- Dryer ducts shall be min. 4" dia. of metal and smooth material. Unless otherwise permitted or required by the dryer manufacturer's installations instructions, approved by the Building Official, domestic dryer moisture exhaust ducts shall not exceed a total combined horizontal and vertical length of 14 feet (4,267 mm), including two 90-degree elbows. Two feet (610 mm) shall be deducted for each 90-degree elbow in excess of two. 2019 CMC 504.4.2
F4- Termination of all environmental air ducts shall be a minimum of 3 feet from any openings into the building and 3 ft from a property line (i.e., dryers, bath and utility fans, etc.), must be 3 feet away from openings into the building such as doors, windows, skylights or attic vents, 10 ft from a forced air inlet. Environmental exhaust ducts shall not discharge onto a public walkway. 2019 CMC Section 502.2.1

TRUSSED ROOF BY OTHERS - TBD

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E_STAMP

DRAWN: M.P

SCALE @ 24"x 36" : AS NOTED

DATE: 2025/02/02

SHEET: 5 Of 18

A-5

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Existing Exterior Elevation Front

B



Exterior Elevation Front - Remodel

Material:

Roof - Centura Steel Shingles
Wall 1 - Fiber Cement Siding (10')
Wall 2 - Board and Batten Siding (14")
Wall 3 - Fox Stone Panel (24x48)
Ext Paint - Sherman William
Window - Renew Anderson 100 Series - Coastal

A

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SCALE @ 24"x 36" : 1/4" = 1'- 0"

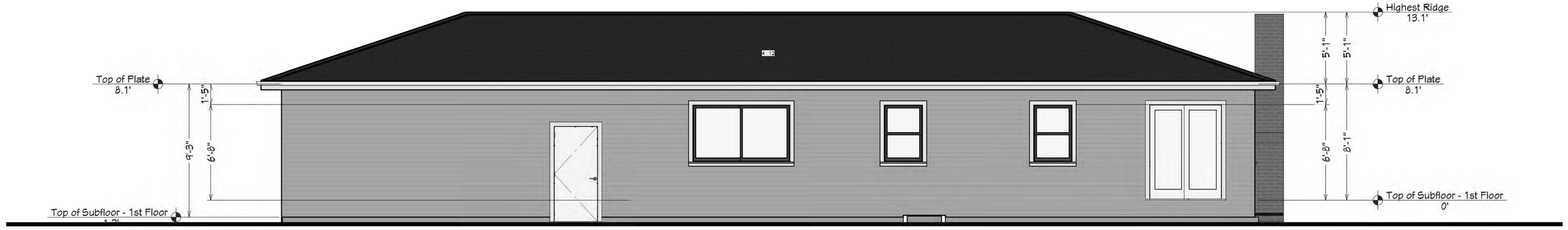
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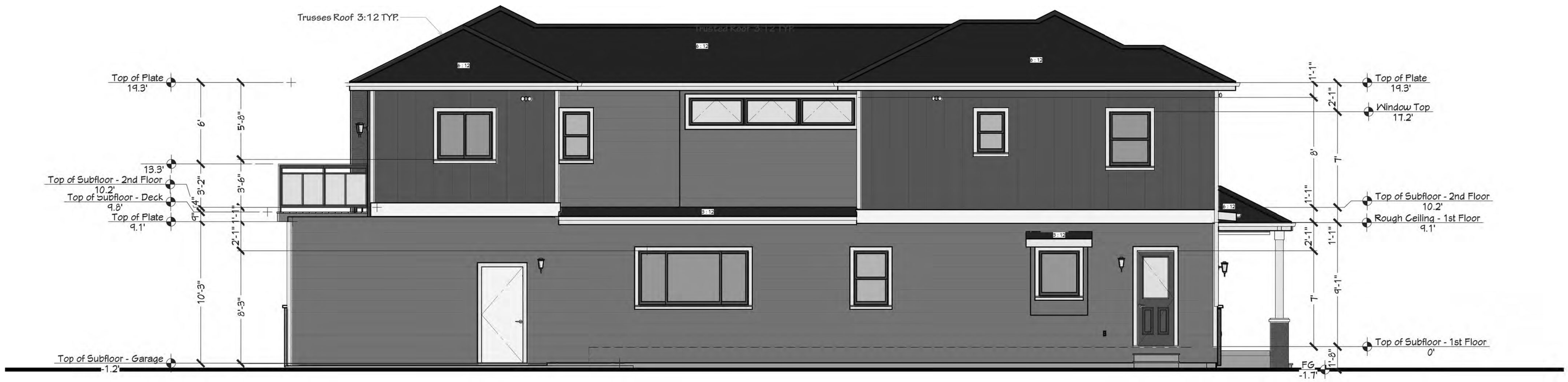
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Existing Exterior Elevation Rear

B



Exterior Rear Elevation - Remodel

A

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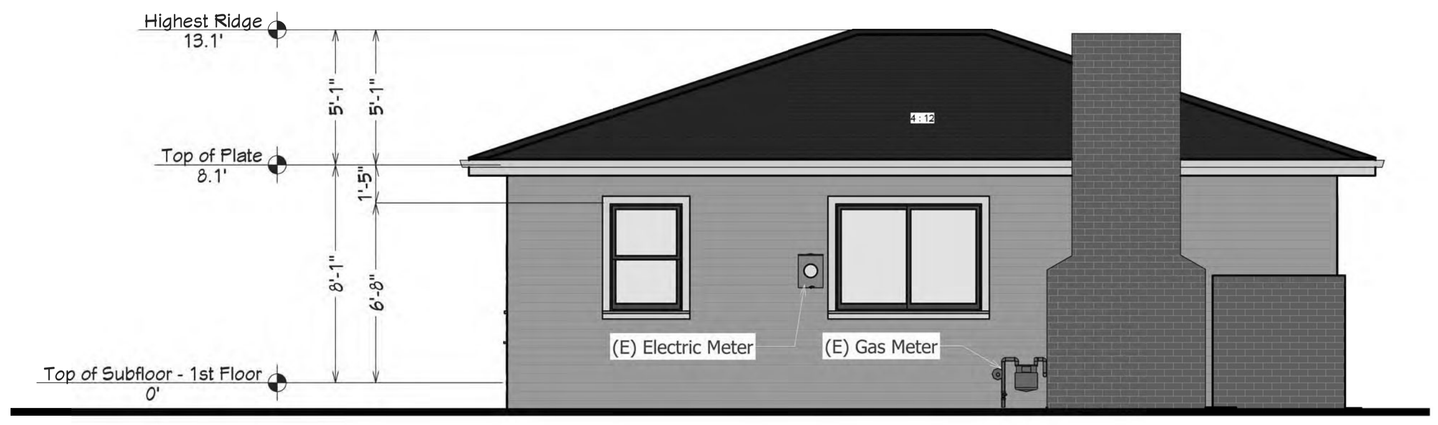
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Existing Elevation Left



Exterior Elevation Left- Remodel

B



Existing Elevation Right



Exterior Elevation Right- Remodel

A

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2024 Tuan House



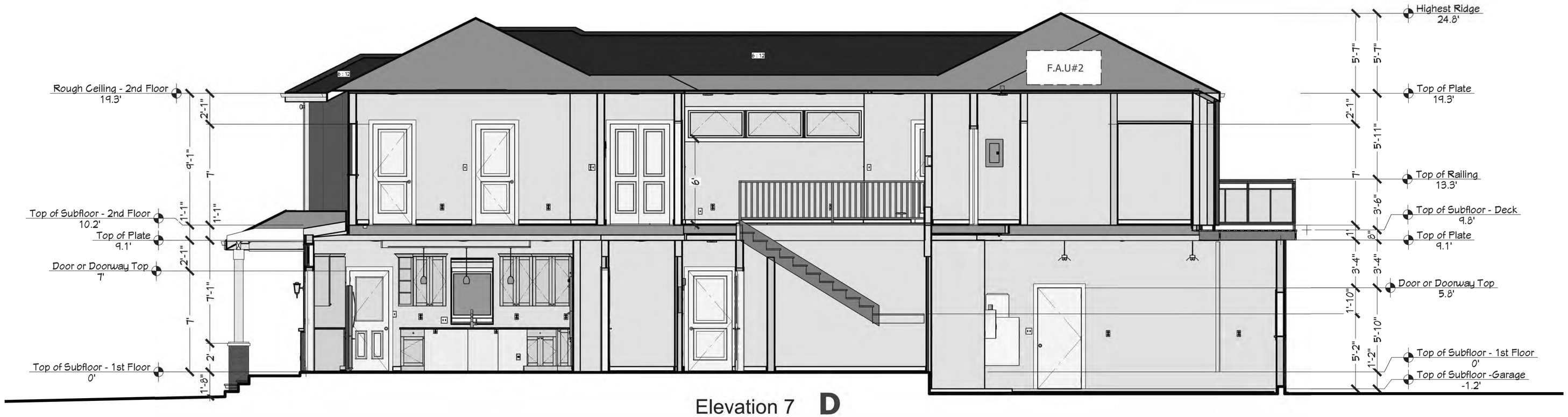
Elevation 14 **A**



Elevation 8 **B**



Elevation 9 **C**



Elevation 7 **D**

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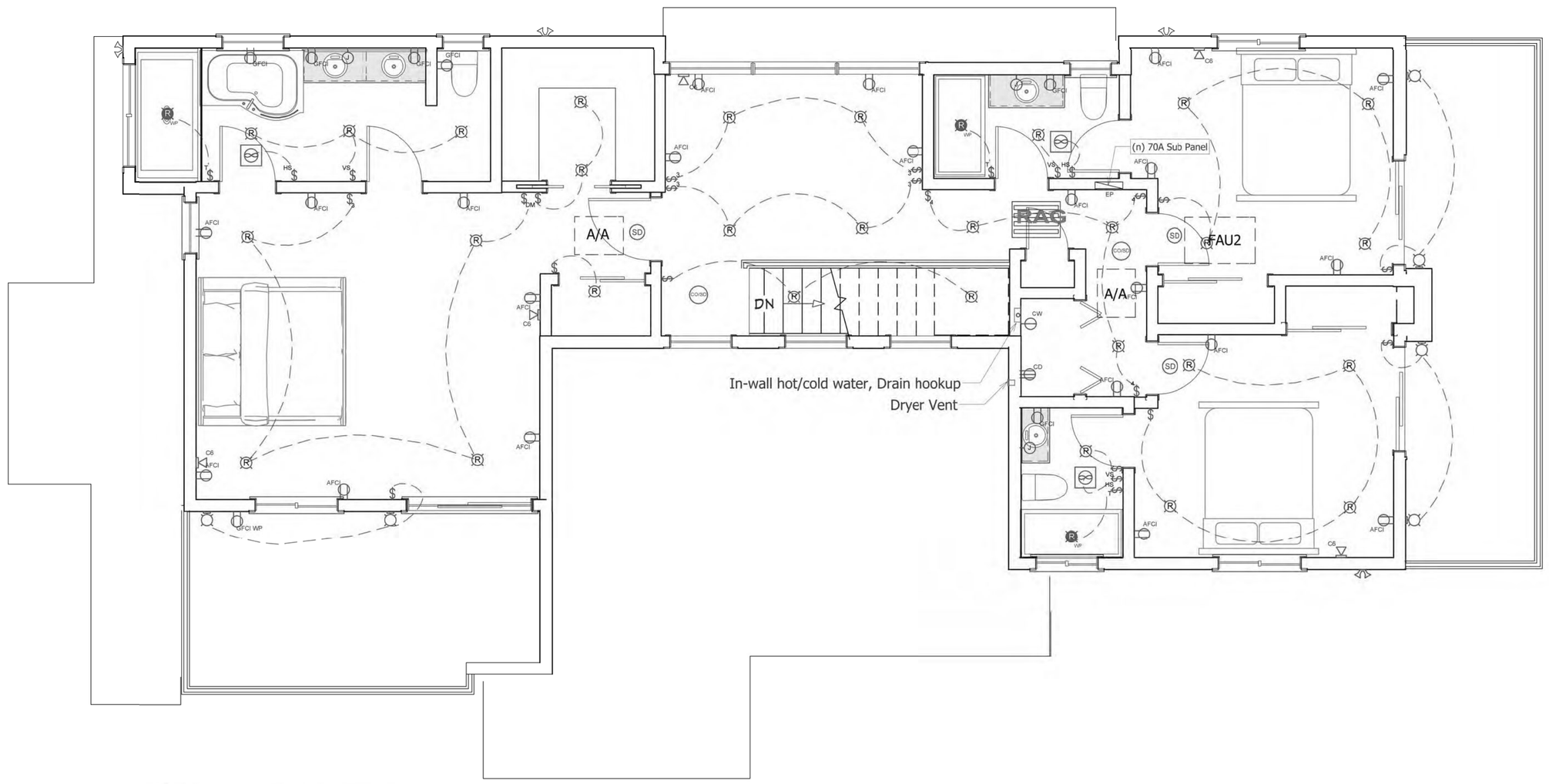
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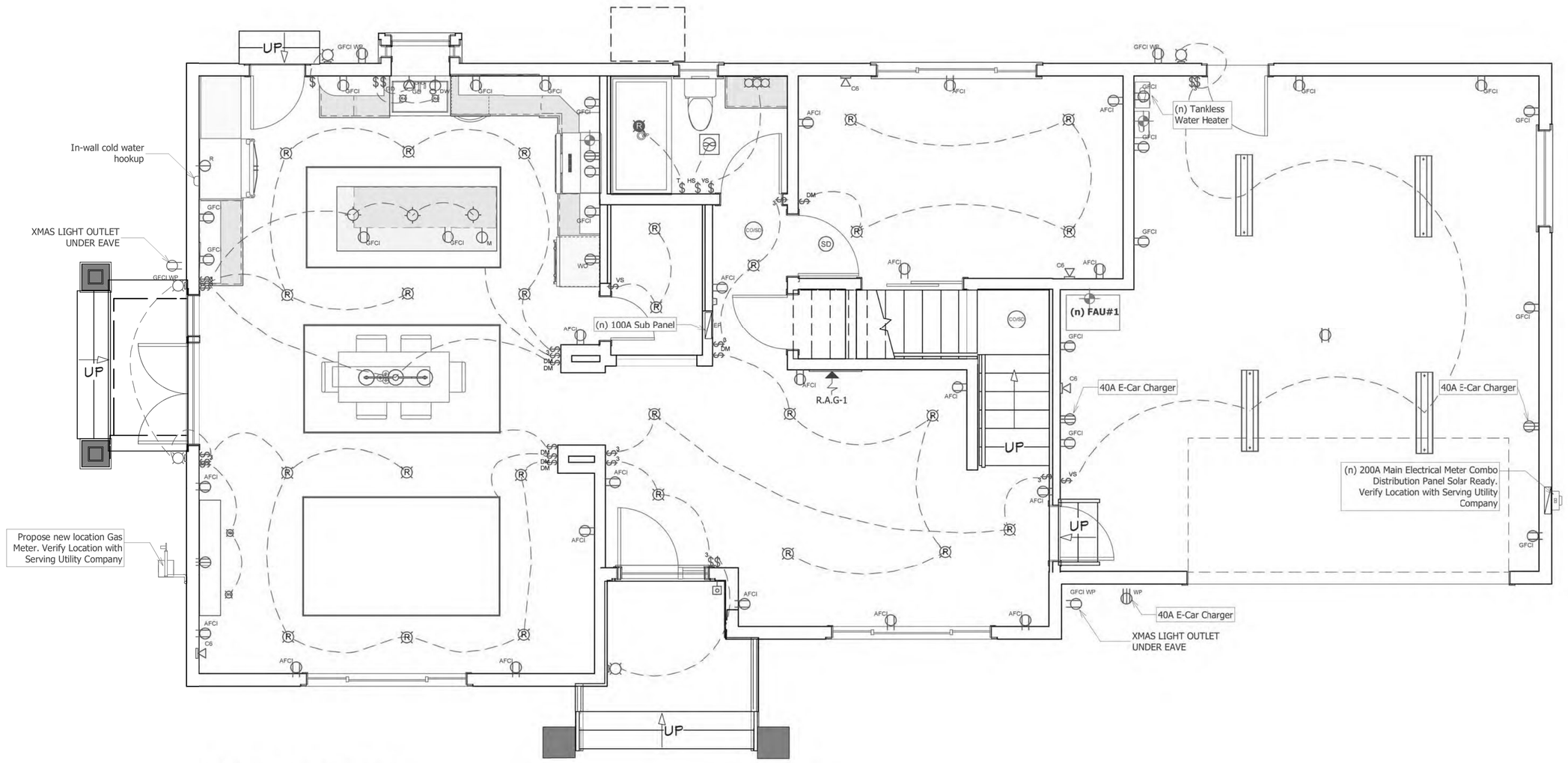
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Electrical Plan - 2nd Floor



Electrical Plan - 1st Floor

ELECTRICAL NOTE:

EN1. ALL LIGHTINGS SHALL BE HIGH EFFICACY (FLUORESCENT, LED) PER ENERGY NOTE TABLE 150.C

EN2. ANY FIXED APPLIANCE SUCH AS DISPOSAL, DISHWASHER, DRYER, BUILT-IN HEATERS, OR ANY OTHER FIXED APPLIANCE WITH 1/4 H.P. MOTOR OR LARGER, SHALL BE ON A SEPARATE #12 AWG WIRE BRANCH CIRCUIT. EACH DWELLING UNIT SHALL HAVE INSTALLED THEREIN A INDIVIDUAL DISPOSAL CIRCUIT SUPPLIED WITH MINIMUM #12 AWG WIRE AND A 15 AMP INDICATING-TYPE SWITCH.

EN3. ALL NEW 125-VOLT, 15-AND 20-AMPERE RECEPTACLES (IN DWELLING UNITS) SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES - ALL NEW BRANCH CIRCUITS SUPPLYING RECEPTACLES IN FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS AND SIMILAR ROOMS/ AREAS SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER (AFCI).

EN4. RECESSED CANS IN INSULATED CEILINGS/IC/ TYPE & CERTIFIED AIRTIGHT.

EN5. SWITCH ALL HIGH-EFFICACY LIGHTS SEPARATELY FROM LOW-EFFICACY LIGHTS.

EN6. ELECTRICAL RECEPTACLES IN BATHROOMS, KITCHENS AND GARAGES SHALL BE G.F.I. OR G.F.I.C. PER NATIONAL ELECTRICAL CODE REQUIREMENTS.

EN7. PROVIDE ONE SMOKE DETECTOR IN EACH ROOM AND ONE IN EACH CORRIDOR ACCESSING BEDROOMS. SMOKE DETECTOR SHALL BE INTERCONNECTED SUCH THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL ALARMS. PROVIDE BATTERY BACKUP FOR ALL UNITS.

EN8. CARBON MONOXIDE DETECTOR ONE IN EACH CORRIDOR ACCESSING BEDROOMS. CO UNITS SHALL BE INTERCONNECTED SUCH THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL ALARMS. PROVIDE BATTERY BACKUP FOR ALL UNITS.

EN9. RECEPTACLES SHALL BE INSTALLED SO THAT NO POINT MEASURED HORIZONTALLY ALONG THE FLOOR LINE IN ANY WALL SPACE IS MORE THAN 6-FT FROM A RECEPTACLE

EN10. SYSTEMS USING GAS OR PROPANE WATER HEATERS TO SERVE NEWLY CONSTRUCTED INDIVIDUAL DWELLING UNITS SHALL INCLUDE THE FOLLOWING COMPONENTS:

- A 120V ELECTRICAL RECEPTACLE THAT IS WITHIN 3 FEET FROM THE WATER HEATER AND ACCESSIBLE TO THE WATER HEATER WITH NO OBSTRUCTIONS; AND
- A CATEGORY III OR IV VENT, OR A B VENT WITH STRAIGHT PIPE BETWEEN THE OUTSIDE TERMINATION AND THE SPACE WHERE THE WATER HEATER IS INSTALLED; AND
- A CONDENSATE DRAIN THAT IS NO MORE THAN 2 INCHES HIGHER THAN THE BASE OF THE INSTALLED WATER HEATER, AND ALLOWS NATURAL DRAINING WITHOUT PUMP ASSISTANCE; AND A GAS SUPPLY LINE WITH A CAPACITY OF AT LEAST 200,000 BTU/HR.

NOTES:

1. All new kitchen / dinning luminaires shall be high efficacy and controlled with a vacancy sensor or dimmer.
2. New luminaires in garage, laundry, bathrooms and utility rooms shall be high efficacy and controlled with a vacancy sensor.
3. All new luminaires in other rooms shall be high efficacy and controlled with a vacancy sensor or dimmer.
4. New luminaires in halls, closets less than 70 sf shall be high efficacy may be controlled by dimmers, vacancy sensors or off/on switch.
5. Circuits shall be verified with owner prior to wire installation.
6. Provide a minimum 100 square inch min. in the door for make up air (not exhaust) at the laundry closet on 2nd floor
7. Final switches for timers & dimmers shall be verified with owner.

ELECTRICAL - DATA - AUDIO LEGEND	
SYMBOL	DESCRIPTION
	Ceiling Fan
	Ventilation Fans: Ceiling Mounted, Ceiling w/Light, Wall Mounted
	Ceiling Mounted Light Fixtures: Surface/Pendant, Recessed, Heat Lamp, Low Voltage
	Wall Mounted Light Fixtures: Flush Mounted, Wall Sconce
	Chandelier Light Fixture
	Fluorescent Light Fixture
	240V Receptacle
WP	110V Receptacles: Duplex, Weather Proof (GFCI)
GFCI	110V Receptacles: Duplex, Ground Fault Interrupt
AFCI	110V Receptacles: Duplex, Arc Fault Interrupt
$ $3 $4	Switches: Dimmer,Weather Proof, 3-Way, 4-Way
OS VS $3 $4	Switches: Occupant , Vacancy, Timer, Humidity
AV Control	Audio Video: Control Panel, Switch
SP	Speakers: Ceiling Mounted, Wall Mounted
CAT5 CAT5 TV	Wall Jacks: CAT5, CAT5 + TV, TV/Cable
	Telephone Jack
	Intercom
T	Thermostat
	Door Chime, Door Bell Button
SD CO	Smoke Detectors, Carbon Moxide
EP	Electrical Breaker Panel
	Air Register (Floor, Ceiling, Wall)
RAG RAR	Return Air Grill (Ceiling, Floor, Wall)
G	Fuel, Gas
	Weather Dual Spot Light/Sensor
	Water Proof Recessed Vapor Light 6
	In-Wall Hot/Cold Water Hookup

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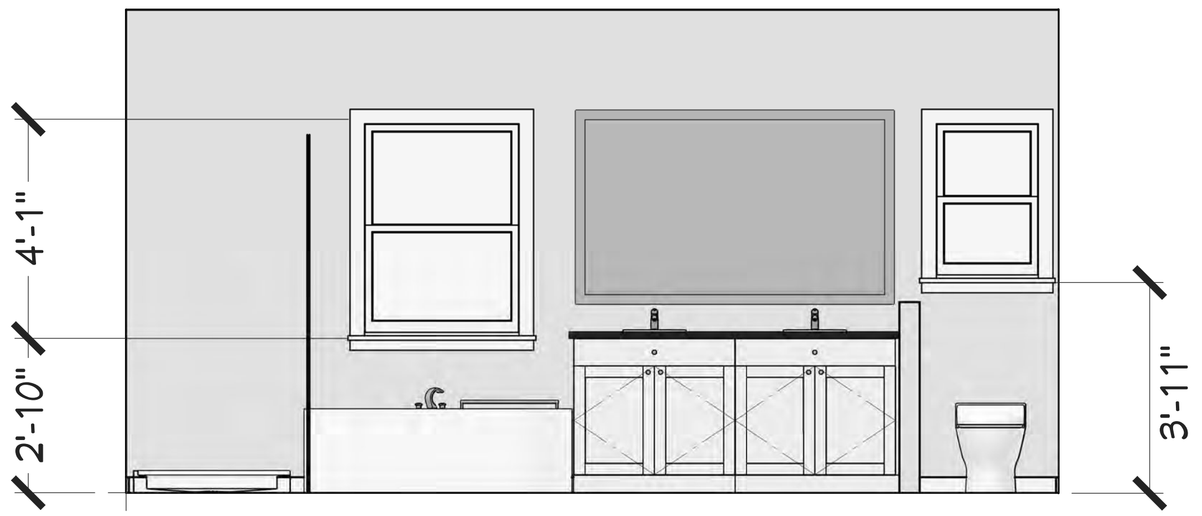
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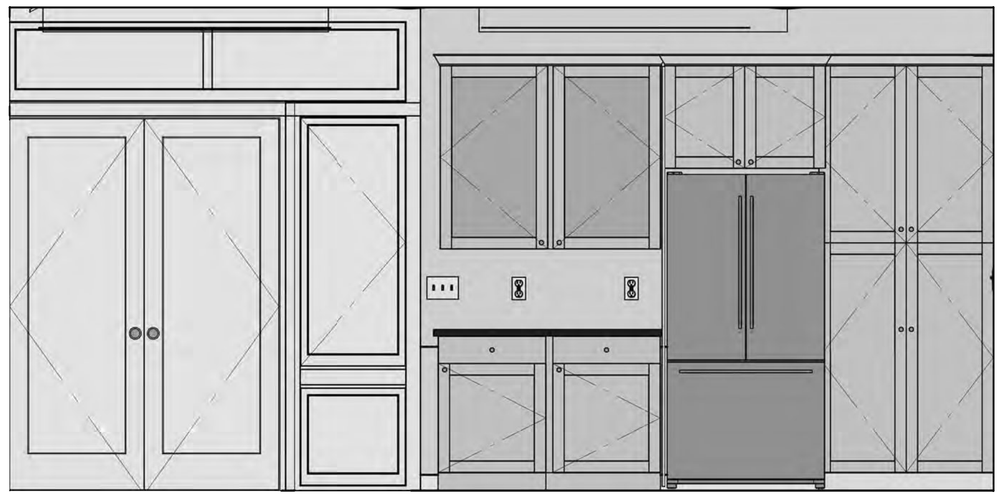
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Elevation 13 - Ms Bath



Elevation 12



Elevation 10



Elevation 11

ELECTRICAL SCHEDULE - 2ND FLOOR

NO SYMBOL	DESCRIPTION	QTY	COMMENTS
	AFCI	21	
	CAT6	9	
CD	CLOTHES DRYER	1	
CW	CLOTHES WASHER	1	
CO/SD	DETECTOR,CO/SMOKE	2	
SD	DETECTOR,SMOKE CEILING MOUNT	3	
EP	ELECTRICAL PANEL	1	
	EXHAUST FAN BATH	3	
4	FOUR-WAY	3	
GFCI	GFCI	4	
J	JUNCTION BOX	3	
	LIGHT DUAL SPOTLIGHT	4	
	LIGHT PORCH LANTERN	8	
R	LIGHT RECESSED DOWN 6	24	
R WP	LIGHT RECESSED VAPOR LIGHT 6"	3	
GFCI	OUTLET GFCI 48H	2	
GFCI WP	OUTLET GFCI VHP	1	
T	SPL TIMER	3	
HS	SPL,HUMIDITY SENSOR	3	
DM	SPL,SINGLE POLE (SLIDING DIMMER)	1	
VS	SPL,VACANCY SENSOR	3	
	SINGLE POLE	8	
3	THREE WAY	5	

ELECTRICAL SCHEDULE - 1ST FLOOR

NO SYMBOL	DESCRIPTION	QTY	COMMENTS
AFCI	AFCI	14	
CAT6	CAT6	4	
CO/SD	DETECTOR,CO/SMOKE	2	
SD	DETECTOR,SMOKE CEILING MOUNT	1	
DC	DOOR CHIME	1	
	DOORBELL	1	
	DUPLEX, CEILING MOUNTED	1	
WO	ELECTRIC SINGLE/DOUBLE	1	
EP	ELECTRICAL PANEL	1	
	EXHAUST FAN BATH	1	
GFCI WP	GFCI VHP	1	
	LIGHT PORCH LANTERN	5	
R4	LIGHT RECESSED DOWN 4	4	
R	LIGHT RECESSED DOWN 6	28	
R WP	LIGHT RECESSED VAPOR LIGHT 6"	1	
	LIGHT, BLOWN GLASS PENDANT	3	
	LIGHT, BOWL SCONCE 3	1	
	OUTLET 220V	5	
DW	OUTLET DISHWASHER	1	
GFCI	OUTLET GFCI 48H	19	
GFCI WP	OUTLET GFCI VHP	3	
GD	OUTLET GARBAGE DISPOSAL	1	
M	OUTLET MICROWAVE	1	
	OUTLET, 110V DUPLEX	1	
R	REFRIGERATOR	1	
	ROPE LIGHT	3	
T	SPL TIMER	1	
HS	SPL,HUMIDITY SENSOR	1	
DM	SPL,SINGLE POLE (SLIDING DIMMER)	1	
VS	SPL,VACANCY SENSOR	3	
	SHOP LIGHT (SHORT) (40 1/4in)	4	
	SINGLE POLE	7	
GD	SPL GARBAGE DISPOSAL	1	
3	THREE WAY	11	
	WROUGHT IRON CHANDELIER	1	

CABINET SCHEDULE

NO SYMBOL	NUMBER	LABEL	QTY	WIDTH	DEPTH	HEIGHT	DESCRIPTION	COMMENTS
	G01	B21	1	21"	24"	36"	BASE CABINET	
	G02	B24DR	1	24"	1'10"	36"	BASE CABINET	
	G03	B21L	1	21"	24"	36"	BASE CABINET	
	G04	B24	1	24"	24"	36"	BASE CABINET	
	G05	B36	1	36"	24"	36"	BASE CABINET	
	G06	B3610	1	36"	10"	36"	BASE CABINET	
	G07	B3621	1	36"	24"	21"	BASE CABINET	
	G08	DSH2442R	1	24"	24"	42"	CORNER WALL CABINET	
	G09	LS836R	1	36"	36"	36"	CORNER BASE CABINET	
	G10	UTC30246L	1	30"	24"	96"	UTILITY CABINET	
	G11	RW1242	1	12"	12"	42"	RADIUS END WALL CABINET	
	G12	SB3015	1	30"	15"	36"	BASE CABINET	
	G13	SB3610	2	36"	10"	36"	BASE CABINET	
	G14	SB4218	1	42"	18"	36"	BASE CABINET	
	G15	U2424B	1	24"	24"	96"	UTILITY CABINET	
	G16	W1242L	1	12"	12"	42"	WALL CABINET	
	G17	W2442L	1	24"	12"	42"	WALL CABINET	
	G18	W2742	2	27"	12"	42"	WALL CABINET	
	G19	W3342	1	33"	12"	42"	WALL CABINET	
	G20	W3624DH	1	36"	24 3/8"	24"	WALL CABINET	
	G21	W3924	1	36"	12"	24"	WALL CABINET	
	G22	B24R	4	24"	24"	36"	BASE CABINET	
	G23	B21R	1	21"	24"	36"	BASE CABINET	
	G24	W2442R	2	24"	12"	42"	WALL CABINET	

DOOR SCHEDULE

NO SYMBOL	NUMBER	LABEL	QTY	WIDTH/HEIGHT/THICKNESS	DESCRIPTION	FLOOR	COMMENTS
	D01	16068	1	192"H/30"X1 3/4"	GARAGE-GARAGE DOOR CHOOS	1	
	D02	2270	1	28"X34"X1 3/8" R IN	HINGED-DOOR P24	1	
	D03	2068	1	24"X30"X1 3/8" L IN	HINGED-DOOR P24	2	
	D04	2670	1	32 5/8"H24"X1 3/8" R IN	HINGED-DOOR P24	1	
	D05	2870	3	30"X34"X1 3/8" L IN	HINGED-DOOR P24	2	
	D06	2870	2	30"X34"X1 3/8" R IN	HINGED-DOOR P24	2	
	D07	4450HU	1	52"X"6 7/16"	HULLED UNIT	1	
	D09	2870	1	32"X34"X1 3/4" R EX	EXT. HINGED-DOOR 020	1	
	D01	3070	1	36"X34"X1 3/4" L EX	EXT. HINGED-SLAB	1	
	D10	2868	1	32"X30"X1 3/4" R EX	EXT. HINGED-SLAB	1	
	D11	5068	1	(2) 15"X80"X1 3/8" L R	DOUBLE POCKET-DOOR P24	2	
	D12	3070	2	36"X34"X1 3/8" R IN	HINGED-DOOR P24	1	
	D13	5070	1	(2) 30"X84"X1 3/4" L R EX	EXT. DOUBLE HINGED-GLASS PANEL	1	
	D14	3070	1	36"X34"X1 3/8" R IN	HINGED-DOOR P24	2	
	D15	4170	1	(2) 24 1/2"X84"X1 3/8" R IN	SLIDER-DOOR P24	2	
	D16	5070	2	(2) 30"X84"X1 3/8" L IN	SLIDER-DOOR P24	2	
	D17	4668	1	(4) 13 3/8"X80"X1 3/8" L R	4 DR. BIFOLD-LOUVERED	2	
	D18	5050HU	2	60"X106 1/4"	HULLED UNIT	2	
	D19	2370	2	32"X34"X1 3/8" L IN	HINGED-DOOR P24	2	
	D20	5068	1	(2) 30"X80"X1 3/8" L IN	SLIDER-DOOR P24	1	

WINDOW SCHEDULE

NO SYMBOL	NUMBER	LABEL	QTY	DIMENSIONS	ROOM NAME	FLOOR	DESCRIPTION	MEASURED	TEMPERED	COMMENTS
	W01	2050SH	1	24"X56"SH	MASTER BATH	2	SINGLE HUNG			
	W02	2036SH	1	24"X42"SH	BATH	2	SINGLE HUNG		YES	
	W03	3112HU	1	25 1/2"X33 ½" SY	KITCHEN/ PORCH	1	HULLED UNIT			
	W04	3636SC	1	30"X42"SC	MASTER BDRM	2	SINGLE CASEMENT-HR		YES	
	W05	3011DMB	1	36"X21 ½" SYRS	BATH	2	RIGHT SLIDING		YES	
	W06	6017FX	1	72 1/8"X11FFIX	MASTER BDRM/ MS DECK	2	FIXED GLASS			
	W01	3022FX	1	36"X28 13/ 16"FX	OPEN BELOW	2	FIXED GLASS			
	W03	3061DHU	1	35 4/16"X52 1/ 4"	LIVING	1	HULLED UNIT			
	W04	3040DH	1	36"X40"DH	MASTER BATH	2	DOUBLE HUNG		YES	
	W02	2040SH	1	24"X40"SH	BATH	1	SINGLE HUNG			
	W01	4020AFX	3	46"X24"AFX	DEN	2	SINGLE AWNING			
	W02	4036RS	1	45"X42"RS	BEDROOM 2	2	RIGHT SLIDING		YES	
	W03	4103DFX	1	51 1/2"X36"FX	GARAGE	1	FIXED GLASS			
	W05	4241	1	50"X55 1/8"	KITCHEN	1	SINGLE HUNG			
	W09	4521FX	1	55"X24 11/ 16"FX	ENTRY/PORCH	1	FIXED GLASS-AT			
	W07	5020RS	1	60"X24"RS	MASTER BATH	2	RIGHT SLIDING		YES	
	W03	3060TS	1	36"X60"TS	OFFICE	1	TRIPLE SLIDING	YES		
	W04	3022FX	1	36"X26 1/8"FX	DEN	2	FIXED GLASS			
	W02	3022FX	1	36"X26 1/8"FX	OPEN BELOW	2	FIXED GLASS			
	W01	3061DHU	1	35"X52 1/8"	FAMILY	1	HULLED UNIT			
	W02	3070	1	(2) 35"X24"X1 3/8" L EX	MASTER BDRM/ MS DECK	2	EXT. SLIDER-GLASS PANEL	YES		
	W03	4036RS	1	45"X42"RS	BEDROOM 3	2	RIGHT SLIDING	YES		
	W04	4036RS	1	45"X42"RS	MASTER BDRM/ MS DECK	2	RIGHT SLIDING	YES		
	W05	7617FX	1	82 3/ 16"X19"FX	KITCHEN/ PORCH	1	FIXED GLASS			

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2024 Tuan House

WASHINGTON STATE UNIVERSITY
Energy Program

Permit#	
Address or Lot & Block	
9756 SE 40th Street	
City	Mercer Island Zip 98040

These requirements apply to all the IRC building types, including detached one- and two-family dwellings and multiple single-family dwellings (townhouses).

Instructions: This single-family project uses the requirements of the Prescriptive Path below to incorporate the minimum values listed. Based on the conditional floor area of the structure, the number of required additional credits must be selected by the permit applicant.

Provide all information from the following tables in building permit drawings: Table R402.1.2 - Insulation and Fenestration Requirements by Component, Table R406.2 - Fuel Normalization Credits and R406.3 Energy Credits.

Authorized Representative Signature B Shelbach, P.E. *Date* 14 MAR '25

	All Climate Zones Table 402.1.3	and Table R402.1.2
	R-Value [a]	U-Factor [a]
Fenestration U-Factor [b,j]	n/a	0.30
Skylight U-Factor [b]	n/a	0.50
Ceiling [e]	60	0.024
Above-Grade Wall U-Factor [g,j]	20+5 or 13+10	0.056
Floor U-Factor	30	0.029
Below Grade Wall U-Factor [c,h]	10/15/21 int + 5TB	0.035
Slab [d,i] On Grade F-Factor	10, 4 ft	0.54

a. R-values are minimums. U-factors and SHGC are maximums. When insulation is installed in a cavity which is less than the label or design thickness of the insulation, the compressed R-value of the insulation from Appendix Table A101.4 shall not be less than the R-value specified in the table

b. The fenestration *U*-factor column excludes skylights.

c. "10/15/21 +5TB" means R-10 continuous insulation on the exterior of the wall, or R-15 continuous insulation on the interior of the wall, or R-21 cavity insulation plus a thermal break between the slab and the basement wall at the interior of the basement wall. "10/15/21 +5TB" shall be permitted to be met with R-13 cavity insulation on the interior of the basement wall plus R-5 continuous insulation on the interior or exterior of the wall. "5TB" means R-5 thermal break between floor slab and basement wall.

d. R-10 continuous insulation is required under heated slab on grade floors. See Section R402.2.9.1.

e. For single rafter- or joist-vaulted ceilings, the insulation may be reduced to R-38 if the full insulation depth extends over the top plate of the exterior wall.

f. R-7.5 continuous insulation installed over an existing slab is deemed to be equivalent to the required perimeter slab insulation when applied to existing slabs complying with Section R503.1.1. If foam plastic is used, it shall meet the requirements for thermal barriers protecting foam plastics.

g. For log structures developed in compliance with Standard ICC 400, log walls shall meet the requirements for climate zone 5 of ICC 400.

h. Int. (intermediate framing) denotes framing and insulation as described in Section A103.2.2 including standard framing 16 inches on center, 78 percent of the wall cavity insulated and headers insulated with a minimum of R-10 insulation.

i. The first value is cavity insulation, the second value is continuous insulation. Therefore, as an example, "R13+10" means R-13 cavity insulation plus R-10 continuous insulation

j. A maximum *U*-factor of 0.32 shall apply to vertical fenestration products installed in buildings located above 4000 feet in elevation above sea level, or in windborne debris regions where protection of openings is required under Section R301.2.1.2 of the International Residential Code.

Each dwelling unit ***in a residential building*** shall comply with sufficient options from Table R406.2 (Energy Equalization credits) and Table 406.3 (energy credits) to achieve the minimum number of credits from the list below. To claim credits, the building permit drawings shall specify the option selected and the maximum tested building air leakage, and show the qualifying ventilation system and its control sequence of operation.

1. Small Dwelling Unit: ..... **5.0 credits**
   Dwelling units less than 1500 square feet in conditioned floor area with less than 300 square feet of fenestration area. Additions to existing building greater than 500 square feet of heated floor area but less than 1500 square feet.
2. Medium Dwelling Unit: ..... **8.0 credits**
   All dwelling units that are not included in #1, #3 or #4.
3. Large Dwelling Unit: ..... **9.0 credits**
   Dwelling units exceeding 5000 square feet of conditioned floor area.
4. Dwelling units serving Group R-2 occupancies: ..... **6.5 credits**
   Section R401.1 and Residential Building Section R202 for Group R-2.
5. Additions 150 square feet to 500 square feet: ..... **2.0 credits**

The drawings included with the building permit application shall identify which options have been selected and the point value of each option, regardless of whether separate mechanical, plumbing, electrical, or other permits are utilized for the project

Before selecting your credits on this Summary table, review the option descriptions in Table R406.3 (Single Family).

Table R406.2 ENERGY EQUALIZATION CREDITS

System Type	Description of Primary Heating Source	Credits - select ONE system type	
1	For combustion heating equipment meeting minimum federal efficiency standards for the equipment listed in Table C403.3.2(5) or C403.3.2(6)	0	☐
2	For an initial heating system using a heat pump that meets federal standards for the equipment listed in Table C403.3.2(2) and supplemental heating provided by electric resistance or a combustion furnace meeting minimum standards listed in Table C403.3.2(5)b found in the 2021 WSEC- COMMERCIAL ENERGY CODE	1.5	☐
3	For heating system based on electric resistance only (either forced air or Zonal)	0.5	☐
4[c]	For heating system using a heat pump that meets federal standards for the equipment listed in Table C403.3.2(2) or C403.3.2(9) or Air to water heat pump units that are configured to provide both heating and cooling and are rated in accordance with AHRI 550/590	3.0	☒
5	For heating system based on electric resistance with: 1. Inverter-driven ductless mini-split heat pump system installed in the largest zone in the dwelling, or 2. With 2kW or less total installed heating capacity per dwelling	2.0	☐

a. See Section R401.1 and residential building in Section R202 for Group R-2 scope.
b. The gas back-up furnace will operate as fan-only when the heat pump is operating. The heat pump shall operate at all temperatures above 38°F (3.3°C) (or lower). Below that "changeover" temperature, the heat pump would not operate to provide space heating. The gas furnace provides heating below 38°F (3.3°C) (or lower).
c. Additional points for the HVAC system are included in Table R406.3.

Summary of Table R406.3

Options	Energy Credit Option Descriptions	Credits – limited to one energy option from each category [d]		Comments:
1.1	Efficient Building Envelope	0.5	☐	
1.2	Efficient Building Envelope	1.0	☐	
1.3	Efficient Building Envelope	1.5	☐	
1.4	Efficient Building Envelope	2.5	☐	
2.1	Air Leakage Control and Efficient Ventilation	1.0	☐	
2.2	Air Leakage Control and Efficient Ventilation	1.5	☒	
2.3	Air Leakage Control and Efficient Ventilation	2.0	☐	
3.1[e]	High Efficiency HVAC	1.0	☐	
3.2 [e]	High Efficiency HVAC	0.5	☐	
3.3[a,c,d]	High Efficiency HVAC	0.5	☒	
3.4[a,d]	High Efficiency HVAC	1.5	☐	
3.5[d]	High Efficiency HVAC	1.5	☐	
3.6[e]	High Efficiency HVAC	1.0	☐	
3.7[a,d,e]	High Efficiency HVAC	2.0	☐	
3.8[a,d]	High Efficiency HVAC	1.0	☐	
3.9	High Efficiency HVAC	1.5	☐	
3.10[f]	High Efficiency HVAC	2.5	☐	
3.11[c]	High Efficiency HVAC	0.5	☐	
4.1	High Efficiency HVAC Distribution System	0.5	☐	
5.1	Efficient Water Heating	0.5	☐	
5.2	Efficient Water Heating	0.5	☐	
5.3	Efficient Water Heating	0.5	☐	
5.4	Efficient Water Heating	1.0	☐	
5.5	Efficient Water Heating	1.5	☐	
5.6	Efficient Water Heating	2.0	☐	
5.7	Efficient Water Heating	2.5	☐	
5.8	Efficient Water Heating	2.5	☐	
6.1	Renewable Electric Energy (4.5 credits max)	0.5-4.5	0.0	
7.1	Appliance Package	0.5	☐	
	Total Credits	5.0	Calculate Total	

a. An alternative heating source sized at a maximum of 0.5 Watts/ft2 (equivalent) of heated floor area or 500 Watts, whichever is bigger, may be installed in the dwelling unit.
b. See Section R401.1 and residential building in Section R202 for Group R-2 scope.
c. Option 3.11 can only be taken with Options 3.1 and 3.3. To qualify to claim Option 3.11 with 3.3, the system shall be a 1-2 speed heat pump system. Variable capacity heat pumps are ineligible from claiming this option.
d. This option may only be claimed if serving System Type 4 from Table R406.2.
e. Primary living areas include living, dining, kitchen, family rooms, and similar areas.
f. Option 3.10 may only be taken with Efficient Water Heating Options 5.1 or 5.2. Equipment sizing for space heating shall be calculated as provided in Section R403.7 with increased capacity to provide a minimum of 75 percent of peak hot water demand or shall be sized in accordance with approved manufacturer's specifications or guidance. Supplementary heat for water heating system shall be in accordance with Section R403.5.7.

1. EFFICIENT BUILDING ENVELOPE OPTIONS Only one option from Items 1.1 through 1.4 may be selected in this category. Compliance with the conductive UA targets is demonstrated using Section R402.1.5, Total UA alternative, where [1-(Proposed UA/Target UA)] > the required %UA reduction		
1.1	Prescriptive compliance is based on Table R402.1.3 with the following modifications: Vertical fenestration U = 0.22	0.5
1.2	Prescriptive compliance is based on Table R402.1.3 with the following modifications: Vertical fenestration U = 0.25 Floor R-38 Slab on grade R-10 perimeter and under entire slab Below grade slab R-10 perimeter and under entire slab or Compliance based on Section R402.1.5: Reduce the Total target UA by 15%.	1.0
1.3	Prescriptive compliance is based on Table R402.1.3 with the following modifications: Vertical fenestration U = 0.18 Ceiling and single-rafter or joist-vaulted R-60 advanced Wood frame wall R-21 int plus R-12 ci Floor R-38 Basement wall R-21 int plus R-12 ci Slab on grade R-10 perimeter and under entire slab Below grade slab R-10 perimeter and under entire slab or Compliance based on Section R402.1.5: Reduce the Total target UA by 22.5%.	1.5
1.4	Prescriptive compliance is based on Table R402.1.3 with the following modifications: Vertical fenestration U = 0.18 Ceiling and single-rafter or joist-vaulted R-60 advanced Wood frame wall R-21 int plus R-16 ci Floor R-48 Basement wall R-21 int plus R-16 ci Slab on grade R-20 perimeter and under entire slab Below grade slab R-20 perimeter and under entire slab or Compliance based on Section R402.1.5: Reduce the Total target UA by 30%	2.5

2. AIR LEAKAGE CONTROL AND EFFICIENT VENTILATION OPTIONS Only one option from Items 2.1 through 2.3 may be selected in this category.		
2.1	Compliance based on Section R402.4.1.2: Reduce the tested air leakage to 2.0 air changes per hour maximum at 50 Pascals, or For R-2 Occupancies, optional compliance based on Section R402.4.1.2: Reduce the tested air leakage to 0.25 cfm/ft2 maximum at 50 Pascals **and** All whole house ventilation requirements as determined by Section M1505.3 of the International Residential Code or Section 403.8 of the International Mechanical Code shall be met with a heat recovery ventilation system with minimum sensible heat recovery efficiency of 0.65. To qualify to claim this credit, the building permit drawings shall specify the option being selected, the maximum tested building air leakage, and shall show the qualifying ventilation system and its control sequence of operation.	1.0
2.2	Compliance based on Section R402.4.1.2: Reduce the tested air leakage to 1.5 air changes per hour maximum at 50 Pascals, or For R-2 Occupancies, optional compliance based on Section R402.4.1.2: Reduce the tested air leakage to 0.20 cfm/ft2 maximum at 50 Pascals **and** All whole house ventilation requirements as determined by Section M1505.3 of the International Residential Code or Section 403.8 of the International Mechanical Code shall be met with a heat recovery ventilation system with minimum sensible heat recovery efficiency of 0.75. To qualify to claim this credit, the building permit drawings shall specify the option being selected and shall specify the maximum tested building air leakage and shall show the heat recovery ventilation system.	1.5
2.3	Compliance based on Section R402.4.1.2: Reduce the tested air leakage to 0.6 air changes per hour maximum at 50 Pascals, or For R-2 Occupancies, optional compliance based on Section R402.4.1.2: Reduce the tested air leakage to 0.15 cfm/ft2 maximum at 50 Pascals **and** All whole house ventilation requirements as determined by Section M1505.3 of the International Residential Code or Section 403.8 of the International Mechanical Code shall be met with a heat recovery ventilation system with minimum sensible heat recovery efficiency of 0.80. Duct insulation shall comply with Section R403.3.7. To qualify to claim this credit, the building permit drawings shall specify the option being selected and shall specify the maximum tested building air leakage and shall show the heat recovery ventilation system.	2.0

3. HIGH EFFICIENCY HVAC EQUIPMENT OPTIONS Only one option from Items 3.1 through 3.10 may be selected in this category. Item 3.11 may be taken with Items 3.1 or 3.3 only. Reference the chart at the appendix for the HSPF2 Rating conversions for the HVAC selections.		
3.2 & 3.3 Ducted central heat pump	9.5	8.5
3.5 ductless heat pump in main living area + electric resistance in other rooms	10	9
3.6 ducted central heat pump	11	9.4
3.6 ducted central heat pump – NEEP cc VCHP list	10	8.5
3.7 ductless heat pump with no electric resistance (except footnote A)	10	9
3.7 ductless heat pump with no electric resistance ≤ 24,000 Btu (except footnote A)	9	8.1
3.1 [e]	For System Type 1 in Table R406.2: Energy Star rated (U.S. North) Gas or propane furnace with minimum AFUE of 95% or Energy Star rated (U.S. North) Gas or propane boiler with minimum AFUE of 90%. To qualify to claim this credit, the building permit drawings shall specify the option being selected and shall specify the heating equipment type and the minimum equipment efficiency	1.0
3.2 [e]	For secondary heating system serving System Type 2 in Table R406.2: Air-source centrally ducted heat pump with minimum (HSPF 9.5) HSPF2 8.5 or Energy Star rated (U.S. North) Gas or propane boiler with minimum AFUE of 90%. To qualify to claim this credit, the building permit drawings shall specify the option being selected and shall specify the heating equipment type and the minimum equipment efficiency.	0.5
3.3 [a,c,d]	Air-source, centrally ducted heat pump with minimum (HSPF 9.5) HSPF2 8.5. In areas where the winter design temperature as specified in Appendix RC is 23°F or below, a cold climate heat pump found on the NEEP cc ASHP qualified product list shall be used. To qualify to claim this credit, the building permit drawings shall specify the option being selected and shall specify the heating equipment type and the minimum equipment efficiency.	0.5
3.4 [a,d]	Closed-loop ground source heat pump; with a minimum COP of 3.3 or Open loop water source heat pump with a maximum pumping hydraulic head of 150 feet and minimum COP of 3.6. To qualify to claim this credit, the building permit drawings shall specify the option being selected and shall specify the heating equipment type and the minimum equipment efficiency.	1.5
3.5 [d]	Ductless mini-split heat pump system, zonal control: In homes where the primary space heating system is zonal electric heating, a ductless mini-split heat pump system with a	1.5

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DATE: 2025/02/02

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T24-1

PRINTED DATE 4/28/2025

2024 Tuan House

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	minimum HSPF of 10.0 shall be installed and provide heating to the largest zone of the housing unit. To qualify to claim this credit, the building permit drawings shall specify the option being selected and shall specify the heating equipment type and the minimum equipment efficiency.	
3.6	A centrally ducted air source cold climate variable capacity heat pump (cc VHP) found on the NEEP cc VCHP qualified product list with a minimum of 10 HSPF may be used to satisfy this requirement. In areas where the winter design temperature as specified in Appendix RC is 23°F or below, an air source centrally ducted heat pump shall be a cold climate variable capacity heat pump as listed on the NEEP qualified product list. To qualify to claim this credit, the building permit drawings shall specify the option being selected and shall specify the heating equipment type and the minimum equipment efficiency.	1.0
3.7[a,e]	Ductless split system heat pumps with no electric resistance heating in the primary living areas. A ductless heat pump system with a minimum HSPF of 10 shall be sized and installed to provide heat to entire dwelling unit at the design outdoor air temperature. **Exception:** In homes with total heating loads of 24,000 BTUs or less using multi-zone mini-split systems with nominal ratings of 24,000 or less, the minimum HSPF to claim this credit shall be 9 HSPF. To qualify to claim this credit, the building permit drawings shall specify the option being selected, the heated floor area calculation, the heating equipment type(s), the minimum equipment efficiency, and total installed heat capacity (by equipment type).	2.0
3.8[a,d]	Air-to-water heat pump with minimum COP of 3.2 at 47°F, rated in accordance with AHRI 550/590 by an accredited or certified testing lab. To qualify to claim this credit, the building permit drawings shall specify the option being selected, the heated floor area calculation, the heating equipment type(s), the minimum equipment efficiency, and total installed heat capacity (by equipment type).	1.0
3.9	Gas-fired heat pump(s) meeting ANSI Z21.40.2 and Z21.40.4 or CSA, with a minimum UEF of 1.15. For R-2 Occupancy, gas-fired heat pump(s) meeting ANSI Z21.40.2 and Z21.40.4 or CSA, with a minimum UEF of 1.15, shall serve all units	1.5
3.10[f]	Combination water heating and space heating system shall include one of the following: Gas-fired heat pump water heater(s) meeting Tier 2 of the NEEA Advanced Water Heating Specification for Gas-Fueled Residential Storage Water Heaters Version 1.0. **or** For R-2 Occupancy, gas-fired heat pump water heater(s) meeting Tier 2 of the NEEA Advanced Water Heating Specification for Gas-Fueled Residential Storage Water Heaters Version 1.0., shall serve all units. **or** For R-2 Occupancy, gas-fired heat pump(s) meeting ANSI Z21.40.2 and Z21.40.4 or CSA, with a minimum UEF of 1.15, shall serve all units. To qualify to claim this credit, the building permit drawings shall specify the option being selected and shall specify the water heater equipment type and the minimum equipment efficiency and, for solar water heating systems, the calculation of the minimum energy savings.	2.5

	or For R-2 Occupancy, electric heat pump water heater(s), meeting the standards for Tier III of NEEA's advanced water heating specification and utilizing a split system configuration with the air-to-refrigerant heat exchanger located outdoors, shall supply domestic hot water to all units. If one water heater is serving more than one dwelling unit, all hot water supply and recirculation piping shall be insulated with R-8 minimum pipe insulation. To qualify to claim this credit, the building permit drawings shall specify the option being selected and shall specify the water heater equipment type and the minimum equipment efficiency.	
3.8	Combination water heating and space heating system shall include one of the following: Gas-fired heat pump water heater(s) meeting Tier 2 of the NEEA Advanced Water Heating Specification for Gas-Fueled Residential Storage Water Heaters Version 1.0. or For R-2 Occupancy, gas-fired heat pump water heater(s) meeting Tier 2 of the NEEA Advanced Water Heating Specification for Gas-Fueled Residential Storage Water Heaters Version 1.0., shall supply all units. or For R-2 Occupancy, gas-fired heat pump(s) meeting ANSI Z21.40.2 and Z21.40.4 or CSA, with a minimum UEF of 1.15, shall supply all units. To qualify to claim this credit, the building permit drawings shall specify the option being selected and shall specify the water heater equipment type and the minimum equipment efficiency and, for solar water heating systems, the calculation of the minimum energy savings.	2.5

6. RENEWABLE ELECTRIC ENERGY OPTION		
6.1	For each 600 kWh of electrical generation per housing unit provided annually by on-site wind or solar equipment a 0.5 credit shall be allowed, up to 4.5 credits. Generation shall be calculated as follows: For solar electric systems, the design shall be demonstrated to meet this requirement using the National Renewable Energy Laboratory calculator PVWATTs or approved alternate by the code official. Documentation noting solar access shall be included on the plans. For wind generation projects designs shall document annual power generation based on the wind turbine power curve; average annual wind speed at the site; frequency distribution of the wind speed at the site and height of the tower. To qualify to claim this credit, the building permit drawings shall specify the option being selected and shall show the photovoltaic or wind turbine equipment type, provide documentation of solar and wind access, and include a calculation of the minimum annual energy power production.	0.5 - 4.5

3.11[c]	Connected thermostat meeting ENERGY STAR Certified Smart Thermostats/EPA ENERGY STAR specifications. To qualify to claim this credit, the building permit drawings shall specify the option being selected and shall specify the thermostat model.	0.5

4. HIGH EFFICIENCY HVAC DISTRIBUTION SYSTEM OPTIONS		
4.1	HVAC equipment and associated duct system(s) installation shall comply with the requirements of Section R403.3.2. Electric resistance heat, hydronic heating and ductless heat pumps are not permitted under this option. Direct combustion heating equipment with AFUE less than 80% is not permitted under this option. To qualify to claim this credit, the building permit drawings shall specify the option being selected and shall specify the heating equipment type and shall show the location of the heating and cooling equipment and all the ductwork.	0.5

5. EFFICIENT WATER HEATING OPTIONS Only one option from Items 5.3 through 5.8 may be selected in this category. Items 5.1 and 5.2 may be combined with any option.		
5.1	A drain water heat recovery unit(s) shall be installed, which captures waste water heat from at least two showers, including tub/shower combinations. It is acceptable, but not required, for sink water to be connected. Unit shall have a minimum efficiency of 40% if installed for equal flow or a minimum efficiency of 54% if installed for unequal flow. Such units shall be rated in accordance with CSA B55.1 or IAPMO IGC 346-2017 and be so labeled. To qualify to claim this credit, the building permit drawings shall include a plumbing diagram that specifies the drain water heat recovery units and the plumbing layout needed to install it. Labels or other documentation shall be provided that demonstrates that the unit complies with the standard.	0.5
5.2	For Compact Hot Water Distribution system credit, the volume shall store not more than 16 ounces of water between the nearest source of heated water and the termination of the fixture supply pipe where calculated using Section R403.5.2. Construction documents shall indicate the ounces of water in piping between the hot water source and the termination of the fixture supply. When the hot water source is the nearest primed plumbing loop or trunk, this must be primed with an On Demand recirculation pump and must run a dedicated ambient return line from the furthest fixture or end of loop to the water heater. To qualify for this credit, the dwelling must have a minimum of 1.5 bathrooms.	0.5

5.3	Water heating system shall include the following: Energy Star rated gas or propane water heater with a minimum UEF of 0.80. To qualify to claim this credit, the building permit drawings shall specify the option being selected and shall specify the water heater equipment type and the minimum equipment efficiency and, for solar water heating systems, the calculation of the minimum energy savings.	0.5
5.4	Water heating system shall include one of the following: Energy Star rated gas or propane water heater with a minimum UEF of 0.91 **or** Solar water heating supplementing a minimum standard water heater. Solar water heating will provide a rated minimum savings of 85 therms or 2000 kWh based on the Solar Rating and Certification Corporation (SRCC) Annual Performance of OG-300 Certified Solar Water Heating System **or** Water heater heated by ground source heat pump meeting the requirements of Option 3.4. To qualify to claim this credit, the building permit drawings shall specify the option being selected and shall specify the water heater equipment type and the minimum equipment efficiency and, for solar water heating systems, the calculation of the minimum energy savings.	1.0
5.5	Water heating system shall include one of the following: Gas-fired heat pump water heater(s) meeting Tier 2 of the NEEA Advanced Water Heating Specification for Gas-Fueled Residential Storage Water Heaters Version 1.0. **or** For R-2 Occupancy, gas-fired heat pump water heater(s) meeting Tier 2 of the NEEA Advanced Water Heating Specification for Gas-Fueled Residential Storage Water Heaters Version 1.0 shall supply domestic hot water to all units. **or** For R-2 Occupancy, gas-fired heat pump water heater(s) meeting ANSI Z21.40.2 and Z21.40.4 or CSA, with a minimum UEF of 1.15, shall supply domestic hot water to all units. To qualify to claim this credit, the building permit drawings shall specify the option being selected and shall specify the water heater equipment type and the minimum equipment efficiency and, for solar water heating systems, the calculation of the minimum energy savings.	1.5
5.6	Water heating system shall include the following: Electric heat pump water heater meeting the standards for Tier III of NEEA's advanced water heating specification Electric heat pump water heater with a minimum UEF of 2.9 and utilizing a split system configuration with the air-to-refrigerant heat exchanger located outdoors. Equipment shall meet Section 4, requirements for all units, of the NEEA standard Advanced Water Heating Specification with the UEF noted above To qualify to claim this credit, the building permit drawings shall specify the option being selected and shall specify the water heater equipment type and the minimum equipment efficiency.	2.0
5.7	Water heating system shall include one of the following: Electric heat pump water heater with a minimum UEF of 2.9 and utilizing a split system configuration with the air-to-refrigerant heat exchanger located outdoors. Equipment shall meet Section 4, requirements for all units, of the NEEA standard Advanced Water Heating Specification with the UEF noted above	2.5

7. APPLIANCE PACKAGE OPTION		
7.1	All of the following appliances shall be new and installed in the dwelling unit and shall meet the following standards: 1. Dishwasher, standard – Energy Star rated, Most Efficient 2021 or Dishwasher, compact – Energy Star rated (Version 6.0) 2. Refrigerator (if provided) – Energy Star rated (Version 5.1) 3. Washing machine (Residential) – Energy Star rated (Version 8.1) 4. Dryer – Energy Star rated, Most Efficient 2022 To qualify to claim this credit, the building permit drawings shall specify the option being selected and shall show the appliance type and provide documentation of Energy Star compliance. At the time of inspection, all appliances shall be installed and connected to utilities. ***Dryer ducts and exterior dryer vent caps are not permitted to be installed in the dwelling unit.***	0.5

a. An alternative heating source sized at a maximum of 0.5 Watts/ft2 (equivalent) of heated floor area or 500 Watts, whichever is bigger, may be installed in the dwelling unit.
b. See Section R401.1 and residential building in Section R202 for Group R-2 scope.
c. Option 3.11 can only be taken with Options 3.1 and 3.3. To qualify to claim option 3.11 with 3.3, the system shall be a 1-2 speed heat pump system. Variable capacity heat pumps are ineligible from claiming this option.
d. This option may only be claimed if serving System Type 5 from Table R406.2.
e. Primary living areas include living, dining, kitchen, family rooms, and similar areas.
f. Option 3.11 may only be taken with Efficient Water Heating Options 5.1 or 5.2. Equipment sizing for space heating shall be calculated as provided in Section R403.7 with increased capacity to provide a minimum of 75 percent of peak hot water demand or shall be sized in accordance with approved manufacturer's specifications or guidance. Supplementary heat for water heating system shall be in accordance with Section R403.5.7.

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DATE: 2025/02/02

SHEET: 13 Of 18

T24-2

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2024 Tuan House

LEGEND

FOUND MONUMENT IN CASE	—OHP—	OVERHEAD POWER	
FOUND REBAR AS DESCRIBED	—OHU—	OVERHEAD UTILITIES	
SET MAG NAIL AS DESCRIBED	—OHE—	HIGH VOLTAGE LINE	
POWER METER	—□—	WOOD FENCE	
GAS METER		CONCRETE WALL	
SIGN		ROCKERY	
UTILITY HANDHOLE		ASPHALT SURFACE	
ELECTRICAL PEDESTAL		CONCRETE SURFACE	
GAS VALVE	FF	FINISH FLOOR	
UTILITY POLE	RH	RIDGE HEIGHT	
CATCH BASIN	CE	CEDAR	
SANITARY SEWER MANHOLE	DF	DOUGLAS FIR	
WATER VALVE	PI	PINE	
FIRE HYDRANT			
WATER METER			
APPROXIMATE LOCATION SANITARY SEWER LINE			
APPROXIMATE LOCATION STORM DRAIN LINE			
APPROXIMATE LOCATION UNDERGROUND WATER LINE			
APPROXIMATE LOCATION UNDERGROUND GAS LINE			

LEGAL DESCRIPTION

THE WEST 70 FEET OF THE EAST 96 FEET OF THE SOUTH 110 FEET OF LOT 17, BLOCK 1, FRUITLAND ACRES ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 12 OF PLATS, PAGE 33, RECORDS OF KING COUNTY, WASHINGTON.

SITUATE IN THE CITY OF MERCER ISLAND, COUNTY OF KING, STATE OF WASHINGTON.

BASIS OF BEARINGS

ACCEPTED A BEARING OF S88°31'24"E FOR THE CENTERLINE OF SE 40TH STREET BASED ON FOUND MONUMENTS. RECORD OF SURVEY BY TERRANE, RECORDED UNDER RECORDING NO. 20250128900005, RECORDS OF KING COUNTY, WASHINGTON.

PROJECT INFORMATION

PROPERTY OWNER:	DANNY TRAN 9756 SE 40TH STREET MERCER ISLAND, WA 98040
TAX PARCEL NUMBER:	265550-0167
PROJECT ADDRESS:	9756 SE 40TH STREET MERCER ISLAND, WA 98040
ZONING:	R-8.4
JURISDICTION:	CITY OF MERCER ISLAND
PARCEL ACREAGE:	7,700 S.F. (0.177 ACRES) AS SURVEYED

GENERAL NOTES

1. THIS SURVEY WAS COMPLETED WITHOUT BENEFIT OF A CURRENT TITLE REPORT. EASEMENTS AND OTHER ENCUMBRANCES MAY EXIST ON THIS PROPERTY THAT ARE NOT SHOWN HEREON.
2. INSTRUMENTATION FOR THIS SURVEY WAS A 3-SECOND SPECTRAPRECISION FOCUS 50 TOTAL STATION AND AN EMLID REACH RS2 GPS RECEIVER. PROCEDURES USED IN THIS SURVEY MEET OR EXCEED STANDARDS SET BY WAC 332-130-090.
3. THE INFORMATION ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE IN MARCH 2025 AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONDITIONS EXISTING AT THAT TIME.
4. UTILITIES SHOWN ON THIS SURVEY ARE BASED UPON ABOVE GROUND OBSERVATIONS AND AS-BUILT PLANS WHERE AVAILABLE. ACTUAL LOCATIONS OF UNDERGROUND UTILITIES MAY VARY AND UTILITIES NOT SHOWN ON THIS SURVEY MAY EXIST ON THIS SITE.
5. ALL MONUMENTS WERE LOCATED DURING THIS SURVEY UNLESS OTHERWISE NOTED.

VERTICAL DATUM & CONTOUR INTERVAL

ELEVATIONS SHOWN ON THIS DRAWING WERE DERIVED FROM GPS OBSERVATION USING THE WSRN.

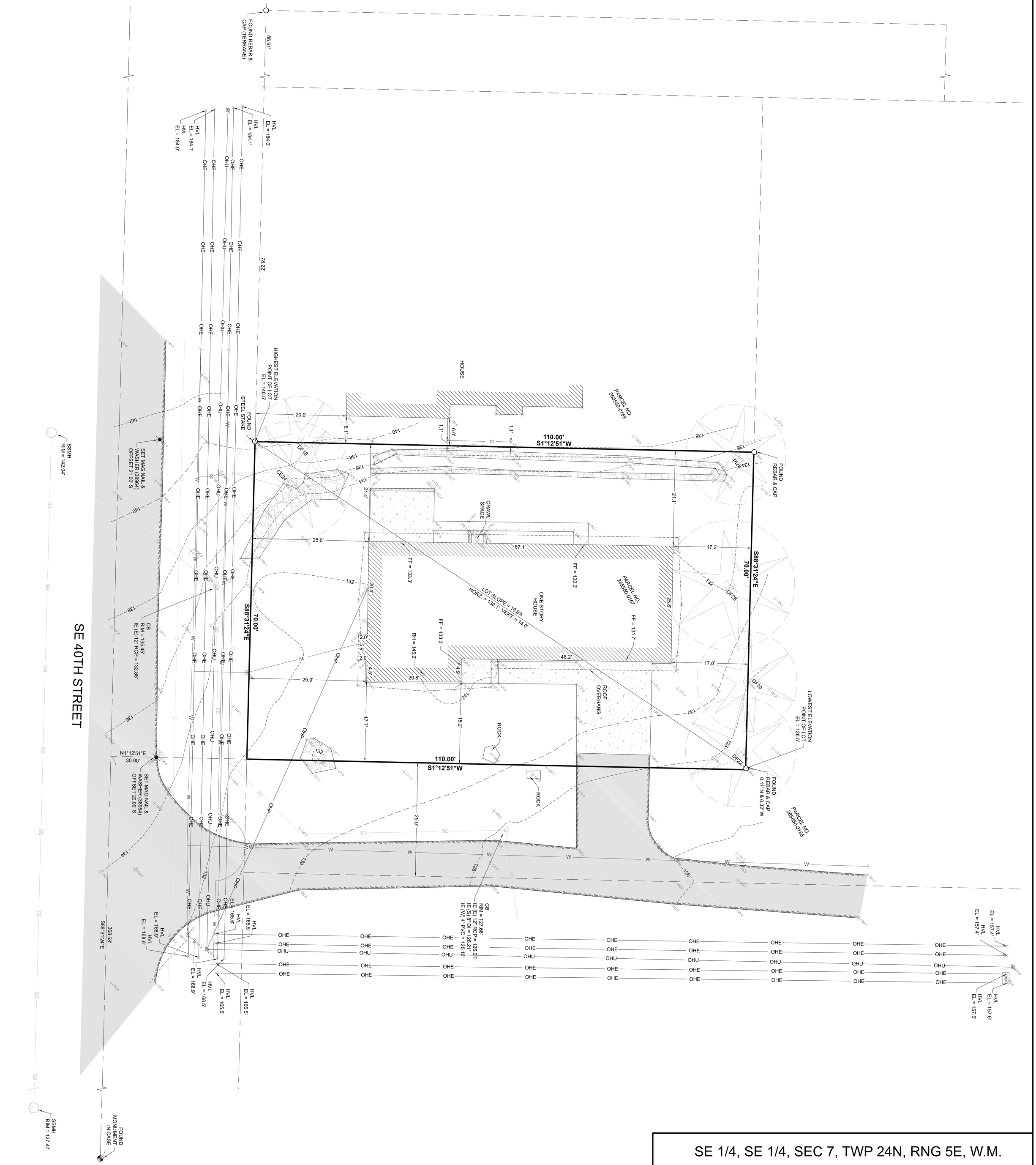
DATUM - NAVD 88

2.0' CONTOUR INTERVAL - THE EXPECTED VERTICAL ACCURACY IS EQUAL TO 1/2 THE CONTOUR INTERVAL OR PLUS / MINUS 1.0 FOR THIS PROJECT.

DATUM

GRAPHIC SCALE
5 0 5 10 20
1 INCH = 10 FT.

N
W E
S



SE 1/4, SE 1/4, SEC 7, TWP 24N, RNG 5E, W.M.

TOPOGRAPHIC SURVEY

DANNY TRAN
9756 SE 40TH STREET
MERCER ISLAND, WA 98040

DATE	REVISION	DRN
5/1/25	LOT SLOPE	MTS

THOMAS N. WOLDENDORP — STATE OF WASHINGTON — 38964 — REGISTERED PROFESSIONAL LAND SURVEYOR — 4/23/25

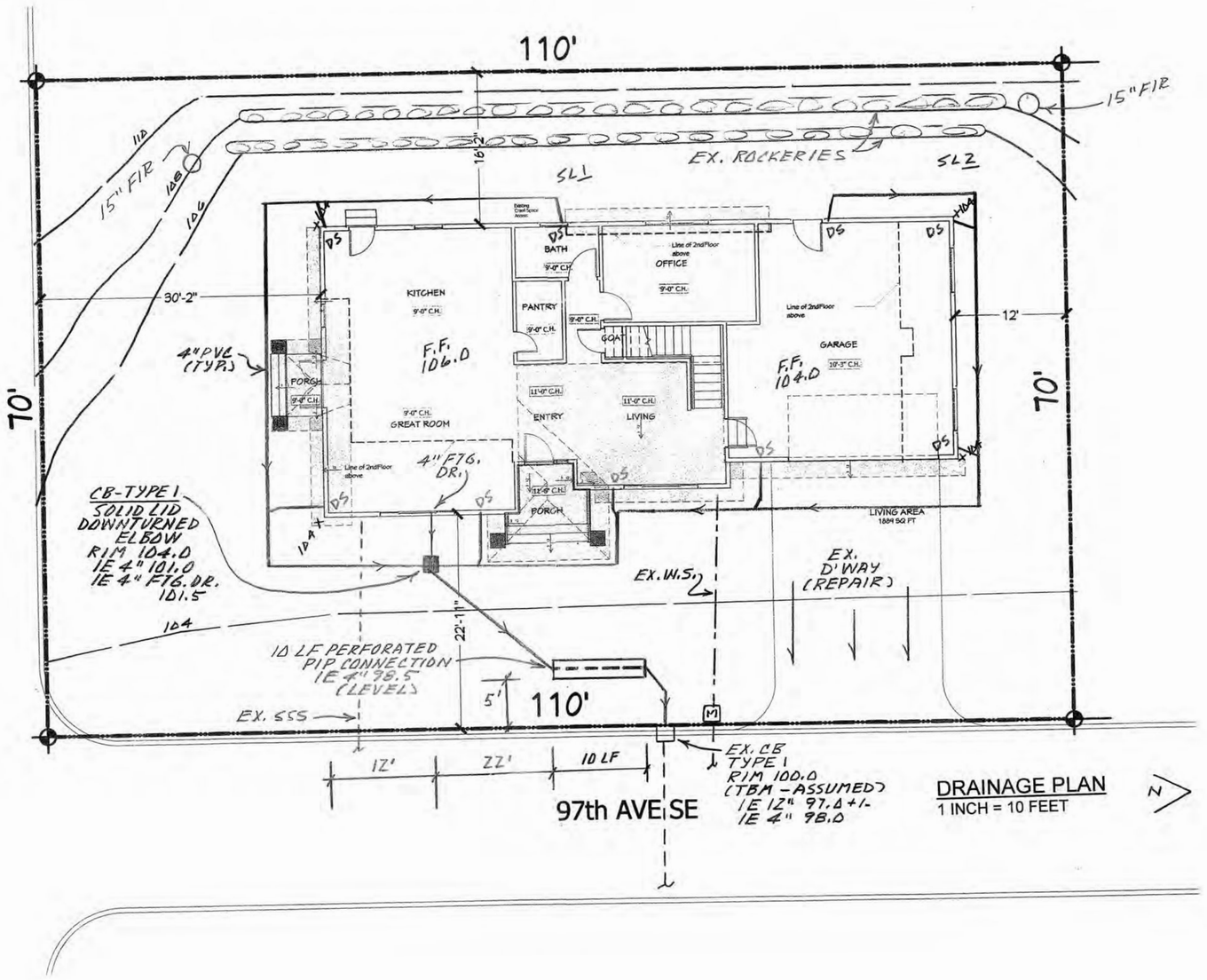
Site Surveying, Inc.
www.sitesurveymapping.com 21923 NE 11th Street Sammamish, WA 98074 Phone: 425.298.4412

PROJECT NO. 25-088

DRAWN BY: MTS
CHECKED BY: TNW
DATE: 3/12/25

SHEET 1 OF 1

© 2025, SITE SURVEYING, INC., ALL RIGHTS RESERVED



DRAINAGE PLAN
1 INCH = 10 FEET

DATUM: ASSUMED
SITE TBM = 100.0
FRONT CB RIM

EARTHWORK
NO PROPOSED EARTHWORK
CONTOURS ARE NOT CHANGED

SOIL AMENDMENT
LAWN AREAS DISTURBED TO
BE RESTORED/UPGRADED
FIELD IDENTIFY AREAS TO BE
RESTORED AT TIME OF RESTORATION
EST. AREA = 2,000 SF
OPTION 2 - IMPORT TOPSOIL
2,000/1,000 X 24.7 = 49.4 CY

SIDESEWER
USE EXISTING LINE TO BUILDING
LOCATION SHOWN NOT VERIFIED
LOCATE BEFORE CONSTRUCTION

WATER SERVICE LINE
USE EXISTING LINE TO BUILDING
LOCATION SHOWN NOT VERIFIED
LOCATE BEFORE CONSTRUCTION

IMPERVIOUS AREAS

Existing –	
Main House	1,217 sf
Garage	600 sf
Overhang	170 sf
Driveway	600 sf
Total	2,587 sf
Proposed –	
Main House	1,289 sf
Garage	600 sf
Overhang	170 sf
Driveway	600 sf
Total	2,659 sf
Net Increase	72 sf

SOIL LOGS February 7, 2025

SL 1
0 - 36" **CLAYEY MEDIUM SAND** W/ROCKS/SLIGHT MOTTLING
36" – 42"+ **SANDY HARDPAN** DAMP/SLIGHT MOTTLING
NO GROUNDWATER ENCOUNDERED

SL 2
0 - 36" **CLAYEY MEDIUM SAND** W/ ROCKS/SLIGHT MOTTLING
36" – 42"+ **CLAYEY SAND/HARDPAN** DAMP/SLIGHT MOTTLING
NO GROUNDWATER ENCOUNDERED

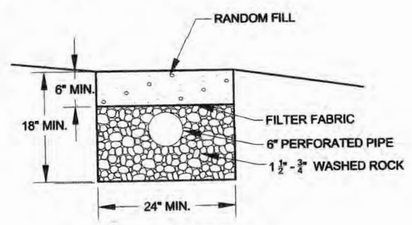
TREE PROTECTION
TWO 15" CALIPER TREES
IDENTIFIED ON SITE
TREES AND THEIR DRIP LINES
LOCATED OUTSIDE OF POTENTIAL
SURFACE DISTURBANCE AREA
(REFERENCE SILT FENCE PLACEMENT)

MAINTENANCE FOR PERFORATED PIPE CONNECTION

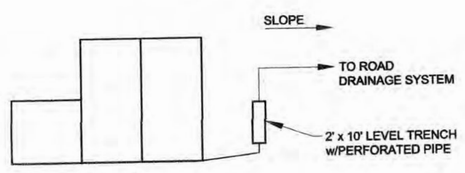
Your property contains a stormwater management flow control BMP (best management practice) called a "perforated pipe connection," which was installed to reduce the stormwater runoff impacts of some or all of the impervious surface on your property. A perforated pipe connection is a length of drainage conveyance pipe with holes in the bottom, designed to "leak" runoff, conveyed by the pipe, into a gravel filled trench where it can be soaked into the surrounding soil. The connection is intended to provide opportunity for infiltration of any runoff that is being conveyed from an impervious surface (usually a roof) to a local drainage system such as a ditch or roadway pipe system.

The size and composition of the perforated pipe connection as depicted by the flow control BMP site plan and design details must be maintained and may not be changed without written approval either from the King County Water and Land Resources Division or through a future development permit from King County. The soil overtop of the perforated portion of the system must not be compacted or covered with impervious materials.

PERFORATED PIPE CONNECTION



TRENCH X-SECTION
NTS



PLAN VIEW OF ROOF
NTS

BRUCE S. MacVEIGH STATE OF WASHINGTON REGISTERED PROFESSIONAL ENGINEER 19057

EXPIRES: 4/24/27
2/4/25

Bruce S. MacVeigh, P.E. - Civil Engineer
14245 59th Avenue South
Tukwila, WA 98168
Cell Phone: (206) 571-8794

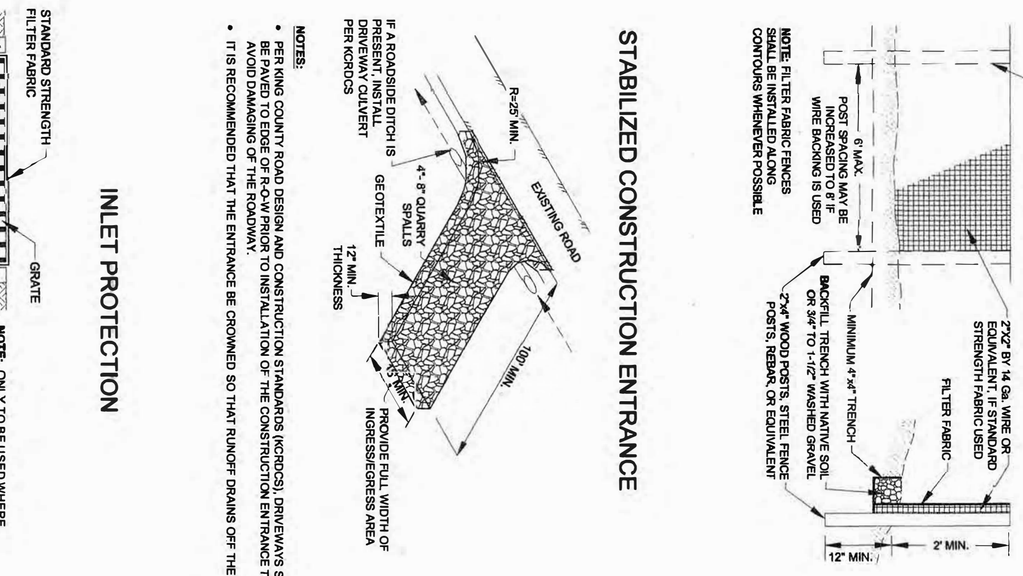
CLIENT: Danny Tran
9756 S.E. 40th Street
Mercer Island, WA 98040
425-445-4075

DRAINAGE/TESCP PLAN
Residence Remodel
9756 S.E. 40th Street
Mercer Island, WA 98040
(PN: 2505500-0167)

REV	DESCRIPTION	DATE	APP'D

JOB NO: 2509
DESIGN: BSM
DRAWN: BSM
APP'D: —
DATE: 2/4/25
SCALE: 1" = 10'

SILT FENCE



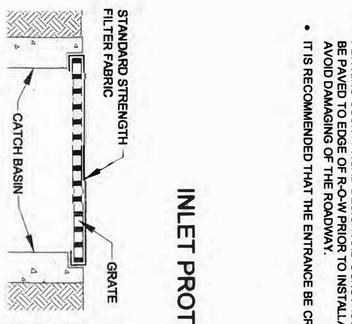
NOTE: FILTER FABRIC FENCES SHALL BE INSTALLED ALONG CONTOURS WHENEVER POSSIBLE

STABILIZED CONSTRUCTION ENTRANCE

NOTES:

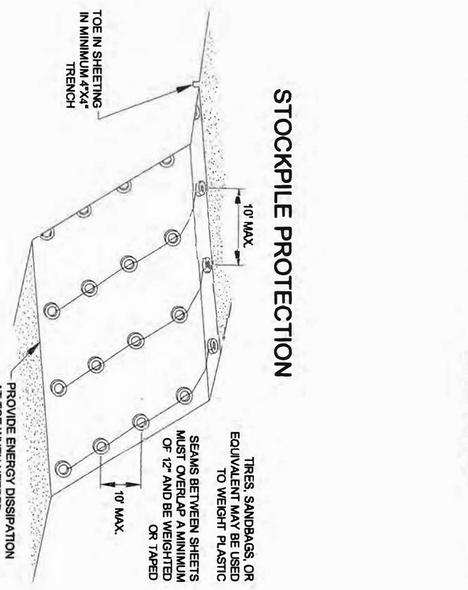
- PER KING COUNTY ROAD DESIGN AND CONSTRUCTION STANDARDS (KCRDCS), DRIVEWAYS SHALL BE PAVED TO EDGE OF R-O-W PRIOR TO INSTALLATION OF THE CONSTRUCTION ENTRANCE TO AVOID DAMAGING OF THE ROADWAY.
- IT IS RECOMMENDED THAT THE ENTRANCE BE CROWNED SO THAT RUNOFF DRAINS OFF THE PAD.

INLET PROTECTION



NOTE: ONLY TO BE USED WHERE PONDING OF WATER ABOVE THE CATCH BASIN WILL NOT CAUSE TRAFFIC PROBLEMS AND WHERE OVERFLOW WILL NOT RESULT IN EROSION OF SLOPES.

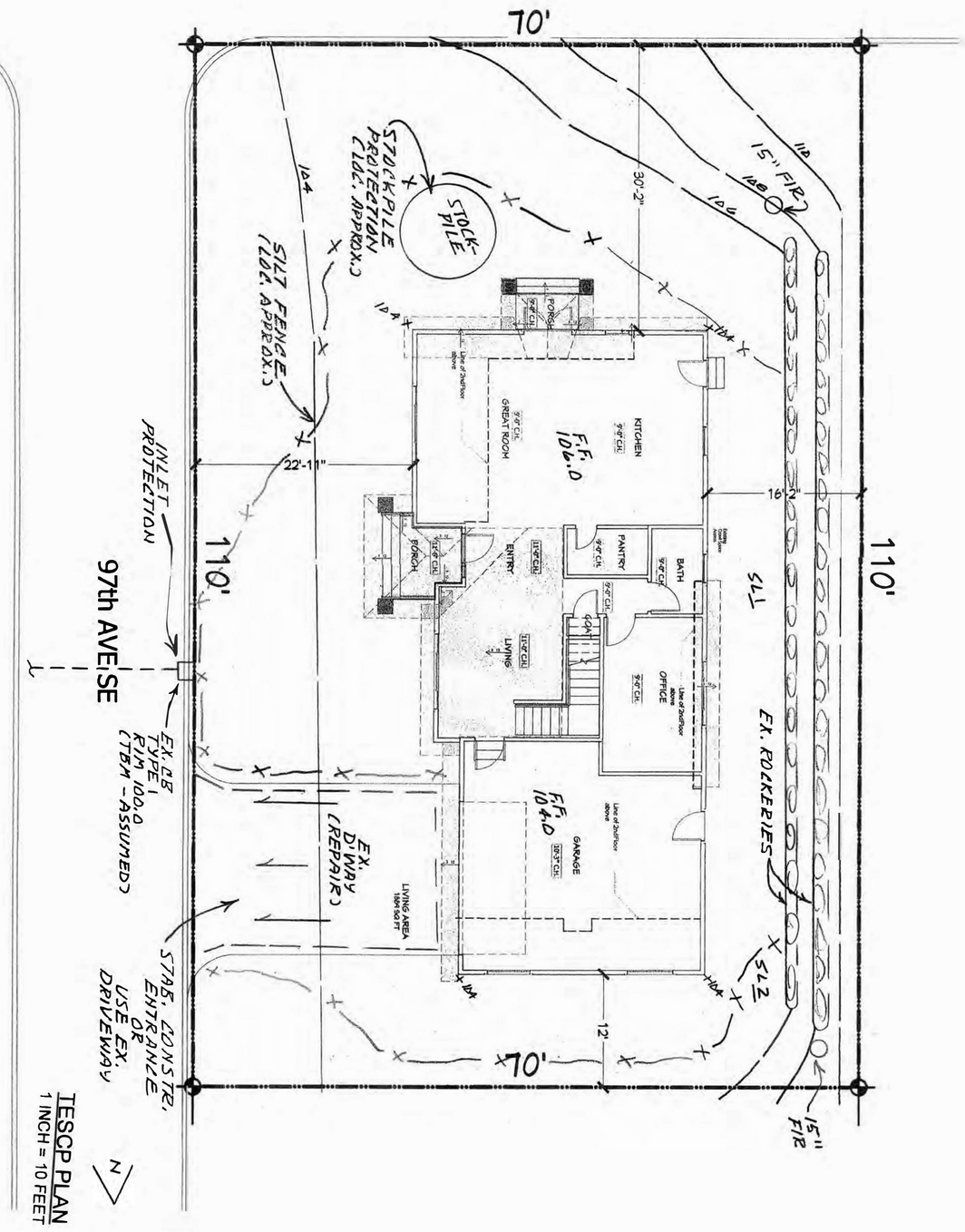
STOCKPILE PROTECTION



TRES. SANDBAGS, OR EQUIVALENT MAY BE USED TO WEIGHT PLASTIC

SEAMS BETWEEN SHEETS MUST OVERLAP A MINIMUM OF 12" AND BE WEIGHTED OR TAPED

SE 40th STREET



TESCP PLAN
1 INCH = 10 FEET

EXPIRES: 4/24/27
2 APR '25

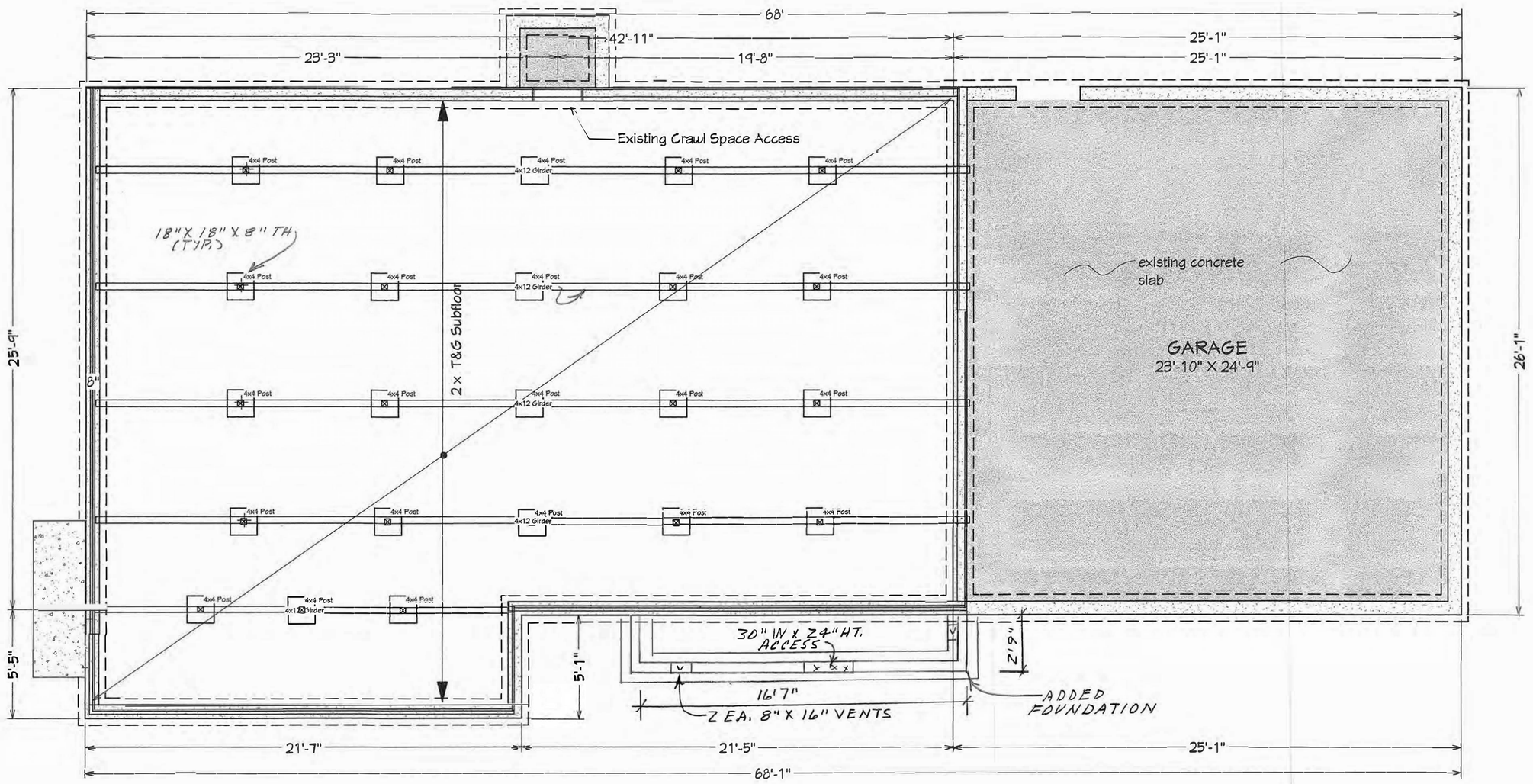
JOB NO: 2509					
DESIGN: BSM					
DRAWN: BSM					
APP'D: —					
DATE: 2 APR '25					
SCALE: 1" = 10'	REV	DESCRIPTION	DATE	APP'D	

2 of 2

DRAINAGE/TESCP PLAN
Residence Remodel
9756 S.E. 40th Street
Mercer Island, WA 98040
(PN: 265550-0167)

CLIENT:
Danny Tran
9756 S.E. 40th Street
Mercer Island, WA 98040
425-445-4075

Bruce S. MacVeigh, P.E. - Civil Engineer
14245 59th Avenue South
Tukwila, WA 98168
Cell Phone: (206) 571-8794



FOUNDATION

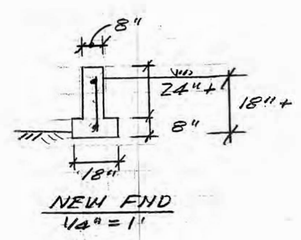
1. There is no change or alteration required to existing building foundation.

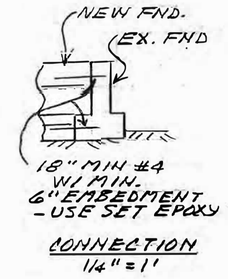
2. The existing perimeter foundation is an 8" stemwall with an 18" wide by 8" deep footing.

3. At front of house will be an added stemwall/footing foundation for minor house addition. The addition will be 2' 9" deep and 16' 7" wide. The new foundation will have two vents and one code access opening.

4. Existing foundation reinforcement not known, however, it is not critical for this project or its evaluation. Based on experience, there is possibly basic longitudinal steel based on date of original construction.

3. the existing crawlspace pads are minimum 18" square and 8" +/- thick.





BUILDING DESIGN CRITERIA –

DESIGN LOADS:

1. Floor Design Live Load	40 psf	
2. Exterior Deck Design Live Load	60 psf	
3. Roof Design Live Load	25 psf	(snow load)

WOOD SPECIFICATIONS:

1. Milled Lumber	DF#2 unless otherwise specified
2. Glulam Beams	Standard - Fb 2,400 psi
3. TJI Joists	As shown on plans.

FOUNDATION DESIGN/SPECIFICATION:

1. Allowable Soil Bearing	1,500 psf
2. Sliding Factor	0.40
3. Equivalent Density	35 pcf (Passive)
Equivalent Density	45 pcf (Active)
4. Concrete F'c	2,500 psi Design
Concrete F'c	3,000 psi Provide
5. Reinforcing Steel Rebar	#4 unless otherwise noted
6. Reinforcing Steel	Fy 50 to 60 ksi (standard)

TRUSS DESIGN:
Truss design and final truss member layout to be provided by the truss manufacturer/supplier. As part of design, the specification for special upper floor opening headers will be specified for heavy loading due to truss girders, etc. resting on header.

CONNECTORS:
1. Connectors, brackets, bases, etc. per Simpson Strong-Tie products or approved equivalent. Installation/application to be per manufacturer's specifications.
2. Connection of new pour concrete foundation to old concrete foundation to use a minimum of three each #4 bars with a minimum of 8" embedment into the old concrete and 12" minimum into the new concrete. Embedment into the old concrete to use SET Epoxy.
3. All metal in contact with pressure treated wood to be heavy galvanized or otherwise rated corrosion resistant.

WIND AND SEIMIC DESIGN FACTORS:
See Woodworks Design Data extract.

Bruce S. MacVeigh, P.E. – Civil Engineer
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STRUCTURAL PLAN
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(PN: 265550-0167)

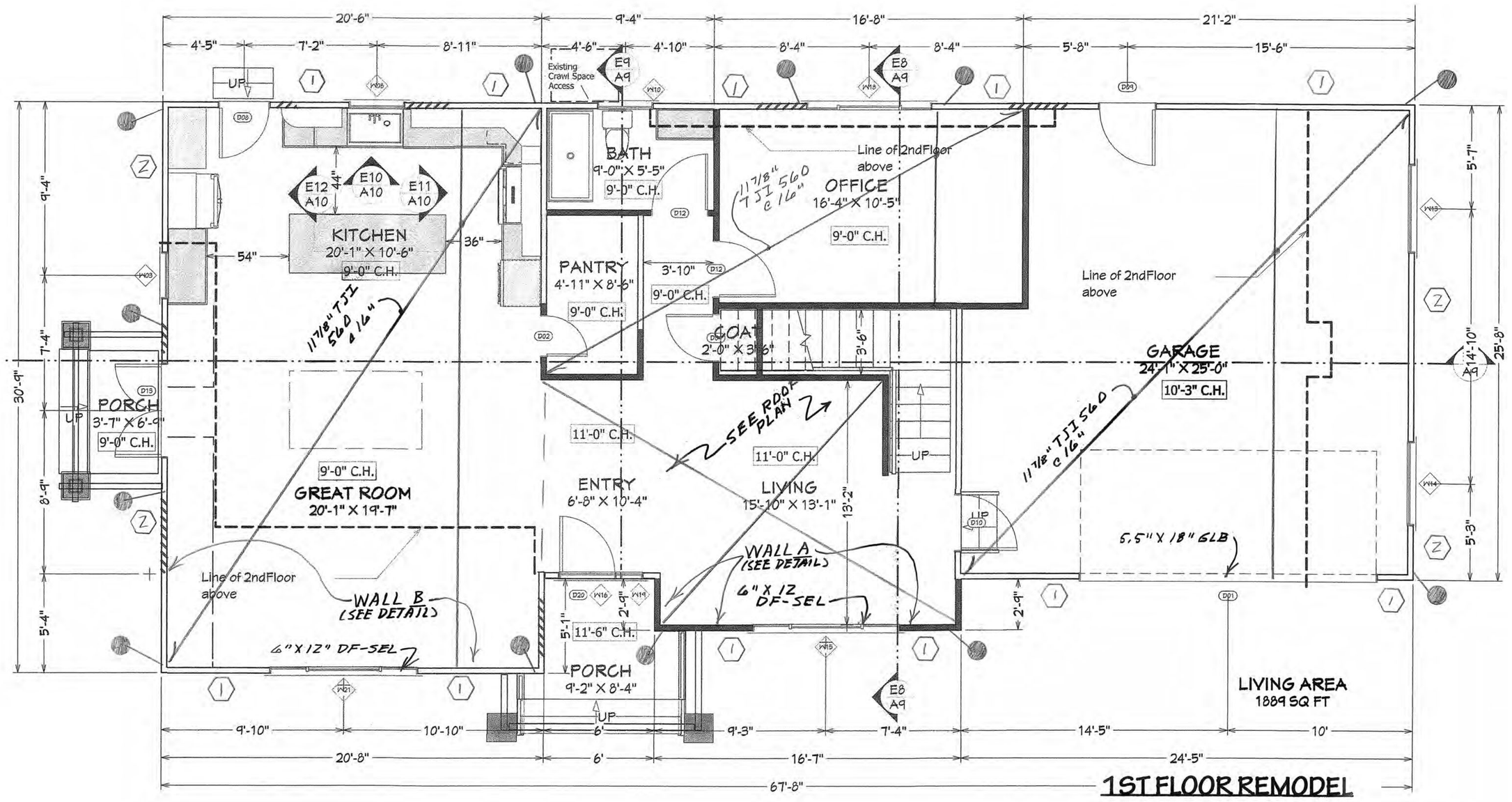
REV	DESCRIPTION	DATE	APP'D

JOB NO: 2502
DESIGN: BSM
DRAWN: BSM
APP'D: —
DATE: 3 APR '25
SCALE: 1/4" = 1'

S-1

BRUCE S. MacVEIGH — STATE OF WASHINGTON — 16087 — REGISTERED PROFESSIONAL ENGINEER

EXPIRES: 6/24/27
3 APR '25



HOLD DOWNS

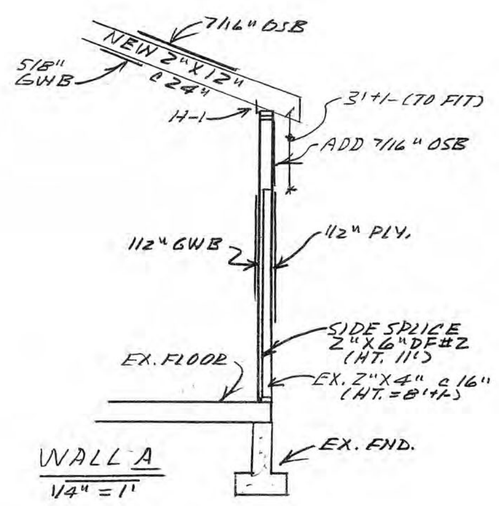
SYMBOL	MODEL #	CAPACITY	BASE/EMBED. / SIDE	WALL MAT'L (MIN.)
□	STHD14	5,285#	N/A / 30-16d	3.5" X 3.5" STUD POST
⊠	STHD14RJ	5,285#	N/A / 30-16d	3.5" X 3.5" STUD POST
○	HDU8-SDS2.5	7,870#	7/8"/10"/ 20 – 1/4" X 2.5" SDS	3.5" X 4.5" STUD/POST
→ ●	HD12	15,510#	1-1/8" DIA./12" / 4 EA. 1" LAGS	5.5" X 5.5" STUD/POST
⬡	HD19	19,070#	1-1/4" DIA./14" / 5 EA. 1" LAGS	5.5" X 5.5" STUD/POST
△	MST48	5,310#	25-12d / 25 - 12d	3.5" X 5.5" STUD/POST
▲	MST72	6,730#	34-12d / 34 - 12d	3.5" X 5.5" STUD/POST

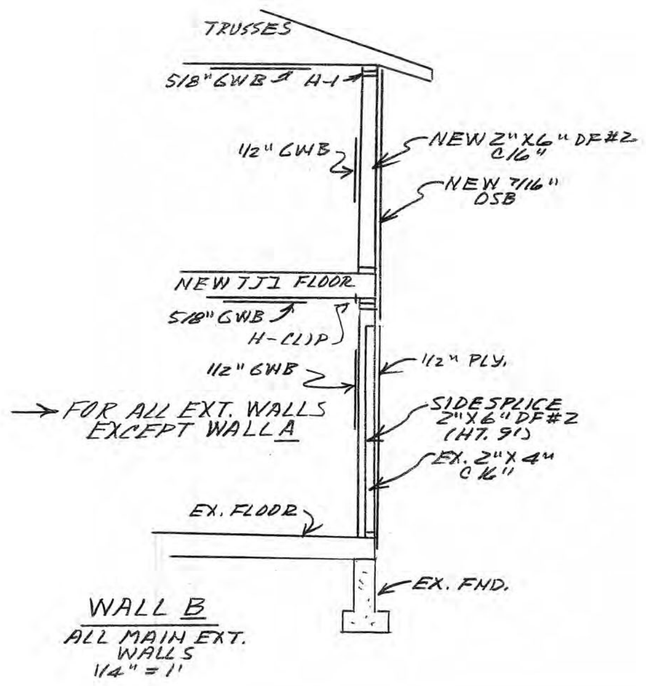
ABOVE HOLD DOWNS PER SIMPSON STRONG-TIE. EQUIVALENTS ACCEPTABLE WITH ENGINEER APPROVAL.

UNLESS OTHERWISE SHOWN, ALL BEAMS AND HEADERS ARE 6" X 12" DF#2

SHEATHING MATERIALS by WALL GROUP

Grp	Surf	Material	Ratng	Sheathing Thick in	GU in	Ply	Or	Gvtv lbs/in	Fasteners Size	Type	RS	Eg in	Fd in	Bk
(1)	Ext	Struct Sh OSB	24/16	7/16	-	-	Horz	83500	8d	Common	N	3	6	Y
(2)	Both	Struct Sh OSB	24/16	7/16	-	-	Horz	83500	8d	Common	N	3	6	Y
3	1	Struct Sh OSB	24/16	7/16	-	-	Horz	83500	8d	Common	N	3	6	Y
	2	Gyp. wallboard		1/2	-	1	Horz	40000	5d	Cooler	N	7	7	Y





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425-445-4075

STRUCTURAL PLAN
Residence Remodel
9756 S.E. 40th Street
Mercier Island, WA 98040
(PN: 265550-0167)

REV	DESCRIPTION	DATE	APPD

JOB NO: 25AP
DESIGN: BSM
DRAWN: BSM
APP'D: —
DATE: 3 APR 25
SCALE: 1/4" = 1'

EXPIRES: 4/24/27
3 APR '25

S-2

JOB NO: 2542
DESIGN: BSM
DRAWN: BSM
APP'D: —
DATE: June 25
SCALE: 1/4" = 1'

REV	DESCRIPTION	DATE	APP'D

STRUCTURAL PLAN
Residence Remodel
9756 S.E. 40th Street
Mercer Island, WA 98040
(PN: 285550-0167)

CLIENT'S
Danny Tran
9756 S.E. 40th Street
Mercer Island, WA 98040
425-445-4075

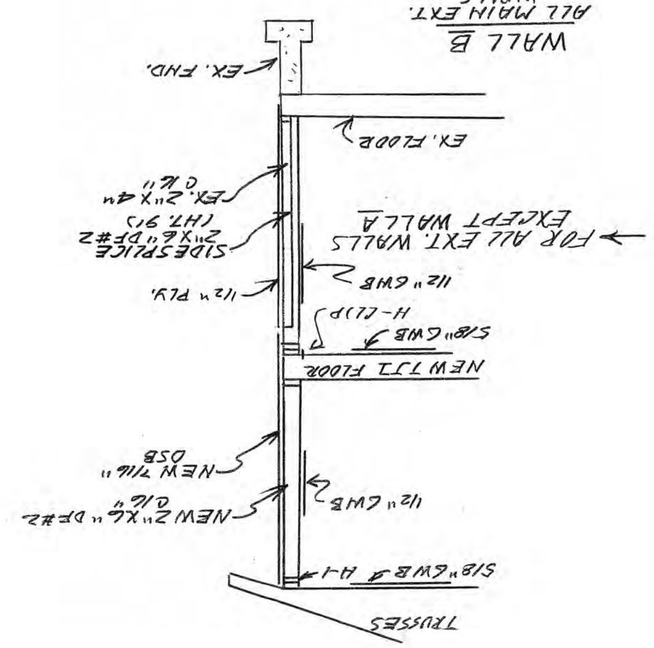
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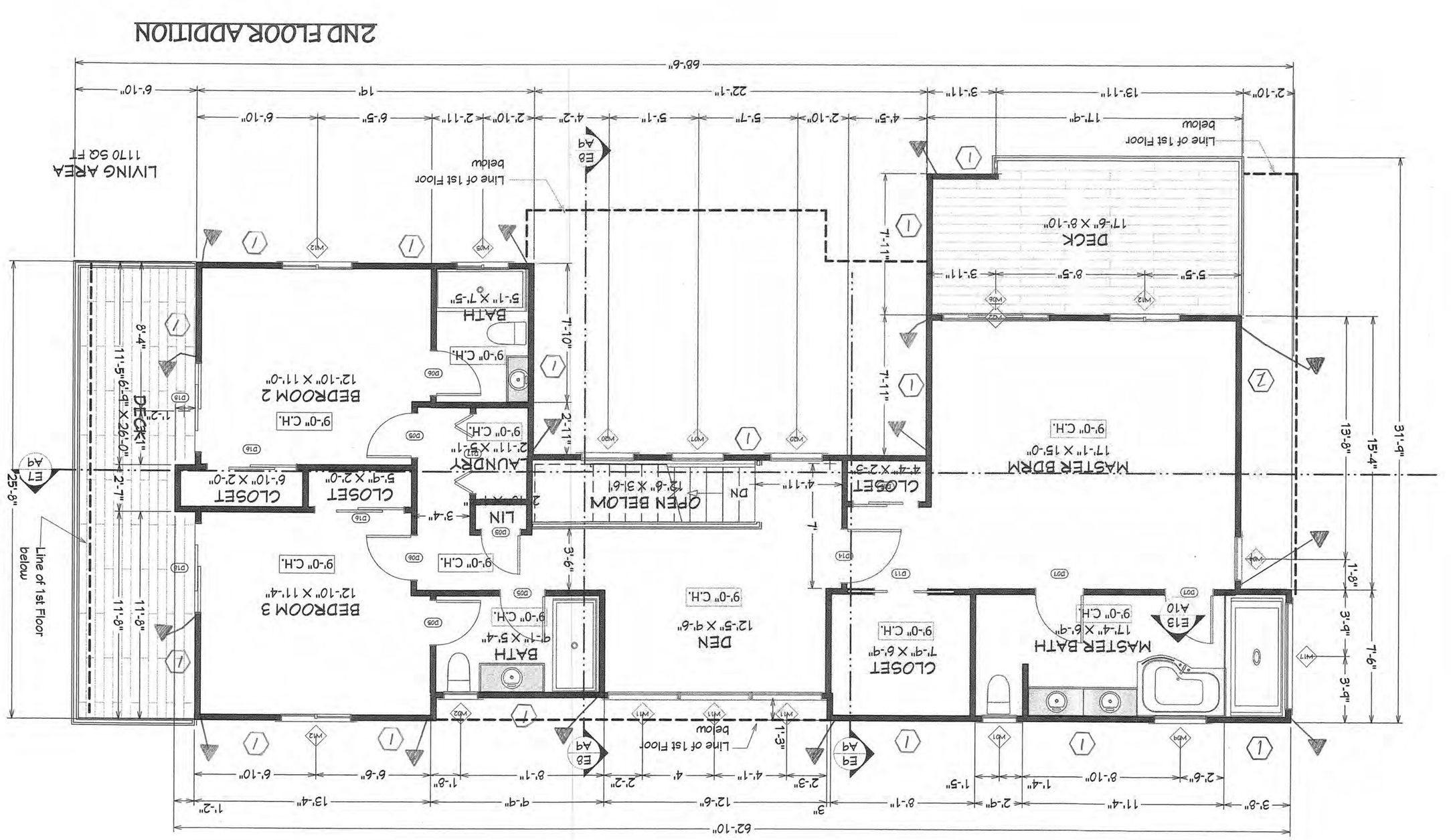
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3 APR '25

SHEATHING MATERIALS by WALL GROUP

Grp	Surf	Material	Rating	Sheathing Thick	GU	Ply	Or	Grvy	Size	Fasteners Type	RS	Eg	Fd	Bk
				in	in			lbs/in				in	in	
1	Ext	Struct Sh OSB	24/16	7/16	-	-	Horz	8350	8d	Common	N	3	6	Y
2	Both	Struct Sh OSB	24/16	7/16	-	-	Horz	8350	8d	Common	N	3	6	Y
3	1	Struct Sh OSB	24/16	7/16	-	-	Horz	8350	8d	Common	N	3	6	Y
	2	Gyp. wallboard		1/2	-	1	Horz	40000	6d	Cooler	N	7	7	Y

WALL B
ALL MAIN EXT. WALLS
1/4" = 1'

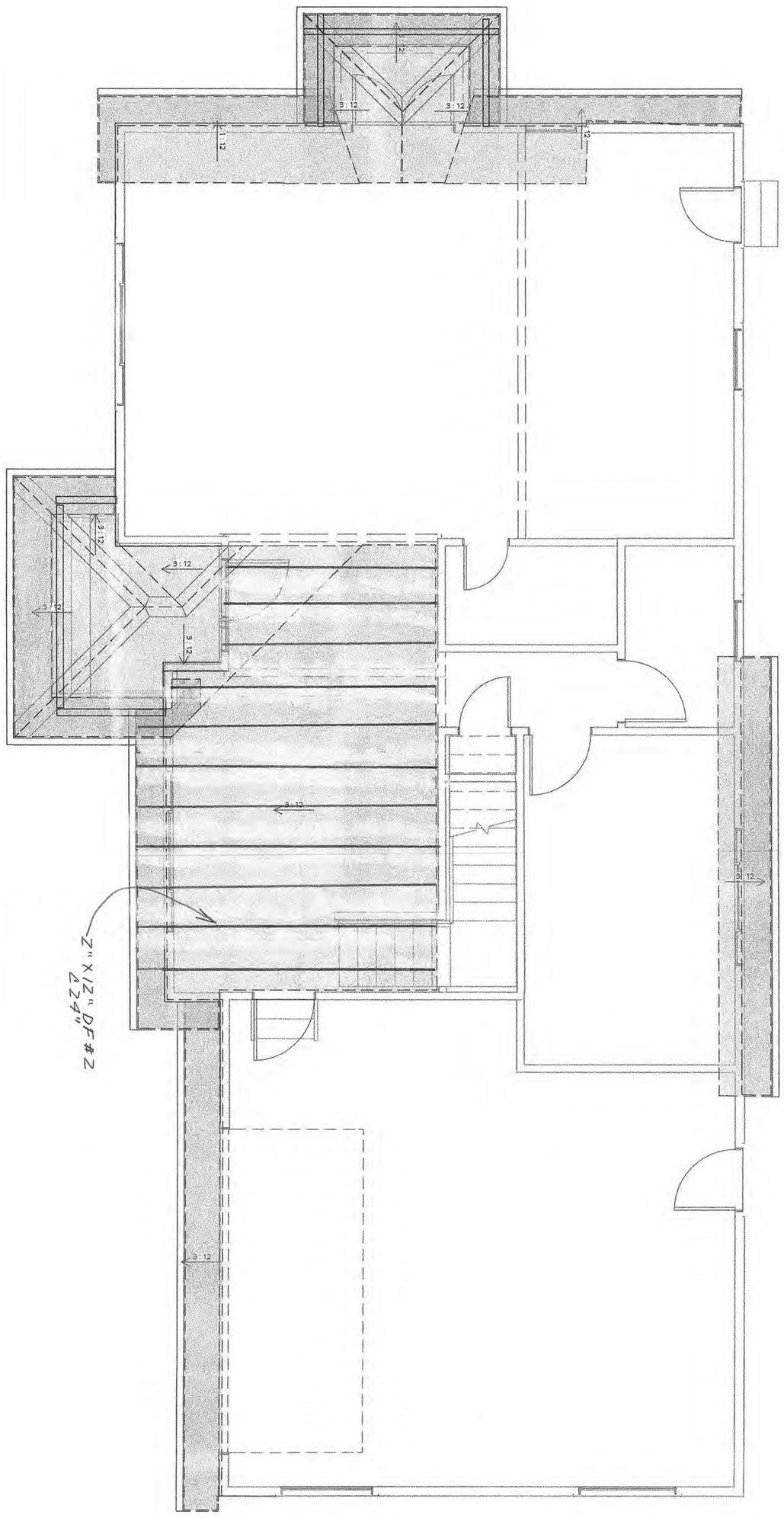




HOLD DOWNS

SYMBOL	MODEL #	CAPACITY	BASE/EMBED. / SIDE	WALL MAT'L. (MIN.)
□	STHD14	5,285#	N/A / 30-16d	3.5" X 3.5" STUD POST
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●	HD12	15,510#	1-1/8" DIA/12" / 4 EA. ↑ LAGS	5.5" X 5.5" STUD/POST
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ABOVE HOLD DOWNS PER SIMPSON STRONG-TIE EQUIVALENTS ACCEPTABLE WITH ENGINEER APPROVAL.


3:12
3:12
1:12
12
3:12
3:12
3:

LEGEND

FOUND MONUMENT IN CASE		OHP	OVERHEAD POWER
FOUND REBAR AS DESCRIBED		OHU	OVERHEAD UTILITIES
SET MAG NAIL AS DESCRIBED		OHE	HIGH VOLTAGE LINE
POWER METER			WOOD FENCE
GAS METER			CONCRETE WALL
SIGN			ROCKERY
UTILITY HANDHOLE			ASPHALT SURFACE
ELECTRICAL PEDESTAL			CONCRETE SURFACE
GAS VALVE		FF	FINISH FLOOR
UTILITY POLE		RH	ROOF HEIGHT
CATCH BASIN		CE	CEDAR
SANITARY SEWER MANHOLE		DF	DOUGLAS FIR
WATER VALVE		PI	PINE
FIRE HYDRANT			
WATER METER			
APPROXIMATE LOCATION SANITARY SEWER LINE			
APPROXIMATE LOCATION STORM DRAIN LINE			
APPROXIMATE LOCATION UNDERGROUND WATER LINE			
APPROXIMATE LOCATION UNDERGROUND GAS LINE			

LEGAL DESCRIPTION

THE WEST 70 FEET OF THE EAST 96 FEET OF THE SOUTH 110 FEET OF LOT 17, BLOCK 1, FRUITLAND ACRES ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 12 OF PLATS, PAGE 33, RECORDS OF KING COUNTY, WASHINGTON.

SITUATE IN THE CITY OF MERCER ISLAND, COUNTY OF KING, STATE OF WASHINGTON.

BASIS OF BEARINGS

ACCEPTED A BEARING OF S88°31'24"E FOR THE CENTERLINE OF SE 40TH STREET BASED ON FOUND MONUMENTS, RECORD OF SURVEY BY TERRANE, RECORDED UNDER RECORDING NO. 20250128000005, RECORDS OF KING COUNTY, WASHINGTON.

PROJECT INFORMATION

PROPERTY OWNER:	DANNY TRAN 9756 SE 40TH STREET MERCER ISLAND, WA 98040
TAX PARCEL NUMBER:	2855500167
PROJECT ADDRESS:	9756 SE 40TH STREET MERCER ISLAND, WA 98040
ZONING:	R-8.4
JURISDICTION:	CITY OF MERCER ISLAND
PARCEL ACREAGE:	7,700 S.F. (0.177 ACRES) AS SURVEYED

GENERAL NOTES

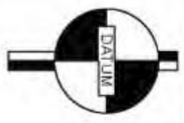
1. THIS SURVEY WAS COMPLETED WITHOUT BENEFIT OF A CURRENT TITLE REPORT. EASEMENTS AND OTHER ENCUMBRANCES MAY EXIST ON THIS PROPERTY THAT ARE NOT SHOWN HEREON.
2. INSTRUMENTATION FOR THIS SURVEY WAS A 3-SECOND SPECTRAPRECISION FOCUS 50 TOTAL STATION AND AN EMLID REACH RS2 GPS RECEIVER. PROCEDURES USED IN THIS SURVEY MEET OR EXCEED STANDARDS SET BY WAC 332-130-090.
3. THE INFORMATION ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE IN MARCH 2026 AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONDITIONS EXISTING AT THAT TIME.
4. UTILITIES SHOWN ON THIS SURVEY ARE BASED UPON ABOVE GROUND OBSERVATIONS AND AS-BUILT PLANS WHERE AVAILABLE. ACTUAL LOCATIONS OF UNDERGROUND UTILITIES MAY VARY AND UTILITIES NOT SHOWN ON THIS SURVEY MAY EXIST ON THIS SITE.
5. ALL MONUMENTS WERE LOCATED DURING THIS SURVEY UNLESS OTHERWISE NOTED.

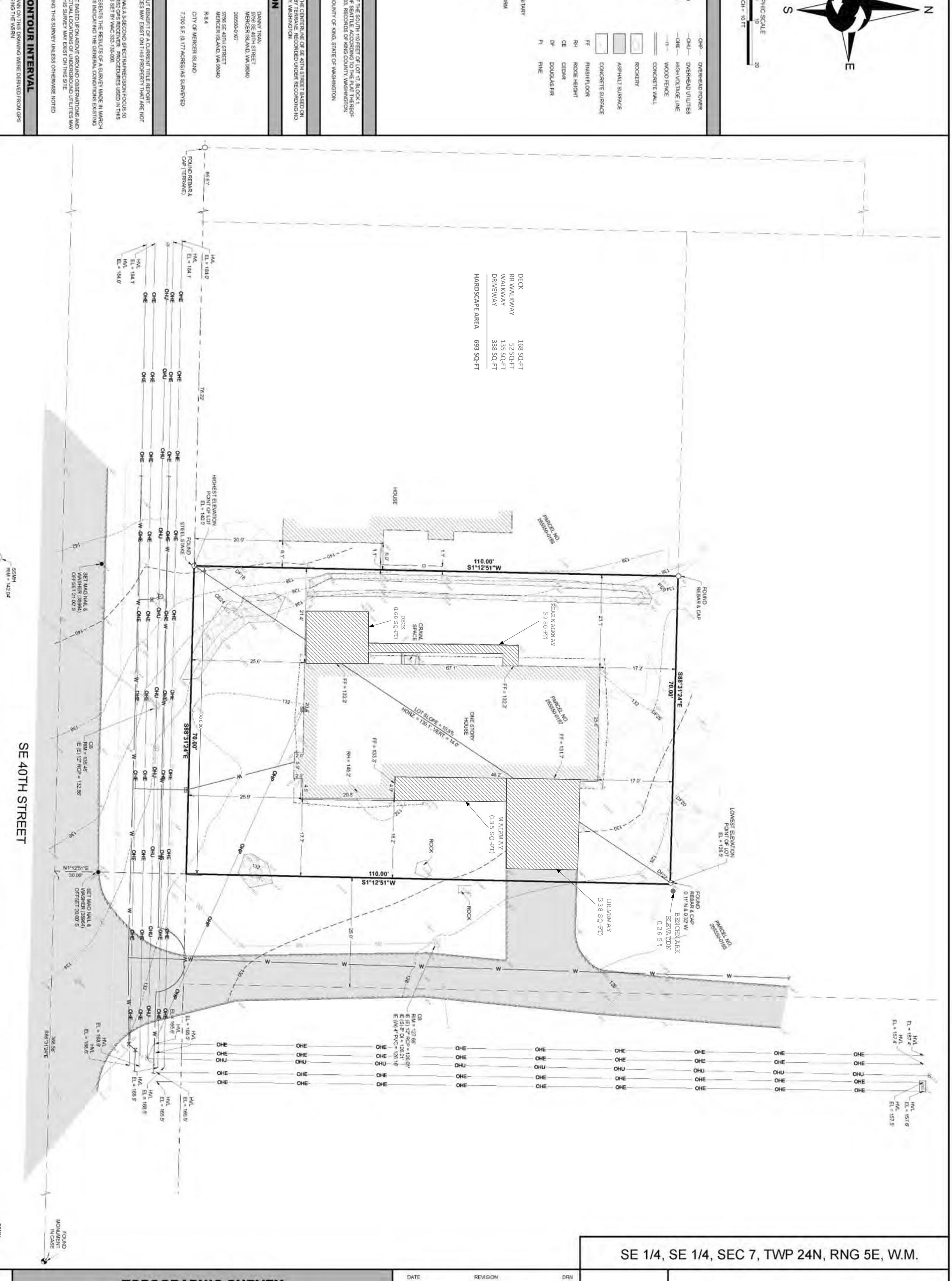
VERTICAL DATUM & CONTOUR INTERVAL

ELEVATIONS SHOWN ON THIS DRAWING WERE DERIVED FROM GPS OBSERVATION USING THE WSRN.

DATUM - NAVD 88

2.0' CONTOUR INTERVAL - THE EXPECTED VERTICAL ACCURACY IS EQUAL TO 1/2 THE CONTOUR INTERVAL OR PLUS / MINUS 1.0' FOR THIS PROJECT





SE 1/4, SE 1/4, SEC 7, TWP 24N, RNG 5E, W.M.

H-1

TOPOGRAPHIC SURVEY

DANNY TRAN
9756 SE 40TH STREET
MERCER ISLAND, WA 98040

DATE	REVISION	DRN
5/1/25	LOT SLOPE	MTS

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