



FOR ILLUSTRATION ONLY

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) NFPA 13D FIRE SPRINKLER SYSTEM IN COMPLIANCE WITH NFPA 13D AND CoMI STANDARDS SHALL BE INSTALLED THROUGHOUT THE RESIDENCE. A SEPARATE FIRE PERMIT IS REQUIRED.

NATIONAL CODES

2021 International Building Code (IBC)

2021 International Residential Code (IRC)

2021 International Mechanical Code (IMC)

2021 Uniform Plumbing Code (UPC)

2021 International Fire Code (IFC)

2021 International Existing Building Code (IEBC)

2021 International Wildland-Urban Interface Code

2021 International Energy Conservation Code with WA ST Amendments

2023 National Electrical Code

2017 Accessible & Usable Buildings & Facilities (ICC/ ANSI A117.1)

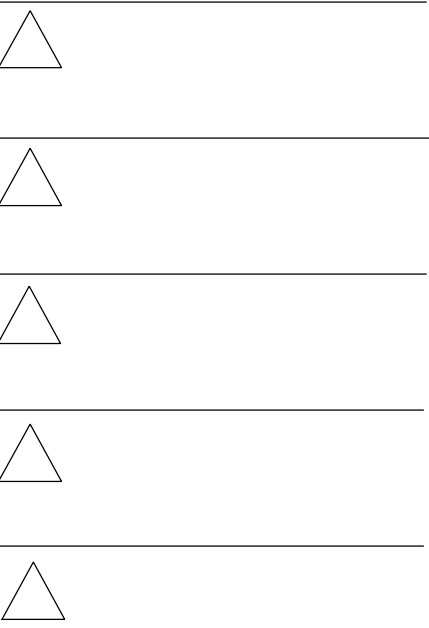
Current Washington State and Local City Ordinate Code



JP

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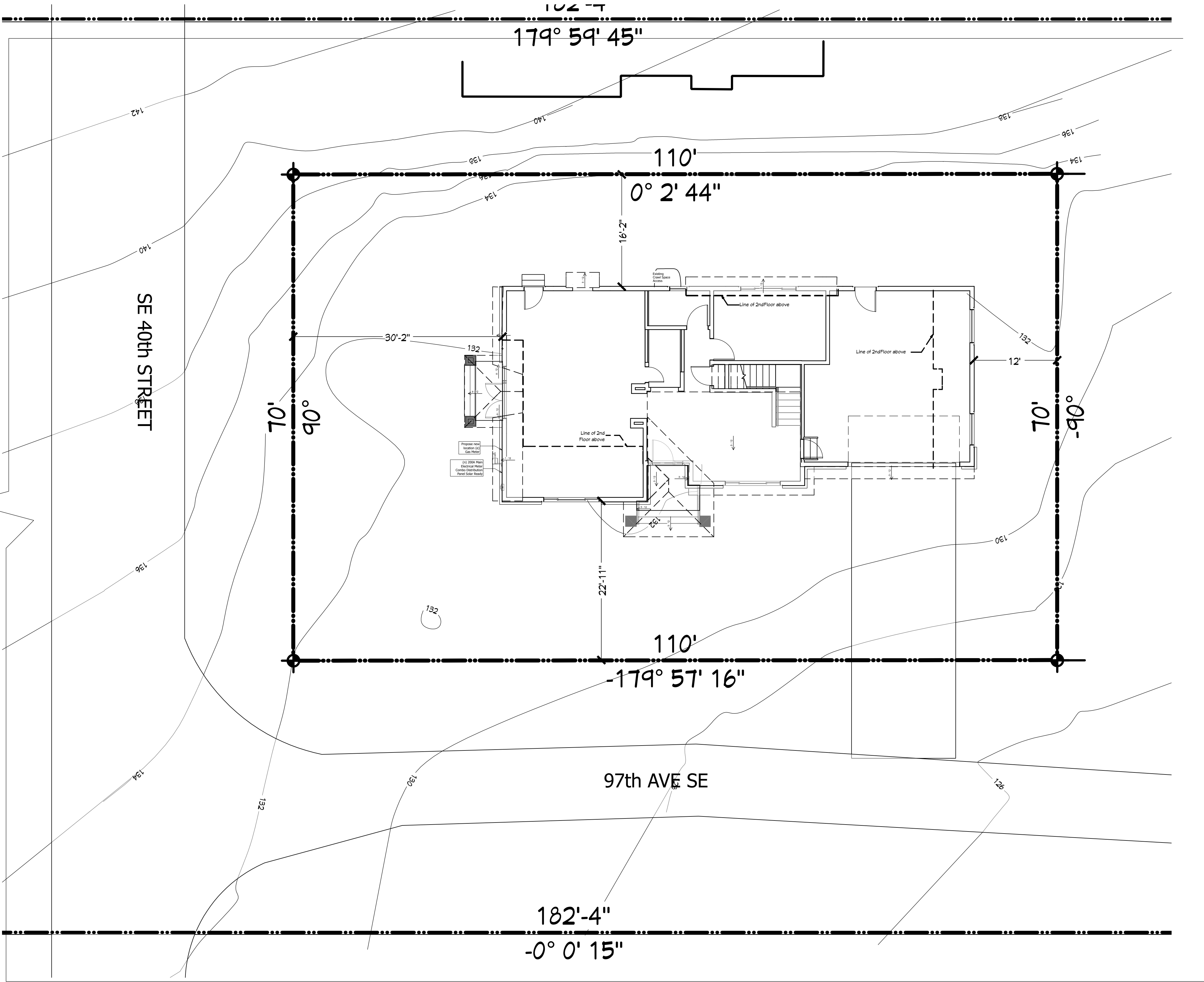
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DATE: 2025/02/02

SHEET: 1 OF 23

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SITE PLAN

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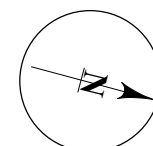
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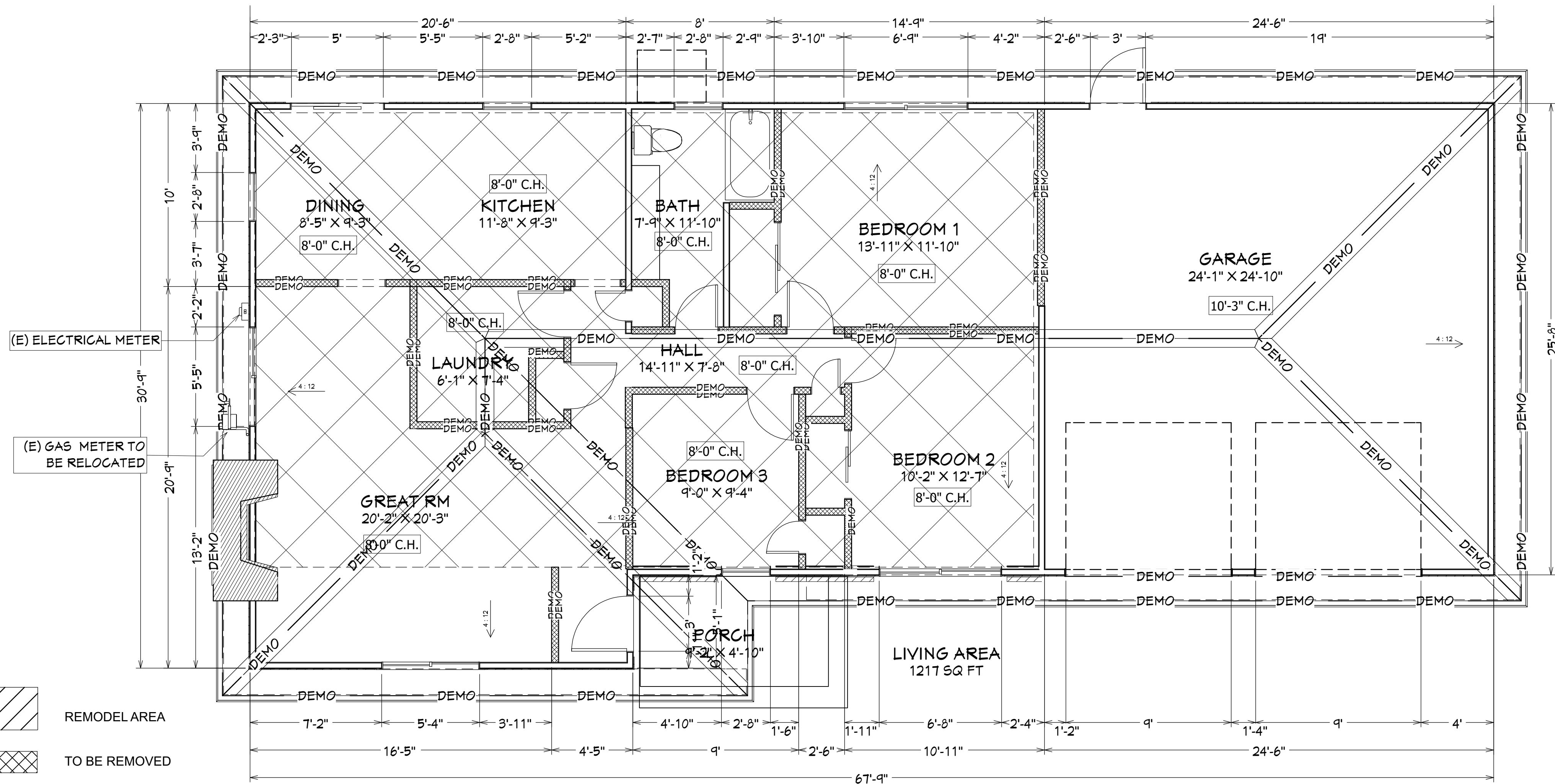
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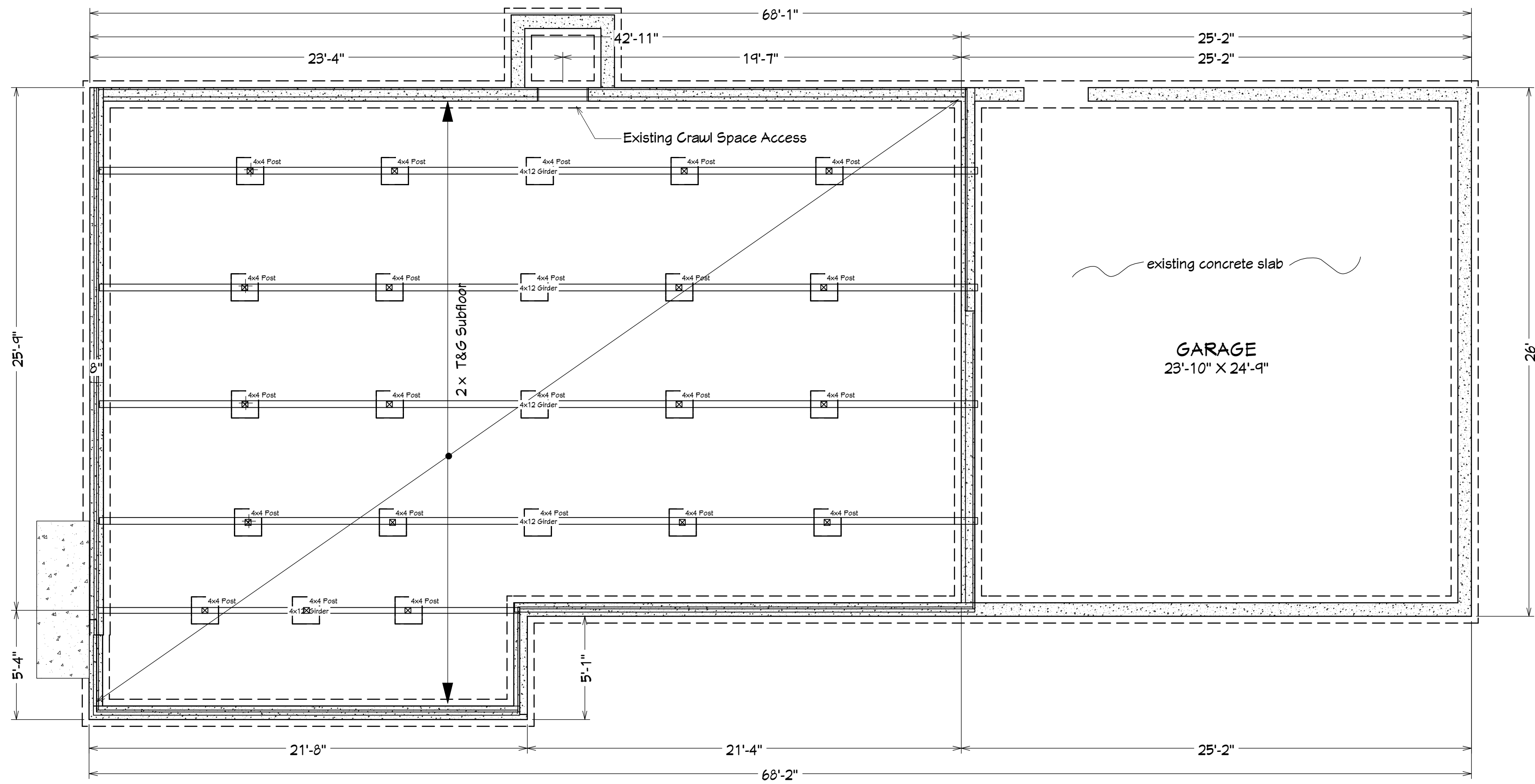
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- DEMOLITION SCOPE OF WORK:**
- 1) DEMO AND REMOVE EXISTING KITCHEN
 - 2) DEMO AND REMOVE EXISTING ROOF AND CEILING
 - 3) DEMO AND REMOVE EXISTING FIREPLACE
 - 4) DEMO AND REMOVE EXISTING INTERIOR WALLS PER PLAN
- DEMOLITION NOTES:**
- DN1. EXISTING 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.
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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.

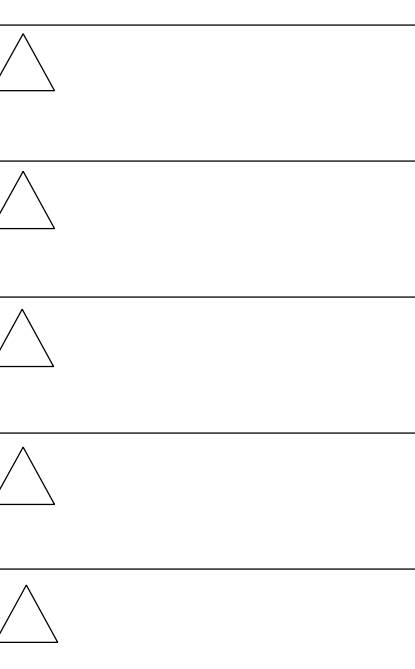
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ENGINEER TO VERIFY IN FIELD ACTUAL EXISTING STRUCTURE, STRUCTURE CONDITION AND DIMENSION PRIOR PERFORM ANY WORK.

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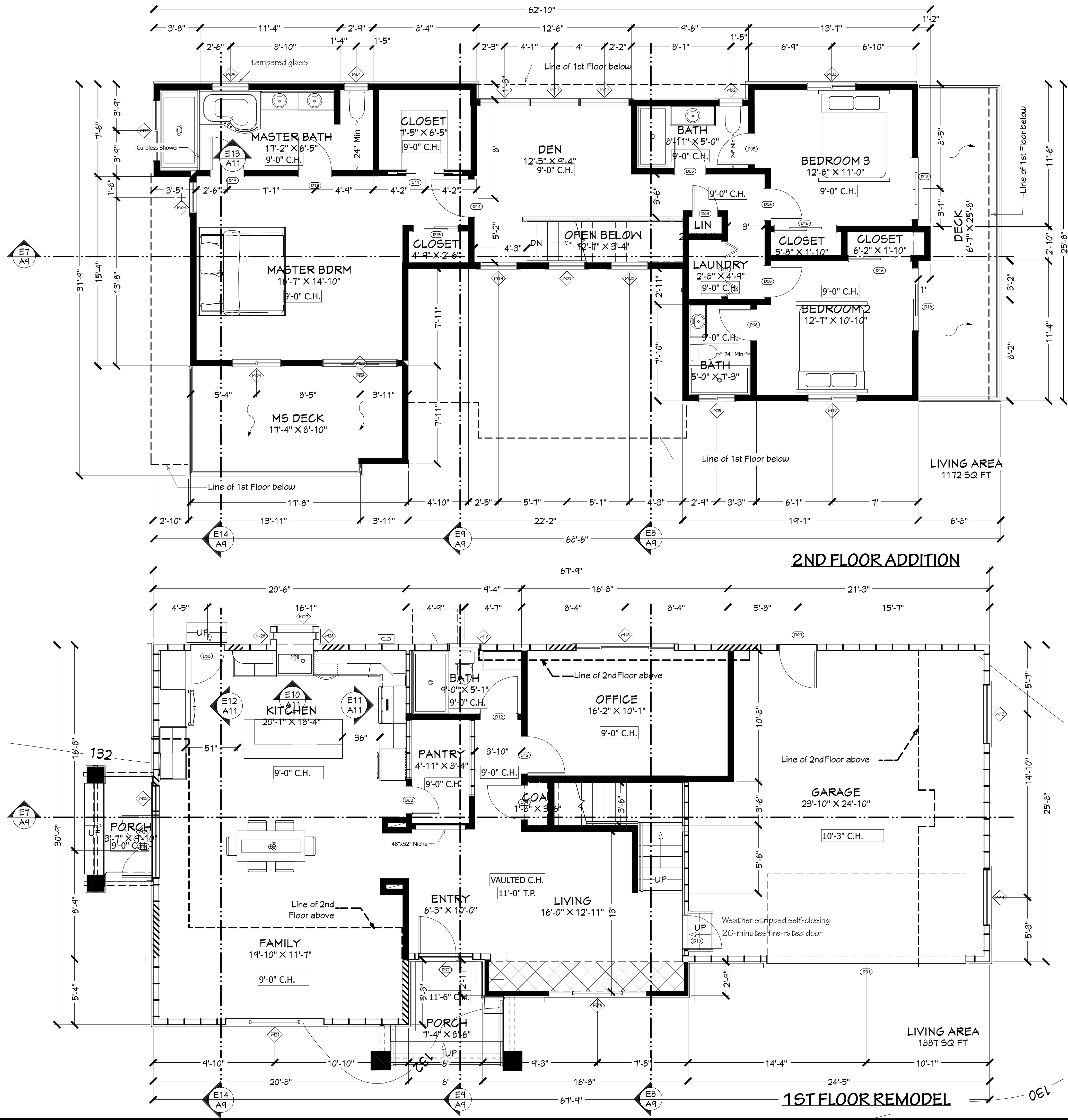
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24"x 36" : 1/4" = 1'- 0"

DATE: 2025/02/02

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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.
- RN8 GUARD RAILS SHALL BE CAPABLE OF RESISTING LATERAL LOADS AS REQUIRED BY R301.5.

PLUMBING NOTES:

- PN1 PLUMBING CONTRACTOR SHALL PROVIDE A SINGLE LINE DIAGRAM AT TIME OF INSPECTION AND ANY INSTALLATION PRIOR TO PLAN CHECK AND APPROVAL IS AT CONTRACTOR'S RISK.

VENTILATION NOTES:

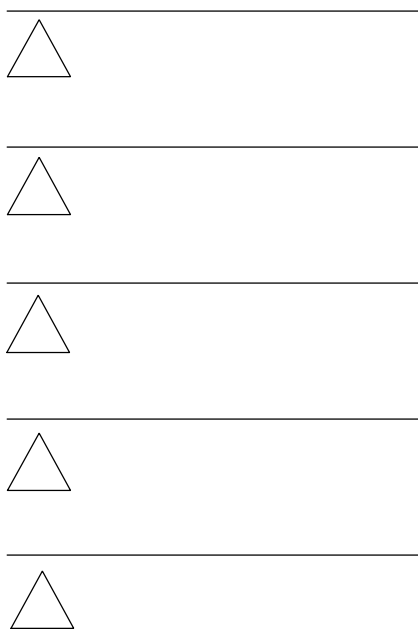
- VT KITCHEN EXHAUST OF 401 CFM OR GREATER SHALL PROVIDE MECHANICAL MAKEUP AIR PER 2021 IRC M1503.6.

DECKING NOTES:

- DK1 WALKING DECK SHALL COMPLY WITH ICC ES AC39 REQUIREMENTS.

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

**PROPOSED REMODEL AND
2ND FLOOR ADDITION**



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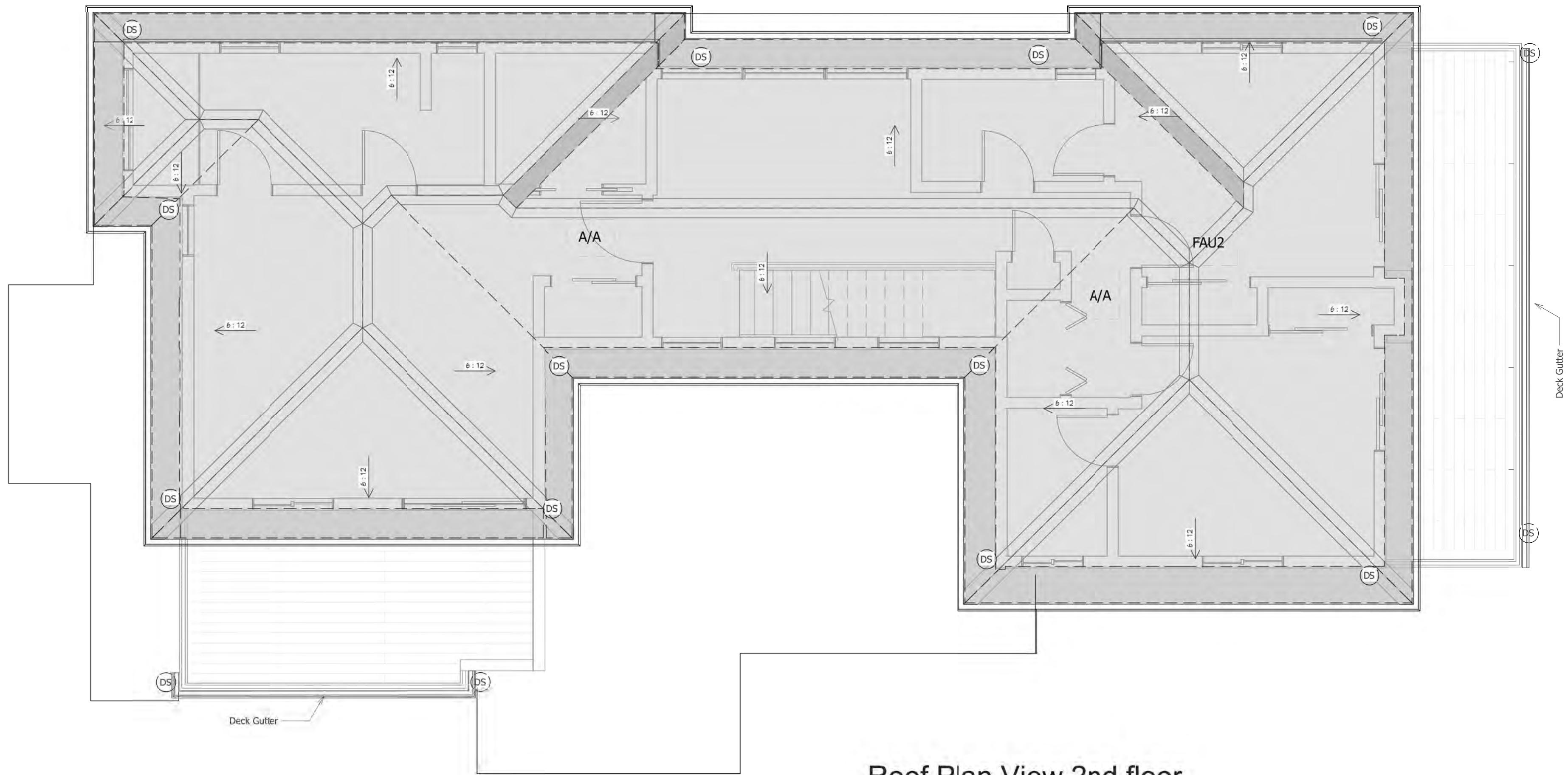
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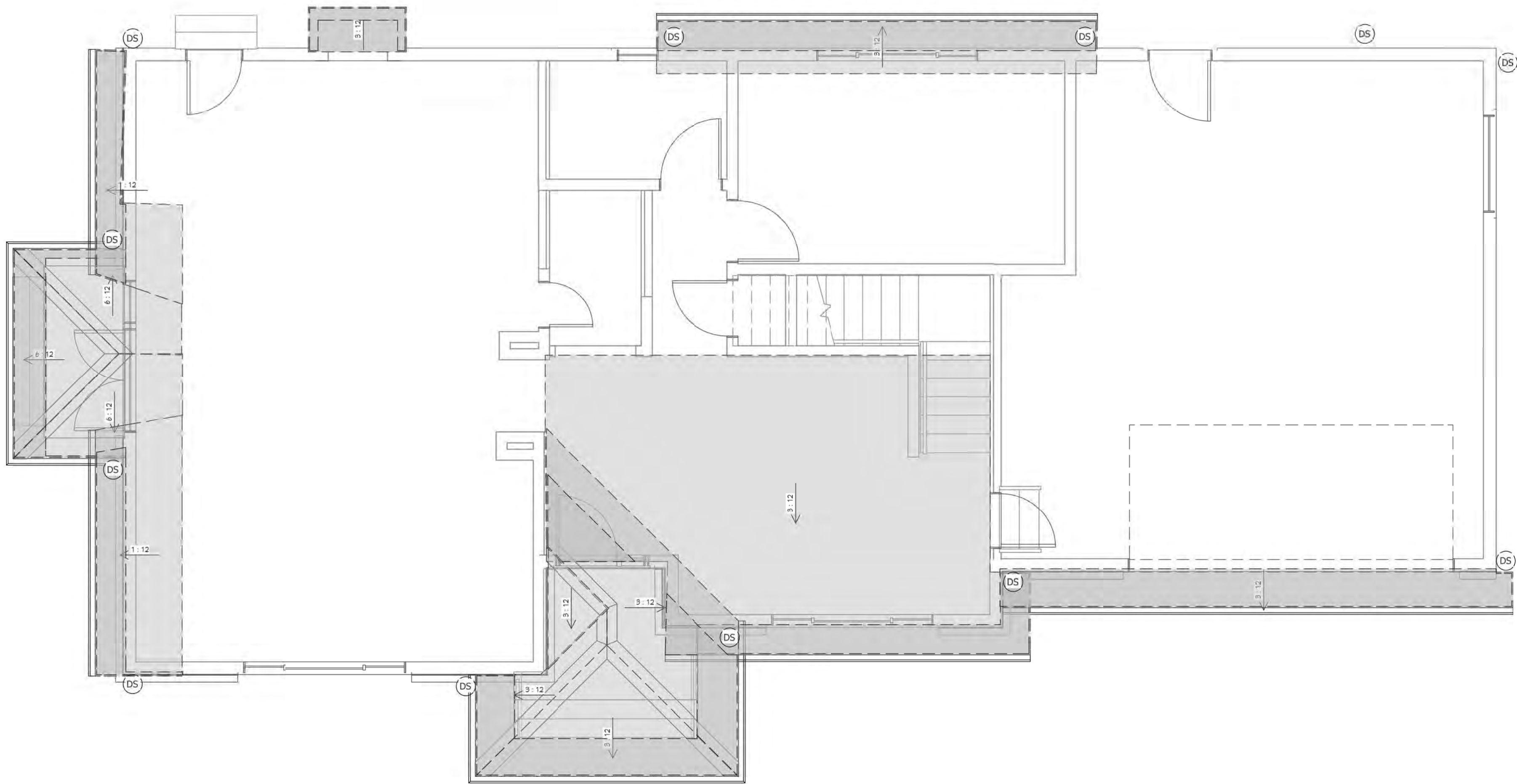
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Roof Plan View 2nd floor



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

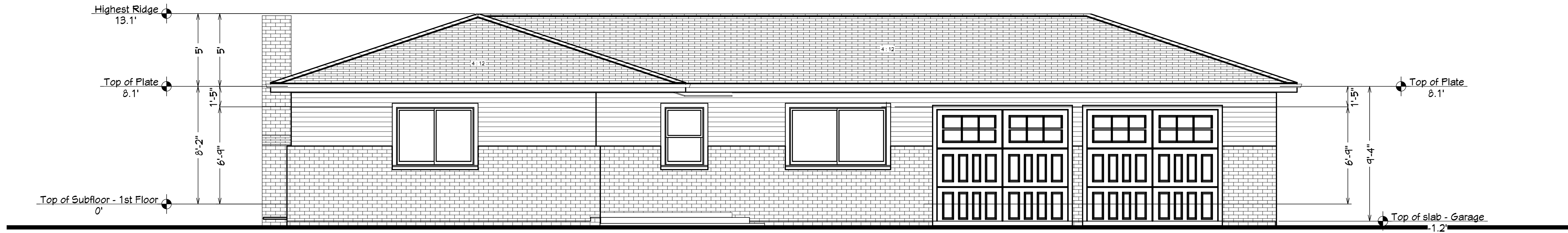
UNDER FLOOR CROSS VENTILATION CALC.

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

TRUSSES ROOF BY OTHERS



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

JOB DESCRIPTION:

DANNY TUAN TRAN &
HOAICHI PHAN
9756 SE 40th Street,
Mercer Island, WA 98040

E_STAMP

DRAWN: M.P

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

DATE: 2025/02/02

SHEET: 6 OF 23

A-6

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△

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

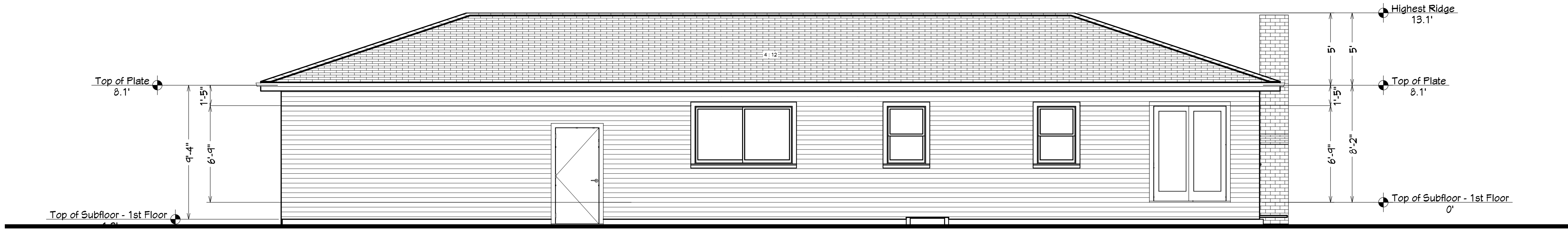
DATE: 2025/02/02

SHEET: 7 Of 23

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PRINTED DATE 8/29/2025

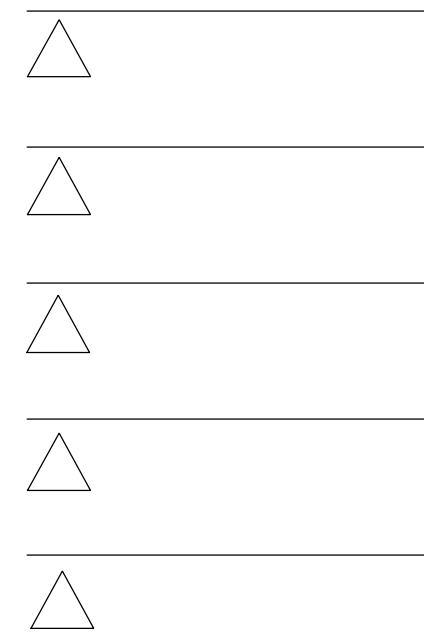
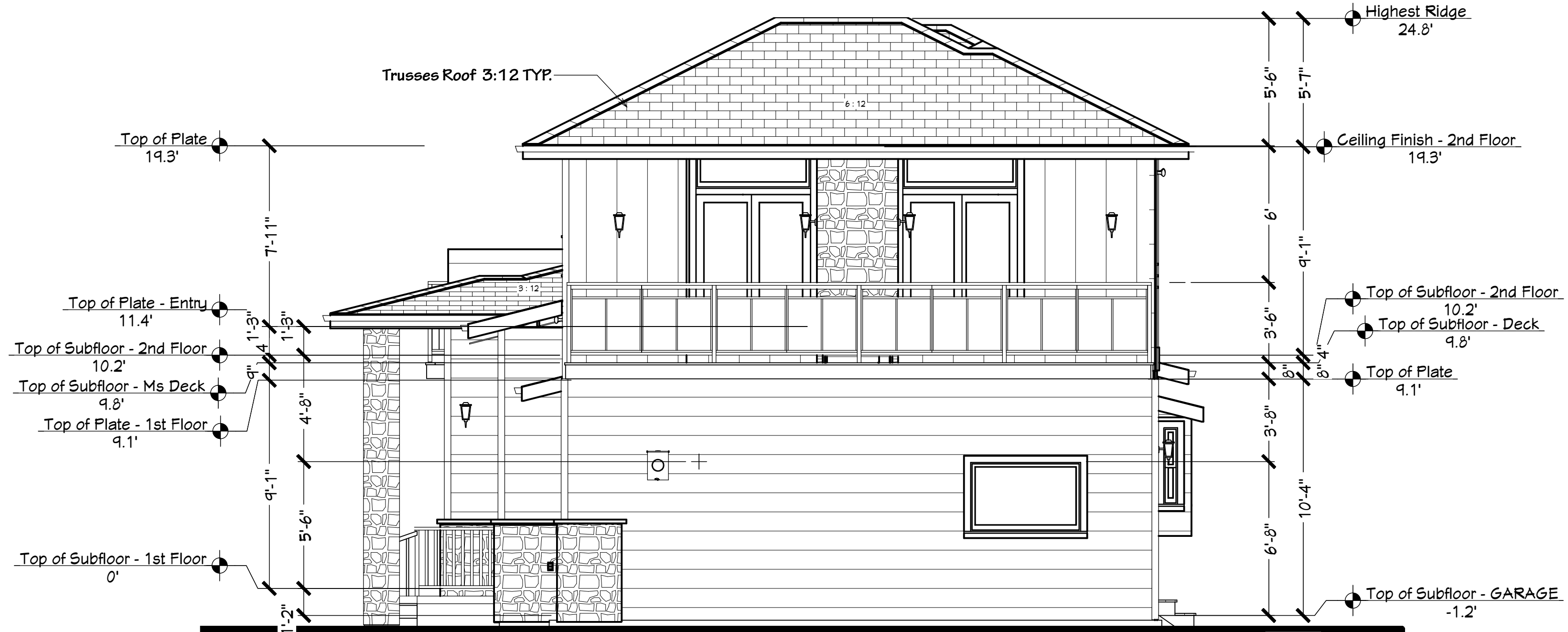
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B



2024 Tuan House meeting 08/22/2025



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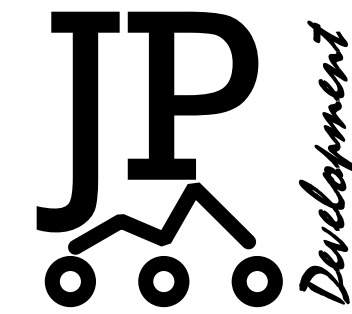
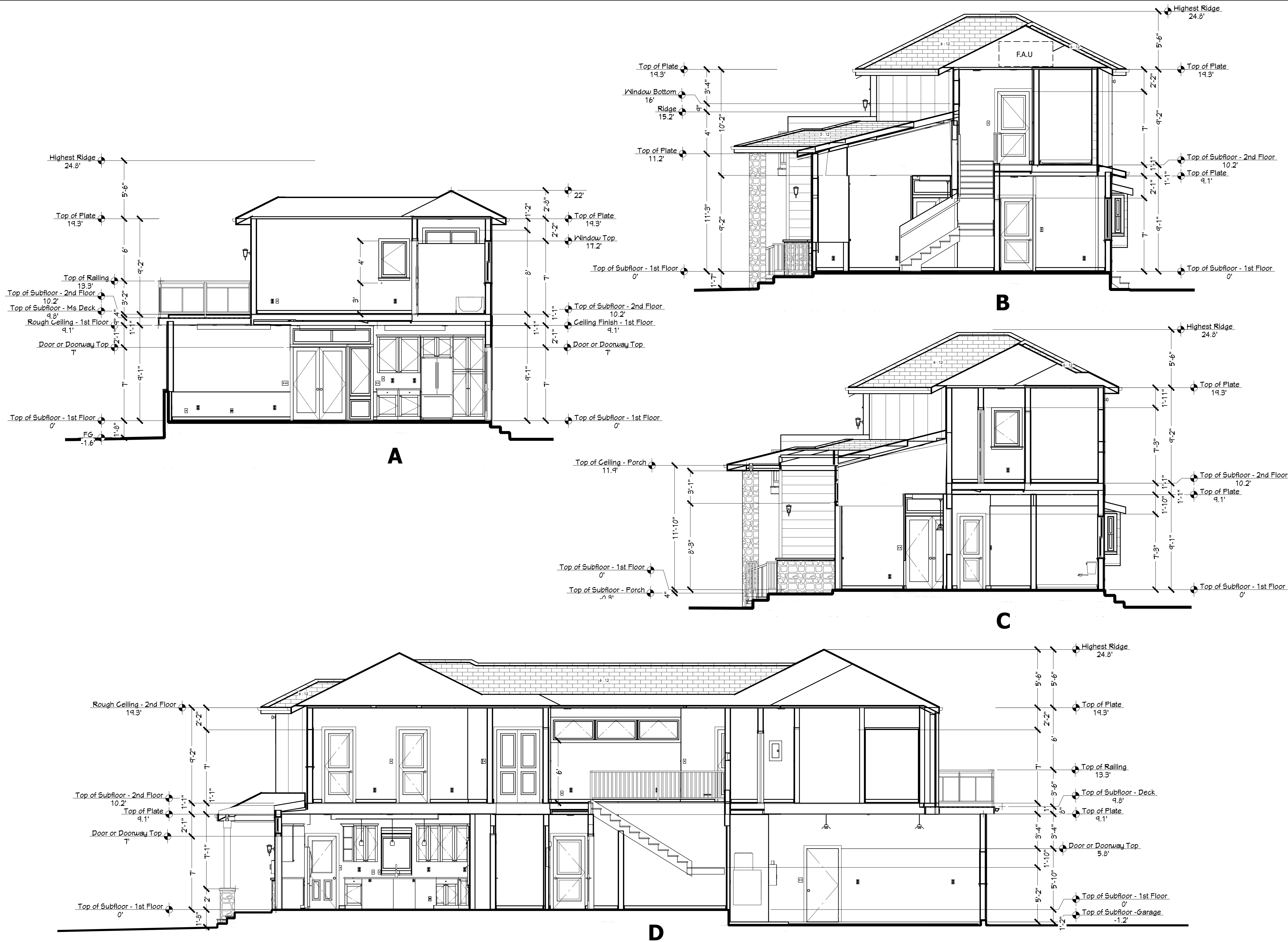
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DATE: 2025/02/02

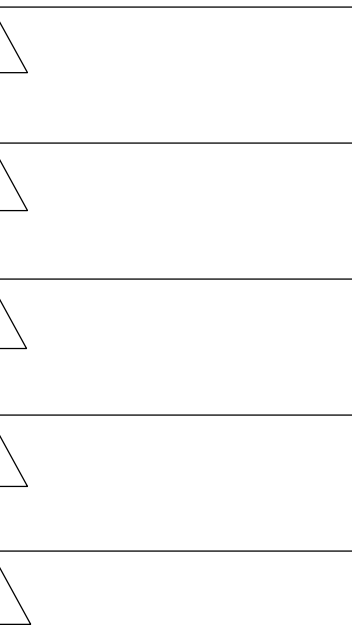
SHEET: 8 OF 23

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2024 Tuan House meeting 08/22/2025



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San Mateo, CA 94402
650-533-9480
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SCALE @
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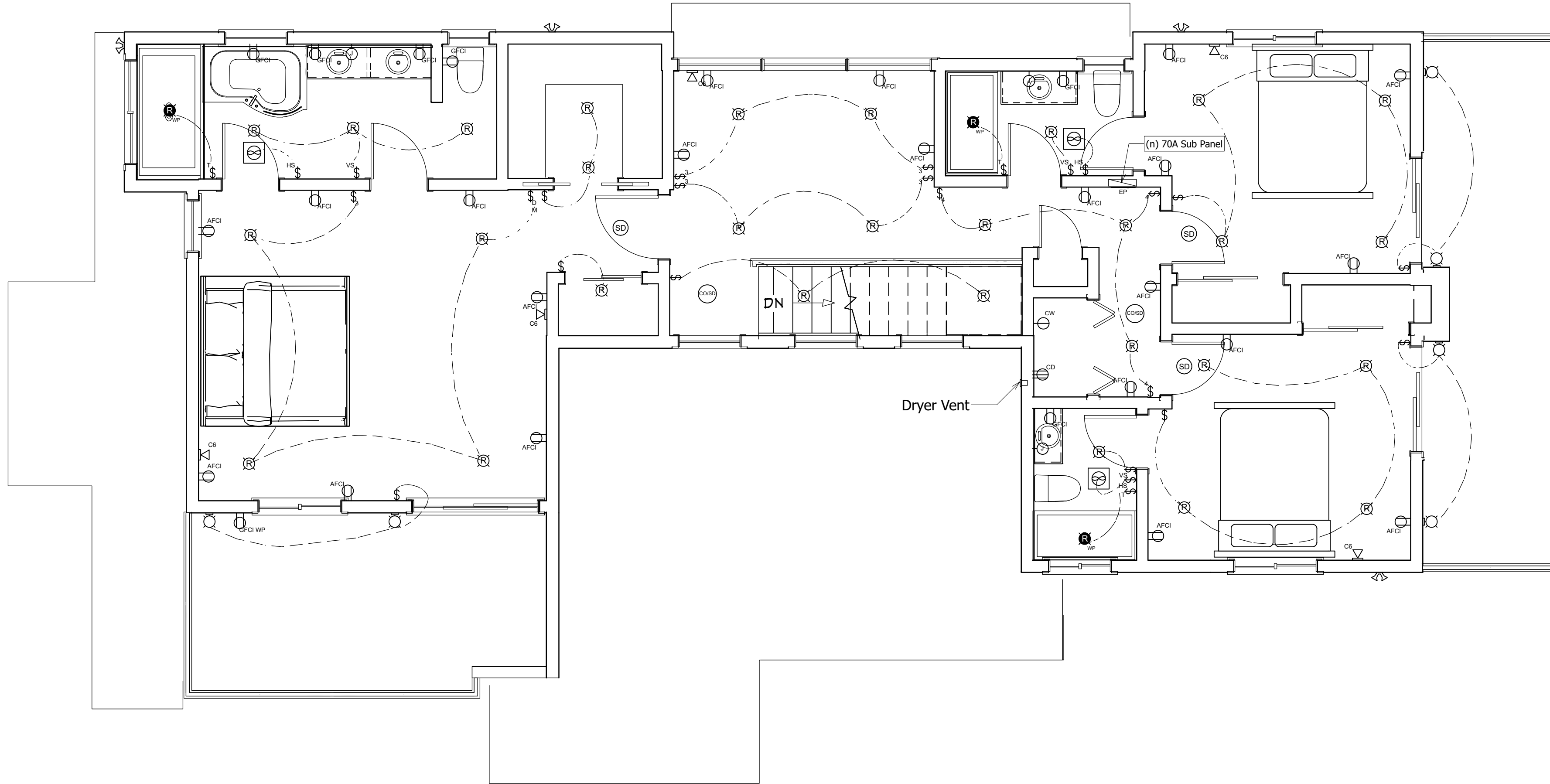
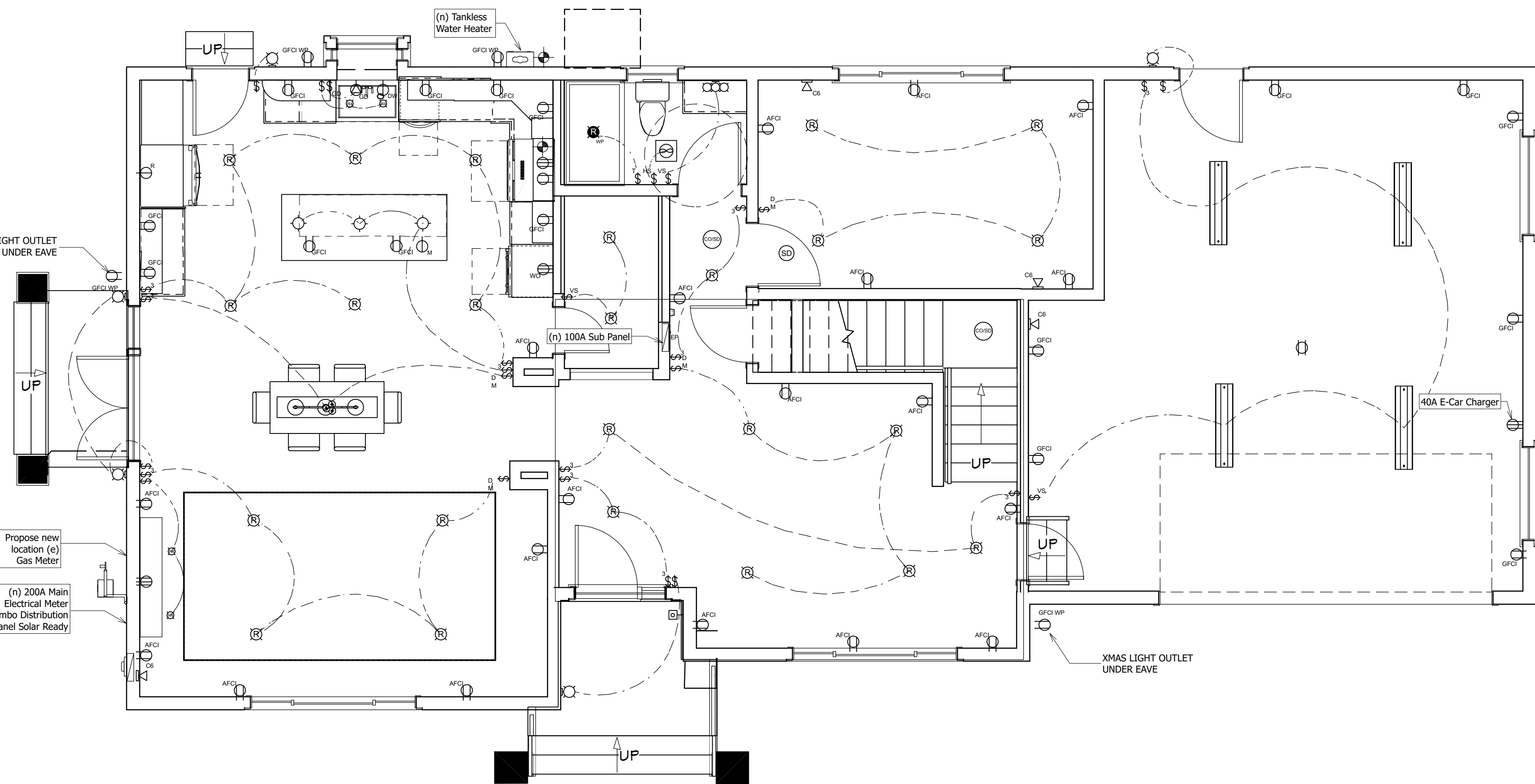
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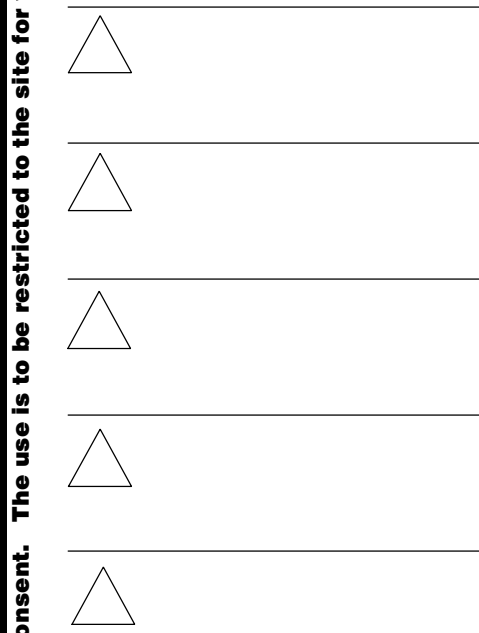
ELECTRICAL NOTE:

- 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
	110V Receptacles: Duplex, Weather Proof (GFCI)
	110V Receptacles: Duplex, Ground Fault Interrupt
	110V Receptacles: Duplex, Arc Fault Interrupt
	Switches: Dimmer, Weather Proof, 3-Way, 4-Way
	Switches: Occupant, Vacancy, Timer, Humidity
	Audio Video: Control Panel, Switch
	Speakers: Ceiling Mounted, Wall Mounted
	Wall Jacks: CAT5, CAT5 + TV, TV/Cable
	Telephone Jack
	Intercom
	Thermostat
	Door Chime, Door Bell Button
	Smoke Detectors, Carbon Moxide
	Electrical Breaker Panel
	Air Register (Floor, Ceiling, Wall)
	Return Air Grill (Ceiling, Floor, Wall)
	Fuel, Gas
	Weather Dual Spot Light/Sensor
	Water Proof Recessed Vapor Light 6
	In-Wall Hot/Cold Water Hookup



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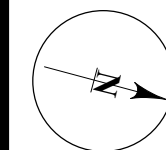
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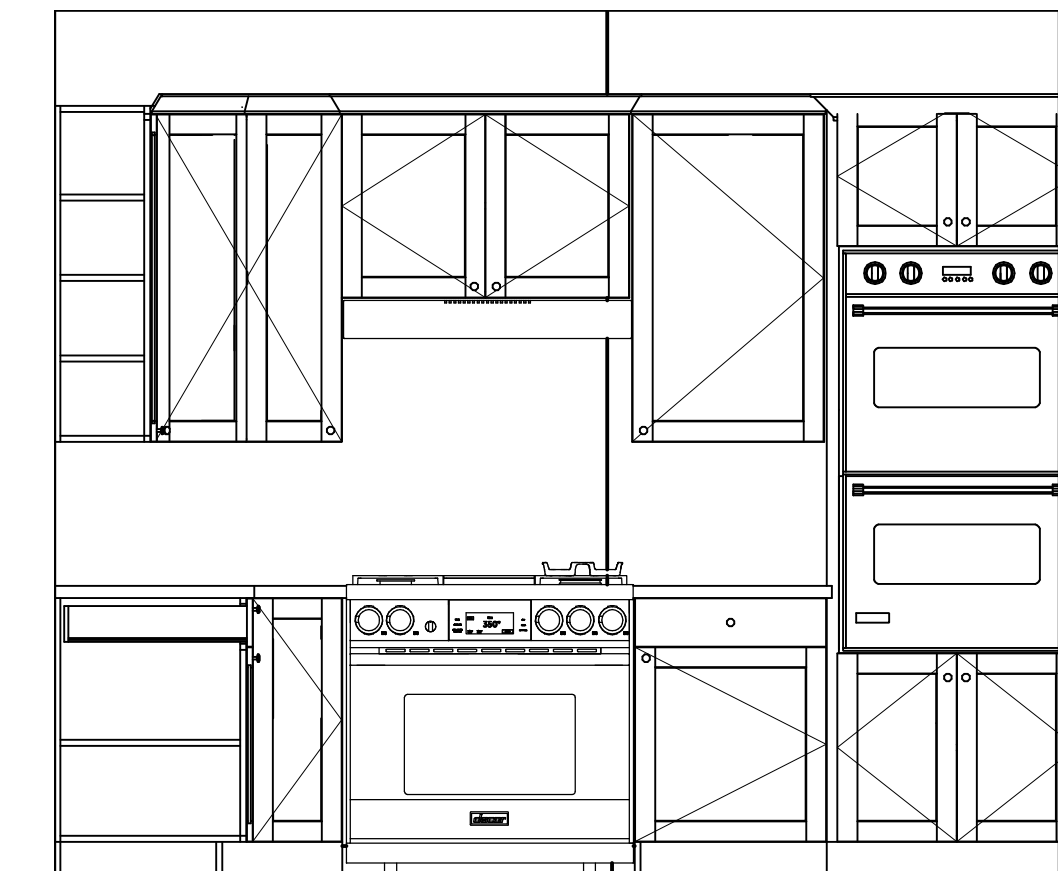
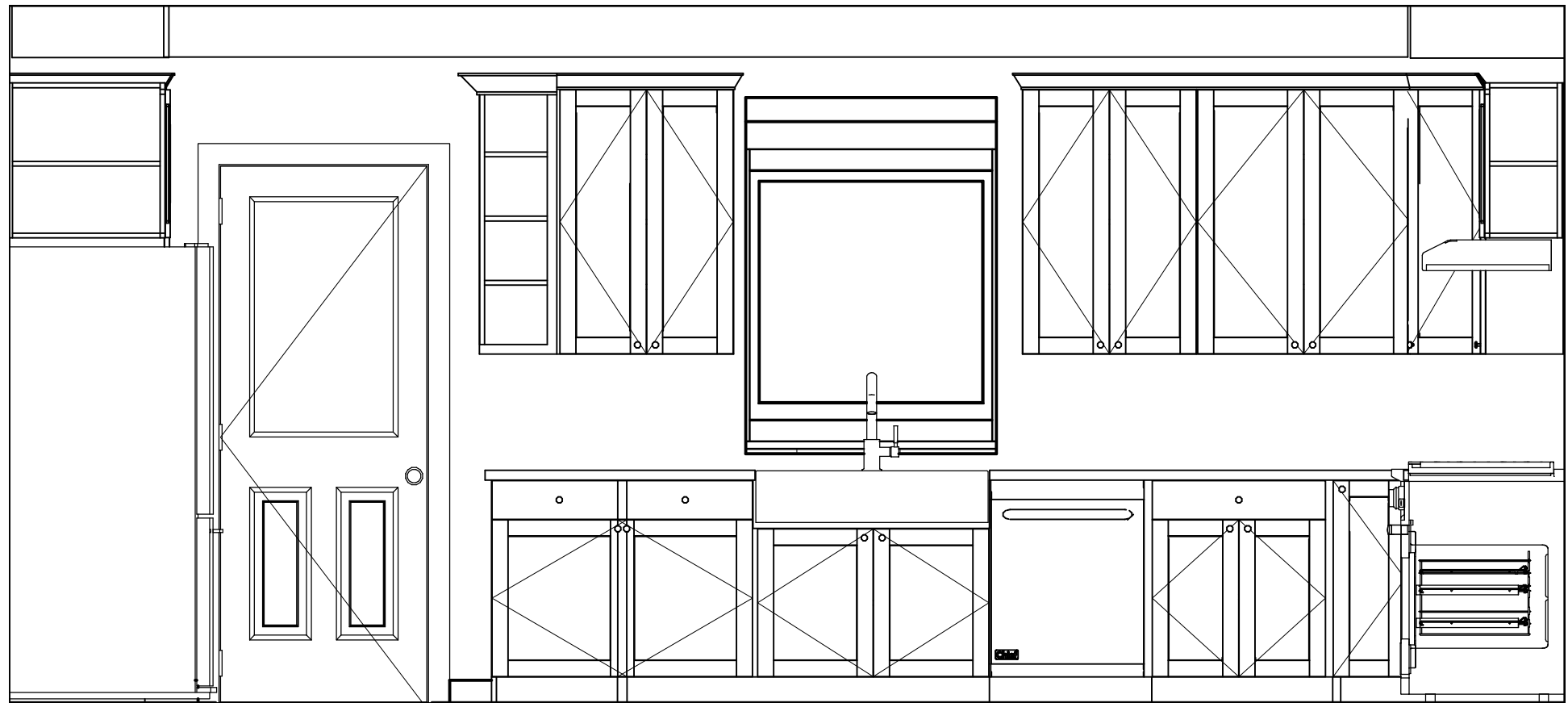
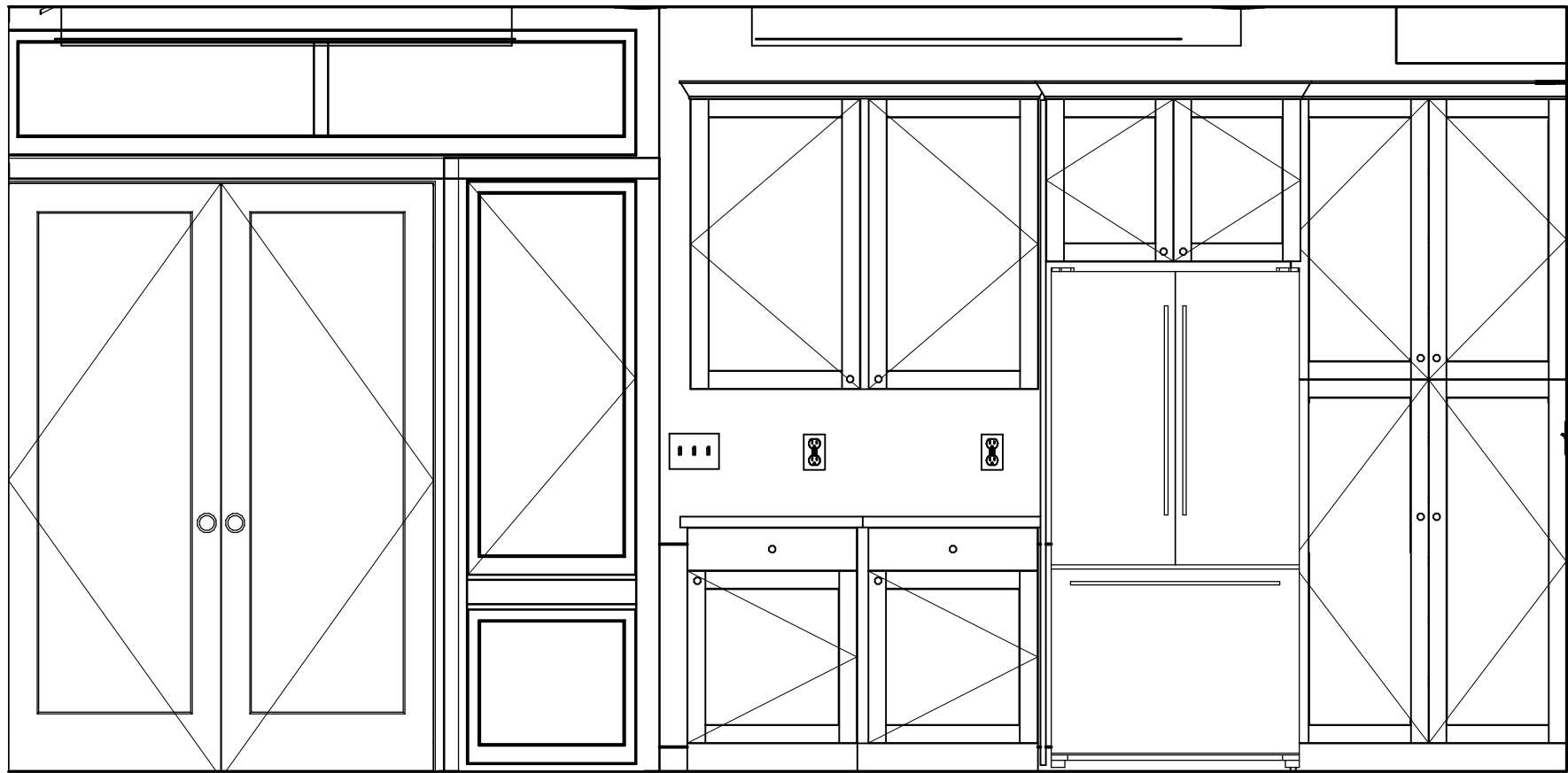
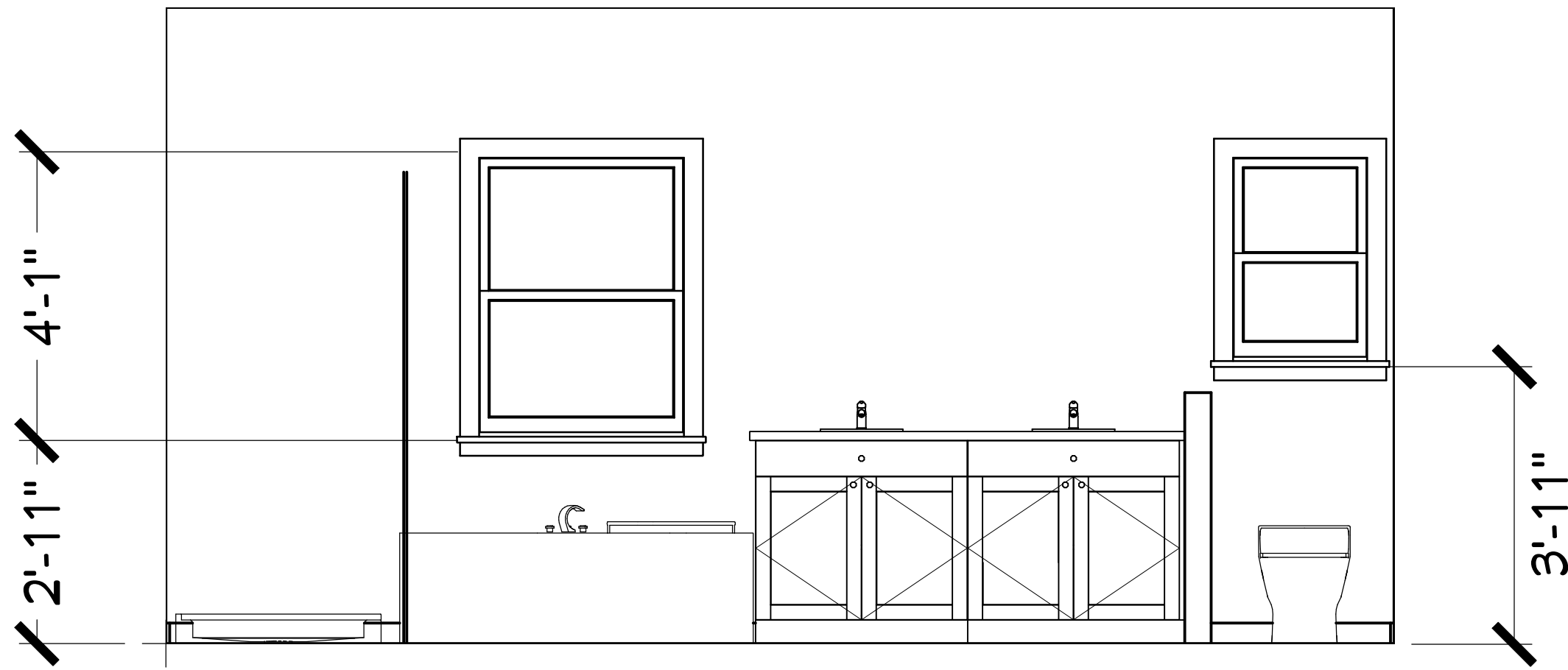
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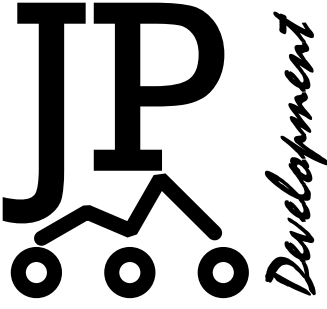


CABINET SCHEDULE										DOOR SCHEDULE	
ITEM	SYMBOL	DESCRIPTION	QTY	WIDTH	HEIGHT	DEPTH	MATERIAL	FINISH	NOTES	ITEM	SYMBOL
C01	[Symbol]	30" W x 36" H x 12" D	1	30"	36"	12"	PLY	W/WHITE GLASS		D01	[Symbol]
C02	[Symbol]	30" W x 36" H x 12" D	1	30"	36"	12"	PLY	W/WHITE GLASS		D02	[Symbol]
C03	[Symbol]	30" W x 36" H x 12" D	1	30"	36"	12"	PLY	W/WHITE GLASS		D03	[Symbol]
C04	[Symbol]	30" W x 36" H x 12" D	1	30"	36"	12"	PLY	W/WHITE GLASS		D04	[Symbol]
C05	[Symbol]	30" W x 36" H x 12" D	1	30"	36"	12"	PLY	W/WHITE GLASS		D05	[Symbol]
C06	[Symbol]	30" W x 36" H x 12" D	1	30"	36"	12"	PLY	W/WHITE GLASS		D06	[Symbol]
C07	[Symbol]	30" W x 36" H x 12" D	1	30"	36"	12"	PLY	W/WHITE GLASS		D07	[Symbol]
C08	[Symbol]	30" W x 36" H x 12" D	1	30"	36"	12"	PLY	W/WHITE GLASS		D08	[Symbol]
C09	[Symbol]	30" W x 36" H x 12" D	1	30"	36"	12"	PLY	W/WHITE GLASS		D09	[Symbol]
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C11	[Symbol]	30" W x 36" H x 12" D	1	30"	36"	12"	PLY	W/WHITE GLASS		D11	[Symbol]
C12	[Symbol]	30" W x 36" H x 12" D	1	30"	36"	12"	PLY	W/WHITE GLASS		D12	[Symbol]
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C21	[Symbol]	30" W x 36" H x 12" D	1	30"	36"	12"	PLY	W/WHITE GLASS		D21	[Symbol]
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C24	[Symbol]	30" W x 36" H x 12" D	1	30"	36"	12"	PLY	W/WHITE GLASS		D24	[Symbol]

DOOR SCHEDULE										CABINET SCHEDULE	
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D07	[Symbol]	30" W x 36" H x 12" D	1	30"	36"	12"	PLY	W/WHITE GLASS		C07	[Symbol]
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D12	[Symbol]	30" W x 36" H x 12" D	1	30"	36"	12"	PLY	W/WHITE GLASS		C12	[Symbol]
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D24	[Symbol]	30" W x 36" H x 12" D	1	30"	36"	12"	PLY	W/WHITE GLASS		C24	[Symbol]

FLOOR SCHEDULE										DOOR SCHEDULE	
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F30	[Symbol]	30" W x 36" H x 12" D	1	30"	36"	12"	PLY	W/WHITE GLASS		D30	[Symbol]

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ENGINEERED BY:

JOB DESCRIPTION:

DANNY TUAN TRAN &
HOAICHI PHAN
9756 SE 40th Street,
Mercer Island, WA 98040

E_STAMP

DRAWN: M.P

SCALE @ 24"x 36" : AS NOTED

DATE: 2025/02/02

SHEET: 11 Of 23

A-11

PRINTED DATE 8/29/2025



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 conditioned 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. J. Lough, P.E. Date 14 APR 25

All Climate Zones Table 402.1.3		and Table R402.1.2
	R-Value ^a	U-Factor ^a
Fenestration U-Factor ^{b,1}	n/a	0.30
Skylight U-Factor ^b	n/a	0.50
Ceiling ^c	60	0.024
Above-Grade Wall U-Factor ^{d,1}	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 R-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-vented 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.		

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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.

- 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.
- Medium Dwelling Unit: **8.0 credits**
All dwelling units that are not included in #1, #3 or #4.
- Large Dwelling Unit: **9.0 credits**
Dwelling units exceeding 5000 square feet of conditioned floor area.
- Dwelling units serving Group R-2 occupancies: **6.5 credits**
Section R401.1 and Residential Building Section R202 for Group R-2.
- 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.

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Summary of Table R406.3			
Options	Energy Credit Option Descriptions	Credits – limited to one energy option from each category ^a	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 ^a	High Efficiency HVAC	1.0 ☐	
3.2 ^a	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 ^a	High Efficiency HVAC	1.5 ☐	
3.6 ^a	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 ^f	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 ☒	
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.

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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 11 (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-vented 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-vented 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

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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

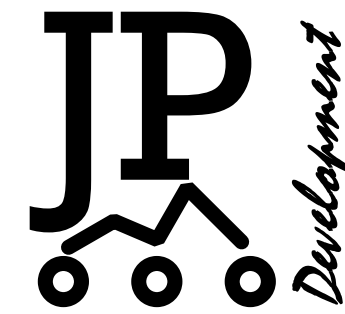
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3. HIGH EFFICIENCY HVAC EQUIPMENT OPTIONS		
Only one option from Items 3.1 through 3.10 may be selected in this category. Item 3.11 may be taken with Items 3.1 or 3.3 only.		
Reference the chart at the appendix for the HSPF2 Rating conversions for 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 – NEEPC 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
3.11 ^a	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 ^a	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 NEEPC 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 ^a	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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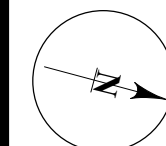
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2021 Washington State Energy Code – Residential Prescriptive Energy Code Compliance for All Climate Zones in Washington Single Family – New & Additions (effective March 15, 2024)		
	minimum HSPF of 10.0 shall be installed and provide heating to the 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 VHP 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 ¹⁰	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 ¹¹	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 ¹²	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
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	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.	
5.8	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
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3.11 ¹³	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 58% 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. 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 sources 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
5.2		0.5
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2021 Washington State Energy Code – Residential Prescriptive Energy Code Compliance for All Climate Zones in Washington Single Family – New & Additions (effective March 15, 2024)		
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. a. An alternative heating source sized at a maximum of 0.5 Watts/R2 (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.	0.5
Prescriptive Path – Single Family WSEC-R 2021 Edition EPCA C103 (V2/1/2024)		

2021 Washington State Energy Code – Residential Prescriptive Energy Code Compliance for All Climate Zones in Washington Single Family – New & Additions (effective March 15, 2024)		
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
Prescriptive Path – Single Family WSEC-R 2021 Edition EPCA C103 (V2/1/2024)		



ENGINEERED BY:

JOB DESCRIPTION:

DANNY TUAN TRAN &
HOAICHI PHAN
9756 SE 40th Street,
Mercer Island, WA 98040

E_STAMP

DRAWN: M.P

SCALE @ 24"x 36" : AS NOTED

DATE: 2025/02/02

SHEET: 13 OF 23

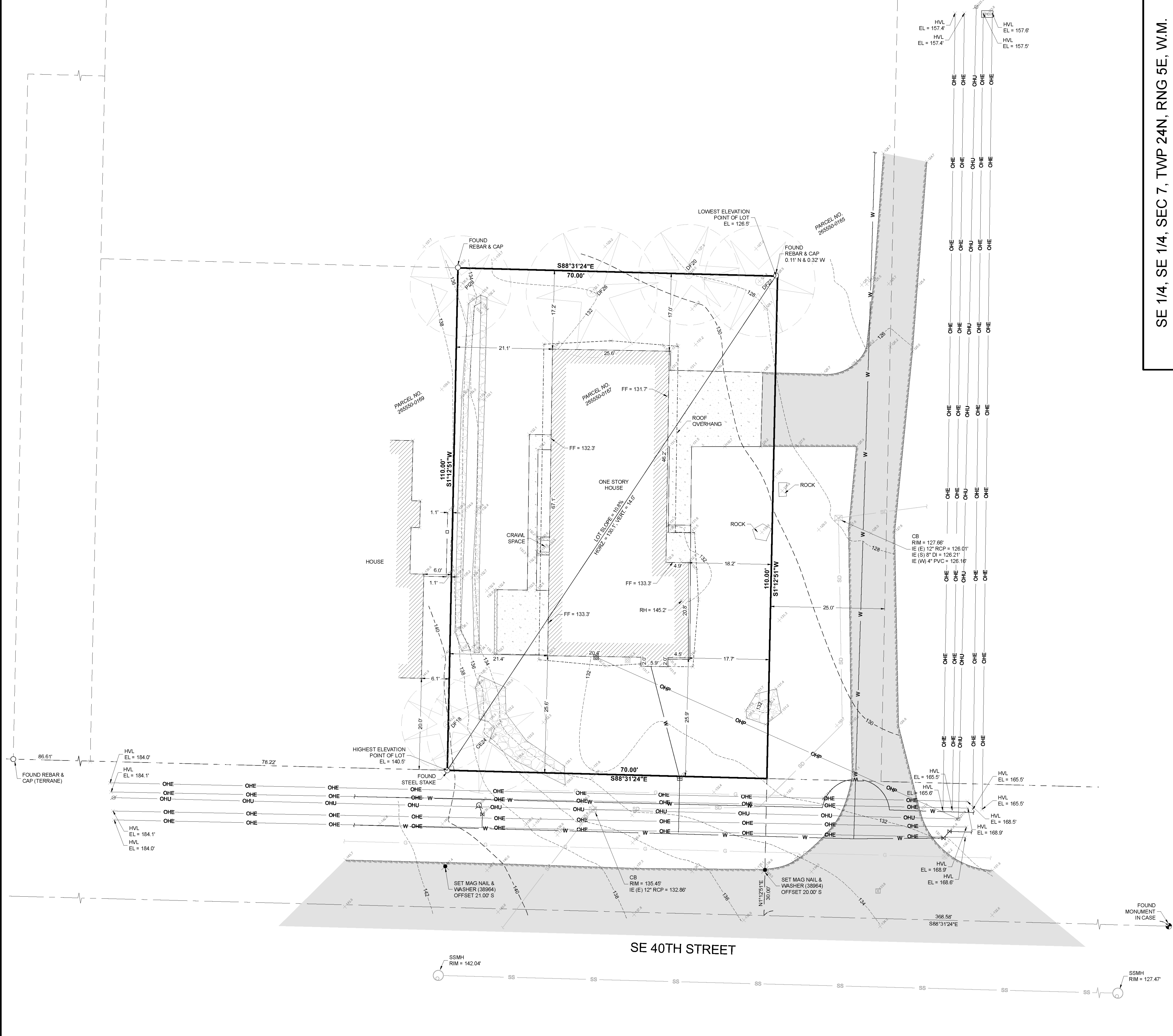
T24-2

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

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.

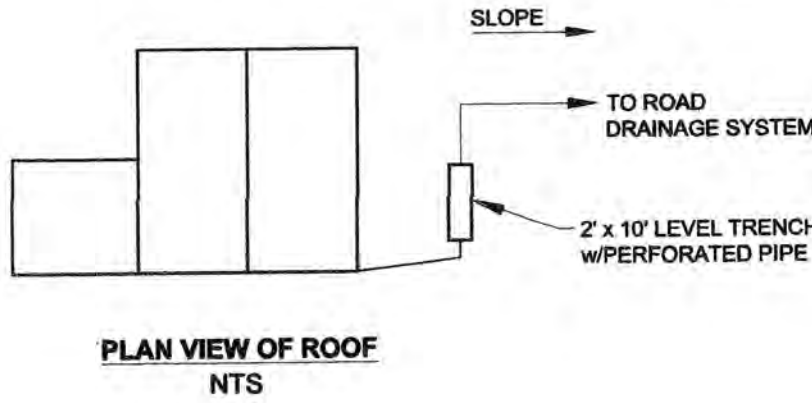
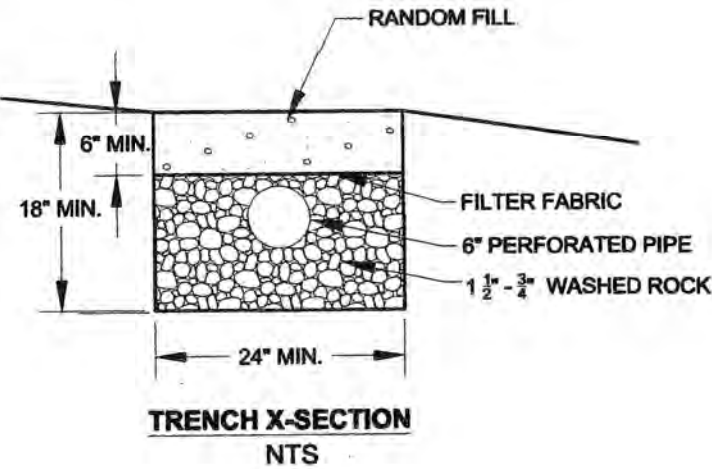


MAINTENANCE FOR PERFORATED PIPE CONNECTION

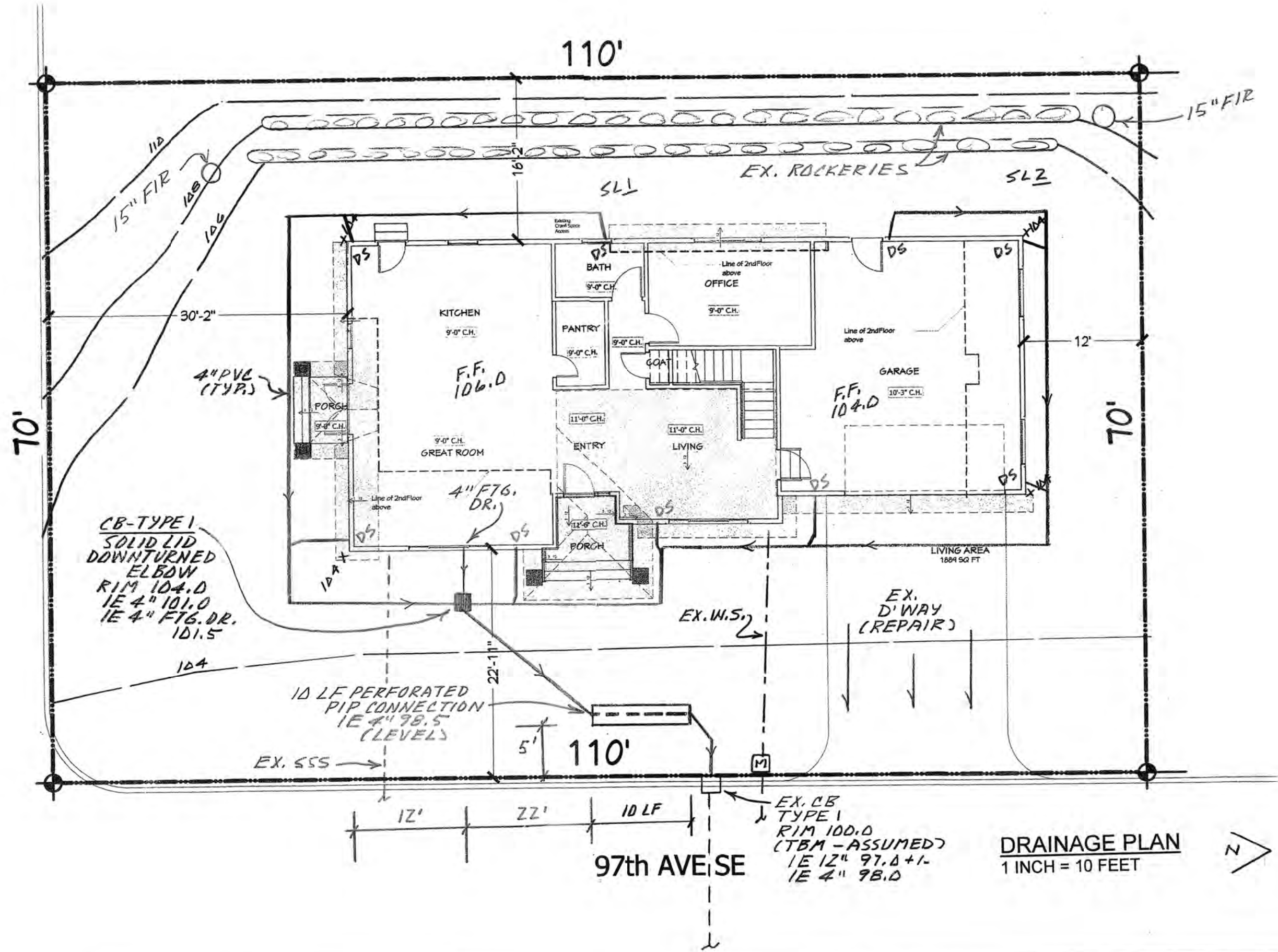
Your property contains a stormwater management flow control BMP (best management practice) called a "perforated pipe connection," which was installed to reduce the stormwater runoff impacts of some or all of the impervious surface on your property. A perforated pipe connection is a length of drainage 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



SE 40th STREET



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

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

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)



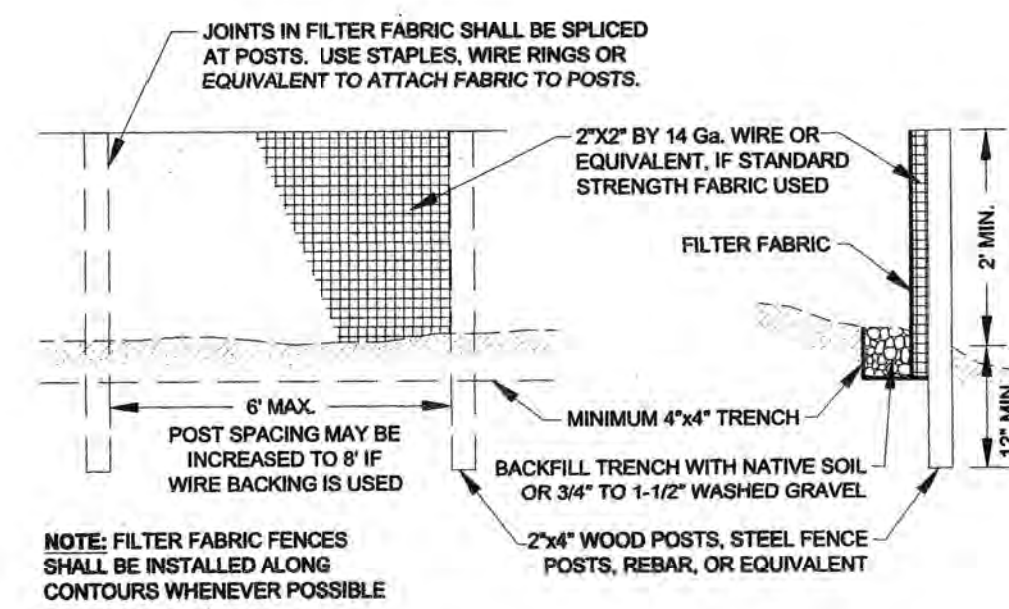
Bruce S. MacVeigh, P.E. - Civil Engineer
14245 59th Avenue South
Tukwila, WA 98168
Cell Phone: (206) 571-8794

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

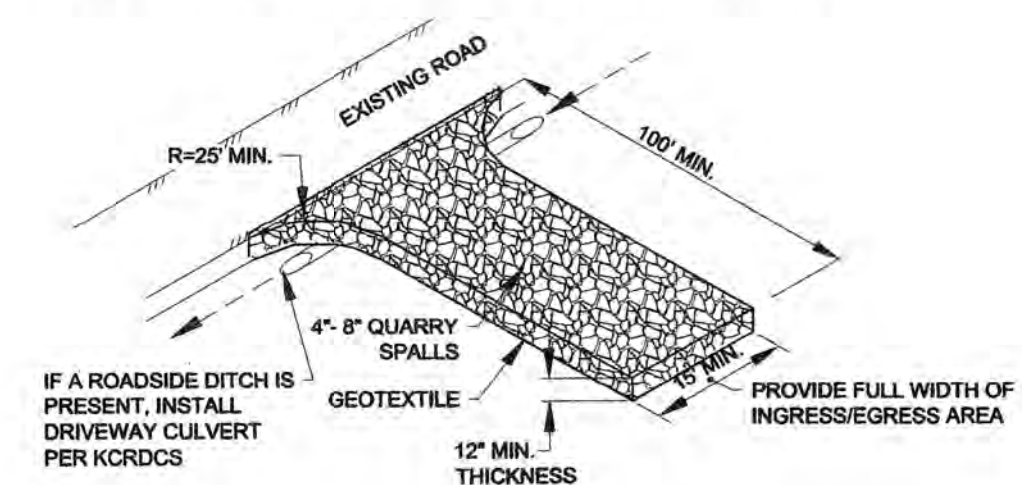
DRAINAGE/TESCP PLAN
Residence Remodel
9756 S.E. 40th Street
Mercer Island, WA 98040
(PN: 265550-0167)

JOB NO.	DESIGN	DRAWN	APPD.	DATE	SCALE	REV	DESCRIPTION
25529	ESM	ESM		2/20/25	1" = 10'		

SILT FENCE

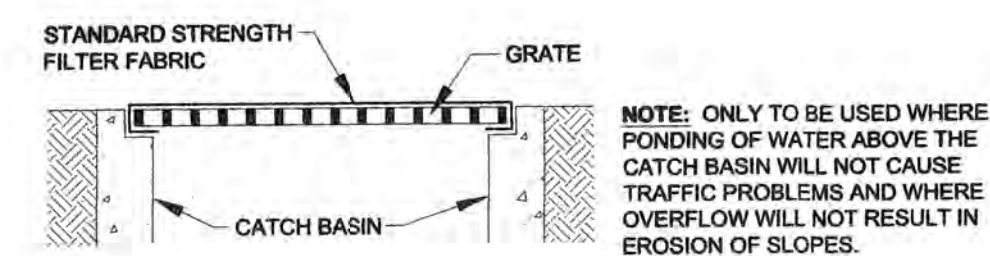


STABILIZED CONSTRUCTION ENTRANCE

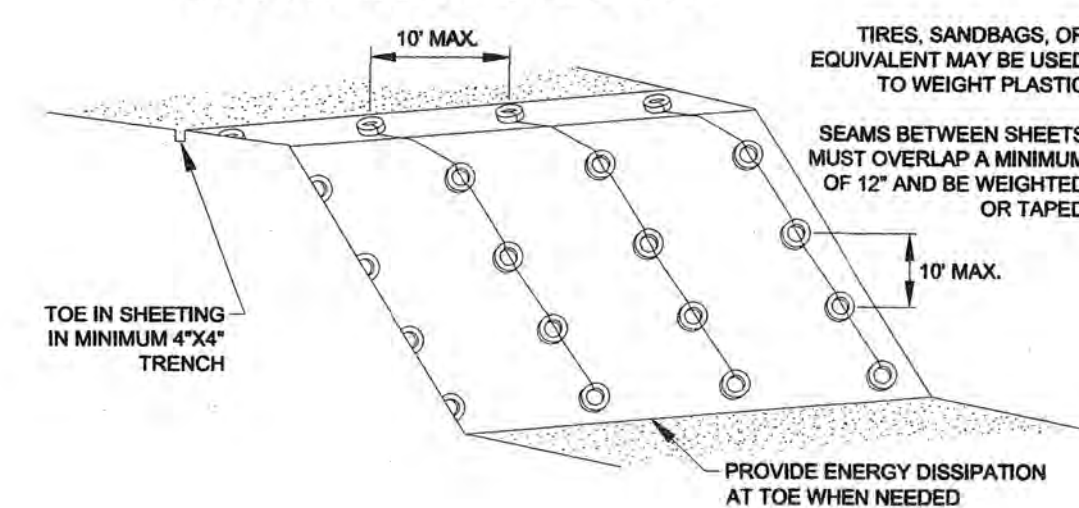


- NOTES:
- PER KING COUNTY ROAD DESIGN AND CONSTRUCTION STANDARDS (KCRDCS), DRIVEWAYS SHALL BE PAVED TO EDGE OF R.O.W. PRIOR TO INSTALLATION OF THE CONSTRUCTION ENTRANCE TO AVOID DAMAGING OF THE ROADWAY.
 - IT IS RECOMMENDED THAT THE ENTRANCE BE CROWNED SO THAT RUNOFF DRAINS OFF THE PAD.

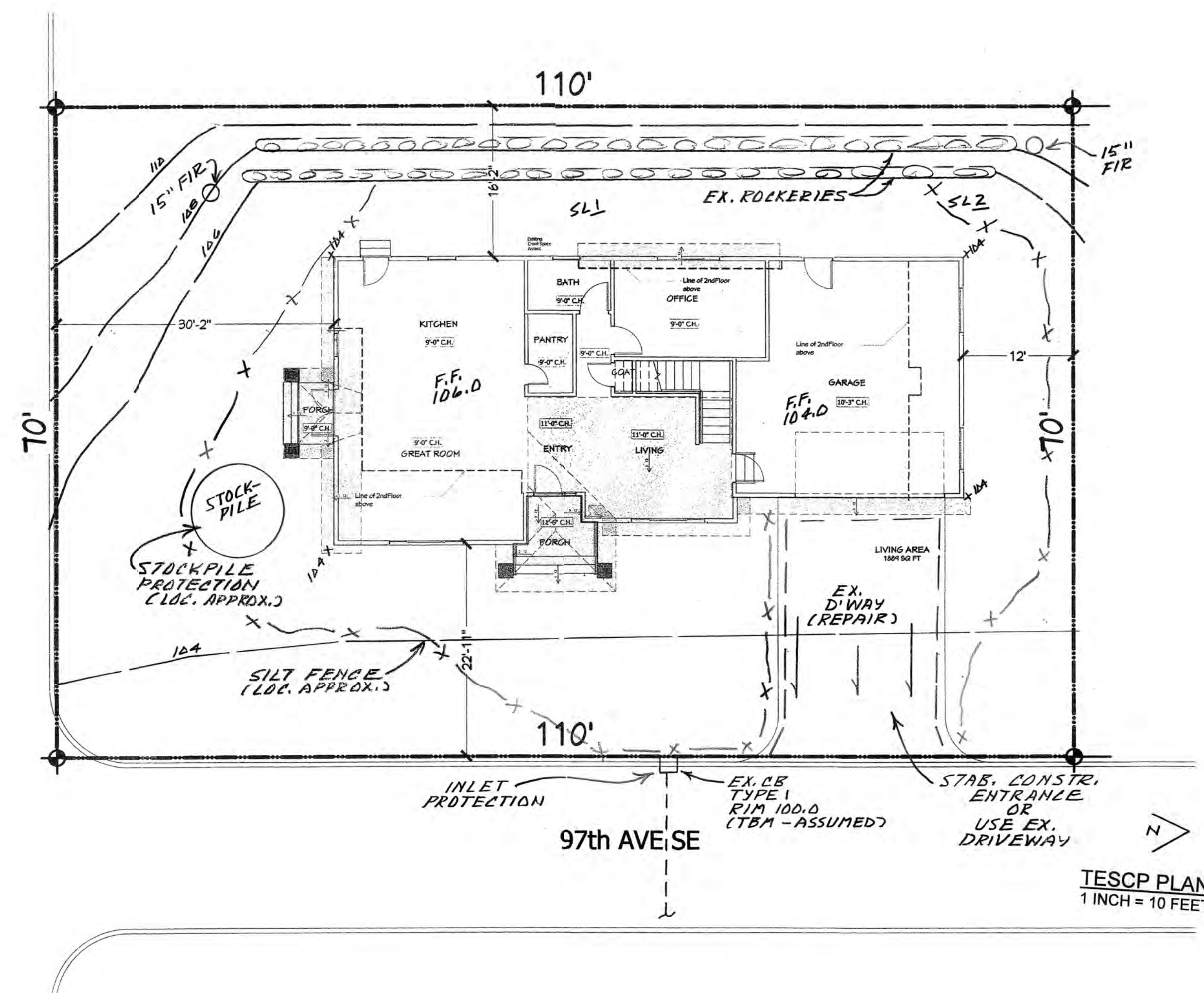
INLET PROTECTION



STOCKPILE PROTECTION



SE 40th STREET



DRN-2

Bruce S. MacVeigh, P.E. - Civil Engineer

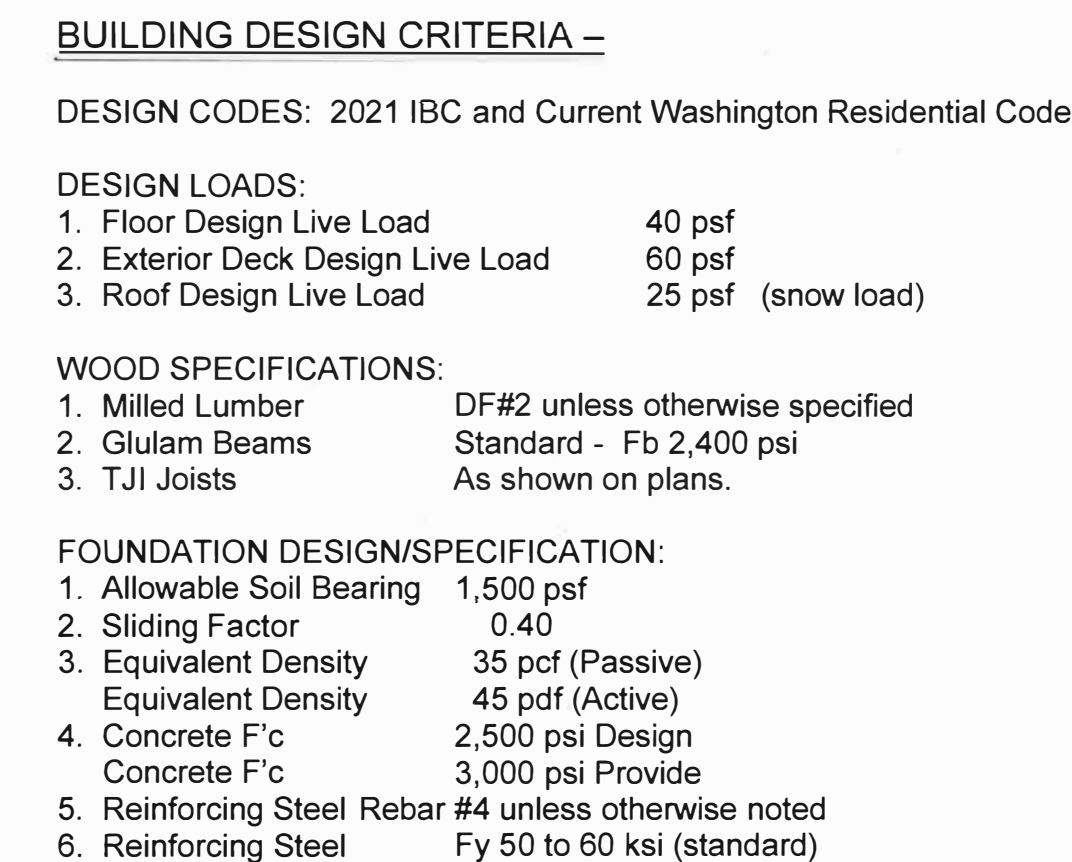
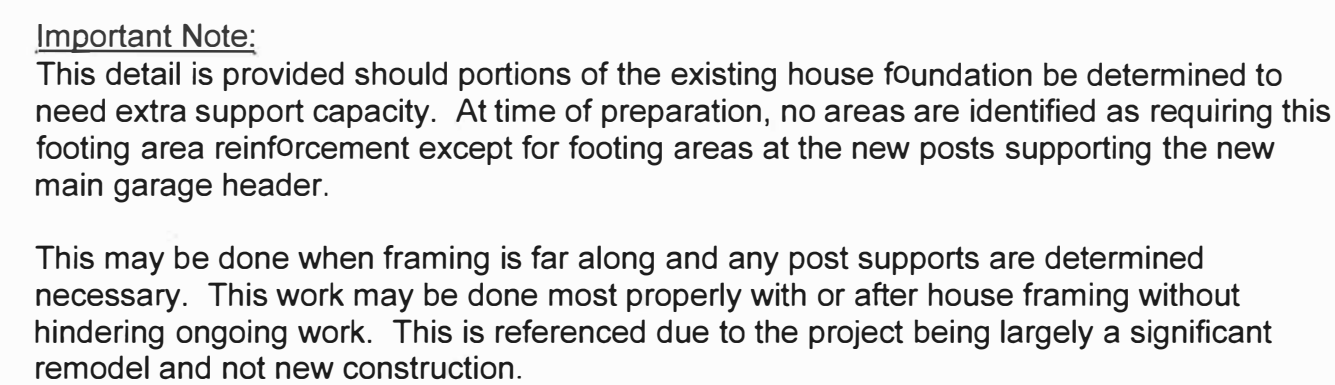
14245 59th Avenue South
Tukwila, WA 98168
Cell Phone: (206) 571-8794

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

CLIENT:

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

REV	DESCRIPTION	DATE	APPD
1	JOB NO: 2549		
2	DESIGN: BSM		
3	DRAWN: BSM		
4	APPD: BSM		
5	DATE: 2 APR 25		
6	SCALE: 1" = 10'		



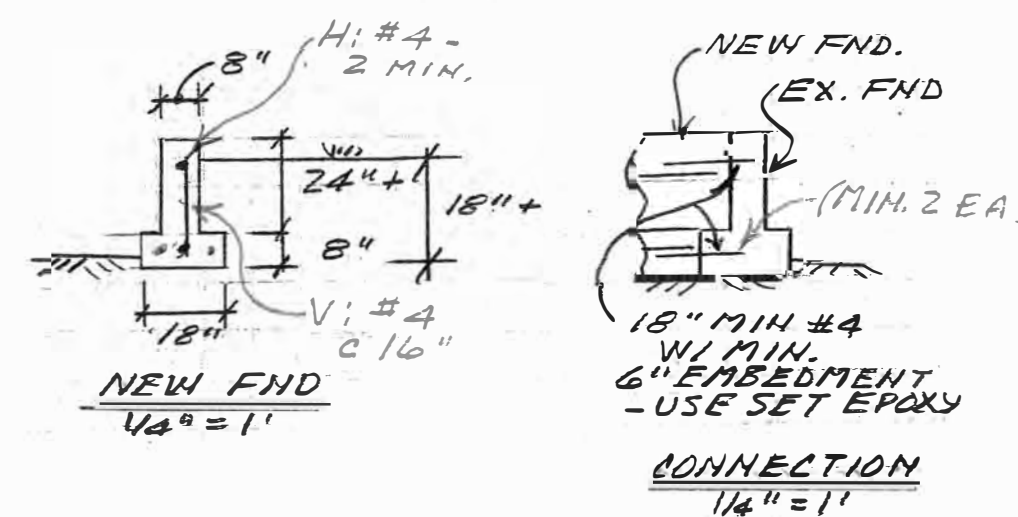
TRUSS DESIGN:
Truss design and final truss member layout to be provided by the truss manufacturer/supplier. As part of design, the specification for special upper floor opening headers will be specified for heavy loading due to truss girders, etc. resting on header.

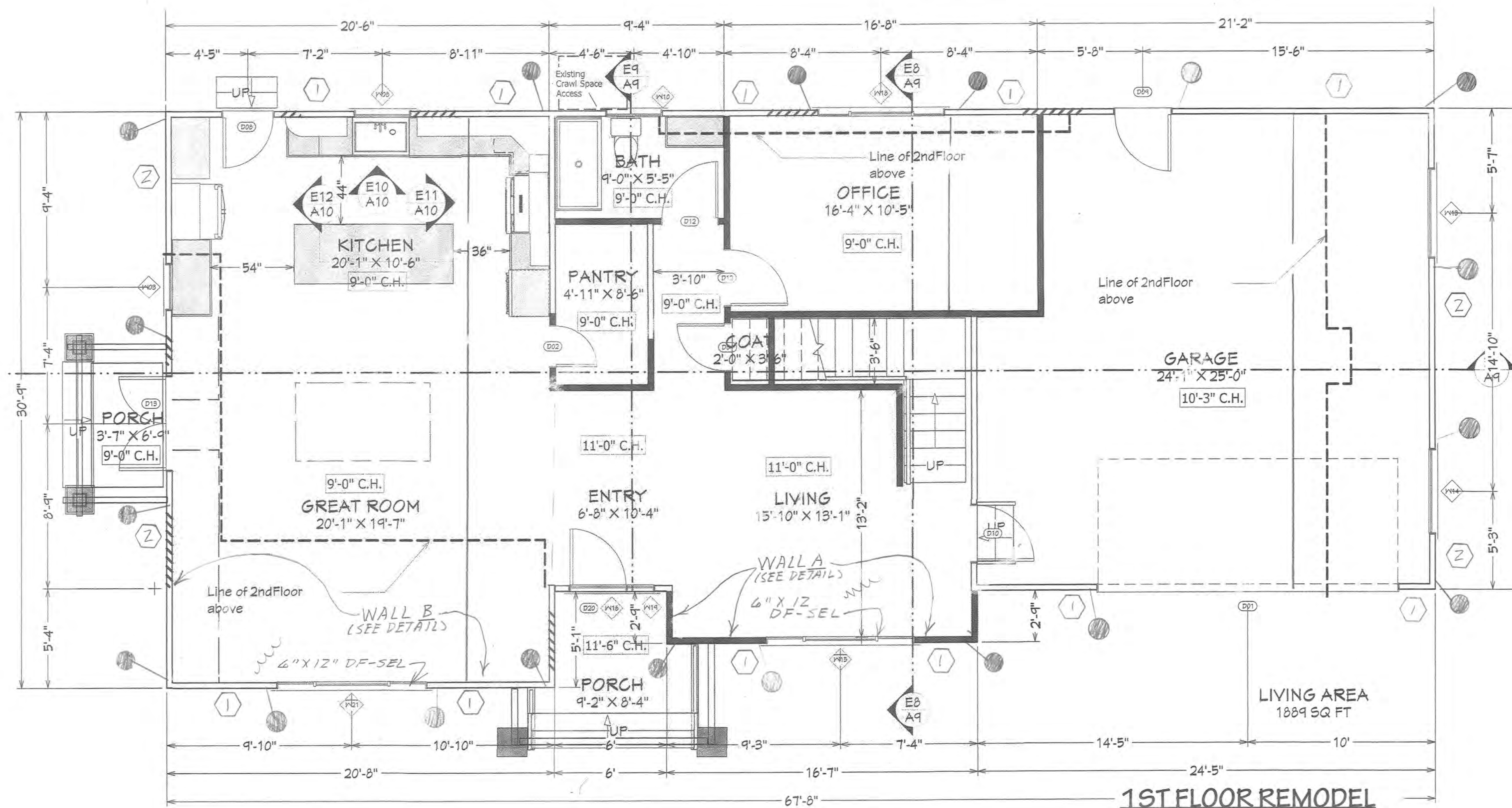
CONNECTORS:

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:

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

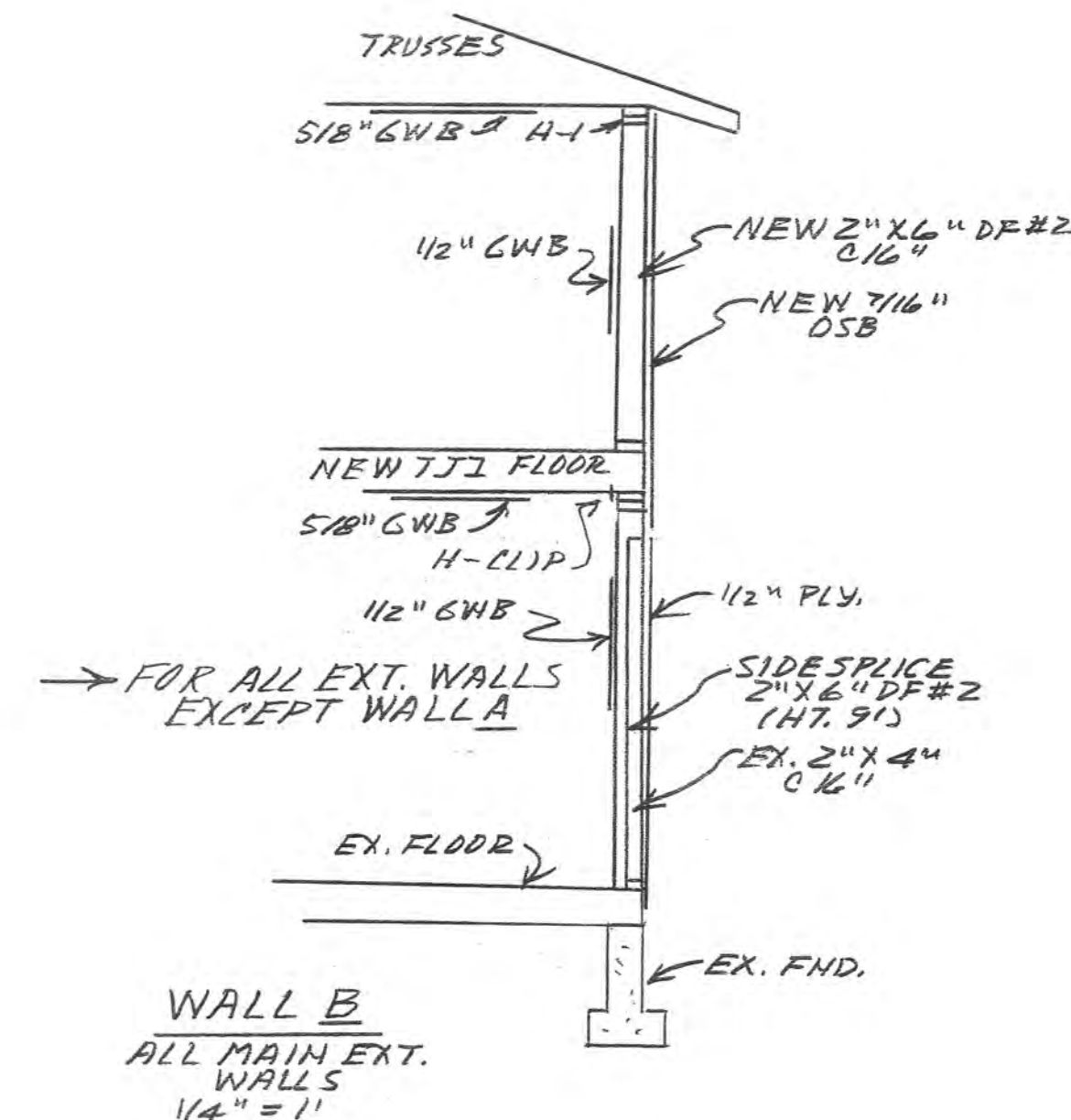
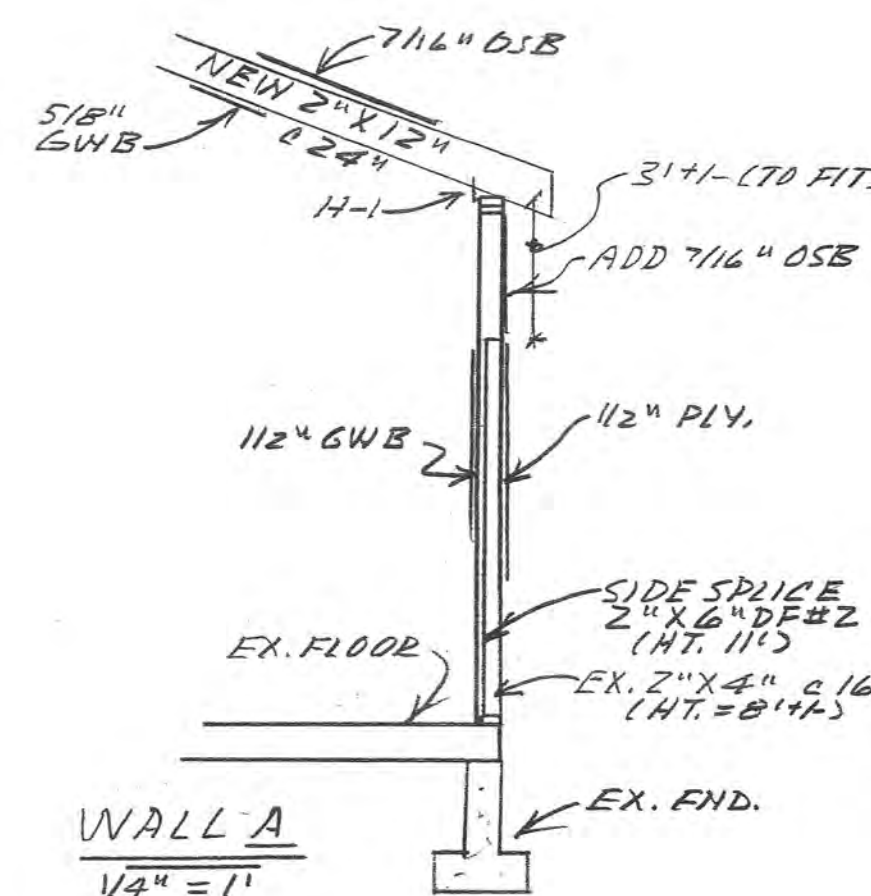




1ST FLOOR REMODEL

SHEATHING MATERIALS by WALL GROUP

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



THIS SHEET SHOWS SHEAR WALLS AND HOLD DOWNS AT FIRST FLOOR LEVEL.

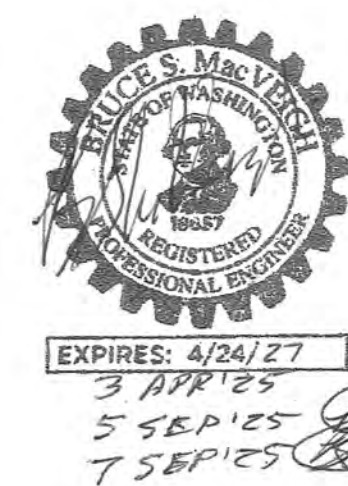
SEE SHEET S-2A FOR FLOOR STRUCTURE ABOVE FIRST FLOOR LEVEL (FOR SECOND FLOOR)

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



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Mercer Island, WA 98040
425-445-4075

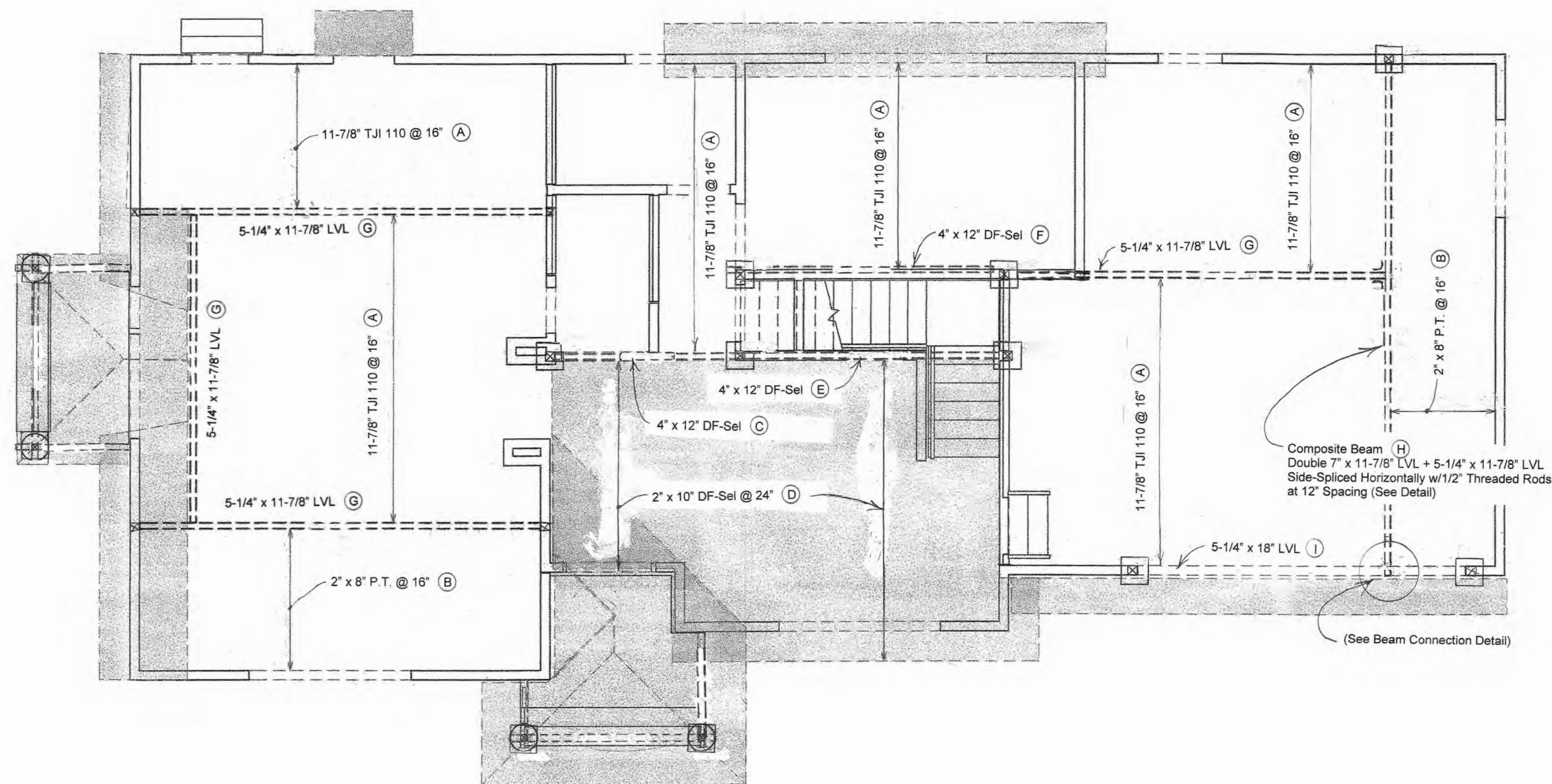
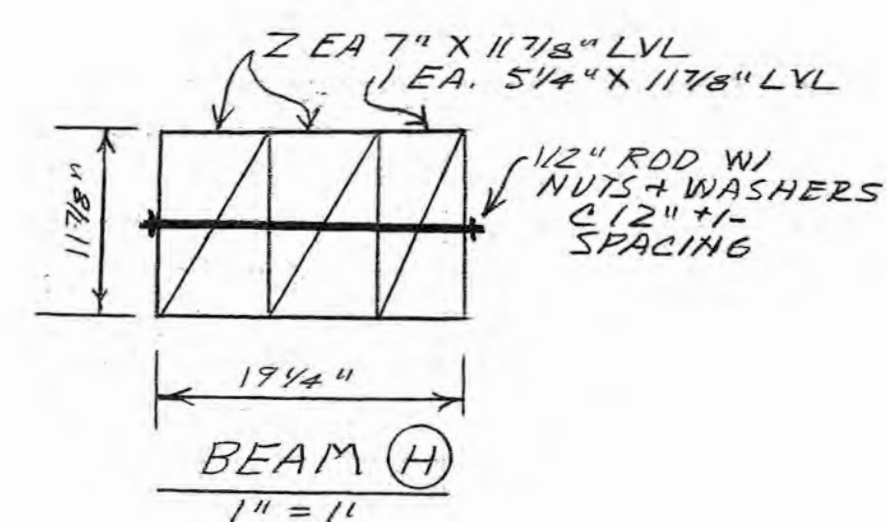
STRUCTURAL PLAN
Residence Remodel
9756 S.E. 40th Street
Mercer Island, WA 98040
(PN: 265550-0167)

JOB NO.	DESIGN	DRAWN	APPD	DATE	SCALE	REV	DESCRIPTION	DATE	APPD
25659	ES/10	ES/10	ES/10	3 APR 25	1/4" = 1'				
				5 SEP 25					
				7 SEP 25					

NOTE: All major beams to rest on posts in walls or as shown.

Note: Above specifications may be field altered or adjusted by Site Engineer without formal re-evaluation.

All porch roof structural headers may be 6" x 10" or 4" x 12" DF#2 or larger. Hidden flange hangers and post/beam brackets may be used as determined by builder. Porch roof structure is minor and details of their construction are left up to the builder.



FLOOR STRUCTURE ABOVE FIRST FLOOR LEVEL

1/4 INCH = 1 FOOT

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Mercer Island, WA 98040
425-445-4075

CLIENT:

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

JOB NO: 2549				
DESIGN: BSM				
DRAWN: BSM				
APPRO: —				
DATE: 5 SEP '25	REV	DESCRIPTION	DATE	APPRO
SCALE: 1/4" = 1'				

S-2A



HEADERS -
SIZE, KING STUDS AND JACK STUDS
(Unless otherwise noted on plan)
(Specifications below are minimums)

0 - 36" Opening Width
Header 6" x 8" or 4" x 10" DF#2
King Studs 1 each
Jack Studs 1 each

36" - 48" Opening Width
Header 6" x 10" or 4" x 12" DF#2
King Studs 1 each
Jack Studs 2 each

48" - 60" Opening Width
Header 6" x 10" or 4" x 12" DF-Select
King Studs 2 each
Jack Studs 2 each

60" - 72" Opening Width
Header 6" x 10" or 4" x 12" DF-Select
King Studs 2 each
Jack Studs 3 each

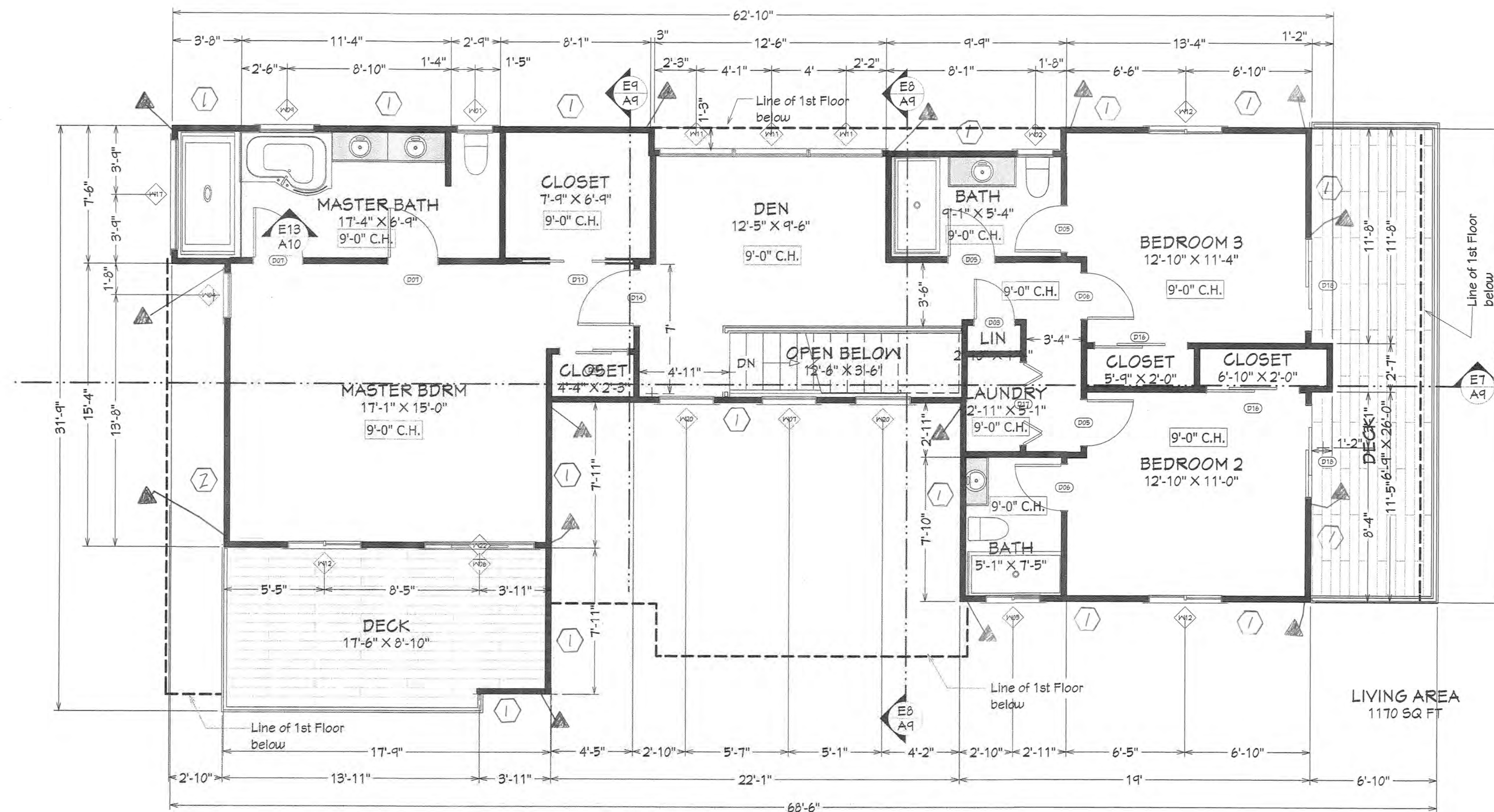
Wider than 72" Opening Width
Header See Plan or use 60" - 72"
Opening Width specifications if not shown
King Studs 2 each
Jack Studs 3 each

All major Beam Posts to be 6" x 6" DF#2 unless otherwise shown. Recommended is at least 1 each King Stud for all posts embedded in walls (except at corners). King Stud attachment at embedded beam ends with nailing is acceptable.

Major Beam Posts embedded in 2" x 4" frame walls may have an alternate size of 4" x 8" DF#2.

Posts for minor interior beams may be assumed to be embedded 4" x 4" DF#2 unless otherwise shown.

Note: Above specifications may be field altered or adjusted by Site Engineer without formal re-evaluation.



2ND FLOOR ADDITION

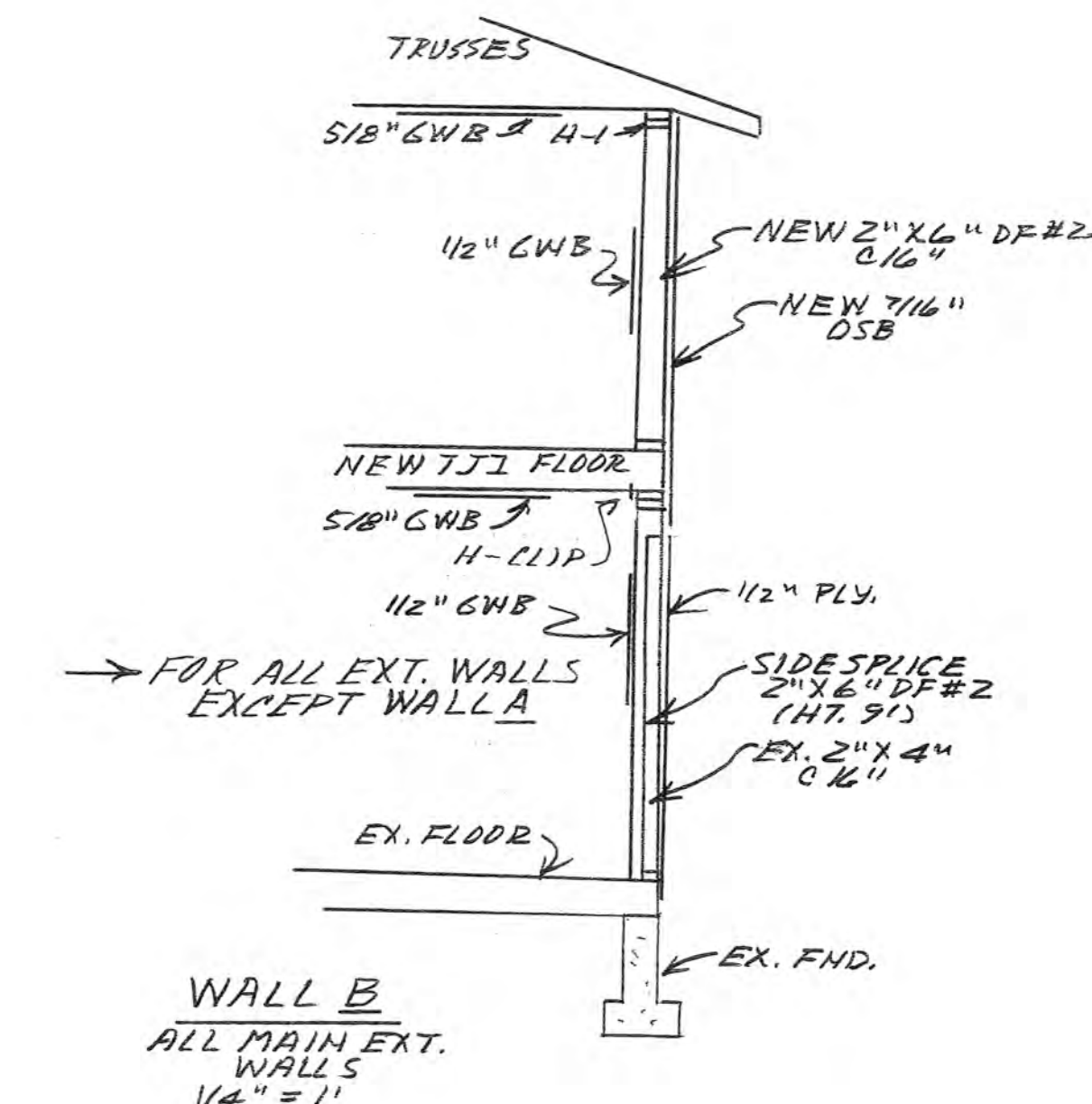
SHEATHING MATERIALS by WALL GROUP

Grp	Surf	Material	Ratng	Sheathing Thick in	GU in	Ply	Or	Gvtv lbs/in	Size	Fasteners 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	2	Gyp. wallboard	1/2	-	-	1	Horz	40000	5d	Cooler	N	7	7	Y

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.



EXPIRES: 4/24/27
3 APR 25
7 SEP 25

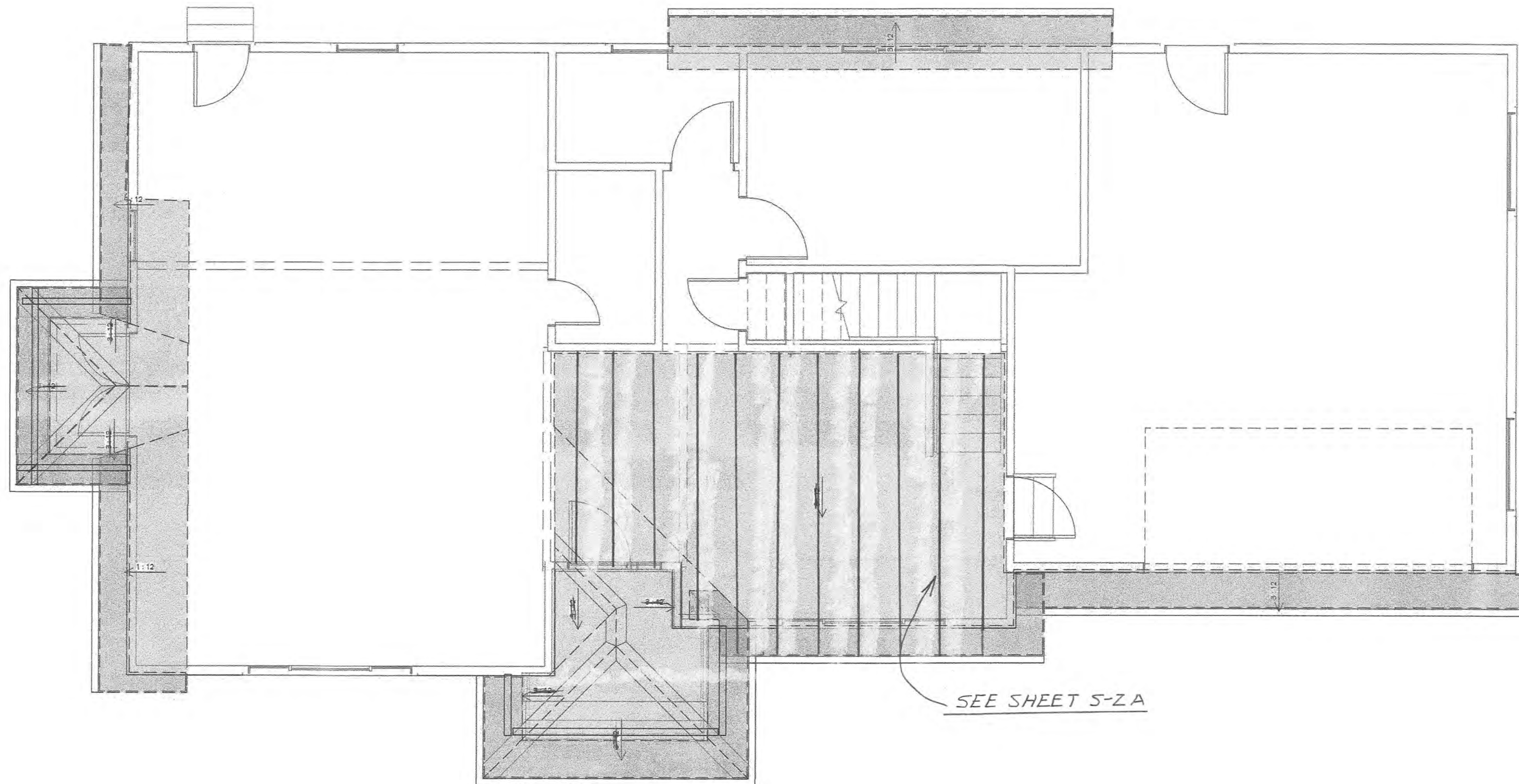
Bruce S. MacVeigh, P.E. - Civil Engineer

14245 59th Avenue South
Tukwila, WA 98168
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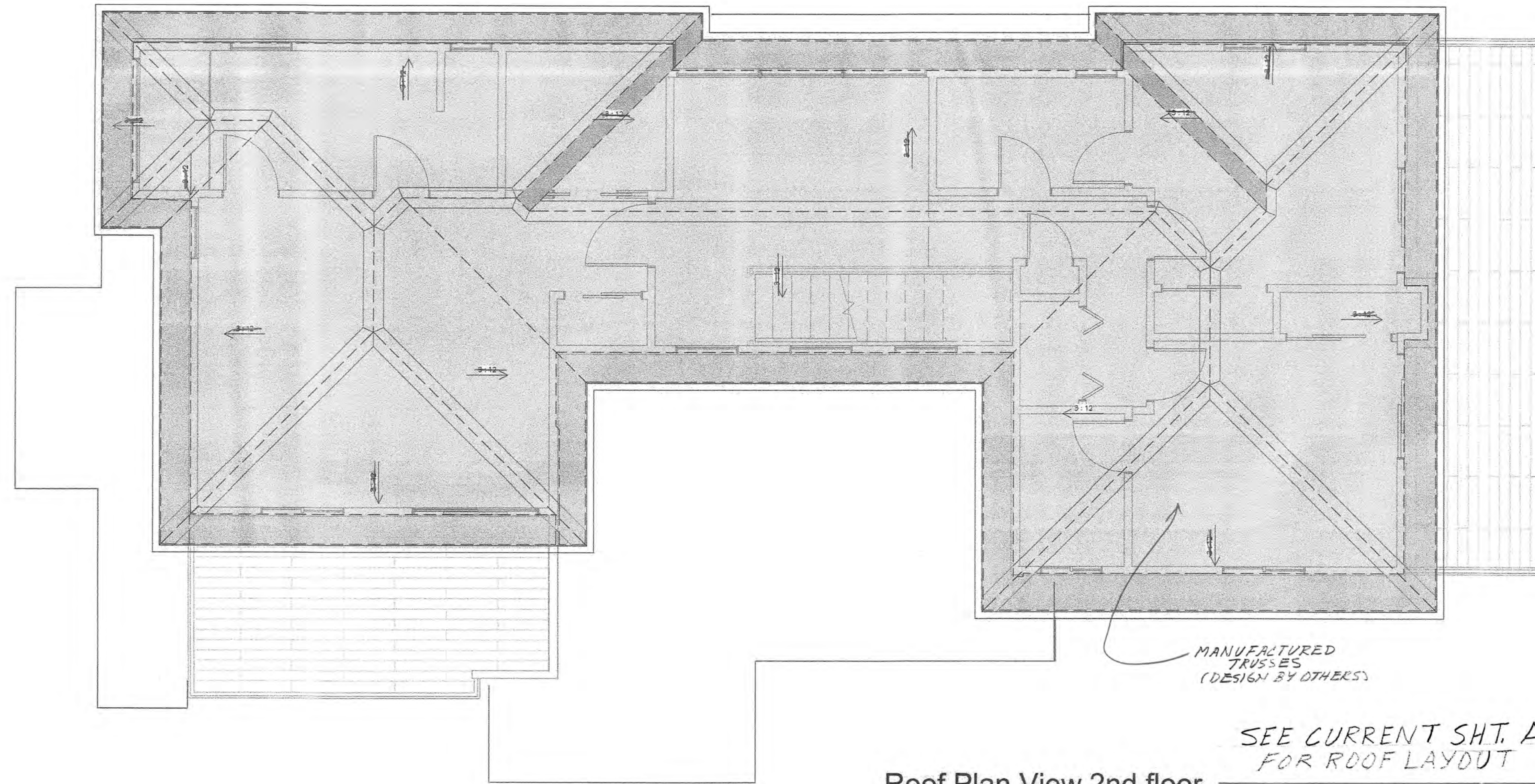
CLIENT
Danny Tran
9755 S.E. 40th Street
Mercer Island, WA 98040
425-445-4075

STRUCTURAL PLAN
Residence Remodel
9755 S.E. 40th Street
Mercer Island, WA 98040
(PN: 265550-0167)

REV	DESCRIPTION	DATE	APPD
JOB NO: 2549	DESIGN: BSM		
DRAWN: BSM	APPRO: BSM		
DATE: 3 APR 25	SCALE: 1/4" = 1'		



Roof Plan View 1st Floor



Roof Plan View 2nd floor



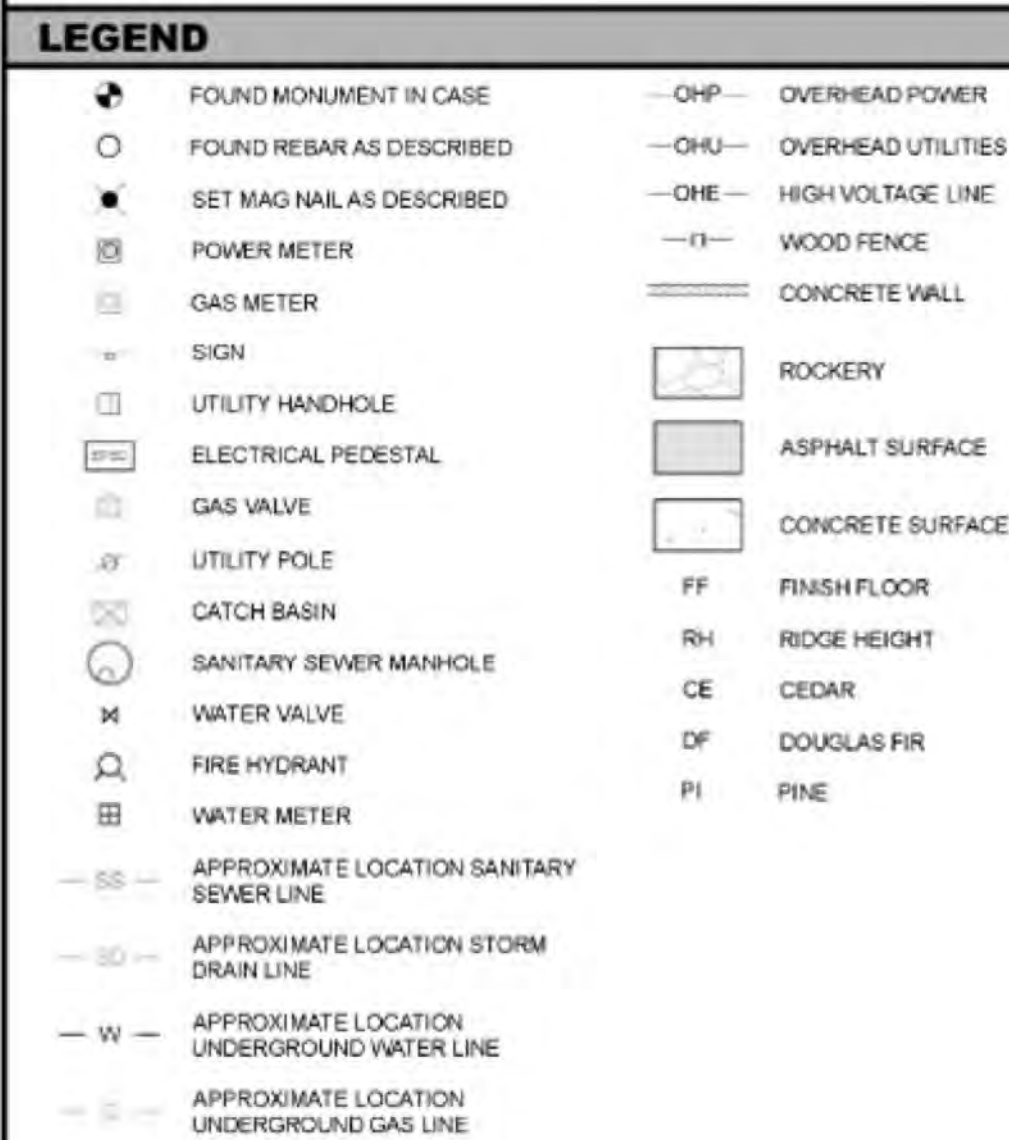
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 DESIGN: BSM
 DRAWN: BSM
 APPD: -
 DATE: 3 APR '25
 SCALE: 1/4" = 1'

REV	DESCRIPTION	DATE	APPD

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

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



THE WEST 70 FEET OF THE EAST 95 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.

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 N
20250128900005. RECORDS OF KING COUNTY, WASHINGTON.

PROPERTY OWNER:	DANNY TRAN 9756 SE 40TH STREET MERCER ISLAND, VA 98040
TAX PARCEL NUMBER:	265550-0167
PROJECT ADDRESS:	9756 SE 40TH STREET MERCER ISLAND, VA 98040
ZONING:	R-8.4
JURISDICTION:	CITY OF MERCER ISLAND
PARCEL ACREAGE:	7.700 S.F. (0.177 ACRES) AS SURVEYED

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 SPECTRA PRECISION FOCUS 2 TOTAL STATION AND AN EMU D REACH RS2 GPS RECEIVER. PROCEDURES USED IN THE SURVEY MEET OR EXCEED STANDARDS SET BY NAC 332-130-000.
3. THE INFORMATION ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE IN MAY 2009 AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONDITIONS EXIST AT THAT TIME.
4. UTILITIES SHOWN ON THIS SURVEY ARE BASED UPON ABOVE GROUND OBSERVATIONS AS-BUILT PLANS WHERE AVAILABLE. ACTUAL LOCATIONS OF UNDERGROUND UTILITIES VARY AND UTILITIES NOT LOCATED ON THIS SURVEY MAY EXIST ON THIS SITE.
5. ALL MONUMENTS WERE LOCATED DURING THIS SURVEY UNLESS OTHERWISE NOTED.

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

DATUM - NAVD 88

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



TOPOGRAPHIC SURVEY

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

H-1



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

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	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	2066	2067	2068	2069	2070	2071	2072	2073	2074	2075	2076	2077	2078	2079	2080	2081	2082	2083	2084	2085	2086	2087	2088	2089	2090	2091	2092	2093	2094	2095	2096	2097	2098	2099	2100	2101	2102	2103	2104	2105	2106	2107	2108	2109	2110	2111	2112	2113	2114	2115	2116	2117	2118	2119	2120	2121	2122	2123	2124	2125	2126	2127	2128	2129	2130	2131	2132	2133	2134	2135	2136	2137	2138	2139	2140	2141	2142	2143	2144	2145	2146	2147	2148	2149	2150	2151	2152	2153	2154	2155	2156	2157	2158	2159	2160	2161	2162	2163	2164	2165	2166	2167	2168	2169	2170	2171	2172	2173	2174	2175	2176	2177	2178	2179	2180	2181	2182	2183	2184	2185	2186	2187	2188	2189	2190	2191	2192	2193	2194	2195	2196	2197	2198	2199	2200	2201	2202	2203	2204	2205	2206	2207	2208	2209	2210	2211	2212	2213	2214	2215	2216	2217	2218	2219	2220	2221	2222	2223	2224	2225	2226	2227	2228	2229	2230	2231	2232	2233	2234	2235	2236	2237	2238	2239	2240	2241	2242	2243	2244	2245	2246	2247	2248	2249	2250	2251	2252	2253	2254	2255	2256	2257	2258	2259	2260	2261	2262	2263	2264	2265	2266	2267	2268	2269	2270	2271	2272	2273	2274	2275	2276	2277	2278	2279	2280	2281	2282	2283	2284	2285	2286	2287	2288	2289	2290	2291	2292	2293	2294	2295	2296	2297	2298	2299	2300	2301	2302	2303	2304	2305	2306	2307	2308	2309	2310	2311	2312	2313	2314	2315	2316	2317	2318	2319	2320	2321	2322	2323	2324	2325	2326	2327	2328	2329	2330	2331	2332	2333	2334	2335	2336	2337	2338	2339	2340	2341	2342	2343	2344	2345	2346	2347	2348	2349	2350	2351	2352	2353	2354	2355	2356	2357	2358	2359	2360	2361	2362	2363	2364	2365	2366	2367	2368	2369	2370	2371	2372	2373	2374	2375	2376	2377	2378	2379	2380	2381	2382	2383	2384	2385	2386	2387	2388	2389	2390	2391	2392	2393	2394	2395	2396	2397	2398	2399	2400	2401	2402	2403	2404	2405	2406	2407	2408	2409	2410	2411	2412	2413	2414	2415	2416	2417	2418	2419	2420	2421	2422	2423	2424	2425	2426	2427	2428	2429	2430	2431	2432	2433	2434	2435	2436	2437	2438	2439	2440	2441	2442	2443	2444	2445	2446	2447	2448	2449	2450	2451	2452	2453	2454	2455	2456	2457	2458	2
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