

UTILITIES:

SEWER: CITY OF MERCER ISLAND PUBLIC WORKS
WATER: SEATTLE PUBLIC UTILITIES
POWER: PUGET SOUND ENERGY
SCHOOL: MERCER ISLAND #400

EXISTING UTILITY NOTE:

EXISTING UTILITIES ARE SHOWN IN THE APPROXIMATE LOCATION. THERE IS NO GUARANTEE THAT ALL UTILITY LINES ARE SHOWN, OR THAT THE LOCATION, SIZE AND MATERIAL IS ACCURATE. THE CONTRACTOR SHALL UNCOVER ALL INDICATED PIPING WHERE CROSSING, INTERFERENCES, OR CONNECTIONS OCCUR PRIOR TO TRENCHING OR EXCAVATION FOR ANY PIPE OR STRUCTURES. TO DETERMINE ACTUAL LOCATIONS, SIZE AND MATERIAL, THE CONTRACTOR SHALL MAKE THE APPROPRIATE PROVISION FOR PROTECTION OF SAID FACILITIES. THE CONTRACTOR SHALL NOTIFY ONE CALL AT 8-1-1 (WASHINGTON811.COM) AND ARRANGE FOR FIELD LOCATION OF EXISTING FACILITIES BEFORE CONSTRUCTION.

**LEE-PSC PROJECT
SITE PLAN**
A PORTION OF S 1/2 OF THE NE 1/4, SEC.25 T24N, R4E
WILLAMETTE MERIDIAN, KING COUNTY, WASHINGTON

AREAS INFEASIBLE FOR INFILTRATION DESC.

AREAS THAT ARE INFEASIBLE FOR INFILTRATION BASED ON THE OVERLAP OF EROSION HAZARD AREAS, LANDSLIDE HAZARD AREAS, AND STEEP SLOPES (> 20%). ADDITIONAL CONSIDERATIONS (DEPTH TO GROUNDWATER, INFILTRATION SETBACKS FROM ENVIRONMENTAL AND SITE FEATURES, SITE SOILS, ETC.) SHOULD BE ASSESSED ON A SITE-BY-SITE BASIS TO DETERMINE WHAT OTHER RESTRICTIONS MIGHT APPLY. UPDATE SOURCE: UPDATED BY HERRERA CONSULTING WITH THEIR 2018 INFILTRATION INFEASIBILITY STUDY PROJECT BY PATRICK YAMASHITA, CITY ENGINEER

SITE ADDRESS:

8205 SE 71st ST.
MERCER ISLAND, WA 98040

PARCEL NUMBER:

8732300030

LEGAL DESCRIPTION:

TWIN VIEW # 2
Plat Block: 2
Plat Lot: 1

EXISTING PROJECT STATISTICS:

JURISDICTION: MERCER ISLAND
COUNTY: KING COUNTY
ZONING: R-9.6 (RESIDENTIAL)
ZONING DESCRIPTION: UNIFIED LAND DEVELOPMENT CODE 19.02

LAND USE PROJECT: SUB6007-001 TYPE: LONG PLAT
DESC. TWIN VIEW #2 (51 LOTS)

FIRE ZONE: III
EX. LAND USE DESIGNATION: SINGLE-FAMILY (RESIDENTIAL)
URBAN GROWTH AREA: URBAN
LOT SIZE AREA: 10,980 SQ. FT. (0.25 AC)
1ST FLOOR: 1,692 SQ. FT.
BASEMENT: 1,696 SQ. FT.
EXISTING TOTAL HEATED: 3,388 SQ. FT.
ATTACHED GARAGE: 461 SQ. FT.
OPEN PORCH: 300 SQ. FT.
DRIVEWAY: 1,150 SF
MAX. BUILDING HEIGHT: 30 FEET
MINIMUM LOT AREA: 9,600 SQ. FT.
MINIMUM LOT WIDTH: 75 FEET
MINIMUM LOT DEPTH: 80 FEET

PROPOSED NEW ADDITION:

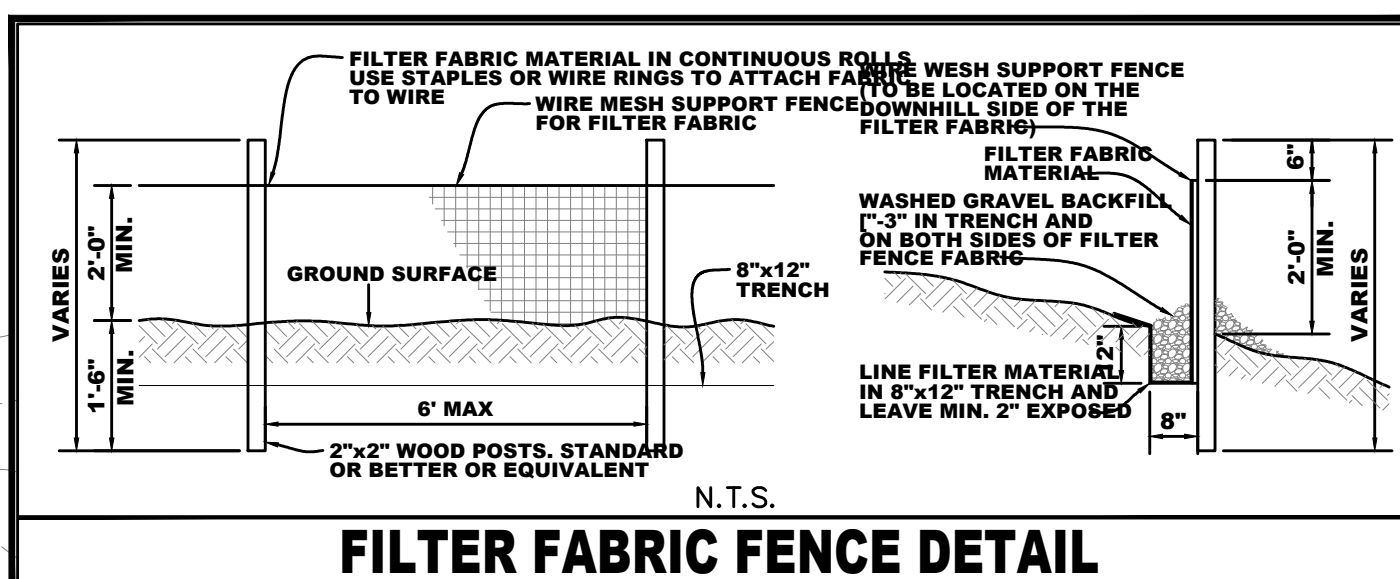
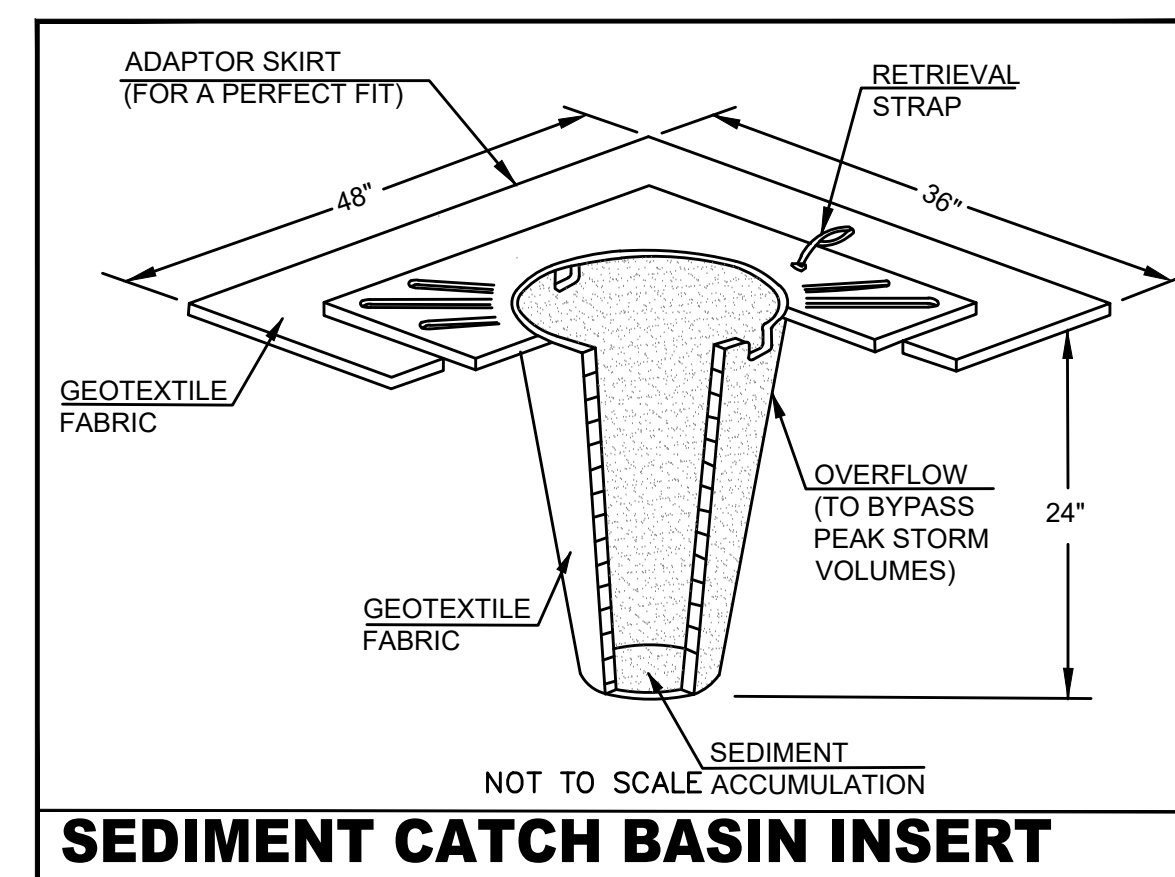
MAIN UPPER FLOOR: 176 SF
NEW DECK: 385 SF

SETBACKS:

FRONT YARD: 20 FEET MIN.
REAR YARD: 25 FEET MIN.
SIDE YARD: MUST SUM 15 FEET WITH NO SIDE YARD LESS THAN 5 FEET
10 FEET
PUBLIC RIGHT-OF-WAY: VEHICLE ACCESS EASEMENT: 10 FEET
BUILDING HEIGHT: 30 FEET
GROSS FLOOR AREA: 40% OF NET LOT AREA

TESC NOTES:

- THE CONTRACTOR SHALL HAVE TEMPORARY EROSION AND SEDIMENTATION CONTROL (TESC) MEASURES IN PLACE PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL PROVIDE AND MAINTAIN TEMPORARY SEDIMENTATION COLLECTION FACILITIES TO ENSURE THAT SEDIMENT-LADEN WATER DOES NOT ENTER THE NATURAL OR PUBLIC DRAINAGE SYSTEM. AS CONSTRUCTION PROGRESSES AND UNEXPECTED (SEASONAL) CONDITIONS DICTATE, MORE SILTATION CONTROL FACILITIES MAY BE REQUIRED TO INSURE COMPLETE SILTATION CONTROL OF THE PROJECT. THEREFORE, DURING THE COURSE OF CONSTRUCTION IT SHALL BE THE OBLIGATION AND RESPONSIBILITY OF THE CONTRACTOR TO ADDRESS ANY NEW CONDITIONS THAT MAY BE CREATED BY HIS ACTIVITIES AND TO PROVIDE ADDITIONAL FACILITIES THAT MAY BE NEEDED TO PROTECT ADJACENT PROPERTIES.
- THE CITY MAY DIRECT MAINTENANCE AND REPAIR OF TESC FACILITIES AS THE HIGHEST PRIORITY WORK AT ANY TIME. THE TESC FACILITIES DO NOT MEET THE REQUIREMENTS OF THE PLANS AND SPECIFICATIONS.

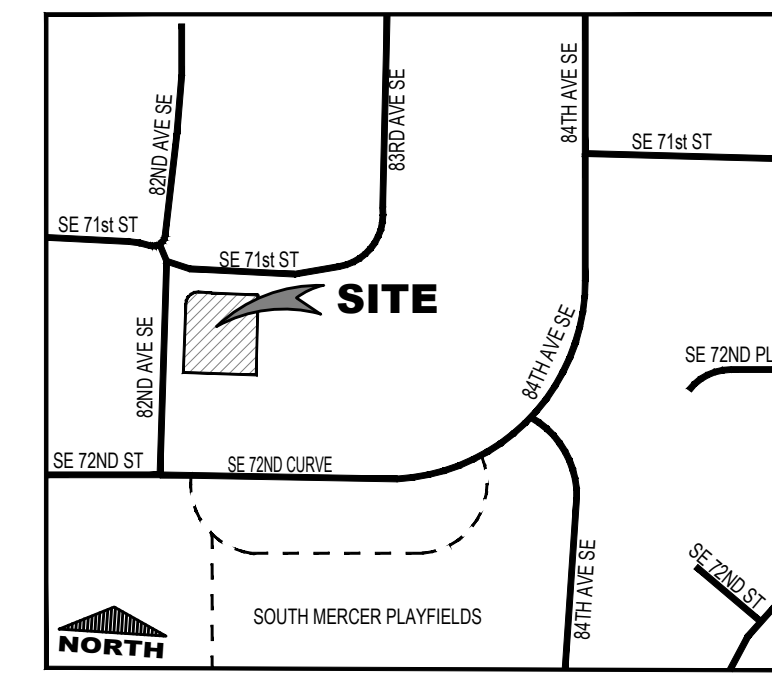


OWNERS:

ORION INVESTMENT LLC
12100 NORTHUP WAY STE. 110
BELLEVUE, WA 98005
PHONE: (425) 625-1740

CLIENT:

JOHN LEE
PUGET SOUND CONSTRUCTION
930 INDUSTRY DRIVE
TUKWILA, WA 98188
EMAIL: JOHN.LEE@PSCP-INC.COM
PHONE: (425) 625-1740



SHEET INDEX:

- SP-1 - PRELIMINARY SITE PLAN
- SP-2 - NOTES & DETAILS

BASIS OF BEARING:

NAD 83-2011 (EPOCH 2010.00),
WASHINGTON STATE PLANE,
NORTH ZONE, PER THE WASHINGTON
STATE REFERENCE NETWORK.

VERTICAL DATUM:

NAVD88 (PER THE WASHINGTON
STATE REFERENCE NETWORK).

STORM NOTE:

TIGHTLINE ROOF RUNOFF TO STORM STUB- OUT, ROUTE
DRIVEWAY RUNOFF TO ROAD STORM SYSTEM. AMEND ALL
DISTURBED SOILS PER SOIL AMENDMENT GUIDELINES.

IMPERVIOUS SURFACE:

TOTAL IMPERVIOUS SURFACE PERMITTED ON A
RESIDENTIAL LOT IS GOVERNED BY THE LOT SLOPE.

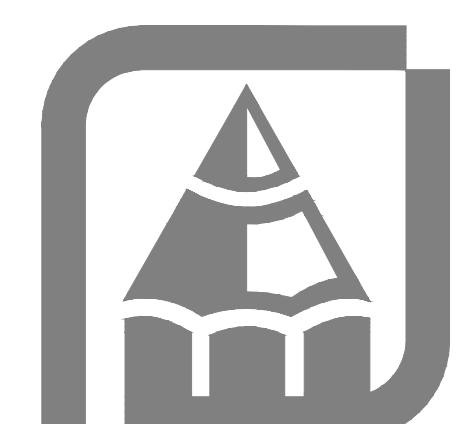
LOT SLOPE:	HARDSCAPE:	LOT COVERAGE:
LESS THAN 15%	9%	40%
15 - LESS THAN 30%	9%	35%
30-50%	9%	30%
GREATER THAN 50%	9%	20%

(LOT SLOPE IS CALCULATED BY SUBTRACTING THE LOWEST
ELEVATION ON A LOT FROM THE HIGHEST ELEVATION, AND
DIVIDING THE RESULTING NUMBER BY THE SHORTEST
HORIZONTAL DISTANCE BETWEEN THESE TWO ELEVATION POINTS.)

LEGEND

DESCRIPTION	EXISTING LINETYPE
PROPERTY CORNER	Circle with dot
CENTER LINE	Two parallel lines
PROPERTY LINE	Single line
RIGHT OF WAY LINE	Dashed line
EASEMENT LINE	Long dashed line
BUILDING SETBACK LINE	Short dashed line
CHAIN LINK FENCE	Line with diamond symbols
WOOD FENCE	Line with square symbols
SIDEWALK	Line with cross-hatch pattern
CURB & CUTTER	Line with cross-hatch pattern
EDGE OF PAVEMENT	Line with cross-hatch pattern
CONTOURS	Line with 'V' symbols
STREET SIGN	Circle with 'S'
STORM DRAIN CATCH BASIN	Circle with 'CB'
STORM DRAIN MANHOLE	Circle with 'M'
STORM DRAIN CLEANOUT	Circle with 'C'
STORM DRAIN LINE	Line with 'S'
ROOF DRAIN LINE	Line with 'R'
SANITARY SEWER MANHOLE	Circle with 'SM'
SANITARY SEWER CLEANOUT	Circle with 'SC'
SANITARY SEWER LINE	Line with 'SS'
SANITARY SEWER STUB	Line with 'SS'
FIRE HYDRANT	Circle with 'H'
WATER VALVE	Circle with 'V'
WATER METER	Circle with 'M'
WATER MAIN	Line with 'W'
LUMINAIRE	Circle with 'L'
POWER/UTILITY POLE	Circle with 'P'
ASPHALT CONCRETE	Pattern of small squares
CEMENT CONCRETE	Pattern of larger squares
GRASS/LANDSCAPE	Pattern of small circles
TREES	Circle with 'T'
AREA INFEASIBLE FOR INFILTRATION	Line with 'X' symbols
SILT CONTROL FENCE	Line with 'S'
CLEARING LIMITS	Line with 'C'
TOPSOIL STOCKPILE	Circle with 'S'

FEATURES CONTAINED IN THIS DRAWING,
INCLUDING BUT NOT LIMITED TO, BOUNDARY,
RIGHT-OF-WAY, EASEMENT, PARCEL LINES,
BEARINGS, DISTANCES, WETLANDS AND
BUFFERS, WERE DERIVED FROM PUBLIC
RECORDS OR ACQUIRED FROM AUTOCAD
DRAWINGS SUPPLIED BY OTHERS.



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Rueppel
Home Design
Plan: Lee Addition/Remodel
Job#: 08/11/2025
Date: 08/11/2025
Revision Date:
Drawn by: NDA, BP
Phone: (253) 251-2501
[SP-1]

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MECHANICAL

HEATING EQUIPMENT ALL WARM-AIR FURNACES SHALL BE LISTED AND LABELED BY AN APPROVED AGENCY AND INSTALLED TO LISTED SPECIFICATIONS. NO WARM-AIR FURNACES SHALL BE INSTALLED IN A ROOM USED OR DESIGNED TO BE USED AS A BEDROOM, BATHROOM, CLOSET OR IN ANY ENCLOSED SPACE WITH ACCESS ONLY THROUGH SUCH ROOM OR SPACE, EXCEPT DIRECT VENT FURNACE, ENCLOSED FURNACES AND ELECTRIC HEATING FURNACES. LIQUIFIED PETROLEUM GAS-BURNING APPLIANCES SHALL NOT BE INSTALLED IN A PIT, BASEMENT OR SIMILAR LOCATION WHERE HEAVIER THAN AIR GAS MIGHT COLLECT. APPLIANCES SO FUELED SHALL NOT BE INSTALLED IN AN ABOVE GRADE UNDER FLOOR SPACE OR BASEMENT UNLESS SUCH LOCATION IS PROVIDED WITH AN APPROVED MEANS FOR REMOVAL OF UNBURNED GAS. HEATING AND COOLING EQUIPMENT LOCATED IN A GARAGE WHICH GENERATES A GLOW SPARK OR FLAME CAPABLE OF IGNITING FLAMMABLE VAPORS SHALL BE INSTALLED WITH THE PILOTS AND BURNERS FOR HEATING ELEMENTS AND SWITCHES AT LEAST 18" ABOVE THE FLOOR LEVEL.

TEMPERATURE CONTROL THE PRIMARY SPACE CONDITIONING SYSTEM WITHIN EACH DWELLING UNIT SHALL BE PROVIDED WITH AT LEAST ONE PROGRAMMABLE THERMOSTAT FOR THE REGULATION OF TEMPERATURE W/SEC SEC.403.11

VENTILATION EVERY FACTORY BUILT CHIMNEY, TYPE L VENT, TYPE B GAS VENT OR TYPE BU GAS VENT SHALL BE INSTALLED IN ACCORDANCE WITH THE TERMS OF ITS LISTING, MFR'S INSTALLATION INSTRUCTIONS AND APPLICABLE CODE REQUIREMENTS. A TYPE L VENTING SYSTEM SHALL TERMINATE NOT LESS THAN 2 FEET ABOVE THE HIGHEST POINT WHERE THE VENT PASSES THROUGH THE ROOF OF THE BUILDING AND AT LEAST 2' HIGHER THAN ANY PORTION OF THE BUILDING WITHIN 10' OF THE VENT.

UTILITY ROOM NOTES/MAKE UP AIR

- WHERE THE EXHAUST DUCT IS CONCEALED WITHIN THE BUILDING CONSTRUCTION, THE EQUIVALENT LENGTH OF THE EXHAUST DUCT SHALL BE IDENTIFIED ON A PERMANENT LABEL OR TAG. THE LABEL OR TAG SHALL BE LOCATED WITHIN 6 FEET OF THE EXHAUST DUCT CONNECTION.
- INSTALLATIONS EXHAUSTING MORE THAN 200 CFM SHALL BE PROVIDED WITH MAKE UP AIR WHERE A CLOSET IS DESIGNED FOR THE INSTALLATION OF A CLOTHES DRYER, AN OPENING HAVING AN AREA OF NOT LESS THAN 100 SQ. INCHES FOR MAKE UP AIR SHALL BE PROVIDED IN THE CLOSET ENCLOSURE, OR MAKE UP AIR SHALL BE PROVIDED BY OTHER APPR. MEANS.
 - 100 SQ INCH TRANSFER GRILL PER IRC G2439.4 (614.6)

CONTINUOUS WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM AIRFLOW RATE REQUIREMENTS

FLOOR AREA (SQ FT.)	NUMBER OF BEDROOMS				
	1	2	3	4	> 5
< 500	30	30	35	45	50
500 - 1000	30	35	40	50	55
1001 - 1500	30	40	45	55	60
1501 - 2000	35	45	50	60	65
2001 - 2500	40	50	55	65	70
2501 - 3000	45	55	60	70	75
3001 - 3500	50	60	65	75	80
3501 - 4000	55	65	70	80	85
4001 - 4500	60	70	75	85	90
4501 - 5000	65	75	80	90	95

INTERMITTENT WHOLE-HOUSE MECHANICAL VENTILATION RATE FACTORS

RUN-TIME % IN EACH 4-HOUR SEGMENT	FACTOR			
	50%	66%	75%	100%
	2	1.5	1.3	1.0

MINIMUM REQUIRED EXHAUST RATES

AREA TO BE VENTED	EXHAUST RATES
KITCHENS	100 CFM INTERMITTENT OR 30 CFM CONTINUOUSLY
BATHROOM / LAUNDRY / SIMILAR AREAS	50 CFM INTERMITTENT OR 10 CFM CONTINUOUSLY

2021 WASHINGTON STATE ENERGY CODE-RESIDENTIAL

HIGH EFFICIENCY HVAC EQUIPMENT 3.1 - 2.0 CREDITS

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).

WSU Code Compliance Calculator, WSEC 2018

Project Information
Plan 255 (Rev)

Messages / Comments *
UA Reduction = 0.11. Proposed UA is better than baseline by 0.2%
Window area is 29% of floor area
Whole House Mechanical Ventilation Airflow Rate: 30 CFM with Run Time Percent of 100%, Balanced, Distributed
*Results assume your inputs are complete and correct. Results do not constitute an approval. Analysis should be reviewed by your AIA.

ANALYSIS SET UP
What code compliance pathway are you using? U-Factor Compliance Path / Total UA Alternative
Project Building Type? Addition
Occupancy Type? R3 Single family dwellings and townhouses
Code Version? WSEC 2021 WSEC-R Rev: Oct 2023, https://www.sbcc.wa.gov/sites/default/files/2023-12/03
Classification? Address: 150 ft to 500 sq. ft.
Baseline Description: Code Baseline - Baseline and proposed window areas are equal.
About Your Selection: Up to 15 of exempt window and 24 of exempt door allowable

RESULTS - Comparison of Baseline and Proposed Design **

Component Performance, U-factor/UA	Baseline		Proposed Design	
	U	UA	U	UA
Hours U ¹	0.300	0	0.300	0
Overhead Glazing U ¹	0.300	0	0.300	0
Vertical Glazing U ¹	0.300	75	22.9	6.9
Flat/Valued Ceilings U ¹	0.054	255	6.1	6.4
Wall (above grade) U ¹	0.056	180	0.7	7.4
Floors over Crawlspace U ¹	0.029	255	0.0	0.0
Slab on Grade F ¹	0.040	0	0.0	0.0
Below Grade Wall F ¹	NA	0	0.0	0.0
Below Grade Slab F ¹	NA	0	0.0	0.0

Sum of Area and UA: 255 0.00
Exterior Doors Area Weighted U: 0.00

Sum of Area and UA: 461.0
Proposed Credits: 2.0 from Tables 406.2 and 406.3
UA Percent Reduction: 0%
UA Reduction: 0.11

Table R406.2 Energy Equalization Credits

System No.	Full Description	Select System Type	Fuel Normalization Credits (406.2)	Energy Credits (406.3)	Total Credits (406.2 & 406.3)
1	Error: Resolved System Type		NA	2.0	2.0

Table R406.3 Energy Credits

Option No.	Category	Select Options	Energy Credits	Brief Description of Selected Option*
1	Efficient Building Envelope	Not Selected	0.0	
2	Air Leakage Control and Efficient Ventilation	Not Selected	0.0	0.00
3.1 - 3.10	High Efficiency HVAC	Option 3.1	2.0	Ductless Split System with no electric resistance in primary living areas. HSPF2 of 9 (HSPF of 10, except HSPF2 of 8.1 (HSPF of 9) if heating load is 24000 BTUs or less.
3.11	High Efficiency HVAC: Smart Thermostat	Not Selected	0.0	

Sum of Area and UA: 73.0
Vertical Glazing Area Weighted U: 0.300
Vertical Glazing and Doors Area Weighted U: 0.300

1/2018 WSEC2018 Compliance form/2021Code Compliance Calculator/WSU_C32021_20240325-MSB60226m 3/29/2024

WSU Code Compliance Calculator, WSEC 2018

Plan ID	Component Description	Ref.	U	Area	UA
4	High Efficiency HVAC Distribution System		NA	-	-
5.1	Efficient Water Heating: Drain Heat Recovery		0.0		
5.2	Efficient Water Heating: Compact Hot Water Distribution		0.0		
5.3-5.8	Efficient Water Heating		Not Selected	0.0	
6	Renewable Electric Energy		With	0.0	
7	Appliance Package		0.0		

Energy Credits: 2.0
*Refer to WSEC 2018 Table R406.2 for complete option descriptions and requirements.

1/2018 WSEC2018 Compliance form/2021Code Compliance Calculator/WSU_C32021_20240325-MSB60226m 3/29/2024

WSU Code Compliance Calculator, WSEC 2018

THERMAL ENVELOPE DETAILS - Proposed Design

Conditioned Floor Area of Addition, Proposed Design: 255 sq. ft.
Classification Addition 150 ft to 500 sq ft.

Exterior Doors

Plan ID	Component Description	Ref.	U	Qt.	Width	Height	Area	UA
Exempt								

Sum of Area and UA: 0 0.00

Overhead Glazing

Plan ID	Component Description	Ref.	U	Qt.	Width	Height	Area	UA

Sum of Area and UA: 0.00 0

Vertical Glazing Schedule

Plan ID	Component Description	Ref.	U	Qt.	Width	Height	Area	UA
Exempt								
1	Umb 30 (Code Baseline)	Table 406.2	0.30	1	10	4	40.0	12.00
2	Umb 30 (Code Baseline)	Table 406.2	0.30	2	5.00	3	35.0	10.50

Sum of Area and UA: 73.0 22.5

Flat/Valued Ceilings

Plan ID	Component Description	Ref.	U	Area	UA
1	900 Minow Acoustic STC 20 Ceiling	10.7	0.054	255	6.4

Sum of Area and UA: 255 6.4

Walls (Above Grade)

Plan ID	Component Description	Ref.	U	Area	UA
1	R21 cavity-R10 foam INT 2X6W Lsp (Code Baseline)	10.5	0.054	180	9.7

Sum of Area and UA: 180 9.7

1/2018 WSEC2018 Compliance form/2021Code Compliance Calculator/WSU_C32021_20240325-MSB60226m 3/29/2024

WSU Code Compliance Calculator, WSEC 2018

Plan ID	Component Description	Ref.	U	Area	UA
1	R21 cavity-R10 foam INT 2X6W Lsp (Code Baseline)	10.5	0.054	180	9.7

Sum of Area and UA: 180 9.7

1/2018 WSEC2018 Compliance form/2021Code Compliance Calculator/WSU_C32021_20240325-MSB60226m 3/29/2024

WSU Code Compliance Calculator, WSEC 2018

Floor (over crawl or exterior)

Plan ID	Component Description	Ref.	U	Area	UA
1	R30 vented Joint (Code Baseline)	10.3	0.029	255	7.4

Sum of Area and UA: 255 7.4

Slab on Grade (less than 2 feet below grade)

Plan ID	Component Description	Ref.	U	Area	UA

Sum of Perimeter and FFP: 0 0

Below Grade Walls and Slabs

Plan ID	Component Description	Slab Depth	Ref.	U	Area	UA

Sum of Area, Length and UA: 0 0.00

Links to Download Forms, Checklists and Other Resources

Compliance Certificate: [Compliance Certificate](#)
Insulation Certificate for Residential New Construction: [Insulation Certificate](#)
Duct Testing Affidavits: [Duct Testing Affidavits](#)

Existing Construction: [Affidavit, Existing](#)
New Construction: [Affidavit, New](#)
Description Checklist: [Description Checklist](#)
EER SEER2 COP HSPF2 Converter: [https://www.aiaa.com/resources/energy-eer-seer2-cop-hspf2-converter](#)

Prescriptions Checked for 2018 WSEC Alterations (Remodel) Worksheet
EER SEER2 COP HSPF2 Converter: [https://www.aiaa.com/resources/energy-eer-seer2-cop-hspf2-converter](#)

Show Ventilation Calculator? Show

Number of Bedrooms: 7
Run-Time Percent in Each 4-hour Segment: 100%
Is the system Balanced? Balanced
Is the system Distributed? Distributed
Verification Code Section: REC, Chapter 15
Whole House Mechanical Ventilation Airflow Rate: 30 CFM

Show Distribution System Calculator? Show
Download RS-33 (2018): [https://www.aiaa.com/resources/energy-eer-seer2-cop-hspf2-converter](#)

Is this a hydronic heating system? No
Location of Ducts: Unselected
Location of Air Handler: Unselected
Is Duct Testing Required? No

Maximum Duct Leakage: Maximum total measured duct leakage per square foot: 0.03 CFM25 per sq. ft.
Maximum allowable total measured duct leakage: 8 CFM25

Show Heating System Sizing? Show
Try Our BetterBuild™'s HVAC Sizing Tool: [https://thebetterbuild.com/resources/try-our-better-build](#)

Nearest Weather Station: Mever Island
Indoor Design Temperature: 70 F
Outdoor Design Temperature: 25 F

1/2018 WSEC2018 Compliance form/2021Code Compliance Calculator/WSU_C32021_20240325-MSB60226m 3/29/2024

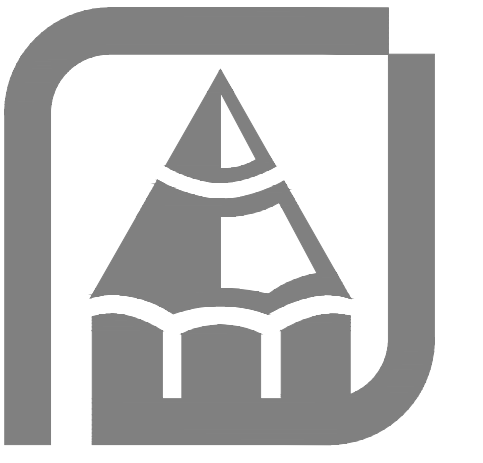
WSU Code Compliance Calculator, WSEC 2018

Design Temperature Difference (ΔT): 45 F

Conditioned Floor Area of Addition, Proposed Design: 255 sq. ft.
Conditioned Volume: 2,042 (ft³)

Envelope Heat Load (Envelope @ 0.5 ft ceiling height): 2,072 Btu / Hour
Air Leakage Heat Load: 991 Btu / Hour
Building Design Heat Load (Air Leakage + Exchange Heat Load): 3,061 Btu / Hour
Building and Duct Heat Load (For ducts located in conditioned space; Sum of Building Heat Load X 1): 3,061 Btu / Hour
Maximum Heat Equipment Output (Building and Duct Heat Load X 1.15 for heat pumps; Building and Duct Heat Load X 1.45 for all other systems): 4,959 Btu / Hour

1/2018 WSEC2018 Compliance form/2021Code Compliance Calculator/WSU_C32021_20240325-MSB60226m 3/29/2024



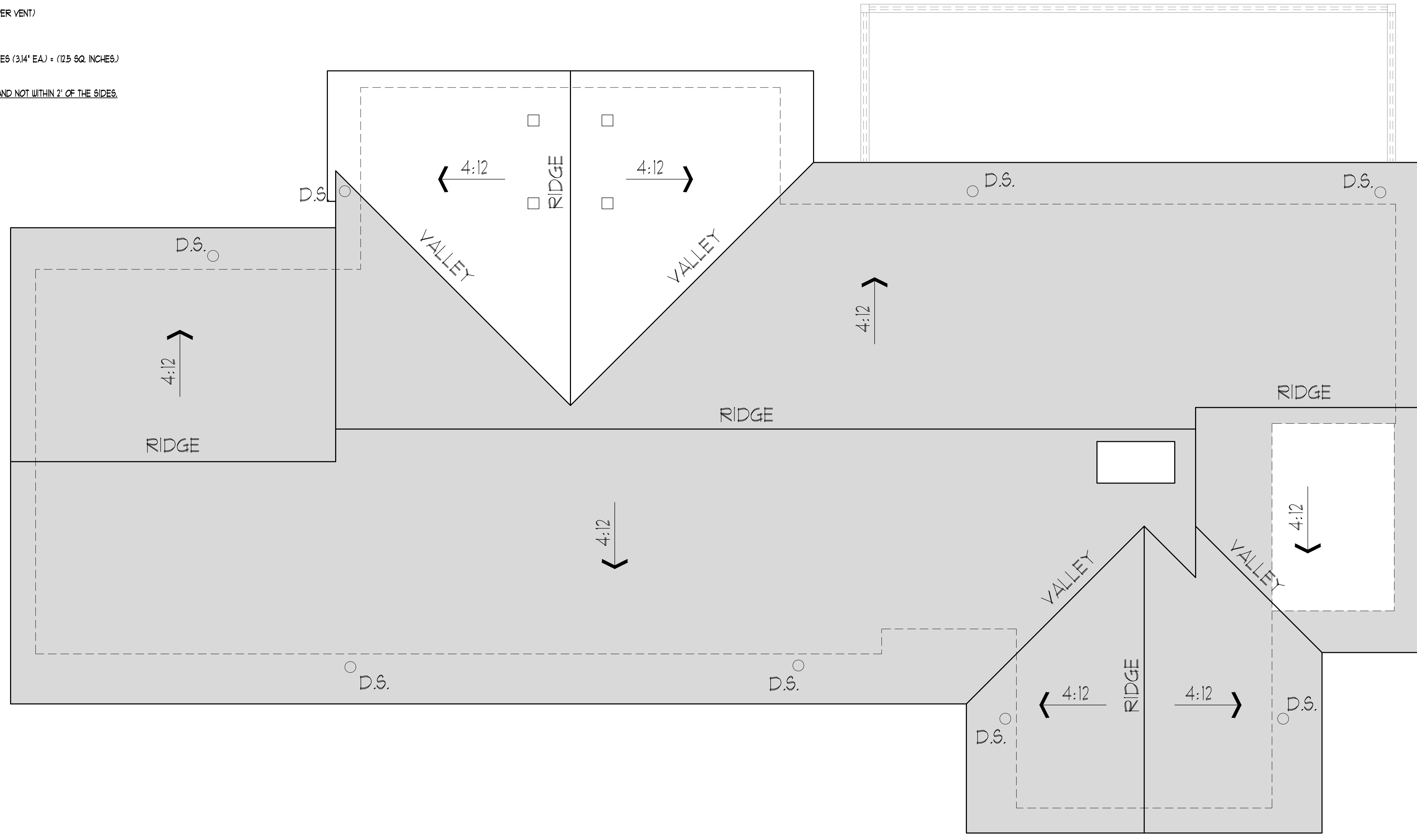
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NEW ROOF ADDITION CALCULATIONS

785 SQ. FT. ATTIC AREA / 50% = 1150 SQ. FT.
OF VENTILATION REQUIRED (245 SQ. INCHES)

UPPER ROOF VENTING PROVIDED BY AF50 ROOF VENTS (50 SQ. IN. PER VENT)
245 SQ. IN. x 50% = 123 SQ. IN. REQUIRED.
PROVIDE (4) AF50 ROOF VENTS = 200 SQ. IN.

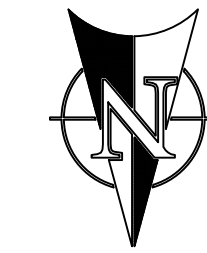
LOWER ROOF VENTING PROVIDED BY BIRDBLOCKING: (4) 2" DIA. HOLES (314" EA.) = (125 SQ. INCHES)
AND WITH AF50 ROOF VENTS (50 SQ. IN. PER VENT)
245 SQ. IN. x 50% = 123 SQ. IN. REQUIRED.
PROVIDE (10) BIRDBLOCKS = 125 SQ. IN. @ FRONT 4 REAR OF HOUSE AND NOT WITHIN 2' OF THE SIDES.



ROOF PLAN

WALL LESS THAN 5' TO A PROPERTY LINE MUST BE 1-HOUR PROJECTIONS
GREATER THAN 2' FEET TO LESS THAN 5' FROM PROPERTY LINE MUST HAVE
1-HOUR FIRE-RESTRICTIVE CONSTRUCTION ON THE UNDERSIDE OR FIRE BLOCKED
FROM WALL FLATE TO UNDERSIDE OF ROOF SHEATHING WITH NO VENT OPENINGS.

1/8"=1'-0"
D.S. = DOWNSPOUT
□ = ROOF VENT



Address: 8205 SE 71st St. Mercer Island WA 98040

Plan: 255 (Remodel/Addition)

Job#: Lee

Date: 07/16/2025

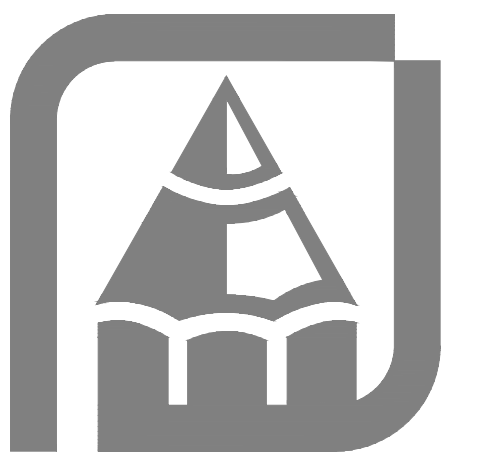
Revision Date:

Drawn by: AF, BP

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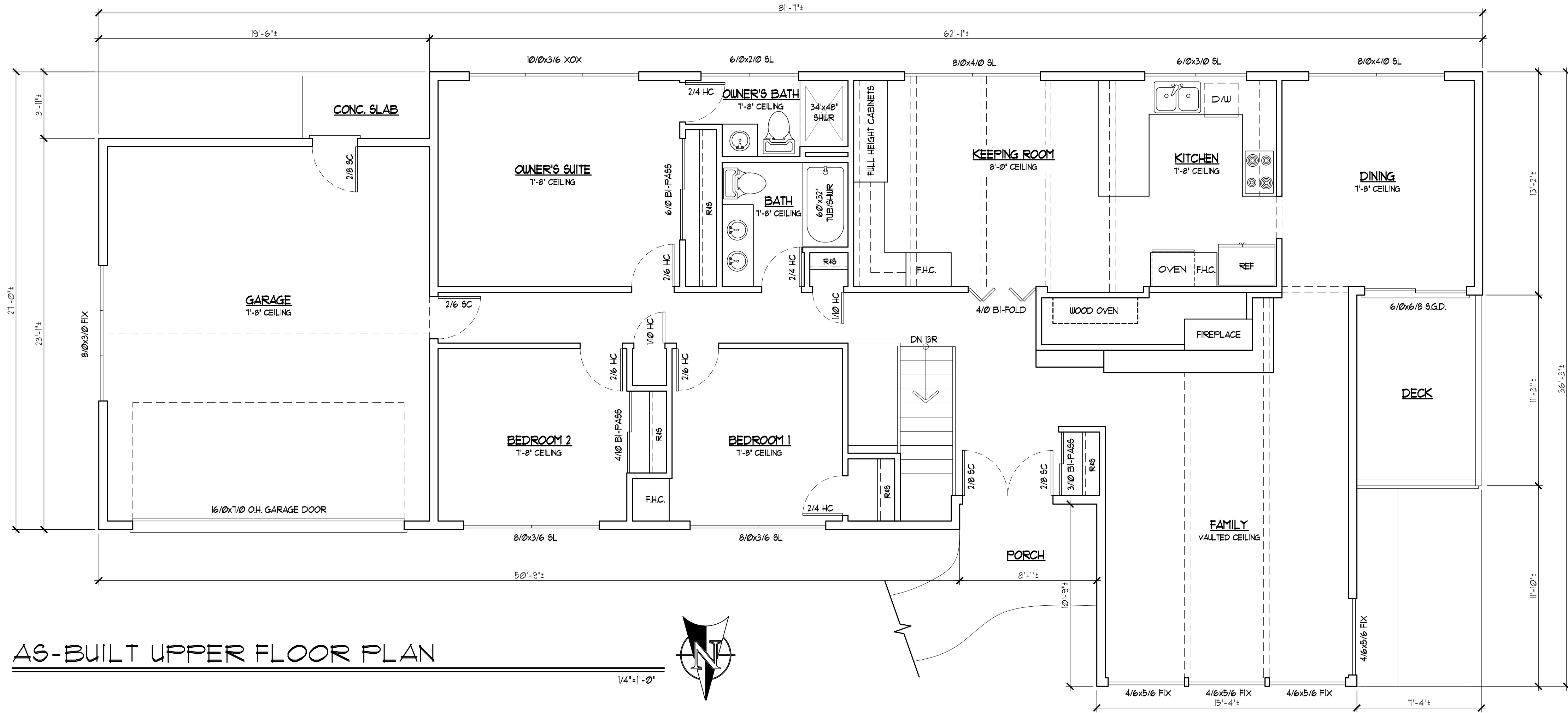
RUEPPEL
Home Design

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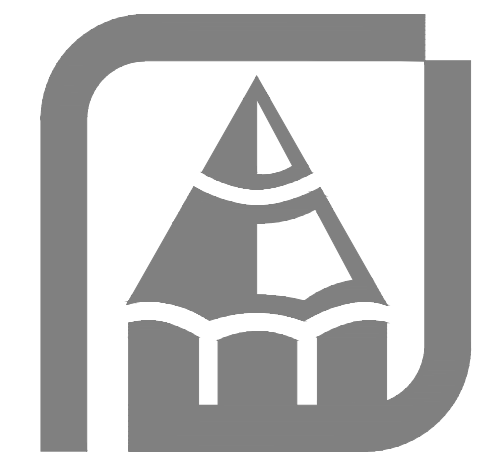
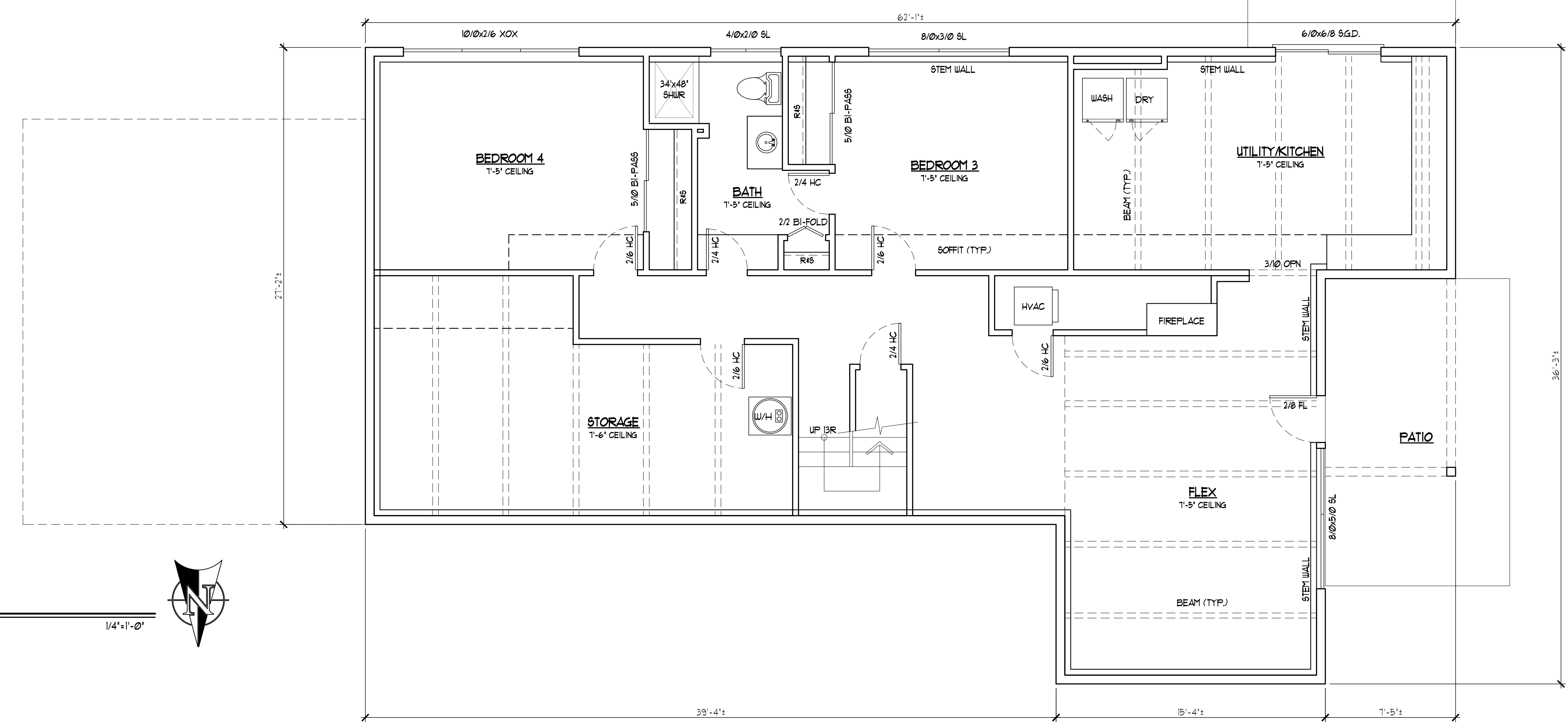
AS-BUILT PLAN



EXISTING FLOOR PLAN CALCULATIONS	
MAIN (UPPER) FLOOR:	1692 SF.
LOWER FLOOR:	1696 SF.
TOTAL # FTG (HEATED):	3388 SF.
GARAGE:	461 SF.
DECK:	82 SF.
PATIO:	300 SF.

AS-BUILT LOWER FLOOR PLAN

1/4" = 1'-0"



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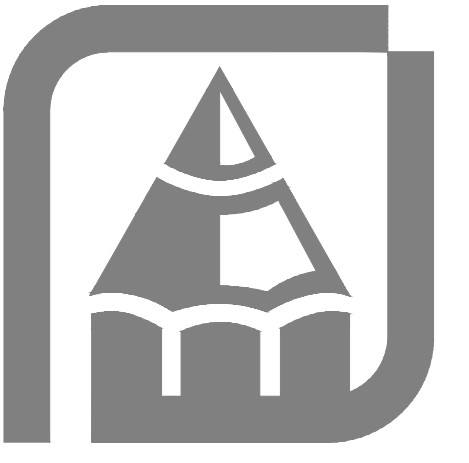
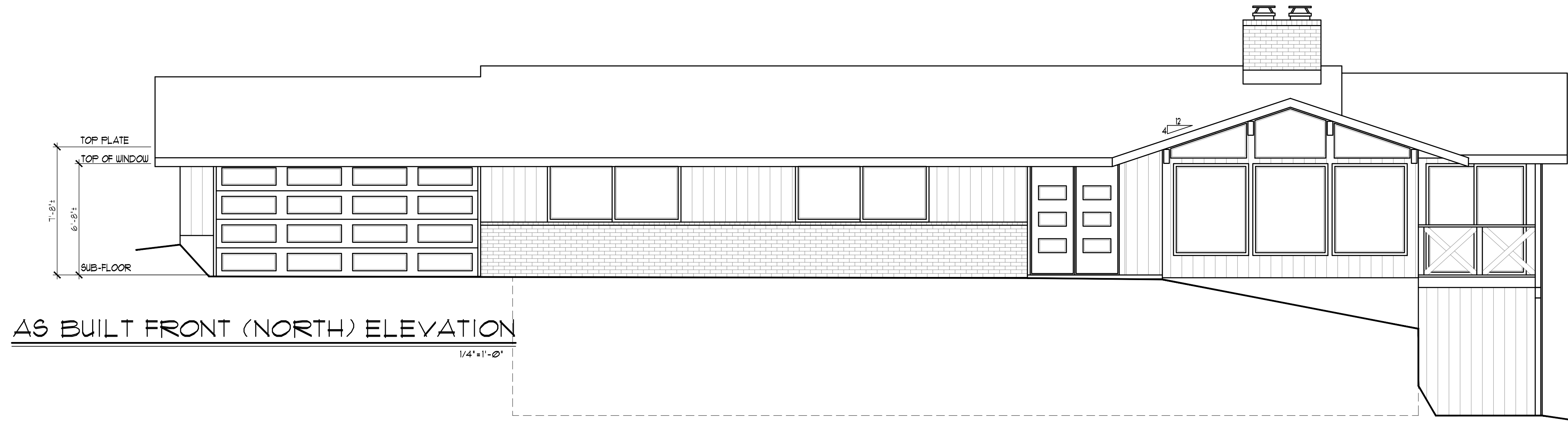
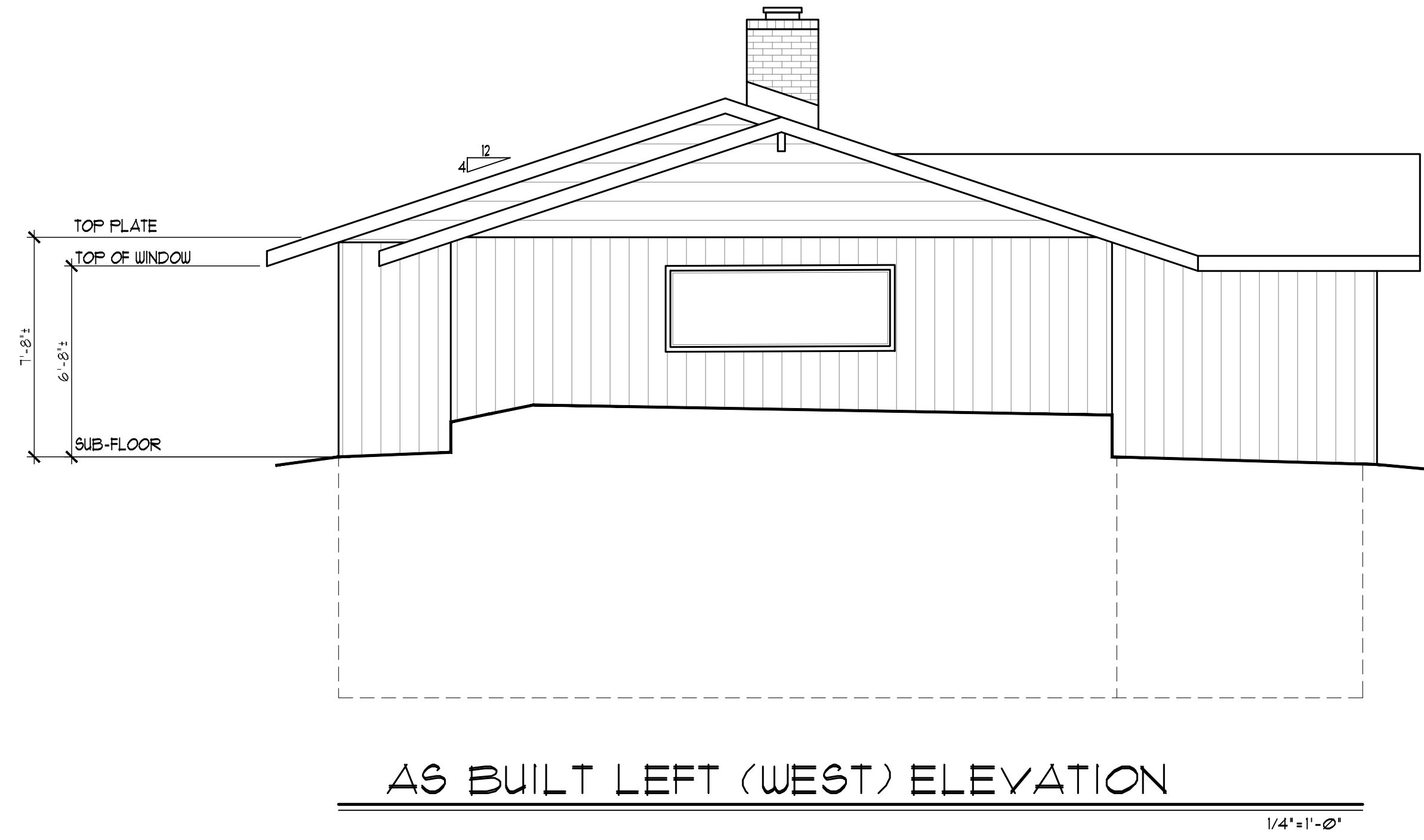
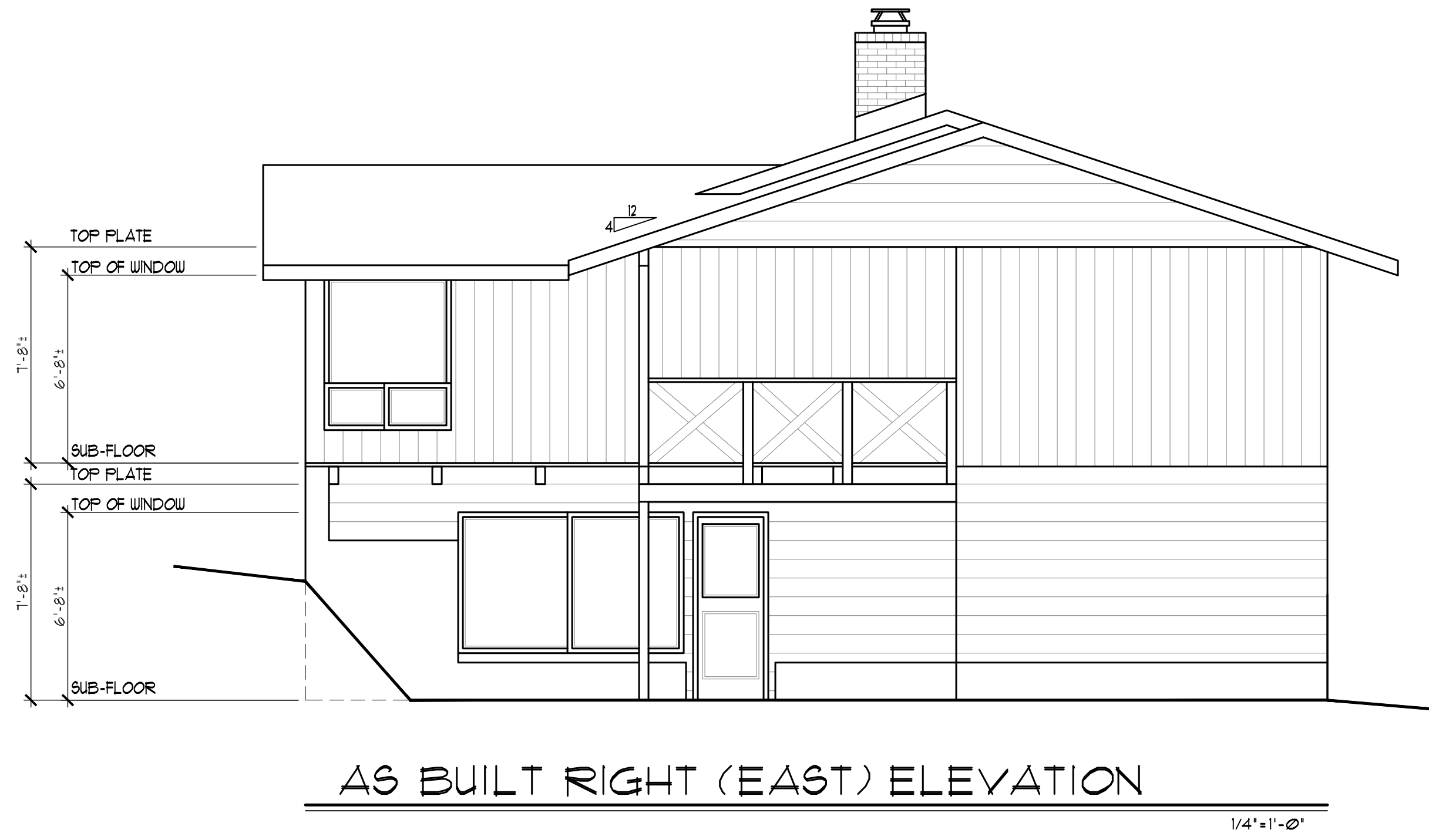
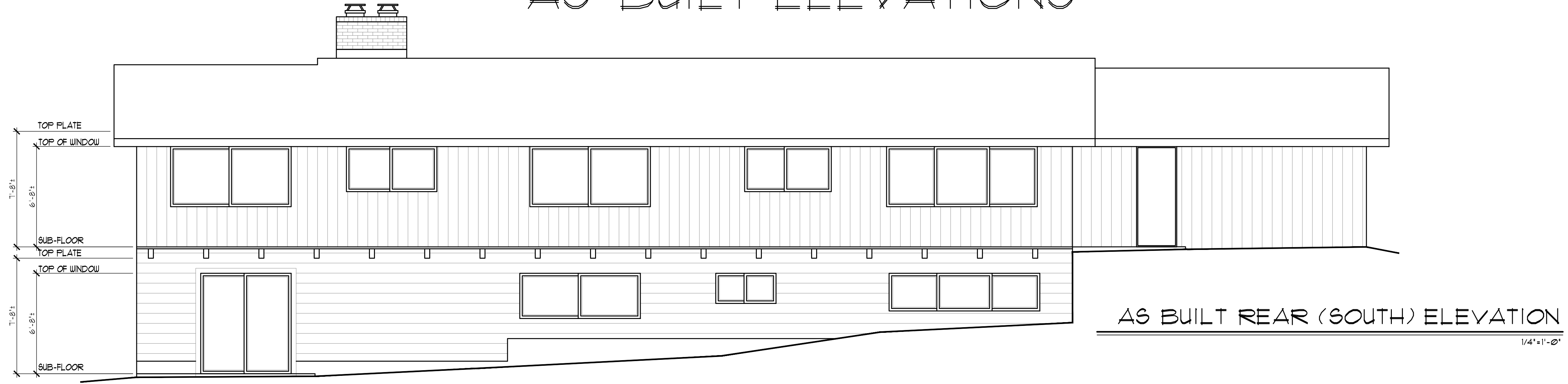
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Home Design

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AS-BUILT ELEVATIONS



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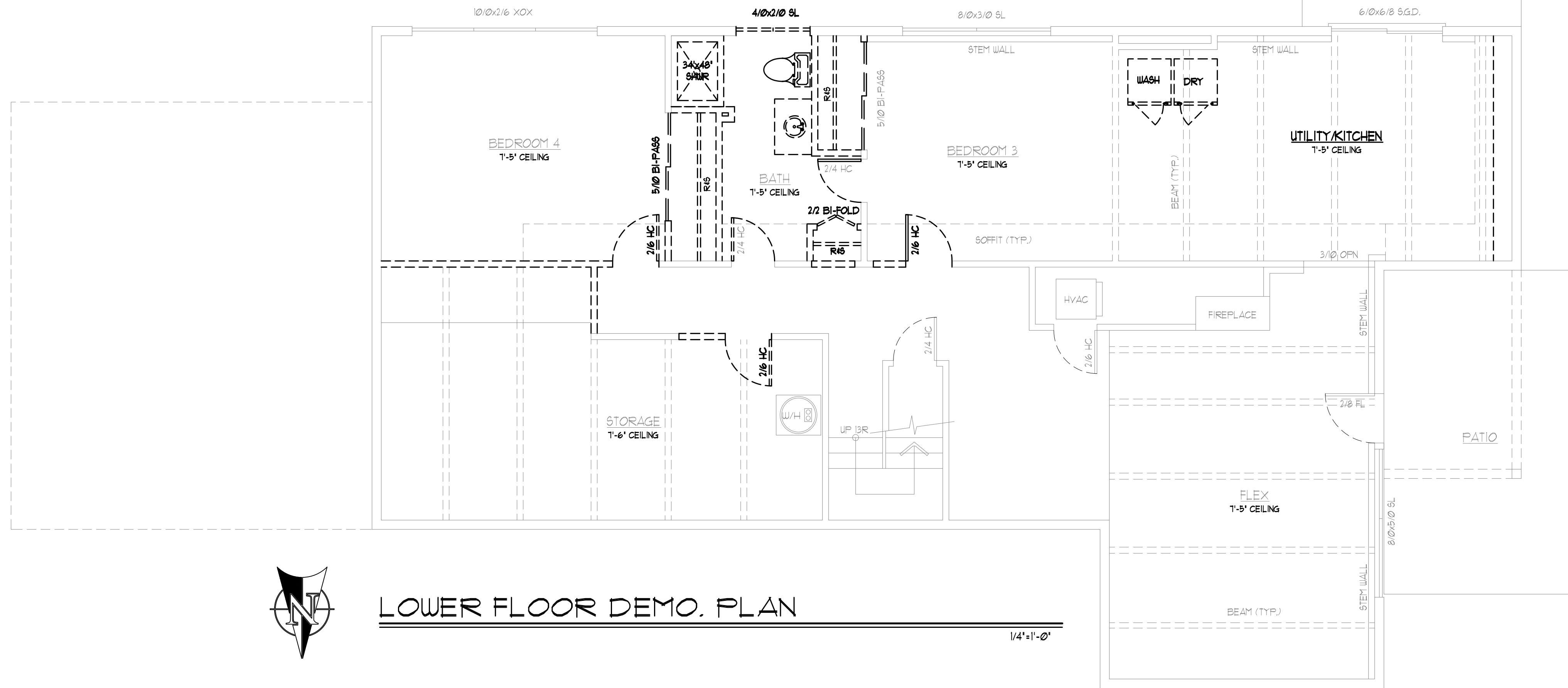
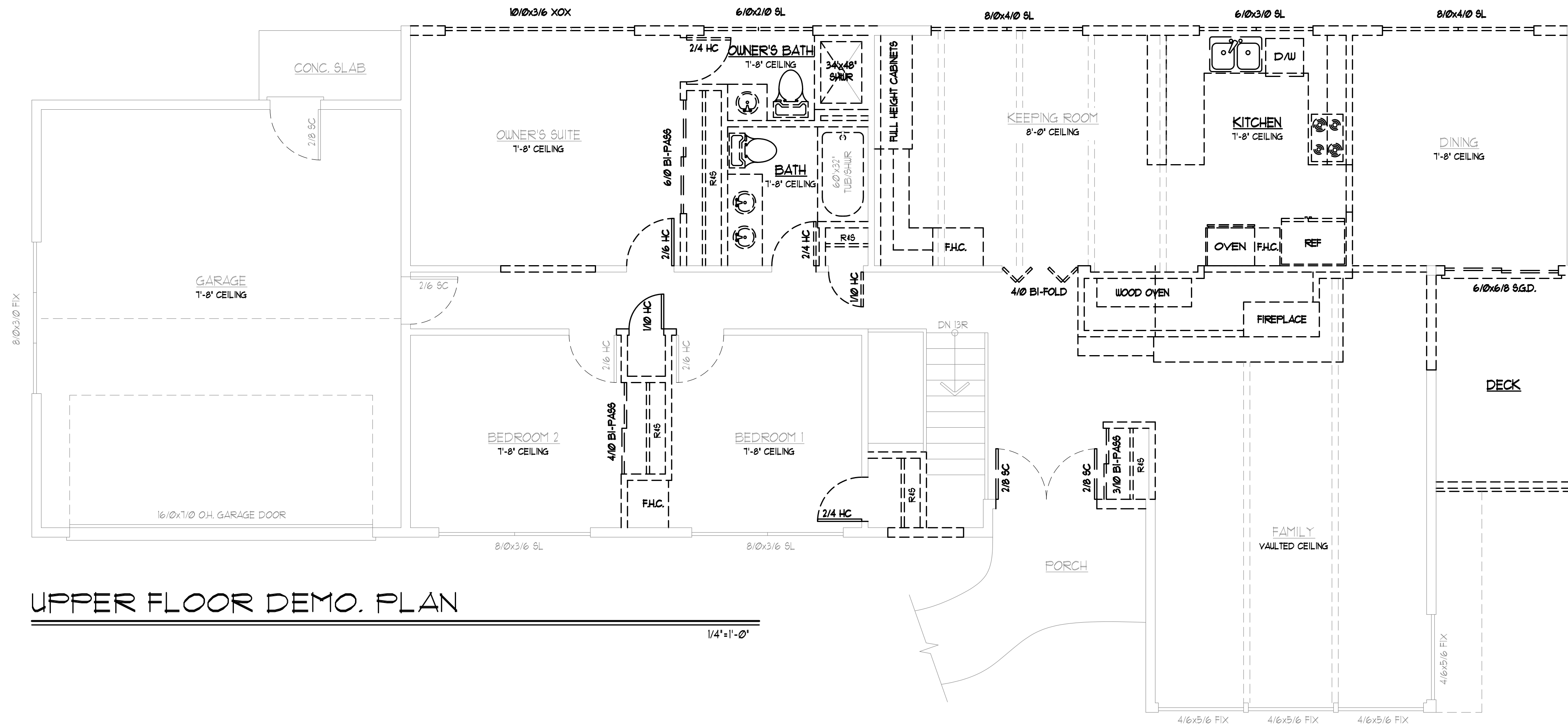
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Home Design

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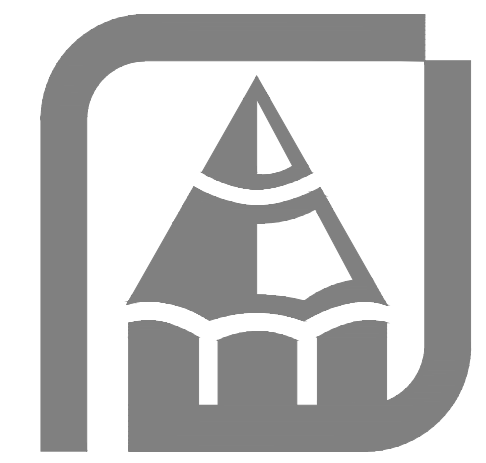
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DEMOLITION PLAN



- ELEVATION NOTES:**
1. CONTRACTOR SHALL VERIFY ALL NOTES, MATERIALS AND CONDITIONS PRIOR TO CONSTRUCTION.
 2. CAULK ALL EXTERIOR JOINTS AND PENETRATIONS.
 3. PROVIDE GALVANIZED OR ANODIZED SHEET METAL FLASHING AND COUNTERFLASHING AT ALL ROOF PENETRATIONS, CHIMNEYS AND SKYLIGHTS.
 4. PROVIDE CONTINUOUS GUTTERS AND DOWNSPOUTS AT ALL EAVES, TYP.
 5. PROVIDE HEADER FLASHING AT ALL DOORS, WINDOWS, AND SHUTTERS PER DETAIL.
 6. ALL PAPER AND TAPE TO LAP FROM TOP DOWN.
 7. HOLD ALL SIDING MATERIAL 1 1/2" OFF ROOF.
 8. HOLD ALL SIDING MATERIAL 6" OFF FINISHED GRADE.
 9. SOFFIT ALL FLAT AREAS W/ 1/2" OVERHANG AT HORIZONTAL EDGES.
 10. METAL FLASHING AT ALL TRIM AND HORIZONTAL SIDING BREAKS.
 11. RUN SECOND LAYER OF TAR PAPER VERTICAL AT INTERIOR AND EXTERIOR CORNERS UNLESS TAR PAPER IS CONTINUOUS.
 12. FOUNDATION VENTS TO BE SPACED PER PLAN.
 13. ALL FOUNDATION VENTS ON STREET SIDE OF HOUSE (IE. FRONT AND/ OR SIDE AND GABLE END AND GARAGE FRESH AIR VENTS TO BE LOUVERED).
 14. ALL LIGHT BLOCKS ON FACADE TO BE FURRED OUT AN ADDITIONAL 1/2".
 15. GUTTERS TO LAP UNDER DRIP EDGE AT GABLE ENDS, HOLD 1/2" DRIP EDGE CUT 1/4" AWAY FROM FASCIA TO EXCEPT GUTTERS TO LAP UNDERNEATH.
 16. ALL TRIM WORK TO BE APPLIED PRIOR TO SIDING MATERIALS (SIDING TO BUTT UP TO TRIM WORK).
 17. CONTRACTOR TO VERIFY IN FIELD ALL EXISTING PLATE HEIGHTS, ROOF PITCH AND ROOF CONNECTIONS (NEW + EXISTING) PRIOR TO CONSTRUCTION, TO AVOID MISCELLANEOUS ERRORS.

- WALL LEGEND:**
- EXISTING (TO BE RETAINED)
 - - - - EXISTING (TO BE DEMOLISHED)



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Address: 8205 SE 71st St. Mercer Island WA 98040

Plan: 255 (Remodel/Addition)

Job#: Lee

Date: 07/16/2025

Revision Date:

Drawn by: AF, BP

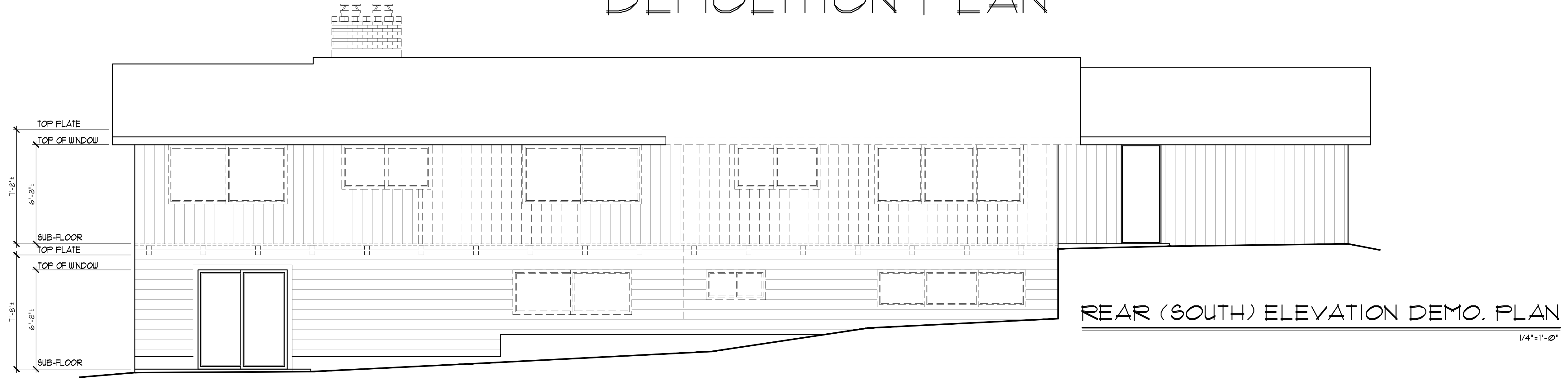
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Home Design

[A-3]

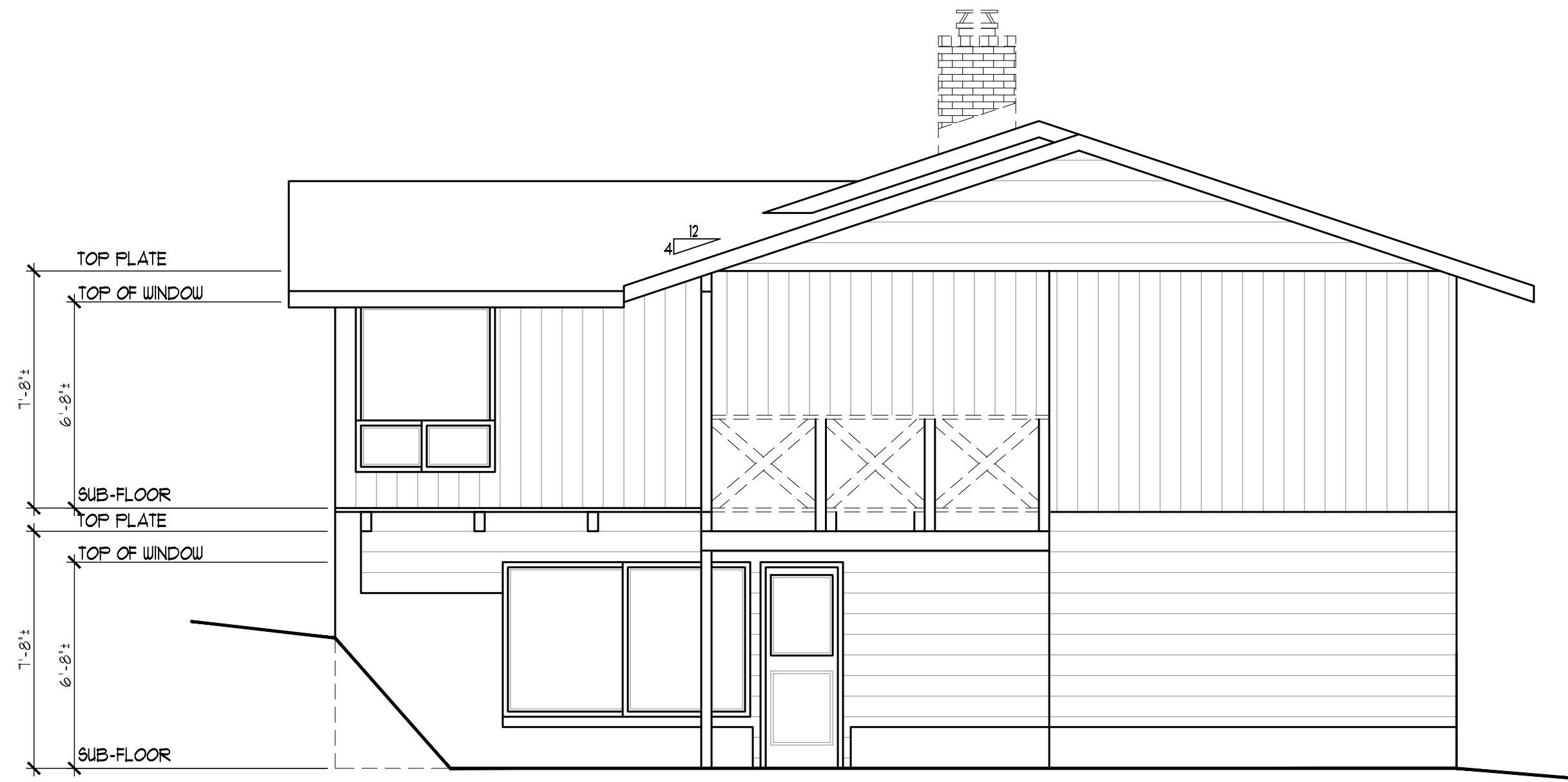
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DEMOLITION PLAN



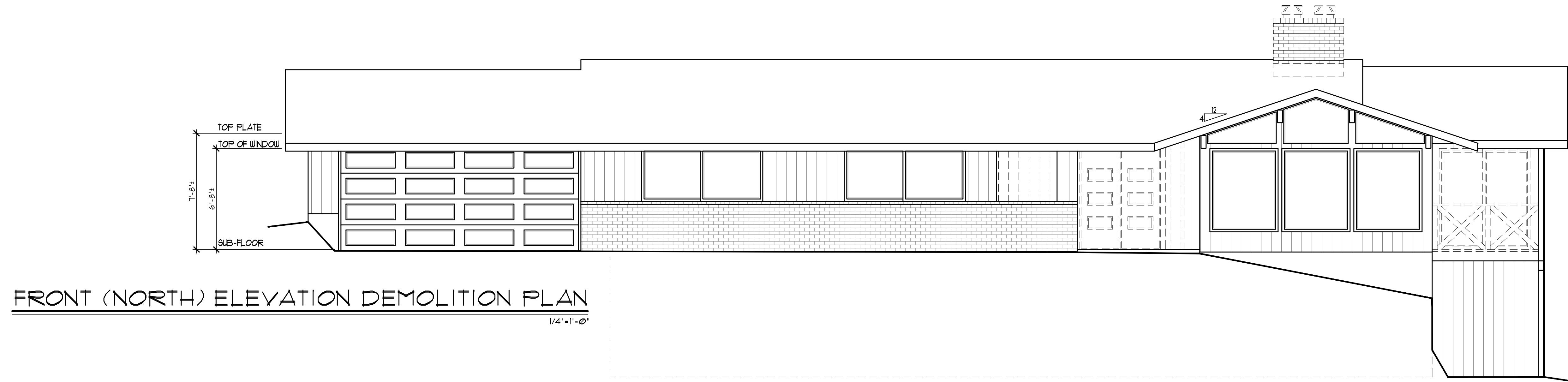
REAR (SOUTH) ELEVATION DEMO. PLAN

1/4" = 1'-0"



RIGHT (EAST) ELEVATION DEMO. PLAN

1/4" = 1'-0"

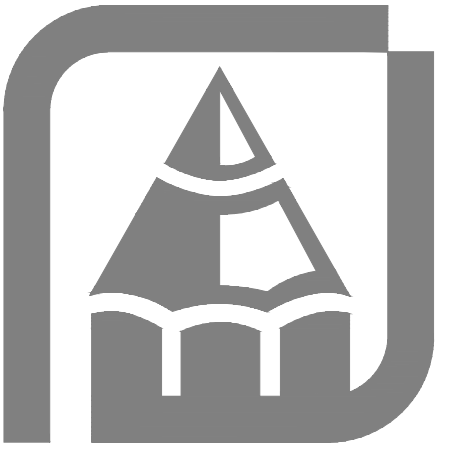


FRONT (NORTH) ELEVATION DEMOLITION PLAN

1/4" = 1'-0"

ELEVATION NOTES:

1. CONTRACTOR SHALL VERIFY ALL NOTES, MATERIALS AND CONDITIONS PRIOR TO CONSTRUCTION.
2. CAULK ALL EXTERIOR JOINTS AND PENETRATIONS.
3. PROVIDE GALVANIZED OR ANODIZED SHEET METAL FLASHING AND COUNTERFLASHING AT ALL ROOF PENETRATIONS, CHIMNEYS, AND SKYLIGHTS.
4. PROVIDE CONTINUOUS GUTTERS AND DOWNSPOUTS AT ALL EAVES, TYP.
5. PROVIDE HEADER FLASHING AT ALL DOORS, WINDOWS, AND SHUTTERS PER DETAIL.
6. ALL PAPER AND TAPE TO LAP FROM TOP DOWN.
7. HOLD ALL SIDING MATERIAL 1/2" OFF ROOF.
8. HOLD ALL SIDING MATERIAL 6" OFF FINISHED GRADE.
9. SOFFIT ALL FLAT AREAS W/ 1/2" OVERHANG AT HORIZONTAL EDGES.
10. METAL FLASHING AT ALL TRIM AND HORIZONTAL SIDING BREAKS.
11. RUN SECOND LAYER OF TAR PAPER VERTICAL AT INTERIOR AND EXTERIOR CORNERS UNLESS TAR PAPER IS CONTINUOUS.
12. FOUNDATION VENTS TO BE SPACED PER PLAN.
13. ALL FOUNDATION VENTS ON STREET SIDE OF HOUSE (IE. FRONT AND/ OR SIDE AND GABLE END AND GARAGE FRESH AIR VENTS TO BE LOUVERED).
14. ALL LIGHT BLOCKS ON FACADE TO BE FURRED OUT AN ADDITIONAL 1/2".
15. GUTTERS TO LAP UNDER DRIP EDGE AT GABLE ENDS. HOLD 1/2" DRIP EDGE OUT 1/4" AWAY FROM FASCIA TO EXCEPT GUTTERS TO LAP UNDERNEATH.
16. ALL TRIM WORK TO BE APPLIED PRIOR TO SIDING MATERIALS (SIDING TO BUTT UP TO TRIM WORK).
17. CONTRACTOR TO VERIFY IN FIELD ALL EXISTING PLATE HEIGHTS, ROOF PITCH AND ROOF CONNECTIONS (NEW & EXISTING) PRIOR TO CONSTRUCTION, TO AVOID MISCELLANEOUS ERRORS.



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Date: 07/16/2025

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Phone: (253) 251-2501

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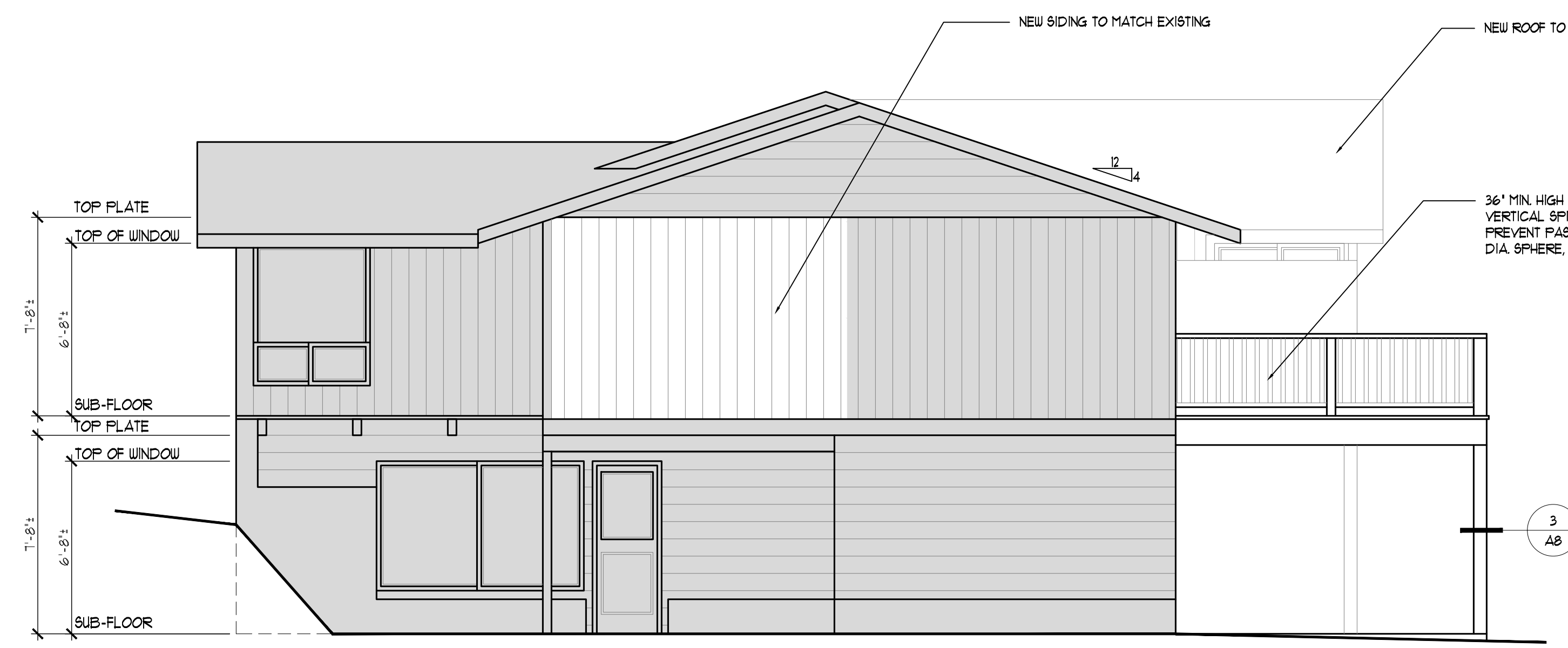
[A-4]

NEW ELEVATION

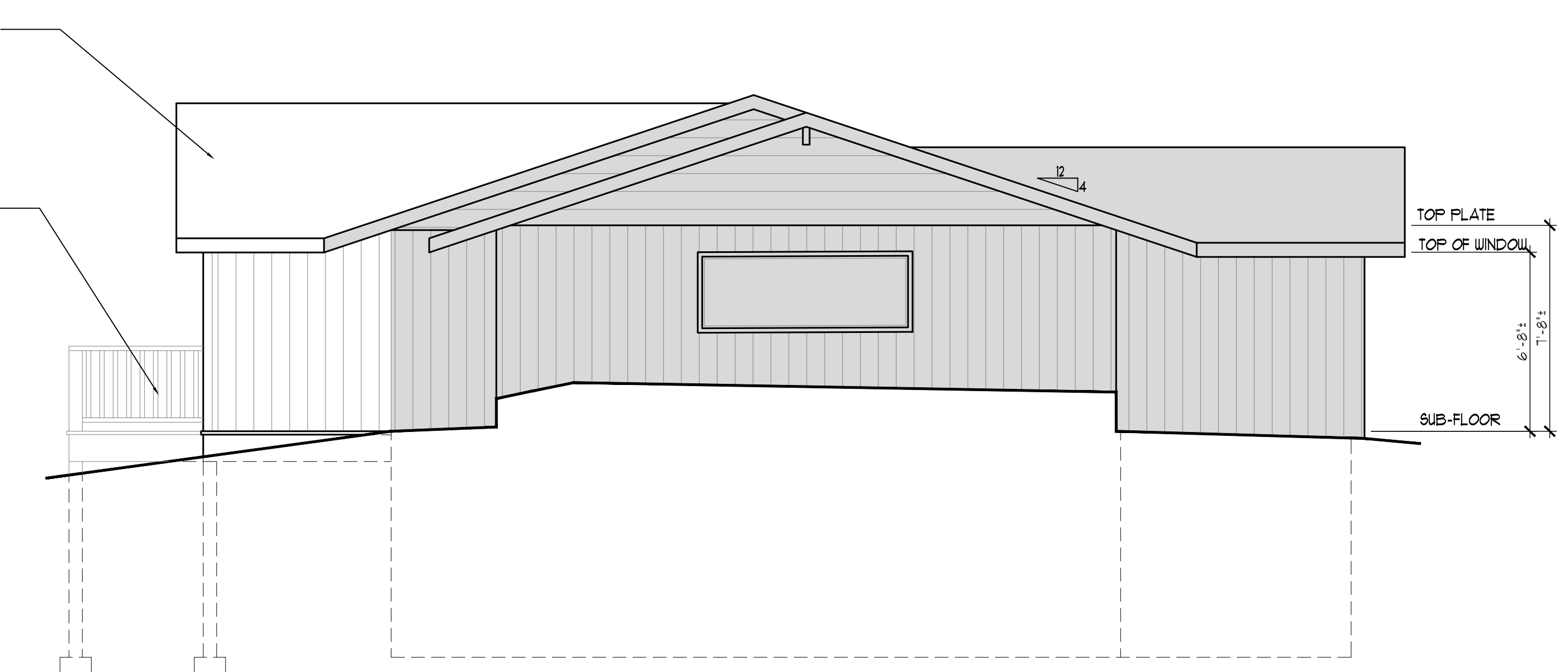


NEW REAR (SOUTH) ELEVATION

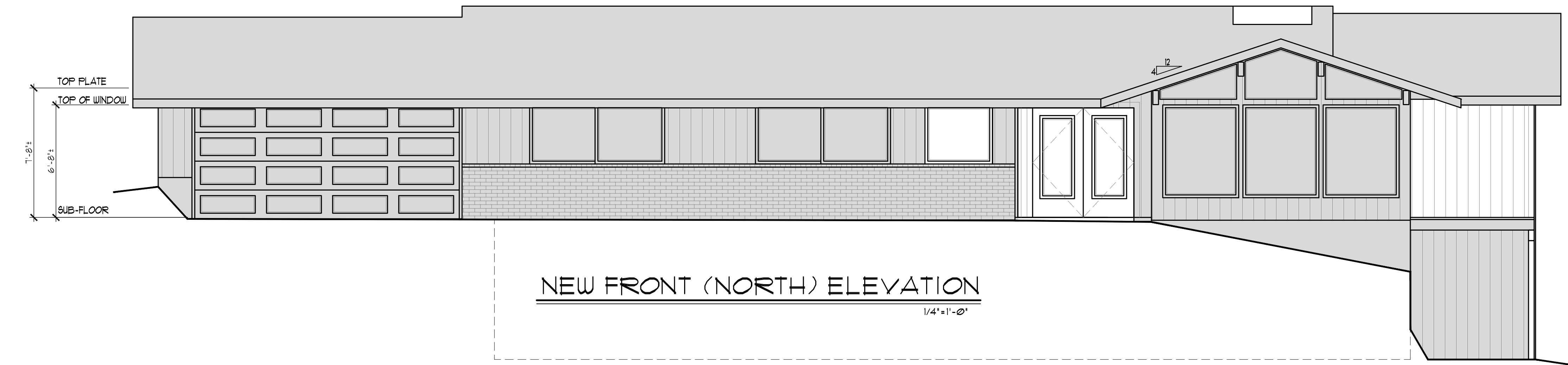
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 4. PROVIDE CONTINUOUS GUTTERS AND DOWNSPOUTS AT ALL EAVES, TYP.
 5. PROVIDE HEADER FLASHING AT ALL DOORS, WINDOWS, AND SHUTTERS PER DETAIL.
 6. ALL PAPER AND TAPE TO LAP FROM TOP DOWN.
 7. HOLD ALL SIDING MATERIAL 1/4" OFF ROOF.
 8. HOLD ALL SIDING MATERIAL 6" OFF FINISHED GRADE.
 9. SOFFIT ALL FLAT AREAS W/ 1/2" OVERHANG AT HORIZONTAL EDGES.
 10. METAL FLASHING AT ALL TRIM AND HORIZONTAL SIDING BREAKS.
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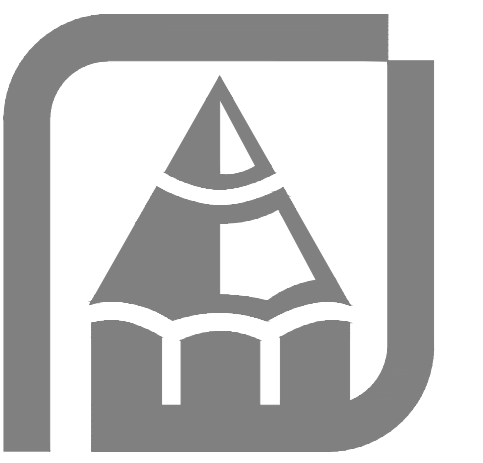
NEW RIGHT (EAST) ELEVATION



NEW LEFT (WEST) ELEVATION



NEW FRONT (NORTH) ELEVATION



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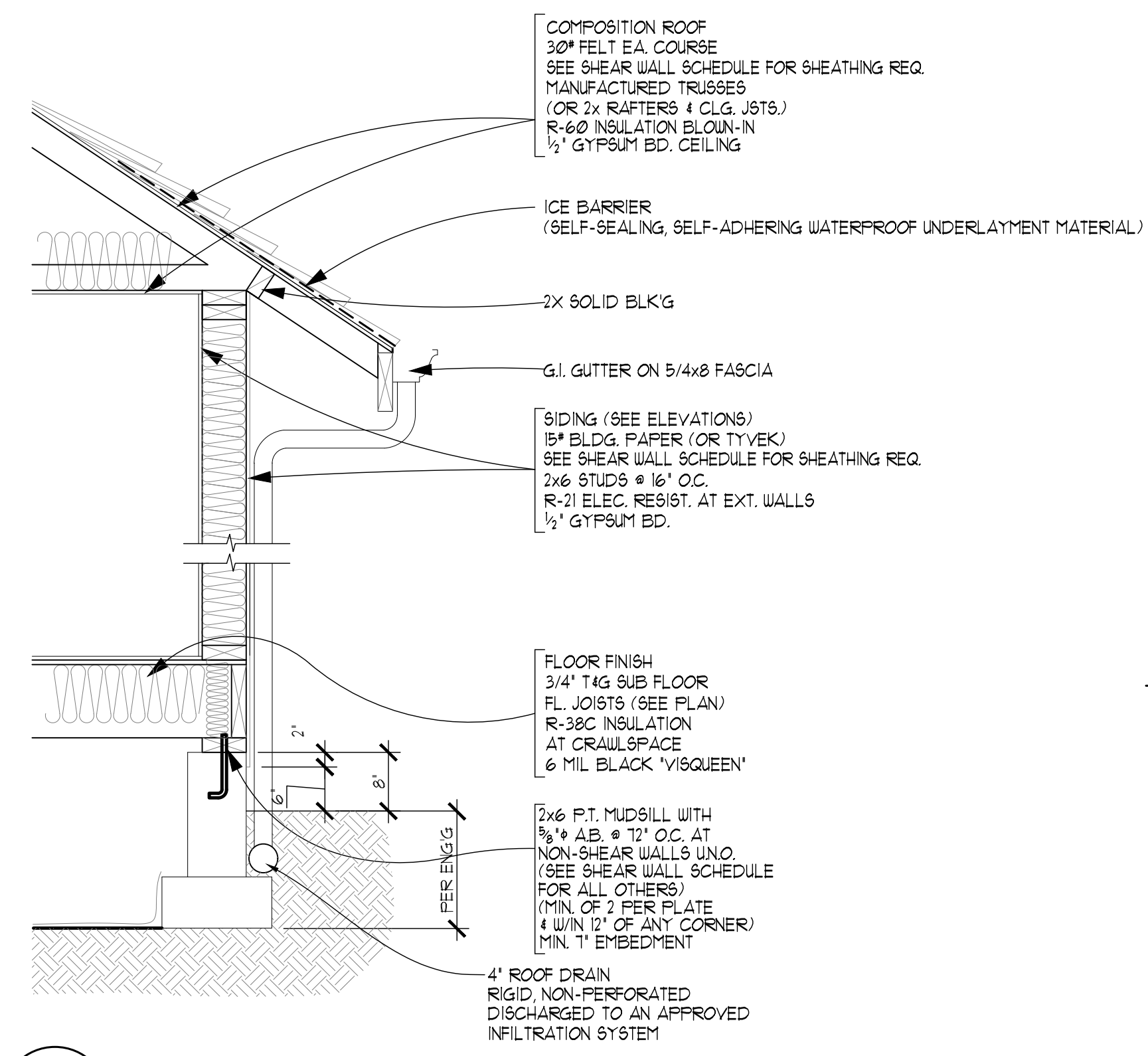
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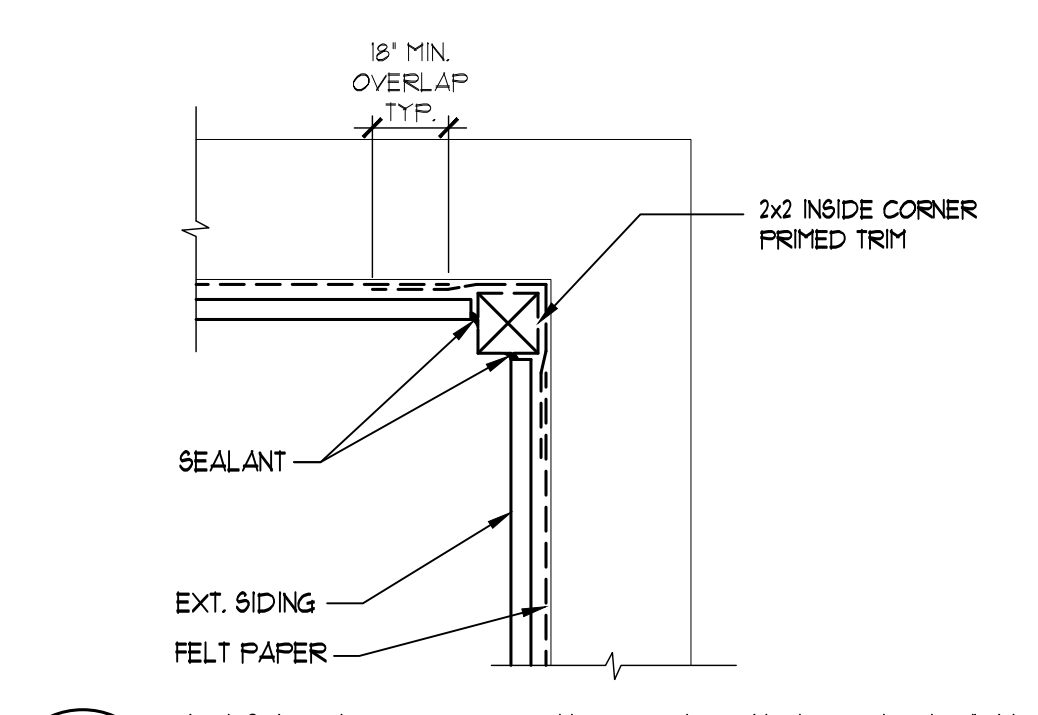
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[A-7]

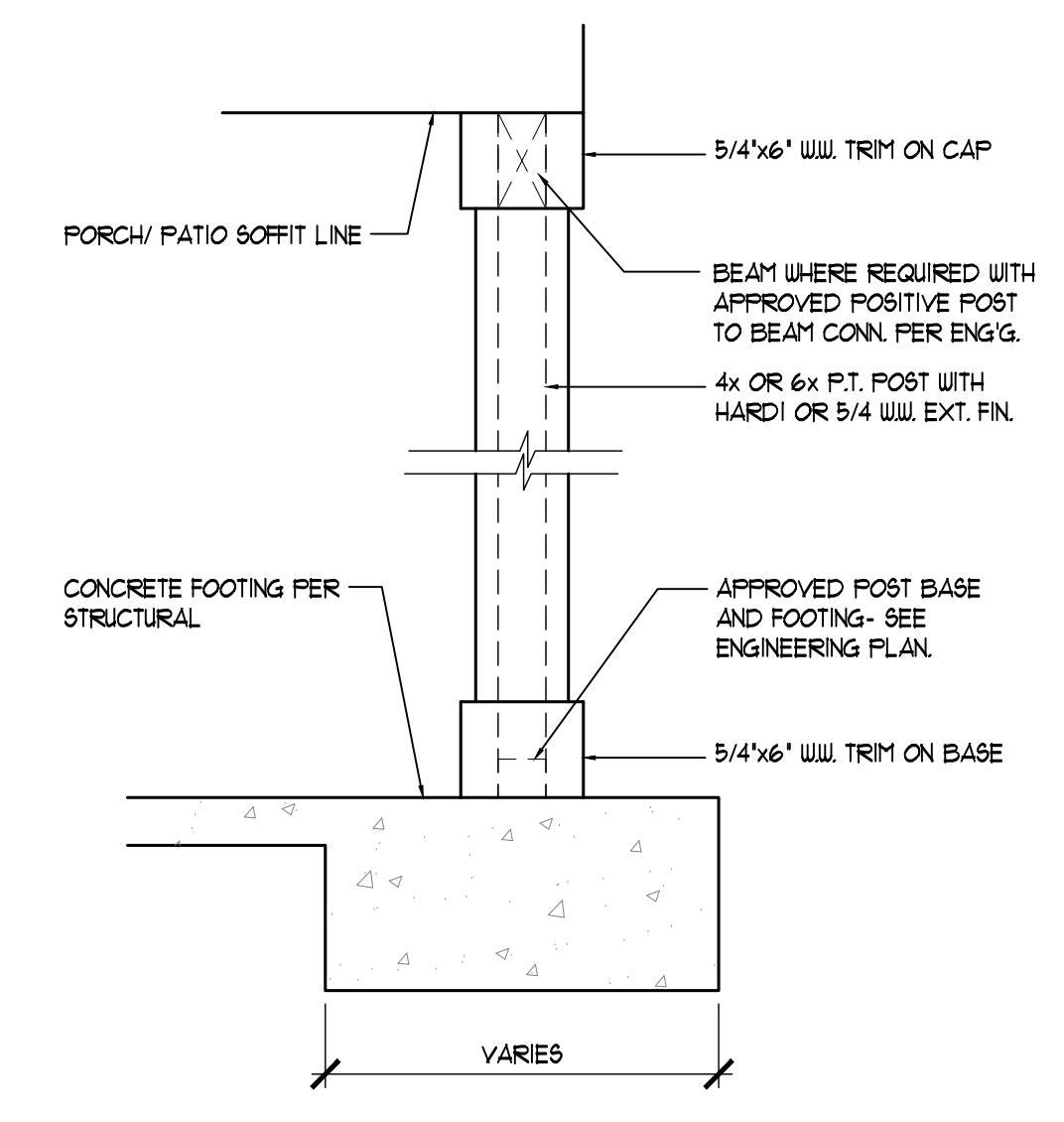
BLDG. SECTIONS & DETAILS



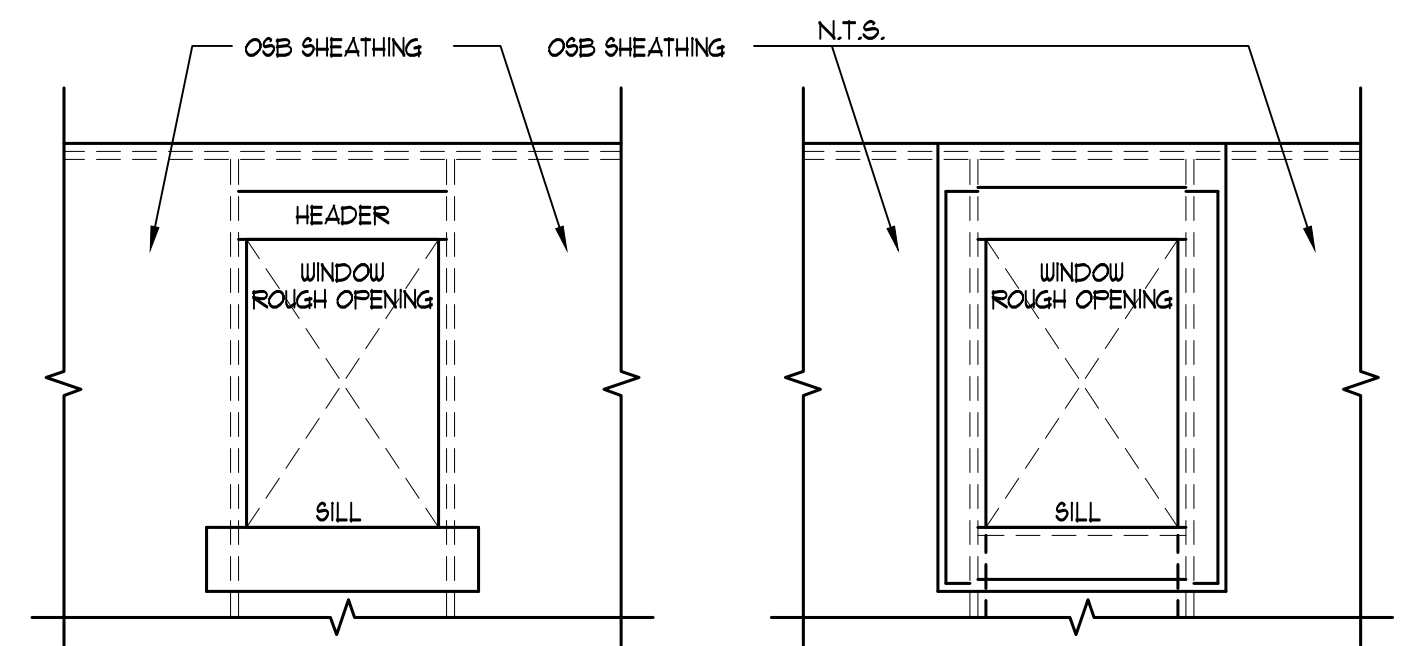
1 TYPICAL WALL SECTION
 SCALE: N.T.S.



2 INSIDE CORNER TRIM DETAIL

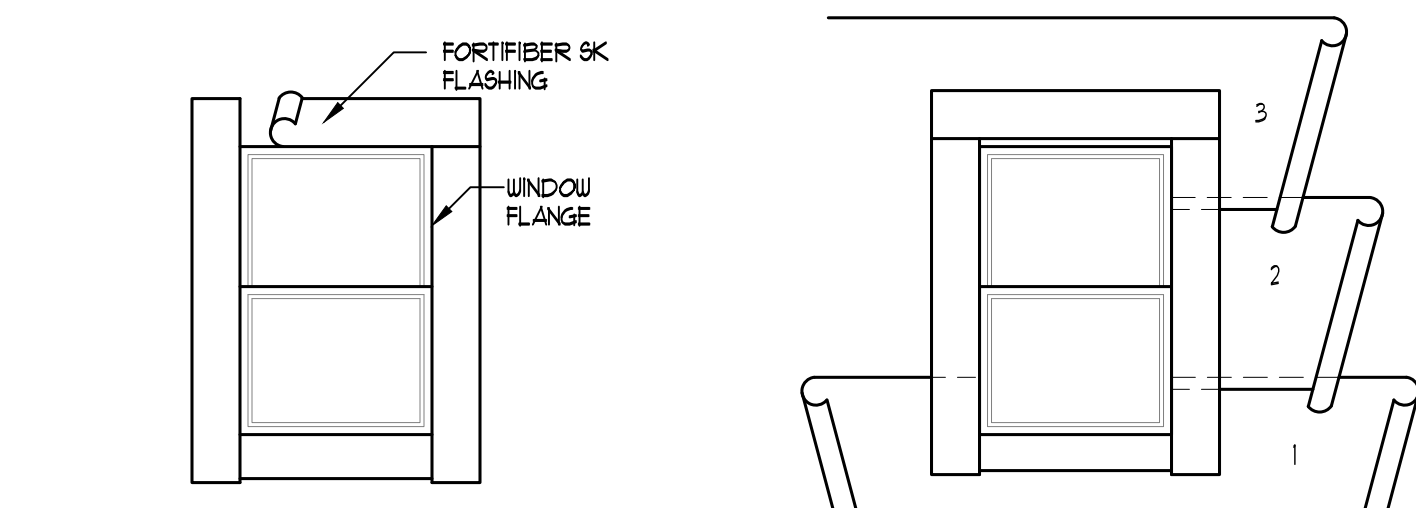


3 WRAP POST DETAIL
 N.T.S.



ATTACH A SILL STRIP OF FLASHING MATERIAL AT LEAST 1" WIDE WITH THE TOP EDGE EVEN WITH THE TOP EDGE OF THE ROUGH SILL. EXTEND THIS SILL STRIP AT LEAST 1" BEYOND THE EDGE OF THE ROUGH OPENING FOR WINDOW. ATTACH FLASHING WITH GALVANIZED ROOFING NAILS OR RUST-RESISTANT STAPLES.

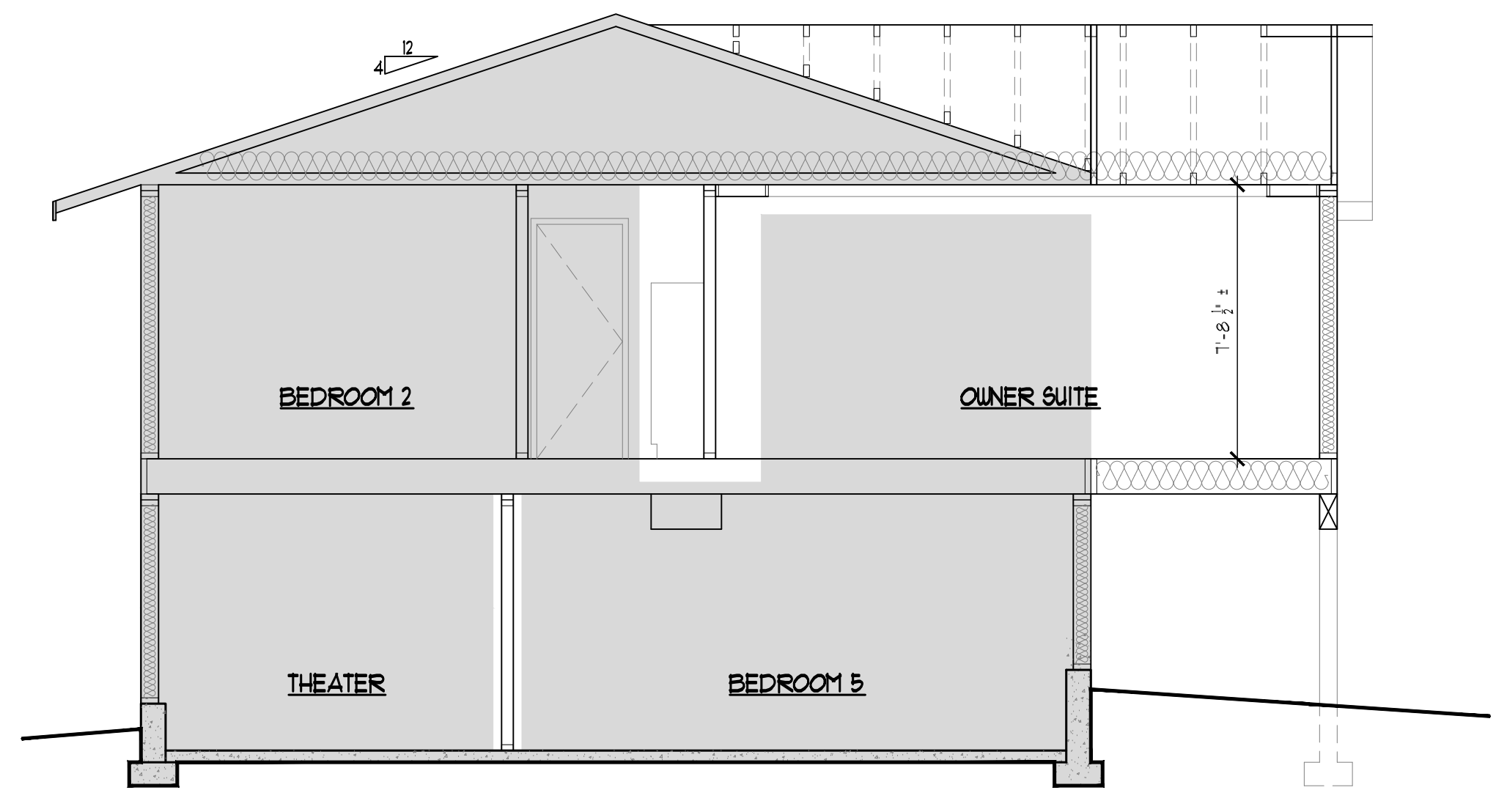
AFTER SILL STRIP IS IN PLACE, ATTACH JAMB STRIPS INSIDE OF OPENING AT LEAST 1" WIDE WITH INSIDE EDGE OF FLASHING EVEN WITH EDGE OF WINDOW OPENING. START JAMB STRIPS 1" BELOW THE SILL STRIP AND EXTEND JAMB STRIPS 6" ABOVE THE LOWER EDGE OF THE HEADER TOP OF WINDOW OPENING.



APPLY A BEAD OF CALKING TO THE BACK SURFACES OF THE WINDOW THEN PLACE THE WINDOW INTO THE ROUGH OPENING WITH FLANGES OVER THE INSTALLED FLASHING STRIPS. AFTER WINDOW IS PLACED, INSTALL THE HEAD FLASHING OVER THE WINDOW FLANGE. THIS IS ANOTHER STRIP OF FLASHING AT LEAST 1" WIDE.

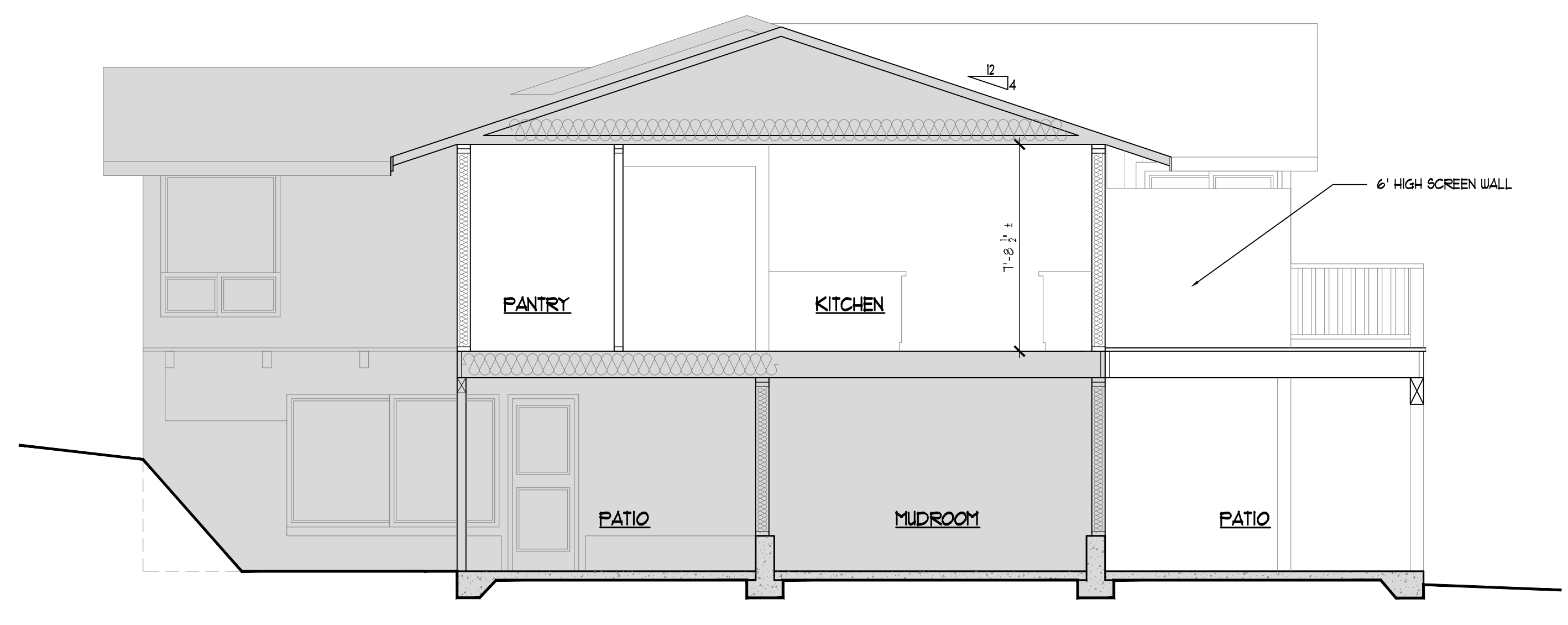
STARTING AT THE BOTTOM OF THE WALL (SOLE PLATE) LAY WATER RESISTANT PAPER UNDER THE SILL STRIP. CUT ANY EXCESS WATER RESISTANT PAPER THAT MAY EXTEND ABOVE THE SILL FLANGE ON EACH SIDE OF THE OPENING. (SHOWN IN DIAGRAM AS SHORT DASHED LINES). INSTALL SUCCEEDING COURSES OF WATER RESISTANT PAPER OVER JAMB AND HEAD FLANGES IN SHINGLE-BOARD FASHION.

4 WINDOW FLASHING DETAIL
 N.T.S.

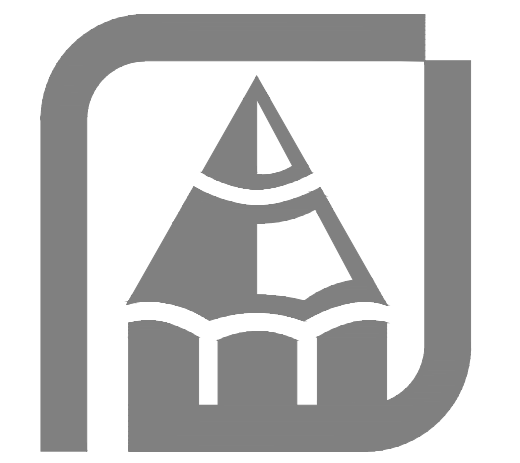


SECTION-B
 1/4" = 1'-0"

- ELEVATION NOTES:**
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 14. ALL LIGHT BLOCKS ON FACADE TO BE FURRED OUT AN ADDITIONAL 1/2".
 15. GUTTERS TO LAP UNDER DRIP EDGE AT GABLE ENDS, HOLD 1/2" DRIP EDGE CUT 1/4" AWAY FROM FASCIA TO EXCEPT GUTTERS TO LAP UNDERNEATH.
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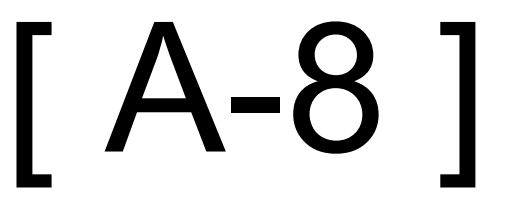
SECTION-A
 1/4" = 1'-0"



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RUEPPEL
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ALL WORK SHALL BE IN ACCORDANCE WITH ALL CODES, RULES AND REGULATIONS OF GOVERNING AGENCIES AND SHALL COMPLY WITH THE REQUIREMENTS OF THE POWER SERVING AND TELEPHONE COMPANIES.

ALL EQUIPMENT INSTALLED OUTDOORS AND EXPOSED TO WEATHER SHALL BE WEATHER-PROOF.

RECEPTACLES IN KITCHEN AND BATHROOMS SHALL BE INSTALLED ABOVE COUNTER TOP UNO. IN THE DRAWINGS.

PROVIDE MINIMUM TWO (2) 20 AMPERE SMALL APPLIANCE CIRCUITS AT THE KITCHEN, DINING ROOM AND/OR BREAKFAST AREAS.

PROVIDE GFI PROTECTION AT BATHROOMS, POWDER ROOMS, OUTDOOR RECEPTACLES, GARAGES AND WITHIN 6 FEET OF THE KITCHEN SINK.

RECEPTACLES SHALL BE INSTALLED SO THAT NO POINT ALONG THE FLOOR LINE IN ANY UNBROKEN WALL SPACE IS MORE THAN 6 FEET, MEASURED HORIZONTALLY, FROM AN OUTLET IN THAT SPACE. A WALL SPACE SHALL INCLUDE ANY SPACE 2 FEET OR MORE IN WIDTH (INCLUDING SPACE MEASURED AROUND CORNERS) AND UNBROKEN ALONG THE FLOOR LINE BY DOORWAYS, FIREPLACES, AND SIMILAR OPENINGS.

IN KITCHEN AND DINING AREAS AT LEAST ONE RECEPTACLE SHALL BE INSTALLED AT EACH ISLAND OR PENINSULAR COUNTER SPACE WITH A LONG DIMENSION OF 24" OR GREATER AND A SHORT DIMENSION OF 12 INCHES.

A RECEPTACLE SHALL BE INSTALLED IN USABLE WALL SPACE 2 FEET OR MORE IN WIDTH.

RECEPTACLES AND SWITCHES BACK TO BACK IN FIRE SEPARATION WALLS MUST MAINTAIN SEPARATE BAYS.

ALL EQUIPMENT AND MATERIALS FURNISHED AND INSTALLED UNDER THIS SECTION SHALL BE GUARANTEED BY THE TRADE PARTNER FOR A PERIOD OF TWO YEARS FROM THE DATE OF ACCEPTANCE OF THE WORK.

PROVIDE TWO METHODS OF GROUNDING CLAMP AT HOSEBIBB

ONE ADDITIONAL #4 BAR 20-FEET LONG IN FOOTING AT ELECTRICAL METER LOCATION FOR UFFER GROUND.

RECEPTACLE OUTLETS FOR RANGES AND CLOTHES DRYERS SHALL BE A 3-POLE WITH GROUND TYPE. FOURWIRE, GROUNDING-TYPE FLEXIBLE CORDS WILL BE REQUIRED FOR CONNECTION OF RANGES AND CLOTHES DRYERS. THE BONDING JUMPER SHALL NOT BE CONNECTED BETWEEN THE NEUTRAL TERMINAL AND THE FRAME OF THE APPLIANCE.

PROVIDE A MIN. OF TWO 20-AMPERE-RATED BRANCH CIRCUITS FOR RECEPTACLES LOCATED IN THE KITCHEN, PANTRY, BREAKFAST, AND DINING AREAS, A SEPARATE 20-AMPERE-RATED BRANCH CIRCUIT TO THE LAUNDRY, AND A SEPARATE 20-AMPERE-RATED BRANCH CIRCUIT FOR BATHROOM RECEPTACLE(S).

PER IRC E390216, ALL BRANCH CIRCUITS THAT SUPPLY 125 VOLT, SINGLE PHASE 15 OR 20 AMPEREE OUTLETS INSTALLED IN DWELLING SHALL BE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTER.

PANEL AND CIRCUIT BREAKERS SHALL BE INSPECTED. 2-5 NEC 210-12, (a) AND (b), ARC-FAULT CIRCUIT INTERRUPTER PROTECTION.

LIGHTING

STAIRWAY ILLUMINATION (E3903.1)

INTERIOR STAIRWAYS SHALL BE PROVIDED WITH AN ARTIFICIAL LIGHT SOURCE TO ILLUMINATE THE LANDINGS AND TREADS. STAIRWAY ILLUMINATION SHALL RECEIVE PRIMARY POWER FROM THE BUILDING WIRING. THE LIGHT SOURCE SHALL BE CAPABLE OF ILLUMINATING TREADS AND LANDINGS TO LEVELS OF NOT LESS THAN 1 FOOTCANDLE (11 LUX) MEASURED AT THE CENTER OF TREADS AND LANDINGS. THERE SHALL BE A WALL SWITCH AT EACH FLOOR LEVEL TO CONTROL THE LIGHT SOURCE WHERE THE STAIRWAY HAS SIX OR MORE RISERS. EXCEPTION: A SWITCH IS NOT REQUIRED WHERE REMOTE, CENTRAL OR AUTOMATIC CONTROL OF LIGHTING IS PROVIDED.

LIGHTING EQUIPMENT (R404.1)

ALL PERMANENTLY INSTALLED LIGHTING FIXTURES, EXCLUDING KITCHEN APPLIANCE LIGHTING FIXTURES, SHALL CONTAIN ONLY HIGH-EFFICACY LIGHTING SOURCES WITH EFFICIENCY OF AS 10 LUMENS PER WATT.

EXTERIOR LIGHTING (R404.1)

CONNECTED EXTERIOR LIGHTING FOR RESIDENTIAL BUILDINGS SHALL COMPLY WITH SECTION C405.5. EXCEPTION: SOLAR POWERED LAMPS NOT CONNECTED TO ANY ELECTRICAL DEVICE.

INTERIOR LIGHTING CONTROLS (R404.2)

PERMANENTLY INSTALLED INTERIOR LIGHTING FIXTURES SHALL BE CONTROLLED WITH EITHER A DIMMER, AN OCCUPANT SENSOR CONTROL OR OTHER CONTROL THAT IS INSTALLED OR BUILT INTO THE FIXTURE. EXCEPTION: LIGHTING CONTROLS SHALL NOT BE REQUIRED FOR THE FOLLOWING:

- 1) BATHROOMS.
- 2) HALLWAYS.
- 3) LIGHTING DESIGNED FOR SAFETY OR SECURITY.

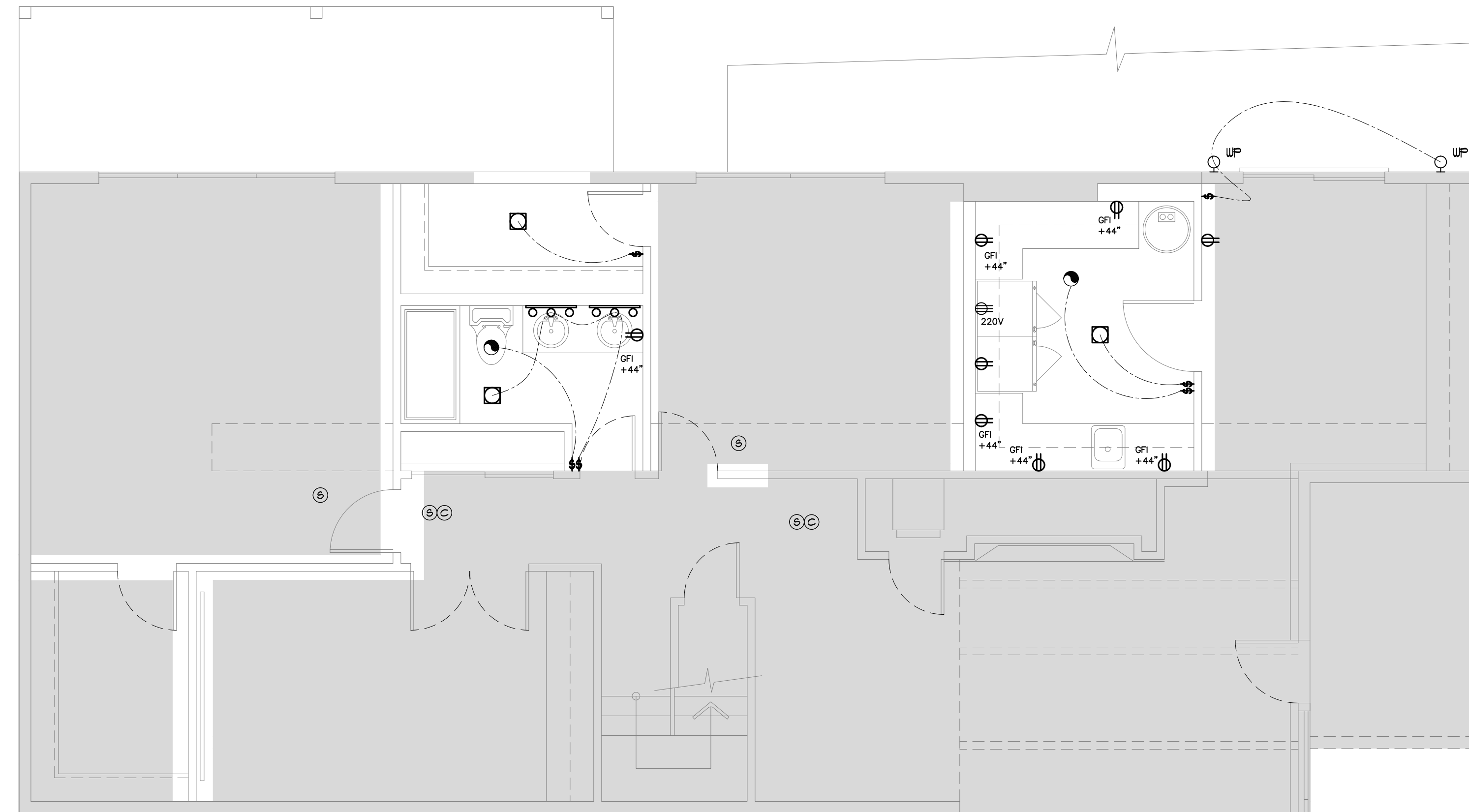
EXTERIOR LIGHTING CONTROL (R404.3)

WHERE THE TOTAL PERMANENTLY INSTALLED EXTERIOR LIGHTING POWER IS GREATER THAN 30 WATTS, THE PERMANENTLY INSTALLED EXTERIOR LIGHTING SHALL COMPLY WITH THE FOLLOWING:

- 1) LIGHTING SHALL BE CONTROLLED BY A MANUAL ON AND OFF SWITCH WHICH PERMITS AUTOMATIC SHUT-OFF ACTIONS.
- EXCEPTION: LIGHTING SERVING MULTIPLE DWELLING UNITS.
- 2) LIGHTING SHALL BE AUTOMATICALLY SHUT OFF WHEN DAYLIGHT IS PRESENT AND SATISFIES THE LIGHTING NEEDS.
- 3) CONTROLS THAT OVERRIDE AUTOMATIC SHUT-OFF ACTIONS SHALL NOT BE ALLOWED UNLESS THE OVERRIDE AUTOMATICALLY RETURNS AUTOMATIC CONTROL TO ITS NORMAL OPERATION WITHIN 24 HOURS.

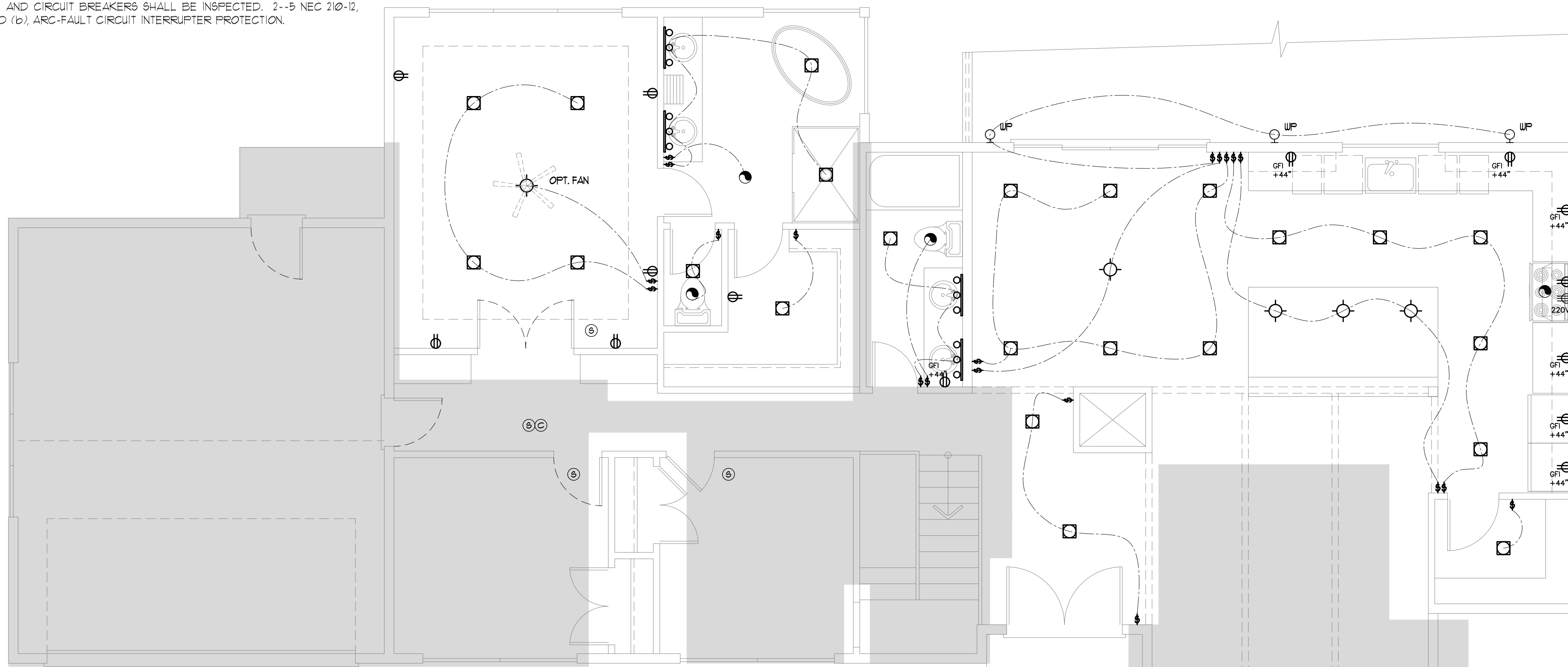
NOTE:

NEW SMOKE DETECTORS AND CARBON MONOXIDE DETECTORS ARE TO BE INTERCONNECTED PER THE REQUIREMENTS OF USBC SECTION R314 AND R315.



LOWER FLOOR ELECTRICAL PLAN
(NEW ADDITION & REMODEL)

1/4"=1'-0"



UPPER FLOOR ELECTRICAL PLAN
(NEW ADDITION & REMODEL)

1/4"=1'-0"

ELECTRICAL LEGEND			
⊠	SINGLE POLE SWITCH	⊕	STANDARD CEILING MOUNT LIGHT OUTLET
⊡	3 POLE SWITCH	⊕ _{RL}	PORCELAIN SOCKET FIXTURE
⊡ ₄	4 POLE SWITCH	⊕ _{FL}	FLOUORESCENT CEILING MOUNT LIGHT OUTLET
⊡ _{OS}	SINGLE POLE OCCUPANCY SENSOR	⊕ _{WM}	WALL MOUNTED STANDARD LIGHT FIXTURE
⊡ _{MS}	SINGLE POLE SWITCH W/ MOTION SENSOR	⊕ _{RC}	RECESSED CFL CAN LIGHT
⊡ _T	TIMER SWITCH	⊕ _{RF}	RECESSED FLUORESCENT CAN LIGHT
⊡ _V	LOW VOLTAGE SWITCH	⊕ _{RD}	RECESSED DIRECTIONAL CAN LIGHT
⊕	DUPLEX RECEPTACLE OUTLET	⊕ _K	KICK LIGHT
⊕ _{SW}	SPLIT WIRE DUPLEX OUTLET	⊕ _E	EXHAUST FAN
⊕ _{GFI}	GROUND FAULT INTERCEPT OUTLET	⊕ _{CR}	COMBINATION RECESSED CAN & EXHAUST FAN
⊕ _{EV}	30 AMP 220 VOLT ELECTRIC CAR OUTLET	⊕ _T	THERMOSTAT
⊕ _{220V}	220V OUTLET	⊕ _J	JUNCTION BOX
⊕ _{AD}	A/C DISCONNECT	⊕ _{LA}	LOW VOLTAGE ADDRESS LIGHT
⊕ _F	FLOOR RECEPTACLE	⊕ _{BL}	BOX FLUORESCENT, REFER TO PLAN FOR SIZE
⊕ _B	PUSH BUTTON	⊕ _{GD}	GARAGE DOOR OUTLET
⊕ _C	CHIMES	⊕ _{CF}	CEILING FAN OUTLET (BLOCKED)
⊕ _T	TELEPHONE		
⊕ _{TA}	TELEVISION ANTENNA (STRUCTURED WIRING INSTALLED AT TELEVISION LOCATION)		
⊕ _{SD}	SMOKE DETECTOR - PERMANENTLY WIRED AND INTERCONNECTED		
⊕ _{CD}	COMBO CARBON MONOXIDE / SMOKE DETECTOR		

V.T.O. = VENT TO OUTSIDE; W.H.F. = WHOLE HOUSE FAN; VP = VAPOR PROOF; M.P. = WATER PROOF; CH = CHANDELIER; P = PENDANT

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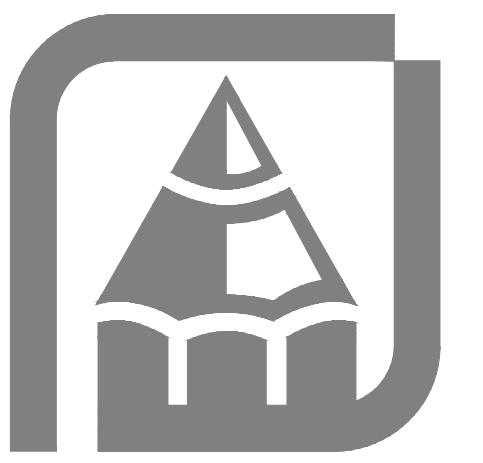
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Drawn by: AF, BP

Phone: (253) 251-2501

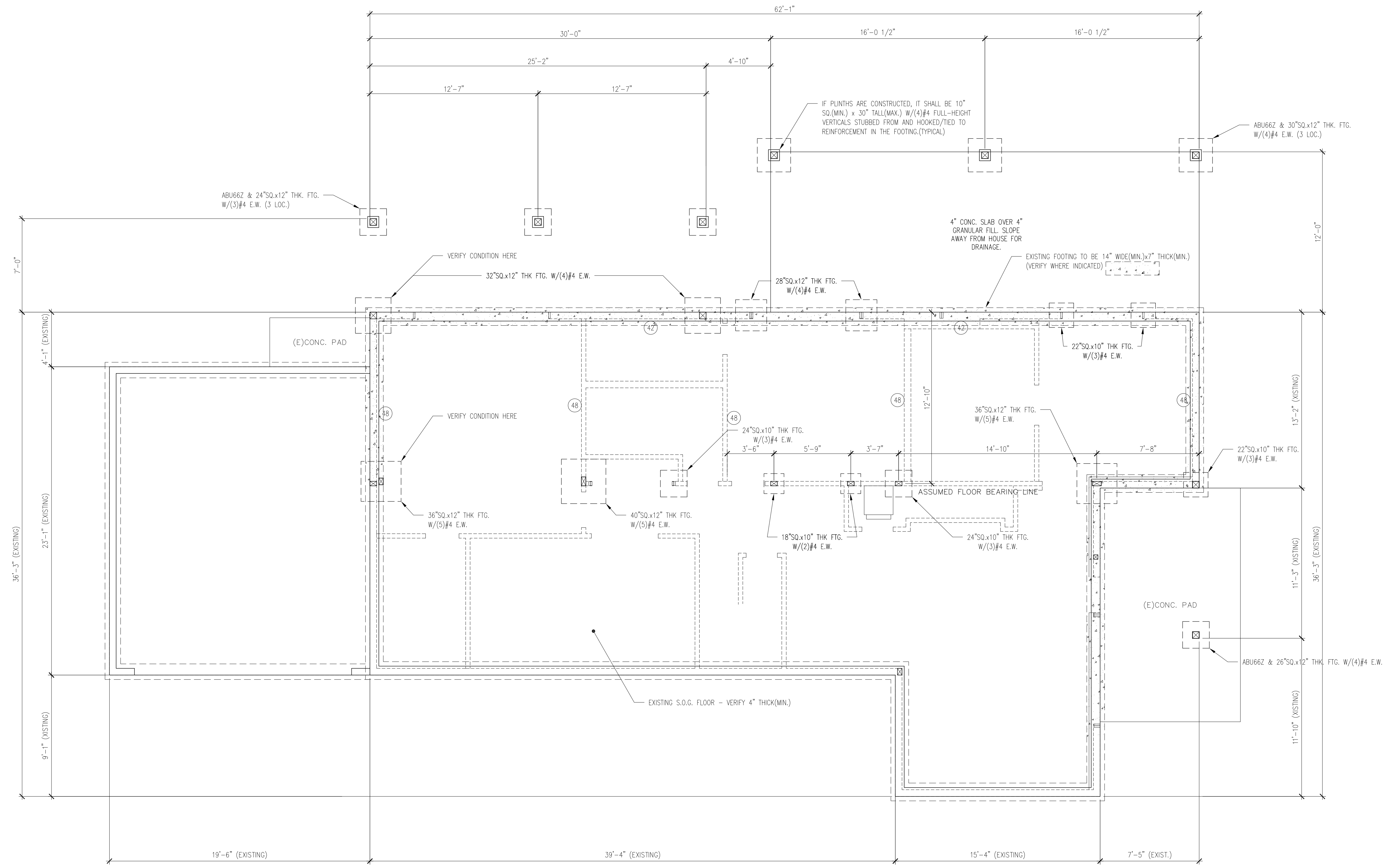


THESE PLANS HAVE BEEN LICENSED TO THE CUSTOMER FOR THE USE IN CONSTRUCTION OF ONE BUILDING ONLY AND ARE SUBJECT TO THE REQUIREMENTS OF THE APPLICABLE CODES AND REGULATIONS. THE CUSTOMER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL BUILDING DEPARTMENT AND THE LOCAL HEALTH DEPARTMENT. THE CUSTOMER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL BUILDING DEPARTMENT AND THE LOCAL HEALTH DEPARTMENT. THE CUSTOMER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL BUILDING DEPARTMENT AND THE LOCAL HEALTH DEPARTMENT. THE CUSTOMER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL BUILDING DEPARTMENT AND THE LOCAL HEALTH DEPARTMENT.

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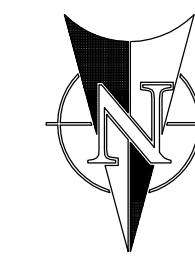
[A-9]



1/4"=1'-0"

⊗ = 5/8" DIAMETER ANCHOR BOLT SPACING (INCHES, ASSUMES 2x MUDSILL ON STEM WALL) OR 3/8" DIA.x4" TITEN HD SPACING (INCHES, ASSUMES 2x MUDSILL AND 4" MINIMUM SLAB THICKNESS)

FOUNDATION PLAN



Address: 8205 SE 71st St., Mercer Island, WA 98040

Plan: 255 (Remodel/Addition)

Job#: PSCP, Inc./Lee

Date: 08/03/2025

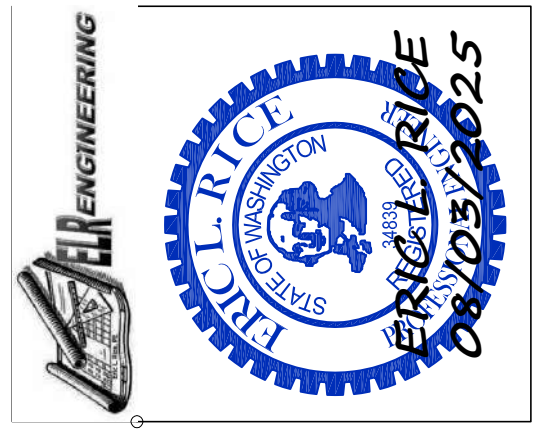
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Drawn by: AF, BP, ELR

Phone: (253) 251-2501

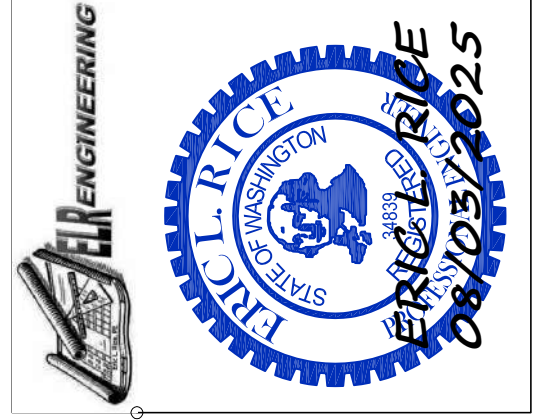
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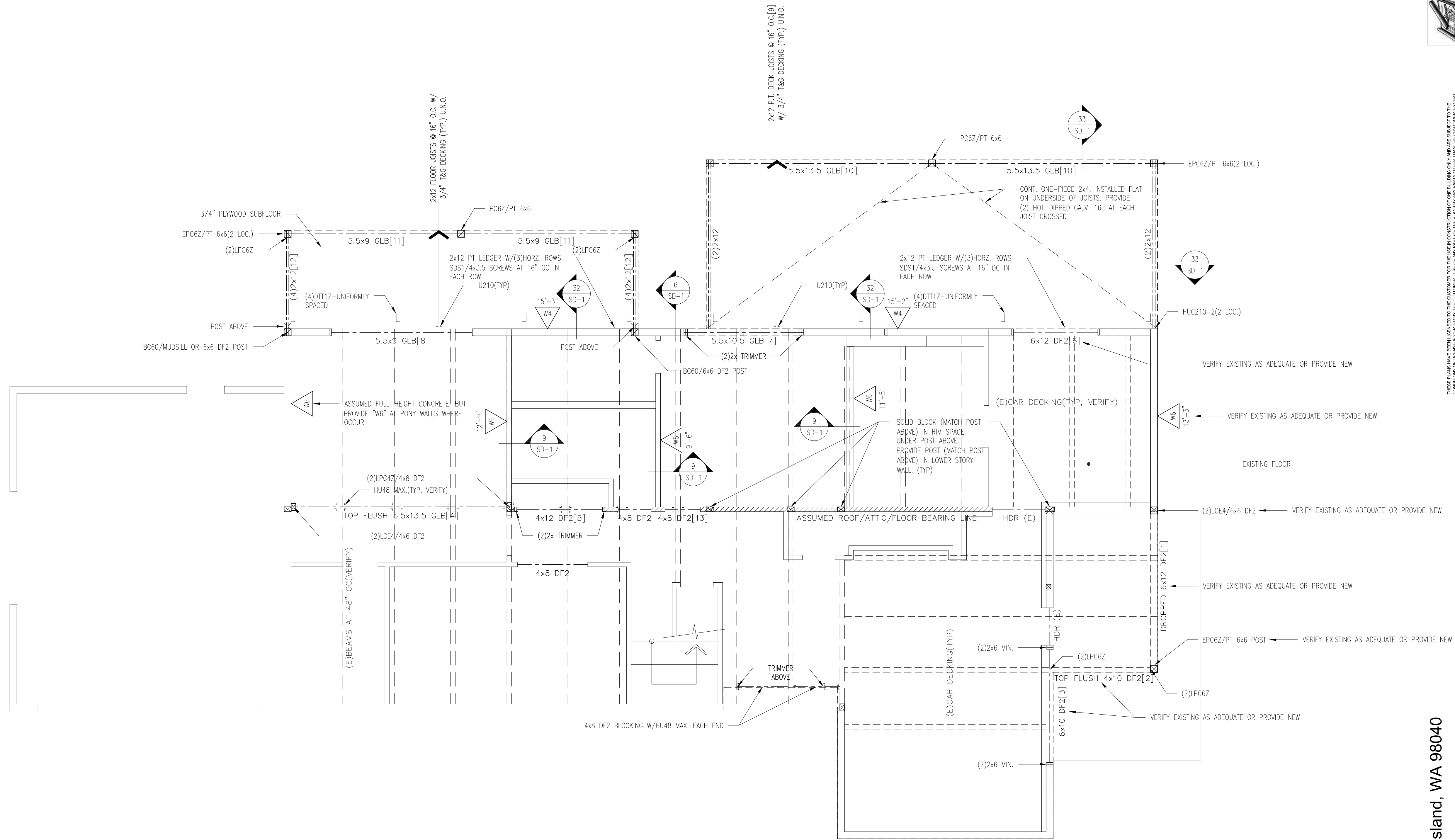


STRUCTURAL ONLY

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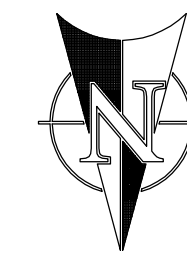


STRUCTURAL ONLY



1/4"=1'-0"
 ALL CONNECTIONS TO SPECIFIED AND/ OR VERIFIED BY JOIST MANUFACTURER.
 NOTE: ALL SOLID SAWN BEAMS TO BE DF#2 OR BETTER, UNLESS NOTED OTHERWISE.

NEW ADDITION MAIN FLOOR FRAMING & LOWER FLOOR SW PLAN



Address: 8205 SE 71st St., Mercer Island, WA 98040

Plan: 255 (Remodel/Addition)

Job#: PSCP, Inc./Lee

Date: 08/03/2025

Revision Date:

Drawn by: AF, BP, ELR

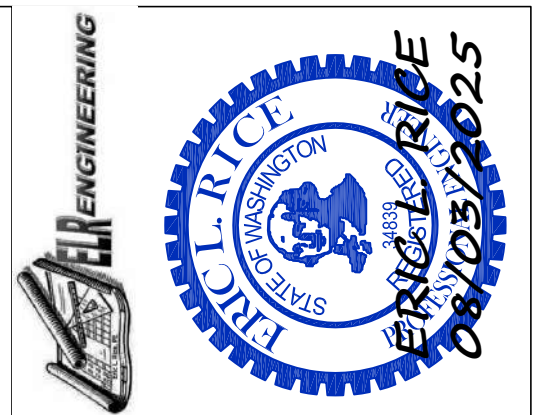
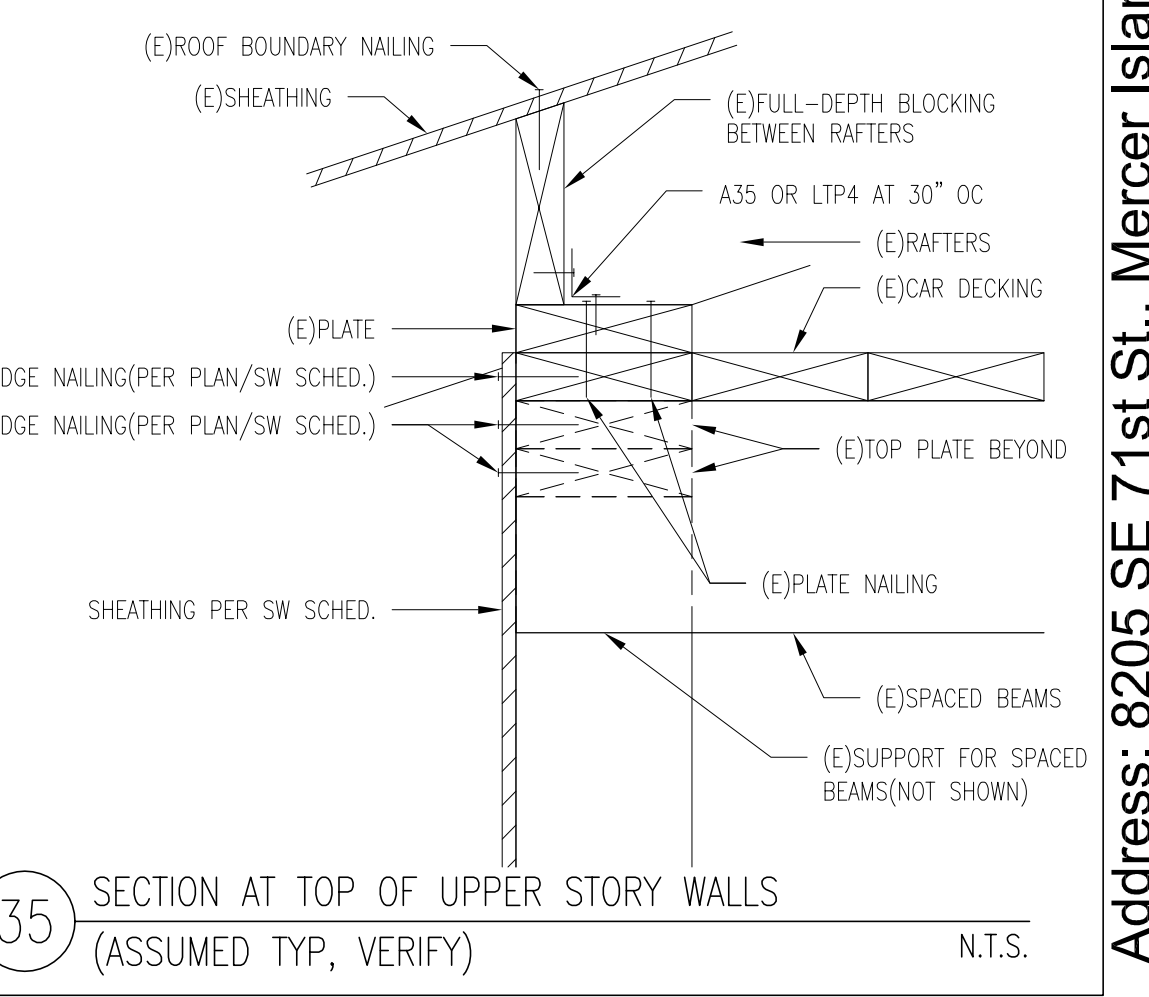
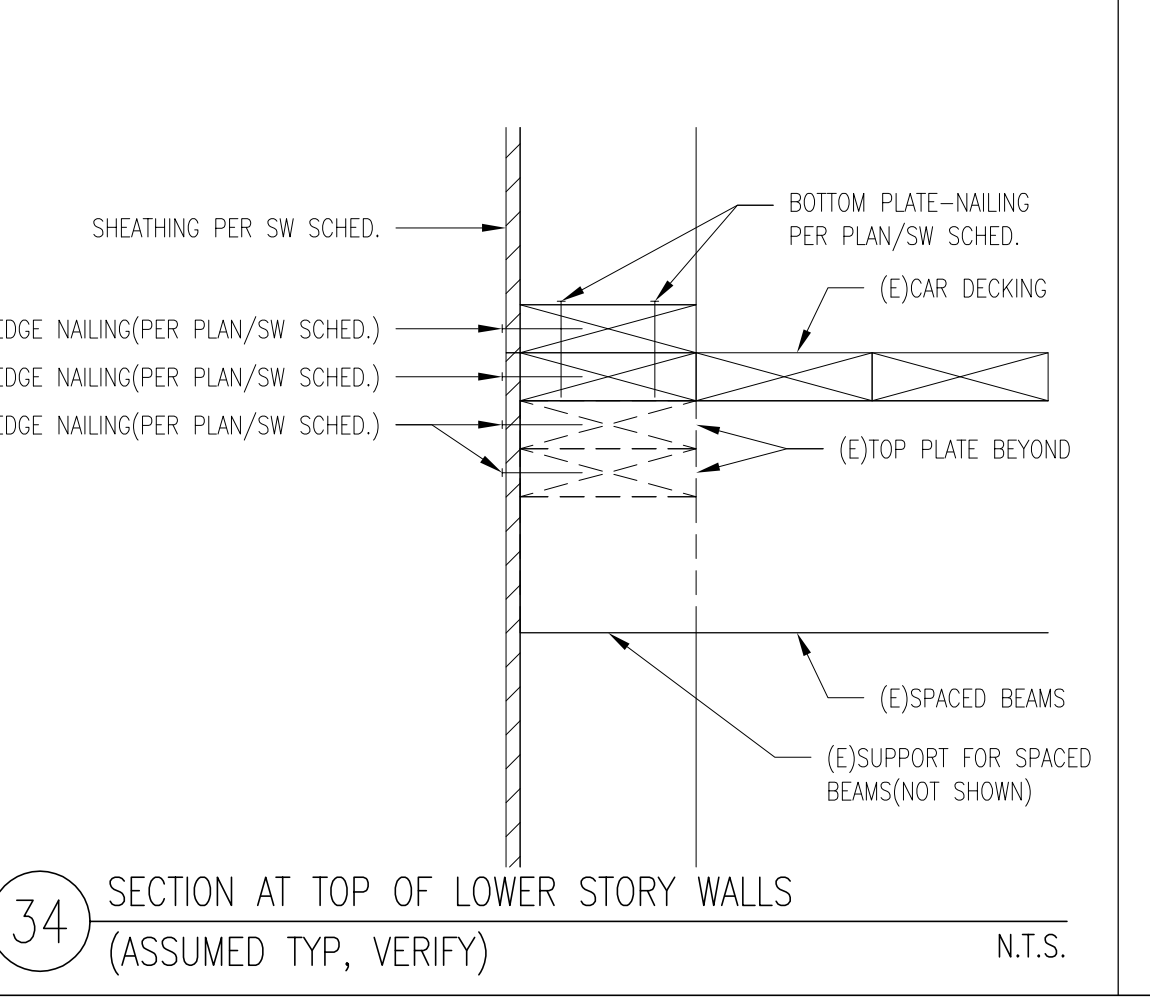
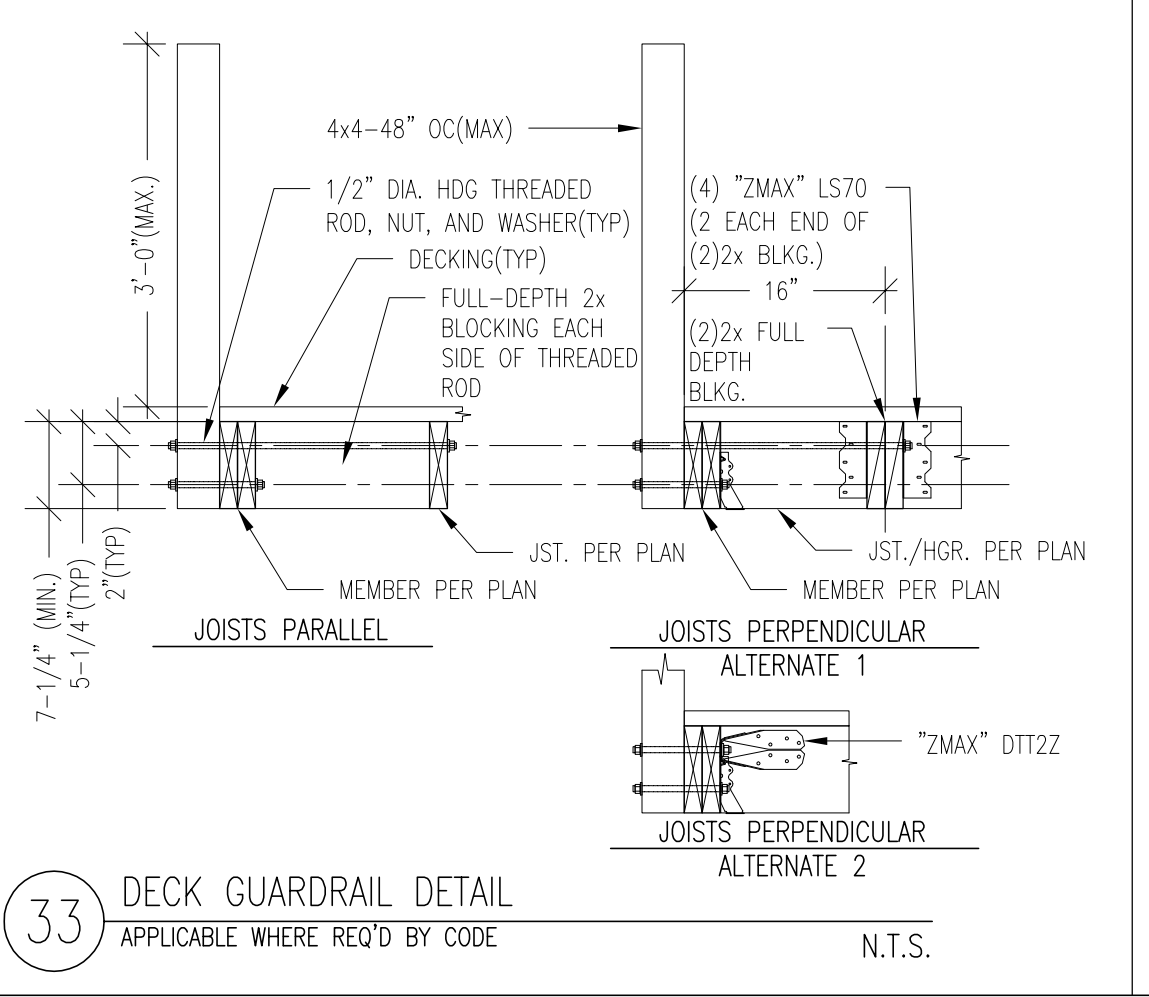
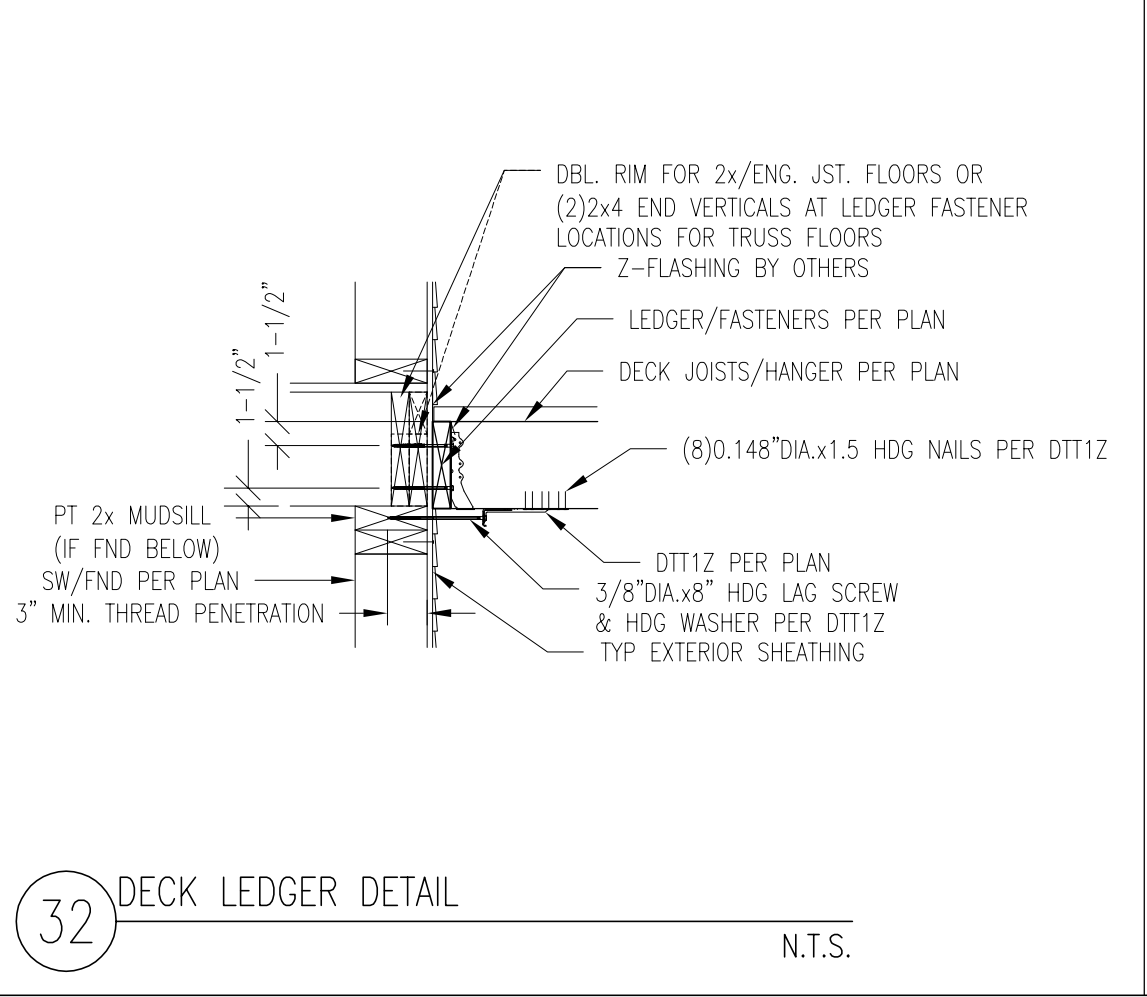
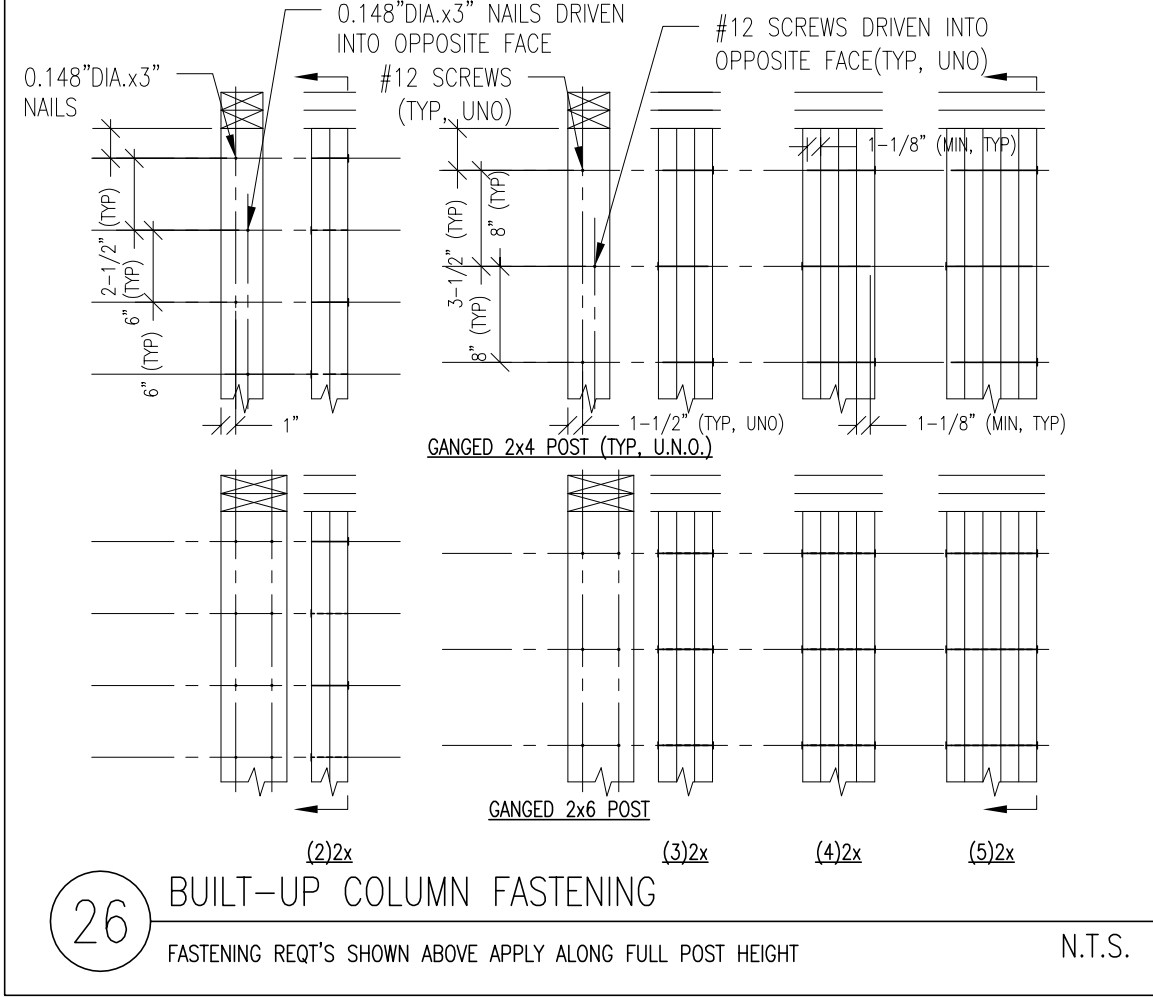
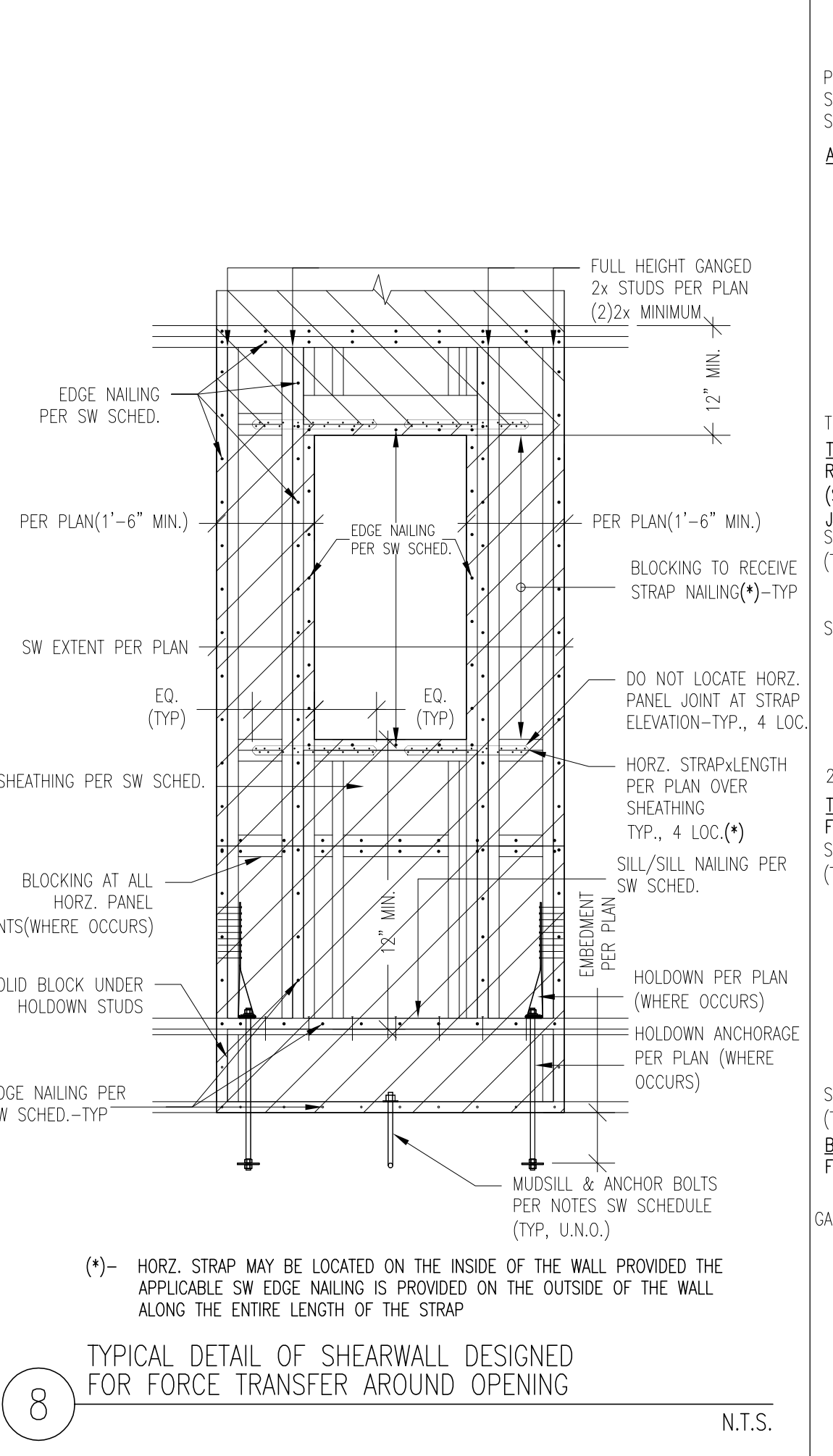
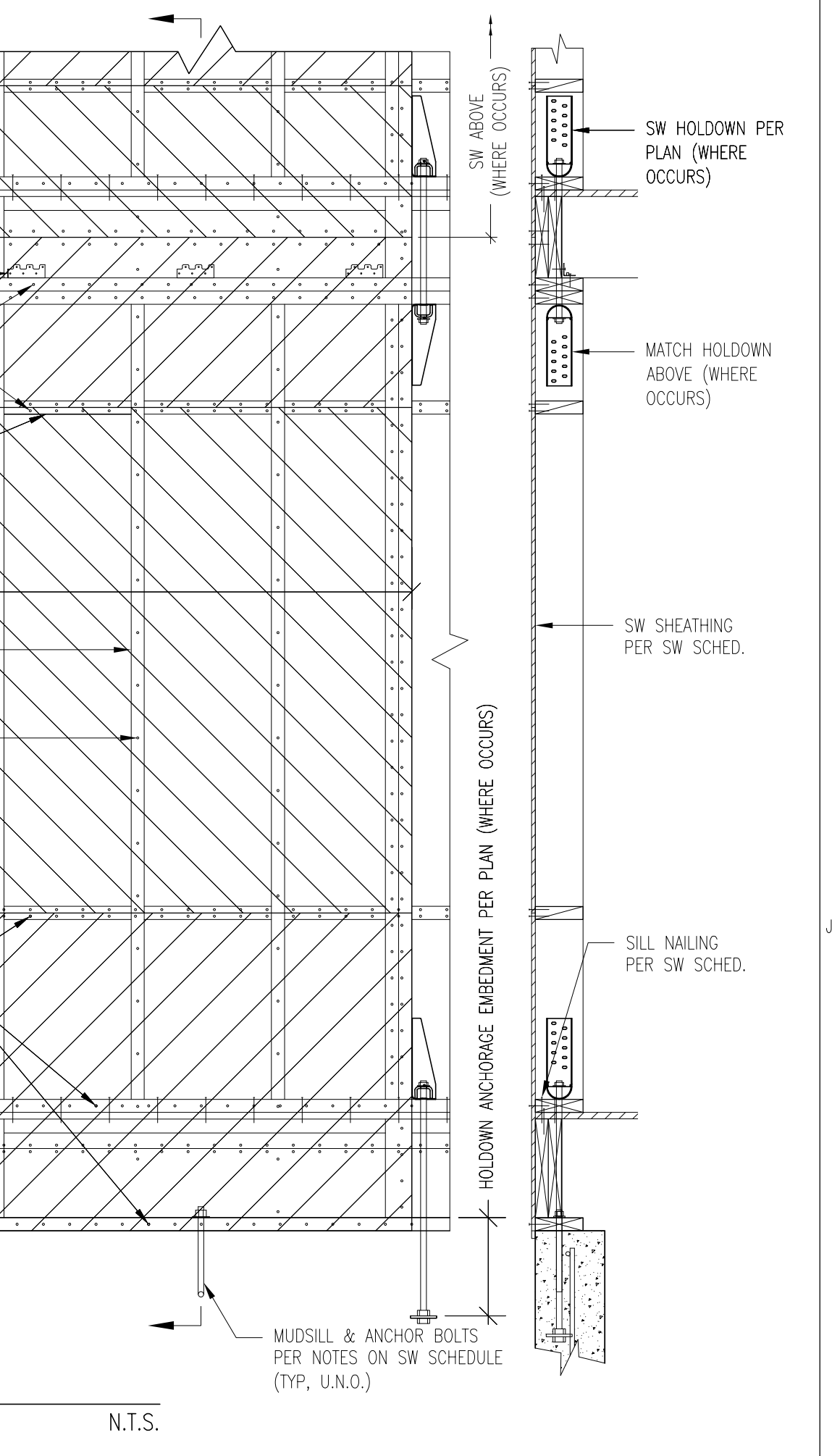
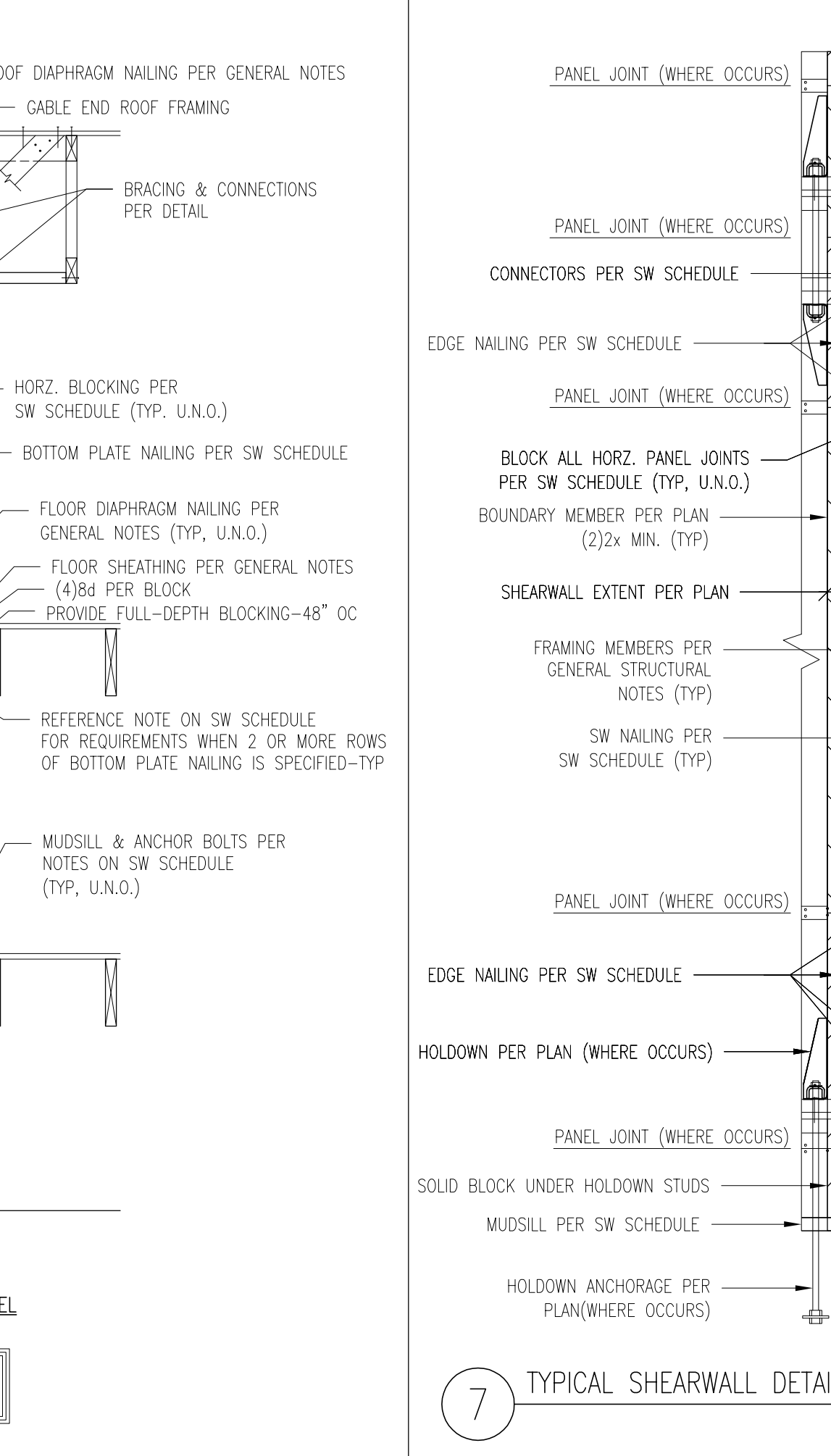
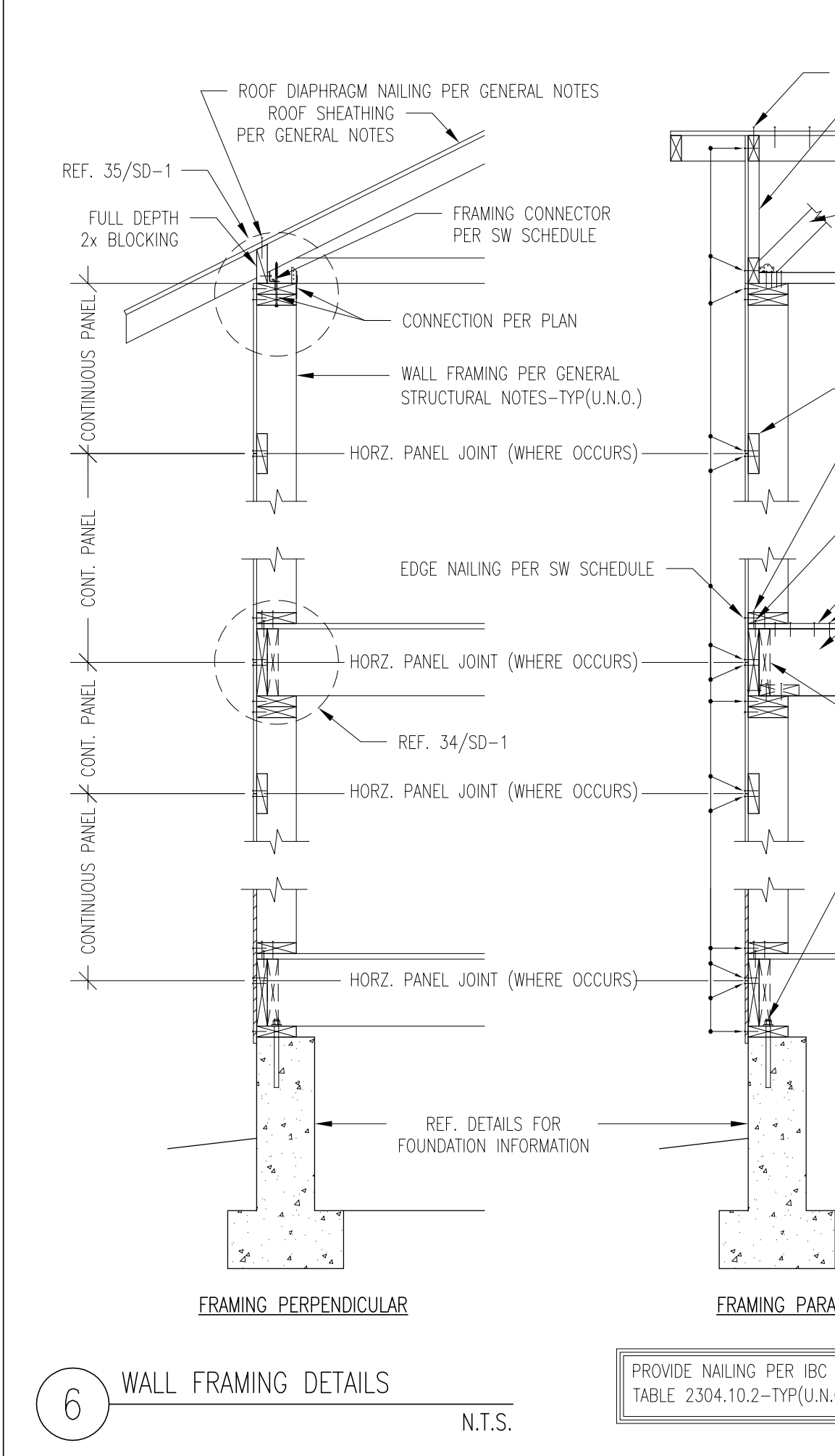
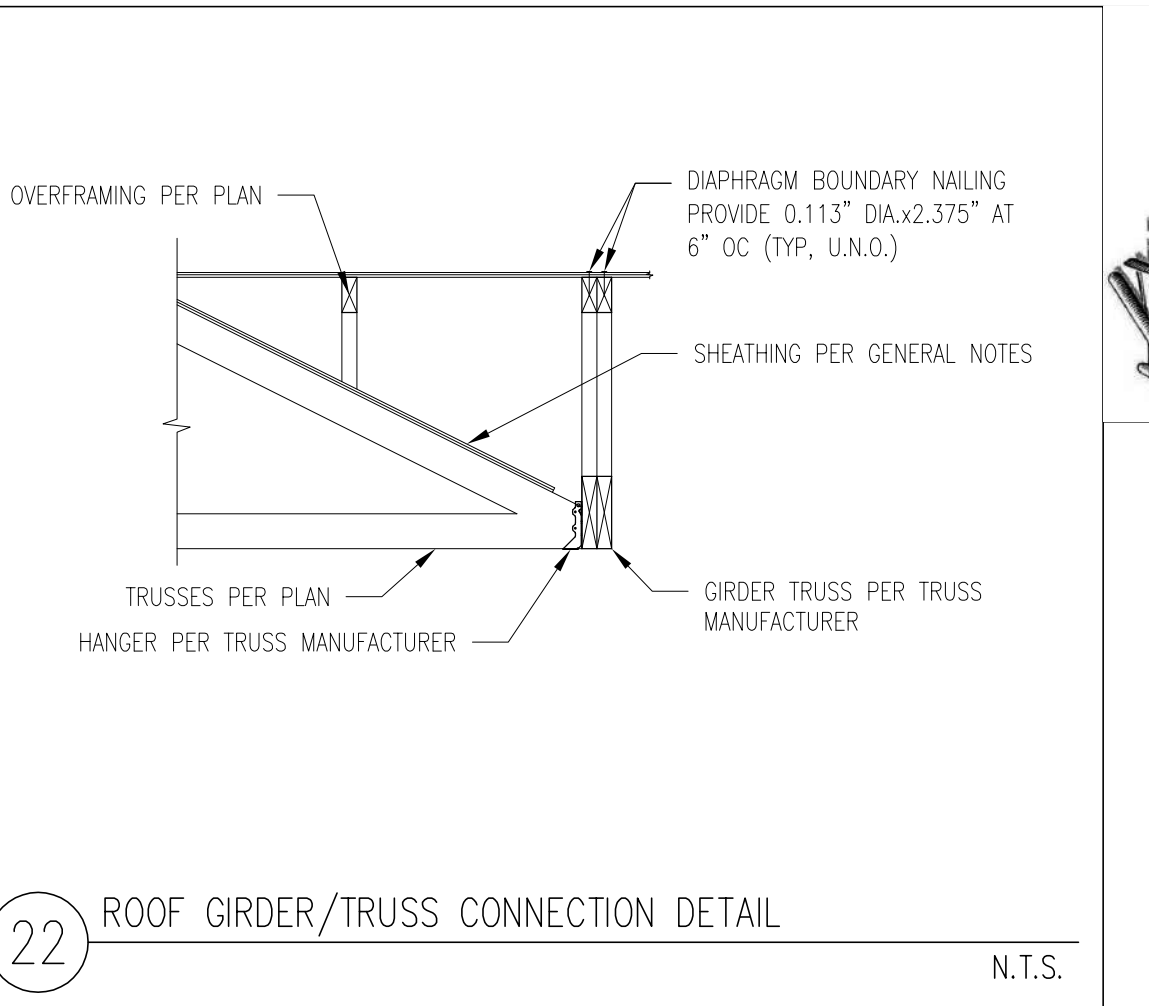
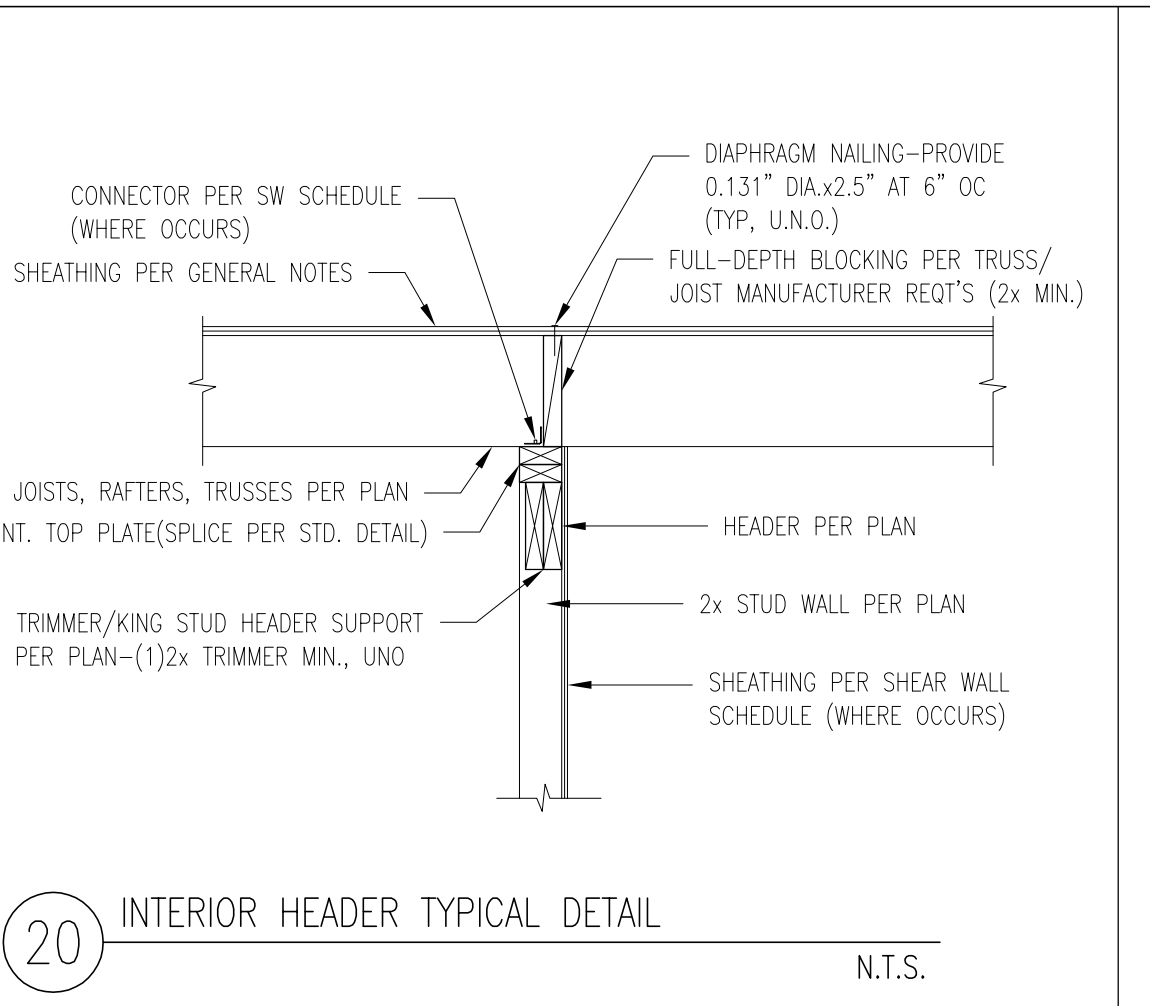
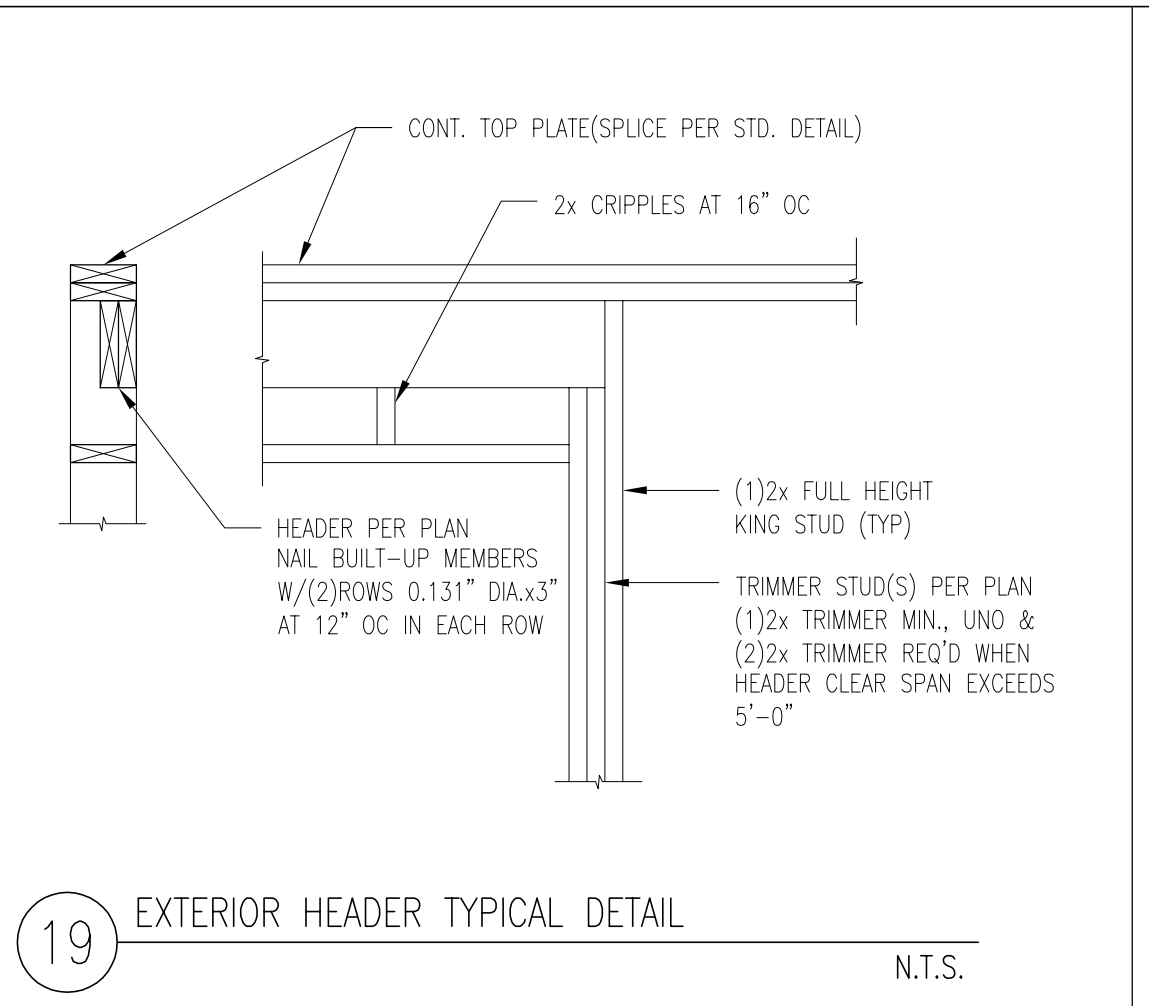
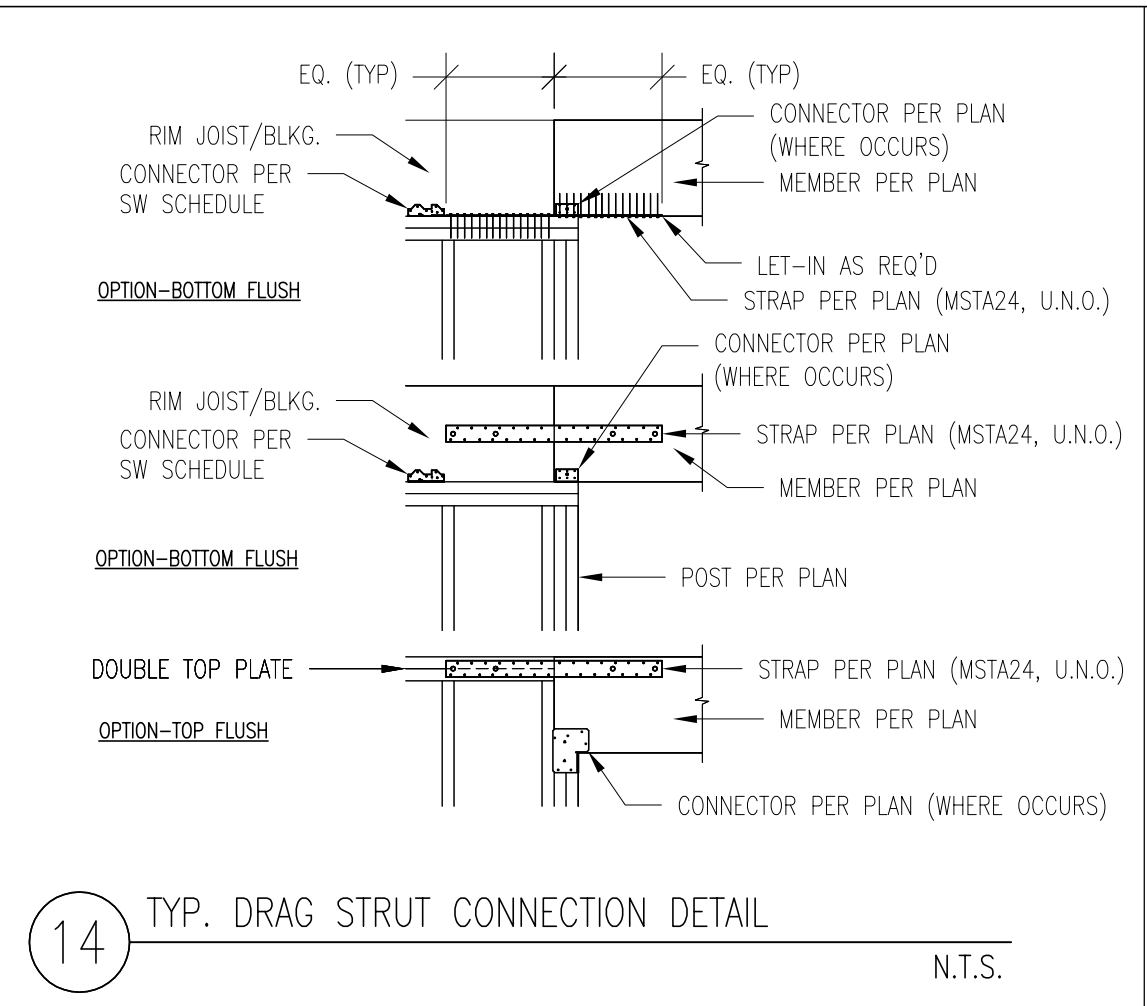
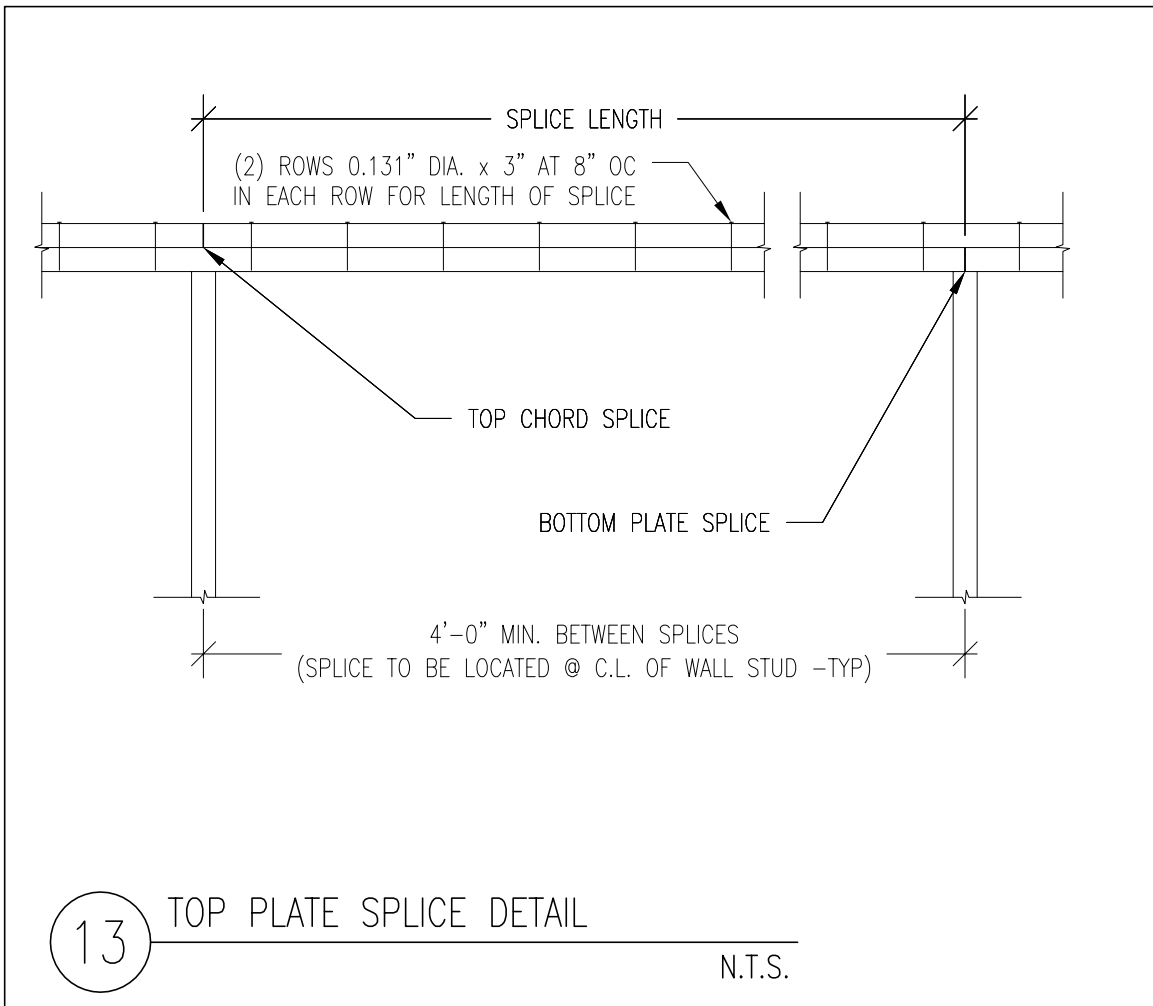
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[SD-1]