



PROJECT DESCRIPTION: This scope should match the Building Permit Application Form

PROJECT CONTACT INFORMATION: The Applicant shall provide the following information for each type of contact (Engineer and Geotech dependent on scope)

Permitting Contact, Construction Contact, Engineer, Geotech fields with Email and Phone sub-fields.

DEFERRED SUBMITTALS: The Applicant is required to indicate all deferred submittals / shop drawings for submittal to the City for review and approval prior to item fabrication / construction.

No Deferred Submittals - all design included in these construction documents. Connector plate wood roof trusses, Metal joist / metal trusses, Premanufactured structures (stairs, etc.), Exterior cladding, Window wall / curtain wall construction, Other.

ENERGY CODE AND WHOLE HOUSE VENTILATION INFORMATION: Indicate where the following information is located within the drawing set and select one box per line below.

Building Envelope, Energy Credit Information, New Construction Tests, Whole House Ventilation. Includes checkboxes for various testing and ventilation options.

REQUIRED SPECIAL INSPECTIONS: The Applicant shall complete the following section. One of the options below must be selected prior to permit intake. Chapter 17 of the International Building Code (IBC) requires Special Inspection to evaluate components of construction that are critical to the safety of the structure.

PRESCRIPTIVE DESIGN: This project is entirely non-structural, or is designed following the prescriptive gravity and lateral provisions of the International Residential Code (IRC) only.

MINOR STRUCTURAL WORK: This project has limited engineered design as permitted by IRC Section R301.1.3 and the construction is of a minor nature as excepted by IRC Section 1704.2.

ENGINEERED DESIGN: This project is engineered to the provisions of the IBC and its referenced standards. Per IBC Chapter 17, a Statement of Special Inspection shall be completed by the Registered Design Professional (RDP) in responsible charge.

REQUIRED STRUCTURAL OBSERVATION: Structural Observation may be required by the Registered Design Professional (RDP) in responsible charge or by the building official per IRC Section 1704.6.1.

Structural Observation for this project is required by the: Registered Design Professional, Building Official (City use only).

GEOTECHNICAL INFORMATION: Per Mercer Island City Code, designated geologic hazard areas require a geotechnical report and a statement of risk from a geotechnical professional.

NO GEOTECHNICAL REPORT REQUIRED: No geotechnical report is required due to either: 1. The absence of geologic hazards on site or 2. Scope of project does not include foundation construction, excavation, or alterations to a hazard (if a report is available or referenced it should be provided).

GEOTECHNICAL REPORT IS REQUIRED AND INCLUDED WITH SUBMITTAL: A geotechnical report is required and has been provided. All construction must comply with the recommendations of the geotechnical report, and a copy of the report and any other geotechnical information must be kept on site at all times.

SEASONAL DEVELOPMENT LIMITATION - MICC 19.07.160(F)(2) limits certain development between Oct 1 and Apr 1. An application for Seasonal Development Limitation Waiver will be submitted and approved prior to any such activity.

The City requires an applicant paid peer review when the Building Official determines any of the following are present: Advanced excavation or foundation systems, i.e. soil nail walls, tieback shoring systems, etc. Foundation systems not supported on competent soils, i.e. over-excavation, soil preloading, etc. Projects that require slope stability analysis or those which could pose a significant risk to adjacent properties or structures. Where liquefaction presents significant risk (at waterfront or other high water table with seismic mapping).

GENERAL REQUIREMENTS FOR NEW SINGLE FAMILY BUILD, DEMOLITION/REBUILD, ADDITION, REMODEL, REPAIR, DOCK, SITE IMPROVEMENTS, SEISMIC RETRO. Construction of the project shall be from approved plans only.

REQUIRED CONSTRUCTION INSPECTIONS: It is the applicant's responsibility to contact CPD to schedule ALL inspections applicable to the project. Inspections marked with "*" are not building permit inspections, and should be requested under the appropriate permit number.

LEGAL NONCONFORMANCE/STORMWATER THRESHOLD: Certain thresholds in the Land Use Code (MICC 19) or Stormwater Code (MICC 15.09) can have a significant impact on the requirements to conform with current code.

TREE REQUIREMENTS: TREE REMOVAL NOT SHOWN ON APPROVED PLAN MAY REQUIRE A SEPARATE TREE PERMIT - REFER TO MICC 19.10. Tree protection as shown on approved drawings shall be installed at tree dripline prior to start of any site work.

FIRE PROTECTION REQUIREMENTS: Separate Permits are required for ALL fire protection systems. Fire Inspections can be requested at eastsidefire-rescue.org using the QR above.

WATER SERVICE REQUIREMENTS: New or upsized water supply system required. Water service pre-con meeting and parts inspection are required prior to scheduling the water tap with the City.

STORMWATER MANAGEMENT: The storm drainage system shown on the approved plans shall be constructed and approved by the City Inspector prior to the construction of the roof, driveway, and other impervious surface that generate runoff from the project.

SIDE SEWER REQUIREMENTS: Side sewer requires a backflow preventer due to: a connection to the lake line, or elevation of the lowest plumbing fixture is lower than the elevation of the upstream manhole rim.

APPROVED CODE ALTERNATIVES: Code alternatives must be approved by the Building Official prior to permit issuance. All code alternatives must be inspected. Refer to the adjacent Required Construction Inspections checklist.

PROJECT ALERTS AND NOTES TO INSPECTORS: Section for providing alerts and notes to inspectors.

WILDLAND/URBAN INTERFACE - RESERVED FOR FUTURE USE -

REQUIRED CONSTRUCTION INSPECTIONS (continued): Inspector, Date, Inspection Description, MBP.com Inspection Name.

Table with columns for Inspector, Date, Inspection Description, MBP.com Inspection Name, and three Partial columns (PARTIAL 1, PARTIAL 2, PARTIAL 3).

FINAL INSPECTIONS: Inspector, Date, Final Fire Inspection, Final Civil Inspection, Final Building Inspection, Impact Fees Paid.

TACO APPROVALS: Inspector, Date, [TACO_TREE], [TACO_FIRE], [TACO_CIVIL], [TACO_BLDG].

90 DAY TEMPORARY CERTIFICATE OF OCCUPANCY (TCO): Applicant option. Additional fees required. All TCO Approvals above must be complete.

ADDITIONAL REQUIRED CITY INSPECTIONS: Required Inspection(s), Contact, Contact email.

IMPACT FEES: If required for the project but deferred beyond permit issuance. Impact fees apply and are due prior to Final Inspection or on Date, whichever occurs first.

PLAN REVIEW APPROVALS: Not all review disciplines may be required to review the documents. Building, Planning, Engineering, Tree, Fire.

TO BE COMPLETED BY APPLICANT TO BE COMPLETED BY CITY

APPROVED DRAWINGS MUST BE KEPT ON THE BUILDING SITE AT ALL TIMES

SF1 BUILDING PERMIT NUMBER

PROJECT NAME: PROJECT ADDRESS:

CERTIFICATE OF OCCUPANCY Issued after all required inspections have been performed and approved.

REVIEWED FOR CODE COMPLIANCE



CITY OF MERCER ISLAND COMMUNITY PLANNING & DEVELOPMENT THIRD PARTY INSPECTIONS

(206) 275-7605 WWW.MERCERISLAND.GOV/CPD EPERMIT.TECH@MERCERISLAND.GOV DOCUMENTS ARE SUBJECT TO PUBLIC DISCLOSURE AS REQUIRED BY RCW 42.56

INSPECTION REQUESTS

Request inspections online via QR code or voicemail FIRE INSPECTION (206) 275-7979 ALL OTHER INSPECTION (206) 275-7730



REQUIRED SPECIAL INSPECTIONS

Indicate on the form below the required Special Inspections for this project. Special Inspections are regulated by IBC Section 1705. If the method of construction is included in project scope, the inspections are required.

REGISTERED DESIGN PROFESSIONAL

IBC Section 1704.2.3 requires the Registered Design Professional (RDP) in Responsible Charge to complete a Statement of Special Inspections. For City of Mercer Island permitting purposes, submitting this document is confirmation that the RDP has completed and reviewed the Special Inspections requirements and acknowledges this information complies with IBC Section 1705.

Name: License Number: License Type: License Expiration:

SPECIAL INSPECTION DESCRIPTION

Table with columns: SPECIAL INSPECTION DESCRIPTION, REFERENCES, SPECIAL INSP REQUIRED, FREQUENCY. Includes rows for Alternative Materials and Systems (IBC 1705.1), Steel Construction (IBC 1705.2), Concrete Construction (IBC 1705.3), Masonry Construction (IBC 1705.4), and Wood Construction (IBC 1705.5).

APPROVALS sign-off grid for Special Inspector and City Inspector.

SPECIAL INSPECTION DESCRIPTION

Table with columns: SPECIAL INSPECTION DESCRIPTION, REFERENCES, SPECIAL INSP REQUIRED, FREQUENCY. Includes rows for Soils (IBC 1705.6) and Driven Deep Foundations (IBC 1705.7).

APPROVALS sign-off grid for Special Inspector and City Inspector.

SPECIAL INSPECTION DESCRIPTION

Table with columns: SPECIAL INSPECTION DESCRIPTION, REFERENCES, SPECIAL INSP REQUIRED, FREQUENCY. Includes rows for Cast-in-Place Deep Driven Foundations (IBC 1705.8) and Helical Pile Foundations (IBC 1705.9).

APPROVALS sign-off grid for Special Inspector and City Inspector.

SPECIAL INSPECTION DESCRIPTION

Table with columns: SPECIAL INSPECTION DESCRIPTION, REFERENCES, SPECIAL INSP REQUIRED, FREQUENCY. Includes rows for Cast-in-Place Deep Driven Foundations (IBC 1705.8) and Helical Pile Foundations (IBC 1705.9).

APPROVALS sign-off grid for Special Inspector and City Inspector.

SPECIAL INSPECTION DESCRIPTION

Table with columns: SPECIAL INSPECTION DESCRIPTION, REFERENCES, SPECIAL INSP REQUIRED, FREQUENCY. Includes rows for Structural Wood Wind Resistance Elements, Cold-Formed Steel Light-Frame Wind Resistance Elements, and Fastening of the Following Systems and Components.

APPROVALS sign-off grid for Special Inspector and City Inspector.

SPECIAL INSPECTION FOR SEISMIC RESISTANCE (IBC 1705.12) B

Table with columns: SPECIAL INSPECTION DESCRIPTION, REFERENCES, SPECIAL INSP REQUIRED, FREQUENCY. Includes rows for Structural Steel Seismic Force-Resisting Systems, Structural Wood Seismic Force-Resisting Systems, and Cold-Formed Steel Light-Frame Seismic Force-Resisting Systems.

APPROVALS sign-off grid for Special Inspector and City Inspector.

SPRAYED FIRE-RESISTANT MATERIALS (IBC 1705.14)

Table with columns: SPECIAL INSPECTION DESCRIPTION, REFERENCES, SPECIAL INSP REQUIRED, FREQUENCY.

MASTIC AND INTUMESCENT FIRE RESISTANT COATINGS (IBC 1705.15)

Table with columns: SPECIAL INSPECTION DESCRIPTION, REFERENCES, SPECIAL INSP REQUIRED, FREQUENCY.

EXTERIOR INSULATION AND FINISH SYSTEMS (IBC 1705.16)

Table with columns: SPECIAL INSPECTION DESCRIPTION, REFERENCES, SPECIAL INSP REQUIRED, FREQUENCY.

APPROVALS sign-off grid for Special Inspector and City Inspector.

MERCER ISLAND REQUIRED AGENCY INSPECTIONS:

Reports documenting the quality of these types of construction are required by the Building Official as authorized by IRC Section R104.4x. The reports must be prepared by a WABO certified inspector for the specific type of construction, as indicated in the description, or as otherwise authorized by the Building Official.

Table with columns: AGENCY INSPECTION DESCRIPTION, REFERENCES, AGENCY INSPECTION REQUIRED, FREQUENCY. Includes rows for Exterior Plaster (IRC 703.7) and Exterior Insulation and Finish System (IRC 703.7).

Table with columns: AGENCY INSPECTION DESCRIPTION, REFERENCES, AGENCY INSPECTION REQUIRED, FREQUENCY. Includes rows for Lateral Resisting System and Residential Washington State Energy Code.

Table with columns: AGENCY INSPECTION DESCRIPTION, REFERENCES, AGENCY INSPECTION REQUIRED, FREQUENCY. Includes rows for Lateral Resisting System and Residential Washington State Energy Code.

Table with columns: AGENCY INSPECTION DESCRIPTION, REFERENCES, AGENCY INSPECTION REQUIRED, FREQUENCY. Includes rows for Residential Washington State Energy Code.

MERCER ISLAND ADDITIONAL CIVIL ENGINEERING REQUIREMENTS:

The following civil engineering inspections and documentation shall be performed by the indicated Design Professional. Associated inspection reports and documentation shall be provided to the code official prior to final inspection.

Table with columns: CIVIL ENGINEERING INSPECTIONS, REFERENCES, CIVIL ENGINEERING DOCUMENTATION. Includes rows for Project Civil Engineer or Geotechnical Engineer, Project Civil Engineer, and Project Geotechnical Engineer.

Table with columns: CIVIL ENGINEERING DOCUMENTATION, CIVIL ENGINEERING DOCUMENTATION. Includes rows for Declaration of Covenant and Right-of-Way Encroachment Agreement.

SURVEY REQUIREMENTS (The following survey information must be submitted to planner when checked):

Surveyor shall verify points chosen for height calculations and point verification shall be submitted at the time of City foundation inspection. A property survey may be required to verify setbacks and in some cases buildings must be surveyed onto the lot. The City reserves the right to request a lot coverage and hardscape area survey at any time prior to issuance of Certificate of Occupancy.

Form with fields for Land Use Planning Contact, email, and checkboxes for Building height survey, Hardscape survey, Building setback survey, Gross floor area survey, Lot coverage survey, and MAXIMUM 40 PERCENT ALTERATION INSPECTION.

SPECIAL INSPECTOR AND AGENCY INSPECTOR CONTACTS:

Each inspector designated in the field to perform any of the above Special Inspections or City initiated Agency Inspections shall provide the following information:

Table with columns: INSPECTOR NAME, INITIALS, COMPANY NAME, PHONE NUMBER, EMAIL ADDRESS.

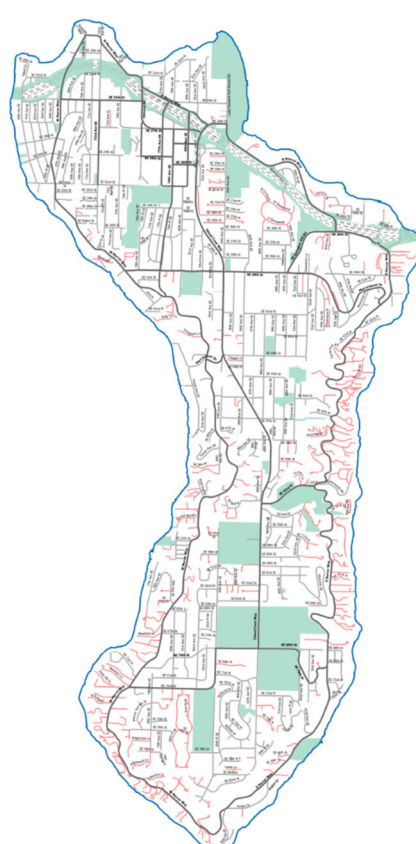
TO BE COMPLETED BY RDP TO BE COMPLETED BY CITY

TO BE COMPLETED BY RDP TO BE COMPLETED BY CITY

TO BE COMPLETED BY RDP FIELD USE ONLY

SF2 BUILDING PERMIT NUMBER

PROJECT NAME: PROJECT ADDRESS:



APPROVED DRAWINGS MUST BE KEPT ON THE BUILDING SITE AT ALL TIMES REVIEWED FOR CODE COMPLIANCE

Approved Date

ABBREVIATION

ACT	ACOUSTICAL CEILING TILE
ADJ	ADJACENT/ADJUSTABLE
ALT	ABOVE FINISH FLOOR
ALF	ALTERNATE
ALUM	ALUMINUM
ANGL	ANGLE
APPROX	APPROXIMATELY
ARCH	ARCHITECTURAL
AT	AT
BLDG	BUILDING
BLKG	BLOCKING
BO	BOTTOM OF
BS	BUILDING STANDARD
CAB	CABINET
CLR	CLEAR/CLEARANCE
CLG	CEILING
COL	CENTERLINE
COL	COLUMN
CONST	CONSTRUCTION
CONT	CONTINUOUS
CONTR	CONTRACTOR
COORD	COORDINATE
CPT	CARPET
CT	CERAMIC TILE
DTL	DETAIL
DIA	DIAMETER
DIM	DIMENSION
DR	DOOR
DWG	DRAWING
(E)	EXISTING
E	EAST
EA	EACH
ELEC	ELECTRIC
ELEV	ELEVATION (VIEW)
EQ	EQUAL
EXISTG	EXISTING
EXT	EXTERIOR
FIN	FINISH
FIT	FURN. & INSTALL BY TENANT
FLR	FLOOR
FLUOR	FLUORESCENT
FT	FIRE RATED
FEET	FEET
FURN	FURNISH/FURNISHINGS
GA	GAUGE
GALV	GALVANIZED
GL	GLASS/GLAZING
GWB	GYPSSUM WALL BOARD
HCW	HOLLOW CORE WOOD
HD	HARDWARE
HDW	HORIZONTAL
HM	HOLLOW METAL
HT	HEIGHT
HVAC	HEATING, VENTILATING, AIR CONDITIONING
IN	INCH
INCAN	INCANDESCENT
INCL	INCLUDE
INSUL	INSULATION
INST	INSTALL
INT	INTERIOR
JOINT	JOINT
KIT	KITCHEN
LINEAL	LINEAL FOOT
MAT	MATERIAL
MAX	MAXIMUM
MECH	MECHANICAL
MRF	MANUFACTURER
MIN	MINIMUM
MISC	MISCELLANEOUS
MT	MOSAIC TILE
MTD	MOUNTED
MTL	METAL
(N)	NEW
N	NORTH
N/A	NOT APPLICABLE
NIC	NOT IN CONTRACT
NO	NUMBER
NOM	NOMINAL
NTS	NOT TO SCALE
O	OVER
OC	ON CENTER
OPNG	OPENING
OPP	OPPOSITE
ORIG	ORIGINAL
PERM	PERMANENT
PERP	PERPENDICULAR
PL	PLATE
PLAM	PLASTIC LAMINATE
PLYWD	PLYWOOD
PR	PAIR
PRO	PROPERTY
PT	PAINT
R	RADIUS
RB	RUBBER BASE
REFR	REFRIGERATOR
REINF	REINFORCING
REQ'D	REQUIRED
REV	REVISION/REVERSE
ROOM	ROOM
RO	ROUGH OPENING
S	SOUTH
SCHED	SCHEDULE
SCW	SOLID CORE WOOD
SEALANT	SEALANT
SECT	SECTION
SHT	SHEET
SIM	SIMILAR
SQ	SQUARE
STD	STANDARD
STL	STEEL
STOR	STORAGE
SUSP	SUSPENDED
SVF	SHEET VINYL FLOOR
TEL	TELEPHONE
TEMP	TEMPERED
TOP	TOP OF
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
VAR	VARIABLE
VCT	VINYL COMPOSITION TILE
VEN	VENER
VERT	VERTICAL
W	WEST/WATT/WIDTH
W	WITH
W/O	WITHOUT
WC	WALLCOVERING
WD	WOOD

GENERAL NOTES

ALL WORK SHALL COMPLY WITH APPLICABLE CODES AND ORDINANCES.

NOTED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS. AVOID SCALING FROM DRAWINGS. ALL DIMENSIONS TO FACE OF CWB OR CENTERLINE OF WALL UNLESS OTHERWISE NOTED.

CONTRACTOR TO PROVIDE ARCHITECT AND BUILDING DEPARTMENT WITH SHOP DRAWINGS AND SAMPLES AS SPECIFIED IN THE DRAWINGS.

ALL WORK TO BE EXECUTED IN A WORKMAN LIKE MANNER TO APPLICABLE TRADE AND INDUSTRY STANDARDS.

ENERGY CODE.
THE DWELLING SHALL SCORE 3.5 CREDITS FOR A MEDIUM SIZED DWELLING UNIT. PLEASE SEE THE PRESCRIPTIVE ENERGY CODE COMPLIANCE FORM TABLE R406.2 FOR CREDITS BEING SOUGHT.

PROVIDE SEALANT AND OR WEATHER STRIPPING AROUND ALL WINDOWS, DOORS AND ANY PENETRATIONS OF THE BUILDING EXTERIOR ENVELOPE. FILL ALL VOIDS WITH FIBERGLASS BATT OR FOAM INSULATION.

PIPING INSTALLED TO SERVICE THE BUILDING AND WITHIN THE BUILDING SHALL BE THERMALLY INSULATED IN ACCORDANCE WITH THE CURRENT WASHINGTON STATE ENERGY CODE.

WINDOWS SHALL BE CONSTRUCTED FROM WOOD, VINYL OR ALUMINUM. GLAZING SHALL BE INSULATING LOW-E GLASS W/ ARGON. FACTORY BUILT WINDOWS SHALL BE RATED AND TESTED BY THE ASTM STANDARD E-283-73 LISTING AIR LEAKAGE RATES. VERTICAL GLAZING U-VALUES TO BE U=0.28 OR BETTER PER TEST PROCEDURES. SKYLIGHTS U-VALUE TO BE U=.50.

EXTERIOR UNGLAZED DOORS SHALL BE 1 3/4" X WIDTH DIMENSION ON DRAWINGS, WOOD CONSTRUCTION. EXTERIOR UNGLAZED DOORS TO BE U=0.37 OR BETTER. GLAZING IN EXTERIOR DOORS SHALL BE INSULATED, 1/2" AIRSPACE TEMPERED LOW-E GLASS (E=0.10) W/ ARGON SET IN 1 3/4" WOOD CONSTRUCTION, U-VALUE OF U=0.39 OR BETTER PER TEST PROCEDURES.

AN APPROVED VAPOR BARRIER SHALL BE INSTALLED AT ALL ROOF DECKS, ENCLOSED RAFTER SPACES, ATTICS, AND EXTERIOR WALLS EXCEPT BELOW GRADE.

VENT ROOF STRUCTURE, DECK JOISTS AND DECK RAILING AS SHOWN ON DRAWINGS OR WITH APPROVED VENTS, PER CODE, PROVIDING CLEAR VENTILATION OF 1:150 MIN.

PROVIDE THERMAL INSULATION PER WASHINGTON STATE ENERGY CODES TABLE R402.1.1 AS FOLLOWS:
EXTERIOR WALLS: R-21 INT. W/ R-10 INSULATION FOR HEADERS
INTERIOR WALLS BELOW GRADE: R-21
CEILING-R-49 FULL-DEPTH INSULATION, SINGLE RAFTER OR JOIST-VAULTED-R-38
FLOOR R-30 OVER CRAWL SPACE OR EXPOSED TO AMBIENT AIR CONDITION, OR WALL EXTERIOR BELOW GRADE 10/15/21 INT + TB
SLAB ON GRADE R-10 PERIMETER AND UNDER ENTIRE SLAB W/ R-5 THERMAL BREAK BETWEEN SLAB AND WALL

NOTE: ALL JOINTS BETWEEN BATTS TO BE SEALED W/ DUCT TAPE OR OTHER APPROVED MATERIAL.
SHOWERHEADS AND KITCHEN FAUCETS SHALL NOT EXCEED 1.75 GPM WATER DISCHARGE. ALL OTHER LAVATORY FAUCETS SHALL BE RATED AT 1.0 GPM. TANK TYPE TOILETS 1.6 GPM/FLOW MAX.

BATHROOMS, DRYERS AND KITCHEN FANS SHALL VENT THROUGH PROTECTED JOIST CHASE OR EXTERIOR SHAFT TO BUILDING EXTERIOR.

STAIRWAYS AND CORRIDORS.
HANDRAILS TO BE PROVIDED AT ALL STAIRWAYS. HANDRAILS TO BE LOCATED 34" TO 38" ABOVE THE FINISHED TREAD. HAND RAILS TO RUN CONTINUOUS AND ENDS TO TERMINATE AGAINST WALL OR RETURN TO A POST OR NEWEL.
HANDRAIL TO BE ONE SIDE ONLY IN RESIDENTIAL APPLICATION. (OPEN STAIRS DO REQUIRE GUARD RAIL PROTECTION.)
HANDRAIL GRIP-SIZE: TYPE 1 - 1-1/4" OUTSIDE DIAMETER AND NOT GREAT THAN 2"
TYPE 2 - PERIMETER GREATER THAN 6-1/4" W/ GRASPABLE FINGER RECESS AREA ON BOTH SIDES.
STAIRWAYS TO MAINTAIN A MINIMUM OF 6'-8" CLEAR HEADROOM.
ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER-STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2" CWB.
FIRE BLOCK BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN AND BETWEEN THE STUDS ALONG AND IN LINE WITH THE RUN IF THE WALLS UNDER THE STAIRS ARE UN-FINISHED.

PLANNING REQUIREMENTS.
EGRESS WINDOWS SHALL BE PROVIDED IN EVERY SLEEPING ROOM. THE WINDOW TO BE OPERABLE FROM THE INSIDE TO PROVIDE A FULL CLEAR OPENING WITHOUT THE USE OF SEPARATE TOOLS. THE WINDOW TO HAVE A MIN. CLEAR OPENING OF 5.7 SQ. FT. THE MIN. NET CLEAR OPENABLE HEIGHT TO BE 24" AND THE MINIMUM NET CLEAR OPENABLE WIDTH 20". THE MINIMUM FINISHED SILL HEIGHT SHALL NOT EXCEED 44" AFF. HARD WIRED SMOKE DETECTORS ARE TO BE INSTALLED IN EACH SLEEPING ROOM, AND AT A POINT CENTRALLY LOCATED IN THE CORRIDOR PROVIDING ACCESS TO EACH SEPARATE SLEEPING AREA. A SMOKE DETECTOR IS TO BE INSTALLED ON EACH STORY OF THE DWELLING UNIT AND IN ANY BASEMENT. IF A STORY OR BASEMENT IS SPLIT INTO TWO OR MORE LEVELS, THE SMOKE DETECTOR IS TO BE INSTALLED IN THE UPPER LEVEL. PROVIDE A DETECTOR ON EACH LEVEL WHEN THE LOWER LEVEL CONTAINS A SLEEPING AREA. SMOKE DETECTORS TO SOUND AN AUDIBLE ALARM IN ALL SLEEPING AREAS OF THE DWELLING UNIT.

HINGED SHOWER DOORS ARE TO OPEN OUTWARD.

PROVIDE GUARDRAILS A MINIMUM OF 36" HIGH WITH INTERMEDIATE MEMBERS LOCATED SUCH THAT A 4" SPHERE CANNOT PASS THROUGH ANY OPENING. THIS APPLIES TO ALL DECKS, PORCHES, AND BALCONIES MORE THAN 30" ABOVE FINISHED GRADE.
ALL HABITABLE ROOMS SHALL HAVE AN AGGREGATE GLAZING AREA OF NOT LESS THAN 8 PERCENT OF THE FLOOR AREA OF THE ROOM.

SAFETY GLAZING TO BE PROVIDED IN THE FOLLOWING LOCATIONS:
1. INGRESS AND EGRESS DOORS.
2. IN FIXED AND OPERABLE PANELS OF SWINGING, SLIDING, AND BIFOLD DOORS
3. IN STORM DOORS.
4. IN ALL UNFRAMED SWINGING DOORS.
5. IN DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS AND SHOWERS. GLAZING IN ANY PORTION OF A BUILDING WALL ENCLOSED THESE COMPARTMENTS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" ABOVE A STANDING SURFACE AND DRAIN INLET.
6. IN FIXED OR OPERABLE PANELS ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF GLAZING IS WITHIN A 24" ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" ABOVE THE WALKING SURFACE, UNLESS THERE IS AN INTERVENING WALL OR PERMANENT BARRIER BETWEEN THE DOOR AND GLAZING.
7. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE UNIT OTHER THAN THOSE ITEMS 5 AND 6 ABOVE, THAT MEETS THE FOLLOWING:
A. EXPOSED AREAS OF AN INDIVIDUAL PANEL GREATER THAN 9 SQ. FT.
B. EXPOSED BOTTOM EDGES LESS THAN 18" ABOVE THE FINISHED FLOOR.
C. EXPOSED TOP EDGES GREATER THAN 36" ABOVE THE FLOOR.
D. ONE OR MORE WALKING SURFACES WITHIN 36" HORIZONTALLY OF THE PANE OF GLASS.
GENERAL EXCEPTION: SAFETY GLASS IS NOT REQUIRED IF THERE IS A PROTECTIVE BAR INSTALLED ON THE ACCESSIBLE SIDES OF THE GLAZING 34" TO 38" ABOVE THE FINISHED FLOOR.
8. GLAZING IN RAILINGS REGARDLESS OF AREA OR HEIGHT ABOVE THE WALKING SURFACE INCLUDING STRUCTURAL GLASS PANELS AND NON STRUCTURAL IN FILL PANELS.

VENTILATION AND INDOOR AIR QUALITY CODE:

EACH DWELLING UNIT SHALL BE EQUIPPED WITH SOURCE SPECIFIC AND WHOLE HOUSE VENTILATION SYSTEMS. PROVIDE FAN AND DUCTWORK SIZED TO MEET VENTILATION REQUIREMENTS.

SOURCE SPECIFIC EXHAUST VENTILATION SHALL BE REQUIRED IN EACH KITCHEN, BATHROOM AND LAUNDRY FACILITY. W/ A MIN. FAN FLOW RATE OF 50 CFM FOR BATHROOMS AND LAUNDRIES, 100 CFM FOR KITCHENS.

EACH DWELLING UNIT SHALL BE EQUIPPED WITH A WHOLE HOUSE VENTILATION SYSTEM CAPABLE OF PROVIDING AT LEAST 0.35 AIR CHANGES PER HOUR. BUT NOT LESS THAN 15 CFM PER BEDROOM PLUS AN ADDITIONAL 15 CFM. SYSTEMS SHALL BE DESIGNED TO LIMIT VENTILATION TO A LEVEL NO GREATER THAN 0.05 AIR CHANGES PER HOUR UNDER NORMAL OPERATION CONDITIONS. SYSTEMS SHALL SUPPLY OUTSIDE AIR TO ALL HABITABLE ROOMS THROUGH INDIVIDUAL AIR INLETS OR EQUIVALENT MEANS. EXHAUST FANS SHALL HAVE A FLOW RATE AS SPECIFIC IN TABLE 1507.3.3(1).

ALL VENTILATION SYSTEMS CONTROLS SHALL BE READILY ACCESSIBLE/SOURCE SPECIFIC SYSTEMS SHALL BE CONTROLLED BY MANUAL SWITCHES, HUMISTATS, TIMERS OR OTHER APPROVED MEANS. INTERMEDIATELY OPERATED WHOLE HOUSE VENTILATION SYSTEMS SHALL HAVE THE CAPABILITY FOR CONTINUOUS OPERATION, AND SHALL HAVE A MANUAL TIMER AND AN AUTOMATIC CONTROL, SUCH AS A CLOCK TIMER.

WHOLE HOUSE FANS LOCATED FOUR FEET OR LESS FROM INTERIOR GRILL SHALL HAVE A SONIC RATION OF .15 OR LESS MEASURED AT 0.1 INCHES WATER GAUGE.

ALL DUCTS SHALL TERMINATE OUTSIDE THE BUILDING. EXHAUST DUCTS SHALL BE EQUIPPED WITH BACK-DRAFT DAMPERS. EXHAUST DUCTS IN UNCONDITIONED SPACES SHALL BE INSULATED TO A MIN OF R-4.

OUTSIDE OUTLETS SHALL BE SCREENED OR OTHERWISE PROTECTED AND LOCATED PER WASH. STATE VENT. AND I.A.O. CODE. SEC. 302.6.1. INDIVIDUAL ROOM OUTSIDE AIR INLETS SHALL HAVE A CONTROLLABLE AND SECURE OPENING AND BE CAPABLE OF A TOTAL OPENING AREA NOT LESS THAN FOUR SQUARE INCHES.

A THREE MONTH ETCHED TRACK RADON MONITOR, INSTALLATION INSTRUCTIONS, AND RADON INFORMATION SHEETS SHALL BE PROVIDED BY THE BUILDING DEPARTMENT AT THE FINAL INSPECTION.

ALL CRAWL SPACES SHALL BE VENTILATED AS SPECIFIED IN SECTION R408.

STRUCTURAL PANEL COMPONENTS OF THE STRUCTURE SUCH AS SOFT WOOD PLYWOOD, PARTICLE BOARD, WAFFER BOARD, AND ORIENTED STRAND BOARD SHALL BE IDENTIFIED AS "EXPOSURE 1, "EXTERIOR" OR "HUD APPROVED"

PLUMBING AND MECHANICAL:
PROTECTION FROM FREEZING: NO WATER, SOIL OR WASTE PIPE SHALL BE INSTALLED OR PERMITTED OUTSIDE OR IN AN UNINSULATED AREA UNLESS ADEQUATELY PROTECTED FROM FREEZING. HOSE BIBS AND LAWN HYDRANTS SHALL BE PROTECTED BY AN APPROVED NON-REMOVABLE TYPE BACK FLOW PREVENTION DEVICE. A VACUUM BREAKER OF NO LESS THAN 6 INCHES IS REQUIRED.
EXHAUST DUCTS SHALL BE OF SMOOTHBORE, NON-COMBUSTIBLE MATERIALS AND SHALL BE VENTED TO THE EXTERIOR OF THE BUILDING. APPROVED FLEX CONNECTORS SHALL NOT EXCEED 6' IN LENGTH.
FURNACE SHALL COMPLY WITH ALL THE WA STATE ENERGY CODE MINIMUMS TO RECEIVE THE REQUIRED CREDITS. FURNACES SUPPORTED ON THE GROUND SHALL REST ON A CONCRETE SLAB PROJECTING 3" MIN ABOVE THE ADJOINING GRADE.
VENTILATION DUCTS FOR DOMESTIC CLOTHES DRYERS SHALL BE METAL WITH SMOOTH INTERIORS AND PROVIDED WITH BACK-DRAFT DAMPER. TRANSITION DUCTS SHALL BE A MAX. OF 8' IN LENGTH. THEY MAY NOT BE CONCEALED IN CONSTRUCTION. RANGE HOOD DUCT SHALL BE METAL WITH SMOOTH INTERIOR, AND EXHAUST TO THE OUTSIDE WITH BACK-DRAFT DAMPER.
DISHWASHERS SHALL BE LISTED AND INSTALLED WITH AIR GAP.
PROVIDE ACCESS TO HOT WATER TANK LARGE ENOUGH TO REMOVE FOR REPAIR OR REPLACEMENT.
WATER CLOSETS SHALL BE IN A CLEAR SPACE NOT LESS THAN 30" IN WIDTH AND HAVE A CLEAR FLOOR SPACE IN FRONT OF NOT LESS THAN 21". NO WATER CLOSET OR BIDET SHALL BE SET CLOSER THAN FIFTEEN INCHES FROM ITS CENTER TO ANY SIDE WALL OR OBSTRUCTION. NO CLOSER THAN 30 INCHES CENTER TO CENTER TO ANY SIMILAR FIXTURE.
BATHTUB AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS W/ INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR.
HOT TUBS/SPAS SHALL BE LISTED BY A RECOGNIZED THIRD PARTY AGENCY AND SHALL BE INSTALLED IN ACCORDANCE WITH THE LISTING SET UP INSTRUCTIONS. PLUMBING AND/OR MECHANICAL PERMITS ARE USUALLY REQUIRED.
HOT WATER HEATERS SHALL BE PROVIDED WITH A PRESSURE RELIEF VALVE AND DRAIN AT MINIMUM THE SIZE OF THE VALVE INLET. THE DRAIN SHALL BE RUN HORIZONTALLY AND DOWN, NEVER UP FROM THE POINT OF DISCHARGE AND TERMINATE NOT MORE THAN 2" NOR LESS THAN 6" ABOVE THE GROUND OUTSIDE THE BUILDING POINTING DOWN. THE UNIT SHALL COMPLY WITH ALL THE WA STATE ENERGY CODE MINIMUMS. TO RECEIVE THE REQUIRED CREDITS.
P-TRAPS SHALL BE 2" MINIMUM FOR SHOWERS AND CLOTHES WASHERS.
WASTE LINES SHALL BE 3" MINIMUM FOR TOILETS, 2" FOR SHOWERS, KITCHEN SINKS, CLOTHES WASHERS, AND COMMERCIAL SINKS.
METAL DUCTS SHALL NOT BE INSTALLED IN OR WITHIN 4" OF THE GROUND. METAL DUCTS WHICH ARE INSTALLED IN OR UNDER CONCRETE SHALL BE INCASED IN AT LEAST 2" OF CONCRETE. ALL DUCTS SHALL MEET INSULATION REQUIREMENTS OF THE WASHINGTON STATE ENERGY CODE PRIOR TO CONCRETE PLACEMENT.
GARAGES:
FLOOR SURFACES WHERE MOTOR VEHICLES ARE STORED OR OPERATED SHALL BE OF APPROVED NONCOMBUSTIBLE MATERIALS.
EXTERIOR WALL COVERINGS
ALL WEATHER EXPOSED WALLS SHALL HAVE A WEATHER RESISTIVE WRAP TO PROTECT THE INTERIOR WALL COVERING.
FIREPLACES:
ALL FREE STANDING AND FACTORY BUILT WOOD BURNING STOVES/COOK STOVES SHALL BE INSTALLED ACCORDING TO THEIR LISTING INSTRUCTIONS. APPLIANCES REQUIRED PER SEC UMC. WHEN NO SUCH INSTRUCTIONS ARE AVAILABLE. FIREPLACES SHALL BE INSTALLED PER CHAPTER 10 OF THE SEATTLE RESIDENTIAL CODE. OPEN MASONRY FIREPLACES SHALL BE DESIGNED TO MEET THE REQUIREMENTS FOR RUMFORD FIREPLACES. PROVIDE SPARK ARRESTOR CHIMNEY CAP. PROVIDE 100% EXTERIOR MAKE UP AIR.
ALL CHIMNEY OPENINGS SHALL EXTEND A MINIMUM OF 2'-0" ABOVE ANY ROOF PROJECTIONS OR ANY PART OF THE BUILDING WITHIN 10'-0"
ALL METAL SINGLE WALL APPLIANCES PIPE INSTALLED IN RESIDENTIAL OCCUPANCIES SHALL BE LISTED.
SINGLE WALL PIPE SHALL NOT PASS THROUGH AN ATTIC, INSIDE WALL OR CONCEALED SPACE AND SHALL NOT ORIGINATE IN AN UNOCCUPIED ATTIC OR CONCEALED SPACE.
WOOD STOVES SHALL HAVE A SOURCE OF OUTSIDE COMBUSTION AIR.
ALL WOOD STOVES AND PROPANE FIREPLACES SHALL BE INSTALLED IN ACCORDANCE WITH THE WA STATE 2015 ENERGY CODE.

TEAM MEMBERS

CLIENT: ANDREW RUUD
8533 SE 76TH PLACE
MERCER ISLAND, WA 98040
CONTACT: RUUD
PH: 347-967-9632
FAX: ----
EMAIL: andrew.ruud@gmail.com

STRUCTURAL ENGINEER: SLIDE RULE ENGINEERING
227 E ST SE
AUBURN, WA 98002
CONTACT: ANDY HERRICK
PH: 206.380.0732
FAX: ----
EMAIL: alhpe_slidrule@q.com

ARCHITECT: RBA DESIGN, PLLC
2107 ELLIOTT AVE STE 201
SEATTLE, WA 98121
CONTACT: RODNEY BAUCH
PH: 206.623.9125
FAX: 206.623.0883
EMAIL: rodneyb@rbadesign.com

CONTRACTOR: TBD

CONTACT: PH: FAX: EMAIL:

SCOPE OF WORK

DEMOLITION OF EXISTING HOME AND HARDSCAPE. NEW CONSTRUCTION OF A SINGLE FAMILY RESIDENCE. THIS WILL INCLUDE EARTHWORK, DRIVEWAY, & ATTACHED GARAGE.

BUILDING DATA

PARCEL NUMBER:	5451200270
JURISDICTION / MUNICIPALITY:	KING COUNTY / MERCER ISLAND
OCCUPANCY:	RR.2.5
NUMBER OF STORIES:	2
SEISMIC ZONE:	3
CLIMATE ZONE:	9A
GROSS FLOOR AREA:	1,881 S.F. (UPPER FLOOR) 1,449 S.F. (MAIN FLOOR) 534 S.F. (GARAGE) 628 S.F. (ADU) 4,492 S.F. (TOTAL GROSS FLOOR AREA)
CODES / ORDINANCES:	2021 INTERNATIONAL RESIDUAL CODE (IRC) 2021 INTERNATIONAL RESIDENTIAL CODE (IRC) 2021 INTERNATIONAL MECHANICAL CODE (IMC) 2021 INTERNATIONAL FUEL & GAS CODE (IFGC) 2021 UNIFORM PLUMBING CODE (UPC) 2021 INTERNATIONAL FIRE CODE (IFC) 2021 EXISTING BUILDING CODE WA CITIES ELECTRICAL CODE WA STATE ENERGY CODE
CONSTRUCTION TYPE:	TYPE V-B
FULLY SPRINKLERED:	YES

LEGAL DESCRIPTION

(FROM STATUTORY WARRANTY DEED RECORDING NO. 20131112000919 IN KING COUNTY, WASHINGTON.) LOT 27, MERCER ISLAND ESTATES NO. 1, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 83 OF PLATS, PAGES 50 AND 51, RECORDS OF KING COUNTY, WASHINGTON.

ELECTRICAL/MECH./PLUMBING

- MECHANICAL, ELECTRICAL PLUMBING BIDDER DESIGN UNDER SEPARATE PERMIT. CONTRACTORS TO SUBMIT PLANS TO ARCHITECT FOR APPROVAL PRIOR TO CONSTRUCTION.
- MECHANICAL & ELECTRICAL CONTRACTORS SHALL BE RESPONSIBLE TO MAINTAIN COMPLIANCE WITH APPLICABLE CODES & STANDARDS, AND OBTAIN ALL NECESSARY PERMITS AND APPROVALS.
- DEVIATIONS FROM DIMENSIONED LOCATIONS MUST BE APPROVED BY THE ARCHITECT.

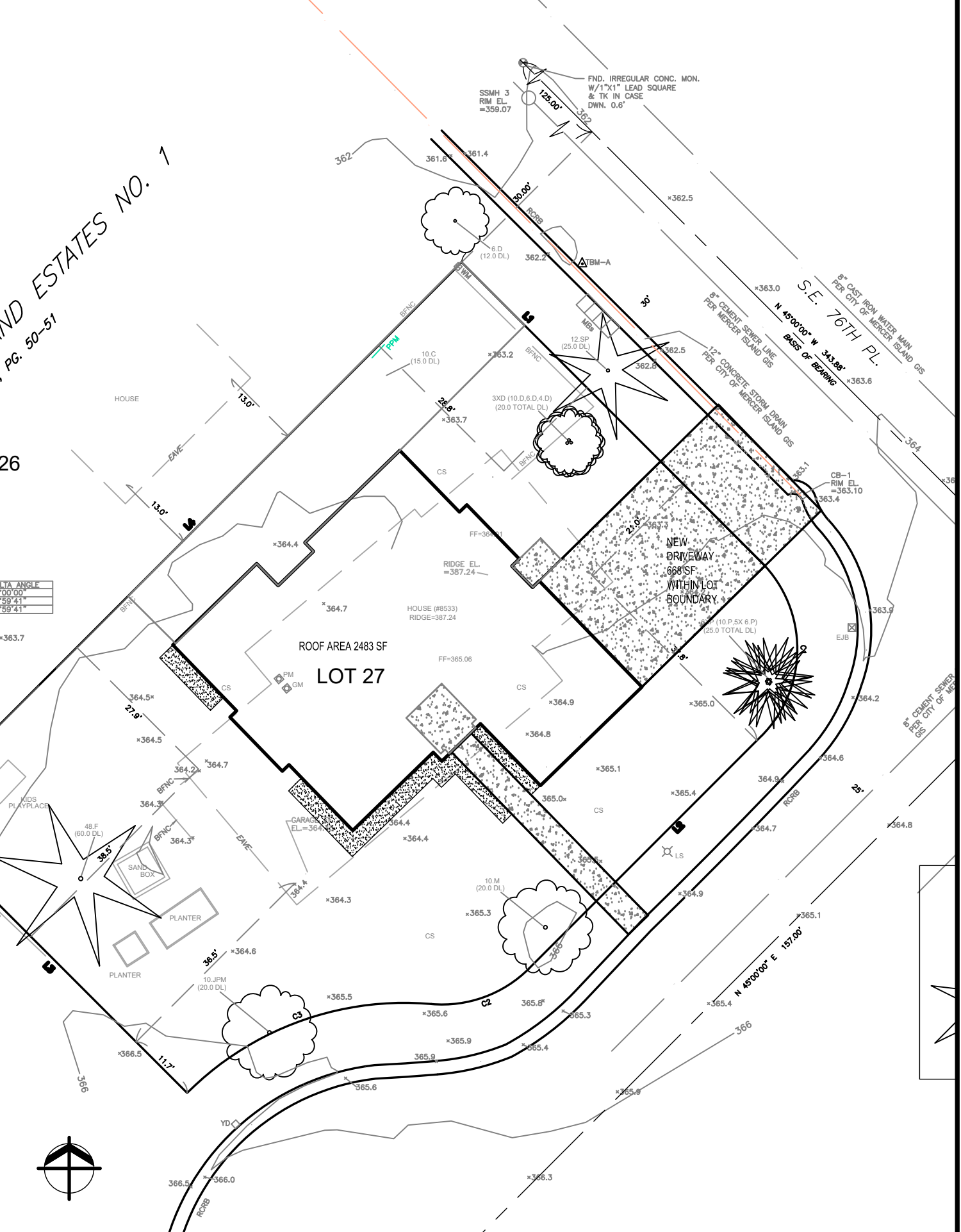
FIRE AND LIFE SAFETY

- PROVIDE FIRE PROTECTIONS AT ALL PENETRATIONS OF FIRE RATED ELEMENTS AS REQUIRED BY CODE. THROUGH-WALL PENETRATION FIRESTOP DEVICES SHALL MEET OR EXCEED ANS/AUL 1479 AND ASTM E814, AND FOLLOW THE REQUIREMENTS OF SECTIONS 711 & 712 OF THE 2015 I.B.C. APPROVED OR EQUAL TO CP25WBT BY 3M OR HILTI FS601 AND FS605.
- PROVIDE MONITORED SMOKE AND CARBON-MONOXIDE DETECTORS.
- PROVIDE FIRE SPRINKLERS AND DRAIN AS REQUIRED BY CODE.
- SPRINKLER DRAWINGS TO BE SUBMITTED UNDER SEPARATE PERMIT

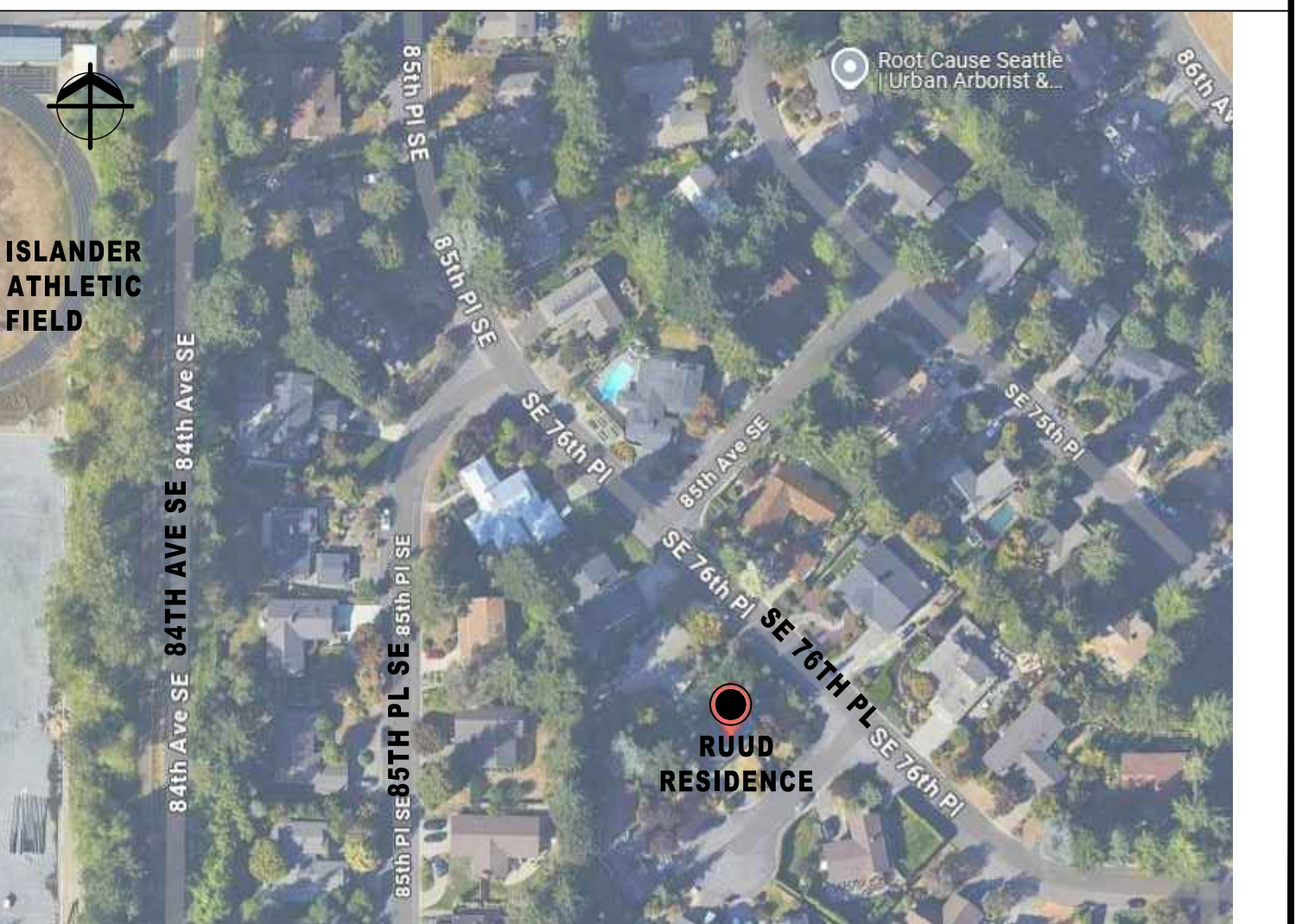
TABLE OF CONTENTS

ARCHITECTURAL		ARCHITECTURAL CONTINUED	
CS-1.0	COVERSHEET	A-4.0	DETAILS
A-0.1	DEMO SITE PLAN	A-4.1	DETAILS
1	TREE RETENTION/REPLANT PLAN	A-4.2	DETAILS
A-0.2	SITE PLAN		
A-0.3	SITE SURVEY		
A-0.4	GROSS FLOOR AREA		
A-1.1	ROOF PLAN		
A-1.2	GROUND FLOOR PLAN		
A-1.3	2ND FLOOR PLAN		
A-2.0	ELEVATIONS		
A-2.1	ELEVATIONS		
A-2.2	ELEVATIONS INTERIOR		
A-2.3	ELEVATIONS INTERIOR		
A-2.4	ELEVATIONS INTERIOR		
A-2.5	ELEVATIONS INTERIOR		
A-2.6	ABC CALCS		
A-3.0	SECTIONS		
A-3.1	SECTIONS		
A-3.2	WALL SECTIONS		
		STRUCTURAL	
		S2.1	MAIN FLOOR FOUNDATION & FRAMING PLAN W/ DETAILS
		S2.2	UPPER FLOOR FRAMING & DETAILS
		S2.3	ROOF FRAMING & DETAILS

SITE MAP SCALE: 1"=20'-0"



VICINITY MAP NOT TO SCALE



RUUD RESIDENCE
8533 SE 76TH PLACE
MERCER ISLAND, WA 98040

06537 REGISTERED ARCHITECT
Rodney A. Bauch
RODNEY A. BAUCH
STATE OF WASHINGTON

Revision	Date	Description
02/19/2025	02/19/2025	PRICING SET
04/11/2025	04/11/2025	PERMIT SET

Scale AS INDICATED

Job Number	24-347.01	Date	04/11/2025
Drawn	RBA	Checked	RBA

COVER SHEET

CS-1.0

RUUD RESIDENCE
8533 SE 76TH PLACE
MERCER ISLAND, WA 98040

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RODNEY A. BAUCH
STATE OF WASHINGTON

Revision	Date	Description
	02/19/2025	PRICING SET
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Scale AS INDICATED

Job Number	24-347.01	Date	04/11/2025
Drawn	RBA	Checked	RBA

DEMO SITE PLAN
A-0.1

MERIDIAN ASSUMED
CONTOUR INTERVAL = 2'

LEGEND

BFNC	FOUND CONC MON AS DESCRIBED	CONIFER TREE	
CB	BOARD FENCE	DECIDUOUS TREE	
CLFNC	CATCH BASIN	C	CEDAR
CS	CHAIN LINK FENCE	D	DECIDUOUS
EJB	ELECTRICAL JUNCTION BOX	DL	DRIP LINE
LS	LIGHT STANDARD	JPM	JAPANESE MAPLE
MB	MAIL BOX	M	MAPLE
PM	POWER METER	MD	MADRONA
PPM	POWER PAINT MARK	P	PINE
RCRB	ROLLED CURB	SP	SPRUCE
SSMH	SANITARY SEWER MANHOLE		
TBM	TEMPORARY BENCH MARK		
YD	YARD DRAIN		

	DECK		CONCRETE		GRAVEL
	PAVERS		SANITARY SEWER LINE		STORM DRAIN LINE
			WATER LINE		

CALCULATIONS

EXISTING HARDSCAPE CALCULATIONS

UNCOVERED DECKS	=0 SF
UNCOVERED PATIOS	=663 SF
WALKWAYS	=473 SF
TOTAL EXISTING HARDSCAPE AREA	=1,136 SF
TOTAL EXISTING HARDSCAPE AREA REMOVED	=1,136 SF

LEGAL DESCRIPTION
(FROM STATUTORY WARRANTY DEED RECORDING NO. 2013112000919 IN KING COUNTY, WASHINGTON.)
LOT 27, MERCER ISLAND ESTATES NO. 1, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 83 OF PLATS, PAGES 50 AND 51, RECORDS OF KING COUNTY, WASHINGTON.

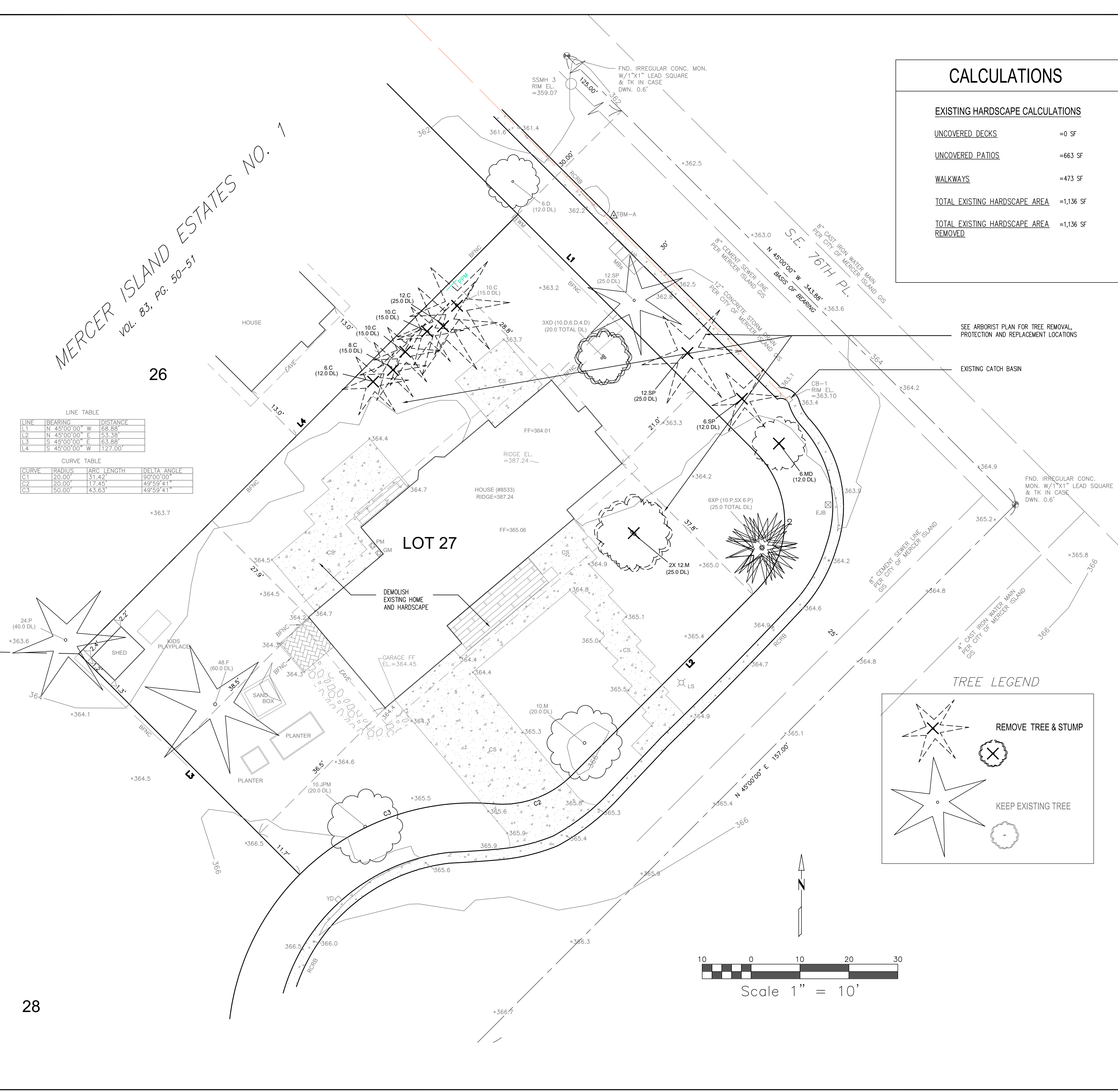
DATUM
NAVD 88

BENCHMARKS
ORIGINAL BM: WASHINGTON STATE DEPT. OF TRANSPORTATION DESIGNATION: ROANOKE MONUMENT ID: 6477
FND: WSDOT BRASS DISC STAMPED "WSDOT SURVEY MON 2005 ROANOKE" SET ON BRIDGE OVER PARK ON 72ND AVE SE. ELEV. = 135.67
TBM - A: SET MAG NAIL WEST EDGE OF PAVEMENT ELEV. = 362.07 FEET

- GENERAL NOTES**
1. THE INFORMATION DEPICTED ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE ON THE DATE INDICATED AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONDITION EXISTING AT THAT TIME.
 2. UNDERGROUND UTILITIES WERE LOCATED BASED ON THE SURFACE EVIDENCE OF UTILITIES (I.E. PAINT MARKS, SAW CUTS IN PAVEMENT, COVERS, LIDS ETC.) THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION, ELEVATION AND SIZE OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.
 3. TREE SIZES WERE LOCATED & SPECIES DETERMINED TO THE BEST OF OUR ABILITY. HOWEVER, TREE SURVEYORS DOES NOT WARRANT THE ACCURACY OF SIZE & SPECIES SHOWN HEREON. ANY TREES CONSIDERED TO BE CRITICAL SHOULD BE VERIFIED BY A TRAINED ARBORIST.
 4. THIS MAP DOES NOT PURPORT TO SHOW EASEMENTS OF RECORD, IF ANY.
 5. NO PROPERTY CORNERS WERE SET IN CONJUNCTION WITH THIS SURVEY.
 6. THE BOUNDARY FOR THIS SURVEY WAS COMPUTED USING PLAT OF MERCER ISLAND ESTATES NO. 1 IN VOL. 83 OF PLATS, PAGES 50 & 51, IN KING COUNTY, WASHINGTON.
 7. THE PURPOSE OF THIS TOPOGRAPHY SURVEY IS TO AID IN THE DESIGN ON THIS SITE.
 8. THE CONTOURS SHOWN ARE FROM DIRECT FIELD OBSERVATIONS TO A VERTICAL AND HORIZONTAL POSITIONAL ACCURACY OF ONE-HALF OF THE STATED CONTOUR INTERVAL.
 9. UTILITIES SHOWN HEREON FROM FIELD MEASUREMENTS OF SURFACE EVIDENCE, WATER LINE AND SEWER LINE INFORMATION WAS TAKEN FROM CITY OF MERCER ISLAND GIS PORTAL. (10/24)

EQUIPMENT & PROCEDURES
FIELD SURVEY CONDUCTED USING A COMBINATION OF GPS USING A REFERENCE NETWORK AND A 5" ELECTRONIC TOTAL STATION WAS USED FOR THIS FIELD TRAVERSE SURVEY.
SURVEY PROCEDURES MEET OR EXCEED STATE STANDARDS AS SPECIFIED BY W.A.C. 332-130 WITH REGARD TO LINEAR AND ANGULAR CLOSURES.
ALL MEASURING INSTRUMENTS FOR THIS SURVEY HAVE BEEN MAINTAINED ACCORDING TO MANUFACTURES SPECIFICATIONS.

PARCEL NUMBER: 5451200270
SITE ADDRESS: 8533 SE 76TH PL. MERCER ISLAND WA 98040
MERCER ISLAND WA 98040
SW1/4, SW1/4, SEC. 30, T. 24 N., R. 5 E., W.M.
CITY OF MERCER ISLAND, WASHINGTON



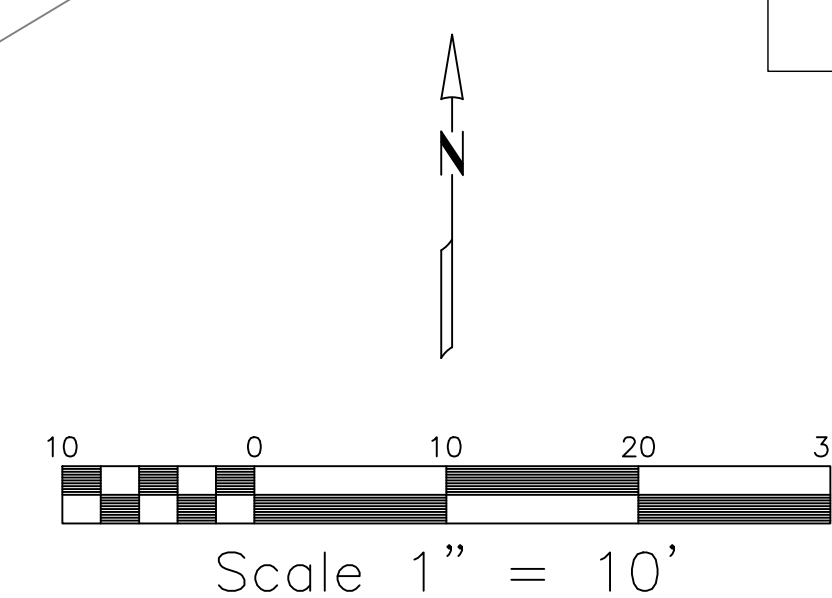
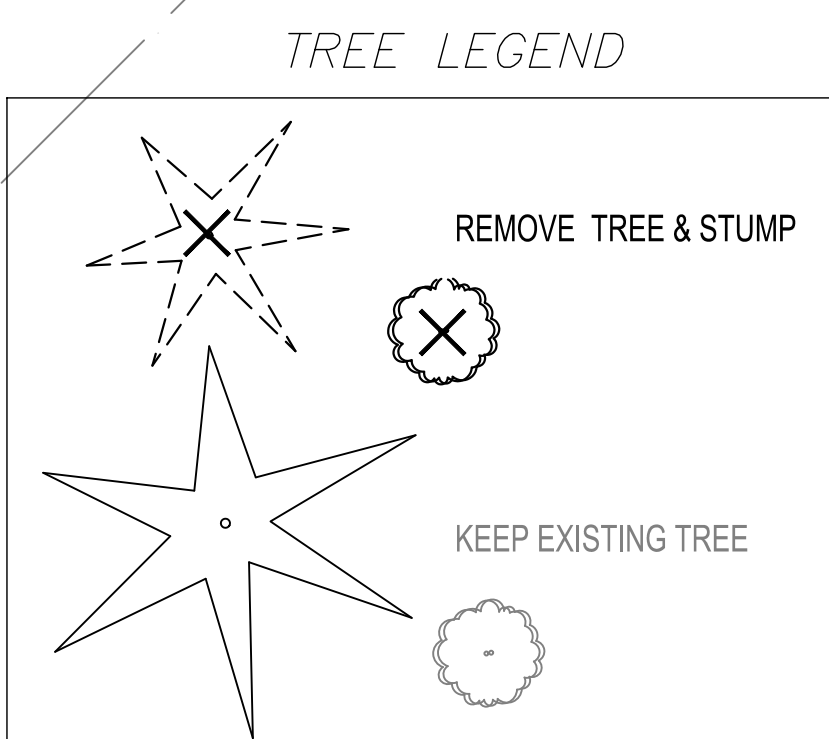
MERCER ISLAND ESTATES NO. 1
VOL. 83, PG. 50-51

LINE TABLE

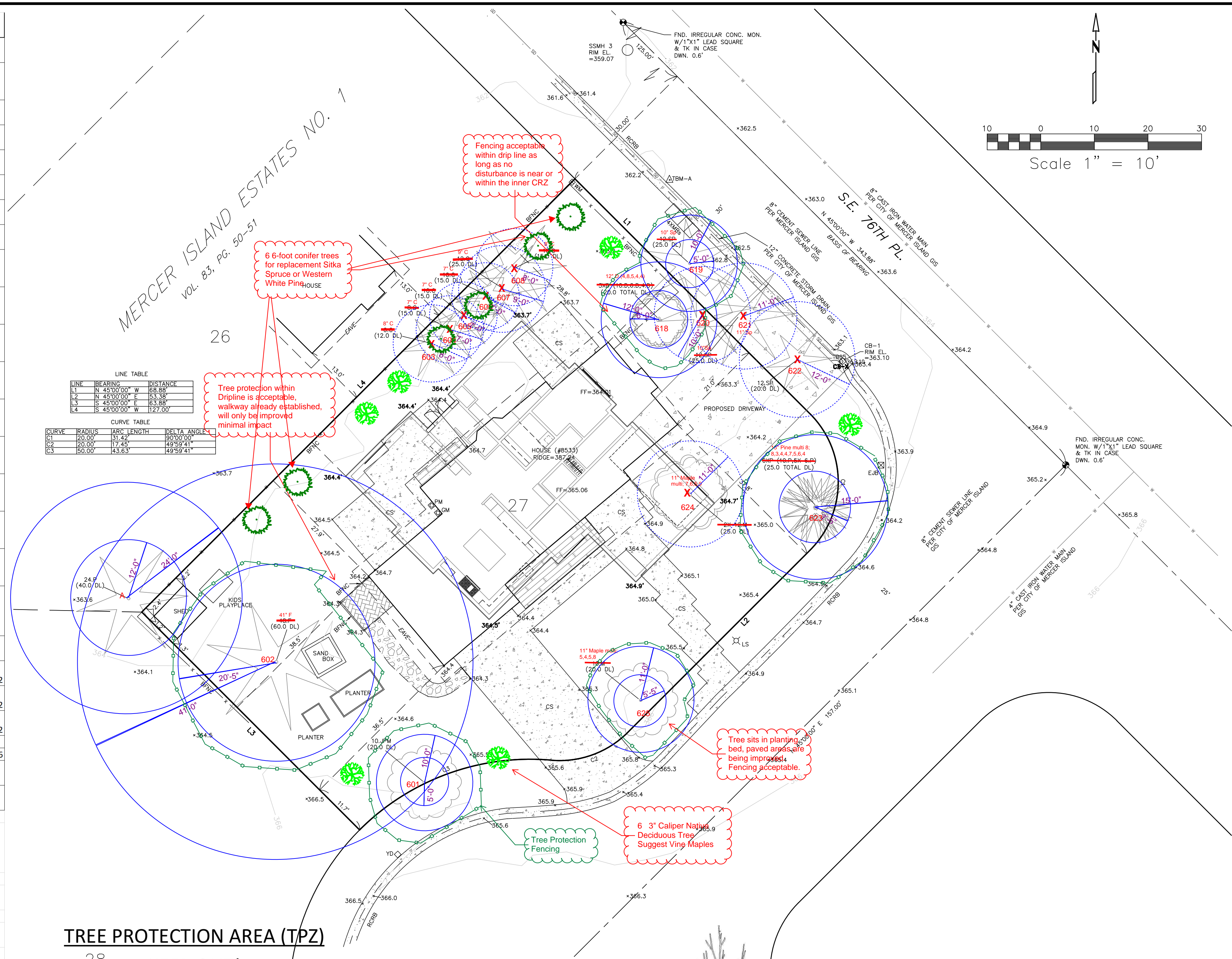
LINE	BEARING	DISTANCE
L1	N 45°00'00" W	68.88'
L2	N 45°00'00" E	53.38'
L3	S 45°00'00" E	63.89'
L4	S 45°00'00" W	127.00'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE
C1	20.00'	31.42'	90°00'00"
C2	20.00'	17.45'	49°59'41"
C3	50.00'	43.63'	49°59'41"



Tree Tag	Botanical	Common	Tree Condition	Exact DBH	# of Trunks	Notes	Tree Designation	Retain/Remove	Replace
601	Acer palmatum	Japanese Maple	Good	10	5	Great condition, vine, maple front yard.	Large Regulated Tree	Retain	
602	Pseudotsuga menziesii	Douglas Fir	Good	41	1	Overall, good condition tree, some elongated branches coning. Tree protection will be needed.	Exceptional	Retain	
603	Cupressocyparis leylandii	Leyland Cypress	poor	8	1	Hedge tree, overly topped and raised, minimal canopy on tree.	Not Regulated	Remove	
604	Cupressocyparis leylandii	Leyland Cypress	poor	7	1	Hedge tree, overly topped and raised, minimal canopy on tree.	Not Regulated	Remove	
605	Cupressocyparis leylandii	Leyland Cypress	poor	7	1	Hedge tree, overly topped and raised, minimal canopy on tree.	Not Regulated	Remove	
606	Cupressocyparis leylandii	Leyland Cypress	poor	7	1	Hedge tree, overly topped and raised, minimal canopy on tree.	Not Regulated	Remove	
607	Cupressocyparis leylandii	Leyland Cypress	poor	9	1	Hedge tree, overly topped and raised, minimal canopy on tree.	Not Regulated	Remove	
608	Cupressocyparis leylandii	Leyland Cypress	poor	8	1	Hedge tree, overly topped and raised, minimal canopy on tree.	Not Regulated	Remove	
609	Lagerstroemia speciosa	Crape Myrtle (including hybrids)	Fair	9	4	All of these are in fair to poor condition, not maintained, spindly sparse and dying out.	Non Regulated	Remove	
610	Lagerstroemia indica (and hybrids)	Crape Myrtle (including hybrids)	Poor	7	6	All of these are in fair to poor condition, not maintained, spindly sparse and dying out.	Non Regulated	Remove	
611	Lagerstroemia indica (and hybrids)	Crape Myrtle (including hybrids)	Fair	8	7	All of these are in fair to poor condition, not maintained, spindly sparse and dying out.	Non Regulated	Remove	
612	Lagerstroemia indica (and hybrids)	Crape Myrtle (including hybrids)	Fair	6	8	All of these are in fair to poor condition, not maintained, spindly sparse and dying out.	Non Regulated	Remove	
613	Lagerstroemia indica (and hybrids)	Crape Myrtle (including hybrids)	Fair	5	5	All of these are in fair to poor condition, not maintained, spindly sparse and dying out.	Non Regulated	Remove	
614	Lagerstroemia indica (and hybrids)	Crape Myrtle (including hybrids)	Fair	6	4	All of these are in fair to poor condition, not maintained, spindly sparse and dying out.	Non Regulated	Remove	
615	Lagerstroemia indica (and hybrids)	Crape Myrtle (including hybrids)	Fair	5	4	All of these are in fair to poor condition, not maintained, spindly sparse and dying out.	Non Regulated	Remove	
616	Lagerstroemia indica (and hybrids)	Crape Myrtle (including hybrids)	Dead	8	8	All of these are in fair to poor condition, not maintained, spindly sparse and dying out.	Non Regulated	Remove	
617	Lagerstroemia indica (and hybrids)	Crape Myrtle (including hybrids)	Fair	5	4	All of these are in fair to poor condition, not maintained, spindly sparse and dying out.	Non Regulated	Remove	
618	Lagerstroemia indica (and hybrids)	Crape Myrtle (including hybrids)	Fair	12	5	Larger than others and planted on other side of fence, front side yard vs back. Seasonal pruning will help.	Large Regulated Tree	Retain	
619	Picea pungens f. glauca	Colorado Blue Spruce	Good	10	1	Right of Way Tree near mailboxes	Large Regulated Tree	Retain	
620	Picea pungens f. glauca	Colorado Blue Spruce	Good	10	1	within new build	Large Regulated Tree	remove	2
621	Picea pungens f. glauca	Colorado Blue Spruce	Good	11	1	within new build	Large Regulated Tree	remove	2
622	Picea pungens f. glauca	Colorado Blue Spruce	Good	12	1	within new build	Large Regulated Tree	remove	2
623	Pinus contorta	Shore Pine	Good	15	8	within new build	Exceptional	Retain	
624	Acer palmatum	Japanese Maple	Good	14	4	within new build	Exceptional	remove	6
625	Acer species	Maple Species	Good	11	4	Ornamental front tree, minor issues @ main union, monitor	Large Regulated Tree	Retain	
A	Cedrus deodara	Deodar Cedar	Fair	24	1	Neighbors tree lots of sap, sucker damage, thinning canopy.	Large Regulated Tree	Retain	
			Total Regulated and Exceptional To Remove		11				
			Exceptional Trees To Remove		1				
					7				
			Replacement Trees		12	6 Conifer and 6 Deciduous			
			30% retention required		63% retained				



TREE PROTECTION AREA (TPZ)

28 **KEEP OUT!**

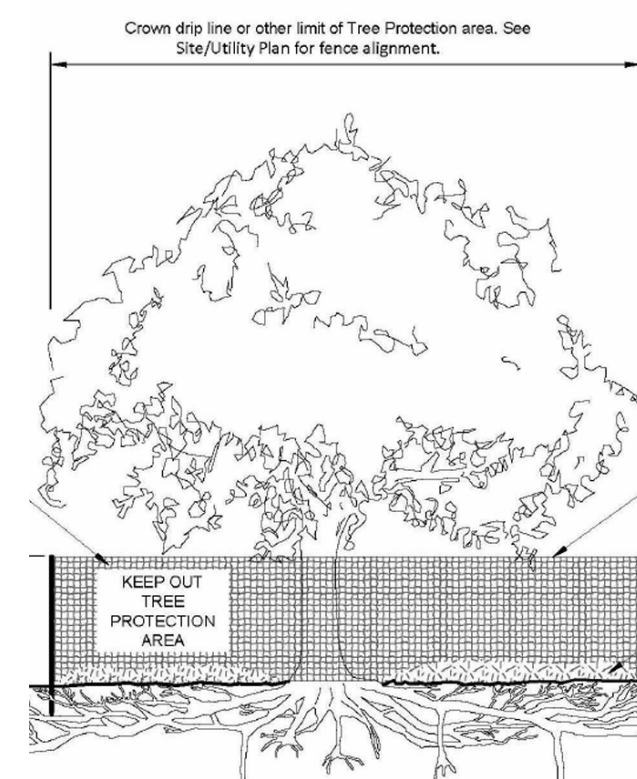
DO NOT REMOVE OR ADJUST THE APPROVED LOCATION OF THIS TREE PROTECTION AREA

Trees enclosed by this fence are protected and are subject to the conditions of the tree permit. Violation of tree conditions may lead to:

1. Correction Notices or Stop Work Orders until compliance is achieved
2. RE Inspection Fees/financial penalties
3. Arborist reports recommending mitigation

Notes

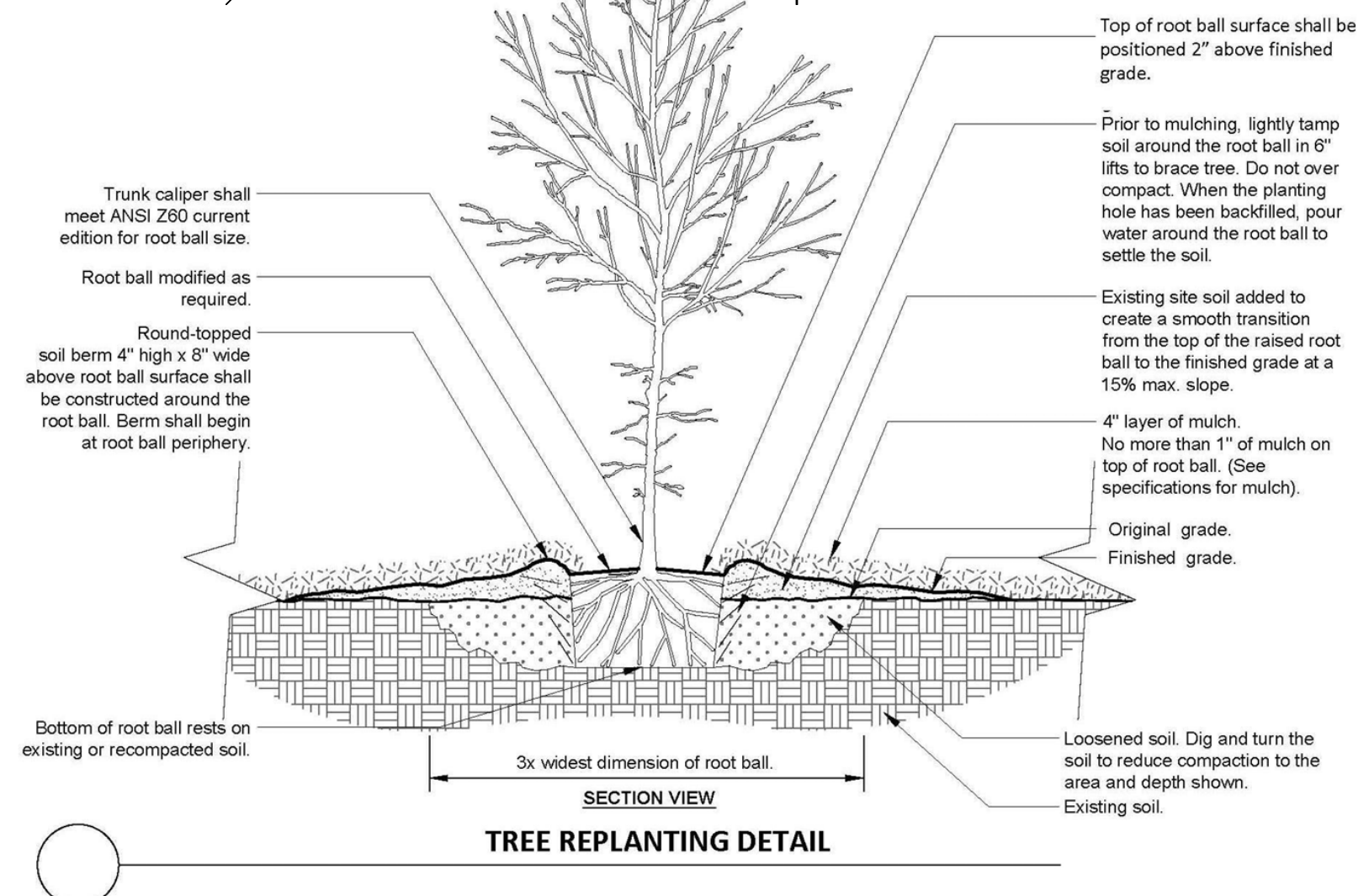
1. No pruning shall be performed unless under the direction of the Project Arborist. Including limbing trees up.
2. No grading, excavation, storage (materials, equipment, vehicles, etc.), or other unpermitted activity shall occur inside the protective fencing.
3. Penalties for damaging by root damage/compaction or removing a saved tree may be a fine up to three times the value of the tree plus restoration (MICC 19.10.160).
4. Any work in approved TPZ must be with the permission of the City Arborist (206) 275-7713, john.kenney@mercergov.org.
5. 5" course woodchips within the tree protection zone, but not against the tree trunk.



Tree protection fence: 6' chain link fence, solidly anchored into the ground, or if authorized High-density polyethylene fencing with 3.5" x 1.5" openings; color orange. Steel posts installed at 8' o.c.

2" x 6" steel posts or approved equal

Maintain existing grade with the tree protection fence unless otherwise indication on the plans



TREE REPLANTING DETAIL

PROJECT 8533 SE 76th PL
Mercer Island, WA 98040

TREE RETENTION/REPLANT PLAN

A & M Tree Service NW, Inc
 Anne Marie Morey
 PN-9302A, ISA Certified Arborist
 and
 Qualified Tree Risk Assessor

CERTIFIED ARBORIST

ISA

PREPARED:
 3/28/2024

SHEET NO.
 1



RUUD RESIDENCE
8533 SE 76TH PLACE
MERCER ISLAND, WA 98040

06537 REGISTERED ARCHITECT
Rodney A. Bauch
RODNEY A. BAUCH
STATE OF WASHINGTON

MERIDIAN
ASSUMED

CONTOUR INTERVAL = 2'

LEGEND

- FOUND CONC MON AS DESCRIBED
- BFNC BOARD FENCE
- CB CATCH BASIN
- CLFNC CHAIN LINK FENCE
- CS CONCRETE SLAB
- EJB ELECTRICAL JUNCTION BOX
- LS LIGHT STANDARD
- MB MAIL BOX
- PM POWER METER
- PPM POWER PAINT MARK
- RCRB ROLLED CURB
- SSMH SANITARY SEWER MANHOLE
- TBM TEMPORARY BENCHMARK
- YD YARD DRAIN
- CONIFER TREE
- DECIDUOUS TREE
- C CEDAR
- D DECIDUOUS
- DL DRIP LINE
- JPM JAPANESE MAPLE
- M MAPLE
- MD MADRONA
- P PINE
- SP SPRUCE
- DECK
- CONCRETE
- GRAVEL
- PAVERS
- SANITARY SEWER LINE
- STORM DRAIN LINE
- WATER LINE

LEGAL DESCRIPTION

(FROM STATUTORY WARRANTY DEED RECORDING NO. 2013112000919 IN KING COUNTY, WASHINGTON.)

LOT 27, MERCER ISLAND ESTATES NO. 1, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 83 OF PLATS, PAGES 50 AND 51, RECORDS OF KING COUNTY, WASHINGTON.

DATUM

NAVD 88

BENCHMARKS

ORIGINAL BM: WASHINGTON STATE DEPT. OF TRANSPORTATION DESIGNATION: ROANOKE
MONUMENT ID: 6477
FND: WSDOT BRASS DISC STAMPED "WSDOT SURVEY MON 2005 ROANOKE" SET ON BRIDGE OVER PARK ON 72ND AVE SE.
ELEV. = 155.67

TBM - A: SET MAG NAIL WEST EDGE OF PAVEMENT
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4. THIS MAP DOES NOT PURPORT TO SHOW EASEMENTS OF RECORD, IF ANY.
5. NO PROPERTY CORNERS WERE SET IN CONJUNCTION WITH THIS SURVEY.
6. THE BOUNDARY FOR THIS SURVEY WAS COMPUTED USING PLAT OF MERCER ISLAND ESTATES NO. 1 IN VOL. 83 OF PLATS, PAGES 50 & 51, IN KING COUNTY, WASHINGTON.
7. THE PURPOSE OF THIS TOPOGRAPHY SURVEY IS TO AID IN THE DESIGN ON THIS SITE.
8. THE CONTOURS SHOWN ARE FROM DIRECT FIELD OBSERVATIONS TO A VERTICAL AND HORIZONTAL POSITIONAL ACCURACY OF ONE-HALF OF THE STATED CONTOUR INTERVAL.
9. UTILITIES SHOWN HEREON FROM FIELD MEASUREMENTS OF SURFACE EVIDENCE. WATER LINE AND SEWER LINE INFORMATION WAS TAKEN FROM CITY OF MERCER ISLAND GIS PORTAL. (10/24)

EQUIPMENT & PROCEDURES

FIELD SURVEY CONDUCTED USING A COMBINATION OF GPS USING A REFERENCE NETWORK AND A 5" ELECTRONIC TOTAL STATION WAS USED FOR THIS FIELD TRAVERSE SURVEY.
SURVEY PROCEDURES MEET OR EXCEED STATE STANDARDS AS SPECIFIED BY W.A.C. 332-130 WITH REGARD TO LINEAR AND ANGULAR CLOSURES.
ALL MEASURING INSTRUMENTS FOR THIS SURVEY HAVE BEEN MAINTAINED ACCORDING TO MANUFACTURERS SPECIFICATIONS.

PARCEL NUMBER: 5451200270

**SITE ADDRESS: 8533 SE 76TH PL. MERCER ISLAND
MERCER ISLAND WA 98040**

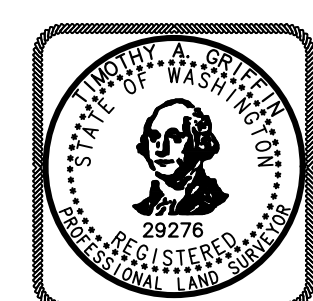
**SW1/4, SW1/4, SEC. 30, T. 24 N., R. 5 E., W.M.
CITY OF MERCER ISLAND, WASHINGTON**

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 45°00'00" W	68.88'
L2	N 45°00'00" E	53.38'
L3	S 45°00'00" E	63.88'
L4	S 45°00'00" W	127.00'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE
C1	20.00'	31.42'	90°00'00"
C2	20.00'	17.45'	49°59'41"
C3	50.00'	43.63'	49°59'41"



12-03-241

TOPOGRAPHIC SURVEY
for
RODNEY BAUCH
2107 ELLIOTT AVE. STE. 201 SEATTLE, WASHINGTON 98121

Tyee Surveyors
PROFESSIONAL LAND SURVEYORS
17544 MIDVALE AVE N. STE. 107, SHORELINE WA. 98133 206.525.3660

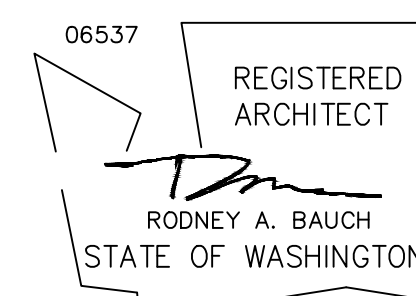
DRAWN BY: AA & NP	DATE: 10-18-2024	JOB NO.:24115
CHKD BY: TG	SCALE: 1" = 10'	SHEET: 1 OF 1

Revision	Date	Description
	02/19/2025	PRICING SET
	04/11/2025	PERMIT SET

Scale AS INDICATED
Job Number 24-347.01 Date 04/11/2025
Drawn RBA Checked RBA

EXISTING SITE SURVEY PLAN
A-0.3

RUUD RESIDENCE
8533 SE 76TH PLACE
MERCER ISLAND, WA 98040



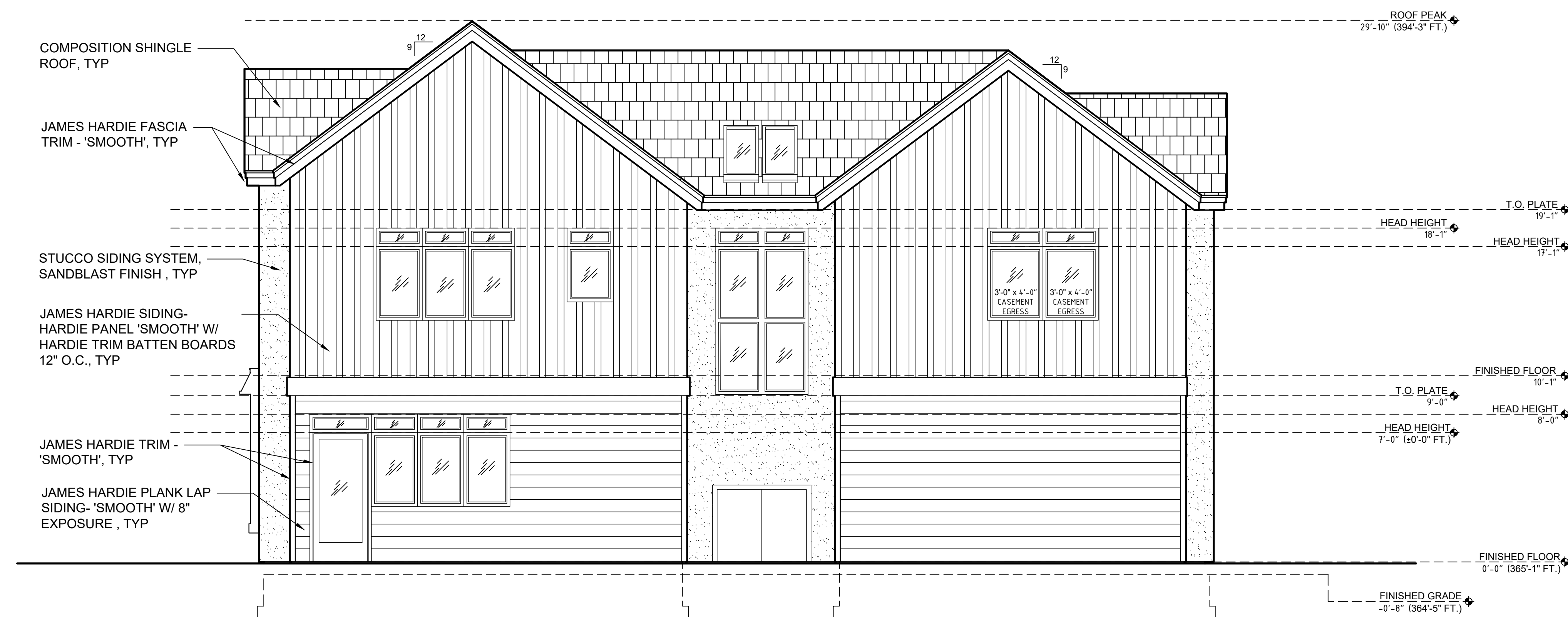
Revision	Date	Description
	02/19/2025	PRICING SET
	04/11/2025	PERMIT SET

Scale 1/4" = 1'-0"

Job Number	24-347.01	Date	04/11/2025
Drawn	RBA	Checked	RBA



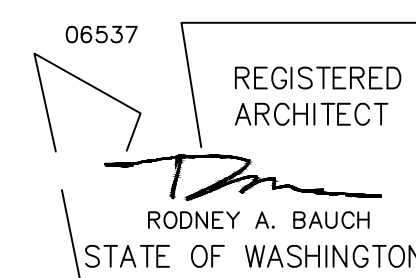
1 **SOUTHWEST ELEVATION**
1/4" = 1'-0"



2 **NORTHEAST ELEVATION**
1/4" = 1'-0"

**ELEVATIONS
EXTERIOR
A-2.0**

RUUD RESIDENCE
8533 SE 76TH PLACE
MERCER ISLAND, WA 98040



Revision	Date	Description
	02/19/2025	PRICING SET
	04/11/2025	PERMIT SET
Scale 1/4" = 1'-0"		
Job Number	24-347.01	Date 04/11/2025
Drawn	RBA	Checked RBA



1 **SOUTHWEST ELEVATION**
1/4" = 1'-0"



2 **NORTHEAST ELEVATION**
1/4" = 1'-0"

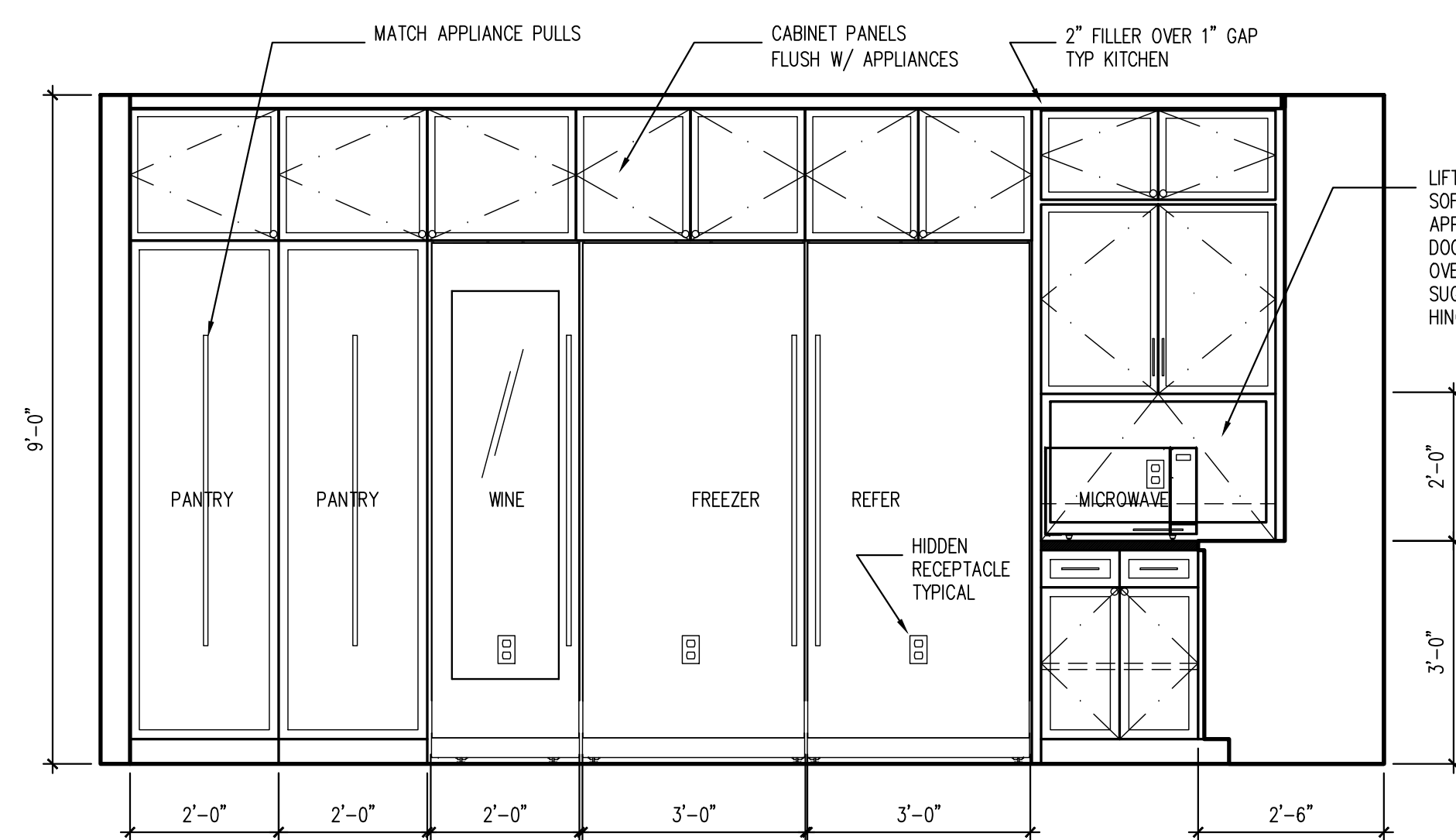
**ELEVATIONS
EXTERIOR
A-2.1**

RUUD RESIDENCE
8533 SE 76TH PLACE
MERCER ISLAND, WA 98040

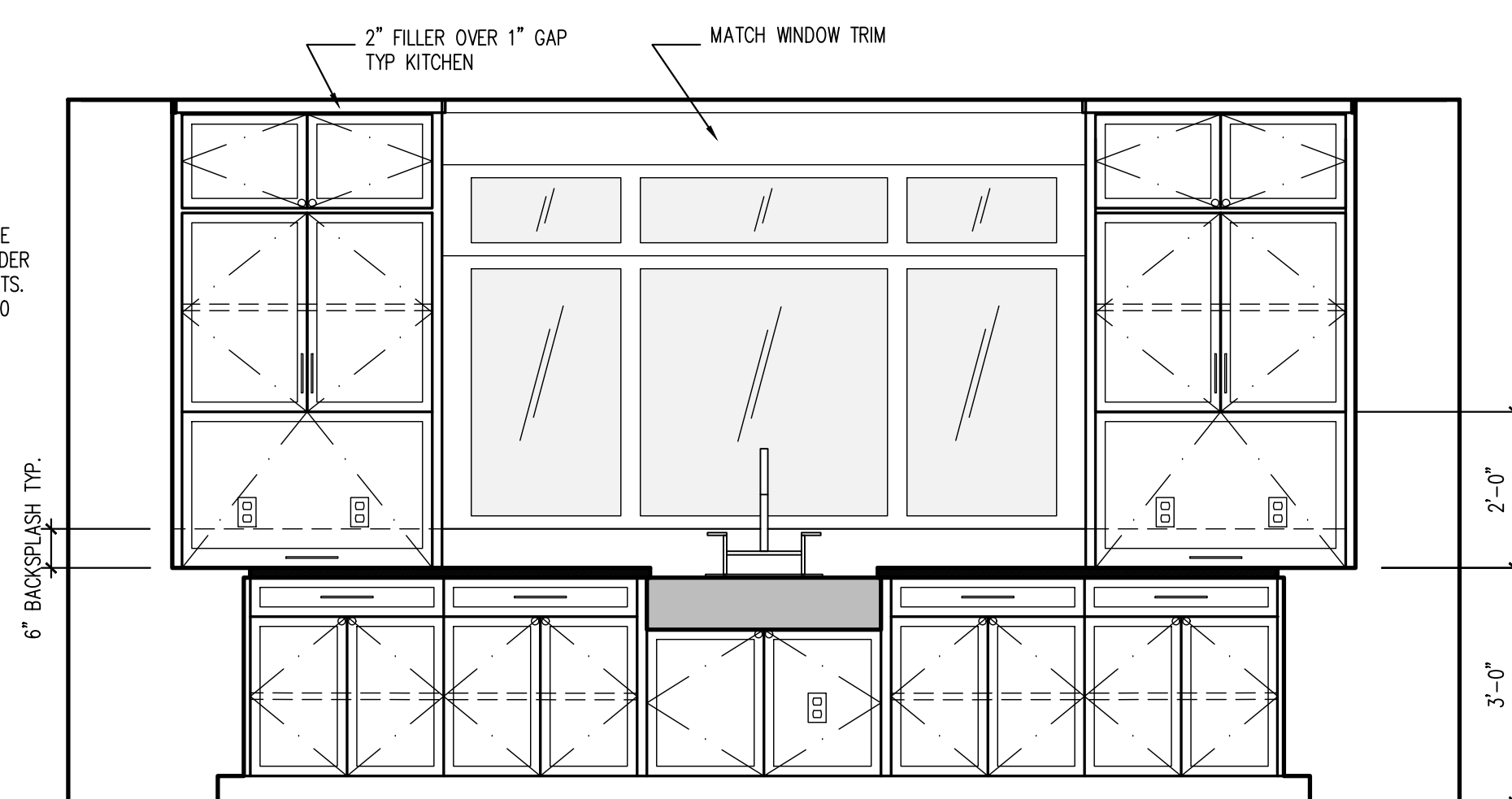
06537 REGISTERED ARCHITECT
RODNEY A. BAUCH
STATE OF WASHINGTON

Revision	Date	Description
	02/19/2025	PRICING SET
	04/11/2025	PERMIT SET
Scale		
Job Number	24-347.01	Date 04/11/2025
Drawn	RBA	Checked RBA

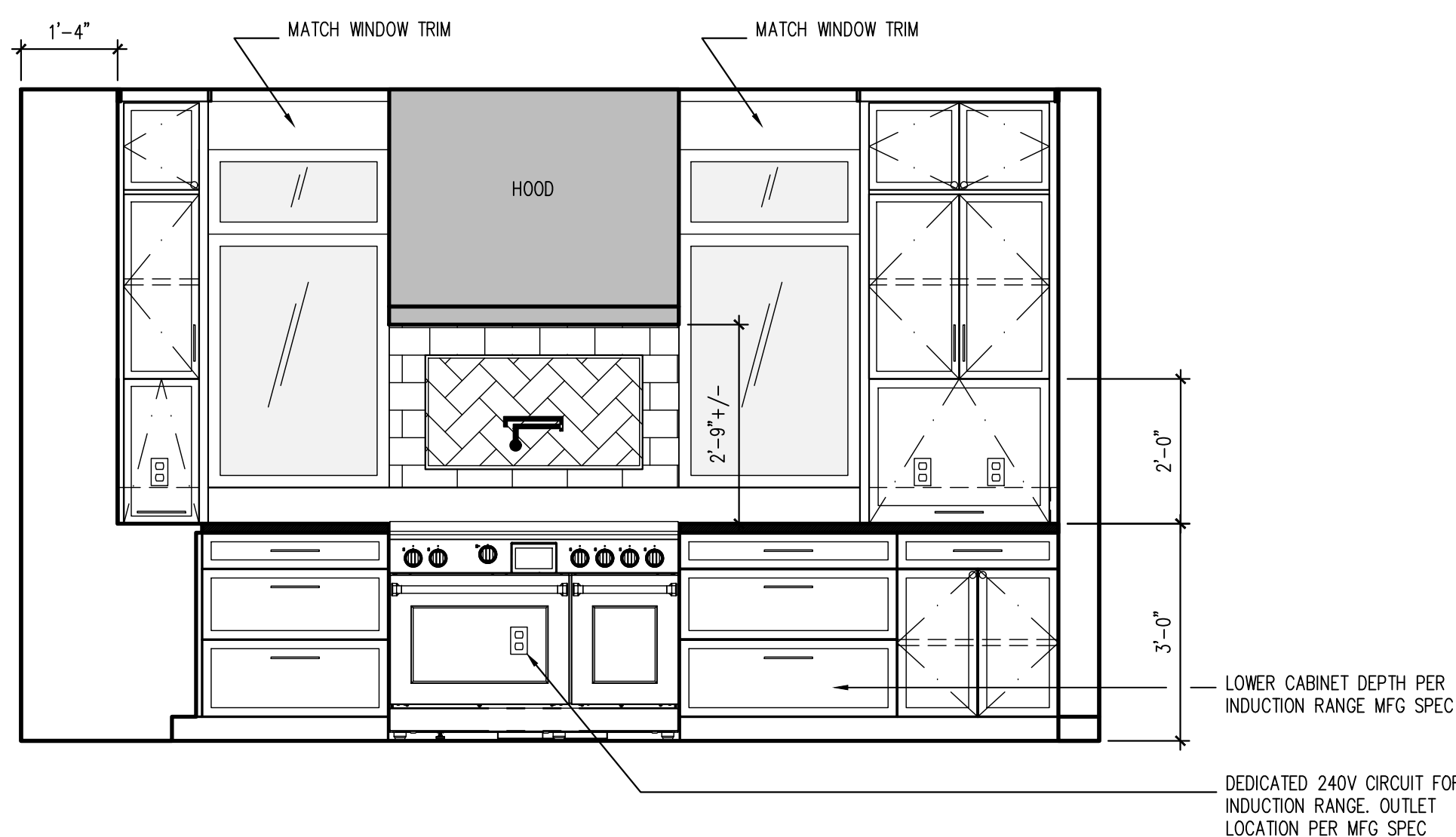
ELEVATIONS INTERIOR A-2.2



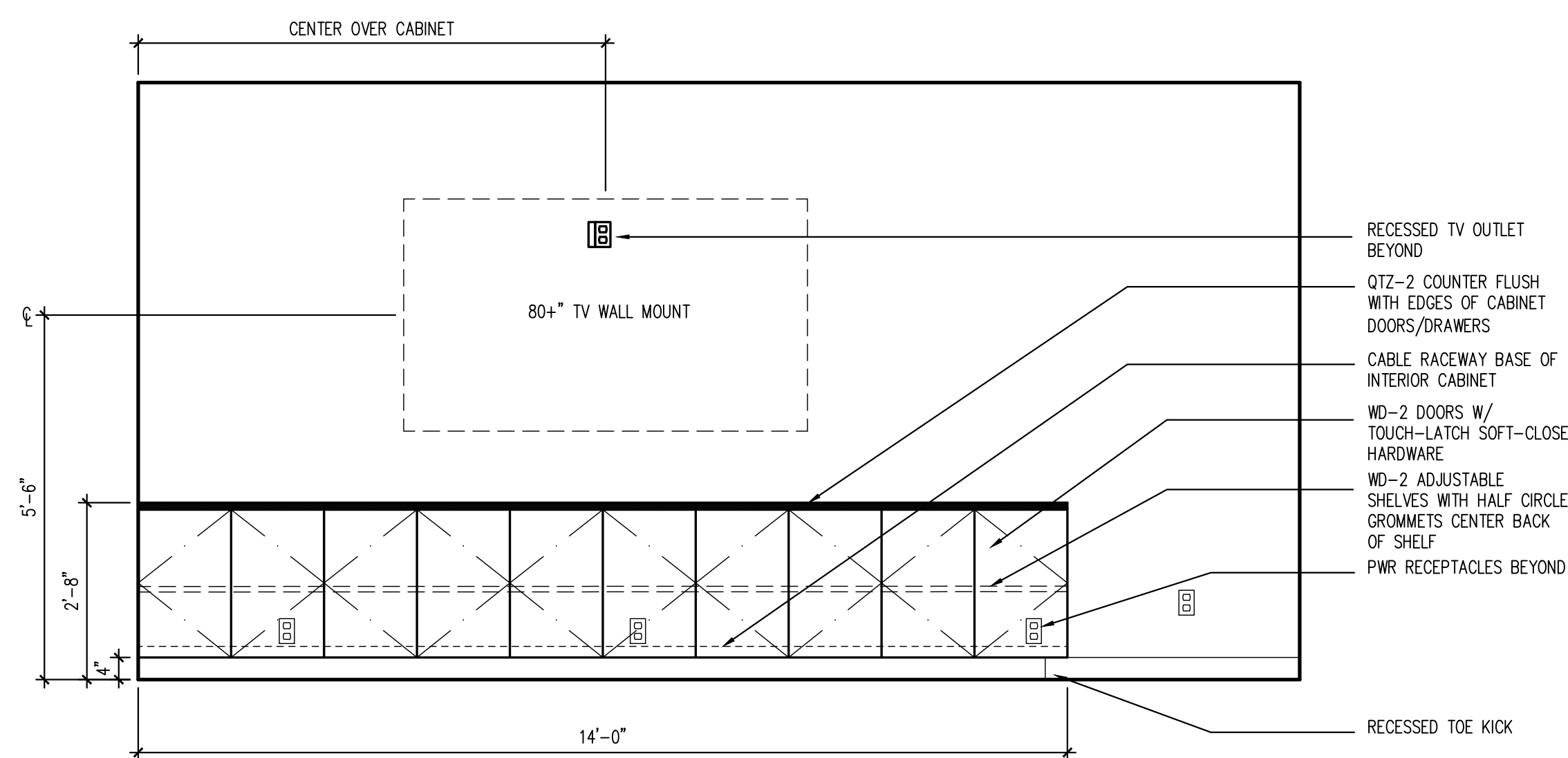
1 KITCHEN EAST ELEVATION
1/2" = 1'-0"



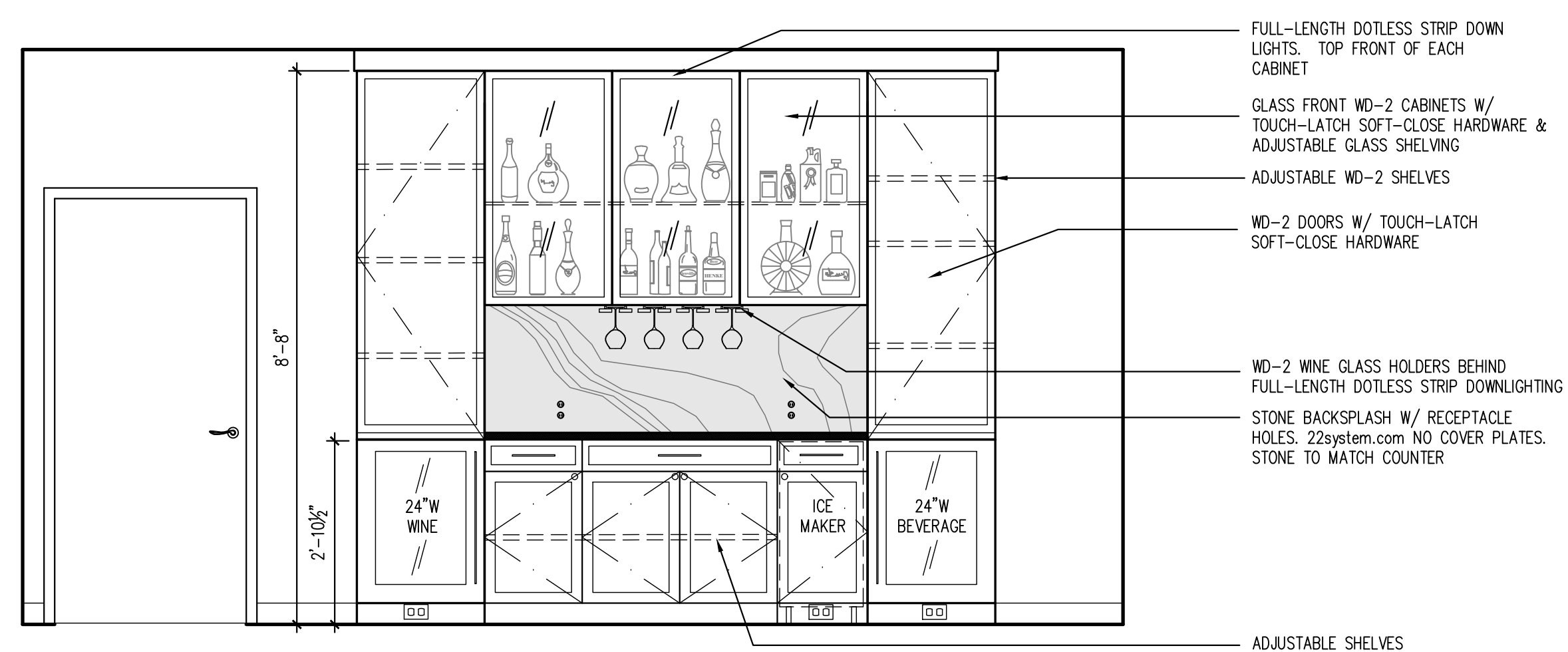
2 KITCHEN SOUTH ELEVATION
1/2" = 1'-0"



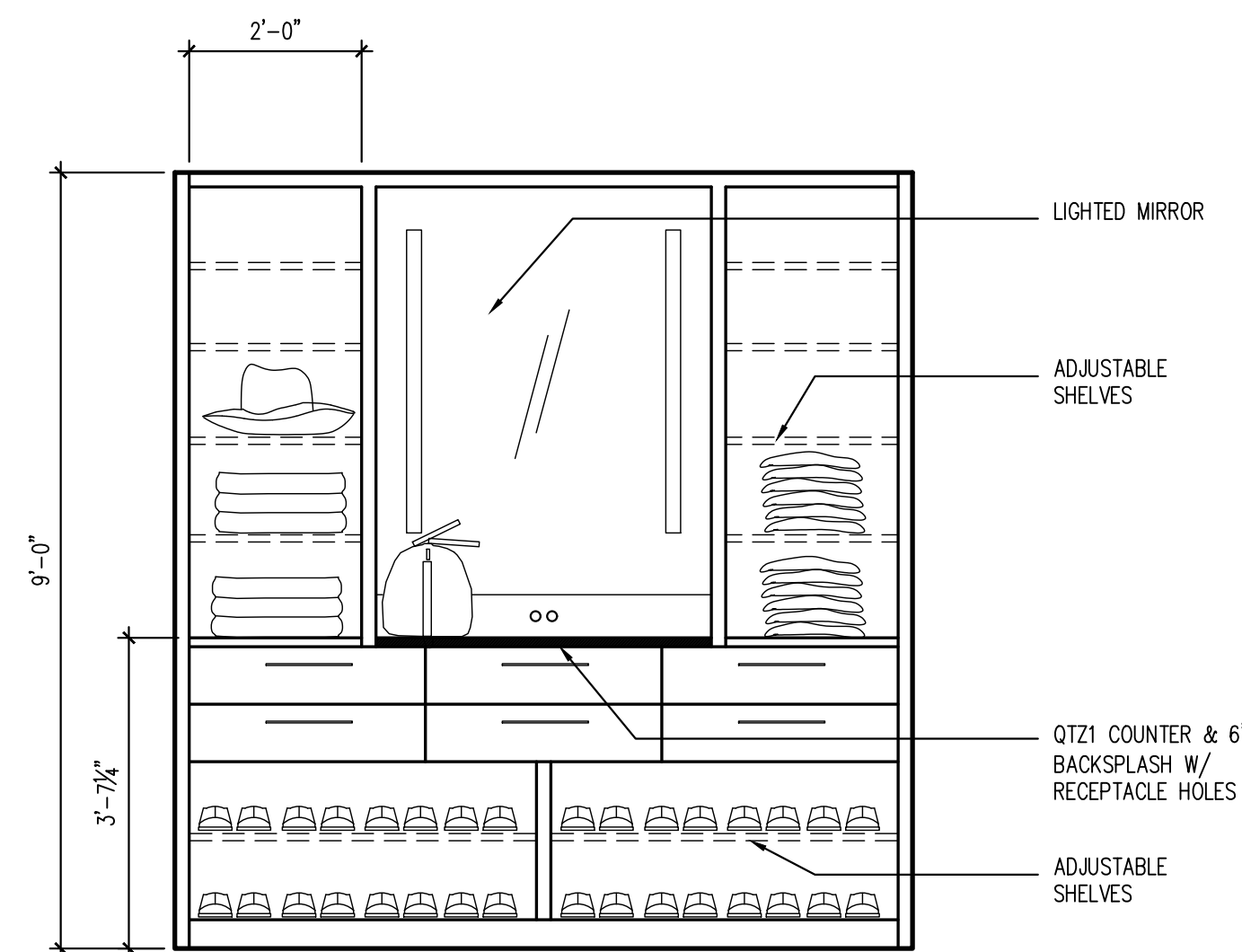
3 KITCHEN WEST ELEVATION
1/2" = 1'-0"



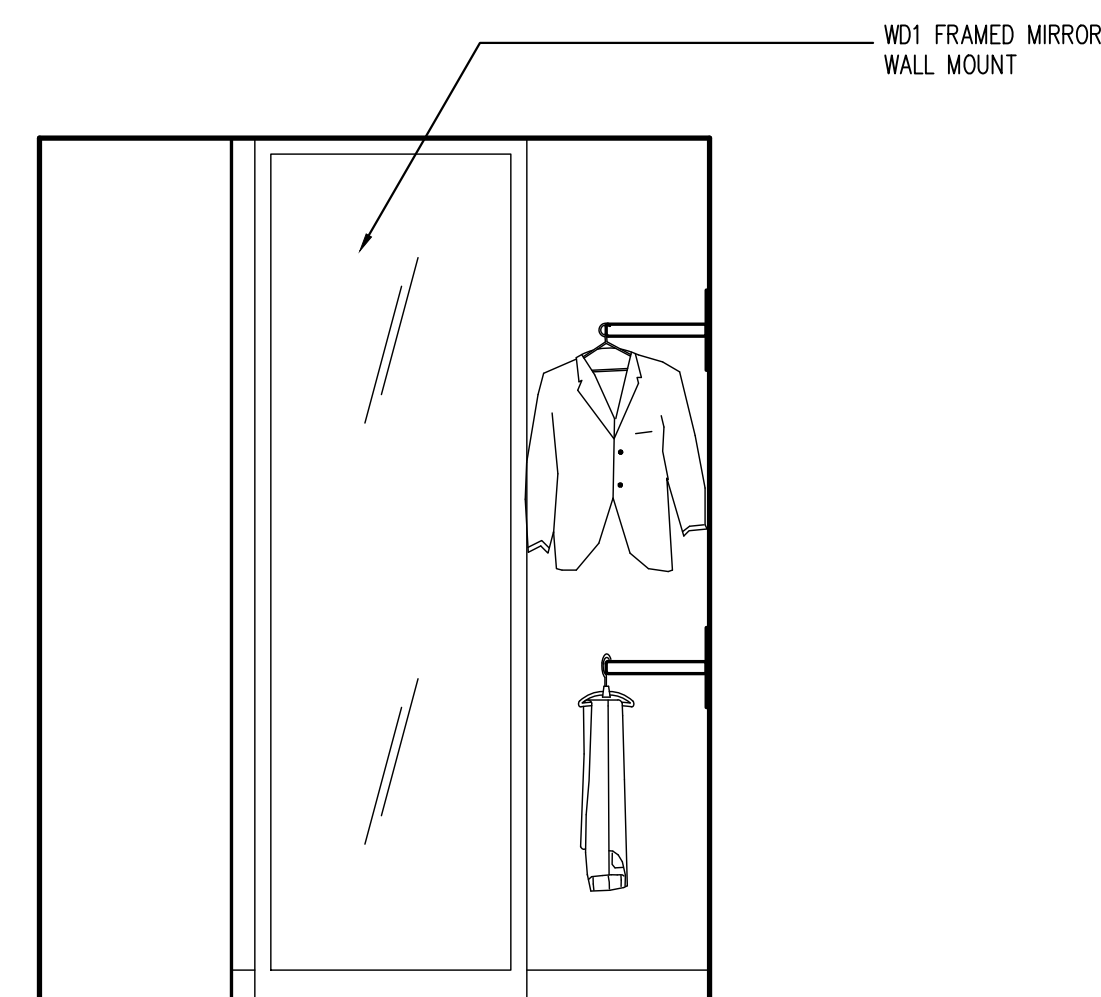
4 LIVING ROOM NORTH ELEVATION
1/2" = 1'-0"



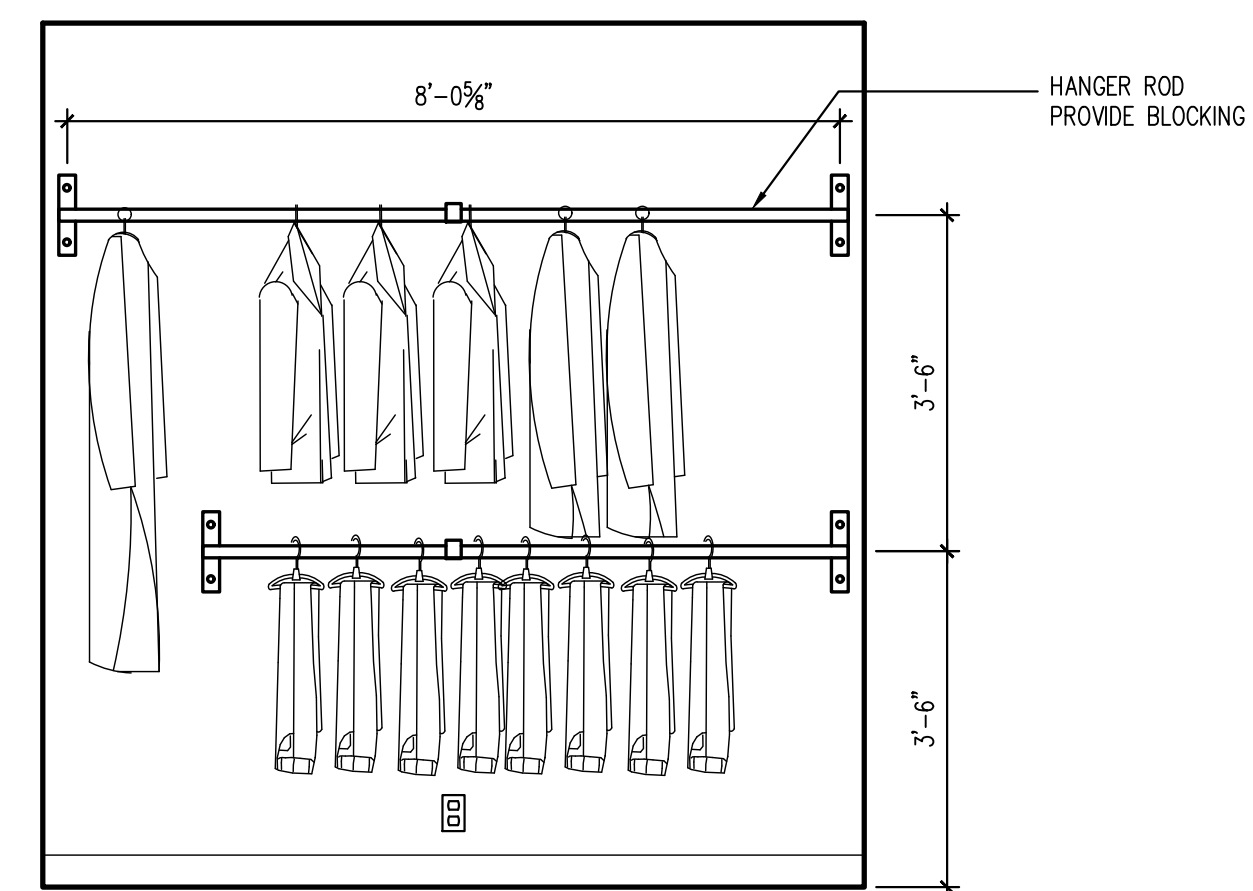
5 LIVING ROOM EAST ELEVATION
1/2" = 1'-0"



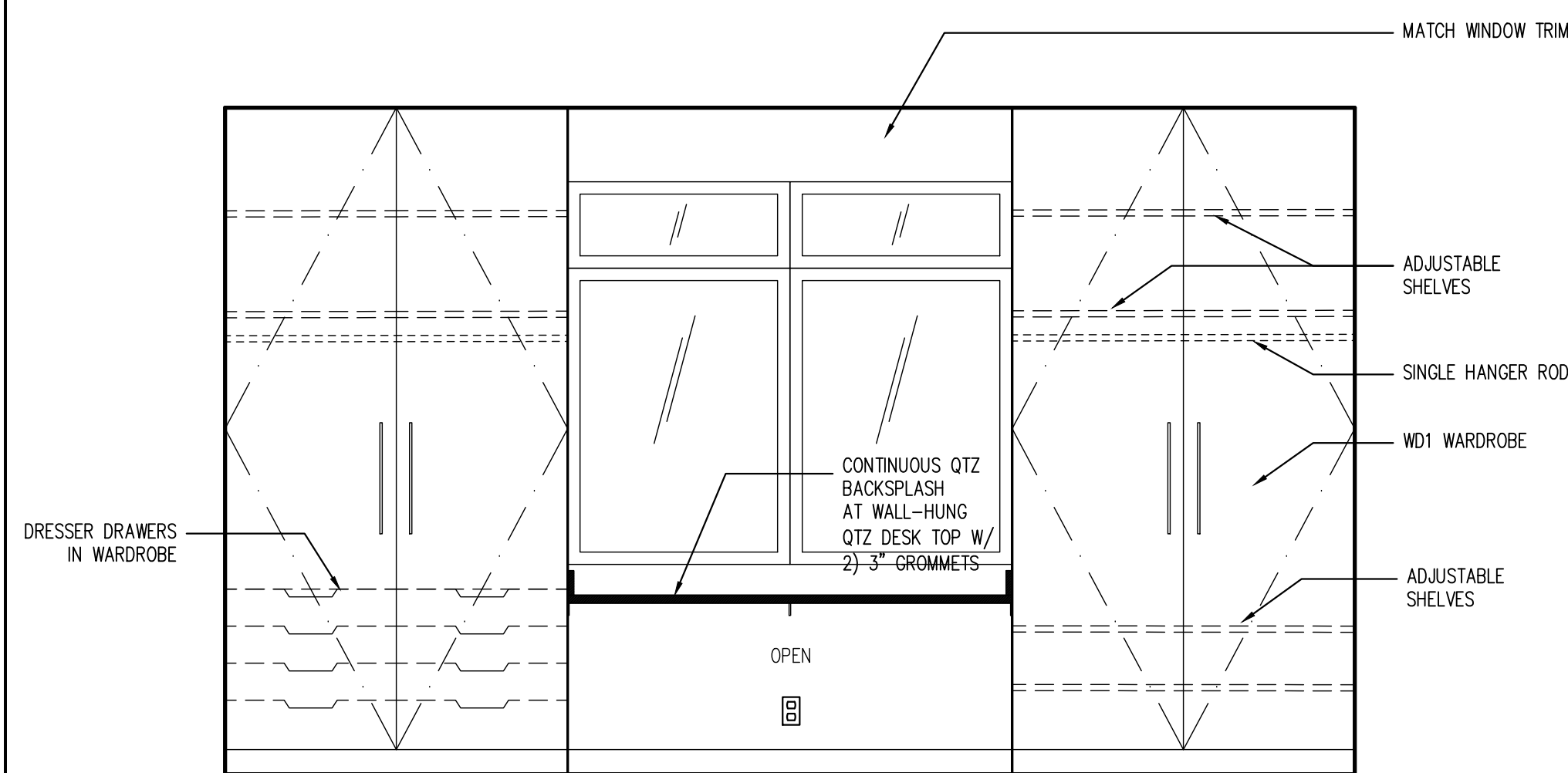
1 WALK-IN 2 NORTH ELEVATION
1/2" = 1'-0"



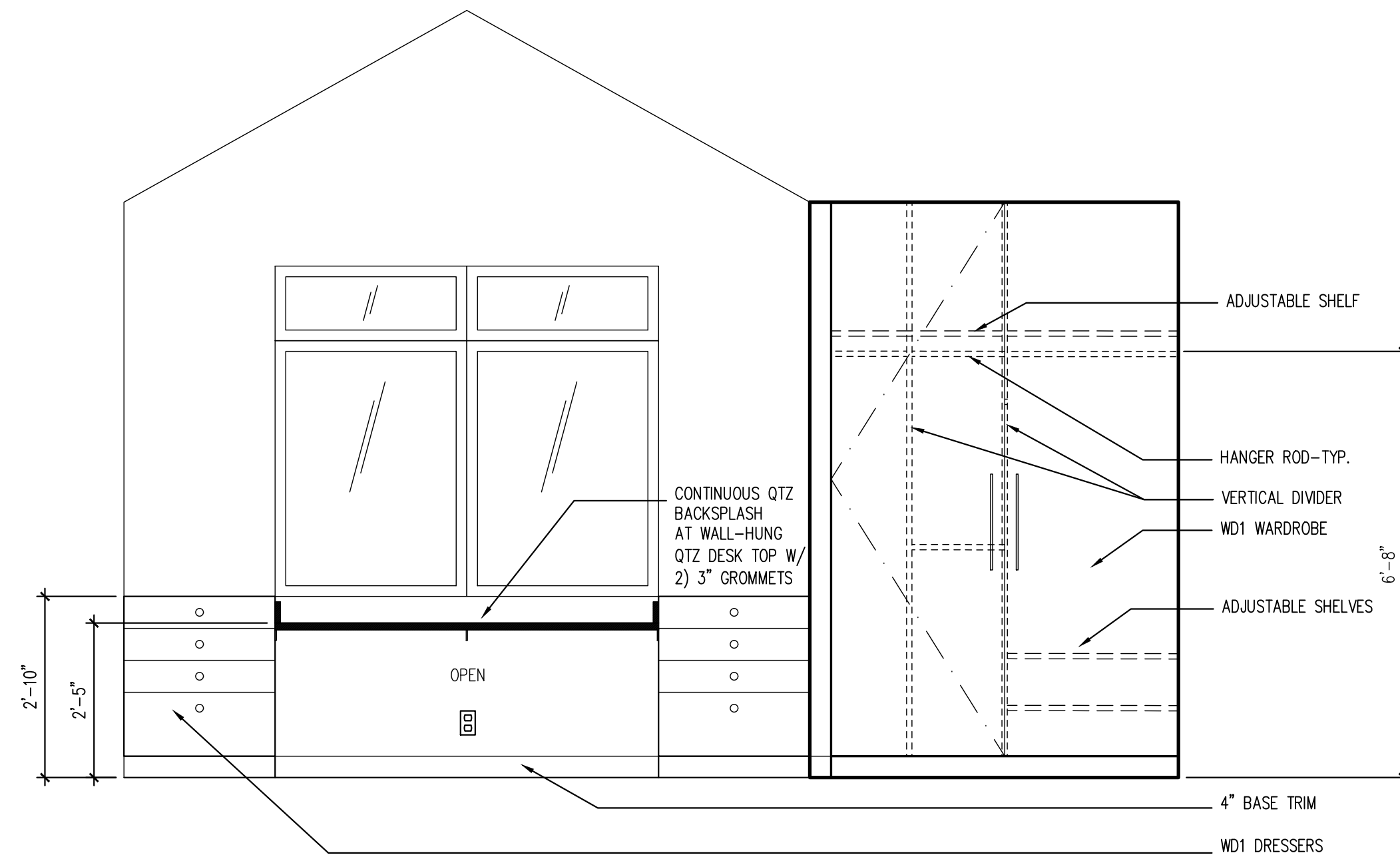
2 WALK-IN 2 SOUTH ELEVATION
1/2" = 1'-0"



3 WALK-IN 2 EAST ELEVATION
1/2" = 1'-0"

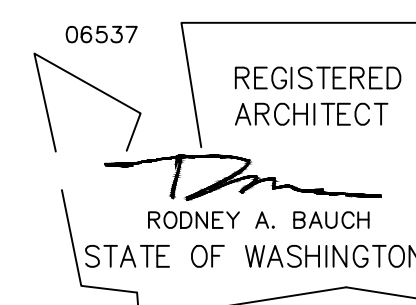


4 BEDROOM1 EAST ELEVATION
1/2" = 1'-0"



5 BEDROOM2 EAST ELEVATION
1/2" = 1'-0"

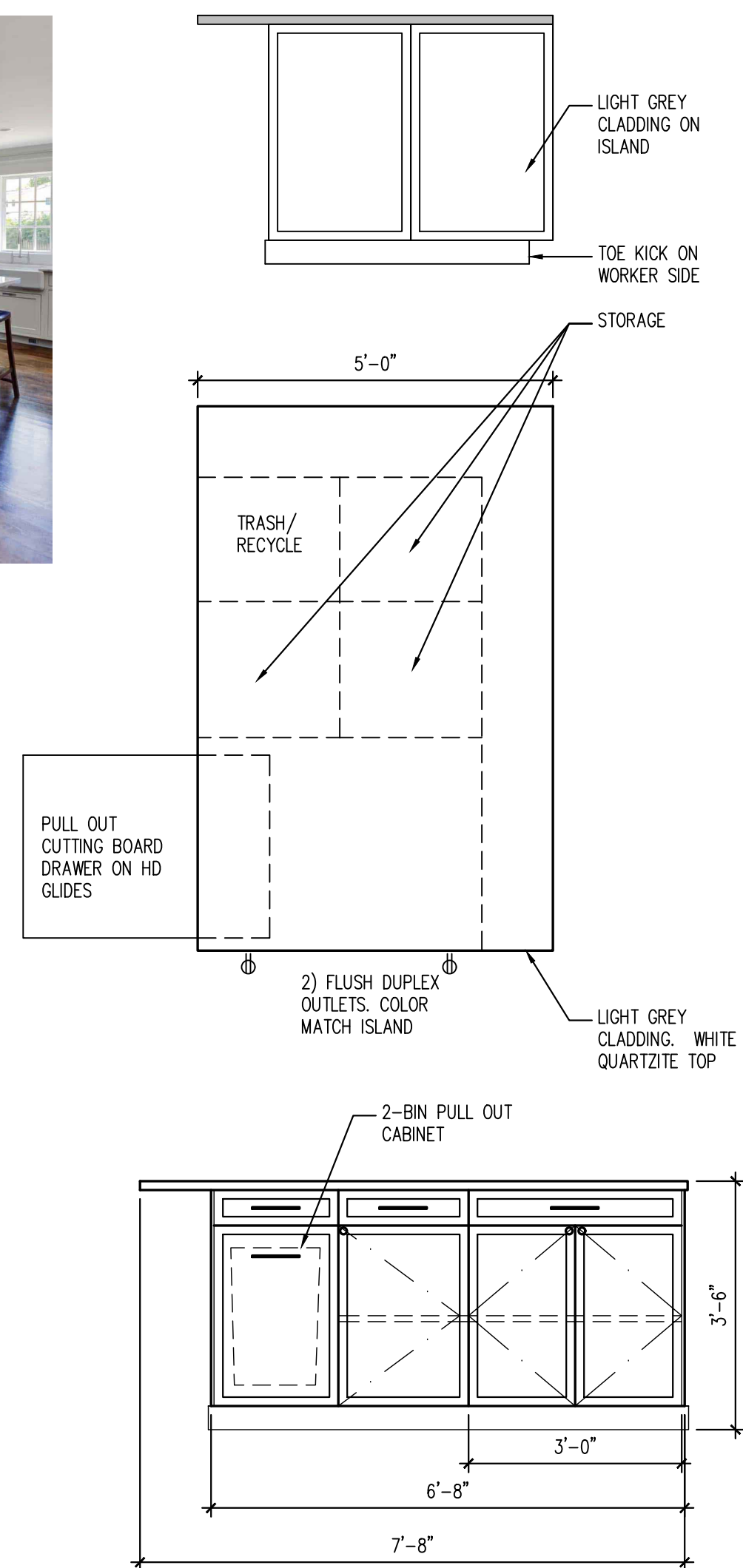
RUUD RESIDENCE
8533 SE 76TH PLACE
MERCER ISLAND, WA 98040



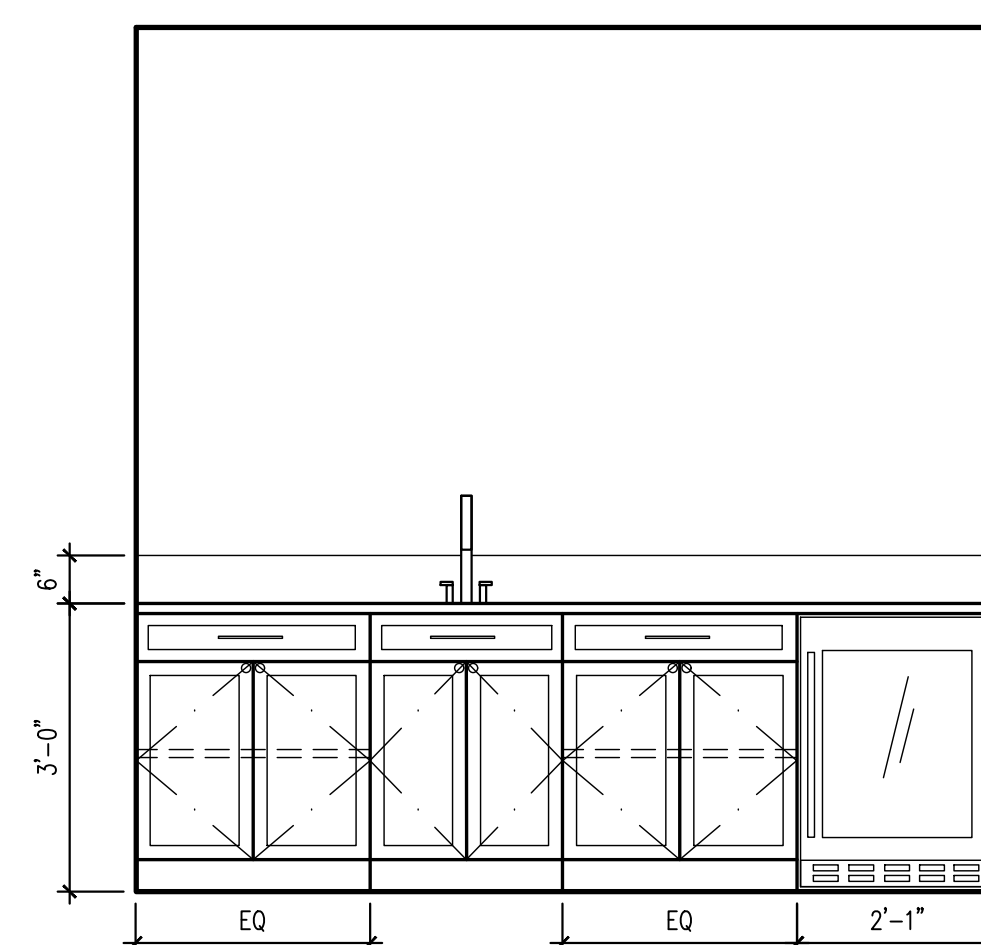
Revision	Date	Description
	02/19/2025	PRICING SET
	04/11/2025	PERMIT SET

Scale		
Job Number	24-347.01	Date 04/11/2025
Drawn	RBA	Checked RBA

**ELEVATIONS
INTERIOR
A-2.4**

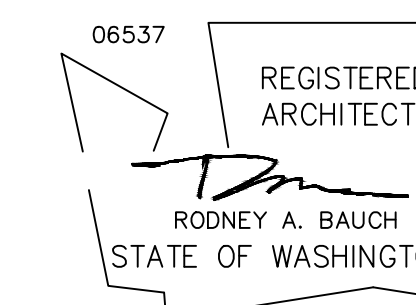


4 KITCHEN ISLAND ELEVATION
1/2" = 1'-0"



1 GROUND FLOOR ADU ELEVATION
1/2" = 1'-0"

RUUD RESIDENCE
8533 SE 76TH PLACE
MERCER ISLAND, WA 98040

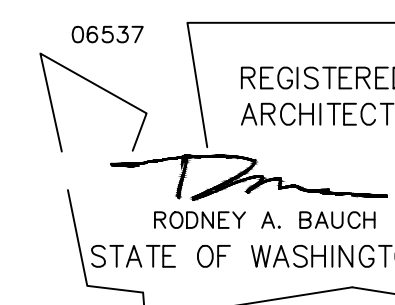


Revision	Date	Description
	02/19/2025	PRICING SET
	04/11/2025	PERMIT SET

Job Number	24-347.01	Date	04/11/2025
Drawn	RBA	Checked	RBA

ELEVATIONS
INTERIOR
A-2.5

RUUD RESIDENCE
8533 SE 76TH PLACE
MERCER ISLAND, WA 98040



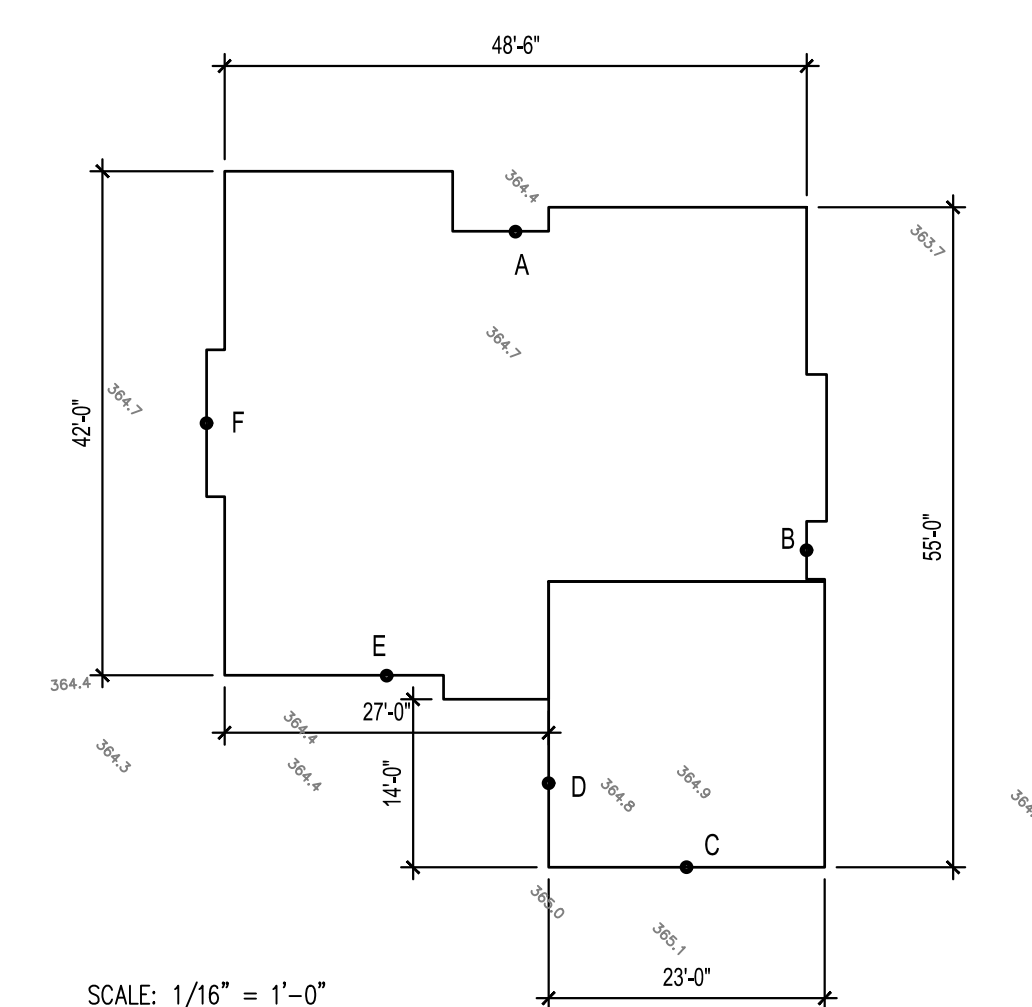
Revision	Date	Description
	02/19/2025	PRICING SET
	04/11/2025	PERMIT SET

Scale		
Job Number	Date	Description
24-347.01	04/11/2025	
Drawn RBA	Checked RBA	

AVERAGE BLDG. ELEVATION
A-2.6

BLDG. HEIGHT CALCULATIONS

AVERAGE BUILDING ELEVATION (ABE)



MIDPOINT ELEVATION	WALL SEGMENT LENGTH
A = 364.4 FEET	a = 48 FEET
B = 363.75 FEET	b = 55 FEET
C = 365.0 FEET	c = 23 FEET
D = 364.8 FEET	d = 14 FEET
E = 364.5 FEET	e = 27 FEET
F = 364.7 FEET	f = 42 FEET

$$\frac{(A \times a) + (B \times b) + (C \times c) + (D \times d) + (E \times e) + (F \times f)}{a+b+c+d+e+f}$$

AVERAGE BLDG. ELEVATION = $76,158.55 / 209 = 364'-5"$

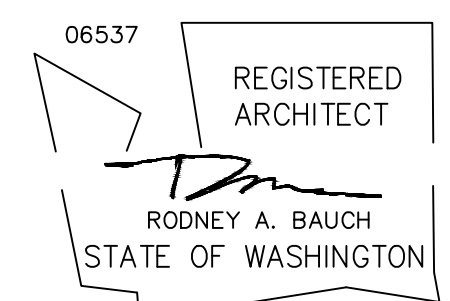
BUILDING HEIGHT LIMIT $ABE + 30' = 394'-5"$

CALCULATED FROM 2024 SITE SURVEY USING EXISTING GRADE



1 ABE ELEVATION
1/4" = 1'-0"

RUUD RESIDENCE
8533 SE 76TH PLACE
MERCER ISLAND, WA 98040



Revision	Date	Description
	02/19/2025	PRICING SET
	04/11/2025	PERMIT SET

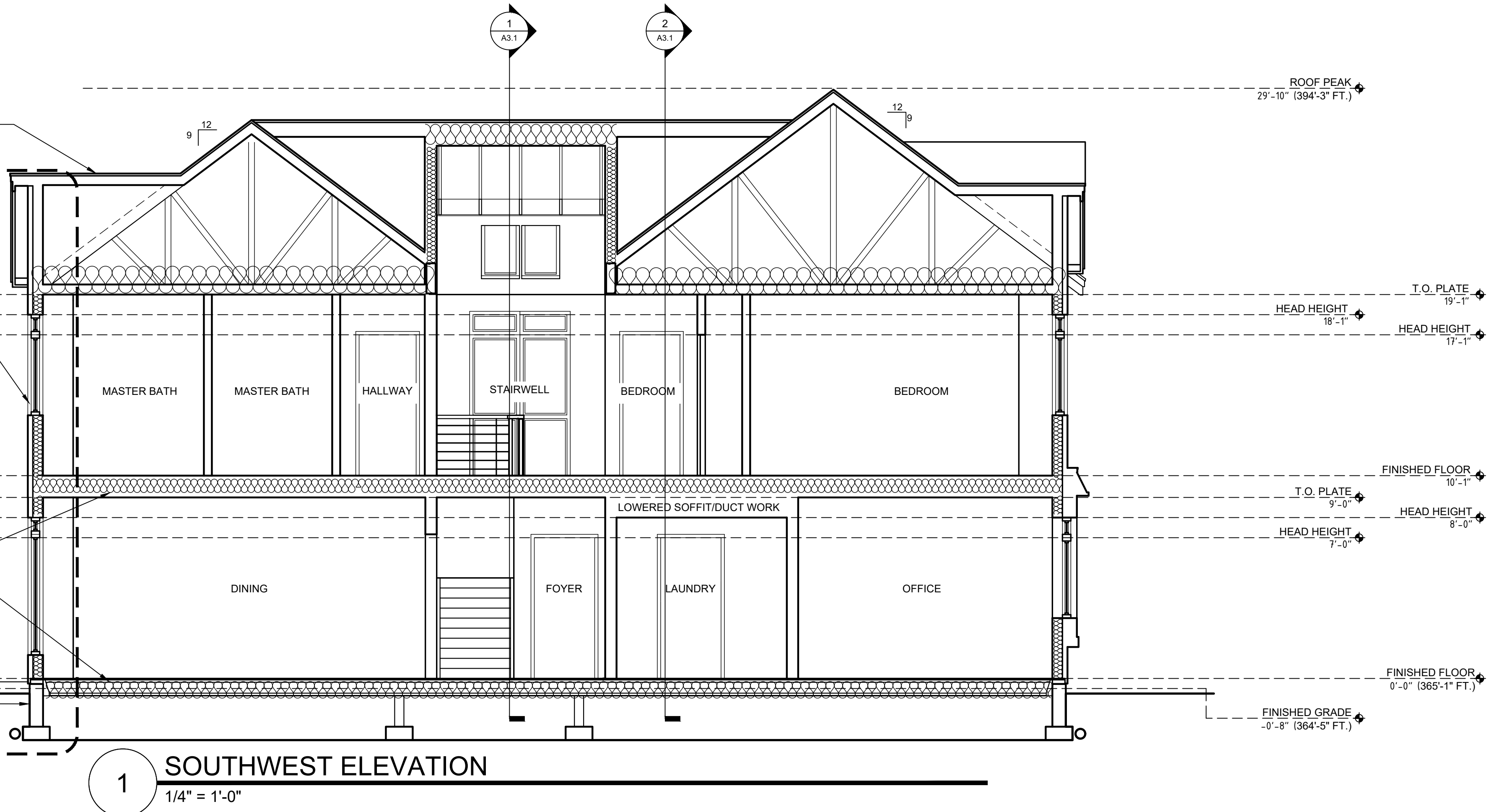
Scale	Job Number	Date
	24-347.01	04/11/2025

Drawn	Checked
RBA	RBA

SECTIONS

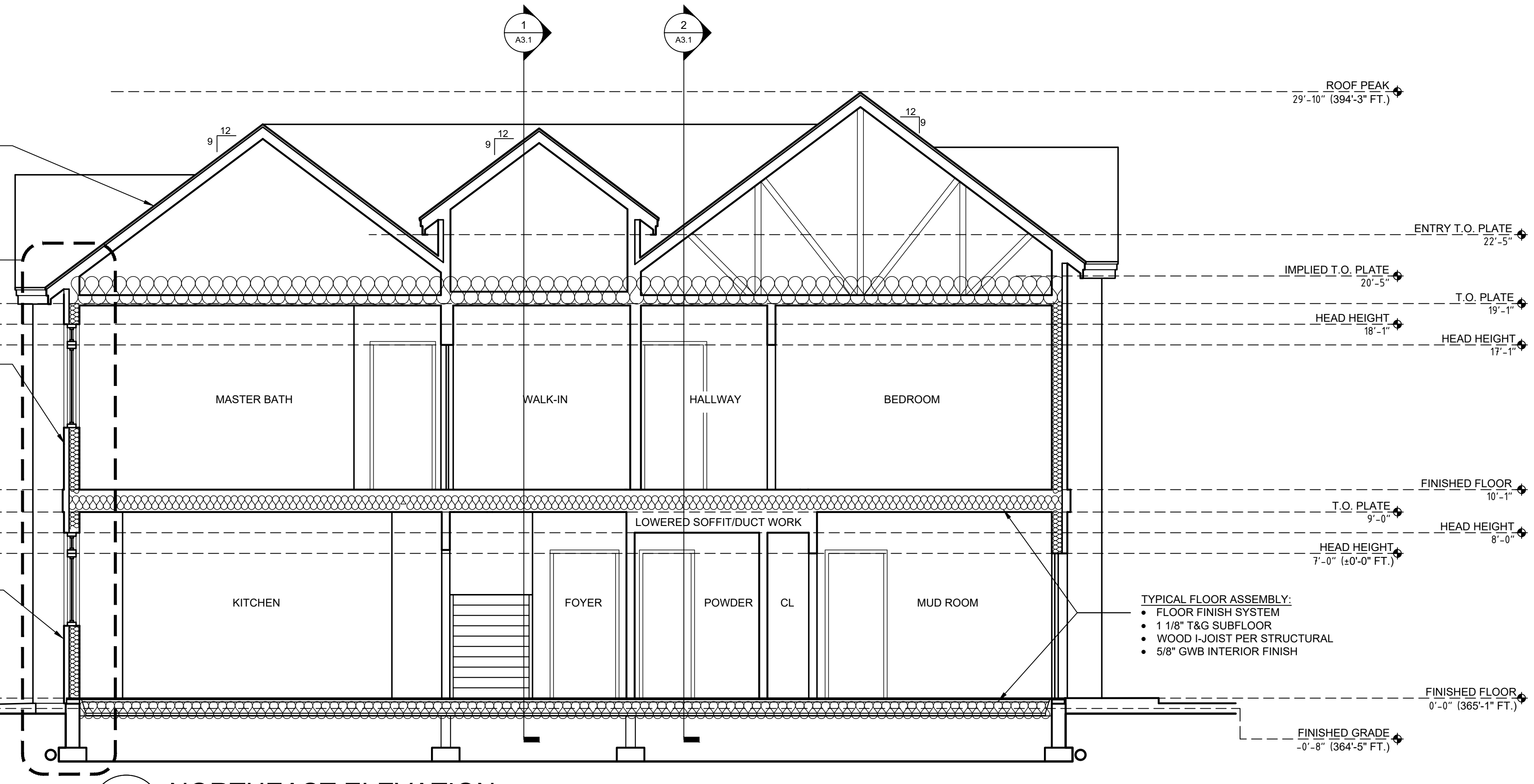
A-3.0

- HEADER:**
- MAXIMUM AIR LEAKAGE TO BE 2.0 AIR CHANGES PER HOUR AT 50 PASCALS
 - PROVIDE A WHOLE HOUSE VENTILATION SYSTEM THAT INCLUDES A HEAT RECOVERY SYSTEM WITH A MINIMUM SENSIBLE HEAT RECOVERY EFFICIENCY OF 0.65.
- TYPICAL ROOF:**
- ASPHALT COMPOSITION SHINGLE ROOFING
 - ICE DAM MEMBRANE FROM EDGE TO 4'-0" INSIDE BUILDING
 - 30# FELT
 - 5/8" CDX PLYWOOD
 - TRUSSES OR FRAMING PER STRUCTURAL AND BLOCKING
 - R-60 HIGH DENSITY BATT INSULATION AT VAULTS
 - R-60 HIGH DENSITY BATT OR BLOWN IN INSULATION AT CEILINGS
 - 5/8" GWB INTERIOR FINISH
- OPTION:**
- SPRAY ON CLOSED CELL INSULATION W/ SAME R-VALUE
- STUCCO EXTERIOR WALL CONSTRUCTION:**
- RAINSREEN: STUCCO SIDING SYSTEM.
 - ACRYLIC STUCCO FINISH SYSTEM.
 - 1" POLYSTYRENE RIGID INSUL (R5)
 - 1x TR WD VERT BATTENS @ 16" OC
 - FLUID APPLIED MOISTURE BARRIER
 - 1/2" CDX PLYWD SHEATHING
 - 2x6 STUDS @ 1'-4" O.C.
 - R-21 HI DENSITY BATT INSULATION (R-10 AT HEADERS)
 - VAPOR BARRIER
 - 5/8" GYPSUM WALLBOARD
- OPTION:**
- SPRAY ON CLOSED CELL INSULATION IN STUD SPACE FOR TOTAL R-26 IN LIEU OF BATT AND RIGID INSULATION
- TYPICAL FLOOR ASSEMBLY:**
- FLOOR SYSTEM
 - FLOOR FINISH SYSTEM
 - 1 1/8" T&G SUBFLOOR
 - WOOD I-JOIST PER STRUCTURAL
 - 5/8" GWB INTERIOR FINISH
 - R-38 BATT INSULATION W/ VAPOR BARRIER
- OPTION:**
- SPRAY ON CLOSED CELL INSULATION W/ SAME R-VALUE
- TYPICAL FOUNDATION ASSEMBLY:**
- FOUNDATION
 - SILL PLATE
 - 5/8" ANCHOR BOLTS
 - CONCRETE STEM WALL
 - COAT FOUNDATION W/ FOUNDATION SEALANT
 - PROVIDE PROTECTION 1" WATER PROOF INSULATION BOAR OR EQ.
 - CONCRETE SPREAD FOOTING
 - 6 MIL VISQUEEN GROUND COVER LAP 6" & USE SEALANT OR TAPE
 - FOUNDATION DRAIN SYSTEM
 - INSTALL CRAWL SPACE VENTS PER DETAIL
 - PROVIDE MECHANICAL VENTING & RADON DETECTORS PER WASHINGTON CODE WAC 51-51-0408 SECTION R408



1 SOUTHWEST ELEVATION
1/4" = 1'-0"

- HEADER:**
- MAXIMUM AIR LEAKAGE TO BE 2.0 AIR CHANGES PER HOUR AT 50 PASCALS
 - PROVIDE A WHOLE HOUSE VENTILATION SYSTEM THAT INCLUDES A HEAT RECOVERY SYSTEM WITH A MINIMUM SENSIBLE HEAT RECOVERY EFFICIENCY OF 0.65.
- TYPICAL ROOF:**
- ASPHALT COMPOSITION SHINGLE ROOFING
 - ICE DAM MEMBRANE FROM EDGE TO 4'-0" INSIDE BUILDING
 - 30# FELT
 - 5/8" CDX PLYWOOD
 - TRUSSES OR FRAMING PER STRUCTURAL AND BLOCKING
 - R-60 HIGH DENSITY BATT INSULATION AT VAULTS
 - R-60 HIGH DENSITY BATT OR BLOWN IN INSULATION AT CEILINGS
 - 5/8" GWB INTERIOR FINISH
- OPTION:**
- SPRAY ON CLOSED CELL INSULATION W/ SAME R-VALUE
- TYPICAL UPPER EXTERIOR WALL CONSTRUCTION:**
- RAINSREEN: JAMES HARDIE - BOARD AND BATTEN.
 - 1x TR WD VERT BATTENS @ 16" OC
 - RAIN BARRIER WRAP LAPPED W/ FLASHING AT ALL JOINTS
 - 1" POLYSTYRENE RIGID INSUL (R5)
 - FLUID APPLIED MOISTURE BARRIER
 - 1/2" CDX PLYWD SHEATHING
 - 2x6 STUDS @ 1'-4" O.C.
 - R-21 HI DENSITY BATT INSULATION (R-10 AT HEADERS)
 - VAPOR BARRIER
 - 5/8" GYPSUM WALLBOARD
- OPTION:**
- SPRAY ON CLOSED CELL INSULATION IN STUD SPACE FOR TOTAL R-26 IN LIEU OF BATT AND RIGID INSULATION
- TYPICAL LOWER EXTERIOR WALL CONSTRUCTION:**
- RAINSREEN: JAMES HARDIE - 4" LAP.
 - 1x TR WD VERT BATTENS @ 16" OC
 - RAIN BARRIER WRAP LAPPED W/ FLASHING AT ALL JOINTS
 - 1" POLYSTYRENE RIGID INSUL (R5)
 - FLUID APPLIED MOISTURE BARRIER
 - 1/2" CDX PLYWD SHEATHING
 - 2x6 STUDS @ 1'-4" O.C.
 - R-21 HI DENSITY BATT INSULATION (R-10 AT HEADERS)
 - VAPOR BARRIER
 - 5/8" GYPSUM WALLBOARD
- OPTION:**
- SPRAY ON CLOSED CELL INSULATION IN STUD SPACE FOR TOTAL R-26 IN LIEU OF BATT AND RIGID INSULATION
- TYPICAL FLOOR ASSEMBLY:**
- FLOOR FINISH SYSTEM
 - 1 1/8" T&G SUBFLOOR
 - WOOD I-JOIST PER STRUCTURAL
 - 5/8" GWB INTERIOR FINISH



2 NORTHEAST ELEVATION
1/4" = 1'-0"

RUUD RESIDENCE
8533 SE 76TH PLACE
MERCER ISLAND, WA 98040

06537 REGISTERED ARCHITECT
RBA
RODNEY A. BAUCH
STATE OF WASHINGTON

Revision	Date	Description
	02/19/2025	PRICING SET
	04/11/2025	PERMIT SET

Scale

Job Number	Date
24-347.01	04/11/2025

Drawn	Checked
RBA	RBA

SECTIONS

A-3.1

HEADER:

- MAXIMUM AIR LEAKAGE TO BE 2.0 AIR CHANGES PER HOUR AT 50 PASCALS
- PROVIDE A WHOLE HOUSE VENTILATION SYSTEM THAT INCLUDES A HEAT RECOVERY SYSTEM WITH A MINIMUM SENSIBLE HEAT RECOVERY EFFICIENCY OF 0.65.

TYPICAL ROOF:

- ASPHALT COMPOSITION SHINGLE ROOFING
- ICE DAM MEMBRANE FROM EDGE TO 4'-0" INSIDE BUILDING
- 30# FELT
- 5/8" CDX PLYWOOD
- TRUSSES OR FRAMING PER STRUCTURAL AND BLOCKING
- R-60 HIGH DENSITY BATT INSULATION AT VAULTS
- R-60 HIGH DENSITY BATT OR BLOWN IN INSULATION AT CEILINGS
- 5/8" GWB INTERIOR FINISH

OPTION:

SPRAY ON CLOSED CELL INSULATION W/ SAME R-VALUE

LOW SLOP ROOF EAVE TAILS EXTEND TO MATCH FASCIA OF 9:12 PITCHED ROOF, TYPICAL.

STUCCO EXTERIOR WALL CONSTRUCTION:

- RAINSCREEN: STUCCO SIDING SYSTEM.
- ACRYLIC STUCCO FINISH SYSTEM.
- 1" POLYSTYRENE RIGID INSUL (R5)
- 1x TR WD VERT BATTENS @ 16" OC
- FLUID APPLIED MOISTURE BARRIER
- 1/2" CDX PLYWD SHEATHING
- 2x6 STUDS @ 1'-4" O.C.
- R-21 HI DENSITY BATT INSULATION (R-10 AT HEADERS)
- VAPOR BARRIER
- 5/8" GYPSUM WALLBOARD

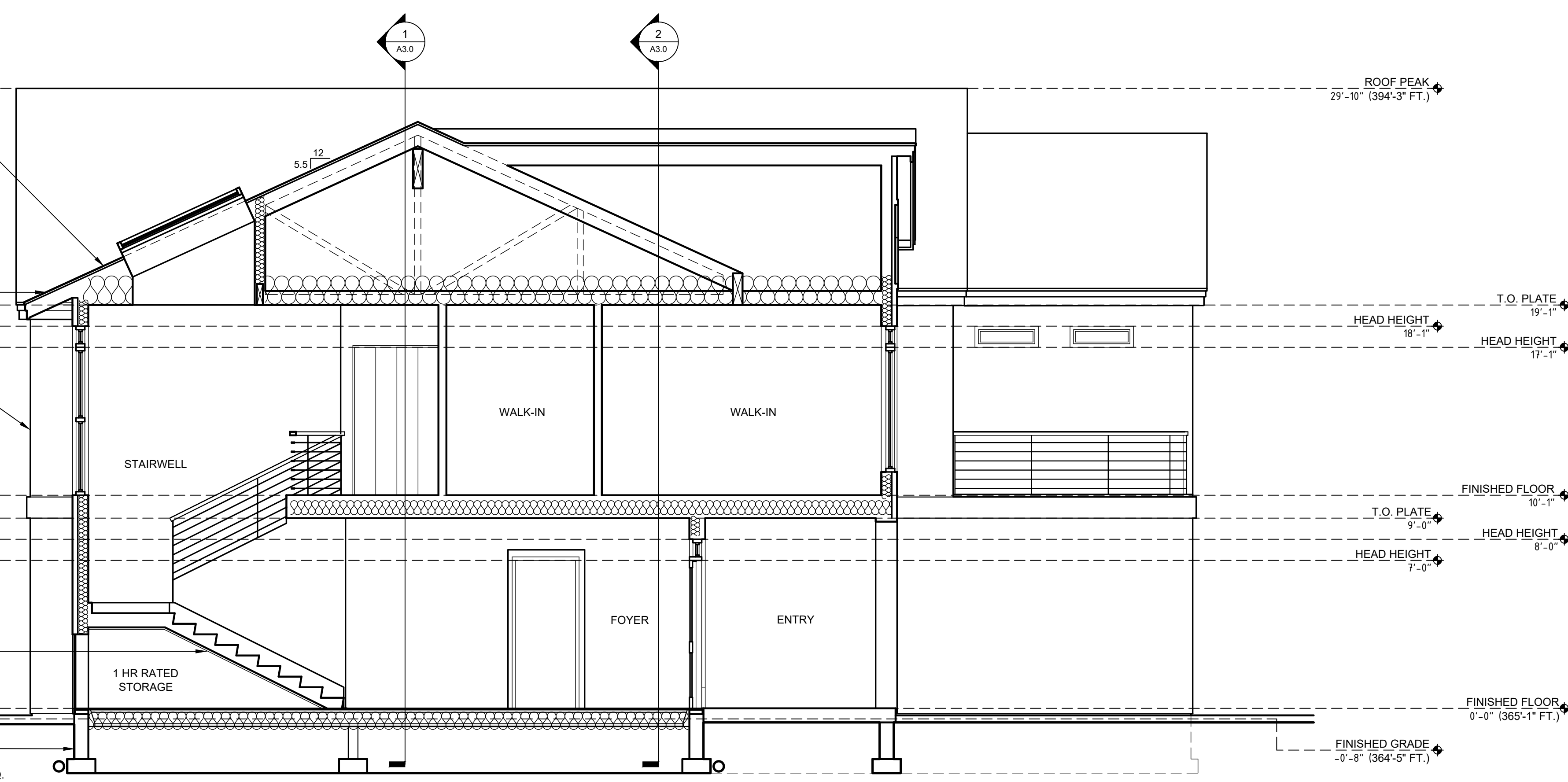
OPTION:

SPRAY ON CLOSED CELL INSULATION IN STUD SPACE FOR TOTAL R-26 IN LIEU OF BATT AND RIGID INSULATION

TWO LAYERS OF 5/8" TYPE 'X' GWB ON UNDERSIDE OF STAIRS AND SIDE WALLS.

TYPICAL FOUNDATION ASSEMBLY:

- FOUNDATION
- SILL PLATE
- 5/8" ANCHOR BOLTS
- CONCRETE STEM WALL
- COAT FOUNDATION W/ FOUNDATION SEALANT
- PROVIDE PROTECTION 1" WATER PROOF INSULATION BOAR OR EQ.
- CONCRETE SPREAD FOOTING
- 6 MIL VISQUEEN GROUND COVER LAP 6" & USE SEALANT OR TAPE
- FOUNDATION DRAIN SYSTEM
- INSTALL CRAWL SPACE VENTS PER DETAIL
- PROVIDE MECHANICAL VENTING & RADON DETECTORS PER WASHINGTON CODE WAC 51-51-0408 SECTION R408



1 SOUTHWEST ELEVATION
1/4" = 1'-0"

HEADER:

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- 5/8" GWB INTERIOR FINISH

OPTION:

SPRAY ON CLOSED CELL INSULATION W/ SAME R-VALUE

TYPICAL UPPER EXTERIOR WALL CONSTRUCTION:

- RAINSCREEN: JAMES HARDIE - BOARD AND BATTEN.
- 1x TR WD VERT BATTENS @ 16" OC
- RAIN BARRIER WRAP LAPPED W/ FLASHING AT ALL JOINTS
- 1" POLYSTYRENE RIGID INSUL (R5)
- FLUID APPLIED MOISTURE BARRIER
- 1/2" CDX PLYWD SHEATHING
- 2x6 STUDS @ 1'-4" O.C.
- R-21 HI DENSITY BATT INSULATION (R-10 AT HEADERS)
- VAPOR BARRIER
- 5/8" GYPSUM WALLBOARD

OPTION:

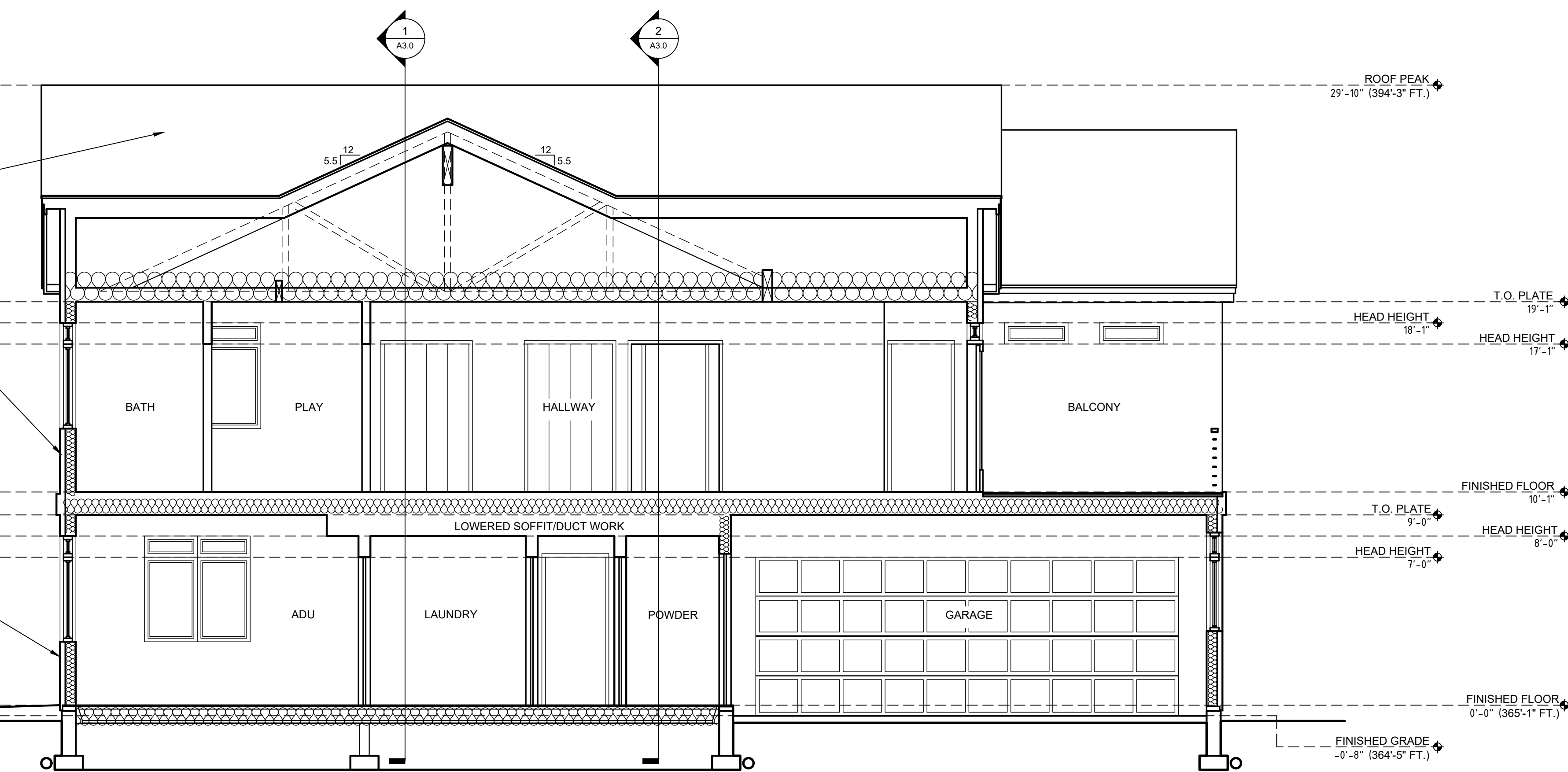
SPRAY ON CLOSED CELL INSULATION IN STUD SPACE FOR TOTAL R-26 IN LIEU OF BATT AND RIGID INSULATION

TYPICAL LOWER EXTERIOR WALL CONSTRUCTION:

- RAINSCREEN: JAMES HARDIE - 4" LAP.
- 1x TR WD VERT BATTENS @ 16" OC
- RAIN BARRIER WRAP LAPPED W/ FLASHING AT ALL JOINTS
- 1" POLYSTYRENE RIGID INSUL (R5)
- FLUID APPLIED MOISTURE BARRIER
- 1/2" CDX PLYWD SHEATHING
- 2x6 STUDS @ 1'-4" O.C.
- R-21 HI DENSITY BATT INSULATION (R-10 AT HEADERS)
- VAPOR BARRIER
- 5/8" GYPSUM WALLBOARD

OPTION:

SPRAY ON CLOSED CELL INSULATION IN STUD SPACE FOR TOTAL R-26 IN LIEU OF BATT AND RIGID INSULATION



2 NORTHEAST ELEVATION
1/4" = 1'-0"

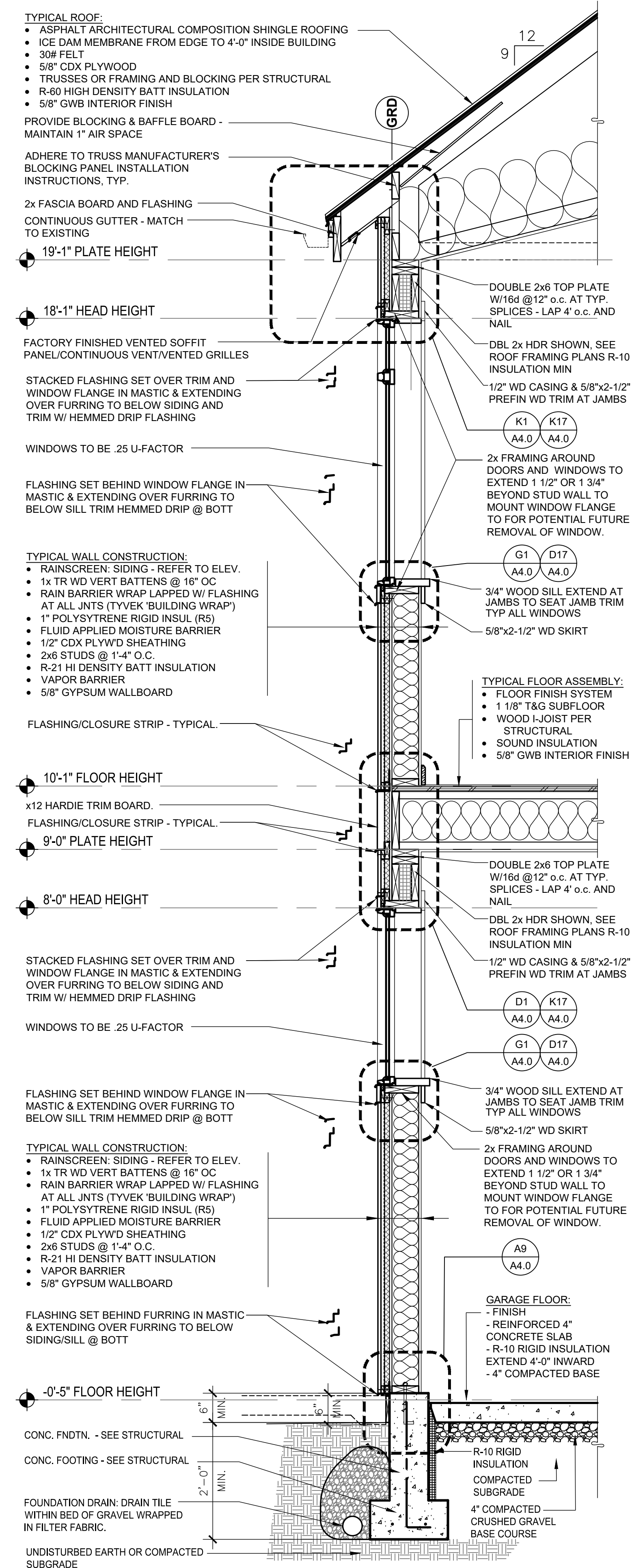
RUUD RESIDENCE
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06537 REGISTERED ARCHITECT
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STATE OF WASHINGTON

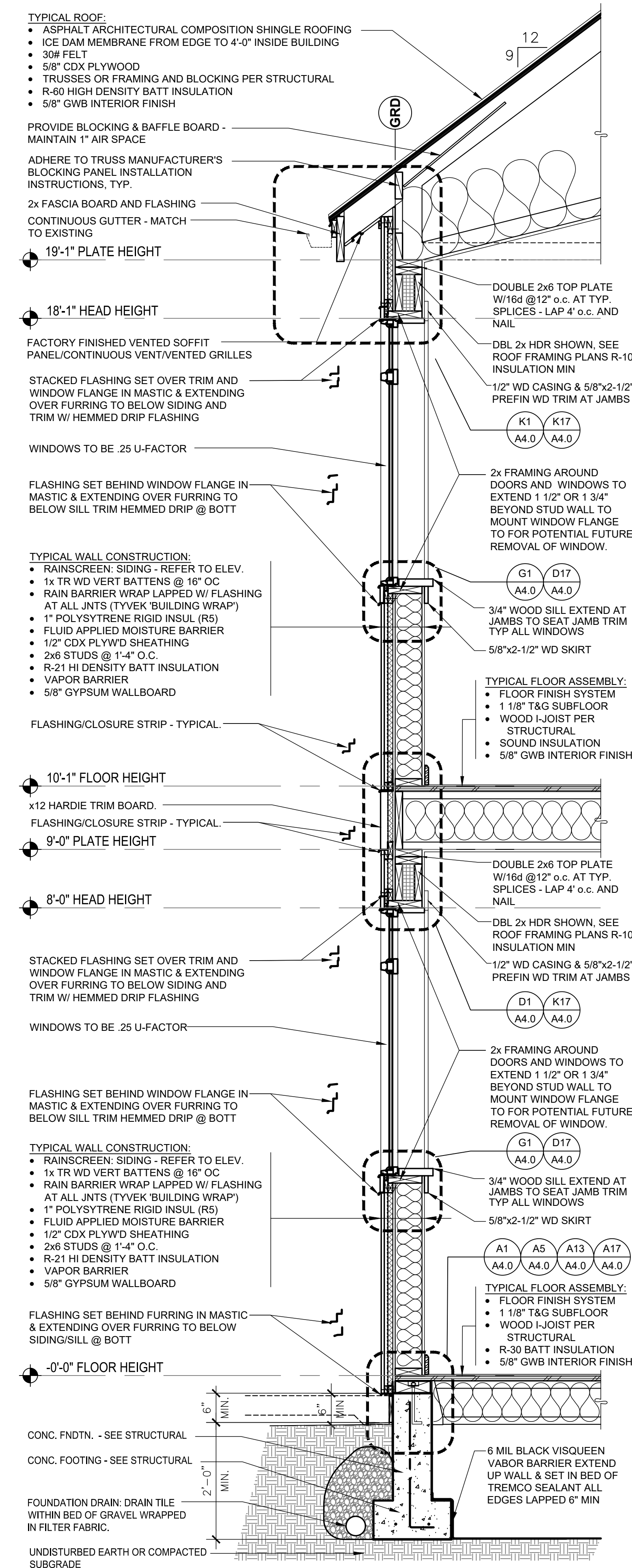
Revision	Date	Description
	02/19/2025	PRICING SET
	04/11/2025	PERMIT SET

Scale AS INDICATED
Job Number 24-347.01 Date 04/11/2025
Drawn RBA Checked RBA

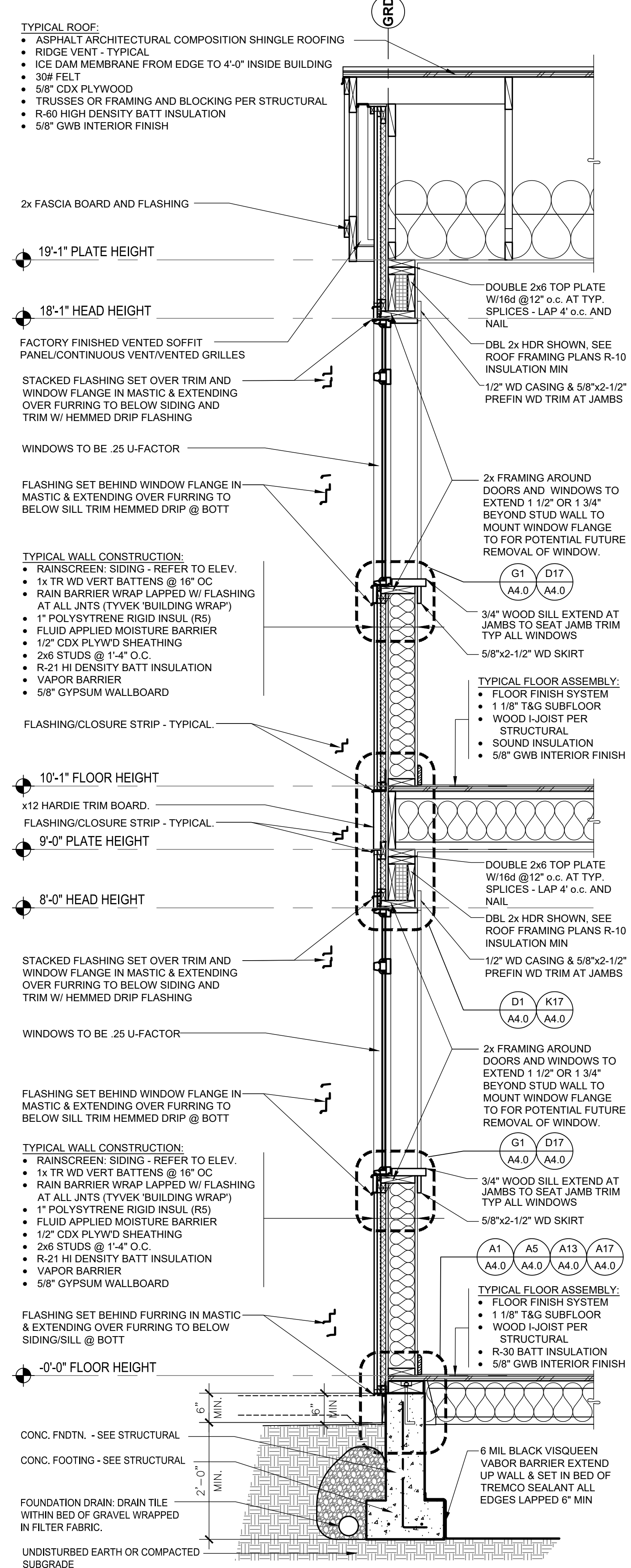
**SECTIONS
WALL SECTIONS
A-3.2**



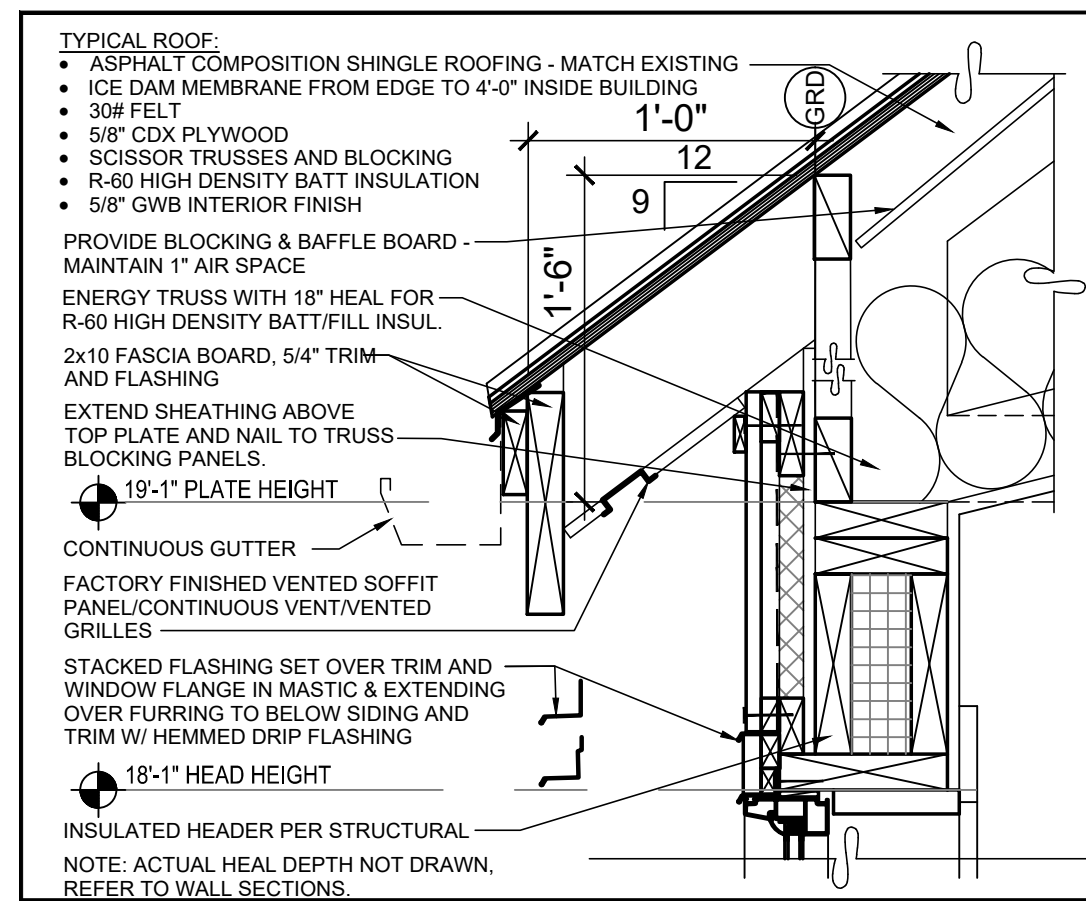
1 WALL SECTION - GARAGE
3/4" = 1'-0"



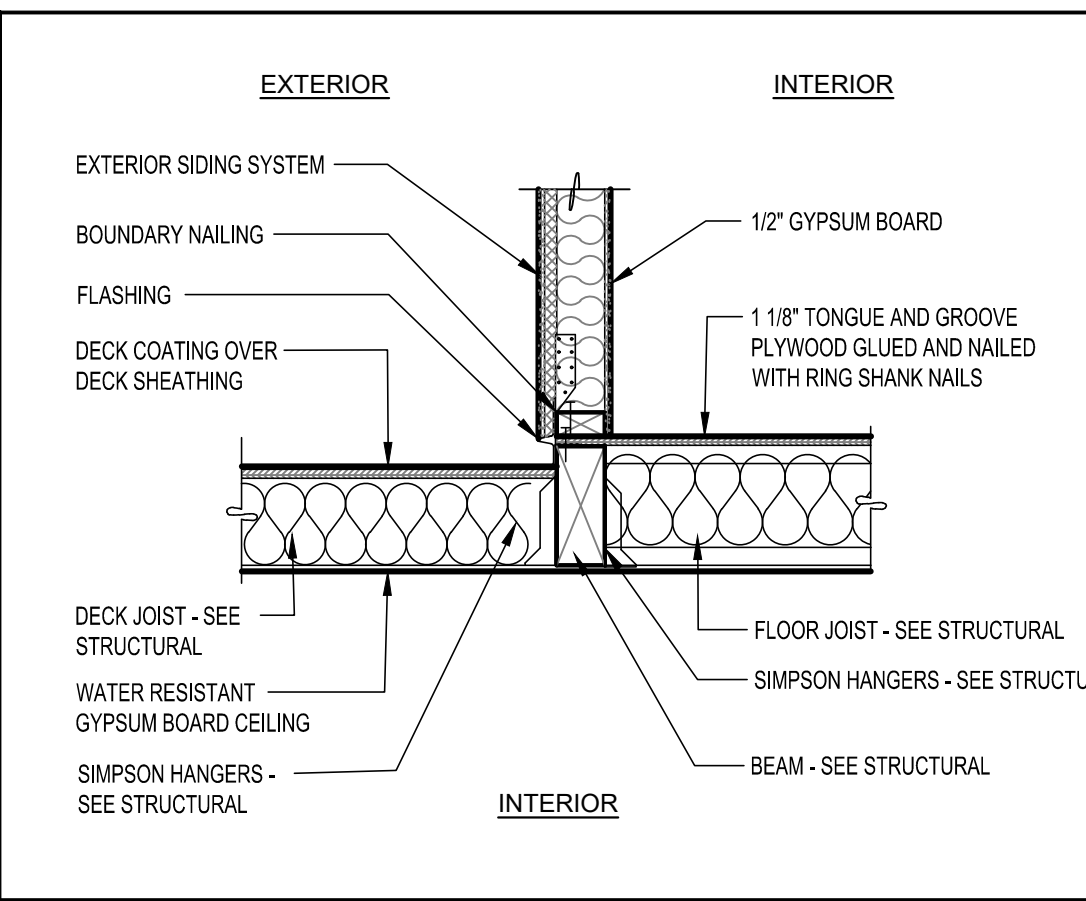
2 WALL SECTION - TYPICAL
3/4" = 1'-0"



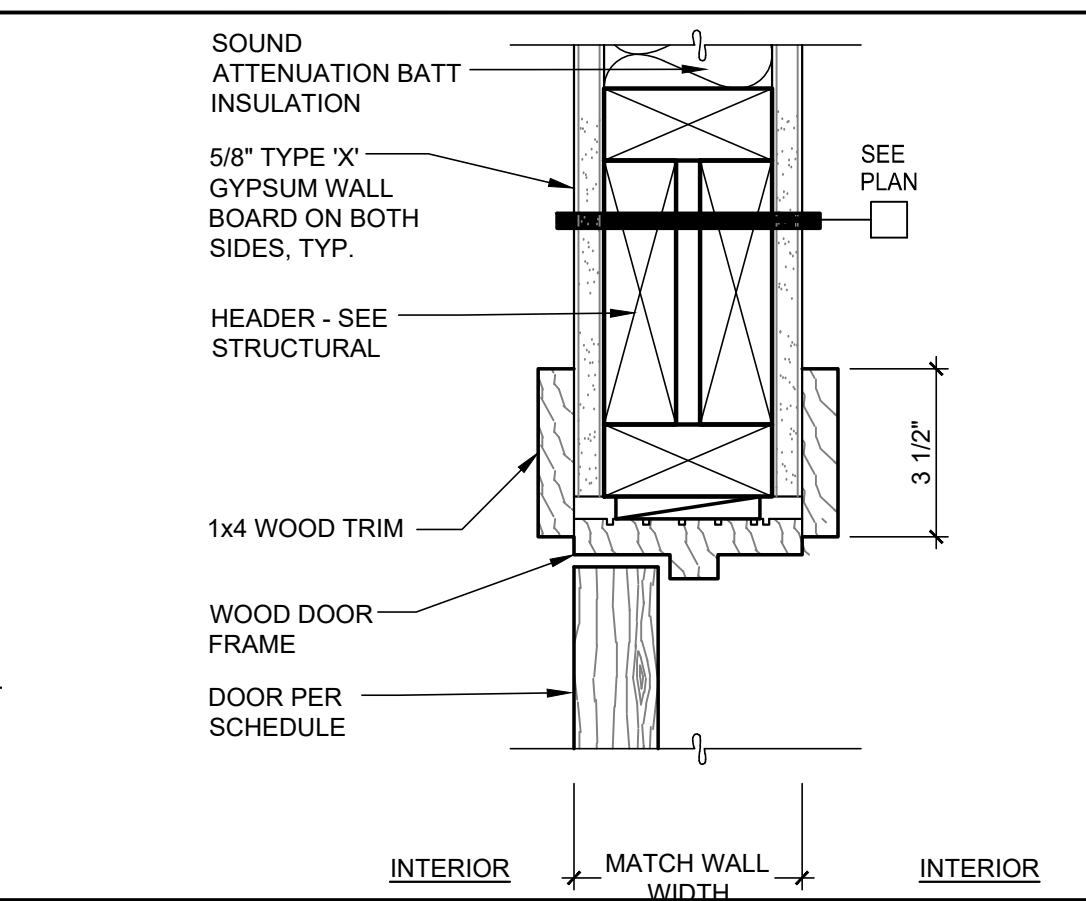
3 WALL SECTION - TYPICAL
3/4" = 1'-0"



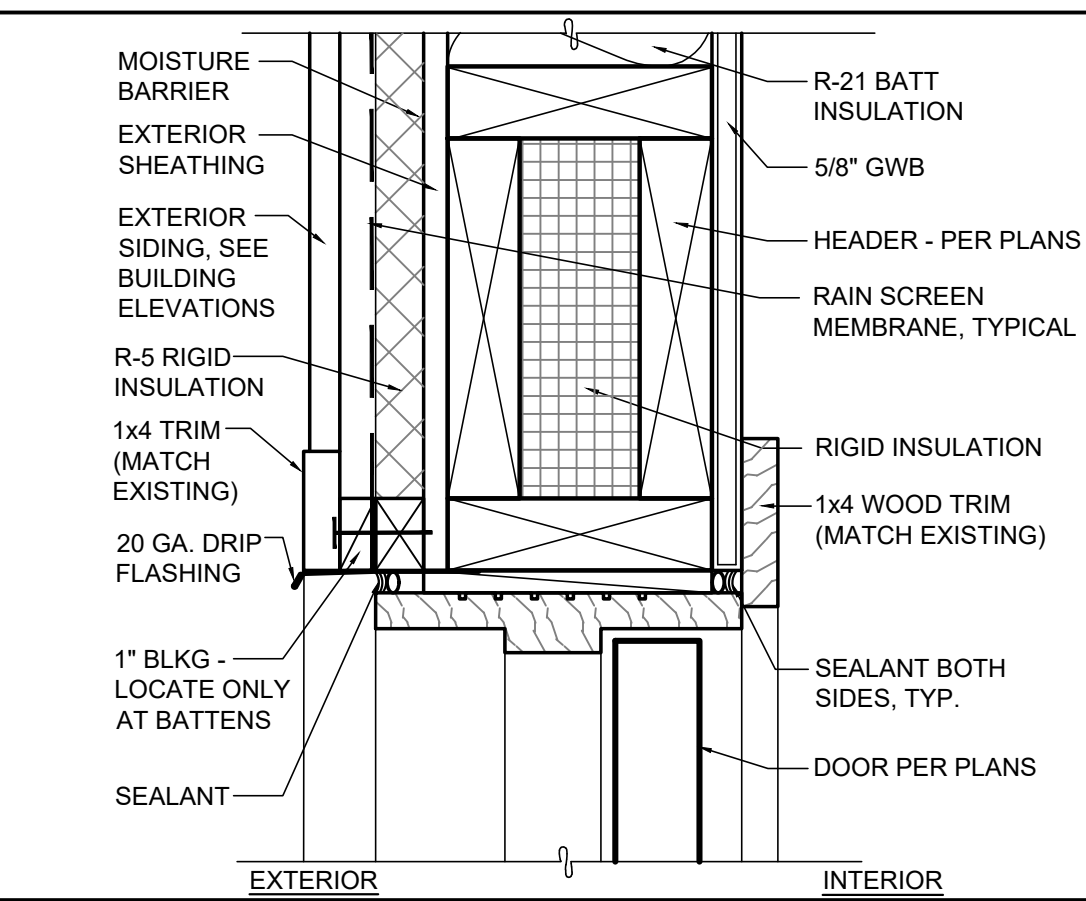
K1 DETAIL
1 1/2" = 1'-0"
TYPICAL EAVE DETAIL



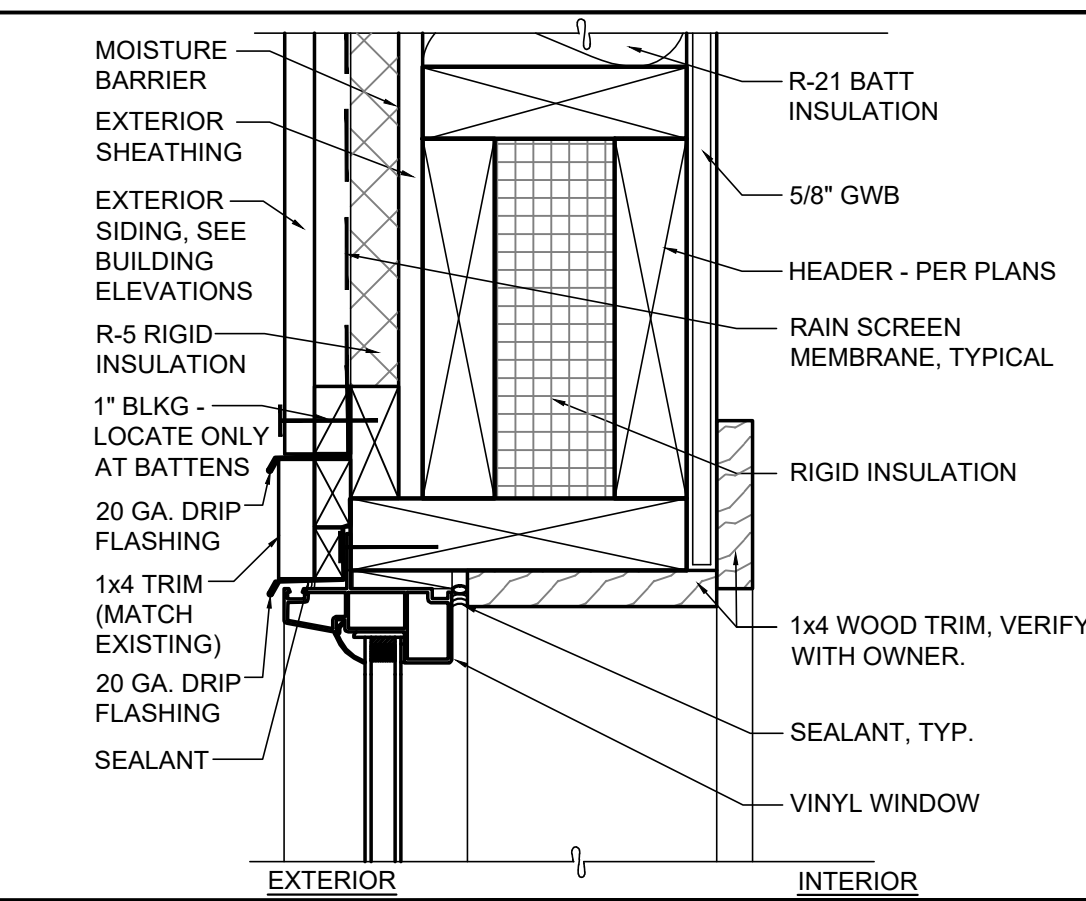
K5 DETAIL
3/4" = 1'-0"
DETAIL AT EXTERIOR TERRACE OVER GARAGE



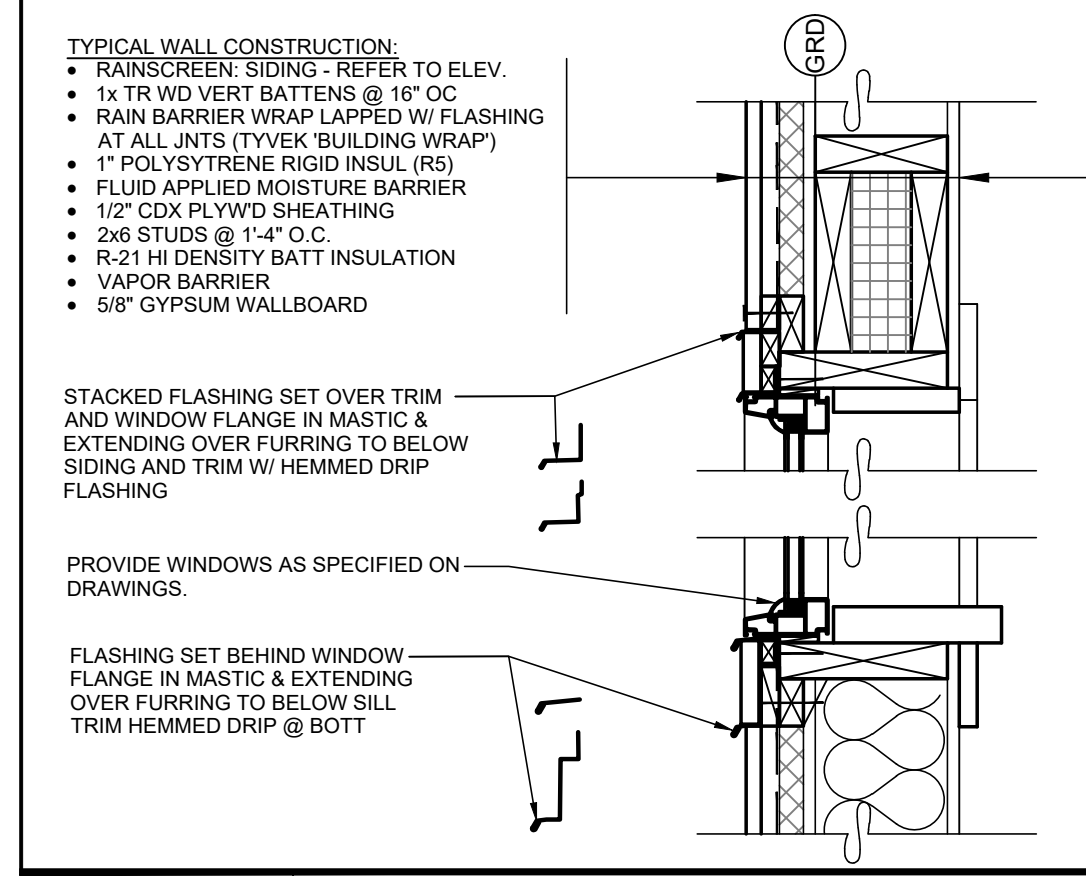
K9 DETAIL
3" = 1'-0"
TYPICAL INTERIOR DOOR HEAD



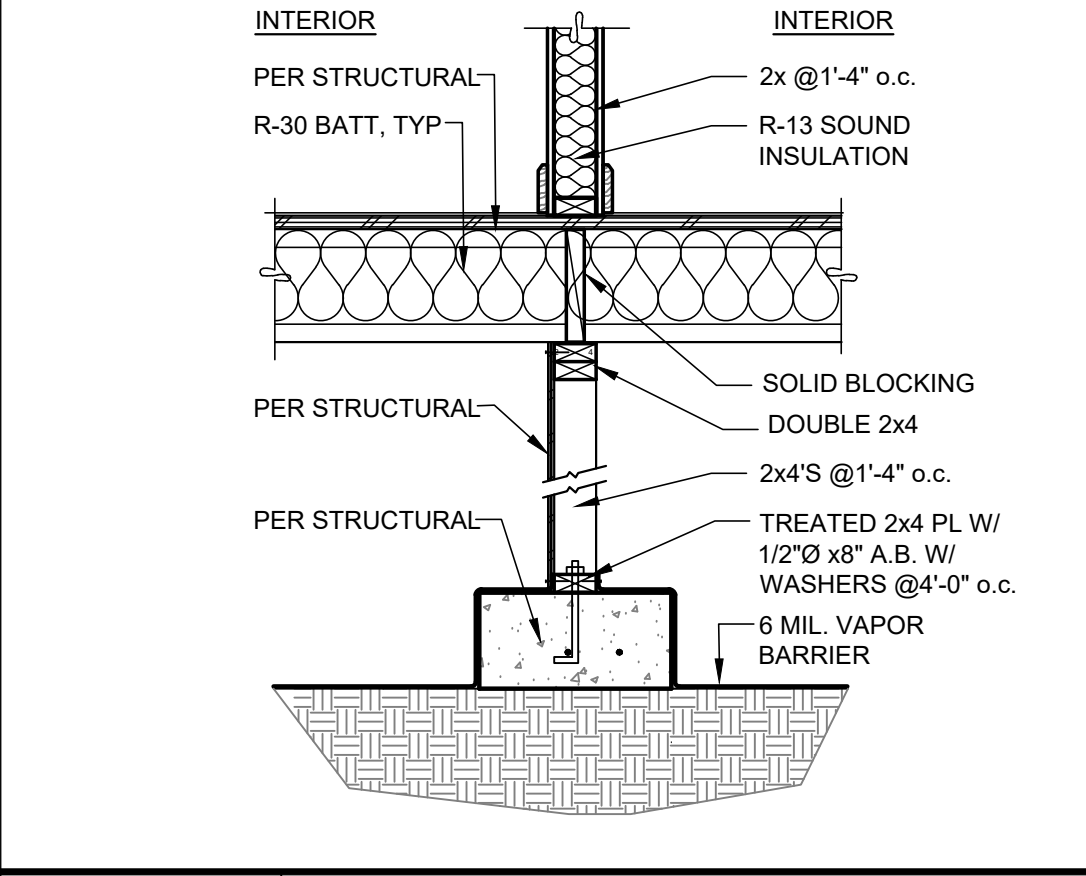
K13 DETAIL
3" = 1'-0"
EXTERIOR DOOR HEAD



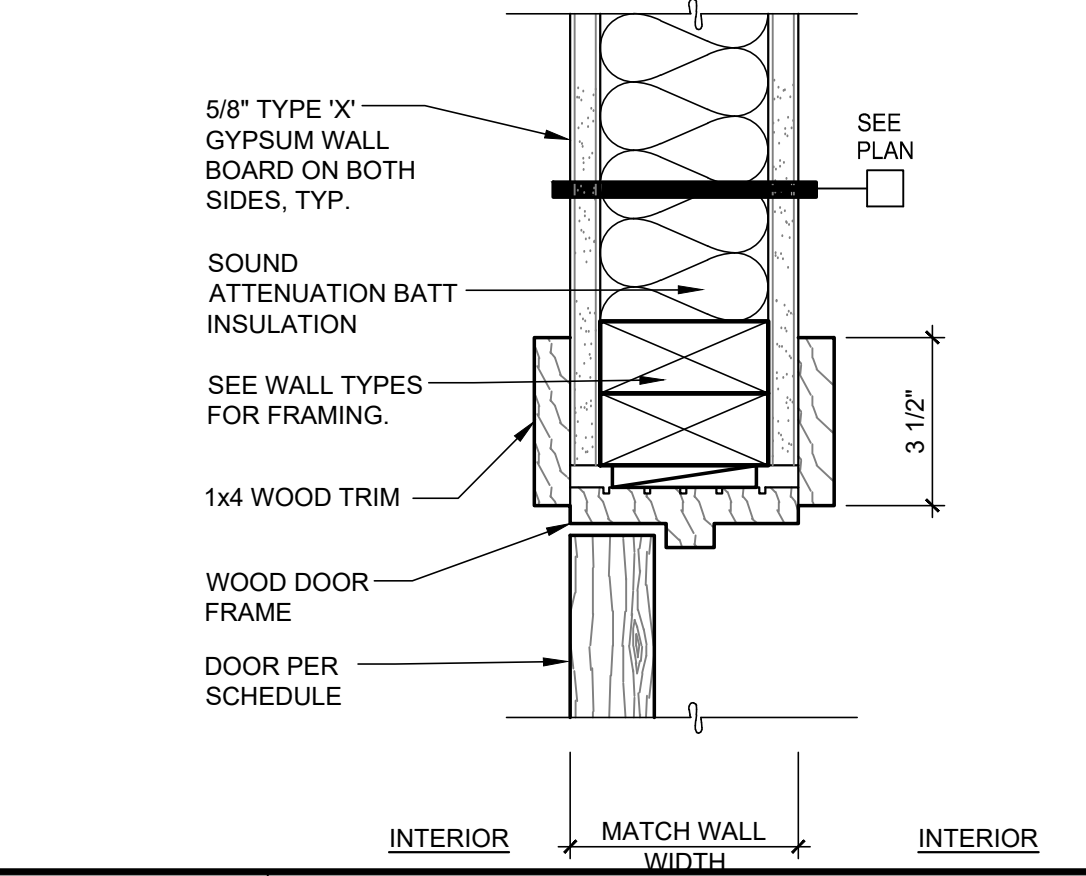
K17 DETAIL
3" = 1'-0"
TYPICAL WINDOW HEAD



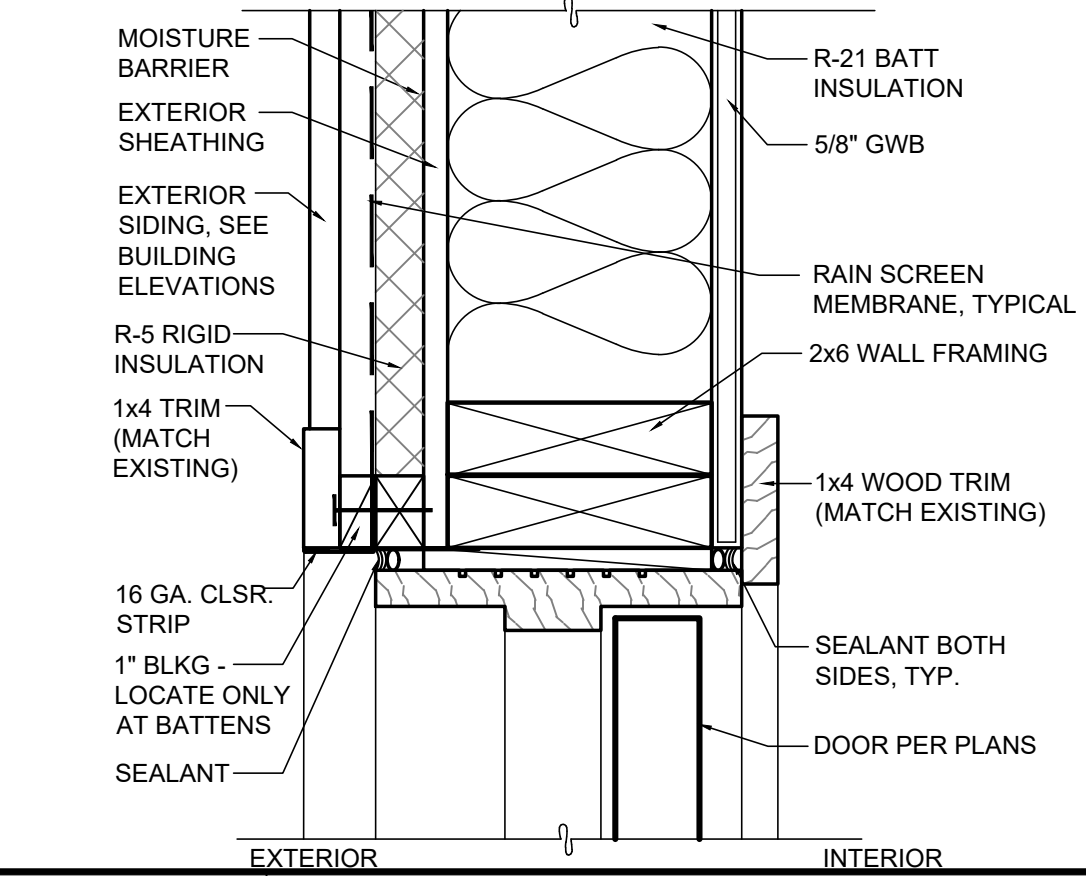
G1 DETAIL
1 1/2" = 1'-0"
TYPICAL WINDOW SILL DETAIL



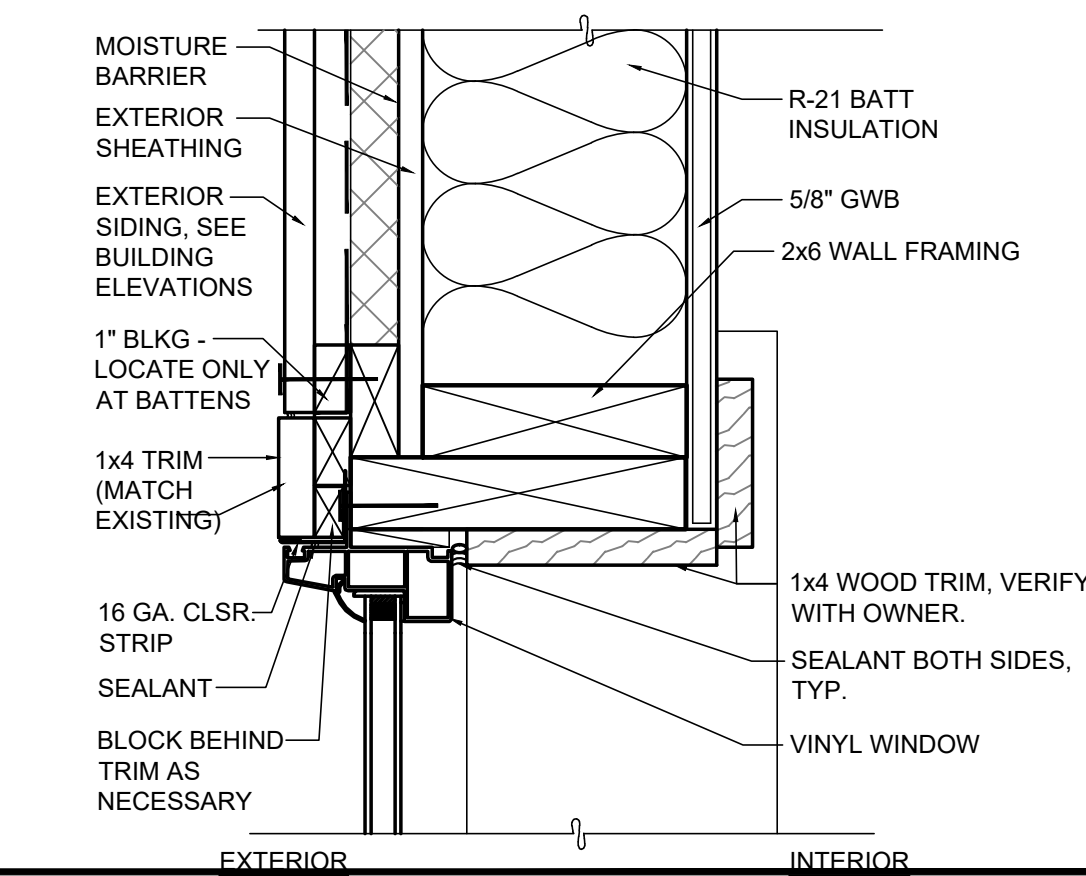
G5 DETAIL
3/4" = 1'-0"
TYPICAL CRAWLSPACE CRIPPLE WALL AT INTERIOR WALL



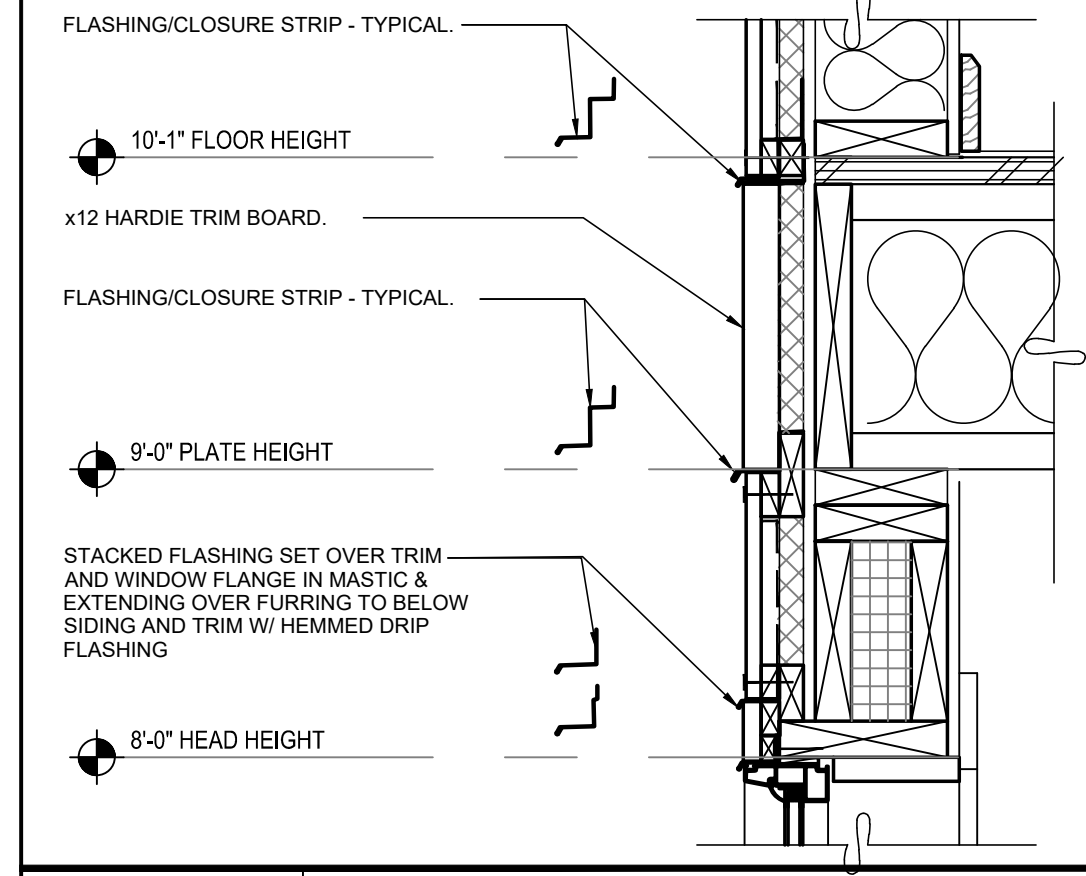
G9 DETAIL
3" = 1'-0"
TYPICAL INTERIOR DOOR JAMB



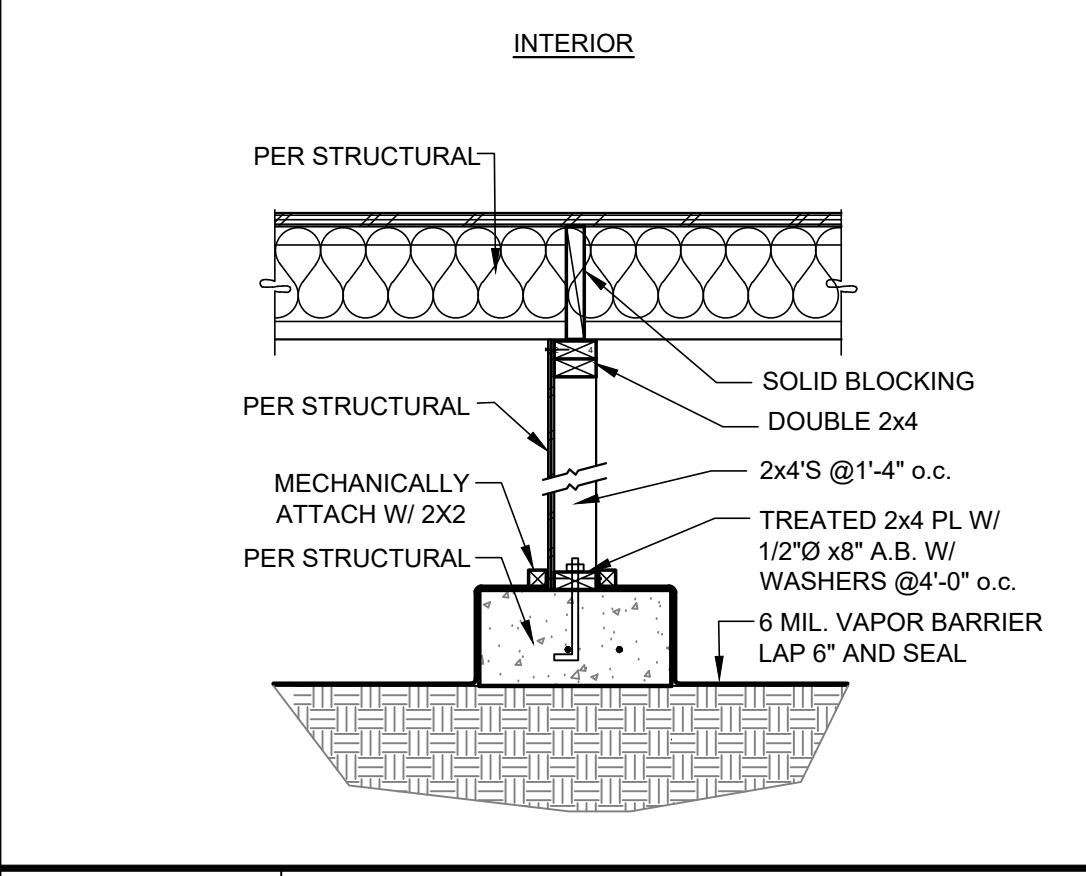
G13 DETAIL
3" = 1'-0"
EXTERIOR DOOR JAMB



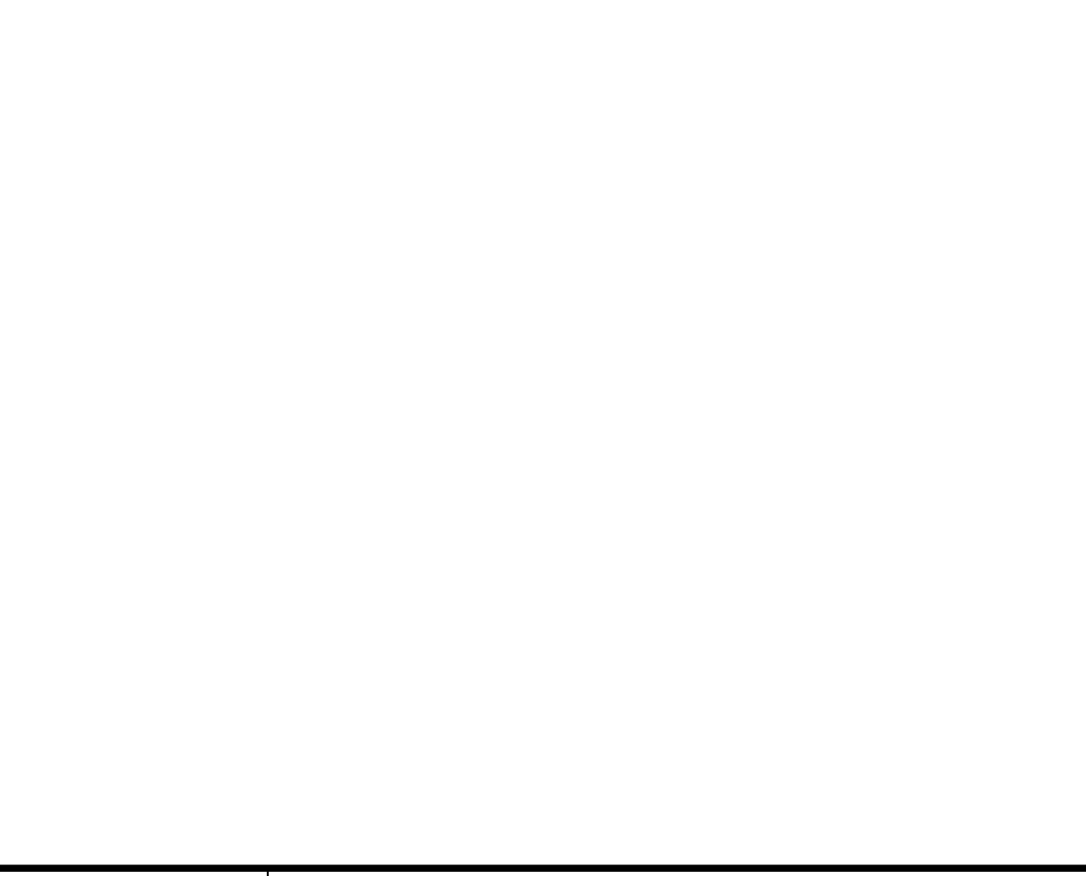
G17 DETAIL
3" = 1'-0"
TYPICAL WINDOW JAMB



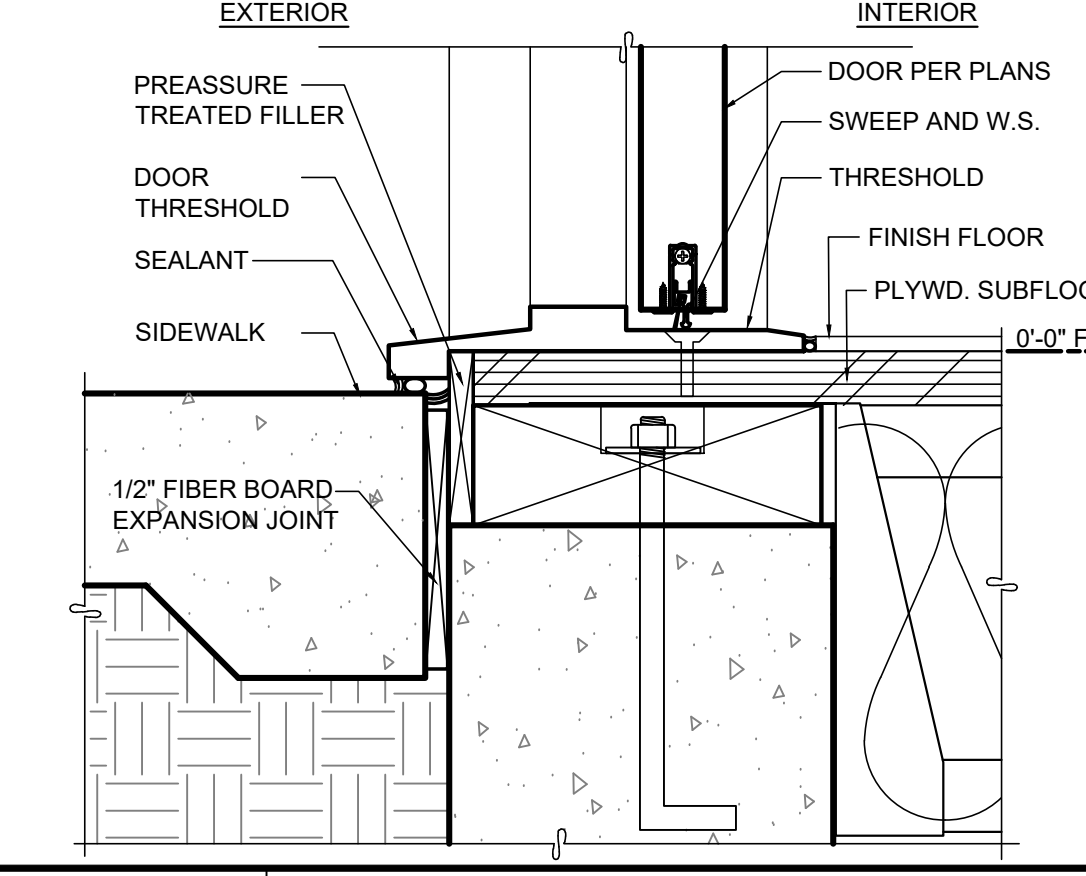
D1 DETAIL
1 1/2" = 1'-0"
TYPICAL BELLY BAND DETAIL



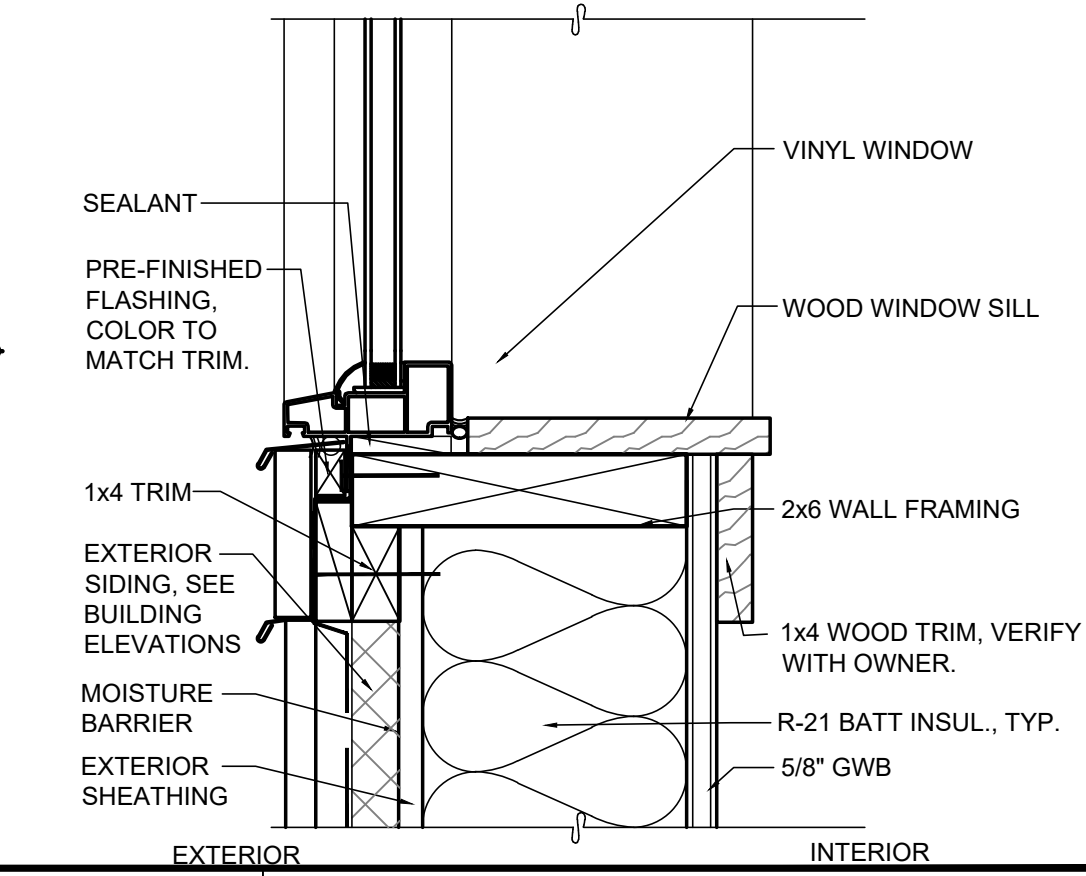
D5 DETAIL
3/4" = 1'-0"
TYPICAL CRAWLSPACE CRIPPLE WALL



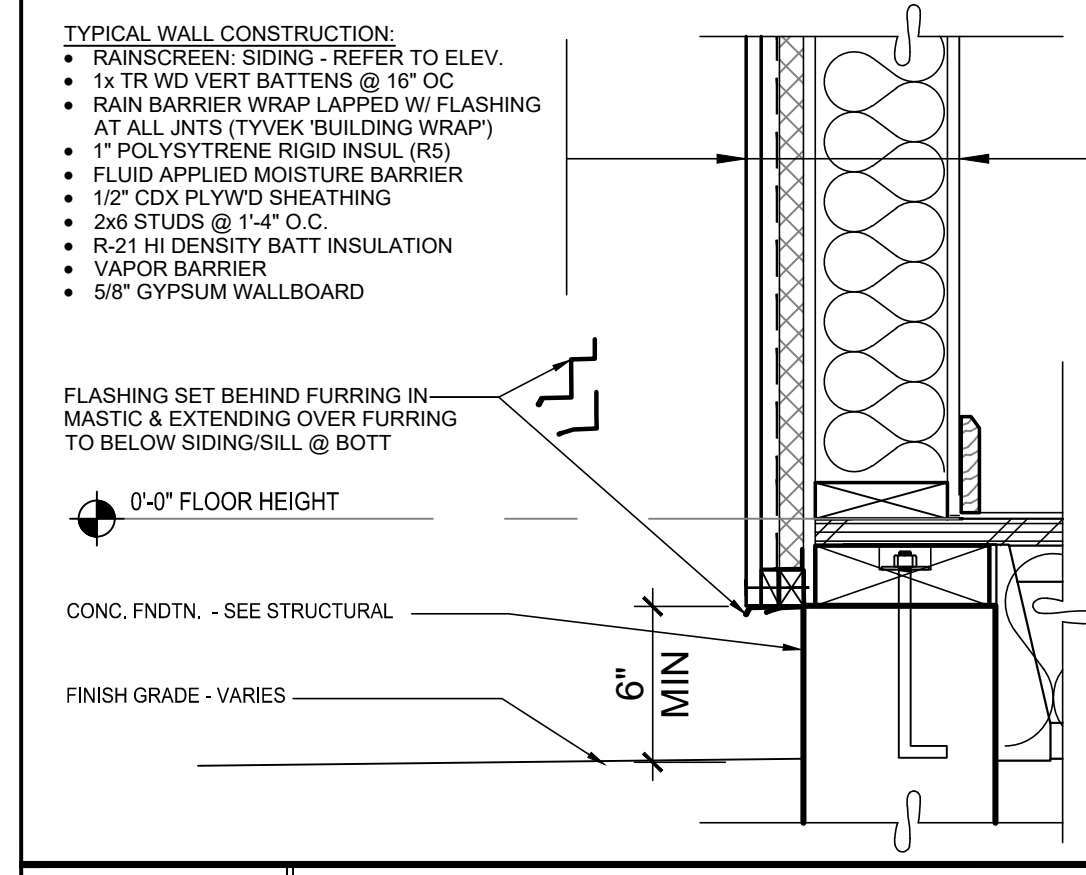
D9 DETAIL
1 1/2" = 1'-0"
NOT USED



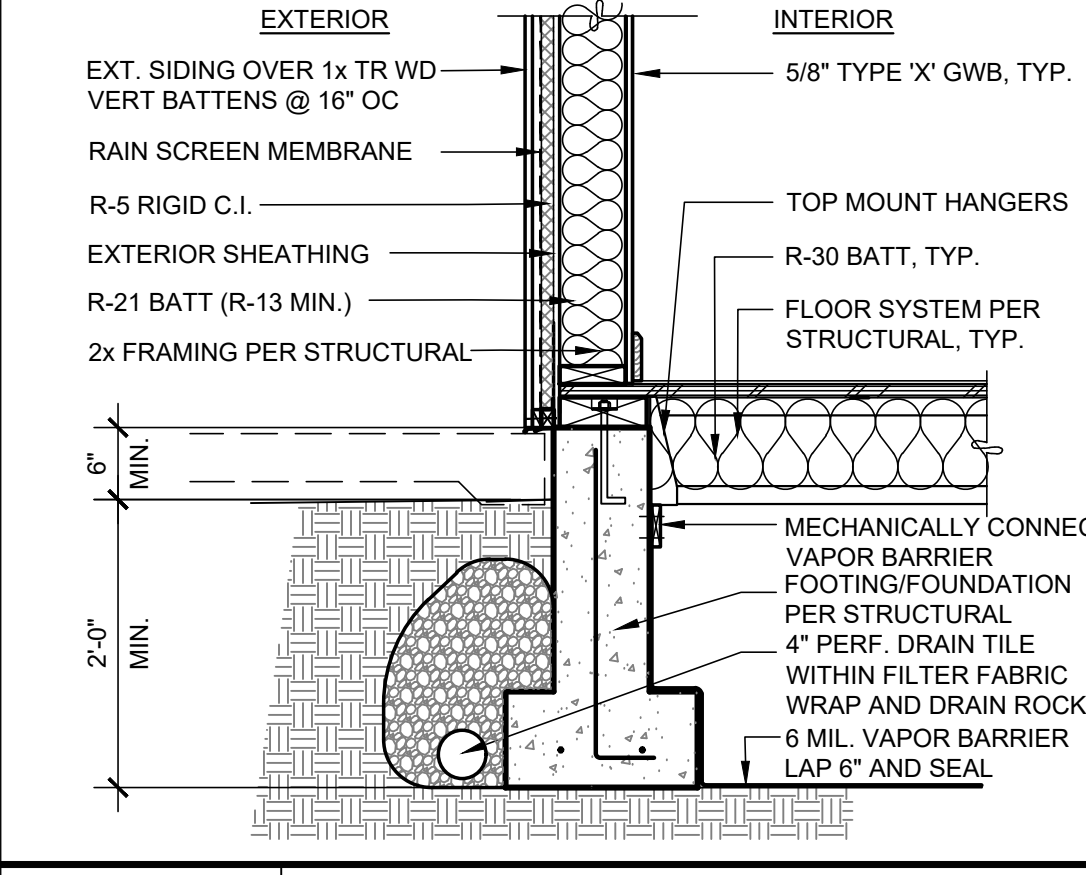
D13 DETAIL
3" = 1'-0"
TYPICAL WALL SILL AT DOOR THRESHOLD



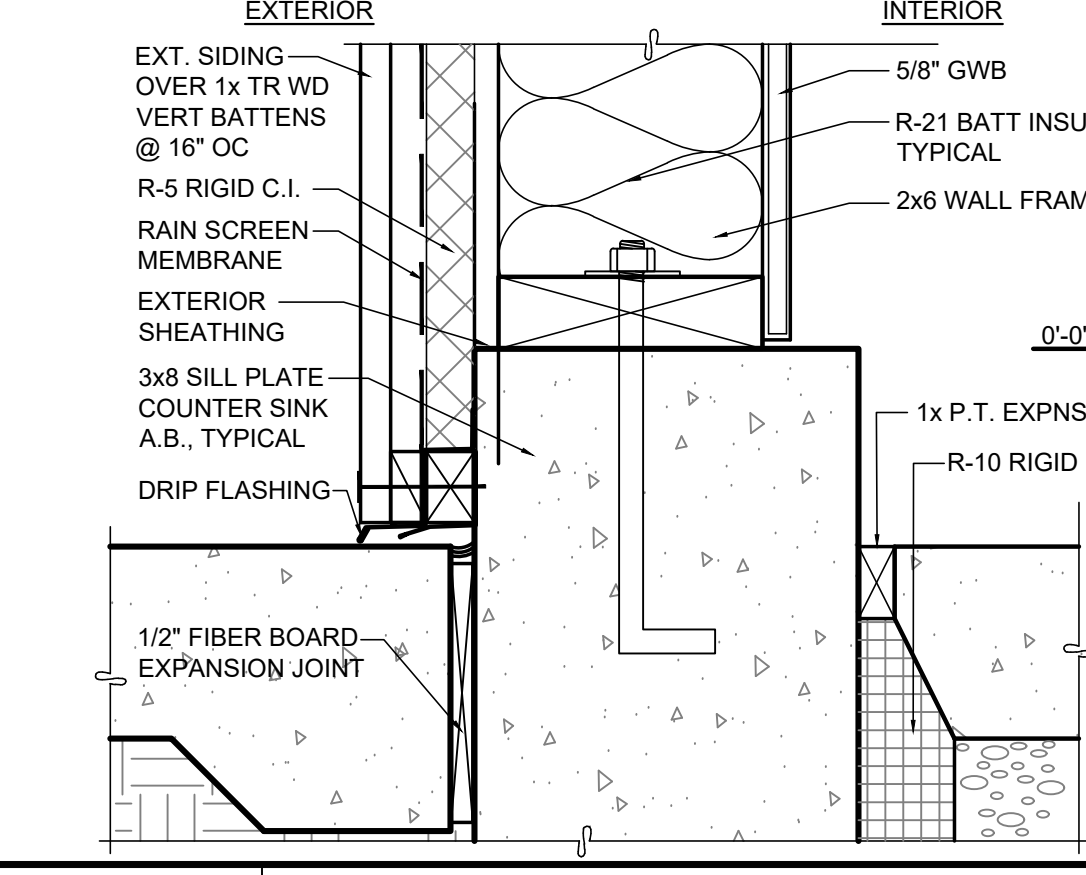
D17 DETAIL
3" = 1'-0"
TYPICAL WINDOW SILL



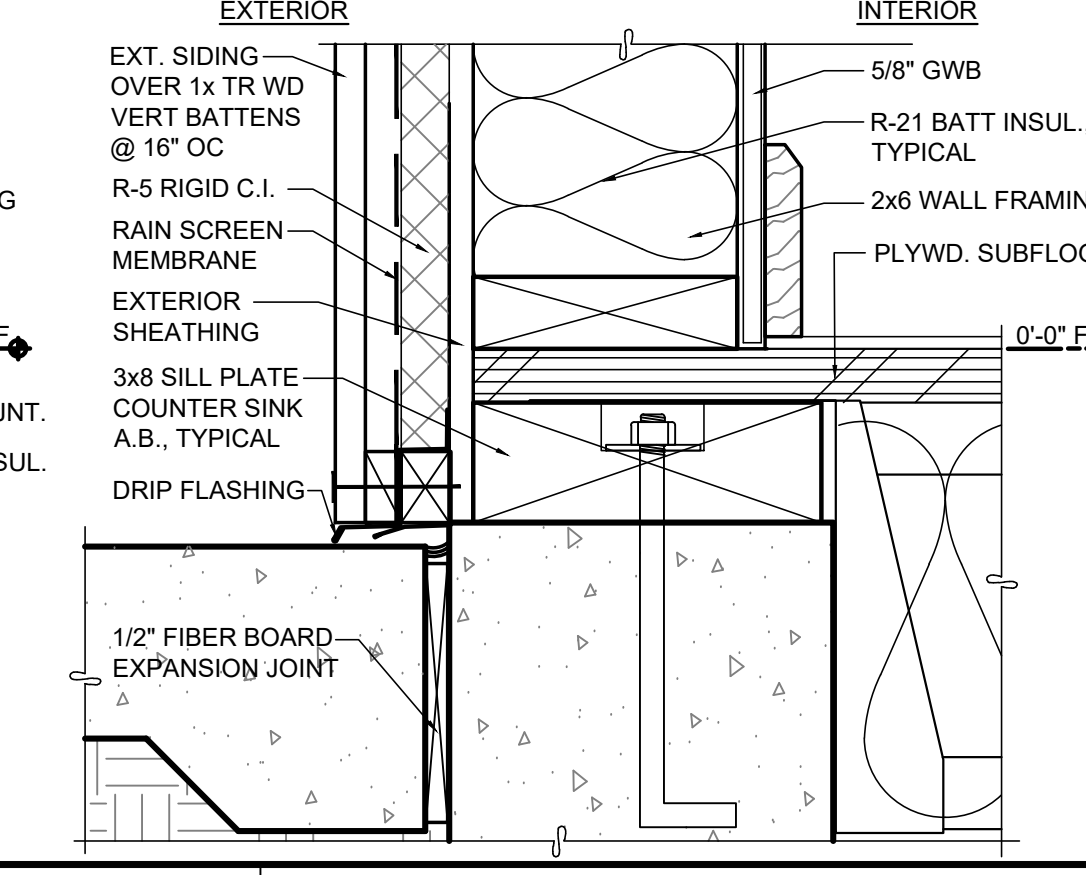
A1 DETAIL
1 1/2" = 1'-0"
TYPICAL WALL SILL DETAIL



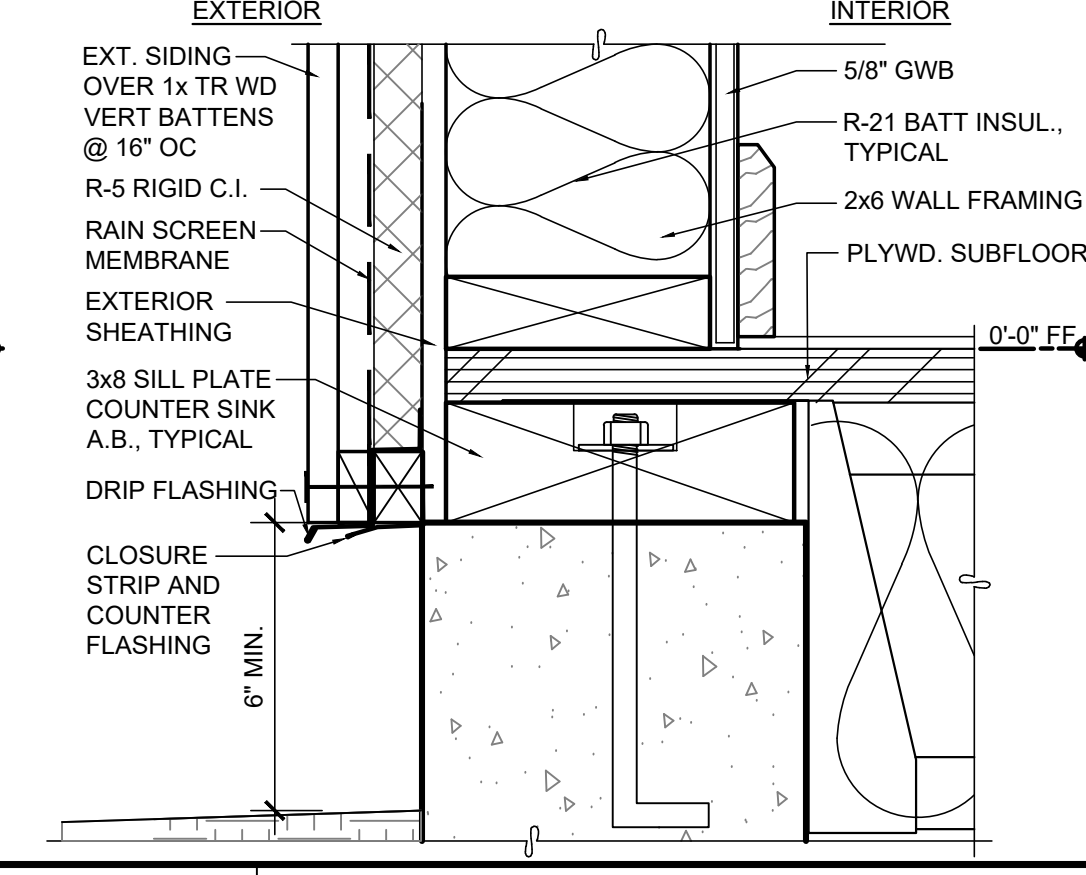
A5 DETAIL
3/4" = 1'-0"
TYPICAL BASE OF EXTERIOR WALL



A9 DETAIL
3/4" = 1'-0"
TYPICAL WALL SILL AT GARAGE



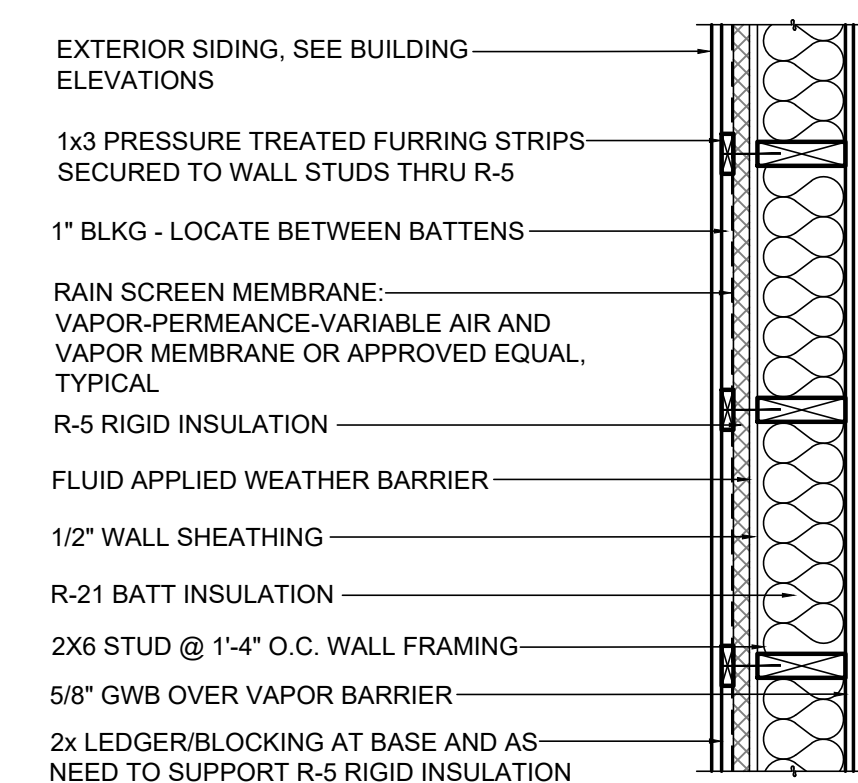
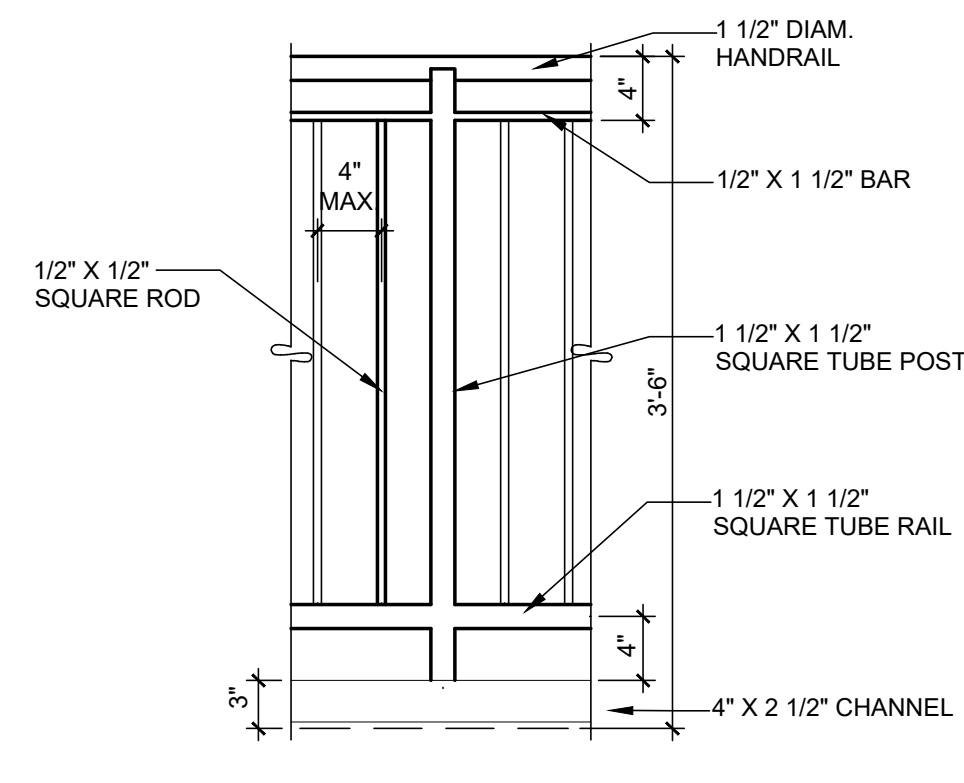
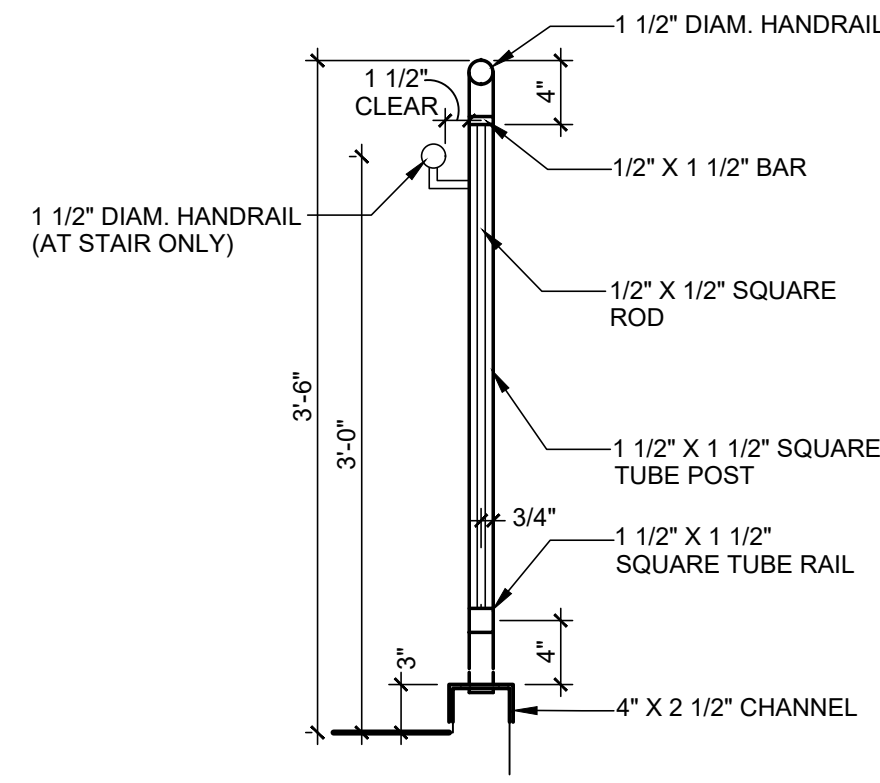
A13 DETAIL
3" = 1'-0"
TYPICAL WALL SILL AT SIDEWALK



A17 DETAIL
3" = 1'-0"
TYPICAL WALL AT SILL

Revision	Date	Description
	02/19/2025	PRICING SET
	04/04/2025	PERMIT SET

Scale AS INDICATED
Job Number 24-347.01 Date 04/04/2025
Drawn RBA Checked RBA



K1	DETAIL	K5	DETAIL	K9	DETAIL	K13	DETAIL	K17	DETAIL
3/4" = 1'-0"	TYPICAL EXTERIOR GUARDRAIL	1" = 1'-0"	TYPICAL EXTERIOR GUARDRAIL	1" = 1'-0"	TYPICAL EXTERIOR GUARDRAIL W/ OPTIONAL GLASS PANEL	3" = 1'-0"	NOT USED	1" = 1'-0"	TYPICAL EXTERIOR WALL SECTION

G1	DETAIL	G5	DETAIL	G9	DETAIL
3/4" = 1'-0"	NOT USED	3/4" = 1'-0"	NOT USED	3" = 1'-0"	NOT USED

D5	DETAIL	D5	DETAIL	D9	DETAIL
3/4" = 1'-0"	NOT USED	3/4" = 1'-0"	NOT USED	3" = 1'-0"	NOT USED

A1	DETAIL	A5	DETAIL	A9	DETAIL	A13	DETAIL
3/4" = 1'-0"	NOT USED	3/4" = 1'-0"	NOT USED	3/4" = 1'-0"	NOT USED	N.T.S.	TYPICAL BUILDING WRAP AT WINDOWS

STEP 1:
 WOOD FRAME WALL WITH SHEATHING AND HOUSE WRAP
STEP 2:
 MODIFIED "I" CUT IN HOUSE WRAP
STEP 3:
 - HOUSEWRAP FOLDED IN;
 - ALTERNATELY, TUCK HEAD FLAP UNDER
 - INSTALL WOOD BACKDAM
STEP 4:
 - INSTALL FIRST PIECE OF ADHESIVE BACKED FLASHING
 - INSTALL SECOND PIECE OF ADHESIVE BACKED FLASHING
 - INSTALL CORNER PATCHES AT SILL
STEP 5:
 INSTALL WINDOW PLUMB, LEVEL AND SQUARE PER MANUFACTURER'S INSTRUCTIONS
STEP 6:
 INSTALL JAMB FLASHING FIRST THEN HEAD FLASHING
STEP 7:
 FOLD DOWN HOUSEWRAP AT HEAD
STEP 8:
 APPLY CORNER PATCHES AT HEAD

RBA design, PLLC
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 SEATTLE, WA 98121 206/623.9125

RUUD RESIDENCE
 8533 SE 76TH PLACE
 MERCER ISLAND, WA 98040

06537 REGISTERED ARCHITECT
 RODNEY A. BAUCH
 STATE OF WASHINGTON

Revision	Date	Description
	02/19/2025	PRICING SET
	04/04/2025	PERMIT SET

Scale AS INDICATED
 Job Number 24-347.01 Date 04/04/2025
 Drawn RBA Checked RBA

**EXT. BUILDING
 DETAILS
 A4.1**

RUUD RESIDENCE
8533 SE 76TH PLACE
MERCER ISLAND, WA 98040

06537
REGISTERED ARCHITECT
Rodney A. Bauch
RODNEY A. BAUCH
STATE OF WASHINGTON

Revision	Date	Description
	02/19/2025	PRICING SET
	04/04/2025	PERMIT SET

Scale AS INDICATED

Job Number	24-347.01	Date	04/04/2025
Drawn	RBA	Checked	RBA

**INT. BUILDING
DETAILS
A4.2**

GENERAL STRUCTURAL NOTES

(The following apply unless shown otherwise on the plans)

CRITERIA

- ALL MATERIALS, WORKMANSHIP, DESIGN, AND CONSTRUCTION SHALL CONFORM TO THE DRAWINGS, SPECIFICATIONS, AND THE 2021 INTERNATIONAL BUILDING CODE (IBC 2021 EDITION).
- DESIGN LOADING CRITERIA
 ROOF LIVE LOAD 25 PSF (SNOW)
 FLOOR LIVE LOAD (RESIDENTIAL) 40 PSF
 BASIC WIND SPEED (3-SEC GUST) ... 98 MPH, MRI 50YR = 78 MPH, EXPOSURE B, Kzt = 1.0, I = 1.0
 SEISMIC SITE CLASS "D", R=6.0, Ss=1.463, S1=0.505, I = 1.0
- CONTRACTOR SHALL VERIFY DIMENSIONS AND CONDITIONS FOR COMPATIBILITY AND SHALL NOTIFY ENGINEER OF RECORD OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAFETY PRECAUTIONS AND THE METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES REQUIRED TO PERFORM THE WORK. THE ENGINEER HAS NO OVERALL SUPERVISORY AUTHORITY OR ACTUAL AND/OR DIRECT RESPONSIBILITY FOR THE SPECIFIC WORKING CONDITIONS AT THE SITE AND/OR FOR ANY HAZARDS RESULTING FROM THE ACTIONS OF ANY TRADE CONTRACTOR. THE ENGINEER HAS NO DUTY TO INSPECT, SUPERVISE, NOTE, CORRECT, OR REPORT ANY HEALTH OR SAFETY DEFICIENCIES OF THE OWNER, CONTRACTORS, OR OTHER ENTITIES OR PERSONS AT THE PROJECT SITE.
- CONTRACTOR-INITIATED CHANGES SHALL BE SUBMITTED IN WRITING TO THE ENGINEER FOR APPROVAL PRIOR TO FABRICATION OR CONSTRUCTION. CHANGES SHOWN ON SHOP DRAWINGS ONLY WILL NOT SATISFY THIS REQUIREMENT.
- DRAWINGS INDICATE GENERAL AND TYPICAL DETAILS OF CONSTRUCTION. WHERE CONDITIONS ARE NOT SPECIFICALLY INDICATED BUT ARE OF SIMILAR CHARACTER TO DETAILS SHOWN, SIMILAR DETAILS OF CONSTRUCTION SHALL BE USED, SUBJECT TO REVIEW AND APPROVAL BY THE ENGINEER.

GEOTECHNICAL

- FOOTINGS SHALL BEAR ON FIRM, UNDISTURBED EARTH AT LEAST 18" BELOW ADJACENT FINISHED GRADE. UNLESS OTHERWISE NOTED, FOOTINGS SHALL BE CENTERED BELOW COLUMNS OR WALLS ABOVE.

ASSUMED ALLOWABLE SOIL PRESSURE 1500 PSF

CONCRETE

- CONCRETE SHALL BE MIXED, PROPORTIONED, CONVEYED AND PLACED IN ACCORDANCE WITH IBC SECTION 1905 AND ACI 301. CONCRETE SHALL ATTAIN A 28-DAY STRENGTH OF fc=3000 PSI (FOR WEATHERING PURPOSES AND NOT STRENGTH, MIN 2,500 PSI FOR STRENGTH) AND MIX SHALL HAVE A MAXIMUM ABSOLUTE WATER: CEMENT RATIO OF 0.58 FOR NON-AIR ENTRAINED CONCRETE AND 0.46 FOR AIR-ENTRAINED CONCRETE. CONCRETE SHALL BE PROPORTIONED TO PRODUCE A SLUMP OF 5" OR LESS. AIR ENTRAINED CONCRETE SHALL BE USED AT ALL EXTERIOR AND UNHEATED EXPOSURES.

THE MINIMUM AMOUNTS OF CEMENT AND MAXIMUM AMOUNTS OF WATER MAY BE CHANGED IF A CONCRETE PERFORMANCE MIX IS SUBMITTED TO THE STRUCTURAL ENGINEER AND THE BUILDING DEPARTMENT FOR APPROVAL TWO WEEKS PRIOR TO PLACING ANY CONCRETE. THE CONCRETE PERFORMANCE MIX SHALL INCLUDE THE AMOUNTS OF CEMENT, FINE AND COARSE AGGREGATE, WATER AND ADMIXTURES AS WELL AS THE WATER CEMENT RATIO, SLUMP, CONCRETE YIELD AND SUBSTANTIATING STRENGTH DATA IN ACCORDANCE WITH SBC 1905.3. REVIEW OF MIX SUBMITTALS BY THE ENGINEER OF RECORD INDICATES ONLY THAT INFORMATION PRESENTED CONFORMS GENERALLY WITH CONTRACT DOCUMENTS. CONTRACTOR OR SUPPLIER MAINTAINS FULL RESPONSIBILITY FOR SPECIFIED PERFORMANCE.

ALL CONCRETE WITH SURFACES EXPOSED TO STANDING WATER SHALL BE AIR-ENTRAINED WITH AN AIR-ENTRAINING AGENT CONFORMING TO ASTM C260, C494, AND C618. TOTAL AIR CONTENT FOR FROST-RESISTANT CONCRETE SHALL BE IN ACCORDANCE WITH TABLE 1904.2.1 OF INTERNATIONAL BUILDING CODE.

CEMENT CONTENT MAY BE REDUCED 15% - 25% BY VOLUME AND REPLACED WITH FLY ASH SHALL NOT MAKE UP MORE THAN 35% OF THE TOTAL CEMENTITIOUS CONTENT. FLY ASH SHALL COMPLY WITH ASTM C618 OR AASHTO M295.

- A MINIMUM OF 80% OF REINFORCING STEEL SHALL COME FROM RECYCLED MATERIALS. REINFORCING STEEL SHALL CONFORM TO ASTM A615 (INCLUDING SUPPLEMENT S1), GRADE 60, Fy=60,000 PSI. EXCEPTIONS: ANY BARS #5 AND SMALLER CAN BE GRADE 40, Fy=40,000 PSI.
- REINFORCING STEEL SHALL BE DETAILED (INCLUDING HOOKS AND BENDS) IN ACCORDANCE WITH ACI 315 AND 318. LAP ALL CONTINUOUS REINFORCEMENT #5 AND SMALLER 40 BAR DIAMETERS OR 2'-0" MINIMUM. PROVIDE CORNER BARS AT ALL WALL AND FOOTING INTERSECTIONS. LAP CORNER BARS #5 AND SMALLER 40 BAR DIAMETERS OR 2'-0" MINIMUM. LAPS OF LARGER BARS SHALL BE MADE IN ACCORDANCE WITH ACI 318, CLASS B. LAP ADJACENT MATS OF WELDED WIRE FABRIC A MINIMUM OF 8" AT SIDES AND ENDS.
 NO BARS PARTIALLY EMBEDDED IN HARDENED CONCRETE SHALL BE FIELD BENT UNLESS SPECIFICALLY SO DETAILED OR APPROVED BY THE STRUCTURAL ENGINEER.
- CONCRETE PROTECTION (COVER) FOR REINFORCING STEEL SHALL BE IN ACCORDANCE WITH IBC SECTION 1907.7.

FOOTINGS AND OTHER UNFORMED SURFACES CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH 3"
 FORMED SURFACES EXPOSED TO EARTH OR WEATHER (#6 BARS OR LARGER) ... 2"
 (#5 BARS OR SMALLER) 1-1/2"
 SLABS AND WALLS (INT. FACE) ... GREATER OF BAR DIAMETER PLUS 1/8" OR 3/4"

WOOD

- FRAMING LUMBER SHALL BE KILN DRIED OR MC-19, AND GRADED AND MARKED IN CONFORMANCE WITH W.C.L.B. STANDARD GRADING RULES FOR WEST COAST LUMBER NO. 16. FURNISH TO THE FOLLOWING MINIMUM STANDARDS:
 2x MEMBERS: HEM-FIR #2 OR BETTER
 2x STUDS AND PLATES: HEM-FIR STUD GRADE OR BETTER
- STRUCTURAL WOOD PANEL SHEATHING (PLYWOOD) SHALL BE APA RATED PANELS WITH EXPOSURE 1 CLASSIFICATION.

 FLOOR SHEATHING SHALL BE 3/4" T&G MINIMUM, W/ SPAN RATING 48/24 (MIN).
 ROOF SHEATHING SHALL BE 5/8" (NOMINAL) WITH SPAN RATING 24/16.
 WALL SHEATHING SHALL BE 1/2" WITH SPAN RATING 24/0.

REFER TO WOOD FRAMING NOTES BELOW FOR TYPICAL NAILING REQUIREMENTS.

WOOD (cont)

- ALL WOOD IN DIRECT CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE-TREATED WITH AN APPROVED PRESERVATIVE OR (2) LAYERS OF 15# ASPHALT IMPREGNATED BUILDING PAPER OR ONE LAYER OF 30# ASPHALT IMPREGNATED BUILDING PAPER SHALL BE PROVIDED BETWEEN UNTREATED WOOD AND CONCRETE OR MASONRY.
- TIMBER CONNECTORS CALLED OUT BY LETTERS AND NUMBERS SHALL BE "STRONG-TIE" BY SIMPSON COMPANY, AS SPECIFIED IN THEIR CATALOG NO. C-2015. EQUIVALENT DEVICES BY OTHER MANUFACTURERS MAY BE SUBSTITUTED, PROVIDED THEY HAVE ICBO APPROVAL FOR EQUAL OR GREATER LOAD CAPACITIES. PROVIDE NUMBER AND SIZE OF FASTNERS AS SPECIFIED BY MANUFACTURER. CONNECTORS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. WHERE CONNECTOR

UNLESS NOTED OTHERWISE, ALL NAILS SHALL BE COMMON. ALL SHIMS SHALL BE SEASONED AND DRIED AND THE SAME GRADE (MINIMUM) AS MEMBERS CONNECTED.

WOOD FASTENERS

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

SIZE	LENGTH	DIAMETER	EQUIV STAPLE	MIN LENGTH
8d	2-1/2"	0.131"	13 GA.	1-3/4"
10d	3"	0.148"	12 GA.	1-3/4"
16d	3-1/2"	0.162"	NO EQUIV	NO EQUIV

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

- NAILS AND STAPLES - PLYWOOD (APA RATED SHEATHING) FASTENERS TO FRAMING SHALL BE DRIVEN FLUSH TO FACE OF SHEATHING WITH NO COUNTERSINKING PERMITTED.

- PREFABRICATED PLYWOOD WEB JOISTS SHALL BE DESIGNED BY THE MANUFACTURER FOR THE SPANS AND CONDITIONS SHOWN ON THE PLANS AND SHALL BE FURNISHED AND INSTALLED IN CONFORMANCE WITH THE MANUFACTURER'S PUBLISHED SPECIFICATIONS. ALL NECESSARY BRIDGING, BLOCKING, BLOCKING PANELS, STIFFENERS, ETC., SHALL BE DETAILED AND FURNISHED BY THE MANUFACTURER. SUBMIT SHOP DRAWINGS AND DESIGN CALCULATIONS TO THE ARCHITECT AND STRUCTURAL ENGINEER FOR REVIEW PRIOR TO FABRICATION. DESIGN SUBMITTALS SHALL BEAR THE STAMP AND SIGNATURE OF A REGISTERED PROFESSIONAL ENGINEER, STATE OF WASHINGTON. PERMANENT AND TEMPORARY BRIDGING SHALL BE INSTALLED IN CONFORMANCE WITH MANUFACTURER'S SPECIFICATIONS.

DESIGN SHOWN ON PLANS IS BASED ON JOISTS MANUFACTURED BY THE TRUS-JOIST CORPORATION. ALTERNATE PLYWOOD WEB JOIST MANUFACTURERS MAY BE USED SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT AND STRUCTURAL ENGINEER. ALTERNATE JOIST HANGERS AND OTHER HARDWARE MAY BE SUBSTITUTED FOR ITEMS SHOWN PROVIDED THEY HAVE I.C.B.O. APPROVAL FOR EQUAL OR GREATER LOAD CAPACITIES. ALL JOIST HANGERS AND OTHER HARDWARE SHALL BE COMPATIBLE IN SIZE WITH PLYWOOD WEB JOIST PROVIDED.

- PARALLEL STRAND LUMBER (PSL) SHALL BE MANUFACTURED UNDER A PROCESS APPROVED BY THE NATIONAL RESEARCH BOARD. EACH PIECE SHALL BEAR A STAMP OR STAMPS NOTING THE NAME AND PLANT NUMBER OF THE MANUFACTURER, THE GRADE, THE NATIONAL RESEARCH BOARD NUMBER, AND THE QUALITY CONTROL AGENCY. ALL PARALLEL STRAND LUMBER SHALL BE MANUFACTURED IN ACCORDANCE WITH NER-292 GLUED WITH A WATERPROOF ADHESIVE MEETING THE REQUIREMENTS OF ASTM D2559 WITH ALL GRAIN PARALLEL WITH THE LENGTH OF THE MEMBER.
 Fb=2900 PSI, E=2000 KSI, Fv=290 PSI (FOR 2.0E MEMBERS)

DESIGN SHOWN ON PLANS IS BASED ON LUMBER MANUFACTURED BY THE TRUS-JOIST CORPORATION. ALTERNATE MANUFACTURERS MAY BE USED SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT AND STRUCTURAL ENGINEER. ALTERNATE JOIST HANGERS AND OTHER HARDWARE MAY BE SUBSTITUTED FOR ITEMS SHOWN PROVIDED THEY HAVE I.C.B.O. APPROVAL FOR EQUAL OR GREATER LOAD CAPACITIES. ALL JOIST HANGERS AND OTHER HARDWARE SHALL BE COMPATIBLE IN SIZE WITH MEMBERS PROVIDED.

- LAMINATED STRAND LUMBER (LSL) BOARD SHALL BE MANUFACTURED UNDER A PROCESS APPROVED BY THE NATIONAL RESEARCH BOARD. EACH PIECE SHALL BEAR A STAMP OR STAMPS NOTING THE NAME AND PLANT NUMBER OF THE MANUFACTURER, THE GRADE, THE NATIONAL RESEARCH BOARD NUMBER, AND THE QUALITY CONTROL AGENCY. ALL PARALLEL STRAND LUMBER SHALL BE MANUFACTURED IN ACCORDANCE WITH NER-292 GLUED WITH A WATERPROOF ADHESIVE MEETING THE REQUIREMENTS OF ASTM D2559 WITH ALL GRAIN PARALLEL WITH THE LENGTH OF THE MEMBER.
 Fb=2325 PSI, E=1550 KSI, Fv=310 PSI (FOR 1.55E MEMBERS)

DESIGN SHOWN ON PLANS IS BASED ON LUMBER MANUFACTURED BY THE TRUS-JOIST CORPORATION. ALTERNATE MANUFACTURERS MAY BE USED SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT AND STRUCTURAL ENGINEER. ALTERNATE JOIST HANGERS AND OTHER HARDWARE MAY BE SUBSTITUTED FOR ITEMS SHOWN PROVIDED THEY HAVE I.C.B.O. APPROVAL FOR EQUAL OR GREATER LOAD CAPACITIES. ALL JOIST HANGERS AND OTHER HARDWARE SHALL BE COMPATIBLE IN SIZE WITH MEMBERS PROVIDED.

- PREFABRICATED CONNECTOR PLATE WOOD ROOF TRUSSES SHALL BE DESIGNED BY THE MANUFACTURER IN ACCORDANCE WITH THE "DESIGN SPECIFICATION FOR METAL PLATE CONNECTED WOOD TRUSSES, TPI-78" BY THE TRUSS PLATE INSTITUTE FOR THE SPANS AND CONDITIONS SHOWN ON THE PLANS. LOADING SHALL BE AS FOLLOWS:

TOP CHORD LIVE LOAD	25 PSF
TOP CHORD DEAD LOAD	10 PSF
BOTTOM CHORD DEAD LOAD	5 PSF
BOTTOM CHORD LIVE LOAD	5 PSF (not concurrant with top chord)
TOTAL LOAD	40 PSF
WIND UPLIFT (TOP CHORD)	5 PSF (GROSS)

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

WOOD (cont)

- WOOD FRAMING NOTES-THE FOLLOWING APPLY UNLESS OTHERWISE SHOWN ON THE PLANS:

A. ALL WOOD FRAMING DETAILS NOT SHOWN OTHERWISE SHALL BE CONSTRUCTED TO THE MINIMUM STANDARDS OF THE INTERNATIONAL BUILDING CODE. MINIMUM NAILING, UNLESS OTHERWISE NOTED, SHALL CONFORM TO TABLE 2304.9.1 OF THE IBC. UNLESS OTHERWISE NOTED, ALL NAILS SHALL BE COMMON. COORDINATE THE SIZE AND LOCATION OF ALL OPENINGS WITH MECHANICAL AND ARCHITECTURAL DRAWINGS.

B. WALL FRAMING: ALL NEW STUD WALLS SHOWN AND NOT OTHERWISE NOTED SHALL BE 2x6 STUDS @ 16" O.C. AT EXTERIOR WALLS. TWO STUDS MINIMUM SHALL BE PROVIDED AT THE END OF ALL WALLS AND AT EACH SIDE OF ALL OPENINGS. TWO 2x8 HEADERS SHALL BE PROVIDED OVER ALL OPENINGS NOT OTHERWISE NOTED.

ALL WALLS SHALL HAVE A SINGLE BOTTOM PLATE AND A DOUBLE TOP PLATE. END NAIL TOP PLATE TO EACH STUD WITH TWO 16d NAILS, AND TOENAIL OR END NAIL EACH STUD TO BOTTOM PLATE WITH TWO 16d NAILS. FACE NAIL DOUBLE TOP PLATE WITH 16d @ 12" O.C. AND LAP MINIMUM 4'-0" AT JOINTS AND PROVIDE SIX 16d NAILS @ 4" O.C. EACH SIDE JOINT.

ALL STUD WALLS SHALL HAVE THEIR LOWER WOOD PLATES ATTACHED TO WOOD FRAMING BELOW WITH 16d NAILS @ 12" O.C. STAGGERED OR BOLTED TO CONCRETE WITH 5/8" DIAMETER ANCHOR BOLTS (WITH 7" MINIMUM EMBEDMENT) @ 4'-0" O.C. UNLESS INDICATED OTHERWISE. INDIVIDUAL MEMBERS OF BUILT-UP POSTS SHALL BE SCHEDULED TO EACH OTHER WITH 16d @ 12" O.C. STAGGERED. REFER TO THE PLANS AND SHEARWALL SCHEDULE FOR REQUIRED SHEATHING AND NAILING. WHEN NOT OTHERWISE NOTED, PROVIDE GYPSUM WALLBOARD ON INTERIOR SURFACES NAILED TO ALL STUDS, TOP AND BOTTOM PLATES, AND BLOCKING WITH NAILS @ 7" O.C. USE 5d COOLER NAILS OR 1/2" GWB AND 6d COOLER NAILS FOR 5/8" GWB. PROVIDE 1/2" (NOMINAL) APA RATED SHEATHING (SPAN RATING 24/0) ON EXTERIOR SURFACES NAILED AT ALL PANEL EDGES (BLOCK UN-SUPPORTED EDGES), AND TOP AND BOTTOM PLATES WITH 8d @ 8" O.C. AND TO ALL INTERMEDIATE STUDS AND BLOCKING WITH 8d @ 12" O.C. ALLOW 1/8" SPACING AT ALL PANEL EDGES AND ENDS.

C. ROOF FRAMING: UNLESS OTHERWISE NOTED ON THE PLANS, PLYWOOD ROOF SHEATHING SHALL BE LAID UP WITH GRAIN PERPENDICULAR TO SUPPORTS AND NAILED WITH 8d NAILS @ 6" O.C. TO FRAMED PANEL EDGES AND OVER STUD WALLS AS SHOWN ON PLANS AND @ 12" O.C. TO INTERMEDIATE SUPPORTS. PROVIDE APPROVED PLYWOOD EDGE CLIPS CENTERED BETWEEN JOISTS/TRUSSES AT UNBLOCKED ROOF SHEATHING EDGES. ALLOW 1/8" SPACING AT ALL PANEL EDGES AND ENDS OF FLOOR AND ROOF SHEATHING.



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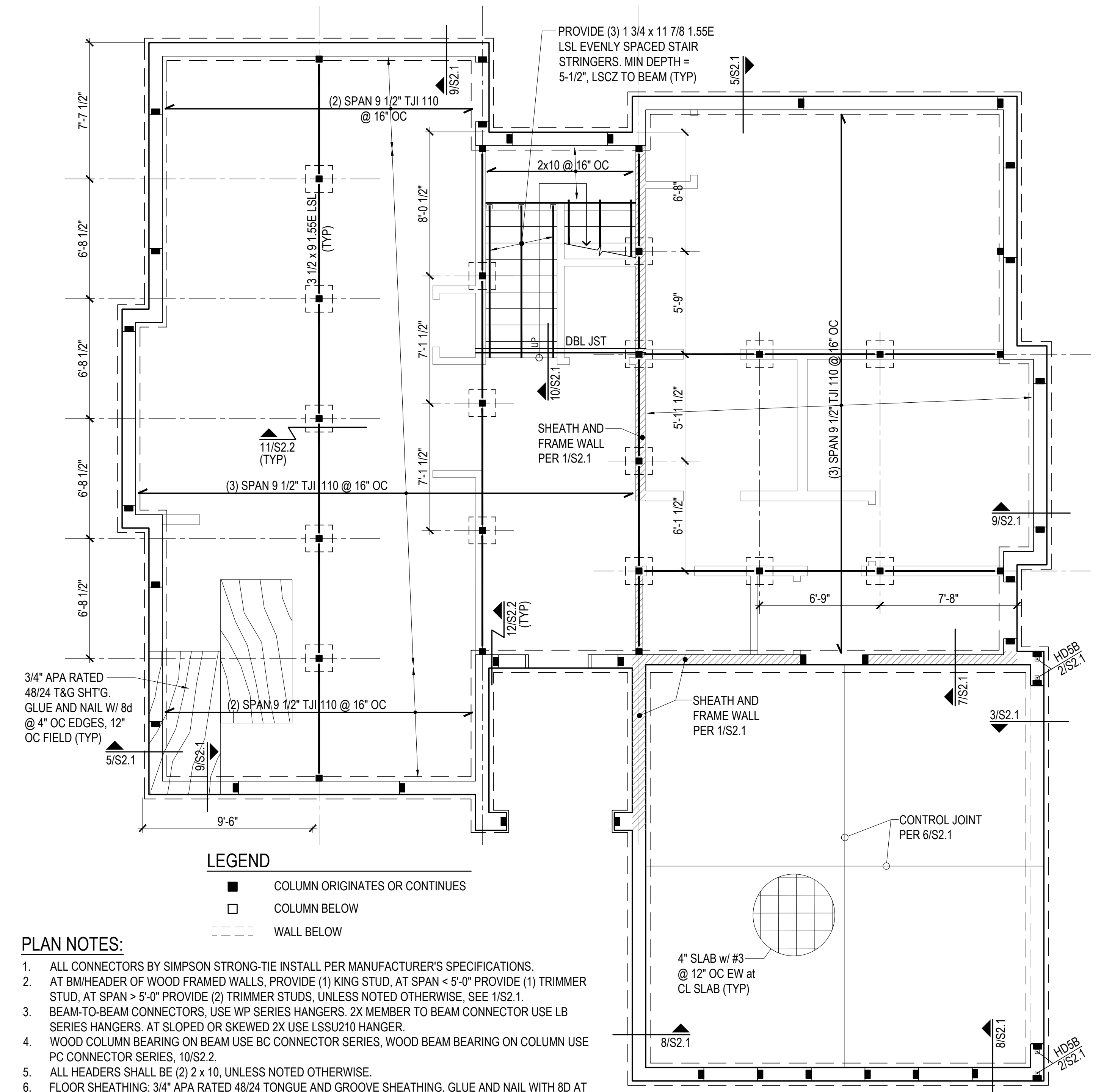
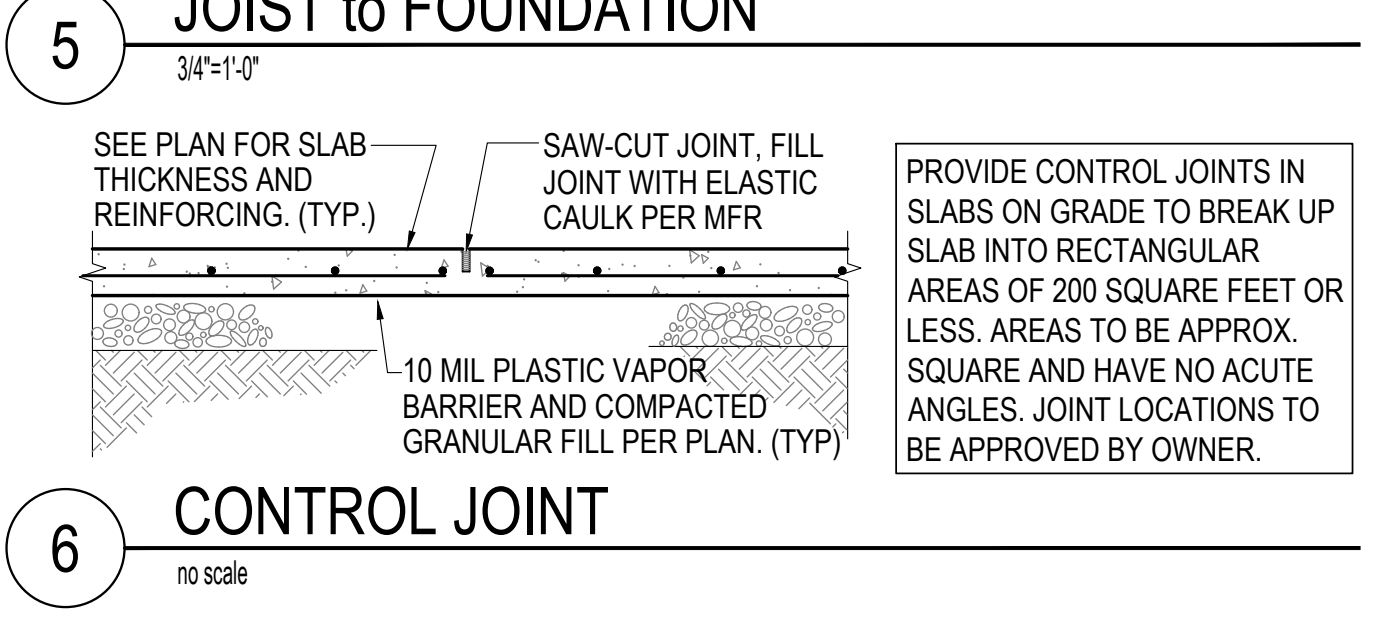
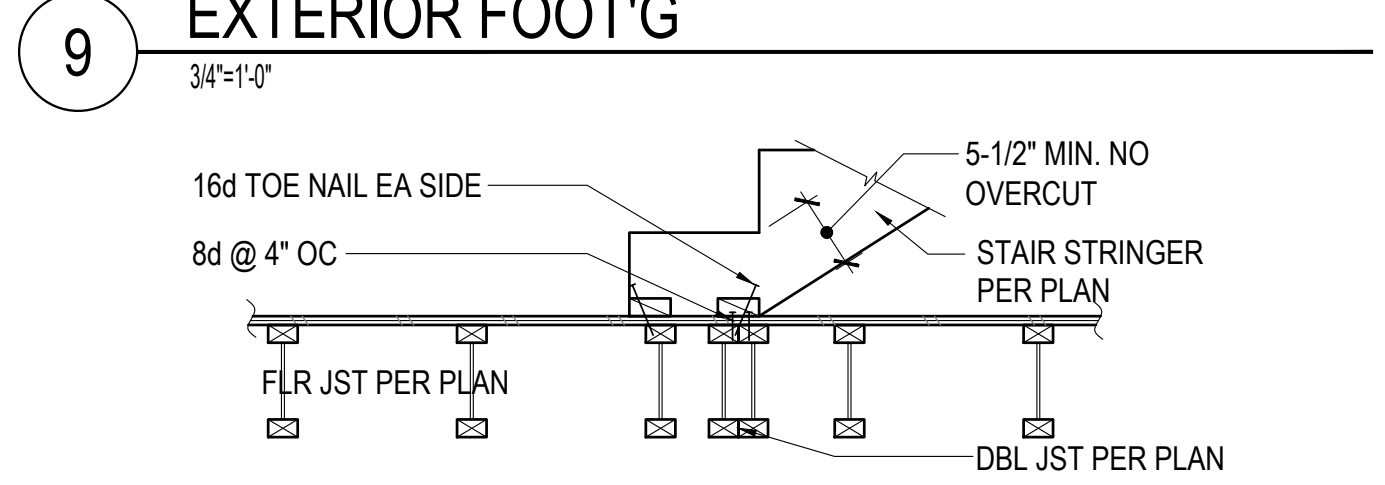
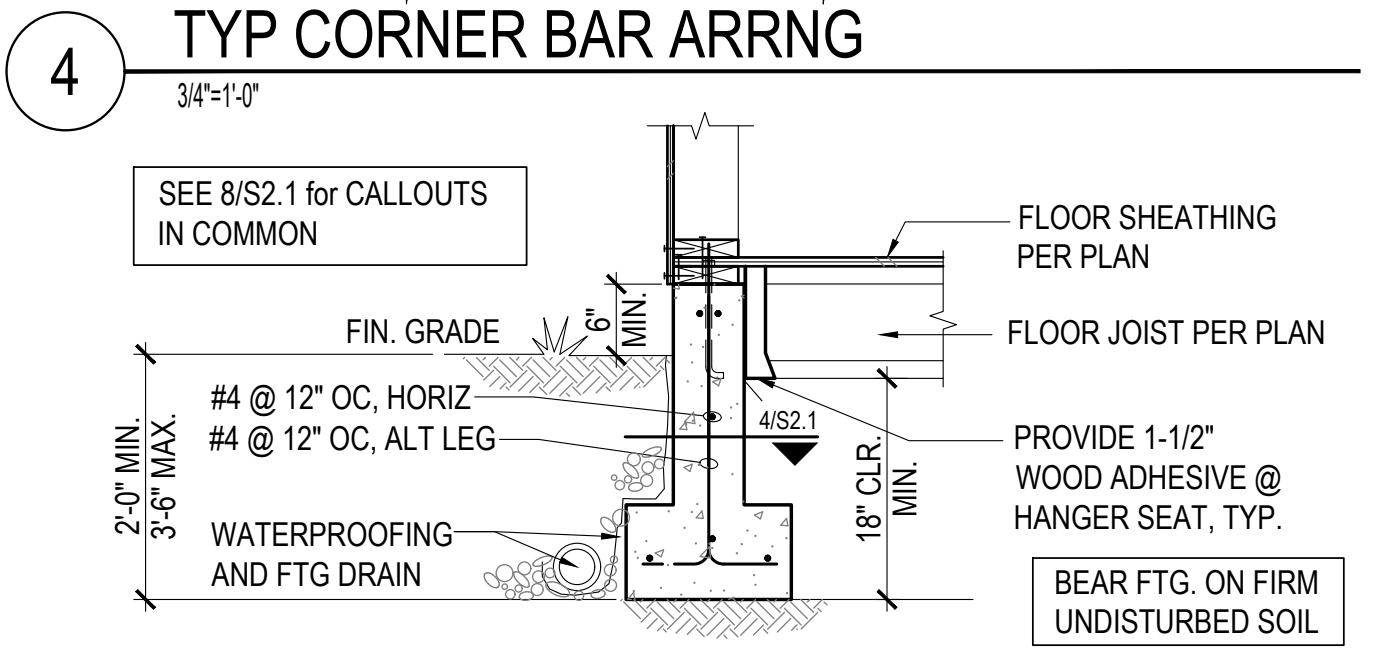
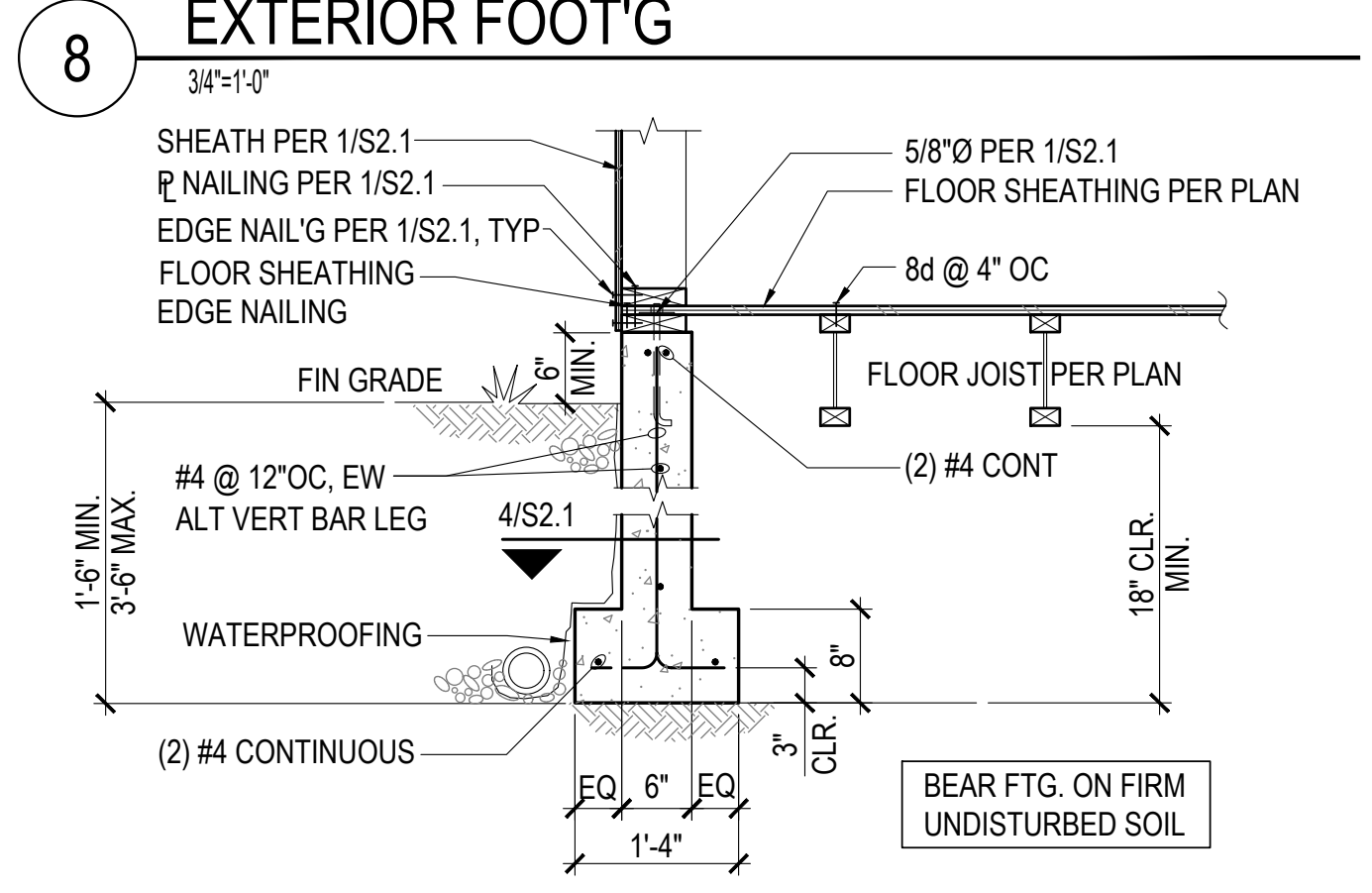
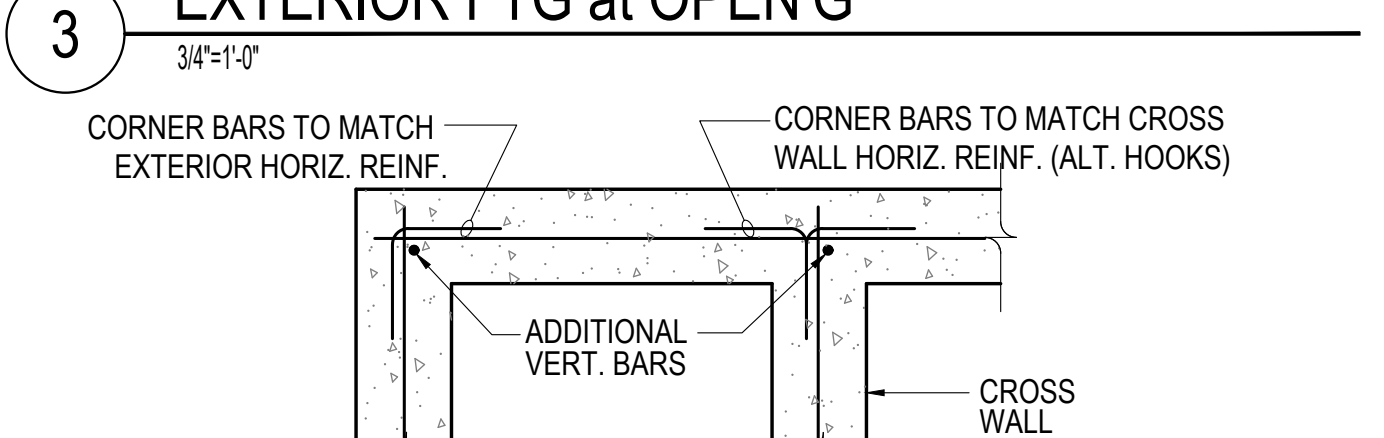
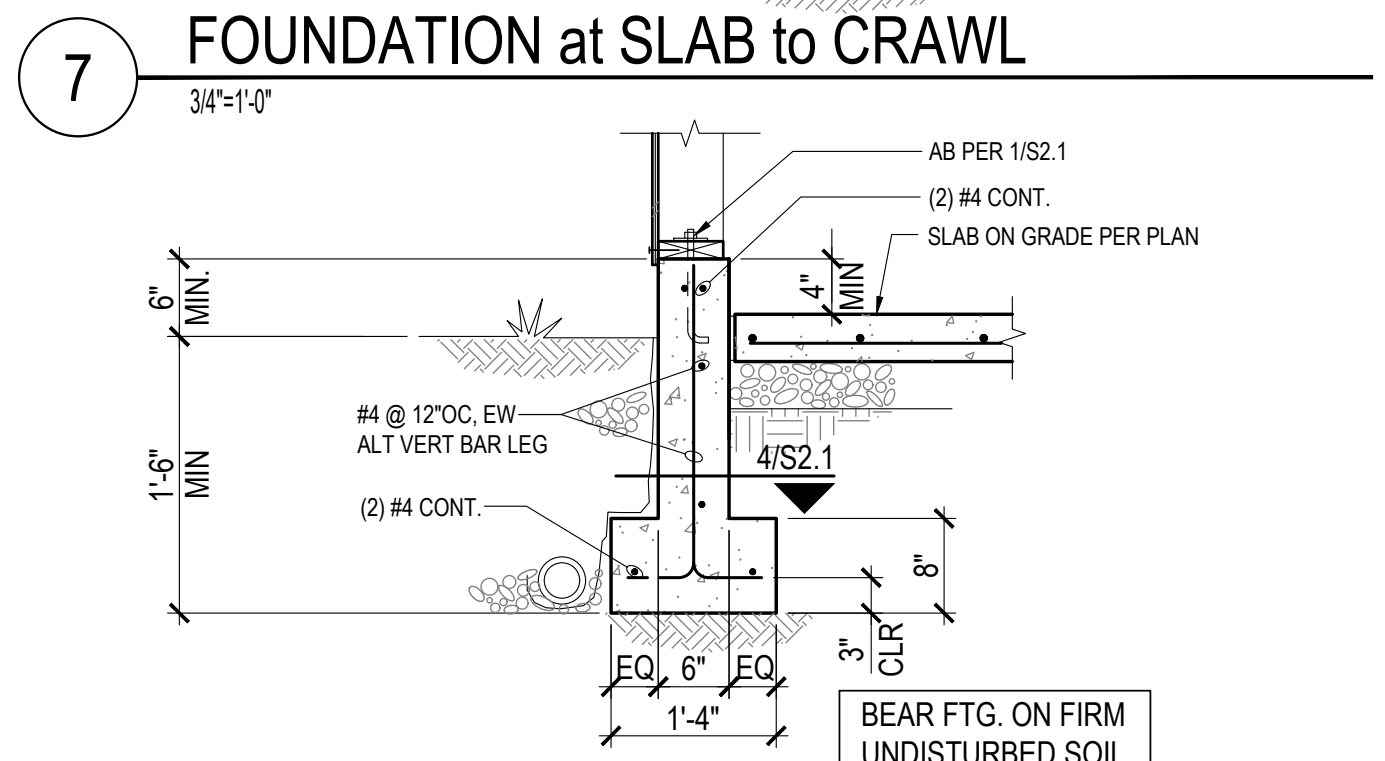
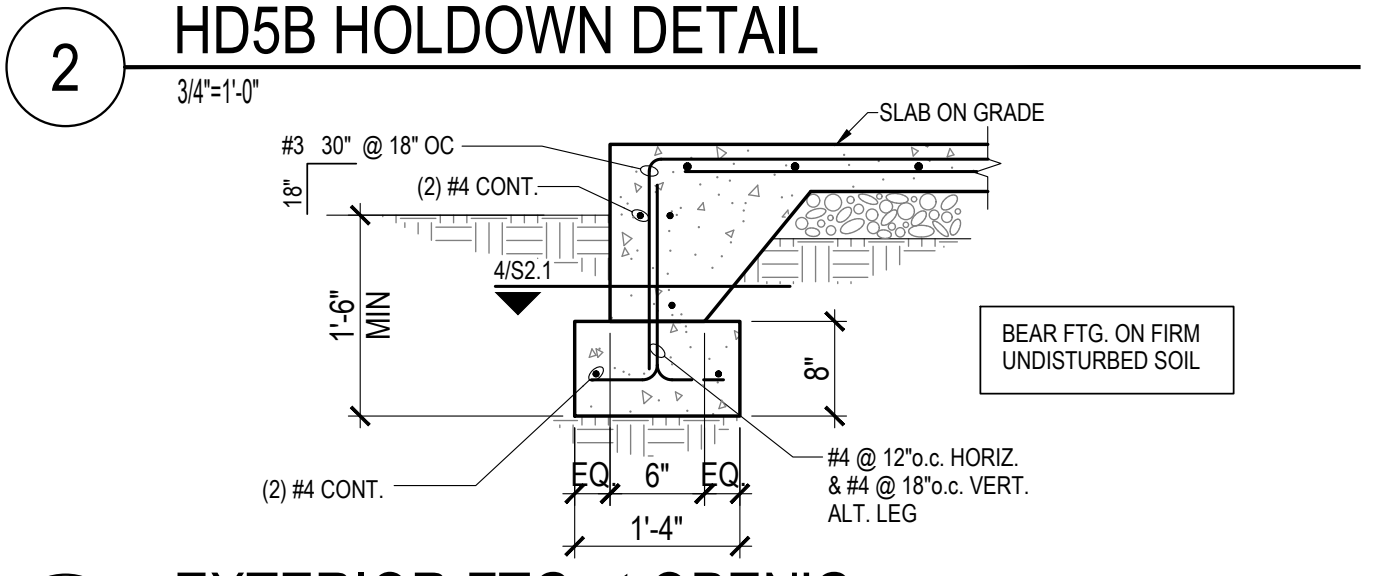
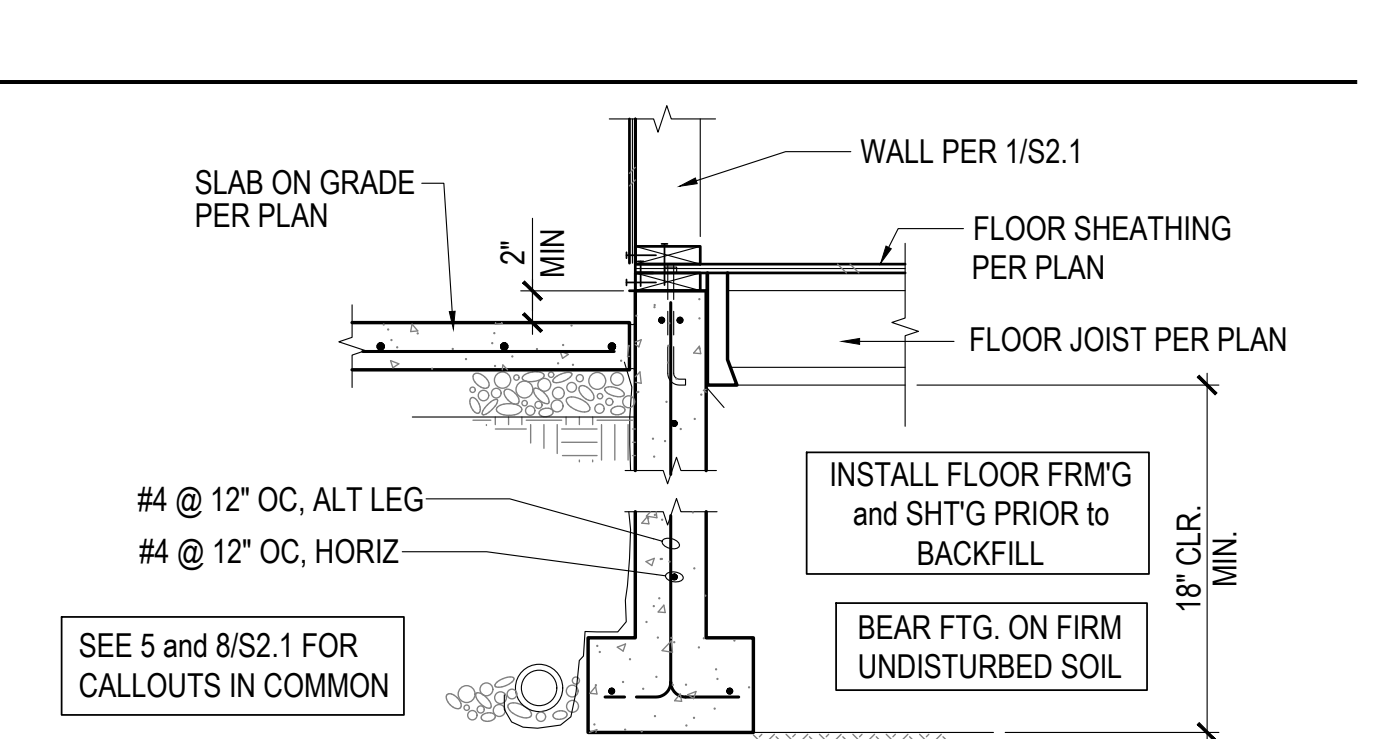
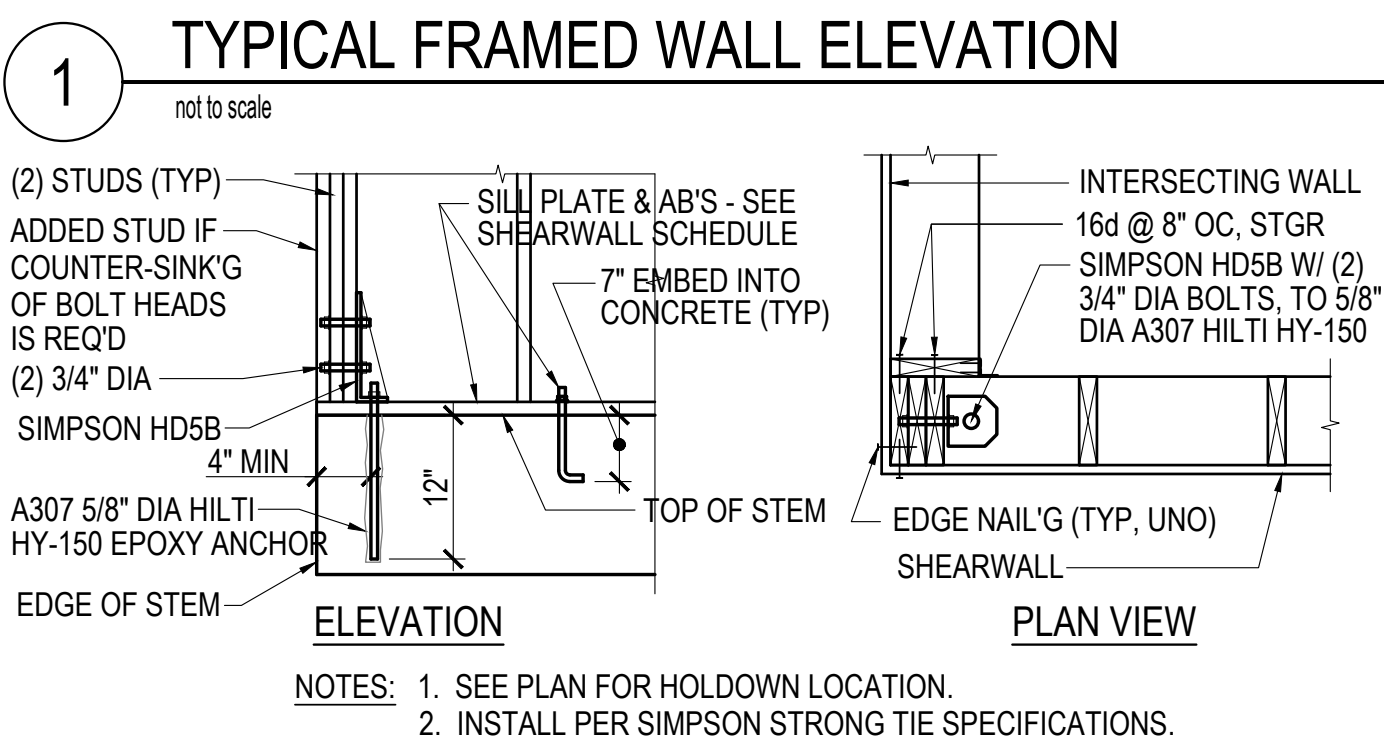
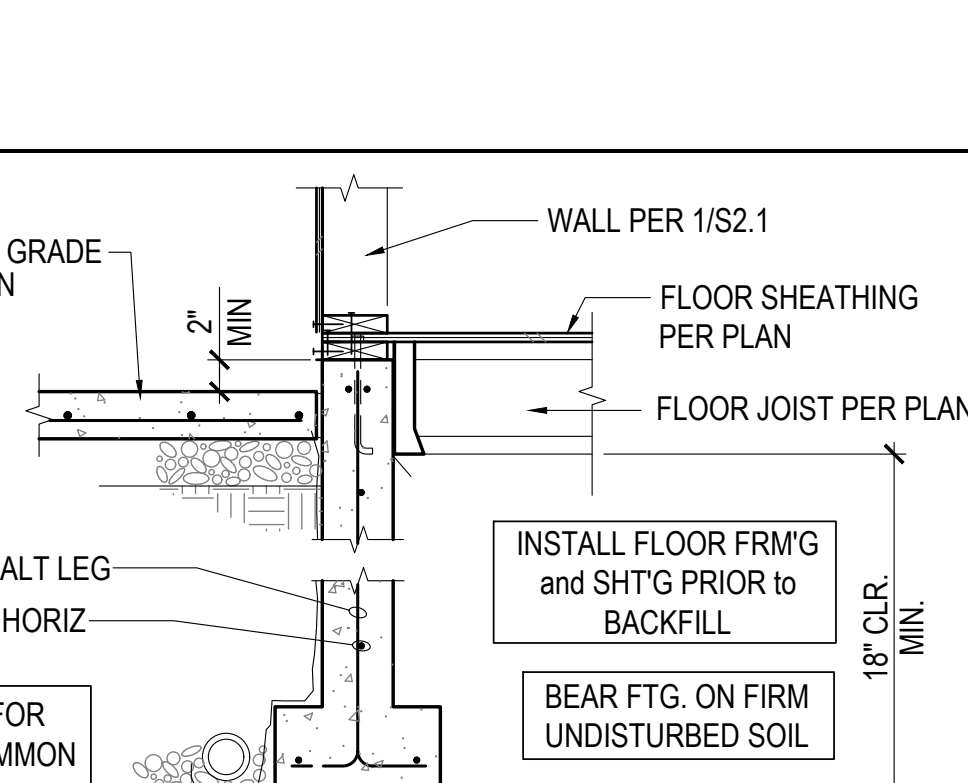
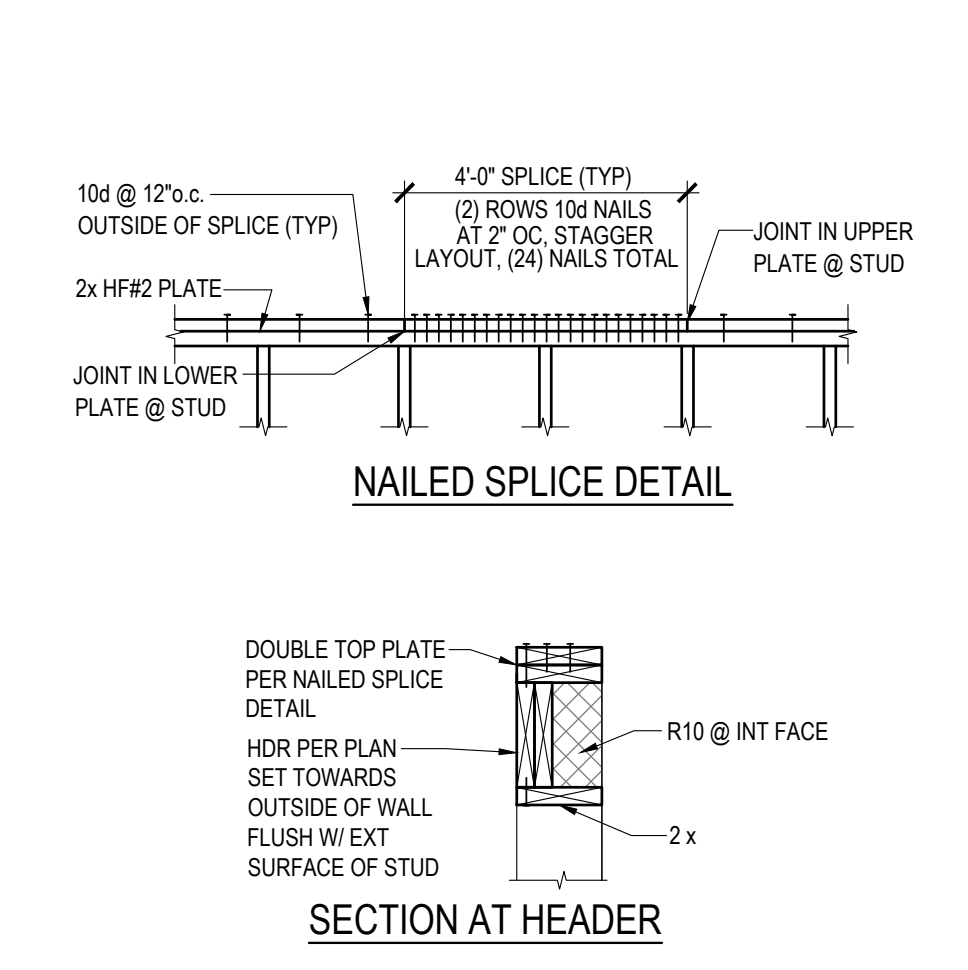
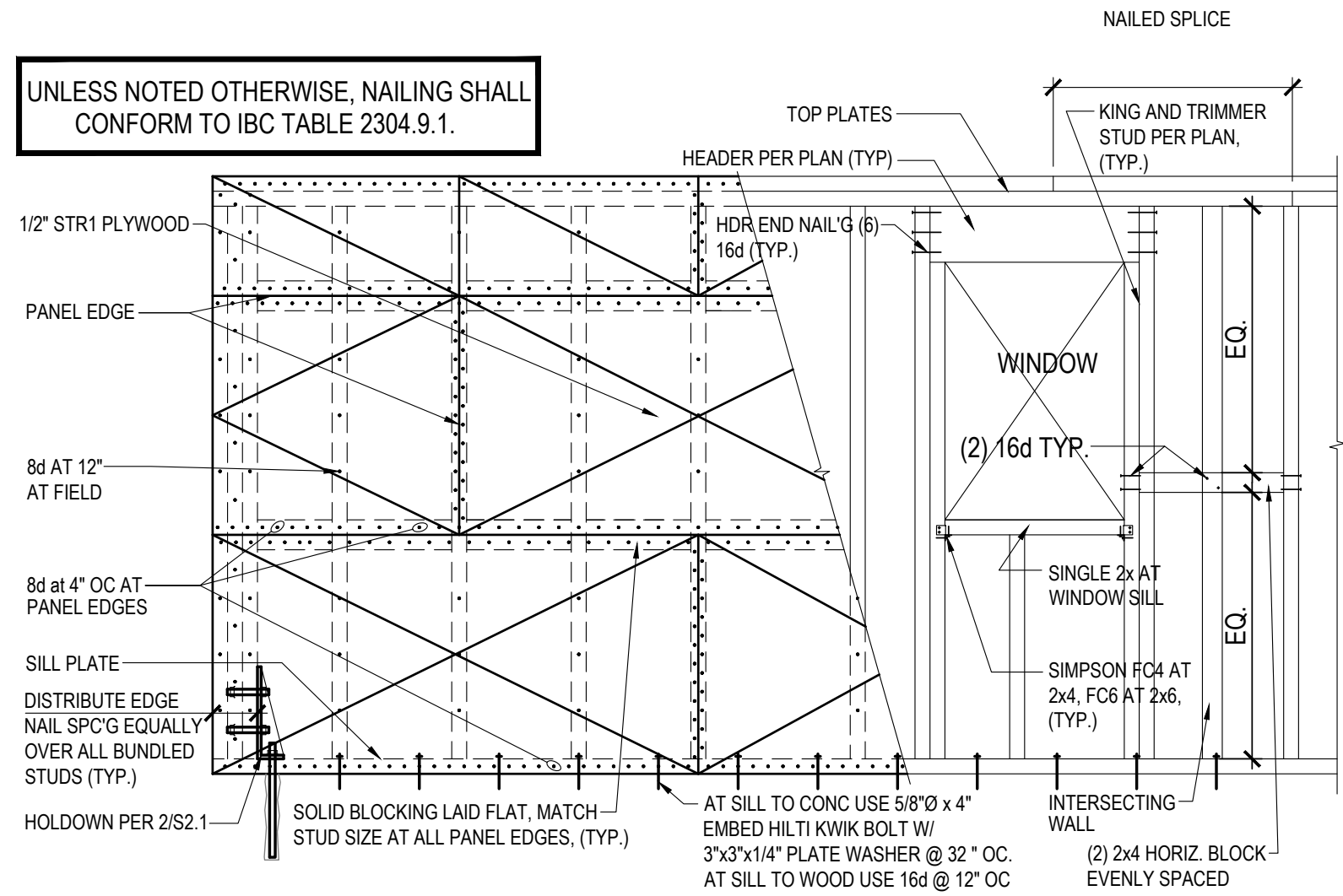
PROJECT MANAGER: AH
 DRAWN BY: ah

DATE: 12.14.24

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 SUBMITTAL

Structural
Notes

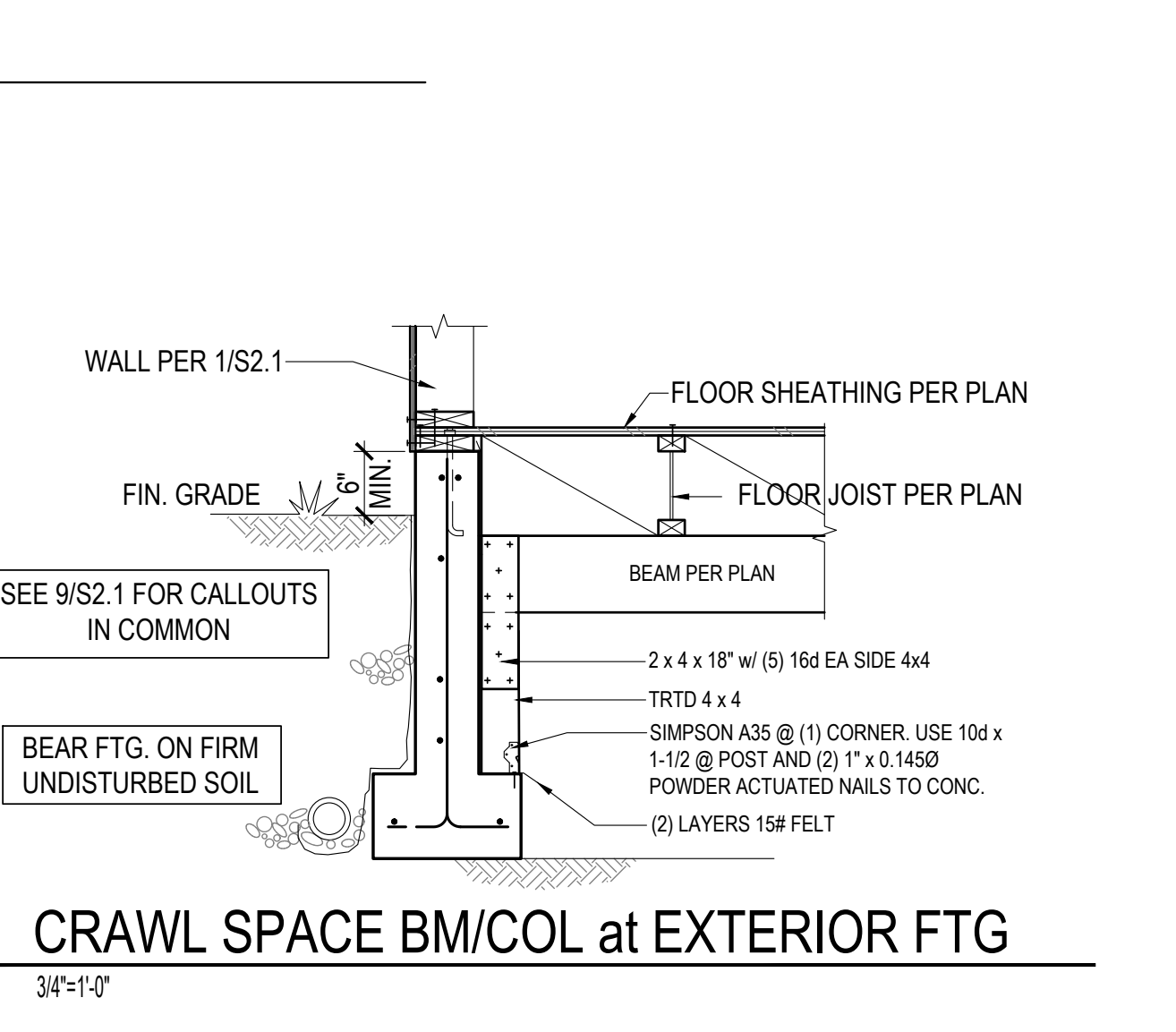
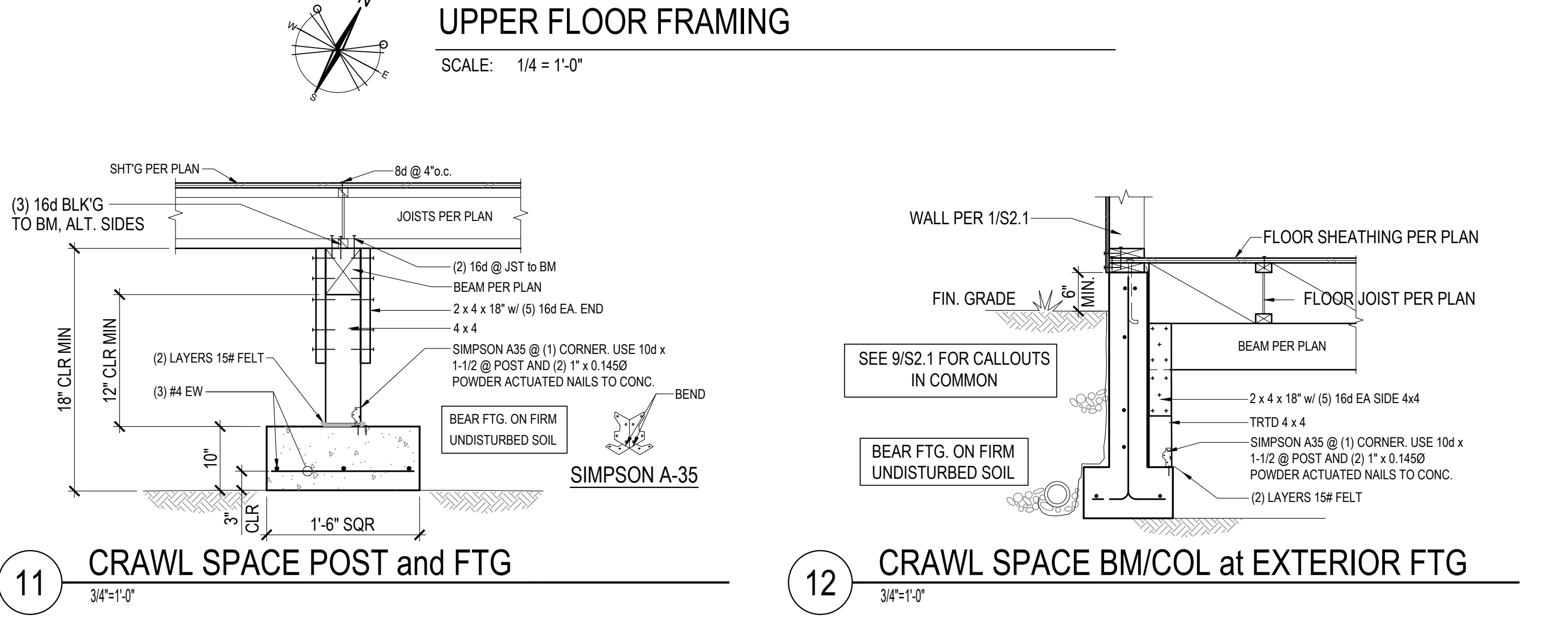
S1.1

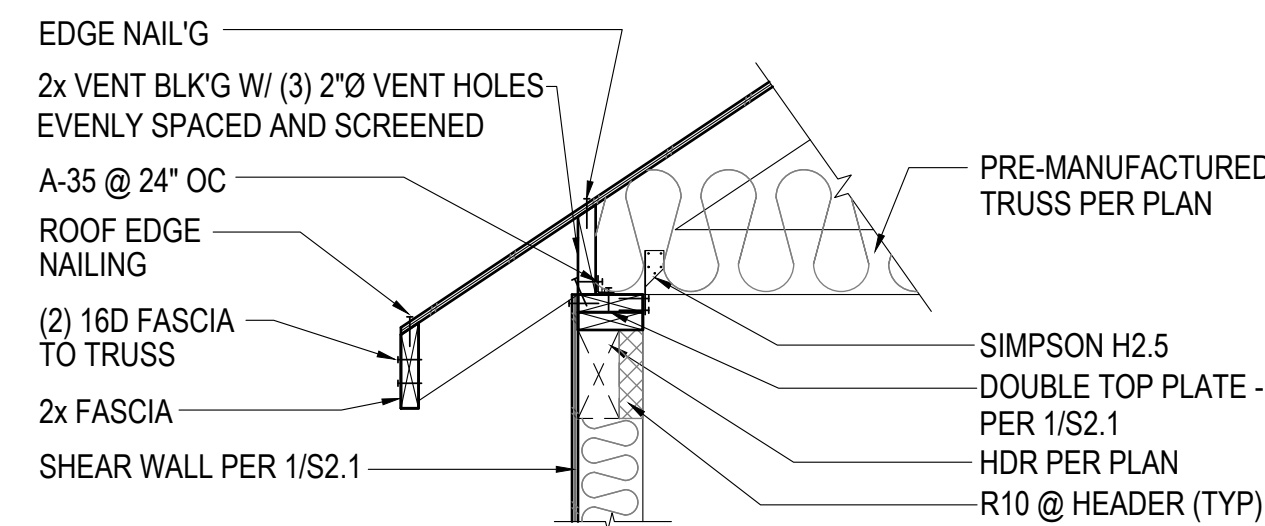


LEGEND

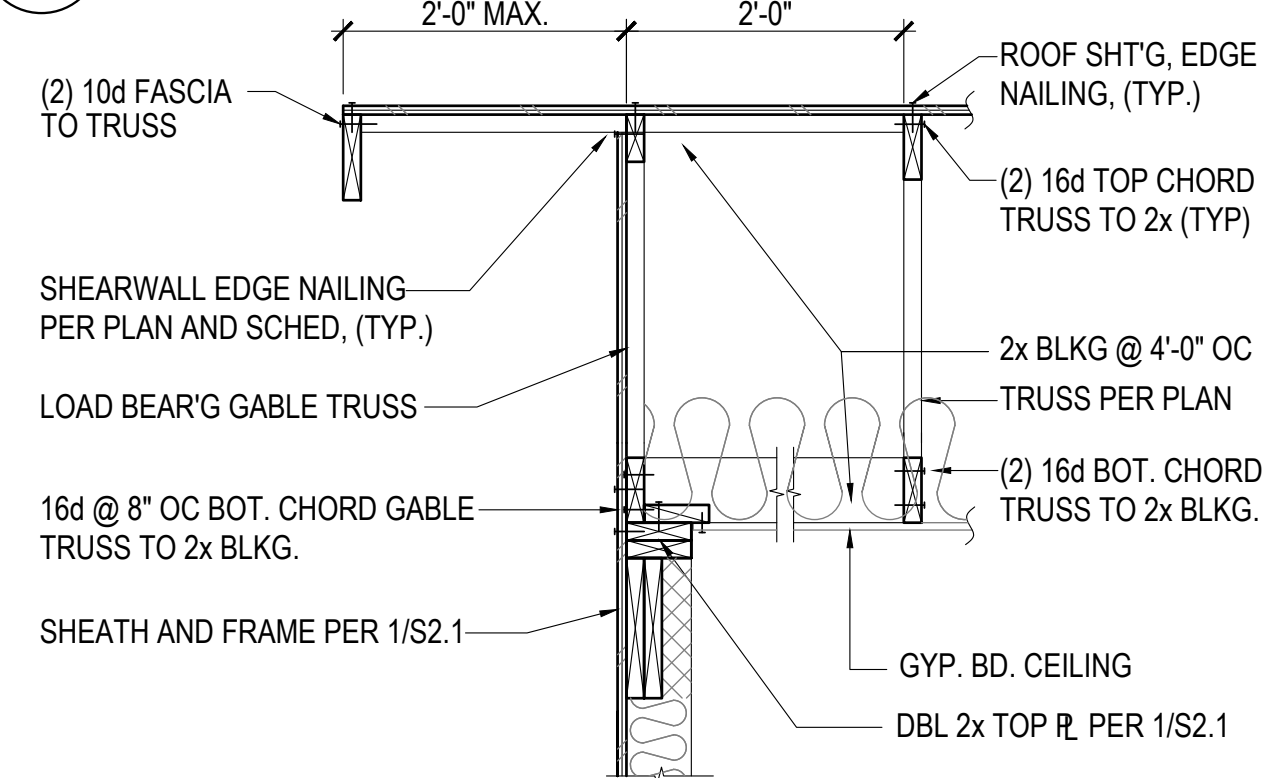
- COLUMN ORIGINATES OR CONTINUES
- COLUMN BELOW
- WALL BELOW

- PLAN NOTES:**
- ALL CONNECTORS BY SIMPSON STRONG-TIE INSTALL PER MANUFACTURER'S SPECIFICATIONS.
 - AT BM/HEADER OF WOOD FRAMED WALLS, PROVIDE (1) KING STUD, AT SPAN < 5'-0\"/>

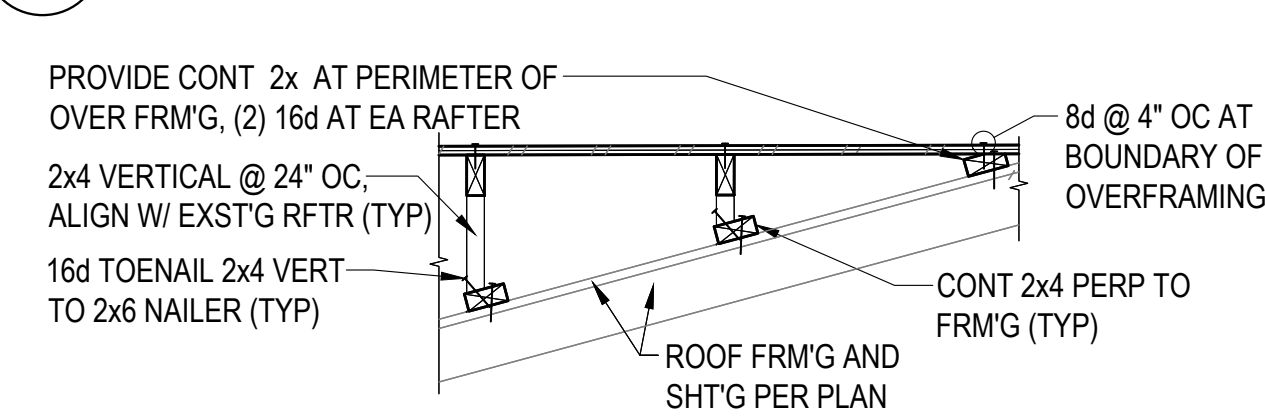




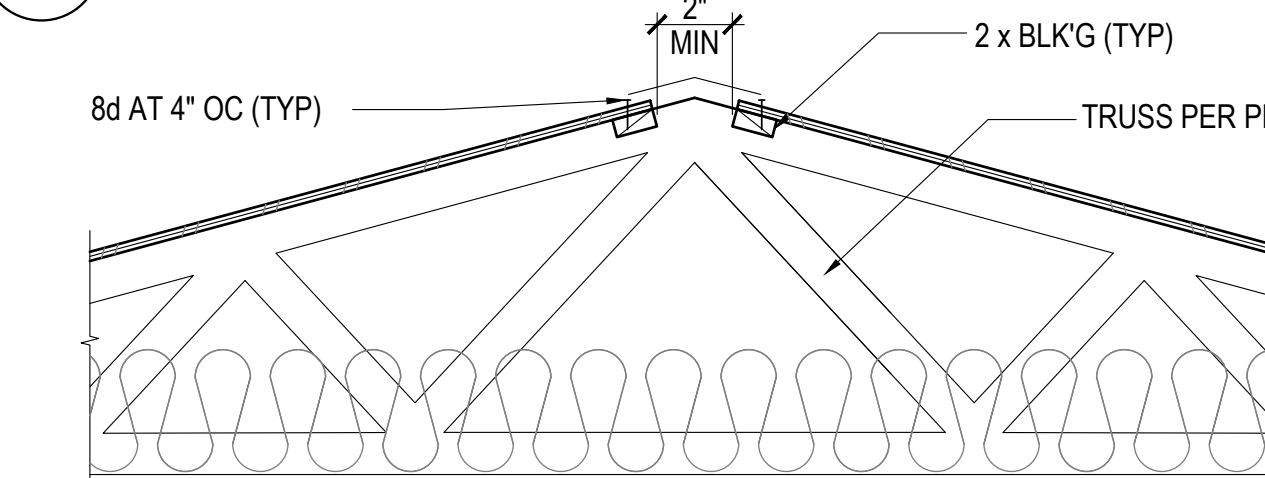
1 TYPICAL TRUSS to WALL
3/4"=1'-0"



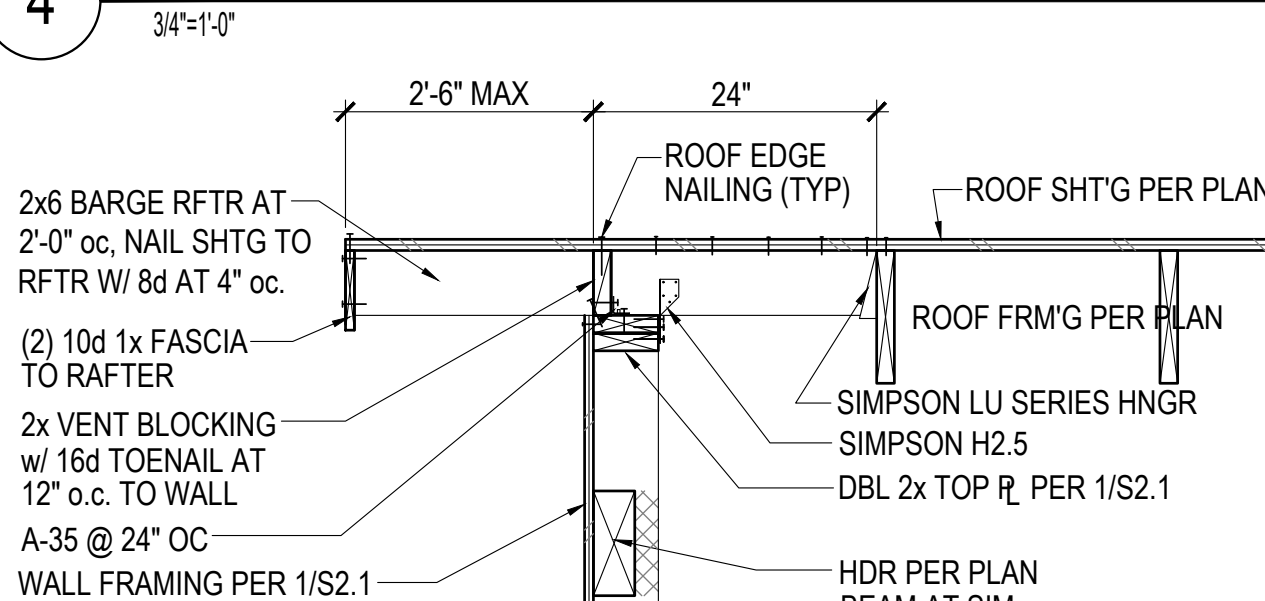
2 TYPICAL GABLE END FRAMING
3/4"=1'-0"



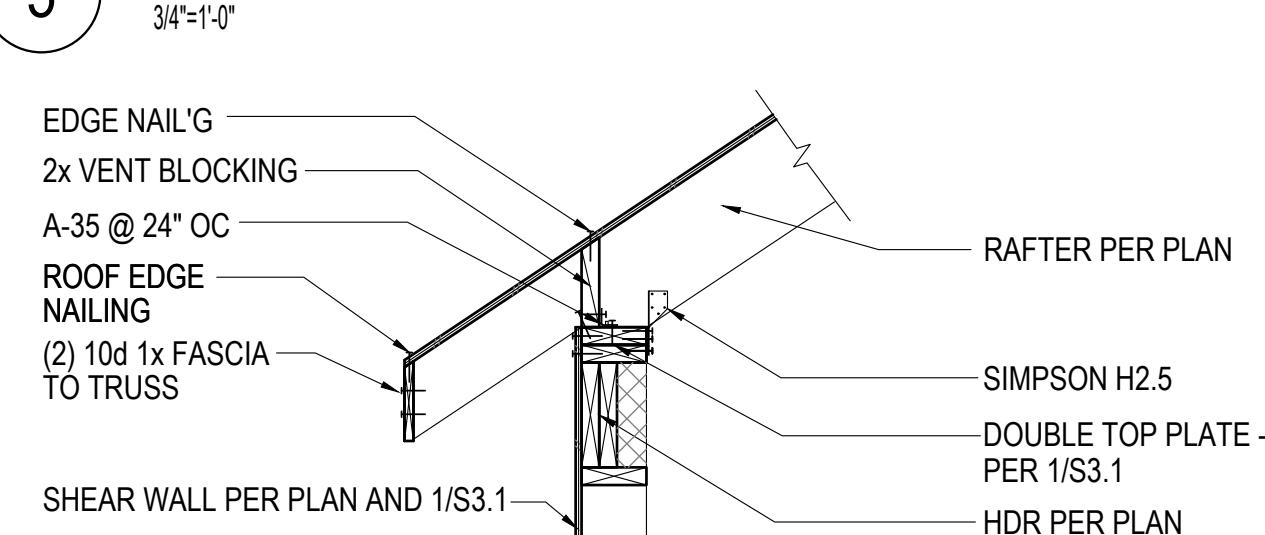
3 TYPICAL OVER-FRAMING
3/4"=1'-0"



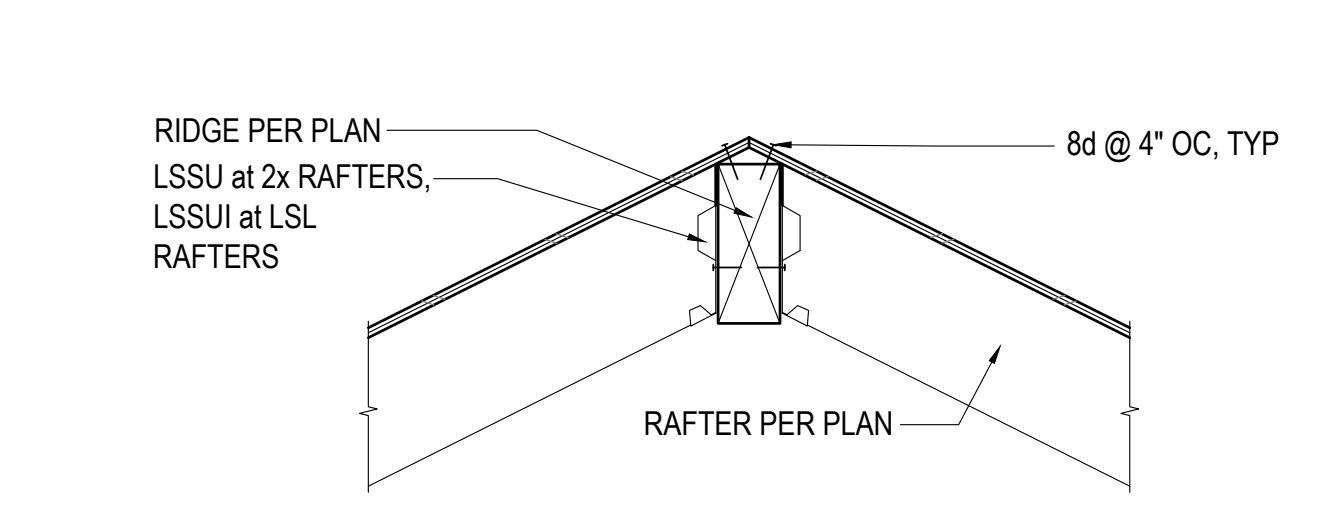
4 TYPICAL RIDGE VENT
3/4"=1'-0"



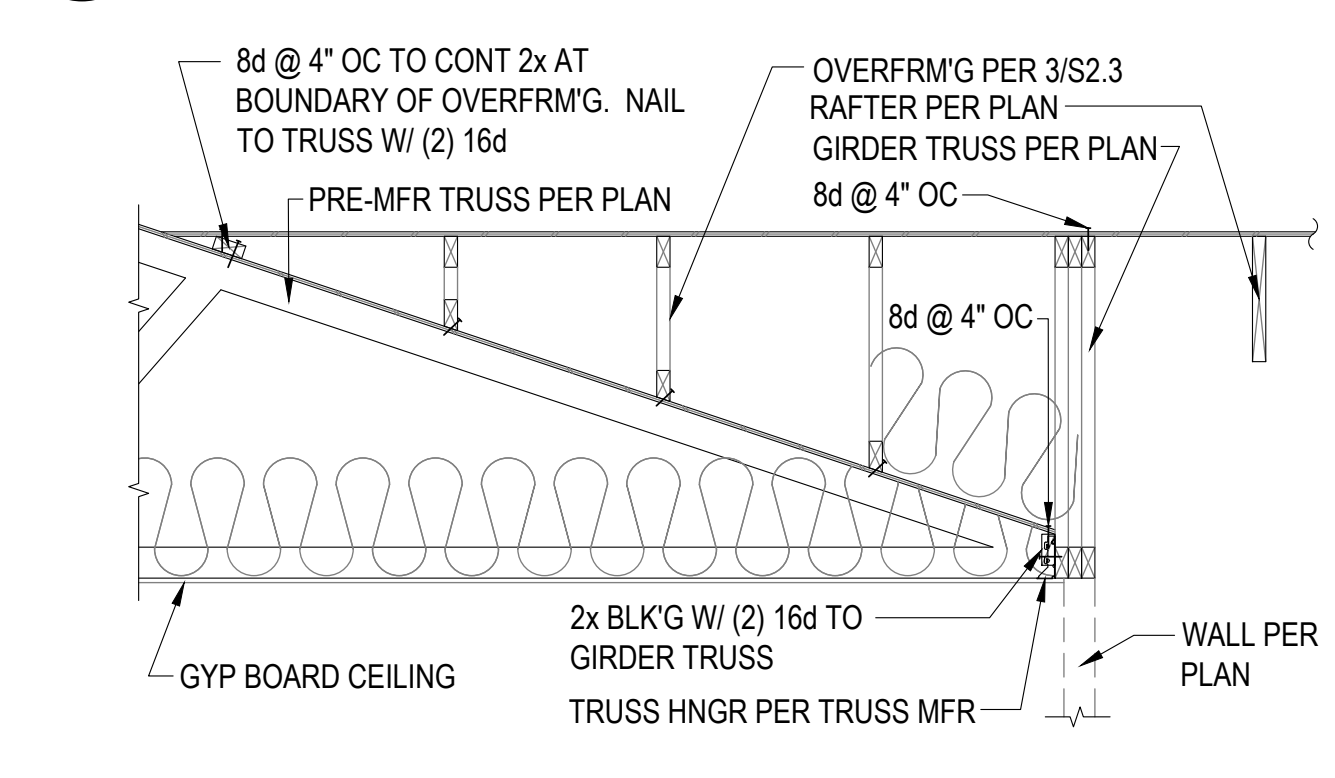
5 EAVE FRM'G at SHED ROOF
3/4"=1'-0"



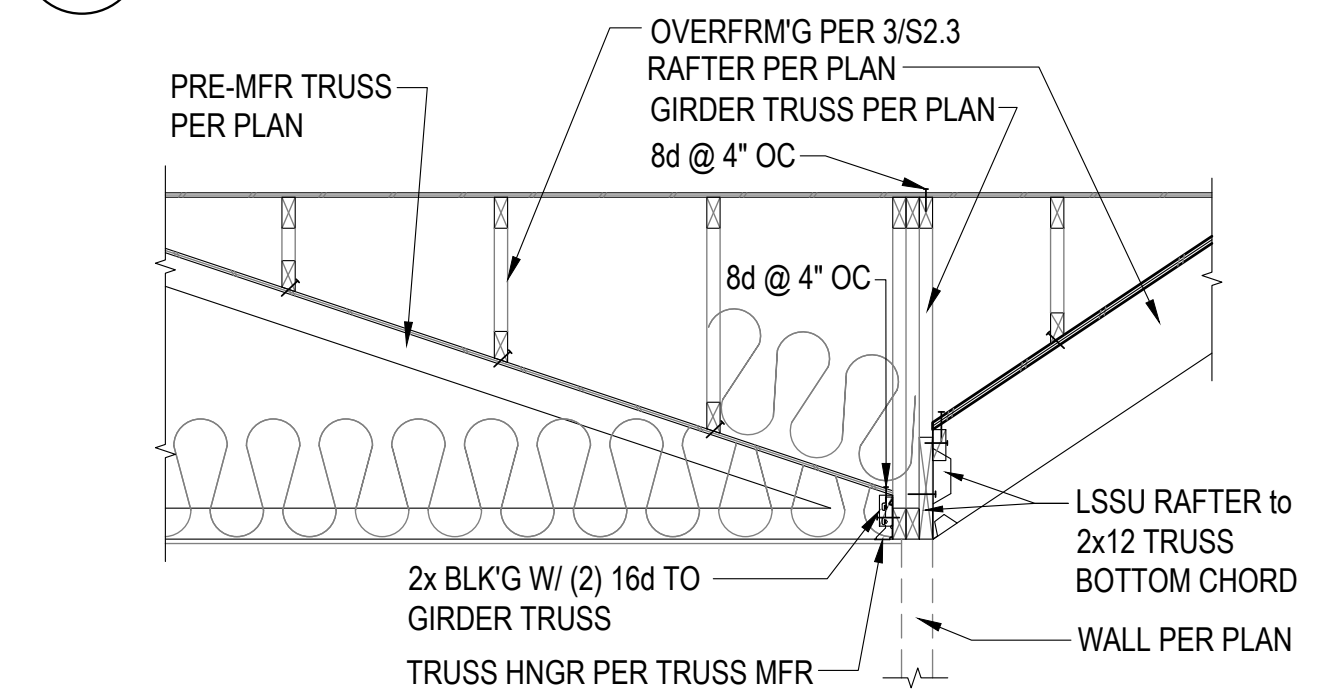
6 TYPICAL RAFTER to WALL
3/4"=1'-0"



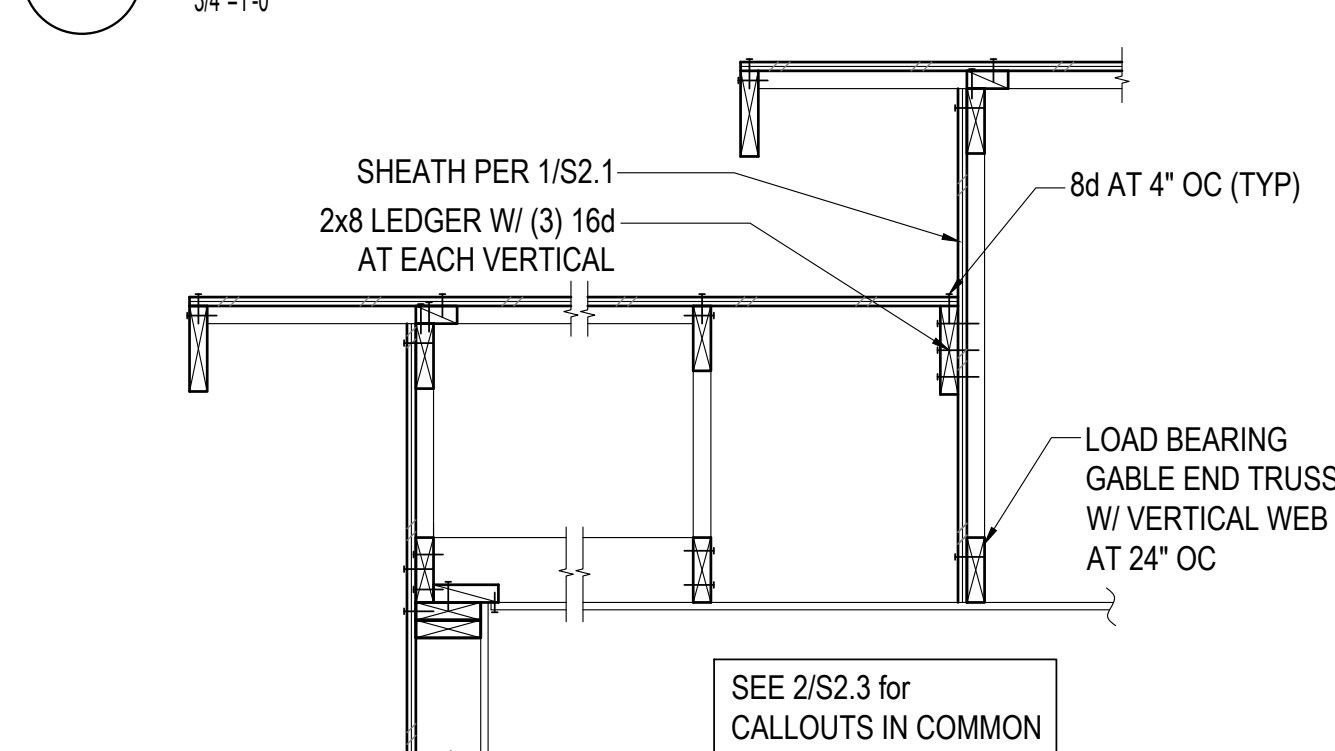
7 RAFTER TO RIDGE
3/4"=1'-0"



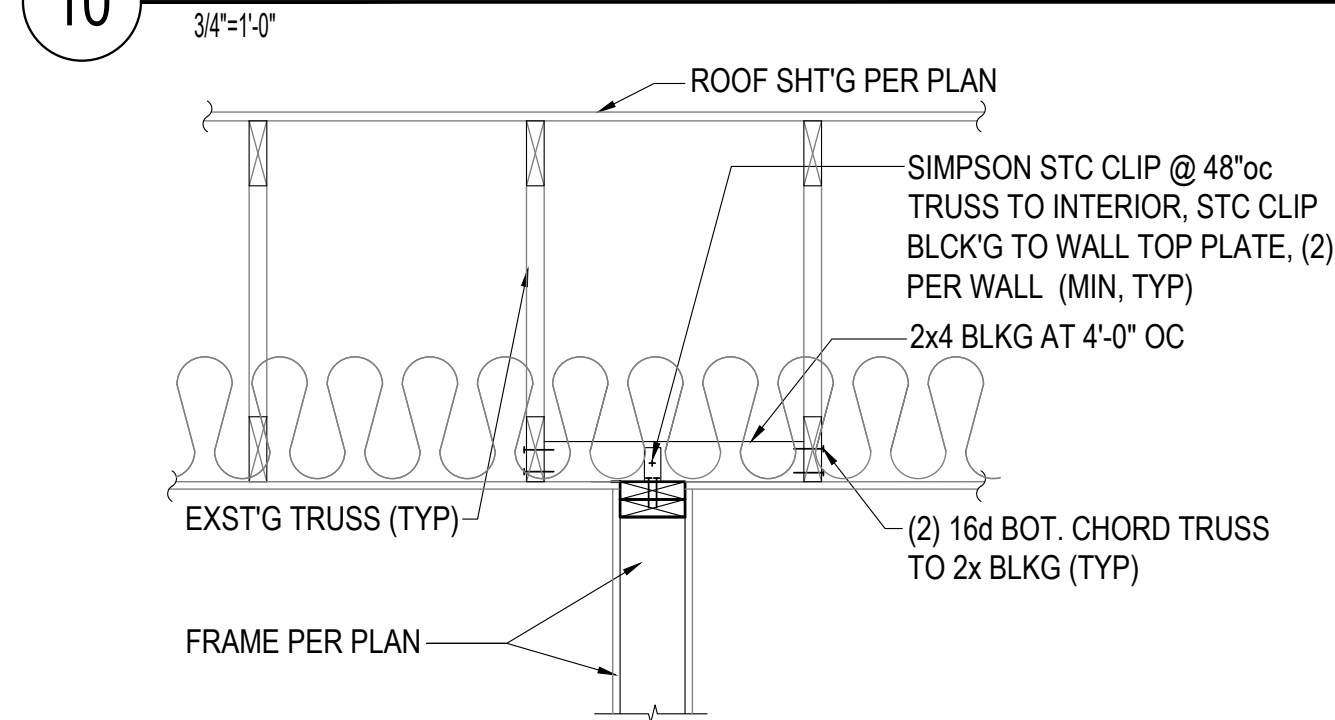
8 GIRDER TRUSS to VAULTED FRM'G
3/4"=1'-0"



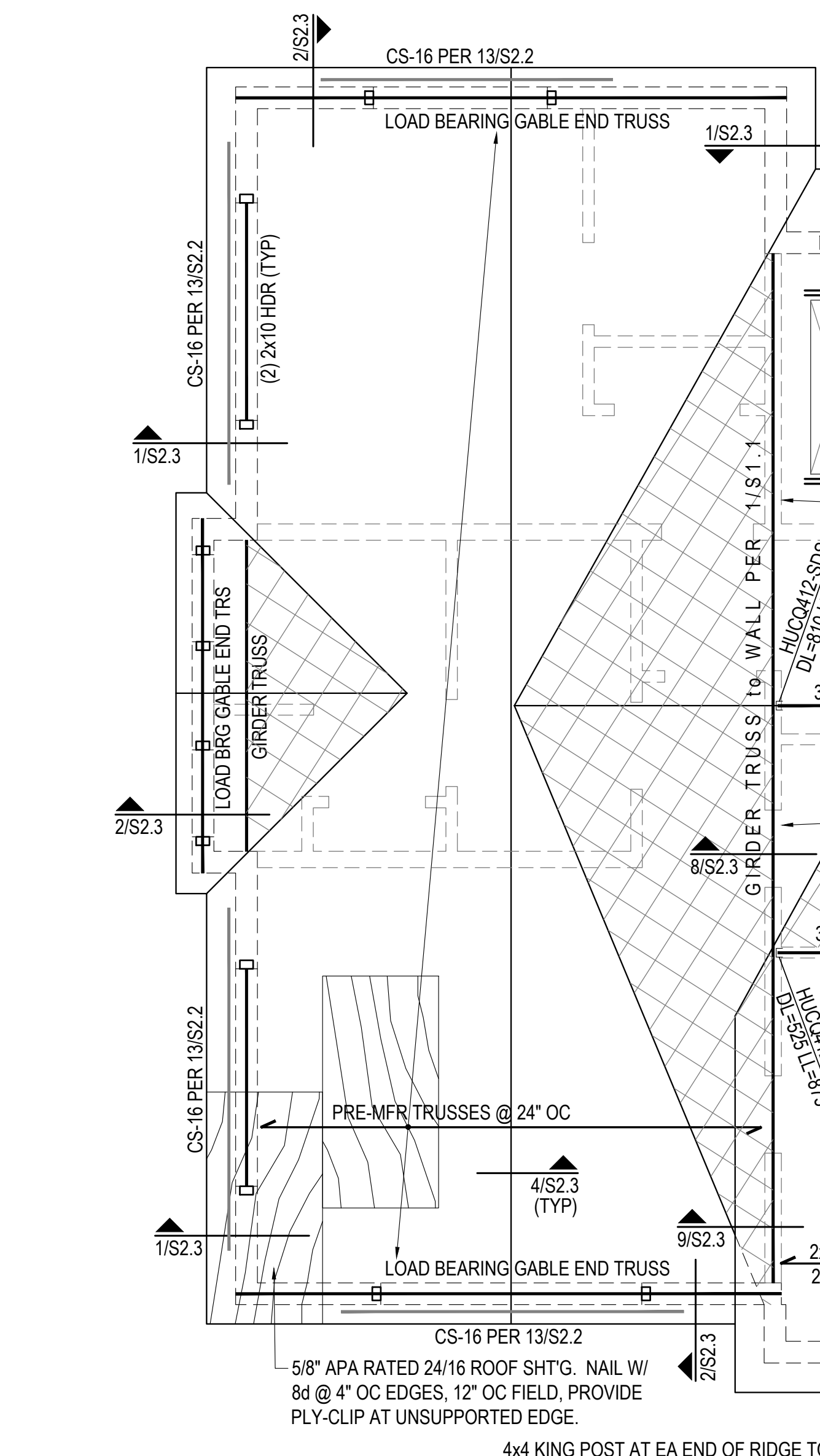
9 GIRDER TRUSS to VAULTED FRM'G
3/4"=1'-0"



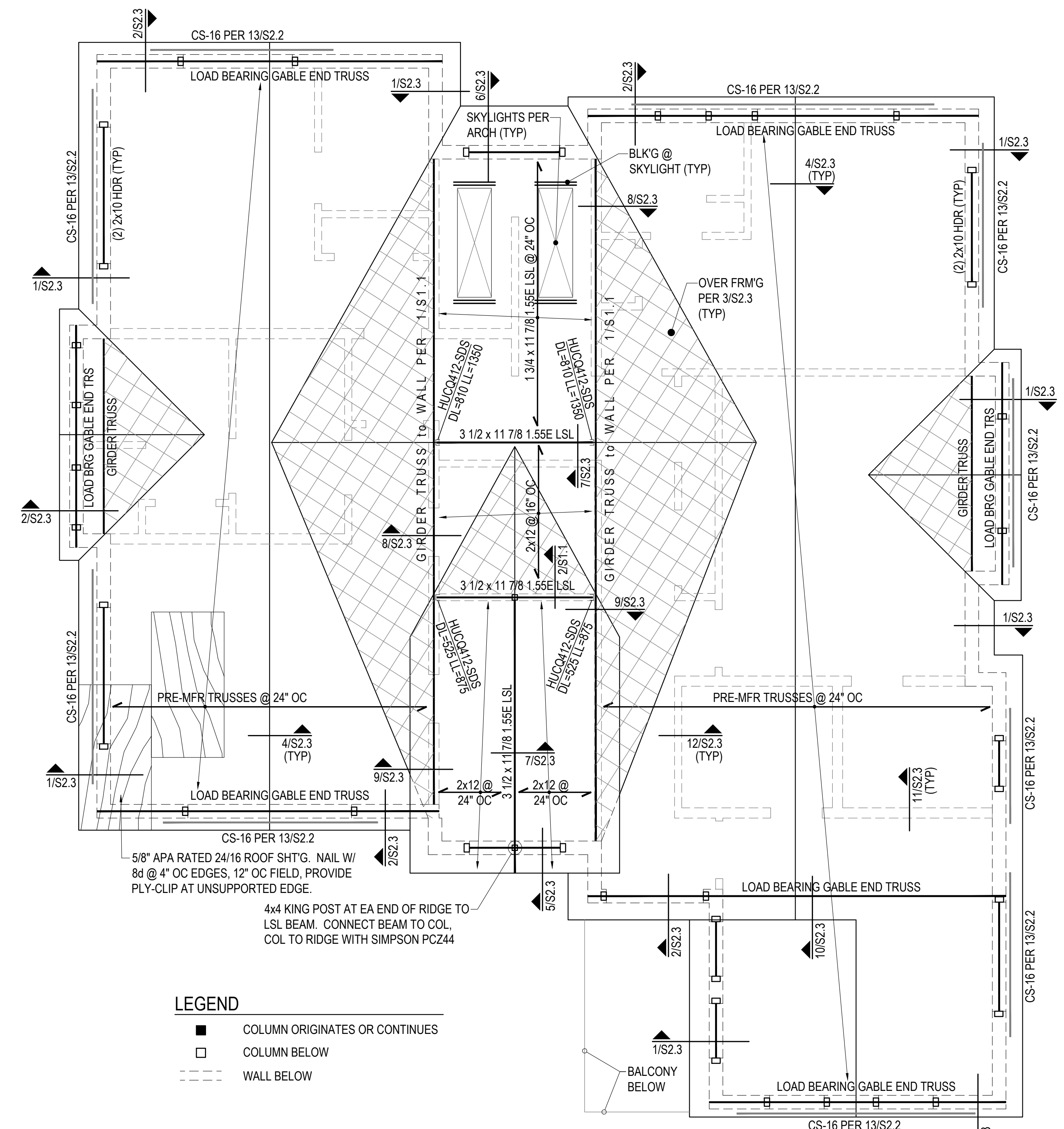
10 GABLE TRUSS to GABLE TRUSS
3/4"=1'-0"



11 INTERIOR WALL PARALLEL to TRUSS
3/4"=1'-0"



12 INTERIOR WALL PERP to TRUSS
3/4"=1'-0"



LEGEND
 ■ COLUMN ORIGINATES OR CONTINUES
 □ COLUMN BELOW
 --- WALL BELOW
 BALCONY BELOW

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

- PLAN NOTES:**
- ALL CONNECTORS BY SIMPSON STRONG-TIE INSTALL PER MANUFACTURER'S SPECIFICATIONS.
 - AT BM/HEADER OF WOOD FRAMED WALLS, PROVIDE (1) KING STUD, AT SPAN < 5'-0" PROVIDE (1) TRIMMER STUD, AT SPAN > 5'-0" PROVIDE (2) TRIMMER STUDS, UNLESS NOTED OTHERWISE, SEE 1/S2.1.
 - BEAM-TO-BEAM CONNECTORS, USE WP SERIES HANGERS. 2X MEMBER TO BEAM CONNECTOR USE LB SERIES HANGERS. AT SLOPED OR SKEWED 2X USE LSSU210 HANGER.
 - WOOD COLUMN BEARING ON BEAM USE BC CONNECTOR SERIES, WOOD BEAM BEARING ON COLUMN USE PC CONNECTOR SERIES, 10/S2.2.
 - ALL HEADERS SHALL BE (2) 2 x 10, UNLESS NOTED OTHERWISE.
 - ROOF SHEATHING: 5/8" APA RATED 24/16 SHEATHING, NAIL WITH 8D AT 4" ON CENTER EDGES, 12" ON CENTER FIELD, TYPICAL AT ROOF. INSTALL PSCL PLY-CLIP AT UNSUPPORTED EDGE OF ROOF SHEATHING.
 - FRAME AND SHEATH ALL EXTERIOR WALLS PER 1/S2.1
 - NON-BEARING PARTITION WALLS TO TRUSSES PER 11 AND 12/S2.3



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PROJECT MANAGER: AH
 DRAWN BY: ah
 DATE: 12.14.24

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Roof
Framing
and Details

S2.3



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DATE: 12.14.24

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SUBMITTAL

Upper Floor
Framing
and Details

S2.2

