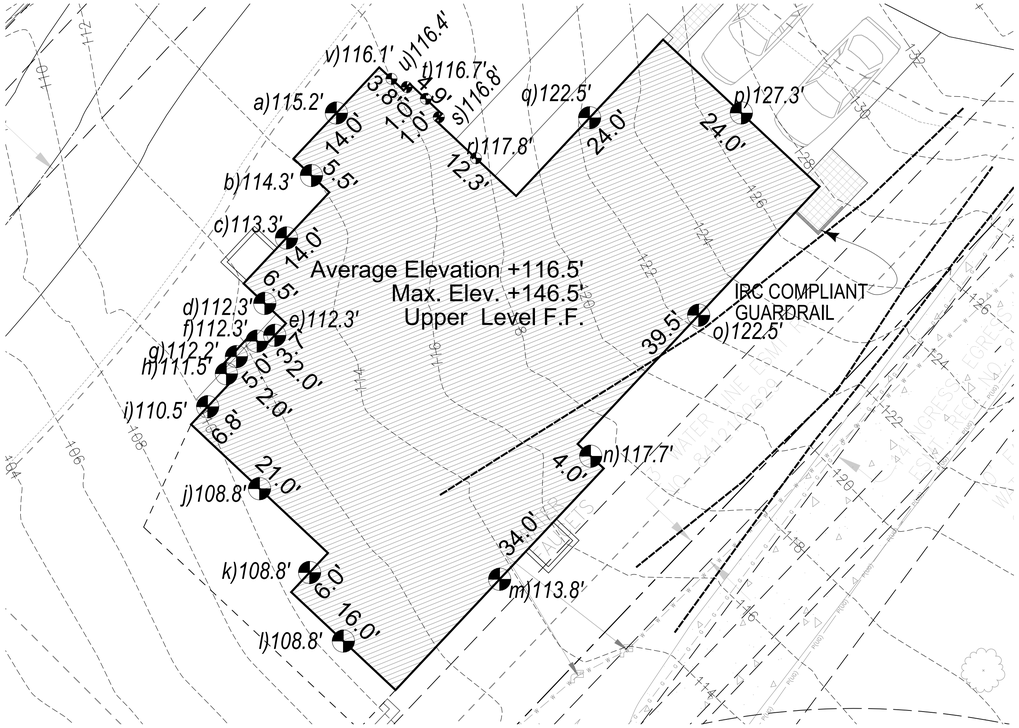


CALCULATION KEY

1/8" = 1'-0"

NORTH

Point	Wall Length	Mid Pt Elev.	Weighted Value
a	14.0	115.2	1612.8
b	5.5	114.3	628.7
c	14.0	113.3	1583.4
d	6.5	112.3	730.0
e	3.7	112.3	415.5
f	2.0	112.3	224.6
g	5.0	112.2	561.0
h	2.0	111.5	223.0
i	6.8	110.5	751.4
j	21.0	108.8	2284.8
k	6.0	108.8	652.8
l	16.0	108.8	1740.8
m	34.0	113.8	3869.2
n	4.0	117.7	470.8
o	39.5	122.5	4834.8
p	24.0	127.3	3055.2
q	24.0	122.5	2940.0
r	12.3	117.8	1448.9
s	1.0	116.8	116.8
t	4.9	116.7	571.8
u	1.0	116.4	116.4
v	3.8	116.1	441.2

Avg. Height. = 29280.6/251.0 = 116.66'
Max.Hght. = 116.66 + 30.0= **146.66'**

2 Elevations Co-Ordinated With Plan

LOT COVERAGE

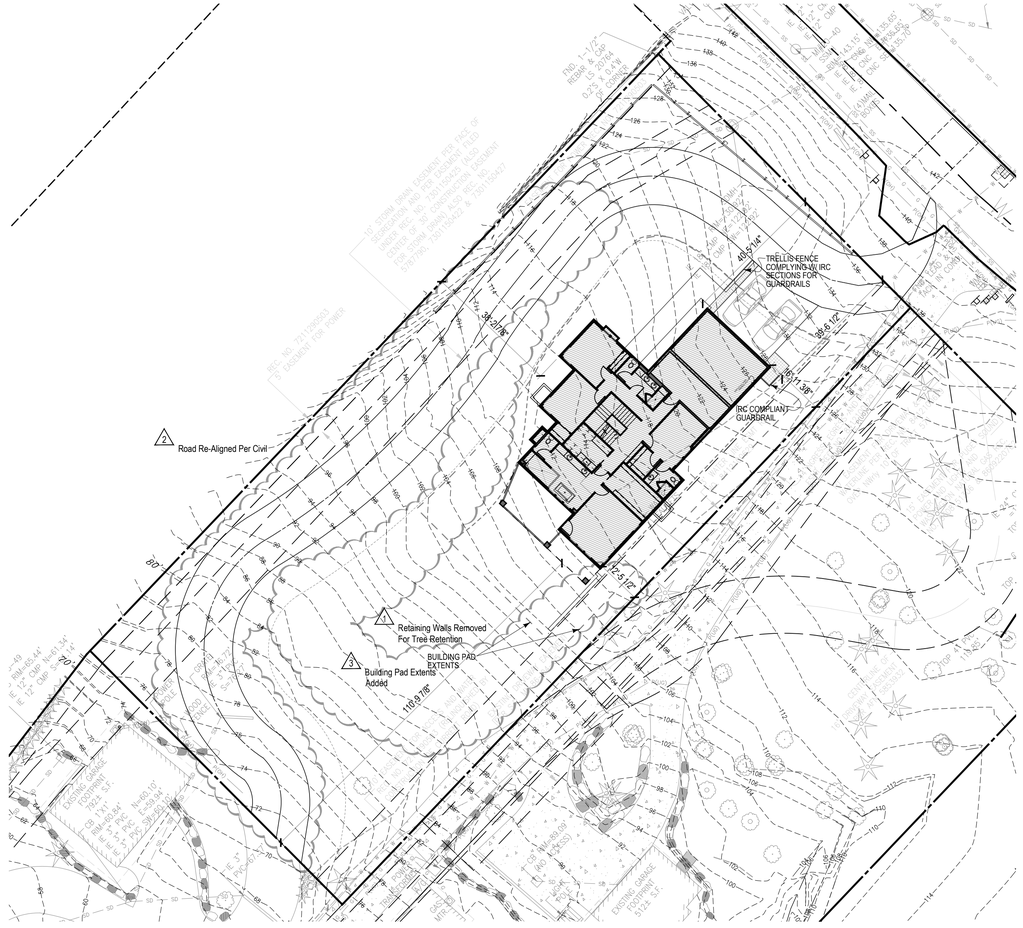
ROAD	5157 SF
DRIVEWAY	391 SF
BUILDING	2495 SF
TOTAL	8043 SF
LOT AREA 23,034 SF	
LOT COVERAGE	34.92%

ANCILLARY COVERAGE

DECKS/RETAINING WALLS & WALKS	642 SF
ANCILLARY IMPERVIOUS	2.89%

2 Areas Revised Per New Road Path. Ancillary Impervious Calculations Added.

No changes in this revision



SITE PLAN

1" = 20'

NORTH

2 Note Added Per City

PER MICC 19.02.020(F)(3)(D) TO REMOVE NOXIOUS WEEDS. ("DEVELOPMENT PROPOSALS FOR A NEW SINGLE-FAMILY HOME SHALL REMOVE JAPANESE KNOTWEED (POLYGONUM CUSPIDATUM) AND REGULATED CLASS A, REGULATED CLASS B, AND REGULATED CLASS C WEEDS IDENTIFIED ON TEH KING COUNTY NOXIOUS WEEDS LIST, AS AMENDED, FROM REQUIRED LANDSCAPING AREAS ESTABLISHED PURSUANT TO SUBSECTION (F)(3)(A) OF THIS SECTION. NEW LANDSCAPING ASSOCIATED WITH NEW SINGLE-FAMILY HOME SHALL NOT INCORPORATE ANY WEEDS IDENTIFIED ON THE KING COUNTY NOXIOUS WEED LIST, AS AMENDED. PROVIDED, THAT REMOVAL SHALL NOT BE REQUIRED IF THE REMOVAL WILL RESULT IN INCREASED SLOPE INSTABILITY OR RISK OF LANDSLIDE OR EROSION."

2 Note Added Per City

AS PER MICC 19.07.060(D)(1)(D) BECAUSE THE DEVELOPMENT OF A GEOLOGIC HAZARD AREA IS PROPOSED ALL DISTURBED AREAS OUTSIDE OF BUILDING FOOTPRINTS AND INSTALLATION OF ALL IMPERVIOUS SURFACES BE LANDSCAPED.

2 Note Added Per City

BUILDING PAD TO BE DEVELOPED IN A MANNER CONSISTENT WITH PROVISIONS OF MICC 19.09.090.

CODES:

PLANS TO COMPLY WITH 2015 INTERNATIONAL RESIDENTIAL CODE (IRC), AND WASHINGTON STATE AMMENDMENTS. ALL APPLICABLE CODES TO BE FOLLOWED.

1. 2015 INTERNATIONAL RESIDENTIAL BUILDING CODE (IRC)
2. 2015 INTERNATIONAL BUILDING CODE (IBC)
3. 2015 WASHINGTON STATE ENERGY CODE WAC 51-11 (WSEC)
4. MINIMUM DESIGN LOADS FO BUILDINGS AND OTHER STRUCTURES, ASCE 7-10 (ASCE)
5. 2015 SPECIAL DESIGN PROVISIONS FOR WIND AND SEISMIC (SDPWS)
6. MERCER ISLAND CITY CODE (MICC)

BUILDING

OCCUPANCY:	R-3
CONSTRUCTION TYPE:	V-5
ZONING:	R-15 SINGLE FAMILY
SETBACKS:	FRONT 20'
	REAR 25'
	SIDE TOTAL 15'; 5'MIN.

MAIN LEVEL FLOOR AREA:	1,669 SF
MID LEVEL FLOOR ARE	1,898 SF
LOWER LEVEL FLOOR AREA	1,487 SF
TOTAL FLOOR AREA	5,054 SF
GARAGE AREA	576 SF

FIRE

80 SF ADDED IN MAIN LEVEL

COMPLY WITH CURRENT EDITION OF NFPA 13, NFPA 13D, AND NFPA 13R; MERCER ISLAND BUILDING AND FIRE CODE. SEE MUNICIPAL CODE TITLE 17.

TR Webb Homes
- Tom Webb, Architect -
10303- 14th Avenue NW, Seattle, WA 98177
TomW @KDW.net / (2 0 6) 3 9 0 - 1 8 0 0

POV
POINT OF VISION
ARCHITECTURAL SERVICES
1628 46th Street SE, Everett, WA 98203
point_of_vision@comcast.net
(4 2 5) 7 7 2 - 8 2 0 7

4254 REGISTERED ARCHITECT Thomas R Webb THOMAS R. WEBB STATE OF WASHINGTON

New Residence For:
James & Jessica Rudolf
8253 West Mercer Way
Mercer Island, Washington 98040

ISSUANCE	PERMIT SET 5/15/18
1 6-11-18 Retaining Walls Removed For Tree Retention, Lot Coverage, Various Notes Per City	
2 11-12-18 Adjustments Per City Comments	
3 3-31-19 Building Pad Extents Added	

PROJECT INFORMATION	
PROJECT NO:	POV1740
PROJECT MANAGER:	TW
DRAWN BY:	BB

Site Plan, ABE Calcs & Project Information

SHEET NO

A1

WINDOW SCHEDULE

WDW #	WIDTH	Height	AREA(SF)	WDW TYPE	HEAD HEIGHT	UValue	UA	DETAILS			Remarks
								Head	Jamb	Sill	
1	60	72	30	SLIDING	+8'-0"	0.29	8.7	--	--	--	EGRESS COMPLIANT WINDOW
2	48	72	24	PICTURE	+8'-0"	0.28	6.72	--	--	--	
3	36	96	24	PICTURE	+8'-0"	0.28	6.72	--	--	--	
4	36	96	24	PICTURE	+8'-0"	0.28	6.72	--	--	--	
5	36	96	24	PICTURE	+8'-0"	0.28	6.72	--	--	--	
6	36	96	24	PICTURE	+8'-0"	0.28	6.72	--	--	--	
7	36	96	24	PICTURE	+8'-0"	0.28	6.72	--	--	--	
8	33	96	22	PICTURE	+8'-0"	0.28	6.16	--	--	--	
9	72	24	12	PICTURE	+8'-0"	0.28	3.36	--	--	--	
10	72	54	27	SLIDING	+8'-0"	0.29	7.83	--	--	--	
11	72	24	12	PICTURE	+8'-0"	0.28	3.36	--	--	--	
12	--	--	--	NOT USED	--	--	--	--	--	--	
13	--	--	--	NOT USED	--	--	--	--	--	--	
14	72	24	12	PICTURE	+8'-0"	0.28	3.36	--	--	--	
15	--	--	--	NOT USED	--	--	--	--	--	--	
16	--	--	--	NOT USED	--	--	--	--	--	--	
17	30	72	15	CASEMENT	+8'-0"	0.29	4.35	--	--	--	
18	60	72	30	SLIDING	+8'-0"	0.29	8.7	--	--	--	EGRESS COMPLIANT WINDOW
19	48	72	24	PICTURE	+8'-0"	0.28	6.72	--	--	--	
20	36	72	18	CASEMENT	+8'-0"	0.29	5.22	--	--	--	EGRESS COMPLIANT WINDOW
21	48	72	24	PICTURE	+8'-0"	0.28	6.72	--	--	--	
22	30	72	15	PICTURE	+8'-0"	0.28	4.2	--	--	--	
23	30	72	15	PICTURE	+8'-0"	0.28	4.2	--	--	--	
24	60	72	30	SLIDING	+8'-0"	0.29	8.7	--	--	--	
25	30	72	15	CASEMENT	+8'-0"	0.29	4.35	--	--	--	
26	36	72	18	CASEMENT	+8'-0"	0.29	5.22	--	--	--	
27	36	72	18	CASEMENT	+8'-0"	0.29	5.22	--	--	--	EGRESS COMPLIANT WINDOW
28	48	72	24	PICTURE	+8'-0"	0.28	6.72	--	--	--	
29	30	30	6.25	PICTURE	+8'-0"	0.28	1.75	--	--	--	
30	30	72	15	CASEMENT	+8'-0"	0.29	4.2	--	--	--	EGRESS COMPLIANT WINDOW
31	40	22	6.1	PICTURE	SEE ELEV.	0.28	1.708	--	--	--	TRAPEZOID-V.I.F.
32	40	34	9.4	PICTURE	SEE ELEV.	0.28	2.632	--	--	--	TRAPEZOID-V.I.F.
33	40	41	11.4	PICTURE	SEE ELEV.	0.28	3.192	--	--	--	TRAPEZOID-V.I.F.
34	40	34	9.4	PICTURE	SEE ELEV.	0.28	2.632	--	--	--	TRAPEZOID-V.I.F.
35	40	22	6.1	PICTURE	SEE ELEV.	0.28	1.708	--	--	--	TRAPEZOID-V.I.F.
36	--	--	--	NOT USED	--	--	--	--	--	--	
TOTAL			568.6				160.992				

2 Wdw. Updated

EXTERIOR DOOR SCHEDULE

DR#	WIDTH	Height	AREA(SF)	WDW TYPE	HEAD HEIGHT	UValue	UA	DETAILS			Remarks
								Head	Jamb	Sill	
101	201	96	134.0	FOLDING	+8'-0"	0.30	40.2	--	--	--	SFTY. GL.
102	96	96	64.0	SLIDER	+8'-0"	0.30	19.2	--	--	--	SFTY. GL. U=0.30 or better for the full assembly
201	201	96	134.0	FOLDING	+8'-0"	0.30	40.2	--	--	--	SFTY. GL. U=0.30 or better for the full assembly
202	96	96	64.0	SLIDER	+8'-0"	0.30	19.2	--	--	--	SFTY. GL.
301	72	96	48.0	ENTRY	+8'-0"	0.30	14.4	--	--	--	SFTY. GL.
302	201	96	134.0	FOLDING	+8'-0"	0.30	40.2	--	--	--	SFTY. GL. U=0.30 or better for the full assembly
303	128	96	85.0	FOLDING	+8'-0"	0.30	25.5	--	--	--	SFTY. GL. U=0.30 or better for the full assembly
304	28	84	16.0	ENTRY	+7'-0"	0.30	4.8	--	--	--	SFTY. GL.
TOTAL			679.0		+8'-0"	0.30	203.7				
	SUM OF AREA AND UA			1,247.6		364.692					
	AREA WEIGHTED U = UA / AREA					0.29					

4 Dr. Wdw. Updated

CITY OF MERCER ISLAND

DEVELOPMENT SERVICES GROUP
9611 SE 36TH STREET | MERCER ISLAND, WA 98040
PHONE: 206.275.7605 | www.mercergov.org
Inspection Requests: Online: www.MyBuildingPermits.com VM: 206.275.7730

2015 WSEC & IRC Ventilation Worksheet (Effective July 1, 2016)

INFORMATION IN THESE WORKSHEETS MUST BE INCLUDED IN THE CONSTRUCTION DOCUMENTS

This set of worksheets has been developed to assist permit applicants with documenting compliance with the 2015 Washington State Energy Code. The following worksheets provide much of the required documentation for plan review. **The details, systems, and ratings noted here must also be shown on the drawings.**

PRESCRIPTIVE ENERGY CODE COMPLIANCE FOR CLIMATE ZONE MARINE 4

Component	Fenestration [1]		Ceiling w/ Attic	Vaulted Ceiling	Wood Framed Wall (Int.)[2]	Mass Wall (Above grade)	Below-Grade Wall [2,3]	Framed Floor	Slab R-Value & Depth
	Vertical	Overhead							
Prescriptive Value	U. 0.30 max.	U. 0.50 max.	R-49 min.	R-38 min.	R-21 min.	R-21 min.	R- 10/15/21 Int. + TB	R-30 min.	R-10 min. 2'

[1] *Fenestration is defined as skylights, roof windows, vertical windows (fixed or moveable), opaque doors, glazed doors, glazed block and combination opaque/glazed doors. Fenestration includes products with glass and non-glass glazing materials.*
[2] *Int. (intermediate framing) denotes standard framing 16" o.c. with headers insulated with a minimum R-10 insulation.*
[3] *10/15/21 +TB" means R-10 continuous insulation on the exterior of the wall, or R-15 on the continuous insulation on the interior of the wall, or R-21 cavity insulation plus a thermal break between the slab and the basement wall at the interior of the basement wall. "10/15/21 +TB" shall be permitted to be met with R-13 cavity insulation on the interior of the basement wall plus R-5 continuous insulation on the interior or exterior of the wall. "TB" means thermal break between floor slab and basement wall.*

Whole House Ventilation (Prescriptive)

Please check the appropriate box to describe which of the four prescriptive Whole House Ventilation Systems you will be using AND fill in the required whole house ventilation rate in CFM's. (See "2015 Residential Whole House Ventilation Rate" Handout.) A complete system required by one of the sections noted below must be specified on the drawings.

	WHOLE HOUSE VENTILATION METHOD	Whole House Ventilation Rate
☐	Intermittent Whole House Ventilation Using Exhaust Fans & Fresh Air Inlets. (IRC M1507.3.4)	
☐	Intermittent Whole House Ventilation Integrated with a Forced Air System. (IRC M1507.3.5)	
☐	Intermittent Whole House Ventilation using a Supply Fan. (IRC M1507.3.6)	
☑	Intermittent Whole House Ventilation Using a Heat Recovery Ventilation System (IRC M1507.3.7)	120 cfm

Source Specific Exhaust Ventilation & Fan Efficiency

Required in each kitchen, bathroom, water closet compartment, laundry room, indoor swimming pool, spa and other rooms where water vapor or cooking odor is produced. (IRC M 1507.4) Fan efficiency from WAC 51-11R – Table R403.6.1. Kitchen Hoods greater than 400 cfm require makeup air per IRC M1503.4

Minimum Source Specific Ventilation Capacity Requirements

	Bathrooms – Utility Rooms		Kitchens	In-line fan
Intermittently operating	50 cfm min		100 cfm min	
Continuous operation	20 cfm min		25 cfm min	
Minimum Efficacy (cfm/watt)	1.4 cfm/watt if <90cfm	2.8 cfm/watt if >90cfm	2.8 cfm/watt	2.8 cfm/watt

Energy Efficiency Credits

Each dwelling unit shall comply with sufficient options from WSEC Table R406.2 so as to achieve the following minimum number of credits as described on the reverse side of this page.

- ☐ **Small Dwelling Unit: 1.5 credits** (Dwelling units less than 1500 SF in conditioned floor area with less than 300 square feet of fenestration area. Additions to existing building that are greater than 500 SF of heated floor area, but less than 1500 SF. **TOTAL SQUARE FEET OF FENESTRATION:** _____ (doors, windows, skylights))
- ☐ **Medium Dwelling Unit: 3.5 credits** (All dwelling units not included in #1 or #3. Exception: Dwelling units serving R-2 occupancies shall require 2.5 credits.
- ☑ **Large Dwelling Unit: 4.5 credits** (Dwelling Units exceeding 5000 SF of conditioned floor area.
- ☐ **Additions less than 500 SF: 0.5 credits**

S:\DSG\FORMS\2017\Building\2015_WSEC_IRC_Ventilation.pdf

2015 WSCE – Table R406.2 – circle the options that you will be using for this project

OPTION	DESCRIPTION	CREDIT(S)
☐ 1a	**EFFICIENT BUILDING ENVELOPE 1a:** Vertical fenestration U = 0.28 Floor R-38 Slab on grade R-10 perimeter and under entire slab Below grade slab R-10 perimeter and under entire slab. **OR** Compliance based on Section R402.1.4: Reduce the Total UA by 5%.	0.5
☐ 1b	**EFFICIENT BUILDING ENVELOPE 1b:** Vertical fenestration U = 0.25 Wall R-21 plus R-4 Floor R-38 Basement wall R-21 int plus R-5 ci Slab on grade R-10 perimeter and under entire slab Below grade slab R-10 perimeter and under entire slab. **OR** Compliance based on Section R402.1.4: Reduce the Total UA by 15%.	1.0
☐ 1c	**EFFICIENT BUILDING ENVELOPE 1c:** Prescriptive compliance is based on Table R402.1.1 with the following modifications: Vertical fenestration U = 0.22 Ceiling and single-rafter or joist-vaulted R-49 advanced Wood frame wall R-21 int plus R-12 ci Floor R-38 Basement wall R-21 int plus R-12 ci Slab on grade R-10 perimeter and under entire slab Below grade slab R-10 perimeter and under entire slab **OR** Compliance based on Section R402.1.4: Reduce the Total UA by 30%.	2.0
☐ 1d	**EFFICIENT BUILDING ENVELOPE 1d:** Prescriptive compliance is based on Table R402.1.1 with the following modifications: Vertical fenestration U = 0.24. Projects using this option may not use Option 1a, 1b or 1c.	0.5
☐ 2a	**AIR LEAKAGE CONTROL AND EFFICIENT VENTILATION 2a:** Compliance based on R402.4.1.2: Reduce the tested air leakage to 3.0 air changes per hour maximum **AND** All whole house ventilation requirements as determined by Section M1507.3 of the *International Residential Code* shall be met with a high efficiency fan (maximum 0.35 watts/cfm), not interlocked with the furnace fan. Ventilation systems using a furnace including an ECM motor are allowed, provided that they are controlled to operate at low speed in ventilation only mode. ***To qualify to claim this credit, the building permit drawings shall specify the option being selected and shall specify the maximum tested building air leakage and shall show the qualifying ventilation system.***	0.5
☐ 2b	**AIR LEAKAGE CONTROL AND EFFICIENT VENTILATION 2b:** Compliance based on Section R402.4.1.2: Reduce the tested air leakage to 2.0 air changes per hour maximum **AND** All whole house ventilation requirements as determined by Section M1507.3 of the *International Residential Code* shall be met with a heat recovery ventilation system with minimum sensible heat recovery efficiency of 0.70. ***To qualify to claim this credit, the building permit drawings shall specify the option being selected and shall specify the maximum tested building air leakage and shall show the heat recovery ventilation system.***	1.0
☑ 2c	**AIR LEAKAGE CONTROL AND EFFICIENT VENTILATION 2c:** Compliance based on Section R402.4.1.2: Reduce the tested air leakage to 1.5 air changes per hour maximum. **AND** All whole house ventilation requirements as determined by Section M1507.3 of the *International Residential Code* shall be met with a heat recovery ventilation system with minimum sensible heat recovery efficiency of 0.85. ***To qualify to claim this credit, the building permit drawings shall specify the option being selected and shall specify the maximum tested building air leakage and shall show the heat recovery ventilation system.***	1.5
☑ 3a	**HIGH EFFICIENCY HVAC EQUIPMENT 3a:** Gas, propane or oil-fired furnace with minimum AFUE of 94%, or Gas, propane or oiled-fired boiler with minimum AFUE of 92%. Projects may only include credit from one space heating option, 3a, 3b, 3c or 3d. When a housing unit has two pieces of equipment (i.e., two furnaces) both must meet the standard to receive the credit. ***To qualify to claim this credit, the building permit drawings shall specify the option being selected and shall specify the heating equipment type and the minimum equipment efficiency.***	1.0
☐ 3b	**HIGH EFFICIENCY HVAC EQUIPMENT 3b:** Air-source heat pump with minimum HSPF of 9.0. Projects may only include credit from one space heating option, 3a, 3b, 3c or 3d. When a housing unit has two pieces of equipment (i.e., two furnaces) both must meet the standard to receive the credit. ***To qualify to claim this credit, the building permit drawings shall specify the option being selected and shall specify the heating equipment type and the minimum equipment efficiency.***	1.0
☐ 3c	**HIGH EFFICIENCY HVAC EQUIPMENT 3c:** Closed-loop ground source heat pump; with a minimum COP of 3.3 **OR** Open loop water source heat pump with a maximum pumping hydraulic head of 150 feet and minimum COP of 3.6. Projects may only include credit from one space heating option, 3a, 3b, 3c or 3d. When a housing unit has two pieces of equipment (i.e., two furnaces) both must meet the standard to receive the credit. ***To qualify to claim this credit, the building permit drawings shall specify the option being selected and shall specify the heating equipment type and the minimum equipment efficiency.***	1.5
☐ 3d	**HIGH EFFICIENCY HVAC EQUIPMENT 3d:** Ductless Split System Heat Pumps, Zonal Control: In homes where the primary space heating system is zonal electric heating, a ductless heat pump system shall be installed and provide heating to the largest zone of the housing unit. Projects may only include credit from one space heating option, 3a, 3b, 3c or 3d. When a housing unit has two pieces of equipment (i.e., two furnaces) both must meet the standard to receive the credit. ***To qualify to claim this credit, the building permit drawings shall specify the option being selected and shall specify the heating equipment type and the minimum equipment efficiency.***	1.0

Simple Heating System Size: Washington State

This heating system sizing calculator is based on the Prescriptive Requirements of the 2015 Washington State Energy Code (WSEC) and ACCA Manuals J and S. This calculator will calculate heating loads only. ACCA procedures for sizing cooling systems should be used to determine cooling loads.
The glazing (window) and door portion of this calculator assumes the installed glazing and door products have an area weighted average U-factor of 0.30. The incorporated insulation requirements are the minimum prescriptive amounts specified by the 2015 WSEC.
Please fill out all of the green drop-downs and boxes that are applicable to your project. As you make selections in the drop-downs for each section, some values will be calculated for you. If you do not see the selection you need in the drop-down options, please call the WSU Energy Extension Program at (360) 956-2042 for assistance.

Project Information	*Contact Information*
Rudolf Residence	Tom Webb
8253 West Mercer Way	10303 14th Avene NW
Mercer Island, WA 98115	Seattle, WA 98177

Heating System Type: ◉ All Other Systems ○ Heat Pump

To see detailed instructions for each section, place your cursor on the word "Instructions".

Design Temperature
Instructions: Mercer Island
Design Temperature Difference (ΔT) 45
ΔT = Indoor (70 degrees) - Outdoor Design Temp

Area of Building
Conditioned Floor Area
Instructions: Conditioned Floor Area (sq ft) 5,058

Average Ceiling Height
Instructions: Average Ceiling Height (ft) 9.0 — Conditioned Volume 45,522

	U-Factor	X	Area	=	UA
Glazing and Doors Instructions	0.30		1,018		305.40
Skylights Instructions	0.50		24		12.00

Insulation

	U-Factor	X	Area	=	UA
Attic Instructions: R-38 Advanced	0.026		1,188		30.89
Single Rafter or Joist Vaulted Ceilings Instructions: R-38 Vented	0.027		554		14.96
Above Grade Walls *(see Figure 1)* Instructions: R-21 Intermediate	0.056		5,038		282.13
Floors Instructions: R-30	0.029		360		10.44
Below Grade Walls *(see Figure 1)* Instructions: R-21 Interior	0.042		603		25.33
Slab Below Grade *(see Figure 1)* Instructions: Select conditioning	F-Factor		Length		UA
	No selection				---
Slab on Grade *(see Figure 1)* Instructions: R-10 Perimeter	0.540		182		98.28

Location of Ducts Instructions: Unconditioned Space
Duct Leakage Coefficient 1.10

Figure 1.


Sum of UA	779.42	
Envelope Heat Load *Sum of UA X ΔT*	35,074	Btu / Hour
Air Leakage Heat Load *Volume X 0.6 X ΔT X .018*	22,124	Btu / Hour
Building Design Heat Load *Air Leakage + Envelope Heat Loss*	57,198	Btu / Hour
Building and Duct Heat Load *Ducts in unconditioned space: Sum of Building Heat Loss X 1.10 Ducts in conditioned space: Sum of Building Heat Loss X 1*	62,917	Btu / Hour
Maximum Heat Equipment Output *Building and Duct Heat Loss X 1.40 for Forced Air Furnace Building and Duct Heat Loss X 1.25 for Heat Pump*	88,084	Btu / Hour

(07/01/13)

2015 WSCE – Table R406.2 - Continued

OPTION	DESCRIPTION	CREDIT(S)
☐ 4	**HIGH EFFICIENCY HVAC DISTRIBUTION SYSTEM:** All heating and cooling system components installed inside the conditioned space. This includes all equipment and distribution system components such as forced air ducts, hydronic piping, hydronic floor heating loop, convectors and radiators. All combustion equipment shall be direct vent or sealed combustion. For forced air ducts: A maximum of 10 linear feet of return ducts and 5 linear feet of supply ducts may be located outside the conditioned space. All metallic ducts located outside the conditioned space must have both transverse and longitudinal joints sealed with mastic. If flex ducts are used, they cannot contain splices. Flex duct connections must be made with nylon straps and installed using a plastic strapping tensioning tool. Ducts located outside the conditioned space must be insulated to a minimum of R-8. Locating system components in conditioned crawl spaces is not permitted under this option. Electric resistance heat and ductless heat pumps are not permitted under this option. Direct combustion heating equipment with AFUE less than 80% is not permitted under this option. ***To qualify to claim this credit, the building permit drawings shall specify the option being selected and shall specify the heating equipment type and shall show the location of the heating and cooling equipment and all the ductwork.***	1.0
☑ 5a	**EFFICIENT WATER HEATING 5a:** All showerhead and kitchen sink faucets installed in the house shall be rated at 1.75 GPM or less. All other lavatory faucets shall be rated at 1.0 GPM or less. Plumbing Fixtures Flow Ratings. Low flow plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply with the following requirements: 1. Residential bathroom lavatory sink faucets: Maximum flow rate - 3.8 L/min (1.0 gal/min) when tested in accordance with ASME A112.18.1/CSA B125.1. 2. Residential kitchen faucets: Maximum flow rate - 6.6 L/min (1.75 gal/min) when tested in accordance with ASME A112.18.1/CSA B125.1. 3. Residential showerheads: Maximum flow rate - 6.6 L/min (1.75 gal/min) when tested in accordance with ASME A112.18.1/CSA B125.1. ***To qualify to claim this credit, the building permit drawings shall specify the option being selected and shall specify the maximum flow rates for all showerheads, kitchen sink faucets, and other lavatory faucets.***	0.5
☐ 5b	**EFFICIENT WATER HEATING 5b:** Water heating system shall include one of the following: Gas, propane or oil water heater with a minimum EF of 0.74 **OR** Water heater heated by ground source heat pump meeting the requirements of Option 3c. **OR** For R-2 occupancy, a central heat pump water heater with an EF greater than 2.0 that would supply DHW to all the units through a central minimum pipe insulation. ***To qualify to claim this credit, the building permit drawings shall specify the option being selected and shall specify the water heater equipment type and the minimum equipment efficiency.***	1.0
☑ 5c	**EFFICIENT WATER HEATING 5c:** Water heating system shall include one of the following: Gas, propane or oil water heater with a minimum EF of 0.91 **OR** Solar water heating supplementing a minimum standard water heater. Solar water heating will provide a rated minimum savings of 85 therms or 7000 kWh based on the Solar Rating and Certification Corporation (SRCC) Annual Performance of OG-300 Certified Solar Water Heating Systems **OR** Electric heat pump water heater with a minimum EF of 2.0 and meeting the standards of NEEA's Northern Climate Specifications for Heat Pump Water Heaters ***To qualify to claim this credit, the building permit drawings shall specify the option being selected and shall specify the water heater equipment type and the minimum equipment efficiency and, for solar water heating systems, the calculation of the minimum energy savings.***	1.5
☐ 5d	EFFICIENT WATER HEATING 5d: A drain water heat recovery unit(s) shall be installed, which captures waste water heat from all the showers, and has a minimum efficiency of 40% if installed for equal flow or a minimum efficiency of 52% if installed for unequal flow. Such units shall be rated in accordance CSA B55.1 and be so labeled. ***To qualify to claim this credit, the building permit drawings shall include a plumbing diagram that specified the drain water heat recovery units and the plumbing layout needed to install it and labels or other documentation shall be provided that demonstrates that the unit complies with the standard.***	0.5
☐ 6	**RENEWABLE ELECTRIC ENERGY:** For each 1200 kWh of electrical generation per each housing unit provided annually by on-site wind or solar equipment a 0.5 credit shall be allowed, up to 3 credits. Generation shall be calculated as follows: For solar electric systems, the design shall be demonstrated to meet this requirement using the National Renewable Energy Laboratory calculator PVWATTs. ***Documentation noting solar access shall be included on the plans.*** For wind generation projects designs shall document annual power generation based on the following factors: The wind turbine power curve; average annual wind speed at the site; frequency distribution of the wind speed at the site and height of the tower. ***To qualify to claim this credit, the building permit drawings shall specify the option being selected and shall show the photovoltaic or wind turbine equipment type, provide documentation of solar and wind access, and include a calculation of the minimum annual energy power production.***	0.5

2 Forms Updated

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- Tom Webb, Architect -
10303- 14th Avenue NW, Seattle, WA 98177
TomW @KDW.net / (2 0 6) 3 9 0 - 1 8 0 0

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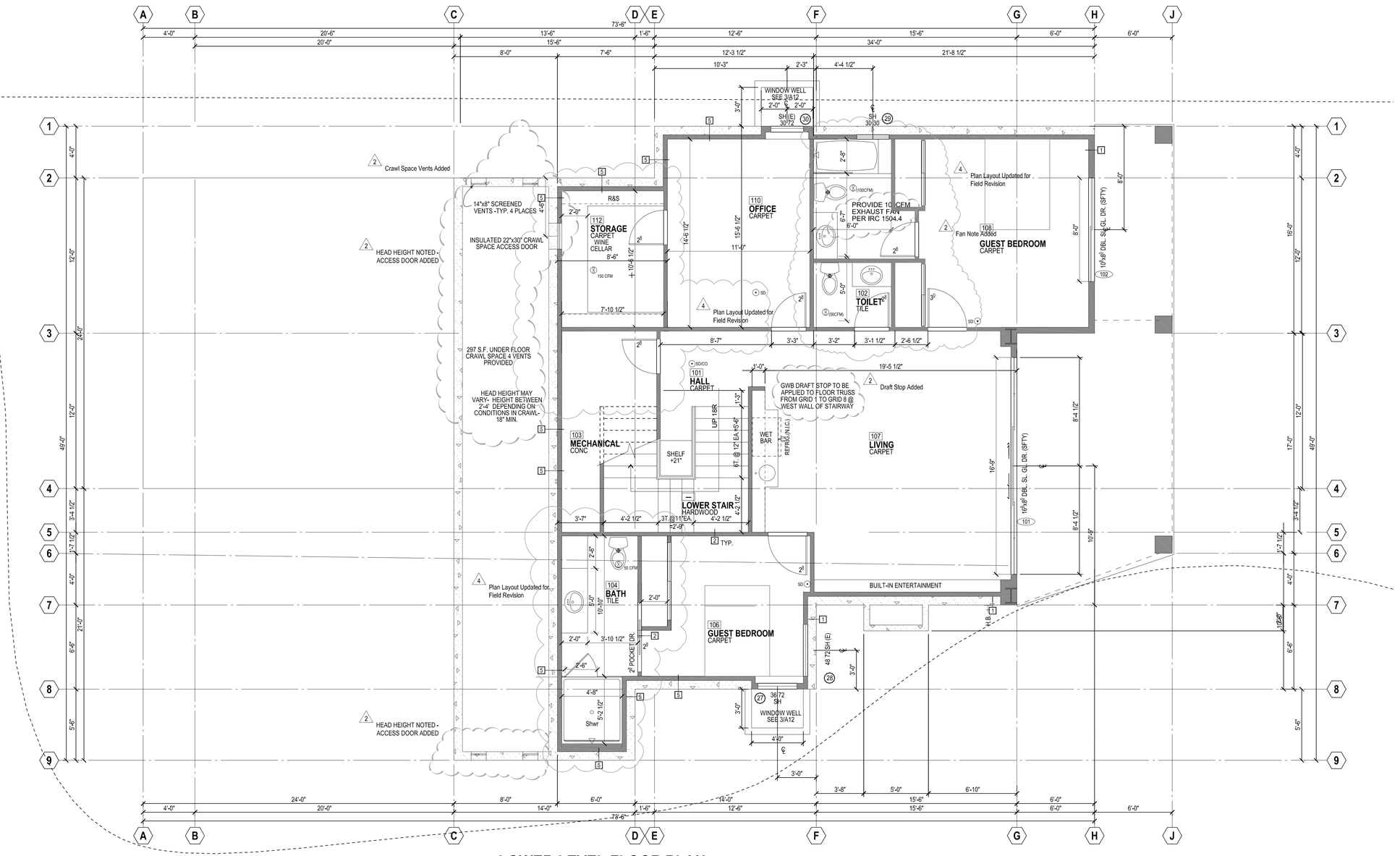
New Residence For:
James & Jessica Rudolf
8253 West Mercer Way
Mercer Island, Washington 98040

ISSUANCE	PERMIT SET 5/15/18
4	FIELD REVISION SUBMITTAL SET 1/25/2022

PROJECT INFORMATION	
PROJECT NO:	8253 W
PROJECT MANAGER:	TW
DRAWN BY:	BB

Energy Schedules & Charts / Requirements

SHEET NO
A2



LOWER LEVEL FLOOR PLAN

LIVING 1487 S.F. 1/4" = 1'- 0"

NORTH PROJECT NORTH

WALL TYPES

1. 2x6 @ 16"O.C.STUD WALL & SHEATHING PER STRUCTURAL- R-21 BATT INSULATION W/ VISQUEEN VAPOR BARRIER & 1/2" GWB ON INTERIOR SIDE
2. 2x4 @ 16" O.C.STUD WALL W/ 1/2" GWB EACH SIDE - TYPICAL @ ALL INTERIOR WALLS U.N.O.
3. 2x4 @ 16"O.C.STUD WALL & SHEATHING PER STRUCTURAL- 1/2" GWB ON INTERIOR SIDE.
4. 2x6 @ 16"O.C.STUD WALL & SHEATHING PER STRUCTURAL- R-21 BATT INSULATION W/ 5/8" TYPE "X" ON COLD SIDE TO UNDERSIDE OF ROOF SHEATHING -W/ VISQUEEN VAPOR BARRIER &1/2" GWB ON INTERIOR SIDE
5. CONCRETE FOUNDATION WALL PER STRUCTURAL - 2x4 @ 16" O.C.FURRING - R-21 BATT INSULATION - 1/2" GWB
6. 2x6 @ 16"O.C.STUD WALL & SHEATHING PER STRUCTURAL- R-21 BATT INSULATION -1/2" GWB ON COLD SIDE W/ VISQUEEN VAPOR BARRIER & 1/2" GWB ON INTERIOR SIDE

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- Tom Webb, Architect -
10303- 14th Avenue NW, Seattle, WA 98177
TomW @KDW.net / (2 0 6) 3 9 0 - 1 8 0 0

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point_of_vision @comcast.net
(4 2 5) 7 7 2 - 8 2 0 7

New Residence For:
James & Jessica Rudolf
8253 West Mercer Way
Mercer Island, Washington 98040

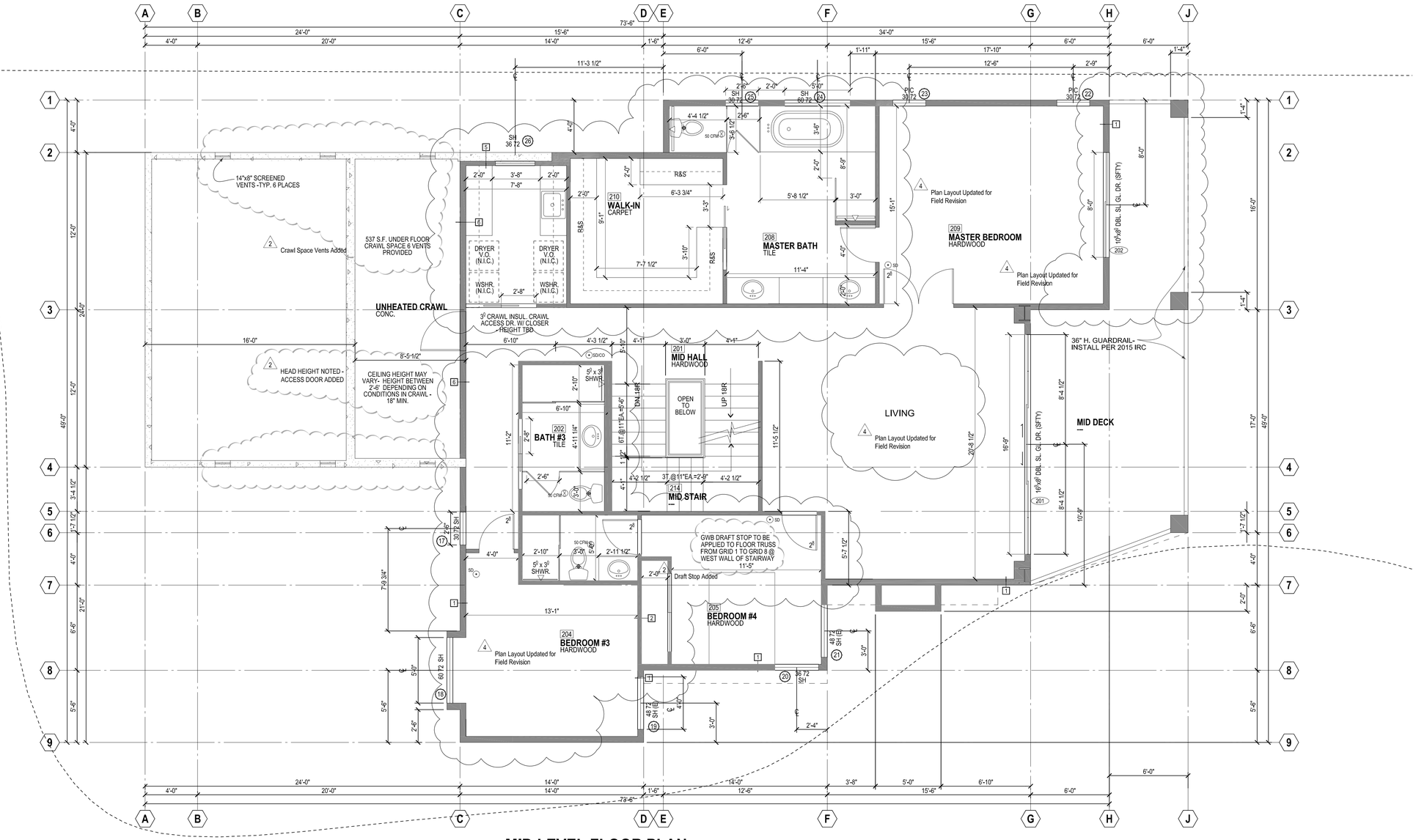
ISSUANCE	
	PERMIT SET 5/15/18
4	FIELD REVISION SUBMITTAL SET 1/25/2022

PROJECT INFORMATION	
PROJECT NO:	8253 W
PROJECT MANAGER:	TW
DRAWN BY:	BB

Lower Level Floor Plan

SHEET NO

A4



MID LEVEL FLOOR PLAN

1908 S.F. 1/4" = 1'- 0"

NORTH PROJECT NORTH

WALL TYPES

1. 2x6 @ 16"O.C.STUD WALL & SHEATHING PER STRUCTURAL- R-21 BATT INSULATION W/ VISQUEEN VAPOR BARRIER & 1/2" GWB ON INTERIOR SIDE
2. 2x4 @ 16" O.C.STUD WALL W/ 1/2" GWB EACH SIDE - TYPICAL @ ALL INTERIOR WALLS U.N.O.
3. 2x4 @ 16"O.C.STUD WALL & SHEATHING PER STRUCTURAL- 1/2" GWB ON INTERIOR SIDE.
4. 2x6 @ 16"O.C.STUD WALL & SHEATHING PER STRUCTURAL- R-21 BATT INSULATION W/ 5/8" TYPE "X" ON COLD SIDE TO UNDERSIDE OF ROOF SHEATHING -W/ VISQUEEN VAPOR BARRIER &1/2" GWB ON INTERIOR SIDE
5. CONCRETE FOUNDATION WALL PER STRUCTURAL - 2x4 @ 16" O.C.FURRING - R-21 BATT INSULATION - 1/2" GWB
6. 2x6 @ 16"O.C.STUD WALL & SHEATHING PER STRUCTURAL- R-21 BATT INSULATION -1/2" GWB ON COLD SIDE W/ VISQUEEN VAPOR BARRIER & 1/2" GWB ON INTERIOR SIDE

ALARM SCHEDULE

2015 IRC SECTIONS R314 R315

SYMBOL	DESCRIPTION	REQUIREMENTS
SD	SMOKE ALARM	• 110 V INTERCONNECTED W/ BATTERY BACKUP • INSTALLED ON EACH FLOOR AND IN EACH SLEEPING AREA • LISTED IN ACCORDANCE WITH UL 217 AND INSTALLED PER THE HOUSEHOLD FIRE WARNING EQUIPMENT PROVISIONS OF NEPA 72
SD/CO	COMBINATION SMOKE ALARM CARBON MONOXIDE ALARM	• INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS • SMOKE ALARM REQUIREMENTS PER ABOVE • CARBON MONOXIDE ALARMS TO BE INSTALLED IN DWELLING UNITS WITHIN WHICH FUEL-FIRED APPLIANCES ARE INSTALLED AND IN DWELLING UNITS THAT HAVE ATTACHED GARAGES • CARBON MONOXIDE ALARMS LISTED AS COMPLYING WITH UL 2034 AND INSTALLED PER MANUFACTURERS INSTALLATION INSTRUCTIONS

VENTILATION SCHEDULE

2015 IRC SECTIONS M1507 M1508

SYMBOL	LOCATION	MINIMUM FAN REQUIREMENTS
50 CFM	BATH, POWDER, LAUNDRY	• MIN 50 CFM AT 0.25" WG TABLE M1507.3
100 CFM	KITCHEN	MINIMUM 100 CFM AT 0.25" WG (IRC TABLE M1507.3) (RANGE HOOD OR DOWN DRAFT EXHAUST FAN RATED AT MIN 100 CFM AT 0.10" WG MAY BE USED FOR EXHAUST FAN REQUIREMENT.)
WH	WHOLE HOUSE FAN	140 CFM AT 0.25" WG (IRC TABLE M1508.2) • WHOLE HOUSE FAN TO OPERATE AT LEAST ONCE EVERY HOURS • WHOLE HOUSE FANS LOCATED 4 FT OR LESS FROM INTERIOR GRILLE TO HAVE A SONE RATING OF 1.0 LESS MEASURED AT 0.1" WG

ALL FANS TO VENT TO OUTSIDE. ALL OTHER REQUIREMENTS OF THE 2015 WSEC AND 2015 IRC SECTIONS M1507 AND M1508 MUST BE MET.

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- Tom Webb, Architect -
10303- 14th Avenue NW, Seattle, WA 98177
TomW @KDW.net / (2 0 6) 3 9 0 - 1 8 0 0

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New Residence For:
James & Jessica Rudolf
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Mercer Island, Washington 98040

ISSUANCE	
	PERMIT SET 5/15/18
4	FIELD REVISION SUBMITTAL SET 1/25/2022

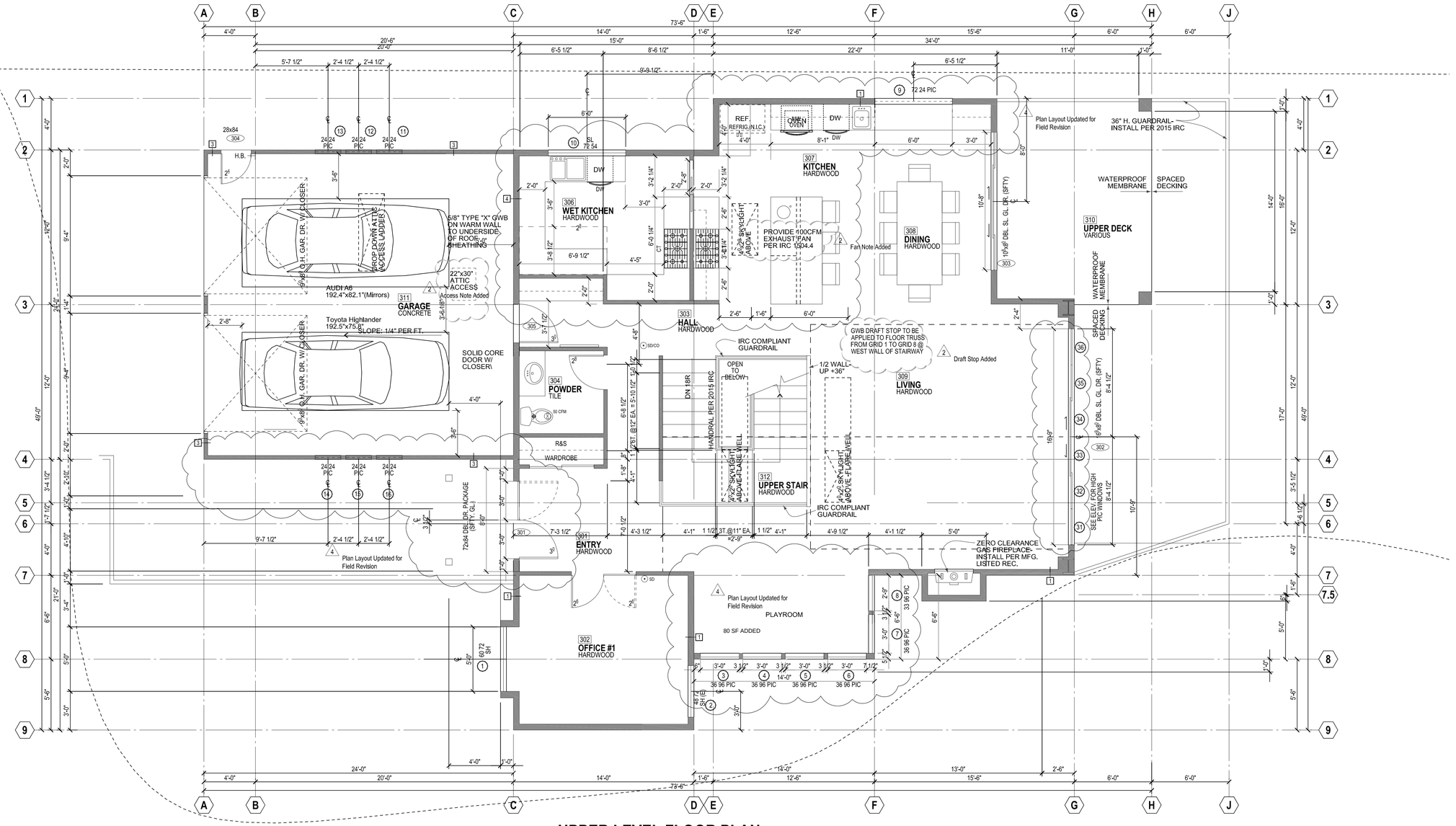
PROJECT INFORMATION

PROJECT NO:	8253 W
PROJECT MANAGER:	TW
DRAWN BY:	BB

Mid Level Floor Plan

SHEET NO

A5



UPPER LEVEL FLOOR PLAN

LIVING 1729 S.F. / GARAGE 576 S.F. 1/4" = 1'- 0"

NORTH PROJECT NORTH

WALL TYPES

[1] 2x6 @ 16"O.C.STUD WALL & SHEATHING PER STRUCTURAL- R-21 BATT INSULATION W/ VISQUEEN VAPOR BARRIER & 1/2" GWB ON INTERIOR SIDE

[2] 2x4 @ 16" O.C.STUD WALL W/ 1/2" GWB EACH SIDE - TYPICAL @ ALL INTERIOR WALLS U.N.O.

[3] 2x4 @ 16"O.C.STUD WALL & SHEATHING PER STRUCTURAL- 1/2" GWB ON INTERIOR SIDE.

[4] 2x6 @ 16"O.C.STUD WALL & SHEATHING PER STRUCTURAL- R-21 BATT INSULATION W/ 5/8" TYPE "X" ON COLD SIDE TO UNDERSIDE OF ROOF SHEATHING -W/ VISQUEEN VAPOR BARRIER &1/2" GWB ON INTERIOR SIDE

[5] CONCRETE FOUNDATION WALL PER STRUCTURAL - 2x4 @ 16" O.C.FURRING - R-21 BATT INSULATION - 1/2" GWB

[6] 2x6 @ 16"O.C.STUD WALL & SHEATHING PER STRUCTURAL- R-21 BATT INSULATION -1/2" GWB ON COLD SIDE W/ VISQUEEN VAPOR BARRIER & 1/2" GWB ON INTERIOR SIDE

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- Tom Webb, Architect -
10303- 14th Avenue NW, Seattle, WA 98177
TomW @KDW.net / (2 0 6) 3 9 0 - 1 8 0 0

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point_of_vision @comcast.net
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New Residence For:

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Mercer Island, Washington 98040

ISSUANCE	PERMIT SET 5/15/18
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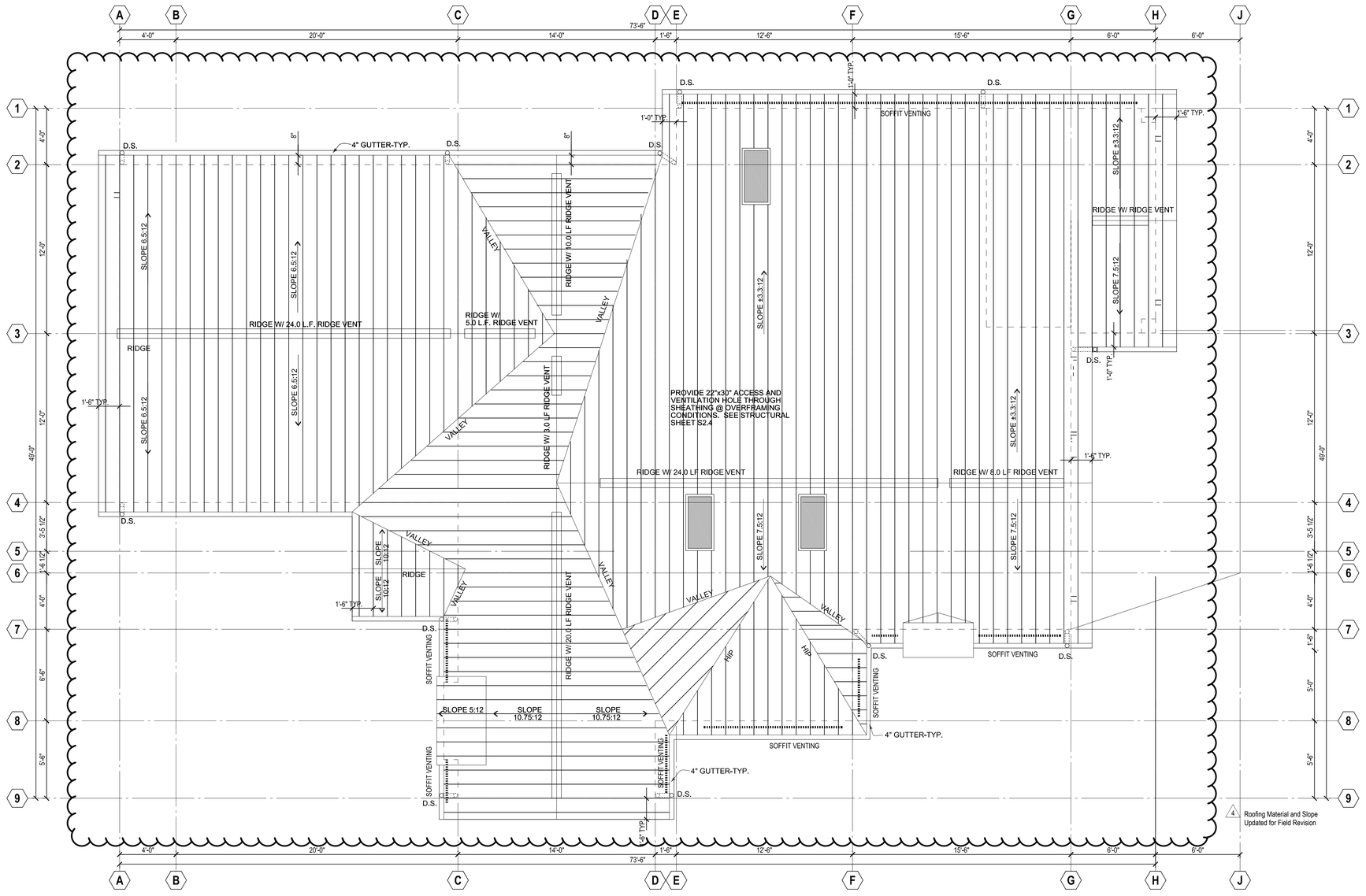
PROJECT INFORMATION	
PROJECT NO:	8253 W
PROJECT MANAGER:	TW
DRAWN BY:	BB

Upper Level Floor Plan

SHEET NO

A6



ROOF PLAN

1/4" = 1'- 0"

NORTH — PROJECT NORTH

ROOF VENTILATION

WHOLE ROOF / ATTIC AREA
STANDARD PRE-MANUFACTURED OPEN TRUSS / ATTIC ASSEMBLY

1. ROOF ATTCI AREA:	2,672 S.F.
2. VENTILATION REQUIRED :	2,672 S.F. x 1/300 = 8.91 S.F. 8.91 S.F. = 1,283 S.I.(144 S.I. PER 1 S.F.)
3. LOW VENTILATION:	CONTUOUS CONCRETE FIBER BOARD PANEL W/ 10 S.I. / L.F. - 40 L.F. SOFFIT PROVIDED. 10 S.I. x 40L.F. = 400 S.I. VENTILATION GABLE VENTS PROVIDING 180 S.I. EA. 4 PROVIDED x 180 S.I. = 720 S.I. TOTAL LOW VENTILATION PROVIDED = 1120 S.I.
4. HIGH VENTILATION:	PROPOSED GAF COBRA 3 RIDGE VENTILATION 18 S.I. / L.F. - 56 L.F. RIDGE VENT PROVIDED 18 S.I. x 56 L.F. = 1,008 S.I.
5. TOTAL VENTILATION :	400 S.I. LOW + 1,008 S.I. HIGH = 1,408 S.I. TOTAL 1,408 S.I. > 1,283 S.I. OK

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New Residence For:
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ISSUANCE	
	PERMIT SET 5/15/18
4	FIELD REVISION SUBMITTAL SET 1/25/2022

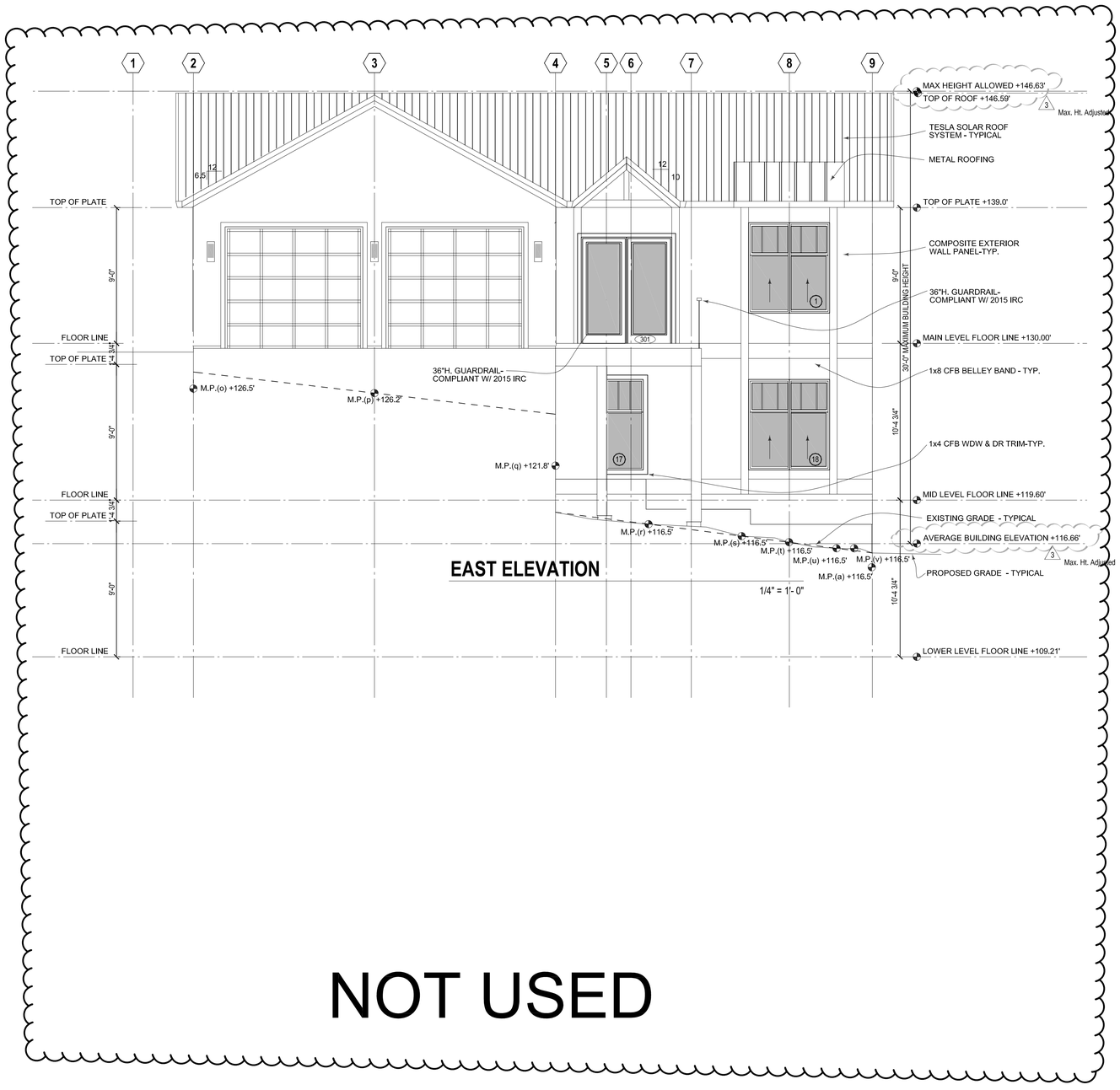
4 Roofing Material and Slope Updated for Field Revision

PROJECT INFORMATION	
PROJECT NO:	8253 W
PROJECT MANAGER:	TW
DRAWN BY:	BB

Roof Plan

SHEET NO

A7



4 Ext. Finishes Updated for Field Revision

NOT USED

2 EAVE RETURN @ RAKE CORNER
1-1/2"= 1'-0" SIMILAR DESIGN AT VARIOUS PITCHES - VERIFY W/ ARCHITECT

1 ROOF RAKE DETAIL
1-1/2"= 1'-0" SIMILAR DESIGN AT VARIOUS PITCHES - VERIFY W/ ARCHITECT

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- Tom Webb, Architect -
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point_of_vision @comcast.net
(4 2 5) 7 7 2 - 8 2 0 7

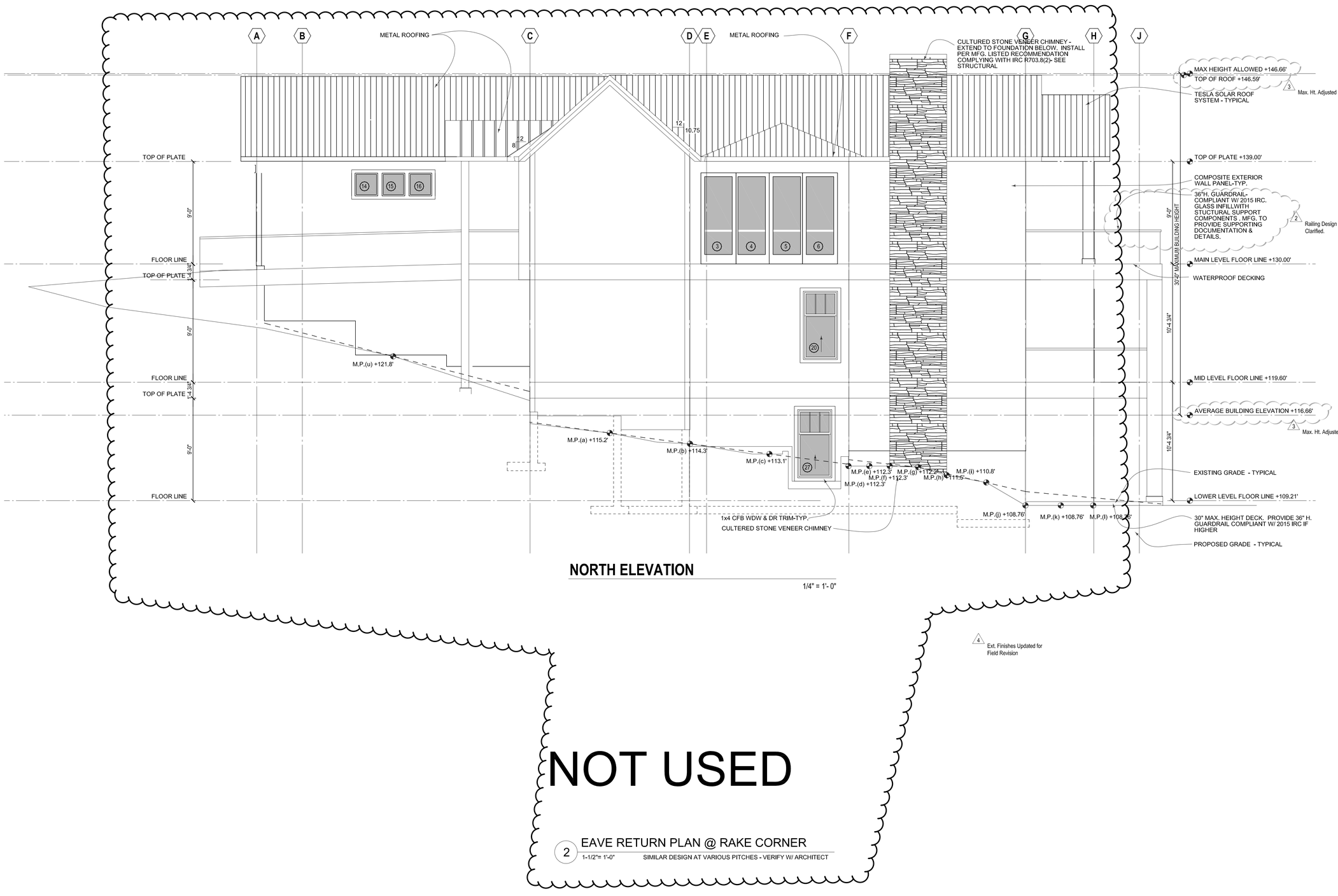
New Residence For:
James & Jessica Rudolf
8253 West Mercer Way
Mercer Island, Washington 98040

ISSUANCE	PERMIT SET 5/15/18
3 3-31-19 Maximum Building Height Clarified	
4	FIELD REVISION SUBMITTAL SET 1/25/2022

PROJECT INFORMATION	
PROJECT NO:	8253 Me
PROJECT MANAGER:	TW
DRAWN BY:	BB

East Building Elevation

SHEET NO
A8



NORTH ELEVATION

1/4" = 1'- 0"

4 Ext. Finishes Updated for Field Revision

NOT USED

2 EAVE RETURN PLAN @ RAKE CORNER

1-1/2"= 1'-0" SIMILAR DESIGN AT VARIOUS PITCHES - VERIFY W/ ARCHITECT

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New Residence For:
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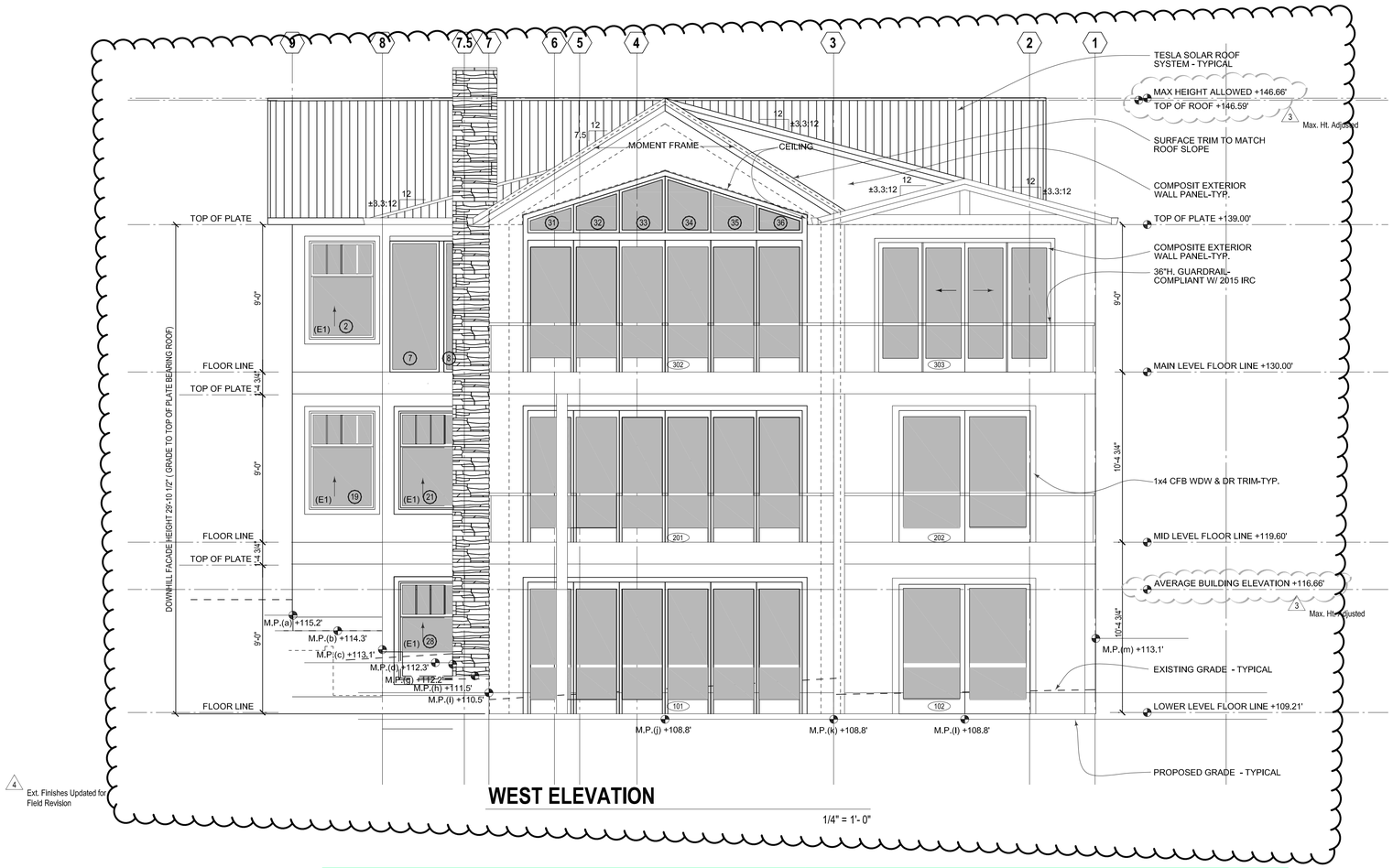
ISSUANCE	PERMIT SET 5/15/18
3 3-31-19 Maximum Building Height Clarified	
4	FIELD REVISION SUBMITTAL SET 1/25/2022

PROJECT INFORMATION	
PROJECT NO:	8253 Me
PROJECT MANAGER:	TW
DRAWN BY:	BB

North Building Elevation

SHEET NO

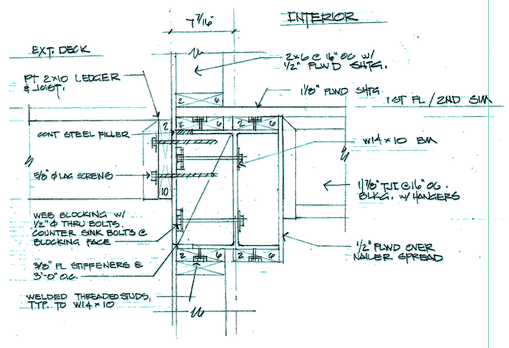
A9



4 Ext. Finishes Updated for Field Revision

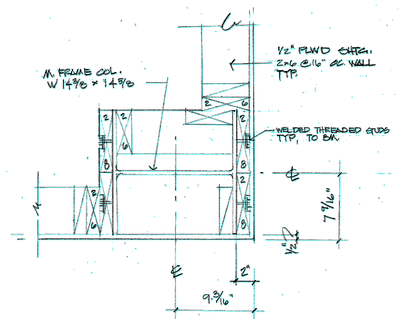
WEST ELEVATION

1/4" = 1'- 0"



2 DETAIL @ MOMENT FRAME BEAM

1-1/2"= 1'-0" SEE STRUCTURAL DETAIL



1 MOMENT FRAME DETAIL @ COLUMN

1-1/2"= 1'-0" SEE STRUCTURAL DETAIL

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New Residence For:
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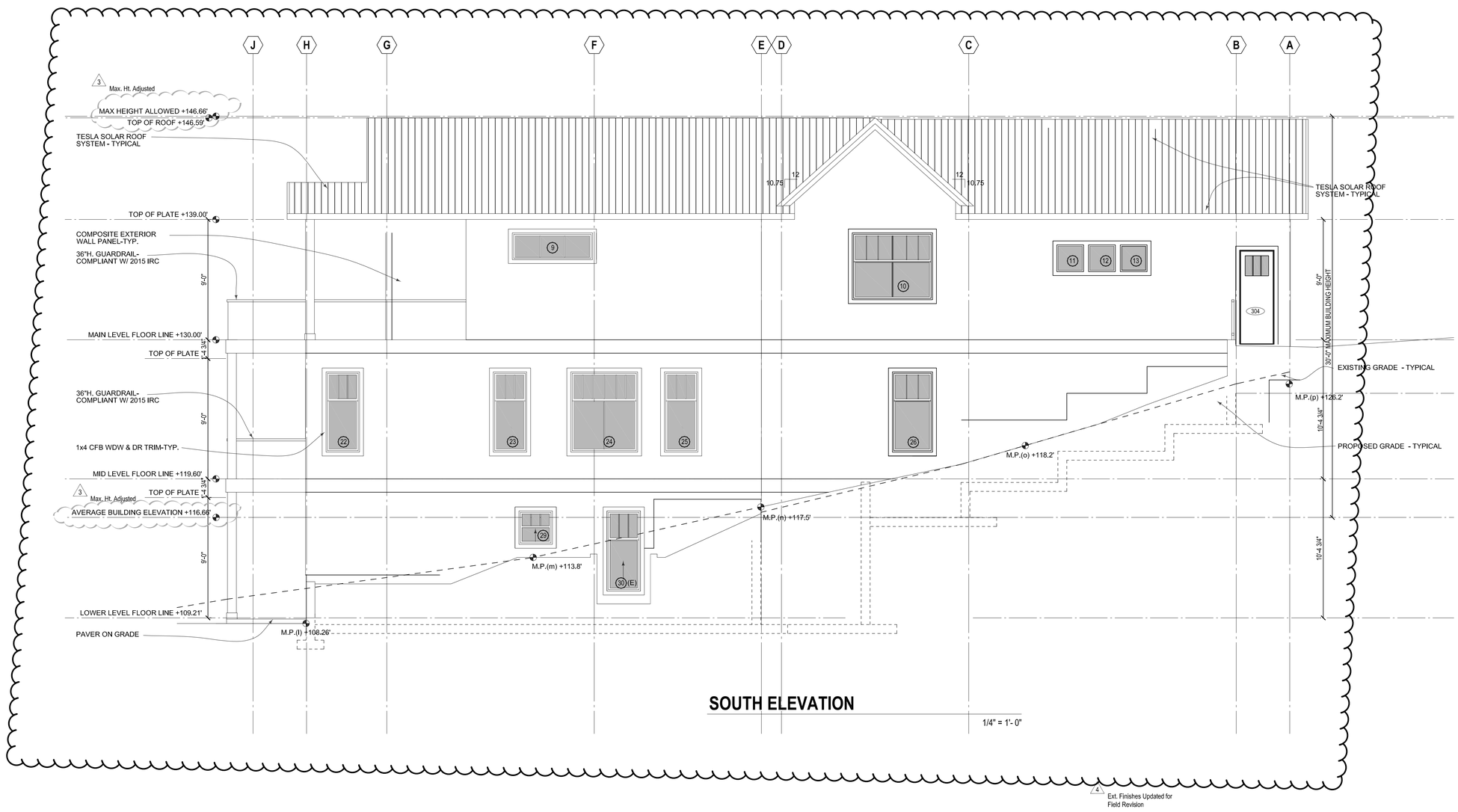
ISSUANCE	PERMIT SET 5/15/18
3 3-31-19 Maximum Building Height Clarified	
4	FIELD REVISION SUBMITTAL SET 1/25/2022

PROJECT INFORMATION	
PROJECT NO:	8253 Me
PROJECT MANAGER:	TW
DRAWN BY:	BB

West Building Elevation

SHEET NO

A10



SOUTH ELEVATION

1/4" = 1'- 0"

4 Ext. Finishes Updated for Field Revision

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- Tom Webb, Architect -
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TomW @KDW.net / (2 0 6) 3 9 0 - 1 8 0 0

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New Residence For:
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Mercer Island, Washington 98040

ISSUANCE	PERMIT SET 5/15/18
3 3-31-19 Maximum Building Height Clarified	
4	FIELD REVISION SUBMITTAL SET 1/25/2022

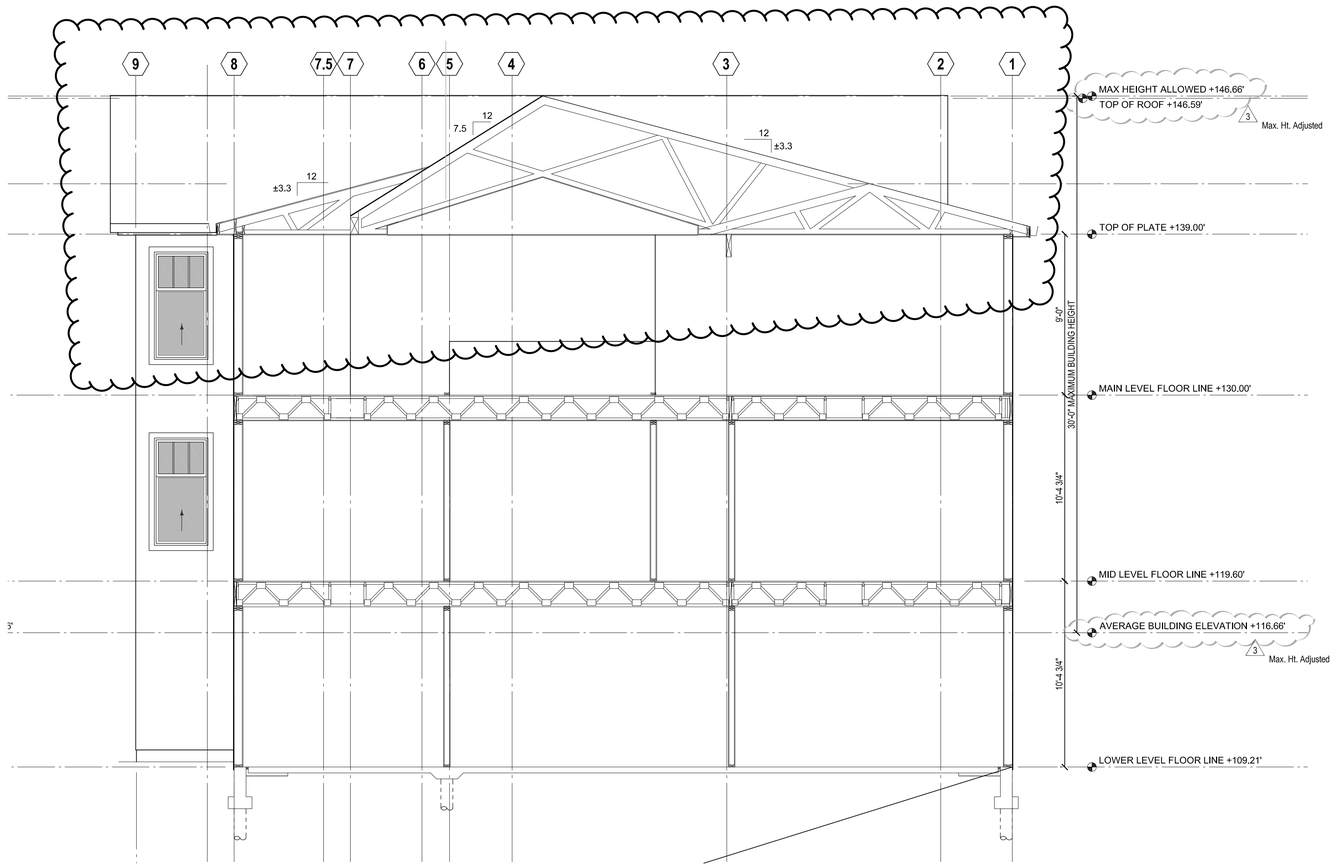
PROJECT INFORMATION	
PROJECT NO:	8253 Me
PROJECT MANAGER:	TW
DRAWN BY:	BB

South Building Elevation

SHEET NO

A11

4 Roof Trust Updated for Field Revision



B BUILDING SECTION

1/4" = 1'- 0"

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- Tom Webb, Architect -
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New Residence For:

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Mercer Island, Washington 98040

ISSUANCE	PERMIT SET 5/15/18
3 3-31-19 Maximum Building Height Clarified	
4	FIELD REVISION SUBMITTAL SET 1/25/2022

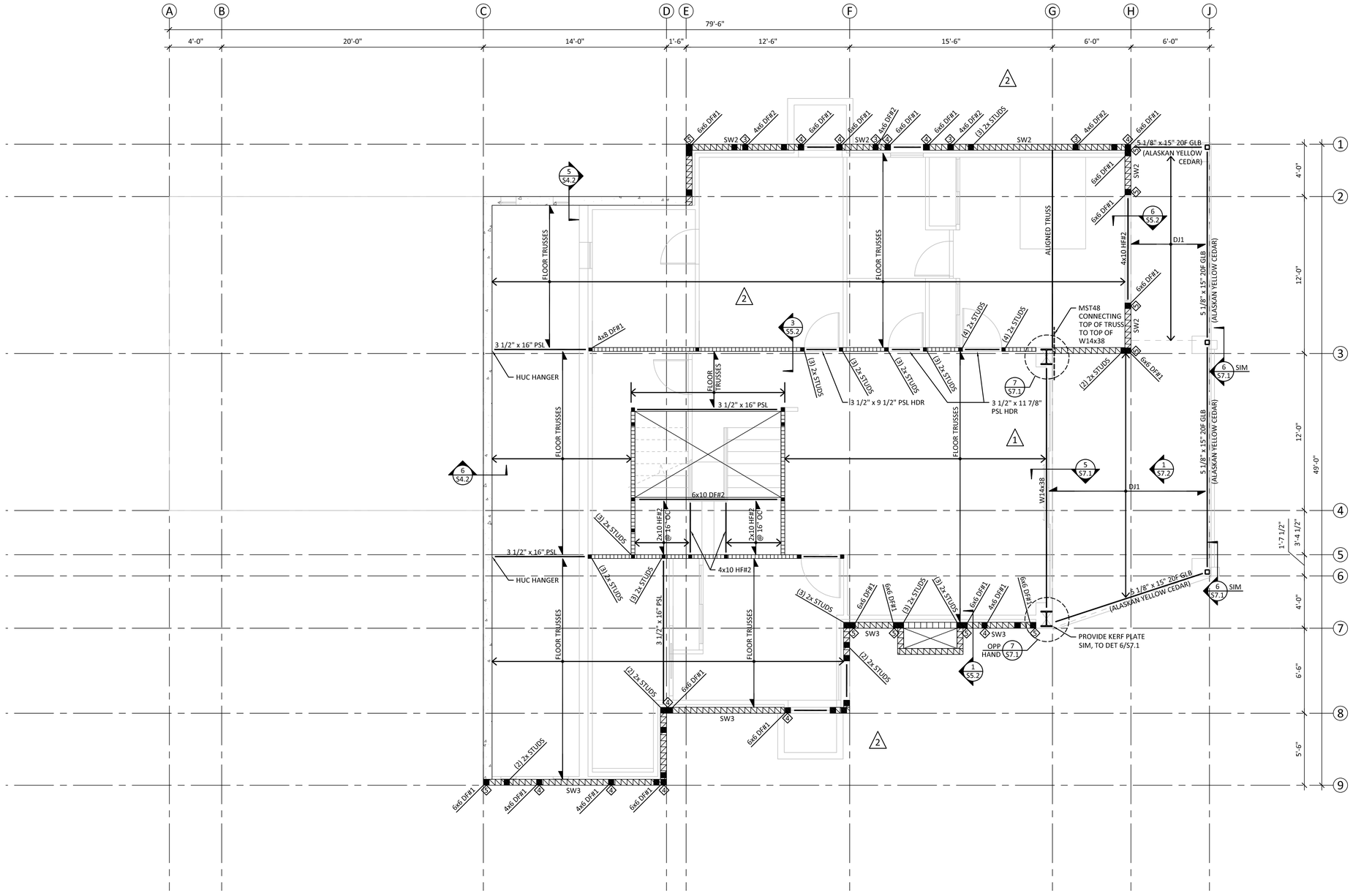
PROJECT INFORMATION

PROJECT NO:	8253 Me
PROJECT MANAGER:	TW
DRAWN BY:	BB

Building Section B

SHEET NO

A13



1 MAIN FLOOR FRAMING PLAN

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

2'-0" 0 2'-0" 4'-0"

TYPICAL FLOOR FRAMING PLAN NOTES:

1. FLOOR SHEATHING SHALL BE 3/4" PI 40/20 W/ 10d COMMON NAILS SPACED AT 6" OC AT ALL DIAPHRAGM BOUNDARIES, PANEL EDGES AND SHEAR WALLS AND 10" OC AT INTERMEDIATE FRAMING. FOR SHEATHING LAYOUT AND NAILING REFER TO DETAIL 2/S5.1
2. COLUMNS AND BEARING WALLS SHOWN ON PLANS SHALL BE CONTINUED DOWN TO THE FOUNDATION UNLESS CARRIED BY A BEAM BELOW.
3. REFER TO SHEET S5.1 THRU S6.1 FOR TYPICAL FLOOR FRAMING DETAILS.
4. CK (B) INDICATES COLUMN BELOW AND BEAM SHALL BE CONTINUED OVER COLUMN, TYP.
5. CONTRACTOR SHALL HAVE THE OPTION TO DRILL A 1 1/2"Ø HOLE CENTERED IN THE DEPTH AND AT THE THIRD POINT OF THE SPAN FOR ALL WOOD FLUSH BEAMS SHOWN ON THE PLAN.
6. WALLS SHOWN ON THE FRAMING PLANS ARE WALLS BELOW THE FRAMING LEVELS INDICATED. HOLDOWNS SHALL BE PLACED AT THE BASE OF THE WALLS SHOWN.
7. TYPICAL HEADERS AT BEARING LOCATION SHALL BE 4x6 HF#2 UNO SUPPORTED BY A MINIMUM OF (1) CRIPPLE STUD AND (1) FULL HEIGHT STUD.
8. COLUMNS NOT OTHERWISE SHOWN OR CALLED OUT ON PLAN SHALL BE (2) 2x STUDS.
9. UNLESS NOTED OTHERWISE ALL STUDS SHALL BE HF STUD GRADE AND SPACED AT 16" OC.
10. UNLESS NOTED OTHERWISE, ALL BEAM-TO-BEAM CONNECTIONS SHALL BE SIMPSON HU SERIES FACE MOUNT HANGERS W/ MAX NAILING.
11. ALL EXTERIOR GLU LAM BEAM DECK MEMBERS 20F CEDAR.
12. FLOOR TRUSSES SHALL BE PRE-ENGINEERED BY OTHERS & SPACED @ 16" OC, TYP
13. DRAG TRUSS ON GRID G FROM GRIDS 1-3 SHALL BE NAILED TO FLOOR DIAPHRAGM @ 4" OC TRUSS MANUFACTURE TO ACCOUNT FOR MST STRAP @ TOP CHORD.

CG ENGINEERING
250 4TH AVE. S., SUITE 200
EDMONDS, WASHINGTON 98020
PHONE (425) 778-8500
FAX (425) 778-5536

GREG GUILLEN STATE OF WASHINGTON 23585 REGISTERED PROFESSIONAL ENGINEER

11/16/21

MARK	DATE	DESCRIPTION
A	05/11/18	PERMIT SUBMITTAL
A1	01/18/19	COMMENT RESPONSE
A2	11/02/21	CONSTRUCTION REVISIONS
A3	11/16/21	CONSTRUCTION REVISIONS

DESIGN:	JGG
DRAWN:	ZOS
CHECK:	GAG
JOB NO:	15227.10
DATE:	05/11/18

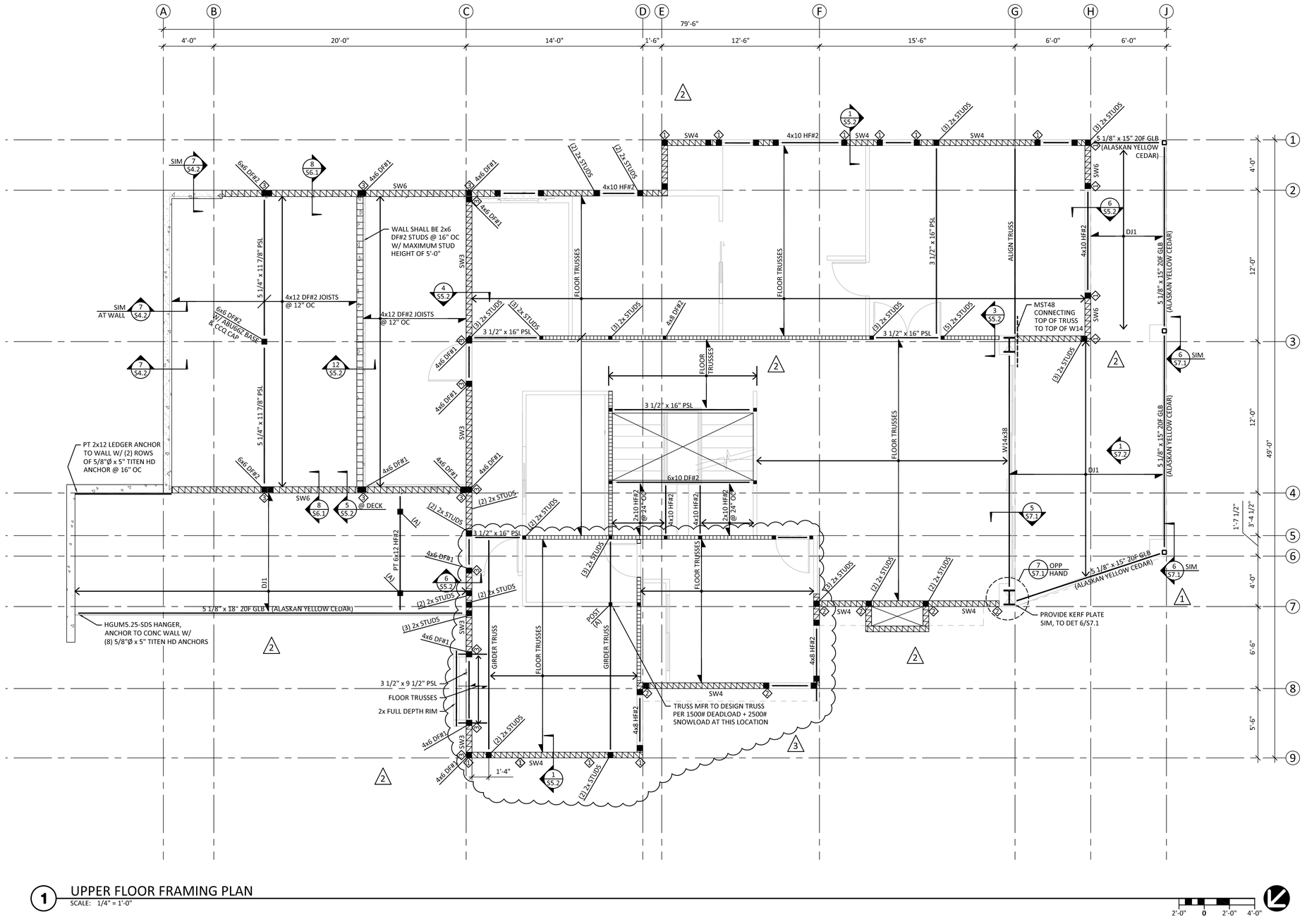
RUDOLF RESIDENCE
8253 W MERCER WAY
MERCER ISLAND, WA 98040

MAIN FLOOR FRAMING PLAN

FILE NAME:

SHEET:

S2.2



1 UPPER FLOOR FRAMING PLAN

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

2'-0" 0 2'-0" 4'-0"

THIS FLOOR FRAMING PLAN NOTES:

1. REFER TO S2.2 FOR TYPICAL FLOOR FRAMING PLAN NOTES
2. GARAGE FLOOR SHALL BE 3 1/2" CONCRETE TOPPING SLAB OVER 1 1/8" T&G DECKING. CONCRETE SHALL BE REINF W/ #3 @ 18" OC EA WAY. FLOOR DECKING SHALL HAVE 16d NAILS @ 6" OC AT ALL PANEL EDGES & DIAPHRAGM BOUNDARIES & 10"OC AT INTERMEDIATE FRAMING.
3. THE DECK GLULAM BEAMS ARE CEDAR & WEATHER RESISTANT.
4. DRAG TRUSS ON GRID G FROM GRIDS 1-3 SHALL BE NAILED TO FLOOR DIAPHRAGM @ 4" OC TRUSS MANUFACTURE TO ACCOUNT FOR MST STRAP @ TOP CHORD.

CG ENGINEERING
250 4TH AVE. S., SUITE 200
EDMONDS, WASHINGTON 98020
PHONE (425) 778-8500
FAX (425) 778-5536

GREG GUILLEN — STATE OF WASHINGTON — 25385 — REGISTERED PROFESSIONAL ENGINEER

11/16/21

MARK	DATE	DESCRIPTION
	05/11/18	PERMIT SUBMITTAL
	01/18/19	COMMENT RESPONSE
1	11/02/21	CONSTRUCTION REVISIONS
2	11/16/21	CONSTRUCTION REVISIONS

DESIGN:	JGG
DRAWN:	ZOS
CHECK:	GAG
JOB NO:	15227.10
DATE:	05/11/18

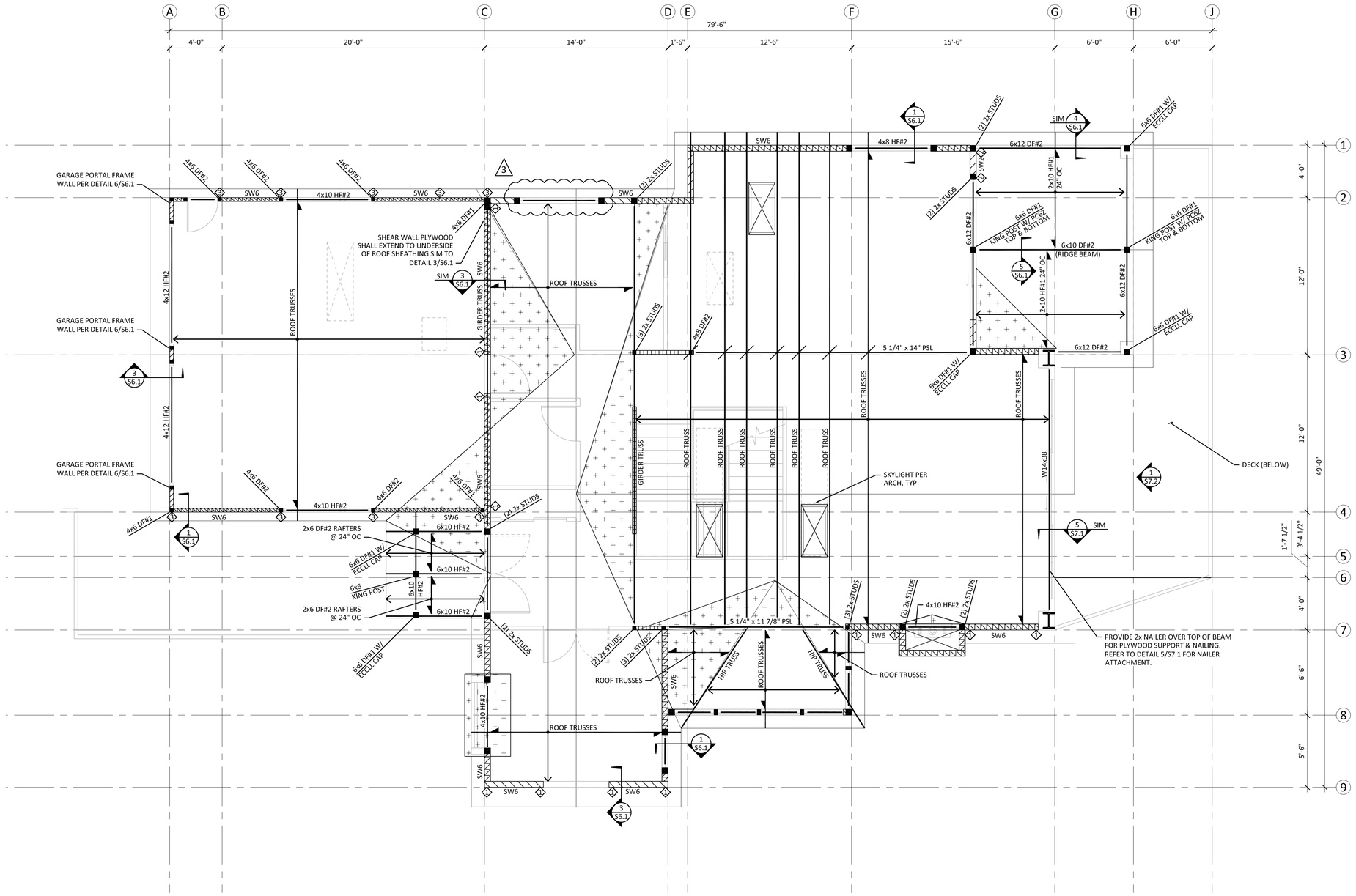
RUDOLF RESIDENCE
8253 W MERCER WAY
MERCER ISLAND, WA 98040

UPPER FLOOR FRAMING PLAN

FILE NAME:

SHEET:

S2.3



2

1 ROOF FRAMING PLAN

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

2'-0" 0 2'-0" 4'-0"

TYPICAL ROOF FRAMING PLAN NOTES:

1. WALLS SHOWN ON ROOF FRAMING PLAN ARE WALLS BELOW ROOF FRAMING.
2. BEAMS SHOWN ON ROOF FRAMING PLAN SHALL BE ABOVE DOUBLE TOP PLATE UNLESS USED AS A DOOR OR WINDOW HEADER. TRUSS MFR SHALL DESIGN TRUSSES TO ACCOMMODATE BEAMS ABOVE DOUBLE TOP PLATE.
3. ROOF SHEATHING SHALL BE 5/8" PI 40/20 WITH 8d COMMON NAILS SPACED AT 6" OC AT ALL DIAPHRAGM BOUNDARIES, PANEL EDGES, SHEAR WALLS, COLLECTOR TRUSSES, AND BLOCKING OR TRUSS BLOCKING PANELS INDICATED ON PLANS. NAILING AT INTERMEDIATE FRAMING SHALL BE 8d COMMON NAILS @ 12" OC. REFER TO DETAIL 2/S5.1 FOR SHEATHING LAYOUT AND NAILING.
4. UNLESS NOTED OTHERWISE, HEADERS AT ALL EXTERIOR WALLS SHALL BE 4x6 HF#2 WHERE MAXIMUM SPAN = 5'-5".
5. UNLESS NOTED OTHERWISE, DOOR HEADERS AT INTERIOR BEARING WALLS SHALL BE 4x6 HF#2 WHERE MAXIMUM SPAN = 4'-6".
6. STUD WALL FRAMING SHALL BE 2x HF STUDS @ 16" OC FOR ALL STUD WALLS SHOWN ON THE PLAN.
7. REFER TO SHEET S6.1 FOR TYPICAL ROOF FRAMING DETAILS.
8. REFER TO DETAIL 3/S5.1 FOR CONSTRUCTION OF MULTIPLE STUD COLUMNS.
9. (B1) INDICATES COLUMN BELOW AND BEAM SHALL BE CONTINUED OVER COLUMN, TYP.
10. REFER TO THE STRUCTURAL NOTES SHEET FOR COLUMNS SUPPORTING TYPICAL BEARING WALL HEADER BEAMS.
11. HATCHED AREAS INDICATE VALLEY TRUSSES @ 24" OC APPLIED ABOVE PLYWOOD SHEATHING. REFER TO TYPICAL OVERFRAMING DETAIL ON S6.1.
12. COLUMNS AND BEARING WALLS SHOWN ON PLAN SHALL BE CONTINUED DOWN TO THE FOUNDATION UNLESS CARRIED BY A BEAM BELOW.
13. HOLDOWNS SHOWN ON ROOF FRAMING PLAN SHALL BE PLACED ON UPPER FLOOR LEVEL.
14. ROOF TRUSSES SHALL BE PRE-ENGINEERED BY OTHERS AND SPACED AT 24" OC, TYP.
15. ATTACH ALL ROOF TRUSSES TO WALLS BELOW WITH SIMPSON H2.5 HURRICANE TIES.
16. ALIGN (2) STUDS MIN BELOW ENDS OF GIRDER TRUSSES UNO ON PLANS.
17. PROVIDE ATTIC ACCESS AND VENTILATION OPENINGS IN ROOF SHEATHING AT OVERFRAMED AREAS PER THE ARCHITECTURAL DWGS.

GG ENGINEERING
250 4TH AVE. S., SUITE 200
EDMONDS, WASHINGTON 98020
PHONE (425) 778-8500
FAX (425) 778-5536

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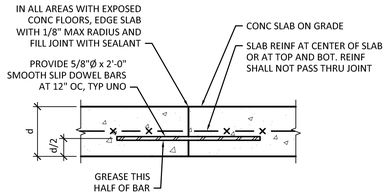
ROOF FRAMING PLAN

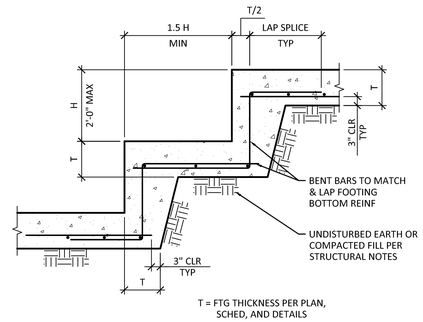
FILE NAME:

SHEET:

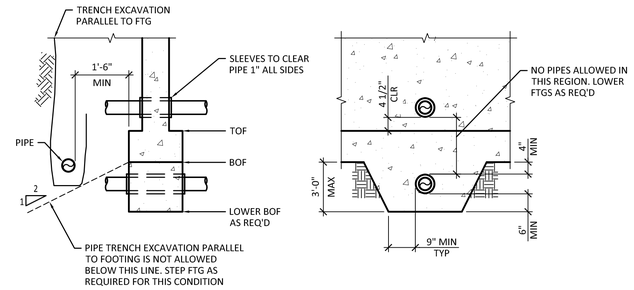
S2.4



1 TYPICAL SLAB ON GRADE DETAILS
SCALE: 1" = 1'-0"

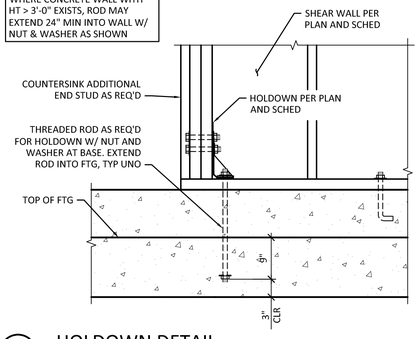


2 TYPICAL STEPPED WALL FOOTING
SCALE: 1/2" = 1'-0"

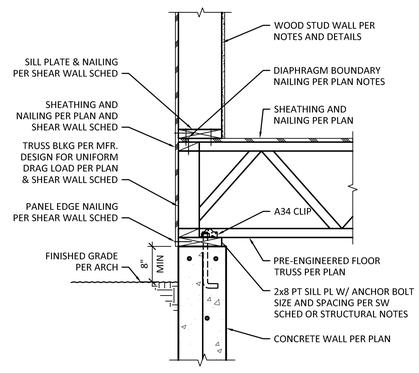


3 TYPICAL PIPE PENETRATION AT WALLS AND FOOTINGS
SCALE: 1/2" = 1'-0"

NOTE:
WHERE CONCRETE WALL WITH HT > 3'-0" EXISTS, ROD MAY EXTEND 24" MIN INTO WALL W/ NUT & WASHER AS SHOWN



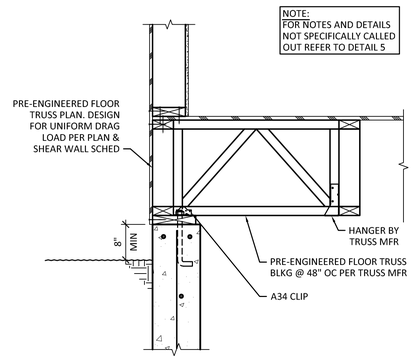
4 HOLDOWN DETAIL
SCALE: 1" = 1'-0"



3

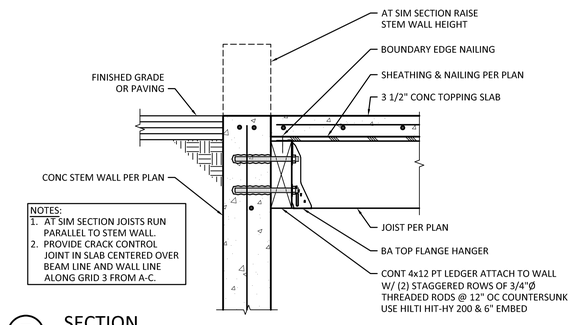
5 SECTION
SCALE: 1" = 1'-0"

NOTE:
FOR NOTES AND DETAILS NOT SPECIFICALLY CALLED OUT REFER TO DETAIL 5



3

6 SECTION
SCALE: 1" = 1'-0"



7 SECTION
SCALE: 1/2" = 1'-0"

CG ENGINEERING
250 4TH AVE. S., SUITE 200
EDMONDS, WASHINGTON 98020
PHONE (425) 778-8500
FAX (425) 778-5536

GREG GUILLEN — STATE OF WASHINGTON — 22680 REGISTERED PROFESSIONAL ENGINEER

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MERCER ISLAND, WA 98040

FOUNDATION DETAILS

FILE NAME:

SHEET:

S4.2