

PS HOME  
DESIGNS

CUSTOM HOMES  
REMODELS  
ADDITIONS  
253-282-2277

PAVEL2TRAVEL@GMAIL.COM

SCALE:

1/4" = 1'-0"

ENGINEERING:

BLDG DEPT:  
MERCER ISLAND

CHECKED BY:

PRINT DATE:  
12.9.20

REVISIONS  
12.9.20 PRELIMINARY PV6

BUILDER APPROVAL:

DATE

DATE

OWNER APPROVAL:

DATE

DATE

PLAN NUMBER

PROJECT

PREMIUM HOMES  
OF MERCER ISL  
REMODEL

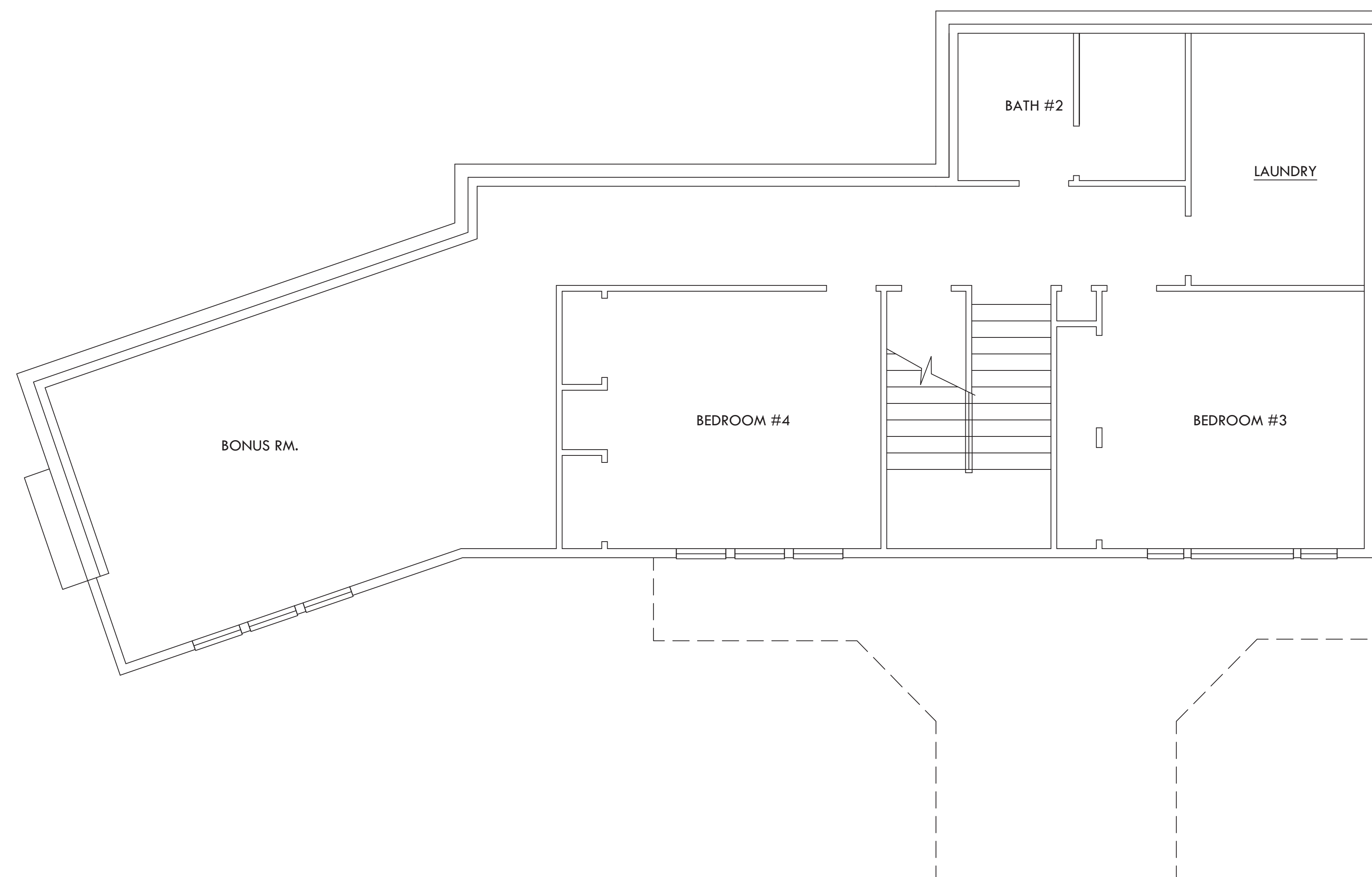
2906 74th Ave SE  
Mercer Island  
WASHINGTON  
98040

531510-0836

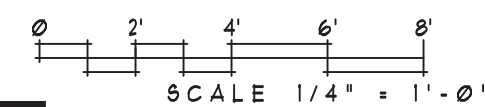
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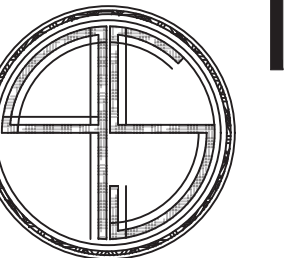
SHEET NUMBER:

A-0.1



Current Lower Floor





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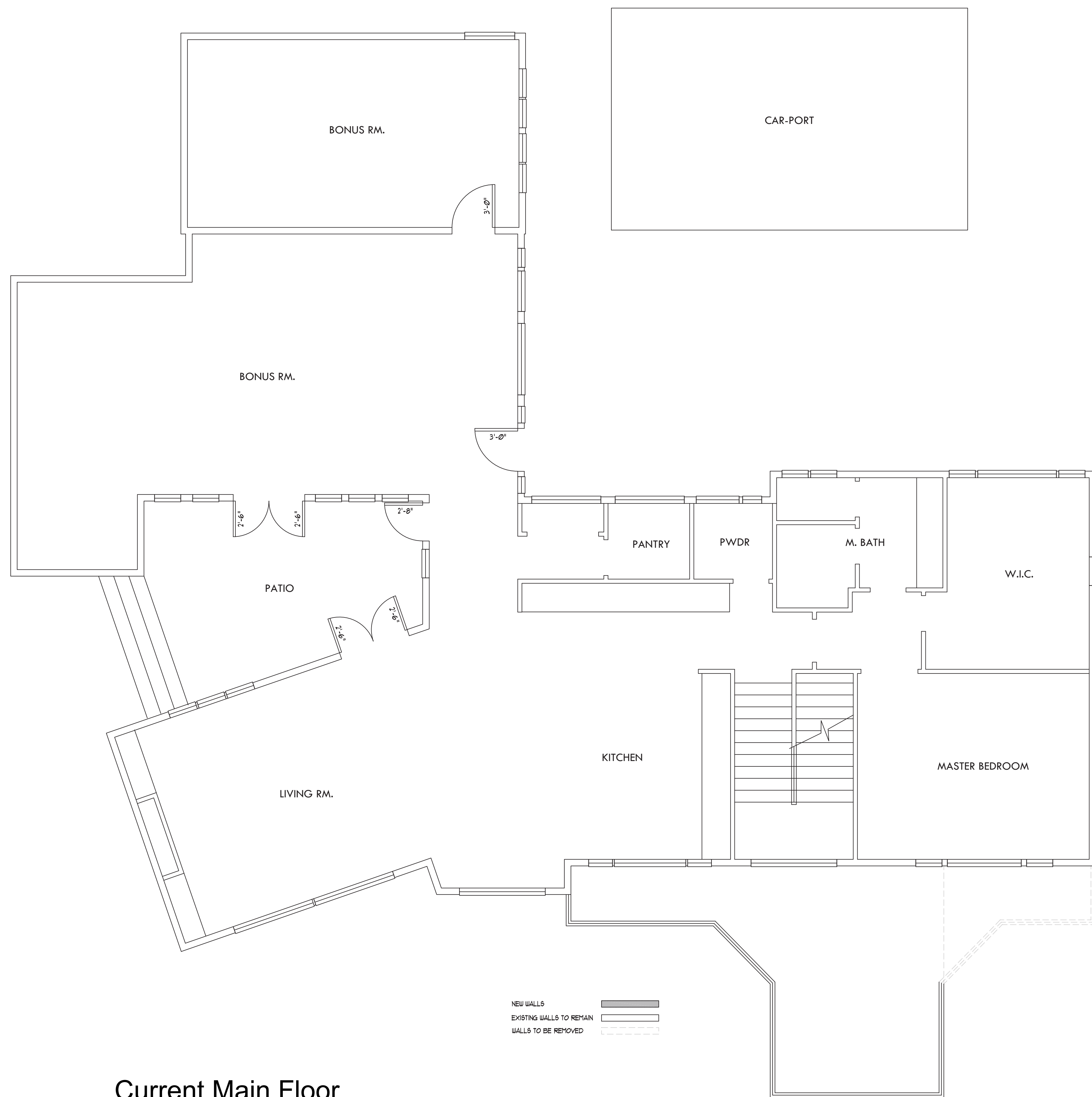
2906 74th Ave SE  
Mercer Island  
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531510-0836

SHEET TITLE:

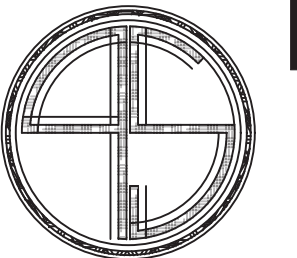
SHEET NUMBER:

A-0.2



Current Main Floor





PS HOME  
DESIGNS

CUSTOM HOMES  
REMODELS  
ADDITIONS

253-282-2277

PAVEL2TRAVEL@GMAIL.COM

SCALE:

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DATE

PLAN NUMBER

2038

PROJECT

PREMIUM HOMES  
OF MERCER ISL  
REMODEL

2906 7th Ave SE  
Mercer Island  
WASHINGTON  
98040

531510-0836

SHEET TITLE:  
PROPOSED  
MAIN FLOOR PLAN

SHEET NUMBER:

A-1.1

TABLE M1507.3.3(1) FAN EFFICACY  
CONTINUOUS WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM AIRFLOW RATE REQUIREMENTS

DUELLING UNIT FLOOR AREA (square feet)	NUMBER OF BEDROOMS				
	0 - 1	2 - 3	4 - 5	6 - 7	MORE THAN 7
LESS THAN 1500	30	45	60	75	90
1501 - 3000	45	60	75	90	105
3001 - 4500	60	75	90	105	120
4501 - 6000	75	90	105	120	135
6001 - 1500	90	105	120	135	150
MORE THAN 1500	105	120	135	150	165

WTR HTR NOTES:

IN SEISMIC ZONES D2, WATER HEATERS SHALL BE ANCHORED OR STRAPPED TO RESIST HORIZONTAL DISPLACEMENT DUE TO EARTHQUAKE MOTION. STRAPPING SHALL BE AT POINTS WITHIN THE UPPER THIRD AND LOWER THIRD OF ITS VERTICAL DIMENSION.

APPLIANCES CAPABLE OF PRODUCING A SPARK OR FLAME LOCATED IN A GARAGE SHALL BE INSTALLED WITH THE PILOT AND BURNERS OR HEATING ELEMENTS AT LEAST 18" ABOVE THE FLOOR SURFACE.

NATURAL GAS FIRED FURNACE AND WTR HTR TO VENT TO OUTSIDE.

WTR HTR TO HAVE PRESSURE RELIEF VALVE TO DRAIN BY GRAVITY TO OUTSIDE.

IN ADDITION TO REQUIRED PRESSURE RELIEF VALVE, AN APPROVED AND LISTED EXPANSION TANK SHALL BE INSTALLED PER THE MANUF. SPECIFICATIONS.

SMOKE DETECTOR NOTE:

ALL SMOKE DETECTORS SHOWN ON THE PLAN WITH SYMBOL AT RIGHT TO BE INSTALLED PER 2015 IRC SECTION R314 REFER TO FULL CODE FOR ALL REQUIREMENTS.

ALL DETECTORS TO BE LABELED IN ACCORDANCE WITH UL 217.

ALL DETECTORS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING AND BE EQUIPPED WITH BATTERY BACKUP WHEN THE PRIMARY POWER IS INTERRUPTED.

WHERE MULTIPLE DETECTORS ARE SHOWN ON THE PLAN, THE DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE ENTIRE SFR STRUCTURE.

R314.3 LOCATION

- SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:
  - IN EACH SLEEPING ROOM.
  - OUTSIDE EACH SEPERATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.
  - ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS AND HABITABLE ATTICS BUT NOT INCLUDING CRAWL SPACE AND UNINHABITABLE ATTICS. IN DWELLINGS OR DWELLING UNITS WITH SPLIT LEVELS AND WITHOUT AN INTERVENING DOOR BETWEEN THE ADJACENT LEVELS, A SMOKE ALARM INSTALLED ON THE UPPER LEVEL SHALL SUFFICE FOR THE ADJACENT LOWER LEVEL IS LESS THAN ONE FULL STORY BELOW UPPER LEVEL.
  - SMOKE ALARMS SHALL BE INSTALLED NOT LESS THAN 3 FEET HORIZONTALLY FROM THE DOOR OR OPENING OF A BATHROOM CONTAINS A BATHUB OR SHOWER UNLESS THIS WOULD PREVENT PLACEMENT OF A SMOKE ALARM REQUIRED BY SECTION R314.3
  - IN NAPPING AREAS IN A FAMILY HOME CHILD CARE.

R314.3.1 ALTERATIONS, REPAIRS, & ADDITION

WHEN ALTERATIONS, REPAIRS OR ADDITIONS REQUIRING A PERMIT OCCUR, OR WHEN ONE OR MORE SLEEPING ROOMS ARE ADDED OR CREATED IN EXISTING DWELLINGS, THE INDIVIDUAL DWELLING UNIT SHALL BE EQUIPPED WITH SMOKE ALARMS AS REQUIRED FOR NEW DWELLINGS.

CARBON MONOXIDE ALARMS

ALL CARBON MONOXIDE DETECTORS SHOWN ON THE PLAN WITH SYMBOL TO THE RIGHT SHALL BE INSTALLED PER 2015 IRC SECTION R315 REFER TO FULL CODE FOR ALL REQUIREMENTS.

ALL DETECTORS TO BE LABELED IN ACCORDANCE WITH UL 2034 FOR SINGLE STATION ALARMS.

R315.2.2 ALTERATIONS, REPAIRS, AND ADDITIONS

EXISTING DWELLING SHALL BE EQUIPPED WITH CARBON MONOXIDE ALARMS IN ACCORDANCE WITH SECTION R315.2.1 AN INSPECTION WILL OCCUR WHEN ALTERATIONS, REPAIRS OR ADDITIONS REQUIRING A PERMIT OCCUR, OR WHEN ONE OR MORE SLEEPING ROOMS ARE ADDED OR CREATED.

R315.3 LOCATION

CARBON MONOXIDE ALARMS IN DWELLING UNITS SHALL BE INSTALLED ON EACH LEVEL OF THE DWELLING UNIT AND OUTSIDE OF EACH SEPERATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS. WHERE A FUEL-BURNING APPLIANCE IS LOCATED WITHIN A BEDROOM OR ITS ATTACHED BATHROOM, A CARBON MONOXIDE ALARM SHALL BE INSTALLED WITHIN THE BEDROOM.

INSULATION BAFFLE NOTE:

WHEN EAVE VENTS ARE INSTALLED, BAFFLING OF THE VENT OPENINGS SHALL BE PROVIDED SO AS TO DEFLECT THE INCOMING AIR ABOVE THE SURFACE OF THE INSULATION. BAFFLES SHALL BE RIGID MATERIAL, RESISTANT TO WIND DRIVEN MOISTURE. BAFFLES SHALL BE INSTALLED FROM THE TOP OF THE OUTSIDE OF THE EXTERIOR WALL, EXTENDING INWARD TO A POINT 6" VERTICALLY ABOVE THE HEIGHT OF NON COMPRESSED INSULATION AND 1" VERTICALLY ABOVE LOOSE FILL INSULATION.

OPEN-BLOWN OR POURED LOOSE FILL INSULATION MAY BE USED IN ATTIC SPACES WHERE THE SLOPE OF THE CEILING IS NOT MORE THAN 3 FEET IN 12 AND THERE IS AT LEAST 30" OF CLEAR DISTANCE FROM THE TOP OF THE BOTTOM CHORD OF THE TRUSS OR CEILING JOIST TO THE UNDERSIDE OF THE SHEATHING AT THE ROOF RIDGE.

FIREBLOCKING NOTE:

PROVIDE 2"X FIREBLOCKING AT ALL CONCEALED SPACES OF STUD WALLS AND PARTITIONS INCLUDING FURRED SPACES, AT THE CEILING AND FLOOR LEVELS AND AT 10'-0" INTERVALS BOTH VERTICAL AND HORIZONTAL.

SHOWER NOTES

ALL SHOWER RECEPTORS SHALL BE TESTED FOR WATER TIGHTNESS BY FILLING WITH WATER TO THE LEVEL OF THE ROUGH THRESHOLD. THE TEST PLUG SHALL BE SO PLACED THAT BOTH UPPER AND UNDER SIDES OF THE SUB-PAN SHALL BE SUBJECTED TO THE TEST AT THE POINT WHERE IT IS CLAMPED TO THE DRAIN.

WHEN GYPSUM IS USED AS A BASE FOR TILE WALL PANELS FOR TUB, SHOWER, OR WATER CLOSET COMPARTMENT WALLS WATER RESISTANT GYPSUM BACKING BOARD SHALL BE USED. WATER RESISTANT GYPSUM BOARD SHALL NOT BE USED IN THE FOLLOWING AREAS:

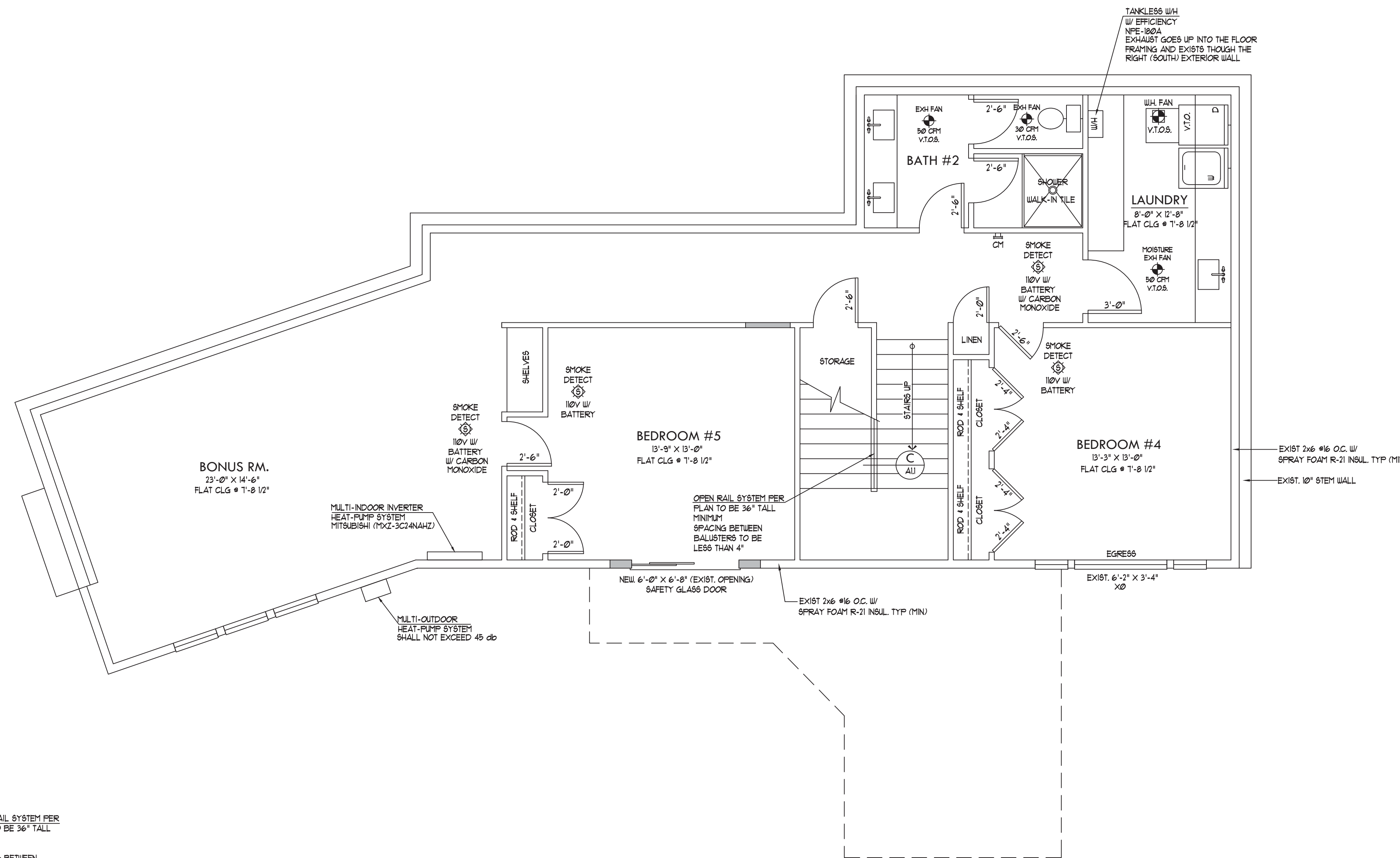
OVER A VAPOUR RETARDER  
IN AREAS SUBJECT TO CONTINUOUS HIGH HUMIDITY SUCH AS SAUNAS, STEAM ROOMS, OR GANG SHOWER ROOMS, ON CEILING WHERE FRAME SPACING EXCEEDS 12" O.C.

EGRESS NOTES

ALL WINDOWS LABELED AS EGRESS ON PLAN MUST MEET THE MINIMUM REQUIREMENTS FOR EGRESS WINDOWS.

EGRESS WINDOWS SHALL HAVE A MINIMUM NET CLEAR OPENING AREA OF 5.7 SQFT. THE MINIMUM NET CLEAR OPENING HEIGHT SHALL BE 34". THE MINIMUM NET CLEAR OPENING WIDTH SHALL BE 20" HEIGHT TIMES THE WIDTH SHALL NOT BE LESS THAN 5.7 SQFT.

ALL WINDOWS LABELED AS EGRESS ON PLAN SHALL HAVE AN OPENING HEIGHT OF NOT MORE THAN 44" ABOVE FINISHED FLOOR LEVELS PER IRC 3101.



PROPOSED LOWER FLOOR  
1/4" = 1'-0"

○ EXISTING MAIN FLOOR*	2,628 SQ. FT.
○ EXISTING LOWER FLOOR*	1,338 SQ. FT.
○ TOTAL *	3,966 SQ. FT.
○ EXISTING CAR-POR (TO BE REMOVED)*	386 SQ. FT.
○ EXISTING REAR (EAST) DECK*	316 SQ. FT.
○ EXISTING REAR DECK REMOVED *	-52 SQ. FT.
○ EXISTING (SOUTH) PATIO (TO REMAIN)*	218 SQ. FT.
○ NEW MAIN FLOOR ADDITION*	135 SQ. FT.
○ TOTAL *	135 SQ. FT.
○ NEW ATTACHED GARAGE*	562 SQ. FT.

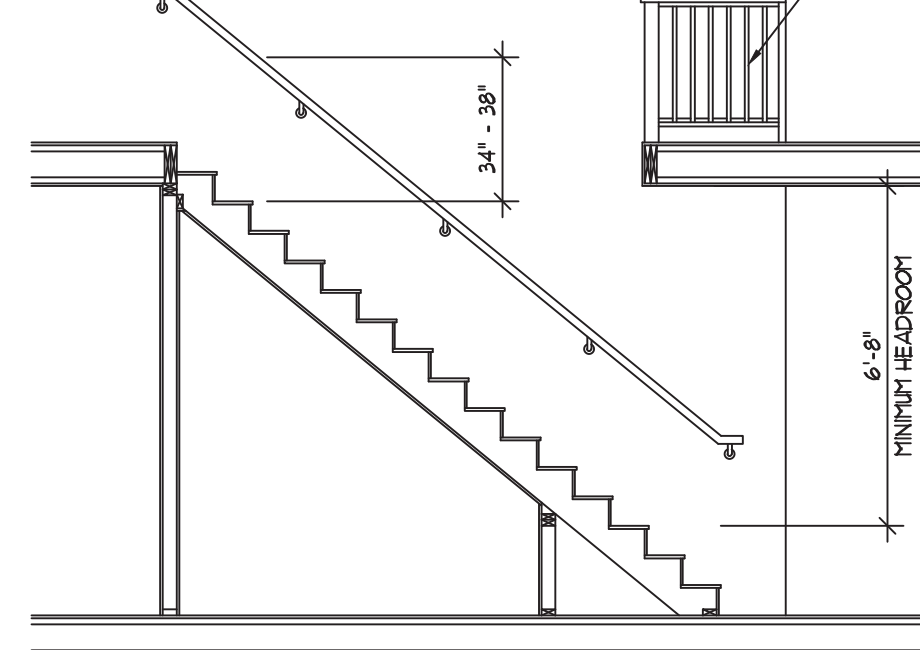
HANDRAIL TO BE CONTINUOUS AT ALL STAIRS W/ MORE THAN 4' RISERS. RAIL TO RETURN TO WALL AT EACH END.

RAIL CROSS SECTION TO BE BETWEEN 1 1/4" AND 2"

HANDRAIL TO BE MOUNTED BETWEEN 34" AND 38" ABOVE STAIR NOSING.

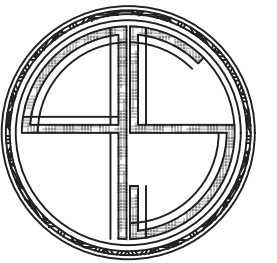
OPEN RAIL SYSTEM PER PLAN TO BE 36" TALL MINIMUM.

SPACING BETWEEN BALUSTERS TO BE LESS THAN 4"



C HAND RAIL DETAIL  
1/4" = 1'-0"

SCALE 1/4" = 1'-0"



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REVISIONS

12.9.20 PRELIMINARY PV5

BUILDER APPROVAL:

DATE

DATE

OWNER APPROVAL:

DATE

DATE

PLAN NUMBER

PROJECT

PREMIUM HOMES  
OF MERCER ISL  
REMODEL

2906 74th Ave SE

Mercer Island

WASHINGTON

98040

531510-0836

SHEET TITLE:

PROPOSED

LOWER FLOOR PLAN

SHEET NUMBER:

A-1.2

**GARAGE NOTE:**

GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY NOT LESS THAN 1/2" GYPSUM BOARD APPLIED ON THE GARAGE SIDE. GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NOT LESS THAN 1/2" TYPE X GYPSUM BOARD OR EQUIVALENT. WHERE THE SEPARATION IS A FLOOR/CEILING ASSEMBLY, THE STRUCTURE SUPPORTING THE SEPARATION SHALL ALSO BE PROTECTED BY NOT LESS THAN 1/2" GYPSUM BOARD OR EQUIVALENT.

**INSULATION Baffle NOTE:**

WHEN EAVE VENTS ARE INSTALLED, BAFFLING OF THE VENT OPENINGS SHALL BE PROVIDED SO AS TO DEFLECT THE INCOMING AIR ABOVE THE SURFACE OF THE INSULATION. Baffles SHALL BE RIGID MATERIAL, RESISTANT TO WIND DRIVEN MOISTURE. Baffles SHALL BE INSTALLED FROM THE TOP OF THE OUTSIDE OF THE EXTERIOR WALL, EXTENDING INWARD TO A POINT 6" VERTICALLY ABOVE THE HEIGHT OF NON COMPRESSED INSULATION AND 12" VERTICALLY ABOVE LOOSE FILL INSULATION.

OPEN-BLOWN OR POUDED LOOSE FILL INSULATION MAY BE USED IN ATTIC SPACES WHERE THE SLOPE OF THE CEILING IS NOT MORE THAN 3 FEET IN 12 AND THERE IS AT LEAST 30" OF CLEAR DISTANCE FROM THE TOP OF THE BOTTOM CHORD OF THE TRUSS OR CEILING JOIST TO THE UNDERSIDE OF THE SHEATHING AT THE ROOF RIDGE.

**FIREBLOCKING NOTE:**

PROVIDE 2" FIREBLOCKING AT ALL CONCEALED SPACES OF STUD WALLS AND PARTITIONS INCLUDING FURRED SPACES, AT THE CEILING AND FLOOR LEVELS AND AT 10'-0" INTERVALS BOTH VERTICAL AND HORIZONTAL.

**SHOWER NOTES**

ALL SHOWER RECEPTORS SHALL BE TESTED FOR WATER TIGHTNESS BY FILLING WITH WATER TO THE LEVEL OF THE ROUGH THRESHOLD. THE TEST PLUG SHALL BE SO PLACED THAT BOTH UPPER AND UNDER SIDES OF THE SUB-PAN SHALL BE SUBJECTED TO THE TEST AT THE POINT WHERE IT IS CLAMPED TO THE DRAIN.

WHEN GYPSUM IS USED AS A BASE FOR TILE WALL PANELS FOR TUB, SHOWER, OR WATER CLOSET COMPARTMENT WALLS WATER RESISTANT GYPSUM BACKING BOARD SHALL BE USED. WATER RESISTANT GYPSUM BOARD SHALL NOT BE USED IN THE FOLLOWING AREAS OVER A VAPOR RETARDER IN AREAS SUBJECT TO CONTINUOUS HIGH HUMIDITY SUCH AS SAUNAS, STEAM ROOMS, OR GANG SHOWER ROOMS, ON CEILING WHERE FRAME SPACING EXCEEDS 12" O.C.

**EGRESS NOTES**

ALL WINDOWS LABELED AS EGRESS ON PLAN MUST MEET THE MINIMUM REQUIREMENTS FOR EGRESS WINDOWS.

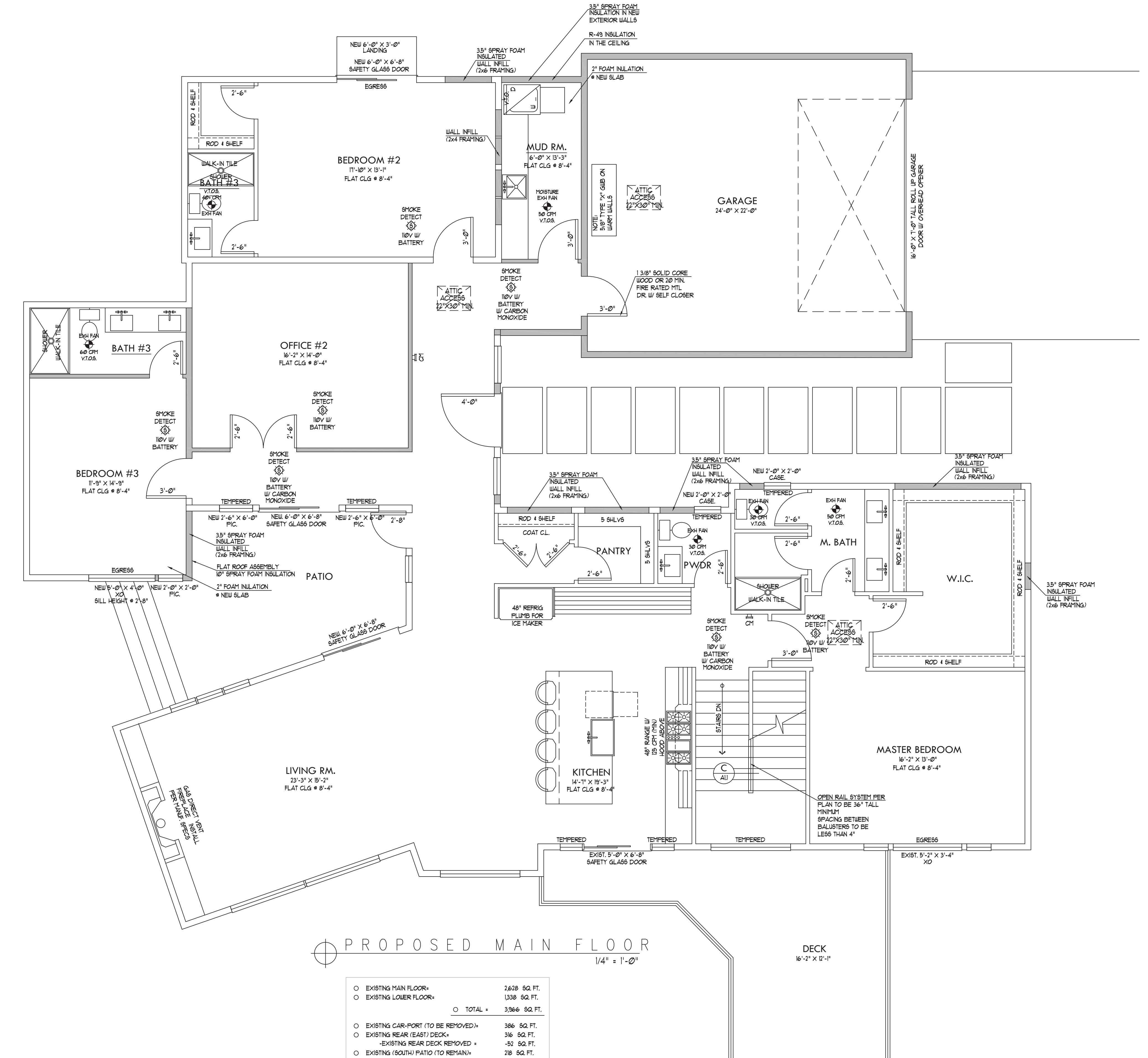
EGRESS WINDOWS SHALL HAVE A MINIMUM NET CLEAR OPENING AREA OF 5.7 SQ.FT. THE MINIMUM NET CLEAR OPENING HEIGHT SHALL BE 24". THE MINIMUM NET CLEAR OPENING WIDTH SHALL BE 20" HEIGHT TIMES THE WIDTH SHALL NOT BE LESS THAN 5.7 SQ.FT.

ALL WINDOWS LABELED AS EGRESS ON PLAN SHALL HAVE AN OPENING HEIGHT OF NOT MORE THAN 44" ABOVE FINISHED FLOOR LEVELS PER IRC 3101.

**TEMPERED GLAZING NOTE**

WINDOWS LABELED "TEMPERED" ON FLOOR PLAN SHALL COMPLY WITH 2015 IRC FOR MANUF. LABEL DESIGNATING THE TYPE AND THICKNESS OF GLASS AND THE SAFETY GLAZING STANDARD WITH WHICH IT COMPLES AND SHALL BE VISIBLE IN THE FINAL INSTALLATION.

AREAS REQUIRING SAFETY GLAZING SHALL BE NOTED ON THE FLOOR PLAN AND COMPLY WITH 2015 IRC RATINGS STATED ABOVE.



PROPOSED MAIN FLOOR  
1/4" = 1'-0"

○ EXISTING MAIN FLOOR*	2678 SQ. FT.
○ EXISTING LOWER FLOOR*	1338 SQ. FT.
○ TOTAL *	3366 SQ. FT.
○ EXISTING CAR-POR (TO BE REMOVED)*	386 SQ. FT.
○ EXISTING REAR (EAST) DECK*	316 SQ. FT.
○ EXISTING REAR DECK REMOVED *	-52 SQ. FT.
○ EXISTING (SOUTH) PATIO (TO REMAIN)*	718 SQ. FT.
○ NEW MAIN FLOOR ADDITION*	135 SQ. FT.
○ TOTAL *	135 SQ. FT.
○ NEW ATTACHED GARAGE*	562 SQ. FT.

**WTR HTR NOTES:**

IN SEISMIC ZONES D2, WATER HEATERS SHALL BE ANCHORED OR STRAPPED TO RESIST HORIZONTAL DISPLACEMENT DUE TO EARTHQUAKE MOTION. STRAPPING SHALL BE AT POINTS WITHIN THE UPPER THIRD AND LOWER THIRD OF ITS VERTICAL DIMENSION.

APPLIANCES CAPABLE OF PRODUCING A SPARK OR FLAME LOCATED IN A GARAGE SHALL BE INSTALLED WITH THE PILOT AND BURNERS OR HEATING ELEMENTS AT LEAST 18" ABOVE THE FLOOR SURFACE.

NATURAL GAS FIRED FURNACE AND UTR HTR TO VENT TO OUTSIDE.

UTR HTR TO HAVE PRESSURE RELIEF VALVE TO DRAIN BY GRAVITY TO OUTSIDE.

IN ADDITION TO REQUIRED PRESSURE RELIEF VALVE, AN APPROVED AND LISTED EXPANSION TANK SHALL BE INSTALLED PER THE MANUF. SPECIFICATIONS.

**SMOKE DETECTOR NOTE:**

ALL SMOKE DETECTORS SHOWN ON THE PLAN WITH SYMBOL AT RIGHT TO BE INSTALLED PER 2015 IRC SECTION R314 REFER TO FULL CODE FOR ALL REQUIREMENTS.

ALL DETECTORS TO BE LABELED IN ACCORDANCE WITH UL 217.

ALL DETECTORS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING AND BE EQUIPPED WITH BATTERY BACKUP WHEN THE PRIMARY POWER IS INTERRUPTED.

WHERE MULTIPLE DETECTORS ARE SHOWN ON THE PLAN THE DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE ENTIRE SPR STRUCTURE.

**R314.3 LOCATION**

SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:

1. IN EACH SLEEPING ROOM.
2. OUTSIDE EACH SEPERATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.
3. ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS AND HABITABLE ATTICS BUT NOT INCLUDING CRAWL SPACE AND UNINHABITABLE ATTICS. IN DWELLINGS OR DWELLING UNITS WITH SPLIT LEVELS AND WITHOUT AN INTERVENING DOOR BETWEEN THE ADJACENT LEVELS, A SMOKE ALARM INSTALLED ON THE UPPER LEVEL SHALL SURFACE FOR THE ADJACENT LOWER LEVEL IS LESS THAN ONE FULL STORY BELOW UPPER LEVEL.
4. SMOKE ALARMS SHALL BE INSTALLED NOT LESS THAN 3 FEET HORIZONTALLY FROM THE DOOR OR OPENING OF A BATHROOM CONTAINS A BATHTUB OR SHOWER UNLESS THIS WOULD PREVENT PLACEMENT OF A SMOKE ALARM REQUIRED BY SECTION R314.3
5. IN MAPPING AREAS IN A FAMILY HOME CHILD CARE.

**R314.3.1 ALTERATIONS, REPAIRS, & ADDITION**

WHEN ALTERATIONS, REPAIRS OR ADDITIONS REQUIRING A PERMIT OCCUR, OR WHEN ONE OR MORE SLEEPING ROOMS ARE ADDED OR CREATED IN EXISTING DWELLINGS, THE INDIVIDUAL DWELLING UNIT SHALL BE EQUIPPED WITH SMOKE ALARMS AS REQUIRED FOR NEW DWELLINGS.

**CARBON MONOXIDE ALARMS**

ALL CARBON MONOXIDE DETECTORS SHOWN ON THE PLAN WITH SYMBOL TO THE RIGHT SHALL BE INSTALLED PER 2015 IRC SECTION R315 REFER TO FULL CODE FOR ALL REQUIREMENTS.

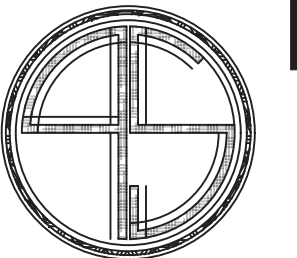
ALL DETECTORS TO BE LABELED IN ACCORDANCE WITH UL 2034 FOR SINGLE STATION ALARMS.

**R315.2.2 ALTERNATIONS, REPAIRS, AND ADDITIONS**

EXISTING DWELLINGS SHALL BE EQUIPPED WITH CARBON MONOXIDE ALARMS IN ACCORDANCE WITH SECTION R315.2.1 AN INSPECTION WILL OCCUR WHEN ALTERATIONS, REPAIRS OR ADDITIONS REQUIRING A PERMIT OCCUR, OR WHEN ONE OR MORE SLEEPING ROOMS ARE ADDED OR CREATED.

**R315.3 LOCATION**

CARBON MONOXIDE ALARMS IN DWELLING UNITS SHALL BE INSTALLED ON EACH LEVEL OF THE DWELLING UNIT AND OUTSIDE OF EACH SEPERATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS. WHERE A FUEL-BURNING APPLIANCE IS LOCATED WITHIN A BEDROOM OR ITS ATTACHED BATHROOM, A CARBON MONOXIDE ALARM SHALL BE INSTALLED WITHIN THE BEDROOM.



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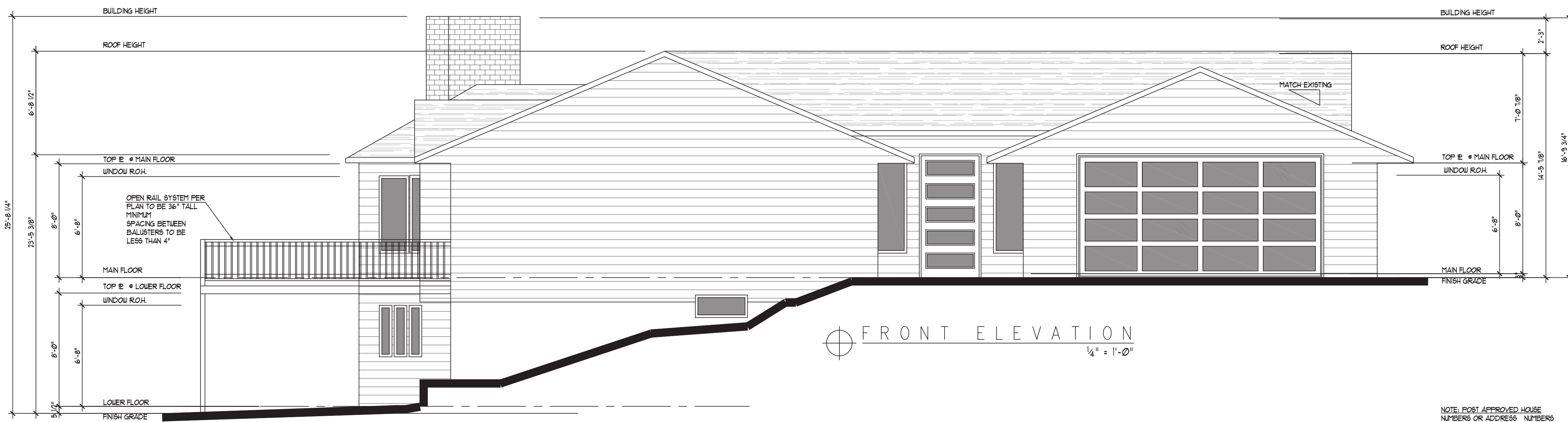
SHEET NUMBER:

A-2.1

WALL FLASHING NOTE:

APPROVED CORROSION RESISTIVE FLASHING SHALL BE PROVIDED IN THE EXTERIOR WALL ENVELOPE IN SUCH A MANNER AS TO PREVENT ENTRY OF WATER INTO THE WALL CAVITY OR PENETRATION OF WATER TO THE BUILDING STRUCTURAL FRAMING COMPONENTS. THE FLASHING SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH AND SHALL BE INSTALLED TO PREVENT WATER FROM REENTERING THE EXTERIOR WALL ENVELOPE. APPROVED CORROSION-RESISTANT FLASHINGS SHALL BE INSTALLED AT ALL OF THE FOLLOWING LOCATIONS AS APPLICABLE.

- A. AT THE TOP OF ALL EXTERIOR WINDOW AND DOOR OPENINGS IN SUCH A MANNER AS TO BE LEAK PROOF EXCEPT THAT SELF FLASHING WINDOWS HAVING A CONTINUOUS LAP OF NOT LESS THAN 1 1/2" OVER THE SHEATHING MATERIAL AROUND THE PERIMETER OF THE OPENING INCLUDING CORNERS, DO NOT REQUIRE ADDITIONAL FLASHING. JAPED FLASHING MAY ALSO BE OMITTED WHEN SPECIFICALLY APPROVED BY THE BUILDING OFFICIAL.
- B. AT THE INTERSECTION OF CHIMNEYS OR OTHER MASONRY CONSTRUCTION WITH FRAME OR STUCCO WALLS, WITH PROJECTING LIPS ON BOTH SIDES UNDER STUCCO COPINGS.
- C. UNDER AND AT THE ENDS OF MASONRY, METAL OR WOOD COPINGS AND SILLS
- D. CONTINUOUSLY ABOVE ALL PROJECTING WOOD TRIM
- E. WHERE EXTERIOR PORCHES, DECKS OR STAIRS ATTACH TO A WALL OR FLOOR ASSEMBLY OF WOOD FRAME CONSTRUCTION
- F. AT WALL AND ROOF INTERSECTIONS
- G. AT BUILT-IN GUTTERS

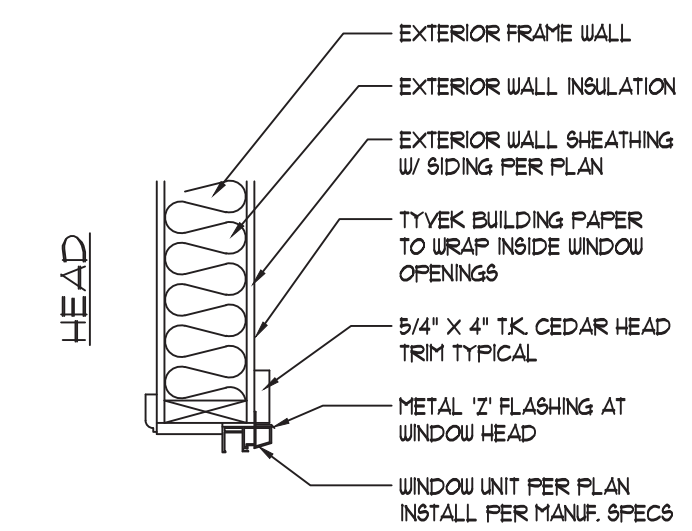
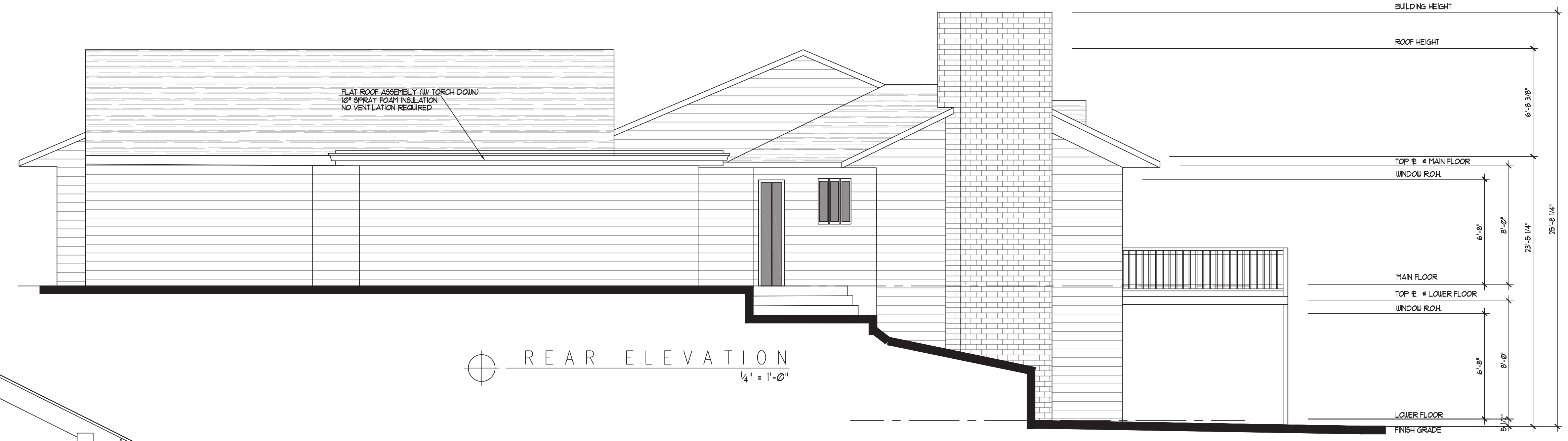


NOTE: POST APPROVED HOUSE NUMBERS OR ADDRESS NUMBERS MUST BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE DWELLING

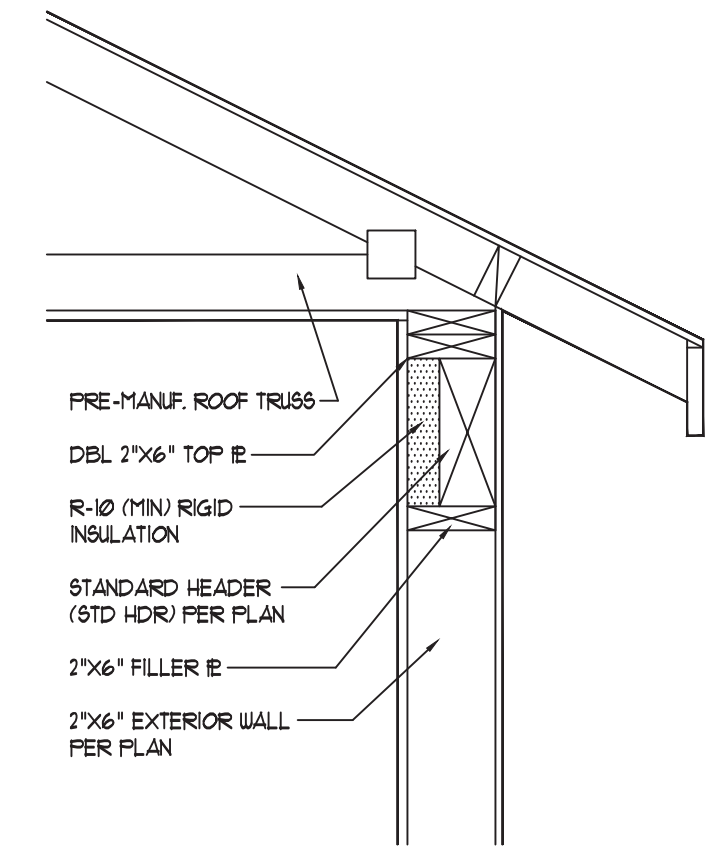
NOTE: ALL EXTERIOR STEPS TO HAVE MAXIMUM RISE OF 1/4" AND MINIMUM TREAD WIDTH OF 10" PROVIDE APPROVED RAILING FOR ALL DECKS/PORCHES EXCEEDING 30" ABOVE FINISHED GRADE

SITE DRAINAGE NOTE:

SURFACE DRAINAGE SHALL BE DIVERTED TO A STORM SEWER CONVEYANCE OR OTHER APPROVED POINT OF COLLECTION (REFER TO SITE PLAN) SO AS TO NOT CREATE A HAZARD. LOTS SHALL BE GRADED SO AS TO DRAIN WATER AWAY FROM FOUNDATION WALLS. GRADE SHALL FALL A MINIMUM OF 6" WITHIN THE FIRST 10'-0" WHERE LOT LINES, WALLS, SLOPES OR OTHER PHYSICAL BARRIERS PROHIBIT 6" OF FALL WITHIN 10'-0" DRAINS OR SWALES SHALL BE PROVIDED TO ENSURE DRAINAGE AWAY FROM STRUCTURE



(B) WINDOW TRIM DETAILS N.T.S.



(C) HEADER DETAIL 1\"/>

NOTE: POST APPROVED HOUSE NUMBERS OR ADDRESS NUMBERS MUST BE PLAINLY VISIBLE AND LEGIBLE FRONT THE STREET OR ROAD FRONTING THE DWELLING

NOTE: ALL EXTERIOR STEPS TO HAVE MAXIMUM RISE OF 1 1/4" AND MINIMUM TREAD WIDTH OF 10". PROVIDE APPROVED RAILING FOR ALL DECKS/PORCHES EXCEEDING 30" ABOVE FINISHED GRADE

**SITE DRAINAGE NOTE:**  
 SURFACE DRAINAGE SHALL BE DIVERTED TO A STORM SEWER CONVEYANCE OR OTHER APPROVED POINT OF COLLECTION (REFER TO SITE PLAN) SO AS TO NOT CREATE A HAZARD

LOTS SHALL BE GRADED SO AS TO DRAIN WATER AWAY FROM FOUNDATION WALLS. GRADE SHALL FALL A MINIMUM OF 6" WITHIN THE FIRST 10'-0" WHERE LOT LINES, WALLS, SLOPES OR OTHER PHYSICAL BARRIER PROHIBIT 6" OF FALL WITHIN 10'-0". DRAINS OR SWALES SHALL BE PROVIDED TO ENSURE DRAINAGE AWAY FROM STRUCTURE

**WALL FLASHING NOTE:**  
 APPROVED CORROSION RESISTIVE FLASHING SHALL BE PROVIDED IN THE EXTERIOR WALL ENVELOPE IN SUCH A MANNER AS TO PREVENT ENTRY OF WATER INTO OR PENETRATION OF WATER TO THE BUILDING STRUCTURAL FRAMING COMPONENTS. THE FLASHING SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH AND SHALL BE INSTALLED TO PREVENT WATER FROM REENTERING THE EXTERIOR WALL ENVELOPE. APPROVED CORROSION-RESISTANT FLASHINGS SHALL BE INSTALLED AT ALL OF THE FOLLOWING LOCATIONS AS APPLICABLE:

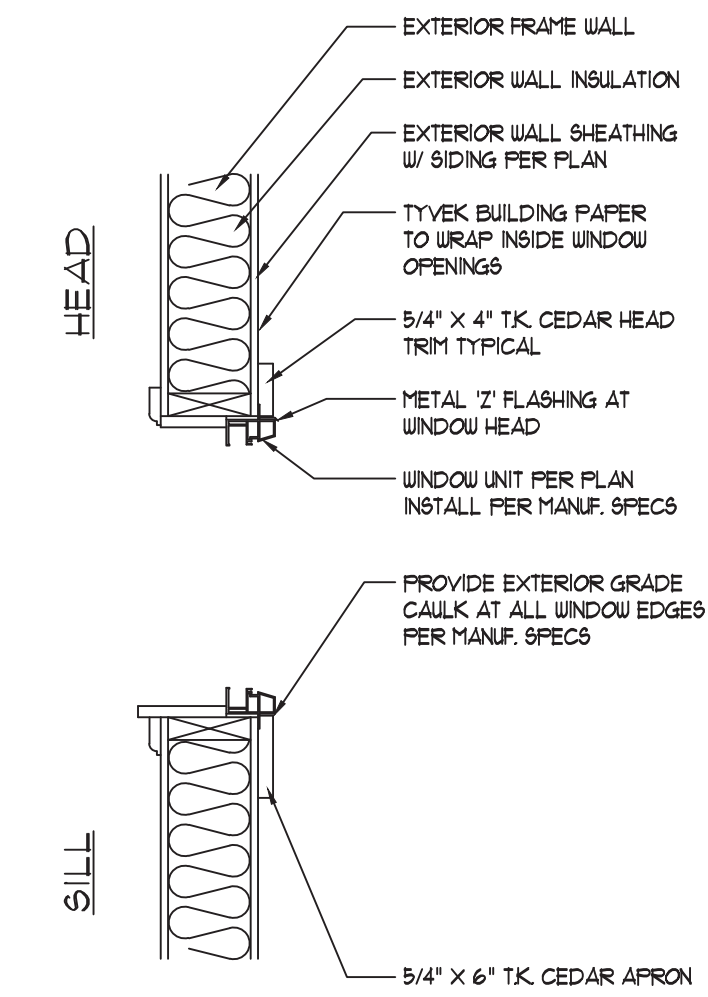
- AT THE TOP OF ALL EXTERIOR WINDOW AND DOOR OPENINGS IN SUCH A MANNER AS TO BE LEAK PROOF EXCEPT THAT SELF FLASHING WINDOWS HAVING A CONTINUOUS LAP OF NOT LESS THAN 1 1/2" OVER THE SHEATHING MATERIAL AROUND THE PERIMETER OF THE OPENING INCLUDING CORNERS, DO NOT REQUIRE ADDITIONAL FLASHING. JAMB FLASHING MAY ALSO BE OMITTED WHEN SPECIFICALLY APPROVED BY THE BUILDING OFFICIAL.
- AT THE INTERSECTION OF CHIMNEYS OR OTHER MASONRY CONSTRUCTION WITH FRAME OR STUCCO WALLS, WITH PROJECTING LIPS ON BOTH SIDES UNDER STUCCO COPINGS.
- UNDER AND AT THE ENDS OF MASONRY, METAL OR WOOD COPINGS AND SILLS
- CONTINUOUSLY ABOVE ALL PROJECTING WOOD TRIM
- WHERE EXTERIOR PORCHES, DECKS OR STAIRS ATTACH TO A WALL OR FLOOR ASSEMBLY OF WOOD FRAME CONSTRUCTION
- AT WALL AND ROOF INTERSECTIONS
- AT BUILT-IN GUTTERS



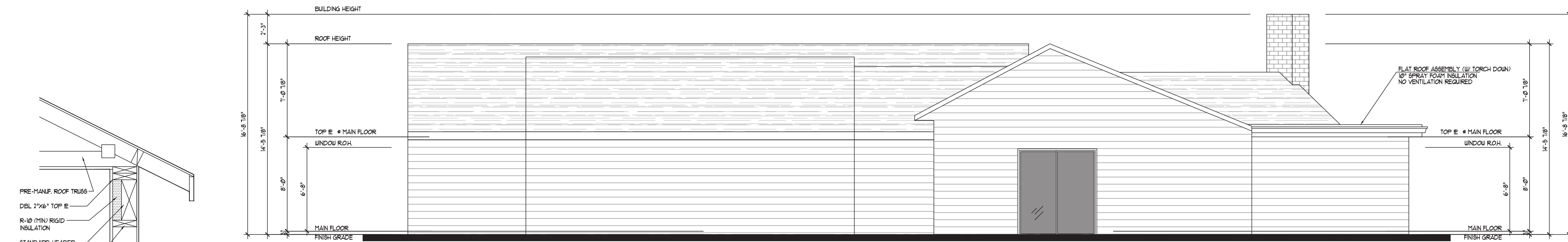
LEFT ELEVATION  
 1/4" = 1'-0"

**SITE DRAINAGE NOTE:**  
 SURFACE DRAINAGE SHALL BE DIVERTED TO A STORM SEWER CONVEYANCE OR OTHER APPROVED POINT OF COLLECTION (REFER TO SITE PLAN) SO AS TO NOT CREATE A HAZARD

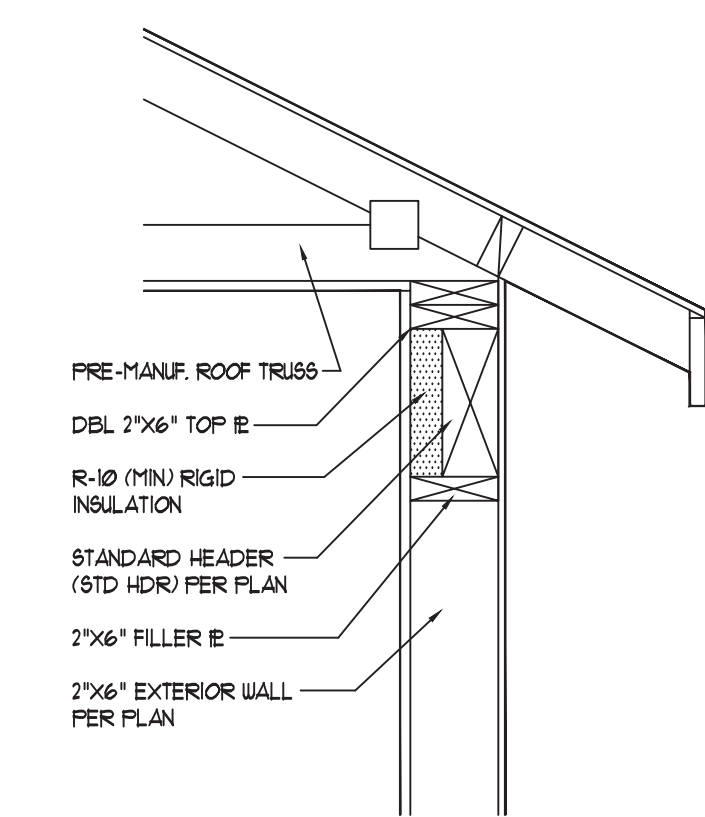
LOTS SHALL BE GRADED SO AS TO DRAIN WATER AWAY FROM FOUNDATION WALLS. GRADE SHALL FALL A MINIMUM OF 6" WITHIN THE FIRST 10'-0" WHERE LOT LINES, WALLS, SLOPES OR OTHER PHYSICAL BARRIER PROHIBIT 6" OF FALL WITHIN 10'-0". DRAINS OR SWALES SHALL BE PROVIDED TO ENSURE DRAINAGE AWAY FROM STRUCTURE



WINDOW TRIM DETAILS  
 N.T.S.



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



HEADER DETAIL  
 1" = 1'-0"



PS HOME  
 DESIGNS

CUSTOM HOMES  
 REMODELS  
 ADDITIONS

253-282-2277

PAVEL2TRAVEL@GMAIL.COM

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

ENGINEERING:  
 BLDG DEPT:  
 MERCER ISLAND  
 CHECKED BY:

PRINT DATE:  
 12.9.20

REVISIONS

12.9.20 PRELIMINARY PV5

BUILDER APPROVAL:  
 \_\_\_\_\_ DATE \_\_\_\_\_  
 \_\_\_\_\_ DATE \_\_\_\_\_

OWNER APPROVAL:  
 \_\_\_\_\_ DATE \_\_\_\_\_  
 \_\_\_\_\_ DATE \_\_\_\_\_

PLAN NUMBER

PROJECT

PREMIUM HOMES  
 OF MERCER ISL  
 REMODEL

2906 74th Ave SE  
 Mercer Island  
 WASHINGTON  
 98040

531510-0836

SHEET TITLE:  
 PROPOSED  
 LOWER FLOOR PLAN

SHEET NUMBER:  
 A-2.2