MN472

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7119 80TH AVE SE MERCER ISLAND, WA 98040

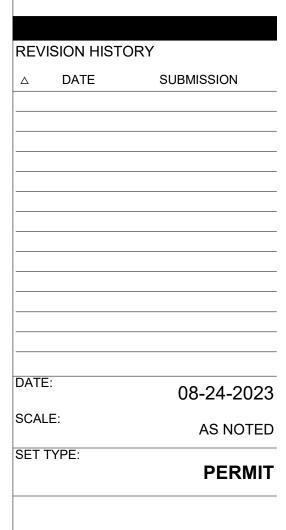


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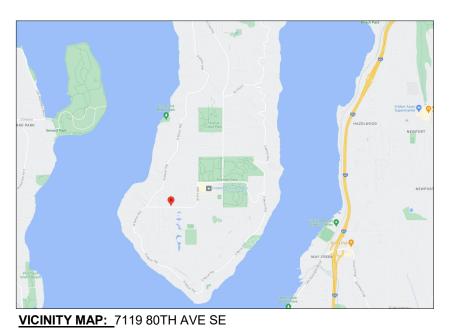
MN472

SE /A 98040









PROJECT INFORMATION

HOME PROJECT 472, LLC 3009 112TH AVE NE, SUITE 100, BELLEVUE, WA 98004

OWNER CONTACT ERIC SADLER 425.429.6645 ESADLER@MNCUSTOM.COM

7119 80TH AVE SE SITE ADDRESS MERCER ISLAND, WA 98040 PARCEL 915970-0050 R-9.6 ZONING MERCER ISLAND JURISDICTION SINGLE FAMILY RESIDENTIAL PRESENT USE PROPOSED USE SINGLE FAMILY RESIDENTIAL LOT AREA 14,753 SF (.34 ACRES) **LEGAL DESCRIPTION** LOT 6, BLOCK 2, WAMBA'S FIRST ADDITION TO MERCER ISLAND ACCORDING TO THE PLAT

THEREOF RECORDED IN VOLUME 55 OF PLATS, PAGE 54,

RECORDS OF KING COUNTY, WASHINGTON SITUATED IN

THE COUNTY OF KING, STATE OF WASHINGTON.

AVERAGE GRADE CALCULATION, DRIVEWAY

DEVELOPMENT INFORMATION REFER TO SITE PLAN FOR DOCUMENTATION RELATING TO LOT COVERAGE, FAR, GREENSPACE, IMPERVIOUS AREA,

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

PROJECT TEAM HOME PROJECT 472, LLC 3009 112TH AVE NE, SUITE 100, BELLEVUE, WA 98004 ERIC SADLER 425.429.6645 PERMITS@MNCUSTOM.COM GENERAL CONTRACTOR

MN CUSTOM HOMES 3009 112TH AVE NE, SUITE 100, BELLEVUE, WA 98004 KARL LEWIS 425.429.6645 KARL@MNCUSTOM.COM **SURVEYOR**

10801 MAIN STREET, SUITE 102, BELLEVUE, WA 98004

DANNY SLAGER 425.233.6088 DANNYS@TERRANE.NET CIVIL ENGINEER CE SOLUTIONS 102 NW CANAL ST, SEATTLE, WA 98107

TERRANE

DUFFY ELLIS

206.930.0342 DUFFY@CESOLUTIONS.US STRUCTURAL ENGINEER MALSAM TSANG ENGINEERING 122 S JACKSON ST, SUITE 210, SEATTLE, WA 98104

WARREN CENT 206.789.6038 WARRENC@MALSAM-TSANG.COM GEOTECHNICAL ENGINEER

SOUTH FORK GEOSCIENCES P.O. BOX 1275, NORTH BEND, WA 98045 ANDREW GLANDON 425-890-4858 ANDREW@SFGEO.COM

GENERAL REQUIREMENTS CODES AND REGULATIONS

- BUILDING CODE 2018 INTERNATIONAL RESIDENTIAL CODE (IRC) WITH WA STATE AMENDMENTS
- ELECTRICAL CODE 2020 NATIONAL ELECTRICAL CODE (NEC) WITH WA STATE AMENDMENTS (WAC 296-46B) AND(RCW 19.28)
- ENERGY CODE 2018 WASHINGTON STATE ENERGY CODE (WSEC) RESIDENTIAL PROVISIONS (WAC
- FIRE CODE 2018 INTERNATIONAL FIRE CODE (IFC) WITH WA STATE AMENDMENTS (WAC 51-54A) MECHANICAL CODE 2018 INTERNATIONAL
- MECHANICAL CODE (IMC) WITH WA STATE AMENDMENTS (WAC 51-52) NATIONAL FUEL GAS CODE 2018 NFPA 54, NATIONAL FUEL GAS CODE (NFGC) (WAC 51-52) PLUMBING CODE 2018 UNIFORM PLUMBING CODE (UPC) WITH WA STATE AMENDMENTS (WAC

CONTRACTOR RESPONSIBILITIES

IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR (GC) TO ENSURE COMPLIANCE AND CONFORMANCE WITH THE VARIOUS PROVISIONS OF THE APPLICABLE ORDINANCES AND CODES IN ALL THE WORK. THE GC IS RESPONSIBLE FOR COORDINATING ALL WORK INCLUDING ADDITIONAL PERMITS AND SUBCONTRACTOR WORK.

DIMENSIONS DIMENSIONS THAT ARE NOT STATED AS "MAXIMUM" OR "MINIMUM" ARE ABSOLUTE. ALL DIMENSIONS ARE SUBJECT TO CONVENTIONAL INDUSTRY TOLERANCES. VERIFY AND COORDINATE DIMENSIONS AMONG ALL

DRAWINGS PRIOR TO CONSTRUCTION. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED LENGTHS AND HEIGHTS IN ALL CASES. DO NOT SCALE DRAWINGS. DIMENSIONS ARE SHOWN AT FACE OF CONCRETE, CENTERLINE OF ROUGH OPENINGS, FACE OF FRAMING **DISCREPANCIES** IN THE EVENT OF DISCREPANCIES OR CONTRADICTORY INFORMATION IN THE DRAWINGS, NOTES, OR

SPECIFICATIONS, IT IS THE OBLIGATION OF THE GC TO NOTIFY DESIGN TEAM OF THE SAME AND TO OBTAIN

CLARIFICATION FROM DESIGN TEAM BEFORE PROCEEDING WITH THE WORK. INSPECTIONS CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL BUILDING INSPECTIONS. REQUIRED

- BUILDING INSPECTIONS PER IRC SECTION R109 AND WSEC 105: FOUNDATION INSPECTION – AFTER FORMS ARE ERECTED AND REINFORCING STEEL IS PLACED PLUMBING, MECHANICAL, GAS, AND ELECTRICAL SYSTEMS INSPECTION - PRIOR TO
- COVERING/CONCEALMENT FRAME AND MASONRY INSPECTION - AFTER THE ROOF, MASONRY, FIRESTOPPING,
- DRAFTSTOPPING, AND BRACING ARE IN PLACE AND AFTER PLUMBING, MECHANICAL, AND ELECTRICAL ROUGH INSPECTIONS ARE APPROVED.
- SPECIAL INSPECTIONS AS REQUIRED BY ENGINEER OF RECORD OR JURISDICTION OTHER INSPECTIONS REQUIRED BY THE BUILDING OFFICIAL
- FINAL INSPECTION AFTER THE PERMITTED WORK IS COMPLETE AND PRIOR TO OCCUPANCY. **CONTRACT DOCUMENTS**

MN CUSTOM HOMES SHALL HAVE FINAL AUTHORITY REGARDING INTERPRETATION OF THE INTENT AND SPIRIT OF THE CONTRACT DOCUMENTS. REFER TO PROJECT SPECIFICATIONS. ALL CONTRACT DOCUMENTS PERTAINING TO THIS PROJECT ARE TO BE CONSIDERED AND INTERPRETED FOR BIDDING AND CONSTRUCTION PURPOSES AS A COMPLETE WHOLE. NO PART OF THE DRAWINGS SHALL BE DISTRIBUTED, CONSIDERED, OR USED IN ANY WAY INDEPENDENT OF THE COMPLETE SET OF DOCUMENTS TYPICAL DETAILS

PROJECT 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 TO THOSE PROVIDED SHALL BE USED - SUBJECT TO REVIEW AND APPROVAL BY DESIGN TEAM AND THE STRUCTURAL ENGINEER.

SHOP DRAWINGS ARE REQUIRED FOR THE FOLLOWING COMPONENTS: ITEMS REQUIRED BY CONSULTANTS - SEE INDIVIDUAL CONSULTANT DOCUMENTATION FOR ANY SHOP DRAWINGS REQUIRED BY THEIR RESPECTIVE DISCIPLINES, WINDOWS AND DOORS, CANOPIES, GATES, AND SPECIALTY DOORS RAILING SYSTEMS, CASEWORK, AND BUILT-INS

CONTRACTOR INITIATED CHANGES SHALL BE SUBMITTED IN WRITING TO DESIGN TEAM AND/OR STRUCTURAL ENGINEER FOR APPROVAL PRIOR TO FABRICATION OR CONSTRUCTION. CHANGES SHOWN ON SHOP DRAWINGS ONLY DO NOT SATISFY THIS REQUIREMENT UNLESS PREVIOUSLY APPROVED. WHERE CHANGES – WHETHER DRAWING OR FIELD REQUIRED – IMPACT AN APPROVED PERMIT SHALL HAVE REVISIONS APPROVE & FILED FOR RECORD W/ THE CITY ONCE THE ORIGINAL SUBMISSION HAS BEEN APPROVED AND THE PERMIT ISSUED. CHARGE WILL BE MADE BY CITY FOR ALL REVISION REVIEW AND APPROVALS INCLUDING FIELD INSPECTIONS BEYOND THAT REQUIRED UNDER PERMIT FEES AND PAID FOR UNDER ESTIMATED INSPECTION FEE.

CONTRACTOR AND SUBCONTRACTORS SHALL MARK DRAWINGS FOR AS-BUILT CONDITION. MECHANICAL ELECTRICAL. PLUMBING, AND FIRE-PROTECTION DRAWINGS SHALL BE REVISED FOR AS-BUILT CONDITIONS BY THEIR RESPECTIVE AUTHORS. FINAL AS-BUILT REPRODUCIBLE DRAWINGS SHALL BE SUBMITTED TO THE OWNER OR OWNER'S REPRESENTATIVE.

CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REQUIRED SAFETY PRECAUTIONS AND THE METHODS TECHNIQUES, SEQUENCES, OR PROCEDURES REQUIRED TO PERFORM THE WORK. USE OF TEMPORARY AND PERMANENT ROOF ANCHORS FOR ABOVE GROUND WORK ARE REQUIRED. SEE ROOF ACCESS AND FALL PROTECTION NOTES

CONTRACTOR SHALL MAINTAIN A TRASH BIN IN AN AREA DESIGNATED BY THE OWNER'S REPRESENTATIVE FOR THE COLLECTION OF ALL CONSTRUCTION DEBRIS. CONTRACTOR SHALL DISPOSE OF ALL DEBRIS AND REMOVE TRASH BIN PRIOR TO OCCUPANCY ALL SURFACES SHALL BE CLEANED PRIOR TO OCCUPANCY.

VERIFY PER JURISDICTION: A SEPARATE DEMOLITION PERMIT IS REQUIRED FOR THE REMOVAL OF ANY EXISTING STRUCTURE. DESIGN CRITERIA

CONSTRUCTION TYP

CHANGES

BUILDINGS SHALL BE CONSTRUCTED OF TYPE-V WOOD LIGHT-FRAME SYSTEMS ENGINEERED DESIGNS

SHALL COMPLY WITH THE INTERNATIONAL BUILDING CODE. <u>SEISMIC DESIGN CATEGORY = D</u> (SEE GEOTECHNICAL REPORT AND STRUCTURAL DRAWINGS)

PROVIDE 1/2 INCH GYP AT ENCLOSED AND ACCESSIBLE UNDERSTAIR SPACES - ALL SIDES. ALL STAIRS, HANDRAILS, AND GUARDRAILS SHALL CONFORM TO IRC SECTION 311 AND 312

- STAIRWAYS SHALL HAVE A CLEAR HEIGHT OF 80" ABOVE NOSING
- STAIRS SHALL COMPLY WITH R311.7: NOT LESS THAN 36" IN WIDTH. STAIRS SHALL HAVE A MINIMUM TREAD DEPTH OF 10" AND A MAXIMUM RISER HEIGHT OF 7 3/4"

EGRESS OPENINGS EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A MINIM NET CLEAR OPENING OF 5.7 SQ. FT. EXCEPT GRADE FLOOR OPENINGS SHALL BE 5 SQ. FT MINIMUM. THE MINIMUM NET CLEAR OPENING HEIGHT DIMENSION SHALL BE 24" AND THE MINIMUM NET CLEAR OPENING WIDTH DIMENSION SHALL BE 20' PER IRC SECTION R310. T SILL OF THE OPENING SHALL BE NOT MORE THAN 44 INCHES ABOVE THE FLOOR. PROVIDE ONE EGRESS WINDOW PER BEDROOM

PROVIDE AT LEAST ONE HANDRAIL AT EVERY STAIRWAY HAVING FOUR OR MORE RISERS. PROVIDE 2 HANDRAILS WHERE SHOWN ON PLANS. HANDRAILS SHALL BE CONTINUOUS THE FULL LENGTH OF THE FLIGHT FROM A POINT DIRECTLY ABOVE THE TOP RISER OF A FLIGHT A POINT DIRECTLY ABOVE THE LOWEST RISER OF THE FLIGHT AND SHALL BE RETURNED OR TERMINATE IN NEWEL POSTS. HANDRAILS ARE PERMITTED TO BE INTERRUPTED BY NEWEL POSTS AT THE TURN, AND MAY START OVER THE LOWEST TREAD.

HANDRAIL HEIGHT, MEASURED ABOVE STAIR TREAD NOSINGS, OR FINISH SURFACE OF RAM SLOPE, SHALL BE UNIFORM, NOT LESS THAN 34" AND NOT MORE THAN 38". HANDRAILS WITH CIRCULAR CROSS SECTION SHALL HAVE AN OUTSIDE DIAMETER OF AT LEAST 1.25" AND NOT GREATER THAN 2" OR SHALL PROVIDE EQUIVALENT GRASPABILITY. IF THE HANDRAIL IS NOT CIRCULAR, IT SHALL HAVE A PERIMETER DIMENSION OF AT LEAST 4" AND NOT GREATER THAN 6.25" WITH A MAXIMUM CROSS-SECTION DIMENSION OF 2.25".

GUARDS SHALL BE LOCATED ALONG OPEN-SIDED WALKING SURFACES, MEZZANINES, INDUSTRIAL EQUIPMENT PLATFORMS, STAIRWAYS, RAMPS AND LANDINGS WHICH ARE LOCATED MORE THAN 30" ABOVE THE FLOOR OR GRADE BELOW. GUARDS SHALL BE ADEQUATE IN STRENGTH AND ATTACHMENT IN ACCORDANCE WITH SECTION 1607.7. (IBC SEC. 1012.1) GUARDS WHOSE TOP RAIL ALSO SERVES AS A HANDRAIL SHALL HAVE A HEIGHT NOT LESS THAN 34" AND NOT MORE THAN 38" MEASURED VERTICALLY FROM THE LEADING EDGE OF THE STAIR TREAD NOSING. (IBC SEC. 1012.2)

OPEN GUARDS SHALL HAVE BALUSTERS OR ORNAMENTAL PATTERNS SUCH THAT A 4"-DIAMETER SPHERE CANNOT PASS THROUGH ANY OPENING UP TO A HEIGHT OF 34". FROM HEIGHT OF 34" TO 42" ABOVE THE ADJACENT WALKING SURFACES, A SPHERE 8" IN DIAMETER SHALL NOT PASS, EXCEPTIONS: THE TRIANGULAR OPENINGS FORMED BY THE RISER, TREAD AND BOTTOM RAIL AT THE OPEN SIDE OF A STAIRWAY SHALL BE OF A MAXIMUM SIZE SUCH THAT A SPHERE OF 6" IN DIAMETER CANNOT PASS THROUGH THE OPENING PER IRC SECTION R312

BIDDER DESIGNED. FIRE PROTECTION SYSTEMS SHALL BE BIDDER DESIGNED. DESIGNATED SUBCONTRACTORS ARE RESPONSIBLE FOR THE PREPARATION OF DRAWINGS AND APPLICATIONS FOR

SPRINKLER SYSTEM A SPRINKLER SYSTEM IS REQUIRED FOR THE HOUSE. FIRE SPRINKLERS ARE REQUIRED: (IFC 503 & 507). AUTOMATIC SPRINKLERS MUST BE INSTALLED THROUGHOUT THE DWELLING IN ACCORDANCE WITH IFC 903 AND NFPA 13D

SMOKE ALARM SYSTEM AN APPROVED SMOKE ALARM SYSTEM WITH AUTOMATIC SMOKE DETECTORS SHALL BE PROVIDED AND INSTALLED IN ACCORDANCE WITH NFPA 72 AND IRC SECTION R314. PROVIDED ALARMS INSIDE OF EACH

BEDROOM, OUTSIDE OF EACH SLEEPING AREA, AND ON EACH STORY OF THE DWELLING NOT LESS THAN 3 FEET FROM THE DOOR OF A BATHROOM CONTAINING A TUB OR SHOWER. REQUIRED SMOKE ALARMS SHALL BE HARDWIRED TO BUILDING POWER, INTERCONNECTED, AND HAVE A BATTERY BACKUP. CARBON MONOXIDE ALARMS

PROVIDE CO ALARMS OUTSIDE OF EACH SEPARATE DWELLING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS. CO ALARMS MAY BE PART OF A COMBINATION CARBON MONOXIDE/SMOKE ALARM. REQUIRED ALARMS SHALL BE HARDWIRED TO BUILDING POWER AND HAVE BATTERY BACKUP.

PROVIDE HD ALARM IN EACH ATTACHED GARAGE PER R314.2.3 AND R314 HEAT ALARMS SHALL BE CONNECTED TO A HEAT ALARM OR SMOKE ALARM THAT IS INSTALLED IN THE DWELLING UNIT.

SOILS AND FOUNDATIONS

EXCAVATIONS SHALL BE INSPECTED BY THE GEOTECHNICAL ENGINEER PRIOR TO POURING CONCRETE IF REQUIRED.

PERIMETER DRAINS PROVIDE CONTINUOUS 4" ROUND PERFORATED DRAIN IN GRAVEL FILL WITH FILTER FABRIC WRAP AT ALL FOUNDATION WALLS. PROVIDE CLEAN-OUTS SUCH THAT ALL PORTIONS OF DRAINAGE SYSTEM CAN BE ADEQUATELY CLEANED. LOCATE BOTTOMS OF DRAIN PIPES AT THE LOWEST POINT OF WALL FOOTINGS AND TIGHT-LINE PERIMETER DRAINS STORM SEWER OR OTHER APPROVED DISCHARGE. DO NOT CONNECT THE PERIMETER / FOUNDATION DRAIN TO ANY OTHER TIGHT-LINES OR SITE DRAINAGE SYSTEMS.

PROVIDE A MINIMUM 12" THICK LAYER OF CONTINUOUS GRAVEL FILL FROM BOTTOM OF FOOTING TO WITHIN 12" OF FINISH GRADE - TYPICAL AT ALL WALLS. APPROVED GRAVEL FILL CONSISTS OF WASHED, CLEAN, FREE DRAINAGE GRAVEL RANGING FROM 1/4" TO 3/4" IN SIZE

DAMPPROOFING PROVIDE DAMPPROOFING ON THE EXTERIOR SURFACE OF NEW FOUNDATION WALLS FROM THE TOP OF THE FOOTING TO FINISHED GRADE. DAMP-PROOFING SHALL CONSIST OF A BITUMINOUS MATERIAL, 3 LBS PER SQ. YD. OF ACRYLIC MODIFIED CEMENT, 1/8" COAT OF SURFACE-BONDING MORTAR COMPLYING WITH ASTM C 887, ANY O THE MATERIALS PERMITTED FOR WATERPROOFING BY SECTION R406.2 OR OTHER APPROVE METHODS OR MATERIALS.

SITE DRAINAGE CONFORM TO ALL LOCAL REGULATIONS AND ORDINANCES. TIGHTLINE ALL ROOF DRAINS TO STORM SEWER SYSTEM OR APPROVED DISCHARGE WHEN STORM SEWERS ARE NOT AVAILABLE. DO NOT CONNECT FOUNDATION AND RETAINING WALL PERIMETER FOOTING DRAINS TIGHT-LINE TO ROOF DRAIN TIGHT-LINES OR OTHER SITE DRAINAGE.

PROVIDE A POSITIVE SLOPE AWAY FROM THE BUILDING AT THE BUILDING FACE AT ALL SIDES FOR A MINIMUM OF 4 FEET WITH A DROP OF 3". ALL SITE HARD SURFACES TO HAVE A MINIMUM SLOPE OF 1/8" IN 12" TO DRAINS UNLESS NOTED OTHERWISE.

REMOVE ALL VEGETATION AND ORGANIC MATERIAL INCLUDING WOOD FORMWORK AND CONSTRUCTION DEBRIS FROM THE UNDER-FLOOR AREA BEFORE THE BUILDING IS OCCUPIED.

UNDER-FLOOR VENTILATION VENTED CRAWL SPACE TO BE UTILIZED PER IRC 408. REFER TO ASSEMBLIES, CRAWL SPACE PLAN FOR CALCULATIONS AND QUANTITIES, ELEVATIONS, AND PERMIT DETAILS. AT VENTS LOCATED BELOW THE PLANE OF EARTH, PROVIDE VENT WELL. PROVIDE CONTINUOUS ROCK FILL TO THE PERIMETER FOUNDATION DRAIN AND INCLUDE FILTER FABRIC.

CRAWLSPACE ACCESS CRAWL SPACES SHALL BE PROVIDED WITH A MINIMUM OF ONE FLOOR ACCESS OPENING NOT LESS THAN 18 INCHES BY 24 INCHES, OR ONE WALL ACCESS NOT LESS THAN 16 INCHES BY 24 INCHES.

STRUCTURAL SYSTEMS ALL STRUCTURAL SYSTEMS (SUCH AS TRUSSES) WHICH ARE TO BE COMPOSED OF COMPONENTS TO BE FIELD ERECTED SHALL BE SUPERVISED BY THE SUPPLIER DURING MANUFACTURING, DELIVERY, HANDLING, STORAGE, AND ERECTION IN ACCORDANCE WITH INSTRUCTIONS PREPARED BY THE SUPPLIER.

EXTERIOR WOOD FRAMED DECKS AND OTHER WOOD FRAMED STRUCTURES EXPOSED TO WEATHER: ALL WOOD SHALL BE PRESSURE TREATED TO CURRENT AMERICAN WOOD PRESERVERS INSTITUTE STANDARDS. THIS INCLUDES ALL PLYWOOD. TRUSSES, SAWN MEMBERS, GLUE-LAMINATED MEMBERS ETC., UNLESS NOTED OTHERWISE. ALL NAILS AND CONNECTORS SHALL BE HEAVY-COAT GALVANIZED. AT

EXPOSED BEAMS USE KILN DRIED DOUG FIR #1.

MECHANICAL SYSTEMS, ELECTRICAL SYSTEMS, AND PLUMBING SYSTEMS SHALL BE BIDDER DESIGNED SUBCONTRACTORS DESIGNATED TO ACCOMPLISH THE ABOVE WILL BE RESPONSIBLE FOR THE PREPARATION OF DRAWINGS AND APPLICATIONS FOR APPROPRIATE REQUIRED PERMITS. MECHANICAL

ALL PILOTS, BURNERS, AND SWITCHES TO BE MIN 18 INCHES ABOVE SLAB. DUCTS IN THE GARAGE AND DUCTS PENETRATING THE WALLS OR CEILINGS SHALL BE CONSTRUCTED OF 26 GAUGE SHEET STEEL AND SHALL HAVE NO OPENINGS INTO THE GARAGE. AIR EXHAUST OPENINGS SHALL TERMINATE NOT LESS THAN 3 FEET FROM PROPERTY LINES. 3 FEET FROM OPERABLE AND NON-OPERABLE OPENINGS INTO THE RESIDENCE AND 10 FEET FROM MECHANICAL AIR INTAKES. ALL BATHROOM FANS, KITCHEN HOOD, AND DRYER DUCTS SHALL BE EXHAUSTED THROUGH THE ATTIC TO THE ROOF OR THROUGH THE FLOOR SYSTEM TO AN OUTSIDE WALL. AT LEAST ONE THERMOSTAT SHALL BE PROVIDED FOR EACH SEPARATE HEATING AND COOLING SYSTEM PER R403.1. SEAL ALL DUCTS, AIR HANDLERS, AND FILTER BOXES PER R403.2.2. INSULATE ALL PIPING CAPABLE OF CARRYING FLUIDS OVER 150° AND BELOW 55° TO MIN R-6 PER R403.3. HEATING AND COOLING EQUIPMENT SHALL BE SIZED IN ACCORDANCE WITH ACCA MANUAL S BASED ON LOADS CALCULATED IN ACCA MANUAL J OR OTHER APPROVED HEATING AND CALC METHODOLOGIES PER R403.6

VENTILATION PROVIDE SOURCE SPECIFIC AND WHOLE HOUSE VENTILATION. PROVIDE EXHAUST FANS VENTED TO THE EXTERIOR IN THE FOLLOWING LOCATIONS: BATHROOMS, POWDER ROOMS, LAUNDRY ROOMS, AND KITCHENS. EXHAUST FAN CFM CALLOUTS ARE MINIMUMS. SPECIFIED EQUIPMENT SHALL MEET OR EXCEED FLOW NOTED.

WHOLE HOUSE VENTILATION CONTINUOUS WHOLE HOUSE VENTILATION SHALL BE INTEGRATED WITH THE FORCED-AIR HEATING SYSTEM. OUTDOOR AIR SHALL BE PROVIDED TO THE RETURN SIDE OF THE FORCED-AIR SYSTEM WITHIN 4 FEET UPSTREAM OF THE UNIT. AT A MINIMUM, FILTRATION SHALL BE PROVIDED AT THE FORCED-AIR UNIT WITH ADEQUATE ACCESS TO FILTERS FOR MAINTENANCE AND REPLACEMENT. SYSTEM(S) SHALL COMPLY WITH R403.5 AND SHALL HAVE AUTOMATIC OR GRAVITY DAMPERS THAT CLOSE WHEN SYSTEM IS NOT ACTIVE. PROVIDE MANUAL OVERRIDE FOR WHOLE HOUSE FANS USED IN TIMES OF BAD AIR QUALITY.

EXHAUST FANS INTERMITTENT WHOLE-HOUSE FAN SHALL BE CAPABLE OF OPERATING AT LEAST 25% OF EACH 4-HOUR

TABLE M1507.3.3(1) RATE: 105 CFM

VENTILATION RATE PROVIDED: 200 CFM OPERATING TIME: 50 OF EACH 4-HOUR PERIOD (2 HOURS)

TOILET, BATH, AND SHOWER SPACES

SHOWER COMPARTMENTS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS SHALL BE FINISHED WITH A NON-ABSORBENT SURFACE TO A HEIGHT NOT LESS THAN 6 FEET ABOVE THE FLOOR. SHOWER FLOW LIMITED TO 2.5 GAL/MIN. TUB/SHOWER UNITS SHALL HAVE FIRE BLOCKING BETWEEN WALL STUDS AND WATERPROOF SURROUNDS TO +72" FROM DRAIN.

PLUMBING SUPPLY INSULATE HOT WATER DISTRIBUTION ITO MIN R-6 PER R403.3. ALL OPENINGS MADE IN WALLS, FLOORS, OR CEILINGS FOR THE PASSAGE OF PIPES, STRAINER PLATES ON DRAIN INLETS, TUB WASTE OPENINGS TO CRAWLSPACE, AND METER BOXES TO COMPLY WITH 2018 UPC

WATER HEATERS PROVIDE SEISMIC ANCHOR STRAPS FOR ALL WATER TANKS. ALL HOT WATER TANKS SHALL BE

EQUIPPED WITH: PRESSURE RELIEF VALVE DISCHARGING TO THE EXTERIOR OF THE BUILDING AND TERMINATING

6" TO 24" ABOVE GRADE. THERMAL EXPANSION TANK IF THE WATER SYSTEM IS EQUIPPED WITH A PRESSURE REDUCING VALVE OR A CHECK VALVE.

PROVIDE PAN UNDER HOW WATER TANK PER UPC 507.5 PROVIDE MECHANICAL PLATFORM MIN 18" ABOVE SLAB. PROVIDE (2) LAYERS 3/4" PLYWOOD. FACTORY-BUILT FIREPLACES.

FACTORY-BUILT FIREPLACES SHALL BEAR UL 127 OR ICBO SEAL OF APPROVAL & BE INSTALLED PER MANUFACTURER RECOMMENDATIONS. FIREPLACES SHALL BE INSTALLED WITH TIGHT-FITTING GLASS DOORS & OUTSIDE SOURCE OF COMBUSTION AIR (NO LESS THAN 6 SQ. IN.) DUCTED TO EACH FIREBOX. DIRECT VENT.

INSULATION AND VAPOR BARRIERS.

APPLICATION AND INSTALLATION OF INSULATION AND VAPOR BARRIERS SHALL COMPLY WITH WASHINGTON STATE THERMAL INSULATION STANDARDS. ALL INSULATING MATERIALS SHALL HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 25 AND A SMOKE-DEVELOPED INDEX OF NOT MORE THAN 450 PER SECTION R302.10.1 EXTERIOR WINDOW AND DOOR HEADERS SHALL BE INSULATED WITH R-10 INSULATION. AIR LEAKAGE

ALL EXTERIOR JOINTS SHALL BE SEALED, CAULKED, GASKETED, OR WEATHER-STRIPPED TO LIMIT AIR

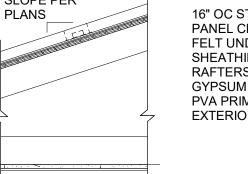
LEAKAGE IN THE FOLLOWING LOCATIONS: WINDOW AND DOOR FRAMES OPENINGS BETWEEN WALLS AND FOUNDATIONS

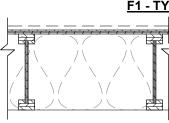
ASSEMBLIES

R1 - TYPICAL VENTED ROOF/CEILING SLOPE PER PLANS |

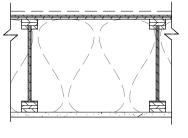
SHINGLE ROOF FELT UNDERLAYMENT SHEATHING PER STRUCTURAL RAFTERS/TRUSSES PER STRUCTURAL MIN 1" AIRSPACE ABOVE INSULATION INCLUDE BAFFLE R-49 BATT INSULATION RESILIENT CHANNEL GYPSUM CEILING BOARD PVA PRIMER EXCEEDING 1 PERM INTERIOR FINISH

SLOPE PER



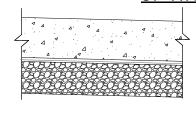


NISHED FLOOR - VARIES SHEATHING PER STRUCTURAL 9 1/2" ENGINEERED JOISTS PER STRUCTURAL W/ R-30 BATT INSUL 6 MIL VAPOR BARRIER OVER EARTH NOT SHOWN, SEE DETAILS ON 9.1



FINISHED FLOOR - VARIES SHEATHING PER STRUCTURAL ACOUSTICAL INSULATION AT BATHROOMS AND BEDROOMS GYPSUM CEILING BOARD 5/8" TYPE-X AT GARAGE CEILING/BEAMS

G1 - TYPICAL GARAGE FLOOR



5" CONCRETE PER STRUCTURAL SLOPED TO EXTERIOR **6 MIL VAPOR BARRIER** 4" CRUSHED GRAVEL, COMPACTED

NOT HAVE PENETRATIONS INTO THE GARAGE. FOR OTHER PENETRATIONS, REFER TO IRC R302.11

FLOOR/CEILING ASSEMBLIES USED FOR SEPARATION SHALL BE PROTECTED WITH 5/8" MINIMUM GYPSUM BOARD.

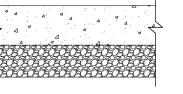
FIREPLACES, AND SIMILAR OPENINGS WHICH AFFORD PASSAGE FOR FIRE AT CEILING AND FLOOR LEVELS.

INSULATION. INTERIOR WALLS TO BE 2X4 STUDS AT 16" O.C. UNLESS NOTED OTHERWISE ON PLANS.

GAUGE GALVANIZED SHEET PER SECTION IRC R903. ALL FLASHINGS TO BE IN COMPLIANCE WITH IRC R703.4

ROOFER AND WATERPROOF WITH PMMA OR SIMILAR FLUID APPLIED WATERPROOFING.

P1 - TYPICAL PORCH/PATIO FLOOR



FIRE-RESISTANT CONSTRUCTION

GARAGE OPENING PROTECTION

GARAGE SEPARATION

WALL CONSTRUCTION

BELOW A HABITABLE SPACE.

PRESSURE TREATED CONSTRUCTION

ROOF ASSEMBLIES AND STRUCTURES

ROOF ACCESS AND FALL PROTECTION

FOUNDATION WALLS SHALL BE PRESSURE TREATED.

PER SECTION IRC R807.1. INSULATE THE REMOVABLE HATCH

FOUNDATION WALL

EXTERIOR WALL

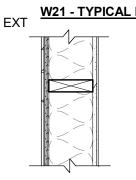
ATTIC ACCESS

ROOF FLASHINGS

UNDER-STAIR PROTECTION

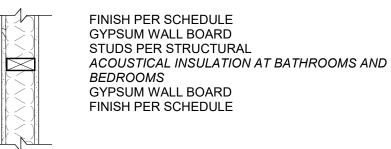
DRAINAGE MAT

W21 - TYPICAL EXTERIOR WALL



-SIDING PER ELEVATIONS -WRB - WEATHER RESISTIVE BARRIER -SHEATHING PER STRUCTURAL -2X6 STUDS PER STRUCTURAL -R-21 BATT INSULATION -GYPSUM WALL BOARD -PVA PRIMER BELOW 1 PERM -FINISH PER SCHEDULE

W2 - TYPICAL INTERIOR PARTITION



W6 - TYPICAL INTERIOR SHEAR WALL FINISH PER SCHEDULE GYPSUM WALL BOARD STUDS PER STRUCTURAL ACOUSTICAL INSULATION AT BATHROOMS AND BEDROOMS

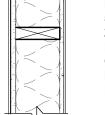
NOTE: OMIT GYP AT CRAWLSPACE

SHEATHING PER STRUCTURAL

GYPSUM WALL BOARD

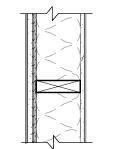
FINISH PER SCHEDULE

W5 - TYPICAL INTERIOR GARAGE WALL



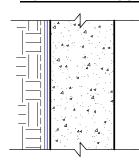
PVA PRIMER EXCEEDING 1 PERM 5/8" TYPE 'X' GYPSUM BOARD 2X6 STUDS PER STRUCTURAL R-21 BATT INSULATION GYPSUM WALL BOARD PVA PRIMER EXCEEDING 1 PERM FINISH PER SCHEDULE

W7 - TYPICAL INTERIOR GARAGE SHEAR WALL



PVA PRIMER EXCEEDING 1 PERM 5/8" TYPE 'X' GYPSUM BOARD SHEATHING PER STRUCTURAL 2X6 STUDS PER STRUCTURAL R-21 BATT INSULATION GYPSUM WALL BOARD PVA PRIMER EXCEEDING 1 PERM FINISH PER SCHEDULE

W3 - TYPICAL FOUNDATION WALL



WATERPROOFING CAST IN PLACE CONCRETE WALL

1 View Name

(A8.888) **1/8" = 1'-0"**

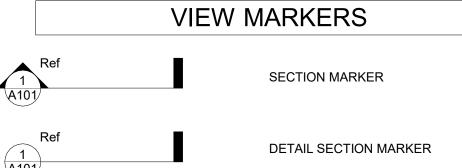
DRAWING TITLES

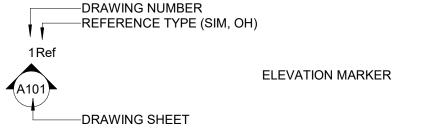
-DETAIL NUMBER

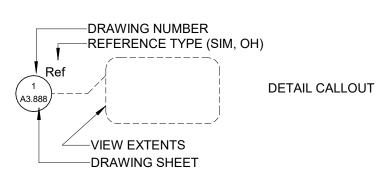
-DRAWING SCALE

-DRAWING SHEET

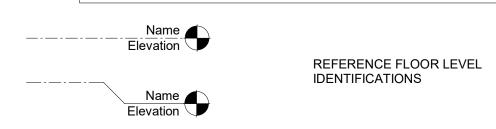
-VIEW TITLE



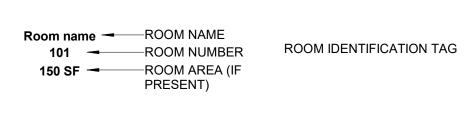


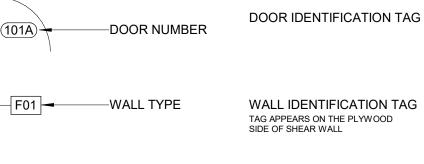


DRAWING SYMBOLS



ITEM TAGS

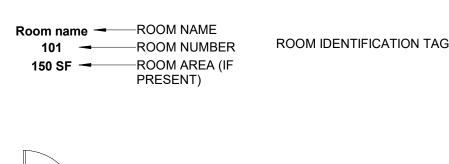




-WINDOW NUMBER WINDOW IDENTIFICATION TAG



SYMBOLS LEGEND 1/8" = 1'-0"



-RISE PER 12" RUN

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O M

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8040 **O**

REVISION HISTORY DATE SUBMISSION 08-24-2023

AS NOTED

PERMIT

BETWEEN WALLS AND ROOF OPENINGS AT PENETRATION OF UTILITY SERVICES

ALL OTHER OPENINGS IN THE BUILDING

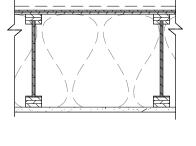
R4 - TYPICAL PATIO ROOF

16" OC STANDING SEAM METAL ROOF PANEL CLIPS PER MANUF. FELT UNDERLAYMENT SHEATHING PER STRUCTURAL RAFTERS PER STRUCTURAL GYPSUM CEILING BOARD PVA PRIMER EXCEEDING 1 PERM EXTERIOR FINISH

F1 - TYPICAL LOWER FLOOR ABOVE CRAWLSPACE



F2 - TYPICAL UPPER FLOOR



11 7/8" TJI JOISTS PER STRUCTURAL R-38 BATT INSULATION AT GARAGE INTERIOR FINISH

5" CONCRETE PER STRUCTURAL 4" CRUSHED GRAVEL, COMPACTED

PROVIDE MINIMUM 20 MINUTE OR 1 3/8 "SOLID CORE DOORS WITH SELF-CLOSING DEVICES BETWEEN THE ATTACHED GARAGE AND THE DWELLING.

SEPARATE THE ATTACHED GARAGE FROM THE DWELLING UNIT AND ITS ATTIC AREA BY MINIMUM 5/8" GYPSUM BOARD APPLIED TO THE GARAGE

SIDE. GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED BY NOT LESS THAN 5/8" TYPE X GYPSUM BOARD. STRUCTURE SUPPORTING

PROVIDE MINIMUM 1/2" GYPSUM BOARD ON ALL WALLS, UNDER-STAIRSURFACES, OR ANY SOFFITS IN ENCLOSED ACCESSIBLE UNDER-STAIR SPACES

PROVIDE FIRE BLOCKING IN CONCEALED WALL SPACES OF STUD WALLS AND PARTITIONS VERTICALLY AT CEILING AND FLOOR LEVELS, AT 10 FEET

MAX. HORIZONTALLY, AND AT ALL INTERCONNECTIONS OF CONCEALED VERTICAL AND HORIZONTAL SPACES. FIRE BLOCK CONCEALED SPACES

UNDER THE STAIRS ARE UNFINISHED. FIRE STOP WITH NON-COMBUSTIBLE MATERIALS IN OPENINGS AROUND A VENTS, PIPES, DUCTS, CHIMNEYS,

BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF RUN AND BETWEEN STUDS AND IN LINE WITH THE RUN OF THE STAIRS IF THE WALLS

FOUNDATIONS TO BE CAST IN PLACE CONCRETE MINIMUM 6" THICK, BUT PER STRUCTURAL. ON THE CRAWL SPACE SIDE NFPA 286 FOAMED IN

PLACE INSULATION SHALL BE APPLIED TO A MINIMUM THICKNESS TO ACHIEVE R-15 PER MANUF. WHERE OPEN FLOOR BAY IS ABOVE, EXTEND

PROVIDE 3" THICK BATT INSULATION AT ALL BATHROOM, TOILET ROOM, AND POWDER ROOM WALLS AND AS NOTED ON PLANS. PROVIDE SOUND

ATTENUATION BLANKETS AT ALL BATHROOM, TOILET ROOM, AND POWDER ROOM FLOORS AND CEILINGS WHEN THESE ROOMS OCCUR ABOVE OR

FOAMED IN PLACE INSULATION TO A THICKNESS OF R-21 AT RIM JOIST. RETAIN PRODUCT SPECIFICATION FOR BUILDING INSPECTOR.

NEW EXTERIOR WALLS TO BE 2X6 WOOD STUDS AT 16" O.C. UNLESS INDICATED OTHERWISE ON PLANS. PROVIDE R-21 MINIMUM CAVITY

TREAT CUT ENDS, NOTCHES, AND DRILLED HOLES IN PRESSURE TREATED WOOD PER AWPA M4. STRUCTURAL ANCHORS INTO PRESSURE

TREATED SHALL BE GALVANIZED OR STAINLESS STEEL. ALL WOOD (INCLUDING POSTS AND BEAMS) IN DIRECT CONTACT WITH CONCRETE

PROVIDE AN ACCESS OPENING NOT LESS THAN 22 INCHES BY 30 INCHES TO ANY ATTIC AREA GREATER THAN 30 SQ. FT. AND HAVING A CLEAR

HEIGHT OF OVER 30 INCHES. A 30-INCH MINIMUM CLEAR HEADROOM IN THE ATTIC SPACE SHALL BE PROVIDED AT OR ABOVE THE ACCESS OPENING

PROVIDE ROOF FLASHING AT WALL AND ROOF INTERSECTIONS, AT GUTTERS, WHEREVER THERE IS A CHANGE IN ROOF SLOPE OR DIRECTION AND

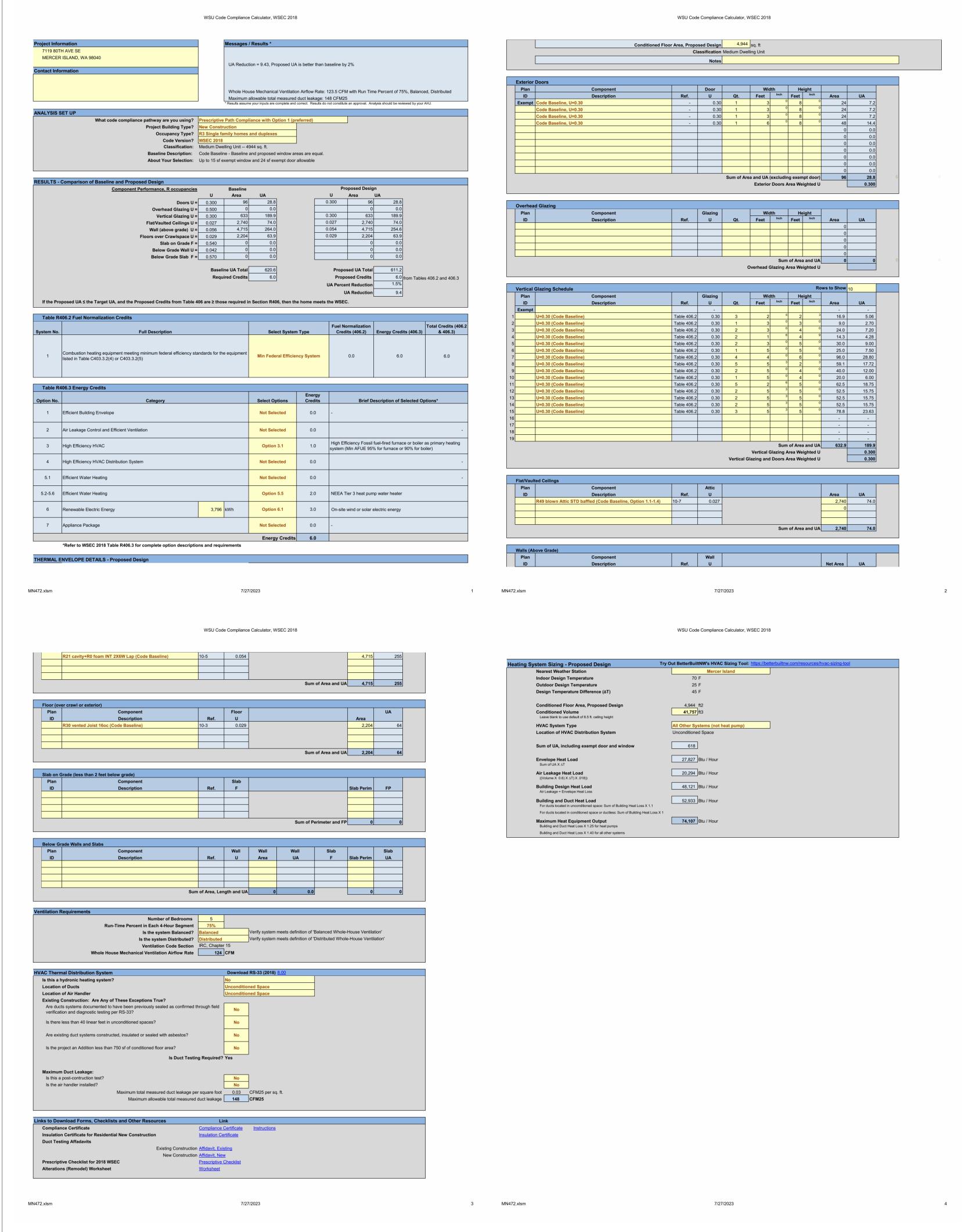
PROVIDE 2 36" WIDE ROOF ACCESS POINTS TO HIGHEST RIDGE AND ALSO TO SOLAR PANELS. ALL ROOFS AND ALL SIDES OF ROOFS, SHALL HAVE

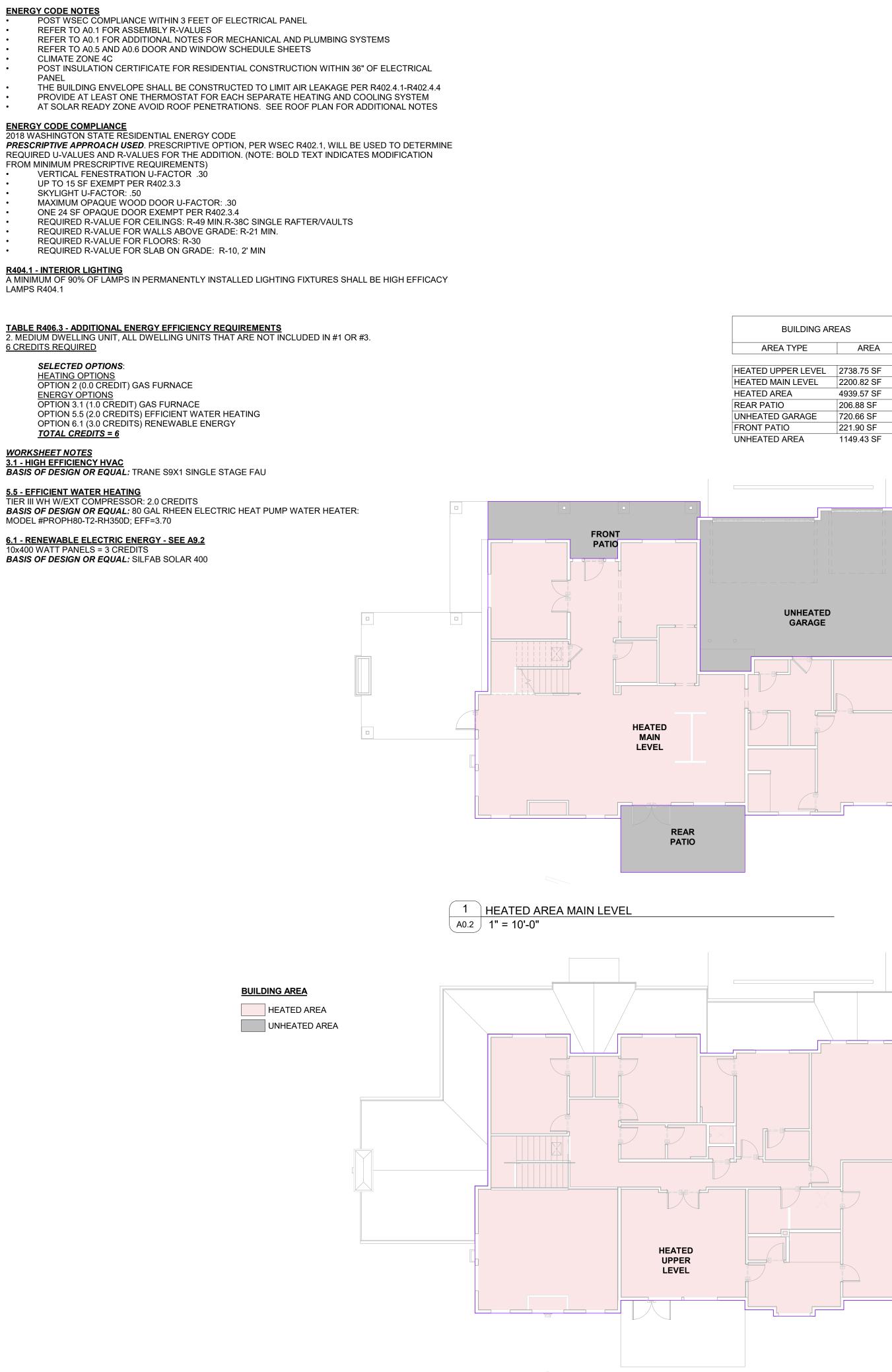
INSTALLATION REQUIREMENTS. COORDINATE BLOCKING AND ANCHORAGE REQUIREMENTS WITH STRUCTURAL ENGINEER. COORDINATE WITH

LOW PROFILE, VISUALLY MINIMAL, PERMANENT ROOF ANCHORS. ANCHOR DIRECTLY TO PRIMARY STRUCTURE AND ADHERE TO MANUFACTURERS

AROUND ROOF OPENINGS. WHERE FLASHING IS OF METAL, THE METAL SHALL BE CORROSION RESISTANT WITH A THICKNESS OF NOT LESS THAN 26

DUCTS PENETRATING THE WALLS OR CEILING BETWEEN THE GARAGE AND DWELLING SHALL BE OF MINIMUM NO. 26 GAGE SHEET STEEL AND SHALL





2 HEATED AREA UPPER LEVEL

A0.2 1" = 10'-0"

C U S T O M H O M E S

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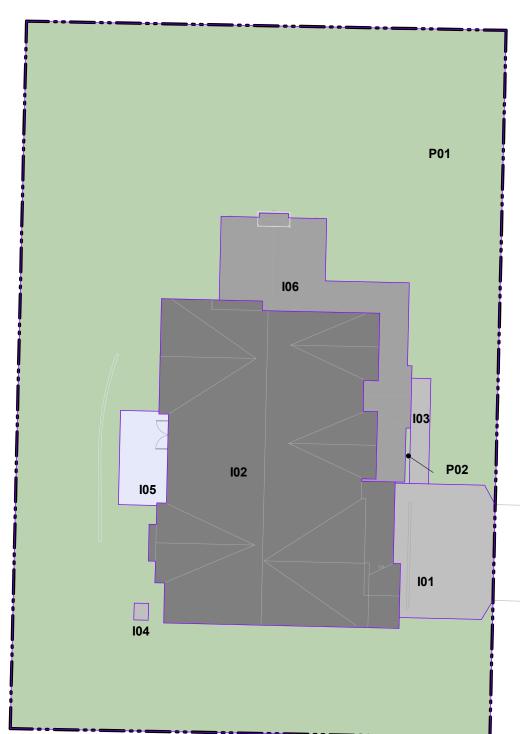
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DATE: 08-24-2023

DATE: 08-24-2023
SCALE: AS NOTED
SET TYPE:

PERMIT

A0.2



A6 LOT COVERAGE A0.3 1" = 20'-0"

102	STRUCTURE WITH ROOF OVERHANG	3110.92 SF	21.1%
106	COVERED PATIO	772.93 SF	5.2%
COVERE	D	3883.85 SF	26.3%
I01	DRIVEWAY	560.72 SF	3.8%
103	WALKWAY	87.83 SF	0.6%
104	EQUIPMENT PAD	10.50 SF	0.1%
105	UNCOVERED PATIO	194.08 SF	1.3%
HARDSC	APE	853.14 SF	5.8%
P01	PERVIOUS	10004.35 SF	67.8%
P02	PERVIOUS	11.56 SF	0.1%
YARD		10015.91 SF	67.9%
TOTAL:		14752.90 SF	100.0%

LOT AREA: 14,753 SF 40% COVERAGE ALLOWABLE: 5,901 SF PER 19.02.010.F.3

NOTE: LOT SLOPE IS < 15% (300.9' - 292.2' = 8.7' / 147.53' = $0.05 \rightarrow 5\%$)

TOTAL IMPERVIOUS COMPLIES, UNDER 40% COVERAGE

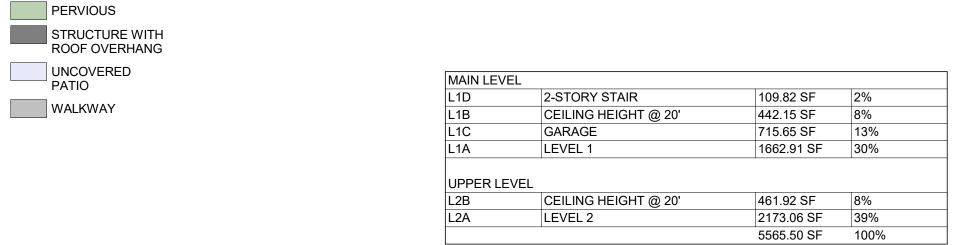


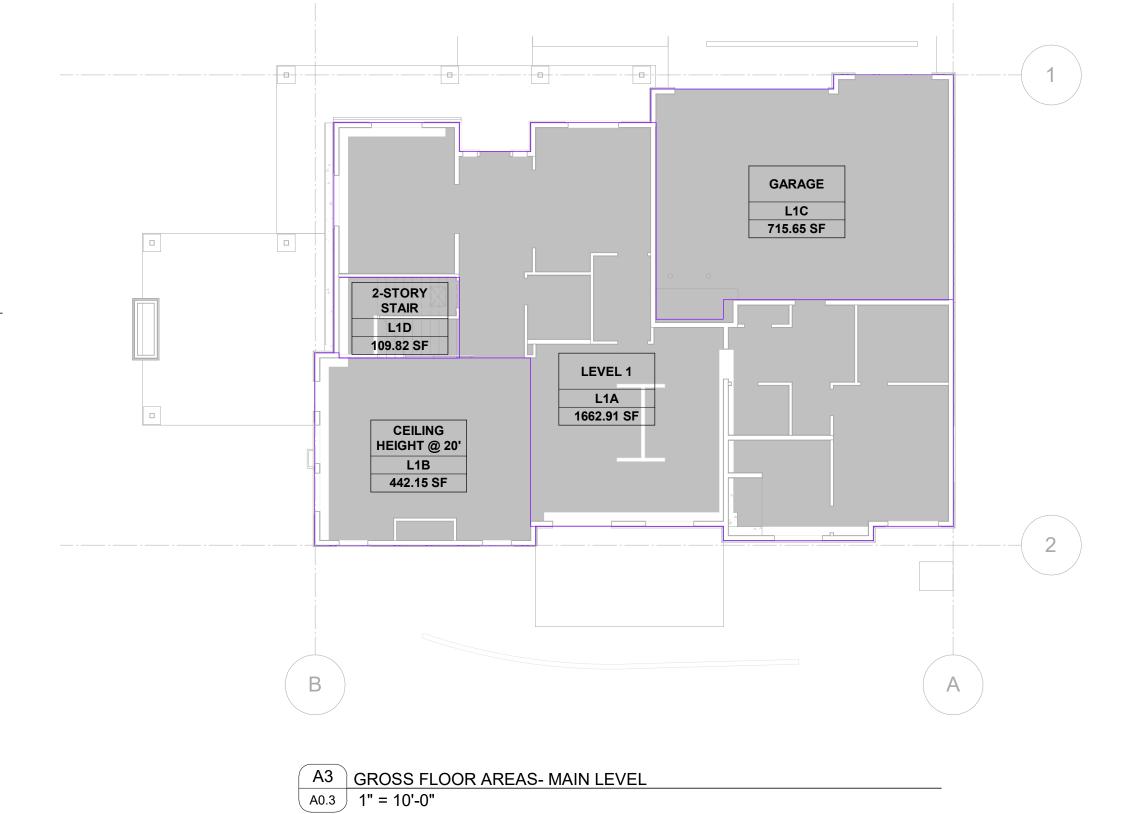
LEGEND

COVERED PATIO

EQUIPMENT PAD

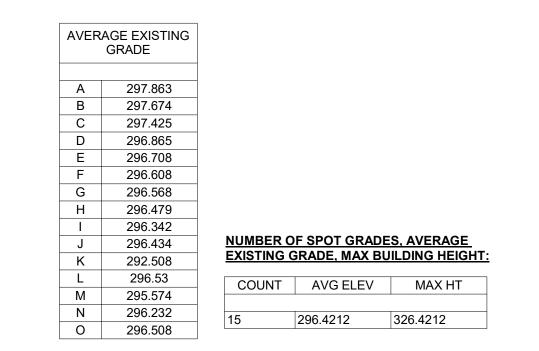
DRIVEWAY

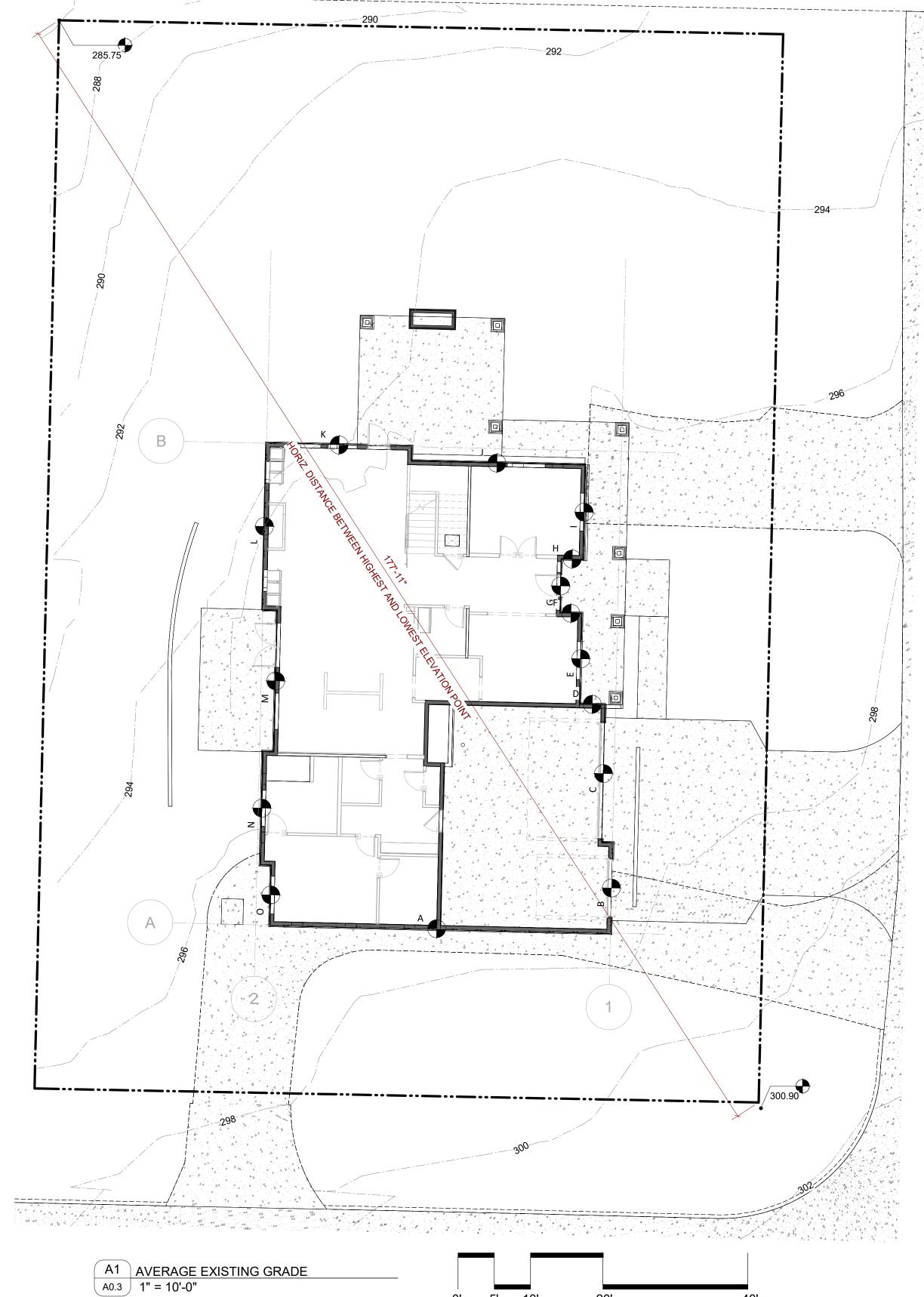






A2	GROSS FLOOR AREAS- UPPER LEVEL
	1" = 10'-0"





0' 5' 10'

20'



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98040 80T MERCER

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ZONING

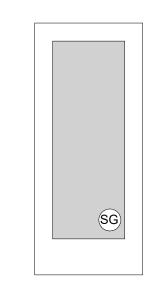
A0.3

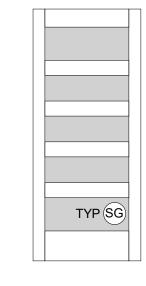
							<u> </u>	DOOR SCHEDULE	
DOOR			DOOR PANE						
		PANE	L TYPE	PANEL DIMENSION		IS			
NUMBER	# OF PNLS	PANEL 1	PANEL 2		DTH PANEL 2 H		LAZING NOTES	NOTES	CURRENT REV
	11420	TANCET	17WLL Z	TANCET	174422 11		10120	Notes	CONNEIVITAEV
MAIN LEVEL	4	DNII ECAC MD	T	21.01		01.011		EDONT DOOD CATIN FTOU OLACS NOTES 2 2 4 5 0 44	
101A	1 4	PNL.E51G.WD		3'-0"		8'-0" SG	,	FRONT DOOR, SATIN ETCH GLASS, NOTES 2, 3, 4, 5, 8 ,11	
101B	1	PNL.F.WD	DNII E WD	2'-8"		8'-0"			
102A	2	PNL.F.WD	PNL.F.WD	2'-6"		8'-0"		OAOED ODENING	
103A	0	PNL.NP		8'-0"		8'-0"		CASED OPENING	
104A	1	PNL.F.WD		2'-8"		8'-0"		OAOED ODENING	
105A	0	PNL.NP		3'-0"		8'-0"		CASED OPENING	
105B	0	PNL.NP		3'-0"		8'-0"		CASED OPENING	
106	1	PNL.E51G.WD		3'-0"		8'-0"			
107A	2	PNL.FG.WD	PNL.FG.WD	3'-0"		8'-0" SG)	REAR PATIO DOOR, NOTES 2, 3, 4, 5, 11	
108A	0	PNL.NP		3'-0"		8'-0"		CASED OPENING	
108B	1	PNL.F.WD		2'-8"		8'-0"			
109A	1	PNL.F.WD		2'-8"		8'-0"			
110A	1	PNL.F.WD		2'-8"		8'-0"			
111A	1	PNL.F.WD		2'-8"		8'-0"			
112A	1	PNL.F.WD		2'-8"		8'-0"			
113A	1	PNL.F.WD		3'-0"		8'-0"		INTERIOR GARAGE DOOR, NOTE 1. PROVIDE SMOKE SEAL. EXEMPT FROM WSEC CALC PER R402.3.4	
113B	1	PNL.HG1.STL : 2 PNL		8'-0"		8'-0" SG	3	GARAGE DOOR, SATIN ETCH GLASS	
113C	1	PNL.HG1.STL : 4 PNL		16'-0"		8'-0" SG	3	GARAGE DOOR, SATIN ETCH GLASS	
UPPER LEVEL									
201A	1	PNL.F.WD		2'-8"	T T	6'-8"			
201A 201B	1	PNL.F.WD		2'-8"		6'-8"			
202A	1	PNL.F.WD		2'-8"		6'-8"			
202A 202B	1	PNL.F.WD		2'-8"		6'-8"			
203A	1	PNL.F.WD		2'-8"		6'-8"			
203A 203B	1	PNL.F.WD		2'-8"		6'-8"			
204A	1	PNL.F.WD		2'-8"		6'-8"			
204A 205A	1	PNL.F.WD		2'-8"		6'-8"			
206A 206A	1	PNL.F.WD		2'-8"		6'-8"			
	1	PNL.F.WD		2'-8"		6'-8"			
207A	2		PNL.F.WD	2'-6"					
208A	2	PNL.F.WD	FINL.F.VVD			6'-8"			
208B	1	PNL.F.WD		2'-8"		6'-8" 6'-8"			
209A	1	PNL.F.WD		2'-8"					
210A	1	PNL.F.WD		2'-8"		6'-8"			
210B	1 4	PNL.F.WD		2'-8"		6'-8"		LAUNDDV	
211A	1	PNL.F.WD		3'-0"		6'-8"		LAUNDRY	
212A	1	PNL.F.WD		2'-8"		6'-8"			

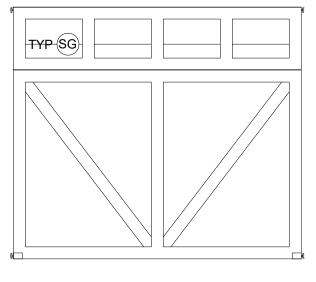
- DOOR NOTES

 1. OPENINGS BETWEEN THE GARAGE AND RESIDENCE SHALL BE SOLID WOOD DOORS NOT LESS THAN 1-3/8" OR 20 MIN FIRE-RATED DOORS WITH SELF CLOSING HINGES PER IRC R302.5.1. DOOR MUST BE LABELED BY MANUF.
- ALL DOORS WITH GLAZING SHALL BE SAFETY GLASS PER IRC R308.4.1. INDICATED AS SG ALL EXTERIOR DOORS SHALL BE NFRC CERTIFIED
- ALL EXTERIOR DOORS SHALL HAVE A LOCKING DEVICE PER R329.3
- ALL EXTERIOR DOORS SHALL HAVE A U-VALUE AS STATED ON ENERGY CODE COMPLIANCE SHEET A0.2
- VERIFY RO DIMENSIONS WITH MANUF
- ALL INTERIOR DOORS SHALL BE SOLID PAINT GRADE
 INSTALL OBSERVATION PORT ON EVERY BUILDING ENTRY DOOR OTHER THAN GARAGE DOORS. LOCATE NOT LESS THAN 54" AND NOT MORE THAN 66" FROM THE FLOOR PER R329.2
- JAMB AT ENTRY DOOR SHALL BE MIN 6" FROM ADJACENT WALL AT HINGE SIDE INTERIOR DOOR TRIM SHALL BE 1X4 MDF, PAINTED UNO
- PROVIDE R-10 AT EXTERIOR HEADERS
- EACH DWELLING UNIT TO HAVE 1 EGRESS DOOR PER R311.2
 PROVIDE STOPS WHERE DOORS OPEN AGAINST AN ADJACENT WALL OR OTHER FEATURE (SHOWER)









PNL.F.WD
TYPICAL INTERIOR

PNL.FG.WD BACK PATIO, DEN

PNL.E51G.WD FRONT DOOR

OVERHEAD SECTIONAL GARAGE DOOR

1 DOOR ELEVATIONS A0.5 3/8" = 1'-0"

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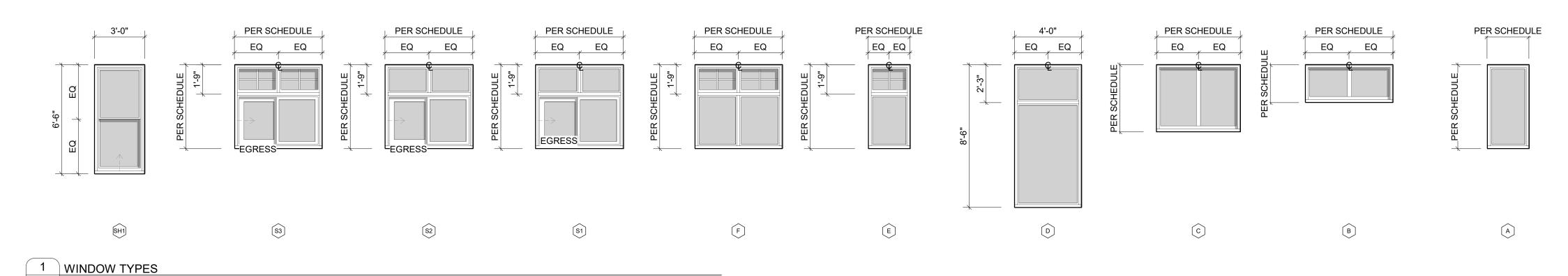
SCHEDULE

DOOR

REVISION HISTORY △ DATE SUBMISSION

08-24-2023 SCALE: AS NOTED

WINDOW SCHEDULE													
OVERALL WINDOW DIMENSIONS PLACEMENT													
Mark	TYPE	QUANTITY	DESCRIPTION	WIDTH	HEIGHT	HEAD HEIGHT	SILL HEIGHT	AREA	U-VALUE	UA-VALUE	GLASS TYPE	EGRESS	COMMENTS
IN LEVEL													
1A	A	1	FIXED	1'-6"	4'-9"	8'-0"	3'-3"	7.13 SF	0.28	2.00 SF			SAFETY GLASS
1B	Α		FIXED	1'-6"	4'-9"	8'-0"	3'-3"	7.13 SF	0.28	2.00 SF			SAFETY GLASS
2A	F	1	FIXED	5'-3"	5'-0"	8'-0"	3'-0"	26.25 SF	0.28	7.35 SF			
2B	S1		SLIDING	5'-3"	5'-0"	8'-0"	3'-0"	26.25 SF	0.28	7.35 SF		EGRESS	SAFETY GLASS
A	F		FIXED	5'-3"	5'-0"	8'-0"	3'-0"	26.25 SF	0.28	7.35 SF			
6A	A		FIXED	4'-0"	6'-0"	8'-0"	2'-0"	24.00 SF	0.28	6.72 SF			
В	A		FIXED	4'-0"	6'-0"	8'-0"	2'-0"	24.00 SF	0.28	6.72 SF			
6C	A		FIXED	3'-0"	4'-0"	8'-0"	4'-0"	12.00 SF	0.28	3.36 SF			
3D	A		FIXED	3'-0"	4'-0"	8'-0"	4'-0"	12.00 SF	0.28	3.36 SF			+
'A	В		FIXED	5'-0"	4'-0"	8'-0"	4'-0"	20.00 SF	0.28	5.60 SF			+
)A	S1		SLIDING	5'-3"	5'-0"	8'-0"	3'-0"	26.25 SF	0.28	7.35 SF		EGRESS	SAFETY GLASS
)B	В		FIXED	5'-3"	2'-3"	8'-0"	5'-9"	11.81 SF	0.28	3.31 SF		LOILLOO	O, II ETT GEAGG
2A	С		FIXED	5'-0"	4'-0"	8'-0"	4'-0"	20.00 SF	0.28	5.60 SF			SAFETY GLASS
	<u> </u>	I	TIALD	3-0	4 -0	0-0	4-0	20.00 31	0.20	3.00 31			SALETT GLASS
PER LEVEL													
С	Α	1	FIXED	3'-0"	3'-0"	8'-6"	5'-6"	9.00 SF	0.28	2.52 SF			
F	Α	1	FIXED	4'-0"	6'-0"	8'-6"	2'-6"	24.00 SF	0.28	6.72 SF			
3	Α	1	FIXED	4'-0"	6'-0"	8'-6"	2'-6"	24.00 SF	0.28	6.72 SF			
H	Α	1	FIXED	3'-0"	5'-0"	8'-6"	3'-6"	15.00 SF	0.28	4.20 SF			
	Α	1	FIXED	5'-0"	5'-0"	8'-6"	3'-6"	25.00 SF	0.28	7.00 SF			
3J	Α		FIXED	3'-0"	5'-0"	8'-6"	3'-6"	15.00 SF	0.28	4.20 SF			
Α	S3		SLIDING	5'-3"	5'-0"	8'-0"	3'-0"	26.25 SF	0.28	7.35 SF		EGRESS	SAFETY GLASS
A	S3		SLIDING	5'-3"	5'-0"	8'-0"	3'-0"	26.25 SF	0.28	7.35 SF		EGRESS	SAFETY GLASS
2B	A		FIXED	2'-6"	2'-3"	8'-0"	5'-9"	5.63 SF	0.28	1.58 SF		20.1200	0, 11 21 1 32, 133
.В :В	В		FIXED	5'-3"	2'-3"	8'-0"	5'-9"	11.81 SF	0.28	3.31 SF			
2C	A		FIXED	2'-6"	2'-3"	8'-0"	5'-9"	5.63 SF	0.28	1.58 SF			
IA	S3		SLIDING	5'-3"	5'-0"	8'-0"	3'-0"	26.25 SF	0.28	7.35 SF		EGRESS	SAFETY GLASS
			FIXED	2'-6"	2'-3"	8'-0"	5'-9"	5.63 SF		1.58 SF		LGINLOO	SALETT GLASS
5A 7A	E		FIXED	2'-6"	5'-0"	8'-0"	3'-0"	12.50 SF	0.28 0.28	3.50 SF			
7B	E		FIXED	2'-6"	5'-0"	8'-0"	3'-0"	12.50 SF	0.28	3.50 SF			
C	E		FIXED	2'-6"	5'-0"	8'-0"	3'-0"	12.50 SF	0.28	3.50 SF			
'D	E		FIXED	2'-6"	5'-0"	8'-0"	3'-0"	12.50 SF	0.28	3.50 SF			
Α	S2		SLIDING	5'-3"	5'-0"	8'-0"	3'-0"	26.25 SF	0.28	7.35 SF		EGRESS	SAFETY GLASS
В	S2		SLIDING	5'-3"	5'-0"	8'-0"	3'-0"	26.25 SF	0.28	7.35 SF		EGRESS	SAFETY GLASS
BE	E		FIXED	2'-6"	5'-0"	8'-0"	3'-0"	12.50 SF	0.28	3.50 SF			
)A	В	1	FIXED	5'-0"	4'-0"	8'-0"	4'-0"	20.00 SF	0.28	5.60 SF			
)A	В	1	FIXED	5'-3"	2'-3"	8'-0"	5'-9"	11.81 SF	0.28	3.31 SF			
OB .	В	1	FIXED	5'-3"	2'-3"	8'-0"	5'-9"	11.81 SF	0.28	3.31 SF			
С	В	1	FIXED	5'-3"	2'-3"	8'-0"	5'-9"	11.81 SF	0.28	3.31 SF			



DOOR SCHEDULE (GLAZED) DOOR DOOR PANELS PANEL DIMENSIONS PANEL TYPE WIDTH GLAZING PANEL 2 PANEL 1 PANEL 2 HEIGHT THICKNESS UNDERCUT FINISH 1 MANUF NOTES CPD AREA DOOR U-VALUE UA VALUE HW SET DESCRIPTION NUMBER REVISION NUMBER NUM OF PNLS PANEL 1 MAIN LEVEL 7.20 SF FRONT DOOR, SATIN ETCH GLASS, NOTES 2, 3, 4, 5, 8,11 101A PNL.E51G.WD 24.00 SF PNL.FG.WD PNL.FG.WD 3'-0" REAR PATIO DOOR, NOTES 2, 3, 4, 5, 11 107A 8'-0" 1 3/4" 48.00 SF 0.3 14.40 SF 107A Paint 113B 113B PNL.HG1.STL: 1 3/4" By manuf. 64.00 SF 0.3 19.20 SF GARAGE DOOR, SATIN ETCH GLASS 8'-0" 8'-0" 2 PNL PNL.HG1.STL: 16'-0" 128.00 SF 0.3 38.40 SF GARAGE DOOR, SATIN ETCH GLASS 113C 1 3/4" By manuf.

79.20 SF

4 PNL

WINDOW NOTES

1. ONE WINDOW PER BEDROOM SHALL MEET EGRESS CODE REQUIREMENTS PER IRC R310.1

INSTALL FLANGED WINDOWS PER AAMA METHOD B

SAFETY GLAZING TO BE PROVIDED PER IRC R308 AND AS INDICATED ON PLANS AND SCHEDULE ALL HAZARDOUS GLAZING LOCATIONS SHALL COMPLY WITH IRC 308.4

SKYLIGHTS SHALL COMPLY WITH IRC 308.6

WINDOW FALL PROTECTION SHALL BE PROVIDED AT OPERABLE WINDOWS WITH A SILL BELOW 24" ABOVE FLOOR AND A HEAD ABOVE 72" PER IRC R312.2. WINDOWS AND GLASS DOORS TO BE NFRC CERTIFIED AND LABELED BY MANUF.

WINDOWS LABELED AS EXEMPT IN U-FACTOR COLUMN ARE LOCATED IN UNHEATED AREAS AND ARE EXEMPT PER WSEC

REFER TO SHEET A0.2 FOR ENERGY CODE NOTES AND AVERAGE U-VALUE PROVIDE R-10 AT HEADERS

ELEVATIONS BELOW SHOWN FROM EXTERIOR, REVIEW BUILDING ELEVATIONS AND REVIEW WINDOWS FOR MIRRORED TYPES

OPERABLE WINDOWS AT UPPER LEVEL SHALL BE MIN 24" FROM SILL TO FLOOR

GLAZING NOTES

GLAZING SHALL BE IN ACCORDANCE WITH IRC SECTION R308.

LOCKING DEVICES SHALL BE PROVIDED ON ALL SLIDING DOORS AND OPENING WINDOWS AND COMPLY WITH R329.3 EXTERIOR GLAZING. ALL EXTERIOR WALL GLAZING SHALL BE DOUBLE-GLAZED AND COMPLY WITH WAC 51-11 AS WELL AS DESIGNED TO WITHSTAND WIND PER R301.2.1.

SAFETY GLAZING. PROVIDE IN AREAS SUBJECT TO HUMAN IMPACT PER SECTION R308.1 & R308.4. SUCH HAZARDOUS LOCATIONS INCLUDE: GLAZING IN FIXED AND OPERABLE PANELS OF SWINGING, SLIDING, OR BI-FOLDING DOOR ASSEMBLIES.

GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24-INCH ARC OF THE DOOR IN A CLOSED POSITION AND WHOSE BOTTOM EDGE IS LESS THAN 60 INCHES ABOVE THE FLOOR OR WALKING SURFACE UNLESS THERE IS A PERMANENT INTERVENING BARRIER, IT IS ADJACENT TO THE FIXED PANEL OF A PATIO DOOR, OR DECORATIVE GLAZING.

GLAZING IN DOORS AND ENCLOSURES FOR BATHTUBS AND SHOWERS. GLAZING IN AN PART OF A BUILDING WALL ENCLOSING THESE COMPARTMENTS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS 60 INCHES MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE.

GLAZING WITHIN 60" OF THE BOTTOM TREAD OF A STAIRWAY IN ANY DIRECTION

GLAZING LESS THAN 36" ABOVE PLANE OF ADJACENT STAIRWAYS, LANDINGS, RAMPS WITHIN 36" OF A WALKING SURFACE

GLAZING IN AN INDIVIDUAL OR FIXED PANEL THAT MEETS ANY OF THE FOLLOWING CONDITIONS:

EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SQUARE FEET.

BOTTOM EDGE LESS THAN 18 INCHES ABOVE THE FLOOR. TOP EDGE GREATER THAN 36 INCHES ABOVE THE FLOOR.

ONE OR MORE WALKING SURFACES WITHIN 36 INCHES HORIZONTALLY OF THE GLAZING.

- ALL GLAZING IN RAILINGS, REGARDLESS OF AN AREA OR HEIGHT ABOVE WALKING SURFACE. INCLUDED ARE STRUCTURAL BALUSTER PANELS AND NONSTRUCTURAL I FILL PANELS. GLAZING IN WALLS AND FENCES ENCLOSING INDOOR AND OUTDOOR SWIMMING POOLS, HOT TUBS, AND SPAS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE A WALKING SURFACE AND WITHIN 60 INCHES HORIZONTAL OF
- GLAZING ADJACENT TO STAIRWAYS, LANDINGS, AND RAMPS WITHIN 36 INCHES HORIZONTALLY OF A WALKING SURFACE WHEN THE EXPOSED SURFACE OF THE GLASS IS LESS THAN 60 INCHES ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE GLAZING ADJACENT TO STAIRWAYS WITHIN 60 INCHES HORIZONTALLY OF THE BOTTOM TREAD OF A STAIRWAY IN ANY DIRECTION WHEN THE EXPOSED SURFACE OF THE GLASS IS LESS THAN 60 INCHES ABOVE THE NOSE OF THE TREAD.

EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A MINIM NET CLEAR OPENING OF 5.7 SQ. FT. EXCEPT GRADE FLOOR OPENINGS SHALL BE 5 SQ. FT MINIMUM. THE MINIMUM NET CLEAR OPENING HEIGHT DIMENSION SHALL BE 24" AND THE MINIMUM NET CLEAR OPENING WIDTH DIMENSION SHALL BE 20" PER IRC SECTION R310. T SILL OF THE OPENING SHALL BE NOT MORE THAN 44 INCHES ABOVE THE FLOOR. PROVIDE ONE EGRESS WINDOW PER BEDROOM



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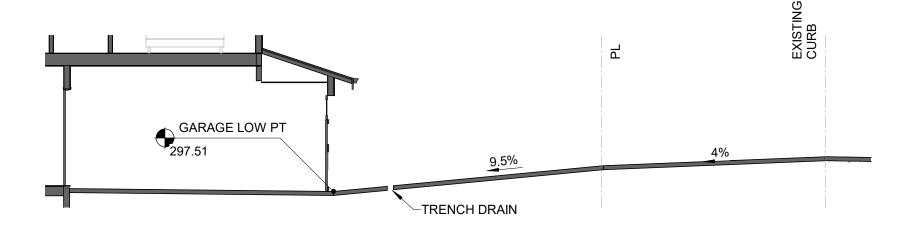
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DATE:		08-24-2023
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3 DRIVEWAY SECTION A1.1 1/8" = 1'-0"

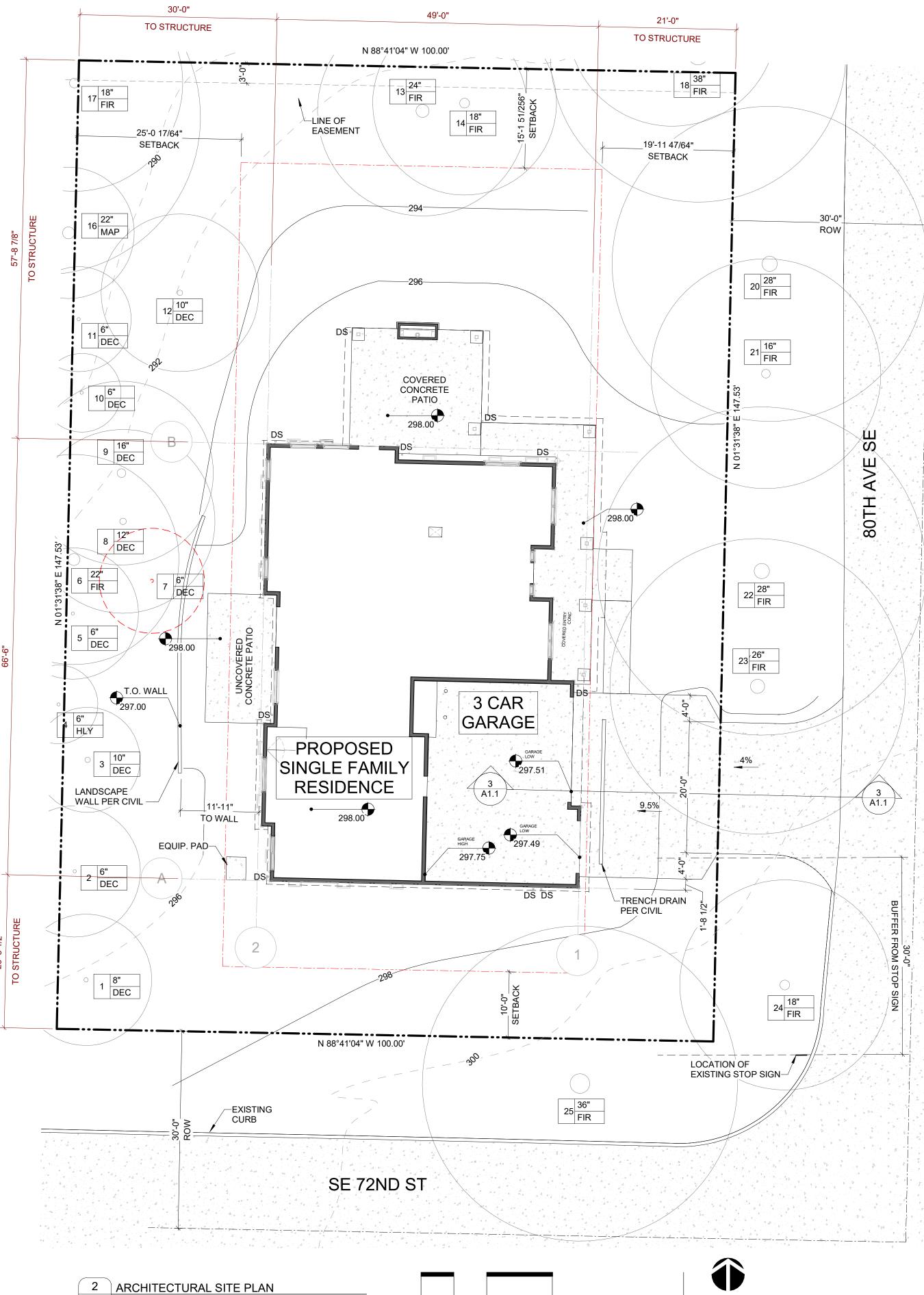
	TREE	TRUNK		
TREE #	SPECIES	DIAMETER	TREE STATUS	>24"
7	DEC	6"	REMOVED	No
	DEC	8"	RETAINED	No
1			· · · · · · · · · · · · · · · · · · ·	
2	DEC	6"	RETAINED	No
3	DEC	10"	RETAINED	No
5	DEC	6"	RETAINED	No
6	FIR	22"	RETAINED	No
8	DEC	12"	RETAINED	No
9	DEC	16"	RETAINED	No
10	DEC	6"	RETAINED	No
11	DEC	6"	RETAINED	No
12	DEC	10"	RETAINED	No
13	FIR	24"	RETAINED	Yes
14	FIR	18"	RETAINED	No

TREE LEGEND

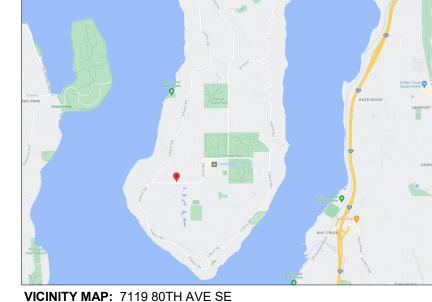
TREE TO BE REMOVED

TREE TO BE RETAINED

(o) NEW TREE



A1.1 \ 1" = 10'-0"



VICINITY MAP: 7119 80TH AVE SE

NFPA 13D SPRINKLER SYSTEM REQUIRED

SITE PLAN GENERAL NOTES

1. REFER TO SURVEY

2. REFER TO CIVIL SERIES FOR EROSION, PROPOSED STORM AND UTILITY CONNECTIONS, DRAINAGE DESIGN. 3. UNDER SEPARATE PERMIT BY GC. DEMOLISH EXISTING RESIDENCE, CONCRETE DRIVEWAY,

SHED/OUTBUILDINGS. 4. WORK COMPLETED WITHIN RIGHT OF WAY SHALL BE PER JURISDICTION CONSTRUCTION ROADWAY DESIGN STANDARDS. REFER TO CIVIL

SITE PLAN NOTES TO REVIEWER
THE ARCHITECTURAL SITE PLAN DOCUMENTS REQUIRED SITE PLAN ITEMS OF AN ARCHITECTURAL NATURE INCLUDING: PROPOSED BUILDING TYPE/LOCATION ON SITE, AVERAGE GRADE (WHICH DEVELOPS MAX BUILDING HEIGHT IN SECTIONS/ELEVATION), DRIVEWAY PROFILE, GREENSCAPE (WHERE REQ'D), LOT

COVERAGES, IMPERVIOUS COVERAGE, HOUSE MAIN

LEVEL ELEVATION, FAR, TREE CALCULATIONS

THE CIVIL SITE PLAN DOCUMENTS DESIGN ASPECTS WHICH SUPPORT THE ARCHITECTURE AND PROPOSED BUILDING: UTILITY LOCATIONS AND CONNECTIONS, TRENCHING AND ROADWAY DESIGN, EROSION CONTROL, CURB AND SIDEWALK DESIGN, STORM CONNECTIONS, SITE DRAINAGE, WASTE/SEWER CONNECTIONS, TREE PROTECTION, CUT/FILL CALCS, RETAINING WALL DESIGN AND HEIGHTS, FULL EXTENT OF WORK IN ROW.

THERE ARE OVERLAPS WITHIN THE DOCUMENTATION OF CIVIL AND ARCHITECTURAL SITE PLANS. BOTH TEAMS SHOW THE FOLLOWING DOCUMENTATION: DRIVEWAY DESIGN/SLOPING/DIMENSIONING, EXISTING AND NEW TOPOGRAPHY, ZONING SETBACKS, CC&R SETBACKS, CRITICAL AREA DELINEATION, EASEMENTS

PROJECT INFORMATION

HOME PROJECT 472, LLC 3009 112TH AVE NE, SUITE 100, BELLEVUE, WA 98004

OWNER CONTACT ERIC SADLER 425.429.6645 ESADLER@MNCUSTOM.COM

SITE ADDRESS 7119 80TH AVE SE MERCER ISLAND, WA 98040

PARCEL 915970-0050 ZONING R-9.6 MERCER ISLAND JURISDICTION SINGLE FAMILY RESIDENTIAL PRESENT USE PROPOSED USE SINGLE FAMILY RESIDENTIAL LOT AREA 14,753 SF (.34 ACRES) **LEGAL DESCRIPTION** LOT 6, BLOCK 2, WAMBA'S FIRST ADDITION TO MERCER ISLAND ACCORDING TO THE PLAT

THEREOF RECORDED IN VOLUME 55 OF PLATS, PAGE 54, RECORDS OF KING COUNTY, WASHINGTON SITUATED IN THE COUNTY OF KING, STATE OF WASHINGTON. DEVELOPMENT INFORMATION REFER TO SITE PLAN FOR DOCUMENTATION RELATING TO

LOT COVERAGE, FAR, GREENSPACE, IMPERVIOUS AREA,

PROJECT TEAM OWNER

HOME PROJECT 472, LLC 3009 112TH AVE NE, SUITE 100, BELLEVUE, WA 98004 ERIC SADLER 425.429.6645

AVERAGE GRADE CALCULATION, DRIVEWAY

GENERAL CONTRACTOR

PERMITS@MNCUSTOM.COM

MN CUSTOM HOMES 3009 112TH AVE NE, SUITE 100, BELLEVUE, WA 98004 KARL LEWIS 425.429.6645 KARL@MNCUSTOM.COM

SURVEYOR TERRANE 10801 MAIN STREET, SUITE 102, BELLEVUE, WA 98004 DANNY SLAGER 425.233.6088

TRUE

NORTH

DANNYS@TERRANE.NET CIVIL ENGINEER CE SOLUTIONS

102 NW CANAL ST, SEATTLE, WA 98107 DUFFY ELLIS 206.930.0342 DUFFY@CESOLUTIONS.US

STRUCTURAL ENGINEER MALSAM TSANG ENGINEERING 122 S JACKSON ST, SUITE 210, SEATTLE, WA 98104 WARREN CENT 206.789.6038

WARRENC@MALSAM-TSANG.COM GEOTECHNICAL ENGINEER SOUTH FORK GEOSCIENCES P.O. BOX 1275, NORTH BEND, WA 98045 ANDREW GLANDON 425-890-4858 ANDREW@SFGEO.COM



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SITE

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DATE SUBMISSION

DATE: 08-24-2023 SCALE: AS NOTED SET TYPE:

VENTILATION (CRAWLSPACE) PROVIDED COUNT AREA (TOTAL) MESH REDUCTION (25%) AREA (TOTAL 75%) DESCRIPTION CRAWLSPACE VENT- 14" X 7" 14 1372.00 in² 343.00 in² 1029.00 in²

VENTILATION REQUIRED

AREA VENTILATION REQUIRED CRAWLSPACE 2060.30 SF

FOUNDATION VENTS SHALL NOT INTERFERE WITH DIRECT LOAD PATH OF COLUMNS INSTALL 6 MIL BLACK POLYETHYLENE VAPOR RETARDER GROUND COVER LAPPED 12" PER IRC REQUIRED OPENINGS SHALL BE EVENLY PLACED TO PROVIDE CROSS VENTILATION ONE SIDE OF THE BUILDING SHALL BE PERMITTED TO HAVE NO VENTS

REFER TO LOCATING DIMENSION ON SITE PLAN FOR SW CORNER FOUNDATION STARTING POINT BOTTOM OF FOOTINGS ALIGN TYPICAL, COORDINATE FOOTING ELEV AT GARAGE. SEE NOTE. REFER TO STRUCTURAL DRAWINGS FOR DIMENSIONS NOT SHOWN AND OTHER CRITERIA

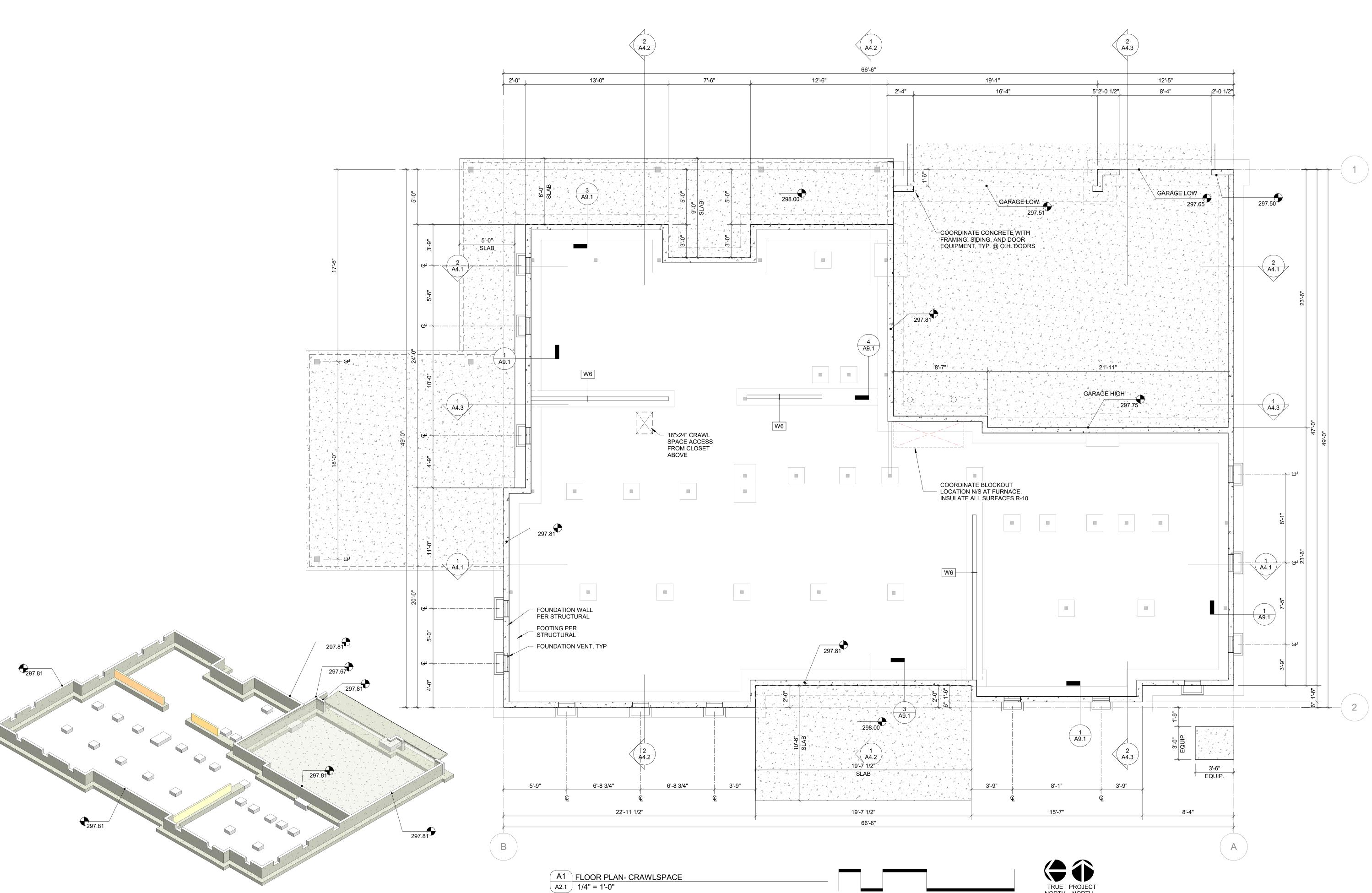
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REVISION HISTORY △ DATE 08-24-2023 AS NOTED **PERMIT**

A2.1



SAFETY GLAZING. PROVIDE IN AREAS SUBJECT TO HUMAN IMPACT PER SECTION R308.1 & R308.4. SUCH HAZARDOUS LOCATIONS INCLUDE: GLAZING IN FIXED AND OPERABLE PANELS OF SWINGING, SLIDING, OR BI-FOLDING DOOR ASSEMBLIES.

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- GLAZING IN DOORS AND ENCLOSURES FOR BATHTUBS AND
- GLAZING IN AN PART OF A BUILDING WALL ENCLOSING THESE COMPARTMENTS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS 60 INCHES MEASURED VERTICALLY ABOVE ANY
- STANDING OR WALKING SURFACE. GLAZING WITHIN 60" OF THE BOTTOM TREAD OF A STAIRWAY IN ANY
- GLAZING LESS THAN 36" ABOVE PLANE OF ADJACENT STAIRWAYS, LANDINGS, RAMPS WITHIN 36" OF A WALKING SURFACE <u>GLAZING IN AN INDIVIDUAL OR FIXED PANEL THAT MEETS ANY OF THE</u>
- **FOLLOWING CONDITIONS:** EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SQUARE
- BOTTOM EDGE LESS THAN 18 INCHES ABOVE THE FLOOR TOP EDGE GREATER THAN 36 INCHES ABOVE THE FLOOR.
- ONE OR MORE WALKING SURFACES WITHIN 36 INCHES HORIZONTALLY OF THE GLAZING.
- ALL GLAZING IN RAILINGS, REGARDLESS OF AN AREA OR HEIGHT ABOVE WALKING SURFACE. INCLUDED ARE STRUCTURAL BALUSTER PANELS AND NONSTRUCTURAL I FILL PANELS. GLAZING IN WALLS AND FENCES ENCLOSING INDOOR AND OUTDOOR SWIMMING POOLS, HOT TUBS, AND SPAS WHERE THE
- BOTTOM EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE A WALKING SURFACE AND WITHIN 60 INCHES HORIZONTAL OF THE
- GLAZING ADJACENT TO STAIRWAYS, LANDINGS, AND RAMPS WITHIN 36 INCHES HORIZONTALLY OF A WALKING SURFACE WHEN THE EXPOSED SURFACE OF THE GLASS IS LESS THAN 60 INCHES ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE
- GLAZING ADJACENT TO STAIRWAYS WITHIN 60 INCHES HORIZONTALLY OF THE BOTTOM TREAD OF A STAIRWAY IN ANY DIRECTION WHEN THE EXPOSED SURFACE OF THE GLASS IS LESS THAN 60 INCHES ABOVE THE NOSE OF THE TREAD.

WSEC AMENDMENTS TO IRC M1505. ALL FANS VENT TO OUTSIDE. MEET ALL REQUIREMENTS OF M1505 AND AMENDMENTS.

MINIMUM 50 CFM AT .25" WG

MINIMUM 100CFM INTERMITTENT, 30CFM CONT. RANGE HOOD OR DOWN DRAFT EXHAUST FAN RATED AT 100 CFM AT .10" WG MAY BE USED FOR EXHAUST FAN REQUIREMENT. FANS IN EXCESS OF 400CFM SHALL PROVIDE MAKE UP AIR.

LAUNDRY ROOM - WHOLE HOUSE MECHANICAL VENTILATION WHOLE HOUSE FAN MUST OPERATE 3 HRS IN ANY 4 HR PERIOD AND 18 HRS IN ANY 24 HR PERIOD.

WHOLE HOUSE VENTILATION USING EXHAUST FANS M1505.4.3 AIRFLOW RATE: 124 cfm

EGRESS AND STAIRS

PROVIDE 1/2 INCH GYP AT ENCLOSED AND ACCESSIBLE UNDERSTAIR SPACES - ALL SIDES. ALL STAIRS, HANDRAILS, AND GUARDRAILS SHALL

CONFORM TO IRC SECTION 311 AND 312 PROVIDE 1/2 INCH GYP AT ENCLOSED AND ACCESSIBLE UNDERSTAIR SPACES - ALL SIDES. ALL STAIRS, HANDRAILS, AND GUARDRAILS SHALL CONFORM TO IRC SECTION 311 AND 312

STAIRWAYS SHALL HAVE A CLEAR HEIGHT OF 80" ABOVE NOSING STAIRS SHALL COMPLY WITH R311.7: NOT LESS THAN 36" IN WIDTH, STAIRS SHALL HAVE A MINIMUM TREAD DEPTH OF 10" AND A MAXIMUM RISER HEIGHT OF 7 3/4" EGRESS OPENINGS

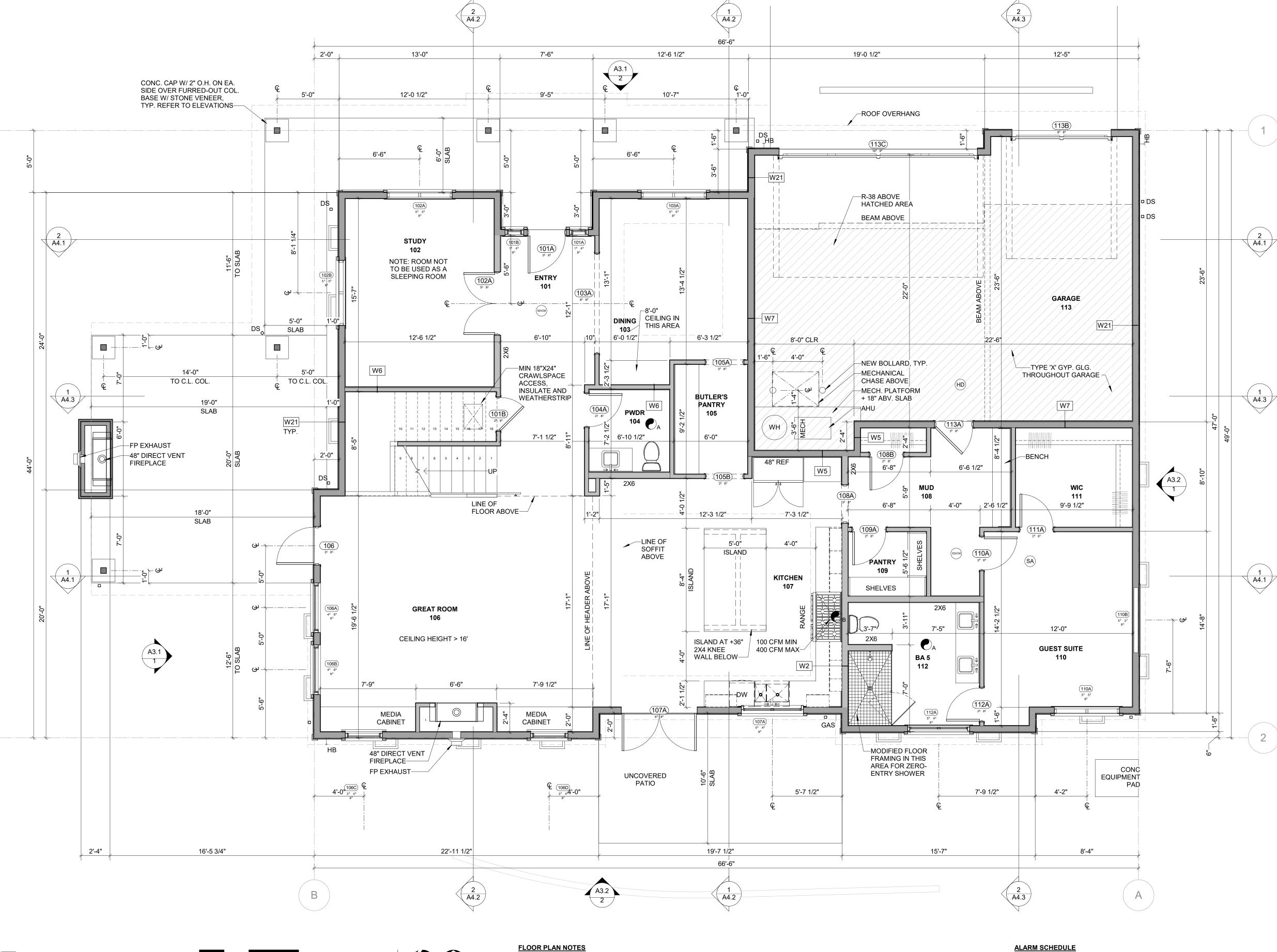
EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A MINIM NET CLEAR OPENING OF 5.7 SQ. FT. EXCEPT GRADE FLOOR OPENINGS SHALL BE 5 SQ. FT MINIMUM. THE MINIMUM NET CLEAR OPENING HEIGHT DIMENSION SHALL BE 24" AND THE MINIMUM NET CLEAR OPENING WIDTH DIMENSION SHALL BE 20" PER IRC SECTION R310. T SILL OF THE OPENING SHALL BE NOT MORE THAN 44 INCHES ABOVE THE FLOOR. PROVIDE ONE EGRESS WINDOW PER BEDROOM

PROVIDE AT LEAST ONE HANDRAIL AT EVERY STAIRWAY HAVING FOUR OR MORE RISERS. PROVIDE 2 HANDRAILS WHERE SHOWN ON PLANS. HANDRAILS SHALL BE CONTINUO THE FULL LENGTH OF THE FLIGHT FROM A POINT DIRECTLY ABOVE THE TOP RISER OF A FLIGHT A POINT DIRECTLY ABOVE THE LOWEST RISER OF THE FLIGHT AND SHALL BE RETURNED OR TERMINATE IN NEWEL POSTS. HANDRAILS ARE PERMITTED TO BE INTERRUPTED BY NEWEL POSTS AT THE TURN, AND MAY START OVER THE LOWEST TREAD.

HANDRAIL HEIGHT, MEASURED ABOVE STAIR TREAD NOSINGS, OR FINISH SURFACE OF RAM SLOPE, SHALL BE UNIFORM, NOT LESS THAN 34" AND NOT MORE THAN 38". HANDRAILS WITH CIRCULAR CROSS SECTION SHALL HAVE AN OUTSIDE DIAMETER OF AT LEAST 1.25" AND NOT GREATER THAN 2" OR SHALL PROVIDE EQUIVALENT GRASPABILITY. IF THE HANDRAIL IS NOT CIRCULAR, IT SHALL HAVE A PERIMETER DIMENSION OF AT LEAST 4" AND NOT GREATER THAN 6.25" WITH A MAXIMUM CROSS-SECTION DIMENSION OF 2.25".

GUARDS SHALL BE LOCATED ALONG OPEN-SIDED WALKING SURFACES. MEZZANINES, INDUSTRIAL EQUIPMENT PLATFORMS, STAIRWAYS, RAMPS AND LANDINGS WHICH ARE LOCATED MORE THAN 30" ABOVE THE FLOOR OR GRADE BELOW. GUARDS SHALL BE ADEQUATE IN STRENGTH AND ATTACHMENT IN ACCORDANCE WITH SECTION 1607.7. (IBC SEC. 1012.1) GUARDS WHOSE TOP RAIL ALSO SERVES AS A HANDRAIL SHALL HAVE A HEIGHT NOT LESS THAN 34" AND NOT MORE THAN 38" MEASURED VERTICALLY FROM THE LEADING EDGE OF THE STAIR TREAD NOSING. (IBC SEC. 1012.2)

OPEN GUARDS SHALL HAVE BALUSTERS OR ORNAMENTAL PATTERNS SUCH THAT A 4"-DIAMETER SPHERE CANNOT PASS THROUGH ANY OPENING UP TO A HEIGHT OF 34". FROM HEIGHT OF 34" TO 42" ABOVE THE ADJACENT WALKING SURFACES, A SPHERE 8" IN DIAMETER SHALL NOT PASS. EXCEPTIONS: THE TRIANGULAR OPENINGS FORMED BY THE RISER, TREAD AND BOTTOM RAIL AT THE OPEN SIDE OF A STAIRWAY SHALL BE OF A MAXIMUM SIZE SUCH THAT A SPHERE OF 6" IN DIAMETER CANNOT PASS THROUGH THE OPENING PER IRC SECTION R312



A1 | FLOOR PLAN- MAIN LEVEL A2.2 $\int 1/4" = 1'-0"$ 16' TRUE PROJECT NORTH

ALL DIMENSIONS ARE TO FACE OF CONCRETE, FACE OF FRAMING, UNLESS NOTED OTHERWISE ALL EXTERIOR WALLS ARE 2X6 AT 16" O.C. WITH R-21

- INSULATION UNLESS NOTED OTHERWISE ALL INTERIOR PARTITIONS ARE 2X4 UNLESS NOTED OTHERWISE SMOKE DETECTORS SHALL BE INSTALLED AND LOCATED PER IRC R315, CARBON MONOXIDE DETECTORS SHALL BE INSTALLED AND LOCATED PER IRC R315.
- DOORS NOT DIMENSIONED SHALL BE CENTERED OR LOCATED 4" AWAY FROM ADJACENT WALL AT HINGE SIDE WINDOWS NOT DIMENSIONED SHALL BE LOCATED TIGHT TO WALL CORNERS
- WHERE WALLS ARE NOT DIMENSIONED AT CORNERS, ALIGN FRAMING FOR CONT FACE OF GYP VENT ALL EXHAUST FANS AND HOODS TO THE EXTERIOR

THROUGH THE ROOF

THE RESIDENCE. A SEPARATE FIRE PERMIT IS REQUIRED.

NOTE: A NFPA 13D FIRE SPRINKLER SYSTEM IN COMPLIANCE WITH NFPA 13D AND COMI STANDARDS SHALL BE INSTALLED THROUGHOUT

- ALL HANDRAILS TO BE +36" AFF ALL GUARDRAILS TO BE +36" AFF
- PROVIDE ACOUSTICAL INSULATION AT ALL INTERIOR BATHROOM, POWDER ROOM, AND BEDROOMS WALLS AND ANY GRID LINES SHOWN ARE LOCATED TO FACE OF CONCRETE

AND FRAMING, UNO AT LOWER LEVEL, FACE OF FRAMING ALIGNS TO FACE OF FOUNDATION. NOTIFY DESIGNER OF DISCREPANCIES.

- ONE WINDOW PER BEDROOM SHALL MEET EGRESS CODE REQUIREMENTS PER IRC R310.1
- AT BATHTUBS AND SHOWERS, VERIFY THE RO NEEDED AND COORDINATE FRAMING LOCATIONS TO EQUIP WHERE DOWNSPOUTS FROM AN UPPER ROOF TRANSITION TO A LOWER ROOF PROVIDE SPLASH BLOCKS

110v INTERCONNECTED WITH BATTERY BACKUP. INSTALLED IN EACH FLOOR, IN EACH SLEEPING AREA, AND OUTSIDE EACH SEPARATE SLEEPING AREA. INSTALLED NOT LESS THAN 3 FEET FROM THE DOOR OF A BATH WHICH CONTAINS A TUB OR SHOWER UNLESS THIS PREVENTS PLACEMENT IN A REQUIRED LOCATION. EQUIPMENT TO BE LISTED WITH UL 217 AND TO COMPLY WITH

COMBINATION SMOKE ALARM AND CARBON MONOXIDE ALARM INSTALLED ON EACH FLOOR AND OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS, AND IN A BEDROOM THAT CONTAINS GAS FIREPLACE ION THE BEDROOM OR ADJACENT BATHROOM. MEET SMOKE ALARM REQUIREMENTS ABOVE. EQUIPMENT TO BE LISTED WITH UL 217

A HEAT DETECTOR OR HEAT ALARM TO BE INSTALLED IN A CENTRAL LOCATION IN THE GARAGE AND PER MANUF INSTRUCTIONS. EQUIPMENT TO BE LISTED AND TESTED FOR USE. HEAT DETECTORS AND ALARMS SHALL BE CONNECTED TO AN ALARM OR SMOKE ALARM INSTALLED IN THE DWELLING



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GLAZING SHALL BE IN ACCORDANCE WITH IRC SECTION R308. LOCKING DEVICES SHALL BE PROVIDED ON ALL SLIDING DOORS AND OPENING WINDOWS AND COMPLY WITH R329.3

EXTERIOR GLAZING. ALL EXTERIOR WALL GLAZING SHALL BE DOUBLE-GLAZED AND COMPLY WITH WAC 51-11 AS WELL AS DESIGNED TO WITHSTAND WIND PER R301.2.1.

- SAFETY GLAZING. PROVIDE IN AREAS SUBJECT TO HUMAN IMPACT PER SECTION R308.1 & R308.4. SUCH HAZARDOUS LOCATIONS INCLUDE: GLAZING IN FIXED AND OPERABLE PANELS OF SWINGING, SLIDING, OR BI-FOLDING DOOR ASSEMBLIES.
- GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24-INCH ARC OF THE DOOR IN A CLOSED POSITION AND WHOSE BOTTOM EDGE IS LESS THAN 60 INCHES ABOVE THE FLOOR OR WALKING SURFACE UNLESS THERE IS A PERMANENT INTERVENING BARRIER, IT IS ADJACENT TO THE FIXED PANEL OF A PATIO DOOR, OR DECORATIVE GLAZING.
- GLAZING IN STORM DOORS. GLAZING IN DOORS AND ENCLOSURES FOR BATHTUBS AND
- GLAZING IN AN PART OF A BUILDING WALL ENCLOSING THESE COMPARTMENTS WHERE THE BOTTOM EXPOSED EDGE OF THE
- STANDING OR WALKING SURFACE. GLAZING WITHIN 60" OF THE BOTTOM TREAD OF A STAIRWAY IN ANY

GLAZING IS 60 INCHES MEASURED VERTICALLY ABOVE ANY

GLAZING LESS THAN 36" ABOVE PLANE OF ADJACENT STAIRWAYS, LANDINGS, RAMPS WITHIN 36" OF A WALKING SURFACE

<u>GLAZING IN AN INDIVIDUAL OR FIXED PANEL THAT MEETS ANY OF THE</u>

- EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SQUARE
- BOTTOM EDGE LESS THAN 18 INCHES ABOVE THE FLOOR.
- TOP EDGE GREATER THAN 36 INCHES ABOVE THE FLOOR. ONE OR MORE WALKING SURFACES WITHIN 36 INCHES
- HORIZONTALLY OF THE GLAZING. ALL GLAZING IN RAILINGS, REGARDLESS OF AN AREA OR HEIGHT
- ABOVE WALKING SURFACE. INCLUDED ARE STRUCTURAL BALUSTER PANELS AND NONSTRUCTURAL I FILL PANELS. GLAZING IN WALLS AND FENCES ENCLOSING INDOOR AND
- OUTDOOR SWIMMING POOLS, HOT TUBS, AND SPAS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE A WALKING SURFACE AND WITHIN 60 INCHES HORIZONTAL OF THE
- GLAZING ADJACENT TO STAIRWAYS, LANDINGS, AND RAMPS WITHIN 36 INCHES HORIZONTALLY OF A WALKING SURFACE WHEN THE EXPOSED SURFACE OF THE GLASS IS LESS THAN 60 INCHES ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE
- GLAZING ADJACENT TO STAIRWAYS WITHIN 60 INCHES HORIZONTALLY OF THE BOTTOM TREAD OF A STAIRWAY IN ANY DIRECTION WHEN THE EXPOSED SURFACE OF THE GLASS IS LESS THAN 60 INCHES ABOVE THE NOSE OF THE TREAD.

EGRESS AND STAIRS

PROVIDE 1/2 INCH GYP AT ENCLOSED AND ACCESSIBLE UNDERSTAIR SPACES - ALL SIDES. ALL STAIRS, HANDRAILS, AND GUARDRAILS SHALL CONFORM TO IRC SECTION 311 AND 312

PROVIDE 1/2 INCH GYP AT ENCLOSED AND ACCESSIBLE UNDERSTAIR SPACES - ALL SIDES. ALL STAIRS, HANDRAILS, AND GUARDRAILS SHALL

STAIRWAYS SHALL HAVE A CLEAR HEIGHT OF 80" ABOVE NOSING STAIRS SHALL COMPLY WITH R311.7: NOT LESS THAN 36" IN WIDTH, STAIRS SHALL HAVE A MINIMUM TREAD DEPTH OF 10" AND A MAXIMUM RISER HEIGHT OF 7 3/4"

EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A MINIM NET CLEAR OPENING OF 5.7 SQ. FT. EXCEPT GRADE FLOOR OPENINGS SHALL BE 5 SQ. FT MINIMUM. THE MINIMUM NET CLEAR OPENING HEIGHT DIMENSION SHALL BE 24" AND THE MINIMUM NET CLEAR OPENING WIDTH DIMENSION SHALL BE 20" PER IRC SECTION R310. T SILL OF THE OPENING SHALL BE NOT MORE THAN 44 INCHES ABOVE THE FLOOR. PROVIDE ONE EGRESS WINDOW PER BEDROOM

PROVIDE AT LEAST ONE HANDRAIL AT EVERY STAIRWAY HAVING FOUR OR MORE RISERS. PROVIDE 2 HANDRAILS WHERE SHOWN ON PLANS. HANDRAILS SHALL BE CONTINUO THE FULL LENGTH OF THE FLIGHT FROM A POINT DIRECTLY ABOVE THE TOP RISER OF A FLIGHT A POINT DIRECTLY ABOVE THE LOWEST RISER OF THE FLIGHT AND SHALL BE RETURNED OR TERMINATE IN NEWEL POSTS. HANDRAILS ARE PERMITTED TO BE INTERRUPTED BY NEWEL POSTS AT THE TURN, AND MAY START OVER THE LOWEST TREAD.

HANDRAIL HEIGHT, MEASURED ABOVE STAIR TREAD NOSINGS, OR FINISH SURFACE OF RAM SLOPE, SHALL BE UNIFORM, NOT LESS THAN 34" AND NOT MORE THAN 38". HANDRAILS WITH CIRCULAR CROSS SECTION SHALL HAVE AN OUTSIDE DIAMETER OF AT LEAST 1.25" AND NOT GREATER THAN 2" OR SHALL PROVIDE EQUIVALENT GRASPABILITY. IF THE HANDRAIL IS NOT CIRCULAR, IT SHALL HAVE A PERIMETER DIMENSION OF AT LEAST 4" AND NOT GREATER THAN 6.25" WITH A MAXIMUM CROSS-SECTION DIMENSION OF 2.25".

GUARDS SHALL BE LOCATED ALONG OPEN-SIDED WALKING SURFACES. MEZZANINES, INDUSTRIAL EQUIPMENT PLATFORMS, STAIRWAYS, RAMPS AND LANDINGS WHICH ARE LOCATED MORE THAN 30" ABOVE THE FLOOR OR GRADE BELOW. GUARDS SHALL BE ADEQUATE IN STRENGTH AND ATTACHMENT IN ACCORDANCE WITH SECTION 1607.7. (IBC SEC. 1012.1) GUARDS WHOSE TOP RAIL ALSO SERVES AS A HANDRAIL SHALL HAVE A HEIGHT NOT LESS THAN 34" AND NOT MORE THAN 38" MEASURED VERTICALLY FROM THE LEADING EDGE OF THE STAIR TREAD NOSING. (IBC SEC. 1012.2)

OPEN GUARDS SHALL HAVE BALUSTERS OR ORNAMENTAL PATTERNS SUCH THAT A 4"-DIAMETER SPHERE CANNOT PASS THROUGH ANY OPENING UP TO A HEIGHT OF 34". FROM HEIGHT OF 34" TO 42" ABOVE THE ADJACENT WALKING SURFACES, A SPHERE 8" IN DIAMETER SHALL NOT PASS. EXCEPTIONS: THE TRIANGULAR OPENINGS FORMED BY THE RISER TREAD AND BOTTOM RAIL AT THE OPEN SIDE OF A STAIRWAY SHALL BE OF A MAXIMUM SIZE SUCH THAT A SPHERE OF 6" IN DIAMETER CANNOT PASS THROUGH THE OPENING PER IRC SECTION R312

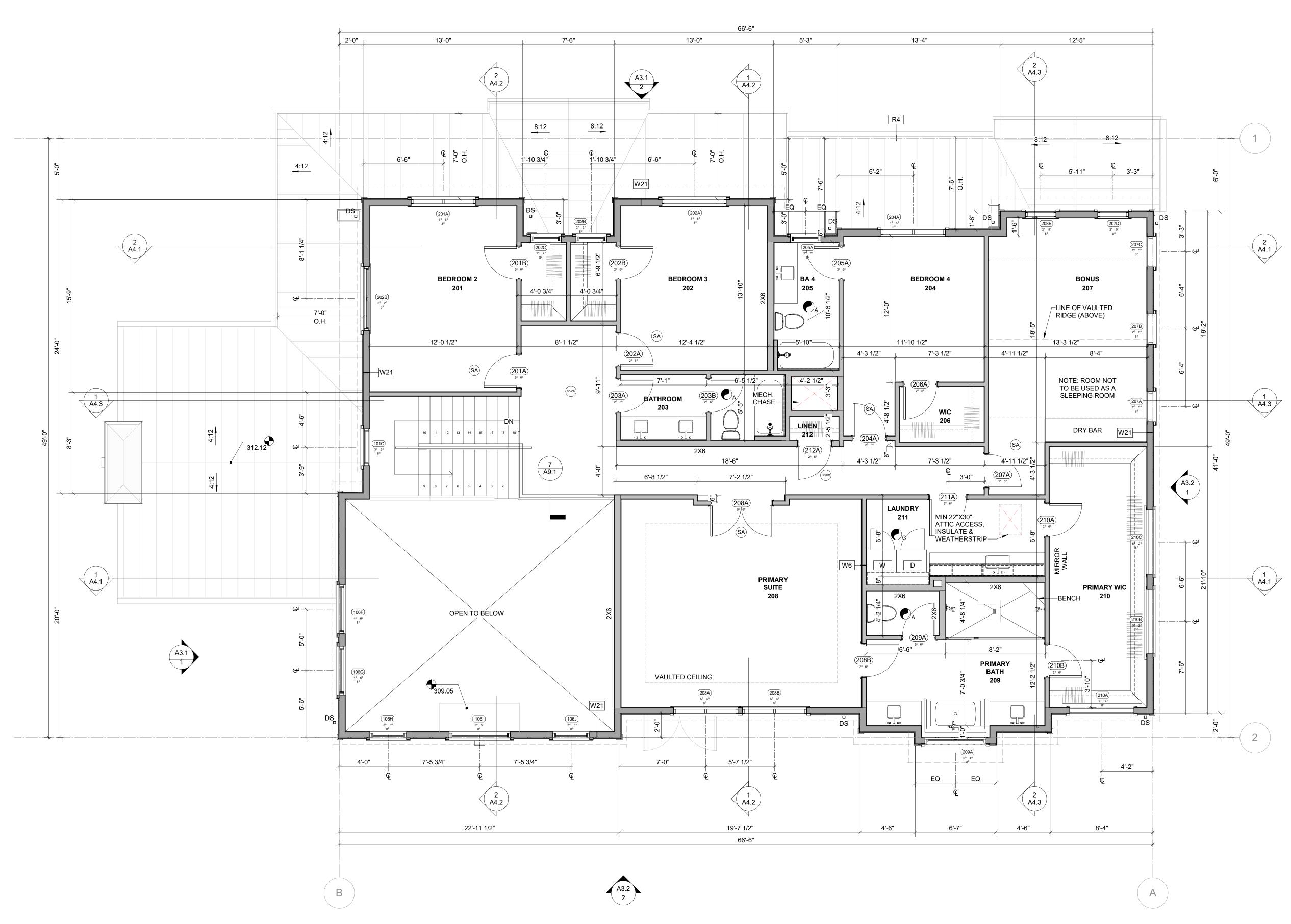
EXHAUST RATES WSEC AMENDMENTS TO IRC M1505. ALL FANS VENT TO OUTSIDE. MEET ALL REQUIREMENTS OF M1505 AND AMENDMENTS.



MINIMUM 100CFM INTERMITTENT, 30CFM CONT. RANGE HOOD OR DOWN DRAFT EXHAUST FAN RATED AT 100 CFM AT .10" WG MAY BE USED FOR EXHAUST FAN REQUIREMENT. FANS IN EXCESS OF 400CFM SHALL PROVIDE MAKE UP AIR.

LAUNDRY ROOM - WHOLE HOUSE MECHANICAL VENTILATION WHOLE HOUSE FAN MUST OPERATE 3 HRS IN ANY 4 HR PERIOD AND 18 HRS IN ANY 24 HR PERIOD.

WHOLE HOUSE VENTILATION USING EXHAUST FANS M1505.4.3 AIRFLOW RATE: 124 cfm



A1 FLOOR PLAN- UPPER LEVEL 16' TRUE PROJECT NORTH NORTH

FLOOR PLAN NOTES ALL DIMENSIONS ARE TO FACE OF CONCRETE, FACE OF

FRAMING, UNLESS NOTED OTHERWISE. ALL EXTERIOR WALLS ARE 2X6 AT 16" O.C. WITH R-21 INSULATION UNLESS NOTED OTHERWISE

ALL INTERIOR PARTITIONS ARE 2X4 UNLESS NOTED OTHERWISE

- SMOKE DETECTORS SHALL BE INSTALLED AND LOCATED PER IRC R315, CARBON MONOXIDE DETECTORS SHALL BE INSTALLED AND LOCATED PER IRC R315. DOORS NOT DIMENSIONED SHALL BE CENTERED OR LOCATED
- 4" AWAY FROM ADJACENT WALL AT HINGE SIDE WINDOWS NOT DIMENSIONED SHALL BE LOCATED TIGHT TO WALL CORNERS
- WHERE WALLS ARE NOT DIMENSIONED AT CORNERS, ALIGN FRAMING FOR CONT FACE OF GYP VENT ALL EXHAUST FANS AND HOODS TO THE EXTERIOR THROUGH THE ROOF

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

- ALL HANDRAILS TO BE +36" AFF ALL GUARDRAILS TO BE +36" AFF
- PROVIDE ACOUSTICAL INSULATION AT ALL INTERIOR BATHROOM, POWDER ROOM, AND BEDROOMS WALLS AND **FLOORS** ANY GRID LINES SHOWN ARE LOCATED TO FACE OF CONCRETE
- AND FRAMING, UNO AT LOWER LEVEL, FACE OF FRAMING ALIGNS TO FACE OF FOUNDATION. NOTIFY DESIGNER OF DISCREPANCIES. ONE WINDOW PER BEDROOM SHALL MEET EGRESS CODE
- REQUIREMENTS PER IRC R310.1 AT BATHTUBS AND SHOWERS, VERIFY THE RO NEEDED AND
- COORDINATE FRAMING LOCATIONS TO EQUIP WHERE DOWNSPOUTS FROM AN UPPER ROOF TRANSITION TO A LOWER ROOF PROVIDE SPLASH BLOCKS

ALARM SCHEDULE 2018 IRC 314 AND 315

110v INTERCONNECTED WITH BATTERY BACKUP. INSTALLED IN (\mathcal{Y}) EACH FLOOR, IN EACH SLEEPING AREA, AND OUTSIDE EACH SEPARATE SLEEPING AREA. INSTALLED NOT LESS THAN 3 FEET FROM THE DOOR OF A BATH WHICH CONTAINS A TUB OR SHOWER UNLESS THIS PREVENTS PLACEMENT IN A REQUIRED LOCATION. EQUIPMENT TO BE LISTED WITH UL 217 AND TO COMPLY WITH

COMBINATION SMOKE ALARM AND CARBON MONOXIDE ALARM INSTALLED ON EACH FLOOR AND OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS,

AND IN A BEDROOM THAT CONTAINS GAS FIREPLACE ION THE BEDROOM OR ADJACENT BATHROOM. MEET SMOKE ALARM REQUIREMENTS ABOVE. EQUIPMENT TO BE LISTED WITH UL 217 AND UL 2034

A HEAT DETECTOR OR HEAT ALARM TO BE INSTALLED IN A CENTRAL LOCATION IN THE GARAGE AND PER MANUF INSTRUCTIONS. EQUIPMENT TO BE LISTED AND TESTED FOR USE. HEAT DETECTORS AND ALARMS SHALL BE CONNECTED TO AN ALARM OR SMOKE ALARM INSTALLED IN THE DWELLING



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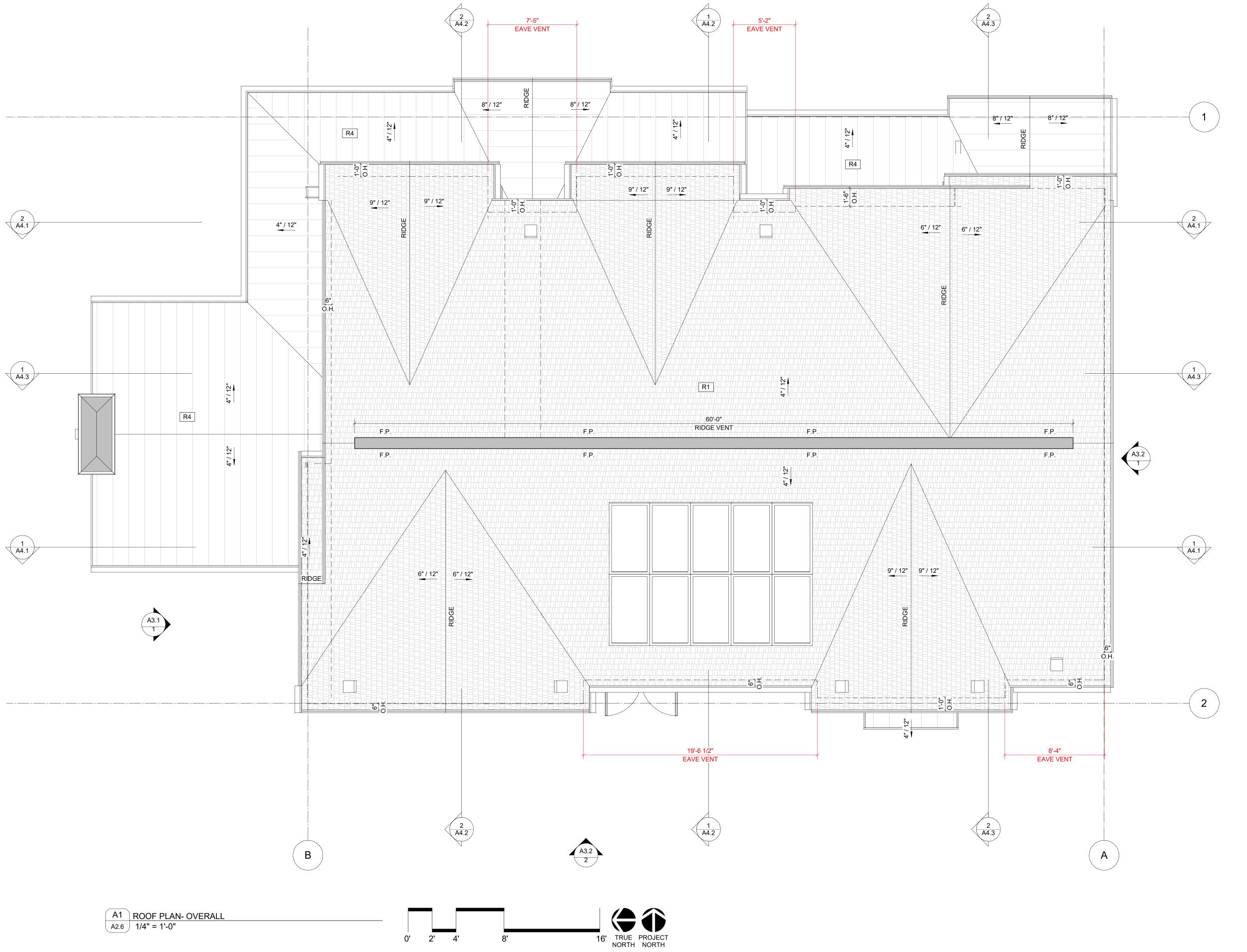
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- ROOF PLAN NOTES

 1. AT AREA SURROUNDING SOLAR PANELS/SOLAR ZONE PROVIDE MIN 36 INCHES CLEAR TO PLUMBING VENTS AND OTHER ELEMENTS ABOVE THE PLANE OF SHINGLES
- LOCATE PLUMBING AND RADON VENTS AT REAR OF HOUSE. TRANSITION IN ATTIC AS NEEDED. REFER TO
- VENT AREA IN PLAN. COMPOSITION SHINGLE ROOF AREAS TO BE MIN 4" IN
- 12" SLOPE ROOF SLOPE SHALL IN NO CASE BE LESS THAN 1/2" IN 12" AT ANY LOCATION
- REFER TO ROOF VENTILATION CALCS ON THIS SHEET FOR VENTING REQUIREMENTS
- WHERE PRESENT, CONTINUOUS SOFFITED EAVES SHALL HAVE 3/4" VENT STRIPS WITH A FREE AREA OF .065 SF PER LINEAL FOOT.
- PROVIDE (2) 36" WIDE ROOF ACCESS PATHWAYS TO HIGHEST RIDGE CLEAR OF VENTING AND OTHER APPURTENANCES FOR FIRE FIGHTER ACCESS
- INSTALL PERMANENT ANCHOR FOR FALL PROTECTION ON ALL ROOFS INCLUDING: LOWER ROOFS USED TO ACCESS UPPER ROOFS, HIGHEST RIDGE. PM TO COORDINATE LOCATION WITH INSTALLING SUB. ANCHOR TO PRIMARY STRUCTURE/TRUSS OR WALL. USE LOW PROFILE ANCHOR.

ROOF VENTILATION R806.2 - PROVIDE 1/300 OF THE VENTED SPACE

<u>AREA OF VENTED SPACE:</u> 2,740 SF / 300 SF = <u>9.01 SF OR 1,315 SQ IN REQ'D</u>

50% LOW VENTING REQUIRED

50% LOW VENTING REQUIRED: 657.5 SQ IN REQ'D $(1,315 \times 0.5 = 657.5)$

<u>EAVE VENT:</u> LENGTH OF PERIMETER VENTED EAVE: 40'-5" TOTAL VENT AREA OF EAVE VENT = 188 SQ IN $(4.71 \times 40 = 188.4)$

ROOF/JACK VENT: # OF ROOF JACKS REQUIRED: 7 ROOF JACKS (657.5 - 188 = 469.5 / 70 = 6.7)

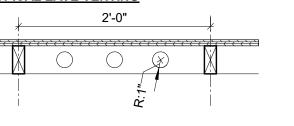
50% HIGH VENTING REQUIRED

50% HIGH VENTING REQUIRED: 657.5 SQ IN REQ'D $(1,315 \times 0.5 = 657.5)$

<u>RIDGE VENT:</u>
NET FREE AREA* = 15 SQ. IN. PER LIN. FT.
*BASIS OF DESIGN: OWENS CORNING 11" VENTSURE RIDGECAT TOTAL RIDGE VENT REQUIRED: 60'-0" (657.5 / 15 = 59.8)

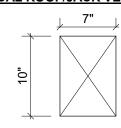
TOTAL RIDGE VENT PRÓVIDED: 60'-0"

TYPICAL EAVE VENTING



3.14 X 3 = 9.42 SQ IN PER 2' PERIMETER OR 4.71 SQ IN PER FOOT

TYPICAL ROOF/JACK VENT



70 SQ IN PER VENT

- SOLAR PANEL NOTES

 1. (10) 400W PANELS PROPOSED = 2 CREDITS
 2. BASIS OF DESIGN PANEL = SILFAB 400
 3. PANEL DIMENSION = 71"V X 40"W X 1.5"T PANEL WEIGHT = 42 LBS PER UNIT MAINTAIN 36" CLEAR TO VENTS AND OTHER
- APPURTENANCES REFER TO SOLAR DETAILS FOR ATTACHMENT METHODS AND DETAILS ON A9.2
- MAXIMUM PROJECTION OF SOLAR PANELS ABOVE SHINGLES = 6" SOLAR DESIGN PROFESSIONAL AND INSTALLER:
- KEVIN CHARAP MAD ENERGY NW NABCEP Certified Solar PV Installer
- NABCEP Certified PV Technical Sales 206-678-5720 FOOTPRINT OF SOLAR PANELS IS LESS THAN 33%
- TOTAL ROOF COVERAGE AND CLEARANCE TO RIDGES IS REDUCIBLE TO 18" PER IFC 1204.2.1. GAIN PRIOR APPROVAL FROM INSPECTOR AND MAINTAIN 36" CLEAR TO ALL VENTS.

NOTE: A BUILDING HEIGHT SURVEY IS REQUIRED PRIOR TO FINAL INSPECTION



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VE SE), WA 98040

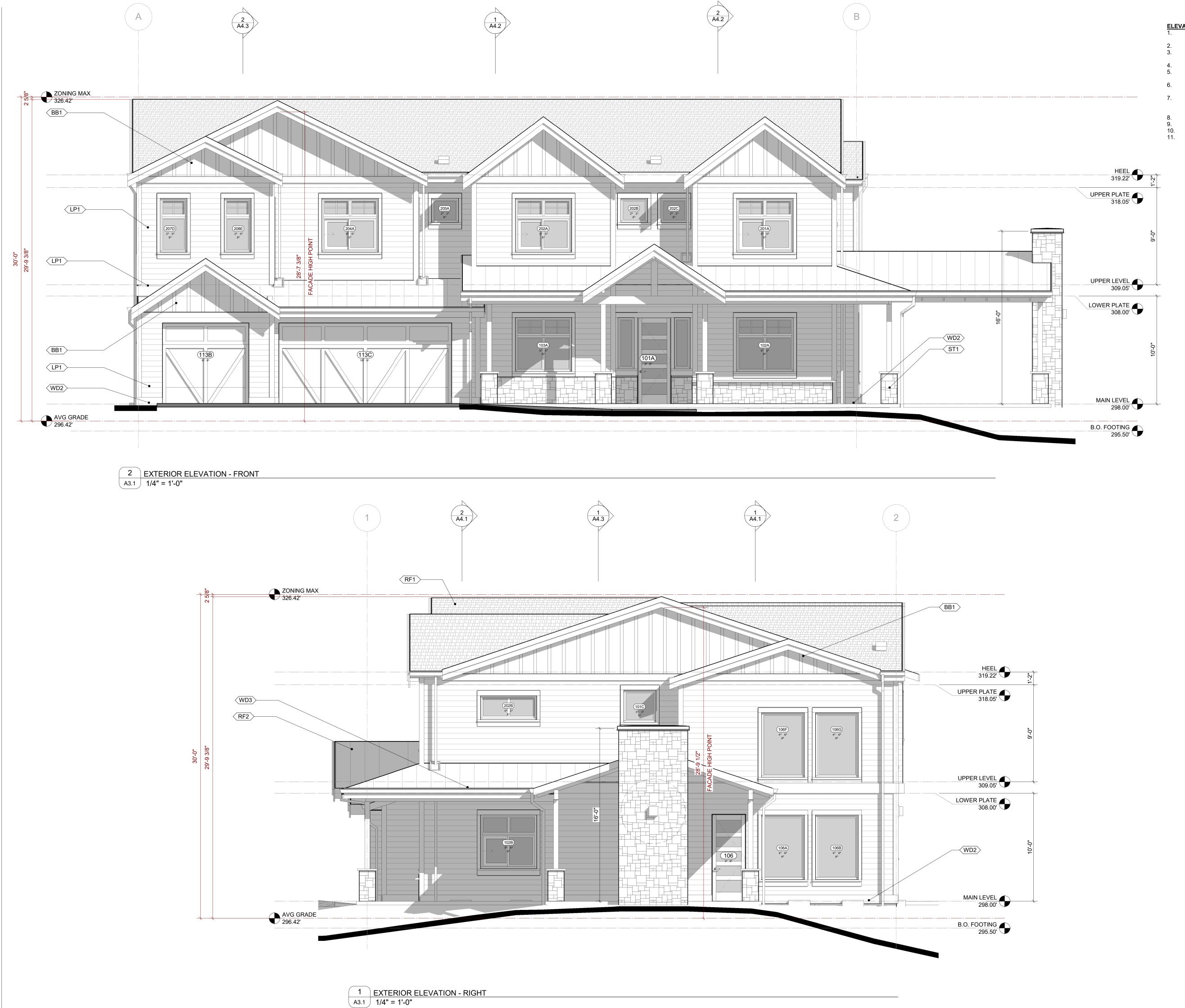
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7119 MERCER I

SUBMISSION △ **DATE**

08-24-2023 SCALE: AS NOTED SET TYPE:



- ELEVATION NOTES

 1. VERIFY SHEAR WALL NAILING AND HOLD DOWNS PER STRUCT PRIOR TO INSTALLING SIDING

 2. CAULK ALL EXTERIOR JOINTS AND PENETRATIONS

 3. PROVIDE CORROSION RESISTANT FLASHING AT EXTERIOR WALL ENVELOPE PER IRC R703.8
- PROVIDE FLASHINGS AT ROOF PENETRATIONS PER IRC R903.2 PROVIDE WEATHER STRIPPING AT ALL EXTERIOR AND GARAGE DOORS
- PROVIDE CONTINUOUS GUTTERS AND DOWNSPOUTS AT ALL
- ROOF EAVES WITHIN 5'-0" OF PROPERTY LINE TO HAVE FIRE BLOCKING FROM THE WALL TOP PLATE TO UNDER SIDE OF ROOF SHEATHING. IRC R302.1
 HOUSE NUMBER TO BE VISIBLE FROM THE STREET. MIN 6" HIGH
- PROVIDE EXTERIOR STAIRWAY ILLUMINATION PER IRC R308.8 SLOPE GRADE AWAY FROM RESIDENCE PER IRC 401.3 11. REFER TO A0.1 FOR ADDITIONAL NOTES

EXTERIOR ELEVATION MATERIALS						
TAG	DESCRIPTION					
BB1	1X3 BATTENS @ 24" OC COLOR 1					
DS1	PAINTED DOWNSPOUT TO MATCH SIDING COLOR					
LP1	6" LAP SIDING COLOR 1					
PL1	PANEL SIDING COLOR 1					
RF1	COMPOSITION SHINGLE ROOF					
RF2	STANDING SEAM METAL ROOF					
ST1	STONE VENEER SIDING					
WD1	2X8 WOOD TRIM TYP. COLOR 1					
WD2	2X10 WOOD TRIM TYP. COLOR 1					
WD3	2X12 WOOD TRIM TYP. COLOR 1					



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298.00'

- ELEVATION NOTES

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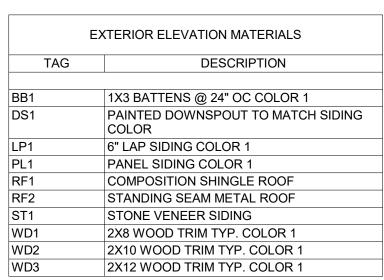
 2. CAULK ALL EXTERIOR JOINTS AND PENETRATIONS

 3. PROVIDE CORROSION RESISTANT FLASHING AT EXTERIOR WALL ENVELOPE PER IRC R703.8

 4. PROVIDE FLASHINGS AT ROOF PENETRATIONS PER IRC R903.2

 5. PROVIDE WEATHER STRIPPING AT ALL EXTERIOR AND GARAGE DOORS
- DOORS PROVIDE CONTINUOUS GUTTERS AND DOWNSPOUTS AT ALL
- ROOF EAVES WITHIN 5'-0" OF PROPERTY LINE TO HAVE FIRE BLOCKING FROM THE WALL TOP PLATE TO UNDER SIDE OF ROOF SHEATHING. IRC R302.1
 HOUSE NUMBER TO BE VISIBLE FROM THE STREET. MIN 6" HIGH
- PROVIDE EXTERIOR STAIRWAY ILLUMINATION PER IRC R308.8 SLOPE GRADE AWAY FROM RESIDENCE PER IRC 401.3 11. REFER TO A0.1 FOR ADDITIONAL NOTES

E	CTERIOR ELEVATION MATERIALS
TAG	DESCRIPTION
BB1	1X3 BATTENS @ 24" OC COLOR 1
DS1	PAINTED DOWNSPOUT TO MATCH SIDING COLOR
LP1	6" LAP SIDING COLOR 1
PL1	PANEL SIDING COLOR 1
RF1	COMPOSITION SHINGLE ROOF
RF2	STANDING SEAM METAL ROOF
ST1	STONE VENEER SIDING
WD1	2X8 WOOD TRIM TYP. COLOR 1
WD2	2X10 WOOD TRIM TYP. COLOR 1
WD3	2X12 WOOD TRIM TYP. COLOR 1



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A3.2

ZONING MAX 326.42' HEEL 319.22' UPPER PLATE 318.05' UPPER LEVEL 309.05' LOWER PLATE 308.00'

1 EXTERIOR ELEVATION - LEFT A3.2 1/4" = 1'-0"

2 EXTERIOR ELEVATION - REAR A3.2 1/4" = 1'-0"

В

BEDROOM 2

STUDY

C U S T O M
H O M E S

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SET TYPE: PERMIT

 $\begin{pmatrix} 2 \\ A4.3 \end{pmatrix}$ ZONING MAX 326.42' 11 A9.1 11 A9.1 #000000d#bd0000000000000000 PRIMARY SUITE 208 LAUNDRY PRIMARY WIC 210 211 **GREAT ROOM GUEST SUITE** MUD PANTRY KITCHEN 110 AVG GRADE 296.42' 1 OVERALL BUILDING SECTION II
A4.1 1/4" = 1'-0"

F2

BEDROOM 3

202

(2) A4.3)

BONUS

BEDROOM 4

GARAGE

2 OVERALL BUILDING SECTION I
A4.1 1/4" = 1'-0"

BA 4

205

ZONING MAX 326.42'

AVG GRADE 296.42'

24/2023 10:53:36 A

SECTION NOTES

- VERIFY SHEAR WALL NAILING AND HOLD DOWNS PER STRUCT PRIOR TO INSTALLING SIDING
 REFER TO ASSEMBLIES ON A0.1



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A4.2

- VERIFY SHEAR WALL NAILING AND HOLD DOWNS PER STRUCT PRIOR TO INSTALLING SIDING
 REFER TO ASSEMBLIES ON A0.1



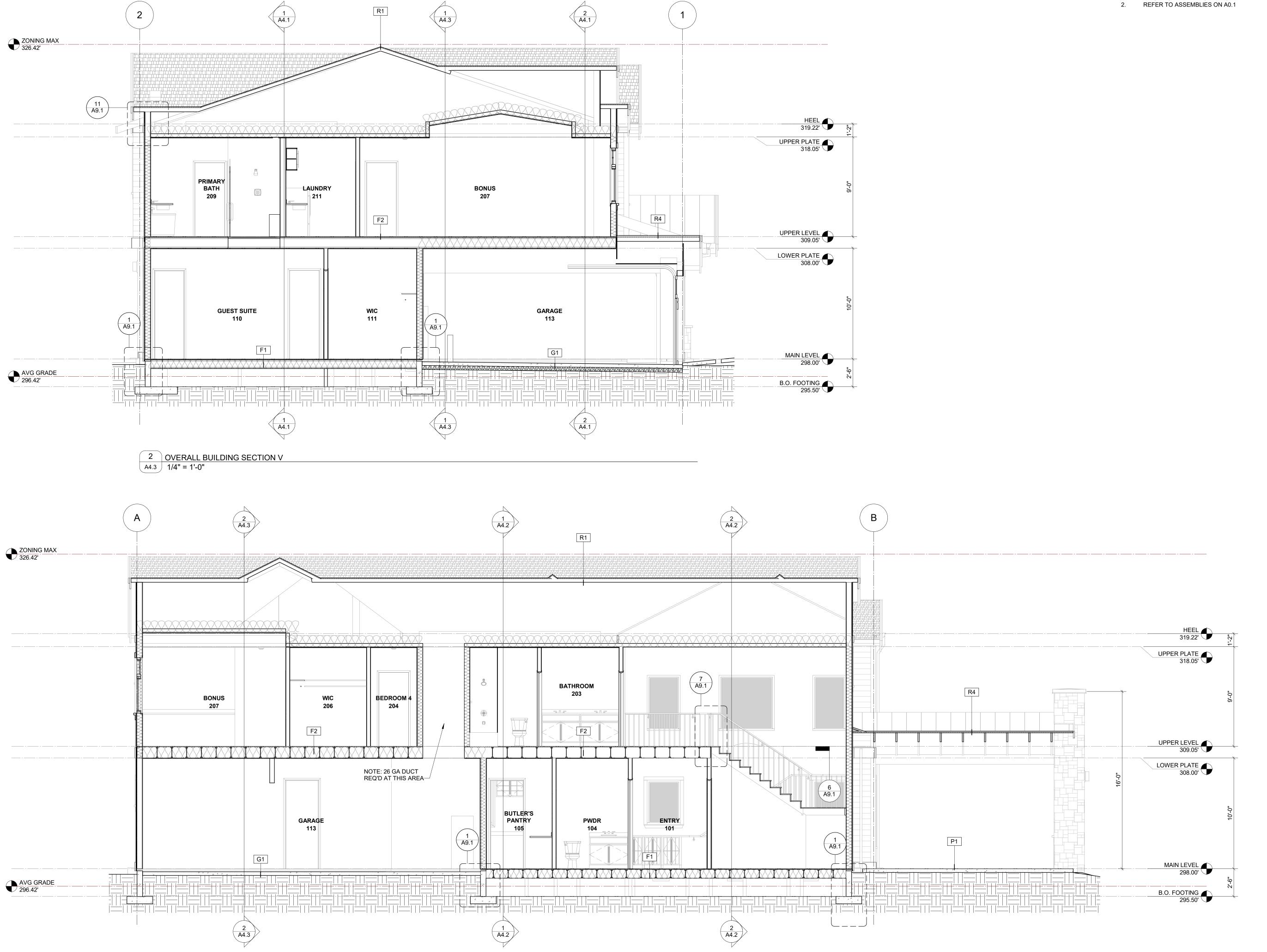
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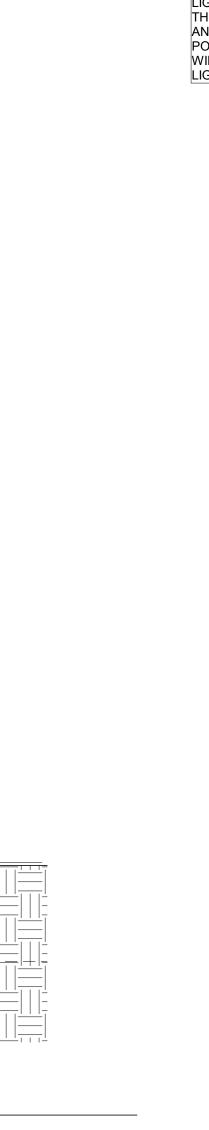
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1 OVERALL BUILDING SECTION VI A4.3 1/4" = 1'-0"



TYP LOWER FLOOR: FINISHED FLOOR - VARIES

4 ISOLATED/STRIP FOOTING DETAIL
A9.1 1 1/2" = 1'-0"

SHEATHING PER STRUCTURAL
9 1/2" ENGINEERED JOISTS PER STRUCTURAL

STRUCTURAL

BACKFILL

LINE OF EXCAVATION -

CONTINUOUS 6 MIL VAPOR BARRIER OVER BACKFILL, LAP

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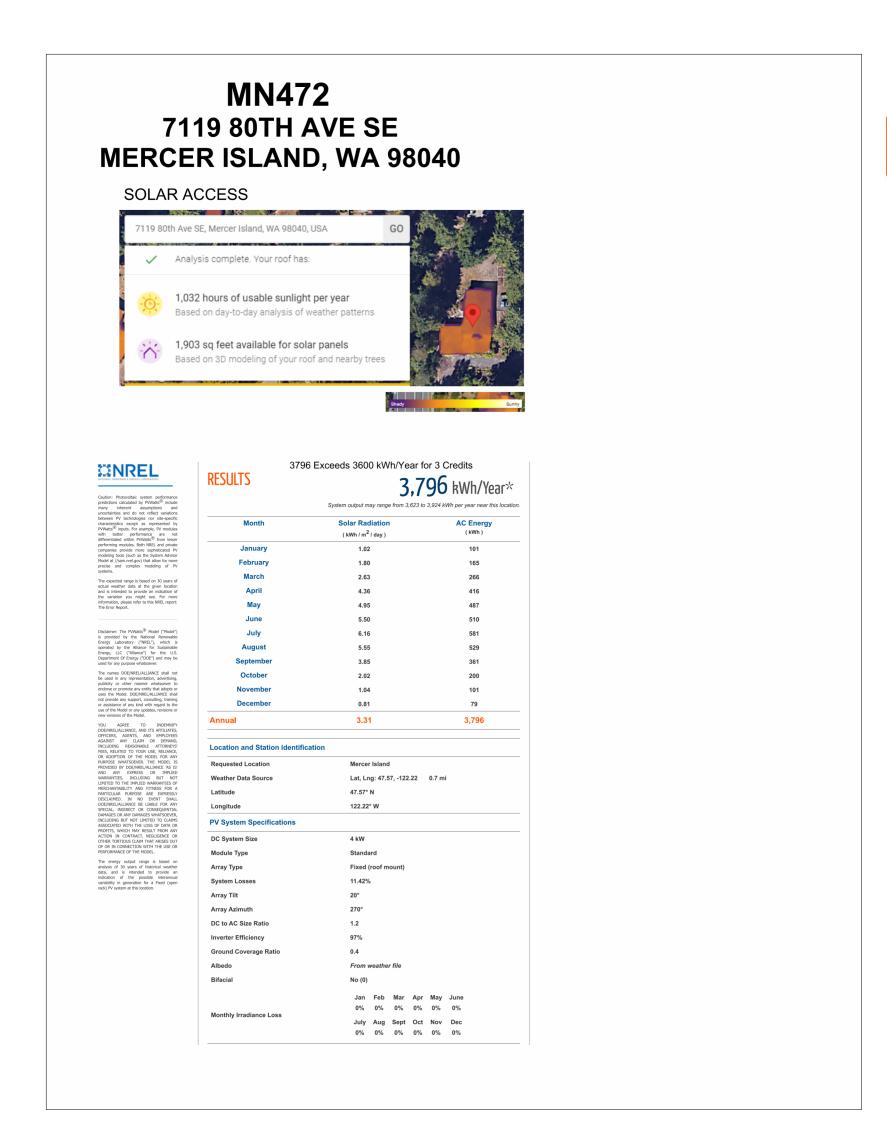
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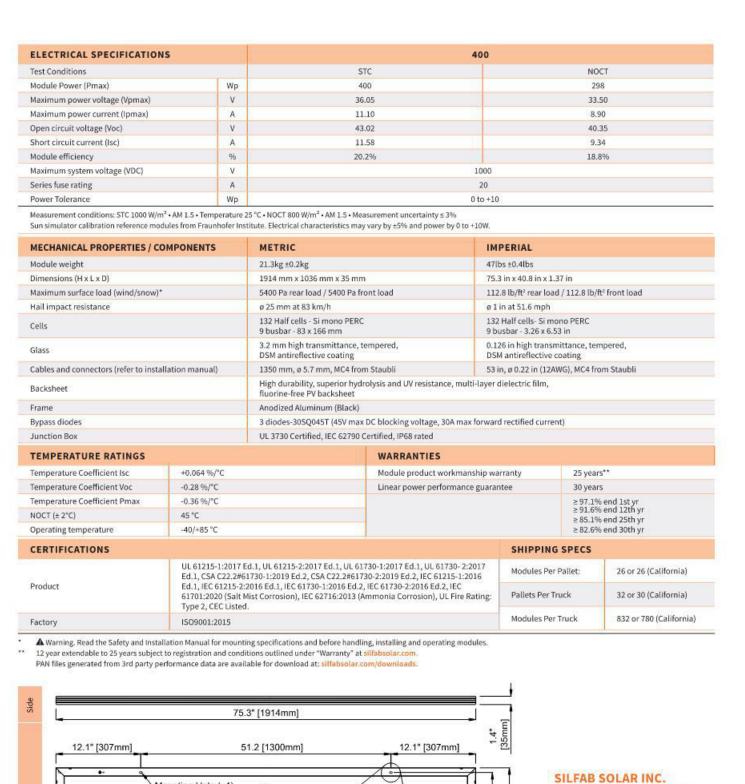
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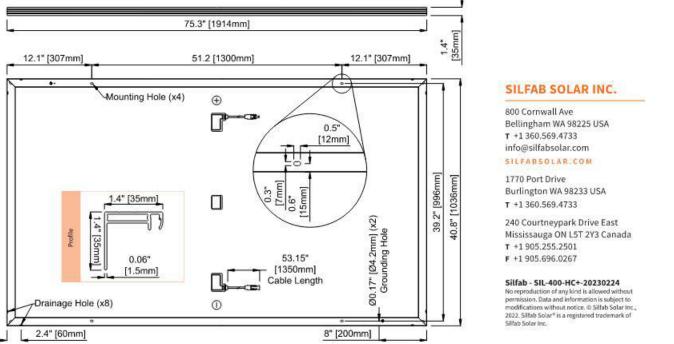
DATE: 08-24-2023 SCALE:

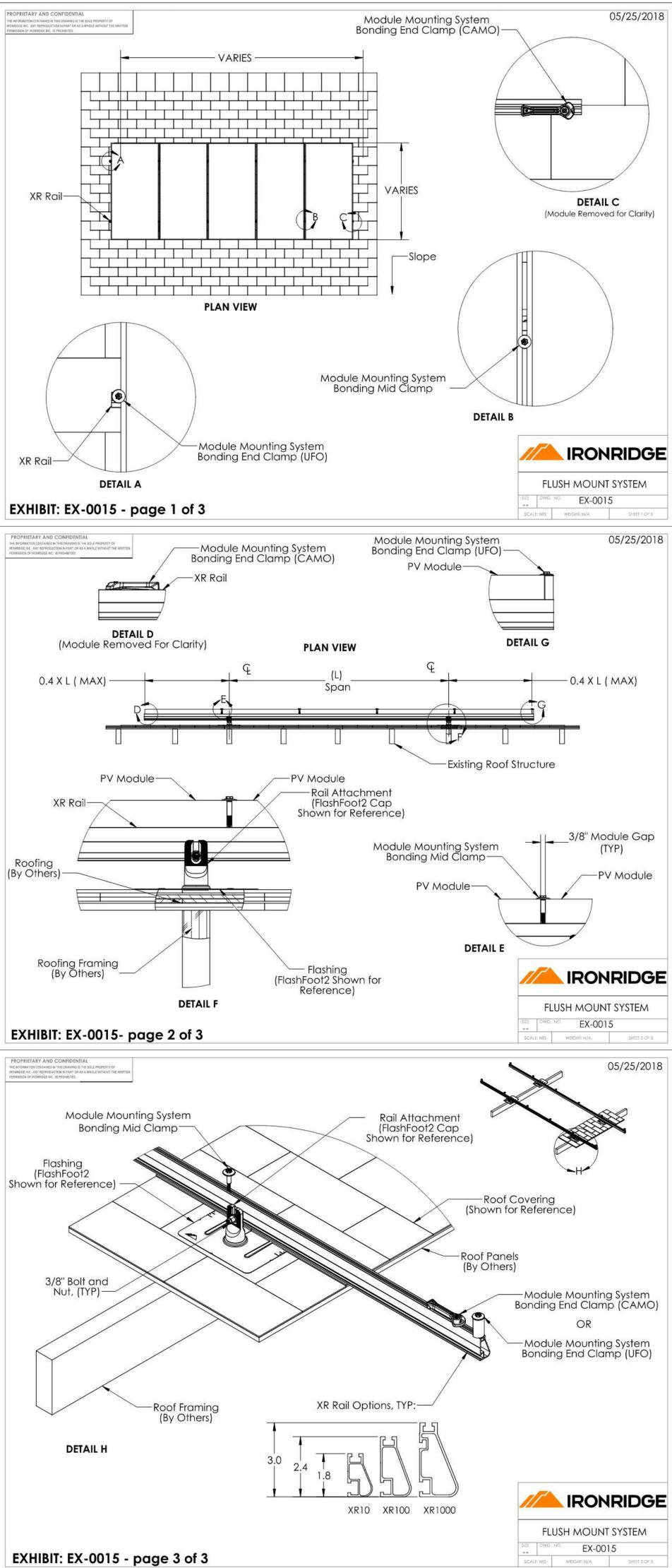
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A9.

SET TYPE:

THE FOLLOWING APPLY UNLESS SHOWN OTHERWISE ON THE DRAWINGS

CRITERIA

EARTHQUAKE

- ALL MATERIALS, WORKMANSHIP, DESIGN, AND CONSTRUCTION SHALL CONFORM TO THE DRAWINGS, SPECIFICATIONS, AND THE INTERNATIONAL BUILDING CODE (IBC) 2018 EDITION
- 2. DESIGN LOADING CRITERIA 40 PSF FLOOR LIVE LOAD (RESIDENTIAL) FLOOR LIVE LOAD (RESIDENTIAL DECKS AND BALCONIES) 60 PSF 25 PSF **WIND** METHOD - DIRECTIONAL PROCEDURE

Kzt=1.44, GCpi=0.18, 98 MPH (RISK CATEGORY II), EXPOSURE "B" ANALYSIS PROCEDURE: EQUIVALENT LATERAL FORCE PROCEDURE LATERAL SYSTEM: LIGHT FRAMED SHEAR WALLS SDC D, SITE CLASS C, le=1.0, Ss=1.60, S1=0.50,

Sds=1.280, Sd1=NULL, Cs=0.197, R=6.5, SEISMIC DESIGN BASE SHEAR Vsx=30.05 KIPS

- 3. STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH ARCHITECTURAL DRAWINGS FOR BIDDING AND CONSTRUCTION. CONTRACTOR SHALL VERIFY DIMENSIONS AND CONDITIONS FOR COMPATIBILITY AND SHALL NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
- 4. PRIMARY STRUCTURAL ELEMENTS NOT DIMENSIONED ON THE STRUCTURAL PLANS AND DETAILS SHALL BE LOCATED BY THE ARCHITECTURAL PLANS AND DETAILS. VERTICAL DIMENSION CONTROL IS DEFINED BY THE ARCHITECTURAL WALL SECTIONS, BUILDING SECTIONS, AND PLANS. DETAILING AND SHOP DRAWING PRODUCTION FOR STRUCTURAL ELEMENTS WILL REQUIRE DIMENSIONAL INFORMATION CONTAINED IN BOTH ARCHITECTURAL AND STRUCTURAL DRAWINGS.
- 5. CONTRACTOR SHALL PROVIDE TEMPORARY BRACING FOR THE STRUCTURE AND STRUCTURAL COMPONENTS UNTIL ALL FINAL CONNECTIONS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE PLANS. CONFORM TO ASCE 37-14 "DESIGN LOADS ON STRUCTURES DURING CONSTRUCTION."
- 6. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAFETY PRECAUTIONS AND THE METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES REQUIRED TO PERFORM THE CONTRACTOR'S WORK. THE STRUCTURAL 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 STRUCTURAL ENGINEER HAS NO DUTY TO INSPECT, SUPERVISE, NOTE, CORRECT, OR REPORT ANY HEALTH OR SAFETY DEFICIENCIES TO THE OWNER, CONTRACTORS, OR OTHER ENTITIES OR PERSONS AT THE PROJECT SITE.
- 7. CONTRACTOR-INITIATED CHANGES SHALL BE SUBMITTED IN WRITING TO THE ARCHITECT AND STRUCTURAL ENGINEER FOR APPROVAL PRIOR TO FABRICATION OR CONSTRUCTION. CHANGES SHOWN ON SHOP DRAWINGS ONLY WILL NOT SATISFY THIS REQUIREMENT.
- 8. 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 ARCHITECT AND THE STRUCTURAL ENGINEER.
- 9. ALL STRUCTURAL SYSTEMS WHICH ARE TO BE COMPOSED OF COMPONENTS TO BE FIELD ERECTED SHALL BE SUPERVISED BY THE SUPPLIER DURING MANUFACTURING, DELIVERY, HANDLING, STORAGE AND ERECTION IN ACCORDANCE WITH INSTRUCTIONS PREPARED BY THE SUPPLIER. MANUFACTURERS INSTALLATION INSTRUCTIONS SHALL BE AVAILABLE ON THE JOB SITE AT THE TIME OF INSPECTION FOR THE INSPECTORS USE AND REFERENCE.

GEOTECHNICAL

10.SUBGRADE PREPARATION INCLUDING DRAINAGE, EXCAVATION, COMPACTION, AND FILLING REQUIREMENTS SHALL CONFORM STRICTLY WITH RECOMMENDATIONS GIVEN IN THE SOILS REPORT OR AS DIRECTED BY THE SOILS ENGINEER. FOOTINGS SHALL BEAR ON SOLID UNDISTURBED EARTH AT LEAST 18" BELOW LOWEST ADJACENT FINISHED GRADE. FOOTING DEPTHS/ELEVATIONS SHOWN ON PLANS (OR IN DETAILS) ARE MINIMUM AND FOR GUIDANCE ONLY; THE ACTUAL ELEVATIONS OF FOOTINGS MUST BE ESTABLISHED BY THE CONTRACTOR IN THE FIELD WORKING WITH THE TESTING LAB AND SOILS ENGINEER. BACKFILL BEHIND ALL RETAINING WALLS WITH FREE DRAINING GRANULAR FILL AND PROVIDE FOR SUBSURFACE DRAINAGE AS NOTED IN THE SOILS REPORT.

ALLOWABLE SOIL PRESSURE	2000 PSI
LATERAL EARTH PRESSURE (RESTRAINED/UNRESTRAINED)	45 PCF/35 PCI
PASSIVE PRESSURE	250 PCI
COEFFICIENT OF FRICTION	0.35

SOILS REPORT REFERENCE: INFILTRATION ASSESSMENT AND SOIL DESIGN RECOMMENDATIONS FOR MN472 - 7119 80TH AVE SE, MERCER ISLAND, WASHINGTON PREPARED BY SOUTH FORK GEOSCIENCES, PLLC ON JUNE 25TH 2023

CONCRETE

11.CONCRETE SHALL BE MIXED, PROPORTIONED, CONVEYED AND PLACED IN ACCORDANCE WITH ACI 318 AND ACI 301, INCLUDING TESTING PROCEDURES. CONCRETE SHALL ATTAIN A 28-DAY STRENGTH OF f'c = 3000 PSI. SLUMP OF CONCRETE SHALL NOT EXCEED 6". STRUCTURAL DESIGN IS BASED ON A CONCRETE STRENGTH OF $f'c = 2500 \, PSI$, THEREFORE NO CONCRETE STRENGTH TESTING REQUIRED. CONCRETE EXPOSURE CATEGORIES ARE F1, S0, W0, AND C1.

ALL CONCRETE WITH SURFACES EXPOSED TO STANDING WATER SHALL BE AIR-ENTRAINED WITH AN AIR-ENTRAINING AGENT CONFORMING TO ASTM C260. TOTAL AIR CONTENT FOR FROST-RESISTANT CONCRETE SHALL BE IN ACCORDANCE WITH ACI 318-14, TABLE 19.3.3.1.

- 12.REINFORCING STEEL SHALL CONFORM TO ASTM A615, GRADE 60, fy = 60 KSI. EXCEPTIONS: ANY BARS SPECIFICALLY SO NOTED ON THE DRAWINGS SHALL BE GRADE 40, fy = 40 KSI. WELDED WIRE WIRE FABRIC SHALL CONFORM TO ASTM A1064. SPIRAL REINFORCEMENT SHALL BE DEFORMED WIRE CONFORMING TO ASTM A615, GRADE 60, fy = 60 KSI.
- 13.DETAILING OF REINFORCING STEEL (INCLUDING HOOKS AND BENDS) SHALL BE IN ACCORDANCE WITH ACI 315-99 AND 318-14. LAP ALL CONTINUOUS REINFORCEMENT #6 AND SMALLER 48 BAR DIAMETERS OR 2'-0" MINIMUM. PROVIDE CORNER BARS AT ALL WALL AND FOOTING INTERSECTIONS. LAP CORNER BARS #5 AND SMALLER 48 BAR DIAMETERS OR 2'-0" MINIMUM. LAPS OF LARGER BARS SHALL BE MADE IN ACCORDANCE WITH ACI 318-14, 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.
- 14. CONCRETE PROTECTION (COVER) FOR REINFORCING STEEL SHALL BE AS FOLLOWS:
- FOOTINGS AND OTHER UNFORMED SURFACES CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH FORMED SURFACES EXPOSED TO EARTH OR WEATHER (#6 BARS OR LARGER)
- FORMED SURFACES EXPOSED TO EARTH OR WEATHER (#5 BARS OR SMALLER) 1-1/2" COLUMN TIES OR SPIRALS AND BEAM STIRRUPS 1-1/2"
- SLABS AND WALLS (INT FACE) GREATER OF BAR DIAMETER PLUS 1/8" OR 3/4"

ANCHORAGE

- 15.EPOXY-GROUTED ITEMS (THREADED RODS OR REINFORCING BAR) SPECIFIED ON THE DRAWINGS SHALL BE INSTALLED USING "SET-XP" EPOXY ADHESIVE AS MANUFACTURED BY THE SIMPSON STRONG TIE COMPANY. INSTALL IN STRICT ACCORDANCE WITH ICC-ES REPORT ESR-2508 AND IAMPO-UES REPORT ER-265. SUBSTITUTIONS PROPOSED BY THE CONTRACTOR SHALL BE SUBMITTED FOR REVIEW WITH CURRENT ICC REPORTS INDICATING EQUIVALENT OR GREATER LOAD CAPACITIES. SPECIAL INSPECTION OF INSTALLATION IS REQUIRED. RODS SHALL BE ASTM A36, UNO.
- 16.HEAVY DUTY THREADED CONCRETE ANCHORS SPECIFIED ON THE DRAWINGS SHALL BE "TITEN HD SCREW ANCHOR" AS MANUFACTURED BY THE SIMPSON STRONG TIE COMPANY. INSTALL IN STRICT ACCORDANCE WITH ICC-ES REPORT ESR-2713 AND ESR-1056, INCLUDING MINIMUM EMBEDMENT AND EDGE DISTANCE REQUIREMENTS. SUBSTITUTIONS PROPOSED BY THE CONTRACTOR SHALL BE SUBMITTED FOR REVIEW WITH CURRENT ICC REPORTS INDICATING EQUIVALENT OR GREATER LOAD CAPACITIES. SPECIAL INSPECTION OF INSTALLATION IS REQUIRED.
- 17.EXPANSION BOLTS INTO CONCRETE AND CONCRETE MASONRY UNITS SHALL BE "STRONG-BOLT 2" ANCHORS AS MANUFACTURED BY THE SIMPSON STRONG TIE COMPANY. INSTALL IN STRICT CONFORMANCE TO ICC-ES REPORT ESR-3037 AND IAPMO-UES REPORT ER-240, INCLUDING MINIMUM EMBEDMENT AND EDGE DISTANCE REQUIREMENTS. SUBSTITUTIONS PROPOSED BY THE CONTRACTOR SHALL BE SUBMITTED FOR REVIEW WITH CURRENT ICC REPORTS INDICATING EQUIVALENT OR GREATER LOAD CAPACITIES. BOLTS INTO CONCRETE MASONRY OR BRICK MASONRY UNITS SHALL BE INTO FULLY GROUTED CELLS. SPECIAL INSPECTION OF INSTALLATION IS REQUIRED.
- 18.DRIVE PINS AND OTHER POWDER-ACTUATED FASTENERS SHALL BE LOW VELOCITY TYPE (PDPWL-300MG, 0.145" DIAMETER, UNO) AS MANUFACTURED BY THE SIMPSON STRONG TIE COMPANY OR AN APPROVED EQUIVALENT IN STRENGTH AND EMBEDMENT. INSTALL IN STRICT ACCORDANCE WITH ICC-ES REPORT ESR-2138. MINIMUM EMBEDMENT IN CONCRETE SHALL BE 1", UNO. MAINTAIN AT LEAST 3" TO NEAREST CONCRETE EDGE.

WOOD

STUDS, PLATES AND MISC FRAMING

19.ALL 2x LUMBER SHALL BE KILN DRIED OR MC-19, AND ALL LUMBER SHALL BE GRADED AND MARKED IN CONFORMANCE WITH WCLIB STANDARD GRADING RULES FOR WEST COAST LUMBER NO 17. FURNISH TO THE FOLLOWING MINIMUM STANDARDS:

JOISTS AND BEAMS	(2x AND 3x MEMBERS)	HEM-FIR NO 2 OR SPRUCE-PINE-FIR NO 2 MINIMUM BASE VALUE, Fb = 850 PSI
	(4x MEMBERS)	DOUGLAS FIR-LARCH NO 2 MINIMUM BASE VALUE, Fb = 900 PSI
BEAMS	(6x AND LARGER)	DOUGLAS FIR-LARCH NO 2 MINIMUM BASE VALUE, Fb = 875 PSI
POSTS	(4x MEMBERS)	DOUGLAS FIR-LARCH NO 2 MINIMUM BASE VALUE, FC = 1350 PSI
	(6x AND LARGER)	DOUGLAS FIR-LARCH NO 2 MINIMUM BASE VALUE, FC = 600 PSI

20.GLUED LAMINATED MEMBERS SHALL BE FABRICATED IN CONFORMANCE WITH ASTM AND ANSI/AITC STANDARDS. EACH MEMBER SHALL BEAR AN AITC OR APA-EWS IDENTIFICATION MARK AND SHALL BE ACCOMPANIED BY AN AITC OR APA-EWS CERTIFICATE OF CONFORMANCE. ALL SIMPLE SPAN GLULAM BEAMS SHALL BE DOUGLAS FIR COMBINATION 24F-V4, Fb = 2400 PSI, Fv = 265 PSI, E = 1800 KSI, UNO. ALL CANTILEVER GLULAM BEAMS SHALL BE DOUGLAS FIR COMBINATION 24F-V8, Fb = 2400 PSI, Fv = 265 PSI, E = 1800 KSI, UNO. GLUED LAMINATED COLUMNS SHALL BE DOUGLAS FIR COMBINATION 3, L2D GRADE, Fc = 2300 PSI, Fb = 2000 PSI, E = 1900 KSI.

HEM-FIR NO 2 OR SPRUCE-PINE-FIR NO 2

21.MANUFACTURED LUMBER AND LVL 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 LVL AND LUMBER SHALL BE MANUFACTURED IN ACCORDANCE WITH ICC-ES REPORT ESR-1387 USING DOUGLAS FIR VENEER GLUED WITH A WATERPROOF ADHESIVE MEETING THE REQUIREMENTS OF ASTM D2559 WITH ALL GRAIN PARALLEL WITH THE LENGTH OF THE MEMBER. THE MEMBERS SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES:

1-1/4"	Fb = 600 PSI	E = 550 KSI	Fv = 270 PSI
1-3/4" / 3-1/2"	Fb = 2250 PSI	E = 1600 KSI	Fv = 220 PSI
5-1/4" / 7"	Fb = 3100 PSI	E = 2100 KSI	Fv = 290 PSI
LVL COLUMN (1.8E)	Fb = 3000 PSI	E = 1800 KSI	Fv = 285 PSI

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 CURRENT ICC APPROVAL FOR EQUAL OR GREATER LOAD CAPACITIES. ALL JOIST HANGERS AND OTHER HARDWARE SHALL BE COMPATIBLE IN SIZE WITH MEMBERS PROVIDED.

MANUFACTURED LUMBER PRODUCTS SHALL BE INSTALLED WITH A MOISTURE CONTENT OF 12% OR LESS. THE CONTRACTOR SHALL MAKE PROVISIONS DURING CONSTRUCTION TO PREVENT THE MOISTURE CONTENT OF INSTALLED BEAMS FROM EXCEEDING 12%. EXCESSIVE DEFLECTIONS MAY OCCUR IF MOISTURE CONTENT EXCEEDS THIS VALUE.

- 22.PREFABRICATED PLYWOOD WEB JOIST DESIGN SHOWN ON PLANS IS BASED ON JOISTS MANUFACTURED BY THE ROSEBURG 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 CURRENT ICC APPROVAL FOR EQUAL OR GREATER LOAD CAPACITIES. ALL JOIST HANGERS AND OTHER HARDWARE SHALL BE COMPATIBLE IN SIZE WITH PLYWOOD WEB JOIST PROVIDED.
- 23.PLYWOOD SHEATHING SHALL BE GRADE C-D, EXTERIOR GLUE OR STRUCTURAL II, EXTERIOR GLUE IN CONFORMANCE WITH DOC PS-1 OR PS-2. ORIENTED STRAND BOARD OF EQUIVALENT THICKNESS, EXPOSURE RATING AND PANEL INDEX MAY BE USED IN LIEU OF PLYWOOD.

WALL SHEATHING SHALL BE 7/16" or 1/2" (NOMINAL) WITH SPAN RATING 24/0

FLOOR SHEATHING SHALL BE 3/4" T&G (NOMINAL) WITH SPAN RATING 48/24

WATERPROOF DECK SHEATHING SHALL BE 3/4" T&G (NOMINAL) WITH SPAN RATING 48/24 FLAT ROOF SHEATHING SHALL BE 3/4" T&G (NOMINAL) WITH SPAN RATING 48/24

ROOF SHEATHING SHALL BE 1/2" or 7/16" (NOMINAL) WITH SPAN RATING 32/16 FOR ROOFS WITH A PITCH GREATER THAN 2:12

REFER TO WOOD FRAMING NOTES BELOW FOR TYPICAL NAILING REQUIREMENTS.

- 24.ALL WOOD IN DIRECT CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE-TREATED WITH AN APPROVED PRESERVATIVE OR (2) LAYERS OF ASPHALT IMPREGNATED BUILDING PAPER SHALL BE PROVIDED BETWEEN UNTREATED WOOD AND CONCRETE OR MASONRY.
- 25.PRESSURE TREATED WOOD (INCLUDES PRESERVATIVE AND FIRE TREATED) SHALL BE TREATED PER AWPA STANDARDS. PRESSURE TREATED WOOD FOR ABOVE GROUND USE SHALL BE TREATED TO RETENTION OF 0.25 PCF. WOOD IN CONTINUOUS CONTACT WITH FRESH WATER OR SOIL SHALL BE TREATED TO A RETENTION OF 0.40 PCF. SODIUM BORATE (SBX) TREATED WOOD SHALL NOT BE USED WHERE EXPOSED TO WEATHER. FASTENERS AND TIMBER CONNECTORS WITHOUT AMMONIA IN DIRECT CONTACT WITH ACQ-A TO A RETENTION LEVEL OF 0.40 PCF), CBA-A (UP TO A RETENTION LEVEL OF 0.41 PCF), CA-B (UP TO A RETENTION LEVEL OF 0.21 PCF), SHALL BE G185 OR A185 HOT DIPPED OR CONTINUOUS HOT-GALVANIZED PER ASTM A653. FASTENERS AND TIMBER CONNECTORS WITH AMMONIA IN DIRECT CONTACT WITH ACQ-A (OVER A RETENTION LEVEL OF 0.40 PCF), CBA-A (OVER A RETENTION LEVEL OF 0.41 PCF), CA-B (OVER A RETENTION LEVEL OF 0.21 PCF), OR WITH ACZA TREATED WOOD SHALL BE TYPE 304 OR 316 STAINLESS STEEL.
- 26.TIMBER CONNECTORS CALLED OUT BY LETTERS AND NUMBERS SHALL BE "STRONG-TIE" BY SIMPSON COMPANY, AS SPECIFIED IN THEIR CATALOG NUMBER C-C-2019. EQUIVALENT DEVICES BY OTHER MANUFACTURERS MAY BE SUBSTITUTED, PROVIDED THEY HAVE CURRENT ICC APPROVAL FOR EQUAL OR GREATER LOAD CAPACITIES. PROVIDE NUMBER AND SIZE OF FASTENERS AS SPECIFIED BY MANUFACTURER. CONNECTORS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
- ALL 2x JOISTS SHALL BE CONNECTED TO FLUSH BEAMS WITH "LUS" SERIES JOIST HANGERS. ALL TJI JOISTS SHALL BE CONNECTED TO FLUSH BEAMS WITH "IUS" SERIES JOIST HANGERS. ALL DOUBLE-JOISTS 11. DEFLECTION OF CANTILEVERS SHALL BE CLOSELY MONITORED BY THE CONTRACTOR DURING BEAMS SHALL BE CONNECTED TO FLUSH BEAMS WITH "MIU" SERIES JOIST HANGERS.

WHERE CONNECTOR STRAPS CONNECT (2) MEMBERS, PLACE ONE-HALF OF THE NAILS OR BOLTS IN

- EACH MEMBER.
- ALL SHIMS SHALL BE SEASONED AND DRIED AND THE SAME GRADE (MINIMUM) AS MEMBERS CONNECTED.

27.WOOD FASTENERS

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

SIZE	TYPE	LENGTH	DIAMETE
8d	COMMON	2-1/2"	0.131"
10d	GUN	3"	0.131"
12d	GUN	3-1/4"	0.131"
16d	GUN	3-1/2"	0.131"

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

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

- B. ALL BOLTS IN WOOD MEMBERS SHALL CONFORM TO ASTM A307. PROVIDE WASHERS UNDER THE HEADS AND NUTS OF ALL BOLTS AND LAG BOLTS BEARING ON WOOD. INSTALLATION OF LAG SCREWS SHALL CONFORM TO THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION (2018 EDITION) WITH A LEAD BORE HOLE OF 60-70% OF THE SHANK DIAMETER. LEAD HOLES ARE NOT REQUIRED FOR 3/8" AND SMALLER LAG SCREWS. BOLT HOLES SHALL BE A MINIMUM OF 1/32" TO A MAXIMUM OF 1/16" LARGER THAN THE BOLT DIAMETER. HOLES SHALL BE ACCURATELY ALIGNED IN MAIN MEMBERS AND SIDE PLATES/MEMBERS. BOLTS SHALL NOT BE FORCIBLY DRIVEN.
- C. SDS AND SDWS SCREWS CALLED OUT ON PLAN ARE TIMBER SCREWS MANUFACTURED BY SIMPSON STRONG-TIE COMPANY. SCREWS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS. EQUIVALENT SCREWS BY OTHER MANUFACTURERS MAY BE SUBSTITUTED, PROVIDED THEY HAVE CURRENT ICC APPROVAL FOR EQUAL OR GREATER LOAD CAPACITIES. LAG SCREWS ARE NOT AN EQUIVALENT SUBSTITUTION.
- 28. WOOD FRAMING NOTES THE FOLLOWING APPLY UNLESS NOTED OTHERWISE ON THE PLANS:
- A. ALL WOOD FRAMING DETAILS NOT SHOWN OTHERWISE SHALL BE CONSTRUCTED TO THE MINIMUM STANDARDS OF THE IBC, THE AITC "TIMBER CONSTRUCTION MANUAL", AND THE AF&PA "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION". MINIMUM NAILING, SHALL CONFORM TO TABLE 2304.10.1. OF THE IBC, UNO. COORDINATE THE SIZE AND LOCATION OF ALL OPENINGS WITH ARCHITECTURAL AND MECHANICAL DRAWINGS.
- B. WALL FRAMING: REFER TO ARCHITECTURAL DRAWINGS FOR THE SIZE OF ALL WALLS. ALL STUDS SHALL BE SPACED AT 16"oc, UNO. (2)STUDS MINIMUM SHALL BE PROVIDED AT THE END OF ALL WALLS AND AT EACH SIDE OF ALL OPENINGS, AND AT BEAM OR HEADER BEARING LOCATIONS. (2)2x8 HEADERS SHALL BE PROVIDED OVER ALL OPENINGS IN STRUCTURAL WALLS, UNO. NAIL MULTI-MEMBER HEADERS WITH (2) ROWS 10d AT 12"oc. SOLID BLOCKING FOR WOOD COLUMNS SHALL BE PROVIDED THROUGH FLOORS TO SUPPORTS BELOW. PROVIDE CONTINUOUS SOLID BLOCKING AT MID-HEIGHT OF ALL STUD WALLS OVER 10'-0" IN HEIGHT.
- ALL WALLS SHALL HAVE A SINGLE BOTTOM PLATE AND A DOUBLE TOP PLATE. END NAIL TOP PLATE AND BOTTOM PLATE TO EACH STUD WITH (3) 10d NAILS. FACE NAIL DOUBLE TOP PLATES WITH 10d AT 12"OC AND LAP MINIMUM 4'-0" AT JOINTS AND PROVIDE (12) 10d NAILS AT 4"OC EACH SIDE OF JOINT. AT TOP PLATE INTERSECTIONS PROVIDE (3) 10d FACE NAILS.
- ALL STUD WALLS SHALL HAVE THEIR LOWER WOOD PLATES ATTACHED TO WOOD FRAMING BELOW WITH (2) ROWS OF 12d NAILS AT 16"oc, OR ATTACHED TO CONCRETE BELOW WITH 5/8" DIAMETER ANCHOR BOLTS AT 4'-0"OC EMBEDDED 7" MINIMUM, UNO. THERE SHALL BE A MINIMUM OF (2)BOLTS PER PLATE SECTION WITH (1)BOLT LOCATED NOT MORE THAN 12" OR LESS THAN 4-1/2" FROM EACH END OF THE PLATE SECTION. INDIVIDUAL MEMBERS OF BUILT-UP POSTS SHALL BE NAILED TO EACH OTHER WITH (2) ROWS OF 10d AT 16"oc. UNLESS NOTED OTHERWISE, GYPSUM WALLBOARD SHALL BE FASTENED TO THE INTERIOR SURFACE OF ALL STUDS AND PLATES WITH #6 x 1-1/4" TYPE S OR W SCREWS AT 12"oc. UNLESS NOTED OTHERWISE, 7/16" OR 1/2" (NOMINAL) APA RATED SHEATHING (SPAN RATING 24/0) SHALL BE NAILED TO ALL EXTERIOR SURFACES WITH 8d NAILS AT 6"OC AT PANEL EDGES AND TOP AND BOTTOM PLATES (BLOCK UN-SUPPORTED EDGES) AND TO ALL INTERMEDIATE STUDS AND BLOCKING WITH 8d NAILS AT 12"oc. ALLOW 1/8" SPACING AT ALL PANEL EDGES AND PANEL ENDS.
- C. FLOOR AND ROOF FRAMING: PROVIDE DOUBLE JOISTS UNDER ALL PARALLEL PARTITIONS THAT EXTEND OVER MORE THAN HALF THE JOIST LENGTH AND AROUND ALL OPENINGS IN FLOORS OR ROOFS, UNO. PROVIDE SOLID BLOCKING AT ALL BEARING POINTS. TOENAIL TIMBER JOISTS TO SUPPORTS WITH (3) 10d NAILS AND NAIL TJI JOISTS TO SUPPORTS WITH (2) 10d NAILS. ATTACH JOISTS TO BEAMS WITH SIMPSON JOIST HANGERS IN ACCORDANCE WITH NOTES ABOVE. NAIL ALL MULTI-JOIST BEAMS TOGETHER WITH (2) ROWS 10d AT 12" oc. TOENAIL RIM JOIST TO TOP PLATE WITH 10d AT 6"oc. TOENAIL BLOCKING BETWEEN JOISTS TO TOP PLATE WITH (3) 10d NAILS.

UNLESS NOTED OTHERWISE ON THE PLANS, PLYWOOD ROOF AND FLOOR SHEATHING SHALL BE LAID UP WITH GRAIN PERPENDICULAR TO SUPPORTS WITH END JOINTS STAGGERED. AND NAILED AT 6"OC WITH 8d NAILS TO FRAMED PANEL EDGES, STRUTS AND OVER STUD WALLS AS SHOWN ON PLANS AND AT 12"oc TO INTERMEDIATE SUPPORTS. PROVIDE APPROVED PLYWOOD EDGE CLIPS CENTERED BETWEEN JOISTS/TRUSSES AT UNBLOCKED ROOF SHEATHING EDGES. ALL FLOOR SHEATHING EDGES SHALL HAVE APPROVED T&G JOINTS OR SHALL BE SUPPORTED WITH SOLID BLOCKING. ALLOW 1/8" SPACING AT ALL PANEL EDGES AND ENDS OF FLOOR AND ROOF SHEATHING. TOENAIL BLOCKING TO SUPPORTS WITH 10d AT 12"oc, UNO.

29.NOTCHES AND HOLES IN WOOD FRAMING:

- A. SAWN LUMBER JOISTS AND RAFTERS: NOTCHES AT THE ENDS OF JOISTS SHALL NOT EXCEED 1/4 THE JOIST DEPTH. NOTCHES IN THE TOP OR BOTTOM OF JOISTS SHALL NOT EXCEED 1/6 THE JOIST DEPTH, BE LONGER THAN 1/3 THE JOIST DEPTH, OR BE LOCATED IN THE MIDDLE 1/3 OF THE SPAN. HOLES SHALL NOT BE WITHIN 2" OF THE TOP OR BOTTOM OF THE JOIST AND THE DIAMETER SHALL NOT EXCEED 1/3 THE JOIST DEPTH. SPACING BETWEEN HOLES SHALL BE A MINIMUM OF (2) TIMES THE DIAMETER OF THE LARGEST HOLE OR 2" AND SHALL BE LOCATED A MINIMUM OF 2" FROM ANY NOTCH.
- B. EXTERIOR AND BEARING WALLS: WOOD STUDS ARE PERMITTED TO BE NOTCHED TO A DEPTH NOT EXCEEDING 1/4 OF ITS WIDTH. A HOLE NOT GREATER IN DIAMETER THAN 40% OF THE STUD WIDTH IS PERMITTED IN WOOD STUDS. HOLES SHALL NOT BE WITHIN 5/8" TO THE EDGE OF THE STUD. SPACING BETWEEN HOLES SHALL BE A MINIMUM OF (2)TIMES THE DIAMETER OF THE LARGEST HOLE OR 2" AND SHALL NOT BE LOCATED AT THE SAME SECTION AS A NOTCH.
- C. CUTS, NOTCHES, AND HOLES IN MANUFACTURED LUMBER, PREFABRICATED PLYWOOD WEB JOISTS, AND PREFABRICATED TRUSSES ARE PROHIBITED EXCEPT WHERE NOTED ON STRUCTURAL PLANS OR PERMITTED BY MANUFACTURER'S RECOMMENDATIONS.
- 30.ELECTRICAL, MECHANICAL, PLUMBING, AND DRAINAGE SYSTEMS SHALL BE DESIGNED TO ACCOMMODATE THE DIFFERENTIAL SHRINKAGE OR MOVEMENT OF THE WOOD STRUCTURE (3/8" PER
- CONSTRUCTION. CONTRACTOR TO VERIFY AND ENSURE ALL POST CAPS AND POST BEARING CONDITIONS ARE INSTALLED IN STRICT CONFORMANCE TO THE STRUCTURAL PLANS. CANTILEVERS IN WOOD FRAMING CAN DEFLECT UP TO 1/8" PER FOOT (I.E. 4' CANTILEVER MAY DEFLECT 1/2"). IF DEFLECTION EXCEEDS 1/8" PER FOOT NOTIFY STRUCTURAL ENGINEER IMMEDIATELY. BEFORE FINISHES ARE INSTALLED, FLOORS AT OR ABOVE CANTILEVERS MAY REQUIRE LEVELING COMPOUND AND SOFFITS FURRED TO MAKE THEM LEVEL.
- 32.PREFABRICATED CONNECTOR PLATE WOOD ROOF TRUSSES SHALL BE DESIGNED BY THE MANUFACTURER IN ACCORDANCE WITH THE "NATIONAL DESIGN STANDARD FOR METAL PLATE-CONNECTED WOOD TRUSS CONSTRUCTION", ANSI/TPI 1 BY THE TRUSS PLATE INSTITUTE FOR THE SPANS AND CONDITIONS SHOWN ON THE PLANS. LOADING SHALL BE AS FOLLOWS:

TOP CHORD LIVE LOAD	25 PSI
TOP CHORD DEAD LOAD	15 PSI
BOTTOM CHORD DEAD LOAD	5 PSI
TOTAL LOAD	45 PSI
WIND UPLIFT (TOP CHORD)	10 PSI
BOTTOM CHORD LIVE LOAD	10 PSI
(BOTTOM CHORD LIVE LOAD DOES NOT ACT	
CONCURRENTLY WITH THE ROOF LIVE LOAD)	

REFER TO PLAN FOR ADDITIONAL LOADING

TRUSSES SHALL BE DESIGNED TO NOT ALLOW LIMITED STORAGE PER IBC TABLE 1607.1. WEBS SHALL BE CONFIGURED SO THAT ALL OPENINGS ARE SMALLER THAN 24" WIDE x 42" HIGH.

WOOD TRUSSES SHALL UTILIZE APPROVED CONNECTOR PLATES (GANGNAIL OR EQUAL). SUBMIT SHOP DRAWINGS AND DESIGN CALCULATIONS TO THE ARCHITECT AND STRUCTURAL ENGINEER FOR REVIEW PRIOR TO FABRICATION. SUBMITTED DOCUMENTS SHALL BE STAMPED AND SIGNED BY A STRUCTURAL ENGINEER REGISTERED IN THE 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, ROOF OVER-FRAMING, 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.

GLUE LAMINATED

OSB

ORIENTED STRAND

ABBREVIATIONS

PLUS OR MINUS

GL

Ø	DIAMETER		TIMBER		BOARD
AB	ANCHOR BOLT	CP	GRADE	PLF	POUNDS PER LINEAR
ADDL	ADDITIONAL	GT	GIRDER TRUSS	I LI	FOOT
ALT	ALTERNATE	GWB	GYPSUM WALLBOARD	PLY	PLYWOOD
	APPROXIMATE		HOLDOWN	PREFAB	PREFABRICATED
ARCH	ARCHITECT,	HD HDR	HEADER	PSF	POUNDS PER
ARCH	ARCHITECT, ARCHITECTURAL	HF	HEM FIR	ГЗГ	SQUARE FOOT
BLKG	BLOCKING	HGR	HANGER	PSI	POUNDS PER
BLNG	BEAM	HM	HIP MASTER	ГЗІ	SQUARE INCH
BOE	BOTTOM OF	HORIZ	HORIZONTAL	PSL	PARALLEL STRAND
ВОЕ	EXCAVATION	HT	HEIGHT	FSL	LUMBER
ВОТ	BOTTOM	IBC	INTERNATIONAL	PT	PRESSURE TREATED
	CENTERLINE	IDC	BUILDING CODE	гі	LUMBER
Q CLR	CLEARANCE	INT	INTERIOR	REINF	REINFORCING
CONT	CONTINUOUS	IRC	INTERNATIONAL	REQD	REQUIRED
DBL	DOUBLE	IRC		SOG	
DBL DF	DOUGLAS FIR	ICT	RESIDENTIAL CODE JOIST	SQ	SLAB ON GRADE
DF DP		JST K	KIPS (1000 LBS)	STD	SQUARE
DP DN	DEEP, DEPTH DOWN	K KP	,	SW	STANDARD SHEARWALL
DN DS	DRAG STRUT		KING POST	3VV T&G	
		LDC	LENGTH POUNDS		
DWGS	DRAWINGS	LBS		THRD	THREADED
(E)	EXISTING	LONG	LONGITUDINAL	TPL	TRIPLE
EA	EACH	LSL	LAMINATED	TRANSV	
EMBED	EMBEDMENT	1371	STRUCTURAL LUMBER LAMINATED VENEER	ITP	TYPICAL
EQ	EQUAL	LVL		UNO	UNLESS NOTED
EQUIV	EQUIVALENT	1 4 A V	LUMBER	VEDT	OTHERWISE
EW	EACH WAY	MAX	MAXIMUM	VERT W	VERTICAL
EXP	EXPANSION	MB	MACHINE BOLT		WIDE OR WIDTH
EXT	EXTERIOR	MFR	MANUFACTURER	w/	WITH
FDN	FOUNDATION	MIN	MINIMUM	W/O	WITHOUT
FRMG	FRAMING	MISC	MISCELLANEOUS	WHS	WELDED HEADED
FT	FEET	ON	NUMBER	\A/TC	STUD
FTG	FOOTING	NTS	NOT TO SCALE	WTS	WELDED THREADED
GALV	GAUGE	OC OPP	ON CENTER	\A/\A/\ A	STUD
GALV	GALVANIZED	OPP	OPPOSITE	WWM	WELDED WIRE MESH



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0444.2023.09.01 PROJECT MANAGER DRAWN GARRETT OSWALD **ENGINEER** GARRETTO@MALSAM-TSANG.COM

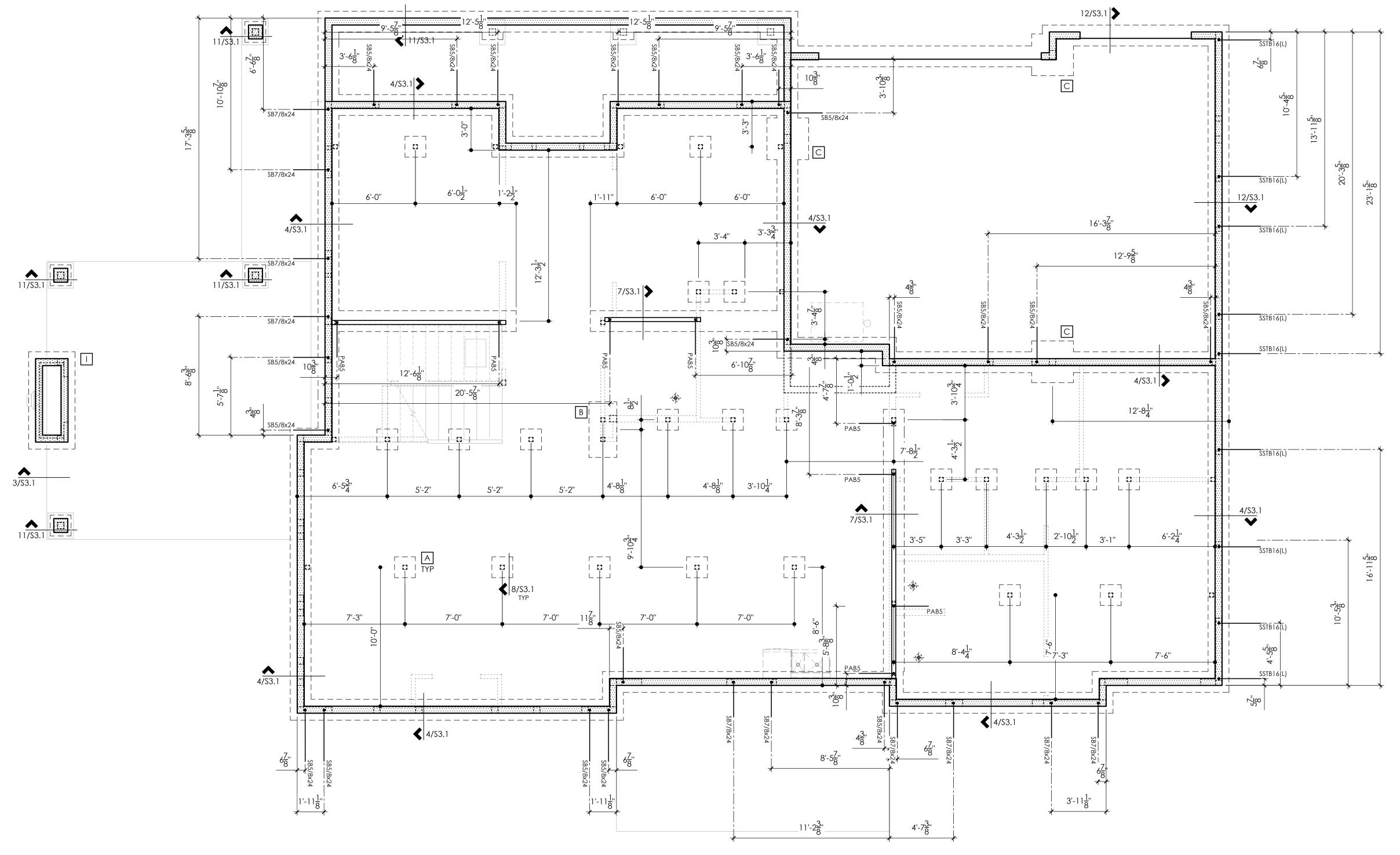
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MN CUSTOM HOMES

425.394.3848

GENERAL STRUCTURAL

NOTES



1. BOTTOM OF ALL FOOTINGS SHALL BE 18" MINIMUM BELOW LOWEST ADJACENT GRADE, UNO.

2. SLAB ON GRADE SHALL BE 4" MINIMUM THICKNESS. REINFORCE WITH 6x6 W1.4 x W1.4 WWM CENTERED IN SLAB. PROVIDE VAPOR BARRIER BELOW SLAB OVER 4" MIN FREE DRAINING GRAVEL OVER FIRM NATIVE SOILS OR STRUCTURAL FILL PER SOILS ENGINEER.

3. REFER TO SHEET S3.0 FOR TYPICAL FOUNDATION AND CONCRETE DETAILS.

PLAN NOTES

- 4. STHD HOLDOWNS ARE DIMENSIONED TO THE CENTERLINE OF STRAP. HDU HOLDOWNS ARE DIMENSIONED TO THE CENTERLINE OF ANCHOR BOLT. DIMENSIONS ARE BASED OFF OF DRAWINGS PROVIDED BY THE ARCHITECT AND SHOULD BE VERIFIED.
- 5. REFER TO GENERAL STRUCTURAL NOTES SHEET \$1.0 FOR ADDITIONAL REQUIREMENTS.
- 6. DO NOT SCALE DRAWINGS. REFER TO ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS.

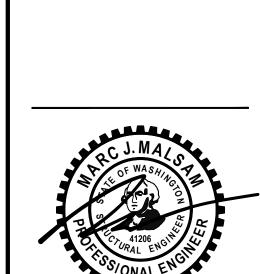
FOUNDATION PLAN LEGEND **FOOTNOTES** MAIN FLOOR WALLS SHOWN DASHED 1 NOT USED CONCRETE WALL BELOW

STRUCTURAL WALL ABOVE

2 NOT USED 3 NOT USED

FOOTING	SCHEDUI

		II 10 OCITEDOLE	
	MARK	SIZE	REINFORCING
-	Α	1'-6" SQ x 8" DP	(3)#4 EW BOT
	В	2'-0" W x 4'-0" L x 8" DP	(3)#4 BOT LONG (5)#4 BOT TRANSV
	С	3'-0" SQ x 12" DP	(4)#4 EW BOT (5)#4 BOT TRANSV
		3'-6" W x 7'-0" L x 12" DP	(5) #4 BOT LONG (10) #4 BOT TRANSV



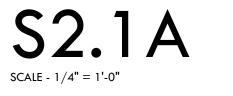
PROJECT MANAGER DRAWN ENGINEER GARRETT OSWALD GARRETTO@MALSAM-TSANG.COM

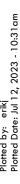
> REV DESCRIPTION 7.12.23 PERMIT SET

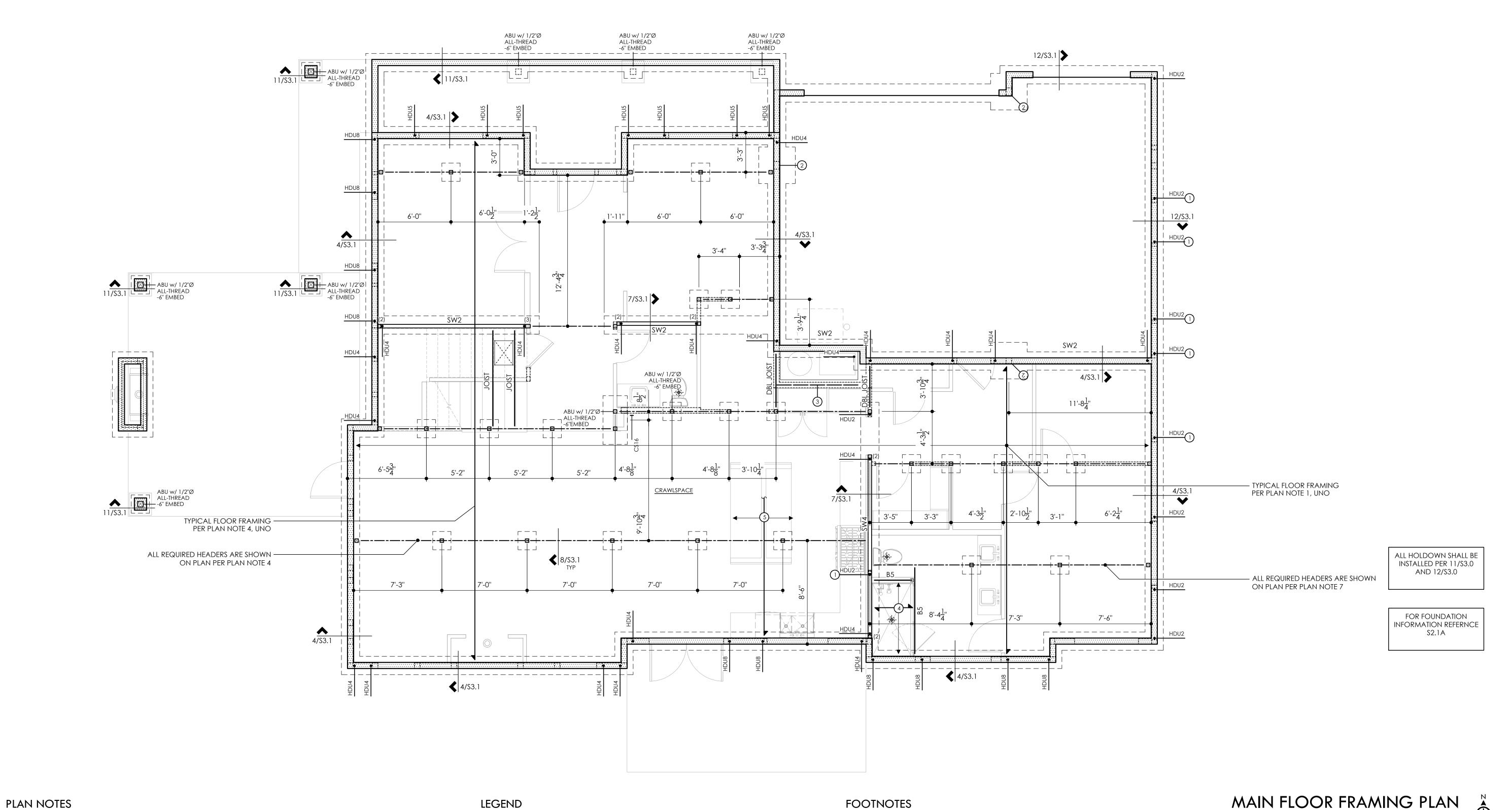
PROJECT NORTH

MN CUSTOM HOMES 425.394.3848

MAIN FLOOR FRAMING AND FOUNDATION PLAN







1. TYPICAL FLOOR FRAMING CONSISTS OF 3/4" T&G APA RATED SHEATHING (SPAN RATING 48/24) OVER 9-1/2" RFPI 70's AT 16"oc, UNO. PROVIDE DOUBLE JOISTS UNDER ALL PARALLEL PARTITIONS THAT EXTEND OVER MORE THAN HALF THE JOIST LENGTH.

2. GLUE AND NAIL FLOOR SHEATHING W/8d AT 6"OC AT FRAMED PANEL EDGES AND AT 12"OC IN THE FIELD, UNO.

- 3. "SW_" INDICATES SHEARWALL BELOW FRAMING SHOWN. REFER TO SHEARWALL SCHEDULE ON 4/\$4.0 FOR ADDITIONAL INFORMATION. ALL EXTERIOR WALLS ARE \$W6, UNO.
- 4. ALL HEADERS SHALL BE 4x10, UNO. PROVIDE PT 4x6 POST AT SPLICES, PT 4x4 POSTS ELSE-WHERE, UNO. REFER TO DETAIL 8/S3.1 FOR ADDITIONAL REQUIREMENTS.
- 5. STHD HOLDOWNS ARE DIMENSIONED TO THE CENTERLINE OF STRAP. HDU HOLDOWNS ARE DIMENSIONED TO THE CENTERLINE OF ANCHOR BOLT. DIMENSIONS ARE BASED OFF OF DRAWINGS PROVIDED BY THE ARCHITECT AND SHOULD BE VERIFIED.
- 6. REFER TO GENERAL STRUCTURAL NOTES SHEET \$1.0 FOR ADDITIONAL REQUIREMENTS.
- 7. DO NOT SCALE DRAWINGS. REFER TO ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS.

CONCRETE WALL BELOW

STRUCTURAL WALL ABOVE SPAN AND EXTENTS

— - — HEADER/BEAM BELOW FRAMING - TYP

1 ALIGN w/ STRAP(S) ABOVE

POST ABOVE TO BEAR DIRECTLY ON FOUNDATION W/ (2) LAYERS OF BUILDING PAPER AND (2) A35 TO BOTTOM PLATE

- 3) PROVIDE RFPI BLOCKING BETWEEN JOISTS W/ IUS HANGER EACH END
- 4 DROPPED FLOOR FRAMING AT SHOWER CONSISTS OF 3/4" T&G APA RATED SHEATHING (SPAN RATING 48/24) OVER 2x6's AT 16'OC, UNO. PROVIDE LUS HANGERS EACH END
- 5 PROVIDE DOUBLE JOISTS BELOW KITCHEN ISLAND/WINE STORAGE

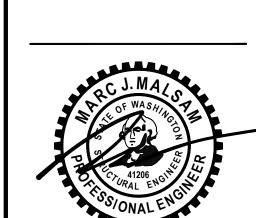
MAIN FLOOR WALLS SHOWN DASHED

PROJECT NORTH

FLUSH BEAM SCHEDULE

MARK	SIZE ①	BRG STUDS	HANGER
В1	LVL 1-3/4 x 11-7/8	2	HUS1.81/10
B2	GL 3-1/2 x 11-7/8 OR LVL 3-1/2 x 11-7/8	2 2	HHUS410② HHUS410
В3	GL 5-1/2 x 11-7/8 OR LVL 5-1/4 x 11-7/8	3 3	HGUS5.50/10 HGUS5.50/10
B4	LVL 7 x 11-7/8	4	HGUS7.25/10
B5	LVL 3-1/2 x 9-1/2	2	HHUS410③

- 1 ALL GLULAM BEAMS ARE 24F-V4 UNO
- PROVIDE HUC410 WHERE REQUIRED UNO
- 3 PROVIDE BA SERIES HANGER (TOP FLANGE) WHERE REQUIRED AT STEM WALLS



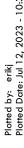
0444.2023.09.01 PROJECT MANAGER DRAWN ENGINEER GARRETT OSWALD 206.902.7287 GARRETTO@MALSAM-TSANG.COM

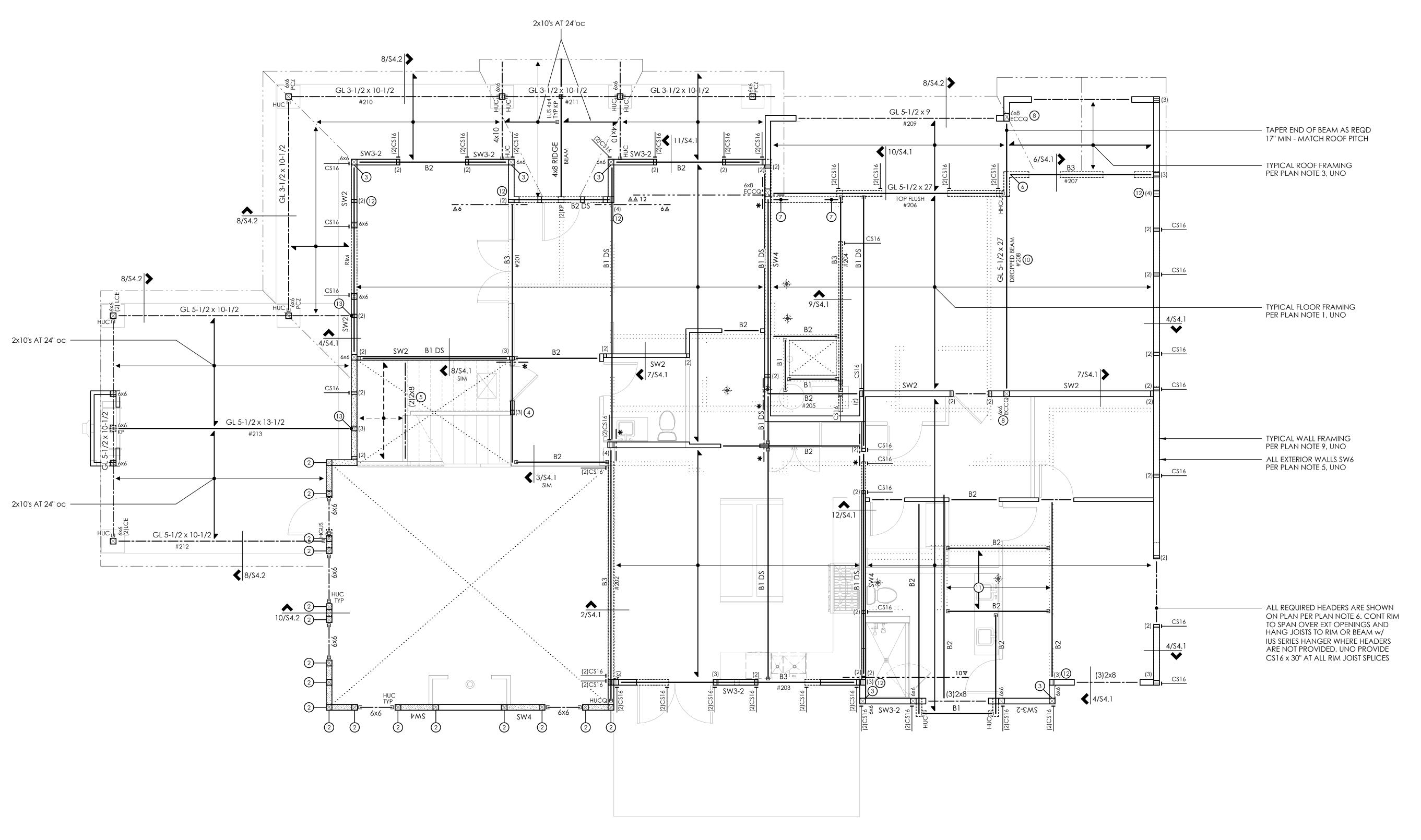
REV DESCRIPTION 7.12.23 PERMIT SET

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MAIN FLOOR FRAMING AND FOUNDATION PLAN

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





LEGEND

STRUCTURAL WALL BELOW

STRUCTURAL WALL ABOVE

— – — HEADER/BEAM BELOW FRAMING - TYP

NUMBER OF BUILT UP STUDS

PLUMBING PENETRATION ABOVE

(2)HORIZ CS16 x X'-0" OVER FLOOR SHEATHING - LAP

 ■X - - —
 HORIZ C\$16 x X'-0" OVER FLOOR SHEATHING - LAP

RIM/BEAM 1'-6" AND NAIL REMAINING LENGTH TO

RIM/BEAM 1'-6" AND NAIL REMAINING LENGTH TO

SNUG FIT FLAT 2x6 BLOCKING BETWEEN JOISTS

SNUG FIT FLAT 2x6 BLOCKING BETWEEN JOISTS

SPAN AND EXTENTS

SLOPE DN DIRECTION OF SLOPE

KING POST

w/ LVL 1-3/4 x 5-1/2 STUDS AT 16"oc

BALLOON FRAME WALL FROM FOUNDATION TO ROOF

1. TYPICAL FLOOR FRAMING CONSISTS OF 3/4" T&G APA RATED SHEATHING (SPAN RATING 48/24) OVER 11-7/8" RFPI 70's AT 16"oc, UNO. PROVIDE DBL JOISTS UNDER ALL PARALLEL PARTITIONS THAT EXTEND OVER MORE THAN HALF THE JOIST LENGTH.

2. GLUE AND NAIL FLOOR SHEATHING W/8d AT 6"OC AT FRAMED PANEL EDGES AND OVER SHEAR-WALLS AND AT 12"oc IN FIELD, UNO.

- 3. TYPICAL ROOF FRAMING CONSISTS OF 7/16" or 1/2" APA RATED SHEATHING (SPAN RATING 32/16) OVER PRE-MANUFACTURED TRUSSES AT 24"oc, UNO. PROVIDE H2.5A CLIPS EACH END OF ALL TRUSSES, AND H2.5A EACH SIDE OF ALL MULTIPLE TRUSSES, UNO. REFER TO ARCH DRAWINGS FOR TRUSS PROFILE.
- 4. NAIL ROOF SHEATHING W/8d AT 6"OC AT FRAMED PANEL EDGES AND OVER SHEARWALLS, AND AT 12"oc IN THE FIELD, UNO.
- 5. "SW_" INDICATES SHEARWALL BELOW FRAMING SHOWN. REFER TO SHEARWALL SCHEDULE ON 4/S4.0 FOR ADDITIONAL INFORMATION. ALL EXTERIOR WALLS ARE SW6, UNO.
- 6. ALL REQUIRED HEADERS ARE SHOWN ON PLAN AND SHALL BE (2)2x8, UNO. REFER TO DETAIL
- 8/S4.0 FOR ADDITIONAL REQUIREMENTS. 7. PROVIDE (2)BEARING (TRIMMER) STUDS AT EACH END OF ALL HEADERS, BEAMS, AND GIRDER
- 8. WHERE POSTS OCCUR, PROVIDE SOLID VERTICAL GRAIN BLOCKING THRU FLOOR TO MATCHING SUPPORTS BELOW, UNO.
- 9. TYPICAL WALL FRAMING CONSISTS OF 2x6's AT 16"oc AT EXTERIOR WALLS AND 2x4's or 2x6's AT 16"oc AT INTERIOR WALLS PER ARCH DRAWINGS, UNO.
- 10. REFER TO SHEET S4.0 FOR TYPICAL WOOD FRAMING DETAILS.

TRUSSES 6'-0" IN LENGTH AND OVER, UNO.

PLAN NOTES

- 11. REFER TO GENERAL STRUCTURAL NOTES SHEET \$1.0 FOR ADDITIONAL REQUIREMENTS. 12. DO NOT SCALE DRAWINGS. REFER TO ARCH DRAWINGS FOR ALL DIMENSIONS.

FOOTNOTES

1 ALIGN w/ STRAP(S) BELOW 2) POST CONTINUOUS FROM FOUNDATION TO ROOF w/ (2)HGA10 TOP AND BOTTOM

3) SHEARWALL SHEATHING CONTINUOUS THRU WALL INTERSECTION

PROVIDE (2) A34 TOP AND BOTTOM OF POST

POCKET BEAM INTO WALL w/ (2)BEARING STUDS AND (1)FULL HEIGHT STUD EACH SIDE

6 2x8's AT 16"oc - LANDING FRAMING

PROVIDE RFPI BLOCKING BELOW WALL WITH IUS HANGER EACH END

POST TO BEAR DIRECTLY ON FOUNDATION W/ (2) LAYERS OF BUILDING PAPER AND (2) A35 TO BOTTOM PLATE

BEAM TO BEAR DIRECTLY ON DROPPED BEAM W/ A35 EA SIDE OF BEAM

TOP OF BEAM TO ALIGN W/ BOT OF FLOOR JOISTS

DROPPED FLOOR FRAMING AT SHOWER CONSISTS OF 3/4" T&G APA RATED SHEATHING (SPAN RATING 48/24) OVER 2x8's AT 16"oc, UNO. PROVIDE LUS HANGERS EACH END

ALIGN W/ POST ABOVE

(3) POCKET BEAM INTO WALL W/ (3) BEARING STUDS AND (1) FULL HEIGHT STUD EACH SIDE

UPPER FLOOR FRAMING PLAN

UPPER FLOOR WALLS SHOWN DASHED

MAIN FLOOR WALLS SHOWN SOLID

NORTH

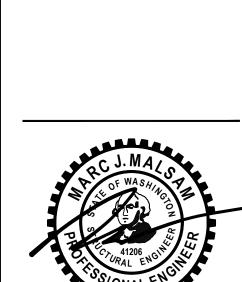
PROJECT

FLUSH BEAM SCHEDULE

MARK	SIZE①	BRG STUDS	HANGER
B1	LVL 1-3/4 x 11-7/8	2	HUS1.81/10
B2	GL 3-1/2 x 11-7/8 OR LVL 3-1/2 x 11-7/8	2 2	HHUS410② HHUS410
В3	GL 5-1/2 x 11-7/8 OR LVL 5-1/4 x 11-7/8	3 3	HGUS5.50/10 HGUS5.50/10
В4	LVL 7 x 11-7/8	4	HGUS7.25/10

ALL GLULAM BEAMS ARE 24F-V4 - UNO

2 PROVIDE HUC410 WHERE REQUIRED - UNO



122 S JACKSON ST - SUITE 210 SEATTLE, WA 98104 - 206.789.6038

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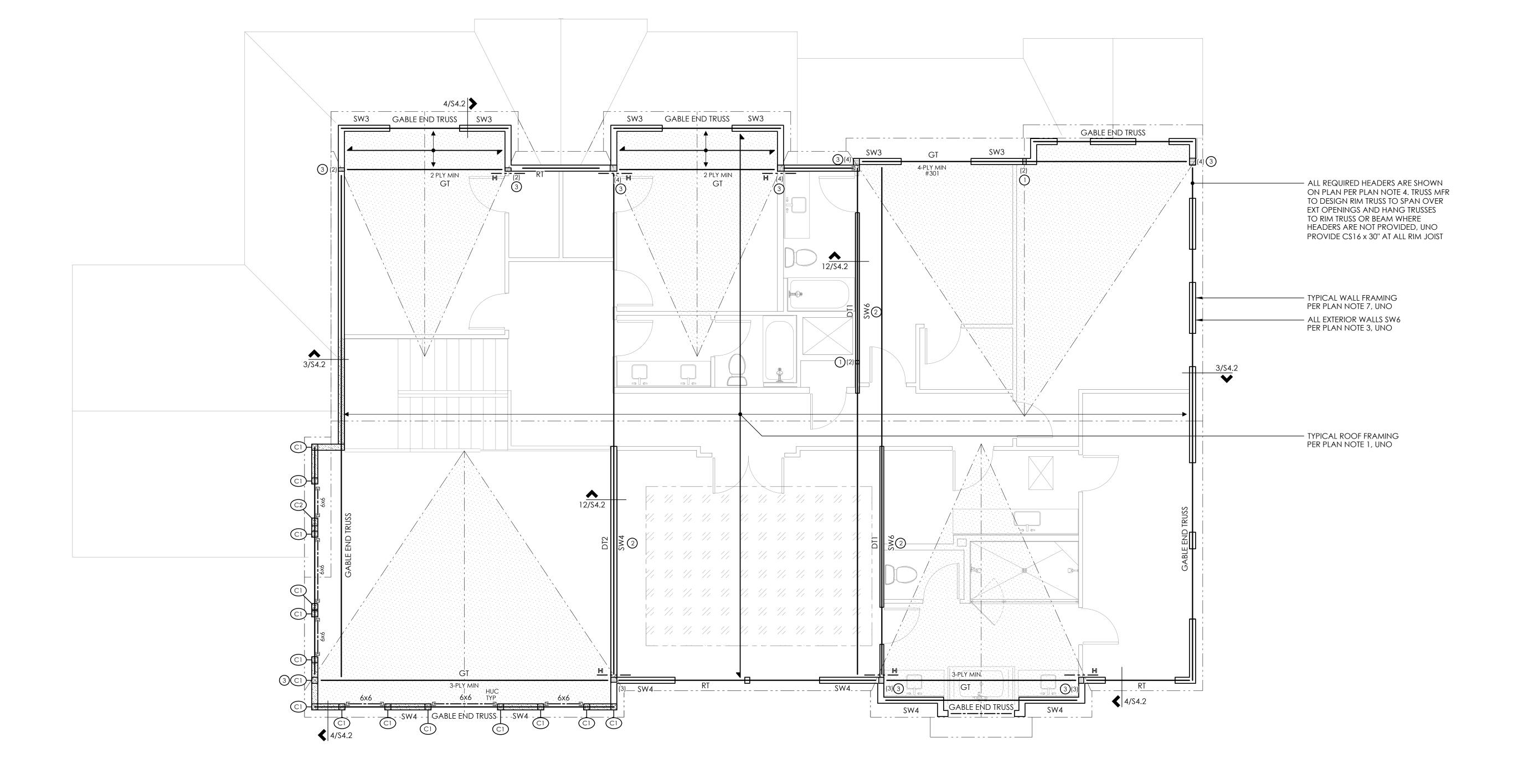
MN CUSTOM HOMES

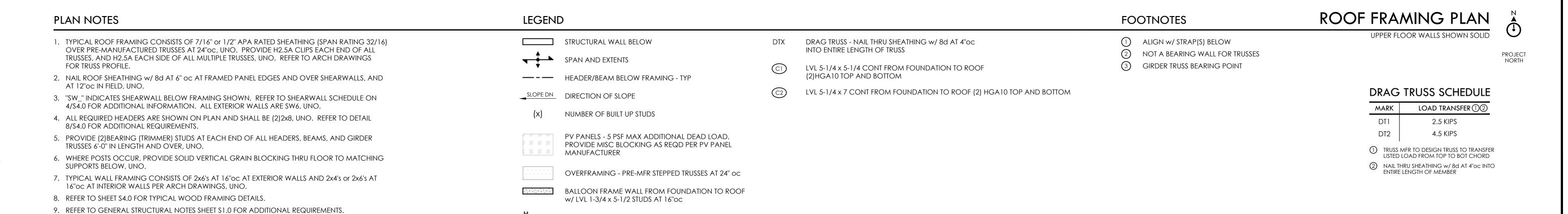
425.394.3848

UPPER FLOOR FRAMING PLAN

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

10. DO NOT SCALE DRAWINGS. REFER TO ARCH DRAWINGS FOR ALL DIMENSIONS.

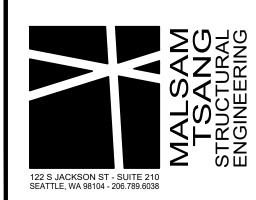




HTS30C - BEAM TO TOP PLATE

GIRDER TRUSS

RIM TRUSS





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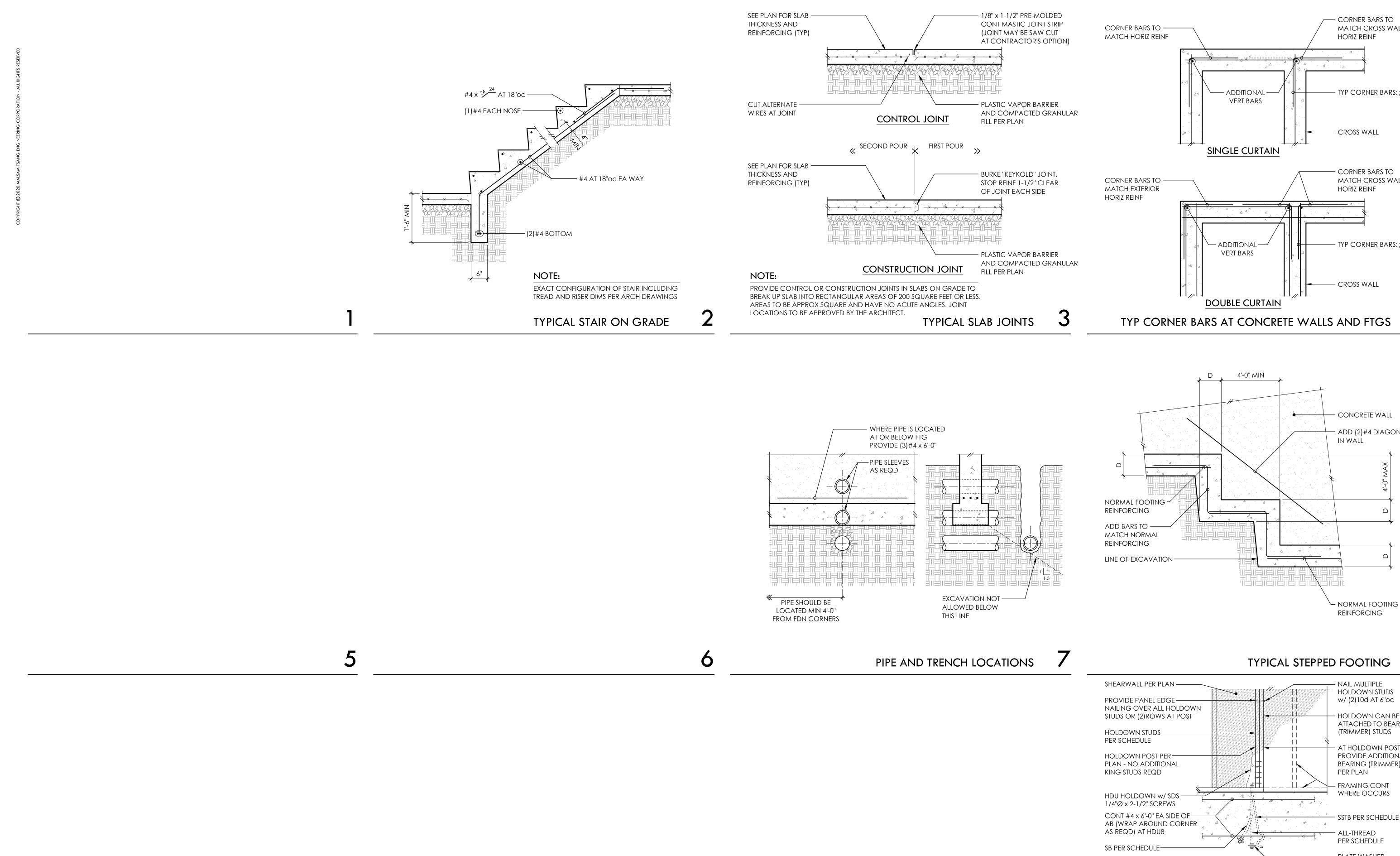
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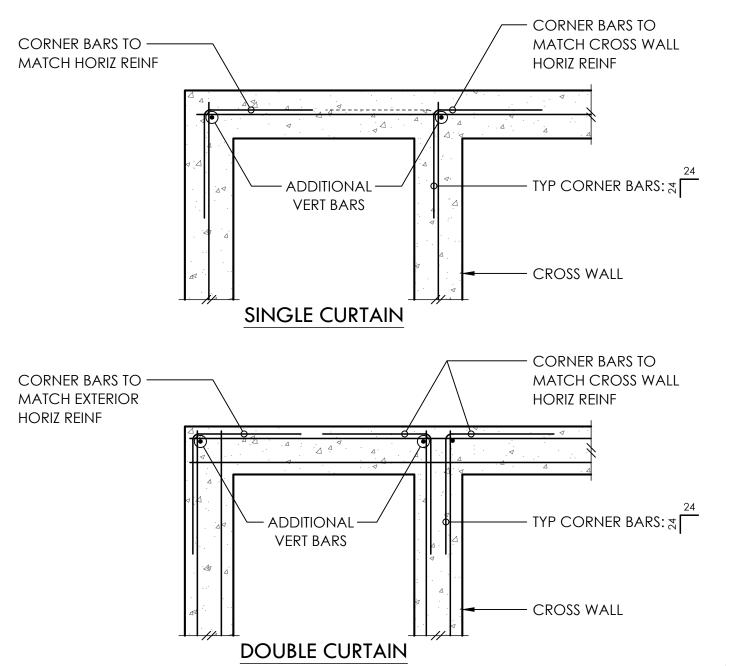
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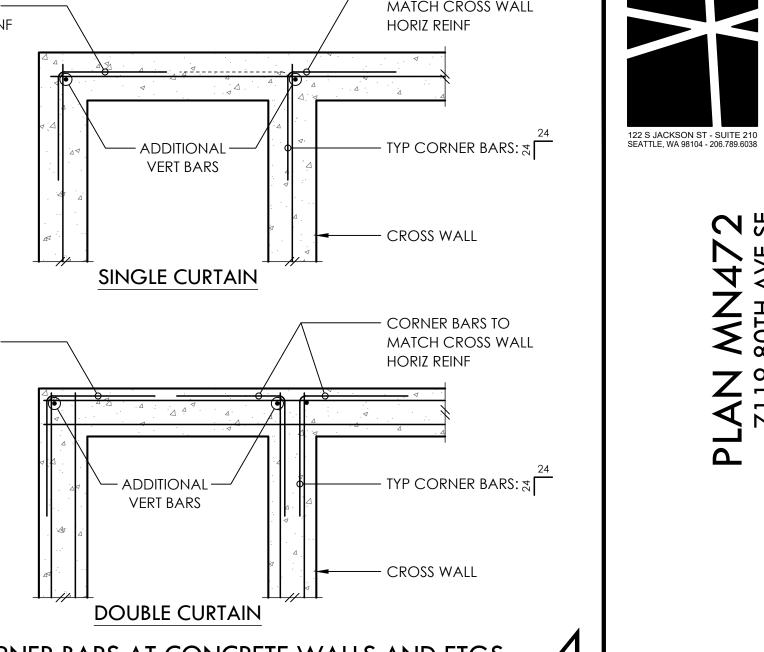
425.394.3848

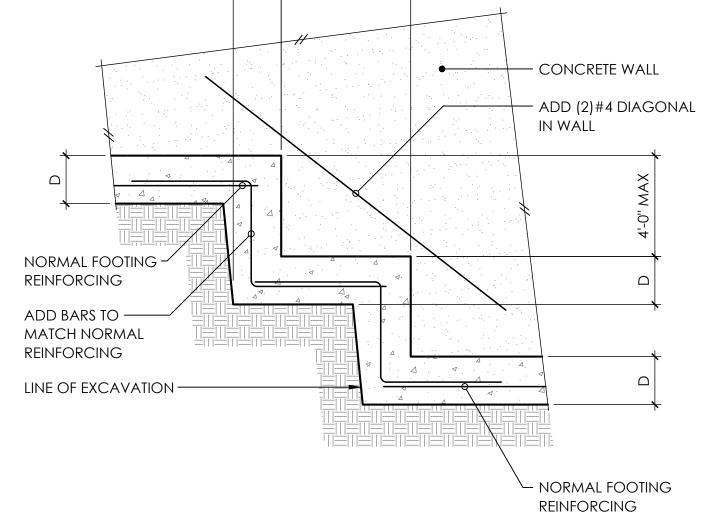
ROOF FRAMING PLAN

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











	ITPICAL STEPPED FOOTING
SHEARWALL PER PLAN	NAIL MULTIPLE
PROVIDE PANEL EDGE	HOLDOWN STUDS w/ (2)10d AT 6"oc
NAILING OVER ALL HOLDOWN STUDS OR (2)ROWS AT POST	HOLDOWN CAN BE
HOLDOWN STUDS	ATTACHED TO BEARING (TRIMMER) STUDS
PER SCHEDULE	AT HOLDOWN POST
HOLDOWN POST PER PLAN - NO ADDITIONAL KING STUDS REQD	PROVIDE ADDITIONAL BEARING (TRIMMER) STUDS PER PLAN
	FRAMING CONT
HDU HOLDOWN w/ SDS 1/4"Ø x 2-1/2" SCREWS	WHERE OCCURS
CONT #4 x 6'-0" EA SIDE OF AB (WRAP AROUND CORNER	SSTB PER SCHEDULE
AS REQD) AT HDU8	ALL-THREAD
SB PER SCHEDULE	PER SCHEDULE
DU HOLDOWN SCHEDULE	PLATE WASHER PER SCHEDULE

HDU HOLDOWN SCHEDULE PER SCHEDULE										
PLAN AT STEMWALL AT FOOTING ①										
MARK	AB	EMBED	ALL-THREAD	WASHER	EMBED	4x WALL	6x WALL			
HDU2	5/8"Ø - SSTB16(L)	12-5/8"	5/8''Ø	1-3/4"SQ x 1/2	9"	(2)2x4	(2)2x6			
HDU4	5/8"Ø - SB5/8 x 24	18"	5/8''Ø	1-3/4"SQ x 1/2	9''	(2)2x4	(2)2x6			

① ALL HOLDOWN ANCHOR BOLTS THAT NEED TO BE EMBEDDED INTO FOOTING ARE

SPECIFICALLY SHOWN ON PLAN ② A307 ALL-THRD W/ PLATE WASHER PER SCHEDULE AND DOUBLE NUT BOT OR EQUIVALENT SIMPSON PAB

1-3/4"SQ x 1/2 9"

2-1/2"SQ x 1/2 12"

3 MINIMUM SIZE OF POST UNO ON FRAMING PLANS

472AVE SE 98040



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7.12.23

MN CUSTOM HOMES

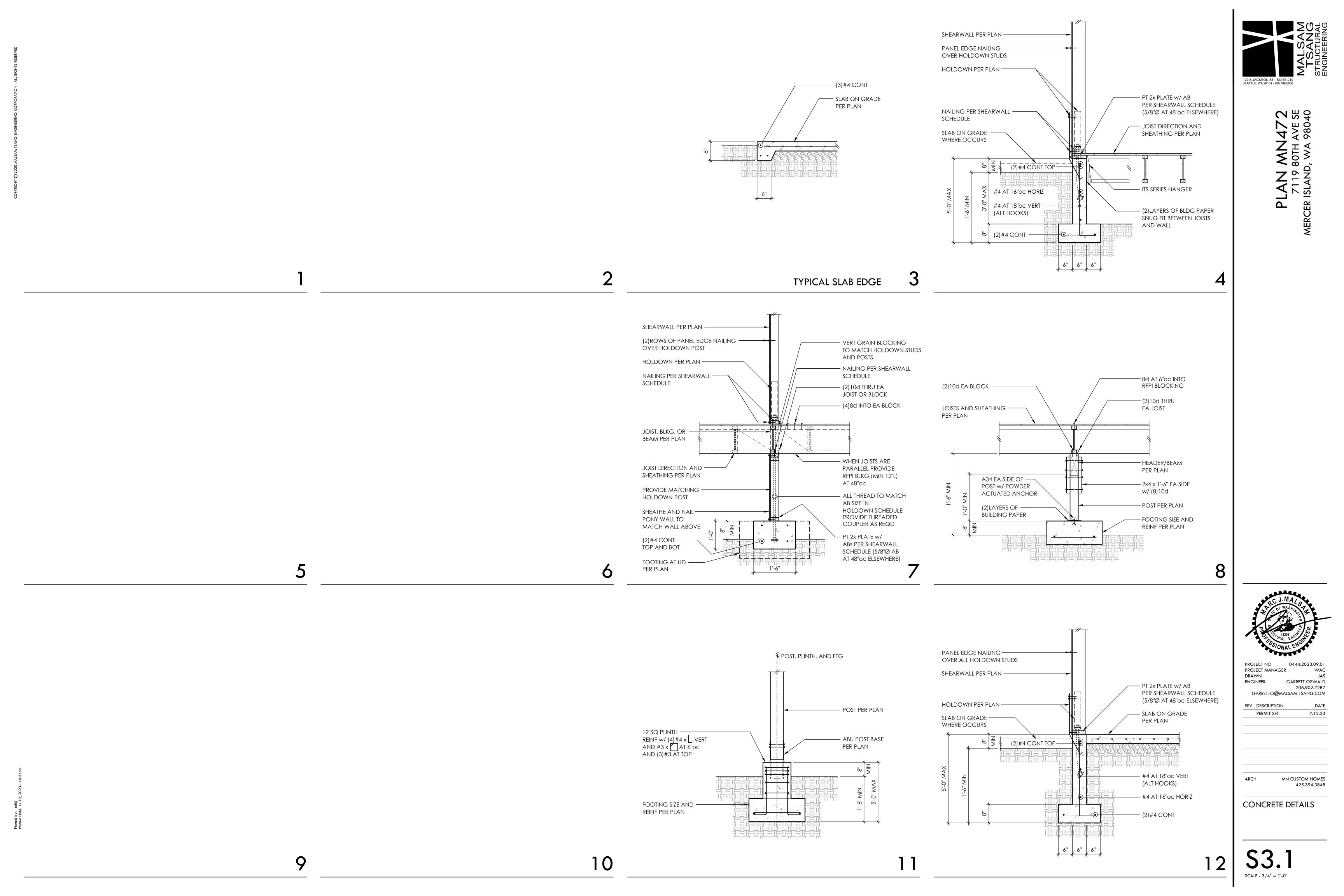
425.394.3848

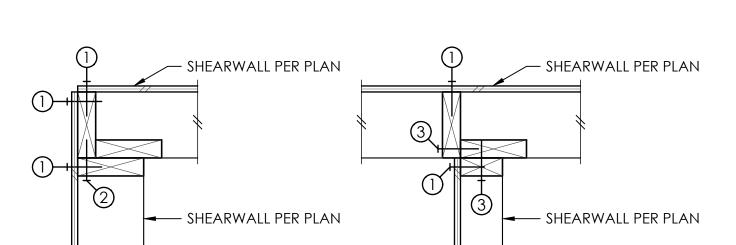
TYPICAL CONCRETE **DETAILS**

(2)2x6

HDU5 | 5/8"Ø - SB5/8 x 24 | 18"

HDU8 7/8"Ø - SB7/8 x 24 18"

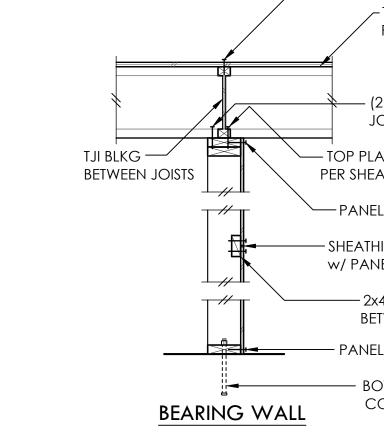




1) PANEL EDGE NAILING PER SHEARWALL SCHEDULE

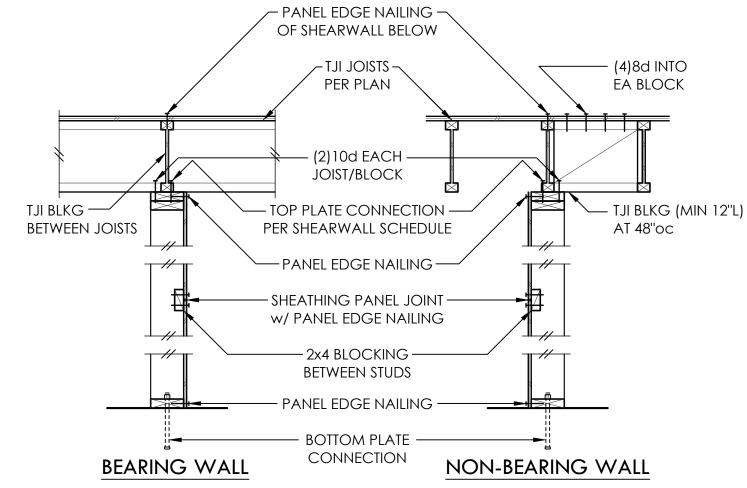
(2) 10d NAILING PER SHEARWALL SCHEDULE

(3) 10d NAILING PER SHEARWALL SCHEDULE OF HIGHER CAPACITY SHEARWALL or 10d AT 12"oc AT NON-SHEARWALLS



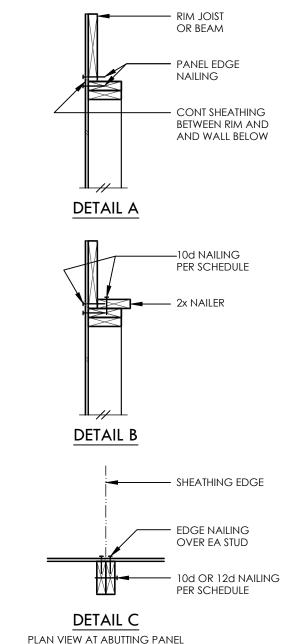
SCALE: 1-1/2'' = 1'-0''TYPICAL SHEARWALL INTERSECTIONS

- SHEARWALL PER PLAN



NOTE: SEE SHEARWALL SCHEDULE FOR ALL NAILING AND CONNECTIONS, UNO

TYPICAL SHEARWALL CONSTRUCTION



EDGES OF SW3, SW2, SW3-2, AND SW2-2

SW3-24 1/2" PLY or 7/16" OSB EA SIDE 8d AT 3"oc EA SIDE N/A A35 AT 8"oc SW2-24 1/2" PLY or 7/16" OSB EA SIDE 8d AT 2"oc EA SIDE A35 AT 6"oc

PANEL EDGE

SHEATHING NAILING TJI RIM/BEAM® AT WOOD AT CONCRETE SW6 8d AT 6"oc 10d AT 6"oc A35 AT 30"oc 🕙 12d AT 6"oc 5/8"Ø AB AT 48"oc 1/2" PLY or 7/16" OSB SW4 1/2" PLY or 7/16" OSB 8d AT 4"oc 10d AT 4"oc A35 AT 18"oc (9) 12d AT 4"oc 5/8"Ø AB AT 42"oc SW3 4 1/2" PLY or 7/16" OSB 8d AT 3"oc (2)ROWS 10d AT 6"oc A35 AT 16"oc 🕅 (2)ROWS 12d AT 6"oc 5/8"Ø AB AT 36"oc SW2 4 1/2" PLY or 7/16" OSB (2)ROWS 10d AT 4"oc A35 AT 12"oc 🕅 (2)ROWS 12d AT 4"oc | 5/8"Ø AB AT 24"oc 8d AT 2"oc (2) ROWS 12d AT 3"oc 5/8"Ø AB AT 18"oc (3) ROWS 12d AT 3"oc 5/8"Ø AB AT 12"oc

TOP PLATE CONNECTION

- ① BLOCK PANEL EDGES WITH 2x4 LAID FLAT AND NAIL PANELS TO INTERMEDIATE SUPPORTS WITH 8d AT 12"oc.
- ② 8d NAILS SHALL BE 0.131"Ø x 2-1/2", 10d NAILS SHALL BE 0.131"Ø x 3", AND 12d NAILS SHALL BE 0.131"Ø x 3-1/4".
- 3 EMBED ANCHOR BOLTS AT LEAST 7". ALL BOLTS SHALL HAVE 3" x 3" x 0.229" PLATE WASHERS. THE PLATE WASHER SHALL EXTEND TO WITHIN 1/2" OF THE EDGE OF THE BOTTOM PLATE ON THE SIDE(S) W/ SHEATHING. AT 2x6 SW3-2 AND SW2-2 WALLS, PROVIDE 4-1/2" x 3" x 0.229" PLATE WASHERS CENTERED ON PLATE.
- 4 3x STUDS OR DBL STUDS NAILED TOGETHER W/ 10d OR 12d NAILING IS REQD AT ABUTTING PANEL EDGES OF SW3, SW2, SW3-2, AND SW2-2. REFER TO DETAIL C. WHERE 3x STUDS ARE USED, STAGGER NAILS AT ADJOINING PANEL EDGES. ABUTTING PANEL EDGES SHALL BE OFFSET EACH SIDE OF WALL AT SW3-2 AND SW2-2.
- ⑤ TWO STUDS MINIMUM OR POST PER PLAN ARE REQUIRED AT EACH END OF ALL SHEARWALLS AND ALL END STUDS SHALL RECEIVE PANEL EDGE NAILING.
- ALL EXTERIOR WALLS SHALL BE SW6, UNLESS NOTED OTHERWISE.

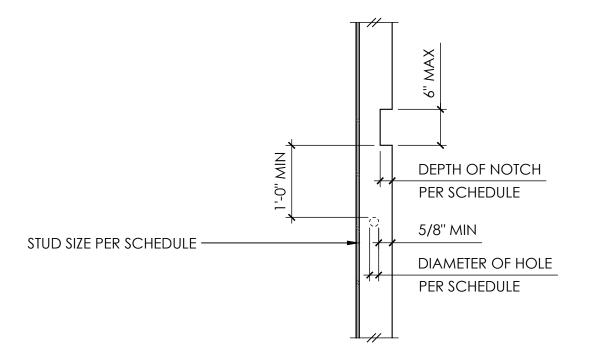
SHEARWALL SCHEDULE © 2 3 5 6 7

MARK

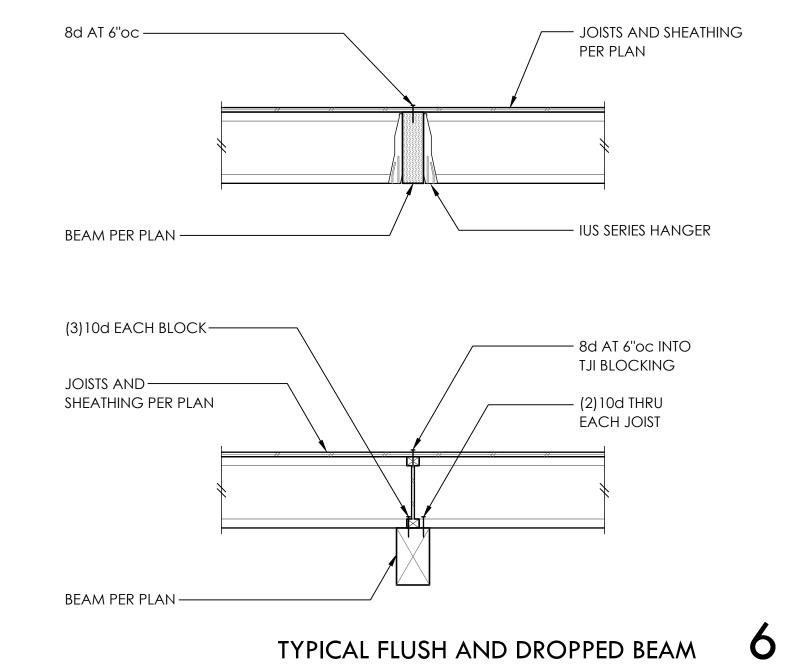
- ② NAILS SHALL NOT BE SPACED LESS THAN 3/8" FROM EDGES OF SHEATHING. SHEATHING NAILS SHALL BE DRIVEN SO THEIR HEADS ARE FLUSH WITH SHEATHING (NOT COUNTERSUNK).
- ® LTP4's INSTALLED OVER SHEATHING WITH 8d (0.131"Ø x 2-1/2") NAILS MAY BE SUBSTITUTED FOR A35's AT CONTRACTORS OPTION.
- ② A35's OR LTP4's MAY BE ELIMINATED PER DETAIL A OR DETAIL B.

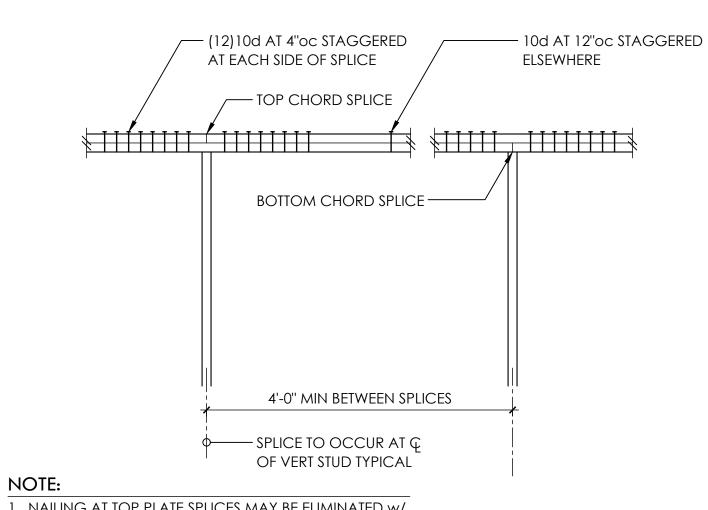
BEARING AND EXTERIOR WALLS NON-BEARING WALLS STUD | MAX DEPTH | MAX DIA. | STUD | MAX DEPTH | MAX DIA. OF NOTCH OF HOLE SIZE OF NOTCH OF HOLE 2x4 3/4" 1-3/8" 2x4 1-3/8" 2" 2-1/8" 2x6 3-1/4" 1-1/4"

HOLE AND NOTCH SIZE FOR NON-BEARING WALLS MAY BE USED FOR BEARING WALLS IF REQUIRED NUMBER OF STUDS ARE DOUBLED. DOUBLE STUDS SHALL BE LIMITED TO TWO SUCCESSIVE STUDS.



TYPICAL ALLOWABLE HOLES AND NOTCHES IN WALL STUDS



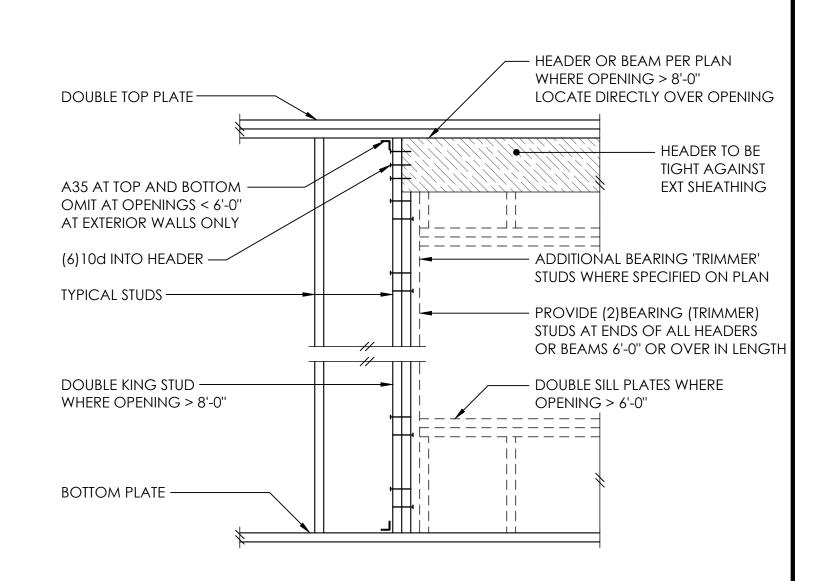


1. NAILING AT TOP PLATE SPLICES MAY BE ELIMINATED W/ CS16 x 30"

2. WHERE VERTICAL PENETRATIONS THRU PLATE EXCEED 1" FOR A 4x WALL OR 3" FOR A 6x WALL - PROVIDE CS16 x 30" AT TOP PLATE

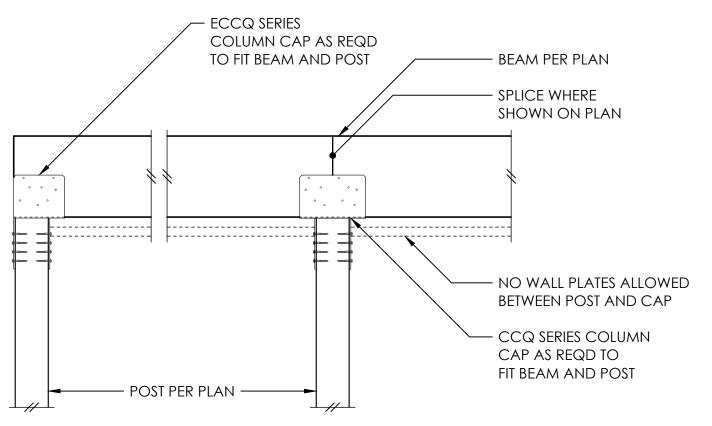
3. MINIMUM EDGE DISTANCE FOR VERTICAL PENETRATIONS THRU TOP PLATE IS 1-1/4"

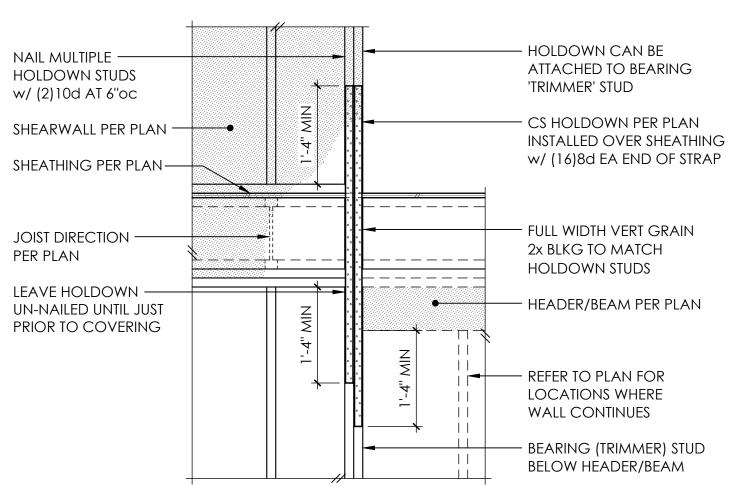
AT SHEARWALLS TYPICAL TOP PLATE SPLICE

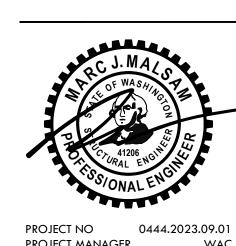


TYPICAL HEADER SUPPORT

BASE PLATE CONNECTION







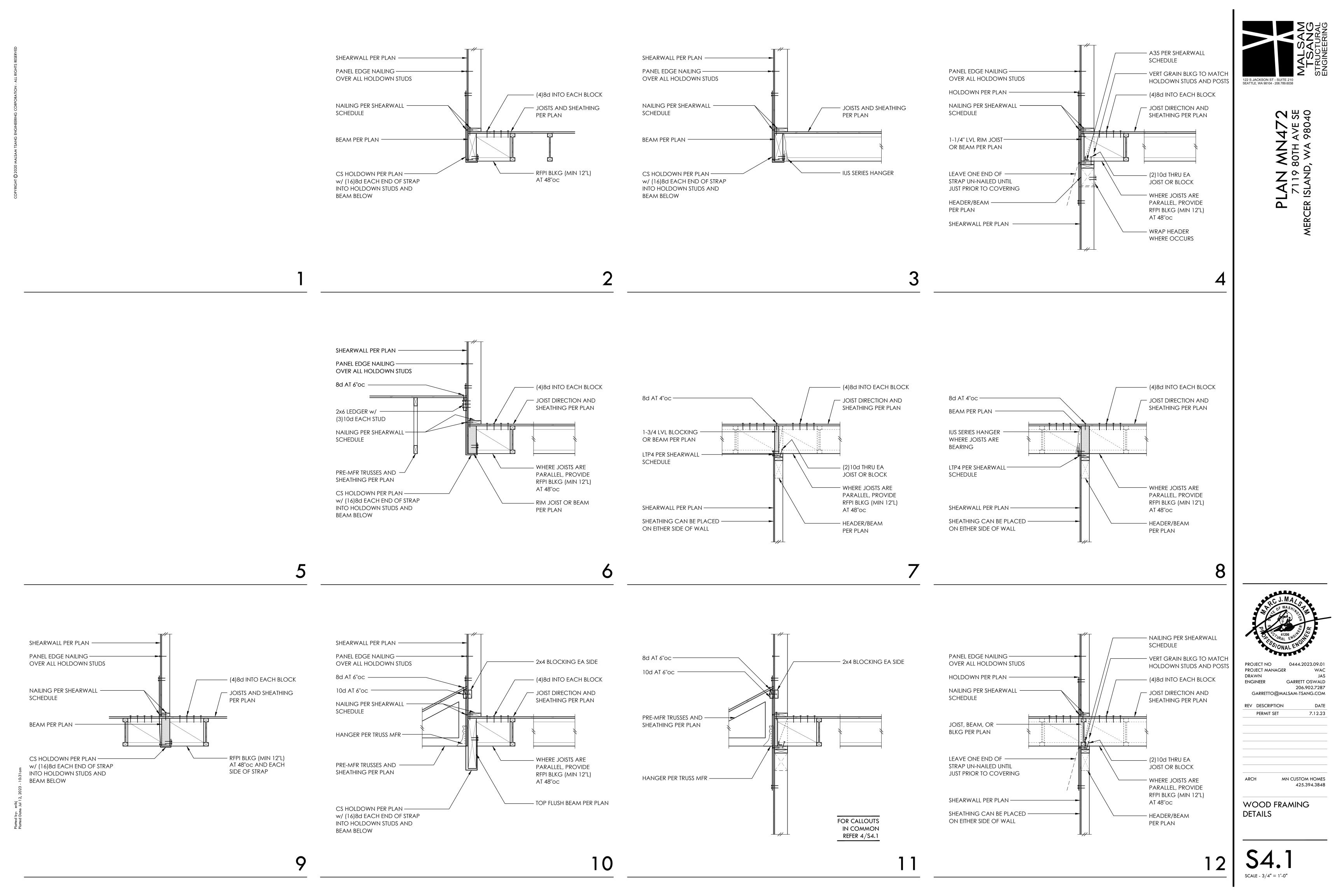
PROJECT MANAGER DRAWN ENGINEER GARRETT OSWALD 206.902.7287 GARRETTO@MALSAM-TSANG.COM REV DESCRIPTION

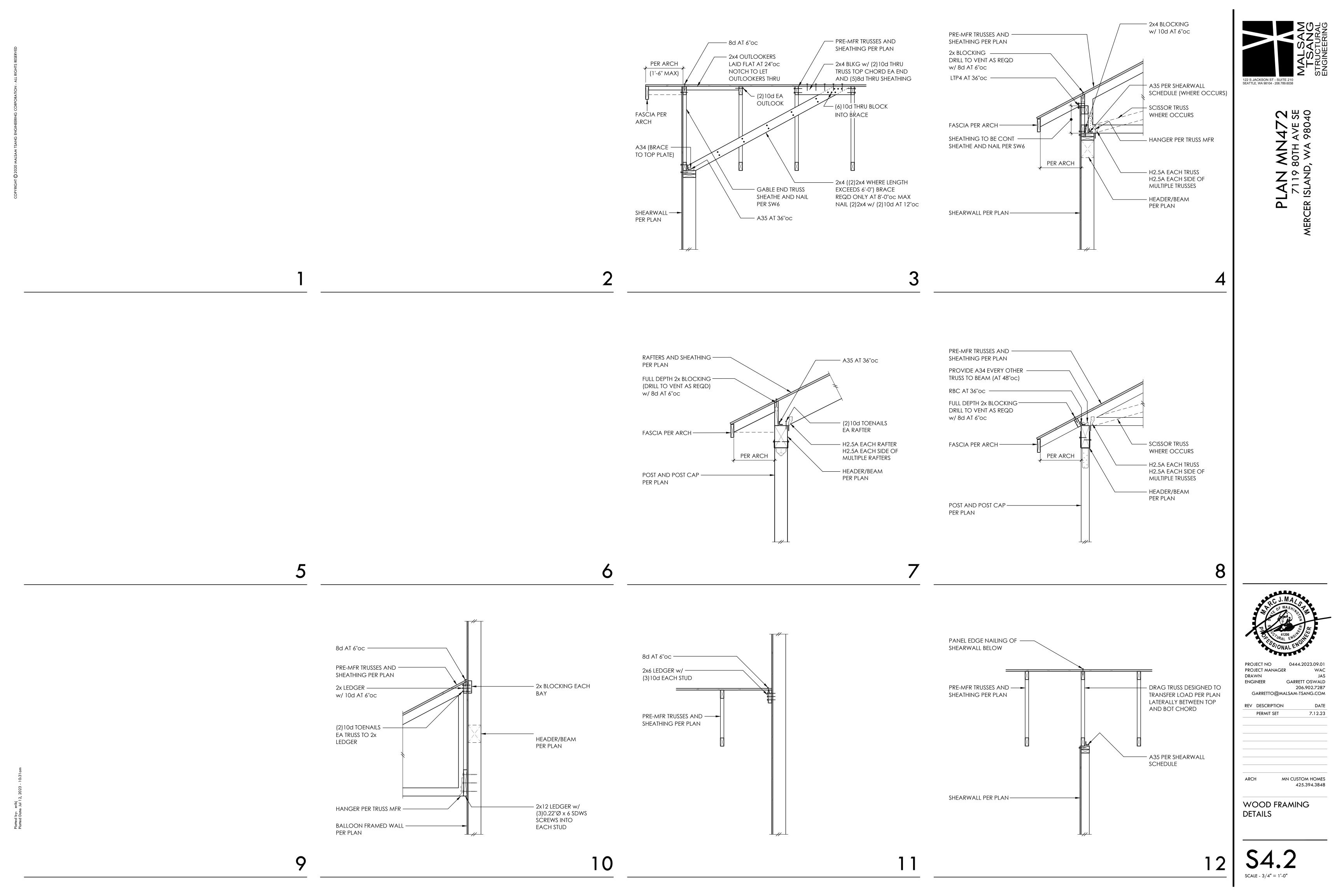
7.12.23 PERMIT SET

TYPICAL WOOD FRAMING DETAILS

MN CUSTOM HOMES 425.394.3848

SCALE - 3/4" = 1'-0"





LEGAL DESCRIPTION

PER WARRANTY DEED UNDER RECORDING NUMBER 20141229001480)

LOT 6, BLOCK 2, WAMBA'S FIRST ADDITION TO MERCER ISLAND ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 55 OF PLATS, PAGE 84, RECORDS OF KING COUNTY, WASHINGTON SITUATED IN THE COUNTY OF KING, STATE OF WASHINGTON.

SOIL AMENDMENT REQUIRED

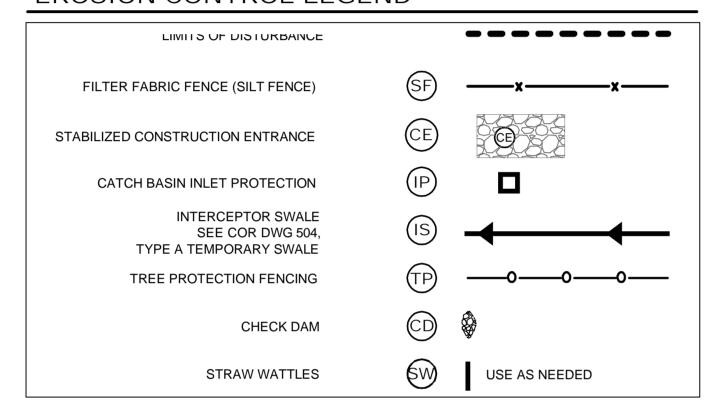
COMPOST AMENDED SOIL REQUIRED ON ALL LANDSCAPED AREAS AFTER CONSTRUCTION. SEE DETAIL ON C3.5.

SOIL INSPECTION REQUIRED BY ENGINEER

A POST CONSTRUCTION INSPECTION & CERTIFICATION OF AMENDED SOILS IS REQUIRED BY A LICENSED CIVIL ENGINEER. THIS IS REQUIRED BEFORE FINAL SIGN-OFF BY CITY.

> MINIMUM 10% ORGANIC MULCH & COMPOST SOIL REQUIRED

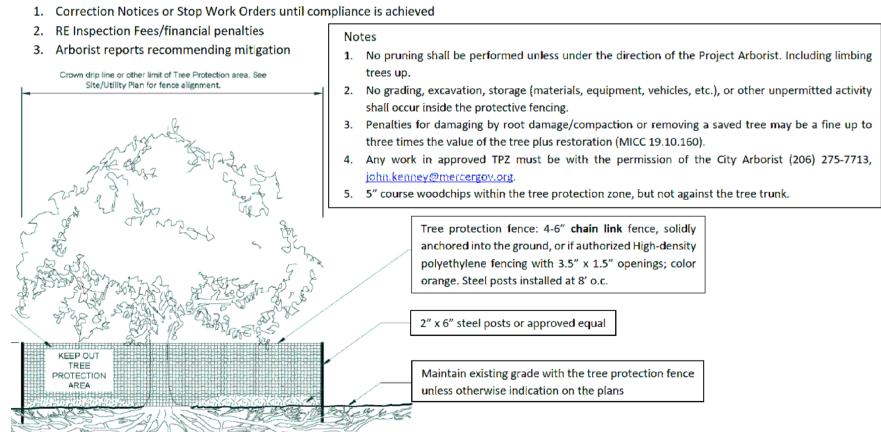
EROSION CONTROL LEGEND



TREE PROTECTION DETAIL

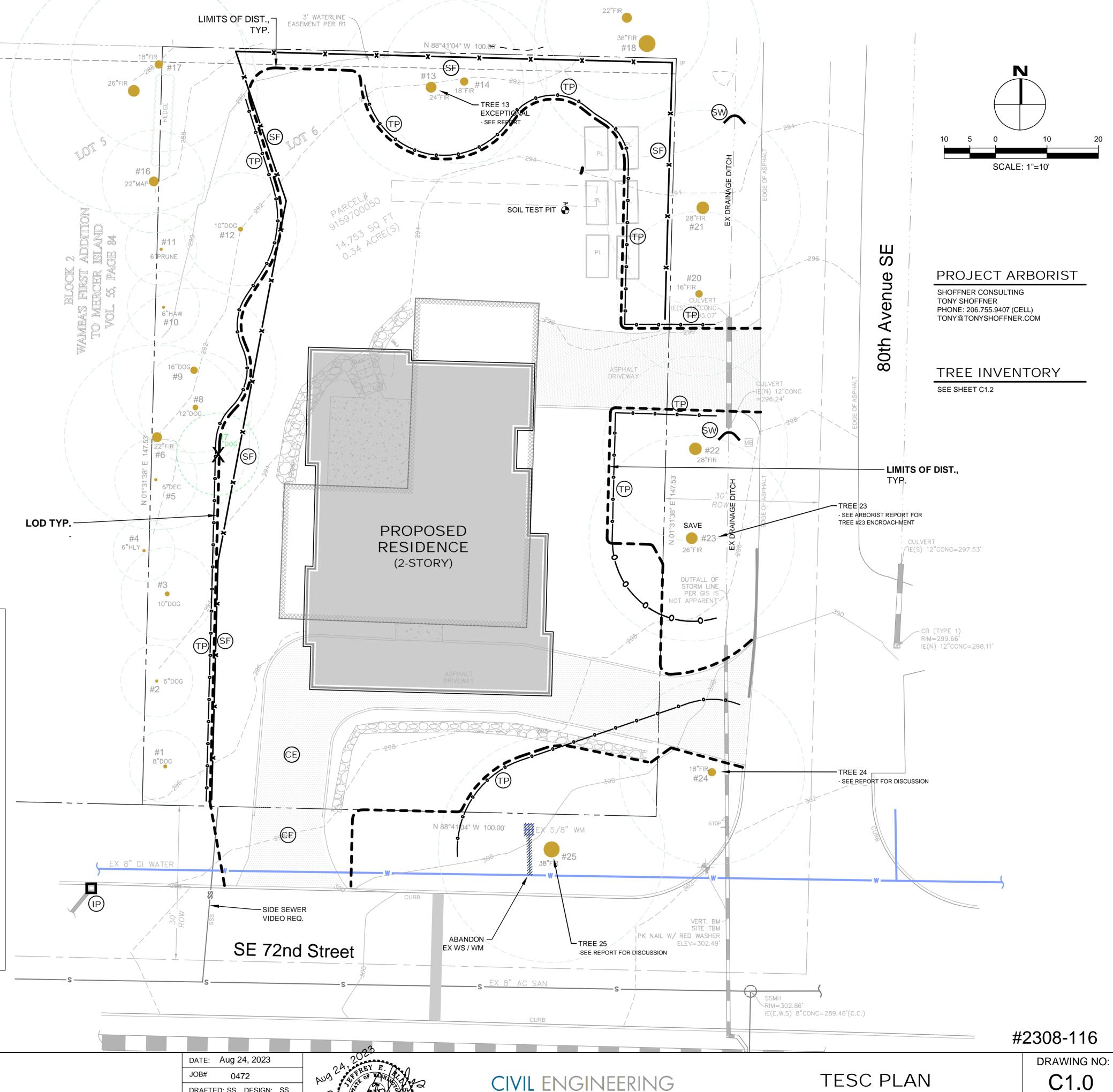
KEEP OUT! DO NOT REMOVE OR ADJUST THE APPROVED LOCATION OF THIS TREE PROTECTION AREA Trees enclosed by this fence are protected and are subject to the conditions of the tree permit. Violation of tree conditions may lead to:

TREE PROTECTION AREA (TPZ)



permits@mncustom.com

Any Work in the protected area must be with the permission of the City Arborist john.kenney@mercergov.org



NO. DATE BY APPLICANT HOME PROJECT 472 LLC MN CUSTOM HOMES CONTACT: JACOB SOUTHARD 3006 112th AVE NE, SUITE #100 BELLEVUE, WA 98004 PH: 425-429-6645

REVISIONS

DRAFTED: SS DESIGN: SS DIGITAL SIGNATURE

102 NW CANAL STREET

PHONE: 206.930.0342

DUFFY@CESOLUTIONS.US

TESC PLAN

HOME #472 by MN CUSTOM HOMES APN 915970-0050 7119 80th AVENUE SE, MERCER ISLAND, WA 98040 #2308-116

Joints in geotextile fabric shall be spliced at posts. Use staples, wire rings or equivalent to attach fabric to posts 2"x2" by 14 Ga. wire or equivalent, if standard strength fabric used Post spacing may be increased to 8" if wire backing is used 2"x2" wood posts, steel fence posts, or equivalent if standard strength fabric used

DOE

NOT TO SCALE

Revised July 2017

SILT FENCE DETAIL

Backfill trench with

native soil or 3/4" -

4"x4" trench

fence posts, or equivalent

limitation of liability, and disclaimer

2"x2" wood posts, steel -

1.5" washed gravel

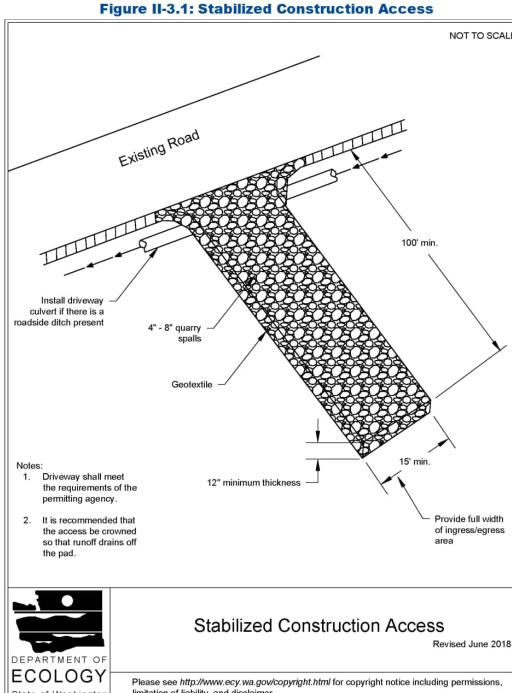
2019 Stormwater Management Manual for Western Washington

Volume II - Chapter 3 - Page 371

Silt Fence

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CONSTRUCTION ENTRANCE [



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REVISIONS

NO. DATE

BY

RECOMMENDED CONSTRUCTION SEQUENCE

A DETAILED CONSTRUCTION SEQUENCE IS NEEDED TO ENSURE THAT EROSION AND SEDIMENT CONTROL MEASURES ARE APPLIED AT THE APPROPRIATE TIMES. A RECOMMENDED CONSTRUCTION SEQUENCE IS PROVIDED BELOW:

1. HOLD AN ONSITE PRE-CONSTRUCTION MEETING.

2. POST SIGN WITH NAME AND PHONE NUMBER OF ESC SUPERVISOR (MAY BE CONSOLIDATED WITH THE REQUIRED NOTICE OF CONSTRUCTION SIGN).

3. FLAG OR FENCE CLEARING LIMITS.

4. INSTALL CATCH BASIN PROTECTION, IF REQUIRED.

5. GRADE AND INSTALL CONSTRUCTION ENTRANCE(S).

6. INSTALL PERIMETER PROTECTION (SILT FENCE, BRUSH BARRIER, ETC.).

7. CONSTRUCT SEDIMENT PONDS AND TRAPS.

8. GRADE AND STABILIZE CONSTRUCTION ROADS.

9. CONSTRUCT SURFACE WATER CONTROLS (INTERCEPTOR DIKES, PIPE SLOPE DRAINS, ETC.) SIMULTANEOUSLY WITH CLEARING AND GRADING FOR PROJECT DEVELOPMENT.

10. MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH CITY OF MERCER ISLAND STANDARDS AND MANUFACTURER'S RECOMMENDATIONS.

11. RELOCATE SURFACE SURFACE WATER CONTROLS OR TESC MEASURES, OR INSTALL NEW MEASURES SO THAT AS SITE CONDITIONS CHANGE, THE TESC IS ALWAYS IN ACCORDANCE WITH CITY OF MERCER ISLAND TESC REQUIREMENTS.

12. COVER ALL AREAS THAT WILL BE UN-WORKED FOR MORE THAN SEVEN DAYS DURING THE DRY SEASON (MAY 1 TO SEPT 30) OR TWO DAYS DURING THE WET SEASON (OCT 1 TO APRIL 30) WITH STRAW, WOOD FIBER MULCH, COMPOST, PLASTIC SHEETING, OR EQUIVALENT.

13. STABILIZE ALL AREAS WITHIN SEVEN DAYS OF REACHING FINAL GRADE.

14. SEED, SOD, STABILIZE, OR COVER ANY AREAS TO REMAIN UNWORKED FOR MORE THAN 30 DAYS.

15. UPON COMPLETION OF THE PROJECT, STABILIZE ALL DISTURBED AREAS AND REMOVE BMPS IF APPROPRIATE.

DENUDED AREAS REQUIREMENTS

APRIL 1 TO SEPT 30

ALL DENUDED AREAS MUST BE STABILIZED WITHIN 7 DAYS OF CONSTRUCTION. PLEASE READ ALL CITY TESC NOTES ON SHEET C1.2.

OCT 1 TO MARCH 31

ALL DENUDED AREAS MUST BE STABILIZED WITHIN 2 DAYS OF GRADING. IF AN EROSION PROBLEM ALREADY EXISTS ON THE SITE, OTHER COVER PROTECTION AND EROSION CONTROL WILL BE REQUIRED.

TREE EVALUATION TABLE

TREE EVAL	UATIOII DATA	MII Custom Homes 472 - 7119 80th A	ve. Mercer Isla	and, WA									June	9, 2023	
							Tree	Viability R	lating						
Tree #	Location	Species	Dbh	CSD	Class	Structure	Health	Condition	CRZ radius	LOD II	LOD S	LOD E	LOD W	Grove	Status
-1	On site	Pacific dogwood (Cornus nuttallii)	8"	14'	Significant	Good	Good	Good	8'	II/A	II/A	12'	II/A	Ho	Retain
2	On site	Pacific dogwood (Cornus nuttallii)	6"	14'	Significant	Good	Good	Good	6'	II/A	II/A	12'	II/A	Ho	Retain
3	On site	Pacific dogwood (Cornus nuttallii)	10"	18"	Significant	Good	Good	Good	10'	II/A	II/A	12'	II/A	Ho	Retain
4	Off site	English holly (Ilex aquifolium)	6"	12'	Significant	Good	Good	Good	6'	II/A	II/A	12'	II/A	Ho	II/A
5	On site	Portugal laurel (Prunus lusitanica)	6"	16'	Significant	Good	Good	Good	6'	II/A	II/A	12'	II/A	Ho	Retain
6	On site	Douglas fir (Pseudotsuga menziesii)	22"	36'	Significant	Good	Good	Good	22'	II/A	II/A	14'	II/A	Ho	Retain
7	On site	Pacific dogwood (Cornus nuttallii)	6"	16"	Significant	Good	Good	Good	6'	II/A	II/A	12'	II/A	No	Retain
8	On site	Pacific dogwood (Cornus nuttallii)	12"	22'	Significant	Good	Good	Good	12'	II/A	II/A	16'	II/A	Ho	Retain
9	On site	Pacific dogwood (Cornus nuttallii)	16"	32'	Significant	Good	Good	Good	16'	II/A	II/A	16'	II/A	Ho	Retain
10	On site	Hawthorn (Crataegus sp.)	6"	14'	Significant	Good	Good	Good	6'	II/A	II/A	8'	II/A	Ho	Retain
11	On site	Italian prune (Prunus domestica)	6"	14'	Significant	Good	Good	Good	6'	II/A	II/A	10'	II/A	Ho	Retain
12	On site	Pacific dogwood (Cornus nuttallii)	10"	22'	Significant	Good	Good	Good	10'	II/A	II/A	16'	II/A	Ho	Retain
13	On site	Douglas fir (Pseudotsuga menziesii)	18"	32'	Significant	Good	Good	Good	18'	II/A	II/A	16'	II/A	Ho	Retain
14	On site	Douglas fir (Pseudotsuga menziesii)	24"	36'	Significant	Good	Good	Good	24'	II/A	II/A	16'	II/A	Ho	Retain
15	On site	Japanese maple (Acer japonicum)	7"	16'	Significant	Good	Good	Good	7'	10'	II/A	II/A	II/A	Ho	Retain
16	Off site	Pacific madrone (Arbutus menziesii)	22"	20'	11/A	Poor	Poor	Poor	22'	II/A	II/A	16'	II/A	Ho	II/A
17	Off site	Douglas fir (Pseudotsuga menziesii)	18"	34'	Significant	Good	Good	Good	18'	II/A	II/A	16'	II/A	Ho	II/A
18	Off site	Douglas fir (Pseudotsuga menziesii)	36"	44'	Exceptional	Good	Good	Good	36'	II/A	II/A	II/A	16'	Ho	II/A
19	Off site	Douglas fir (Pseudotsuga menziesii)	28"	36'	Significant	Good	Good	Good	28'	II/A	II/A	II/A	16'	Ho	II/A
20	Off site	Douglas fir (Pseudotsuga menziesii)	16"	32'	Significant	Good	Good	Good	16'	II/A	II/A	II/A	16'	No	II/A
21	Off site	Douglas fir (Pseudotsuga menziesii)	28"	38'	Significant	Good	Good	Good	28'	II/A	II/A	11/A	16'	Ho	II/A
22	Off site	Douglas fir (Pseudotsuga menziesii)	26"	40'	Significant	Good	Good	Good	26'	II/A	II/A	II/A	16'	Ho	II/A
23	Off site	Douglas fir (Pseudotsuga menziesii)	26"	36'	Significant	Good	Good	Good	26'	II/A	II/A	II/A	16'	Ho	11/A
24	Off site	Douglas fir (Pseudotsuga menziesii)	18"	36'	Significant	Good	Good	Good	18'	II/A	II/A	11/A	16'	Ho	II/A
24	Off site	Douglas fir (Pseudotsuga menziesii)	22"	36'	Significant	Good	Good	Good	22'	II/A	II/A	II/A	16'	1.	11/A
25	Off site	Douglas fir (Pseudotsuga menziesii)	38"	44'	Exceptional	Good	Good	Good	38'	11/A	11/A	11/A	16'	Ho	11/A

EROSION CONTROL NOTES

D.8.2 STANDARD ESC PLAN NOTES

THE STANDARD ESC PLAN NOTES MUST BE INCLUDED ON ALL ESC PLANS. AT THE APPLICANT'S DISCRETION, NOTES THAT IN NO WAY APPLY TO THE PROJECT MAY BE OMITTED: HOWEVER, THE REMAINING NOTES MUST NOT BE RENUMBERED. FOR

APPLICANT'S DISCRETION, NOTES THAT IN NO WAY APPLY TO THE PROJECT MAY BE OMITTED; HOWEVER, THE REMAINING NOTES MUST NOT BE RENUMBERED. FOR EXAMPLE, IF ESC NOTE #3 WERE OMITTED, THE REMAINING NOTES SHOULD BE NUMBERED 1, 2, 4, 5, 6, ETC.

1. APPROVAL OF THIS EROSION AND SEDIMENTATION CONTROL (ESC) PLAN DOES NOT CONSTITUTE AN APPROVAL OF PERMANENT ROAD OR DRAINAGE DESIGN (E.G., SIZE AND LOCATION OF ROADS, PIPES, RESTRICTORS, CHANNELS, RETENTION FACILITIES, UTILITIES, ETC.).

2. THE IMPLEMENTATION OF THESE ESC PLANS AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND

UPGRADING OF THESE ESC FACILITIES IS THE RESPONSIBILITY OF THE APPLICANT/ESC SUPERVISOR UNTIL ALL CONSTRUCTION IS APPROVED.

3. THE BOUNDARIES OF THE CLEARING LIMITS SHOWN ON THIS PLAN SHALL BE CLEARLY FLAGGED BY SURVEY TAPE OR FENCING, IF REQUIRED, PRIOR TO CONSTRUCTION (SWDM APPENDIX D). DURING THE CONSTRUCTION PERIOD, NO DISTURBANCE BEYOND THE CLEARING LIMITS SHALL BE PERMITTED. THE CLEARING LIMITS SHALL BE MAINTAINED BY THE APPLICANT/ESC SUPERVISOR FOR THE DURATION OF CONSTRUCTION.

4. STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES, SUCH AS CONSTRUCTED WHEEL WASH SYSTEMS OR WASH PADS, MAY BE REQUIRED TO ENSURE THAT ALL PAVED AREAS ARE KEPT CLEAN AND TRACK OUT TO ROAD RIGHT OF WAY DOES NOT OCCUR FOR THE DURATION OF THE PROJECT.

5. THE ESC FACILITIES SHOWN ON THIS PLAN MUST BE CONSTRUCTED PRIOR TO OR IN CONJUNCTION WITH ALL CLEARING AND GRADING SO AS TO ENSURE THAT THE TRANSPORT OF SEDIMENT TO SURFACE WATERS, DRAINAGE SYSTEMS, AND ADJACENT PROPERTIES IS MINIMIZED.

6. THE ESC FACILITIES SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, THESE ESC FACILITIES SHALL BE UPGRADED AS NEEDED FOR UNEXPECTED STORM EVENTS AND MODIFIED TO ACCOUNT FOR CHANGING SITE CONDITIONS (E.G. ADDITIONAL COVER MEASURES, ADDITIONAL SUMP PUMPS, RELOCATION OF DITCHES AND SILT FENCES, PERIMETER PROTECTION ETC.) AS DIRECTED BY CITY OF MERCER ISLAND.

7. THE ESC FACILITIES SHALL BE INSPECTED DAILY BY THE APPLICANT/ESC SUPERVISOR AND MAINTAINED TO ENSURE CONTINUED PROPER FUNCTIONING. WRITTEN RECORDS SHALL BE KEPT OF WEEKLY REVIEWS OF THE ESC FACILITIES.

8. ANY AREAS OF EXPOSED SOILS, INCLUDING ROADWAY EMBANKMENTS, THAT WILL NOT BE DISTURBED FOR TWO CONSECUTIVE DAYS DURING THE WET SEASON OR SEVEN DAYS DURING THE DRY SEASON SHALL BE IMMEDIATELY STABILIZED WITH THE APPROVED ESC METHODS (E.G., SEEDING, MULCHING, PLASTIC COVERING, ETC.).

9. ANY AREA NEEDING ESC MEASURES THAT DO NOT REQUIRE IMMEDIATE ATTENTION SHALL BE ADDRESSED WITHIN SEVEN (7) DAYS.

10. THE ESC FACILITIES ON INACTIVE SITES SHALL BE INSPECTED AND MAINTAINED A MINIMUM OF ONCE A MONTH DURING THE DRY SEASON, BI-MONTHLY DURING THE WET SEASON, OR WITHIN TWENTY FOUR (24) HOURS FOLLOWING A STORM EVENT.

11. AT NO TIME SHALL MORE THAN ONE (1) FOOT OF SEDIMENT BE ALLOWED TO ACCUMULATE WITHIN A CATCH BASIN. ALL CATCH BASINS AND CONVEYANCE LINES SHALL BE CLEANED PRIOR TO PAVING. THE CLEANING OPERATION SHALL NOT FLUSH SEDIMENT-LADEN WATER INTO THE DOWNSTREAM SYSTEM.

12. ANY PERMANENT RETENTION/DETENTION FACILITY USED AS A TEMPORARY SETTLING BASIN SHALL BE MODIFIED WITH THE NECESSARY EROSION CONTROL MEASURES AND SHALL PROVIDE ADEQUATE STORAGE CAPACITY. IF THE FACILITY IS TO FUNCTION ULTIMATELY AS AN INFILTRATION SYSTEM, THE TEMPORARY FACILITY MUST BE ROUGH GRADED SO THAT THE BOTTOM AND SIDES ARE AT LEAST THREE FEET ABOVE THE FINAL GRADE OF THE PERMANENT FACILITY.

13. COVER MEASURES WILL BE APPLIED IN CONFORMANCE WITH APPENDIX D OF THE SURFACE WATER DESIGN MANUAL

14. PRIOR TO THE BEGINNING OF THE WET SEASON (OCT. 1), ALL DISTURBED AREAS SHALL BE REVIEWED TO IDENTIFY WHICH ONES CAN BE SEEDED IN PREPARATION FOR THE WINTER RAINS. DISTURBED AREAS SHALL BE SEEDED WITHIN ONE WEEK OF THE BEGINNING OF THE WET SEASON.

102 NW CANAL STREET

PHONE: 206.930.0342

SEATTLE, WA 98107

DUFFY@CESOLUTIONS.US

CITY NOTES

- ANY CHANGES TO THE APPROVED PLANS REQUIRES CITY APPROVAL THROUGH A REVISION.
- 2. APPLICANT IS RESPONSIBLE FOR ANY DAMAGES TO UNDERGROUND UTILITIES CAUSED FROM THIS CONSTRUCTION.
- 3. CATCH BASIN FILTERS SHOULD BE PROVIDED FOR ALL STORM DRAIN CATCH BASINS/INLETS DOWNSLOPE AND WITHIN 500 FEET OF THE CONSTRUCTION AREA. CATCH BASIN FILTERS SHOULD BE DESIGNED BY THE MANUFACTURER FOR USE AT CONSTRUCTION SITES AND APPROVED BY THE CITY INSPECTOR. CATCH BASIN FILTERS SHOULD BE INSPECTED FREQUENTLY, ESPECIALLY AFTER STORM EVENTS. IF THE FILTER BECOMES CLOGGED, IT SHOULD BE CLEANED OR REPLACED.
- 4. CONTRACTORS SHALL VERIFY LOCATIONS AND DEPTHS OF UTILITES.
- 5. AT LEAST 48 HOURS PRIOR TO CONSTRUCTION, CALL "ONE CALL" AT 1.800.424.5555
- 6. DO NOT BACKFILL WITH NATIVE MATERIAL ON PUBLIC RIGHT-OF-WAY. ALL MATERIAL MUST BE IMPORTED
- 7. EROSION CONTROL: ALL "LAND DISTURBING ACTIVITY" IS SUBJECT TO PROVISIONS OF MERCER ISLAND ORDINANCE 95C-118 "STORM WATER MANAGEMENT." SPECIFIC ITEMS TO BE FOLLOWED AT YOUR SITE:
- 8. PROTECT ADJACENT PROPERTIES FROM ANY INCREASED RUNOFF OR SEDIMENTATION DUE TO THE CONSTRUCTION PROJECT THROUGH THE USE OF APPROPRIATE "BEST MANAGEMENT PRACTICES" (BMP) EXAMPLES INCLUDE, BUT ARE NOT LIMITED TO, SEDIMENT TRAPS, SEDIMENT PONDS, FILTER FABRIC FENCES, VEGETATIVE BUFFER STRIPS OR BIOENGINEERED SWALES.
- 9. CONSTRUCTION ACCESS TO THE SITE SHOULD BE LIMITED TO ONE ROUTE. STABILIZE ENTRANCE WITH QUARRY SPALLS TO PREVENT SEDIMENT FROM LEAVING THE SITE OR ENTERING THE STORM DRAINS.
- 10. PREVENT SEDIMENT, CONSTRUCTION DEBRIS, PAINTS, SOLVENTS, ETC., OR OTHER TYPES OF POLLUTION FROM ENTERING PUBLIC STORM DRAINS. KEEP ALL POLLUTION ON YOUR SITE.
- 11. ALL EXPOSED SOILS SHALL REMAIN DENUDED FOR NO LONGER THAN SEVEN (7)
 DAYS AND SHALL BE STABILIZED WITH MULCH, HAY, OR THE APPROPRIATE GROUND
 COVER. ALL EXPOSED SOILS SHALL BE COVERED IMMEDIATELY DURING ANY RAIN
 EVENT.
- 12. INSTALLATION OF CONCRETE DRIVEWAYS, TREES, SHRUBS, IRRIGATION, BOULDERS, BERMS, WALLS, GATES, AND OTHER IMPROVEMENTS ARE NOT ALLOWED IN THE PUBLIC RIGHT-OF-WAY WITHOUT PRIOR APPROVAL, AND AN ENCROACHMENT AGREEMENT AND RIGHT OF WAY PERMIT FROM THE SENIOR DEVELOPMENT ENGINEER.
- 13. OWNER SHALL CONTROL DISCHARGE OF SURFACE DRAINAGE RUNOFF FROM EXISTING AND NEW IMPERVIOUS AREAS IN A RESPONSIBLE MANNER.
 CONSTRUCTION OF NEW GUTTERS AND DOWNSPOUTS, DRY WELLS, LEVEL SPREADERS OR DOWNSTREAM CONVEYANCE PIPE MAY BE NECESSARY TO MINIMIZE DRAINAGE IMPACT TO YOUR NEIGHBORS. CONSTRUCTION OF MINIMUM DRAINAGE IMPROVEMENTS SHOWN OR CALLED OUT ON THIS PLAN DOES NOT IMPLY RELIEF FROM CIVIL LIABILITY FOR YOUR DOWNSTREAM DRAINAGE.
- 14. POT HOLING THE PUBLIC UTILITIES IS REQUIRED PRIOR TO ANY GRADING ACTIVITIES LESS THAN 6" OVER THE PUBLIC MAINS (WATER, SEWER AND STORM SYSTEMS). IF THERE IS A CONFLICT, THE APPLICANT IS REQUIRED TO SUBMIT A REVISION FOR APPROVAL PRIOR TO ANY GRADING ACTIVITIES OVER THE PUBLIC MAINS.
- 15. REMEMBER: EROSION CONTROL IS YOUR FIRST INSPECTION.
- 16. ROOF DRAINS MUST BE CONNECTED TO THE STORM DRAIN SYSTEM AND INSPECTED BY THE PUBLIC WORKS DEPARTMENT PRIOR TO ANY BACKFILLING OF PIPE.
- 17. SILENT FENCE: CLEAN AND PROVIDE REGULAR MAINTENANCE OF THE SILT FENCE. THE FENCE IS TO REMAIN VERTICAL AND IS TO FUNCTION PROPERLY THROUGHOUT THE TERM OF THE PROJECT.
- 18. WORK IN PUBLIC RIGHT OF WAY REQUIRES A RIGHT-OF-WAY USE PERMIT
- 19. REFER TO WATER SERVICE PERMIT FOR ACTUAL LOCATION OF NEW WATER METER AND SERVICE LINE DETERMINED BY MERCER ISLAND WATER DEPARTMENT.
- 16. THE TV INSPECTION OF THE EXISTING SIDE SEWER TO THE CITY SEWER MAIN IS REQUIRED. IF THE RESULT OF THE TV INSPECTION IS NOT IN SATISFACTORY CONDITION, AS DETERMINED BY THE CITY OF MERCER ISLAND INSPECTOR, THE REPLACEMENT OF THE EXISTING SIDE SEWER IS REQUIRED. ALTERNATELY, A PRESSURE TEST OF THE SIDE SEWER, FROM SEWER MAIN TO POINT OF CONNECTION, MAY BE SUBSTITUTED FOR THE VIDEO INSPECTION.
- 20. NEWLY INSTALLED SIDE SEWER REQUIRES A 4 P.S.I. AIR TEST OR PROVIDE 10' OF HYDROSTATIC HEAD TEST.
- 21. POT HOLING THE PUBLIC UTILITIES IS REQUIRED PRIOR TO ANY GRADING ACTIVITIES LESS THAN 6" OVER THE PUBLIC MAINS (WATER, SEWER AND STORM SYSTEMS). IF THERE IS A CONFLICT, THE APPLICANT IS REQUIRED TO SUBMIT A REVISION FOR APPROVAL PRIOR TO ANY GRADING ACTIVITIES OVER THE PUBLIC MAINS.
- 22. THE LIMITS AND EXTENDS OF THE PAVEMENT IN THE PUBLIC RIGHT OF WAY SHALL BE DETERMINED BY THE CITY ENGINEER PRIOR TO FINALIZE THE PROJECT.

#2308-116

TESC & CITY NOTES
TESC DETAILS

HOME #472 by MN CUSTOM HOMES
7119 80th AVENUE SE, MERCER ISLAND, WA 98040

C1.2

APN 915970-0050 #2308-116

DRAWING NO:

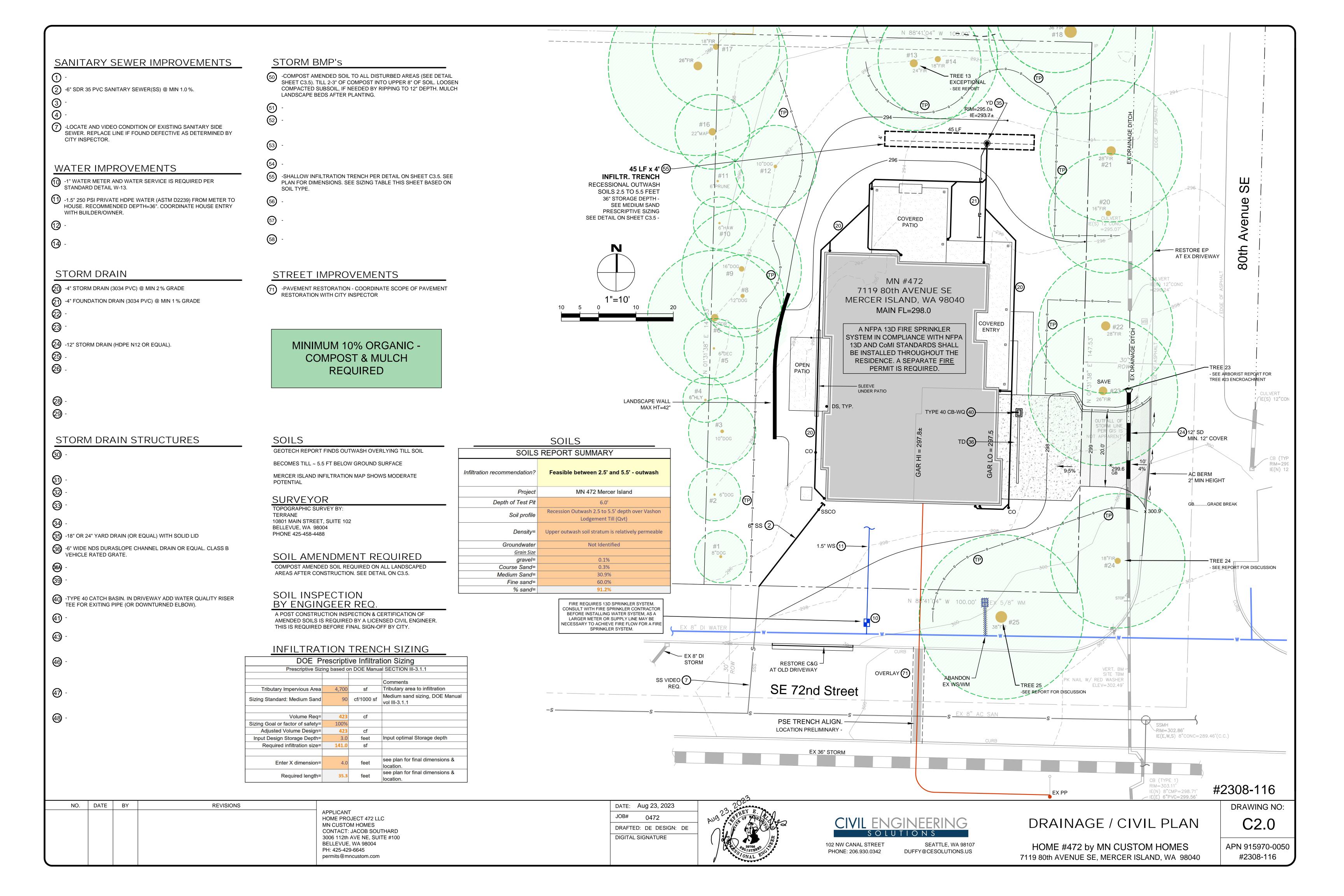
APPLICANT
HOME PROJECT 472 LLC
MN CUSTOM HOMES
CONTACT: JACOB SOUTHARD
3006 112th AVE NE, SUITE #100
BELLEVUE, WA 98004
PH: 425-429-6645
permits@mncustom.com

DATE: Aug 22, 2023

JOB# 0472

DRAFTED: SS DESIGN: DE
DIGITAL SIGNATURE





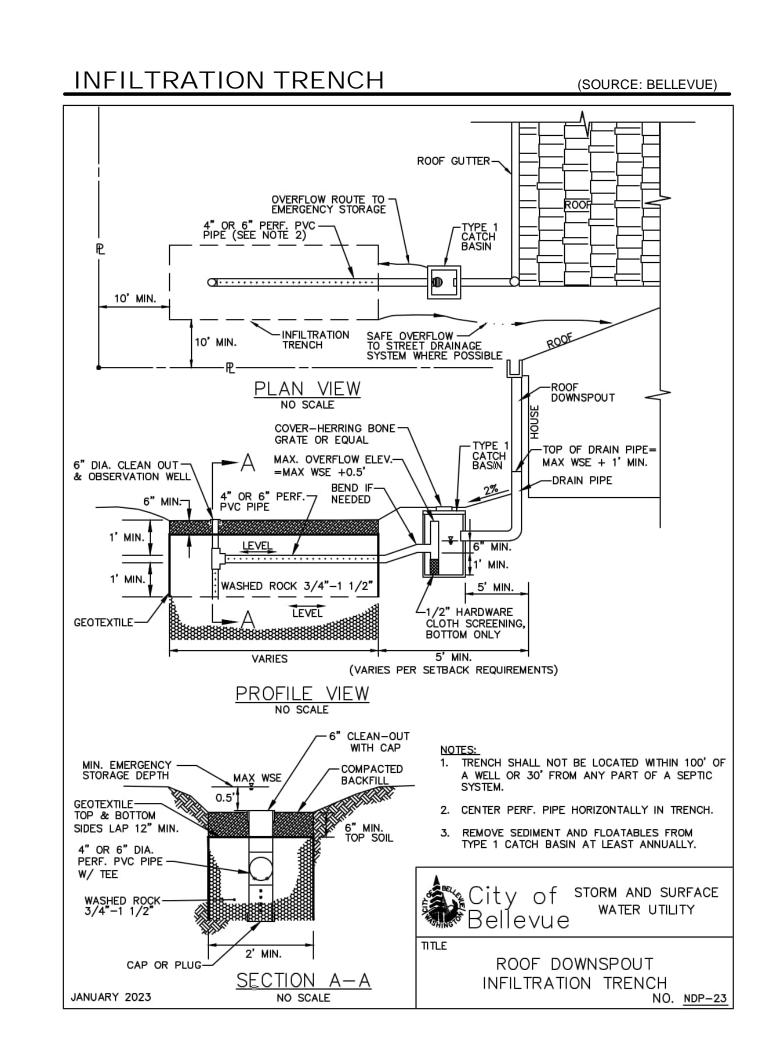
MINIMUM 10% ORGANIC -COMPOST SOIL REQUIRED

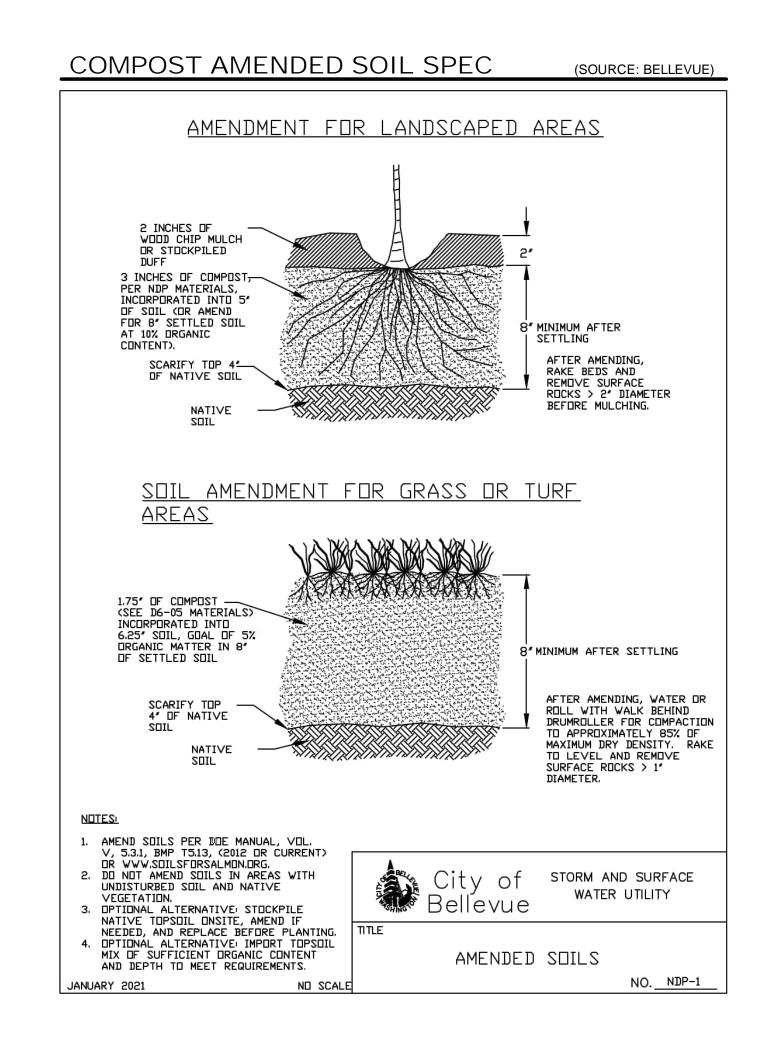
SOIL AMENDMENT REQUIRED

COMPOST AMENDED SOIL REQUIRED ON ALL LANDSCAPED AREAS AFTER CONSTRUCTION. SEE DETAIL BELOW.

SOIL INSPECTION REQUIRED BY ENGINEER

A POST CONSTRUCTION INSPECTION & CERTIFICATION OF AMENDED SOILS IS REQUIRED BY A LICENSED CIVIL ENGINEER.
THIS IS REQUIRED BEFORE FINAL SIGN-OFF BY CITY.





#2308-116

NO. DATE BY REVISIONS

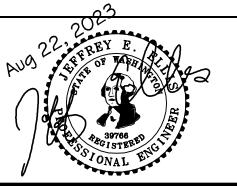
APPLICANT
HOME PROJECT 472 LLC
MN CUSTOM HOMES
CONTACT: JACOB SOUTHARD
3006 112th AVE NE, SUITE #100
BELLEVUE, WA 98004
PH: 425-429-6645
permits@mncustom.com

DATE: Aug 22, 2023

JOB# 0472

DRAFTED: SS DESIGN: SS

DIGITAL SIGNATURE



CIVIL ENGINEERING SOLUTIONS

102 NW CANAL STREET SEATTLE, WA 98107
PHONE: 206.930.0342 DUFFY@CESOLUTIONS.US

STORM, BMP DETAILS

HOME #472 by MN CUSTOM HOMES 7119 80th AVENUE SE, MERCER ISLAND, WA 98040 DRAWING NO:

APN 915970-0050 #2308-116