

# MN472

## 7119 80TH AVE SE MERCER ISLAND, WA 98040



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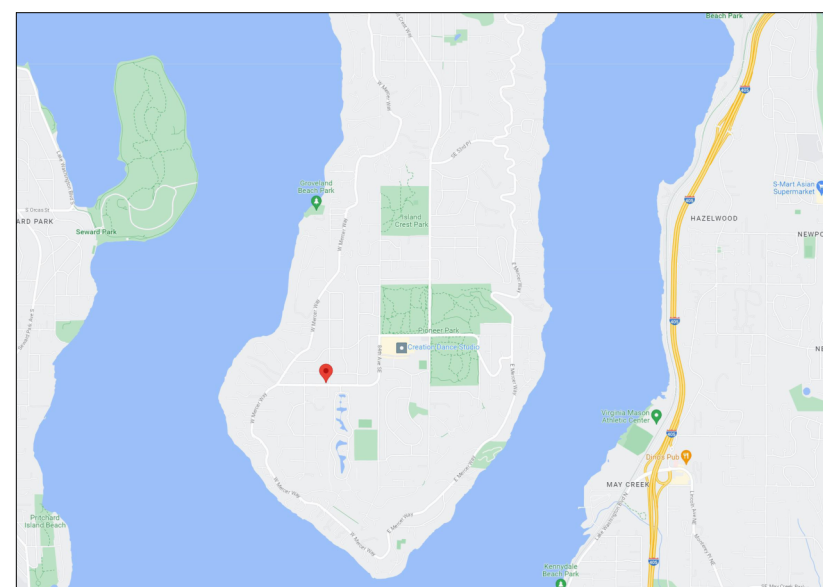
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MN NO.

**MN472**

**7119 80TH AVE SE  
MERCER ISLAND, WA 98040**

**COVER SHEET**



VICINITY MAP: 7119 80TH AVE SE

**PROJECT INFORMATION**  
**OWNER**  
HOME PROJECT 472, LLC  
3009 112TH AVE NE, SUITE 100, BELLEVUE, WA 98004  
ERIC SADLER  
425.429.6645  
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**OWNER CONTACT**  
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**SITE ADDRESS** 7119 80TH AVE SE  
MERCER ISLAND, WA 98040  
915970-0050

**PARCEL** R-9B  
**JURISDICTION** MERCER ISLAND  
**PRESENT USE** SINGLE FAMILY RESIDENTIAL  
**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, AVERAGE GRADE CALCULATION, DRIVEWAY

**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**  
**OWNER**  
HOME PROJECT 472, LLC  
3009 112TH AVE NE, SUITE 100, BELLEVUE, WA 98004  
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SOUTH FORK GEOSCIENCES  
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425-890-4858  
ANDREW@SFGEO.COM

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**REVISION HISTORY**

Δ	DATE	SUBMISSION

DATE: 08-24-2023

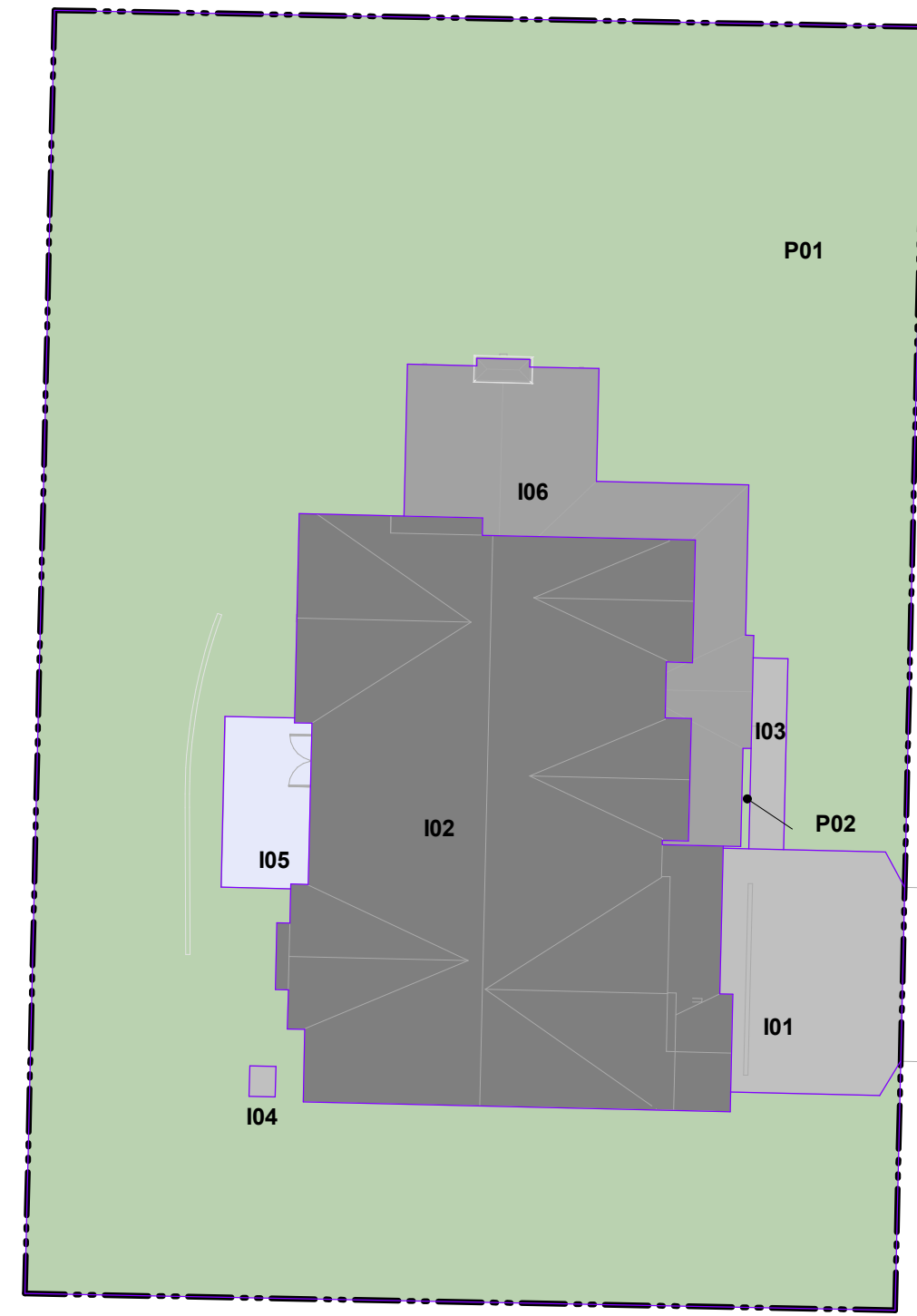
SCALE: AS NOTED

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**A0.0**







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

I02	STRUCTURE WITH ROOF OVERHANG	3110.92 SF	21.1%
I06	COVERED PATIO	772.93 SF	5.2%
COVERED		3883.85 SF	26.3%
I01	DRIVEWAY	560.72 SF	3.8%
I03	WALKWAY	87.83 SF	0.6%
I04	EQUIPMENT PAD	10.50 SF	0.1%
I05	UNCOVERED PATIO	194.08 SF	1.3%
HARDSCAPE		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%

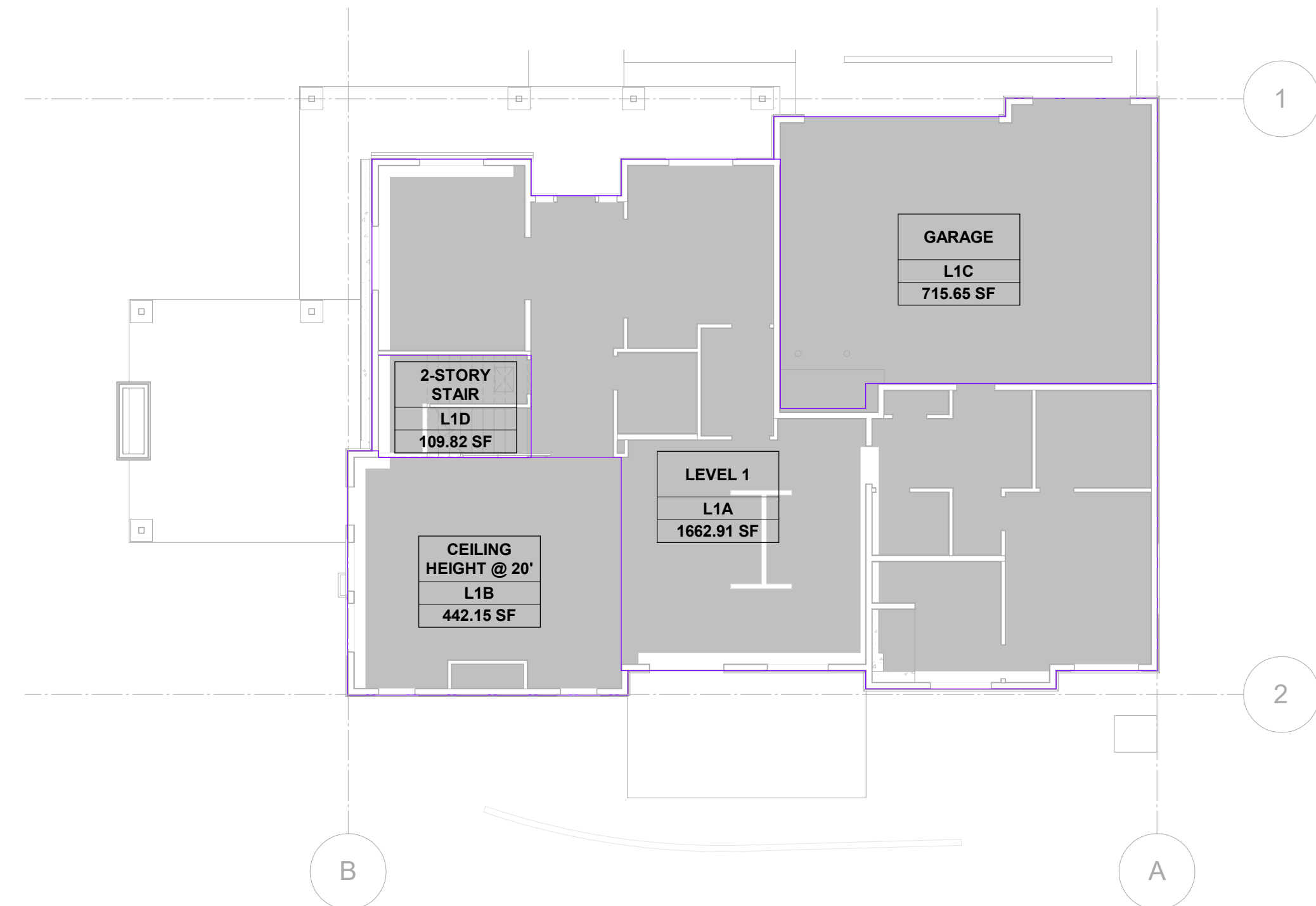
LOT AREA: 14,753 SF  
 40% COVERAGE ALLOWABLE: 5,901 SF  
 PER 19.02.010.F.3

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

**TOTAL IMPERVIOUS COMPLIES UNDER 40% COVERAGE**

- LEGEND**
- COVERED PATIO
  - DRIVEWAY
  - EQUIPMENT PAD
  - PERVIOUS
  - STRUCTURE WITH ROOF OVERHANG
  - UNCOVERED PATIO
  - WALKWAY

MAIN LEVEL			
L1D	2-STORY STAIR	109.82 SF	2%
L1B	CEILING HEIGHT @ 20'	442.15 SF	8%
L1C	GARAGE	715.65 SF	13%
L1A	LEVEL 1	1662.91 SF	30%
UPPER LEVEL			
L2B	CEILING HEIGHT @ 20'	461.92 SF	8%
L2A	LEVEL 2	2173.06 SF	39%
		5655.50 SF	100%



**A3 GROSS FLOOR AREAS- MAIN LEVEL**  
 A0.3 1" = 10'-0"

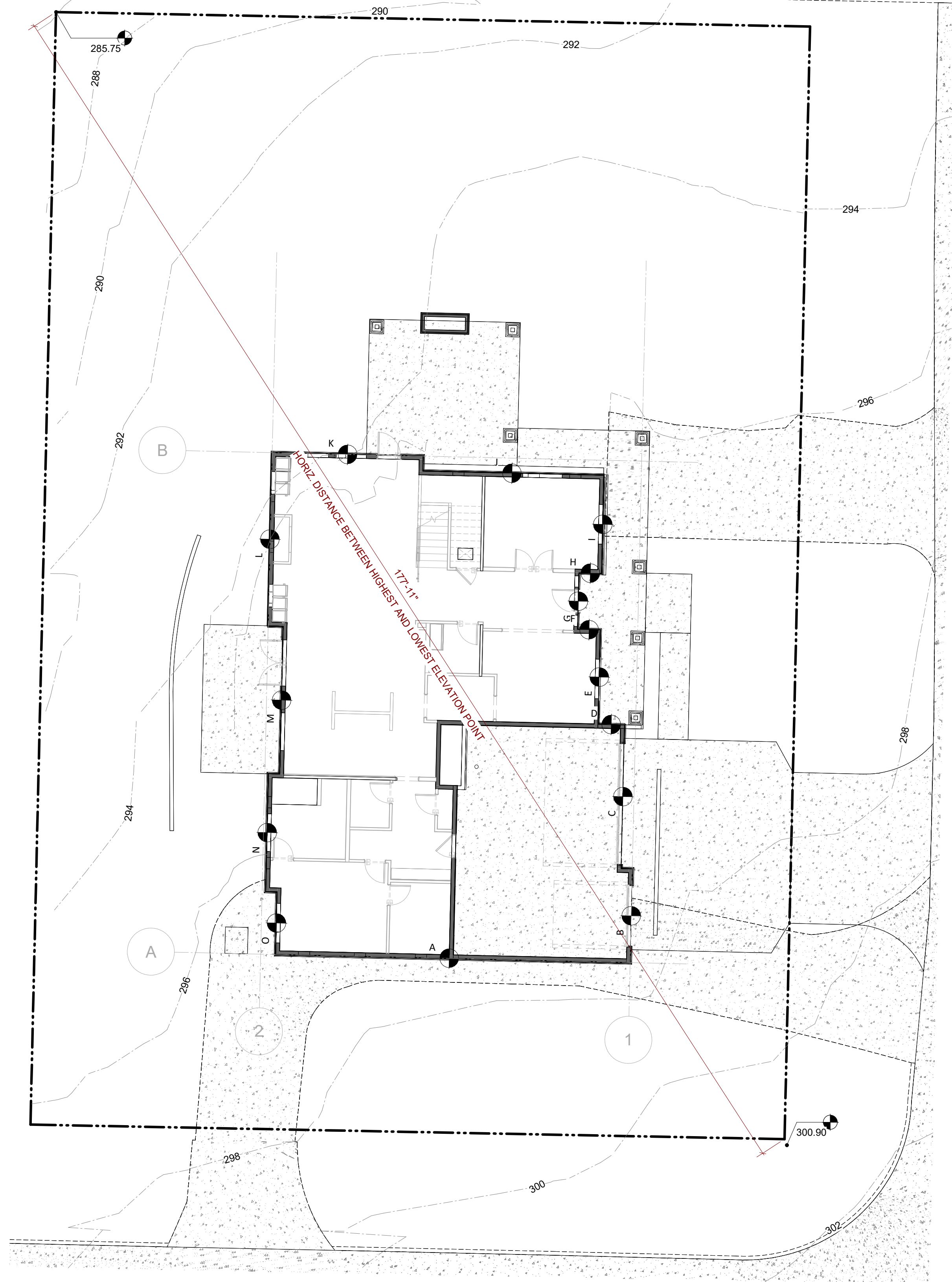


**A2 GROSS FLOOR AREAS- UPPER LEVEL**  
 A0.3 1" = 10'-0"

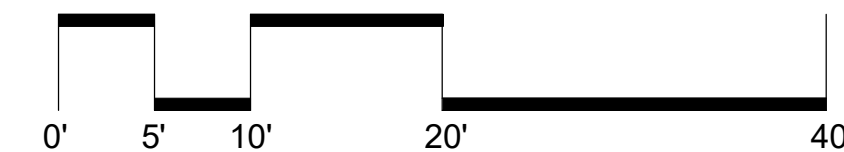
AVERAGE EXISTING GRADE	
A	297.863
B	297.674
C	297.425
D	296.865
E	296.708
F	296.608
G	296.568
H	296.479
I	296.342
J	296.434
K	292.508
L	296.53
M	295.574
N	296.232
O	296.508

**NUMBER OF SPOT GRADES, AVERAGE EXISTING GRADE, MAX BUILDING HEIGHT:**

COUNT	AVG ELEV	MAX HT
15	296.4212	326.4212



**A1 AVERAGE EXISTING GRADE**  
 A0.3 1" = 10'-0"



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 ZONING ANALYSIS AND DIAGRAMS**

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SCALE: AS NOTED

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SHEET NUMBER

**A0.3**



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DOOR SCHEDULE

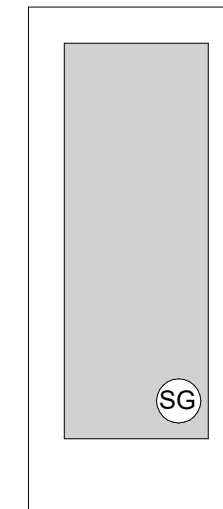
DOOR NUMBER	# OF PNLS	DOOR PANELS				HEIGHT	GLAZING NOTES	NOTES	CURRENT REV
		PANEL TYPE		PANEL DIMENSIONS					
		PANEL 1	PANEL 2	PANEL 1	PANEL 2				
<b>MAIN LEVEL</b>									
101A	1	PNL.E51G.WD		3'-0"		8'-0"	SG	FRONT DOOR, SATIN ETCH GLASS, NOTES 2, 3, 4, 5, 8, 11	
101B	1	PNL.F.WD		2'-8"		8'-0"			
102A	2	PNL.F.WD	PNL.F.WD	2'-8"	2'-6"	8'-0"			
103A	0	PNL.NP		8'-0"		8'-0"		CASED OPENING	
104A	1	PNL.F.WD		2'-8"		8'-0"			
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"	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"			
113B	1	PNL.HG1.STL : 2 PNL		8'-0"		8'-0"	SG	INTERIOR GARAGE DOOR, NOTE 1. PROVIDE SMOKE SEAL. EXEMPT FROM WSEC CALC PER R402.3.4 GARAGE DOOR, SATIN ETCH GLASS	
113C	1	PNL.HG1.STL : 4 PNL		16'-0"		8'-0"	SG	GARAGE DOOR, SATIN ETCH GLASS	
<b>UPPER LEVEL</b>									
201A	1	PNL.F.WD		2'-8"		6'-8"			
201B	1	PNL.F.WD		2'-8"		6'-8"			
202A	1	PNL.F.WD		2'-8"		6'-8"			
202B	1	PNL.F.WD		2'-8"		6'-8"			
203A	1	PNL.F.WD		2'-8"		6'-8"			
203B	1	PNL.F.WD		2'-8"		6'-8"			
204A	1	PNL.F.WD		2'-8"		6'-8"			
205A	1	PNL.F.WD		2'-8"		6'-8"			
206A	1	PNL.F.WD		2'-8"		6'-8"			
207A	1	PNL.F.WD		2'-8"		6'-8"			
208A	2	PNL.F.WD	PNL.F.WD	2'-6"	2'-6"	6'-8"			
208B	1	PNL.F.WD		2'-8"		6'-8"			
209A	1	PNL.F.WD		2'-8"		6'-8"			
210A	1	PNL.F.WD		2'-8"		6'-8"			
210B	1	PNL.F.WD		2'-8"		6'-8"			
211A	1	PNL.F.WD		3'-0"		6'-8"		LAUNDRY	
212A	1	PNL.F.WD		2'-8"		6'-8"			

**DOOR NOTES**

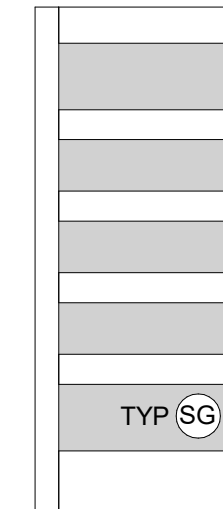
- OPENINGS BETWEEN THE GARAGE AND RESIDENCE SHALL BE SOLID WOOD DOORS NOT LESS THAN 1-3/8" OR 20 MIN FIRE-RATED DOORS WITH SELF CLOSING HINGES PER IRC R302.5.1. DOOR MUST BE LABELED BY MANUF.
- ALL DOORS WITH GLAZING SHALL BE SAFETY GLASS PER IRC R308.4.1. INDICATED AS SG
- ALL EXTERIOR DOORS SHALL BE 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)



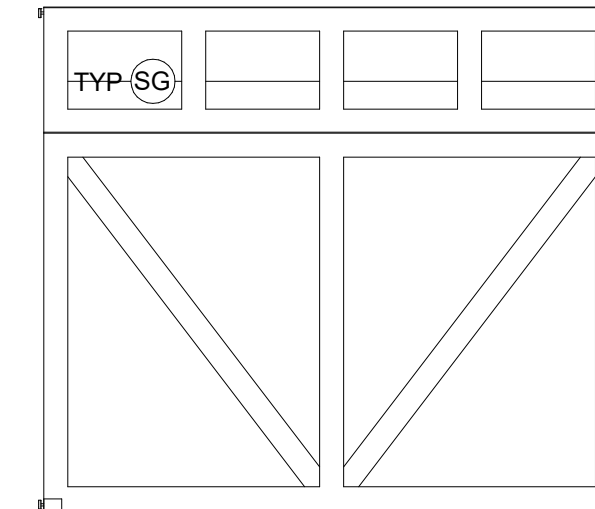
PNL.F.WD  
TYPICAL INTERIOR



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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**DOOR SCHEDULE AND ELEVATIONS**

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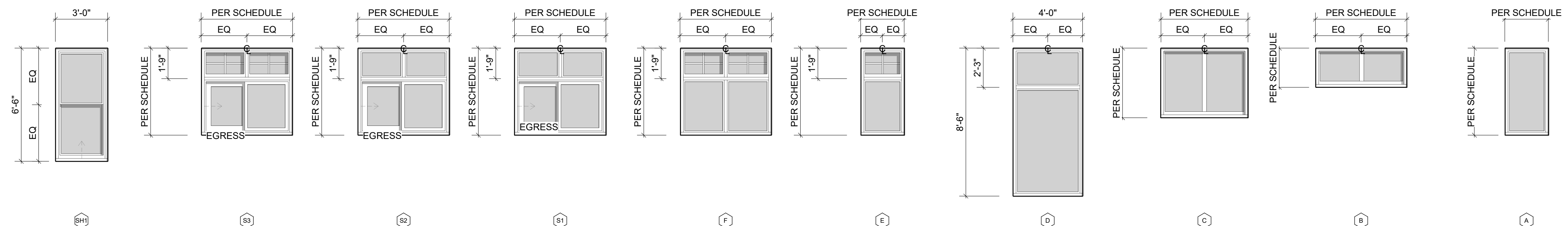
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**WINDOW SCHEDULE**

Mark	TYPE	QUANTITY	DESCRIPTION	OVERALL WINDOW DIMENSIONS		PLACEMENT		AREA	U-VALUE	UA-VALUE	GLASS TYPE	EGRESS	COMMENTS
				WIDTH	HEIGHT	HEAD HEIGHT	SILL HEIGHT						
<b>MAIN LEVEL</b>													
101A	A	1	FIXED	1'-6"	4'-9"	8'-0"	3'-3"	7.13 SF	0.28	2.00 SF			SAFETY GLASS
101B	A	1	FIXED	1'-6"	4'-9"	8'-0"	3'-3"	7.13 SF	0.28	2.00 SF			SAFETY GLASS
102A	F	1	FIXED	5'-3"	5'-0"	8'-0"	3'-0"	26.25 SF	0.28	7.35 SF			
102B	S1	1	SLIDING	5'-3"	5'-0"	8'-0"	3'-0"	26.25 SF	0.28	7.35 SF	EGRESS		SAFETY GLASS
103A	F	1	FIXED	5'-3"	5'-0"	8'-0"	3'-0"	26.25 SF	0.28	7.35 SF			
106A	A	1	FIXED	4'-0"	6'-0"	8'-0"	2'-0"	24.00 SF	0.28	6.72 SF			
106B	A	1	FIXED	4'-0"	6'-0"	8'-0"	2'-0"	24.00 SF	0.28	6.72 SF			
106C	A	1	FIXED	3'-0"	4'-0"	8'-0"	4'-0"	12.00 SF	0.28	3.36 SF			
106D	A	1	FIXED	3'-0"	4'-0"	8'-0"	4'-0"	12.00 SF	0.28	3.36 SF			
107A	B	1	FIXED	5'-0"	4'-0"	8'-0"	4'-0"	20.00 SF	0.28	5.60 SF			
110A	S1	1	SLIDING	5'-3"	5'-0"	8'-0"	3'-0"	26.25 SF	0.28	7.35 SF	EGRESS		SAFETY GLASS
110B	B	1	FIXED	5'-3"	2'-3"	8'-0"	5'-9"	11.81 SF	0.28	3.31 SF			
112A	C	1	FIXED	5'-0"	4'-0"	8'-0"	4'-0"	20.00 SF	0.28	5.60 SF			SAFETY GLASS
<b>UPPER LEVEL</b>													
101C	A	1	FIXED	3'-0"	3'-0"	8'-6"	5'-6"	9.00 SF	0.28	2.52 SF			
106F	A	1	FIXED	4'-0"	6'-0"	8'-6"	2'-6"	24.00 SF	0.28	6.72 SF			
106G	A	1	FIXED	4'-0"	6'-0"	8'-6"	2'-6"	24.00 SF	0.28	6.72 SF			
106H	A	1	FIXED	3'-0"	5'-0"	8'-6"	3'-6"	15.00 SF	0.28	4.20 SF			
106I	A	1	FIXED	5'-0"	5'-0"	8'-6"	3'-6"	25.00 SF	0.28	7.00 SF			
106J	A	1	FIXED	3'-0"	5'-0"	8'-6"	3'-6"	15.00 SF	0.28	4.20 SF			
201A	S3	1	SLIDING	5'-3"	5'-0"	8'-0"	3'-0"	26.25 SF	0.28	7.35 SF	EGRESS		SAFETY GLASS
202A	S3	1	SLIDING	5'-3"	5'-0"	8'-0"	3'-0"	26.25 SF	0.28	7.35 SF	EGRESS		SAFETY GLASS
202B	A	1	FIXED	2'-6"	2'-3"	8'-0"	5'-9"	5.63 SF	0.28	1.58 SF			
202B	B	1	FIXED	5'-3"	2'-3"	8'-0"	5'-9"	11.81 SF	0.28	3.31 SF			
202C	A	1	FIXED	2'-6"	2'-3"	8'-0"	5'-9"	5.63 SF	0.28	1.58 SF			
204A	S3	1	SLIDING	5'-3"	5'-0"	8'-0"	3'-0"	26.25 SF	0.28	7.35 SF	EGRESS		SAFETY GLASS
205A	A	1	FIXED	2'-6"	2'-3"	8'-0"	5'-9"	5.63 SF	0.28	1.58 SF			
207A	E	1	FIXED	2'-6"	5'-0"	8'-0"	3'-0"	12.50 SF	0.28	3.50 SF			
207B	E	1	FIXED	2'-6"	5'-0"	8'-0"	3'-0"	12.50 SF	0.28	3.50 SF			
207C	E	1	FIXED	2'-6"	5'-0"	8'-0"	3'-0"	12.50 SF	0.28	3.50 SF			
207D	E	1	FIXED	2'-6"	5'-0"	8'-0"	3'-0"	12.50 SF	0.28	3.50 SF			
208A	S2	1	SLIDING	5'-3"	5'-0"	8'-0"	3'-0"	26.25 SF	0.28	7.35 SF	EGRESS		SAFETY GLASS
208B	S2	1	SLIDING	5'-3"	5'-0"	8'-0"	3'-0"	26.25 SF	0.28	7.35 SF	EGRESS		SAFETY GLASS
208E	E	1	FIXED	2'-6"	5'-0"	8'-0"	3'-0"	12.50 SF	0.28	3.50 SF			
209A	B	1	FIXED	5'-0"	4'-0"	8'-0"	4'-0"	20.00 SF	0.28	5.60 SF			
210A	B	1	FIXED	5'-3"	2'-3"	8'-0"	5'-9"	11.81 SF	0.28	3.31 SF			
210B	B	1	FIXED	5'-3"	2'-3"	8'-0"	5'-9"	11.81 SF	0.28	3.31 SF			
210C	B	1	FIXED	5'-3"	2'-3"	8'-0"	5'-9"	11.81 SF	0.28	3.31 SF			
37								632.94 SF		177.22 SF			



1 WINDOW TYPES  
 A0.6 1/4" = 1'-0"

**DOOR SCHEDULE (GLAZED)**

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

**WINDOW NOTES**

- 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 STORM DOORS.
  - 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 THE WATER'S EDGE.
  - 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 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

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**WINDOW SCHEDULE AND ELEVATIONS**

**REVISION HISTORY**

Δ	DATE	SUBMISSION

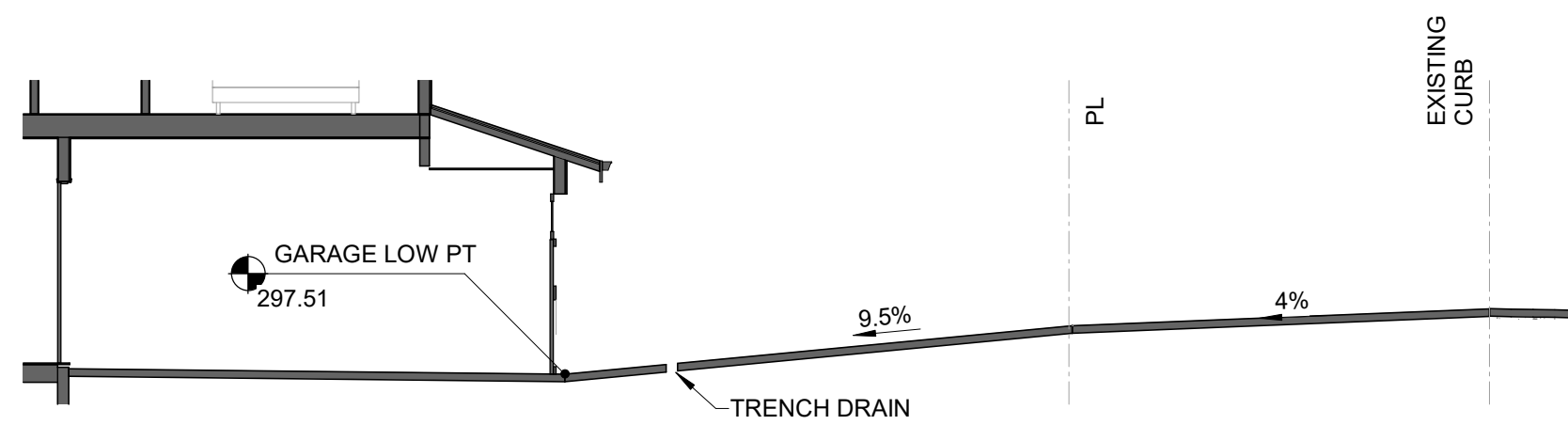
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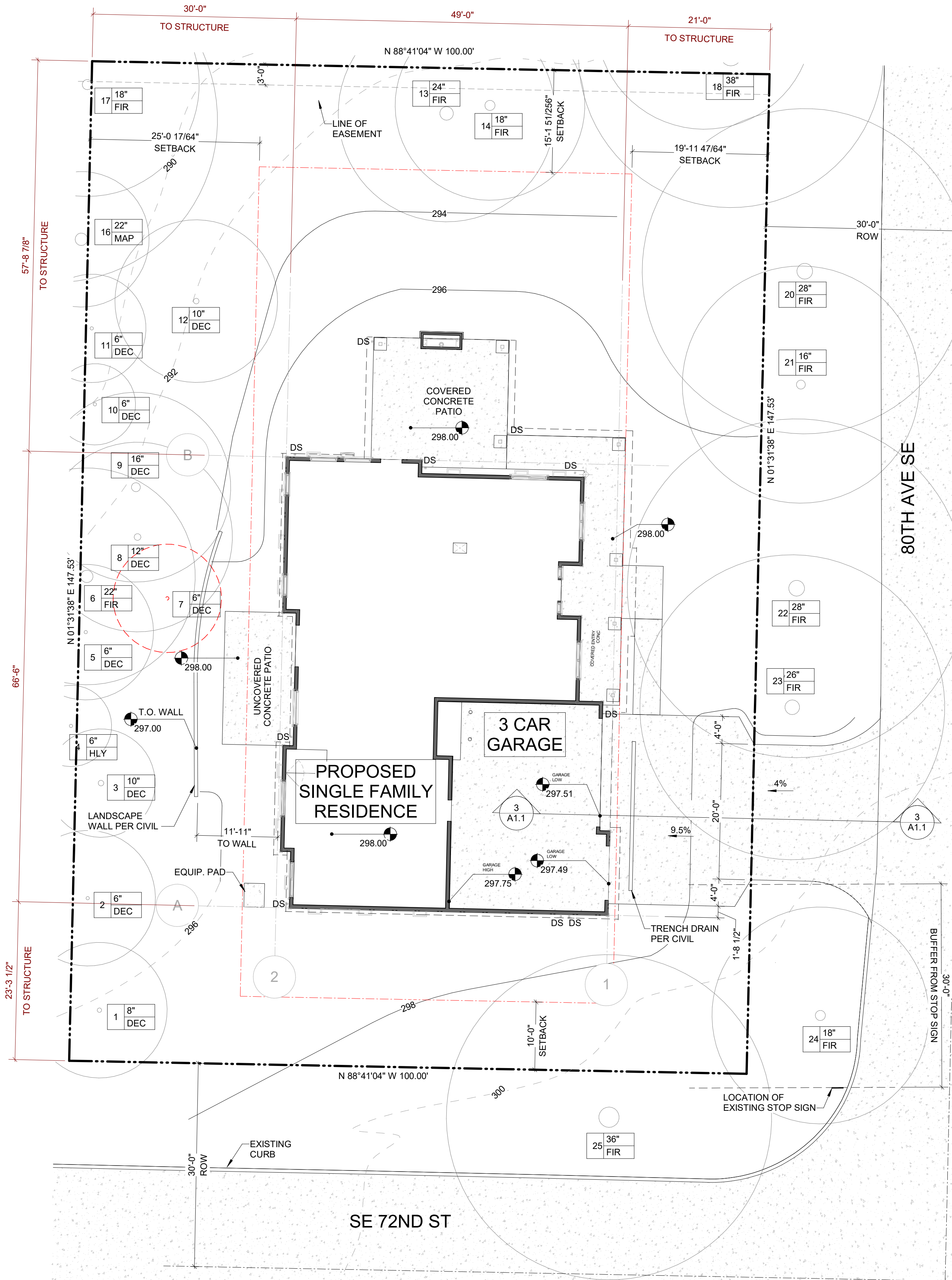
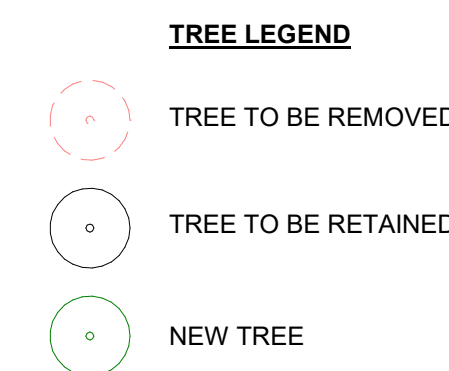
SHEET NUMBER

**A0.6**

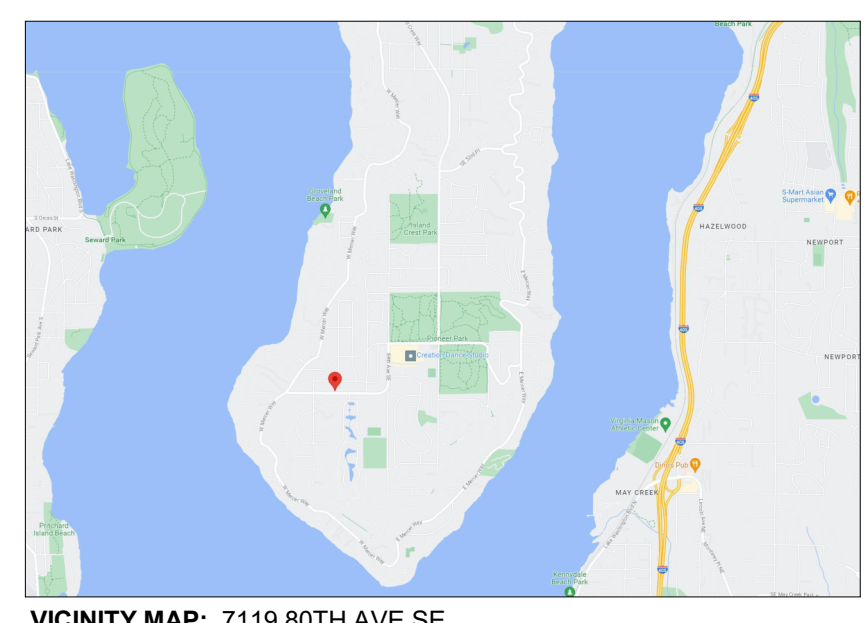
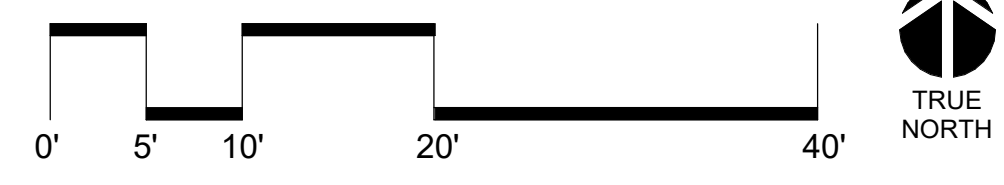


3 DRIVEWAY SECTION  
A1.1 1/8" = 1'-0"

TREES - ON SITE				
TREE #	TREE SPECIES	TRUNK DIAMETER	TREE STATUS	>24"
7	DEC	6"	REMOVED	No
1	DEC	8"	RETAINED	No
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
13		150"		
13		150"		



2 ARCHITECTURAL SITE PLAN  
A1.1 1" = 10'-0"



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**NFPA 13D SPRINKLER SYSTEM REQUIRED**

**SITE PLAN GENERAL NOTES**

- REFER TO SURVEY
- REFER TO CIVIL SERIES FOR EROSION, PROPOSED STORM AND UTILITY CONNECTIONS, DRAINAGE DESIGN.
- UNDER SEPARATE PERMIT BY GC, DEMOLISH EXISTING RESIDENCE, CONCRETE DRIVEWAY, SHED/OUTBUILDINGS.
- 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, GREENSPACE (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**  
**OWNER**  
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  
915970-0050  
**PARCEL** R-9.6  
**JURISDICTION** MERCER ISLAND  
**PRESENT USE** SINGLE FAMILY RESIDENTIAL  
**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, AVERAGE GRADE CALCULATION, DRIVEWAY

**PROJECT TEAM**  
**OWNER**  
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**STRUCTURAL ENGINEER**  
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WARREN CENT  
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WARRENC@MALSAM-TSANG.COM

**GEOTECHNICAL ENGINEER**  
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ANDREW@SFGEO.COM

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**SITE PLAN**

REVISION HISTORY

Δ	DATE	SUBMISSION

DATE: 08-24-2023

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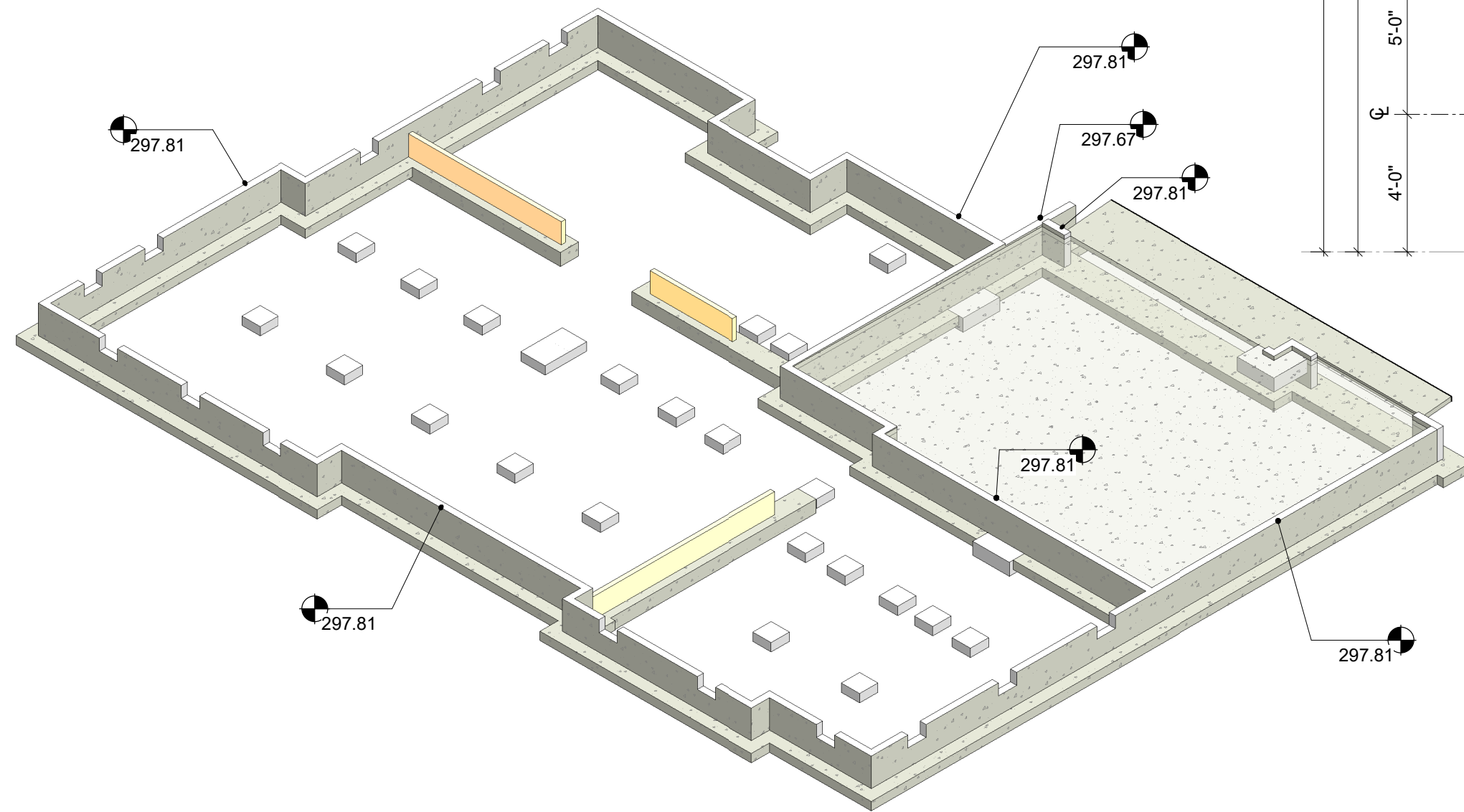
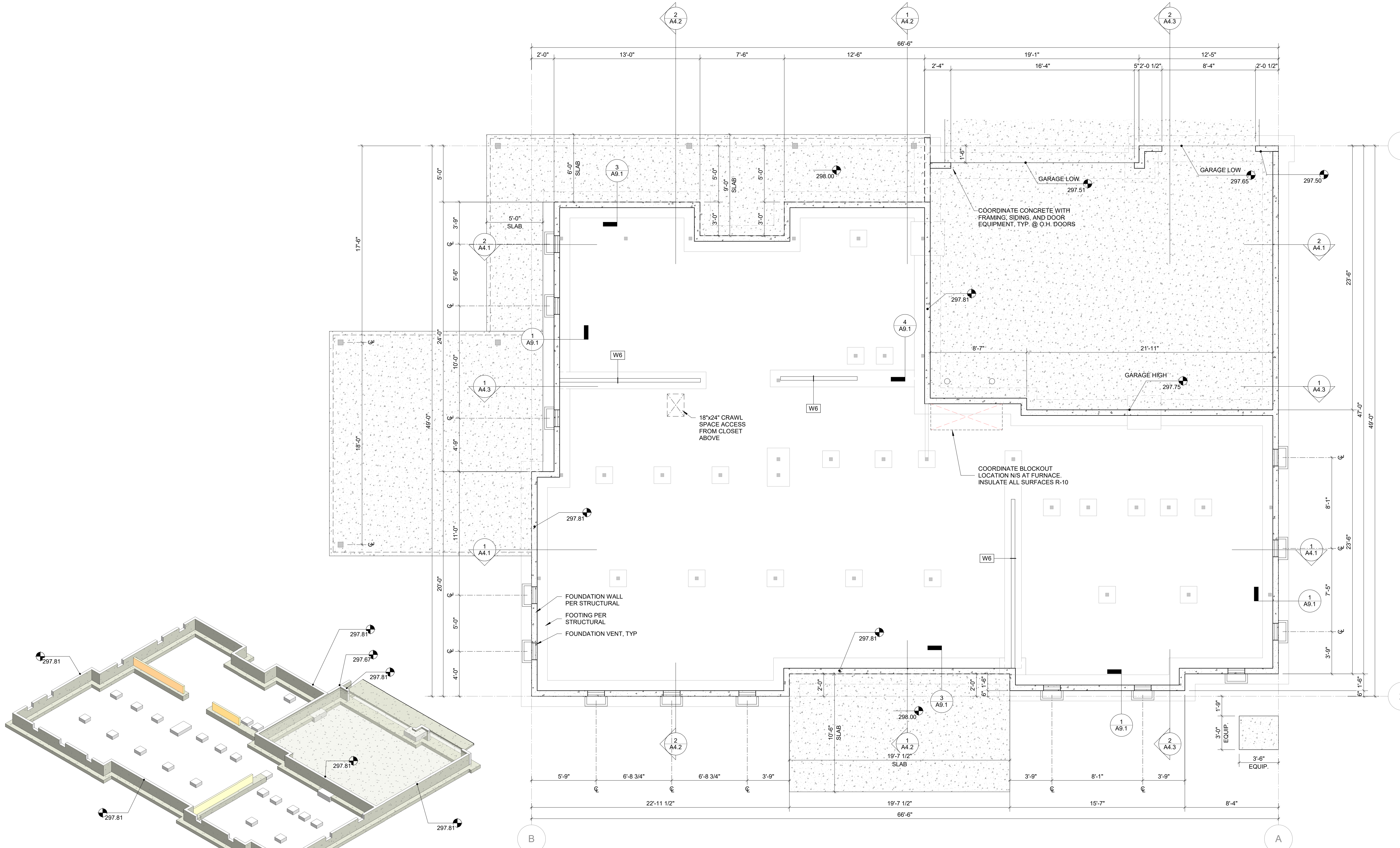
SHEET NUMBER  
**A1.1**

VENTILATION (CRAWLSPACE) PROVIDED				
DESCRIPTION	COUNT	AREA (TOTAL)	MESH REDUCTION (25%)	AREA (TOTAL 75%)
CRAWLSPACE VENT- 14" X 7"	14	1372.00 in <sup>2</sup>	343.00 in <sup>2</sup>	1029.00 in <sup>2</sup>

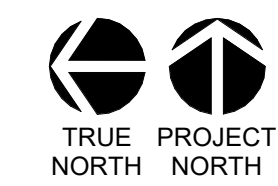
  

VENTILATION REQUIRED		
NAME	AREA	VENTILATION REQUIRED
CRAWLSPACE	2060.30 SF	988.94 in <sup>2</sup>

- NOTES:
1. FOUNDATION VENTS SHALL NOT INTERFERE WITH DIRECT LOAD PATH OF COLUMNS
  2. INSTALL 6 MIL BLACK POLYETHYLENE VAPOR RETARDER GROUND COVER LAPPED 12" PER IRC AF103.5
  3. REQUIRED OPENINGS SHALL BE EVENLY PLACED TO PROVIDE CROSS VENTILATION ONE SIDE OF THE BUILDING SHALL BE PERMITTED TO HAVE NO VENTS
  4. 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.
  5. REFER TO STRUCTURAL DRAWINGS FOR DIMENSIONS NOT SHOWN AND OTHER CRITERIA



A1 FLOOR PLAN- CRAWLSPACE  
 A2.1 1/4" = 1'-0"



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**CRAWLSPACE PLAN**

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DATE: 08-24-2023

SCALE: AS NOTED

SET TYPE: PERMIT

SHEET NUMBER **A2.1**





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**MAIN LEVEL FLOOR PLAN**

REVISION HISTORY

Δ	DATE	SUBMISSION

DATE: 08-24-2023

SCALE: AS NOTED

SET TYPE: PERMIT

SHEET NUMBER

**A2.2**

**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.
- 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 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 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, RAMP 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.
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**EXHAUST RATES**

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

**BATHROOMS, POWDER**  
MINIMUM 50 CFM AT .25" WG

**KITCHEN**  
MINIMUM 100CFM INTERMITTENT, 30CFM CONT. RANGE HOOD OR DOWN DRAFT EXHAUST FAN RATED AT 100 CFM AT 1" W.G. 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 16 HRS IN ANY 24 HR PERIOD  
• WHOLE HOUSE VENTILATION USING EXHAUST FANS  
• M1505.4.3 AIRFLOW RATE: 124 cfm

**EGRESS AND STAIRS**

**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"

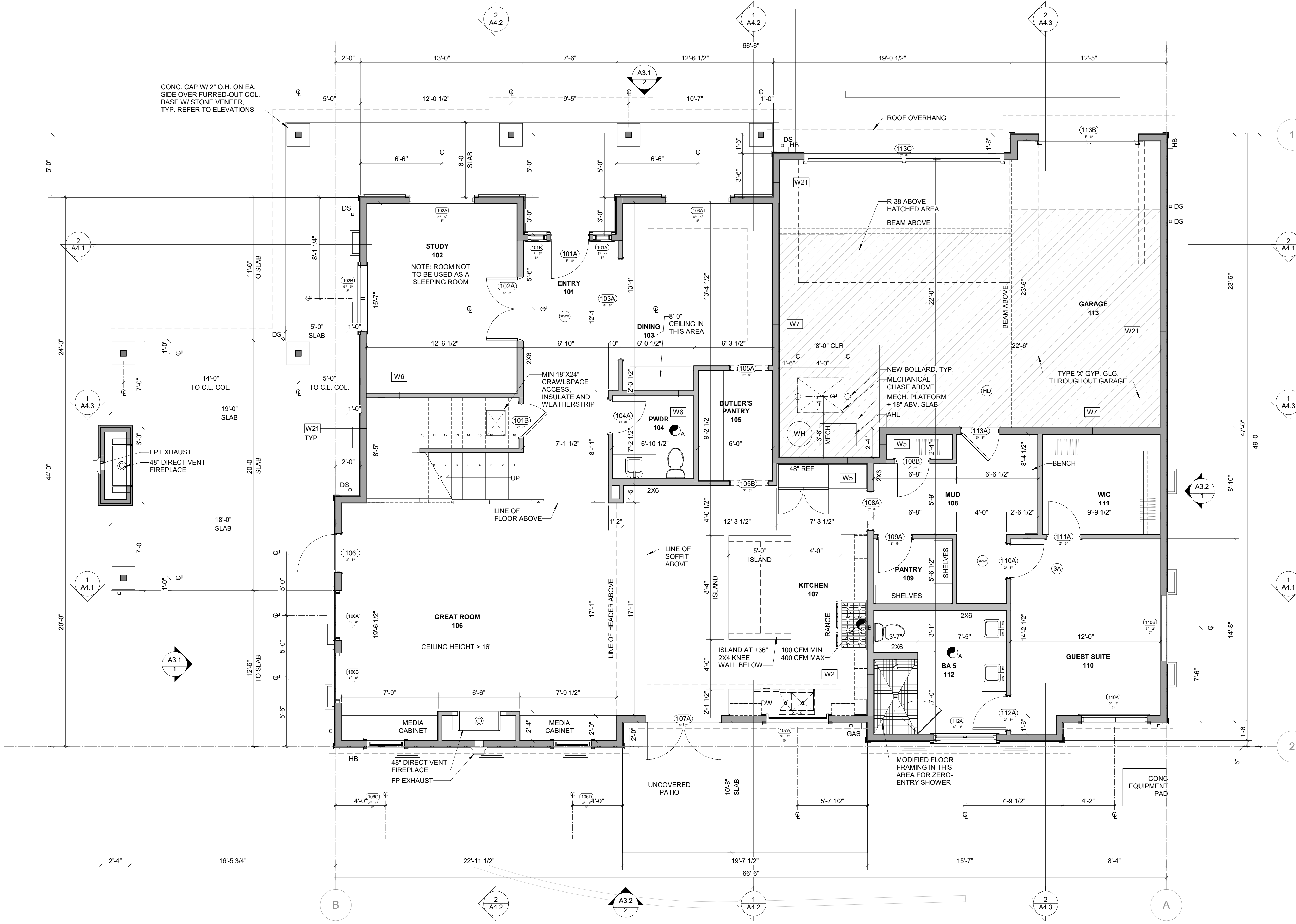
**EGRESS OPENINGS**  
EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A MINIM NET CLEAR OPENING OF 5.7 SQ. FT. EXCEPT GRADE FLOOR OPENINGS SHALL BE 5 SQ. FT. MINIMUM. THE MINIMUM NET CLEAR OPENING HEIGHT DIMENSION SHALL BE 24" AND THE MINIMUM NET CLEAR OPENING WIDTH DIMENSION SHALL BE 20" PER IRC SECTION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

**HANDRAILS**  
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**  
GUARDS SHALL BE LOCATED ALONG OPEN-SIDED WALKING SURFACES, MEZZANINES, INDUSTRIAL EQUIPMENT PLATFORMS, STAIRWAYS, RAMP 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 1/4" = 1'-0"



**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.
- 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

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.

**ALARM SCHEDULE**  
2018 IRC 314 AND 315

- SMOKE ALARM**  
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 NFPA 72
- 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
- HEAT DETECTOR**  
A HEAT DETECTOR OR HEAT ALARM TO BE INSTALLED IN A CENTRAL LOCATION IN THE GARAGE AND PER MANUF INSTRUCTIONS. 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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UPPER LEVEL FLOOR PLAN

REVISION HISTORY

△ DATE SUBMISSION

DATE: 08-24-2023

SCALE: AS NOTED

SET TYPE: PERMIT

SHEET NUMBER

A2.4

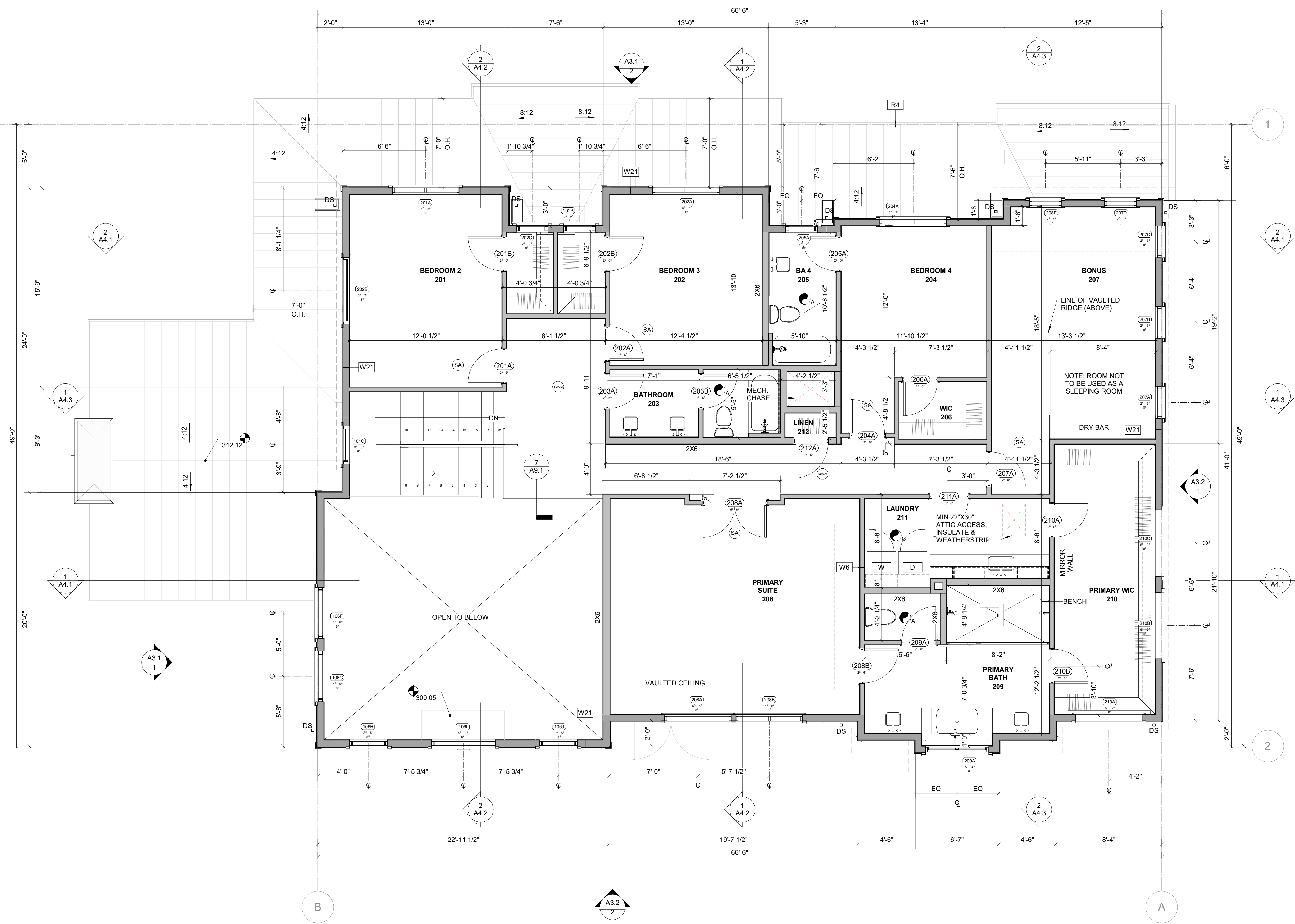
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  - EXTERIOR GLAZING.** ALL EXTERIOR WALL GLAZING SHALL BE DOUBLE-GLAZED AND COMPLY WITH WAC 51-11 AS WELL AS DESIGNED TO WITHSTAND WIND PER R301.2.1.
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    - GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE 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.
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    - 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 THE WATER'S EDGE.
    - 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**
- 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 R310.1. SILL OF THE OPENING SHALL BE NOT MORE THAN 44 INCHES ABOVE THE FLOOR. PROVIDE ONE EGRESS WINDOW PER BEDROOM.
- HANDRAILS**
- 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".

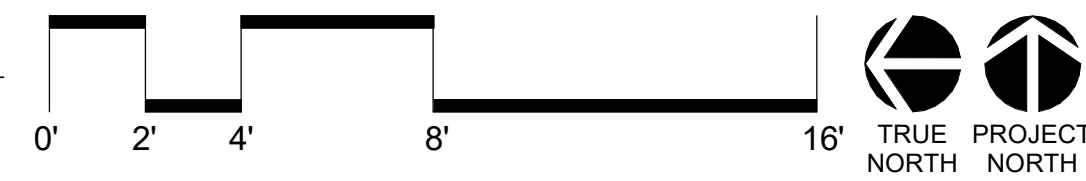
- GUARDS**
- GUARDS SHALL BE LOCATED ALONG OPEN-SIDED WALKING SURFACES, MEZZANINES, INDUSTRIAL EQUIPMENT PLATFORMS, STAIRWAYS, RAMPS AND LANDINGS WHICH ARE LOCATED MORE THAN 30" ABOVE THE FLOOR OR GRADE BELOW. GUARDS SHALL BE ADEQUATE IN STRENGTH AND ATTACHMENT IN ACCORDANCE WITH SECTION 1607.7. (IBC 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.

- BATHROOMS, POWDER**  
MINIMUM 50 CFM AT 25" WG
- KITCHEN**  
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  
A2.4 1/4" = 1'-0"



**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
- 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

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.

**ALARM SCHEDULE**  
2018 IRC 314 AND 315

- SMOKE ALARM**  
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 NFPA 72
- 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
- HEAT DETECTOR**  
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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**ROOF PLAN**

REVISION HISTORY

Δ	DATE	SUBMISSION

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

SHEET NUMBER **A2.6**

- 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
  2. LOCATE PLUMBING AND RADON VENTS AT REAR OF HOUSE. TRANSITION IN ATTIC AS NEEDED. REFER TO VENT AREA IN PLAN.
  3. COMPOSITION SHINGLE ROOF AREAS TO BE MIN 4" IN 12" SLOPE
  4. ROOF SLOPE SHALL IN NO CASE BE LESS THAN 1/2" IN 12" AT ANY LOCATION
  5. REFER TO ROOF VENTILATION CALCUS ON THIS SHEET FOR VENTING REQUIREMENTS
  6. WHERE PRESENT, CONTINUOUS SOFFITED EAVES SHALL HAVE 3/4" VENT STRIPS WITH A FREE AREA OF .065 SF PER LINEAL FOOT.
  7. PROVIDE (2) 36" WIDE ROOF ACCESS PATHWAYS TO HIGHEST RIDGE CLEAR OF VENTING AND OTHER APPURTENANCES FOR FIRE FIGHTER ACCESS
  8. 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

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

**50% LOW VENTING REQUIRED**  
 50% LOW VENTING REQUIRED: **657.5 SQ IN REQ'D**  
 (1,315 x 0.5 = 657.5)

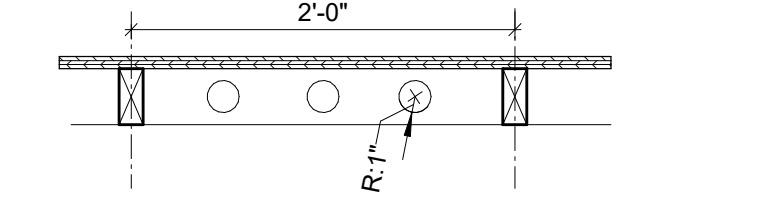
**EAVE VENT:**  
 LENGTH OF PERIMETER VENTED EAVE: 40'-5"  
 TOTAL VENT AREA OF EAVE VENT = 188 SQ IN  
 (4.71 x 40 = 188.4)

**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 x 0.5 = 657.5)

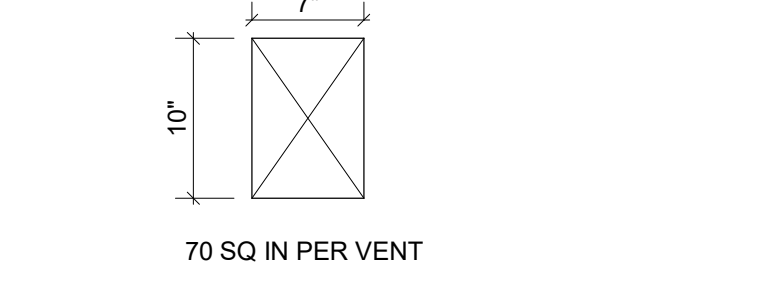
**RIDGE VENT:**  
 NET FREE AREA\* = 15 SQ. IN. PER LIN. FT.  
 \*BASIS OF DESIGN: OWENS CORNING 11" VENTURE RIDGECAT  
 TOTAL RIDGE VENT REQUIRED: **60'-0"**  
 (657.5 / 15 = 59.8)  
 TOTAL RIDGE VENT PROVIDED: **60'-0"**

**TYPICAL EAVE VENTING**



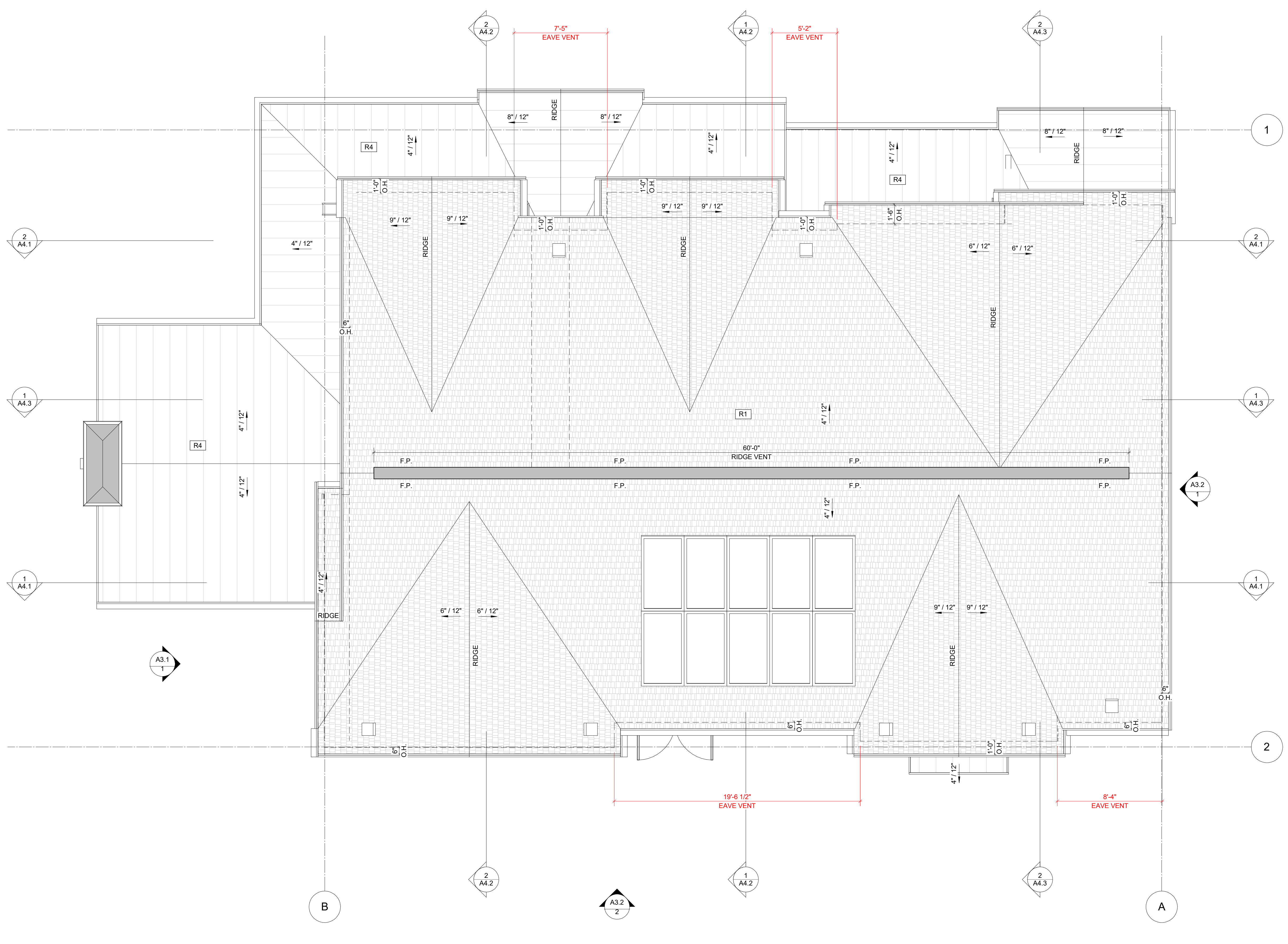
3.14 X 3 = 9.42 SQ IN PER 2' PERIMETER OR 4.71 SQ IN PER FOOT

**TYPICAL ROOF/JACK VENT**



- 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
  4. PANEL WEIGHT = 42 LBS PER UNIT
  5. MAINTAIN 36" CLEAR TO VENTS AND OTHER APPURTENANCES
  6. REFER TO SOLAR DETAILS FOR ATTACHMENT METHODS AND DETAILS ON A9.2
  7. MAXIMUM PROJECTION OF SOLAR PANELS ABOVE SHINGLES = 6"
  8. SOLAR DESIGN PROFESSIONAL AND INSTALLER:  
**KEVIN CHARAP**  
**MAD ENERGY NW**  
 NABCEP Certified Solar PV Installer  
 NABCEP Certified PV Technical Sales  
 206-678-5720
  9. 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



A1 ROOF PLAN- OVERALL  
 A2.6 1/4" = 1'-0"





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### ELEVATION NOTES

1. VERIFY SHEAR WALL NAILING AND HOLD DOWNS PER STRUCT
2. PRIOR TO INSTALLING SIDING
3. CAULK ALL EXTERIOR JOINTS AND PENETRATIONS
4. PROVIDE CORROSION RESISTANT FLASHING AT EXTERIOR WALL ENVELOPE PER IRC R703.8
5. PROVIDE FLASHINGS AT ROOF PENETRATIONS PER IRC R903.2
6. PROVIDE WEATHER STRIPPING AT ALL EXTERIOR AND GARAGE DOORS
7. PROVIDE CONTINUOUS GUTTERS AND DOWNSPOUTS AT ALL EAVES
8. 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
9. HOUSE NUMBER TO BE VISIBLE FROM THE STREET. MIN 6" HIGH
10. PROVIDE EXTERIOR STAIRWAY ILLUMINATION PER IRC R308.8
11. SLOPE GRADE AWAY FROM RESIDENCE PER IRC 401.3
- 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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**ELEVATIONS**

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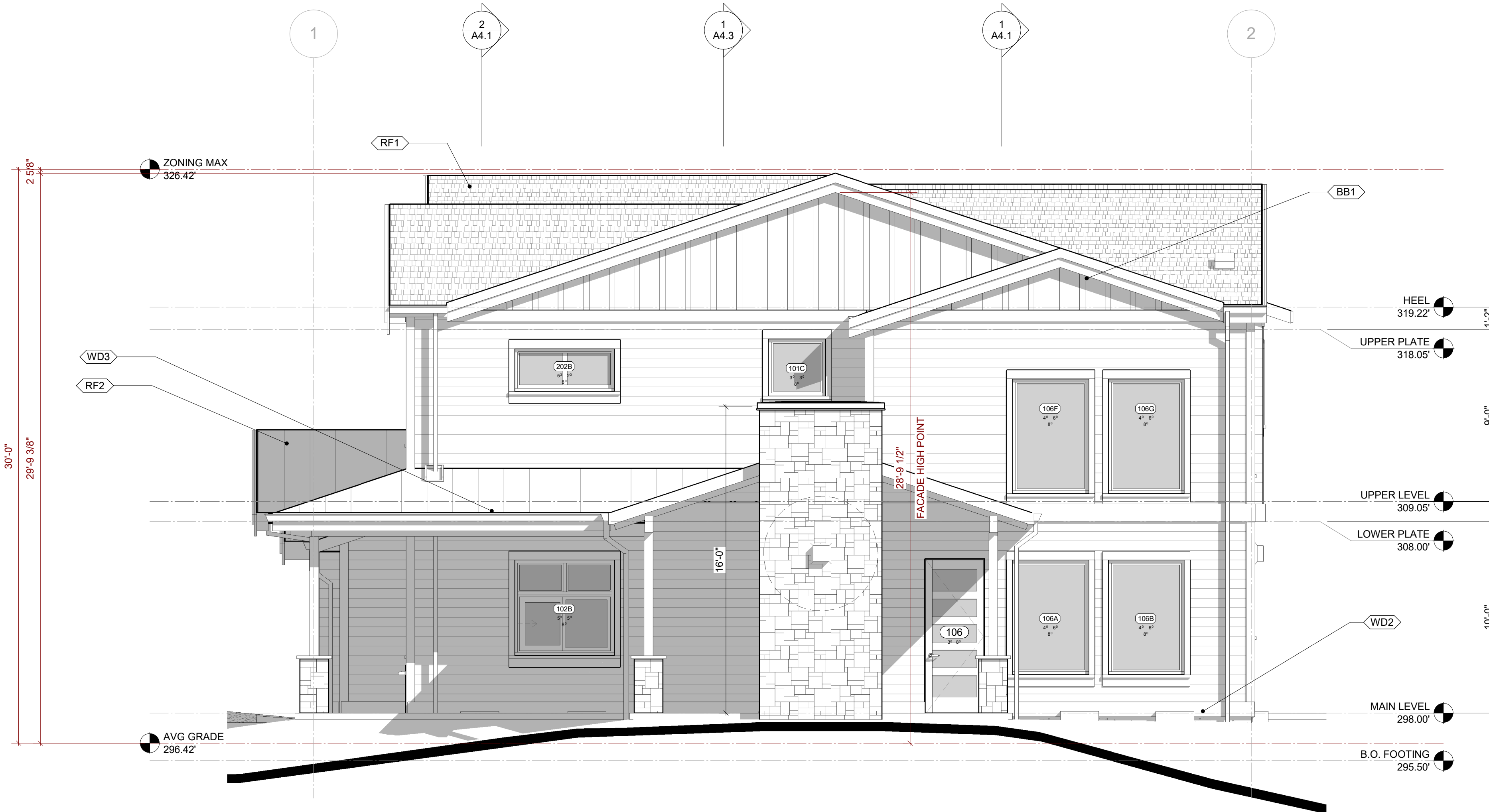
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SHEET NUMBER

**A3.1**



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



**1** EXTERIOR ELEVATION - RIGHT  
 A3.1 1/4" = 1'-0"



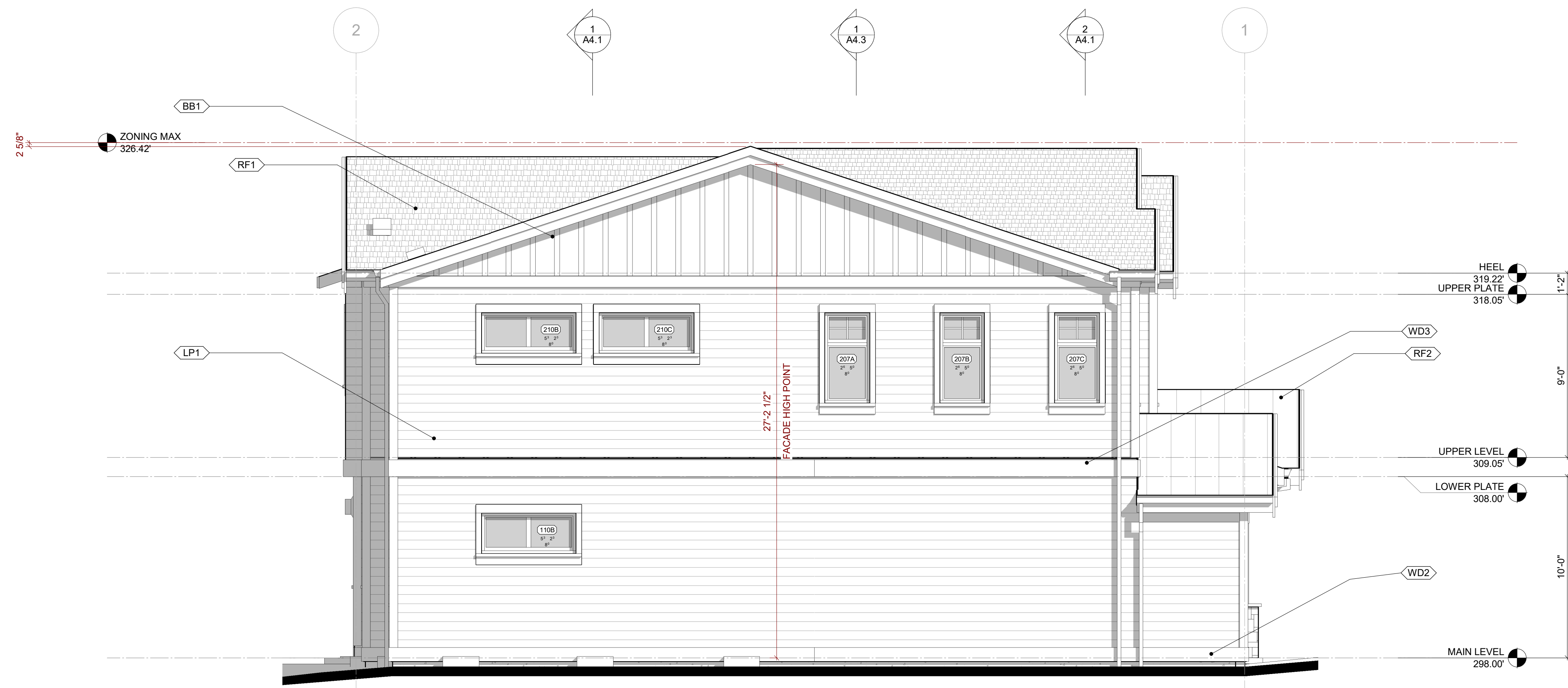
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- ELEVATION NOTES**
1. VERIFY SHEAR WALL NAILING AND HOLD DOWNS PER STRUCT PRIOR TO INSTALLING SIDING
  2. CAULK ALL EXTERIOR JOINTS AND PENETRATIONS
  3. PROVIDE CORROSION RESISTANT FLASHING AT EXTERIOR WALL ENVELOPE PER IRC R703.8
  4. PROVIDE FLASHINGS AT ROOF PENETRATIONS PER IRC R903.2
  5. PROVIDE WEATHER STRIPPING AT ALL EXTERIOR AND GARAGE DOORS
  6. PROVIDE CONTINUOUS GUTTERS AND DOWNSPOUTS AT ALL EAVES
  7. 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
  8. HOUSE NUMBER TO BE VISIBLE FROM THE STREET. MIN 6" HIGH
  9. PROVIDE EXTERIOR STAIRWAY ILLUMINATION PER IRC R308.8
  10. 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

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



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

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SHEET NUMBER  
**A3.2**

SECTION NOTES

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



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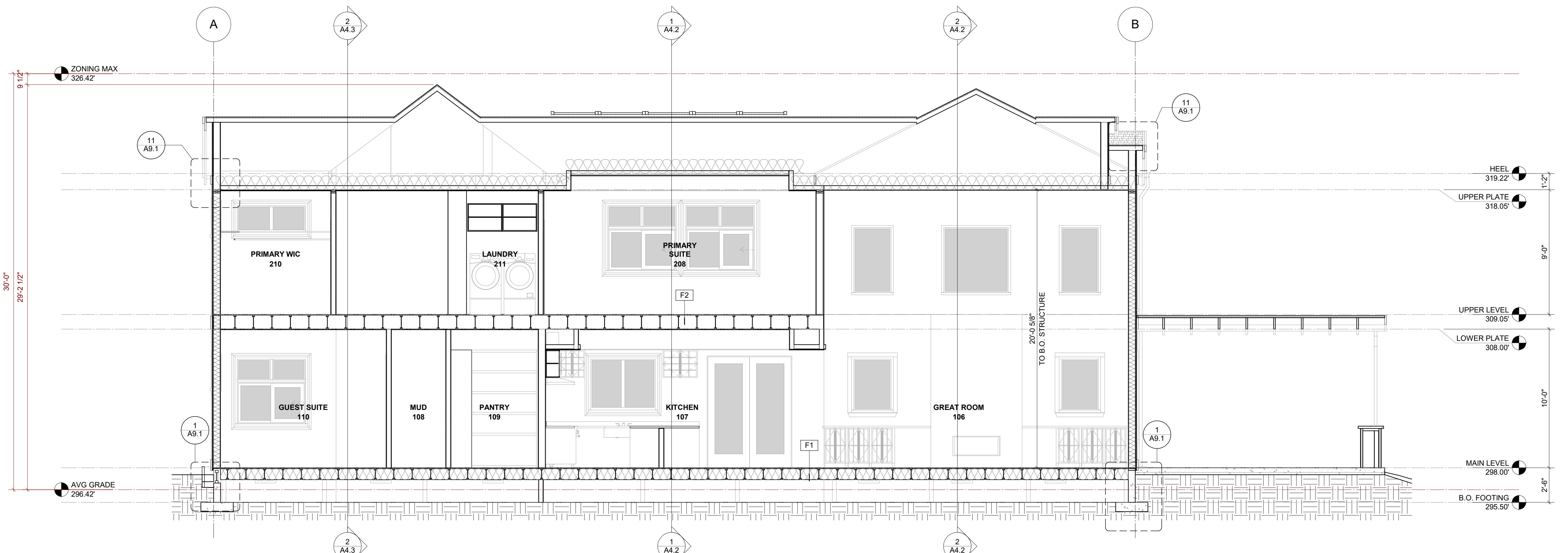
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SHEET NUMBER **A4.1**



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



**1** OVERALL BUILDING SECTION II  
 A4.1 1/4" = 1'-0"

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**SECTION NOTES**

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



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**BUILDING SECTIONS**

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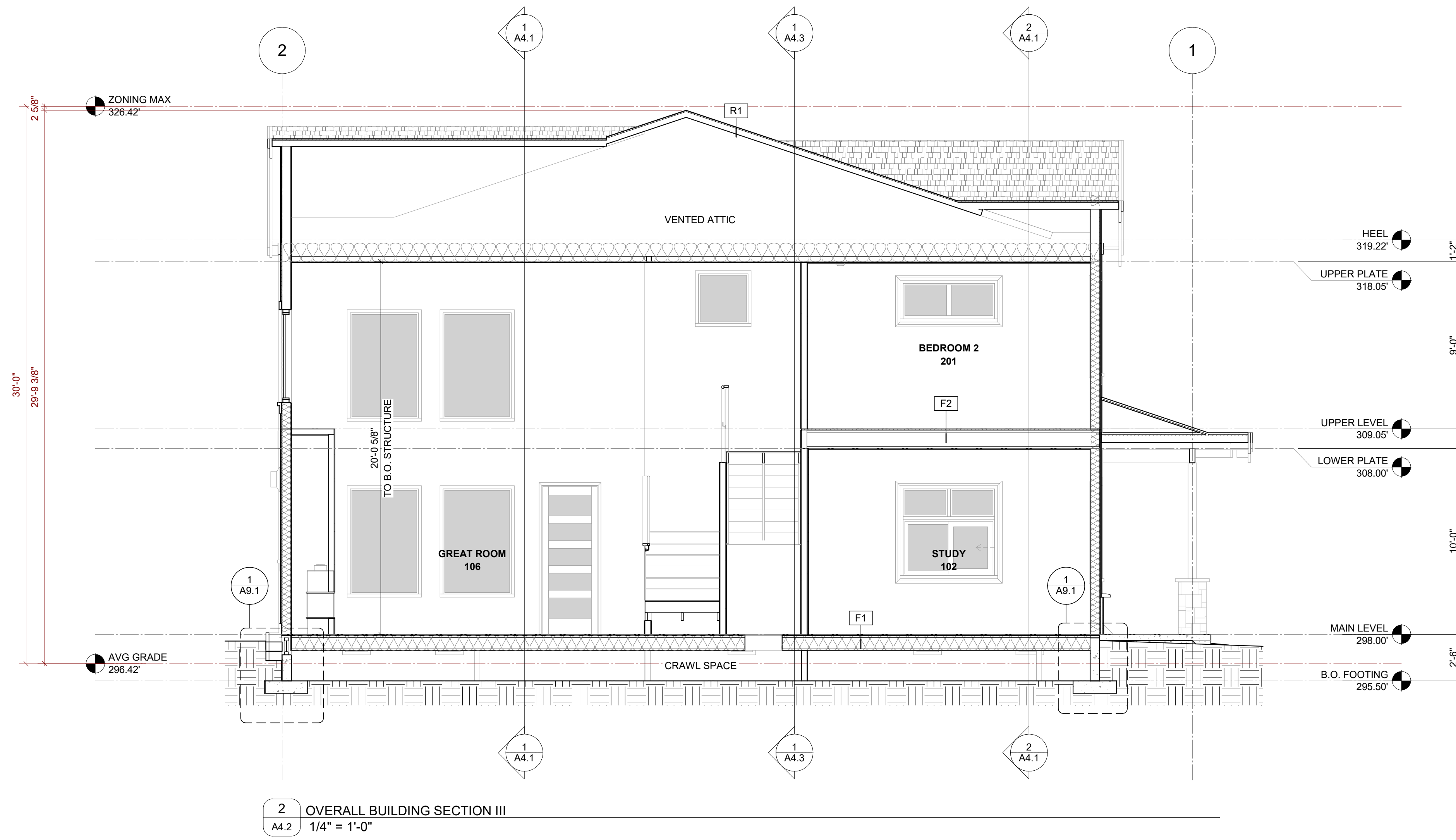
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DATE: 08-24-2023

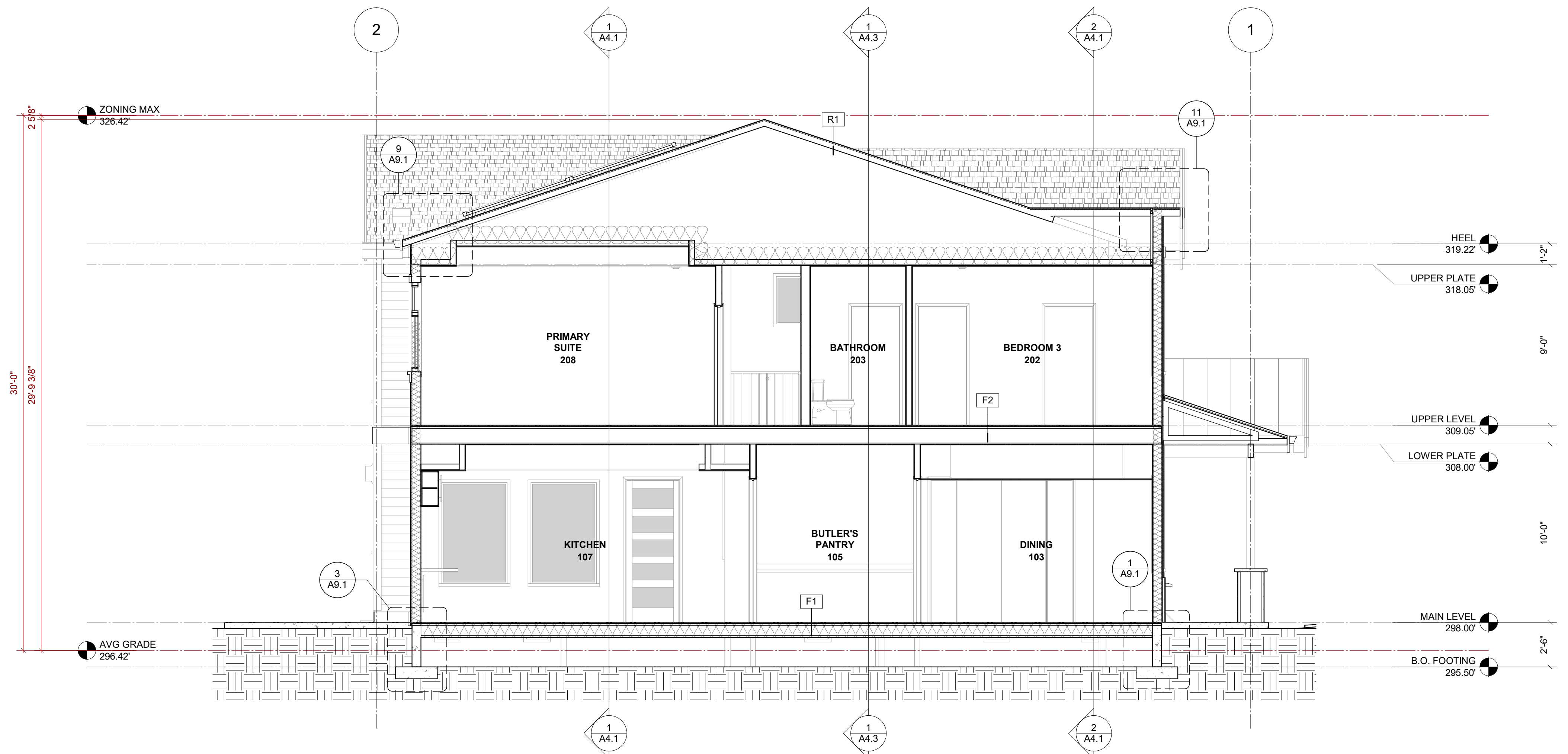
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SHEET NUMBER **A4.2**



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



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



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**SECTION NOTES**  
1. VERIFY SHEAR WALL NAILING AND HOLD DOWNS PER STRUCT  
PRIOR TO INSTALLING SIDING  
2. REFER TO ASSEMBLIES ON A0.1

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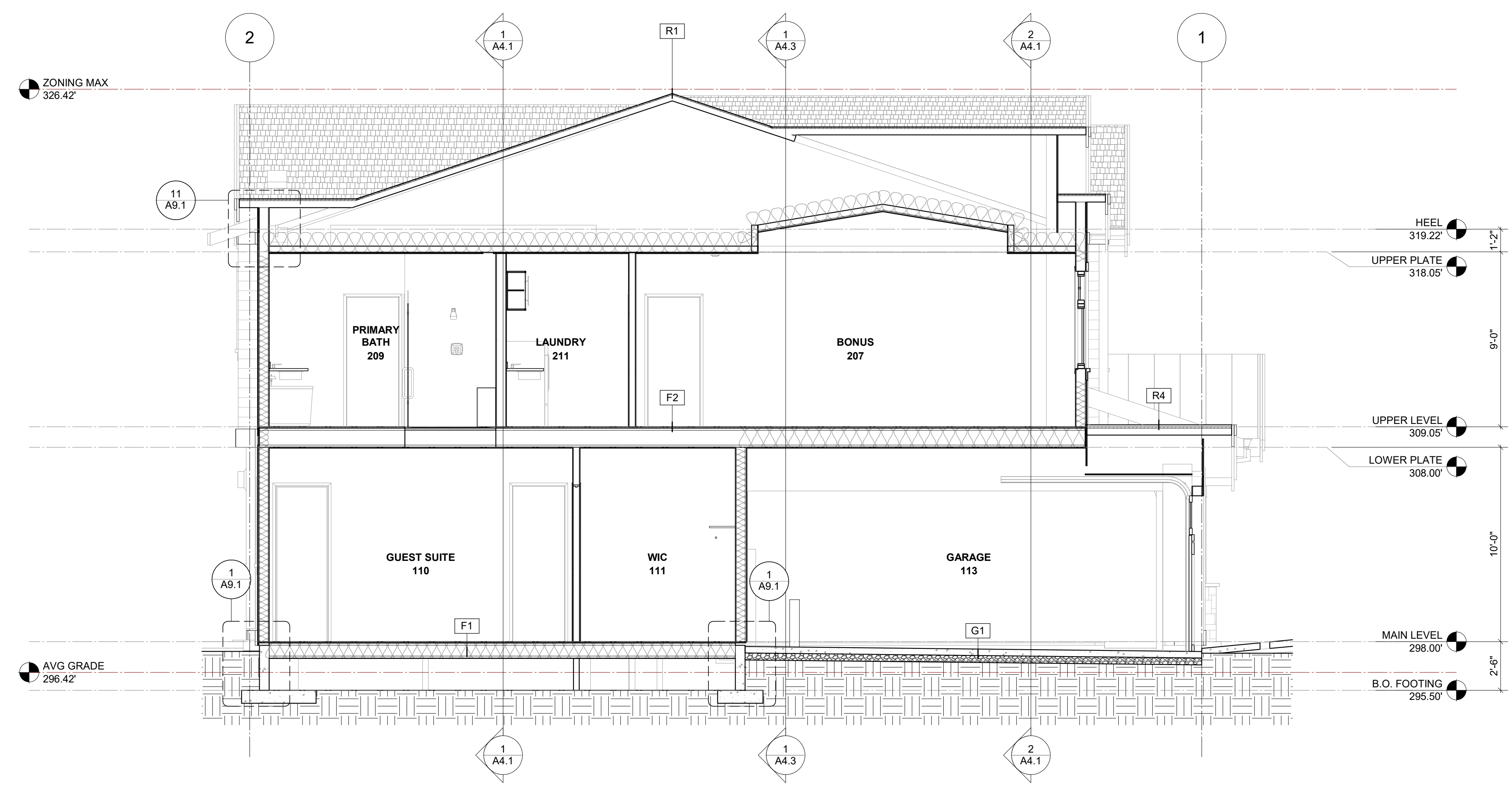
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**BUILDING SECTIONS**

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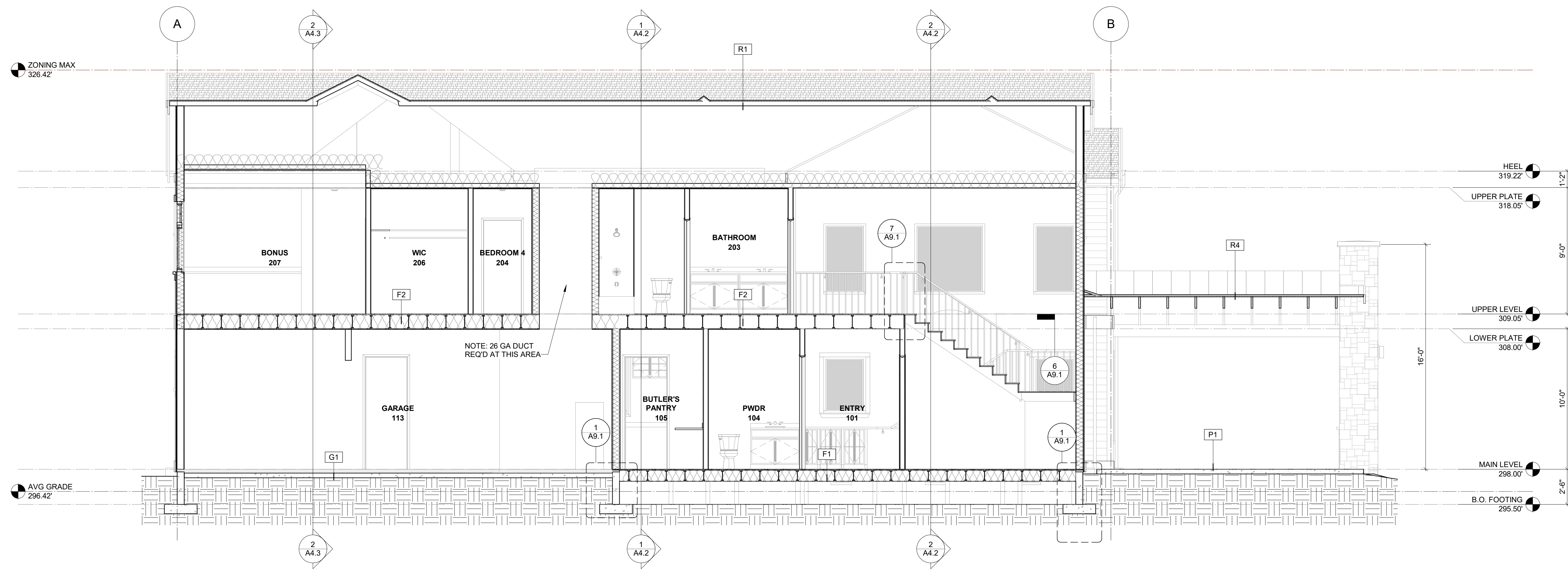
Δ	DATE	SUBMISSION

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

SHEET NUMBER **A4.3**



**2** OVERALL BUILDING SECTION V  
A4.3 1/4" = 1'-0"



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

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**PERMIT DETAILS**

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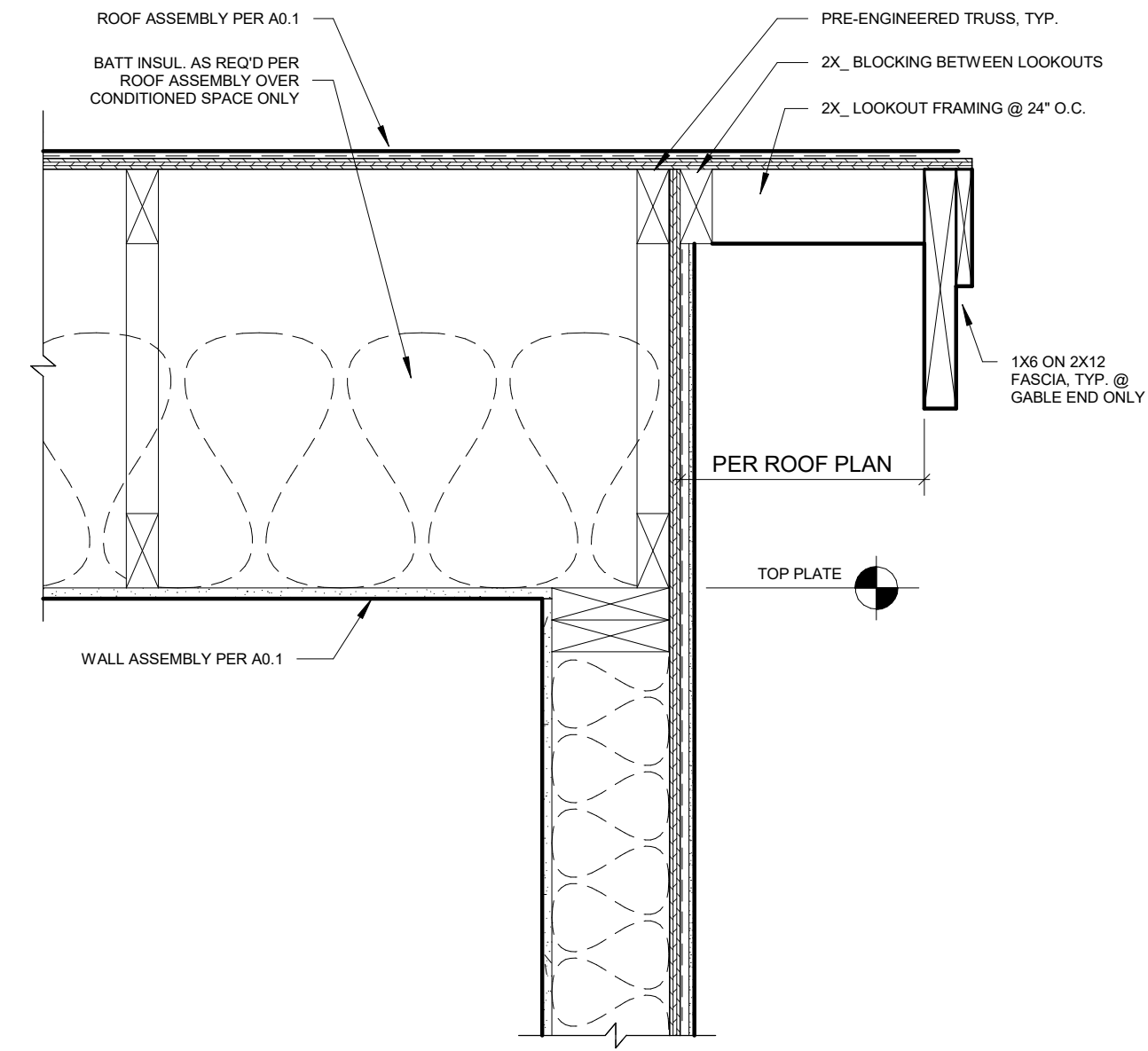
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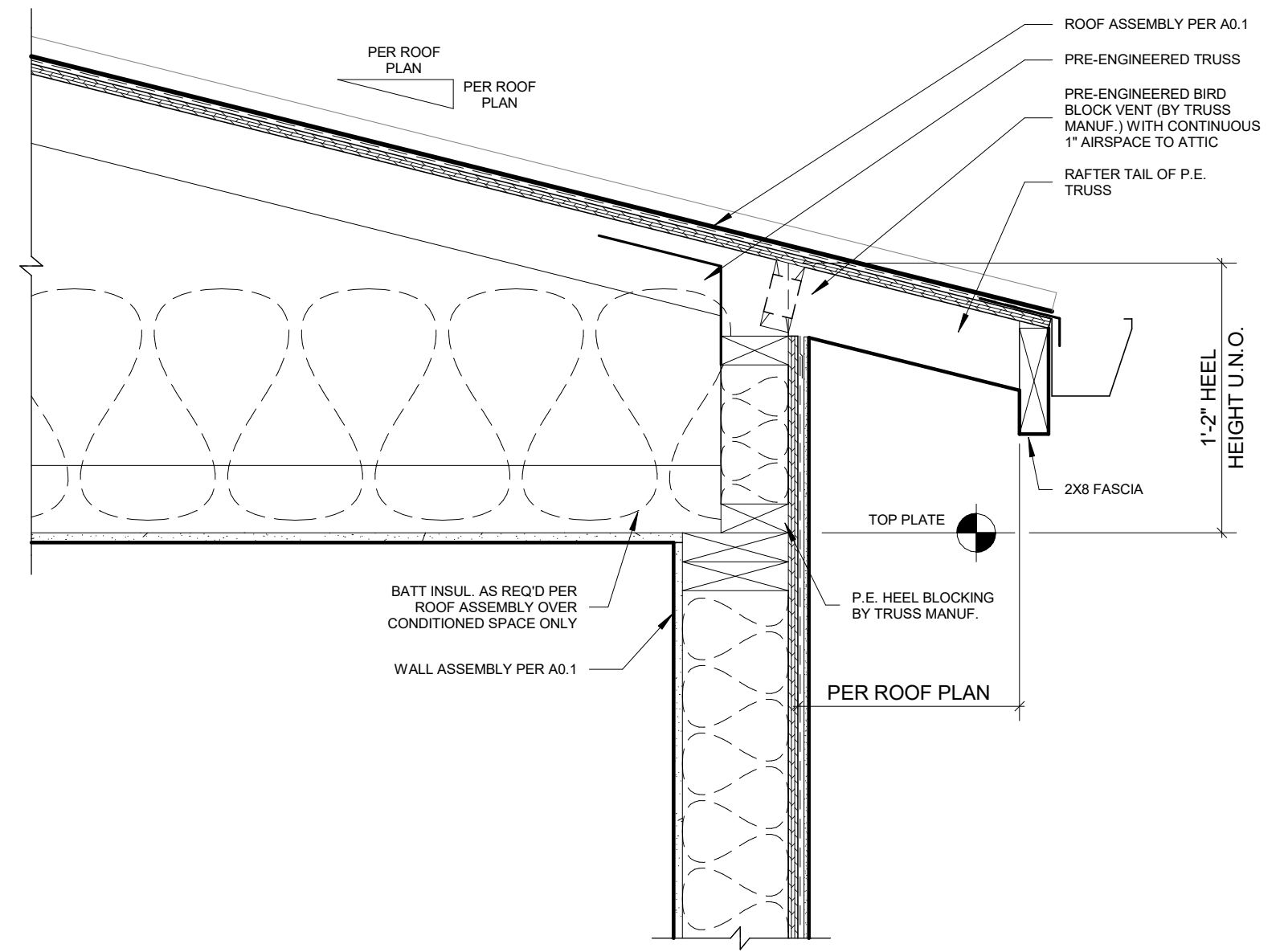
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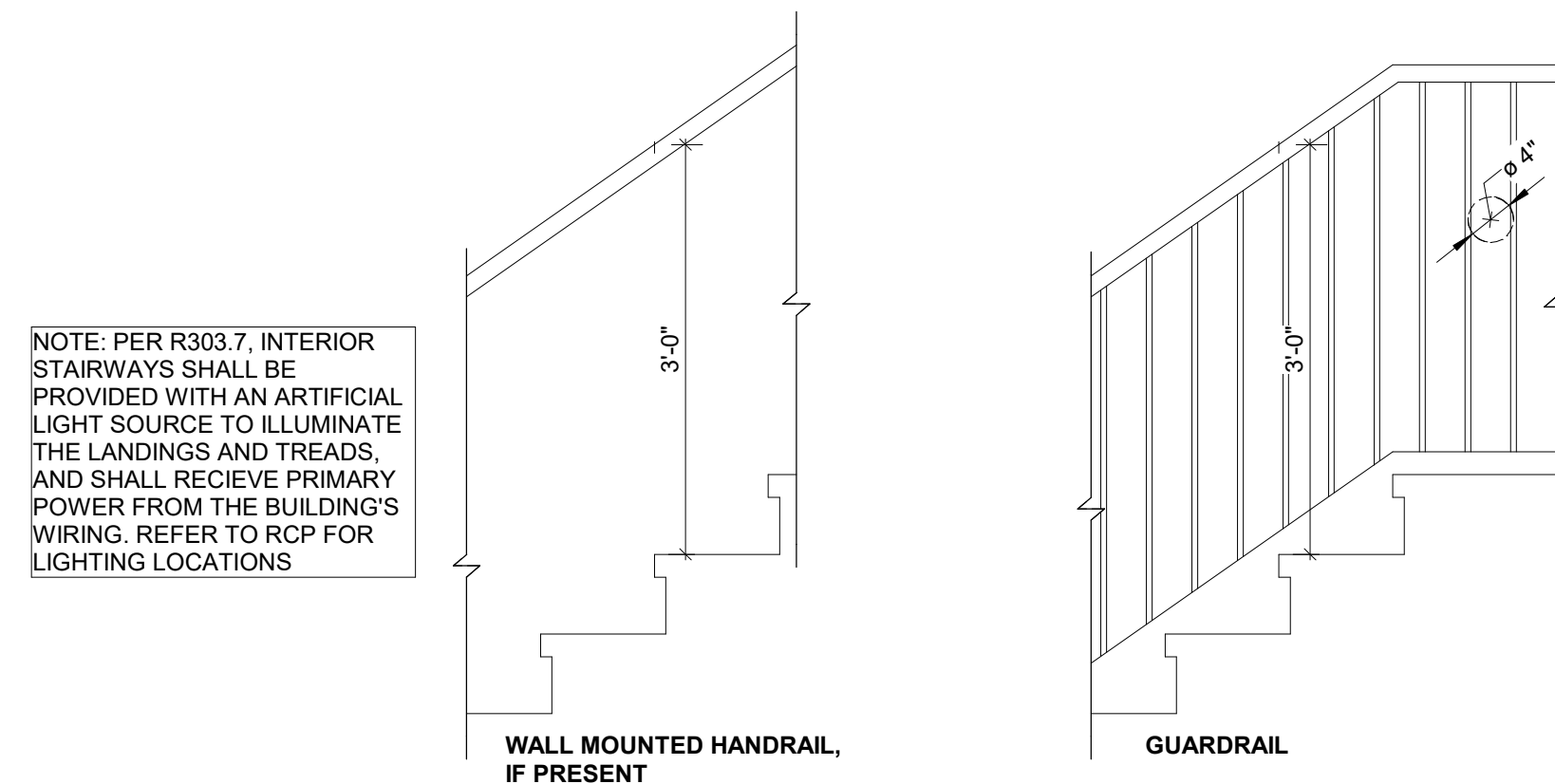
**A9.1**



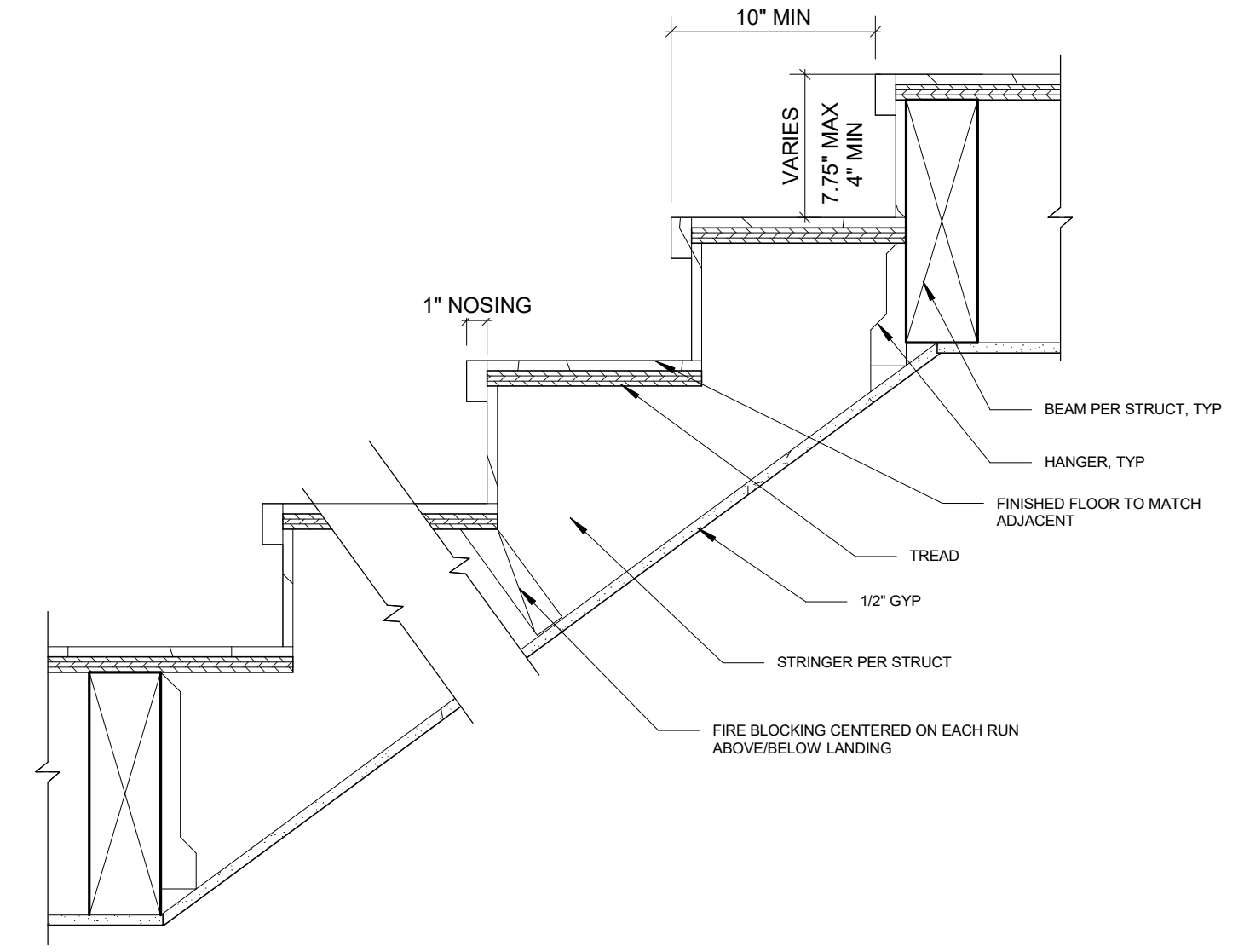
**11 TYP. RAKE DETAIL @ VENTED ROOF**  
A9.1 1 1/2" = 1'-0"



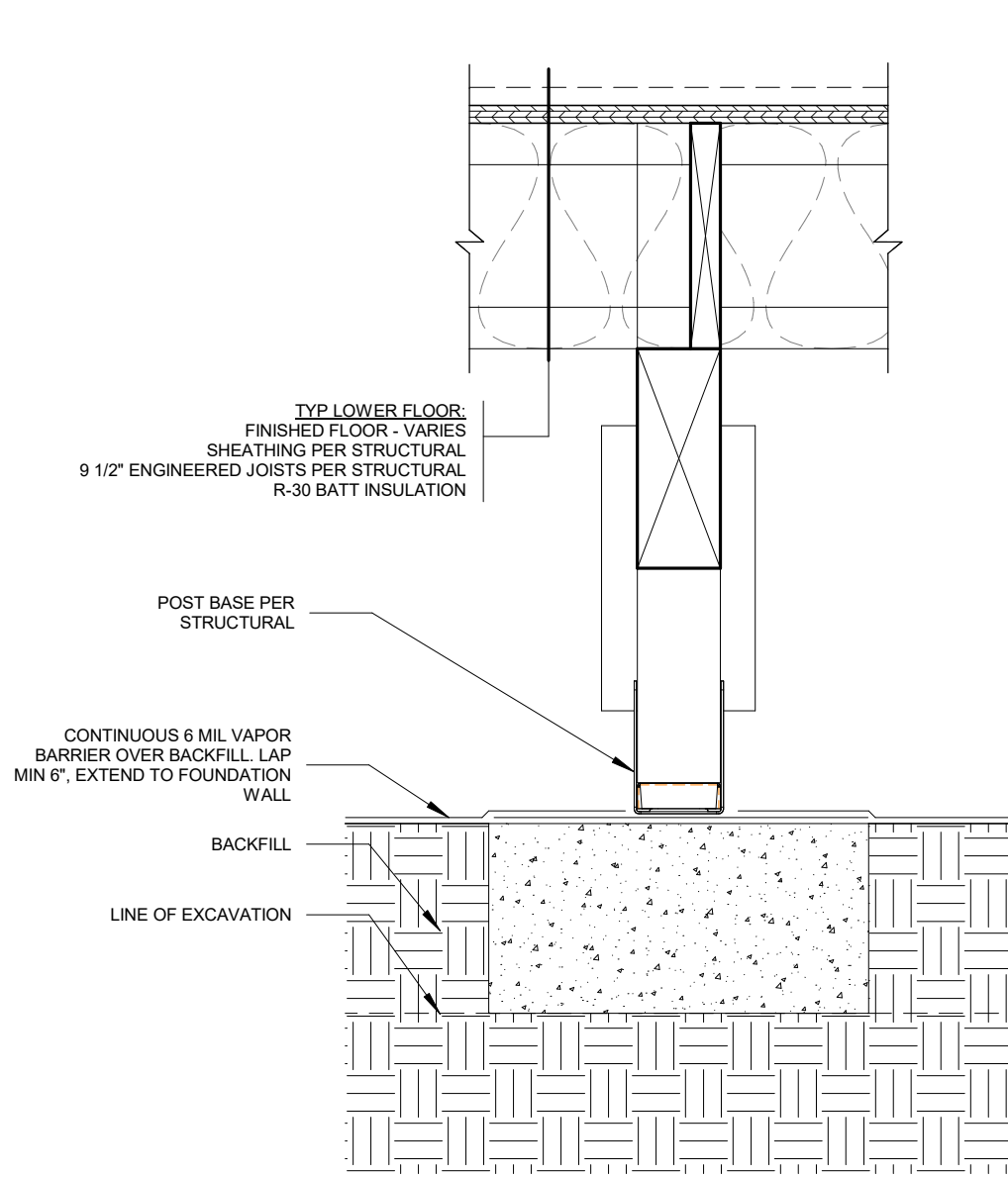
**9 TYP. EAVE DETAIL @ VENTED ROOF**  
A9.1 1 1/2" = 1'-0"



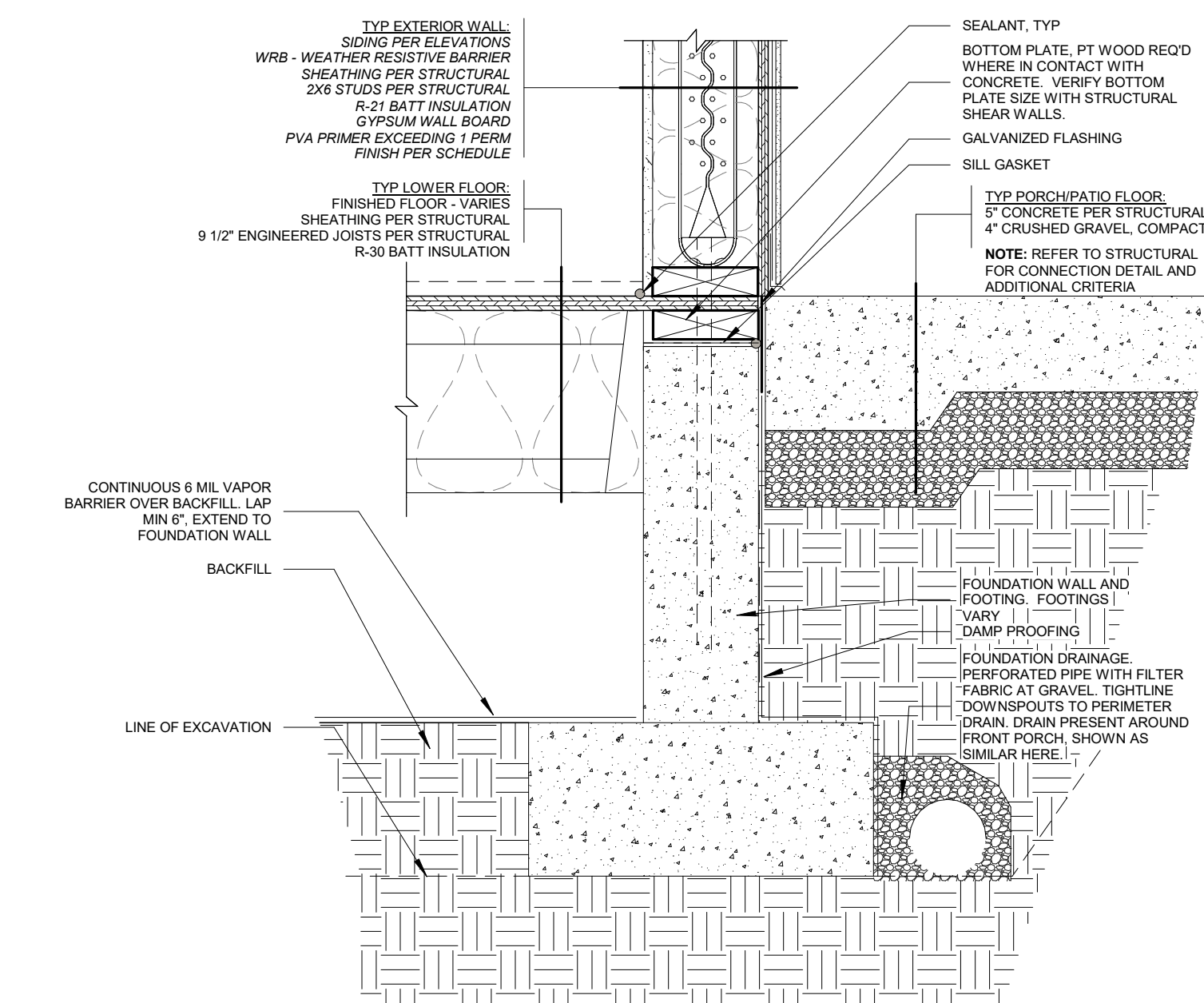
**7 TYPICAL HANDRAIL / GUARDRAIL**  
A9.1 3/4" = 1'-0"



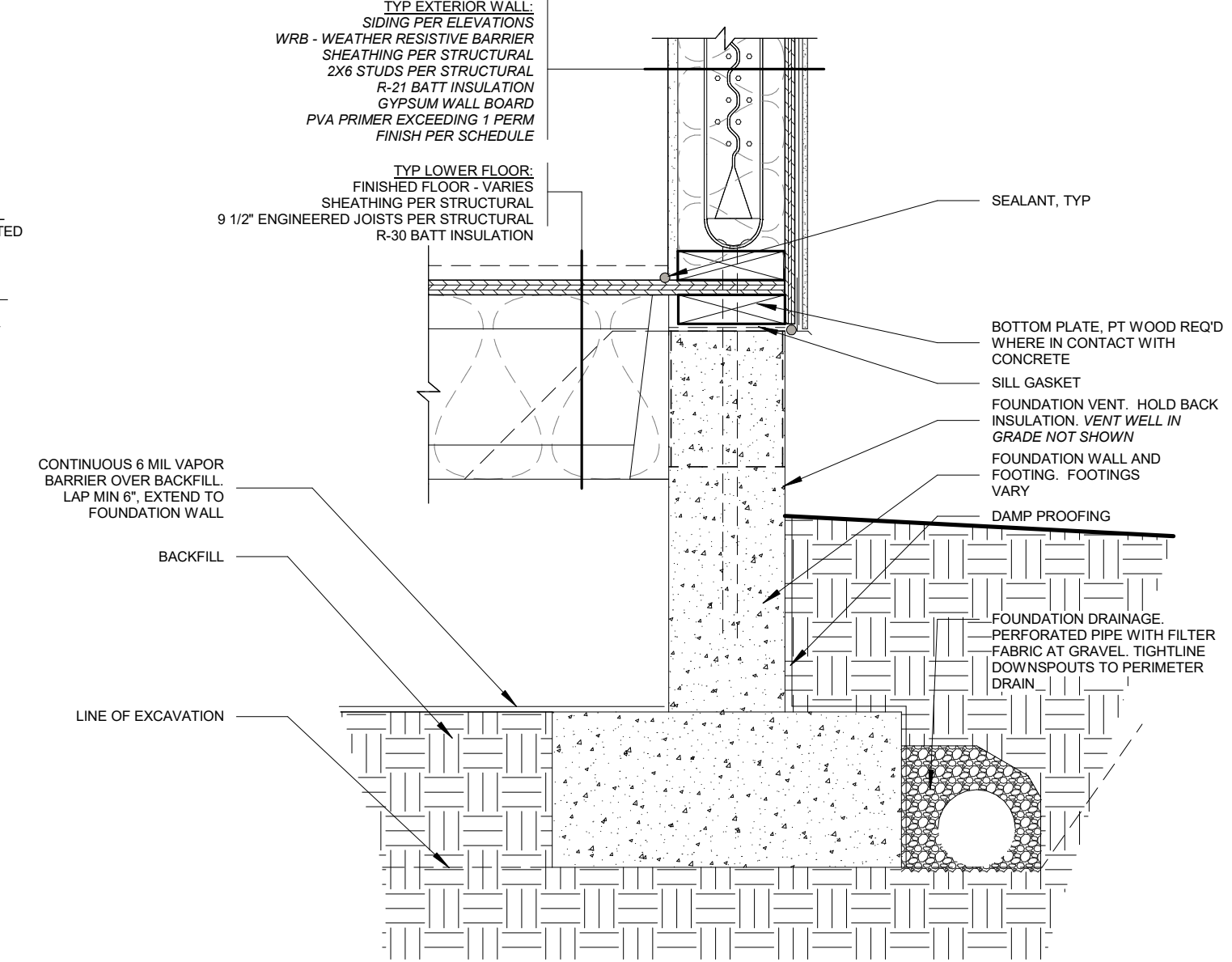
**6 WOOD STAIR - TYP SECTION, TYP LANDINGS**  
A9.1 1 1/2" = 1'-0"



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



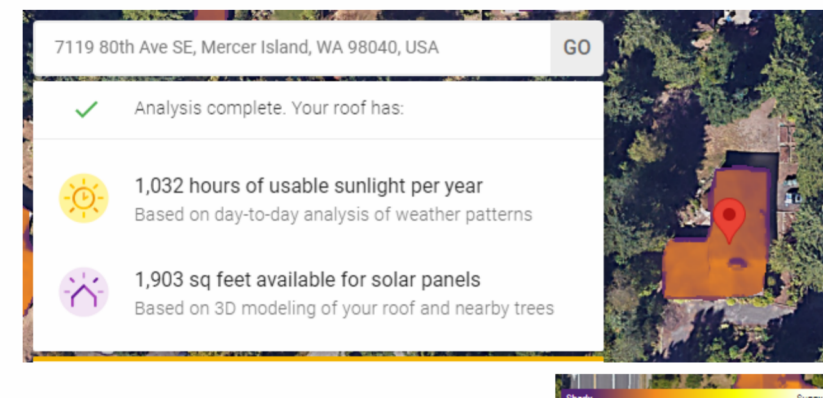
**3 FOUNDATION AT PORCH/PATIO**  
A9.1 1 1/2" = 1'-0"



**1 SIDE FRAMING AT CRAWL SPACE**  
A9.1 1 1/2" = 1'-0"

# MN472 7119 80TH AVE SE MERCER ISLAND, WA 98040

## SOLAR ACCESS



## NREL

**RESULTS** 3796 Exceeds 3600 kWh/Year for 3 Credits  
**3,796 kWh/Year**

Month	Solar Radiation (kWh/m <sup>2</sup> /day)	AC Energy (kWh)
January	4.62	191
February	3.80	165
March	3.63	156
April	4.36	181
May	5.30	220
June	6.16	251
July	6.55	269
August	5.85	241
September	4.62	191
October	3.80	165
November	3.63	156
December	3.81	159
<b>Annual</b>	<b>3.31</b>	<b>3,796</b>

### Location and Station Identification

Proposed Location	Meritor Island
Weather Data Source	Lat: 47.87, -122.32 8.7 mi
Latitude	47.87° N
Longitude	122.32° W

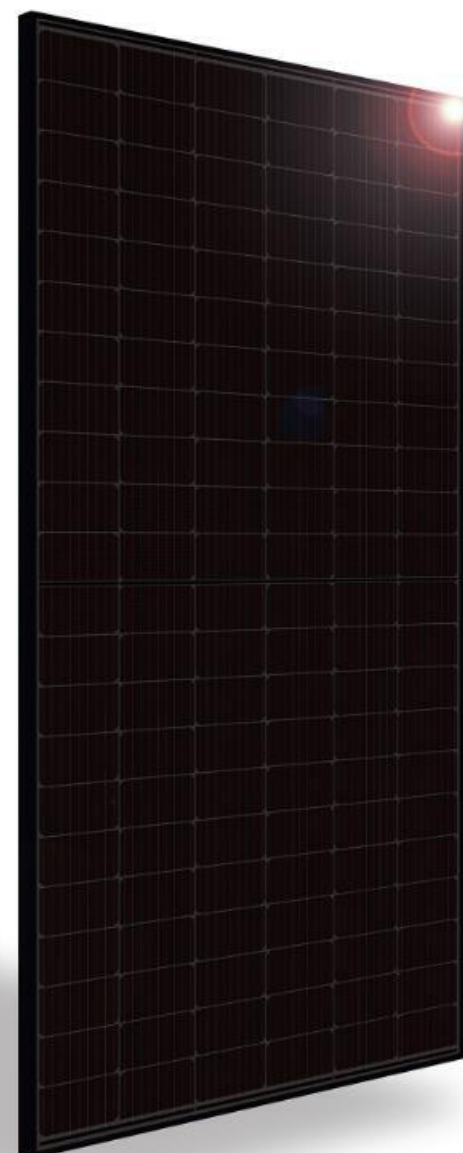
DC System Size	4kW
Module Type	Standard
Array Type	Fixed (roof mount)
System Losses	11.42%
Array Tilt	30°
Array azimuth	239°
DC/AC Size Ratio	1.2
Inverter Efficiency	97%
Ground Coverage Ratio	0.4
Albedo	From weather file
Bifacial	No (0)

Month	Jan	Feb	Mar	Apr	May	June
Monthly Irradiance Loss	0%	0%	0%	0%	0%	0%
Month	July	Aug	Sept	Oct	Nov	Dec
Monthly Irradiance Loss	0%	0%	0%	0%	0%	0%

## SILFAB PRIME



SIL-400 HC\*



## RELIABLE ENERGY. DIRECT FROM THE SOURCE.

Designed to outperform. Dependable, durable, high-performance solar panels engineered for North American homeowners.

SILFABSOLAR.COM



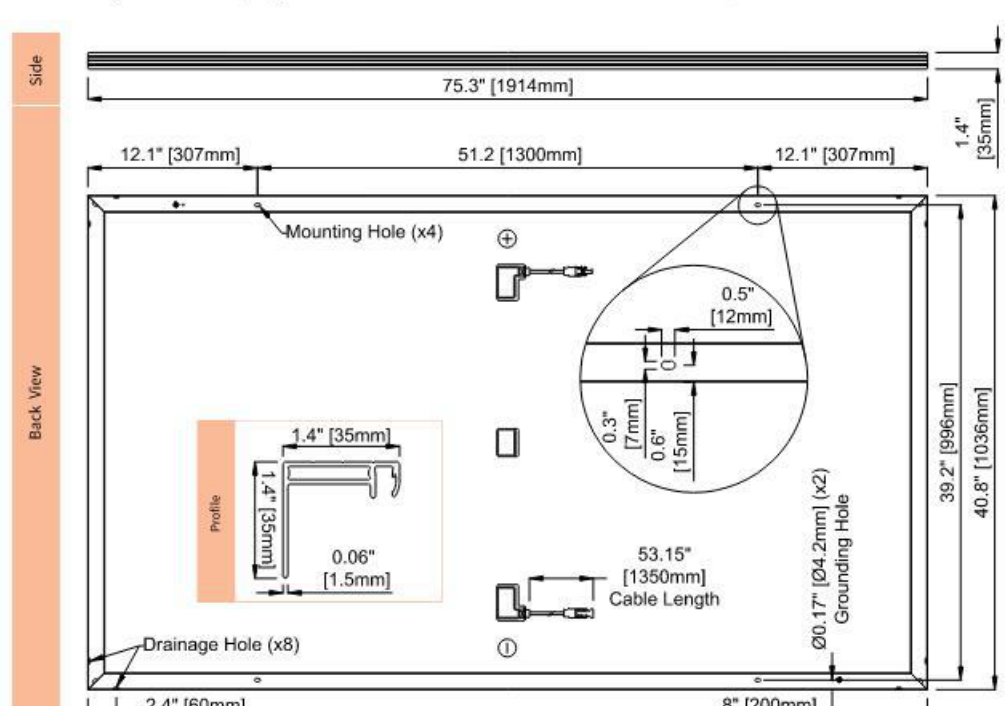
ELECTRICAL SPECIFICATIONS		400	400
Test Conditions		5°C	NOCT
Module Power (Pmax)	Wp	400	218
Maximum power voltage (Vpmx)	V	36.05	33.50
Maximum power current (Ipmx)	A	11.10	8.90
Open circuit voltage (Voc)	V	43.02	40.35
Short circuit current (Isc)	A	11.58	9.34
Module efficiency	%	20.2%	18.8%
Maximum system voltage (VOC)	V		1000
Series fuse rating	A		20
Power Tolerance	Wp		0 to +10

MECHANICAL PROPERTIES / COMPONENTS	METRIC	IMPERIAL
Module weight	21.3kg (46.9lb)	47lb-10.4lb
Dimensions (H x L x D)	1934 mm x 1036 mm x 35 mm	75.3 in x 40.8 in x 1.37 in
Maximum surface load (wind/snow)**	5400 Pa rear load / 5400 Pa front load	112.8 lb/ft <sup>2</sup> rear load / 112.8 lb/ft <sup>2</sup> front load
Hail impact resistance	25 mm at 83 km/h	1.0 in at 51.6 mph
Cells	132 Half cells; Si mono PERC 9 busbar 83 x 146 mm	132 Half cells; Si mono PERC 9 busbar 3.26 x 6.53 in
glass	3.2 mm high transmittance, tempered, D5M anti-reflective coating	0.126 in high transmittance, tempered, D5M anti-reflective coating
Cables and connectors (refer to installation manual)	1350 mm, 4 x 5.7 mm, MC4 from Staubli	53 in, 4 x 0.22 in (22AWG), MC4 from Staubli
Backsheet	High durability, superior hydrolysis and UV resistance, multi-layer dielectric film, fluorine-free PV backsheet	
Frame	Anodized Aluminum (Black)	
Bypass diodes	3 diodes-30SQ045T (45V max DC blocking voltage, 30A max forward rectified current)	
Junction Box	UL 3730 Certified, IEC 62750 Certified, IP68 rated	

TEMPERATURE RATINGS	WARRANTIES
Temperature Coefficient Isc	Module product workmanship warranty
Temperature Coefficient Voc	Linear power performance guarantee
Temperature Coefficient Pmax	25 years**
NOCT (±2°C)	30 years**
Operating temperature	± 0.1% end 10 <sup>th</sup> yr
	± 0.1% end 20 <sup>th</sup> yr
	± 0.2% end 30 <sup>th</sup> yr

CERTIFICATIONS	SHIPPING SPECS
Product	Modules Per Pallet: 26 or 26 (California)
Factory	Pallets Per Truck: 32 or 30 (California)
	Modules Per Truck: 832 or 780 (California)

\* Warning: Read the Safety and Installation Manual for mounting specifications and before handling, installing and operating modules.  
\*\* 12 year extendable to 25 years subject to registration and conditions outlined under "Warranty" at silfab.com.  
\*\*\* PWM files generated from 3rd party performance data are available for download at silfab.com/downloads.



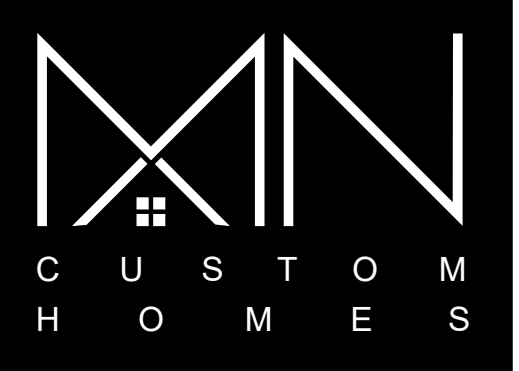
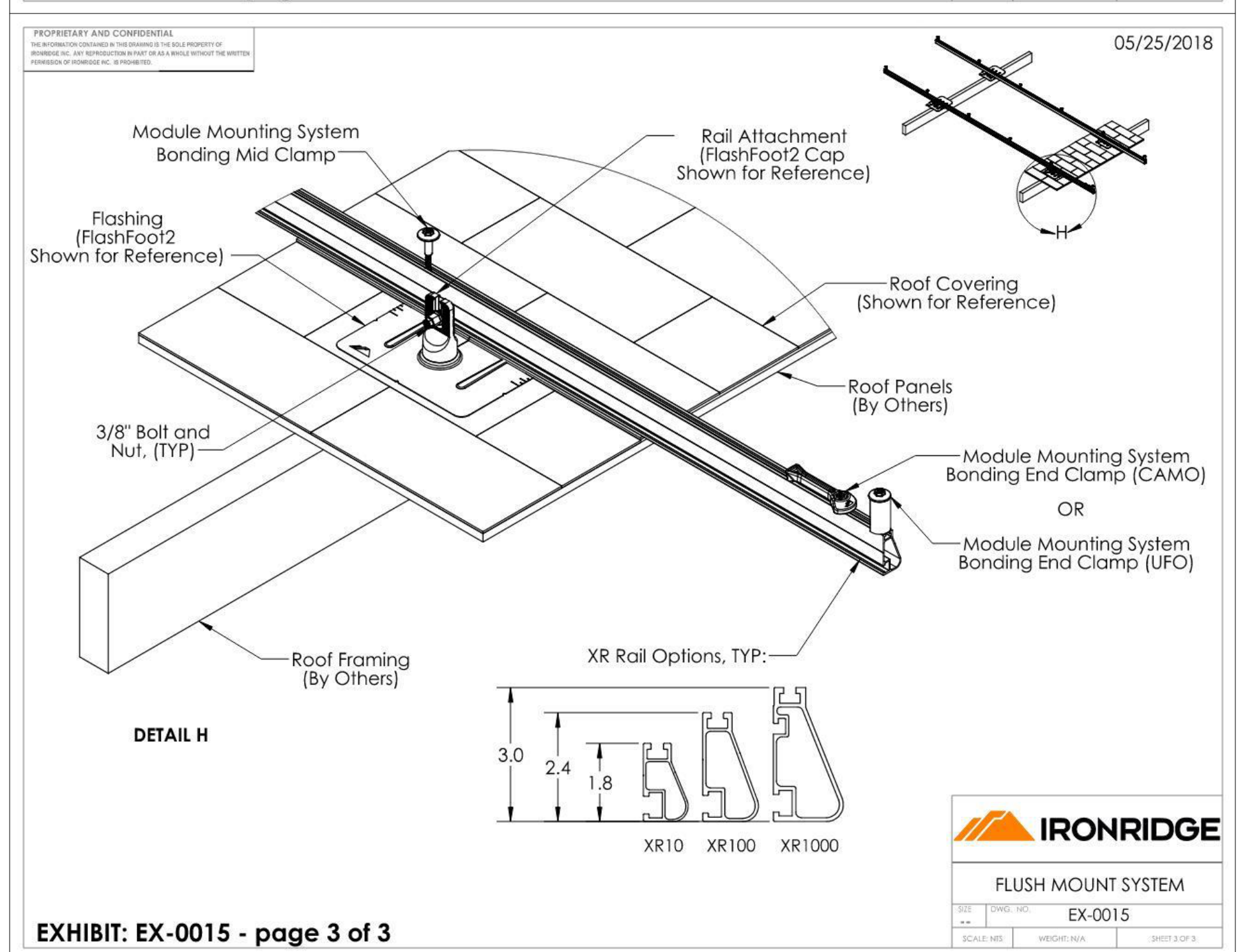
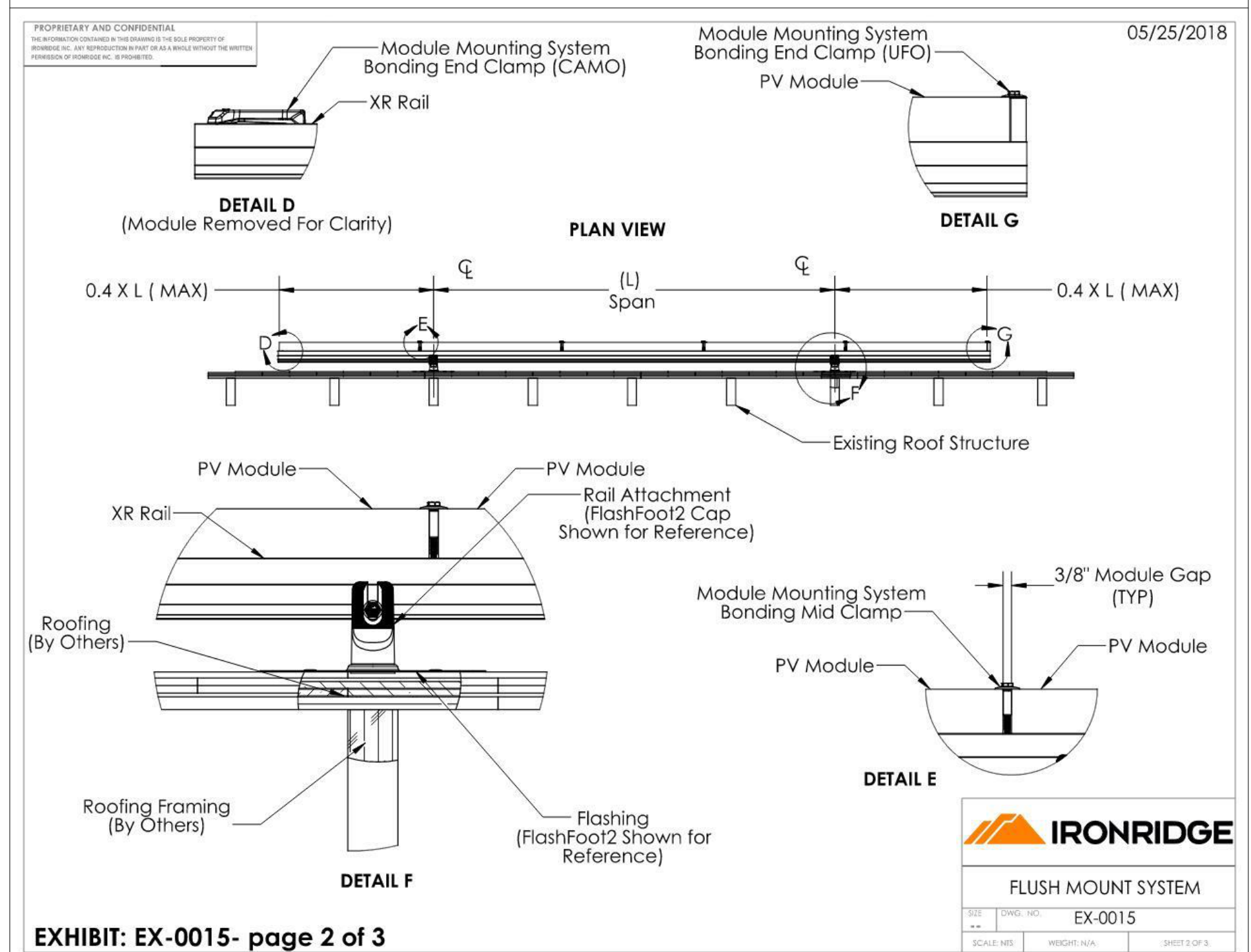
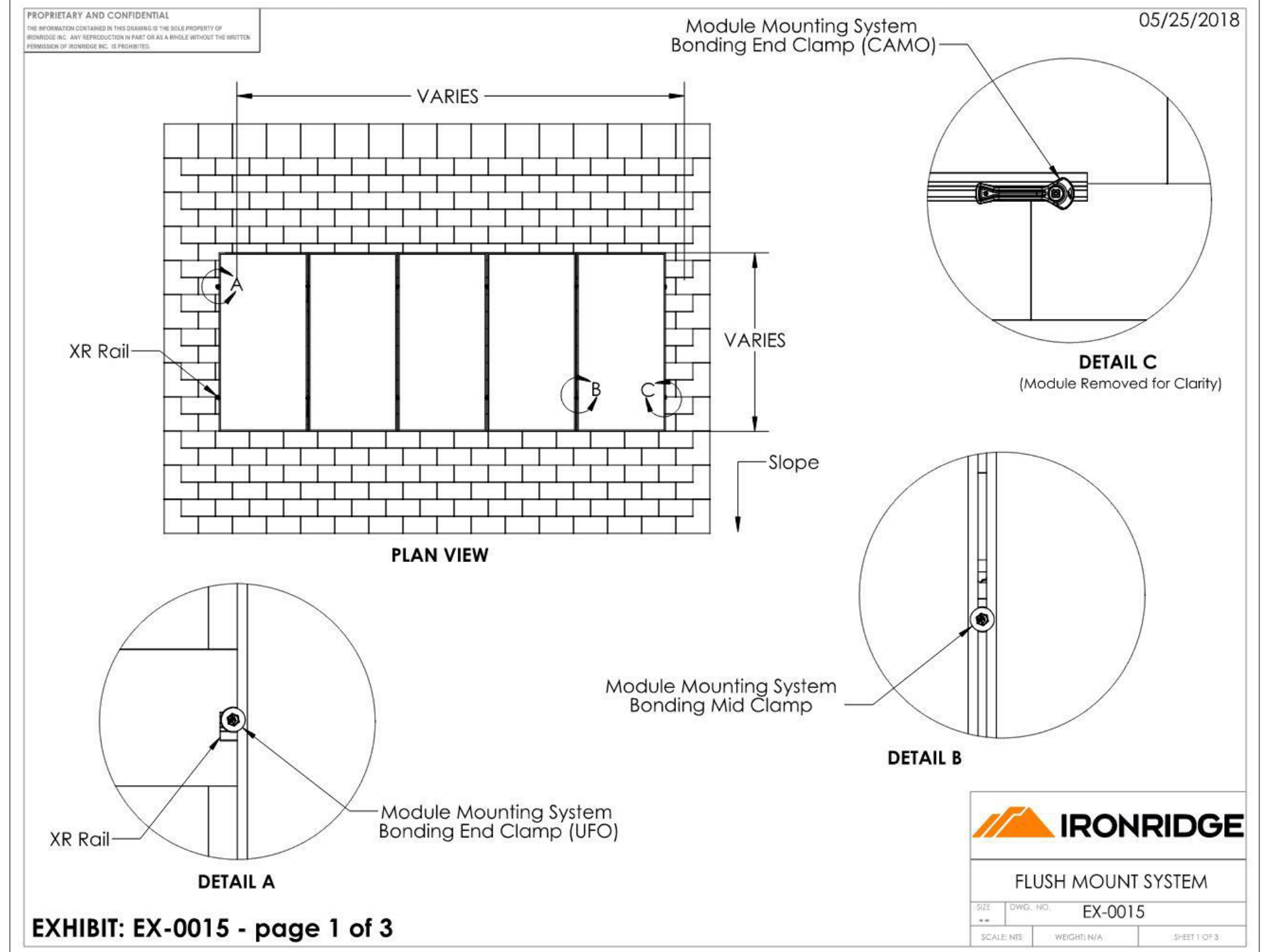
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CONSULTANT

STAMP

# MN472

# 7119 80TH AVE SE MERCER ISLAND, WA 98040

PERMIT SOLAR DETAILS

### REVISION HISTORY

Δ	DATE	SUBMISSION

DATE: 08-24-2023

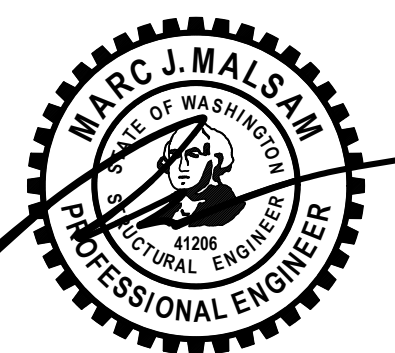
SCALE: AS NOTED

SET TYPE: PERMIT

## A9.2

SHEET NUMBER





PROJECT NO 0444.2023.09.01  
PROJECT MANAGER WAC  
DRAWN JAS  
ENGINEER GARRETT OSWALD  
206.902.7287  
GARRETTO@MALSAM-TSANG.COM

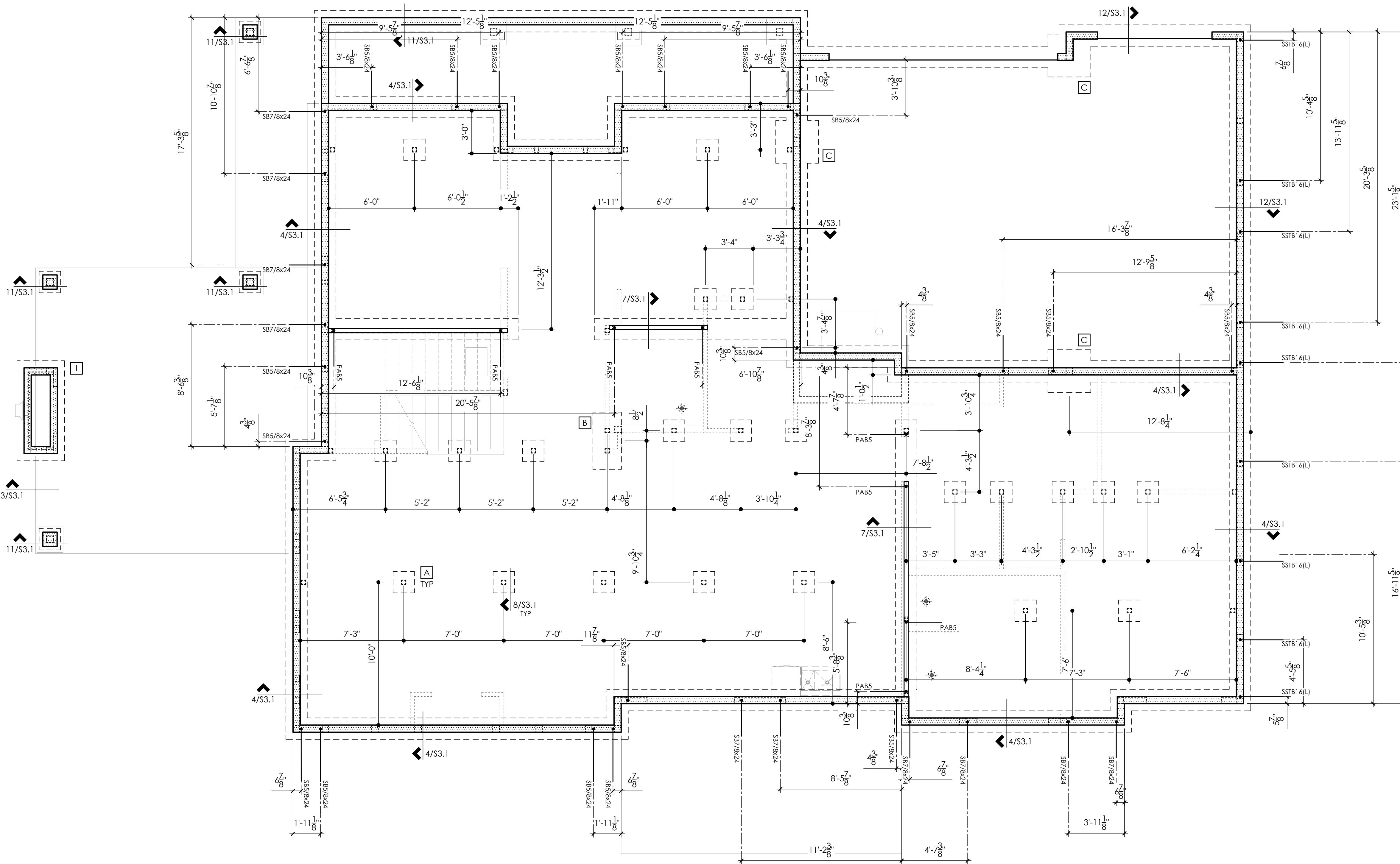
REV	DESCRIPTION	DATE
	PERMIT SET	7.12.23

ARCH MN CUSTOM HOMES  
425.394.3848

**MAIN FLOOR  
FRAMING AND  
FOUNDATION PLAN**

**S2.1A**  
SCALE - 1/4" = 1'-0"

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



**PLAN 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.
4. STD 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 S1.0 FOR ADDITIONAL REQUIREMENTS.
6. DO NOT SCALE DRAWINGS. REFER TO ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS.

**LEGEND**

- CONCRETE WALL BELOW
- STRUCTURAL WALL ABOVE

**FOOTNOTES**

- ① NOT USED
- ② NOT USED
- ③ NOT USED

**FOUNDATION PLAN**

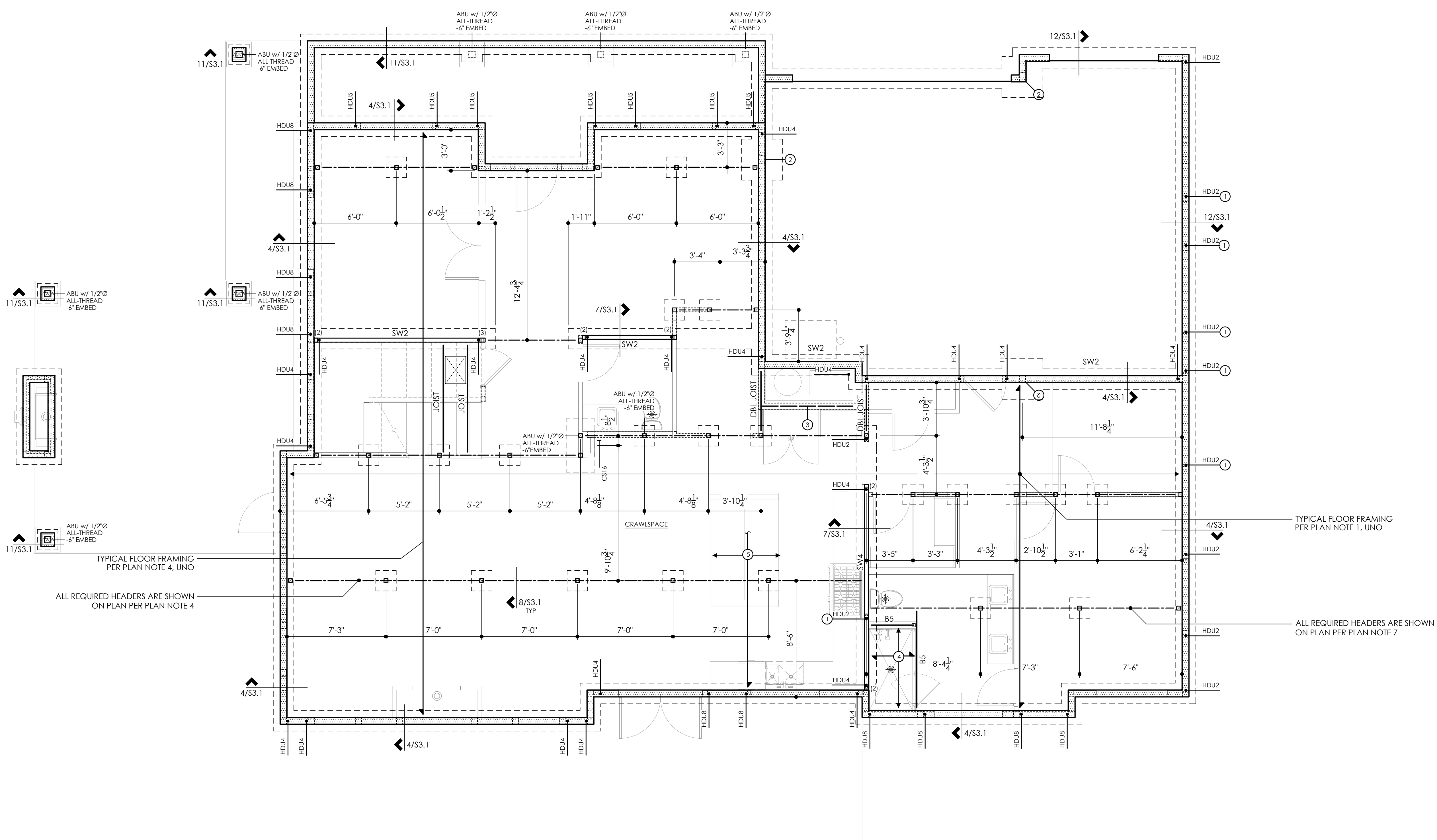
MAIN FLOOR WALLS SHOWN DASHED



PROJECT NORTH

**FOOTING SCHEDULE**

MARK	SIZE	REINFORCING
A	1'-6" SQ x 8" DP	(3)#4 EW BOT
B	2'-0" W x 4'-0" L x 8" DP	(3)#4 BOT LONG (5)#4 BOT TRANSV
C	3'-0" SQ x 12" DP	(4)#4 EW BOT (5)#4 BOT TRANSV
I	3'-6" W x 7'-0" L x 12" DP	(5)#4 BOT LONG (10)#4 BOT TRANSV



TYPICAL FLOOR FRAMING PER PLAN NOTE 1, UNO

TYPICAL FLOOR FRAMING PER PLAN NOTE 4, UNO

ALL REQUIRED HEADERS ARE SHOWN ON PLAN PER PLAN NOTE 4

ALL REQUIRED HEADERS ARE SHOWN ON PLAN PER PLAN NOTE 7

ALL HOLDOWN SHALL BE INSTALLED PER 11/S3.0 AND 12/S3.0

FOR FOUNDATION INFORMATION REFERENCE S2.1A

**PLAN NOTES**

1. TYPICAL FLOOR FRAMING CONSISTS OF 3/4" T&G APA RATED SHEATHING (SPAN RATING 48/24) OVER 9-1/2" RFPF 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/S4.0 FOR ADDITIONAL INFORMATION. ALL EXTERIOR WALLS ARE SW6, UNO.
4. ALL HEADERS SHALL BE 4x10, UNO. PROVIDE PT 4x6 POST AT SPLICES, PT 4x4 POSTS ELSEWHERE, UNO. REFER TO DETAIL 8/S3.1 FOR ADDITIONAL REQUIREMENTS.
5. STD 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 S1.0 FOR ADDITIONAL REQUIREMENTS.
7. DO NOT SCALE DRAWINGS. REFER TO ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS.

**LEGEND**

- CONCRETE WALL BELOW
- STRUCTURAL WALL ABOVE
- SPAN AND EXTENTS
- HEADER/BEAM BELOW FRAMING - TYP

**FOOTNOTES**

1. ALIGN W/ STRAP(S) ABOVE
2. POST ABOVE TO BEAR DIRECTLY ON FOUNDATION W/ (2) LAYERS OF BUILDING PAPER AND (2) A35 TO BOTTOM PLATE
3. PROVIDE RFPF 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 FRAMING PLAN**

MAIN FLOOR WALLS SHOWN DASHED

**FLUSH BEAM SCHEDULE**

MARK	SIZE	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	HHUS410
B3	GL 5-1/2 x 11-7/8 OR LVL 5-1/4 x 11-7/8	3	HGUS5.50/10
B4	LVL 7 x 11-7/8	4	HGUS7.25/10
B5	LVL 3-1/2 x 9-1/2	2	HHUS410

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



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PROJECT MANAGER WAC  
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REV	DESCRIPTION	DATE
	PERMIT SET	7.12.23

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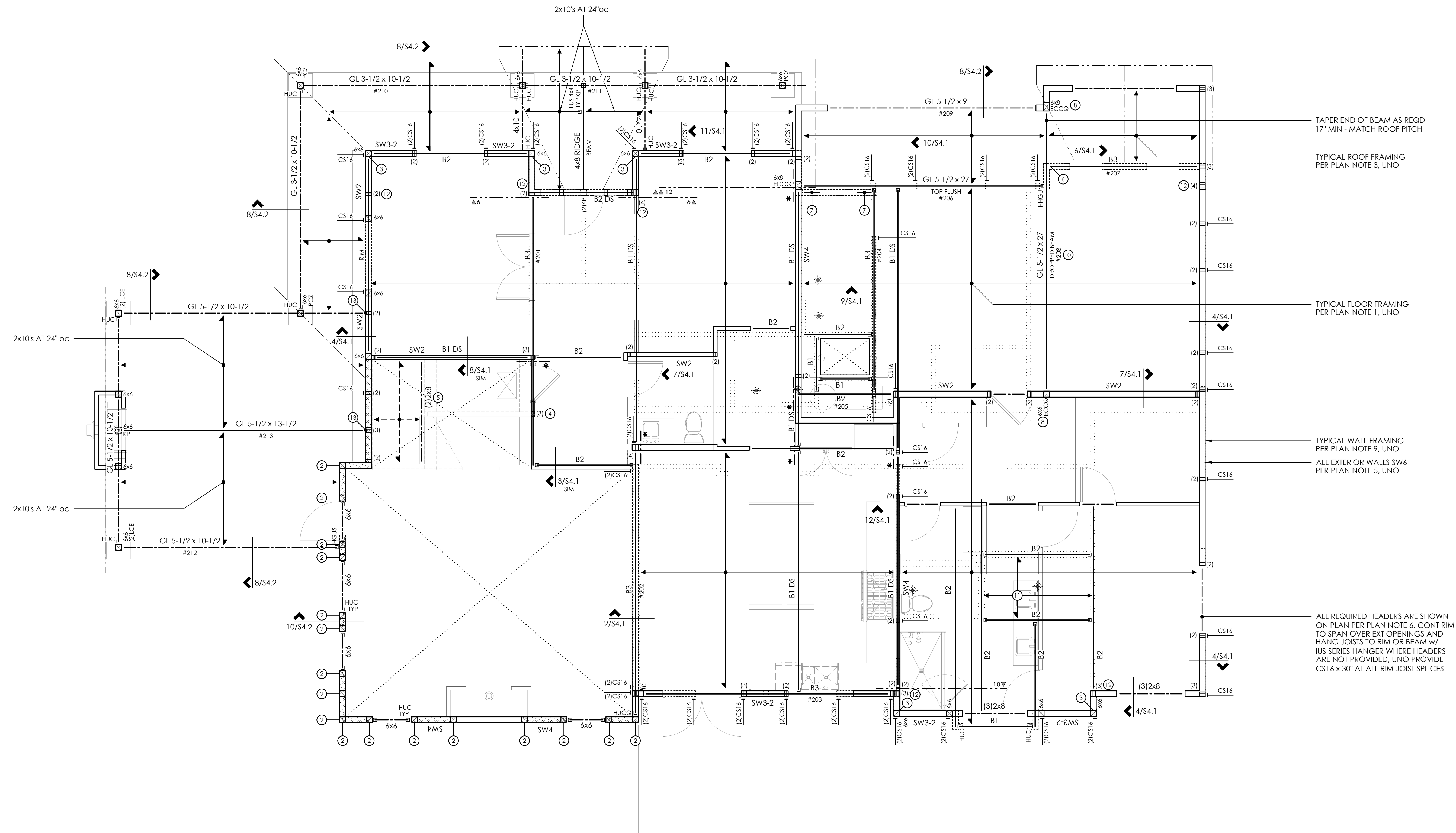
**MAIN FLOOR FRAMING AND FOUNDATION PLAN**

**S2.1B**

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



PROJECT NORTH



TAPER END OF BEAM AS REQD  
17" MIN - MATCH ROOF PITCH

TYPICAL ROOF FRAMING  
PER PLAN NOTE 3, UNO

TYPICAL FLOOR FRAMING  
PER PLAN NOTE 1, UNO

TYPICAL WALL FRAMING  
PER PLAN NOTE 9, UNO

ALL EXTERIOR WALLS SW6  
PER PLAN NOTE 5, UNO

ALL REQUIRED HEADERS ARE SHOWN  
ON PLAN PER PLAN NOTE 6. CONT RIM  
TO SPAN OVER EXT OPENINGS AND  
HANG JOISTS TO RIM OR BEAM w/  
IUS SERIES HANGER WHERE HEADERS  
ARE NOT PROVIDED. UNO PROVIDE  
CS16 x 30" AT ALL RIM JOIST SPLICES

PLAN NOTES

- TYPICAL FLOOR FRAMING CONSISTS OF 3/4" T&G APA RATED SHEATHING (SPAN RATING 48/24) OVER 11-7/8" RFP1 70's AT 16"oc, UNO. PROVIDE DBL JOISTS UNDER ALL PARALLEL PARTITIONS THAT EXTEND OVER MORE THAN HALF THE JOIST LENGTH.
- GLUE AND NAIL FLOOR SHEATHING w/ 8d AT 6"oc AT FRAMED PANEL EDGES AND OVER SHEARWALLS AND AT 12"oc IN FIELD, UNO.
- 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.
- NAIL ROOF SHEATHING w/ 8d AT 6"oc AT FRAMED PANEL EDGES AND OVER SHEARWALLS, AND AT 12"oc IN THE FIELD, UNO.
- "SW\_" INDICATES SHEARWALL BELOW FRAMING SHOWN. REFER TO SHEARWALL SCHEDULE ON 4/S4.0 FOR ADDITIONAL INFORMATION. ALL EXTERIOR WALLS ARE SW6, UNO.
- ALL REQUIRED HEADERS ARE SHOWN ON PLAN AND SHALL BE (2)2x8, UNO. REFER TO DETAIL 8/S4.0 FOR ADDITIONAL REQUIREMENTS.
- PROVIDE (2)BEARING (TRIMMER) STUDS AT EACH END OF ALL HEADERS, BEAMS, AND GIRDER TRUSSES 6'-0" IN LENGTH AND OVER, UNO.
- WHERE POSTS OCCUR, PROVIDE SOLID VERTICAL GRAIN BLOCKING THRU FLOOR TO MATCHING SUPPORTS BELOW, UNO.
- 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.
- REFER TO SHEET S4.0 FOR TYPICAL WOOD FRAMING DETAILS.
- REFER TO GENERAL STRUCTURAL NOTES SHEET S1.0 FOR ADDITIONAL REQUIREMENTS.
- DO NOT SCALE DRAWINGS. REFER TO ARCH DRAWINGS FOR ALL DIMENSIONS.

LEGEND

- STRUCTURAL WALL BELOW
- STRUCTURAL WALL ABOVE
- BALLOON FRAME WALL FROM FOUNDATION TO ROOF w/ LVL 1-3/4 x 5-1/2 STUDS AT 16"oc
- SPAN AND EXTENTS
- HEADER/BEAM BELOW FRAMING - TYP
- DIRECTION OF SLOPE
- NUMBER OF BUILT UP STUDS
- PLUMBING PENETRATION ABOVE
- KING POST
- (2)HORIZ CS16 x X'-0" OVER FLOOR SHEATHING - LAP RIM/BEAM 1'-6" AND NAIL REMAINING LENGTH TO SNUG FIT FLAT 2x6 BLOCKING BETWEEN JOISTS
- HORIZ CS16 x X'-0" OVER FLOOR SHEATHING - LAP RIM/BEAM 1'-6" AND NAIL REMAINING LENGTH TO SNUG FIT FLAT 2x6 BLOCKING BETWEEN JOISTS

FOOTNOTES

- ALIGN w/ STRAP(S) BELOW
- POST CONTINUOUS FROM FOUNDATION TO ROOF w/ (2)HGA10 TOP AND BOTTOM
- 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
- 2x8's AT 16"oc - LANDING FRAMING
- PROVIDE RFP1 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 IUS HANGERS EACH END
- ALIGN w/ POST ABOVE
- POCKET BEAM INTO WALL w/ (3) BEARING STUDS AND (1) FULL HEIGHT STUD EACH SIDE

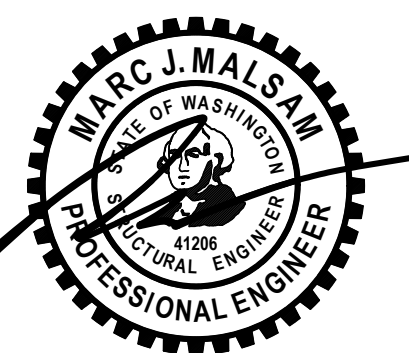
UPPER FLOOR FRAMING PLAN

UPPER FLOOR WALLS SHOWN DASHED  
MAIN FLOOR WALLS SHOWN SOLID

FLUSH BEAM SCHEDULE

MARK	SIZE	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	HHUS410 HHUS410
B3	GL 5-1/2 x 11-7/8 OR LVL 5-1/4 x 11-7/8	3	HGUS5.50/10 HGUS5.50/10
B4	LVL 7 x 11-7/8	4	HGUS7.25/10

- ① ALL GLULAM BEAMS ARE 24F-V4 - UNO  
② PROVIDE HUC40 WHERE REQUIRED - UNO



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PROJECT MANAGER WAC  
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REV	DESCRIPTION	DATE
	PERMIT SET	7.12.23

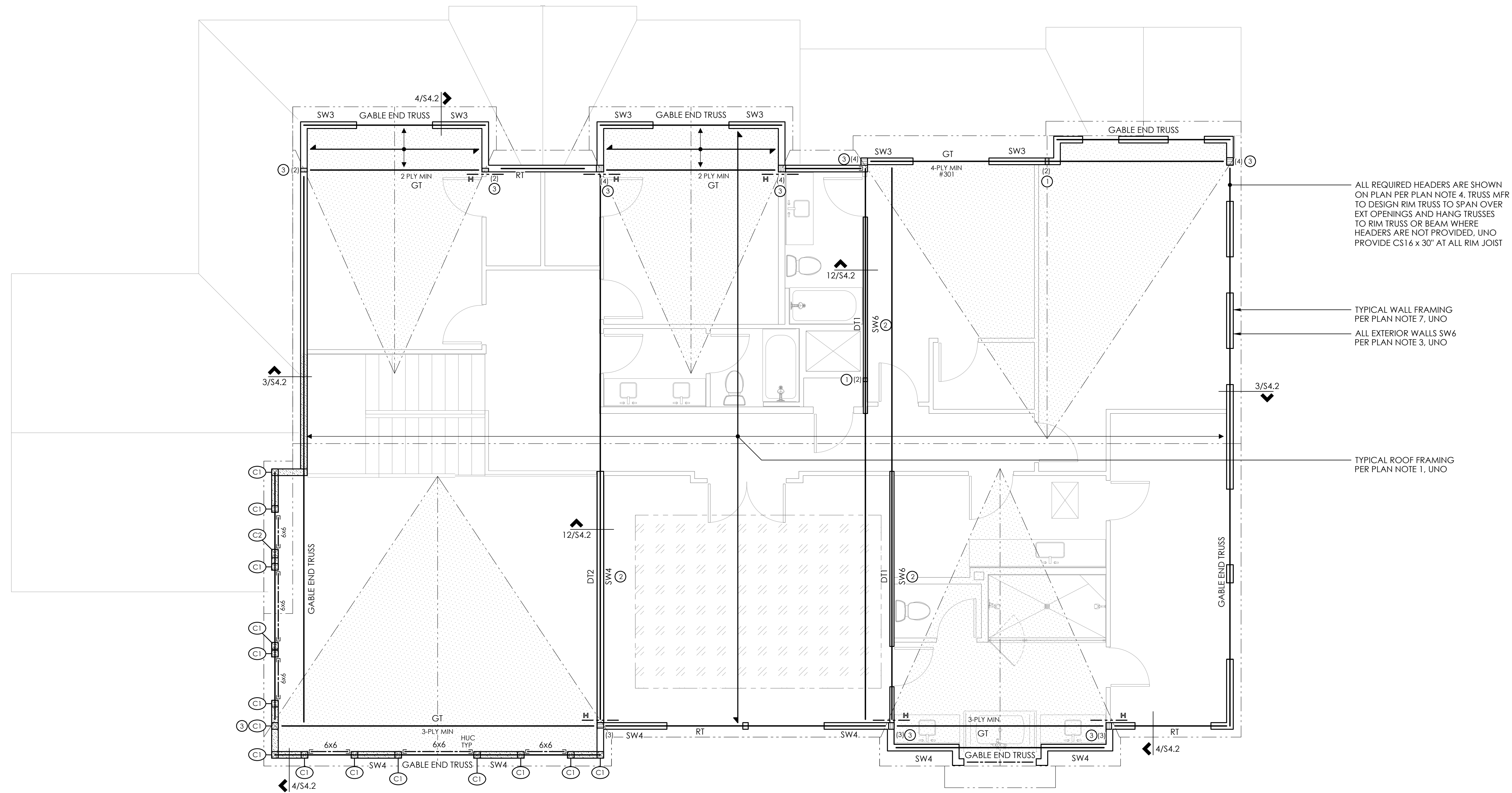
ARCH MN CUSTOM HOMES  
425.394.3848

UPPER FLOOR  
FRAMING PLAN

S2.2  
SCALE - 1/4" = 1'-0"



PROJECT  
NORTH



ALL REQUIRED HEADERS ARE SHOWN ON PLAN PER PLAN NOTE 4. TRUSS MFR TO DESIGN RIM TRUSS TO SPAN OVER EXT OPENINGS AND HANG TRUSSES TO RIM TRUSS OR BEAM WHERE HEADERS ARE NOT PROVIDED. UNO PROVIDE CS16 x 30" AT ALL RIM JOIST

TYPICAL WALL FRAMING PER PLAN NOTE 7, UNO  
ALL EXTERIOR WALLS SW6 PER PLAN NOTE 3, UNO

TYPICAL ROOF FRAMING PER PLAN NOTE 1, UNO

**PLAN NOTES**

1. 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.
2. NAIL ROOF SHEATHING w/ 8d AT 6" oc AT FRAMED PANEL EDGES AND OVER SHEARWALLS, AND AT 12"oc IN FIELD. UNO.
3. "SW." INDICATES SHEARWALL BELOW FRAMING SHOWN. REFER TO SHEARWALL SCHEDULE ON 4/S4.0 FOR ADDITIONAL INFORMATION. ALL EXTERIOR WALLS ARE SW6. UNO.
4. ALL REQUIRED HEADERS ARE SHOWN ON PLAN AND SHALL BE (2)2x8. UNO. REFER TO DETAIL 8/S4.0 FOR ADDITIONAL REQUIREMENTS.
5. PROVIDE (2) BEARING (TRIMMER) STUDS AT EACH END OF ALL HEADERS, BEAMS, AND GIRDER TRUSSES 6'-0" IN LENGTH AND OVER. UNO.
6. WHERE POSTS OCCUR, PROVIDE SOLID VERTICAL GRAIN BLOCKING THRU FLOOR TO MATCHING SUPPORTS BELOW. UNO.
7. 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.
8. REFER TO SHEET S4.0 FOR TYPICAL WOOD FRAMING DETAILS.
9. REFER TO GENERAL STRUCTURAL NOTES SHEET S1.0 FOR ADDITIONAL REQUIREMENTS.
10. DO NOT SCALE DRAWINGS. REFER TO ARCH DRAWINGS FOR ALL DIMENSIONS.

**LEGEND**

- STRUCTURAL WALL BELOW
- SPAN AND EXTENTS
- HEADER/BEAM BELOW FRAMING - TYP
- DIRECTION OF SLOPE
- NUMBER OF BUILT UP STUDS
- PV PANELS - 5 PSF MAX ADDITIONAL DEAD LOAD. PROVIDE MISC BLOCKING AS REQD PER PV PANEL MANUFACTURER
- OVERFRAMING - PRE-MFR STEPPED TRUSSES AT 24" oc
- BALLOON FRAME WALL FROM FOUNDATION TO ROOF w/ LVL 1-3/4 x 5-1/2 STUDS AT 16"oc
- HTS30C - BEAM TO TOP PLATE
- GIRDER TRUSS
- RIM TRUSS
- DRAG TRUSS - NAIL THRU SHEATHING w/ 8d AT 4"oc INTO ENTIRE LENGTH OF TRUSS
- LVL 5-1/4 x 5-1/4 CONT FROM FOUNDATION TO ROOF (2)HGA10 TOP AND BOTTOM
- LVL 5-1/4 x 7 CONT FROM FOUNDATION TO ROOF (2)HGA10 TOP AND BOTTOM

**FOOTNOTES**

- ① ALIGN w/ STRAP(S) BELOW
- ② NOT A BEARING WALL FOR TRUSSES
- ③ GIRDER TRUSS BEARING POINT

**ROOF FRAMING PLAN**

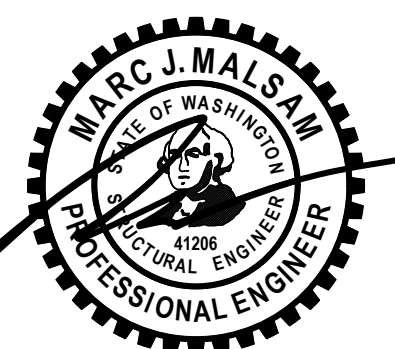
UPPER FLOOR WALLS SHOWN SOLID



**DRAG TRUSS SCHEDULE**

MARK	LOAD TRANSFER (KIP)
DT1	2.5 KIPS
DT2	4.5 KIPS

- ① TRUSS MFR TO DESIGN TRUSS TO TRANSFER LISTED LOAD FROM TOP TO BOT CHORD
- ② NAIL THRU SHEATHING w/ 8d AT 4"oc INTO ENTIRE LENGTH OF MEMBER



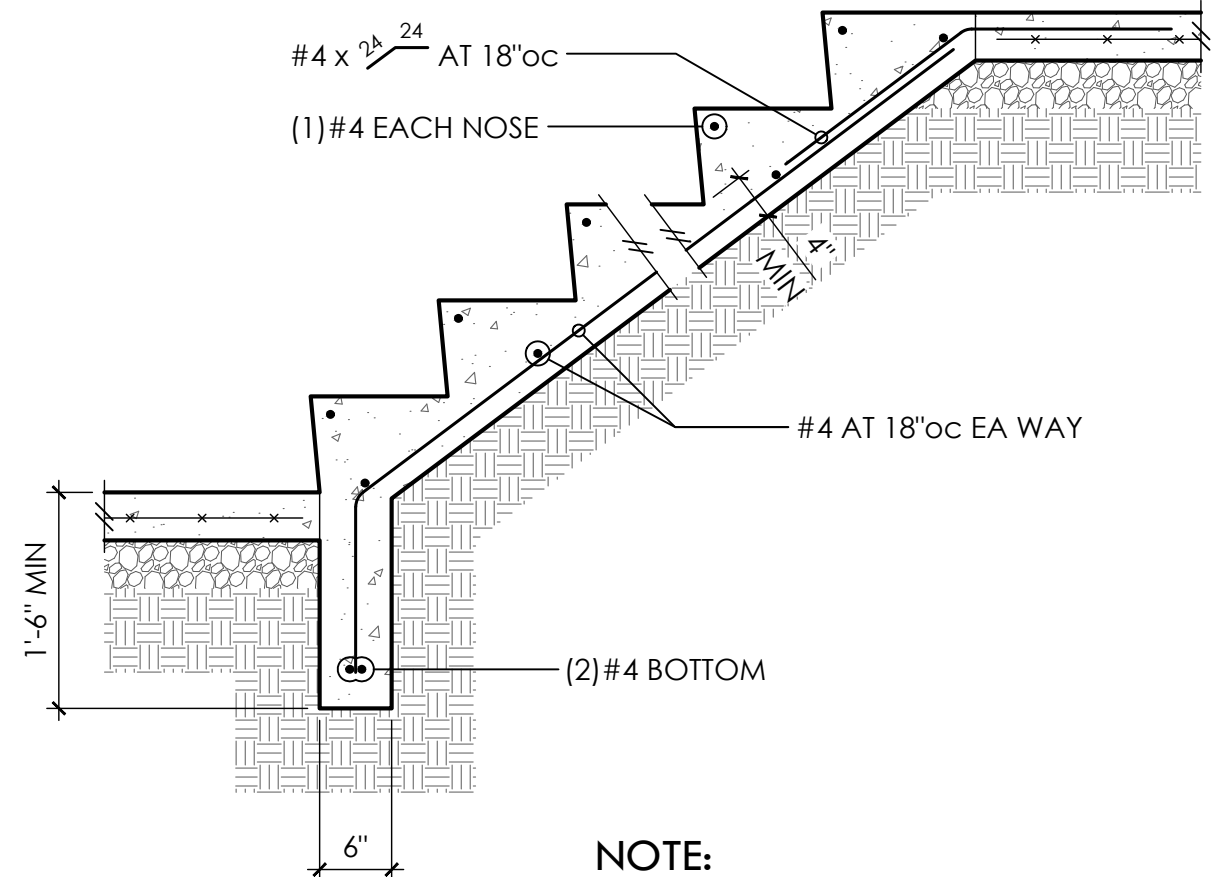
PROJECT NO 0444.2023.09.01  
PROJECT MANAGER WAC  
DRAWN GARRETT OSWALD JAS  
ENGINEER GARRETT OSWALD 206.902.7287  
GARRETTO@MALSAM-TSANG.COM

REV	DESCRIPTION	DATE
	PERMIT SET	7.12.23

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425.394.3848

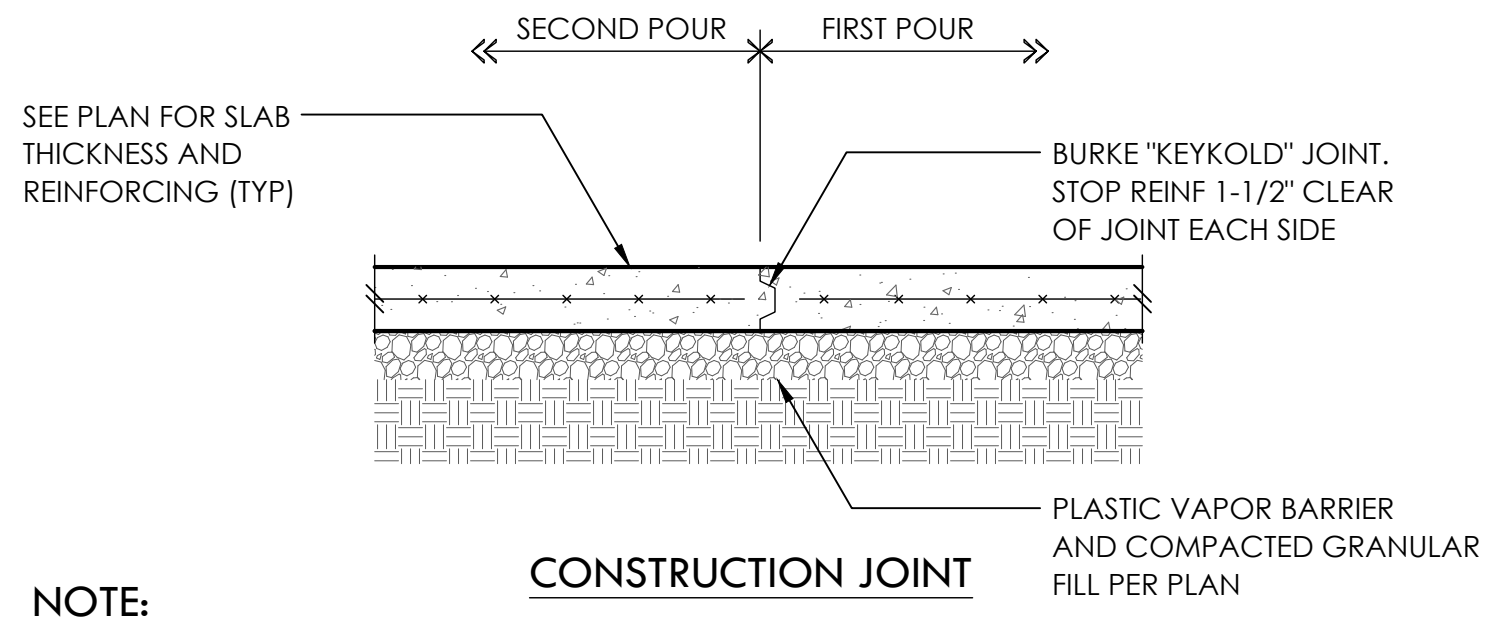
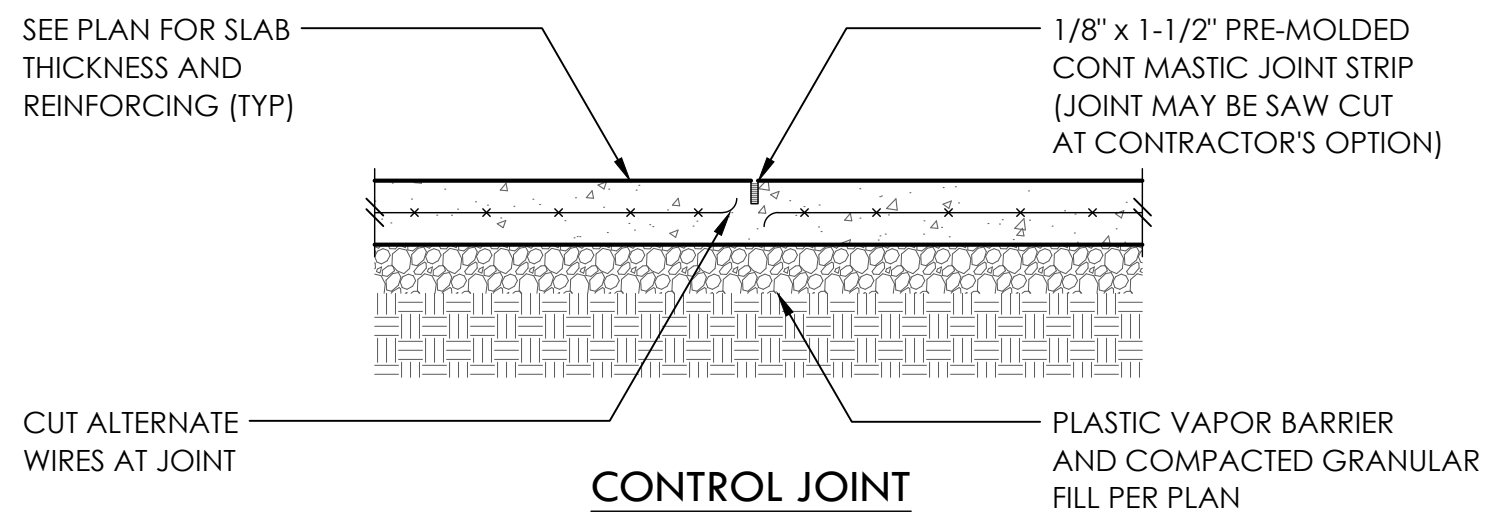
**ROOF FRAMING PLAN**

**S2.3**  
SCALE - 1/4" = 1'-0"



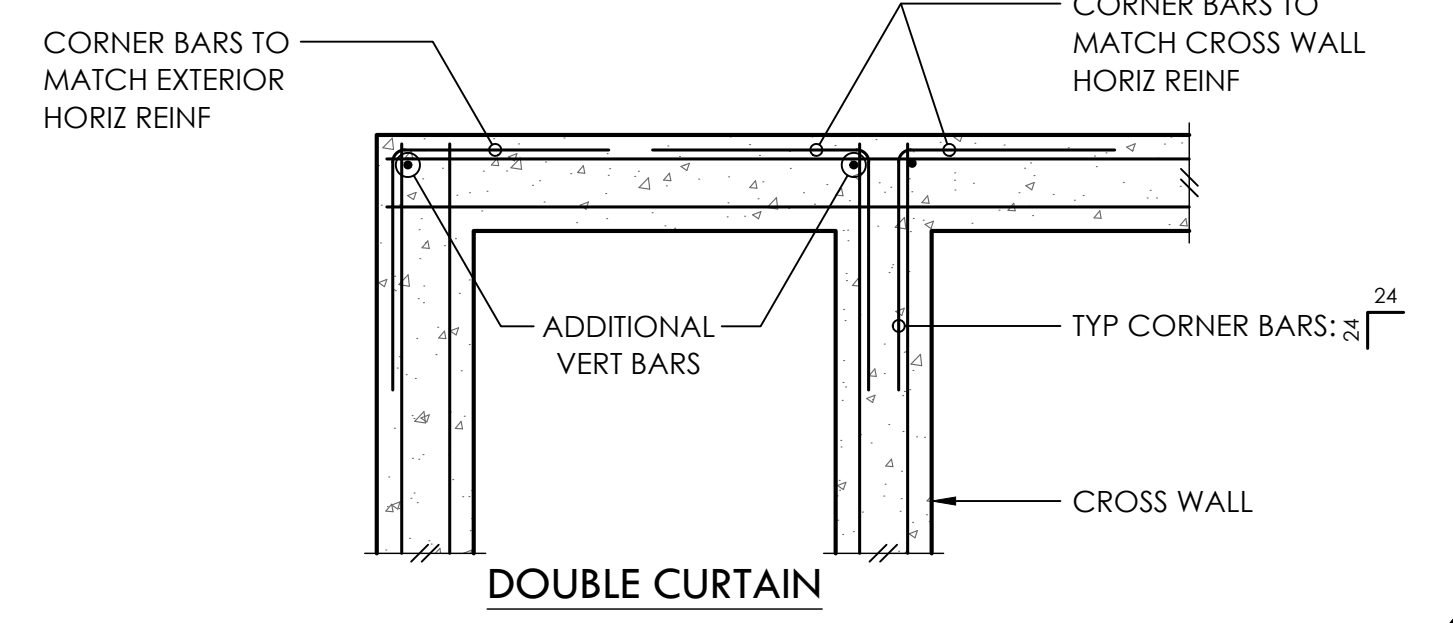
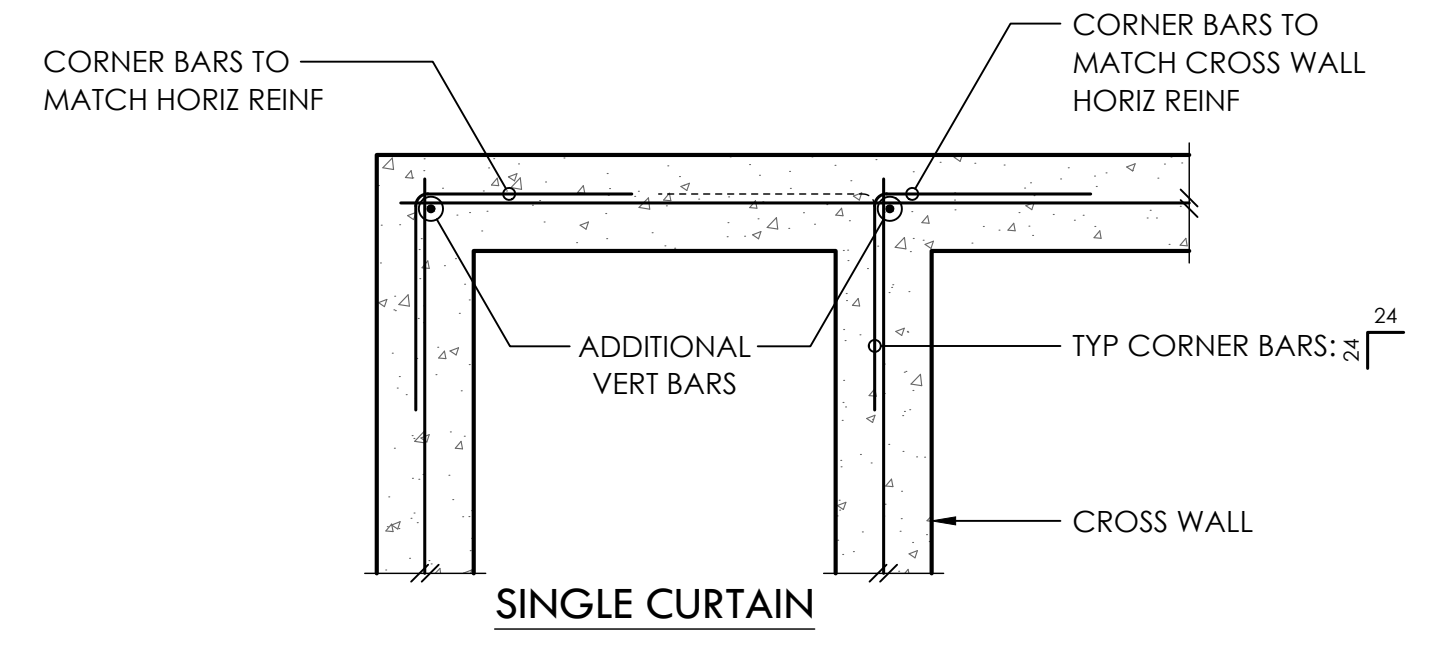
**1** TYPICAL STAIR ON GRADE **2**

**NOTE:**  
EXACT CONFIGURATION OF STAIR INCLUDING TREAD AND RISER DIMS PER ARCH DRAWINGS

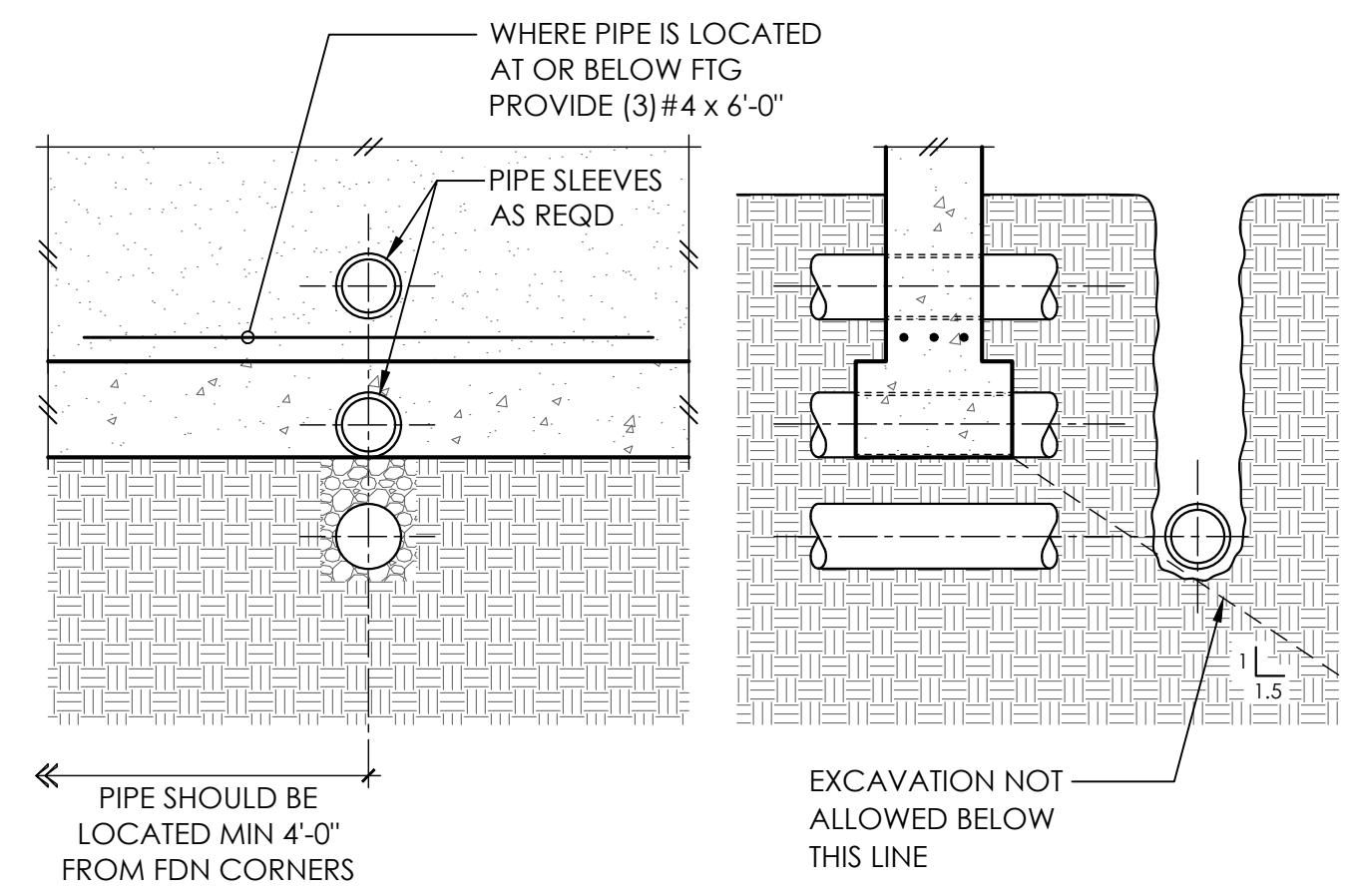


**NOTE:**  
PROVIDE CONTROL OR CONSTRUCTION JOINTS IN SLABS ON GRADE TO BREAK UP SLAB INTO RECTANGULAR AREAS OF 200 SQUARE FEET OR LESS. AREAS TO BE APPROX SQUARE AND HAVE NO ACUTE ANGLES. JOINT LOCATIONS TO BE APPROVED BY THE ARCHITECT.

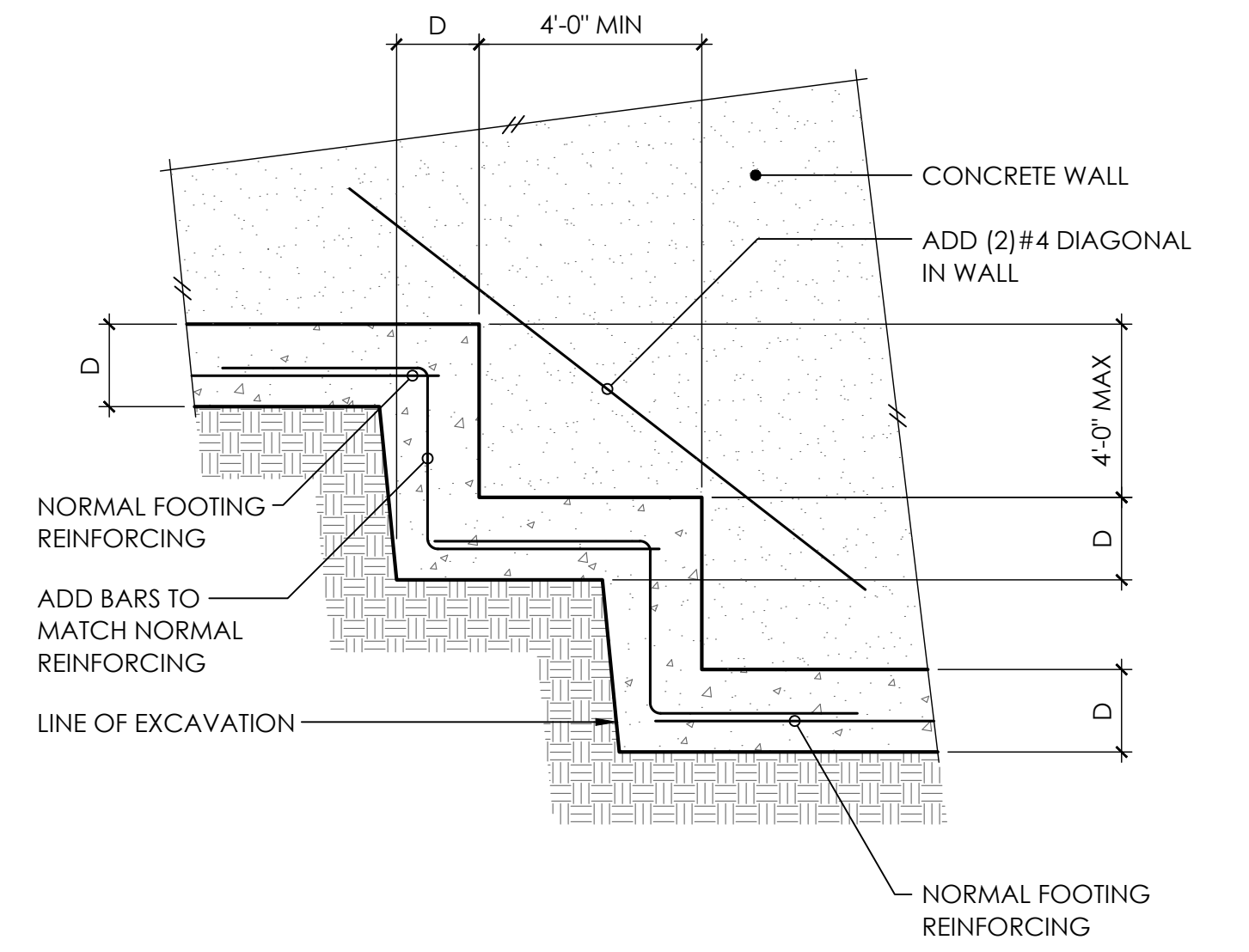
**3** TYPICAL SLAB JOINTS **3**



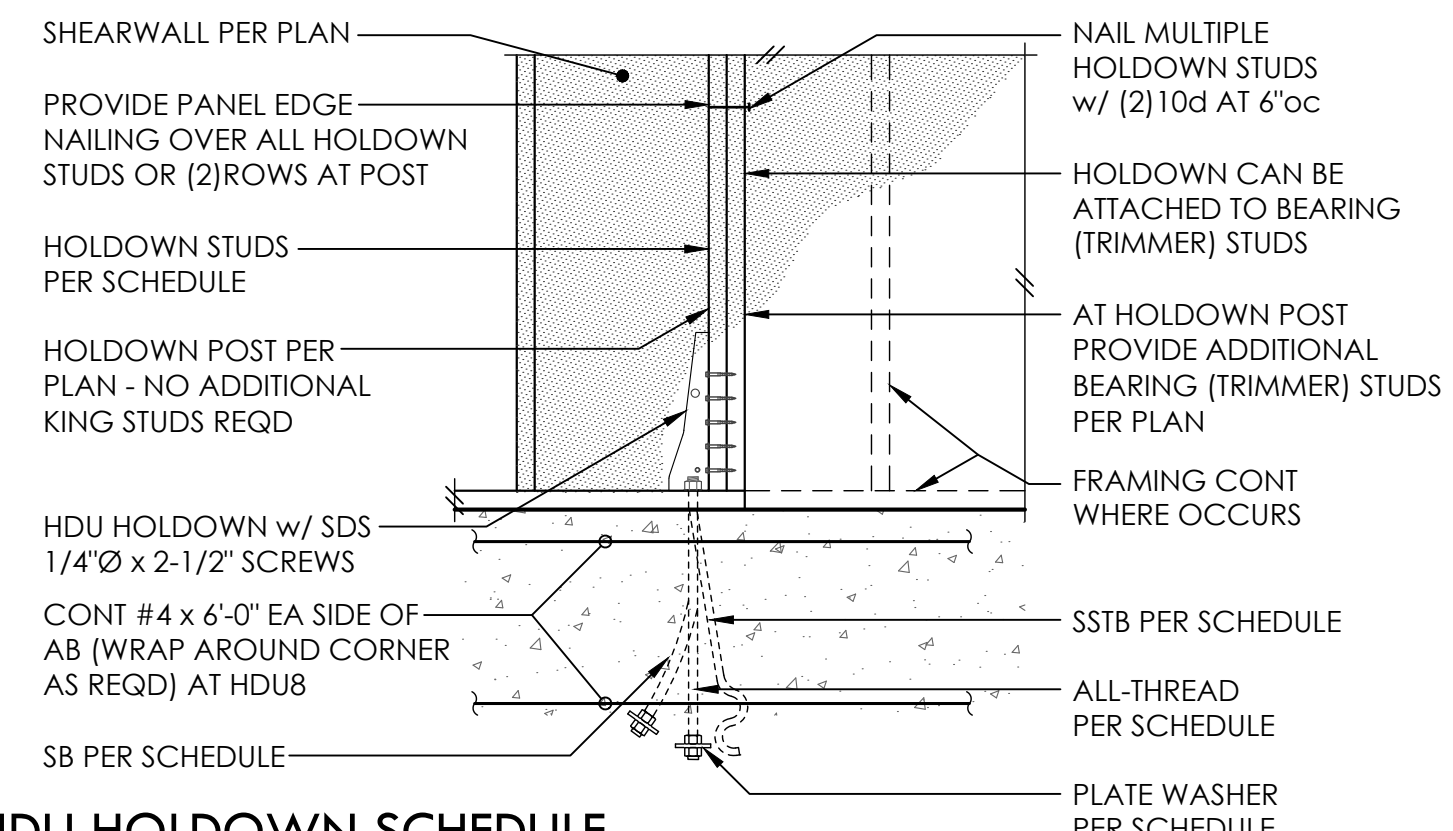
**4** TYP CORNER BARS AT CONCRETE WALLS AND FTGS **4**



**5** PIPE AND TRENCH LOCATIONS **6**



**7** TYPICAL STEPPED FOOTING **8**

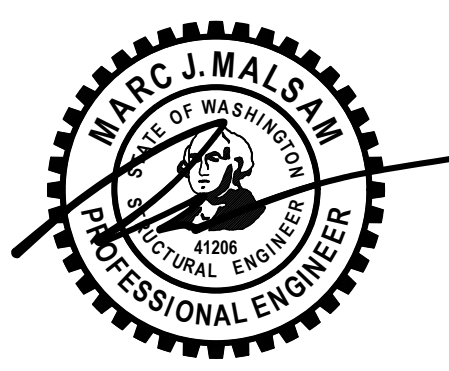


**HDU HOLDOWN SCHEDULE**

PLAN MARK	AT STEMWALL		AT FOOTING			HD POST	
	AB	EMBED	ALL-THREAD	WASHER	EMBED	4x WALL	6x WALL
HDU2	5/8"Ø - SSB16(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
HDU5	5/8"Ø - SB5/8 x 24	18"	5/8"Ø	1-3/4"SQ x 1/2	9"	(2)2x4	(2)2x6
HDU8	7/8"Ø - SB7/8 x 24	18"	7/8"Ø	2-1/2"SQ x 1/2	12"	4x6	6x6

⊙ ALL HOLDOWN ANCHOR BOLTS THAT NEED TO BE EMBEDDED INTO FOOTING ARE SPECIFICALLY SHOWN ON PLAN  
 Ⓞ A307 ALL-THRD w/ PLATE WASHER PER SCHEDULE AND DOUBLE NUT BOT OR EQUIVALENT SIMPSON PAB  
 ⊙ MINIMUM SIZE OF POST UNO ON FRAMING PLANS

**9** **10** **11** **12**



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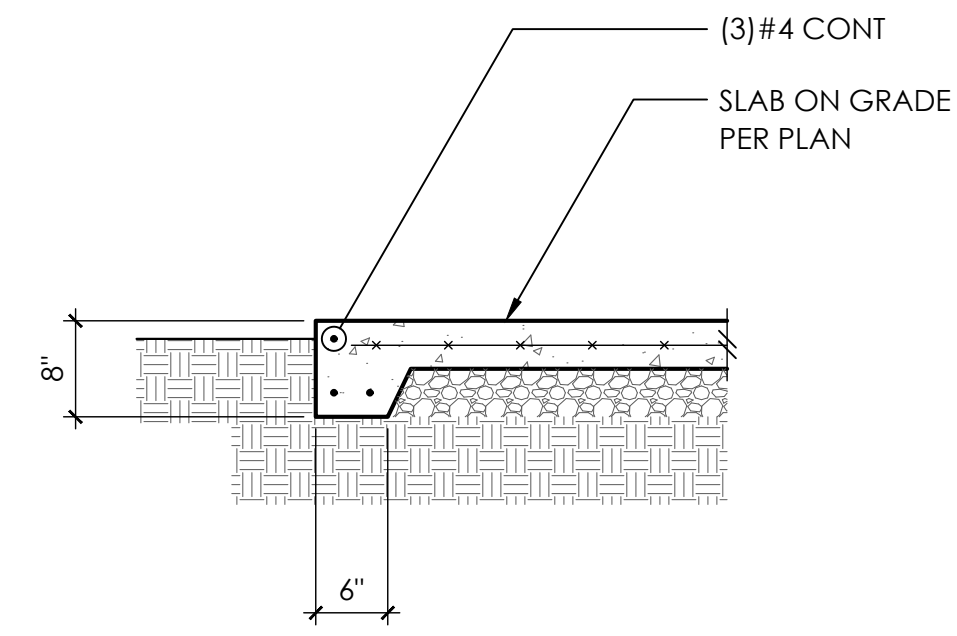
REV	DESCRIPTION	DATE
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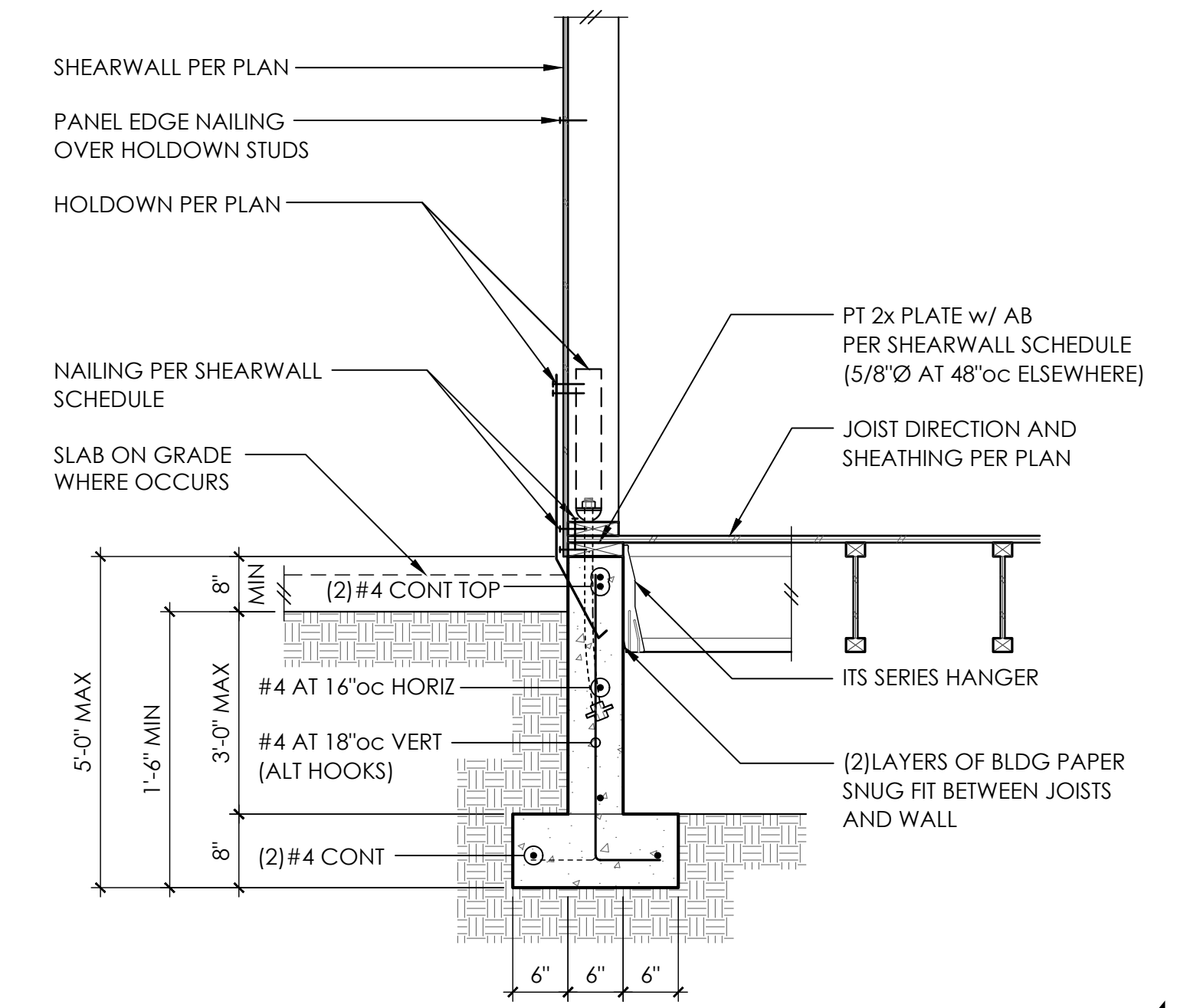
TYPICAL CONCRETE DETAILS

**S3.0**  
SCALE - 3/4" = 1'-0"





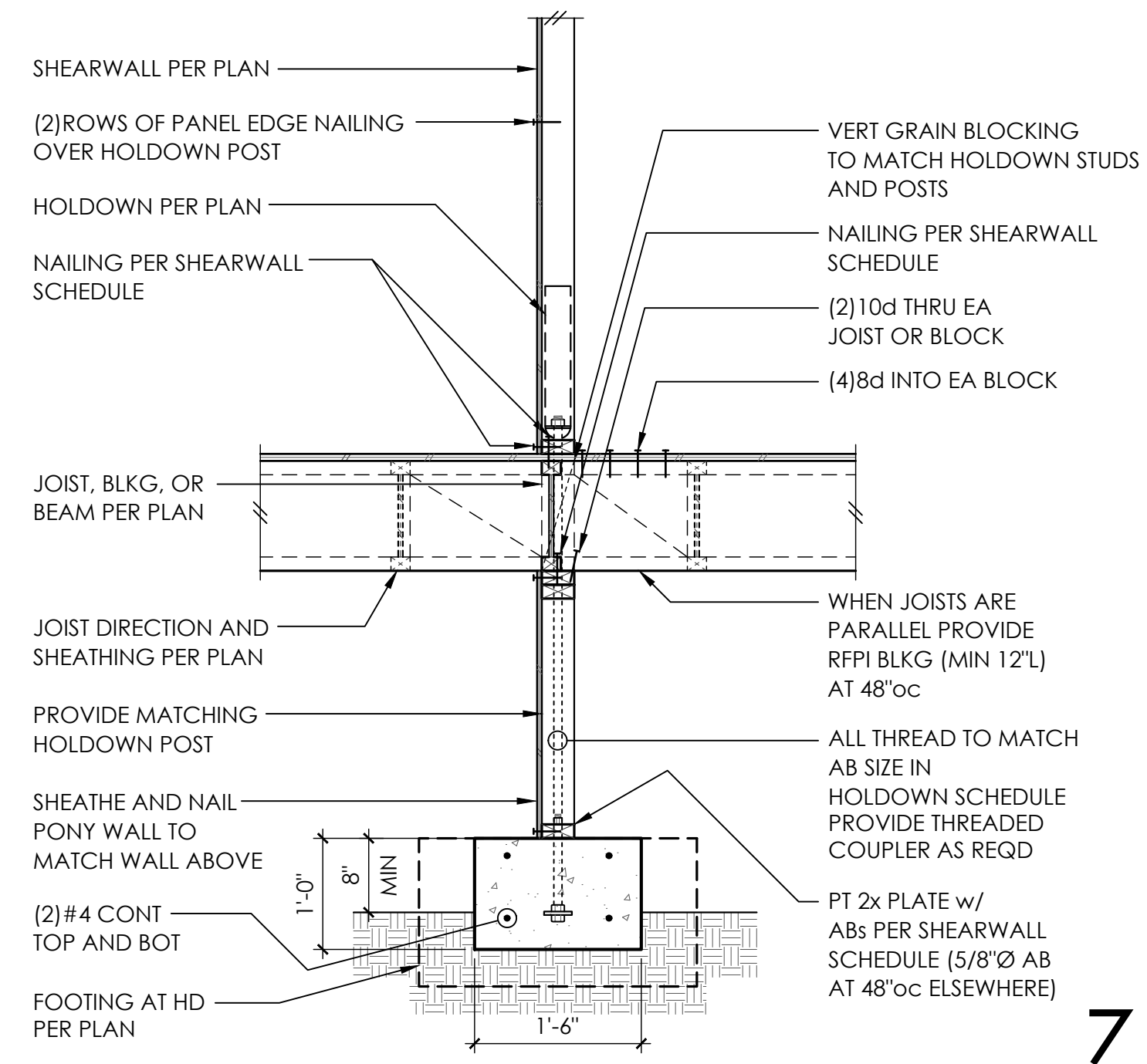
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TYPICAL SLAB EDGE

3

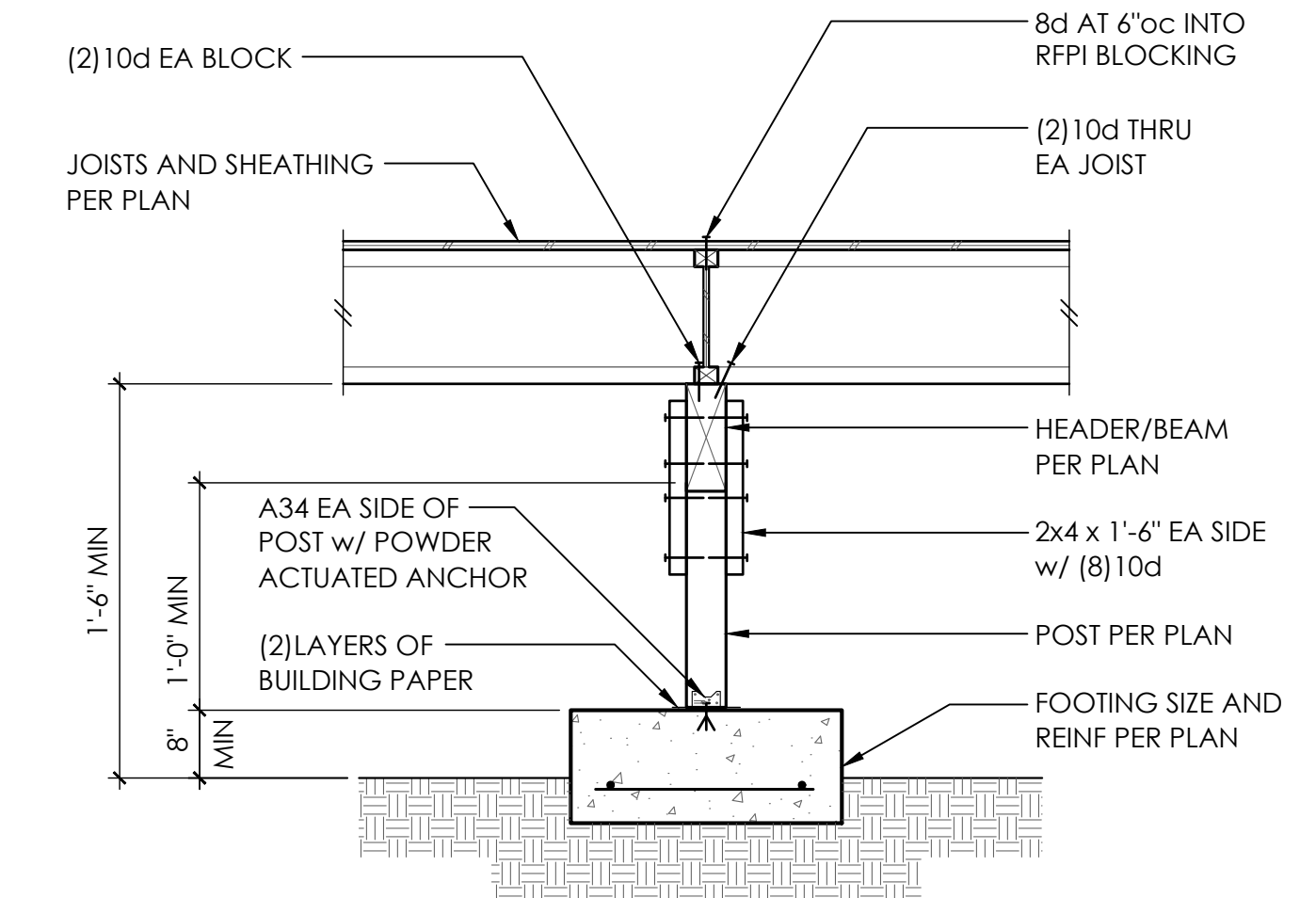
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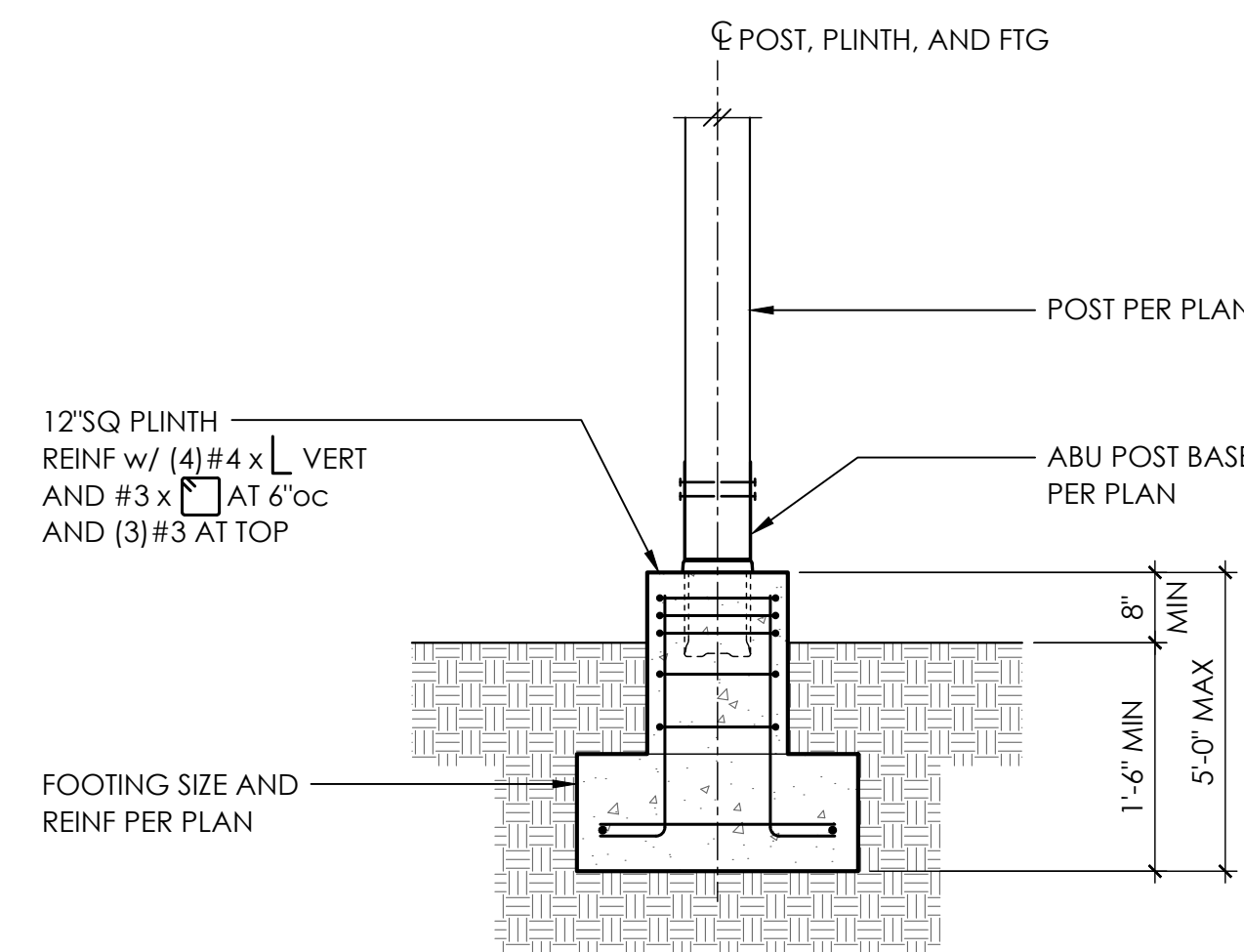
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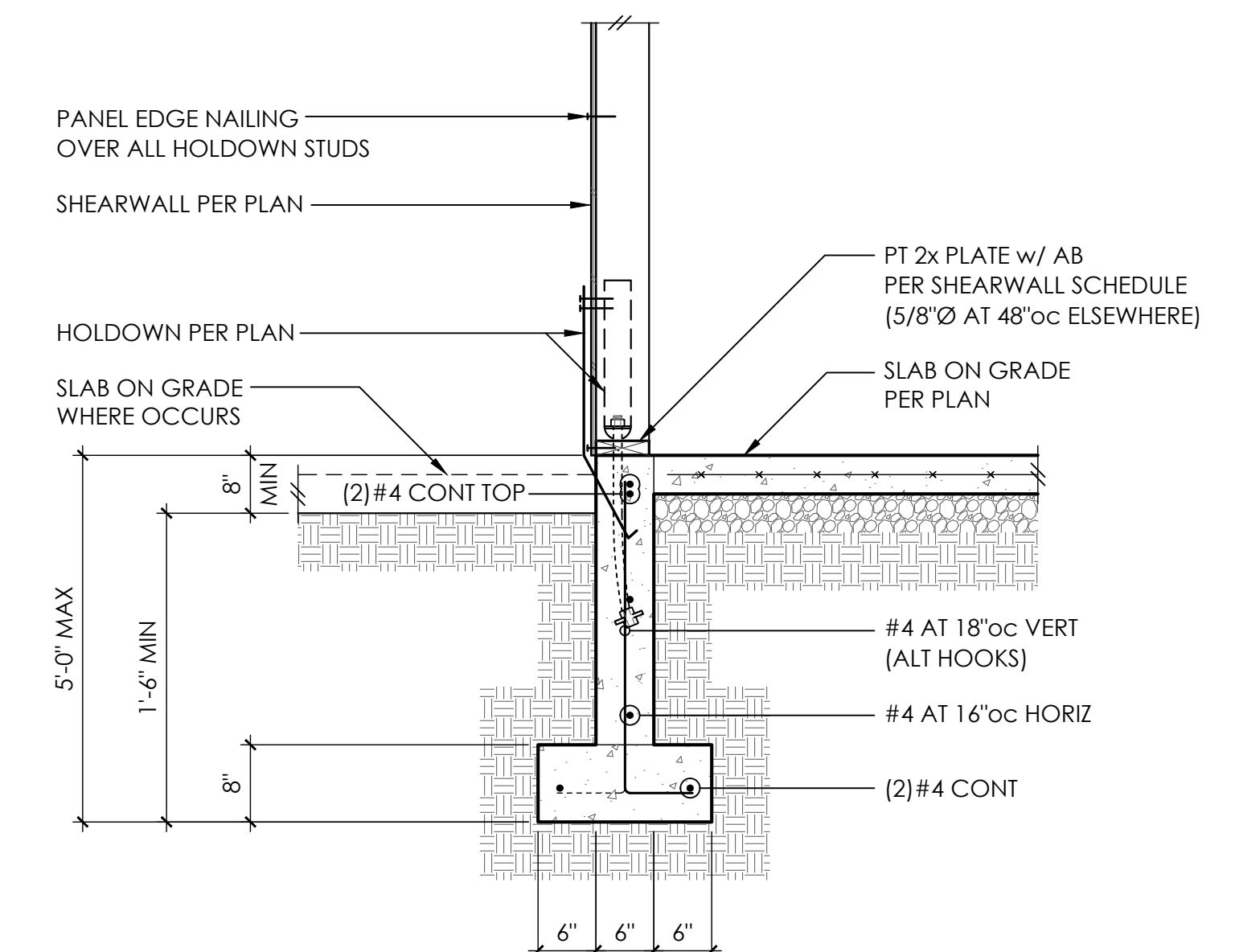
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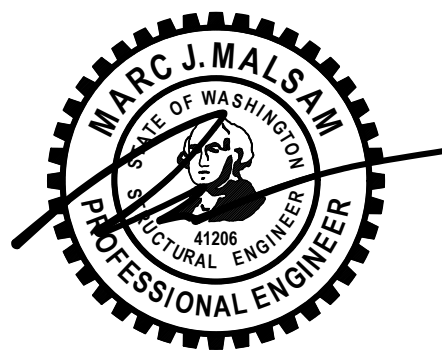
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12



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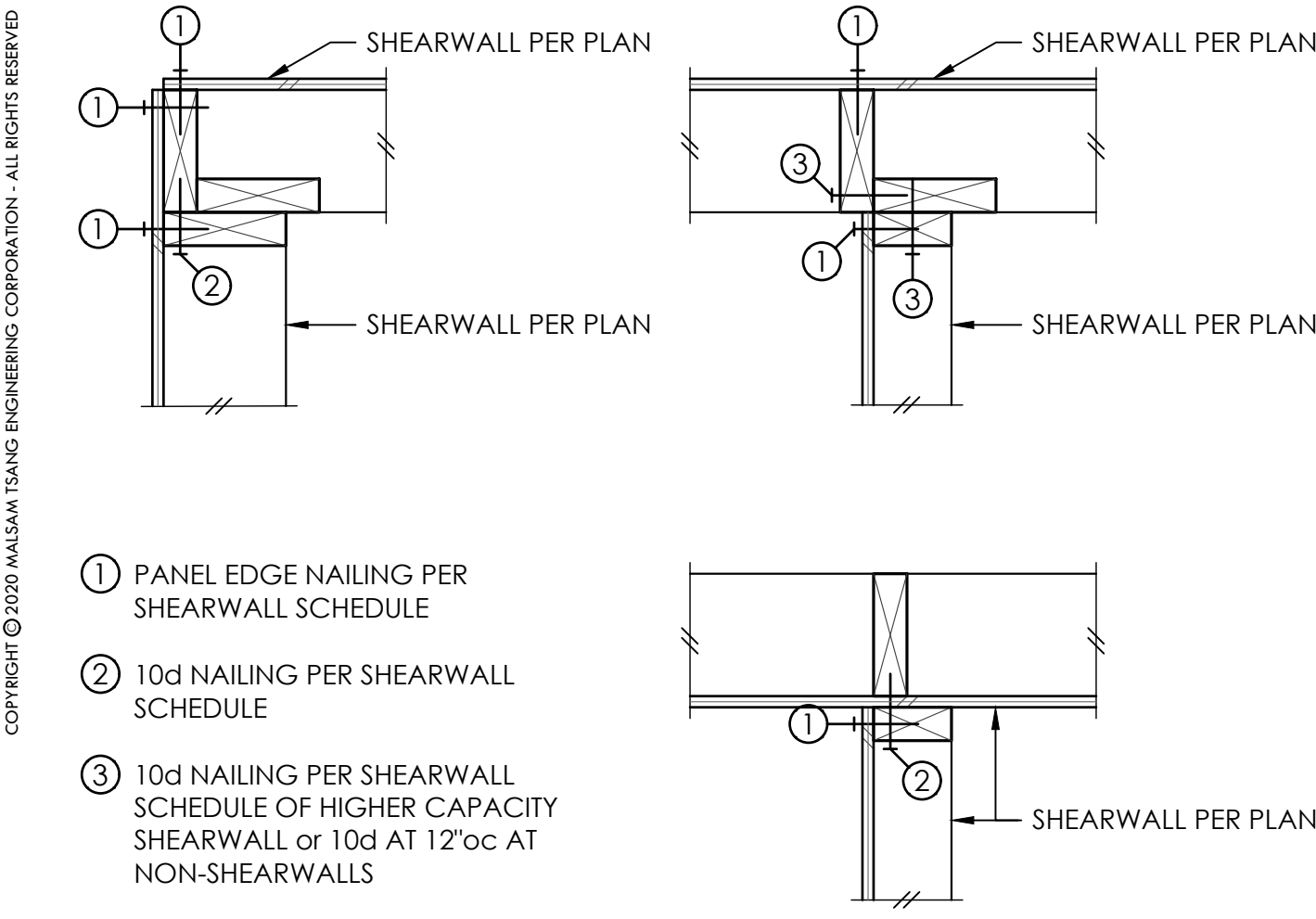
REV	DESCRIPTION	DATE
PERMIT SET		7.12.23

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CONCRETE DETAILS

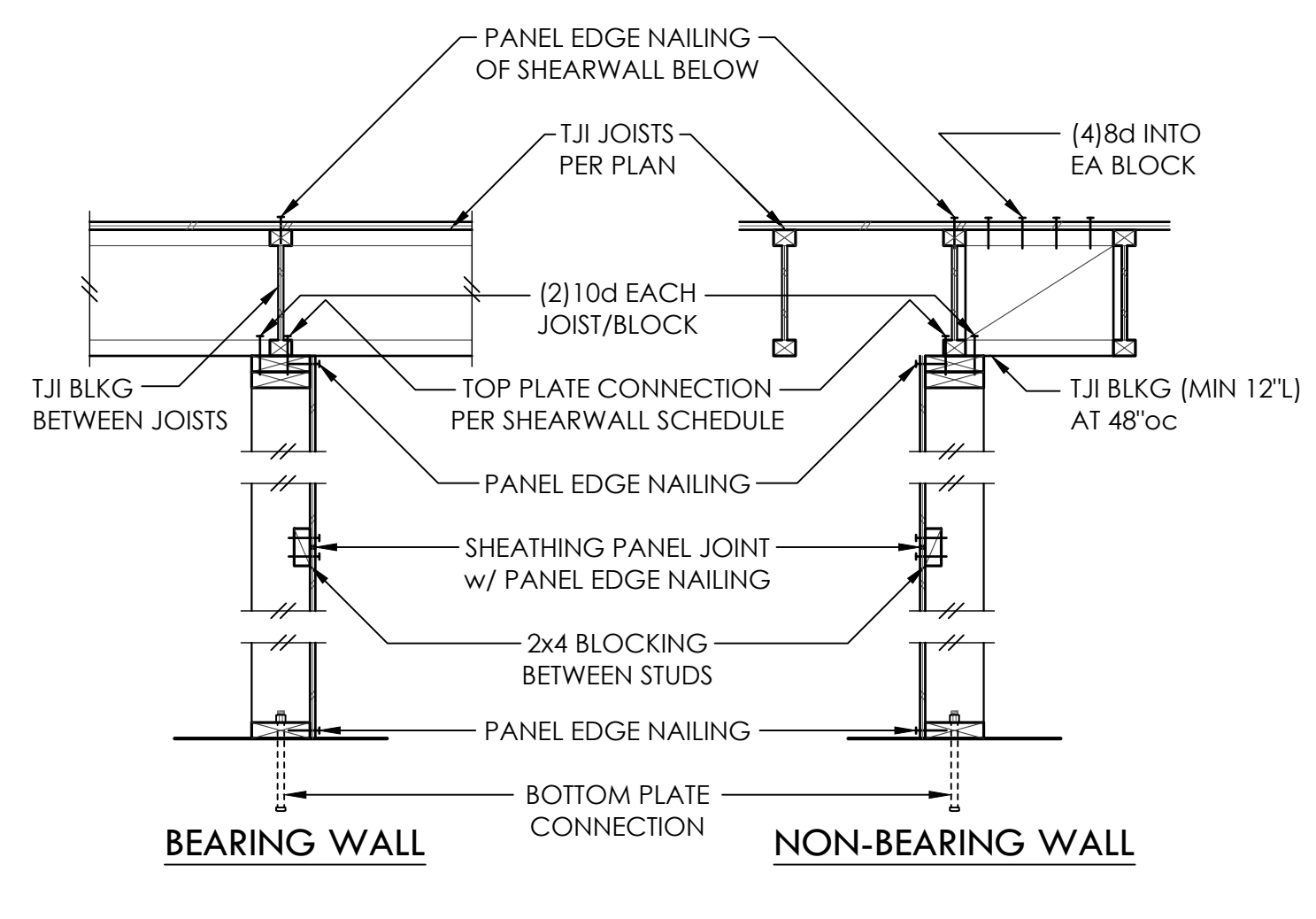
**S3.1**

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



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

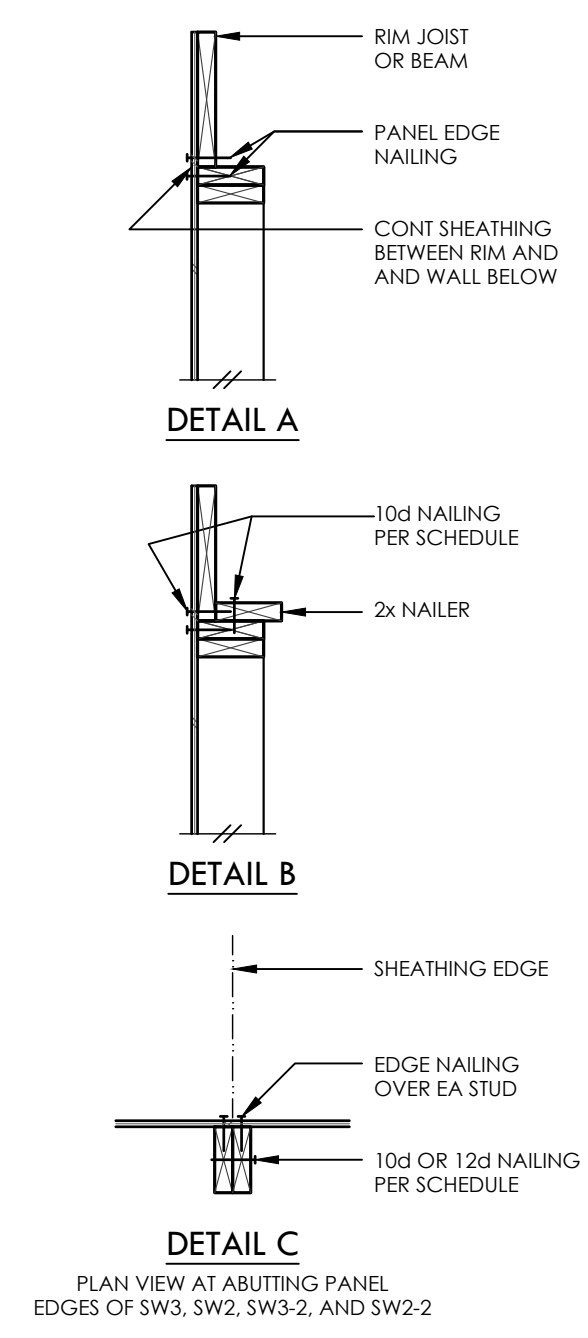
**1**



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

**TYPICAL SHEARWALL CONSTRUCTION**

**2**



**DETAIL C**  
PLAN VIEW AT ABUTTING PANEL EDGES OF SW3, SW2, SW3-2, AND SW2-2

**SHEARWALL SCHEDULE**

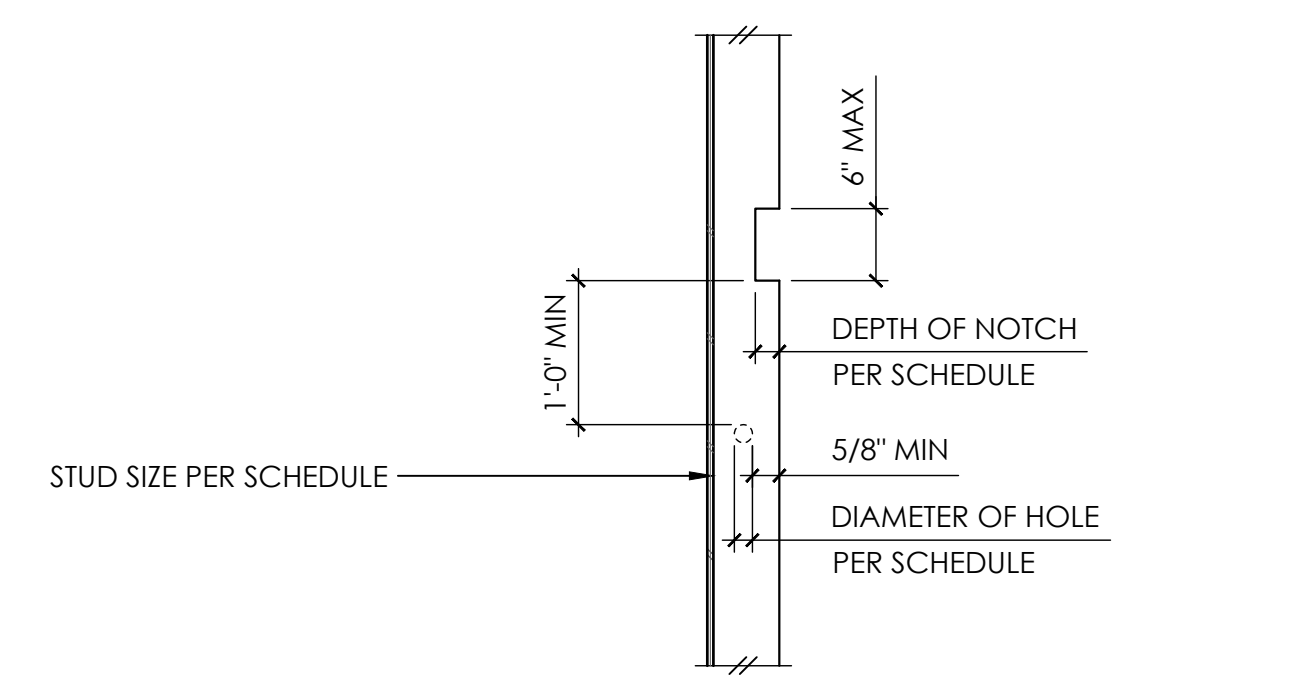
MARK	SHEATHING	PANEL EDGE NAILING	TOP PLATE CONNECTION		BASE PLATE CONNECTION	
			TJI	RIM/BEAM	AT WOOD	AT CONCRETE
SW6	1/2" PLY or 7/16" OSB	8d AT 6"oc	10d AT 6"oc	A35 AT 30"oc	12d AT 6"oc	5/8"Ø AB AT 48"oc
SW4	1/2" PLY or 7/16" OSB	8d AT 4"oc	10d AT 4"oc	A35 AT 18"oc	12d AT 4"oc	5/8"Ø AB AT 42"oc
SW3	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	1/2" PLY or 7/16" OSB	8d AT 2"oc	(2)ROWS 10d AT 4"oc	A35 AT 12"oc	(2)ROWS 12d AT 4"oc	5/8"Ø AB AT 24"oc
SW3-2	1/2" PLY or 7/16" OSB EA SIDE	8d AT 3"oc EA SIDE	N/A	A35 AT 8"oc	(2)ROWS 12d AT 3"oc	5/8"Ø AB AT 18"oc
SW2-2	1/2" PLY or 7/16" OSB EA SIDE	8d AT 2"oc EA SIDE	N/A	A35 AT 6"oc	(3)ROWS 12d AT 3"oc	5/8"Ø AB AT 12"oc

- 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.
- 6 ALL EXTERIOR WALLS SHALL BE SW6, UNLESS NOTED OTHERWISE.
- 7 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).
- 8 LTP4'S INSTALLED OVER SHEATHING WITH 8d (0.131"Ø x 2-1/2") NAILS MAY BE SUBSTITUTED FOR A35'S AT CONTRACTORS OPTION.
- 9 A35'S OR LTP4'S MAY BE ELIMINATED PER DETAIL A OR DETAIL B.

**4**

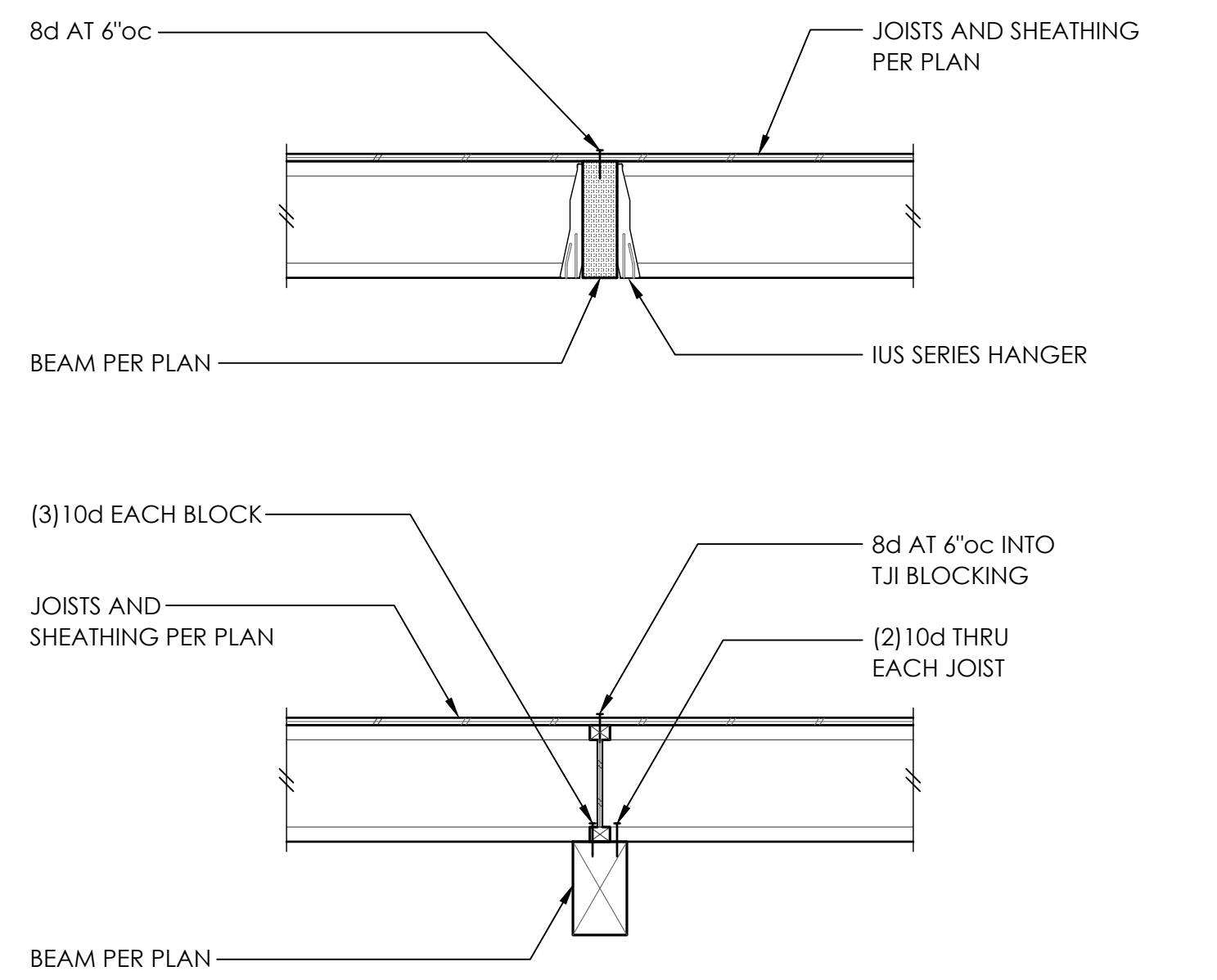
BEARING AND EXTERIOR WALLS			NON-BEARING WALLS		
STUD SIZE	MAX DEPTH OF NOTCH	MAX DIA. OF HOLE	STUD SIZE	MAX DEPTH OF NOTCH	MAX DIA. OF HOLE
2x4	3/4"	1-3/8"	2x4	1-3/8"	2"
2x6	1-1/4"	2-1/8"	2x6	2-1/4"	3-1/4"

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.



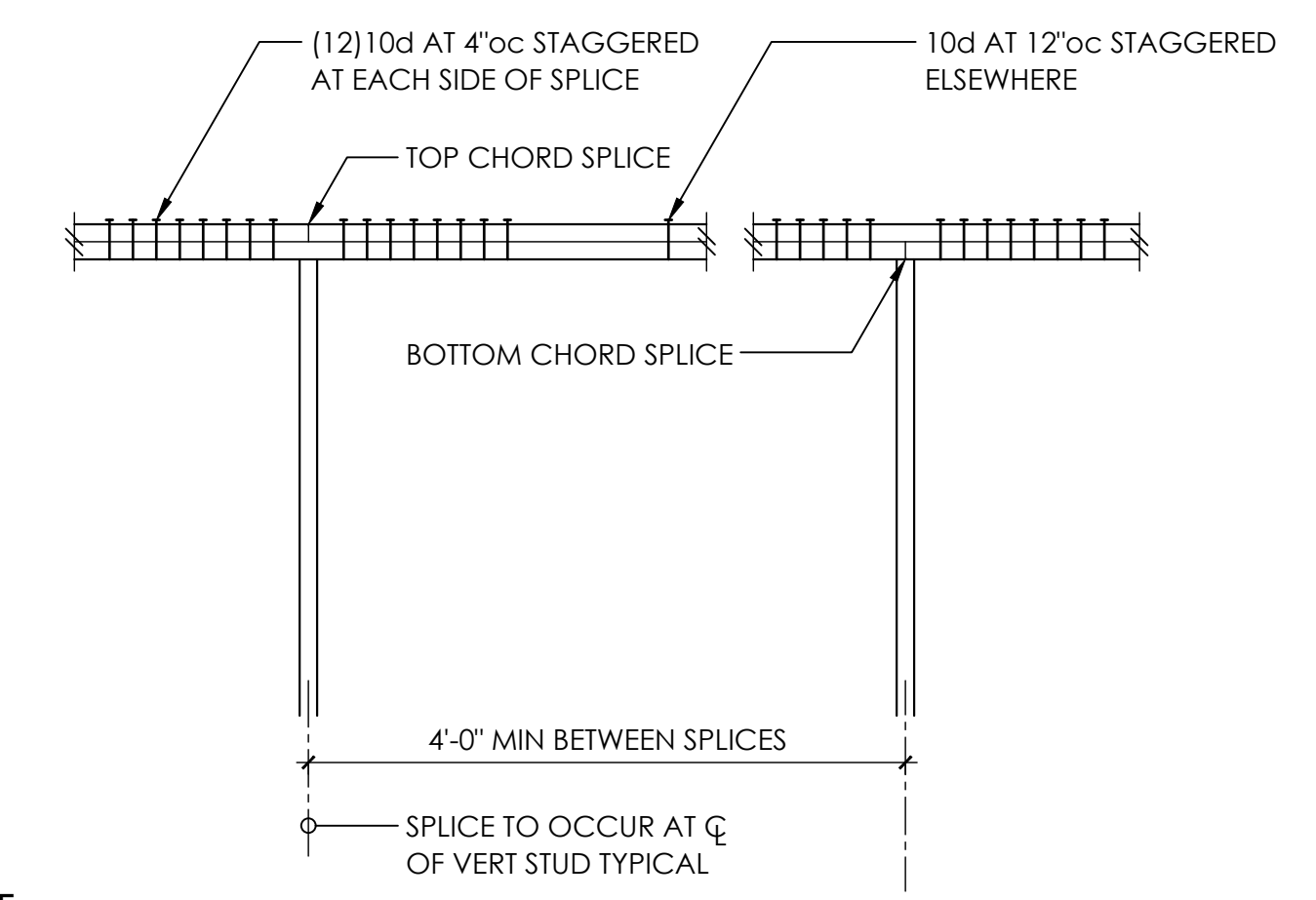
**TYPICAL ALLOWABLE HOLES AND NOTCHES IN WALL STUDS**

**5**



**TYPICAL FLUSH AND DROPPED BEAM**

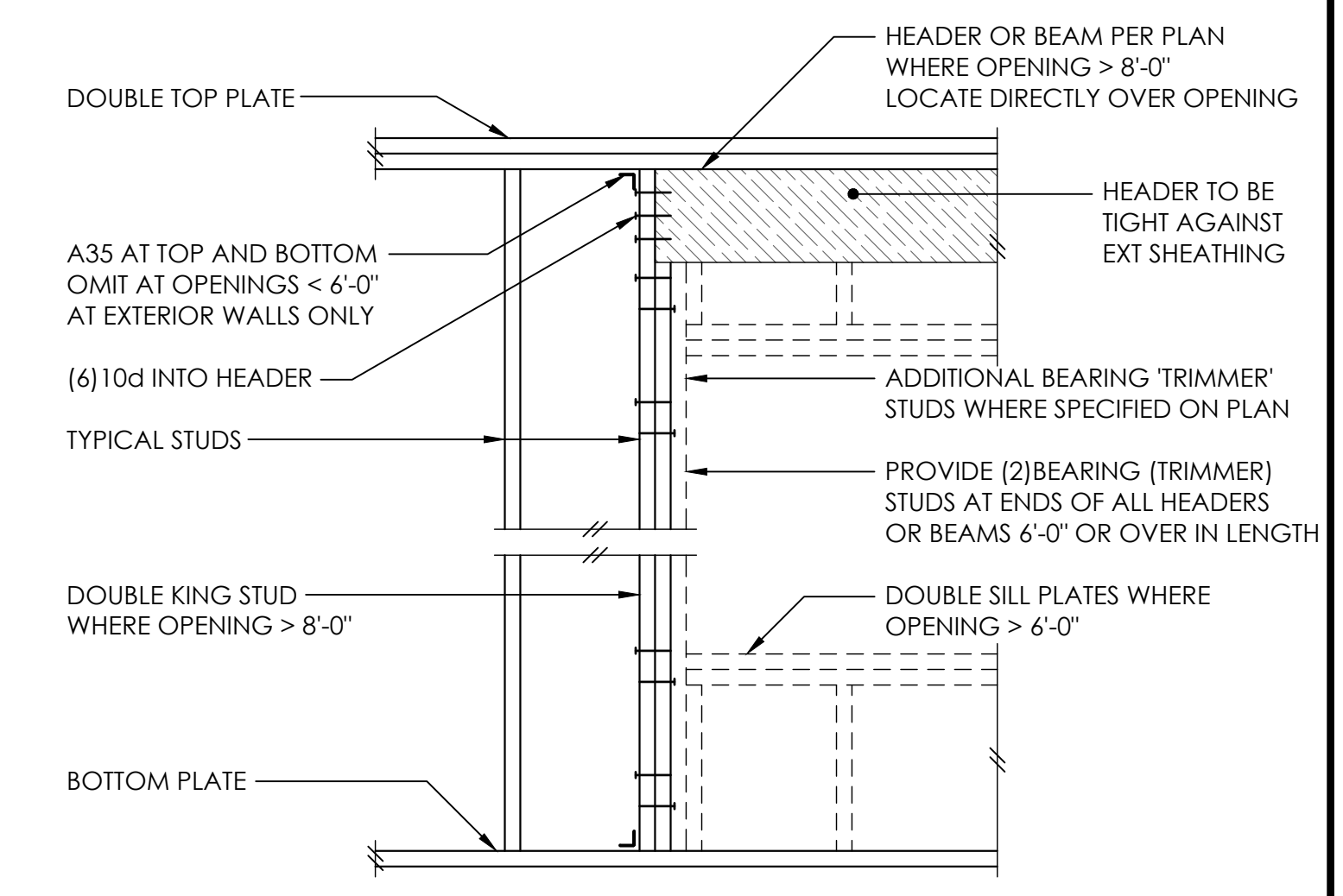
**6**



- NOTE:**
- NAILING AT TOP PLATE SPLICES MAY BE ELIMINATED w/ CS16 x 30"
  - WHERE VERTICAL PENETRATIONS THRU PLATE EXCEED 1" FOR A 4x WALL OR 3" FOR A 6x WALL - PROVIDE CS16 x 30" AT TOP PLATE
  - MINIMUM EDGE DISTANCE FOR VERTICAL PENETRATIONS THRU TOP PLATE IS 1-1/4"

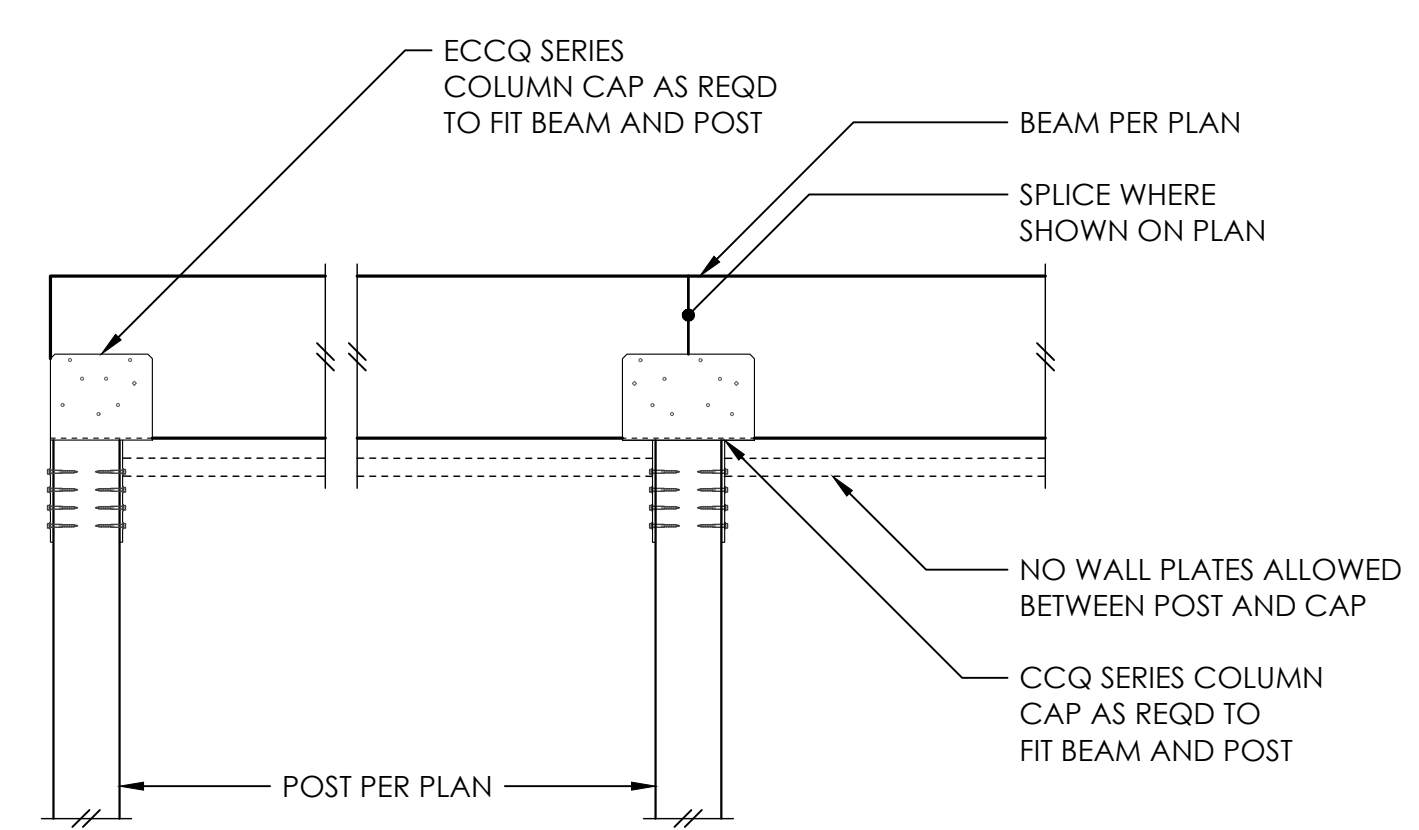
**TYPICAL TOP PLATE SPLICE**

**7**



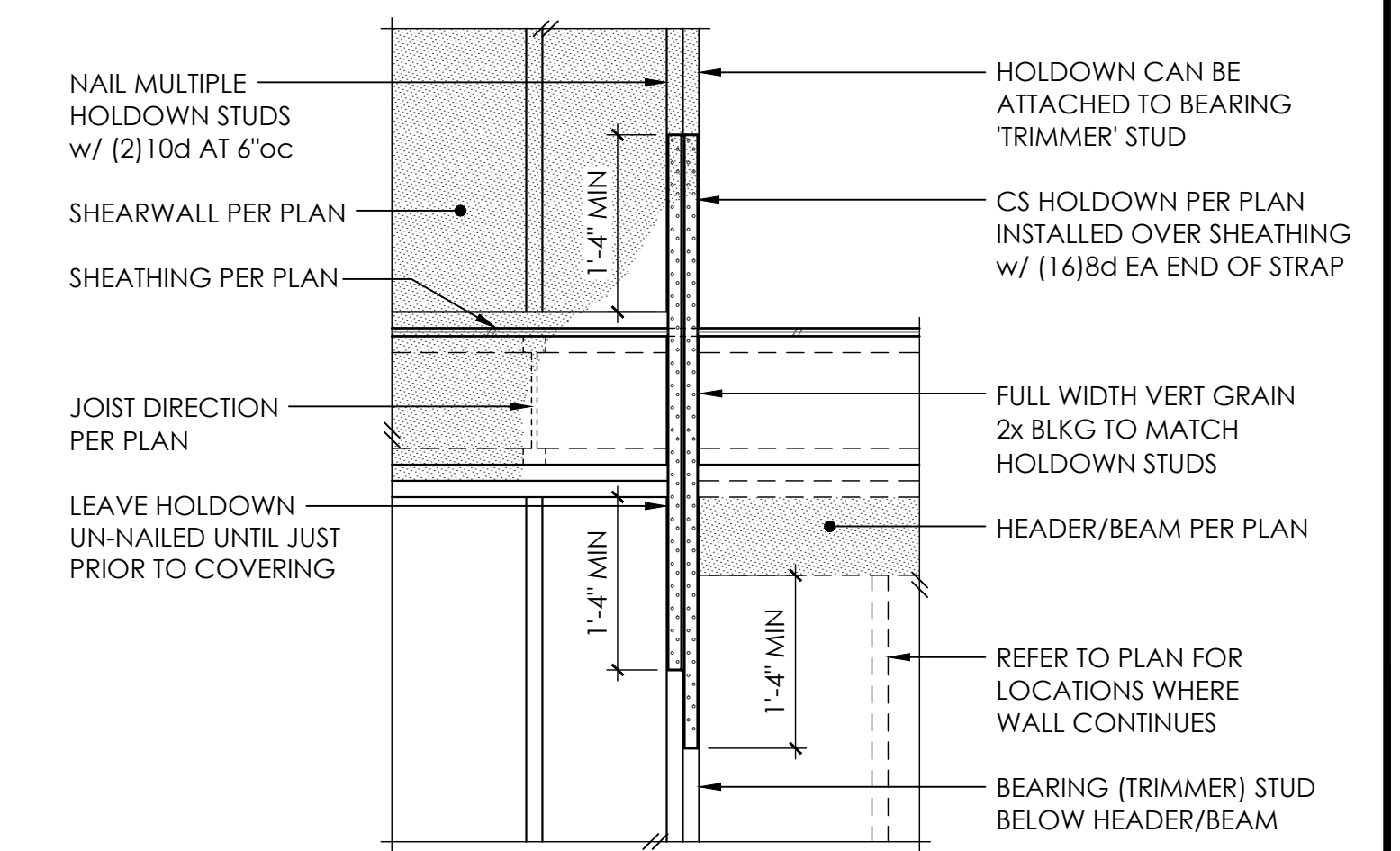
**TYPICAL HEADER SUPPORT**

**8**



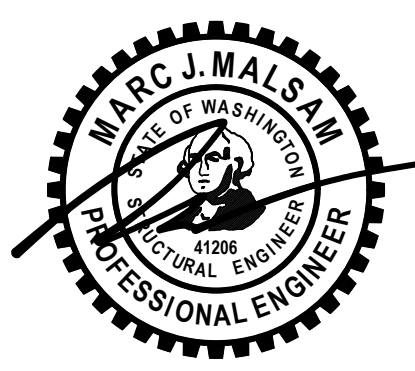
**TYPICAL WOOD FRAMING DETAILS**

**9**



**TYPICAL CS16 HOLDOWN**

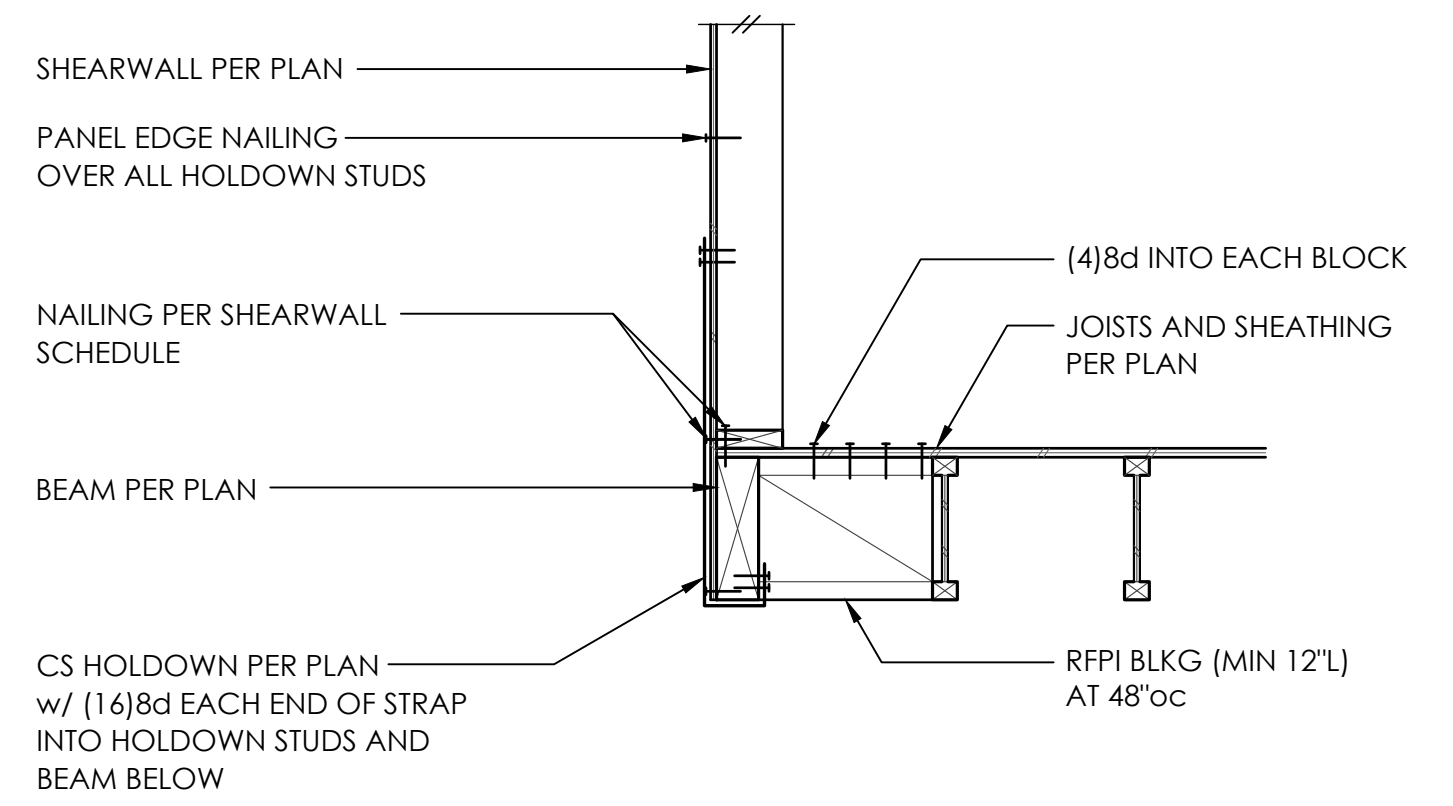
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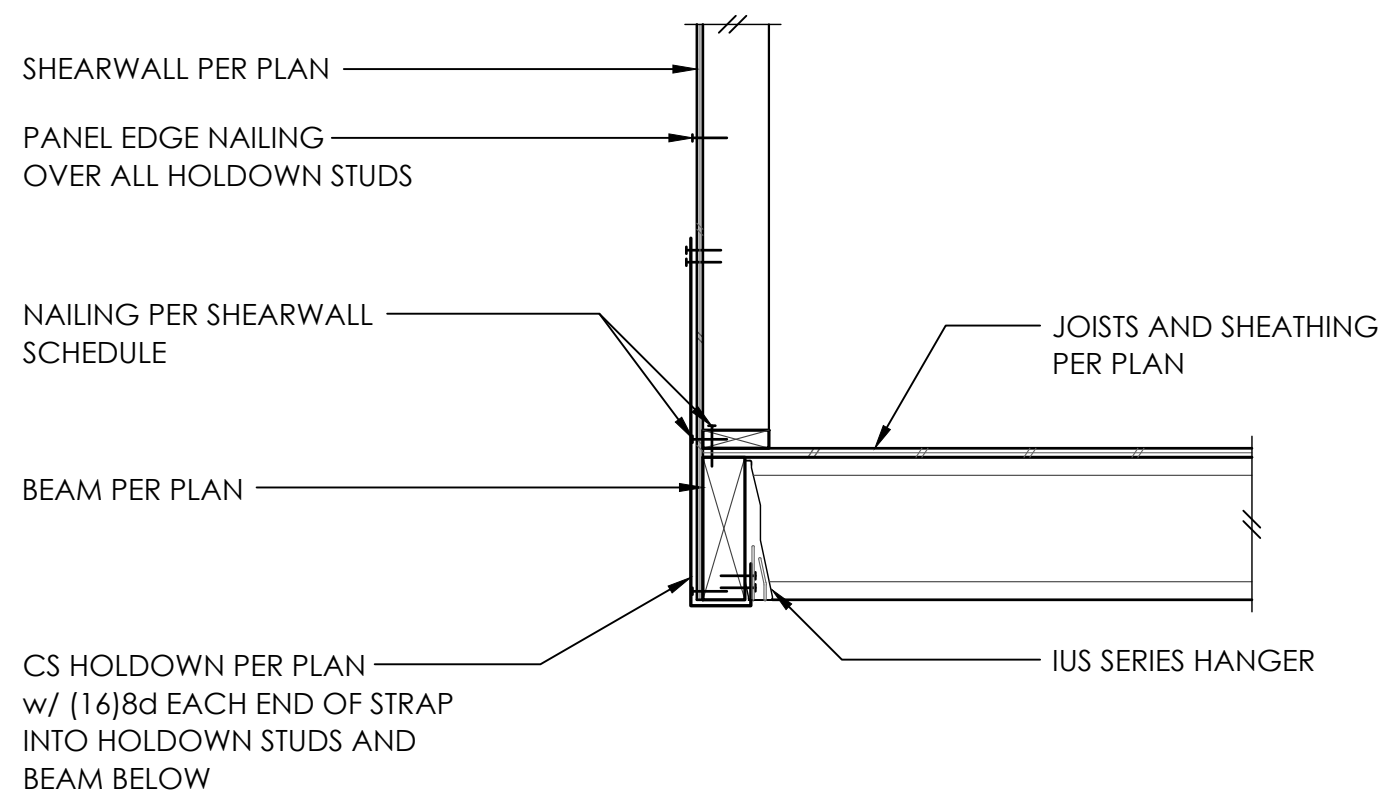
PROJECT NO 0444.2023.09.01  
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ENGINEER GARRETT OSWALD  
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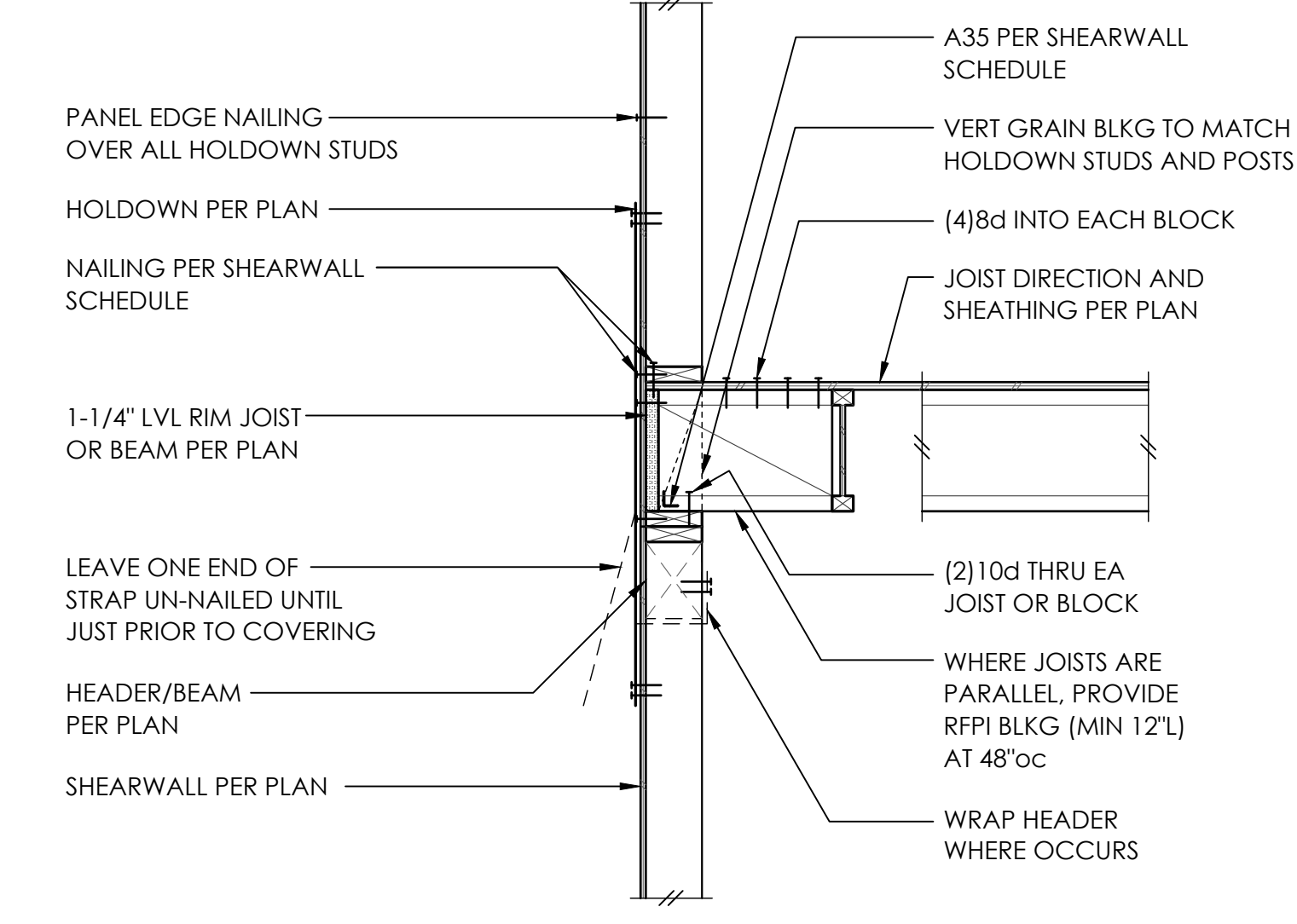
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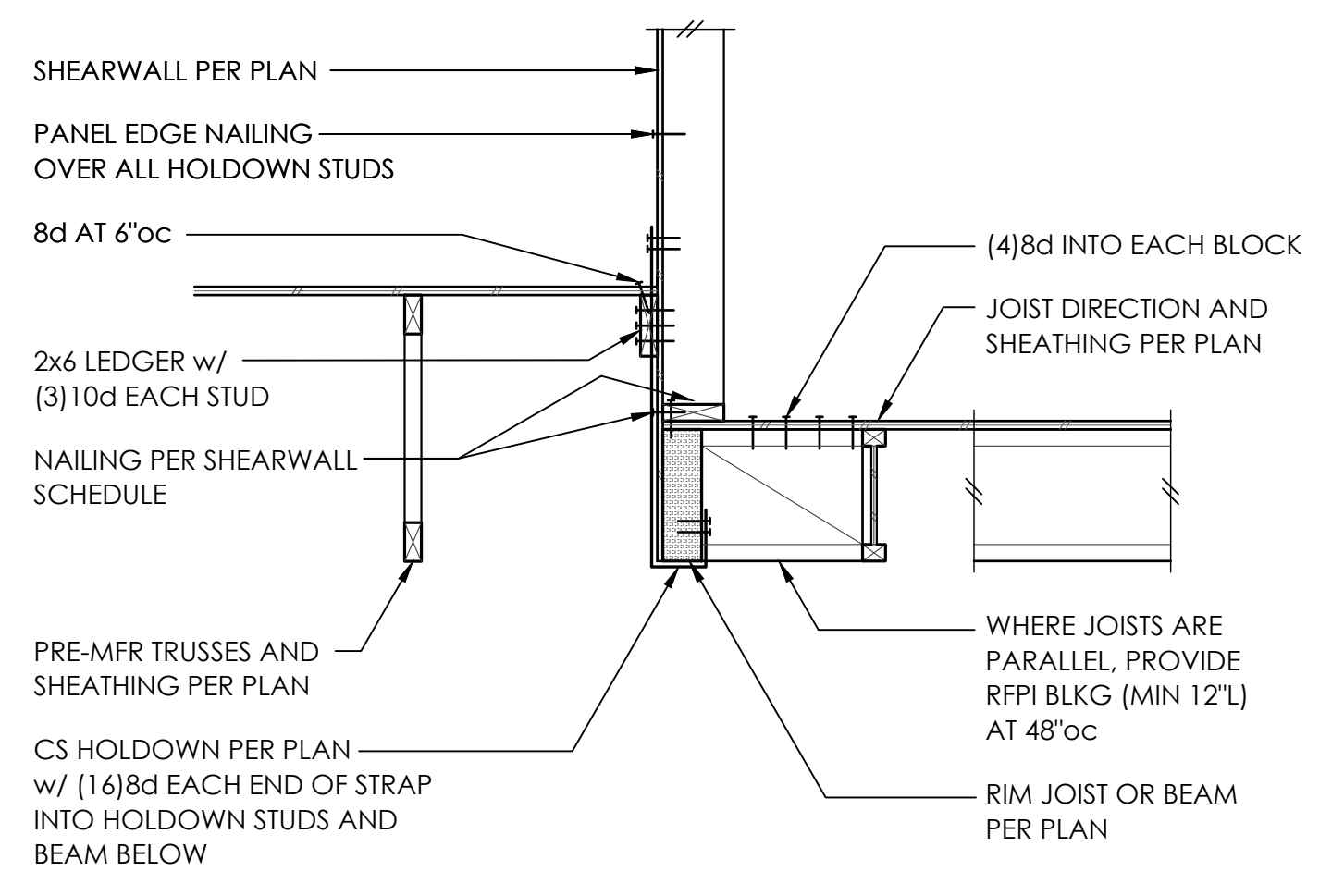
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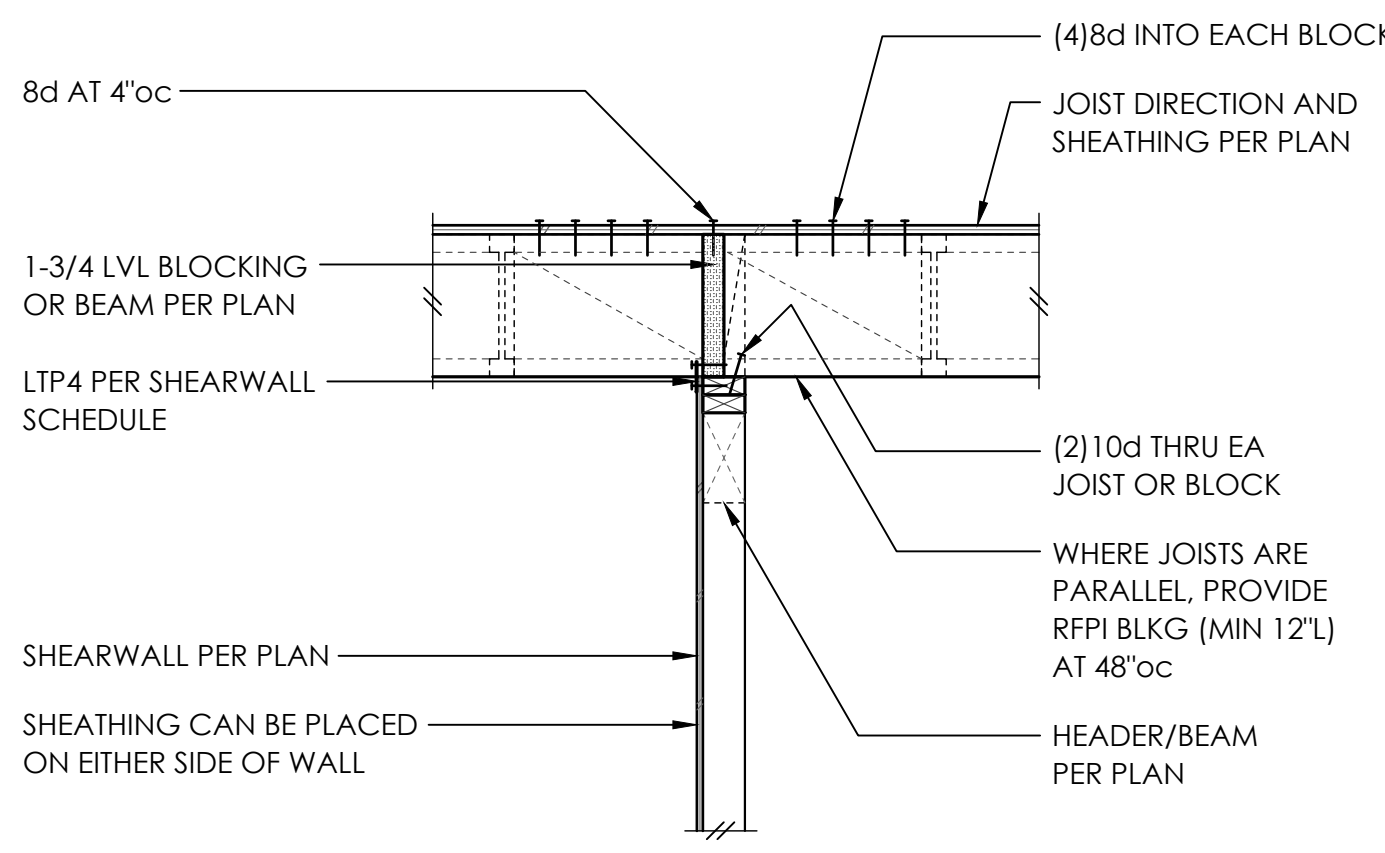
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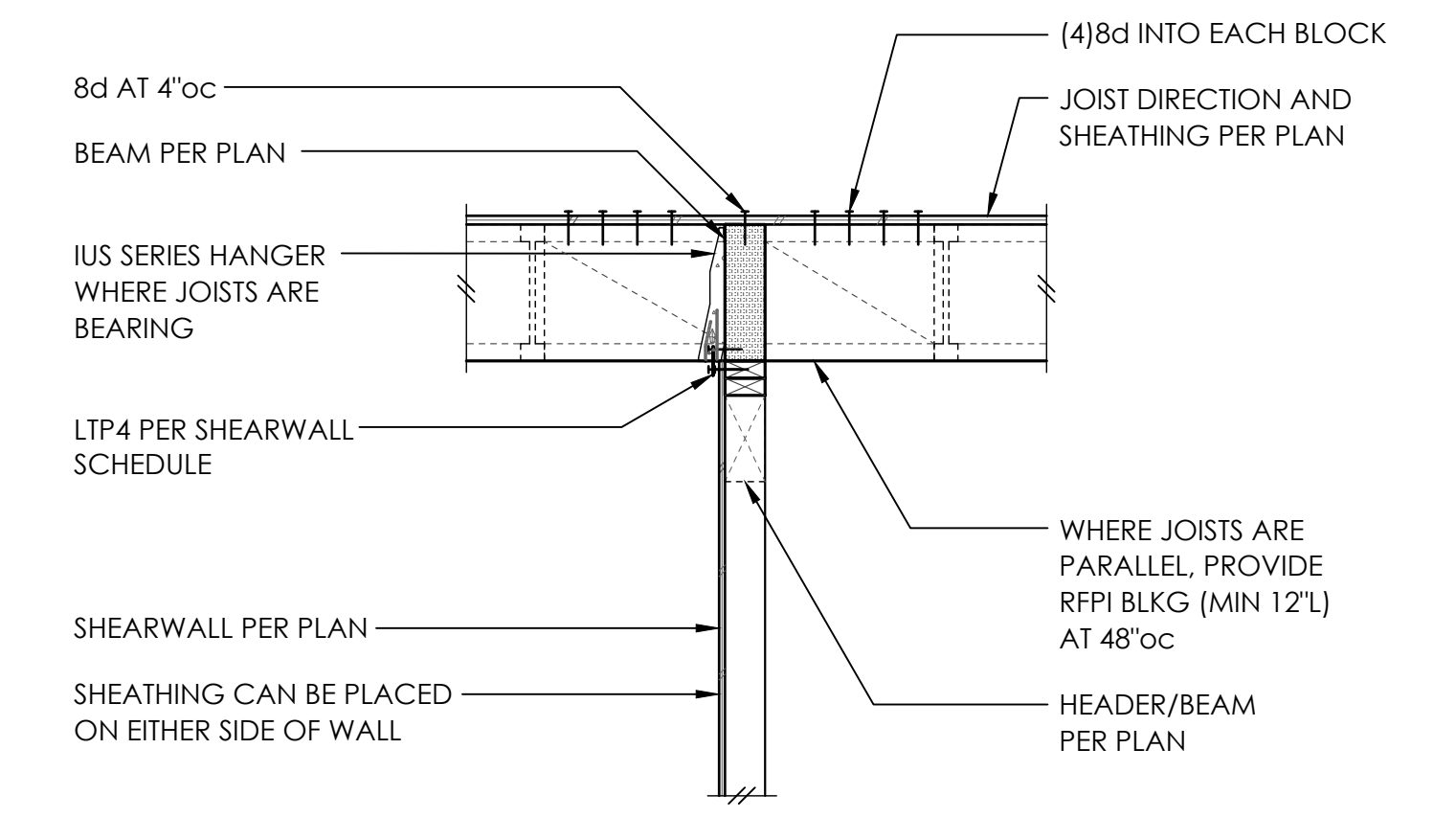
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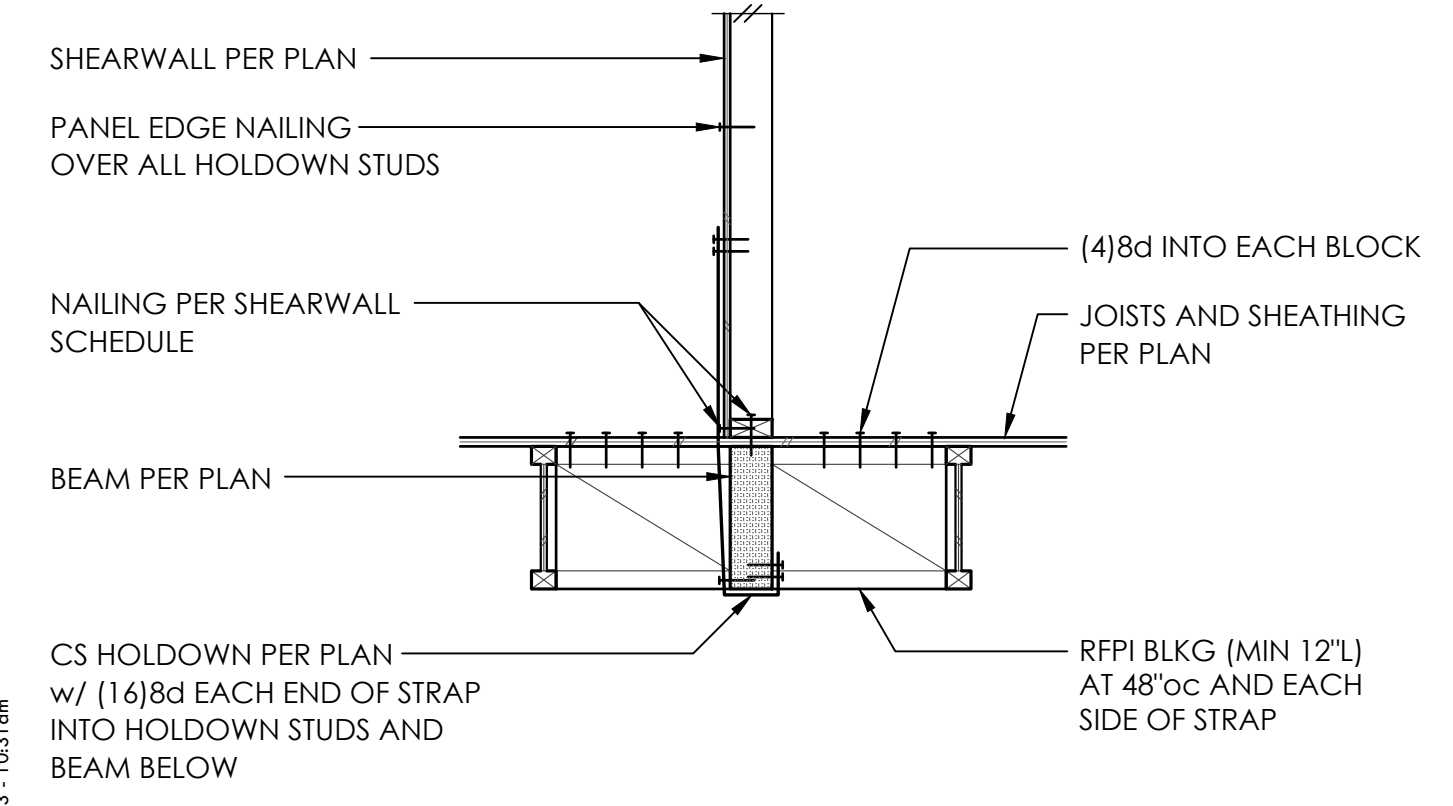
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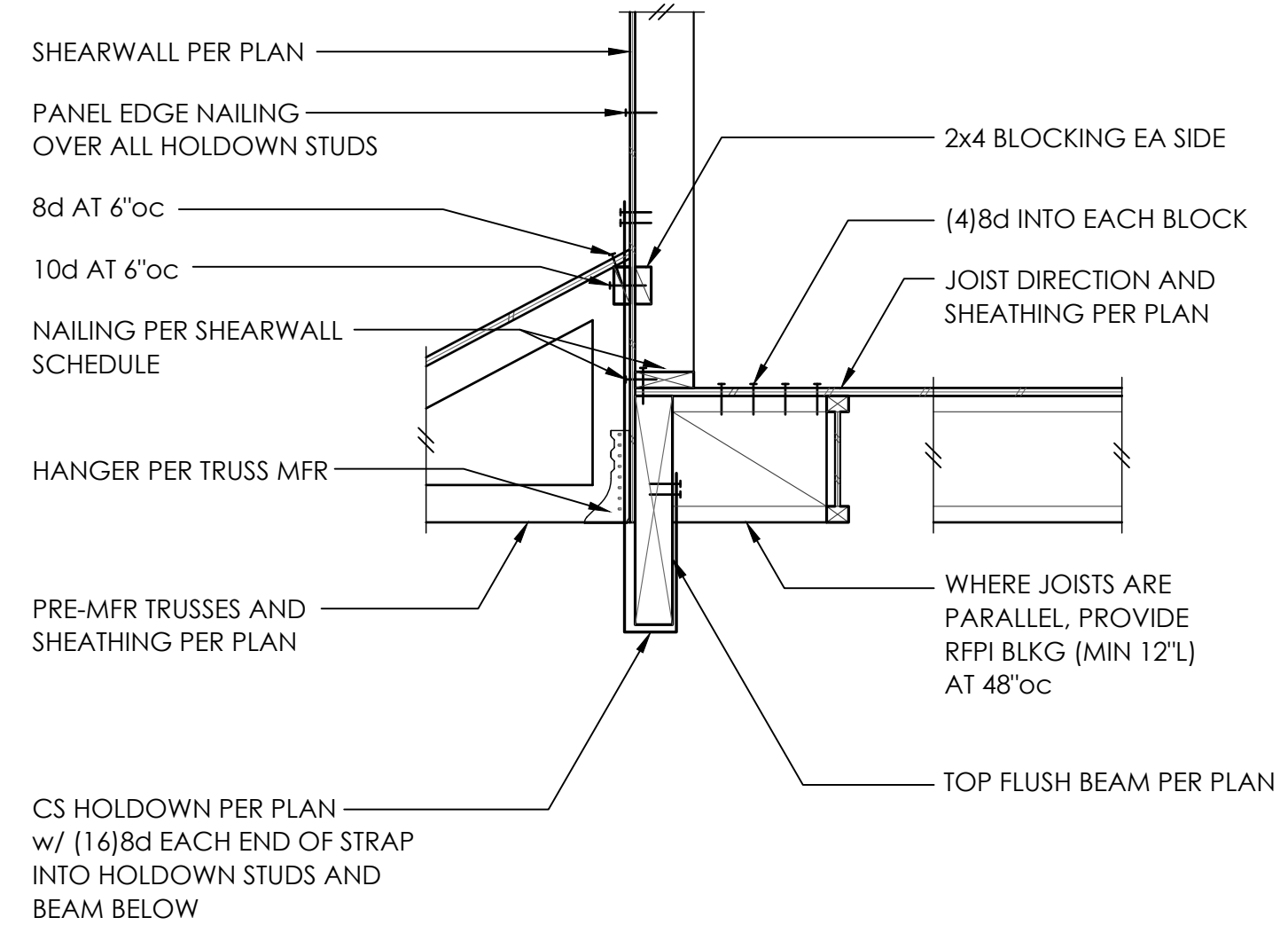
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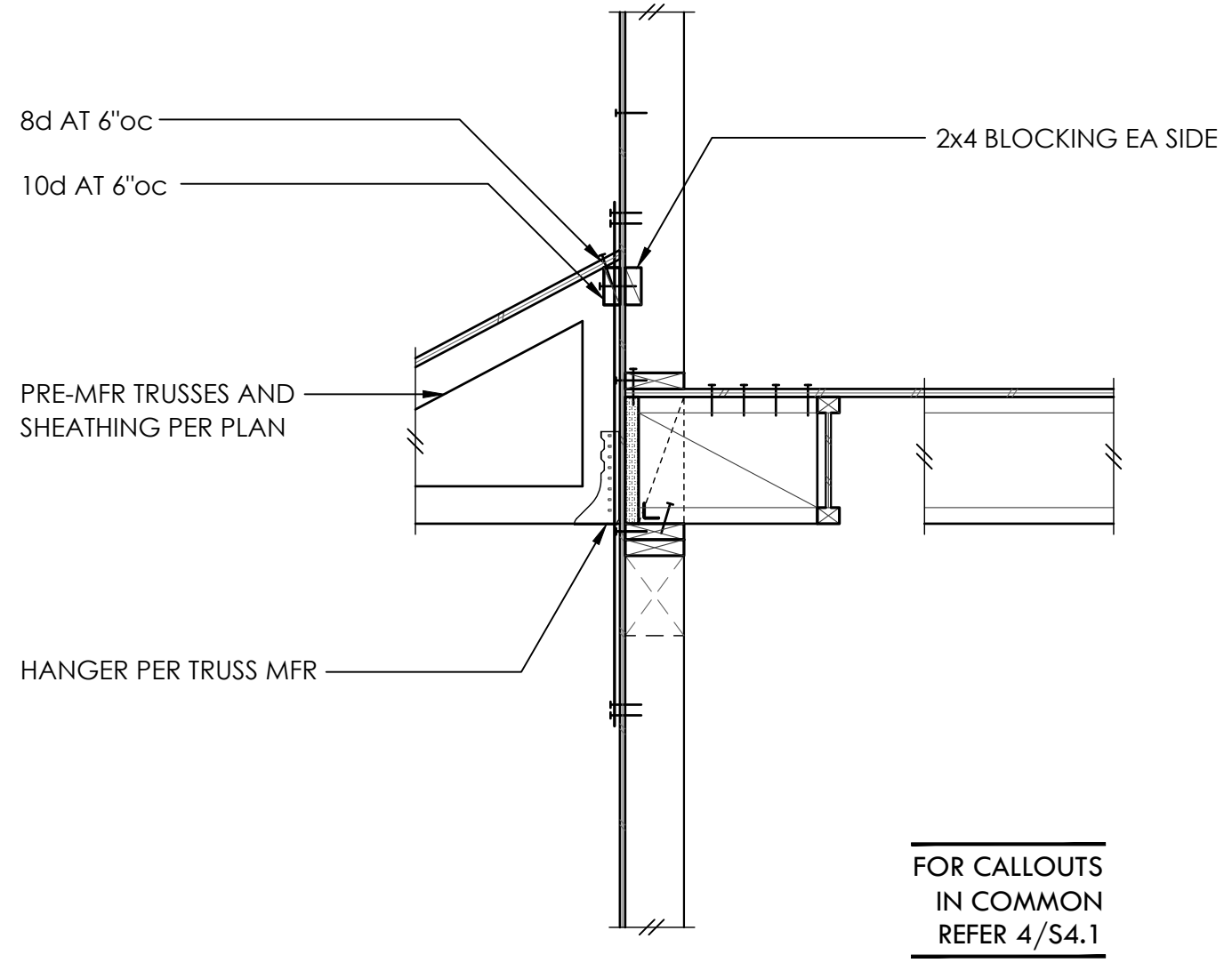
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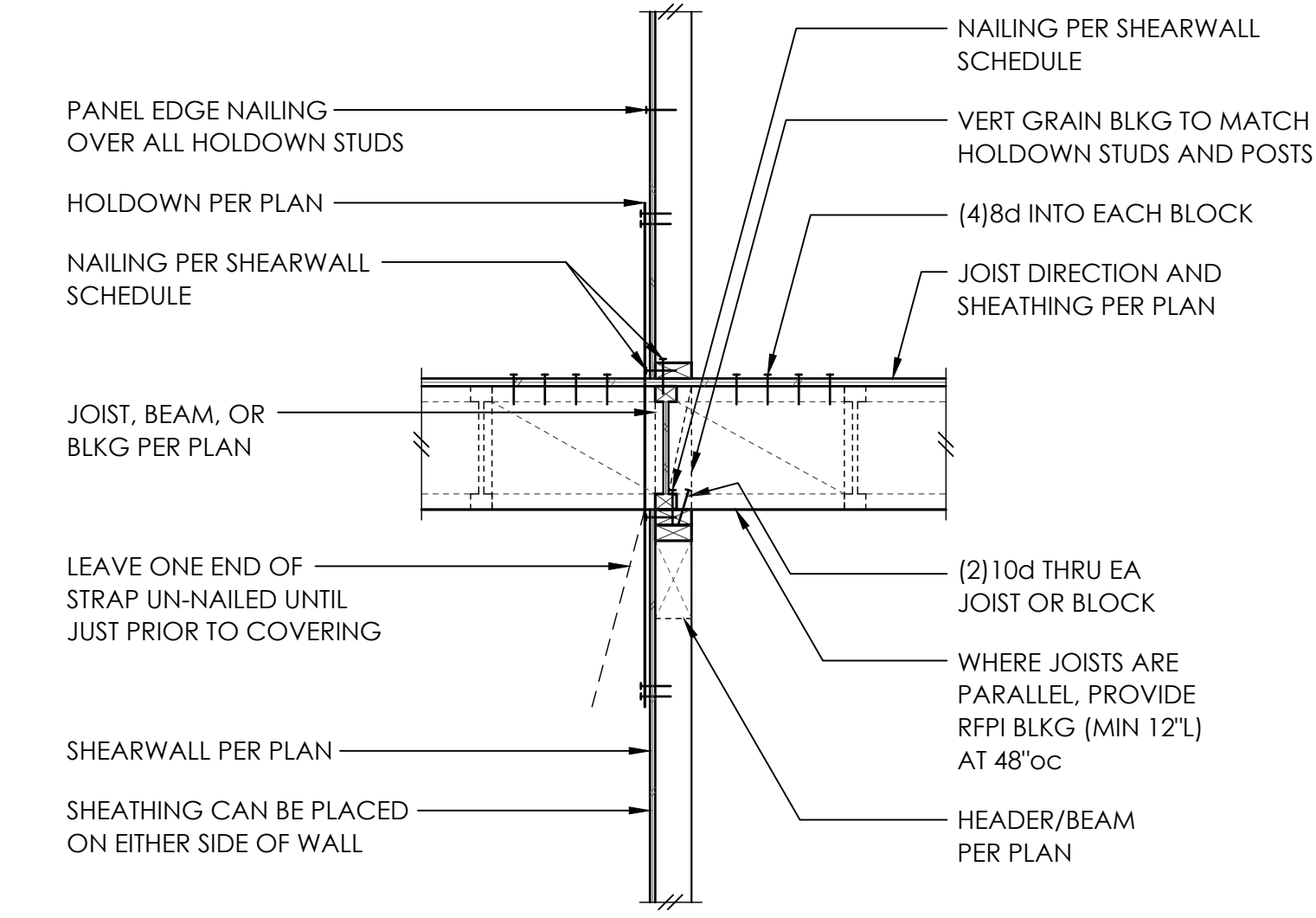
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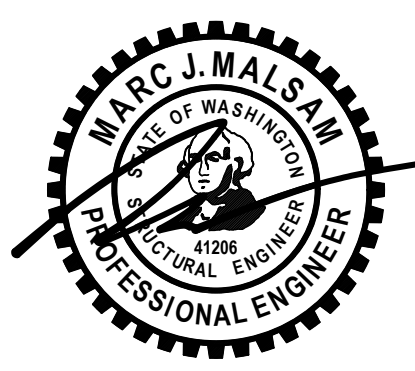
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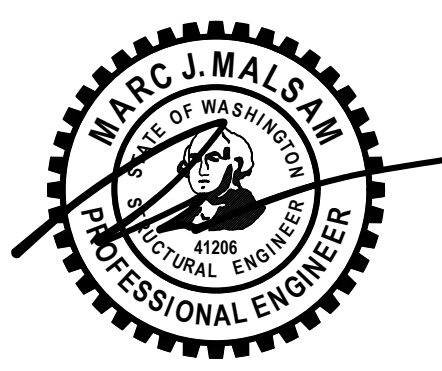


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**WOOD FRAMING  
DETAILS**

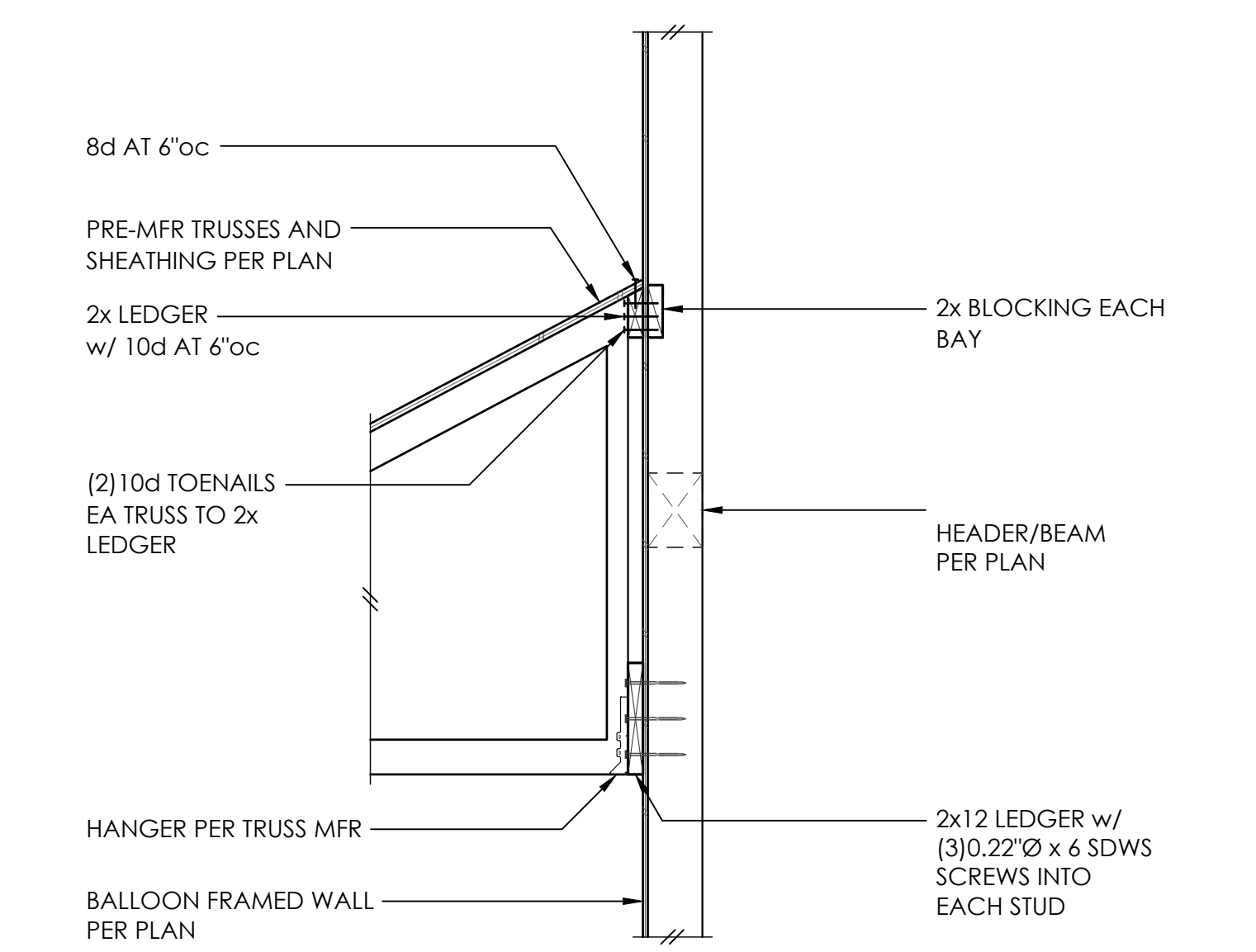
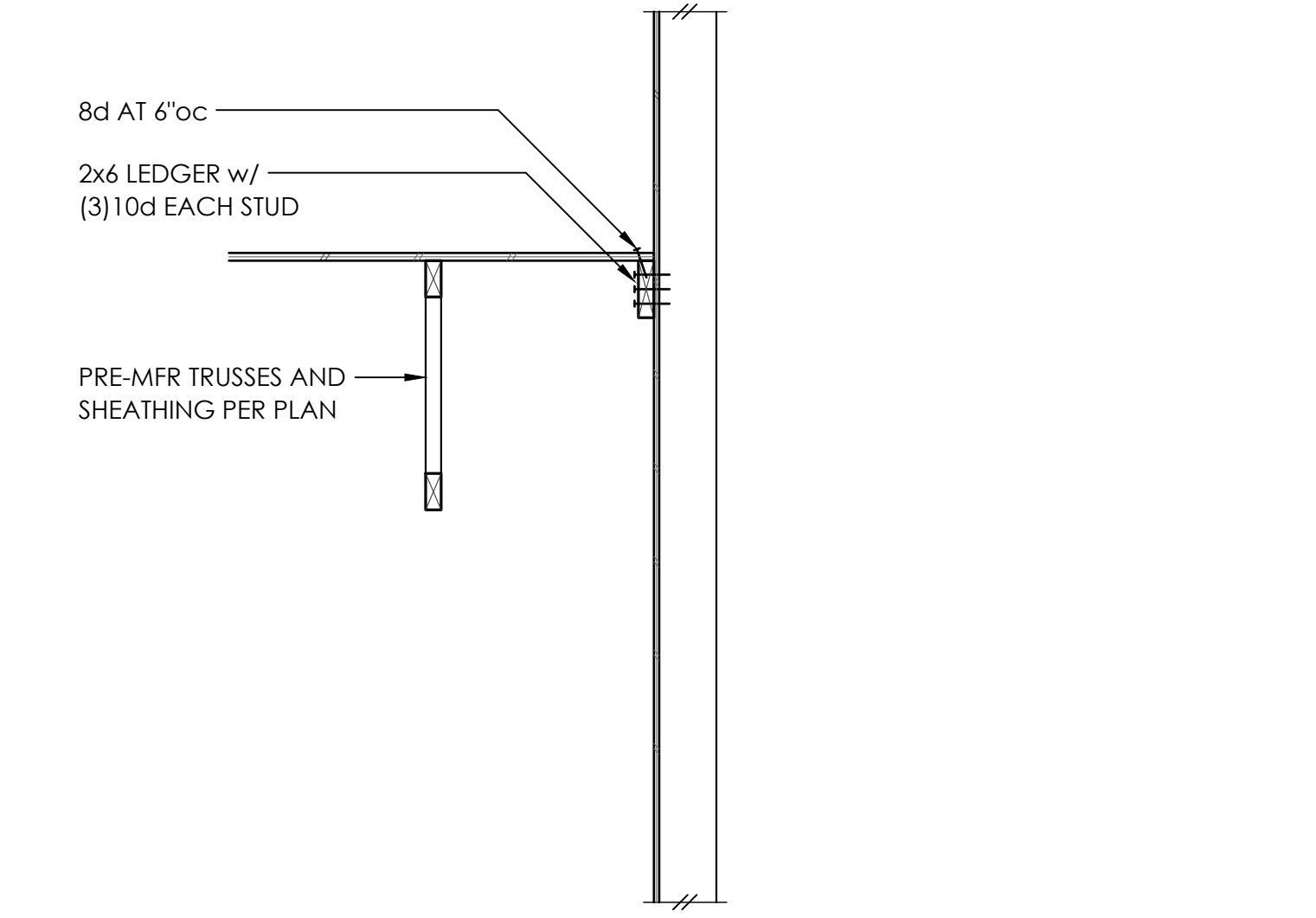
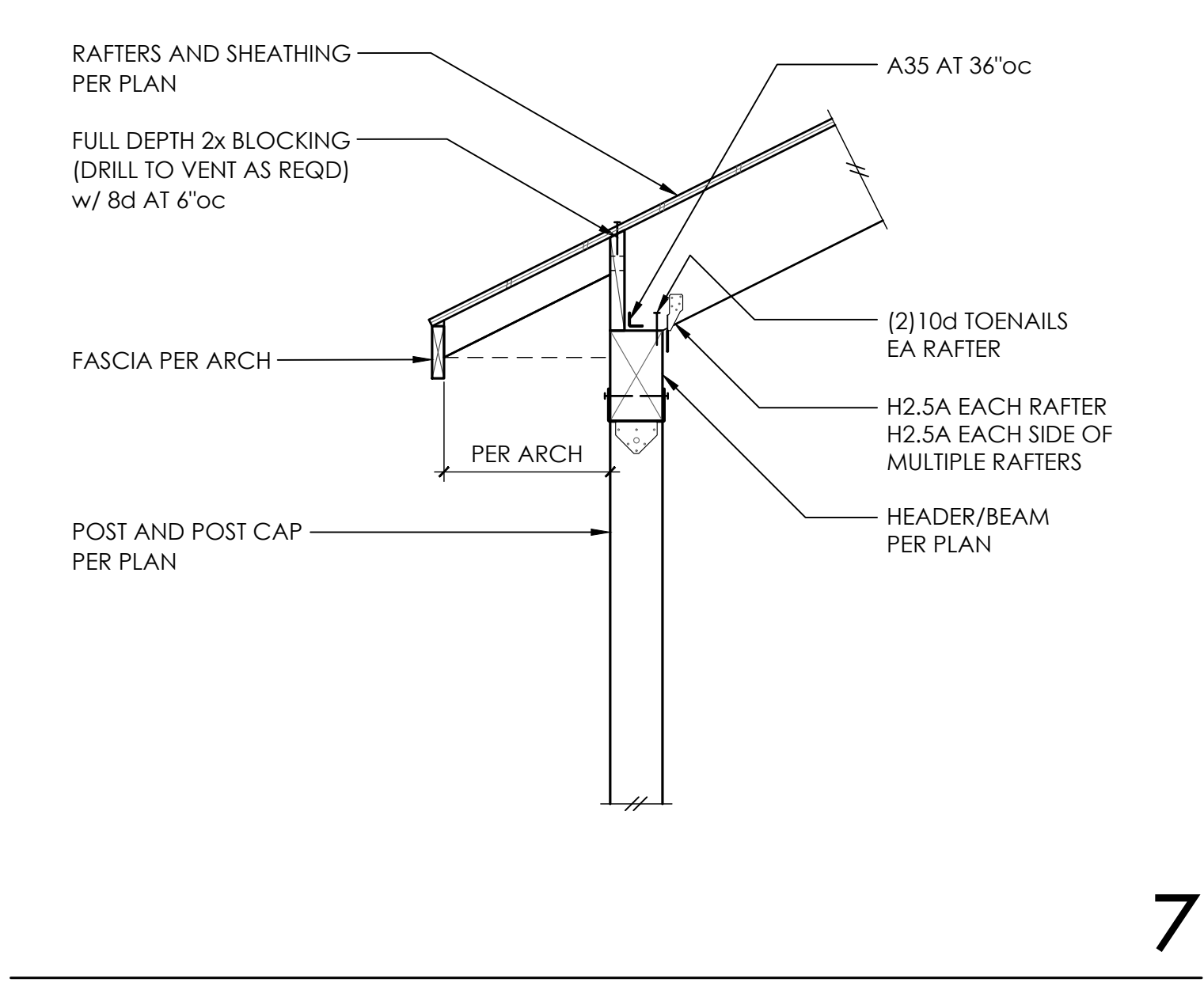
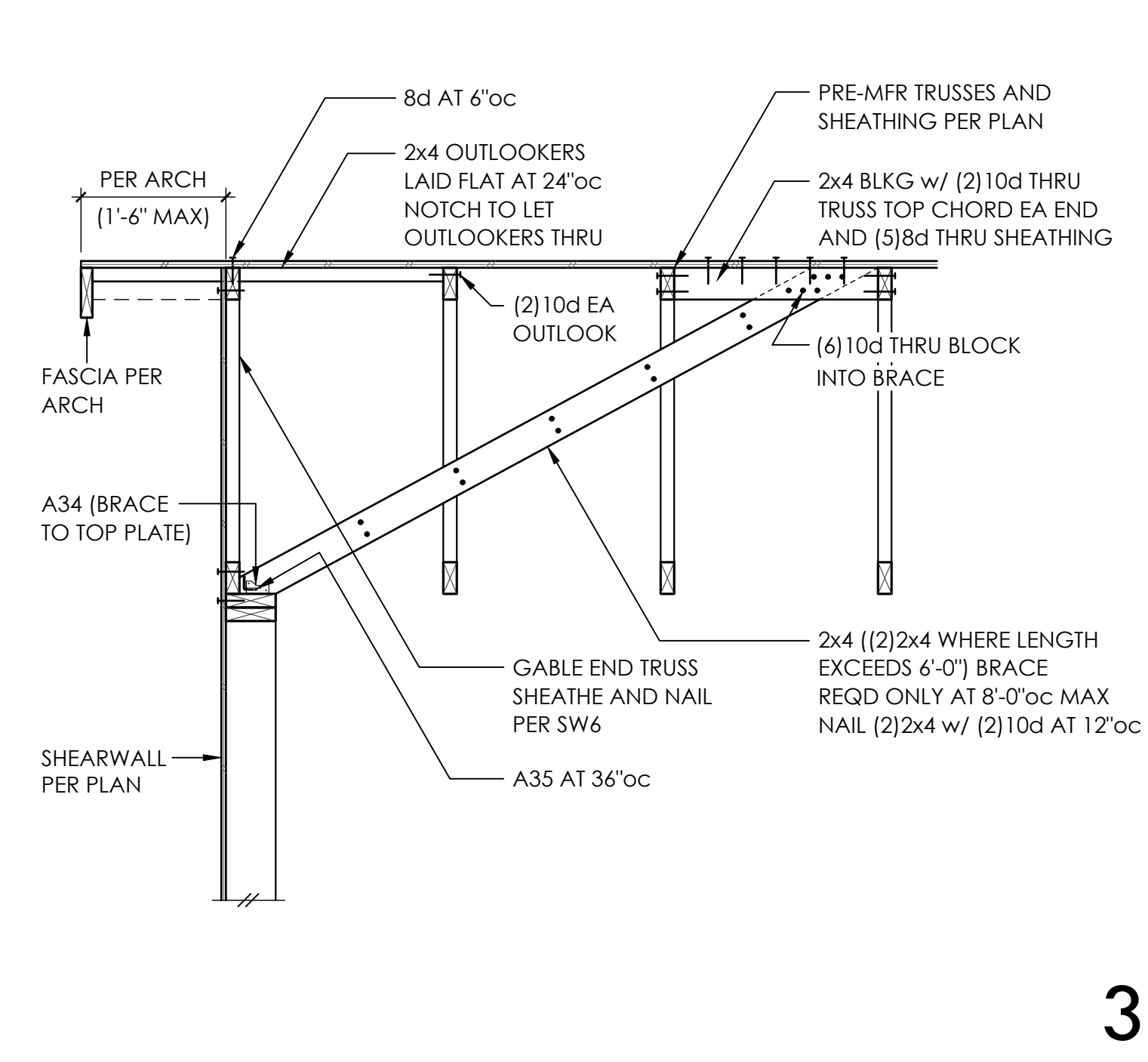
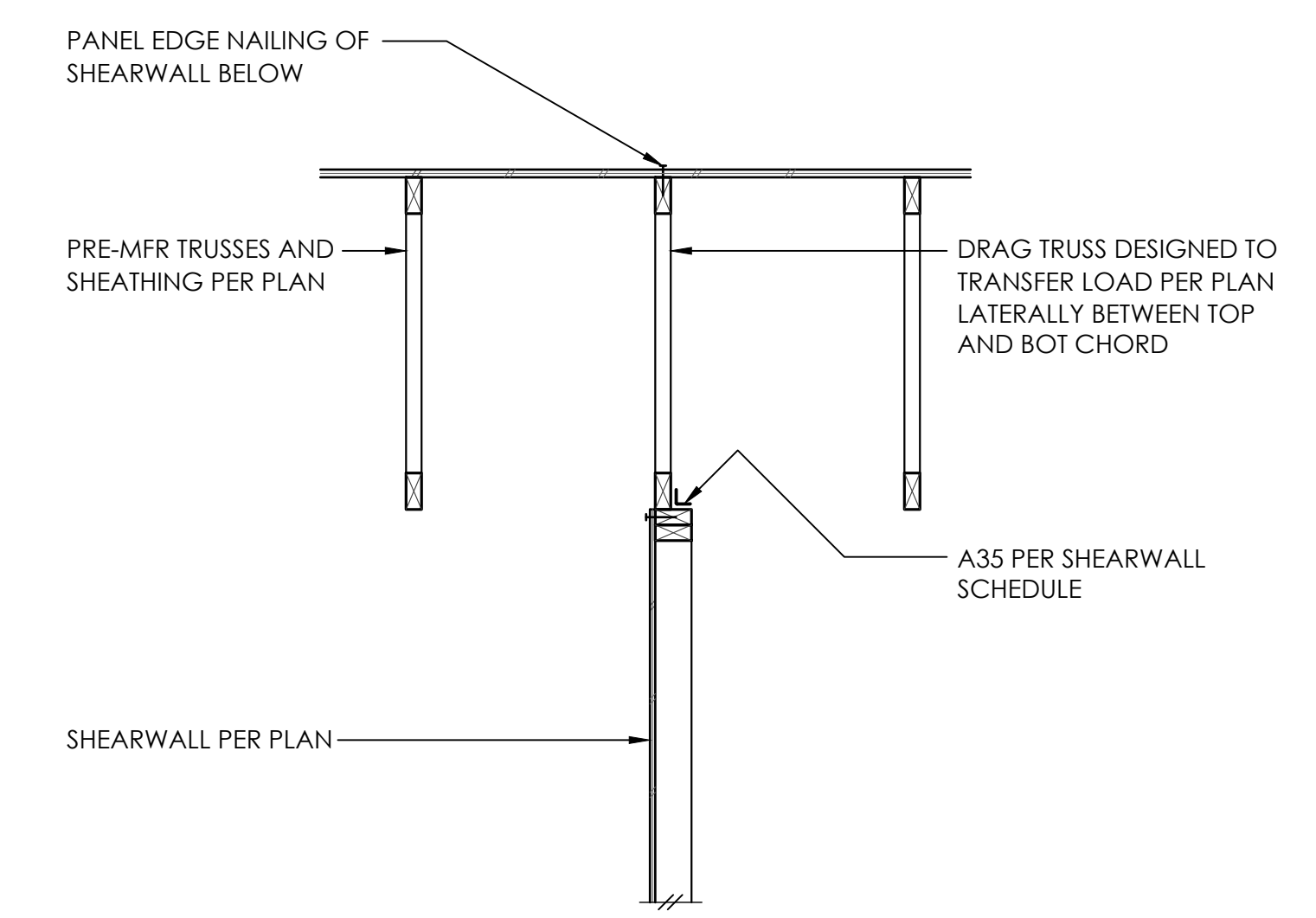
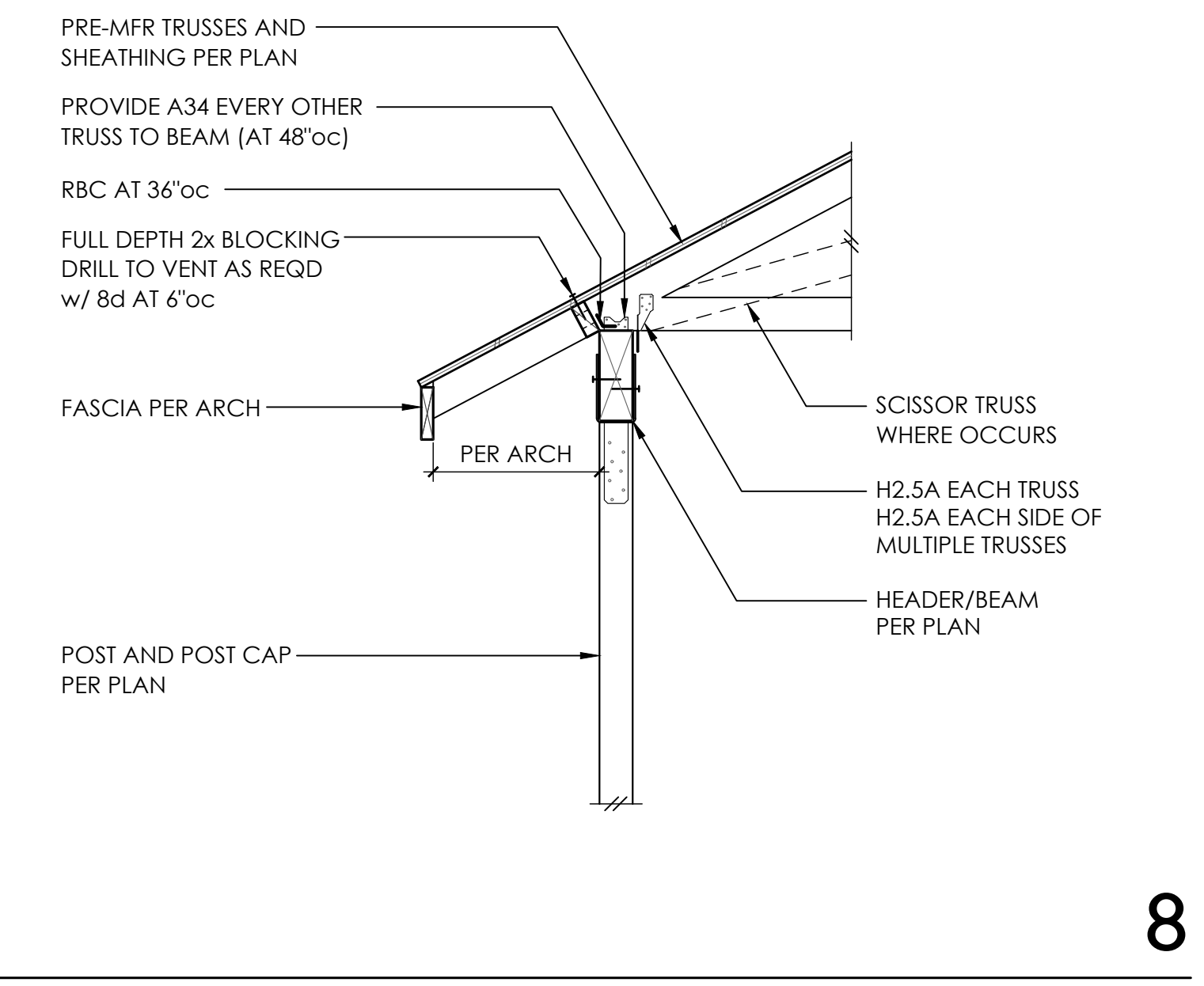
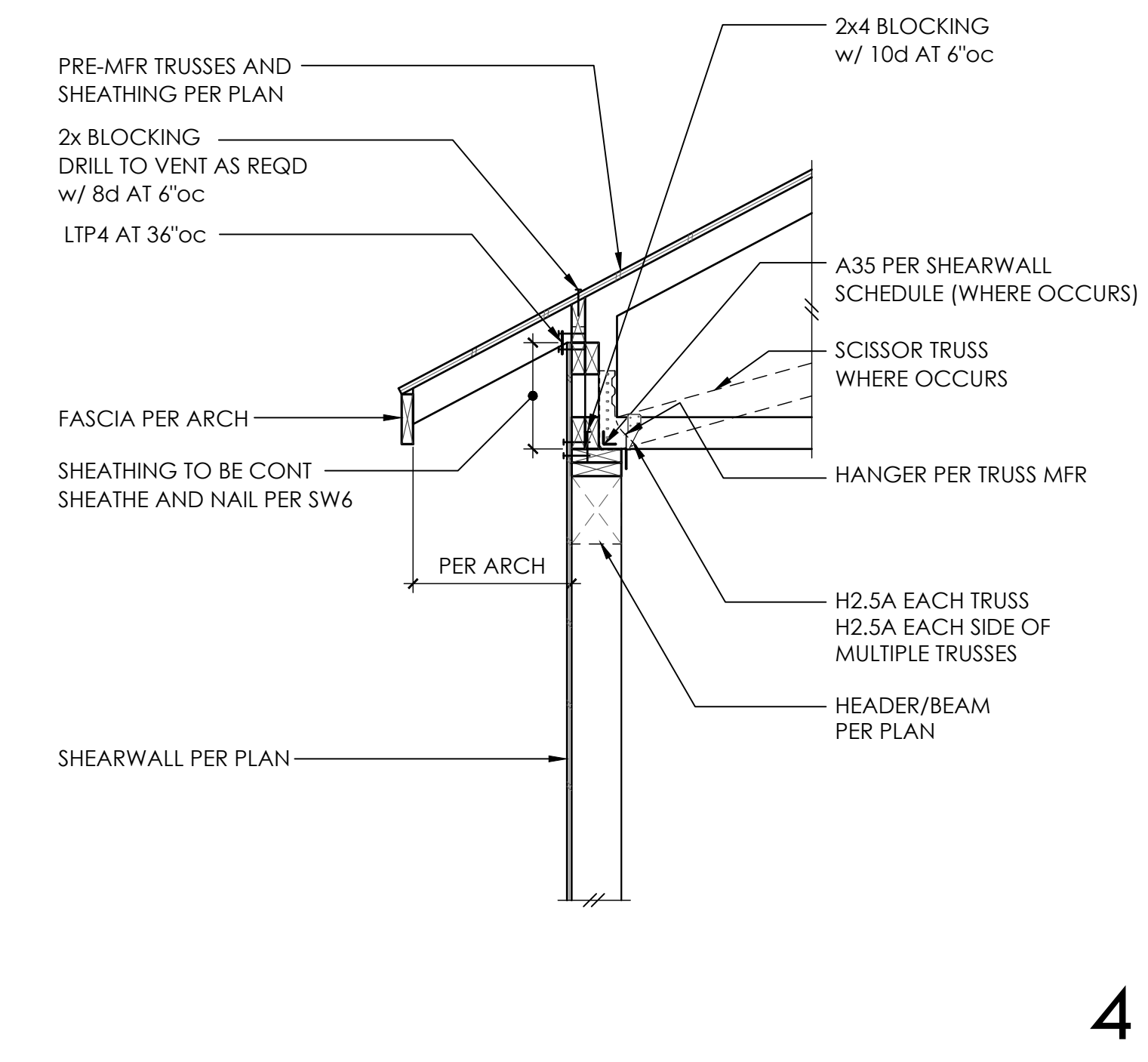
**S4.1**  
SCALE - 3/4" = 1'-0"



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**WOOD FRAMING DETAILS**

**S4.2**  
SCALE - 3/4" = 1'-0"



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Revised By: JAS  
Printed Date: Jul 12, 2023 - 10:31 am

**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**

LIMITS OF DISTURBANCE	
FILTER FABRIC FENCE (SILT FENCE)	SF ———— X ———— X
STABILIZED CONSTRUCTION ENTRANCE	CE [Symbol]
CATCH BASIN INLET PROTECTION	IP [Symbol]
INTERCEPTOR SWALE SEE COR DWG 504, TYPE A TEMPORARY SWALE	IS [Symbol]
TREE PROTECTION FENCING	TP [Symbol]
CHECK DAM	CD [Symbol]
STRAW WATTLES	SW [Symbol]
	USE AS NEEDED

**TREE PROTECTION DETAIL**

**TREE PROTECTION AREA (TPZ)**

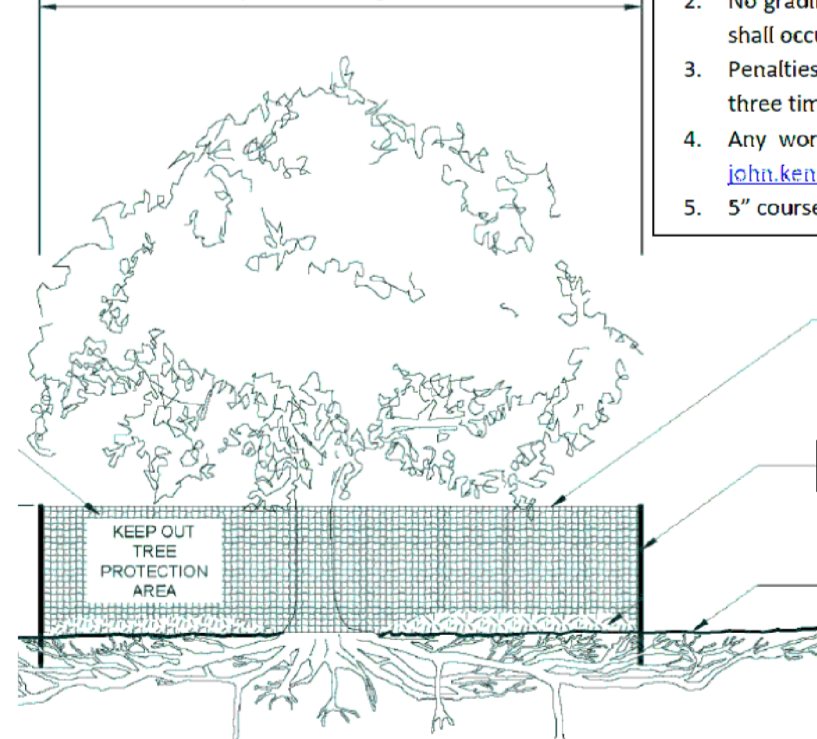
**KEEP OUT!**

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

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

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

Open drip line or other limit of Tree Protection area. See Site/Utility Plan for fence alignment.



**Notes**

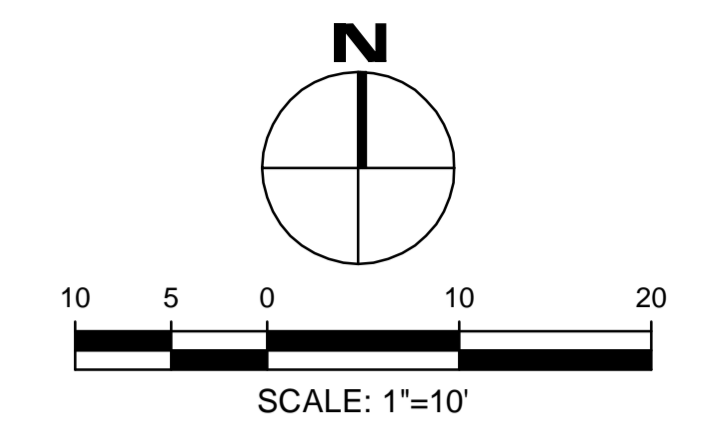
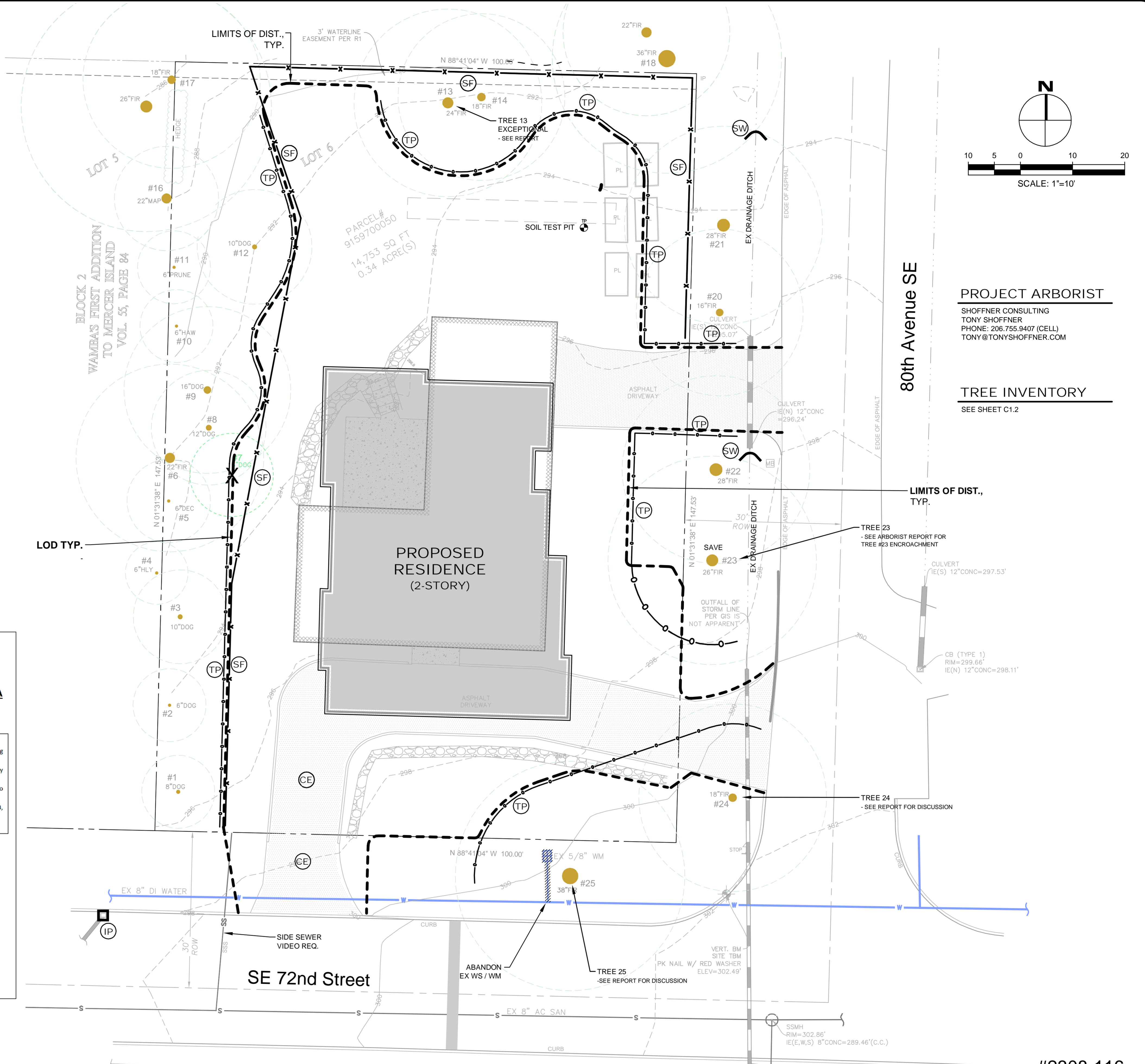
1. No pruning shall be performed unless under the direction of the Project Arborist. Including limbing trees up.
2. No grading, excavation, storage (materials, equipment, vehicles, etc.), or other unpermitted activity shall occur inside the protective fencing.
3. Penalties for damaging by root damage/compaction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

Tree protection fence: 4-6" chain link fence, solidly anchored into the ground, or if authorized High-density polyethylene fencing with 3.5" x 1.5" openings; color orange. Steel posts installed at 8' o.c.

2" x 6" steel posts or approved equal

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

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



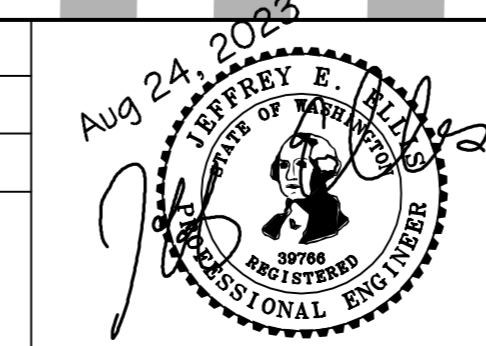
**PROJECT ARBORIST**  
SHOFFNER CONSULTING  
TONY SHOFFNER  
PHONE: 206.755.9407 (CELL)  
TONY@TONYSHOFFNER.COM

**TREE INVENTORY**  
SEE SHEET C1.2

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 24, 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

**TESC PLAN**

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

#2308-116  
DRAWING NO: C1.0  
APN 915970-0050 #2308-116

## 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.

- HOLD AN ONSITE PRE-CONSTRUCTION MEETING.
- POST SIGN WITH NAME AND PHONE NUMBER OF ESC SUPERVISOR (MAY BE CONSOLIDATED WITH THE REQUIRED NOTICE OF CONSTRUCTION SIGN).
- FLAG OR FENCE CLEARING LIMITS.
- INSTALL CATCH BASIN PROTECTION, IF REQUIRED.
- GRADE AND INSTALL CONSTRUCTION ENTRANCE(S).
- INSTALL PERIMETER PROTECTION (SILT FENCE, BRUSH BARRIER, ETC.).
- CONSTRUCT SEDIMENT PONDS AND TRAPS.
- GRADE AND STABILIZE CONSTRUCTION ROADS.
- CONSTRUCT SURFACE WATER CONTROLS (INTERCEPT DIKES, PIPE SLOPE DRAINS, ETC.) SIMULTANEOUSLY WITH CLEARING AND GRADING FOR PROJECT DEVELOPMENT.
- MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH CITY OF MERCER ISLAND STANDARDS AND MANUFACTURER'S RECOMMENDATIONS.
- 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.
- 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.
- STABILIZE ALL AREAS WITHIN SEVEN DAYS OF REACHING FINAL GRADE.
- SEED, SOD, STABILIZE, OR COVER ANY AREAS TO REMAIN UNWORKED FOR MORE THAN 30 DAYS.
- 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.

## 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 EXAMPLE, IF ESC NOTE #3 WERE OMITTED, THE REMAINING NOTES SHOULD BE NUMBERED 1, 2, 4, 5, 6, ETC.

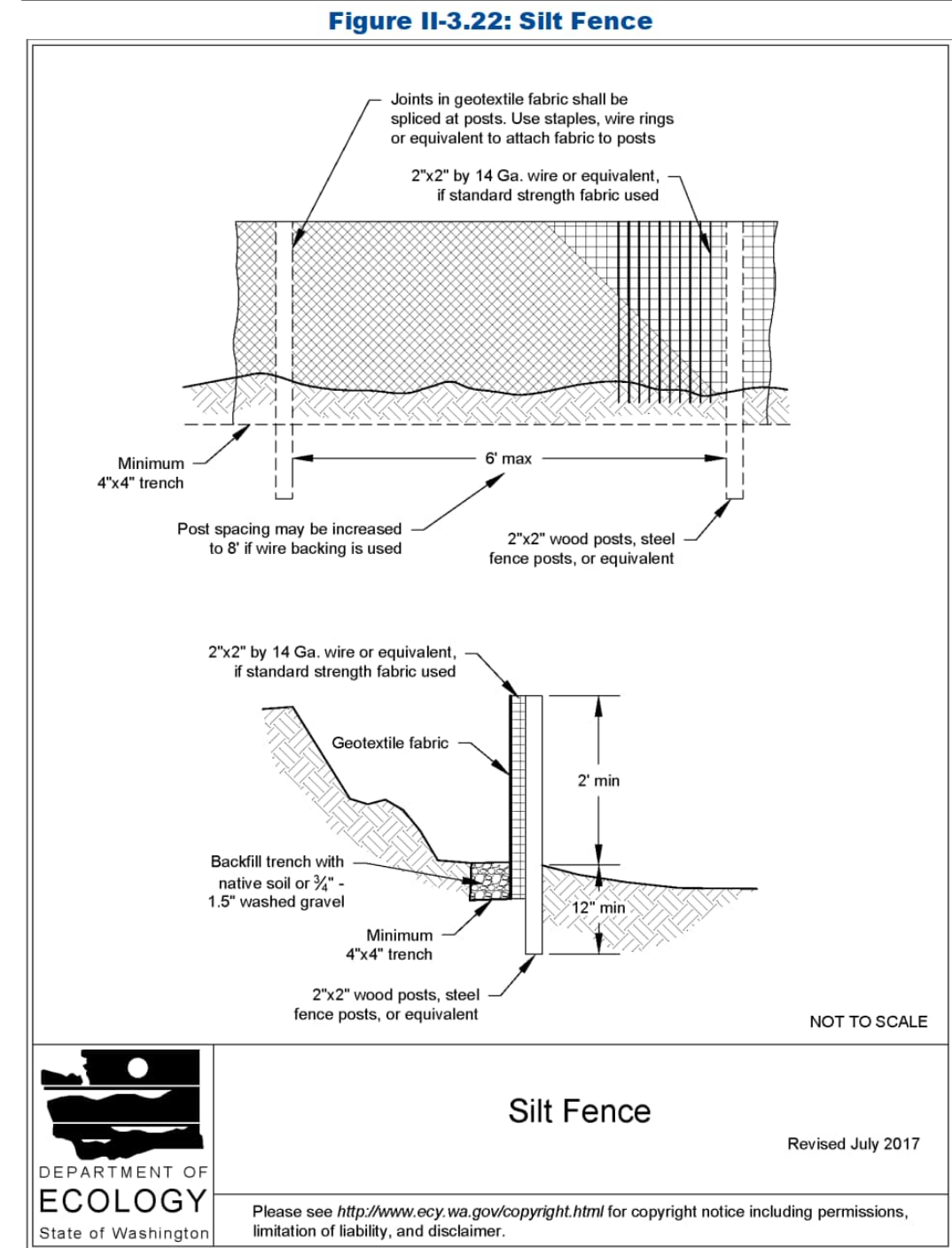
- APPROVAL OF THIS EROSION AND SEDIMENTATION CONTROL (ESC) PLAN DOES NOT CONSTITUTE AN APPROVAL OF PERMANENT ROAD OR DRAINAGE DESIGN (E.G., SIZE AND LOCATION OF ROADS, PIPES, RESTRICTORS, CHANNELS, RETENTION FACILITIES, UTILITIES, ETC.).
- THE IMPLEMENTATION OF THESE ESC PLANS AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF THESE ESC FACILITIES IS THE RESPONSIBILITY OF THE APPLICANT/ESC SUPERVISOR UNTIL ALL CONSTRUCTION IS APPROVED.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.).
- ANY AREA NEEDING ESC MEASURES THAT DO NOT REQUIRE IMMEDIATE ATTENTION SHALL BE ADDRESSED WITHIN SEVEN (7) DAYS.
- 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.
- 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 DOWNSIDE SYSTEM.
- 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.
- COVER MEASURES WILL BE APPLIED IN CONFORMANCE WITH APPENDIX D OF THE SURFACE WATER DESIGN MANUAL.
- 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.

## CITY NOTES

- ANY CHANGES TO THE APPROVED PLANS REQUIRES CITY APPROVAL THROUGH A REVISION.
- APPLICANT IS RESPONSIBLE FOR ANY DAMAGES TO UNDERGROUND UTILITIES CAUSED FROM THIS CONSTRUCTION.
- CATCH BASIN FILTERS SHOULD BE PROVIDED FOR ALL STORM DRAIN CATCH BASIN 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.
- CONTRACTORS SHALL VERIFY LOCATIONS AND DEPTHS OF UTILITIES.
- AT LEAST 48 HOURS PRIOR TO CONSTRUCTION, CALL "ONE CALL" AT 1.800.424.5555
- DO NOT BACKFILL WITH NATIVE MATERIAL ON PUBLIC RIGHT-OF-WAY. ALL MATERIAL MUST BE IMPORTED
- 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:
- 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 POUNDS, FILTER FABRIC FENCES, VEGETATIVE BUFFER STRIPS OR BIOENGINEERED SWALES.
- 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.
- PREVENT SEDIMENT, CONSTRUCTION DEBRIS, PAINTS, SOLVENTS, ETC., OR OTHER TYPES OF POLLUTION FROM ENTERING PUBLIC STORM DRAINS. KEEP ALL POLLUTION ON YOUR SITE.
- 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.
- 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.
- 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 DOWNSIDE 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 DOWNSIDE DRAINAGE.
- 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.
- REMEMBER: EROSION CONTROL IS YOUR FIRST INSPECTION.
- ROOF DRAINS MUST BE CONNECTED TO THE STORM DRAIN SYSTEM AND INSPECTED BY THE PUBLIC WORKS DEPARTMENT PRIOR TO ANY BACKFILLING OF PIPE.
- 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.
- WORK IN PUBLIC RIGHT OF WAY REQUIRES A RIGHT-OF-WAY USE PERMIT.
- REFER TO WATER SERVICE PERMIT FOR ACTUAL LOCATION OF NEW WATER METER AND SERVICE LINE DETERMINED BY MERCER ISLAND WATER DEPARTMENT.
- 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.
- NEWLY INSTALLED SIDE SEWER REQUIRES A 4 P.S.I. AIR TEST OR PROVIDE 10' OF HYDROSTATIC HEAD TEST.
- 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.
- 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.

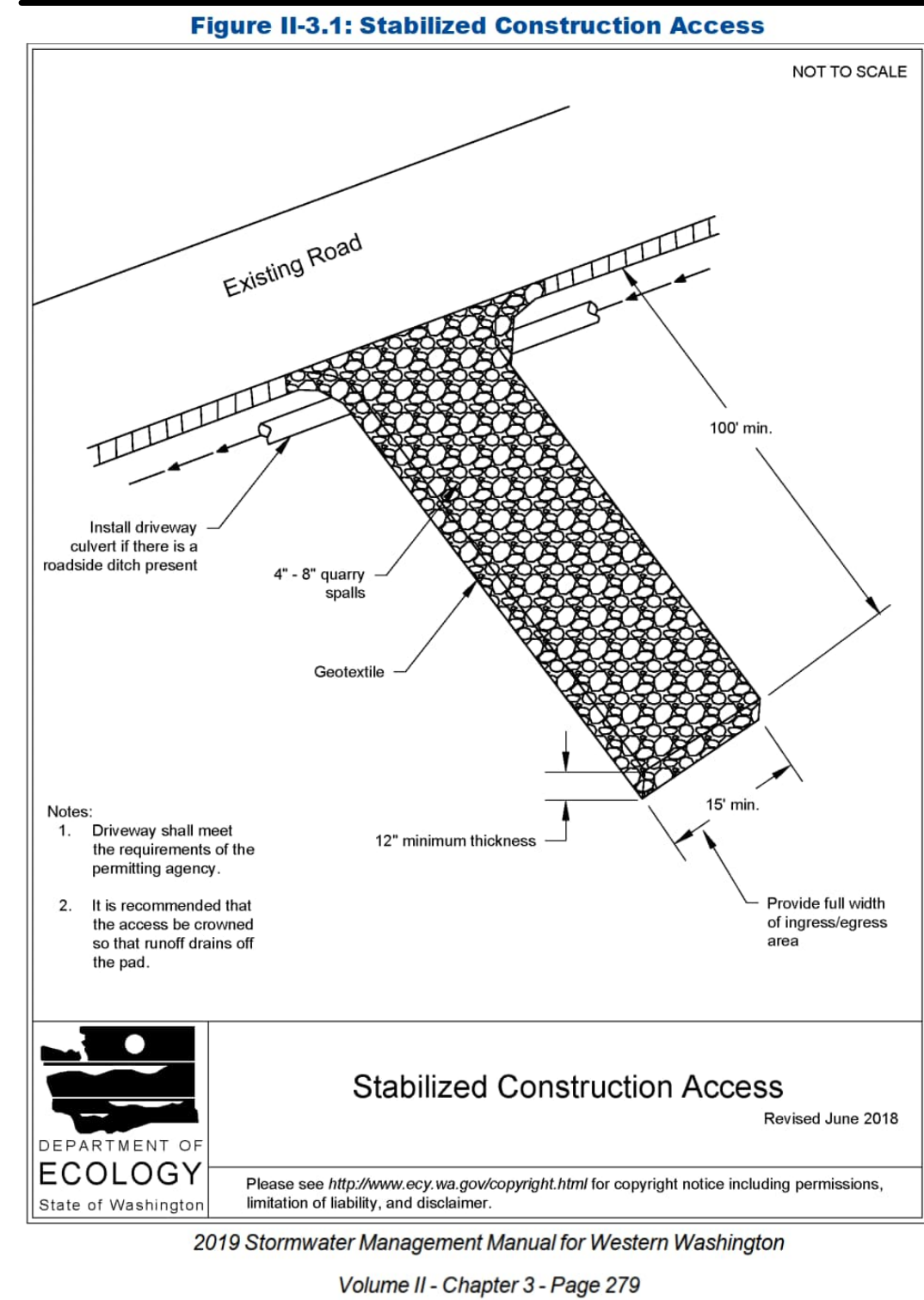
## SILT FENCE DETAIL

DOE



## CONSTRUCTION ENTRANCE

DOE



## TREE EVALUATION TABLE

TREE EVALUATION DATA		MHI Custom Homes 472 - 7119 80th Ave. Mercer Island, WA													June 9, 2023	
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	Ilo	Retain	
2	On site	Pacific dogwood (Cornus nuttallii)	6"	14'	Significant	Good	Good	Good	6'	II/A	II/A	12'	II/A	Ilo	Retain	
3	On site	Pacific dogwood (Cornus nuttallii)	10"	18"	Significant	Good	Good	Good	10'	II/A	II/A	12'	II/A	Ilo	Retain	
4	Off site	English holly (Ilex aquifolium)	6"	12'	Significant	Good	Good	Good	6'	II/A	II/A	12'	II/A	Ilo	II/A	
5	On site	Portugal laurel (Prunus lusitanica)	6"	16'	Significant	Good	Good	Good	6'	II/A	II/A	12'	II/A	Ilo	Retain	
6	On site	Douglas fir (Pseudotsuga menziesii)	22"	36'	Significant	Good	Good	Good	22'	II/A	II/A	14'	II/A	Ilo	Retain	
7	On site	Pacific dogwood (Cornus nuttallii)	6"	16"	Significant	Good	Good	Good	6'	II/A	II/A	12'	II/A	Ilo	Retain	
8	On site	Pacific dogwood (Cornus nuttallii)	12"	22'	Significant	Good	Good	Good	12'	II/A	II/A	16'	II/A	Ilo	Retain	
9	On site	Pacific dogwood (Cornus nuttallii)	16"	32'	Significant	Good	Good	Good	16'	II/A	II/A	16'	II/A	Ilo	Retain	
10	On site	Hawthorn (Crataegus sp.)	6"	14'	Significant	Good	Good	Good	6'	II/A	II/A	8'	II/A	Ilo	Retain	
11	On site	Italian prune (Prunus domestica)	6"	14'	Significant	Good	Good	Good	6'	II/A	II/A	10'	II/A	Ilo	Retain	
12	On site	Pacific dogwood (Cornus nuttallii)	10"	22'	Significant	Good	Good	Good	10'	II/A	II/A	16'	II/A	Ilo	Retain	
13	On site	Douglas fir (Pseudotsuga menziesii)	18"	32'	Significant	Good	Good	Good	18'	II/A	II/A	16'	II/A	Ilo	Retain	
14	On site	Douglas fir (Pseudotsuga menziesii)	24"	36'	Significant	Good	Good	Good	24'	II/A	II/A	16'	II/A	Ilo	Retain	
15	On site	Japanese maple (Acer japonicum)	7"	16'	Significant	Good	Good	Good	7'	10'	II/A	II/A	II/A	Ilo	Retain	
16	Off site	Pacific madrone (Arbutus menziesii)	22"	20'	II/A	Poor	Poor	Poor	22'	II/A	II/A	16'	II/A	Ilo	II/A	
17	Off site	Douglas fir (Pseudotsuga menziesii)	18"	34'	Significant	Good	Good	Good	18'	II/A	II/A	16'	II/A	Ilo	II/A	
18	Off site	Douglas fir (Pseudotsuga menziesii)	36"	44'	Exceptional	Good	Good	Good	36'	II/A	II/A	II/A	16'	Ilo	II/A	
19	Off site	Douglas fir (Pseudotsuga menziesii)	28"	36'	Significant	Good	Good	Good	28'	II/A	II/A	II/A	16'	Ilo	II/A	
20	Off site	Douglas fir (Pseudotsuga menziesii)	16"	32'	Significant	Good	Good	Good	16'	II/A	II/A	II/A	16'	Ilo	II/A	
21	Off site	Douglas fir (Pseudotsuga menziesii)	28"	38'	Significant	Good	Good	Good	28'	II/A	II/A	II/A	16'	Ilo	II/A	
22	Off site	Douglas fir (Pseudotsuga menziesii)	26"	40'	Significant	Good	Good	Good	26'	II/A	II/A	II/A	16'	Ilo	II/A	
23	Off site	Douglas fir (Pseudotsuga menziesii)	26"	36'	Significant	Good	Good	Good	26'	II/A	II/A	II/A	16'	Ilo	II/A	
24	Off site	Douglas fir (Pseudotsuga menziesii)	18"	36'	Significant	Good	Good	Good	18'	II/A	II/A	II/A	16'	Ilo	II/A	
24	Off site	Douglas fir (Pseudotsuga menziesii)	22"	36'	Significant	Good	Good	Good	22'	II/A	II/A	II/A	16'	Ilo	II/A	
25	Off site	Douglas fir (Pseudotsuga menziesii)	38"	44'	Exceptional	Good	Good	Good	38'	II/A	II/A	II/A	16'	Ilo	II/A	

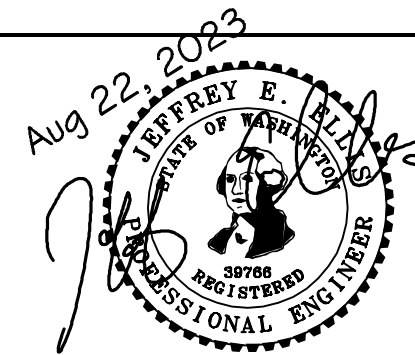
#2308-116

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@mcustom.com

DATE: Aug 22, 2023

JOB# 0472  
DRAFTED: SS DESIGN: DE  
DIGITAL SIGNATURE



**CIVIL ENGINEERING SOLUTIONS**

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

**TESC & CITY NOTES  
TESC DETAILS**

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

DRAWING NO:

**C1.2**

APN 915970-0050  
#2308-116

**SANITARY SEWER IMPROVEMENTS**

- 1 -
- 2 - 6" SDR 35 PVC SANITARY SEWER(SS) @ MIN 1.0 %.
- 3 -
- 4 -
- 7 - LOCATE AND VIDEO CONDITION OF EXISTING SANITARY SIDE SEWER. REPLACE LINE IF FOUND DEFECTIVE AS DETERMINED BY CITY INSPECTOR.

**WATER IMPROVEMENTS**

- 10 - 1" WATER METER AND WATER SERVICE IS REQUIRED PER STANDARD DETAIL W-13.
- 11 - 1.5" 250 PSI PRIVATE HDPE WATER (ASTM D2239) FROM METER TO HOUSE. RECOMMENDED DEPTH=36". COORDINATE HOUSE ENTRY WITH BUILDER/OWNER.
- 12 -
- 14 -

**STORM DRAIN**

- 20 - 4" STORM DRAIN (3034 PVC) @ MIN 2% GRADE
- 21 - 4" FOUNDATION DRAIN (3034 PVC) @ MIN 1% GRADE
- 22 -
- 23 -
- 24 - 12" STORM DRAIN (HDPE N12 OR EQUAL).
- 25 -
- 26 -

**STORM DRAIN STRUCTURES**

- 30 -
- 31 -
- 32 -
- 33 -
- 34 -
- 35 - 18" OR 24" YARD DRAIN (OR EQUAL) WITH SOLID LID
- 36 - 6" WIDE NDS DURASLOPE CHANNEL DRAIN OR EQUAL. CLASS B VEHICLE RATED GRATE.
- 38 -
- 39 -
- 40 - TYPE 40 CATCH BASIN. IN DRIVEWAY ADD WATER QUALITY RISER TEE FOR EXITING PIPE (OR DOWNTURNED ELBOW).
- 41 -
- 43 -
- 46 -
- 47 -
- 48 -

**STORM BMP'S**

- 50 - COMPOST AMENDED SOIL TO ALL DISTURBED AREAS (SEE DETAIL SHEET C3.5). TILL 2-3" OF COMPOST INTO UPPER 8" OF SOIL. LOOSEN COMPACTED SUBSOIL, IF NEEDED BY RIPPING TO 12" DEPTH. MULCH LANDSCAPE BEDS AFTER PLANTING.
- 51 -
- 52 -
- 53 -
- 54 -
- 55 - SHALLOW INFILTRATION TRENCH PER DETAIL ON SHEET C3.5. SEE PLAN FOR DIMENSIONS. SEE SIZING TABLE THIS SHEET BASED ON SOIL TYPE.
- 56 -
- 57 -
- 58 -

**STREET IMPROVEMENTS**

- 71 - PAVEMENT RESTORATION - COORDINATE SCOPE OF PAVEMENT RESTORATION WITH CITY INSPECTOR

**MINIMUM 10% ORGANIC - COMPOST & MULCH REQUIRED**

**SOILS**

GEOTECH REPORT FINDS OUTWASH OVERLYING TILL SOIL BECOMES TILL - 5.5 FT BELOW GROUND SURFACE  
MERCER ISLAND INFILTRATION MAP SHOWS MODERATE POTENTIAL

**SURVEYOR**

TOPOGRAPHIC SURVEY BY:  
TERRANE  
10801 MAIN STREET, SUITE 102  
BELLEVUE, WA 98004  
PHONE 425-458-4488

**SOIL AMENDMENT REQUIRED**

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

**SOIL INSPECTION BY ENGINEER REQ.**

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

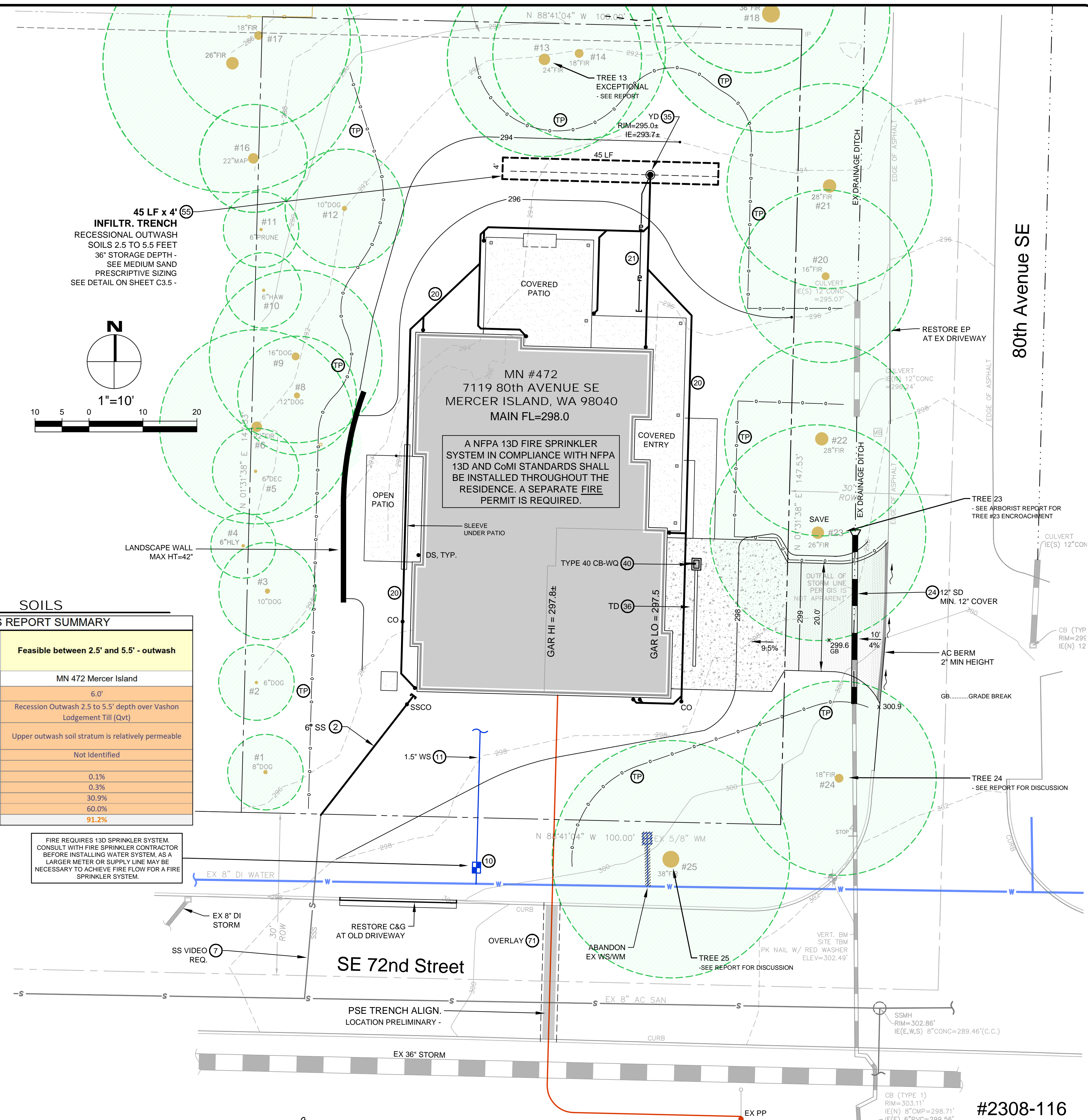
**INFILTRATION TRENCH SIZING**

DOE Prescriptive Infiltration Sizing			
Prescriptive Sizing based on DOE Manual SECTION III-3.1.1			
Tributary Impervious Area	4,700	sf	Tributary area to infiltration
Sizing Standard: Medium Sand	90	cf/1000 sf	Medium sand sizing, DOE Manual vol III-3.1.1
Volume Req=	423	cf	
Sizing Goal or factor of safety=	100%		
Adjusted Volume Design=	423	cf	
Input Design Storage Depth=	3.0	feet	Input optimal Storage depth
Required infiltration size=	141.0	sf	
Enter X dimension=	4.0	feet	see plan for final dimensions & location.
Required length=	35.3	feet	see plan for final dimensions & location.

**SOILS**

SOILS REPORT SUMMARY	
Infiltration recommendation?	Feasible between 2.5' and 5.5' - outwash
Project	MN 472 Mercer Island
Depth of Test Pit	6.0'
Soil profile	Recession Outwash 2.5 to 5.5' depth over Vashon Lodgement Till (Qvt)
Density=	Upper outwash soil stratum is relatively permeable
Groundwater	Not Identified
Gravel=	0.1%
Course Sand=	0.3%
Medium Sand=	30.9%
Fine sand=	60.0%
% sand=	91.2%

FIRE REQUIRES 13D SPRINKLER SYSTEM CONSULT WITH FIRE SPRINKLER CONTRACTOR BEFORE INSTALLING WATER SYSTEM. AS A LARGER METER OR SUPPLY LINE MAY BE NECESSARY TO ACHIEVE FIRE FLOW FOR A FIRE SPRINKLER SYSTEM.



NO.	DATE	BY	REVISIONS

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DATE: Aug 23, 2023  
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DIGITAL SIGNATURE



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

**DRAINAGE / CIVIL PLAN**  
HOME #472 by MN CUSTOM HOMES  
7119 80th AVENUE SE, MERCER ISLAND, WA 98040

DRAWING NO:  
**C2.0**  
APN 915970-0050  
#2308-116

**MINIMUM 10% ORGANIC - COMPOST SOIL REQUIRED**

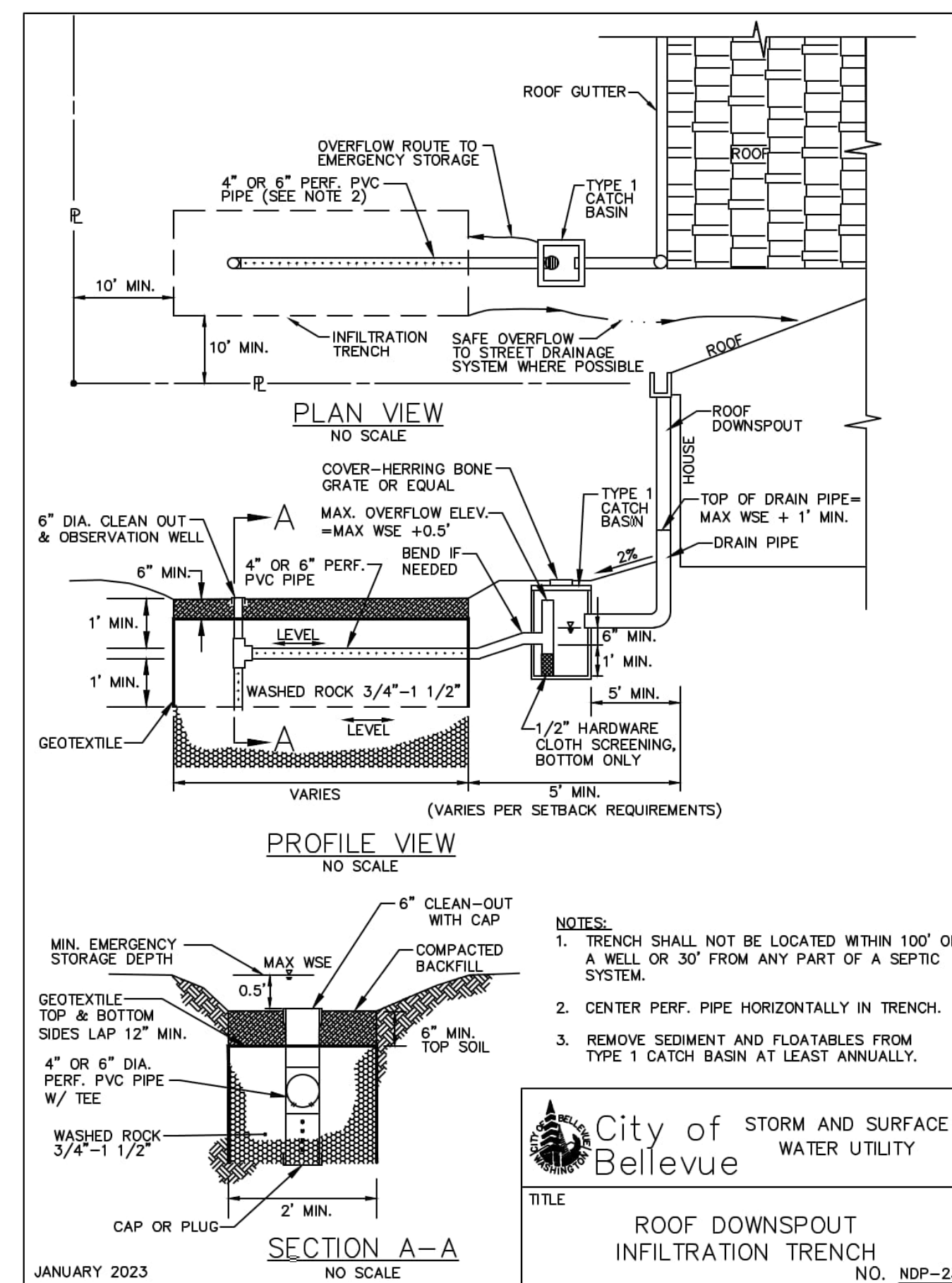
**SOIL AMENDMENT REQUIRED**

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

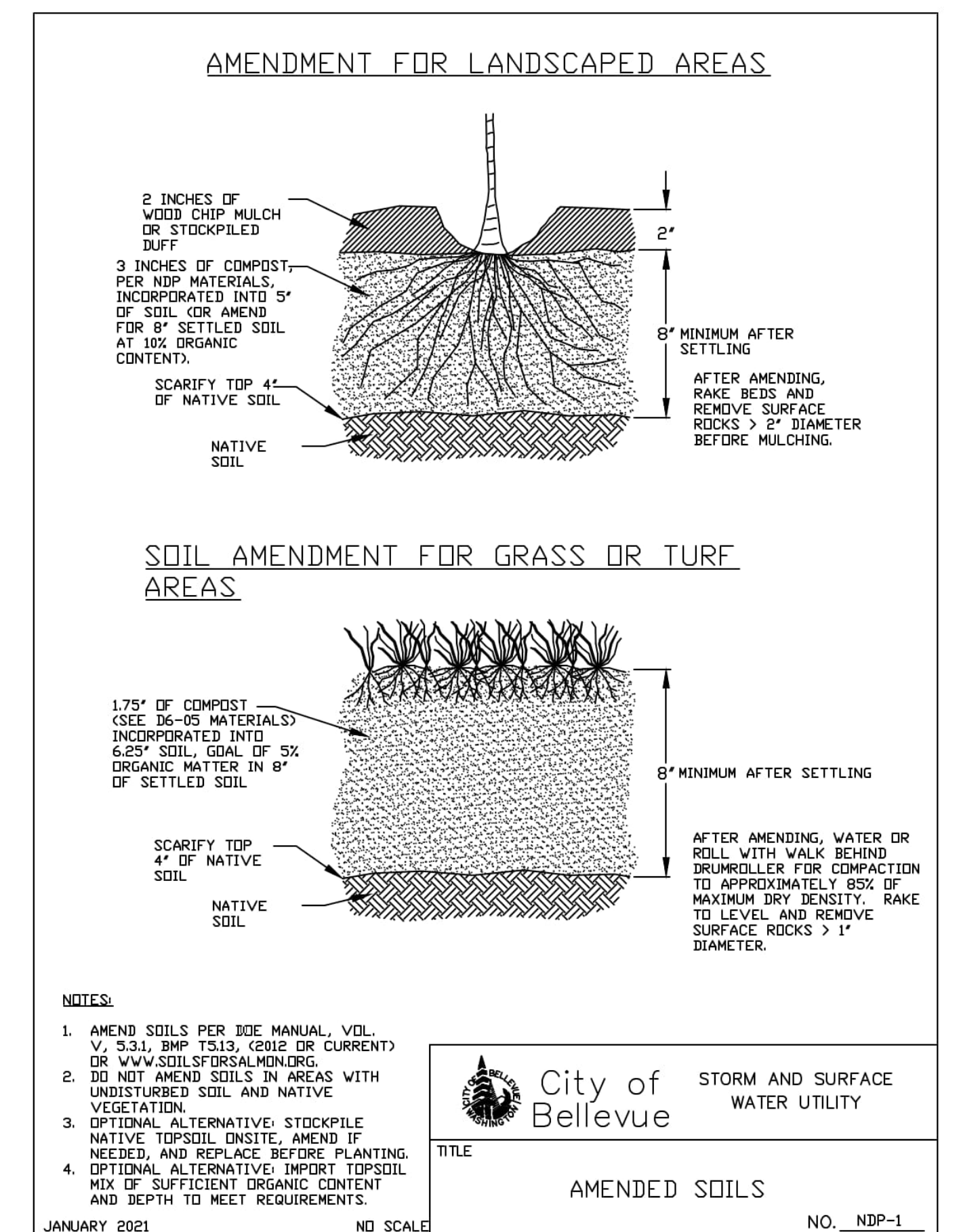
**SOIL INSPECTION REQUIRED BY ENGINEER**

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

**INFILTRATION TRENCH** (SOURCE: BELLEVUE)



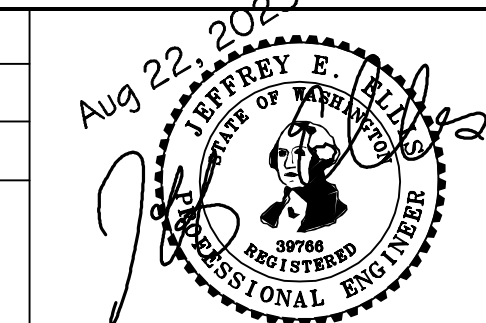
**COMPOST AMENDED SOIL SPEC** (SOURCE: BELLEVUE)



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 98004

#2308-116  
DRAWING NO: **C3.5**  
APN 915970-0050  
#2308-116