

PS HOME  
DESIGNS

CUSTOM HOMES  
REMODELS  
ADDITIONS  
253-282-2277

PAVEL2TRAVEL@GMAIL.COM

SCALE:

1/4" = 1'-0"

ENGINEERING:

BLDG DEPT:  
MERCER ISLAND

CHECKED BY:

PRINT DATE:  
12.9.20

REVISIONS

12.9.20 PRELIMINARY FVS

BUILDER APPROVAL:

DATE

DATE

OWNER APPROVAL:

DATE

DATE

PLAN NUMBER

PROJECT

PREMIUM HOMES  
OF MERCER ISL  
REMODEL

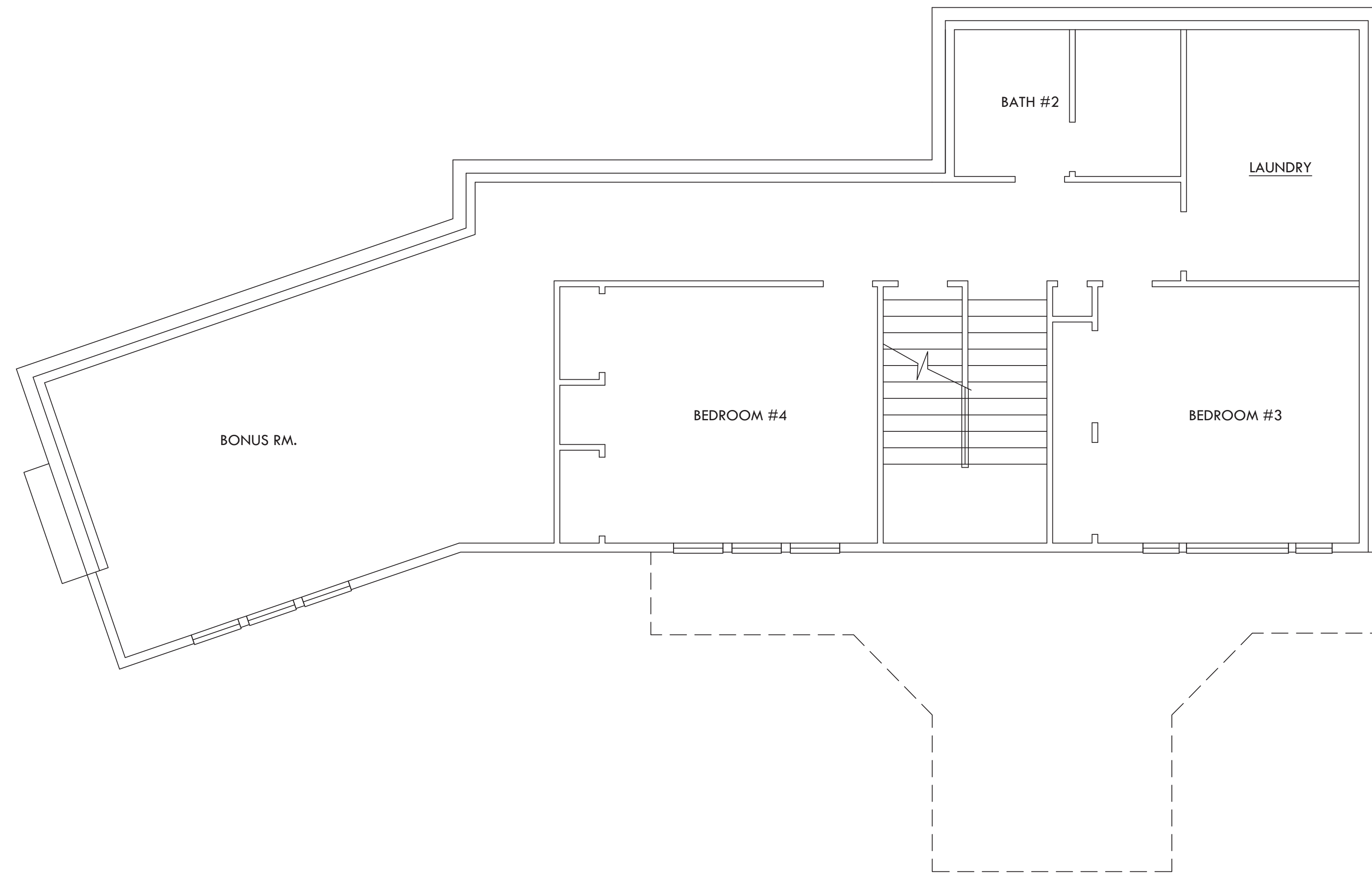
2906 74th Ave SE  
Mercer Island  
WASHINGTON  
98040

531510-0836

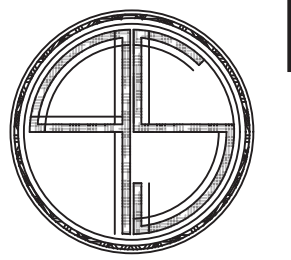
SHEET TITLE:

SHEET NUMBER:

A-0.1



0 2' 4' 6' 8'  
SCALE 1/4" = 1'-0"



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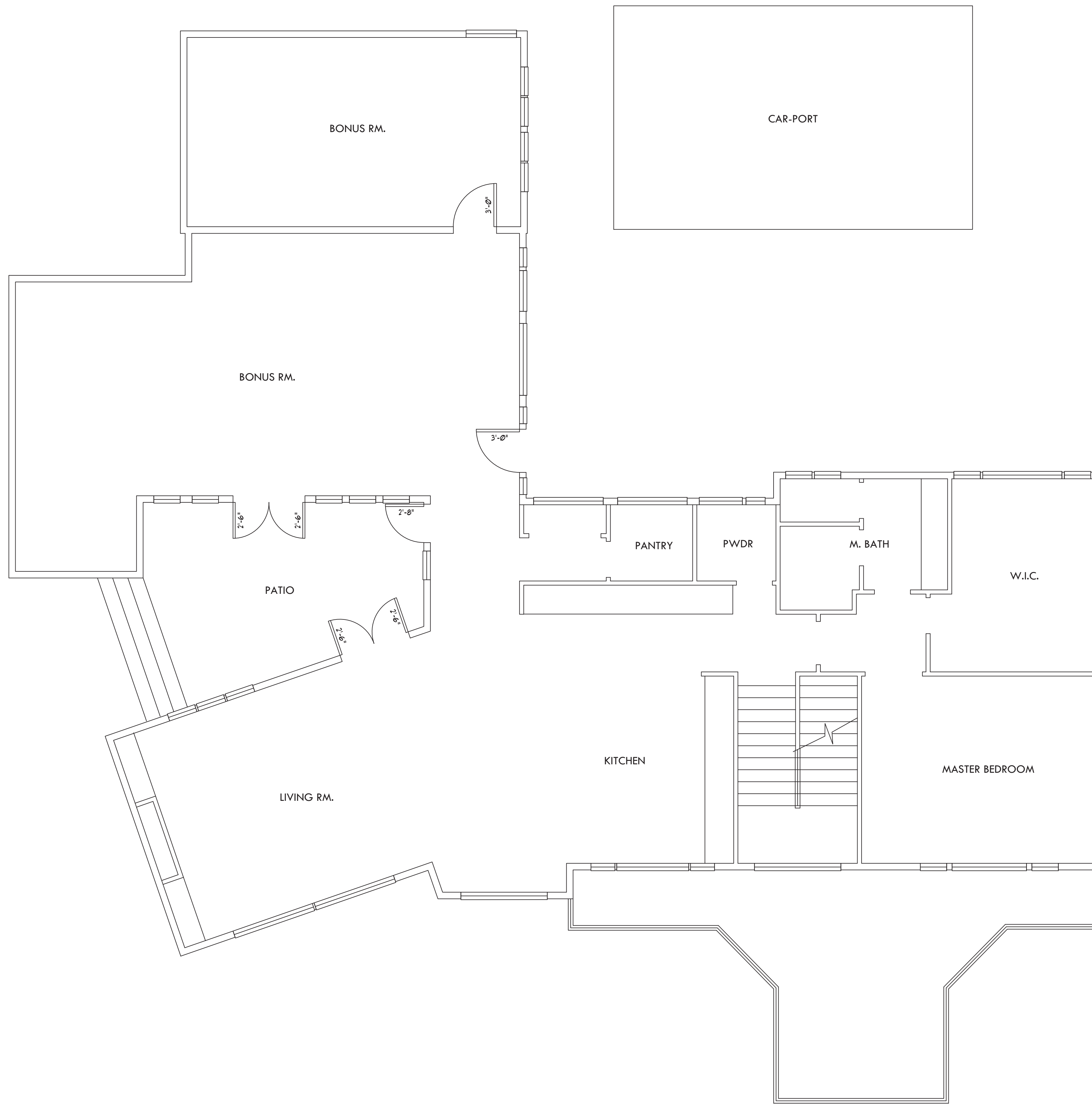
2906 74th Ave SE  
Mercer Island  
WASHINGTON  
98040

531510-0836

SHEET TITLE:

SHEET NUMBER:

A-0.2



0 2 4 6 8  
SCALE 1/4" = 1'-0"

**INSULATION BAFFLE NOTE:**

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

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

**FIREBLOCKING NOTE:**

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

**SHOWER NOTES**

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

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

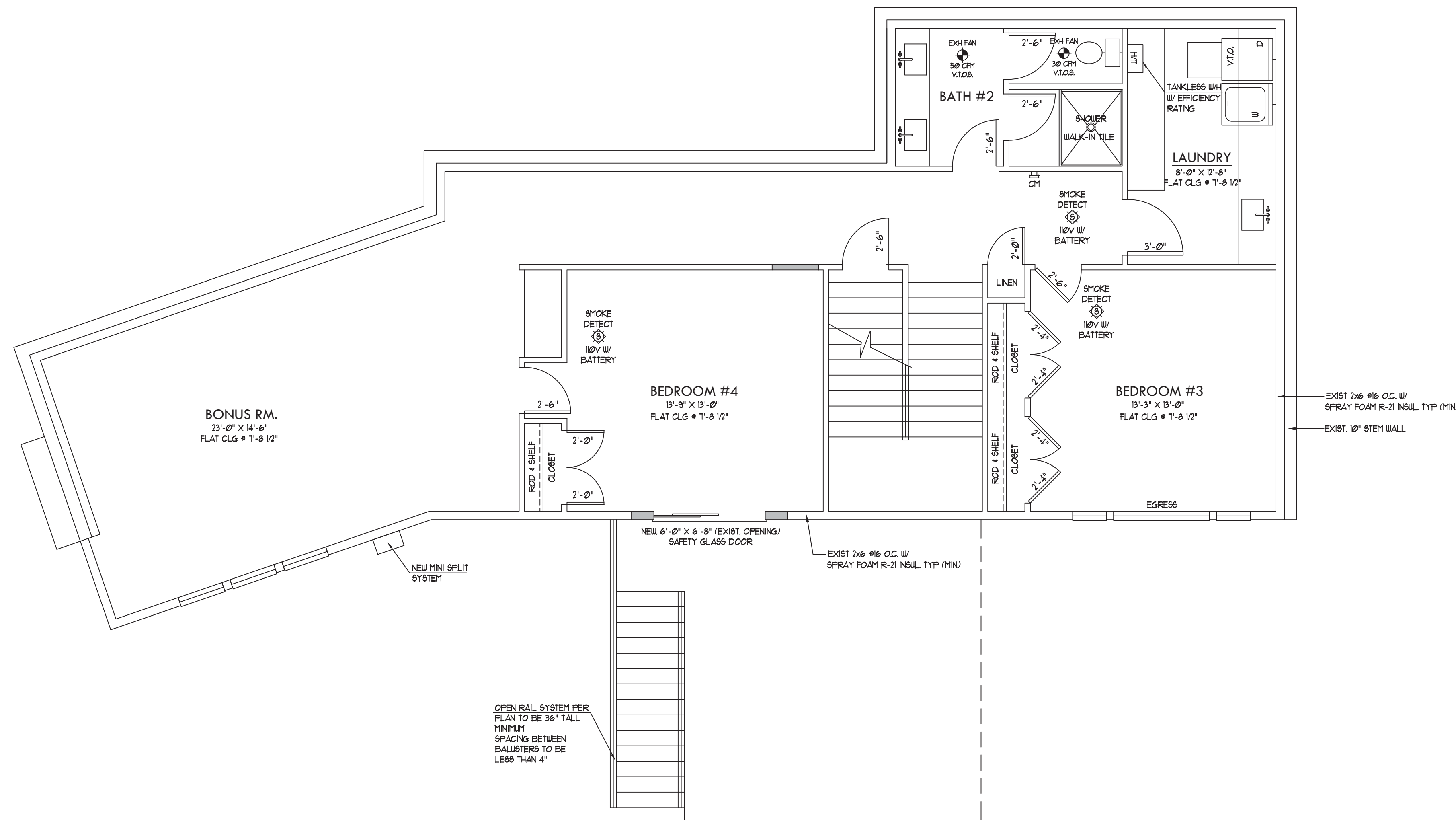
IN AREAS SUBJECT TO CONTINUOUS HIGH HUMIDITY SUCH AS SAUNAS, STEAM ROOMS, OR GANG SHOWER ROOMS, ON CEILINGS WHERE FRAME SPACING EXCEEDS 12" O.C.

**EGRESS NOTES**

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

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

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



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

**WTR HTR NOTES:**

IN SEISMIC ZONES D1, WATER HEATERS SHALL BE ANCHORED OR STRAPPED TO RESIST HORIZONTAL DISPLACEMENT DUE TO EARTHQUAKE MOTION. STRAPPING SHALL BE AT POINTS WITHIN THE UPPER THIRD AND LOWER THIRD OF ITS VERTICAL DIMENSION.

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

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

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

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

**SMOKE DETECTOR NOTE:**

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

ALL DETECTORS TO BE LABELED IN ACCORDANCE WITH UL 217.

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

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

**R314.3 LOCATION**

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

**R315.3.1 ALTERATIONS, REPAIRS, & ADDITION**

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

**CARBON MONOXIDE ALARMS**

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

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

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

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

**R315.3 LOCATION**

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



CUSTOM HOMES  
REMODELS  
ADDITIONS  
253-282-2277

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1/4" = 1'-0"

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MERCER ISLAND

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PRINT DATE:  
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REVISIONS

12.3.20 PRELIMINARY FV3

BUILDER APPROVAL:

DATE

DATE

OWNER APPROVAL:

DATE

DATE

PLAN NUMBER

2038

PROJECT

PREMIUM HOMES  
OF MERCER ISL  
REMODEL

2906 74th Ave SE  
Mercer Island  
WASHINGTON  
98040

531510-0836

SHEET TITLE:

PROPOSED  
MAIN FLOOR PLAN

SHEET NUMBER:

A-1.1





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OWNER APPROVAL:

DATE

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PLAN NUMBER

PROJECT

PREMIUM HOMES  
OF MERCER ISL  
REMODEL

2906 74th Ave SE  
Mercer Island  
WASHINGTON  
98040

531510-0836

SHEET TITLE:  
PROPOSED  
LOWER FLOOR PLAN

SHEET NUMBER:

A-1.2

**GARAGE NOTE:**

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

**INSULATION Baffle NOTE:**

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

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

**FIREBLOCKING NOTE:**

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

**SHOWER NOTES**

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

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

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

**EGRESS NOTES**

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

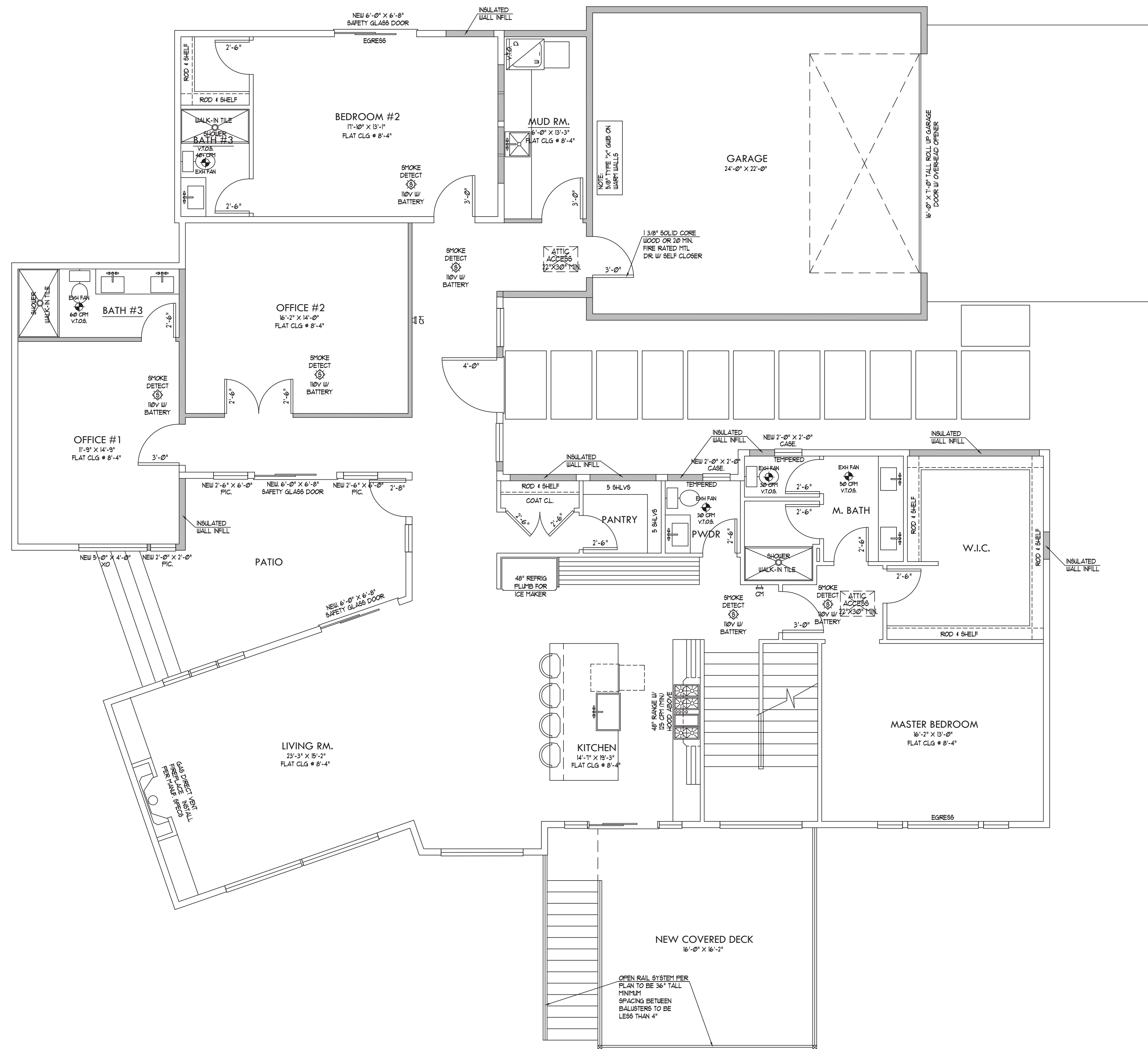
EGRESS WINDOWS SHALL HAVE A MINIMUM NET CLEAR OPENING AREA OF 5.7 SQFT. THE MINIMUM NET CLEAR OPENING HEIGHT SHALL BE 24" THE MINIMUM NET CLEAR OPENING WIDTH SHALL BE 20" HEIGHT TIMES THE WIDTH SHALL NOT BE LESS THAN 5.7 SQFT.

ALL WINDOWS LABELED AS EGRESS ON PLAN SHALL HAVE AN OPENING HEIGHT OF NOT MORE THAN 44" ABOVE FINISHED FLOOR LEVELS PER IRC 310.1

**TEMPERED GLAZING NOTE**

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

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



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

**WTR HTR NOTES:**

IN SEISMIC ZONES D1, WATER HEATERS SHALL BE ANCHORED OR STRAPPED TO RESIST HORIZONTAL DISPLACEMENT DUE TO EARTHQUAKE MOTION. STRAPPING SHALL BE AT POINTS WITHIN THE UPPER THIRD AND LOWER THIRD OF ITS VERTICAL DIMENSION.

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

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

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

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

**SMOKE DETECTOR NOTE:**

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

ALL DETECTORS TO BE LABELED IN ACCORDANCE WITH UL 217.

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

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

**R314.3 LOCATION**

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

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

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

**CARBON MONOXIDE ALARMS**

ALL CARBON MONOXIDE DETECTORS SHOWN ON THE PLAN WITH SYMBOL TO THE RIGHT SHALL BE INSTALLED PER 2015 IRC SECTION R305 REFER TO FULL CODE FOR ALL REQUIREMENTS.

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

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

EXISTING DWELLING SHALL BE EQUIPPED WITH CARBON MONOXIDE ALARMS IN ACCORDANCE WITH SECTION R305.2.1 AN INSPECTION WILL OCCUR WHEN ALTERATIONS, REPAIRS OR ADDITIONS REQUIRING A PERMIT OCCUR, OR WHEN ONE OR MORE SLEEPING ROOMS ARE ADDED OR CREATED.

**R315.3 LOCATION**

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

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

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

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

**WALL FLASHING NOTE:**  
APPROVED CORROSION RESISTIVE FLASHING SHALL BE PROVIDED IN THE EXTERIOR WALL ENVELOPE IN SUCH A MANNER AS TO PREVENT ENTRY OF WATER INTO THE WALL CAVITY OR PENETRATION OF WATER TO THE BUILDING STRUCTURAL TRAPPING COMPONENTS. THE FLASHING SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH AND SHALL BE INSTALLED TO PREVENT WATER FROM REENTERING THE EXTERIOR WALL ENVELOPE. APPROVED CORROSION-RESISTANT FLASHINGS SHALL BE INSTALLED AT ALL OF THE FOLLOWING LOCATIONS AS APPLICABLE:  
A. AT THE TOP OF ALL EXTERIOR WINDOW AND DOOR OPENINGS IN SUCH A MANNER AS TO BE LEAK PROOF EXCEPT THAT SELF FLASHING WINDOWS HAVING A CONTINUOUS LAP OF NOT LESS THAN 1 1/4" OVER THE SHEATHING MATERIAL AROUND THE PERIMETER OF THE OPENING INCLUDING CORNERS; DO NOT REQUIRE ADDITIONAL FLASHING. JAMB FLASHING MAY ALSO BE OMITTED WHEN SPECIFICALLY APPROVED BY THE BUILDING OFFICIAL.  
B. AT THE INTERSECTION OF CHIMNEYS OR OTHER MASONRY CONSTRUCTION WITH FRAME OR STUCCO WALLS WITH PROJECTING LIPS ON BOTH SIDES UNDER STUCCO COPINGS.  
C. UNDER AND AT THE ENDS OF MASONRY, METAL OR WOOD CORNERS AND SILLS.  
D. CONTINUOUSLY ABOVE ALL PROJECTING WOOD TRIM  
E. WHERE EXTERIOR PORCHES, DECKS OR STAIRS ATTACH TO A WALL OR FLOOR ASSEMBLY OF WOOD FRAME CONSTRUCTION  
F. AT WALL AND ROOF INTERSECTIONS  
G. AT BUILT-IN GUTTERS



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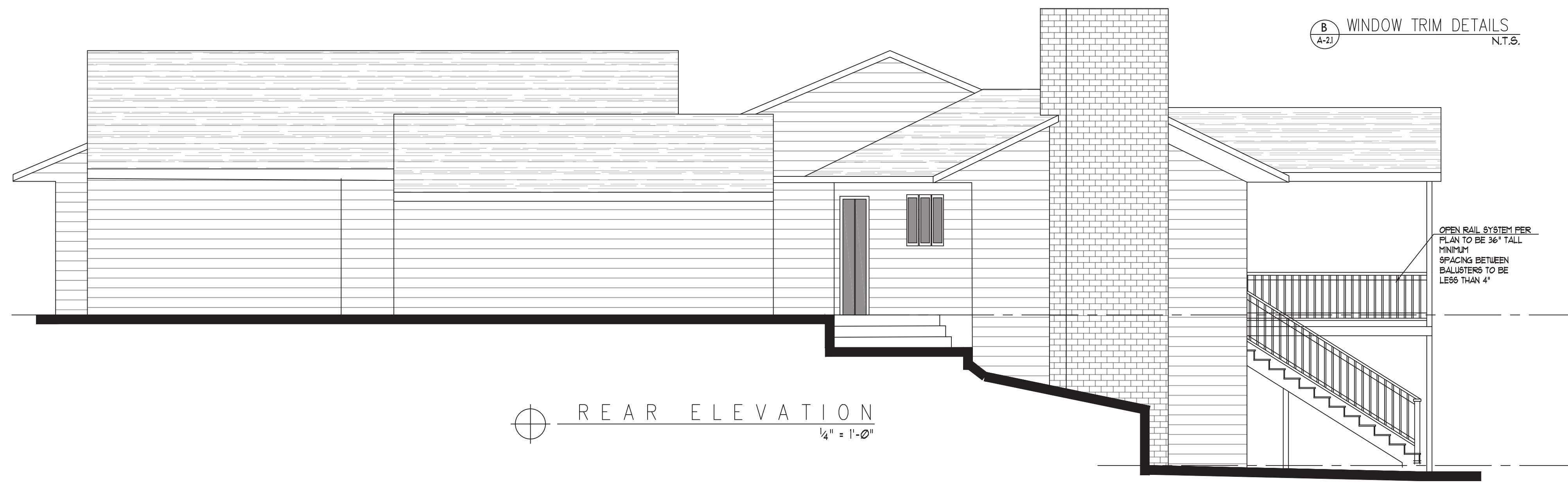
BUILDER APPROVAL:  
DATE  
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OWNER APPROVAL:  
DATE  
DATE

PLAN NUMBER  
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PREMIUM HOMES  
OF MERCER ISL  
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2906 74th Ave SE  
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PROPOSED  
LOWER FLOOR PLAN  
SHEET NUMBER:  
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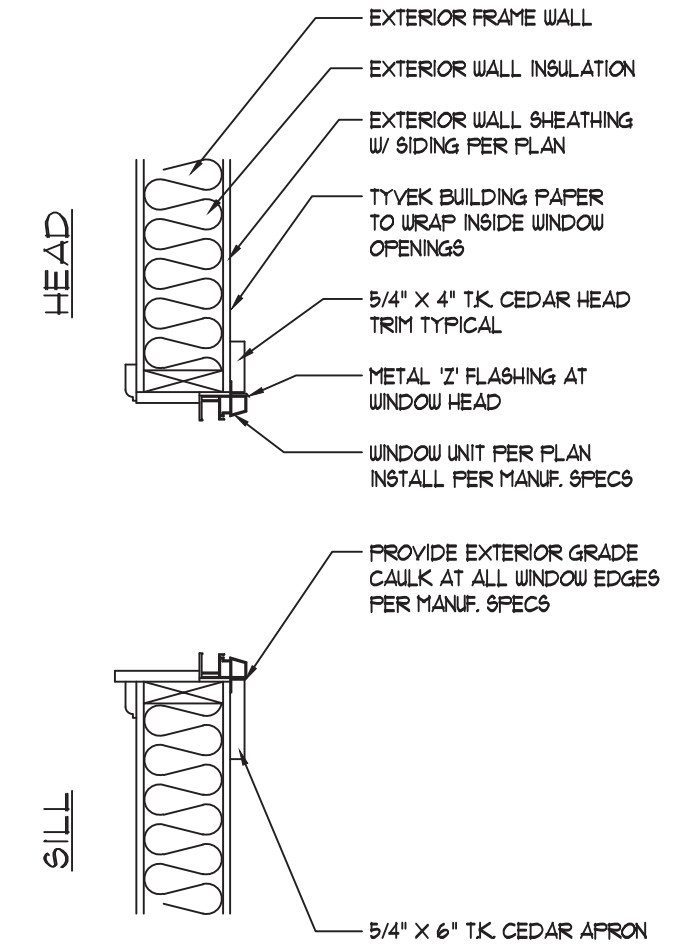


FRONT ELEVATION  
1/4" = 1'-0"

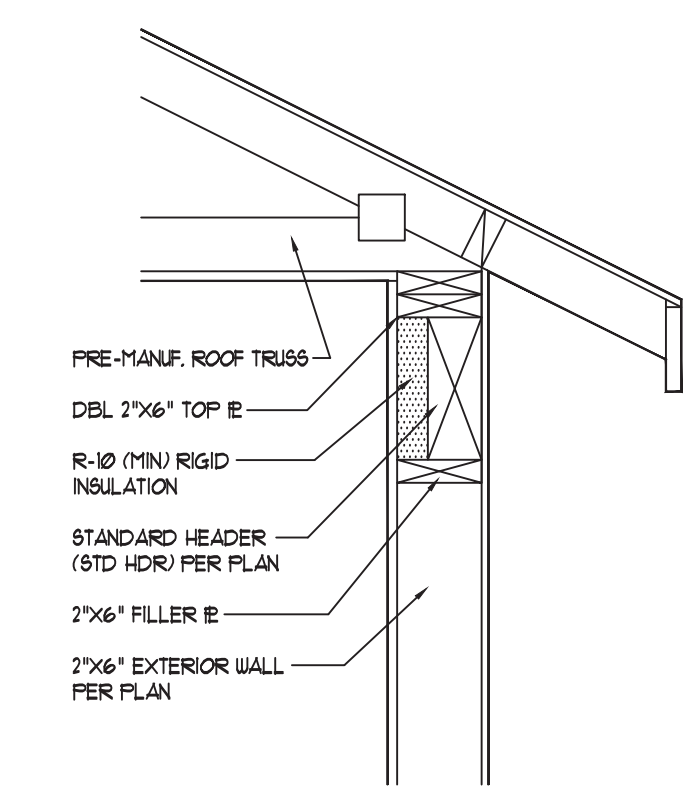
**SITE DRAINAGE NOTE:**  
SURFACE DRAINAGE SHALL BE DIVERTED TO A STORM SEWER CONVEYANCE OR OTHER APPROVED POINT OF COLLECTION (REFER TO SITE PLAN) SO AS TO NOT CREATE A HAZARD  
LOTS SHALL BE GRADED SO AS TO DRAIN WATER AWAY FROM FOUNDATION WALLS GRADE SHALL FALL A MINIMUM OF 6" WITHIN THE FIRST 10'-0"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



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



WINDOW TRIM DETAILS  
N.T.S.



HEADER DETAIL  
1" = 1'-0"

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

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

**SITE DRAINAGE NOTE:**

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

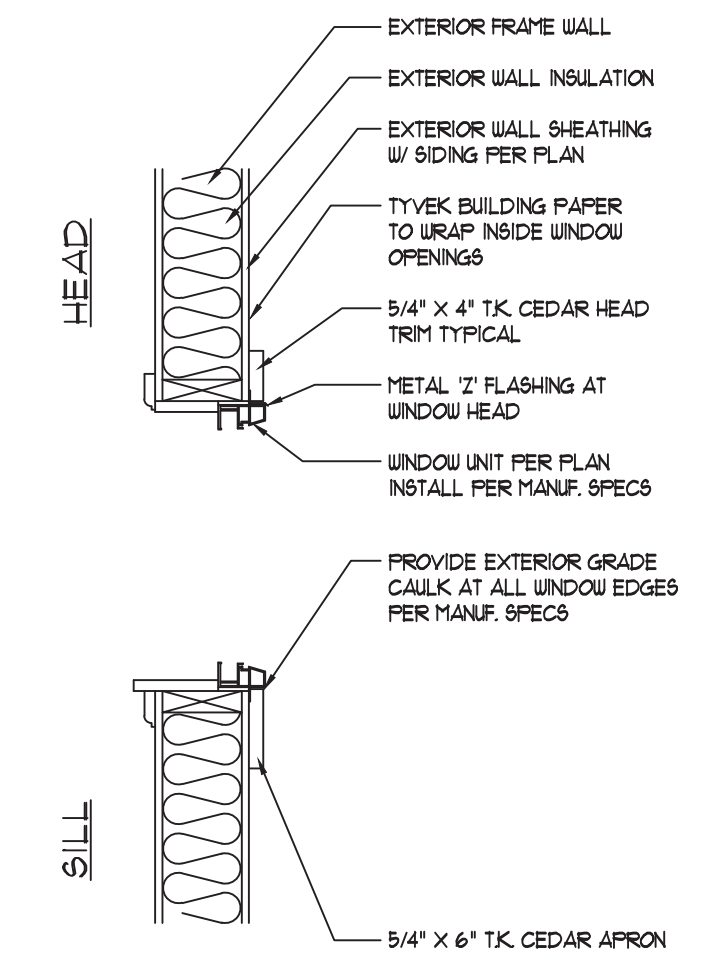
**WALL FLASHING NOTE:**

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

- A. AT THE TOP OF ALL EXTERIOR WINDOW AND DOOR OPENINGS IN SUCH A MANNER AS TO BE LEAK PROOF EXCEPT THAT SELF FLASHING WINDOWS HAVING A CONTINUOUS LAP OF NOT LESS THAN 1 1/4" OVER THE SHEATHING MATERIAL AROUND THE PERIMETER OF THE OPENING INCLUDING CORNERS, DO NOT REQUIRE ADDITIONAL FLASHING. JAMB FLASHING MAY ALSO BE OMITTED WHEN SPECIFICALLY APPROVED BY THE BUILDING OFFICIAL.
- B. AT THE INTERSECTION OF CHIMNEYS OR OTHER MASONRY CONSTRUCTION WITH FRAME OR STUCCO WALLS WITH PROJECTING LIPS ON BOTH SIDES UNDER STUCCO COPINGS.
- C. UNDER AND AT THE ENDS OF MASONRY, METAL OR WOOD CORNERS AND SILLS.
- D. CONTINUOUSLY ABOVE ALL PROJECTING WOOD TRIM.
- E. WHERE EXTERIOR PORCHES, DECKS OR STAIRS ATTACH TO A WALL OR FLOOR ASSEMBLY OF WOOD FRAME CONSTRUCTION.
- F. AT WALL AND ROOF INTERSECTIONS.
- G. AT BUILT-IN GUTTERS.



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

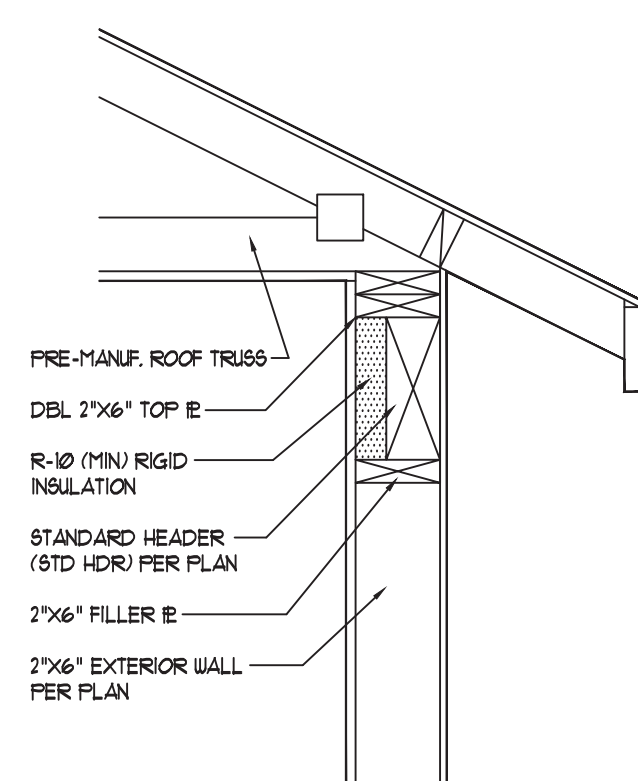


WINDOW TRIM DETAILS  
N.T.S.

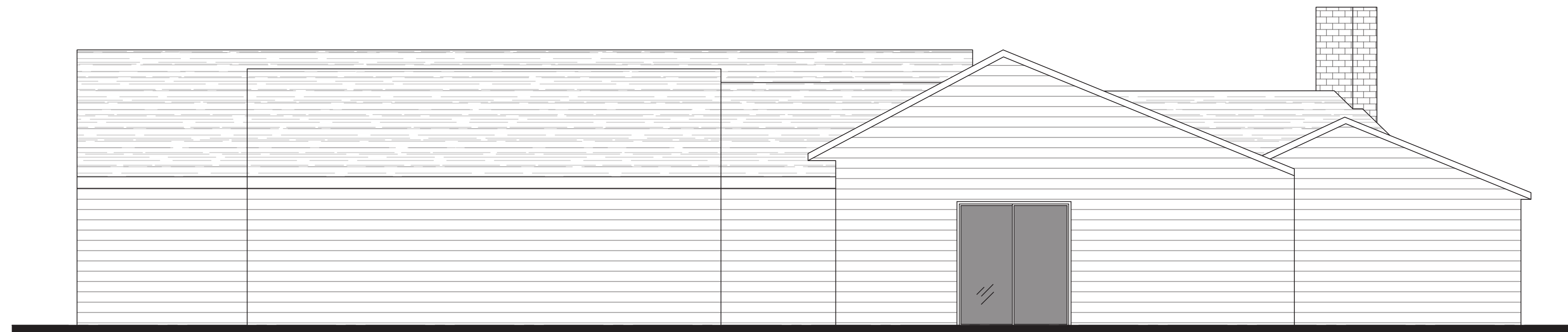
**SITE DRAINAGE NOTE:**

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

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



HEADER DETAIL  
1" = 1'-0"



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



CUSTOM HOMES  
REMODELS  
ADDITIONS  
253-282-2277

PAVEL2TRAVEL@GMAIL.COM

SCALE:

1/4" = 1'-0"

ENGINEERING:

BLDG DEPT:  
MERCER ISLAND

CHECKED BY:

PRINT DATE:  
12.9.20

REVISIONS  
12.9.20 PRELIMINARY FVS

BUILDER APPROVAL:

DATE

DATE

OWNER APPROVAL:

DATE

DATE

PLAN NUMBER

PROJECT

PREMIUM HOMES  
OF MERCER ISL  
REMODEL

2906 74th Ave SE  
Mercer Island  
WASHINGTON  
98040

531510-0836

SHEET TITLE:  
PROPOSED  
LOWER FLOOR PLAN

SHEET NUMBER:

A-2.2