

# 4541 88TH Ave SE

## Mercer Island, WA

GENERAL INFORMATION  
APPLIES FULL SET



7525 SE 24th St., 487  
Mercer Island, WA  
98040  
425.266.9100

### FLOOR PLAN GENERAL NOTES

#### GENERAL

- ALL ANGLED WALLS (OTHER THAN 90°) SHALL BE CONSTRUCTED AS NOTED BY ANGLE (DEGREES) CALLOUT OR CONFIGURED AS DIMENSIONED. (UNO.)
- ALL DIMENSIONS AT WALLS ARE TO THE FACE OF FRAMING STUDS.
- ALL EXTERIOR WALLS ENCLOSING CONDITIONED SPACE SHALL BE 2x6 STUDS at 16" OC, and INTERIOR WALLS TO BE 2x4 STUDS at 16" OC, per IRC, R602.3.2 (UNO.)
- ALL DIMENSIONS AT WINDOWS ARE TO THE CENTERLINE
- WINDOW SIZES NOTED ON PLANS ARE NOMINAL SO CONTRACTOR MUST VERIFY EXACT ROUGH OPENINGS PRIOR TO FRAMING. WINDOW and DOOR HEAD HEIGHTS SHOULD BE COORDINATED SO THAT ALL WINDOW and DOOR TRIMS ALIGN.
- PROVIDE WEATHER PROTECTION SYSTEM w/WATER-RESISTIVE BARRIERS IN COMBINATION w/FLASHINGS at EXT. WALLS, OPENINGS, PROJECTIONS, PENETRATIONS and INTERSECTIONS TO LOCK OUT ALL MOISTURE per IRC, R103.1-103.4
- TILE INSTALLATION SHALL COMPLY w/APPLICABLE SECTIONS OF THE TILE COUNCIL OF AMERICA'S "HANDBOOK FOR CERAMIC TILE INSTALLATION" and ITS REFERENCED STANDARDS including IRC, R102.4.1
- ALL COUNTERS, TUB DECKS & WALLS AT TUBS & SHOWERS SHALL HAVE SMOOTH, HARD, NON-ABSORBENT SURFACE w/CEMENTITIOUS BACKER BOARD and MOISTURE RESISTANT UNDERLAYMENT per IRC, R102.4.2. NONABSORBENT AT TUB & SHOWER WALLS SHALL BE TO A HEIGHT OF +12" MIN. ABOVE DRAIN INLET per IRC, R301.2
- ALL SHOWERS AND ALL SHOWER RECEPTORS SHALL COMPLY WITH THE 2018 UNIFORM PLUMBING CODE.
- CALCULATIONS and DETAILS FOR MOUNTING HEIGHTS & CONNECTION OF METAL GUARDRAILS (IF USED) SHALL BE PROVIDED FOR REVIEW and APPROVAL BY RAILING FABRICATOR PRIOR TO INSTALLATION FOR COMPLIANCE w/IRC R311 & R312
- ALL REQUIREMENTS FOR BUILDING ENVELOPE TO COMPLY WITH THE 2018 WASHINGTON STATE ENERGY CODE (WSEC). SEE RESID ENERGY CREDITS ON THIS SHEET ALONG w/ENI FOR PRESCRIPTIVE REQUIREMENTS and COMPLIANCE NOTES FOR SINGLE FAMILY RESIDENTIAL IN CLIMATE ZONE 5 and MARINE 4.
- WSEC COMPLIANCE CERTIFICATE REQUIRED WITHIN 3' of ELECTRICAL PANEL.
- EXHAUST FANS LARGER THAN 50cfm, MAY BE CONNECTED TO 4" SMOOTH WALL VENT PIPE IF RUNS DO NOT EXCEED 20' IN LENGTH, THE MINIMUM SIZE OF FLEX DUCT IS 5" DIAMETER WITH MAXIMUM RUN OF 15'.
- COMBUSTION AIR REQUIRED FOR ALL FUEL BURNING APPLIANCES. ALL INTIION SOURCES TO BE MIN. 18" ABV. GARAGE FLOOR per IRC, M301.3
- PROVIDE FIREBLOCKING TO CUT OFF DRAFT OPENINGS AT LOCATIONS w/MATERIALS per IRC, R302.11. PROVIDE DRAFTSTOPPING AT FLOOR/CEILING ASSEMBLIES per IRC, R302.12
- ALL WASTE PLUMBING DROPS TO BE ON INTERIOR WALLS or FURRED OUT EXTERIOR WALLS.
- PROVIDE ACOUSTICAL PIPE WRAP AT ALL UPPER LEVEL WASTE LINES
- ALL OPENINGS MADE IN WALLS, FLOORS or CEILINGSS FOR THE PASSAGE OF PIPES, STRAINER PLATES ON DRAIN INLETS, TUB WASTE OPENINGS TO CRAWLSPACE and METER BOXES TO COMPLY w/THE CODE REQUIREMENTS OF THE GOVERNING UPC.
- ENTRY STEPS SHALL HAVE SUFFICIENT GRADE BUILT UP AROUND THEM SO THE NUMBER OF STAIR RISERS DOES NOT EXCEED 3, w/MAX. RISER HEIGHT OF 7 1/2" - NOT REQUIRING A HANDRAIL per IRC, R311.7.8
- ALL EXTERIOR HOSE BIBS TO HAVE NON-REMOVABLE VACUUM BREAKERS, MUST BE FROSTPROOF and BE CAULKED and SECURED AT EXT. WALLS.
- INTERIOR CEILING HEIGHTS ARE AS FOLLOWS:  
MAIN FLOOR 10'-0" (UNO.)  
UPPER FLOOR 9'-1 1/8" (UNO.)

#### SAFETY GLAZING

SAFETY GLAZING INSTALLED IN HAZARDOUS LOCATIONS AS REQUIRED BY THIS SECTION SHALL HAVE MFG'S DESIGNATION w/TYPE, THICKNESS and SAFETY GLAZING STANDARD WITH WHICH IT COMPLIES MARKED BY PERMANENT MEANS THAT CANNOT BE REMOVED WITHOUT DESTROYING GLASS per IRC, R308.1  
IRC, R308.4 REQUIRES THAT SAFETY GLAZING TO BE INSTALLED IN ALL HAZARDOUS LOCATIONS per DEFINED REQUIREMENTS and EXCEPTIONS SPECIFIED IN IRC, R308.4.1 through R308.4.7

- GLAZING IN DOORS.
- GLAZING ADJACENT TO DOORS.
- GLAZING IN WINDOWS MEETING ALL (d) CONDITIONS LISTED.
- GLAZING IN GUARDS and RAILINGS
- GLAZING IN and NEAR NET SURFACES.
- GLAZING ADJACENT TO STAIRS and RAMPS
- GLAZING ADJACENT TO THE BOTTOM STAIR LANDING.

SKYLIGHTS and SLOPED GLAZING SHALL COMPLY WITH

THE MATERIALS and REQUIREMENTS OF IRC, R308.6.1 through R308.6.9

#### EGRESS WINDOWS

WINDOWS PROVIDING EMERGENCY ESCAPE and RESCUE OPENINGS REQUIRED AT BASEMENTS, HABITABLE ATTICS and ALL SLEEPING ROOMS and SHALL OPEN DIRECTLY INTO A PUBLIC WAY or YARD TO SAME per IRC, R310.1

- WINDOW CANNOT REQUIRE KEYS, TOOLS or SPECIAL KNOWLEDGE TO OPEN per IRC, R310.1.1

- MUST HAVE AN OPENING AREA OF NOT LESS THAN 5.7 Sq.Ft. with 20" min. WIDTH and 24" min. HEIGHT per IRC, R310.2.1.2.1

- MUST HAVE A SILL HEIGHT OF NOT MORE THAN 44" ABV. FLOOR per IRC, R310.2.2

- GUARDS MUST BE PROVIDED AS WINDOW FALL PROTECTION AT LOW WINDOWS LOCATED GREATER THAN 12" ABV, FINISHED GRADE per IRC, R312.2

#### STAIRS and HANDRAILS

STAIRWAYS PROVIDING EGRESS FROM HABITABLE LEVELS NOT PROVIDED w/EGRESS DOOR per IRC, R311.2 SHALL MEET THE REQUIREMENTS and EXCEPTIONS OF IRC, R311.1 through R311.1.4 INCLUDING:

- SHALL PROVIDE A MIN. CLEAR WIDTH OF 36" ABOVE HANDRAIL w/MAX. HANDRAIL PROJECTION INTO STAIRWAY OF 4 1/2" ON EITHER SIDE per R311.1.1
- SHALL PROVIDE A MIN. HEADROOM OF 6'-8" MEASURED VERTICALLY FROM THE NOSE OF TREADS or LANDINGS per R311.1.2
- SHALL NOT HAVE A VERTICAL RISE GREATER THAN 15" BTWN. FLOOR LEVELS or LANDINGS per R311.7.3
- SHALL MEET THE WALKLINE REQUIREMENTS AT WINDER TREADS per R311.1.4
- SHALL HAVE A MAX. RISER HEIGHT OF 7 1/2" and HAVE A MIN. TREAD DEPTH OF 10" THE GREATEST DIMENSION OF ANY RISER or TREAD MUST NOT EXCEED THE SMALLEST DIMENSION BY MORE THAN 3/8". TREADS LESS THAN 11" SHALL MEET NOSING REQUIREMENTS, THE OPENINGS AT OPEN RISERS SHALL NOT PERMIT THE PASSAGE OF A 4" SPHERE per R311.1.5.1 through R311.1.5.4
- LANDINGS AT TOP and BOTTOM OF STAIRS SHALL MEET THE REQUIREMENTS OF R311.6
- THE WALKING SURFACE OF TREADS and LANDINGS SHALL NOT BE SLOPED MORE THAN 2% PER R311.7.7
- HANDRAILS SHALL BE PROVIDED ON AT LEAST ONE SIDE OF EACH CONTINUOUS RUN OF TREADS w/4" or MORE RISERS. THE TOP OF HANDRAIL SHALL BE 34"-38" ABV. LINE CONNECTING NOSINGS, HAVE MIN. 1 1/2" SPACE BETWN. RAIL and WALL, HANDRAIL MUST RUN CONTINUOUS FOR FULL LENGTH OF EACH FLIGHT and MEET APPROVED GRIP-SIZE per IRC, R311.7.8
- SHALL BE PROVIDED w/ILLUMINATION per IRC, R303.7 at INTERIOR STAIRWAYS and R303.8 at EXTERIOR STAIRWAYS.

#### GUARDS

GUARDS SHALL BE PROVIDED IN ACCORDANCE w/REQUIREMENTS and EXCEPTIONS OF IRC, R312.1 through R312.2 INCLUDING:

- ALONG OPEN-SIDED WALKING SURFACES, INCLUDING STAIRS, RAMPS and LANDINGS LOCATED 30" or GREATER ABOVE ADJACENT FLOOR LEVEL per IRC, R312.1.1
- OPENINGS MUST PREVENT THE PASSAGE OF A 4" SPHERE or 4 1/2" AT OPEN SIDES OF STAIRS or 6" AT TRIANGLE OF TREAD, RISER & BOTTOM RAIL per R312.1.3
- GUARDS MUST BE PROVIDED AS WINDOW FALL PROTECTION AT LOW WINDOWS LOCATED GREATER THAN 12" ABV, FINISHED GRADE per IRC, R312.2

#### GUARDS and HANDRAILS MUST RESIST A SINGLE CONCENTRATED LOAD OF 200lbs. IN ANY DIRECTION ALONG THE TOP and GUARD INFILL MUST RESIST A 50lb. LOAD APPLIED HORIZ. OVER 1 Sq.Ft. per IRC, TABLE R301.5

#### ALARMS

SMOKE ALARMS and CARBON MONOXIDE ALARMS REQUIRED IN ALL NEW DWELLINGS SHALL MEET REQUIREMENTS and EXCEPTIONS OF NFPA 72, IRC, R314 and R315.

- SMOKE ALARMS TO BE LISTED and INSTALLED IN ACCORDANCE w/IRC, R314.1.1 and CARBON MONOXIDE ALARMS IN ACCORDANCE w/IRC, R315.1.1
- SMOKE ALARMS SHALL BE INSTALLED IN FOLLOWING LOCATIONS per R314.3 :
  - IN EACH SLEEPING ROOM.
  - OUTSIDE EACH SEPARATE SLEEPING AREA.
  - ON EACH STORY OF THE DWELLING.
  - NOT LESS THAN 3' FROM A BATHROOM w/TUB or SHOWER.
  - NOT NEAR COOKING APPLIANCES per R314.3.1
- SMOKE ALARMS SHALL BE INTERCONNECTED per R314.4
- CARBON MONOXIDE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS per R315.3 :
  - ON EACH STORY OF THE DWELLING
  - ADJACENT TO EACH SEPARATE SLEEPING AREA.
  - WITHIN BEDROOMS WHERE A FUEL BURNING FIREPLACE IS LOCATED IN THE ROOM or ITS ATTACHED BATH.
- ALL ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM BUILDING WIRING w/BATTERY BACKUP per R314.6 and R315.5
- COMBINATION SMOKE and CARBON MONOXIDE ALARMS SHALL BE PERMITTED IN LIEU OF SEPARATE

ALARMS per R314.5 and R315.4

### ABBREVIATIONS

# Pound OR Number	ELEC Electrical	MC Medicine Cabinet	SLB Slab
& And	ELEV Elevation	MDO Medium Density Overlay	SPEC Specification
@ At	EQ Equal	MECH Mechanical	SQ Square
A/C Air Conditioner	EW Each Way	MEC Mechanical	SQ IN Square inches
AB Anchor Bolt	EXC Excavate	MED Medium	SQFT Square feet
ABV Above	EXH Exhaust	MEMB Membrane	STC Sound Transmission Coefficient
AD Area Drain	EXIST Existing	MFR Manufacturer	STD Standard
ADDL Additional	EXT Exterior	MIN Minimum	STL Steel
ADH Adhesive	FBD Fiberboard	MIR Mirror	STR Structural
ADJ Adjustable	FCB Fiber Cement Board	MISC Miscellaneous	STRUCT Structure or
AFF Above Finish Floor	FCO Floor clean out	MLB Micro Lamine Beam	Structural
AGG Aggregate	FD Floor drain	MMB Membrane	T Tread
ALT Alternate	FMI Joist	MTL Metal	T&G Tongue and Groove
ALUM Aluminum	FIXT Fixture	ND #	TEMP Tempered
ANC Anchor	FLR Fluorescent	NIC Not in Contract	TK Tight Knot
APX Approximate	FLR Floor	NTS Not to Scale	TME To Match Existing
ASPH Asphalt	FLSH Flashing	NO Number	TO Top Of
AUTO Automatic	FND Foundation	NOM Nominal	TOB Top of Beam
AVR Average	FO Face Of	NTS Not to Scale	TOC Top of curb/ Top of
AWG American Wire Gauge	FOC Face of Concrete	O Non-Operable Window	TOF Top of footing
AWN Awning	FOM Face of Masonry	OBS Obscure	TOJ Top of joist
B/O By Others	FOS Face of Studs	OP Opaque	TOU Top of wall
BD Board	FOW Face of Wall	OPG Opening	TP Toilet Paper Hanger
BLDG Building	FFL Fireplace	OPNG Opening or	UNO Unless Noted
BLK Blocking	FRM Frame(ing)	Rough Opening	VB Vapor barrier
BLW Below	FRFF Fireproof	OSB Oriented Strand Board	VERT Vertical
BM Beam	FT Fast	OSB Oriented Strand Board	VIF Verify in field
BOF Bottom of footing	FTG Footing	PBD Particle Board	W/ With
BOT Bottom	FUR Furred	PBF Prefabricated	W/O Without
BOW Bottom of wall	GA Gauge	PBF Prefabricated	W/ Wood
BR Bedroom	GALV Galvanized	PBD Particle Board	WH Water Heater
BST Basement	GFCI Ground Fault Circuit Interrupt	PBF Prefabricated	WIC Walk-in Closet
BTW Between	GFI Ground Fault Interrupt	PERF Perforate(d)	WP Water Proofing
BWD Beyond	GL Glass	PL Property Line	WR Weather Resistant Barrier
CAB Cabinet	GLB Glass Laminated Beam	PLM Plastic Laminat	WRF Welded Wire Fabric
CAS Casement	GLB Glass Laminated Beam	PLT Plate	X Operable Window
CB Catch Basin	GLBK Glass Block	PLYD Plywood	Section
Ventilating	GWB Gypsum Wall Board	PNT Paint or Painted	
CC Center to Center	GYP Gypsum	PSF Pounds Per Square Foot	
CIP cast-in-place	CC Control joint	PSI Pounds Per Square inch	
CL Centerline	HC Hollow Core	PT Pressure Treated	
CLG Ceiling	HDR Header	PVC Polyvinyl Chloride	
CLR Clear	HDWR Hardware	PWTP Pavement	
CMU Concrete Masonry Unit	HT Height	R Riser	
CO Clean Out	HVAC Heat-Vent-Air Conditioning	R&S Rod and Shelf	
COL Column	HW Hot water	RD Rod	
CONC Concrete	ID Inside Diameter	RC Reinforced Concrete	
CONT Continuous	ILD in Lieu Of	RD Roof Drain	
CRPT Carpet	IN inch	RD Roof drain leader	
CT Ceramic Tile	INCL Include	REBAR Reinforcing Bar	
CTYD Courtyard	INS Insulate(ion)	REF Ref	
CU FT Cubic Feet	INSU Insulation	REG Register	
CU YD Cubic Yard	INT Interior	REQ Required	
DBL Double	J-Box Junction box	REQD Required	
DEMO Demolish or	JNT Joist	REV Revision	
Demolition	KD Klin Dried	RFG Roofing	
DH Double Hung	KIT Kitchen	RM Room	
DIA Diameter	LAM Laminat(e)	RO Rough Opening	
DM Dimension	LAV Lavatory	ROW Right of way	
DN Down	LB Pound	SA Supply Air	
DP Damp proofing	LF Live Load	SCH Schedule	
DR Door	LT Light	SCN Screen	
DRWR Drawer	LTG Lighting	SD Smoke detector	
DS Downspout	LVL Laminated Veneer Lumber	SECT Section	
DT Drain Tile	LVR Louver	SGD Sliding Glass Door	
DW Dishwasher	M&S Masonry	SH Shelf	
DWG Drawing	EA Eeach	SHS Sheathing	
EJ Exhaust fan	EF Exhaust fan	SM Similar	
EA Eeach	EJ Exhaust fan	SM Similar	
EF Exhaust fan	EL Elevation	MAX Maximum	
EJ Expansion Joint	EL Elevation	MFR Member	
EL Elevation			

### BUILDING CODES FOR THIS SET

#### CITY OF MERCER ISLAND CODES AT THE DATE OF THIS DRAWING SET:

- 2018 INTERNATIONAL BUILDING CODE (IBC)
- 2018 INTERNATIONAL RESIDENTIAL CODE (IRC)
- 2018 WASHINGTON STATE ENERGY CODES
- 2018 MERCER ISLAND CITY CODES
- 2018 WASHINGTON STATE AMENDMENTS
- 2018 INTERNATIONAL FUEL & GAS CODE
- 2009 ICC A117.1, BARRIER-FREE STANDARD
- 2018 INTERNATIONAL FIRE CODE (IFC)
- 2020 NATIONAL ELECTRIC CODE (NEC) + PART 1 & 3, 2020 WASHINGTON CITIES ELECTRICAL CODE
- 2018 UNIFORM PLUMBING CODE (UPC)
- 2018 INTERNATIONAL MECHANICAL CODE (IMC)
- 2018 INTERNATIONAL FUEL GAS CODE (IFGC)
- 2018 POOL AND SPA CODE

### PROJECT TEAM

ARCHITECTURAL DESIGN - JAYMARCH HOMES

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#### SQUARE FOOTAGE SUMMARY

MAIN FLOOR AREA + GARAGE	2,059 S.F.
UPPER FLOOR AREA	1,450 S.F.
TOTAL AREA	3,509 S.F.

COVERD PORCH	115 S.F.
TOTAL AREA UNDER ROOF	3,624 S.F.
UNCOVERD PATIO	205 S.F.

OVERALL WIDTH	42' - 0"
OVERALL DEPTH	58' - 11"

Updated: 1/22/2018  
Method for Calculating Square Footage - ANSI Z765-2013 except, no separate distinction of above-grade or below-grade areas and each level is measured to the outside of studs not the exterior finished surface.  
Square footage calculations for this house were made based on plan dimensions only and may vary from the finished square footage of the house as built.  
See Sheet "CODES" for additional Zoning required Area Calculations

Issue	Issue Date	By
△		
△		

Liao Residence  
4541 88th Ave SE

Job Number: .

plan name: -  
marketing name: PATAGONIA  
plan number:  
mark sys. number:-

Conditions not specifically represented graphically or in writing or which conflict with the current International Residential Code (IRC.) or those of the local municipality then the current standards and requirements of each respectively shall govern.

The drawings in this set are instruments of service and shall remain the property of JayMarc Homes, LLC.

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Submittal Date

Sheet Title/Description

Design Firm

Drawn by:

R.R./S.K.

Checked by:

Primary Scale

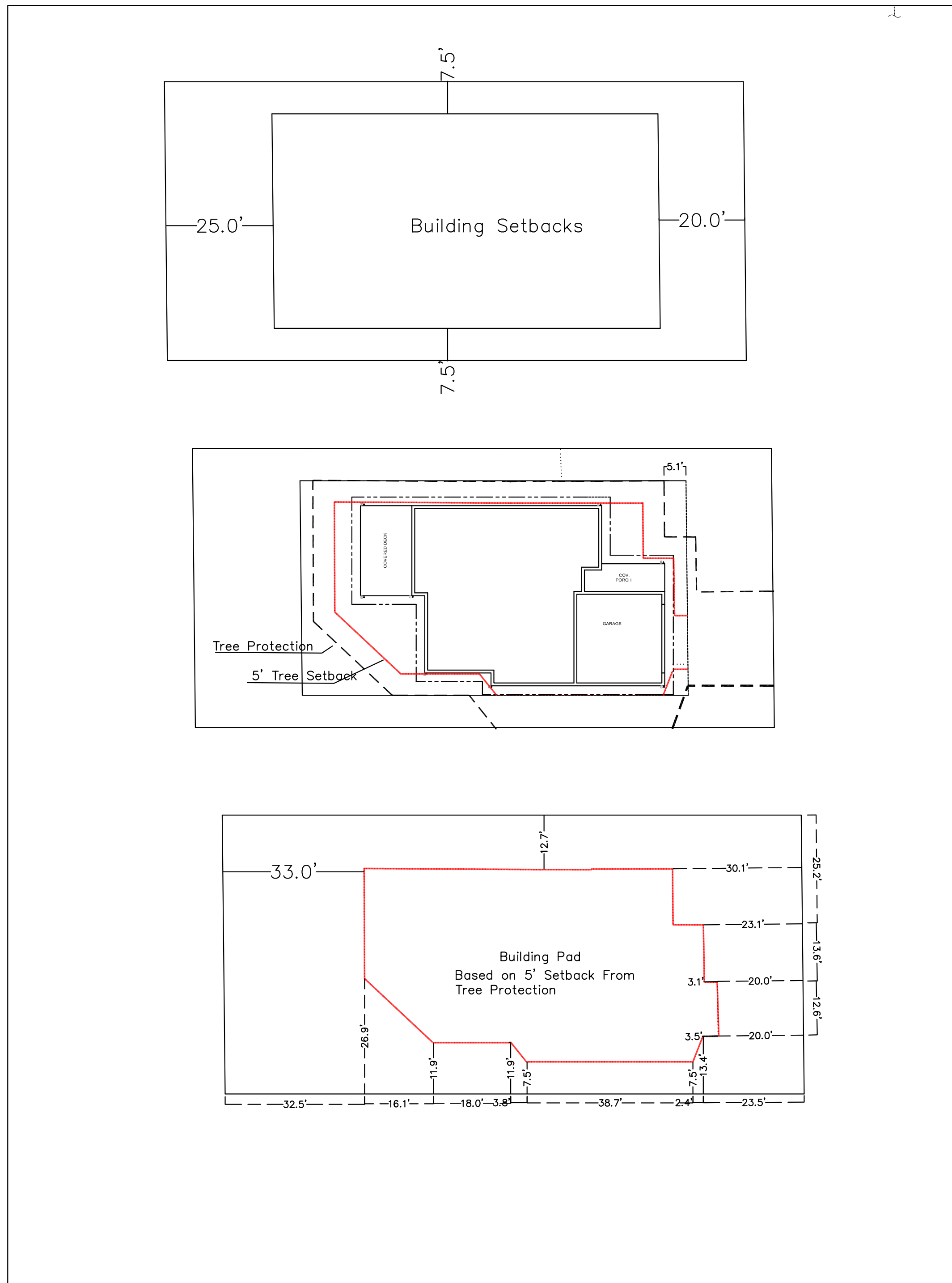
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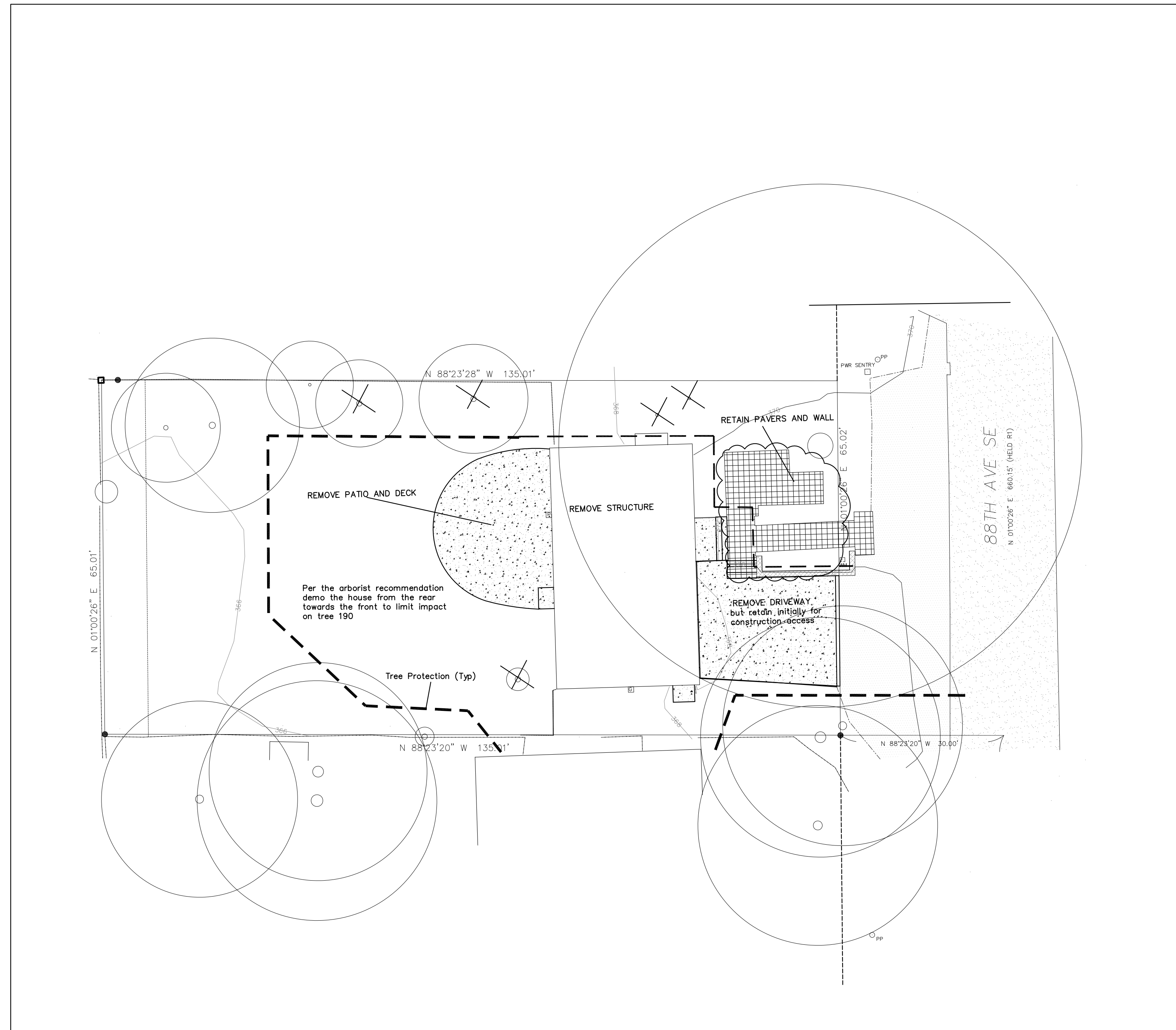
### COVER SHEET

1/4" = 1'-0"





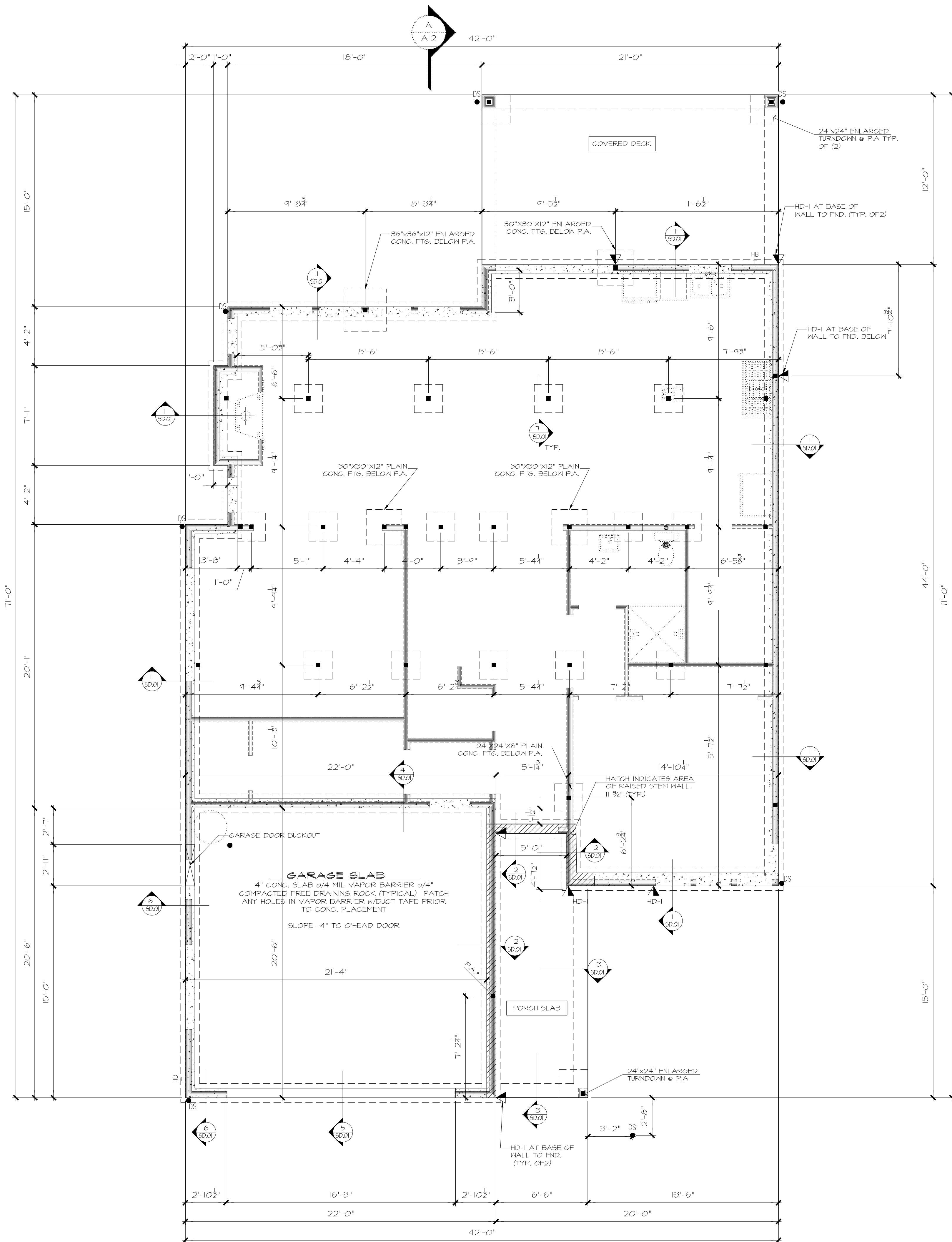
BUILDING PAD



DEMOLITION PLAN

Site Plan  
Liao Residence  
4541 88th Ave SE

Drawn by  
Gary Upper  
11-16-21



# FOUNDATION PLAN

1/4" = 1'-0"

HOLD-DOWN SCHEDULE	
SYMBOL	SPECIFICATION
HD-1	SIMPSON STHD14 (R.J) HOLD-DOWN
HD-5	SIMPSON CS16 STRAP TIE (14" END LENGTH)
HD-6	SIMPSON MSTC40 STRAP TIE (12" END LENGTH)
HD-7	SIMPSON MSTC66 STRAP TIE (24" END LENGTH)

LEGEND	
JL	METAL HANGER
*	INDICATES POST ABOVE. PROVIDE SOLID BLOCKING UNDER POST OR JAMB ABOVE.
▲	INDICATES HOLD-DOWN.

**4x10 DROPPED CONT. BEAM (TYP. U.N.O.)**

**TYP. CRAWLSPACE POSTS:**  
 4x4 P.T. POST W/2x4 CLEATS EA. SIDE + (2) A35 CLIPS ON EA. SIDE @ BASE OF POST W/O.131"x1-1/2" LONG REDHEAD NAILS (4'-0" MAX. POST HEIGHT) ON ASPHALT SHINGLE ON 24"x24"x8" PLAIN CONC. FTG. (TYP. U.N.O.)

**REFER TO S-O FOR TYPICAL STRUCTURAL NOTES & SCHEDULES**

**JAYMARC HOMES**  
 7525 SE 24th St., 487  
 Mercer Island, WA  
 98040  
 425.266.9100

Issue Issue Date By Description


**Liao Residence**  
**4541 88th Ave SE**  
 Job Number: .

plan name: -  
 marketing name: PATAGONIA  
 plan number: -  
 mark sys. number: -

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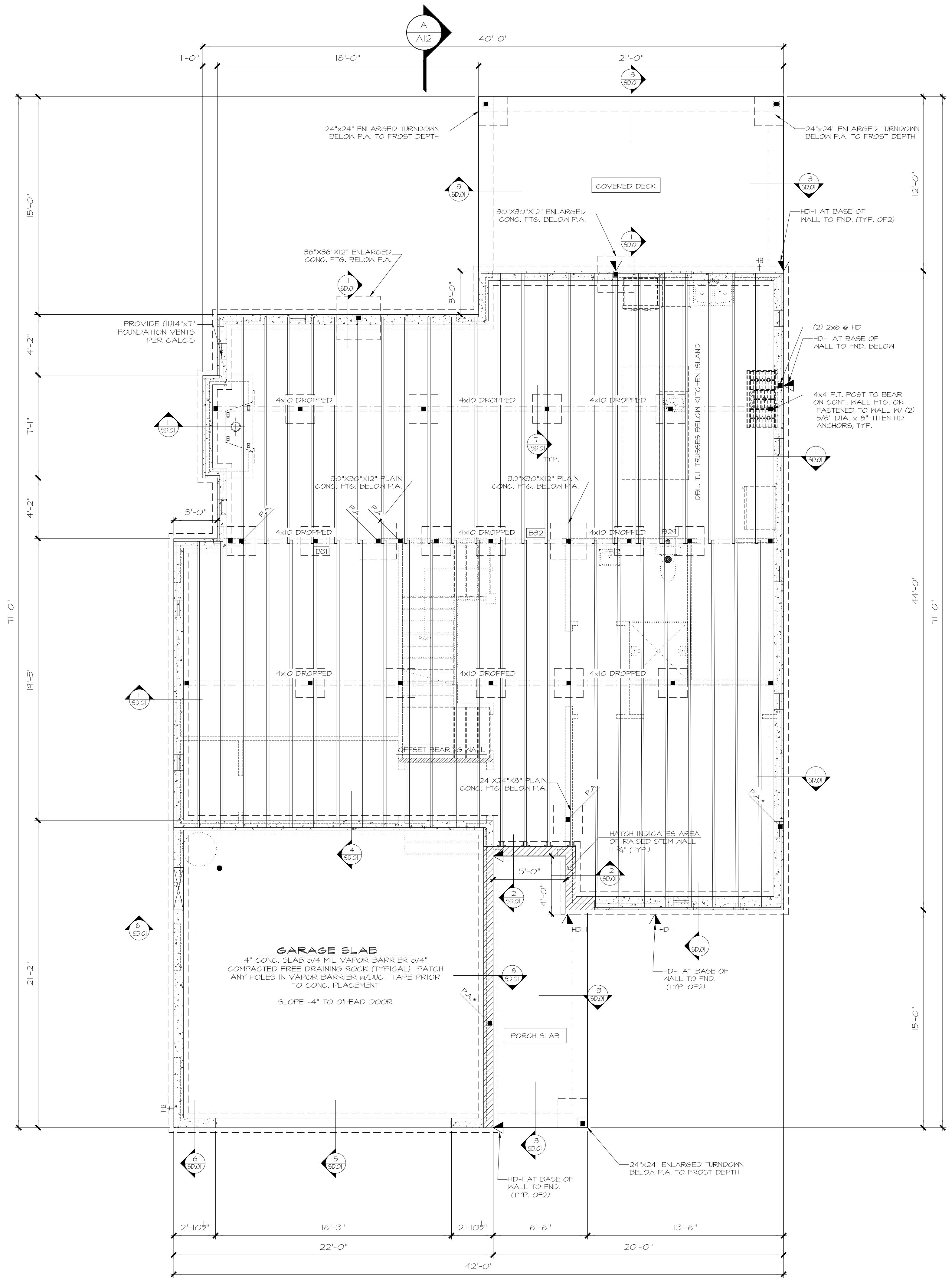
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Primary Scale

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Sheet Title/Description



HOLD-DOWN SCHEDULE	
SYMBOL	SPECIFICATION
HD-1	SIMPSON 5THD14 (R.J.) HOLD-DOWN
HD-5	SIMPSON CS16 STRAP TIE (14" END LENGTH)
HD-6	SIMPSON MSTC40 STRAP TIE (12" END LENGTH)
HD-7	SIMPSON MSTC66 STRAP TIE (24" END LENGTH)

LEGEND	
JL	METAL HANGER
*	INDICATES POST ABOVE. PROVIDE SOLID BLOCKING UNDER POST OR JAMB ABOVE.
▲	INDICATES HOLD-DOWN.

INDICATES 11-7/8" TJI FLOOR JOISTS 210 SERIES @ 16" O.C. (TYP. U.N.O.)

REFER TO S-O FOR TYPICAL STRUCTURAL NOTES & SCHEDULES

**[B20]** 4x10 DROPPED CONT. (TYP. U.N.O.)

FOUNDATION VENTILATION		
Crawlspace Area:	1606 s.f.	
Ventilation Required:	1606 s.f. / 300 =	770.88 s.i. Req'd
Use:	14" x 7" Foundation Vents	
Vent Area =	98 s.i. - 25% reduct., 1/4" mesh =	73.5 s.i.
Vents Required =	770.88 s.i. / Vent Area =	10.49 s.i.
Provide:	11 14" x 7" Vents, Area =	808.5 s.i.
Ventilation Provided =	808.50 s.i. is Greater than	770.88 s.i. Req'd
Use:	11 14" x 7" Foundation Vents	
* FOUNDATION VENTS SHALL NOT INTERFERE WITH DIRECT LOAD PATH OF COLUMNS		
* INSTALL 6 MIL BLACK POLYETHYLENE VAPOR RETARDER GROUND COVER		
* LOCATE ONE VENT WITHIN 3 FEET OF EACH CORNER OF THE BUILDING, EXCEPT ONE SIDE OF THE BUILDING SHALL BE PERMITTED TO HAVE NO VENTS.		

Issue	Issue Date	By	Description

Liao Residence  
 4541 88th Ave SE

Job Number: .

plan name: -  
 marketing name: PATAGONIA  
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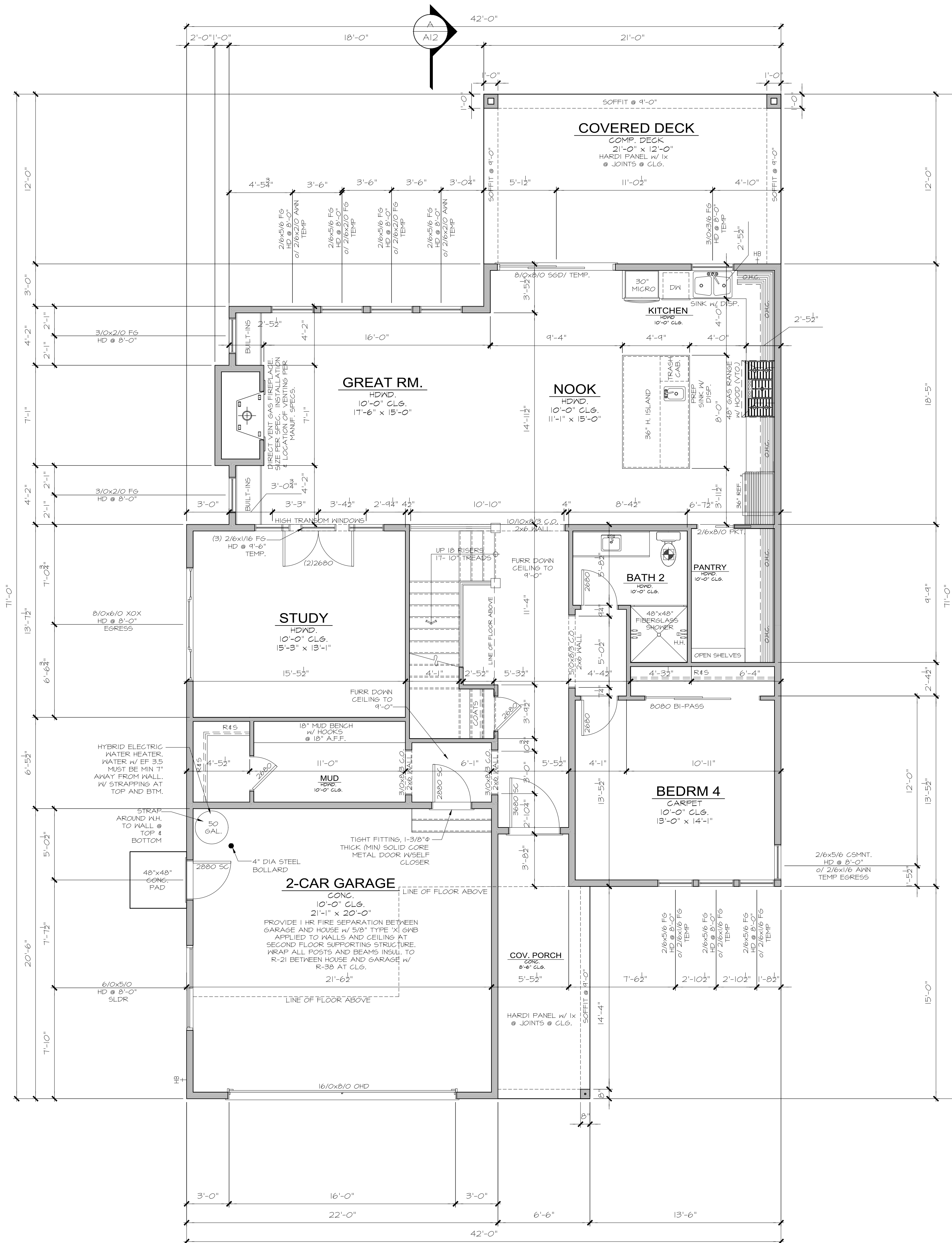
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MAIN FLOOR FRAMING PLAN  
 1/4" = 1'-0"

Sheet Title/Description



# MAIN FLOOR PLAN NOTES

**PLAN SPECIFIC 2018 WSEC. SECTION R406.**  
 R406.2 ADDITIONAL ENERGY EFFICIENCY REQUIREMENTS (MANDATORY). THIS RESIDENTIAL DWELLING SHALL COMPLY W/SUFFICIENT OPTIONS FROM TABLE R406.2 TO ACHIEVE THE FOLLOWING MIN. NUMBER OF CREDITS:  
 6 FOR A 1501sf TO 4,999sf HOME.  
 CREDITS PROVIDED IN THIS HOME AS FOLLOWS:  
**EFFICIENT BUILDING ENVELOPE OPT. 1.3: 0.5 CREDITS**  
 PRESCRIPTIVE COMPLIANCE IS BASED ON TABLE R402.1.1 WITH FOLLOWING MODIFICATIONS:  
 VERTICAL PENETRATION U = 0.28 WINDOWS  
 FLOORS TO BE R-38 and SLAB ON GRADE TO BE R-10 PERIMETER and UNDER ENTIRE SLAB BELOW GRADE.  
**AIRLEAKAGE & EFFICIENT VENTILATION OPT. 2.1: 0.5 CREDITS**  
 REDUCE THE TESTED AIR LEAKAGE TO 3.0 AIR CHANGES PER HOUR MAXIMUM @ 50 PASCALS AND ALL WHOLE HOUSE VENTILATION REQUIREMENTS AS DETERMINED BY SECTION M507.3 OF THE IRC, OR SECTION 404.8 OF THE IMC SHALL BE MET WITH A HIGH EFFICIENCY FAN(S) (MAXIMUM OF 0.35 WATTS/CFM), NOT INTERLOCKED WITH THE FURNACE FAN (IF PRESENT). VENTILATION SYSTEMS USING A FURNACE INCLUDING AN EMC MOTOR ARE ALLOWED PROVIDED THAT THEY ARE CONTROLLED TO OPERATE AT LOW SPEED IN THE VENTILATION ONLY MODE.  
**HIGH EFFICIENCY HVAC EQUIPMENT OPT. 3.5a: 1.5 CREDITS**  
 AIR-SOURCE, CENTRALLY DUCTED HEAT PUMP WITH MINIMUM HSPF OF 11.0. TO QUALIFY TO CLAIM THIS CREDIT, THE BUILDING PERMIT DRAWINGS SHALL SPECIFY THE OPTION BEING SELECTED AND SHALL SPECIFY THE HEATING EQUIPMENT EFFICIENCY. EXTERIOR LOCATED EQUIPMENT SHOULD ALSO BE REPRESENTED ON SITE PLAN.  
**HIGH EFFICIENCY HVAC DISTRIBUTION OPT. 4.2: 1.0 CREDITS**  
 HVAC EQUIPMENT AND ASSOCIATED DUCT SYSTEM(S) SHALL COMPLY WITH THE REQUIREMENTS OF SECT R403.3.1. LOCATING SYSTEM COMPONENTS IN CONDITIONED CRAWL SPACES IS NOT PERMITTED UNDER THIS OPTION. ELECTRIC RESISTANCE HEAT AND DUCTLESS HEAT PUMPS ARE NOT PERMITTED UNDER THIS OPTION. DIRECT COMBUSTION HEATING EQUIPMENT WITH AFUE LESS THAN 80% IS NOT PERMITTED UNDER THIS OPTION.  
**EFFICIENT WATER HEATING 5.5: 2.0 CREDITS**  
 WATER HEATING SYSTEMS SHALL INCLUDE ONE OF THE FOLLOWING:  
 ELECTRIC HEAT PUMP WATER HEATER MEETING THE STANDARDS FOR TIER III OF NEEA'S ADVANCED WATER HEATING SPECIFICATION.  
 TO QUALIFY TO CLAIM THIS CREDIT, THE BUILDING PERMIT DRAWINGS SHALL SPECIFY THE OPTION BEING SELECTED AND SHALL SPECIFY THE WATER HEATER EQUIPMENT TYPE AND THE MINIMUM EQUIPMENT EFFICIENCY.

**WHOLE HOUSE VENTILATION**  
 PROVIDE WHOLE HOUSE VENTILATION per 2018 IRC, M507 and IMC R403.8 USING WHOLE HOUSE VENTILATION SYSTEM USING CENTRAL EXHAUST FAN, CONTINUOUSLY OPERATING - WALL SWITCH LABELED "WHOLE HOUSE FAN, LEAVE ON UNLESS OUTDOOR AIR QUALITY IS POOR".

SYMBOL	LOCATION	MIN. FAN REQUIREMENTS (ALL FANS VENT TO OUTSIDE)
	BATH #1 POWDER	Min. 50cfm, INTERMITTENT at .025sqg per TABLE M507.4
	KITCHEN	Min. 100cfm, INTERMITTENT at .025sqg per TBL. M507.4
	RANGE HOOD or DOWN DRAFT EXHAUST FAN RATED at min. 100cfm, at 0.2sqg MAY BE USED FOR EXHAUST FAN REQUIR. EXHAUST HOODS IN EXCESS OF 400cfm. SHALL BE INTERLOCKED AND PROVIDE MAKE UP AIR per WMEC3.4	
	LAUNDRY ROOM	FINAL ADJUSTED RATE = 143 CFM (90 CFM PER TABLE M505.4.3(1), ADJUSTED BY FACTOR OF 1.5 PER TABLE M505.4.3(2)) FOR NON-BALANCED, NOT DISTRIBUTED SYSTEM.

PER IRC M505.4.1, WHOLE HOUSE VENTILATION FANS MUST BE RATED FOR SOUND AT A MAXIMUM OF 1.0 SONE. THIS SOUND RATING SHALL BE AT A MINIMUM OF 0.1 IN K.C. STATIC PRESSURE IN ACCORDANCE WITH HVI PROCEDURES SPECIFIED IN IRC M505.4.1.2 AND M505.4.1.3.

CARBON MONOXIDE ALARMS/ DETECTORS ARE REQUIRED TO BE INTERCONNECTED PER IRC 315.5

# MAIN FLOOR PLAN

**SQUARE FOOTAGE SUMMARY**

MAIN FLOOR AREA + GARAGE	2,059 S.F.
UPPER FLOOR AREA	1,450 S.F.
TOTAL AREA	3,509 S.F.
COVID PORCH	115 S.F.
TOTAL AREA UNDER ROOF	3,624 S.F.
UNCOVERED PATIO	205 S.F.
OVERALL WIDTH	42'-0"
OVERALL DEPTH	58'-11"
Updated:	1/22/2018

Method for Calculating Square Footage = ANSI Z169-2013 except, no separate distinction of "above-grade or below-grade" areas and each level is measured to the outside of studs not the exterior finished surface.  
 Square Footage calculations for this house were made based on plan dimensions only and may vary from the finished square footage of the house as built.

**JAYMARC HOMES**  
 7525 SE 24th St., 487  
 Mercer Island, WA  
 98040  
 425.266.9100

Issue	Issue Date	By	Description

**Liao Residence**  
 4541 88th Ave SE  
 Job Number: \_\_\_\_\_

plan name: \_\_\_\_\_  
 marketing name: PATAGONIA  
 plan number: \_\_\_\_\_  
 mark sys. number: \_\_\_\_\_

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R.R./S.K.

Checked by: \_\_\_\_\_

Primary Scale \_\_\_\_\_

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 of: .

Sheet Title/Description



Issue	Issue Date	By	Description
△			

Liao Residence  
4541 88th Ave SE

Job Number:

plan name: \_\_\_\_\_  
marketing name: PATAGONIA  
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## UPPER FLOOR PLAN NOTES

### PLAN SPECIFIC 2018 WSEC SECTION R06

R406.2 ADDITIONAL ENERGY EFFICIENCY REQUIREMENTS (MANDATORY). THIS RESIDENTIAL DWELLING SHALL COMPLY WITH SUFFICIENT OPTIONS FROM TABLE R406.2 TO ACHIEVE THE FOLLOWING MIN. NUMBER OF CREDITS:  
6 FOR A 1501sf TO 4,999sf HOME.  
CREDITS PROVIDED IN THIS HOME AS FOLLOWS:

EFFICIENT BUILDING ENVELOPE OPT. 1.3: 0.5 CREDITS

PRESCRIPTIVE COMPLIANCE IS BASED ON TABLE R402.1.1 WITH FOLLOWING MODIFICATIONS:

VERTICAL FENESTRATION U = 0.28 WINDOWS

FLOORS TO BE R-38 and SLAB ON GRADE TO BE R-10 PERIMETER and UNDER ENTIRE SLAB BELOW GRADE.

AIR LEAKAGE & EFFICIENT VENTILATION OPT. 2.1: 0.5 CREDITS

REDUCE THE TESTED AIR LEAKAGE TO 3.0 AIR CHANGES PER HOUR MAXIMUM @ 50 PASCALS AND ALL WHOLE HOUSE VENTILATION REQUIREMENTS AS DETERMINED BY SECTION M507.3 OF THE I.R.C. OR SECTION 404.8 OF THE I.M.C. SHALL BE MET WITH A HIGH EFFICIENCY FAN(S) (MAXIMUM OF 0.35 WATTS/CFM), NOT INTERLOCKED WITH THE FURNACE FAN (IF PRESENT). VENTILATION SYSTEMS USING A FURNACE INCLUDING AN ECM MOTOR ARE ALLOWED PROVIDED THAT THEY ARE CONTROLLED TO OPERATE AT LOW SPEED IN THE VENTILATION ONLY MODE.

HIGH EFFICIENCY HVAC EQUIPMENT OPT. 3.5a: 1.5 CREDITS

AIR-SOURCE, CENTRALLY DUCTED HEAT PUMP WITH MINIMUM HSPF OF 11.0. TO QUALIFY TO CLAIM THIS CREDIT, THE BUILDING PERMIT DRAWINGS SHALL SPECIFY THE OPTION BEING SELECTED AND SHALL SPECIFY THE HEATING EQUIPMENT EFFICIENCY. EXTERIOR LOCATED EQUIPMENT SHOULD ALSO BE REPRESENTED ON SITE PLAN.

HIGH EFFICIENCY HVAC DISTRIBUTION OPT. 4.2: 1.0 CREDITS

HVAC EQUIPMENT AND ASSOCIATED DUCT SYSTEM(S) SHALL COMPLY WITH THE REQUIREMENTS OF SECT R403.3.T. LOCATING SYSTEM COMPONENTS IN CONDITIONED GRADE SPACES IS NOT PERMITTED UNDER THIS OPTION. ELECTRIC RESISTANCE HEAT AND DUCTLESS HEAT PUMPS ARE NOT PERMITTED UNDER THIS OPTION. DIRECT COMBUSTION HEATING EQUIPMENT WITH AFUE LESS THAN 80% IS NOT PERMITTED UNDER THIS OPTION.

EFFICIENT WATER HEATING 5.5: 2.0 CREDITS

WATER HEATING SYSTEMS SHALL INCLUDE ONE OF THE FOLLOWING: ELECTRIC HEAT PUMP WATER HEATER MEETING THE STANDARDS FOR TIER III OF NEEA'S ADVANCED WATER HEATING SPECIFICATION. TO QUALIFY TO CLAIM THIS CREDIT, THE BUILDING PERMIT DRAWINGS SHALL SPECIFY THE OPTION BEING SELECTED AND SHALL SPECIFY THE WATER HEATER EQUIPMENT TYPE AND THE MINIMUM EQUIPMENT EFFICIENCY.

### WHOLE HOUSE VENTILATION

PROVIDE WHOLE HOUSE VENTILATION per 2018 IRC, M507 and IMC R403.8 USING WHOLE HOUSE VENTILATION SYSTEM USING CENTRAL EXHAUST FAN CONTINUOUSLY OPERATING - WALL SWITCH LABELED "WHOLE HOUSE FAN. LEAVE ON UNLESS OUTDOOR AIR QUALITY IS POOR".

SYMBOL LOCATION MIN. FAN REQUIREMENTS (ALL FANS VENT TO OUTSIDE)

BATH & POWDER Min. 50cfm, INTERMITTENT at .025avg per TABLE M507.4

KITCHEN Min. 100cfm, INTERMITTENT at .025avg per TABLE M507.4

LAUNDRY ROOM FINAL ADJUSTED RATE = 143 CFM (40 CFM PER TABLE M505.4.3)(1) ADJUSTED BY FACTOR OF 1.5 PER TABLE M505.4.3(2) FOR NON-BALANCED, NOT DISTRIBUTED SYSTEM.

PROVIDE CONTROLS FOR WHF per M507.3.2 AFFIX LABEL TO CONTROLS THAT READS "WHOLE HOUSE VENTILATION - SEE OPERATING INSTRUCTIONS"

PER IRC M505.4.1.1, WHOLE HOUSE VENTILATION FANS MUST BE RATED FOR SOUND AT A MAXIMUM OF 1.0 SONE. THIS SOUND RATING SHALL BE AT A MINIMUM OF 0.1 IN ILC. STAG. PRESSURE IN ACCORDANCE WITH HVI PROCEDURES SPECIFIED IN IRC M505.4.1.2 AND M505.4.1.3.

CARBON MONOXIDE ALARMS/ DETECTORS ARE REQUIRED TO BE INTERCONNECTED PER IRC 315.5

## UPPER FLOOR PLAN

1/4" = 1'-0"

### SQUARE FOOTAGE SUMMARY

MAIN FLOOR AREA + GARAGE	2,054 S.F.
UPPER FLOOR AREA	1,450 S.F.
TOTAL AREA	3,504 S.F.

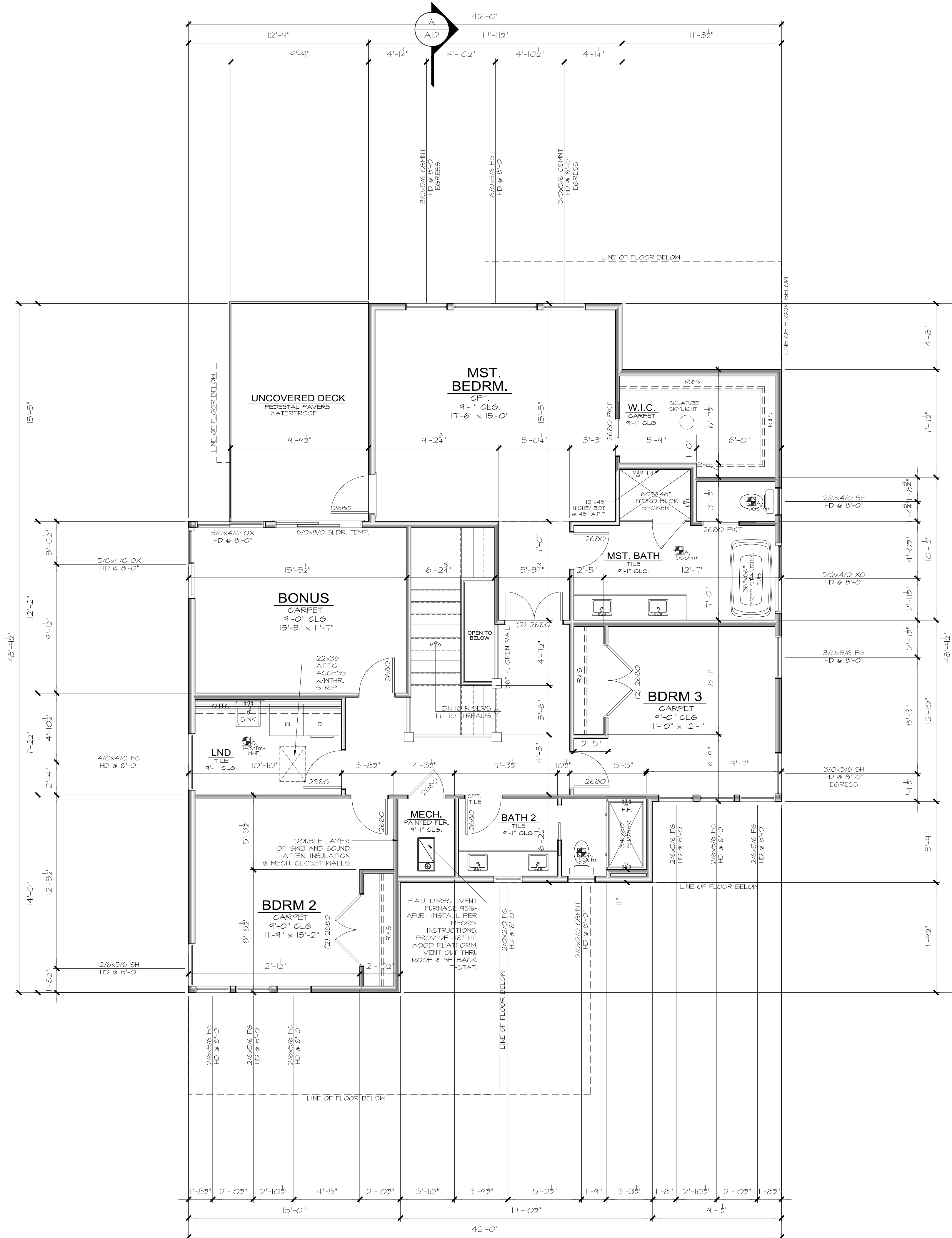
COVERED PORCH	115 S.F.
TOTAL AREA UNDER ROOF	3,624 S.F.
UNCOVERED PATIO	205 S.F.

OVERALL WIDTH	42'-0"
OVERALL DEPTH	58'-11"

Updated: 1/02/2018  
Method for Calculating Square Footage - ANSI Z765-2013 except, no separate distinction of "above-grade or below-grade" areas and each level is measured to the outside of studs not the exterior finished surface.

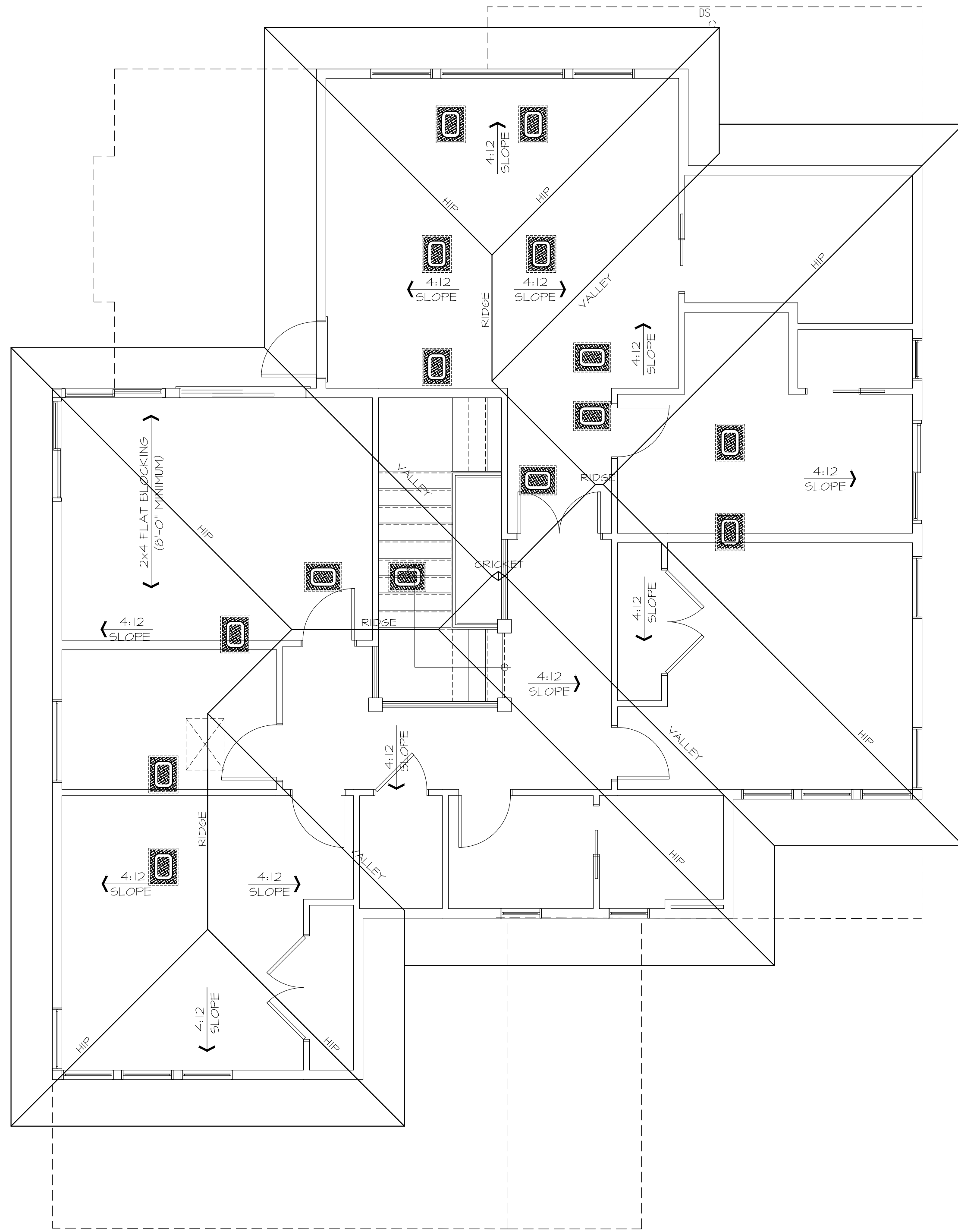
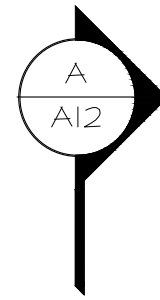
Square Footage calculations for this house were made based on plan dimensions only and may vary from the finished square footage of the house as built.

See Sheet "CODES" for additional Zoning required Area Calculations.



Sheet Title/Description





**ROOF PLAN**

1/4" = 1'-0"

ROOF VENTILATION		ZONE 1
<b>Standard Truss / Scissor Truss Roof Framing Assembly:</b>		
Roof Area :	3038 s.f.	
Ventilation Required:	3038 s.f. x 144 s.i. / s.f. / 300 =	1458.2 s.i. Req'd
Provide between 40% & 50% of the total required ventilation no more than 3 ft below the ridge or the highest point of the space. Remainder to be installed at eave vents.		
Ridge Ventilation: 50% of ventilation		729.12
Continuous Ridge Vent =	729.12 s.i. x 0.4 / s.i. per linear foot =	18.00 s.i. per l.f.
Upper Ventilation MIN. Req'd =	729.12 s.i. x 0.5 / s.i. per linear foot =	33 l.f.
Upper Ventilation MAX. Req'd =	729.12 s.i. x 0.5 / s.i. per linear foot =	40 l.f.
Provide:	0 l.f. ridge vent. Ventilation =	0.00 s.i.
Ventilation area remainder for AF50 vents =		729.12 s.i.
Upper Roof Ventilation: as needed to achieve 50% of ventilation		
AF50 Roof Jack (10" x 7") =		50.00 s.i. each.
Upper Ventilation Req'd TO GET 50% =	729.12 s.i. / s.i. of each vent =	15 vents
Provide:	15 -10"x7" roof jacks. Ventilation =	750.00 s.i.
Eave Ventilation:		
Birdblocking: (3)2" dia holes per bay =	4.71 s.i. / l.f. - 25% reduction =	3.53 s.i. / l.f.
Eave Ventilation Req'd =	729.12 s.i. / s.i. per l.f. =	941.43 l.f.
Provide Minimum:	201 l.f. birdblocking. Ventilation =	710.03 s.i.
<b>Minimum Ventilation Provided =</b>		<b>1460.03 s.i. IS GREATER THAN : 1458.2 s.i. Req'd</b>

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plan number: -  
mark sys. number: -

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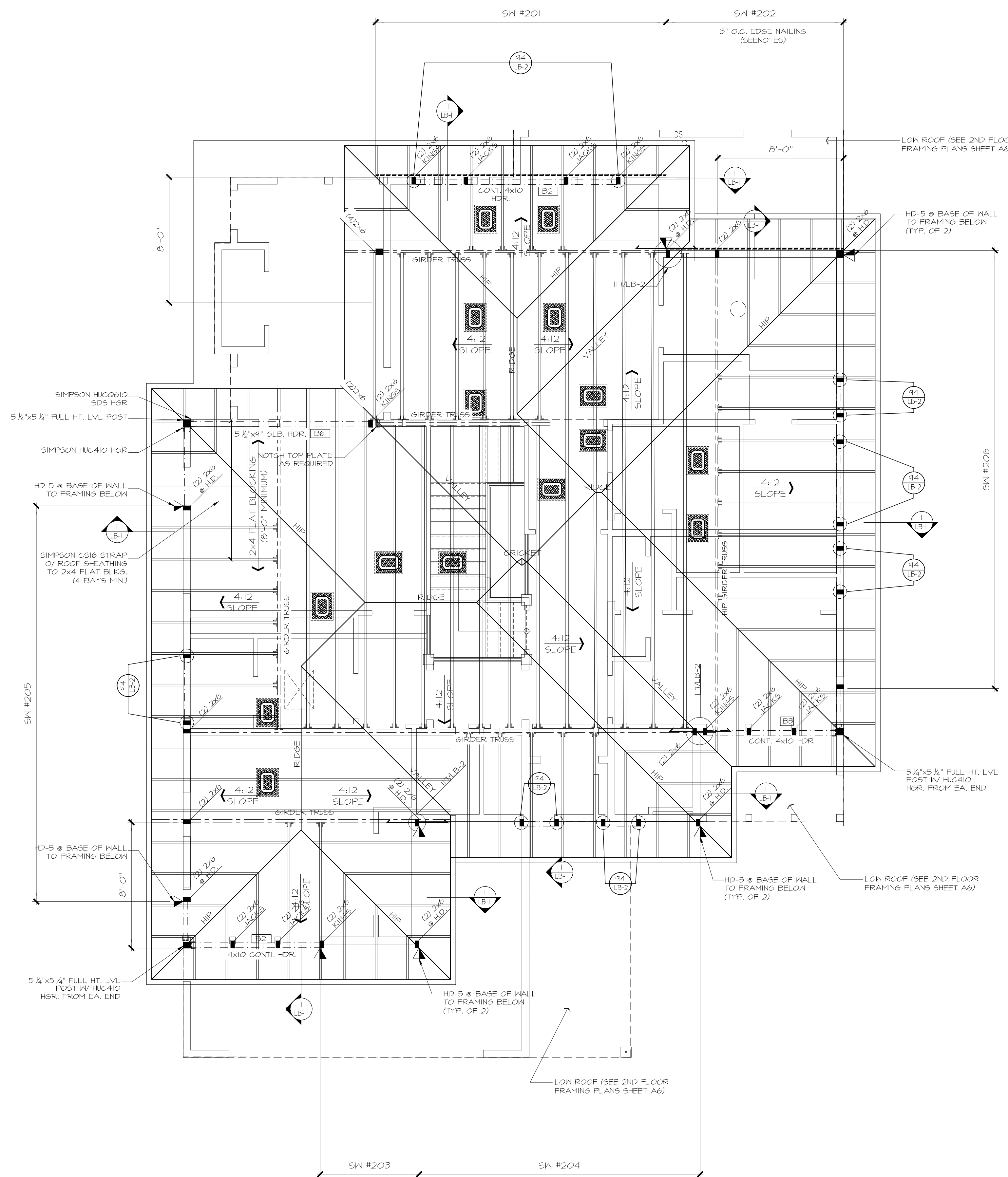
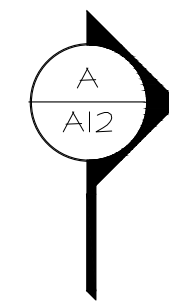
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LEGEND	
	INTERIOR BEARING WALL
	BEAM / HEADER
	ROOF TRUSS @ 24" O.C. (U.N.O.)
	GIRDER TRUSS
	INTERIOR SHEAR WALL PANEL OR EXTERIOR SHEAR WALL w/ 3" O.C. EDGE NAILING
	J.L. METAL HANGER
	INDICATES OVER FRAMED TRUSS AREA

REFER TO S-O FOR TYPICAL STRUCTURAL NOTES & SCHEDULES

4x10 HDR @ ALL EXT. [B1]  
WINDOWS/DOORS (TYP. U.N.O.)

NOTE #1:  
PROVIDE 5/8" OSB/PLYWOOD SHTG. + FASTEN PER TYP. WALL SHTG. SPECS. (SEE NOTES)

PROVIDE CONT. EXT. SHEATHING BEHIND LOW TRUSSES DOWN TO SECOND FLOOR SOLE PLATE (TYP. @ LOW ROOF)

# ROOF FRAMING PLAN

1/4" = 1'-0"

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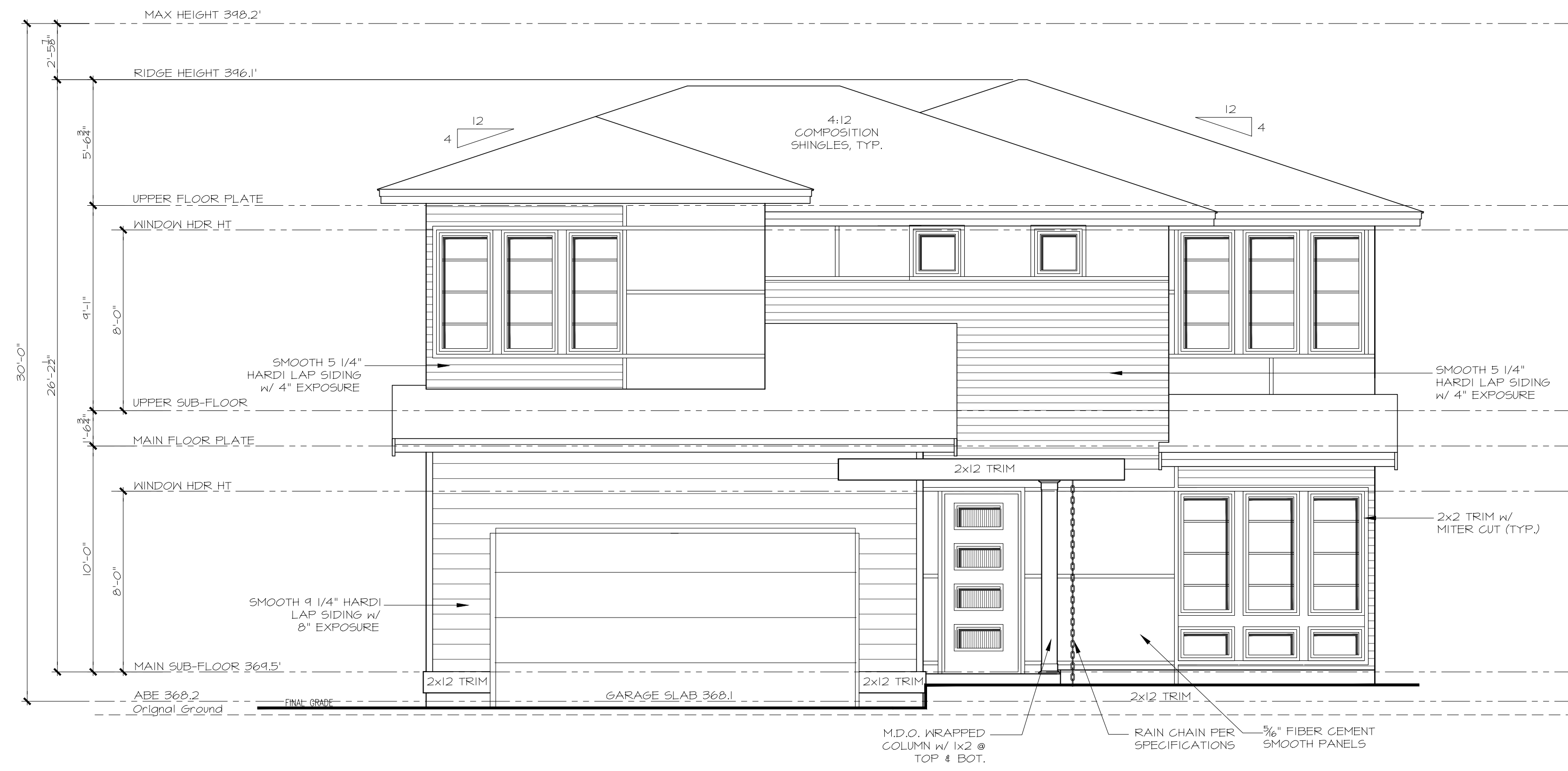
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of .

Sheet Title/Description

NOTES:

**JM**  
**JAYMARC**  
 HOMES

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



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

Issue	Issue Date	By	Description
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Job Number:

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Liao Residence  
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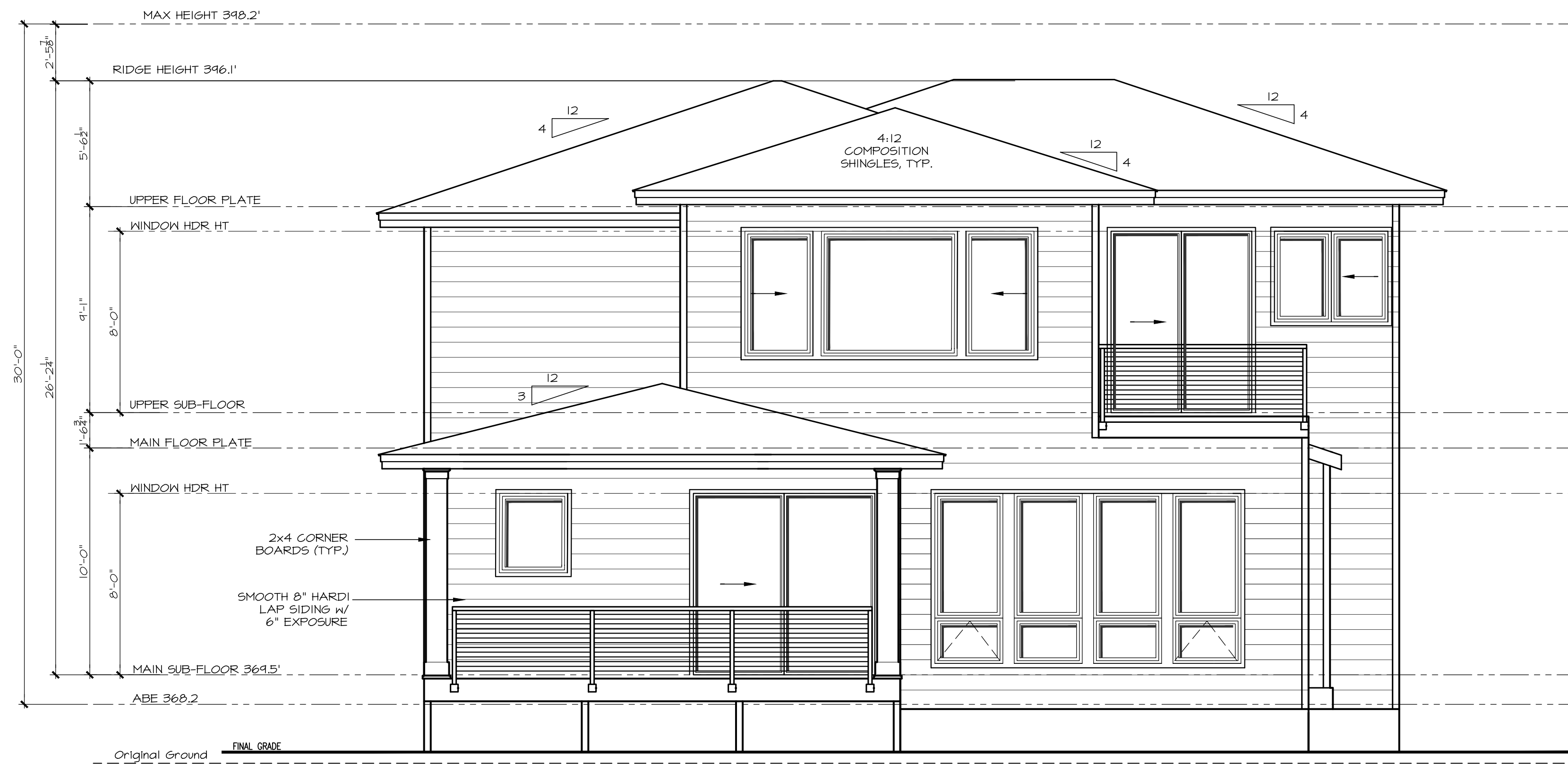
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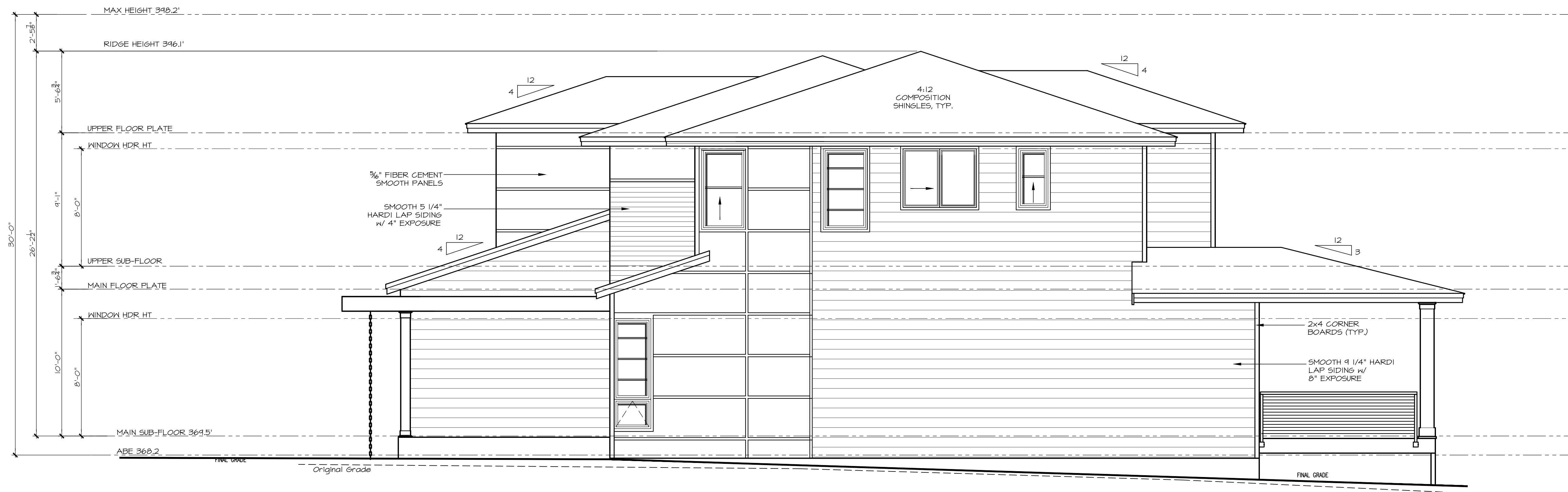
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**REAR ELEVATION**

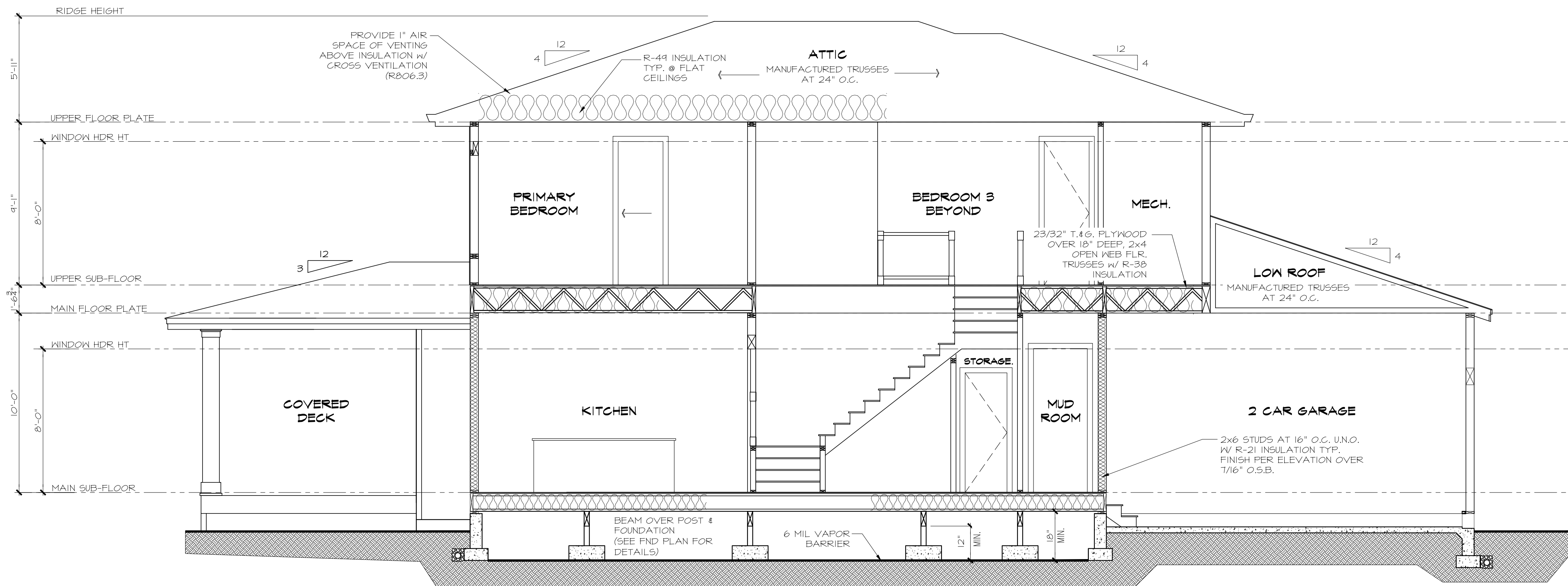
1/4" = 1'-0"



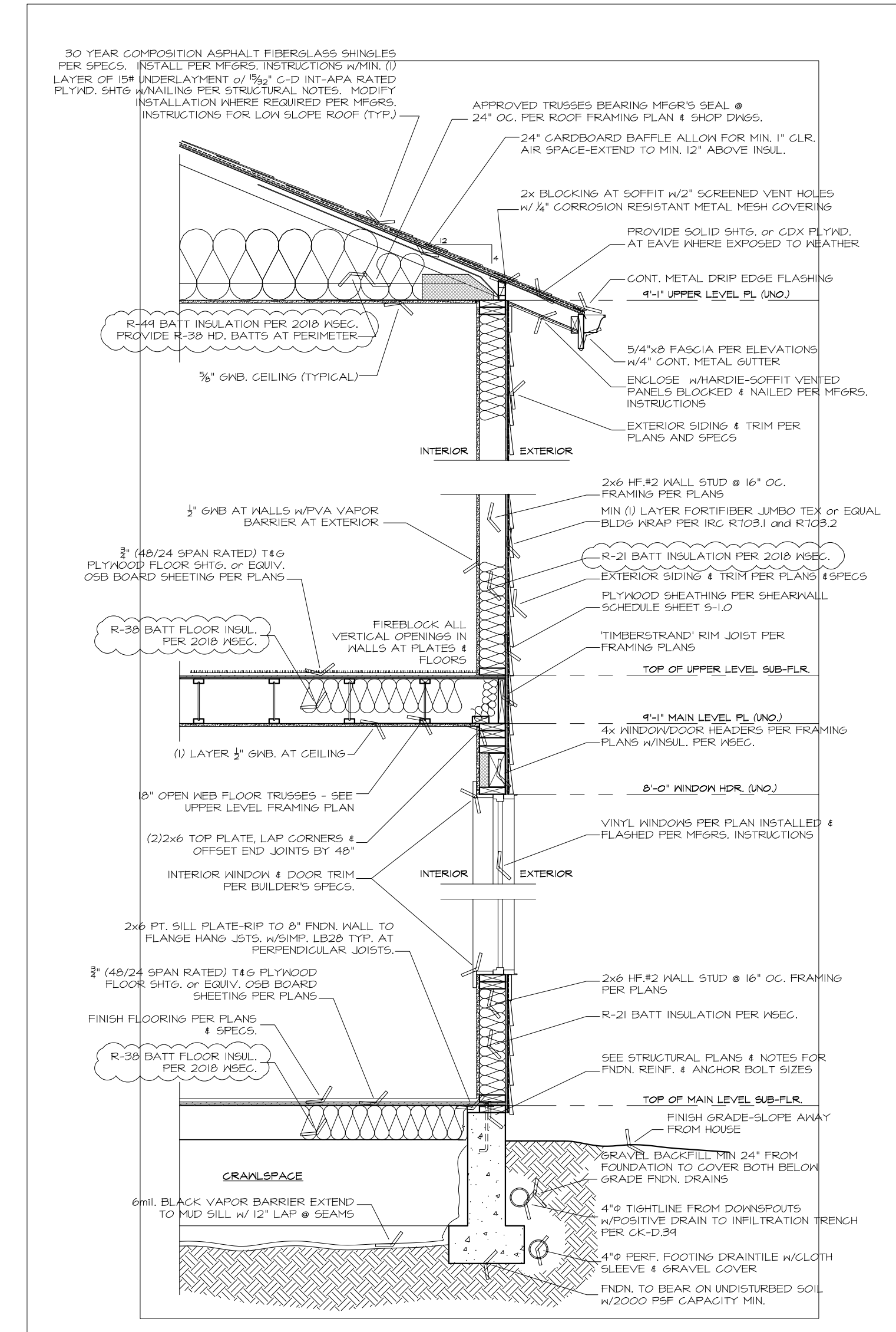
**RIGHT ELEVATION**

1/4" = 1'-0"

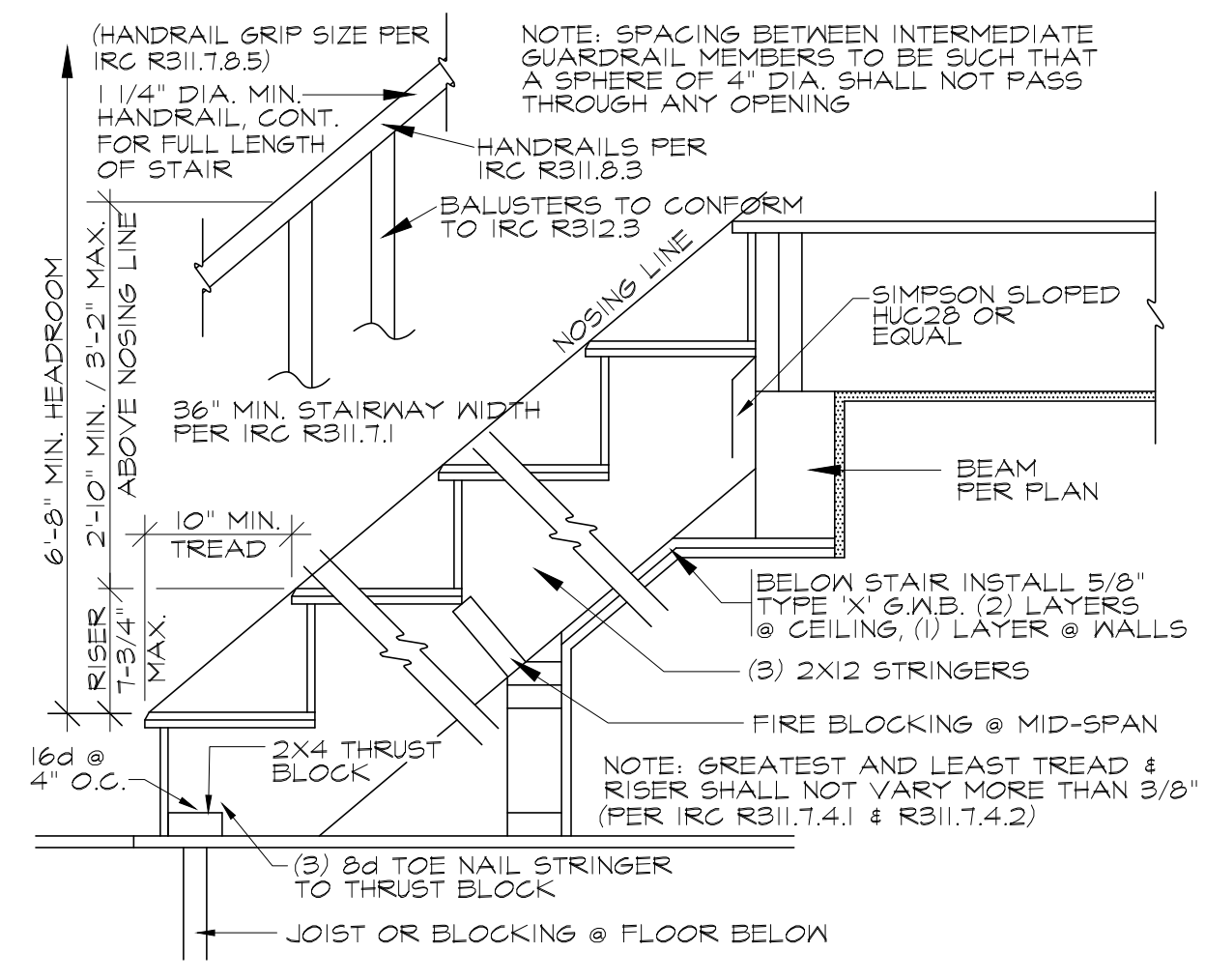
Sheet Title/Description



**A BUILDING SECTION**  
 1/4" = 1'-0"



**5 TYPICAL EXTERIOR WALL SECTION**  
 SCALE: 1" = 1'-0"



**TYP. STAIR SECTION**  
 1/4" = 1'-0"

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Sheet Title/Description



### Vertical wall Installation

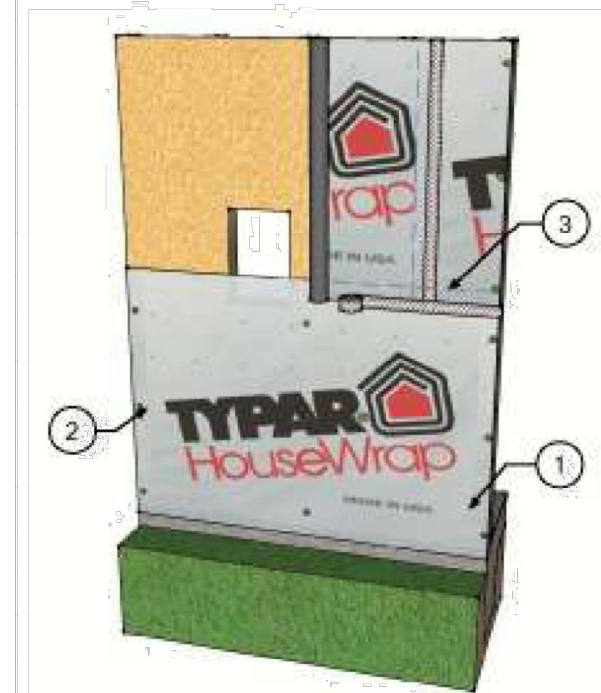
Install TYPAR® HouseWrap over an approved exterior sheathing after the framing is complete and before the windows and doors have been installed. Plastic capped fasteners should be used and spaced at 32" OC (vertically and horizontally) when being applied over 7/16" OSB or 15/32" plywood. When installing over metal framing use screws with washers. If the windows and doors have already been installed, trim the TYPAR WRB close to the window frame and flash according to the TYPAR Flashing instructions.

#### STEP 1

Start at the bottom of one end of the wall with the printed side facing out. When starting at a corner, overlap by a minimum of 12".

Place the housewrap roll horizontally and roll out the first course evenly, covering rough window and door openings. A minimum of a 1" (25.4 mm) overlap on the sill plate is required; however, for maximum protection, a 2-4" (51-102 mm) overlap on the sill plate is recommended.

Pull the TYPAR snug and avoid wrinkles and creases. Ensure that the product is level.



#### STEP 2

Fasten the TYPAR to the stud using plastic capped nails or plastic capped staples at 32" O.C. both horizontally and vertically.



#### STEP 3

The upper layer of TYPAR housewrap should overlap the bottom layer by a minimum of 6" (152 mm) vertically and horizontally. Ensure proper shingling throughout the installation to properly shed water. Once the structure is completely covered, tape all seams and penetrations using TYPAR® construction tape. (Please refer to the TYPAR® flashing instructions for more detailed instruction on penetrations and window flashing installation).

#### STEP 4

After the installation complete and before the exterior cladding is installed, inspect the TYPAR® for tears. Repair the issues with TYPAR Construction tape or TYPAR Flashing.



### Window and Door Preparation

#### Preparing for Window Installation

#### STEP 1

After wrapping the structure and covering all rough openings. Cut a horizontal line across the top of the window opening. The cut should not extend past the rough opening.

#### STEP 2

Start at the top center and make a vertical cut running two-thirds of the way down the opening.

#### STEP 3

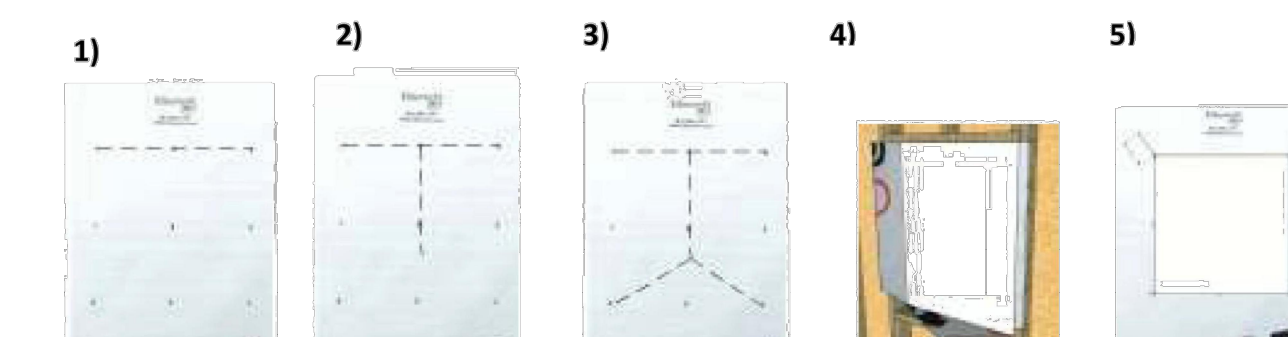
From that stopping point, cut diagonally to both lower left and right corners of the opening.

#### STEP 4

Pull each of the flaps tightly inside the rough opening and attach them to the frame with nails, staples, or tape.

#### STEP 5

At the window header, make a 6" diagonal cut at a 45 degree angle on both corners. Fold the material up exposing the sheathing. Now install the window or door according to the manufacturer instructions. The final step is to flash all seams and flanges securely (refer to TYPAR® Flashing instructions). TYPAR® flashing should also be installed in accordance with window manufacturer instructions and according to the ASTM 2112 standard.



### Typical Window Flashing

#### STEP 1

Install the window sill pan according to the manufacturer's instructions. Alternatively, you can create a sill pan using TYPAR Flashing Flex. Cut a piece that is 12" longer than the length of the rough opening window sill.

Carefully pull off the release liner. Center the Flashing in the center of the rough opening and work your way toward the corners and then up the sides. Note: the flex flashing should overlap to the outside of the wall by 2-3". Only stretch the flashing in the corners.

Alternatively to above, you can create a sill pan by installing TYPAR Straight Flashing along the bottom sill and installing TYPAR Flashing Flex on the corners only.

If needed, secure the fanned edges of the TYPAR Flashing Flex with a plastic capped nail/ plastic capped staple.

#### STEP 2

Apply a continuous bead of sealant to the back of the window or on the wall. Do not apply the sealant across the bottom of the sill or on the bottom of the window. This area is left open to allow for proper drainage.

Install the window according to the manufacturer's installation instructions.

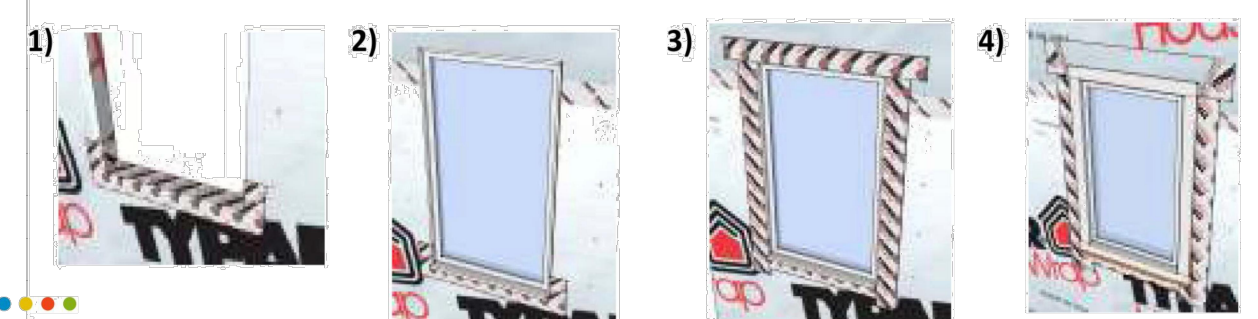
#### STEP 3

Cut two pieces of TYPAR Flashing long enough to extend 1" above the window head flange and 1" below the window sill flange. Carefully peel off the release liner and apply the flashing on both sides of the window. Make sure to cover the entire window flange, press firmly either by hand or using a J-roller. Ensure there are no wrinkles or bubbles.

Cut a piece of TYPAR Flashing for the head flashing. Ensure that the piece is long enough to extend by 1" on both sides of the jamb flashing. Remove the release liner and carefully install the flashing. Cover the window flange and press firmly by hand or using a J-roller.

#### STEP 4

Release the upper flap of the WRB that you cut earlier. Tape the 45 degree cuts using TYPAR Construction Tape or TYPAR Flashing. DO NOT tape the WRB along the top of the window flange.



### Flashing Penetrations

Penetrations such as exhaust fans, exterior electrical outlets, dryer vents, exterior lights, and gas outlets are a common entrance for bulk water into the wall cavity. Using TYPAR flashing will ensure proper water hold out and maintain the integrity of the structure.

The method is similar to the flashing a window. Start by flashing the bottom of the penetration. Ensure to shingle the upper tape over the bottom tape.

Some penetrations have flanges, such as dryer vents. These penetrations should be flashed according to the details below.

#### 1)



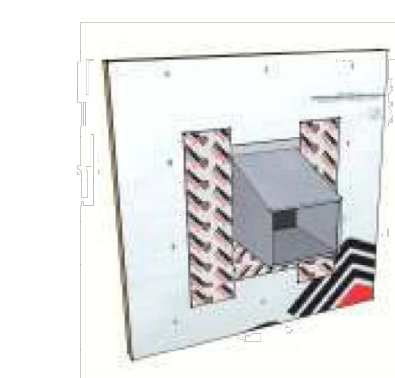
#### STEP 1

Install the vent according to the manufacturer's recommendations. Trim the housewrap as close as possible around the perimeter of the vent.

#### STEP 2

Flash the vent using the same method as windows. Starting at the bottom flange; cut the flashing so that it extends past the flanges by 1" on both sides. Now apply the flashing to the sides of the vent. Remember to extend the flashing 1" on both top and bottom. Make sure to smooth out wrinkles and air bubbles. The use of a J-roller is optional.

#### 2)



#### STEP 3

The Final step is to install the flashing across the top. Extend the flashing out at least 1" on both sides.

#### 3)



#### Note:

This type of installation is suitable for several different penetrations. Always use the shingling method and ensure a tight seal around the flange/penetration.

TYPAR® HouseWrap is part of a complete Weather Protection System, which also includes TYPAR® Metro Wrap, TYPAR® Flashings and Construction tape.

For more information, visit [www.Typar.com](http://www.Typar.com)



MADE IN USA. ICC #ESR-1404 • CCMC #12884-R • CCMC #12892-R  
Please visit [typar.com](http://typar.com) for installation instructions and warranty information.



7525 SE 24th St., 487  
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Issue Description	Issue Date	By

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mark sys. number:	--

Conditions not specifically represented graphically or in writing or which conflict with the current International Residential Code (IRC), or those of the local municipality then the current standards and requirements of each respectively shall govern.

The drawings in this set are instruments of service and shall remain the property of JayMarc Homes, LLC.

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Submittal Date

Sheet Title/Description

Design Firm

Drawn by:

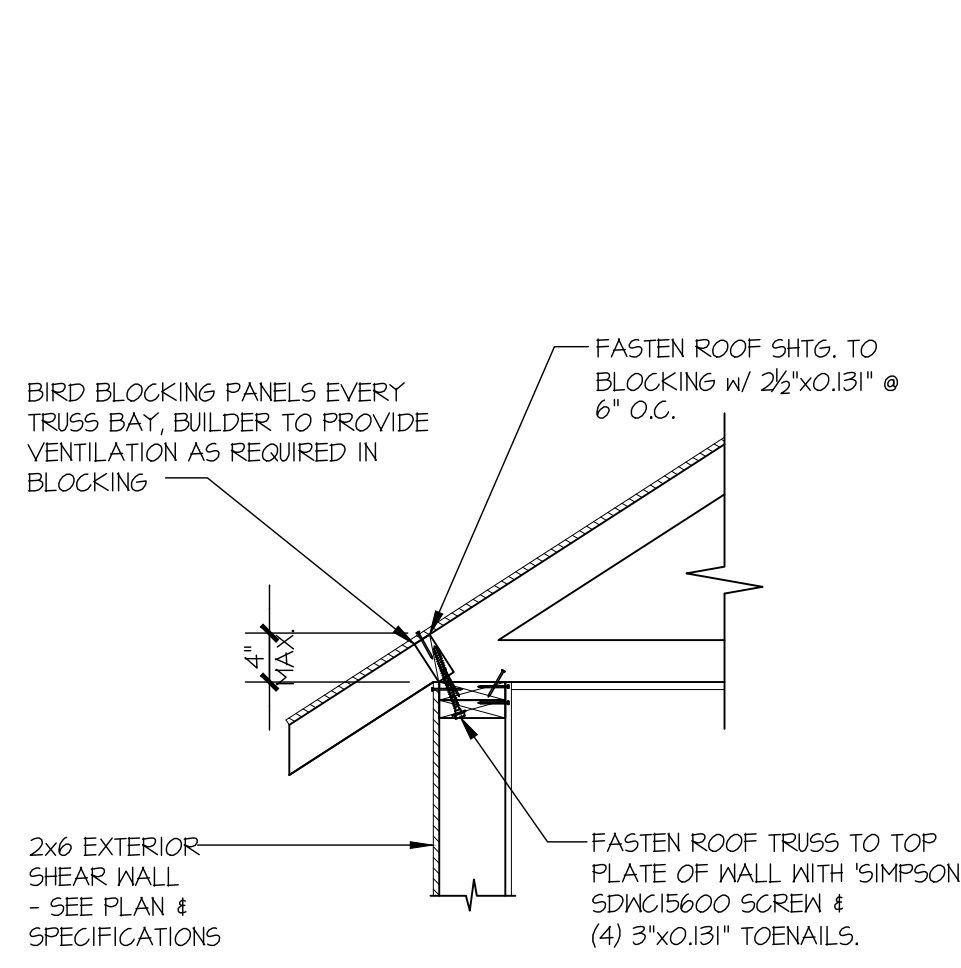
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Primary Scale

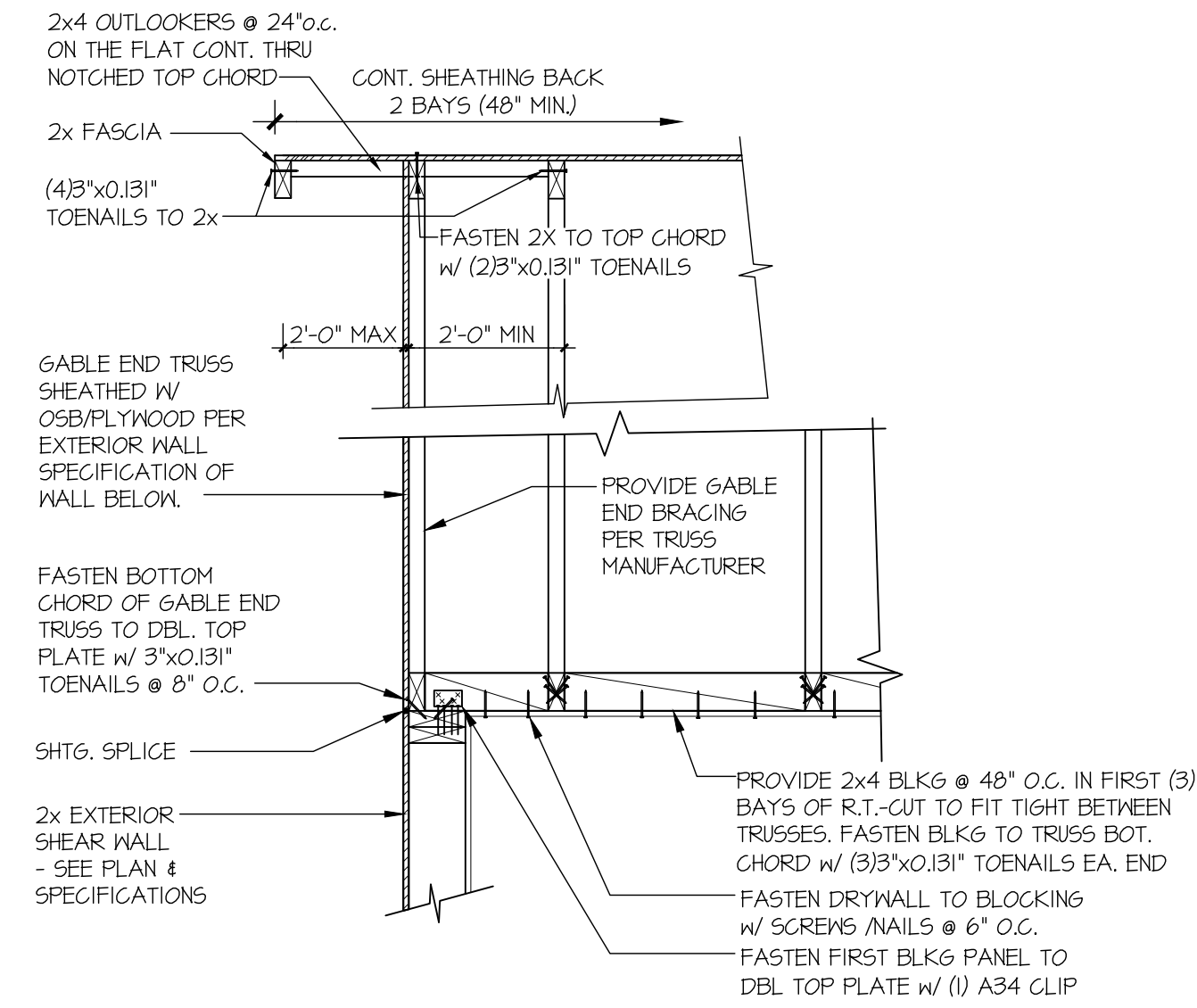
D1 of .

Sheet Title/Description

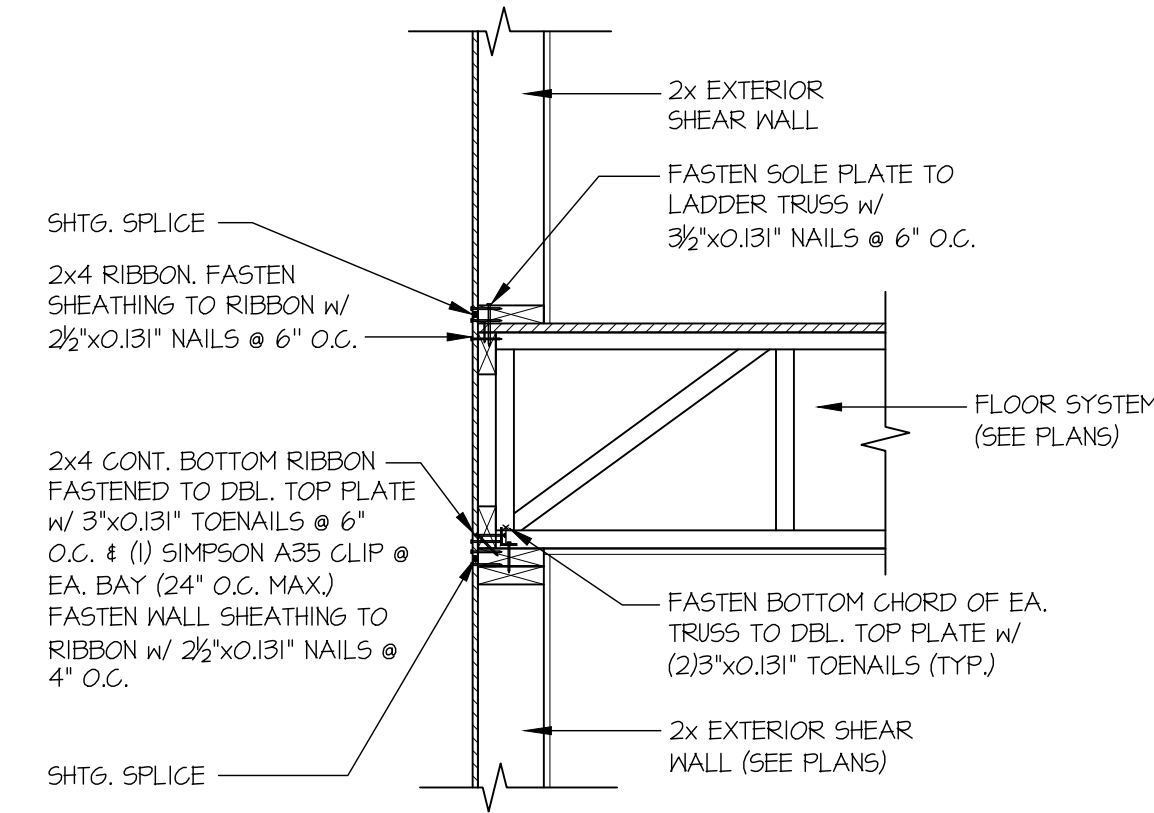




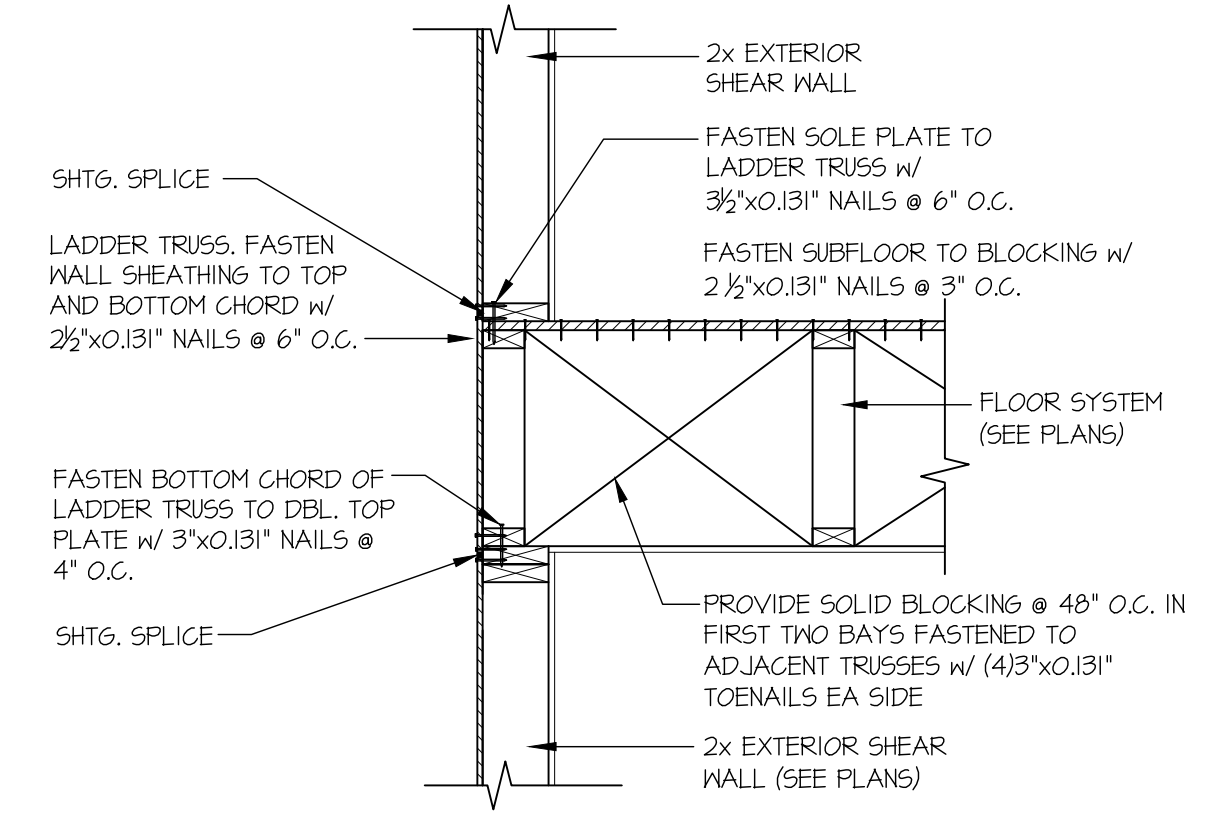
**1** TYPICAL SHEAR TRANSFER DETAIL @ ROOF  
SCALE: 3/4"=1'-0" HEEL HEIGHT LESS THAN 4"



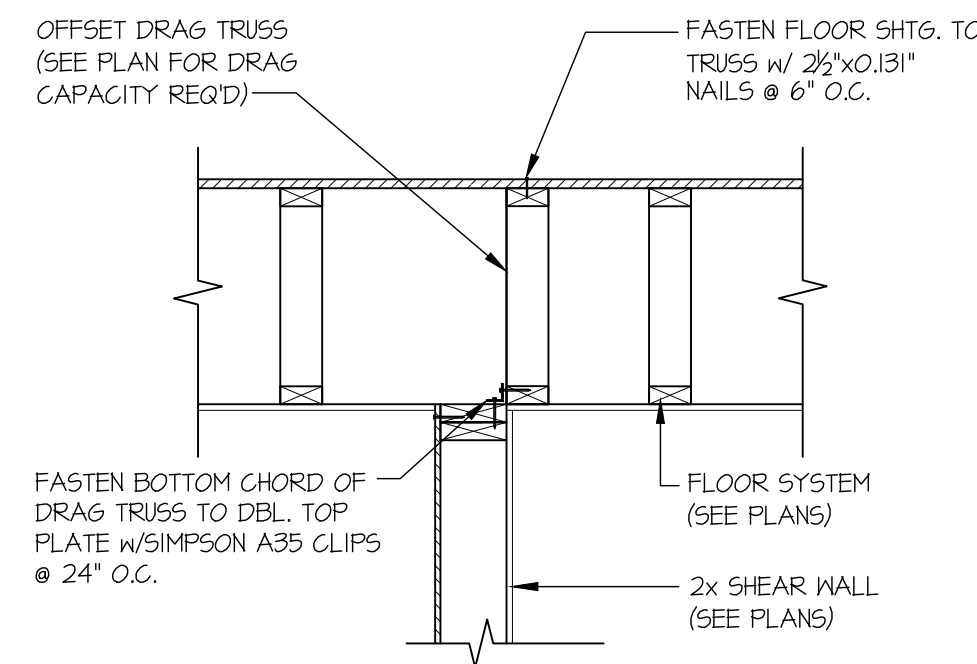
**2** TYPICAL GABLE END DETAIL  
SCALE: 3/4"=1'-0"



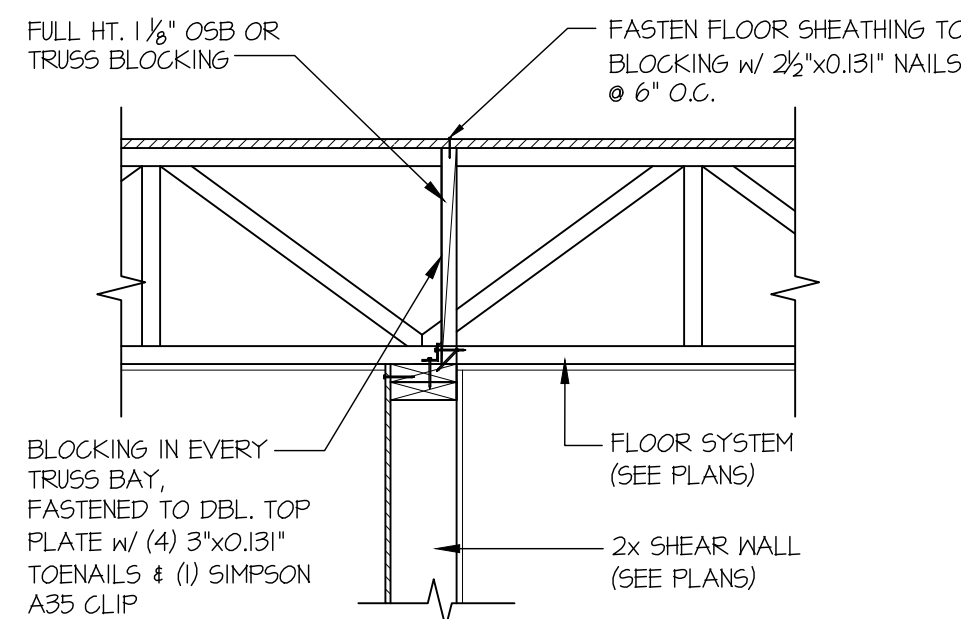
**3** TYPICAL SHEAR TRANSFER DETAIL BETWEEN FLOORS @ EXTERIOR WALL  
SCALE: 3/4"=1'-0" PERPENDICULAR FRAMING



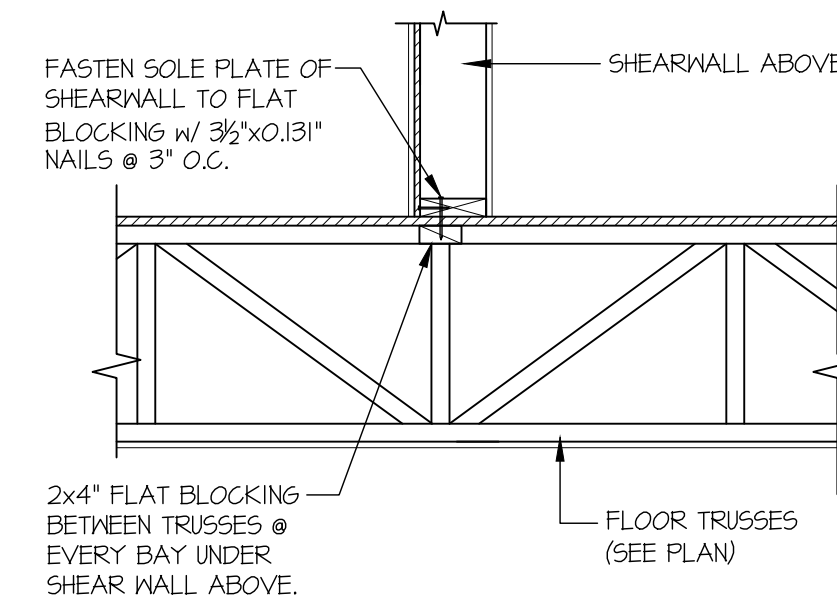
**4** TYPICAL SHEAR TRANSFER DETAIL BETWEEN FLOORS @ EXTERIOR WALL  
SCALE: 3/4"=1'-0" PARALLEL FRAMING



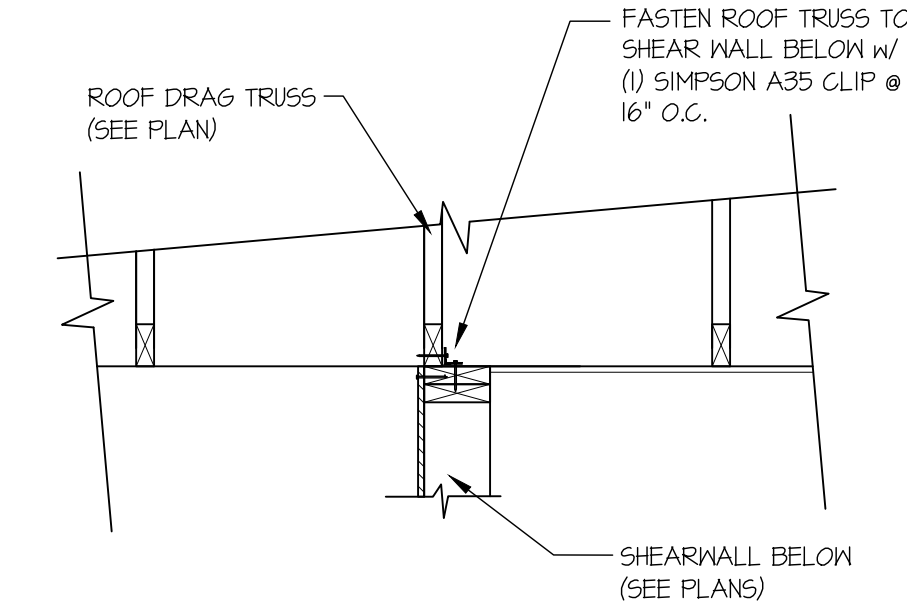
**11** SHEAR TRANSFER DETAIL @ SHEAR WALL BELOW  
SCALE: 3/4"=1'-0"



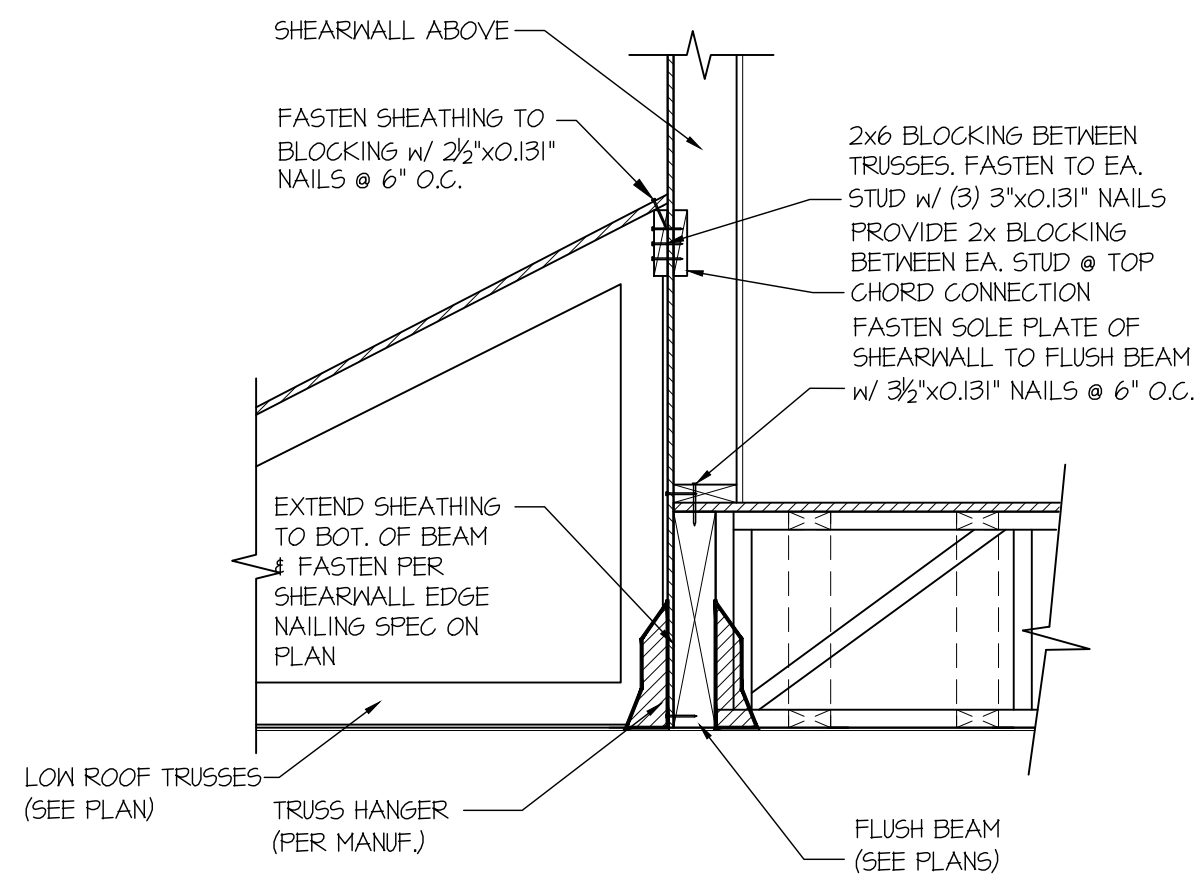
**13** SHEAR TRANSFER DETAIL @ SHEAR WALL BELOW  
SCALE: 3/4"=1'-0"



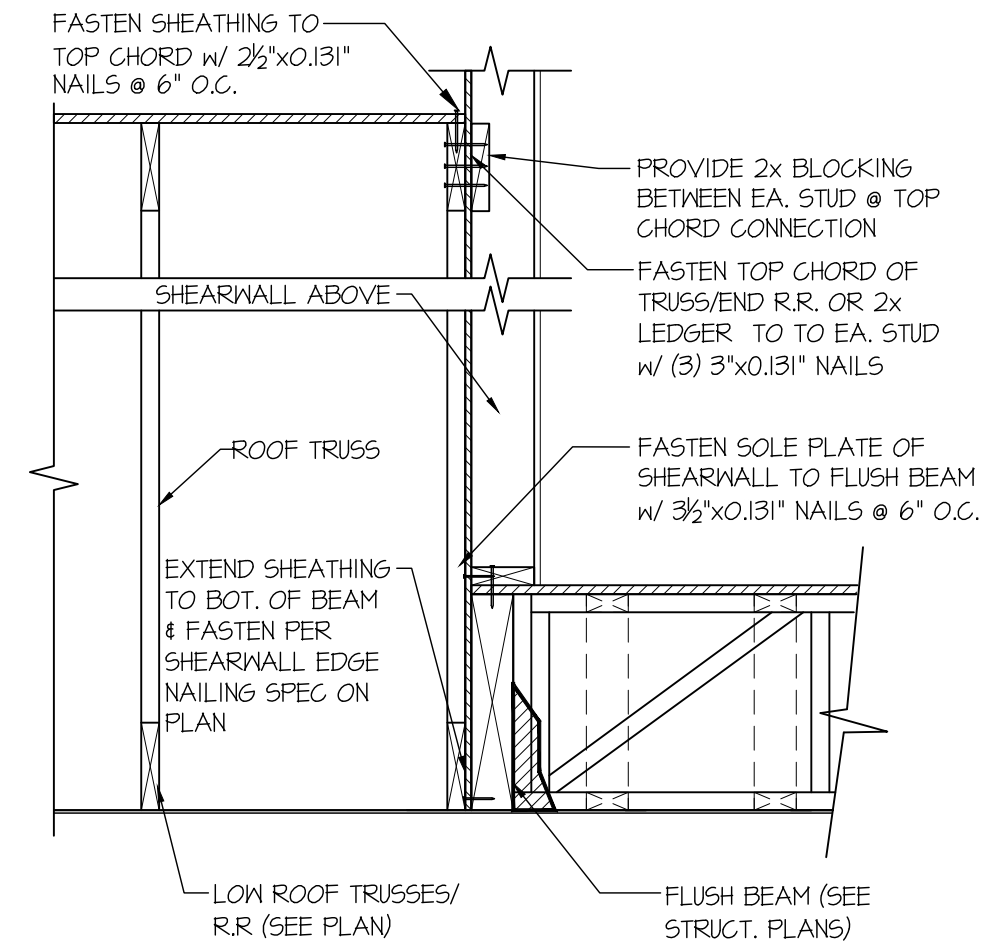
**20** SHEAR TRANSFER DETAIL @ EXTERIOR SHEAR WALL  
SCALE: 3/4"=1'-0" PERPENDICULAR FRAMING



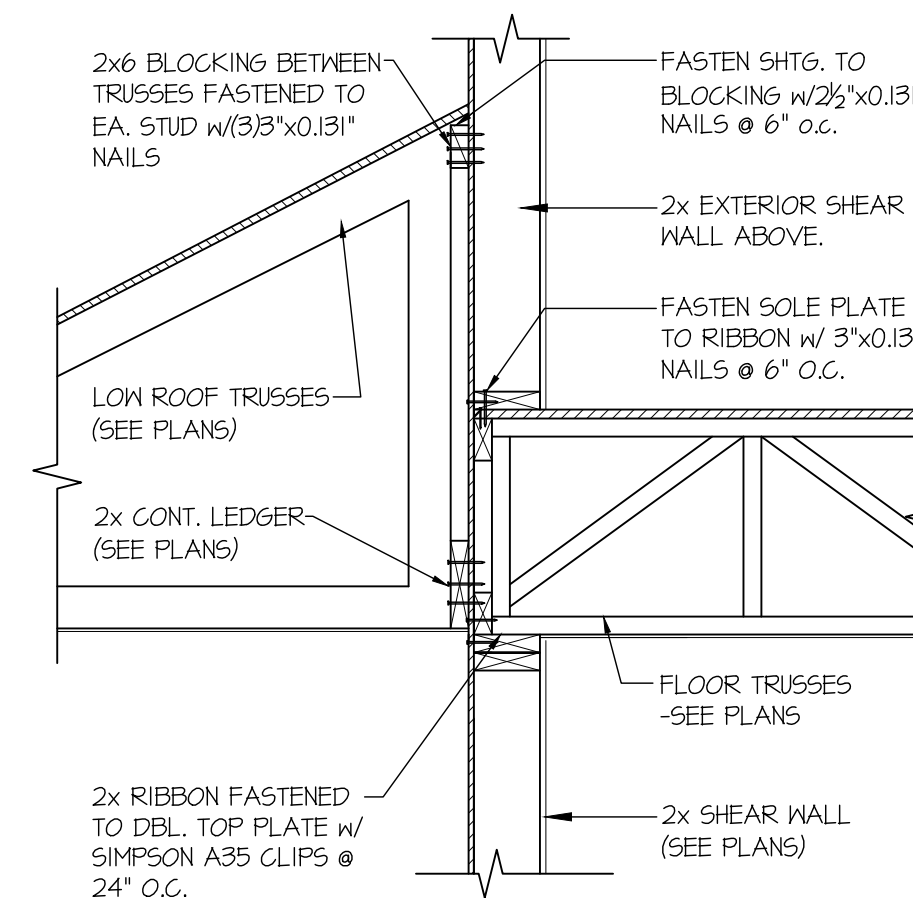
**46** SHEAR TRANSFER DETAIL @ EXTERIOR SHEARWALL BELOW  
SCALE: 3/4"=1'-0"



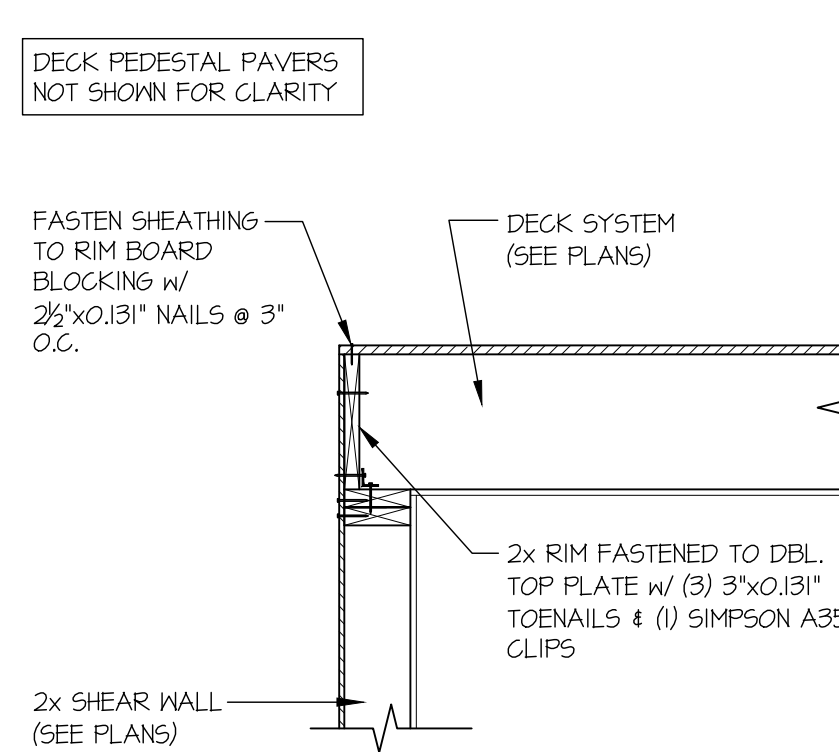
**58** SHEAR TRANSFER DETAIL @ EXTERIOR SHEARWALL ABOVE  
SCALE: 3/4"=1'-0"



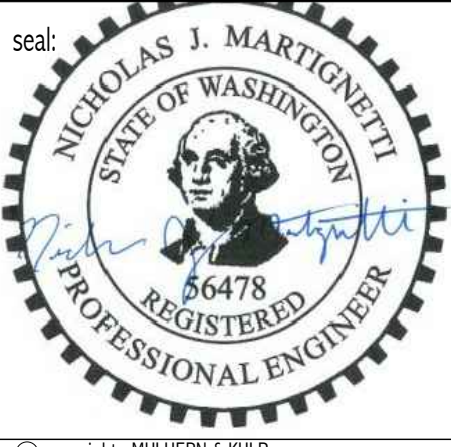
**59** SHEAR TRANSFER DETAIL @ EXTERIOR SHEARWALL ABOVE  
SCALE: 3/4"=1'-0"



**60** TYPICAL SHEAR TRANSFER DETAIL BETWEEN FLOORS  
SCALE: 3/4"=1'-0" PERPENDICULAR FRAMING

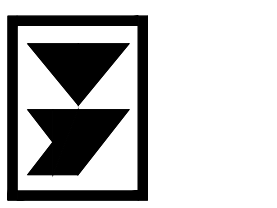


**71** SHEAR TRANSFER DETAIL @ DECK  
SCALE: 3/4"=1'-0"



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M&K project number:  
154-21030

project mgr: NJM  
drawn by: LGH  
issue date: 11-10-21

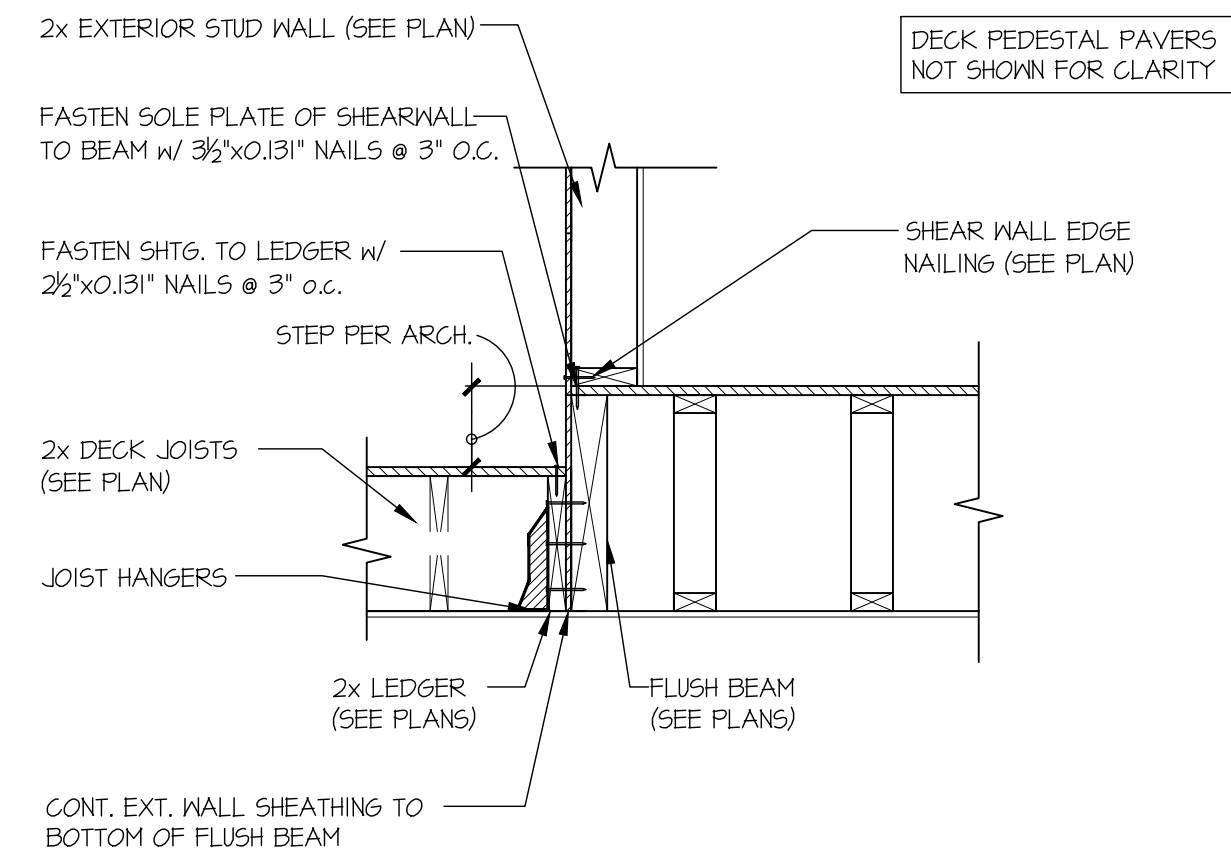
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date: initial:



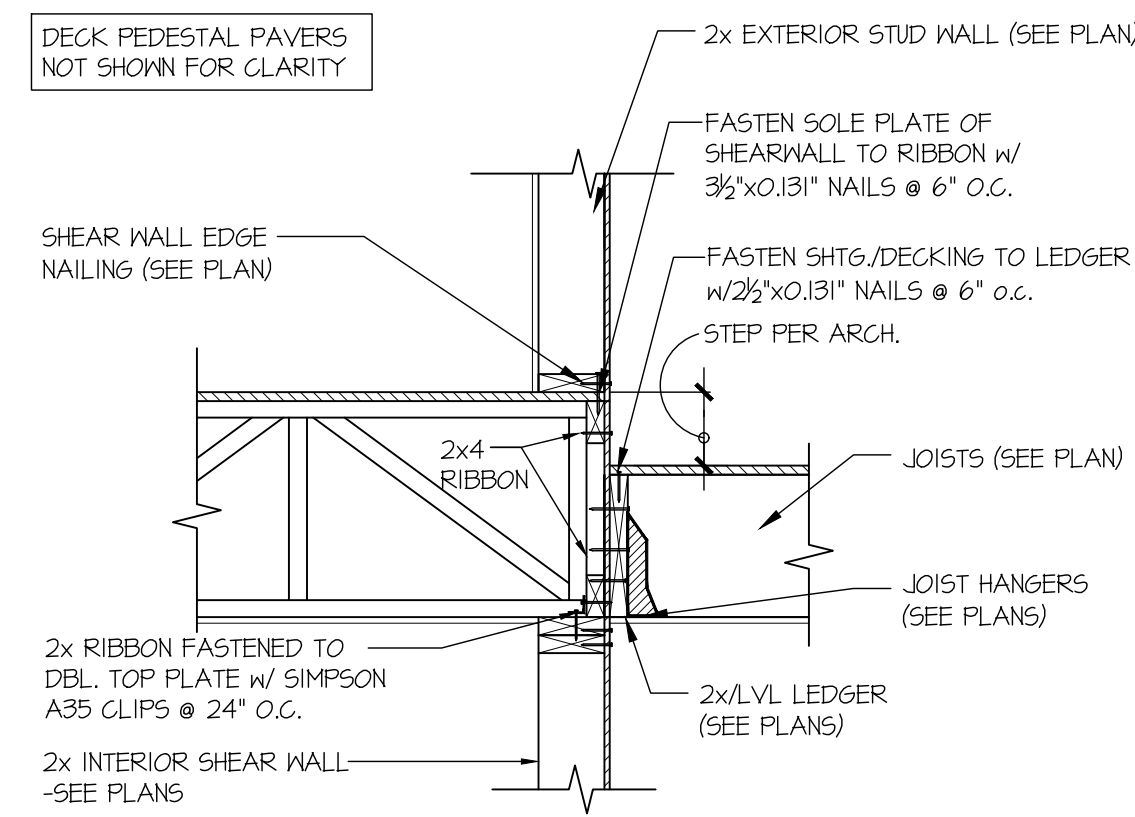
STRUCTURAL DETAILS  
LIAO RESIDENCE  
4541 88TH AVE SE  
MERCER ISLAND, WASHINGTON

sheet:  
**LB-1**

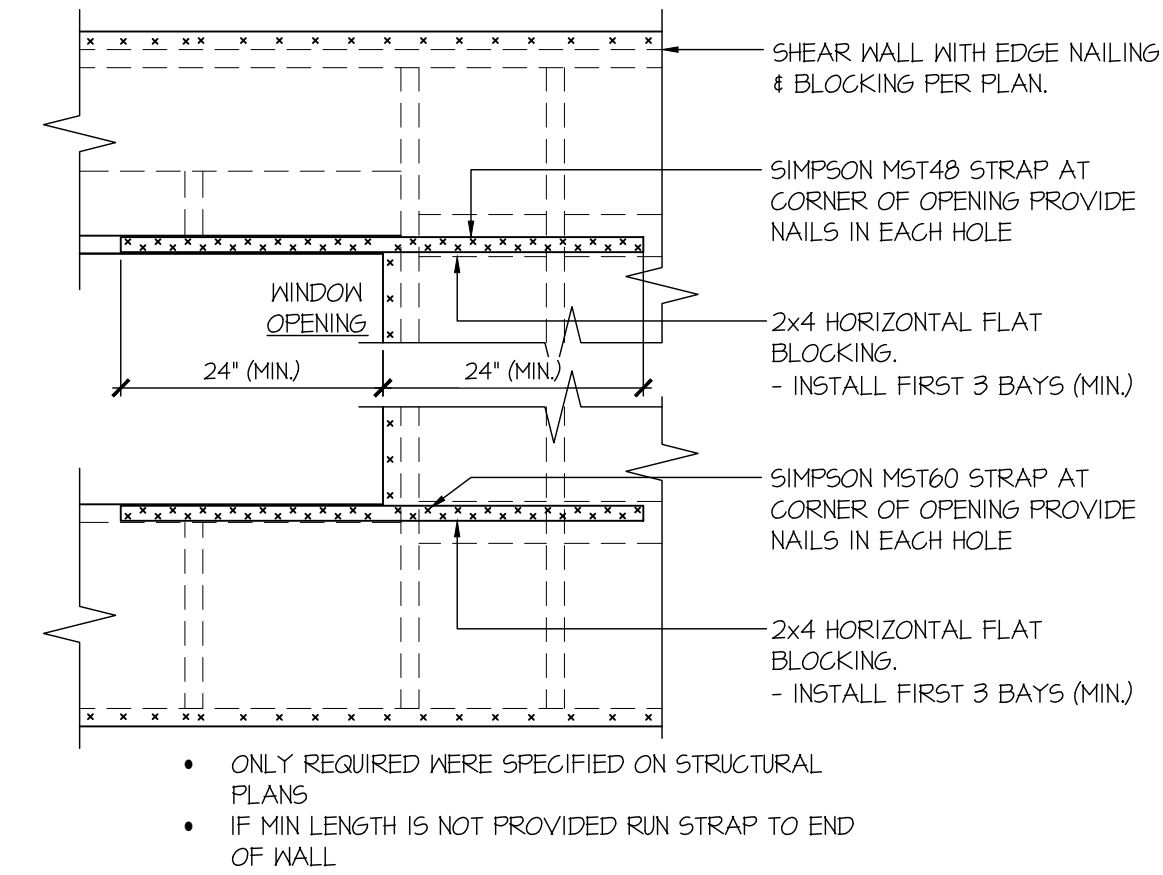




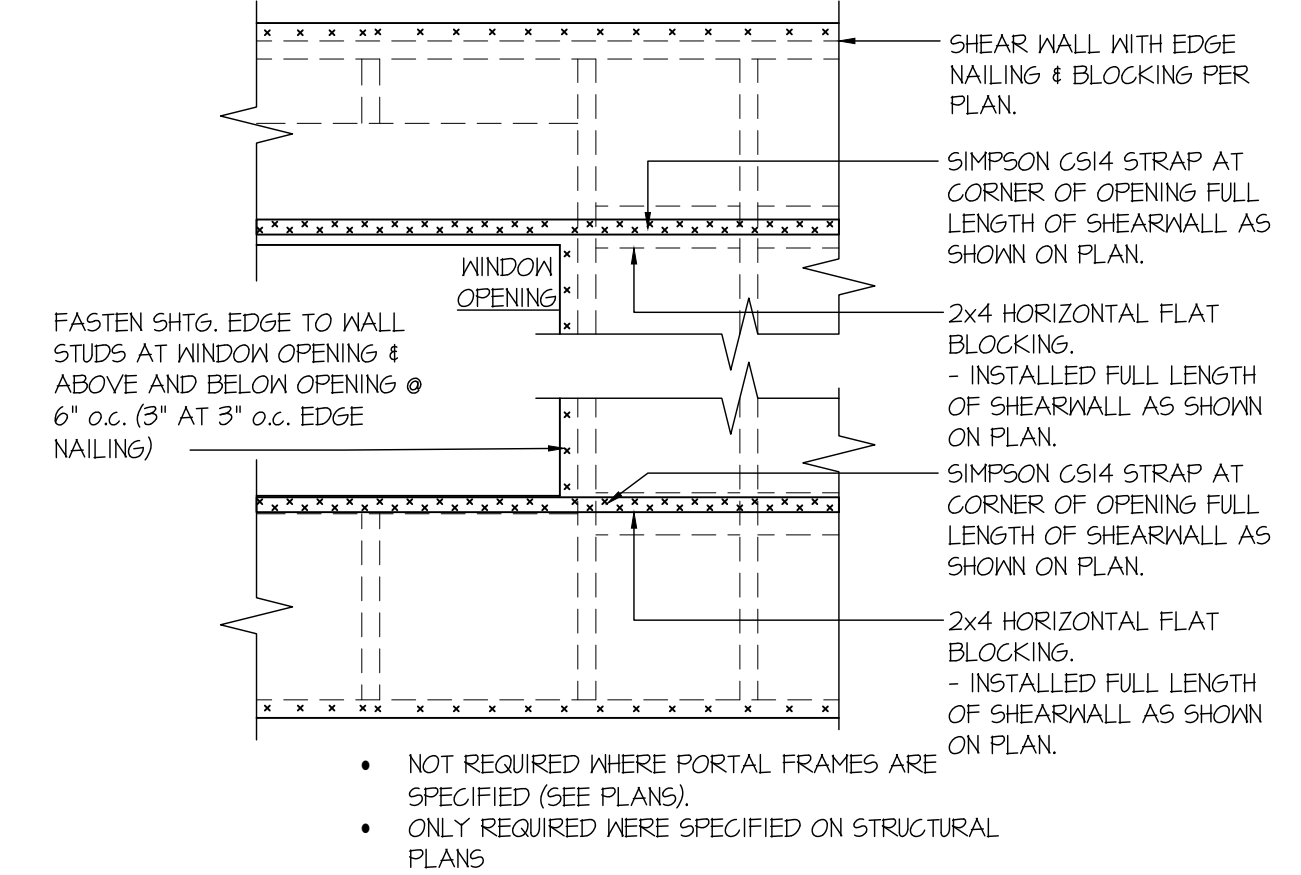
**72** TYPICAL SHEAR TRANSFER  
DETAIL @ EXT. DECK FRAMING  
SCALE: 3/4"=1'-0"



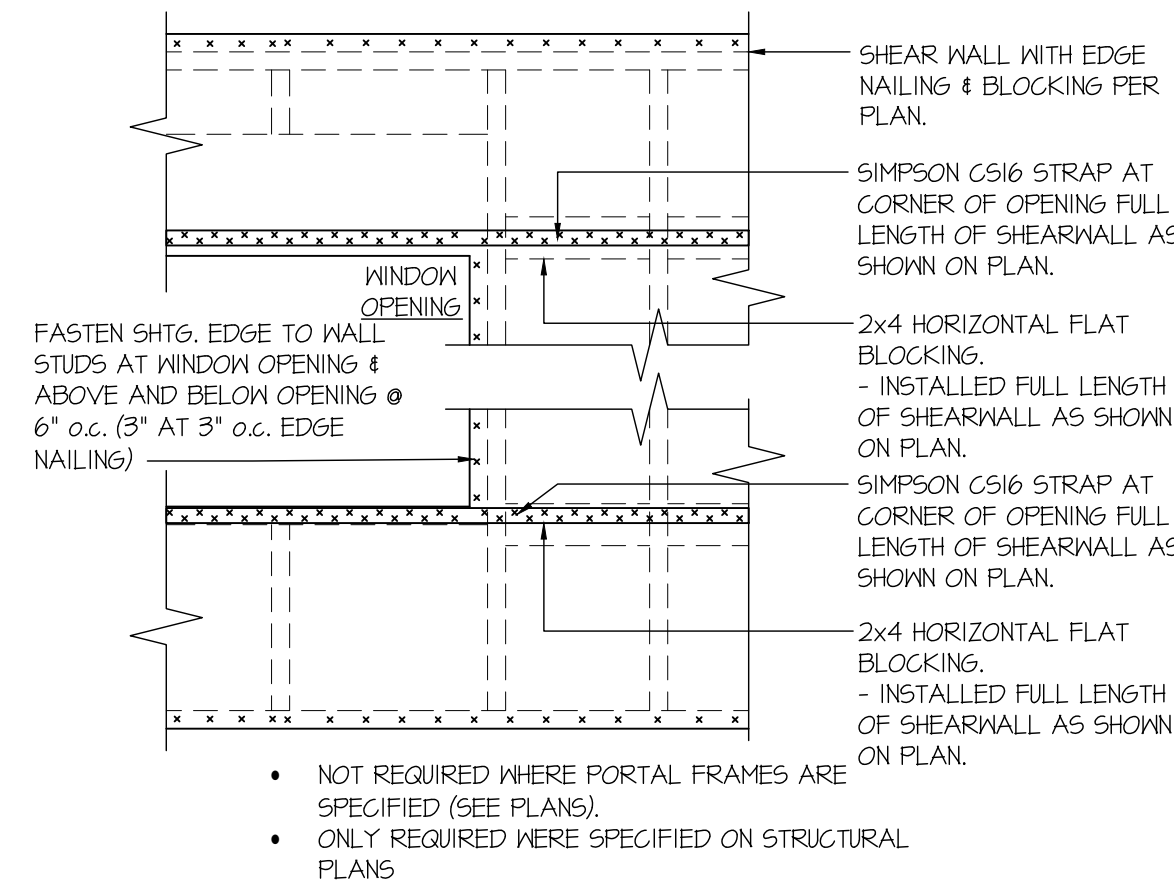
**73** TYPICAL SHEAR TRANSFER  
DETAIL @ EXT. DECK FRAMING  
SCALE: 3/4"=1'-0"



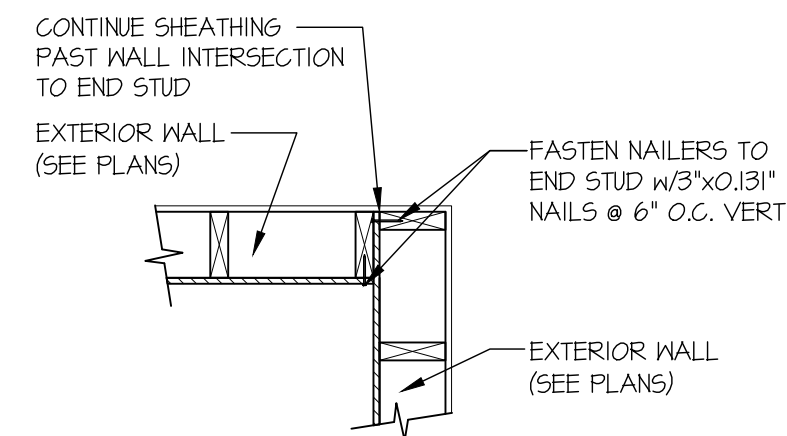
**92** EXT. WALL & INT. SHEARWALL  
OPENING ELEVATION  
SCALE: NTS



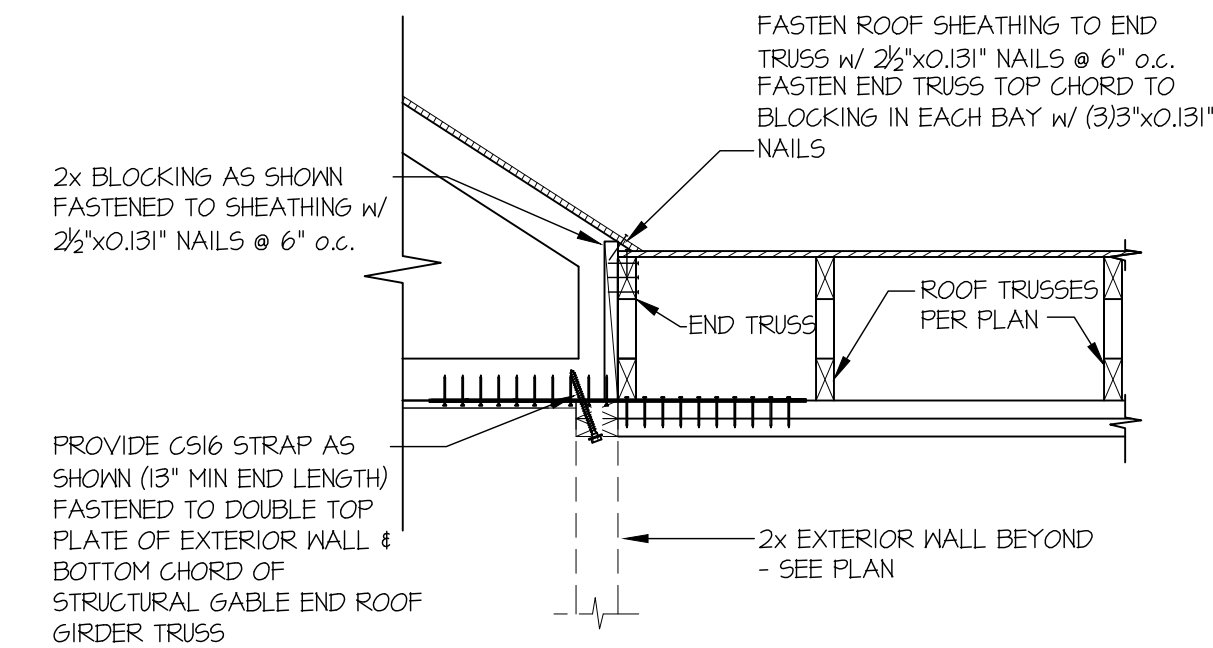
**93** EXT. WALL & INT. SHEARWALL  
OPENING ELEVATION  
SCALE: NTS



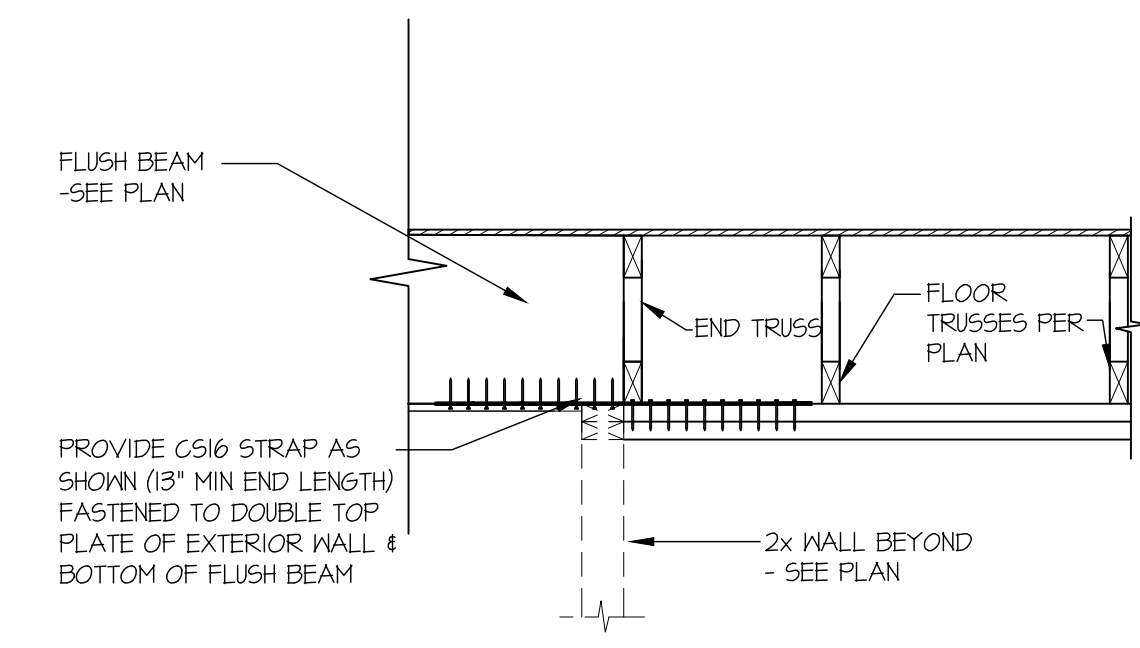
**94** EXT. WALL & INT. SHEARWALL  
OPENING ELEVATION  
SCALE: NTS



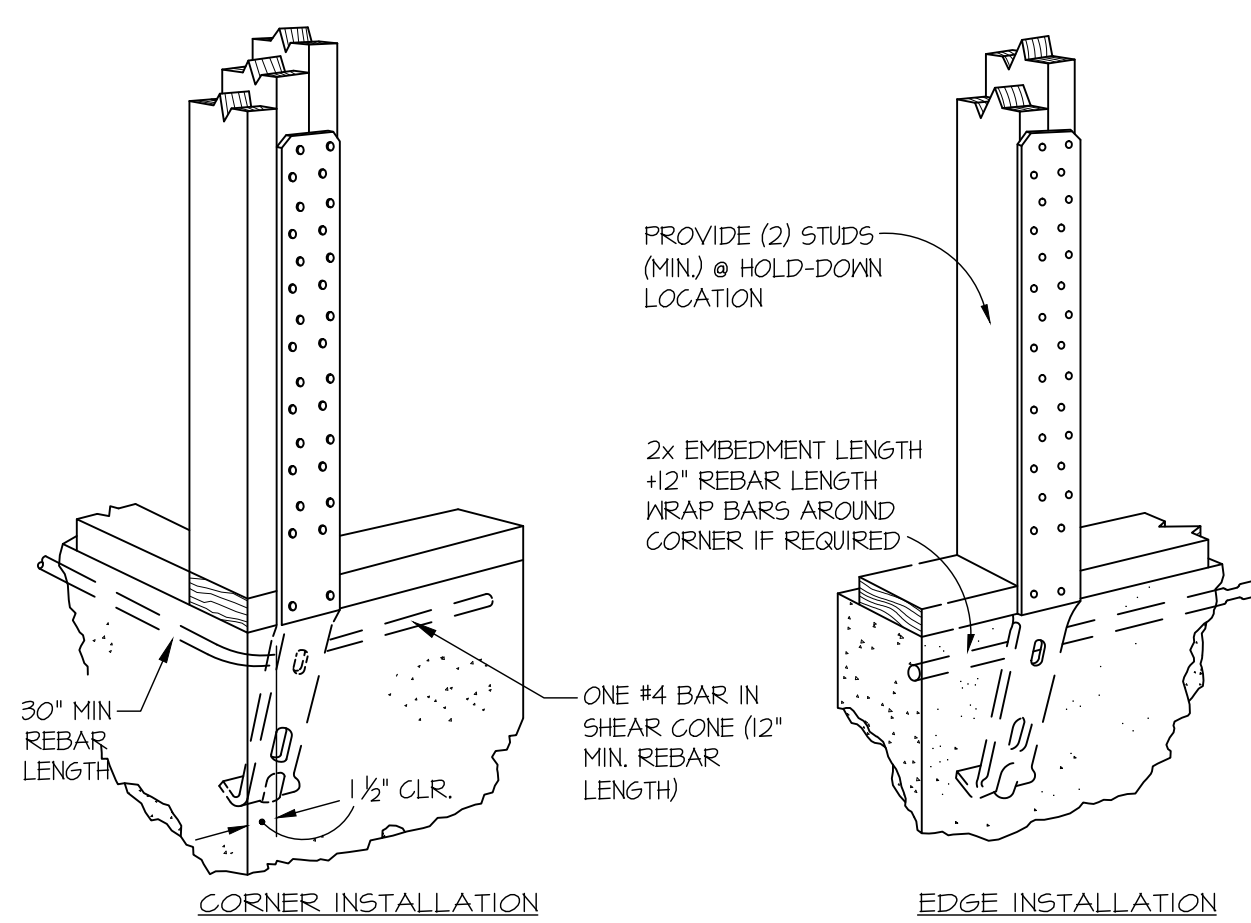
**95** SHEAR TRANSFER DETAIL @  
INTERSECTING INT. SHEARWALL  
SCALE: 3/4"=1'-0"



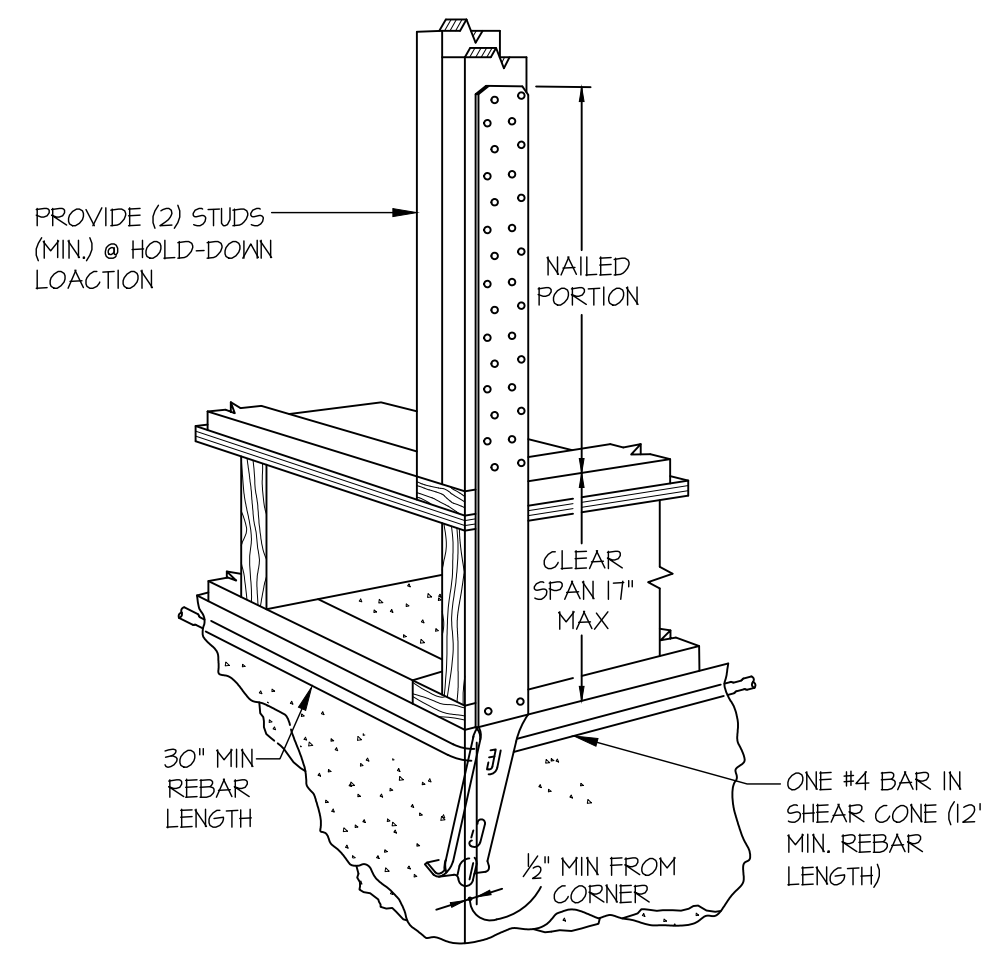
**117** STRAP DETAIL  
SCALE: 3/4"=1'-0"



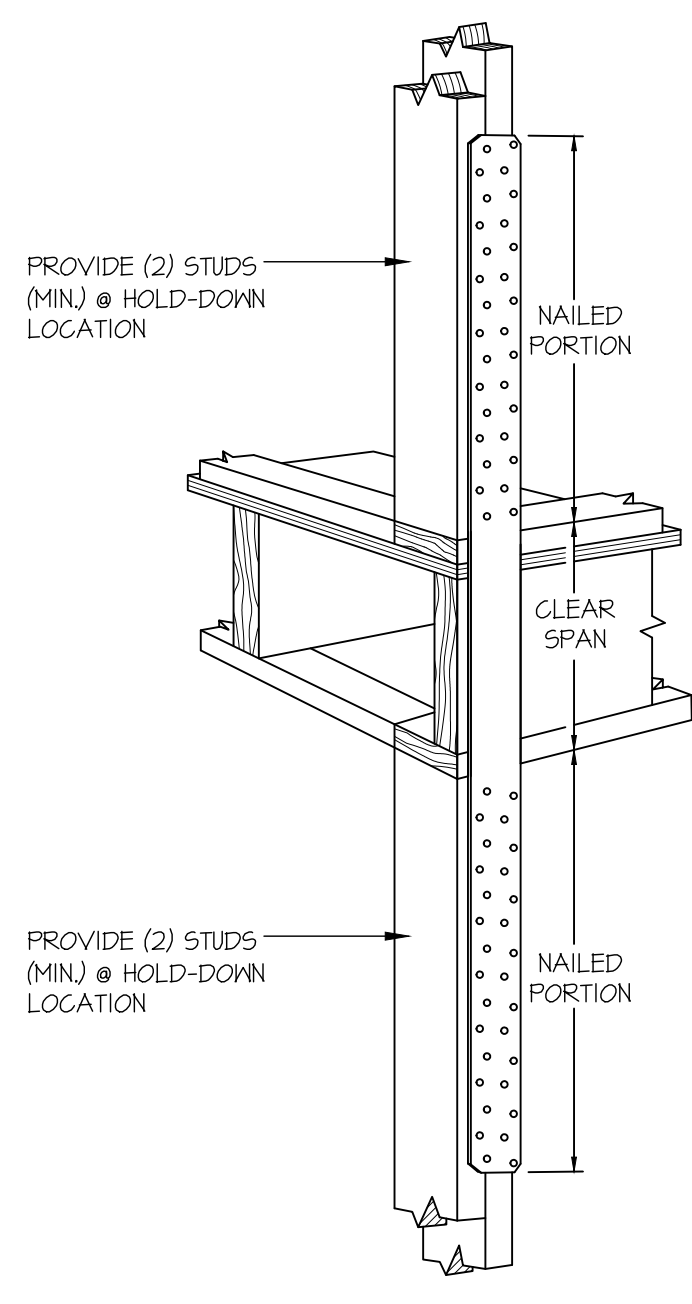
**119** STRAP DETAIL  
SCALE: 3/4"=1'-0"



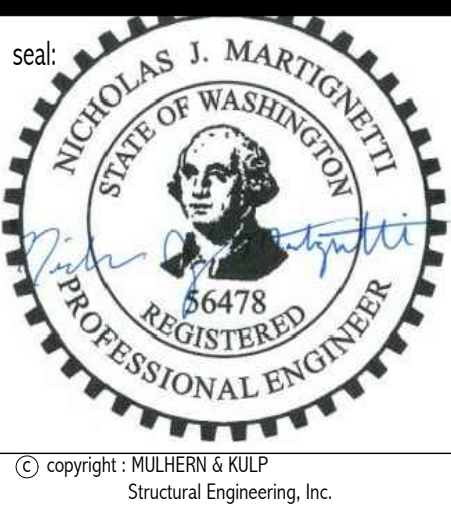
**A** TYPICAL HOLD-DOWN INSTALLATION  
NOT TO SCALE  
SIMPSON 5THD HD @ FOUNDATION



**B** TYPICAL HOLD-DOWN INSTALLATION  
NOT TO SCALE  
SIMPSON 5THD HD @ FLOOR FRAMING



**C** TYPICAL HOLD-DOWN INSTALLATION  
NOT TO SCALE  
SIMPSON STRAP HD @ FLOOR FRAMING



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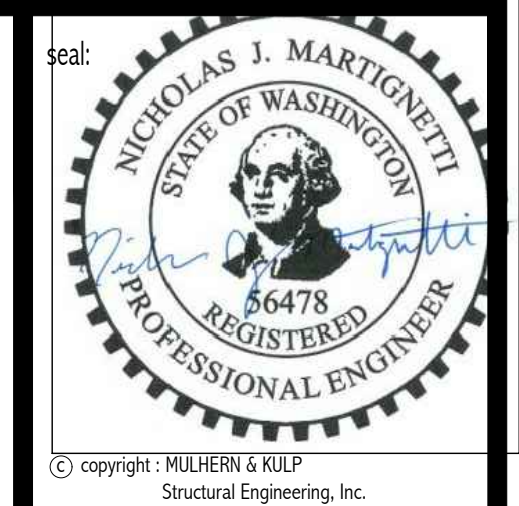
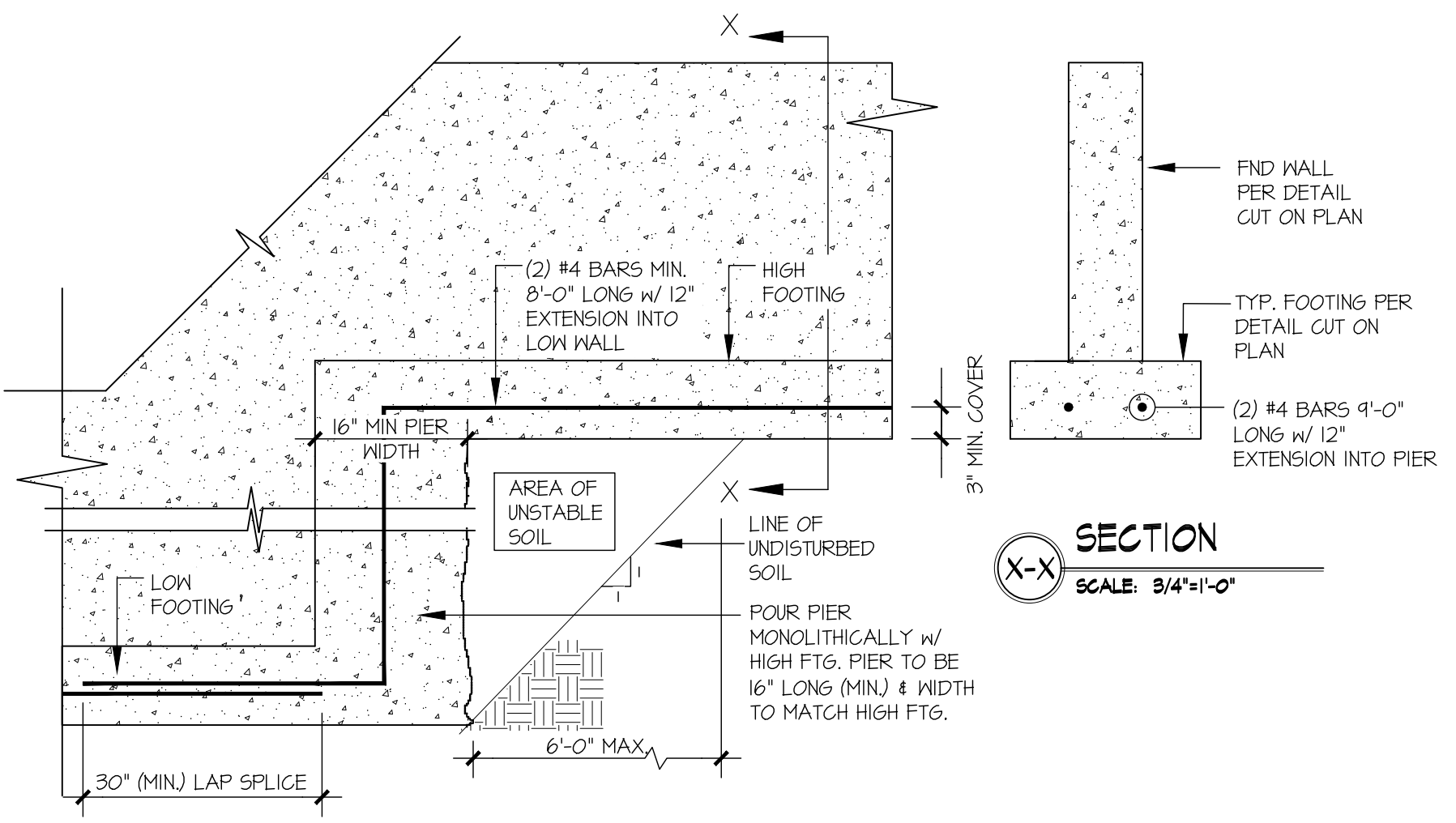
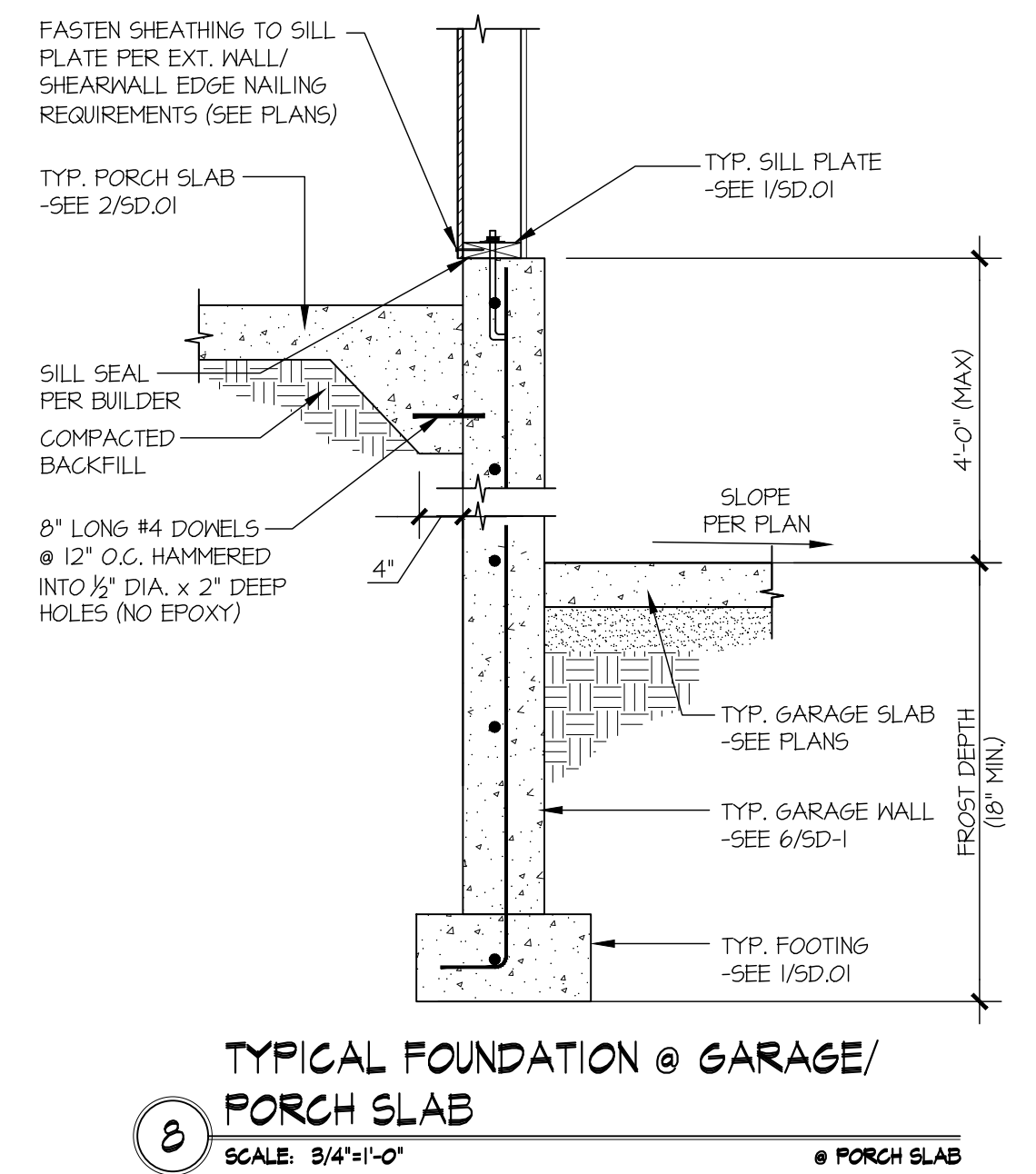
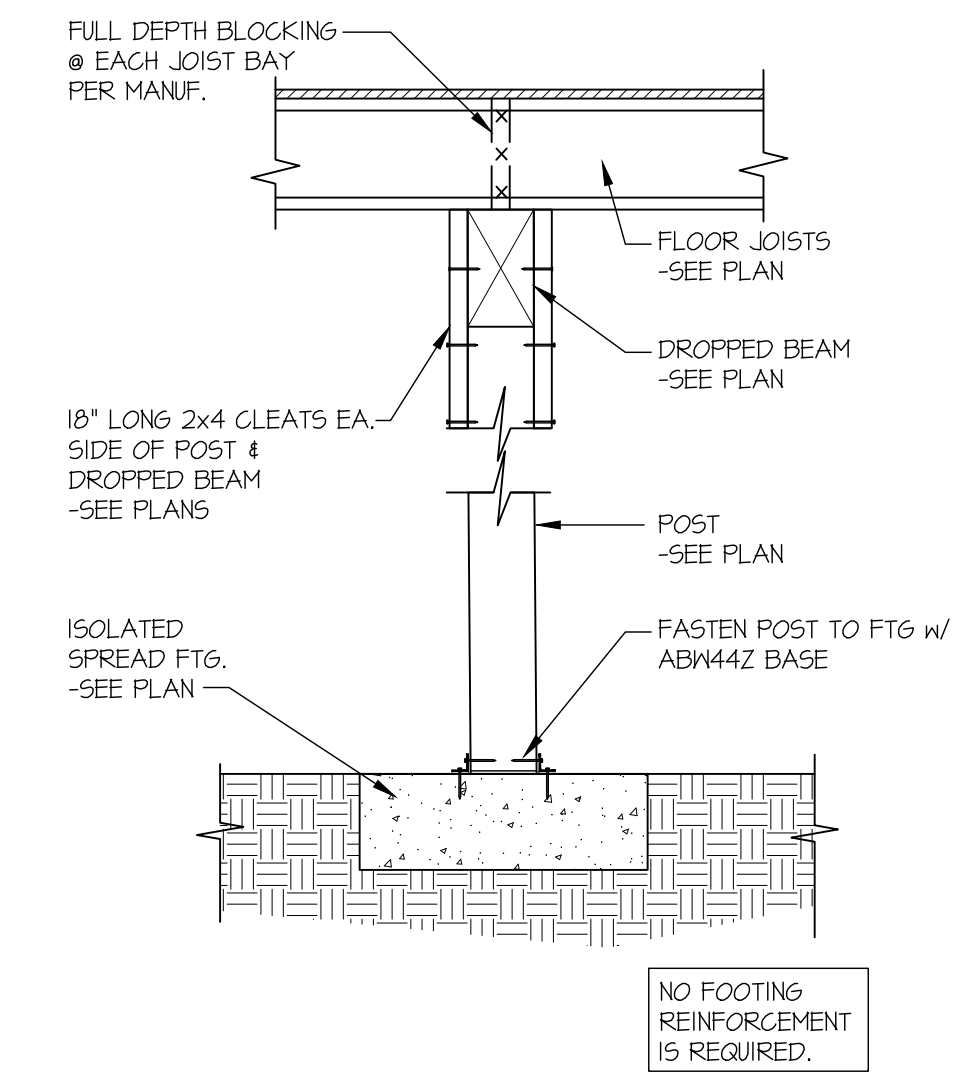
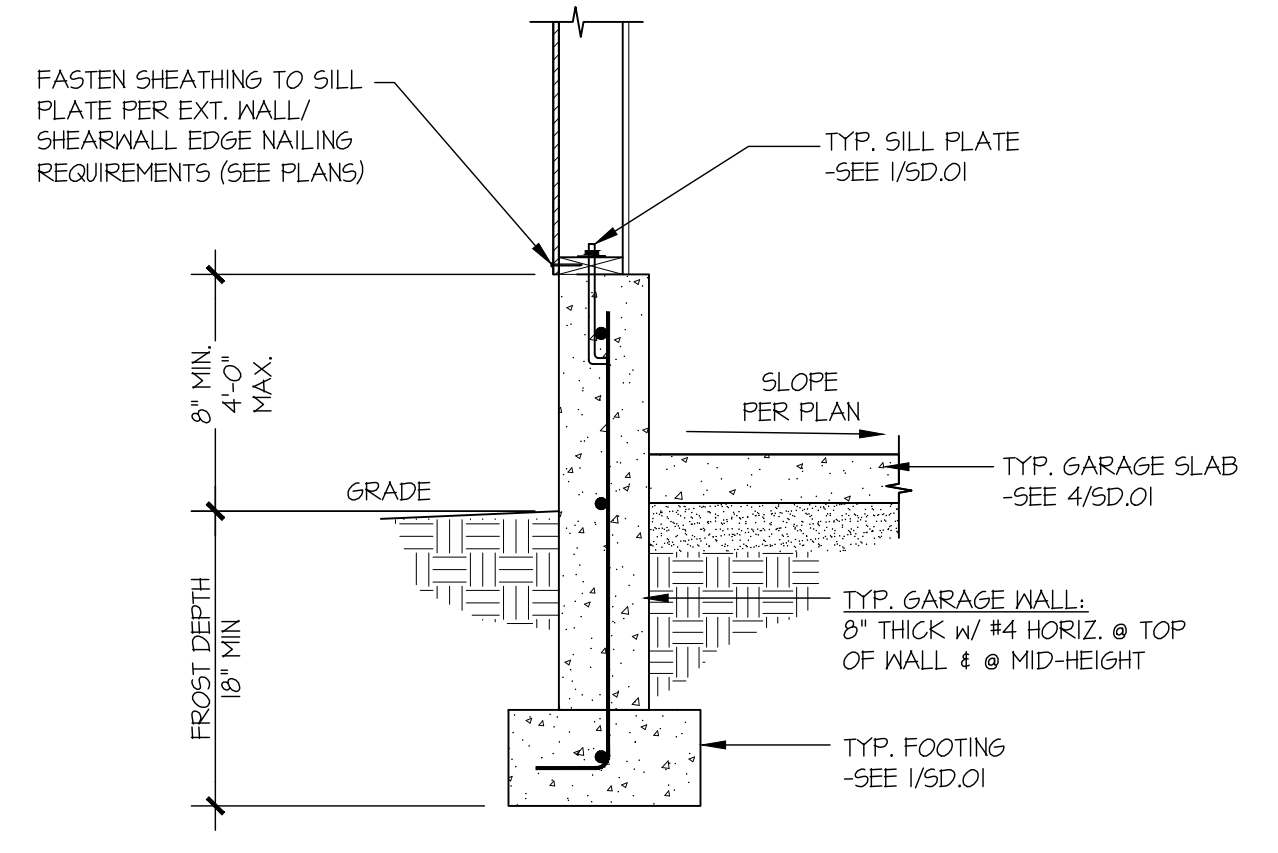
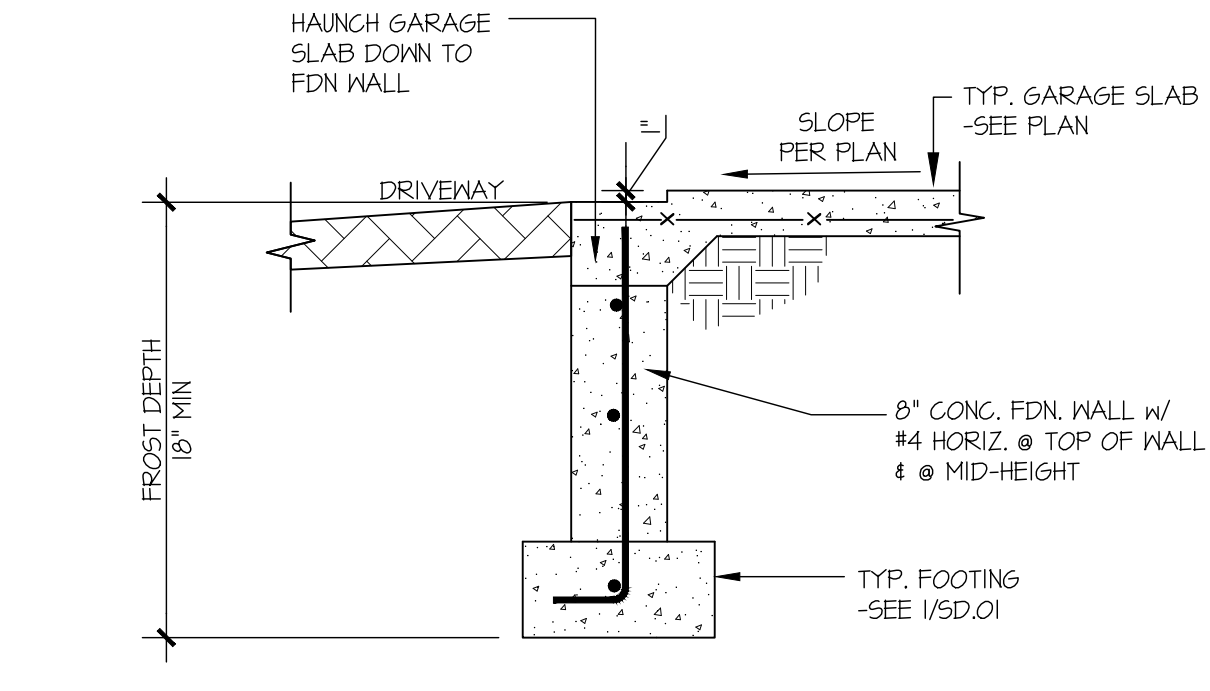
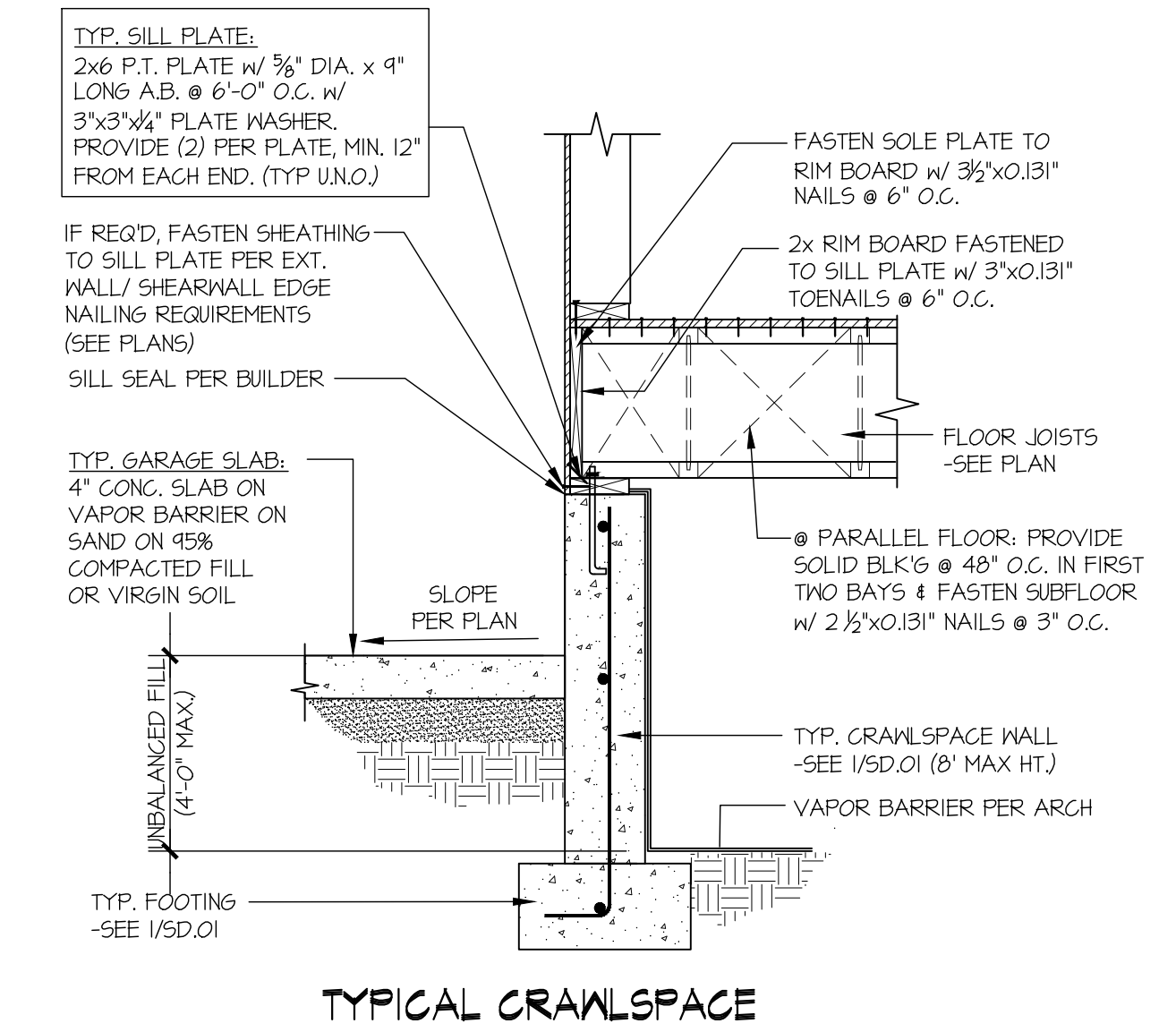
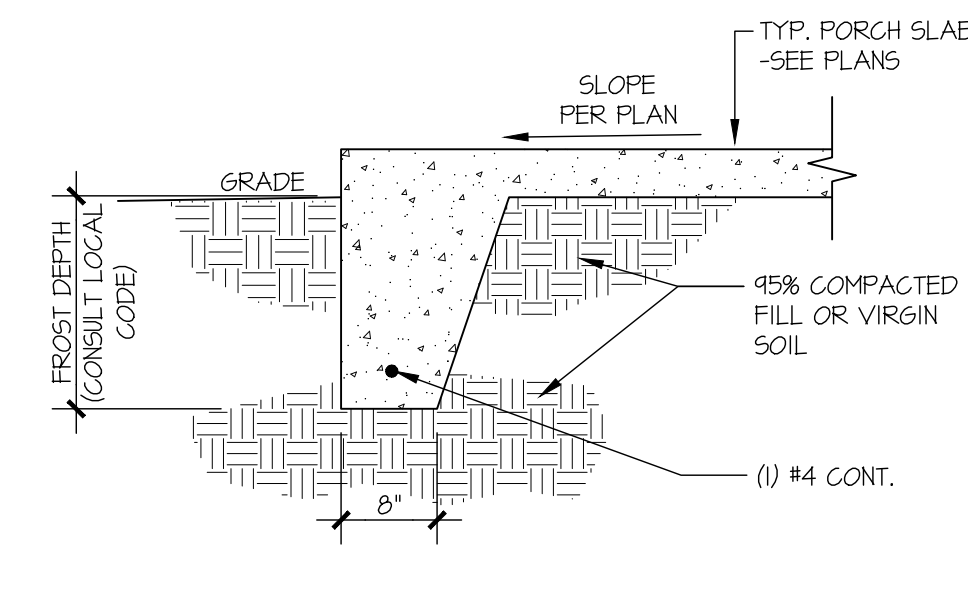
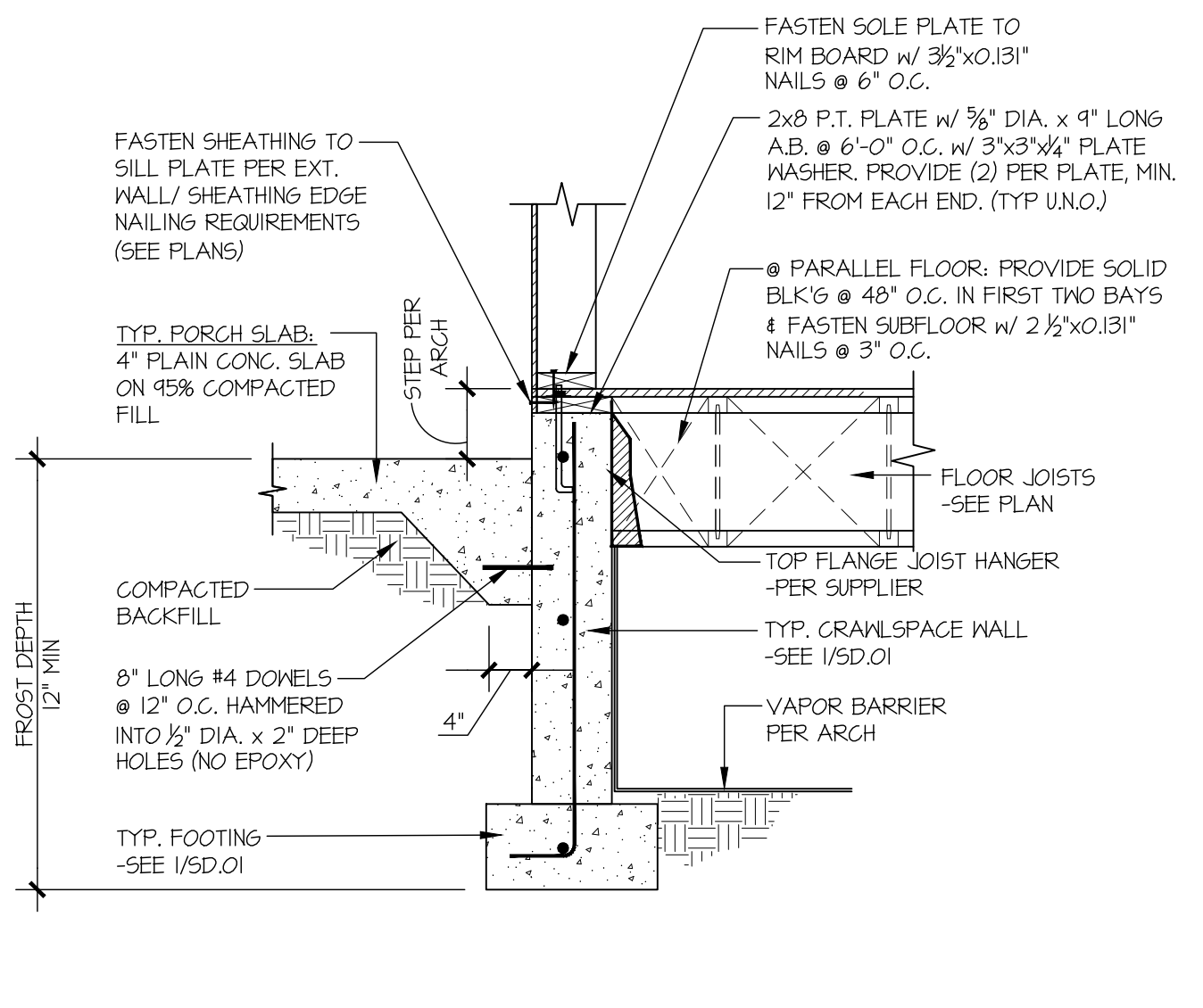
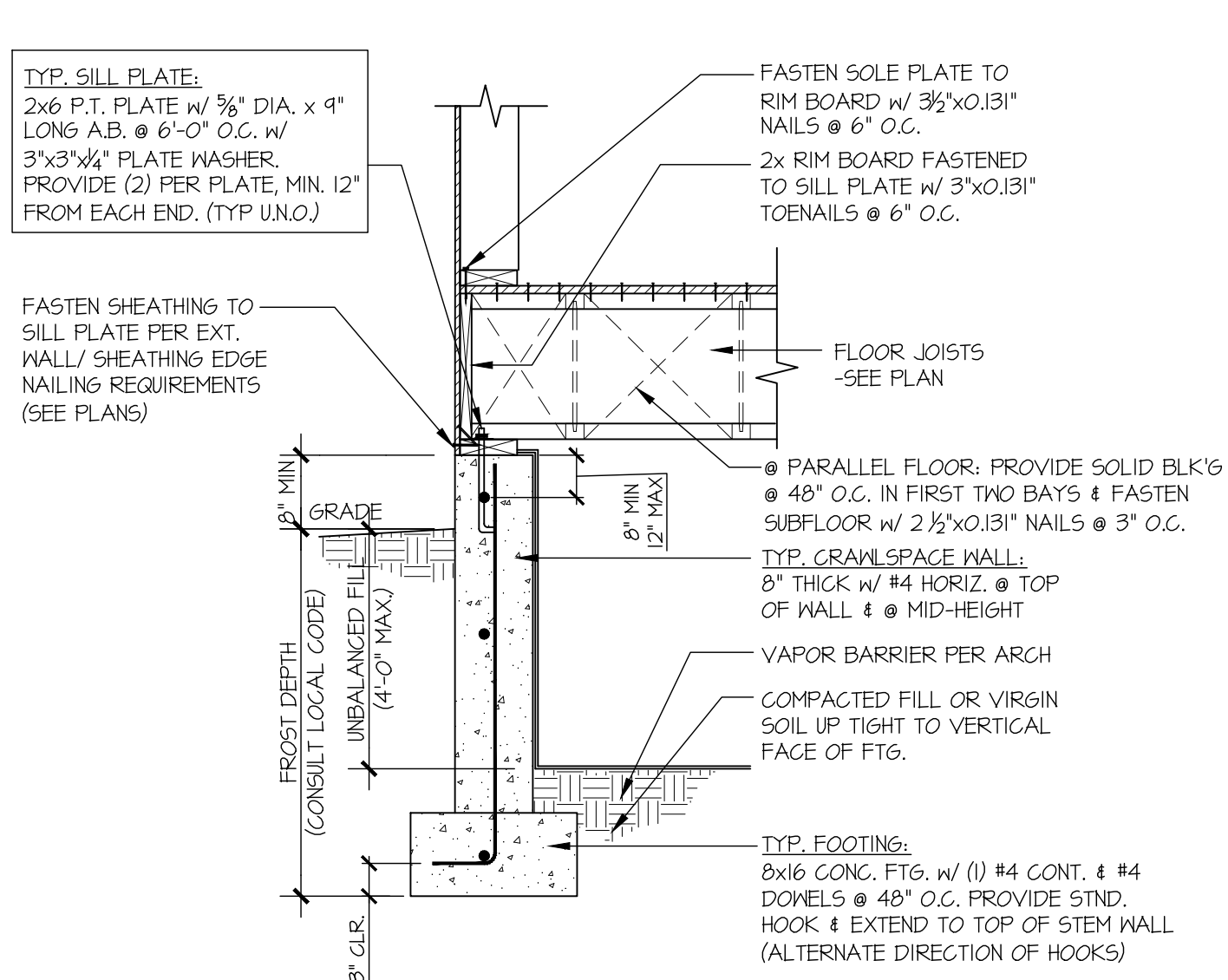
M&K project number: 154-21030

project mgr: NJM  
drawn by: LGH  
issue date: 11-10-21

REVISIONS:  
date: initial:



STRUCTURAL DETAILS  
LIAO RESIDENCE  
4541 88TH AVE SE  
MERCER ISLAND, WASHINGTON



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M&K project number: 154-21030

project mgr: NJM  
drawn by: LGH  
issue date: 11-10-21

REVISIONS:

date:	initial:



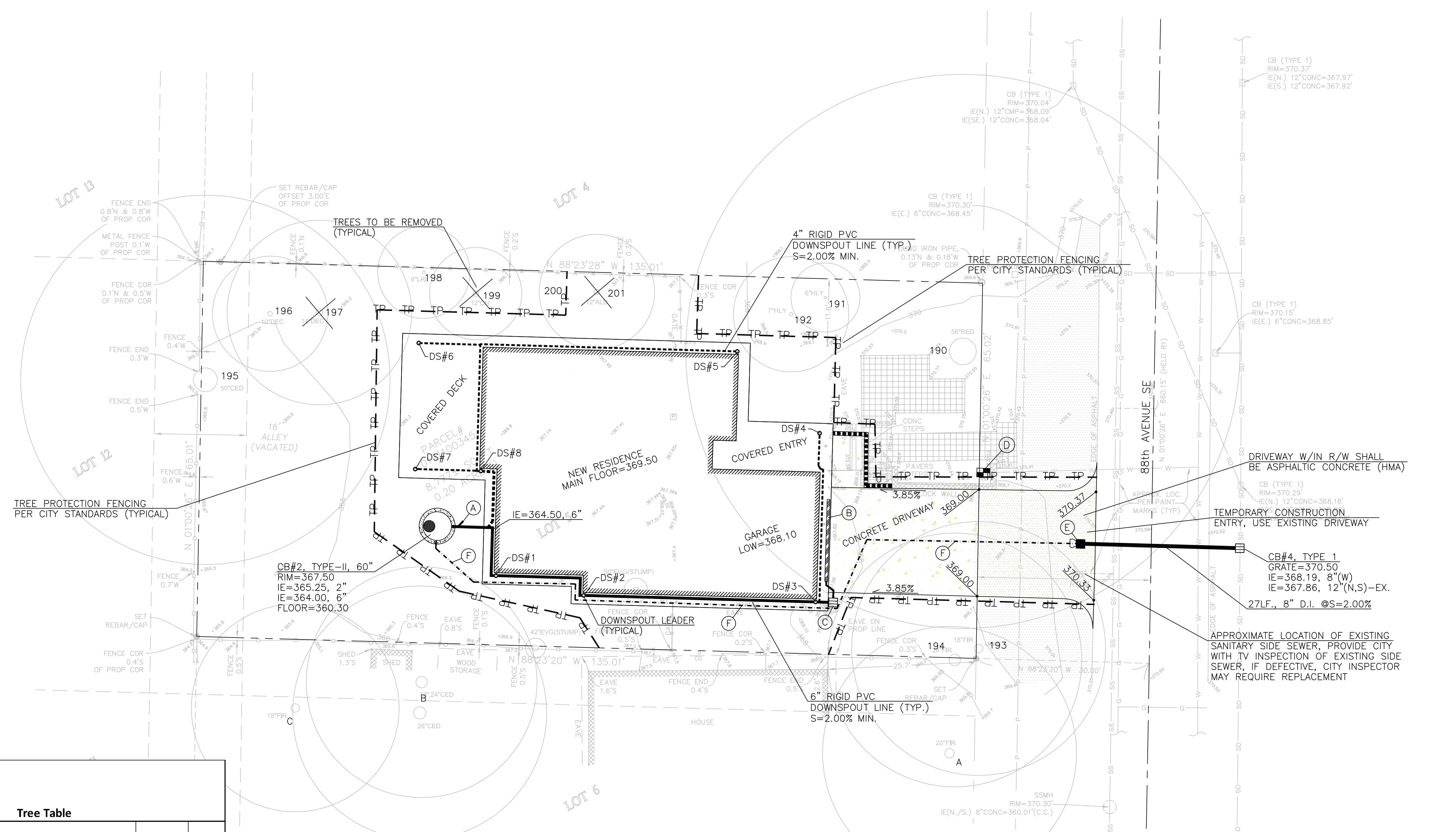
STRUCTURAL DETAILS

LIAO RESIDENCE  
4541 88TH AVE SE  
MERCER ISLAND, WASHINGTON

sheet: SD.01



EXISTING UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO COMMENCING CONSTRUCTION. NO REPRESENTATION IS MADE THAT ALL EXISTING UTILITIES ARE SHOWN HEREON. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR UTILITIES NOT SHOWN IN THEIR PROPER LOCATION.  
CALL BEFORE YOU DIG: 811



ID	Species	DSHS	Drip				Exceptional	Saved
			N	E	S	W		
190	Coastal Redwood	63.9	32.7	26.7	35.7	33.7	x	63.9
193	Doug Fir	20.8	22.9	16.9	16.9	10.9		20.8
194	Doug Fir	31.9	19.3	15.3	17.3	15.3	x	31.9
195	Western Red Cedar	49.5	20.1	27.1	22.1	24.1	x	49.5
197	Mountain Ash	15.2	18.6	17.6	10.6	8.6		
199	Flowering Cherry	13	11.5	8.5	8.5	8.5		
201	Pacific Dogwood	10.5	9.4	10.4	9.4	9.4	x	
		204.8						166.1
		7 Trees						4 trees

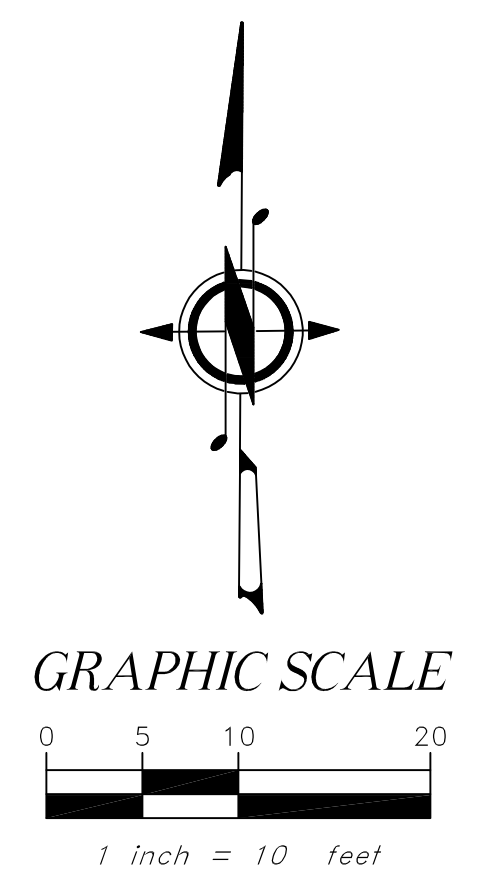
  

	Species	N	E	S	W	Exceptional	Saved
A	Doug Fir	18	0.8	0.8	16.8	0.8	18
B	Western Red Cedar	46.7	20.9	1.9	1.9	1.9	46.7
C	Doug Fir	24	13	1	1	30	24

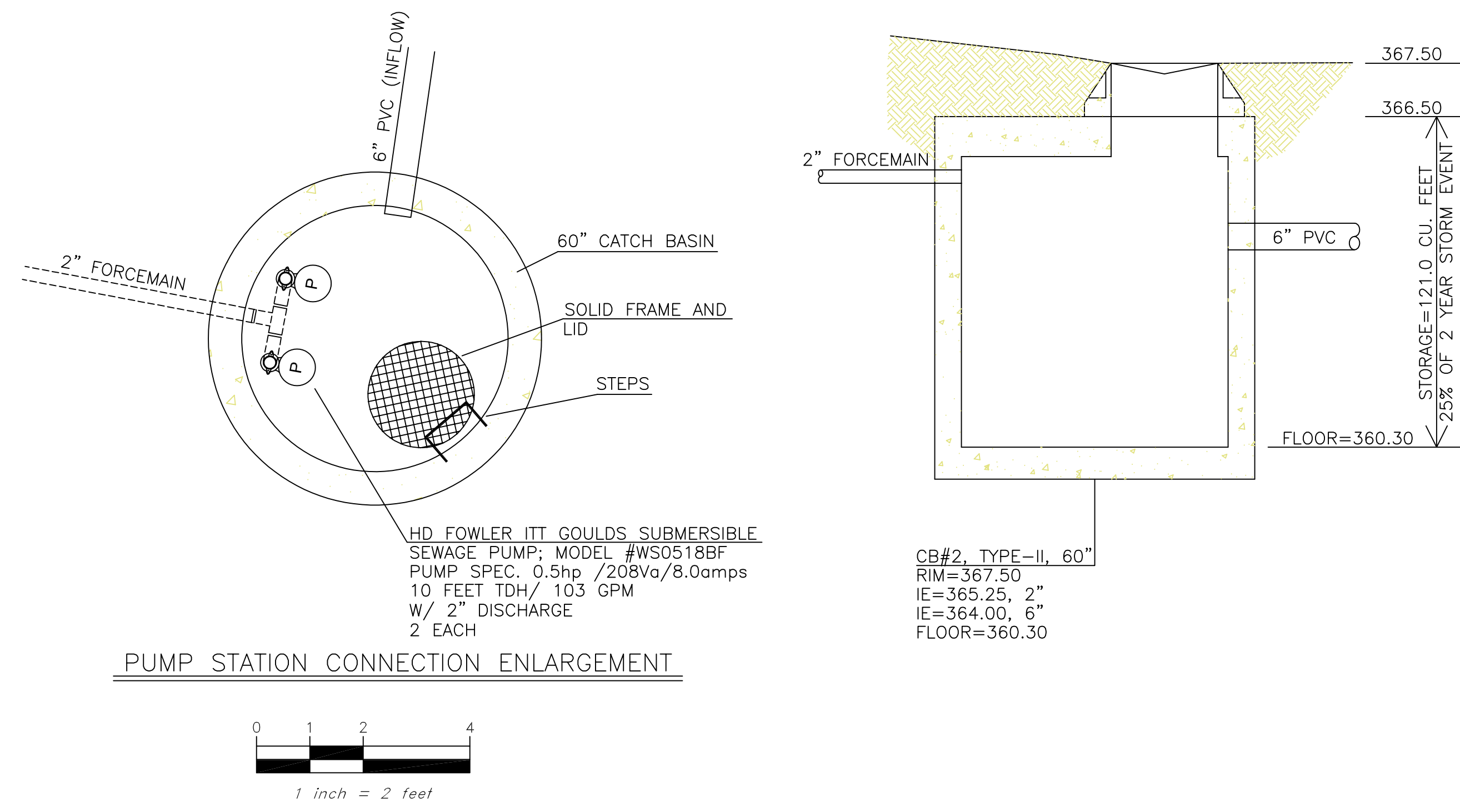
- NOTES:
- (A) FOOTING DRAIN CONNECTION, IE=364.15, 4"
  - (B) SLOT DRAIN; RIM=368.00
  - (C) CB#3, TYPE 1 W/OIL SEPERATOR GRATE=368.00 IE=366.65, 4"(N) IE=366.10, 6"(W)
  - (D) INSTALL NEW WATER SERVICE AND METER
  - (E) CB#1, TYPE 1 W/SOLID LOCKING LID GRATE=370.35 IE=368.85, 2" IE=368.73, 8"(E)
  - (F) 125LF., 2" PVC FORCEMAIN, 30" BURY MINIMUM

Downspout	Material	Elevation	Notes
DS#1	GROUND	367.50	DOWNSPOUT LINE=364.74, 6"
DS#2	GROUND	367.50	DOWNSPOUT LINE=365.10, 6"
DS#3	GROUND	368.00	DOWNSPOUT LINE=365.90, 6"
DS#4	CONCRETE	369.25	DOWNSPOUT LINE=366.50, 4"
DS#5	GROUND	367.50	DOWNSPOUT LINE=366.10, 4"
DS#6	GROUND	367.50	DOWNSPOUT LINE=366.00, 4"
DS#7	GROUND	367.50	DOWNSPOUT LINE=366.00, 4"
DS#8	GROUND	367.50	DOWNSPOUT LINE=364.83, 4"

IMPERVIOUS SURFACES:  
 ROOF AREA (W/EAVES) = 2,887 SQ. FEET  
 UNCOVERED FRONT WALK = 50 SQ. FEET  
 UNCOVERED DRIVEWAY = 470 SQ. FEET  
 TOTAL IMPERVIOUS AREAS = 3,407 SQ. FEET

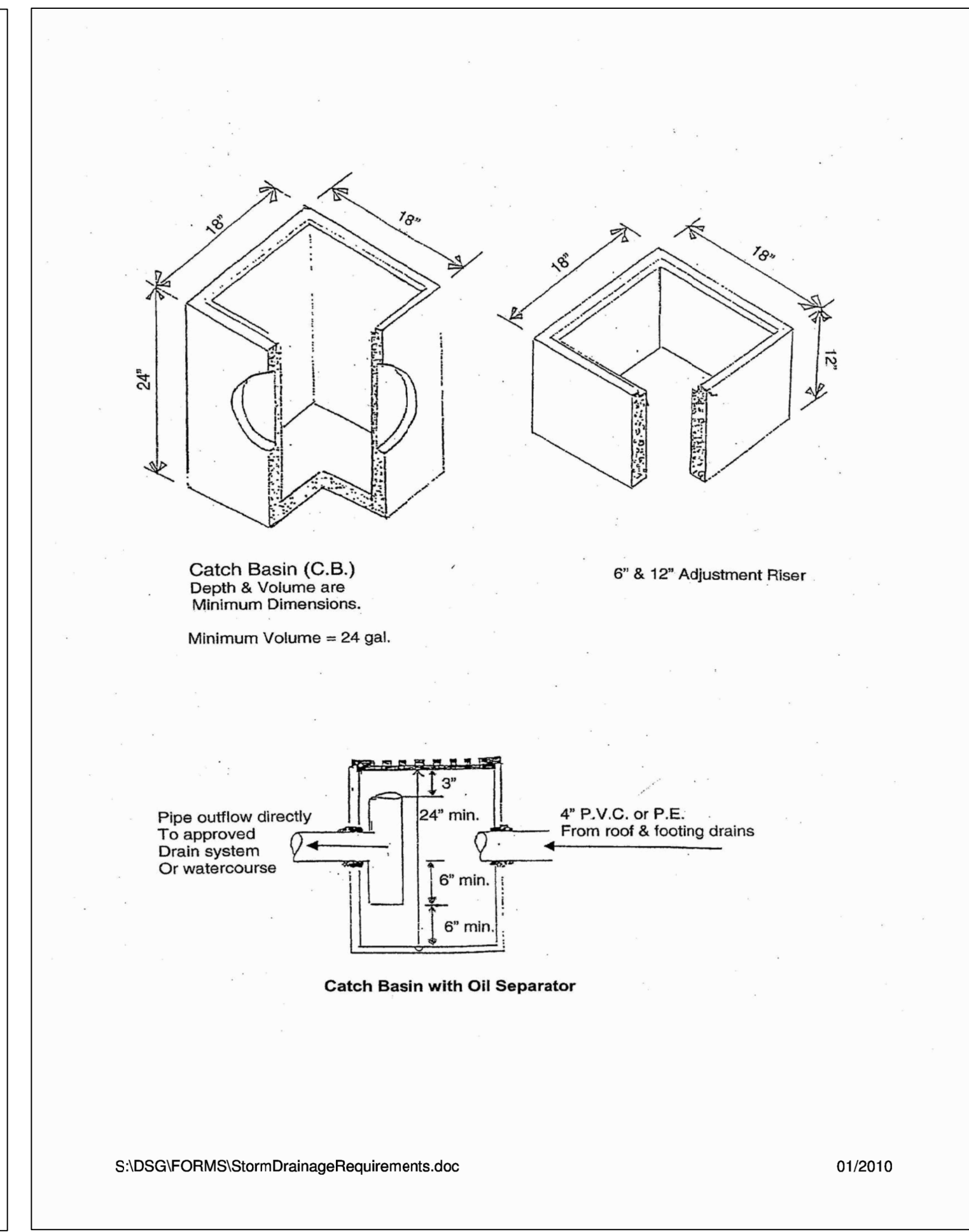
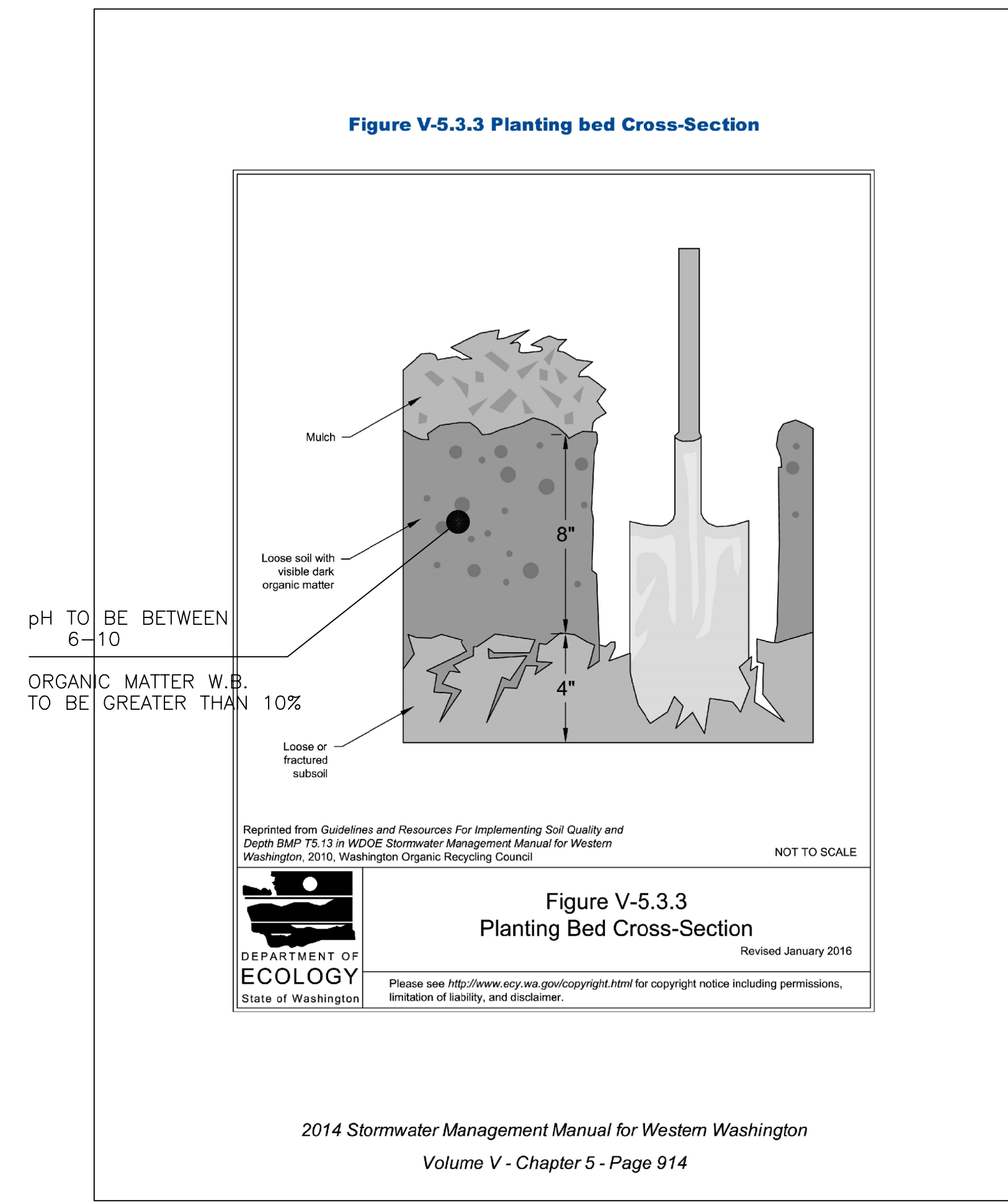


		<p><b>OFFE ENGINEERS</b>                  13902 SOUTHEAST 159TH PLACE                  RENTON, WASHINGTON 98058                  PHONE: 425-260-3412                  CONTACT: DARRELL OFFE, P.E.</p>	CHECKED BY VS DLO	DRAWN BY VS DLO	DESIGNED BY VS DLO	DATE 11/18/2021	DESCRIPTION
<p><b>4541 88th Avenue SE</b></p>		<p><b>JayMarc Custom Homes - Liao Residence</b></p>		<p><b>Utility Plan</b></p>			
PROJECT 4541 88th Avenue SE		CLIENT JayMarc Custom Homes - Liao Residence		SHEET CONTENT Utility Plan			
DATE 11/18/2021		JOB NO.		DWG NO.			
1 OF 2							



PUMP STATION NOTES:

- (1) Pump systems shall be owned, operated, maintained, repaired, and replaced (as needed) by property owner(s) served by such system.
- (2) The pump system shall have dual, alternating pumps with emergency on-site, back-up power supply and an external alarm system for system failure and high water level indicator.
- (3) The property owner(s) shall be responsible for any and all claims for injuries and damage due to the operation or non-operation of the pump system.



PROJECT	4541 88th Avenue SE	DESIGNED BY	DLO	CHECKED BY	DLO	DATE	11/18/2021
CLIENT	JayMarc Custom Homes - Liao Residence	DRAWN BY	VS			REV. NO.	
SHEET CONTENT	Utility Details					DESCRIPTION	
DATE	11/18/2021						
JOB NO.							
DWG NO.							
SHEET	2						
OF	2						

**LEGAL DESCRIPTION**

(PER STATUTORY WARRANTY DEED RECORDING# 20150610001513)  
 LOT 5, BLOCK 5 OF ALLVIEW HEIGHTS ADDITION TO SEATTLE, AS PER PLAT RECORDED IN VOLUME 16 OF PLATS, PAGE 20, IN KING COUNTY, WASHINGTON;  
 EXCEPT THE SOUTH 10 FEET THEREOF;  
 TOGETHER WITH THE EAST 1/2 OF VACATED ALLEY ADJACENT THERETO, AS VACATED BY COMMISSIONERS RECORDS FILED DECEMBER 2, 1946 UNDER VOLUME 45, PAGE 3; SITUATE IN THE CITY OF MERCER ISLAND, COUNTY OF KING, STATE OF WASHINGTON.

**BASIS OF BEARINGS**

N 43°41'31" W BETWEEN FOUND CENTERLINE MONUMENTATION - AS CALCULATED PER R1

**REFERENCES**

R1. RECORD OF SURVEY, VOL. 127, PG. 204, RECORDS OF KING COUNTY, WASHINGTON.

**VERTICAL DATUM**

NAVD88 PER CITY OF MERCER ISLAND BENCHMARK #4049 (47366)  
 IP FILLED W/ CONC W/ TACK IN LEAD (DN 0.7") INTX SE 46TH ST & 88TH AVE SE  
 ELEV: 362.31

**SURVEYOR'S NOTES**

1. THE TOPOGRAPHIC SURVEY SHOWN HEREON WAS PERFORMED IN JUNE OF 2021. THE FIELD DATA WAS COLLECTED AND RECORDED ON MAGNETIC MEDIA THROUGH AN ELECTRONIC THEODOLITE. THE DATA FILE IS ARCHIVED ON DISC OR CD. WRITTEN FIELD NOTES MAY NOT EXIST. CONTOURS ARE SHOWN FOR CONVENIENCE ONLY. DESIGN SHOULD RELY ON SPOT ELEVATIONS.
2. ALL MONUMENTS SHOWN HEREON WERE LOCATED DURING THE COURSE OF THIS SURVEY UNLESS OTHERWISE NOTED.
3. THE TYPES AND LOCATIONS OF ANY UTILITIES SHOWN ON THIS DRAWING ARE BASED ON INFORMATION PROVIDED TO US, BY OTHERS OR GENERAL INFORMATION READILY AVAILABLE IN THE PUBLIC DOMAIN INCLUDING, AS APPLICABLE, IDENTIFYING MARKINGS PLACED BY UTILITY LOCATE SERVICES AND OBSERVED BY TERRANE IN THE FIELD. AS SUCH, THE UTILITY INFORMATION SHOWN ON THESE DRAWINGS ARE FOR INFORMATIONAL PURPOSES ONLY AND SHOULD NOT BE RELIED ON FOR DESIGN OR CONSTRUCTION PURPOSES; TERRANE IS NOT RESPONSIBLE OR LIABLE FOR THE ACCURACY OR COMPLETENESS OF THIS UTILITY INFORMATION. FOR THE ACCURATE LOCATION AND TYPE OF UTILITIES NECESSARY FOR DESIGN AND CONSTRUCTION, PLEASE CONTACT THE SITE OWNER AND THE LOCAL UTILITY LOCATE SERVICE (800-424-5555).
4. SUBJECT PROPERTY TAX PARCEL NO. 0191100345.
5. SUBJECT PROPERTY AREA PER THIS SURVEY IS 8,777± S.F. (0.20 ACRES)
6. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. EASEMENTS AND OTHER ENCUMBRANCES MAY EXIST THAT ARE NOT SHOWN HEREON.
7. FIELD DATA FOR THIS SURVEY WAS OBTAINED BY DIRECT FIELD MEASUREMENTS WITH A CALIBRATED ELECTRONIC 5-SECOND TOTAL STATION AND/OR SURVEY GRADE GPS OBSERVATIONS. ALL ANGULAR AND LINEAR RELATIONSHIPS ARE ACCURATE AND MEET THE STANDARDS SET BY WAC 332-130-090.

**LEGEND**

	AREA DRAIN		MONUMENT IN CASE (FOUND)
	ASPHALT SURFACE		PAVER SURFACE
	BUILDING		POST
	CENTERLINE ROW		POWER METER
	CLEANOUT		POWER ENTRY
	CONCRETE SURFACE		POWER POLE
	DECK		REBAR & CAP (SET)
	FENCE LINE (CHAIN LINK)		RETAINING WALL
	FENCE LINE (WOOD)		SEWER LINE
	GAS LINE		SEWER MANHOLE
	GAS METER		STORM DRAIN LINE
	GRAVEL SURFACE		TREE (AS NOTED)
	INLET (TYPE 1)		WATER LINE
	IRON PIPE (FOUND)		WATER METER
	POWER (OVERHEAD)		IRON PIPE (FOUND)

**VICINITY MAP**

