4533 90th Ave SE

Mercer Island, WA - XXXXX

GENERAL INFORMATION
APPLIES FULL SET

FLOOR PLAN GENERAL NOTES

GENERAL

A. ALL ANGLED WALLS (OTHER THAN 90°) SHALL BE CONSTRUCTED AS NOTED BY ANGLE (DEGREES) CALLOUT OR CONFIGURED AS DIMENSIONED. (UNO.)

B. ALL DIMENSIONS AT WALLS ARE TO THE FACE OF FRAMING STUDS.

C. ALL EXTERIOR WALLS ENCLOSING CONDITIONED SPACE SHALL BE ADVANCED FRAMING w/2x6 STUDS at 16" OC. and INTERIOR WALLS TO BE 2x4 STUDS at 16" OC. per IRC, R602.3.2 (UNO.)

D. ALL DIMENSIONS AT WINDOWS ARE TO THE CENTERLINE

E. 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.

F. 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, R703.1-703.4

G. 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, R702.4.1

H. ALL COUNTERS, TUB DECKS & WALLS AT TUBS & SHOWERS SHALL HAVE SMOOTH, HARD, NON-ABSORBENT SURFACE o/CEMENTITIOUS BACKER BOARD and MOISTURE RESISTANT UNDERLAYMENT per IRC, R702.4.2 UNDERLAYMENT AT TUB & SHOWER WALLS SHALL BE TO A HEIGHT OF +72" MIN. ABOVE DRAIN INLET per IRC, R307.2

I. ALL SHOWERS TO COMPLY w/IRC, P2708.1 through P2708.5 ALL SHOWER RECEPTORS TO COMPLY w/IRC, P2709.1 through P2709.4

J. 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

K. ALL REQUIREMENTS FOR BUILDING ENVELOPE TO COMPLY WITH THE 2018 WASHINGTON STATE ENERGY CODE (WSEC). SEE REGD'D 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.

L. WSEC COMPLIANCE CERTIFICATE REQUIRED WITHIN 3' OF ELECTRICAL PANEL.

M. 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'.

N. COMBUSTION AIR REQUIRED FOR ALL FUEL BURNING APPLIANCES. ALL INSITION SOURCES TO BE min. 18" ABV. GARAGE FLOOR per IRC, M1307.3

O. 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

P. ALL WASTE PLUMBING DROPS TO BE ON INTERIOR WALLS or FURRED OUT EXTERIOR WALLS.

Q. PROVIDE ACOUSTICAL PIPE WRAP AT ALL UPPER LEVEL WASTE LINES

R. ALL OPENINGS MADE IN WALLS, FLOORS or CEILINGS FOR THE PASSAGE OF PIPES, STRAINER PLATES ON DRAIN INLETS, TUB WASTE OPENINGS TO CRAWLSPACE and METER BOXES TO COMPLY w/THE CODE REQUIREMENTS OF THE GOVERNING UPC.

S. 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 7¾" - NOT REQUIRING A HANDRAIL per IRC, R311.7.8

T. ALL EXTERIOR HOSE BIBS TO HAVE NON-REMOVABLE VACUUM BREAKERS, MUST BE FROSTPROOF and BE CAULKED and SECURED AT EXT. WALLS.

U. INTERIOR CEILING HEIGHTS ARE AS FOLLOWS;

MAIN FLOOR	10'-0" (U.N.O.)
UPPER FLOOR	9'-1 1/8" (U.N.O.)

SAFETY GLAZING

SAFETY GLAZING INSTALLED IN HAZARDOUS LOCATIONS AS REQUIRED BY THIS SECTION SHALL HAVE MFGR'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 HARARDOUS LOCATIONS per DEFINED REQUIREMENTS and EXCEPTIONS SPECIFIED IN IRC, R308.4.1 through R308.4.7

1. GLAZING IN DOORS.
2. GLAZING ADJACENT TO DOORS.
3. GLAZING IN WINDOWS MEETING ALL (4) CONDITIONS LISTED.
4. GLAZING IN GUARDS and RAILINGS
5. GLAZING IN and NEAR WET SURFACES.
6. GLAZING ADJACENT TO STAIRS and RAMPS
7. 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 OPENING 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, 310.1.1
- MUST HAVE AN OPENING AREA OF NOT LESS THAN 5.7 Sq.Ft. with 20" min. WIDTH and 24" min. HEIGHT per IRC, 312.2.1
- 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 72" 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, R311.7.1 through R311.7.9 INCLUDING:

- SHALL PROVIDE A MIN. CLEAR WIDTH OF 36" ABOVE HANDRAIL w/MAX. HANDRAIL PROJECTION INTO STAIRWAY OF 4½" ON EITHER SIDE per R311.7.1
- SHALL PROVIDE A MIN. HEADROOM OF 6'-8" MEASURED VERTICALLY FROM THE NOSE OF TREADS or LANDINGS per R311.7.2
- SHALL NOT HAVE A VERTICAL RISE GREATER THAN 147" BTWN. FLOOR LEVELS or LANDINGS per R311.7.3
- SHALL MEET THE WALKLINE REQUIREMENTS AT WINDER TREADS per R311.7.4
- SHALL HAVE A MAX. RISER HEIGHT OF 7¾" 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 ⅜". TREADS LESS THAN 11" SHALL MEET NOSING REQUIREMENTS. THE OPENINGS AT OPEN RISERS SHALL NOT PERMIT THE PASSAGE OF A 4"ø SPHERE per R311.5.1 through R311.5.4
- LANDINGS AT TOP and BOTTOM OF STAIRS SHALL MEET THE REQUIREMENTS OF R311.7.6
- 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. 1½" 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, 312.1.1
- OPENINGS MUST PREVENT THE PASSAGE OF A 4" SPHERE or 4⅜" 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 72" 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, 315.1.1
- SMOKE ALARMS SHALL BE INSTALLED IN FOLLOWING LOCATIONS per R314.3 :
  1. IN EACH SLEEPING ROOM.
  2. OUTSIDE EACH SEPARTE SLEEPING AREA,
  3. ON EACH STORY OF THE DWELLING,
  4. NOT LESS THAN 3' FROM A BATHROOM w/TUB or SHOWER.
  5. 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 :
  1. ON EACH STORY OF THE DWELLING
  2. ADJACENT TO EACH SEPARATE SLEEPING AREA.
  3. 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

LOCAL JURISDICTION REQUIRES DWELLING UNIT FIRE SPRINKLER SYSTEM PER IRC APPENDIX R

LOCAL JURISDICTION DOES NOT REQUIRE DWELLING UNIT FIRE SPRINKLER SYSTEM PER IRC APPENDIX R

ALARMS SHALL BE PERMITTED IN LIEU OF SEPARATE ALARMS per R314.5 and R315.4

FIRE PROTECTION

ABBREVIATIONS

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

SHEET INDEX

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
2009 ICC A117.1, BARRIER-FREE STANDARD
2018 INTERNATIONAL FIRE CODE (IFC)
2018 NATIONAL ELECTRIC CODE (NEC)
2018 UNIFORM PLUMBING CODE (UPC)
2018 INTERNATIONAL MECHANICAL CODE (IMC)
2015 INTERNATIONAL FUEL GAS CODE (IFGC)
2015 POOL AND SPA CODE

PROJECT TEAM

ARCHITECTURAL DESIGN -
JAYMARCH HOMES

ARCHITECTURAL DRAFTING
JAYMARC HOMES - 425.226.9100 - JAYMARCHOMES.COM
RYAN REDMAN - RYAN@JAYMARCHOMES.COM

M&K ENGINEERING
MULHERN & KULP - 215.646.8001 - MULHERNKULP.COM
RICHARD ZABEL - RZABEL@MULHERNKULP.COM

SQUARE FOOTAGE SUMMARY

SQUARE FOOTAGE SUMMARY

MAIN FLOOR AREA	1,548	S.F.
A.D.U MAIN FLR. AREA	433	S.F.
GARAGE	438	S.F.
UPPER FLOOR AREA	2,071	S.F.
TOTAL AREA	4,490	S.F.
COV'D PATIO	259	S.F.
COV'D PORCH	40	S.F.
TOTAL AREA UNDER ROOF	4,784	S.F.
OVERALL WIDTH	71'-11 ½"	
OVERALL DEPTH	44'-1 1/2"	

Updated : 08/09/2018

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

COVER SHEET
1/4" = 1'-0"

Sheet Title/Description

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

Issue	Issue Date	By	Description
1	01.20.22		S.K. REVISIONS

4533 90th Ave SE
Mercer Island, WA.
Job Number:

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

01.21.22
Submittal Date

Sheet Title/Description

JAYMARC HOMES
Design Firm

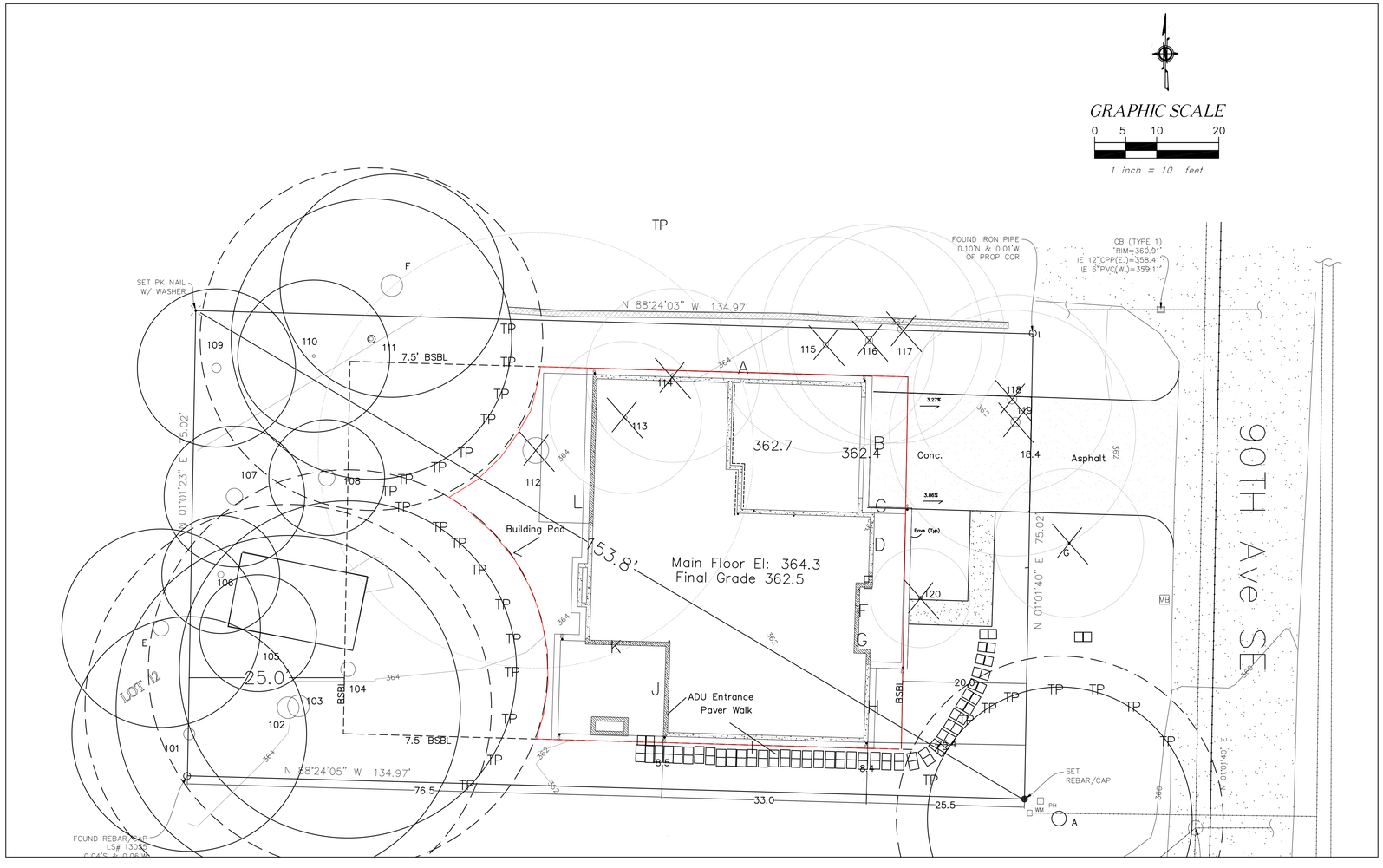
R.R.
Drawn by:

R.R./ S.K.
Checked by:

Primary Scale

A1
of: .

Sheet Title/Description



PROPERTY OWNER
Jay Mezastrano
STREET ADDRESS
4531 90th Ave SE, Mercer Island, WA 98040
PARCEL #
191100190
LEGAL DESCRIPTION
Lot 6 Block 3, Allview Heights Addition to Seattle, Vol. 16, P 20
ZONE: R-9.6
SETBACKS:
Front Yard - 20'
Rear Yard - 25'
Sides Yards 5/15
HEIGHT LIMIT; 30' above ABE to roof peak
MAXIMUM LOT COVERAGE: 40%
MAXIMUM HARDSCAPE: 9%
MAXIIUM FAR: 40% + ADU
PARKING SPACES PROVIDED: 2 GARAGE 2 DRIVEWAY
NO CRITICAL AREAS IMPACETED
NO ONSITE EASEMENTS

4531 90TH Ave SE TREE INVENTORY

Tree ID	species	DBH	DRIP	EXCEPTIONAL	SAVE	REMOVE	
101	Doug Fir	24	18	yes, grove	yes		
102	Doug Fir	36.5	14	yes, grove	yes		
103	Doug Fir	40	26	yes, grove	yes		
104	Doug Fir	30.5	26	yes, grove	yes		
105	Doug Fir	11	9	yes, grove	yes		
106	Doug Fir	14	9			Yes	Dying
107	Doug Fir	14	9	yes, grove	yes		
108	Doug Fir	20	8	yes, grove	yes		
109	Bitter Cherry	20	11	yes, grove	yes		
112	Western red cedar	50	28	yes, grove		yes	
114	Bitter Cherry	10	14			Yes	Dying
115	Western red cedar	13	17			yes	
116	Western red cedar	18	17			yes	
117	Western red cedar	15	17			yes	
118	Western red cedar	28.8	15			yes	
119	Western red cedar	21	19			yes	
	TOTALS	14			8	6	
	Plus	2	dying			+ 2 dying	

NON REGULATIED TREES

110	Bitter Cherry	4	12	Small Tree	yes	
120	Orchard Apple	8	12	Small Tree	yes	
111	Bitter Cherry	7	11	Small Tree		yes

RIGHT OF WAY TREES

A	Western red cedar	41.6	20	Yes	Yes	
G	Mountain Ash	6	7	Small tree		Yes

Lot Slope Calculations

High Point	367.1	ft
Low Point	360.1	ft
Elevation Difference	7	ft
Distance	153	ft
Slope%	4.60%	

LOT COVERAGE

	Lot Area	10,125
	Allowed	40%
	Allowed sf	4,050
New		
	Main Structure Roof Area	2,796
	Driveway	450
	Cov'd Patio or Deck -	226
	New sf	3,472
Existing		
	Existing	324
	Existing Removed	(324)
	Net Existing	-
Total		
	Total New and Existing	3,472
	%	34.3%

Gross Floor Area

Main Floor Living	1,548	sf
Garage	438	sf
ADU	433	sf
Second Floor	2,139	sf
Less Stairs	(68)	sf
Total	4,490	sf
Max Allowed: 40% + ADU 433	4,490	sf
Allowed %	44.3%	
Proposed %	44.3%	

PARKING

Covered	2 ea
Driveway	2 ea.

Hardscape

Lot Size	10,125		
EXISTING			
Uncovered Patio			0
Walkways			0
Stairs			0
Rockery/Retaining Walls			0
Total Existing			0
Existing Removed			0
Net Existing Retained			0
NEW			
Uncovered Patio			168
Walk			113
Total New			281
Total New and Existing			281
Total Hardscape			2.8%

SE 30th Height Table

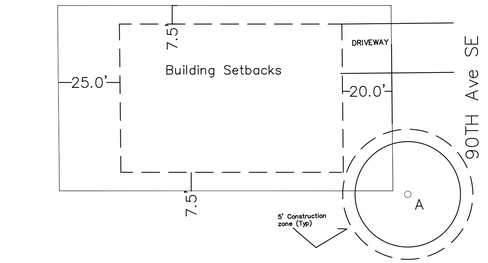
Wall Segment	Midpoint Elevation	Length	Product
A	364	44	16,016.0
B	362.5	21	7,612.5
C	362	2	724.0
D	361.8	12	4,341.6
E	360.7	2	721.4
F	360.8	10	3,608.0
G	360.8	2	721.6
H	360.7	15	5,410.5
I	361.1	33	11,916.3
J	362	14.5	5,249.0
K	363	13	4,719.0
L	364	43.5	15,834.0
Sub Totals		212	76,873.9
ABE			362.6
Max Height			30.0
Max Elevation			392.6

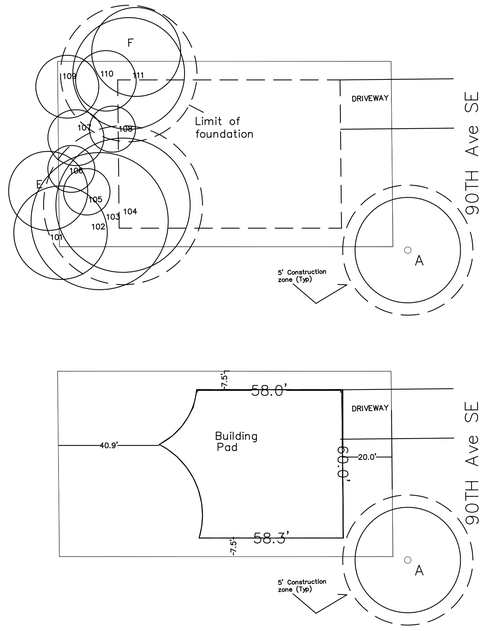
JayMarc Homes, LLC
7525 SE 24th St, #487
Mercer Island, WA 98040
425 281 2706

Site Plan
4533 90th Ave SE
Mercer Island, WA

Drawn by GU
1–17–22

A2.1





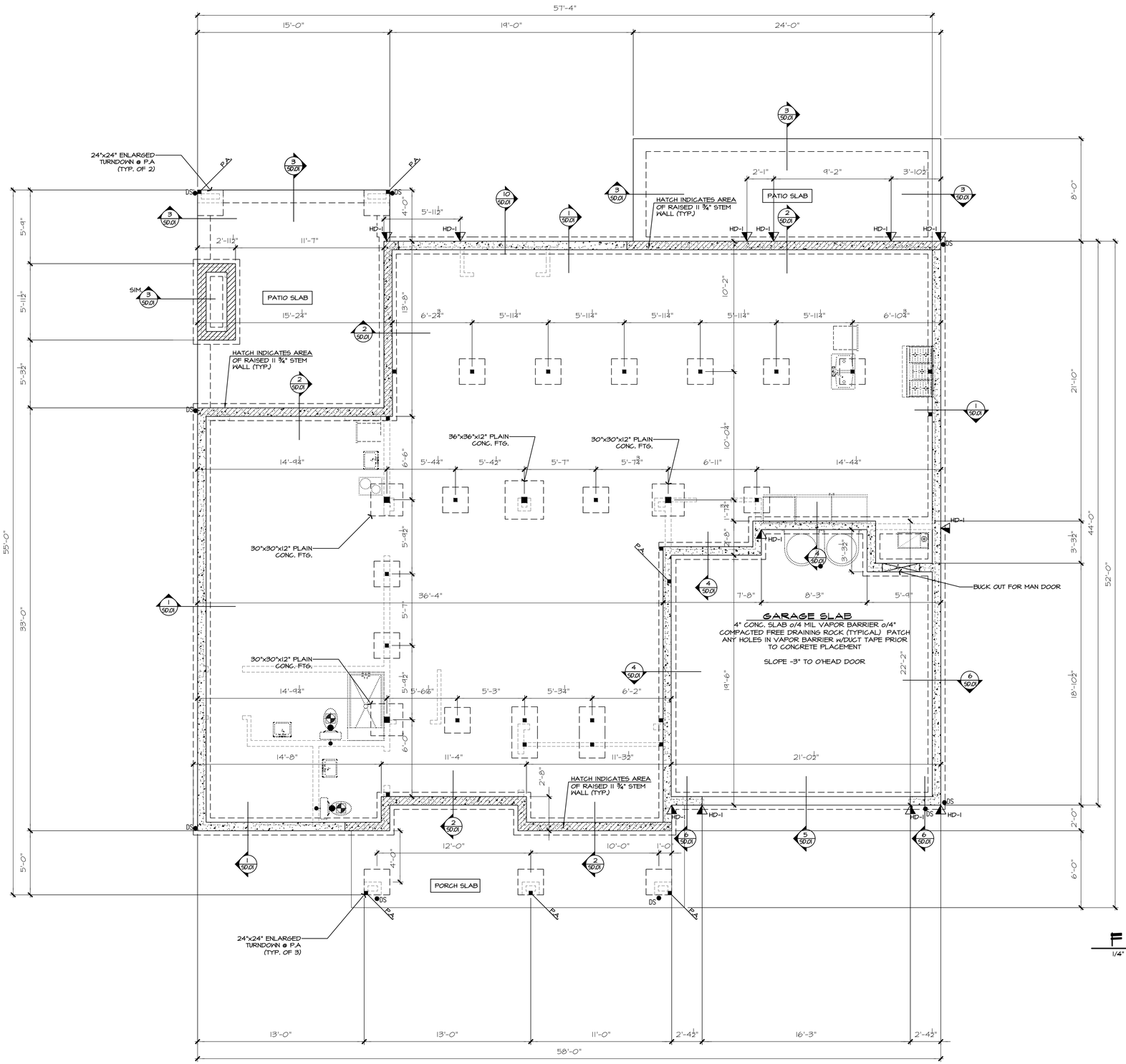
BUILDING PAD ILLUSTRATION

JayMarc Homes, LLC
7525 SE 24th St, #487
Mercer Island, WA 98040
425 281 2706

Site Plan
4533 90th Ave SE
Mercer Island, WA

Drawn by
GU
1-17-22

A2.2



FOUNDATION PLAN

1/4" = 1'-0"

HOLD-DOWN SCHEDULE

SYMBOL	SPECIFICATION
HD-1	SIMPSON STHD14 (R.I) HOLD-DOWN
HD-5	SIMPSON CS16 STRAP TIE (14" END LENGTH)
HD-6	SIMPSON MSTC40 STRAP TIE (CENTER STRAP ON FLOOR SYSTEM U.N.O.)
HD-7	SIMPSON MSTC66 STRAP TIE (CENTER STRAP ON FLOOR SYSTEM U.N.O.)

LEGEND

- INTERIOR BEARING WALL
- EXTERIOR WALL ABOVE
- JL METAL HANGER
- INDICATES POST ABOVE. PROVIDE SOLID BLOCKING UNDER POST OR JAMB ABOVE.
- INDICATES HOLDOWN.

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/0.131"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-0 FOR TYPICAL STRUCTURAL NOTES & SCHEDULES

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mark sys. number:--

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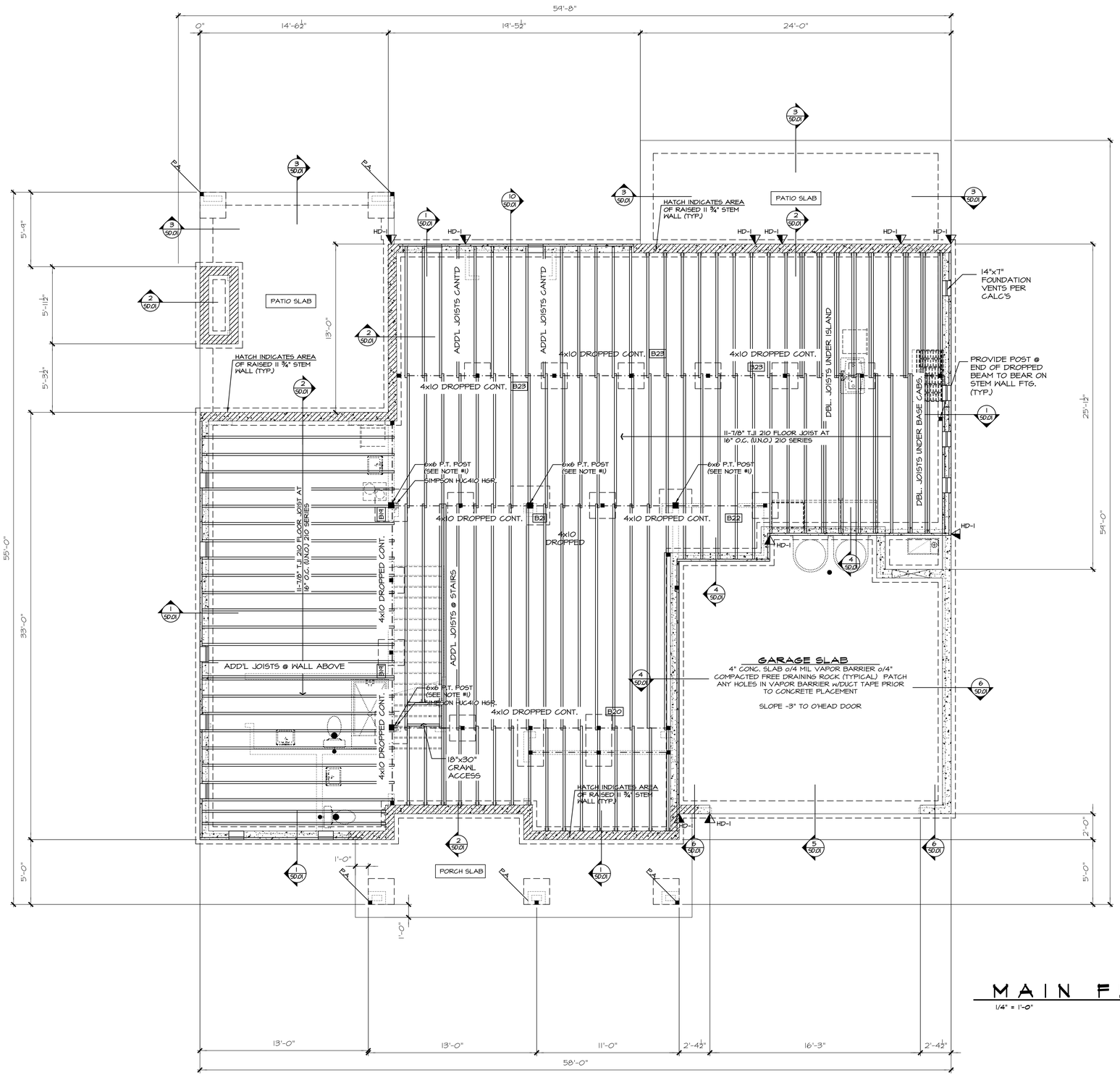

MAIN FLOOR FRAMING PLAN

1/4" = 1'-0"

HOLD-DOWN SCHEDULE

SYMBOL	SPECIFICATION
HD-1	SIMPSON STHD14 (RJ) 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 HOLDOWN.

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

REFER TO S-0 FOR TYPICAL STRUCTURAL NOTES & SCHEDULES

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

NOTE #1: LOCATE POST DIRECTLY BELOW POST ABOVE. PROVIDE FULL DEPTH 2x BLOCKING IN FLR SYSTEM TO BEAM BELOW. PROVIDE 2x SHIM BESIDE DROPPED BEAM FOR FLUSH CLEAT INSTALLATION.

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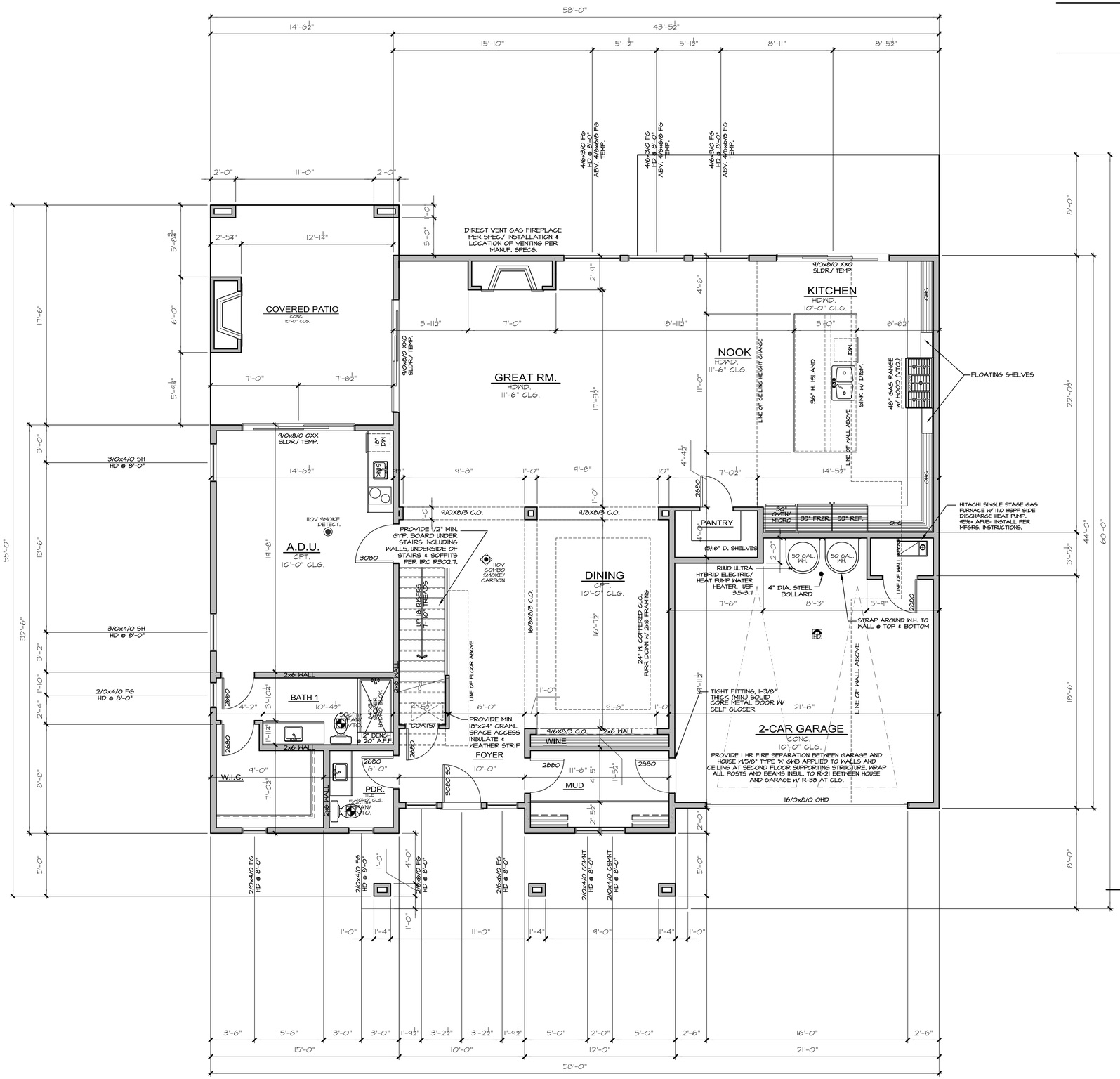

MAIN FLOOR PLAN

1/4" = 1'-0"

MAIN FLOOR PLAN NOTES

PLAN SPECIFIC 2018 WSEC, SECTION R06

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 1,501sf 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.

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 M1507.3 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 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

HVAC EQUIPMENT AND ASSOCIATED DUCT SYSTEM(S) INSTALLATION SHALL COMPLY WITH THE REQUIREMENTS OF SECTION R403.3.7. LOCATING SYSTEM COMPONENTS IN CONDITIONED CRAWL SPACE 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.

HIGH EFFICENCY HVAC DISTRIBUTION OPT. 4.2: 1.0 CREDITS

HVAC EQUIPMENT AND ASSOCIATED DUCT SYSTEMS(S) SHALL COMPLY WITH THE REQUIREMENTS OF SECT R403.3.7. 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 HATING SPECIFICATION. IF ONE WATER HEATER IS SERVING MORE THAN ONE DWELLING UNIT, ALL OF WATER SUPPLY AND RE-CIRCULATION PIPING SHALL BE INSULATED WITH R-8 MINIMUM PIPE INSULATION.

WHOLE HOUSE VENTILATION

PROVIDE WHOLE HOUSE VENTILATION per 2018 IRC, M1505.4.3(1) and IMC R403.8. THE WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM SHALL PROVIDE OUTDOOR AIR AT A CONTINUOUS RATE AS DETERMINED IN ACCORDANCE WITH TABLE M1505.4.3(1) OR EQUATION 15.

SYMBOL	LOCATION	MIN. FAN REQUIREMENTS (ALL FANS VENT TO OUTDIDE)
50cfm+	BATH & POWDER	Min. 50cfm. INTERMITTENT at .025wg per TABLE M1507.4
	KITCHEN	Min. 100cfm. INTERMITTENT at .025wg per TBL. M1507.4
100cfm+		RANGE HOOD'or DOWN DRAFT EXHAUST FAN RATED at min. 100cfm. at 0.10wg MAY BE USED FOR EXHAUST FAN REQMT. EXHAUST HOODS IN EXCESS OF 400cfm. SHALL BE INTERLOCKED AND PROVIDE MAKE UP AIR per M1503.4
180cfm+ WHF	LAUNDRY ROOM	MIN. 360cfm. INTERMITTENT at .025wg TO FUNCTION AS WHOLE HOUSE FAN (WHF.)

MECHANICAL CONTRACTOR TO SIZE WHF. FAN and SET OPERATING TIMER per TABLE M1507.3.3(1) FOR A 4,501-5,000sf. DWELLING w/ 5 OR MORE BEDRMS. TO OPERATE INTERMITTENTLY and CONTINUOUSLY per TABLE M1507.3.3(2)

PROVIDE CONTROLS FOR WHF. per M1507.3.2 AFFIX LABEL TO CONTROLS THAT READS "WHOLE HOUSE VENTILATION - SEE OPERATING INSTRUCTIONS"

SQUARE FOOTAGE SUMMARY

MAIN FLOOR AREA	1,548 S.F.
A.D.U MAIN FLR. AREA	433 S.F.
GARAGE	438 S.F.
UPPER FLOOR AREA	2,071 S.F.
TOTAL AREA	4,490 S.F.
COV'D PATIO	259 S.F.
COV'D PORCH	40 S.F.
TOTAL AREA UNDER ROOF	4,789 S.F.
OVERALL WIDTH	71'-11 ½"
OVERALL DEPTH	44'-1 1/2"

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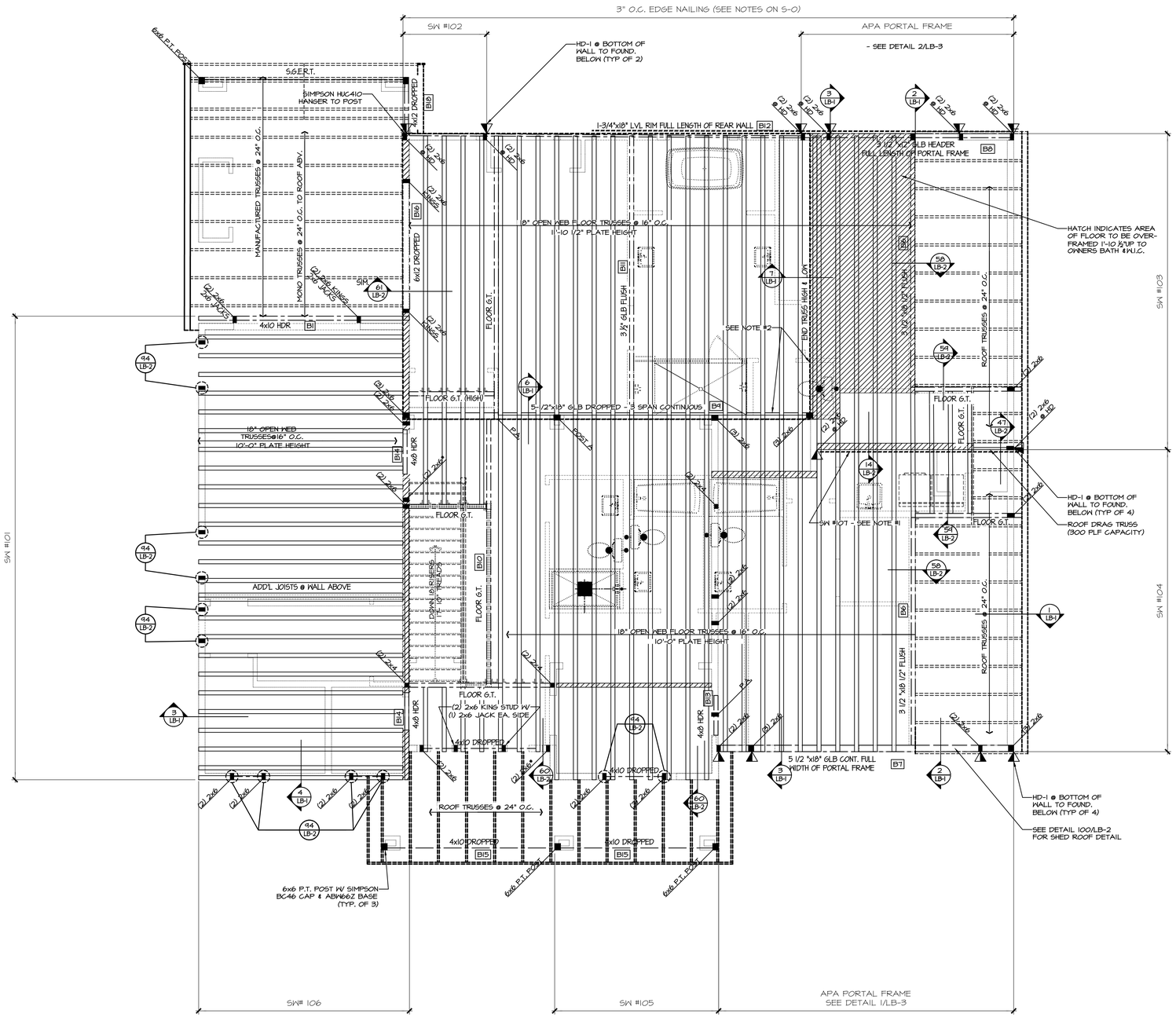

HOLD-DOWN SCHEDULE

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 (CENTER STRAP ON FLOOR SYSTEM U.N.O.)
HD-7	SIMPSON MSTC66 STRAP TIE (CENTER STRAP ON FLOOR SYSTEM U.N.O.)

LEGEND

- INTERIOR BEARING WALL
- BEAM / HEADER
- 18" FLOOR TRUSS @ 16" O.C. (U.N.O.)
- INTERIOR SHEAR WALL PANEL OR EXTERIOR SHEAR WALL W/ 3" o.c. EDGE NAILING
- JL METAL HANGER
- ✳ INDICATES POST ABOVE. PROVIDE SOLID BLOCKING UNDER POST OR JAMB ABOVE.
- ◀ INDICATES HOLDOWN.

REFER TO S-0 FOR TYPICAL STRUCTURAL NOTES & SCHEDULES

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

NOTE #1:
PROVIDE 7/16" OSB/PLYWOOD SHTG. + FASTEN PER TYP. WALL SHTG. SPECS. (SEE NOTES)

NOTE #2:
STEP FLOOR SYSTEM AS SHOWN AND PROVIDE (3) 2x PLATES BETWEEN HIGH AND LOW FLOOR SYSTEM (TYP.)

POST A INDICATES A 5 ⅛"x5 ¼" LVL POST W/ A SIMPSON BC6 CAP AND BC60 BASE

UPPER FLOOR & LOWER ROOF FRAMING PLAN

1/4" = 1'-0"

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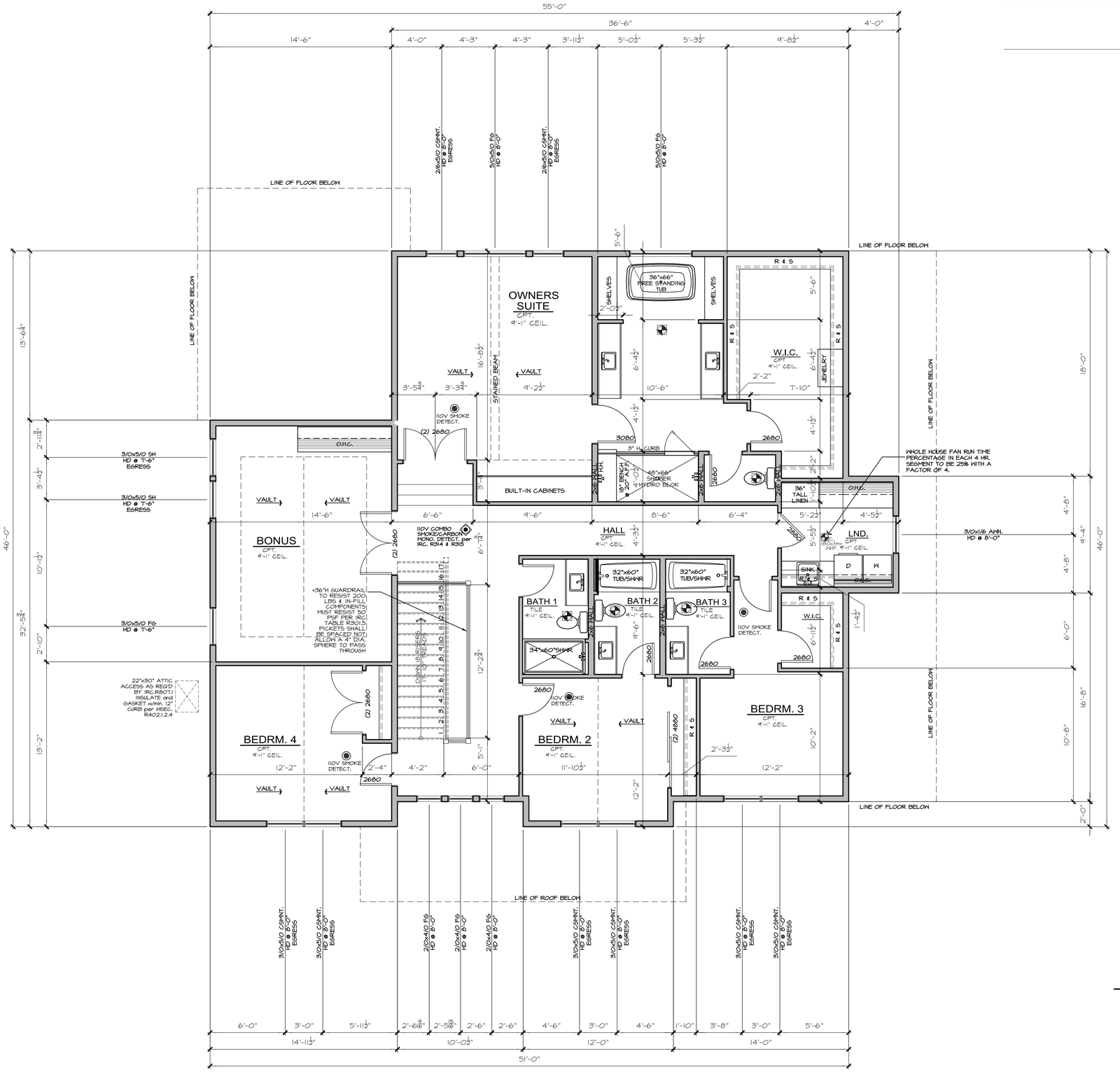

UPPER FLOOR PLAN NOTES:

PLAN SPECIFIC 2018 WSEC, SECTION R06

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EA 100cf/m+		RANGE HOOD or DOWN DRAFT EXHAUST FAN RATED at min. 100cfm. at 0.10wg MAY BE USED FOR EXHAUST FAN REQMT. EXHAUST HOODS IN EXCESS OF 400cfm. SHALL BE INTERLOCKED AND PROVIDE MAKE UP AIR per w/M1503.4
EC 150cf/m+ DHF	LAUNDRY ROOM	MIN. 360cfm. INTERMITTENT at .025wg TO FUNCTION AS WHOLE HOUSE FAN (WHF)

MECHANICAL CONTRACTOR TO SIZE WHF, FAN and SET OPERATING TIMER per TABLE M1507.3.3(1) FOR A 4,501-5,000sf. DWELLING w/ 5 OR MORE BEDRMS. TO OPERATE INTERMITTENTLY and CONTINUOSLY per TABLE M1507.3.3(2)

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SQUARE FOOTAGE SUMMARY

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GARAGE	438	S.F.
UPPER FLOOR AREA	2,071	S.F.
TOTAL AREA	4,490	S.F.
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COV'D PORCH	40	S.F.
TOTAL AREA UNDER ROOF	4,789	S.F.
OVERALL WIDTH	71'-11½"	
OVERALL DEPTH	44'-1 1/2"	

UPPER FLOOR PLAN

1/4" = 1'-0"

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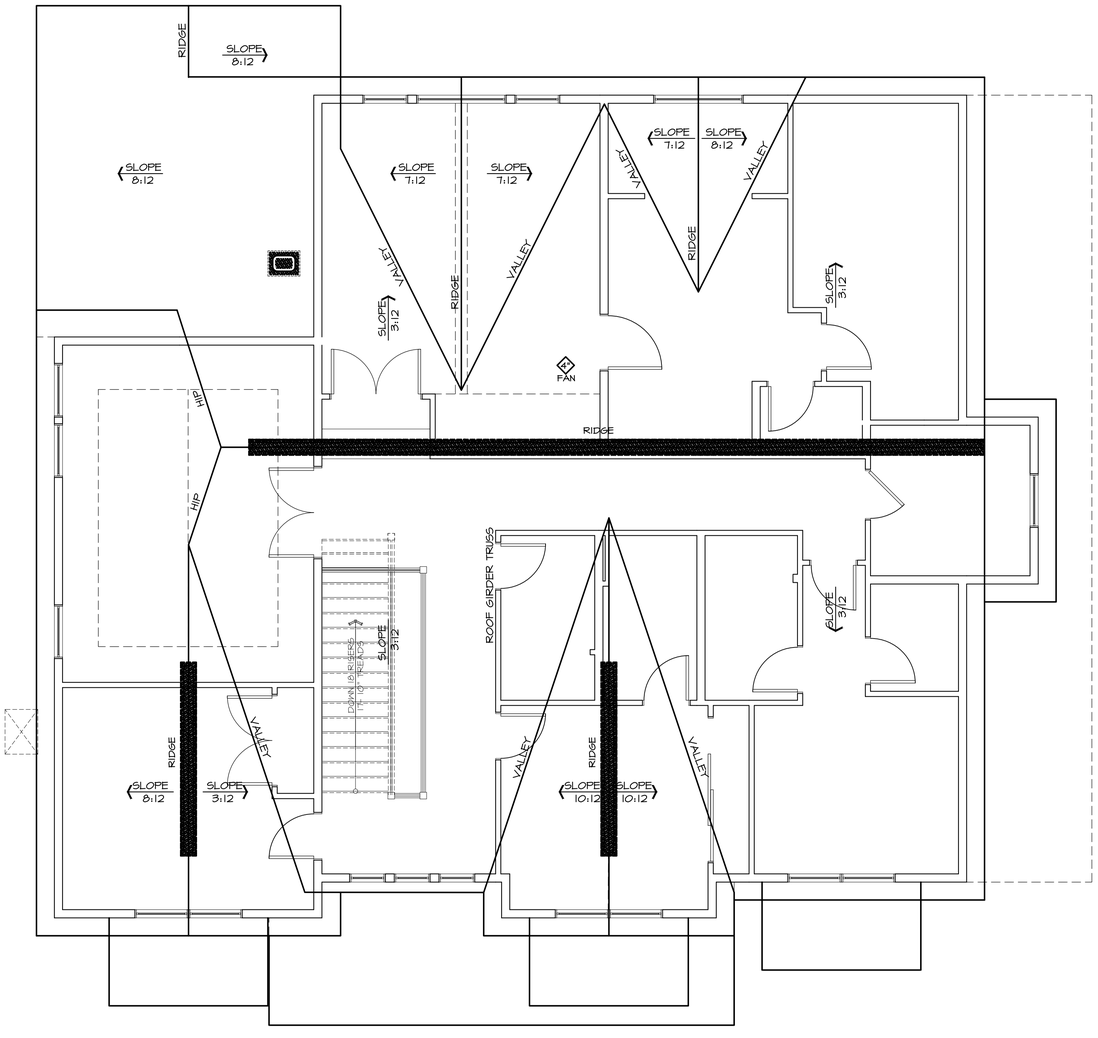

ROOF PLAN

1/4" = 1'-0"

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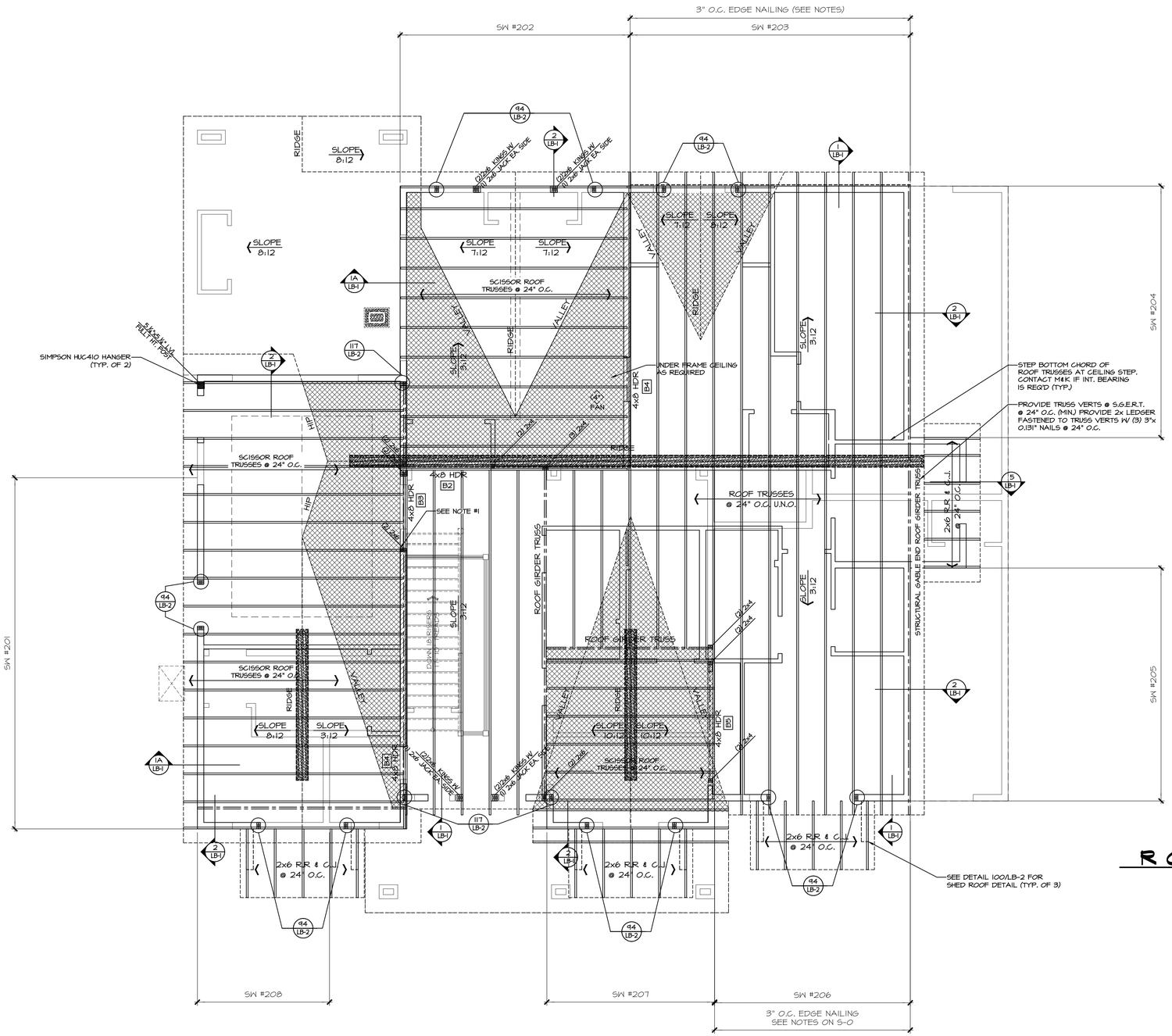

ROOF FRAMING PLAN

1/4" = 1'-0"

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
- JL METAL HANGER
- INDICATES OVER FRAMED TRUSS AREA

REFER TO S-0 FOR TYPICAL STRUCTURAL NOTES & SCHEDULES

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

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

PROVIDE 2x SLOPING EXT. WALLS BUILT TIGHT TO UNDERSIDE OF ROOF FRAMING @ VAULTED CEILINGS (TYP.)

NOTE #1: FRAME INT. BRG. WALL TO TYP. CEILING HEIGHT. SCISSOR TRUSSES @ BONUS ROOM / BEDROOM 4 TO HANG INTO LEDGER. PROVIDE 2x LEDGER FASTENED TO EACH STUD W/ (3) 3"x0.131" NAILS

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FRONT ELEVATION

¼4" = 1'-0"

LEFT ELEVATION

¼" = 1'-0"

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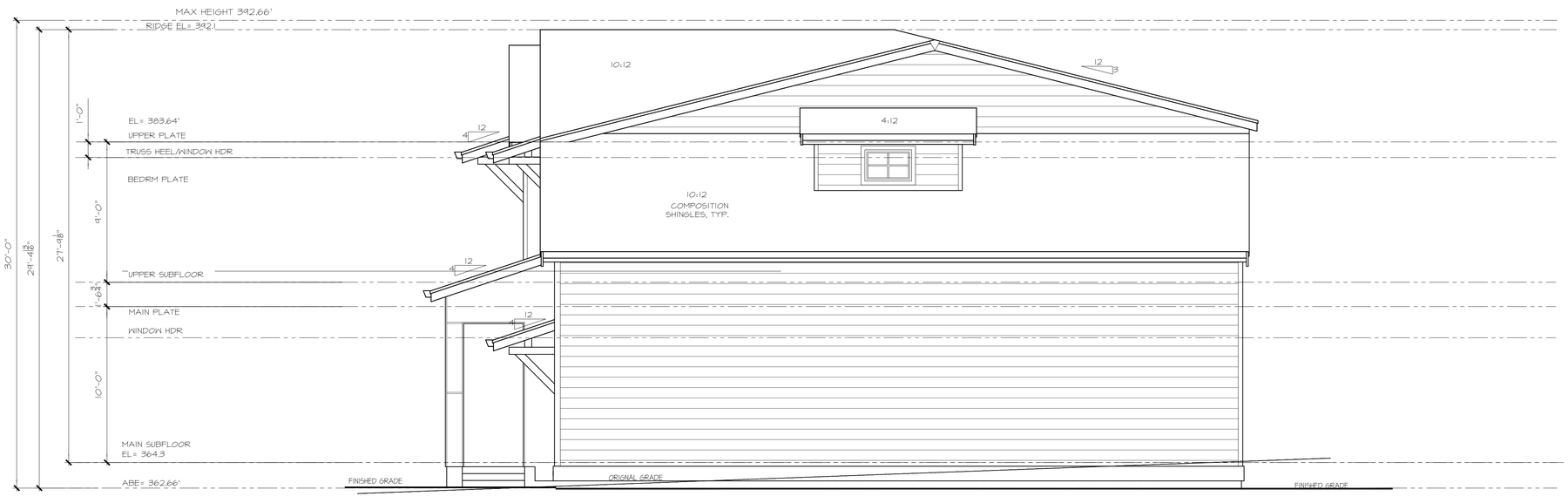
REAR ELEVATION

¼" = 1'-0"



RIGHT ELEVATION

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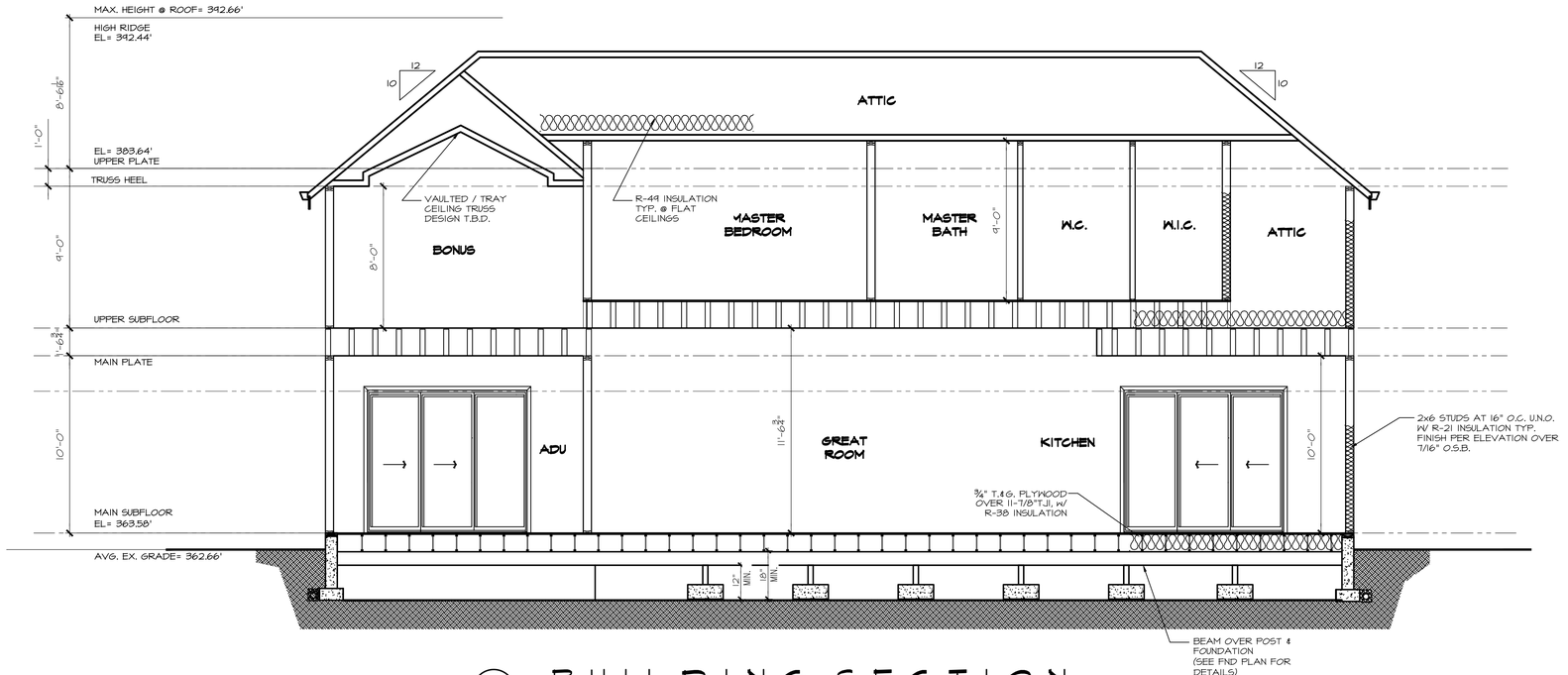
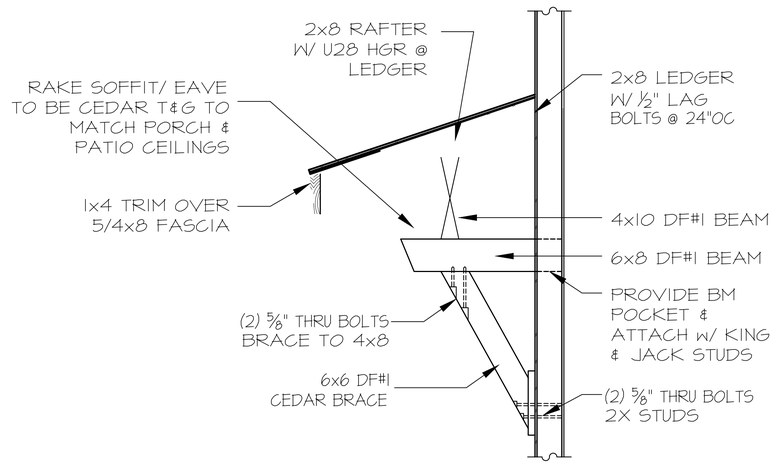


A BUILDING SECTION

1/4" = 1'-0"



B BRACKET/ AWNING ROOF DETAIL

3/4" = 1'-0"

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BASEMENT SLAB

4" CONC. SLAB ON 6 MIL VAPOR BARRIER ON 4" MIN. GRANULAR FILL ON 95% COMPACTED FILL/VIRGIN SOIL

GARAGE SLAB

4" CONC. SLAB ON 4" MIN. GRANULAR FILL ON 95% COMPACTED FILL/VIRGIN SOIL

PORCH SLAB

4" CONC. SLAB ON GRADE ON 6 MIL VAPOR BARRIER ON 4" MIN. GRANULAR FILL ON 95% COMPACTED FILL/VIRGIN SOIL

GENERAL STRUCTURAL NOTES

FOUNDATION

- DESIGN IS BASED ON 2018 INTERNATIONAL RESIDENTIAL CODE & 2018 INTERNATIONAL BUILDING CODE
- DESIGN LOADS:
  SOIL 2,000 PSF ALLOWABLE BEARING PRESSURE
- CONCRETE SHALL ATTAIN THE FOLLOWING MINIMUM COMPRESSIVE STRENGTHS IN 28 DAYS, U.N.O.:
  f'c = 2,500 psi: ..... FOUNDATION WALLS*
  2,500 psi: ..... FOOTINGS*
  2,500 psi: ..... INTERIOR SLABS ON GRADE
  3,500 psi: ..... GARAGE & EXT. SLABS ON GRADE
  fy = 60,000 psi
  * UTILIZE 5½" SACK 2500 PSI CONCRETE MIXES THAT ARE EQUIVALENT TO 3,000 PSI CONCRETE FOR WEATHERING POTENTIAL
- ALL CONCRETE EXPOSED TO THE WEATHER SHALL NOT HAVE LESS THAN 5% OR MORE THAN 7% AIR ENTRAINMENT.
- FOUNDATION WALL DESIGN IS BASED ON BACKFILL SOIL CLASSIFICATIONS OF SC, ML-CL, OR CL (60 pcf) SOIL.
- TYPICAL REINFORCEMENT DETAILS: LAP ALL REBAR 24" MIN.; BEND BARS AND LAP AT CORNERS; PROVIDE 6" HOOK INTO SUPPORTING FOOTINGS WHEN FOOTINGS INTERSECT; PROVIDE 3" MINIMUM COVER AT THE BOTTOM BARS AND 1 1/2" COVER AT THE SIDES.
- FOUNDATION WALLS SHALL BE BRACED, PRIOR TO BACKFILLING, BY EITHER ADEQUATE TEMPORARY BRACING OR INSTALLATION OF FIRST FLOOR DECK.
- ALL FOOTINGS SHALL BEAR BELOW FROST LINE. CONSULT SOILS REPORT/ LOCAL MUNICIPALITY FOR MINIMUM DEPTH BELOW GRADE.
- FOOTINGS AND SLABS ON GRADE SHALL BEAR ON VIRGIN SOIL OR 95% COMPACTED FILL.
- PROVIDE CONTROL JOINTS AT ALL INSIDE CORNERS OF SLAB EDGES, AND OTHER LOCATIONS WHERE SLAB CRACKS ARE LIKELY TO DEVELOP. (15'-0" O.C.)
- FASTEN SILL PLATES TO FOUNDATION WALLS WITH ⅝" DIA. ANCHOR BOLTS W/ MIN. 3"x3"x ¼" PLATE WASHERS (EDGE OF WASHER TO BE LOCATED WITHIN ½" OF EXTERIOR EDGE OF SILL PLATE) & NUTS @ 6'-0" O.C. @ 2-STORY & 4'-0" O.C. @ 3-STORY CONDITIONS W/ 7" MIN. EMBEDMENT INTO CONC. PROVIDE A MINIMUM OF 2 ANCHORS PER PLATE, 12" MAXIMUM FROM PLATE ENDS, U.N.O. (SEE FND. DETAILS).
- ALL LUMBER EXPOSED TO WEATHER OR IN CONTACT W/ CONCRETE OR MASONRY FOUNDATION SHALL BE PRESERVATIVE TREATED HEM FIR #2.
- BUILDER TO VERIFY CORROSION-RESISTANCE COMPATIBILITY OF HARDWARE & FASTENERS IN CONTACT W/ PRESERVATIVE-TREATED WOOD. CONTACT LUMBER & HARDWARE SUPPLIERS TO COORDINATE.
- ARCH/BUILDER TO VERIFY ALL DIMENSIONS

HOLD-DOWN SCHEDULE

SYMBOL	SPECIFICATION
HD-1	SIMPSON STHD14 (R.I) HOLD-DOWN
HD-5	SIMPSON CS16 STRAP TIE (14" END LENGTH)
HD-6	SIMPSON MSTC40 STRAP TIE (CENTER STRAP ON FLOOR SYSTEM U.N.O.)
HD-7	SIMPSON MSTC66 STRAP TIE (CENTER STRAP ON FLOOR SYSTEM U.N.O.)

MEANS & METHODS NOTES

THE STRUCTURE IS DESIGNED TO BE SELF SUPPORTING AND STABLE AFTER THE BUILDING IS FINISHED AND ALL PLAN, DETAIL, AND NOTE SPECIFICATIONS HAVE BEEN COMPLETED. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE THE ERECTION PROCEDURES AND SEQUENCE TO INSURE THE SAFETY OF THE BUILDING AND ITS COMPONENTS DURING CONSTRUCTION. THIS INCLUDES, BUT IS NOT LIMITED TO, THE ADDITION OF NECESSARY SHORING, SHEETING, TEMPORARY BRACING, GUYS, AND TIE-DOWNS. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SHORING AND BRACING REQUIRED TO STABILIZE AND PROTECT EXISTING AND ADJACENT STRUCTURES AND SYSTEMS DURING COURSE OF DEMOLITION AND CONSTRUCTION OF THE PROJECT.

STRUCTURAL DESIGN AND SPECIFICATIONS ASSUME THAT ALL SUPPORTING AND NON-SUPPORTING ELEMENTS IN CONTACT WITH FLOOR FRAMING ARE LEVEL, INCLUDING, BUT NOT LIMITED TO; FOUNDATIONS, SLABS ON GRADE, BEAMS, WALLS, AND NON-BEARING ELEMENTS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY LEVELNESS AND MAKE ADJUSTMENTS AS NECESSARY, INCLUDING CONSIDERATION OF THOSE AREAS THAT MAY BE WITHIN CONTRACTUAL, INDUSTRY, OR WARRANTY TOLERANCES.

ADDITIONAL NOTES FOR TRUSS & I-JOIST MANUFACTURER

ROOF TRUSS, FLOOR TRUSS AND ENGINEERED JOISTS SHALL BE DESIGNED TO MEET THE DIFFERENTIAL DEFLECTION CRITERIA BELOW, UNLESS NOTED OTHERWISE ON PLAN. MULHERN & KULP CANNOT BE HELD RESPONSIBLE FOR ANY STRUCTURAL ISSUES RELATED TO ANY BUILDING COMPONENT IF COMPONENT SHOP DRAWINGS ARE NOT SUBMITTED TO MK FOR REVIEW PRIOR TO FABRICATION, DELIVERY, OR INSTALLATION.

TRUSSES SHALL BE DESIGNED SO THAT DIFFERENTIAL DEFLECTION BETWEEN ADJACENT PARALLEL TRUSSES OR GIRDER TRUSSES DOES NOT EXCEED THE FOLLOWING:

A. ROOF TRUSSES:
   1/4" DEAD LOAD
B. FLOOR TRUSSES, ATTIC TRUSSES, & I-JOISTS:
   1/8" DEAD LOAD
C. FLOOR TRUSSES & ATTIC TRUSSES ADJACENT TO FLOOR FRAMING BY OTHERS:
   LIMIT ABSOLUTE TRUSS DEFLECTION TO 3/16" DEAD LOAD. (NOT DIFFERENTIAL DEFLECTION)

LOADING AND DESIGN PARAMETERS

GRAVITY DESIGN LOADS:

DEAD LOAD (PSF):	
ROOF TRUSS TOP CHORD :	10
ROOF TRUSS BOT CHORD :	7
ROOF RAFTERS :	10
FLOOR (TRUSSES) :	15
FLOOR (JOISTS) :	10
TILE FLOORS :	10
LIVE LOAD (PSF):	
ROOF :	20
RESIDENTIAL LIVING AREAS :	40
RESIDENTIAL SLEEPING AREAS :	30
RESIDENTIAL WOOD DECKS :	60
GARAGE :	50
SNOW LOAD:	
GROUND SNOW LOAD (P_g) (PSF) :	25
ROOF SNOW LOAD (P_f) (PSF) :	25
SNOW EXPOSURE FACTOR (C_e) :	1.2
SNOW LOAD IMPORTANCE FACTOR (I) :	1.0
THERMAL FACTOR (C_t) :	1.2

LATERAL DESIGN LOADS:

WIND LOAD: (IBC 1609)	
SPEED (V_{ult}) (MPH) :	100
WIND RISK CATEGORY :	II
IMPORTANCE FACTOR (I_w) :	1.0
EXPOSURE CATEGORY :	B
INTERNAL PRESSURE COEFF. (GC_{pi}) :	±0.18
TOPOGRAPHIC FACTOR (K_{zt}) :	1.6
SEISMIC LOAD: (IBC 1613)	
SEISMIC RISK CATEGORY :	II
SEISMIC IMPORTANCE FACTOR (I_e) :	1.0
MAPPED SPECTRAL RESPONSE :	
S_{DS} 1.428	S_1 0.496
SITE CLASS :	D (DEFAULT)
SPECTRAL RESPONSE COEFF. :	
S_{DS} 0.952	S_{D1} 0.496
SEISMIC DESIGN CATEGORY:	D
BASIC SEISMIC-FORCE-RESISTING SYS :	LIGHT FRAMED WALLS w/WOOD STRUCTURAL PANELS
ULTIMATE BASE SHEAR:	
TRANS: 16k	LONG: 16k
SEISMIC RESPONSE COEFF. (C_s) :	
TRANS: 0.176	LONG: 0.176
RESPONSE MODIFICATION FACTOR (R) :	
TRANS: 6.5	LONG: 6.5
ANALYSIS PROCEDURE USED:	EQUIVALENT LATERAL FORCE

LATERAL BRACING NOTES

THIS HOME HAS BEEN ENGINEERED TO RESIST LATERAL FORCES RESULTING FROM:
100 MPH WIND SPEED, EXP. B
(ASCE 7-16 WIND MAP, PER IRC R301.2.1.1)
RISK CAT. 2 & SEISMIC CAT. D2.

110 MPH WIND IN 2018 IRC MAP

ENGINEERED DESIGN WAS COMPLETED PER 2018 IBC (SECTION 1604 & 1613) & ASCE 7-16, AS PERMITTED BY R301.1.3 OF THE 2018 IRC. ACCORDINGLY, THIS HOME, AS DOCUMENTED AND DETAILED HEREWITHIN, IS ADEQUATE TO RESIST THE CODE REQUIRED LATERAL FORCES, AND DOES NOT NEED TO CONFORM TO THE PRESCRIPTIVE PROVISIONS OF R602.10.

STANDARD EXTERIOR WALL SHEATHING SPECIFICATIONS

(INTERIOR WALL SPECIFICATION WHERE NOTED ON PLANS)

- 7/16" OSB OR 15/32" PLYWOOD:

  FASTEN SHEATHING W/ 2½"x0.131" NAILS @ 6"o.c. AT ALL SUPPORTED PANEL EDGES AND 12" O.C. IN THE PANEL FIELD. ALL SHEATHING SHEET PANEL EDGES SHALL OCCUR OVER WALL FRAMING MEMBERS OR 2x HORIZONTAL BLOCKING SHALL BE PROVIDED TO SUPPORT PANEL EDGE. ALL EXTERIOR WALLS SHALL BE CONSTRUCTED PER THIS SPECIFICATION U.N.O. ON PLANS.

3" o.c. EDGE NAILING

(WHERE NOTED ON PLANS)

- 7/16" OSB OR 15/32" PLYWOOD:

  ONLY AT LOCATIONS INDICATED ON PLANS - SHEATHE WALL SHOWN WITH 7/16" OSB. FASTEN SHEATHING W/ 2½"x0.131" NAILS @ 3" O.C. AT EDGES AND 12" O.C. AT CENTER. ALL SHEATHING SHEET PANEL EDGES SHALL OCCUR OVER WALL FRAMING MEMBERS OR 2x HORIZONTAL BLOCKING SHALL BE PROVIDED TO SUPPORT PANEL EDGE AND 3" O.C. FASTENING.

NOTES:

1. LATERAL ANALYSIS ASSUMES STUD SPACING @ 16" o.c.
2. ALL SHEAR WALLS SHALL HAVE DOUBLE TOP PLATES FASTENED TOGETHER W/ 3"x0.131" NAILS @ 8" O.C. USE (12)3½"x0.135" NAILS AT EACH LAP SPLICE, (6) EACH SIDE OF JOINT (TYP. U.N.O.)
3. ALL EXTERIOR WALLS ARE CONTINUOUSLY SHEATHED.
4. ALL INTERIOR SHEAR WALLS AND EXTERIOR WALLS ARE SHEATHED ABOVE AND BELOW OPENINGS.

LEGEND

- INTERIOR BEARING WALL
- BEARING WALL ABOVE (B.W.A.), OR SHEARWALL ABOVE (S.W.A.)
- BEAM / HEADER
- INTERIOR SHEAR WALL PANEL OR EXTERIOR SHEAR WALL W/ 3" O.C. EDGE NAILING
- AREA OF OVERFRAMING
- JL METAL HANGER
- INDICATES POST ABOVE. PROVIDE SOLID BLOCKING UNDER POST OR JAMB ABOVE.
- INDICATES HOLDOWN.

GENERAL STRUCTURAL NOTES

DESIGN PARAMETERS

- DESIGN IS BASED ON 2018 INTERNATIONAL RESIDENTIAL CODE & 2018 INTERNATIONAL BUILDING CODE
- WOOD FRAME ENGINEERING IS BASED ON NDS, "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION" - LATEST EDITION.

GENERAL FRAMING

- EXTERIOR BEARING WALLS SHALL BE 2x4 OR 2x6 (AS SHOWN ON PLANS) @ 16" O.C. (W/ DOUBLE TOP PLATE) HEM FIR (HF) "STUD" GRADE LUMBER, OR BETTER, U.N.O.
- INTERIOR BEARING WALLS SHALL BE 2x4 OR 2x6 (AS SHOWN ON PLANS) @ 16" O.C. (W/ DOUBLE TOP PLATE) HEM FIR (HF) "STUD" GRADE LUMBER, OR BETTER, U.N.O.
- ALL NON-BEARING INTERIOR STUD WALLS SHALL BE CONSTRUCTED WITH 2x "STUD" GRADE MEMBERS SPACED @ 24" O.C. (MAX.)
- ALL WALLS TALLER THEN TYP. PLATE HEIGHT SHALL BE CONSIDERED BALLOON FRAMED & SHALL BE CONSTRUCTED FROM FLOOR TO UNDERSIDE OF FRAMING AT NEXT LEVEL. B.F. WALLS SHALL BE 2x4 OR 2x6 (AS SHOWN ON PLANS) HEM FIR (HF) #2 GRADE LUMBER, OR BETTER.
- ALL HEADERS SHALL BE SUPPORTED BY (1)2x JACK STUD & (1)2x KING STUD, MINIMUM.
  - THE NUMBER OF STUDS SPECIFIED AT A SUPPORT INDICATES THE NUMBER OF JACK STUDS REQUIRED, U.N.O..
- ALL 2x6 AND LARGER SOLID SAWN BEAMS/HEADERS SHALL BE HEM FIR #2 (HF #2) OR BETTER, ALL 4x6 AND LARGER SOLID SAWN LUMBER SHALL BE DOUG FIR #2 (DF #2) OR BETTER.
- ALL FRAMING LUMBER SHALL BE KILN DRIED TO 15% MC (KD-15).
- ALL TYP. NAIL FASTENER REQUIREMENTS ARE NOTED IN GENERAL NOTES, IN DETAILS, OR ON PLANS. ALL NAILS SPECIFIED ARE MIN DIAMETER AND LENGTH REQUIRED FOR CONNECTION. ALL HANGER NAILS SHALL BE INSTALLED PER MANUFACTURER'S REQUIREMENTS FOR MAX CHARTED CAPACITY. NOTE: HANGERS USE COMMON NAIL DIAMETERS NOT TYPICAL FRAMING GUN NAILS.
- FASTEN ALL BEAMS TO COLUMNS, OR FLUSH BEAMS TO SUPPORTING BEAMS, w/ (4) 3"x0.131" TOENAILS (MIN.), TYP. U.N.O.
- PROVIDE SOLID BLOCKING IN FLOOR SYSTEM UNDER ALL POSTS & HOLD-DOWNS CONTINUOUS TO FOUNDATION/BEARING. BLOCKING TO MATCH POST ABOVE.
- ENGINEERED LUMBER TO MEET OR EXCEED THE FOLLOWING:
  - LSL MEMBERS - Fb=2325 PSI; Fv=310 PSI; E=1.55x10^6 PSI
  - LVL MEMBERS - Fb=2600 PSI; Fv=285 PSI; E=2.0x10^6 PSI
  - GLB MEMBERS - Fb(+)=2400 PSI; Fb(-)=1850 PSI; Fv=265 PSI; E=1.8x10^6 PSI; DF/DF; 24F-V4 (U.N.O)
- ENGINEERED LUMBER POSTS TO MEET OR EXCEED THE FOLLOWING:
  - LVL MEMBERS - Fb=2400 PSI; Fc⊥=2500 PSI; E=1.8x10^6 PSI
- FACE NAIL MULTI-PLY 2x BEAMS & HEADERS W/ 3-ROWS OF 3"x0.131" NAILS (MIN.) @ 12" O.C. STAGGERED. APPLY NAILING FROM BOTH FACES @ 3-PLY OR MORE CONDITIONS. UTILIZE 2 ROWS OF NAILS FOR 2x6 & 2x8 MEMBERS.
- ALL MEMBERS SPECIFIED AS MULTI-PLY 1¾" SHALL BE FASTENED TOGETHER PER MANUFACTURER. EQUIVALENT WIDTH SOLID MATERIAL MAY BE USED AS EQUAL.
- FASTEN 2x WOOD PLATES TO TOP FLANGE OF STEEL BEAMS W/P.A.F.S (HILTI' X-U PINS OR EQUAL (0.157" DIA. x 2" LONG MIN.)) @ 16" O.C. STAGGERED, OR 1/2" DIA. BOLTS @ 48" O.C., STAGGERED.
- REFER TO IRC FASTENING SCHEDULE TABLE R602.3(1) FOR ALL CONNECTIONS, TYP. U.N.O.

FLOOR FRAMING

- I-JOISTS/TRUSSES SHALL BE DESIGNED BY MANUF. TO MEET OR EXCEED L/480 LIVE LOAD DEFLECTION CRITERIA AND SHALL RUN CONTINUOUS OVER SUPPORTS WHEREVER POSSIBLE. ALL LOADS SHOWN ON PLAN FOR MANUF. DESIGNS ARE ASD LEVEL LOADS, U.N.O. (EXCLUDES STONE/MARBLE OR WET BED CONSTRUCTED FLOORS - CONTACT MK FOR EXCLUDED DESIGNS).
- ALL METAL I-JOIST/TRUSS HANGERS SHALL BE SPECIFIED BY I-JOIST/TRUSS MANUFACTURER, UNLESS OTHERWISE NOTED.
- I-JOIST/TRUSS SHOP DRAWINGS SHALL BE SUBMITTED TO ARCHITECT AND ENGINEER FOR REVIEW AND APPROVAL PRIOR TO FABRICATION OR DELIVERY.
- 2x FLOOR JOISTS HAVE BEEN DESIGNED TO MEET OR EXCEED L/360 LIVE LOAD DEFLECTION CRITERIA.
- TYPICAL 2x JOIST HANGERS (U.N.O. ON PLANS):
  SINGLE PLY: SIMPSON LUS210
  DOUBLES: SIMPSON LUS210-2
- FLOOR SHEATHING SHALL BE 23/32" A.P.A. RATED 'STURD-I-FLOOR' 24" O.C, EXPOSURE 1 (OR APPROVED EQUAL) WITH TONGUE AND GROOVE EDGES. FASTEN TO FRAMING MEMBERS W/ GLUE AND 2 ½" x 0.131" NAILS @ 6"o.c. @ PANEL EDGES & @ 12"o.c. FIELD.
- ALL FLUSH CONNECTIONS SHALL BE CONNECTED WITH HANGER APPROPRIATE FOR MEMBER SIZE. U.N.O.
- FASTEN HANGERS TO SINGLE PLY FLUSH BEAMS W/ 1½" LONG NAILS.

ROOF FRAMING

- FASTEN EACH ROOF TRUSS TO TOP PLATE W/ (4) 3"x0.131" TOENAILS (MIN.) & (1) 'SIMPSON' SDWC15600 SCREW @ ALL BEARING POINTS. PROVIDE (2) 'SIMPSON' SDWC15600 SCREWS AT 2-PLY GIRDER TRUSSES, (3) 'SIMPSON' SDWC15600 SCREWS AT 3-PLY GIRDER TRUSSES AT ALL BEARING POINTS.
- FASTEN EACH ROOF RAFTER TO TOP PLATE WITH (1) 'SIMPSON' SDWC15600 SCREW. PROVIDE (2) 'SIMPSON' SDWC15600 SCREWS AT FLUSH BEAMS IN THE ROOF - AT ALL BEARING POINTS.
- ROOF SHEATHING SHALL BE 7/16" A.P.A. RATED SHEATHING 24/16 EXPOSURE 1 (OR APPROVED EQUAL). FASTEN TO FRAMING MEMBERS W/ 2 ½" x 0.131" NAILS @ 6"o.c. AT PANEL EDGES & @ 12" O.C. AT INTERMEDIATE SUPPORTS. ROOF SHEATHING SHALL EXTEND BELOW ALL INSTANCES OF OVERFRAMING. BLOCKING SHALL BE INSTALLED AS REQUIRED TO LIMIT ROOF SHEATHING SPANS TO 24" MAX.
- WITHIN 48" OF ALL ROOF EDGES, RIDGES, & HIPS FASTEN ROOF SHEATHING FIELDS PER EDGE NAILING SPEC.
- ALL METAL HANGERS SHALL BE SPECIFIED BY THE TRUSS MANUFACTURER, UNLESS OTHERWISE NOTED.
- ROOF TRUSS SHOP DRAWINGS SHALL BE SUBMITTED TO ARCHITECT AND ENGINEER FOR REVIEW AND APPROVAL PRIOR TO FABRICATION OR DELIVERY.
- ROOF TRUSS SHOP DRAWINGS & CALCULATIONS SHALL BE PREPARED BY A WASHINGTON STATE LICENSED ENGINEER AND SHALL BE DESIGNED FOR UNBALANCED SNOW LOADING PER ASCE 7-16, SECTION 7.6.
- ERECT AND INSTALL ROOF TRUSSES PER WTCA & TPI'S BCSI 1-08 "GUIDE TO GOOD PRACTICE FOR HANDLING, INSTALLING & BRACING OF METAL PLATE CONNECTED WOOD TRUSSES."
- FASTEN OVER-FRAMED TRUSS SETS TO TRUSSES BELOW W/ (2) 3"x0.131" TOENAILS AT EA. TRUSS.
- SUPPORT PORCH & SHORT SPAN ROOF TRUSSES (UP TO 6' TRIB.) W/2x6 LEDGER FASTENED TO FRAMING W/(3) 3"x0.131" NAILS @ 16" o.c.
- FASTEN ALL INTERIOR NON-BEARING PARTITION WALLS TO TRUSS BOTTOM CHORD ABOVE WITH SIMPSON STC CLIPS AT 24" o.c. MAX. PROVIDE BLOCKING BETWEEN THE TRUSS BOTTOM CHORDS AS REQUIRED FOR THE PARALLEL CONDITIONS.

seal:

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M&K project number: 154-21035

project mgr: RJZ
drawn by: NJD
issue date: 12-21-21

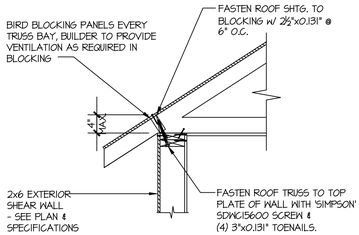
REVISIONS:
date: initial:

JAYMARC HOMES

STRUCTURAL NOTES

4533 90TH AVE. SW
MERCER ISLAND, WASHINGTON

sheet: **S-0.0**



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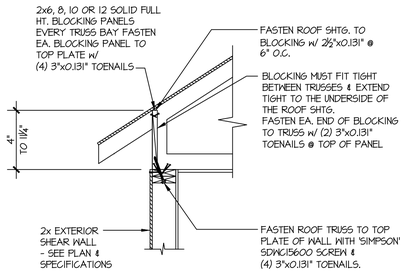

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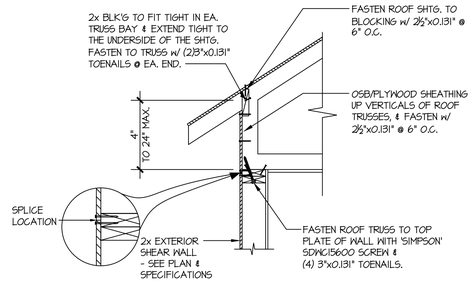

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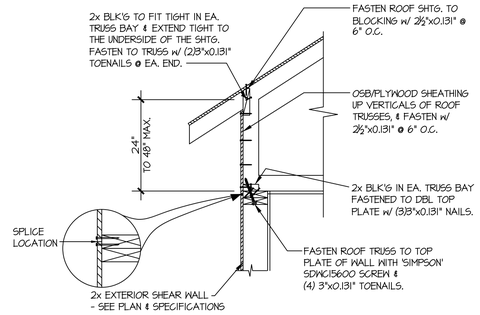

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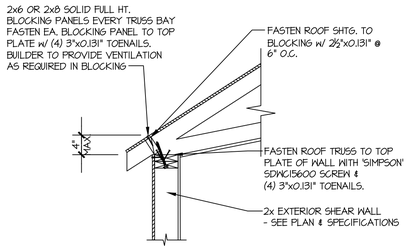

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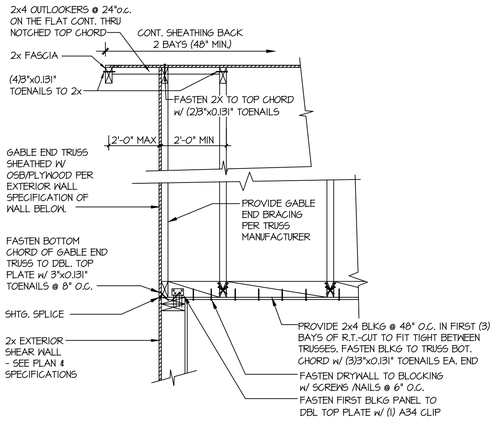

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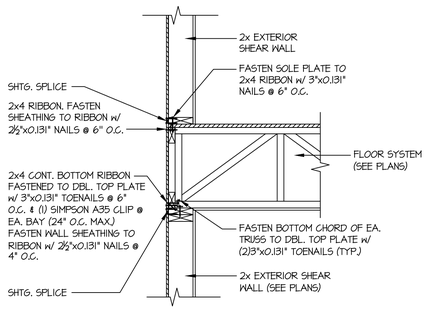

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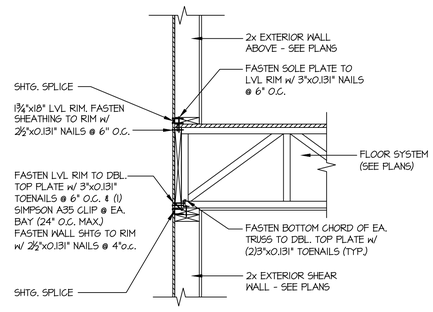

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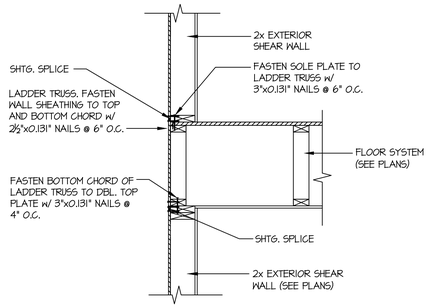

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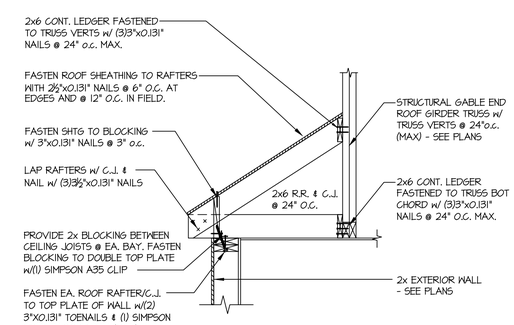

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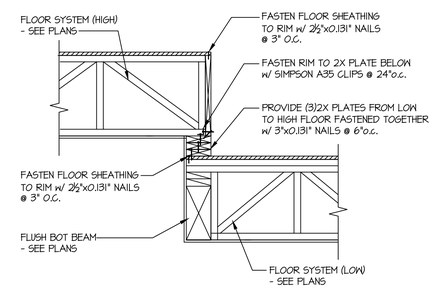

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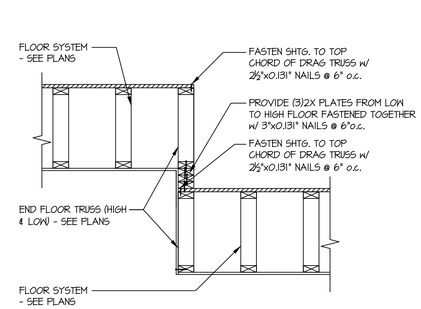

7 SECTION
SCALE: 3/4"=1'-0"

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LATERAL BRACING DETAILS

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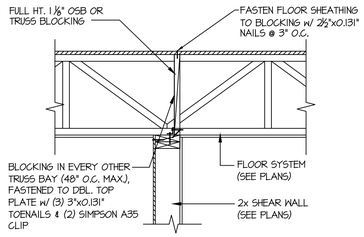
MERCER ISLAND, WASHINGTON

sheet:

LB-1



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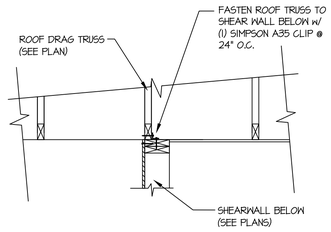

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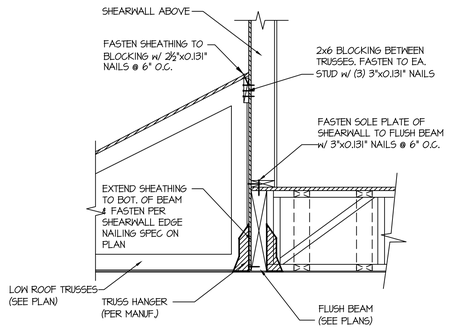
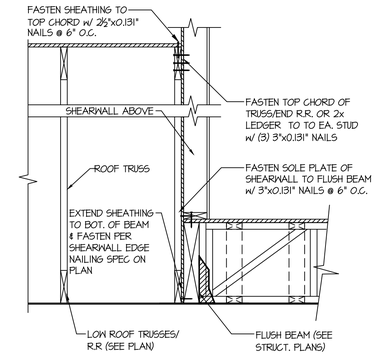
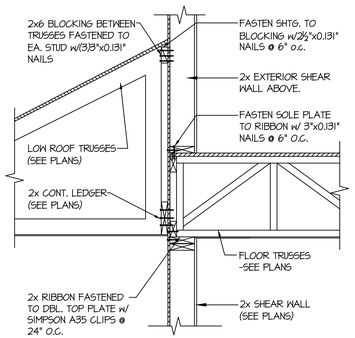


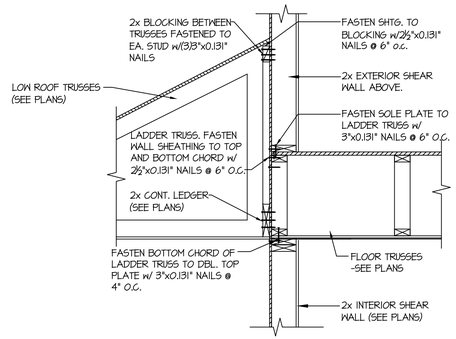
58 SECTION
SCALE: 3/4"=1'-0"



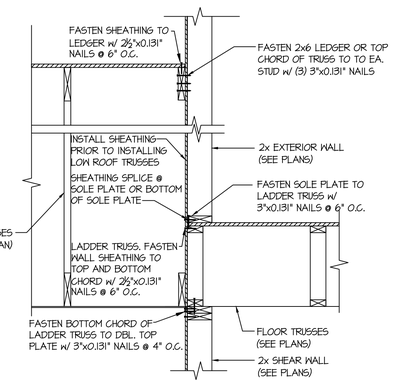
59 SECTION
SCALE: 3/4"=1'-0"



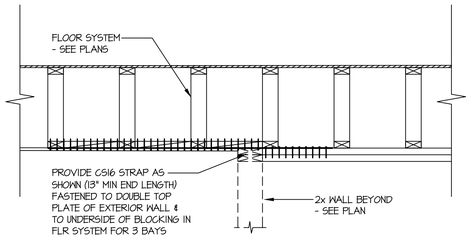
60 SECTION
SCALE: 3/4"=1'-0" PERPENDICULAR FRAMING



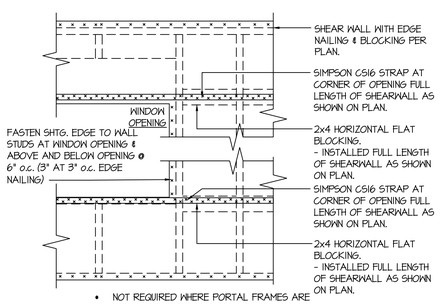
61 SECTION
SCALE: 3/4"=1'-0" PARALLEL FRAMING



62 SECTION
SCALE: 3/4"=1'-0"

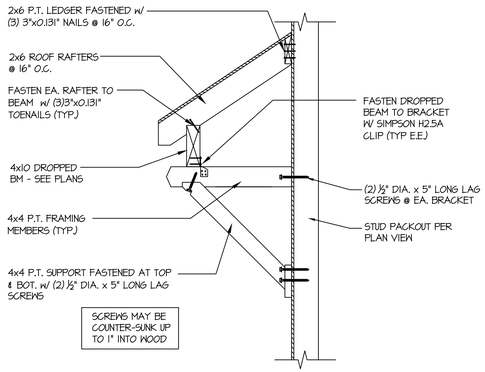


90 STRAP DETAIL
SCALE: 3/4"=1'-0"

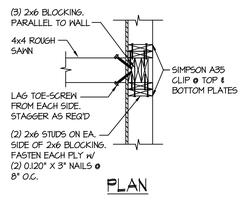


- NOT REQUIRED WHERE PORTAL FRAMES ARE SPECIFIED (SEE PLANS).
- ONLY REQUIRED WERE SPECIFIED ON STRUCTURAL PLANS

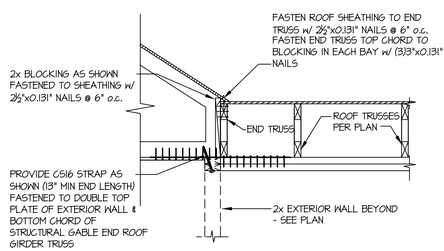
EXT. WALL & INT. SHEARWALL
94 OPENING STRAPPING ELEVATION
SCALE: NTS



00 SUPPORT BRACKET DETAIL
SCALE: 3/4"=1'-0"



PLAN



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

seal:
NICHOLAS J. MARTIGNETTI
STATE OF WASHINGTON
56478
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7220 Trade Street, Suite 350, San Diego, CA 92121
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M&K project number: 154-21035

project mgr: RJZ
drawn by: NJD
issue date: 12-21-21

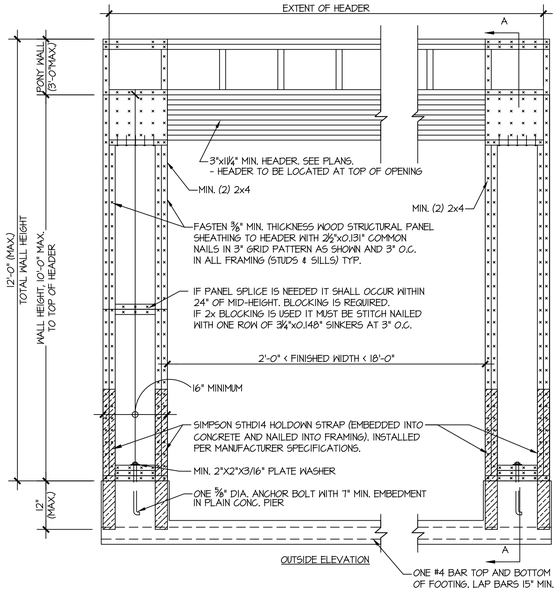
REVISIONS:
date: initial:

JAYMARC HOMES

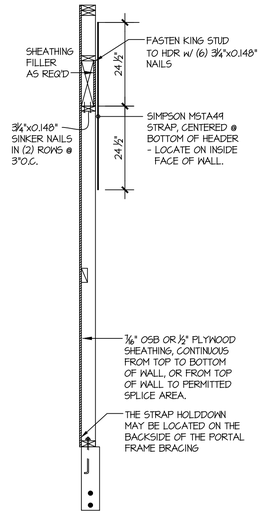
LATERAL BRACING DETAILS

4533 90TH AVE. SW
MERCER ISLAND, WASHINGTON

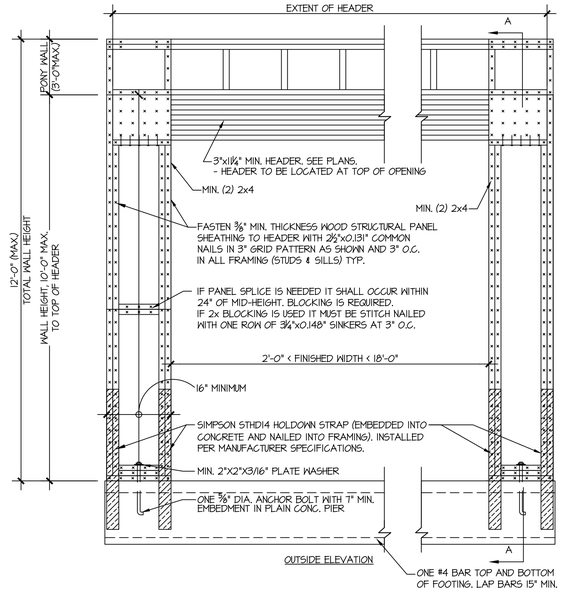
sheet: LB-2



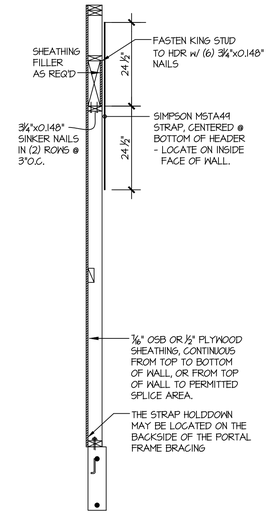
OUTSIDE ELEVATION



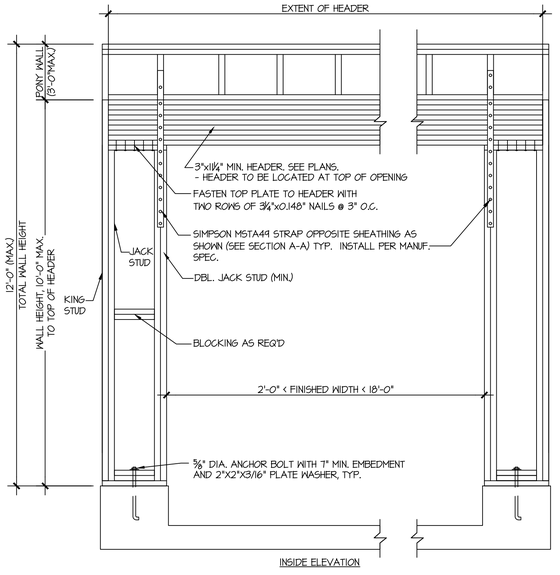
SECTION A-A THROUGH PIER



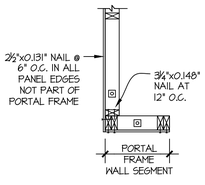
OUTSIDE ELEVATION



SECTION A-A THROUGH PIER



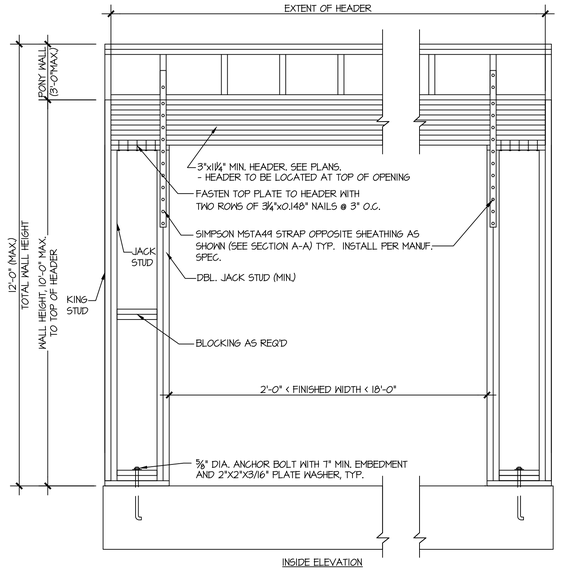
INSIDE ELEVATION



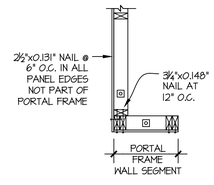
PLAN VIEW OF CORNER DETAIL

1 APA PORTAL FRAME DETAIL WITH HOLDOWNS

SCALE: N.T.S.



INSIDE ELEVATION



PLAN VIEW OF CORNER DETAIL

2 APA PORTAL FRAME DETAIL WITH HOLDOWNS

SCALE: N.T.S.

seal:

NICHOLAS J. MARTIGNETTI
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M&K project number: 154-21035

project mgr: RJZ
drawn by: NJD
issue date: 12-21-21

REVISIONS:

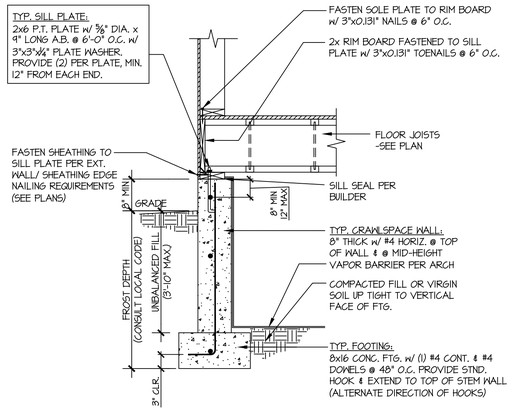
date:	initial:

JAYMARC HOMES

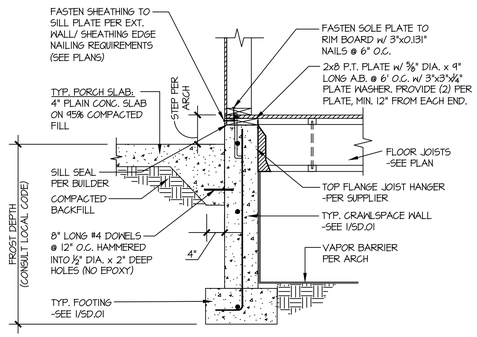
LATERAL BRACING DETAILS

4533 90TH AVE. SW
MERCER ISLAND, WASHINGTON

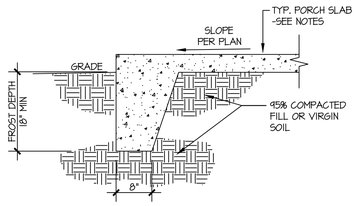
sheet: LB-3



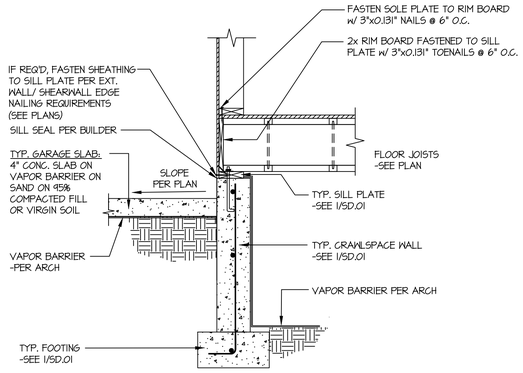
1 TYPICAL CRAWLSPACE FOUNDATION
SCALE: 3/4"=1'-0"



2 TYPICAL CRAWLSPACE FOUNDATION @ PORCH SLAB
SCALE: 3/4"=1'-0"



3 TYPICAL FOOTING @ PORCH SLAB
SCALE: 3/4"=1'-0"

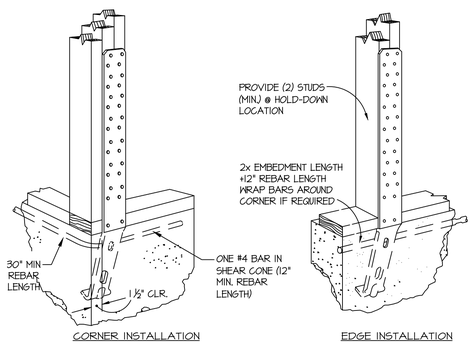


4 TYPICAL CRAWLSPACE FOUNDATION @ GARAGE
SCALE: 3/4"=1'-0"

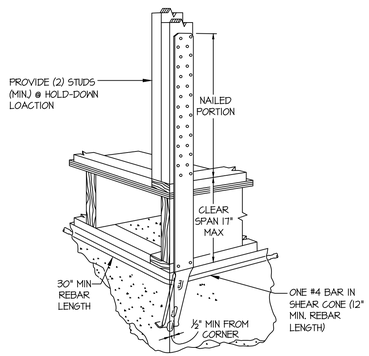
5 TYPICAL CONCRETE FOOTING @ GARAGE DOOR OPENING
SCALE: 3/4"=1'-0"

6 TYPICAL EXT. GARAGE FOUNDATION
SCALE: 3/4"=1'-0"

7 TYPICAL CRAWL SPACE FOOTING DETAIL
SCALE: 3/4"=1'-0"



A TYPICAL HOLD-DOWN INSTALLATION
NOT TO SCALE
SIMPSON STHD HD @ FOUNDATION



B TYPICAL HOLD-DOWN INSTALLATION
NOT TO SCALE
SIMPSON STHD HD @ FLOOR FRAMING

seal:
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M&K project number: 154-21035
project mgr: RJZ
drawn by: NJD
issue date: 12-21-21

REVISIONS:
date: initial:

JAYMARC HOMES

FOUNDATION DETAILS
4533 90TH AVE. SW
MERCER ISLAND, WASHINGTON

sheet:
SD.01

TYPAR
Weather Protection System

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.

pgi

TYPAR
Weather Protection System

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.

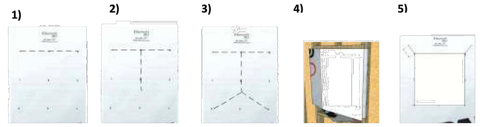
STEP 2
Start at the top center and make a vertical cut running two-thirds of the way down the opening.

STEP3
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.

1) **2)** **3)** **4)** **5)**



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TYPAR
Weather Protection System

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 you 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.

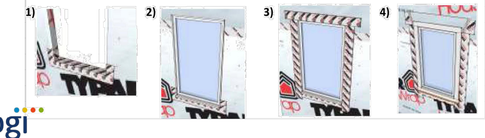
Install the window according to the manufacturer's installation instructions.

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.

1) **2)** **3)** **4)**



pgi

TYPAR
Weather Protection System

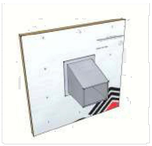
Flashing Penetrations

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.

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.

3)

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

pgi

MADE IN USA. ICC #ESR-1404 • CCMC #12884-R • CCMC #12892-R
Please visit typar.com for installation instructions and warranty information

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

△ Issue	Issue Date	By
△	.	.
.	.	.
.	.	.
.	.	.

Job Number:

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

Submittal Date

Sheet Title/Description

Design Firm

Drawn by:

Checked by:

Primary Scale

Sheet Title/Description

D1
of: .

Window, Skylight and Door Schedule

Project Information
NEW SFR
4531 90th Ave SE
Mercer Island, WA.

Contact Information
JayMarc Homes
7525 SE 24th St.
Mercer Island, WA. 98040

	Ref.	U-factor	Qt.	Width Feet	Inch	Height Feet	Inch	Area	UA
Exempt Swinging Door (24 sq. ft. max.)	WSEC	0.26	1	3	0	8	0	24.0	6.24
Exempt Glazed Fenestration (15 sq. ft. max.)			1	2	8	8	0	21.3	0.00

Vertical Fenestration (Windows and doors)

Component Description	Ref.	U-factor	Qt.	Width Feet	Inch	Height Feet	Inch	Area	UA
Mud - Csmnt	WSEC	0.27	2	2	0	4	0	16.0	4.32
Foyer - FG	WSEC	0.26	2	2	6	6	0	30.0	7.80
Powder - FG	WSEC	0.26	1	2	0	4	0	8.0	2.08
ADU W.I.C. - FG	WSEC	0.26	1	2	0	4	0	8.0	2.08
Bath 1 - FG	WSEC	0.26	1	2	0	4	0	8.0	2.08
A.D.U. - SH	WSEC	0.29	2	3	0	4	0	24.0	6.96
A.D.U. - XXO Slider	WSEC	0.28	1	9	0	8	0	72.0	20.16
Great Room - XXO Slider	WSEC	0.28	1	9	0	8	0	72.0	20.16
Great Room - FG	WSEC	0.26	3	4	6	3	6	47.3	12.29
Great Room - FG	WSEC	0.26	3	4	6	6	8	90.0	23.40
Kitchen - XXO Slider	WSEC	0.28	1	9	0	8	0	72.0	20.16
Bedroom 2 - Csmnt	WSEC	0.27	2	3	0	5	0	30.0	8.10
Bedroom 3 - Csmnt	WSEC	0.27	2	3	0	5	0	30.0	8.10
Hallway - FG	WSEC	0.26	3	2	0	4	0	24.0	6.24
Bedroom 4 - Csmnt	WSEC	0.27	2	3	0	5	0	30.0	8.10
Bonus - FG	WSEC	0.26	1	3	0	5	0	15.0	3.90
Bonus - SH	WSEC	0.29	2	3	0	5	0	30.0	8.70
Owners Suite - Csmnt	WSEC	0.27	2	2	6	5	0	25.0	6.75
Owners Suite - FG	WSEC	0.26	1	5	0	5	0	25.0	6.50
Owners Bath - FG	WSEC	0.26	1	5	0	5	0	25.0	6.50
Laundry - Awning	WSEC	0.28	1	3	0	1	6	4.5	1.26
`								0.0	0.00
								0.0	0.00
								0.0	0.00
								0.0	0.00
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								0.0	0.00
								0.0	0.00
								0.0	0.00
								0.0	0.00

Sum of Vertical Fenestration Area and UA 685.8 | 185.64
Vertical Fenestration Area Weighted U = UA/Area 0.27

Overhead Glazing (Skylights)

Component Description	Ref.	U-factor	Qt.	Width Feet	Inch	Height Feet	Inch	Area	UA
								0.0	0.00
								0.0	0.00
								0.0	0.00
								0.0	0.00
								0.0	0.00
								0.0	0.00

Sum of Overhead Glazing Area and UA 0.0 | 0.00
Overhead Glazing Area Weighted U = UA/Area 0.00

***Total Sum of Fenestration Area and UA** (for heating system sizing calculations)* 731.1 | 191.88

Simple Heating System Size: Washington State

This heating system sizing calculator is based on the Prescriptive Requirements of the 2018 Washington State Energy Code (WSEC) and ACCA Manuals J and S. This tool will calculate heating loads only. ACCA procedures for sizing cooling systems should be used to determine cooling loads.

Please complete the green drop-downs and boxes that are applicable to your project. As you make selections in the drop-downs for each section, some values will be calculated for you. If you do not see the selection you need in the drop-down options, please contact the WSU Energy Program at energycode@energy.wsu.edu or (360) 956-2042 for assistance.

Project Information
NEW SFR
4531 90th Ave SE
Mercer Island, WA.

Contact Information
JayMarc Homes
7525 SE 24th St.
Mercer Island, WA. 98040

Heating System Type: ○ All Other Systems ◉ Heat Pump

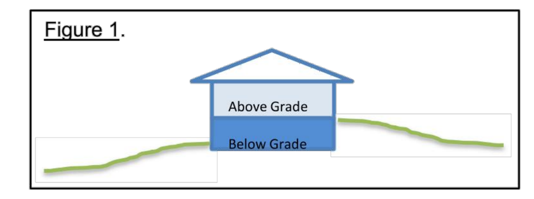
To see detailed instructions for each section, place your cursor on the word "Instructions"

Design Temperature
Instructions: Mercer Island
Design Temperature Difference (ΔT) 45
ΔT = Indoor (70 degrees) - Outdoor Design Temp

Area of Building
Conditioned Floor Area
Instructions: Conditioned Floor Area (sq ft) 4,280
Average Ceiling Height
Instructions: Average Ceiling Height (ft) 9.0
Conditioned Volume 38,520

Component	Selection	U-Factor / F-Factor	X	Area / Length	=	UA
Glazing and Doors	U-0.28	0.280	X	686	=	192.08
Skylights		0.50	X		=	---
Insulation: Attic	R-49	0.026	X	2,180	=	56.68
Single Rafter or Joist Vaulted Ceilings	No Vaulted Ceilings in this project.	---	X			
Above Grade Walls *(see Figure 1)*	R-21 Intermediate	0.056	X	4,280		239.68
Floors	R-38	0.025	X	4,280		107.00
Below Grade Walls *(see Figure 1)*	No Below Grade Walls in this project.	0.028	X			
Slab Below Grade *(see Figure 1)*	No Slab Below Grade in this project.	0.303	X			---
Slab on Grade *(see Figure 1)*	No Slab on Grade in this project.	---	X			

Location of Ducts
Instructions: Conditioned Space
Duct Leakage Coefficient 1.00

Figure 1.


Sum of UA	595.44	
Envelope Heat Load *Sum of UA x ΔT*	26,795	Btu / Hour
Air Leakage Heat Load *Volume x 0.6 x ΔT x 0.018*	18,721	Btu / Hour
Building Design Heat Load *Air leakage + envelope heat loss*	45,516	Btu / Hour
Building and Duct Heat Load *Ducts in unconditioned space: sum of building heat loss x 1.10; Ducts in conditioned space: sum of building heat loss x 1*	45,516	Btu / Hour
Maximum Heat Equipment Output *Building and duct heat loss x 1.40 for forced air furnace; Building and duct heat loss x 1.25 for heat pump*	56,894	Btu / Hour

(07/01/13)

PROVIDE HEATING AND COOLING DESIGN LOADS CALCULATION FOR SIZING THE HVAC SYSTEM PER WSEC-R403.7

PER WSEC R402.4, THE BUILDING THERMAL ENVELOPE SHALL BE CONSTRUCTED TO LIMIT AIR LEAKAGE. THE RESULTS OF THE TEST SHALL BE SIGNED BY THE PARTY CONDUCTING THE TEST AND PROVIDED TO THE CODE OFFICIAL (R402.4.1.2).

PER WSEC R403.3.3, DUCTS, AIR HANDLERS, AND FILTER BOXES SHALL BE SEALED AND BE LEAK TESTED.

PER WSEC R404.1, A MINIMUM OF 90 PERCENT OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXURES SHALL BE HIGH EFFICIENCY LAMPS.

PROVIDE CERTIFICATE REPORT PER R405.4.2 IN 2018 WSEC.

2018 Washington State Energy Code – Residential
Prescriptive Energy Code Compliance for All Climate Zones in Washington
Single Family – New & Additions (effective February 1, 2021) Version 1.0

These requirements apply to all IRC building types, including detached one- and two-family dwellings and multiple single-family dwellings (townhouses).

Project Information	*Contact Information*
4531 90th Ave SE, Mercer Island, WA.	Ryan Redman - JayMarc Homes - 214.663.7599

Instructions: This single-family project will use the requirements of the Prescriptive Path below and incorporate the minimum values listed. Based on the size of the structure, the appropriate number of additional credits are checked as chosen by the permit applicant.

Provide all information from the following tables as building permit drawings: Table R402.1 - Insulation and Fenestration Requirements by Component, Table R406.2 - Fuel Normalization Credits and 406.3 - Energy Credits.

Authorized Representative Ryan Redman (Digitally signed by Ryan Redman Date: 2021.03.05 11:48:40 -08'00') ***Date*** 01/18/2022

All Climate Zones (Table R402.1.1)	R-Value [a]	U-Factor [a]
Fenestration U-Factor [b]	n/a	0.30
Skylight U-Factor [b]	n/a	0.50
Glazed Fenestration SHGC [b,e]	n/a	n/a
Ceiling [e]	49	0.026
Wood Frame Wall [g,h]	21 int	0.056
Floor	30	0.029
Below Grade Wall [c,h]	10/15/21 int + TB	0.042
Slab [d,f] R-Value & Depth	10, 2 ft	n/a

a	*R*-values are minimums. *U*-factors and SHGC are maximums. When insulation is installed in a cavity that is less than the label or design thickness of the insulation, the compressed *R*-value of the insulation from Appendix Table A101.4 shall not be less than the *R*-value specified in the table.
b	The fenestration *U*-factor column excludes skylights.
c	"10/15/21 +5TB" means R-10 continuous insulation on the exterior of the wall, or R-15 continuous insulation on the interior of the wall, or R-21 cavity insulation plus a thermal break between the slab and the basement wall at the interior of the basement wall. "10/15/21 +5TB" shall be permitted to be met with R-13 cavity insulation on the interior of the basement wall plus R-5 continuous insulation on the interior or exterior of the wall. "5TB" means R-5 thermal break between floor slab and basement wall.
d	R-10 continuous insulation is required under heated slab on grade floors. See Section R402.2.9.1.
e	For single rafter- or joist-vaulted ceilings, the insulation may be reduced to R-38 if the full insulation depth extends over the top plate of the exterior wall.
f	R-7.5 continuous insulation installed over an existing slab is deemed to be equivalent to the required perimeter slab insulation when applied to existing slabs complying with Section R503.1.1. If foam plastic is used, it shall meet the requirements for thermal barriers protecting foam plastics.
g	For log structures developed in compliance with Standard ICC 400, log walls shall meet the requirements for *climate zone* 5 of ICC 400.
h	Int. (intermediate framing) denotes framing and insulation as described in Section A103.2.2 including standard framing 16 inches on center, 78% of the wall cavity insulated and headers insulated with a minimum of R-10 insulation.

2018 Washington State Energy Code – Residential
Prescriptive Energy Code Compliance for All Climate Zones in Washington
Single Family – New & Additions (effective February 1, 2021)

Each dwelling unit ***in a residential building*** shall comply with sufficient options from Table R406.2 (fuel normalization credits) and Table 406.3 (energy credits) to achieve the following minimum number of credits. To claim this credit, the building permit drawings shall specify the option selected and the maximum tested building air leakage, and show the qualifying ventilation system and its control sequence of operation.

1. **Small Dwelling Unit:** **3 credits**
   Dwelling units less than 1,500 sf in conditioned floor area with less than 300 sf of fenestration area. Additions to existing building that are greater than 500 sf of heated floor area but less than 1,500 sf.
2. **Medium Dwelling Unit:** **6 credits**
   All dwelling units that are not included in #1 or #3
3. **Large Dwelling Unit:** **7 credits**
   Dwelling units exceeding 5,000 sf of conditioned floor area
4. **Additions less than 500 square feet:** **1.5 credits**
   All other additions shall meet 1-3 above

Before selecting your credits on this Summary table, review the details in Table 406.3 (Single Family), on page 4.

Summary of Table R406.2

Heating Options	Fuel Normalization Descriptions	Credits - select ONE heating option		User Notes
1	Combustion heating minimum NAECA[b]	0.0	○	
2	Heat pump[c]	1.0	◉	
3	Electric resistance heat only - furnace or zonal	-1.0	○	
4	DHP with zonal electric resistance per option 3.4	0.5	○	
5	All other heating systems	-1.0	○	
Energy Options	**Energy Credit Option Descriptions**	**Credits - select ONE energy option from each category [d]**		
1.1	[illegible]	0.5	○	
1.2	Efficient Building Envelope	1.0	○	
1.3	Efficient Building Envelope	0.5	◉	
1.4	Efficient Building Envelope	1.0	○	
1.5	Efficient Building Envelope	2.0	○	
1.6	Efficient Building Envelope	3.0	○	
1.7	Efficient Building Envelope	0.5	○	
2.1	Air Leakage Control and Efficient Ventilation	0.5	◉	
2.2	Air Leakage Control and Efficient Ventilation	1.0	○	
2.3	Air Leakage Control and Efficient Ventilation	1.5	○	
2.4	Air Leakage Control and Efficient Ventilation	2.0	○	
3.1[a]	High Efficiency HVAC	1.0	○	
3.2	High Efficiency HVAC	1.0	○	
3.3[a]	High Efficiency HVAC	1.5	○	
3.4	High Efficiency HVAC	1.5	○	
3.5	High Efficiency HVAC	1.5	◉	
3.6[a]	High Efficiency HVAC	2.0	○	
4.1	High Efficiency HVAC Distribution System	0.5	○	
4.2	High Efficiency HVAC Distribution System	1.0	◉	

2018 Washington State Energy Code – Residential
Prescriptive Energy Code Compliance for All Climate Zones in Washington
Single Family – New & Additions (effective February 1, 2021)

Summary of Table R406.2 (cont.)

Energy Options	Energy Credit Option Descriptions (cont.)	Credits - select ONE energy option from each category [d]		User Notes
5.1[d]	Efficient Water Heating	0.5	☐	
5.2	Efficient Water Heating	0.5	○	
5.3	Efficient Water Heating	1.0	○	
5.4	Efficient Water Heating	1.5	○	
5.5	Efficient Water Heating	2.0	◉	
5.6	Efficient Water Heating	2.5	○	
6.1[e]	Renewable Electric Energy (3 credits max)	1.0		
7.1	Appliance Package	0.5	☐	
	Total Credits		6.5	Calculate Total / Clear Form

a. An alternative heating source sized at a maximum of 0.5 W/sf (equivalent) of heated floor area or 500 W, whichever is bigger, may be installed in the dwelling unit.
b. Equipment listed in Table C403.3.2(4) or C403.3.2(5)
c. Equipment listed in Table C403.3.2(1) or C403.3.2(2)
d. **You cannot select more than one option from any category EXCEPT in category 5. Option 5.1 may be combined with options 5.2 through 5.6. See Table 406.3.**
e. 1.0 credit for each 1,200 kWh of electrical generation provided annually, up to 3 credits max. See the complete Table R406.2 for all requirements and option descriptions.
f. Use the single radiobutton in the upper right of the second column to deselect radiobuttons in that group.

Please print only pages 1 through 3 of this worksheet for submission to your building official.

ENERGY SHEET

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

Issue	Issue Date	By	Description
△	01.20.22		S.K. REVISIONS

4533 90th Ave SE
Mercer Island, WA.
Job Number:

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

01.21.22
Submittal Date

Sheet Title/Description

JAYMARC HOMES
Design Firm

R.R.
Drawn by:

R.R./ S.K.
Checked by:

Primary Scale

Sheet Title/Description

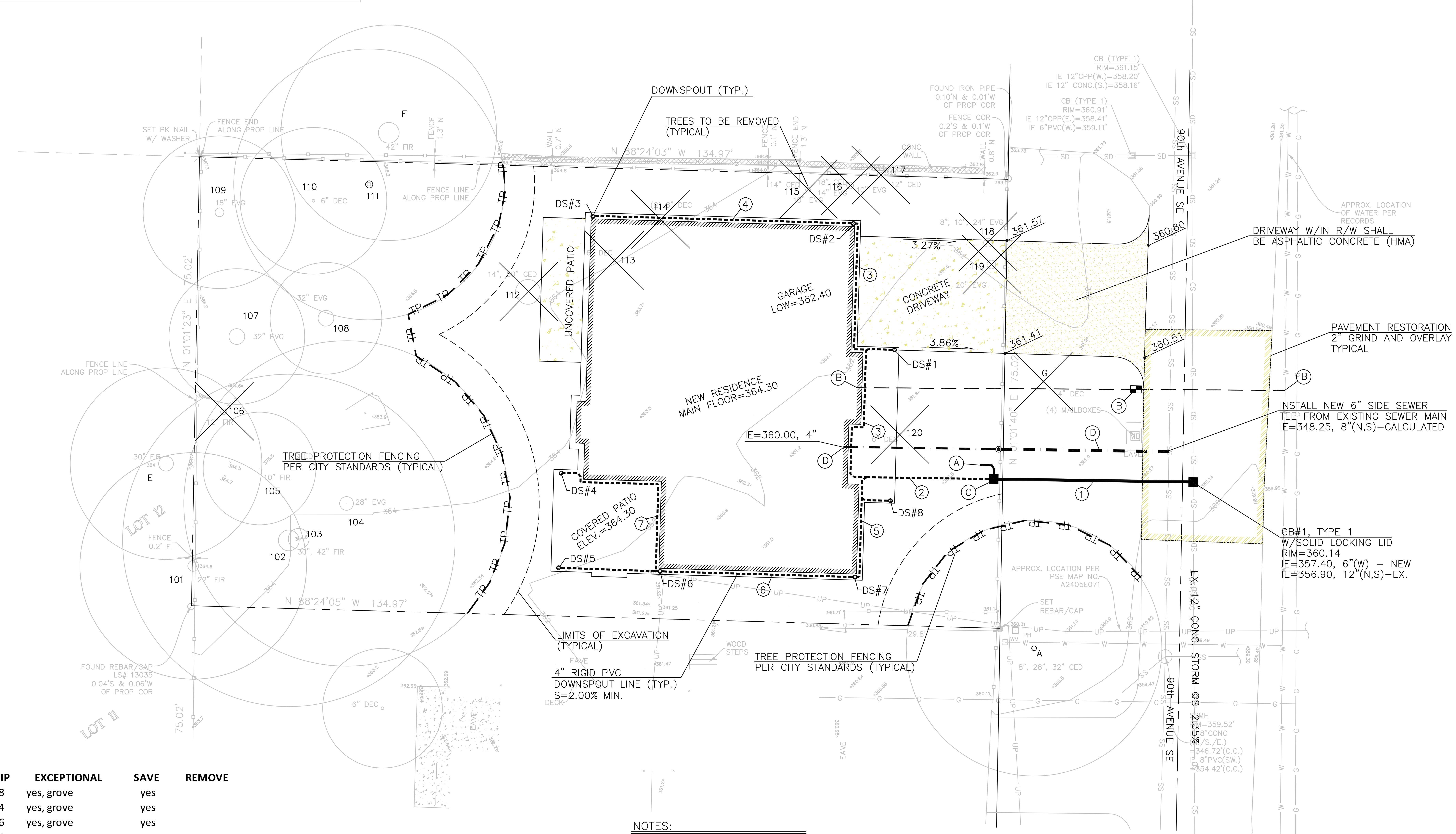
EN1
of: .

NE 1/4 OF THE SW 1/4 OF SECTION 18, TOWNSHIP 24 NORTH., RANGE 5 EAST, W.M., KING COUNTY, WA.

NOTE: THE LAWN AND LANDSCAPE AREAS ARE REQUIRED TO PROVIDE POST-CONSTRUCTION SOIL QUALITY AND DEPTH IN ACCORDANCE WITH BMP T5.13. THE PROJECT CIVIL ENGINEER MUST PROVIDE A LETTER OF CERTIFICATION TO ENSURE THAT THE LAWN AND LANDSCAPE AREAS ARE MEETING THE POST-CONSTRUCTION SOIL QUALITY AND DEPTH REQUIREMENTS SPECIFIED ON THE APPROVED PLAN SET PRIOR TO FINAL INSPECTION OF THE PROJECT.

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 UTILIITES 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



45XX TREE INVENTORY

Tree ID	species	DBH	DRIP	EXCEPTIONAL	SAVE	REMOVE
101	Doug Fir	24	18	yes, grove	yes	
102	Doug Fir	36.5	14	yes, grove	yes	
103	Doug Fir	40	26	yes, grove	yes	
104	Doug Fir	30.5	26	yes, grove	yes	
105	Doug Fir	11	9	yes, grove	yes	
108	Doug Fir	20	8	yes, grove	yes	
111	Doug Fir	33	22	yes, grove	yes	
112	Western red cedar	50	28	yes, grove		yes
113	Bitter Cherry	6	12			yes
114	Bitter Cherry	10	14	yes, grove	yes	
115	Western red cedar	13	17			yes
116	Western red cedar	18	17			yes
117	Western red cedar	15	17			yes
118	Western red cedar	28.8	15			yes
119	Western red cedar	21	19			yes
	TOTALS	15			8	7

NON REGULATIED TREES

Tree ID	species	DBH	DRIP	EXCEPTIONAL	SAVE	REMOVE	
106	Doug Fir	14	9	yes, grove		yes	Dying Tree
109	Bitter Cherry	4	12	Small Tree	yes		
110	Bitter Cherry	8	12	Small Tree	yes		
120	Orchard Apple	4	5	Small Tree		yes	
OFFSITE TREES							
A	Western red cedar	41.6	20	Yes	Yes		
E	Doug Fir	30		yes, grove	yes		
F	Doug Fir	34		yes, grove	Yes		
G	Mountain Ash	6	7	Small tree		Yes	

NOTES:

- (A) FOOTING DRAIN CONNECTION, IE=358.67, 4"
- (B) INSTALL NEW WATER SERVICE AND METER
- (C) CB#2, TYPE 1 W/SOLID LOCKING LID RIM=361.00 IE=358.67, 4"(W,N) IE=358.42, 6"(E)
- (D) 54LF., NEW SIDE SEWER

STORM PIPE TABLE

(1)	33LF., 6" PVC SDR-35 @ S=3.85%
(2)	21LF., 4" PVC SDR-35 @ S=5.48%
(3)	49LF., 4" PVC SDR-35 @ S=2.00%
(4)	43LF., 4" PVC SDR-35 @ S=3.72%
(5)	18LF., 4" PVC SDR-35 @ S=7.50%
(6)	32LF., 4" PVC SDR-35 @ S=3.38%
(7)	32LF., 4" PVC SDR-35 @ S=2.00%

DOWNSPOUT TABLE

DS#1	CONCRETE=364.30 DOWNSPOUT LINE=363.00, 4"
DS#2	GROUND=362.40 DOWNSPOUT LINE=360.80, 4"
DS#3	GROUND=363.50 DOWNSPOUT LINE=362.40, 4"
DS#4	CONCRETE=364.30 DOWNSPOUT LINE=362.90, 4"
DS#5	CONCRETE=364.30 DOWNSPOUT LINE=362.90, 4"
DS#6	CONCRETE=364.30 DOWNSPOUT LINE=362.25, 4"
DS#7	GROUND=362.50 DOWNSPOUT LINE=361.17, 4"
DS#8	CONCRETE=364.30 DOWNSPOUT LINE=362.95, 4"

NOTE: 4" PERFORATED FOOTING DRAIN REQUIRED BUT NOT SHOWN ON PLAN, CONNECT WHERE SHOWN ON PLAN

STORM PIPE PVC SHALL BE SDR-35 PVC AT SLOPE=2.00% MINIMUM (TYPICAL) UNLESS OTHERWISE NOTED

IMPERVIOUS SURFACES:

ROOF AREA (UNDER EAVES)	=	3,051 SQ. FEET
UNCOVERED DRIVEWAY AREA	=	460 SQ. FEET
UNCOVERED PATIO	=	168 SQ. FEET
TOTAL IMPERVIOUS AREAS	=	3,679 SQ. FEET

LANDSCAPE AREAS NOTE:

DISTURBED LANDSCAPE AREAS SHALL BE TREATED AS AMENDED SOILS PER DOE FIGURE V-5.3.3, TYPICAL

GRAPHIC SCALE

0 5 10 20

1 inch = 10 feet

REV. NO.	DATE	DESCRIPTION

02/04/2022

OFFE ENGINEERS
13932 SOUTHEAST 159TH PLACE
RENTON, WASHINGTON 98058
PHONE: 425-260-3412
CONTACT: DARRELL OFFE, P.E.

DESIGNED BY	DRAWN BY	CHECKED BY
DLO	VS	DLO

PROJECT: **4533 90h Avenue SE**

CLIENT: **Jay Mezistrano**

SHEET CONTENT: **Utility Plan**

DATE 02/04/2022

JOB NO.

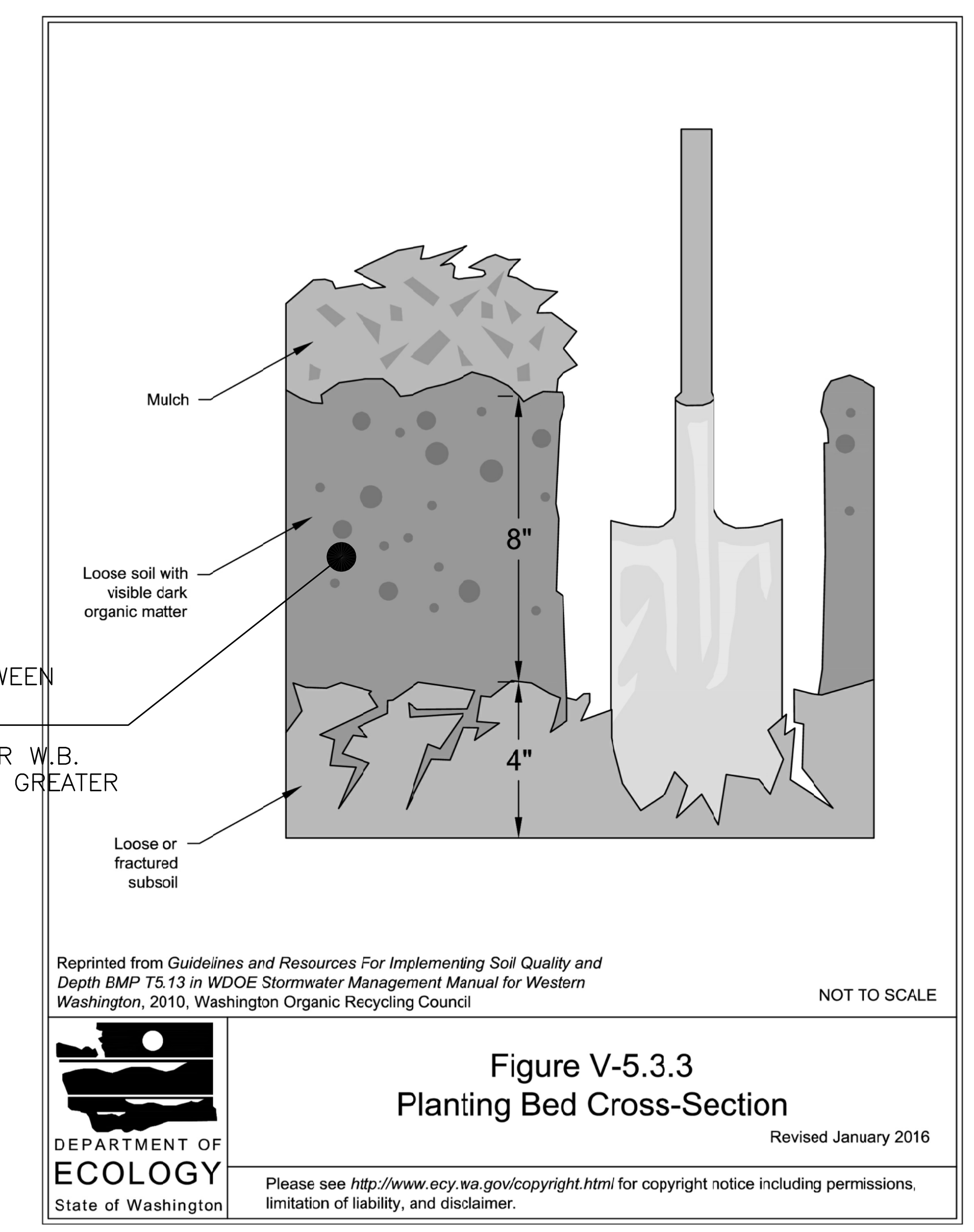
DWG NO.

SHEET **1** OF **2**

Figure V-5.3.3 Planting bed Cross-Section

pH TO BE BETWEEN
6–10

ORGANIC MATTER W.B.
TO BE 10% OR GREATER



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02/04/2022

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13932 SOUTHEAST 159TH PLACE
RENTON, WASHINGTON 98058
PHONE: 425-260-3412
CONTACT: DARRELL OFFE, P.E.

DESIGNED BY DLO | DRAWN BY VS | CHECKED BY DLO

PROJECT **4533 90h Avenue SE**

CLIENT **Jay Mezistrano**

SHEET CONTENT **Utility Details**

DATE 02/04/2022

JOB NO.

DWG NO.

SHEET 2 OF 2

TOPOGRAPHIC & BOUNDARY SURVEY

LEGAL DESCRIPTION

FOR PARCEL# 0191100190

(PER PERSONAL REPRESENTATIVE'S DEED RECORDING# 20200115000188)
LOT 6, BLOCK 3, ALLVIEW HEIGHTS ADDITION TO SEATTLE, ACCORDING TO THE PLAT RECORDED IN VOLUME 16 OF PLATS, PAGE 20, IN KING COUNTY, WASHINGTON; TOGETHER WITH THE EAST VACATED ALLEY ADJOINING ON THE WEST, VACATED ON FEBRUARY 29 1960, IN VOLUME 64 OF COMMISSIONER'S RECORDS, PAGE 609.

FOR PARCEL# 0191100195

(PER PERSONAL REPRESENTATIVE'S DEED RECORDING# 20200115000187)
LOT 7, BLOCK 3, ALLVIEW HEIGHTS ADDITION TO SEATTLE, ACCORDING TO THE PLAT RECORDED IN VOLUME 16 OF PLATS, PAGE 20, IN KING COUNTY, WASHINGTON; TOGETHER WITH THE EAST VACATED ALLEY ADJOINING ON THE WEST, VACATED ON FEBRUARY 29 1960, IN VOLUME 64 OF COMMISSIONER'S RECORDS, PAGE 609.

BASIS OF BEARINGS

HELD N 01°01'40" E BETWEEN MONUMENTS FOUND ON THE CENTERLINE OF 90TH AVE SE PER GPS OBSERVATIONS, NAD83 WASHINGTON STATE PLANE, NORTH ZONE.

REFERENCES

R1. PLAT OF ALLVIEW HEIGHTS ADDITION, VOL. 16, PG. 20, RECORDS OF KING COUNTY, WASHINGTON.

VERTICAL DATUM

NAVD88, PER GPS OBSERVATIONS.

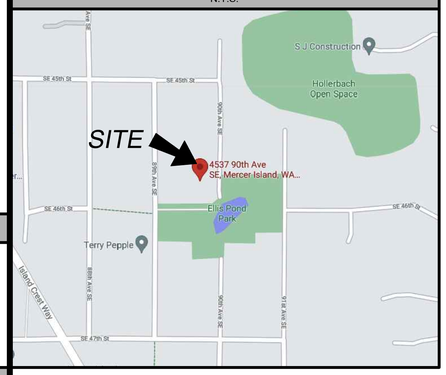
SURVEYOR'S NOTES

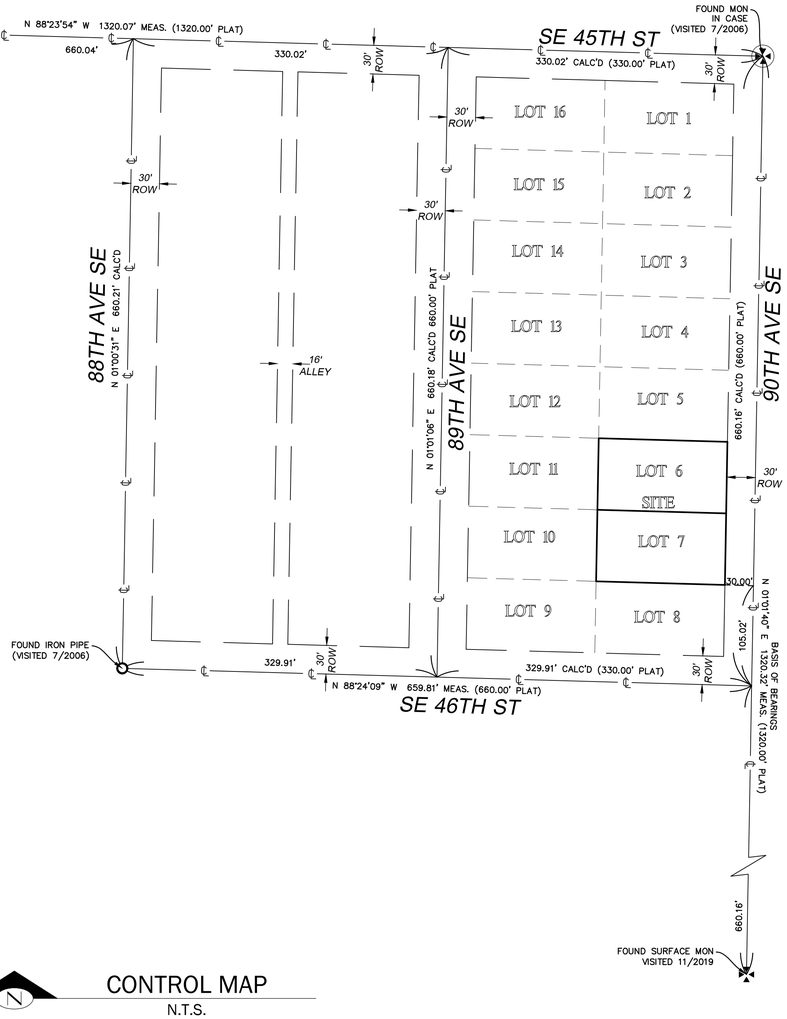
1. THE TOPOGRAPHIC SURVEY SHOWN HEREON WAS PERFORMED IN MAY OF 2021. THE FIELD DATA WAS COLLECTED AND RECORDED ON MAGNETIC MEDIA THROUGH AN ELECTRONIC THEODOLITE. THE DATA FILE IS ARCHIVED ON DISC OR CD. WRITTEN FIELD NOTES MAY NOT EXIST. CONTOURS ARE SHOWN FOR CONVENIENCE ONLY. DESIGN SHOULD RELY ON 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. 019110-0190 & 019110-0195
5. SUBJECT TOTAL PROPERTY AREA PER THIS SURVEY IS 20,250 ±S.F. (0.46 ACRES)
   FOR PARCEL# 019110-0190 AREA= 10,125 ±S.F. (0.23 ACRES)
   FOR PARCEL# 019110-0195 AREA= 10,125 ±S.F. (0.23 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

ASPHALT SURFACE	PH	POWER HAND HOLE
BUILDING	P	POWER METER
CENTERLINE ROW	UP	POWER (UNDERGROUND)
CONCRETE SURFACE	PWR SENTRY	POWER SENTRY
RETAINING WALL	●	REBAR & CAP (SET)
DECK	SS	SEWER LINE
FENCE LINE (WOOD)	◯	SEWER MANHOLE
GAS LINE	SD	STORM DRAIN LINE
INLET (TYPE 1)	TEL SENTRY	TELEPHONE SENTRY
NAIL AS NOTED	SIZE TYPE	TREE (AS NOTED)
MAILBOX (RESIDENTIAL)	W	WATER LINE
PAVER SURFACE	WM	WATER METER
REBAR AS NOTED (FOUND)	WV	WATER VALVE
MONUMENT IN CASE (FOUND)		YARD LIGHT

VICINITY MAP
N.T.S.





CONTROL MAP
N.T.S.

STEEP SLOPE/BUFFER DISCLAIMER:

THE LOCATION AND EXTENT OF STEEP SLOPES SHOWN ON THIS DRAWING ARE FOR INFORMATIONAL PURPOSES ONLY AND CANNOT BE RELIED ON FOR DESIGN AND/OR CONSTRUCTION. THE PITCH, LOCATION, AND EXTENT ARE BASED SOLELY ON OUR GENERAL OBSERVATIONS ON SITE AND OUR CURSORY REVIEW OF READILY AVAILABLE PUBLIC DOCUMENTS; AS SUCH, TERRANE CANNOT BE LIABLE OR RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ANY STEEP SLOPE INFORMATION. ULTIMATELY, THE LIMITS AND EXTENT OF ANY STEEP SLOPES ASSOCIATED WITH ANY SETBACKS OR OTHER DESIGN OR CONSTRUCTION PARAMETERS MUST BE DISCUSSED AND APPROVED BY THE REVIEWING AGENCY BEFORE ANY CONSTRUCTION CAN OCCUR.

INDEXING INFORMATION

NE 1/4 SW 1/4
SECTION: 18
TOWNSHIP: 24N
RANGE: 05E, W.M.
COUNTY: KING

measure success

TOPOGRAPHIC & BOUNDARY SURVEY
PARCEL NO. 0191100190 & 0191100195

JAYMARC HOMES

4537 90TH AVE SE
MERCER ISLAND, WA 98040

GOODMAN MILLER — REGISTERED PROFESSIONAL LAND SURVEYOR — STATE OF WASHINGTON — 05/12/21

Terrane
10801 Main Street, Suite 102, Bellevue, WA 98004
phone 425.458.4488 support@terrane.net
www.terrane.net

JOB NUMBER:	210905
DATE:	05/12/21
DRAFTED BY:	IDV / GKD
CHECKED BY:	TBR / JGM
SCALE:	N.T.S.

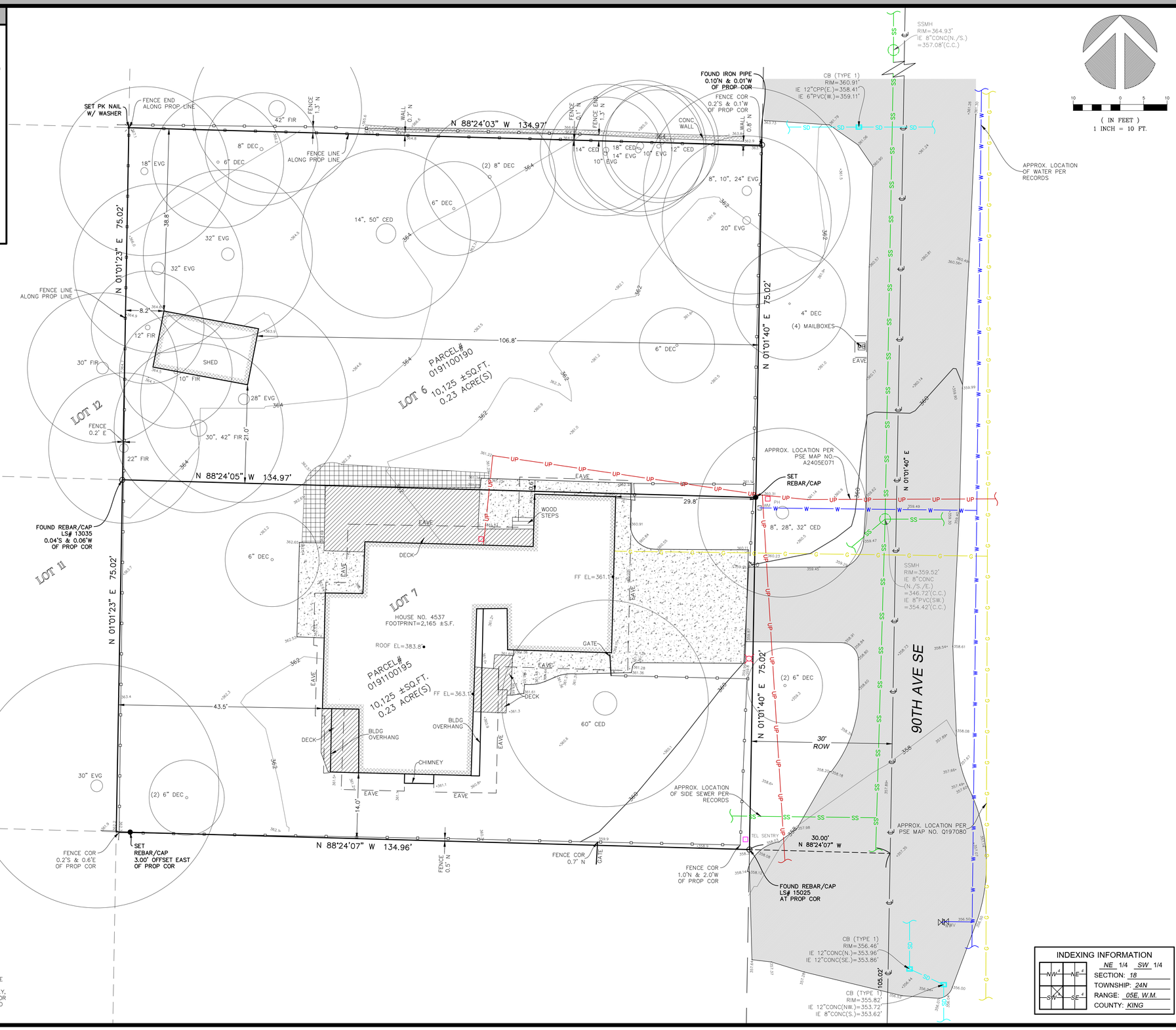
REVISION HISTORY

SHEET NUMBER
1 OF 2

TOPOGRAPHIC & BOUNDARY SURVEY

LEGEND

ASPHALT SURFACE	PH	POWER HAND HOLE
BUILDING	P	POWER METER
CENTERLINE ROW	UP	POWER (UNDERGROUND)
CONCRETE SURFACE	PWR SENTRY	POWER SENTRY
RETAINING WALL	●	REBAR & CAP (SET)
DECK	SS	SEWER LINE
FENCE LINE (WOOD)	○	SEWER MANHOLE
G GAS LINE	SD	STORM DRAIN LINE
INLET (TYPE 1)	TEL SENTRY	TELEPHONE SENTRY
NAIL AS NOTED	SIZE TYPE	TREE (AS NOTED)
MAILBOX (RESIDENTIAL)	W	WATER LINE
PAVER SURFACE	WM	WATER METER
REBAR AS NOTED (FOUND)	WV	WATER VALVE
MONUMENT IN CASE (FOUND)		YARD LIGHT



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INDEXING INFORMATION

NE 1/4 SW 1/4

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measure success

TOPOGRAPHIC & BOUNDARY SURVEY

PARCEL NO. 0191100190 & 0191100195

JAYMARC HOMES

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JOB NUMBER:	210905
DATE:	05/12/21
DRAFTED BY:	IDV / GKD
CHECKED BY:	TBR / JGM
SCALE:	1"=10'

REVISION HISTORY

SHEET NUMBER

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