

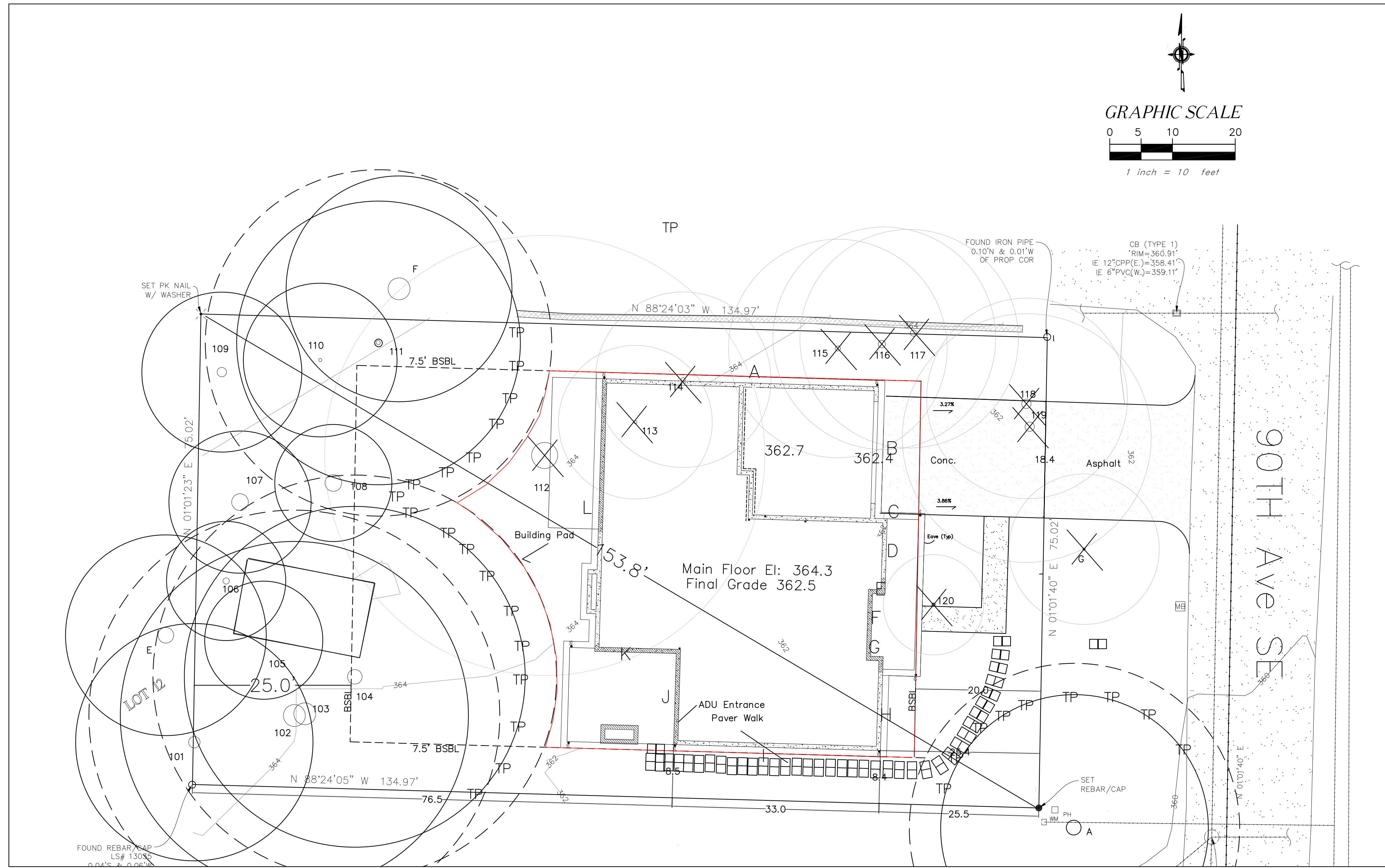


JayMarc Homes, LLC  
 7525 SE 24th St, #487  
 Mercer Island, WA 98040  
 425 281 2706

Site Plan  
 4533 90th Ave SE  
 Mercer Island, WA

Drawn by  
 GU  
 1-17-22

A2.1



**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%  
**MAXIMUM FAR:** 40% + ADU  
**PARKING SPACES PROVIDED:** 2 GARAGE 2 DRIVEWAY  
**NO CRITICAL AREAS IMPACTED**  
**NO ONSITE EASEMENTS**

4531 90TH AVE SE TREE INVENTORY

Tree ID	species	DBH	DDP	EXCEPTIONAL	SAVE	REMOVE
102	Douglas Fir	24	15	yes, grove	yes	
103	Douglas Fir	36.5	14	yes, grove	yes	
104	Douglas Fir	40	26	yes, grove	yes	
105	Douglas Fir	30.5	26	yes, grove	yes	
106	Douglas Fir	11	9	yes, grove		
107	Douglas Fir	14	9			Yes Dying
108	Douglas Fir	14	9	yes, grove	yes	
109	Bitter Cherry	20	8	yes, grove	yes	
110	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
<b>TOTALS</b>		14			8	6
		Plus 2	dying			+ 2 dying

NON REGULATED 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

**Hardscape**  
 Lot Size 10,125

EXISTING			
Uncovered Patio			0
Walkways			0
Stairs			0
Rockery/Retaining Walls			0
Total Existing			0
Existing Removed			0
<b>Net Existing Retained</b>			<b>0</b>
<b>NEW</b>			
Uncovered Patio			168
Walk			113
<b>Total New</b>			<b>281</b>
<b>Total New and Existing</b>			<b>281</b>
<b>Total Hardscape</b>			<b>2.8%</b>

**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
<b>Sub Totals</b>		<b>212</b>	<b>76,873.9</b>
<b>ABE</b>			<b>362.6</b>
<b>Max Height</b>			<b>30.0</b>
<b>Max Elevation</b>			<b>392.6</b>

**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**

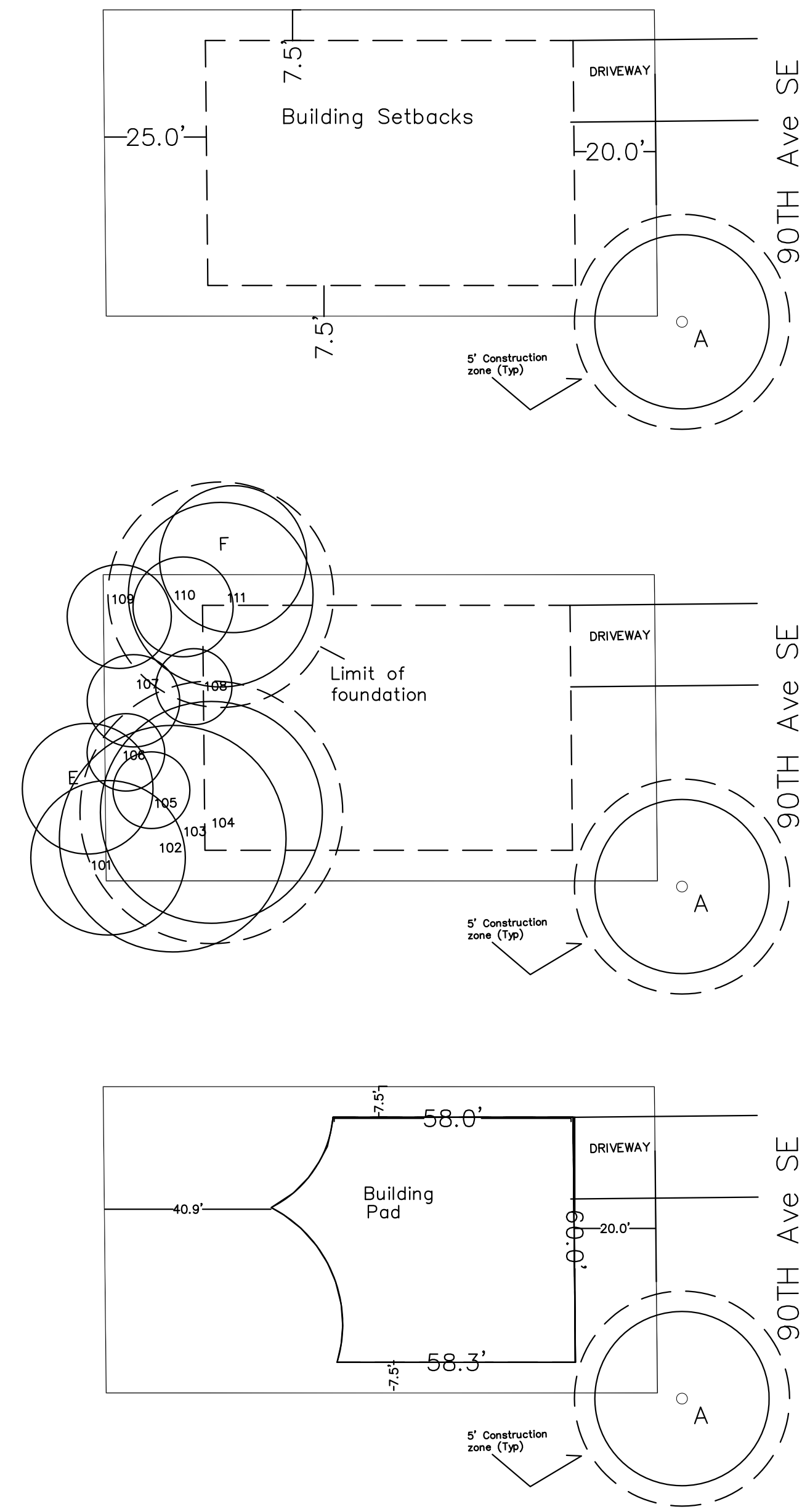
Lot Area	10,125
Allowed	40%
Allowed sf	4,050
<b>New</b>	
Main Structure Roof Area	2,796
Driveway	450
Cov'd Patio or Deck -	226
<b>New sf</b>	<b>3,472</b>
<b>Existing</b>	
Existing	324
Existing Removed	(324)
<b>Net Existing</b>	<b>-</b>
<b>Total</b>	
<b>Total New and Existing</b>	<b>3,472</b>
<b>%</b>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

**Gross Floor Area**

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

**PARKING**

<b>Covered</b>	<b>2 ea</b>
<b>Driveway</b>	<b>2 ea.</b>



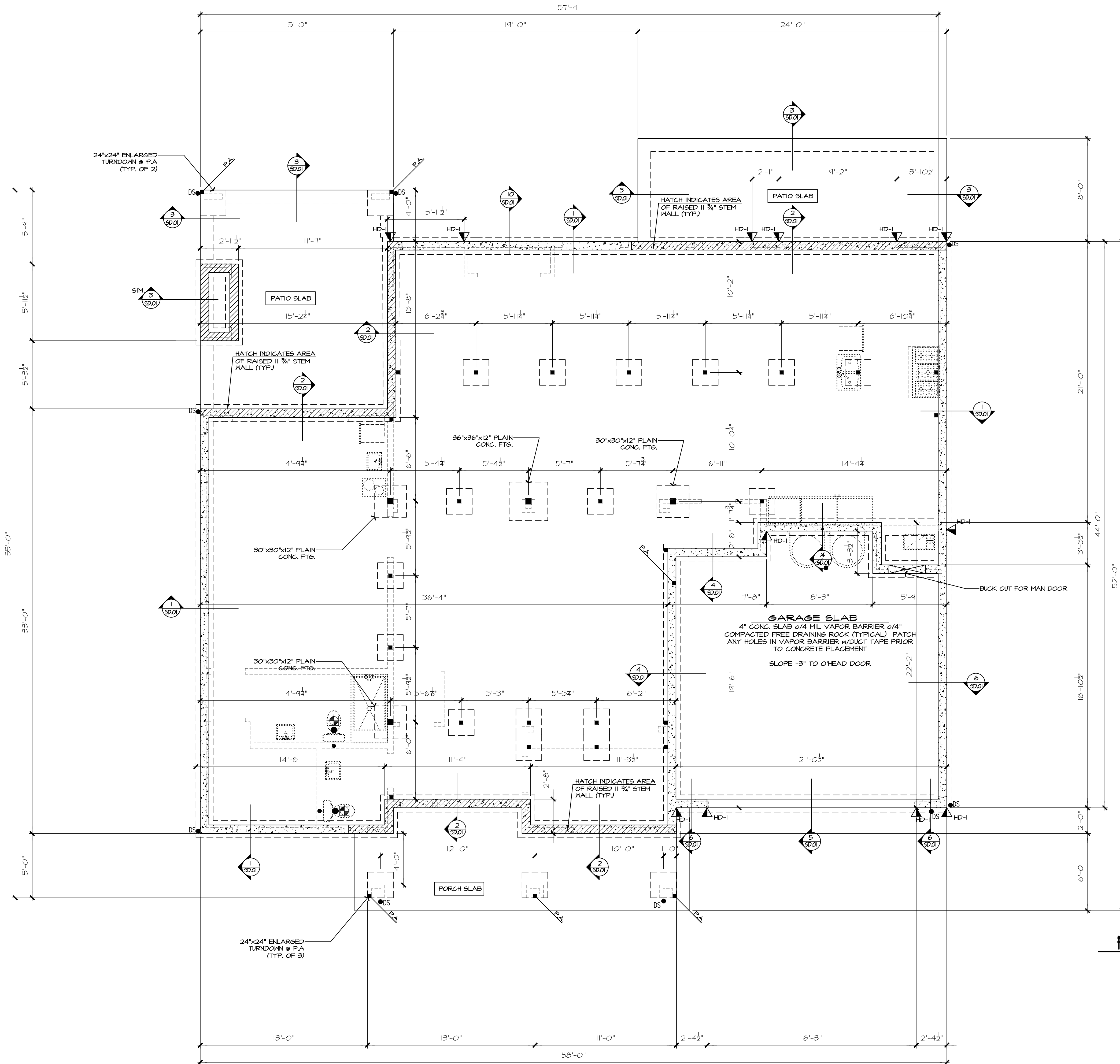
BUILDING PAD ILLUSTRATION

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 1-17-22

A2.2



**FOUNDATION PLAN**  
1/4" = 1'-0"

HOLD-DOWN SCHEDULE	
SYMBOL	SPECIFICATION
HD-1	SIMPSON STHD14 (R.J) HOLD-DOWN
HD-5	SIMPSON CSI6 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 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  
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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:-

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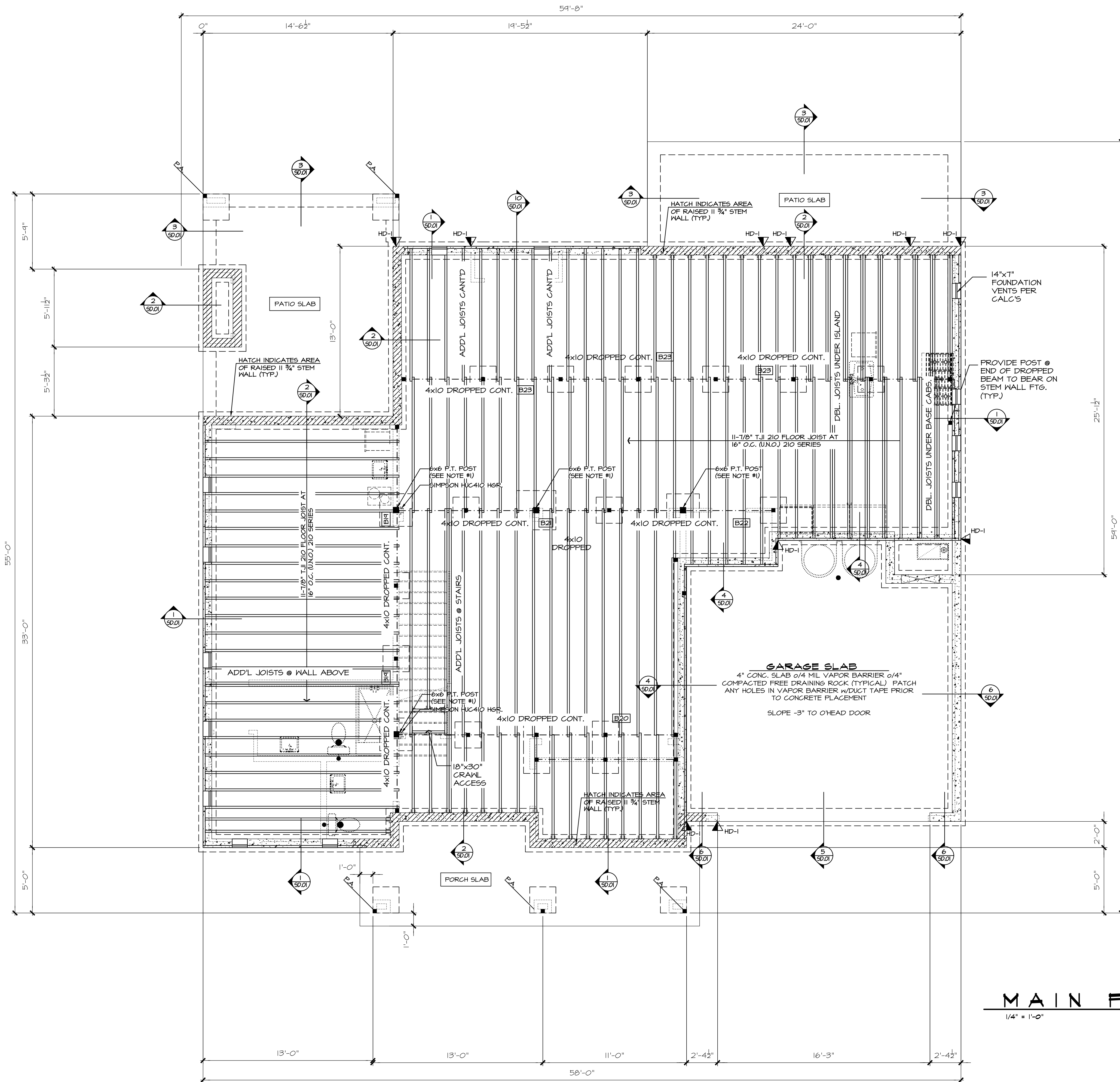
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**MAIN FLOOR FRAMING PLAN**  
1/4" = 1'-0"

HOLD-DOWN SCHEDULE	
SYMBOL	SPECIFICATION
HD-1	SIMPSON STHD14 (R.J) HOLD-DOWN
HD-5	SIMPSON CSI6 STRAP TIE (14" END LENGTH)
HD-6	SIMPSON MSTC40 STRAP TIE (12" END LENGTH)
HD-7	SIMPSON MSTC66 STRAP TIE (24" END LENGTH)

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

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

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

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

NOTE #: 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 GLEAT INSTALLATION.

**JAYMARC HOMES**  
7525 SE 24th St., 487  
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Issue Description	Issue Date	By
5.K. REVISIONS	01.20.22	

4533 90th Ave SE  
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4533 90th Ave SE  
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# 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 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.  
**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**  
 HVAC EQUIPMENT AND ASSOCIATED DUCT SYSTEM(S) INSTALLATION SHALL COMPLY WITH THE REQUIREMENTS OF SECTION R403.3.1. LOCATING SYSTEM COMPONENTS IN CONDITIONED GRABL 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 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 GRABL 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. 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, M505.4.3(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 M505.4.3(1) OR EQUATION 15.

SYMBOL	LOCATION	MIN. FAN REQUIREMENTS (ALL FANS VENT TO OUTSIDE)
BA	BATH & POWDER	Min. 50cfm. INTERMITTENT at .025mg per TABLE M507.4
KI	KITCHEN	Min. 100cfm. INTERMITTENT at .025mg per TBL. M507.4
RA	RANGE HOOD OR DOWN DRAFT EXHAUST FAN RATED at min. 100cfm. at 0.10mg MAY BE USED FOR EXHAUST FAN REQ'T. EXHAUST HOODS IN EXCESS OF 400cfm. SHALL BE INTERLOCKED AND PROVIDE MAKE UP AIR per M503.4	
LA	LAUNDRY ROOM	MIN. 360cfm. INTERMITTENT at .025mg TO FUNCTION AS WHOLE HOUSE FAN (WHF)

MECHANICAL CONTRACTOR TO SIZE WHF, FAN AND SET OPERATING TIMER per TABLE M507.3(3) FOR A 4501-5000sf. DWELLING w/ 5 OR MORE BEDRMS. TO OPERATE INTERMITTENTLY and CONTINUOUSLY per TABLE M507.3(2)  
 PROVIDE CONTROLS FOR WHF per M507.3.2 AFFIX LABEL TO CONTROLS THAT READS "WHOLE HOUSE VENTILATION - SEE OPERATING INSTRUCTIONS"

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

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

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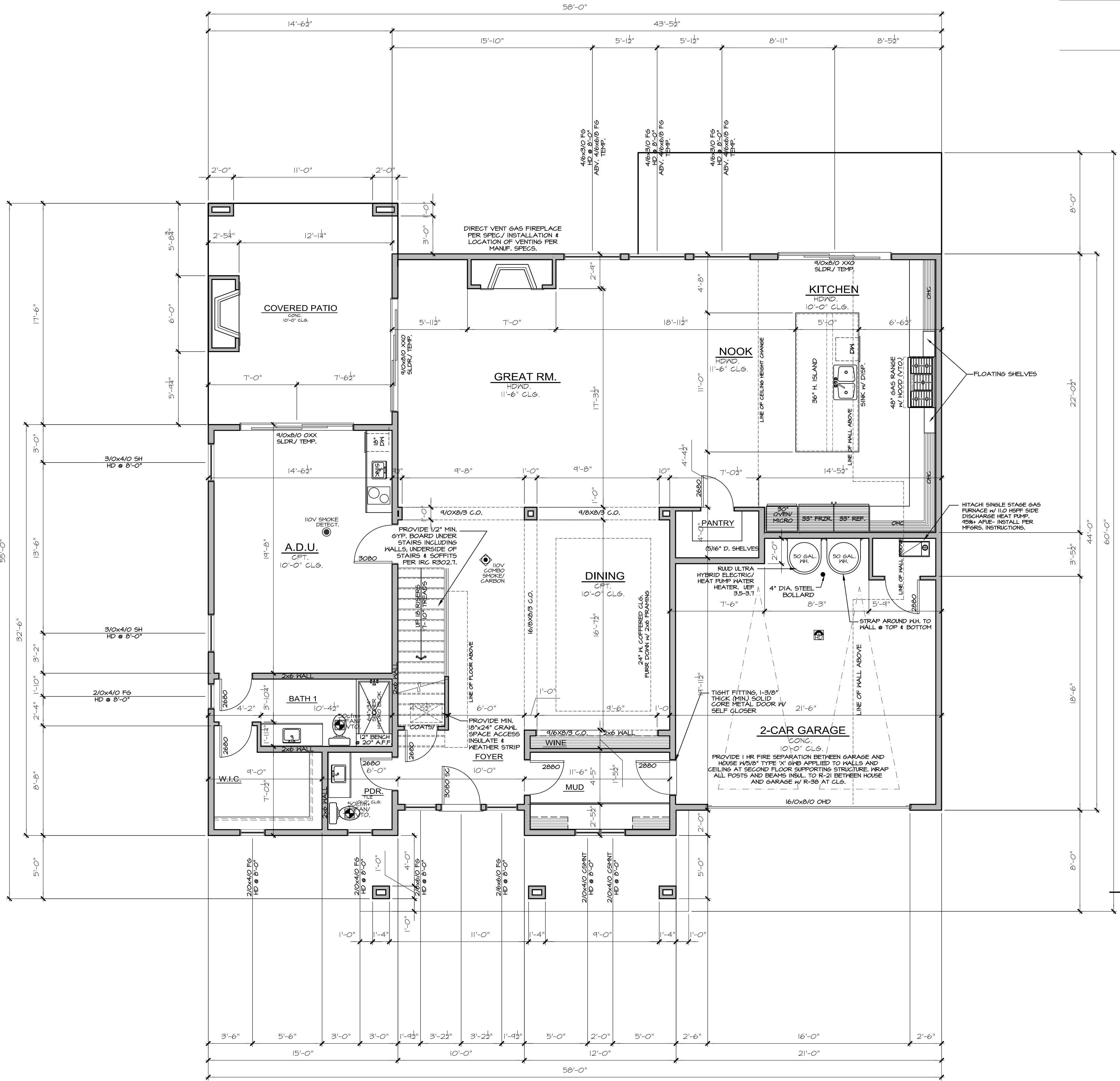
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# MAIN FLOOR PLAN

1/4" = 1'-0"

## 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.
<b>TOTAL AREA</b>	<b>4,490 S.F.</b>
COVID PATIO	259 S.F.
COVID PORCH	40 S.F.
<b>TOTAL AREA UNDER ROOF</b>	<b>4,789 S.F.</b>

OVERALL WIDTH 71'-11 1/2"  
 OVERALL DEPTH 44'-1 1/2"

Sheet Title/Description

HOLD-DOWN SCHEDULE	
SYMBOL	SPECIFICATION
HD-1	SIMPSON 5THD14 (R.L.) 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
	J.L. METAL HANGER
	* INDICATES POST ABOVE. PROVIDE SOLID BLOCKING UNDER POST OR JAMB ABOVE.
	INDICATES HOLD-DOWN.

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

REFER TO S-O FOR TYPICAL STRUCTURAL NOTES & SCHEDULES

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

NOTE #1:  
PROVIDE 3/8" 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 1/4"x5 1/4" LVL POST W/ A SIMPSON BC6 CAP AND BC60 BASE

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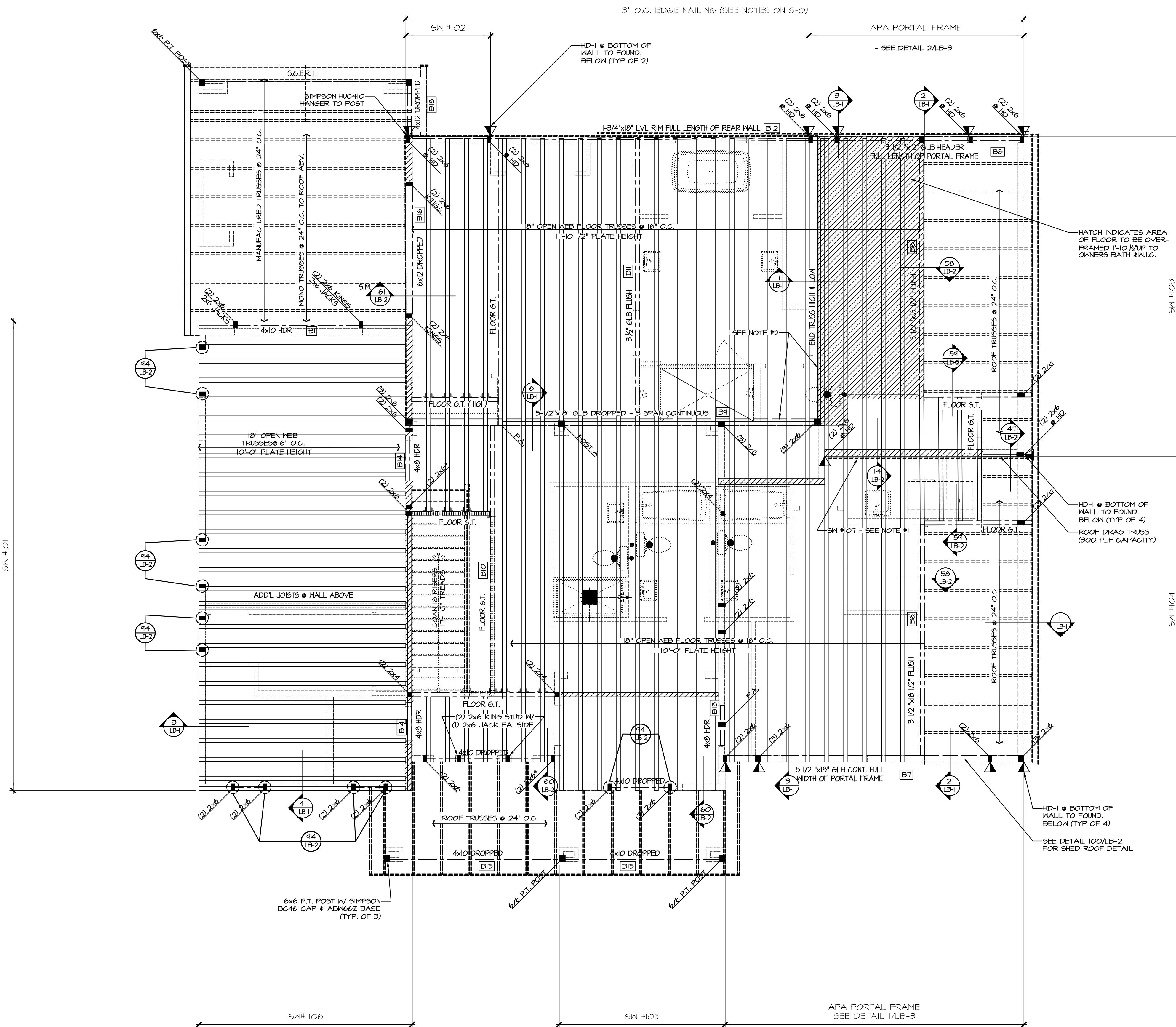
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# UPPER FLOOR & LOWER ROOF FRAMING PLAN

1/4" = 1'-0"

Sheet Title/Description



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Mercer Island, WA  
98040  
425.266.9100

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

### UPPER 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:  
o 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 R402.1J 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 M507.3 OF THE I.R.C. OR SECTION 404.B 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**  
HVAC EQUIPMENT AND ASSOCIATED DUCT SYSTEM(S) INSTALLATION SHALL COMPLY WITH THE REQUIREMENTS OF SECTION R403.3.1. LOCATING SYSTEM COMPONENTS IN CONDITIONED GRAINL 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.  
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**WHOLE HOUSE VENTILATION**  
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SYMBOL	LOCATION	MIN. FAN REQUIREMENTS (ALL FANS VENT TO OUTSIDE)
BATH #	BATH #	Min. 50cfm, INTERMITTENT at .025mg per TABLE M507.4
KITCHEN	KITCHEN	Min. 100cfm, INTERMITTENT at .025mg per TBL. M507.4
LAUNDRY ROOM	LAUNDRY ROOM	MIN. 360cfm, INTERMITTENT at .025mg TO FUNCTION AS WHOLE HOUSE FAN (WHF).

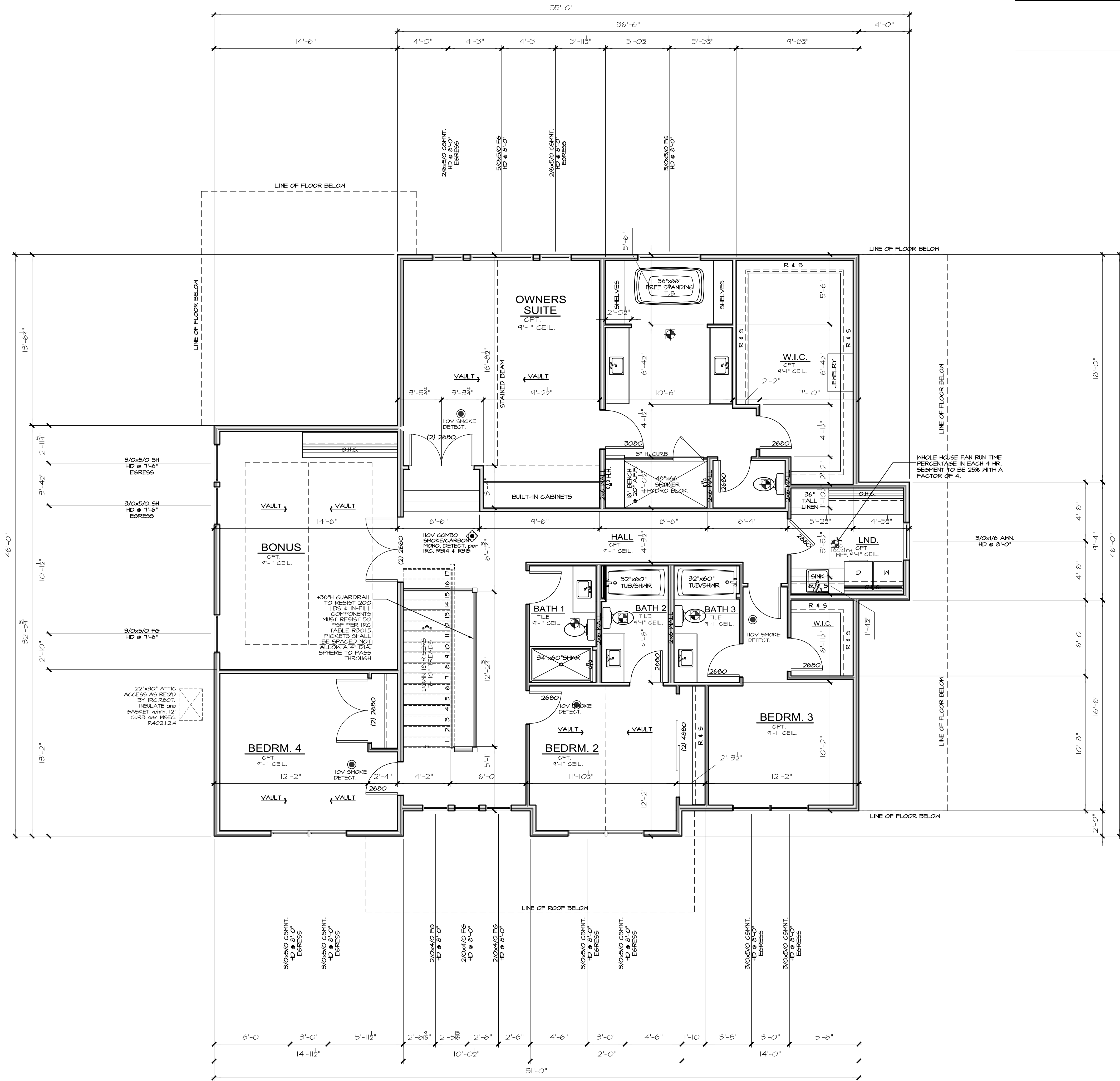
  
MECHANICAL CONTRACTOR TO SIZE WHF, FAN and SET OPERATING TIMER per TABLE M507.3(3) FOR A 4501-5,000sf. DWELLING w/ 5 OR MORE BEDRMS. TO OPERATE INTERMITTENTLY and CONTINUOUSLY per TABLE M507.3(2)  
PROVIDE CONTROLS FOR WHF, per M507.3.2 AFFIX LABEL TO CONTROLS THAT READS "WHOLE HOUSE VENTILATION - SEE OPERATING INSTRUCTIONS"

### SQUARE FOOTAGE SUMMARY

MAIN FLOOR AREA	1,546	S.F.
A.D.J MAIN FLR. AREA	433	S.F.
GARAGE	438	S.F.
UPPER FLOOR AREA	2,071	S.F.
TOTAL AREA	4,490	S.F.
COVID PATIO	259	S.F.
COVID PORCH	40	S.F.
TOTAL AREA UNDER ROOF	4,789	S.F.
OVERALL WIDTH	71'-11 1/2"	
OVERALL DEPTH	44'-1 1/2"	

## UPPER FLOOR PLAN

1/4" = 1'-0"



Issue	Issue Date By	Description
01.21.22	S.K.	REVISIONS

plan name: -  
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R.R./S.K.  
Checked by:

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of .

Sheet Title/Description





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425.266.9100

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

4533 90th Ave SE  
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mark sys. number: -

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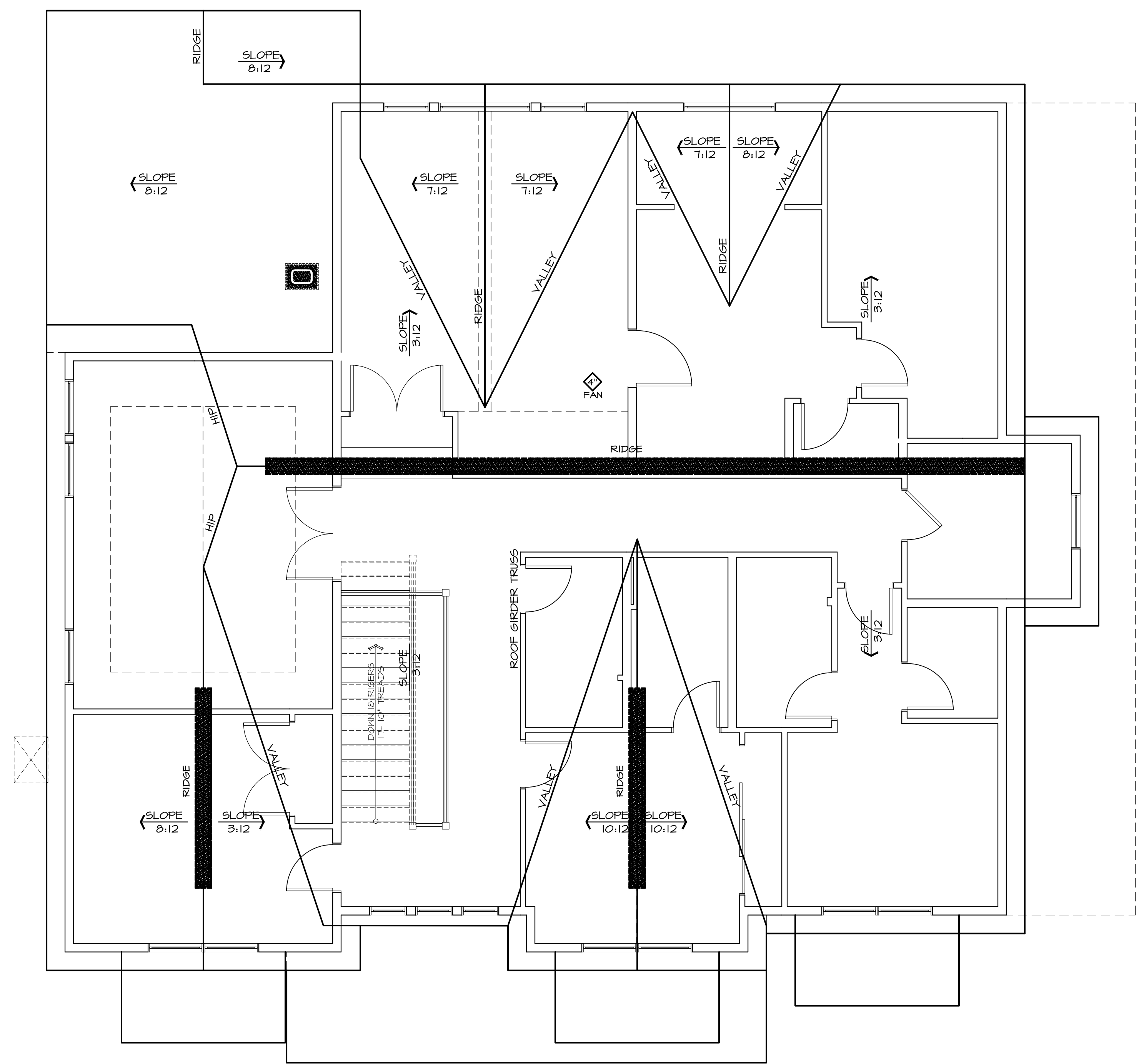
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R.R./S.K.  
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**ROOF PLAN**  
1/4" = 1'-0"

Sheet Title/Description

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-O FOR TYPICAL STRUCTURAL NOTES & SCHEDULES**

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

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 CEILING (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

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: -

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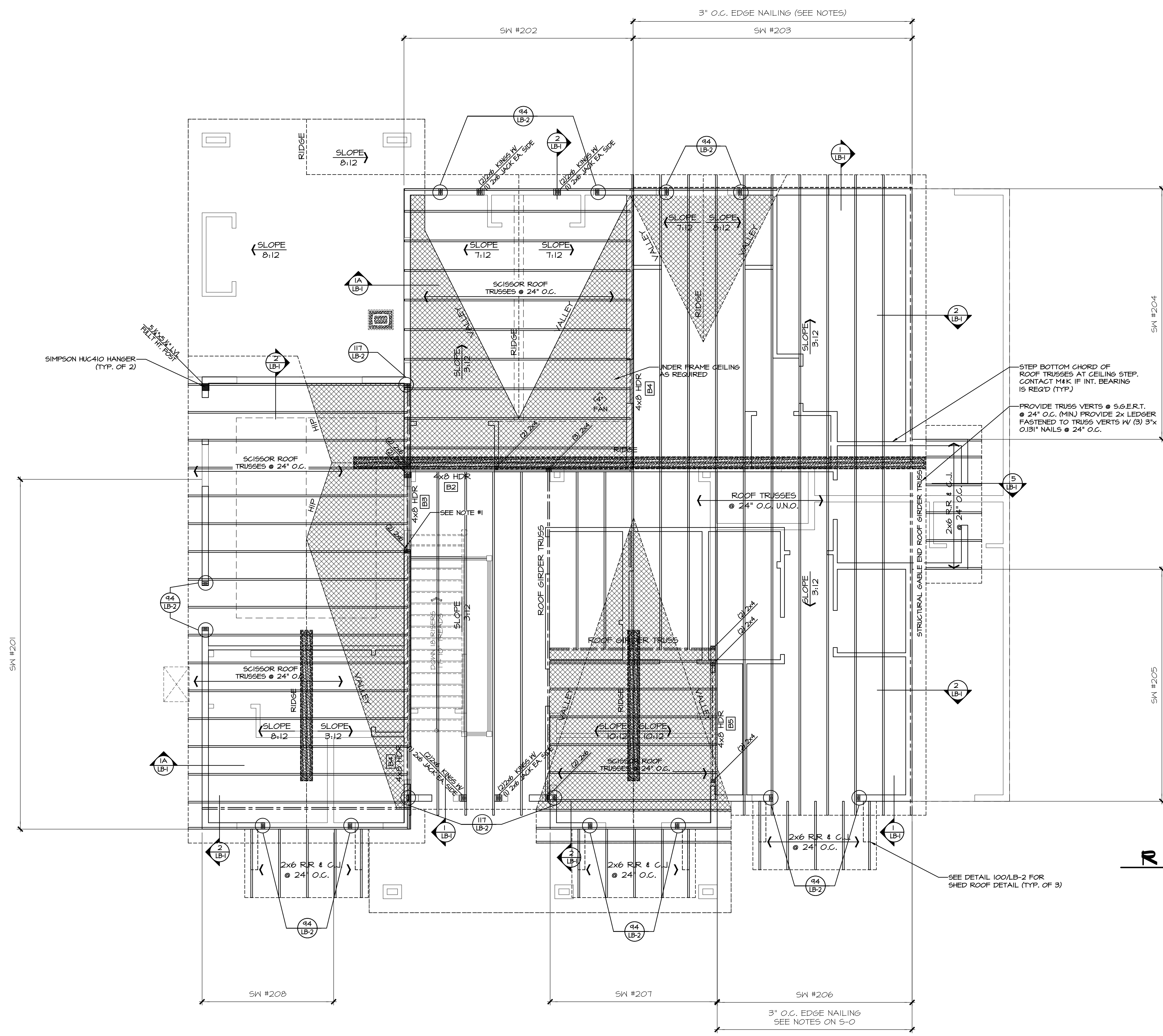
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**ROOF FRAMING PLAN**

1/4" = 1'-0"

Sheet Title/Description



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



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

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: -

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Sheet Title/Description

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4533 90th Ave SE  
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 Job Number:

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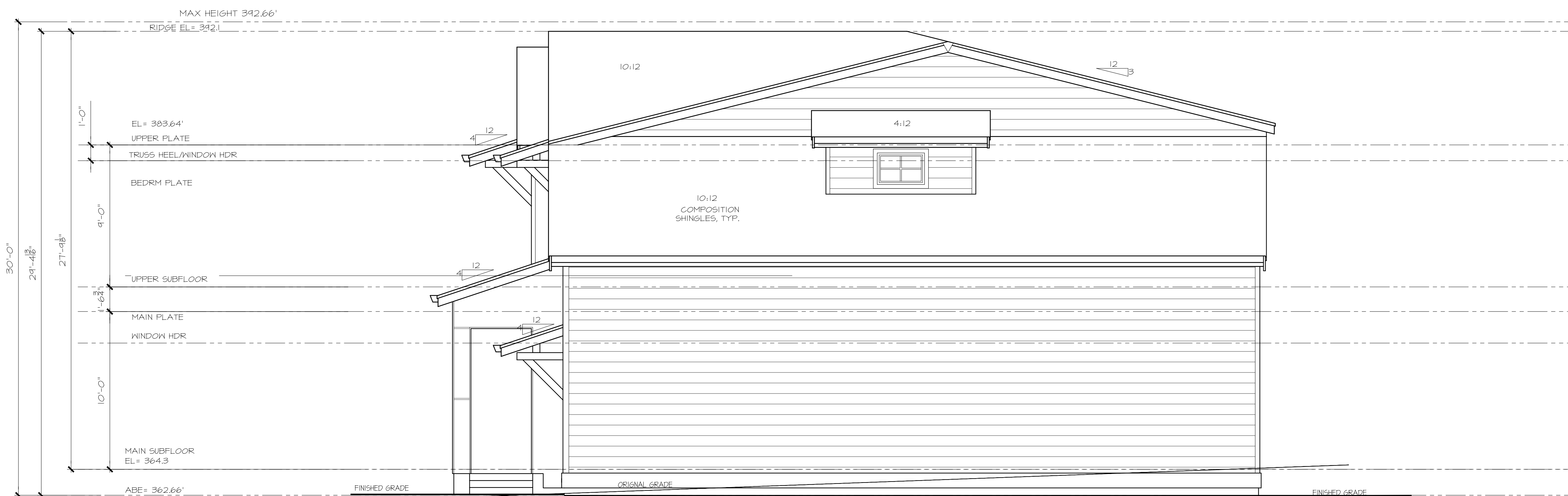
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**NEAR ELEVATION**  
 1/4" = 1'-0"

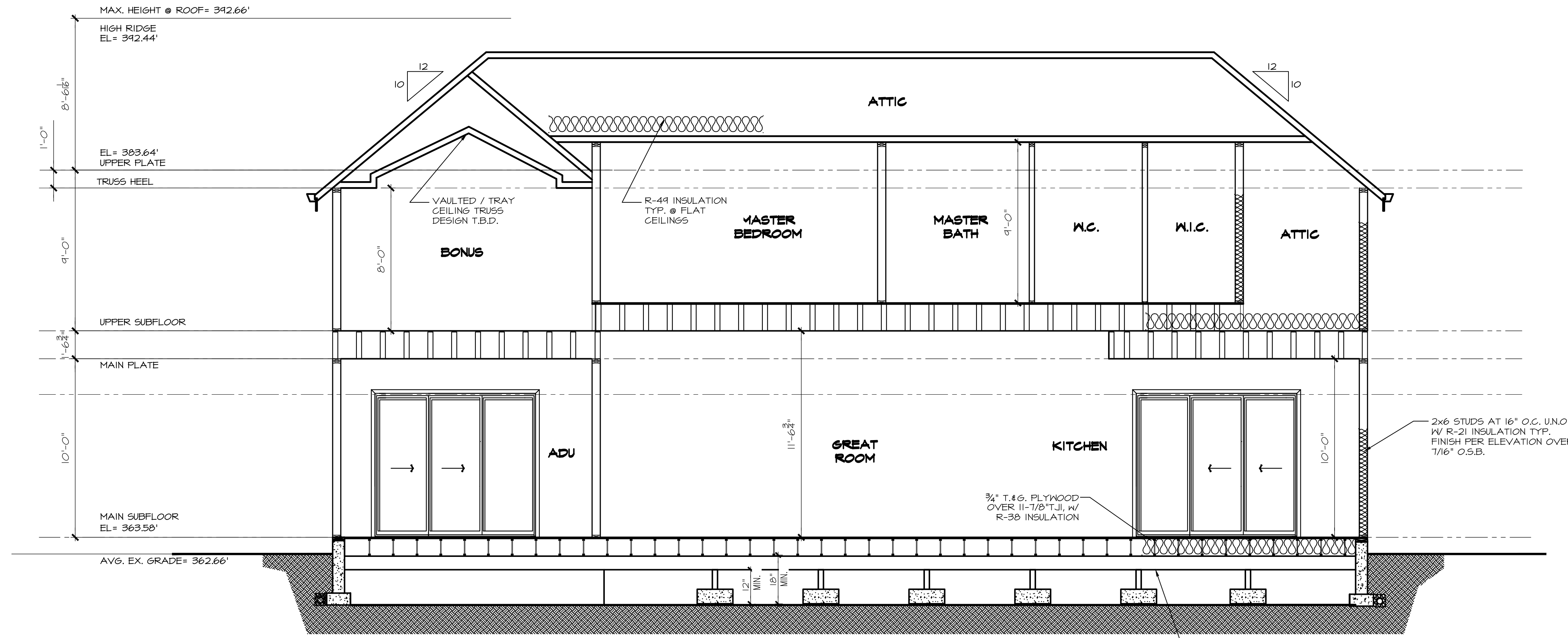


**RIGHT ELEVATION**

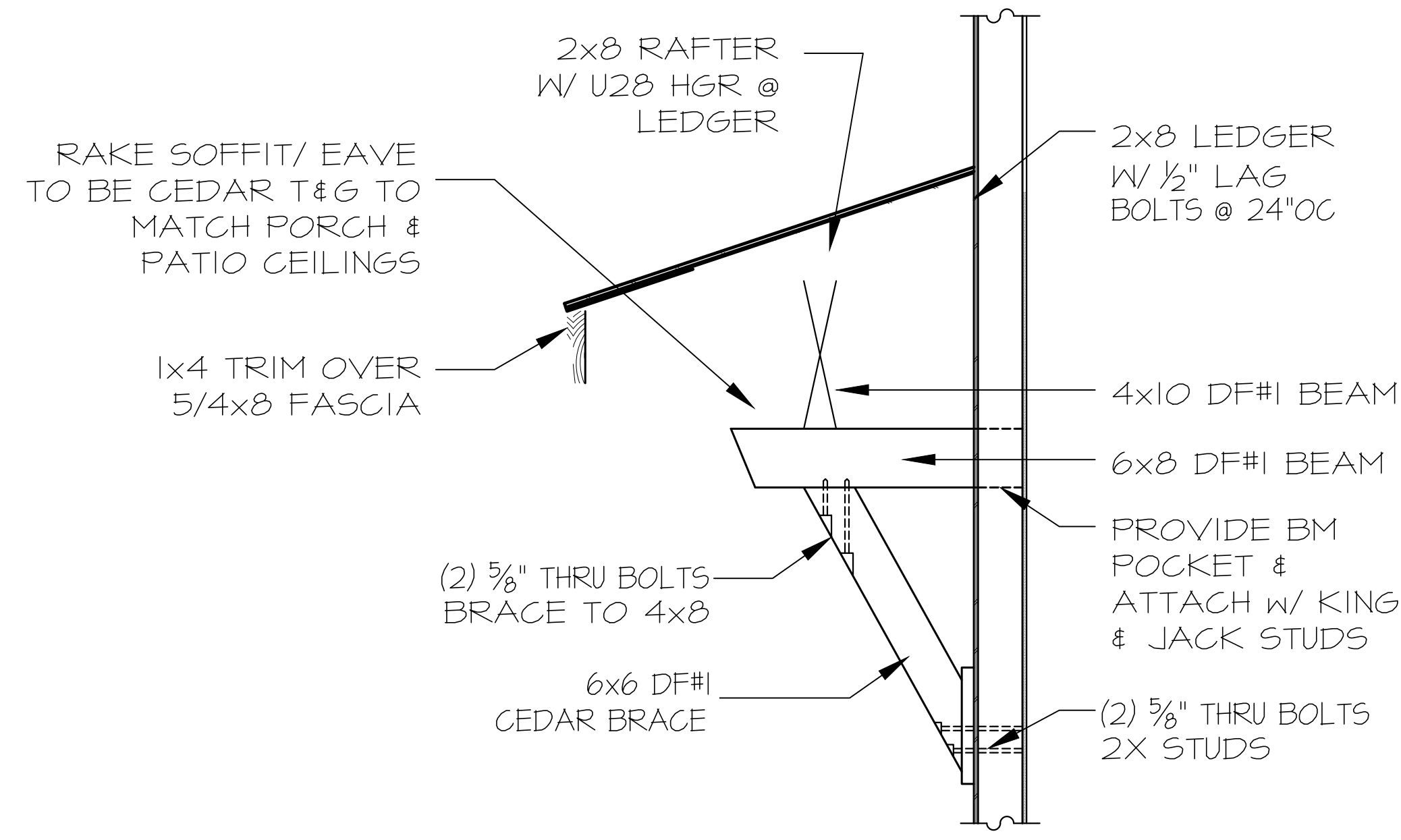
NOTES:



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



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



**B BRACKET/ AWNING ROOF DETAIL**  
3/4" = 1'-0"

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: -  
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Sheet Title/Description

<b>BASEMENT SLAB</b>
4" CONC. SLAB ON 6 MIL VAPOR BARRIER ON 4" MIN. GRANULAR FILL ON 95% COMPACTED FILL/VIRGIN SOIL
<b>GARAGE SLAB</b>
4" CONC. SLAB ON 4" MIN. GRANULAR FILL ON 95% COMPACTED FILL/VIRGIN SOIL
<b>PORCH SLAB</b>
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	
<ul style="list-style-type: none"> <li>DESIGN IS BASED ON 2018 INTERNATIONAL RESIDENTIAL CODE &amp; 2018 INTERNATIONAL BUILDING CODE</li> <li>DESIGN LOADS: SOIL 2,000 PSF ALLOWABLE BEARING PRESSURE</li> <li>CONCRETE SHALL ATTAIN THE FOLLOWING MINIMUM COMPRESSIVE STRENGTHS IN 28 DAYS, UNO: <ul style="list-style-type: none"> <li>F<sub>c</sub> = 2500 psi. FOUNDATION WALLS*</li> <li>2500 psi. FOOTINGS*</li> <li>2500 psi. INTERIOR SLABS ON GRADE</li> <li>3500 psi. GARAGE &amp; EXT. SLABS ON GRADE</li> <li>f<sub>y</sub> = 60,000 psi</li> </ul> </li> <li>UTILIZE 5/8" SACK 2500 PSI CONCRETE MIXES THAT ARE EQUIVALENT TO 3000 PSI CONCRETE FOR WEATHERING POTENTIAL</li> <li>ALL CONCRETE EXPOSED TO THE WEATHER SHALL NOT HAVE LESS THAN 5% OR MORE THAN 7% AIR ENTRAINMENT.</li> <li>FOUNDATION WALL DESIGN IS BASED ON BACKFILL SOIL CLASSIFICATIONS OF SC, ML-CL, OR CL (60 pcf) SOIL.</li> <li>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.</li> <li>FOUNDATION WALLS SHALL BE BRACED PRIOR TO BACKFILLING, BY EITHER ADEQUATE TEMPORARY BRACING OR INSTALLATION OF FIRST FLOOR DECK.</li> <li>ALL FOOTINGS SHALL BEAR BELOW FROST LINE. CONSULT SOILS REPORT LOCAL MUNICIPALITY FOR MINIMUM DEPTH BELOW GRADE.</li> <li>FOOTINGS AND SLABS ON GRADE SHALL BEAR ON VIRGIN SOIL OR 95% COMPACTED FILL.</li> <li>PROVIDE CONTROL JOINTS AT ALL INSIDE CORNERS OF SLAB EDGES, AND OTHER LOCATIONS WHERE SLAB CRACKS ARE LIKELY TO DEVELOP. (15'-0" O.C.)</li> <li>FASTEN SILL PLATES TO FOUNDATION WALLS WITH 3/8" DIA. ANCHOR BOLTS W/ MIN. 3"x3"x1/4" PLATE WASHERS (EDGE OF WASHER TO BE LOCATED WITHIN 1/2" OF EXTERIOR EDGE OF SILL PLATE) &amp; NUTS @ 6'-0" O.C. @ 2-STORY &amp; 4'-0" O.C. @ 3-STORY CONDITIONS W/ 1" MIN. EMBEDMENT INTO CONC. PROVIDE A MINIMUM OF 2 ANCHORS PER PLATE, 12" MAXIMUM FROM PLATE ENDS, UNO. (SEE FIN. DETAILS).</li> <li>ALL LUMBER EXPOSED TO WEATHER OR IN CONTACT W/ CONCRETE OR MASONRY FOUNDATION SHALL BE PRESERVATIVE TREATED HEM FIR #2.</li> <li>BUILDER TO VERIFY CORROSION-RESISTANCE COMPATIBILITY OF HARDWARE &amp; FASTENERS IN CONTACT W/ PRESERVATIVE-TREATED WOOD, CONTACT LUMBER &amp; HARDWARE SUPPLIERS TO COORDINATE.</li> <li>ARCWELDER TO VERIFY ALL DIMENSIONS</li> </ul>	

HOLD-DOWN SCHEDULE	
SYMBOL	SPECIFICATION
▶ HD-1	SIMPSON STDH14 (RJ) HOLD-DOWN
▶ HD-5	SIMPSON OS16 STRAP TIE (14" END LENGTH)
▶ HD-6	SIMPSON MSTC40 STRAP TIE (CENTER STRAP ON FLOOR SYSTEM UNO.)
▶ HD-7	SIMPSON MSTC66 STRAP TIE (CENTER STRAP ON FLOOR SYSTEM UNO.)

MEANS & METHODS NOTES	
<p>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 BRACINGS, GUYTS, 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.</p> <p>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.</p>	

ADDITIONAL NOTES FOR TRUSS & I-JOIST MANUFACTURER	
<p>ROOF TRUSS, FLOOR TRUSS AND ENGINEERED JOISTS SHALL BE DESIGNED TO MEET THE DIFFERENTIAL DEFLECTION CRITERIA BELOW, UNLESS NOTED OTHERWISE ON PLAN. MULHERN &amp; KULP CANNOT BE HELD RESPONSIBLE FOR ANY STRUCTURAL ISSUES RELATED TO ANY BUILDING COMPONENT SHOP DRAWINGS ARE NOT SUBMITTED TO MK FOR REVIEW PRIOR TO FABRICATION, DELIVERY, OR INSTALLATION.</p> <p>TRUSSES SHALL BE DESIGNED SO THAT DIFFERENTIAL DEFLECTION BETWEEN ADJACENT PARALLEL TRUSSES OR GIRDER TRUSSES DOES NOT EXCEED THE FOLLOWING:</p> <p>A. ROOF TRUSSES: 1/4" DEAD LOAD B. FLOOR TRUSSES, ATTIC TRUSSES, &amp; I-JOISTS: 1/8" DEAD LOAD C. FLOOR TRUSSES &amp; ATTIC TRUSSES ADJACENT TO FLOOR FRAMING BY OTHERS: LIMIT ABSOLUTE TRUSS DEFLECTION TO 3/16" DEAD LOAD. (NOT DIFFERENTIAL DEFLECTION)</p>	

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):	
RESIDENTIAL LIVING AREAS :	20
RESIDENTIAL SLEEPING AREAS :	30
RESIDENTIAL MOOD DECKS :	60
GARAGE :	50
SNOW LOAD:	
GROUND SNOW LOAD (P <sub>g</sub> ) (PSF) :	25
ROOF SNOW LOAD (P <sub>s</sub> ) (PSF) :	1.2
SNOW EXPOSURE FACTOR (C <sub>e</sub> ) :	1.0
SNOW LOAD IMPORTANCE FACTOR (I <sub>s</sub> ) :	1.0
THERMAL FACTOR (C <sub>t</sub> ) :	1.2
LATERAL DESIGN LOADS:	
WIND LOAD (IBC 1609):	
SPEED (V <sub>w</sub> ) (MPH) :	100
RISK CATEGORY (R) :	II
IMPORTANCE FACTOR (I <sub>w</sub> ) :	1.0
EXPOSURE CATEGORY :	B
INTERNAL PRESSURE COEFF. (GC <sub>p</sub> ) :	±0.18
TOPOGRAPHIC FACTOR (K <sub>z</sub> ) :	1.0
SEISMIC LOAD (IBC 1601):	
SEISMIC RISK CATEGORY :	II
SEISMIC IMPORTANCE FACTOR (I <sub>s</sub> ) :	1.0
MAPPED SPECTRAL RESPONSE :	
S <sub>e</sub> 1.428	S <sub>e</sub> 0.446
SITE CLASS :	D (DEFAULT)
SPECTRAL RESPONSE COEFF. :	
S <sub>m</sub> 0.952	S <sub>m</sub> 0.446
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 <sub>s</sub> ) :	
TRANS: 0.16	LONG: 0.16
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 1609 & 1613) & ASCE 7-16, AS PERMITTED BY R301.3 OF THE 2018 IRC. ACCORDINGLY, THIS HOME, AS DOCUMENTED AND DETAILED HEREIN, 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)

- 1/2" OSB OR 1/2" PLYWOOD:

FASTEN SHEATHING W/ 2 1/2"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 UNO. ON PLANS.

**3" O.C. EDGE NAILING**  
(WHERE NOTED ON PLANS)

- 1/2" OSB OR 1/2" PLYWOOD:

ONLY AT LOCATIONS INDICATED ON PLANS - SHEATH WALL SHOWN WITH 3/8" OSB, FASTEN SHEATHING W/ 2 1/2"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:**
- LATERAL ANALYSIS ASSUMES STUD SPACING @ 16" O.C.
  - ALL SHEAR WALLS SHALL HAVE DOUBLE TOP PLATES FASTENED TOGETHER W/ 3"x0.131" NAILS @ 6" O.C. USE (12) 3"x0.131" NAILS AT EACH LAP SPLICE, (6) EACH SIDE OF JOINT (TYP. UNO.)
  - ALL EXTERIOR WALLS ARE CONTINUOUSLY SHEATHED.
  - ALL INTERIOR SHEAR WALLS AND EXTERIOR WALLS ARE SHEATHED ABOVE AND BELOW OPENINGS.

LEGEND	
• [Symbol]	INTERIOR BEARING WALL
• [Symbol]	BEARING WALL ABOVE (B.W.A.) OR SHEARWALL ABOVE (S.W.A.)
• [Symbol]	BEAM / HEADER
• [Symbol]	INTERIOR SHEAR WALL PANEL OR EXTERIOR SHEAR WALL W/ 3" O.C. EDGE NAILING
• [Symbol]	AREA OF OVERFRAMING
J.L.	METAL HANGER
* [Symbol]	INDICATES POST ABOVE. PROVIDE SOLID BLOCKING UNDER POST OR JAMB ABOVE.
▶ [Symbol]	INDICATES HOLD-DOWN.



**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 UNO.
- 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 UNO.
- 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, UNO.
- 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 MANUFACTURERS 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. UNO.
- 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:
  - LVL MEMBERS - Fb=2325 PSl; Fv=310 PSl; E=1.5x10<sup>6</sup> PSl
  - LVL MEMBERS - Fb=2600 PSl; Fv=285 PSl; E=2.0x10<sup>6</sup> PSl
  - GLD MEMBERS - Fb=2400 PSl; Fv=1850 PSl; E=2.0x10<sup>6</sup> PSl
  - PSI, E=1.8x10<sup>6</sup> PSl; Fv=1700 PSl; E=2.0x10<sup>6</sup> PSl
- ENGINEERED LUMBER POSTS TO MEET OR EXCEED THE FOLLOWING:
  - LVL MEMBERS - Fb=2400 PSl; Fc=1-2500 PSl; E=1.8x10<sup>6</sup> PSl
- 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 #2 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 (MULTI X-U PINS OR EQUAL (0.151" 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. UNO.

FLOOR FRAMING	
<ul style="list-style-type: none"> <li>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 UNO. EXCLUDES STONEMARBLE OR NET BED CONSTRUCTED FLOORS - CONTACT MK FOR EXCLUDED DESIGNS.</li> <li>ALL METAL I-JOIST/TRUSS HANGERS SHALL BE SPECIFIED BY I-JOIST/TRUSS MANUFACTURER, UNLESS OTHERWISE NOTED.</li> <li>I-JOIST/TRUSS SHOP DRAWINGS SHALL BE SUBMITTED TO ARCHITECT AND ENGINEER FOR REVIEW AND APPROVAL PRIOR TO FABRICATION OR DELIVERY.</li> <li>2x FLOOR JOISTS HAVE BEEN DESIGNED TO MEET OR EXCEED L/360 LIVE LOAD DEFLECTION CRITERIA.</li> <li>TYPICAL 2x JOIST HANGERS (UNO ON PLANS): <ul style="list-style-type: none"> <li>SINGLE PLY: SIMPSON LUS210</li> <li>DOUBLES: SIMPSON LUS210-2</li> </ul> </li> <li>FLOOR SHEATHING SHALL BE 23/32" A.P.A. RATED "STUD-FLOOR" 24" O.C. EXPOSURE I (OR APPROVED EQUAL) WITH TONGUE AND GROOVE EDGES. FASTEN TO FRAMING MEMBERS W/ GLUE AND 2 1/2" x 0.131" NAILS @ 6" O.C. @ PANEL EDGES &amp; @ 12" O.C. FIELD.</li> <li>ALL FLUSH CONNECTIONS SHALL BE CONNECTED WITH HANGER APPROPRIATE FOR MEMBER SIZE UNO.</li> <li>FASTEN HANGERS TO SINGLE PLY FLUSH BEAMS W/ 1/2" LONG NAILS.</li> </ul>	

ROOF FRAMING	
<ul style="list-style-type: none"> <li>FASTEN EACH ROOF TRUSS TO TOP PLATE W/ (4) 3"x0.131" TOENAILS (MIN) &amp; (1) SIMPSON SDNC15600 SCREW @ ALL BEARING POINTS. PROVIDE (2) SIMPSON SDNC15600 SCREWS AT 2-PLY GIRDER TRUSSES, (3) SIMPSON SDNC15600 SCREWS AT 3-PLY GIRDER TRUSSES AT ALL BEARING POINTS.</li> <li>FASTEN EACH ROOF RAFTER TO TOP PLATE WITH (1) SIMPSON SDNC15600 SCREW PROVIDE (2) SIMPSON SDNC15600 SCREWS AT FLUSH BEAMS IN THE ROOF - AT ALL BEARING POINTS.</li> <li>ROOF SHEATHING SHALL BE 7/16" A.P.A. RATED SHEATHING 24/16 EXPOSURE I (OR APPROVED EQUAL). FASTEN TO FRAMING MEMBERS W/ 2 1/2" x 0.131" NAILS @ 6" O.C. AT PANEL EDGES &amp; @ 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.</li> <li>WITHIN 48" OF ALL ROOF EDGES, RIDGES, &amp; HIPS FASTEN ROOF SHEATHING FIELDS PER EDGE NAILING SPEC.</li> <li>ALL METAL HANGERS SHALL BE SPECIFIED BY THE TRUSS MANUFACTURER, UNLESS OTHERWISE NOTED.</li> <li>ROOF TRUSS SHOP DRAWINGS SHALL BE SUBMITTED TO ARCHITECT AND ENGINEER FOR REVIEW AND APPROVAL PRIOR TO FABRICATION OR DELIVERY.</li> <li>ROOF TRUSS SHOP DRAWINGS &amp; CALCULATIONS SHALL BE PREPARED BY A WASHINGTON STATE LICENSED ENGINEER AND SHALL BE DESIGNED FOR UNBALANCED SNOW LOADING PER ASCE 7-16, SECTION 1.6.</li> <li>ERECT AND INSTALL ROOF TRUSSES PER WTCA &amp; TP15 ECSI 1-08 GUIDE TO GOOD PRACTICE FOR HANDLING, INSTALLING &amp; BRACING OF METAL PLATE CONNECTED ROOF TRUSSES.</li> <li>FASTEN OVER-FRAMED TRUSS SETS TO TRUSSES BELOW W/ (2) 3"x0.131" TOENAILS AT EA. TRUSS.</li> <li>SUPPORT PORCH &amp; SHORT SPAN ROOF TRUSSES (UP TO 6' TRIB.) W/ 2x6 LEDGER FASTENED TO FRAMING W/ (3) 3"x0.131" NAILS @ 16" O.C.</li> <li>FASTEN ALL INTERIOR NON-BEARING PARTITION WALLS TO TRUSS BOTTOM CHORD ABOVE WITH SIMPSON 51C CLIPS AT 24" O.C. MAX. PROVIDE BLOCKING BETWEEN THE TRUSS BOTTOM CHORDS AS REQUIRED FOR THE PARALLEL CONDITIONS.</li> </ul>	



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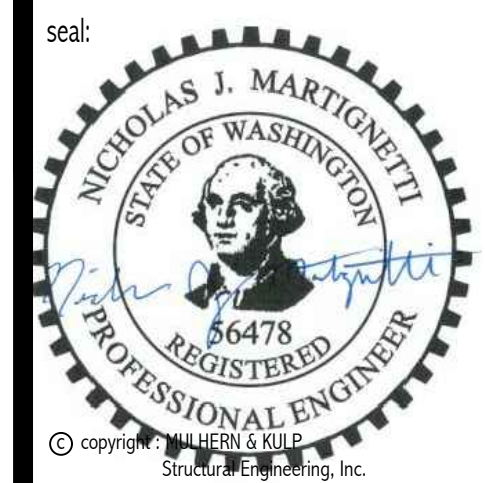
M&K project number:	154-21035
project mgr:	RJZ
drawn by:	NJD
issue date:	12-21-21
REVISIONS:	
date:	initial:



**STRUCTURAL NOTES**

4533 90TH AVE. SW  
MERCER ISLAND, WASHINGTON

sheet:  
**S-0.0**



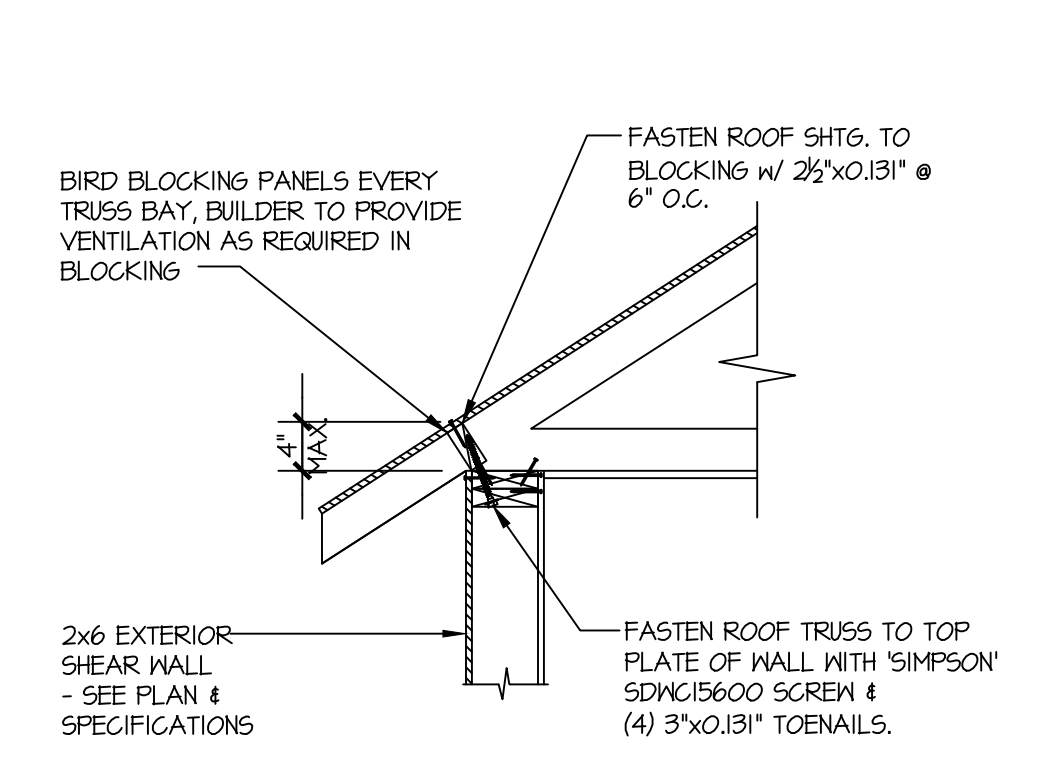
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154-21035  
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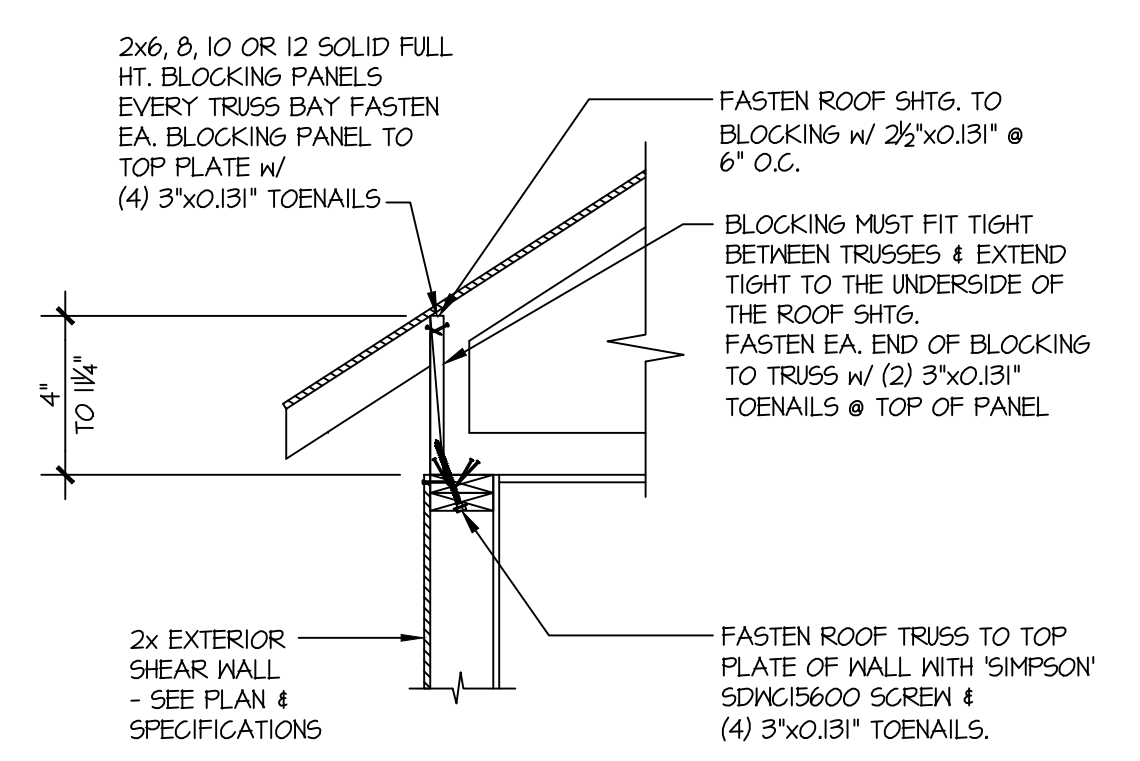


LATERAL BRACING DETAILS  
4533 90TH AVE. SW  
MERCER ISLAND, WASHINGTON

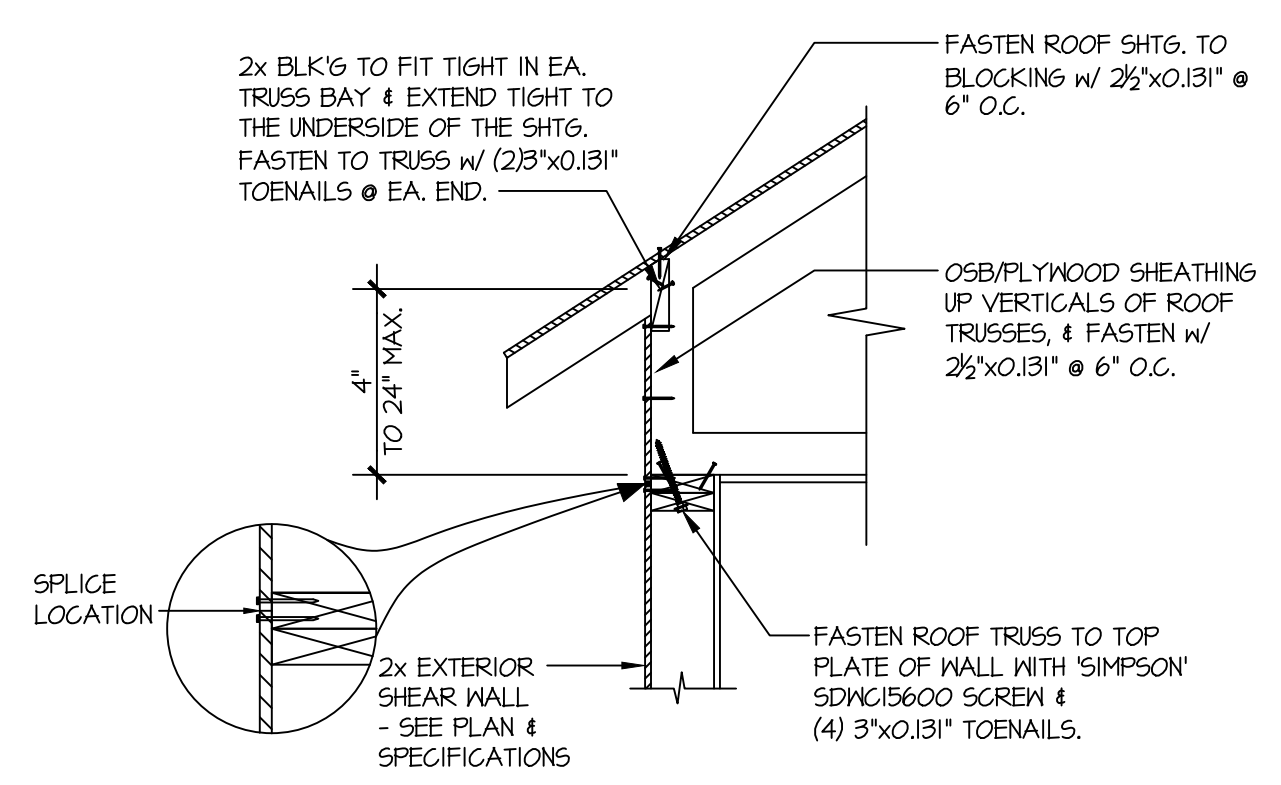
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**LB-1**



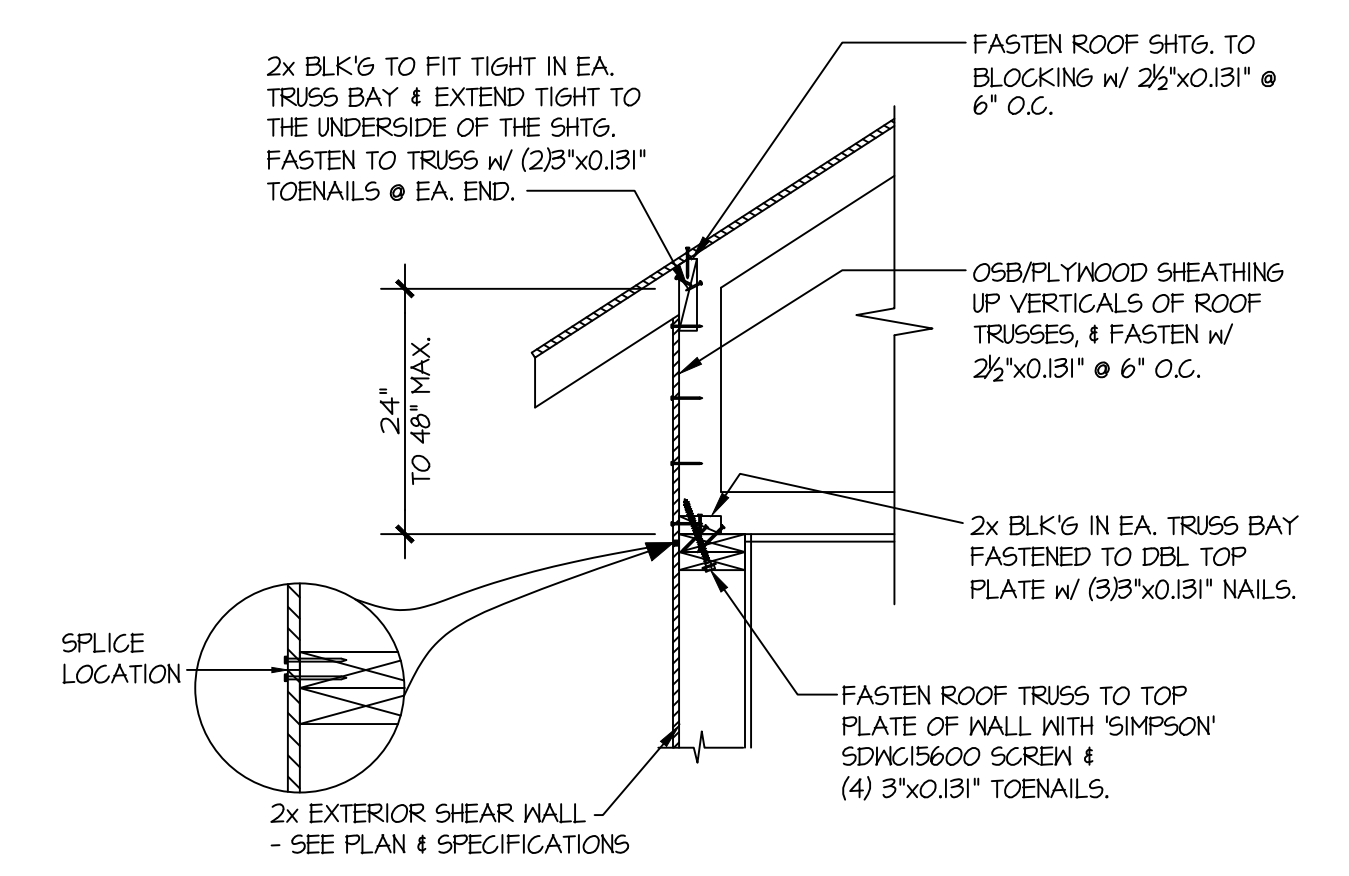
**1 SECTION**  
SCALE: 3/4"=1'-0"  
HEEL HEIGHT LESS THAN 4'



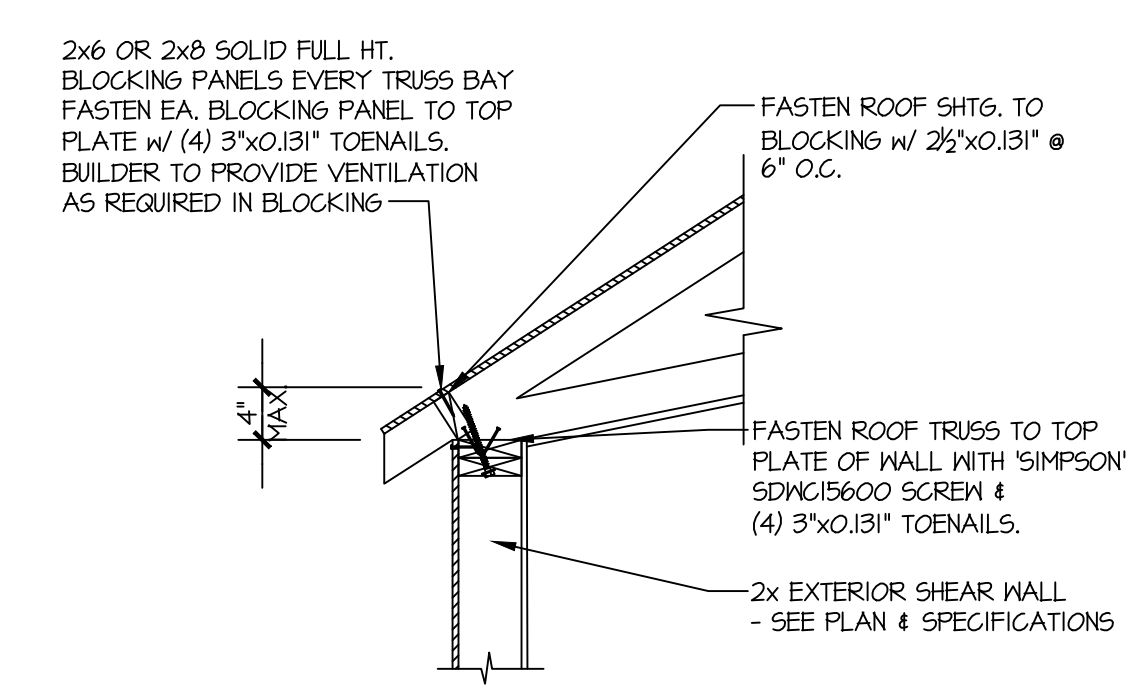
**2 SECTION**  
SCALE: 3/4"=1'-0"  
HEEL HEIGHT BETWEEN 4' - 14 1/2'



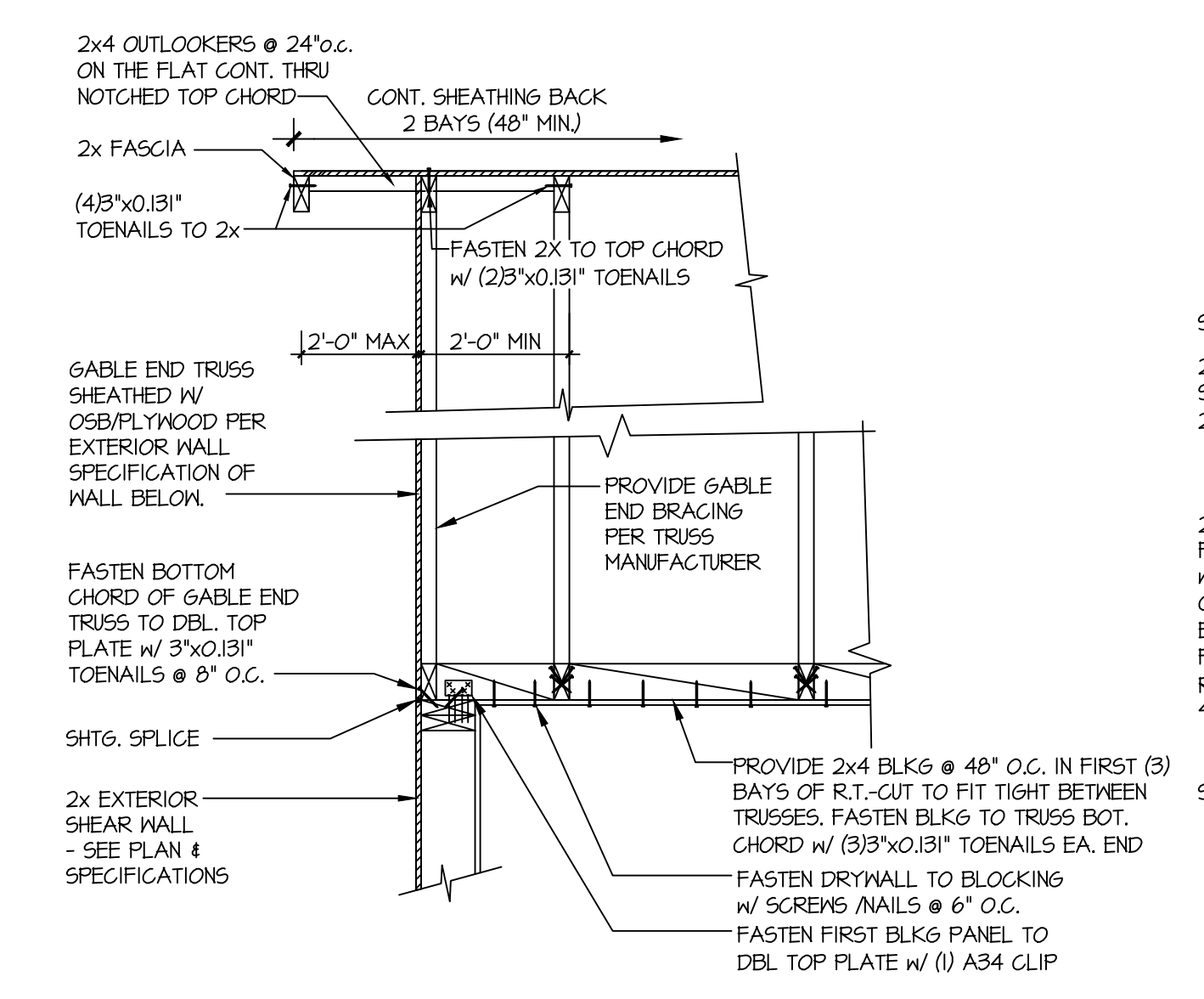
**3 SECTION**  
SCALE: 3/4"=1'-0"  
HEEL HEIGHT UP TO 24' MAX.



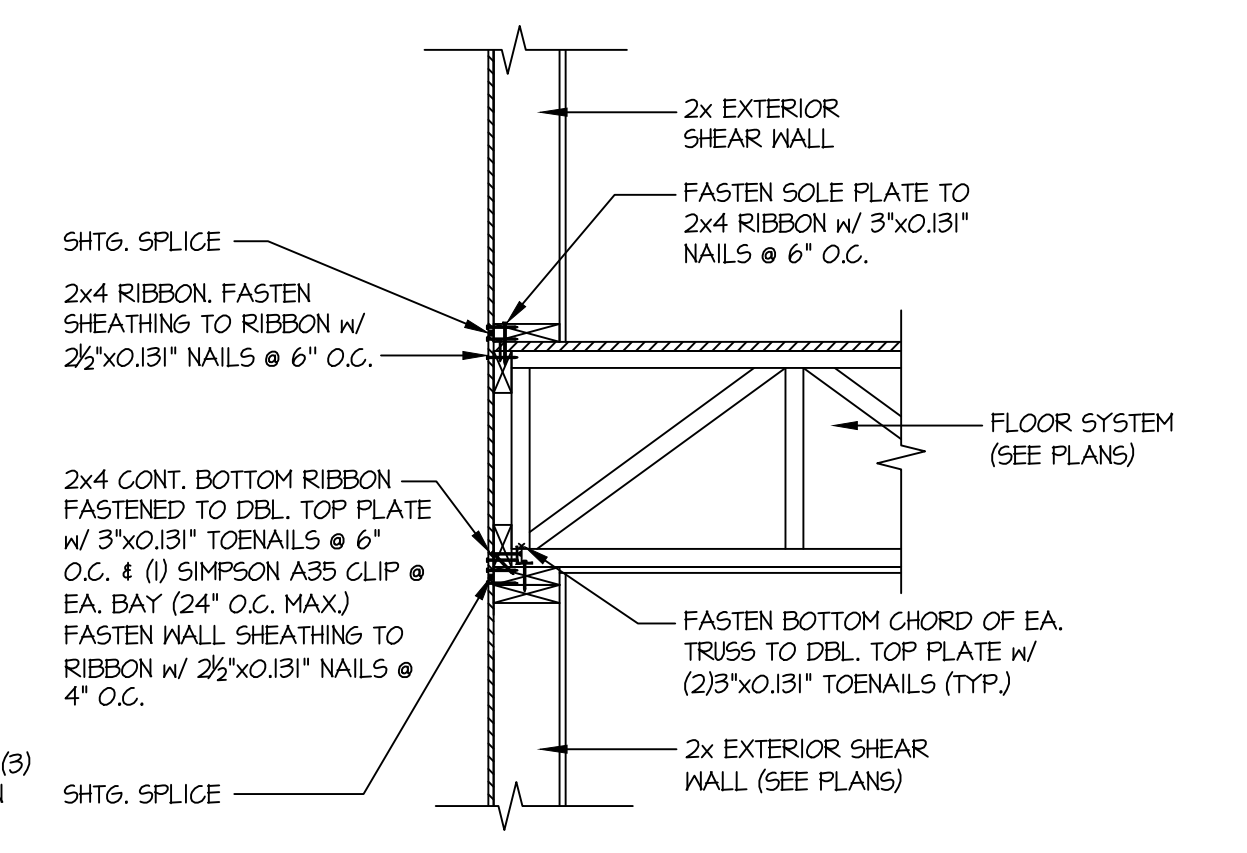
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HEEL HEIGHT UP TO 48' MAX.



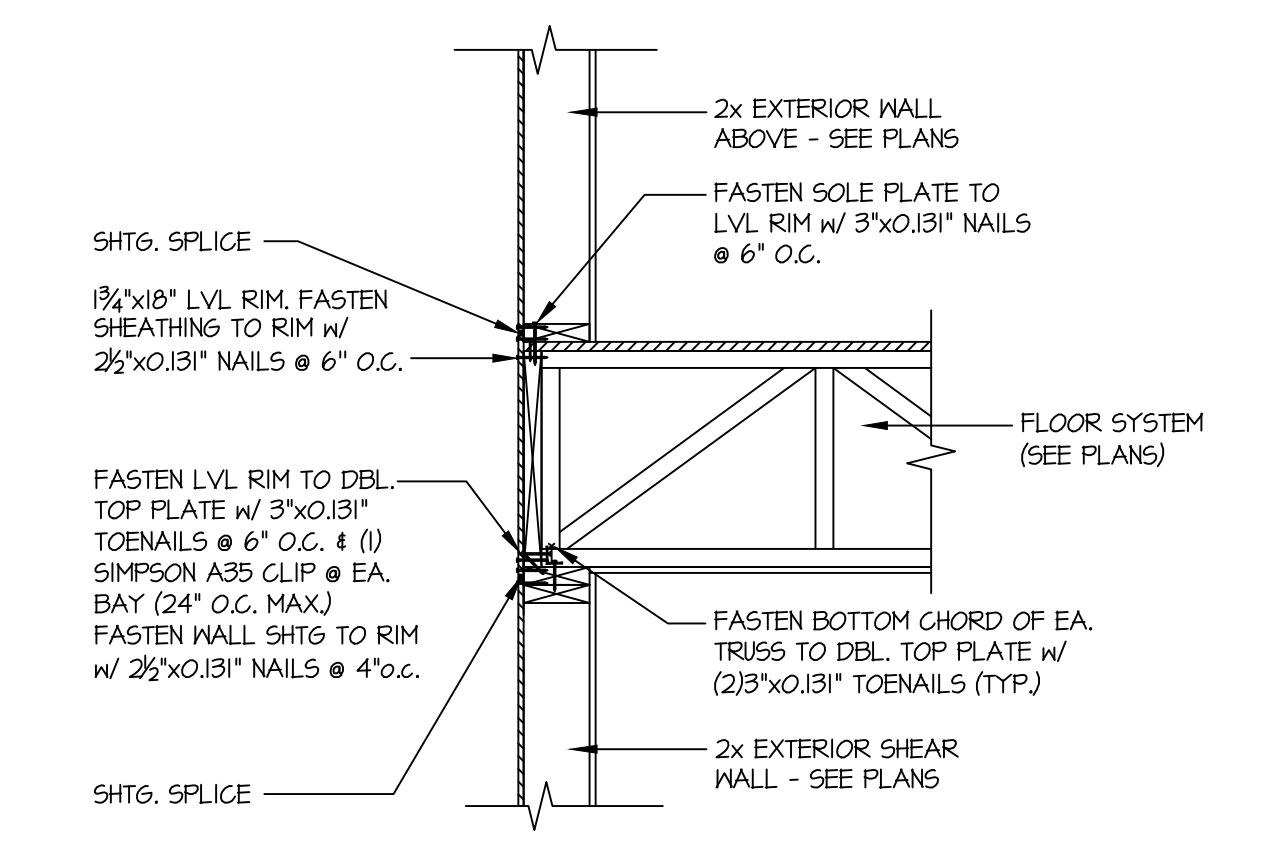
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SCALE: 3/4"=1'-0"



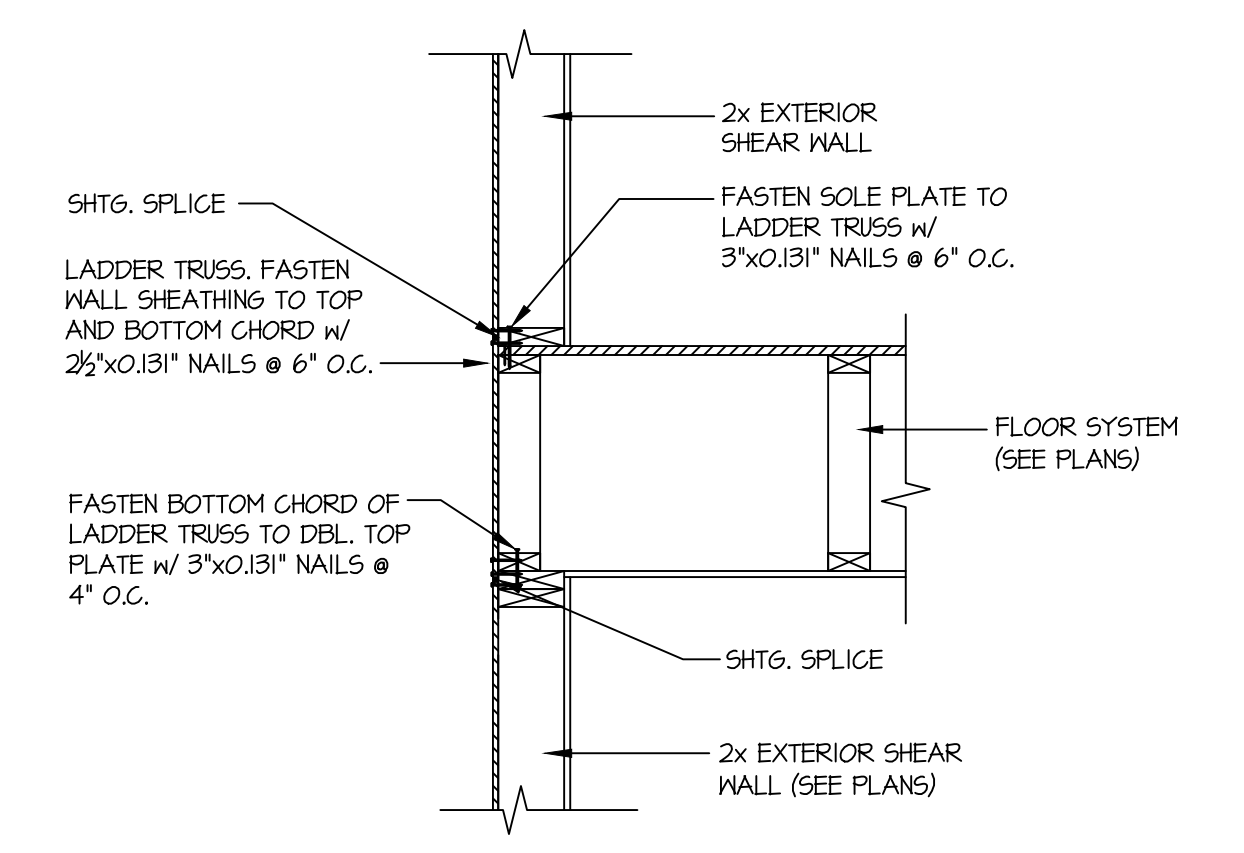
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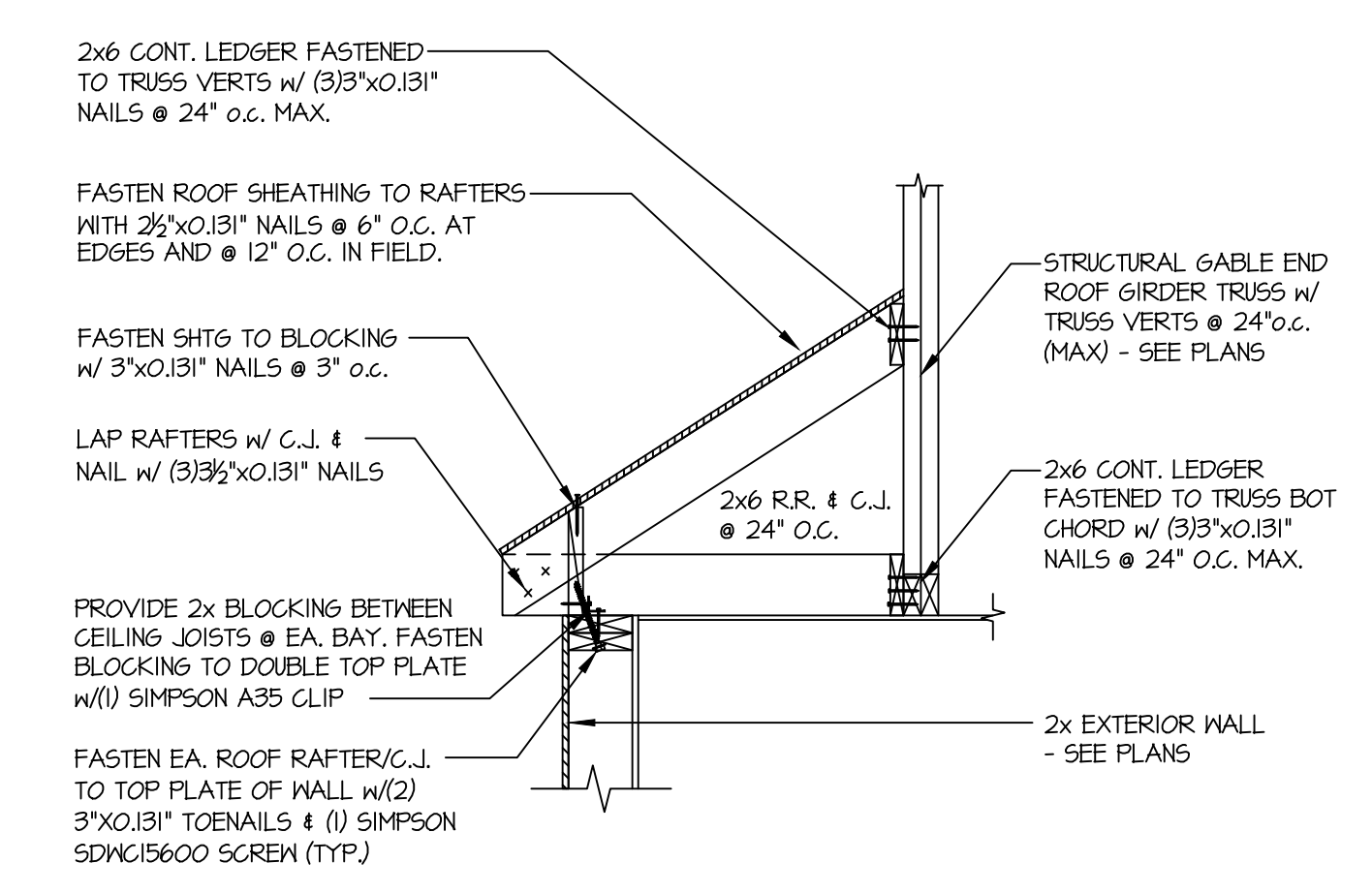
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SCALE: 3/4"=1'-0"  
PERPENDICULAR FRAMING



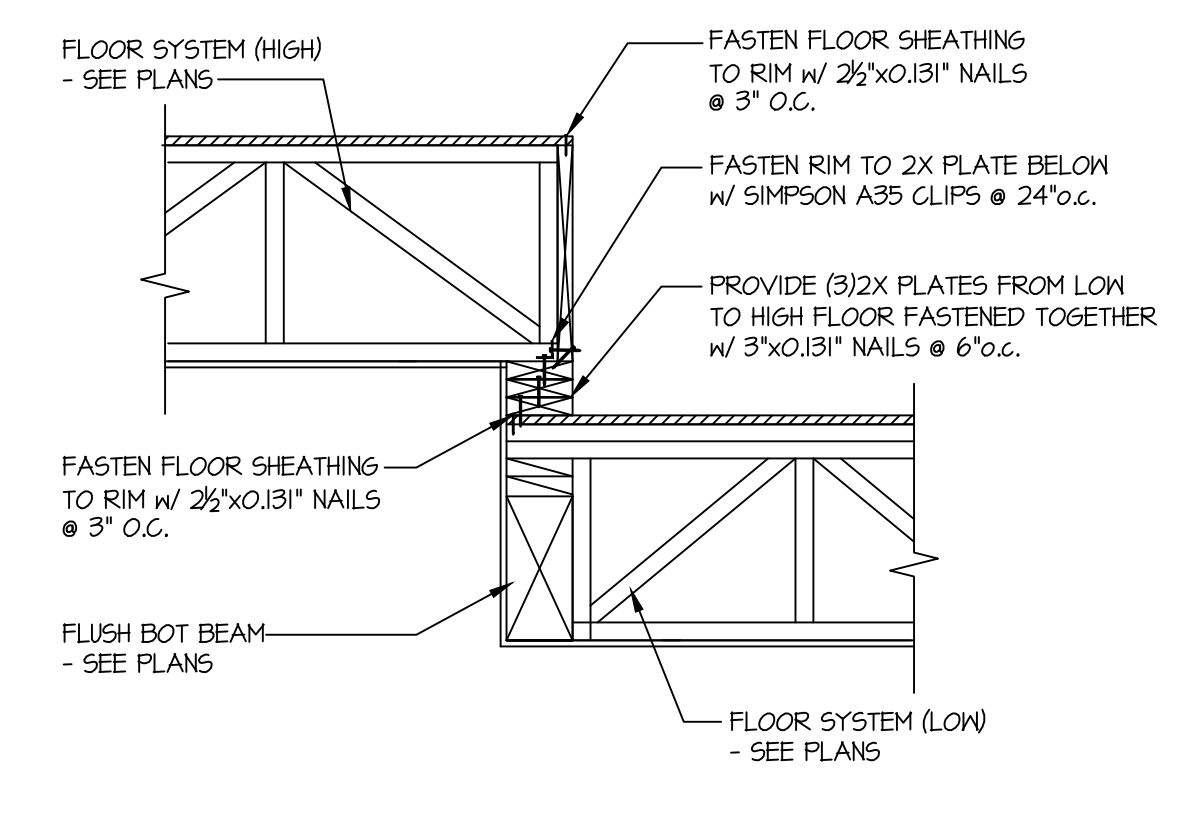
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PERPENDICULAR FRAMING



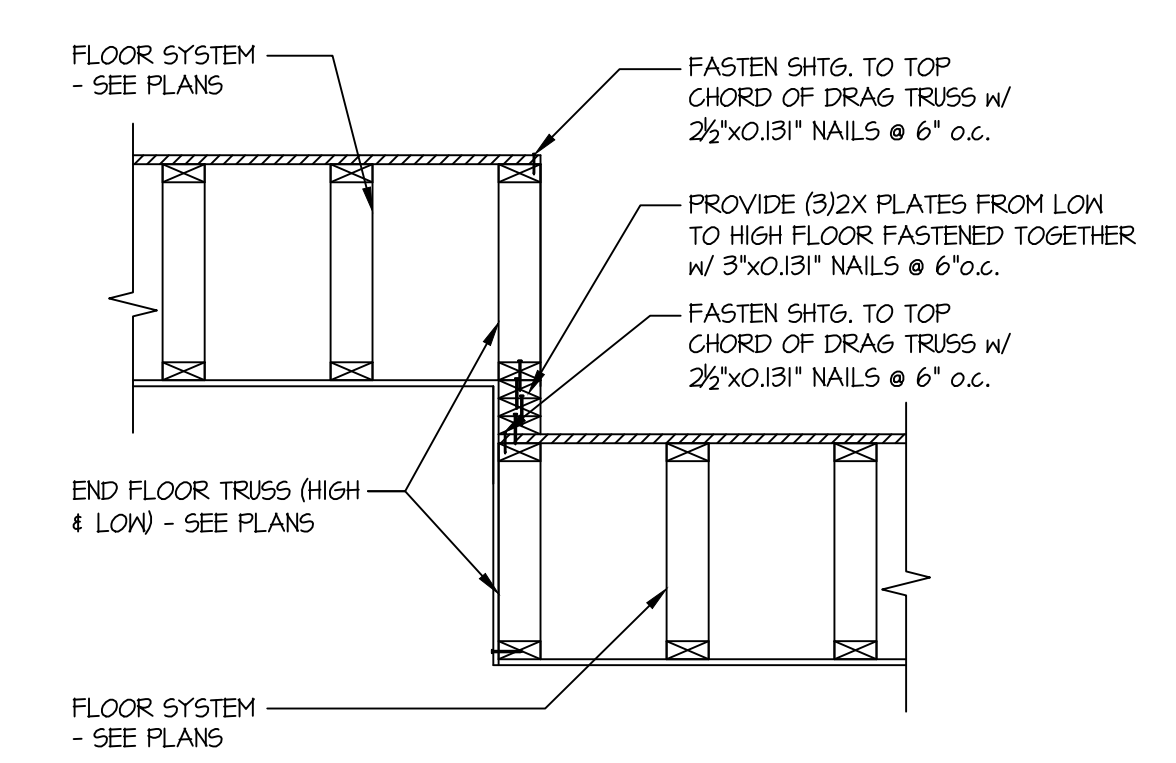
**4 SECTION**  
SCALE: 3/4"=1'-0"  
PARALLEL FRAMING



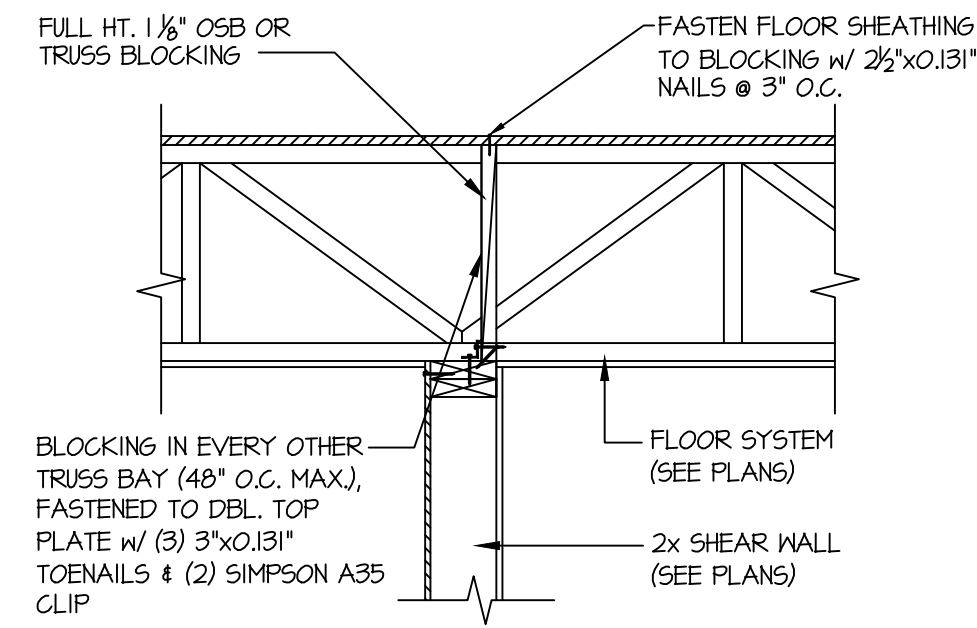
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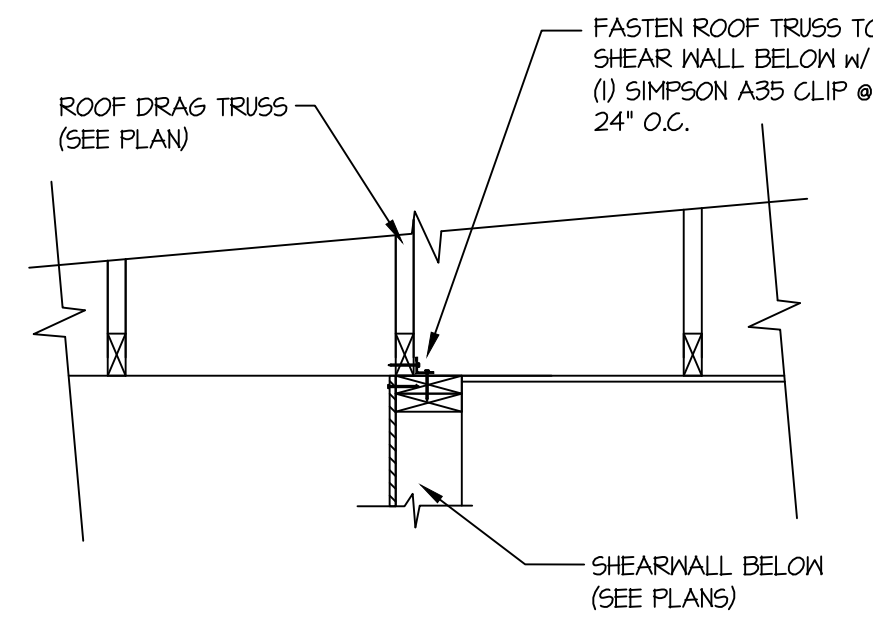
**6 SECTION**  
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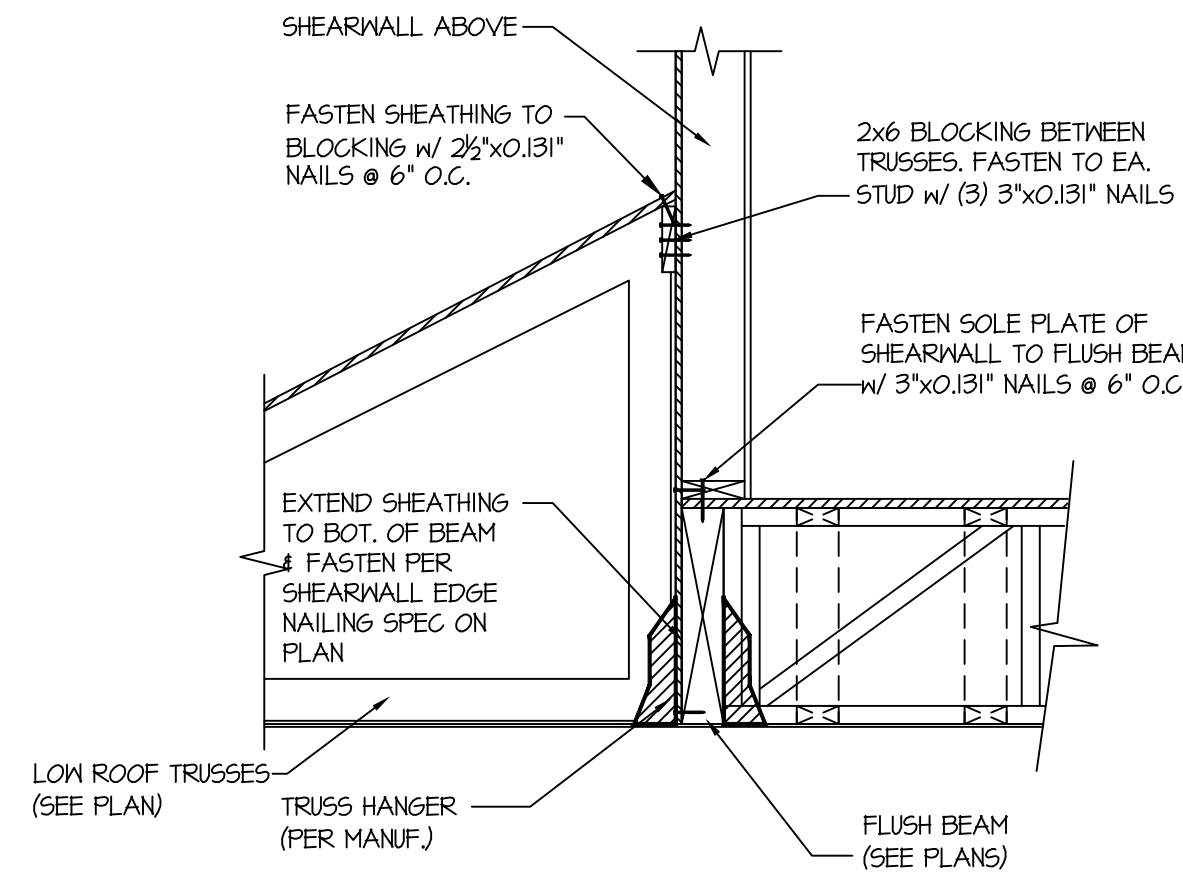
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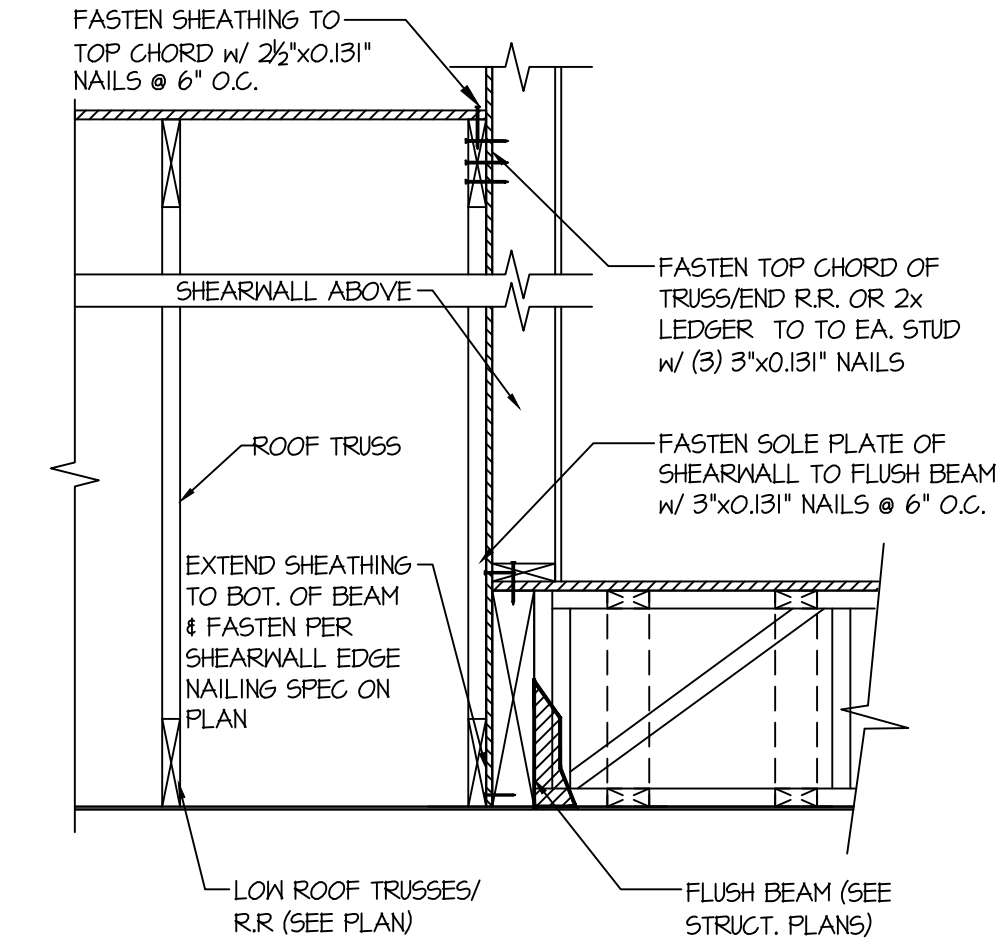
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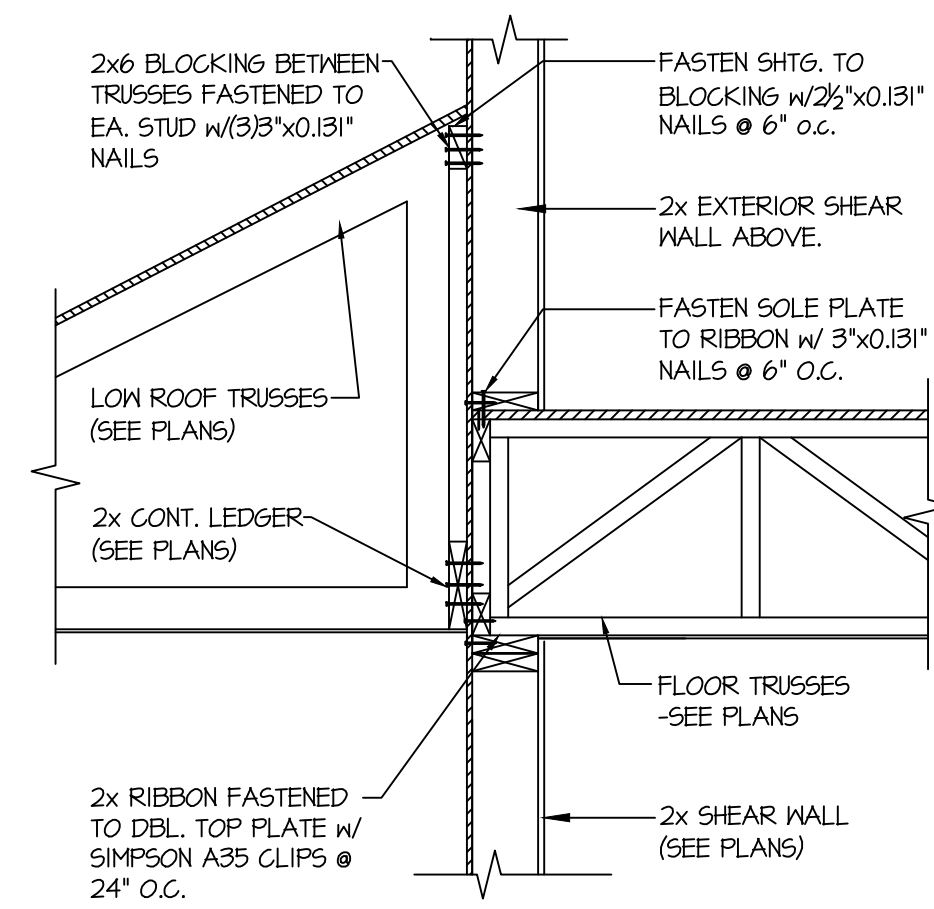
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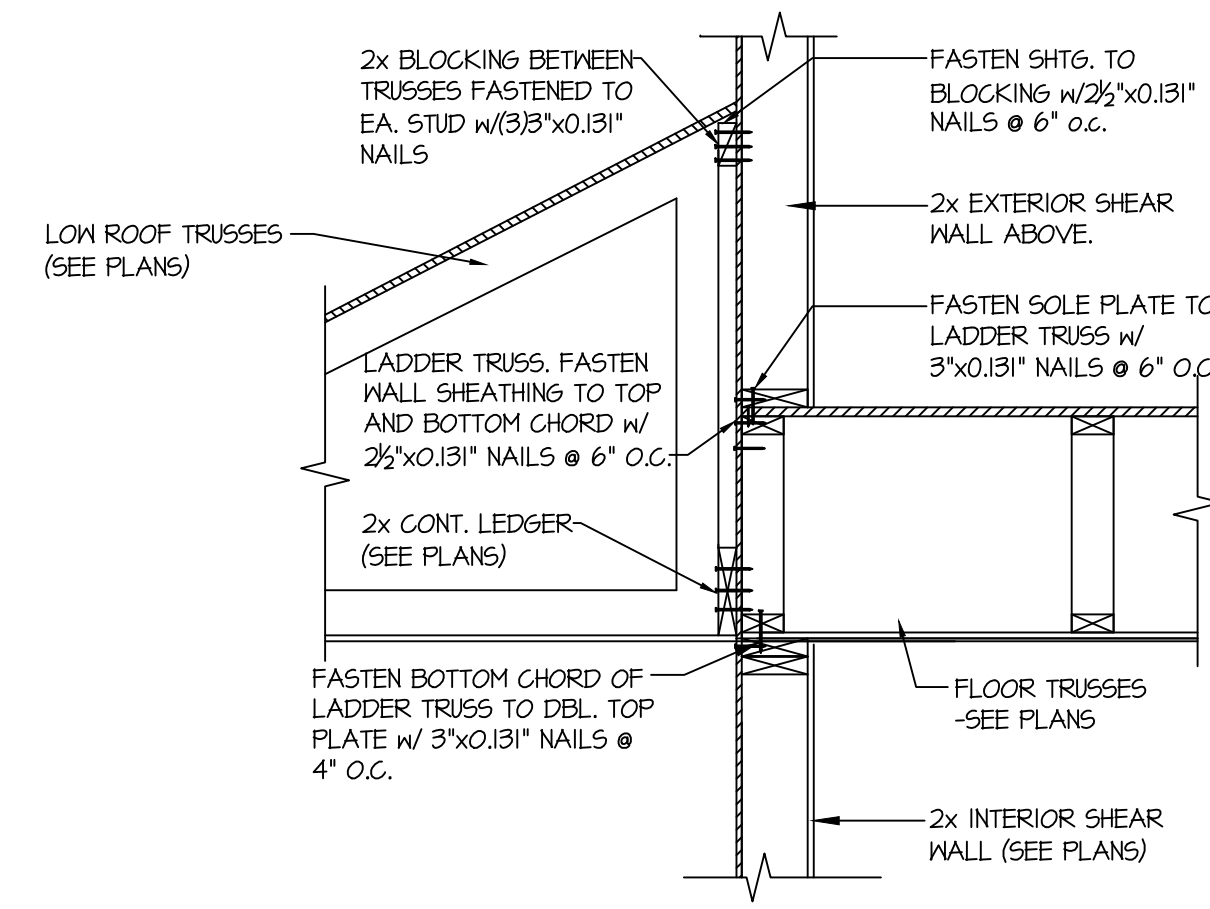
58 SECTION  
SCALE: 3/4"=1'-0"



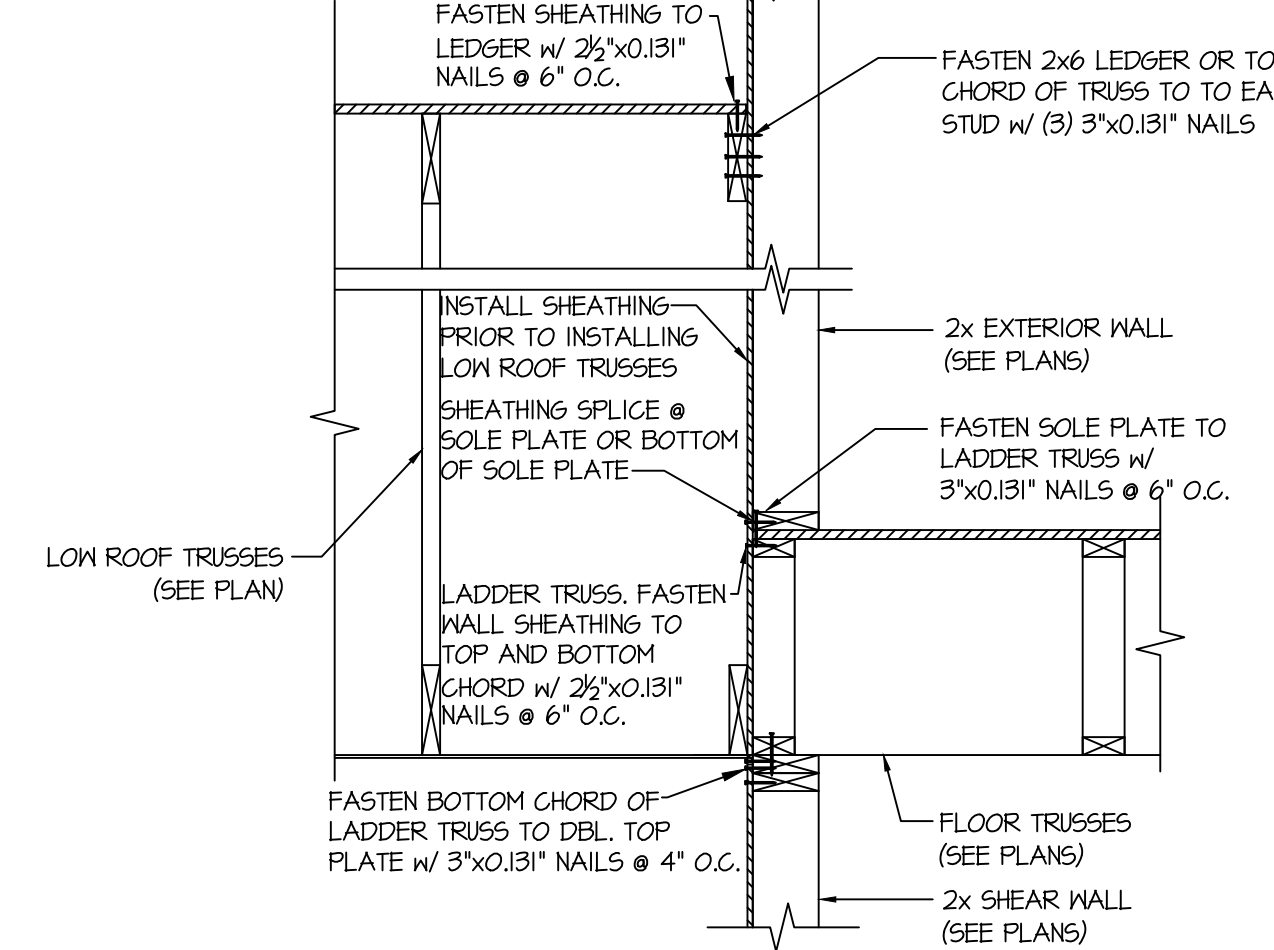
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SCALE: 3/4"=1'-0"



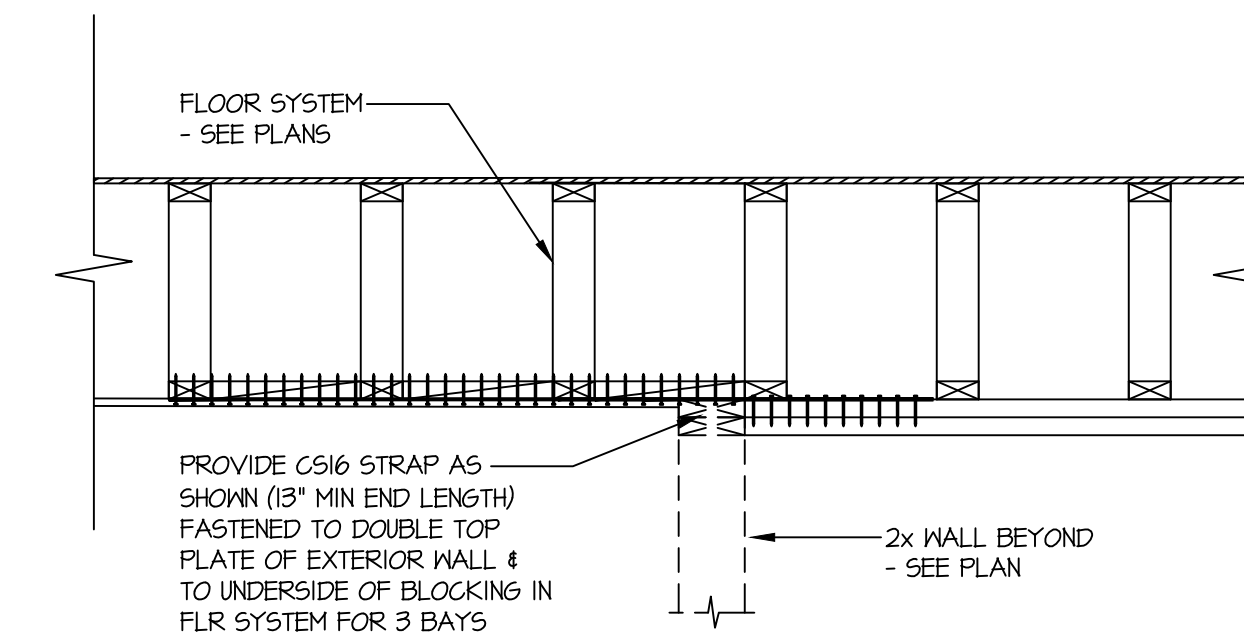
60 SECTION  
SCALE: 3/4"=1'-0" PERPENDICULAR FRAMING



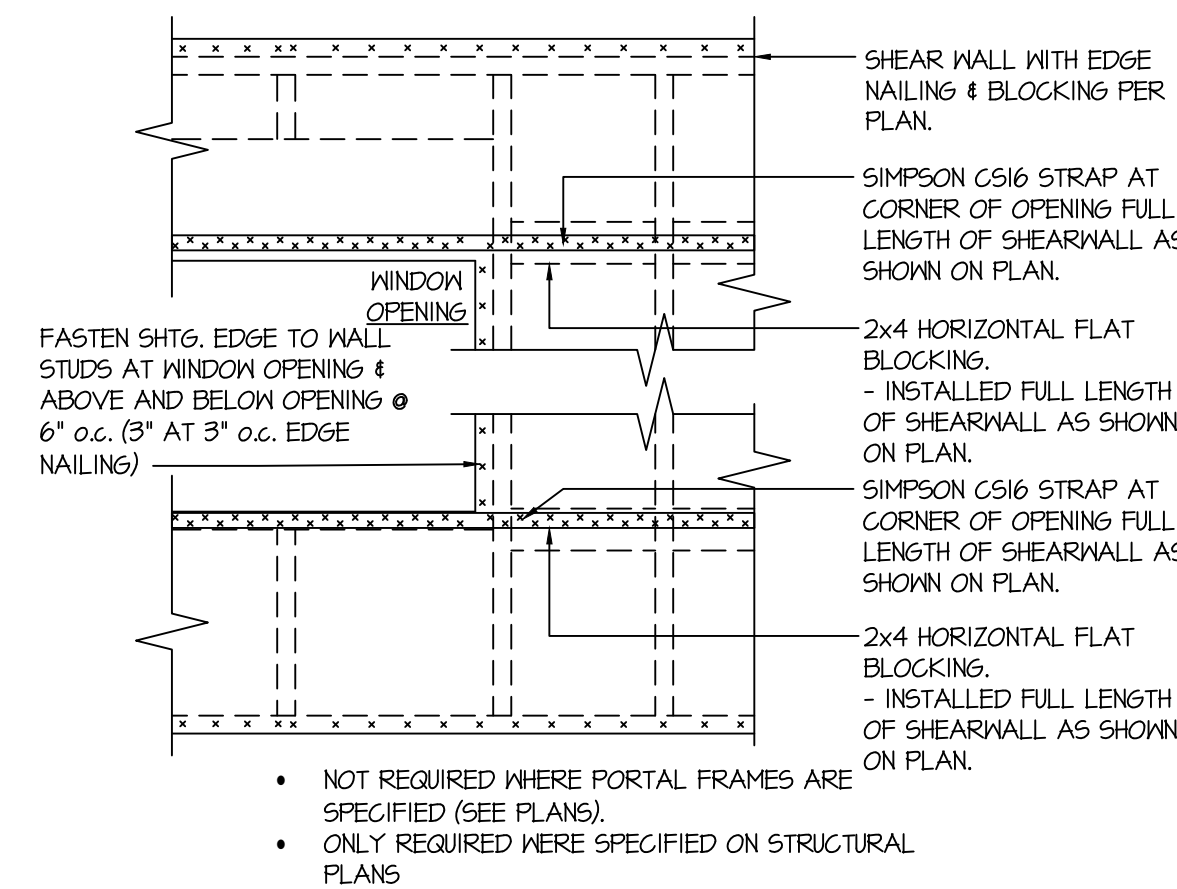
61 SECTION  
SCALE: 3/4"=1'-0" PARALLEL FRAMING



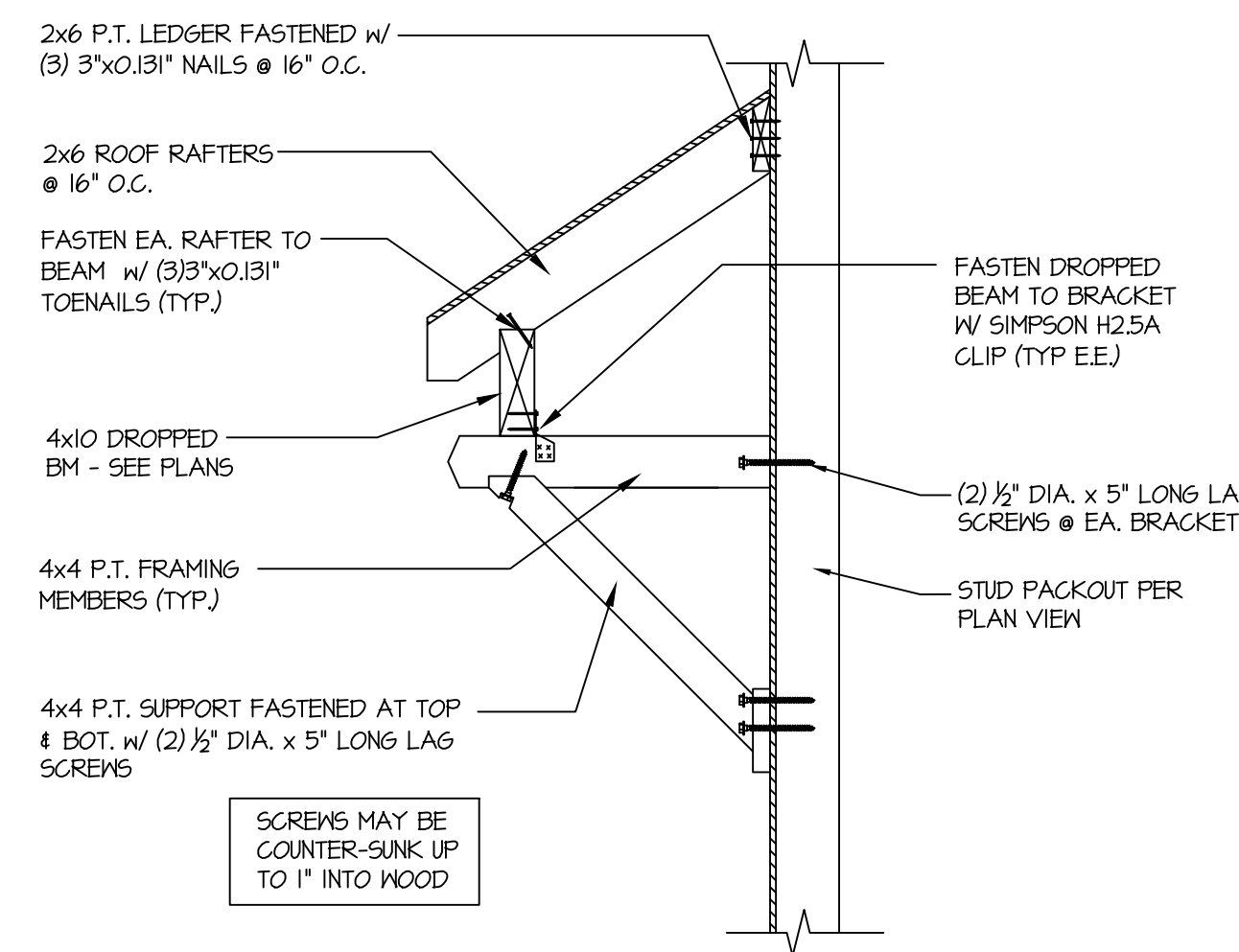
62 SECTION  
SCALE: 3/4"=1'-0"



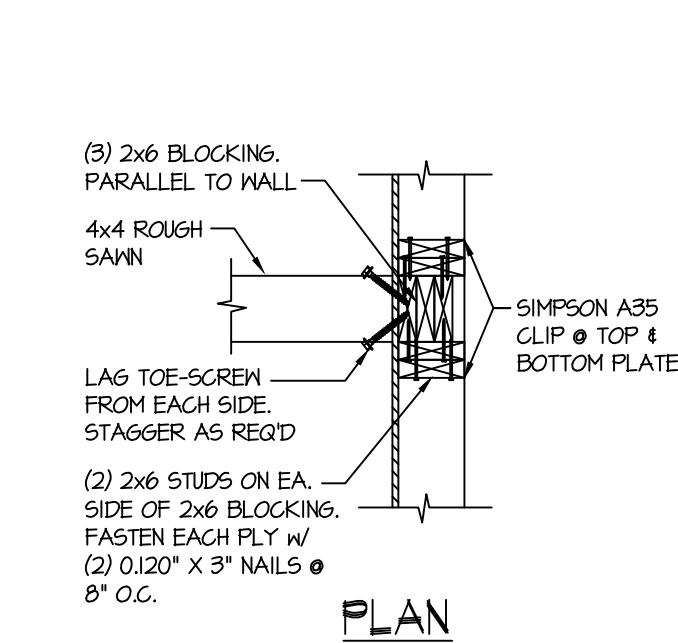
90 STRAP DETAIL  
SCALE: 3/4"=1'-0"



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



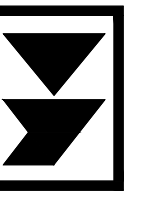
99 SUPPORT BRACKET DETAIL  
SCALE: 3/4"=1'-0"



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



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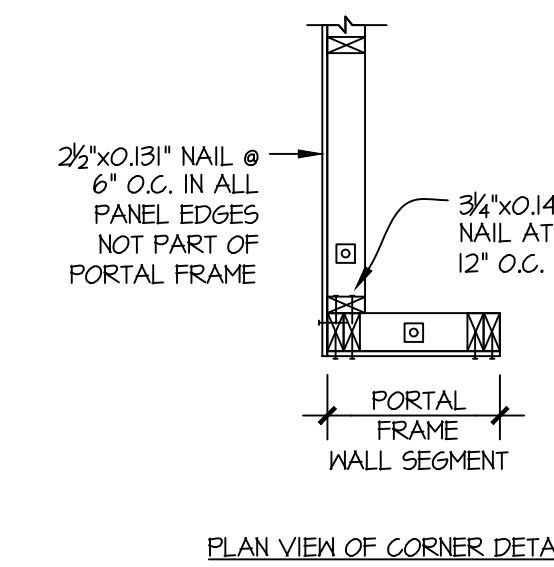
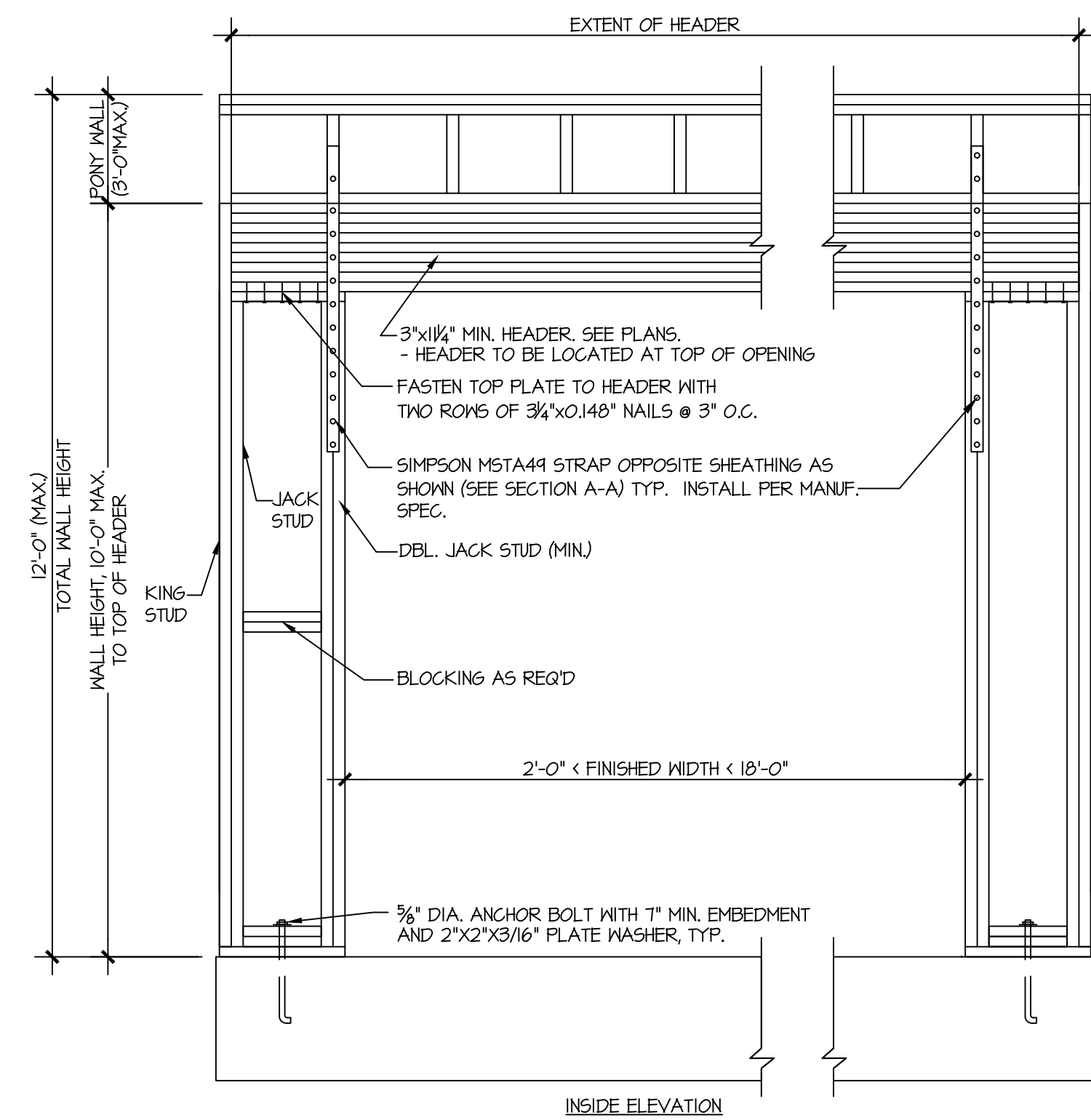
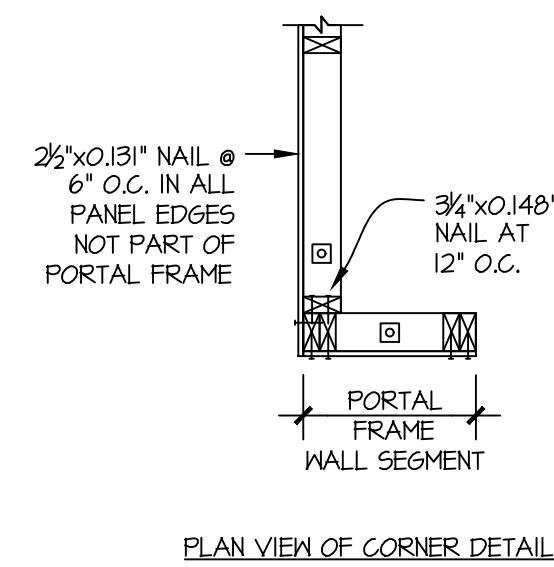
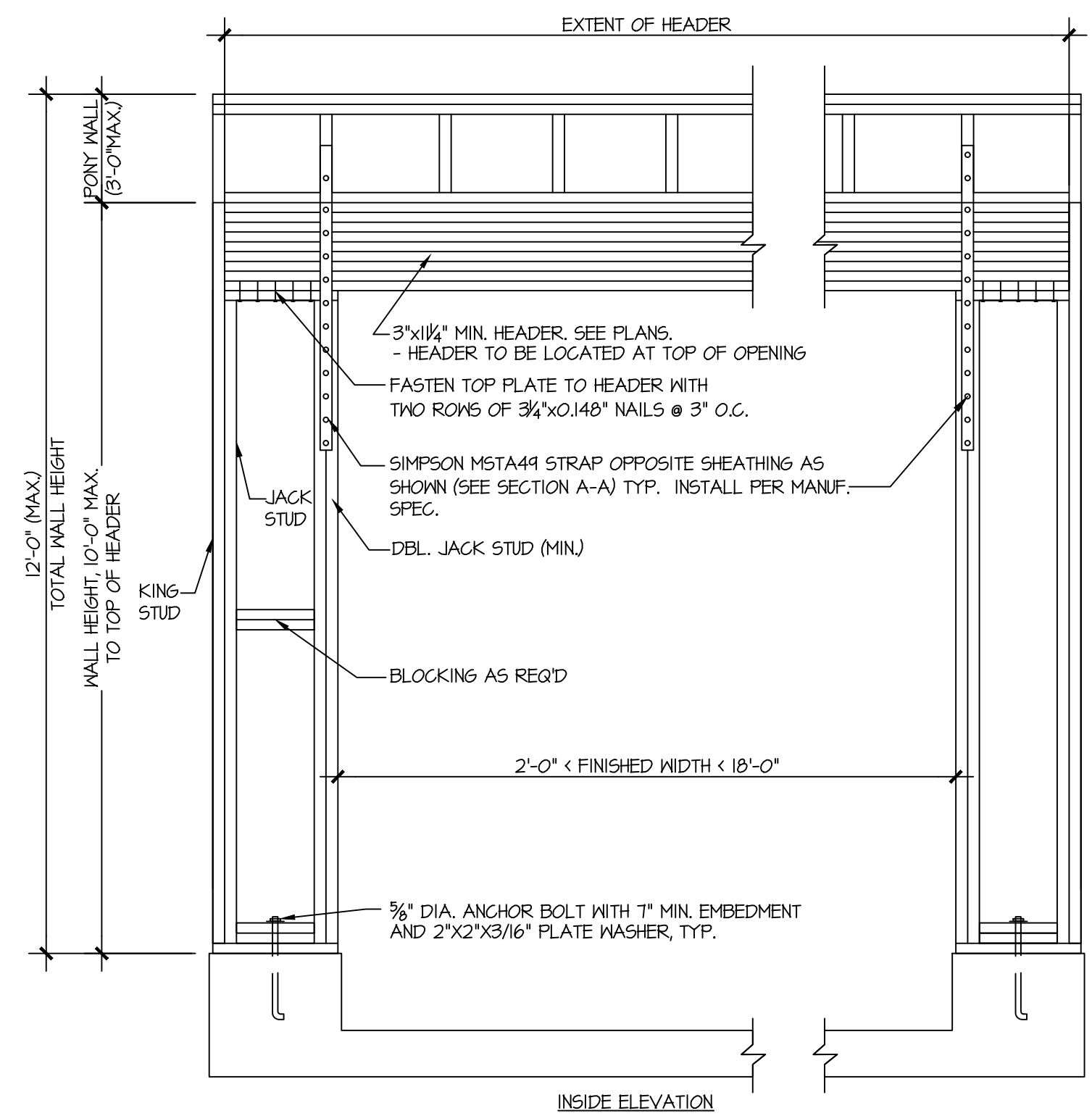
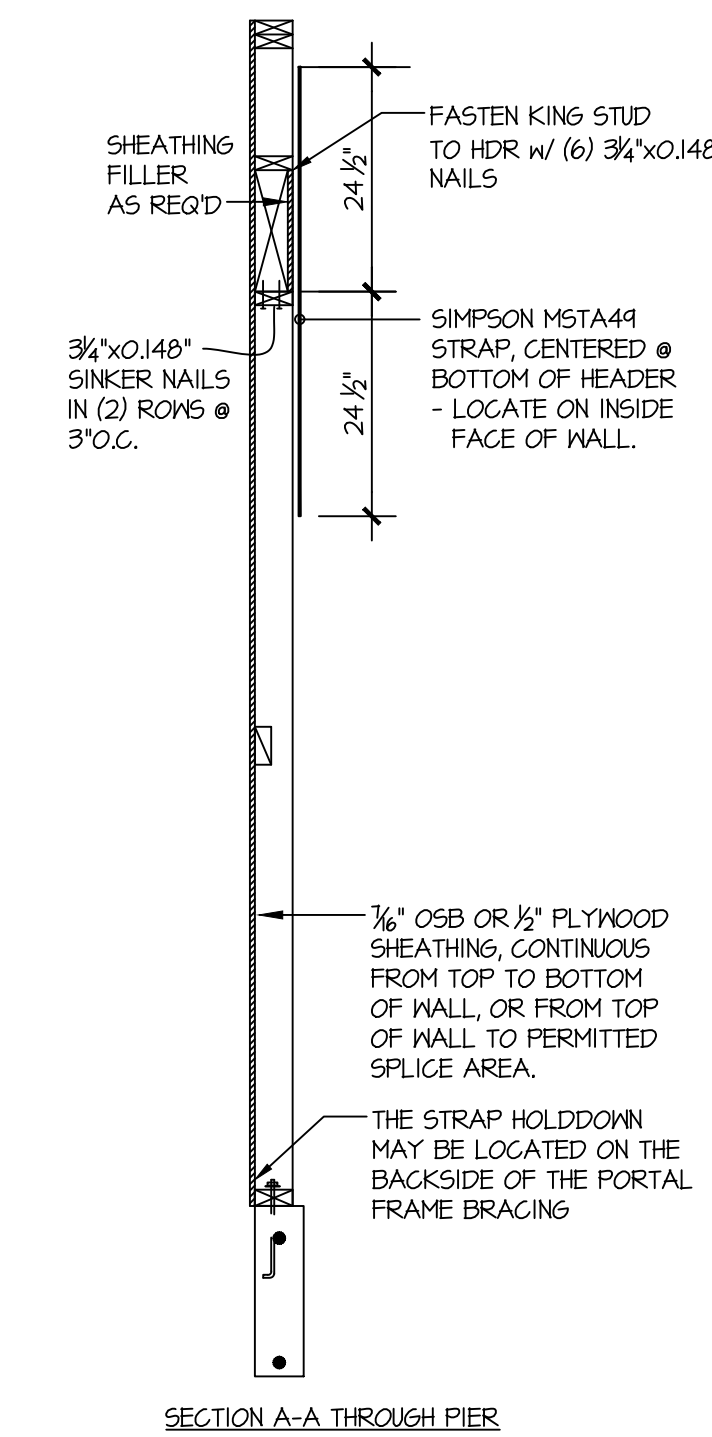
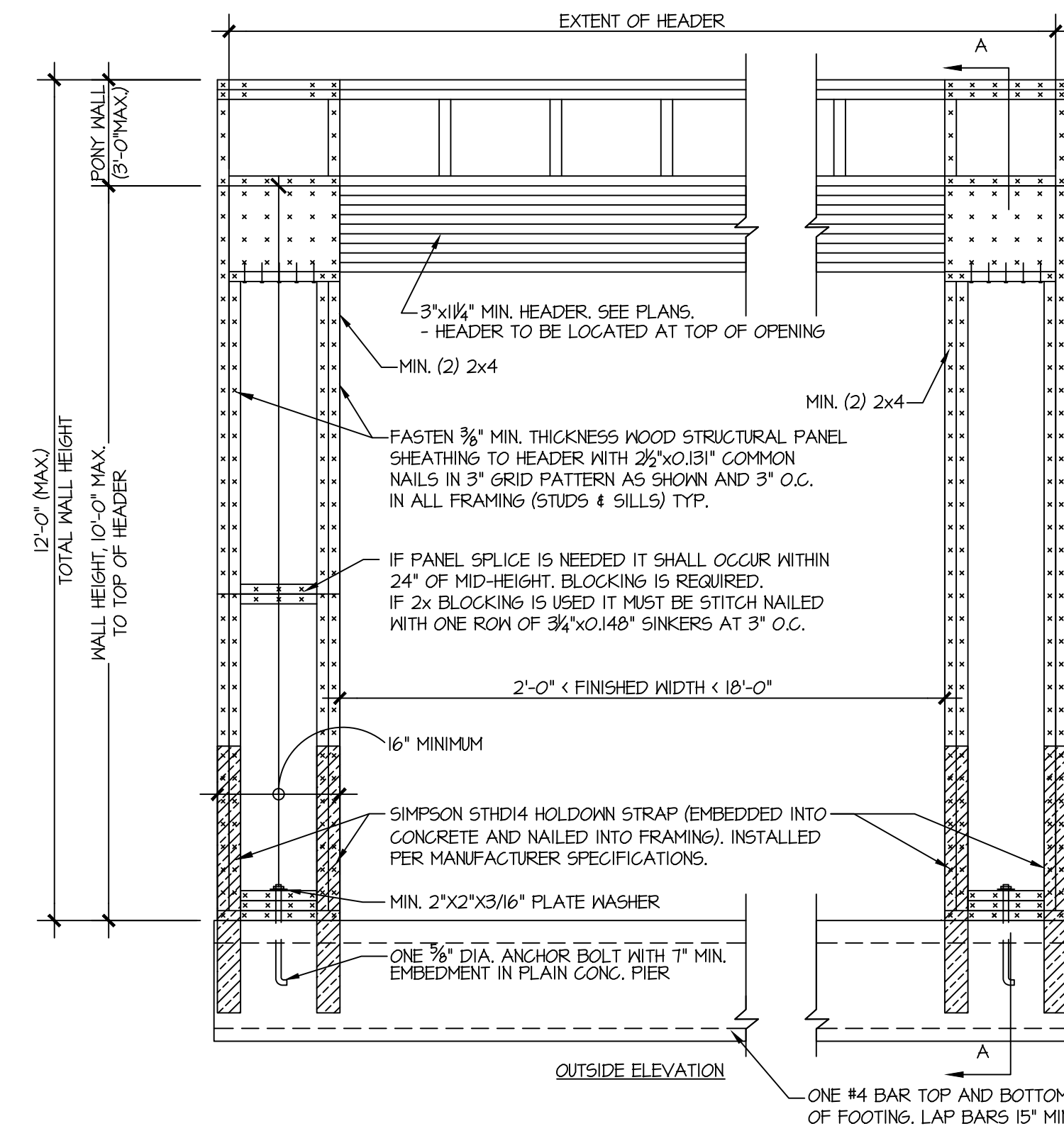
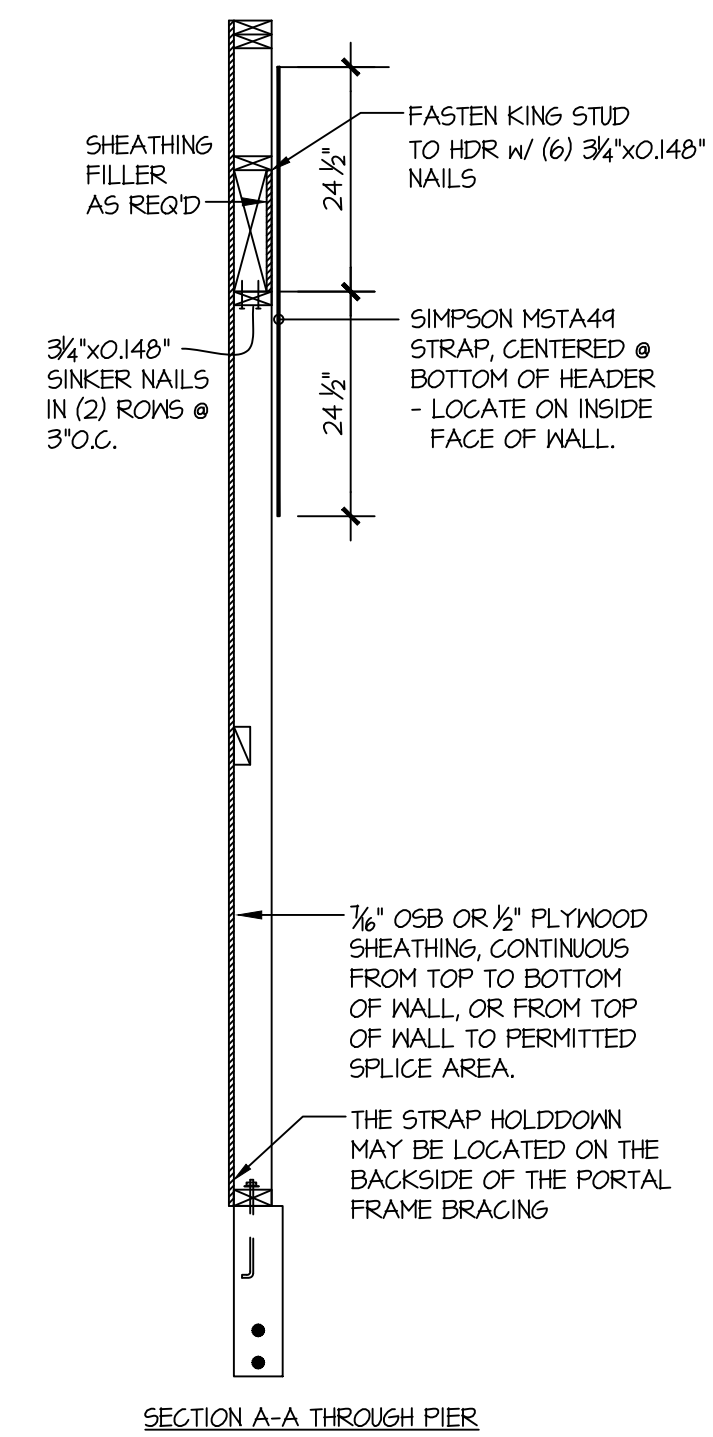
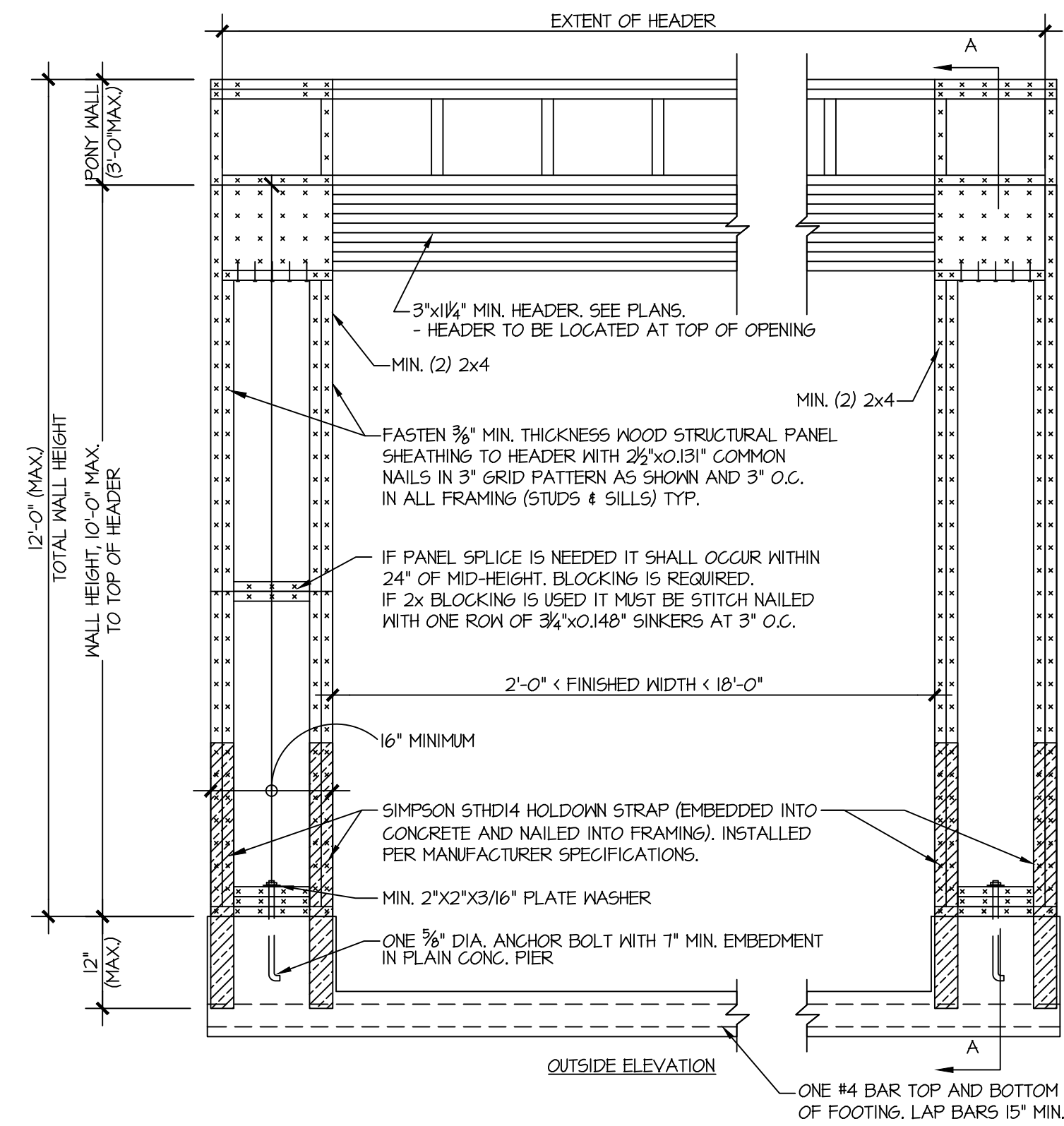
REVISIONS:	
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LATERAL BRACING DETAILS  
4533 90TH AVE. SW  
MERCER ISLAND, WASHINGTON

sheet:  
**LB-2**





1 APA PORTAL FRAME DETAIL WITH HOLDOWNS  
SCALE: N.T.S.

2 APA PORTAL FRAME DETAIL WITH HOLDOWNS  
SCALE: N.T.S.

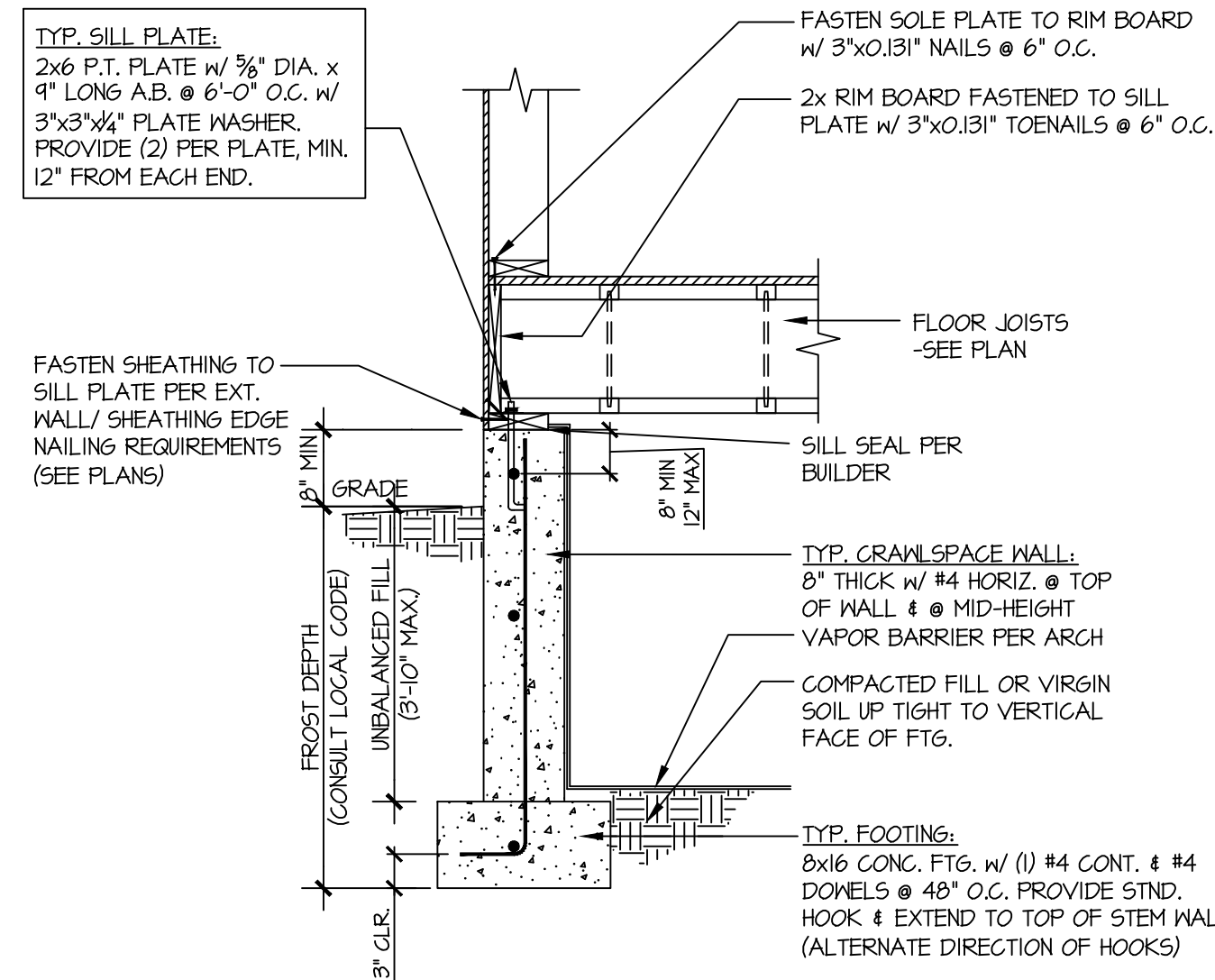


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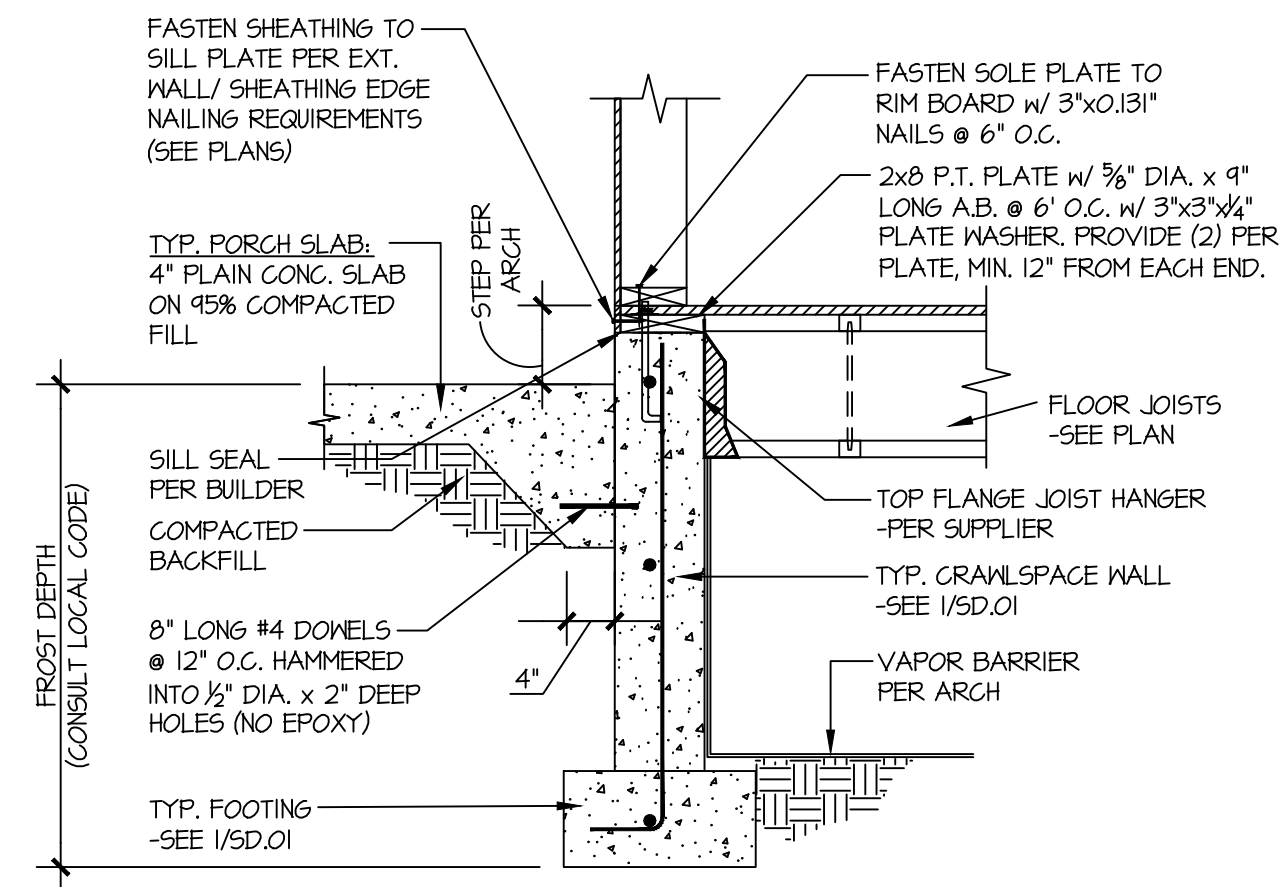


LATERAL BRACING DETAILS  
4533 90TH AVE. SW  
MERCER ISLAND, WASHINGTON

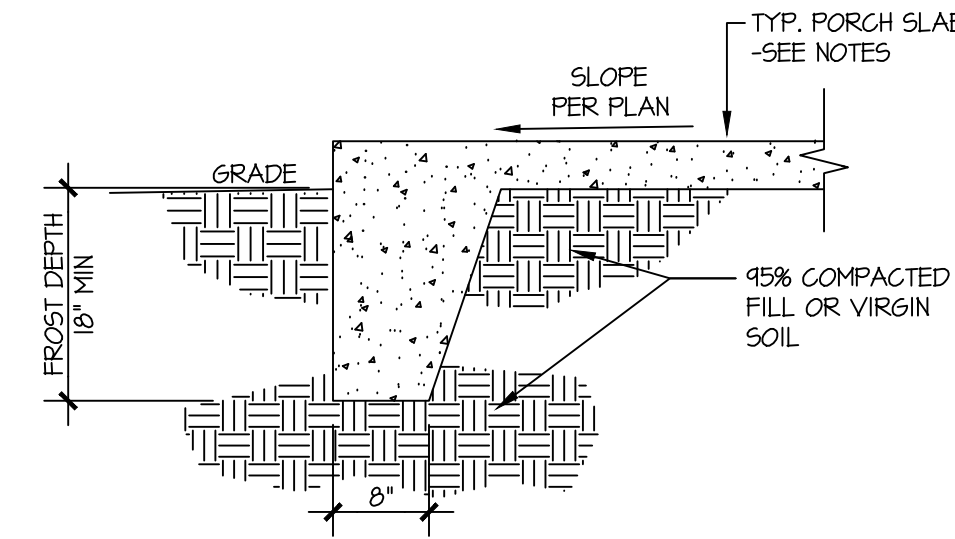
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LB-3



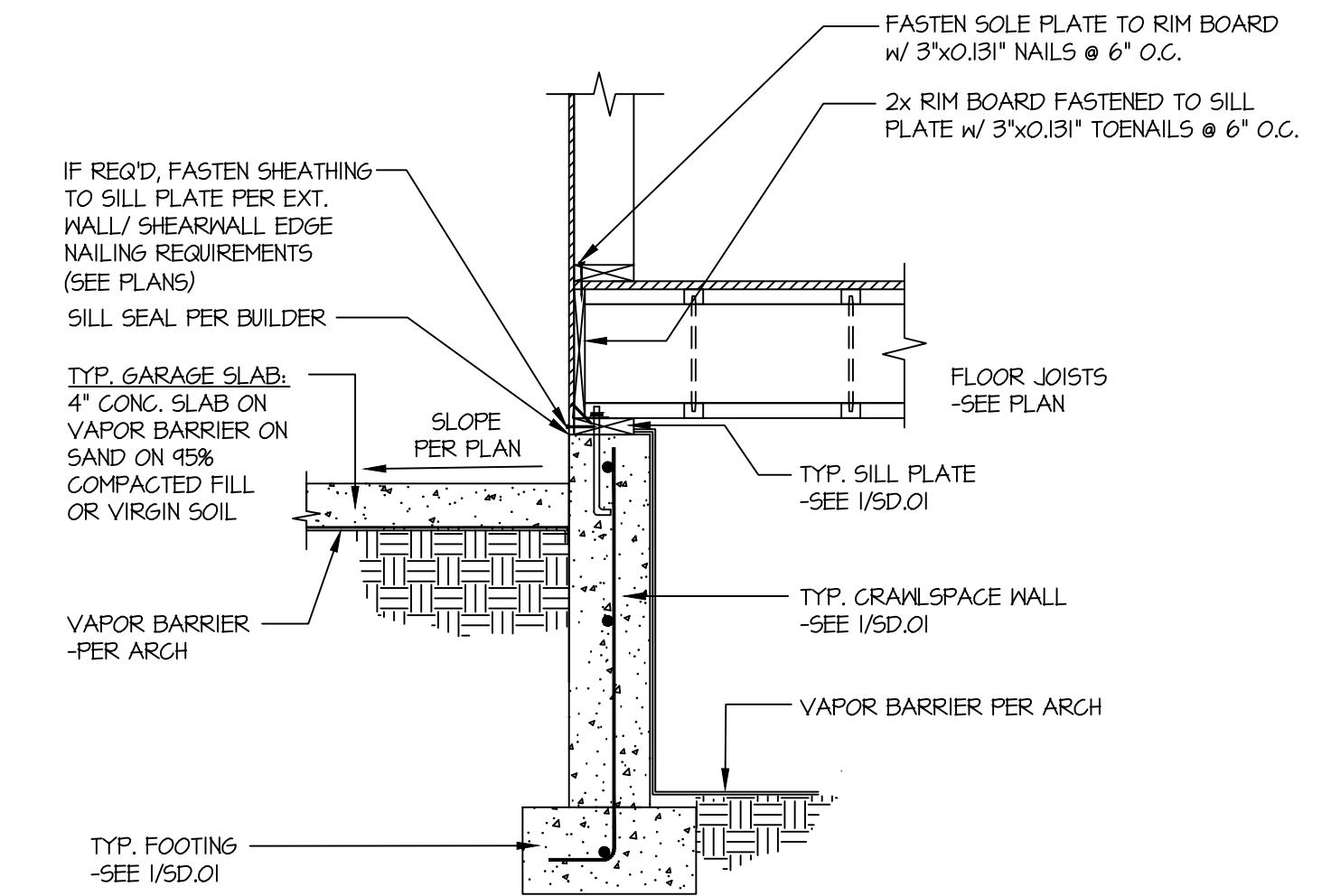
1 TYPICAL CRAWLSPACE FOUNDATION  
SCALE: 3/4"=1'-0"



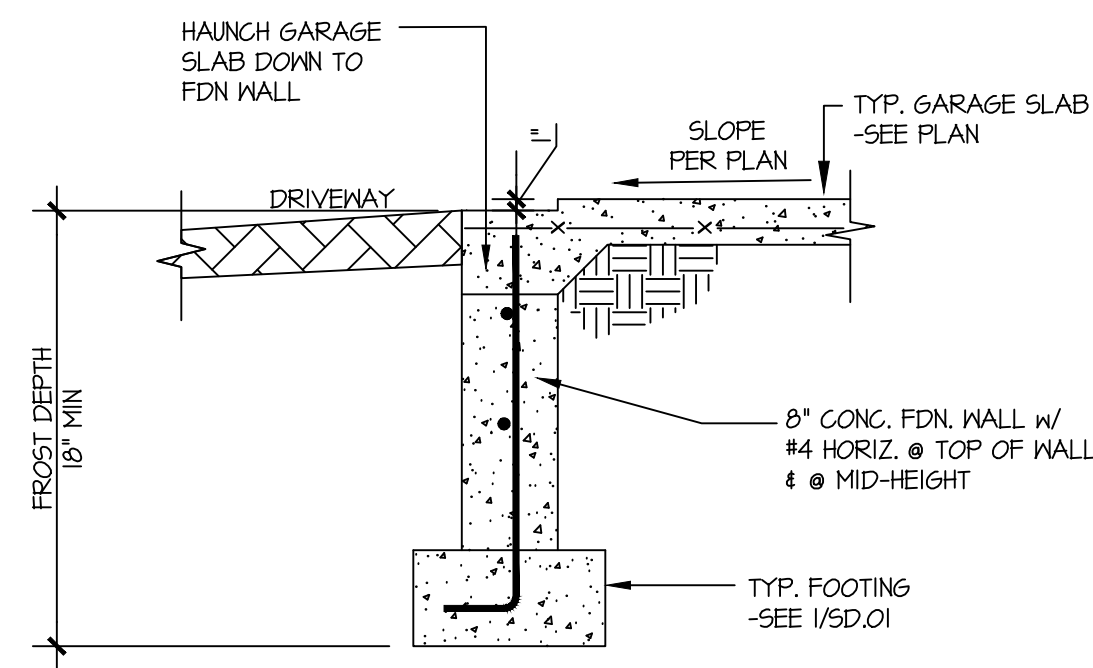
2 TYPICAL CRAWLSPACE FOUNDATION @ PORCH SLAB  
SCALE: 3/4"=1'-0"



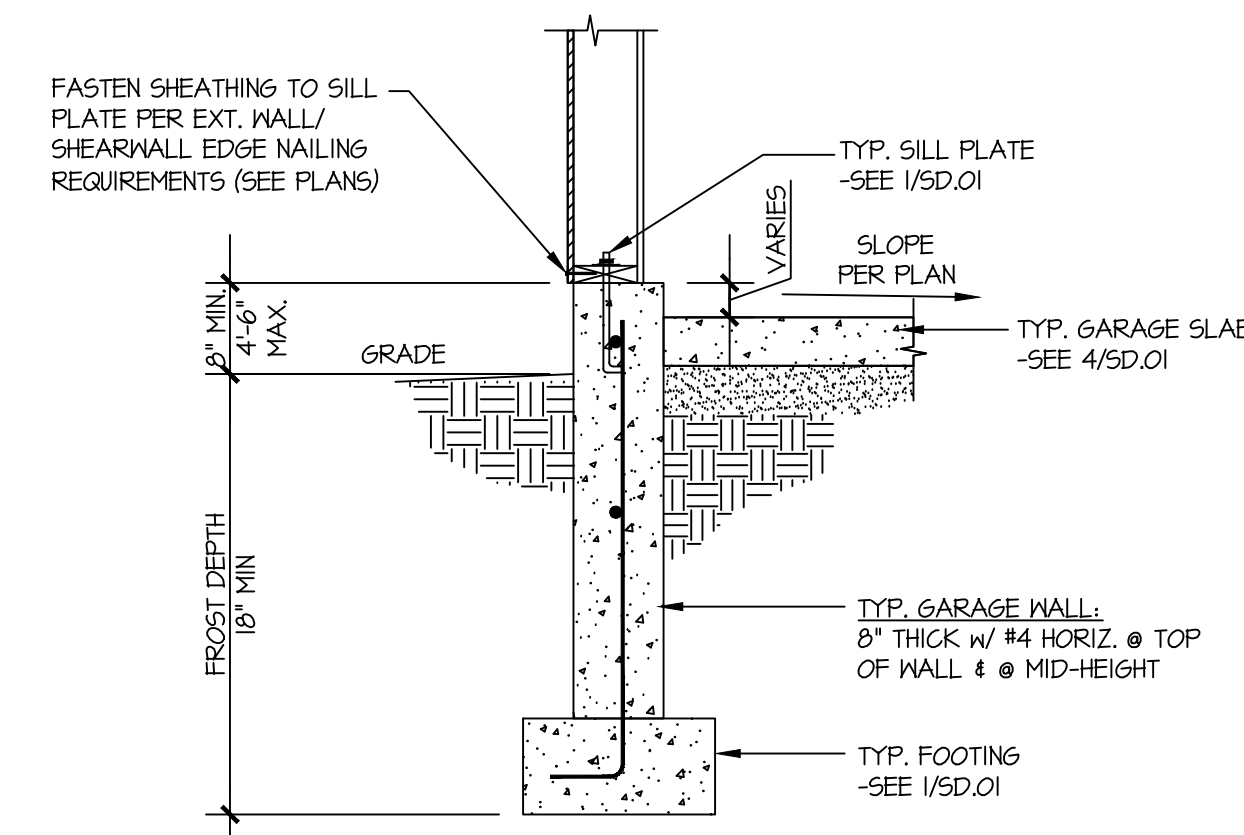
3 TYPICAL FOOTING @ PORCH SLAB  
SCALE: 3/4"=1'-0"



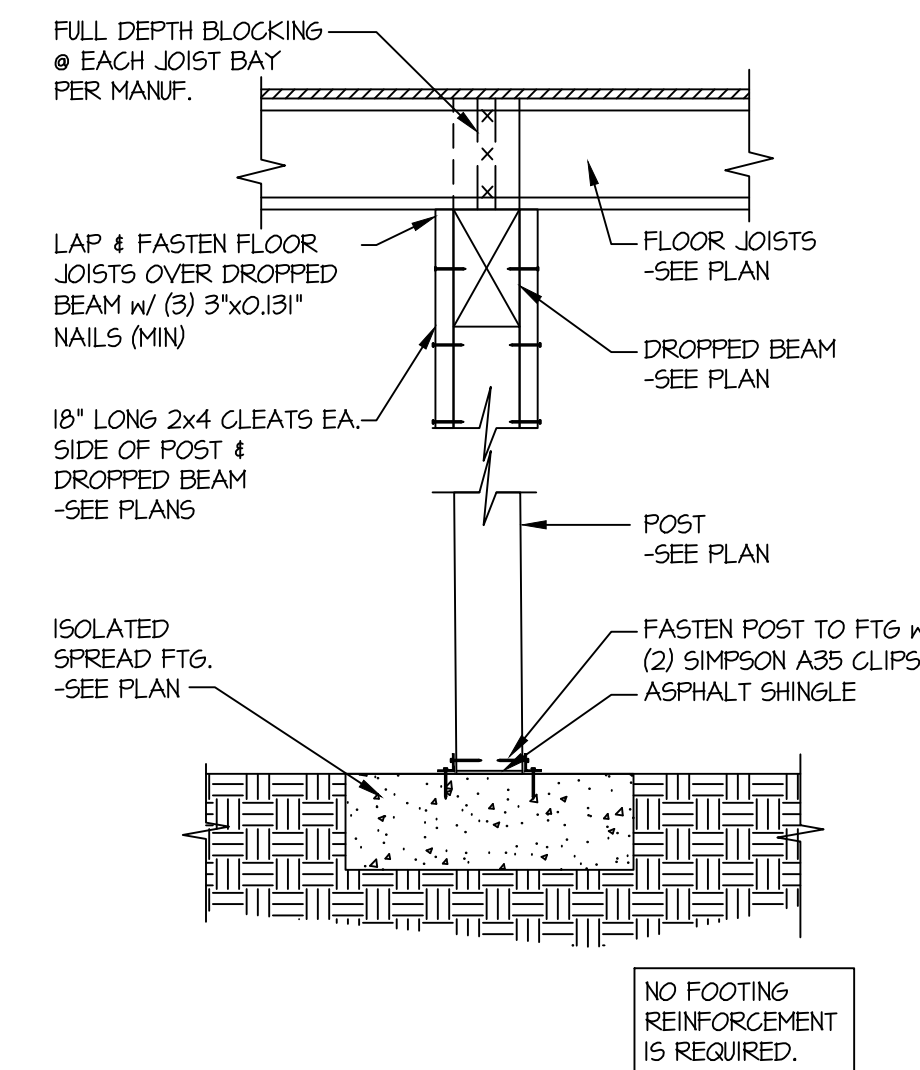
4 TYPICAL CRAWLSPACE FOUNDATION @ GARAGE  
SCALE: 3/4"=1'-0"



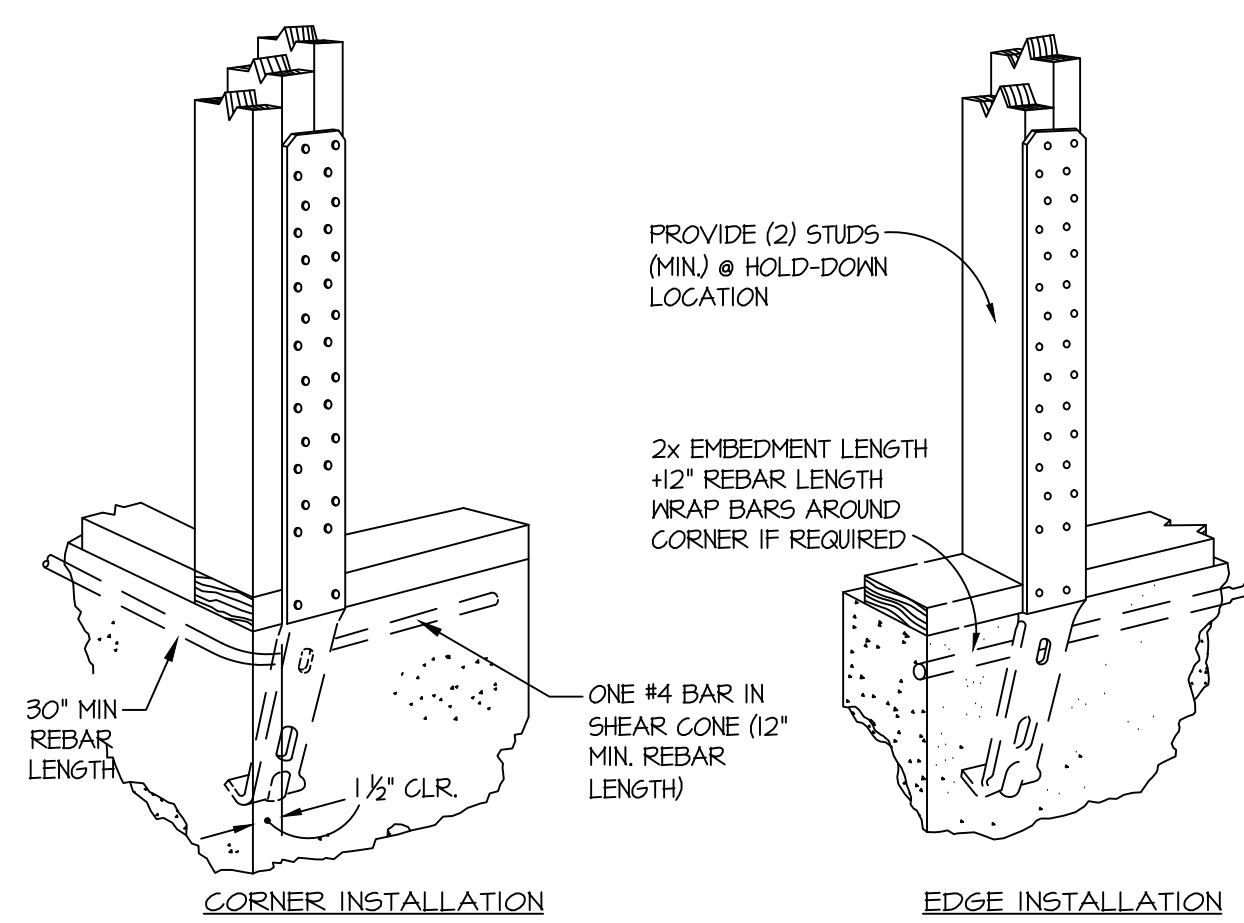
5 TYPICAL CONCRETE FOOTING @ GARAGE DOOR OPENING  
SCALE: 3/4"=1'-0"



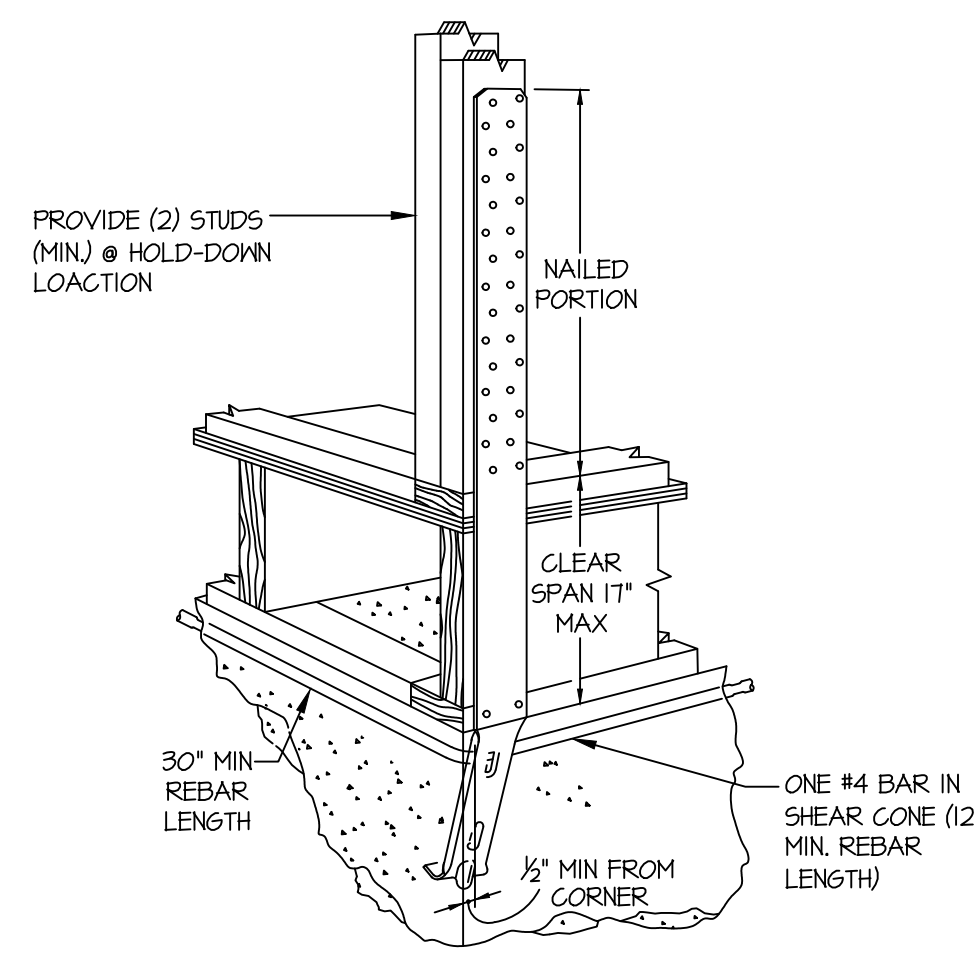
6 TYPICAL EXT. GARAGE FOUNDATION  
SCALE: 3/4"=1'-0"



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



A TYPICAL HOLD-DOWN INSTALLATION  
NOT TO SCALE



B TYPICAL HOLD-DOWN INSTALLATION  
NOT TO SCALE



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FOUNDATION DETAILS

4533 90TH AVE. SW  
MERCER ISLAND, WASHINGTON

sheet: SD.01



### Vertical wall Installation

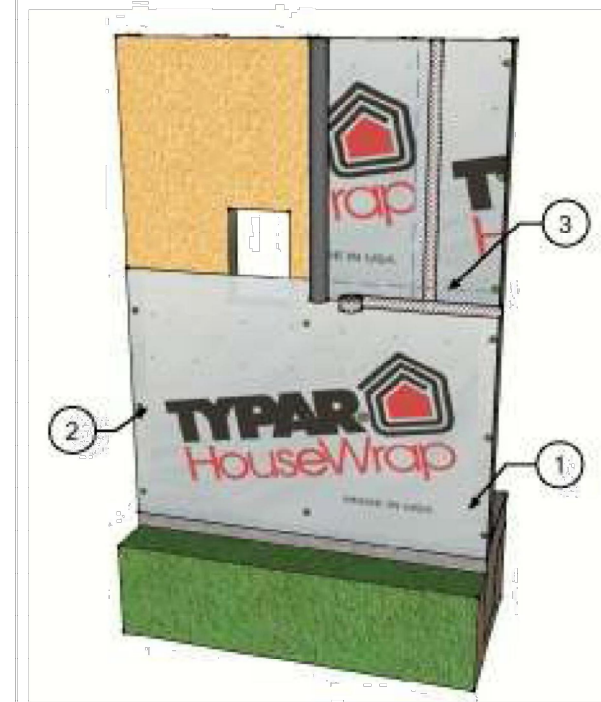
Install TYPAR® HouseWrap over an approved exterior sheathing after the framing is complete and before the windows and doors have been installed. Plastic capped fasteners should be used and spaced at 32" OC (vertically and horizontally) when being applied over 7/16" OSB or 15/32" plywood. When installing 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

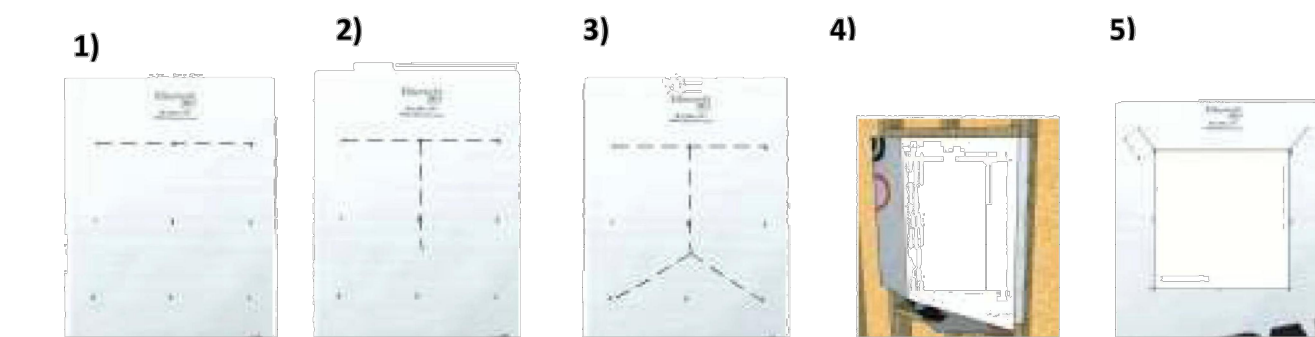
From that stopping point, cut diagonally to both lower left and right corners of the opening.

#### 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.

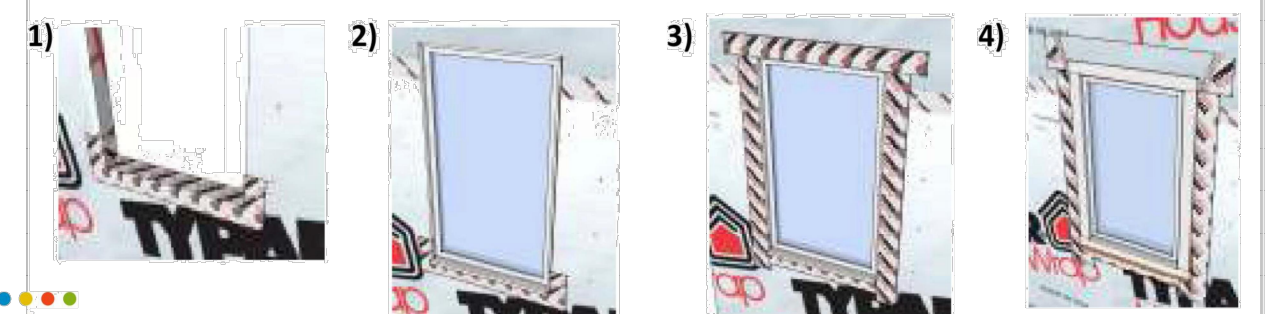
#### STEP 3

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.

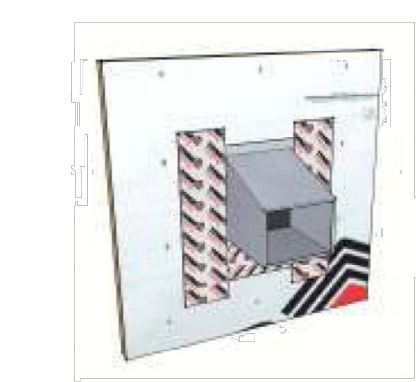
#### 1)



#### STEP 1

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

#### 2)



#### 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.

#### 3)



#### 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.

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  
Mercer Island, WA  
98040  
425.266.9100

Issue Description	Issue Date	By

Job Number: \_\_\_\_\_

plan name:	--
marketing name:	--
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: \_\_\_\_\_

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

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

D1 of .

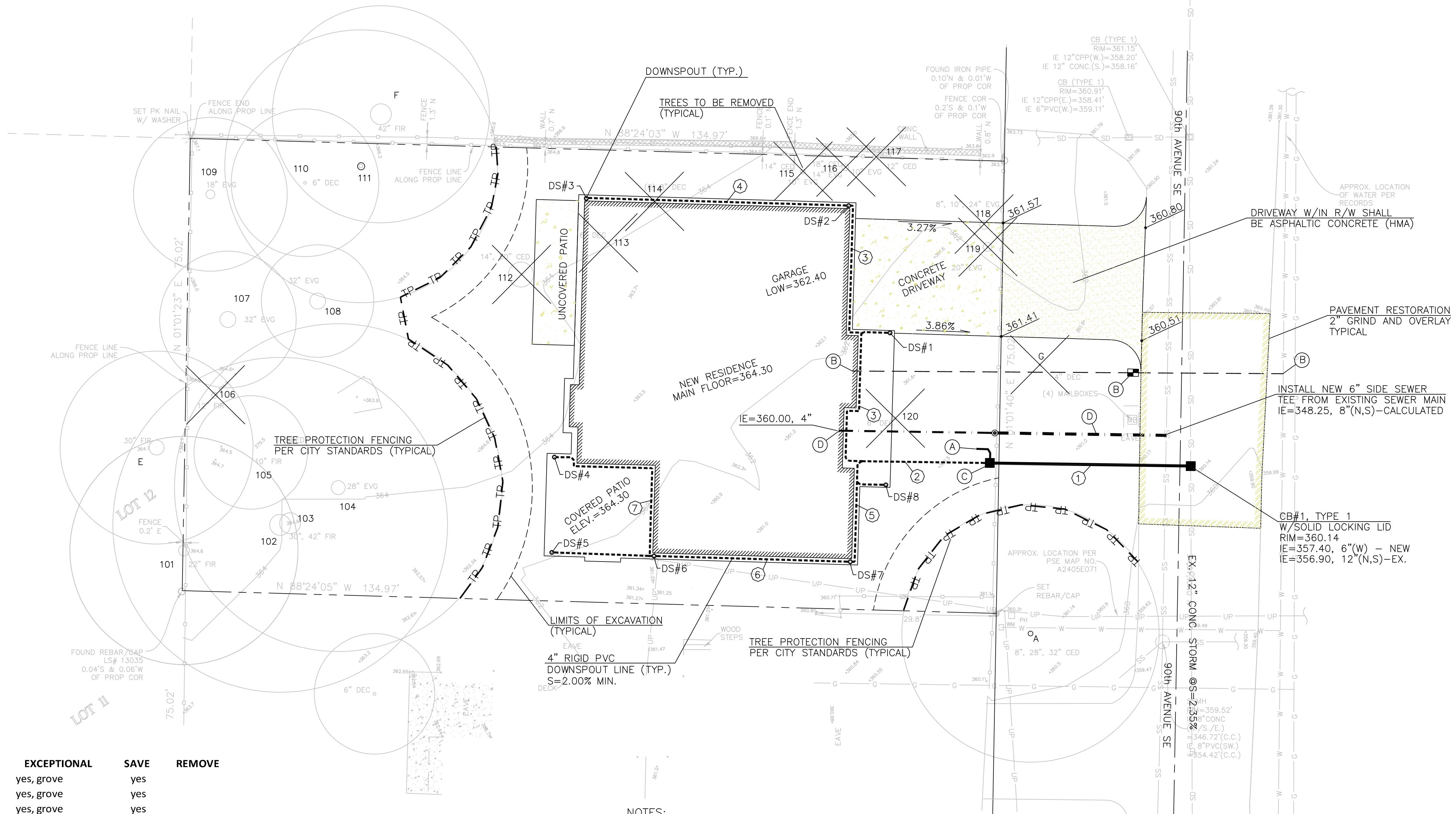
Sheet Title/Description



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 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



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 REGULATED TREES

Tree ID	species	DBH	DRIP	EXCEPTIONAL	SAVE	REMOVE	Notes
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

Tree ID	species	DBH	DRIP	EXCEPTIONAL	SAVE	REMOVE
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

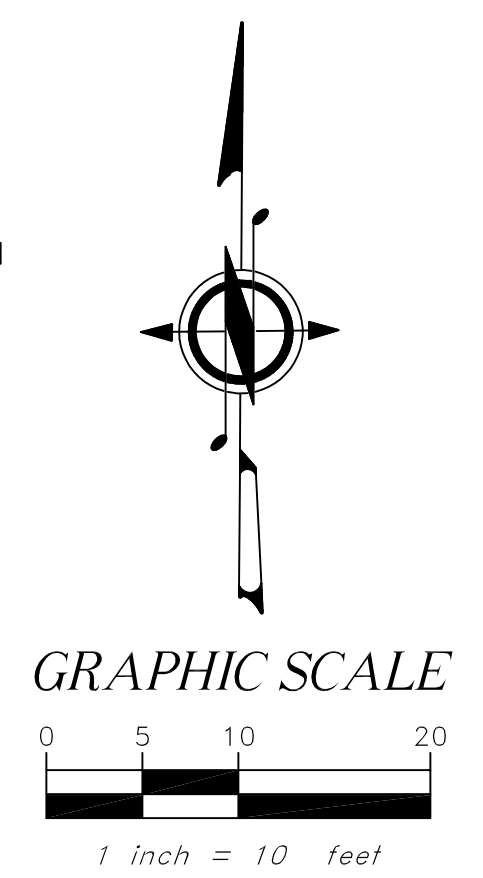
DS#1	CONCRETE=364.30 DOWNSPOUT LINE=363.00, 4"
DS#2	GROUND=362.40 DOWNSPOUT LINE=360.80, 4"
DS#3	GROUND=363.50 DOWNSPOUT LINE=362.40, 4"
DS#4	CONCRETE=364.30 DOWNSPOUT LINE=362.90, 4"
DS#5	CONCRETE=364.30 DOWNSPOUT LINE=362.90, 4"
DS#6	CONCRETE=364.30 DOWNSPOUT LINE=362.25, 4"
DS#7	GROUND=362.50 DOWNSPOUT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



PROJECT: 4533 90h Avenue SE

CLIENT: Jay Mezistrano

SHEET CONTENT: Utility Plan

DESIGNED BY: DLO

DRAWN BY: VS

CHECKED BY: DLO

DATE: 02/04/2022

REV. NO.:

DATE:

DESCRIPTION:

DATE: 02/04/2022

JOB NO.:

DWG NO.:

SHEET 1 OF 2

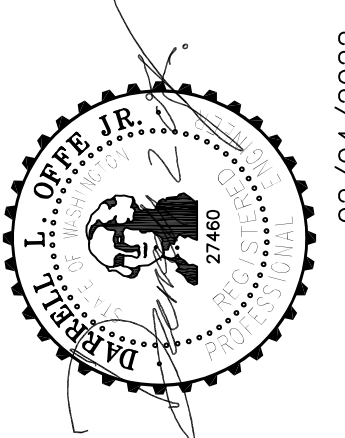
DATE: 02/04/2022

REV. NO.:

DATE:

DESCRIPTION:

REV. NO.	DATE	DESCRIPTION



**OFFE ENGINEERS**  
 13902 SOUTHEAST 159TH PLACE  
 RENTON, WASHINGTON 98058  
 PHONE: 425-260-3412  
 CONTACT: DARRELL OFFE, P.E.

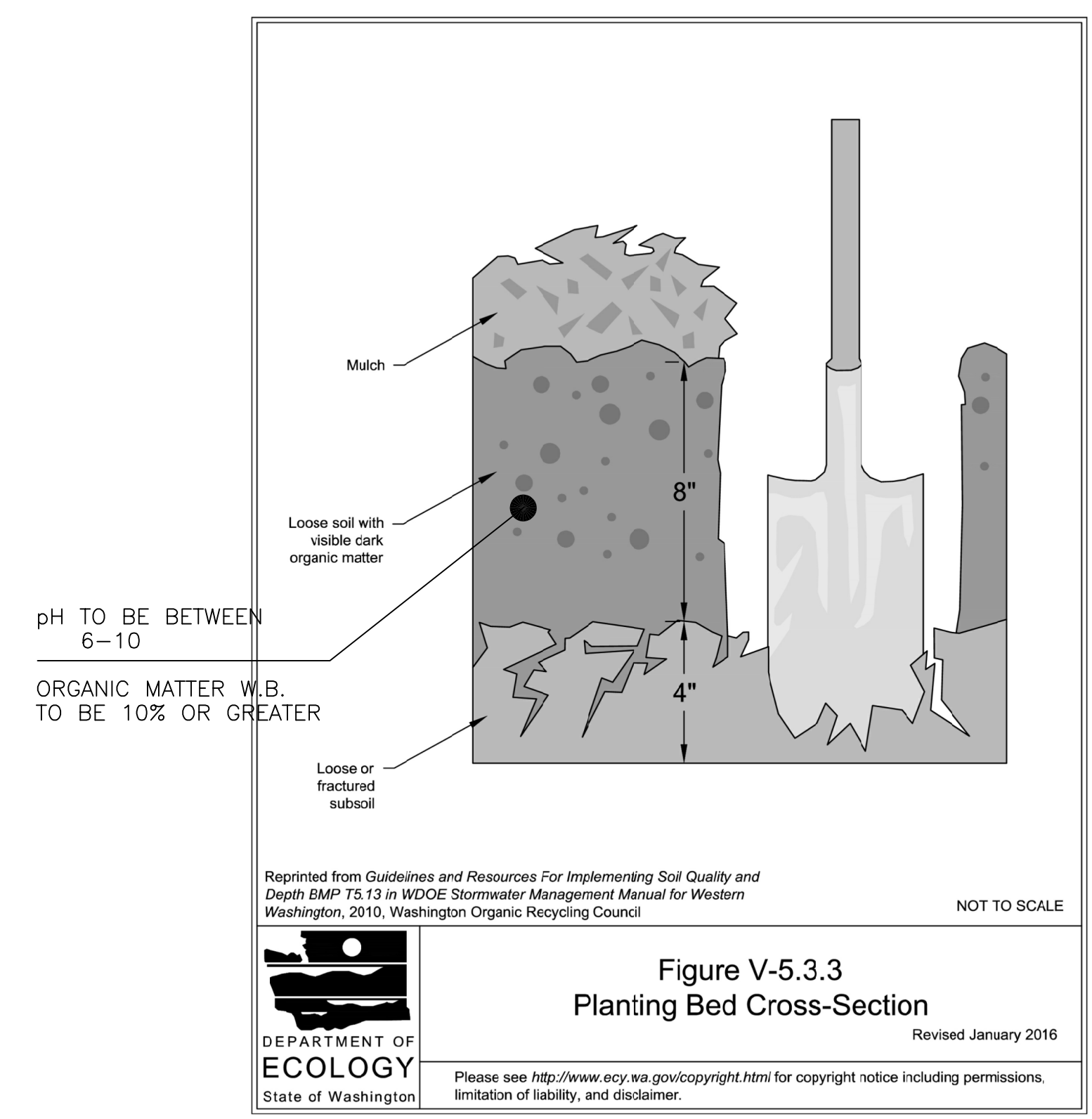
**OE**

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

**Figure V-5.3.3 Planting bed Cross-Section**



# TOPOGRAPHIC & BOUNDARY SURVEY

measure success

## 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

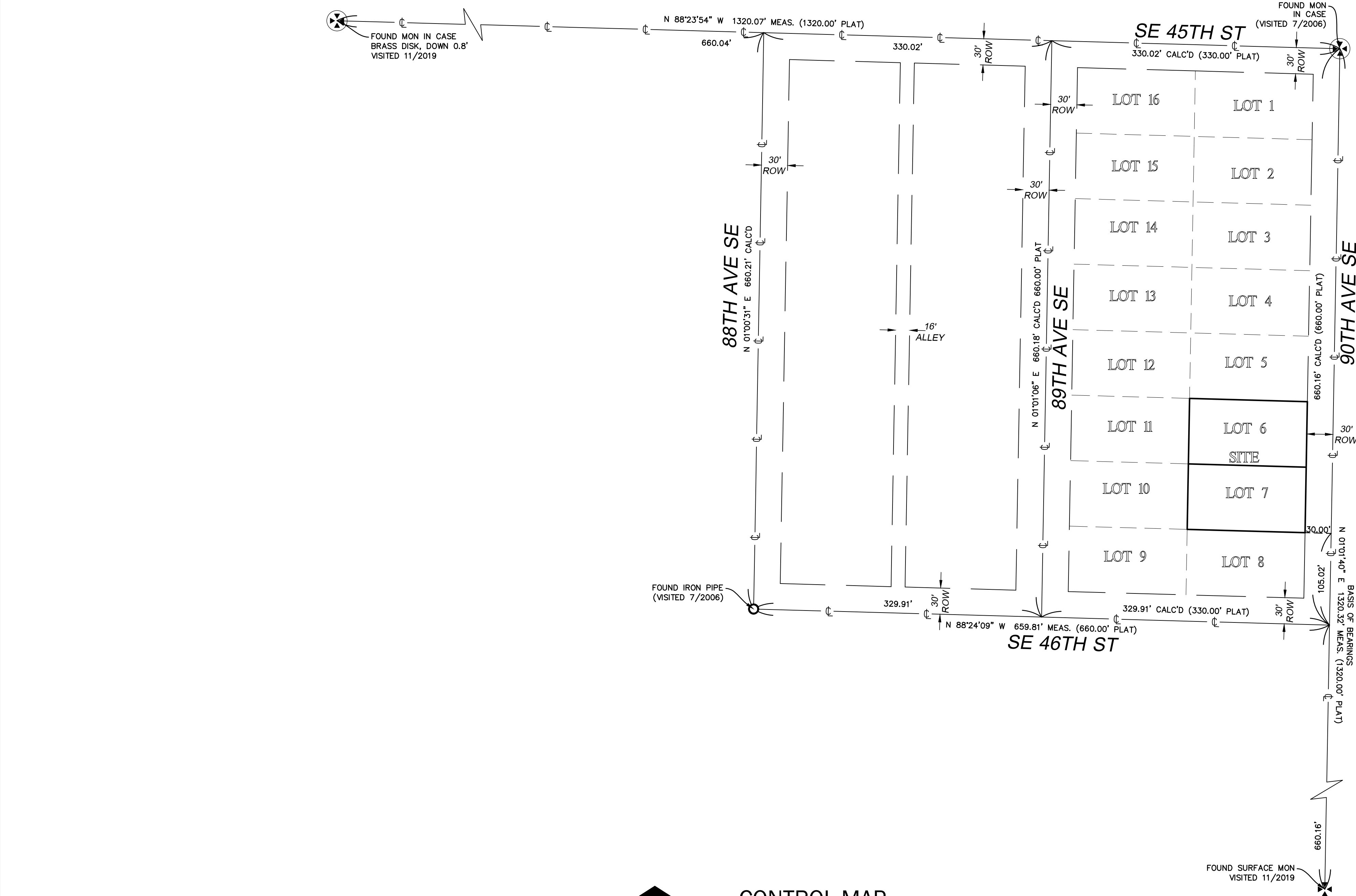
R1. PLAT OF ALLVIEW HEIGHTS ADDITION, VOL. 16, PG. 20, RECORDS OF KING COUNTY, WASHINGTON.

## 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.



**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
SW 1/4 SE 1/4	TOWNSHIP: 24N
	RANGE: 05E, W.M.
	COUNTY: KING

## LEGEND

	ASPHALT SURFACE		POWER HAND HOLE
	BUILDING		POWER METER
	CENTERLINE ROW		POWER (UNDERGROUND)
	CONCRETE SURFACE		POWER SENTRY
	RETAINING WALL		REBAR & CAP (SET)
	DECK		SEWER LINE
	FENCE LINE (WOOD)		SEWER MANHOLE
	GAS LINE		STORM DRAIN LINE
	INLET (TYPE 1)		TELEPHONE SENTRY
	NAIL AS NOTED		TREE (AS NOTED)
	MAILBOX (RESIDENTIAL)		WATER LINE
	PAVER SURFACE		WATER METER
	REBAR AS NOTED (FOUND)		WATER VALVE
	MONUMENT IN CASE (FOUND)		YARD LIGHT

TOPOGRAPHIC & BOUNDARY SURVEY  
 PARCEL NO. 0191100190 & 0191100195

JAYMARC HOMES

4537 90TH AVE SE  
 MERCER ISLAND, WA 98040



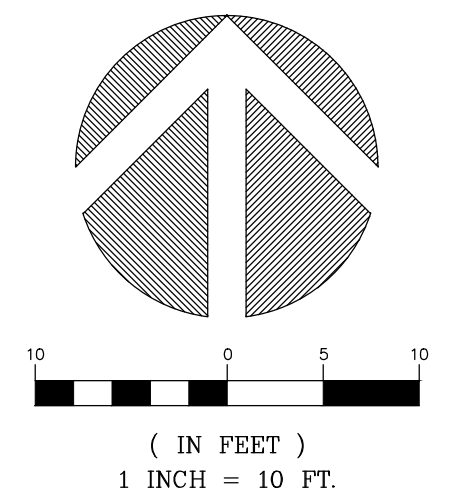
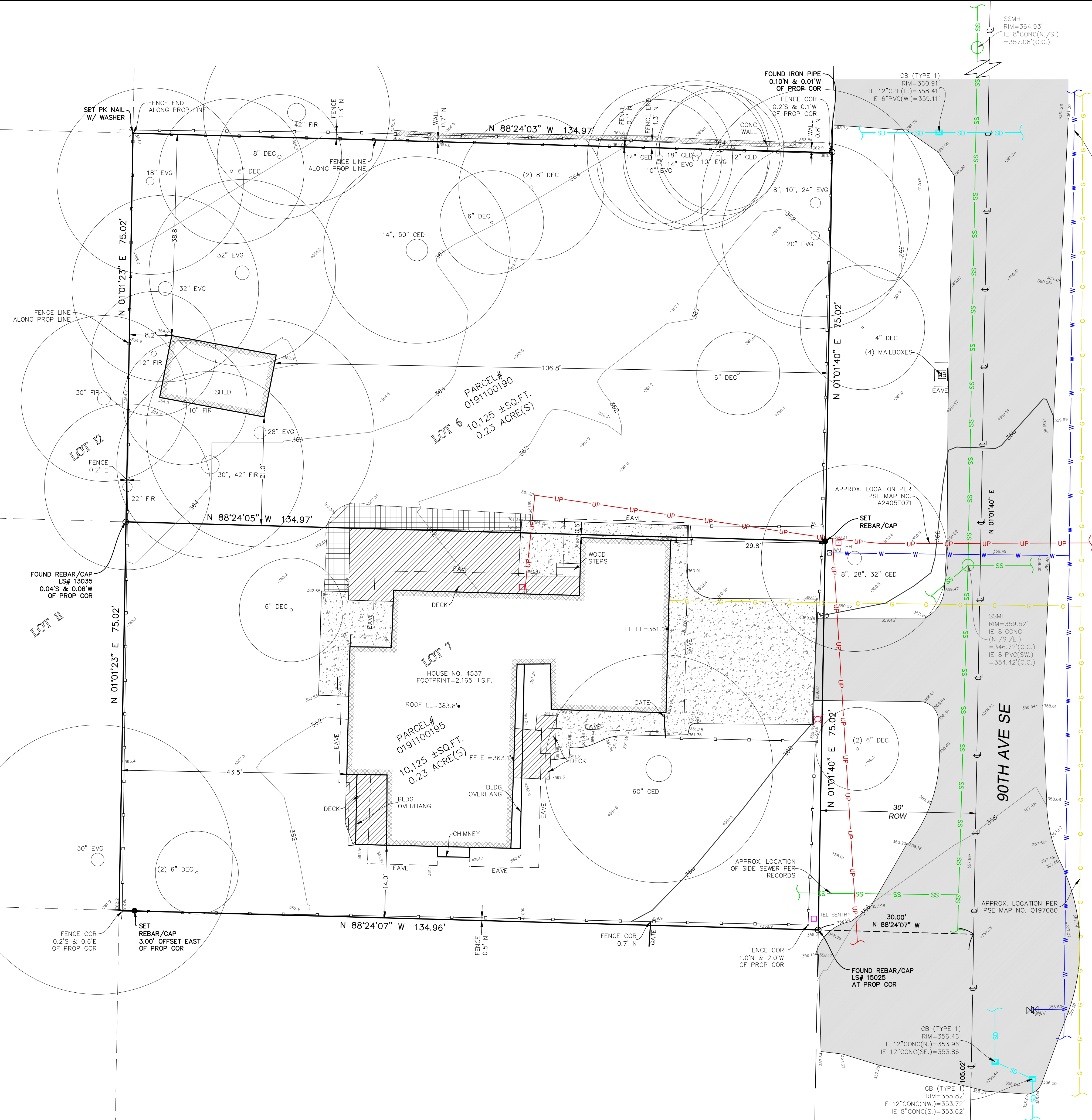
**Terrane**  
 10801 Main Street, Suite 102, Bellevue, WA 98004  
 phone 425.458.4498 support@terrane.net  
 www.terrane.net

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		POWER HAND HOLE
	BUILDING		POWER METER
	CENTERLINE ROW		POWER (UNDERGROUND)
	CONCRETE SURFACE		POWER SENTRY
	RETAINING WALL		REBAR & CAP (SET)
	DECK		SEWER LINE
	FENCE LINE (WOOD)		SEWER MANHOLE
	GAS LINE		STORM DRAIN LINE
	INLET (TYPE 1)		TELEPHONE SENTRY
	NAIL AS NOTED		TREE (AS NOTED)
	MAILBOX (RESIDENTIAL)		WATER LINE
	PAVER SURFACE		WATER METER
	REBAR AS NOTED (FOUND)		WATER VALVE
	MONUMENT IN CASE (FOUND)		YARD LIGHT



APPROX. LOCATION OF WATER PER RECORDS

APPROX. LOCATION PER PSE MAP NO. A2405E071

90TH AVE SE

APPROX. LOCATION OF SIDE SEWER PER RECORDS

APPROX. LOCATION PER PSE MAP NO. Q1970B0

**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		
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COUNTY	KING		

measure success

TOPOGRAPHIC & BOUNDARY SURVEY  
 PARCEL NO. 0191100190 & 0191100195  
 JAYMARC HOMES  
 4537 90TH AVE SE  
 MERCER ISLAND, WA 98040



**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:	1"=10'
REVISION HISTORY	
SHEET NUMBER	2 OF 2