

# PIHA RESIDENCE

3745 77th Ave SE - MERCER ISLAND, WA.

GENERAL INFORMATION  
APPLIES FULL SET



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

## FLOOR PLAN GENERAL NOTES

### GENERAL

- ALL ANGLED WALLS (OTHER THAN 90°) SHALL BE CONSTRUCTED AS NOTED BY ANGLE (DEGREES) CALLOUT OR CONFIGURED AS DIMENSIONED. (I.N.O.)
- ALL DIMENSIONS AT WALLS ARE TO THE FACE OF FRAMING STUDS.
- ALL EXTERIOR WALLS ENCLOSING CONDITIONED SPACE SHALL BE 2x6 STUDS at 16" OC, and INTERIOR WALLS TO BE 2x4 STUDS at 16" OC. per IRC, R602.3.2 (I.N.O.)
- ALL DIMENSIONS AT WINDOWS ARE TO THE CENTERLINE
- WINDOW SIZES NOTED ON PLANS ARE NOMINAL SO CONTRACTOR MUST VERIFY EXACT ROUGH OPENINGS PRIOR TO FRAMING. WINDOW AND DOOR HEAD HEIGHTS SHOULD BE COORDINATED SO THAT ALL WINDOW AND DOOR TRIMS ALIGN.
- PROVIDE WEATHER PROTECTION SYSTEM w/WATER-RESISTIVE BARRIERS IN COMBINATION w/FLASHINGS at EXT. WALLS, OPENINGS, PROJECTIONS, PENETRATIONS and INTERSECTIONS TO LOCK OUT ALL MOISTURE per IRC, R703.1-703.4
- TILE INSTALLATION SHALL COMPLY w/APPLICABLE SECTIONS OF THE TILE COUNCIL OF AMERICA'S "HANDBOOK FOR CERAMIC TILE INSTALLATION" and ITS REFERENCED STANDARDS including IRC, R102.4.1
- ALL COUNTERTOPS, TUB DECKS & WALLS AT TUBS & SHOWERS SHALL HAVE SMOOTH HARD, NON-ABSORBENT SURFACE w/CEMENTITIOUS BACKER BOARD and MOISTURE RESISTANT UNDERLAYMENT per IRC, R102.4.2. NONABSORBENT AT TUB & SHOWER WALLS SHALL BE TO A HEIGHT OF +12" MIN. ABOVE DRAIN INLET per IRC, R307.2
- ALL SHOWERS AND ALL SHOWER RECEPTORS SHALL COMPLY WITH THE 2018 UNIFORM PLUMBING CODE.
- CALCULATIONS and DETAILS FOR MOUNTING HEIGHTS & CONNECTION OF METAL GUARDRAILS (IF USED) SHALL BE PROVIDED FOR REVIEW and APPROVAL BY RAILING FABRICATOR PRIOR TO INSTALLATION FOR COMPLIANCE w/IRC R311 & R312
- ALL REQUIREMENTS FOR BUILDING ENVELOPE TO COMPLY WITH THE 2018 WASHINGTON STATE ENERGY CODE (WSEC). SEE REQ'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.
- WSEC COMPLIANCE CERTIFICATE REQUIRED WITHIN 3' OF ELECTRICAL PANEL.
- EXHAUST FANS LARGER THAN 50cfm. MAY BE CONNECTED TO 4" SMOOTH WALL VENT PIPE IF RUNS DO NOT EXCEED 20' IN LENGTH, THE MINIMUM SIZE OF FLEX DUCT IS 5" DIAMETER WITH MAXIMUM RUN OF 15'.
- COMBUSTION AIR REQUIRED FOR ALL FUEL BURNING APPLIANCES. ALL INTIATION SOURCES TO BE MIN. 18" ABV. GARAGE FLOOR per IRC, M1307.3
- PROVIDE FIREBLOCKING TO CUT OFF DRAFT OPENINGS AT LOCATIONS w/MATERIALS per IRC, R302.11 PROVIDE DRAFTSTOPPING AT FLOOR/CEILING ASSEMBLIES per IRC, R302.12
- ALL WASTE PLUMBING DROPS TO BE ON INTERIOR WALLS or FURRED OUT EXTERIOR WALLS.
- PROVIDE ACOUSTICAL PIPE WRAP AT ALL UPPER LEVEL WASTE LINES
- ALL OPENINGS MADE IN WALLS, FLOORS or CEILINGSS FOR THE PASSAGE OF PIPES, STRAINER PLATES ON DRAIN INLETS, TUB WASTE OPENINGS TO CRAWLSPACE and METER BOXES TO COMPLY w/THE CODE REQUIREMENTS OF THE GOVERNING UPC.
- ENTRY STEPS SHALL HAVE SUFFICIENT GRADE BUILT UP AROUND THEM SO THE NUMBER OF STAIR RISERS DOES NOT EXCEED 3, w/MAX. RISER HEIGHT OF 1 3/4" - NOT REQUIRING A HANDRAIL per IRC, R311.7.8
- ALL EXTERIOR HOSE BIBS TO HAVE NON-REMOVABLE VACUUM BREAKERS, MUST BE FROSTPROOF and BE CALKED and SECURED AT EXT. WALLS.
- INTERIOR CEILING HEIGHTS ARE AS FOLLOWS:  
MAIN FLOOR 10'-0" (I.N.O.)  
UPPER FLOOR 9'-1 1/8" (I.N.O.)

### SAFETY GLAZING

SAFETY GLAZING INSTALLED IN HAZARDOUS LOCATIONS AS REQUIRED BY THIS SECTION SHALL HAVE HFGR'S DESIGNATION w/TYPE, THICKNESS and SAFETY GLAZING STANDARD with WHICH IT COMPLIES MARKED BY PERMANENT MEANS THAT CANNOT BE REMOVED WITHOUT DESTROYING GLASS per IRC, R308.1

IRC, R308.4 REQUIRES THAT SAFETY GLAZING TO BE INSTALLED IN ALL HAZARDOUS LOCATIONS per DEFINED REQUIREMENTS and EXCEPTIONS SPECIFIED IN IRC, R308.4.1 through R308.4.7

- GLAZING IN DOORS.
- GLAZING ADJACENT TO DOORS.
- GLAZING IN WINDOWS MEETING ALL (4) CONDITIONS LISTED.
- GLAZING IN GUARDS and RAILINGS
- GLAZING IN and NEAR NET SURFACES.
- GLAZING ADJACENT TO STAIRS and RAMPS
- GLAZING ADJACENT TO THE BOTTOM STAIR LANDING.

SKYLIGHTS and SLOPED GLAZING SHALL COMPLY WITH

THE MATERIALS and REQUIREMENTS OF IRC, R308.6.1 through R308.6.4

### EGRESS WINDOWS

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

- WINDOW CANNOT REQUIRE KEYS, TOOLS or SPECIAL KNOWLEDGE TO OPEN per IRC, 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, 310.2.1.2.1
- MUST HAVE A SILL HEIGHT OF NOT MORE THAN 44" ABV. FLOOR per IRC, R310.2.2
- GUARDS MUST BE PROVIDED AS WINDOW FALL PROTECTION AT LOW WINDOWS LOCATED GREATER THAN 72" ABV. FINISHED GRADE per IRC, R312.2

- 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 4 1/2" 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 151" 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 1 3/4" and HAVE A MIN. TREAD DEPTH OF 10" THE GREATEST DIMENSION OF ANY RISER or TREAD MUST NOT EXCEED THE SMALLEST DIMENSION BY MORE THAN 3/8". TREADS LESS THAN 11" SHALL MEET NOSING REQUIREMENTS. THE OPENINGS AT OPEN RISERS SHALL NOT PERMIT THE PASSAGE OF A 4" SPHERE per R311.7.5.1 through R311.7.5.4.
- 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. 1 1/2" SPACE BETWN. RAIL and WALL, HANDRAIL MUST RUN CONTINUOUS FOR FULL LENGTH OF EACH FLIGHT and MEET APPROVED GRIP-SIZE per IRC, R311.7.8
- SHALL BE PROVIDED w/ILLUMINATION per IRC, R303.7 at INTERIOR STAIRWAYS and R303.8 at EXTERIOR STAIRWAYS.

- 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 4 3/8" 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

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 4 3/8" 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 :
  - IN EACH SLEEPING ROOM.
  - OUTSIDE EACH SEPARATE SLEEPING AREA.
  - ON EACH STORY OF THE DWELLINGS.
  - NOT LESS THAN 3' FROM A BATHROOM w/TUB or SHOWER.
  - NOT NEAR COOKING APPLIANCES per R314.3.1

SMOKE ALARMS SHALL BE INTERCONNECTED per R314.4

- CARBON MONOXIDE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS per R315.3 :
  - ON EACH STORY OF THE DWELLINGS
  - ADJACENT TO EACH SEPARATE SLEEPING AREA.
  - WITHIN BEDROOMS WHERE A FUEL BURNING FIREPLACE IS LOCATED IN THE ROOM or ITS ATTACHED BATH.

ALL ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM BUILDING WIRING w/BATTERY BACKUP per R314.6 and R315.5

- COMBINATION SMOKE and CARBON MONOXIDE ALARMS SHALL BE PERMITTED IN LIEU OF SEPARATE

ALARMS per R314.5 and R315.4

## BUILDING CODES FOR THIS SET

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

- 2018 INTERNATIONAL BUILDING CODE (IBC)
- 2018 INTERNATIONAL RESIDENTIAL CODE (IRC)
- 2018 WASHINGTON STATE ENERGY CODES
- 2018 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)
- 2018 INTERNATIONAL FUEL GAS CODE (IFGC)
- 2018 POOL AND SPA CODE

## ABBREVIATIONS

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

## PROJECT TEAM

ARCHITECTURAL DESIGN -  
JAYMARC HOMES

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RICHARD ZABEL - RZABEL@MULHERNKULP.COM

## F.A.R. CALCULATIONS: SQUARE FOOTAGE SUMMARY

MAIN FLOOR/ MAIN LIVING	1,700 S.F.
MAIN FLOOR A.D.U.	83 S.F.
GARAGE	712 S.F.
SUB TOTAL	2,495 S.F.
UPPER FLOOR/ MAIN LIVING	1,459 S.F.
UPPER FLOOR A.D.U.	687 S.F.
MINUS A.D.U. STAIRS	-53 S.F.
MINUS MAIN STAIRS	-42 S.F.
SUB TOTAL	2,001 S.F.
TOTAL G.F.A.	4,496 S.F.
ALLOWABLE F.A.R. 45%	4,507 S.F.
PROPOSED	44.3%
TOTAL NET AREA MAIN HOUSE	1,783 S.F.
GARAGE	712 S.F.
TOTAL NET A.D.U.	740 S.F.
SUB TOTAL	3,235 S.F.
COVID PATIO	572 S.F.
COVID PORCH	68 S.F.
OVERALL WIDTH	62'-6 1/4"
OVERALL DEPTH	44'-1 1/2"
Updated: 03/09/2018	
Method for Calculating Square Footage - ANSI Z765-2018 (see spec), no separate distinction of above-grade or below-grade areas and each level is measured to the outside of studs not the exterior finished surface.	
Square Footage calculations for this house were made based on plan dimensions only and may vary from the finished square footage of the house as built.	
See Sheet "CODES" for additional Zoning required Area Calculations	

Issue	Issue Date	By
△		

Description
△

PIHA RESIDENCE  
3745 77th Ave SE  
MERCER ISLAND, WA.

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

Conditions not specifically represented graphically or in writing or which conflict with the 2015 International Residential Code (IRC), and/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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Submission Date

Sheet Title/Description

Design Firm

RCR

Drawn by:

SK

Checked by:

1/4" = 1'-0" (48)

Primary Scale

A1

of .28

## COVER SHEET

1/4" = 1'-0"

Sheet Title/Description



Issue	Issue Date	By	Description

**PIHA RESIDENCE**  
**3745 77th Ave SE**  
**MERCER ISLAND, WA.**

plan name:  
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Design Firm

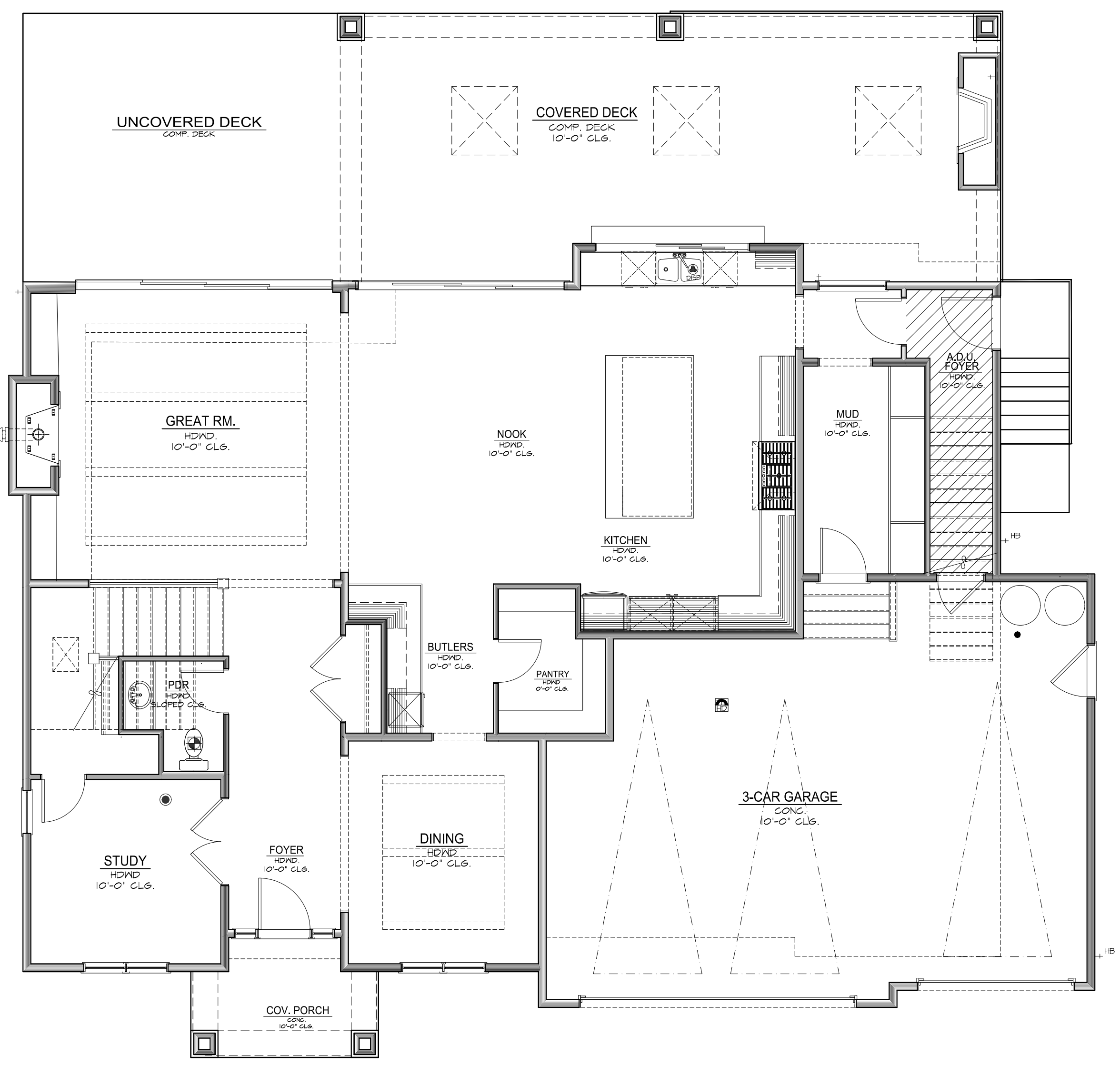
RCR  
 Drawn by:

SK  
 Checked by:

1/4"=1'-0" (48)  
 Primary Scale

**A1.1**  
 of .28

Sheet Title/Description



HATCH REPRESENTS A.D.J. UNIT AND LOCATION TO BUILDING ENVELOPE

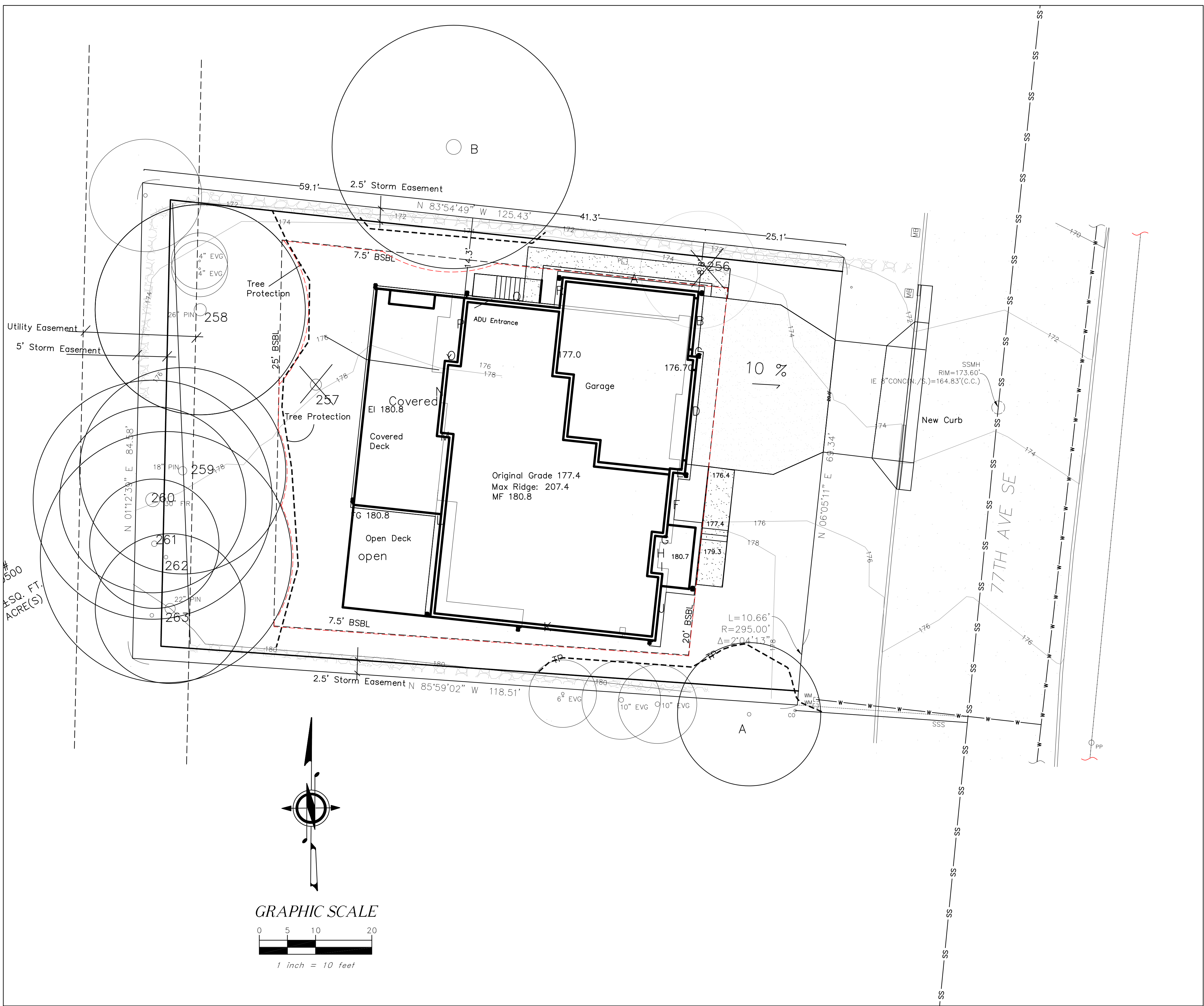


HATCH REPRESENTS A.D.J. UNIT AND LOCATION TO BUILDING ENVELOPE

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ALLOWABLE F.A.R. 45%	4,507	S.F.
PROPOSED	44.3%	
TOTAL NET AREA MAIN HOUSE	1,783	S.F.
GARAGE	712	S.F.
TOTAL NET A.D.J.	740	S.F.
SUB TOTAL	3,235	S.F.
COVD PATIO	512	S.F.
COVD PORCH	68	S.F.
OVERALL WIDTH	62'-6"	1/4"
OVERALL DEPTH	44'-1"	1/2"

Method for Calculating Square Footage - ANSI Z765-2018 except, no separate distinction of driveway area or back-slope area and each shall be 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 on built.  
 See Sheet "CODES" for additional Zoning required Area Calculations.



PROPERTY OWNER  
Dan and Kelly Piha  
STREET ADDRESS  
3745 77th Ave SE, Mercer Island, WA 98040  
PARCEL #  
54588000  
LEGAL DESCRIPTION  
Lot 22, Block 6 Mercerdale  
ZONE: R-3.6  
SETBACKS:  
Front Yard - 20'  
Rear Yard - 25'  
Side Yards - 7.5' / 15'  
HEIGHT LIMIT: 30' above ABE to roof peak  
MAXIMUM LOT COVERAGE: 40%  
MAXIMUM HARDSCAPE: 9%  
MAXIMUM FAR: 40%  
PARKING SPACES PROVIDED: 3 GARAGE 2 DRIVEWAY  
NO CRITICAL AREAS IMPACTED  
NO ON-SITE EASEMENTS

LOT COVERAGE	
Lot Area	10,016
Allowed	40%
Allowed sf	4,006
New	
Drive Area	3,310
Driveway	655
New sf	3,965
Existing	
Existing	2,178
Existing Removed	(2,178)
Net Existing	-
Total	Total New and Existing 3,965
	% 39.6%

PARKING	
Covered	3 ea.
Driveway	3 ea.

ID	NAME	GSF	CRF/PUR	Height Above 2'	Size	Remove
256	Japanese Maple	35.5	10.7	city	35.5	
257	Cornus Bush/Tree	27	17.6	city	27	
258	Australian Black Pine	26.1	18	city	26.1	
259	Australian Black Pine	17.1	17	no	17.1	
260	Shrub	39.3	20	city	39.3	
261	Cornus Bush/Tree	35.9	11	no	35.9	
262	Australian Black Pine	22.2	22.2	no	22.2	
263	Cornus Bush/Tree	11	14.4	no	11	
Sub Total		161.3			161.3	72%

HEIGHT TABLE			
ID	Length	EI	x
A	24.5	175.2	4,292.4
B	11.5	175.0	2,012.5
C	2	175.0	350.0
D	21	174.9	3,672.9
E	2	175.1	350.2
F	11.5	175.1	2,013.7
G	2	179.5	359.0
H	6.5	179.5	1,166.8
I	2	179.5	359.0
J	12	179.5	2,154.0
K	40.5	179.8	7,281.9
L	32	179.9	5,756.8
M	2	179.7	359.4
N	13.5	179.0	2,416.5
O	2	175.1	350.2
P	11.5	175.0	2,012.5
Q	17	174.7	2,969.9
R	5.5	174.7	960.9
TOTALS	219		38,838.5
	Average		177.4

GROSS FLOOR AREA	
Main Floor/Main Living	1700 sf
Main Floor Garage	712 sf
Main Floor ADU	83 sf
Total Main Floor	2495 sf
Second Floor Main Living	1459 sf
Second Floor Stair Deduction	-92 sf
Second Floor ADU	687 sf
ADU Stair Deduction	-53 sf
Total Second Floor	2001 sf
Total GFA	4496 sf
Allowable GFA 45%	4507 sf
Proposed %	44.3 %

Hardscape	
EXISTING	
Uncovered Patio	1070
Walk	81
Rockery/Retaining Walls	13
Total Existing	1164
Existing Removed	1164
Net Existing Retained	0
NEW	
Walkways	223
Stairs	45
Uncovered Deck	260
Total New	528
Total New and Existing	528
Total Hardscape	5.3%

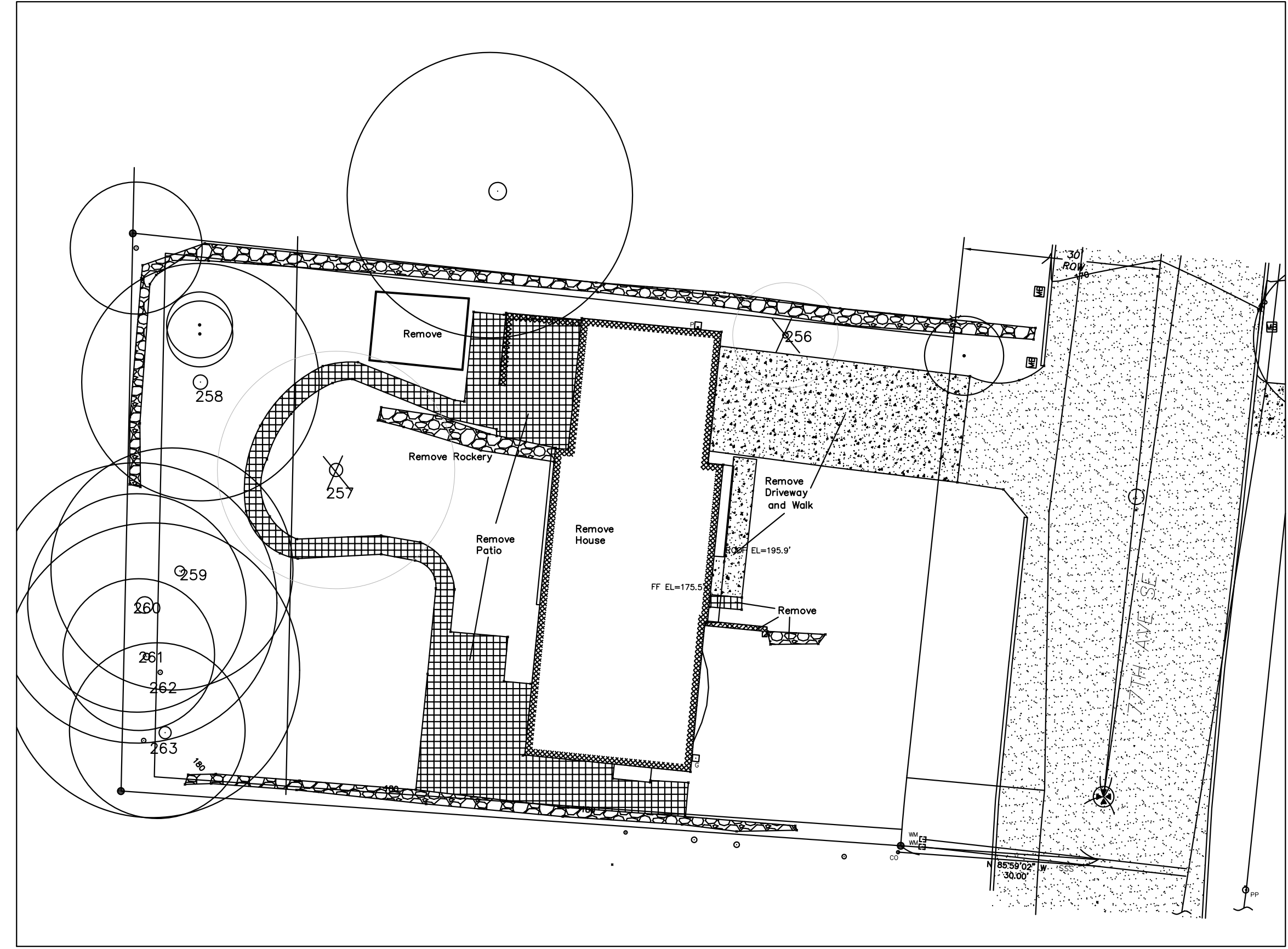
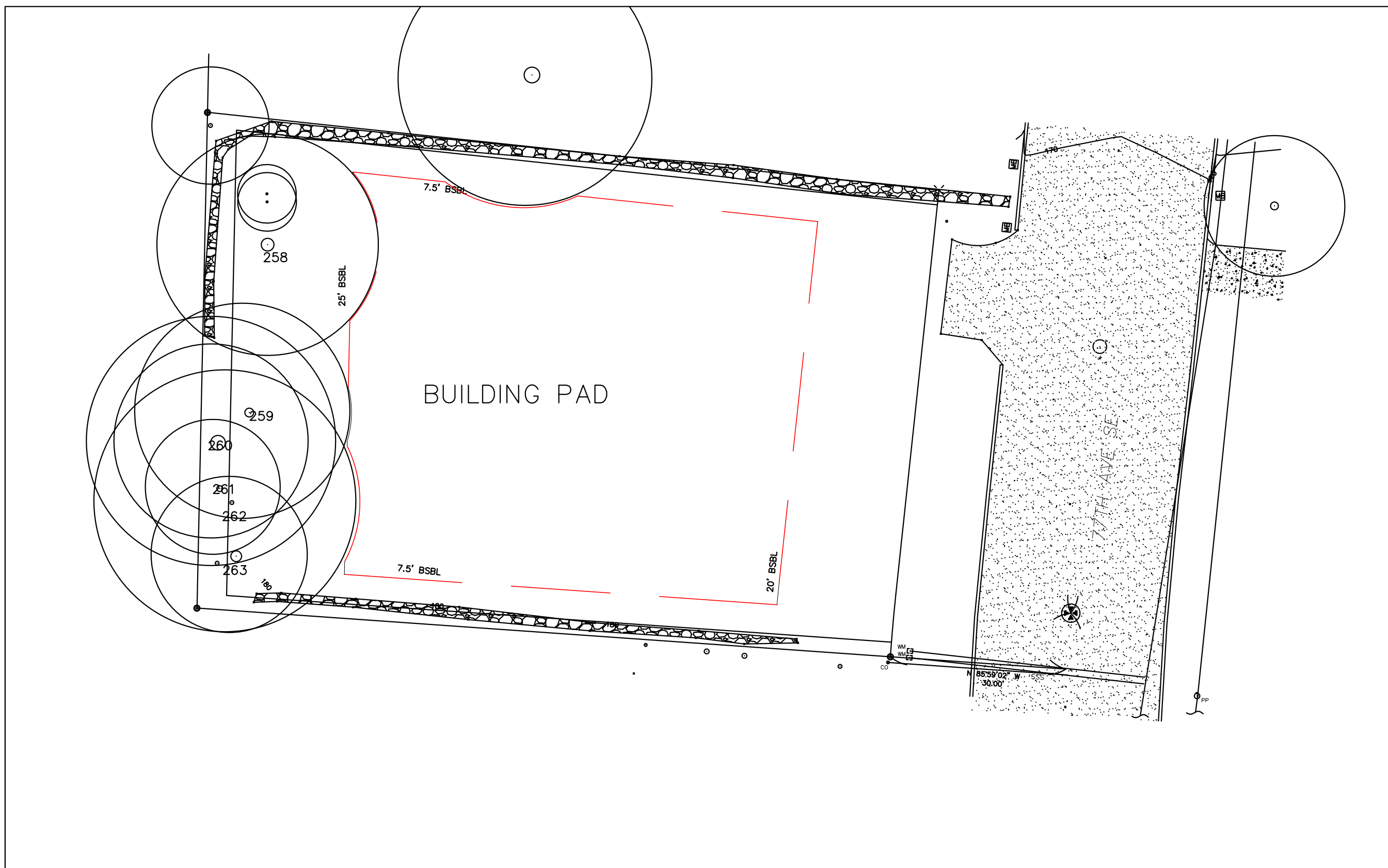
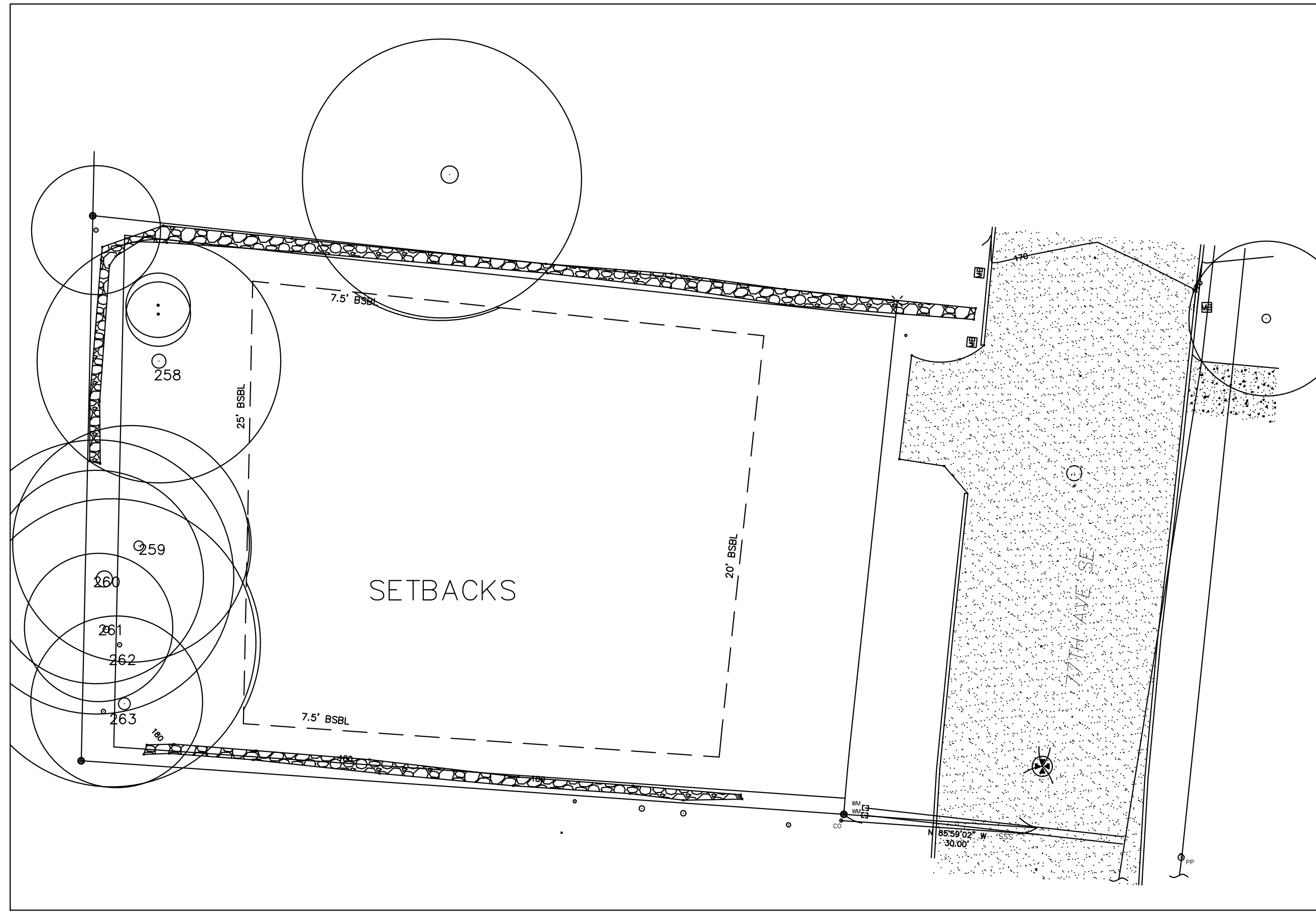
JayMarc Homes, LLC  
7525 SE 24th St, #487  
Mercer Island, WA 98040  
425 281 2706

SITE PLAN  
PIHA RESIDENCE  
3745 77th Ave SE

Drawn by  
Gary Upper  
2-17-22

A2.1





# DEMOLITION

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

SITE PLAN  
 PIHA RESIDENCE  
 3745 77th Ave SE

Drawn by  
 Gary Upper  
 2-17-22

A2.2











# 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 4999sf HOME.  
 CREDITS PROVIDED IN THIS HOME AS FOLLOWS:  
**EFFICIENT BUILDING ENVELOPE OPT. 1.3: 0.5 CREDITS**  
 PRESCRIPTIVE COMPLIANCE IS BASED ON TABLE R402.1.1 WITH FOLLOWING MODIFICATIONS:  
 VERTICAL PENETRATION U = 0.28 WINDOWS  
 FLOORS TO BE R-38 and SLAB ON GRADE TO BE R-10 PERIMETER and UNDER ENTIRE SLAB BELOW GRADE.  
**AIRLEAKAGE & EFFICIENT VENTILATION OPT. 2.1: 0.5 CREDITS**  
 REDUCE THE TESTED AIR LEAKAGE TO 3.0 AIR CHANGES PER HOUR MAXIMUM @ 50 PASCALS AND ALL WHOLE HOUSE VENTILATION REQUIREMENTS AS DETERMINED BY SECTION M507.3 OF THE I.R.C. OR SECTION 404.8 OF THE I.M.C. SHALL BE MET WITH A HIGH EFFICIENCY FAN(S) (MAXIMUM) OF 0.35 WATTS/CFM, NOT INTERLOCKED WITH THE FURNACE FAN (IF PRESENT). VENTILATION SYSTEMS USING A FURNACE INCLUDING AN ECM MOTOR ARE ALLOWED, PROVIDED THAT THEY ARE CONTROLLED TO OPERATE AT LOW SPEED IN THE VENTILATION ONLY MODE.  
**HIGH EFFICIENCY HVAC EQUIPMENT OPT. 3.5a: 1.5 CREDITS**  
 AIR-SOURCE, CENTRALLY DUCTED HEAT PUMP WITH MINIMUM HSPF OF 11.0. TO QUALIFY TO CLAIM THIS CREDIT, THE BUILDING PERMIT DRAWINGS SHALL SPECIFY THE OPTION BEING SELECTED AND SHALL SPECIFY THE HEATING EQUIPMENT EFFICIENCY. EXTERIOR LOCATED EQUIPMENT SHOULD ALSO BE REPRESENTED ON SITE PLAN.

**HIGH EFFICIENCY HVAC DISTRIBUTION OPT. 4.2: 1.0 CREDITS**  
 HVAC EQUIPMENT AND ASSOCIATED DUCT SYSTEM(S) SHALL COMPLY WITH THE REQUIREMENTS OF SECT R403.3.7. LOCATING SYSTEM COMPONENTS IN CONDITIONED CRANK SPACES IS NOT PERMITTED UNDER THIS OPTION. ELECTRIC RESISTANCE HEAT AND DUCTLESS HEAT PUMPS ARE NOT PERMITTED UNDER THIS OPTION. DIRECT COMBUSTION HEATING EQUIPMENT WITH AFUE LESS THAN 80% IS NOT PERMITTED UNDER THIS OPTION.  
**EFFICIENT WATER HEATING 5.5: 2.0 CREDITS**  
 WATER HEATING SYSTEMS SHALL INCLUDE ONE OF THE FOLLOWING:  
 ELECTRIC HEAT PUMP WATER HEATER MEETING THE STANDARDS FOR TIER III OF NEEA'S ADVANCED WATER HEATING SPECIFICATION.  
 TO QUALIFY TO CLAIM THIS CREDIT, THE BUILDING PERMIT DRAWINGS SHALL SPECIFY THE OPTION BEING SELECTED AND SHALL SPECIFY THE WATER HEATER EQUIPMENT TYPE AND THE MINIMUM EQUIPMENT EFFICIENCY.

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

SYMBOL	LOCATION	MIN. FAN REQUIREMENTS (ALL FANS VENT TO OUTSIDE)
	BATH & POWDER	Min. 50cfm, INTERMITTENT at .025kg per TABLE M507.4
	KITCHEN	Min. 100cfm, INTERMITTENT at .025kg per TBL. M507.4
	RANGE HOOD	100cfm. RANGE HOOD FOR DOWN DRAFT EXHAUST FAN RATED AT MIN. 100cfm. AT 2.0inwg MAY BE USED FOR EXHAUST FAN REQMT. EXHAUST HOODS IN EXCESS OF 400cfm. SHALL BE INTERLOCKED AND PROVIDE MAKE UP AIR PER W/M503.4
	LAUNDRY ROOM	FINAL ADJUSTED RATE = 143 CFM (90 CFM PER TABLE 1505.4.3(1), ADJUSTED BY FACTOR OF 1.5 PER TABLE M505.4.3(2) FOR NON-BALANCED, NOT DISTRIBUTED SYSTEM.

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

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

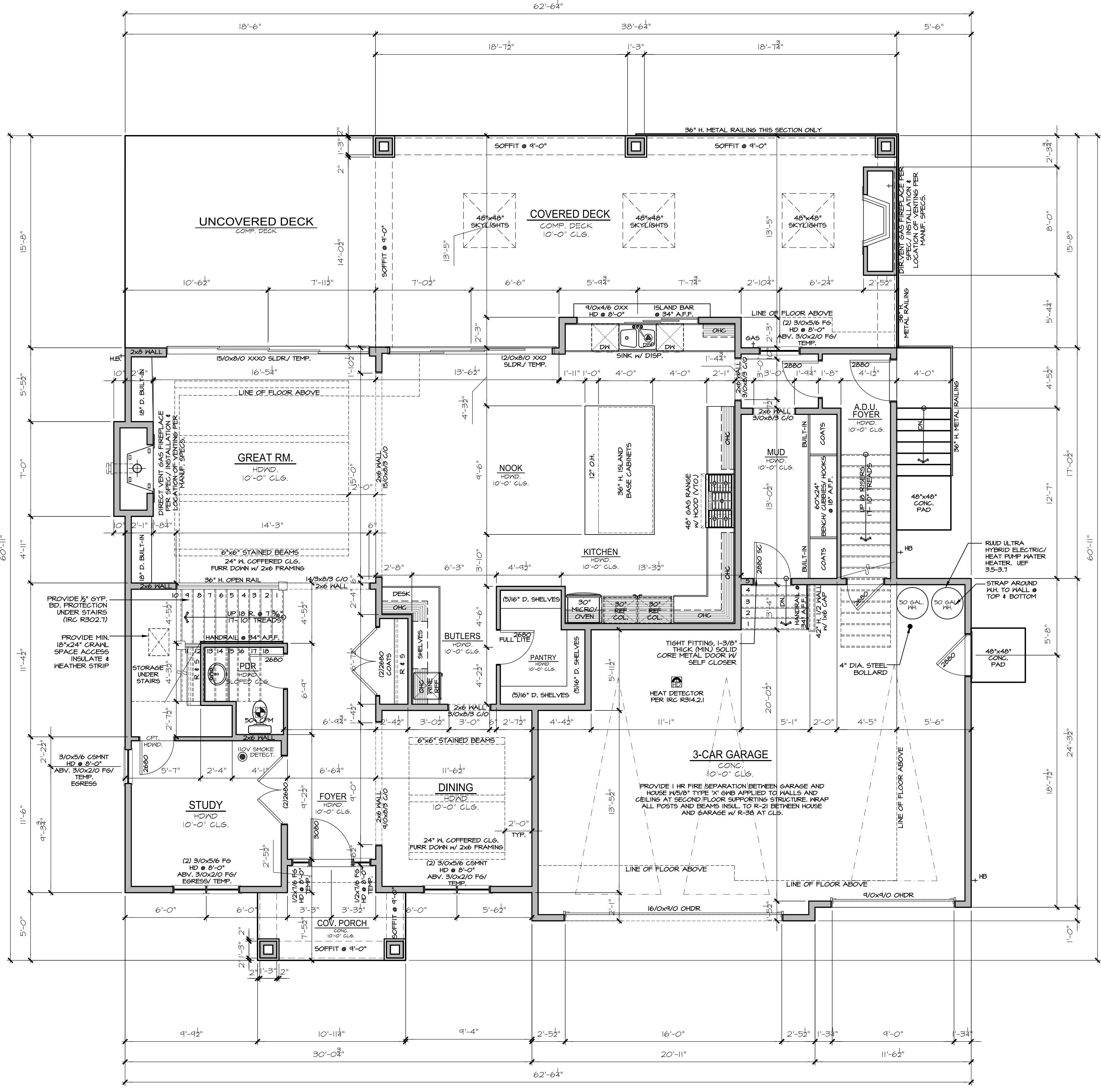
## MAIN FLOOR PLAN

1/4" = 1'-0"

### F.A.R. CALCULATIONS: SQUARE FOOTAGE SUMMARY

MAIN FLOOR/ MAIN LIVING	1,700 S.F.
MAIN FLOOR A.D.U.	83 S.F.
GARAGE	712 S.F.
SUB TOTAL	2,495 S.F.
UPPER FLOOR/ MAIN LIVING	1,454 S.F.
UPPER FLOOR A.D.U.	687 S.F.
MINUS A.D.U. STAIRS	-53 S.F.
MINUS MAIN STAIRS	-42 S.F.
SUB TOTAL	2,001 S.F.
TOTAL G.F.A.	4,496 S.F.
ALLOWABLE F.A.R. 45%	4,507 S.F.
PROPOSED	44.3%
TOTAL NET AREA MAIN HOUSE	1,783 S.F.
GARAGE	712 S.F.
TOTAL NET A.D.U.	740 S.F.
SUB TOTAL	3,235 S.F.
COVID PATIO	572 S.F.
COVID PORCH	68 S.F.
OVERALL WIDTH	62'-6 1/4"
OVERALL DEPTH	44'-1 1/2"

Method for Calculating Square Footage - ANSI Z165-2013 except, no separate distinction of "above-grade or below-grade" areas and each level is measured to the outside of studs not the exterior finished surface.  
 Square Footage calculations for this house were made based on plan dimensions only and may vary from the finished square footage of the house as built.  
 See Sheet "CODES" for additional Zoning required Area Calculations.



Issue	Issue Date	Description

PIHA RESIDENCE  
 3745 77th Ave SE  
 MERCER ISLAND, WA.

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

Conditions not specifically represented graphically or in writing or which conflict with the 2015 International Residential Code (IRC) and/or those of the local municipality then the current standards and requirements of each respectively shall govern.

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Submission Date

Sheet Title/Description

Design Firm

RCR  
 Drawn by:

SK  
 Checked by:

1/4"=1'-0" (48)  
 Primary Scale

A5

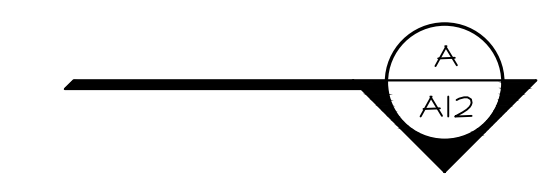
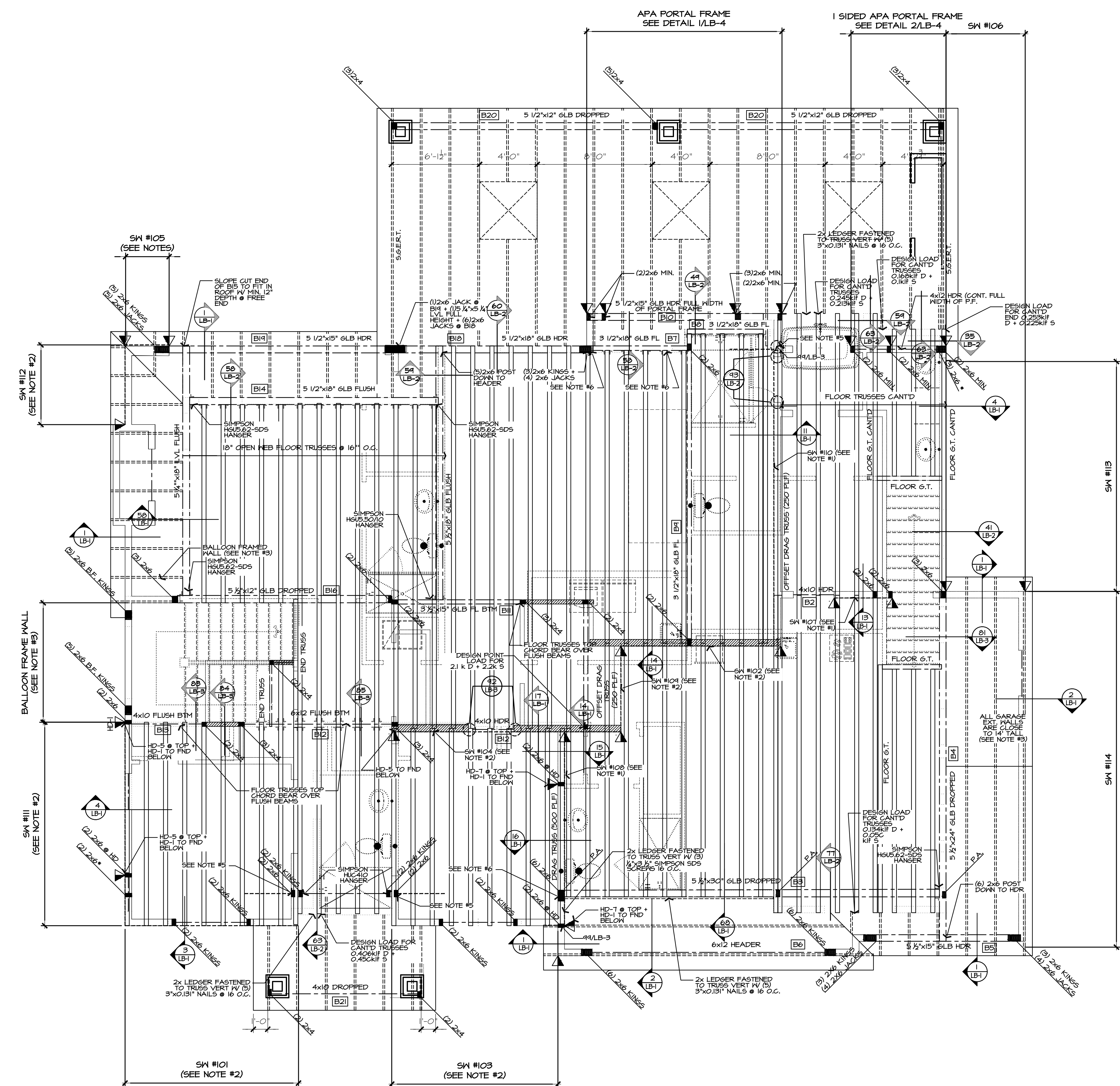
of .28

Sheet Title/Description



- NOTE #1**  
PROVIDE 3/4" OSB OR PLYWOOD FASTENED PER TYPICAL EXTERIOR WALL SHEATHING SPEC. (SEE NOTES ON 5-0-0)
- NOTE #2**  
PROVIDE 3/4" OSB OR PLYWOOD FASTENED 3" O.C. EDGE NAILING SPEC. (SEE NOTES ON 5-0-0)
- NOTE #3**  
ALL WALLS 12' OR TALLER SHALL BE HF #2 GRADE OR BETTER.
- NOTE #5**  
PROVIDE SIMPSON CS16 STRAP FROM DBL TOP PLATE (13" END LENGTH) TO BOTTOM OF FULL HEIGHT TRUSS BLOCKING BETWEEN FLOOR TRUSSES (3'-0" MIN) FASTEN FLOOR SHTS TO BLOCKING W/ 2 1/2"x0.131" NAILS @ 6" O.C.
- NOTE #6**  
PROVIDE SIMPSON CS16 STRAP FROM DBL TOP PLATE TO BOTTOM OF FLUSH BEAM (13" LENGTH) @ EACH END.

Issue	Issue Date	By	Description



## UPPER FLOOR / MAIN FLOOR ROOF FRAMING LAYOUT

1/4" = 1'-0"

**PIHA RESIDENCE**  
3745 77th Ave SE  
**MERCER ISLAND, WA.**

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

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Drawn by:

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Checked by:

1/4"=1'-0" (48)  
Primary Scale

**A6**  
of .28

Sheet Title/Description



# UPPER FLOOR PLAN NOTES

**PLAN SPECIFIC 2018 WSEC SECTION R406.2**  
 R406.2 ADDITIONAL ENERGY EFFICIENCY REQUIREMENTS (MANDATORY). THIS RESIDENTIAL DWELLING SHALL COMPLY WITH SUFFICIENT OPTIONS FROM TABLE R406.2 TO ACHIEVE THE FOLLOWING MIN. NUMBER OF CREDITS: 6 FOR A 1500sf TO 4,999sf HOME.  
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**AIRLEAKAGE & EFFICIENT VENTILATION OPT. 2.1: 0.5 CREDITS**  
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**HIGH EFFICIENCY HVAC EQUIPMENT OPT. 3.5a: 1.5 CREDITS**  
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**HIGH EFFICIENCY HVAC DISTRIBUTION OPT. 4.2: 1.0 CREDITS**  
 HVAC EQUIPMENT AND ASSOCIATED DUCT SYSTEM(S) SHALL COMPLY WITH THE REQUIREMENTS OF SECT R403.3.7. 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.  
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SYMBOL	LOCATION	MIN. FAN REQUIREMENTS (ALL FANS VENT TO OUTSIDE)
	BATH 4	Min. 50cfm, INTERMITTENT at .025mg per TBL M507.4
	KITCHEN	Min. 100cfm, INTERMITTENT at .025mg per TBL M507.4
	LAUNDRY ROOM	FINAL ADJUSTED RATE = 143 CFM (80 CFM PER TABLE M505.4.3), ADJUSTED BY FACTOR OF 1.5 PER TABLE M505.4.3(2) FOR NON-BALANCED, NOT DISTRIBUTED SYSTEM.

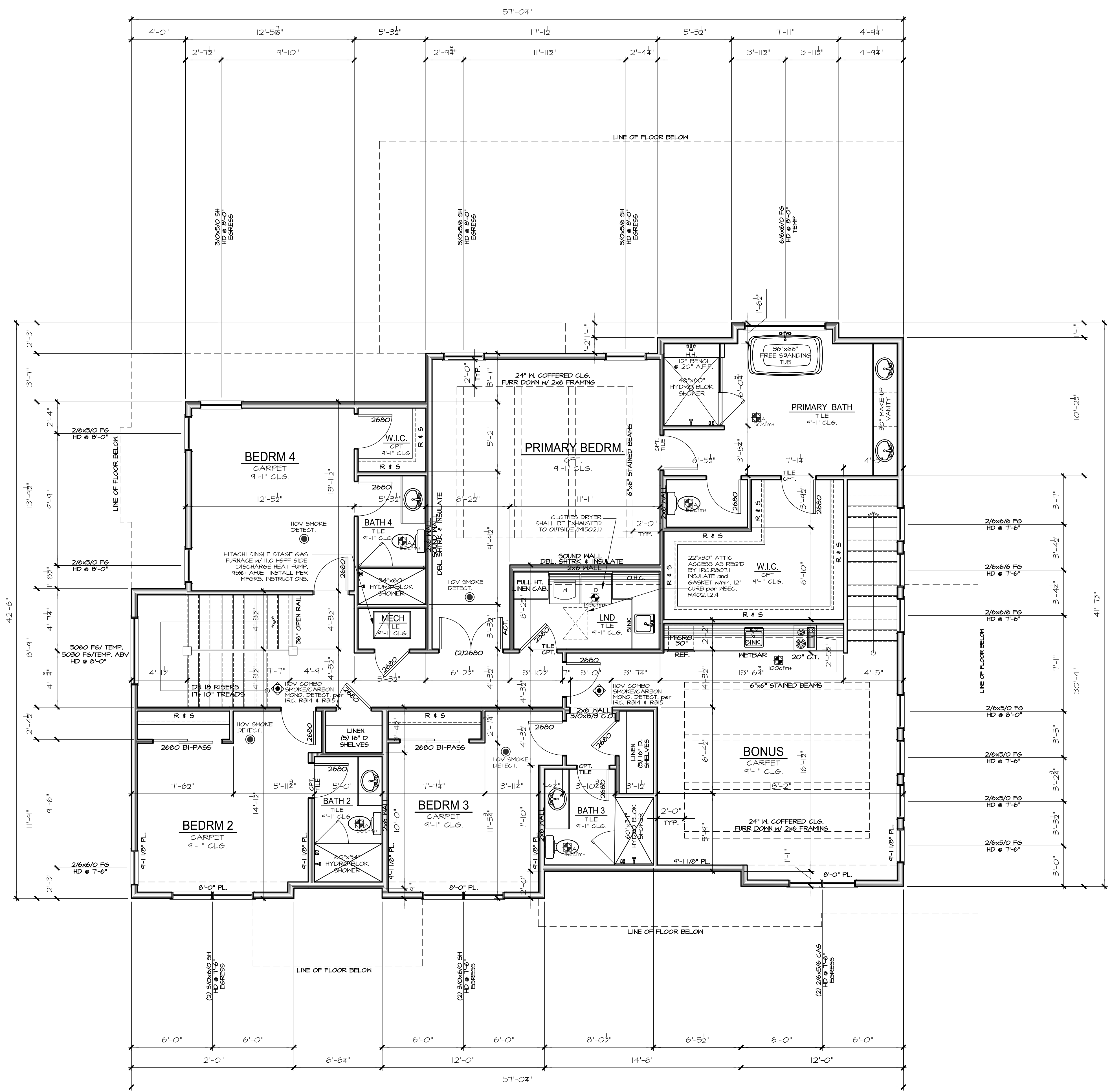
PER IRC M505.4.1.1, WHOLE HOUSE VENTILATION FANS MUST BE RATED FOR SOUND AT A MAXIMUM OF 1.0 SONE. THIS SOUND RATING SHALL BE AT A MINIMUM OF 0.1 IN Hg. STATIC PRESSURE IN ACCORDANCE WITH HVI PROCEDURES SPECIFIED IN IRC M505.4.1.2 AND M505.4.1.3.

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



# UPPER FLOOR PLAN

1/4" = 1'-0"



## SQUARE FOOTAGE SUMMARY

MAIN FLOOR/ MAIN LIVING	1,700 S.F.
MAIN FLOOR A.D.U.	63 S.F.
GARAGE	712 S.F.
SUB TOTAL	2,475 S.F.
UPPER FLOOR/ MAIN LIVING	1,459 S.F.
UPPER FLOOR A.D.U.	607 S.F.
MINUS A.D.U. STAIRS	-53 S.F.
MINUS MAIN STAIRS	-42 S.F.
SUB TOTAL	2,001 S.F.
TOTAL G.F.A.	4,496 S.F.
ALLOWABLE F.A.R. 45%	4,507 S.F.
PROPOSED	44.3%
TOTAL NET AREA MAIN HOUSE	1,783 S.F.
GARAGE	712 S.F.
TOTAL NET A.D.U.	740 S.F.
SUB TOTAL	3,235 S.F.
COVD PATIO	572 S.F.
COVD PORCH	68 S.F.
OVERALL WIDTH	62'-6 1/4"
OVERALL DEPTH	44'-1 1/2"

Method for Calculating Square Footage - ANSI Z165-2013 except, no separate distinction of above-grade or below-grade areas and each level is measured to the outside of studs not the exterior finished surface.  
 Square Footage calculations for this house were made based on plan dimensions only and may vary from the finished square footage of the house as built.  
 See Sheet "CODES" for additional Zoning required Area Calculations.

Issue	Issue Date	By

**PIHA RESIDENCE**  
 3745 77th Ave SE  
 MERCER ISLAND, WA.

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

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Design Firm \_\_\_\_\_

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 Drawn by: \_\_\_\_\_

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

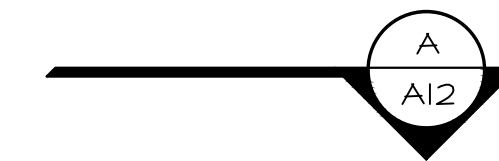
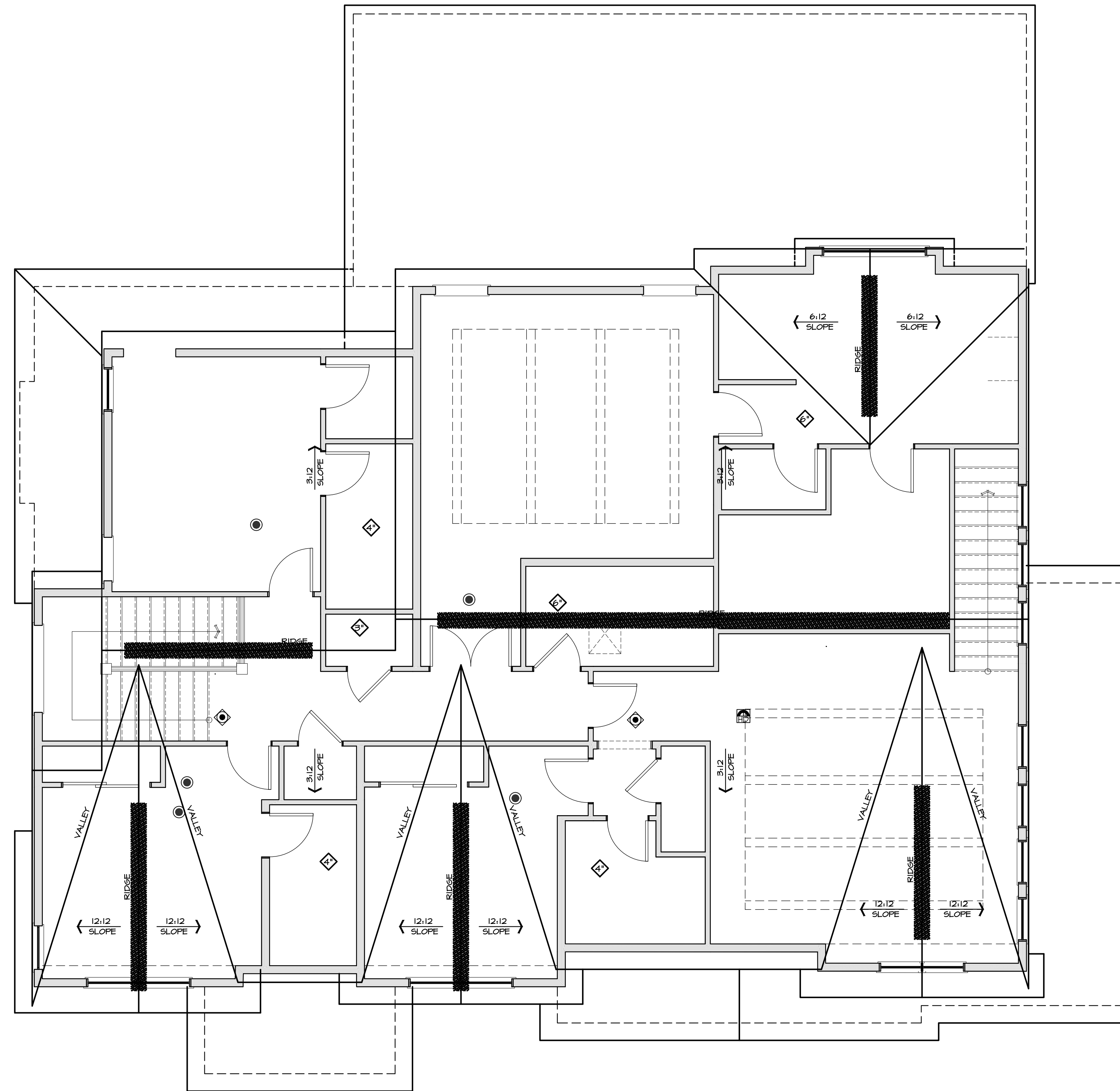
1/4"=1'-0" (48)  
 Primary Scale

**A7**

Sheet Title/Description



ROOF VENTILATION		ZONE 1
Standard Truss / Scissor Truss Roof Framing Assembly:		
Roof Area :	2446 s.f.	
Ventilation Required:	2446 s.f. x 144 s.i. / s.f. / 300 =	1174.1 s.i. Req'd
Provide between 40% & 50% of the total required ventilation no more than 3 ft below the ridge or the highest point of the space. Remainder to be installed at eave vents.		
Ridge Ventilation: 50% of ventilation		587.04
Continuous Ridge Vent =		18.00 s.i. per l.f.
Upper Ventilation MIN. Req'd =	587.04 s.i. x 0.4 / s.i. per linear foot =	27 l.f.
Upper Ventilation MAX. Req'd =	587.04 s.i. x 0.5 / s.i. per linear foot =	32 l.f.
Provide:	30 l.f. ridge vent. Ventilation =	540.00 s.i.
Ventilation area remainder for AF50 vents =		47.04 s.i.
Upper Roof Ventilation: as needed to achieve 50% of ventilation		
AF50 Roof Jack (10" x 7") =		50.00 s.i. each.
Upper Ventilation Req'd TO GET 50% =	47.04 s.i. / s.i. of each vent =	1 vent
Provide:	0 -10"x7" roof jacks. Ventilation =	0.00 s.i.
Eave Ventilation:		
Birdblocking: (3/2" dia holes per bay =	4.71 s.i. / l.f. - 25% reduction =	3.53 s.i. / l.f.
Eave Ventilation Req'd =	587.04 s.i. / s.i. per l.f. =	47.04 l.f.
Provide Minimum:	214 l.f. birdblocking. Ventilation =	755.96 s.i.
Minimum Ventilation Provided =	1295.96 s.i. IS GREATER THAN :	1174.1 s.i. Req'd



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

Issue	Issue Date	By
△		
△		
△		
△		
△		

PIHA RESIDENCE  
3745 77th Ave SE  
MERCER ISLAND, WA.

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

Conditions not specifically represented graphically or in writing or which conflict with the 2015 International Residential Code (IRC.) and/or those of the local municipality then the current standards and requirements of each respectively shall govern.

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Primary Scale

**A8**  
of .28

Sheet Title/Description





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



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

Issue Description	Issue Date	By

PIHA RESIDENCE  
3745 77th Ave SE  
MERCER ISLAND, WA.

plan name:  
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1/4" = 1'-0" (48)  
Primary Scale

A11  
of .28

Sheet Title/Description





**FRONT ELEVATION**

1/4" = 1'-0"



**LEFT ELEVATION**

1/4" = 1'-0"

Issue Description	Issue Date	By

PIHA RESIDENCE  
3745 77th Ave SE  
MERCER ISLAND, WA.

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

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RCR  
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SK  
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1/4"=1'-0" (48)  
Primary Scale

**A10**

of .28

Sheet Title/Description





Issue Description	Issue Date	By

**PIHA RESIDENCE**  
**3745 77th Ave SE**  
**MERCER ISLAND, WA.**

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

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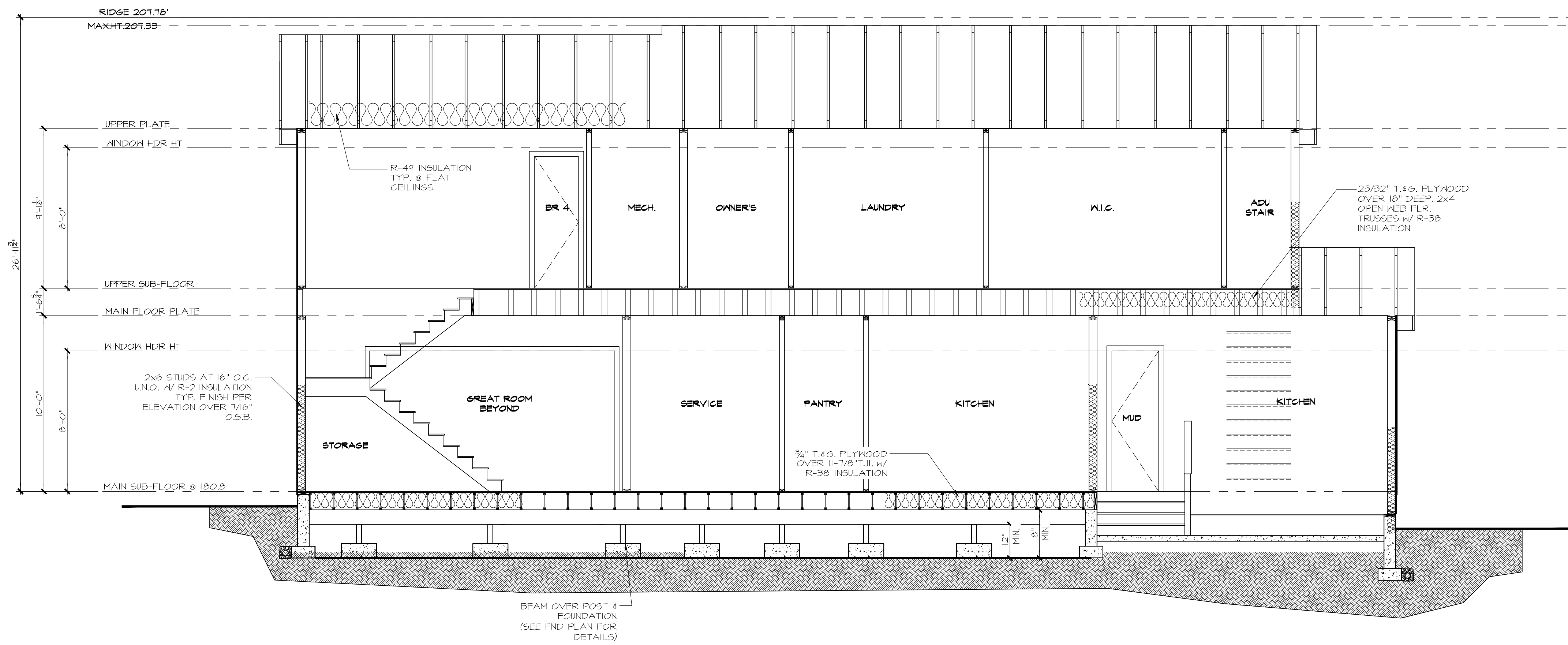
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Primary Scale

A11

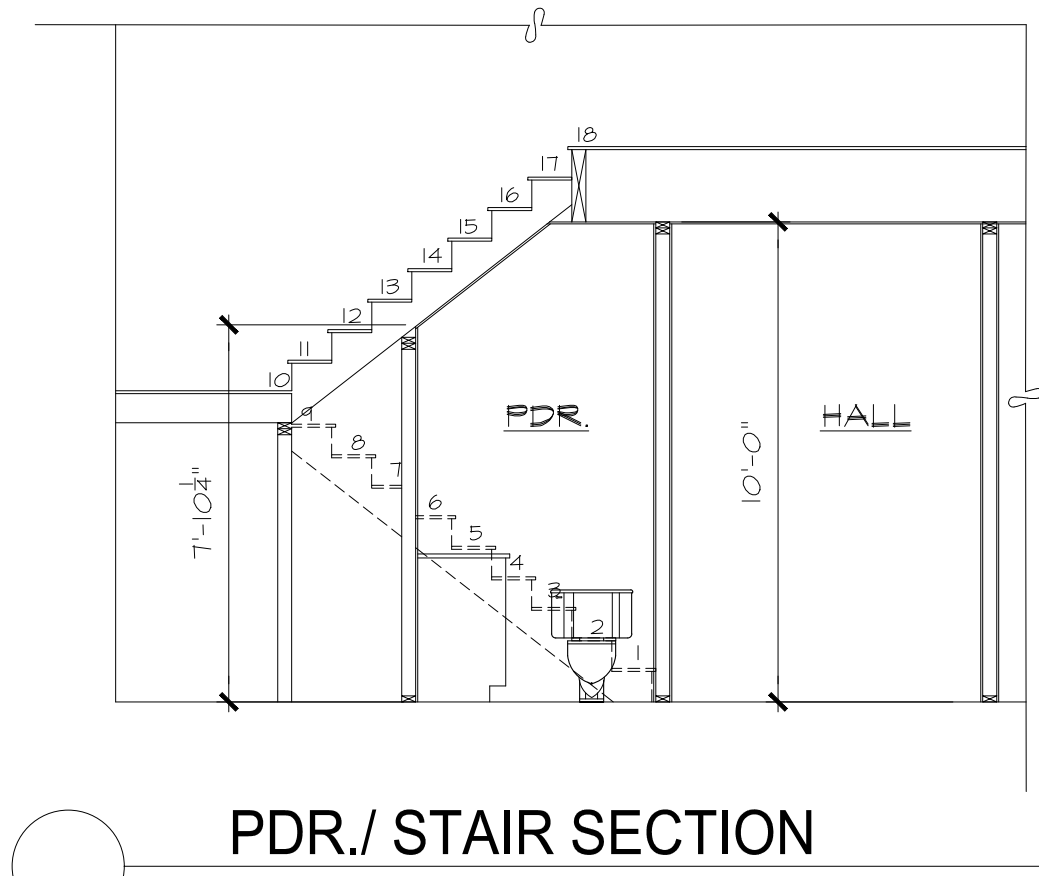
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Sheet Title/Description

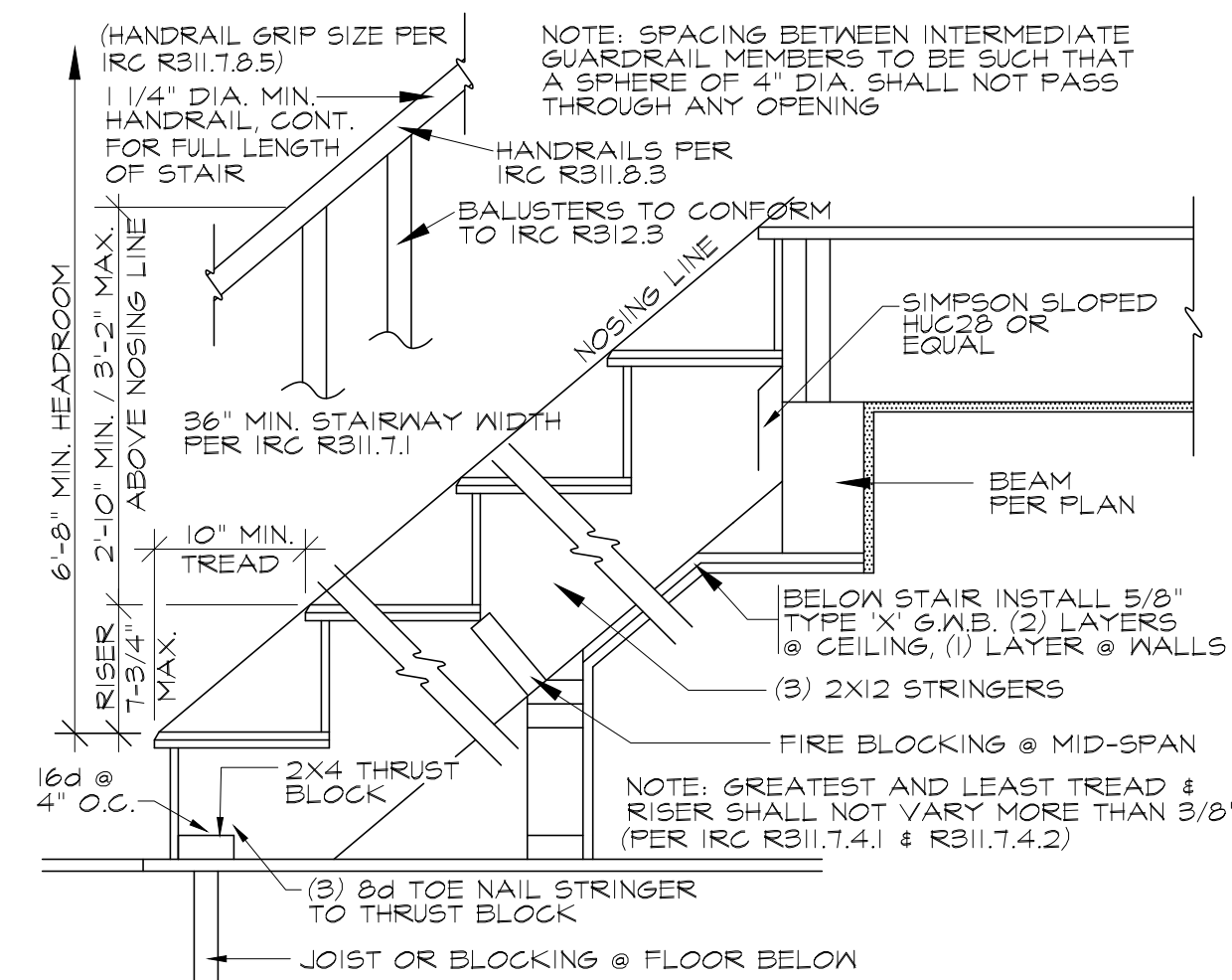




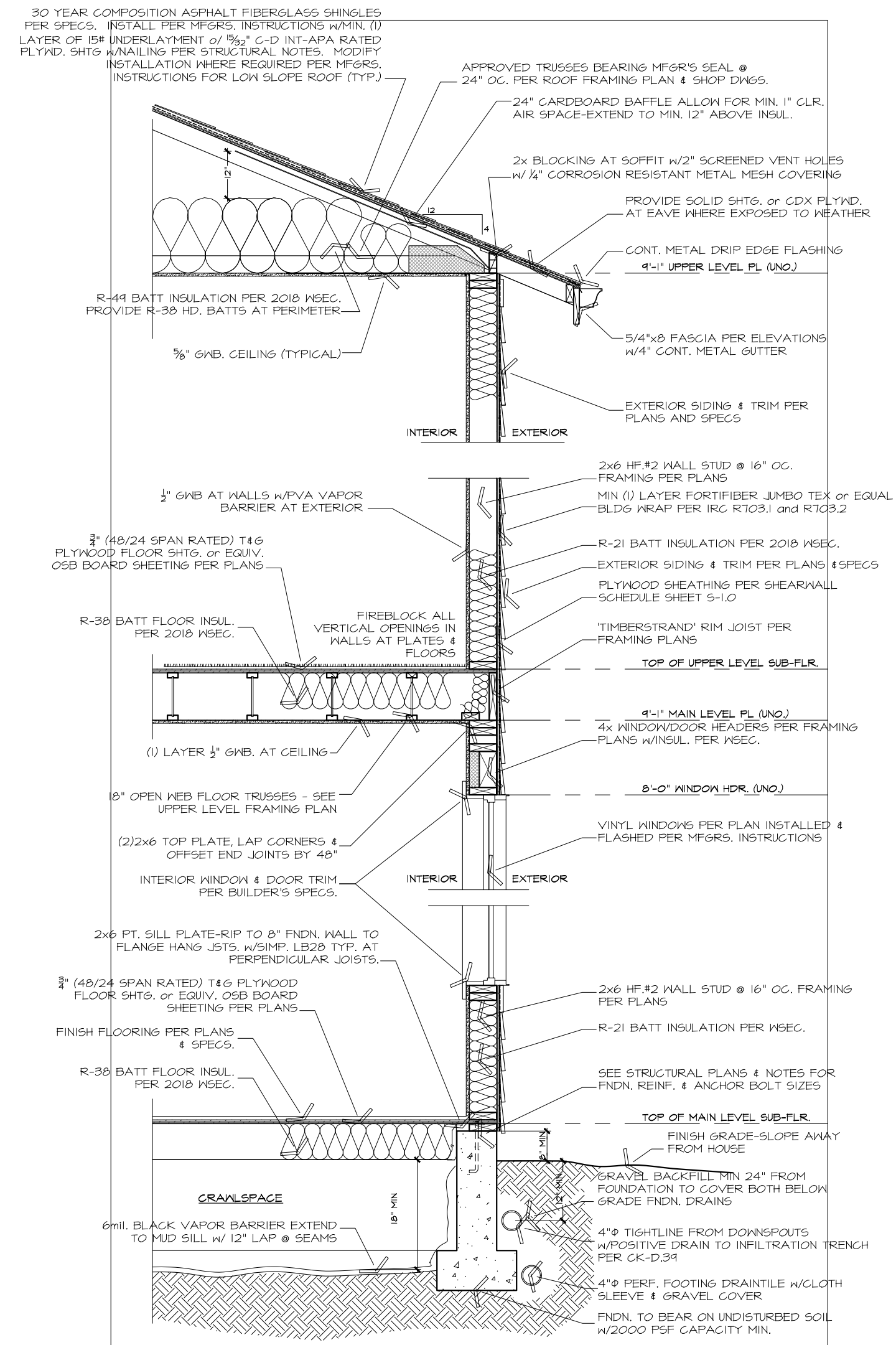
**A BUILDING SECTION**  
1/4" = 1'-0"



**PDR./ STAIR SECTION**



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



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

Issue Description	Issue Date	By

**PIHA RESIDENCE**  
3745 77th Ave SE  
MERCER ISLAND, WA.

plan name: \_\_\_\_\_  
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1/4"=1'-0" (48)  
Primary Scale

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of .28

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 6 MIL VAPOR BARRIER 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: <ul style="list-style-type: none"> <li>SOIL: 2,000 PSF ALLOWABLE BEARING PRESSURE</li> </ul> </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 95% SACK 2500 PSI CONCRETE MIXES THAT ARE EQUIVALENT TO 3,000 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. (5'-0" O.C.)</li> <li>FASTEN SILL PLATES TO FOUNDATION WALLS WITH 3/8" DIA. ANCHOR BOLTS W/ MIN. 3"x3"x1/2" 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/ 7" MIN. EMBEDMENT INTO CONC. PROVIDE A MINIMUM OF 2 ANCHORS PER PLATE, 12" MAXIMUM FROM PLATE ENDS, UNO. (SEE FIG. 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>ARCH/BUILDER TO VERIFY ALL DIMENSIONS</li> </ul>	

HOLD-DOWN SCHEDULE	
SYMBOL	SPECIFICATION
	SIMPSON 5THD4 (RJ) HOLD-DOWN
	SIMPSON C616 STRAP TIE (1/4" END LENGTH)
	SIMPSON MSTC40 STRAP TIE (CENTER STRAP ON FLOOR SYSTEM UNO.)
	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 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.</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 TRUSSES, FLOOR TRUSSES 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 IF COMPONENT SHOP DRAWINGS ARE NOT SUBMITTED TO M&amp;K 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</p> <p>B. FLOOR TRUSSES, ATTIC TRUSSES, &amp; I-JOISTS: 1/8" DEAD LOAD</p> <p>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
FLOOR (TRUSSES) :	7
FLOOR (JOISTS) :	10
DECK (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 <sub>g</sub> ) (PSF) :	25
FLAT ROOF SNOW LOAD (P <sub>f</sub> ) (PSF) :	25
SNOW EXPOSURE FACTOR (C <sub>e</sub> ) :	0.9
SNOW LOAD IMPORTANCE FACTOR (I <sub>s</sub> ) :	1.0
THERMAL FACTOR (C <sub>t</sub> ) :	1.2
LATERAL DESIGN LOADS:	
WIND LOAD: (IBC 1604)	
SPEED (V <sub>50</sub> ) (MPH) :	100
WIND RISK CATEGORY :	II
IMPORTANCE FACTOR (I <sub>w</sub> ) :	1.0
EXPOSURE CATEGORY :	C
INTERNAL PRESSURE COEFF. (GC <sub>p</sub> ) :	±0.8
TOPOGRAPHIC FACTOR (K <sub>t</sub> ) :	1.6
SEISMIC LOAD: (IBC 1603)	
SEISMIC RISK CATEGORY :	II
SEISMIC IMPORTANCE FACTOR (I <sub>s</sub> ) :	1.0
MAPPED SPECTRAL RESPONSE :	0.492
S <sub>e</sub> 1.415 :	0.492
SITE CLASS :	(D) (DEFAULT)
SPECTRAL RESPONSE COEFF. :	0.593
S <sub>m</sub> 1.92 :	0.593
SEISMIC FORCE-RESISTING SYS. :	D
BASIC SEISMIC-FORCE-RESISTING SYS. :	
LIGHT FRAMED WALLS	
WOOD STRUCTURAL PANELS	
ULTIMATE BASE SHEAR:	
TRANS: 17 K	LONG: 11 K
SEISMIC RESPONSE COEFF. (C <sub>d</sub> ) :	
TRANS: 0.174	LONG: 0.174
RESPONSE MODIFICATION FACTOR (R) :	
TRANS: 6.5	LONG: 6.5
ANALYSIS PROCEDURE USED:	
EQUIVALENT LATERAL FORCE	

LATERAL BRACING NOTES	
<p>THIS HOME HAS BEEN ENGINEERED TO RESIST LATERAL FORCES RESULTING FROM: 100 MPH WIND SPEED, EXP. C (ASCE 7-16 WIND MAP, PER IRC R301.2.1.1) RISK CAT. 2 &amp; SEISMIC CAT. D2.</p> <p>110 MPH WIND IN 2018 IRC MAP ENGINEERED DESIGN WAS COMPLETED PER 2018 IBC (SECTION 1604 &amp; 1613) &amp; ASCE 7-16, AS PERMITTED BY R301.3 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.</p>	
STANDARD EXTERIOR WALL SHEATHING SPECIFICATIONS	
<p>(INTERIOR WALL SPECIFICATION WHERE NOTED ON PLANS)</p> <ul style="list-style-type: none"> <li>1/8" OSB OR 1/2" PLYWOOD:</li> </ul> <p>ALL SHEATHING SHALL BE SUPPORTED BY (1) 2x JACK STUD @ 12x KING STUD, MINIMUM. THE NUMBER OF STUDS SPECIFIED AT A SUPPORT INDICATES THE NUMBER OF JACK STUDS REQUIRED, UNO.</p> <p>ALL 2x6 AND LARGER SOLID SAWN BEAM/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.</p> <p>ALL FRAMING LUMBER SHALL BE KILN DRIED TO 15% MC (KD-15).</p> <p>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. ALLOWED CAPACITY. NOTE: HANGERS USE COMMON NAIL DIAMETERS NOT TYPICAL FRAMING SIZES/LENGTHS.</p> <p>FASTEN ALL BEAMS TO COLUMNS, OR FLUSH BEAMS TO SUPPORTING BEAMS, W/ (4) 3"x0.131" TOENAILS (MIN), TYP. UNO.</p> <p>PROVIDE SOLID BLOCKING IN FLOOR SYSTEM UNDER ALL POSTS &amp; HOLD-DOWNS CONTINUOUS TO FOUNDATION/BEARING. BLOCKING TO MATCH POST ABOVE.</p> <p>ENGINEERED LUMBER TO MEET OR EXCEED THE FOLLOWING: • LVL MEMBERS - Fb=2325 PSI; Fv=310 PSI; E=1.55x10<sup>6</sup> PSI • LVL MEMBERS - Fb=2600 PSI; Fv=285 PSI; E=2.0x10<sup>6</sup> PSI • GLB MEMBERS - Fb=2400 PSI; Fv=1850 PSI; Fv=265 PSI; E=1.8x10<sup>6</sup> PSI; D<sub>f</sub>/D<sub>e</sub>: 2.4F-V4 (UNO.) • ENGINEERED LUMBER POSTS TO MEET OR EXCEED THE FOLLOWING: • LVL MEMBERS - Fb=2400 PSI; Fc=11-2500 PSI; E=1.8x10<sup>6</sup> PSI</p> <p>FACE NAIL MULTI-PLY 2x BEAMS &amp; 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 &amp; 2x8 MEMBERS.</p> <p>ALL MEMBERS SPECIFIED AS MULTI-PLY 1/2" SHALL BE FASTENED TOGETHER PER MANUFACTURER. EQUIVALENT WIDTH SOLID MATERIAL MAY BE USED AS EQUAL.</p> <p>FASTEN 2x WOOD PLATES TO TOP FLANGE OF STEEL BEAMS W/ 4x4 (MULTI X) PINS OR EQUAL (0.157" DIA. x 2" LONG MIN) @ 16" O.C. STAGGERED, OR 1/2" DIA. BOLTS @ 48" O.C. STAGGERED.</p> <p>REFER TO IRC FASTENING SCHEDULE TABLE R602.3(1) FOR ALL CONNECTIONS, TYP. UNO.</p>	
NOTES:	
<ol style="list-style-type: none"> <li>LATERAL ANALYSIS ASSUMES STUD SPACING @ 16" O.C.</li> <li>ALL SHEAR WALLS SHALL HAVE DOUBLE TOP PLATES FASTENED TOGETHER W/ 3"x0.131" NAILS @ 8" O.C. USE (2) 3/8"x0.131" NAILS AT EACH LAP SPlice. (6) EACH SIDE OF JOINT (TYP. UNO.)</li> <li>ALL EXTERIOR WALLS ARE CONTINUOUSLY SHEATHED.</li> <li>ALL INTERIOR SHEAR WALLS AND EXTERIOR WALLS ARE SHEATHED ABOVE AND BELOW OPENINGS.</li> </ol>	

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 HOLD-DOWN.



GENERAL STRUCTURAL NOTES	
DESIGN PARAMETERS	
<ul style="list-style-type: none"> <li>DESIGN IS BASED ON 2018 INTERNATIONAL RESIDENTIAL CODE &amp; 2018 INTERNATIONAL BUILDING CODE</li> <li>WOOD FRAME ENGINEERING IS BASED ON NDS, NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION - LATEST EDITION.</li> </ul>	
GENERAL FRAMING	
<ul style="list-style-type: none"> <li>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.</li> <li>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.</li> <li>ALL NON-BEARING INTERIOR STUD WALLS SHALL BE CONSTRUCTED WITH 2x "STUD" GRADE MEMBERS SPACED @ 24" O.C. (MAX.)</li> <li>ALL WALLS TALLER THAN TYP. PLATE HEIGHT SHALL BE CONSIDERED BALLOON FRAMED &amp; SHALL BE CONSTRUCTED FROM FLOOR TO UNDERSIDE OF FRAMING AT NEXT LEVEL. BF. WALLS SHALL BE 2x4 OR 2x6 (AS SHOWN ON PLANS) HEM FIR (HF) #2 GRADE LUMBER, OR BETTER.</li> <li>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.</li> <li>ALL 2x6 AND LARGER SOLID SAWN BEAM/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.</li> <li>ALL FRAMING LUMBER SHALL BE KILN DRIED TO 15% MC (KD-15).</li> <li>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. ALLOWED CAPACITY. NOTE: HANGERS USE COMMON NAIL DIAMETERS NOT TYPICAL FRAMING SIZES/LENGTHS.</li> <li>FASTEN ALL BEAMS TO COLUMNS, OR FLUSH BEAMS TO SUPPORTING BEAMS, W/ (4) 3"x0.131" TOENAILS (MIN), TYP. UNO.</li> <li>PROVIDE SOLID BLOCKING IN FLOOR SYSTEM UNDER ALL POSTS &amp; HOLD-DOWNS CONTINUOUS TO FOUNDATION/BEARING. BLOCKING TO MATCH POST ABOVE.</li> <li>ENGINEERED LUMBER TO MEET OR EXCEED THE FOLLOWING: • LVL MEMBERS - Fb=2325 PSI; Fv=310 PSI; E=1.55x10<sup>6</sup> PSI • LVL MEMBERS - Fb=2600 PSI; Fv=285 PSI; E=2.0x10<sup>6</sup> PSI • GLB MEMBERS - Fb=2400 PSI; Fv=1850 PSI; Fv=265 PSI; E=1.8x10<sup>6</sup> PSI; D<sub>f</sub>/D<sub>e</sub>: 2.4F-V4 (UNO.) • ENGINEERED LUMBER POSTS TO MEET OR EXCEED THE FOLLOWING: • LVL MEMBERS - Fb=2400 PSI; Fc=11-2500 PSI; E=1.8x10<sup>6</sup> PSI</li> <li>FACE NAIL MULTI-PLY 2x BEAMS &amp; 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 &amp; 2x8 MEMBERS.</li> <li>ALL MEMBERS SPECIFIED AS MULTI-PLY 1/2" SHALL BE FASTENED TOGETHER PER MANUFACTURER. EQUIVALENT WIDTH SOLID MATERIAL MAY BE USED AS EQUAL.</li> <li>FASTEN 2x WOOD PLATES TO TOP FLANGE OF STEEL BEAMS W/ 4x4 (MULTI X) PINS OR EQUAL (0.157" DIA. x 2" LONG MIN) @ 16" O.C. STAGGERED, OR 1/2" DIA. BOLTS @ 48" O.C. STAGGERED.</li> <li>REFER TO IRC FASTENING SCHEDULE TABLE R602.3(1) FOR ALL CONNECTIONS, TYP. UNO.</li> </ul>	
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 ADD LEVEL LOADS, UNO. (EXCLUDES STONE/MARBLE OR NET BED CONSTRUCTED FLOORS - CONTACT M&amp;K 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): SINGLE PLY: SIMPSON LUS210 DOUBLES: SIMPSON LUS210-2</li> <li>FLOOR SHEATHING SHALL BE 23/32" A.P.A. RATED 5/16" FLOOR 24" O.C. EXPOSURE 1 (OR APPROVED EQUAL) WITH TONGUE AND GROOVE EDGES. FASTEN TO FRAMING MEMBERS W/ GULIE 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 SDN15600 SCREWS @ ALL BEARING POINTS. PROVIDE (2) SIMPSON SDN15600 SCREWS AT 2-PLY GIRDER TRUSSES, (3) SIMPSON SDN15600 SCREWS AT 3-PLY GIRDER TRUSSES AT ALL BEARING POINTS.</li> <li>FASTEN EACH ROOF RAFTER TO TOP PLATE WITH (1) SIMPSON SDN15600 SCREW. PROVIDE (2) SIMPSON SDN15600 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 1 (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 7.6.</li> <li>ERECT AND INSTALL ROOF TRUSSES PER NTCA &amp; TP15 BCSI 1-08 GUIDE TO GOOD PRACTICE FOR HANDLING, INSTALLING &amp; BRACING OF METAL PLATE CONNECTED WOOD 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 STC 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:  
**154-22002**

project by: **RJZ**  
drawn by: **JCL**  
issue date: **02-09-22**

REVISIONS:  
date: initial:

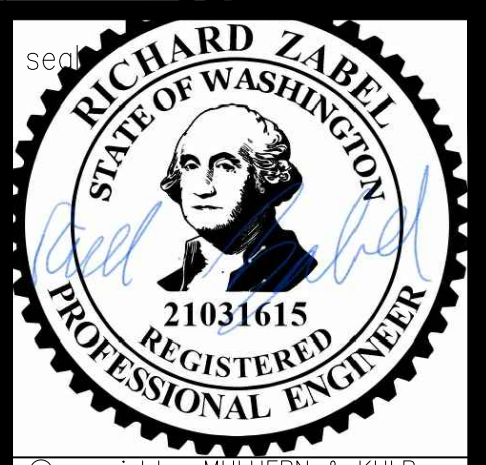
**JAYMARC HOMES**

STRUCTURAL NOTES

**PIHA RESIDENCE**  
MERCER ISLAND, WASHINGTON

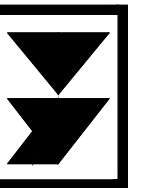
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drawn JCL  
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date: initial:

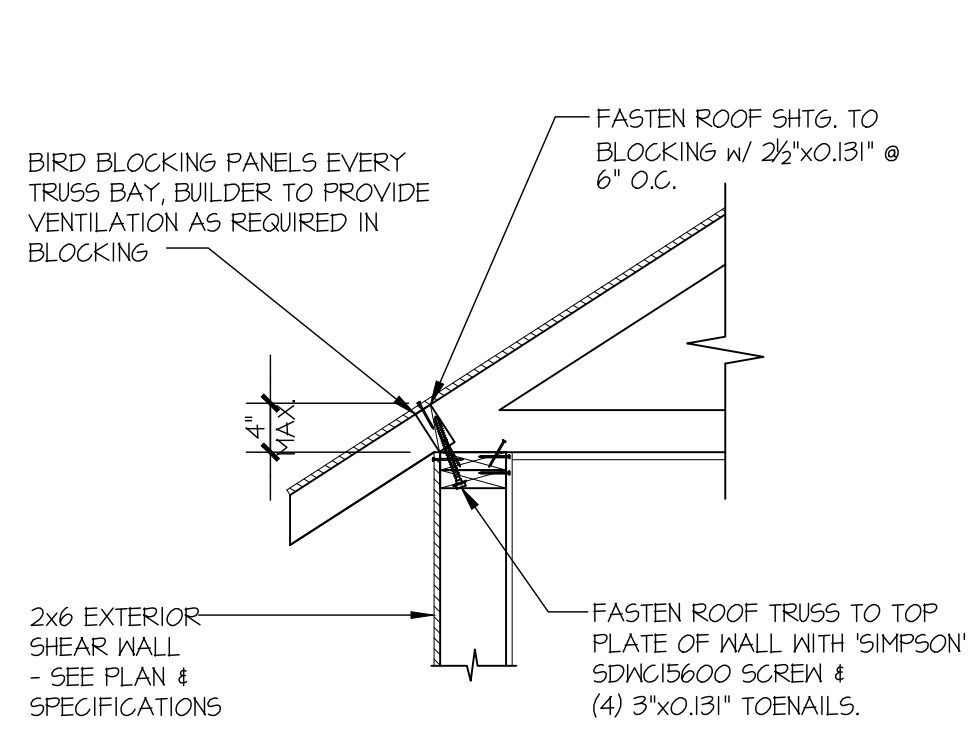
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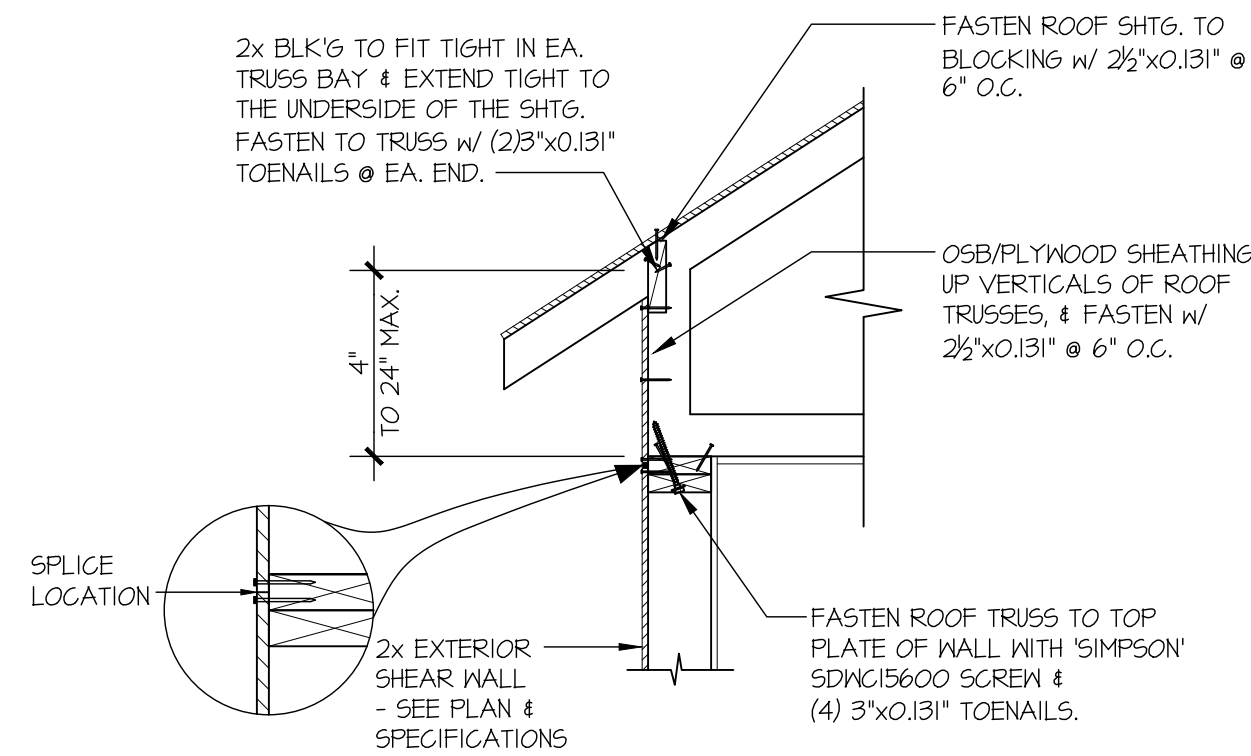
STRUCTURAL DETAILS  
**PIHA RESIDENCE**  
MERCER ISLAND, WASHINGTON

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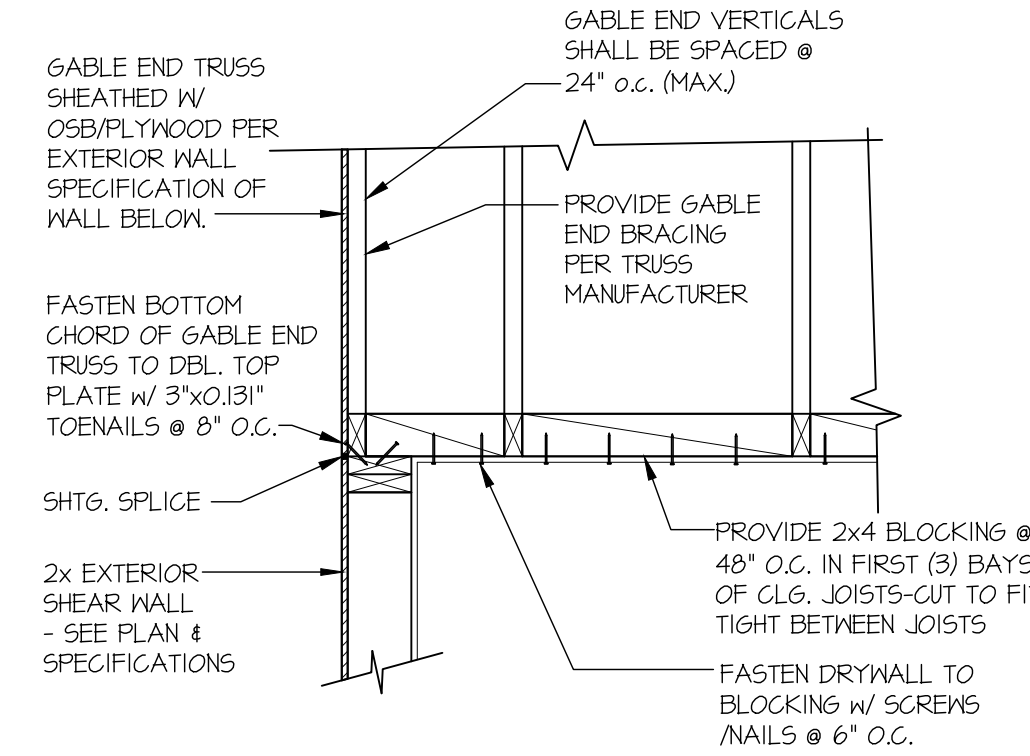
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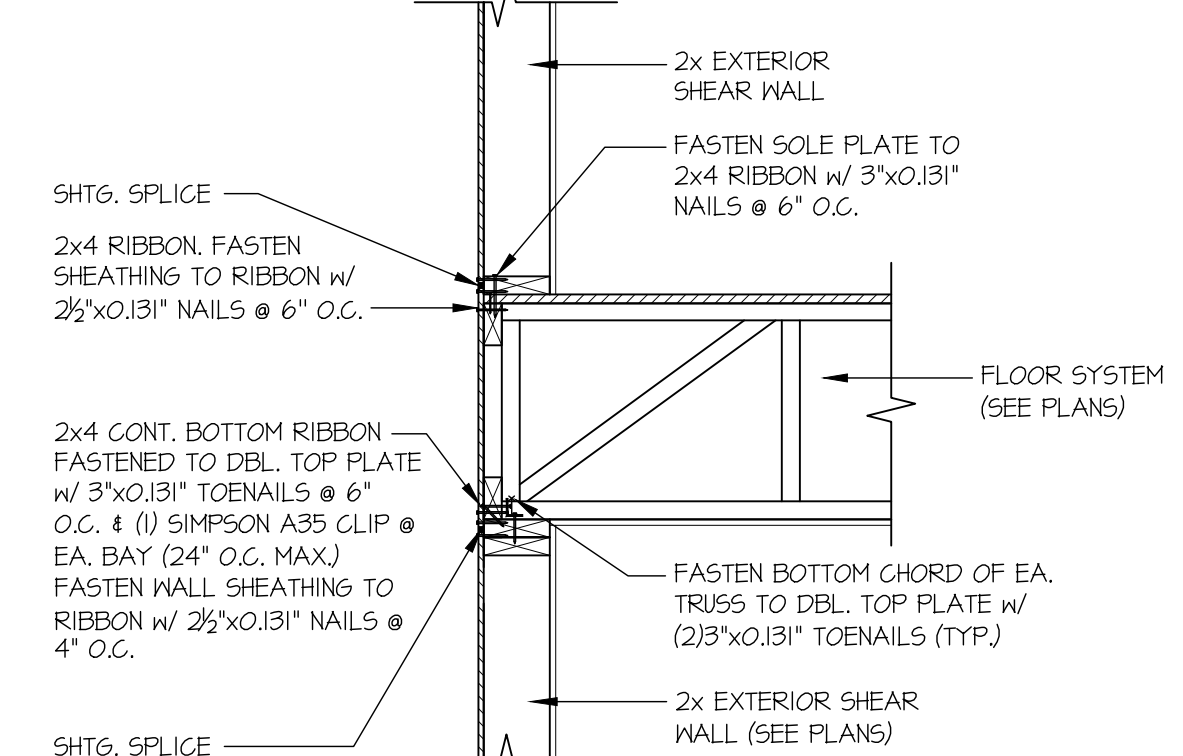
**1** TYPICAL SHEAR TRANSFER DETAIL @ ROOF  
SCALE: 3/4"=1'-0" HEEL HEIGHT LESS THAN 4"



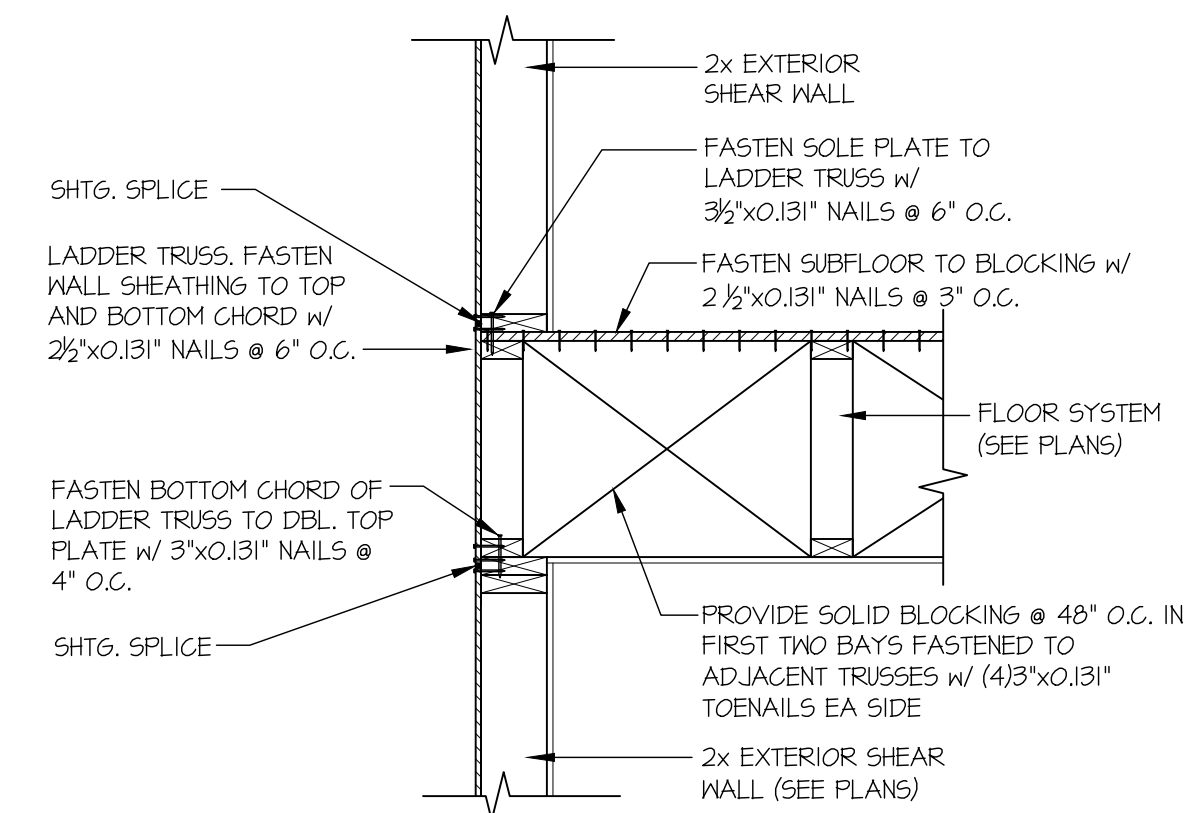
**2** TYPICAL SHEAR TRANSFER DETAIL @ RAISED HEEL TRUSS  
SCALE: 3/4"=1'-0" HEEL HEIGHT UP TO 24" MAX.



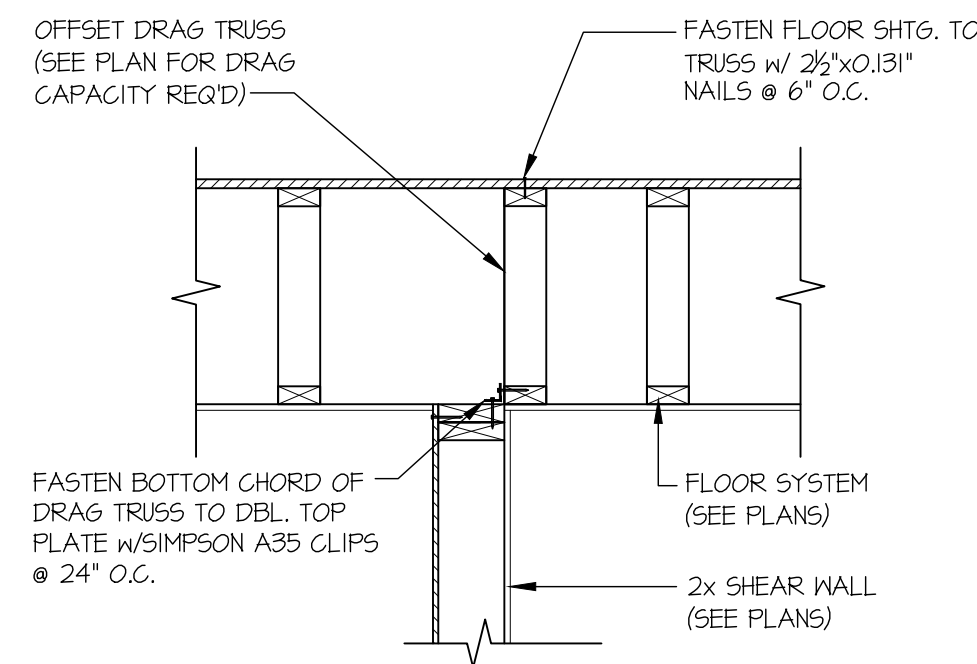
**3** TYPICAL GABLE END DETAIL  
SCALE: 3/4"=1'-0"



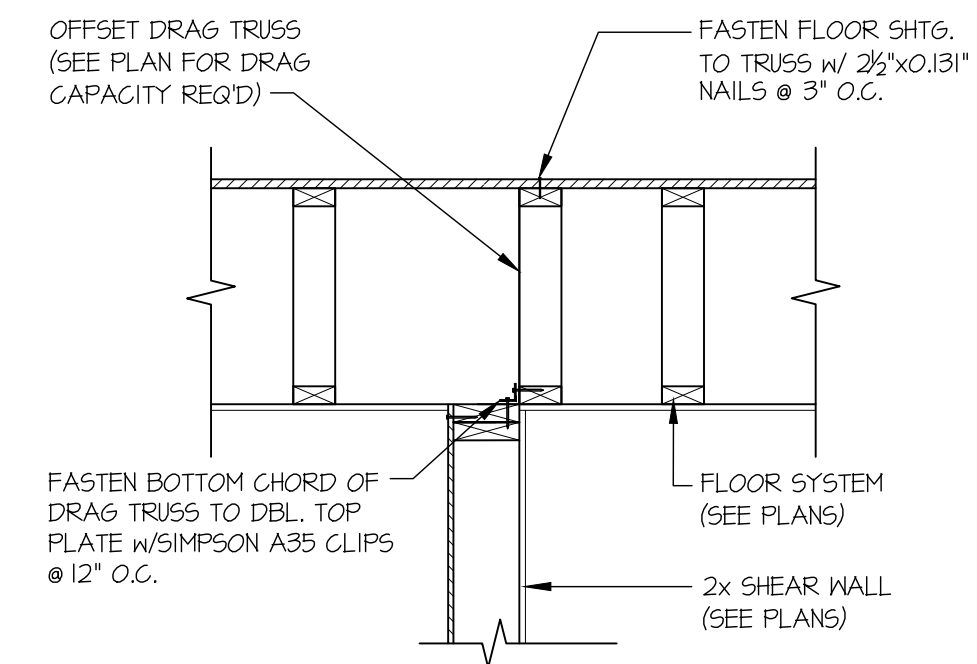
**4** TYPICAL SHEAR TRANSFER DETAIL BETWEEN FLOORS @ EXTERIOR WALL  
SCALE: 3/4"=1'-0" PERPENDICULAR FRAMING



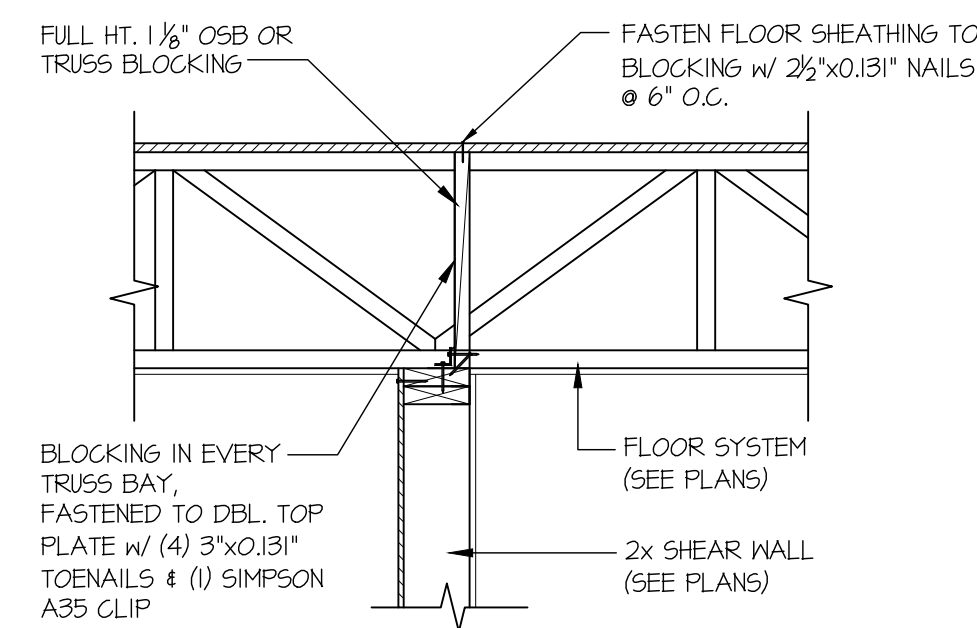
**5** TYPICAL SHEAR TRANSFER DETAIL BETWEEN FLOORS @ EXTERIOR WALL  
SCALE: 3/4"=1'-0" PARALLEL FRAMING



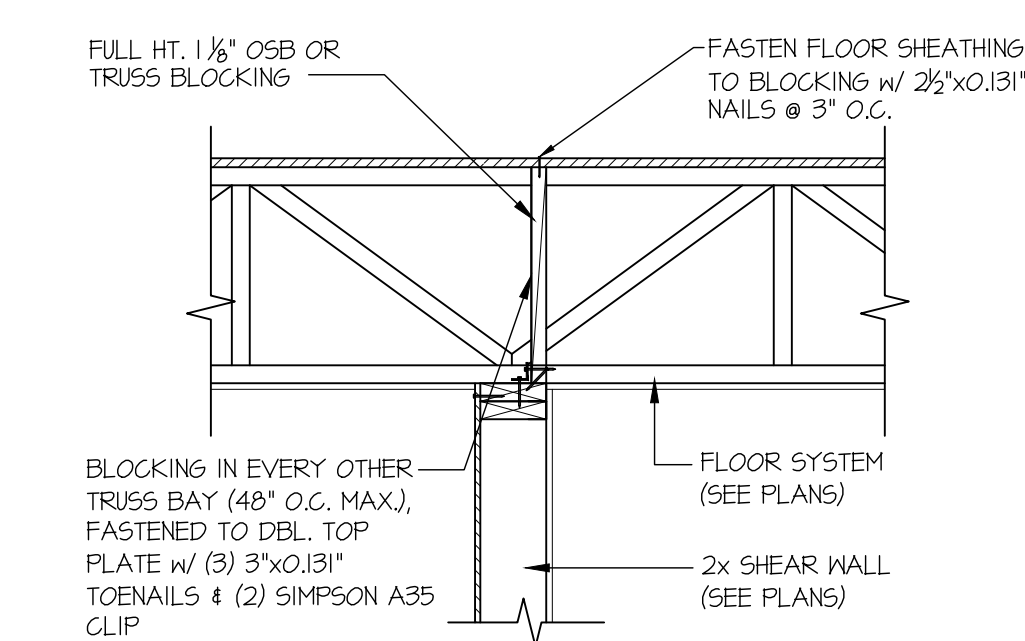
**6** SHEAR TRANSFER DETAIL @ SHEAR WALL BELOW  
SCALE: 3/4"=1'-0"



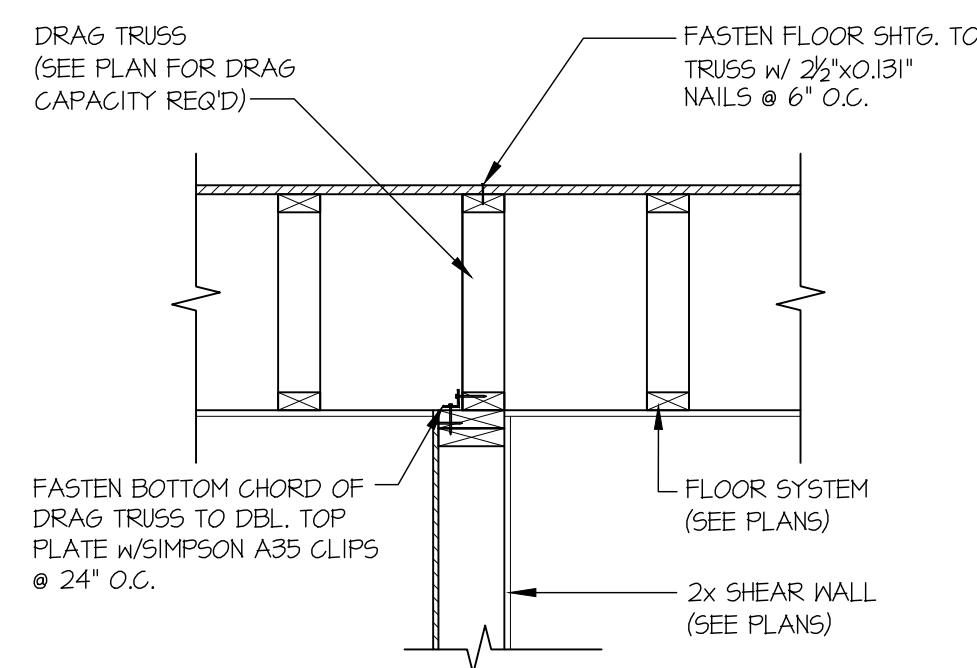
**7** SHEAR TRANSFER DETAIL @ SHEAR WALL BELOW  
SCALE: 3/4"=1'-0"



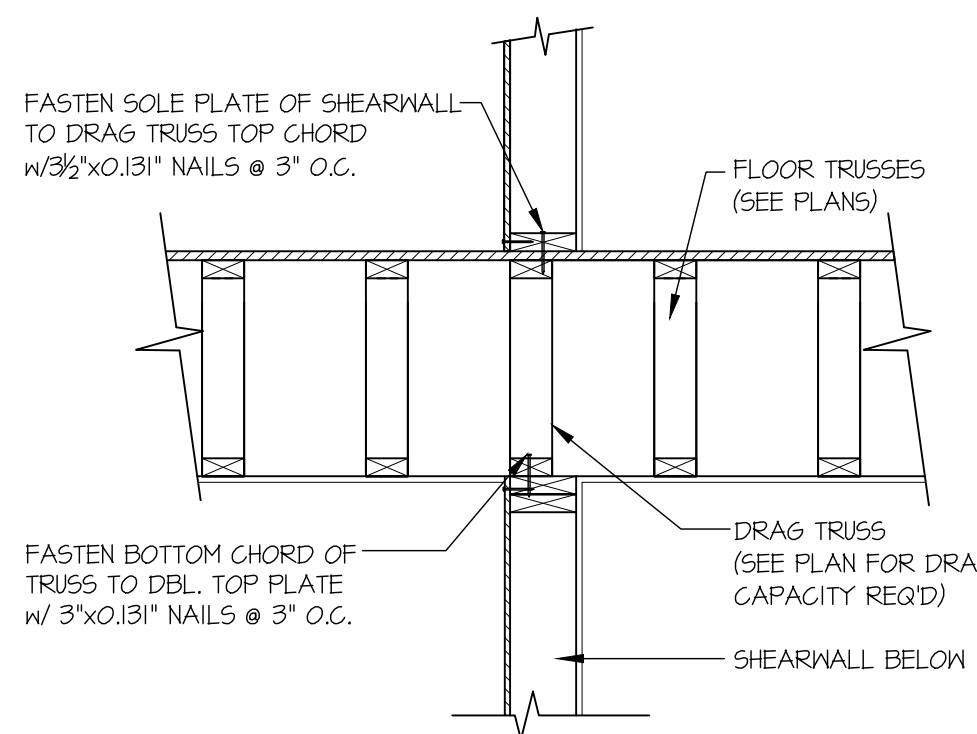
**8** SHEAR TRANSFER DETAIL @ SHEAR WALL BELOW  
SCALE: 3/4"=1'-0"



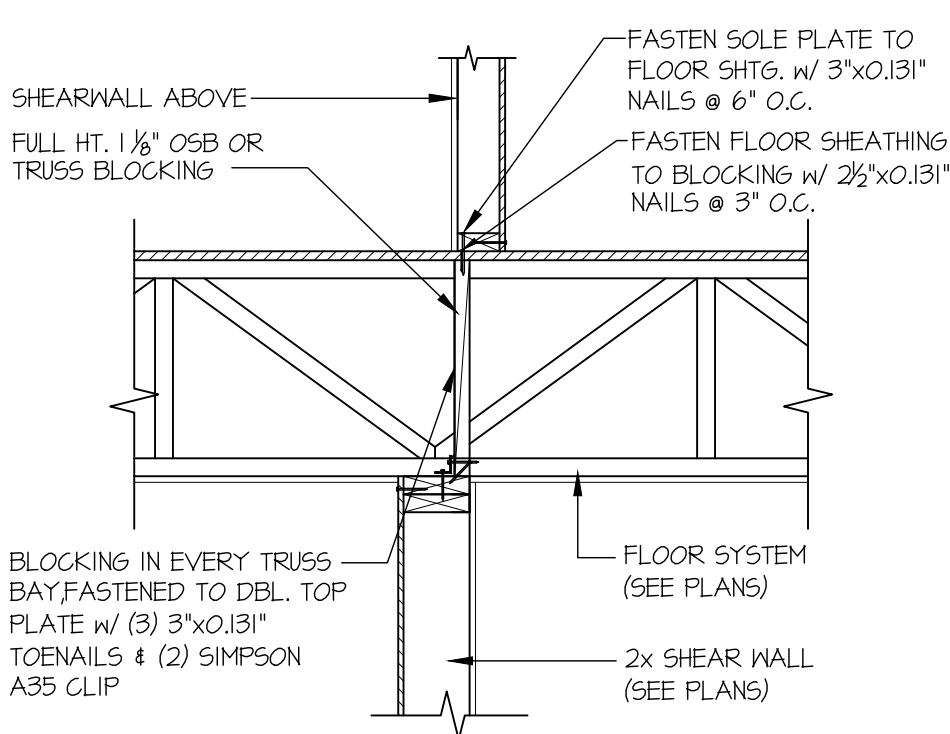
**9** SHEAR TRANSFER DETAIL @ SHEAR WALL BELOW  
SCALE: 3/4"=1'-0"



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



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



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





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M&K project number:  
154-22002

project: RJZ  
drawn by: JCL  
issue date: 02-09-22

REVISIONS:  
date: initial:

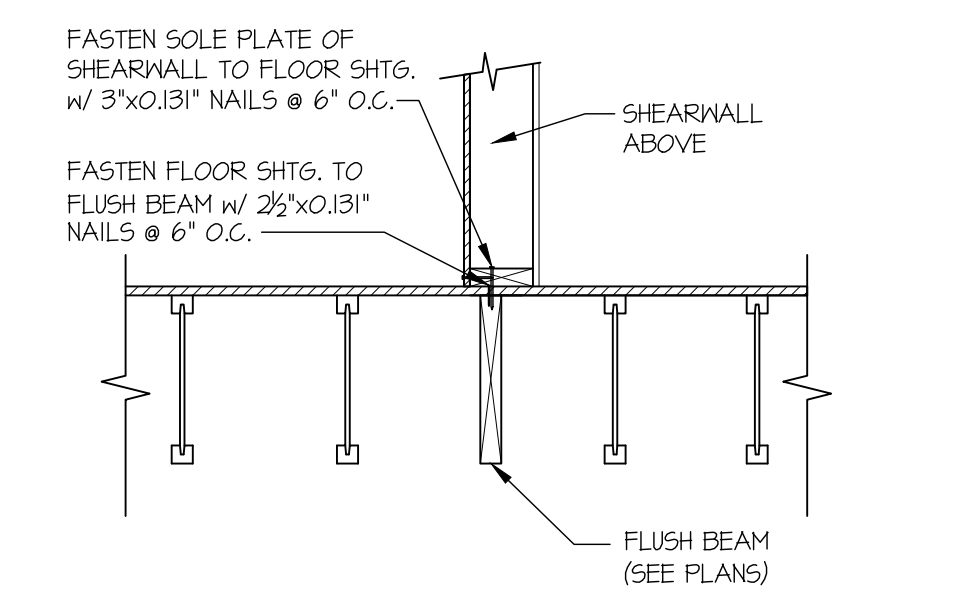


STRUCTURAL DETAILS

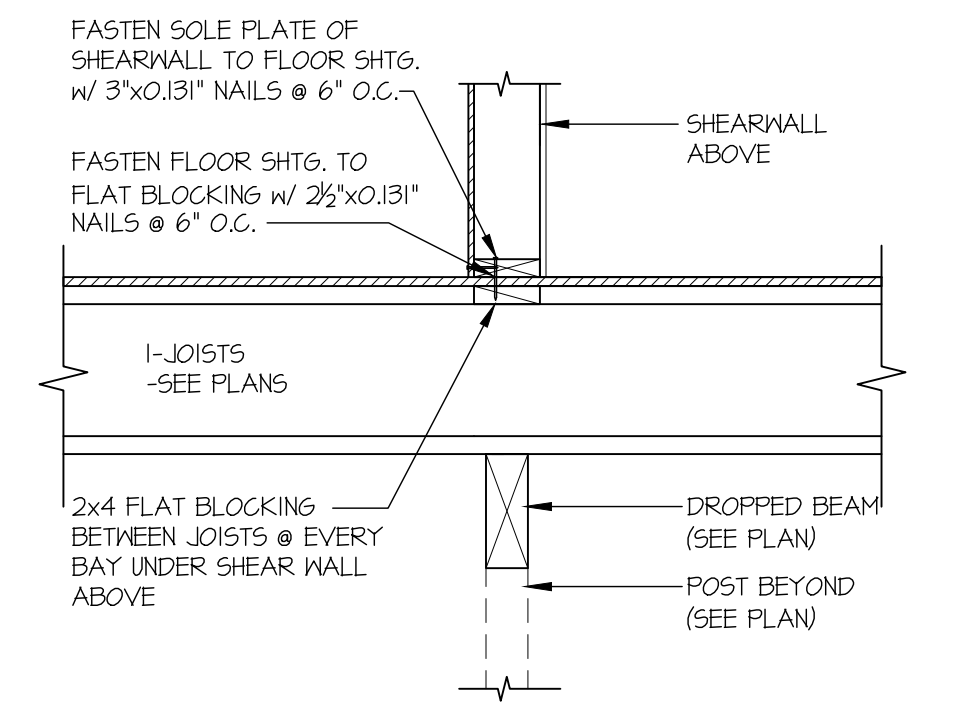
PIHA RESIDENCE  
MERCER ISLAND, WASHINGTON

sheet:

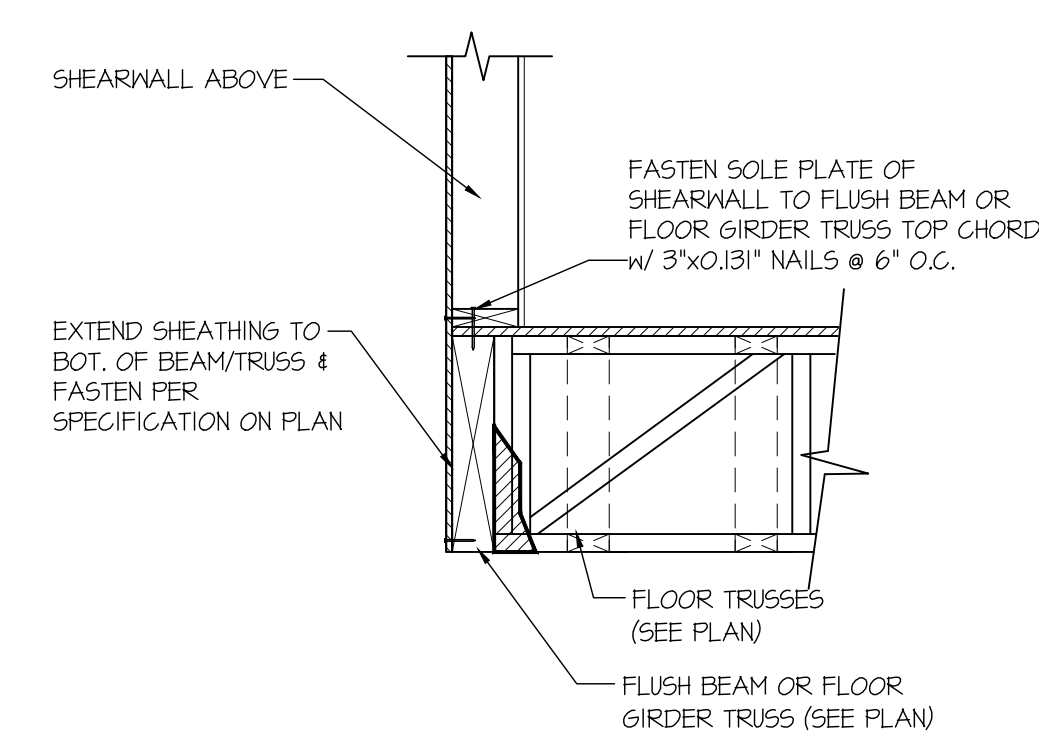
LB-2



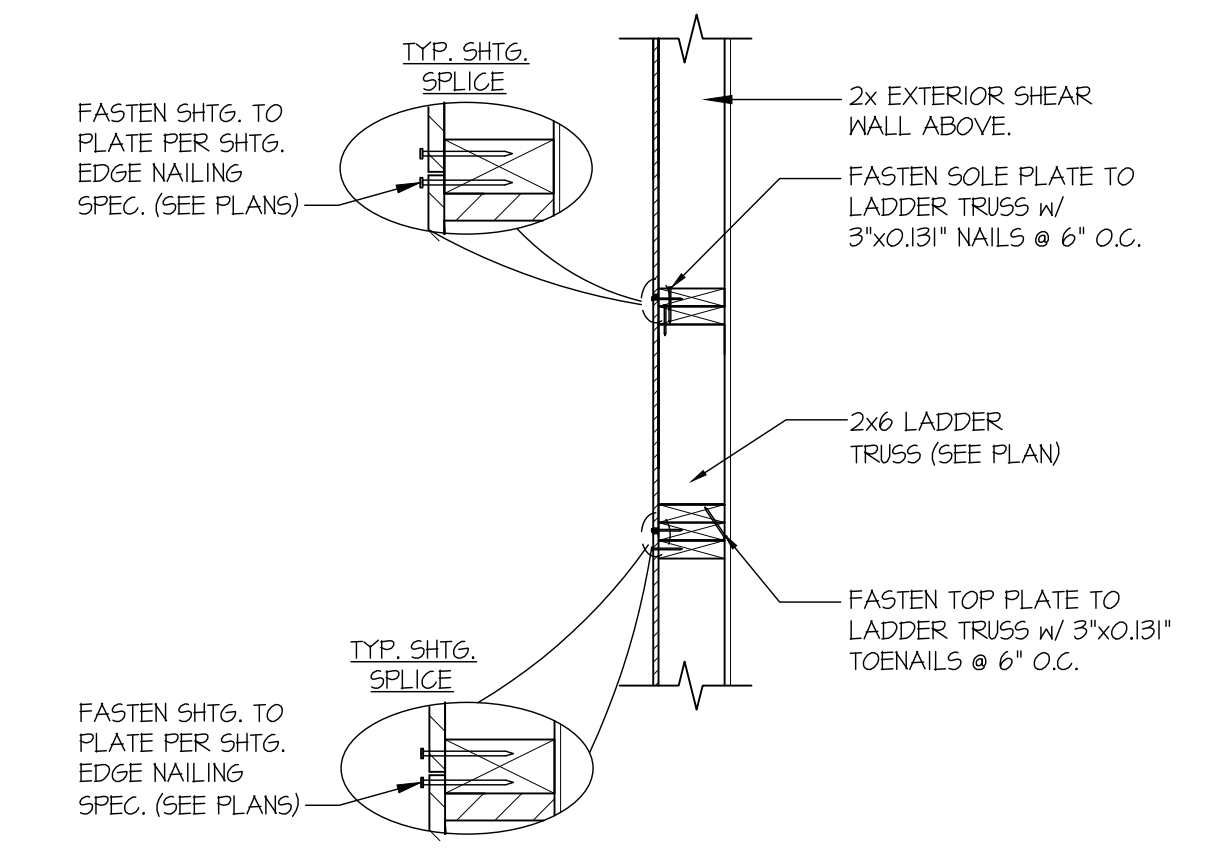
19 SHEAR TRANSFER DETAIL @ INTERIOR SHEARWALL ABOVE  
SCALE: 3/4"=1'-0" PARALLEL FRAMING



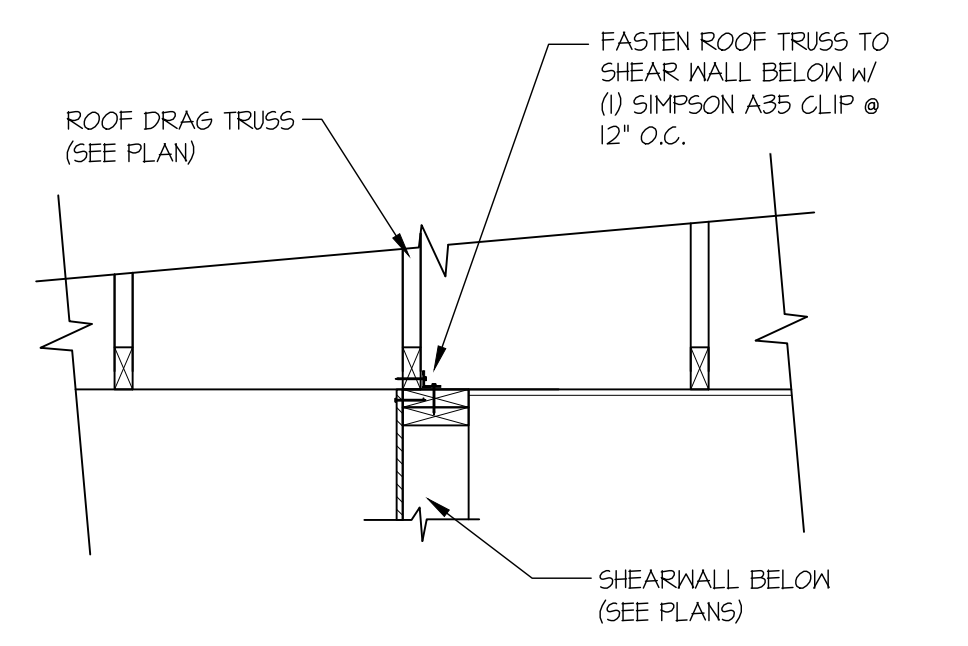
20 SHEAR TRANSFER DETAIL @ INT. SHEARWALL ABOVE  
SCALE: 3/4"=1'-0"



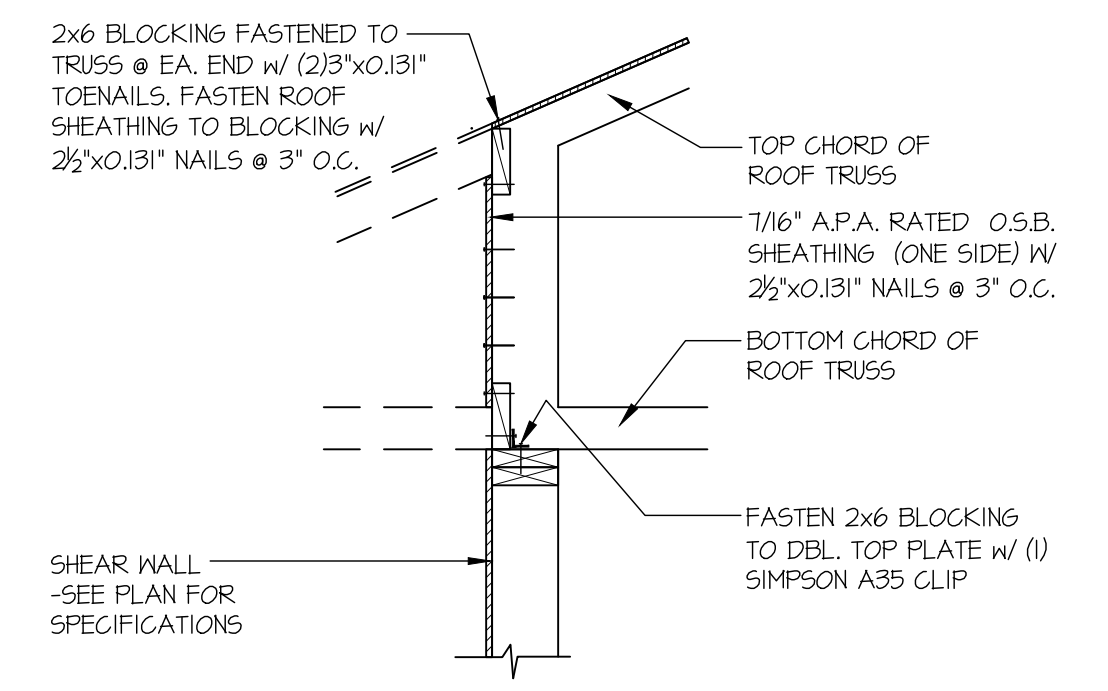
35 SHEAR TRANSFER DETAIL @ EXTERIOR SHEARWALL ABOVE  
SCALE: 3/4"=1'-0"



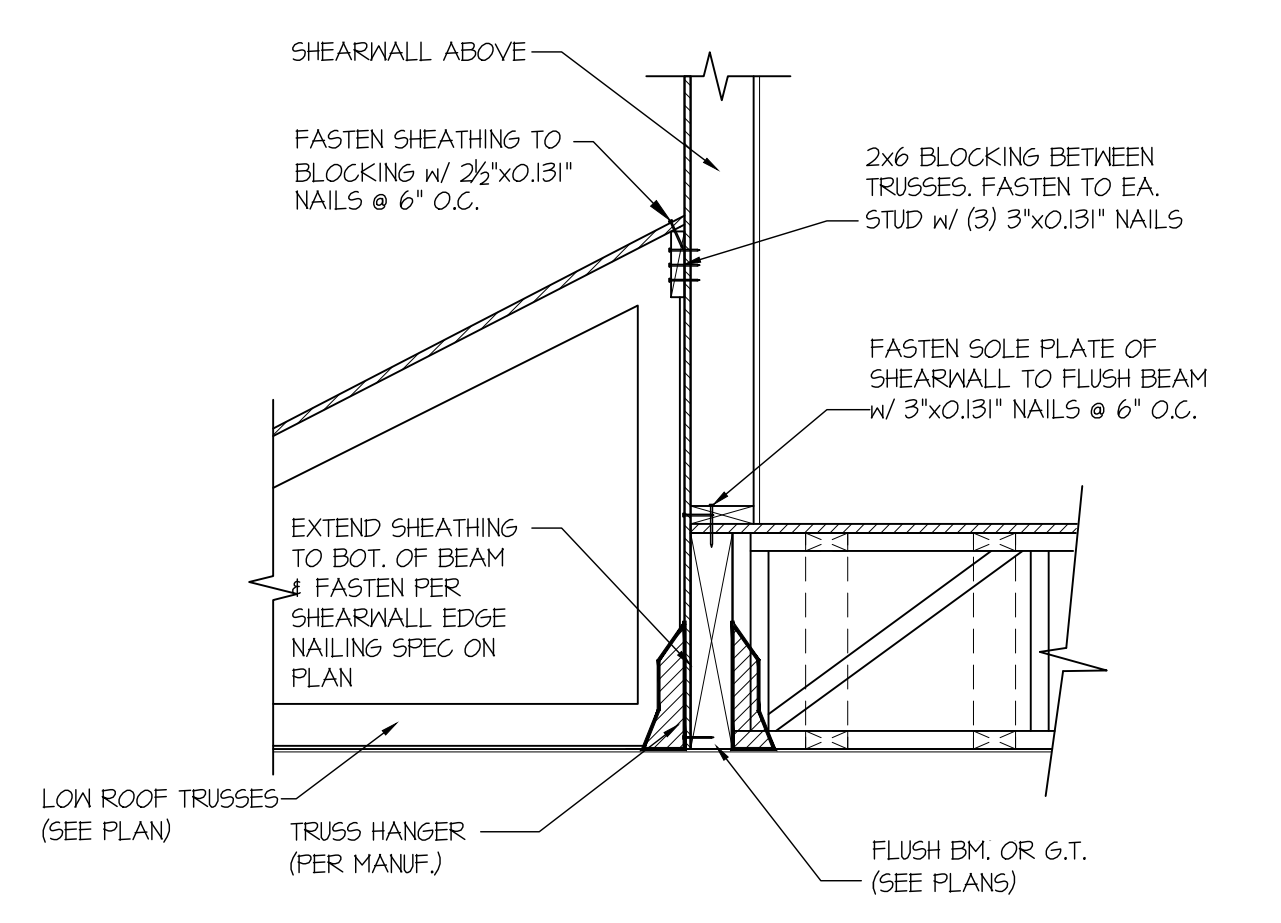
41 TYPICAL SHEAR TRANSFER DETAIL @ EXTERIOR WALL ABOVE LADDER TRUSS  
SCALE: 3/4"=1'-0"



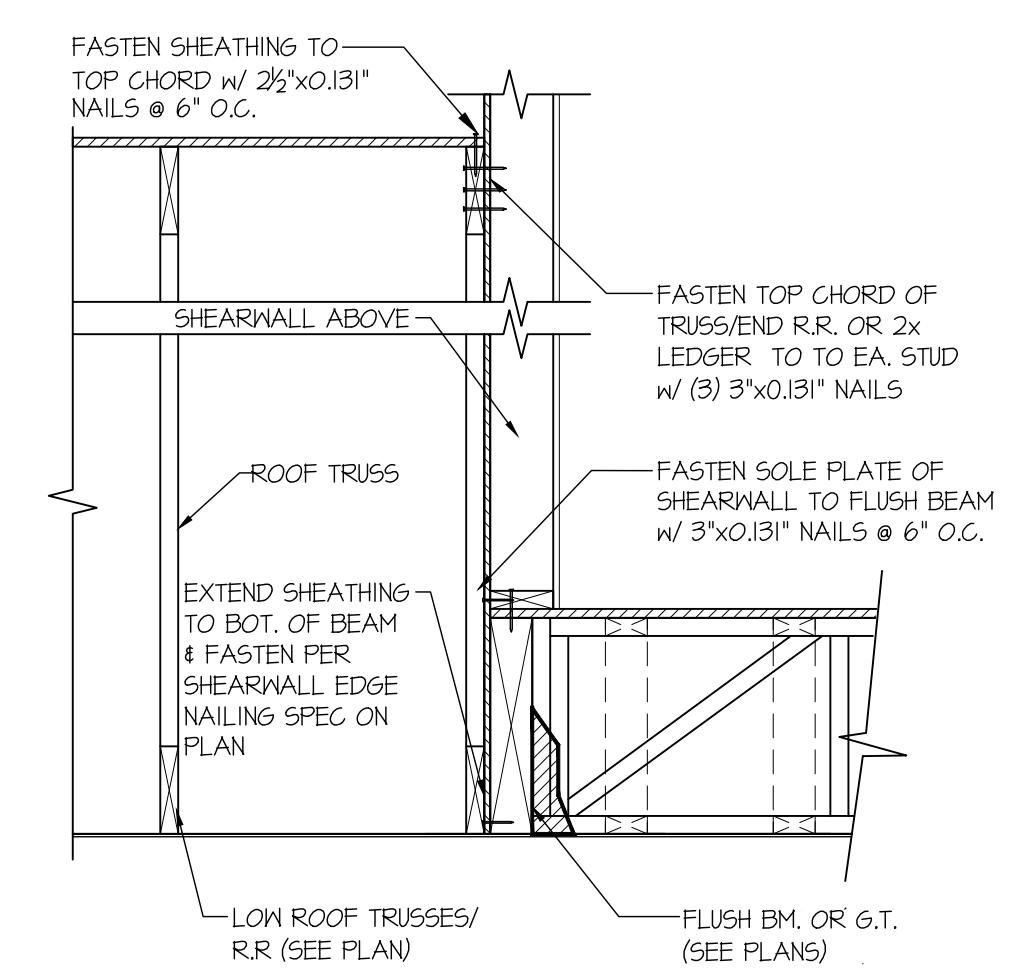
47 SHEAR TRANSFER DETAIL @ INTERIOR SHEARWALL BELOW  
SCALE: 3/4"=1'-0"



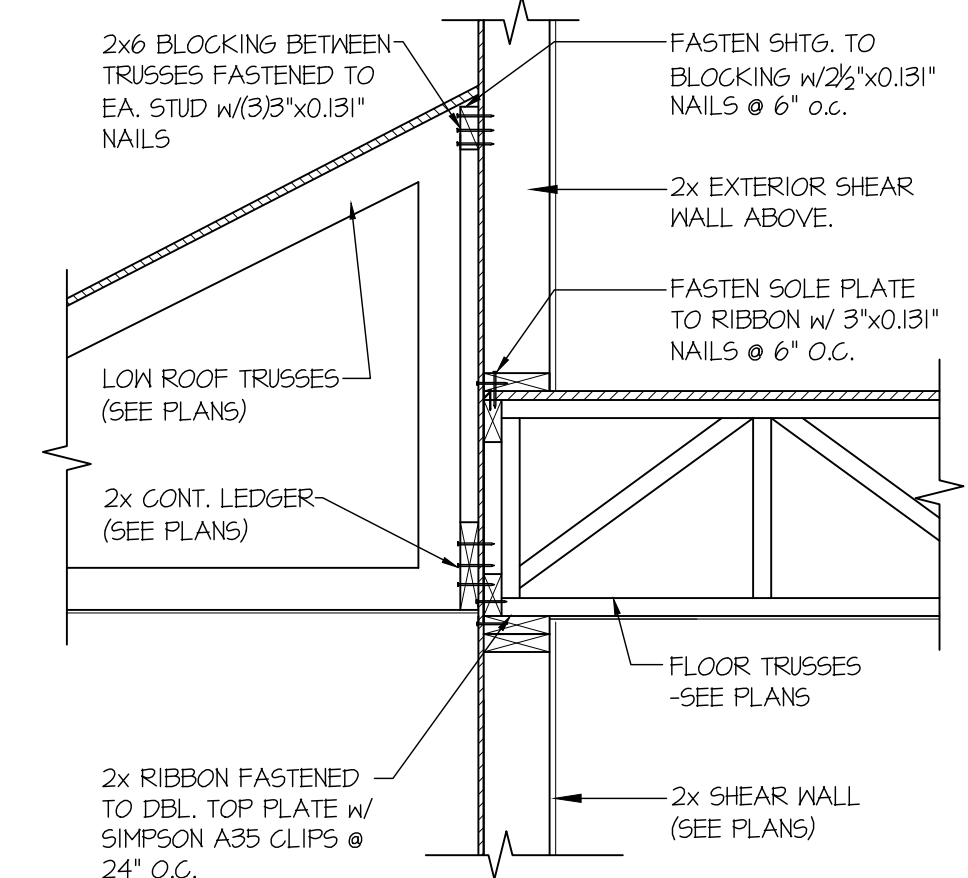
49 SHEAR TRANSFER DETAIL @ SHEARWALL BELOW  
SCALE: 3/4"=1'-0"



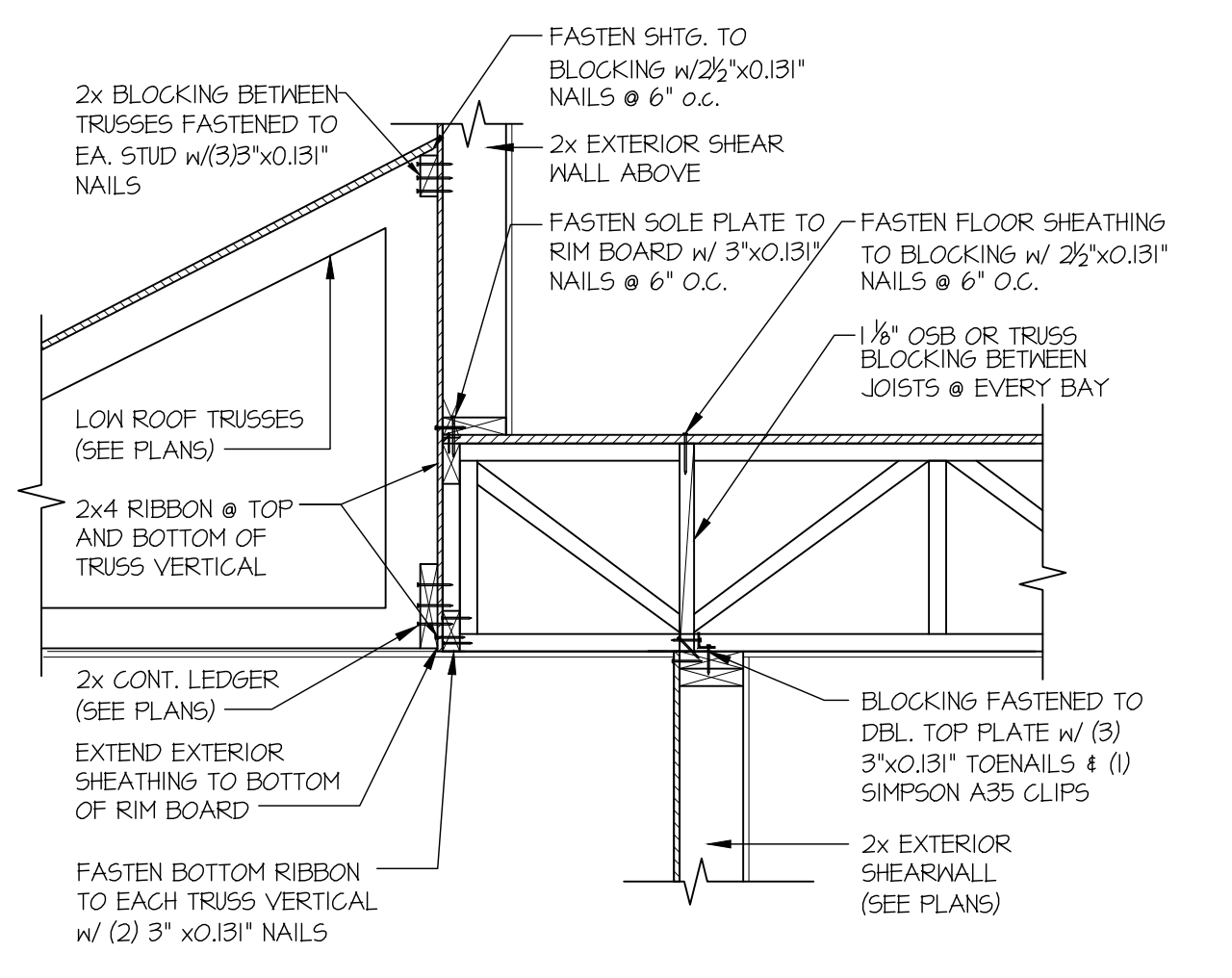
58 SHEAR TRANSFER DETAIL @ EXTERIOR SHEARWALL ABOVE  
SCALE: 3/4"=1'-0"



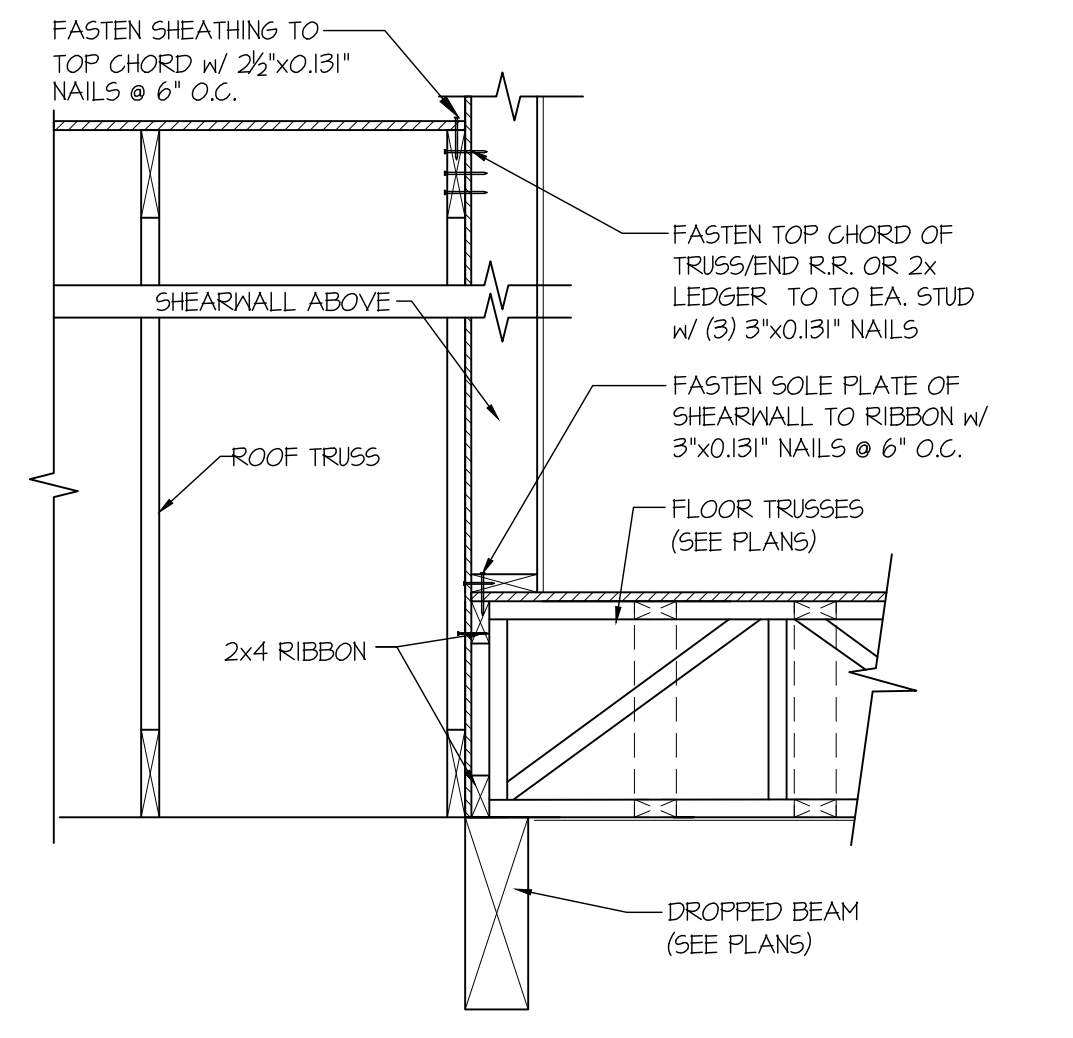
59 SHEAR TRANSFER DETAIL @ EXTERIOR SHEARWALL ABOVE  
SCALE: 3/4"=1'-0"



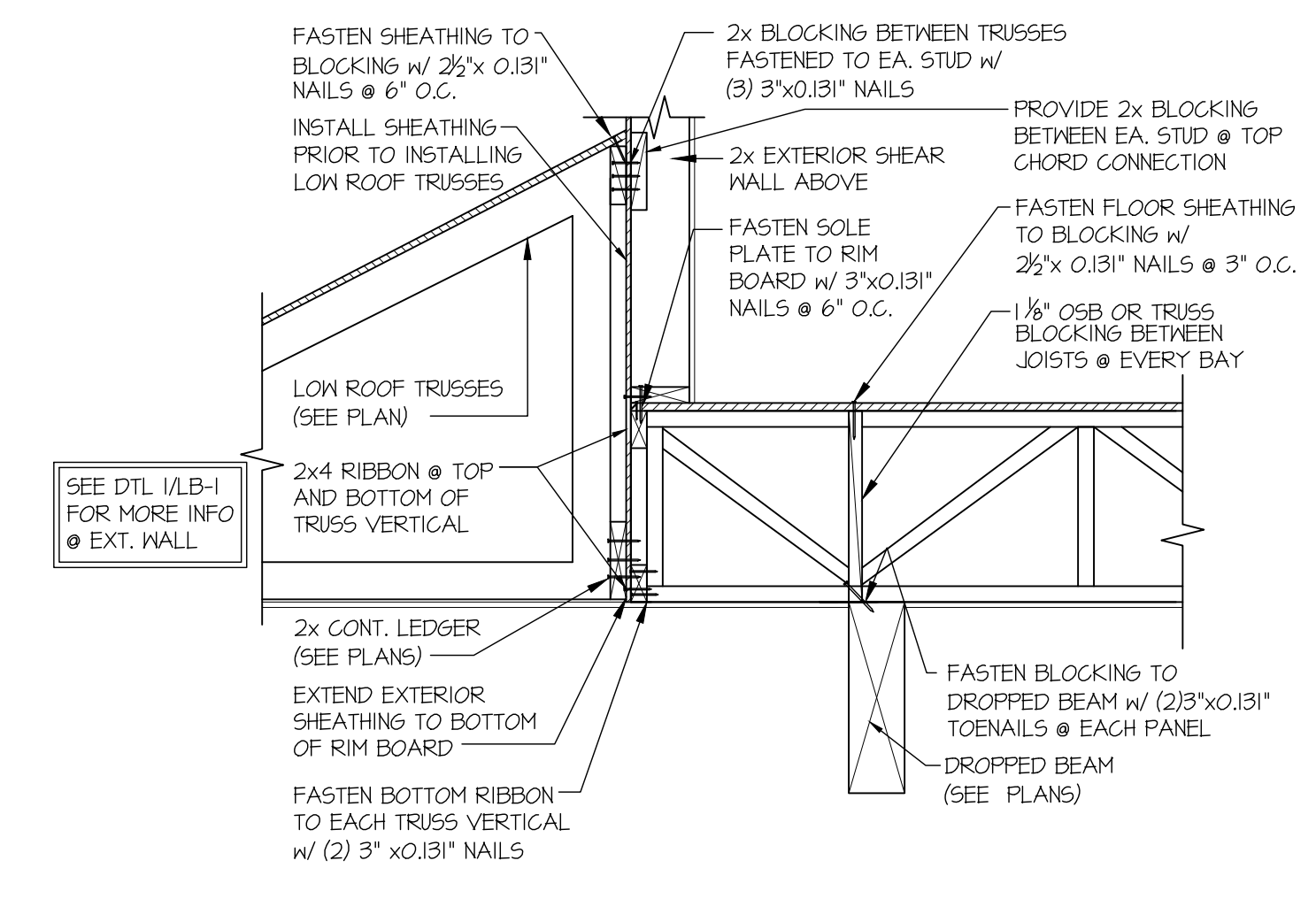
60 TYPICAL SHEAR TRANSFER DETAIL BETWEEN FLOORS  
SCALE: 3/4"=1'-0" PERPENDICULAR FRAMING



63 TYPICAL SHEAR TRANSFER DETAIL @ EXTERIOR WALL ABOVE  
SCALE: 3/4"=1'-0"

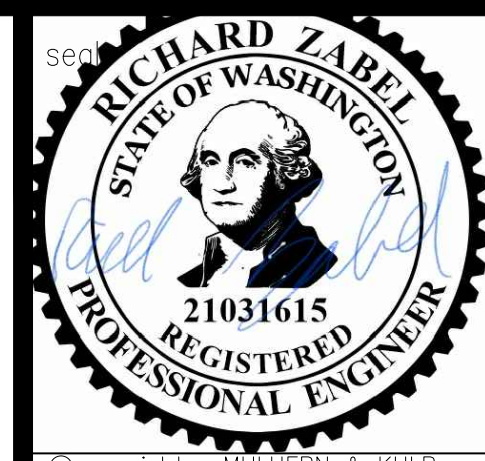


68 SHEAR TRANSFER DETAIL @ EXTERIOR SHEARWALL ABOVE  
SCALE: 3/4"=1'-0"



77 TYPICAL SHEAR TRANSFER DETAIL @ EXTERIOR WALL ABOVE  
SCALE: 3/4"=1'-0"





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154-22002

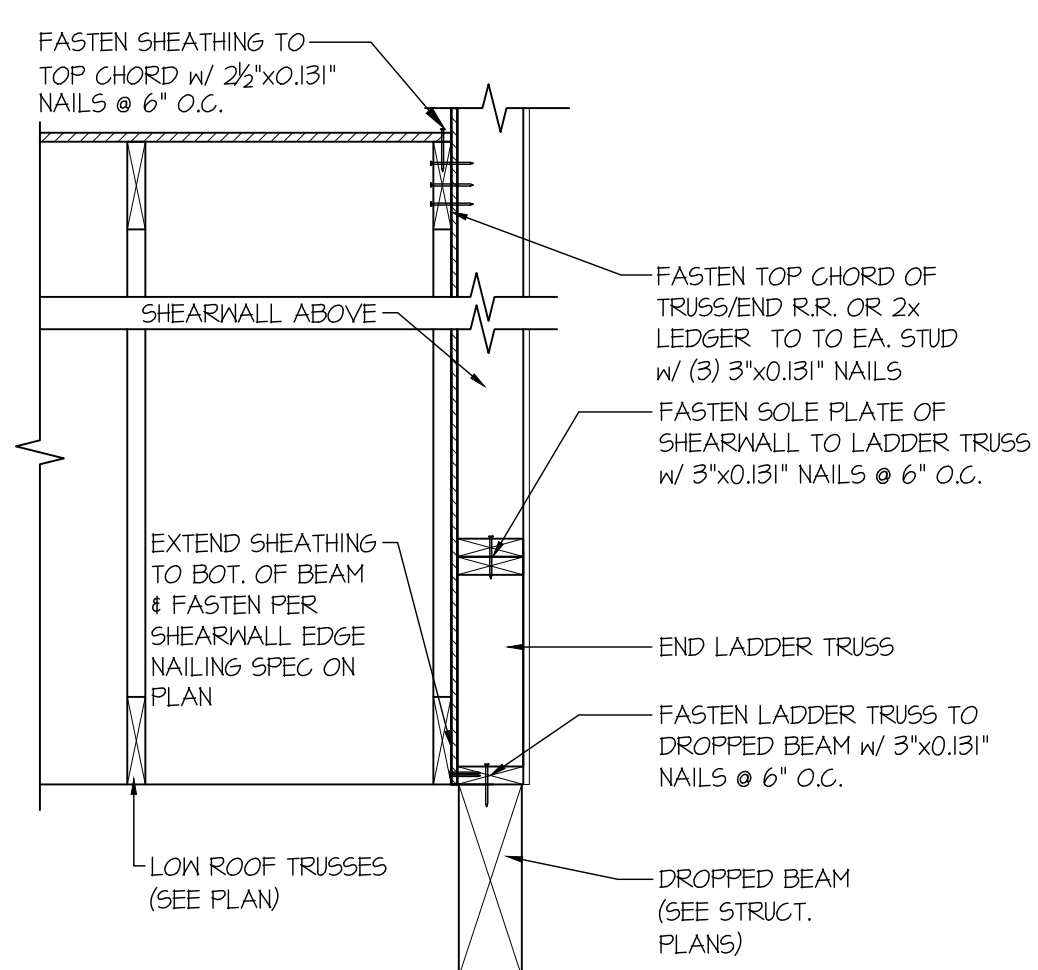
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drawn by: JCL  
issue date: 02-09-22

REVISIONS:  
date: initial:

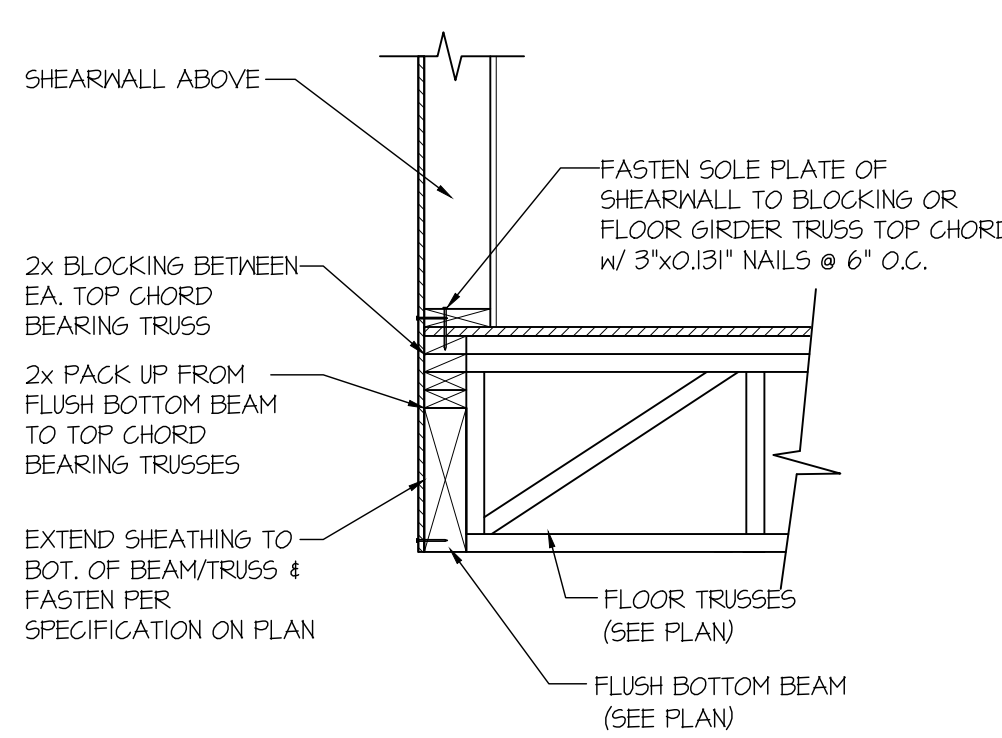


STRUCTURAL DETAILS  
**PIHA RESIDENCE**  
MERCER ISLAND, WASHINGTON

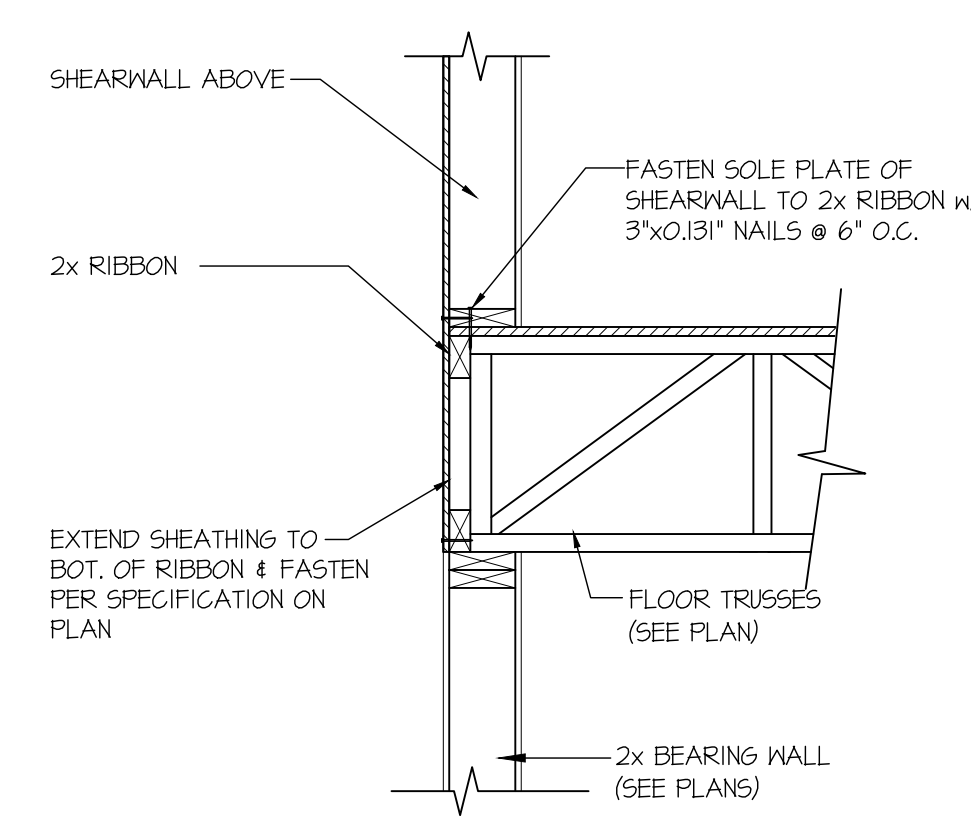
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**LB-3**



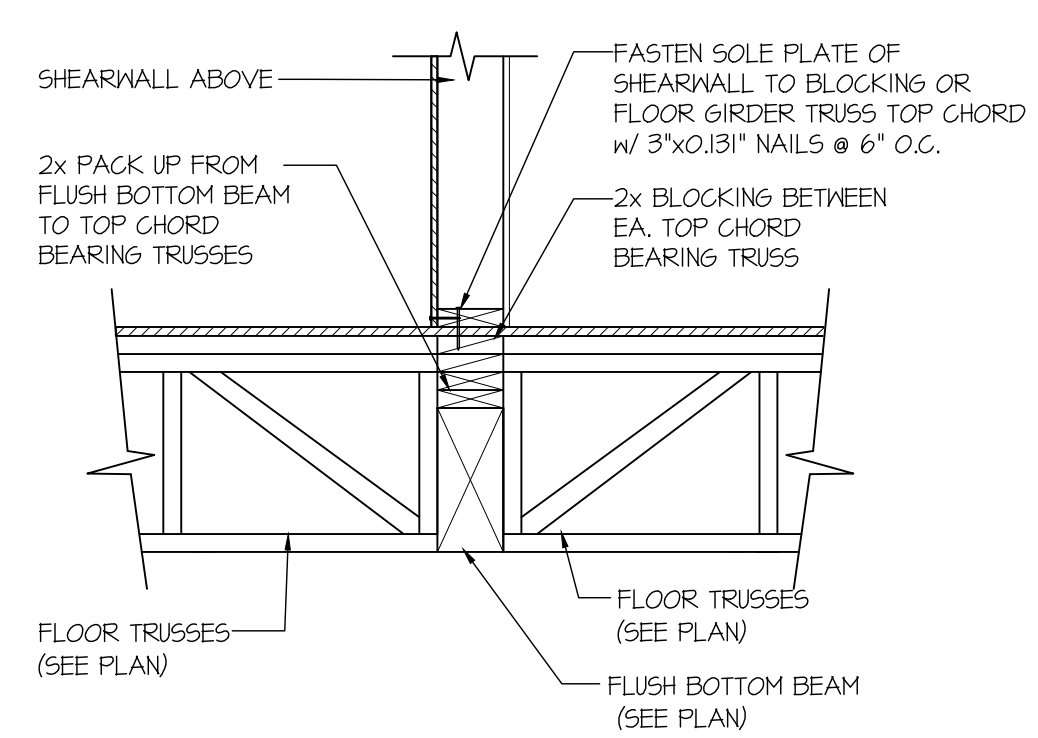
**81** SHEAR TRANSFER DETAIL @ EXTERIOR SHEARWALL ABOVE  
SCALE: 3/4"=1'-0"



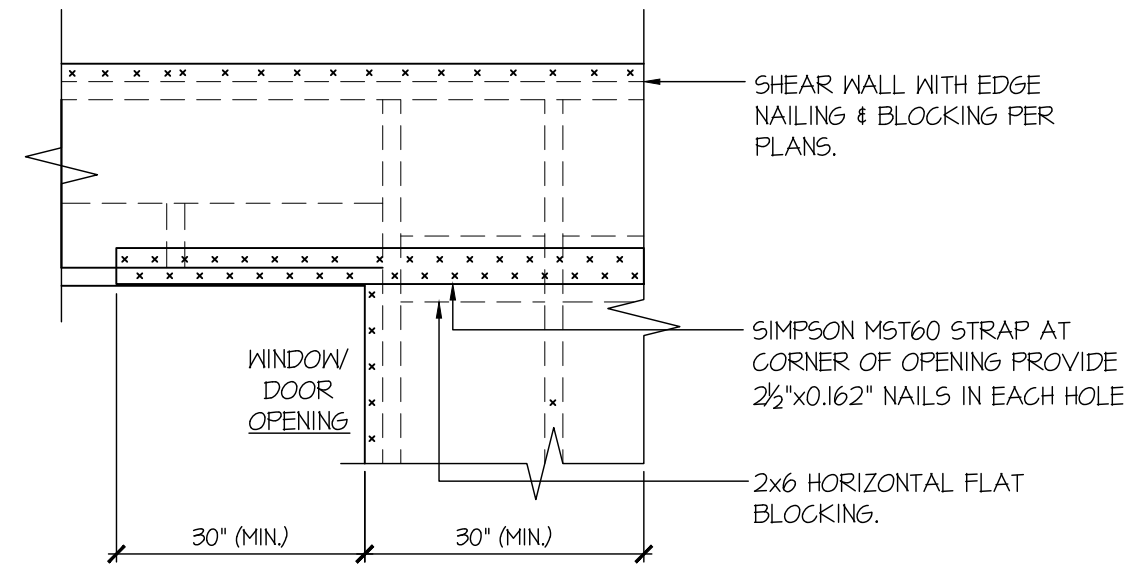
**83** SECTION  
SCALE: 3/4"=1'-0"



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

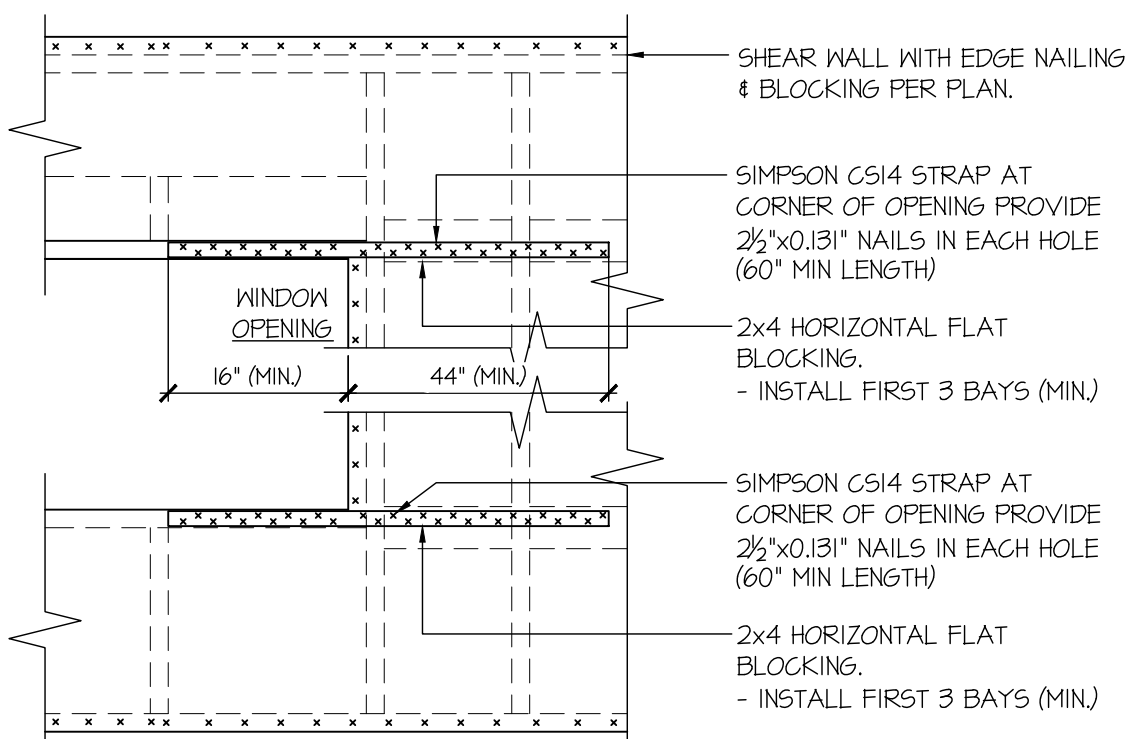


**85** SECTION  
SCALE: 3/4"=1'-0"



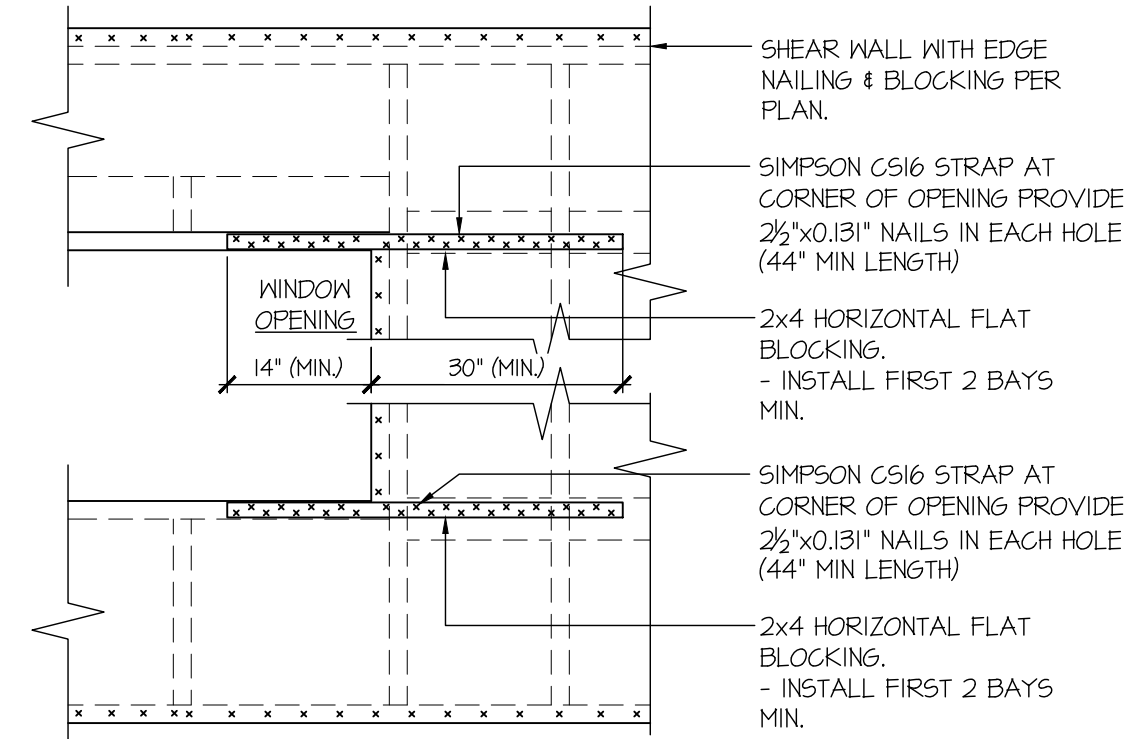
• ONLY REQUIRED WHERE SPECIFIED ON STRUCTURAL PLANS

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



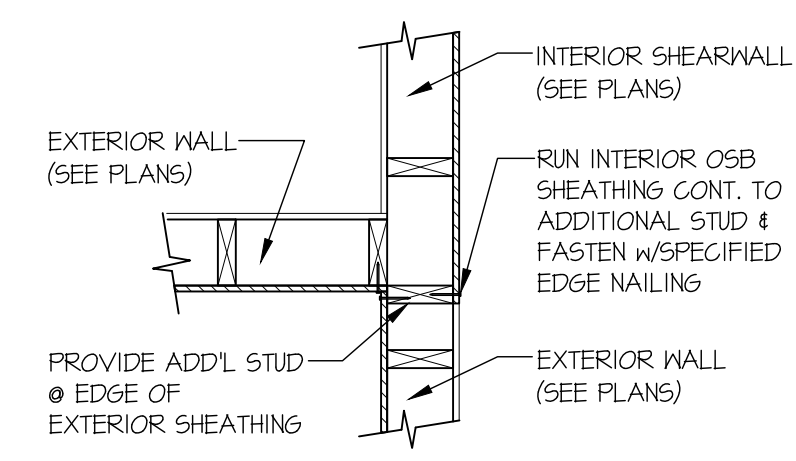
• ONLY REQUIRED WHERE SPECIFIED ON STRUCTURAL PLANS  
• IF MIN LENGTH IS NOT PROVIDED RUN STRAP TO END OF WALL

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

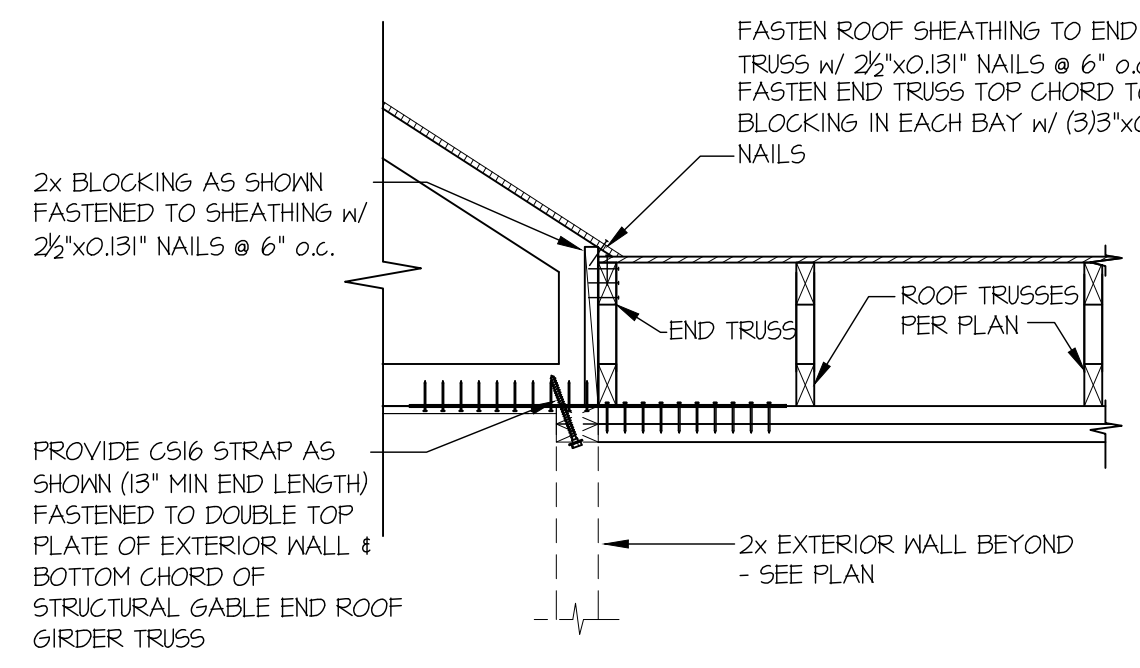


• ONLY REQUIRED WHERE SPECIFIED ON STRUCTURAL PLANS  
• IF MIN LENGTH IS NOT PROVIDED RUN STRAP TO END OF WALL

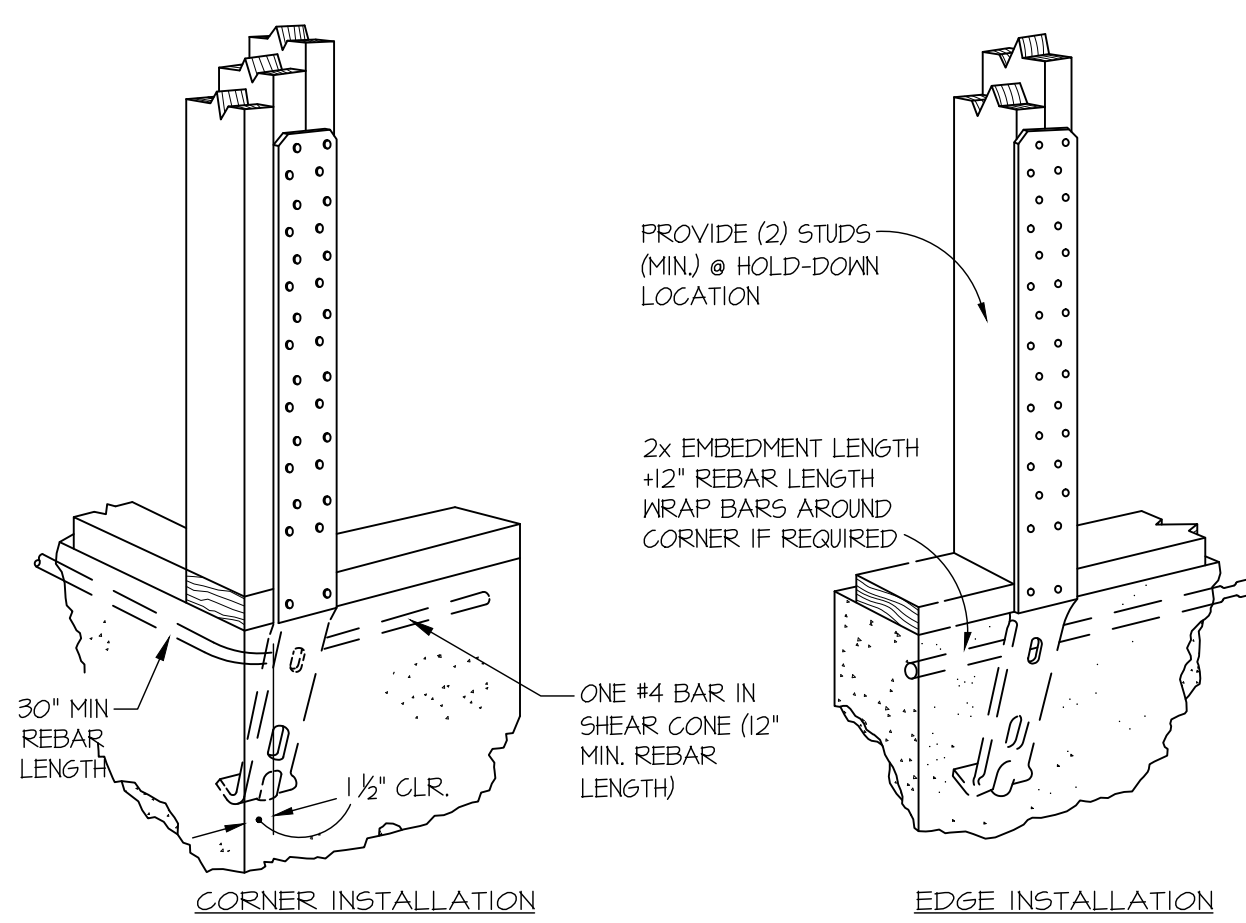
**94** EXT. WALL & INT. SHEARWALL OPENING ELEVATION  
SCALE: NTS



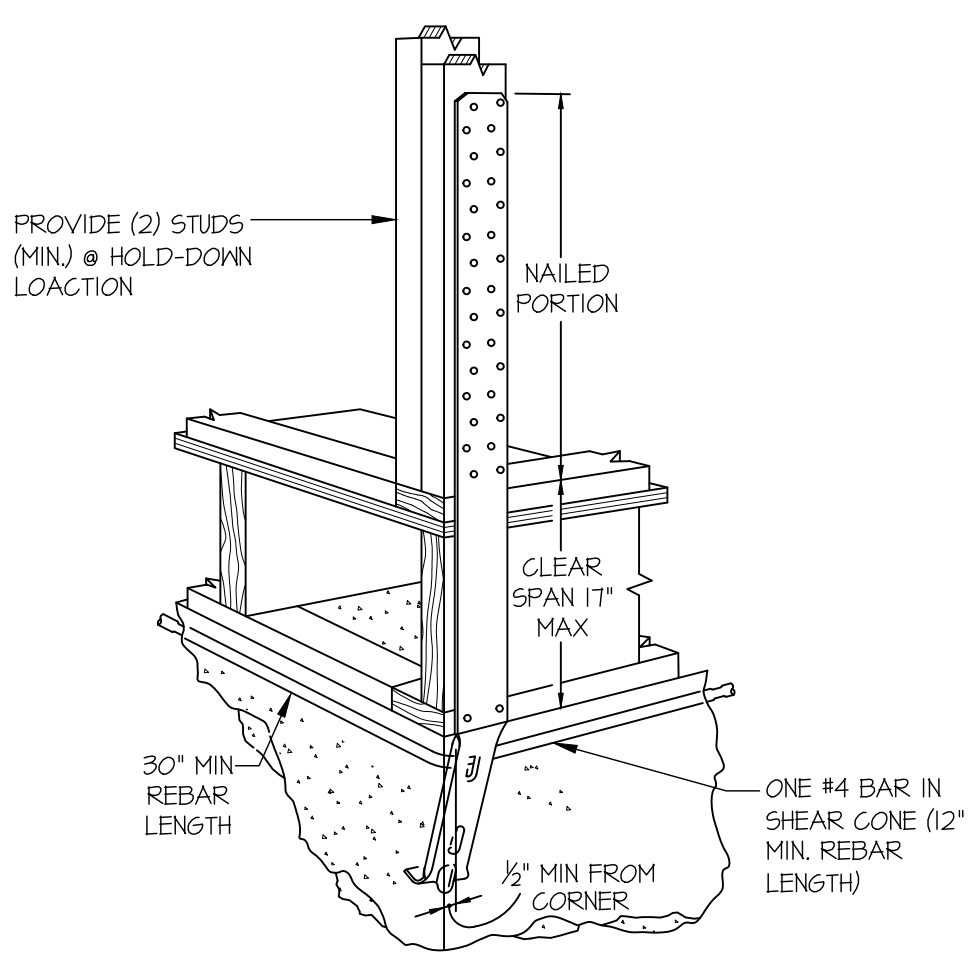
**99** SHEAR TRANSFER DETAIL @ INTERSECTING INT. SHEARWALL  
SCALE: 3/4"=1'-0" SHG. OPPOSITE PAGES



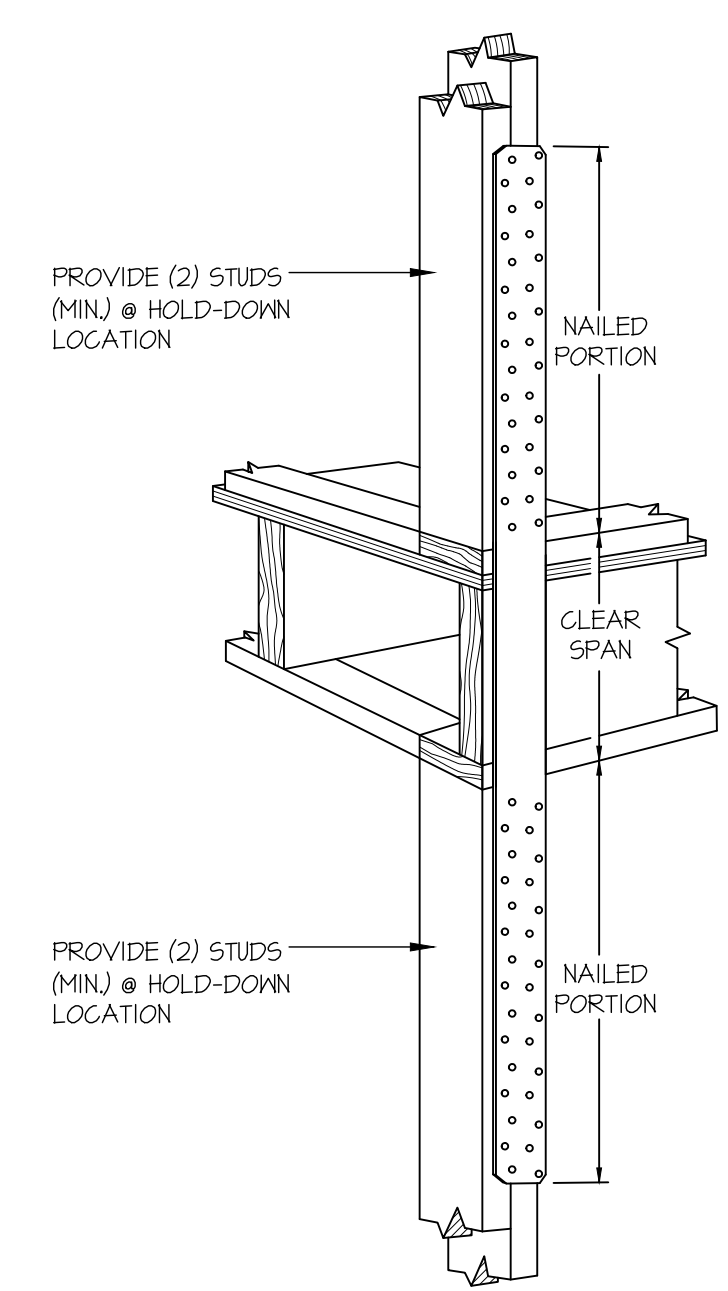
**117** STRAP DETAIL  
SCALE: 3/4"=1'-0"



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

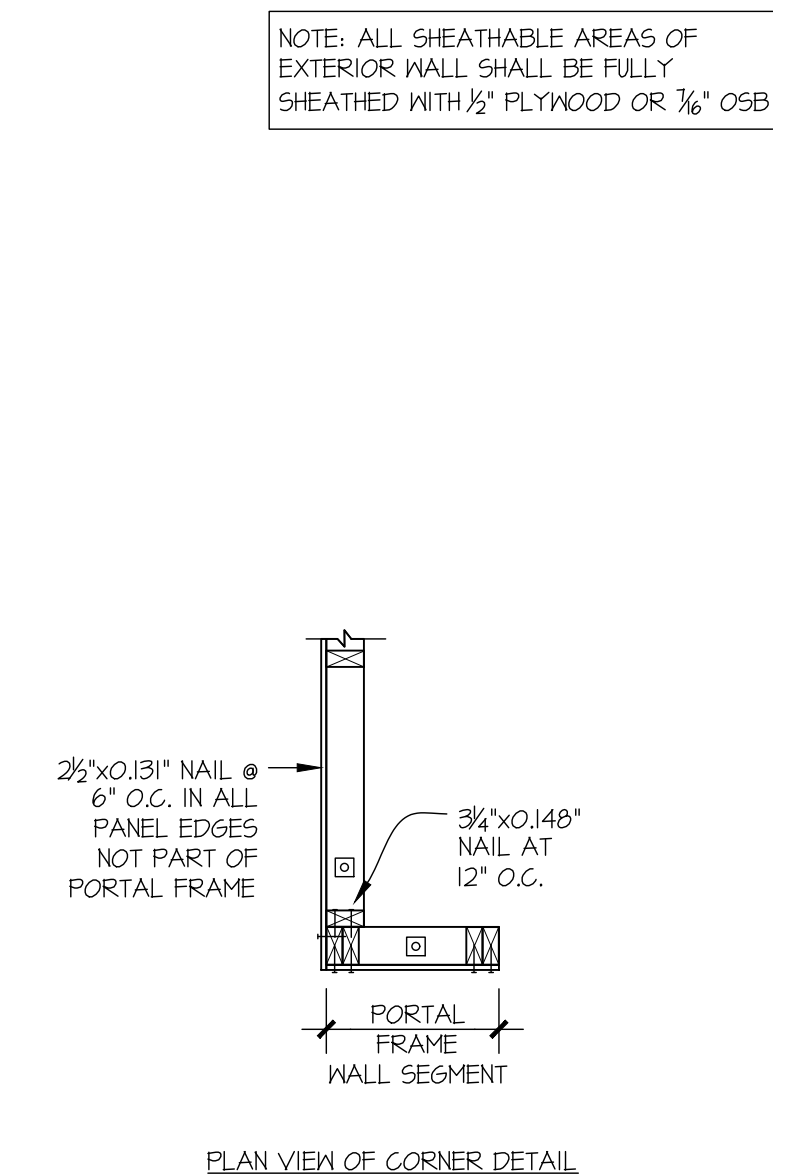
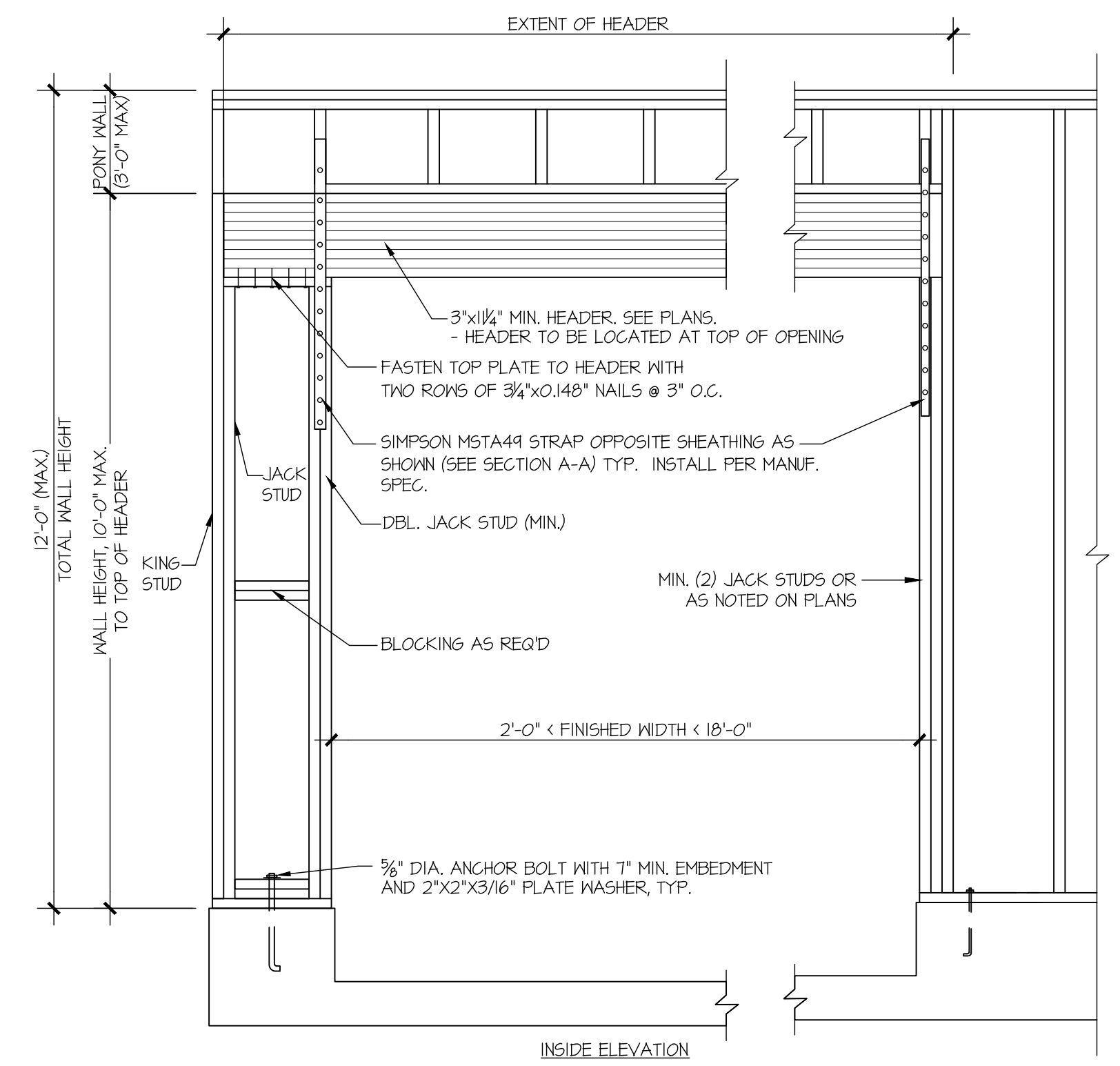
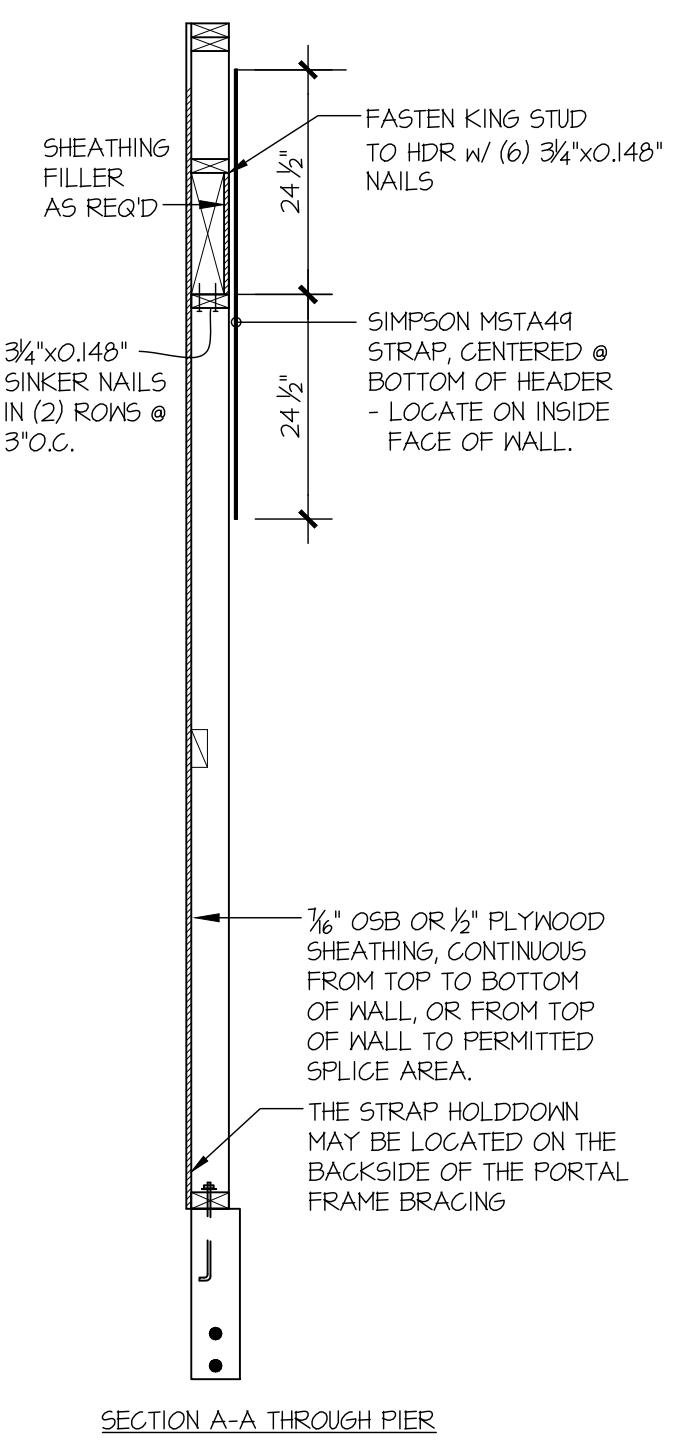
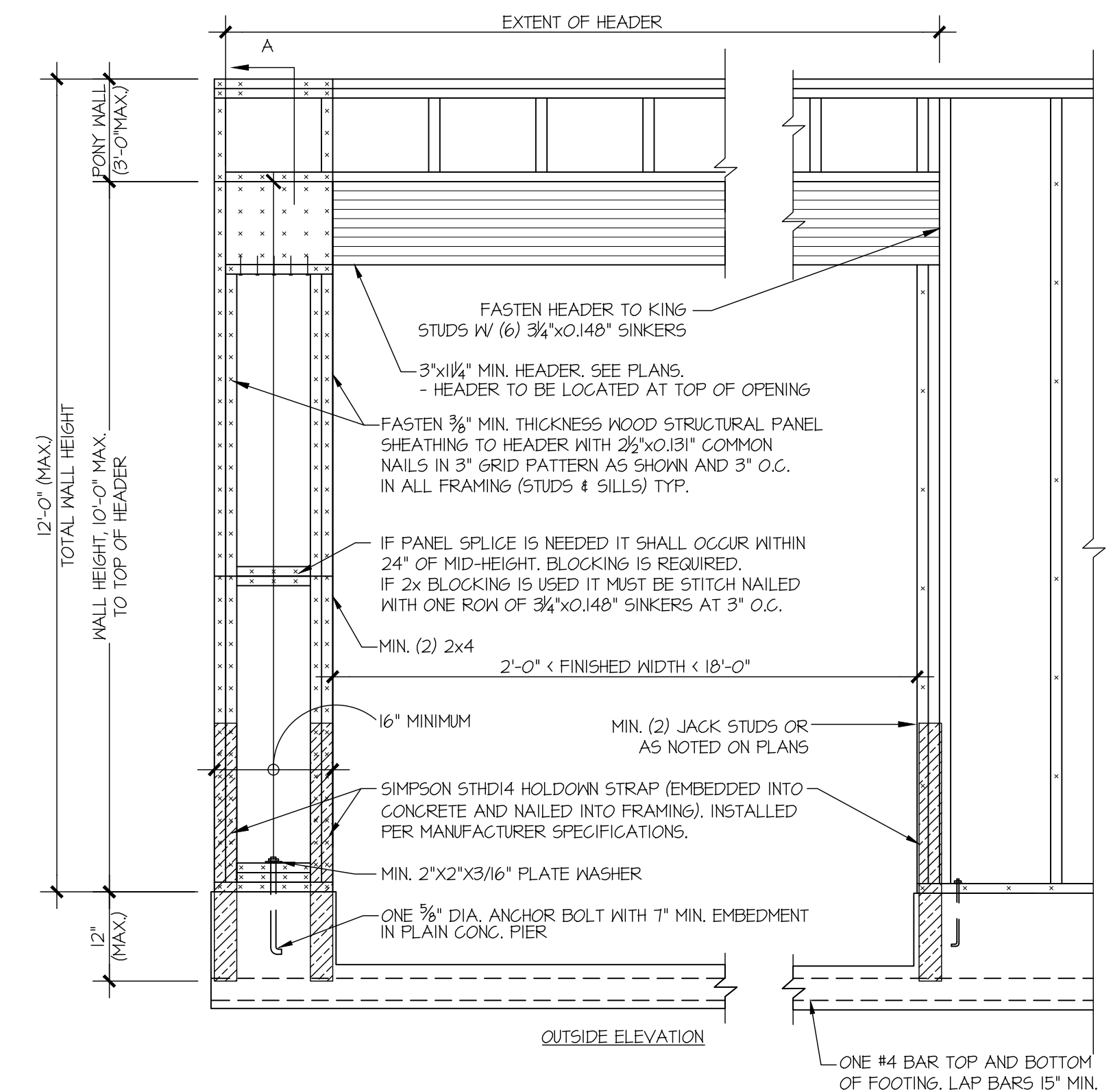
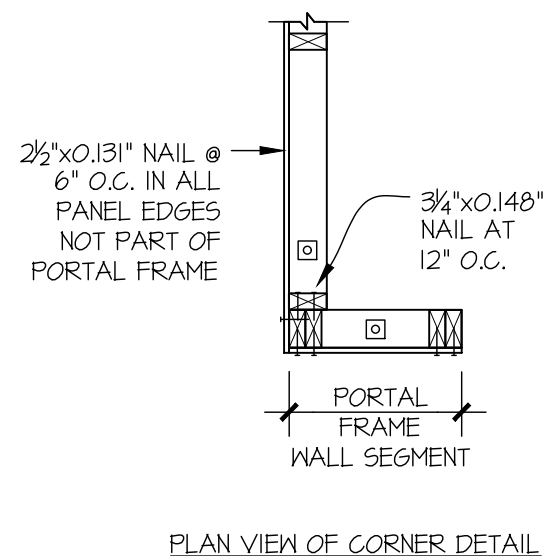
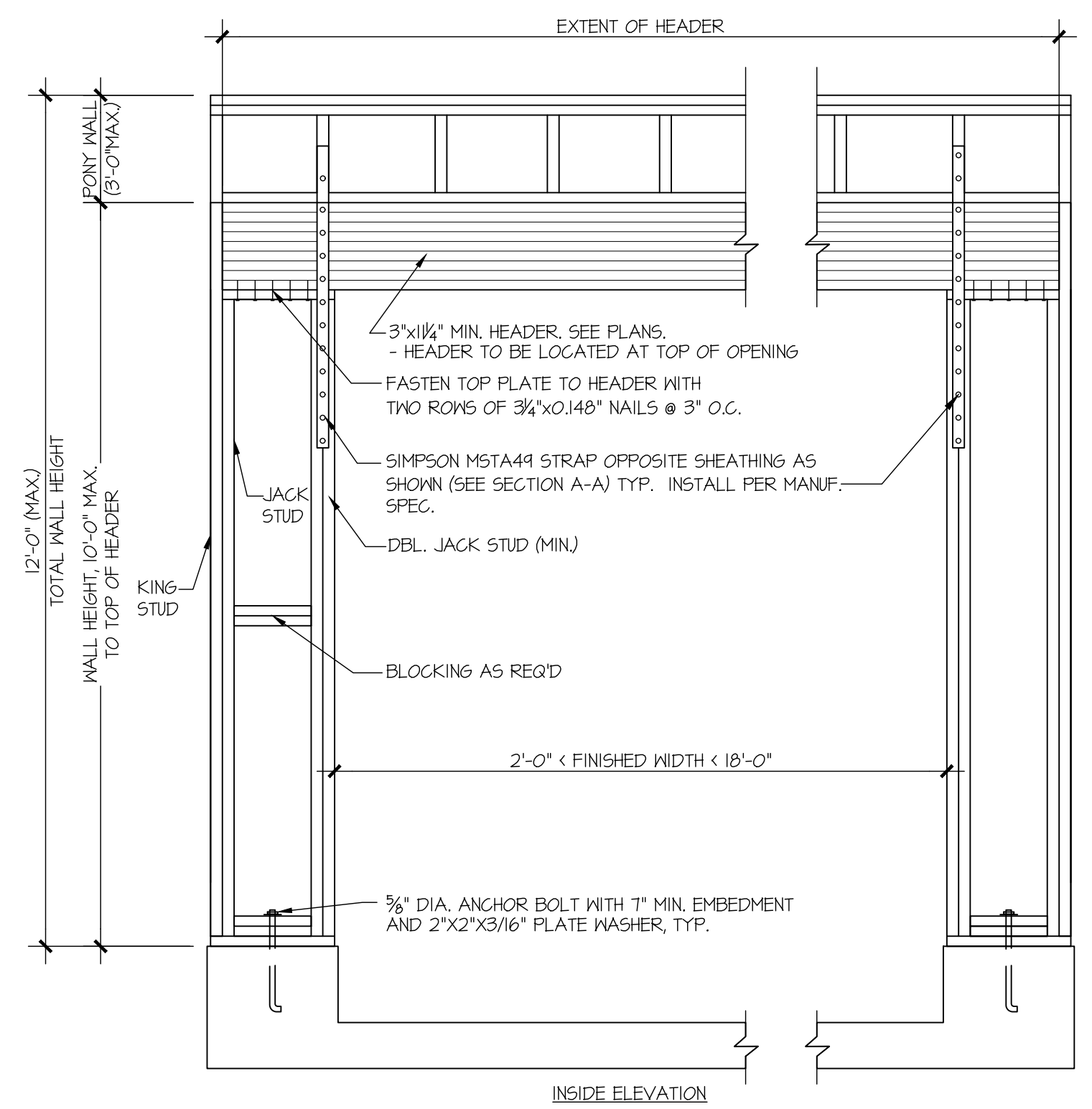
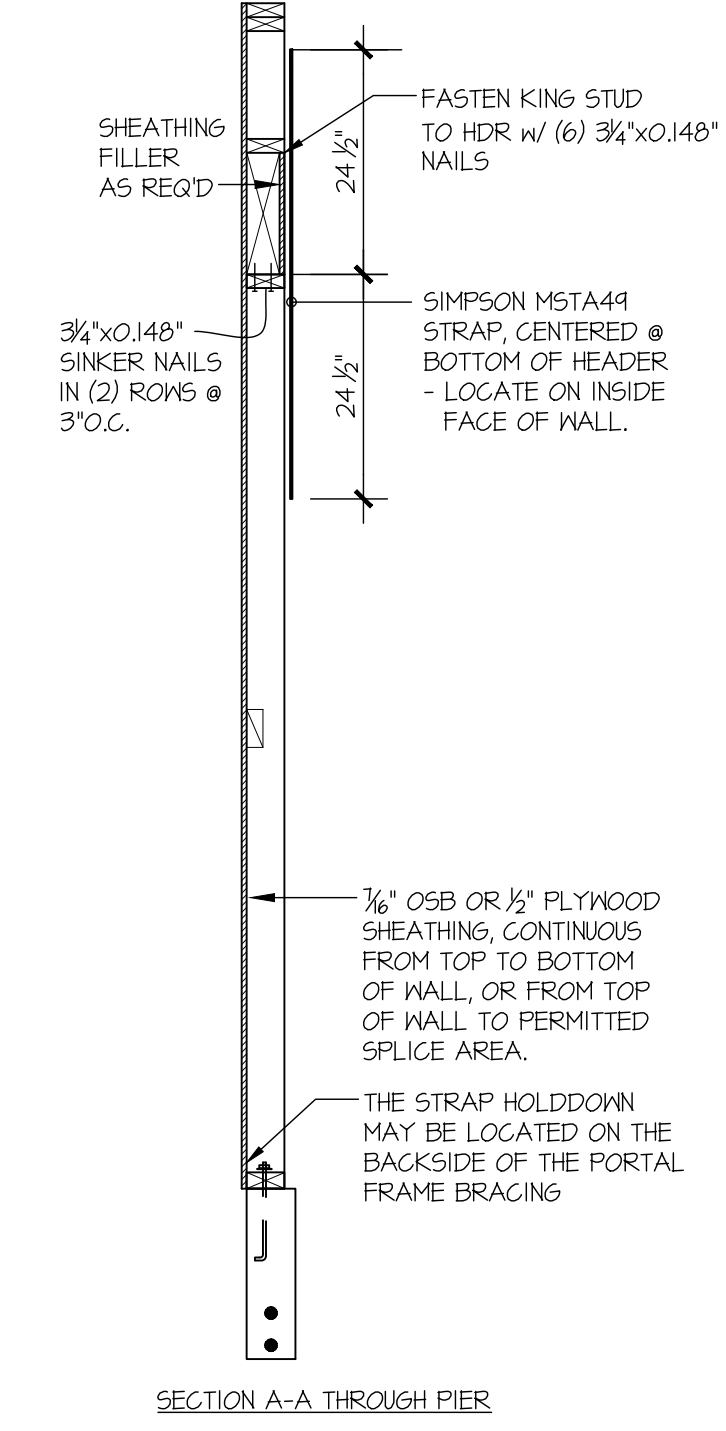
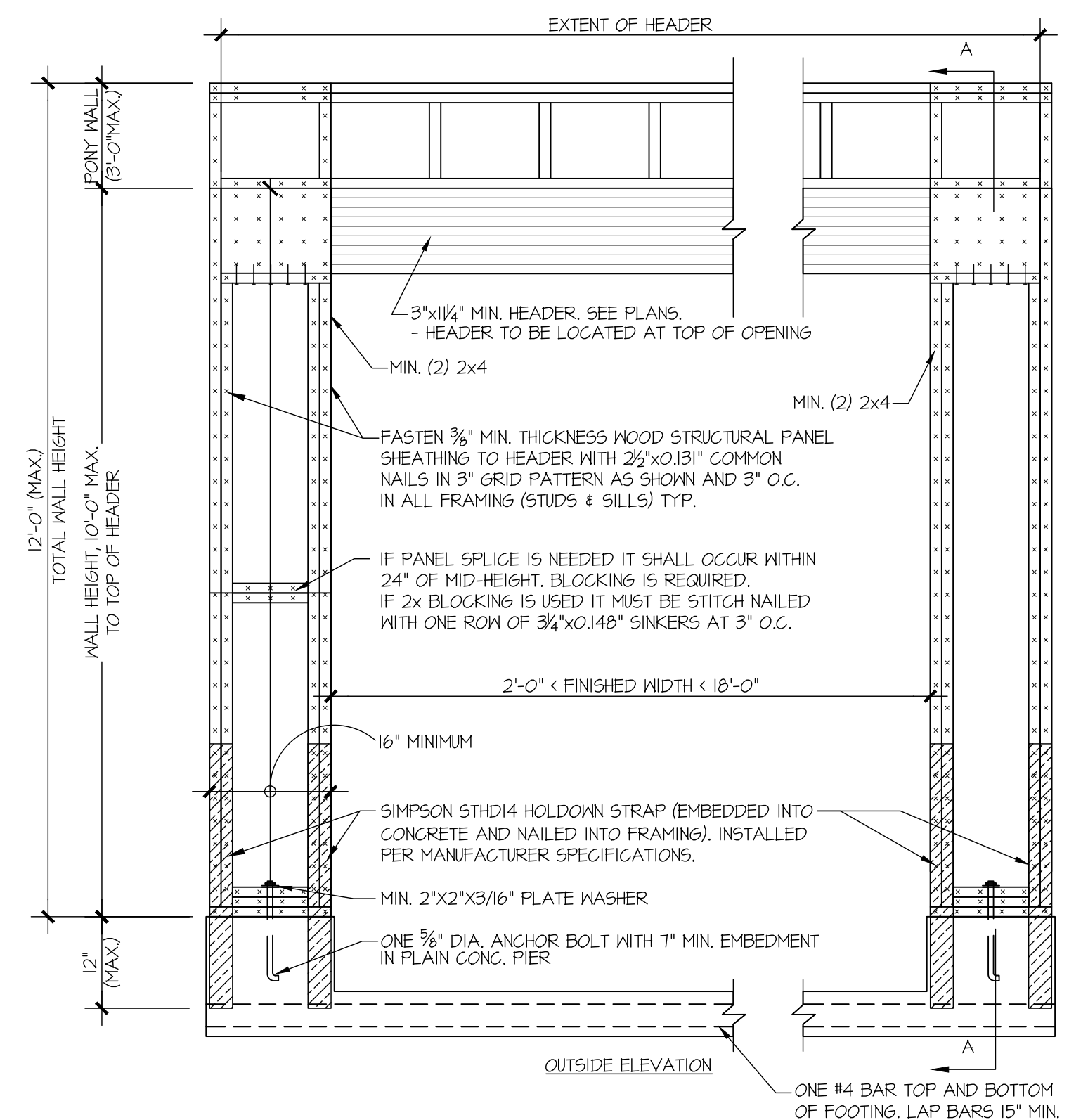


**B** TYPICAL HOLD-DOWN INSTALLATION  
NOT TO SCALE  
SIMPSON 5THD HD @ FLOOR FRAMING



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





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

2 APA PORTAL FRAME DETAIL WITH HOLDOWNS  
SCALE: N.T.S.  
ONE SIDE OF GARAGE DOOR



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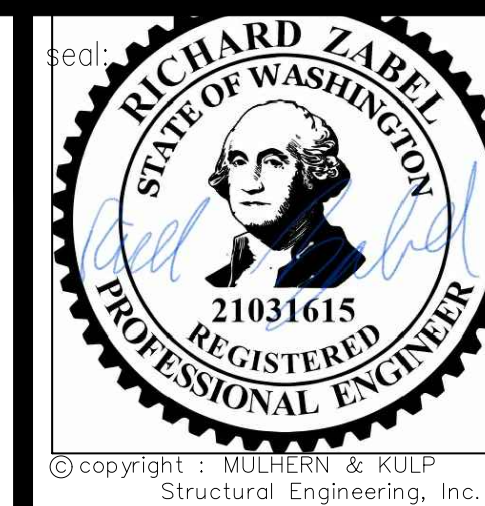
M&K project number:  
154-22002  
project R/JZ  
drawn JCL  
issue 02-09-22  
date: initial:



STRUCTURAL DETAILS  
PIHA RESIDENCE  
MERCER ISLAND, WASHINGTON

sheet:  
LB-4





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M&K project number:  
154-22002

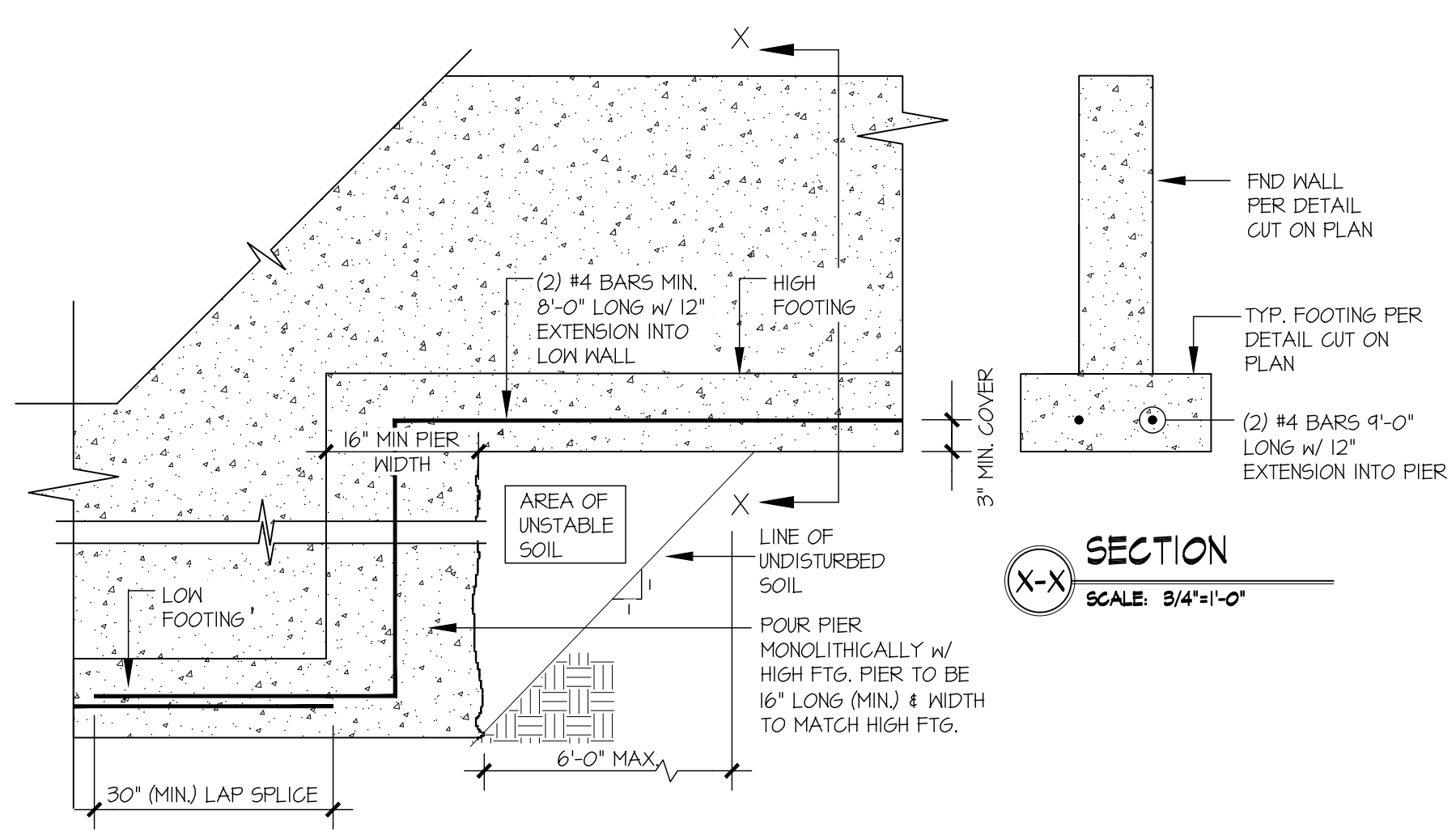
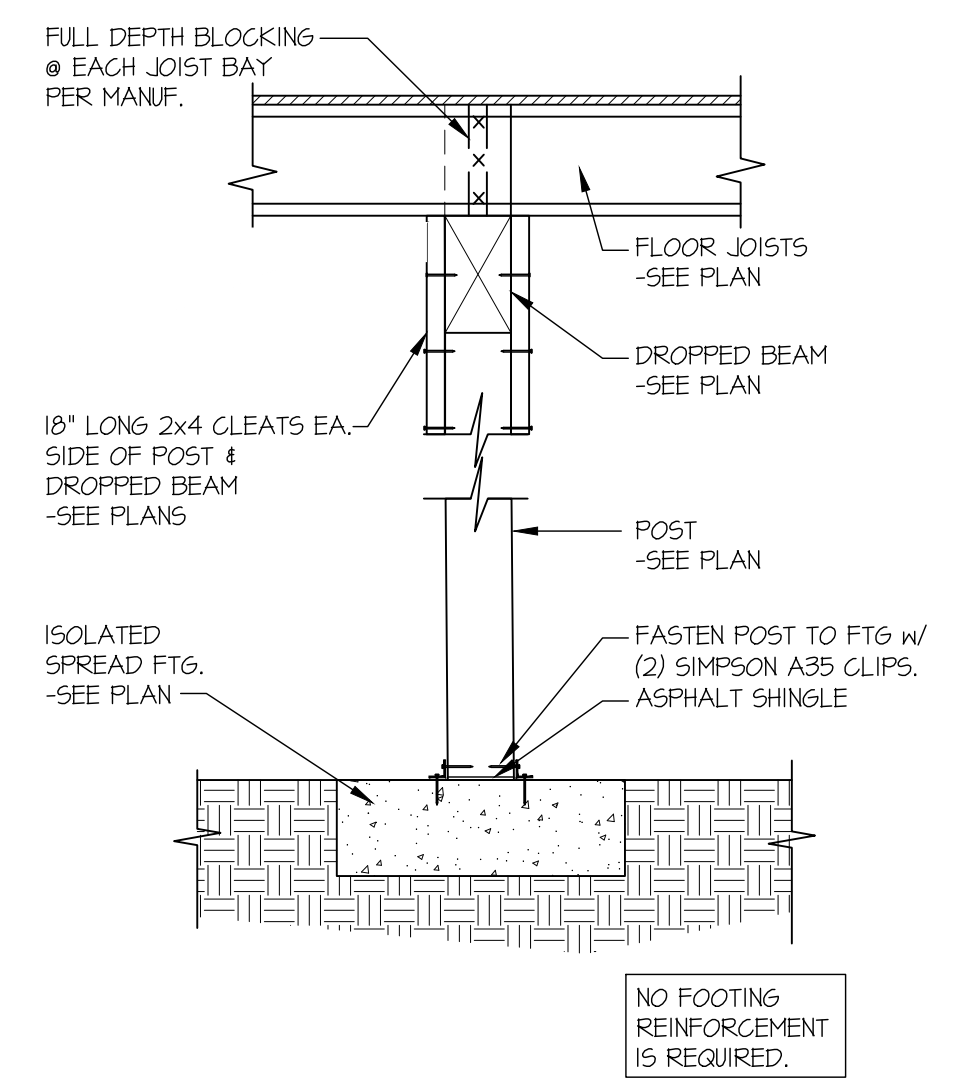
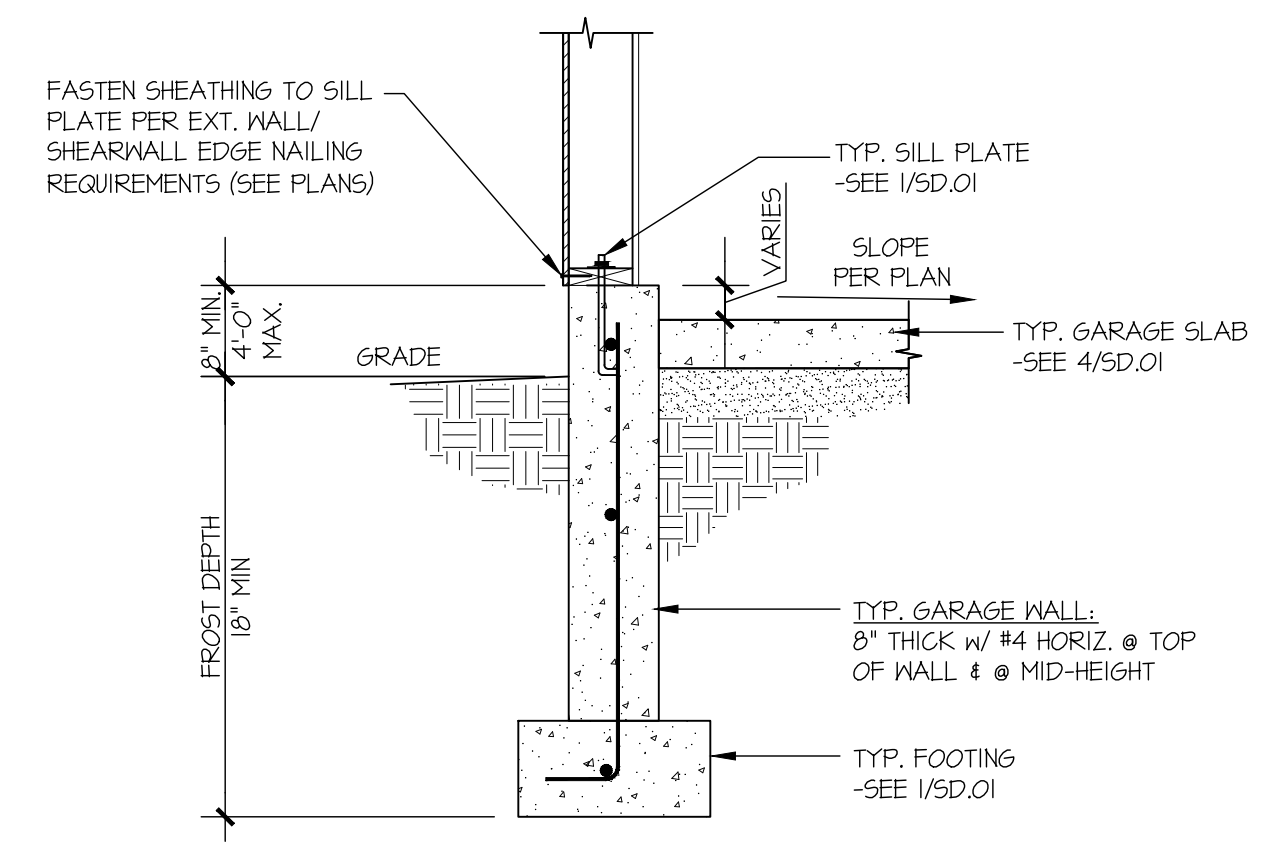
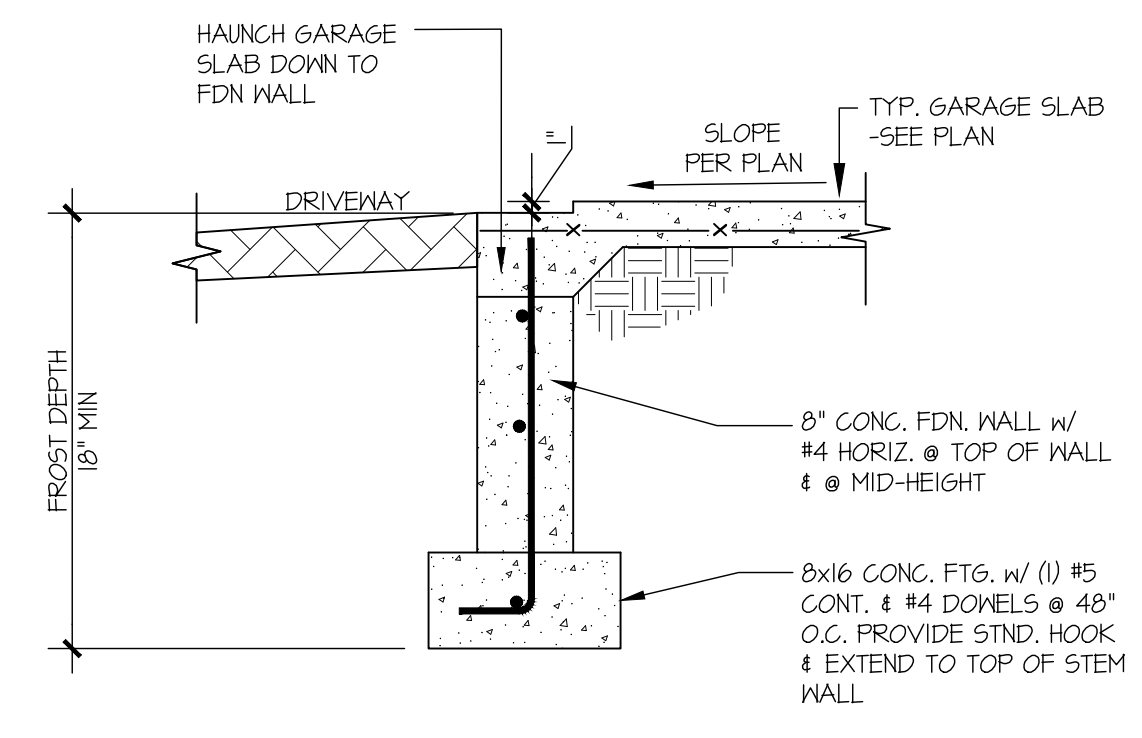
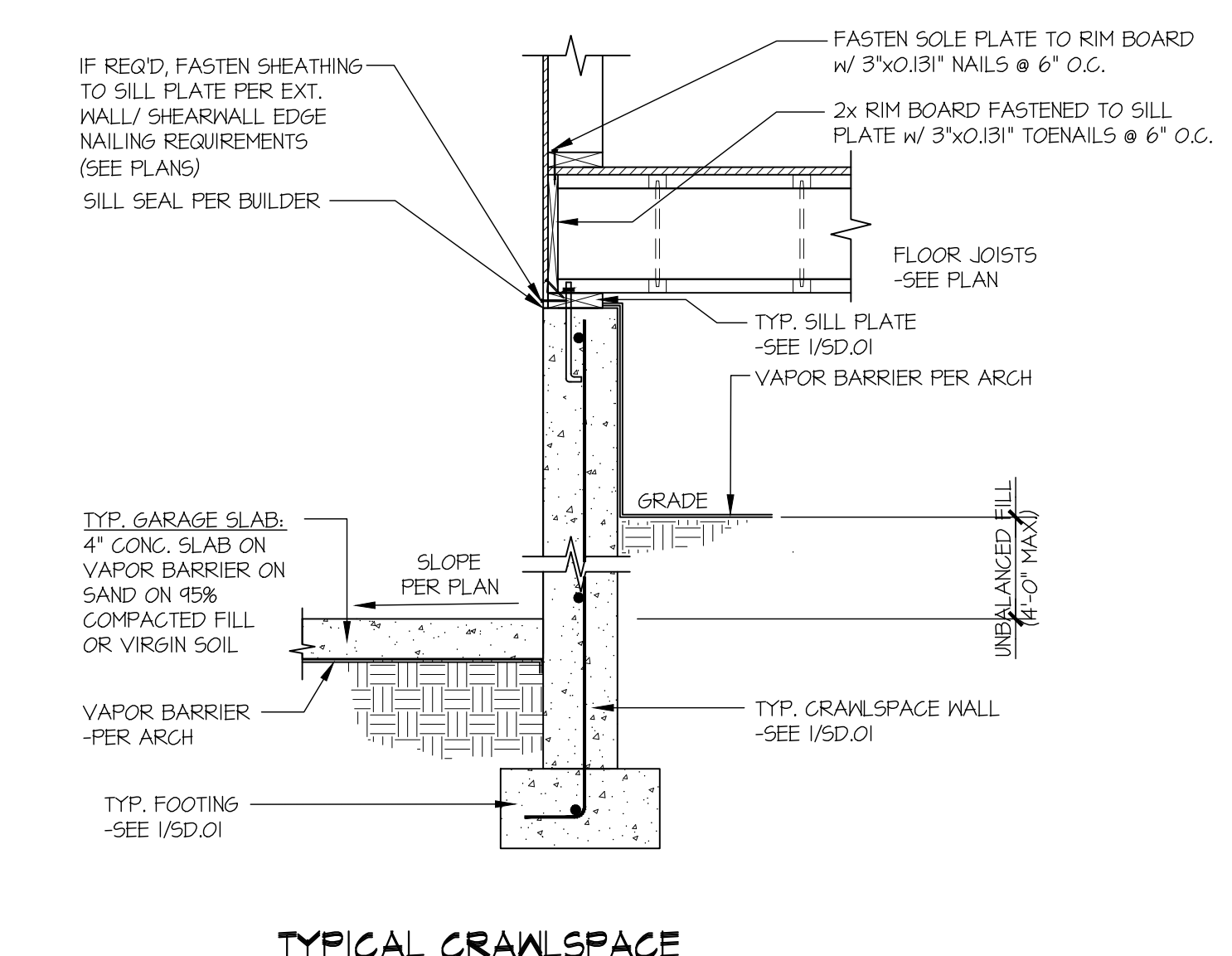
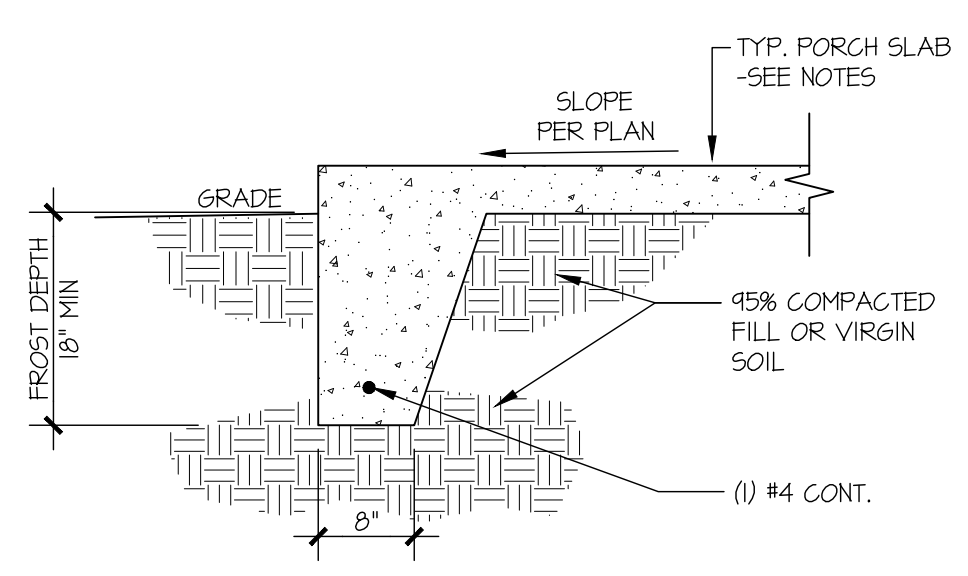
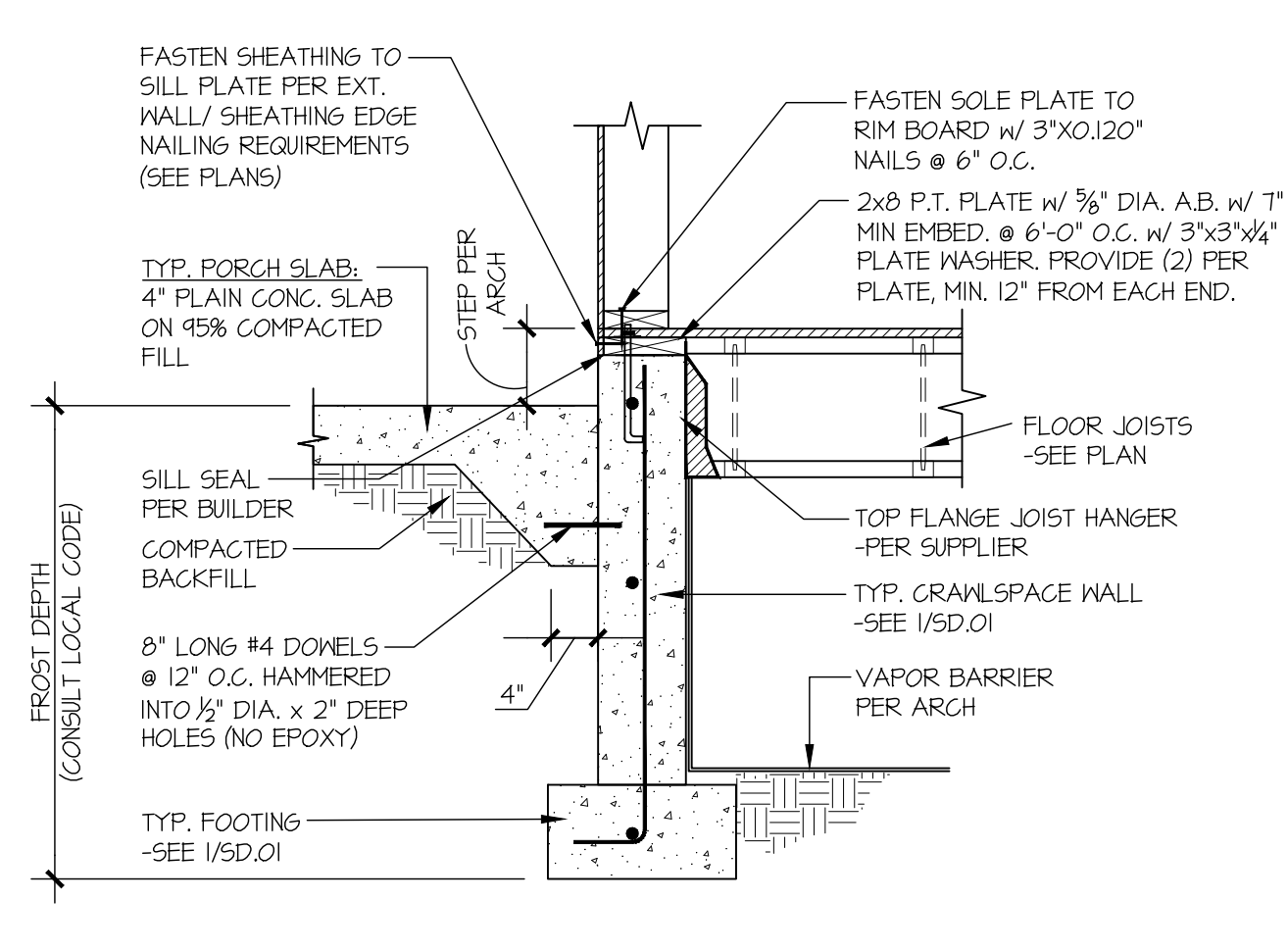
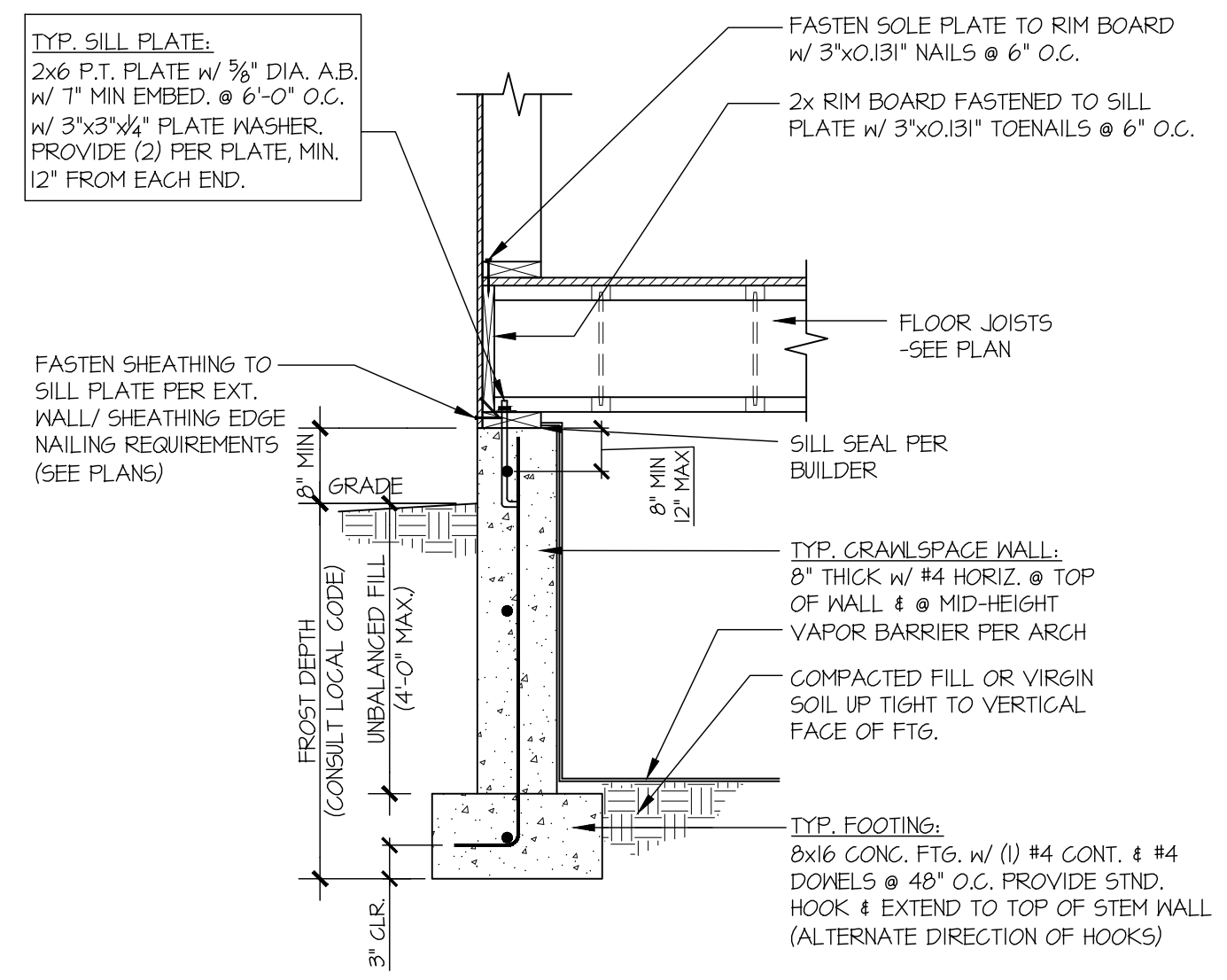
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drawn: JCL  
issue: 02-09-22

REVISIONS:  
date: initial:



STRUCTURAL DETAILS  
PIHA RESIDENCE  
MERCER ISLAND, WASHINGTON

sheet:  
**SD.01**





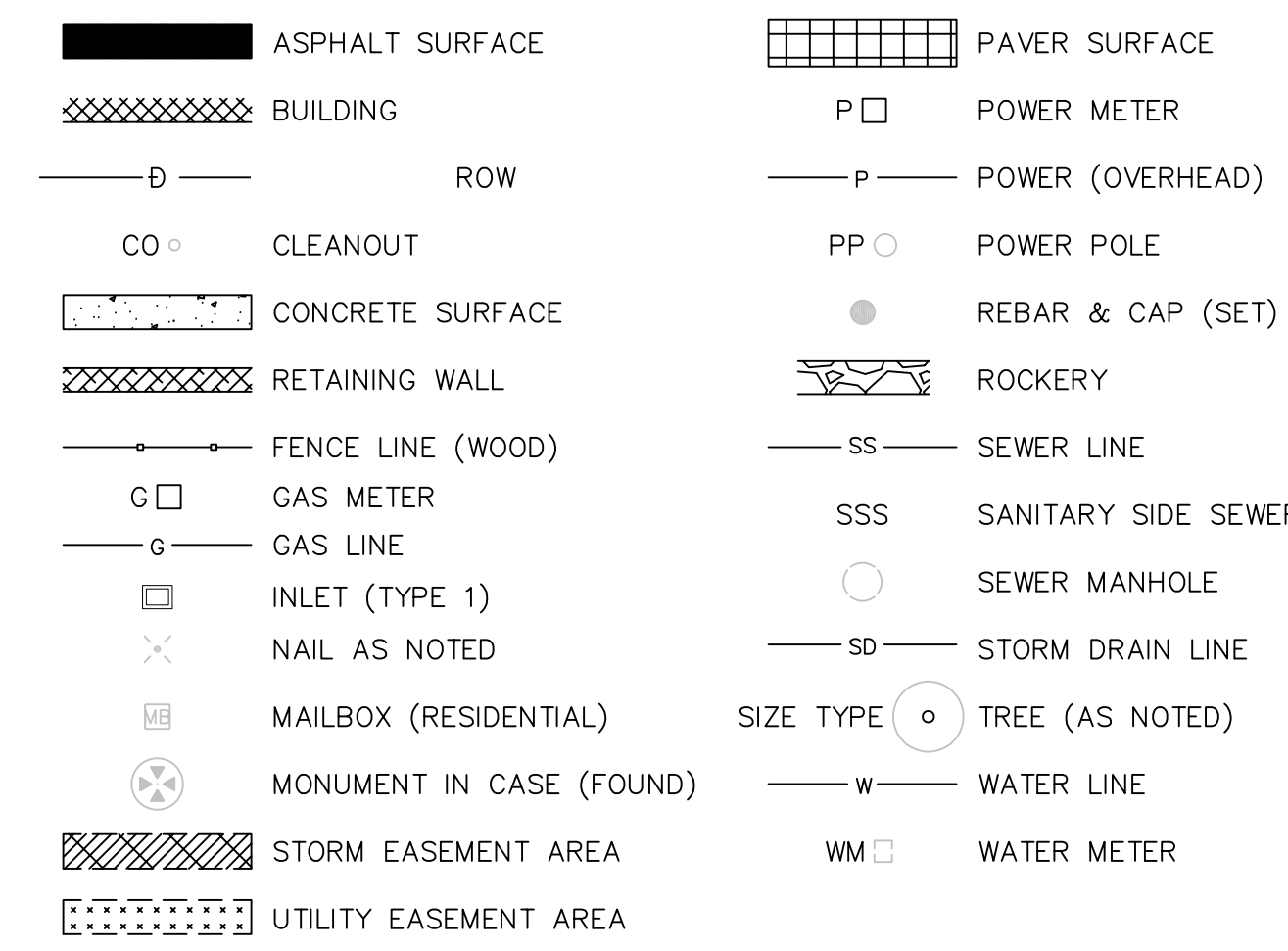
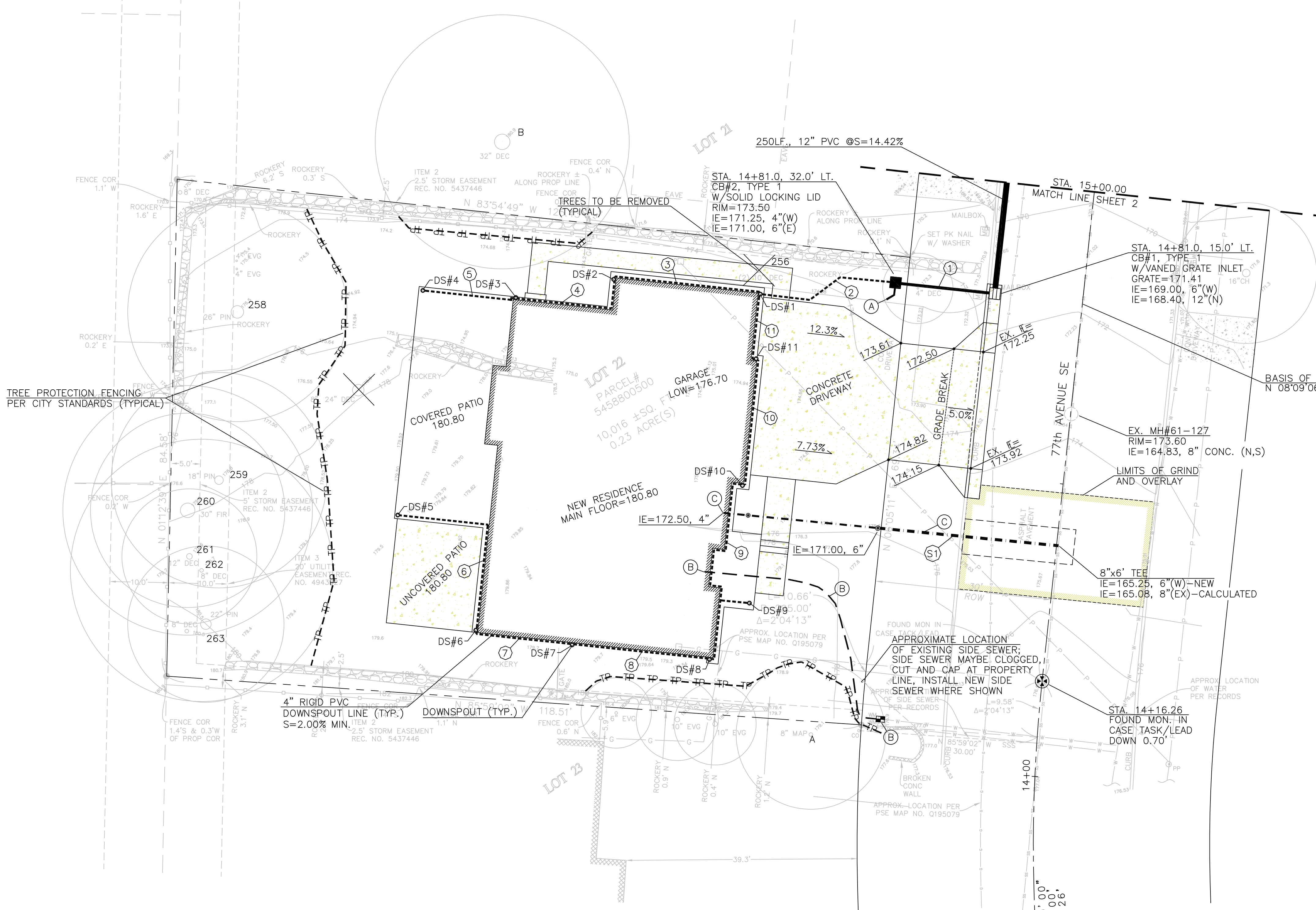




SW 1/4 OF THE SE 1/4 OF SECTION 12, TOWNSHIP 24 NORTH., RANGE 4 EAST, W.M., KING COUNTY, WA.

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



- NOTES:
- (A) FOOTING DRAIN CONNECTION, IE=171.50, 4"
  - (B) INSTALL NEW WATER SERVICE AND METER
  - (C) NEW SIDE SEWER

STORM PIPE TABLE		SEWER PIPE TABLE	
①	17LF., 6" PVC SDR-35 @ S=11.76%	S1	31LF., 6" PVC SDR-35 @ S=18.55%
②	23LF., 4" PVC SDR-35 @ S=10.2%	S2	27LF., 4" PVC SDR-35 @ S=5.56%
③	27LF., 4" PVC SDR-35 @ S=2.00%		
④	22LF., 4" PVC SDR-35 @ S=2.00%		
⑤	16LF., 4" PVC SDR-35 @ S=2.00%		
⑥	32LF., 4" PVC SDR-35 @ S=2.00%		
⑦	17LF., 4" PVC SDR-35 @ S=2.00%		
⑧	24LF., 4" PVC SDR-35 @ S=2.00%		
⑨	38LF., 4" PVC SDR-35 @ S=8.03%		
⑩	23LF., 4" PVC SDR-35 @ S=2.00%		
⑪	12LF., 4" PVC SDR-35 @ S=6.25%		

DOWNSPOUT TABLE	
DS#1	GROUND=176.70 DOWNSPOUT LINE=173.60, 4"
DS#2	GROUND=176.00 DOWNSPOUT LINE=174.15, 4"
DS#3	GROUND=176.00 DOWNSPOUT LINE=174.63, 4"
DS#4	GROUND=176.00 DOWNSPOUT LINE=174.95, 4"
DS#5	CONCRETE=180.80 DOWNSPOUT LINE=179.45, 4"
DS#6	CONCRETE=180.80 DOWNSPOUT LINE=178.80, 4"
DS#7	GROUND=179.30 DOWNSPOUT LINE=178.46, 4"
DS#8	GROUND=179.30 DOWNSPOUT LINE=177.95, 4"
DS#9	CONCRETE=180.60 DOWNSPOUT LINE=179.00, 4"
DS#10	GROUND=176.50 DOWNSPOUT LINE=174.90, 4"
DS#11	CONCRETE=176.70 DOWNSPOUT LINE=174.40, 4"

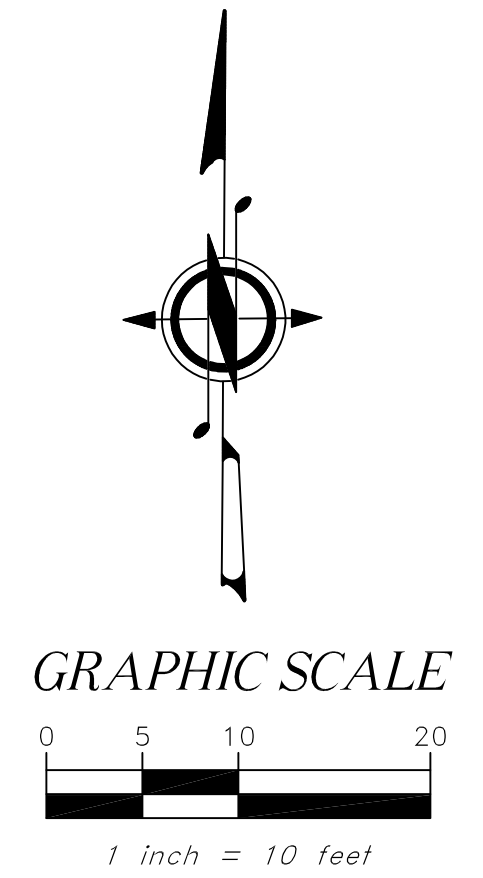
NOTE: 4" PERFORATED FOOTING DRAIN REQUIRED BUT NOT SHOWN ON PLAN, CONNECT WHERE SHOWN ON PLAN

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

IMPERVIOUS SURFACES:  
ROOF AREA (UNDER EAVES) = 3,308 SQ. FEET  
UNCOVERED DRIVEWAY AREA = 659 SQ. FEET  
UNCOVERED PATIO/WALKWAYS = 518 SQ. FEET  
TOTAL IMPERVIOUS AREAS = 4,485 SQ. FEET

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

TREE TABLE						
ONSITE						
ID	NAME	DSH	DRIFLINE	Exception Above 24"	Save	Remove
256	Japanese Maple	16.5	10.7	size		16.5
257	Common Buckthorn	27	17.6	yes		27
258	Austrian Black Pine	26.1	18	size	yes	26.1
259	Austrian Black Pine	17.1	17	no		17.1
260	Doug-Fir	30.5	20	size	yes	30.5
261	Common Buckthorn	10.9	11	no		10.9
262	Austrian Black Pine	22.2	22.2	no		22.2
263	Common Buckthorn	11	12.4	no		11
Sub Totals		161.3			117.8	
					Retain	73%
OFFSITE						
A	Japanese Maple	10	12.4			
B	Western catalpa	31.9	20.3			



PROJECT: 3745 77th Avenue SE

CLIENT: JayMarc Custom - Pihha Residence

SHEET CONTENT: Utility Plan

DESIGNED BY: DLO

DRAWN BY: VS

CHECKED BY: DLO

DATE: 02/10/2022

JOB NO.:

DWG NO.:

SHEET 1 OF 3



SW 1/4 OF THE SE 1/4 OF SECTION 12, TOWNSHIP 24 NORTH., RANGE 4 EAST, W.M., KING COUNTY, WA.

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



REV. NO.	DATE	DESCRIPTION

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

**OE**

CHECKED BY: DLO  
DESIGNED BY: DLO  
DRAWN BY: VS  
DATE: 02/09/2022

**3745 77th Avenue SE**

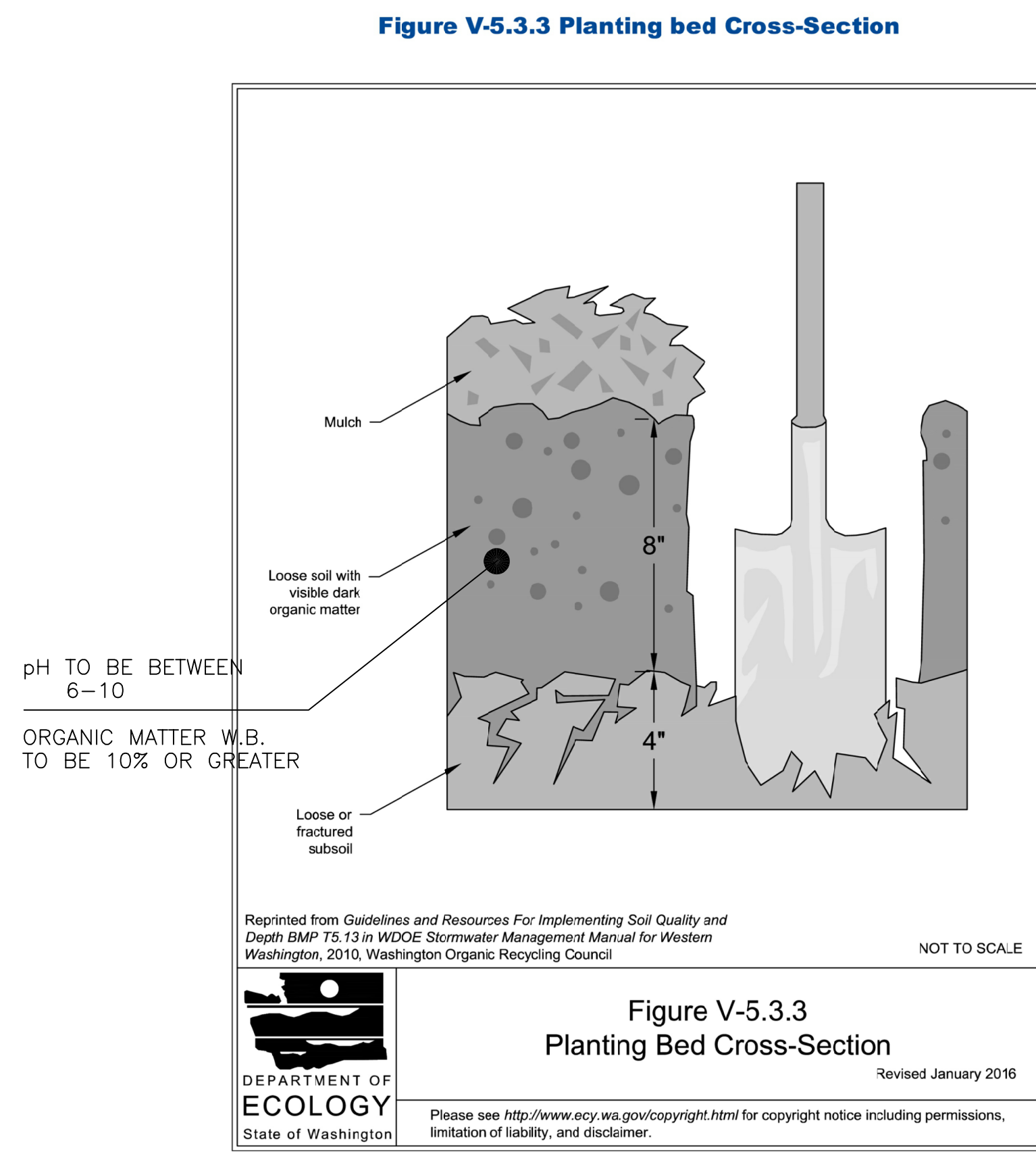
**JayMarc Custom - Piha Residence**

**Off Site Storm Extension Plan**

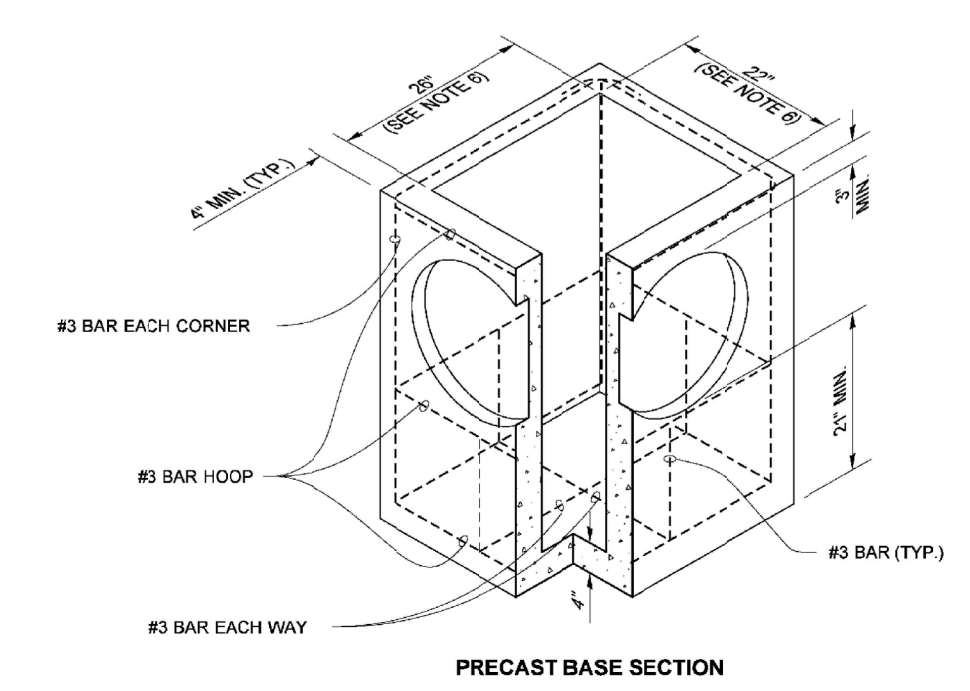
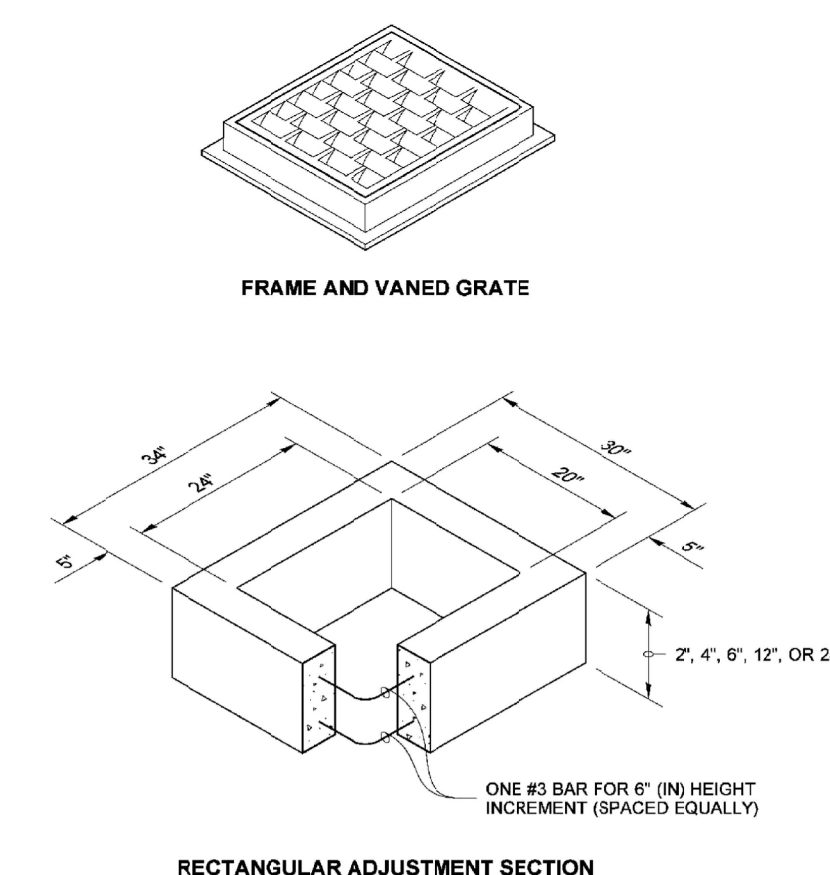
PROJECT: 3745 77th Avenue SE  
CLIENT: JayMarc Custom - Piha Residence  
SHEET CONTENT: Off Site Storm Extension Plan

DATE: 02/09/2022  
JOB NO.:  
DWG NO.:  
SHEET 2 OF 3





DRAWN BY: FERIN LIDDELL

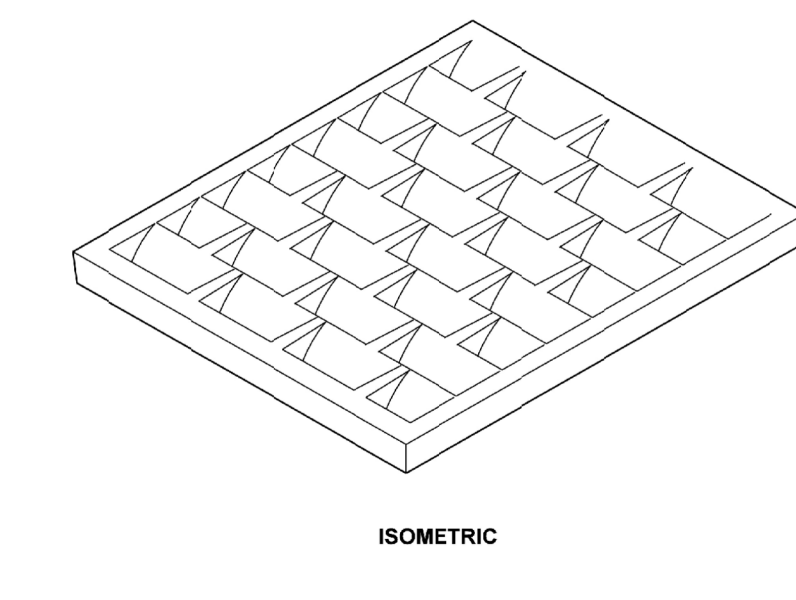
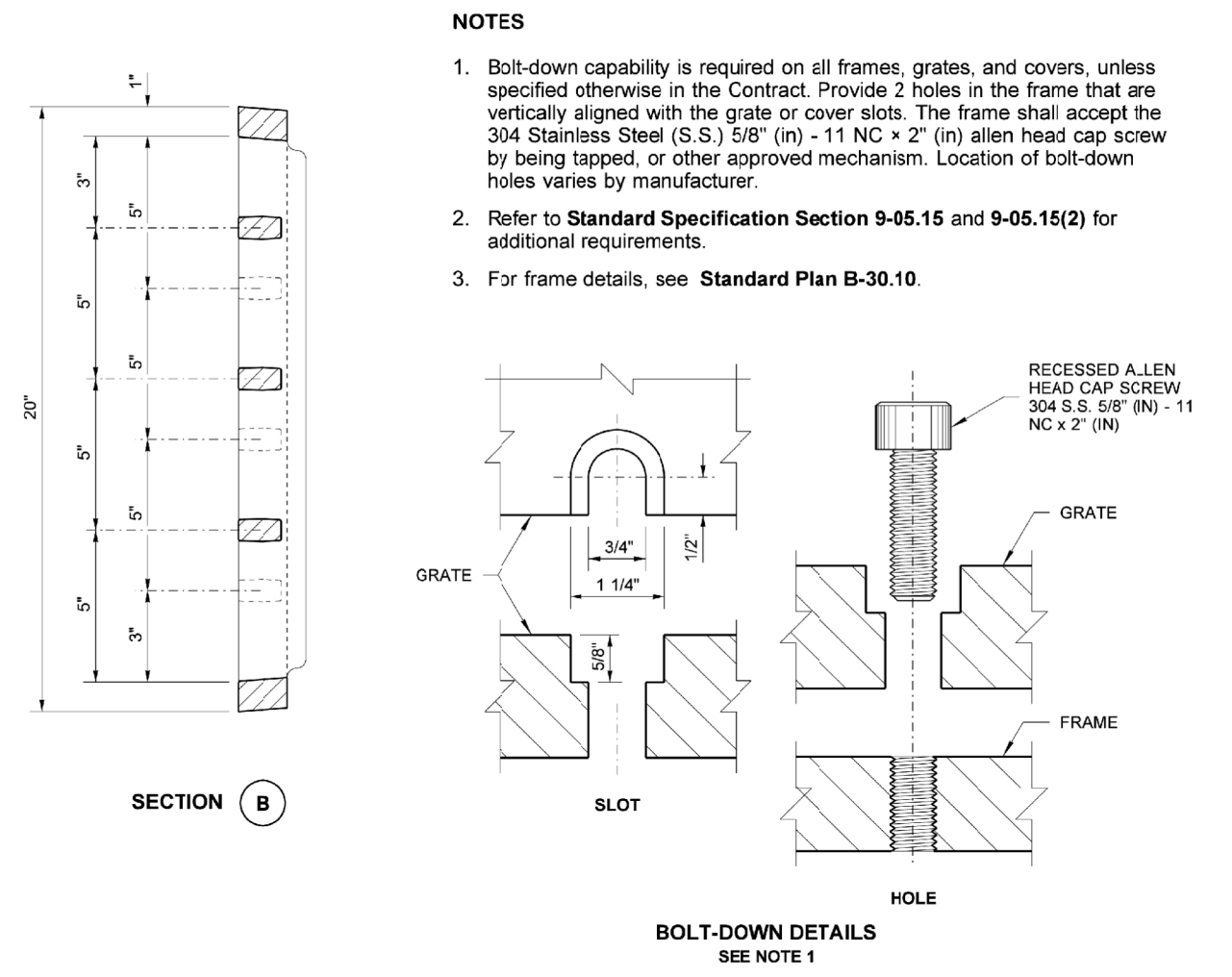
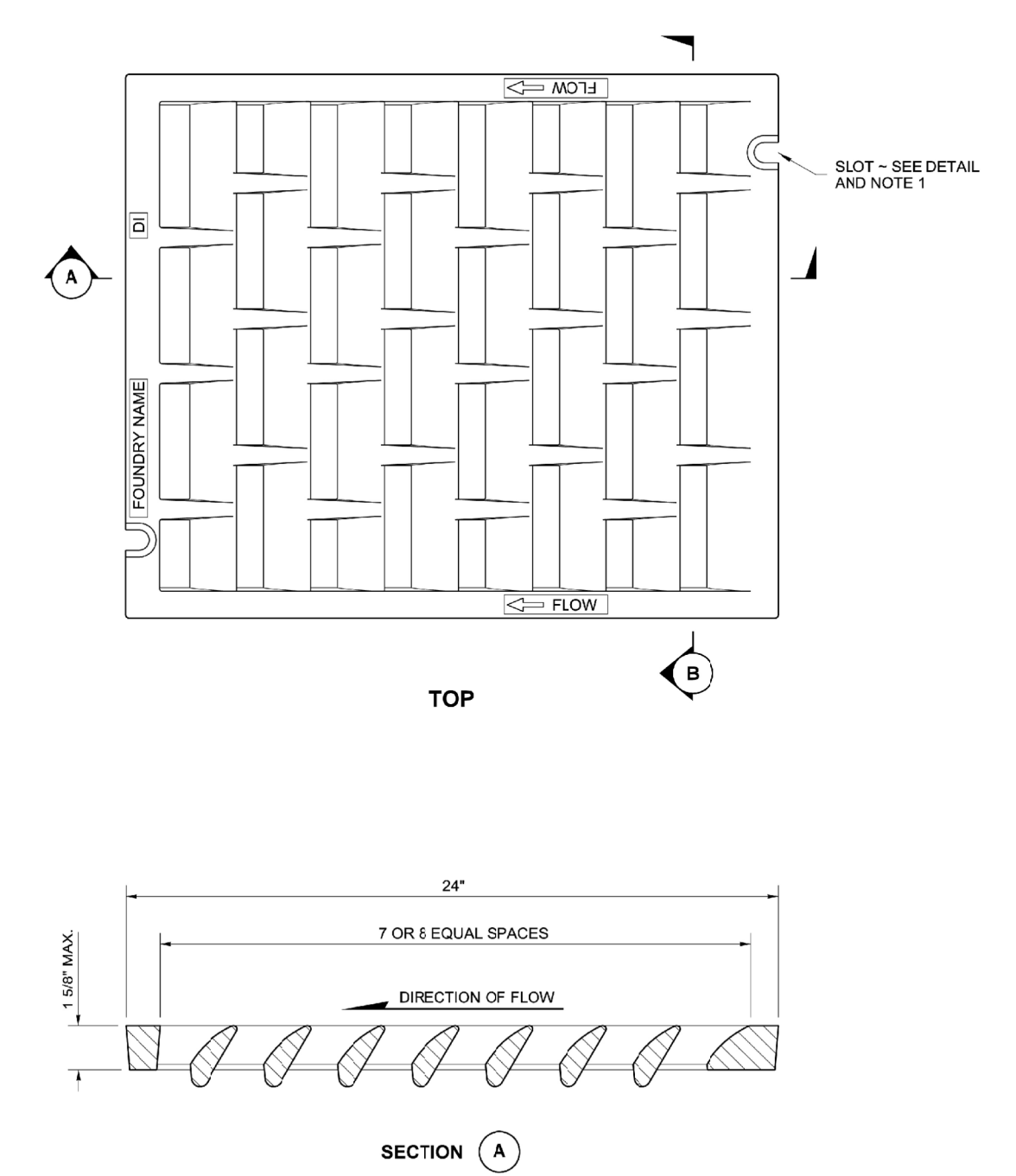


PIPE MATERIAL	MAXIMUM INSIDE DIAMETER (INCHES)
REINFORCED OR PLAIN CONCRETE	12"
ALL METAL PIPE	15"
C-SPR # (STD. SPEC. SECT. 9-05.20)	12"
SOLID WALL PVC (STD. SPEC. SECT. 9-05.12(1))	15"
PROFILE WALL PVC (STD. SPEC. SECT. 9-05.12(2))	15"

\* CORRUGATED POLYETHYLENE STORM SEWER PIPE

- NOTES**
- As acceptable alternatives to the rebar shown in the PRECAST BASE SECTION, fibers (placed according to the Standard Specifications), or wire mesh having a minimum area of 0.12 square inches per foot shall be used with the minimum required rebar shown in the ALTERNATIVE PRECAST BASE SECTION. Wire mesh shall not be placed in the knockouts.
  - The knockout diameter shall not be greater than 20" (m). Knockouts shall have a wall thickness of 2" (m) minimum to 2.5" (m) maximum. Provide a 1.5" (m) minimum gap between the knockout wall and the outside of the pipe. After the pipe is installed, fill the gap with joint mortar in accordance with Standard Specification Section 9-04.3.
  - The maximum depth from the finish grade to the lowest pipe invert shall be 5' (ft).
  - The frame and grate may be installed with the flange down, or integrally cast into the adjustment section with flange up.
  - The Precast Base Section may have a rounded floor, and the walls may be sloped at a rate of 1 : 24 or steeper.
  - The opening shall be measured at the top of the Precast Base Section.
  - All pickup holes shall be grouted full after the basin has been placed.

DRAWN BY: FERIN LIDDELL



Julie Heilmann  
2020.09.01 07:52:50 -07'00'

**CATCH BASIN TYPE 1**  
STANDARD PLAN B-5.20-03  
SHEET 1 OF 1 SHEET

APPROVED FOR PUBLICATION  
Digitally signed by Roark, Steve  
Date: 2020.09.09 09:45:21 -07'00'

Washington State Department of Transportation

Julie Heilmann  
18/08/2018 12:54 PM

**RECTANGULAR VANED GRATE**  
STANDARD PLAN B-30.30-03  
SHEET 1 OF 1 SHEET

APPROVED FOR PUBLICATION  
Digitally signed by Roark, Steve  
Date: 2018.08.21 15:00:00 -07'00'

Washington State Department of Transportation

PROJECT	3745 77th Avenue SE	CHECKED BY	DLO
CLIENT	JayMarc Custom - Piha Residence	DRAWN BY	VS
SHEET CONTENT	Utility Details	DESIGNED BY	DLO
DATE	02/09/2022	REV. NO.	DATE
JOB NO.		DESCRIPTION	
DWG NO.			
3	SHEET		
OF	3		



# TOPOGRAPHIC & BOUNDARY SURVEY

measure success

## LEGAL DESCRIPTION

LOT 22 BLOCK 6, MERCERDALE ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 59 OF PLATS, PAGE 94, IN KING COUNTY, WASHINGTON.  
SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

## BASIS OF BEARINGS

HELD N 08°09'06" E BETWEEN MONUMENTS FOUND ON THE CENTERLINE OF 77TH AVE SE. NAD 83(2011) WASHINGTON NORTH STATE PLANE COORDINATES PER GPS OBSERVATIONS.

## REFERENCES

R1. PLAT OF MERCERDALE, VOL. 59, PG. 94, RECORDS OF KING COUNTY, WASHINGTON.

## VERTICAL DATUM

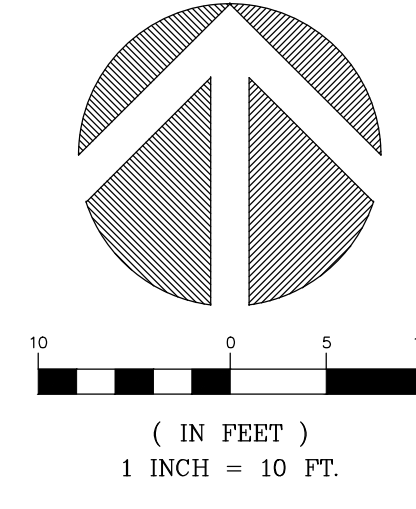
NAV888 PER GPS OBSERVATIONS.

## SURVEYOR'S NOTES

1. THE TOPOGRAPHIC SURVEY SHOWN HEREON WAS PERFORMED IN FEBRUARY OF 2021 & JANUARY OF 2022. 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. 545880-0500
5. SUBJECT PROPERTY AREA PER THIS SURVEY IS 10,016 ±S.F. (0.23 ACRES)
6. THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN T100R TITLE COMPANY COMMITMENT NO. 70080002, WITH AN EFFECTIVE DATE OF OCTOBER 4, 2017 AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE PROPERTY OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE PROPERTY.
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.

## SCHEDULE B ITEMS

1. COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, DEDICATIONS, BUILDING SETBACK LINES, NOTES, STATEMENTS, AND OTHER MATTERS, IF ANY, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH ON THE PLAT OF MERCERDALE. (NOTHING TO PLOT)
2. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:  
PURPOSE: UTILITY EASEMENTS FOR DRAINAGE  
RECORDING DATE: JUNE 8, 1962  
RECORDING NO.: 5437446  
AFFECTS: THE REAR 5 FEET AND OVER THE INTERIOR LOT LINES (PLOTTED)
3. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH IN THE DOCUMENT  
RECORDING DATE: SEPTEMBER 15, 1958  
RECORDING NO.: 4943327 (PLOTTED)

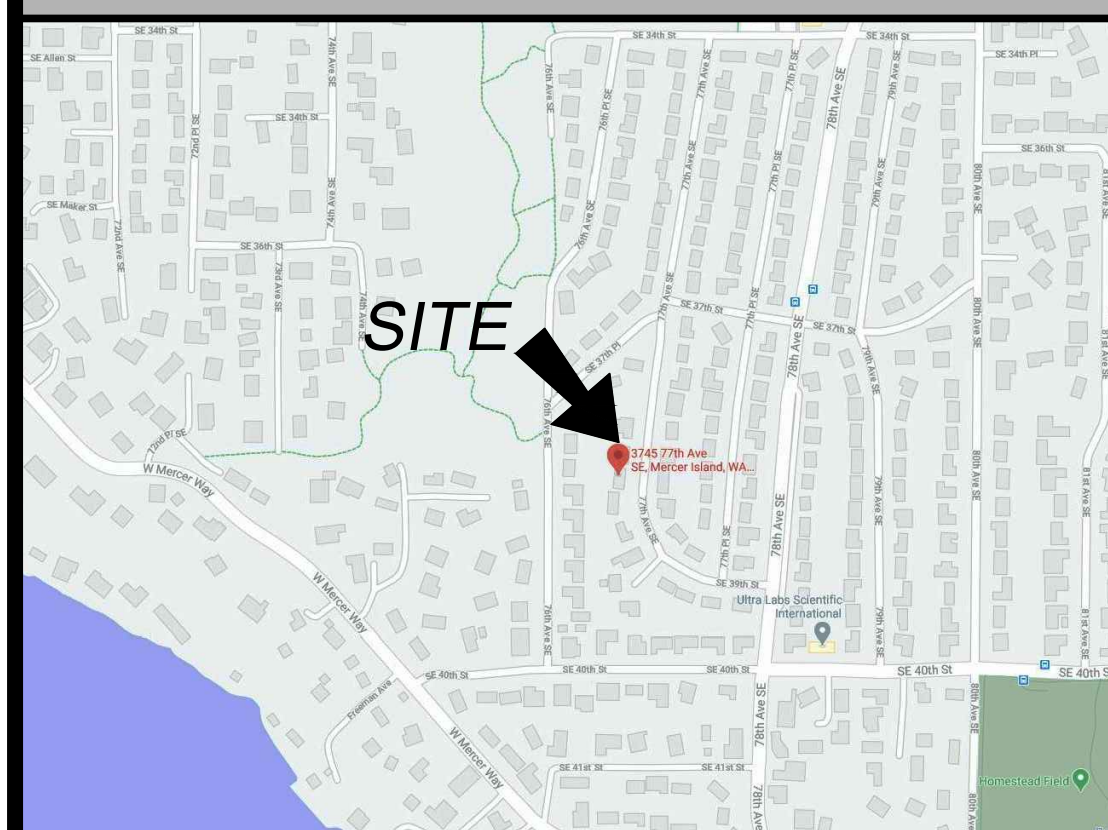


## LEGEND

	ASPHALT SURFACE		PAVER SURFACE
	BUILDING		POWER METER
	ROW		POWER (OVERHEAD)
	CLEANOUT		POWER POLE
	CONCRETE SURFACE		REBAR & CAP (SET)
	RETAINING WALL		ROCKERY
	FENCE LINE (WOOD)		SEWER LINE
	GAS METER		SANITARY SIDE SEWER
	GAS LINE		SEWER MANHOLE
	INLET (TYPE 1)		STORM DRAIN LINE
	NAIL AS NOTED		TREE (AS NOTED)
	MAILBOX (RESIDENTIAL)		WATER LINE
	MONUMENT IN CASE (FOUND)		WATER METER
	STORM EASEMENT AREA		
	UTILITY EASEMENT AREA		

## VICINITY MAP

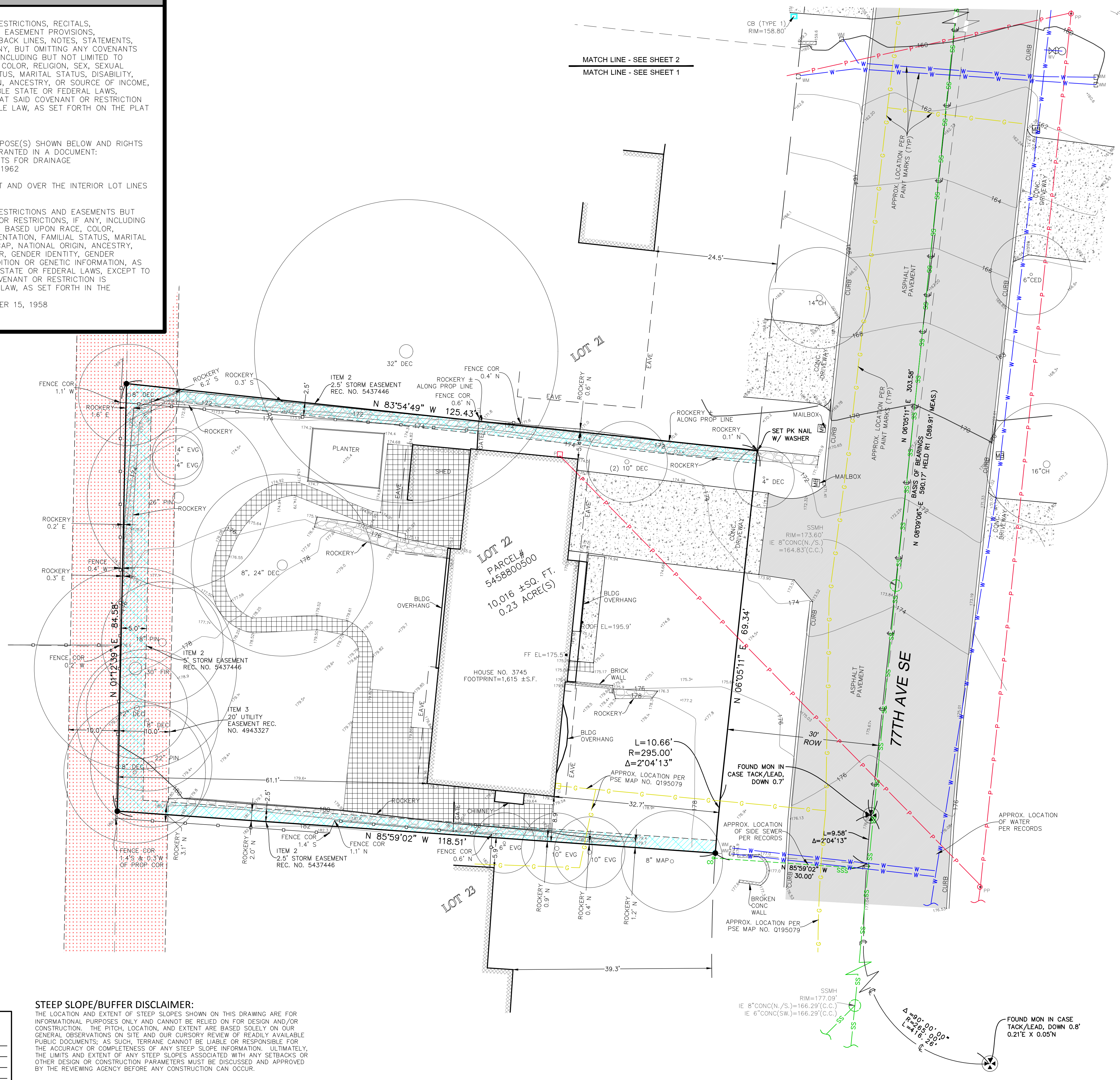
N.T.S.



### INDEXING INFORMATION

SW	NE	SE	NW
SECTION: 12		TOWNSHIP: 24N	
RANGE: 04E, W.M.		COUNTY: KING	

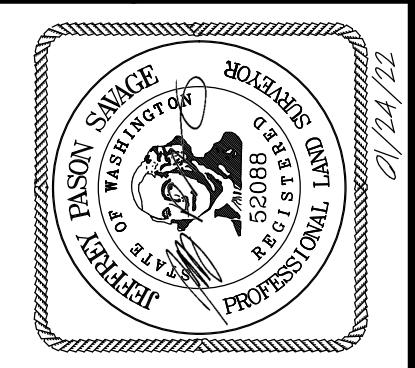
**STEEP SLOPE/BUFFER DISCLAIMER:**  
THE LOCATION AND EXTENT OF STEEP SLOPES SHOWN ON THIS DRAWING ARE FOR INFORMATIONAL PURPOSES ONLY AND CANNOT BE RELIED ON FOR DESIGN AND/OR CONSTRUCTION. THE PITCH, LOCATION, AND EXTENT ARE BASED SOLELY ON OUR GENERAL OBSERVATIONS ON SITE AND OUR CURSORY REVIEW OF 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.



TOPOGRAPHIC & BOUNDARY SURVEY  
PARCEL NO. 545880500

PIHA RESIDENCE

3745 77TH 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:	210045
DATE:	02/09/2021
DRAFTED BY:	IDV / DSS
CHECKED BY:	JPS
SCALE:	1" = 10'
<b>REVISION HISTORY</b>	
08/02/21	PER COMMENTS
01/24/22	ADDTL TOPO
<b>SHEET NUMBER</b>	
1 OF 2	



