PIHA RESIDENCE

3745 77th Ave SE - MERCER ISLAND, WA.

GENERAL INFORMATION
APPLIES FULL SET

FLOOR PLAN GENERAL NOTES

GENERAL

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

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

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

D. ALL DIMENSIONS AT WINDOWS ARE TO THE CENTERLINE

E. WINDOW SIZES NOTED ON PLANS ARE NOMINAL SO CONTRACTOR MUST VERIFY EXACT ROUGH OPENINGS PRIOR TO FRAMING. WINDOW and DOOR HEAD HEIGHTS SHOULD BE COORDINATED SO THAT ALL WINDOW and DOOR TRIMS ALIGN.

F. PROVIDE WEATHER PROTECTION SYSTEM w/WATER-RESISTIVE BARRIERS IN COMBINATION w/FLASHINGS at EXT. WALLS, OPENINGS, PROJECTIONS, PENETRATIONS and INTERSECTIONS TO LOCK OUT ALL MOISTURE per IRC. R703.1-703.4

G. TILE INSTALLATION SHALL COMPLY w/APPLICABLE SECTIONS OF THE TILE COUNCIL OF AMERICA'S "HANDBOOK FOR CERAMIC TILE INSTALLATION" and ITS REFERENCED STANDARDS including IRC. R702.4.1

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

I. ALL SHOWERS AND ALL SHOWER RECEPTORS SHALL COMPLY WITH THE 2018 UNIFORM PLUMBING CODE.

J. CALCULATIONS and DETAILS FOR MOUNTING HEIGHTS & CONNECTION OF METAL GUARDRAILS (IF USED) SHALL BE PROVIDED FOR REVIEW and APPROVAL BY RAILING FABRICATOR PRIOR TO INSTALLATION FOR COMPLIANCE w/IRC R311 & R312

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

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

M. EXHAUST FANS LARGER THAN 50cfm. MAY BE CONNECTED TO 4" SMOOTH WALL VENT PIPE IF RUNS DO NOT EXCEED 20' IN LENGTH, THE MINIMUM SIZE OF FLEX DUCT IS 5" DIAMETER WITH MAXIMUM RUN OF 15'.

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

O. PROVIDE FIREBLOCKING TO CUT OFF DRAFT OPENINGS AT LOCATIONS w/MATERIALS per IRC. R302.11 PROVIDE DRAFTSTOPPING AT FLOOR/CEILING ASSEMBLIES per IRC. R302.12

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

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

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

S. ENTRY STEPS SHALL HAVE SUFFICIENT GRADE BUILT UP AROUND THEM SO THE NUMBER OF STAIR RISERS DOES NOT EXCEED 3, w/MAX. RISER HEIGHT OF 7¾" - NOT REQUIRING A HANDRAIL per IRC. R311.7.8

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

U. INTERIOR CEILING HEIGHTS ARE AS FOLLOWS;

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

SAFETY GLAZING

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

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

1. GLAZING IN DOORS.
2. GLAZING ADJACENT TO DOORS.
3. GLAZING IN WINDOWS MEETING ALL (4) CONDITIONS LISTED.
4. GLAZING IN GUARDS and RAILINGS
5. GLAZING IN and NEAR WET SURFACES.
6. GLAZING ADJACENT TO STAIRS and RAMPS
7. GLAZING ADJACENT TO THE BOTTOM STAIR LANDING.

SKYLIGHTS and SLOPED GLAZING SHALL COMPLY with THE MATERIALS and REQUIREMENTS OF IRC. R308.6.1 through R308.6.9

EGRESS WINDOWS

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

- WINDOW CANNOT REQUIRE KEYS, TOOLS or SPECIAL KNOWLEDGE TO OPEN per IRC. 310.1.1
- MUST HAVE AN OPENING AREA OF NOT LESS THAN 5.7 Sq.Ft. with 20" min. WIDTH and 24" min. HEIGHT per IRC. 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

STAIRS and HANDRAILS

STAIRWAYS PROVIDING EGRESS FROM HABITABLE LEVELS NOT PROVIDED w/EGRESS DOOR per IRC. R311.2 SHALL MEET THE REQUIREMENTS and EXCEPTIONS OF IRC. R311.7.1 through R311.7.9 INCLUDING:

- SHALL PROVIDE A MIN. CLEAR WIDTH OF 36" ABOVE HANDRAIL w/MAX. HANDRAIL PROJECTION INTO STAIRWAY OF 4½" ON EITHER SIDE per R311.7.1
- SHALL PROVIDE A MIN. HEADROOM OF 6'-8" MEASURED VERTICALLY FROM THE NOSE OF TREADS or LANDINGS per R311.7.2
- SHALL NOT HAVE A VERTICAL RISE GREATER THAN 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 7¾" and HAVE A MIN. TREAD DEPTH OF 10" THE GREATEST DIMENSION OF ANY RISER or TREAD MUST NOT EXCEED THE SMALLEST DIMENSION BY MORE THAN ⅜". TREADS LESS THAN 11" SHALL MEET NOSING REQUIREMENTS. THE OPENINGS AT OPEN RISERS SHALL NOT PERMIT THE PASSAGE OF A 4"ø SPHERE per R311.7.5.1 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. 1½" SPACE BETWN. RAIL and WALL, HANDRAIL MUST RUN CONTINUOUS FOR FULL LENGTH OF EACH FLIGHT and MEET APPROVED GRIP-SIZE per IRC. R311.7.8
- SHALL BE PROVIDED w/ILLUMINATION per IRC. R303.7 at INTERIOR STAIRWAYS and R303.8 at EXTERIOR STAIRWAYS.

GUARDS

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

- ALONG OPEN-SIDED WALKING SURFACES, INCLUDING STAIRS, RAMPS and LANDINGS LOCATED 30" or GREATER ABOVE ADJACENT FLOOR LEVEL per IRC. 312.1.1
- OPENINGS MUST PREVENT THE PASSAGE OF A 4" SPHERE or 4⅜" AT OPEN SIDES OF STAIRS or 6" AT TRIANGLE OF TREAD, RISER & BOTTOM RAIL per R312.1.3
- GUARDS MUST BE PROVIDED AS WINDOW FALL PROTECTION AT LOW WINDOWS LOCATED GREATER THAN 72" ABV. FINISHED GRADE per IRC. R312.2

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

ALARMS

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

- SMOKE ALARMS TO BE LISTED and INSTALLED IN ACCORDANCE w/IRC. R314.1.1 and CARBON MONOXIDE ALARMS IN ACCORDANCE w/IRC. 315.1.1
- SMOKE ALARMS SHALL BE INSTALLED IN FOLLOWING LOCATIONS per R314.3 :

1. IN EACH SLEEPING ROOM.
2. OUTSIDE EACH SEPARTE SLEEPING AREA.
3. ON EACH STORY OF THE DWELLING.
4. NOT LESS THAN 3' FROM A BATHROOM w/TUB or SHOWER.
5. NOT NEAR COOKING APPLIANCES per R314.3.1

- SMOKE ALARMS SHALL BE INTERCONNECTED per R314.4
- CARBON MONOXIDE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS per R315.3 :

1. ON EACH STORY OF THE DWELLING
2. ADJACENT TO EACH SEPARATE SLEEPING AREA.
3. WITHIN BEDROOMS WHERE A FUEL BURNING FIREPLACE IS LOCATED IN THE ROOM or ITS ATTACHED BATH.

- ALL ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM BUILDING WIRING w/BATTERY BACKUP per R314.6 and R315.5
- COMBINATION SMOKE and CARBON MONOXIDE 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	MECH	Mechanical	SQ	Square
A/C	Air Conditioner	EW	Each Way	MED	Medium	SQ IN	Square inches
AB	Anchor Bolt	EXC	Excavate	MEMB	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 Laminate 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	FIN	Finish	MWK	Millwork	T&G	Tongue and Groove
ALUM	Aluminum	FIXT	Fixture	NIC	Not in Contract	TEL	Telephone
ANC	Anchor	FLOR	Fluorescent	NO	#	TEMP	Tempered
APX	Approximate	FLR	Floor	NO	Number	TK	Tight Knot
ASPH	Asphalt	FLSH	Flashing	NOM	Nominal	TME	To Match Existing
AUTO	Automatic	FND	Foundation	NTS	Not to Scale	TO	Top Of
AVR	Average	FO	Face Of	O	Non-Operable Window Section	TOB	Top of Beam
AWG	American Wire Gauge	FOC	Face of Concrete	OBS	Obscure	TOC	Top of curb/ Top of Concrete
AWN	Awning	FOM	Face of Masonry	OC	On Center	TOF	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	FPL	Fireplace	OP	Opaque	TP	Toilet Paper Hanger
BLKG	Blocking	FRM	Frame(ing)	OPG	Opening	TYP	Typical
BLW	Below	FRPF	Fireproof	OPNG	Opening or Rough Opening	UNO	Unless Noted Otherwise
BM	Beam	FT	Foot	OSB	Orientated Strand Board	VB	Vapor barrier
BOF	Bottom of footing	FTG	Footing	PBD	Particle Board	VERT	Vertical
BOT	Bottom	FUR	Furred	PBF	Prefabricated	VIF	Verify in field
BOW	Bottom of wall	GA	Gauge	PERF	Perforate(d)	W/	With
BR	Bedroom	GALV	Galvanized	PL	Property Line	W/O	Without
BSMT	Basement	GFCI	Ground Fault Circuit Interrupt	PLAM	Plastic Laminate	WC	Toilet (water closet)
BTW	Between	GFI	Ground Fault Interrupt	PLT	Plate	WD	Wood
BYND	Beyond	GL	Glass	PLYWD	Plywood	WDW	Window
CAB	Cabinet	GLB	Glue Laminated Beam	PNT	Paint or Painted	WH	Water Heater
CAS	Casement	GLBK	Glass Block	PSF	Pounds Per Square Foot	WIC	Walk-In Closet
CB	Catch Basin	GWB	Gypsum Wall Board	PSI	Pounds Per Square Inch	WP	Water Proofing
Ventilating		GYP	Gypsum	PT	Pressure Treated	WP	Weatherproof
CC	Center to Center	HB	Hose Bib	PVC	Polyvinyl Chloride	WR	Weather Resistant
CIP	cast-in-place	HC	Hollow Core	PVMT	Pavement	WRB	Weather Resistive Barrier
CJ	Control Joint	HDR	Header	R	Riser	WWF	Welded Wire Fabric
CL	Centerline	HDWR	Hardware	R&S	Rod and Shelf	X	Operable Window Section
CLG	Ceiling	HT	Height	RC	Reinforced Concrete		
CLR	Clear	HVAC	Heat-Vent-Air Conditioning	RD	Rod		
CMU	Concrete Masonry Unit	HW	Hot water	RD	Roof Drain		
CO	Clean Out	ID	Inside Diameter	RDL	Roof drain leader		
COL	Column	ILO	In Lieu Of	REBAR	Reinforcing Bar		
CONC	Concrete	IN	Inch	REFR	Ref		
CONT	Continuous	INCL	Include	REG	Register		
CRPT	Carpet	INS	Insulate(tion)	RENF	Reinforced		
CT	Ceramic Tile	INSUL	Insulation	REQ	Required		
CTYD	Courtyard	INT	Interior	REQD	Required		
CU FT	Cubic Feet	J-Box	Junction box	REV	Revision		
CU YD	Cubic Yard	JNT	Joint	RFG	Roofing		
DBL	Double	JST	Joist	RM	Room		
DEMO	Demolish or Demolition	KD	Kiln Dried	RO	Rough Opening		
DH	Double Hung	KIT	Kitchen	ROW	Right of way		
DIA	Diameter	LAM	Laminate(d)	SA	Supply Air		
DIM	Dimension	LAV	Lavatory	SCH	Schedule		
DN	Down	LB	Pound	SCN	Screen		
DP	Damp proofing	LF	Lineal Feet	SD	Smoke detector		
DR	Door	LL	Live Load	SECT	Section		
DRWR	Drawer	LT	Light	SGD	Sliding Glass Door		
DS	Downspout	LTG	Lighting	SH	Shelf		
DT	Drain Tile	LVL	Laminated Veneer Lumber	SHTH	Sheathing		
DW	Dishwasher	LVR	Louver	SIM	Similar		
DWG	Drawing	MAS	Masonry	SIM	Similar		
EA	Each	MAX	Maximum				
EF	Exhaust fan	MBR	Member				
EJ	Expansion Joint						
EL	Elevation						

SHEET INDEX

PROJECT TEAM

ARCHITECTURAL DESIGN -
JAYMARC HOMES

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

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

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	2,445	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	-92	S.F.
SUB TOTAL	2,001	S.F.
TOTAL G.F.A.	4,446	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.
COV'D PATIO	572	S.F.
COV'D PORCH	68	S.F.
OVERALL WIDTH	62'-6 1/4"	
OVERALL DEPTH	44'-1 1/2"	

Updated : 05/04/2018

Method for Calculating Square Footage - ANSI Z765-2013 excepts; no separate distinction of above-grade or below-grade' areas and each level is measured to the outside of studs not the exterior finished surface.

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

See Sheet "CODES" for additional Zoning required Area Calculations

COVER SHEET

1/4" = 1'-0"

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

Issue	Issue Date	By
Description		
06.06.22 CLIENT REVISIONS		
07.28.22 DESIGN REVISIONS		

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

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

Submittal Date

Sheet Title/Description

Design Firm

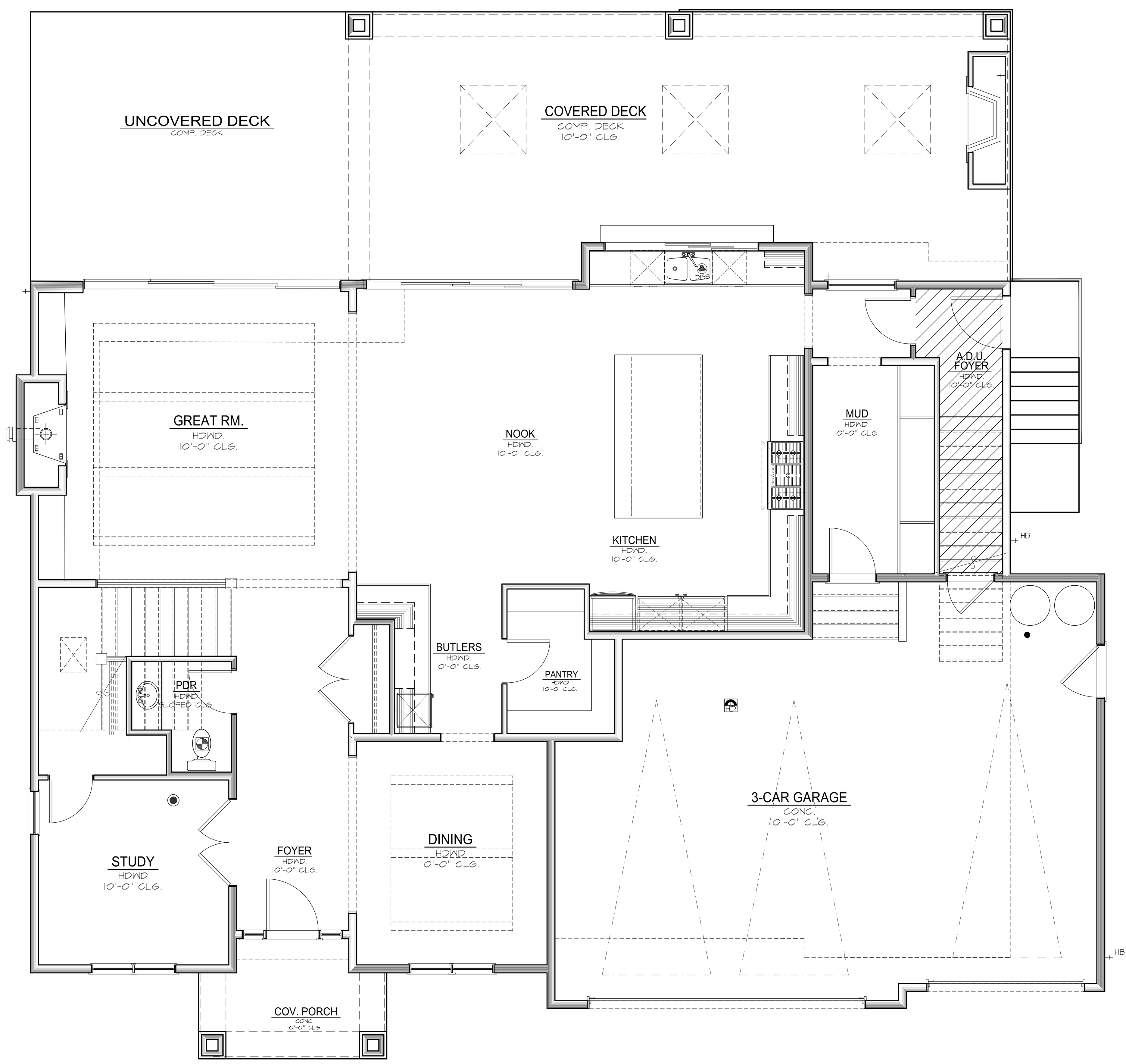
Drawn by: RCR

Checked by: SK

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

Sheet Title/Description: A1

of: .28



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

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

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

UPPER FLOOR PLAN
1/4" = 1'-0"

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Updated : 03/09/2018

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

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See Sheet "CODES" for additional Zoning required Area Calculations

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

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.

Submittal Date

Sheet Title/Description

Design Firm

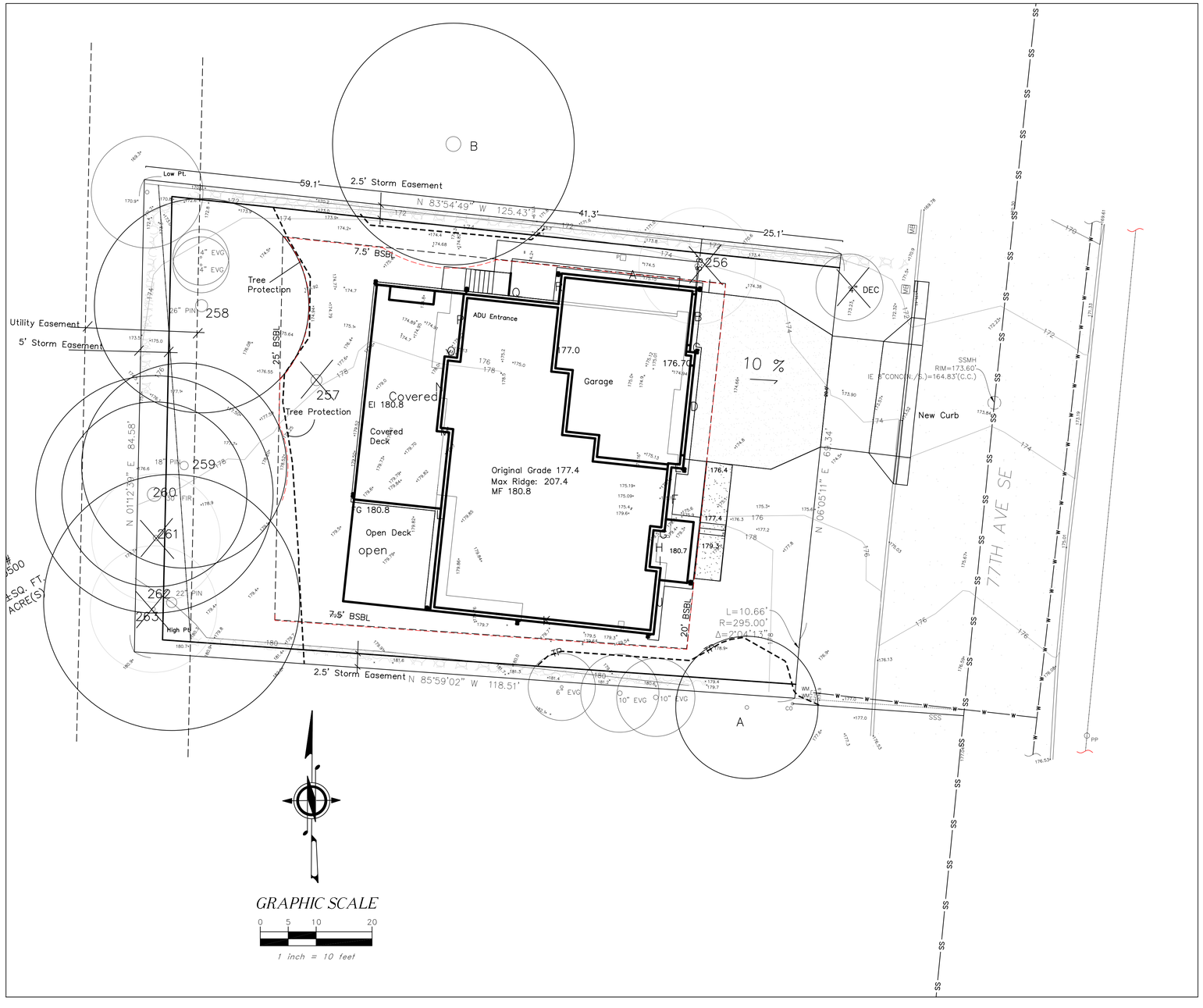
RCR
Drawn by:

SK
Checked by:

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

Sheet Title/Description

A1.1
of: .28



PROPERTY OWNER
Dan and Kelly Piha
STREET ADDRESS
3745 77th Ave SE, Mercer Island, WA 98040
PARCEL #
5458800550
LEGAL DESCRIPTION
Lot 22, Block 6 Mercerdale
ZONE: R-9.6
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%
MAXIIUM FAR: 40%
PARKING SPACES PROVIDED: 3 GARAGE 2 DRIVEWAY
NO CRITICAL AREAS IMPACTED
NO ONSITE EASEMENTS

PARKING

Covered	3 ea
Driveway	3 ea.

LOT COVERAGE

	Lot Area	10,016
	Allowed	40%
	Allowed sf	4,006
New		
	Eave 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%

HEIGHT TABLE

ID	Length	El	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

TREE TABLE
ONSITE

ID	NAME	DSH	DRIPLINE 1exceptionsAbove 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			96.9
				Retain	59%

OFFSITE

A	Japanese Maple	10	12.4
B	Western catalpa	31.9	20.2

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%

Lot Slope Calculaiton

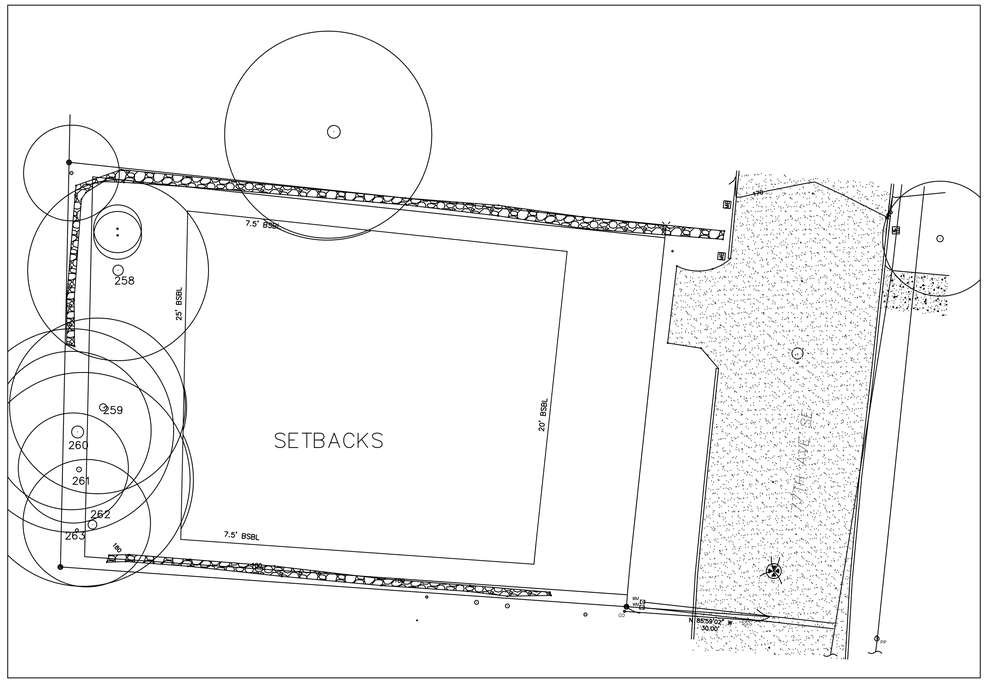
High Point	180.3
Low Point	170.8
Elevation Difference	9.5
Distance	78.4
Slope	12.1%

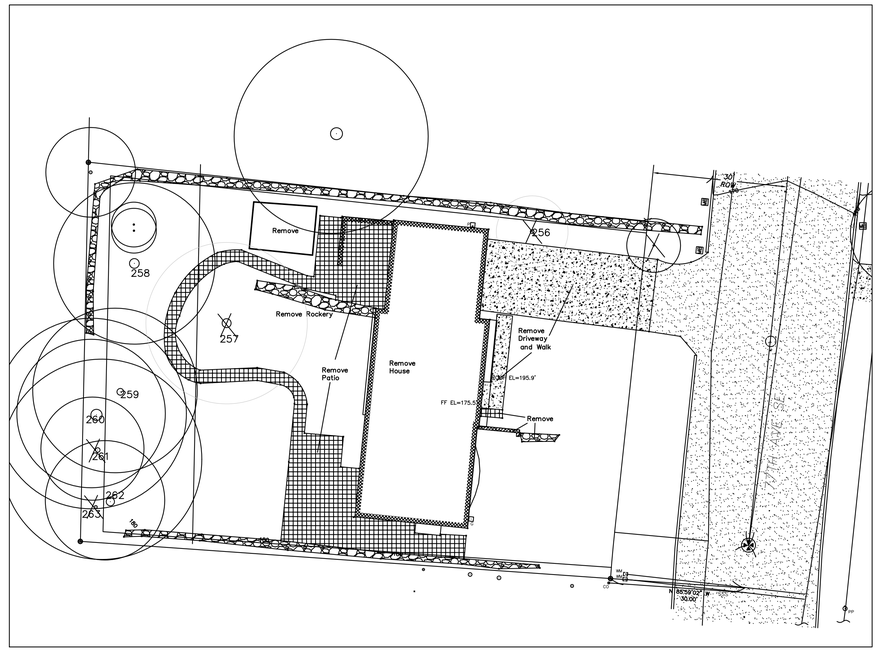
JayMarc Homes, LLC
7525 SE 24th St, #487
Mercer Island, WA 98040
425 281 2706

SITE PLAN
PIHA RESIDENCE
3745 77th Ave SE

Drawn by
Gary Upper
2-17-22
6-21-22
7-28-22

A2.1





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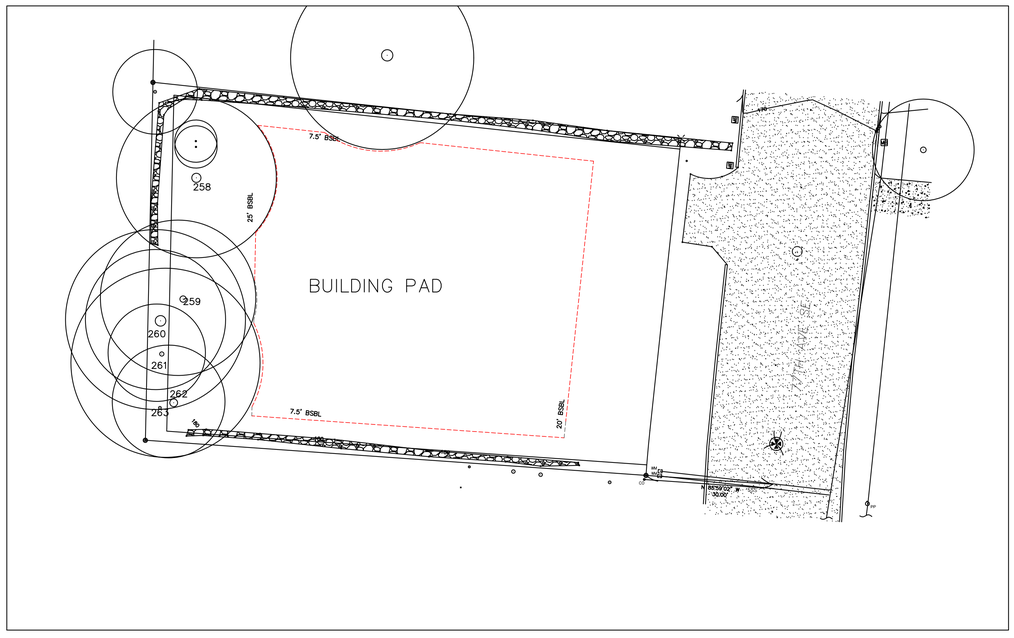


JayMarc Homes, LLC
7525 SE 24th St, #487
Mercer Island, WA 98040
425 281 2706

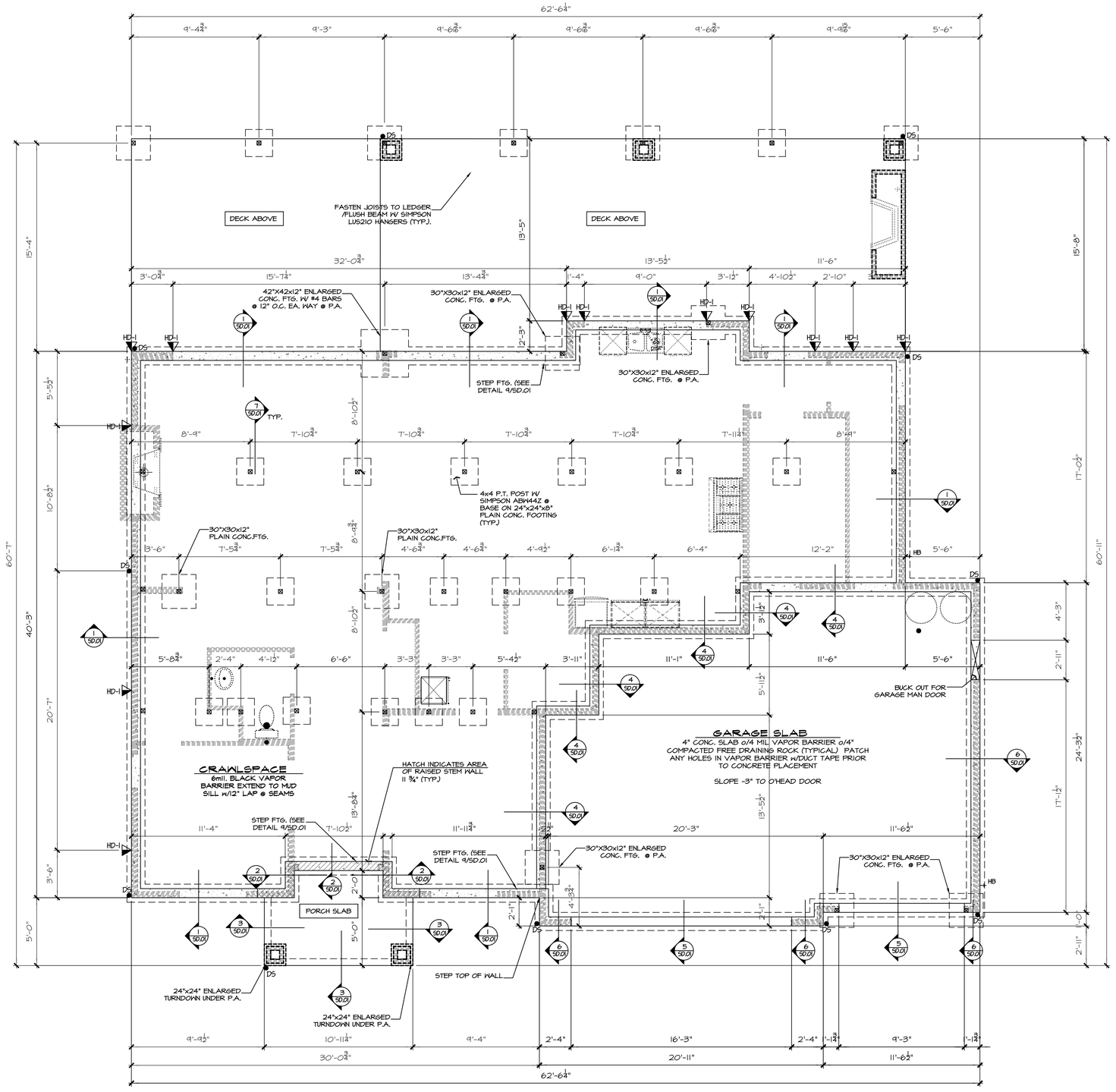
SITE PLAN
PIHA RESIDENCE
3745 77th Ave SE

Drawn by
Gary Upper

2-17-22

6-21-22

A2.2



HOLD-DOWN SCHEDULE

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

LEGEND

JL METAL HANGER

∗ INDICATES POST ABOVE. PROVIDE SOLID BLOCKING UNDER POST OR JAMB ABOVE.

INDICATES HOLDOWN.

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

TYP. CRAWLSPACE POSTS:

4x4 P.T. POST W/2x4 CLEATS EA. SIDE + (2) A35 CLIPS ON EA. SIDE @ BASE OF POST W/0.131"xl-1/2" LONG REDHEAD NAILS (4'-0" MAX. POST HEIGHT) ON ASPHALT SHINGLE ON 24"x24"x8" PLAIN CONC. FTG. (TYP. U.N.O.)

REFER TO S-0 FOR TYPICAL STRUCTURAL NOTES & SCHEDULES

A
A12

FOUNDATION PLAN

1/4" = 1'-0"

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

△ Issue	Issue Date	By
Description		

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

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

Submittal Date

Sheet Title/Description

Design Firm

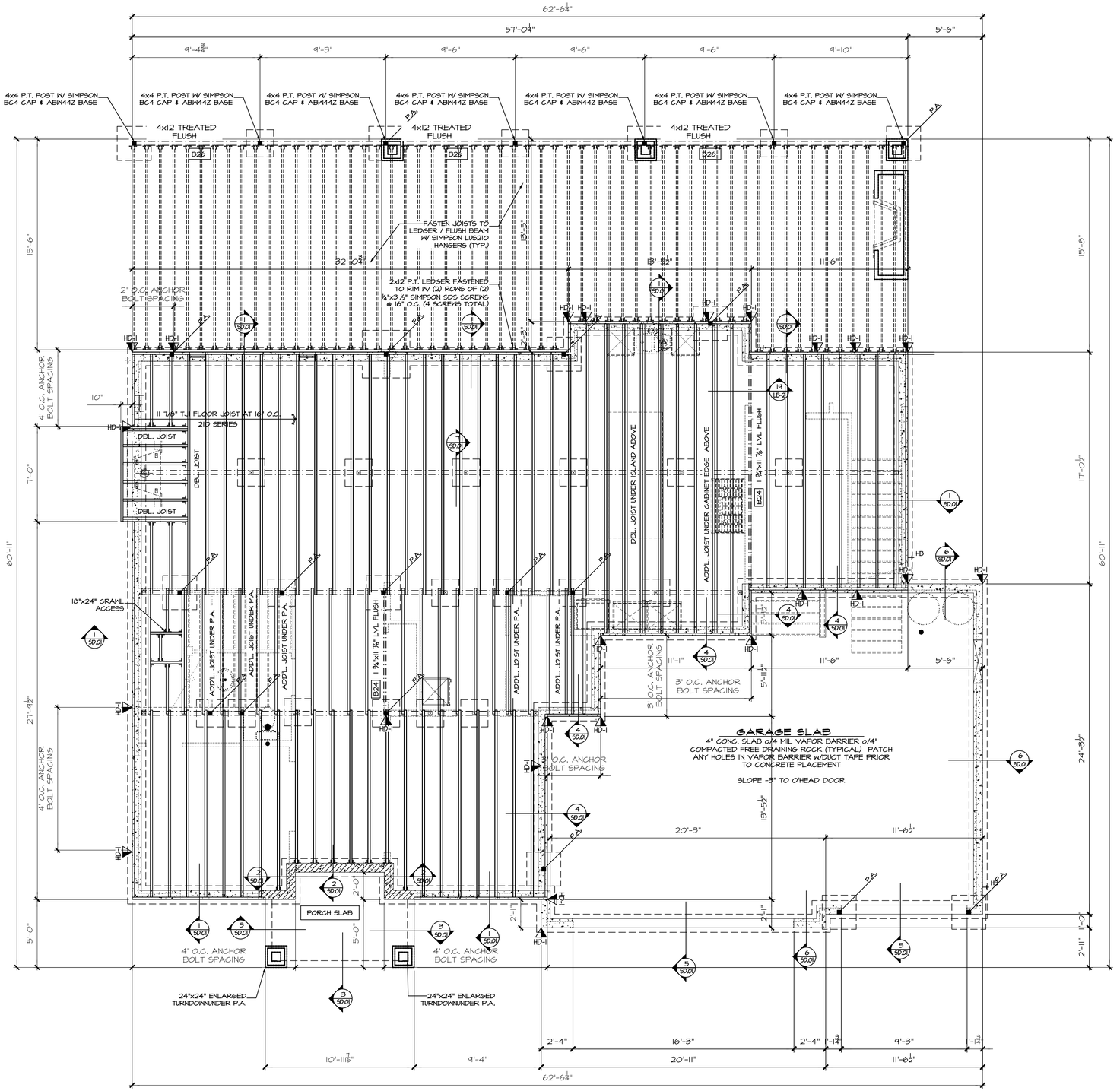
RCR
Drawn by:

SK
Checked by:

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

A3
of: .28

Sheet Title/Description



NOTES:

HOLD-DOWN SCHEDULE

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

LEGEND

JL METAL HANGER

✳ INDICATES POST ABOVE. PROVIDE SOLID BLOCKING UNDER POST OR JAMB ABOVE.

INDICATES HOLDOWN.

INDICATES 11-7/8" TJI FLOOR JOISTS 210 SERIES @ 19.2" O.C. (TYP. U.N.O.)

REFER TO S-0 FOR TYPICAL STRUCTURAL NOTES & SCHEDULES

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

A2 / A12

TYP. CRAWLSPACE POSTS:

4x4 P.T. POST W/2x4 CLEATS EA. SIDE + (2) A35 CLIPS ON EA. SIDE @ BASE OF POST W/0.131"x1-1/2" LONG REDHEAD NAILS (4'-0" MAX. POST HEIGHT) ON ASPHALT SHINGLE ON 24"x24"x8" PLAIN CONC. FTG. (TYP. U.N.O.)

FOUNDATION VENTILATION

Crawlspace Area:		1783 s.f.		
Ventilation Required:		1783 s.f. / 300 =		855.84 s.i. Req'd
Use:	14" x 7"	Foundation Vents		
Vent Area =		98 s.i. - 25% reduct.,1/4"mesh =		73.5 s.i.
Vents Required =		855.84 s.i. / Vent Area =		11.64 s.i.
Provide : 12	14" x 7"	Vents, Area =		882 s.i.
Ventilation Provided =		882.00 s.i. is Greater than		855.84 s.i. Req'd
Use:	**12**	**14" x 7"**	**Foundation Vents**	

* FOUNDATION VENTS SHALL NOT INTERFERE WITH DIRECT LOAD PATH OF COLUMNS
* INSTALL 6 MIL BLACK POLYETHYLENE VAPOR RETARDER GROUND COVER
* LOCATE ONE VENT WITHIN 3 FEET OF EACH CORNER OF THE BUILDING, EXCEPT ONE SIDE OF THE BUILDING SHALL BE PERMITTED TO HAVE NO VENTS.

MAIN FLOOR FRAMING LAYOUT

1/4" = 1'-0"

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

△ Issue	Issue Date	By
Description		

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

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

Submittal Date

Sheet Title/Description

Design Firm

Drawn by: RCR

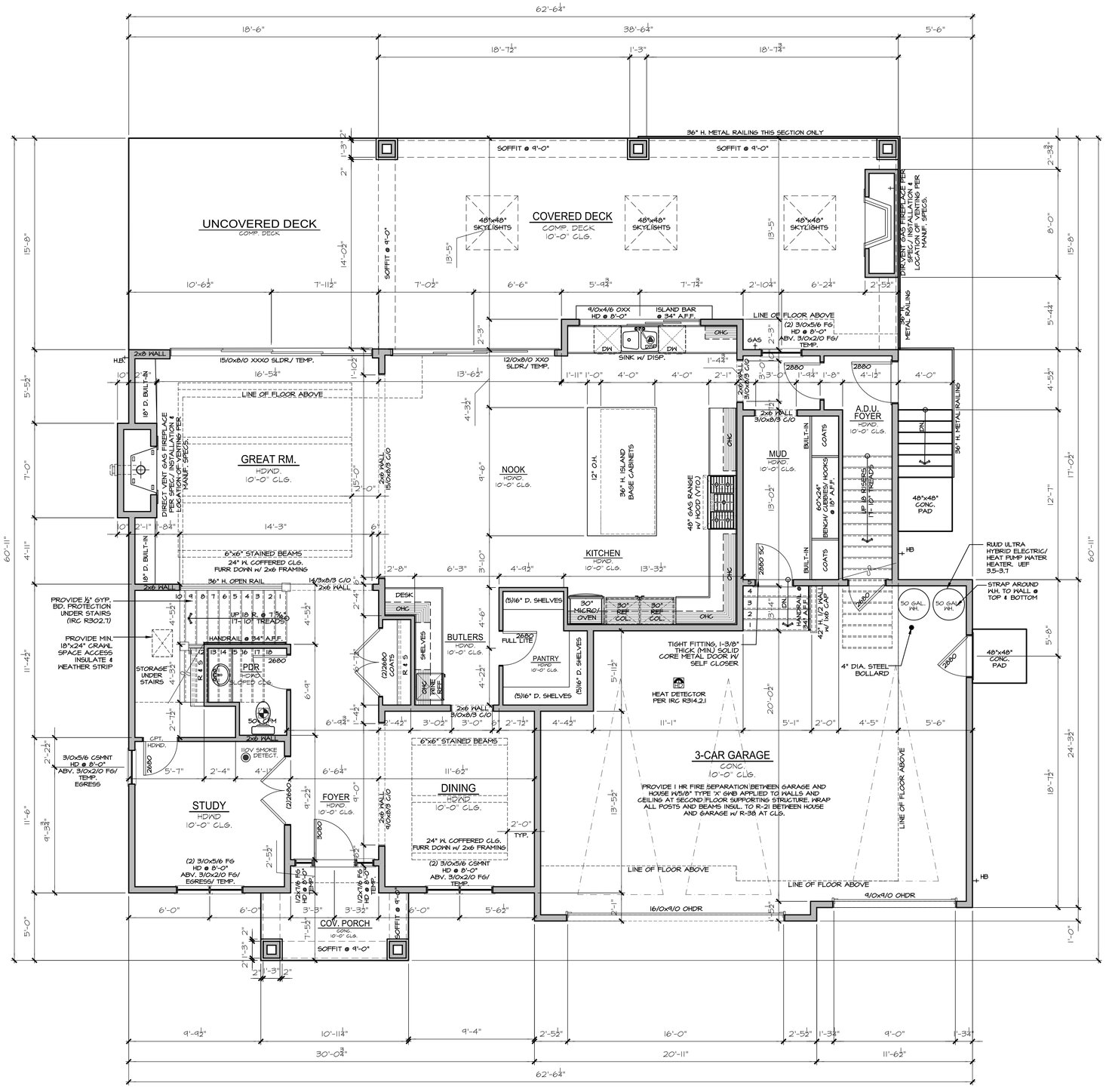
Checked by: SK

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

A4

of: .28

Sheet Title/Description



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 FENESTRATION U = 0.28 WINDOWS

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

AIRLEAKAGE & EFFICIENT VENTILATION OPT 2.1: 0.5 CREDITS

REDUCE THE TESTED AIR LEAKAGE TO 3.0 AIR CHANGES PER HOUR MAXIMUM @ 50 PASCALS AND ALL WHOLE HOUSE VENTILATION REQUIREMENTS AS DETERMINED BY SECTION M1507.3 OF THE I.R.C. OR SECTION 404.8 OF THE I.M.C SHALL BE MET WITH A HIGH EFFICIENCY FAN(S) (MAXIMUM) OF 0.35 WATTS/ CFM), NOT INTERLOCKED WITH THE FURNACE FAN (IF PRESENT). VENTILATION SYSTEMS USING A FURNACE INCLUDING AN EMC MOTOR ARE ALLOWED, PROVIDED THAT THEY ARE CONTROLLED TO OPERATE AT LOW SPEED IN THE VENTILATION ONLY MODE.

HIGH EFFICIENCY HVAC EQUIPMENT OPT. 3.5a: 1.5 CREDITS

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 SYSTEMS(S) SHALL COMPLY WITH THE REQUIREMENTS OF SECT R403.3.1. LOCATING SYSTEM COMPONENTS IN CONDITIONED CRAWL SPACES IS NOT PERMITTED UNDER THIS OPTION. ELECTRIC RESISTANCE HEAT AND DUCTLESS HEAT PUMPS ARE NOT PERMITTED UNDER THIS OPTION. DIRECT COMBUSTION HEATING EQUIPMENT WITH AFUE LESS THAN 80% IS NOT PERMITTED UNDER THIS OPTION.

EFFICIENT WATER HEATING 5.5: 2.0 CREDITS

WATER HEATING SYSTEMS SHALL INCLUDE ONE OF THE FOLLOWING: ELECTRIC HEAT PUMP WATER HEATER MEETING THE STANDARDS FOR TIER III OF NEEA'S ADVANCED WATER HEATING SPECIFICATION.

TO QUALIFY TO CLAIM THIS CREDIT, THE BUILDING PERMIT DRAWINGS SHALL SPECIFY THE OPTION BEING SELECTED and SHALL SPECIFY THE WATER HEATER EQUIPMENT TYPE AND THE MINIMUM EQUIPMENT EFFICIENCY.

WHOLE HOUSE VENTILATION

PROVIDE WHOLE HOUSE VENTILATION per 2018 IRC, R403.8 and IMC M1507 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 OUTDIDE)
FA 50cfm+	BATH & POWDER	Min. 50cfm. INTERMITTENT at .025wg per TABLE M1507.4
	KITCHEN	Min. 100cfm. INTERMITTENT at .025wg per TBL. M1507.4
FA 100cfm+		RANGE HOOD'or DOWN DRAFT EXHAUST FAN RATED at min. 100cfm. at 0.3wg MAY BE USED FOR EXHAUST FAN REQMT. EXHAUST HOODS IN EXCESS OF 400cfm. SHALL BE INTERLOCKED and PROVIDE MAKE UP AIR per M1503.4
FC 143cfm+ MHF.	LAUNDRY ROOM	FINAL ADJUSTED RATE = 143 CFM (90 CFM PER TABLE 1505.4.3(1), ADJUSTED BY FACTOR OF 1.5 PER TABLE M1505.4.3(2) FOR NON-BALANCED, NOT DISTRIBUTED SYSTEM.

PER IRC M1505.4.1.1, 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 W.C. STATIC PRESSURE IN ACCORDANCE WITH HVI PROCEDURES SPECIFIED IN IRC M1505.4.1.2 AND M1505.4.1.3.

A12

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	1,459	S.F.
UPPER FLOOR A.D.U.	687	S.F.
MINUS A.D.U. STAIRS	-53	S.F.
MINUS MAIN STAIRS	-92	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.
COV'D PATIO	572	S.F.
COV'D 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 Z765-2013 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

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

△ Issue	Issue Date	By
Description		

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

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

Submittal Date

Sheet Title/Description

Design Firm

RCR
Drawn by:

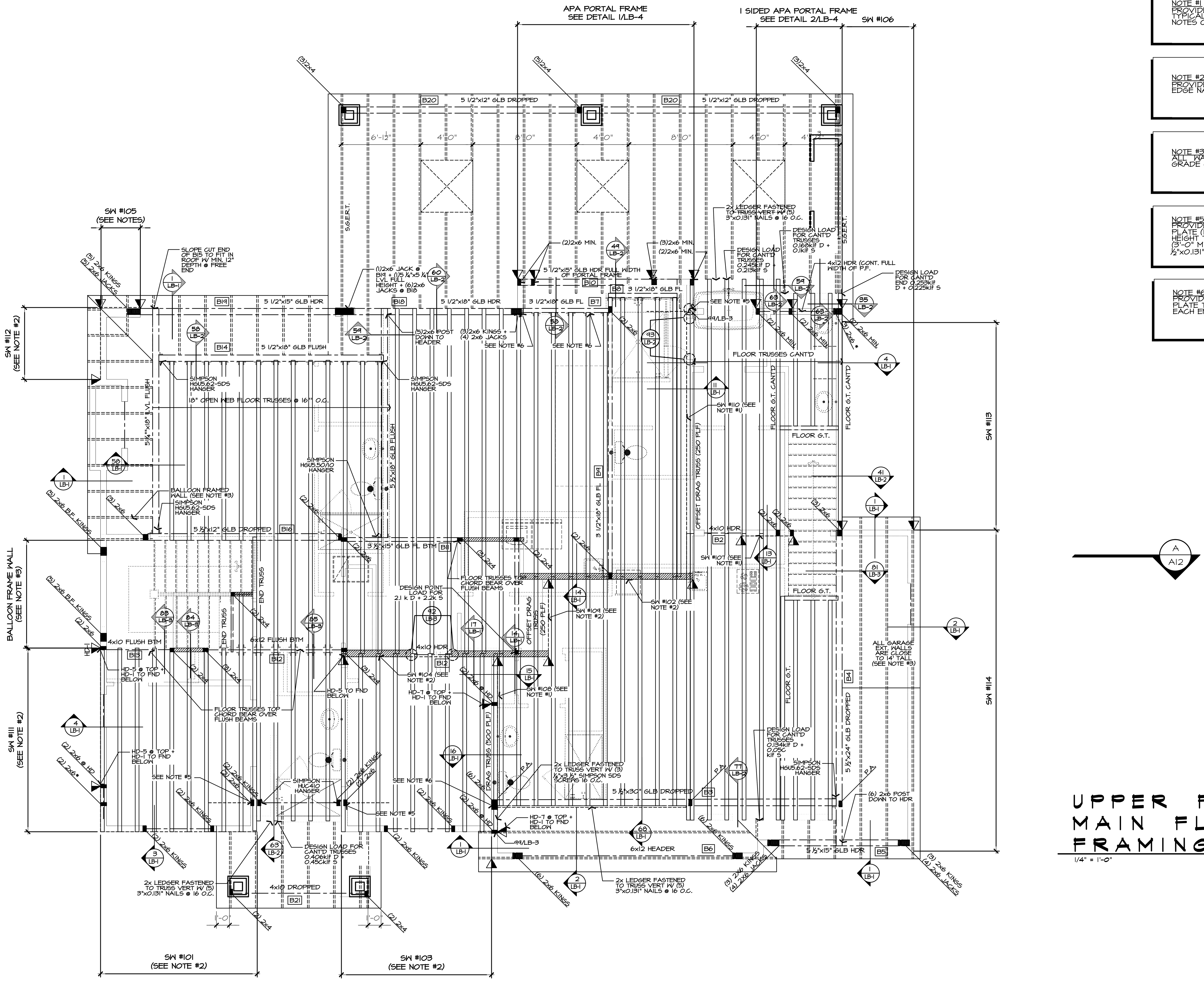
SK
Checked by:

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

A5

of: .28

Sheet Title/Description



UPPER FLOOR / MAIN FLOOR ROOF FRAMING LAYOUT

1/4" = 1'-0"

NOTE #1
PROVIDE 7/16" OSB OR PLYWOOD FASTENED PER TYPICAL EXTERIOR WALL SHEATHING SPEC. (SEE NOTES ON S-0.0

NOTE #2
PROVIDE 7/16" OSB OR PLYWOOD FASTENED 3" O.C. EDGE NAILING SPEC. (SEE NOTES ON S-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 SHTG 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.

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

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.

Submittal Date

Sheet Title/Description

Design Firm

RCR
Drawn by:

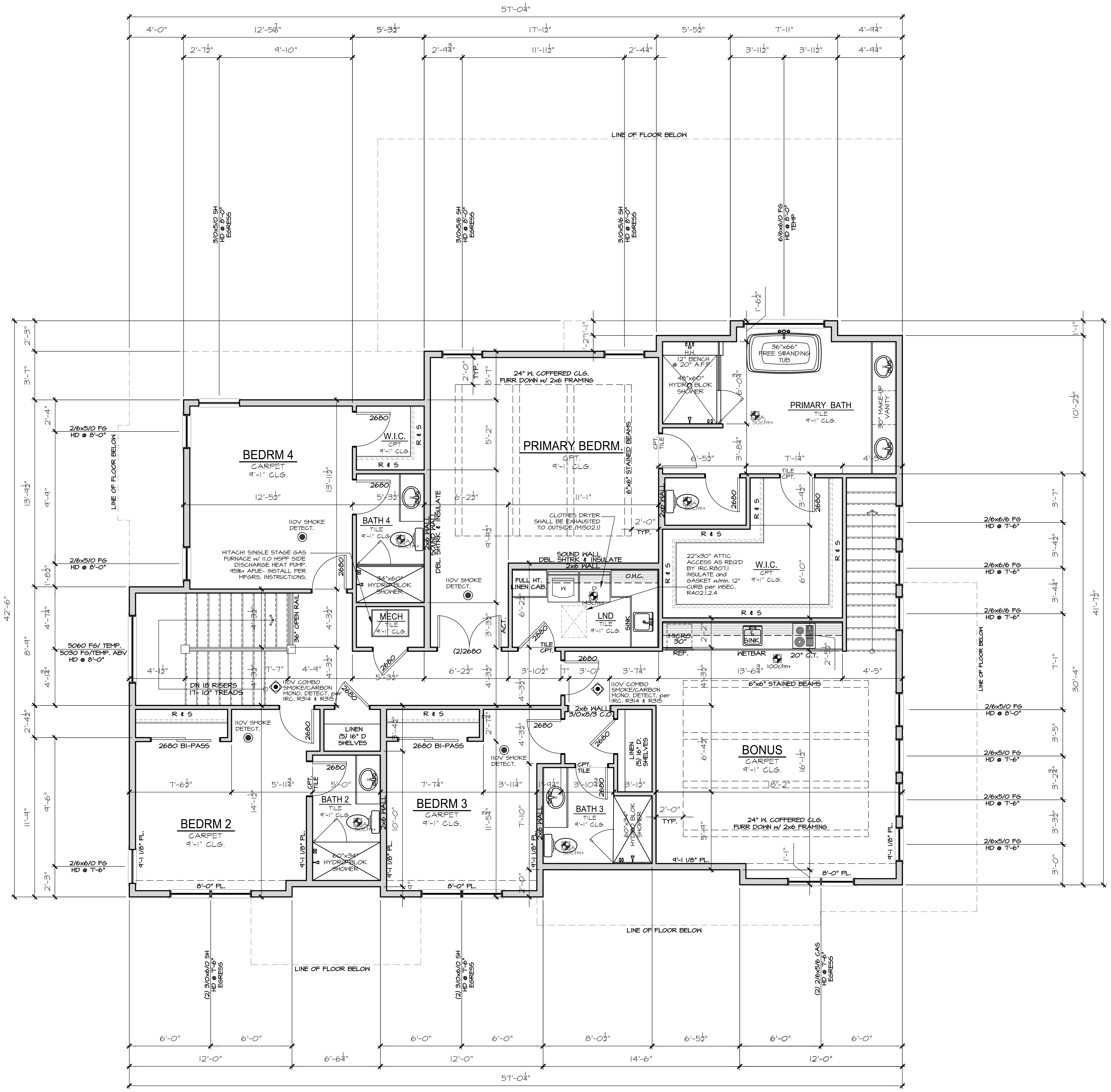
SK
Checked by:

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

Sheet Title/Description

A6

of: .28


57'-0¾"
BEDRM 4
CARPET
9'-1" CLG.
PRIMARY BEDRM.
CPT.
9'-1" CLG.
24" H. COFFERED CLG. FURR DOWN w/ 2x6 FRAMING
PRIMARY BATH
TILE
9'-1" CLG.
36"x66" FREE STANDING TUB
W.I.C.
BATH 4
MECH
LND
BONUS
CARPET
9'-1" CLG.
BEDRM 2
CARPET
9'-1" CLG.
BATH 2
BEDRM 3
CARPET
9'-1" CLG.
BATH 3
LINE OF FLOOR BELOW
DN 18 RISERS 17- 10" TREADS
WETBAR
2680 BI-PASS
6"x6" STAINED BEAMS
HITACHI SINGLE STAGE GAS FURNACE w/ 11.0 HSPF SIDE DISCHARGE HEAT PUMP. 95%+ AFUE- INSTALL PER MFGRS. INSTRUCTIONS.
CLOTHES DRYER SHALL BE EXHAUSTED TO OUTSIDE (M1502.1)
110V SMOKE DETECT.
110V COMBO SMOKE/CARBON MONO. DETECT. per IRC. R314 & R315

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:

6 FOR a 1,501sf to 4,999sf HOME.

CREDITS PROVIDED IN THIS HOME AS FOLLOWS:

EFFICIENT BUILDING ENVELOPE OPT. 1.3: 0.5 CREDITS

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

VERTICAL FENESTRATION U = 0.28 WINDOWS

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

AIRLEAKAGE $ EFFICIENT VENTILATION OPT 2.1: 0.5 CREDITS

REDUCE THE TESTED AIR LEAKAGE TO 3.0 AIR CHANGES PER HOUR MAXIMUM @ 50 PASCALS AND ALL WHOLE HOUSE VENTILATION REQUIREMENTS AS DETERMINED BY SECTION M1507.3 OF THE I.R.C. OR SECTION 404.8 OF THE I.M.C SHALL BE MET WITH A HIGH EFFICIENCY FAN(S) (MAXIMUM) OF 0.35 WATTS/ CFM), NOT INTERLOCKED WITH THE FURNACE FAN (IF PRESENT). VENTILATION SYSTEMS USING A FURNACE INCLUDING AN EMC MOTOR ARE ALLOWED, PROVIDED THAT THEY ARE CONTROLLED TO OPERATE AT LOW SPEED IN THE VENTILATION ONLY MODE.

HIGH EFFICIENCY HVAC EQUIPMENT OPT. 3.5a: 1.5 CREDITS

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 EFFICENCY HVAC DISTRIBUTION OPT. 4.2: 1.0 CREDITS

HVAC EQUIPMENT AND ASSOCIATED DUCT SYSTEMS(S) SHALL COMPLY WITH THE REQUIREMENTS OF SECT R403.3.7. LOCATING SYSTEM COMPONENTS IN CONDITIONED CRAWL SPACES IS NOT PERMITTED UNDER THIS OPTION. ELECTRIC RESISTANCE HEAT AND DUCTLESS HEAT PUMPS ARE NOT PERMITTED UNDER THIS OPTION. DIRECT COMBUSTION HEATING EQUIPMENT WITH AFUE LESS THAN 80% IS NOT PERMITTED UNDER THIS OPTION.

EFFICIENT WATER HEATING 5.5: 2.0 CREDITS

WATER HEATING SYSTEMS SHALL INCLUDE ONE OF THE FOLLOWING: ELECTRIC HEAT PUMP WATER HEATER MEETING THE STANDARDS FOR TIER III OF NEEA'S ADVANCED WATER 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 M1507 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 OUTDIDE)
A. 50cfm+	BATH & POWDER	Min. 50cfm. INTERMITTENT at .025wg per TABLE M1507.4
A. 100cfm+	KITCHEN	Min. 100cfm. INTERMITTENT at .025wg per TBL. M1507.4 RANGE HOOD or DOWN DRAFT EXHAUST FAN RATED at min. 100cfm. at 0.10wg MAY BE USED FOR EXHAUST FAN REQMT. EXHAUST HOODS IN EXCESS OF 400cfm. SHALL BE INTERLOCKED AND PROVIDE MAKE UP AIR per w/M1503.4
C. 143cfm+ WHF.	LAUNDRY ROOM	FINAL ADJUSTED RATE = 143 CFM (90 CFM PER TABLE 1505.4.3(1), ADJUSTED BY FACTOR OF 1.5 PER TABLE M1505.4.3(2) FOR NON-BALANCED, NOT DISTRIBUTED SYSTEM.

PER IRC M1505.4.1.1, 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 W.C. STATIC PRESSURE IN ACCORDANCE WITH HVI PROCEDURES SPECIFIED IN IRC M1505.4.1.2 AND M1505.4.1.3.

A
A12

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.	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	-92	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.
COV'D PATIO	572	S.F.
COV'D 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 Z765-2013 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

JAYMARC HOMES
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Issue Issue Date By Description

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

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

Submittal Date

Sheet Title/Description

Design Firm

RCR
Drawn by:

SK
Checked by:

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

Sheet Title/Description

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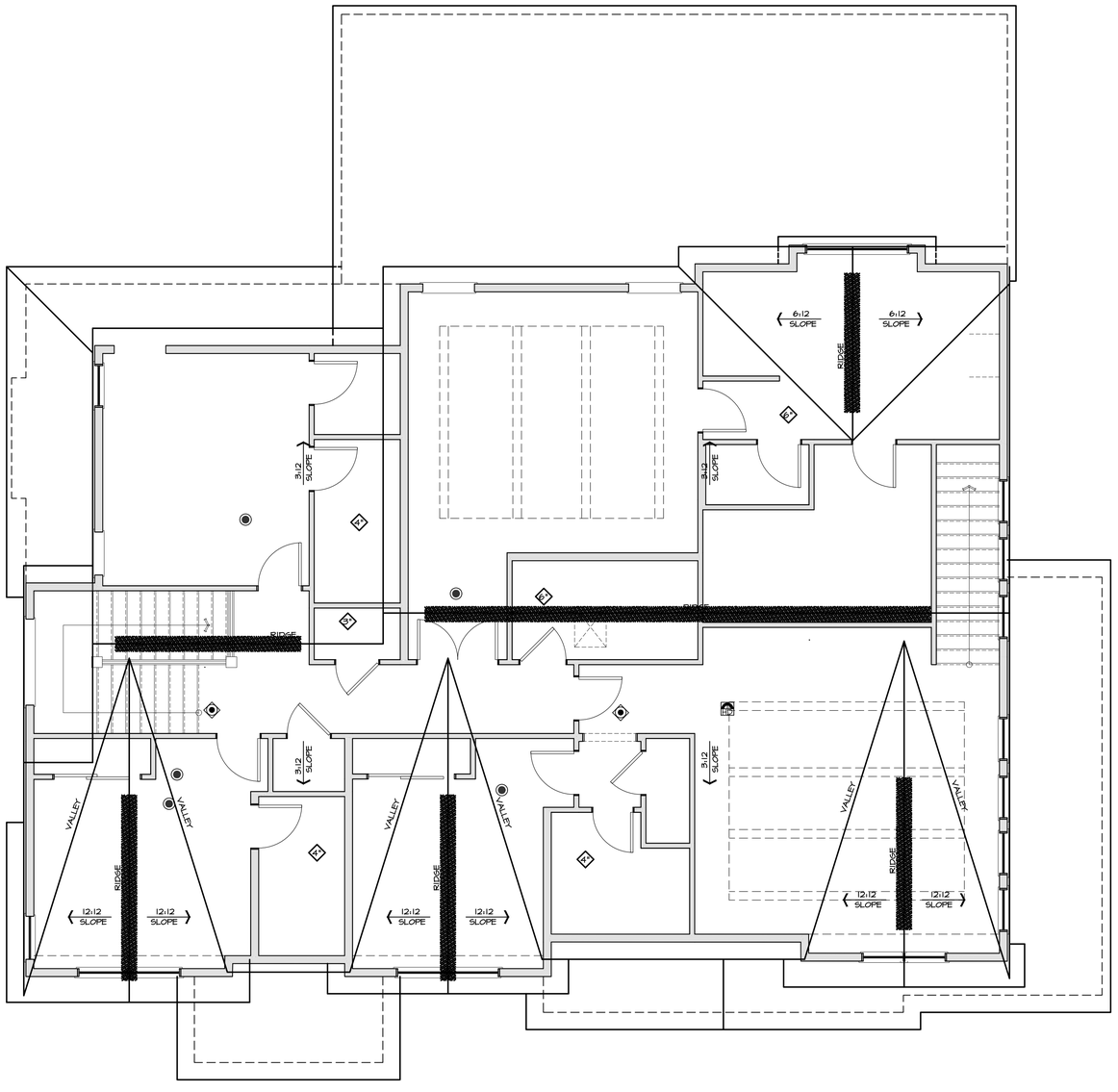
of: .28



ROOF PLAN

1/4" = 1'-0"

ROOF VENTILATION

Standard Truss / Scissor Truss Roof Framing Assembly:				ZONE 1
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 achive 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**

A
A12

JAYMARC HOMES
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Mercer Island, WA 98040
425.266.9100

Issue	Issue Date	By
Description		

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

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

Submittal Date

Sheet Title/Description

Design Firm

RCR
Drawn by:

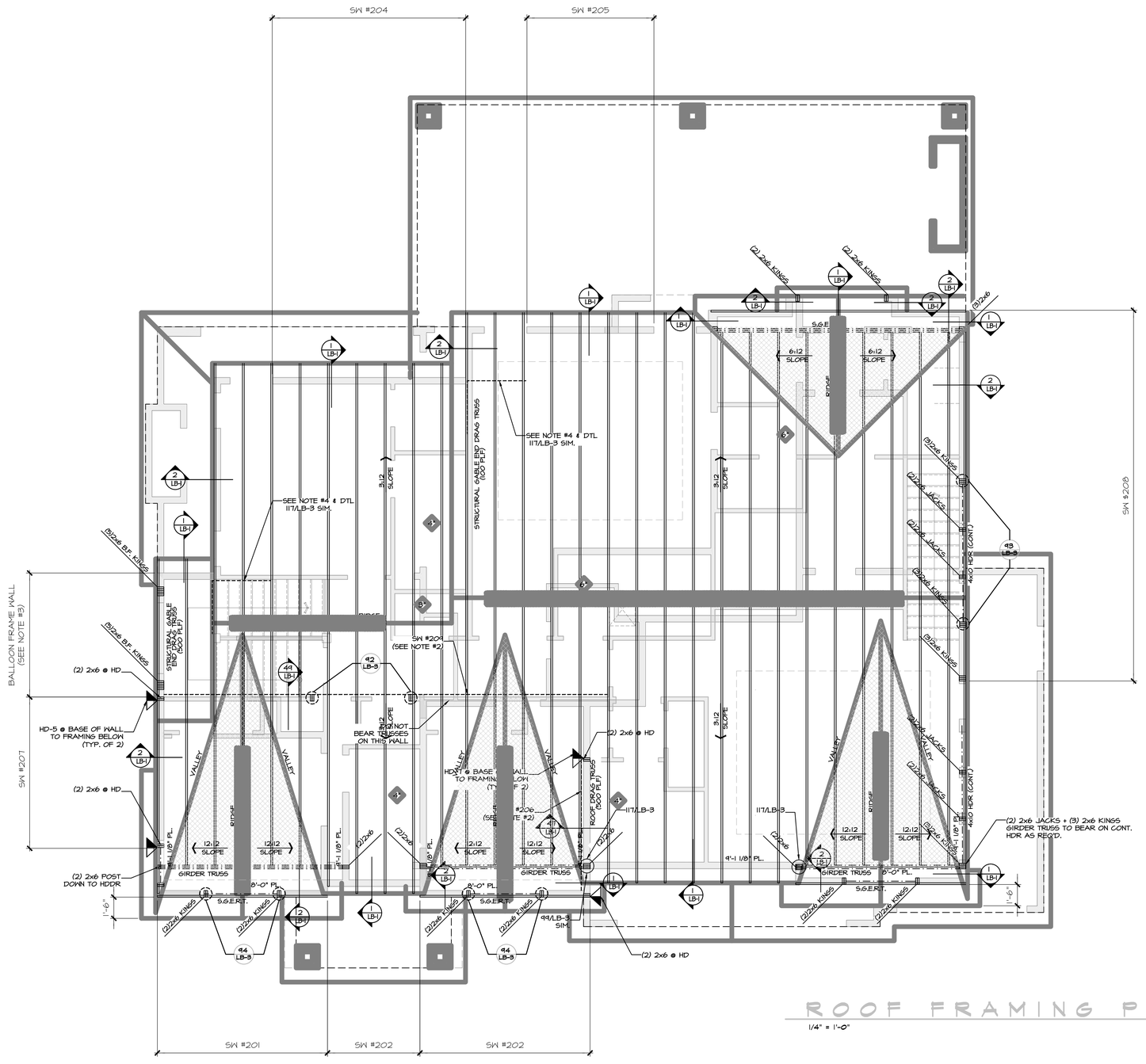
SK
Checked by:

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

A8

of: .28

Sheet Title/Description



ROOF FRAMING PLAN

1/4" = 1'-0"

LEGEND

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

REFER TO S-0 FOR TYPICAL STRUCTURAL NOTES & SCHEDULES

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

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

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

NOTE #2:
PROVIDE 3" O.C. EDGE NAILING (SEE NOTES)

NOTE #3:
ALL WALLS 12' OR TALLER SHALL BE 2x6 HF #2 GRADE OR BETTER

NOTE #3:
PROVIDE SIMPSON CS16 STRAP FROM DBL TOP PLATE (13" END LENGTH) TO UNDERSIDE OF 2x BLOCKING BETWEEN TRUSS BTM. CHORDS FOR (3) TRUSS BAYS (6'-0" MIN.). PROVIDE 2x BLOCKING @ TOP CHORD OF TRUSSES + SHTG. BETWEEN TOP & BOT. CHORD BLOCKING FASTENED W/ 2 ½" x 0.131" NAILS @ 6" O.C. @ SHTG. EDGES. FASTEN ROOF SHTG. TO BLOCKING W/ 2 ½" x 0.131" NAILS @ 6" O.C.

A2 / A12

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

Issue	Issue Date	By	Description
1	06.06.22		CLIENT REVISIONS
2	07.28.22		DESIGN REVISIONS

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Sheet Title/Description

FRONT ELEVATION

¼" = 1'-0"

LEFT ELEVATION

¼" = 1'-0"

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

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Description		
△		
△	06.06.22	
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REAR ELEVATION

¼" = 1'-0"

RIGHT ELEVATION

¼" = 1'-0"

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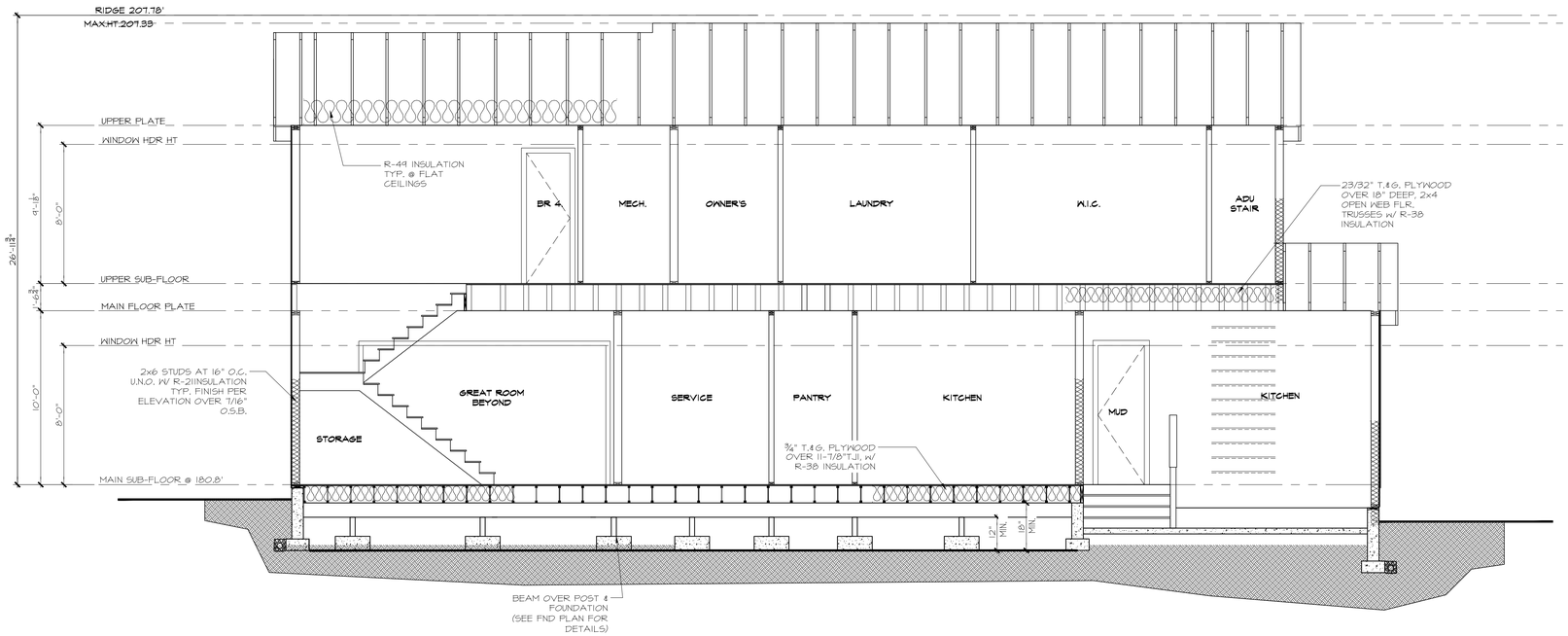
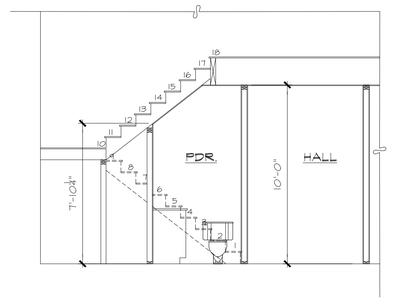
Sheet Title/Description

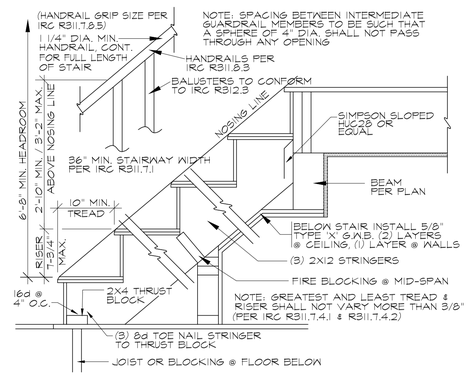


A BUILDING SECTION

1/4" = 1'-0"

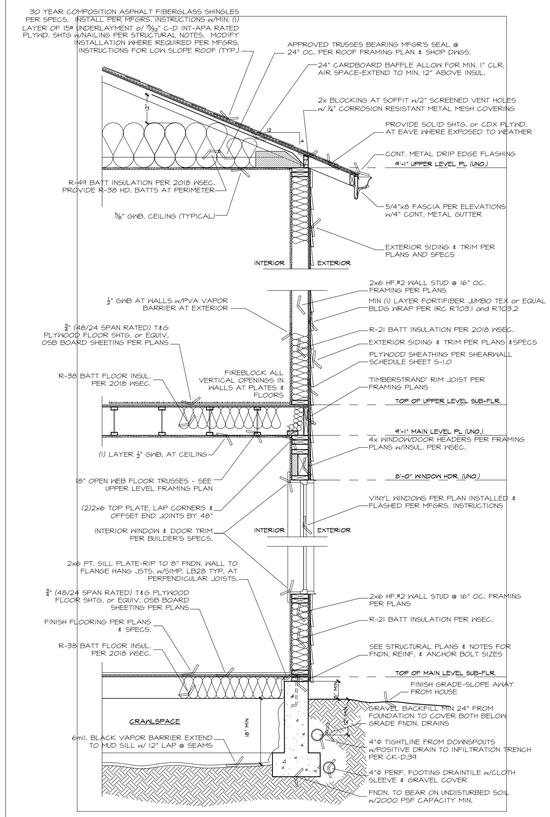


PDR./ STAIR SECTION



TYP. STAIR SECTION

1/4" = 1'-0"



5 TYPICAL EXTERIOR WALL SECTION

SCALE: 1" = 1'-0"

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

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Sheet Title/Description

BASEMENT SLAB

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

GARAGE SLAB

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

PORCH SLAB

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

GENERAL STRUCTURAL NOTES

FOUNDATION

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

HOLD-DOWN SCHEDULE

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

MEANS & METHODS NOTES

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

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

ADDITIONAL NOTES FOR TRUSS & I-JOIST MANUFACTURER

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

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

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

LOADING AND DESIGN PARAMETERS

GRAVITY DESIGN LOADS:

DEAD LOAD (PSF):

ROOF TRUSS TOP CHORD :	10
ROOF TRUSS BOTTOM CHORD :	7
FLOOR (TRUSSES) :	15
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_g) (PSF) :	25
FLAT ROOF SNOW LOAD (P_f) (PSF) :	25
SNOW EXPOSURE FACTOR (C_e) :	0.9
SNOW LOAD IMPORTANCE FACTOR (I) :	1.0
THERMAL FACTOR (C_t) :	1.2

LATERAL DESIGN LOADS:

WIND LOAD: (IBC 1609)

SPEED (V_{ult}) (MPH) :	100
WIND RISK CATEGORY :	II
IMPORTANCE FACTOR (I_w) :	1.0
EXPOSURE CATEGORY :	C
INTERNAL PRESSURE COEFF. (GC_{pi}) :	±0.18
TOPOGRAPHIC FACTOR (K_{zt}) :	1.6

SEISMIC LOAD: (IBC 1613)

SEISMIC RISK CATEGORY :	II
SEISMIC IMPORTANCE FACTOR (I_e) :	1.0
MAPPED SPECTRAL RESPONSE :	
S_s: 1.415	S_1: 0.492
SITE CLASS :	D(DEFAULT)
SPECTRAL RESPONSE COEFF. :	
S_{DS}: 1.132	S_{D1}: 0.593
SEISMIC DESIGN CATEGORY :	D
BASIC SEISMIC-FORCE-RESISTING SYS :	LIGHT FRAMED WALLS w/WOOD STRUCTURAL PANELS
ULTIMATE BASE SHEAR:	TRANS: 17 K LONG: 17 K
SEISMIC RESPONSE COEFF. (C_s) :	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

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 & 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 R301.1.3 OF THE 2018 IRC. ACCORDINGLY, THIS HOME, AS DOCUMENTED AND DETAILED HEREWITHIN, IS ADEQUATE TO RESIST THE CODE REQUIRED LATERAL FORCES, AND DOES NOT NEED TO CONFORM TO THE PRESCRIPTIVE PROVISIONS OF R602.10.

STANDARD EXTERIOR WALL SHEATHING SPECIFICATIONS

(INTERIOR WALL SPECIFICATION WHERE NOTED ON PLANS)

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

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

3" o.c. EDGE NAILING

(WHERE NOTED ON PLANS)

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

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

NOTES:

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

LEGEND

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

RICHARD ZABEL
STATE OF WASHINGTON
21031615
REGISTERED
PROFESSIONAL ENGINEER

GENERAL STRUCTURAL NOTES

DESIGN PARAMETERS

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

GENERAL FRAMING

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

FLOOR FRAMING

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

ROOF FRAMING

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

seal:

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M&K project number: 154-22002

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

REVISIONS:

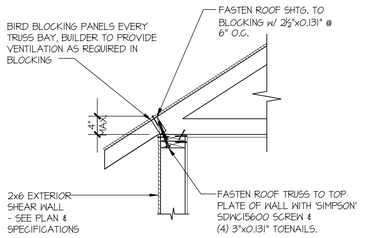
date:	initial:

JAYMARC HOMES

STRUCTURAL NOTES

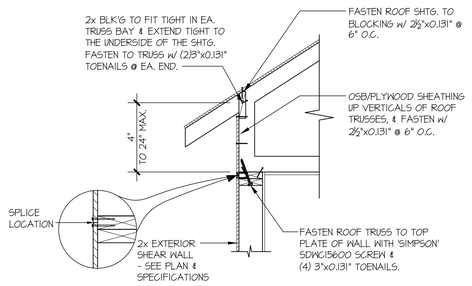
PIHA RESIDENCE
MERCER ISLAND, WASHINGTON

sheet:
S-0.0



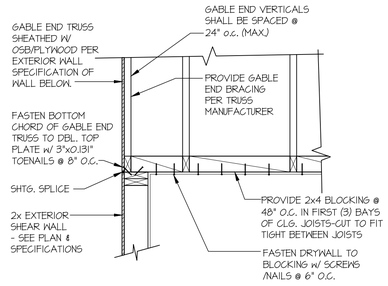
1 TYPICAL SHEAR TRANSFER DETAIL @ ROOF

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



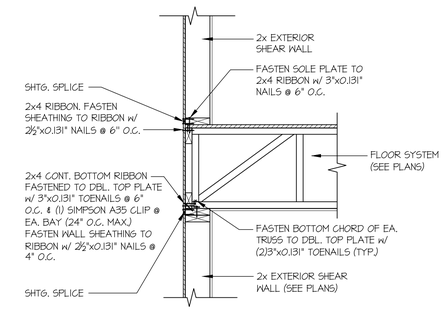
1 TYPICAL SHEAR TRANSFER DETAIL @ RAISED HEEL TRUSS

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



2 TYPICAL GABLE END DETAIL

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



3 TYPICAL SHEAR TRANSFER DETAIL BETWEEN FLOORS @ EXTERIOR WALL

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

4 TYPICAL SHEAR TRANSFER DETAIL BETWEEN FLOORS @ EXTERIOR WALL

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

11 SHEAR TRANSFER DETAIL @ SHEAR WALL BELOW

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

12 SHEAR TRANSFER DETAIL @ SHEAR WALL BELOW

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

13 SHEAR TRANSFER DETAIL @ SHEAR WALL BELOW

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

14 SHEAR TRANSFER DETAIL @ SHEAR WALL BELOW

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

15 SHEAR TRANSFER DETAIL @ SHEAR WALL BELOW

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

16 SECTION

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

17 SHEAR TRANSFER DETAIL @ SHEAR WALL BELOW

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

seal:

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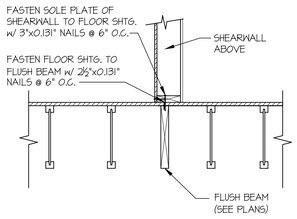
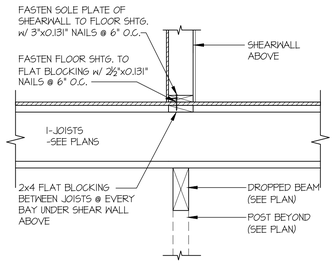


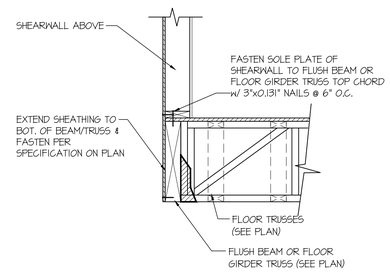
SHEAR TRANSFER DETAIL @ INTERIOR SHEARWALL ABOVE

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



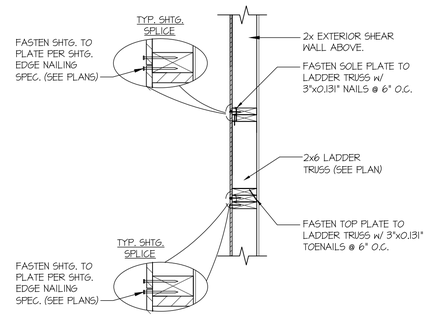
SHEAR TRANSFER DETAIL @ INT. SHEARWALL ABOVE

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



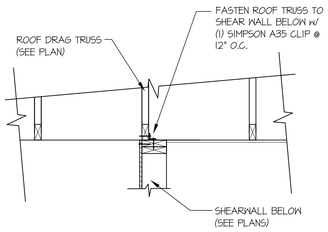
SHEAR TRANSFER DETAIL @ EXTERIOR SHEARWALL ABOVE

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



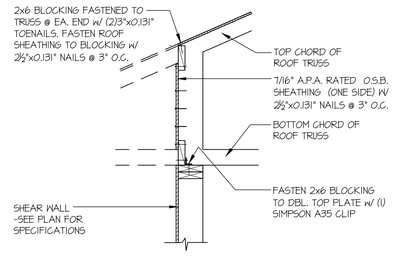
TYPICAL SHEAR TRANSFER DETAIL @ EXTERIOR WALL ABOVE LADDER TRUSS

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



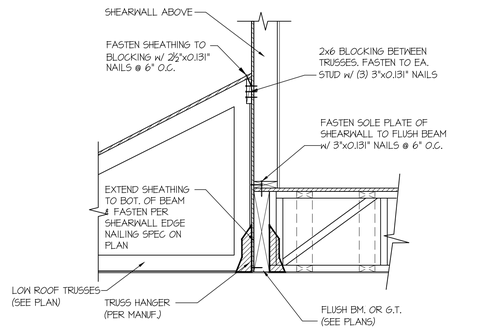
SHEAR TRANSFER DETAIL @ INTERIOR SHEARWALL BELOW

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



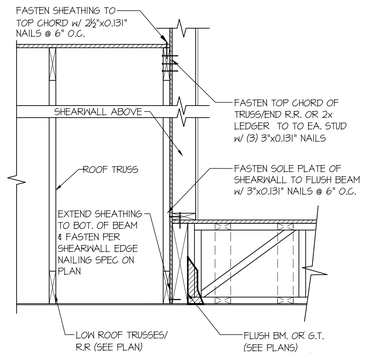
SHEAR TRANSFER DETAIL @ SHEARWALL BELOW

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



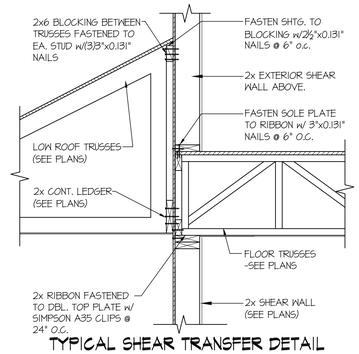
SHEAR TRANSFER DETAIL @ EXTERIOR SHEARWALL ABOVE

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



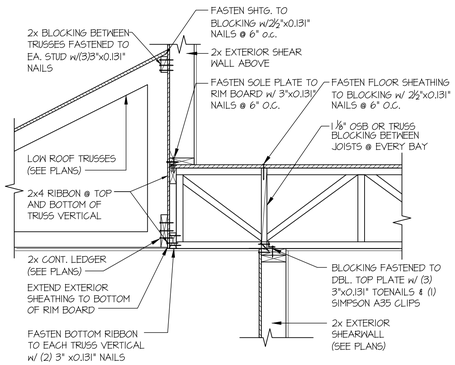
SHEAR TRANSFER DETAIL @ EXTERIOR SHEARWALL ABOVE

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



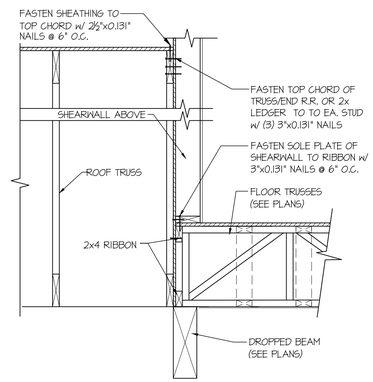
TYPICAL SHEAR TRANSFER DETAIL BETWEEN FLOORS

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



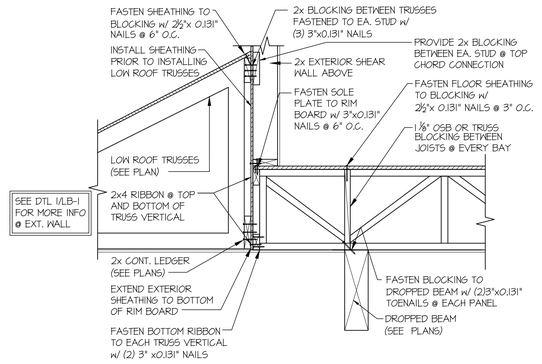
TYPICAL SHEAR TRANSFER DETAIL @ EXTERIOR WALL ABOVE

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



SHEAR TRANSFER DETAIL @ EXTERIOR SHEARWALL ABOVE

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



TYPICAL SHEAR TRANSFER DETAIL @ EXTERIOR WALL ABOVE

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

seal:

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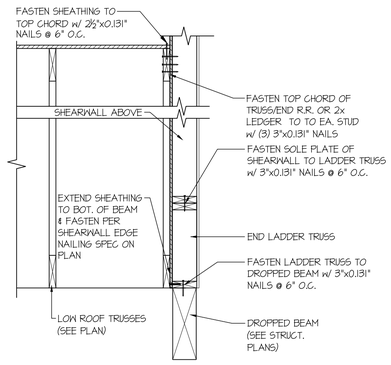
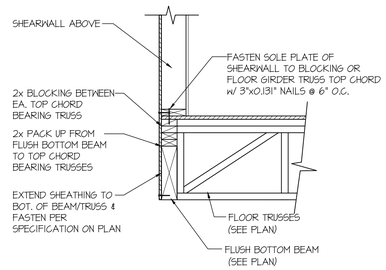


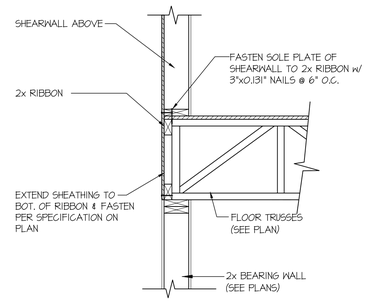
81 SHEAR TRANSFER DETAIL @ EXTERIOR SHEARWALL ABOVE

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



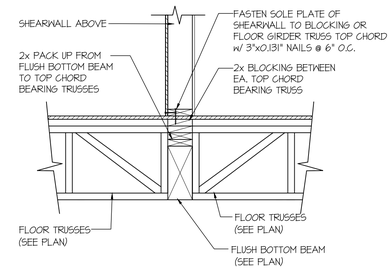
83 SECTION

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



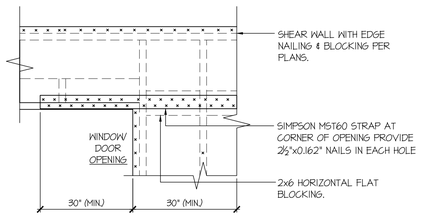
84 SECTION

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



85 SECTION

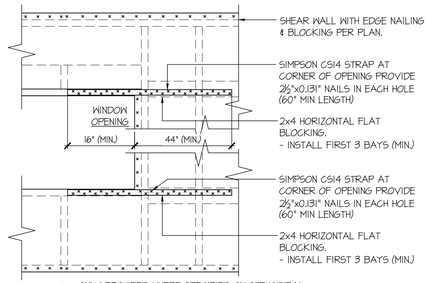
SCALE: 3/4"=1'-0"



- ONLY REQUIRED WHERE SPECIFIED ON STRUCTURAL PLANS

92 EXT. WALL & INT. SHEARWALL OPENING ELEVATION

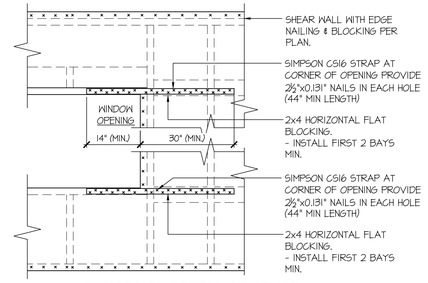
SCALE: NTS



- 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

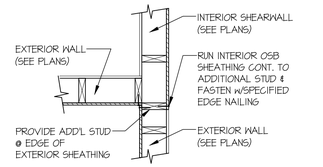
SCALE: NTS



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

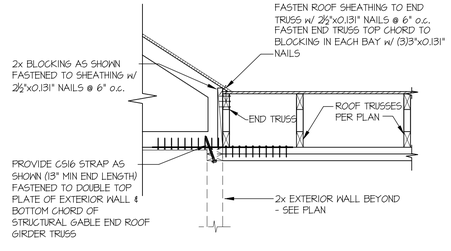
94 EXT. WALL & INT. SHEARWALL OPENING ELEVATION

SCALE: NTS



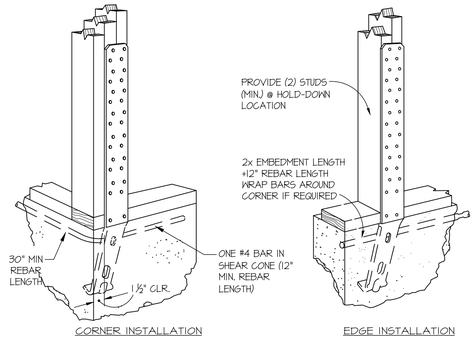
99 SHEAR TRANSFER DETAIL @ INTERSECTING INT. SHEARWALL

SCALE: 3/4"=1'-0" SHTG. OPPOSITE FACES



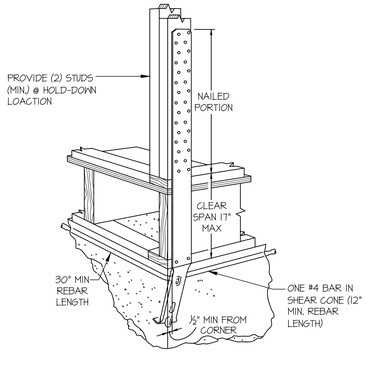
117 STRAP DETAIL

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



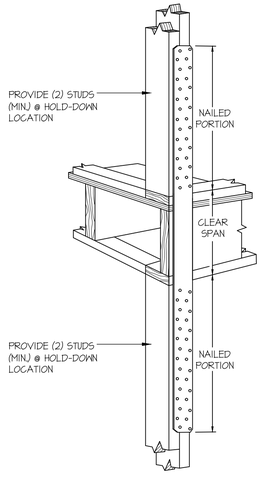
A TYPICAL HOLD-DOWN INSTALLATION

NOT TO SCALE — SIMPSON STHD HD @ FOUNDATION



B TYPICAL HOLD-DOWN INSTALLATION

NOT TO SCALE — SIMPSON STHD HD @ FLOOR FRAMING



C TYPICAL HOLD-DOWN INSTALLATION

NOT TO SCALE — SIMPSON STRAP HD @ FLOOR FRAMING

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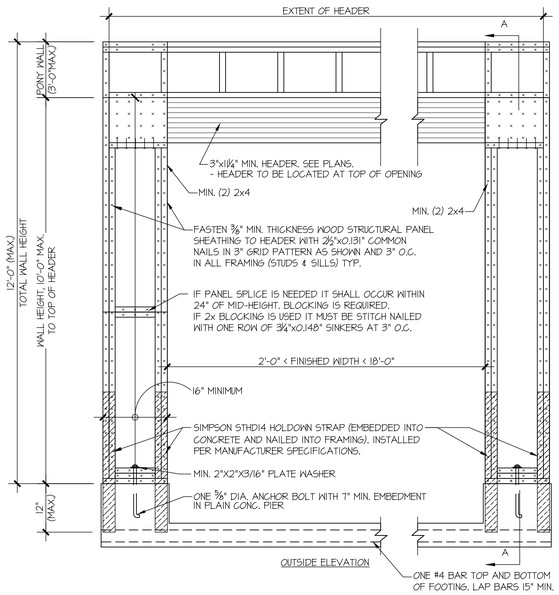
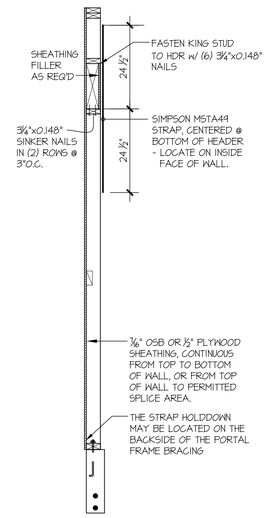
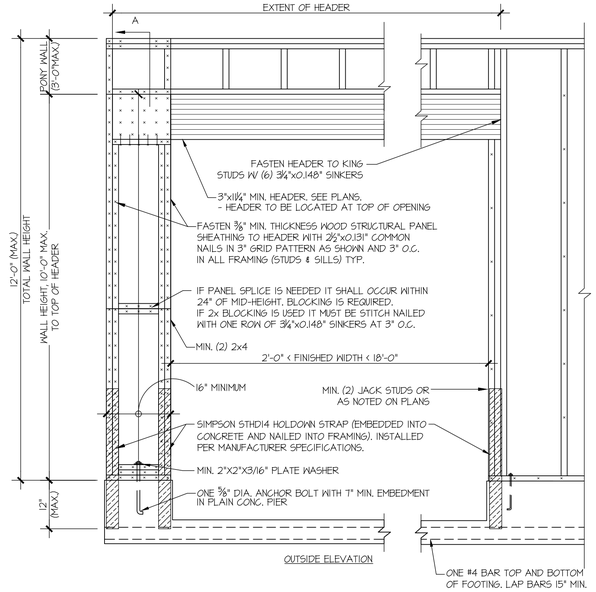
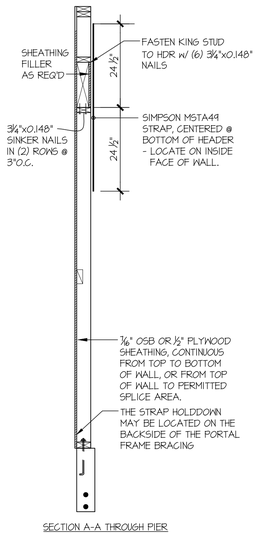
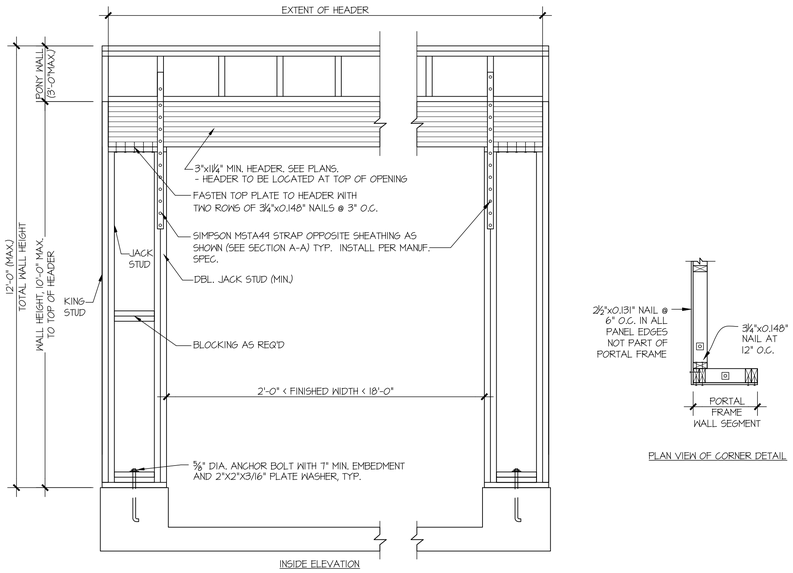




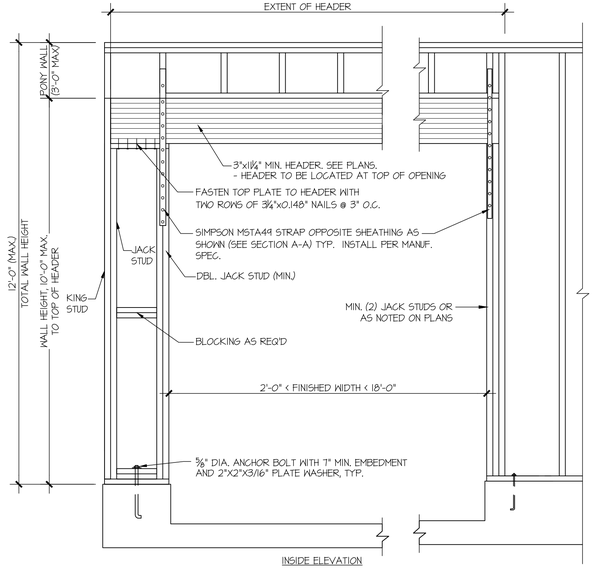




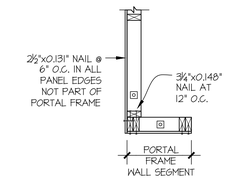


1 APA PORTAL FRAME DETAIL WITH HOLDOWNS

SCALE: N.T.S.



NOTE: ALL SHEATHABLE AREAS OF EXTERIOR WALL SHALL BE FULLY SHEATHED WITH ½" PLYWOOD OR ⅜" OSB

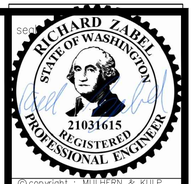


2 APA PORTAL FRAME DETAIL WITH HOLDOWNS

SCALE: N.T.S.

ONE SIDE OF GARAGE DOOR

seal:



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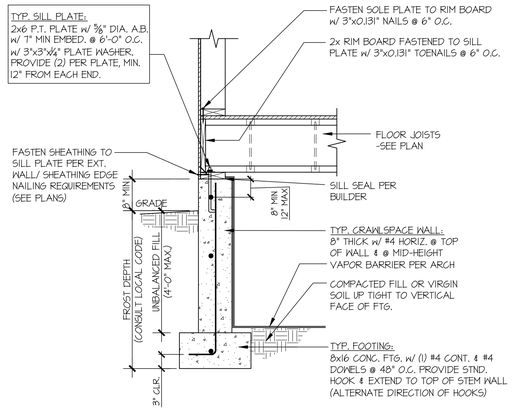
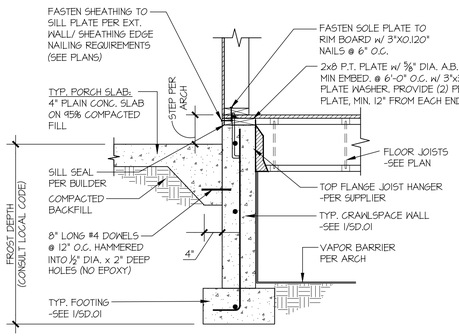
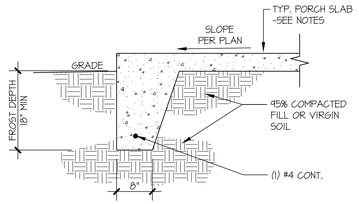


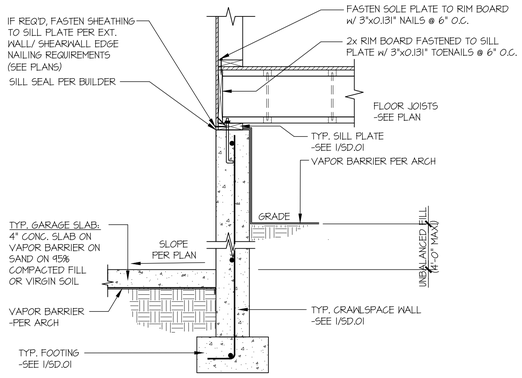
1 TYPICAL CRAWLSPACE FOUNDATION
SCALE: 3/4"=1'-0"



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



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

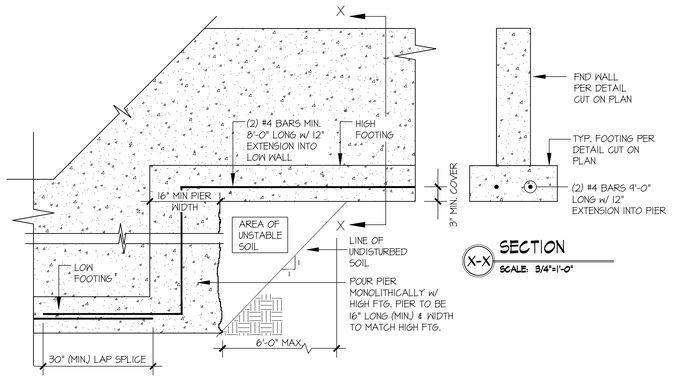


4 TYPICAL CRAWLSPACE FOUNDATION @ GARAGE
SCALE: 3/4"=1'-0"

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

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

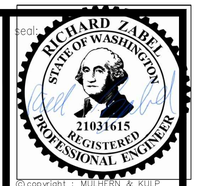
7 TYPICAL CRAWL SPACE FOOTING DETAIL
SCALE: 3/4"=1'-0"



9 TYPICAL STEPPED FOOTING
SCALE: 3/4"=1'-0"

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

seal:



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PIHA RESIDENCE
MERCER ISLAND, WASHINGTON

sheet:
SD.01

Window, Skylight and Door Schedule

Project Information	Contact Information
NEW SFR	JayMarc Homes
3745 77th Ave SE	7525 SE 24th St.
Mercer Island, WA. 98040	Mercer Island, WA. 98040

	Ref.	U-factor	Qt.	Width Feet	Inch	Height Feet	Inch	Area	UA
Exempt Swinging Door (24 sq. ft. max.)	WSEC.25		1	3	0	8	0	24.0	0.00
Exempt Glazed Fenestration (15 sq. ft. max.)	WSEC.25		2	2	8	8	0	42.7	0.00

Vertical Fenestration (Windows and doors)

Component Description	Ref.	U-factor	Qt.	Width Feet	Inch	Height Feet	Inch	Area	UA
Dining - CSMNT	WSEC	0.27	2	3	0	5	6	33.0	8.91
Dining - FG	WSEC	0.26	2	3	0	2	0	12.0	3.12
Foyer - FG	WSEC	0.26	2	1	2	7	6	17.5	4.55
Study - CSMNT	WSEC	0.27	1	3	0	5	6	16.5	4.46
Study - FG	WSEC	0.26	3	3	0	2	0	18.0	4.68
Study - FG	WSEC	0.26	2	3	0	5	6	33.0	8.58
Great Room - Slider	WSEC	0.28	1	15	0	8	0	120.0	33.60
Nook - Slider	WSEC	0.28	1	12	0	8	0	96.0	26.88
Kitchen - Slider	WSEC	0.28	1	9	0	4	6	40.5	11.34
ADU Foyer - FG	WSEC	0.26	1	3	0	5	6	16.5	4.29
ADU Foyer - FG	WSEC	0.26	1	3	0	2	0	6.0	1.56
Bonus - FG	WSEC	0.26	4	2	6	5	6	55.0	14.30
Bonus - SH	WSEC	0.29	2	2	6	5	6	27.5	7.98
Bedroom 3 - SH	WSEC	0.29	2	3	0	6	0	36.0	10.44
Bedroom 2 - SH	WSEC	0.29	2	3	0	6	0	36.0	10.44
Bedroom 2 - FG	WSEC	0.26	1	2	6	6	0	15.0	3.90
Stair - FG	WSEC	0.26	1	5	0	9	0	45.0	11.70
Bedroom 4 - FG	WSEC	0.26	2	2	6	5	0	25.0	6.50
Bedroom 4 - SH	WSEC	0.29	1	2	6	5	6	13.8	3.99
Owners Suite - SH	WSEC	0.29	2	2	6	5	6	27.5	7.98
Owners Bath - FG	WSEC	0.26	1	6	6	6	0	39.0	10.14
ADU Stair - FG	WSEC	0.26	3	2	6	6	6	48.8	12.68
	WSEC							0.0	0.00
	WSEC							0.0	0.00
	WSEC							0.0	0.00
	WSEC							0.0	0.00
	WSEC							0.0	0.00
	WSEC							0.0	0.00
	WSEC							0.0	0.00
	WSEC							0.0	0.00
	WSEC							0.0	0.00
	WSEC							0.0	0.00
	WSEC							0.0	0.00
	WSEC							0.0	0.00
	WSEC							0.0	0.00
	WSEC							0.0	0.00
	WSEC							0.0	0.00
	WSEC							0.0	0.00
	WSEC							0.0	0.00
	WSEC							0.0	0.00
	WSEC							0.0	0.00
								0.0	0.00

Sum of Vertical Fenestration Area and UA: 777.5 | 212.00

Vertical Fenestration Area Weighted U = UA/Area: 0.27

Overhead Glazing (Skylights)

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

Sum of Overhead Glazing Area and UA: 0.0 | 0.00

Overhead Glazing Area Weighted U = UA/Area: 0.00

Total Sum of Fenestration Area and UA *(for heating system sizing calculations)*: 844.2 | 212.00

Simple Heating System Size: Washington State

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

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

Project Information	Contact Information
New SFR	Ryan Redman - JayMarc Homes
3745 77th Ave SE	7525 SE 24th St.
Mercer Island, WA.	Mercer Island, WA. 98040

Heating System Type: ○ All Other Systems ◉ Heat Pump

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

Design Temperature — Instructions — Mercer Island

Design Temperature Difference (ΔT) 45
ΔT = Indoor (70 degrees) - Outdoor Design Temp

Area of Building

Conditioned Floor Area — Instructions — Conditioned Floor Area (sq ft): 3,929

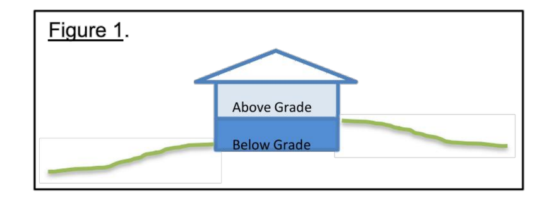
Average Ceiling Height — Instructions — Average Ceiling Height (ft): 9.0 — Conditioned Volume 35,361

Section	Selection	U-Factor / F-Factor	X	Area / Length	=	UA
Glazing and Doors	U-0.28	0.280	X	1,304	=	365.12
Skylights		0.50	X		=	---
Insulation – Attic	R-49	0.026	X	1,783	=	46.36
Single Rafter or Joist Vaulted Ceilings	Select R-Value	No selection	X			---
Above Grade Walls *(see Figure 1)*	R-21 Intermediate	0.056	X	3,929		220.02
Floors	R-38	0.025	X	3,929		98.23
Below Grade Walls *(see Figure 1)*	R-21 Interior	0.042	X			
Slab Below Grade *(see Figure 1)*	No Slab Below Grade in this project.	F-Factor 0.303	X	Length		---
Slab on Grade *(see Figure 1)*	No Slab on Grade in this project.	F-Factor ---	X	Length		

Location of Ducts — Instructions — Conditioned Space

Duct Leakage Coefficient 1.00

Figure 1.



Sum of UA	729.73	
Envelope Heat Load *Sum of UA x ΔT*	32,838	Btu / Hour
Air Leakage Heat Load *Volume x 0.6 x ΔT x 0.018*	17,185	Btu / Hour
Building Design Heat Load *Air leakage + envelope heat loss*	50,023	Btu / Hour
Building and Duct Heat Load *Ducts in unconditioned space: sum of building heat loss x 1.10; Ducts in conditioned space: sum of building heat loss x 1*	50,023	Btu / Hour
Maximum Heat Equipment Output *Building and duct heat loss x 1.40 for forced air furnace; Building and duct heat loss x 1.25 for heat pump*	62,529	Btu / Hour

(07/01/13)

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

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

Project Information	Contact Information
New SFR	Ryan Redman - JayMarc Homes
3745 77th Ave Se, Mercer Island, WA.	7525 SE 24th St., Mercer Island, WA. 98040

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

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

Authorized Representative	Ryan Redman (Digitally signed by Ryan Redman Date: 2021.03.29 10:47:19 -07'00')	*Date*	02/15/2022

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

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

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

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

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

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

Summary of Table R406.2

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

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

Summary of Table R406.2 (cont.)

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

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

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

ENERGY SHEET I

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

Issue Issue Date By
Description

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

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

Submittal Date

Sheet Title/Description

Design Firm

RCR
Drawn by:

SK
Checked by:

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

Sheet Title/Description

EN1
of: .28

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 UTILIITES PRIOR TO COMMENCING CONSTRUCTION. NO REPRESENTATION IS MADE THAT ALL EXISTING UTILITIES ARE SHOWN HEREON. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR UTILITIES NOT SHOWN IN THEIR PROPER LOCATION.

CALL BEFORE YOU DIG: 811

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

TREE TABLE

ONSITE

ID	NAME	DSH	DRIPLINE	:xceptiona	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

TABLE OF CONTENT

GRAPHIC SCALE

0 5 10 20

1 inch = 10 feet

PERMIT #: 2202-219

REV. NO.	DATE	DESCRIPTION
1	06/14/22	REVISED PER CITY COMMENTS 2202-219-SUB1

DARRELL L. OFFE, JR. STATE OF WASHINGTON 27460 REGISTERED PROFESSIONAL ENGINEER

02/10/2022

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

DESIGNED BY DLO | DRAWN BY VS | CHECKED BY DLO

PROJECT
3745 77th Avenue SE

CLIENT
JayMarc Custom - Piha Residence

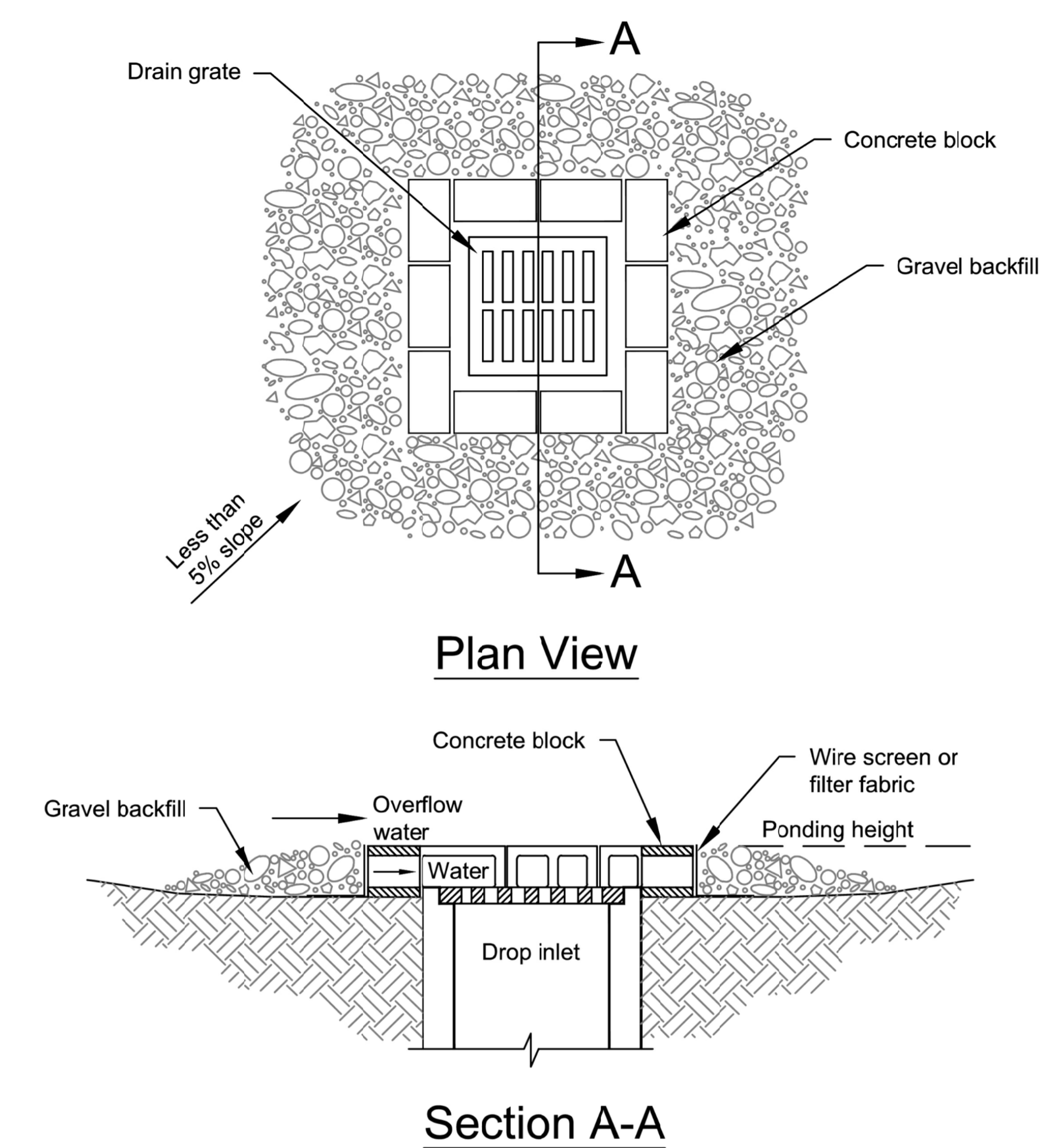
SHEET CONTENT
EROSION & SEDIMENTATION CONTROL PLAN

DATE 06/14/2022

JOB NO.

DWG NO.

SHEET 1 OF 6



Notes:
1. Drop inlet sediment barriers are to be used for small, nearly level drainage areas. (less than 5%)
2. Excavate a basin of sufficient size adjacent to the drop inlet.
3. The top of the structure (ponding height) must be well below the ground elevation downslope to prevent runoff from bypassing the inlet. A temporary dike may be necessary on the downslope side of the structure.

NOT TO SCALE

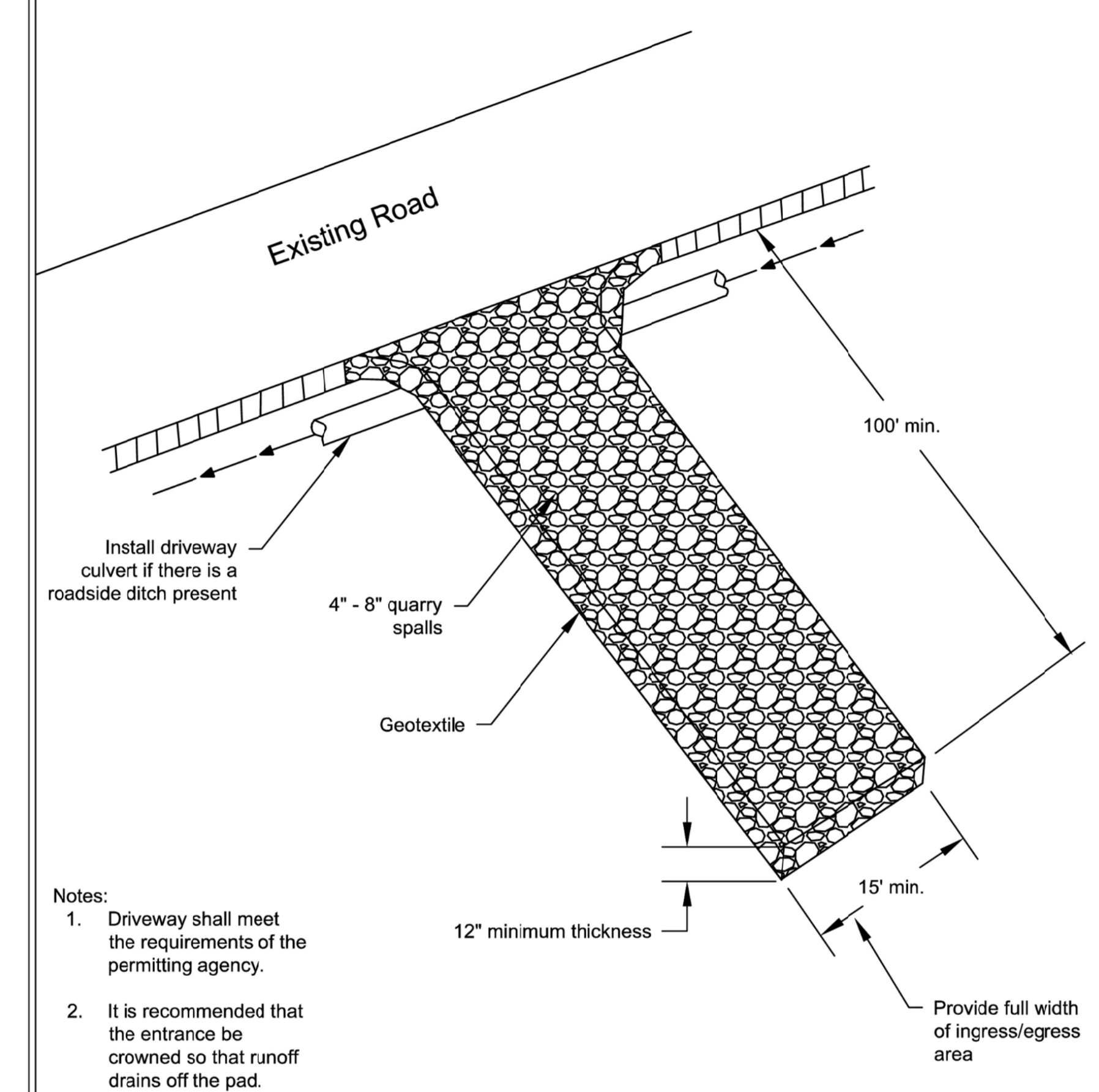
DEPARTMENT OF ECOLOGY State of Washington

Figure II-4.2.8
Block and Gravel Filter

Revised August 2015

Figure II-4.1.1 Stabilized Construction Entrance

NOT TO SCALE



Notes:
1. Driveway shall meet the requirements of the permitting agency.
2. It is recommended that the entrance be crowned so that runoff drains off the pad.

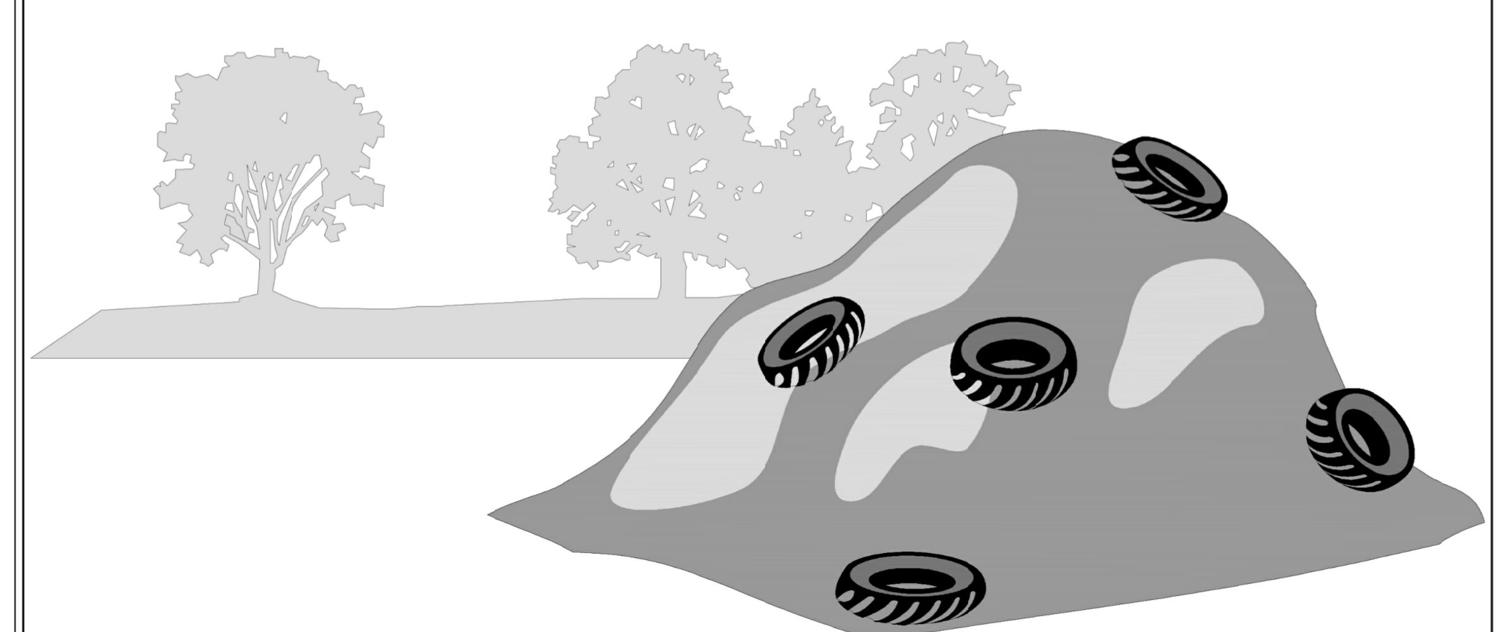
DEPARTMENT OF ECOLOGY State of Washington

Figure II-4.1.1
Stabilized Construction Entrance

Revised June 2015

2014 Stormwater Management Manual for Western Washington

Volume II - Chapter 4 - Page 273

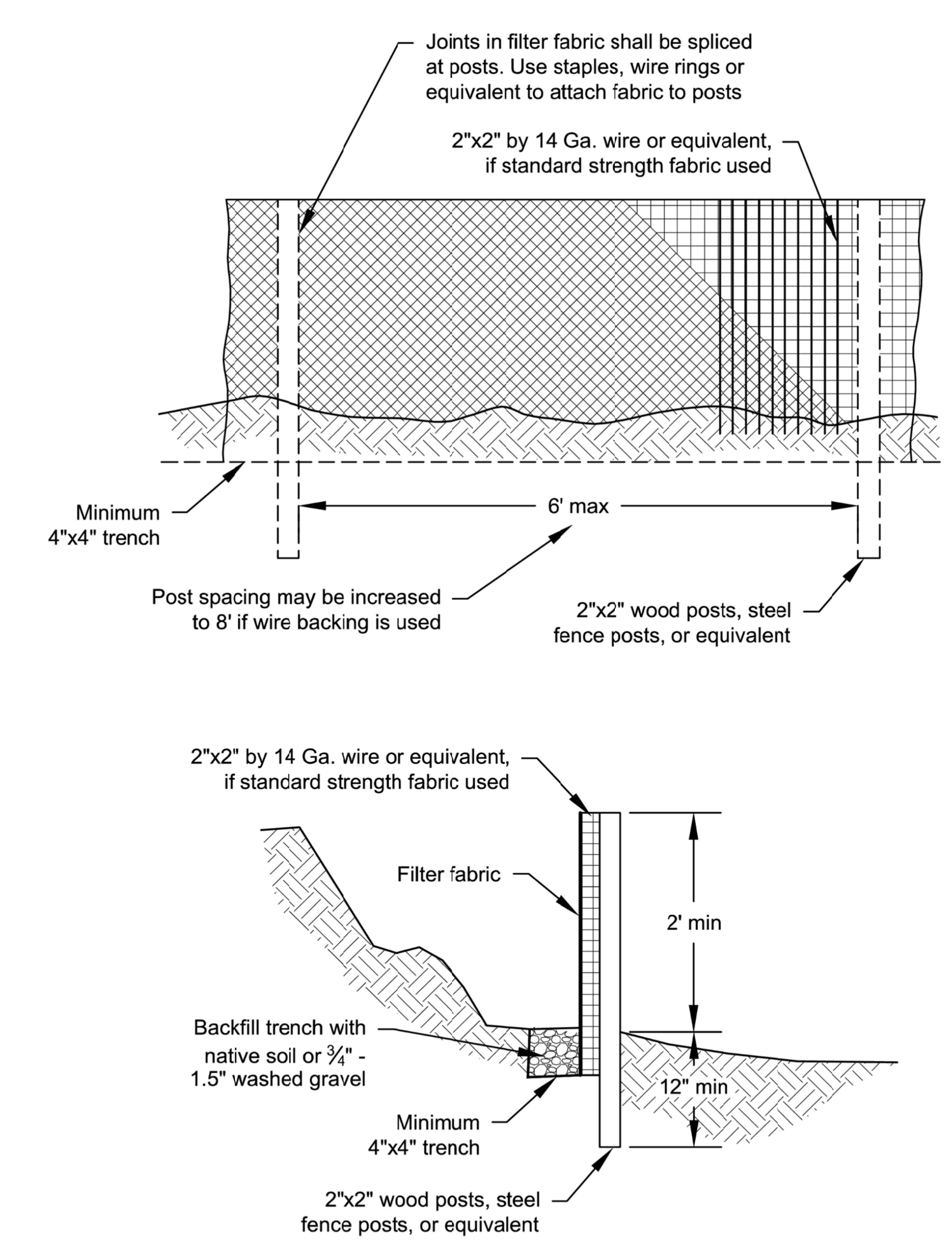


NOT TO SCALE

DEPARTMENT OF ECOLOGY State of Washington

Figure IV-2.2.14
Material Covered with Plastic Sheeting

Revised December 2015



NOT TO SCALE

DEPARTMENT OF ECOLOGY State of Washington

Figure II-4.2.12
Silt Fence

Revised October 2014

PERMIT #: 2202-219

REV. NO.	DATE	DESCRIPTION
1	06/14/22	REVISED PER CITY COMMENTS 2202-219-SUB1

DARRELL L. OFFE JR. 27450 06/14/2022

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

DESIGNED BY DLO
DRAWN BY VS
CHECKED BY DLO

PROJECT **3745 77th Avenue SE**

CLIENT **JayMarc Custom - Piha Residence**

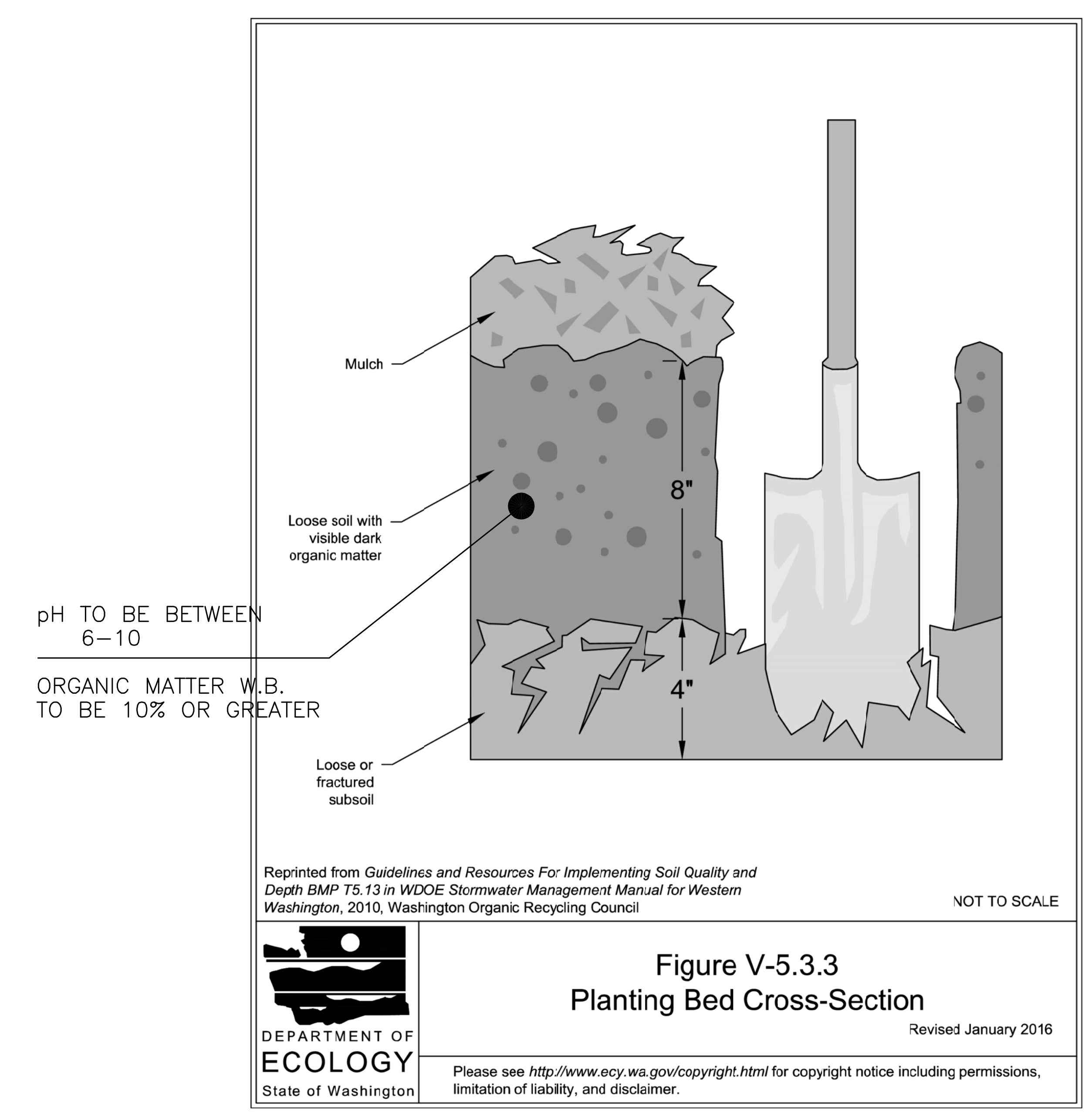
SHEET CONTENT **EROSION CONTROL DETAILS**

DATE 06/14/2022
JOB NO.
DWG NO.

SHEET **2** OF **6**

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

Figure V-5.3.3 Planting bed Cross-Section



2014 Stormwater Management Manual for Western Washington

Volume V - Chapter 5 - Page 914

AMENDED SOIL MAP

Legend	Description
Green crosshatch	3,435 SQUARE FEET – TURF AREA AMENDED 12" DEEP
Red hatch	113 SQUARE FEET – PLANTER AREA AMENDED 8" DEEP

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.

GRAPHIC SCALE
0 5 10 20
1 inch = 10 feet

PERMIT #: 2202–219

REV. NO.	DATE	DESCRIPTION
1	06/14/22	REVISED PER CITY COMMENTS 2202-219-SUB1

02/10/2022

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

DESIGNED BY DLO
DRAWN BY VS
CHECKED BY DLO

PROJECT: **3745 77th Avenue SE**

CLIENT: **JayMarc Custom - Piha Residence**

SHEET CONTENT: **AMENDED SOILS PLAN**

DATE 06/14/2022
JOB NO.
DWG NO.

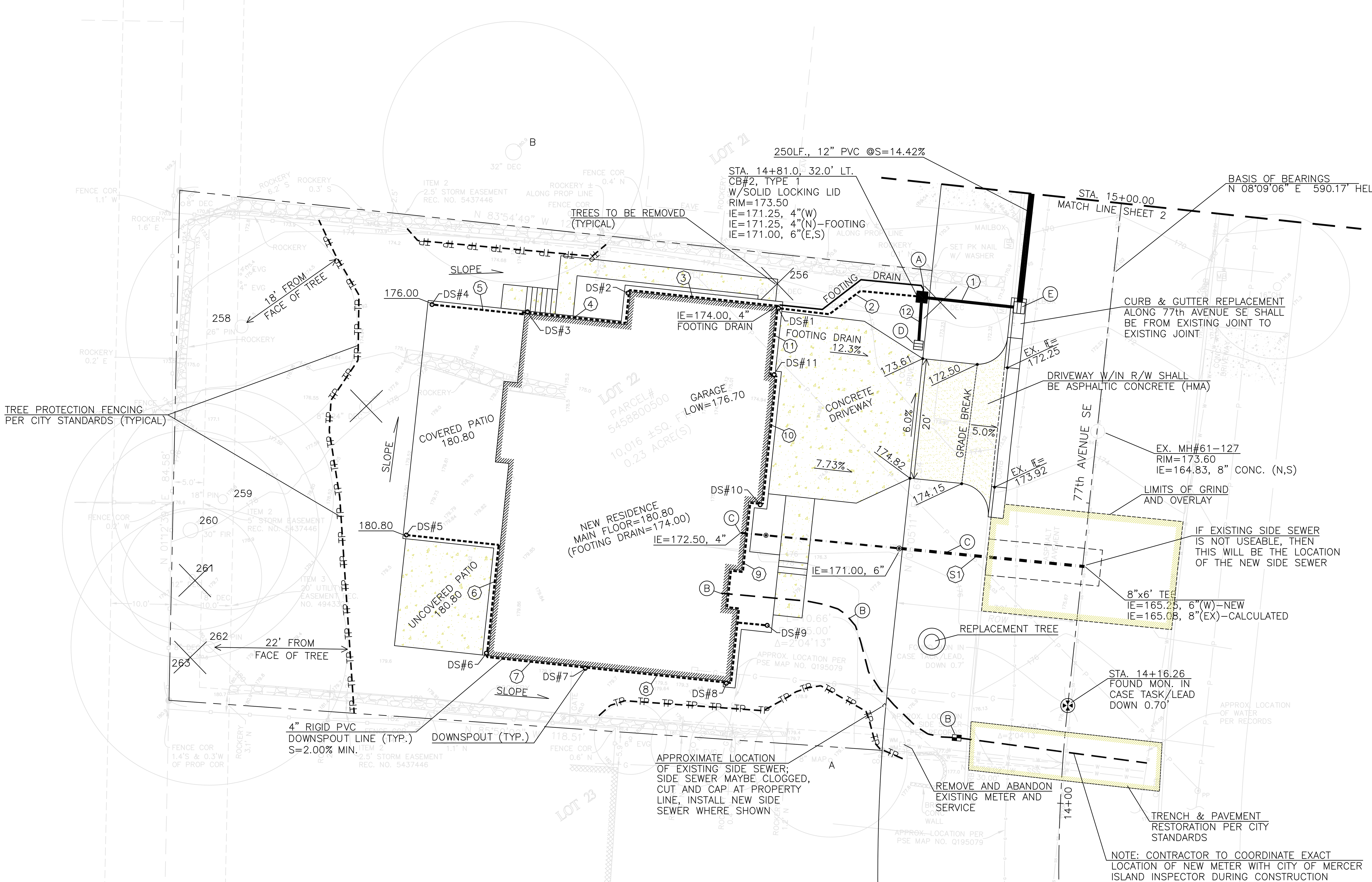
SHEET 3 OF 6

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 UTILIITES PRIOR TO COMMENCING CONSTRUCTION. NO REPRESENTATION IS MADE THAT ALL EXISTING UTILITIES ARE SHOWN HEREON. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR UTILITIES NOT SHOWN IN THEIR PROPER LOCATION.

CALL BEFORE YOU DIG: 811



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

NOTES:

- (A) FOOTING DRAIN CONNECTION, IE=171.25, 4"
- (B) INSTALL NEW 1" WATER SERVICE AND METER
- (C) NEW SIDE SEWER
- (D) CB#3, TYPE 1 W/OIL WATER SEPARATOR GRATE=173.50 OVERFLOW=173.25, 6" IE=171.50, 6"(N) BOTTOM OF TEE=171.00, 6"
- (E) STA. 14+81.0, 15.0' LT. CB#1, TYPE 1 W/VANED GRATE INLET GRATE=171.41 IE=169.00, 6"(W) IE=168.40, 12"(N)

STORM PIPE TABLE

- (1) 17LF., 6" PVC SDR-35 @ S=11.76%
- (2) 24LF., 4" PVC SDR-35 @ S=7.29%
- (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%
- (12) 8LF., 6" PVC SDR-35 @ S=6.25%

SEWER PIPE TABLE

- (S1) 31LF., 6" PVC SDR-35 @ S=18.55%
- (S2) 27LF., 4" PVC SDR-35 @ S=5.56%

DOWNSPOUT TABLE

DS#1	GROUND=176.70 DOWNSPOUT LINE=173.00, 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

GRAPHIC SCALE
0 5 10 20
1 inch = 10 feet

TREE TABLE

ONSITE

ID	NAME	DSH	DRIPLINE	:xceptiona	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				95.9	
					Retain	59%	

OFFSITE

A	Japanese Maple	10	12.4
B	Western catalpa	31.9	20.3

PERMIT #: 2202-219

REV. NO.	DATE	DESCRIPTION
1	06/14/22	REVISED PER CITY COMMENTS 2202-219-SUB1

06/16/2022

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

DESIGNED BY DLO | DRAWN BY VS | CHECKED BY DLO

PROJECT: 3745 77th Avenue SE
CLIENT: JayMarc Custom - Piha Residence
SHEET CONTENT: UTILITY & TREE PLAN

DATE 06/16/2022
JOB NO.
DWG NO.
SHEET 4 OF 6

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 UTILIITES PRIOR TO COMMENCING CONSTRUCTION. NO REPRESENTATION IS MADE THAT ALL EXISTING UTILITIES ARE SHOWN HEREON. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR UTILITIES NOT SHOWN IN THEIR PROPER LOCATION.

CALL BEFORE YOU DIG: 811

PERMIT #: 2202-219

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PHONE: 425-260-3412
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DESIGNED BY DLO | DRAWN BY VS | CHECKED BY DLO

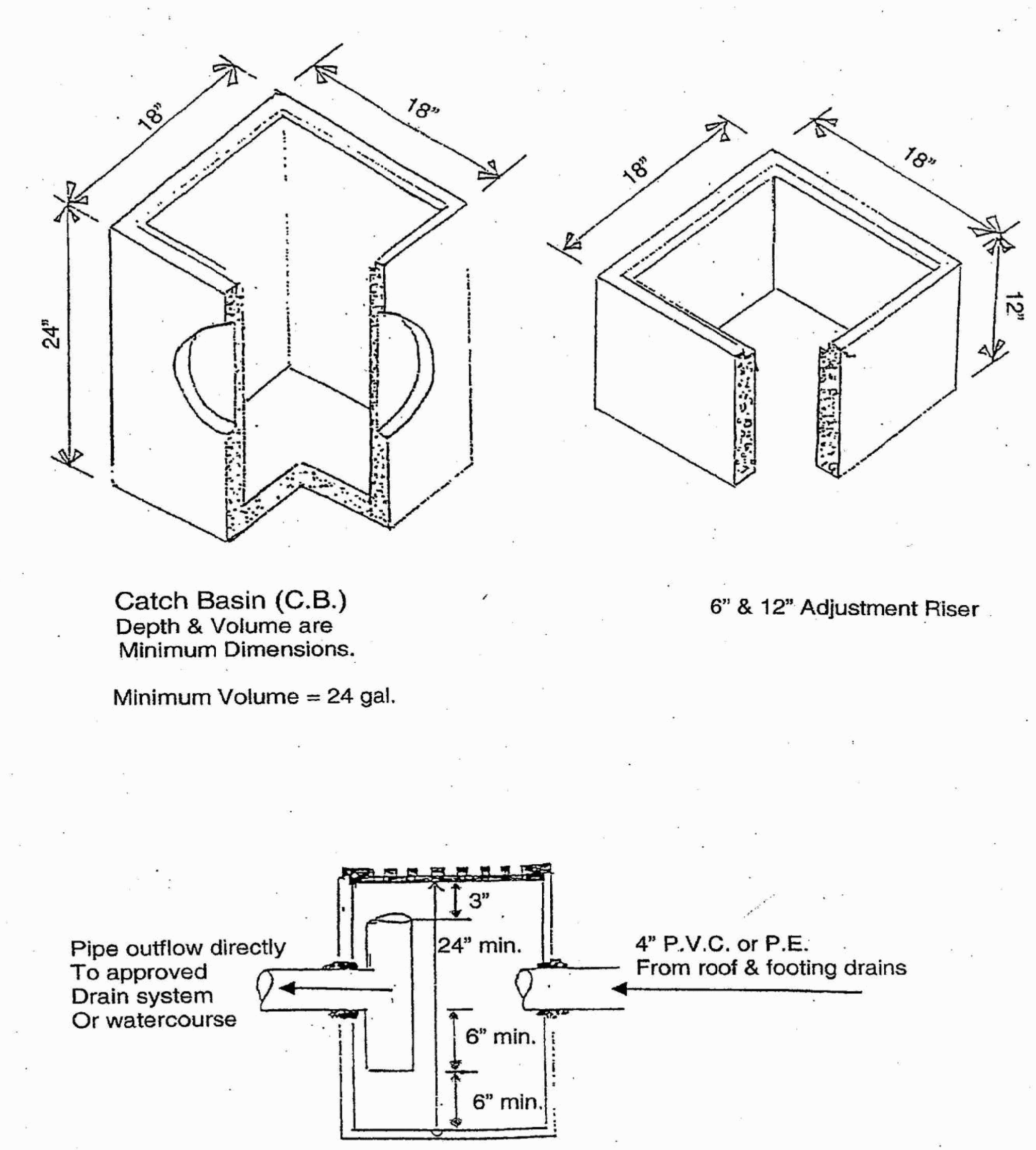
PROJECT: 3745 77th Avenue SE

CLIENT: JayMarc Custom - Piha Residence

SHEET CONTENT: OFF SITE STORM EXTENSION

DATE 06/14/2022
JOB NO.
DWG NO.

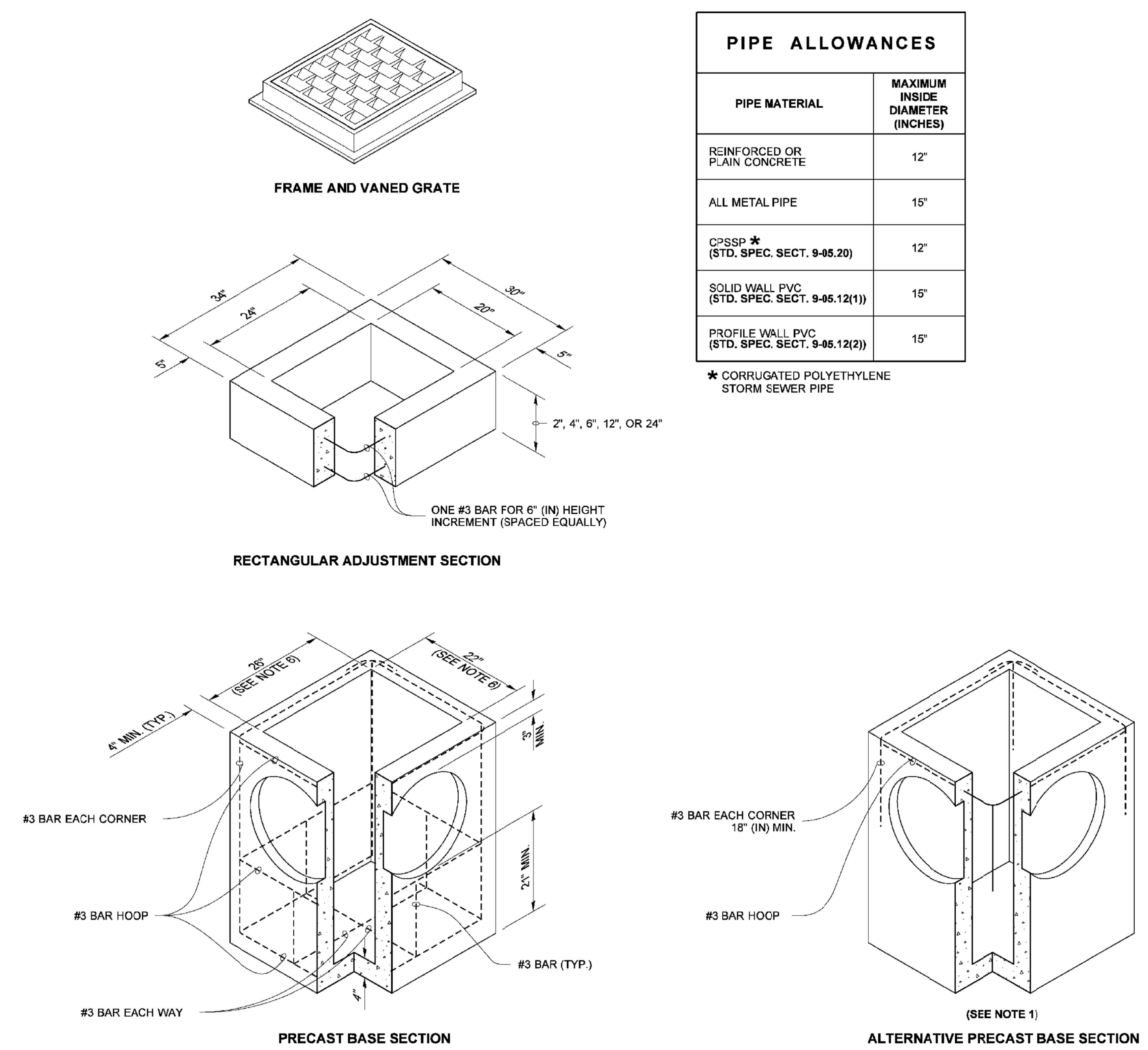
SHEET 5 OF 6



Catch Basin with Oil Separator

S:\DSG\FORMS\StormDrainageRequirements.doc 01/2010

DRAWN BY: FERN LIDDELL



PIPE ALLOWANCES	
PIPE MATERIAL	MAXIMUM INSIDE DIAMETER (INCHES)
REINFORCED OR PLAIN CONCRETE	12"
ALL METAL PIPE	15"
CPSSP * (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

1. 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.
2. The knockout diameter shall not be greater than 20" (in). Knockouts shall have a wall thickness of 2" (in) minimum to 2.5" (in) maximum. Provide a 1.5" (in) 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**.
3. The maximum depth from the finished grade to the lowest pipe invert shall be 5' (ft).
4. The frame and grate may be installed with the flange down, or integrally cast into the adjustment section with flange up.
5. The Precast Base Section may have a rounded floor, and the walls may be sloped at a rate of 1 : 24 or steeper.
6. The opening shall be measured at the top of the **Precast Base Section**.
7. All pickup holes shall be grouted full after the basin has been placed.

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

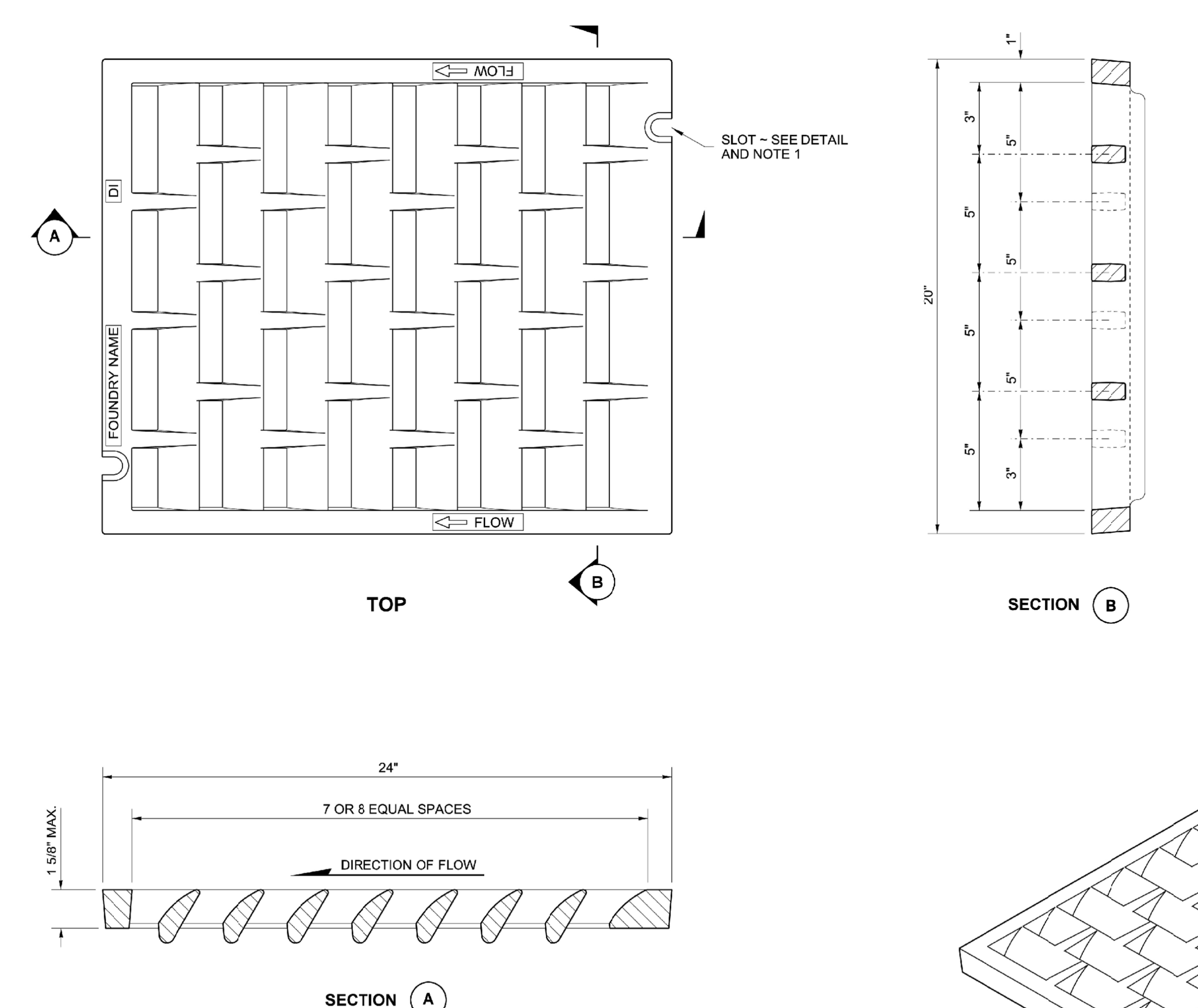
CATCH BASIN TYPE 1

STANDARD PLAN B-5.20-03

SHEET 1 OF 1 SHEET

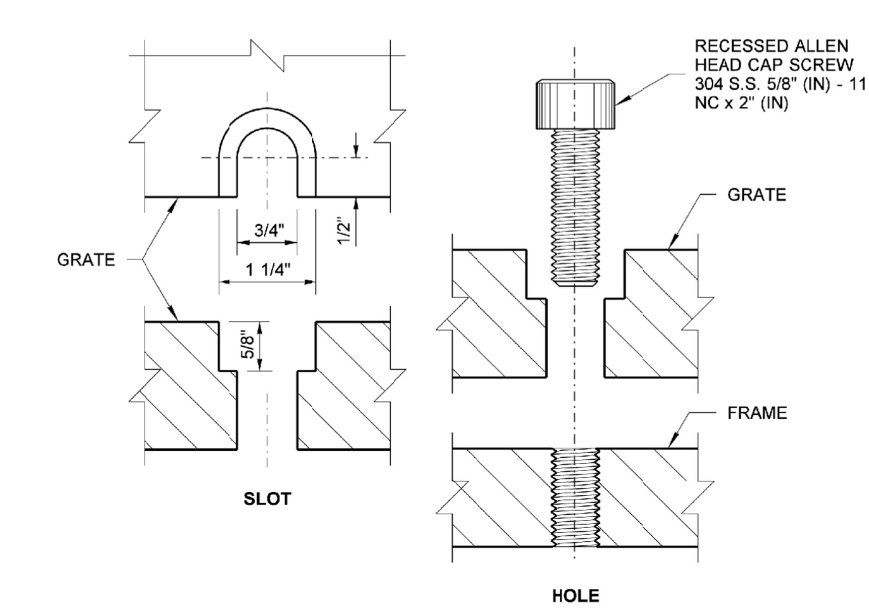
APPROVED FOR PUBLICATION
Roark, Steve — Digitally signed by Roark, Steve Date: 2020.09.09 09:45:23 -07'00'
STATE DESIGN ENGINEER
Washington State Department of Transportation

DRAWN BY: FERN LIDDELL

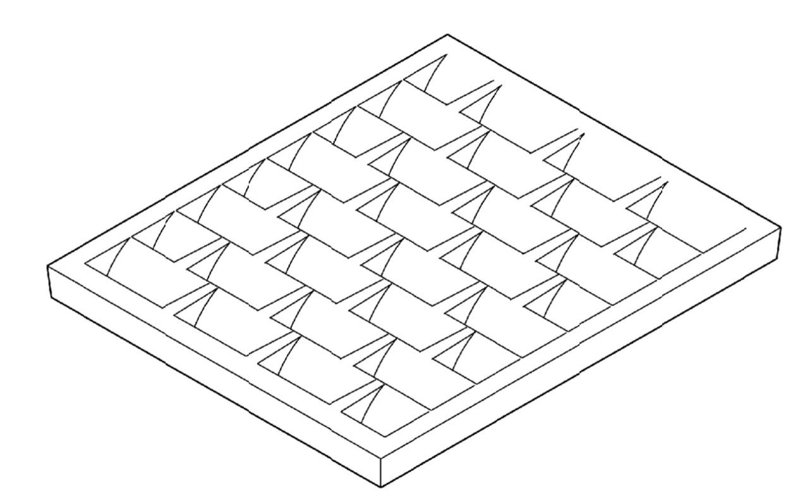


NOTES

1. Bolt-down capability is required on all frames, grates, and covers, unless specified otherwise in the Contract. Provide 2 holes in the frame that are vertically aligned with the grate or cover slots. The frame shall accept the 304 Stainless Steel (S.S.) 5/8" (in) - 11 NC × 2" (in) allen head cap screw by being tapped, or other approved mechanism. Location of bolt-down holes varies by manufacturer.
2. Refer to **Standard Specification Section 9-05.15** and **9-05.15(2)** for additional requirements.
3. For frame details, see **Standard Plan B-30.10**.



BOLT-DOWN DETAILS
SEE NOTE 1



ISOMETRIC

RECTANGULAR VANED GRATE

STANDARD PLAN B-30.30-03

SHEET 1 OF 1 SHEET

APPROVED FOR PUBLICATION
STATE DESIGN ENGINEER
Washington State Department of Transportation

PERMIT #: 2202-219

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06/14/2022

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

DESIGNED BY: DLO
DRAWN BY: VS
CHECKED BY: DLO

PROJECT: **3745 77th Avenue SE**

CLIENT: **JayMarc Custom - Piha Residence**

SHEET CONTENT: **UTILITY DETAILS**

DATE: 06/14/2022
JOB NO.
DWG NO.

SHEET 6 OF 6

TOPOGRAPHIC & BOUNDARY SURVEY

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

NAVD88 PER GPS OBSERVATIONS.

SURVEYOR'S NOTES

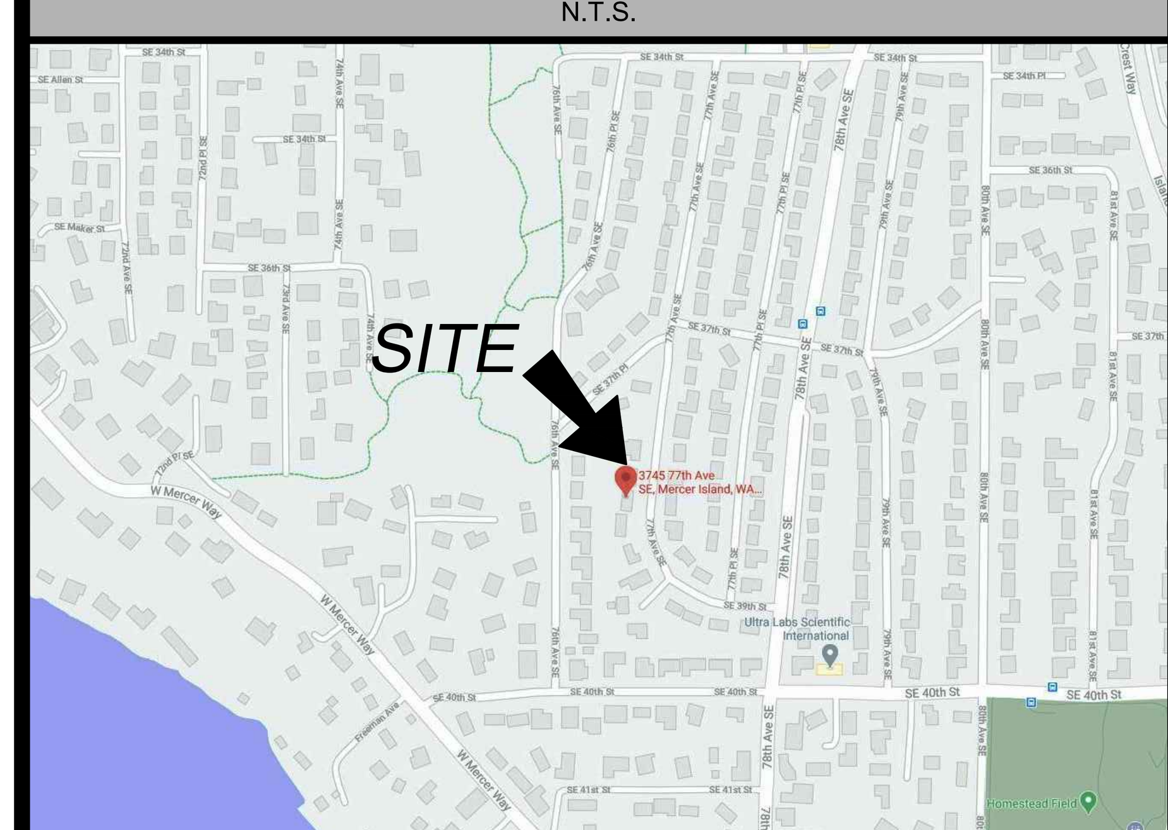
1. THE TOPOGRAPHIC SURVEY SHOWN HEREON WAS PERFORMED IN FEBRUARY OF 2021 & JANUARY OF 2022. THE FIELD DATA WAS COLLECTED AND RECORDED ON MAGNETIC MEDIA THROUGH AN ELECTRONIC THEODOLITE. THE DATA FILE IS ARCHIVED ON DISC OR CD. WRITTEN FIELD NOTES MAY NOT EXIST. CONTOURS ARE SHOWN FOR CONVENIENCE ONLY. 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 TICOR 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.

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	

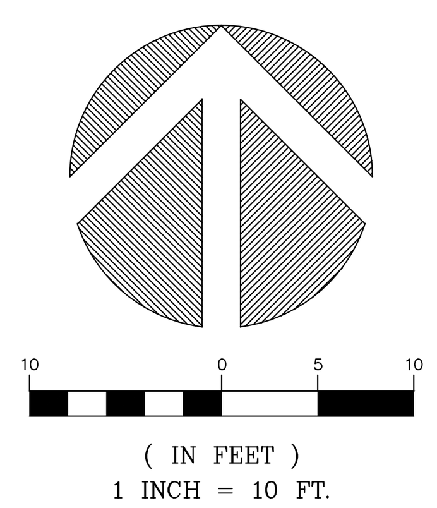
VICINITY MAP

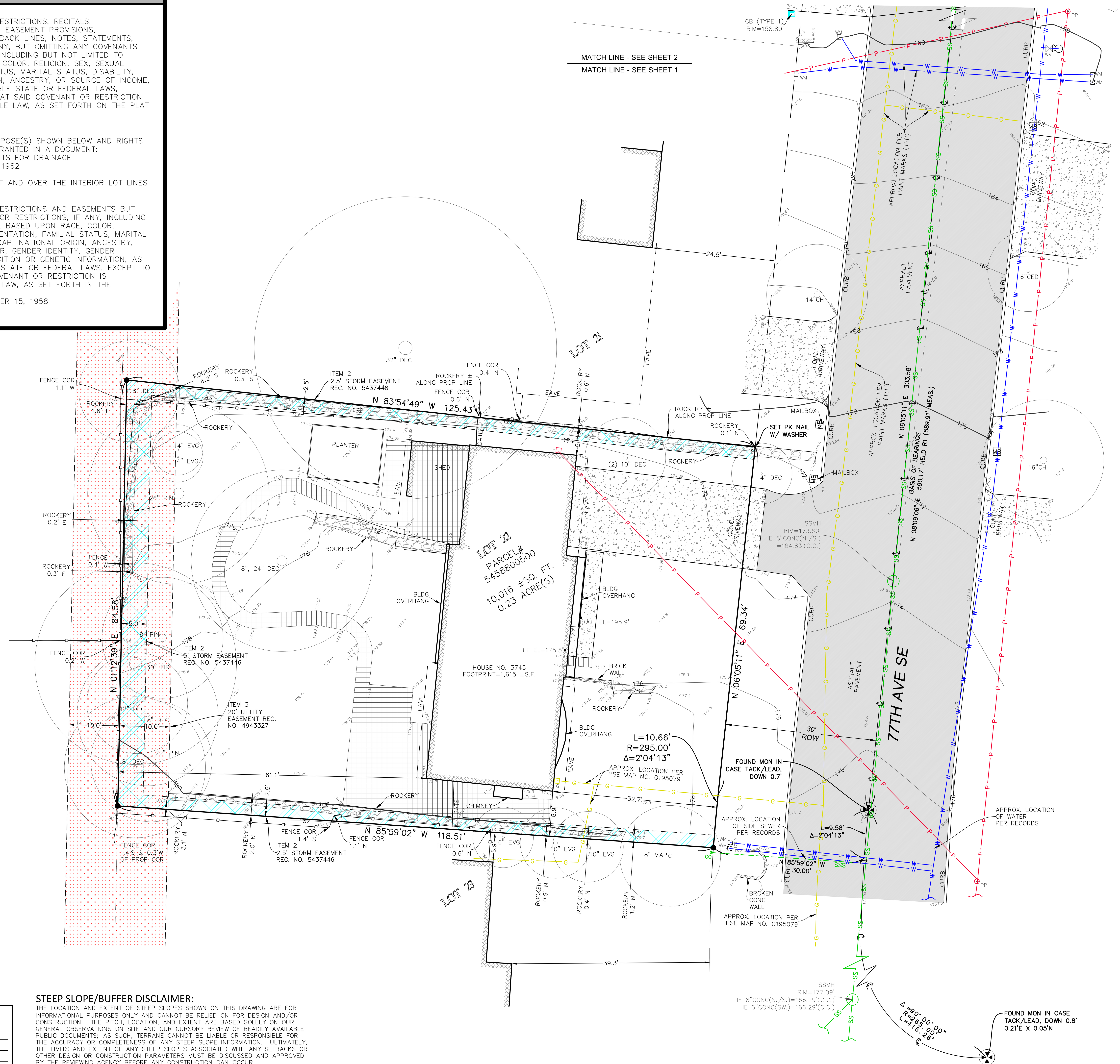
N.T.S.



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)





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

SW 1/4 SE 1/4
SECTION: 12
TOWNSHIP: 24N
RANGE: 04E, W.M.
COUNTY: KING

measure success

TOPOGRAPHIC & BOUNDARY SURVEY
PARCEL NO. 5458800500

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'

REVISION HISTORY

06/02/21	PER COMMENTS
01/24/22	ADDTL TOPO

SHEET NUMBER

TOPOGRAPHIC & BOUNDARY SURVEY

LEGEND

ASPHALT SURFACE	PAVER SURFACE
BUILDING	POWER METER
ROW	POWER (OVERHEAD)
CLEANOUT	POWER POLE
CONCRETE SURFACE	REBAR & CAP (SET)
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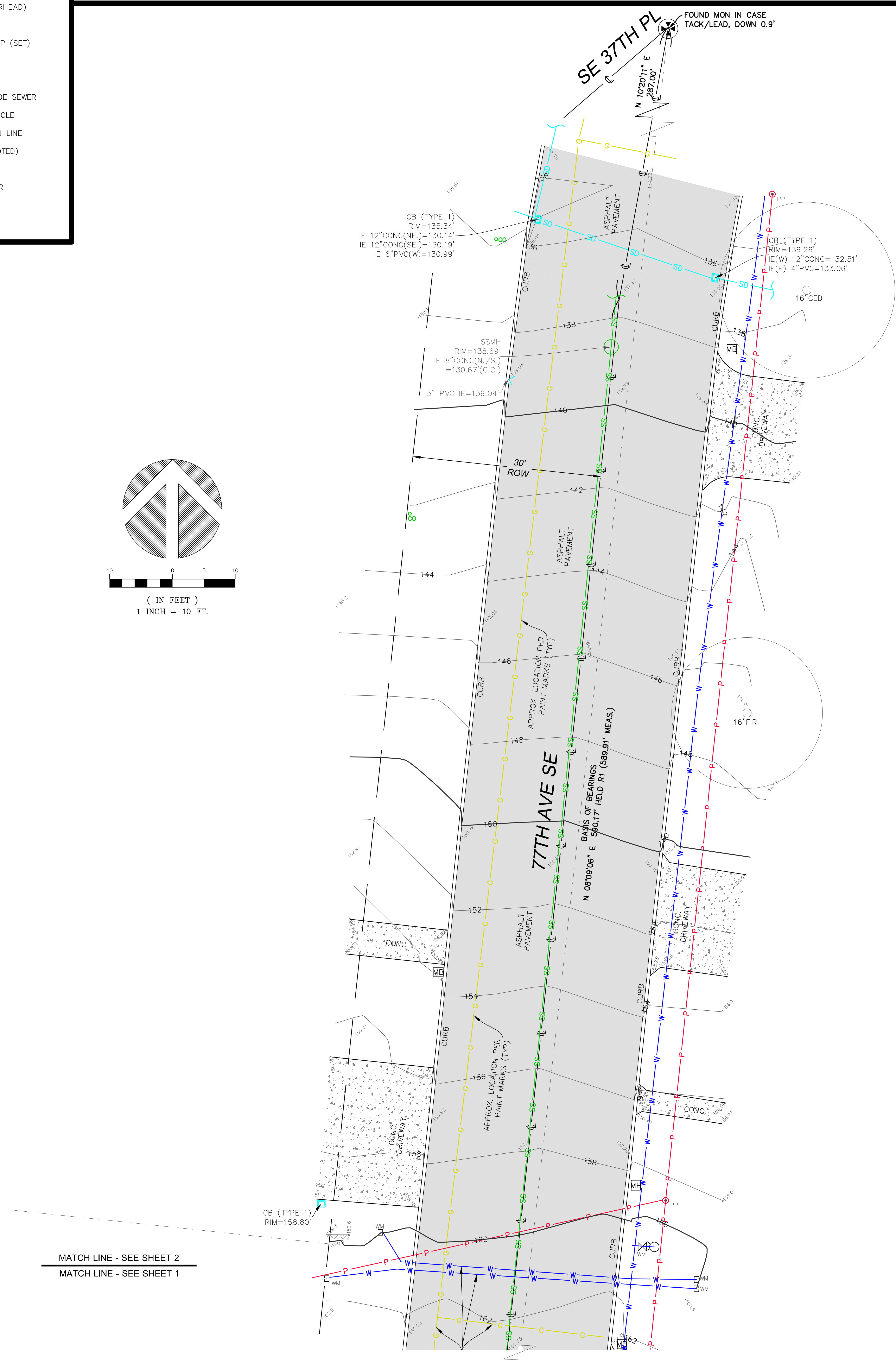
STORM EASEMENT AREA	
UTILITY EASEMENT AREA	



MATCH LINE - SEE SHEET 2

MATCH LINE - SEE SHEET 1

INDEXING INFORMATION

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2 OF 2