4537 90th AVE SE
MERCER ISLAND, WA - MISXXX

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 of 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 IGNITION 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. R312.2.2

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	TOB	Top of Beam
AWG	American Wire Gauge	FOC	Face of Concrete	Section		TOC	Top of curb/ Top of Concrete
AWN	Awning	FOM	Face of Masonry	OBS	Obscure	TOF	Top of footing
B/O	By Others	FOS	Face of Studs	OC	On Center	TOJ	Top of joist
BD	Board	FOW	Face of Wall	OD	Outside Diameter	TOW	Top of wall
BLDG	Building	FPL	Fireplace	OH	Overhang	TP	Toilet Paper Hanger
BLKG	Blocking	FRM	Frame(ing)	OP	Opaque	TYP	Typical
BLW	Below	FRPF	Fireproof	OPG	Opening	UNO	Unless Noted Otherwise
BM	Beam	FT	Foot	OPNG	Opening or Rough Opening	VB	Vapor barrier
BOF	Bottom of footing	FTG	Footing	OSB	Orientated Strand Board	VERT	Vertical
BOT	Bottom	FUR	Furred	PBD	Particle Board	VIF	Verify in field
BOW	Bottom of wall	GA	Gauge	PBF	Prefabricated	W/	With
BR	Bedroom	GALV	Galvanized	PERF	Perforate(d)	W/O	Without
BSMT	Basement	GFCI	Ground Fault Circuit Interrupt	PL	Property Line	WC	Toilet (water closet)
BTW	Between	GFI	Ground Fault Interrupt	PLAM	Plastic Laminate	WD	Wood
BYND	Beyond	GL	Glass	PLT	Plate	WDW	Window
CAB	Cabinet	GLB	Glue Laminated Beam	PLYWD	Plywood	WH	Water Heater
CAS	Casement	GLBK	Glass Block	PNT	Paint or Painted	WIC	Walk-In Closet
CB	Catch Basin	GWB	Gypsum Wall Board	PSF	Pounds Per Square Foot	WP	Water Proofing
Ventilating		GYP	Gypsum	PSI	Pounds Per Square Inch	WP	Weatherproof
CC	Center to Center	HB	Hose Bib	PT	Pressure Treated	WR	Weather Resistant
CIP	cast-in-place	HC	Hollow Core	PVC	Polyvinyl Chloride	WRB	Weather Resistive Barrier
CJ	Control Joint	HDR	Header	PVMT	Pavement	WWF	Welded Wire Fabric
CL	Centerline	HDWR	Hardware	R	Riser	X	Operable Window Section
CLG	Ceiling	HT	Height	R&S	Rod and Shelf		
CLR	Clear	HVAC	Heat-Vent-Air Conditioning	RC	Reinforced Concrete		
CMU	Concrete Masonry Unit	HW	Hot water	RD	Rod		
CO	Clean Out	ID	Inside Diameter	RD	Roof Drain		
COL	Column	ILO	In Lieu Of	RDL	Roof drain leader		
CONC	Concrete	IN	Inch	REBAR	Reinforcing Bar		
CONT	Continuous	INCL	Include	REFR	Ref		
CRPT	Carpet	INS	Insulate(tion)	REG	Register		
CT	Ceramic Tile	INSUL	Insulation	RENF	Reinforced		
CTYD	Courtyard	INT	Interior	REQ	Required		
CU FT	Cubic Feet	J-Box	Junction box	REQD	Required		
CU YD	Cubic Yard	JNT	Joint	REV	Revisale		
DBL	Double	JST	Joist	RFG	Roofing		
DEMO	Demolish or Demolition	KD	Kiln Dried	RM	Room		
DH	Double Hung	KIT	Kitchen	RO	Rough Opening		
DIA	Diameter	LAM	Laminate(d)	ROW	Right of way		
DIM	Dimension	LAV	Lavatory	SA	Supply Air		
DN	Down	LB	Pound	SCH	Schedule		
DP	Damp proofing	LF	Lineal Feet	SCN	Screen		
DR	Door	LL	Live Load	SD	Smoke detector		
DRWR	Drawer	LT	Light	SECT	Section		
DS	Downspout	LTG	Lighting	SGD	Sliding Glass Door		
DT	Drain Tile	LVL	Laminated Veneer Lumber	SH	Shelf		
DW	Dishwasher	LVR	Louver	SHTH	Sheathing		
DWG	Drawing	MAS	Masonry	SIM	Similar		
EA	Each	MAX	Maximum	SIM	Similar		
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

SQUARE FOOTAGE SUMMARY

MAIN FLOOR/ MAIN LIVING	1,691	S.F.
MAIN FLOOR A.D.U.	139	S.F.
GARAGE	525	S.F.
SUB TOTAL	2,355	S.F.
UPPER FLOOR/ MAIN LIVING	1,659	S.F.
UPPER FLOOR A.D.U.	685	S.F.
MINUS A.D.U. STAIRS	-59	S.F.
MINUS MAIN STAIRS	-100	S.F.
SUB TOTAL	2,185	S.F.
TOTAL G.F.A.	4,540	S.F.
ALLOWABLE F.A.R. 45%	4,556	S.F.
PROPOSED	39.9%	
TOTAL NET AREA MAIN HOUSE	1,830	S.F.
GARAGE	525	S.F.
TOTAL NET A.D.U.	824	S.F.
SUB TOTAL	3,179	S.F.
COV'D PATIO	250	S.F.
COV'D PORCH	87	S.F.
OVERALL WIDTH	60'-0"	
OVERALL DEPTH	48' -5 1/2"	

Updated - 03/04/2018

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

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

See Sheet "CODES" for additional Zoning required Area Calculations

COVER SHEET

1/4" = 1'-0"

Sheet Title/Description

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

△	Issue	Issue Date	By
Description			

4537 90th AVE SE
Mercer Island, WA.
Job Number:

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

06.15.21
Submittal Date

Sheet Title/Description

JAYMARC HOMES
Design Firm

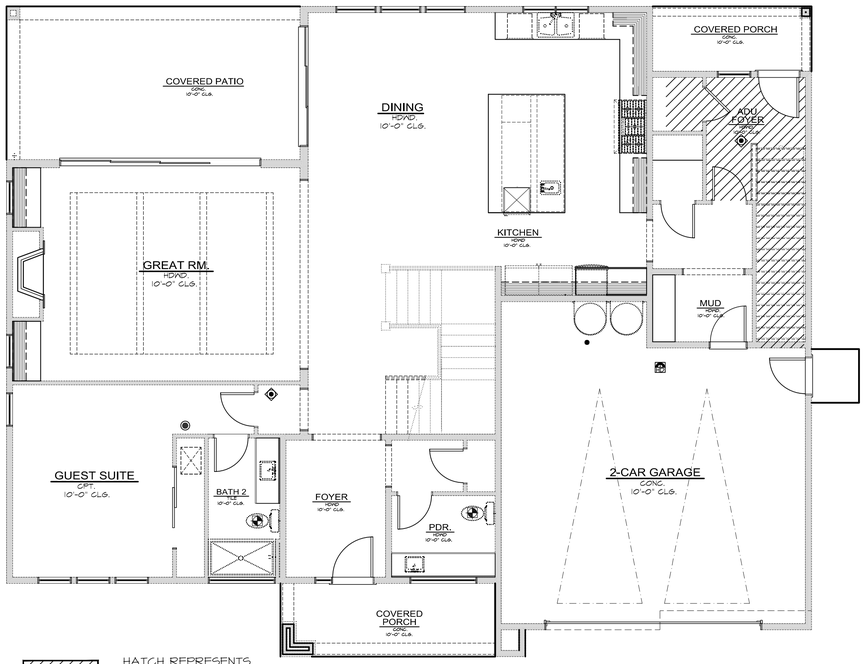
R.R.
Drawn by:

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

Primary Scale

A1
of: .

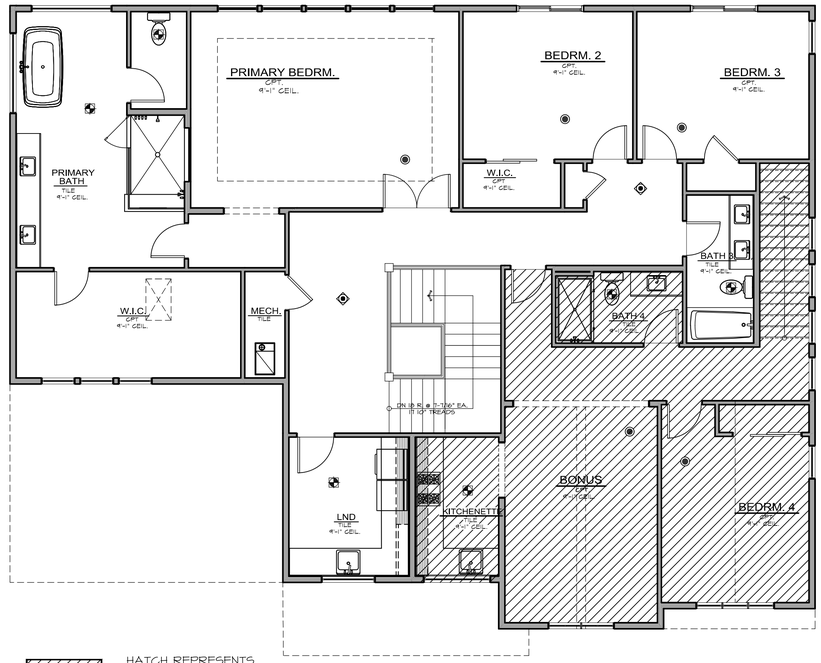
Sheet Title/Description



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"

ADU PLAN INFORMATION

1/4" = 1'-0"

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Updated : 05/09/2018

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

Issue	Issue Date	By	Description

4537 90th AVE SE
Mercer Island, WA.
Job Number:

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

06.15.21
Submittal Date

Sheet Title/Description

JAYMARC HOMES
Design Firm

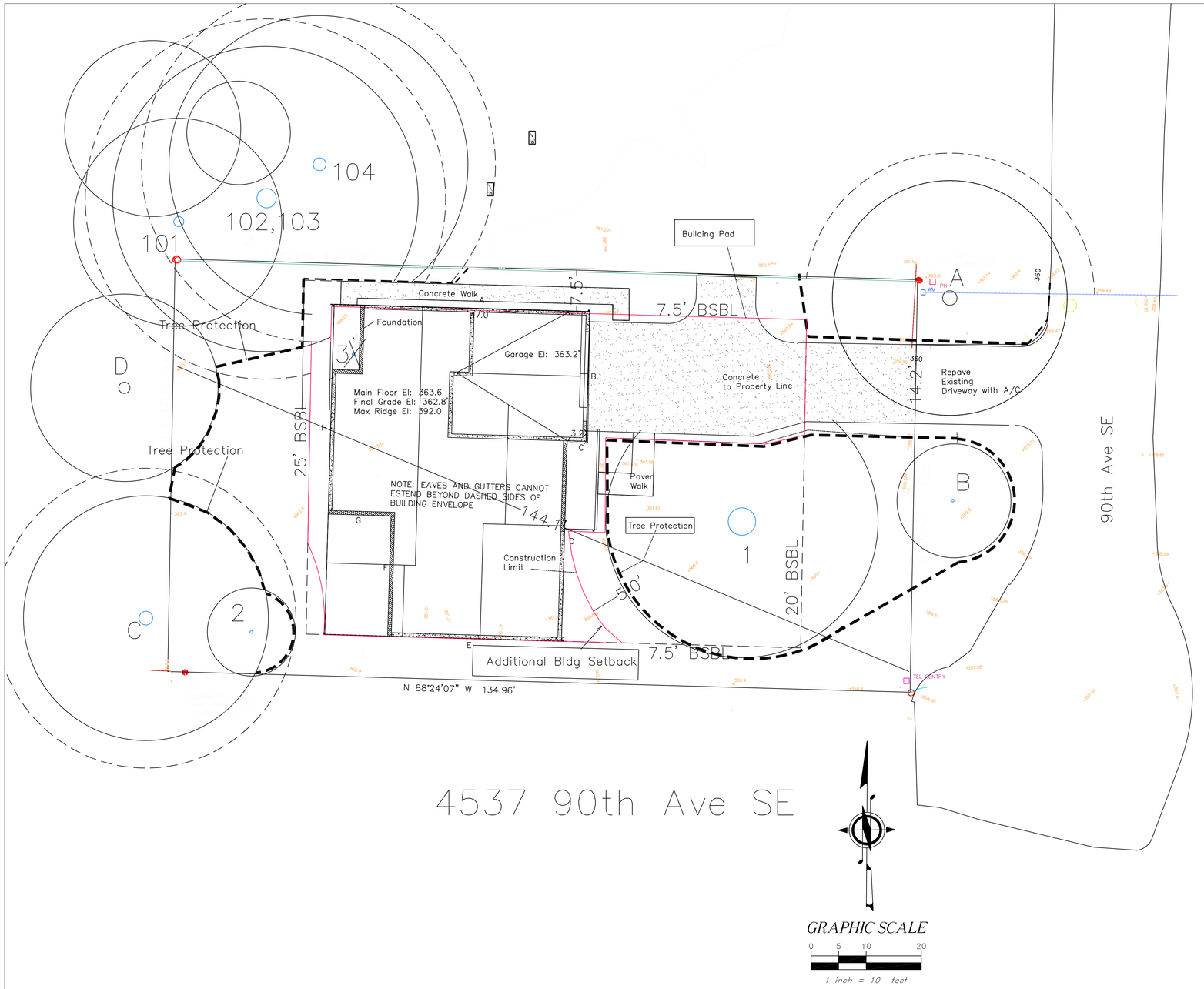
R.R.
Drawn by:

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

Primary Scale

A1.1
of: .

Sheet Title/Description



PROPERTY OWNER
SABISABI, LLC
STREET ADDRESS
4537 90th Ave SE, Mercer Island, WA 98040
PARCEL #
1911001 95
LEGAL DESCRIPTION
Lot 7, Block 3, Allview Heights Addition to Seattle, Accoridng to the plat reorded in Volume 16 of Plats, Page 20, King County Together with the east Half of the Vacated Alley Adjoining on the West.
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% + 5% ADU
PARKING SPACES PROVIDED: 3 GARAGE 2 DRIVEWAY
NO CRITICAL AREAS IMPACTED
No Onsite Utility Easements

Hardscape	
EXISTING	
Uncovered Patio	713
Total Existing	713
Existing Removed	-713
Net Existing Retained	0
NEW	
Walkways	239
Total New	239
Total New and Existing	239
Total Hardscape	2.36%

HEIGHT TABLE

Segment	Length	El:	
A	41	362.7	14870.7
B	24	361.5	8676
C	3	361.5	1084.5
D	36	361.3	13006.8
E	32	361.2	11558.4
F	22	362	7964
G	11.5	362.2	4165.3
H	26	362.7	9430.2
I	4.5	363	1633.5
J	11.5	363.2	4176.8
	211.5		76566.2
Average		362	
Height Limit		30	
Elevation Limiit		392.0	
		391.5	

LOT COVERAGE

	Lot Area	10,125
	Allowed	40%
	Allowed sf	4,050
New		
	Eave Area	2,567
	Driveway	1,140
	New sf	3,707
Existing		
	Eaves	3,178
	Driveway	613
	Total Existing	3,791
	Existing Removed	(3,791)
	Net Existing	-
Total		
	Total New and Existing	3,707
	%	36.6%

PARKING

Covered	2 ea.
Driveway	2 ea.

GROSS FLOOR AREA

Main Floor/Main Living	1691	sf
Main Floor Garage	525	sf
Main Floor ADU	139	sf
Total Main Floor	2355	sf
Second Floor Main Living	1659	sf
Second Floor Stair Deduction	-100	sf
Second Floor ADU	685	sf
ADU Stair Deduction	-59	sf
Total Second Floor	2185	sf
Total GFA	4540	sf
Allowable GFA 45%/wADU	4556	sf
Proposed %	44.8	%

LOT SLOPE CALCULATION

High Point El:	363.7	ft
Low Point El:	358.3	ft
Elevation Difference	5.4	ft
Distance	144.1	ft
% Slope	3.75%	

4537 TREE INVENTORY

ONSITE TREES

Tree ID	species	DBH	DRIP	EXCEPTIONAL	SAVE	REMOVE
1	Western red cedar	58.5	24	yes	yes	
2	Mountain Ash	6	6	small tree	yes	
3	Eastern Dogwood	6	16	small tree	No	YES

OFFSITE TREES

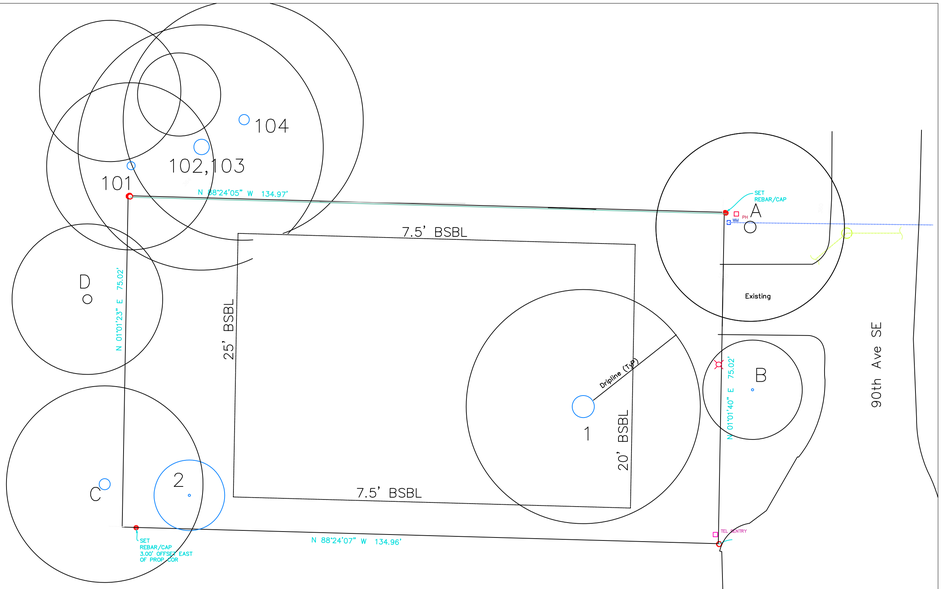
A	Western Red Cedar	41.6	20	yes
B	Mountain Ash	9	11	small tree
C	Douglas Fir	35	21	yes
D	Douglas Fir	24	16	Large Tree
101	Doug Fir	24	18	yes, grove
102	Doug Fir	36.5	14	yes, grove
103	Doug Fir	40	26	yes, grove
104	Doug Fir	30.5	26	yes, grove

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

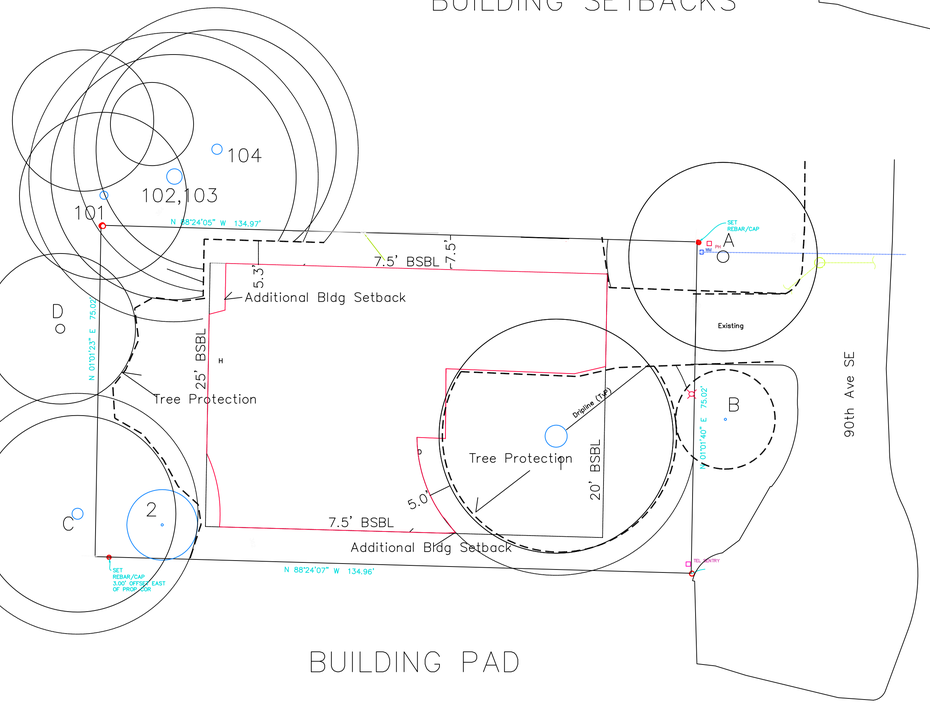
Site Plan
4537 90th Ave SE
Mercer Island, WA

Drawn by
GU
3-21-22

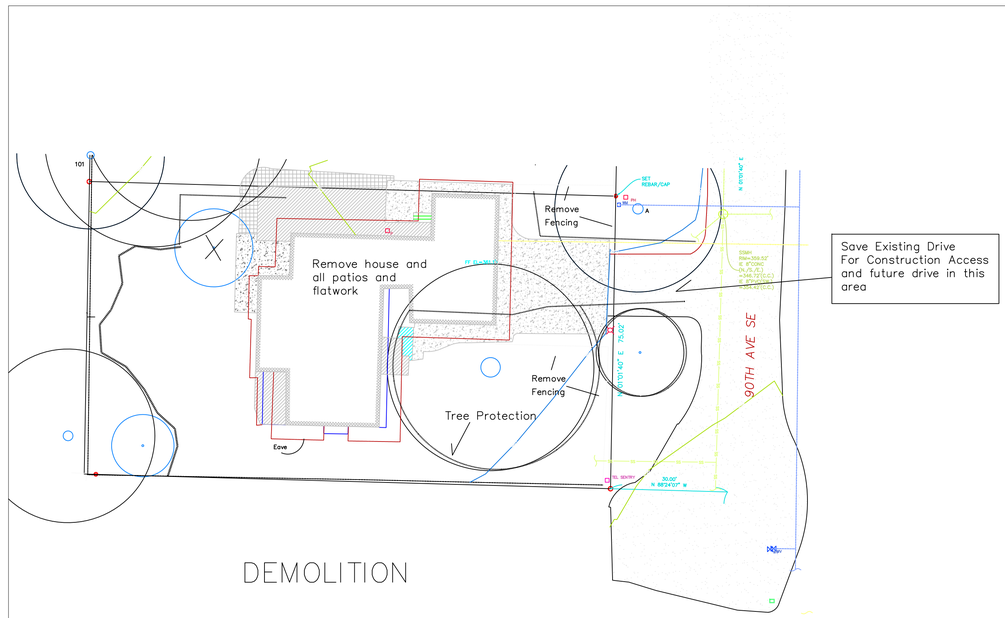
A2.1



BUILDING SETBACKS



BUILDING PAD



DEMOLITION

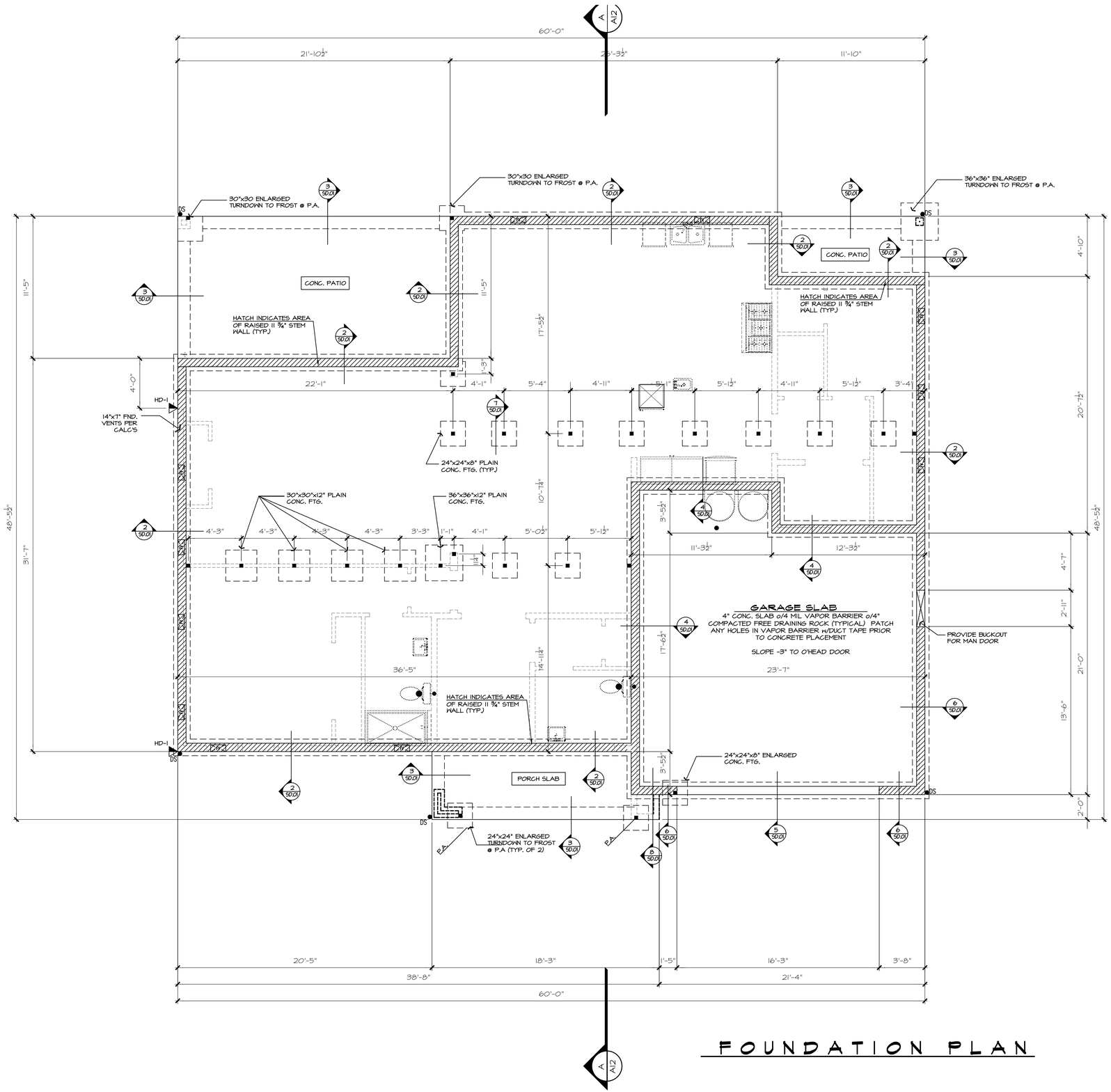
Not to Scale

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

Building Pad and Demoliton
4537 90th Ave SE
Mercer Island, WA

Drawn by
GU
3-21-22

A2.2



FOUNDATION PLAN

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 (12" END LENGTH)
HD-7	SIMPSON MSTC66 STRAP TIE (24" END LENGTH)

LEGEND

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

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

TYP. CRAWLSPACE POSTS:

4x4 P.T. POST (4'-0" MAX. POST HEIGHT) W/2x4 CLEATS EA. SIDE + SIMPSON ABW44Z PLATE @ BASE OF POST ON ASPHALT SHINGLE ON 24"x24"x8" PLAIN CONC. FTG. (TYP. U.N.O.)

REFER TO S-0 FOR TYPICAL STRUCTURAL NOTES & SCHEDULES

JAYMARC HOMES

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

△	Issue	Issue Date	By
	Description		

4537 90th AVE SE
Mercer Island, WA.
Job Number:

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

06.15.21
Submittal Date

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Sheet Title/Description

JAYMARC HOMES
Design Firm

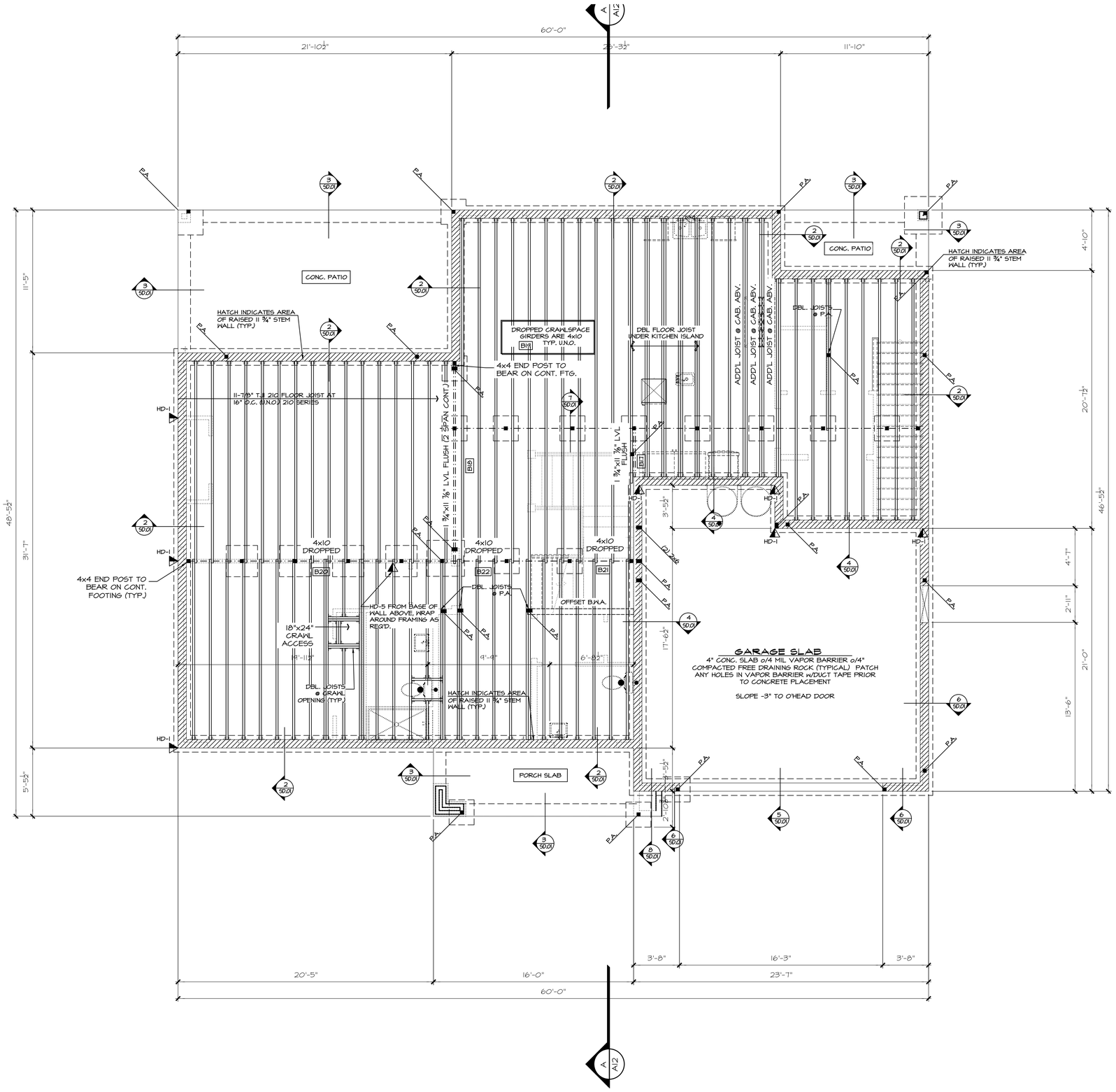
R.R.
Drawn by:

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

.
Primary Scale

A3
of: .

Sheet Title/Description



HOLD-DOWN SCHEDULE

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

LEGEND

JL METAL HANGER

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

INDICATES HOLDOWN.

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

REFER TO S-0 FOR TYPICAL STRUCTURAL NOTES & SCHEDULES

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

TYP. CRAWLSPACE POSTS:

4x4 P.T. POST (4'-0" MAX. POST HEIGHT) W/2x4 CLEATS EA. SIDE + SIMPSON ABW44Z PLATE @ BASE OF POST ON ASPHALT SHINGLE ON 24"x24"x8" PLAIN CONC. FTG. (TYP. U.N.O.)

FOUNDATION VENTILATION

Crawlspace Area:		1821 s.f.		
Ventilation Required:		1821 s.f. / 300 =		874.08 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 =		874.08 s.i. / Vent Area =		11.89 s.i.
Provide : 12	14" x 7"	Vents, Area =		882 s.i.
Ventilation Provided =		882.00 s.i. is Greater than		874.08 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.**

JAYMARC HOMES

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

Issue	Issue Date	By	Description
△	.	.	.
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4537 90th AVE SE
Mercer Island, WA.
Job Number:

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

06.15.21
Submittal Date

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JAYMARC HOMES
Design Firm

R.R.
Drawn by:

R.R./ S.K.
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Primary Scale

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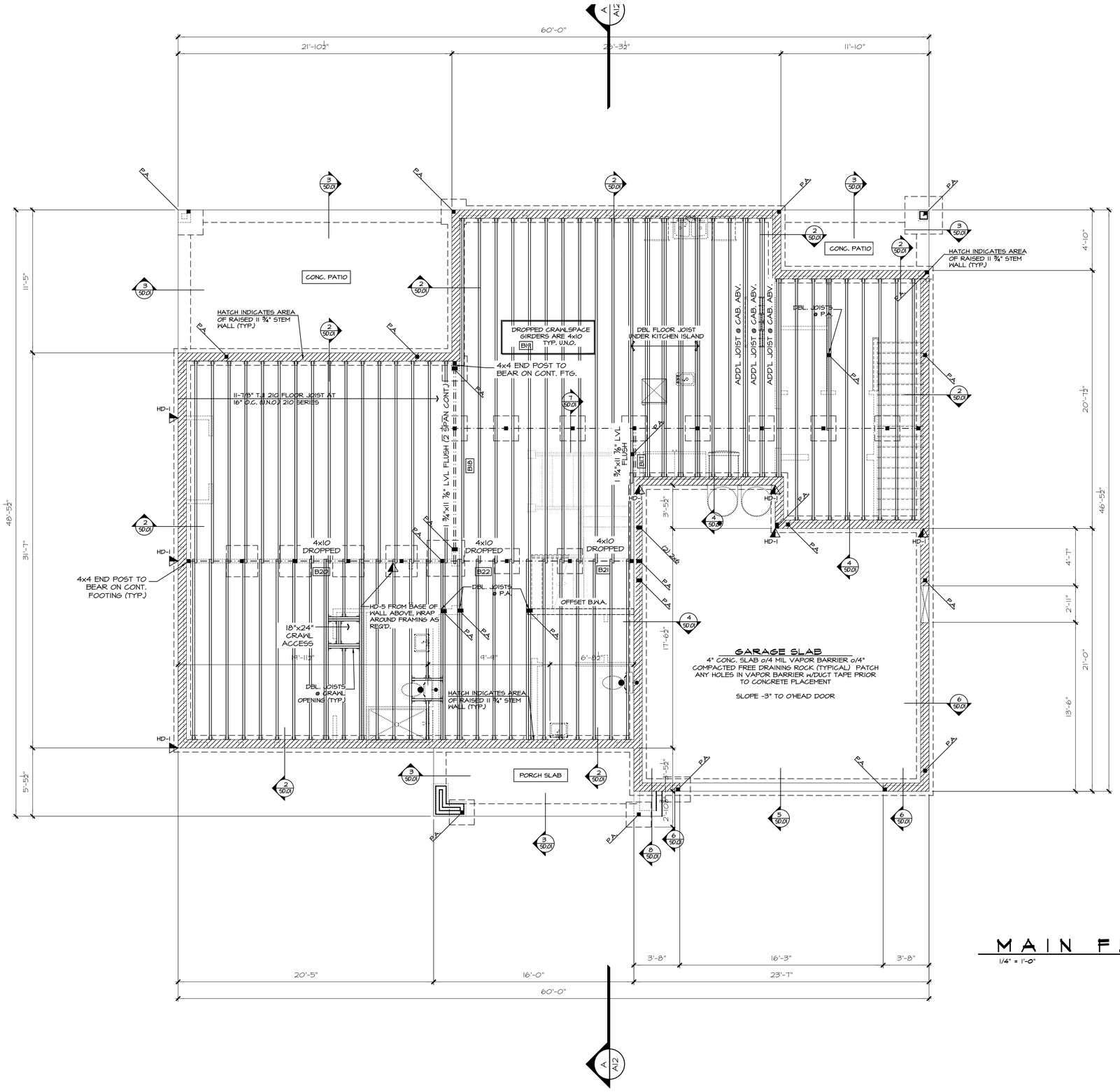
of: .

Sheet Title/Description



HOLD-DOWN SCHEDULE

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HD-6	SIMPSON MSTC40 STRAP TIE (12" END LENGTH)
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LEGEND

JL METAL HANGER

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

INDICATES HOLDOWN.

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

REFER TO S-0 FOR TYPICAL STRUCTURAL NOTES & SCHEDULES

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FOUNDATION VENTILATION

Crawlspace Area:		1821 s.f.		
Ventilation Required:		1821 s.f. / 300 =		874.08 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 =		874.08 s.i. / Vent Area =		11.89 s.i.
Provide : 12	14" x 7"	Vents, Area =		882 s.i.
Ventilation Provided =		882.00 s.i. is Greater than		874.08 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 PLAN

1/4" = 1'-0"

JAYMARC HOMES

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

Issue	Issue Date	By	Description

4537 90th AVE SE
Mercer Island, WA.
Job Number:

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

06.15.21
Submittal Date

Sheet Title/Description

JAYMARC HOMES
Design Firm

R.R.
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R.R./ S.K.
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Primary Scale

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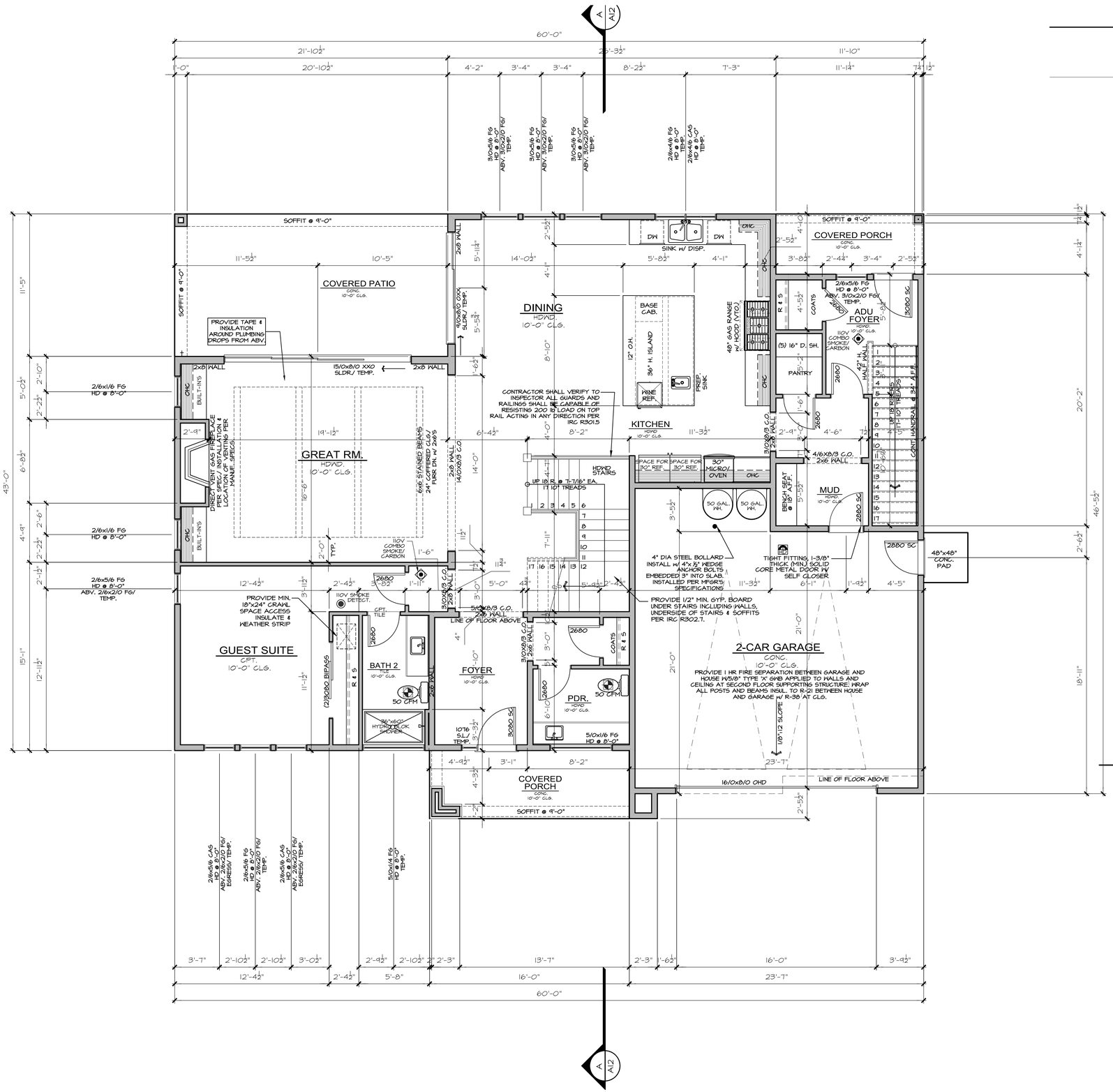
of: .

Sheet Title/Description



MAIN FLOOR PLAN

1/4" = 1'-0"

MAIN FLOOR PLAN NOTES

PLAN SPECIFIC 2018 WSEC, SECTION R06

R406.2 ADDITIONAL ENERGY EFFICIENCY REQUIREMENTS (MANDATORY).

THIS RESIDENTIAL DWELLING SHALL COMPLY W/SUFFICIENT OPTIONS FROM TABLE R406.2 TO ACHIEVE THE FOLLOWING MIN. NUMBER OF CREDITS:

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

CREDITS PROVIDED IN THIS HOME AS FOLLOWS:

EFFICIENT BUILDING ENVELOPE OPT. 1.3: 0.5 CREDITS

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

VERTICAL FENESTRATION U = 0.28 WINDOWS

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

AIR LEAKAGE & EFFICIENT VENTILATION OPT 2.1: 0.5 CREDITS

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

HIGH EFFICIENCY HVAC EQUIPMENT OPT. 3.5a: 1.5 CREDITS

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

HIGH EFFICENCY HVAC DISTRIBUTION OPT. 4.2: 1.0 CREDITS

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

EFFICIENT WATER HEATING 5.5: 2.0 CREDITS

WATER HEATING SYSTEMS SHALL INCLUDE ONE OF THE FOLLOWING: ELECTRIC HEAT PUMP WATER HEATER MEETING THE STANDARDS FOR TIER III OF NEEA'S ADVANCED WATER HATING SPECIFICATION. IF ONE WATER HEATER IS SERVING MORE THAN ONE DWELLING UNIT, ALL OF WATER SUPPLY AND RE-CIRCULATION PIPING SHALL BE INSULATED WITH R-3 MINIMUM PIPE INSULATION.

WHOLE HOUSE VENTILATION

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

SYMBOL	LOCATION	MIN. FAN REQUIREMENTS (ALL FANS VENT TO OUTDIDE)
50cfm+	BATH & POWDER	Min. 50cfm. INTERMITTENT at .025wg per TABLE M1507.4
	KITCHEN	Min. 100cfm. INTERMITTENT at .025wg per TBL. M1507.4
100cfm+		RANGE HOOD "or DOWN DRAFT EXHAUST FAN RATED at min. 100cfm, at 0.1wg MAY BE USED FOR EXHAUST FAN REQMT. EXHAUST HOODS IN EXCESS OF 400cfm. SHALL BE INTERLOCKED AND PROVIDE MAKE UP AIR per M1503.4
350cfm+ WHF	LAUNDRY ROOM	MIN. 360cfm. INTERMITTENT at .025wg TO FUNCTION AS WHOLE HOUSE FAN (WHF.)

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

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

SQUARE FOOTAGE SUMMARY

MAIN FLOOR/ MAIN LIVING	1,691	S.F.
MAIN FLOOR A.D.U.	139	S.F.
GARAGE	525	S.F.
SUB TOTAL	2,355	S.F.
UPPER FLOOR/ MAIN LIVING	1,659	S.F.
UPPER FLOOR A.D.U.	685	S.F.
MINUS A.D.U. STAIRS	-59	S.F.
MINUS MAIN STAIRS	-100	S.F.
SUB TOTAL	2,185	S.F.
TOTAL G.F.A.	4,540	S.F.
ALLOWABLE F.A.R. 45%	4,556	S.F.
PROPOSED	39.9%	
TOTAL NET AREA MAIN HOUSE	1,830	S.F.
GARAGE	525	S.F.
TOTAL NET A.D.U.	824	S.F.
SUB TOTAL	3,179	S.F.
COV'D PATIO	250	S.F.
COV'D PORCH	87	S.F.
OVERALL WIDTH	60'-0"	
OVERALL DEPTH	48'-5 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		

4537 90th AVE SE
Mercer Island, WA.
Job Number:

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

06.15.21
Submittal Date

Sheet Title/Description

JAYMARC HOMES
Design Firm

R.R.
Drawn by:

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

Primary Scale

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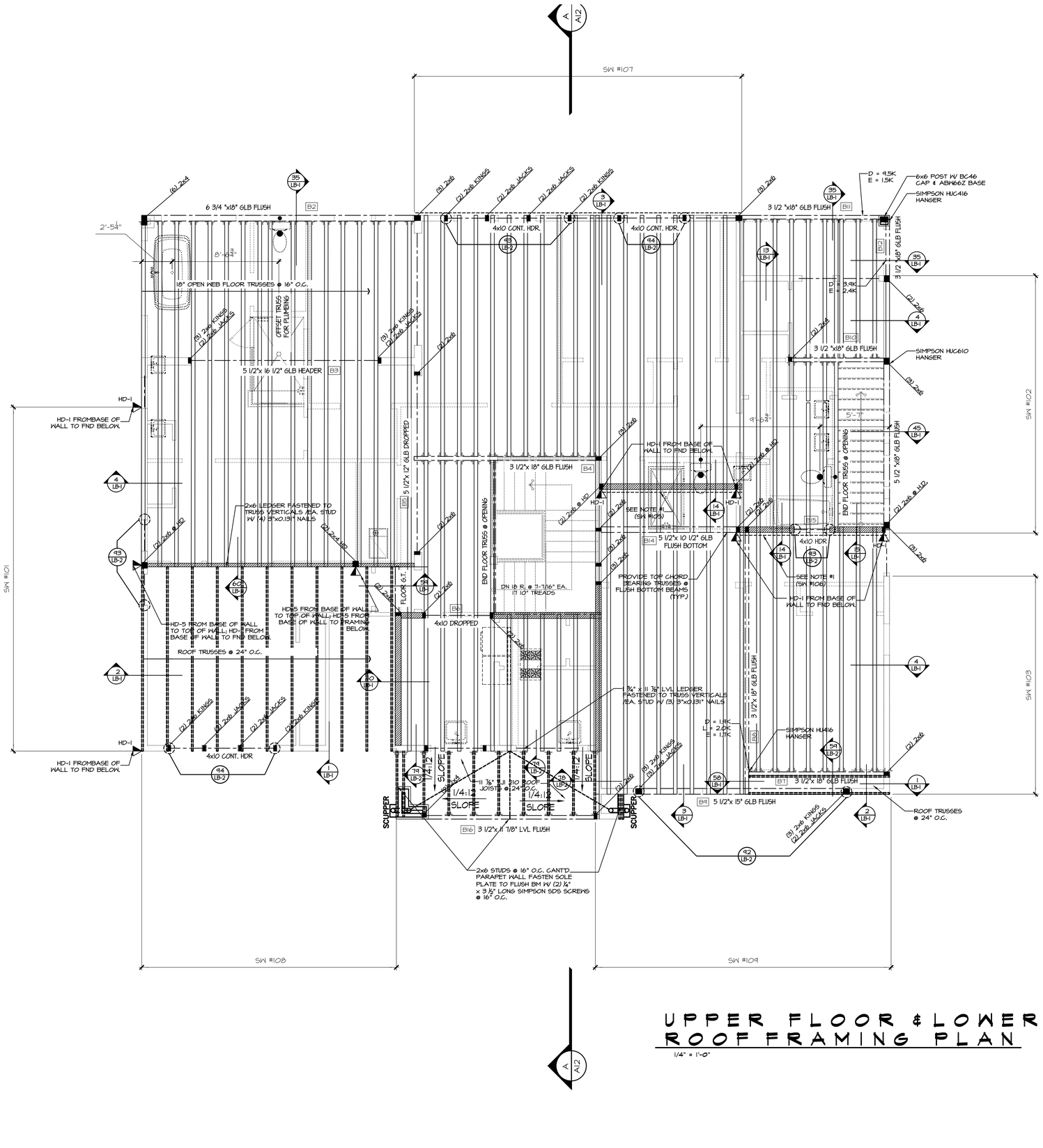
of: .

Sheet Title/Description



UPPER FLOOR & LOWER ROOF FRAMING PLAN

1/4" = 1'-0"

HOLD-DOWN SCHEDULE

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

LEGEND

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

REFER TO S-0 FOR TYPICAL STRUCTURAL NOTES & SCHEDULES

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

NOTE #1:
PROVIDE 7/16" OSB/PLYWOOD SHTG. + FASTEN PER 3" O.C. EDGE NAILING SPECS. (SEE NOTES)

JAYMARC HOMES

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

Issue	Issue Date	By	Description
△			

4537 90th AVE SE
Mercer Island, WA.
Job Number:

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JAYMARC HOMES
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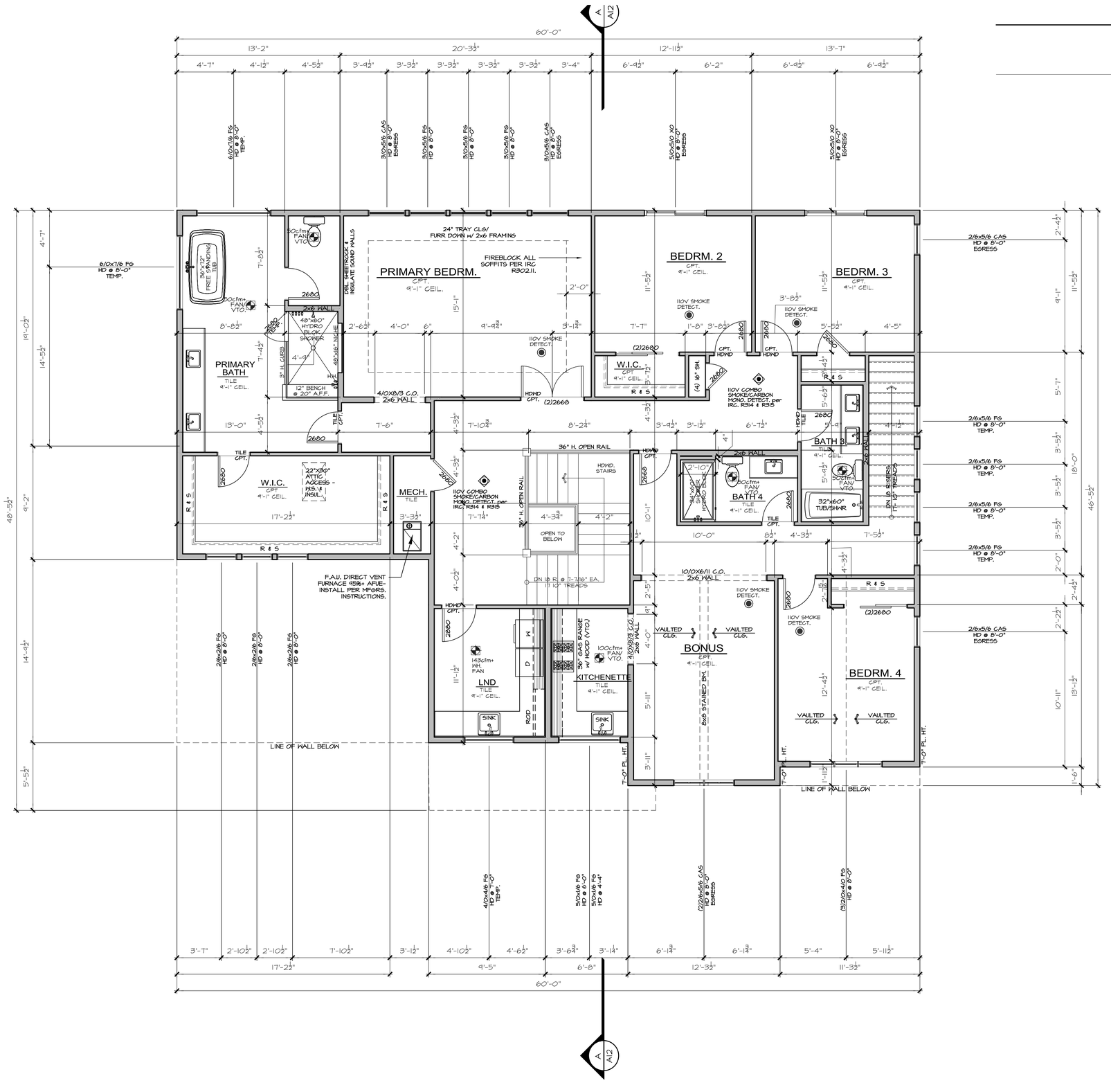
of: .



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:

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

VERTICAL FENESTRATION U = 0.28 WINDOWS

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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 404.5 OF THE I.M.C SHALL BE MET WITH A HIGH EFFICIENCY FAN(S) (MAXIMUM) OF 0.35 WATTS/ CFM), NOT INTERLOCKED WITH THE FURNACE FAN (IF PRESENT). VENTILATION SYSTEMS USING A FURNACE INCLUDING AN EMC MOTOR ARE ALLOWED, PROVIDED THAT THEY ARE CONTROLLED TO OPERATE AT LOW SPEED IN THE VENTILATION ONLY MODE.

HIGH EFFICIENCY HVAC EQUIPMENT OPT. 3.5a: 1.5 CREDITS

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

HIGH EFFICIENCY HVAC DISTRIBUTION OPT. 4.2: 1.0 CREDITS

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WHOLE HOUSE VENTILATION

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SYMBOL	LOCATION	MIN. FAN REQUIREMENTS (ALL FANS VENT TO OUTSIDE)
EA 50cfm+	BATH & POWDER	Min. 50cfm. INTERMITTENT at .025wg per TABLE M1507.4
	KITCHEN	Min. 100cfm. INTERMITTENT at .025wg per TBL. M1507.4
EA 100cfm+		RANGE HOOD or DOWN DRAFT EXHAUST FAN RATED at min. 100cfm. at 0.10wg MAY BE USED FOR EXHAUST FAN REQMT. EXHAUST HOODS IN EXCESS OF 400cfm. SHALL BE INTERLOCKED AND PROVIDE MAKE UP AIR per M1503.4
LC 185cfm+ WHF	LAUNDRY ROOM	MIN. 360cfm. INTERMITTENT at .025wg TO FUNCTION AS WHOLE HOUSE FAN (WHF)

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

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

UPPER FLOOR PLAN

1/4" = 1'-0"

SQUARE FOOTAGE SUMMARY

MAIN FLOOR/ MAIN LIVING	1,691 S.F.
MAIN FLOOR A.D.U.	139 S.F.
GARAGE	525 S.F.
SUB TOTAL	2,355 S.F.
UPPER FLOOR/ MAIN LIVING	1,659 S.F.
UPPER FLOOR A.D.U.	685 S.F.
MINUS A.D.U. STAIRS	-548 S.F.
MINUS MAIN STAIRS	-100 S.F.
SUB TOTAL	2,185 S.F.
TOTAL G.F.A.	4,540 S.F.
ALLOWABLE F.A.R. 45%	4,556 S.F.
PROPOSED	39.9%
TOTAL NET AREA MAIN HOUSE	1,830 S.F.
GARAGE	525 S.F.
TOTAL NET A.D.U.	824 S.F.
SUB TOTAL	3,179 S.F.
COV'D PATIO	250 S.F.
COV'D PORCH	87 S.F.
OVERALL WIDTH	60'-0"
OVERALL DEPTH	48'-5 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

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

Issue	Issue Date	By
Description		

4537 90th AVE SE
Mercer Island, WA.
Job Number:

plan name: –
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Design Firm

R.R.
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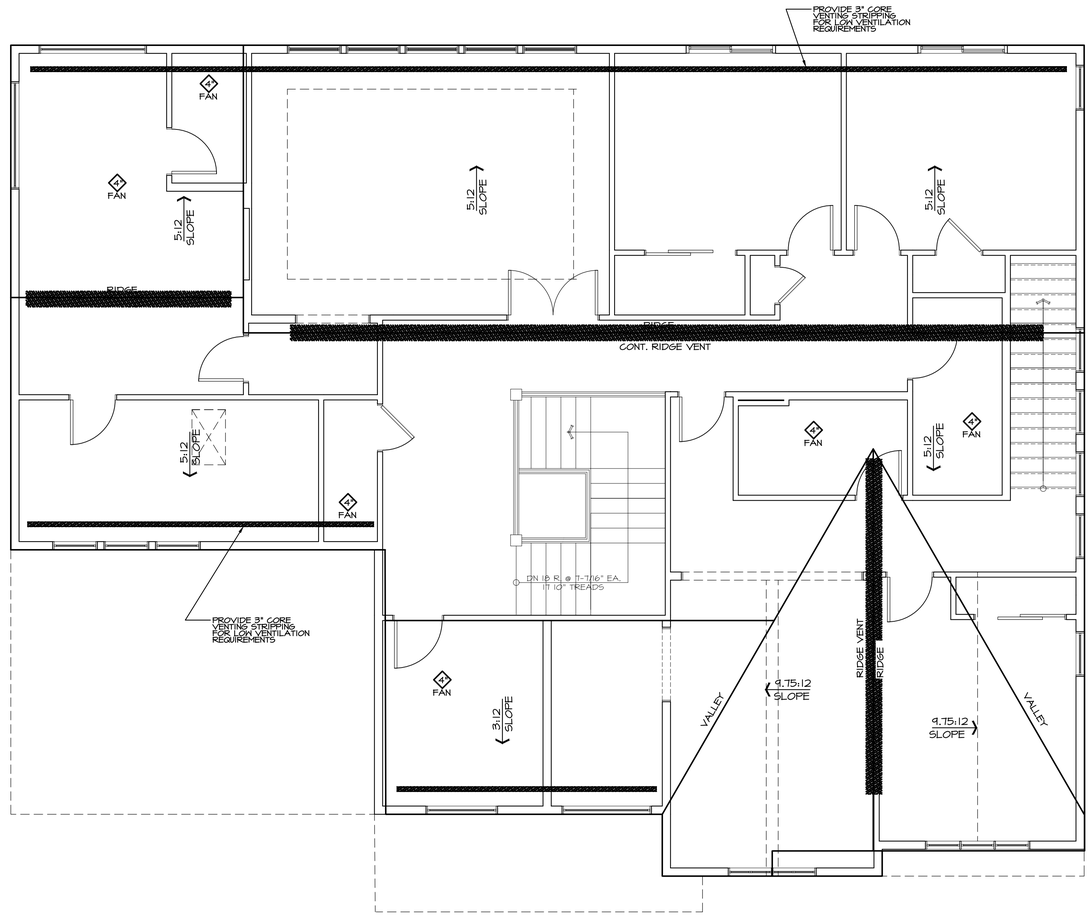

ROOF VENTILATION

Standard Truss / Scissor Truss Roof Framing Assembly:			ZONE 1
Roof Area :	**2182** s.f.		
Ventilation Required:	2182 s.f. x 144 s.i. / s.f. / 300 =		1047.4 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			523.68
Continuous Ridge Vent =			18.00 s.i. per l.f.
Upper Ventilation MIN. Req'd =	523.68 s.i. x 0.4 / s.i. per linear foot =		24 l.f.
Upper Ventilation MAX. Req'd =	523.68 s.i. x 0.5 / s.i. per linear foot =		29 l.f.
Provide:	**28** l.f. ridge vent. Ventilation =		504.00 s.i.
Ventilation area remainder for AF50 vents =	19.68 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%=	19.68 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 =	523.68 s.i. / s.i. per l.f. =		19.68 l.f.
Provide Minimum:	214 l.f. birdblocking. Ventilation =		755.96 s.i.
Minimum Ventilation Provided =	**1259.96 s.i. IS GREATER THAN :**		**1047.4 s.i. Req'd**

ROOF PLAN

1/4" = 1'-0"

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

△ Issue	Issue Date	By
Description		
△		

4537 90th AVE SE
Mercer Island, WA.
Job Number:

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

06.15.21
Submittal Date

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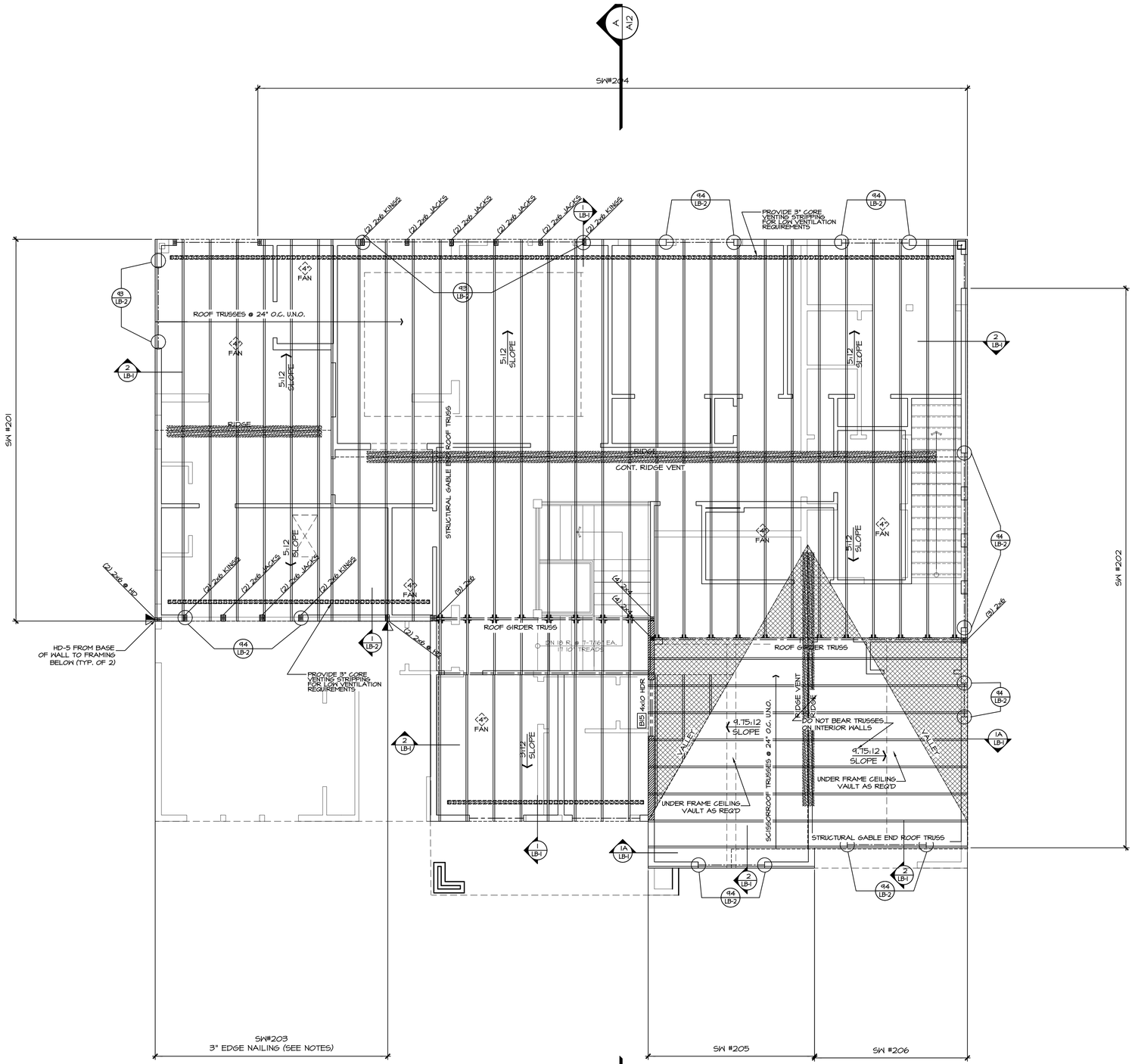

ROOF FRAMING PLAN

LEGEND

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

REFER TO S-0 FOR TYPICAL STRUCTURAL NOTES & SCHEDULES

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

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

ROOF VENTILATION

Standard Truss / Scissor Truss Roof Framing Assembly:		**ZONE 1**
Roof Area :	**2182** s.f.	
Ventilation Required:	2182 s.f. x 144 s.i. / s.f. / 300 =	1047.4 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		523.68
Continuous Ridge Vent =		18.00 s.i. per l.f.
Upper Ventilation MIN. Req'd =	523.68 s.i. x 0.4 / s.i. per linear foot =	24 l.f.
Upper Ventilation MAX. Req'd =	523.68 s.i. x 0.5 / s.i. per linear foot =	29 l.f.
Provide:	**28** l.f. ridge vent. Ventilation =	504.00 s.i.
Ventilation area remainder for AF50 vents =	19.68 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%=	19.68 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 =	523.68 s.i. / s.i. per l.f. =	19.68 l.f.
Provide Minimum:	214 l.f. birdblocking. Ventilation =	755.96 s.i.
Minimum Ventilation Provided =	**1259.96 s.i. IS GREATER THAN :**	**1047.4 s.i. Req'd**

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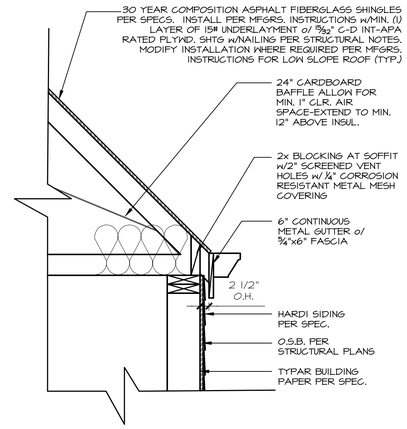
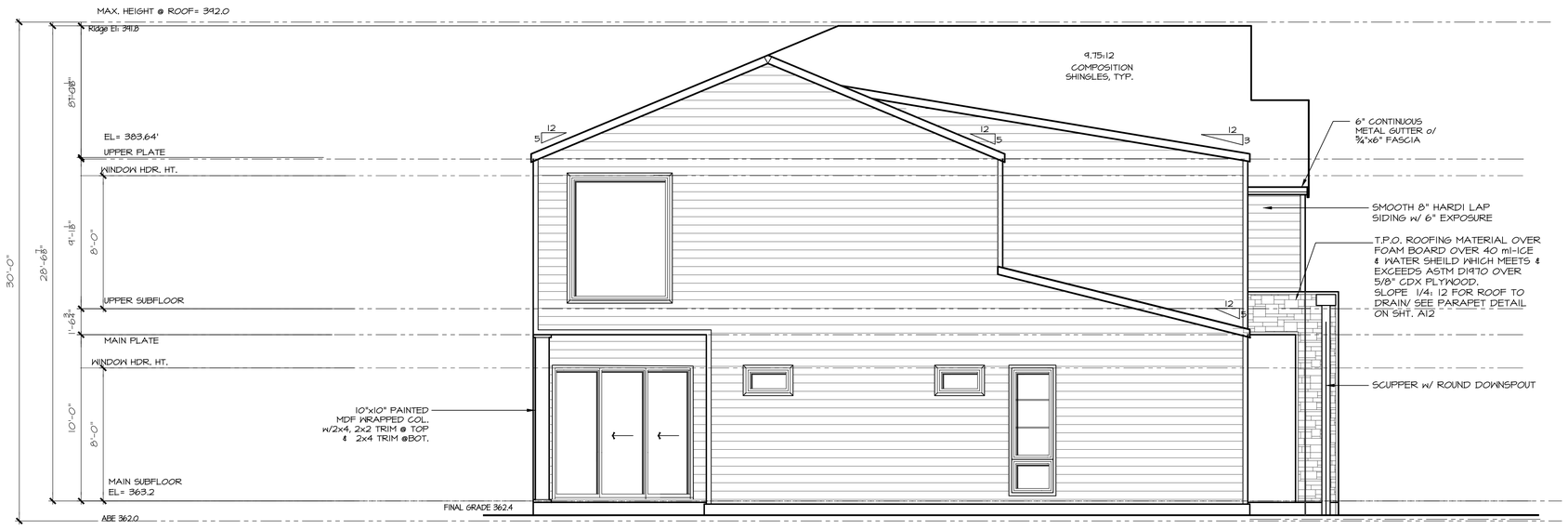
FRONT ELEVATION

1/4" = 1'-0"



A OVERHANG DETAIL

1" = 1'-0"



LEFT ELEVATION

1/4" = 1'-0"

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mark sys. number:--

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

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

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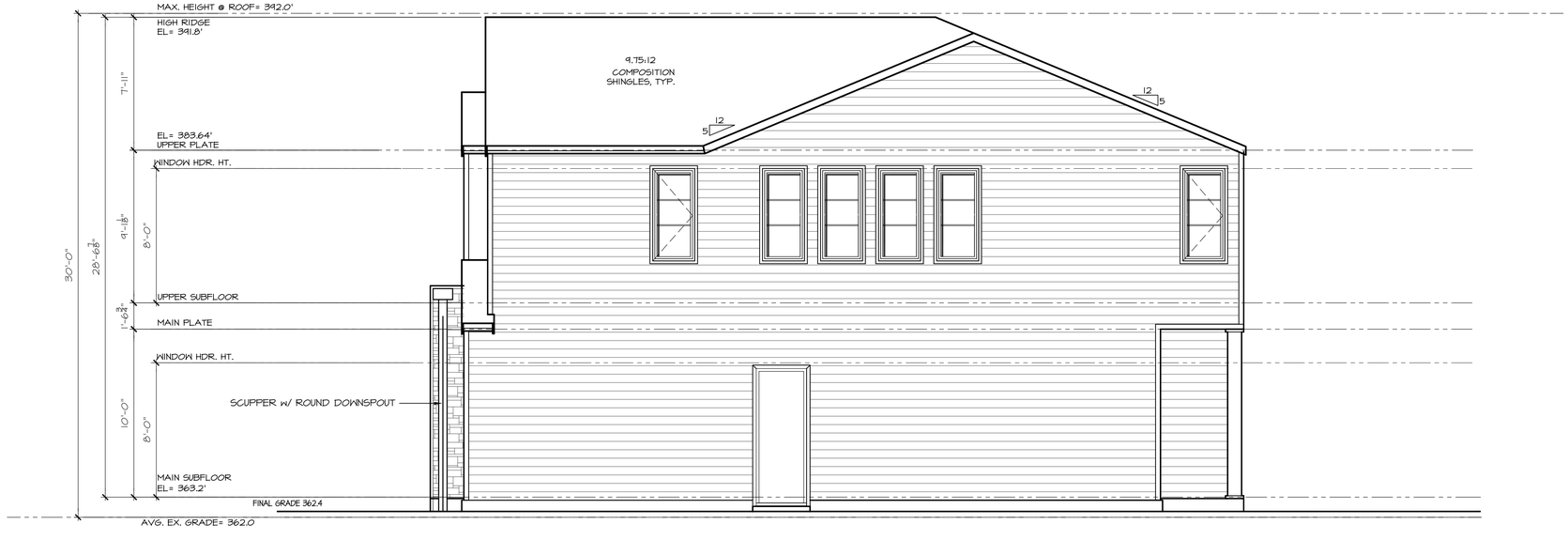
REAR ELEVATION

¼" = 1'-0"



RIGHT ELEVATION

¼" = 1'-0"

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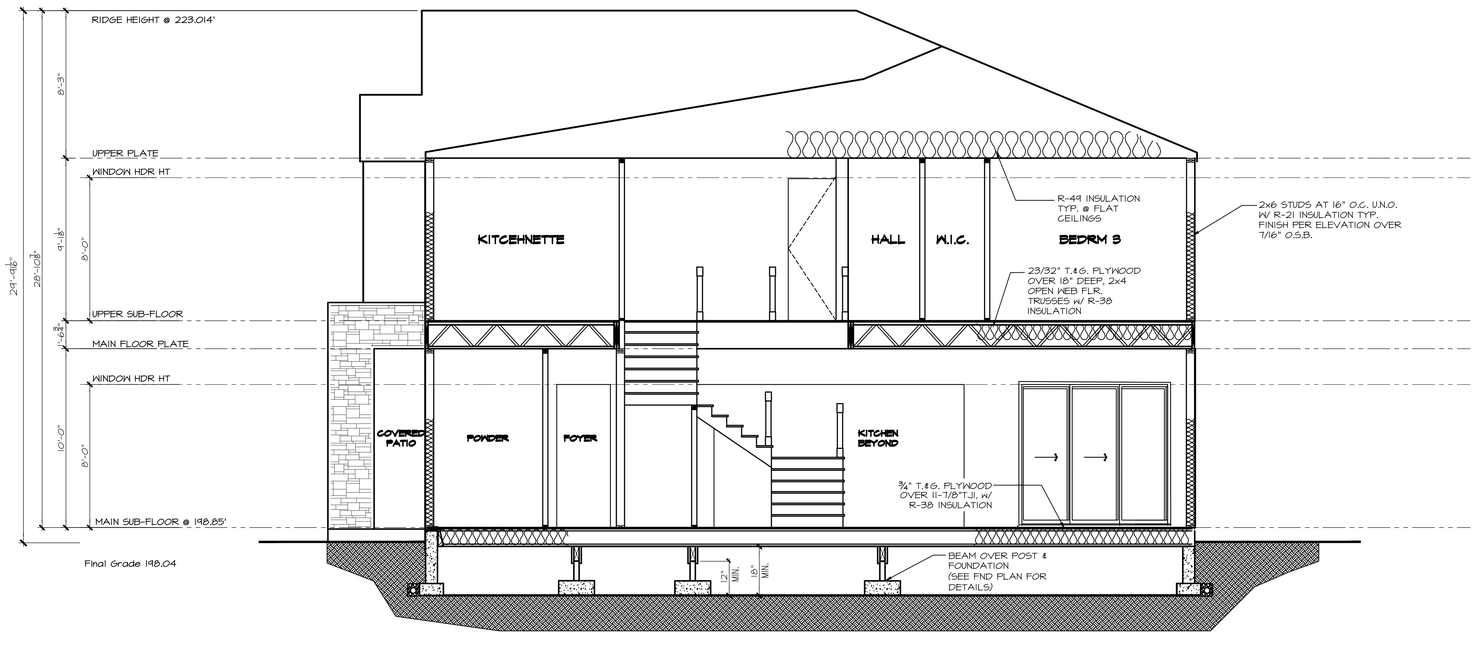
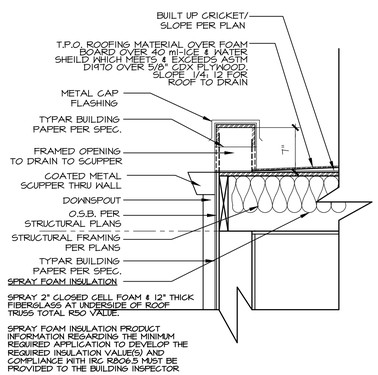


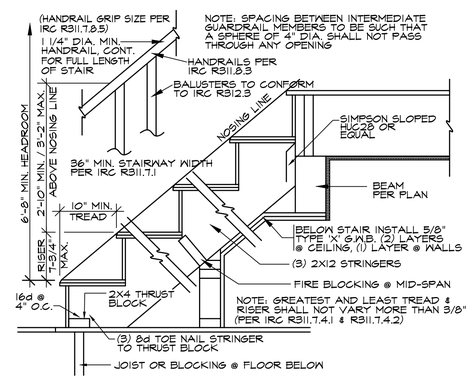
A BUILDING SECTION

1/4" = 1'-0"



PARAPET DETAIL

1" = 1'-0"



TYP. STAIR SECTION

1/4" = 1'-0"

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BASEMENT SLAB

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

GARAGE SLAB

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

PORCH SLAB

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

GENERAL STRUCTURAL NOTES

FOUNDATION

- DESIGN IS BASED ON 2018 INTERNATIONAL RESIDENTIAL CODE & 2018 INTERNATIONAL BUILDING CODE
- DESIGN LOADS:
  SOIL: 2,000 PSF ALLOWABLE BEARING PRESSURE
- CONCRETE SHALL ATTAIN THE FOLLOWING MINIMUM COMPRESSIVE STRENGTHS IN 28 DAYS, U.N.O.:
  f'c = 2,500 psi: ..... FOUNDATION WALLS*
  2,500 psi: ..... FOOTINGS*
  2,500 psi: ..... INTERIOR SLABS ON GRADE
  3,500 psi: ..... GARAGE & EXT. SLABS ON GRADE
  fy = 60,000 psi
  * UTILIZE 5½" SACK 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/ 1" MIN. EMBEDMENT INTO CONC. PROVIDE A MINIMUM OF 2 ANCHORS PER PLATE, 12" MAXIMUM FROM PLATE ENDS, U.N.O. (SEE FND. DETAILS).
- ALL LUMBER EXPOSED TO WEATHER OR IN CONTACT W/ CONCRETE OR MASONRY FOUNDATION SHALL BE PRESERVATIVE TREATED HEM FIR #2.
- BUILDER TO VERIFY CORROSION-RESISTANCE COMPATIBILITY OF HARDWARE & FASTENERS IN CONTACT w/ PRESERVATIVE-TREATED WOOD. CONTACT LUMBER & HARDWARE SUPPLIERS TO COORDINATE.
- ARCH/BUILDER TO VERIFY ALL DIMENSIONS

HOLD-DOWN SCHEDULE

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

MEANS & METHODS NOTES

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

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

ADDITIONAL NOTES FOR TRUSS & I-JOIST MANUFACTURER

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

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

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

LOADING AND DESIGN PARAMETERS

GRAVITY DESIGN LOADS:

DEAD LOAD (PSF):	
ROOF TRUSS TOP CHORD :	10
ROOF TRUSS BOTTOM CHORD :	7
ROOF (I-JOISTS) :	10
FLOOR (TRUSSES) :	15
FLOOR (I-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_s) :	1.0
THERMAL FACTOR (C_t) :	1.2

LATERAL DESIGN LOADS:

WIND LOAD: (IBC 1609)	
SPEED (V_{ult}) (MPH) :	100
WIND RISK CATEGORY :	II
IMPORTANCE FACTOR (I_w) :	1.0
EXPOSURE CATEGORY :	B
INTERNAL PRESSURE COEFF. (GC_{pi}) :	±0.18
TOPOGRAPHIC FACTOR (K_{zt}) :	1.6
SEISMIC LOAD: (IBC 1613)	
SEISMIC RISK CATEGORY :	II
SEISMIC IMPORTANCE FACTOR (I_e) :	1.0
MAPPED SPECTRAL RESPONSE :	
S_{DS}: 1.428 S_{D1}: 0.498	
SITE CLASS :	D(DEFAULT)
SPECTRAL RESPONSE COEFF. :	
S_{DS}: 1.142 S_{D1}: 0.597	
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: 0.176 LONG: 0.176	
RESPONSE MODIFICATION FACTOR (R) :	
TRANS: 6.5 LONG: 6.5	
ANALYSIS PROCEDURE USED:	EQUIVALENT LATERAL FORCE

LATERAL BRACING NOTES

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

110 MPH WIND IN 2018 IRC MAP

ENGINEERED DESIGN WAS COMPLETED PER 2018 IBC (SECTION 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)8d's"x0.135" NAILS AT EACH LAP SPLICE, (6) EACH SIDE OF JOINT (TYP. U.N.O)
3. ALL EXTERIOR WALLS ARE CONTINUOUSLY SHEATHED.
4. ALL INTERIOR SHEAR WALLS AND EXTERIOR WALLS ARE SHEATHED ABOVE AND BELOW OPENINGS.

LEGEND

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

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

FLOOR FRAMING

- I-JOISTS/TRUSSES SHALL BE DESIGNED BY MANUF. TO MEET OR EXCEED L/480 LIVE LOAD DEFLECTION CRITERIA AND SHALL RUN CONTINUOUS OVER SUPPORTS WHEREVER POSSIBLE. ALL LOADS SHOWN ON PLAN FOR MANUF. DESIGNS ARE ASD LEVEL LOADS, U.N.O. (EXCLUDES STONE/MARBLE OR WET BED CONSTRUCTED FLOORS - CONTACT MK FOR EXCLUDED DESIGNS).
- ALL METAL I-JOIST/TRUSS HANGERS SHALL BE SPECIFIED BY I-JOIST/TRUSS MANUFACTURER, UNLESS OTHERWISE NOTED.
- I-JOIST/TRUSS SHOP DRAWINGS SHALL BE SUBMITTED TO ARCHITECT AND ENGINEER FOR REVIEW AND APPROVAL PRIOR TO FABRICATION OR DELIVERY.
- 2x FLOOR JOISTS HAVE BEEN DESIGNED TO MEET OR EXCEED L/360 LIVE LOAD DEFLECTION CRITERIA.
- TYPICAL 2x JOIST HANGERS (U.N.O. ON PLANS):
  SINGLE PLY: SIMPSON LUS210
  DOUBLES: SIMPSON LUS210-2
- FLOOR SHEATHING SHALL BE 23/32" A.P.A. RATED 'STURD-I-FLOOR' 24" O.C., EXPOSURE 1 (OR APPROVED EQUAL) WITH TONGUE AND GROOVE EDGES. FASTEN TO FRAMING MEMBERS W/ GLUE AND 2 ½" x 0.131" NAILS @ 6"o.c. @ PANEL EDGES & @ 12"o.c. FIELD.
- ALL FLUSH CONNECTIONS SHALL BE CONNECTED WITH HANGER APPROPRIATE FOR MEMBER SIZE. U.N.O.
- FASTEN HANGERS TO SINGLE PLY FLUSH BEAMS w/ 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: 154-22007

project mgr: RJZ
drawn by: ENW
issue date: 02-28-21

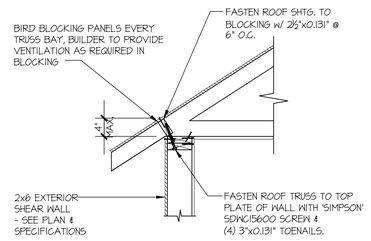
REVISIONS:

date:	initial:

JAYMARC HOMES

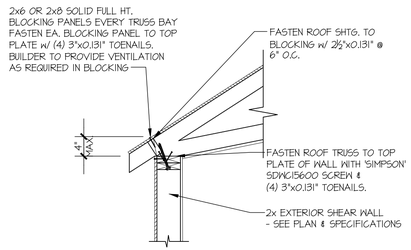
STRUCTURAL NOTES
4537 90TH AVE SE
MERCER ISLAND, WASHINGTON

sheet: S-0.0



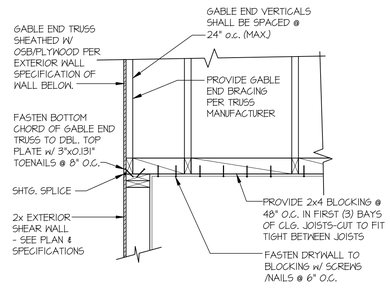
1 TYPICAL SHEAR TRANSFER DETAIL @ ROOF

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



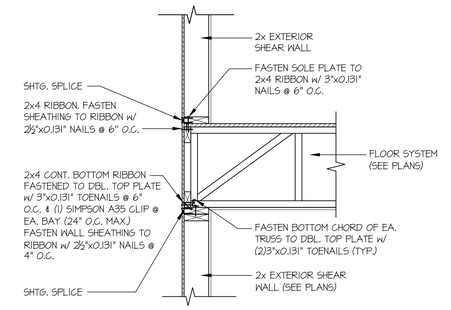
1A TYPICAL SHEAR TRANSFER DETAIL @ VAULTED CEILING

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



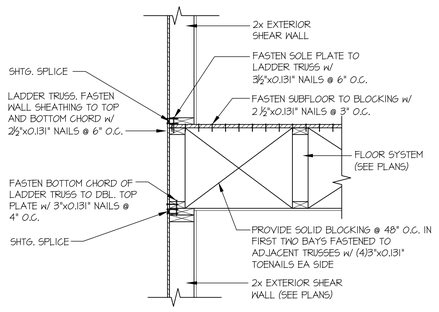
2 TYPICAL GABLE END DETAIL

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



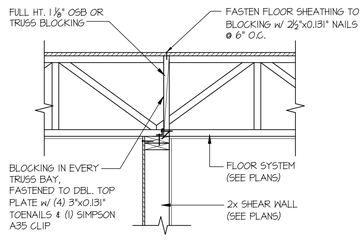
3 TYPICAL SHEAR TRANSFER DETAIL BETWEEN FLOORS @ EXTERIOR WALL

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



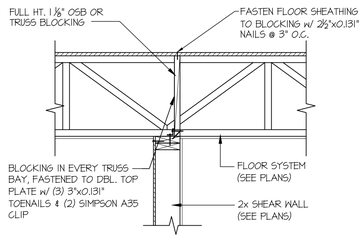
4 TYPICAL SHEAR TRANSFER DETAIL BETWEEN FLOORS @ EXTERIOR WALL

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



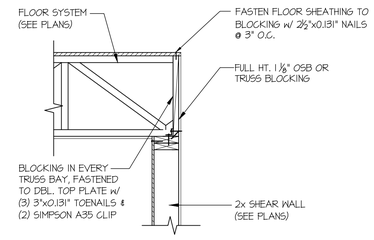
13 SHEAR TRANSFER DETAIL @ SHEAR WALL BELOW

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



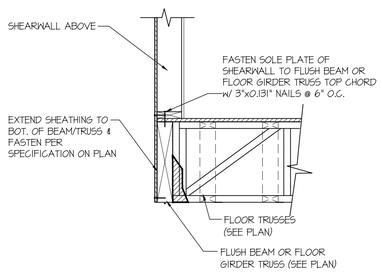
14 SHEAR TRANSFER DETAIL @ SHEAR WALL BELOW

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



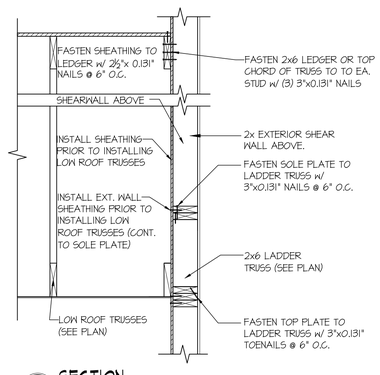
15 SHEAR TRANSFER DETAIL @ SHEAR WALL BELOW

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



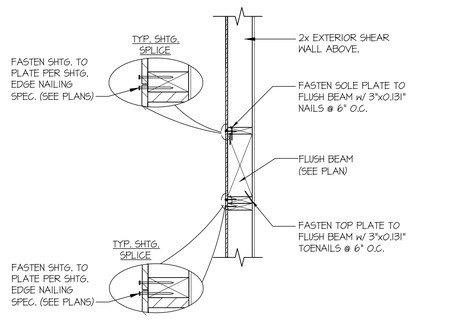
35 SHEAR TRANSFER DETAIL @ EXTERIOR SHEARWALL ABOVE

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



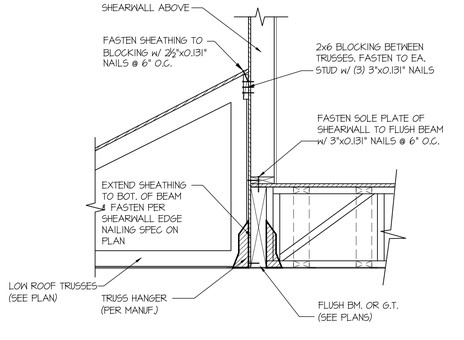
40 SECTION

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



45 TYPICAL SHEAR TRANSFER DETAIL @ EXTERIOR WALL ABOVE FLUSH WIND BEAM

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



58 SHEAR TRANSFER DETAIL @ EXTERIOR SHEARWALL ABOVE

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

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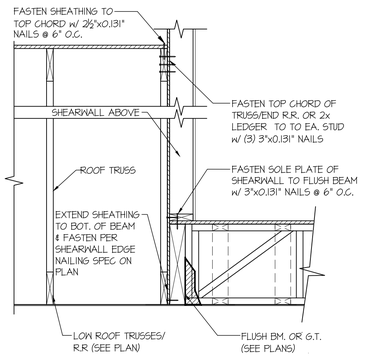
STRUCTURAL DETAILS

4537 90TH AVE SE
MERCER ISLAND, WASHINGTON

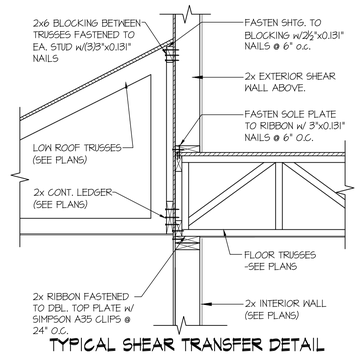
sheet:

LB-1



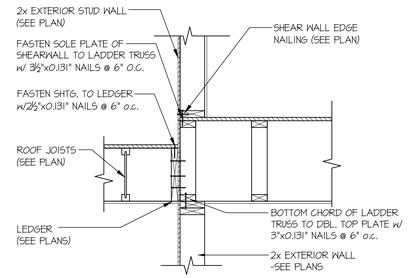
59 SHEAR TRANSFER DETAIL @ EXTERIOR SHEARWALL ABOVE

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



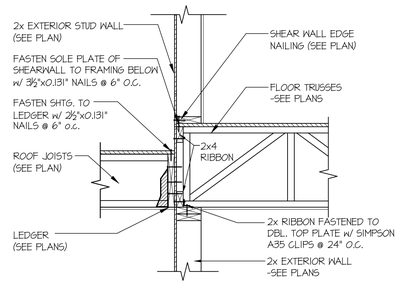
60 TYPICAL SHEAR TRANSFER DETAIL BETWEEN FLOORS

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



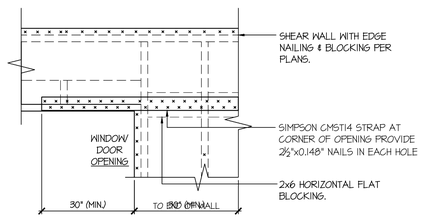
78 TYPICAL SHEAR TRANSFER DETAIL @ LOW ROOF

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



79 TYPICAL SHEAR TRANSFER DETAIL @ LOW ROOF

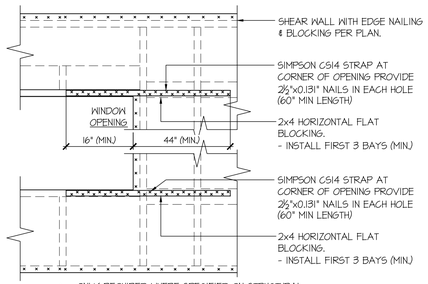
SCALE: 3/4"=1'-0"



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

92 EXT. WALL & INT. SHEARWALL OPENING ELEVATION

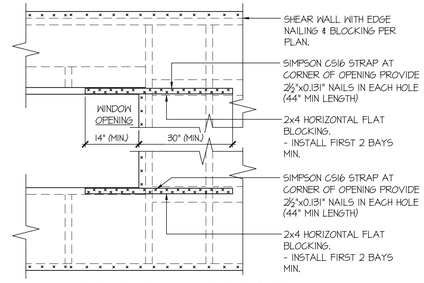
SCALE: NTS



- 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

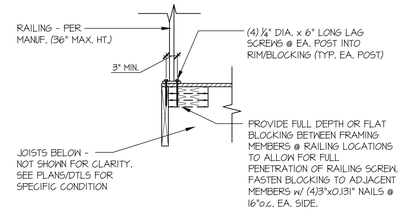
SCALE: NTS



- 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



A TYP. RAILING CONNECTION

SCALE: 3/4"=1'-0" WOOD FRMG BELOW

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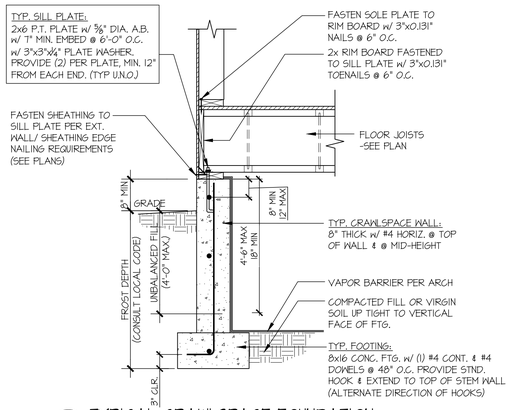
STRUCTURAL DETAILS

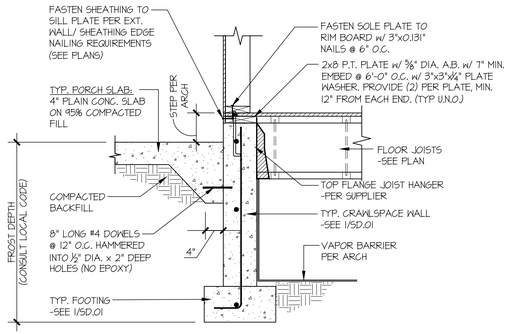
4537 90TH AVE SE
MERCER ISLAND, WASHINGTON

sheet:

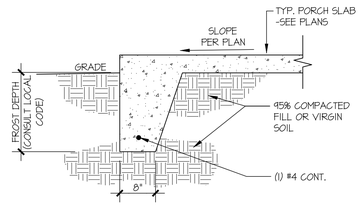
LB-2



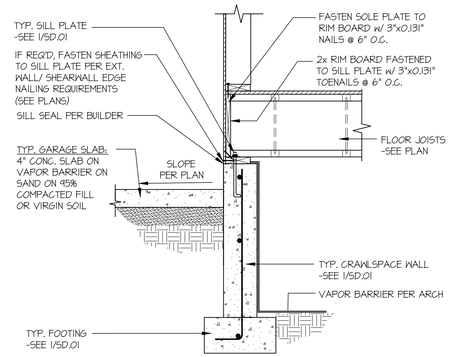
1 TYPICAL CRAWLSPACE FOUNDATION
SCALE: 3/4"=1'-0"



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



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"

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

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

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

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STRUCTURAL DETAILS

4537 90TH AVE SE
MERCER ISLAND, WASHINGTON

sheet: SD.01

TYPAR
Weather Protection System

Vertical wall Installation

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

STEP 1
Start at the bottom of one end of the wall with the printed side facing out. When starting at a corner, overlap by a minimum of 12".

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

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

STEP 2
Fasten the Typar to the stud using plastic capped nails or plastic capped staples at 32" O.C. both horizontally and vertically.

STEP 3
The upper layer of Typar housewrap should overlap the bottom layer by a minimum of 6" (152 mm) vertically and horizontally. Ensure proper shingling throughout the installation to properly shed water. Once the structure is completely covered, tape all seams and penetrations using Typar® construction tape. (Please refer to the Typar® flashing instructions for more detailed instruction on penetrations and window flashing installation).

STEP 4
After the installation complete and before the exterior cladding is installed, inspect the Typar® for tears. Repair the issues with Typar Construction tape or Typar Flashing.

pgi

TYPAR
Weather Protection System

Window and Door Preparation

Preparing for Window Installation

STEP 1
After wrapping the structure and covering all rough openings. Cut a horizontal line across the top of the window opening. The cut should not extend past the rough opening.

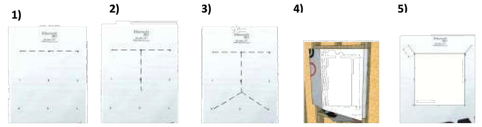
STEP 2
Start at the top center and make a vertical cut running two-thirds of the way down the opening.

STEP3
From that stopping point, cut diagonally to both lower left and right corners of the opening.

STEP 4
Pull each of the flaps tightly inside the rough opening and attach them to the frame with nails, staples, or tape.

STEP 5
At the window header, make a 6" diagonal cut at a 45 degree angle on both corners. Fold the material up exposing the sheathing. Now install the window or door according to the manufacturer instructions. The final step is to flash all seams and flanges securely (refer to Typar® Flashing instructions). Typar® flashing should also be installed in accordance with window manufacturer instructions and according to the ASTM 2112 standard.

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



pgi

TYPAR
Weather Protection System

Typical Window Flashing

STEP 1
Install the window sill pan according to the manufacturer's instructions. Alternatively, you can create a sill pan using Typar Flashing Flex. Cut a piece that is 12" longer than the length of the rough opening window sill.

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

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

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

STEP 2
Apply a continuous bead of sealant to the back of the window or on the wall. Do not apply the sealant across the bottom of the sill or on the bottom of the window. This area is left open to allow for proper drainage.

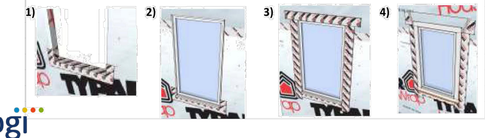
Install the window according to the manufacturer's installation instructions.

STEP 3
Cut two pieces of Typar Flashing long enough to extend 1" above the window head flange and 1" below the window sill flange. Carefully peel off the release liner and apply the flashing on both sides of the window. Make sure to cover the entire window flange, press firmly either by hand or using a J-roller. Ensure there are no wrinkles or bubbles.

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

STEP 4
Release the upper flap of the WRB that you cut earlier. Tape the 45 degree cuts using Typar Construction Tape or Typar Flashing. DO NOT tape the WRB along the top of the window flange.

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



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TYPAR
Weather Protection System

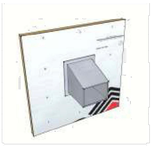
Flashing Penetrations

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

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

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

1)



STEP 1
Install the vent according to the manufacturer's recommendations. Trim the housewrap as close as possible around the perimeter of the vent.

STEP 2
Flash the vent using the same method as windows. Starting at the bottom flange; cut the flashing so that it extends past the flanges by 1" on both sides. Now apply the flashing to the sides of the vent. Remember to extend the flashing 1" on both top and bottom. Make sure to smooth out wrinkles and air bubbles. The use of a J-roller is optional.

2)

STEP 3
The Final step is to install the flashing across the top. Extend the flashing out at least 1" on both sides.

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

3)

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

For more information, visit www.Typar.com

pgi

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

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

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

Job Number:

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

Submittal Date

Sheet Title/Description

Design Firm

Drawn by:

Checked by:

Primary Scale

Sheet Title/Description

D1
of: .

Window, Skylight and Door Schedule

Project Information

NEW SFR
4537 90th Ave SE
Mercer Island, WA.

Contact Information

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

	Ref.	U-factor	Qt.	Width Feet	Inch	Height Feet	Inch	Area	UA
Exempt Swinging Door (24 sq. ft. max.)	WSEC	0.26	1	3	0	8	0	24.0	6.24
Exempt Glazed Fenestration (15 sq. ft. max.)			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
Powder - FG	WSEC	0.26	1	5	0	1	6	7.5	1.95
Foyer - FG	WSEC	0.26	1	1	4	7	6	10.0	2.60
Bath 2 - FG	WSEC	0.26	1	5	0	1	6	7.5	1.95
Guest Suite - FG	WSEC	0.26	4	2	6	2	0	20.0	5.20
Guest Suite - FG	WSEC	0.26	2	2	6	5	6	27.5	7.15
Guest Suite - CSMNT	WSEC	0.27	2	2	6	5	6	27.5	7.43
Great Room - FG	WSEC	0.26	2	2	6	1	6	7.5	1.95
Great Room - XXXO	WSEC	0.28	1	15	0	8	0	120.0	33.60
Dining - FG	WSEC	0.26	3	3	0	5	6	49.5	12.87
Dining - FG	WSEC	0.26	3	3	0	2	0	18.0	4.68
Kitchen - FG	WSEC	0.26	1	5	0	4	6	22.5	5.85
ADU - Foyer - FG	WSEC	0.26	1	3	0	5	6	16.5	4.29
ADU - Stair - FG	WSEC	0.26	4	2	6	5	6	55.0	14.30
Bedroom 4 - CSMNT	WSEC	0.27	1	2	6	5	6	13.8	3.71
Bedroom 4 - FG	WSEC	0.26	3	2	0	4	0	24.0	6.24
Bonus - CSMNT	WSEC	0.27	2	2	6	5	6	27.5	7.43
Kitchenette - FG	WSEC	0.26	1	5	0	1	6	7.5	1.95
Lanundry - FG	WSEC	0.26	1	4	0	5	0	20.0	5.20
W.I.C. - FG	WSEC	0.26	4	2	6	2	6	25.0	6.50
Primary Bath -FG	WSEC	0.26	2	6	0	7	6	90.0	23.40
Primary BR - FG	WSEC	0.26	4	3	0	5	6	66.0	17.16
Primary BR - CSMNT	WSEC	0.27	2	3	0	5	6	33.0	8.91
Bedroom 2 - XO	WSEC	0.28	1	5	0	5	0	25.0	7.00
Bedroom 3 - XO	WSEC	0.28	1	5	0	5	0	25.0	7.00
Bedrooom - 3 - CSMNT	WSEC	0.27	1	2	6	5	6	13.8	3.71
								0.0	0.00
								0.0	0.00
								0.0	0.00
								0.0	0.00
								0.0	0.00
								0.0	0.00
								0.0	0.00
								0.0	0.00
								0.0	0.00
								0.0	0.00
								0.0	0.00
								0.0	0.00
								0.0	0.00
								0.0	0.00
								0.0	0.00
								0.0	0.00
								0.0	0.00

	Area	UA
Sum of Vertical Fenestration Area and UA	759.5	202.03
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

	Area	UA
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)*	826.2	208.27

Simple Heating System Size: Washington State

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

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

Project Information

NEW SFR
4537 90th Ave SE
Mercer Island, WA.

Contact Information

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

Heating System Type: ○ All Other Systems ● Heat Pump

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

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

Area of Building

Conditioned Floor Area
Instructions
Conditioned Floor Area (sq ft) 4,020

Average Ceiling Height
Instructions
Average Ceiling Height (ft) 9.0
Conditioned Volume 36,180

	Instructions / selection	U-Factor	X	Area	=	UA
Glazing and Doors	U-0.28	0.280		826		231.28
Skylights		0.50				---
Insulation – **Attic**	R-49	0.026		2,190		56.94
Single Rafter or Joist Vaulted Ceilings	No Vaulted Ceilings in this project.	---				
Above Grade Walls *(see Figure 1)*	R-21 Intermediate	0.056		4,020		225.12
Floors	R-38	0.025		4,020		100.50
Below Grade Walls *(see Figure 1)*	No Below Grade Walls in this project.	0.028				

	Instructions / selection	F-Factor	X	Length		UA
Slab Below Grade *(see Figure 1)*	No Slab Below Grade in this project.	0.303				---
Slab on Grade *(see Figure 1)*	No Slab on Grade in this project.	---				

Location of Ducts
Instructions
Conditioned Space

Duct Leakage Coefficient
1.00

Figure 1.

Sum of UA	613.84	
Envelope Heat Load *Sum of UA x ΔT*	27,623	Btu / Hour
Air Leakage Heat Load *Volume x 0.6 x ΔT x 0.018*	17,583	Btu / Hour
Building Design Heat Load *Air leakage + envelope heat loss*	45,206	Btu / Hour
Building and Duct Heat Load *Ducts in unconditioned space: sum of building heat loss x 1.10* *Ducts in conditioned space: sum of building heat loss x 1*	45,206	Btu / Hour
Maximum Heat Equipment Output *Building and duct heat loss x 1.40 for forced air furnace* *Building and duct heat loss x 1.25 for heat pump*	56,508	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*
4537 90th Ave SE, Mercer Island, WA.	Ryan Redman - JayMarc Homes - 214.663.7599

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

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

Authorized Representative	Ryan Redman Digitally signed by Ryan Redman Date: 2022.03.07 08:48:40 -08'00'	*Date*	03/07/2022

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.

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

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

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

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

PROVIDE CERTIFICATE REPORT PER R405.4.2 IN 2018 WSEC.

ENERGY SHEET 1

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

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

4537 90th AVE SE
Mercer Island, WA.
Job Number:

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

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

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

06.15.21
Submittal Date

.
Sheet Title/Description

JAYMARC HOMES
Design Firm

R.R.
Drawn by:

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

.
Primary Scale

Sheet Title/Description

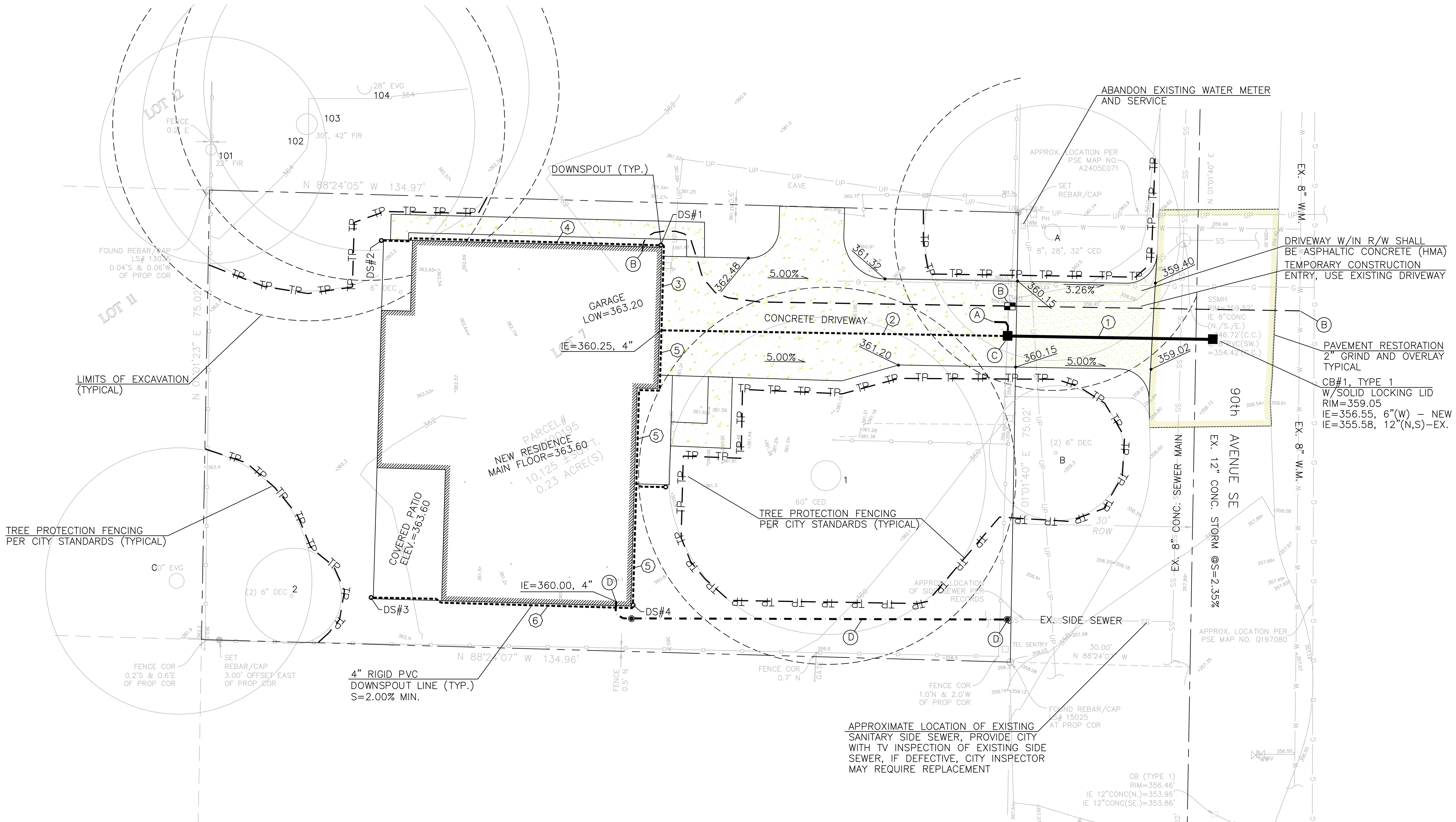
EN1
of: .

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

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

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

CALL BEFORE YOU DIG: 811



4537 TREE INVENTORY

ONSITE TREES

Tree ID	species	DBH	DRIP	EXCEPTIONAL	SAVE	REMOVE
1	Western red cedar	58.5	24	yes	yes	
2	Mountain Ash	6	6	small tree	yes	
3	Eastern Dogwood	6	16	small tree	No	YES

OFFSITE TREES

Tree ID	species	DBH	DRIP	EXCEPTIONAL
A	Western Red Cedar	41.6	20	yes
B	Mountain Ash	9	11	small tree
C	Douglas Fir	35	21	yes
D	Douglas Fir	24	16	Large Tree
101	Doug Fir	24	18	yes, grove
102	Doug Fir	36.5	14	yes, grove
103	Doug Fir	40	26	yes, grove
104	Doug Fir	30.5	26	yes, grove

NOTES:

- (A) FOOTING DRAIN CONNECTION, IE=355.87, 4"
- (B) INSTALL NEW WATER SERVICE AND METER. METER BOX SHALL BE TRAFFIC BEARING BOX AND LID
- (C) CB#2, TYPE 1 W/SOLID LOCKING LID RIM=360.20 IE=357.87, 4"(N)–FOOTING IE=357.87, 4"(W)–DOWNSPOUTS IE=357.70, 6"(E)
- (D) 68LF., NEW 4" SIDE SEWER

STORM PIPE TABLE

(1)	34LF., 6" PVC SDR–35 @ S=3.38%
(2)	58LF., 4" PVC SDR–35 @ S=4.10%
(3)	12LF., 4" PVC SDR–35 @ S=7.92%
(4)	48LF., 4" PVC SDR–35 @ S=2.00%
(5)	52LF., 4" PVC SDR–35 @ S=2.00%
(6)	45LF., 4" PVC SDR–35 @ S=2.00%

DOWNSPOUT TABLE

DS#1	GROUND=363.20 DOWNSPOUT LINE=361.20, 4"
DS#2	GROUND=363.50 DOWNSPOUT LINE=362.20, 4"
DS#3	GROUND=363.50 DOWNSPOUT LINE=362.20, 4"
DS#4	GROUND=362.80 DOWNSPOUT LINE=361.30, 4"
DS#5	GROUND=362.80 DOWNSPOUT LINE=361.40, 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)	= 2,756 SQ. FEET
UNCOVERED DRIVEWAY AREA	= 1,148 SQ. FEET
UNCOVERED WALKWAY	= 241 SQ. FEET
TOTAL IMPERVIOUS AREAS	= 4,145 SQ. FEET

LANDSCAPE AREAS NOTE:

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

GRAPHIC SCALE

0 5 10 20

1 inch = 10 feet

REV. NO. | DATE | DESCRIPTION

03/10/2022

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: 4537 90h Avenue SE

CLIENT: Marc Russo

SHEET CONTENT: Tree Protection &Utility Plan

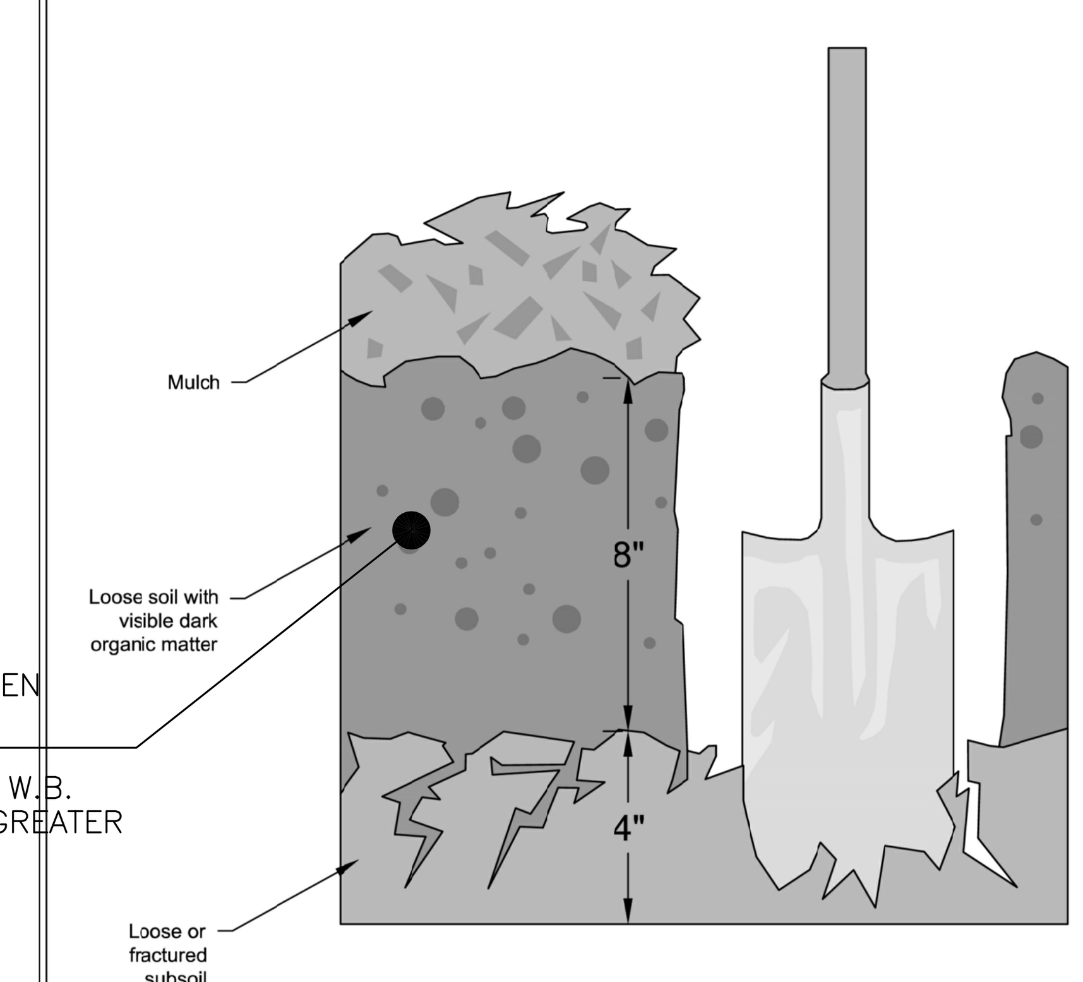
DATE 03/10/2022

JOB NO.

DWG NO.

SHEET 1 OF 2

Figure V-5.3.3 Planting bed Cross-Section



pH TO BE BETWEEN 6–10

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

Reprinted from *Guidelines and Resources For Implementing Soil Quality and Depth BMP T5.13 in WDOE Stormwater Management Manual for Western Washington*, 2010, Washington Organic Recycling Council

NOT TO SCALE

DEPARTMENT OF ECOLOGY State of Washington

Figure V-5.3.3
Planting Bed Cross-Section

Revised January 2016

REV. NO.	DATE	DESCRIPTION

03/10/2022

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: **4537 90h Avenue SE**

CLIENT: **Marc Russo**

SHEET CONTENT: **Utility Details**

DATE: 03/10/2022
JOB NO.:
DWG NO.:

SHEET 2 OF 2

TOPOGRAPHIC & BOUNDARY SURVEY

LEGAL DESCRIPTION

FOR PARCEL# 0191100190

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

FOR PARCEL# 0191100195

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

BASIS OF BEARINGS

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

REFERENCES

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

VERTICAL DATUM

NAVD88, PER GPS OBSERVATIONS.

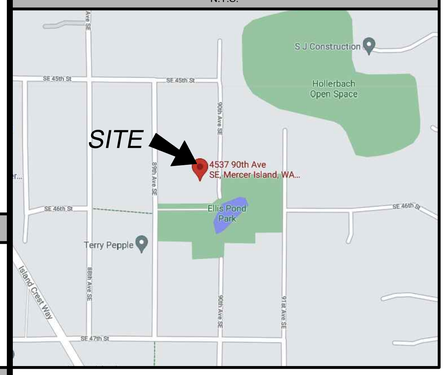
SURVEYOR'S NOTES

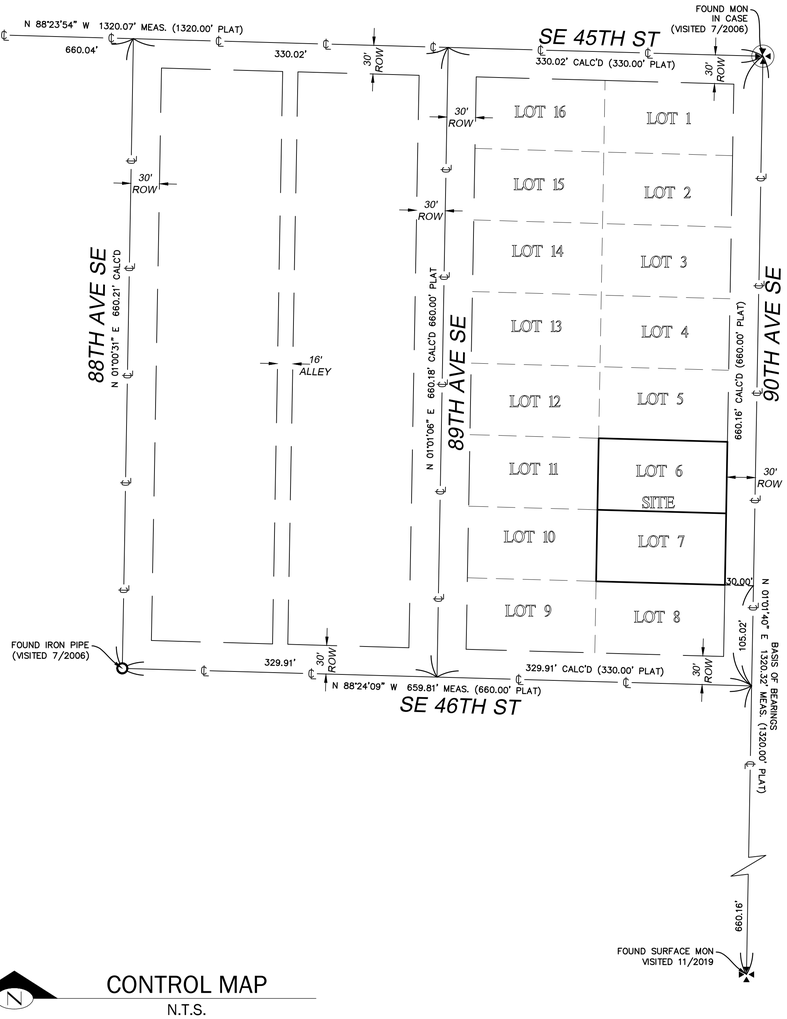
1. THE TOPOGRAPHIC SURVEY SHOWN HEREON WAS PERFORMED IN MAY OF 2021. THE FIELD DATA WAS COLLECTED AND RECORDED ON MAGNETIC MEDIA THROUGH AN ELECTRONIC THEODOLITE. THE DATA FILE IS ARCHIVED ON DISC OR CD. WRITTEN FIELD NOTES MAY NOT EXIST. CONTOURS ARE SHOWN FOR CONVENIENCE ONLY. DESIGN SHOULD RELY ON SPOT ELEVATIONS.
2. ALL MONUMENTS SHOWN HEREON WERE LOCATED DURING THE COURSE OF THIS SURVEY UNLESS OTHERWISE NOTED.
3. THE TYPES AND LOCATIONS OF ANY UTILITIES SHOWN ON THIS DRAWING ARE BASED ON INFORMATION PROVIDED TO US, BY OTHERS OR GENERAL INFORMATION READILY AVAILABLE IN THE PUBLIC DOMAIN INCLUDING, AS APPLICABLE, IDENTIFYING MARKINGS PLACED BY UTILITY LOCATE SERVICES AND OBSERVED BY TERRANE IN THE FIELD. AS SUCH, THE UTILITY INFORMATION SHOWN ON THESE DRAWINGS ARE FOR INFORMATIONAL PURPOSES ONLY AND SHOULD NOT BE RELIED ON FOR DESIGN OR CONSTRUCTION PURPOSES; TERRANE IS NOT RESPONSIBLE OR LIABLE FOR THE ACCURACY OR COMPLETENESS OF THIS UTILITY INFORMATION. FOR THE ACCURATE LOCATION AND TYPE OF UTILITIES NECESSARY FOR DESIGN AND CONSTRUCTION, PLEASE CONTACT THE SITE OWNER AND THE LOCAL UTILITY LOCATE SERVICE (800-424-5555).
4. SUBJECT PROPERTY TAX PARCEL NO. 019110-0190 & 019110-0195
5. SUBJECT TOTAL PROPERTY AREA PER THIS SURVEY IS 20,250 ±S.F. (0.46 ACRES)
   FOR PARCEL# 019110-0190 AREA= 10,125 ±S.F. (0.23 ACRES)
   FOR PARCEL# 019110-0195 AREA= 10,125 ±S.F. (0.23 ACRES)
6. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. EASEMENTS AND OTHER ENCUMBRANCES MAY EXIST THAT ARE NOT SHOWN HEREON.
7. FIELD DATA FOR THIS SURVEY WAS OBTAINED BY DIRECT FIELD MEASUREMENTS WITH A CALIBRATED ELECTRONIC 5-SECOND TOTAL STATION AND/OR SURVEY GRADE GPS OBSERVATIONS. ALL ANGULAR AND LINEAR RELATIONSHIPS ARE ACCURATE AND MEET THE STANDARDS SET BY WAC 332-130-090.

LEGEND

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

VICINITY MAP
N.T.S.





CONTROL MAP
N.T.S.

STEEP SLOPE/BUFFER DISCLAIMER:

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

INDEXING INFORMATION

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

measure success

TOPOGRAPHIC & BOUNDARY SURVEY
PARCEL NO. 0191100190 & 0191100195

JAYMARC HOMES

4537 90TH AVE SE
MERCER ISLAND, WA 98040

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

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

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

REVISION HISTORY

SHEET NUMBER
1 OF 2

TOPOGRAPHIC & BOUNDARY SURVEY

LEGEND

ASPHALT SURFACE	PH	POWER HAND HOLE
BUILDING	P	POWER METER
CENTERLINE ROW	UP	POWER (UNDERGROUND)
CONCRETE SURFACE	PWR SENTRY	POWER SENTRY
RETAINING WALL	●	REBAR & CAP (SET)
DECK	SS	SEWER LINE
FENCE LINE (WOOD)	○	SEWER MANHOLE
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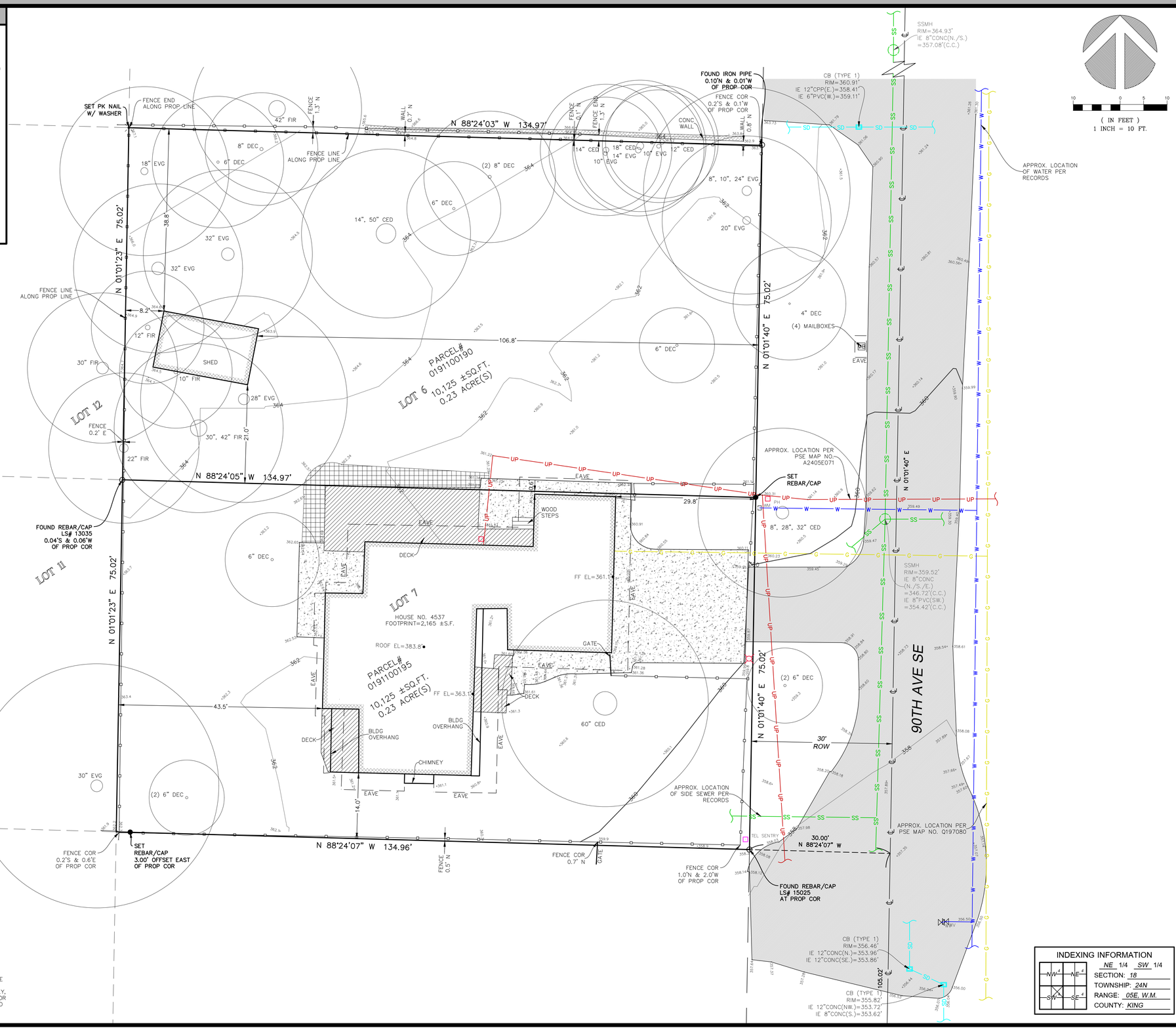
MONUMENT IN CASE (FOUND)		YARD LIGHT



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INDEXING INFORMATION

NE 1/4 SW 1/4

SECTION: 18

TOWNSHIP: 24N

RANGE: 05E, W.M.

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measure success

TOPOGRAPHIC & BOUNDARY SURVEY

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

REVISION HISTORY

SHEET NUMBER

2 OF 2