

4537 90th AVE SE

MERCER ISLAND, WA - MISXXX

GENERAL INFORMATION
APPLIES FULL SET



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

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/WASHINGS 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 w/CENTRITIOUS BACKER BOARD and MOISTURE RESISTANT UNDERLAYMENT per IRC, R702.4.2. NONABSORBENT AT TUB & SHOWER WALLS SHALL BE TO A HEIGHT OF +12" 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 RESID 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 INTIION SOURCES TO BE MIN. 18" ABV. GARAGE FLOOR per IRC, M307.3

O. PROVIDE FIREBLOCKING TO CUT OFF DRAFT OPENINGS AT LOCATIONS w/MATERIALS per IRC, R302.11. PROVIDE DRAFT STOPPING 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 CEILINGSS FOR THE PASSAGE OF PIPES, STRAINER PLATES ON DRAIN INLETS, TUB SHAFT 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 7 3/4" - 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" (UNO.)
UPPER FLOOR 9'-1 1/8" (UNO.)

SAFETY GLAZING

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

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

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

SKYLIGHTS and SLOPED GLAZING SHALL COMPLY WITH

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	STO Sound Transmission Coefficient
AD Area Drain	EXIST Existing	MIN Minimum	STD Standard
ADDL Additional	EXT Exterior	MIR Mirror	STL Steel
ADH Adhesive	FBD Fiberboard	MISC Miscellaneous	STR Structural
ADJ Adjustable	FCB Fiber Cement Board	MLB Micro Laminated Beam	STRUCT Structure or Structural
AFF Above Finish Floor	FD Floor drain	MMB Membrane	SY Square yard
AGG Aggregate	FIN Finish	MLK Millwork	T Tread
ALT Alternate	FLR Floor	NIC Not in Contract	T&G Tongue and Groove
ALUM Aluminum	FLR Fluorescent	NO #	TEL Telephone
ANC Anchor	FLSH Flashing	NO Number	TEMP Tempered
APX Approximate	FND Foundation	NOM Nominal	TK Tight Knot
ASPH Asphalt	FO Face Of	NTS Not to Scale	TME To Match Existing
AUTO Automatic	FOC Face of Concrete	O Non-Operable Window	TOB Top of Beam
AVR Average	FOM Face of Masonry	OBS Obscure	TOC Top of curb / Top of Concrete
AWG American Wire Gauge	FOS Face of Studs	OD Outside Diameter	TOF Top of footing
AWN Awning	FOW Face of Wall	OH Overhang	TOJ Top of joint
B/O By Others	FFL Fireplace	OP Opaque	TOW Top of wall
BM Beam	FRM Frame(ing)	OPNG Opening or Section	TP Toilet Paper Hanger
BOF Bottom of footing	FRFF Fireproof	OSB Orientated Strand Board	UNO Unless Noted Otherwise
BOT Bottom	GA Gauge	PBD Particle Board	VB Vapor barrier
BOW Bottom of wall	GALV Galvanized	PBF Prefabricated	VERT Vertical
BR Bedroom	GFCI Ground Fault Circuit Interrupt	PERF Perforate(d)	VIF Verify in field
BSM Basement	GFI Ground Fault	PL Property Line	W/O Without
BTW Between	GL Glass	PLAM Plastic Laminated	WC Toilet (water closet)
BND Beyond	GLB Blue Laminated Beam	PLYD Plywood	WD Wood
CAB Cabinet	GWB Gypsum Wall Board	PNT Paint or Painted	WH Water Heater
CAS Casement	GYP Gypsum	PSF Pounds Per Square Foot	WC Walk-in Closet
CB Catch Basin	HB Hose Bib	PSI Pounds Per Square Inch	WP Water Proofing
CC Center to Center	HC Hollow Core	PT Pressure Treated	WR Weather Resistant Barrier
CIP cast-in-place	HDR Header	PVC Polyvinyl Chloride	WWF Welded Wire Fabric
CJ Control joint	HDWR Hardware	PWTP Pavement	X Operable Window Section
CL Centerline	HT Height	R&S Rod and Shelf	
CLG Ceiling	HVAC Heat-Vent-Air Conditioning	RD Rod	
CLR Clear	HW Hot water	RD Reinforced Concrete	
CMU Concrete Masonry Unit	ILD In Lieu Of	RD Roof Drain	
CO Clean Out	INCH In	RD Reinforcing Bar	
COL Column	INCL Include	REBAR Reinforcing Bar	
CONC Concrete	INT Interior	REG Register	
CONT Continuous	J-Box Junction box	REQ Required	
CRPT Carpet	JNT Joint	REQD Required	
CT Ceramic Tile	JST Joist	REV Revision	
CTYD Courtyard	KD Klin Dried	RFG Roofing	
CU FT Cubic Feet	KIT Kitchen	RM Room	
CY YD Cubic Yard	LAM Laminat(e)	RO Rough Opening	
DBL Double	LAV Lavatory	ROW Right of way	
DEMO Demolish or	LB Pound	SA Supply Air	
Demolition	LF Lineal Feet	SCH Schedule	
DH Double Hung	LL Live Load	SCN Screen	
DIA Diameter	LT Light	SD Smoke detector	
DM Dimension	LTG Lighting	SECT Section	
DN Down	LVL Laminated Veneer Lumber	SGD Sliding Glass Door	
DP Damp proofing	LVR Louver	SH Shelf	
DR Door	MAS Masonry	SHH Sheathing	
DRWR Drawer	MAX Maximum	SM Similar	
DS Downspout	MBR Member	SIM Similar	
DT Drain Tile			
DW Dishwasher			
DWG Drawing			
EJ Exhaust fan			
EA Eeach			
EF Exhaust fan			
EJ Expansion joint			
EL Elevation			

SHEET INDEX

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A1	COVERSHEET
A1.1	A.D.U. - FLOOR PLAN INFORMATION
A2	SITE PLAN
A3	FOUNDATION PLAN
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A5	MAIN FLOOR PLAN
A6	UPPER FLOOR FRAMING PLAN
A7	UPPER FLOOR PLAN
A8	ROOF FRAMING PLAN
A9	ROOF PLAN
A10	EXTERIOR ELEVATIONS
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A12	BUILDING SECTIONS
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LB-1	LATERAL - DETAILS
LB-2	LATERAL - DETAILS
LB-3	LATERAL - DETAILS
SD.01	FOUNDATION DETAILS
D1	WATER INTRUSION DETAILS
E1	MAIN FLOOR ELECTRICAL LAYOUT
E2	UPPER FLOOR ELECTRICAL LAYOUT
EN1	2018 ENERGY CODE CALCULATIONS

PROJECT TEAM

ARCHITECTURAL DESIGN - JAYMARC HOMES

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RYAN REDMAN - RYAN@JAYMARCHOMES.COM

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

SQUARE FOOTAGE SUMMARY

MAIN FLOOR/ MAIN LIVING	1,641	S.F.
MAIN FLOOR A.D.U.	134	S.F.
GARAGE	525	S.F.
SUB TOTAL	2,300	S.F.
UPPER FLOOR/ MAIN LIVING	1,654	S.F.
UPPER FLOOR A.D.U.	685	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	34.4%	
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.
COVID PATIO	250	S.F.
COVID PORCH	87	S.F.
OVERALL WIDTH	60'-0"	
OVERALL DEPTH	48'-5 1/2"	
Updated: 03/04/2018		
Method for Calculating Square Footage - ANSI Z390-2013 (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"

Issue	Issue Date	By
△		
△		

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.

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06.15.21
Submission Date

JAYMARC HOMES
Design Firm

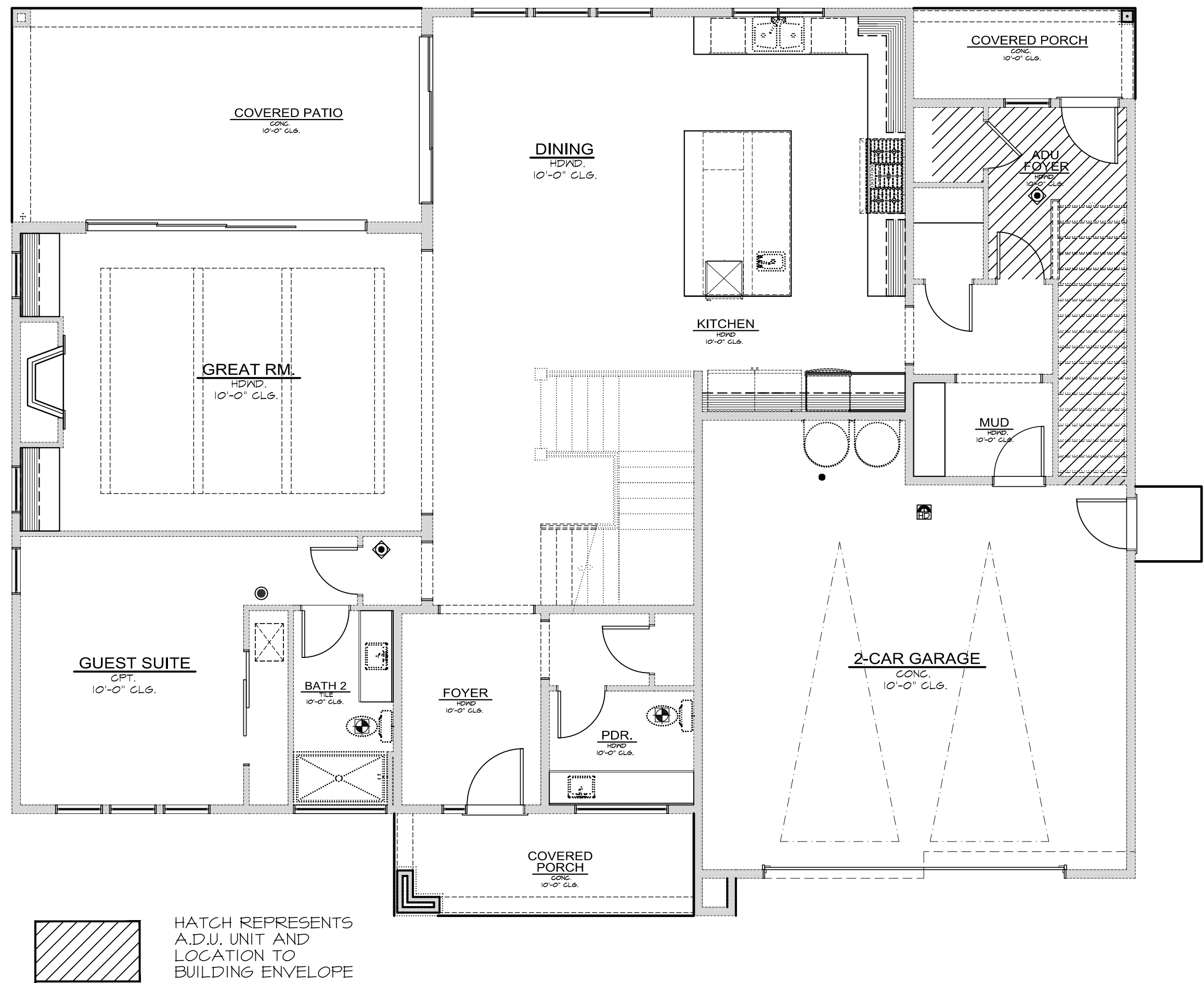
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R.R./ S.K.
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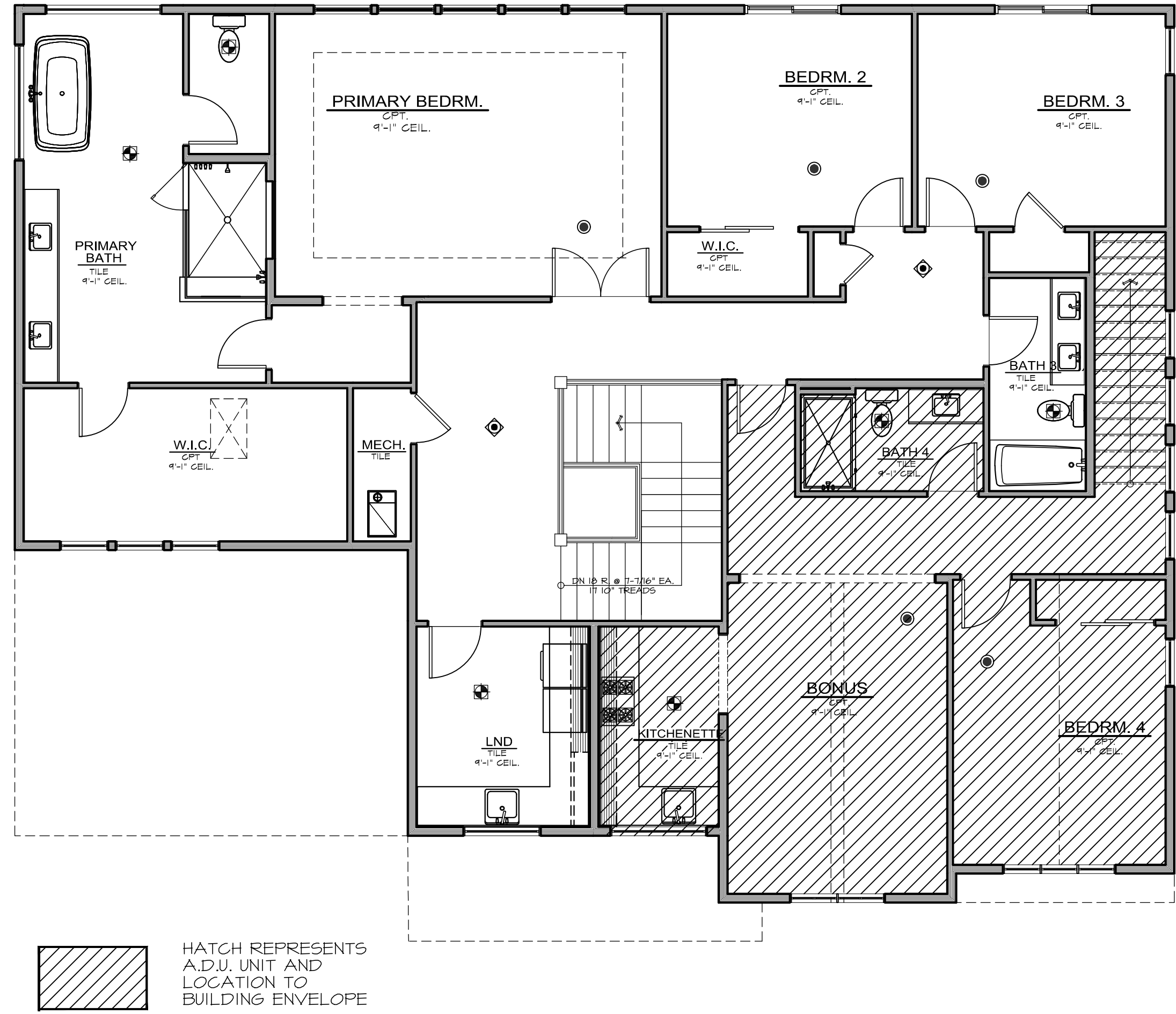
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Sheet Title/Description



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"

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

ADU PLAN INFORMATION

1/4" = 1'-0"

SQUARE FOOTAGE SUMMARY	
MAIN FLOOR/ MAIN LIVING	1,641 S.F.
MAIN FLOOR A.D.U.	525 S.F.
GARAGE	525 S.F.
SUB TOTAL	2,691 S.F.
UPPER FLOOR/ MAIN LIVING	1,664 S.F.
UPPER FLOOR A.D.U.	606 S.F.
MINUS A.D.U. STAIRS	-54 S.F.
MINUS MAIN STAIRS	-100 S.F.
SUB TOTAL	2,116 S.F.
TOTAL G.F.A.	4,540 S.F.
ALLOWABLE F.A.R. 45%	4,596 S.F.
PROPOSED	34.4%
TOTAL NET AREA MAIN HOUSE	1,830 S.F.
GARAGE	525 S.F.
TOTAL NET A.D.U.	824 S.F.
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Mercer Island, WA.
 Job Number:

plan name: -
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 mark sys. number: -

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06.15.21
 Submittal Date

Sheet Title/Description

JAYMARC HOMES
 Design Firm

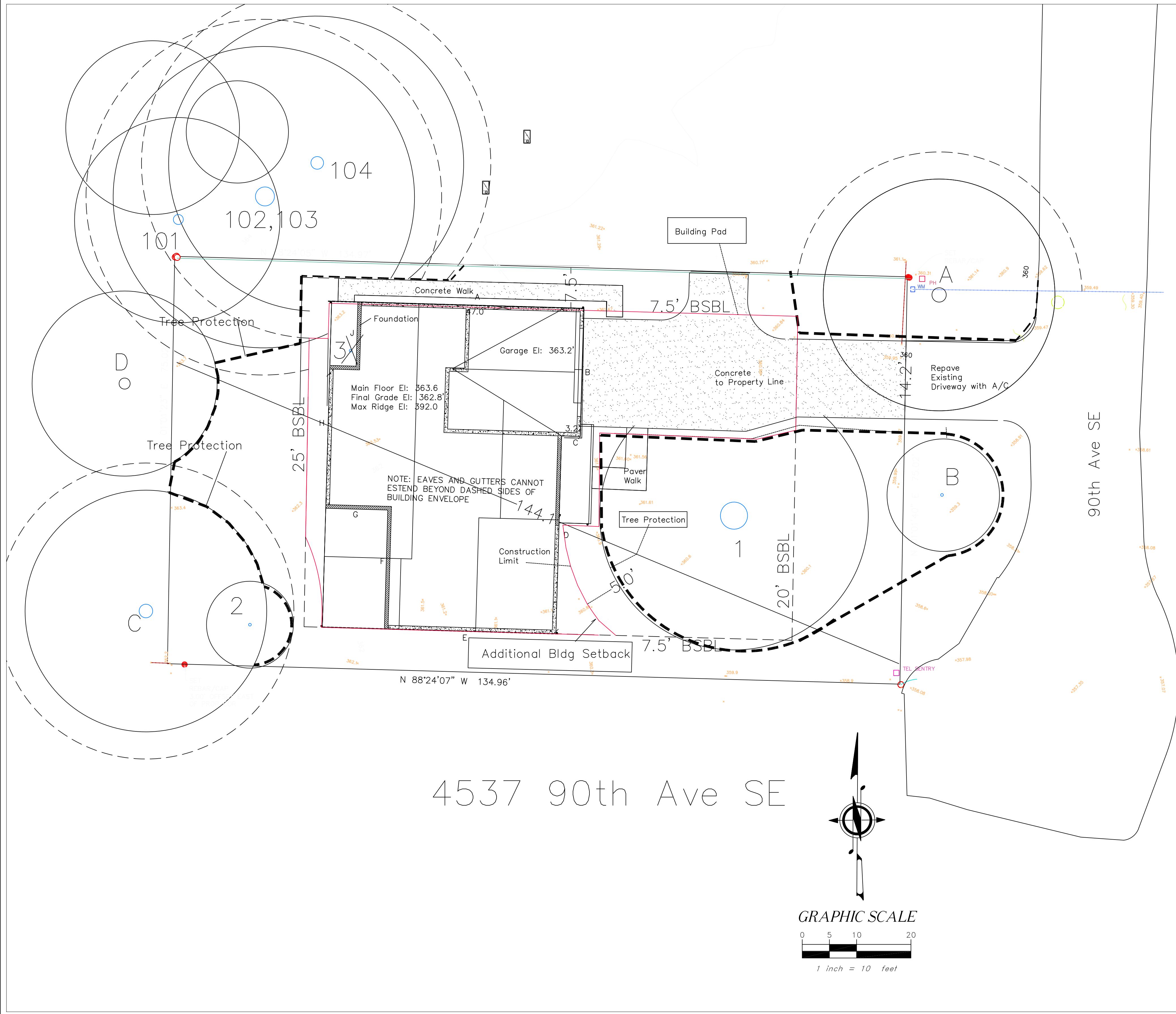
R.R.
 Drawn by:

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

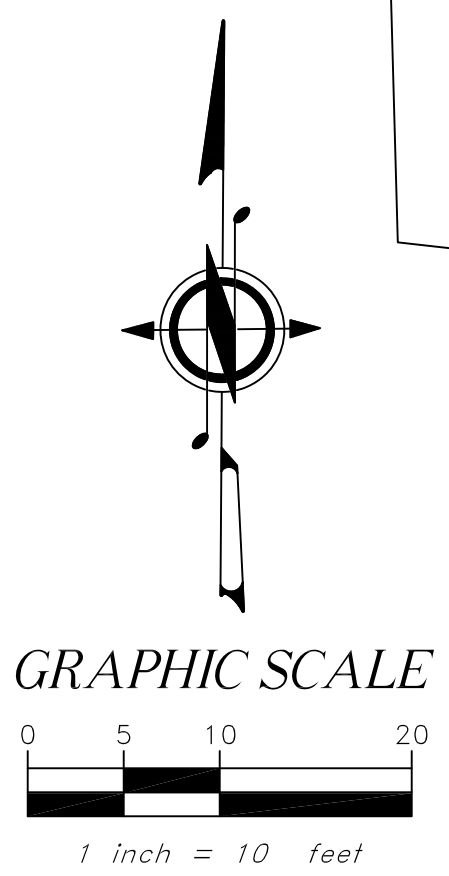
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Sheet Title/Description



4537 90th Ave SE



PROPERTY OWNER
 SABISABI, LLC
STREET ADDRESS
 4537 90th Ave SE, Mercer Island, WA 98040
PARCEL #
 191100195
LEGAL DESCRIPTION
 Lot 7, Block 3, Allview Heights Addition to Seattle, According to the plat recorded 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%
MAXIMUM 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 Limit		392.0	
		391.5	

PARKING	
Covered	2 ea.
Driveway	2 ea.

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		

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%

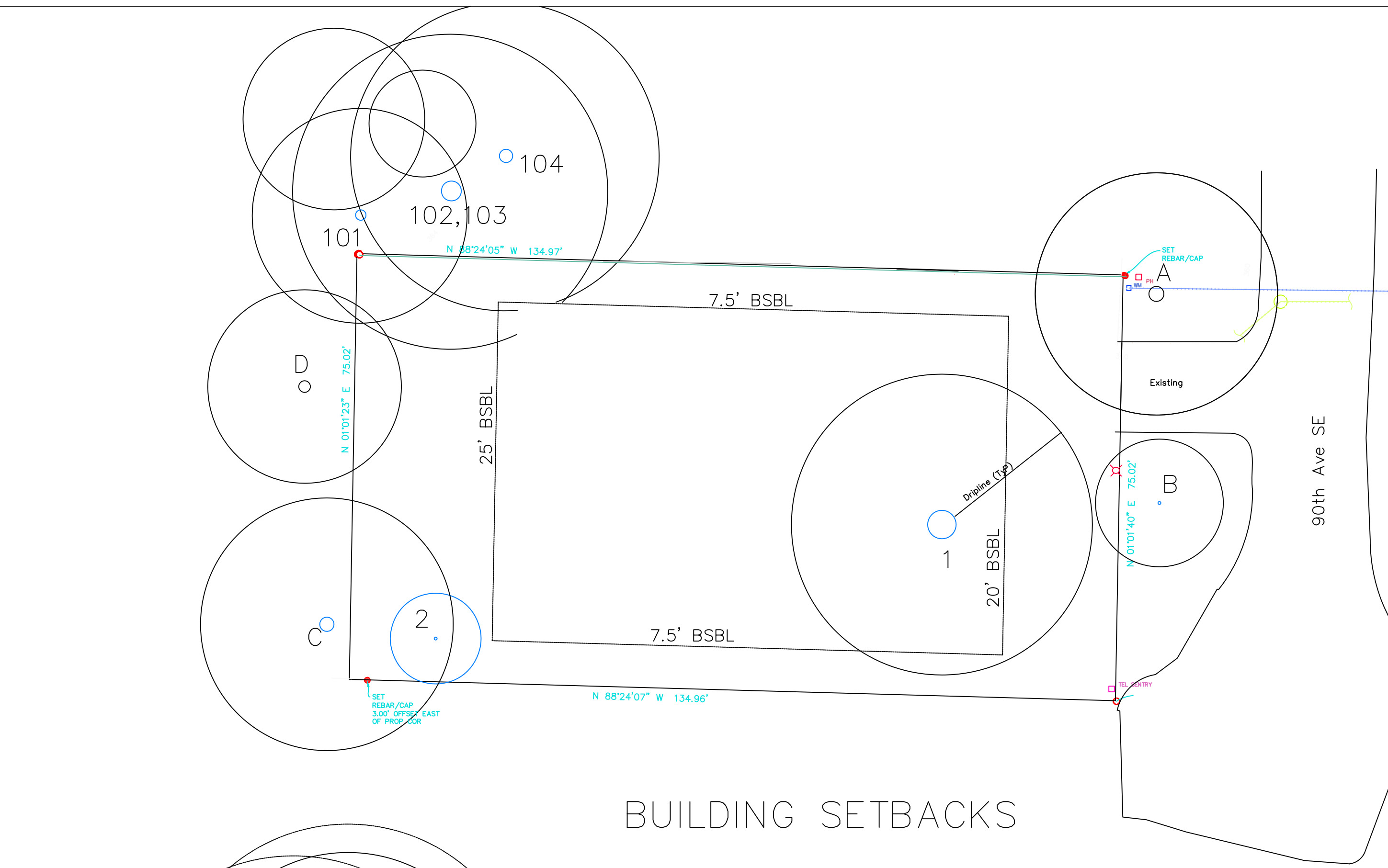
GROSS FLOOR AREA	
Main Floor/Main Living	1691 sf
Main Floor Garage	525 sf
Main Floor ADU	139 sf
Total Main Floor	2355 sf
Second Floor Main Living	1659 sf
Second Floor Stair Deduction	-100 sf
Second Floor ADU	685 sf
ADU Stair Deduction	-59 sf
Total Second Floor	2185 sf
Total GFA	4540 sf
Allowable GFA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

JayMarc Homes, LLC
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 Mercer Island, WA 98040
 425 281 2706

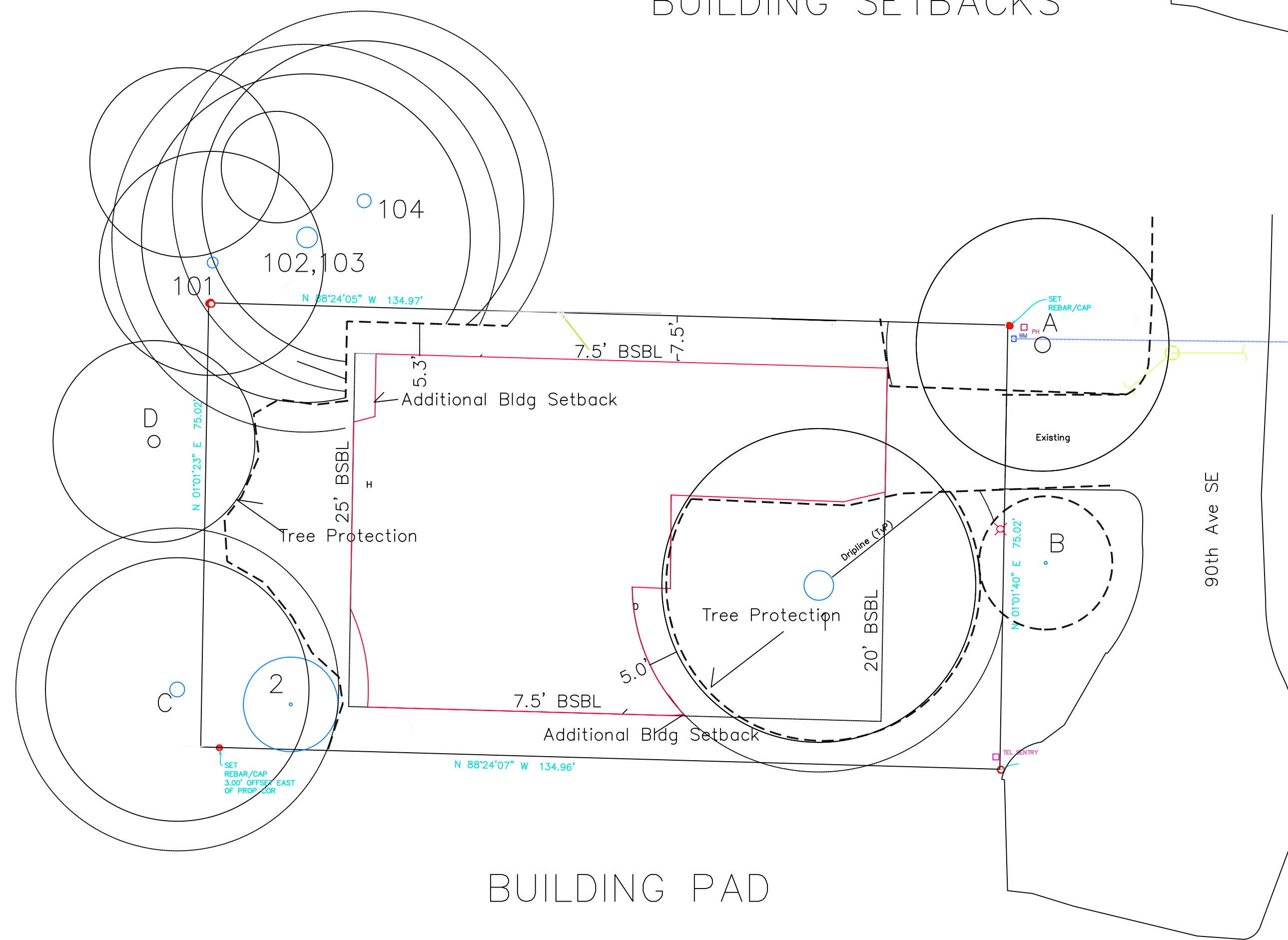
Site Plan
 4537 90th Ave SE
 Mercer Island, WA

Drawn by
 GU
 3-21-22

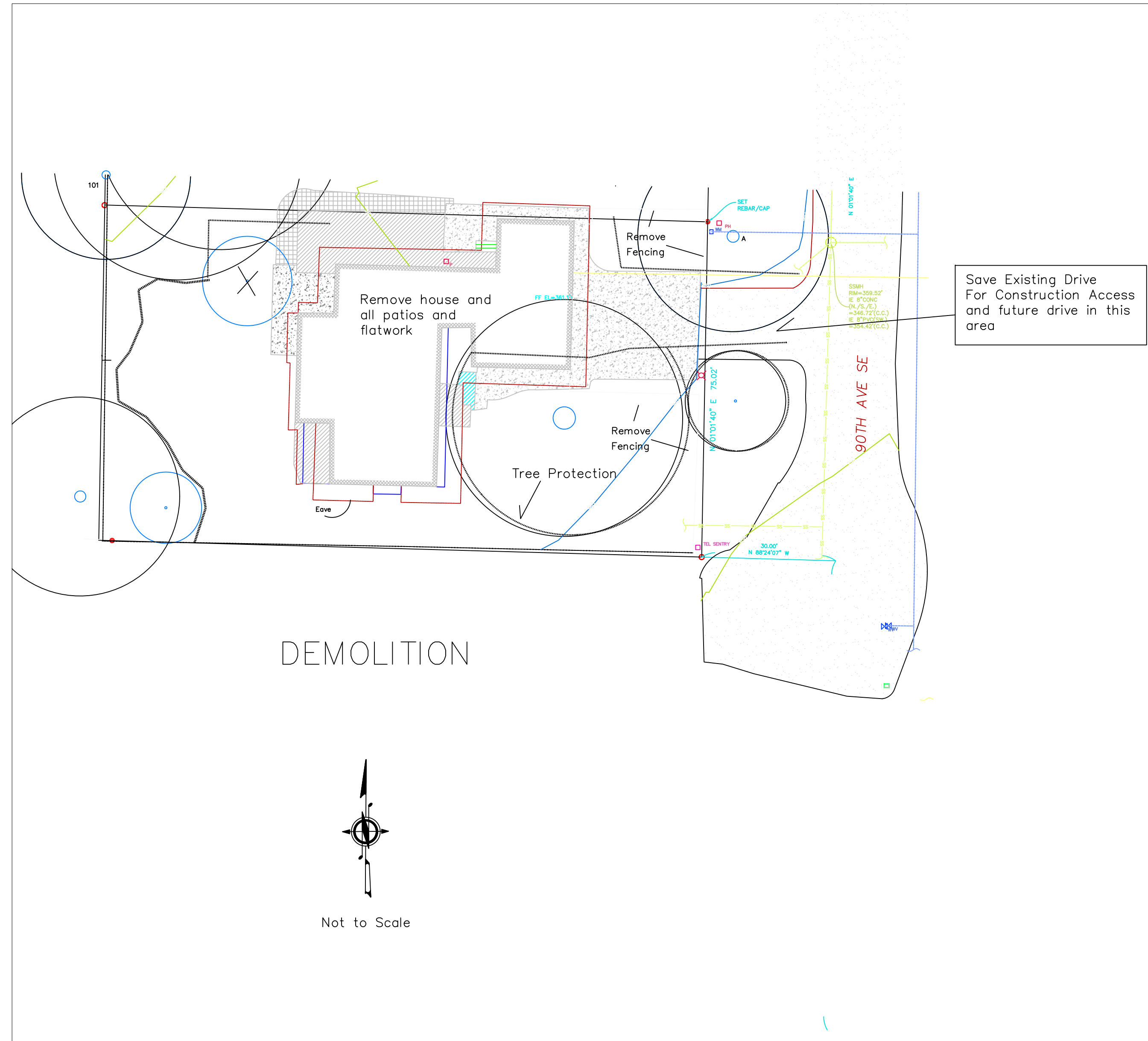
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BUILDING SETBACKS



BUILDING PAD

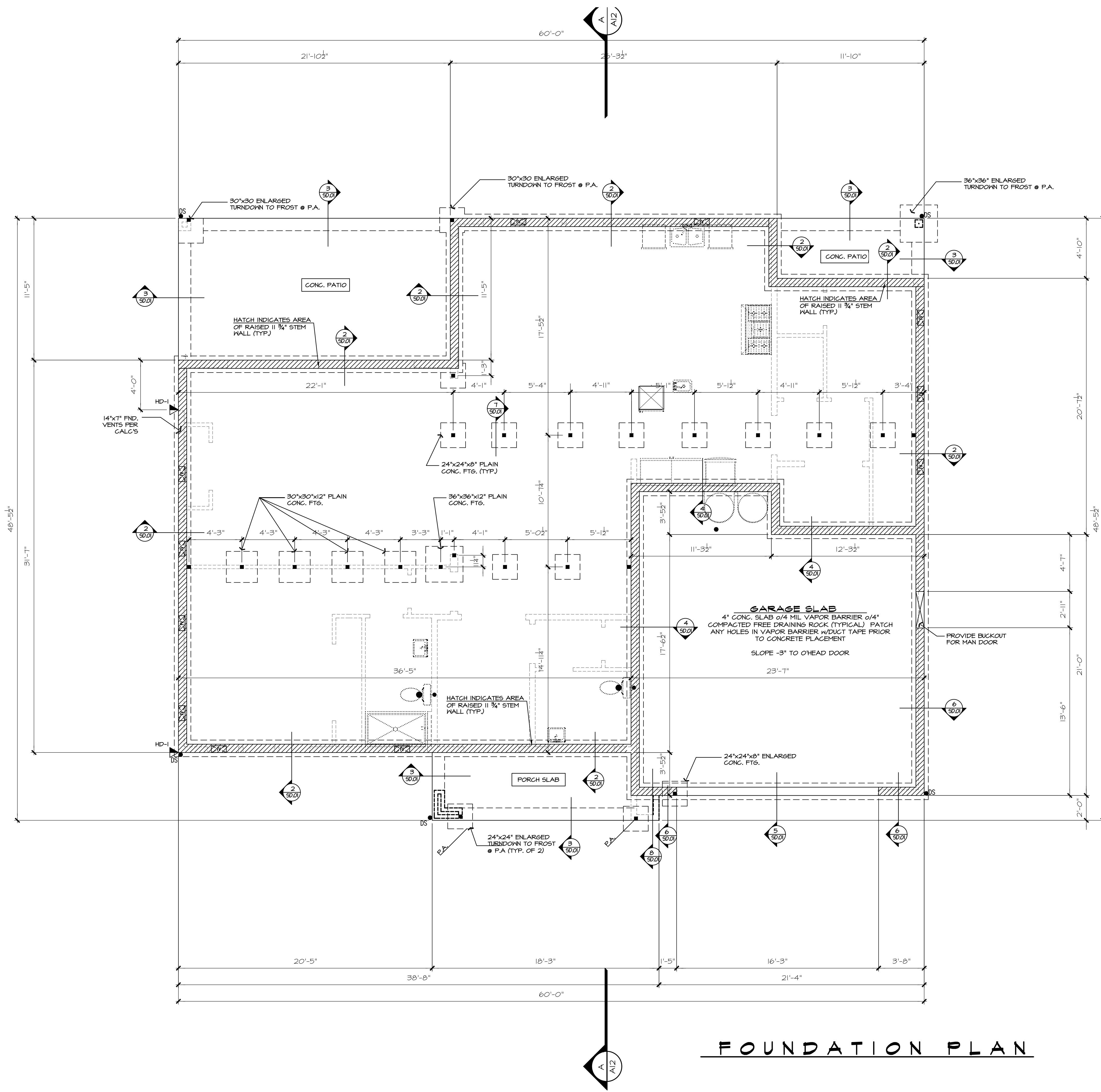


DEMOLITION

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

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

Drawn by
 GU
 3-21-22



FOUNDATION PLAN

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

LEGEND	
•	INTERIOR BEARING WALL
•	EXTERIOR WALL ABOVE
JL	METAL HANGER
*	INDICATES POST ABOVE. PROVIDE SOLID BLOCKING UNDER POST OR JAMB ABOVE.
▶	INDICATES HOLD-DOWN.

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

TYP. CRAWLSPACE POSTS:
 4x4 P.T. POST (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-O FOR TYPICAL STRUCTURAL NOTES & SCHEDULES


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

Issue	Issue Date	By	Description

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Mercer Island, WA.
 Job Number:

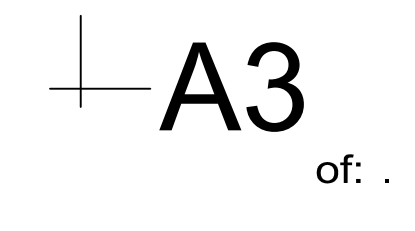
plan name: -
 marketing name: XXXXXX
 plan number:
 mark sys. number: -

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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

HOLD-DOWN SCHEDULE	
SYMBOL	SPECIFICATION
HD-1	SIMPSON STHD14 (R.J) HOLD-DOWN
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LEGEND	
	J.L. METAL HANGER
	INDICATES POST ABOVE, PROVIDE SOLID BLOCKING UNDER POST OR JAMB ABOVE.
	INDICATES HOLD-DOWN.

REFER TO S-O 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 GLEATS EA. SIDE + SIMPSON ABW44Z PLATE @ BASE OF POST ON ASPHALT SHINGLE ON 24"x24"x8" PLAIN CONG. 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.

Issue Description	Issue Date	By

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.

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06.15.21
Submittal Date

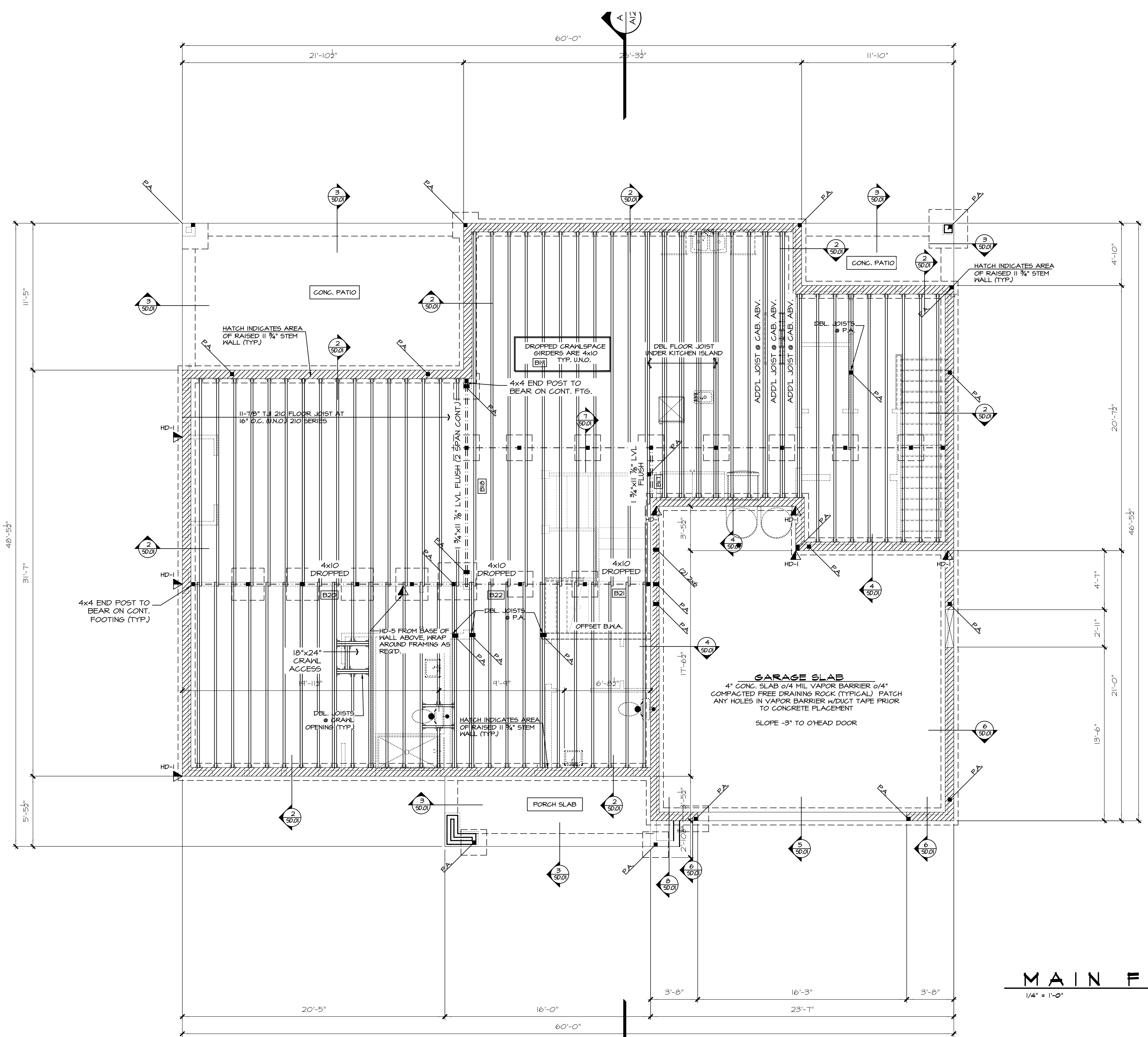
Sheet Title/Description
JAYMARC HOMES
Design Firm

R.R.
Drawn by:

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

Primary Scale

A4
of: .



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

Sheet Title/Description



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

MAIN FLOOR PLAN NOTES

PLAN SPECIFIC 2018 WSEC SECTION R406
R406.2 ADDITIONAL ENERGY EFFICIENCY REQUIREMENTS (MANDATORY). THIS RESIDENTIAL DWELLING SHALL COMPLY W/SUFFICIENT OPTIONS FROM TABLE R406.2 TO ACHIEVE THE FOLLOWING MIN. NUMBER OF CREDITS: 6 FOR A 1501sf to 4,999sf HOME.
CREDITS PROVIDED IN THIS HOME AS FOLLOWS:
EFFICIENT BUILDING ENVELOPE OPT. 1.3: 0.5 CREDITS
PRESCRIPTIVE COMPLIANCE IS BASED ON TABLE R402.1.1 WITH FOLLOWING MODIFICATIONS:
VERTICAL FENESTRATION U = 0.28 WINDOWS
FLOORS TO BE R-38 and SLAB ON GRADE TO BE R-10 PERIMETER and UNDER ENTIRE SLAB BELOW GRADE.
AIRLEAKAGE & EFFICIENT VENTILATION OPT. 2.1: 0.5 CREDITS
REDUCE THE TESTED AIR LEAKAGE TO 3.0 AIR CHANGES PER HOUR MAXIMUM @ 50 PASCALS AND ALL WHOLE HOUSE VENTILATION REQUIREMENTS AS DETERMINED BY SECTION M507.3 OF THE IRC, OR SECTION 404.8 OF THE IMC SHALL BE MET WITH A HIGH EFFICIENCY FAN(S) (MAXIMUM OF 0.35 WATTS/CFM) NOT INTERLOCKED WITH THE FURNACE FAN (IF PRESENT). VENTILATION SYSTEMS USING A FURNACE INCLUDING AN EMC MOTOR ARE ALLOWED, PROVIDED THAT THEY ARE CONTROLLED TO OPERATE AT LOW SPEED IN THE VENTILATION ONLY MODE.
HIGH EFFICIENCY HVAC EQUIPMENT OPT. 3.5a: 1.5 CREDITS
HVAC EQUIPMENT AND ASSOCIATED DUCT SYSTEM(S) INSTALLATION SHALL COMPLY WITH THE REQUIREMENTS OF SECTION R403.3.1. LOCATING SYSTEM COMPONENTS IN CONDITIONED GRAVEL SPACE IS NOT PERMITTED UNDER THIS OPTION. ELECTRIC RESISTANCE HEAT AND DUCTLESS HEAT PUMPS ARE NOT PERMITTED UNDER THIS OPTION. DIRECT COMBUSTION HEATING EQUIPMENT WITH AFUE LESS THAN 80% IS NOT PERMITTED UNDER THIS OPTION.
HIGH EFFICIENCY HVAC DISTRIBUTION OPT. 4.2: 1.0 CREDITS
HVAC EQUIPMENT AND ASSOCIATED DUCT SYSTEM(S) SHALL COMPLY WITH THE REQUIREMENTS OF SECT R403.3.1. LOCATING SYSTEM COMPONENTS IN CONDITIONED GRAVEL 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.
EFFICIENT WATER HEATING 5.5: 2.0 CREDITS
WATER HEATING SYSTEMS SHALL INCLUDE ONE OF THE FOLLOWING: ELECTRIC HEAT PUMP WATER HEATER MEETING THE STANDARDS FOR TIER III OF NEEA'S ADVANCED WATER HEATING SPECIFICATION. IF ONE WATER HEATER IS SERVING MORE THAN ONE DWELLING UNIT, ALL OF WATER SUPPLY AND RE-CIRCULATION PIPING SHALL BE INSULATED WITH R-8 MINIMUM PIPE INSULATION.

WHOLE HOUSE VENTILATION
PROVIDE WHOLE HOUSE VENTILATION per 2018 IRC, M505.4.3(1) and IMC R403.8. THE WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM SHALL PROVIDE OUTDOOR AIR AT A CONTINUOUS RATE AS DETERMINED IN ACCORDANCE WITH TABLE M505.4.3(1) OR EQUATION 15.
SYMBOL LOCATION MIN. FAN REQUIREMENTS (ALL FANS VENT TO OUTSIDE)
BATH #1 50cfm Intermittent at .025mg per TABLE M507.4
KITCHEN Min. 100cfm. INTERMITTENT at .025mg per TBL. M507.4
RANGE HOOD or DOWN DRAFT EXHAUST FAN RATED at min. 100cfm. at 0.10mg may be used FOR EXHAUST FAN REQ. EXHAUST HOODS IN EXCESS OF 400cfm. SHALL BE INTERLOCKED AND PROVIDE MAKE UP AIR per M505.4
LAUNDRY ROOM MIN. 360cfm. INTERMITTENT at .025mg TO FUNCTION AS WHOLE HOUSE FAN (WHF)
MECHANICAL CONTRACTOR TO SIZE WHF, FAN AND SET OPERATING TIMER per TABLE M507.3(3) FOR A 4501-5000sf. DWELLING w/ 5 OR MORE BEDRMS. TO OPERATE INTERMITTENTLY and CONTINUOUSLY per TABLE M507.3(3)(2)
PROVIDE CONTROLS FOR WHF per M507.3.2 AFFIX LABEL TO CONTROLS THAT READS "WHOLE HOUSE VENTILATION - SEE OPERATING INSTRUCTIONS"

Issue	Issue Date	By	Description

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 and requirements of each respectively shall govern.

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06.15.21
Submittal Date

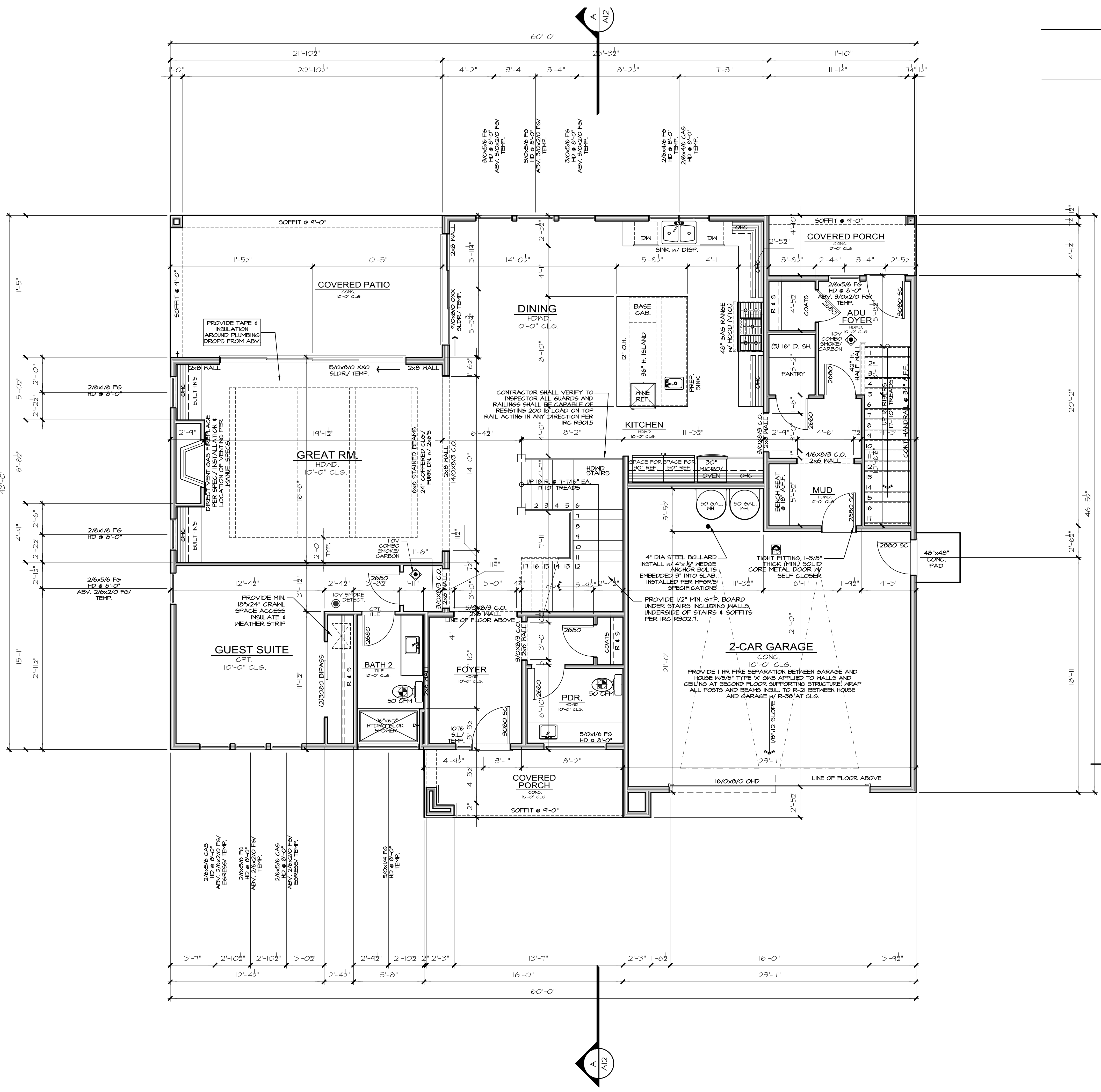
Sheet Title/Description
JAYMARC HOMES
Design Firm

R.R.
Drawn by:

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

Primary Scale

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of .



MAIN FLOOR PLAN

1/4" = 1'-0"

SQUARE FOOTAGE SUMMARY

MAIN FLOOR/ MAIN LIVING	1,691 S.F.
MAIN FLOOR A.D.U.	134 S.F.
GARAGE	525 S.F.
SUB TOTAL	2,355 S.F.
UPPER FLOOR/ MAIN LIVING	1,654 S.F.
UPPER FLOOR A.D.U.	685 S.F.
MINUS A.D.U. STAIRS	-54 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	34.4%
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.
COVD PATIO	250 S.F.
COVD PORCH	87 S.F.
OVERALL WIDTH	60'-0"
OVERALL DEPTH	48'-5 1/2"

Updated: 03/09/2018
Method for Calculating Square Footage - ANSI Z165-2013 except, no separate distinction of "above-grade or below-grade" areas and each level is measured to the outside of studs not the exterior finished surface.
Square Footage calculations for this house were made based on plan dimensions only and may vary from the finished square footage of the house as built.
See Sheet "CODES" for additional Zoning required Area Calculations

Sheet Title/Description



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

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

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

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Primary Scale

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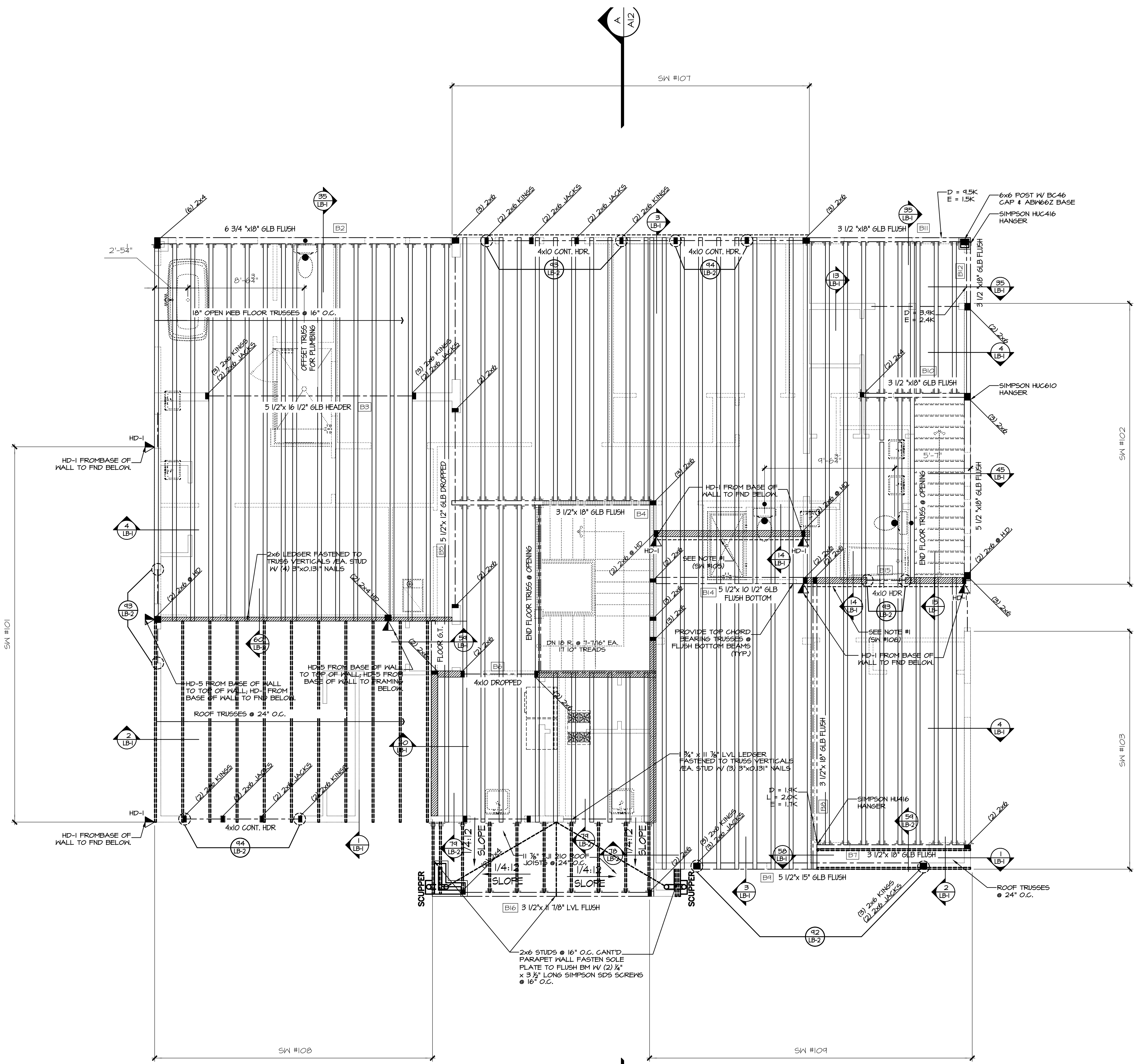
HOLD-DOWN SCHEDULE	
SYMBOL	SPECIFICATION
HD-1	SIMPSON 5THD14 (R.L.) HOLD-DOWN
HD-5	SIMPSON CSI6 STRAP TIE (14" END LENGTH)
HD-6	SIMPSON MSTC40 STRAP TIE (12" END LENGTH)
HD-7	SIMPSON MSTC66 STRAP TIE (24" END LENGTH)

LEGEND	
	INTERIOR BEARING WALL
	BEAM / HEADER
	18" FLOOR TRUSS @ 16" O.C. (U.N.O.)
	INTERIOR SHEAR WALL PANEL OR EXTERIOR SHEAR WALL w/ 3" O.C. EDGE NAILING
	J.L. METAL HANGER
	* INDICATES POST ABOVE. PROVIDE SOLID BLOCKING UNDER POST OR JAMB ABOVE.
	◀ INDICATES HOLD-DOWN.

REFER TO S-O FOR TYPICAL STRUCTURAL NOTES & SCHEDULES

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

NOTE #1:
PROVIDE 1/8" OSB/PLYWOOD SHTG. + FASTEN PER 3" O.C. EDGE NAILING SPECS. (SEE NOTES)



UPPER FLOOR & LOWER ROOF FRAMING PLAN

1/4" = 1'-0"

Sheet Title/Description



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.

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Submittal Date

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

Primary Scale

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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:

0 FOR A 1501sf to 4,999sf HOME.
CREDITS PROVIDED IN THIS HOME AS FOLLOWS:

EFFICIENT BUILDING ENVELOPE OPT. 1.3: 0.5 CREDITS
PRESCRIPTIVE COMPLIANCE IS BASED ON TABLE R402.1J WITH FOLLOWING MODIFICATIONS:
VERTICAL FENESTRATION U = 0.28 WINDOWS
FLOORS TO BE R-38 and SLAB ON GRADE TO BE R-10 PERIMETER and UNDER ENTIRE SLAB BELOW GRADE.

AIRLEAKAGE & EFFICIENT VENTILATION OPT. 2.1: 0.5 CREDITS
REDUCE THE TESTED AIR LEAKAGE TO 3.0 AIR CHANGES PER HOUR MAXIMUM @ 50 PASCALS AND ALL WHOLE HOUSE VENTILATION REQUIREMENTS AS DETERMINED BY SECTION M507.3 OF THE I.R.C. OR SECTION 404.B OF THE IMC SHALL BE MET WITH A HIGH EFFICIENCY FAN(S) (MAXIMUM OF 0.35 WATTS/CFM), NOT INTERLOCKED WITH THE FURNACE FAN (IF PRESENT). VENTILATION SYSTEMS USING A FURNACE INCLUDING AN EMC MOTOR ARE ALLOWED, PROVIDED THAT THEY ARE CONTROLLED TO OPERATE AT LOW SPEED IN THE VENTILATION ONLY MODE.

HIGH EFFICIENCY HVAC EQUIPMENT OPT. 3.5: 1.5 CREDITS
HVAC EQUIPMENT AND ASSOCIATED DUCT SYSTEM(S) INSTALLATION SHALL COMPLY WITH THE REQUIREMENTS OF SECTION R403.3.1. LOCATING SYSTEM COMPONENTS IN CONDITIONED GRAINL SPACE IS NOT PERMITTED UNDER THIS OPTION. ELECTRIC RESISTANCE HEAT AND DUCTLESS HEAT PUMPS ARE NOT PERMITTED UNDER THIS OPTION. DIRECT COMBUSTION HEATING EQUIPMENT WITH AFUE LESS THAN 80% IS NOT PERMITTED UNDER THIS OPTION.

HIGH EFFICIENCY HVAC DISTRIBUTION OPT. 4.2: 1.0 CREDITS
HVAC EQUIPMENT AND ASSOCIATED DUCT SYSTEM(S) SHALL COMPLY WITH THE REQUIREMENTS OF SECT R403.3.1. LOCATING SYSTEM COMPONENTS IN CONDITIONED GRAINL SPACES IS NOT PERMITTED UNDER THIS OPTION. ELECTRIC RESISTANCE HEAT AND DUCTLESS HEAT PUMPS ARE NOT PERMITTED UNDER THIS OPTION. DIRECT COMBUSTION HEATING EQUIPMENT WITH AFUE LESS THAN 80% IS NOT PERMITTED UNDER THIS OPTION.

EFFICIENT WATER HEATING 5.5: 2.0 CREDITS
WATER HEATING SYSTEMS SHALL INCLUDE ONE OF THE FOLLOWING: ELECTRIC HEAT PUMP WATER HEATER MEETING THE STANDARDS FOR TIER III OF NEEA'S ADVANCED WATER HEATING SPECIFICATION. IF ONE WATER HEATER IS SERVING MORE THAN ONE DWELLING UNIT, ALL OF WATER SUPPLY AND RE-CIRCULATION PIPING SHALL BE INSULATED WITH R-8 MINIMUM PIPE INSULATION.

WHOLE HOUSE VENTILATION

PROVIDE WHOLE HOUSE VENTILATION per 2018 IRC, M505.4.3(1) and IMC R403.3. THE WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM SHALL PROVIDE OUTDOOR AIR AT A CONTINUOUS RATE AS DETERMINED IN ACCORDANCE WITH TABLE M505.4.3(1) OR EQUATION 5.

SYMBOL	LOCATION	MIN. FAN REQUIREMENTS (ALL FANS VENT TO OUTSIDE)
	BATH #	Min. 50cfm, INTERMITTENT at .025kg per TABLE M507.4
	KITCHEN	Min. 100cfm, INTERMITTENT at .025kg per TBL. M507.4
	LAUNDRY ROOM	MIN. 360cfm, INTERMITTENT at .025kg TO FUNCTION AS WHOLE HOUSE FAN (WHF)

MECHANICAL CONTRACTOR TO SIZE WHF, FAN and SET OPERATING TIMER per TABLE M507.3(1) FOR A 4501-5,000sf. DWELLING w/ 5 OR MORE BEDRMS. TO OPERATE INTERMITTENTLY and CONTINUOUSLY per TABLE M507.3(2)
PROVIDE CONTROLS FOR WHF per M507.3.2 AFFIX LABEL TO CONTROLS THAT READS "WHOLE HOUSE VENTILATION - SEE OPERATING INSTRUCTIONS"

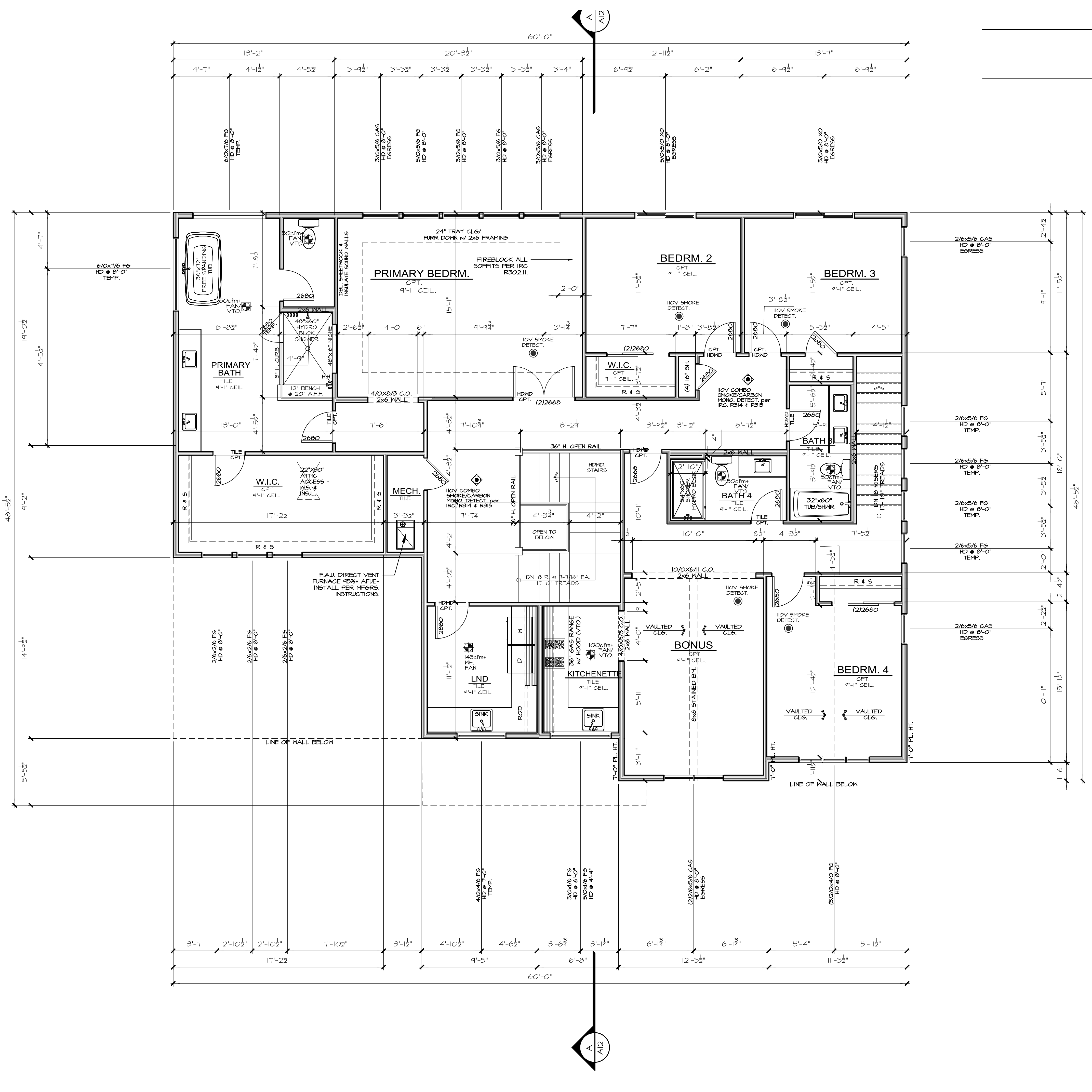
UPPER FLOOR PLAN

1/4" = 1'-0"

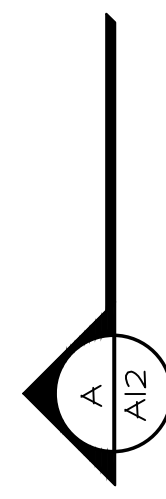
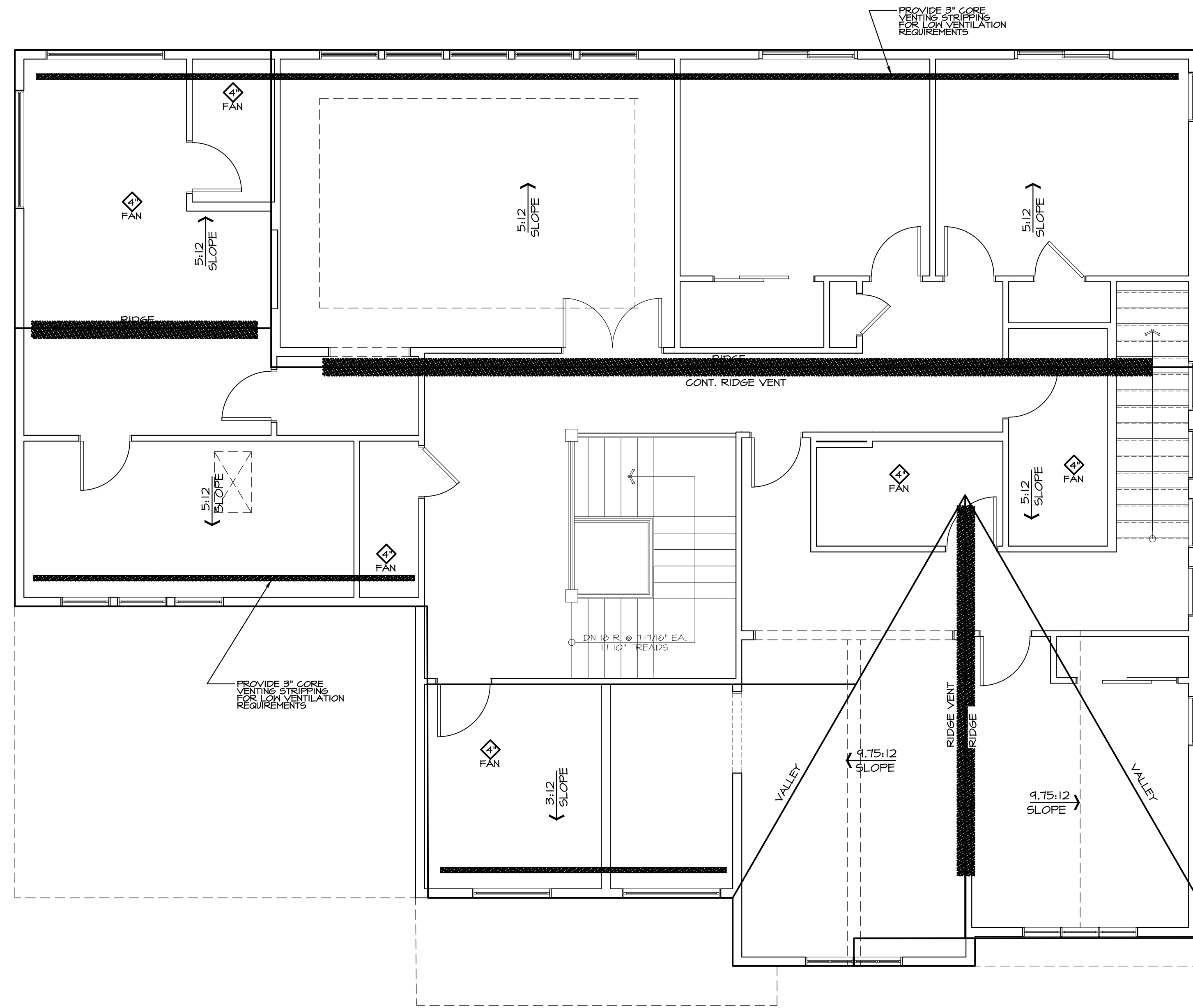
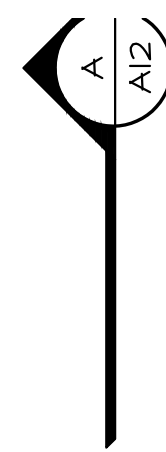
SQUARE FOOTAGE SUMMARY

MAIN FLOOR/ MAIN LIVING	1,641 S.F.
MAIN FLOOR A.D.J.	139 S.F.
GARAGE	525 S.F.
SUB TOTAL	2,305 S.F.
UPPER FLOOR/ MAIN LIVING	1,659 S.F.
UPPER FLOOR A.D.J.	689 S.F.
MINUS A.D.J. STAIRS	-59 S.F.
MINUS MAIN STAIRS	-100 S.F.
SUB TOTAL	2,189 S.F.
TOTAL G.F.A.	4,540 S.F.
ALLOWABLE F.A.R. 45%	4,556 S.F.
PROPOSED	34.9%
TOTAL NET AREA MAIN HOUSE	1,830 S.F.
GARAGE	525 S.F.
TOTAL NET A.D.J.	524 S.F.
SUB TOTAL	3,179 S.F.
COVID PATIO	250 S.F.
COVID PORCH	87 S.F.
OVERALL WIDTH	60'-0"
OVERALL DEPTH	48'-5 1/2"

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.



Sheet Title/Description



ROOF VENTILATION		ZONE 1
Standard Truss / Scissor Truss Roof Framing Assembly:		
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 achieve 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

JM
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.

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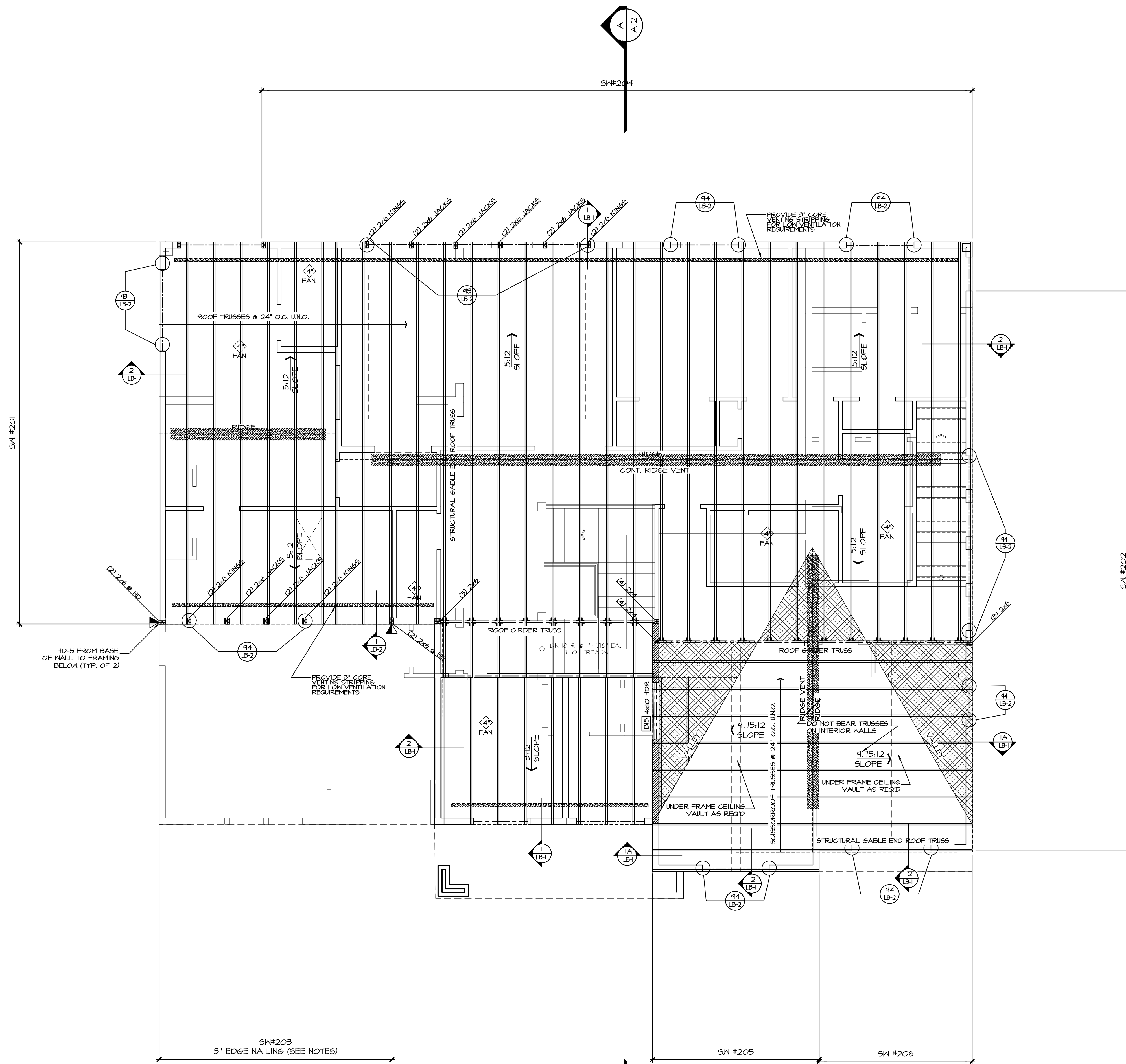
06.15.21
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ROOF PLAN
 1/4" = 1'-0"

Sheet Title/Description	JAYMARC HOMES Design Firm
Drawn by:	R.R.
Checked by:	R.R./S.K.
Primary Scale	

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Sheet Title/Description



LEGEND

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

REFER TO S-O FOR TYPICAL STRUCTURAL NOTES & SCHEDULES

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

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

ROOF VENTILATION

Standard Truss / Scissor Truss Roof Framing Assembly:		ZONE 1
Roof Area :	2182 s.f.	
Ventilation Required:	$2182 \text{ s.f.} \times 144 \text{ s.i.} / \text{s.f.} / 300 =$	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 =	$523.68 \text{ s.i.} \times 0.4 / \text{s.i. per linear foot} =$	24 l.f.
Upper Ventilation MAX. Req'd =	$523.68 \text{ s.i.} \times 0.5 / \text{s.i. per linear foot} =$	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 achieve 50% of ventilation		
AF50 Roof Jack (10" x 7") =		50.00 s.i. each.
Upper Ventilation Req'd TO GET 50%=	$19.68 \text{ s.i.} / \text{s.i. of each vent} =$	1 vent
Provide:	0 -10"x7" roof jacks. Ventilation =	0.00 s.i.
Eave Ventilation:		
Birdblocking: (3/2" dia holes per bay =	$4.71 \text{ s.i.} / \text{l.f.} - 25\% \text{ reduction} =$	3.53 s.i. / l.f.
Eave Ventilation Req'd =	$523.68 \text{ s.i.} / \text{s.i. per l.f.} =$	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

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.

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 Submittal Date

Sheet Title/Description
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 Design Firm

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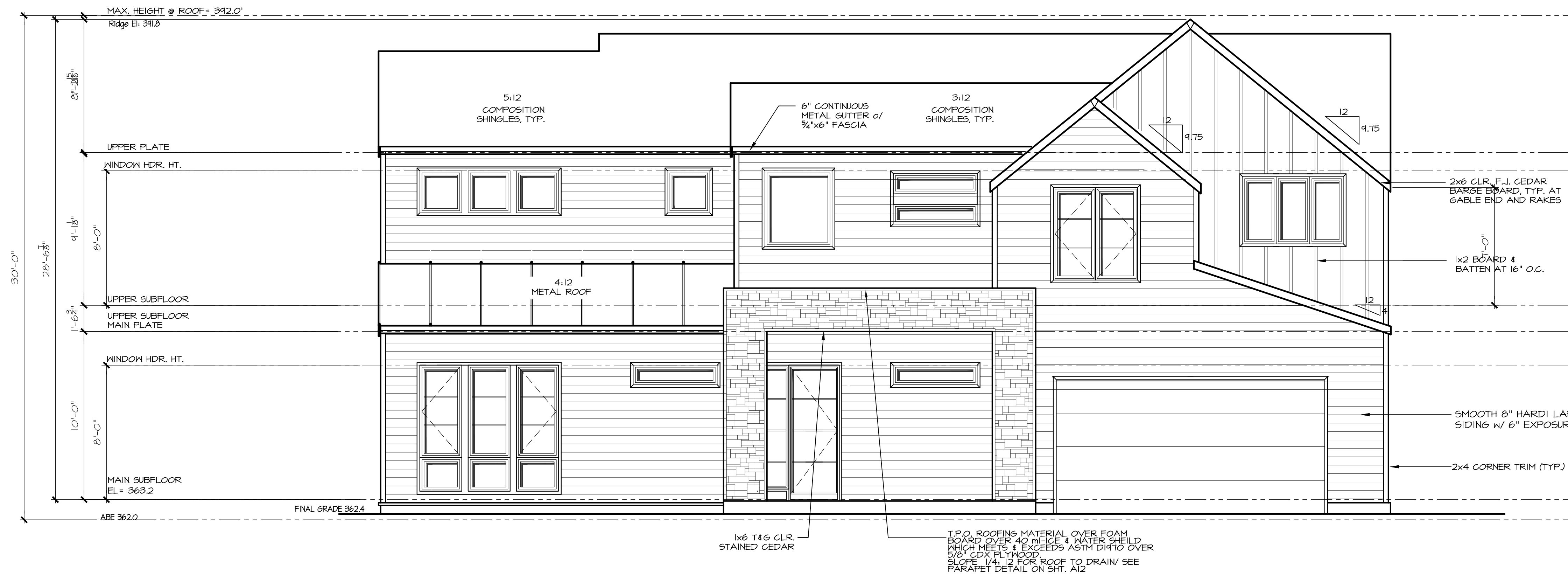
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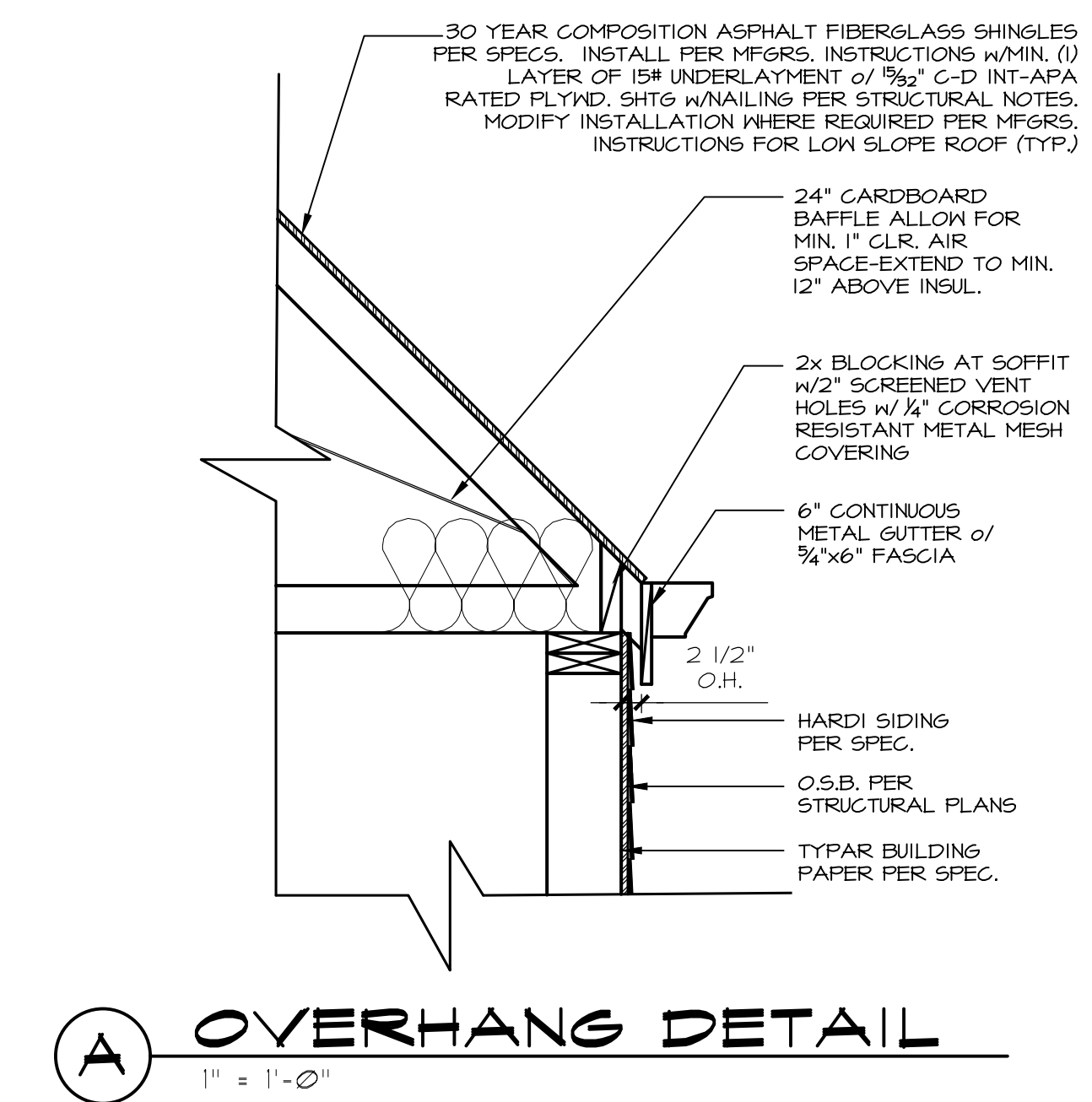
ROOF FRAMING PLAN

Sheet Title/Description



FRONT ELEVATION

1/4" = 1'-0"



Issue Description	Issue Date	By

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

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

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Sheet Title/Description

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 Design Firm

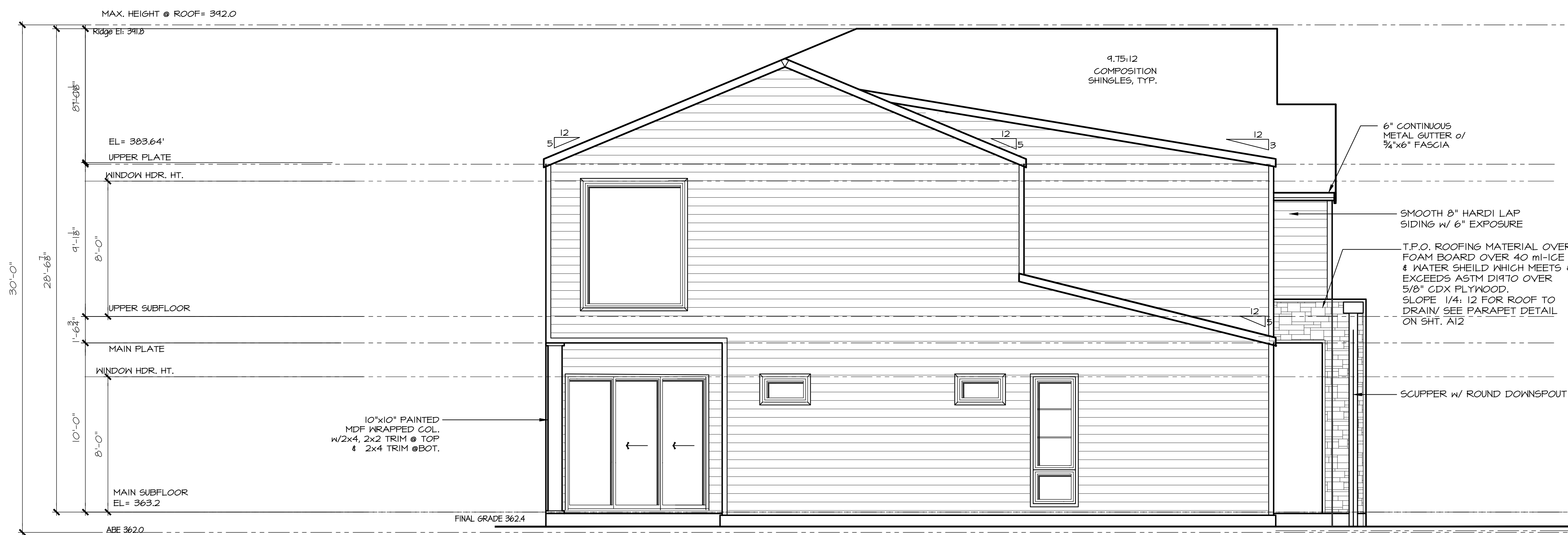
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R.R./S.K.
 Checked by:

Primary Scale

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Sheet Title/Description



LEFT ELEVATION

1/4" = 1'-0"

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.

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Sheet Title/Description
 JAYMARC HOMES
 Design Firm

R.R.
 Drawn by:

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

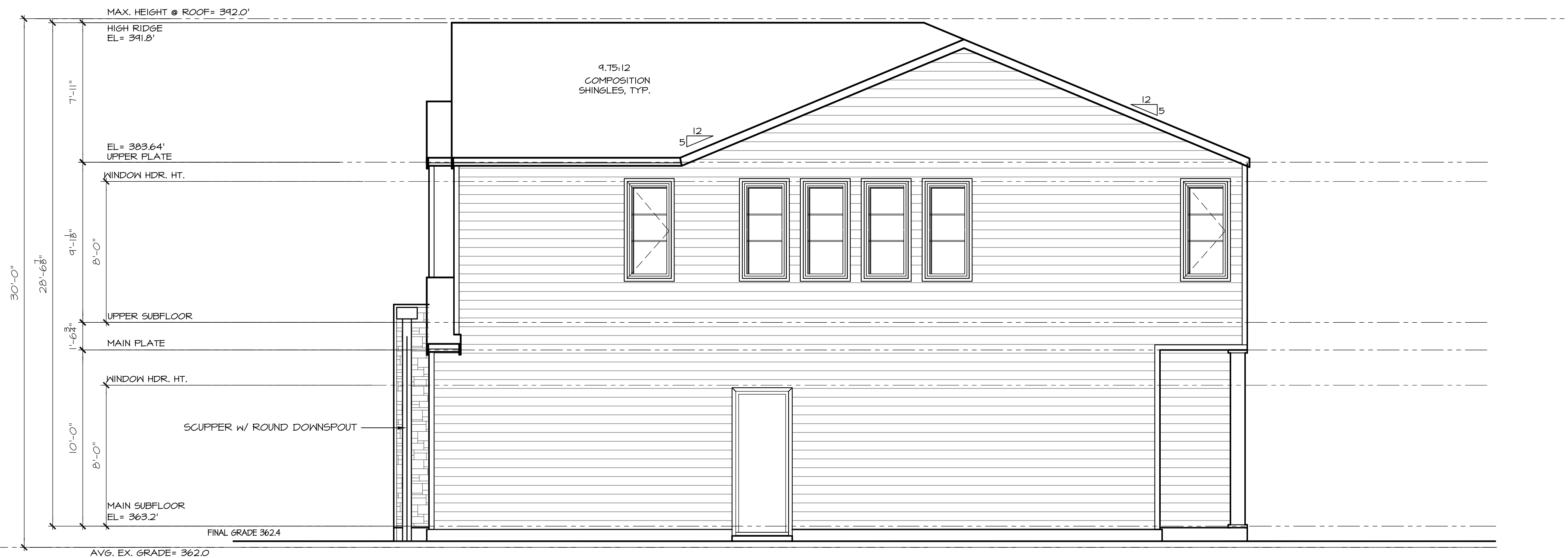
Primary Scale

A11
 of .



REAR ELEVATION

1/4" = 1'-0"



RIGHT ELEVATION

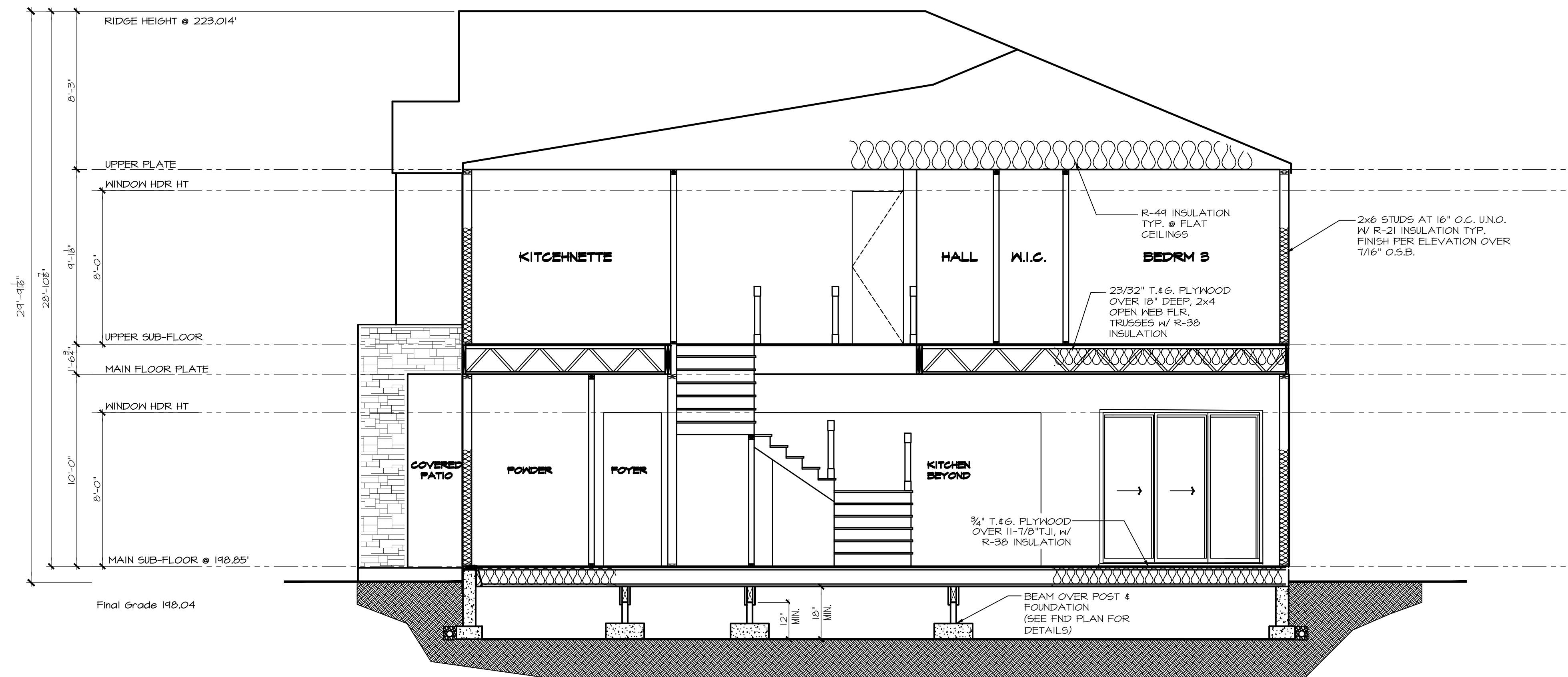
1/4" = 1'-0"

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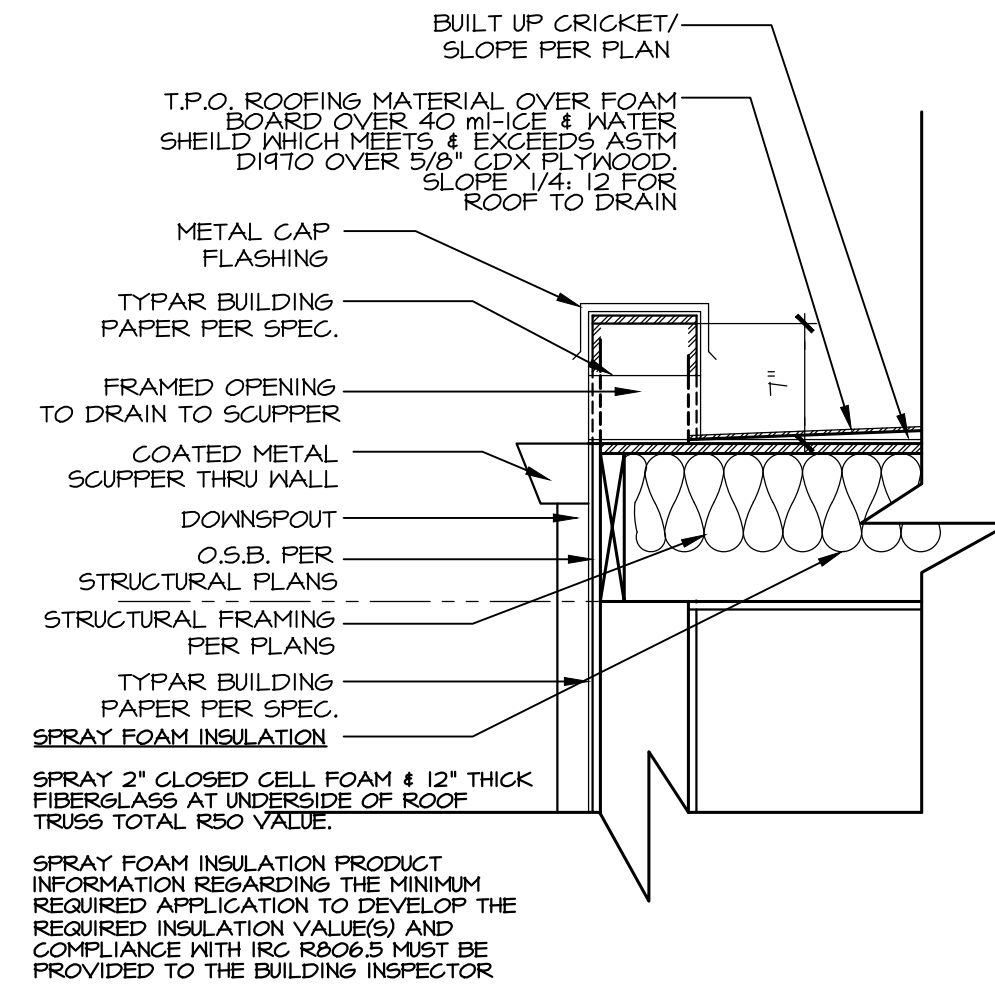
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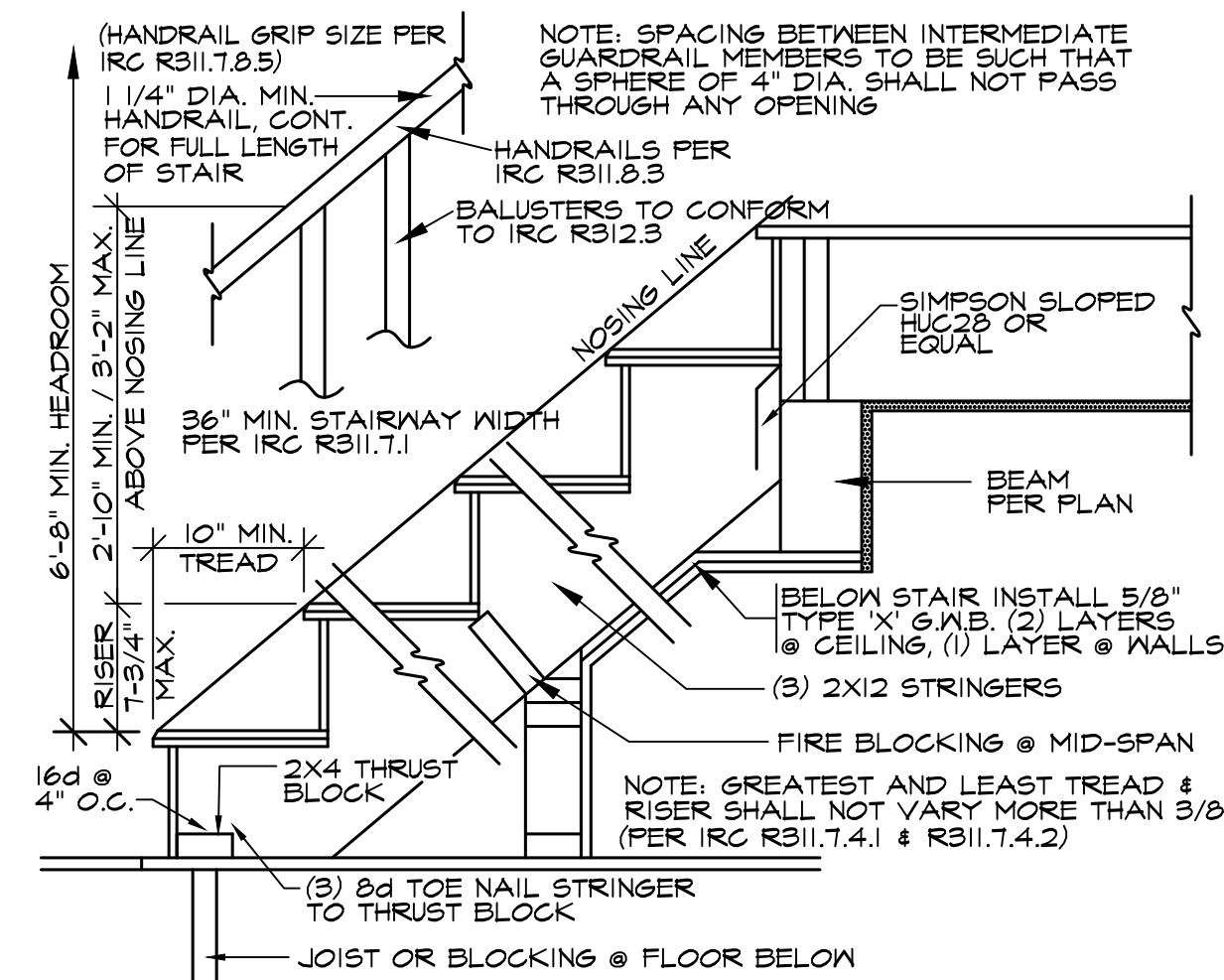
7525 SE 24th St., 487
Mercer Island, WA
98040
425.266.9100



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



PARAPET DETAIL
1" = 1'-0"



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

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.

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06.15.21
Submittal Date

Sheet Title/Description

JAYMARC HOMES
Design Firm

R.R.
Drawn by:

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

Primary Scale

A12
of .

Sheet Title/Description

BASEMENT SLAB
4" CONC. SLAB ON 6 MIL VAPOR BARRIER ON 4" MIN. GRANULAR FILL ON 95% COMPACTED FILL/VIRGIN SOIL
GARAGE SLAB
4" CONC. SLAB ON 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	
<ul style="list-style-type: none"> DESIGN IS BASED ON 2018 INTERNATIONAL RESIDENTIAL CODE & 2018 INTERNATIONAL BUILDING CODE DESIGN LOADS: <ul style="list-style-type: none"> SOIL: 2,000 PSF ALLOWABLE BEARING PRESSURE CONCRETE SHALL ATTAIN THE FOLLOWING MINIMUM COMPRESSIVE STRENGTHS IN 28 DAYS, UNO: <ul style="list-style-type: none"> F_c = 2500 psi: FOUNDATION WALLS* 2500 psi: FOOTINGS* 2500 psi: INTERIOR SLABS ON GRADE 3500 psi: GARAGE & EXT. SLABS ON GRADE * = 60,000 psi UTILIZE 5% SACK 2500 PSI CONCRETE MIXES THAT ARE EQUIVALENT TO 3,000 PSI CONCRETE FOR WEATHERING POTENTIAL ALL CONCRETE EXPOSED TO THE WEATHER SHALL NOT HAVE LESS THAN 5% OR MORE THAN 7% AIR ENTRAINMENT. FOUNDATION WALL DESIGN IS BASED ON BACKFILL SOIL CLASSIFICATIONS OF SC, ML-CL, OR CL (60 pcf) SOIL. TYPICAL REINFORCEMENT DETAILS: LAP ALL REBAR 24" MIN; BEND BARS AND LAP AT CORNERS; PROVIDE 6" HOOK INTO SUPPORTING FOOTINGS WHEN FOOTINGS INTERSECT; PROVIDE 3" MINIMUM COVER AT THE BOTTOM BARS AND 1 1/2" COVER AT THE SIDES. FOUNDATION WALLS SHALL BE BRACED, PRIOR TO BACKFILLING, BY EITHER ADEQUATE TEMPORARY BRACING OR INSTALLATION OF FIRST FLOOR DECK. ALL FOOTINGS SHALL BEAR BELOW FROST LINE. CONSULT SOILS REPORT/ LOCAL MUNICIPALITY FOR MINIMUM DEPTH BELOW GRADE. FOOTINGS AND SLABS ON GRADE SHALL BEAR ON VIRGIN SOIL OR 95% COMPACTED FILL. PROVIDE CONTROL JOINTS AT ALL INSIDE CORNERS OF SLAB EDGES, AND OTHER LOCATIONS WHERE SLAB CRACKS ARE LIKELY TO DEVELOP. (5'-0" O.C.) FASTEN SILL PLATES TO FOUNDATION WALLS WITH 3/8" DIA. ANCHOR BOLTS W/ MIN. 3"x3"x1/2" PLATE WASHERS (EDGE OF WASHER TO BE LOCATED WITHIN 1/2" OF EXTERIOR EDGE OF SILL PLATE) & NUTS @ 6'-0" O.C. @ 2-STORY & 4'-0" O.C. @ 3-STORY CONDITIONS W/ 7" MIN. EMBEDMENT INTO CONC. PROVIDE A MINIMUM OF 2 ANCHORS PER PLATE, 12" MAXIMUM FROM PLATE ENDS, UNO. (SEE FIG. 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 5THD14 (RJ) HOLD-DOWN
▶ HD-5	SIMPSON CS16 STRAP TIE (14" END LENGTH)
▶ HD-6	SIMPSON MSTC40 STRAP TIE (CENTER STRAP ON FLOOR SYSTEM UNO.)
▶ HD-7	SIMPSON MSTC66 STRAP TIE (CENTER STRAP ON FLOOR SYSTEM UNO.)

MEANS & METHODS NOTES	
<p>THE STRUCTURE IS DESIGNED TO BE SELF SUPPORTING AND STABLE AFTER THE BUILDING IS FINISHED AND ALL PLAN, DETAIL, AND NOTE SPECIFICATIONS HAVE BEEN COMPLETED. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE THE ERECTION PROCEDURES AND SEQUENCE TO INSURE THE SAFETY OF THE BUILDING AND ITS COMPONENTS DURING CONSTRUCTION. THIS INCLUDES, BUT IS NOT LIMITED TO, THE ADDITION OF NECESSARY SHORING, SHEETING, TEMPORARY BRACING, GUYS, AND TIE-DOWNS. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SHORING AND BRACING REQUIRED TO STABILIZE AND PROTECT EXISTING AND ADJACENT STRUCTURES AND SYSTEMS DURING COURSE OF DEMOLITION AND CONSTRUCTION OF THE PROJECT.</p> <p>STRUCTURAL DESIGN AND SPECIFICATIONS ASSUME THAT ALL SUPPORTING AND NON-SUPPORTING ELEMENTS IN CONTACT WITH FLOOR FRAMING ARE LEVEL, INCLUDING, BUT NOT LIMITED TO; FOUNDATIONS, SLABS ON GRADE, BEAMS, WALLS, AND NON-BEARING ELEMENTS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY LEVELNESS AND MAKE ADJUSTMENTS AS NECESSARY, INCLUDING CONSIDERATION OF THOSE AREAS THAT MAY BE WITHIN CONTRACTUAL, INDUSTRY, OR WARRANTY TOLERANCES.</p>	

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

LOADING AND DESIGN PARAMETERS	
GRAVITY DESIGN LOADS:	
DEAD LOAD (PSF):	
ROOF TRUSS TOP CHORD :	10
ROOF TRUSS 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 :	30
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 _w) (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 _z) :	1.6
SEISMIC LOAD: (IBC 1601)	
SEISMIC RISK CATEGORY :	II
SEISMIC IMPORTANCE FACTOR (I _s) :	1.0
MAPPED SPECTRAL RESPONSE :	S _e 1.428 S _e 0.496
SITE CLASS :	(D) (DEFAULT)
SPECTRAL RESPONSE COEFF. :	S _w 1.142 S _w 0.547
SEISMIC DESIGN CATEGORY:	D
BASIC SEISMIC FORCE-RESISTING SYS :	
LIGHT FRAMED WALLS	
WOOD STRUCTURAL PANELS	
ULTIMATE BASE SHEAR:	TRANS: 17 K LONG: 17 K
SEISMIC RESPONSE COEFF. (C _s) :	TRANS: 0.16 LONG: 0.16
TRANS: 6.5 LONG: 6.5	
RESPONSE MODIFICATION FACTOR (R) :	TRANS: 6.5 LONG: 6.5
ANALYSIS PROCEDURE USED:	EQUIVALENT LATERAL FORCE

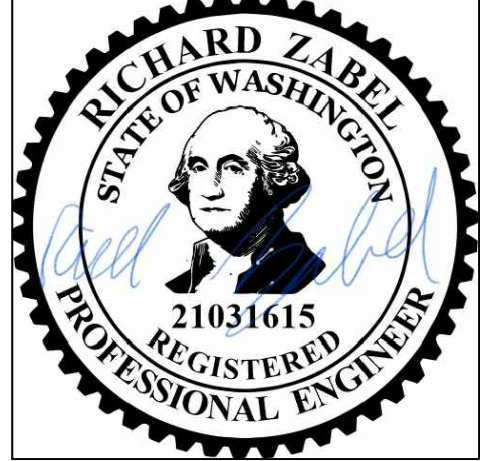
LATERAL BRACING NOTES	
<p>THIS HOME HAS BEEN ENGINEERED TO RESIST LATERAL FORCES RESULTING FROM: 100 MPH WIND SPEED, EXP. B (ASCE 7-16 WIND MAP, PER IRC R301.2.1.1) RISK CAT. 2 & SEISMIC CAT. D2.</p> <p>110 MPH WIND IN 2018 IRC MAP</p> <p>ENGINEERED DESIGN WAS COMPLETED PER 2018 IBC (SECTION 1609 & 1613) & 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.</p>	

STANDARD EXTERIOR WALL SHEATHING SPECIFICATIONS	
(INTERIOR WALL SPECIFICATION WHERE NOTED ON PLANS)	
<ul style="list-style-type: none"> 1/8" OSB OR 1/2" PLYWOOD: <p>FASTEN SHEATHING W/ 2 1/2"x0.131" NAILS @ 6" O.C. AT ALL SUPPORTED PANEL EDGES AND 12" O.C. IN THE PANEL FIELD. ALL SHEATHING SHEET PANEL EDGES SHALL OCCUR OVER WALL FRAMING MEMBERS OR 2x HORIZONTAL BLOCKING SHALL BE PROVIDED TO SUPPORT PANEL EDGE. ALL EXTERIOR WALLS SHALL BE CONSTRUCTED PER THIS SPECIFICATION UNO. ON PLANS.</p>	

3" O.C. EDGE NAILING (WHERE NOTED ON PLANS)	
<ul style="list-style-type: none"> 1/8" OSB OR 1/2" PLYWOOD: <p>ONLY AT LOCATIONS INDICATED ON PLANS - SHEATHING SHOWN WITH 1/8" OSB. FASTEN SHEATHING W/ 2 1/2"x0.131" NAILS @ 3" O.C. AT EDGES AND 12" O.C. AT CENTER. ALL SHEATHING SHEET PANEL EDGES SHALL OCCUR OVER WALL FRAMING MEMBERS OR 2x HORIZONTAL BLOCKING SHALL BE PROVIDED TO SUPPORT PANEL EDGE AND 3" O.C. FASTENING.</p>	

NOTES:	
<ol style="list-style-type: none"> LATERAL ANALYSIS ASSUMES STUD SPACING @ 16" O.C. ALL SHEAR WALLS SHALL HAVE DOUBLE TOP PLATES FASTENED TOGETHER W/ 3"x0.131" NAILS @ 8" O.C. USE (2) 3/8"x0.131" NAILS AT EACH LAP SPLICED (6) EACH SIDE OF JOINT (TYP. UNO.) ALL EXTERIOR WALLS ARE CONTINUOUSLY SHEATHED. ALL INTERIOR SHEAR WALLS AND EXTERIOR WALLS ARE SHEATHED ABOVE AND BELOW OPENINGS. 	

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



GENERAL STRUCTURAL NOTES	
DESIGN PARAMETERS	
<ul style="list-style-type: none"> 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	
<ul style="list-style-type: none"> EXTERIOR BEARING WALLS SHALL BE 2x4 OR 2x6 (AS SHOWN ON PLANS) @ 16" O.C. (W/ DOUBLE TOP PLATE) HEM FIR (HF) #2 STUD GRADE LUMBER, OR BETTER, UNO. INTERIOR BEARING WALLS SHALL BE 2x4 OR 2x6 (AS SHOWN ON PLANS) @ 16" O.C. (W/ DOUBLE TOP PLATE) HEM FIR (HF) #2 STUD GRADE LUMBER, OR BETTER, UNO. ALL NON-BEARING INTERIOR STUD WALLS SHALL BE CONSTRUCTED WITH 2x STUD GRADE MEMBERS SPACED @ 24" O.C. (MAX.) ALL WALLS TALLER THAN TYP. PLATE HEIGHT SHALL BE CONSIDERED BALLOON FRAMED & SHALL BE CONSTRUCTED FROM FLOOR TO UNDERSIDE OF FRAMING AT NEXT LEVEL. BF. WALLS SHALL BE 2x4 OR 2x6 (AS SHOWN ON PLANS) HEM FIR (HF) #2 GRADE LUMBER, OR BETTER. ALL HEADERS SHALL BE SUPPORTED BY (1) 2x JACK STUD & (1) 2x KING STUD, MINIMUM. THE NUMBER OF STUDS SPECIFIED AT A SUPPORT INDICATES THE NUMBER OF JACK STUDS REQUIRED, UNO. BUILT-UP POSTS SHALL BE 2x4 OR 2x6 HEM FIR (HF) #2 STUD GRADE LUMBER, OR BETTER, UNO. & SOLID WOOD COLUMN SHALL BE SPRUCE PINE FIR (SPF) #2 GRADE LUMBER, OR BETTER, UNO. ALL 2x6 AND LARGER SOLID SAWN BEAMS/HEADERS SHALL BE HEM FIR #2 (HF #2) OR BETTER. ALL 4x6 AND LARGER SOLID SAWN LUMBER SHALL BE DOUG FIR #2 (DF #2) OR BETTER. ALL FRAMING LUMBER SHALL BE KILN DRIED TO 15% MC (KD-15). ALL TYP. NAIL FASTENER REQUIREMENTS ARE NOTED IN GENERAL NOTES, IN DETAILS, OR ON PLANS. ALL NAILS SPECIFIED ARE MIN DIAMETER AND LENGTH REQUIRED FOR CONNECTION. ALL HANGER NAILS SHALL BE INSTALLED PER MANUFACTURER'S REQUIREMENTS FOR MAX CHARTED CAPACITY. NOTE: HANGERS USE COMMON NAIL DIAMETERS NOT TYPICAL FRAMING GUN NAILS. FASTEN ALL BEAMS TO COLUMN, OR FLUSH BEAMS TO SUPPORTING BEAMS W/ (4) 3"x0.131" TORNAILS (MN), TYP. UNO. PROVIDE SOLID BLOCKING IN FLOOR SYSTEM UNDER ALL POSTS & HOLD-DOWNS CONTINUOUS TO FOUNDATION/BEARING. BLOCKING TO MATCH POST ABOVE. ENGINEERED LUMBER TO MEET OR EXCEED THE FOLLOWING: <ul style="list-style-type: none"> LVL MEMBERS - Fb=2525 PSI; Fv=910 PSI; E=155x10⁶ PSI LVL MEMBERS - Fb=2400 PSI; Fv=285 PSI; E=1.2x10⁶ PSI SLB MEMBERS - Fb=2400 PSI; Fv=1850 PSI; Fv=265 PSI; E=1.8x10⁶ PSI; DF/DF; 24F-V4 (UNO) ENGINEERED LUMBER POSTS TO MEET OR EXCEED THE FOLLOWING: <ul style="list-style-type: none"> LVL MEMBERS - Fb=2400 PSI; Fv=2500 PSI; E=1.8x10⁶ PSI FACE NAIL MULTI-PLY 2x BEAMS & HEADERS W/ 3-RINGS OF 3"x0.131" NAILS (MN) @ 12" O.C. STAGGERED. APPLY NAILING FROM BOTH FACES @ 3-PLY OR MORE CONDITIONS. UTILIZE 2 RINGS OF NAILS FOR 2x6 & 2x8 MEMBERS. ALL MEMBERS SPECIFIED AS MULTI-PLY (B) 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/ PAFs (HILT) X-U PING OR EQUAL (0.15" DIA. x 2" LONG MIN.) @ 16" O.C. STAGGERED, OR 1/2" DIA. BOLTS @ 48" O.C. STAGGERED. REFER TO IRC FASTENING SCHEDULE TABLE R602.3(1) FOR ALL CONNECTIONS, TYP. UNO. 	
FLOOR FRAMING	
<ul style="list-style-type: none"> I-JOISTS/TRUSSES SHALL BE DESIGNED BY MANUF. TO MEET OR EXCEED L/480 LIVE LOAD DEFLECTION CRITERIA AND SHALL RUN CONTINUOUS OVER SUPPORTS WHEREVER POSSIBLE. ALL LOADS SHOWN ON PLAN FOR MANUF. DESIGNS ARE ASD LEVEL LOADS, UNO. (EXCLUDES STONE/MARBLE OR NET BED CONSTRUCTED FLOORS - CONTACT MKF FOR EXCLUDED DESIGN). ALL METAL I-JOIST/TRUSS HANGERS SHALL BE SPECIFIED BY ARCHITECT AND ENGINEER FOR REVIEW AND APPROVAL PRIOR TO FABRICATION OR DELIVERY. 2x FLOOR JOISTS HAVE BEEN DESIGNED TO MEET OR EXCEED L/260 LIVE LOAD DEFLECTION CRITERIA. TYPICAL 2x JOIST HANGERS (UNO. ON PLANS): <ul style="list-style-type: none"> SINGLE PLY: SIMPSON LUS20 DOUBLES: SIMPSON LUS20-2 FLOOR SHEATHING SHALL BE 23/32" A.P.A. RATED STURD-FLOOR® 24" O.C. EXPOSURE 1 (OR APPROVED EQUAL) WITH TONGUE AND GROOVE EDGES. FASTEN TO FRAMING MEMBERS W/ GLUE AND 2 1/2" x 0.131" NAILS @ 6" O.C. @ PANEL EDGES & @ 12" O.C. FIELD. ALL FLUSH CONNECTIONS SHALL BE CONNECTED WITH HANGER APPROPRIATE FOR MEMBER SIZE, UNO. FASTEN HANGERS TO SINGLE PLY FLUSH BEAMS W/ 1/2" LONG NAILS. 	
ROOF FRAMING	
<ul style="list-style-type: none"> FASTEN EACH ROOF TRUSS TO TOP PLATE W/ (4) 3"x0.131" TORNAILS (MN) & (1) SIMPSON SDNG15600 SCREW @ ALL BEARING POINTS. PROVIDE (2) SIMPSON SDNG15600 SCREWS AT 2-PLY GIRDER TRUSSES, (3) SIMPSON SDNG15600 SCREWS AT 3-PLY GIRDER TRUSSES AT ALL BEARING POINTS. FASTEN EACH ROOF RAFTER TO TOP PLATE WITH (1) SIMPSON SDNG15600 SCREW PROVIDE (2) SIMPSON SDNG15600 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 1/2" 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 & TP15 BC51 I-08 GUIDE TO GOOD PRACTICE FOR HANDLING, INSTALLING & BRACING OF METAL PLATE CONNECTED WOOD TRUSSES. FASTEN OVER-FRAMED TRUSS SEITS TO TRUSSES BELOW W/ (2) 3"x0.131" TORNAILS 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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p 619-660-0010 ▶ mulhernkulp.com

M&K project number:
154-22007

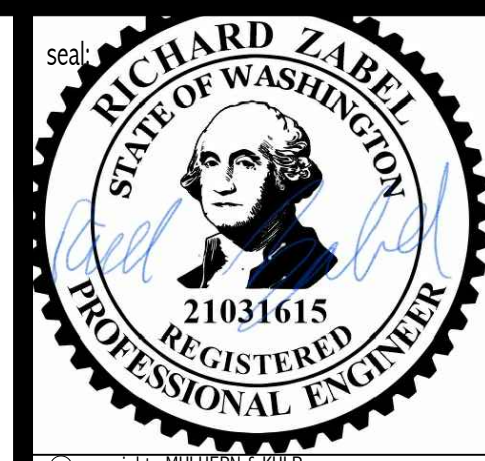
project mgr: **RJZ**
drawn by: **ENW**
issue date: **02-28-21**

REVISIONS:
date: _____ initial: _____

JAYMARC HOMES

STRUCTURAL NOTES
4537 90TH AVE SE
MERCER ISLAND, WASHINGTON

sheet:
S-O-O



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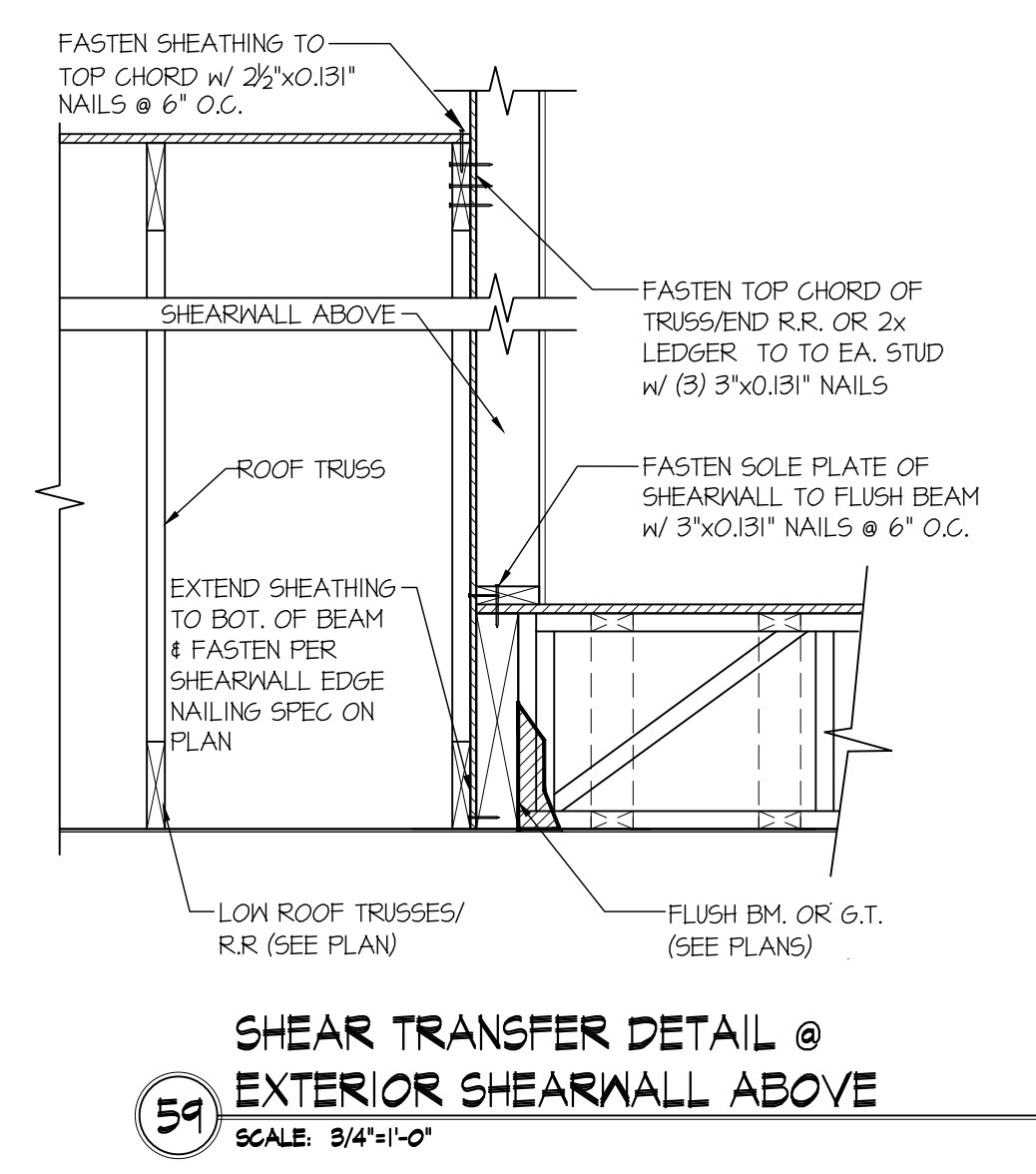
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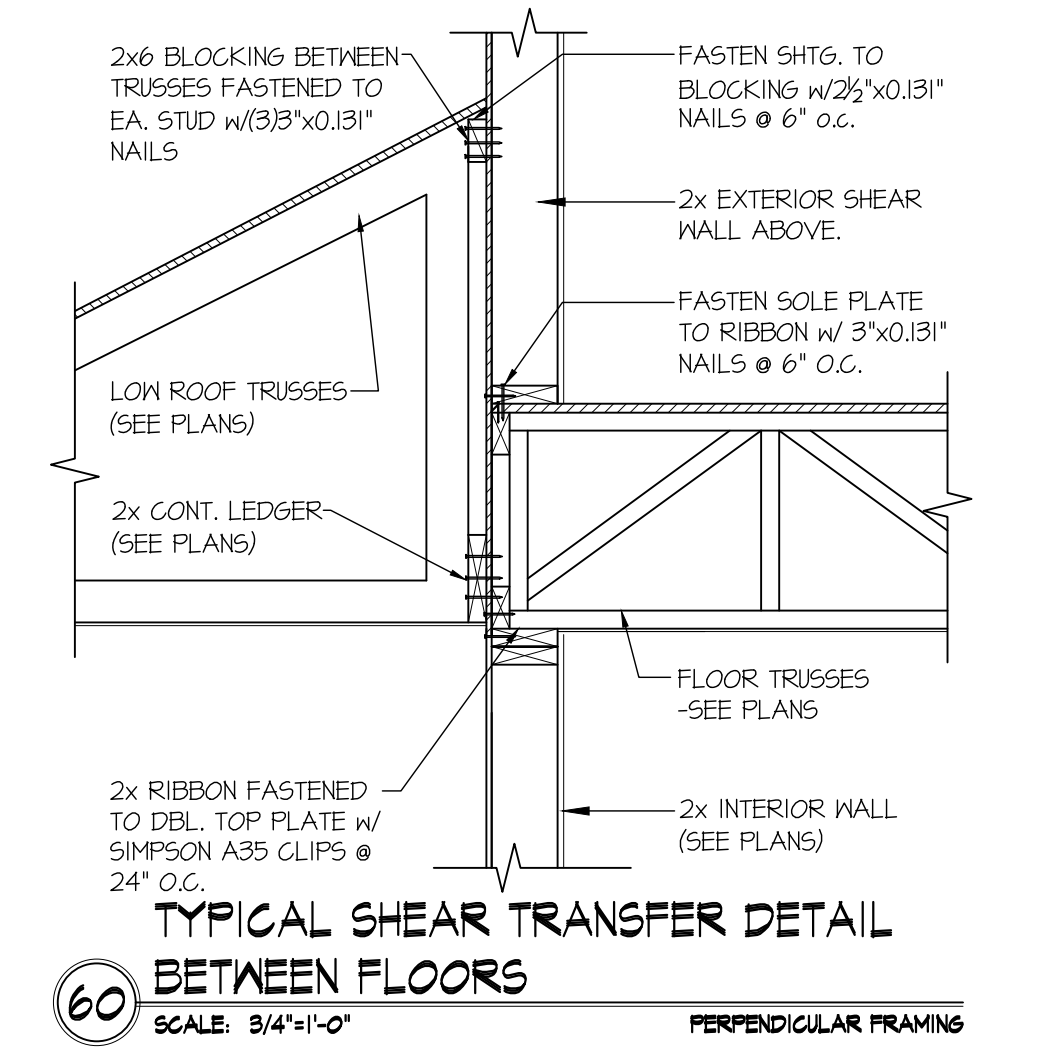


STRUCTURAL DETAILS
4537 90TH AVE SE
MERCER ISLAND, WASHINGTON

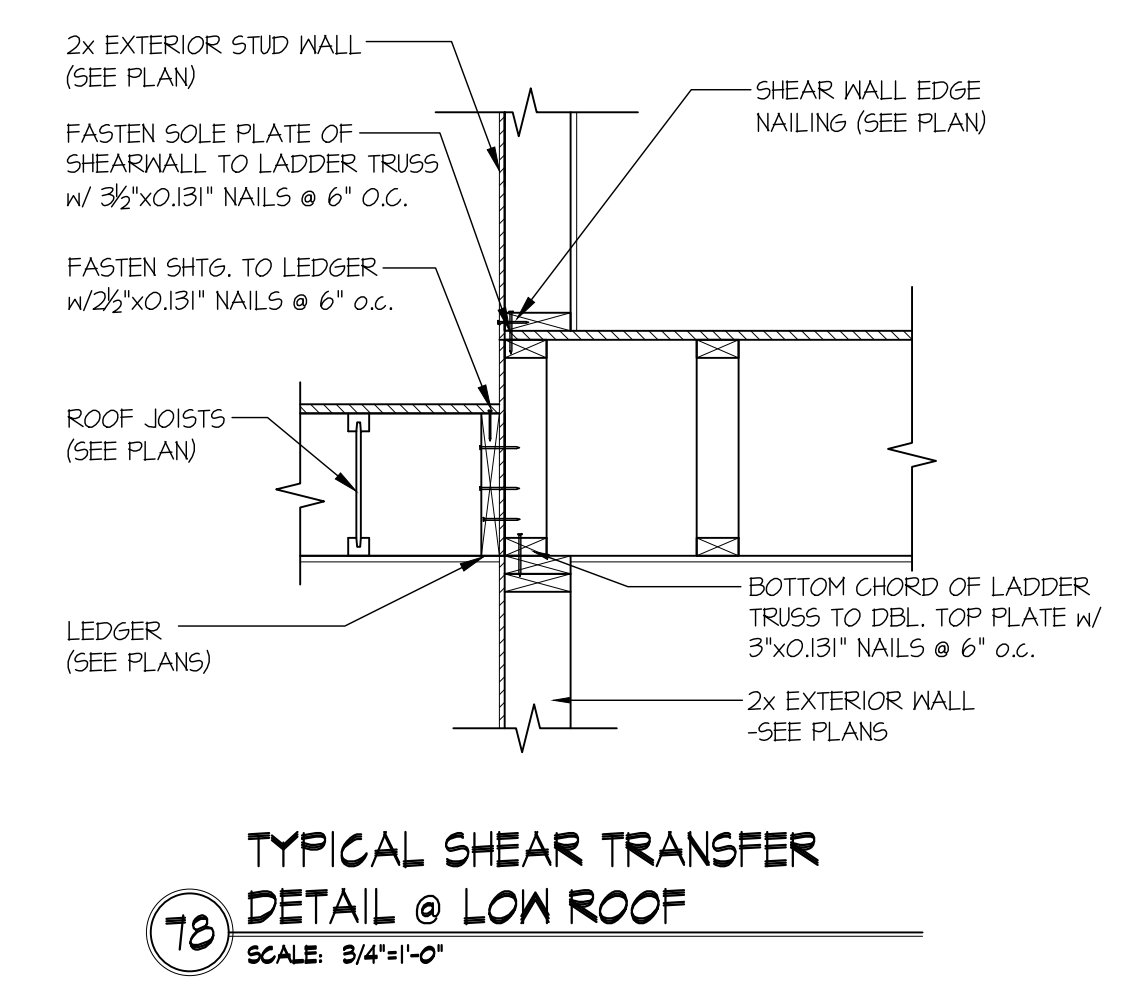
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LB-2



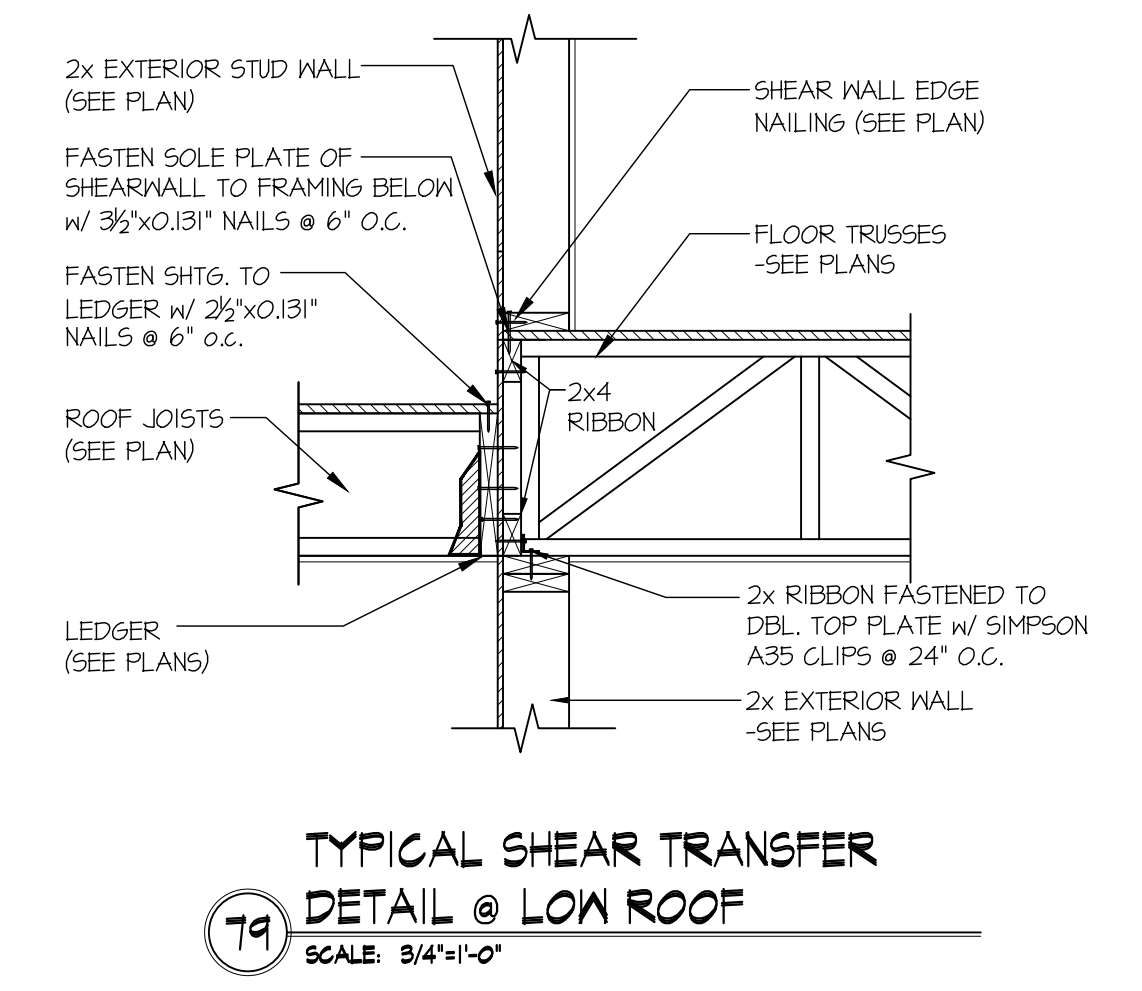
59 SHEAR TRANSFER DETAIL @ EXTERIOR SHEARWALL ABOVE
SCALE: 3/4"=1'-0"



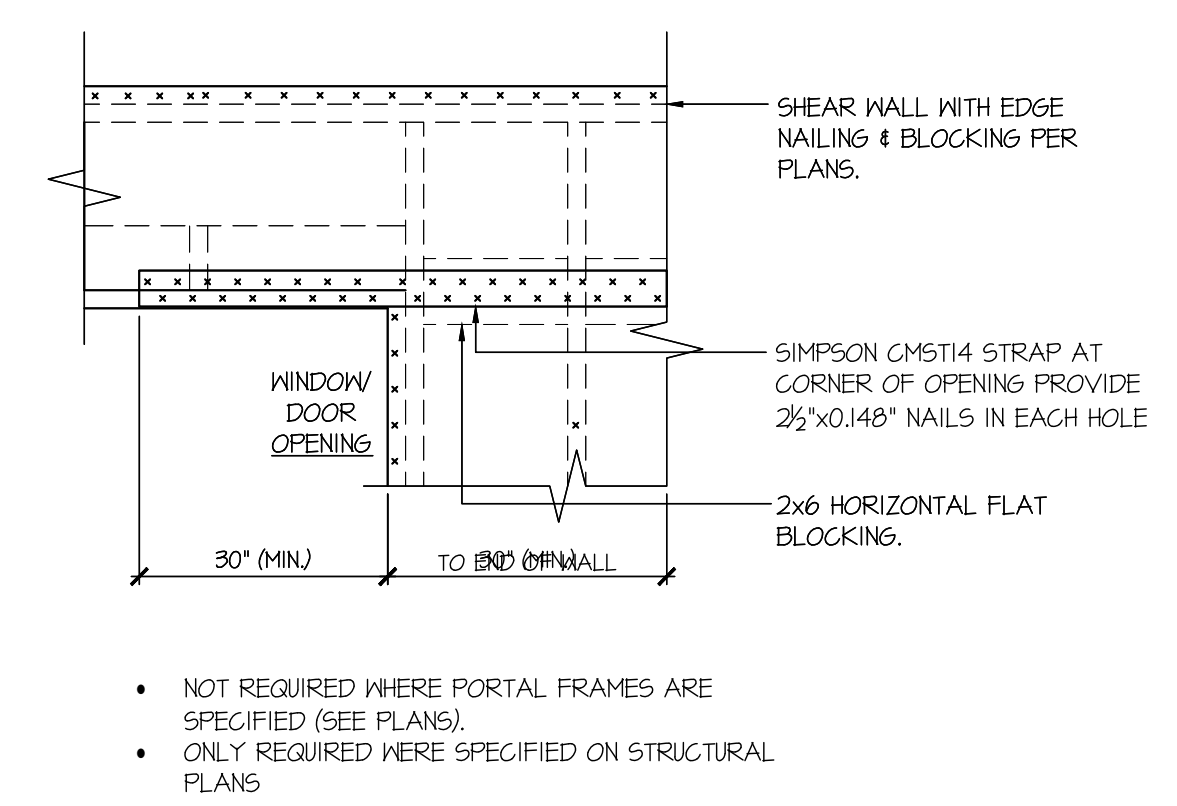
60 TYPICAL SHEAR TRANSFER DETAIL BETWEEN FLOORS
SCALE: 3/4"=1'-0" PERPENDICULAR FRAMING



78 TYPICAL SHEAR TRANSFER DETAIL @ LOW ROOF
SCALE: 3/4"=1'-0"

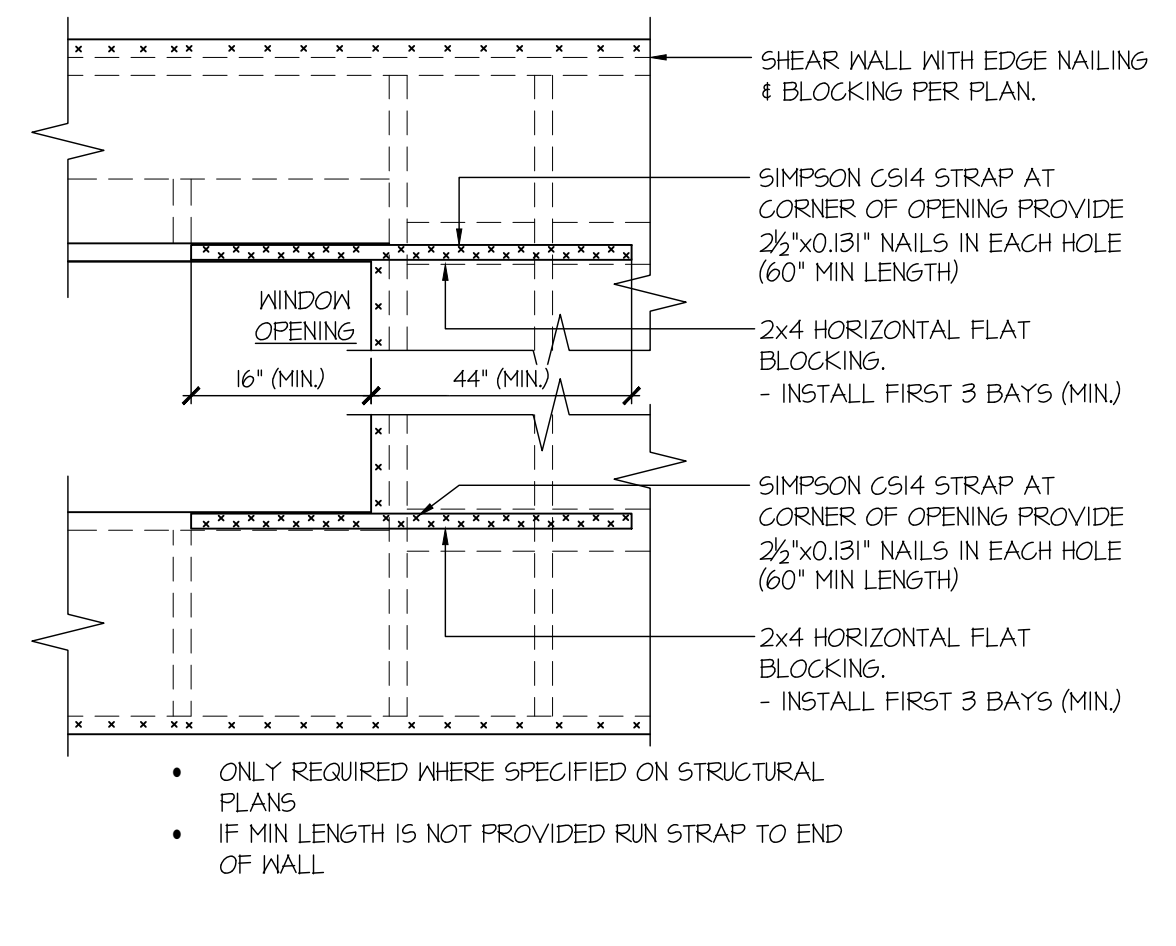


79 TYPICAL SHEAR TRANSFER DETAIL @ LOW ROOF
SCALE: 3/4"=1'-0"



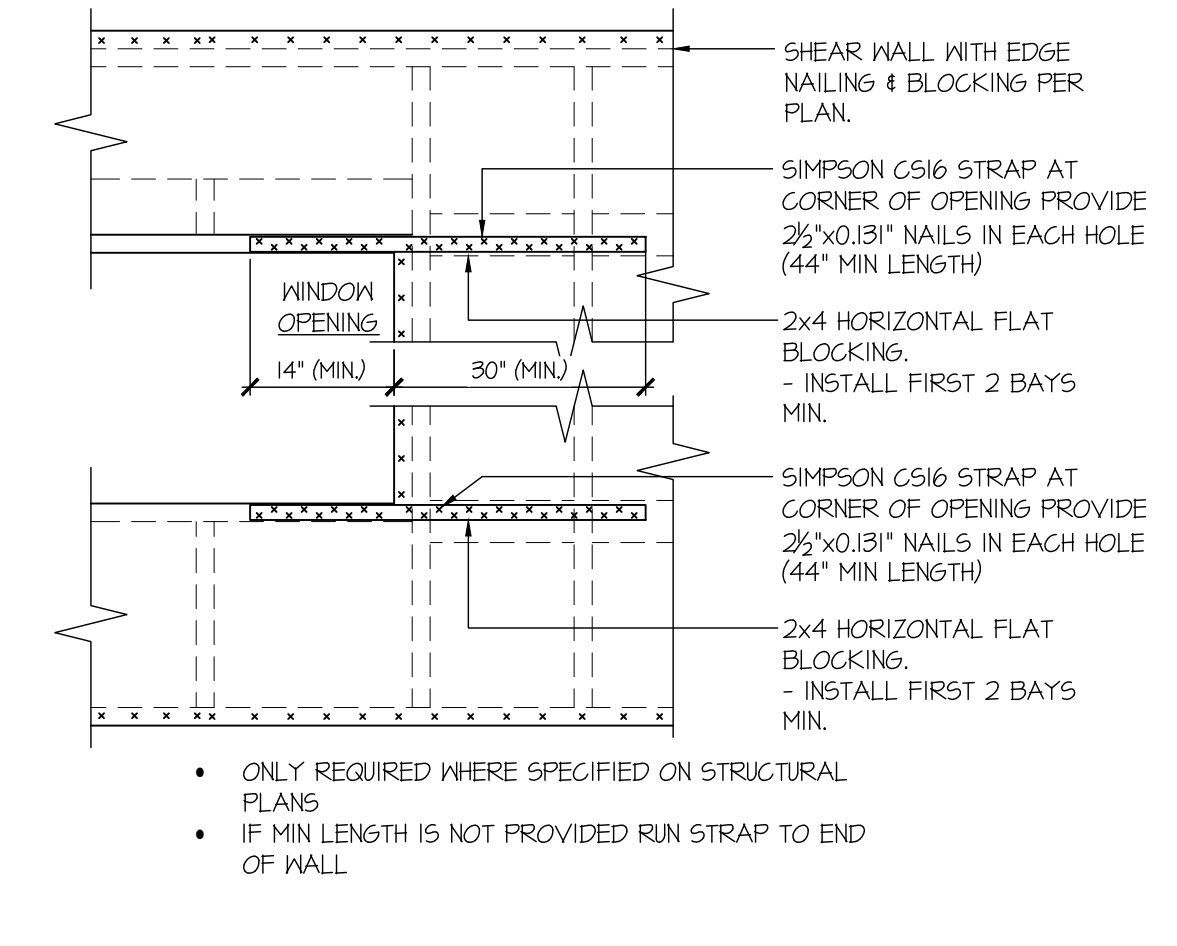
92 EXT. WALL & INT. SHEARWALL OPENING ELEVATION
SCALE: NTS

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



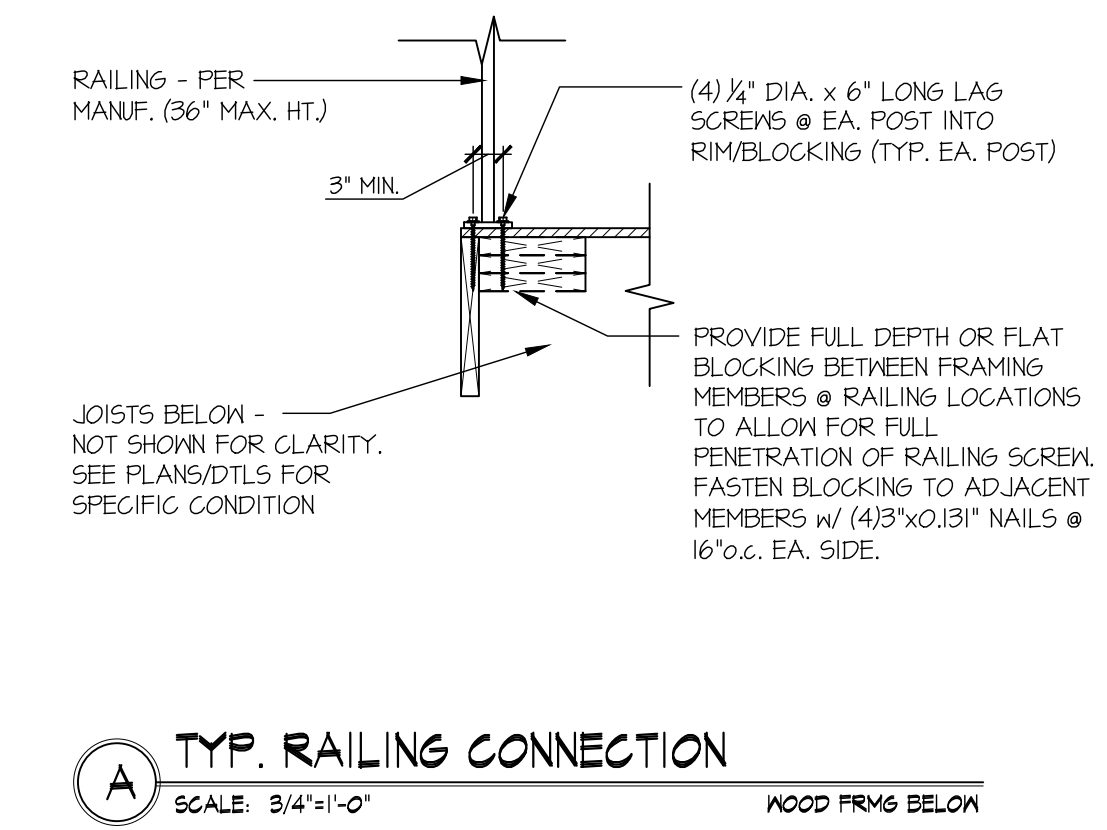
93 EXT. WALL & INT. SHEARWALL OPENING ELEVATION
SCALE: NTS

- 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

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



A TYP. RAILING CONNECTION
SCALE: 3/4"=1'-0" WOOD FRMS BELOW



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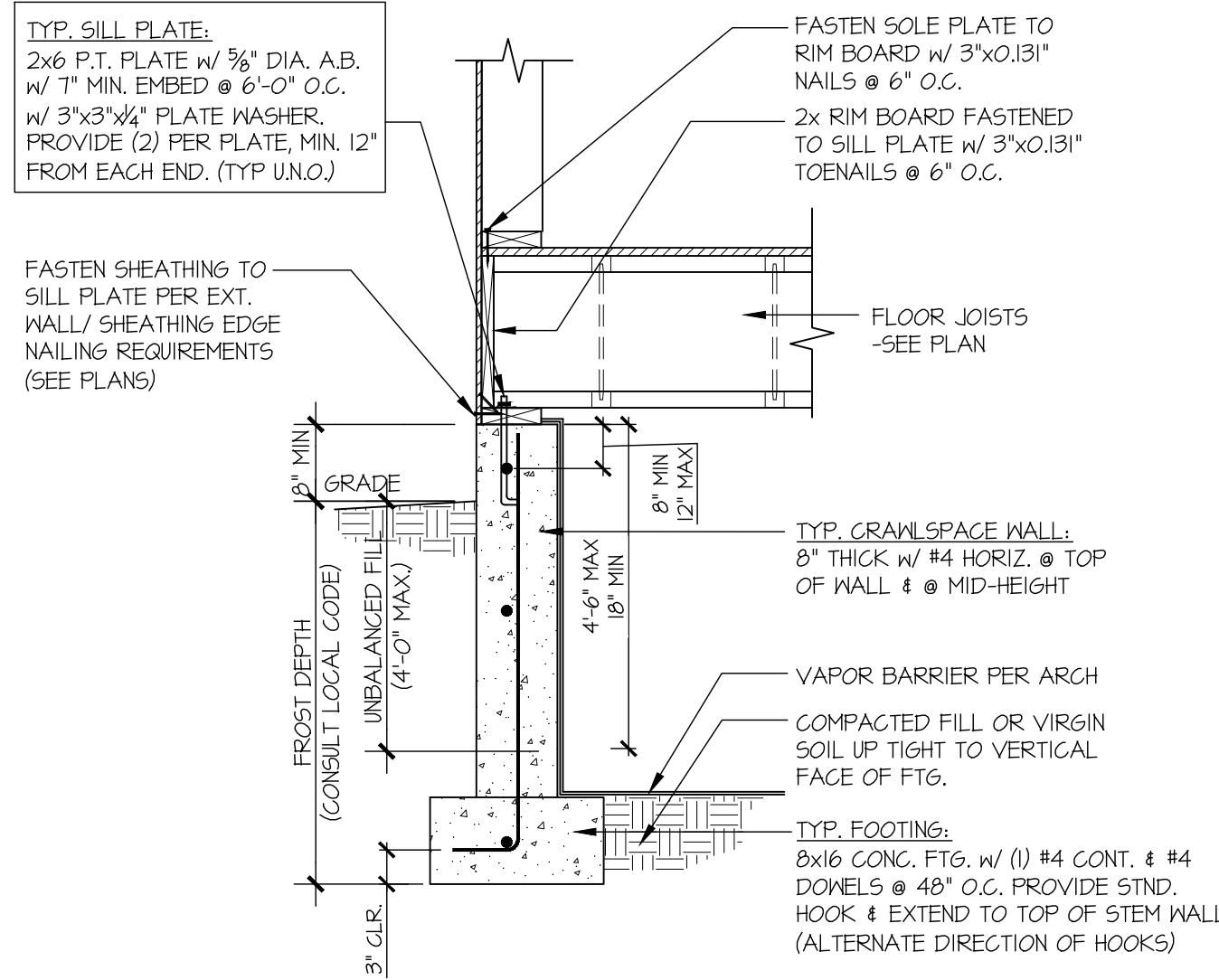
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project mgr: R.JZ
drawn by: ENW
issue date: 02-28-21

REVISIONS:
date: initial:

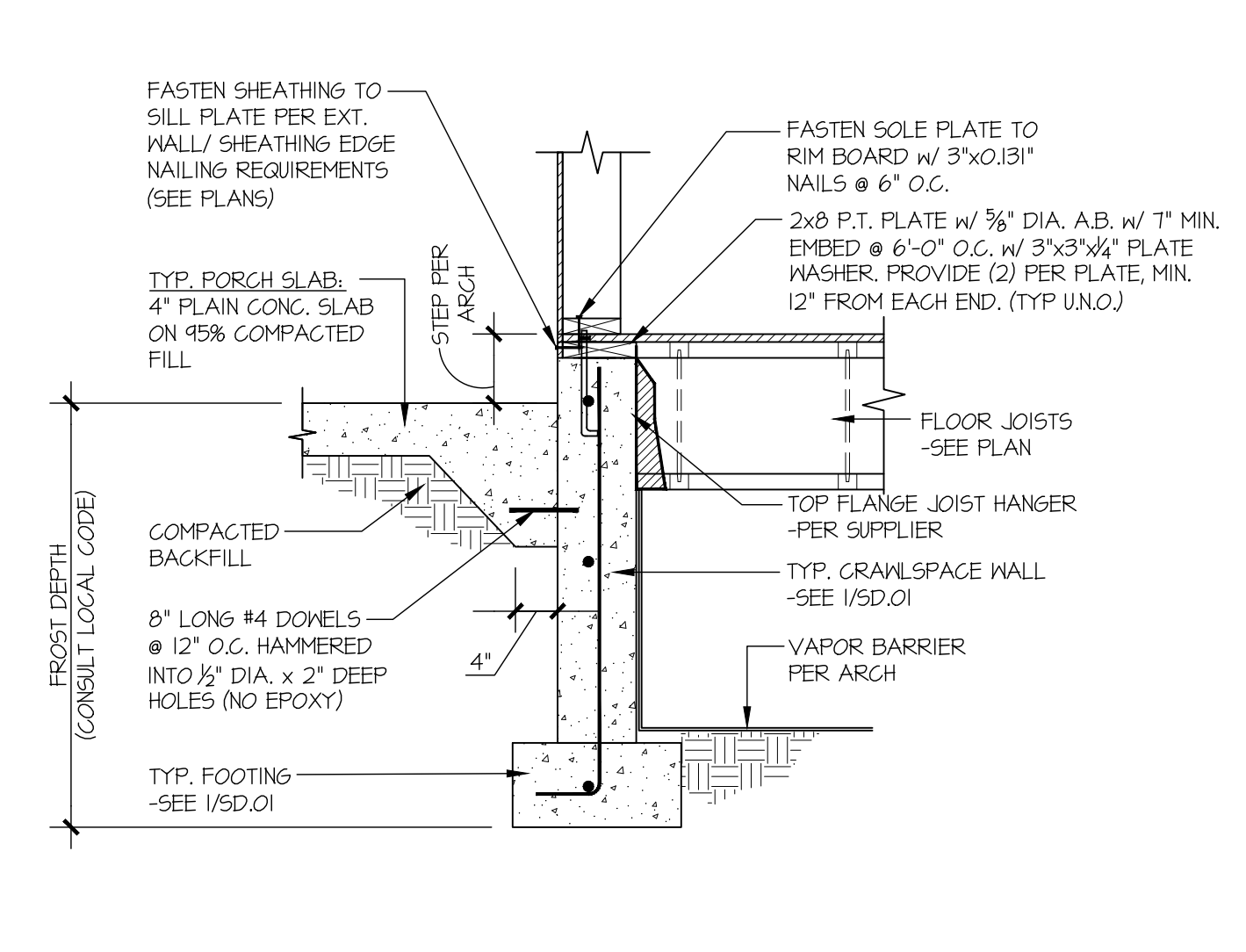


STRUCTURAL DETAILS
4537 90TH AVE SE
MERCER ISLAND, WASHINGTON

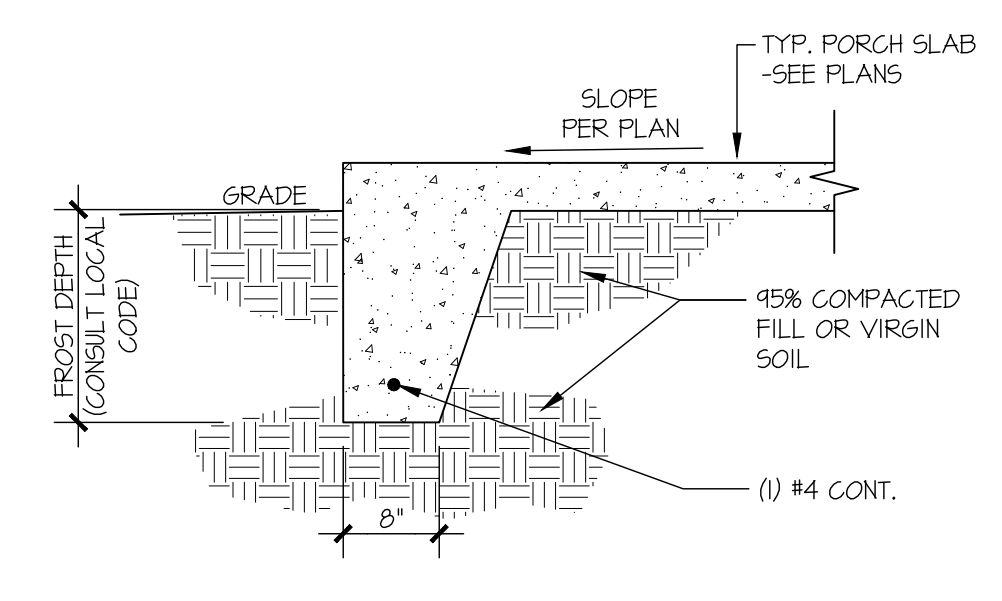
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SD.01



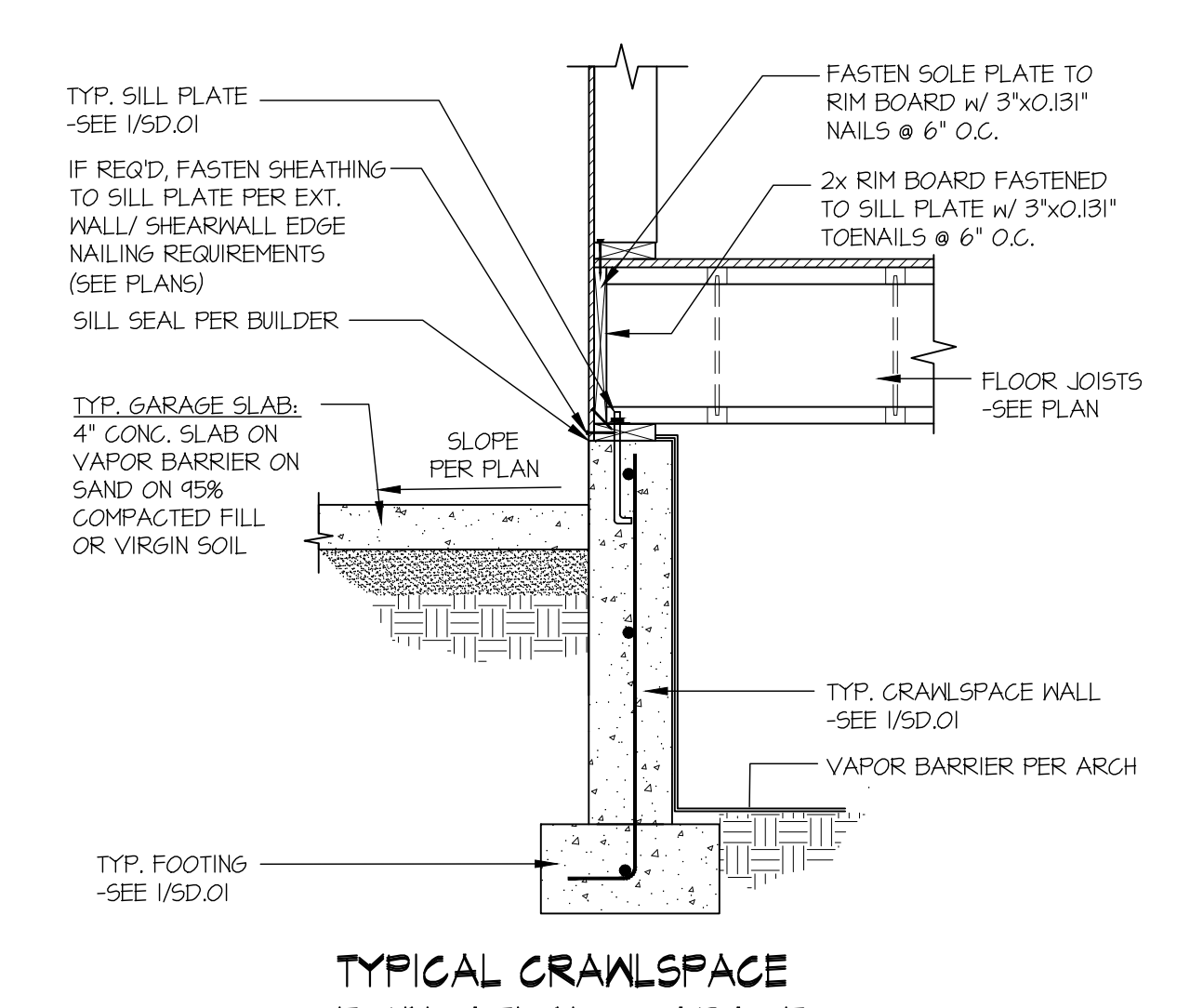
1 TYPICAL CRAWLSPACE FOUNDATION
SCALE: 3/4"=1'-0"



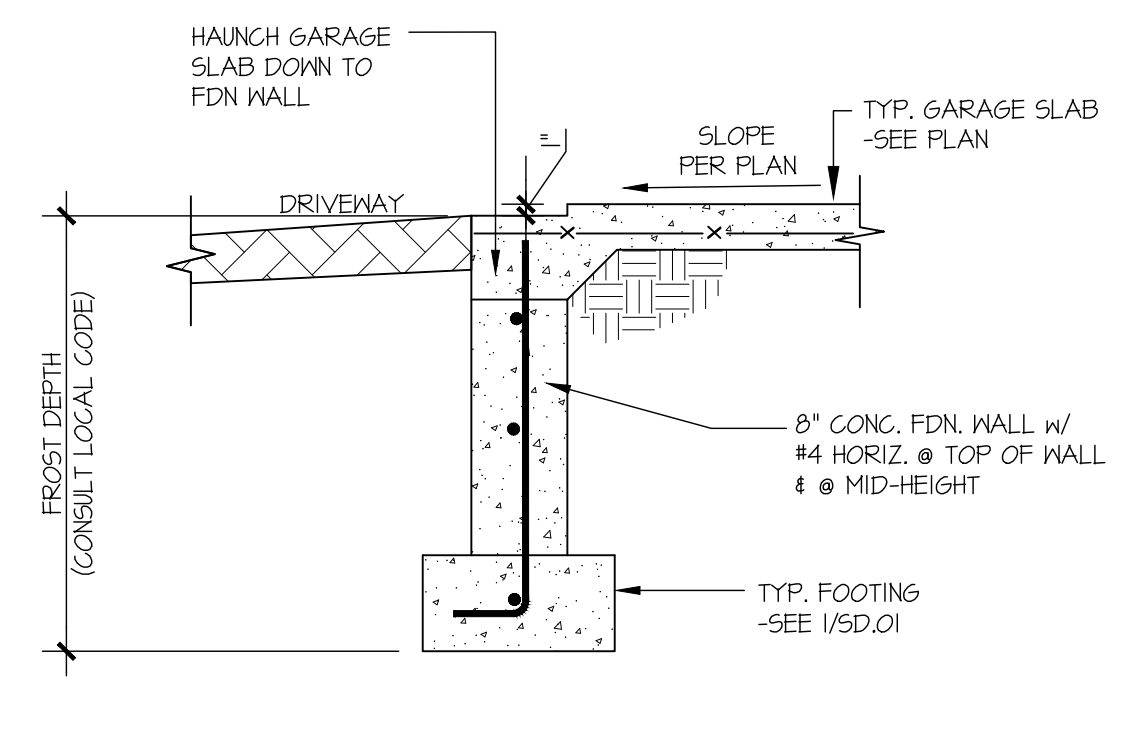
2 TYPICAL CRAWLSPACE FOUNDATION @ PORCH SLAB
SCALE: 3/4"=1'-0"



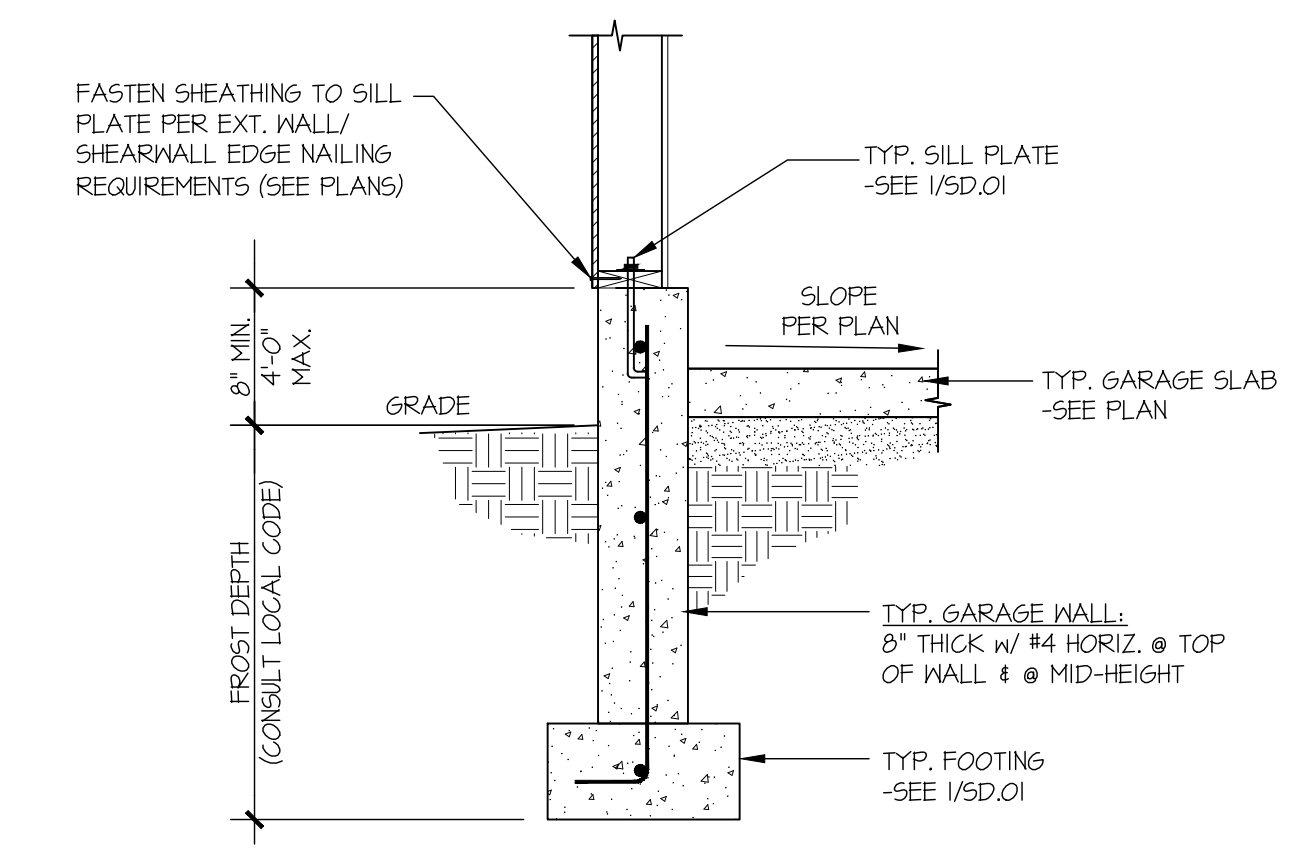
3 TYPICAL FOOTING @ PORCH SLAB
SCALE: 3/4"=1'-0"



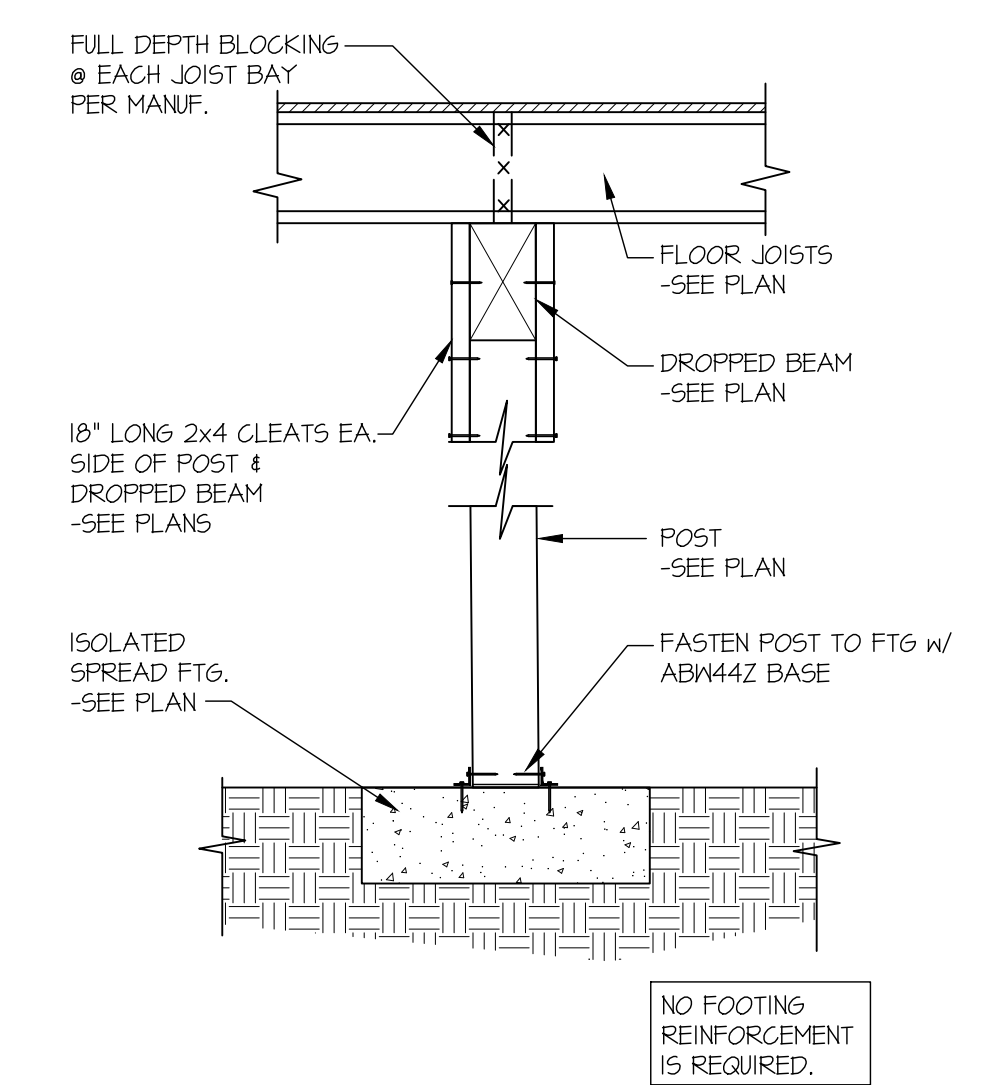
4 TYPICAL CRAWLSPACE FOUNDATION @ GARAGE
SCALE: 3/4"=1'-0"



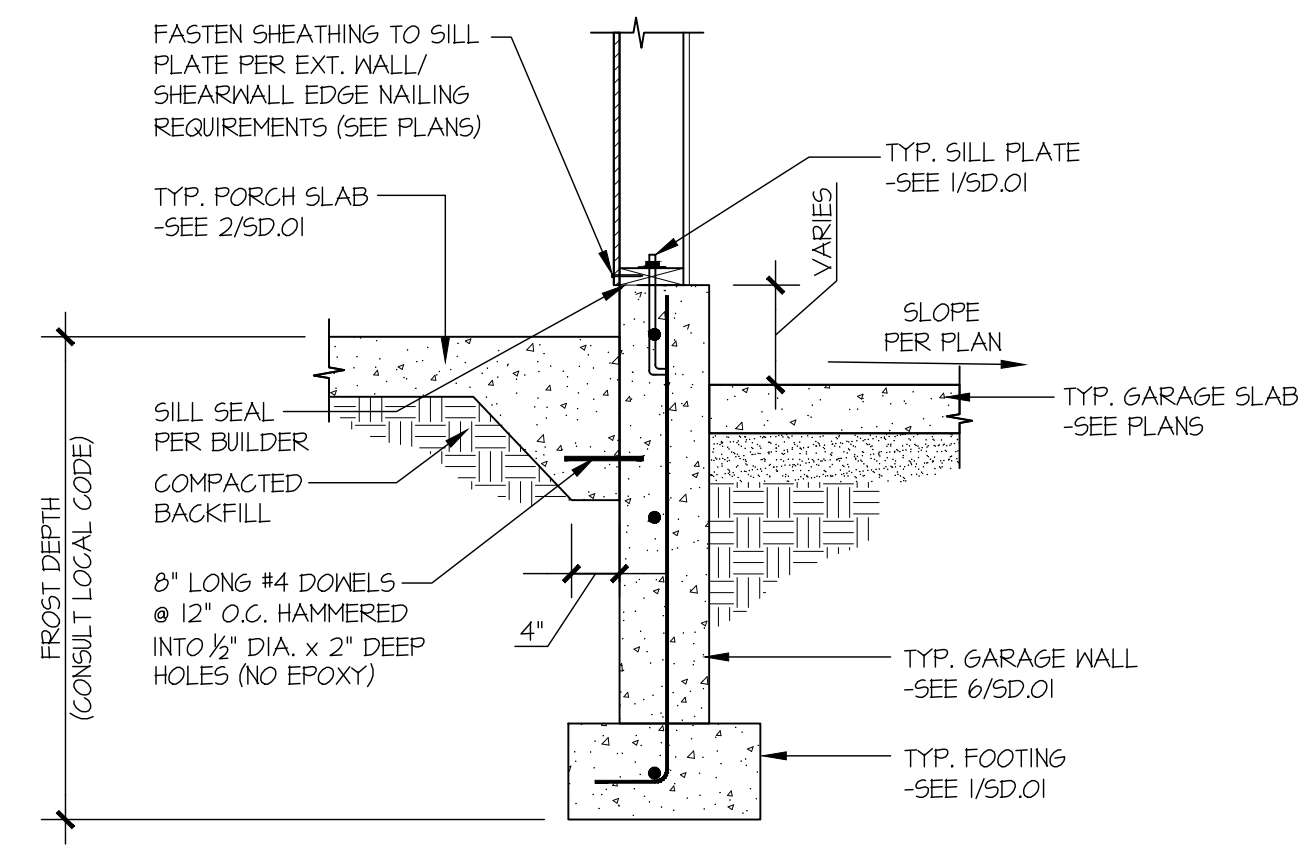
5 TYPICAL CONCRETE FOOTING @ GARAGE DOOR OPENING
SCALE: 3/4"=1'-0"



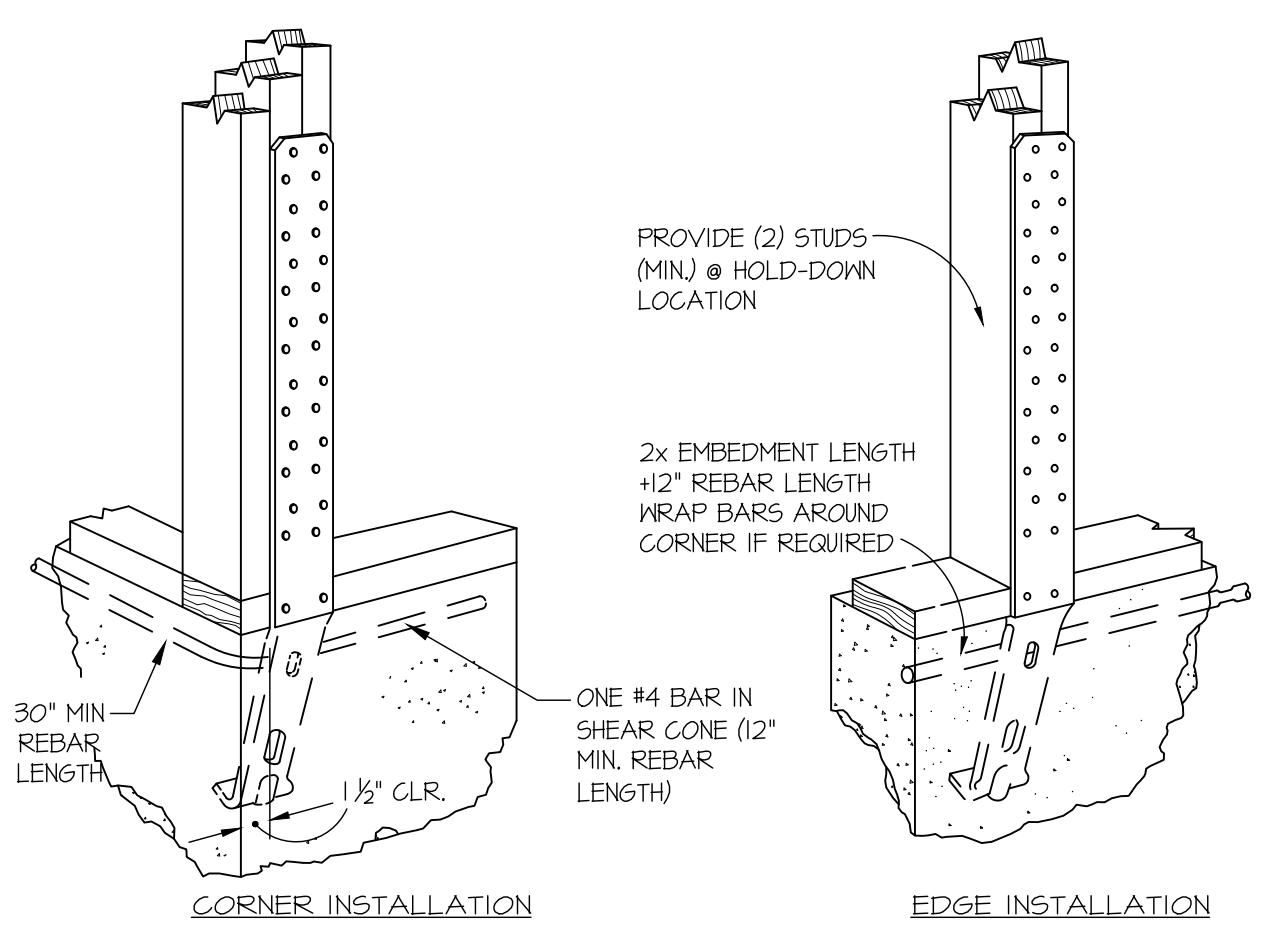
6 TYPICAL EXT. GARAGE FOUNDATION
SCALE: 3/4"=1'-0"



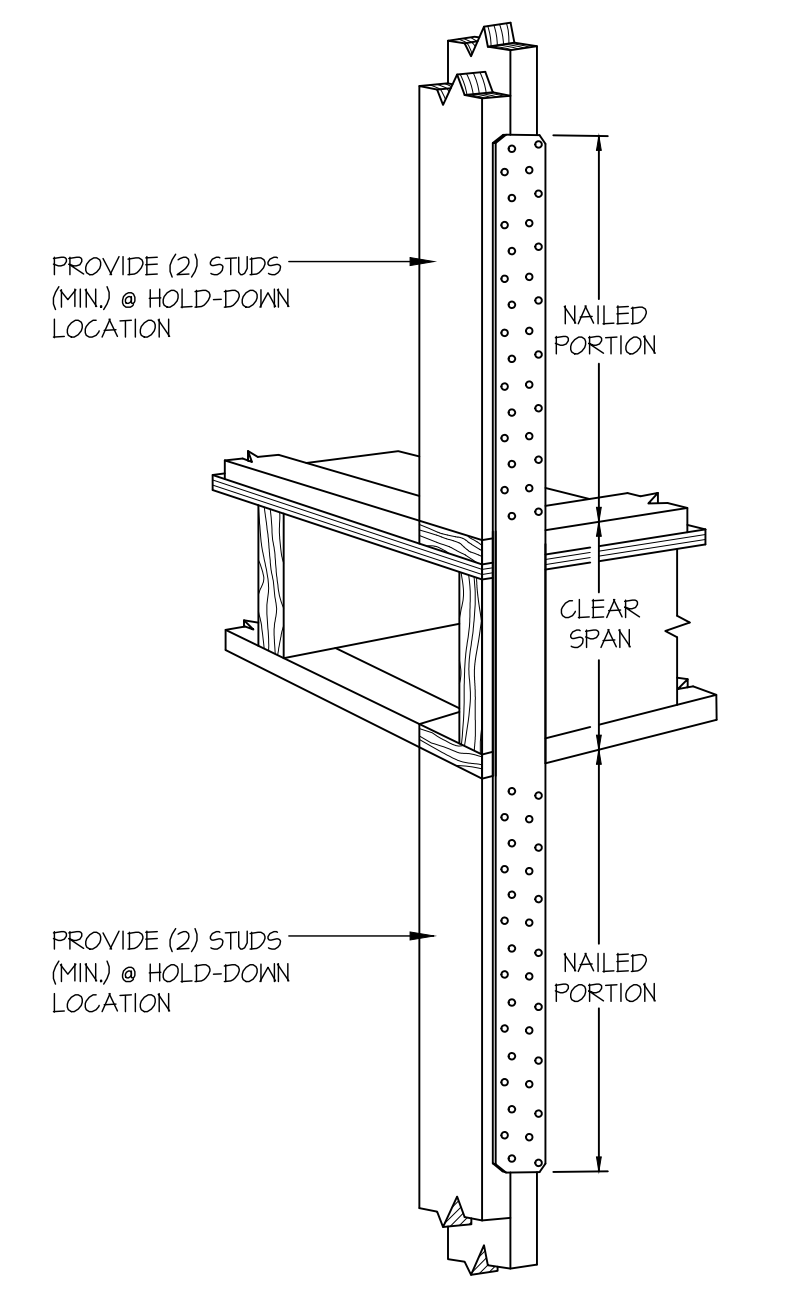
7 TYPICAL CRAWL SPACE FOOTING DETAIL
SCALE: 3/4"=1'-0"



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



A TYPICAL HOLD-DOWN INSTALLATION
NOT TO SCALE



C TYPICAL HOLD-DOWN INSTALLATION
NOT TO SCALE



Vertical wall Installation

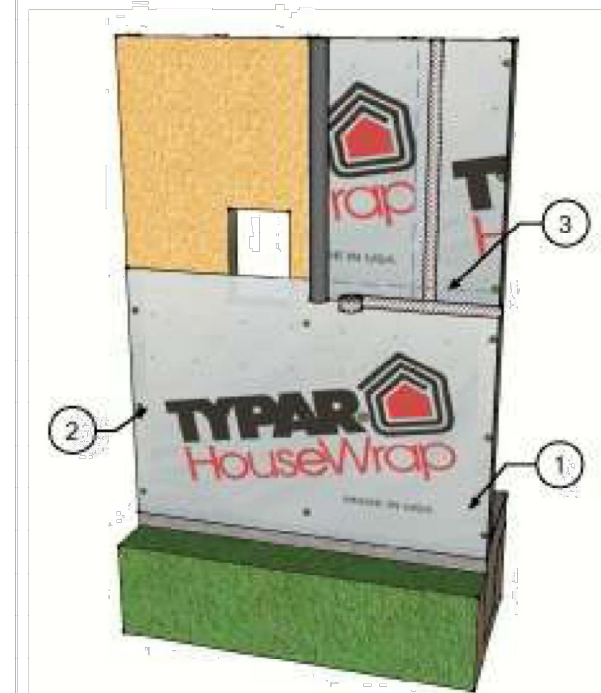
Install TYPAR® HouseWrap over an approved exterior sheathing after the framing is complete and before the windows and doors have been installed. Plastic capped fasteners should be used and spaced at 32" OC (vertically and horizontally) when being applied over 7/16" OSB or 15/32" plywood. When installing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

STEP 1

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

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

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



STEP 2

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



STEP 3

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

STEP 4

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



Window and Door Preparation

Preparing for Window Installation

STEP 1

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

STEP 2

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

STEP 3

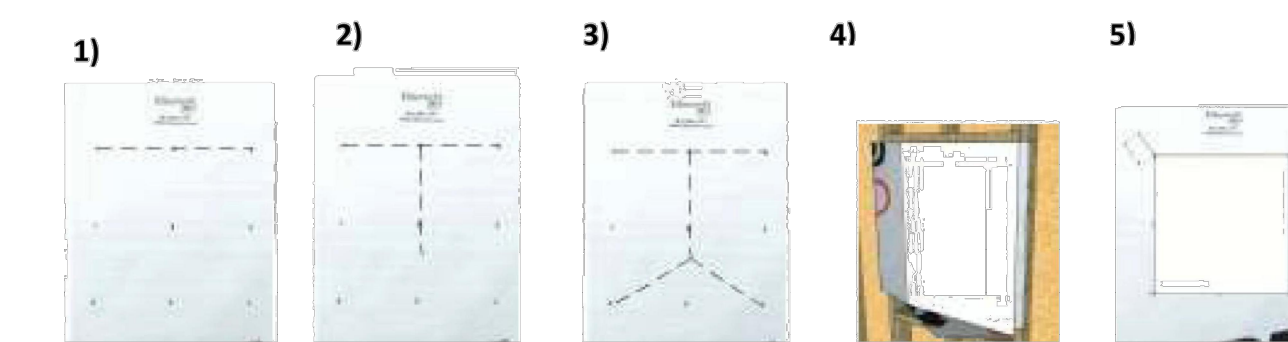
From that stopping point, cut diagonally to both lower left and right corners of the opening.

STEP 4

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

STEP 5

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



Typical Window Flashing

STEP 1

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

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

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

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

STEP 2

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

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

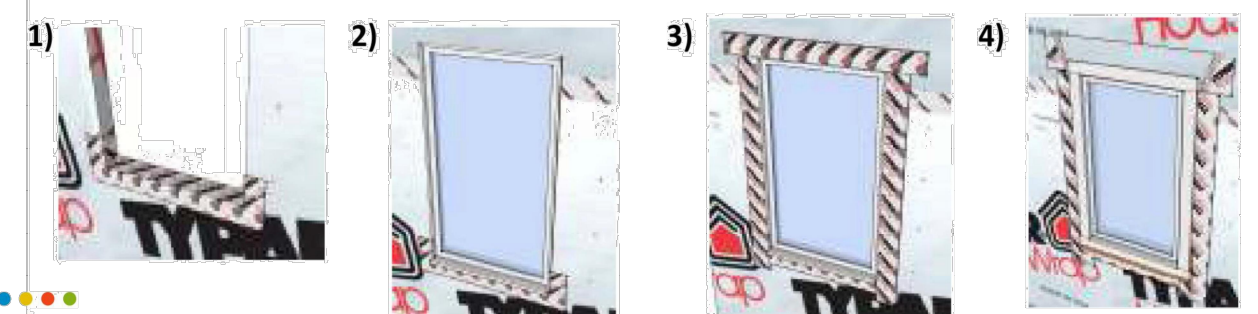
STEP 3

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

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

STEP 4

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



Flashing Penetrations

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

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

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

1)



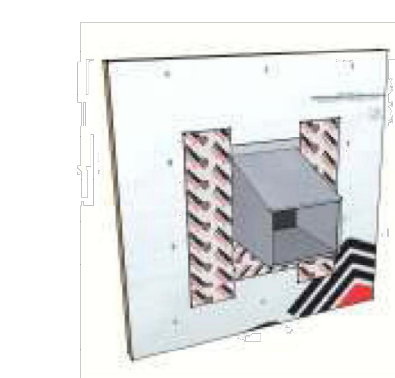
STEP 1

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

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.

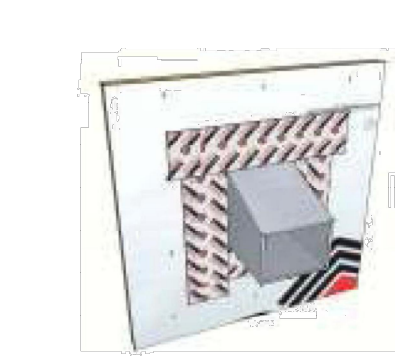
2)



STEP 3

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

3)



Note:

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

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

For more information, visit www.Typar.com



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



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

Issue Description	Issue Date	By

Job Number:

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

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

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

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Submittal Date

Sheet Title/Description

Design Firm

Drawn by:

Checked by:

Primary Scale

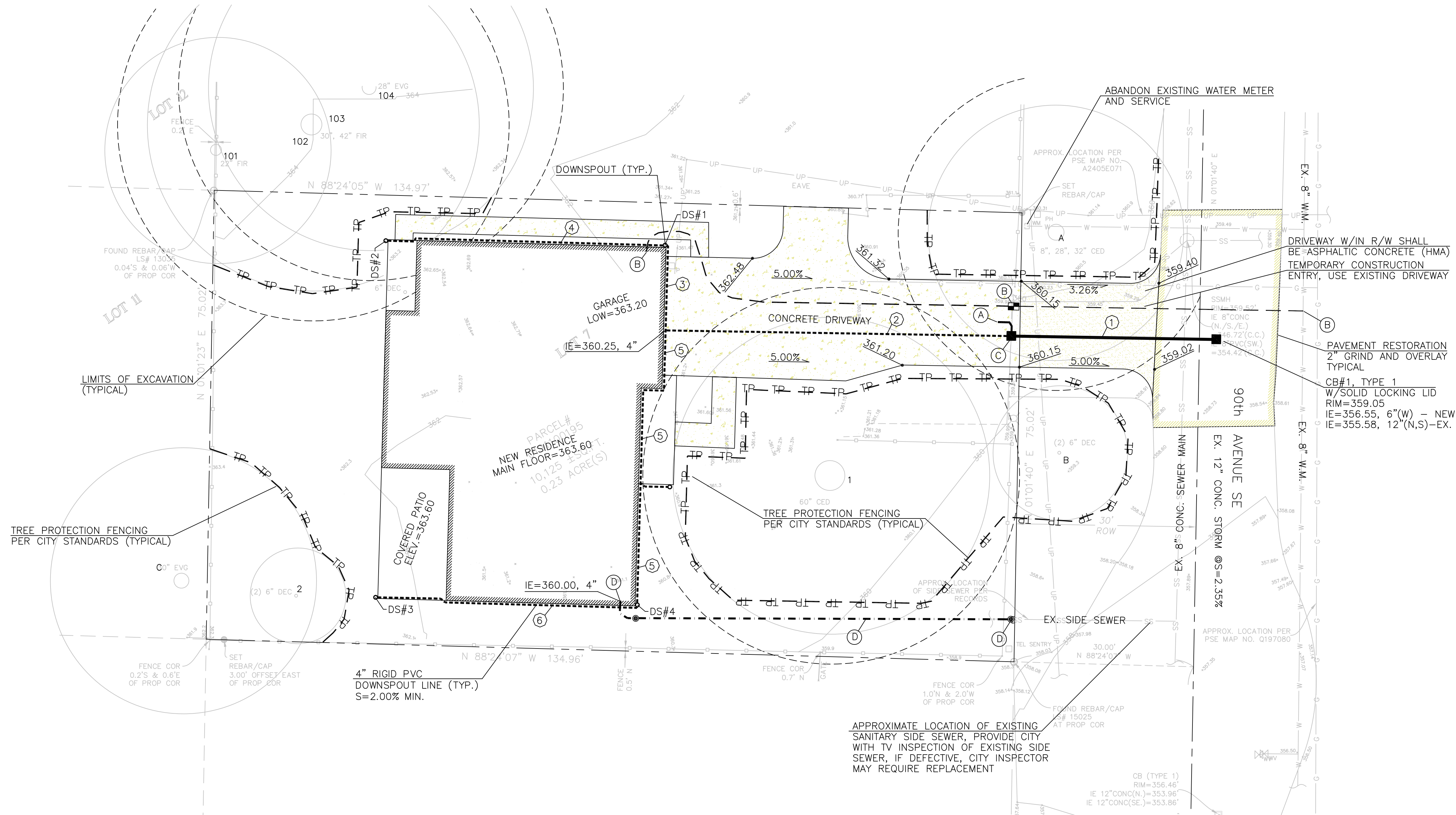
D1 of .

Sheet Title/Description

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

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

EXISTING UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO COMMENCING CONSTRUCTION. NO REPRESENTATION IS MADE THAT ALL EXISTING UTILITIES ARE SHOWN HEREON. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR UTILITIES NOT SHOWN IN THEIR PROPER LOCATION.
CALL BEFORE YOU DIG: 811



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

Letter	Species	DBH	DRIP	Exceptional	Save	Remove
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



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

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

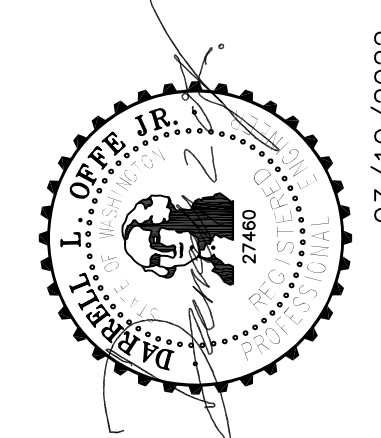
OFFE ENGINEERS
1882 SOUTHEAST 167TH PLACE
RENTON, WASHINGTON 98058
PHONE 425-260-3412
CONTACT: DARRELL OFFE, P.E.

REV. NO. DATE DESCRIPTION

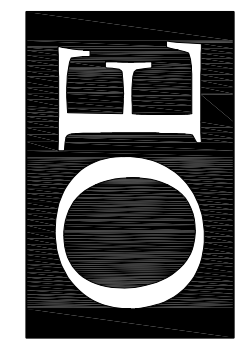
OFFICE

ENGINEERS

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



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

DATE 03/10/2022

REV. NO.

DESCRIPTION

Figure V-5.3.3 Planting bed Cross-Section

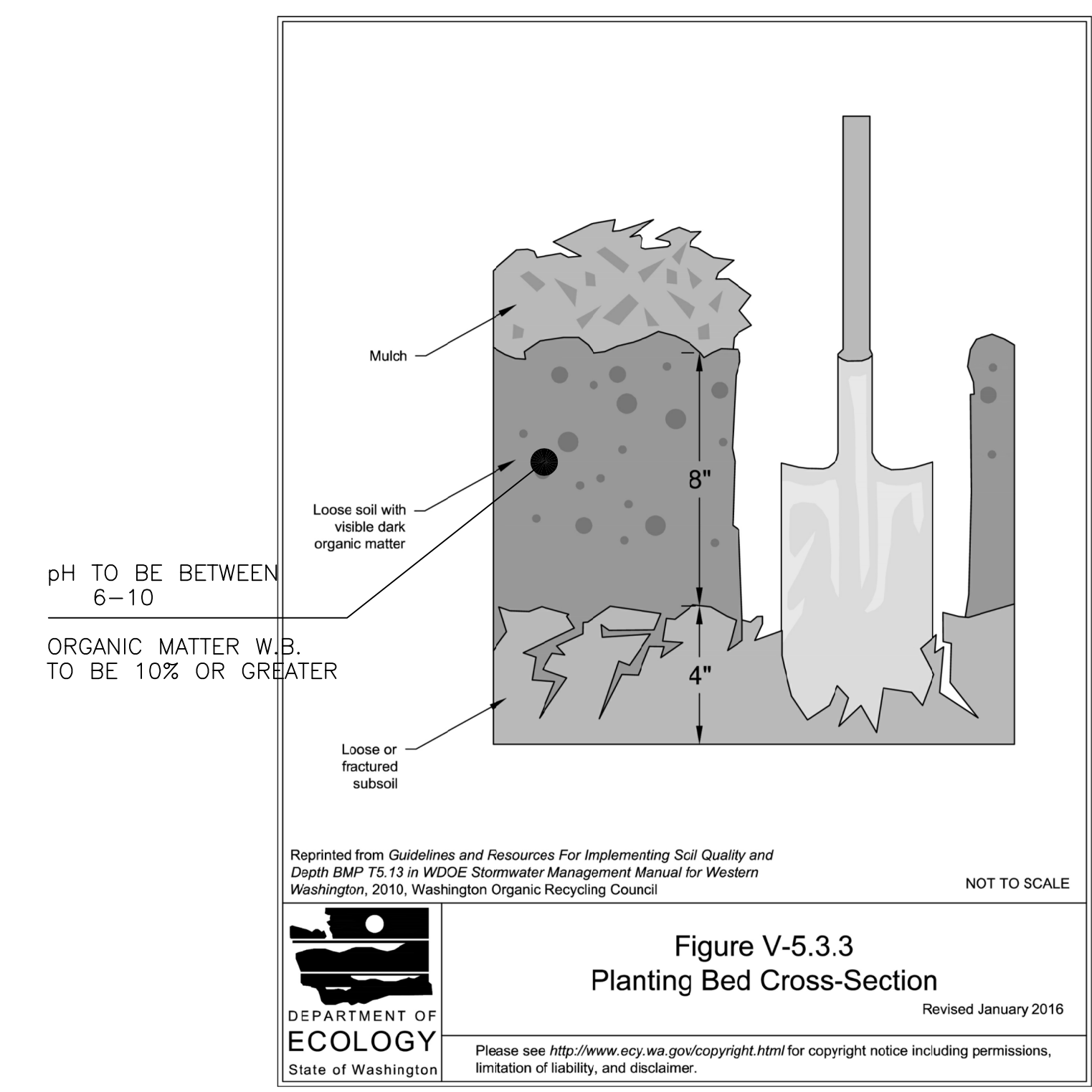


Figure V-5.3.3
Planting Bed Cross-Section
 Revised January 2016
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 State of Washington
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PROJECT **4537 90h Avenue SE**

CLIENT **Marc Russo**

SHEET CONTENT **Utility Details**

DATE 03/10/2022

JOB NO.

DWG NO.

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

