GENERAL NOTES

--GENERAL INFORMATION APPLIES FULL SET

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 ADVANCED FRAMING w/2x6 STUDS at 16" OC. and INTERIOR WALLS TO BE 2x4 STUDS at 16" OC. per IRC, R602.3.2 (UNO.)

D. ALL DIMENSIONS AT WINDOWS ARE TO THE CENTERLINE

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

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

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

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

I. ALL SHOWERS TO COMPLY w/IRC, P2708.1 through P2708.5 ALL SHOWER RECEPTORS TO COMPLY w/IRC, P2709.1 through P2709.4

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/SHEETS EN1-EN3 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" (U.N.O.)

SAFETY GLAZING

SAFETY GLAZING INSTALLED IN HAZARDOUS LOCATIONS AS REQUIRED BY THIS SECTION SHALL HAVE MFR'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

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, 312.2.1
- MUST HAVE A SILL HEIGHT OF NOT MORE THAN 44" ABV. FLOOR per IRC, R310.2.2
- GUARDS MUST BE PROVIDED AS WINDOW FALL PROTECTION AT LOW WINDOWS LOCATED GREATER THAN 72" ABV. FINISHED GRADE per IRC, R312.2

STAIRS and HANDRAILS

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

- SHALL PROVIDE A MIN. CLEAR WIDTH OF 36" ABOVE HANDRAIL w/MAX. HANDRAIL PROJECTION INTO STAIRWAY OF 4½" ON EITHER SIDE per R311.7.1
- SHALL PROVIDE A MIN. HEADROOM OF 6'-8" MEASURED VERTICALLY FROM THE NOSE OF TREADS or LANDINGS per R311.7.2
- SHALL NOT HAVE A VERTICAL RISE GREATER THAN 147" 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 R311.5.1 through R311.5.4
- 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 SEPARATE 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

ABBREVIATIONS

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

A JAYMARC CUSTOM HOME FOR THE ROSS FAMILY

4040 Island Crest Way
Mercer Island, WA 98040

BUILDING CODES

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 MERCER ISLAND CODE
2018 WASHINGTON STATE AMENDMENTS
2018 INTERNATIONAL FUEL & GAS CODE
2009 ICC A117.1, BARRIER-FREE STANDARD
2018 INTERNATIONAL FIRE CODE (IFC)
2020 NATIONAL ELECTRIC CODE (NEC)
+ PART 1 & 3, 2020 WASHINGTON CITIES ELECTRICAL CODE
2018 UNIFORM PLUMBING CODE (UPC)
2018 INTERNATIONAL MECHANICAL CODE (IMC)
2018 INTERNATIONAL FUEL GAS CODE (IFGC)
2018 POOL and SPA CODE

ZONING CODE & AREAS

SQUARE FOOTAGE SUMMARY

MAIN FLOOR AREA	1,561 S.F.
UPPER FLOOR AREA	1,887 S.F.
TOTAL CONDITIONED AREA	3,448 S.F.
2 CAR GARAGE	635 S.F.
COV'D ENTRY PORCH	139 S.F.
COV'D REAR PATIO	0 S.F.
TOTAL AREA UNDER ROOF	4,222 S.F.
OVERALL WIDTH	55'-6"
OVERALL DEPTH	47'-8"

Updated : 06/28/2022
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 interior 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.

FLOOR AREA RATIO (FAR) SUMMARY

MAIN FLOOR AREA	1,561 S.F.
UPPER FLOOR AREA	1,949 S.F.
CONDITIONED AREAS	3,510 S.F.
2 CAR GARAGE	632 S.F.
CVR ENTRY PRCH/REAR PATIO FAR EXEMPT	0 S.F.
TOTAL AREA UNDER "FAR"	4,142 S.F.
LOT SIZE 8,580 S.F.	
ALLOWABLE "FAR" w/5% BONUS 4,719 S.F.	

Updated : 05/04/2022

DRAWING INDEX

PROJECT TEAM

ARCHITECTURAL DESIGN: JayMarc Homes, LLC.
ryan@jaymarchomes.com

ARCHITECTURAL DRAFTING: BIENZ DESIGN GROUP & JAYMARC HOMES
Ryan@JaymarcHomes.com

STRUCTURAL ENGINEERING: MULHERN & KULP ENGINEERING
215.646.8001 MulhernKulp.com
Richard Zabel
RZabel@MulhernKulp.com

JAYMARC HOMES

△ Issue Issue Date By
Description
△ .

4040 Island Crest Way
Mercer Island, WA
Ross Family New Home
job Number
JMC013

Project Identification
project name: ---
marketing name: ---
plan number: ---
mark system name: ---

6.Jun.2022
Submittal Date

Sheet Title/Description

Design Firm

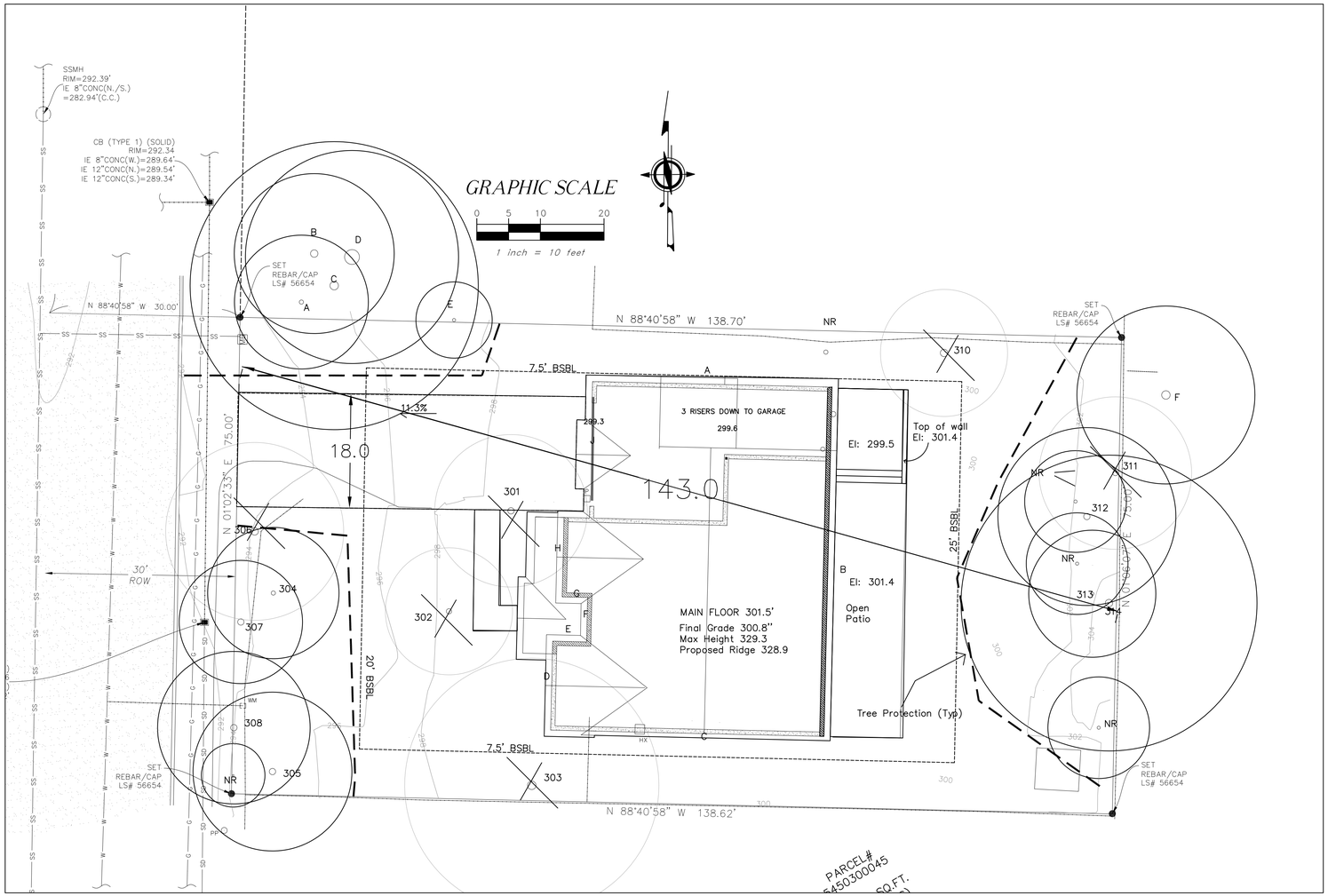
Drawn by:

Checked by:

Primary Scale

A1

of: .



JMC013

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

TREE TABLE

ONSITE

ID	NAME	DSH	DSH Multi	DRIPLINE	Exceptional threshold	Exceptional	Above 24"	Save	Remove
301	Honey Locust	14.4		14.6	20	No	No		X
302	Honey Locust	11.4		15.5	20	No	No		X
303	Red Maple	19.3		17.8	25	No	No		X
304	Japanese Maple	8.1	4.6,5.8,3.2,	17.8	12	No	No	x	
305	Red Maple	12		18.5	25	No	No	x	
306	Vine Maple	9.2		16.4	8	Yes	No		x
307	Vine Maple	8		7.3	8	Yes	No	x	
308	Vine Maple	10.2	8,6.4	12.4	8	Yes	No	x	
309	Flowering Plum	12.4	9,5.8	14.5	21	No	No		X
310	Flowering Plum	16.5		15.7	21	No	No		X
311	English Holly	13.1		15.5	Invasive species remove with no penalty				x
312	Flowering Plum	11.9		17.5	21	No	No	x	
313	Wild Cherry	8.7	6,6.3	20.4		NO	No	x	
314	Bib Leaf Maple	17.3		22.7	30	No	No	x	
A	Japanese Maple	10.2	8,5,4	12.9				x	
B	European White Birch	12		17.5				x	
C	European White Birch	22		18.4				x	
D	European White Birch	15.6		15.7				x	
E	Shore Pine	6.7		7.3				x	
F	Douglas-Fir	16		13.7				x	

GROSS FLOOR AREA

Lot Size 10,400

Main Floor/Main Living	1561	sf
Main Floor Garage	632	sf
Total Main Floor	2193	sf
Second Floor Main Living	2032	sf
Second Floor Stair Deduction	-83	sf
Total Second Floor	1949	sf
Total GFA	4142	sf
Allowable GFA 40%	4160	sf
Proposed %	39.8%	

PROPERTY OWNER
Jay and Julie Ross
STREET ADDRESS
4040 Island Crest Way
PARCEL #
5450300045
LEGAL DESCRIPTION
Lot 6, Block 3 Allview Heights, V16, P 20
ZONE: R-9.6
SETBACKS:
Front Yard - 20'
Rear Yard - 25'
Side Yards - 7.5'/15'
HEIGHT LIMIT; 30' above ABE to roof peak
MAXIMUM LOT COVERAGE: 40%
MAXIMUM HARDSCAPE: 9%
MAXIIUM FAR: 40%
PARKING SPACES PROVIDED: 2 GARAGE 2 DRIVEWAY
NO CRITICAL AREAS IMPACETED

Building Height

ID	El	Length	Product
A	298.1	37.6	11208.56
B	300.2	55	16511
C	300	43	12900
D	299	17	5083
E	299.2	5	1496
F	299	7	2093
G	299	4	1196
H	298	12.6	3754.8
I	298.8	4	1195.2
J	298.9	21.5	6426.35
		206.7	61863.91
		AEG	299.3
		Max	329.3

PARKING

Covered	3 ea
Driveway	2 ea.

LOT COVERAGE

	Lot Area	10,400
	Allowed	40%
	Allowed sf	4,160
New		
	Eave Area	2,555
	Driveway	966
	New sf	3,521
Existing		
	Eaves	3,253
	Driveway	991
	Total Existing	4,244
	Existing Removed	4,244
Total		
	Total New and Existing	3,521
	%	33.9%

Hardscape

EXISTING	
Uncovered Patio	511
Total Existing	511
Existing Removed	511
Net Existing Retained	0
NEW	
Uncovered Patio	603
Walk	89
Walls	11
Total New	703
Total Hardscape	6.8%

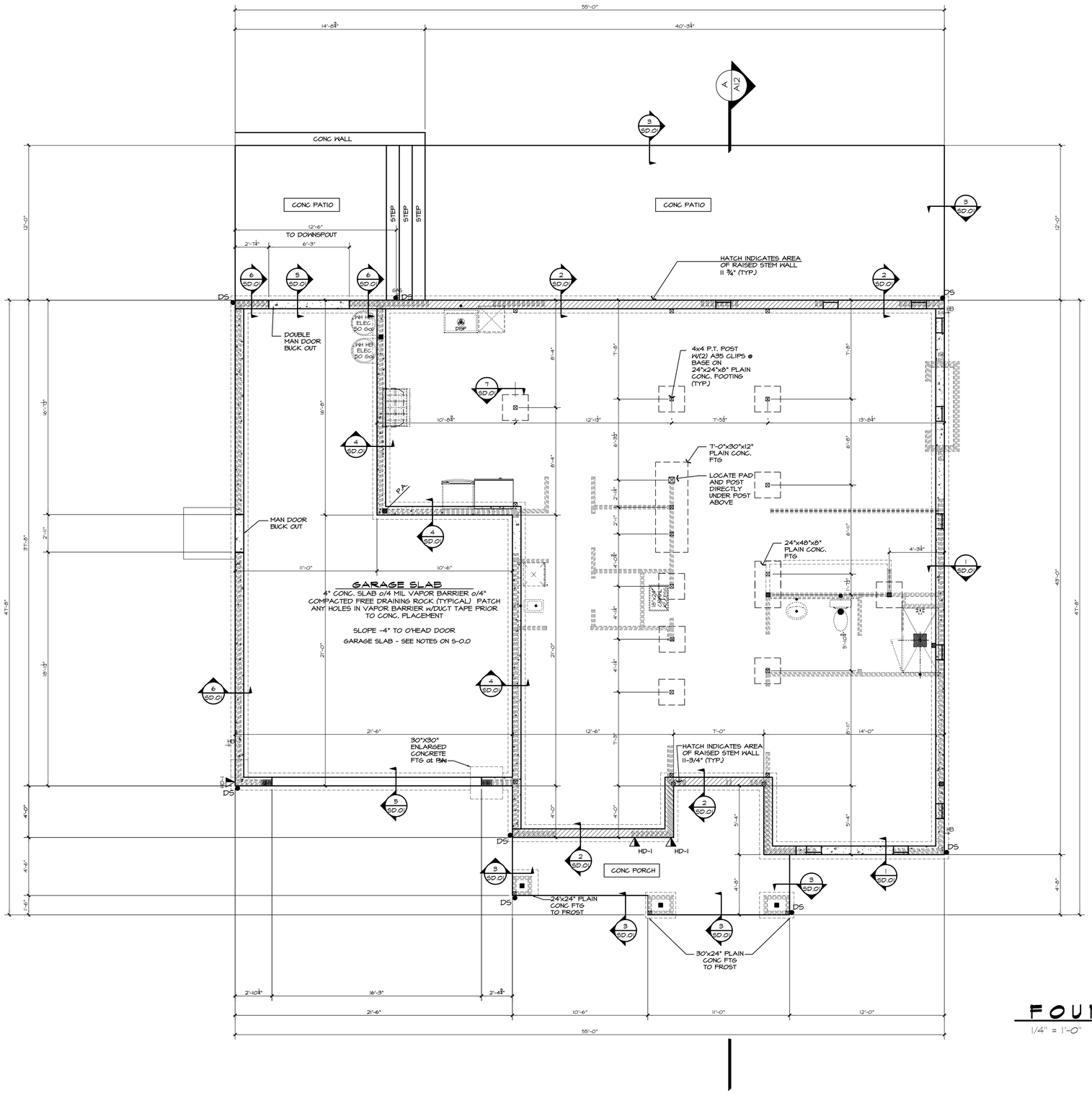
Site Plan
4040 Island Crest Way
Ross Custom

Drawn by
GU

8/15/22

9/22/22

A2



FOUNDATION PLAN

1/4" = 1'-0"

NOTES:

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

JL METAL HANGER

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

INDICATES HOLDOWN.

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

TYP. CRAWLSPACE POSTS:

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

REFER TO S-0 FOR TYPICAL STRUCTURAL NOTES & SCHEDULES

FOUNDATION VENTILATION

Crawlspace Area:		1561 s.f.		
Ventilation Required:		1561 s.f. / 300 =		749.28 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 =		749.28 s.i. / Vent Area =		10.19 s.i.
Provide : 11	14" x 7"	Vents, Area =		808.5 s.i.
Ventilation Provided =		808.50 s.i. is Greater than		749.28 s.i. Req'd
Use: 11	**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.**

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OVERALL DEPTH	47'-8"

Updated : 06/03/2022
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 interior 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.

FLOOR AREA RATIO (FAR) SUMMARY

MAIN FLOOR AREA	1,561 S.F.
UPPER FLOOR AREA	1,948 S.F.
CONDITIONED AREAS	3,510 S.F.
2 CAR GARAGE	632 S.F.
CVR ENTRY PRCH/REAR PATIO FAR EXEMPT	0 S.F.
TOTAL AREA UNDER "FAR"	4,142 S.F.
LOT SIZE 8,580 S.F.	
ALLOWABLE "FAR" w/5% BONUS 4,719 S.F.	

Updated : 05/04/2022

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

Issue	Issue Date	By	Description

4040 Island Crest Way
Mercer Island, WA
Ross Family New Home
job Number JMC013

Project Identification
project name: ---
marketing name: ---
plan number: ---
mark system name: ---

6.Jun.2022
Submittal Date

Sheet Title/Description

Design Firm

Drawn by:

Checked by:

Primary Scale

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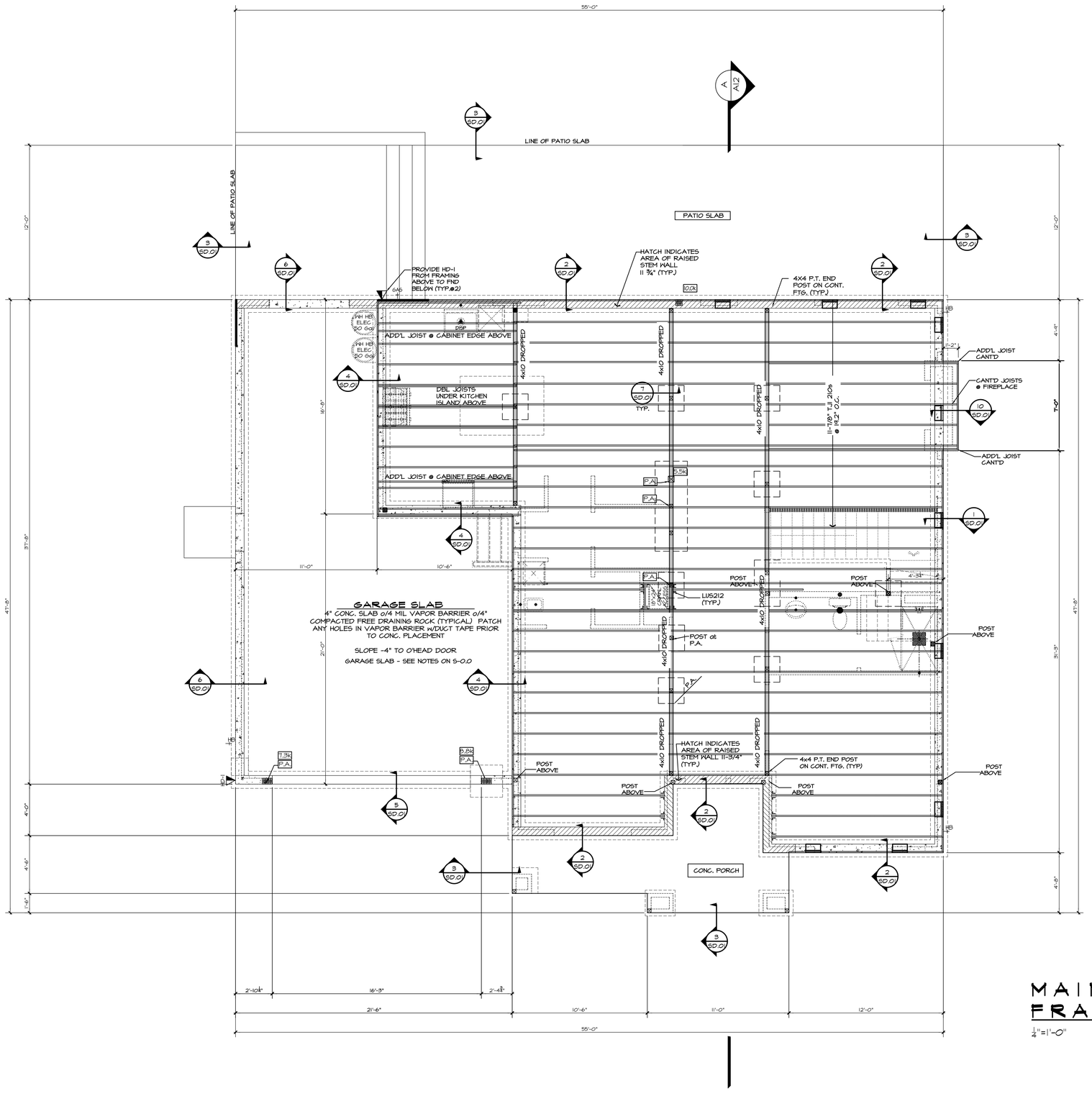
of: .



MAIN FLOOR FRAMING LAYOUTS

1/4"=1'-0"

NOTES:

HOLD-DOWN SCHEDULE

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

LEGEND

JL METAL HANGER

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

INDICATES HOLDOWN.

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

REFER TO S-0 FOR TYPICAL STRUCTURAL NOTES & SCHEDULES

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

- PROVIDE CONT. EXT. SHEATHING BEHIND LOW TRUSSES DOWN TO SECOND FLOOR SOLE PLATE (TYP. @ LOW ROOF)
- PROVIDE DETAIL 44/LB-2 AT ALL WINDOW/DOOR OPENINGS IN SHEAR WALLS (TYP U.N.O)

NOTE 1
- ALL WALLS 12' OR TALLER SHALL BE 2X6 HF #2 GRADE OR BETTER

NOTE 3
- PROVIDE SIMPSON CS16 STRAP FROM DBL TOP PLATE (13" END LENGTH) TO BOTTOM OF FULL HT TRUSS BLOCKING BETWEEN FLOOR TRUSSES (3'-0" MIN) FASTEN FLOOR SHTG TO BLOCKING W/2 ½"x0.131 NAILS at 6" O.C.

NOTE 4
- PROVIDE SIMPSON CS16 STRAP FROM DBL TOP PLATE TO BOTTOM OF FLUSH BEAM / FLOOR DRAG TRUSS (13" LENGTH @ EA END)

SQUARE FOOTAGE SUMMARY

MAIN FLOOR AREA	1,561 S.F.
UPPER FLOOR AREA	1,887 S.F.
TOTAL CONDITIONED AREA	3,448 S.F.
2 CAR GARAGE	635 S.F.
COV'D ENTRY PORCH	139 S.F.
COV'D REAR PATIO	0 S.F.
TOTAL AREA UNDER ROOF	4,222 S.F.
OVERALL WIDTH	55'-0"
OVERALL DEPTH	47'-8"

Updated : 06/03/2022
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 interior 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.

FLOOR AREA RATIO (FAR) SUMMARY

MAIN FLOOR AREA	1,561 S.F.
UPPER FLOOR AREA	1,949 S.F.
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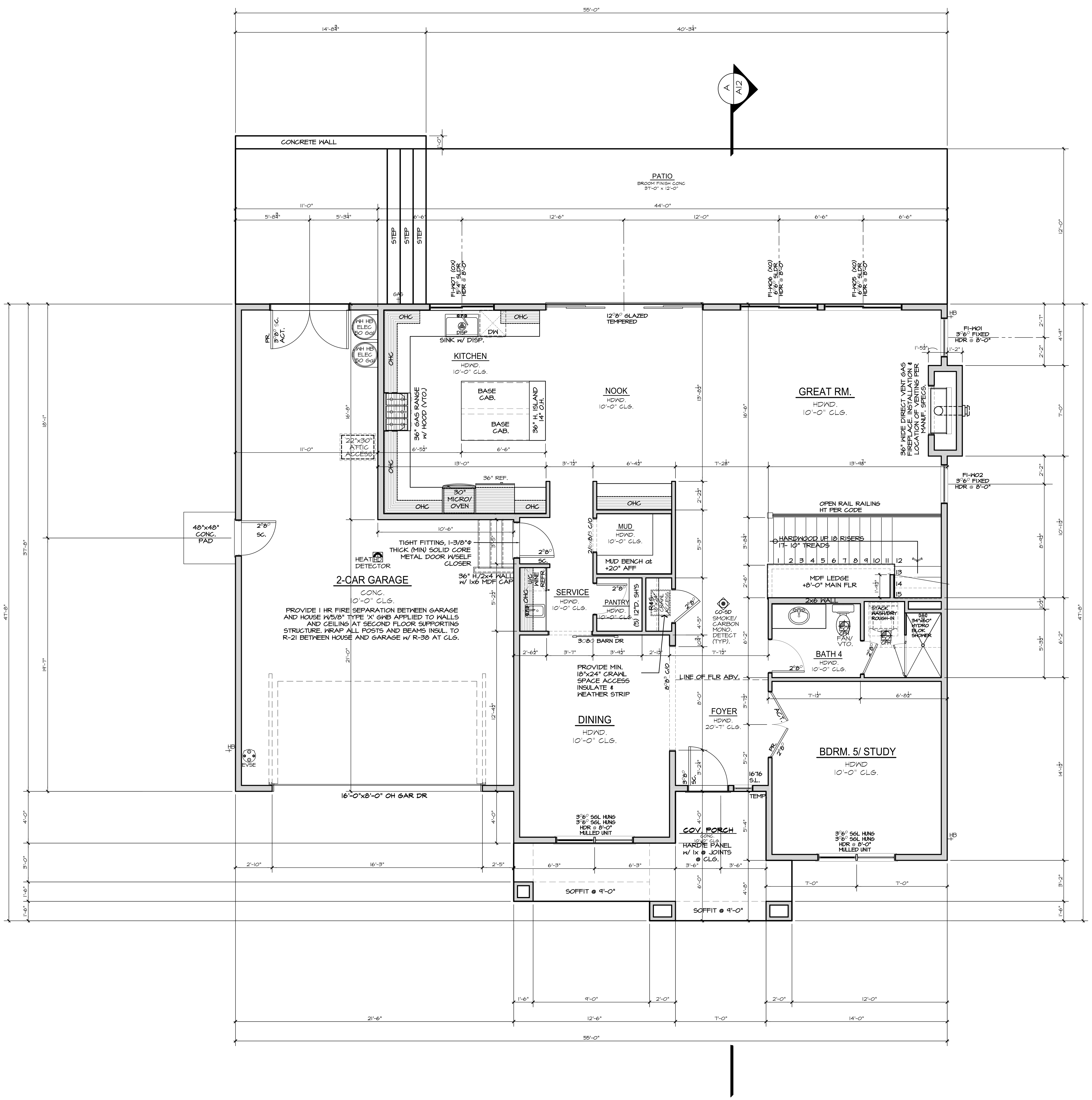

MAIN FLOOR PLAN

¼"=1'-0"

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 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.

HIGH EFFICIENCY HVAC EQUIPMENT OPT. 3.5a: 1.5 CREDITS

AIR-SOURCE, CENTRALLY DUCTED HEAT PUMP WITH MINIMUM HSPF OF 11.0. TO QUALIFY TO CLAIM THIS CREDIT, THE BUILDING PERMIT DRAWINGS SHALL SPECIFY THE OPTION BEING SELECTED AND SHALL SPECIFY THE HEATING EQUIPMENT EFFICIENCY. EXTERIOR LOCATED EQUIPMENT SHOULD ALSO BE REPRESENTED ON SITE PLAN.

HIGH EFFICENCY HVAC DISTRIBUTION OPT. 4.2: 1.0 CREDITS

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

EFFICIENT WATER HEATING 5.5: 2.0 CREDITS

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

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

WHOLE HOUSE VENTILATION

PROVIDE WHOLE HOUSE VENTILATION per 2018 IRC. M1507 and IMC R403.8 USING WHOLE HOUSE VENTILATION SYSTEM USING CENTRAL EXHAUST FAN. CONTINUOUSLY OPERATING - WALL SWITCH LABELED "WHOLE HOUSE FAN. LEAVE ON UNLESS OUTDOOR AIR QUALITY IS POOR".

SYMBOL	LOCATION	MIN. FAN REQUIREMENTS (ALL FANS VENT TO OUTDIDE)
A. 50cfm+	BATH & POWDER	Min. 50cfm. INTERMITTENT at .025wg per TABLE M1507.4
A. 100cfm+	KITCHEN	Min. 100cfm. INTERMITTENT at .025wg per TBL. M1507.4
		RANGE HOOD or DOWN DRAFT EXHAUST FAN RATED at min. 100cfm. at 0.10wg MAY BE USED FOR EXHAUST FAN REQMT. EXHAUST HOODS IN EXCESS OF 400cfm. SHALL BE INTERLOCKED AND PROVIDE MAKE UP AIR per w/M1503.4
C. 143cfm+ WHF.	LAUNDRY ROOM	FINAL ADJUSTED RATE = 143 CFM (90 CFM PER TABLE 1505.4.3(1), ADJUSTED BY FACTOR OF 1.5 PER TABLE M1505.4.3(2) FOR NON-BALANCED, NOT DISTRIBUTED SYSTEM.

PER IRC M1505.4.1.1, WHOLE HOUSE VENTILATION FANS MUST BE RATED FOR SOUND AT A MAXIMUM OF 1.0 SONE. THIS SOUND RATING SHALL BE AT A MINIMUM OF 0.1 IN W.C. STATIC PRESSURE IN ACCORDANCE WITH HVI PROCEDURES SPECIFIED IN IRC M1505.4.1.2 AND M1505.4.1.3.

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

SQUARE FOOTAGE SUMMARY

MAIN FLOOR AREA	1,561 S.F.
UPPER FLOOR AREA	1,887 S.F.
TOTAL CONDITIONED AREA	3,448 S.F.
2 CAR GARAGE	635 S.F.
COV'D ENTRY PORCH	139 S.F.
COV'D REAR PATIO	0 S.F.
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OVERALL WIDTH	55'-0"
OVERALL DEPTH	47'-8"

Updated : 06/03/2022

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 interior finished surface.

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LOT SIZE 8,580 S.F.

ALLOWABLE "FAR" w/5% BONUS 4,719 S.F.

Updated : 05/04/2022

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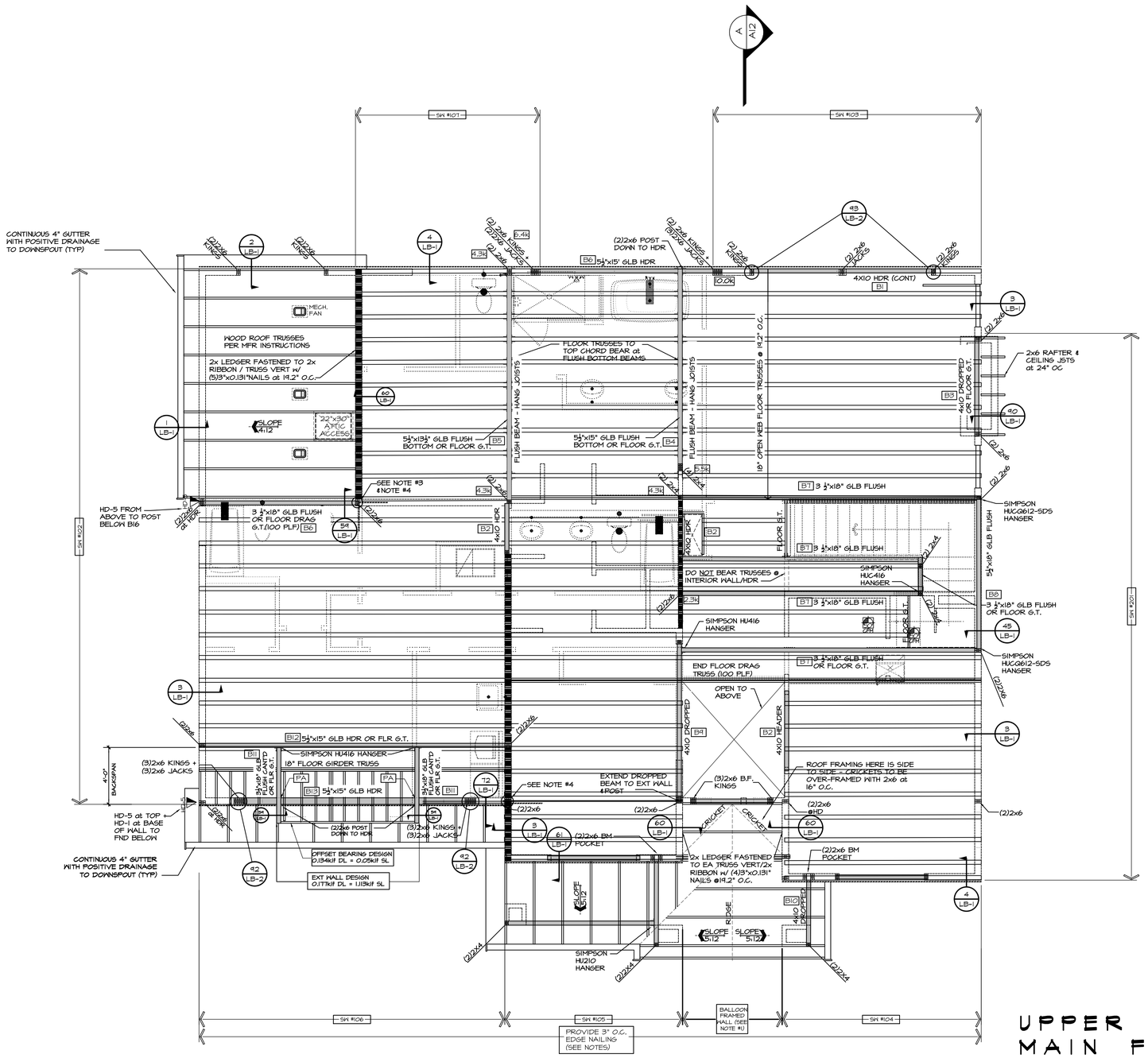

UPPER FLOOR / MAIN FLOOR ROOF FRAMING LAYOUTS

1/4" = 1'-0"

NOTES:

HOLD-DOWN SCHEDULE

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

LEGEND

- 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
- ⅃L 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. WINDOWS/DOORS (TYP. U.N.O.) B1

- PROVIDE CONT. EXT. SHEATHING BEHIND LOW TRUSSES DOWN TO SECOND FLOOR SOLE PLATE (TYP. @ LOW ROOF)
- PROVIDE DETAIL 94/LB-2 AT ALL WINDOW/DOOR OPENINGS IN SHEAR WALLS (TYP U.N.O)

NOTE 1
- ALL WALLS 12' OR TALLER SHALL BE 2X6 HF #2 GRADE OR BETTER

NOTE 3
- PROVIDE SIMPSON CS16 STRAP FROM DBL TOP PLATE (13" END LENGTH) TO BOTTOM OF FULL HT TRUSS BLOCKING BETWEEN FLOOR TRUSSES (3'-0" MIN) FASTEN FLOOR SHTG TO BLOCKING w/2 ½"x0.131 NAILS at 6" O.C.

NOTE 4
- PROVIDE SIMPSON CS16 STRAP FROM DBL TOP PLATE TO BOTTOM OF FLUSH BEAM / FLOOR DRAG TRUSS (13" LENGTH @ EA END)

SQUARE FOOTAGE SUMMARY

MAIN FLOOR AREA	1,561 S.F.
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Updated : 05/04/2022

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Ross Family New Home
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mark system name: ---

6 Jun 2022
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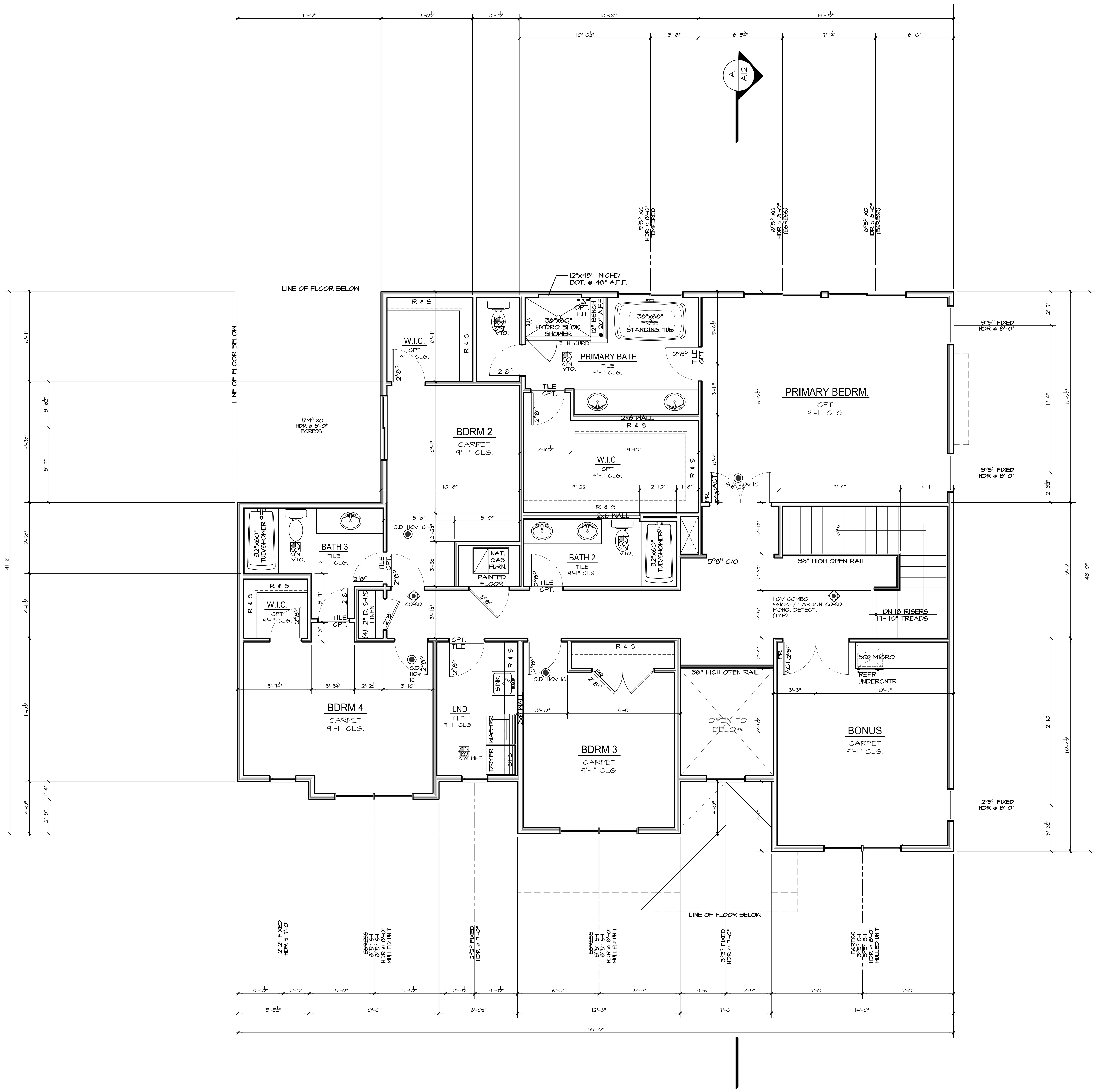

UPPER FLOOR PLAN NOTES

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 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.

HIGH EFFICIENCY HVAC EQUIPMENT OPT. 3.5a: 1.5 CREDITS

AIR-SOURCE, CENTRALLY DUCTED HEAT PUMP WITH MINIMUM HSPF OF 11.0. TO QUALIFY TO CLAIM THIS CREDIT, THE BUILDING PERMIT DRAWINGS SHALL SPECIFY THE OPTION BEING SELECTED AND SHALL SPECIFY THE HEATING EQUIPMENT EFFICIENCY. EXTERIOR LOCATED EQUIPMENT SHOULD ALSO BE REPRESENTED ON SITE PLAN.

HIGH EFFICENCY HVAC DISTRIBUTION OPT. 4.2: 1.0 CREDITS

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

EFFICIENT WATER HEATING 5.5: 2.0 CREDITS

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

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

WHOLE HOUSE VENTILATION

PROVIDE WHOLE HOUSE VENTILATION per 2018 IRC. M1507 and IMC R403.8 USING WHOLE HOUSE VENTILATION SYSTEM USING CENTRAL EXHAUST FAN. CONTINUOUSLY OPERATING - WALL SWITCH LABELED "WHOLE HOUSE FAN. LEAVE ON UNLESS OUTDOOR AIR QUALITY IS POOR".

SYMBOL	LOCATION	MIN. FAN REQUIREMENTS (ALL FANS VENT TO OUTDIDE)
A. 50cfm+	BATH & POWDER	Min. 50cfm. INTERMITTENT at .025wg per TABLE M1507.4
A. 100cfm+	KITCHEN	Min. 100cfm. INTERMITTENT at .025wg per TBL. M1507.4 RANGE HOOD or DOWN DRAFT EXHAUST FAN RATED at min. 100cfm. at 0.10wg MAY BE USED FOR EXHAUST FAN REQMT. EXHAUST HOODS IN EXCESS OF 400cfm. SHALL BE INTERLOCKED AND PROVIDE MAKE UP AIR per w/M1503.4
C. 143cfm+ WHF.	LAUNDRY ROOM	FINAL ADJUSTED RATE = 143 CFM (90 CFM PER TABLE 1505.4.3(1), ADJUSTED BY FACTOR OF 1.5 PER TABLE M1505.4.3(2) FOR NON-BALANCED, NOT DISTRIBUTED SYSTEM.

PER IRC M1505.4.1.1, WHOLE HOUSE VENTILATION FANS MUST BE RATED FOR SOUND AT A MAXIMUM OF 1.0 SONE. THIS SOUND RATING SHALL BE AT A MINIMUM OF 0.1 IN W.C. STATIC PRESSURE IN ACCORDANCE WITH HVI PROCEDURES SPECIFIED IN IRC M1505.4.1.2 AND M1505.4.1.3.

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

UPPER FLOOR PLAN

¼"=1'-0"

SQUARE FOOTAGE SUMMARY

MAIN FLOOR AREA	1,561 S.F.
UPPER FLOOR AREA	1,887 S.F.
TOTAL CONDITIONED AREA	3,448 S.F.
2 CAR GARAGE	635 S.F.
COV'D ENTRY PORCH	139 S.F.
COV'D REAR PATIO	0 S.F.
TOTAL AREA UNDER ROOF	4,222 S.F.
OVERALL WIDTH	55'-0"
OVERALL DEPTH	47'-8"

Updated : 06/03/2022

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 interior 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.

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LOT SIZE 8,580 S.F.

ALLOWABLE "FAR" w/5% BONUS 4,719 S.F.

Updated : 05/04/2022

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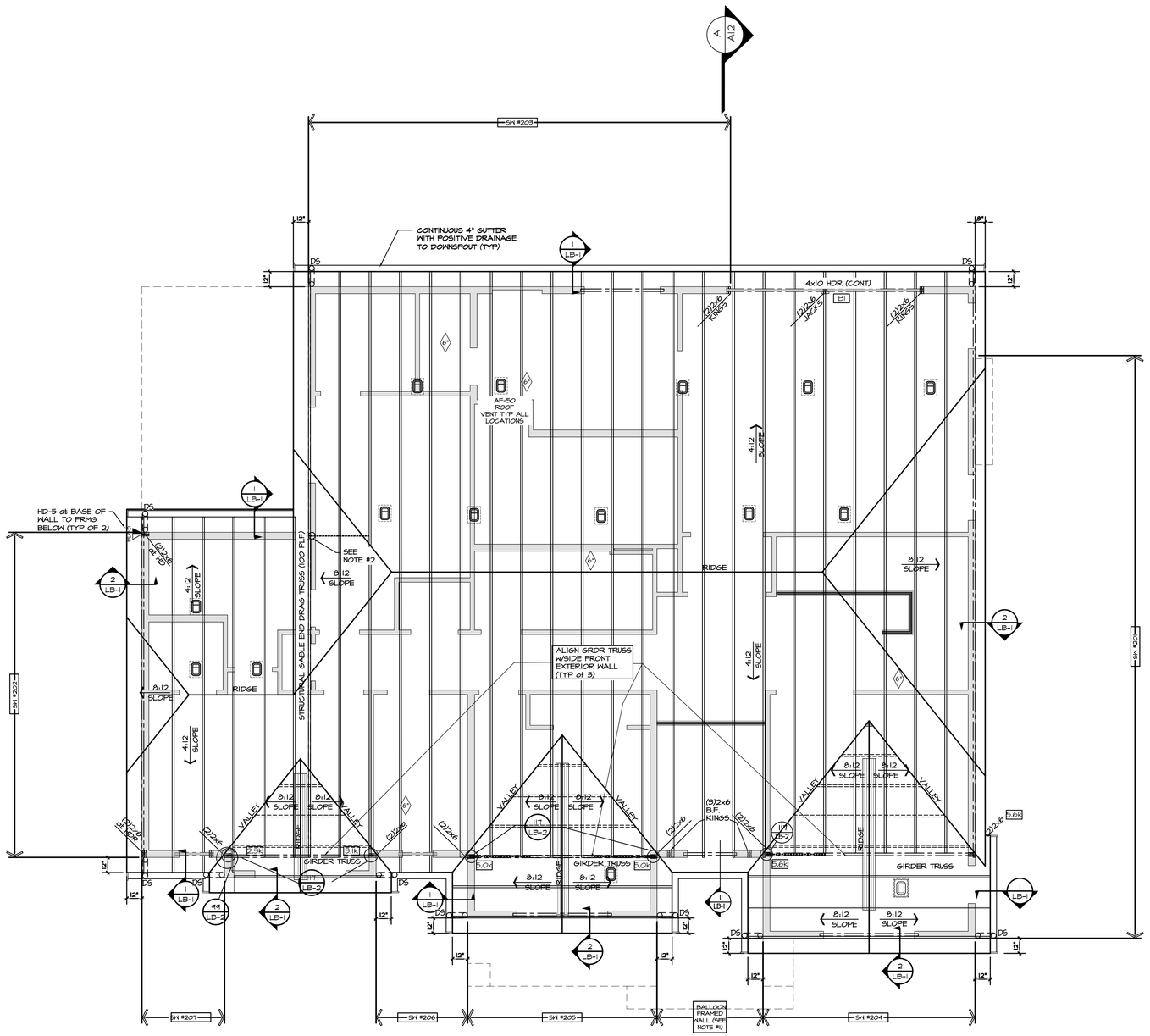

ROOF FRAMING PLAN

1/4"=1'-0"

NOTES:

LEGEND

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

REFER TO S-0 FOR TYPICAL STRUCTURAL NOTES & SCHEDULES

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

- PROVIDE CONT. EXT. SHEATHING BEHIND LOW TRUSSES DOWN TO SECOND FLOOR SOLE PLATE (TYP. @ LOW ROOF)
- PROVIDE DETAIL 9A/LB-2 AT ALL WINDOW/DOOR OPENINGS IN SHEAR WALLS (TYP U.N.O)

NOTE 1
- ALL WALLS 12' OR TALLER SHALL BE 2X6 HF #2 GRADE OR BETTER

NOTE 2
- PROVIDE SIMPSON CS1 STRAP FROM DBL TOP PLATE (13" END LENGTH) TO UNDERSIDE OF 2x BLOCKING BETWEEN TRUSS BOT. CHORDS FOR (3) TRUSS BAYS (6'-0" MIN) PROVIDE 2x BLOCKING at TOP CHORDS OF TRUSSES + SHTG BETWEEN TOP CHORD and BOT CHORD BLOCKING FASTENED w/ 2½"x0.131" NAILS at 6" OC at SHTG EDGES FASTEN ROOF SHTG TO BLOCKING w/ 2½"x0.131" NAILS at 6" O.C.

SQUARE FOOTAGE SUMMARY

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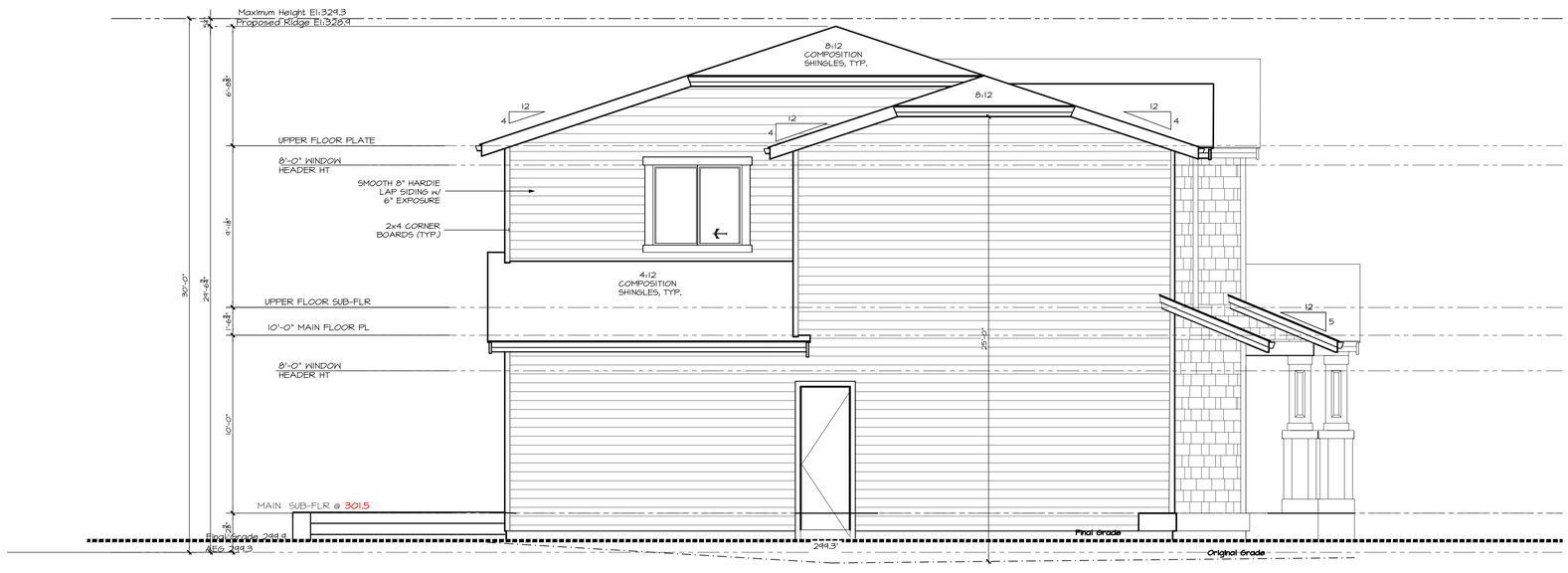
FRONT ELEVATION

1/4"=1'-0"



LEFT ELEVATION

1/4"=1'-0"

JAYMARC HOMES
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Issue	Issue Date	By	Description
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of: .

REAR ELEVATION

1/4"=1'-0"

RIGHT ELEVATION

1/4"=1'-0" VIEWED FROM FRONT OF HOUSE

JAYMARC HOMES
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JMC013

Project Identification

project name: ---
marketing name: ---
plan number: ---
mark system name: ---

6.Jun.2022
Submittal Date

Sheet Title/Description

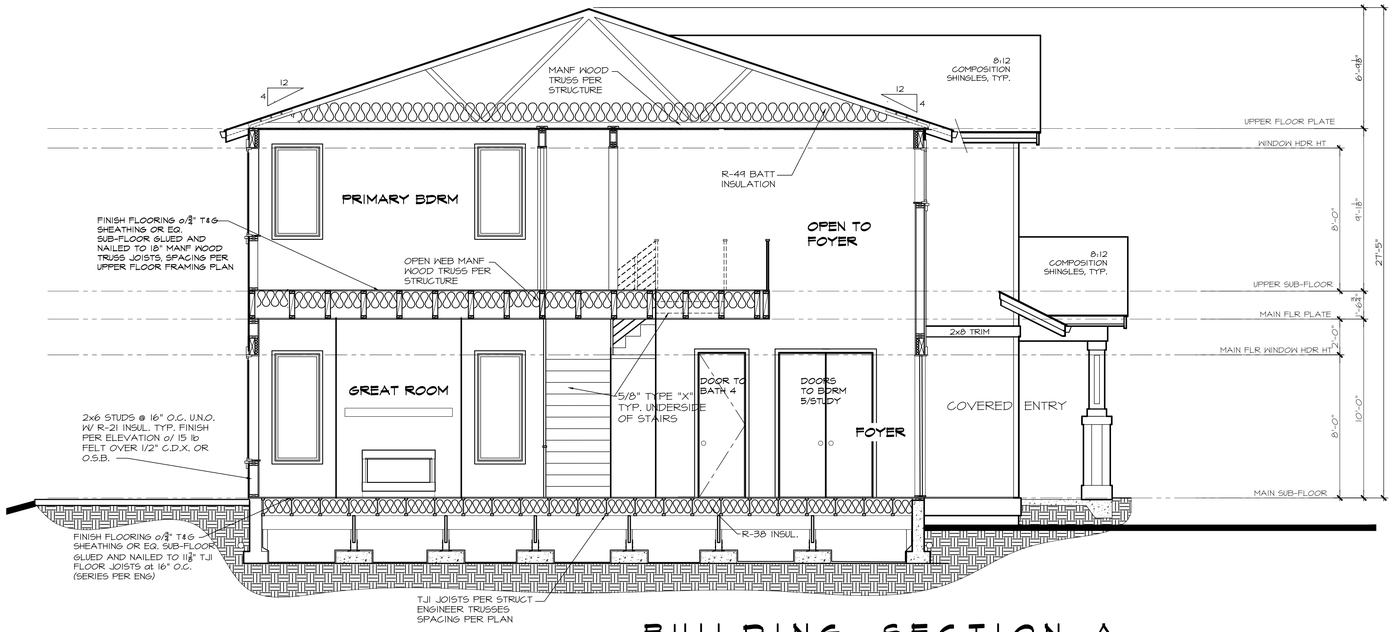
Design Firm

Drawn by:

Checked by:

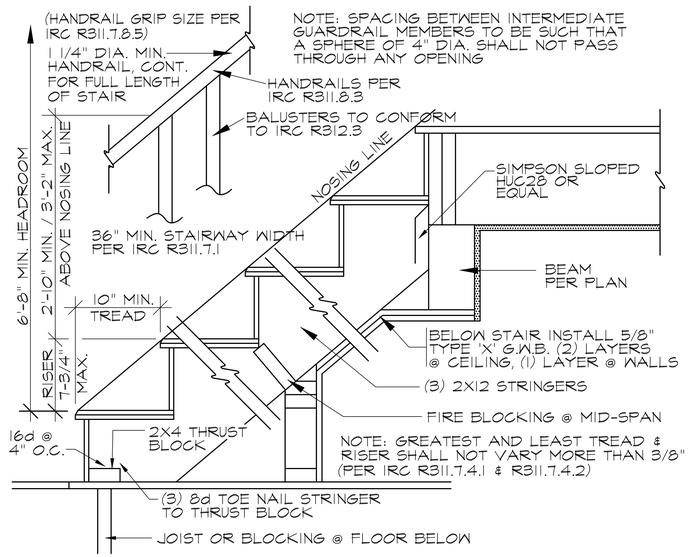
Primary Scale

A10
of: .



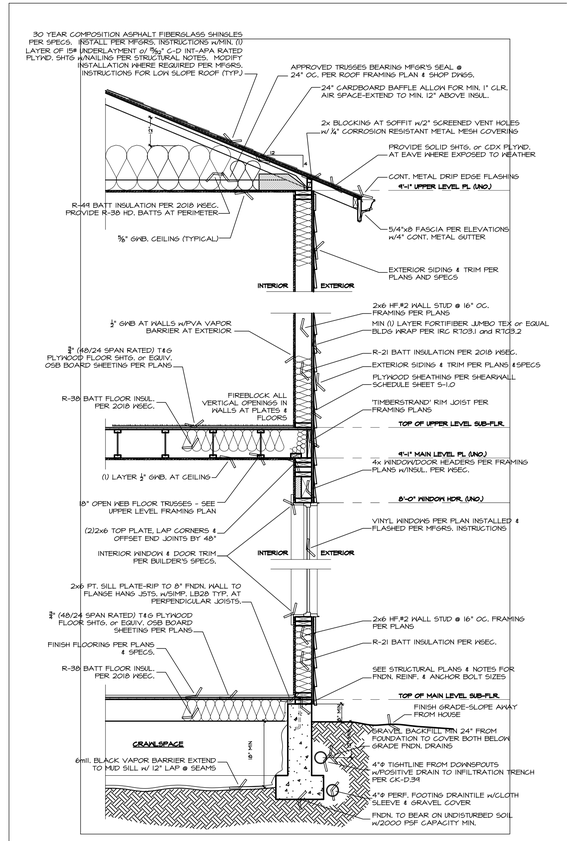
BUILDING SECTION A

1/4"=1'-0"



TYP. STAIR SECTION

1/4" = 1'-0"



5 TYPICAL EXTERIOR WALL SECTION

SCALE: 1" = 1'-0"

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

Issue	Issue Date	By
Description		
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4040 Island Crest Way
Mercer Island, WA
Ross Family New Home

job Number
JMC013

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project name:	---
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6.Jun.2022
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A11

of: .

BASEMENT SLAB

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

GARAGE SLAB

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

PORCH SLAB

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

GENERAL STRUCTURAL NOTES

FOUNDATION

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

HOLD-DOWN SCHEDULE

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

MEANS & METHODS NOTES

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

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

ADDITIONAL NOTES FOR TRUSS & I-JOIST MANUFACTURER

ROOF TRUSS, FLOOR TRUSS AND ENGINEERED JOISTS SHALL BE DESIGNED TO MEET THE DIFFERENTIAL DEFLECTION CRITERIA BELOW, UNLESS NOTED OTHERWISE ON PLAN. MULHERN & KULP CANNOT BE HELD RESPONSIBLE FOR ANY STRUCTURAL ISSUES RELATED TO ANY BUILDING COMPONENT IF COMPONENT SHOP DRAWINGS ARE NOT SUBMITTED TO 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
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) :	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}) :	1.3

SEISMIC LOAD: (IBC 1613)

SEISMIC RISK CATEGORY :	II
SEISMIC IMPORTANCE FACTOR (I_e) :	1.0
MAPPED SPECTRAL RESPONSE :	
S_s: 1.415	S_1: 0.492
SITE CLASS :	D(DEFAULT)
SPECTRAL RESPONSE COEFF. :	
S_{DS}: 1.132	S_{D1}: 0.593
SEISMIC DESIGN CATEGORY :	D
BASIC SEISMIC-FORCE-RESISTING SYS :	
LIGHT FRAMED WALLS w/WOOD STRUCTURAL PANELS	
ULTIMATE BASE SHEAR:	
TRANS: 17 K	LONG: 17 K
SEISMIC RESPONSE COEFF. (C_s) :	
TRANS: 0.174	LONG: 0.174
RESPONSE MODIFICATION FACTOR (R) :	
TRANS: 6.5	LONG: 6.5
ANALYSIS PROCEDURE USED:	
EQUIVALENT LATERAL FORCE	

LATERAL BRACING NOTES

THIS HOME HAS BEEN ENGINEERED TO RESIST LATERAL FORCES RESULTING FROM: 100 MPH WIND SPEED, EXP. 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)8"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 HOLDOWN.

RICHARD ZABEL STATE OF WASHINGTON 21031615 REGISTERED PROFESSIONAL ENGINEER

GENERAL STRUCTURAL NOTES

DESIGN PARAMETERS

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

GENERAL FRAMING

- EXTERIOR BEARING WALLS SHALL BE 2x4 OR 2x6 (AS SHOWN ON PLANS) @ 16" O.C. (w/ DOUBLE TOP PLATE) HEM FIR (HF) "STUD" GRADE LUMBER, OR BETTER, U.N.O.
- INTERIOR BEARING WALLS SHALL BE 2x4 OR 2x6 (AS SHOWN ON PLANS) @ 16" O.C. (w/ DOUBLE TOP PLATE) HEM FIR (HF) "STUD" GRADE LUMBER, OR BETTER, U.N.O.
- ALL NON-BEARING INTERIOR STUD WALLS SHALL BE CONSTRUCTED WITH 2x "STUD" GRADE MEMBERS SPACED @ 24" O.C. (MAX.)
- ALL WALLS TALLER THEN TYP. PLATE HEIGHT SHALL BE CONSIDERED BALLOON FRAMED & SHALL BE CONSTRUCTED FROM FLOOR TO UNDERSIDE OF FRAMING AT NEXT LEVEL. B.F. WALLS SHALL BE 2x4 OR 2x6 (AS SHOWN ON PLANS) HEM FIR (HF) #2 GRADE LUMBER, OR BETTER.
- ALL HEADERS SHALL BE SUPPORTED BY (1)2x JACK STUD & (1)2x KING STUD, MINIMUM.
  - THE NUMBER OF STUDS SPECIFIED AT A SUPPORT INDICATES THE NUMBER OF JACK STUDS REQUIRED, U.N.O..
- 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 19% 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 (0.151" DIA. x 2" LONG MIN.) @ 16" O.C. STAGGERED, OR 1/2" DIA. BOLTS @ 48" O.C., STAGGERED.
- REFER TO IRC FASTENING SCHEDULE TABLE R602.3(1) FOR ALL CONNECTIONS, TYP. 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/(9) 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.

MULHERN+KULP
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M&K project number: 154-22017

project mgr: RJZ
drawn by: JCL
issue date: 05-20-22

REVISIONS:

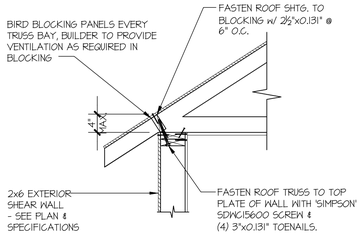
date:	initial:

JAYMARC HOMES

STRUCTURAL NOTES

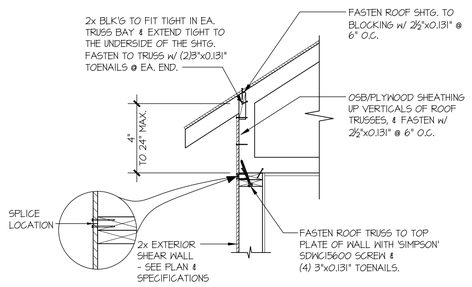
ROSS RESIDENCE
MERCER ISLAND, WASHINGTON

sheet: S-0.0



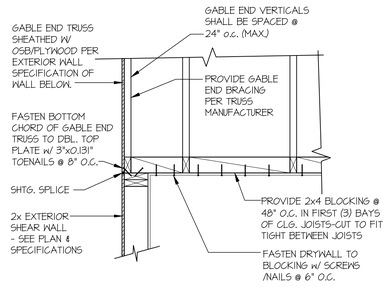
1 TYPICAL SHEAR TRANSFER DETAIL @ ROOF

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



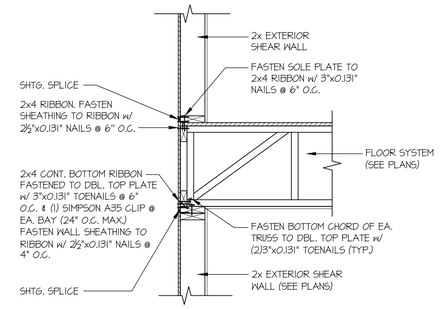
1 TYPICAL SHEAR TRANSFER DETAIL @ RAISED HEEL TRUSS

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



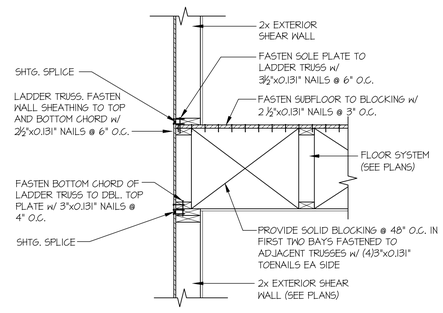
2 TYPICAL GABLE END DETAIL

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



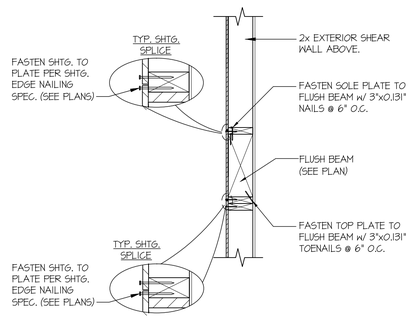
3 TYPICAL SHEAR TRANSFER DETAIL BETWEEN FLOORS @ EXTERIOR WALL

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



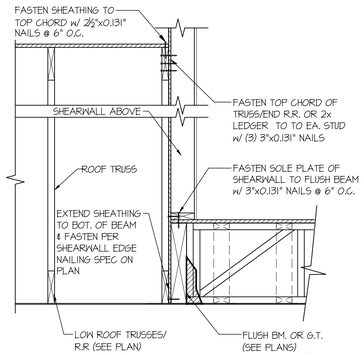
4 TYPICAL SHEAR TRANSFER DETAIL BETWEEN FLOORS @ EXTERIOR WALL

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



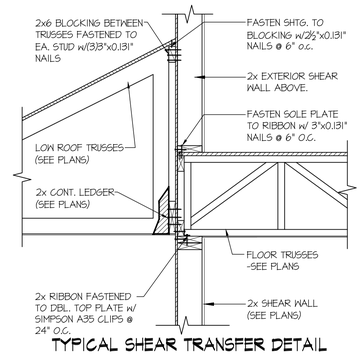
45 TYPICAL SHEAR TRANSFER DETAIL @ EXTERIOR WALL ABOVE FLUSH WIND BEAM

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



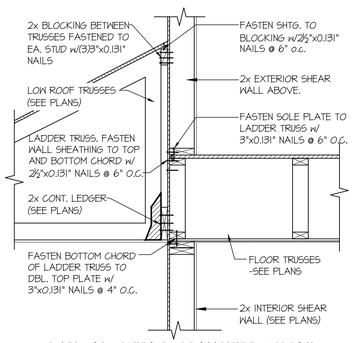
59 SHEAR TRANSFER DETAIL @ EXTERIOR SHEARWALL ABOVE

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



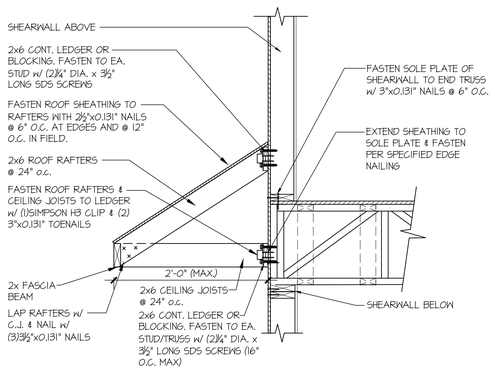
60 TYPICAL SHEAR TRANSFER DETAIL BETWEEN FLOORS

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



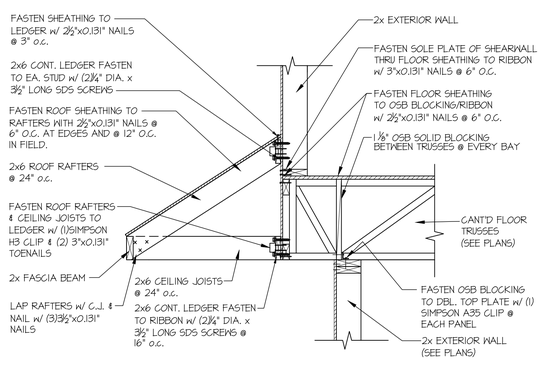
61 TYPICAL SHEAR TRANSFER DETAIL BETWEEN FLOORS @ INTERIOR WALL

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



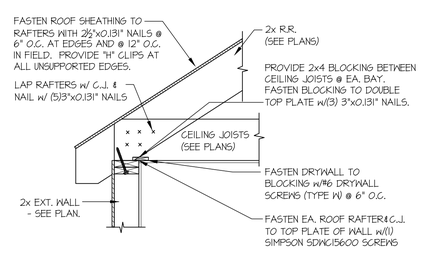
72 SHEAR TRANSFER DETAIL @ EXTERIOR SHEARWALL ABOVE

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



78 SHEAR TRANSFER DETAIL BETWEEN FLOORS @ CANT'D EXT. WALL

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



90 TYPICAL SHEAR TRANSFER DETAIL @ ROOF

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

seal:

RICHARD ZABEL
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M&K project number: 154-22017

project mgr: RJZ
drawn by: JCL
issue date: 05-20-22

REVISIONS:

date:	initial:

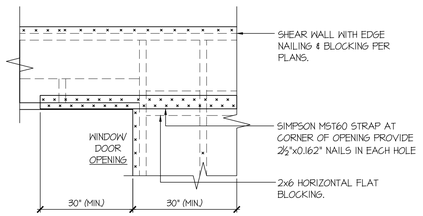
JAYMARC HOMES

STRUCTURAL DETAILS

ROSS RESIDENCE
MERCER ISLAND, WASHINGTON

sheet:

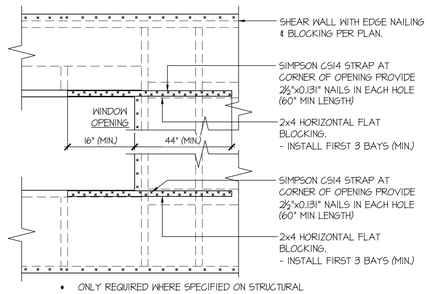
LB-1



- ONLY REQUIRED WHERE SPECIFIED ON STRUCTURAL PLANS

92 EXT. WALL & INT. SHEARWALL OPENING ELEVATION

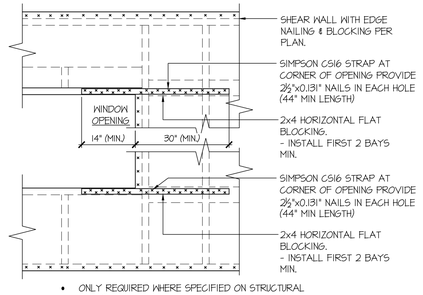
SCALE: NTS



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

93 EXT. WALL & INT. SHEARWALL OPENING ELEVATION

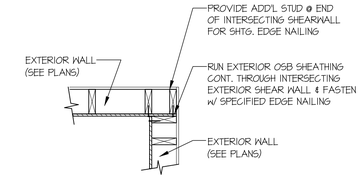
SCALE: NTS



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

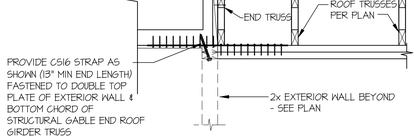
94 EXT. WALL & INT. SHEARWALL OPENING ELEVATION

SCALE: NTS



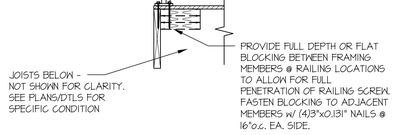
99 SHEAR TRANSFER DETAIL @ INTERSECTING INT. SHEARWALL

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



117 STRAP DETAIL

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



A TYP. RAILING CONNECTION

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

seal:
RICHARD ZABEL
STATE OF WASHINGTON
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M&K project number: 154-22017

project mgr: RJZ
drawn by: JCL
issue date: 05-20-22

REVISIONS:

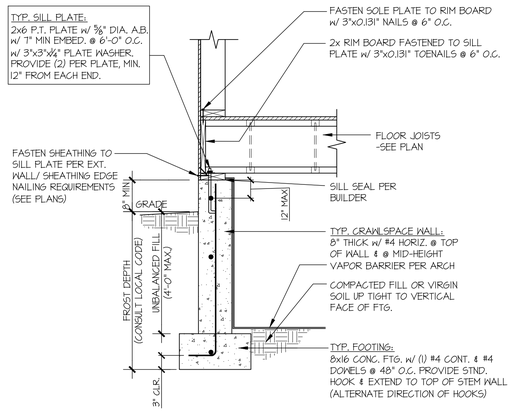
date:	initial:

JAYMARC HOMES

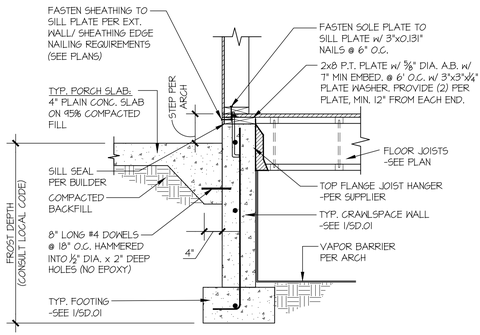
STRUCTURAL DETAILS

ROSS RESIDENCE
MERCER ISLAND, WASHINGTON

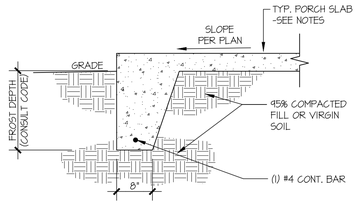
sheet:
LB-2



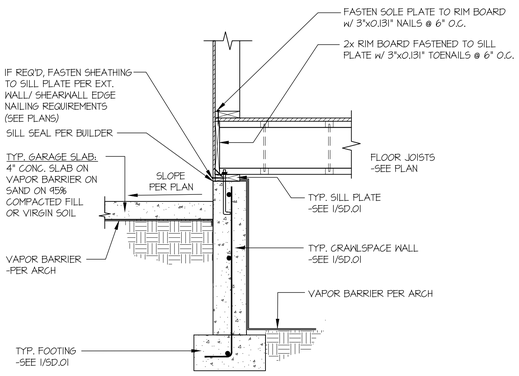
1 TYPICAL CRAWLSPACE FOUNDATION
SCALE: 3/4"=1'-0"



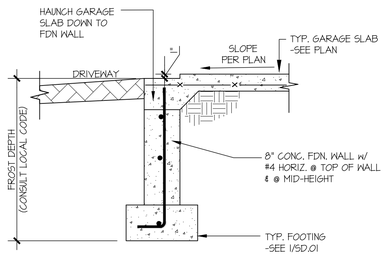
2 TYPICAL CRAWLSPACE FOUNDATION @ PORCH SLAB
SCALE: 3/4"=1'-0"



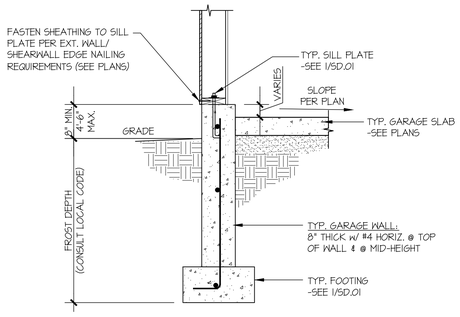
3 TYPICAL FOOTING @ PORCH SLAB
SCALE: 3/4"=1'-0"



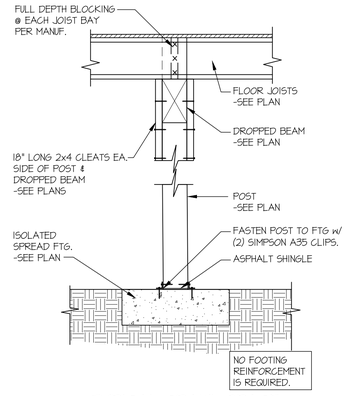
4 TYPICAL CRAWLSPACE FOUNDATION @ GARAGE
SCALE: 3/4"=1'-0"



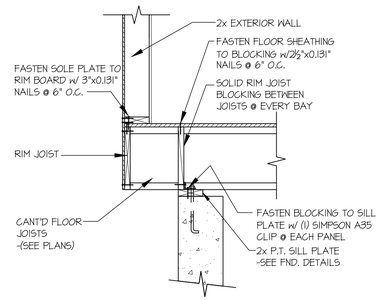
5 TYPICAL CONCRETE FOOTING @ GARAGE DOOR OPENING
SCALE: 3/4"=1'-0"



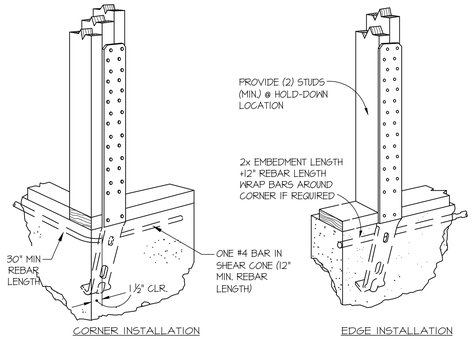
6 TYPICAL EXT. GARAGE FOUNDATION
SCALE: 3/4"=1'-0"



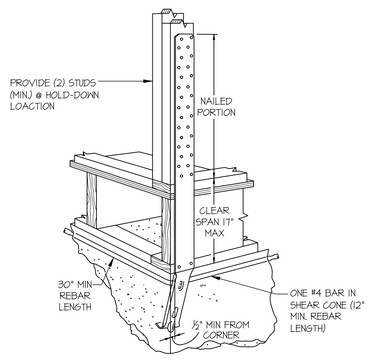
7 TYPICAL CRAWL SPACE FOOTING DETAIL
SCALE: 3/4"=1'-0"



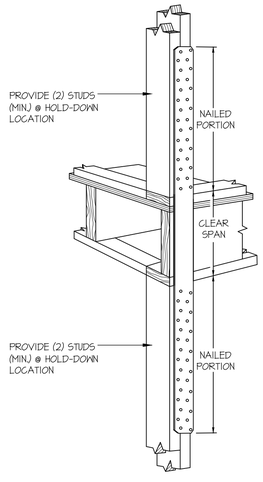
10 SHEAR TRANSFER DETAIL @ CANT'D EXTERIOR WALL
SCALE: 3/4"=1'-0"



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



B TYPICAL HOLD-DOWN INSTALLATION
NOT TO SCALE — SIMPSON STHD HD @ FLOOR FRAMING



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

seal: RICHARD ZABEL, STATE OF WASHINGTON, 21031615, REGISTERED PROFESSIONAL ENGINEER

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M&K project number: 154-22017

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issue date: 05-20-22

REVISIONS:
date: initial:

JAYMARC HOMES

STRUCTURAL DETAILS

ROSS RESIDENCE
MERCER ISLAND, WASHINGTON

sheet: SD.01

TYPAR
Weather Protection System

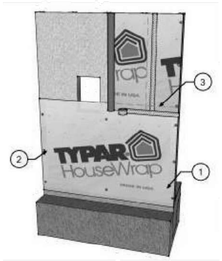
Vertical wall Installation

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.

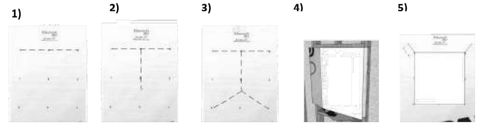
STEP 2
Start at the top center and make a vertical cut running two-thirds of the way down the opening.

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.

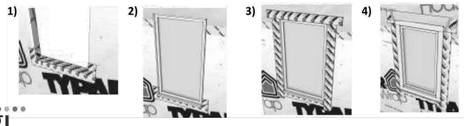
Install the window according to the manufacturer's installation instructions.

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)**



pgi

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.

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

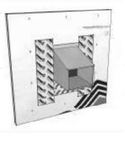
STEP 2
Flash the vent using the same method as windows. Starting at the bottom flange; cut the flashing so that it extends past the flanges by 1" on both sides. Now apply the flashing to the sides of the vent. Remember to extend the flashing 1" on both top and bottom. Make sure to smooth out wrinkles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

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.

1)

2)



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

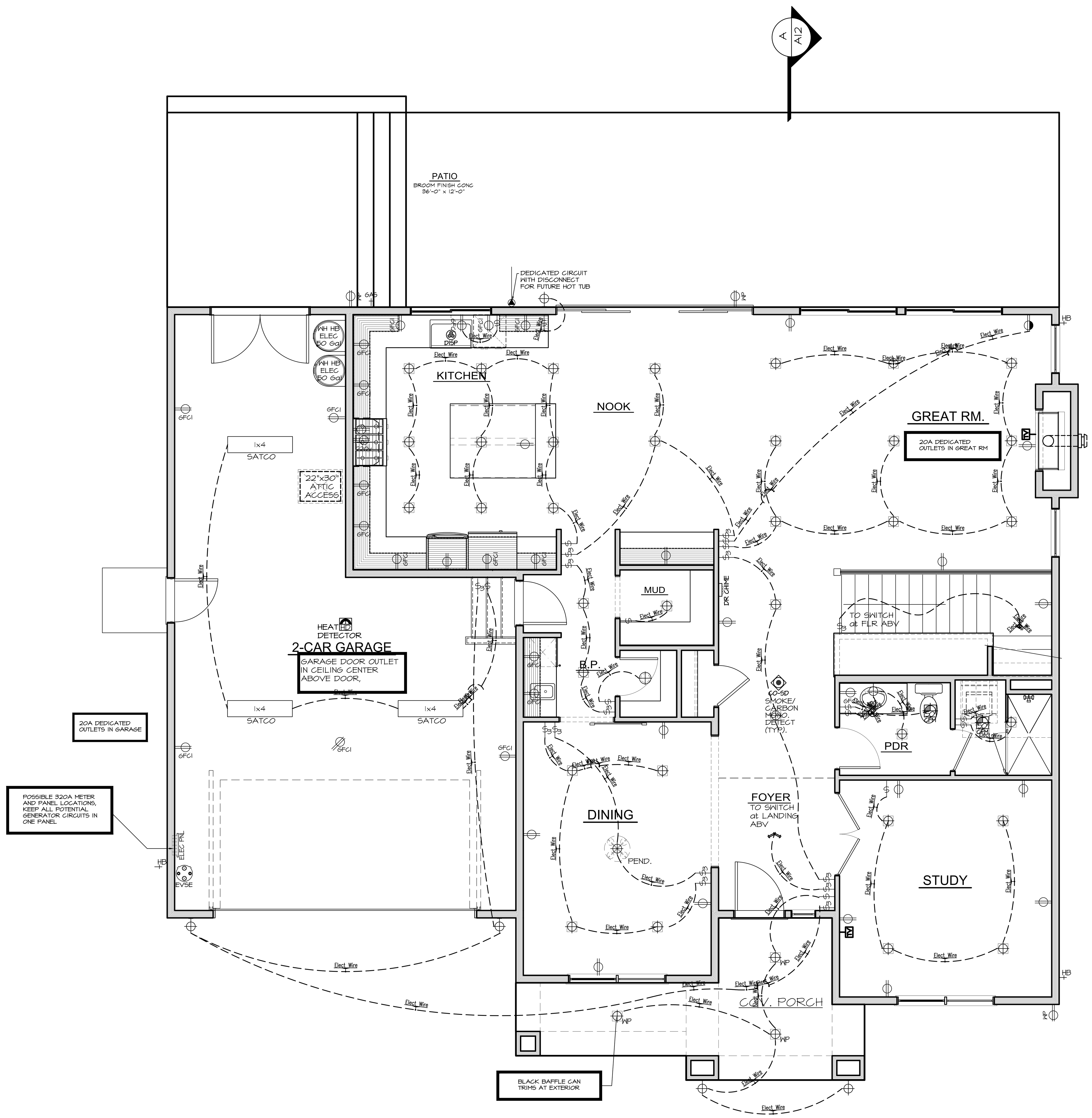
Drawn by:

Checked by:

Primary Scale

D1
of: .

Sheet Title/Description



MAIN FLOOR ELECTRICAL LAYOUT

1/4" = 1'-0"

MAIN FLOOR ELECTRICAL KEY

ELECTRICAL SYMBOL KEY

used / not used

Symbol	Description
	LIGHT FIXTURES
	RECESSED CAN LIGHT
	RECESSED CAN - EYEBALL
	CEILING SURFACE MOUNT LIGHT
	WALL SURFACE MOUNT LIGHT
	WALL SCONCE
	OUTLETS
	DUPLEX OUTLET
	SPECIAL PURPOSE OUTLET (i.e. W.P. - G.F.I.)
TYPE	SWITCHED DUPLEX OUTLET
220	RANGE/DRYER 220V OUTLET
APPLIANCE POWER	DIRECT WIRE CONNECTION
	THERMOSTAT
	UNDER-COUNTER OR CONCEALED OUTLETS
CLG	CEILING MOUNTED DUP. OUTLET
	FLOOR OUTLET
	SWITCHES
$	SINGLE POLE SWITCH
$3	THREE-WAY SWITCH
$4	FOUR-WAY SWITCH
$D	DIMMER SWITCH
	MISC FIXTURES
	EXHAUST FAN
	EXHAUST FAN/LIGHT
SD	SMOKE DETECTOR
PANEL	ELECTRICAL PANEL
	LOW VOLTAGE
LV	LOW VOLTAGE
H.B.	FROST FREE HOSE BIB
L.P.	L.P. OUTLET FOR BBQ
GAS	GAS
·	SPEAKER LOCATION
SECURITY	SECURITY CAMERA
	DOORBELL BUTTON
S	SPRINKLER LOCATION

SQUARE FOOTAGE SUMMARY

MAIN FLOOR AREA	1,561 S.F.
UPPER FLOOR AREA	1,887 S.F.
TOTAL CONDITIONED AREA	3,448 S.F.
2 CAR GARAGE	635 S.F.
COV'D ENTRY PORCH	139 S.F.
COV'D REAR PATIO	0 S.F.
TOTAL AREA UNDER ROOF	4,222 S.F.
OVERALL WIDTH	55'-0"
OVERALL DEPTH	47'-8"

Updated : 06/03/2022

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 interior 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.

FLOOR AREA RATIO (FAR) SUMMARY

MAIN FLOOR AREA	1,561 S.F.
UPPER FLOOR AREA	1,949 S.F.
CONDITIONED AREAS	3,510 S.F.
2 CAR GARAGE	632 S.F.
CVR ENTRY PRCH/REAR PATIO FAR EXEMPT	0 S.F.
TOTAL AREA UNDER "FAR"	4,142 S.F.

LOT SIZE 8,580 S.F.

ALLOWABLE "FAR" w/5% BONUS 4,719 S.F.

Updated : 05/04/2022

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

Issue Issue Date By Description

4040 Island Crest Way
Mercer Island, WA
Ross Family New Home
Job Number
JMC013

Project Identification
project name: - - -
marketing name: - - -
plan number: - - -
mark system name: - - -

6.Jun.2022
Submittal Date

Sheet Title/Description

Design Firm

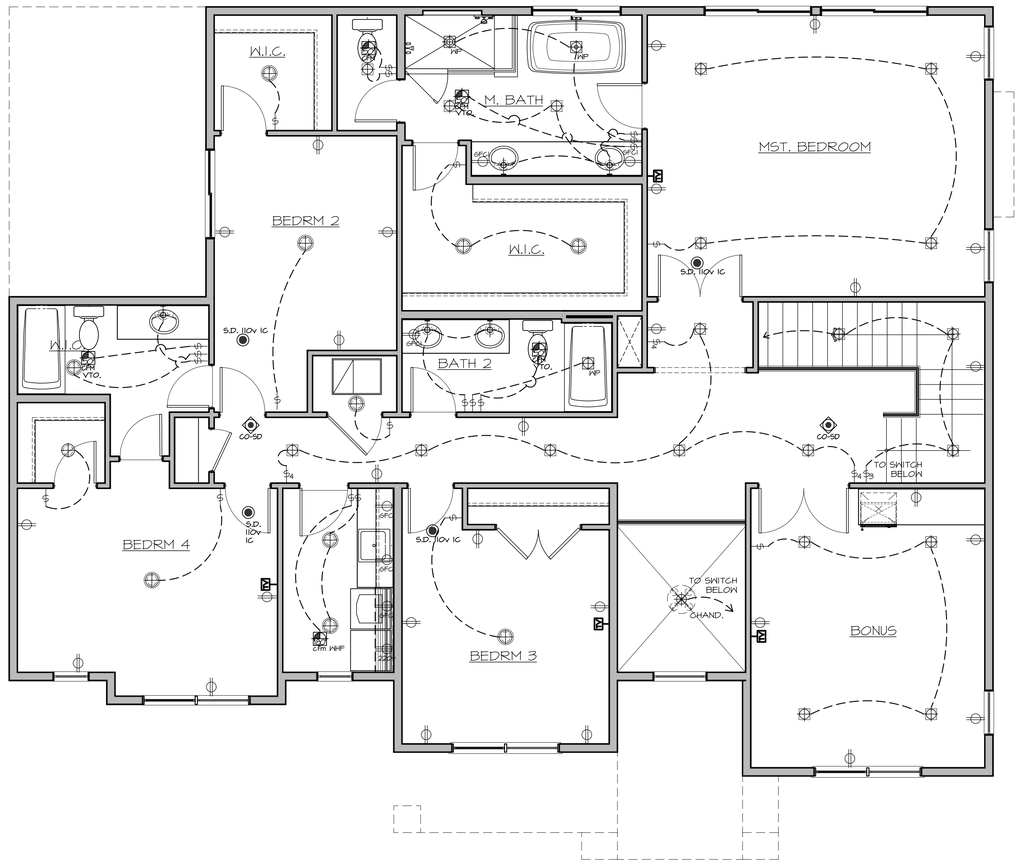
Drawn by:

Checked by:

Primary Scale

E1

of: .



UPPER FLOOR ELECTRICAL LAYOUT

1/4"=1'-0"

UPPER FLOOR ELECTRICAL KEY

ELECTRICAL SYMBOL KEY	
	LIGHT FIXTURES
	RECESSED CAN LIGHT
	RECESSED CAN - EYEBALL
	CEILING SURFACE MOUNT LIGHT
	WALL SURFACE MOUNT LIGHT
	WALL SCONCE
	OUTLETS
	DUPLEX OUTLET
	SPECIAL PURPOSE OUTLET (i.e. H.P. - G.F.I.)
	SWITCHED DUPLEX OUTLET
	RANGE/DRYER 220V OUTLET
APPLIANCE/ PIONER	DIRECT WIRE CONNECTION
	THERMOSTAT
	UNDER-COUNTER OR CONCEALED OUTLETS
	CEILING MOUNTED DUP. OUTLET
	FLOOR OUTLET
	SWITCHES
	SINGLE POLE SWITCH
	THREE-WAY SWITCH
	FOUR-WAY SWITCH
	DIMMER SWITCH
	MISC FIXTURES
	EXHAUST FAN
	EXHAUST FAN/LIGHT
SD	SMOKE DETECTOR
PANEL	ELECTRICAL PANEL
	LOW VOLTAGE
LV	LOW VOLTAGE
H.B.	FROST FREE HOSE BIB
L.P.	L.P. OUTLET FOR BBQ
GAS	GAS
	SPEAKER LOCATION
SECURITY	SECURITY CAMERA
	DOORBELL BUTTON
S	SPRINKLER LOCATION

SQUARE FOOTAGE SUMMARY

MAIN FLOOR AREA	1,561 S.F.
UPPER FLOOR AREA	1,887 S.F.
TOTAL CONDITIONED AREA	3,448 S.F.
2 CAR GARAGE	635 S.F.
COV'D ENTRY PORCH	139 S.F.
COV'D REAR PATIO	0 S.F.
TOTAL AREA UNDER ROOF	4,222 S.F.
OVERALL WIDTH	55'-0"
OVERALL DEPTH	47'-8"

Updated : 06/03/2022

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 interior 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.

FLOOR AREA RATIO (FAR) SUMMARY

MAIN FLOOR AREA	1,561 S.F.
UPPER FLOOR AREA	1,949 S.F.
CONDITIONED AREAS	3,510 S.F.
2 CAR GARAGE	632 S.F.
CVR ENTRY PRCH/REAR PATIO FAR EXEMPT	0 S.F.
TOTAL AREA UNDER "FAR"	4,142 S.F.

LOT SIZE 8,580 S.F.

ALLOWABLE "FAR" W/5% BONUS 4,719 S.F.

Updated : 05/04/2022

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

△ Issue	Issue Date	By	Description
△			

4040 Island Crest Way
Mercer Island, WA
Ross Family New Home
job Number
JMC013

Project Identification
project name: ---
marketing name: ---
plan number: ---
mark system name: ---

6.Jun.2022
Submittal Date

Sheet Title/Description

Design Firm

Drawn by:

Checked by:

Primary Scale

E2
of: .

Window, Skylight and Door Schedule

Project Information
NEW SFR (Ross)
4040 Island Crest Way
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.)	WSEC	.26	0	0	0	0	0	0.0	0.00

Vertical Fenestration (Windows and doors)

Component Description	Ref.	U-factor	Qt.	Width Feet	Inch	Height Feet	Inch	Area	UA
Entry Side Light	WSEC	0.26	1	1	6	7	6	11.3	2.93
Bedroom/Study Single Hung	WSEC	0.28	2	3	0	6	0	36.0	10.08
Great Room Fixed	WSEC	0.28	2	3	0	6	0	36.0	10.08
Great Room - Slider (XO)	WSEC	0.28	2	6	0	6	0	72.0	20.16
Nook Sliding Glass Door (XOOX)	WSEC	0.28	1	12	0	8	0	96.0	26.88
Kitchen Slider (XO)	WSEC	0.26	1	5	0	4	0	20.0	5.20
Bonus Single Hung	WSEC	0.26	2	3	0	6	0	36.0	9.36
Bonus Fixed	WSEC	0.26	1	2	6	5	0	12.5	3.25
Primary Bedroom Fixed	WSEC	0.26	2	3	0	5	0	30.0	7.80
Primary Bedroom Slider (X0)	WSEC	0.26	2	6	0	4	0	48.0	12.48
Primary Bath (X0)	WSEC	0.26	1	5	0	4	0	20.0	5.20
Bedroom 2 Slider (OX)	WSEC	0.26	1	5	0	4	6	22.5	5.85
Bedroom 4 Fixed	WSEC	0.26	1	2	0	2	0	4.0	1.04
Bedroom 4 Single Hung	WSEC	0.26	2	3	0	6	0	36.0	9.36
Laundry Fixed	WSEC	0.26	1	2	0	2	0	4.0	1.04
Bedroom 3 Single Hung	WSEC	0.26	2	3	0	6	0	36.0	9.36
Above Entry Fixed	WSEC	0.28	1	3	0	3	0	9.0	2.52
								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
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								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	529.3	142.59
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)*	553.3	148.83

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
4040 Island Crest Way
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: Kirkland
Design Temperature Difference (ΔT) 53
ΔT = Indoor (70 degrees) - Outdoor Design Temp

Area of Building
Conditioned Floor Area — Instructions — Conditioned Floor Area (sq ft): 3,592
Average Ceiling Height — Instructions — Average Ceiling Height (ft): 9.5
Conditioned Volume: 34,052

Component	Selection	U-Factor / F-Factor	X	Area / Length	=	UA
Glazing and Doors	U-0.28	0.280	X	592	=	165.70
Skylights		0.50	X		=	---
Insulation – Attic	R-49	0.026	X	2,031	=	52.81
Single Rafter or Joist Vaulted Ceilings	R-49 Advanced	0.020	X	0		
Above Grade Walls (see Figure 1)	R-21 Intermediate	0.056	X	3,083		172.67
Floors	R-38	0.025	X	2,031		50.78
Below Grade Walls (see Figure 1)	No Below Grade Walls in this project.	0.028	X			
Slab Below Grade (see Figure 1)	No Slab Below Grade in this project.	F-Factor 0.303	X	Length		---
Slab on Grade (see Figure 1)	No Slab on Grade in this project.	F-Factor ---	X	Length		

Location of Ducts
Instructions: Conditioned Space
Duct Leakage Coefficient 1.00

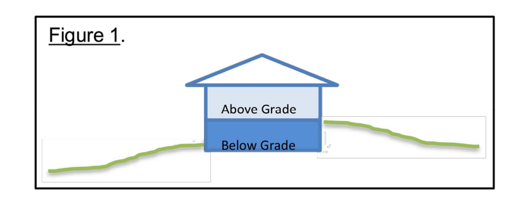


Figure 1.

Sum of UA	441.96	
Envelope Heat Load *Sum of UA x ΔT*	23,424	Btu / Hour
Air Leakage Heat Load *Volume x 0.6 x ΔT x 0.018*	19,491	Btu / Hour
Building Design Heat Load *Air leakage + envelope heat loss*	42,915	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*	42,915	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*	53,644	Btu / Hour

(07/01/13)

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*
14617 SE Allen Rd., Bellevue 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: 2021.03.05 11:48:40 -08'00') ***Date*** 06/06/2022

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.

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	Efficient Building Envelope	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	◉	

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.

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

Issue	Issue Date	By
Description		

4040 Island Crest Way
Mercer Island, WA
Ross Family New Home
job Number JMC013

Project Identification
project name: - - -
marketing name: - - -
plan number: - - -
mark system name: - - -

Conditions not specifically represented graphically or in writing or which conflict with the 2018 International Residential Code (I RC.) and/or those of the local municipality then the current standards and requirements of each respectively shall govern.

6.Jun.2022
Submittal Date

Sheet Title/Description

Design Firm

Drawn by:

Checked by:

Primary Scale

EN1

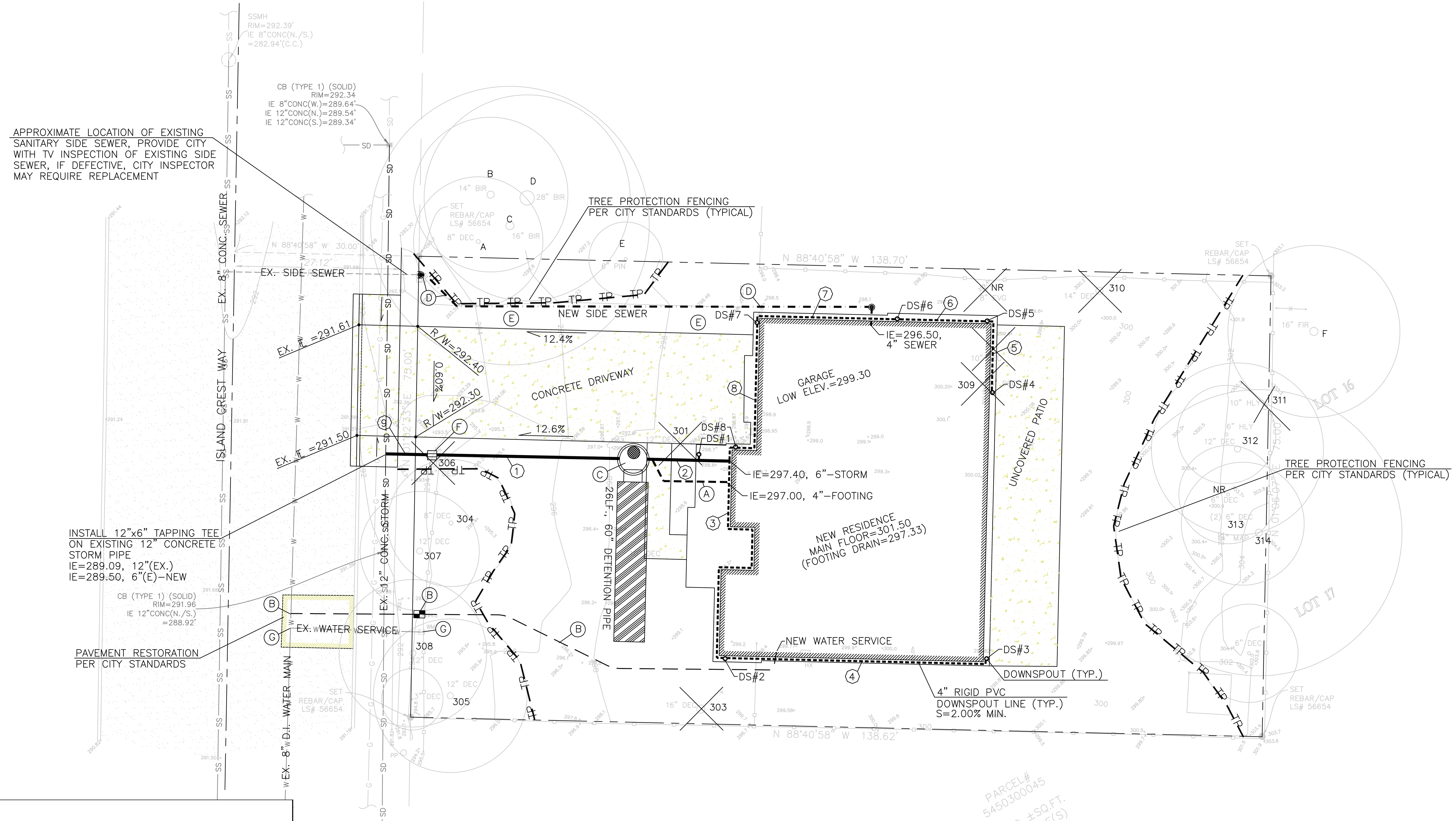
of: .

NW 1/4 OF THE NW 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



TREE TABLE

ONSITE

ID	NAME	DSH	DSH Multi	DRIPLINE	Exceptional threshold	Exceptional	Above 24"	Save	Remove
301	Honey Locust	14.4		14.6	20	No	No		X
302	Honey Locust	11.4		15.5	20	No	No		X
303	Red Maple	19.3		17.8	25	No	No		X
304	Japanese Maple	8.1	4.6,5.8,3.2,	17.8	12	No	No	x	
305	Red Maple	12		18.5	25	No	No	x	
306	Vine Maple	9.2		16.4	8	Yes	No		x
307	Vine Maple	8		7.3	8	Yes	No	x	
308	Vine Maple	10.2	8,6.4	12.4	8	Yes	No	x	
309	Flowering Plum	12.4	9,5.8	14.5	21	No	No		X
310	Flowering Plum	16.5		15.7	21	No	No		X
311	English Holly	13.1		15.5	Invasive species remove with no penalty				x
312	Flowering Plum	11.9		17.5	21	No	No	x	
313	Wild Cherry	8.7	6,6.3	20.4		NO	No	x	
314	Bib Leaf Maple	17.3		22.7	30	No	No	x	
A	Japanese Maple	10.2	8,5,4	12.9				x	
B	European White Birch	12		17.5				x	
C	European White Birch	22		18.4				x	
D	European White Birch	15.6		15.7				x	
E	Shore Pine	6.7		7.3				x	
F	Douglas-Fir	16		13.7				x	

NOTES:

- (A) FOOTING DRAIN CONNECTION, IE=294.50, 4"
- (B) INSTALL NEW 1" WATER SERVICE AND METER
- (C) CB#1, TYPE II–54" RIM=296.60 IE=294.80, 6"(OVERFLOW) IE=294.62, 2"(E)–VENT IE=294.00, 6"(E) IE=290.30, 36"(S) IE=290.30, 6"(W)–OUTFALL
- (D) 79LF., NEW 4" SIDE SEWER W/4" CLEAN OUT PER CITY STD. PLAN #S–18
- (E) REMOVE EXISTING DRIVEWAY AND LANDSCAPE DISTURBED AREA
- (F) CB#2, TYPE 1 W/OIL SEPARTOR GRATE=292.20 TOP OF 6" RISER=291.90 IE=289.70, 6"(W,E) BOTTOM OF 6" RISER=289.20
- (G) ABANDON AND REMOVE EXISTING METER AND SERVICE

STORM PIPE TABLE

(1)	30LF., 6" PVC SDR–35 @ S=2.00%
(2)	14LF., 6" PVC SDR–35 @ S=24.3%
(3)	44LF., 4" PVC SDR–35 @ S=3.86%
(4)	43LF., 4" PVC SDR–35 @ S=2.00%
(5)	12LF., 4" PVC SDR–35 @ S=3.33%
(6)	14LF., 4" PVC SDR–35 @ S=2.00%
(7)	24LF., 4" PVC SDR–35 @ S=6.67%
(8)	23LF., 4" PVC SDR–35 @ S=2.00%
(9)	8LF., 6" PVC SDR–35 @ S=2.00%

DOWNSPOUT TABLE

DS#1	CONCRETE=301.40 DOWNSPOUT LINE=300.00, 4"
DS#2	GROUND=300.80 DOWNSPOUT LINE=299.10, 4"
DS#3	GROUND=300.80 DOWNSPOUT LINE=299.95, 4"
DS#4	CONCRETE=301.40 DOWNSPOUT LINE=300.30, 4"
DS#5	GROUND=300.80 DOWNSPOUT LINE=299.90, 4"
DS#6	GROUND=300.80 DOWNSPOUT LINE=299.60, 4"
DS#7	GROUND=299.20 DOWNSPOUT LINE=298.00, 4"
DS#8	CONCRETE=299.30 DOWNSPOUT LINE=297.50, 4"

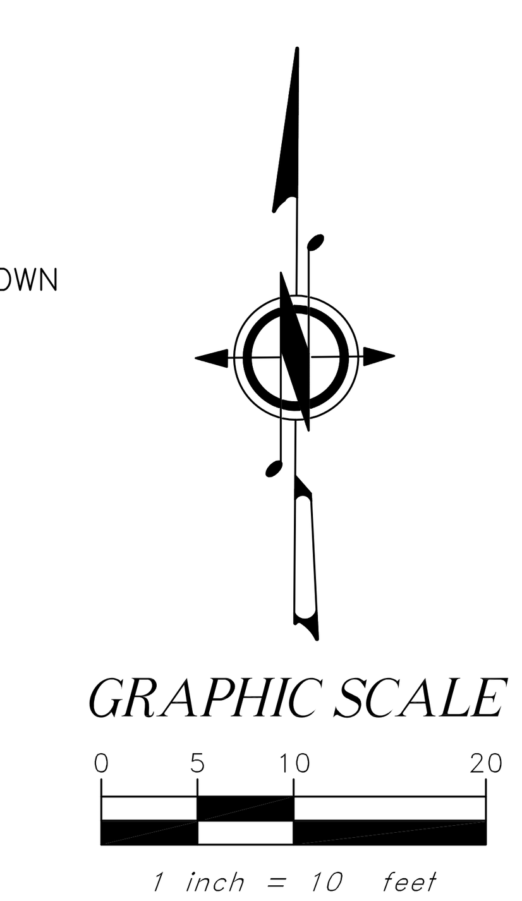
NOTE: 4" PERFORATED FOOTING DRAIN REQUIRED BUT NOT SHOWN ON PLAN, CONNECT WHERE SHOWN ON PLAN

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

IMPERVIOUS SURFACES:
ROOF AREA (UNDER EAVES) = 2,555 SQ. FEET
UNCOVERED DRIVEWAY AREA = 966 SQ. FEET
UNCOVERED PATIO/WALKWAY = 468 SQ. FEET

TOTAL IMPERVIOUS AREAS = 3,989 SQ. FEET

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



REV. NO.	DATE	DESCRIPTION

06/06/2022

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: **4040 Isalnd Crest Way - Ross Custom**

CLIENT: **JayMarc Custom Homes**

SHEET CONTENT: **Utility & Tree Plan**

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

SHEET 1 OF 2

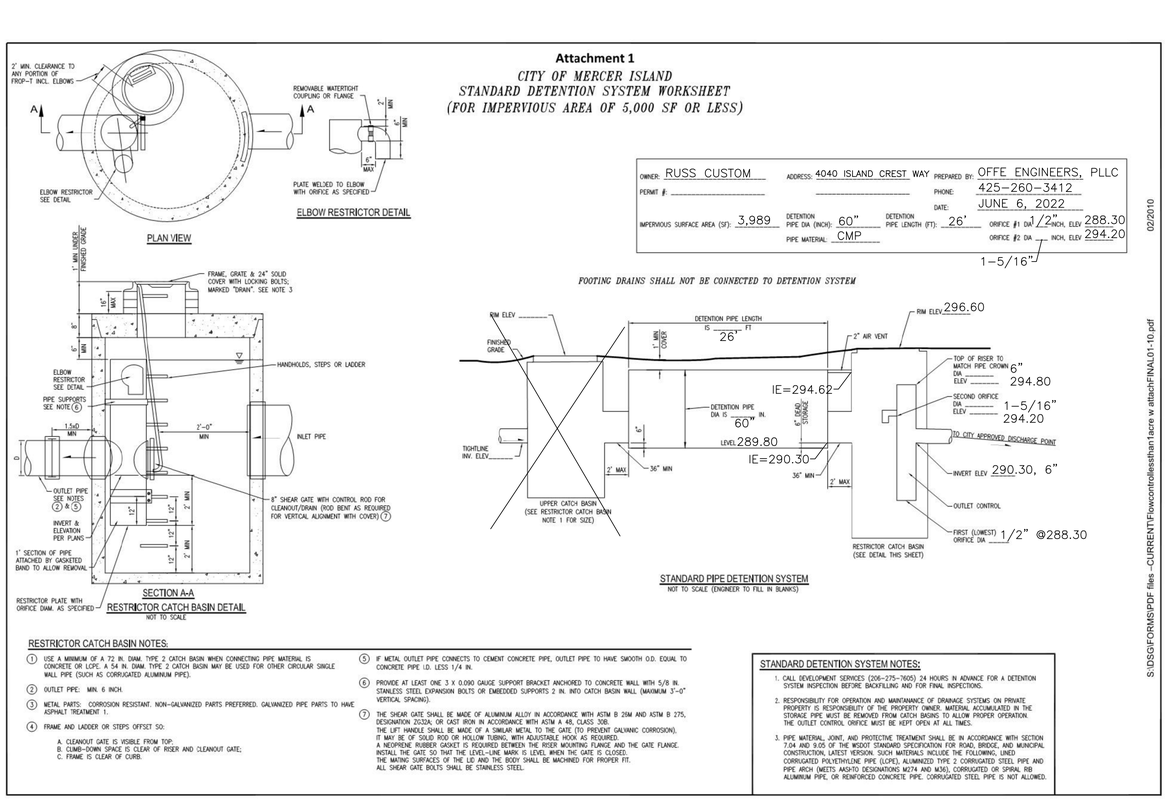
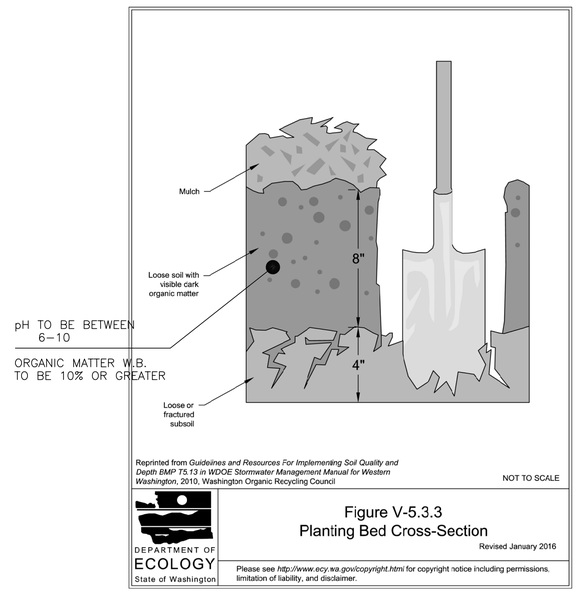


Figure V-5.3.3 Planting bed Cross-Section



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

DARRELL L. OFFE JR. 27480 REGISTERED PROFESSIONAL ENGINEER
06/06/2022

REV. NO.	DATE	DESCRIPTION

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

PROJECT: 4040 Isalnd Crest Way - Ross Custom
CLIENT: JayMarc Custom Homes
SHEET CONTENT: Utility Details

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

SHEET 2 OF 2

TOPOGRAPHIC & BOUNDARY SURVEY

LEGAL DESCRIPTION

(PER STATUTORY WARRANTY DEED RECORDING# 20210707001843)

THE SOUTH 30 FEET OF LOT 9 AND THE NORTH 45 FEET OF LOT 8 IN BLOCK A OF MERCER CREST, AS PER PLAT RECORDED IN VOLUME 42 OF PLATS, PAGE 26, RECORDS OF KING COUNTY AUDITOR.

SITUATE IN THE CITY OF MERCER ISLAND, COUNTY OF KING, STATE OF WASHINGTON.

BASIS OF BEARINGS

NAD 83/91 WASHINGTON NORTH COORDINATES, THE CENTERLINE OF ISLAND CREST WAY BEARS N 01°02'33" E PER CITY OF MERCER ISLAND CONTROL POINT 1076 & 1075.

REFERENCES

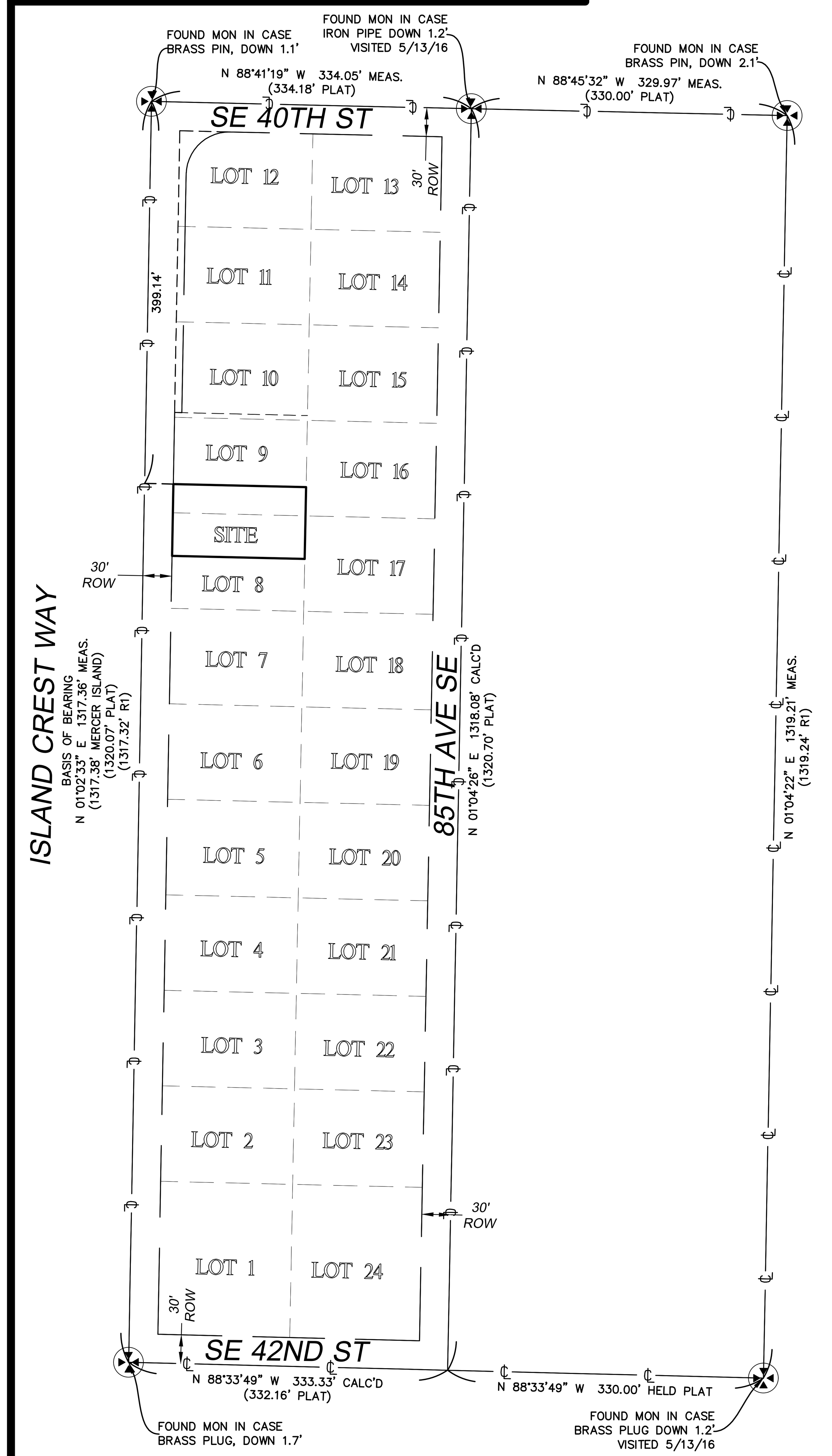
1. MERCER ISLAND LOT LINE ADJUSTMENT NO. SUB07-008, RECORDED UNDER RECORD NUMBER 20090506900003, RECORDS OF KING COUNTY, WASHINGTON.

VERTICAL DATUM

NAVD88 PER CITY OF MERCER ISLAND CONTROL POINT 1076.

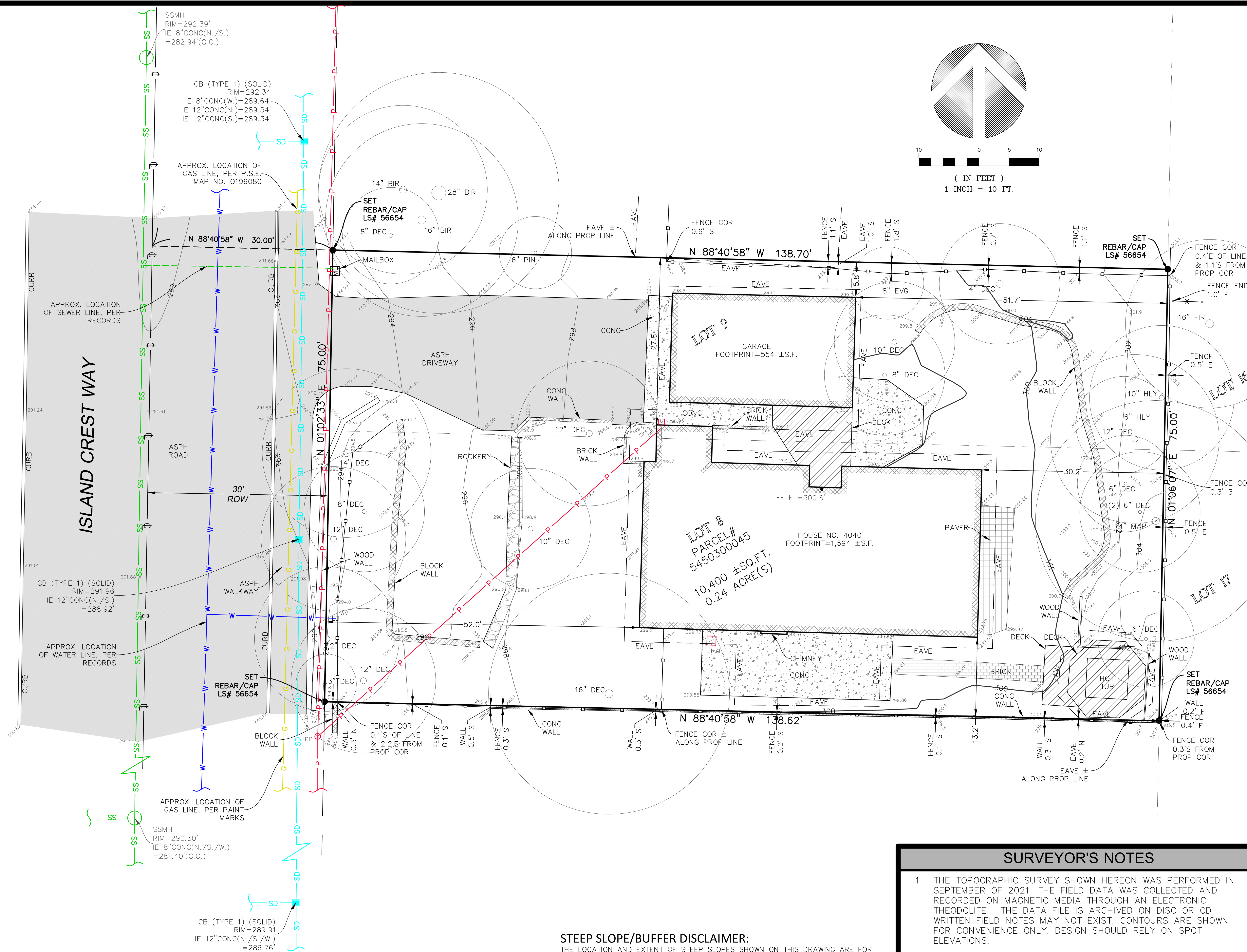
3/8" BRASS DISC WITH PUNCH MARK IN 4" X 4" CONCRETE POST IN MONUMENT CASE DOWN 1.2'.

ELEV: 293.094



CONTROL MAP

N.T.S.



LEGEND

	ASPHALT SURFACE		MONUMENT IN CASE (FOUND)
	BRICK SURFACE		PAVER SURFACE
	BUILDING	P	POWER METER
	CENTERLINE ROW	—P—	POWER (OVERHEAD)
	CONCRETE SURFACE	PP	POWER POLE
	RETAINING WALL		REBAR & CAP (SET)
	DECK		ROCKERY
	FENCE LINE (CHAIN LINK)	—SS—	SEWER LINE
	FENCE LINE (WOOD)		SEWER MANHOLE
—G—	GAS LINE	—SD—	STORM DRAIN LINE
HX	HEAT EXCHANGER	SIZE TYPE	TREE (AS NOTED)
	INLET (TYPE 1) (SOLID)	—W—	WATER LINE
MB	MAILBOX (RESIDENTIAL)	WM	WATER METER

INDEXING INFORMATION

NW 1/4 NW 1/4

SECTION: 18

TOWNSHIP: 24N

RANGE: 05E, W.M.

COUNTY: KING

STEEP SLOPE/BUFFER DISCLAIMER:

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

VICINITY MAP

N.T.S.

SURVEYOR'S NOTES

1. THE TOPOGRAPHIC SURVEY SHOWN HEREON WAS PERFORMED IN SEPTEMBER 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. 545030-0045
5. SUBJECT PROPERTY AREA PER THIS SURVEY IS 10,400 ±S.F. (0.24 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. EXISTING STRUCTURE(S) LOCATION AND DIMENSIONS ARE MEASURED FROM THE FACE OF THE SIDING UNLESS OTHERWISE NOTED.
8. 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.

measure success

TOPOGRAPHIC & BOUNDARY SURVEY

PARCEL NO. 5450300045

ROSS RESIDENCE

4040 ISLAND CREST WAY
MERCER ISLAND, WA 98040

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

JOB NUMBER:	211789
DATE:	10/01/21
DRAFTED BY:	IDV / RPM
CHECKED BY:	JGM / PQO
SCALE:	1" = 10'

REVISION HISTORY

SHEET NUMBER

1 OF 1