

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, R103.1-103.4

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, R102.4.1

H. ALL COUNTERTOPS, TUB DECKS & WALLS AT TUBS & SHOWERS SHALL HAVE SMOOTH, HARD, NON-ABSORBENT SURFACE OF CEMENTITIOUS BACKER BOARD AND MOISTURE RESISTANT UNDERLAYMENT per IRC, R102.4.2 UNDERLAYMENT AT TUB & SHOWER WALLS SHALL BE TO A HEIGHT OF +12" MIN. ABOVE DRAIN INLET per IRC, R307.2

I. ALL SHOWERS TO COMPLY w/IRC, P210.8 through P210.9.5 ALL SHOWER RECEPTORS TO COMPLY w/IRC, P210.4.1 through P210.4.4

J. CALCULATIONS AND DETAILS FOR MOUNTING HEIGHTS & CONNECTION OF METAL GUARDRAILS (IF USED) SHALL BE PROVIDED FOR REVIEW AND APPROVAL BY RAILINGS 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 (MSEC). SEE REQ'D ENERGY CREDITS ON THIS SHEET ALONG w/SHEETS EN-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, M307.3

O. PROVIDE FIREBLOCKING TO CUT OFF DRAFT OPENINGS AT LOCATIONS w/MATERIALS per IRC, R302.11. PROVIDE DRAFTSTOPPING AT INTERIOR 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 GRABLISPACE and METER BOXES TO COMPLY w/THE CODE REQUIREMENTS OF THE GOVERNING UPC.

17. ENTRY STEPS SHALL HAVE SUFFICIENT GRADE BUILT UP AROUND THEM SO THE NUMBER OF STAIR RISERS DOES NOT EXCEED 3, w/MAX. RISER HEIGHT OF 7 1/2" - NOT REQUIRING A HANDRAIL per IRC, R311.7.8

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

19. INTERIOR CEILING HEIGHTS ARE AS FOLLOWS:

MAIN FLOOR	10'-0" (UNO)
UPPER FLOOR	9'-1" (UNO)

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 R308.4.11

- GLAZING IN DOORS.
- GLAZING ADJACENT TO DOORS.
- GLAZING IN WINDOWS MEETING ALL (4) CONDITIONS LISTED.
- GLAZING IN GUARDS and RAILINGS
- GLAZING IN and NEAR VET SURFACES.
- GLAZING ADJACENT TO STAIRS and RAMP
- 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, R310.1.1
- MUST HAVE AN OPENING AREA OF NOT LESS THAN 5.7 Sq.Ft. with 20" min. WIDTH and 24" min. HEIGHT per IRC, R312.2.1
- 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 12" 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, R311.1 through R311.7.8 INCLUDING:

- SHALL PROVIDE A MIN. CLEAR WIDTH OF 36" ABOVE HANDRAIL w/MAX. HANDRAIL PROJECTION INTO STAIRWAY OF 4 1/2" ON EITHER SIDE per R311.7.1
- SHALL PROVIDE A MIN. HEADROOM OF 6'-8" MEASURED VERTICALLY FROM THE NOSE OF TREADS or LANDINGS per R311.7.2
- SHALL NOT HAVE A VERTICAL RISE GREATER THAN 14" BETWEEN 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 7 1/2" and HAVE A MIN. TREAD DEPTH OF 10" - THE GREATEST DIMENSION OF ANY RISER or TREAD MUST NOT EXCEED THE

SMALLEST DIMENSION BY MORE THAN 3/4" - TREADS LESS THAN 11" SHALL MEET NOSING REQUIREMENTS. THE OPENINGS AT OPEN RISERS SHALL NOT PERMIT THE PASSAGE OF A 4" 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. 1 1/2" SPACE BETWEEN 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 R303.9 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, R312.1.1
- OPENINGS MUST PREVENT THE PASSAGE OF A 4" SPHERE or 4 1/2" 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 12" 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. NFPA T2 MONITORED "Chapter 24" FIRE ALARM SYSTEM TO BE INSTALLED PER NFPA and COMI STANDARDS. SEPERATE FIRE PERMIT REQUIRED. CARBON MONOXIDE ALARMS IN ACCORDANCE w/IRC, R315.1
- SMOKE ALARMS SHALL BE INSTALLED IN FOLLOWING LOCATIONS per R314.3:
 - IN EACH SLEEPING ROOM.
 - OUTSIDE EACH SEPERATE SLEEPING AREA.
 - ON EACH STORY OF THE DWELLING.
 - NOT LESS THAN 3" FROM A BATHROOM w/TUB or SHOWER.
 - NOT NEAR COOKING APPLIANCES per R314.3.1
- SMOKE ALARMS SHALL BE INTERCONNECTED per R314.4
- CARBON MONOXIDE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS per R315.3:
 - ON EACH STORY OF THE DWELLING
 - ADJACENT TO EACH SEPERATE SLEEPING AREA.
 - WITHIN BEDROOMS WHERE A FUEL BURNING FIREPLACE IS LOCATED IN THE ROOM or ITS ATTACHED BATH.
- ALL ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM BUILDING WIRING w/BATTERY BACKUP per R314.6 and R315.3
- INSTALL OF NFPA 13D FIRE SPSRINKLER SYSTEM TO BE INSTALLED PER NFPA 13D and COMI STANDARDS. SEPERATE FIRE PERMIT REQUIRED.

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	1,087 S.F.
TOTAL CONDITIONED AREA	3,448 S.F.
2 CAR GARAGE	635 S.F.
COV'D ENTRY PORCH	134 S.F.
COV'D REAR PATIO	0 S.F.
TOTAL AREA UNDER ROOF	4,222 S.F.

OVERALL WIDTH OVERALL DEPTH

55'-0" / 41'-0"

FLOOR AREA RATIO (FAR) SUMMARY

MAIN FLOOR AREA	1,561 S.F.
UPPER FLOOR AREA	1,087 S.F.
CONDITIONED AREAS	3,510 S.F.
2 CAR GARAGE	632 S.F.
COV'R ENTRY PRCH/REAR PATIO FAR	0 S.F.
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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PROJECT TEAM

ARCHITECTURAL DESIGN:	JayMarc Homes, LLC. ryan@jaymarchomes.com
ARCHITECTURAL DRAFTING:	BIENZ DESIGN GROUP & JAYMARC HOMES Ryan@JaymarcHomes.com
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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 (IRC) and/or those of the local municipality then the current standards and requirements of each respectively shall govern.

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

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6 Jun 2022
Submission Date

Sheet Title/Description

Design Firm

Drawn by:

Checked by:

Primary Scale

A1

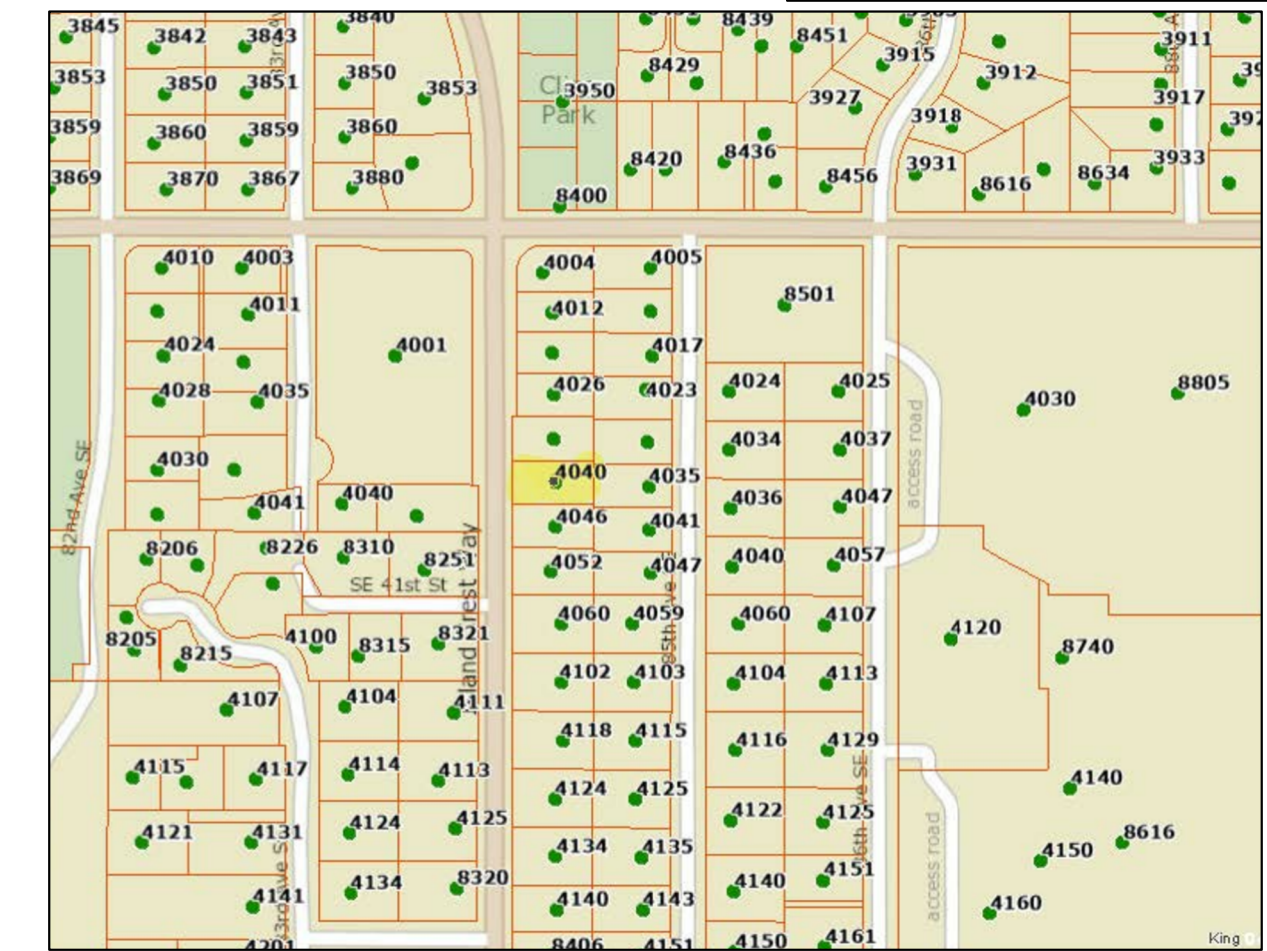
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ABBREVIATIONS

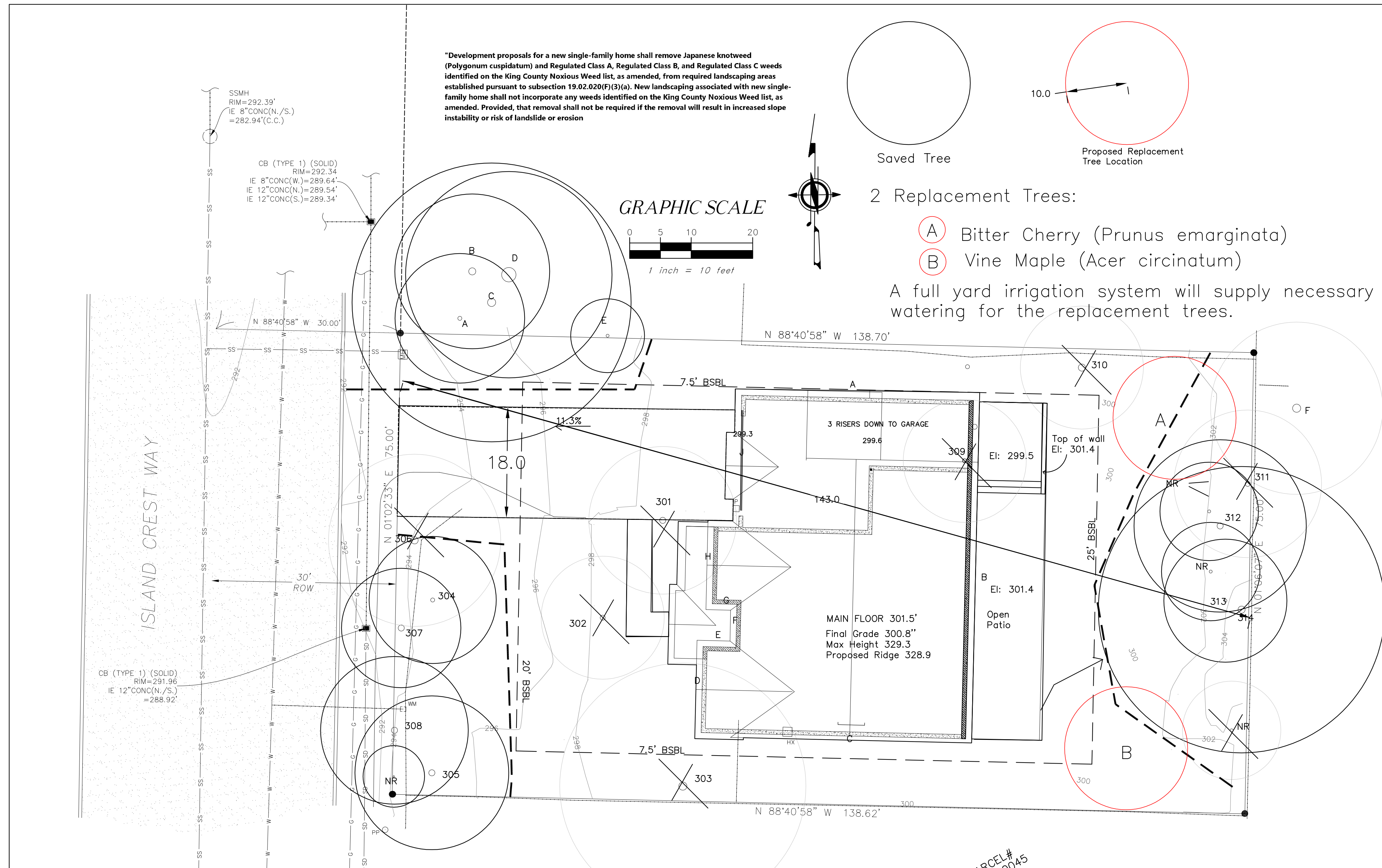
#	Pound OR Number	CTVD	Courtyard	GALV	Galvanized	MTL	Metal	SECT	Section
&	and	CU FT	Cubic Feet	GFI	Ground Fault Circuit Interrupt	MWK	Milwork	SGD	Sliding Glass Door
@	At	CU YD	Cubic Yard	GFI	Ground Fault Interrupt	NIC	Not in Contract	SH	Shelf
A/C	Air Conditioner	DBL	Double	GL	Glass	NO	#	SHH	Sheathing
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	QWB	Quartz Wall Board	DIA	Diameter	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	SQ FT	Square feet
AGG	Aggregate	DRWR	Drower	HDRW	Hardware	OV	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(ion)	PL	Property Line	TEL	Telephone
AWN	Awning	ELEC	Electrical	INSUL	Insulation	PLAM	Plastic Laminat	TEMP	Tempered
B/O	By Others	ELEV	Elevation	INT	Interior	PLT	Plate	TK	Tight Knot
BD	Board	EQ	Equal	J-Box	Junction box	PLYD	Plywood	TME	To Match Existing
BLDG	Building	EW	Each Way	JNT	Joint	PNT	Paint or Painted	TOP	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	Laminat(e)d	PVC	Polyvinyl Chloride	TOJ	Top of joint
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	LYP	Lineal Feet	R&S	Rod and Shelf	TYF	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	LTC	Lighting	RD	Roof Drain	VERT	Vertical
CAB	Cabinet	FLR	Fluorescent	LVL	Laminated Veneer Lumber	RDL	Roof drain leader	VF	Verify in field
CAS	Casement	FLR	Floor	LVR	Louver	REBAR	Reinforcing Bar	W/	With
CB	Catch Basin Ventiling	FLSH	Flashing	MAS	Masonry	REFR	Refrigerator	W/O	Without
CC	Center 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	MEQ	Medium	RFG	Roofing	WP	Water Proofing
CMU	Concrete Masonry Unit	FPL	Fireplace	MEMB	Membrane	RM	Room	WR	Weatherproof
CO	Clean Out	FRM	Frame(ing)	MFR	Manufacturer	RO	Rough Opening	WRB	Weather Resistant Barrier
COL	Column	FRPF	Fireproof	MIN	Minimum	ROW	Right of Way	WWF	Welded Wire Fabric
CONC	Concrete	FT	Foot	MIR	Mirror	SA	Supply Air	X	Operable Window Section
CONT	Continuous	FTG	Footing	MISC	Miscellaneous	SCH	Schedule		
CRPT	Carpet	FUR	FURed	MUR	Micro Laminat	SCN	Screen		
CT	Ceramic Tile	GA	Gauge	MMB	Membrane	SD	Smoke Detector		

JMC013

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



Vicinity Map



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
OFF								
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

Site Plan
 4040 Island Crest Way
 Ross Custom

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%
MAXIMUM FAR: 40%
PARKING SPACES PROVIDED: 2 GARAGE 2 DRIVEWAY
NO CRITICAL AREAS IMPACTED

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 Patios and hot tub	1,120
Total Existing	1,120
Existing Removed	1,120
Net Existing Retained	0
NEW	
Uncovered Patio	603
Walk	89
Walls	11
Total New	703
Total Hardscape	6.8%

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%

Drawn by
 GU

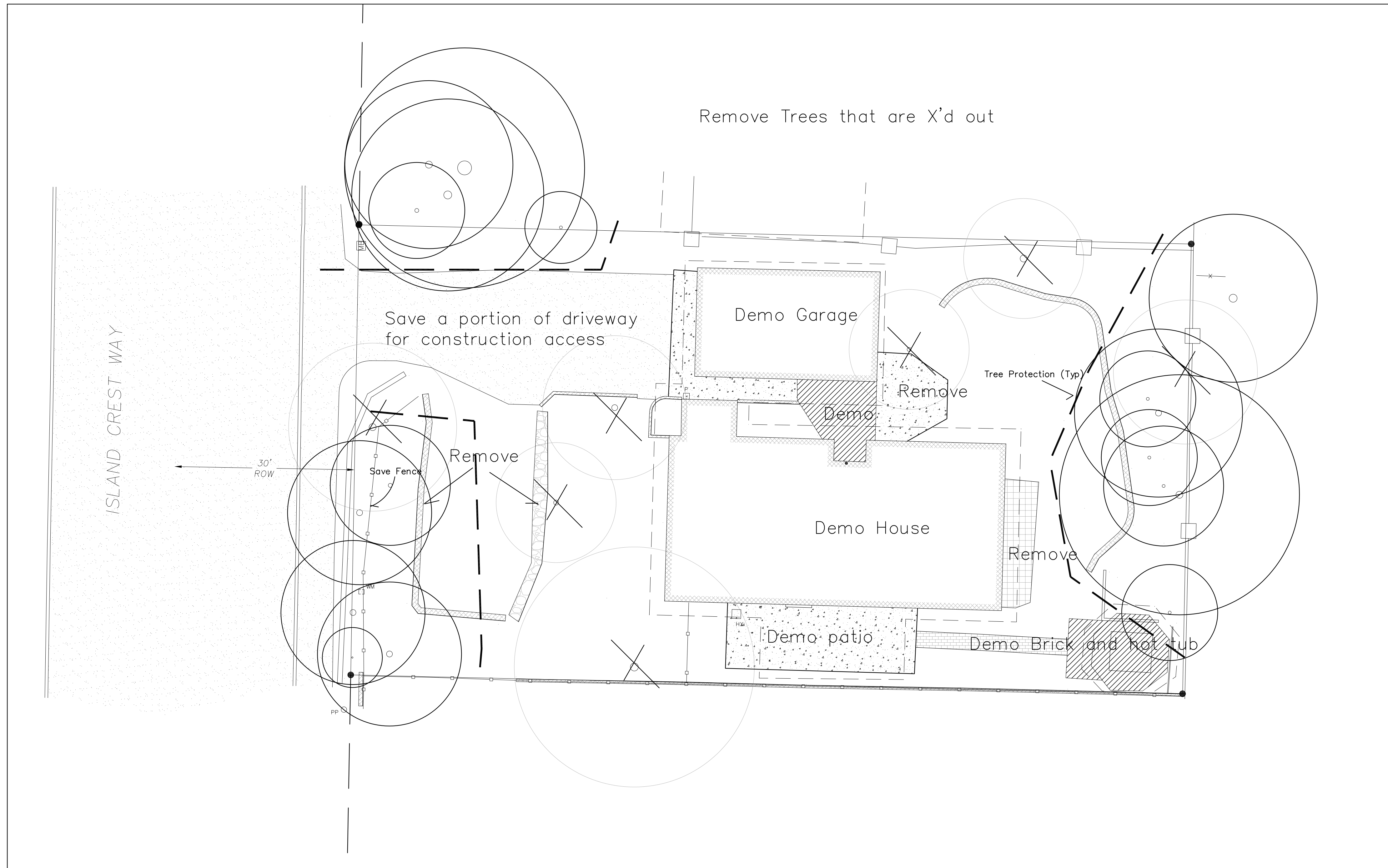
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9/22/22

1/26/23

3/29/23

A2



DEMOLITION PLAN

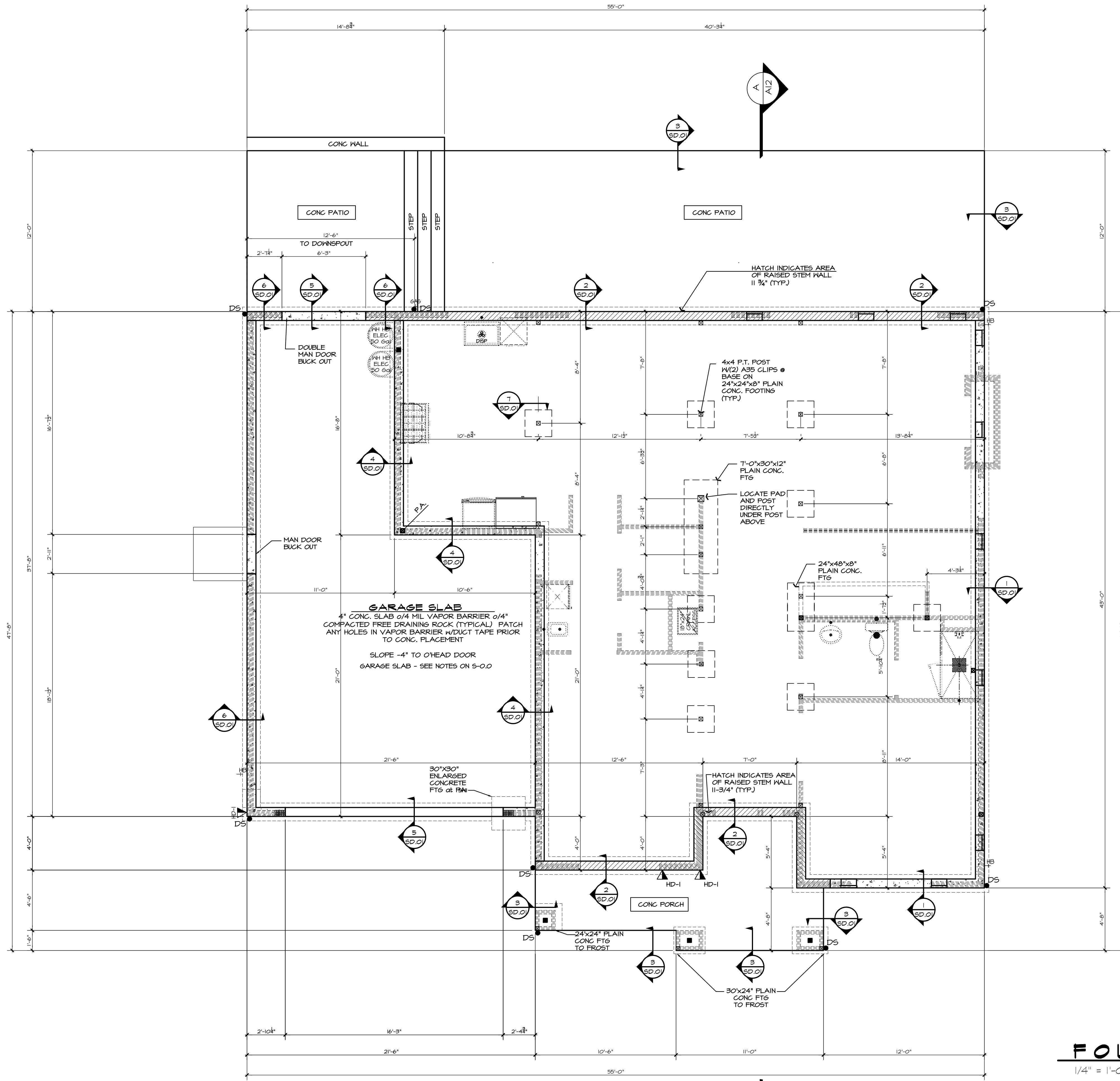
7525 SE 24th St, #487

Site Plan
 4040 Island Crest Way
 Ross Custom

Drawn by
 GU

1/26/23

A2.1



FOUNDATION PLAN

1/4" = 1'-0"

NOTES:

HOLD-DOWN SCHEDULE	
SYMBOL	SPECIFICATION
HD-1	SIMPSON 5THD14 (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 HOLD-DOWN.

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/O.131"x1-1/2" LONG REDHEAD NAILS (4'-0" MAX. POST HEIGHT) ON ASPHALT SHINGLE ON 24"x24"x8" PLAIN CONG. FTG. (TYP. U.N.O.)

REFER TO S-O 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.		

SQUARE FOOTAGE SUMMARY

MAIN FLOOR AREA	1,561 S.F.
UPPER FLOOR AREA	1,087 S.F.
TOTAL CONDITIONED AREA	3,448 S.F.
2 CAR GARAGE	635 S.F.
COV'D ENTRY PORCH	134 S.F.
COV'D REAR PATIO	0 S.F.
TOTAL AREA UNDER ROOF	4,222 S.F.

OVERALL WIDTH 55'-0"
 OVERALL DEPTH 47'-5"

Updated: 06/03/2022
 Method for Calculating Square Footage - ANSI Z165-2013
 excepts 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	1,144 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

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

Issue Description	Issue Date	By
01.26.23 PLAN REVIEW COMMENTS		

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 (IRC) and/or those of the local municipality then the current standards and requirements of each respectively shall govern.

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6 Jun 2022
 Submittal Date

Sheet Title/Description

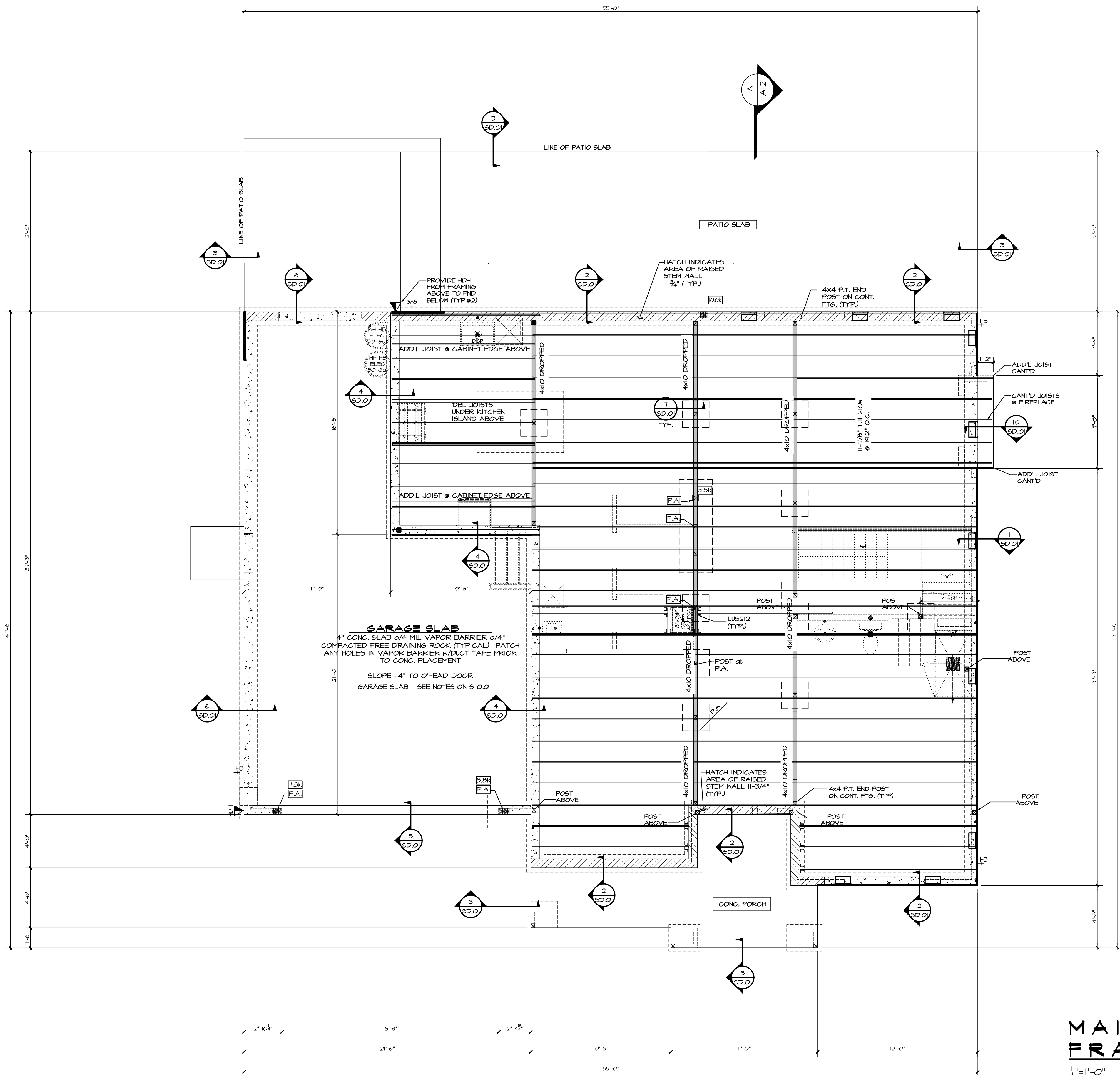
Design Firm

Drawn by:

Checked by:

Primary Scale

A3
 of .



MAIN FLOOR FRAMING LAYOUTS

1/4" = 1'-0"

NOTES:

HOLD-DOWN SCHEDULE	
SYMBOL	SPECIFICATION
HD-1	SIMPSON STDH14 (R.J) HOLD-DOWN
HD-5	SIMPSON CSI6 STRAP TIE (14" END LENGTH)
HD-6	SIMPSON MSTC40 STRAP TIE (12" END LENGTH)
HD-7	SIMPSON MSTC66 STRAP TIE (24" END LENGTH)

LEGEND	
JL	METAL HANGER
*	INDICATES POST ABOVE. PROVIDE SOLID BLOCKING UNDER POST OR JAMB ABOVE.
▶	INDICATES HOLD-DOWN.

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

REFER TO S-O 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 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 CSI6 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/ 1/2"x0.131 NAILS at 6" O.C.

- NOTE 4
- PROVIDE SIMPSON CSI6 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.
COVID ENTRY PORCH	134 S.F.
COVID REAR PATIO	0 S.F.
TOTAL AREA UNDER ROOF	4,222 S.F.

OVERALL DIMENSIONS	
OVERALL WIDTH	55'-0"
OVERALL DEPTH	47'-8"

FLOOR AREA RATIO (FAR) SUMMARY	
MAIN FLOOR AREA	1,561 S.F.
UPPER FLOOR AREA	1,887 S.F.
CONDITIONED AREAS	3,510 S.F.
2 CAR GARAGE	632 S.F.
COVID ENTRY PRCH/REAR PATIO EXEMPT	0 S.F.
TOTAL AREA UNDER "FAR"	4,142 S.F.
LOT SIZE	8,500 S.F.
ALLOWABLE "FAR" w/5% BONUS	4,714 S.F.

Updated: 05/04/2022

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

Issue Issue Date By
Description
01.26.23
PLAN REVIEW COMMENTS

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: ...

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6 Jun 2022
Submission Date

Sheet Title/Description

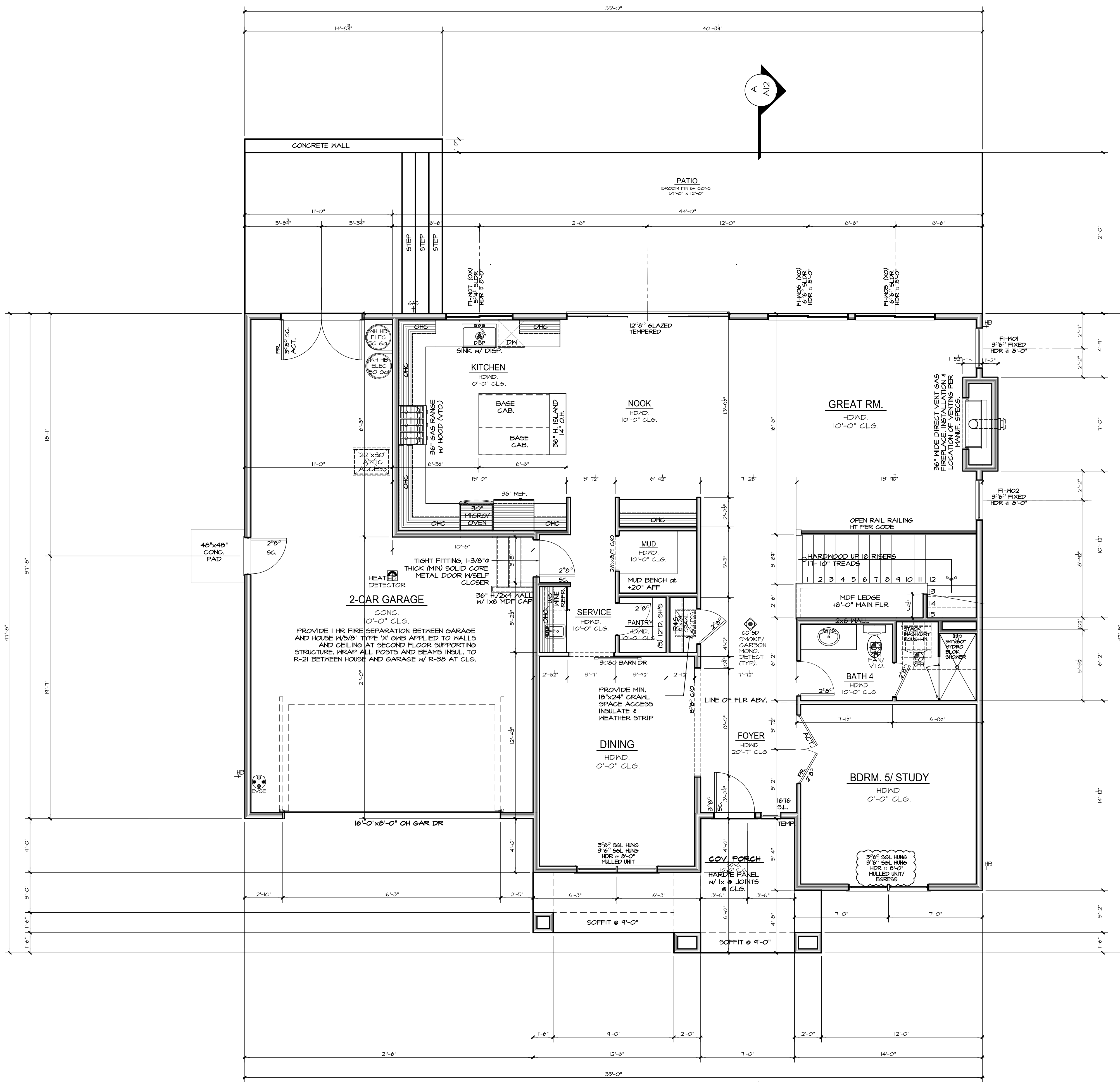
Design Firm

Drawn by:

Checked by:

Primary Scale

LA4
of:



MAIN FLOOR PLAN NOTES

PLAN SPECIFIC 2018 NSEC. 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 1509sf to 4969sf 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 HSPFF OF 11.0. TO QUALIFY TO CLAIM THIS CREDIT, THE BUILDING PERMIT DRAWINGS SHALL SPECIFY THE OPTION BEING SELECTED AND SHALL SPECIFY THE HEATING EQUIPMENT EFFICIENCY. EXTERIOR LOCATED EQUIPMENT SHOULD ALSO BE REPRESENTED ON SITE PLAN.
HIGH EFFICIENCY HVAC DISTRIBUTION OPT. 4.2: 1.0 CREDITS
 HVAC EQUIPMENT AND ASSOCIATED DUCT SYSTEM(S) SHALL COMPLY WITH THE REQUIREMENTS OF SECT R403.3.1. LOCATING SYSTEM COMPONENTS IN CONDITIONED CRAWL SPACES IS NOT PERMITTED UNDER THIS OPTION. ELECTRIC RESISTANCE HEAT AND DUCTLESS HEAT PUMPS ARE NOT PERMITTED UNDER THIS OPTION. DIRECT COMBUSTION HEATING EQUIPMENT WITH AFUE LESS THAN 80% IS NOT PERMITTED UNDER THIS OPTION.
EFFICIENT WATER HEATING 5.5: 2.0 CREDITS
 WATER HEATING SYSTEMS SHALL INCLUDE ONE OF THE FOLLOWING: ELECTRIC HEAT PUMP WATER HEATER MEETING THE STANDARDS FOR TIER III OF NEEA'S ADVANCED WATER HEATING SPECIFICATION. TO QUALIFY TO CLAIM THIS CREDIT, THE BUILDING PERMIT DRAWINGS SHALL SPECIFY THE OPTION BEING SELECTED AND SHALL SPECIFY THE WATER HEATER EQUIPMENT TYPE AND THE MINIMUM EQUIPMENT EFFICIENCY.

WHOLE HOUSE VENTILATION
 PROVIDE WHOLE HOUSE VENTILATION per 2018 IRC, M507 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 OUTSIDE)
	BATH #1 POWDER	Min. 50cfm, INTERMITTENT at .025kg per TABLE M507.4
	KITCHEN	Min. 100cfm, INTERMITTENT at .025kg per TBL. M507.4
	LAUNDRY ROOM	FINAL ADJUSTED RATE = 143 CFM (90 CFM PER TABLE M505.4.3(1)) ADJUSTED BY FACTOR OF 1.15 PER TABLE M505.4.3(2) FOR NON-BALANCED, NOT DISTRIBUTED SYSTEM.

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

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

MAIN FLOOR PLAN

1/4" = 1'-0"

SQUARE FOOTAGE SUMMARY

MAIN FLOOR AREA	1,561 S.F.
UPPER FLOOR AREA	1,897 S.F.
TOTAL CONDITIONED AREA	3,448 S.F.
2 CAR GARAGE	635 S.F.
COVERED ENTRY PORCH	134 S.F.
COVERED REAR PATIO	0 S.F.
TOTAL AREA UNDER ROOF	4,222 S.F.

OVERALL WIDTH 55'-0"
 OVERALL DEPTH 47'-0"
 Updated: 06/09/2022
 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

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

Issue Description	Issue Date By
PLAN REVIEW COMMENTS	01.26.23

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:	...

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6 Jun 2022
 Submission Date

Sheet Title/Description

Design Firm

Drawn by:

Checked by:

Primary Scale

1/4" = 1'-0"
 of:

NOTES:

HOLD-DOWN SCHEDULE	
SYMBOL	SPECIFICATION
HD-1	SIMPSON STD14 (R.J) HOLD-DOWN
HD-5	SIMPSON CSI6 STRAP TIE (14" END LENGTH)
HD-6	SIMPSON MSTC40 STRAP TIE (12" END LENGTH)
HD-7	SIMPSON MSTC66 STRAP TIE (24" END LENGTH)

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

REFER TO S-O FOR TYPICAL STRUCTURAL NOTES & SCHEDULES

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

- PROVIDE CONT. EXT. SHEATHING BEHIND LOW TRUSSES DOWN TO SECOND FLOOR SOLE PLATE (TYP. @ LOW ROOF)
 - 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 CSI6 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 1/2"x0.131 NAILS at 6" O.C.

- NOTE 4
- PROVIDE SIMPSON CSI6 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	1,881 S.F.
TOTAL CONDITIONED AREA	3,448 S.F.
2 CAR GARAGE	635 S.F.
COVID ENTRY PORCH	134 S.F.
COVID REAR PATIO	0 S.F.
TOTAL AREA UNDER ROOF	4,222 S.F.

OVERALL WIDTH 55'-0"
OVERALL DEPTH 41'-8"

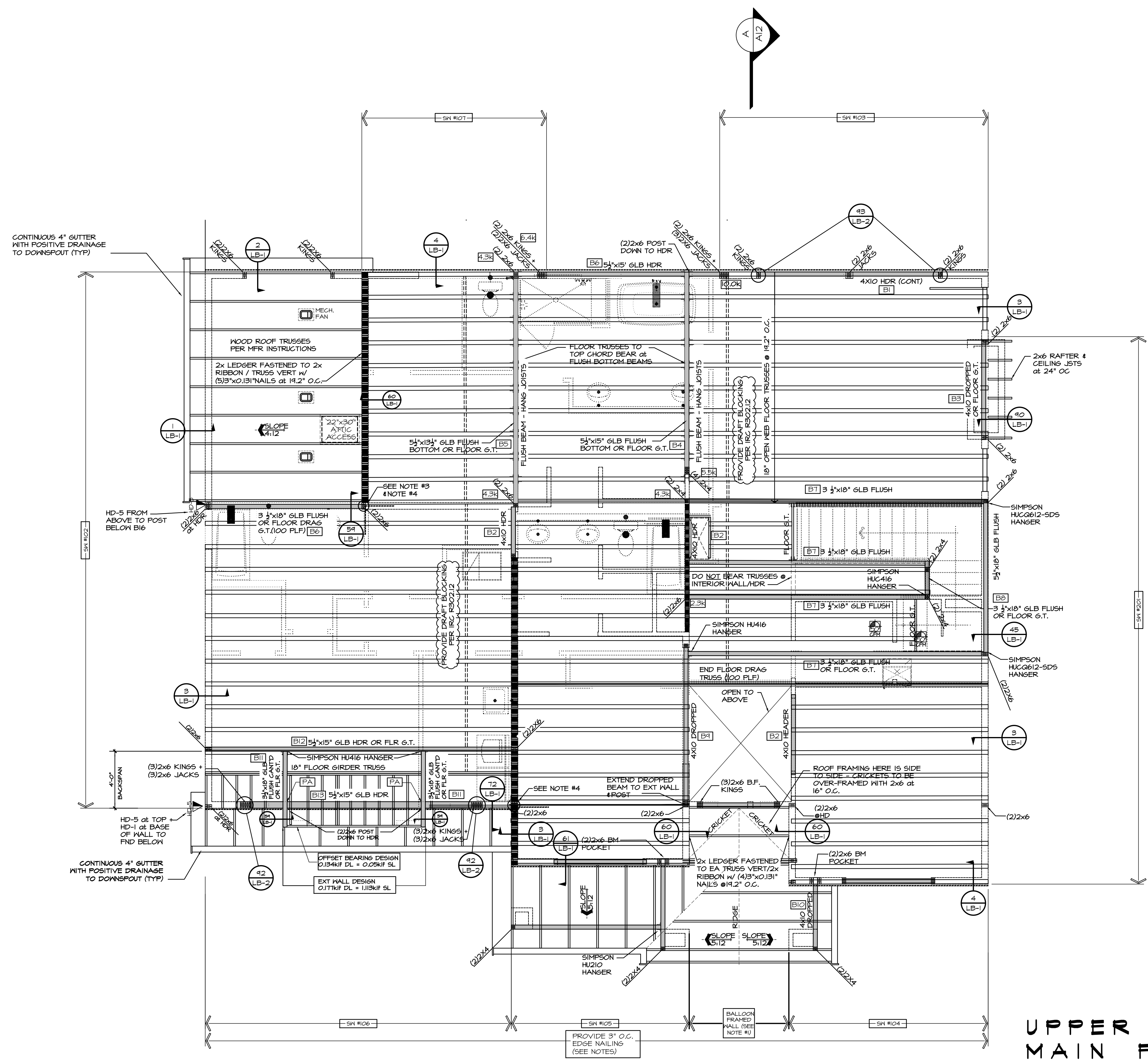
Updated: 06/03/2022
Method for Calculating Square Footage - ANSI Z765-2013
except, no separate distinction of "above-grade or below-grade" areas and each level is measured to the outside of studs not the interior finished surface.
Square footage calculations for this house were made based on plan dimensions 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	1,444 S.F.
CONDITIONED AREAS	3,510 S.F.

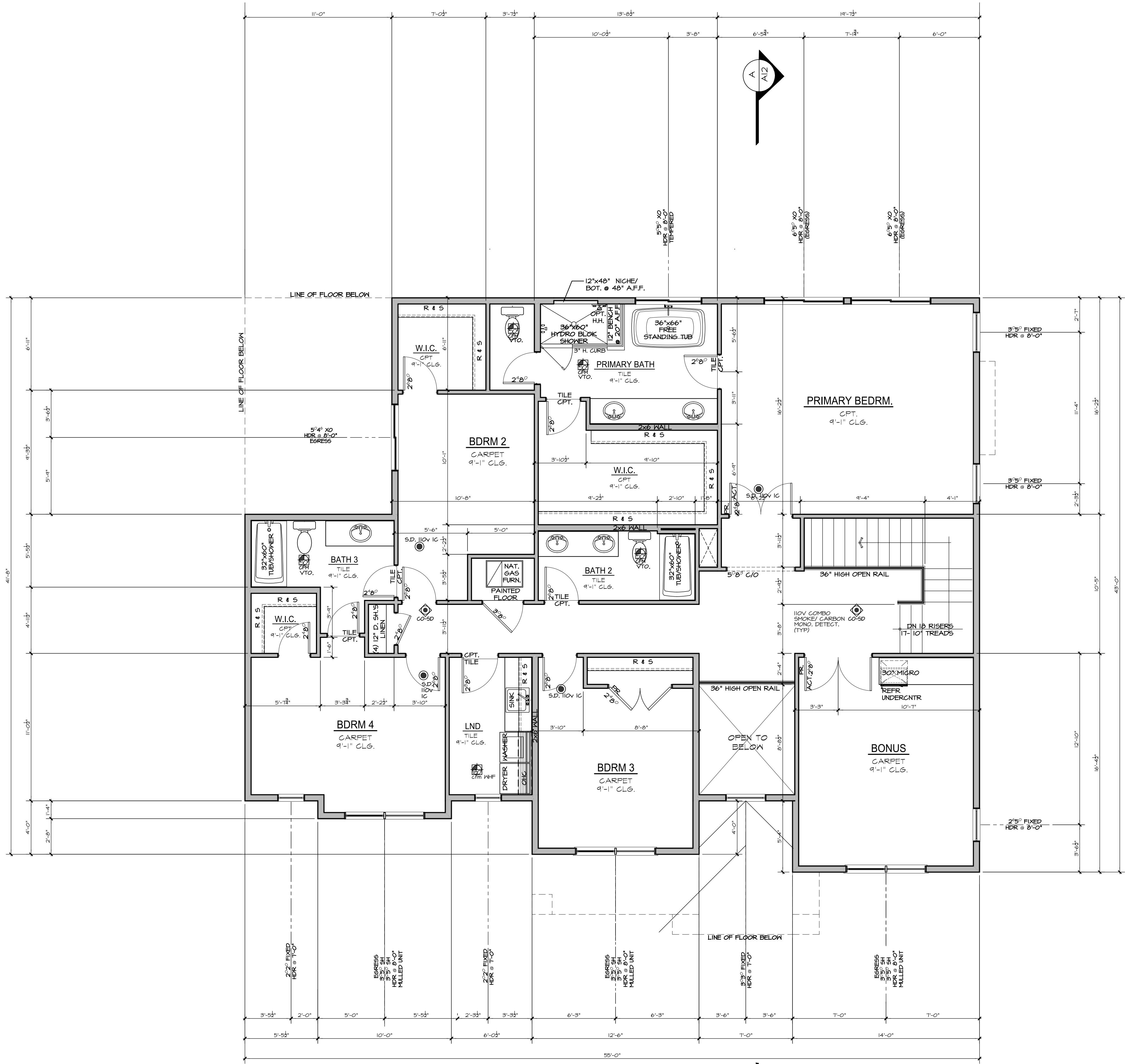
2 CAR GARAGE	632 S.F.
CVR ENTRY PRCH/REAR PATIO FAR EXEMPT	0 S.F.
TOTAL AREA UNDER "FAR"	4,142 S.F.

LOT SIZE 8,580 S.F.
ALLOWABLE "FAR" w/5% BONUS 4,719 S.F.
Updated: 05/04/2022



UPPER FLOOR / MAIN FLOOR ROOF FRAMING LAYOUTS

1/4" = 1'-0"



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 1501sf to 4,999sf HOME.
 CREDITS PROVIDED IN THIS HOME AS FOLLOWS:
 EFFICIENT BUILDING ENVELOPE OPT. 1.3: 0.5 CREDITS
 PRESCRIPTIVE COMPLIANCE IS BASED ON TABLE R402.1.1 WITH FOLLOWING MODIFICATIONS:
 VERTICAL FENESTRATION U = 0.28 WINDOWS
 FLOORS TO BE R-38 and SLAB ON GRADE TO BE R-10 PERIMETER and UNDER ENTIRE SLAB BELOW GRADE.

HIGH EFFICIENCY HVAC EQUIPMENT OPT. 3.5a: 1.5 CREDITS
 AIR-SOURCE, CENTRALLY DUCTED HEAT PUMP WITH MINIMUM HSPF OF 11.0. TO QUALIFY TO CLAIM THIS CREDIT, THE BUILDING PERMIT DRAWINGS SHALL SPECIFY THE OPTION BEING SELECTED AND SHALL SPECIFY THE HEATING EQUIPMENT EFFICIENCY. EXTERIOR LOCATED EQUIPMENT SHOULD ALSO BE REPRESENTED ON SITE PLAN.

HIGH EFFICIENCY HVAC DISTRIBUTION OPT. 4.2: 1.0 CREDITS
 HVAC EQUIPMENT AND ASSOCIATED DUCT SYSTEMS(S) SHALL COMPLY WITH THE REQUIREMENTS OF SECT R403.3.1. LOCATING SYSTEM COMPONENTS IN CONDITIONED GRADE 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, M507 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 OUTSIDE)
	BATH & POWDER	Min. 50cfm, INTERMITTENT at .025mg per TBL. M507.4
	KITCHEN	Min. 100cfm, INTERMITTENT at .025mg per TBL. M507.4
	RANGE HOOD or DOWN DRAFT EXHAUST FAN	RATED at min. 100cfm, at 210mg CFM BE USED FOR EXHAUST FAN REPAIR. EXHAUST HOODS IN EXCESS OF 400cfm, SHALL BE INTERLOCKED AND PROVIDE MAKE UP AIR per M503.4
	LAUNDRY ROOM	FINAL ADJUSTED RATE = 143 CFM (90 CFM PER TABLE 1505.4.3(1), ADJUSTED BY FACTOR OF 1.5 PER TABLE M505.4.3(2) FOR NON-BALANCED, NOT DISTRIBUTED SYSTEM.

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

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

UPPER FLOOR PLAN

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.
COVID ENTRY PORCH	134 S.F.
COVID REAR PATIO	0 S.F.
TOTAL AREA UNDER ROOF	4,222 S.F.

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.
COVERED ENTRY PORCH/REAR PATIO FAR EXEMPT	0 S.F.
TOTAL AREA UNDER "FAR"	4,142 S.F.
LOT SIZE	8,500 S.F.
ALLOWABLE "FAR" w/5% BONUS	4,719 S.F.

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

Issue Description	Issue Date	By
	01.26.23	

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:	...

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 Submittal Date

Sheet Title/Description

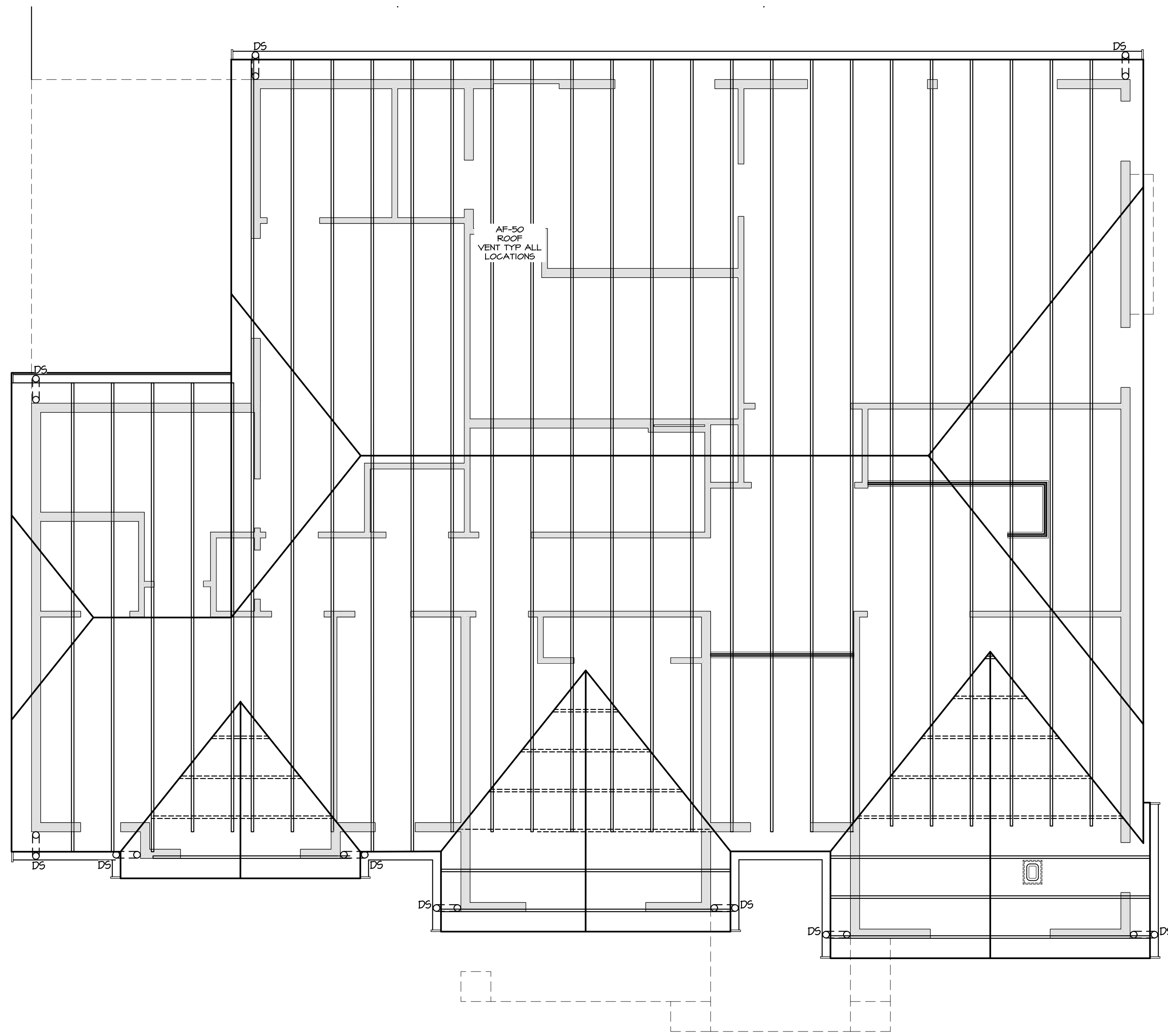
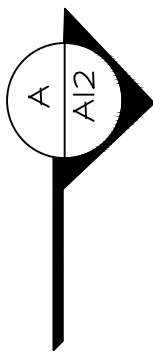
Design Firm

Drawn by:

Checked by:

Primary Scale

1.A7
 of .



ROOF VENTILATION		ZONE 1
Standard Truss / Scissor Truss Roof Framing Assembly:		
Roof Area:	2184 s.f.	
Ventilation Required:	2184 s.f. x 144 s.i./s.f. / 300 =	1048.3 s.i. Req'd
Provide between 40% & 50% of the total required ventilation no more than 3 ft below the ridge or the highest point of the space. Remainder to be installed at eave vents.		
Ridge Ventilation: 50% of ventilation		524.16
Continuous Ridge Vent =		18.00 s.i. per l.f.
Upper Ventilation MIN. Req'd =	524.16 s.i. x 0.4 / s.i. per linear foot =	24 l.f.
Upper Ventilation MAX. Req'd =	524.16 s.i. x 0.5 / s.i. per linear foot =	29 l.f.
Provide:	27 l.f. ridge vent. Ventilation =	486.00 s.i.
Ventilation area remainder for AF50 vents =		38.16 s.i.
Upper Roof Ventilation: as needed to achieve 50% of ventilation		
AF50 Roof Jack (10' x 7') =		50.00 s.i. each.
Upper Ventilation Req'd TO GET 50% =	38.16 s.i. / s.i. of each vent =	1 vent
Provide:	15 -10'x7' roof jacks. Ventilation =	750.00 s.i.
Eave Ventilation:		
Birdblocking: (3/2" dia holes per bay =	4.71 s.i./l.f. - 25% reduction =	3.53 s.i./l.f.
Eave Ventilation Req'd =	524.16 s.i. / s.i. per l.f. =	250.47 l.f.
Provide Minimum:	201 l.f. birdblocking. Ventilation =	710.03 s.i.
Minimum Ventilation Provided =	1946.03 s.i. IS GREATER THAN :	1048.3 s.i. Req'd

JM
JAYMARC
HOMES

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

Issue	Issue Date	By	Description
	01.26.23		PLAN REVIEW COMMENTS

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:	---

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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.
COVID ENTRY PORCH	134 S.F.
COVID REAR PATIO	0 S.F.
TOTAL AREA UNDER ROOF	4,222 S.F.

OVERALL WIDTH	55'-0"
OVERALL DEPTH	41'-0"
Updated: 06/09/2022	
Method for Calculating Square Footage - ANSI Z165-2013	
except, no separate distinction of "above-grade or below-grade" areas and each level is measured to the outside of studs not the 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	1,444 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 0,580 S.F.	
ALLOWABLE "FAR" w/5% BONUS	4,719 S.F.
Updated: 05/04/2022	

6 Jun 2022
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Design Firm

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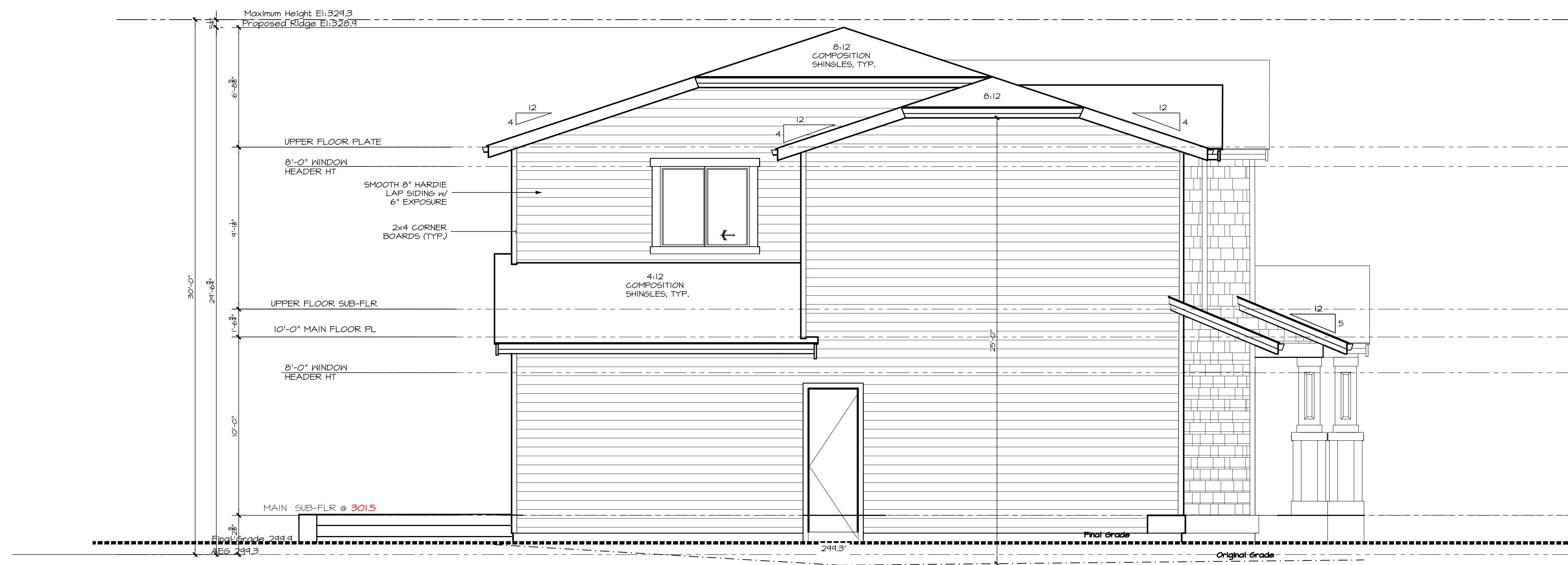
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FRONT ELEVATION
 1/4"=1'-0"



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

Issue Description	Issue Date	By
PLAN REVIEW COMMENTS	01.26.23	

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 (IRC) and/or those of the local municipality then the current standards and requirements of each respectively shall govern.

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6 Jun 2022
 Submittal Date

Sheet Title/Description

Design Firm

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Issue Issue Date By
 Description

01.26.23
 PLAN REVIEW COMMENTS

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

Project Identification
 project name: ...
 marketing name: ...
 plan number: ...
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6 Jun 2022
 Submittal Date

Sheet Title/Description

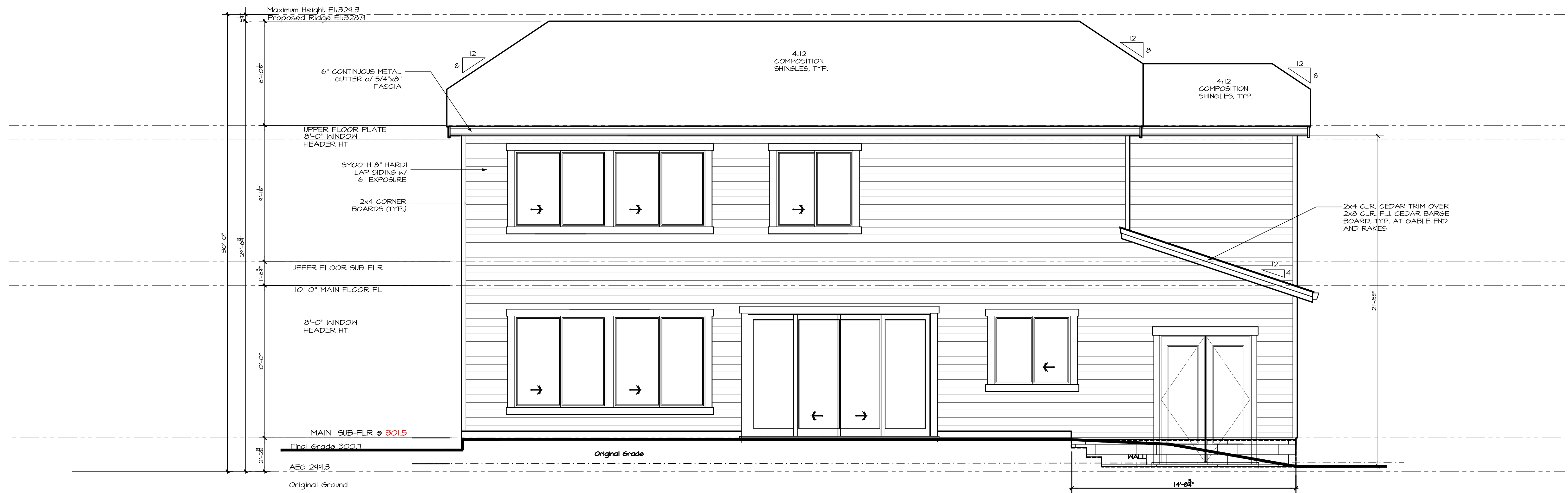
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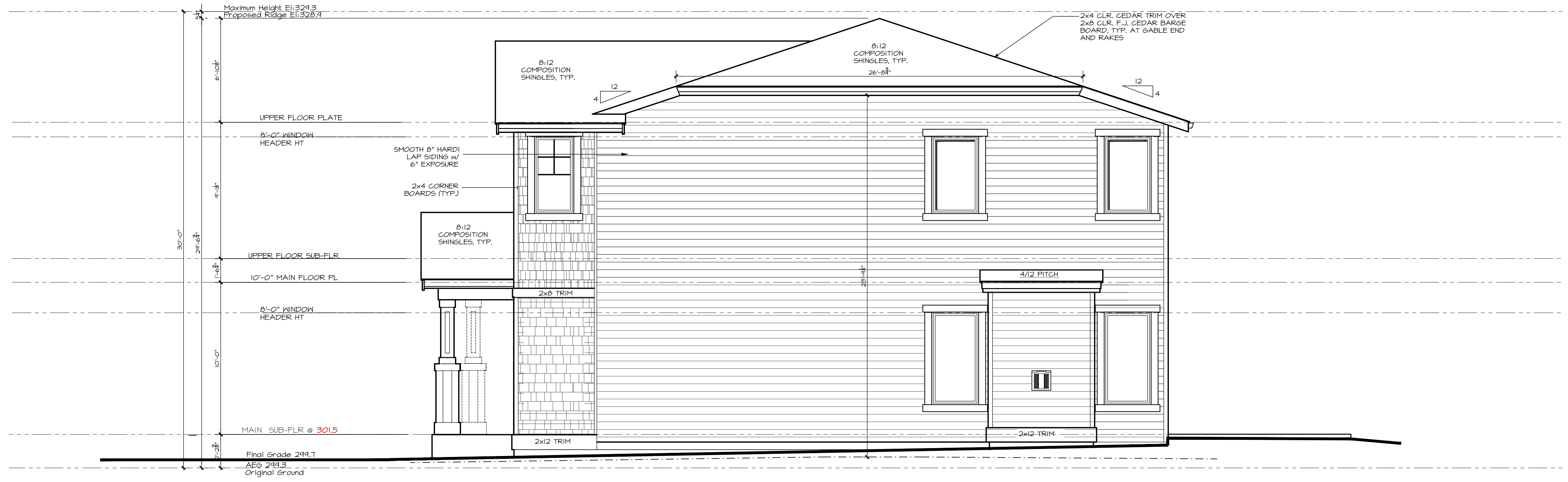
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REAR ELEVATION
 1/4"=1'-0"



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

Issue	Issue Date	By	Description
△	01.26.23		PLAN REVIEW COMMENTS

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

Project Identification	
project name:	---
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6-Jun-2022
 Submission Date

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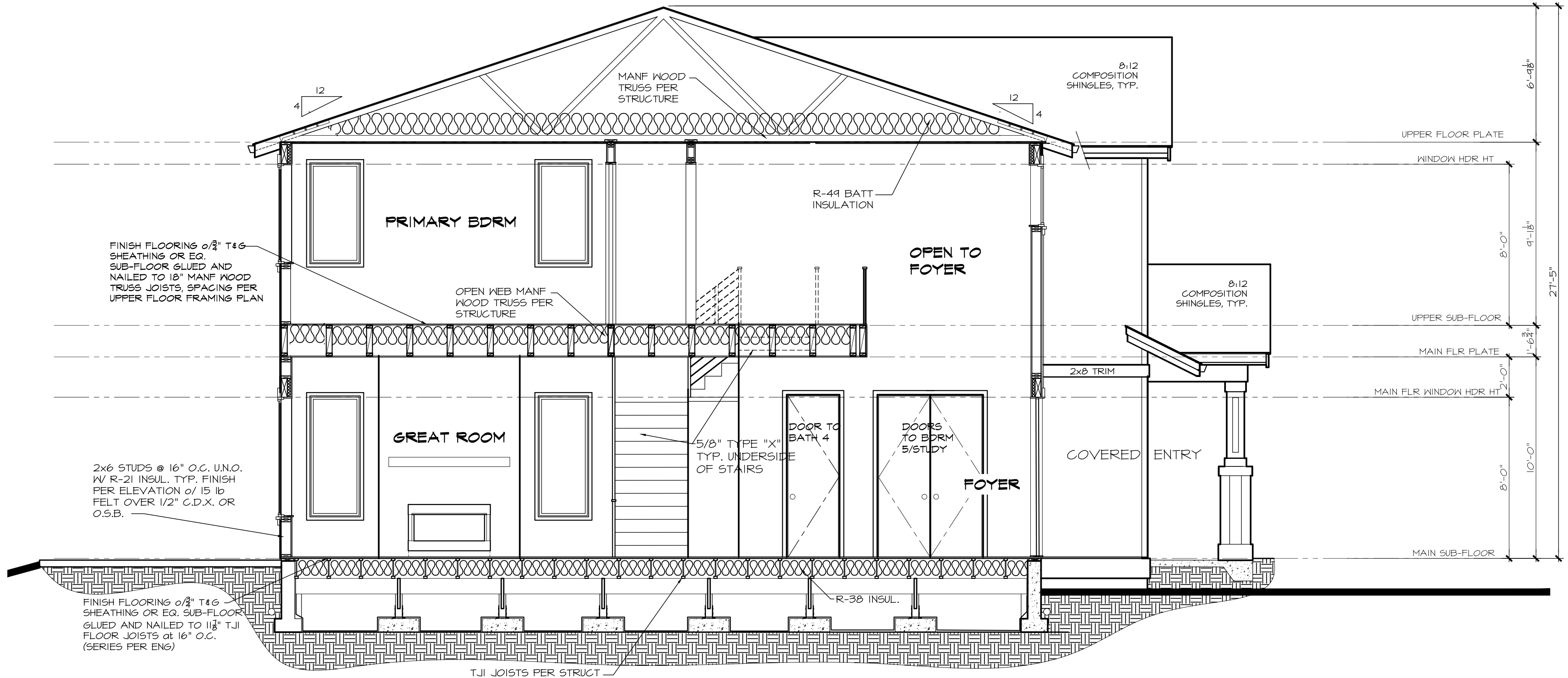
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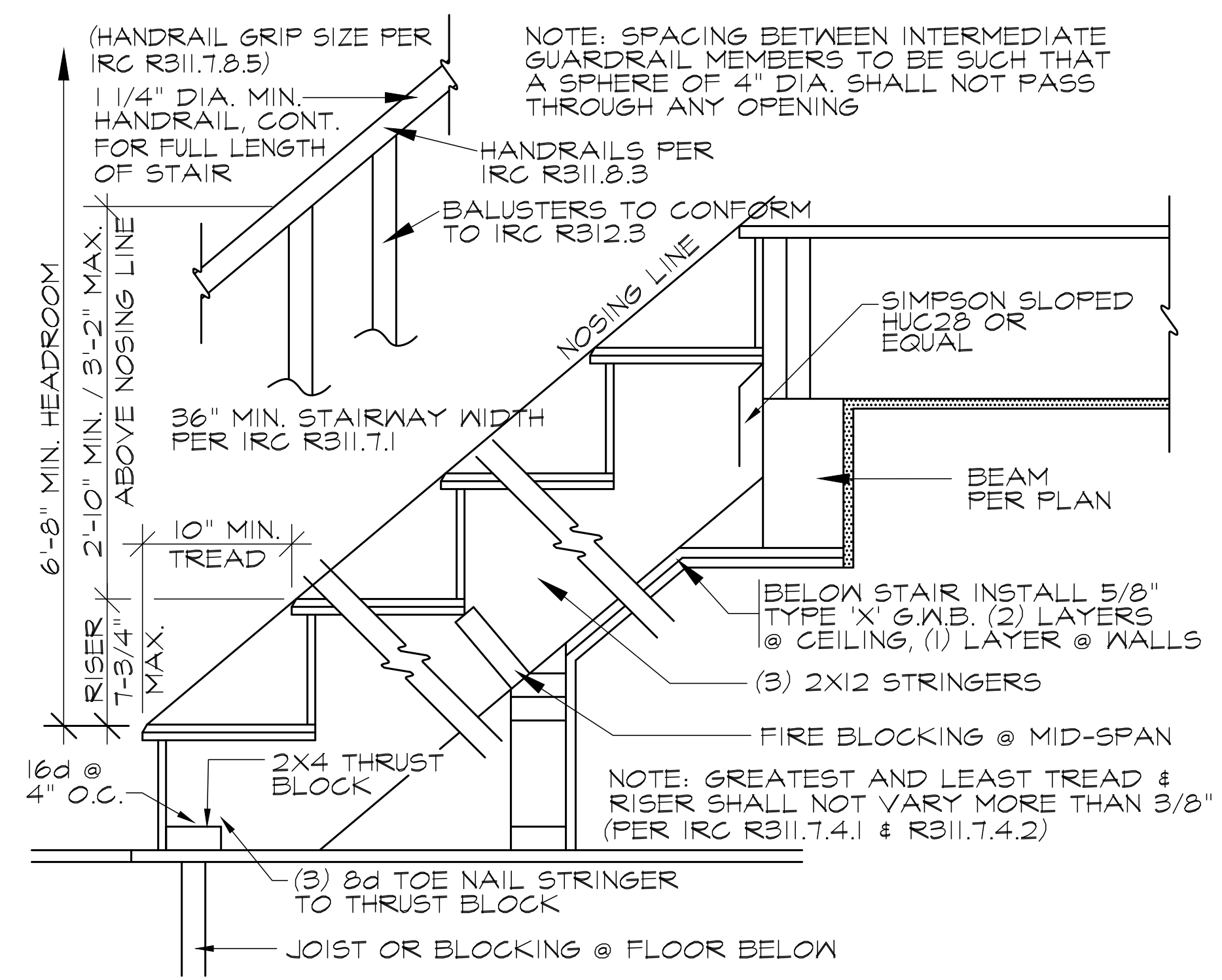
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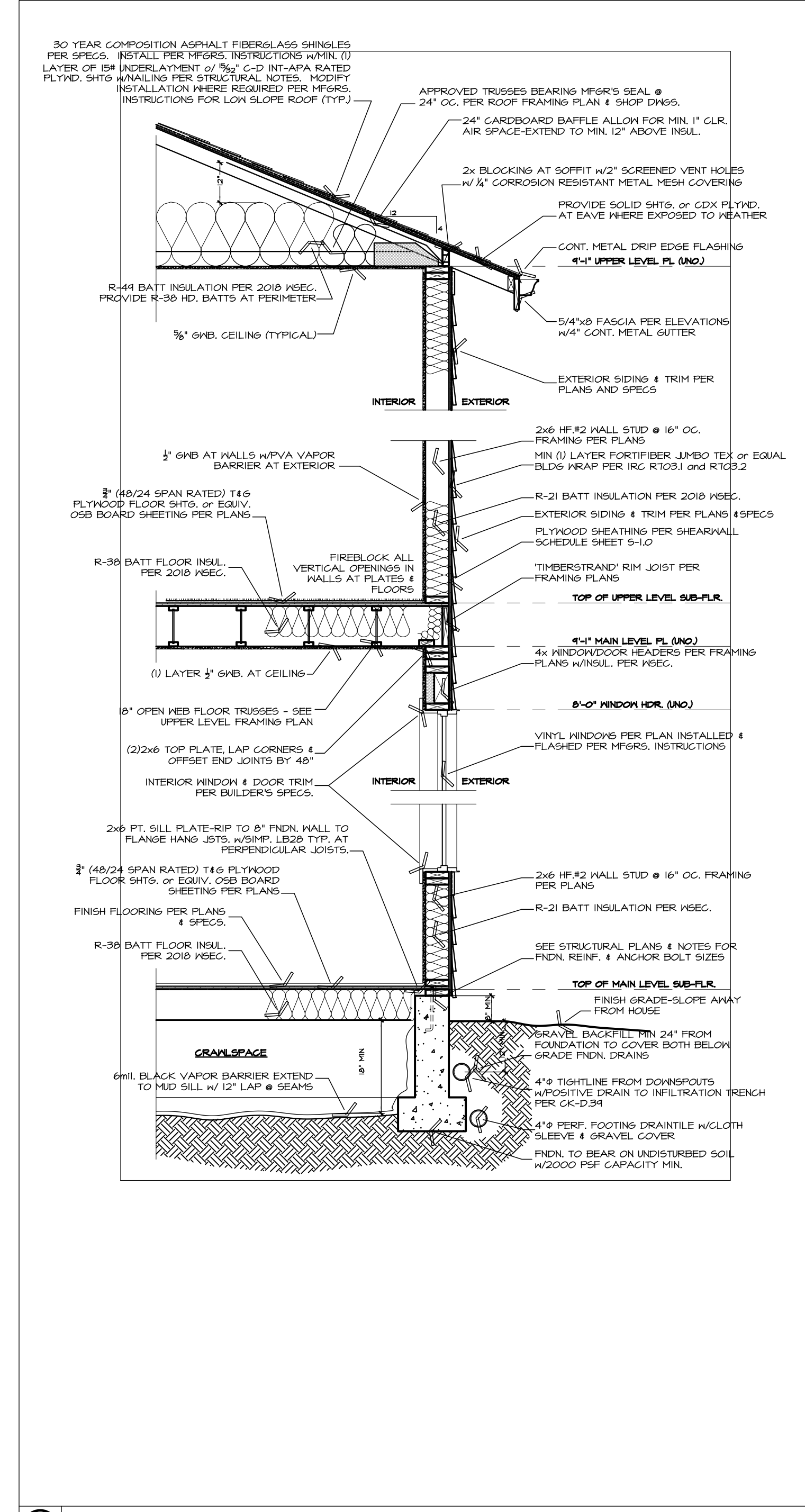
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BUILDING SECTION A
 1/4" = 1'-0"



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



TYPICAL EXTERIOR WALL SECTION
 SCALE: 1" = 1'-0"

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

MEANS & METHODS NOTES

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 SHORINGS, SHEETING, TEMPORARY BRACING, GUY, 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 MKK FOR REVIEW PRIOR TO FABRICATION, DELIVERY, OR INSTALLATION.

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

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

LOADING AND DESIGN PARAMETERS	
GRAVITY DESIGN LOADS:	
DEAD LOAD (PSF):	
ROOF TRUSS TOP CHORD :	10
ROOF TRUSS BOTTOM CHORD :	7
FLOOR (TRUSSES) :	15
FLOOR (JOISTS) :	10
TILE FLOORS :	10
LIVE LOAD (PSF):	
ROOF :	20
RESIDENTIAL LIVING AREAS :	40
RESIDENTIAL SLEEPING AREAS :	30
RESIDENTIAL WOOD DECKS :	60
GARAGE :	50
SNOW LOAD:	
GROUND SNOW LOAD (P _g) (PSF) :	25
FLAT ROOF SNOW LOAD (P _f) (PSF) :	25
SNOW EXPOSURE FACTOR (C _e) :	0.9
SNOW LOAD IMPORTANCE FACTOR (I _s) :	1.0
THERMAL FACTOR (C _t) :	1.2
LATERAL DESIGN LOADS:	
WIND LOAD: (IBC 1609)	
SPEED (V ₅₀) (MPH) :	100
WIND RISK CATEGORY :	II
IMPORTANCE FACTOR (I _w) :	1.0
EXPOSURE CATEGORY :	B
INTERNAL PRESSURE COEFF. (GC _p) :	±0.18
TOPOGRAPHIC FACTOR (K _z) :	1.3
SEISMIC LOAD: (IBC 1601)	
SEISMIC RISK CATEGORY :	II
SEISMIC IMPORTANCE FACTOR (I _s) :	1.0
MAPPED SPECTRAL RESPONSE :	S _e 1.415
SITE CLASS :	S _e 0.492 (D)(DEFAULT)
SPECTRAL RESPONSE COEFF. :	S _s 1.92
SEISMIC DESIGN CATEGORY :	S _{ds} 0.543
BASIC SEISMIC-FORCE-RESISTING SYS :	
LIGHT FRAMED WALLS	
WOOD STRUCTURAL PANELS	
ULTIMATE BASE SHEAR:	
TRANS: 17 K	LONG: 11 K
SEISMIC RESPONSE COEFF. (C _d) :	
TRANS: 0.174	LONG: 0.174
RESPONSE MODIFICATION FACTOR (R ₁) :	
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)

- 1/8" OSB OR 1/2" PLYWOOD:

FASTEN SHEATHING W/ 2 1/2"x0.131" NAILS @ 6" O.C. AT ALL SUPPORTED PANEL EDGES AND 12" O.C. IN THE PANEL FIELD. ALL SHEATHING SHEET PANEL EDGES SHALL OCCUR OVER WALL FRAMING MEMBERS OR 2x HORIZONTAL BLOCKING SHALL BE PROVIDED TO SUPPORT PANEL EDGE. ALL EXTERIOR WALLS SHALL BE CONSTRUCTED PER THIS SPECIFICATION UNO. ON PLANS.

3" O.C. EDGE NAILING
(WHERE NOTED ON PLANS)

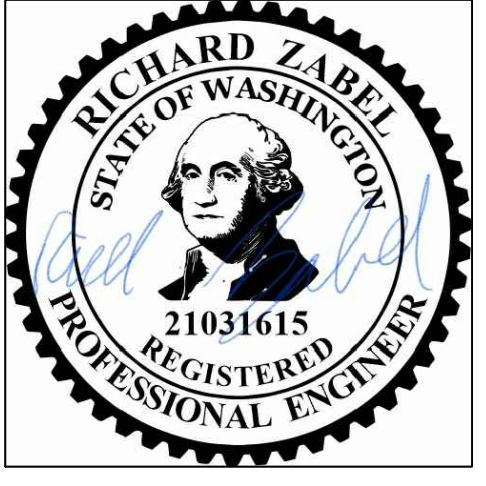
- 1/8" OSB OR 1/2" PLYWOOD:

ONLY AT LOCATIONS INDICATED ON PLANS - SHEATH PANEL SHOWN WITH 1/8" OSB. FASTEN SHEATHING W/ 2 1/2"x0.131" NAILS @ 3" O.C. AT EDGES AND 12" O.C. AT CENTER. ALL SHEATHING SHEET PANEL EDGES SHALL OCCUR OVER WALL FRAMING MEMBERS OR 2x HORIZONTAL BLOCKING SHALL BE PROVIDED TO SUPPORT PANEL EDGE AND 3" O.C. FASTENING.

NOTES:

- LATERAL ANALYSIS ASSUMES STUD SPACING @ 16" O.C.
- ALL SHEAR WALLS SHALL HAVE DOUBLE TOP PLATES FASTENED TOGETHER W/ 3"x0.131" NAILS @ 8" O.C. USE (12/28"x0.135" NAILS AT EACH LAP SPlice. (6) EACH SIDE OF JOINT (TYP. UNO.)
- ALL EXTERIOR WALLS ARE CONTINUOUSLY SHEATHED.
- ALL INTERIOR SHEAR WALLS AND EXTERIOR WALLS ARE SHEATHED ABOVE AND BELOW OPENINGS.

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



GENERAL STRUCTURAL NOTES

DESIGN PARAMETERS

- 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) #2 STUD GRADE LUMBER, OR BETTER, UNO.
- INTERIOR BEARING WALLS SHALL BE 2x4 OR 2x6 (AS SHOWN ON PLANS) @ 16" O.C. (W/ DOUBLE TOP PLATE) HEM FIR (HF) #2 STUD GRADE LUMBER, OR BETTER, UNO.
- ALL NON-BEARING INTERIOR STUD WALLS SHALL BE CONSTRUCTED WITH 2x STUD GRADE MEMBERS SPACED @ 24" O.C. (MAX.)
- ALL WALLS TALLER THAN TYP. PLATE HEIGHT SHALL BE CONSIDERED BALLOON FRAMED & SHALL BE CONSTRUCTED FROM FLOOR TO UNDERSIDE OF FRAMING AT NEXT LEVEL. BF. WALLS SHALL BE 2x4 OR 2x6 (AS SHOWN ON PLANS) HEM FIR (HF) #2 GRADE LUMBER, OR BETTER.
- ALL HEADERS SHALL BE SUPPORTED BY (1)2x JACK STUD & (1)2x KING STUD, MINIMUM. THE NUMBER OF STUDS SPECIFIED AT A SUPPORT INDICATES THE NUMBER OF JACK STUDS REQUIRED, UNO.
- BUILT-UP POSTS SHALL BE 2x4 OR 2x6 HEM FIR (HF) #2 STUD GRADE LUMBER, OR BETTER, UNO. & SOLID WOOD COLUMN SHALL BE SPRUCE PINE FIR (SPF) #2 GRADE LUMBER, OR BETTER, UNO.
- ALL 2x6 AND LARGER SOLID SAWN BEAMS/HEADERS SHALL BE HEM FIR #2 (HF #2) OR BETTER. ALL 4x6 AND LARGER SOLID SAWN LUMBER SHALL BE DOUG FIR #2 (DF #2) OR BETTER.
- ALL FRAMING LUMBER SHALL BE KILN DRIED TO 15% MC (KD-15).
- ALL TYP. NAIL FASTENER REQUIREMENTS ARE NOTED IN GENERAL NOTES, IN DETAILS, OR ON PLANS. ALL NAILS SPECIFIED ARE MIN DIAMETER AND LENGTH REQUIRED FOR CONNECTION. ALL HANGER NAILS SHALL BE INSTALLED PER MANUFACTURER'S REQUIREMENTS FOR MAX CHARTED CAPACITY. NOTE: HANGERS USE COMMON NAIL DIAMETERS NOT TYPICAL FRAMING SAWN NAILS.
- FASTEN ALL BEAMS TO COLUMN, OR FLUSH BEAMS TO SUPPORTING BEAMS W/ (4) 3"x0.131" TOENAILS (MIN), TYP. UNO.
- PROVIDE SOLID BLOCKING IN FLOOR SYSTEM UNDER ALL POSTS & HOLD-DOWNS CONTINUOUS TO FOUNDATION/BEARING. BLOCKING TO MATCH POST ABOVE.
- ENGINEERED LUMBER TO MEET OR EXCEED THE FOLLOWING:
 - LVL MEMBERS - Fb=2525 PSI; Fv=910 PSI; E=1.55x10⁶ PSI
 - LVL MEMBERS - Fb=2400 PSI; Fv=2885 PSI; E=1.2x10⁶ PSI
 - GLB MEMBERS - Fb=2400 PSI; Fv=1850 PSI; Fc=1850 PSI; Fv=265 PSI; E=1.8x10⁶ PSI; DF/DF; 24F-V4 (UNO)
- ENGINEERED LUMBER POSTS TO MEET OR EXCEED THE FOLLOWING:
 - LVL MEMBERS - Fb=2400 PSI; Fc=12500 PSI; E=1.8x10⁶ PSI
- FACE NAIL MULTI-PLY 2x BEAMS & HEADERS W/ 3-RINGS OF 3"x0.131" NAILS (MIN) @ 12" O.C. STAGGERED. APPLY NAILING FROM BOTH FACES @ 3-PLY OR MORE CONDITIONS. UTILIZE 2 RINGS OF NAILS FOR 2x6 & 2x8 MEMBERS.
- ALL MEMBERS SPECIFIED AS MULTI-PLY (B) SHALL BE FASTENED TOGETHER PER MANUFACTURER. EQUIVALENT WIDTH SOLID MATERIAL MAY BE USED AS EQUAL.
- FASTEN 2x WOOD PLATES TO TOP FLANGE OF STEEL BEAMS W/ PAFs (HILT) X-U PING OR EQUAL (0.151" 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. UNO.

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 ASS LEVEL LOADS, UNO. (EXCLUDES STONE/MARBLE OR NET BED CONSTRUCTED FLOORS - CONTACT MKK FOR EXCLUDED DESIGNS).
- ALL METAL I-JOIST/TRUSS HANGERS SHALL BE SPECIFIED BY ARCHITECT AND ENGINEER FOR REVIEW AND APPROVAL PRIOR TO FABRICATION OR DELIVERY.
- 2x FLOOR JOISTS HAVE BEEN DESIGNED TO MEET OR EXCEED L/240 LIVE LOAD DEFLECTION CRITERIA.
- TYPICAL 2x JOIST HANGERS (UNO. ON PLANS): SINGLE PLY: SIMPSON LUS20 DOUBLES: SIMPSON LUS20-2
- FLOOR SHEATHING SHALL BE 23/32" A.P.A. RATED STURD-FLOOR 24" O.C. EXPOSURE 1 (OR APPROVED EQUAL) WITH TONGUE AND GROOVE EDGES. FASTEN TO FRAMING MEMBERS W/ GLUE AND 2 1/2" x 0.131" NAILS @ 6" O.C. @ PANEL EDGES & @ 12" O.C. FIELD.
- ALL FLUSH CONNECTIONS SHALL BE CONNECTED WITH HANGER APPROPRIATE FOR MEMBER SIZE, UNO.
- FASTEN HANGERS TO SINGLE PLY FLUSH BEAMS W/ 1/2" LONG NAILS.

ROOF FRAMING

- FASTEN EACH ROOF TRUSS TO TOP PLATE W/ (4) 3"x0.131" TOENAILS (MIN) & (1) SIMPSON 50NCL5600 SCREW @ ALL BEARING POINTS. PROVIDE (2) SIMPSON 50NCL5600 SCREWS AT 2-PLY GIRDER TRUSSES, (3) SIMPSON 50NCL5600 SCREWS AT 3-PLY GIRDER TRUSSES AT ALL BEARING POINTS.
- FASTEN EACH ROOF RAFTER TO TOP PLATE WITH (1) SIMPSON 50NCL5600 SCREW PROVIDE (2) SIMPSON 50NCL5600 SCREWS AT FLUSH BEAMS IN THE ROOF - AT ALL BEARING POINTS.
- ROOF SHEATHING SHALL BE 7/16" A.P.A. RATED SHEATHING 24/16 EXPOSURE 1 (OR APPROVED EQUAL). FASTEN TO FRAMING MEMBERS W/ 2 1/2" x 0.131" NAILS @ 6" O.C. AT PANEL EDGES & @ 12" O.C. AT INTERMEDIATE SUPPORTS. ROOF SHEATHING SHALL EXTEND BELOW ALL INSTANCES OF OVERFRAMING. BLOCKING SHALL BE INSTALLED AS REQUIRED TO LIMIT ROOF SHEATHING SPANS TO 24" MAX.
- WITHIN 48" OF ALL ROOF EDGES, RIDGES, & HIPs FASTEN ROOF SHEATHING FIELDS PER EDGE NAILING SPEC.
- ALL METAL HANGERS SHALL BE SPECIFIED BY THE TRUSS MANUFACTURER, UNLESS OTHERWISE NOTED.
- ROOF TRUSS SHOP DRAWINGS SHALL BE SUBMITTED TO ARCHITECT AND ENGINEER FOR REVIEW AND APPROVAL PRIOR TO FABRICATION OR DELIVERY.
- ROOF TRUSS SHOP DRAWINGS & CALCULATIONS SHALL BE PREPARED BY A WASHINGTON STATE LICENSED ENGINEER AND SHALL BE DESIGNED FOR UNBALANCED SNOW LOADING PER ASCE 7-16, SECTION 7.6.
- RECT AND INSTALL ROOF TRUSSES PER WTCA & TPIS BC51 I-08 "GUIDE TO GOOD PRACTICE FOR HANDLING, INSTALLING & BRACING OF METAL PLATE CONNECTED WOOD TRUSSES."
- FASTEN OVER-FRAMED TRUSS SEITS TO TRUSSES BELOW W/ (2) 3"x0.131" TOENAILS AT EA TRUSS.
- SUPPORT PORCH & SHORT SPAN ROOF TRUSSES (UP TO 6' TRIB.) W/2x6 LEDGER FASTENED TO FRAMING W/ (3) 3"x0.131" NAILS @ 16" O.C.
- FASTEN ALL INTERIOR NON-BEARING PARTITION WALLS TO TRUSS BOTTOM CHORD ABOVE WITH SIMPSON 51C CLIPS AT 24" O.C. MAX. PROVIDE BLOCKING BETWEEN THE TRUSS BOTTOM CHORDS AS REQUIRED FOR THE PARALLEL CONDITIONS.

seal:

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M&K project number:
154-22017

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

REVISIONS:
date: _____ initial: _____

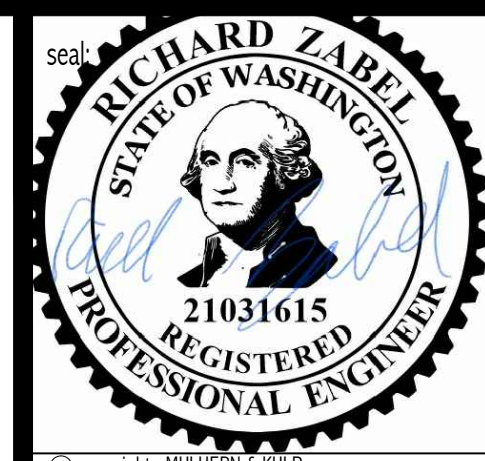
JAYMARC HOMES

STRUCTURAL NOTES

ROSS RESIDENCE
MERCER ISLAND, WASHINGTON

sheel:

S-O.O



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M&K project number:
154-22017

project mgr: R.JZ
drawn by: JCL
issue date: 05-20-22

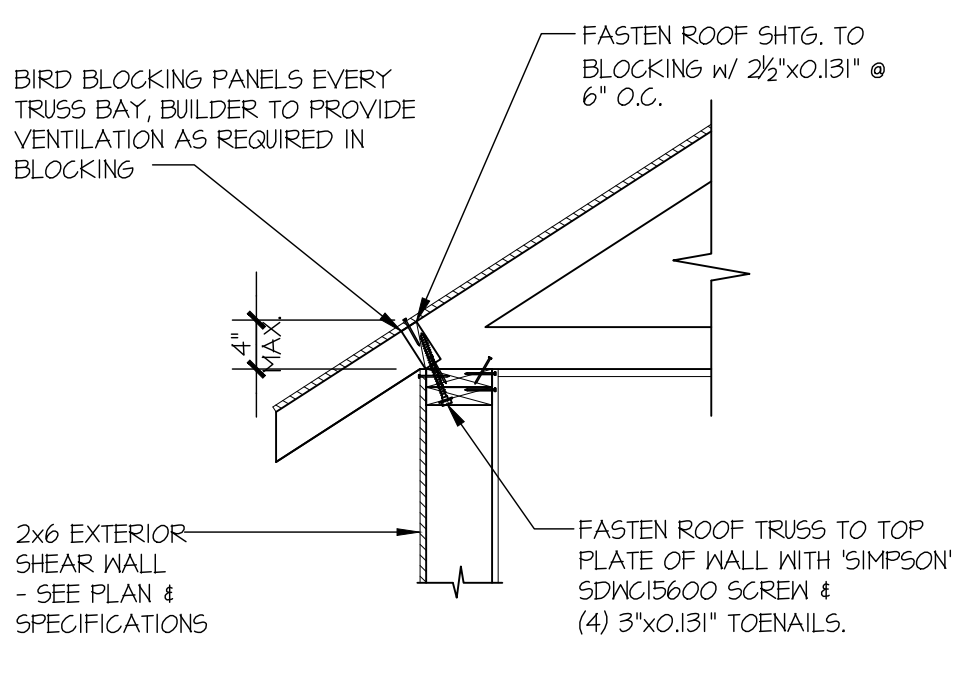
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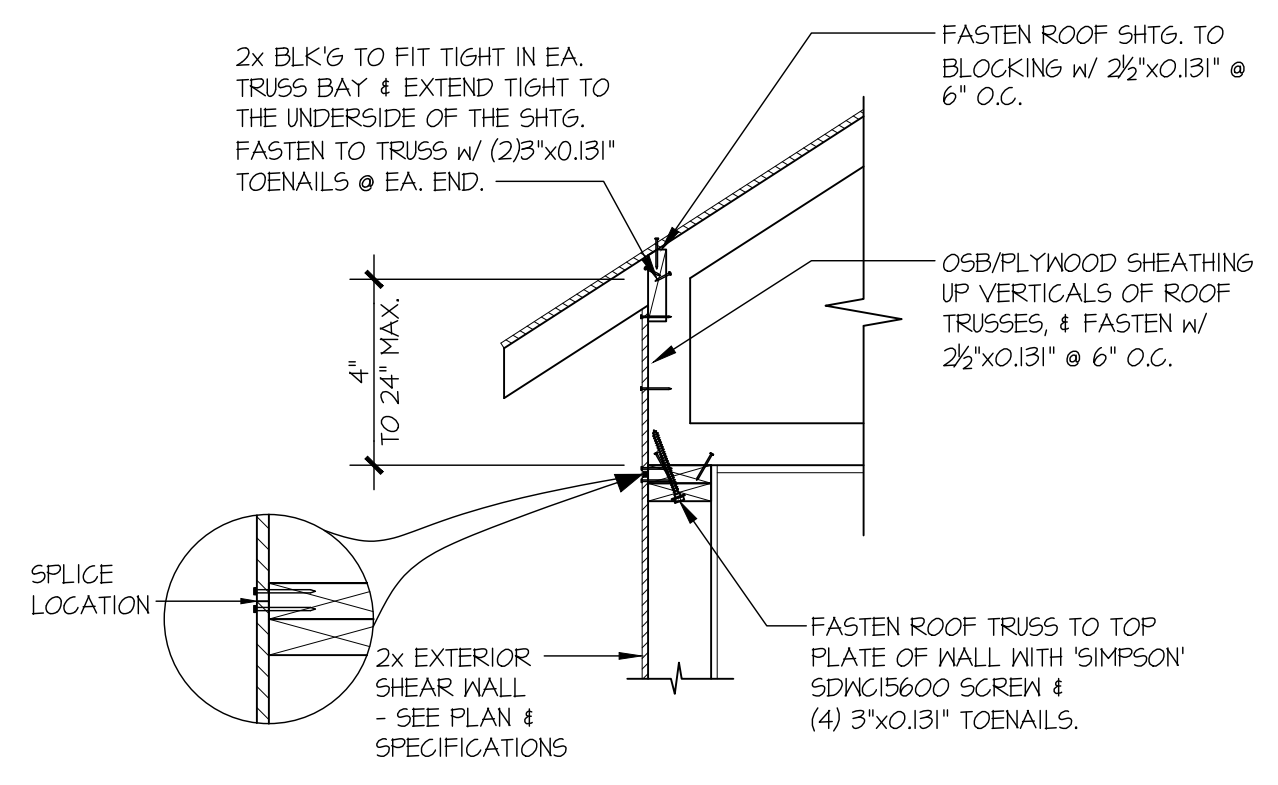
STRUCTURAL DETAILS
ROSS RESIDENCE
MERCER ISLAND, WASHINGTON

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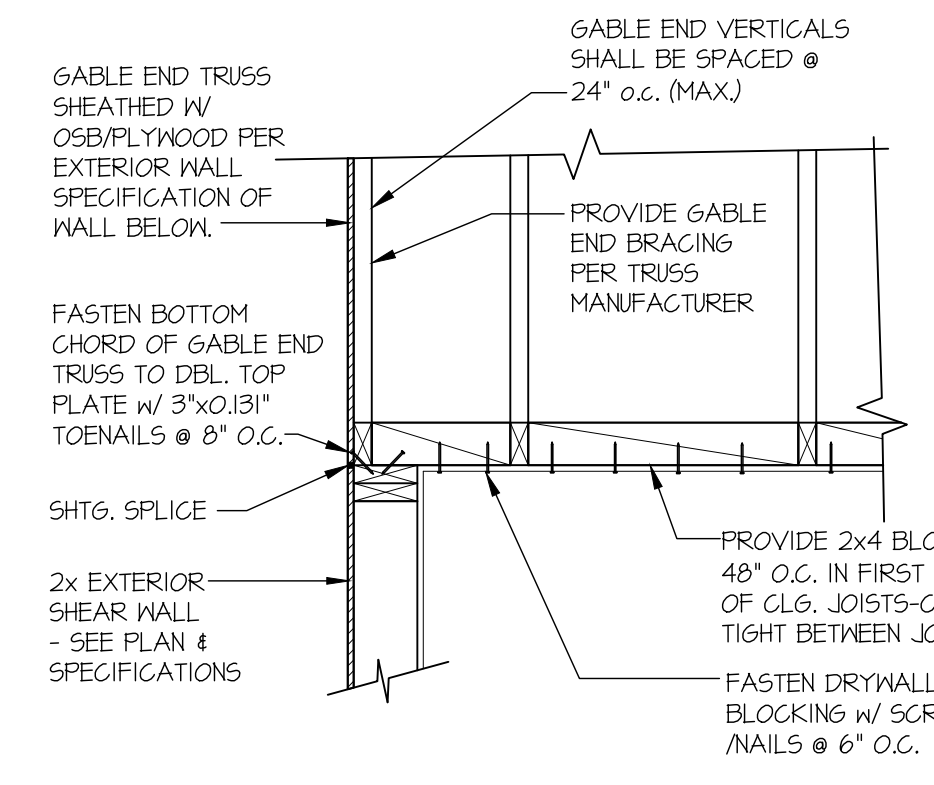
LB-1



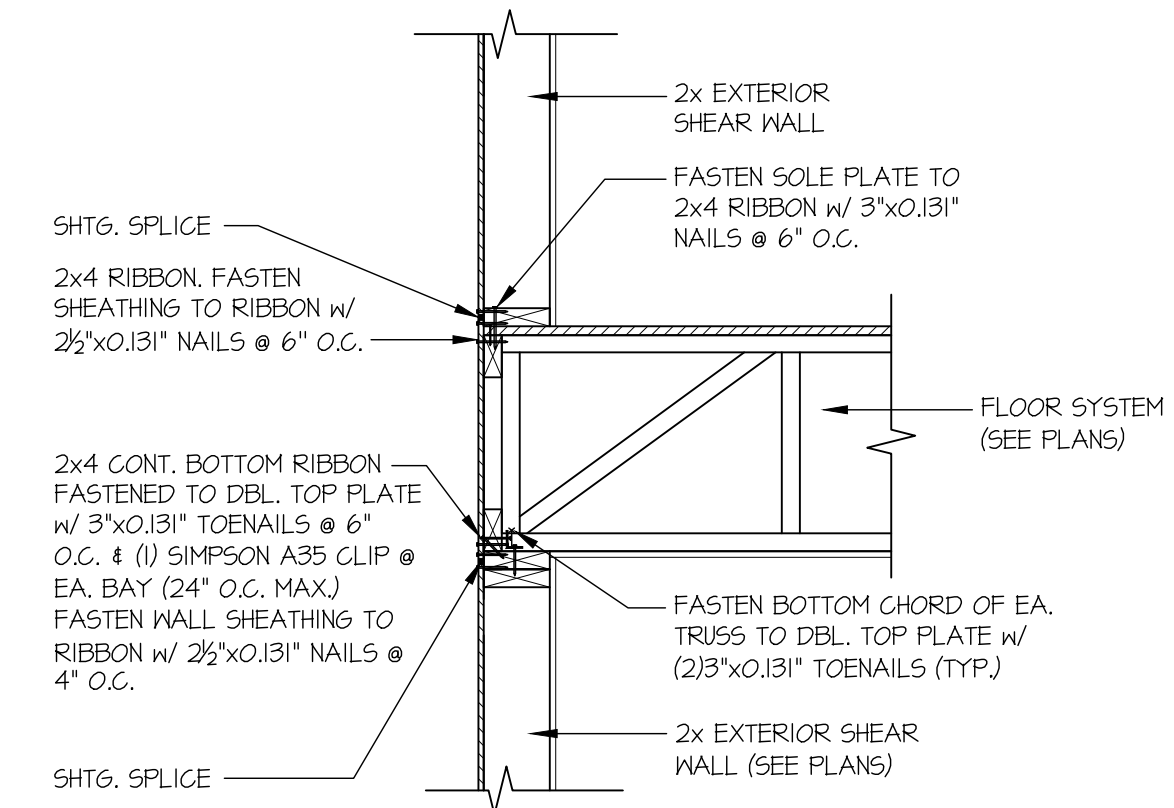
1 TYPICAL SHEAR TRANSFER DETAIL @ ROOF
SCALE: 3/4"=1'-0" HEEL HEIGHT LESS THAN 4"



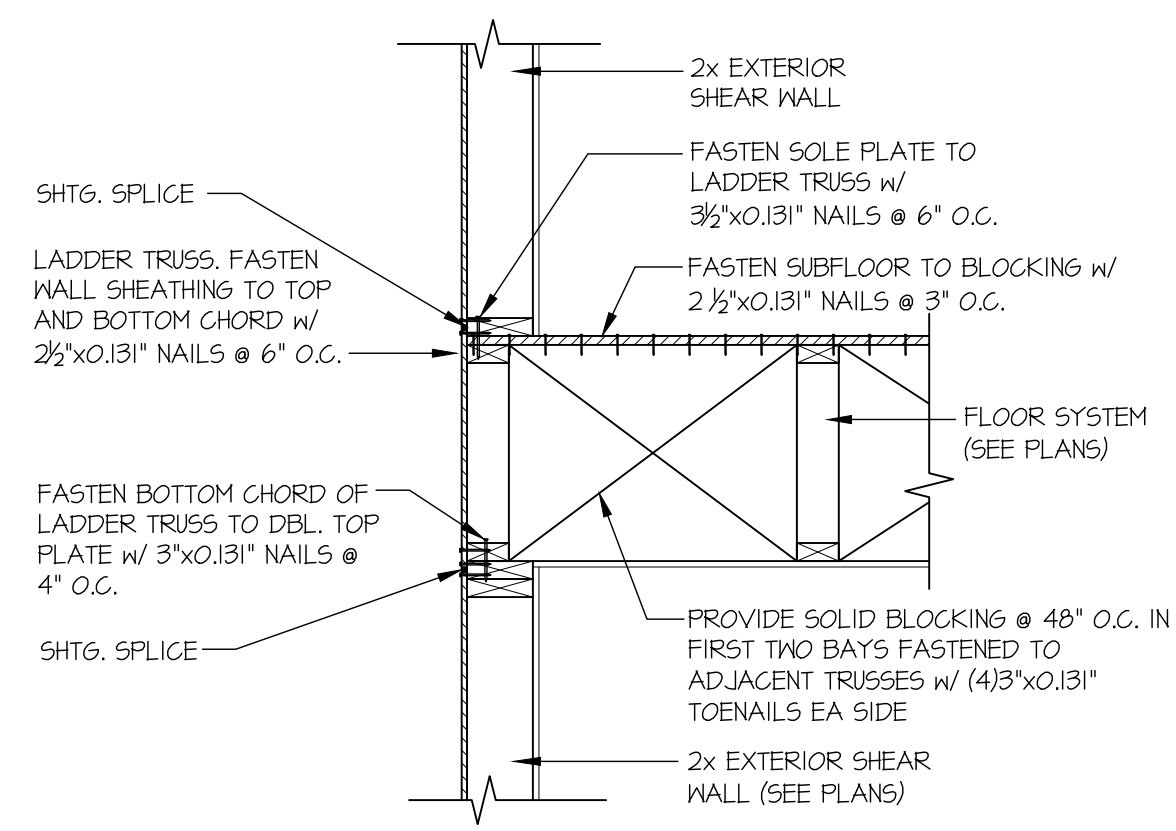
1 TYPICAL SHEAR TRANSFER DETAIL @ RAISED HEEL DETAIL
SCALE: 3/4"=1'-0" HEEL HEIGHT UP TO 24" MAX.



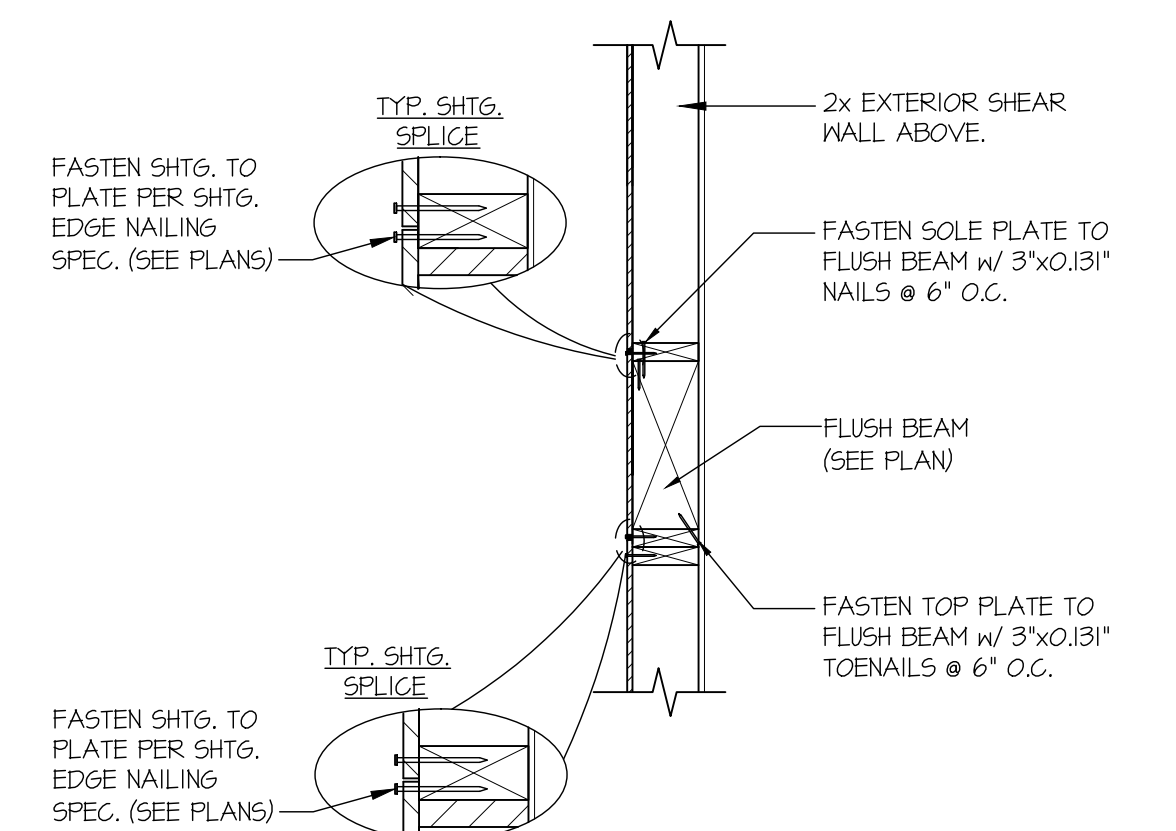
2 TYPICAL GABLE END DETAIL
SCALE: 3/4"=1'-0"



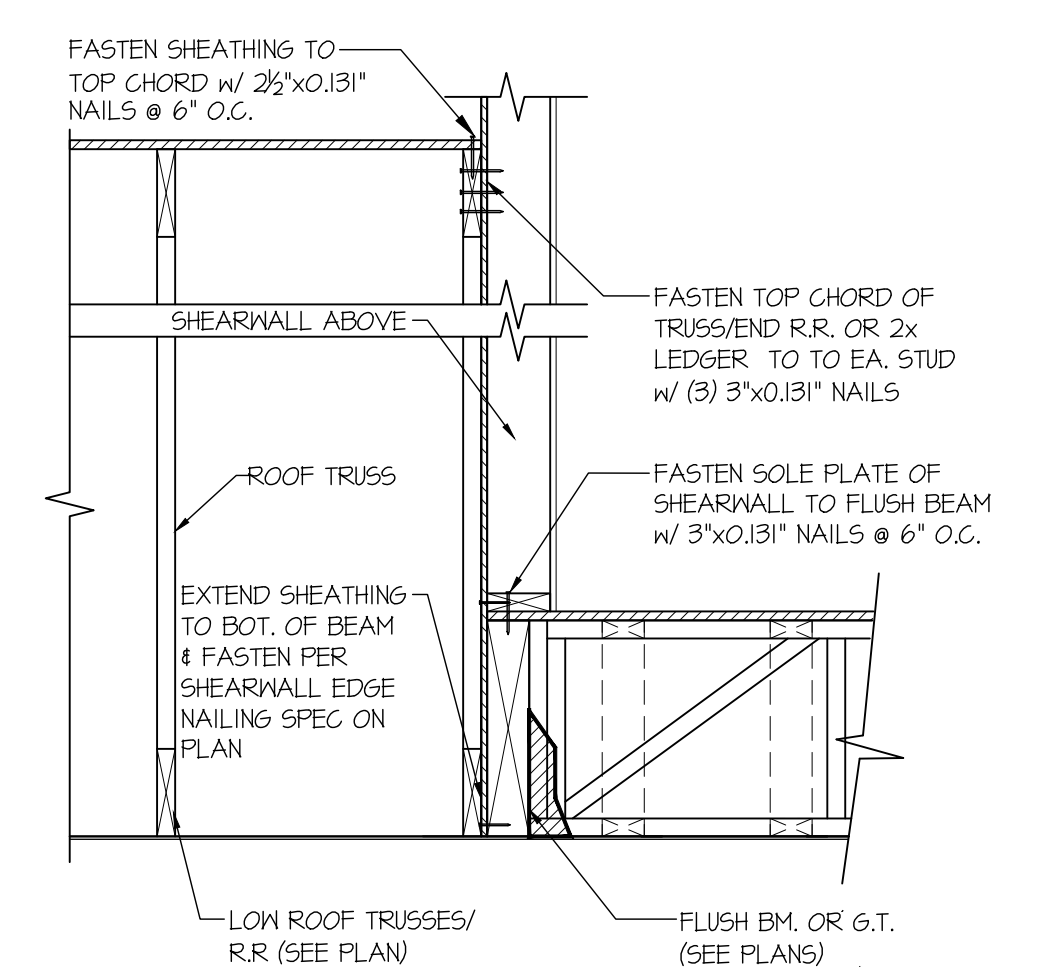
3 TYPICAL SHEAR TRANSFER DETAIL BETWEEN FLOORS @ EXTERIOR WALL
SCALE: 3/4"=1'-0" PERPENDICULAR FRAMING



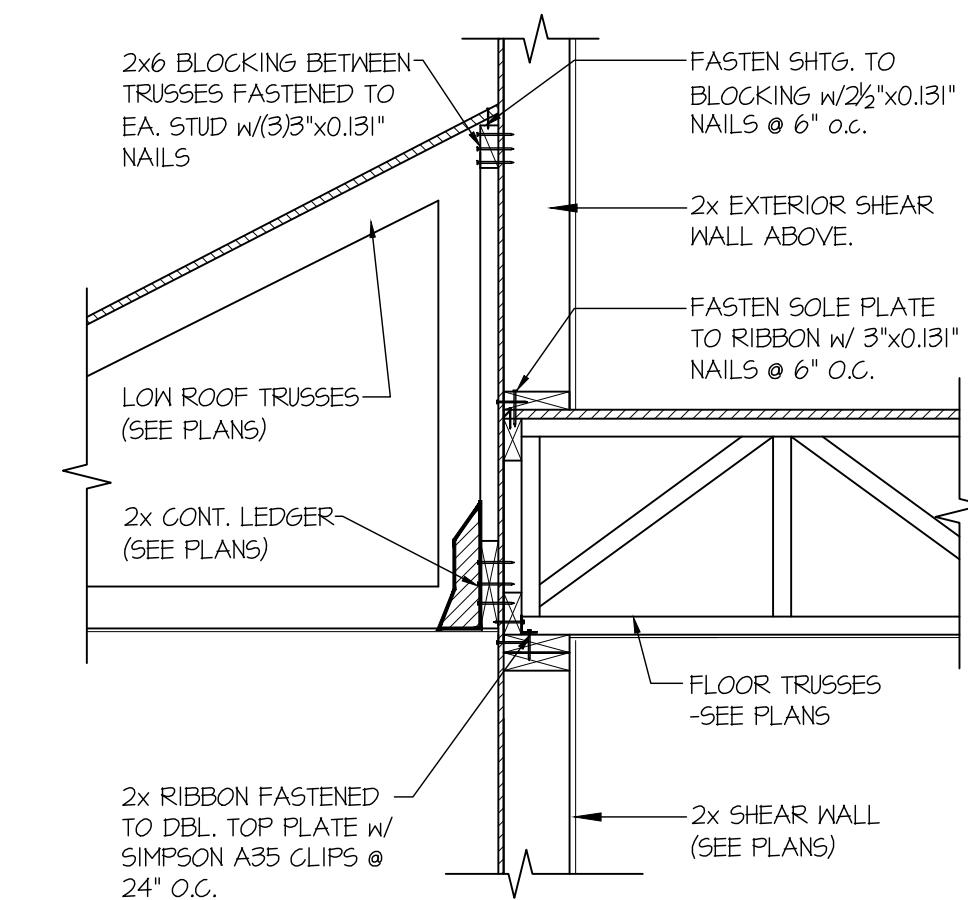
4 TYPICAL SHEAR TRANSFER DETAIL BETWEEN FLOORS @ EXTERIOR WALL
SCALE: 3/4"=1'-0" PARALLEL FRAMING



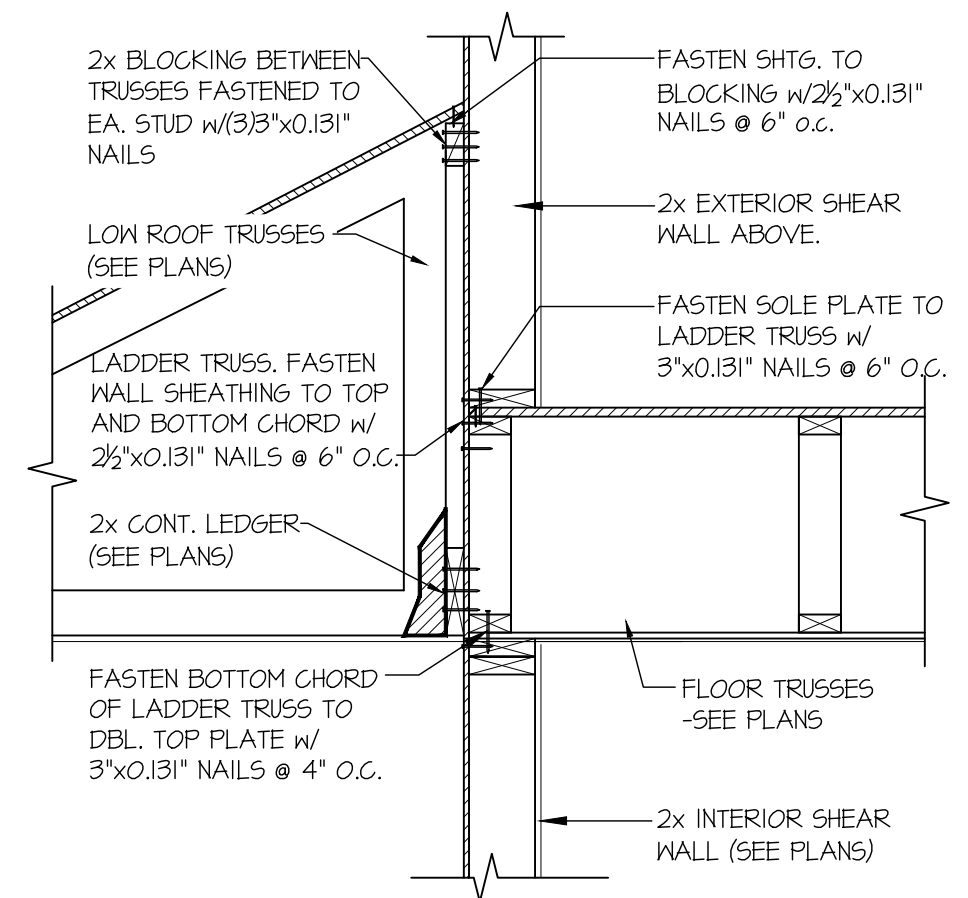
45 TYPICAL SHEAR TRANSFER DETAIL @ EXTERIOR WALL ABOVE FLUSH WIND BEAM
SCALE: 3/4"=1'-0"



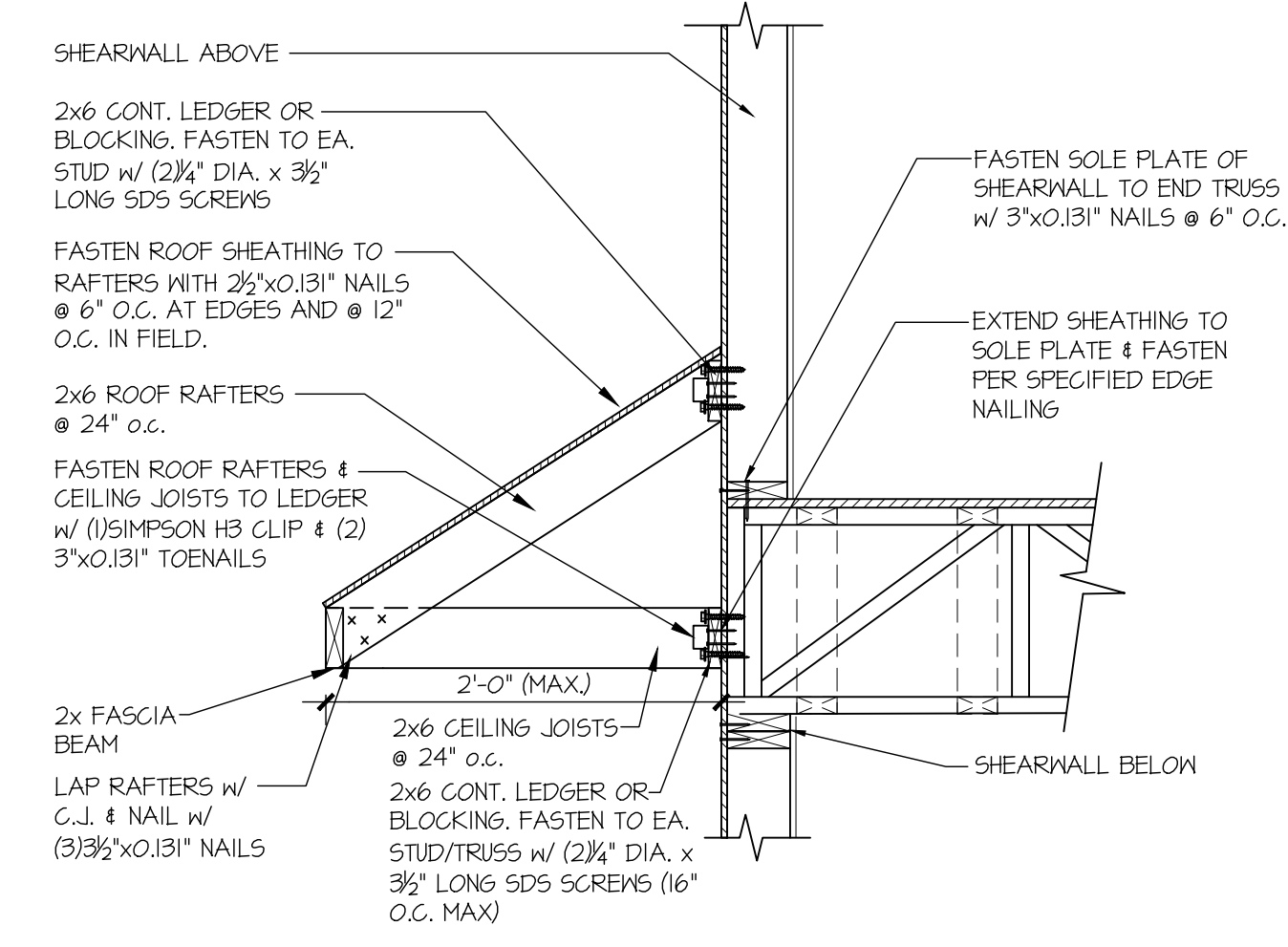
59 SHEAR TRANSFER DETAIL @ EXTERIOR SHEARWALL ABOVE
SCALE: 3/4"=1'-0"



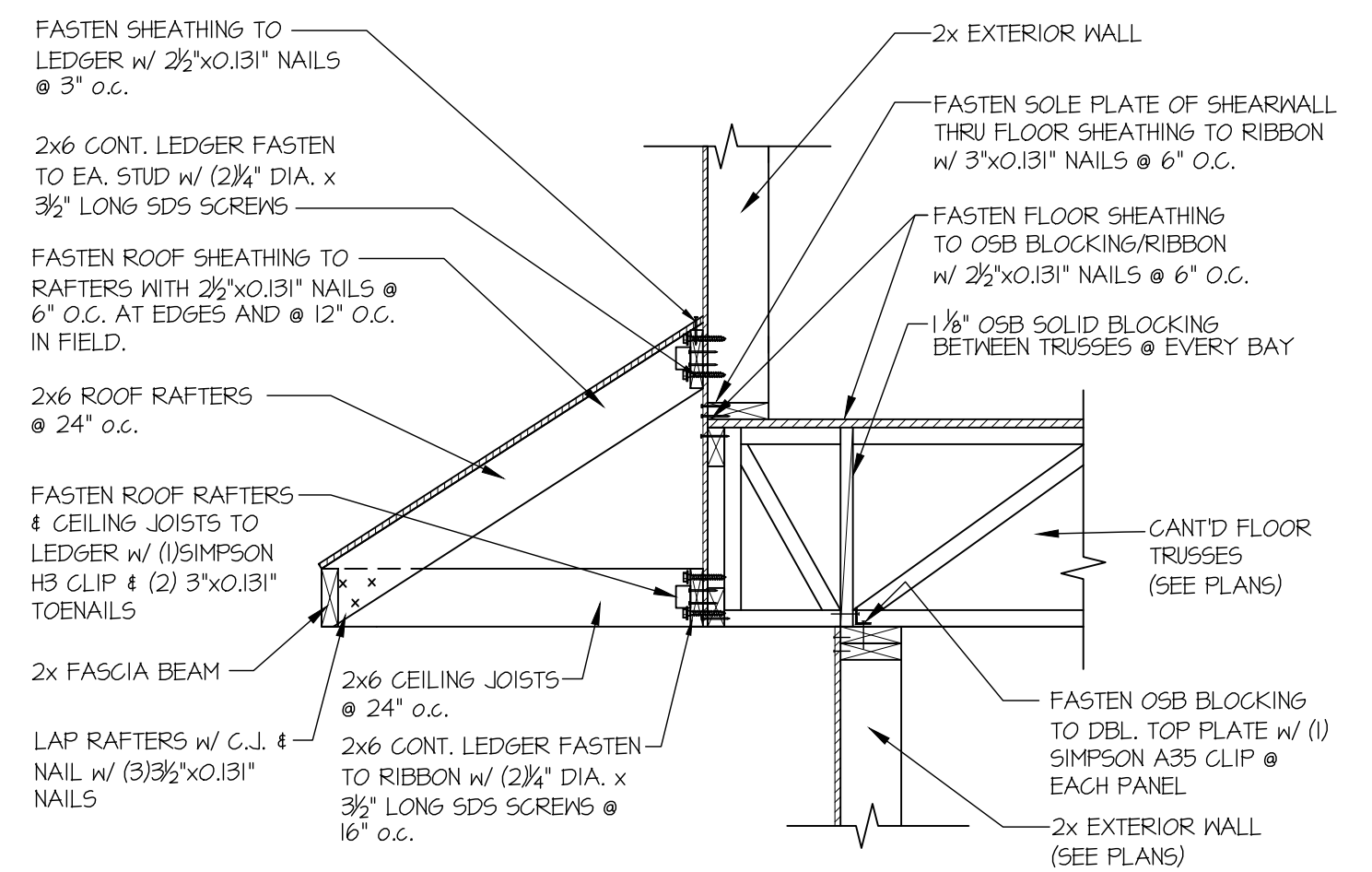
60 TYPICAL SHEAR TRANSFER DETAIL BETWEEN FLOORS
SCALE: 3/4"=1'-0" PERPENDICULAR FRAMING



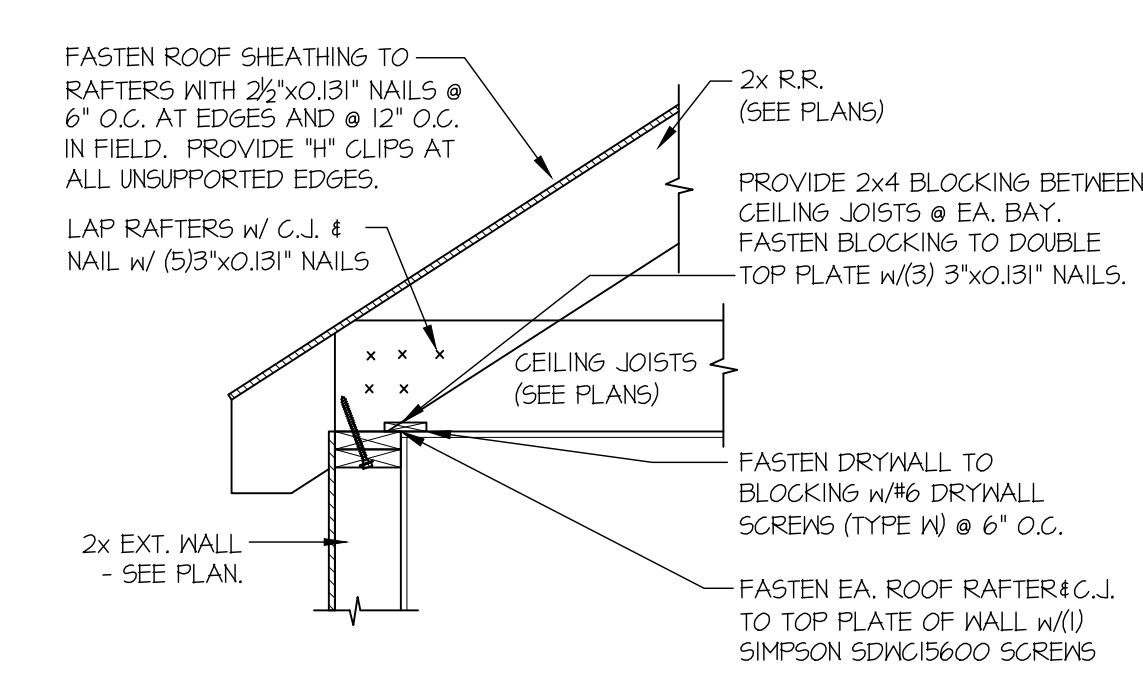
61 TYPICAL SHEAR TRANSFER DETAIL BETWEEN FLOORS @ INTERIOR WALL
SCALE: 3/4"=1'-0" PARALLEL FRAMING



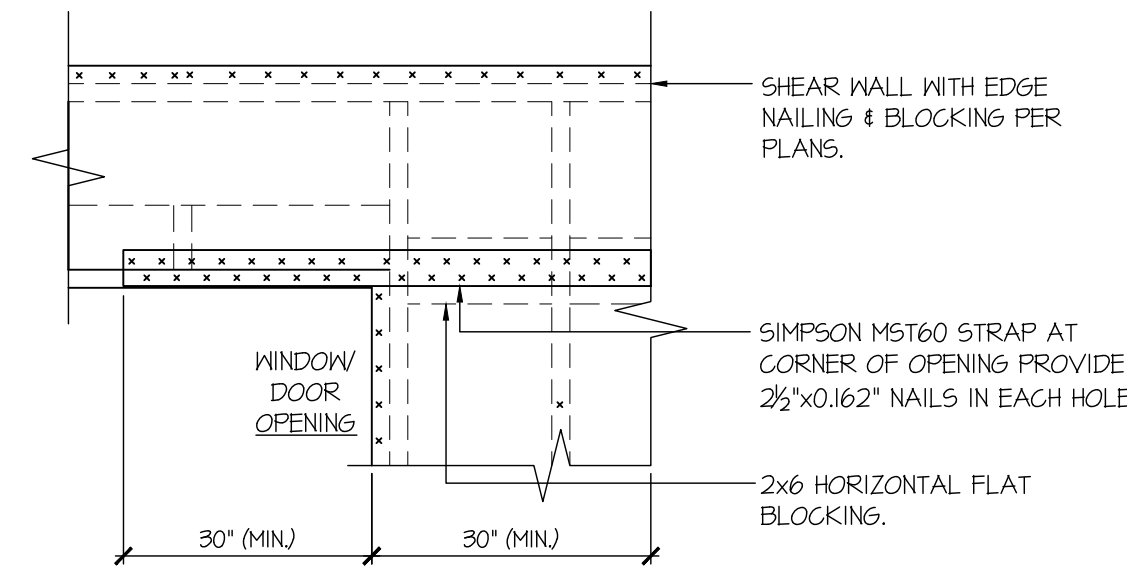
72 SHEAR TRANSFER DETAIL @ EXTERIOR SHEARWALL ABOVE
SCALE: 3/4"=1'-0"



78 SHEAR TRANSFER DETAIL BETWEEN FLOORS @ CANT'D EXT. WALL
SCALE: 3/4"=1'-0"

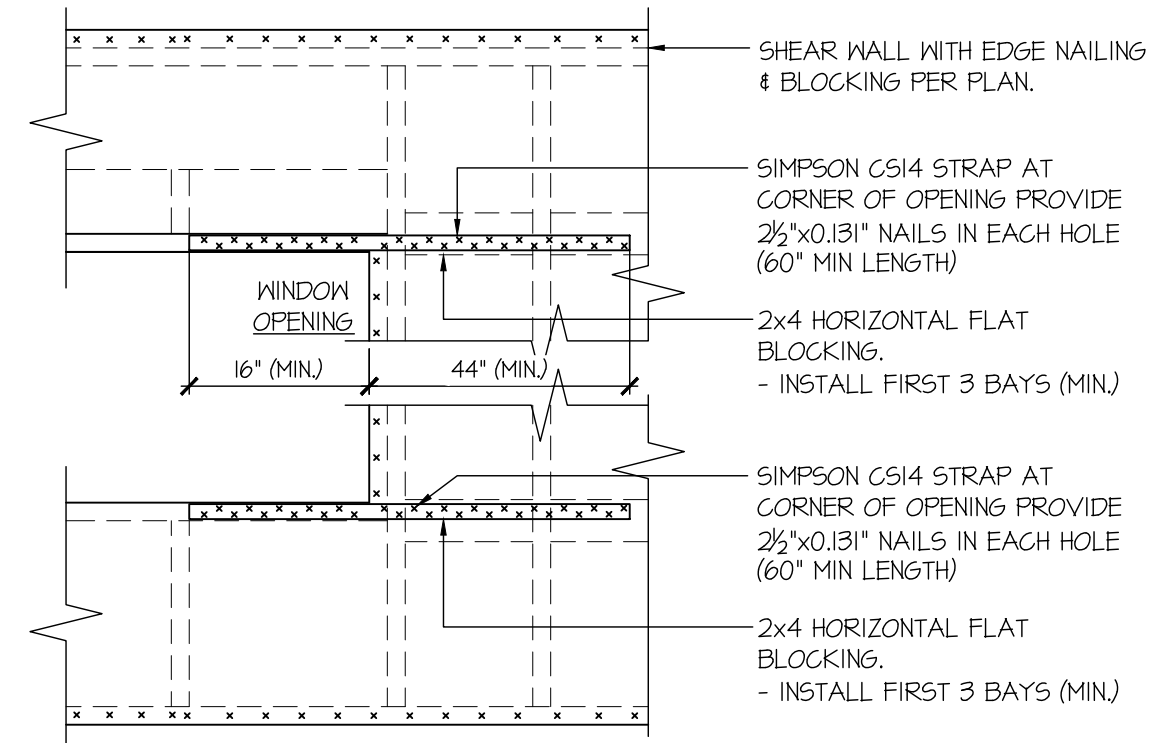


90 TYPICAL SHEAR TRANSFER DETAIL @ ROOF
SCALE: 3/4"=1'-0"



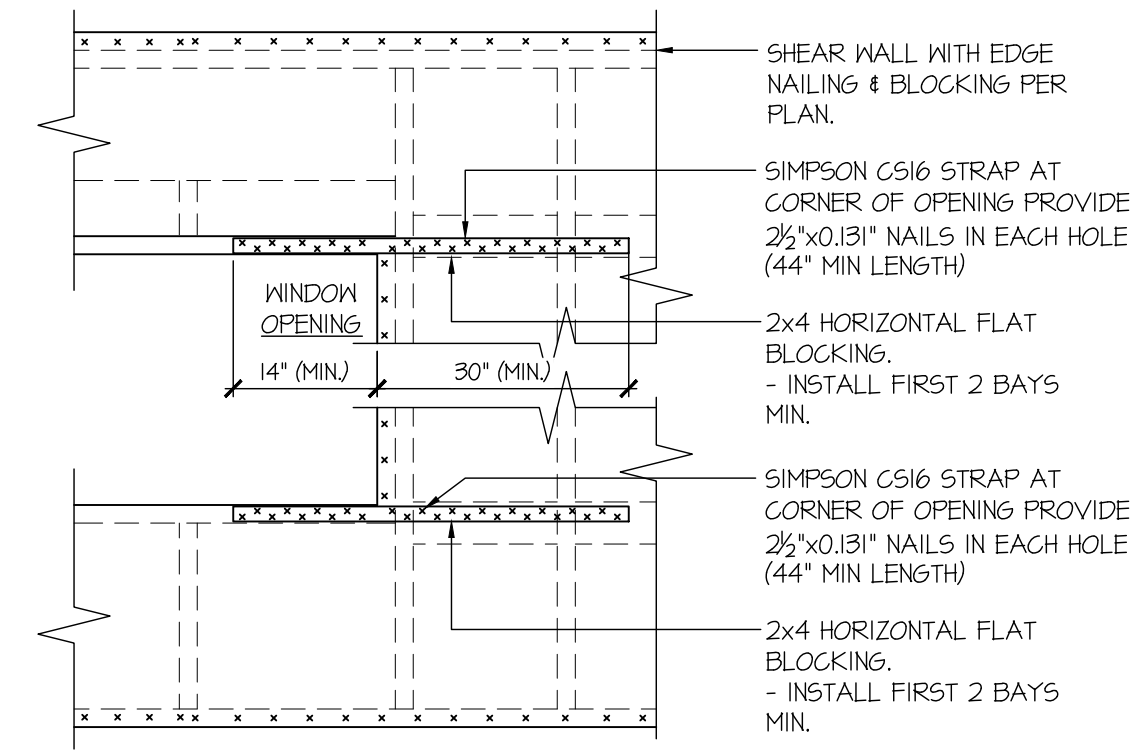
- ONLY REQUIRED WHERE SPECIFIED ON STRUCTURAL PLANS

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



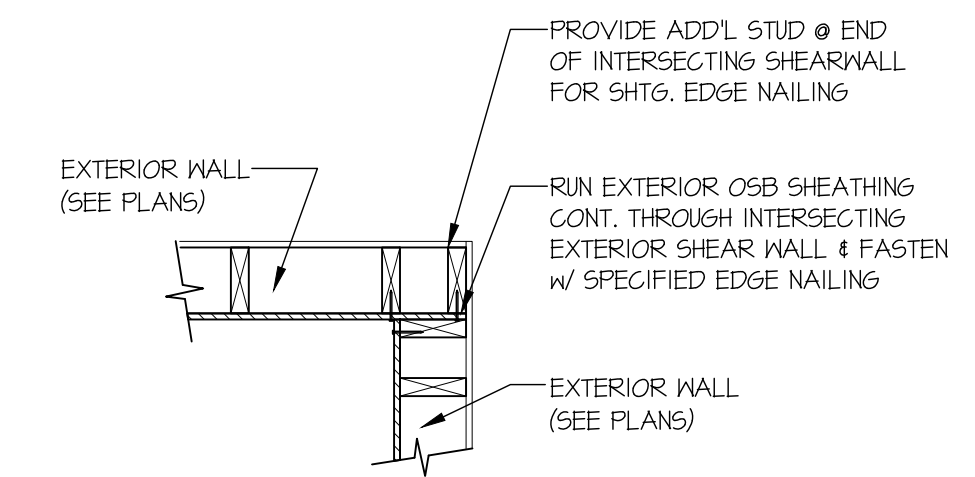
- ONLY REQUIRED WHERE SPECIFIED ON STRUCTURAL PLANS
- IF MIN LENGTH IS NOT PROVIDED RUN STRAP TO END OF WALL

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

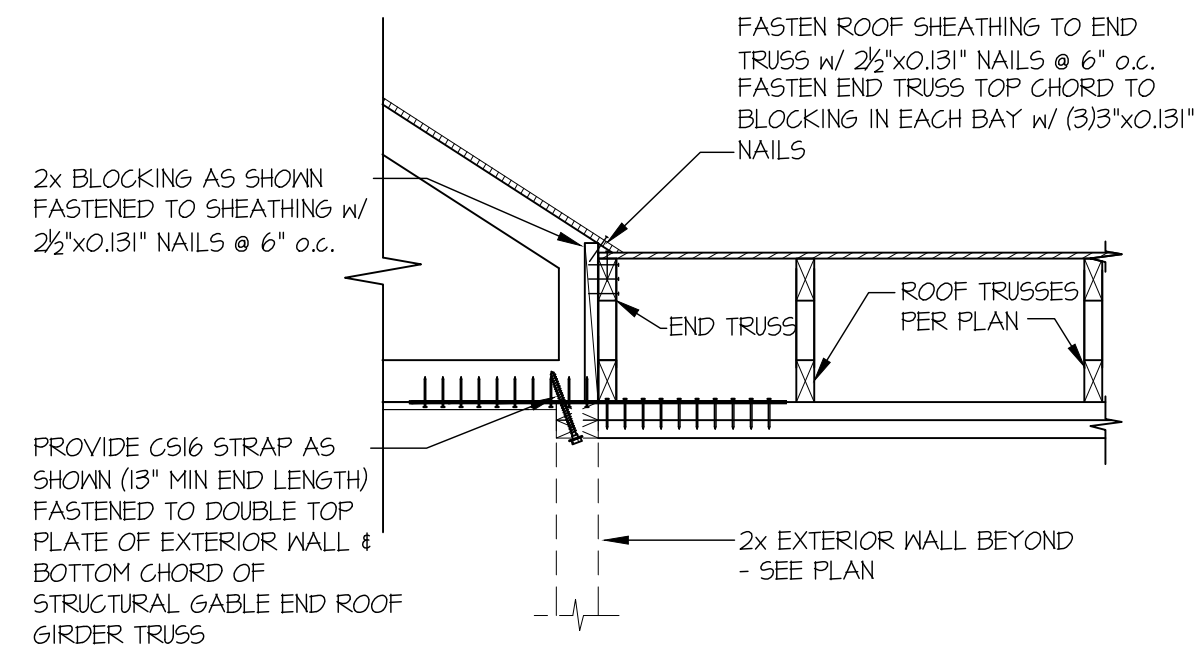


- ONLY REQUIRED WHERE SPECIFIED ON STRUCTURAL PLANS
- IF MIN LENGTH IS NOT PROVIDED RUN STRAP TO END OF WALL

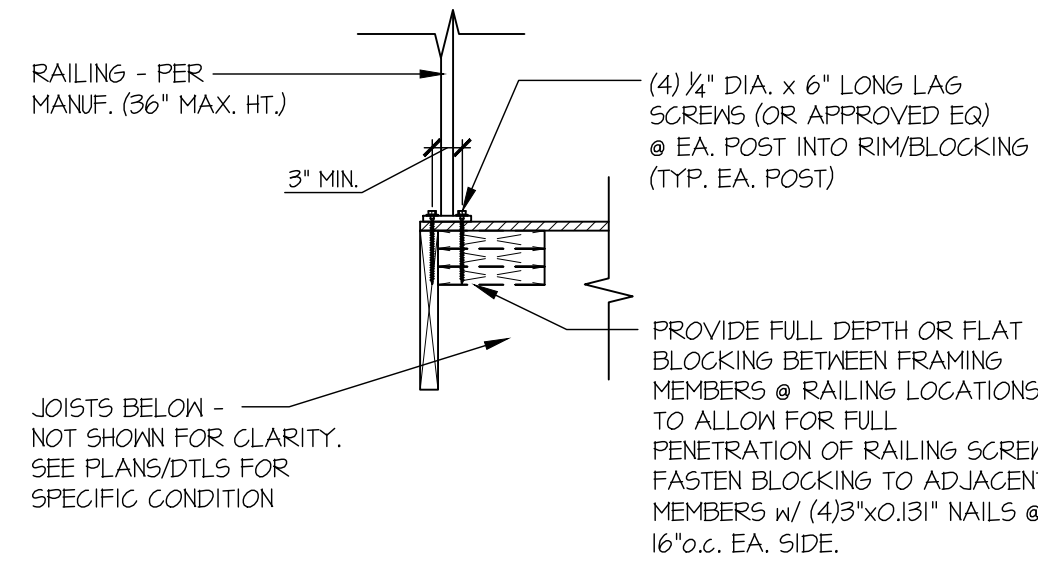
94 EXT. WALL & INT. SHEARWALL
OPENING ELEVATION
SCALE: NTS



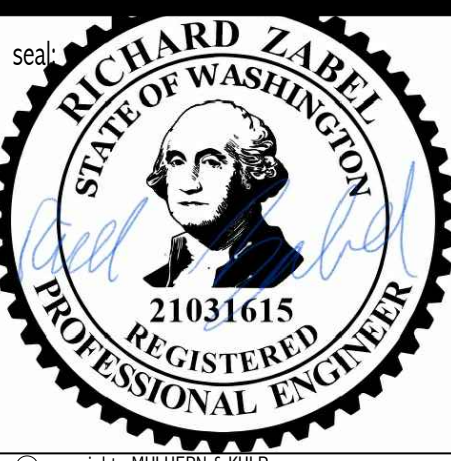
99 SHEAR TRANSFER DETAIL @
INTERSECTING INT. SHEARWALL
SCALE: 3/4"=1'-0" SHTG. OPPOSITE FACES



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



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



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MULHERN+KULP
RESIDENTIAL STRUCTURAL ENGINEERING
7220 Trade Street, Suite 350, San Diego, CA 92121
p 619-550-0010 > mulhernkulp.com

M&K project number:
154-22017
project mgr: R.JZ
drawn by: JCL
issue date: 05-20-22

REVISIONS:
date: initial:



STRUCTURAL DETAILS
ROSS RESIDENCE
MERCER ISLAND, WASHINGTON

sheet:
LB-2



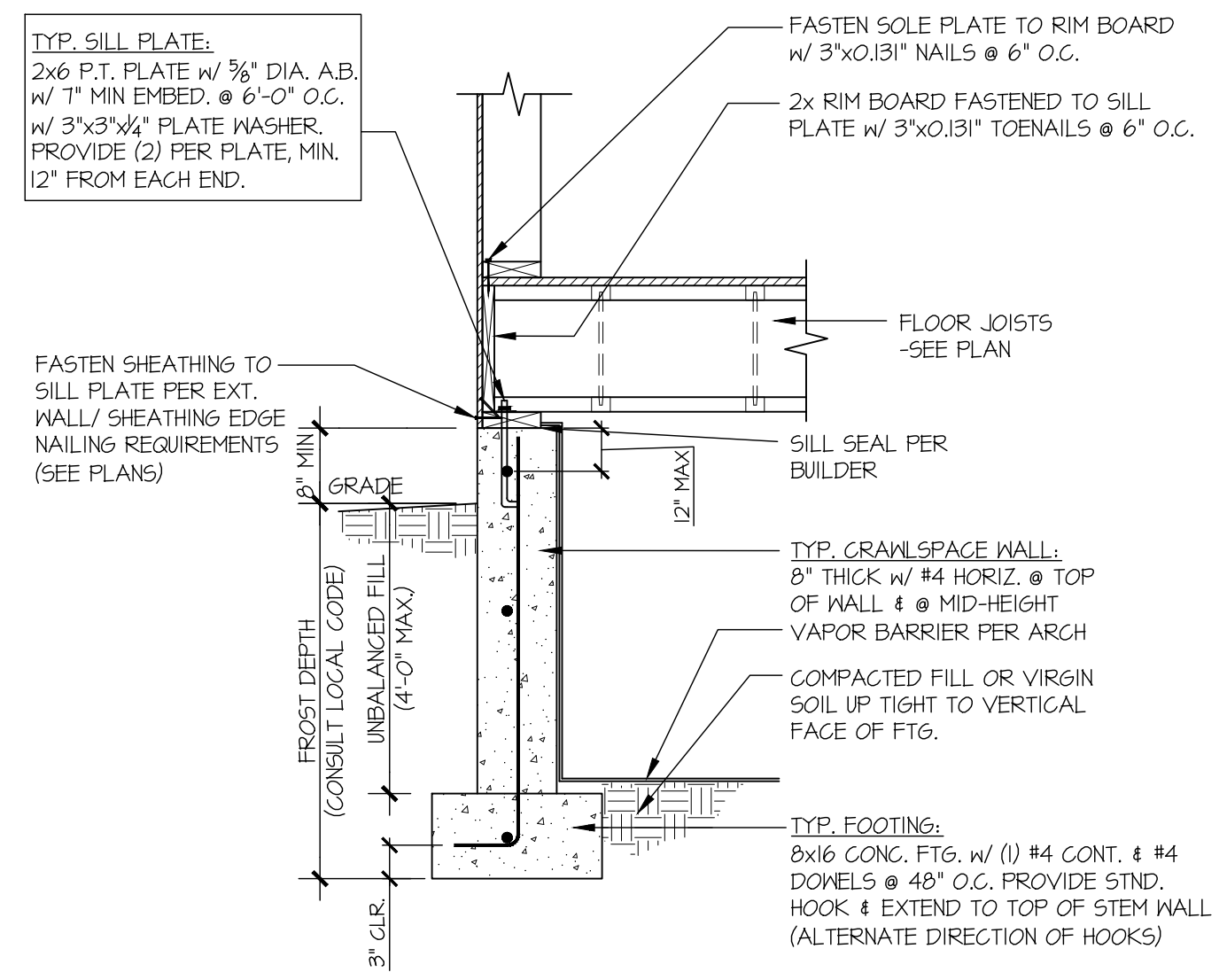
MULHERN+KULP
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7220 Trade Street, Suite 350, San Diego, CA 92121
p 619-550-0010 > mulhernkulp.com

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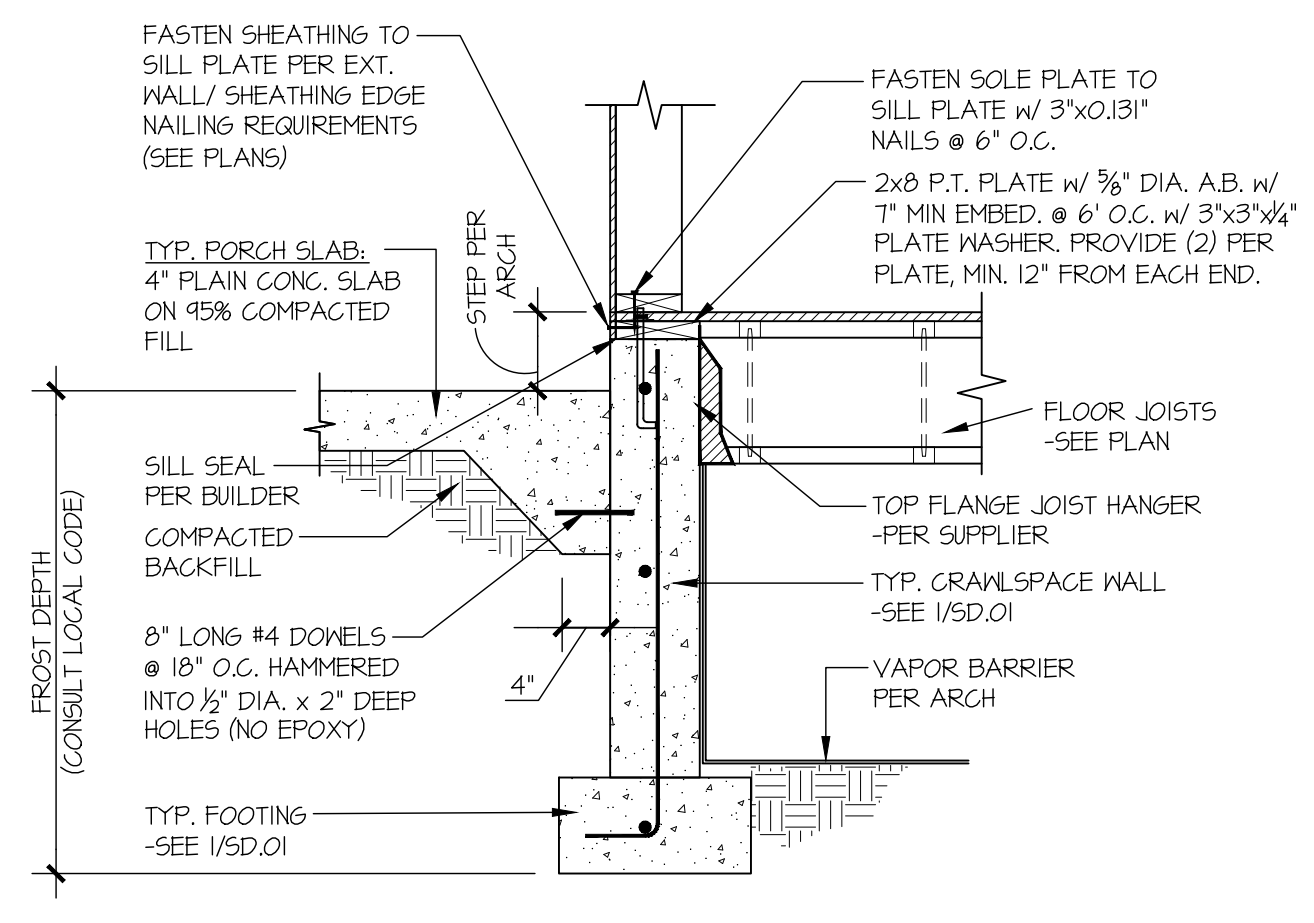


STRUCTURAL DETAILS
ROSS RESIDENCE
MERCER ISLAND, WASHINGTON

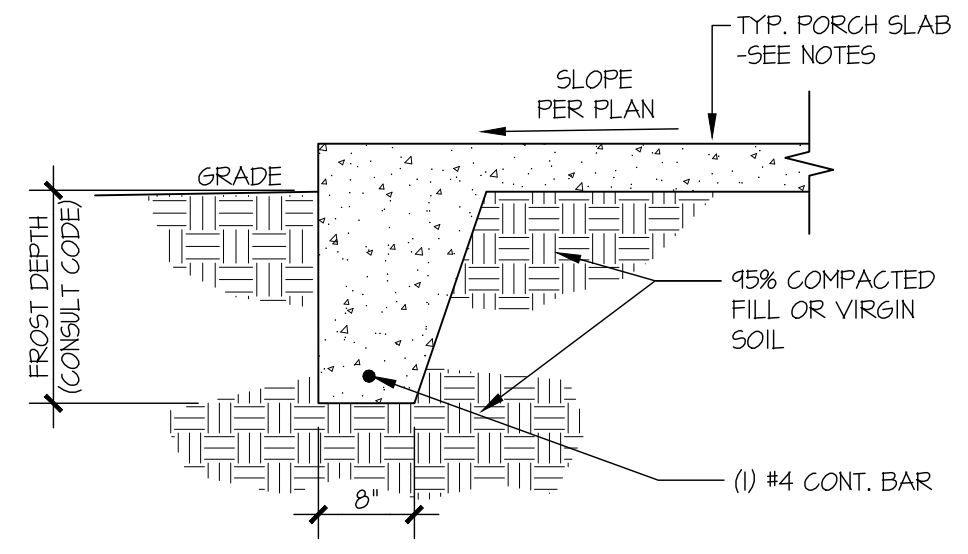
sheet:
SD.01



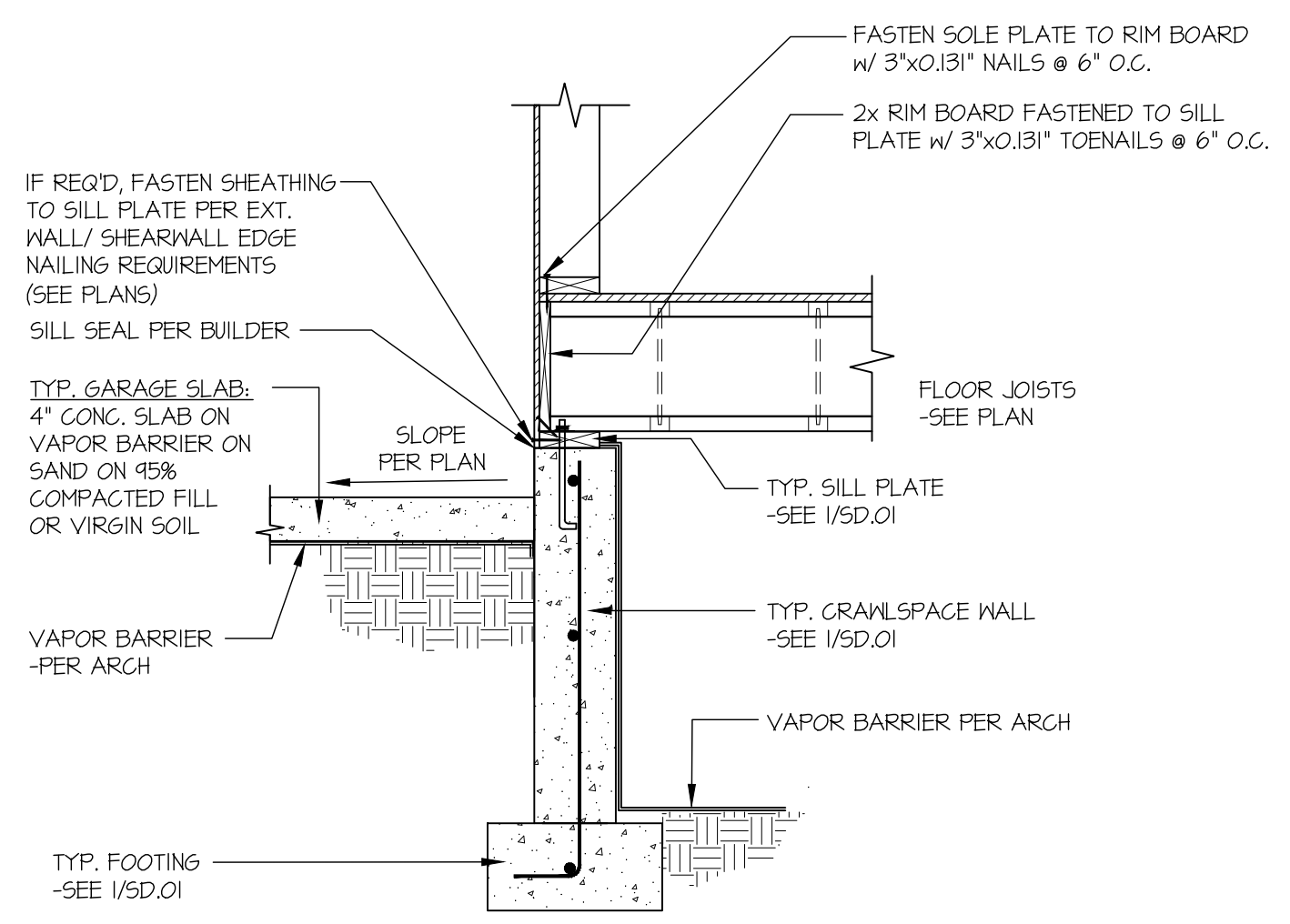
1 TYPICAL CRAWLSPACE FOUNDATION
SCALE: 3/4"=1'-0"



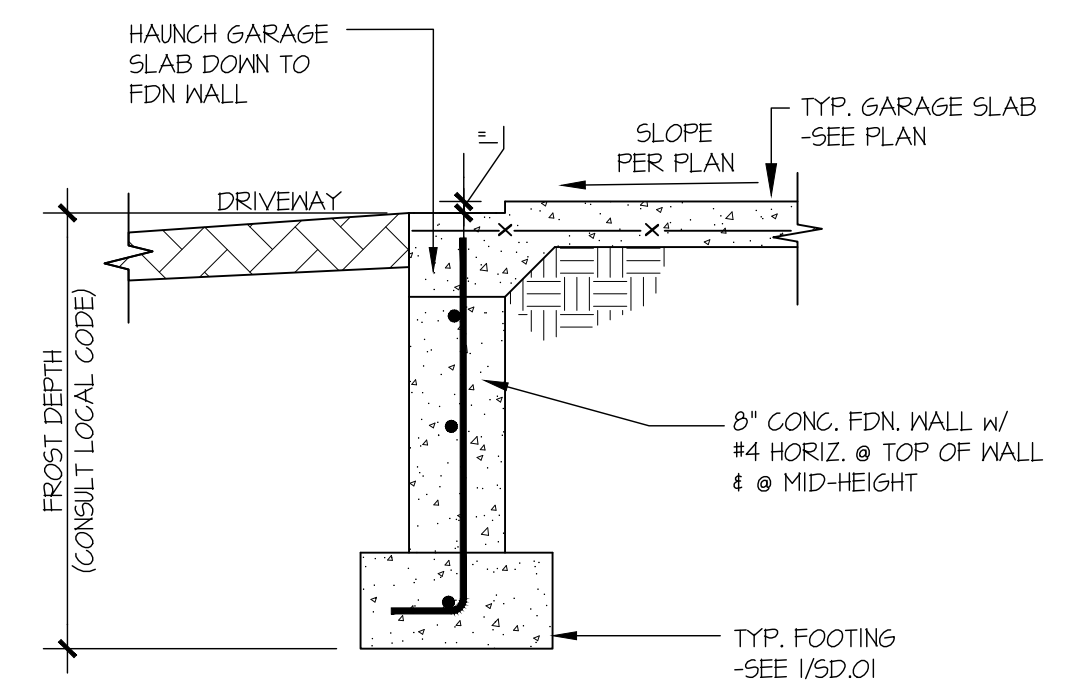
2 TYPICAL CRAWLSPACE FOUNDATION @ PORCH SLAB
SCALE: 3/4"=1'-0"



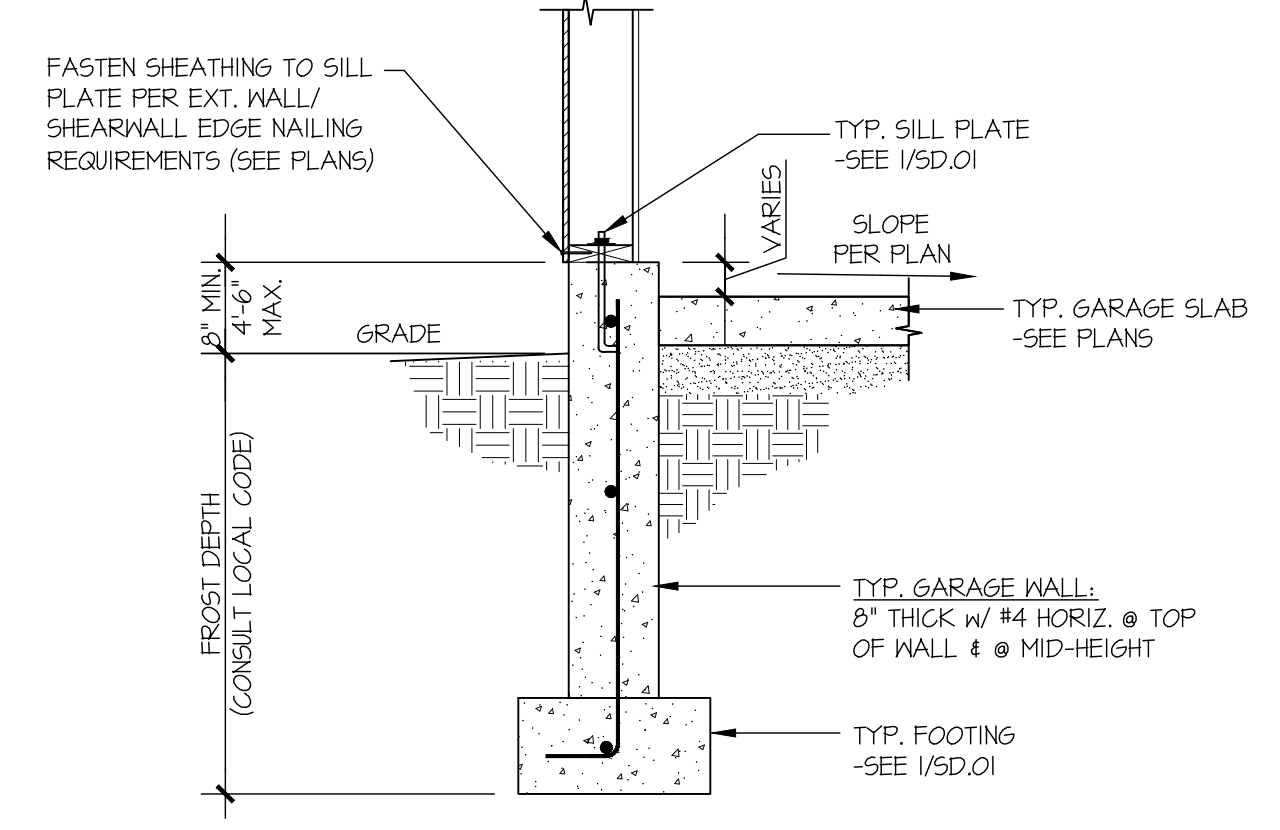
3 TYPICAL FOOTING @ PORCH SLAB
SCALE: 3/4"=1'-0"



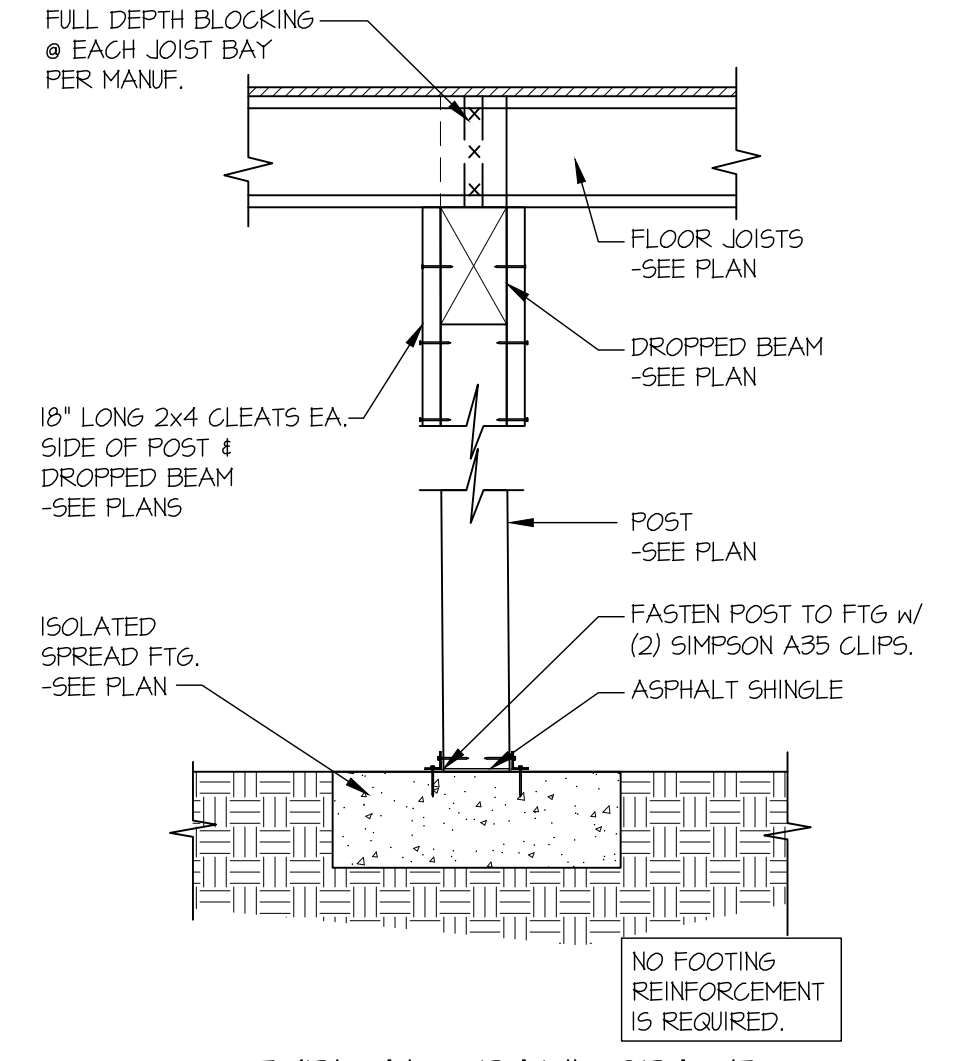
4 TYPICAL CRAWLSPACE FOUNDATION @ GARAGE
SCALE: 3/4"=1'-0"



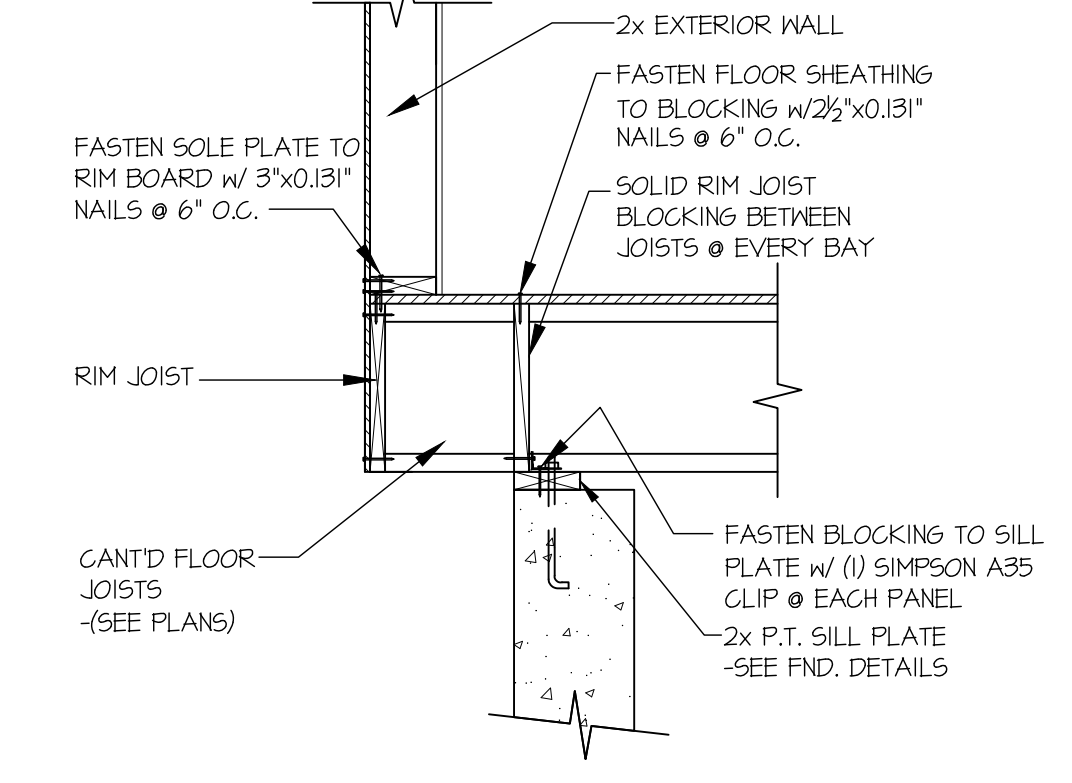
5 TYPICAL CONCRETE FOOTING @ GARAGE DOOR OPENING
SCALE: 3/4"=1'-0"



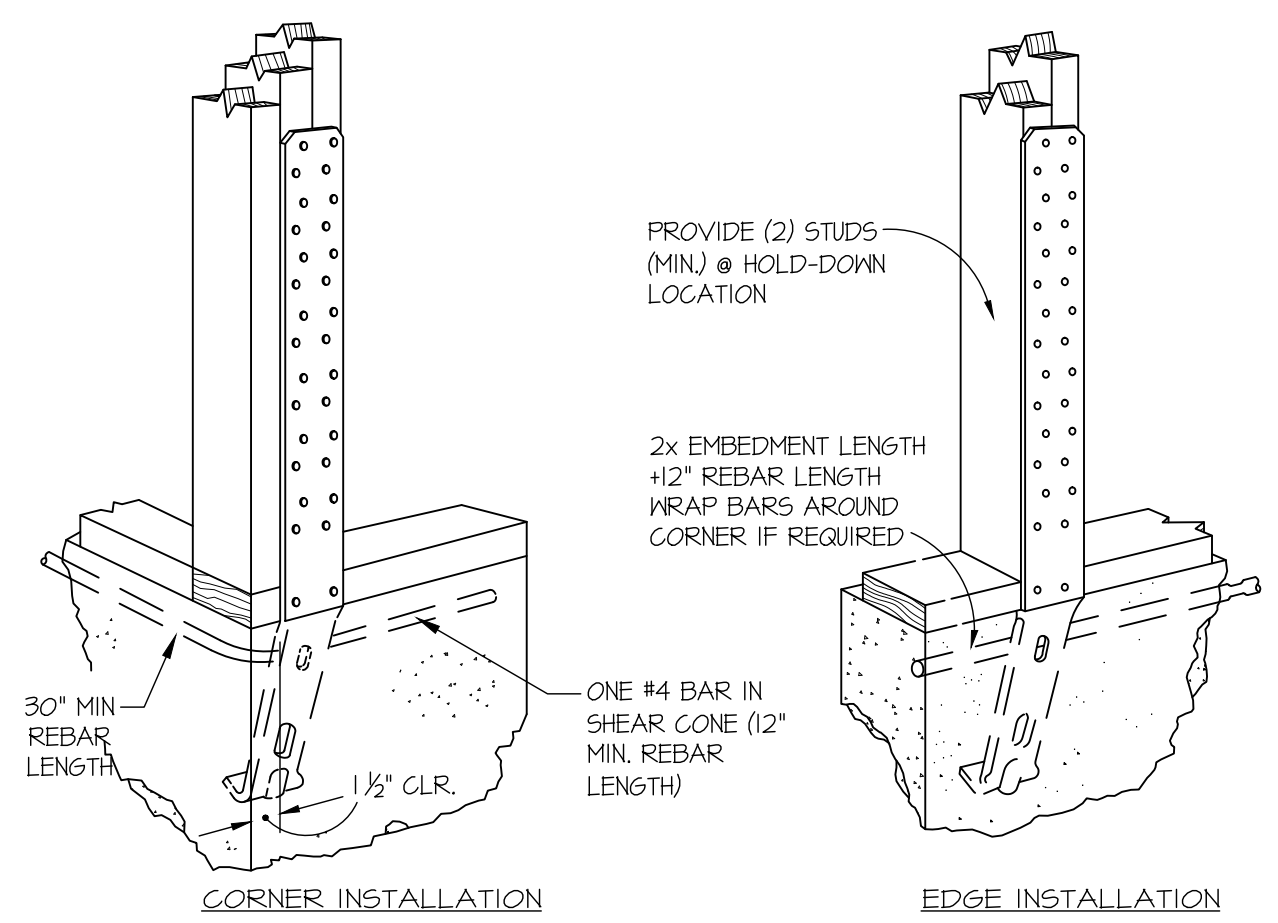
6 TYPICAL EXT. GARAGE FOUNDATION
SCALE: 3/4"=1'-0"



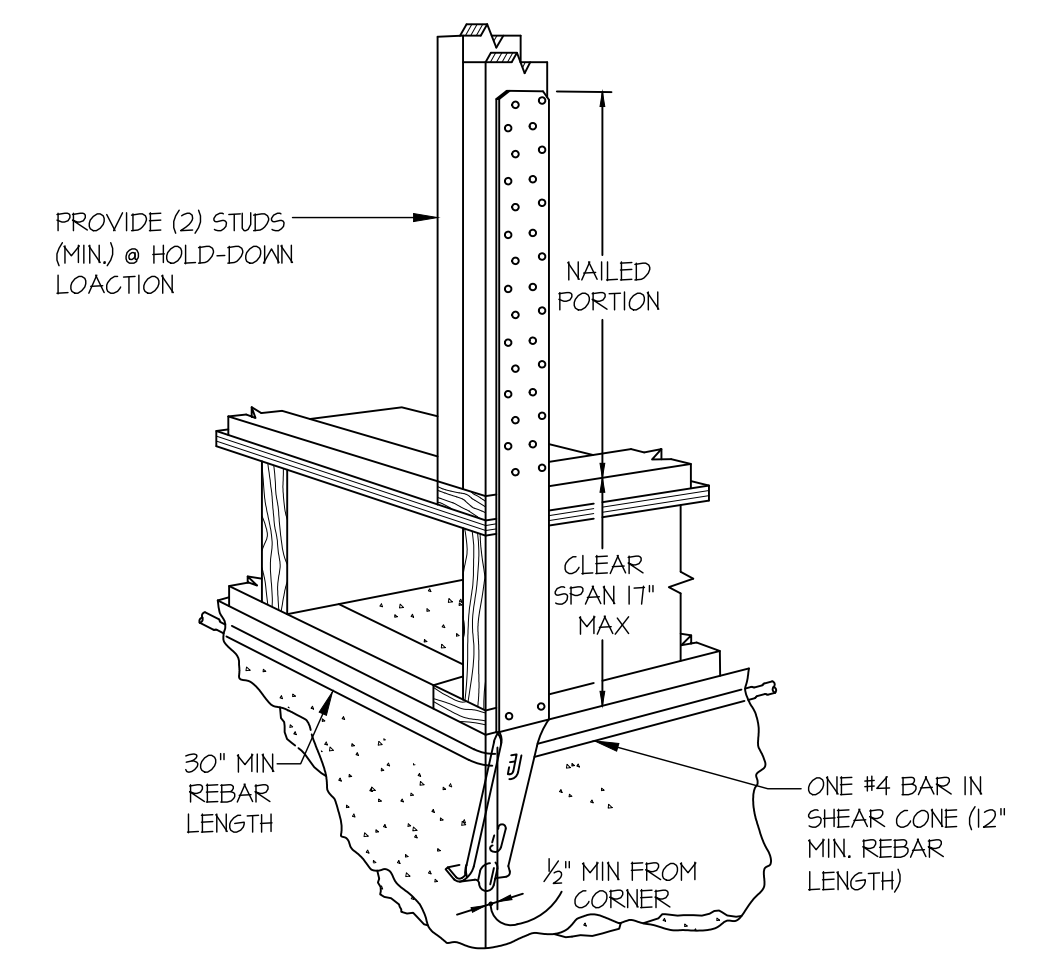
7 TYPICAL CRAWL SPACE FOOTING DETAIL
SCALE: 3/4"=1'-0"



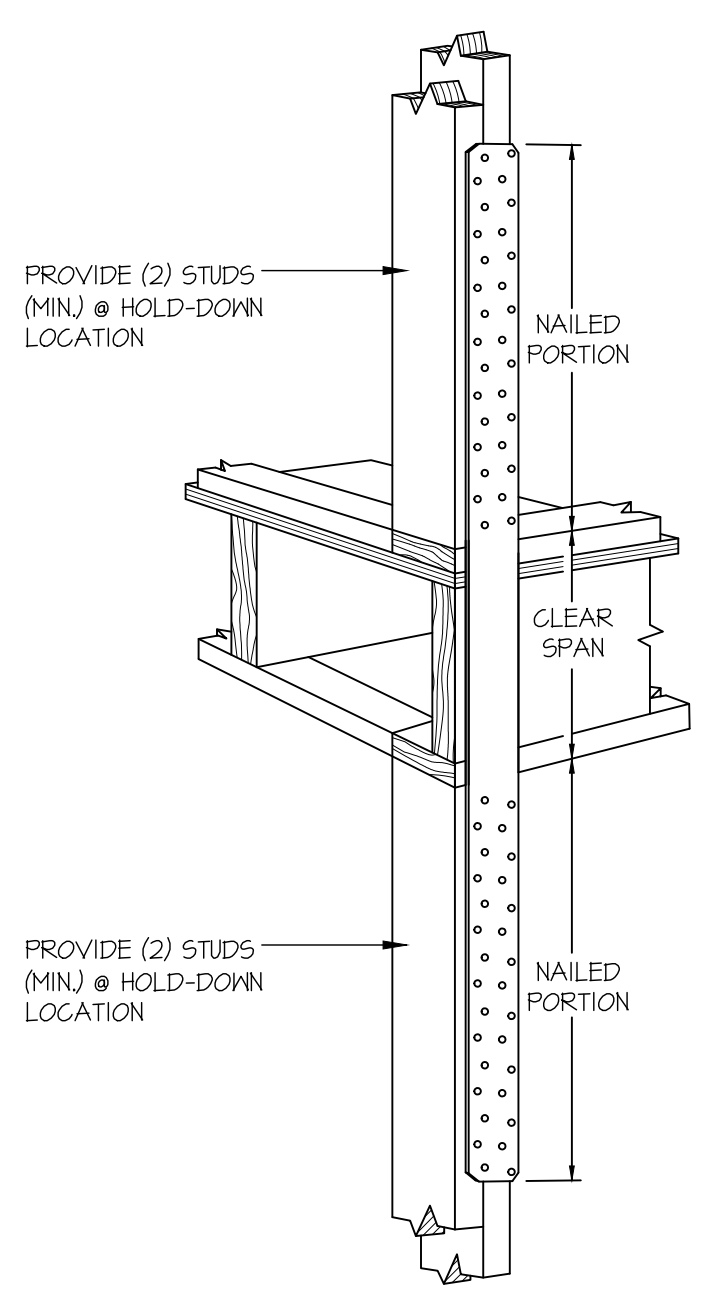
10 SHEAR TRANSFER DETAIL @ CANT'D EXTERIOR WALL
SCALE: 3/4"=1'-0"



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



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



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



Vertical wall Installation

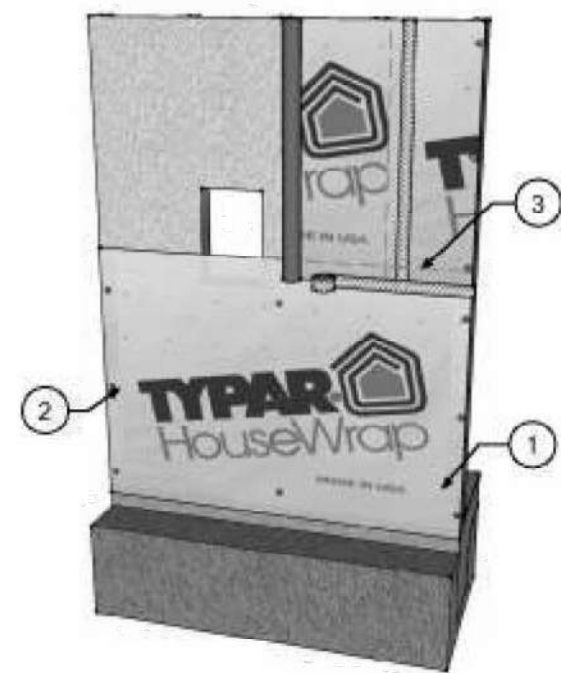
Install TYPAR® HouseWrap over an approved exterior sheathing after the framing is complete and before the windows and doors have been installed. Plastic capped fasteners should be used and spaced at 32" OC (vertically and horizontally) when being applied over 7/16" OSB or 15/32" plywood. When installing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

STEP 1

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

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

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



STEP 2

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



STEP 3

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

STEP 4

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



Window and Door Preparation

Preparing for Window Installation

STEP 1

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

STEP 2

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

STEP 3

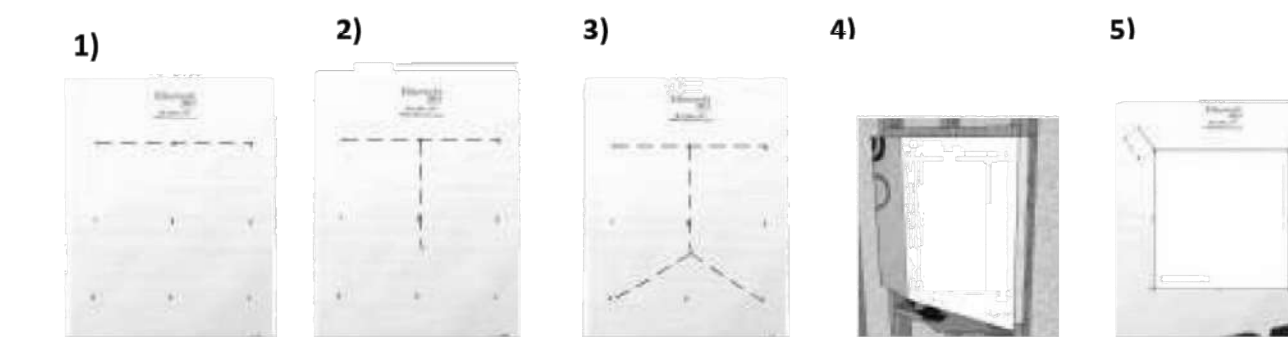
From that stopping point, cut diagonally to both lower left and right corners of the opening.

STEP 4

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

STEP 5

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



Typical Window Flashing

STEP 1

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

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

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

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

STEP 2

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

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

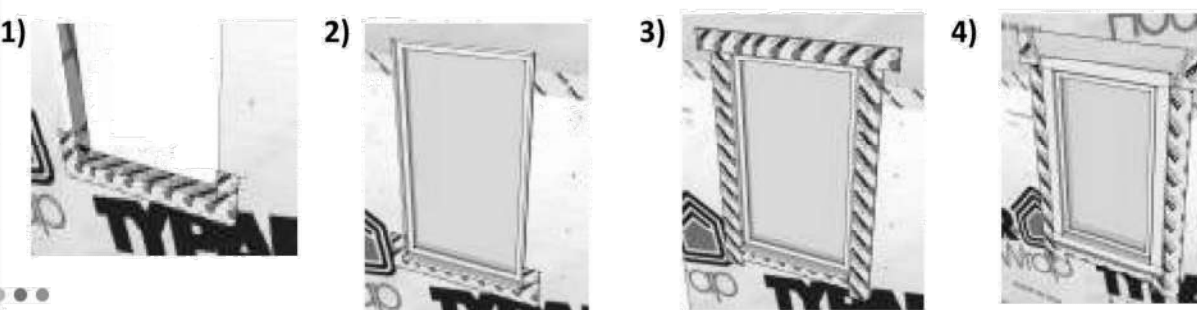
STEP 3

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

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

STEP 4

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



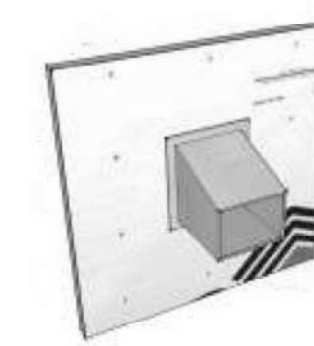
Flashing Penetrations

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

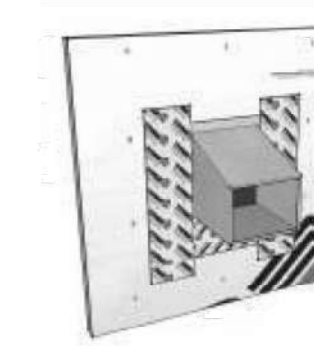
The method is similar to the flashing a window. Start by flashing the bottom of the penetration. Ensure to shingle the upper tape over the bottom tape.

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

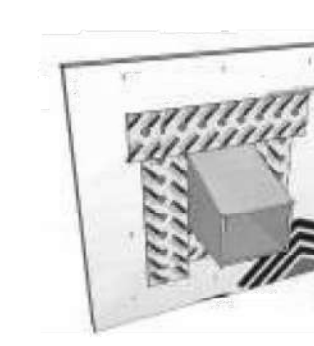
1)



2)



3)



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.

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

For more information, visit www.Typar.com



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



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

Issue Description	Issue Date	By

Job Number:

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

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

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

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Submittal Date

Sheet Title/Description

Design Firm

Drawn by:

Checked by:

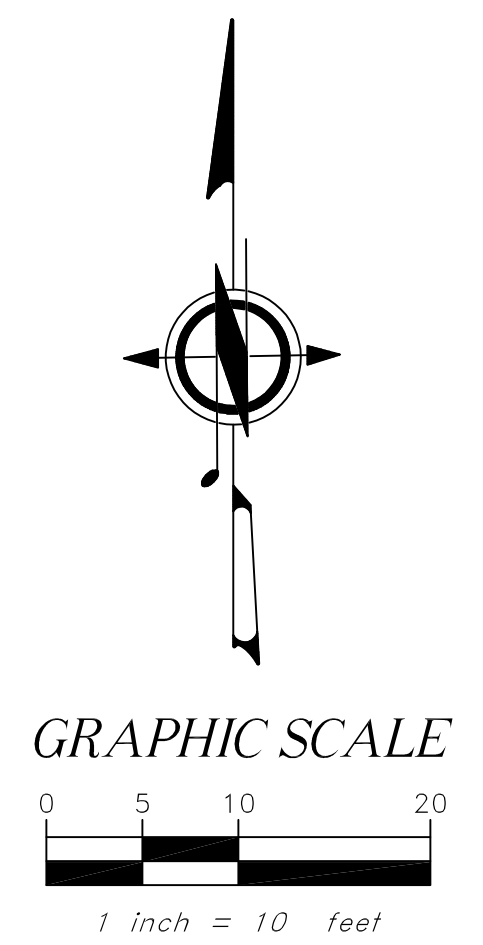
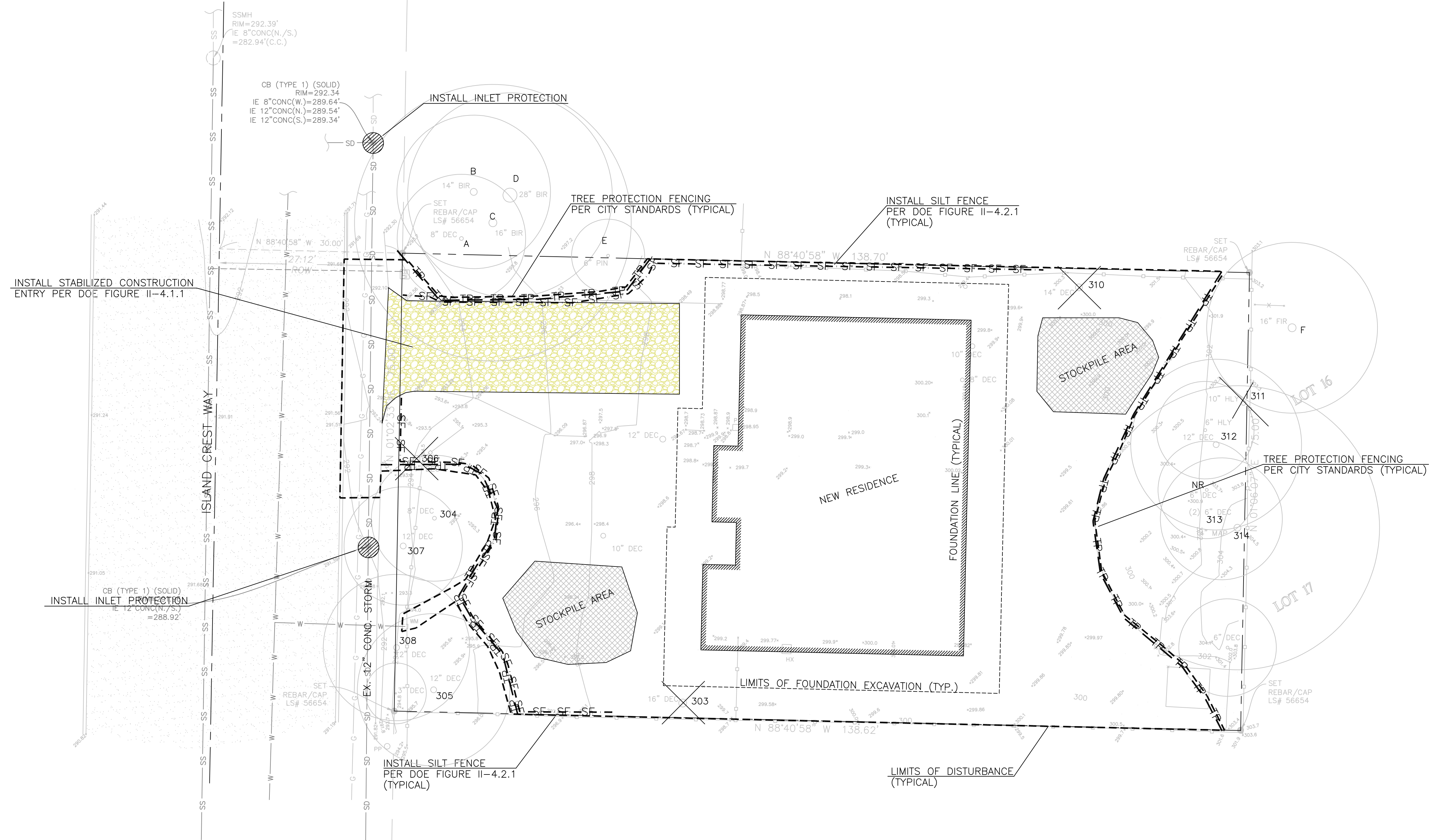
Primary Scale

D1 of .

Sheet Title/Description

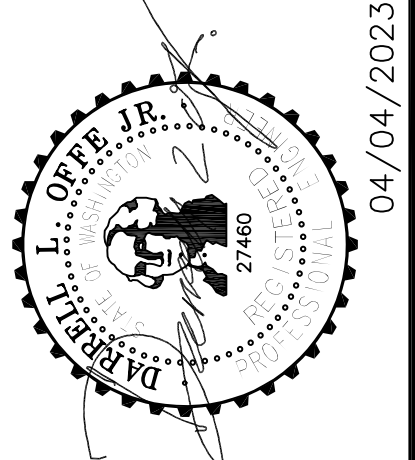
NW 1/4 OF THE NW 1/4 OF SECTION 18, TOWNSHIP 24 NORTH., RANGE 5 EAST, W.M., KING COUNTY, WA.

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



PERMIT #: 2208-274

REV. NO.	DATE	DESCRIPTION
1	07/26/23	REVISED PER CITY COMMENTS 12/13/2022
2	04/04/23	REVISED PER CITY COMMENTS 02/06/2023



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

CHECKED BY: DLO
 DRAWN BY: SLS
 DESIGNED BY: DLO

4040 Island Crest Way

CLIENT: **JayMarc Custom Homes - Ross Residence**

SHEET CONTENT: **Temp. Erosion & Sedimentation Control Plan**

DATE: 04/04/2023

JOB NO. _____

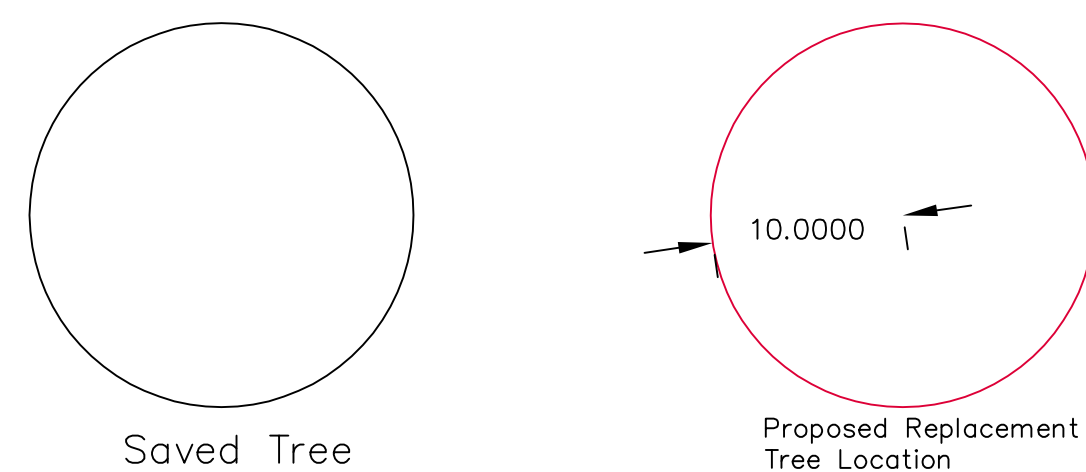
DWG NO. _____

SHEET **1** OF **4**

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 UTILITIES PRIOR TO COMMENCING CONSTRUCTION. NO REPRESENTATION IS MADE THAT ALL EXISTING UTILITIES ARE SHOWN HEREON. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR UTILITIES NOT SHOWN IN THEIR PROPER LOCATION.
CALL BEFORE YOU DIG: 811



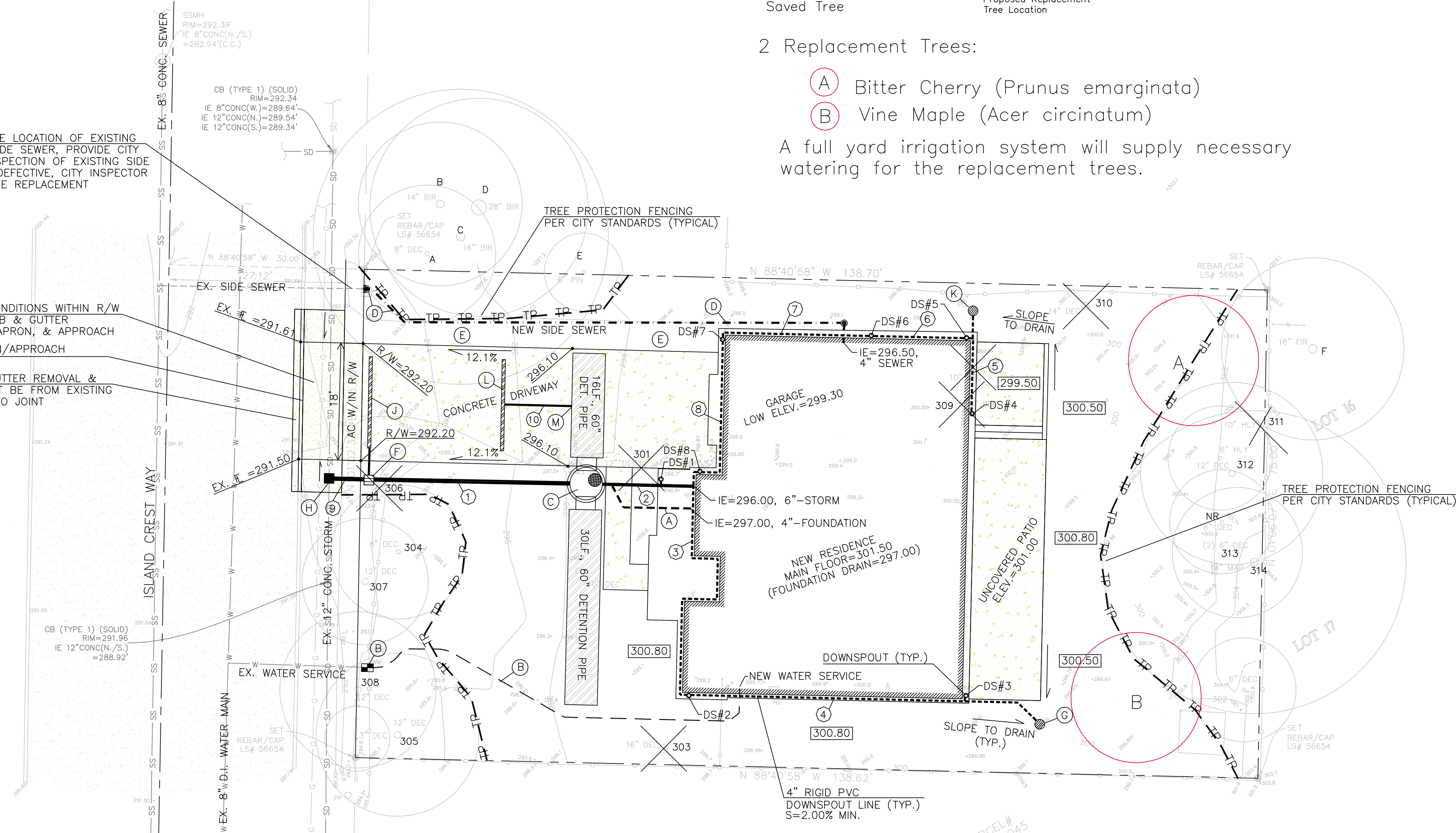
2 Replacement Trees:

- (A) Bitter Cherry (*Prunus emarginata*)
- (B) Vine Maple (*Acer circinatum*)

A full yard irrigation system will supply necessary watering for the replacement trees.

APPROXIMATE LOCATION OF EXISTING SANITARY SIDE SEWER, PROVIDE CITY WITH TV INSPECTION OF EXISTING SIDE SEWER, IF DEFECTIVE, CITY INSPECTOR MAY REQUIRE REPLACEMENT

MATCH EXISTING CONDITIONS WITHIN R/W
- CONCRETE CURB & GUTTER
- AC SIDEWALK, APRON, & APPROACH
NEW 18' AC APRON/APPROACH
NEW CURB AND GUTTER REMOVAL & REPLACEMENT MUST BE FROM EXISTING EXPANSION JOINT TO JOINT



NOTES:

- (A) FOUNDATION DRAIN CONNECTION
- (B) EXISTING WATER SERVICE TO MAIN RECENTLY REPLACED BY CITY. REMOVE AND REPLACE EXISTING METER IN-PLACE.
- (C) CB#3, TYPE II-60" RIM=296.70 IE=294.30, 8"(TOP OF RISER-OVERFLOW) IE=294.10, 2"(N,S)-VENT IE=293.50, 6"(E) IE=289.80, 36"(N,S), 8"(W)-OUTFALL IE=287.80, 8"(BOTTOM OF RISER) IE=285.80, INSIDE BOTTOM OF CB
- (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 SEPARATOR GRATE=292.20 TOP OF 8" RISER=291.50 IE=289.85, 4"(N) IE=289.50, 8"(W,E) BOTTOM OF 8" RISER=289.00
- (G) AREA INLET #1, TYPE 40 GRATE=300.25 RIM=299.40, 4"(W)
- (H) CB#1, TYPE 1 W/SOLID LOCKING LID RIM=292.10 IE=289.40, 8"(E)-NEW IE=289.02, 12"(N,S)-EXISTING
- (J) SLOT DRAIN GRATE=292.20 IE=290.85, 4"(S)
- (K) AREA INLET #2, TYPE 40 GRATE=299.40 RIM=298.50, 4"(S)
- (L) SLOT DRAIN GRATE=294.50 IE=292.50, 4"(E)
- (M) IE=291.80, 4" WATER TIGHT CONNECTION

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

STORM PIPE TABLE

- ① 32LF., 8" PVC SDR-35 @ S=1.00%
- ② 14LF., 6" PVC SDR-35 @ S=24.3%
- ③ 44LF., 4" PVC SDR-35 @ S=2.00%
- ④ 43LF., 4" PVC SDR-35 @ S=2.00%
- ⑤ 12LF., 4" PVC SDR-35 @ S=2.00%
- ⑥ 14LF., 4" PVC SDR-35 @ S=2.00%
- ⑦ 24LF., 4" PVC SDR-35 @ S=2.00%
- ⑧ 23LF., 4" PVC SDR-35 @ S=2.00%
- ⑨ 6LF., 8" CMP OR PVC SDR-35 @ S=1.00%
- ⑩ 10LF., 4" CMP OR PVC SDR-35 @ S=7.0%

DOWNSPOUT TABLE

- DS#1 CONCRETE=301.40 DOWNSPOUT LINE=300.00, 4"
- DS#2 GROUND=300.80 DOWNSPOUT LINE=298.30, 4"
- DS#3 GROUND=300.80 DOWNSPOUT LINE=299.15, 4"
- DS#4 CONCRETE=299.50 DOWNSPOUT LINE=298.40, 4"
- DS#5 GROUND=300.80 DOWNSPOUT LINE=298.15, 4"
- DS#6 GROUND=300.80 DOWNSPOUT LINE=297.90, 4"
- DS#7 GROUND=299.20 DOWNSPOUT LINE=297.40, 4"
- DS#8 CONCRETE=299.30 DOWNSPOUT LINE=296.95, 4"

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

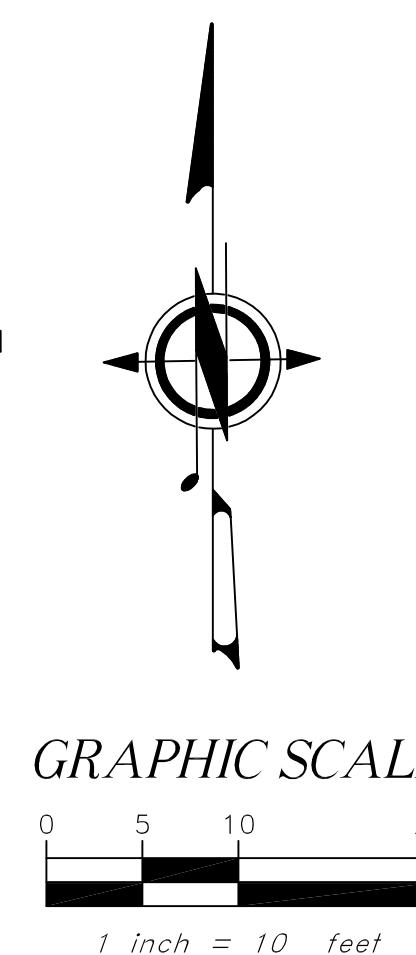
STORM PIPE PVC SHALL BE SDR-35 PVC AT SLOPE=2.00% MINIMUM (TYPICAL) UNLESS OTHERWISE NOTED

IMPERVIOUS SURFACES:
ROOF AREA (UNDER EAVES) = 2,555 SQ. FEET
UNCOVERED DRIVEWAY AREA = 966 SQ. FEET
UNCOVERED PATIO/WALKWAY = 691 SQ. FEET

TOTAL IMPERVIOUS AREAS = 4,212 SQ. FEET

LANDSCAPE AREAS NOTE:

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



PERMIT #: 2208-274

PROJECT: 4040 Island Crest Way

CLIENT: JayMarc Custom Homes - Ross Residence

SHEET CONTENT: Utility & Tree Plan

DATE: 04/04/2023

JOB NO.:

DWG NO.:

DESIGNED BY: DLO

DRAWN BY: SLS

CHECKED BY: DLO

REVISED PER CITY COMMENTS 02/06/2023

REVISED PER CITY COMMENTS 12/13/2022

04/04/23

01/26/23

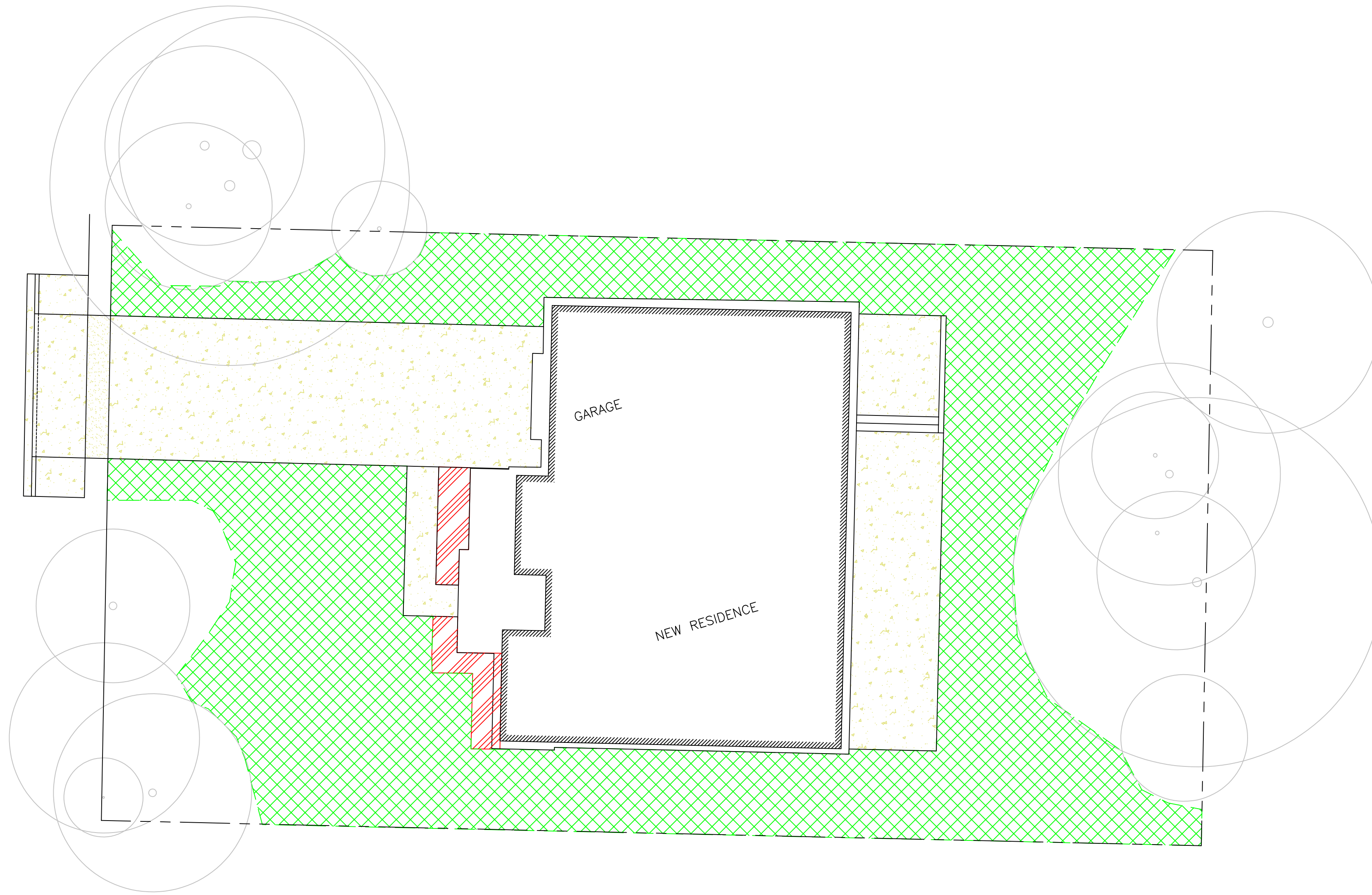
2

1

REV. NO.

DATE

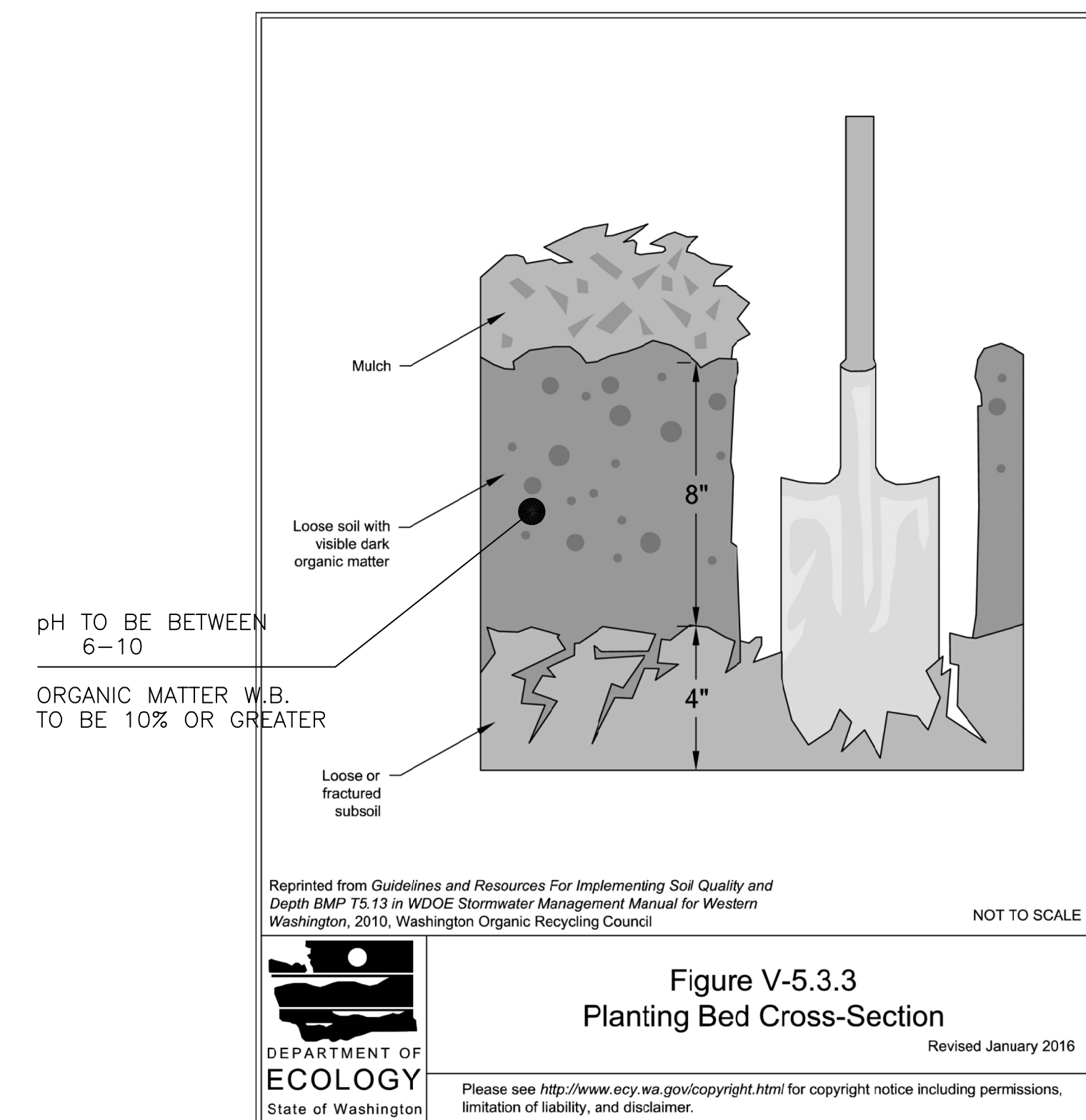
2 OF 4



AMENDED SOIL MAP

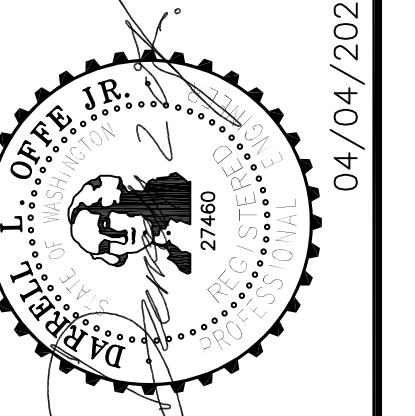
- 4,076 SQUARE FEET – TURF AREA
AMENDED 12" DEEP
- 126 SQUARE FEET – PLANTER AREA
AMENDED 8" DEEP

Figure V-5.3.3 Planting bed Cross-Section



2014 Stormwater Management Manual for Western Washington
Volume V - Chapter 5 - Page 914

REV. NO.	DATE	DESCRIPTION
2	04/04/23	REVISED PER CITY COMMENTS 02/06/2023
1	07/26/23	REVISED PER CITY COMMENTS 12/13/2022



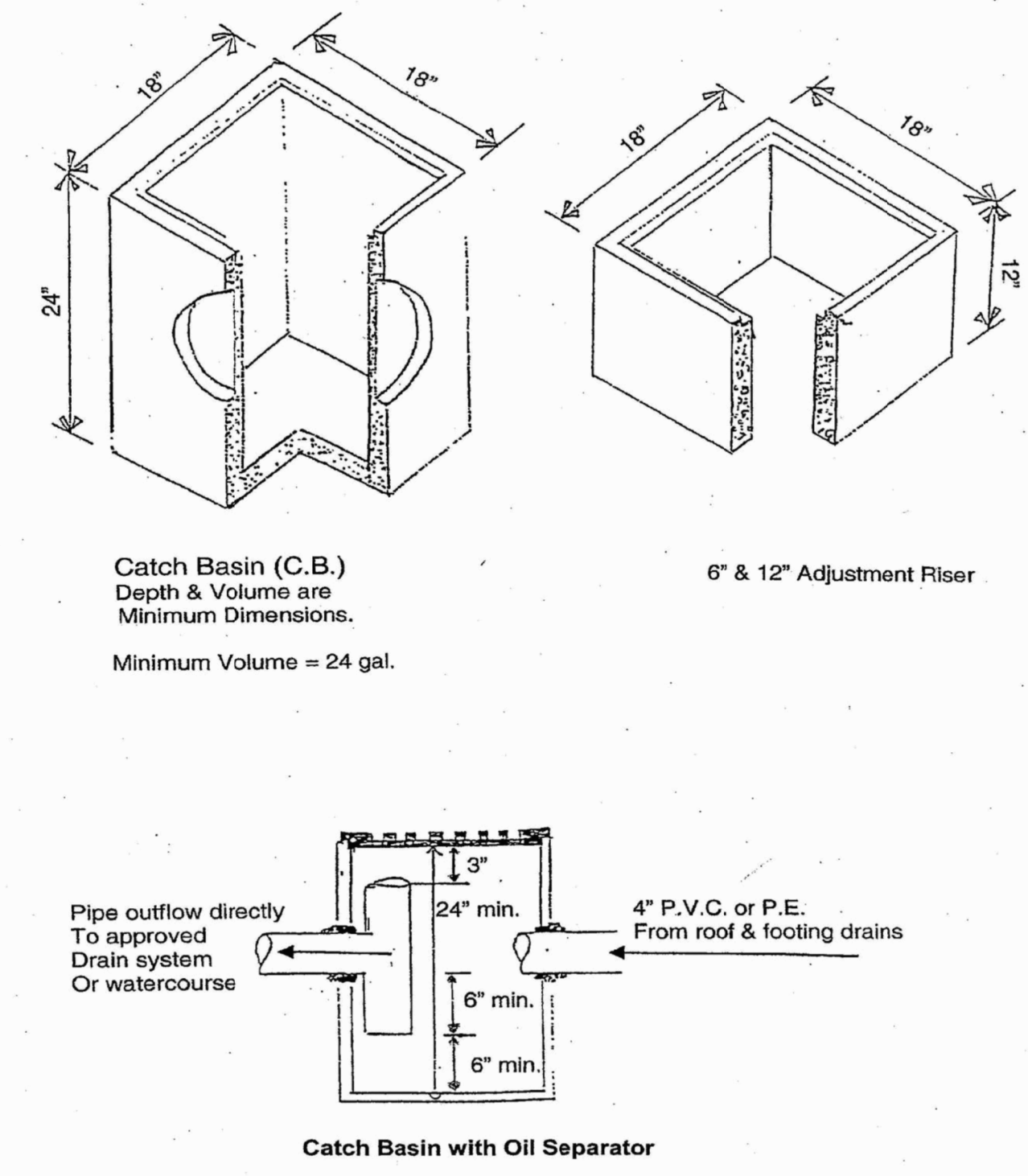
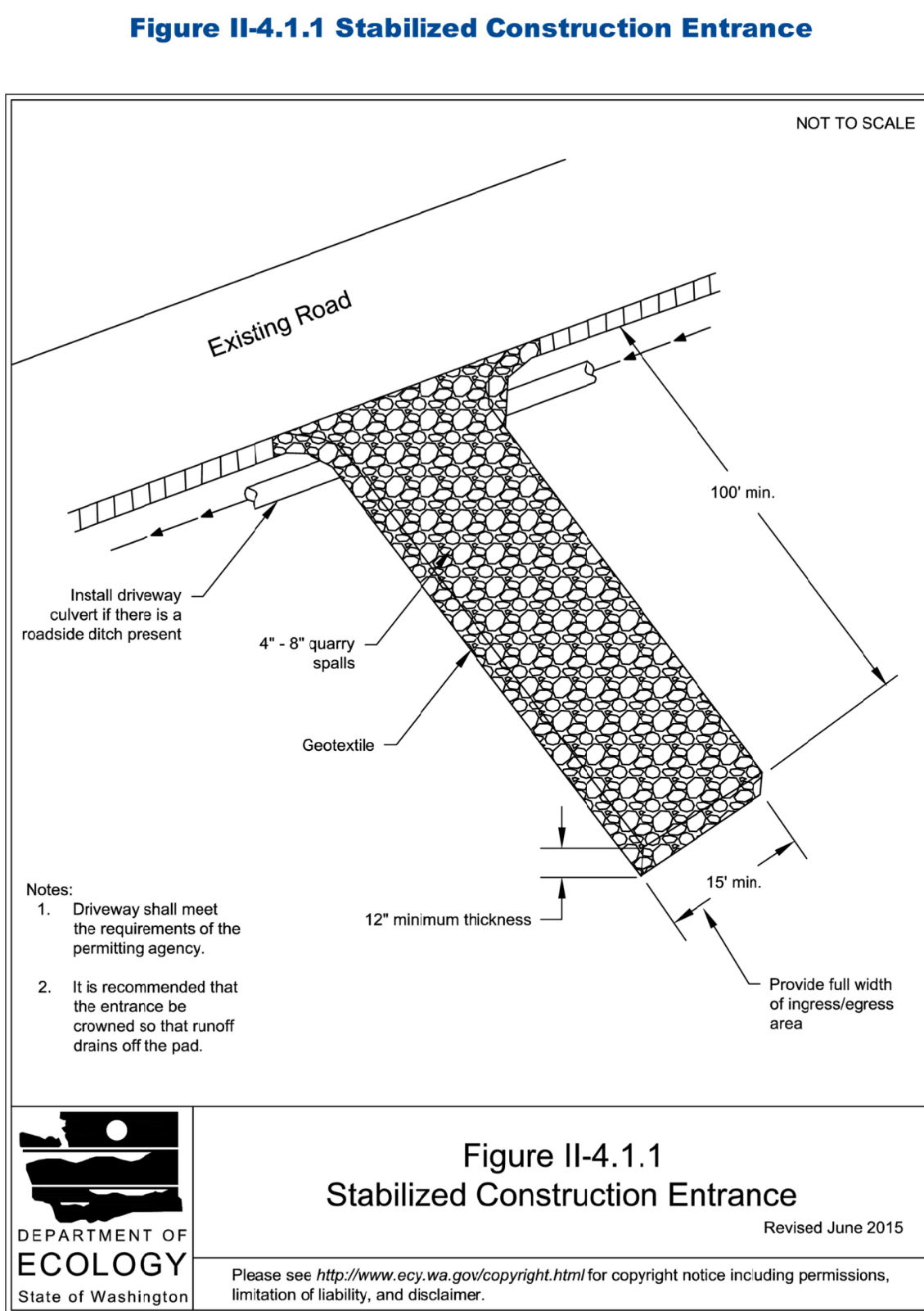
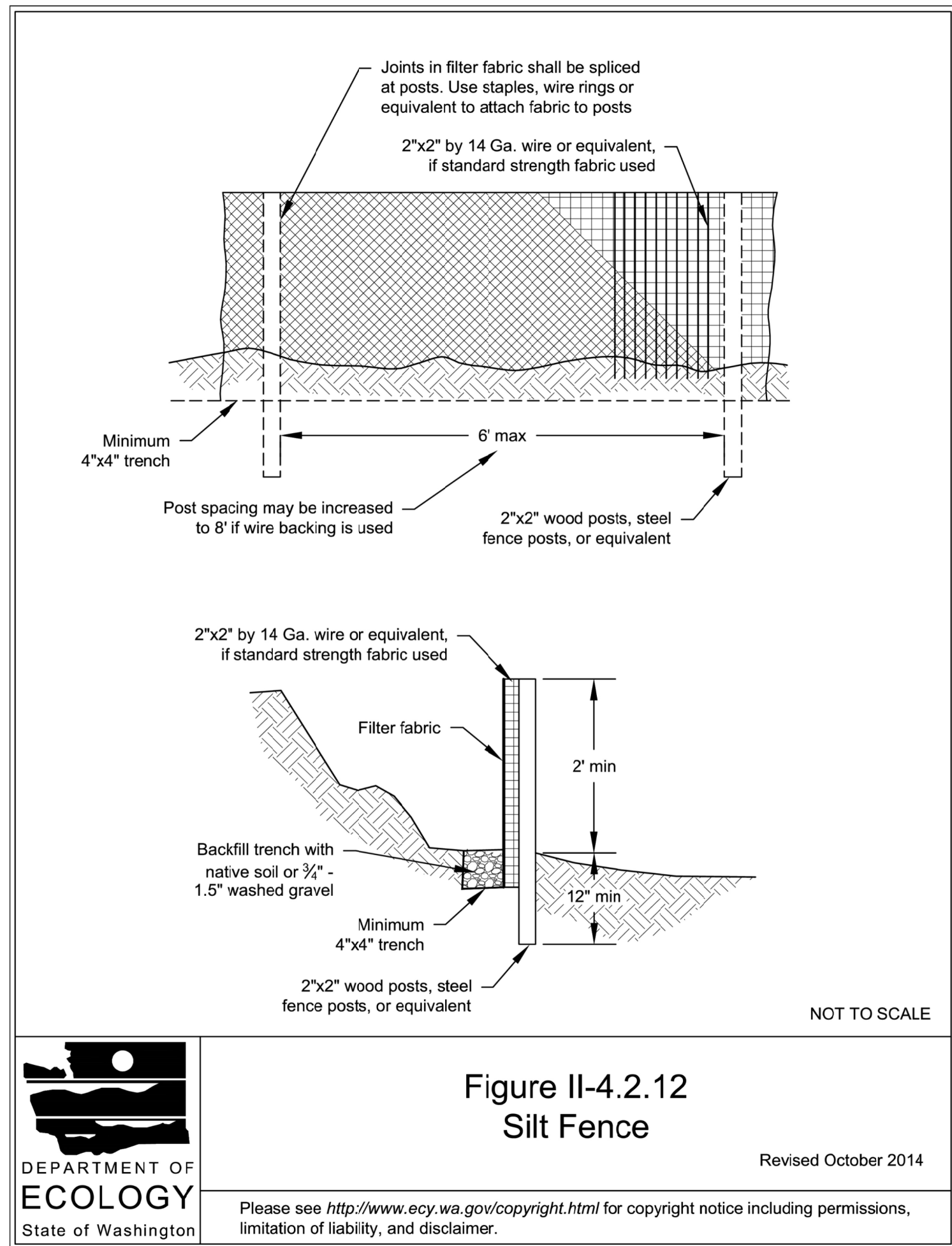
OFFE ENGINEERS
13902 SOUTHEAST 159TH PLACE
RENTON, WASHINGTON 98058
PHONE: 425-260-3412
CONTACT: DARRELL OFFE, P.E.

DESIGNED BY: DLO
DRAWN BY: SL\$
CHECKED BY: DLO

PROJECT: **4040 Island Crest Way**
CLIENT: **JayMarc Custom Homes - Ross Residence**
SHEET CONTENT: **Amended Soil Map/Utility Details**

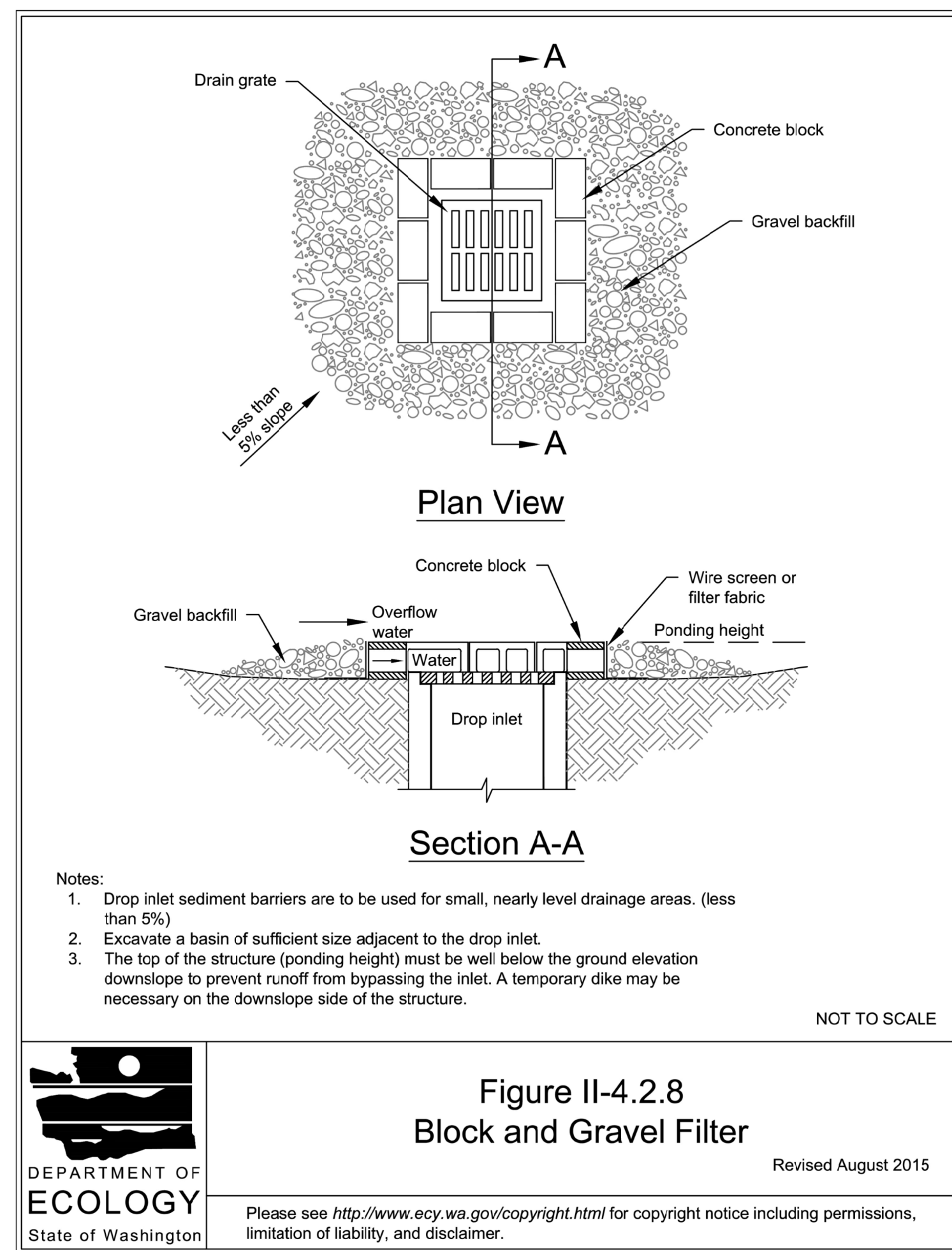
DATE: 04/04/2023
JOB NO.:
DWG NO.:

SHEET **3** OF **4**



2014 Stormwater Management Manual for Western Washington
Volume II - Chapter 4 - Page 273

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



Attachment 1 CITY OF MERCER ISLAND STANDARD DETENTION SYSTEM WORKSHEET (FOR IMPERVIOUS AREA OF 5,000 SF OR LESS)

OWNER: RUSS CUSTOM ADDRESS: 4040 ISLAND CREST WAY PREPARED BY: OFFE ENGINEERS, PLLC
 PERMIT #: _____ PHONE: 425-260-3412
 IMPERVIOUS SURFACE AREA (SF): 4,212 DETENTION PIPE DIA (INCH): 60" DETENTION PIPE LENGTH (FT): 46' DATE: APRIL 4, 2023
 PIPE MATERIAL: CMP ORIFICE #1 DIA: 2" INCH, ELEV: 287.80
 ORIFICE #2 DIA: _____ INCH, ELEV: 294.00
 1-5/8"

STANDARD DETENTION SYSTEM NOTES:

- CALL DEVELOPMENT SERVICES (206-275-1605) 24 HOURS IN ADVANCE FOR A DETENTION SYSTEM INSPECTION BEFORE BACKFILLING AND FOR FINAL INSPECTIONS.
- RESPONSIBILITY FOR OPERATION AND MAINTENANCE OF DRAINAGE SYSTEMS ON PRIVATE PROPERTY IS RESPONSIBILITY OF THE PROPERTY OWNER. MATERIAL ACCUMULATED IN THE STORAGE PIPE MUST BE REMOVED FROM CATCH BASINS TO ALLOW PROPER OPERATION. THE OUTLET CONTROL ORIFICE MUST BE KEPT OPEN AT ALL TIMES.
- PIPE MATERIAL, JOINT, AND PROTECTIVE TREATMENT SHALL BE IN ACCORDANCE WITH SECTION 7.04 AND 9.02 OF THE WDOT STANDARD SPECIFICATION FOR ROAD, BRIDGE, AND MUNICIPAL CONSTRUCTION. LATEST REVISION. SUCH MATERIALS INCLUDE THE FOLLOWING: UNID CORRUGATED POLYETHYLENE PIPE (LOPEX) ALUMINIZED TYPE 2 CORRUGATED STEEL PIPE AND PIPE ARCH (MEETS AASHTO DESIGNATIONS M274 AND M36), CORRUGATED OR SPIRAL RIB ALUMINUM PIPE, OR REINFORCED CONCRETE PIPE. CORRUGATED STEEL PIPE IS NOT ALLOWED.

RESTRICTOR CATCH BASIN NOTES:

- USE A MINIMUM OF A 72 IN. DIA. TYPE 2 CATCH BASIN WHEN CONNECTING PIPE MATERIAL IS CONCRETE OR LOPEX. A 54 IN. DIA. TYPE 2 CATCH BASIN MAY BE USED FOR OTHER CIRCULAR SINGLE WALL PIPE (SUCH AS CORRUGATED ALUMINUM PIPE).
- OUTLET PIPE: MIN. 6 INCH.
- METAL PARTS: CORROSION RESISTANT. NON-GALVANIZED PARTS PREFERRED. GALVANIZED PIPE PARTS TO HAVE ASPHALT TREATMENT 1.
- FRAME AND LADDER OR STEPS OFFSET SO:
 - CLEANOUT GATE IS VISIBLE FROM TOP.
 - CLEAN-UP SPACE IS CLEAR OF RESEAL AND CLEANOUT GATE.
 - FRAME IS CLEAR OF CURB.
- IF METAL OUTLET PIPE CONNECTS TO CEMENT CONCRETE PIPE, OUTLET PIPE TO HAVE SMOOTH O.D. EQUAL TO CONCRETE PIPE I.D. (LESS 1/4 IN.).
- PROVIDE AT LEAST ONE 3 X 0.060 GAUGE SUPPORT BRACKET ANCHORED TO CONCRETE WALL WITH 5/8 IN. STAINLESS STEEL EXPANSION BOLTS OR EMBEDDED SUPPORTS 2 IN. INTO CATCH BASIN WALL (MINIMUM 3'-0" VERTICAL SPACING).
- THE SHEAR GATE SHALL BE MADE OF ALUMINUM ALLOY IN ACCORDANCE WITH ASTM B 29M AND ASTM B 275, DESIGNATION 2023A, OR CAST IRON IN ACCORDANCE WITH ASTM A 48, CLASS 30B. IT MAY BE OF SOLID ROD OR HOLLOW TUBING, WITH ADJUSTABLE HOOK AS REQUIRED. A RESILIENT RUBBER GASKET IS REQUIRED BETWEEN THE PRESS MOUNTING FLANGE AND THE GATE FLANGE. THE LEFT HANDLE SHALL BE MADE OF A SIMILAR METAL TO THE GATE (TO PREVENT GALVANIC CORROSION). THE SHEAR GATE SHALL BE MADE OF ALUMINUM ALLOY IN ACCORDANCE WITH ASTM B 29M AND ASTM B 275, DESIGNATION 2023A, OR CAST IRON IN ACCORDANCE WITH ASTM A 48, CLASS 30B. IT MAY BE OF SOLID ROD OR HOLLOW TUBING, WITH ADJUSTABLE HOOK AS REQUIRED. A RESILIENT RUBBER GASKET IS REQUIRED BETWEEN THE PRESS MOUNTING FLANGE AND THE GATE FLANGE. THE MARKING SURFACES OF THE LID AND THE BODY SHALL BE MACHINED FOR PROPER FIT. ALL SHEAR GATE BOLTS SHALL BE STAINLESS STEEL.

PROJECT	4040 Island Crest Way	DESIGNED BY	DLO
CLIENT	JayMarc Custom Homes - Ross Residence	DRAWN BY	SL\$
SHEET CONTENT	Utility Details	CHECKED BY	DLO
DATE	04/04/2023	REVISION 1	DATE 04/04/2023
JOB NO.		REVISION 2	DATE 04/04/2023
DWG NO.	4	REVISION 3	DATE 04/04/2023
SHEET	4	DESCRIPTION	

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

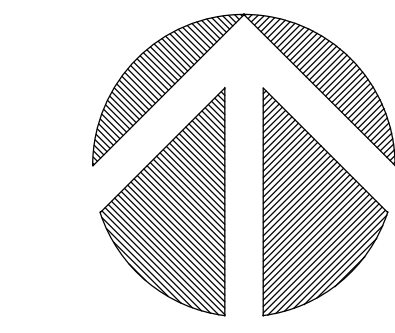
NAD 83/91 WASHINGTON NORTH COORDINATES, THE CENTERLINE OF ISLAND CREST WAY BEARS N 01°02'33" E PER CITY OF MERCER ISLAND CONTROL POINT 1076 & 1075.

REFERENCES

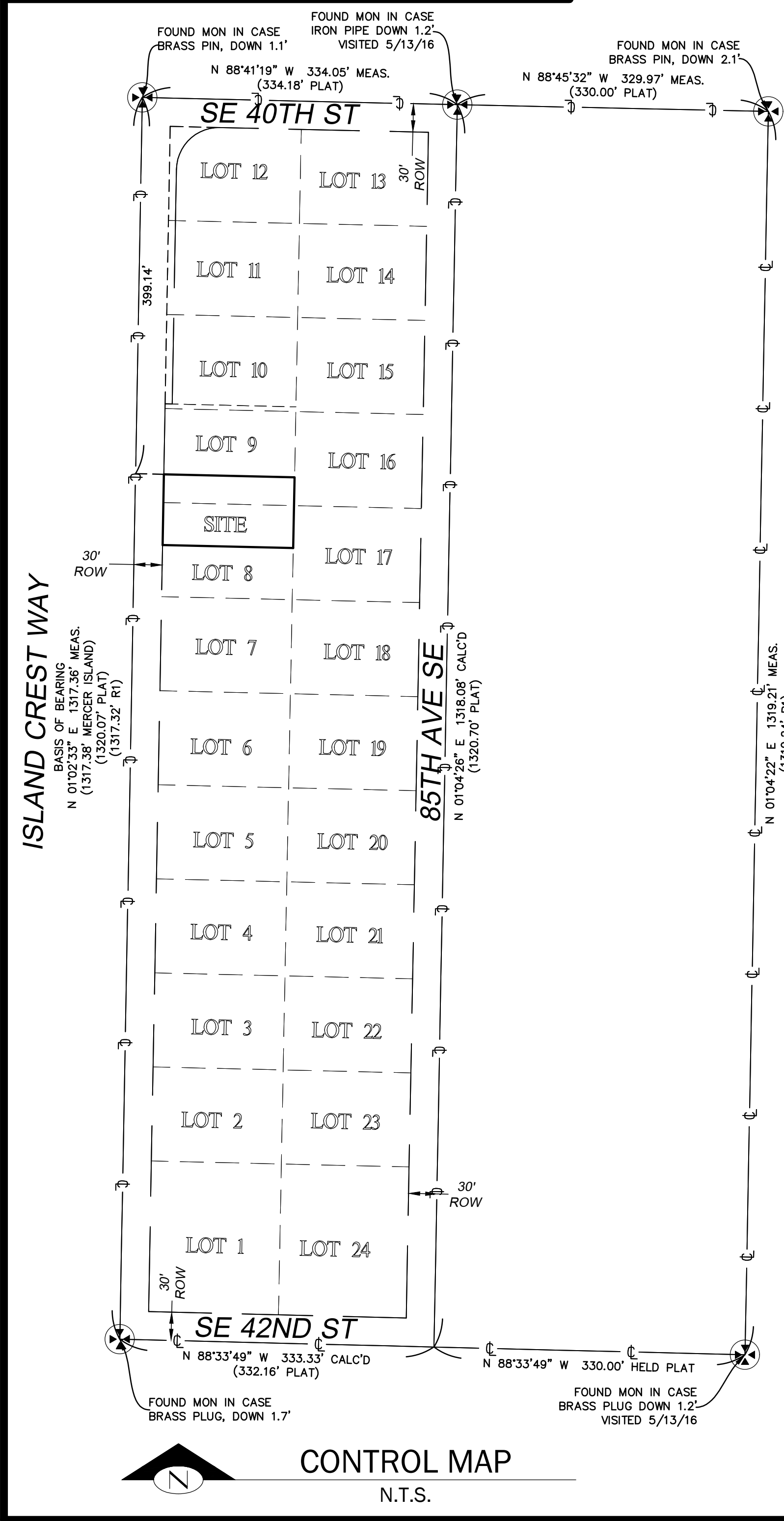
1. MERCER ISLAND LOT LINE ADJUSTMENT NO. SUB07-008, RECORDED UNDER RECORD NUMBER 20090506900003, RECORDS OF KING COUNTY, WASHINGTON.

VERTICAL DATUM

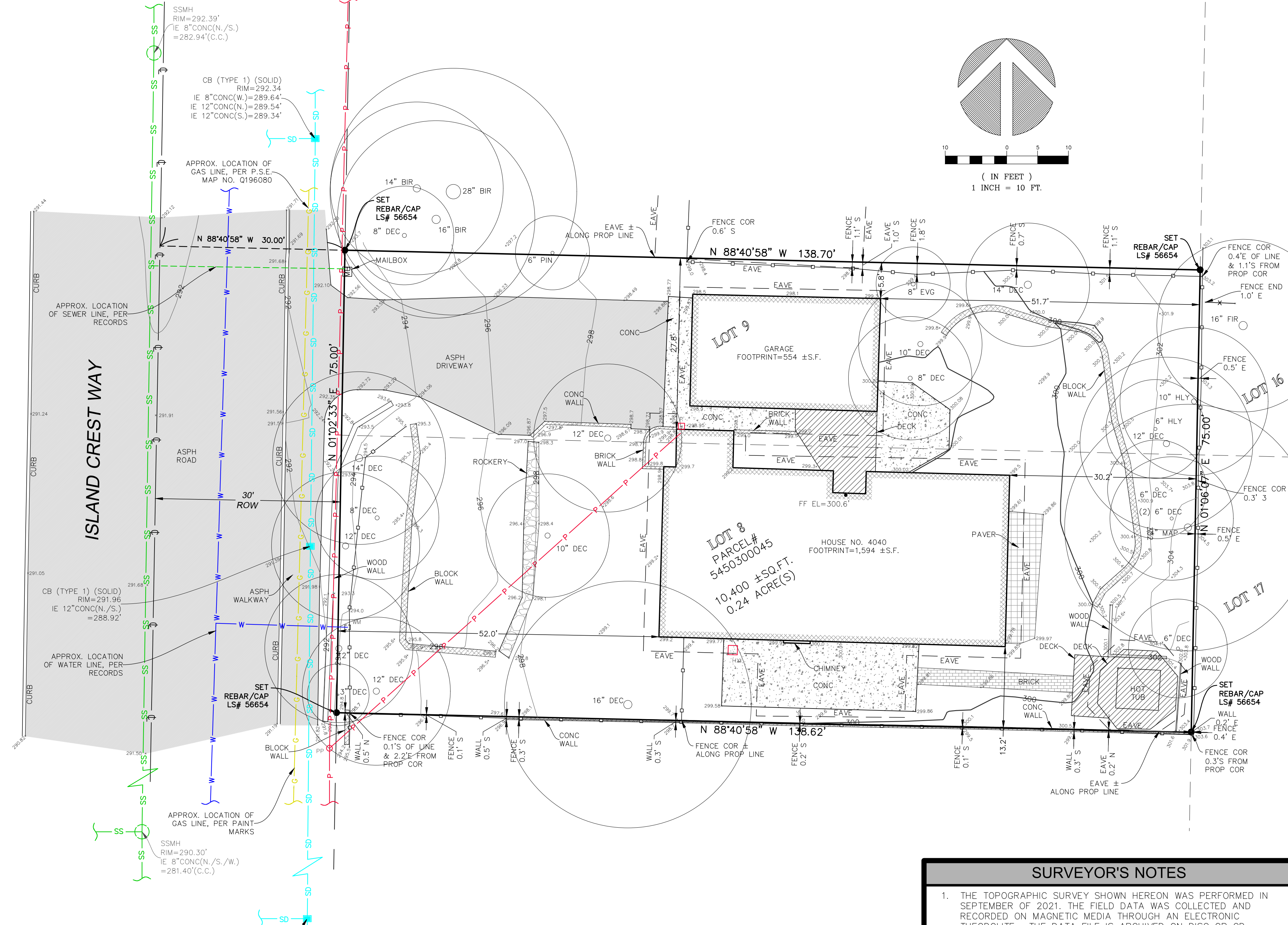
NAVD88 PER CITY OF MERCER ISLAND CONTROL POINT 1076.
 3/8" BRASS DISC WITH PUNCH MARK IN 4" X 4" CONCRETE POST IN MONUMENT CASE DOWN 1.2".
 ELEV: 293.094



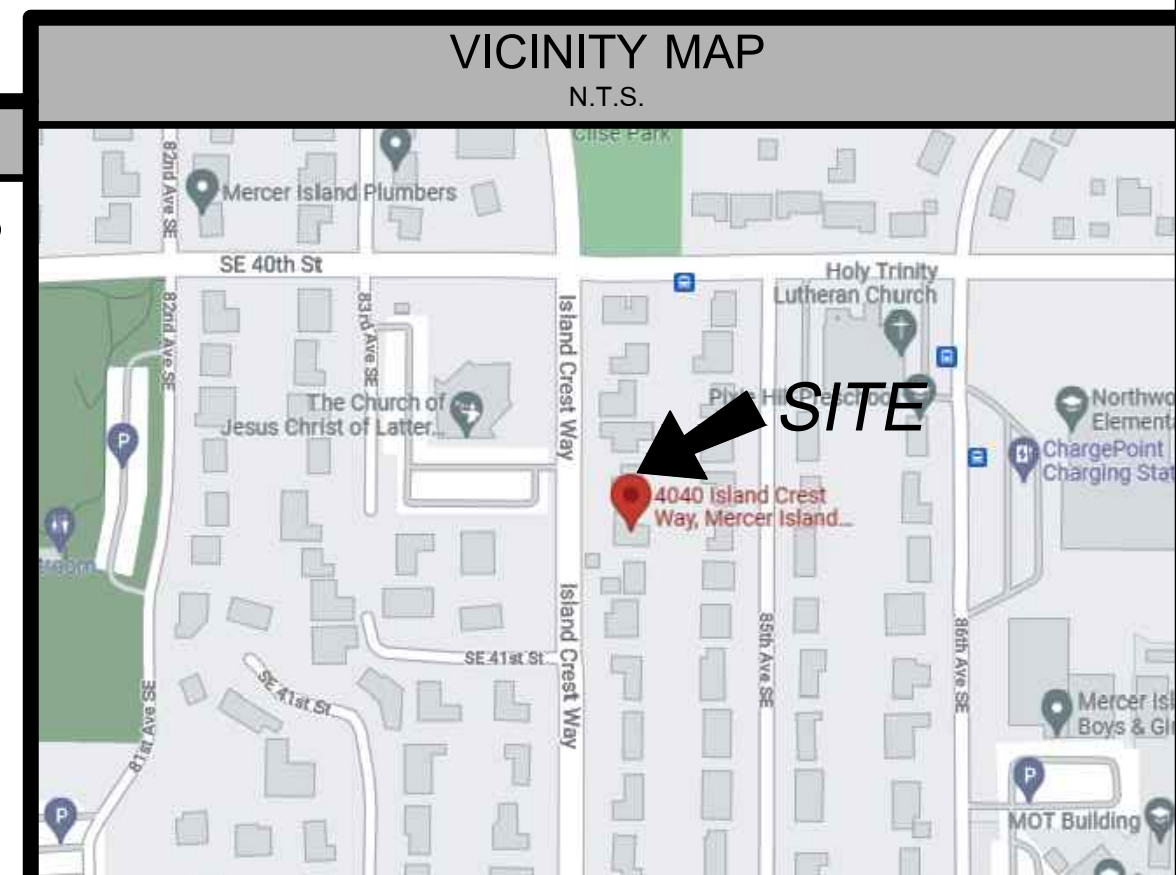
(IN FEET)
 1 INCH = 10 FT.



INDEXING INFORMATION	
NW 1/4	NW 1/4
SECTION: 18	TOWNSHIP: 24N
RANGE: 05E, W.M.	COUNTY: KING



LEGEND			
[Symbol]	ASPHALT SURFACE	[Symbol]	MONUMENT IN CASE (FOUND)
[Symbol]	BRICK SURFACE	[Symbol]	PAVER SURFACE
[Symbol]	BUILDING	[Symbol]	POWER METER
[Symbol]	CENTERLINE ROW	[Symbol]	POWER (OVERHEAD)
[Symbol]	CONCRETE SURFACE	[Symbol]	POWER POLE
[Symbol]	DECK	[Symbol]	REBAR & CAP (SET)
[Symbol]	FENCE LINE (CHAIN LINK)	[Symbol]	ROCKERY
[Symbol]	FENCE LINE (WOOD)	[Symbol]	SEWER MANHOLE
[Symbol]	GAS LINE	[Symbol]	SEWER LINE
[Symbol]	HEAT EXCHANGER	[Symbol]	STORM DRAIN LINE
[Symbol]	INLET (TYPE 1) (SOLID)	[Symbol]	WATER LINE
[Symbol]	MAILBOX (RESIDENTIAL)	[Symbol]	WATER METER



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.

- ### SURVEYOR'S NOTES
- 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.
 - ALL MONUMENTS SHOWN HEREON WERE LOCATED DURING THE COURSE OF THIS SURVEY UNLESS OTHERWISE NOTED.
 - 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).
 - SUBJECT PROPERTY TAX PARCEL NO. 545030-0045
 - SUBJECT PROPERTY AREA PER THIS SURVEY IS 10,400 ± S.F. (0.24 ACRES)
 - THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. EASEMENTS AND OTHER ENCUMBRANCES MAY EXIST THAT ARE NOT SHOWN HEREON.
 - EXISTING STRUCTURE(S) LOCATION AND DIMENSIONS ARE MEASURED FROM THE FACE OF THE SIDING UNLESS OTHERWISE NOTED.
 - 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.

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	

measure success