

4740 W. MERCER WAY

MERCER ISLAND, WA - 98040 - SPRING RESIDENCE

GENERAL INFORMATION
APPLIES FULL SET



7525 SE 24th St., 520
Mercer Island, WA
98040
425.902.1915

FLOOR PLAN GENERAL NOTES

GENERAL

- ALL ANGLED WALLS (OTHER THAN 90°) SHALL BE CONSTRUCTED AS NOTED BY ANGLE (DEGREES) CALLOUT OR CONFIGURED AS DIMENSIONED. (UNO.)
- ALL DIMENSIONS AT WALLS ARE TO THE FACE OF FRAMING STUDS.
- 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.)
- ALL DIMENSIONS AT WINDOWS ARE TO THE CENTERLINE
- 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.
- 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
- 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
- ALL COUNTERS, TUB DECKS & WALLS AT TUBS & SHOWERS SHALL HAVE SMOOTH, HARD, NON-ABSORBENT SURFACE w/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, R301.2
- ALL SHOWERS TO COMPLY w/IRC, P2100.1 through P2100.5 ALL SHOWER RECEPTORS TO COMPLY w/IRC, P2104.1 through P2104.4
- CALCULATIONS and DETAILS FOR MOUNTING HEIGHTS & CONNECTION OF METAL GUARDRAILS (IF USED) SHALL BE PROVIDED FOR REVIEW and APPROVAL BY RAILING FABRICATOR PRIOR TO INSTALLATION FOR COMPLIANCE w/IRC, R311 & R312
- ALL REQUIREMENTS FOR BUILDING ENVELOPE TO COMPLY WITH THE 2015 WASHINGTON STATE ENERGY CODE (WSEC). SEE REQ'D ENERGY CREDITS ON THIS SHEET ALONG w/SHEETS A11 & A12 FOR PRESCRIPTIVE REQUIREMENTS and COMPLIANCE NOTES FOR SINGLE FAMILY RESIDENTIAL IN CLIMATE ZONE 5 and MARINE 4.
- WSEC COMPLIANCE CERTIFICATE REQUIRED WITHIN 3' OF ELECTRICAL PANEL.
- EXHAUST FANS LARGER THAN 50cm, 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'.
- COMBUSTION AIR REQUIRED FOR ALL FUEL BURNING APPLIANCES. ALL INTAKE SOURCES TO BE MIN. 10" ABV. GARAGE FLOOR per IRC, M301.3
- PROVIDE FIREBLOCKINGS TO CUT OFF DRAFT OPENINGS AT LOCATIONS w/MATERIALS per IRC, R302.11 PROVIDE DRAFTSTOPPING AT FLOOR/CEILING ASSEMBLIES per IRC, R302.12
- ALL WASTE PLUMBING DROPS TO BE ON INTERIOR WALLS or FURRED OUT EXTERIOR WALLS.
- PROVIDE ACOUSTICAL PIPE WRAP AT ALL UPPER LEVEL WASTE LINES
- ALL OPENINGS MADE IN WALLS, FLOORS or CEILINGSS FOR THE PASSAGE OF PIPES, STRAINER PLATES ON DRAIN INLETS, TUB WASTE OPENINGS TO CRAWLSPACE and METER BOXES TO COMPLY w/THE CODE REQUIREMENTS OF THE GOVERNING UPC.
- 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, R311.7.0
- ALL EXTERIOR ROSE BIBS TO HAVE NON-REMOVABLE VACUUM BREAKERS, MUST BE FROSTPROOF and BE CALKED and SECURED AT EXT. WALLS.
- INTERIOR CEILING HEIGHTS ARE AS FOLLOWS:
MAIN FLOOR 10'-0" (UNO.)
UPPER FLOOR 9'-1 1/8" (UNO.)

SAFETY GLAZING

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

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

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

SKYLIGHTS and SLOPED GLAZING SHALL COMPLY WITH THE MATERIALS and REQUIREMENTS OF IRC, R308.6.1 through R308.6.4

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, R312.1
- 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

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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 R311.9 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 R311.1.1
- SHALL PROVIDE A MIN. HEADROOM OF 6'-8" MEASURED VERTICALLY FROM THE NOSE OF TREADS or LANDINGS per R311.2
- SHALL NOT HAVE A VERTICAL RISE GREATER THAN 14 1/2" BTWN. FLOOR LEVELS or LANDINGS per R311.7.3
- SHALL MEET THE WALKLINE REQUIREMENTS AT WINDER TREADS per R311.7.4
- SHALL HAVE A MAX. RISER HEIGHT OF 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 3/8". TREADS LESS THAN 11" SHALL MEET NOSING REQUIREMENTS. THE OPENINGS AT OPEN RISERS SHALL NOT PERMIT THE PASSAGE OF A 4" ø SPHERE per R311.5.1 through R311.5.4
- LANDINGS AT TOP and BOTTOM OF STAIRS SHALL MEET THE REQUIREMENTS OF R311.7.6
- THE WALKING SURFACE OF TREADS and LANDINGS SHALL NOT BE SLOPED MORE THAN 2% PER R311.7.7
- HANDRAILS SHALL BE PROVIDED ON AT LEAST ONE SIDE OF EACH CONTINUOUS RUN OF TREADS w/(4) or MORE RISERS. THE TOP OF HANDRAIL SHALL BE 34-38" ABV. LINE CONNECTING NOSINGS, HAVE MIN. 1 1/2" SPACE BETWN. RAIL and WALL, HANDRAIL MUST RUN CONTINUOUS FOR FULL LENGTH OF EACH FLIGHT and MEET APPROVED GRIP-SIZE per IRC, R311.7.0
- SHALL BE PROVIDED w/ILLUMINATION per IRC, R303.7 at INTERIOR STAIRWAYS and R303.0 at EXTERIOR STAIRWAYS.

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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

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ALARMS

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

- SMOKE ALARMS TO BE LISTED and INSTALLED IN ACCORDANCE w/IRC, R314.1 and 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 SEPARATE SLEEPING AREA.
- ON EACH STORY OF THE DWELLINGS.
- 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 DWELLINGS
- ADJACENT TO EACH SEPARATE 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 R315.5

- COMBINATION SMOKE and CARBON MONOXIDE A NFPA 13R FIRE SPRINKLER SYSTEM INSTALLED PER CoM and NFPA 13R STANDARDS IS REQUIRED. THIS WILL REQUIRE A 1.5" METER AND 2" SUPPLY LINE.

ALARMS SHALL BE PERMITTED IN LIEU OF SEPARATE ALARMS per R314.5 and R315.4
FIRE PROTECTION

ABBREVIATIONS

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

BUILDING CODES FOR THIS SET

CITY OF MERCER ISLAND CODES AT THE DATE OF THIS DRAWING SET:

- 2018 INTERNATIONAL BUILDING CODE (IBC)
- 2018 INTERNATIONAL RESIDENTIAL CODE (IRC)
- 2018 WASHINGTON STATE ENERGY CODES
- 2018 INTERNATIONAL FIRE CODE (IFC)
- 2018 NATIONAL ELECTRIC CODE (NEC)
- 2018 UNIFORM PLUMBING CODE (UPC)
- 2018 INTERNATIONAL MECHANICAL CODE (IMC)
- 2018 INTERNATIONAL FUEL GAS CODE (IFGC)

SHEET INDEX

SHEET #	DESCRIPTION
A1	COVERSHEET
A2	SITE PLAN
A2.1	SITE PLAN
A3	FOUNDATION PLAN
A4	MAIN FLOOR FRAMING PLAN
A5	MAIN FLOOR PLAN
A6	UPPER FLOOR FRAMING PLAN
A7	UPPER FLOOR PLAN
A8	ROOF FRAMING PLAN
A9	ROOF PLAN
A10	EXTERIOR ELEVATIONS
A11	EXTERIOR ELEVATIONS
A12	BUILDING SECTIONS
A13	STAIR SECTION
SD.0	LATERAL - STRUCTURAL GENERAL NOTES
LB-1	LATERAL - DETAILS
LB-2	LATERAL - DETAILS
LB-3	LATERAL - DETAILS
SD.01	FOUNDATION DETAILS
D1	TYPAR HOUSE WRAP DETAILS
D2	ARCHITECTURAL DETAILS
D3	ARCHITECTURAL DETAILS
D3	ARCHITECTURAL DETAILS
EN1	ENERGY CODE
1 OF 4	TESCP
2 OF 4	UTILITY & TREE PLAN
3 OF 4	UTILITY DETAILS
4 OF 4	AMENDED SOILS MAP
TOPO	TOPOGRAPHIC SURVEY

PROJECT TEAM

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SQUARE FOOTAGE SUMMARY

SQUARE FOOTAGE SUMMARY	
LOWER FLOOR AREA	0 S.F.
MAIN FLOOR AREA	1,603 S.F.
UPPER FLOOR AREA	2,340 S.F.
TOTAL CONDITIONED AREA	4023 S.F.
3 CAR GARAGE	723 S.F.
COVID PATIO	644 S.F.
COVID PORCH	110 S.F.
TOTAL AREA UNDER ROOF	5,505 S.F.
OVERALL WIDTH	40'-0"
OVERALL DEPTH	37'-6"

Method for calculating Square Footage - ANSI Z390-2013 specifies no separate distinction of 'above-grade or below-grade' areas and each level is measured to the center of each of the exterior finished surfaces.
Square footage calculations for this house were made based on plan dimensions only and may vary from the finished square footage of the house as built.
See Sheet "CODES" for additional Zoning required Area Calculations

COVER SHEET

1/4" = 1'-0"

Spring Residence
4740 W. Mercer Way
Mercer Island, WA.
Job Number: Spring JMC011

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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09.22.23
Submittal Date

Sheet Title/Description

JAYMARC HOMES
Design Firm

R.K.N.
Drawn by:

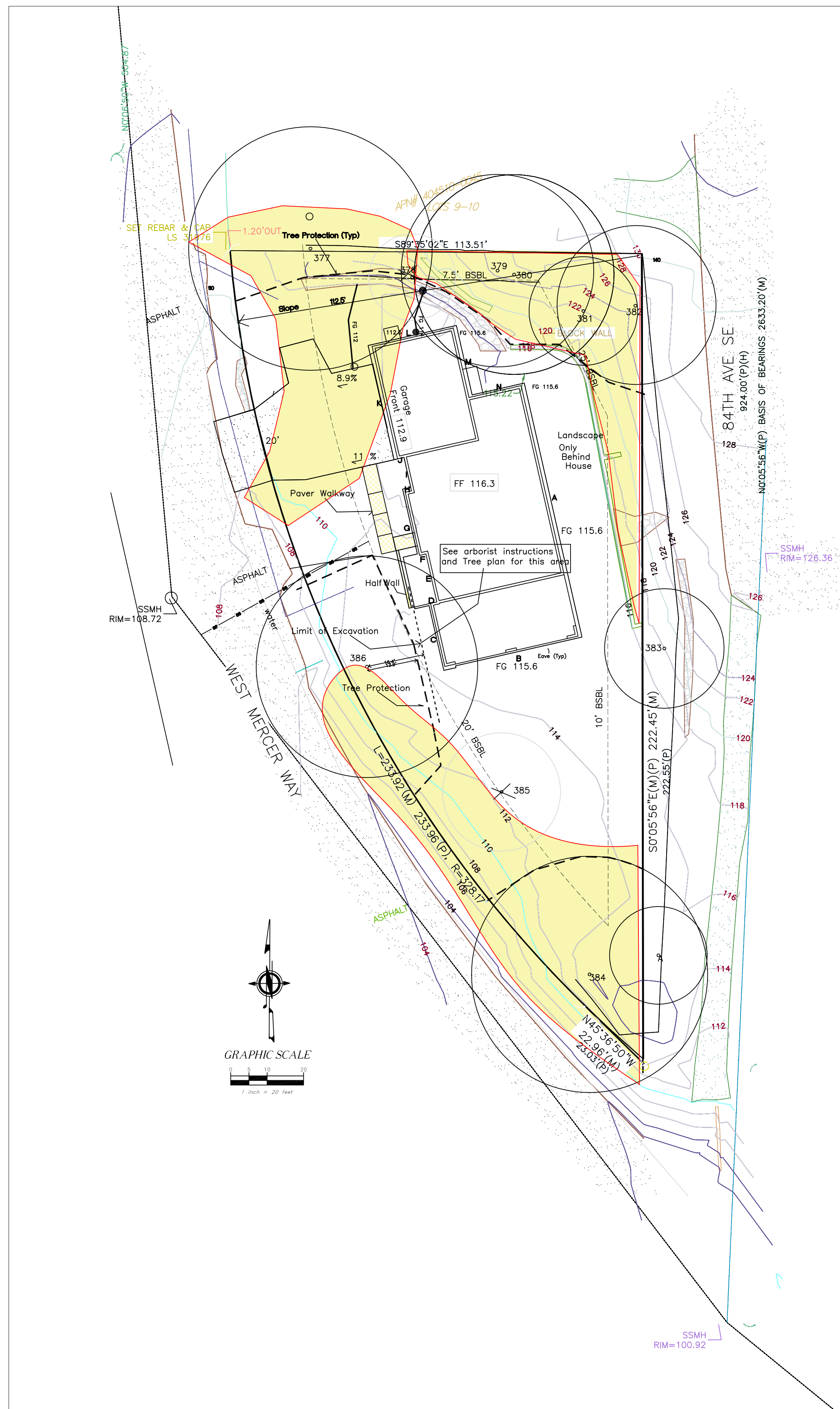
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Primary Scale

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of .

Sheet Title/Description

Sheet Title/Description



LOT COVERAGE	
Lot Area	16,710
Allowed	35%
Allowed sf	5,849

New	
Main Structure Roof Area	3,372
Driveway	998
New sf	4,370

Existing	
Main Structure Roof Area	2,070
Driveway	2,377
Auxiliary Bldg	38
Total Existing	4,485
Existing Removed	(4,485)
Total New and Existing	4,370
	% 26.2%

PARKING	
Covered	3 ea
Driveway	3 ea.

Gross Floor Area	
Lot Size	16,710
Main Floor Living	1,606 sf
Garage	702 sf
Second Floor Living	2,166 sf
Less Second Floor Stairs	-122 sf
Total	4,352 sf

Max Allowed: 40%	6,684 sf
This Proposal	26.0%

PROPERTY OWNER
Erik and Katie Spring

STREET ADDRESS
4740 West Mercer Way

PARCEL #
4045100055

LEGAL DESCRIPTION
LOTS 11, 12 AND 13 OF A PORTION OF LAKE ISLE, ACCORDING TO THE PLAT THEREOF, VOL. 28, P13 BOOK OF PLATS, KING COUNTY, WA

ZONE: R-15

SETBACKS:
Front Yard - 20'
Rear Yard - 25'
Side Yards - 7.5'/15'

HEIGHT LIMIT; 30' above ABE to roof peak

MAXIMUM LOT COVERAGE: 35%

MAXIMUM HARDSCAPE: 9%

MAXIMUM FAR: 40%

PARKING SPACES PROVIDED: 3 GARAGE 3DRIVEWAY

4740 West Mercer Way TREE INVENTORY														
Tree ID	Common Name	DSH	Multi	Health	Structural Condition	Dripline				Exceptional Threshold	Exceptional Above 24"	Retain?		
						N	E	S	W					
377	Bigleaf Maple	34.7	24,25	Good	Good	26.4	26.4	33.4	31.4	30"	Size	Yes	Yes	
378	Lodgepole Pine	11.5		Good	Fair	0.5	13.5	24.5	12.5	6	Size	No	No	
379	Austrian Black Pine	26.7		Good	Fair	17.1	9.1	26.1	21.1	24	Size	Yes	Yes	
380	Austrian Black Pine	28.3		Good	Fair	19.2	21.2	27.2	9.2	24	Size	Yes	Yes	
381	Western Red Cedar	12.9		Good	Good	14.5	14.5	14.5	14.5	30	No	No	Yes	
382	Western Red Cedar	32.5		Good	Good	21.4	21.4	21.4	21.4	30	Size	Yes	Yes	
384	Western Red Cedar	45.4		Good	Good	31.9	21.9	26.9	21.9	30	Size	Yes	Yes	
385	Doug-Fir	20.3		Good	Good	15.8	15.8	15.8	15.8	30	No	No	No	
386	Doug-Fir	42		Good	Excellent	25.8	25.8	25.8	23.8	30	Size	Yes	Yes	
10	TOTALS	9										7	6	7

OFFSITE													
Tree ID	Common Name	DSH	Multi	Health	Structural Condition	N	E	S	W	Exceptional Threshold	Exceptional Above 24"	Retain?	
A	Red Alder	12		Poor	Fair	15.5	17.5	10.5	16.5			No	Yes
383	Flowering Cherry	10.2	6,5,7,1,3,3	Good	Good	16.4	8.4	12.4	16.4	23	No	No	Yes

4740 W Mercer Way Height Table				
Wall Segment	Midpoint Elevation	Length	Product	
A	115.4	70.5	8,135.7	
B	114.7	37	4,243.9	
C	114.3	17.3	1,977.4	
D	114.8	1.8	206.6	
E	115.1	13.3	1,530.8	
F	115.2	1.8	207.4	
G	115.6	17.7	2,046.1	
H	112	1.8	201.6	
I	112.4	9.4	1,056.6	
J	112.3	3.1	348.1	
K	112.2	31.6	3,545.5	
L	111.9	22.8	2,551.3	
M	112.1	19.5	2,186.0	
N	115.1	14.7	1,692.0	
Sub Totals	262.3		29,929.0	
ABE			114.1	
Max Height			30.0	
Max Elevation			144.10	
Proposed Ridge			143.2	



Lot Slope Calculations	
High Point	130 ft
Low Point	110 ft
Elevation Difference	20 ft
Distance	112.6 ft
Slope%	17.8%

Hardscape	
Lot Size	16,710
EXISTING	
Uncovered Patio	1420
Walkways	140
Stairs	0
Rockery/Retaining Walls	251
Total Existing	1811
Existing Removed	1560
Net Existing Retained	251
NEW	
Uncovered Patio	
Walk	131
Total New	131
Total Project	382
Project %	2.30%

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

Spring Residence
4740 W Mercer Way

Drawn by
Gary Upper

12/8/22

12/19/22

1/11/23

9/21/23

A2.0

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

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09.22.23
Submital Date

Sheet Title/Description

JAYMARC HOMES
Design Firm

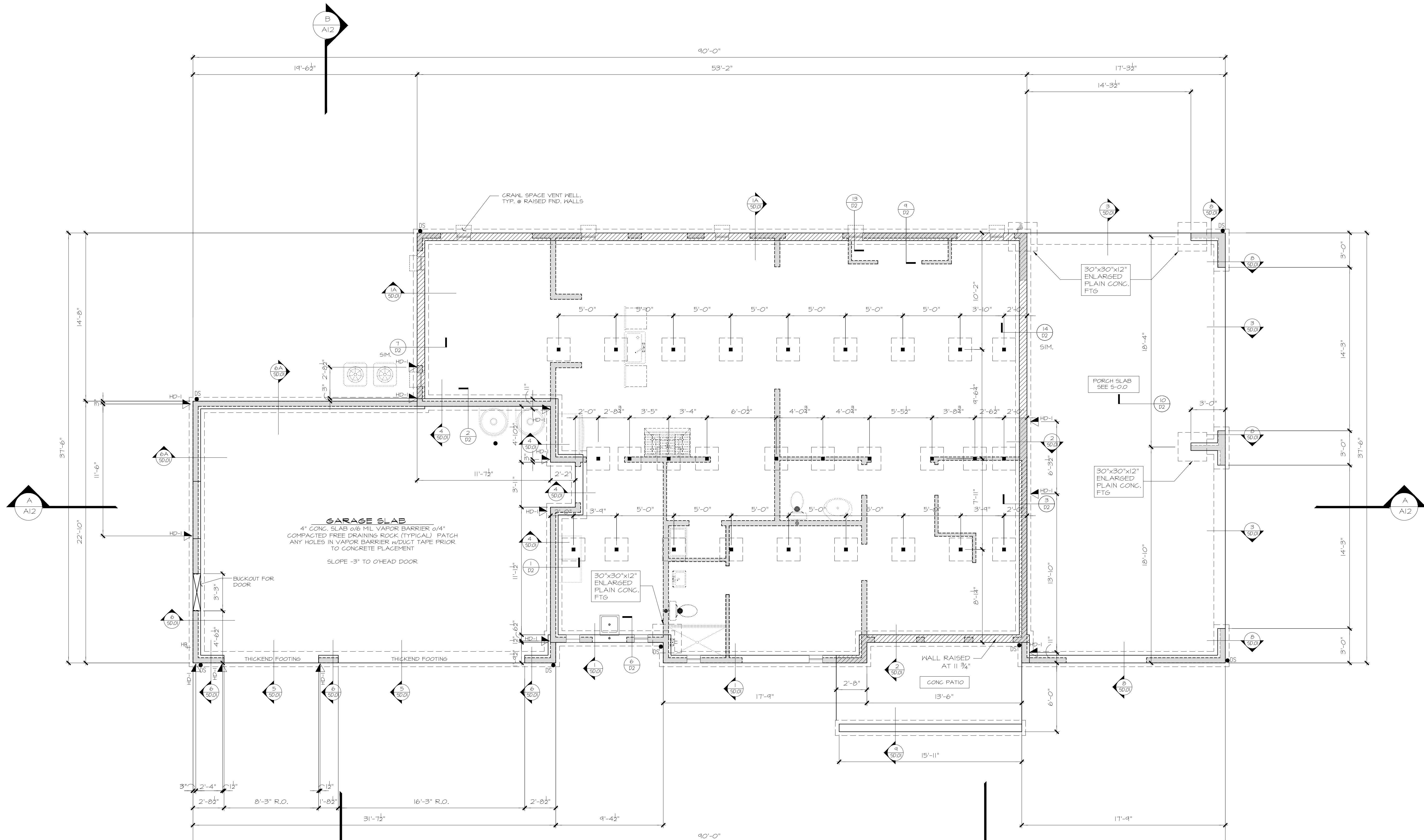
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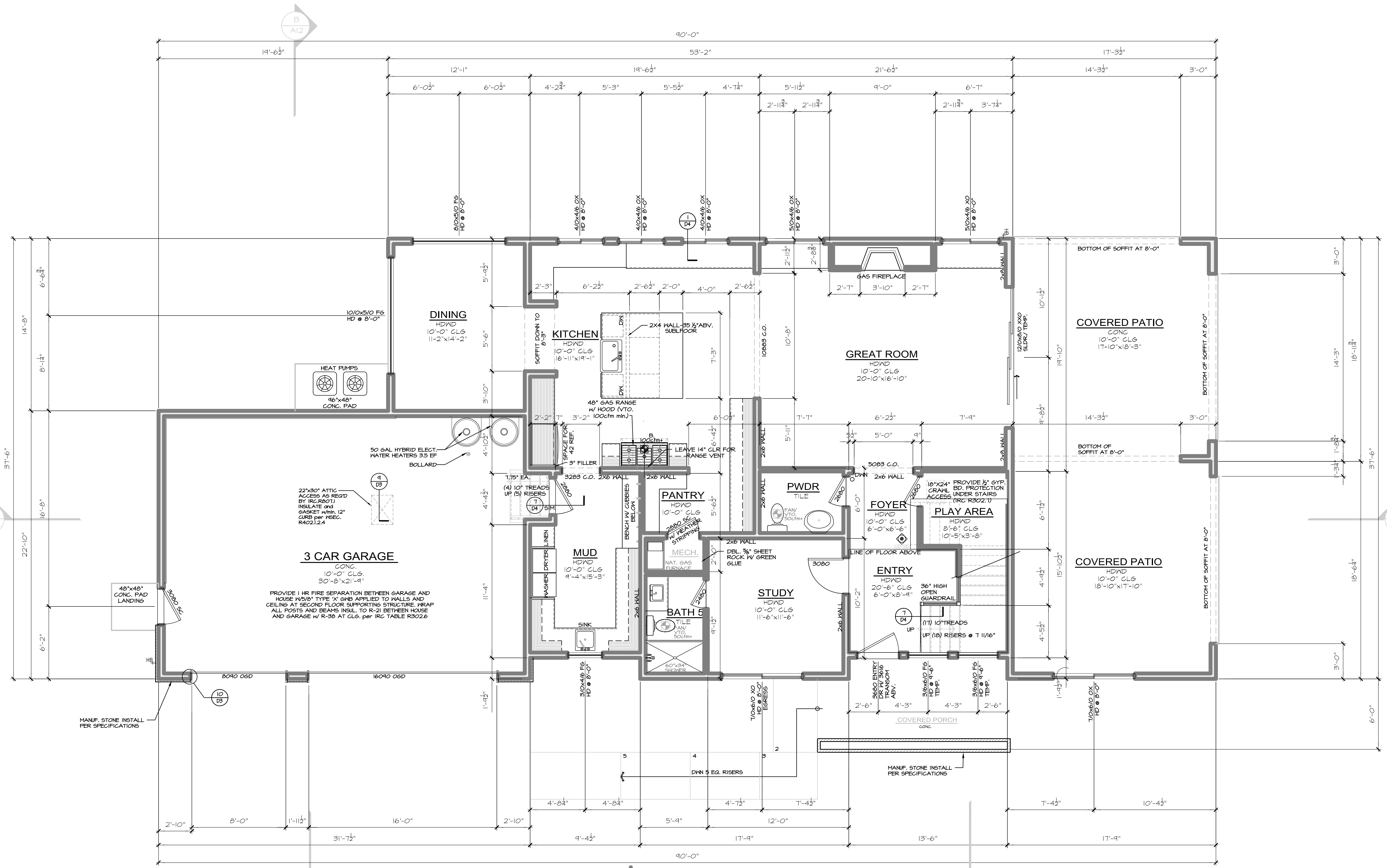
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Sheet Title/Description





WHOLE HOUSE VENTILATION

PROVIDE WHOLE HOUSE VENTILATION per 2018 IRC, M1505.4.3(1), M1505.4.3(2), & M1505.4.3(3) 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 #4 POWDER	Min. 50cfm, INTERMITTENT at 0.25wg per TABLE M1505.4.4
	KITCHEN	Min. 100cfm, INTERMITTENT at 0.25wg per TBL. M1505.6
	LAUNDRY ROOM	FINAL ADJUSTED RATE = 180 CFM (120 CFM PER TABLE 1505.4.3(1), ADJUSTED BY FACTOR OF 1.5 PER TABLE M1505.4.3(2) FOR NON-BALANCED, NOT DISTRIBUTED SYSTEM.

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: 35 FOR a 1501sf to 4999sf HOME.

CREDITS PROVIDED IN THIS HOME AS FOLLOWS:

EFFICIENT BUILDING ENVELOPE 1a. 0.5 CREDITS

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

VERTICAL PENETRATION 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 3a. 1.0 CREDITS

GAS FURNACE WITH MINIMUM AFUE OF 94%

EFFICIENT WATER HEATING 5a. 0.5 CREDITS

ALL SHOWERHEAD AND KITCHEN SINK FAUCETS INSTALLED IN THE HOUSE SHALL BE RATED AT 1.75 GPM OR LESS.

ALL OTHER LAVATORY FAUCETS SHALL BE RATED AT 1.0 GPM OR LESS.

EFFICIENT WATER HEATING 5c. 1.5 CREDITS

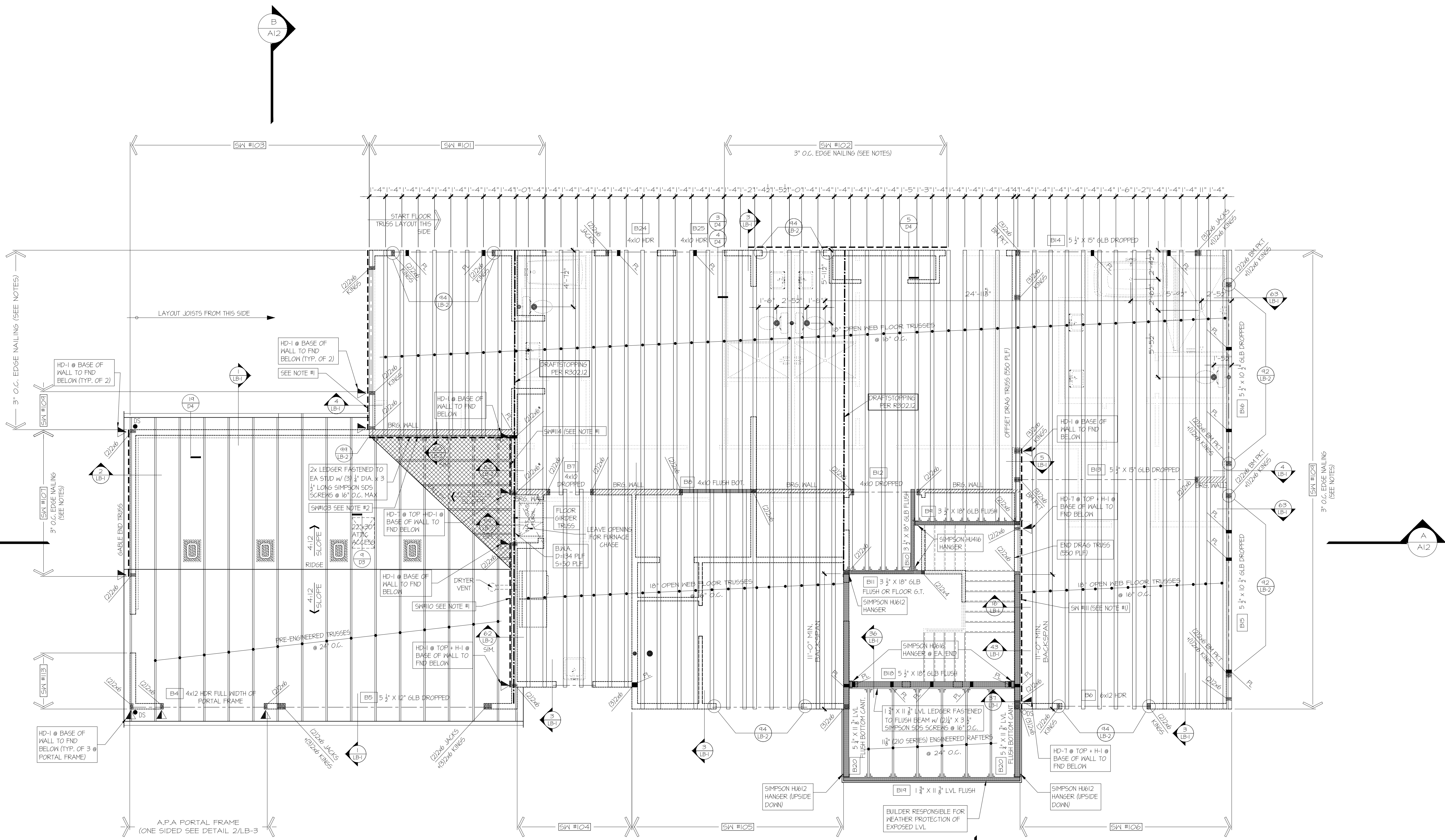
WATER HEATING SYSTEM SHALL BE GAS WATER HEATER WITH A MINIMUM EF OF 0.91

SUMMARY

SQUARE FOOTAGE SUMMARY

LOWER FLOOR AREA	0 S.F.
MAIN FLOOR AREA	1,683 S.F.
UPPER FLOOR AREA	2,340 S.F.
TOTAL CONDITIONED AREA	4,023 S.F.
3 CAR GARAGE	723 S.F.
COVERED PATIO	644 S.F.
COVERED PORCH	110 S.F.
TOTAL AREA UNDER ROOF	5,505 S.F.

OVERALL WIDTH: 90'-0"
OVERALL DEPTH: 37'-6"



NOTE #1:
PROVIDE 3/8" OSB OR PLYWOOD FASTENED PER 3" O.C. EDGE NAILING (SEE 5-0.0)

REFER TO S-O FOR TYPICAL STRUCTURAL NOTES & SCHEDULES

NOTE #2:
PROVIDE 3/8" OSB OR PLYWOOD FASTENED PER STANDARD EXT. WALL SHEATHING (SEE 5-0.0)

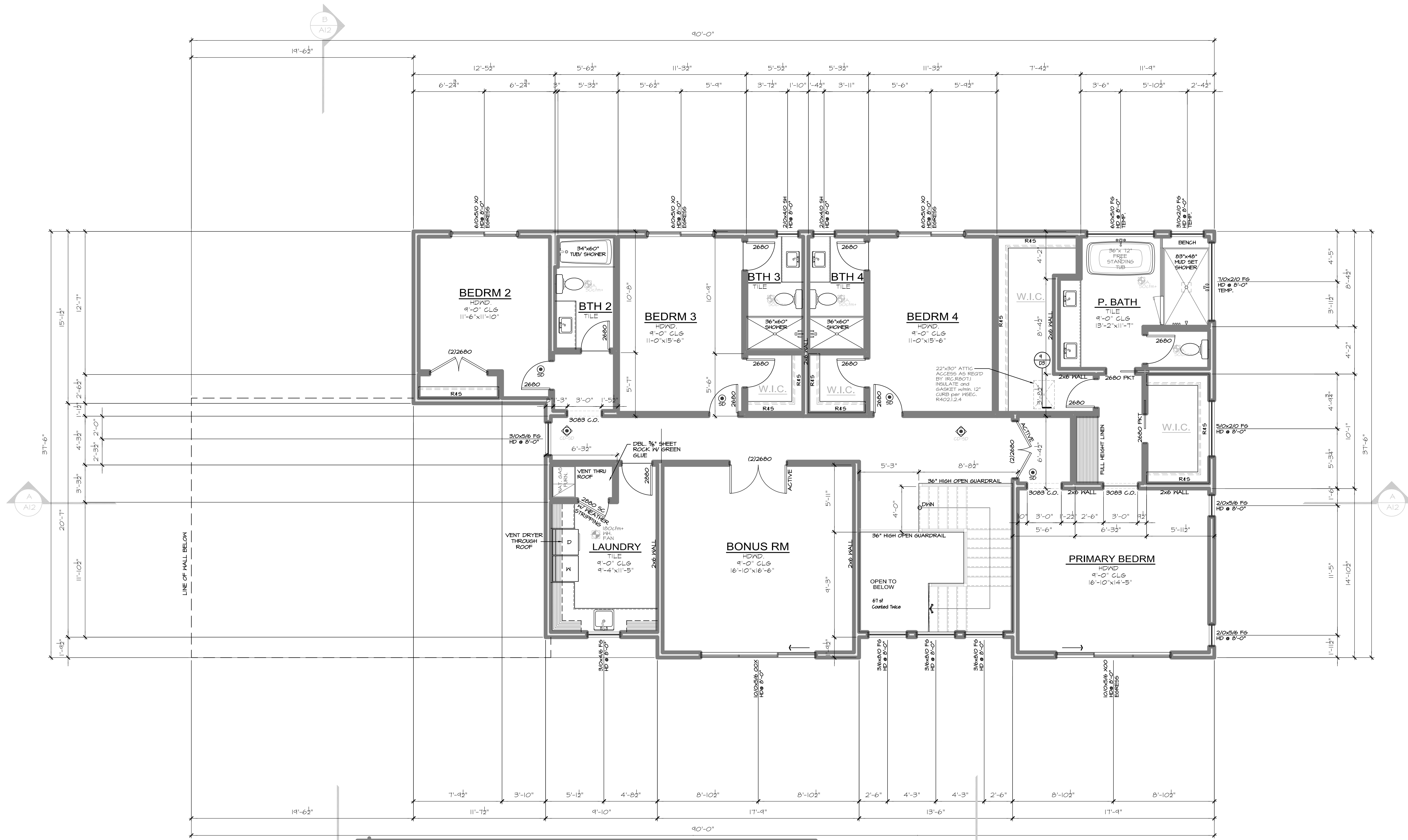
4x10 HDR @ ALL EXT. [B3] WINDOWS/DOORS (TYP. U.N.O.)

LEGEND

- Interior bearing wall
- Beam / header
- 18" floor truss @ 24" 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.

HOLD-DOWN SCHEDULE

SYMBOL	SPECIFICATION
HD-1	SIMPSON 5THD14 (RJ) HOLD-DOWN
HD-5	SIMPSON C516 STRAP TIE (14" END LENGTH)
HD-6	SIMPSON MSTC40 STRAP TIE (12" END LENGTH)
HD-7	SIMPSON MSTC66 STRAP TIE (24" END LENGTH)



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:
3.5 FOR A 1509sf to 4,999sf HOME.
CREDITS PROVIDED IN THIS HOME AS FOLLOWS:
EFFICIENT BUILDING ENVELOPE 1a: 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.

R406.2 ADDITIONAL ENERGY EFFICIENCY REQUIREMENTS (MANDATORY).
HIGH EFFICIENCY HVAC EQUIPMENT 3a: 1.0 CREDITS
GAS FURNACE WITH MINIMUM AFUE OF 94%
EFFICIENT WATER HEATING 5a: 0.5 CREDITS
ALL SHOWERHEAD and KITCHEN SINK FAUCETS INSTALLED IN THE HOUSE SHALL BE RATED AT 1.75 GPM or LESS.
ALL OTHER LAVATORY FAUCETS SHALL BE RATED AT 1.0 GPM or LESS.
EFFICIENT WATER HEATING 5c: 1.5 CREDITS
WATER HEATING SYSTEM SHALL BE:
GAS WATER HEATER WITH A MINIMUM EF OF 0.91

SUMMARY

SQUARE FOOTAGE SUMMARY	
LOWER FLOOR AREA	0 S.F.
MAIN FLOOR AREA	1,683 S.F.
UPPER FLOOR AREA	2,340 S.F.
TOTAL CONDITIONED AREA	4,023 S.F.
3 CAR GARAGE	723 S.F.
COVD PATIO	644 S.F.
COVD PORCH	110 S.F.
TOTAL AREA UNDER ROOF	5,505 S.F.
OVERALL WIDTH	40'-0"
OVERALL DEPTH	31'-6"



7525 SE 24th St., 520
Mercer Island, WA
98040
425.902.1915

Spring Residence
4740 W. Mercer Way
Mercer Island, WA.
Job Number: Spring JMC011

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.

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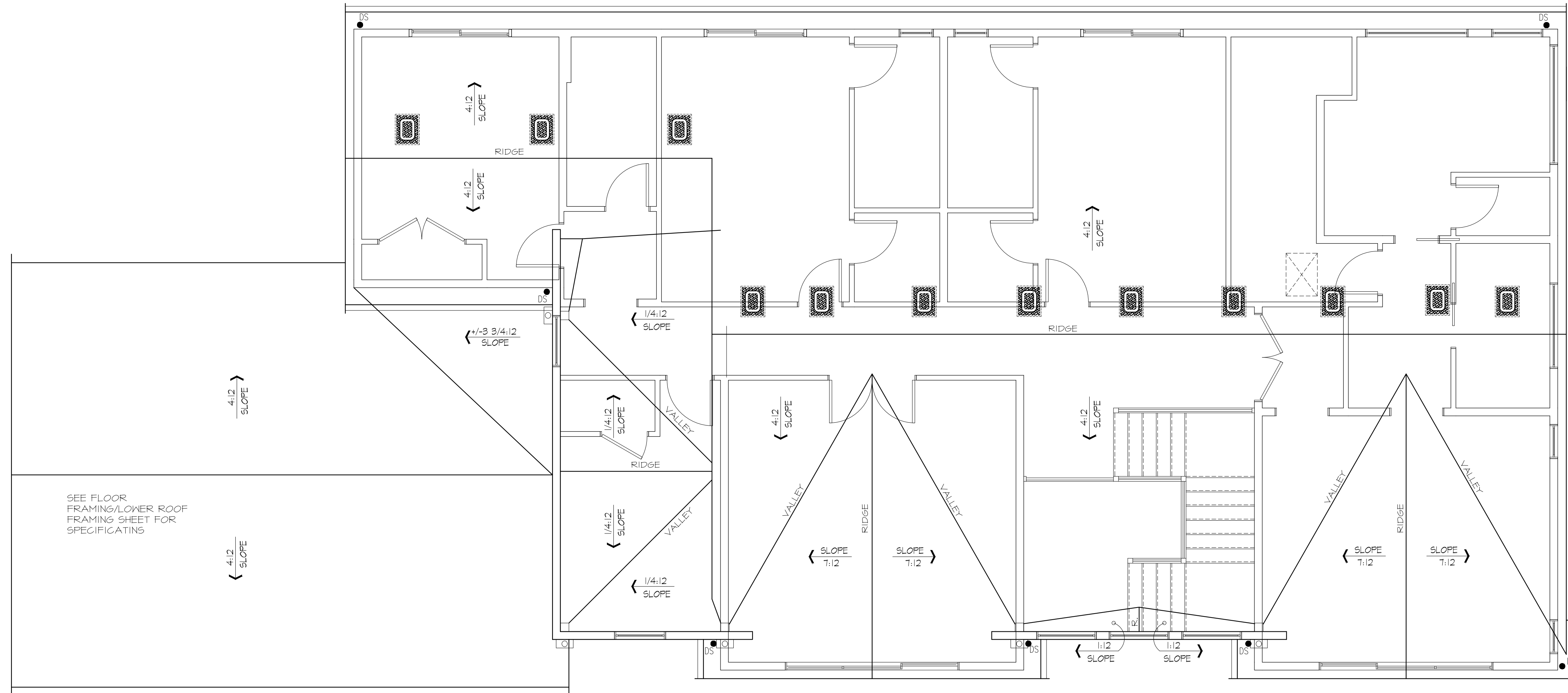
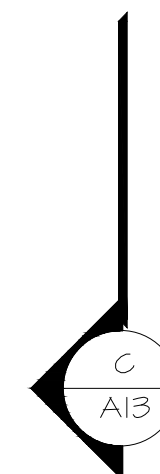
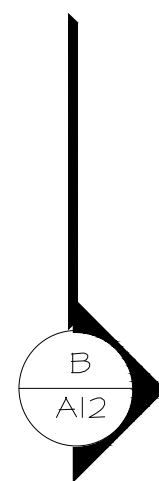
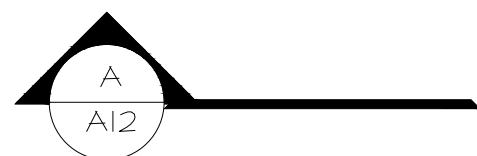
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ROOF PLAN

1/4" = 1'-0"

Sheet Title/Description

Spring Residence
4740 W. Mercer Way
Mercer Island, WA.
Job Number: Spring
JMC011

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

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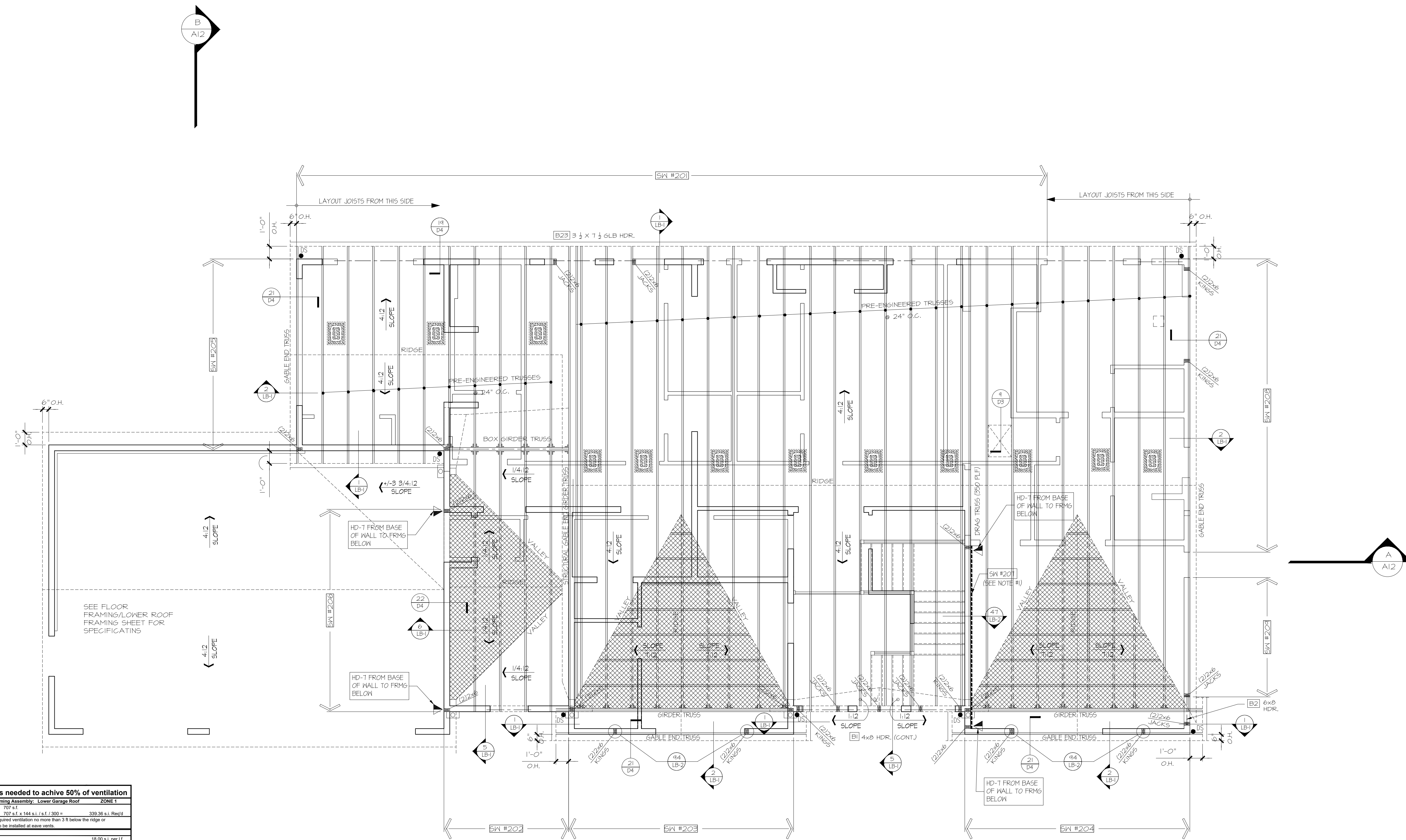
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SEE FLOOR FRAMING/LOWER ROOF FRAMING SHEET FOR SPECIFICATIONS

Upper Roof Ventilation: as needed to achieve 50% of ventilation
Standard Truss / Scissor Truss Roof Framing Assembly: Lower Garage Roof ZONE 1

Roof Area	707 s.f.
Ventilation Required:	707 s.f. x 144 s.l. / s.f. / 300 = 339.36 s.l. 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	
Continuous Ridge Vent =	339.36 s.l. x 0.4 / s.l. per linear foot = 18.00 s.l. per l.f.
Upper Ventilation Min. Req'd =	8 l.f.
Upper Ventilation MAX. Req'd =	339.36 s.l. x 0.5 / s.l. per linear foot = 10 l.f.
Provide:	0 l.f. ridge vent. Ventilation = 0.00 s.l.
Ventilation area remainder for AF50 vents =	90.16 s.l.
Upper Roof Ventilation: as needed to achieve 50% of ventilation	
AF50 Roof Jack (10" x 7") =	50.00 s.l. each.
Slope Ventilation Req'd TO GET 50% = 50.16 s.l. / s.l. of each vent =	4 vents
Provide:	4 - 10"x7" roof jacks. Ventilation = 200.00 s.l.
Eave Ventilation:	
Birdblocking (3/2" dia holes per bay =	4.71 s.l. / l.f. - 25% reduction = 3.53 s.l. / l.f.
Eave Ventilation Req'd =	169.68 s.l. / s.l. per l.f. = 48 l.f.
Provide Minimum:	50 l.f. birdblocking. Ventilation = 178.5 s.l.
Minimum Ventilation Provided =	378.5 s.l. IS GREATER THAN: 339.36 s.l. Req'd

Upper Roof Ventilation: as needed to achieve 50% of ventilation
Standard Truss / Scissor Truss Roof Framing Assembly: Upper Roof ZONE 1

Roof Area	2244 s.f.
Ventilation Required:	2244 s.f. x 144 s.l. / s.f. / 300 = 1115.52 s.l. 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	50.16
Coravent Strip-Vent Product Supplies 6.75 sq. in. if net free per linear foot	
Lower Ventilation Req'd	
Provide: 40 linear feet of Coravent strip vent product =	270.00 s.l.
Upper Roof Ventilation: as needed to achieve 50% of ventilation	
AF50 Roof Jack (10" x 7") =	50.00 s.l. each.
Slope Ventilation Req'd TO GET 50% = 50.16 s.l. / s.l. of each vent =	12 vents
Provide:	12 - 10"x7" roof jacks. Ventilation = 600.00 s.l.
Eave Ventilation:	
Birdblocking (3/2" dia holes per bay =	4.71 s.l. / l.f. - 25% reduction = 3.53 s.l. / l.f.
Eave Ventilation Req'd =	557.76 s.l. / s.l. per l.f. = 287.76 l.f.
Provide Minimum:	89 l.f. birdblocking. Ventilation = 334.17 s.l.
Minimum Ventilation Provided =	1184.17 s.l. IS GREATER THAN: 1115.52 s.l. Req'd

REFER TO S-O FOR TYPICAL STRUCTURAL NOTES & SCHEDULES

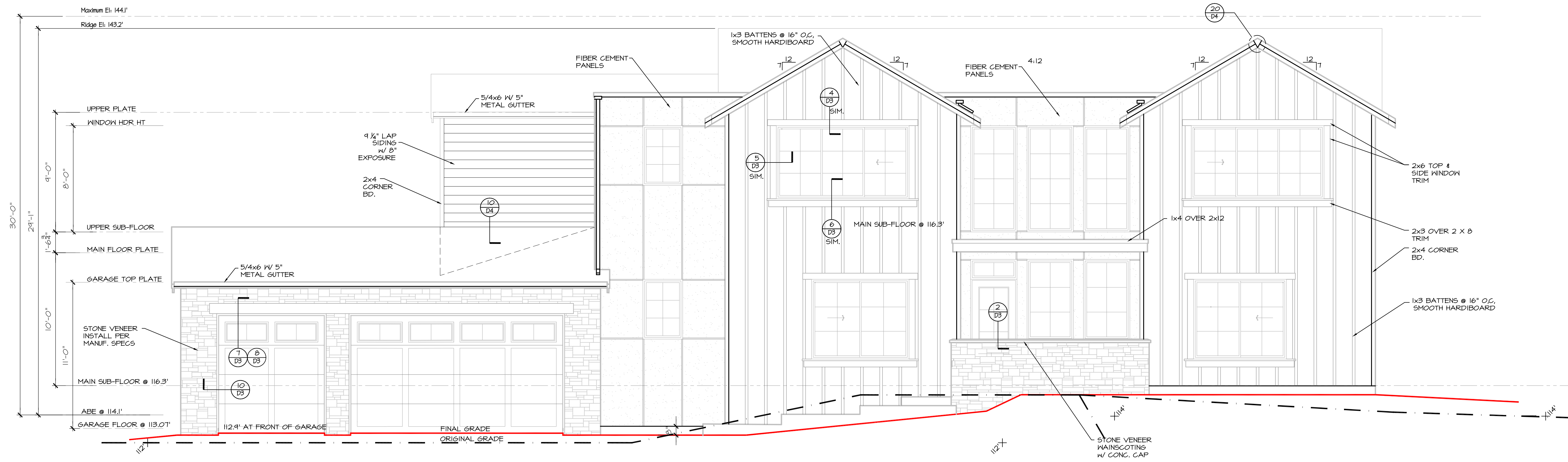
PROVIDE CONT. EXT. SHEATHING BEHIND LOW TRUSSES DOWN TO SECOND FLOOR SOLE PLATE (TYP. @ LOW ROOF)

NOTE #1:
PROVIDE 1/8" OSB OR PLYWOOD FASTENED PER 3" O.C. EDGE NAILING (SEE S-O-O)

4x8 HDR @ ALL EXT. [B1]
WINDOWS/DOORS (TYP. U.N.O.)

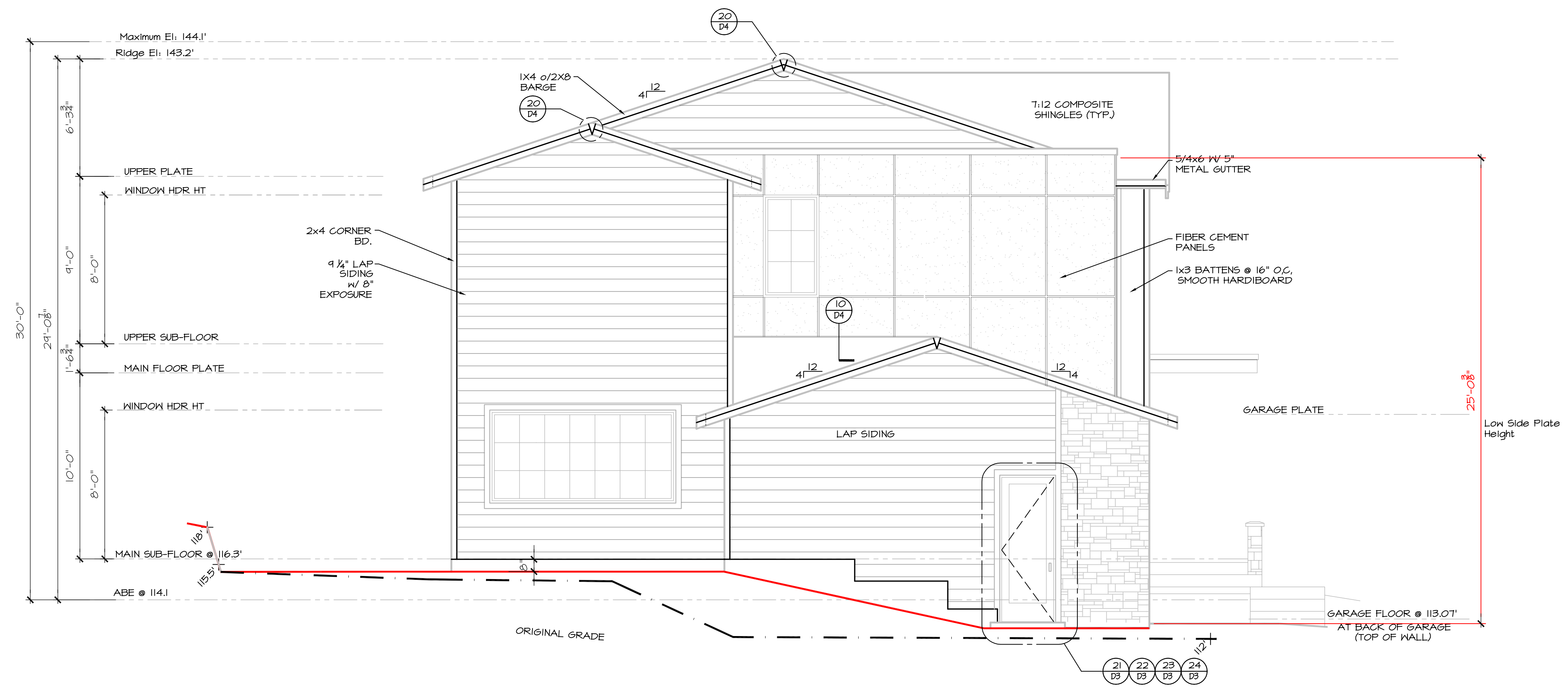
LEGEND

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



FRONT ELEVATION

1/4" = 1'-0"



LEFT ELEVATION

1/4" = 1'-0"

Spring Residence
 4740 W. Mercer Way
 Mercer Island, WA.
 Job Number: Spring
 JMC011

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

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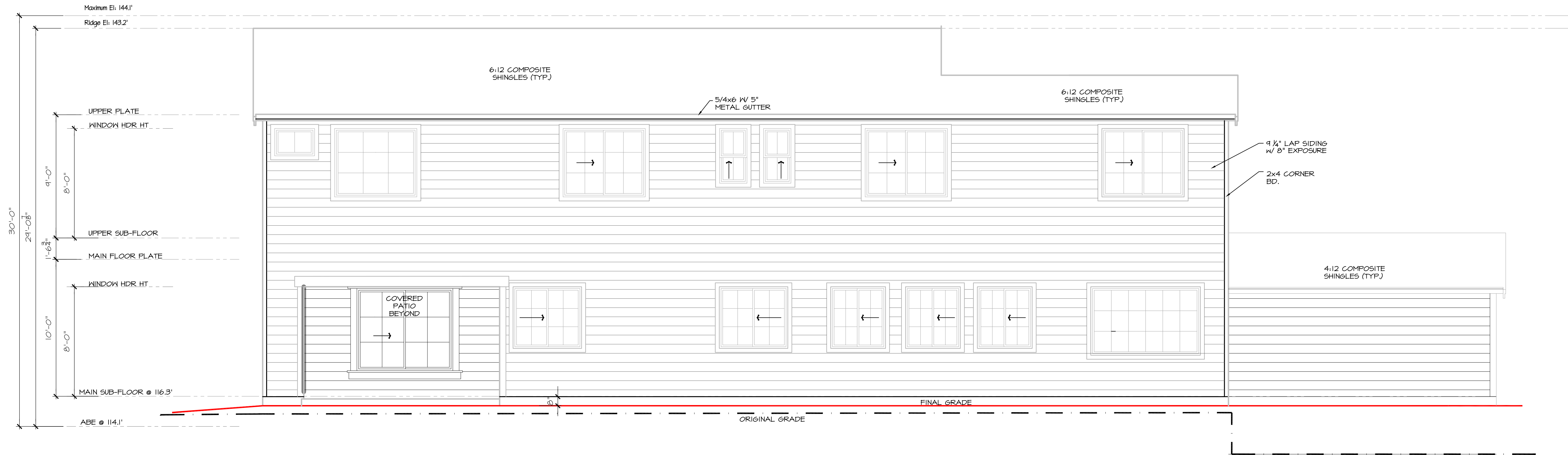
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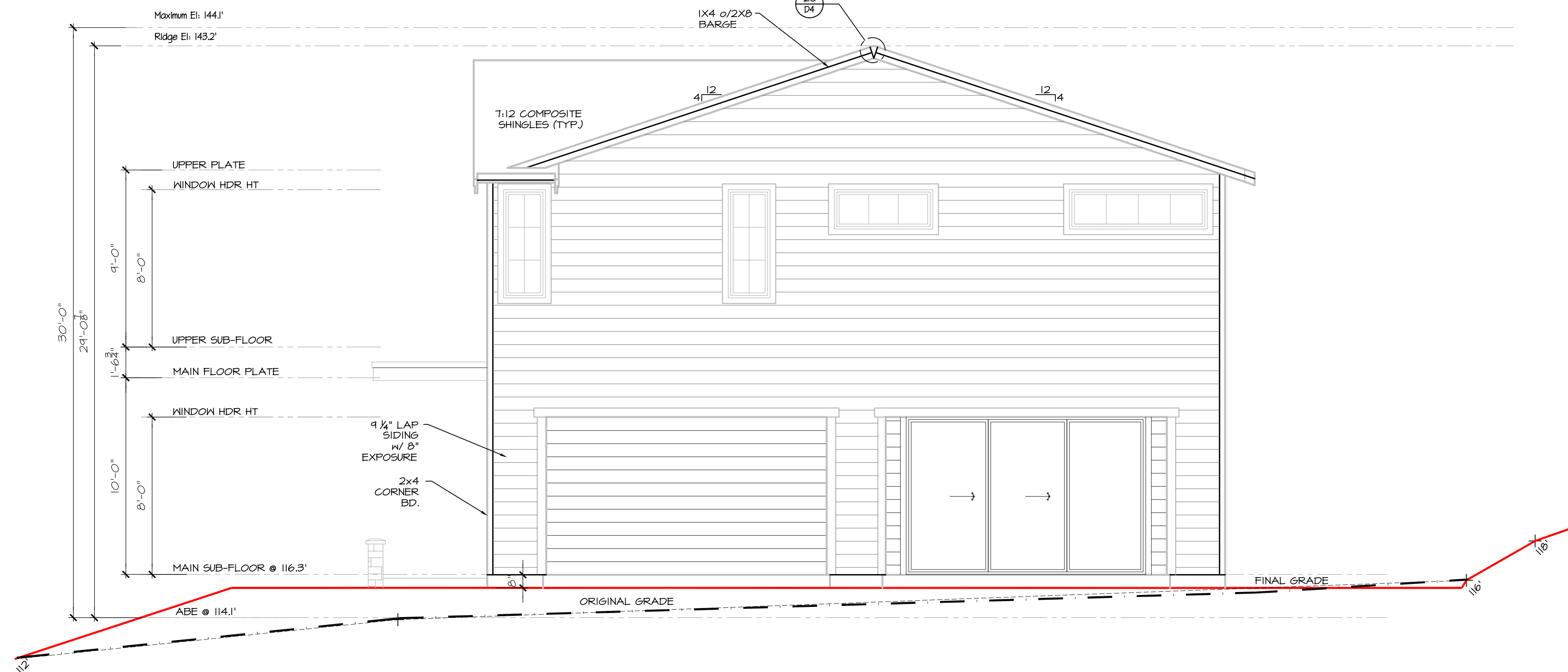
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Sheet Title/Description



REAR ELEVATION

1/4" = 1'-0"



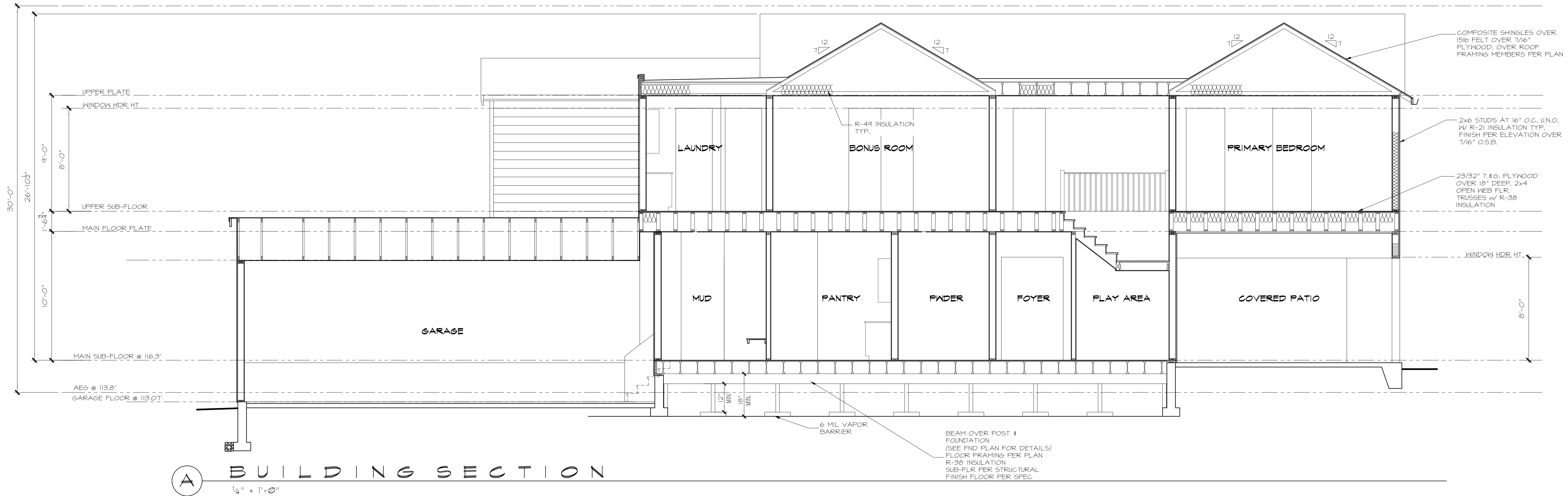
RIGHT ELEVATION

1/4" = 1'-0"

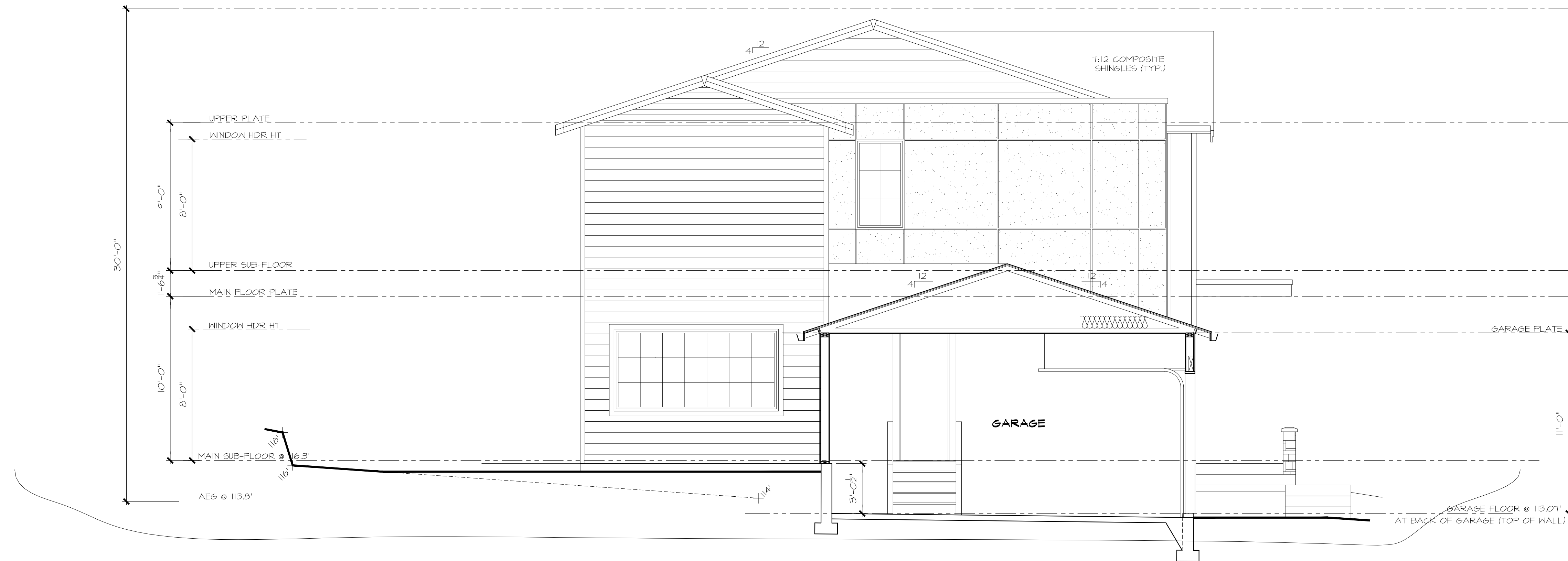


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Mercer Island, WA
98040
425.902.1915

NOTES:



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



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

Spring Residence
4740 W. Mercer Way
Mercer Island, WA.
Job Number: Spring
JMC011

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

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Sheet Title/Description



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Spring Residence
4740 W. Mercer Way
Mercer Island, WA.
Job Number: Spring
JMC011

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

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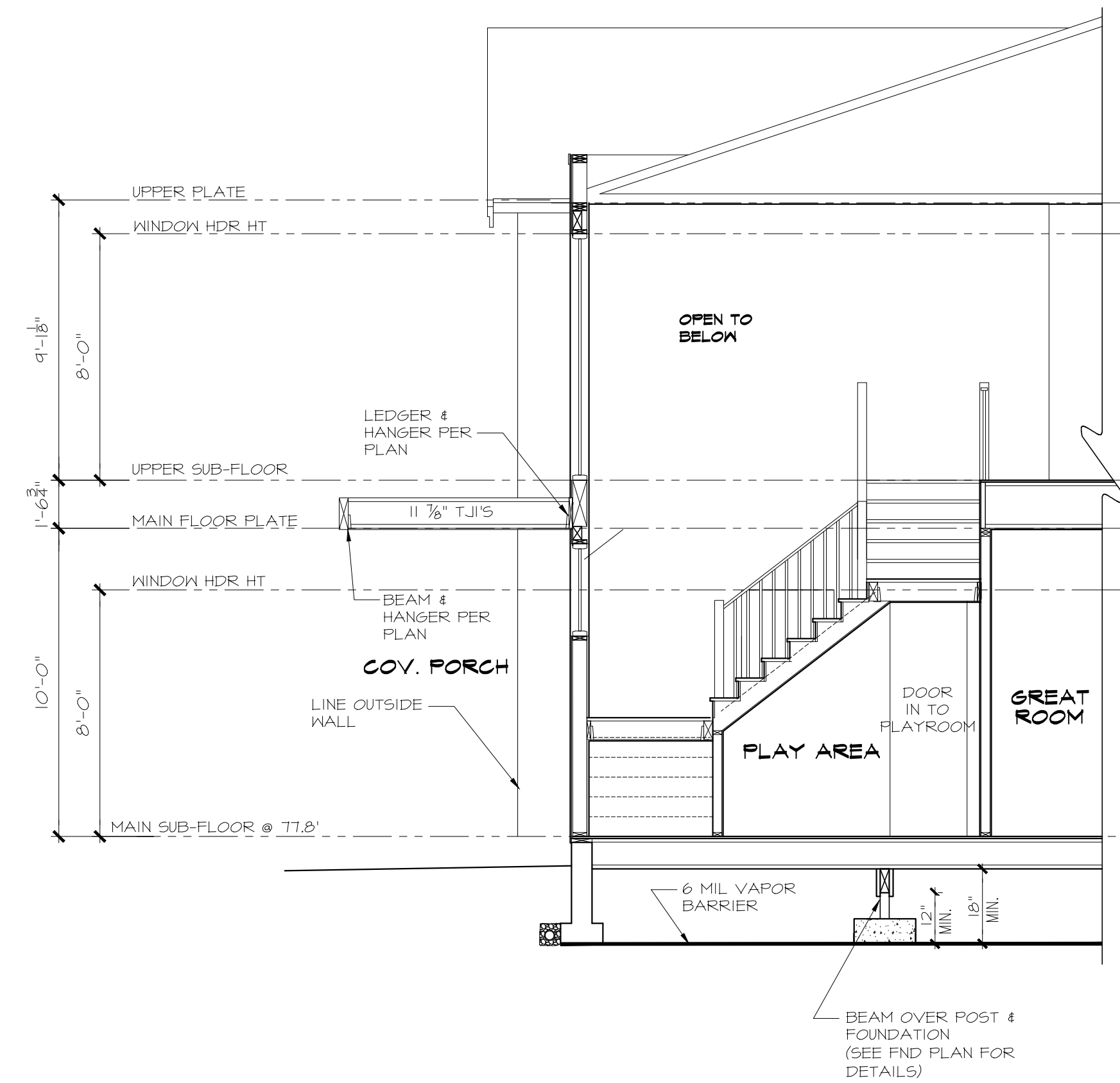
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C STAIR SECTION
1/4" = 1'-0"

Sheet Title/Description



Vertical wall Installation

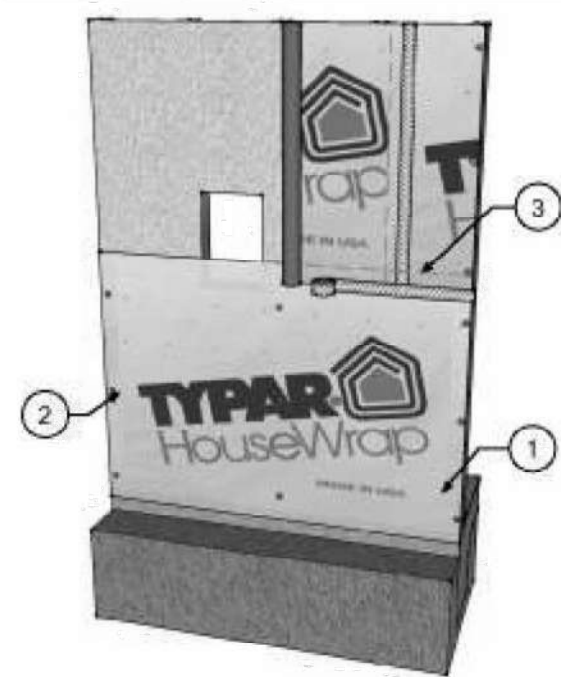
Install TYPAR® HouseWrap over an approved exterior sheathing after the framing is complete and before the windows and doors have been installed. Plastic capped fasteners should be used and spaced at 32" OC (vertically and horizontally) when being applied over 7/16" OSB or 15/32" plywood. When installing 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

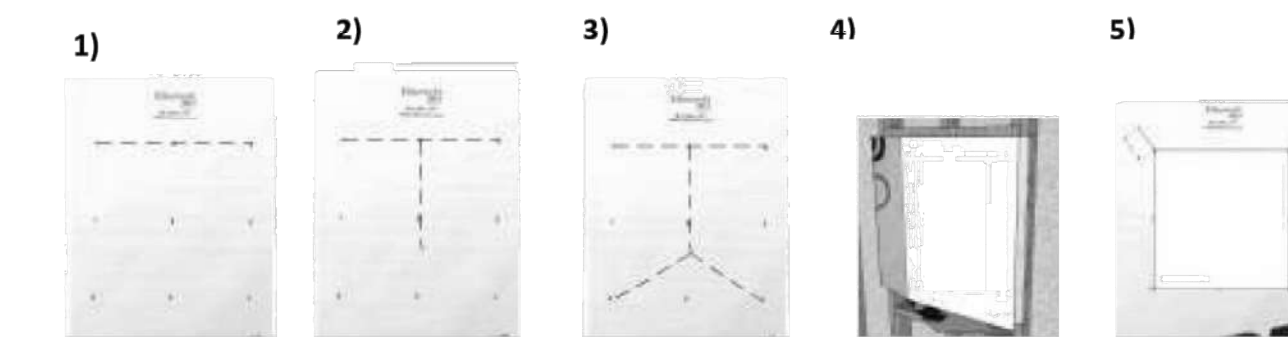
From that stopping point, cut diagonally to both lower left and right corners of the opening.

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.

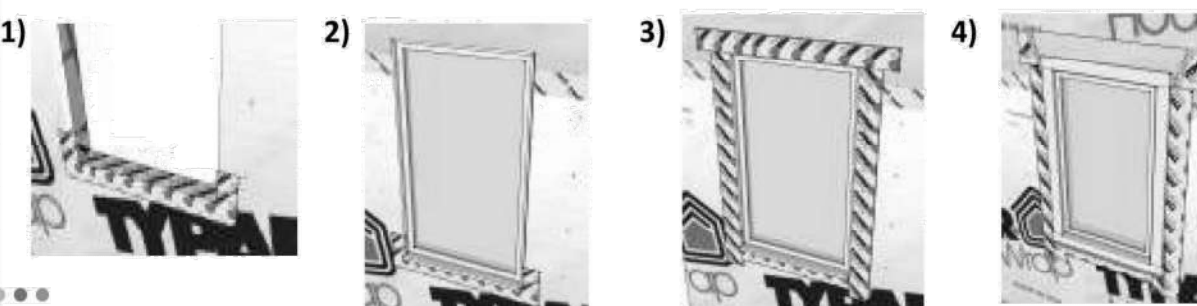
STEP 3

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.



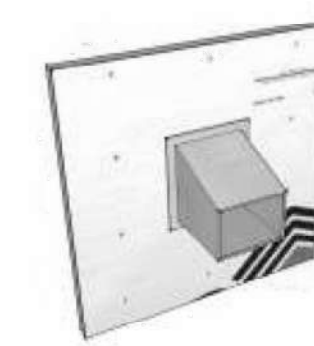
Flashing Penetrations

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.

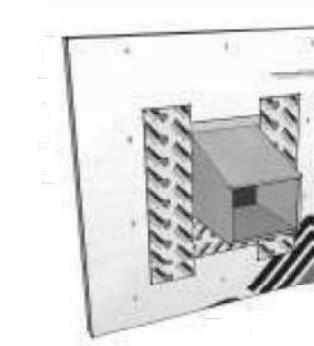
The method is similar to the flashing a window. Start by flashing the bottom of the penetration. Ensure to shingle the upper tape over the bottom tape.

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

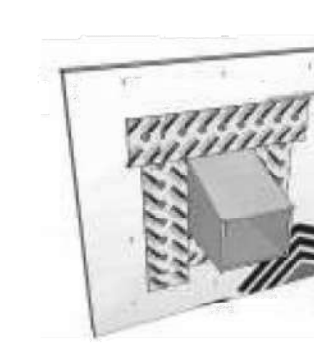
1)



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:	--

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D1 of .

Sheet Title/Description

Issue	Issue Date	By	Description

Spring Residence
 4740 W. Mercer Way
 Mercer Island, WA.
 Job Number: SPRING JMC011

plan name:	
marking name:	
plan number:	
mark sys. number:	

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 Design Firm

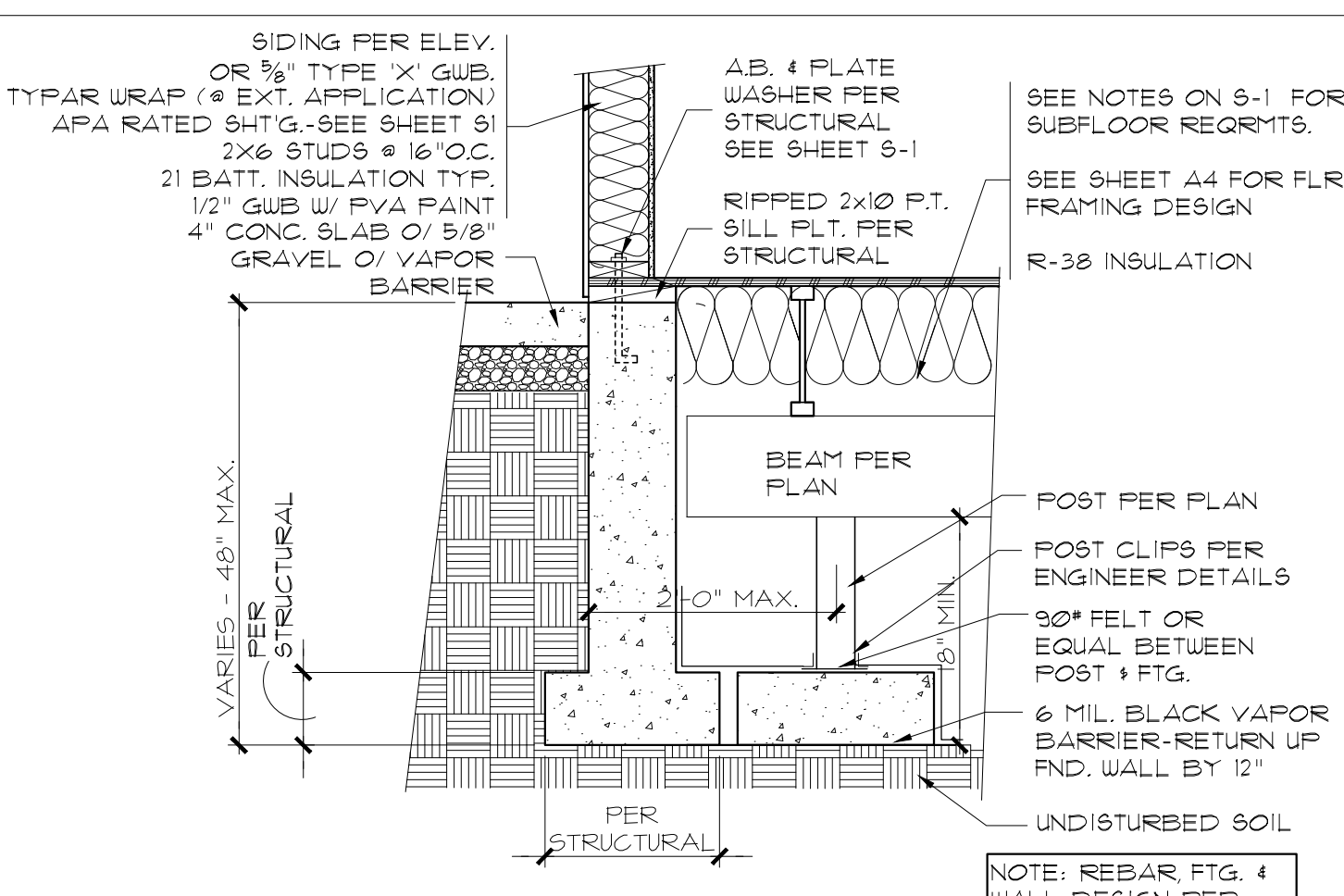
R.K.N.
 Drawn by:

S.K.
 Checked by:

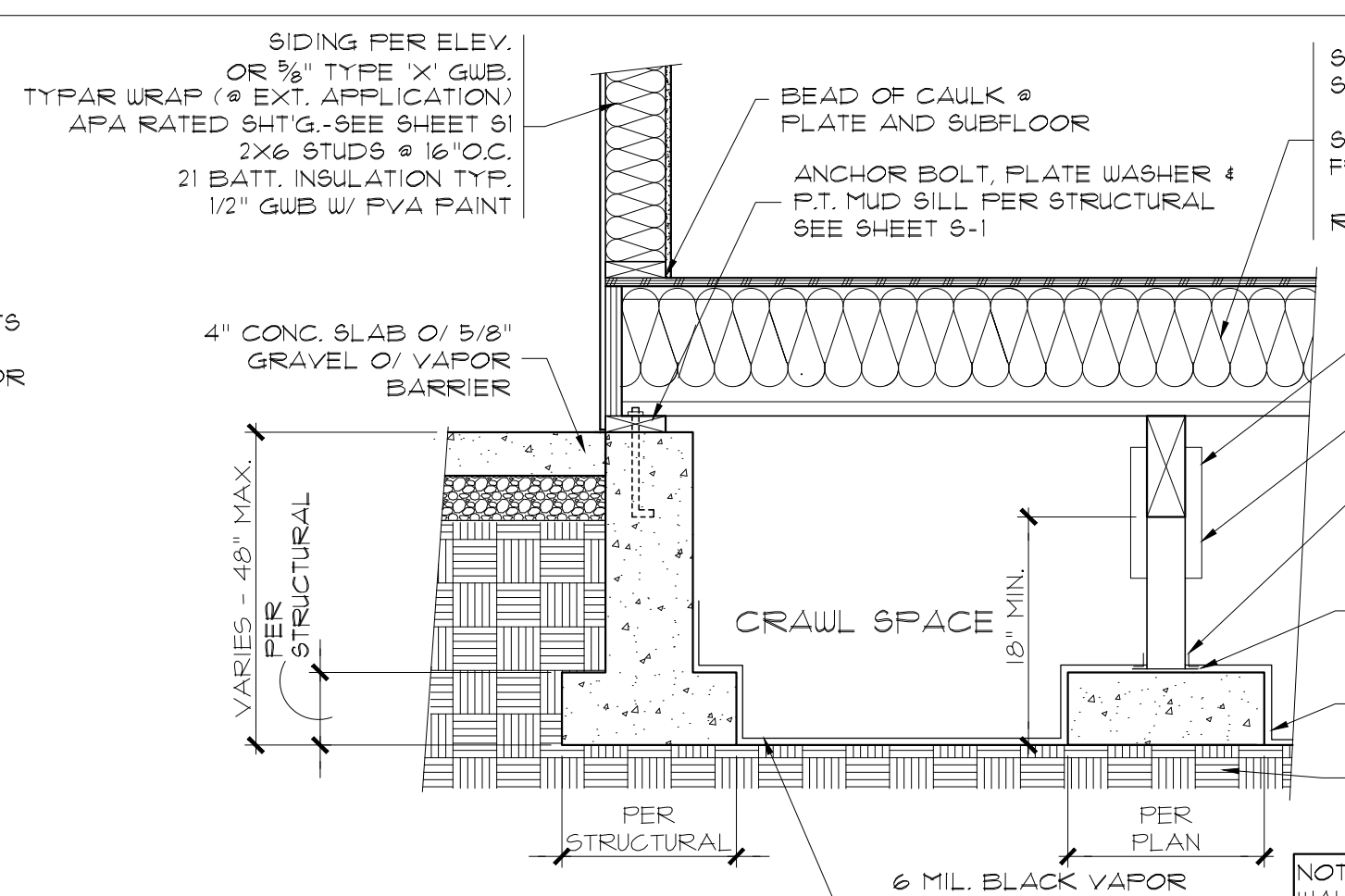
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D2
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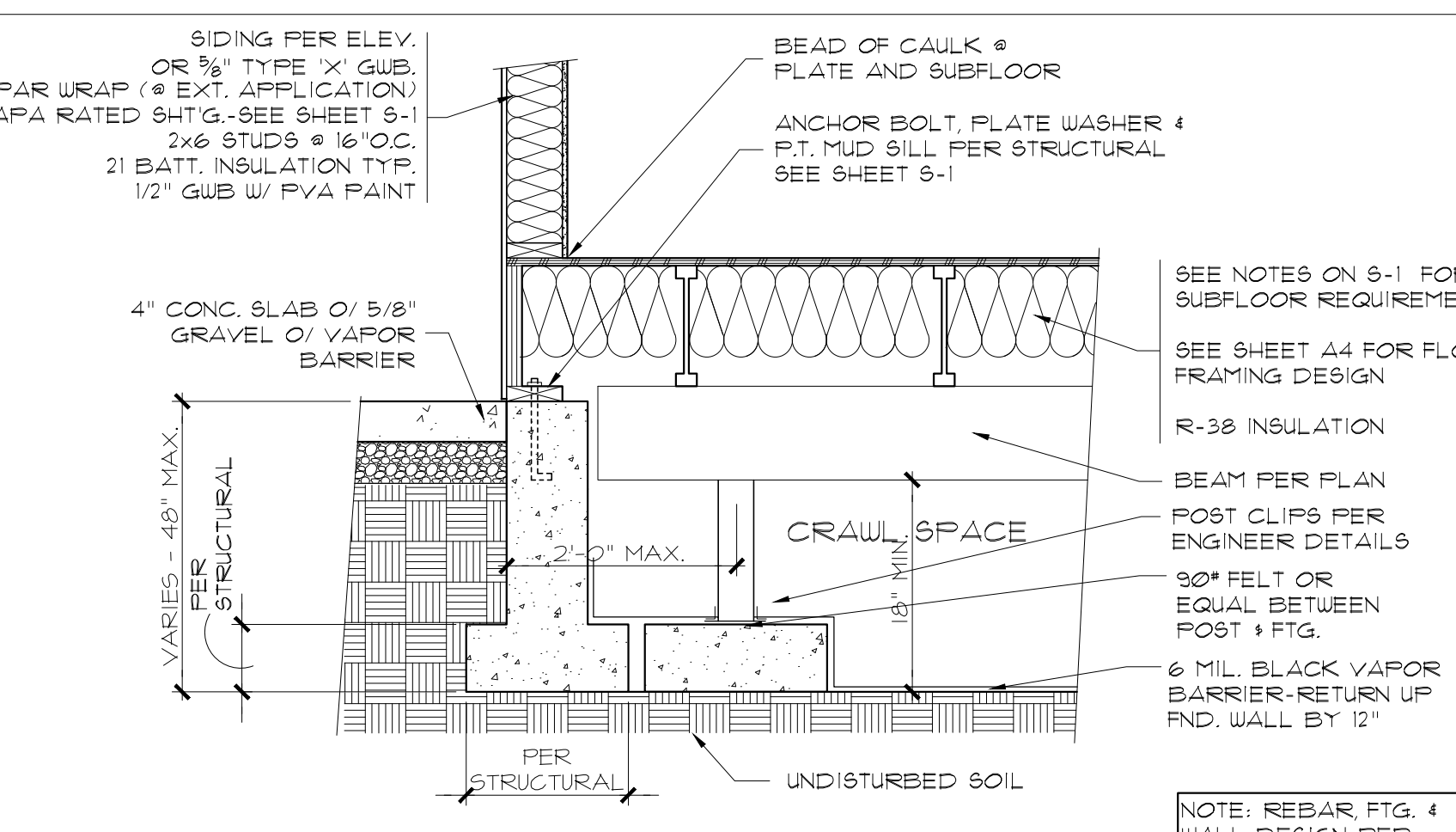
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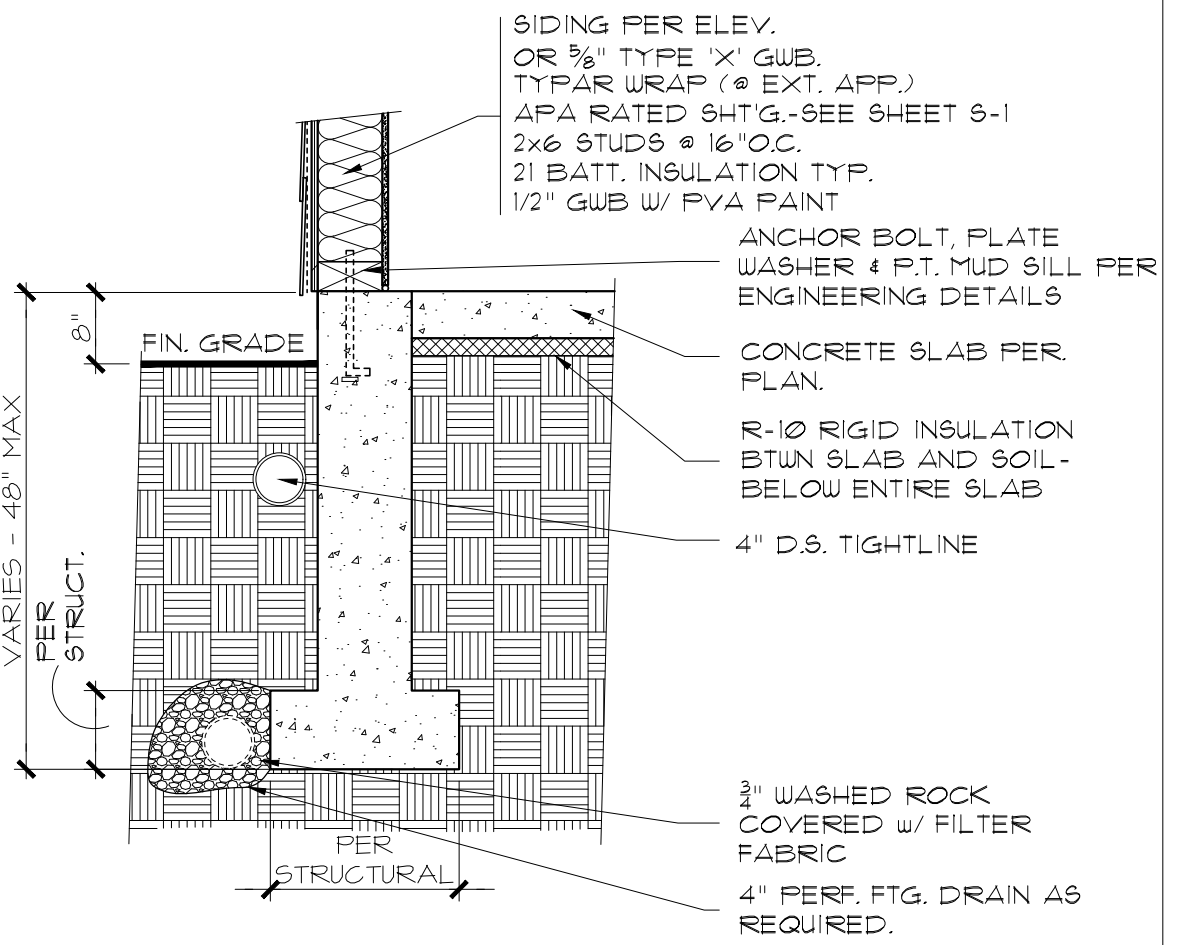
3 TYPICAL FOUNDATION
 Scale: 3/4" = 1'-0" INT. WALL @ SLAB-JSTS FLUSH w/ WALL-JSTS PARALLEL



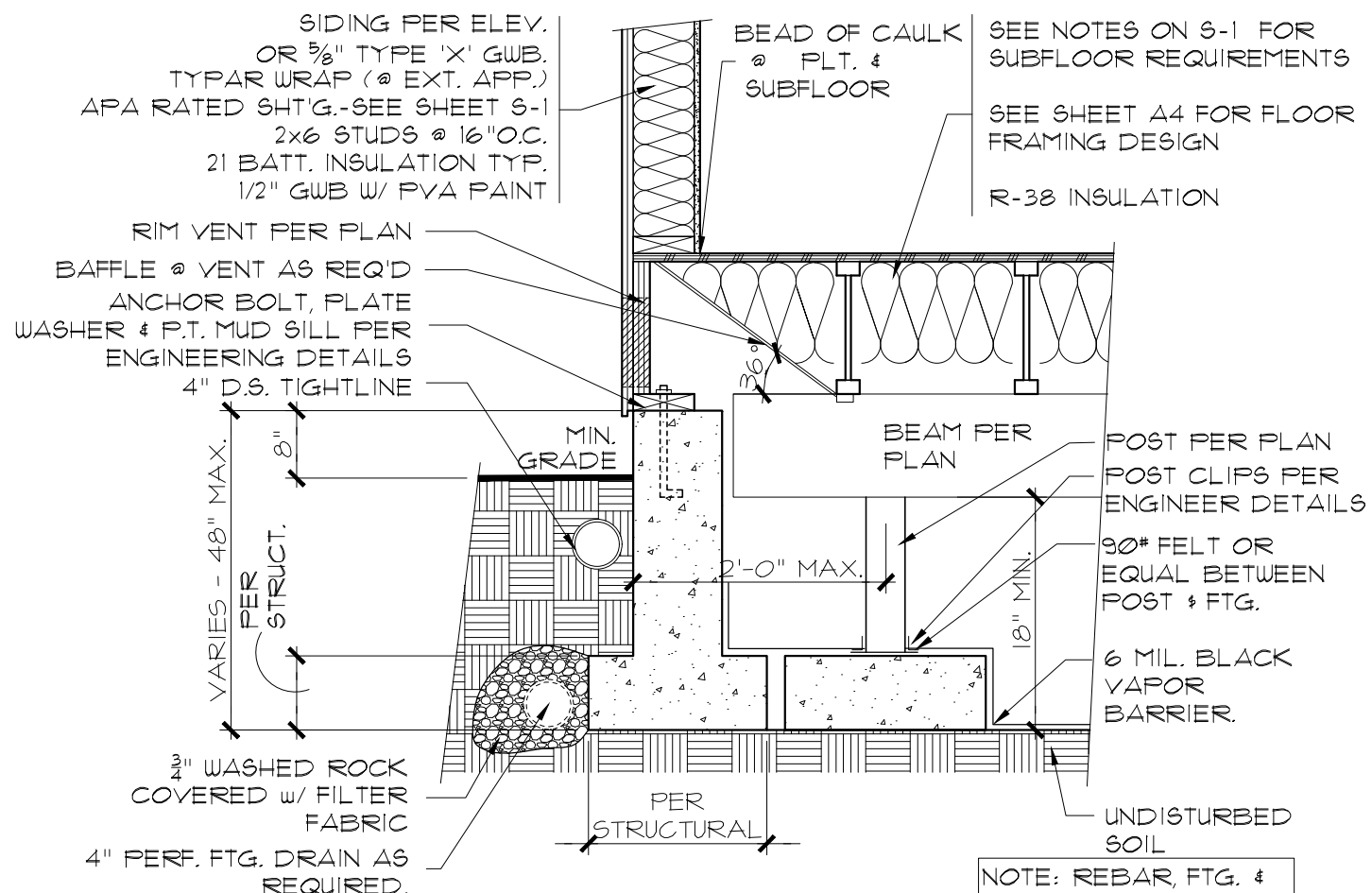
2 TYPICAL FOUNDATION
 Scale: 3/4" = 1'-0" EXT. WALL @ SLAB-JSTS ON TOP OF WALL-JSTS PERPENDICULAR



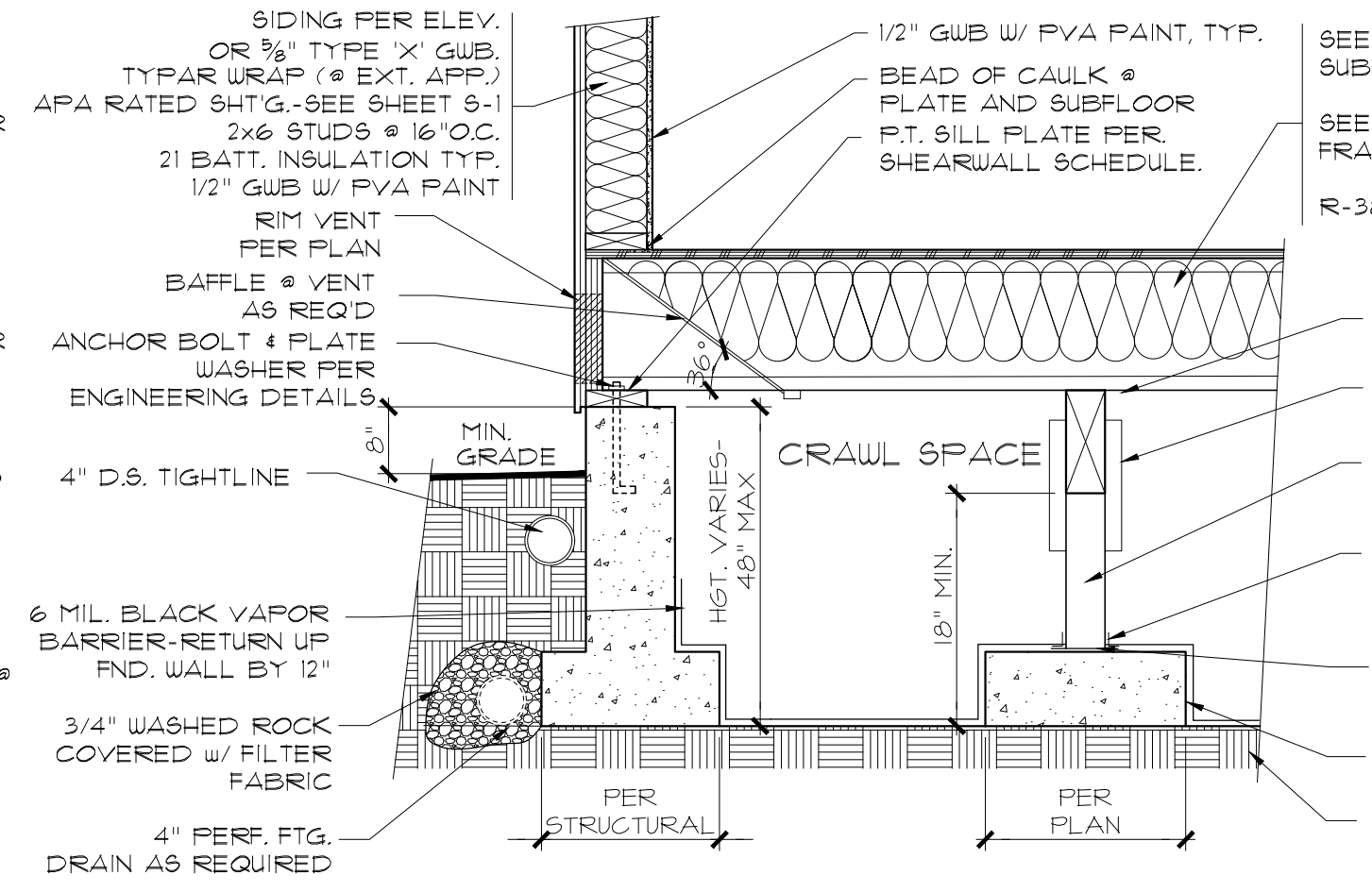
1 TYPICAL FOUNDATION
 Scale: 3/4" = 1'-0" EXT. WALL @ SLAB-JSTS ON TOP OF WALL-JSTS PARALLEL



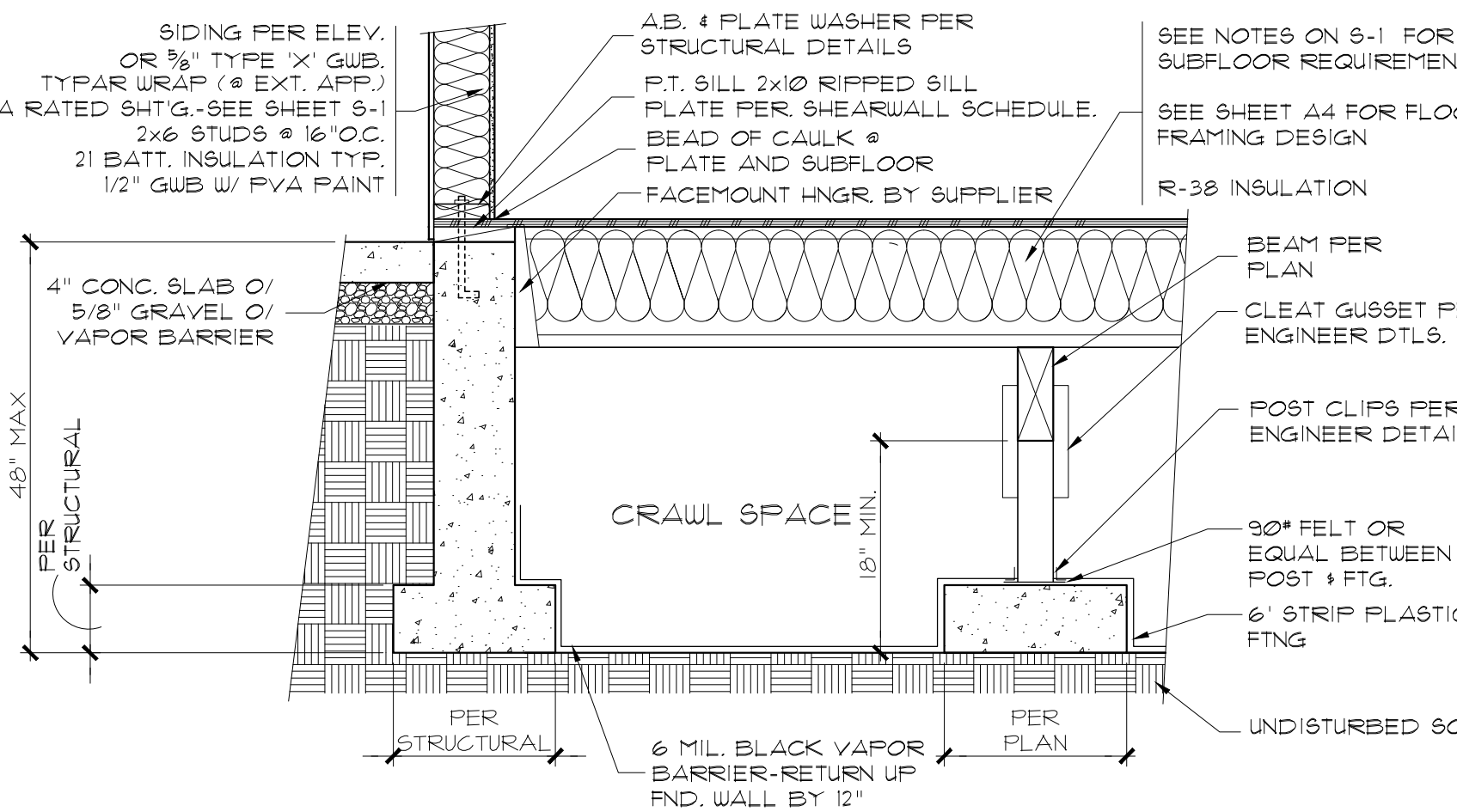
8 FOUNDATION SLAB DETAIL
 Scale: 3/4" = 1'-0"



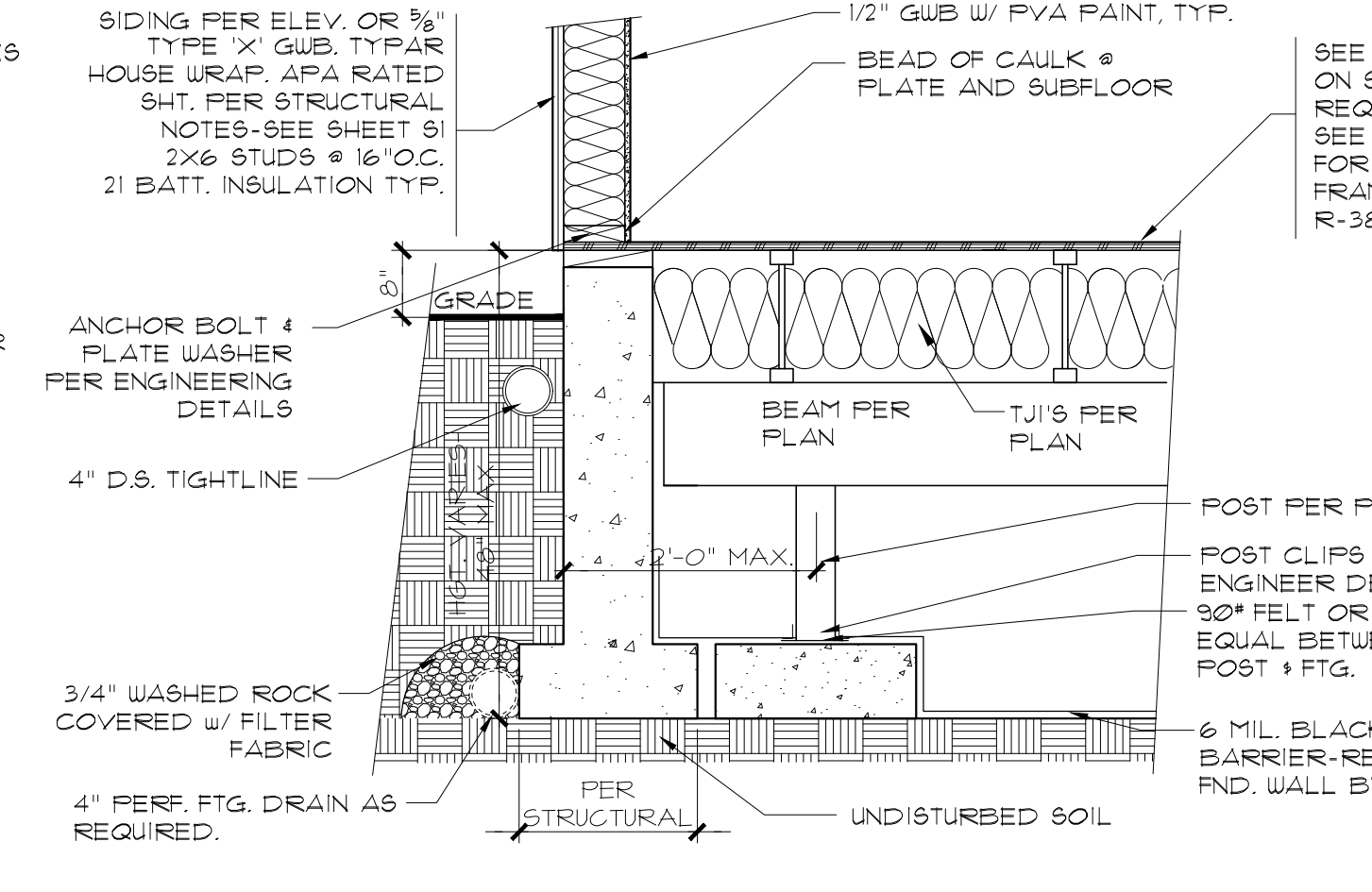
7 TYPICAL FOUNDATION
 Scale: 3/4" = 1'-0" EXT. WALL @ GRADE-JSTS ON TOP OF WALL-JSTS PARALLEL



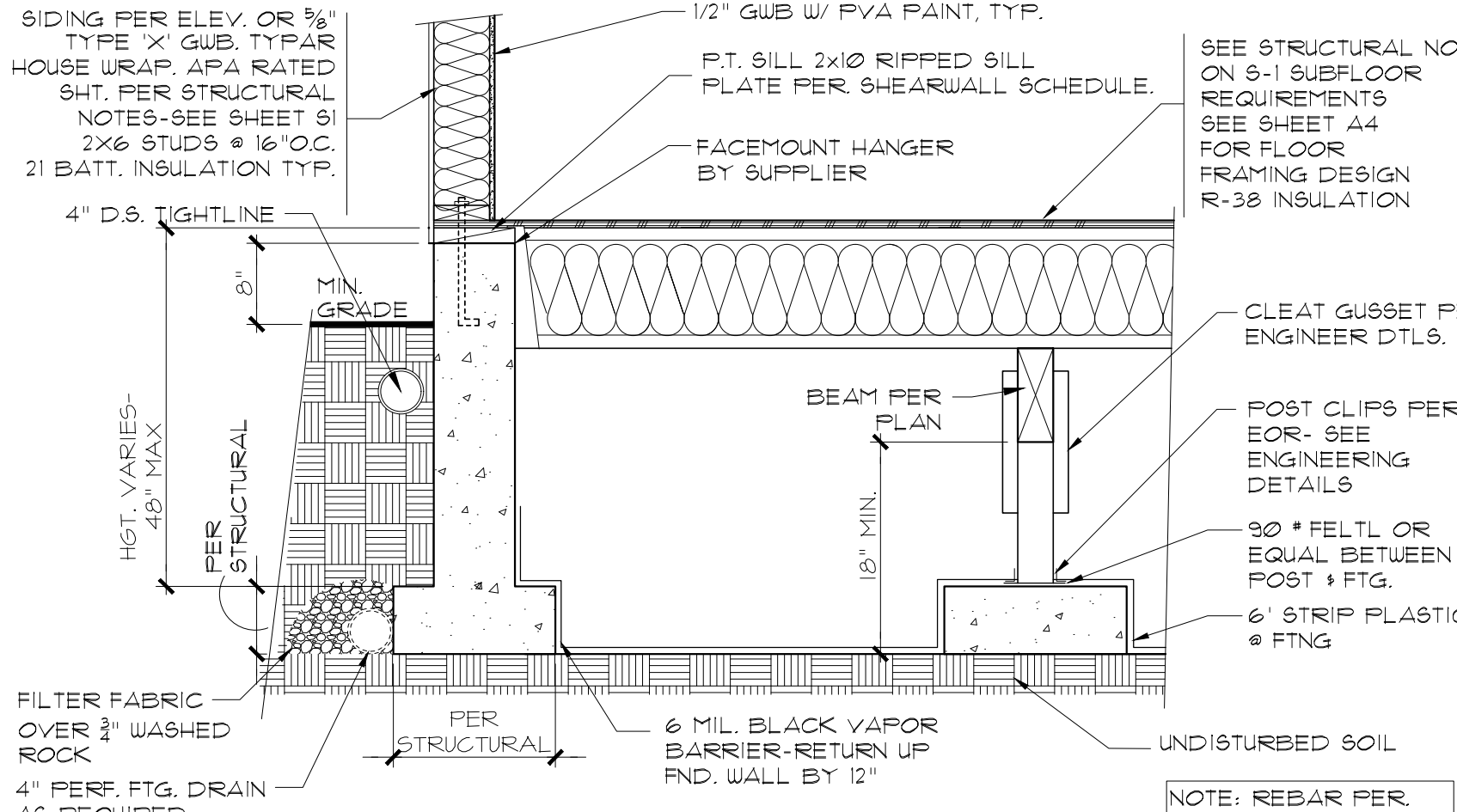
6 TYPICAL FOUNDATION
 Scale: 3/4" = 1'-0" EXT. WALL @ GRADE-JSTS ON TOP OF WALL-JSTS PERPENDICULAR



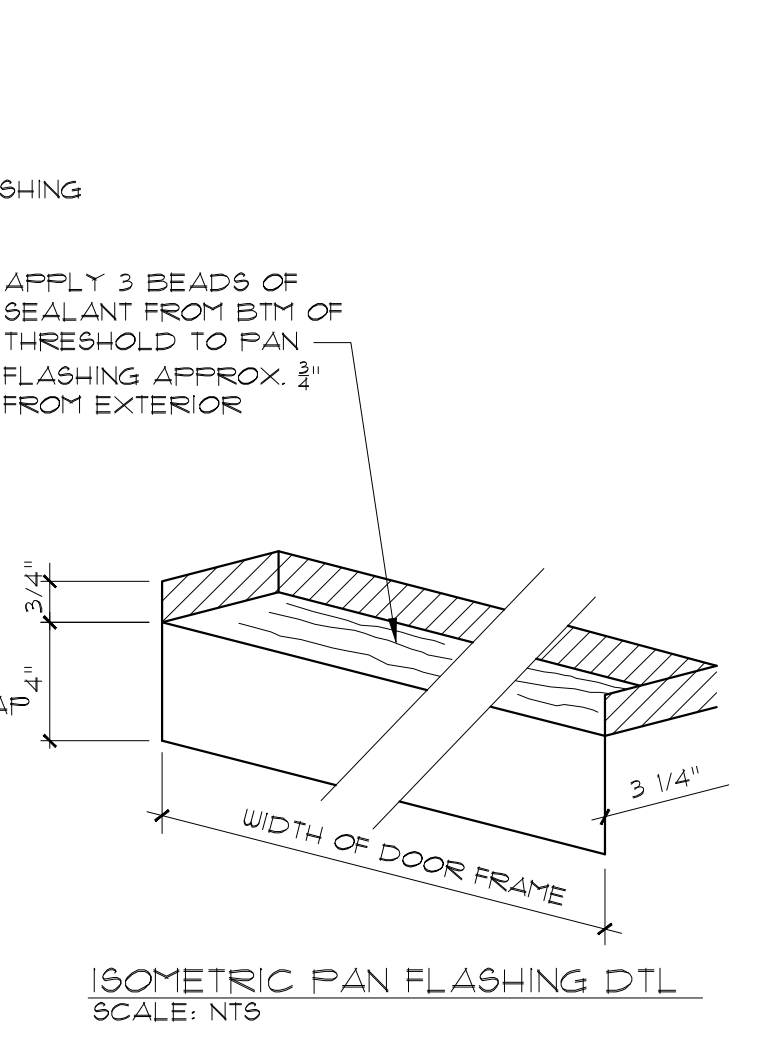
5 TYPICAL FOUNDATION
 Scale: 3/4" = 1'-0" INT. WALL @ SLAB-JSTS FLUSH w/ WALL-JSTS PERPENDICULAR



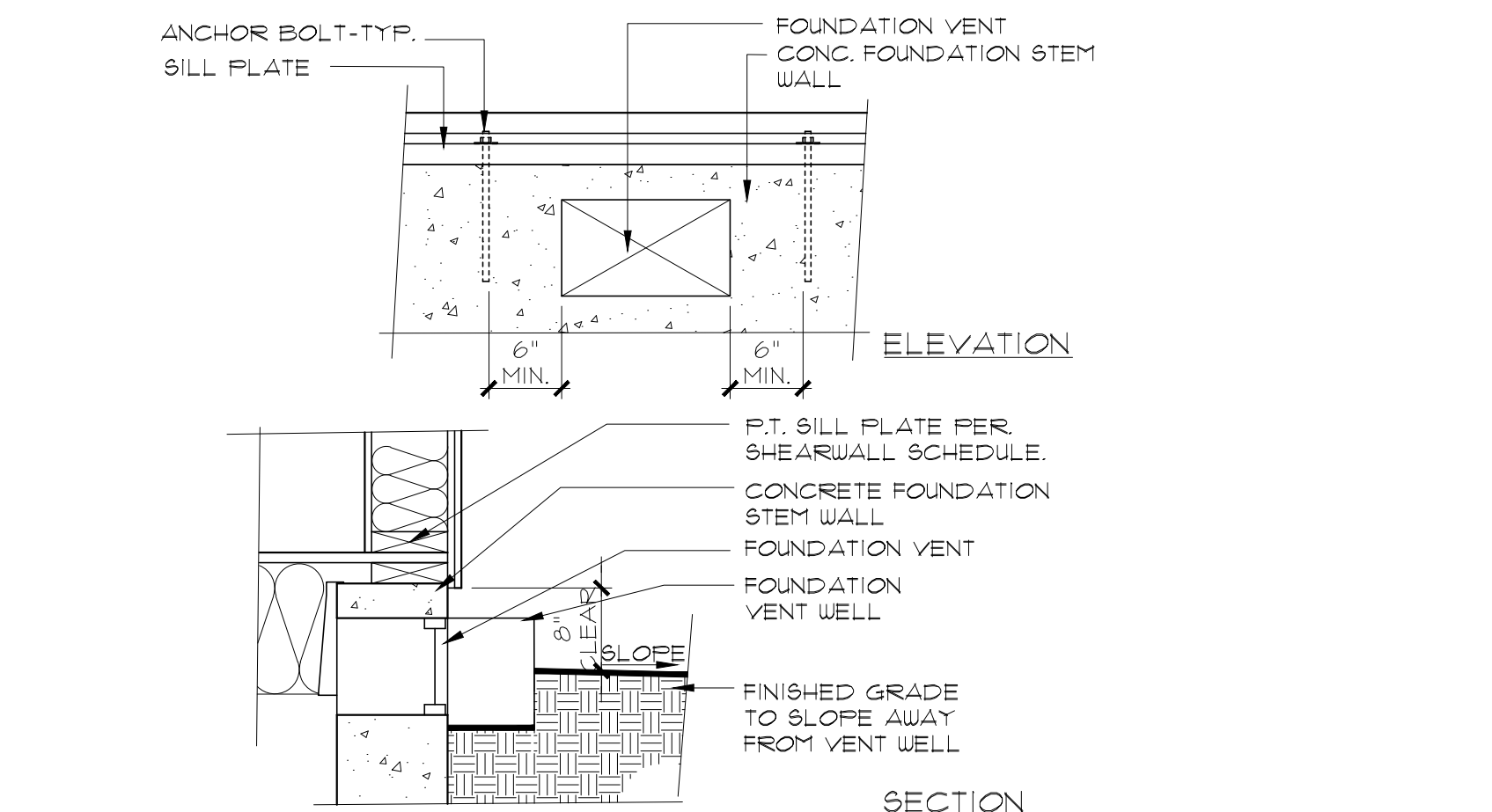
10 TYPICAL FOUNDATION
 Scale: 3/4" = 1'-0" EXT. WALL @ -GRADE JSTS FLUSH w/ WALL- JSTS PARALLEL



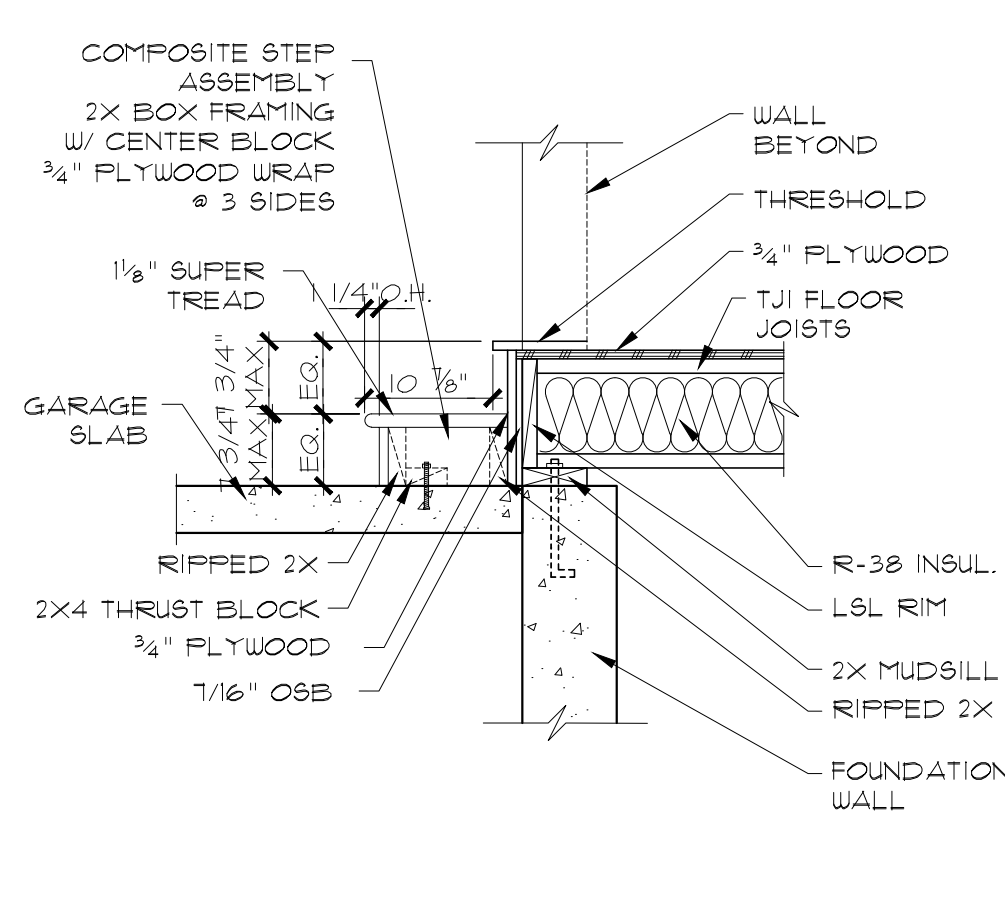
9 TYPICAL FOUNDATION
 Scale: 3/4" = 1'-0" EXT. WALL @ -GRADE JSTS FLUSH w/ WALL- JSTS PERPENDICULAR



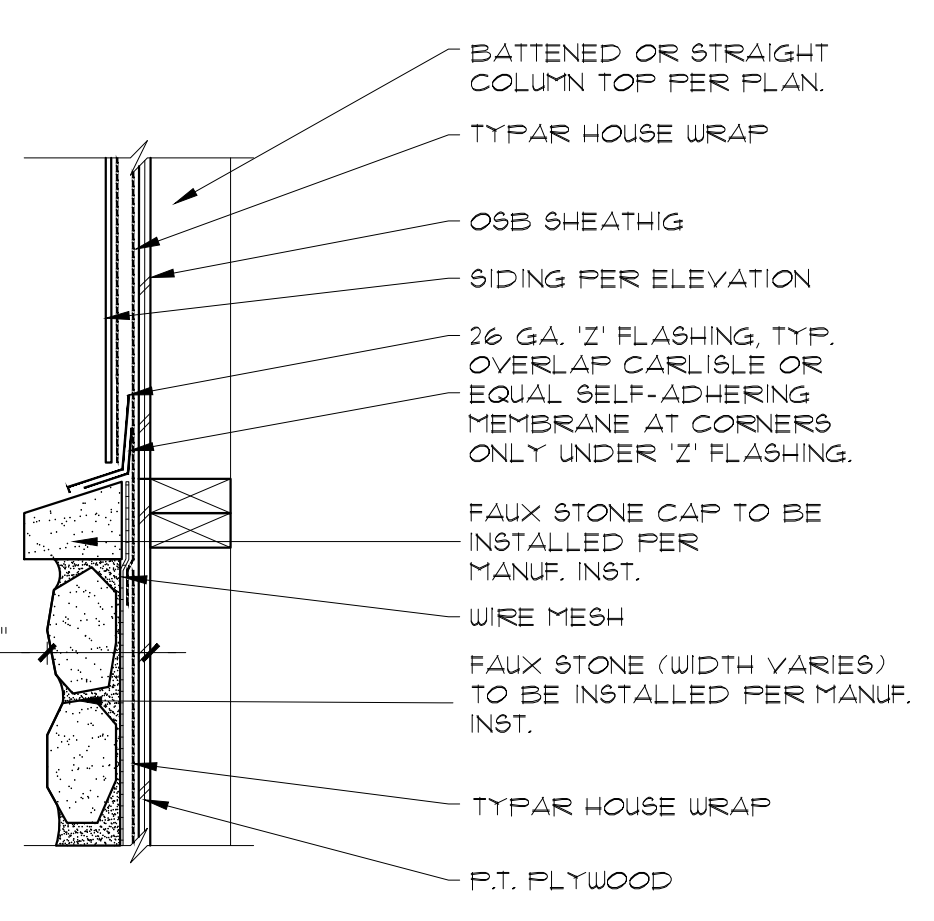
14 ALUM. PAN FLASHING @ SGD
 Scale: 3" = 1'-0"



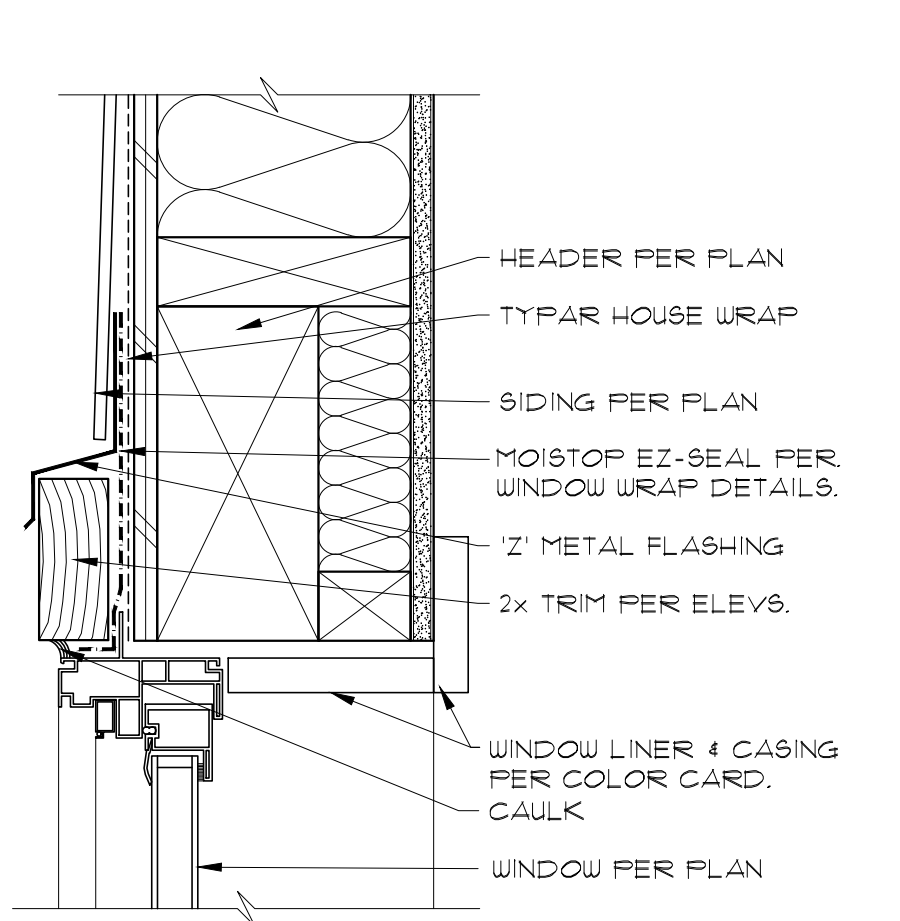
13 TYPICAL FOUNDATION VENT
 N.T.S. - IN CONCRETE STEM WALL



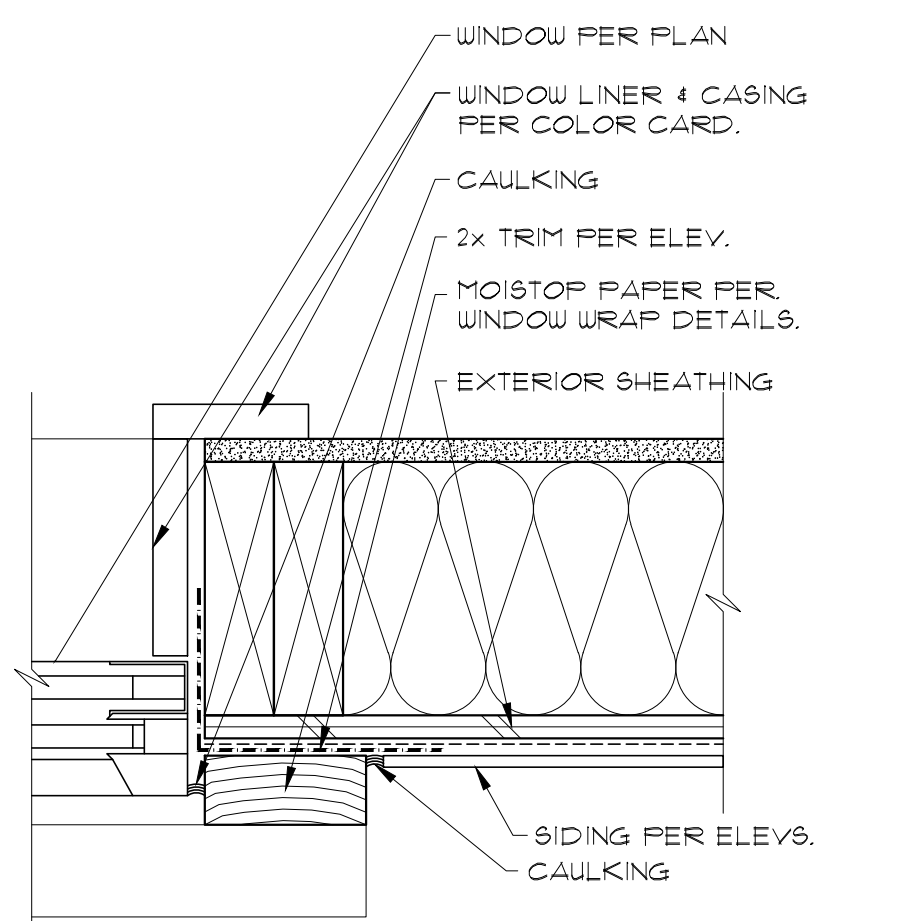
1 GARAGE STEP
 Scale: 3/4" = 1'-0"



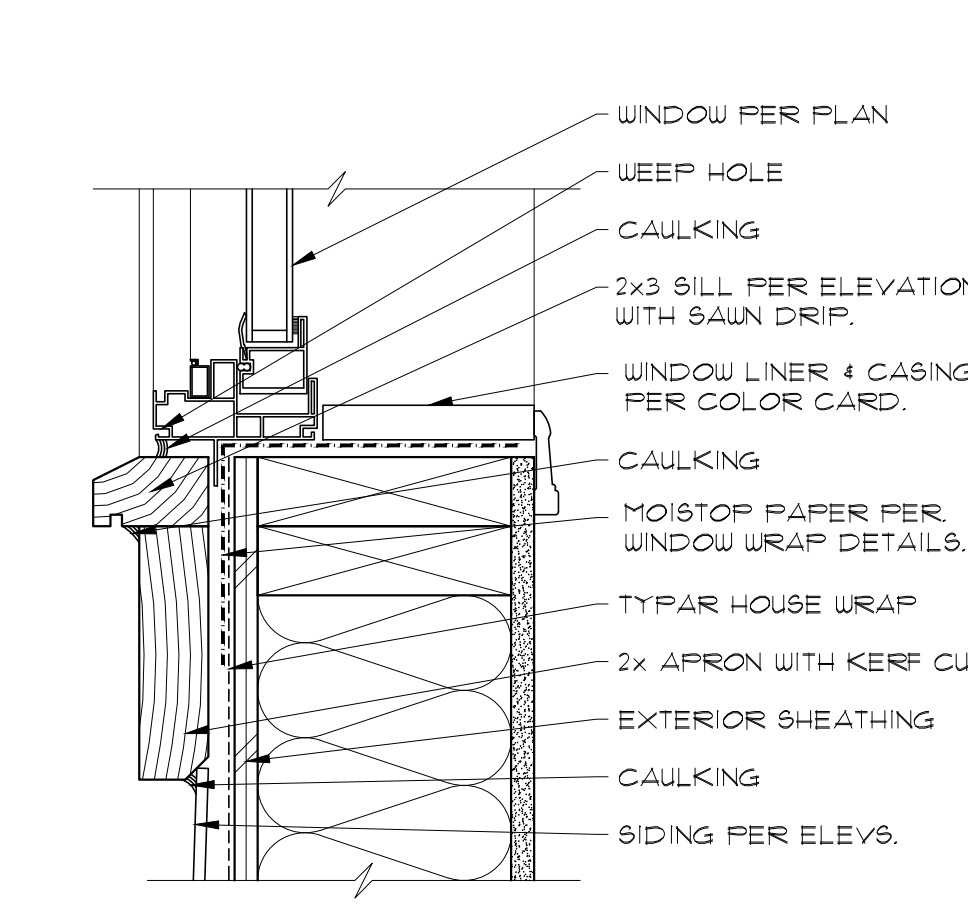
2 STONE CAP DETAIL
 Scale: 1 1/2" = 1'-0"



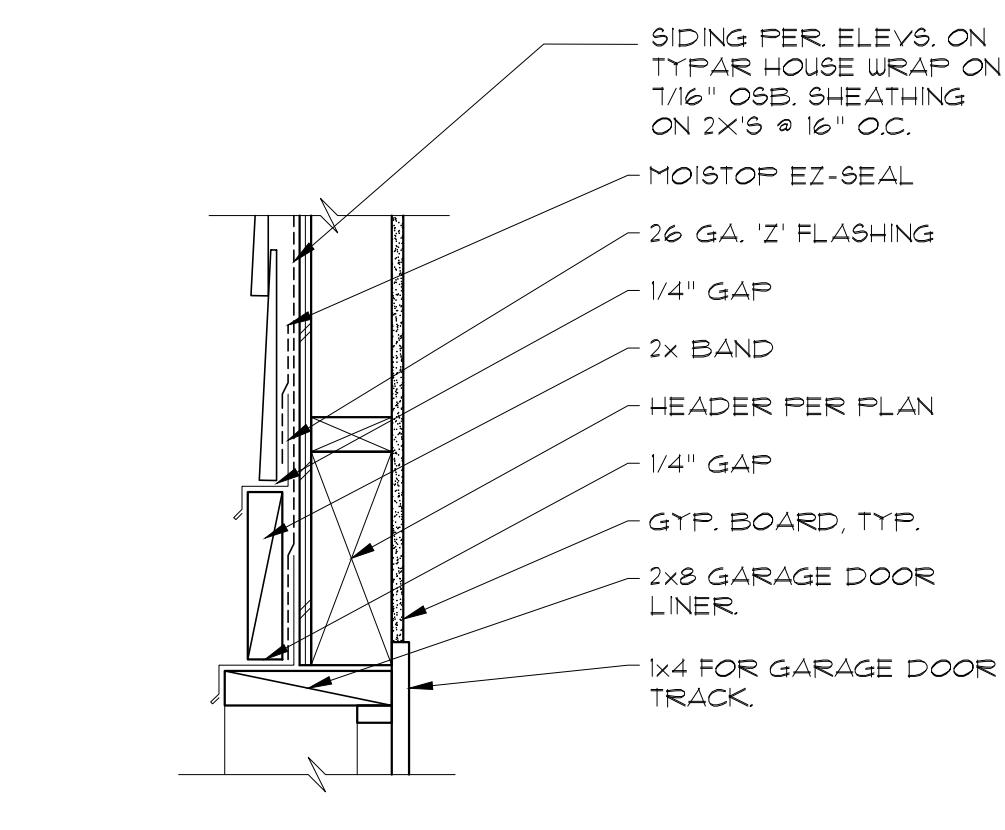
4 WDW. HDR. @ HORIZ SIDING
 Scale: 3" = 1'-0"



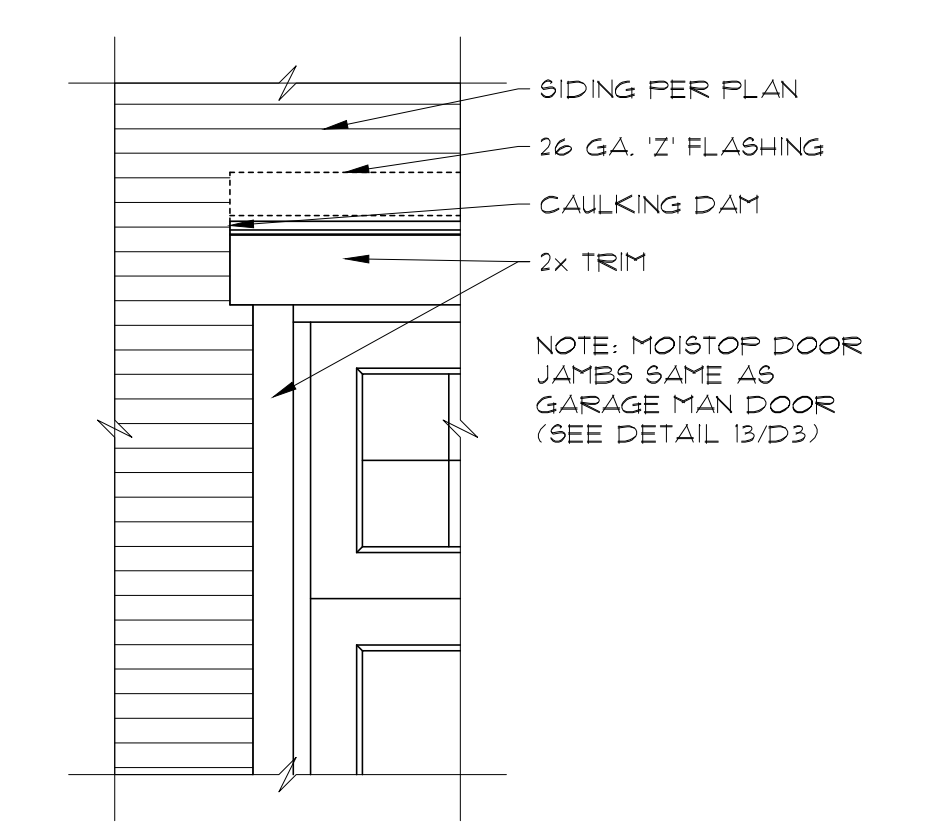
5 WDW JAMB. @ HORIZ SIDING
 Scale: 3" = 1'-0"



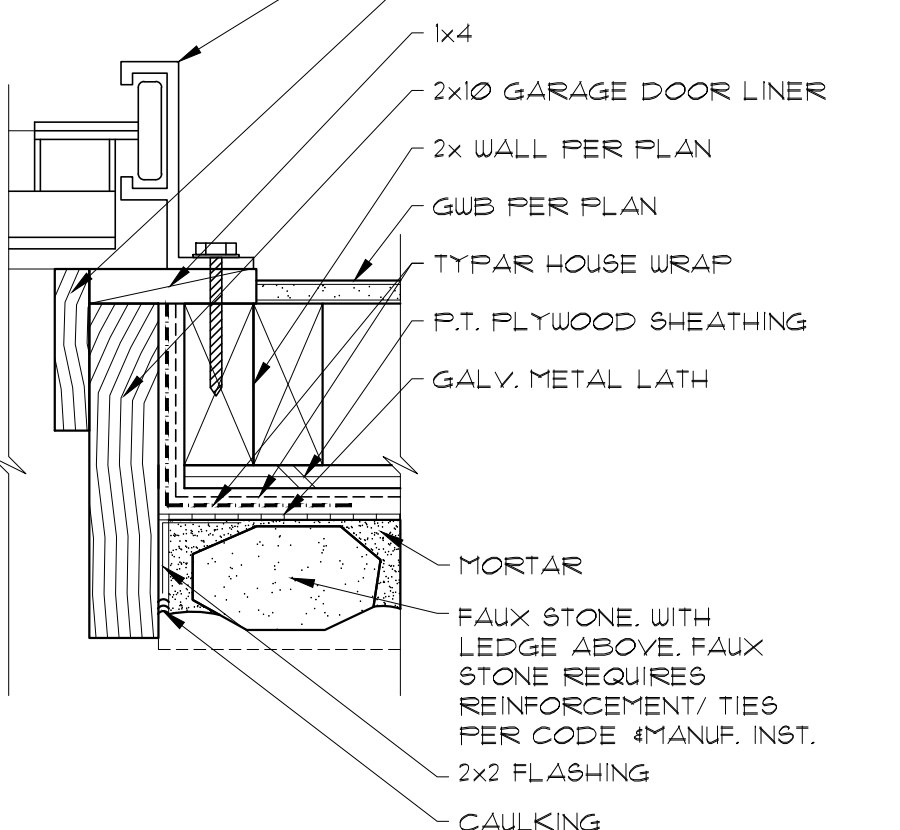
6 WDW SILL @ HORIZ SIDING
 Scale: 3" = 1'-0"



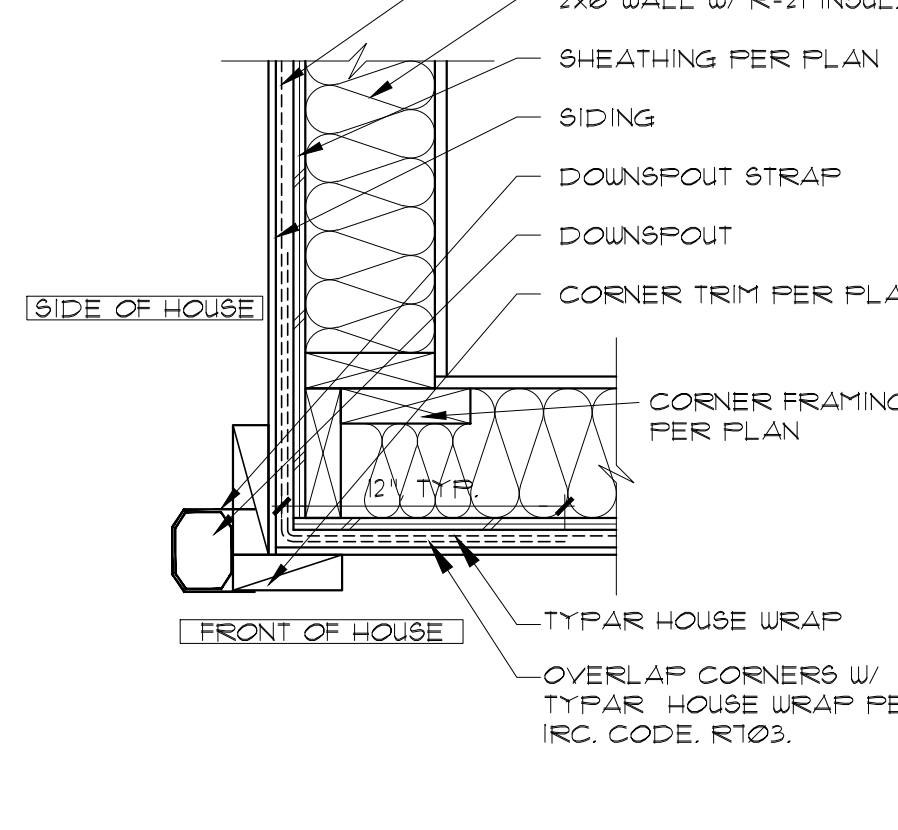
7 GARAGE DOOR HEADER
 Scale: 3" = 1'-0"



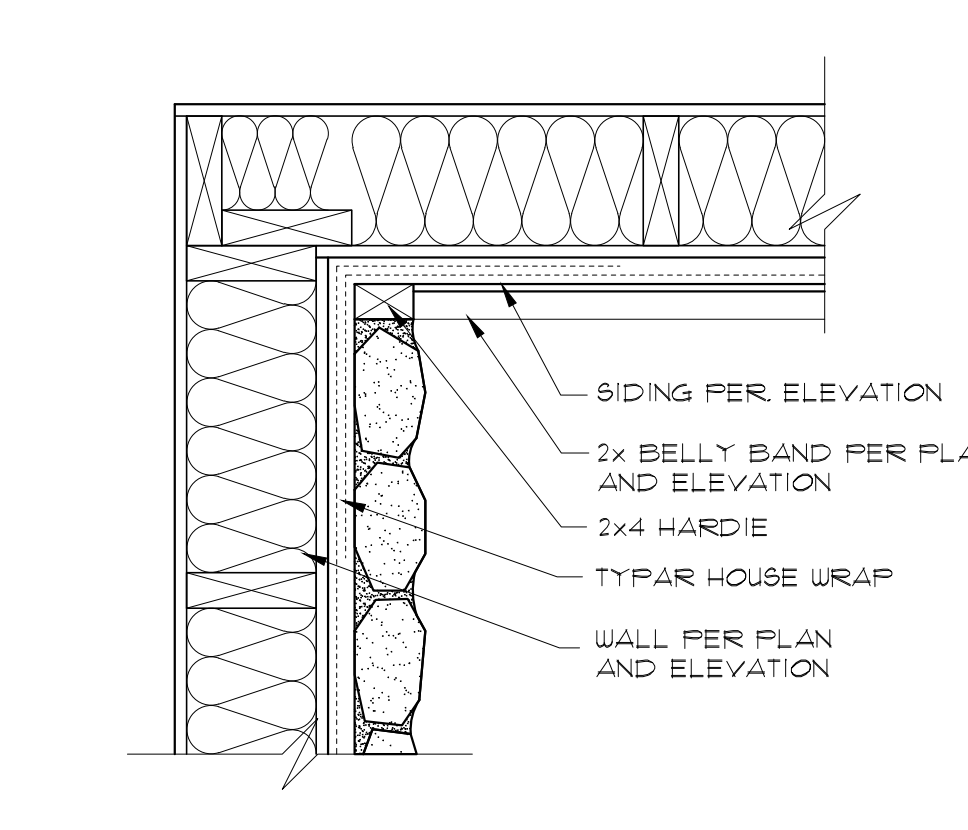
8 GARAGE DOOR HDR. ELEV.
 Scale: 3" = 1'-0"



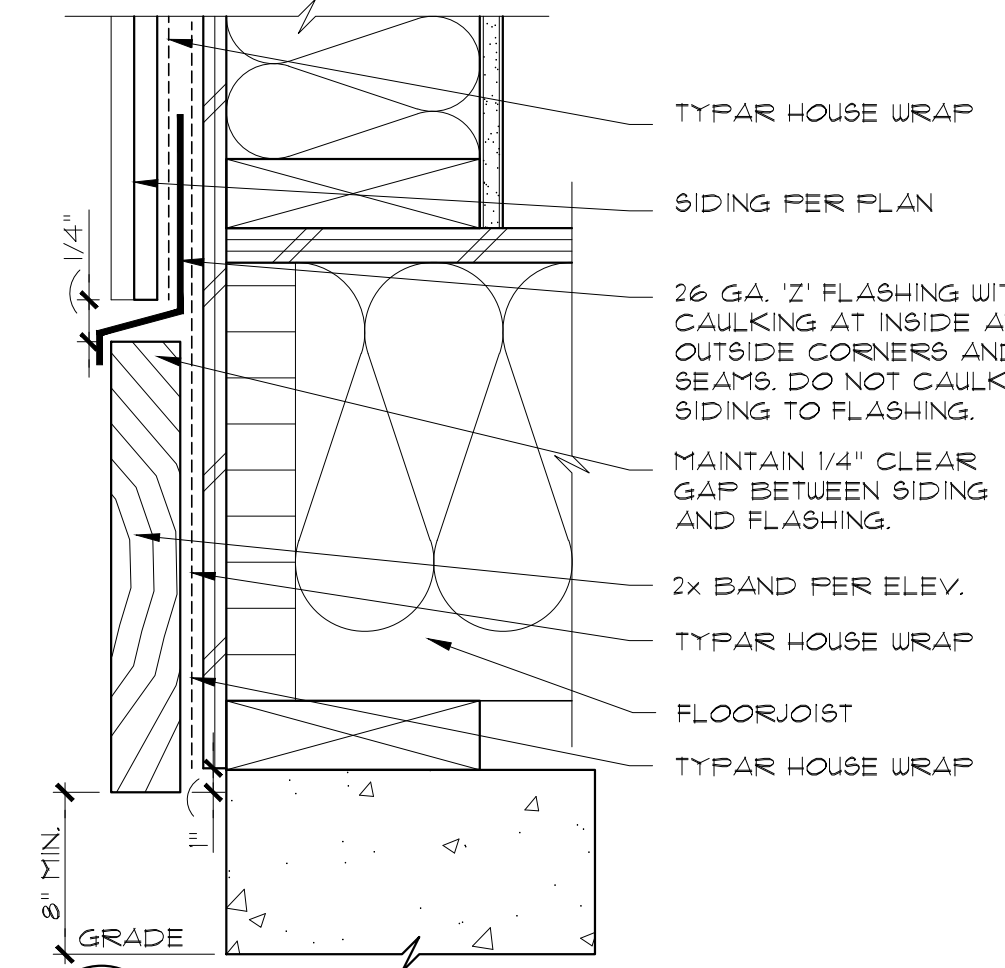
10 GAR. DOOR LINER @ ROCK
 Scale: 3" = 1'-0"



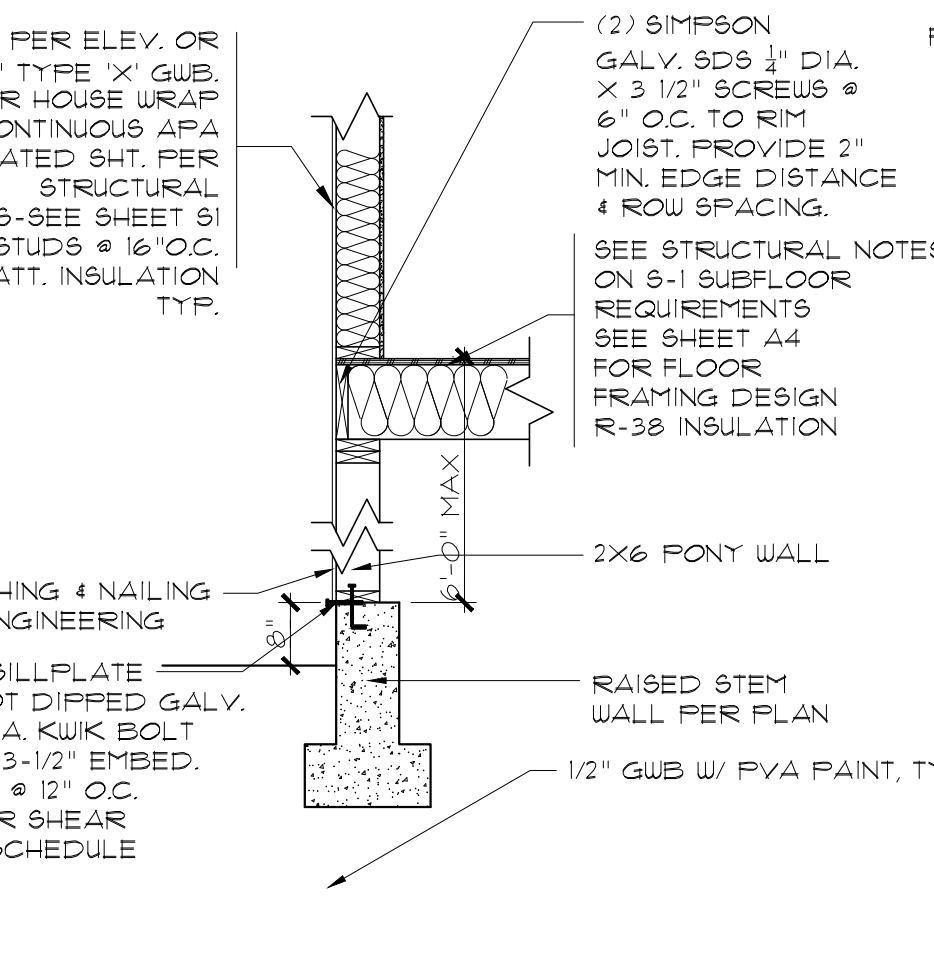
11 DOWNSPOUT DETAIL
 Scale: 1 1/2" = 1'-0"



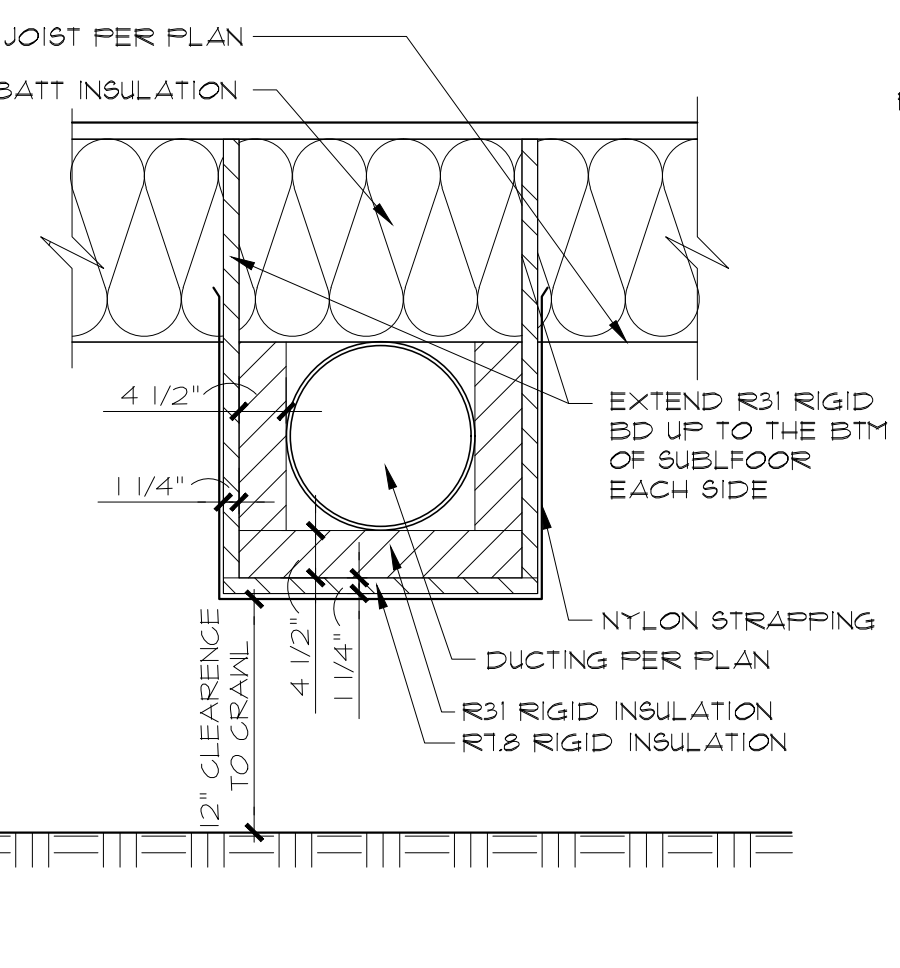
12 INSIDE CORNER @ STONE
 Scale: 1 1/2" = 1'-0"



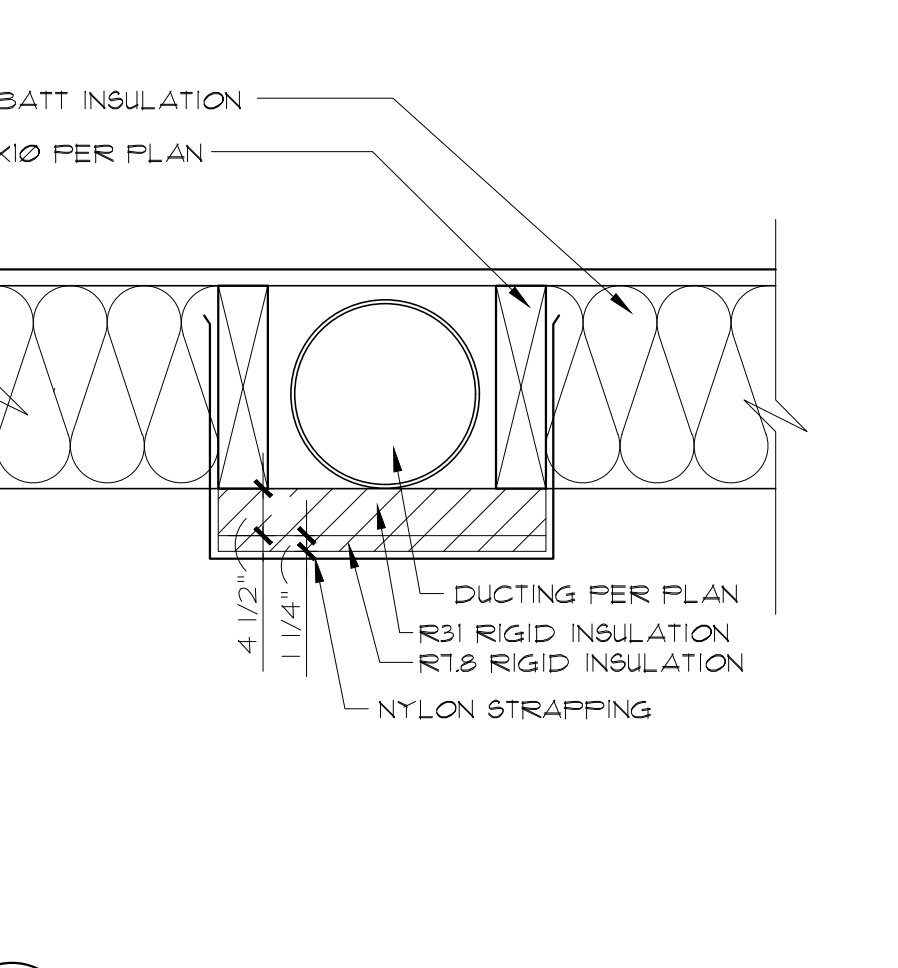
13 BELLY BAND
 Scale: 3" = 1'-0"



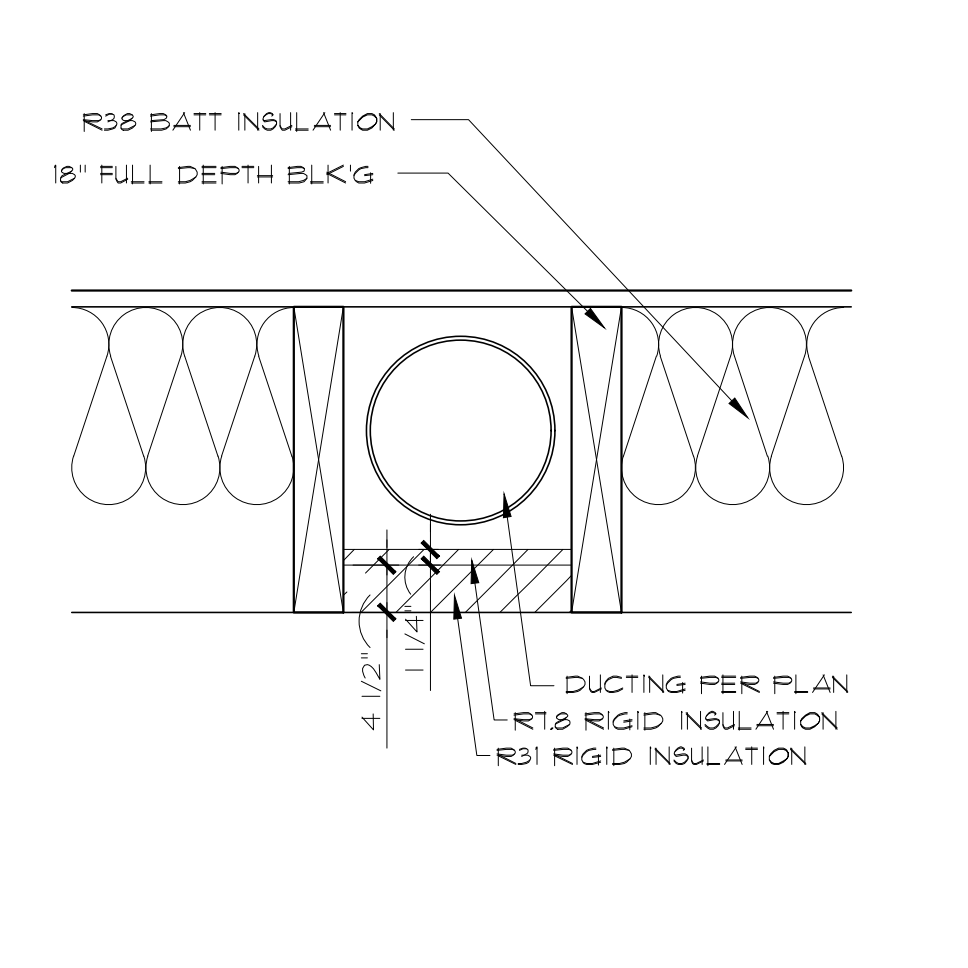
14 PONY WALL SECTION
 Scale: 1/2" = 1'-0"



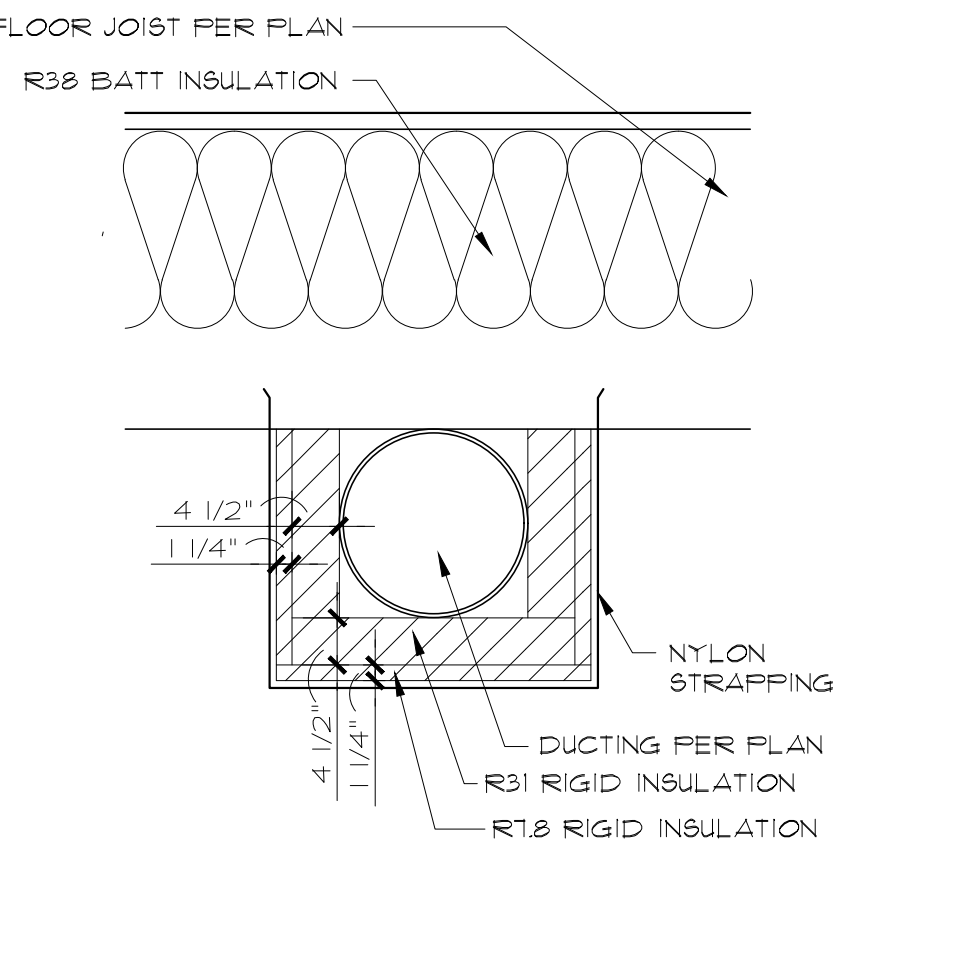
15 CRAWL SPACE DUCTING
 Scale: NTS PERPENDICULAR TO JOISTS



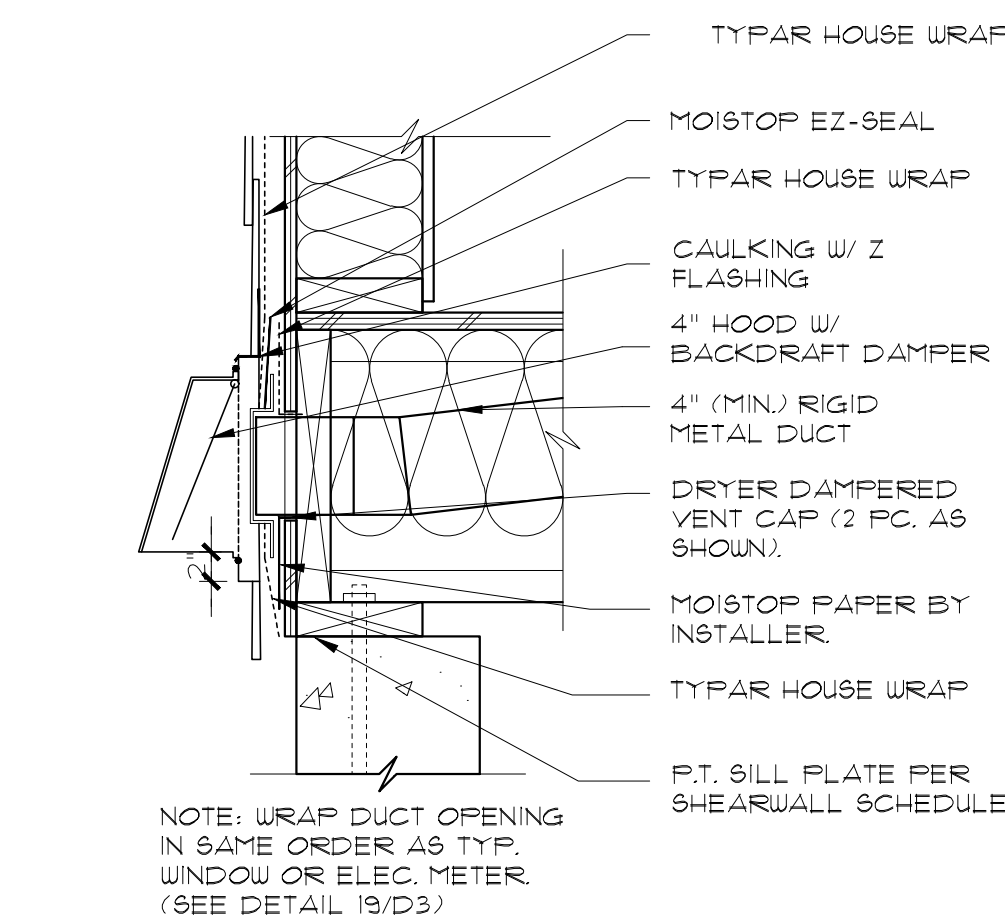
16 CRAWL SPACE DUCTING
 Scale: NTS PARALLEL TO JOISTS



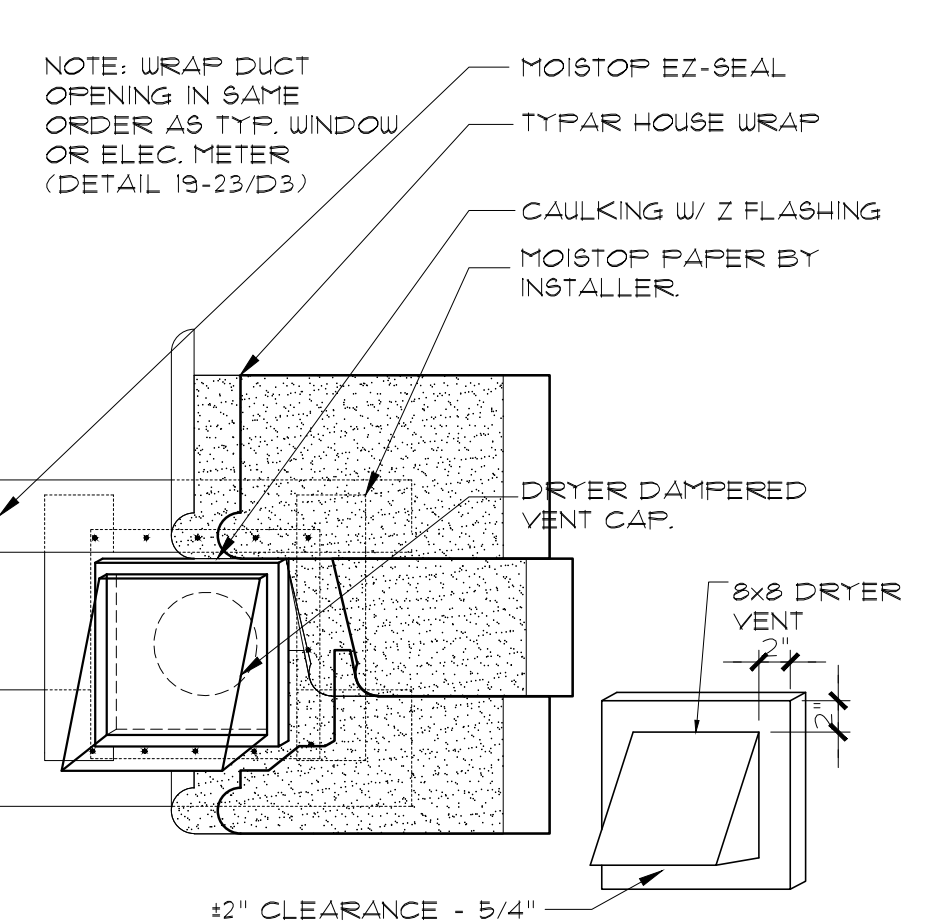
17 UNHEATED GAR. DUCTING
 Scale: NTS PARALLEL TO JOISTS



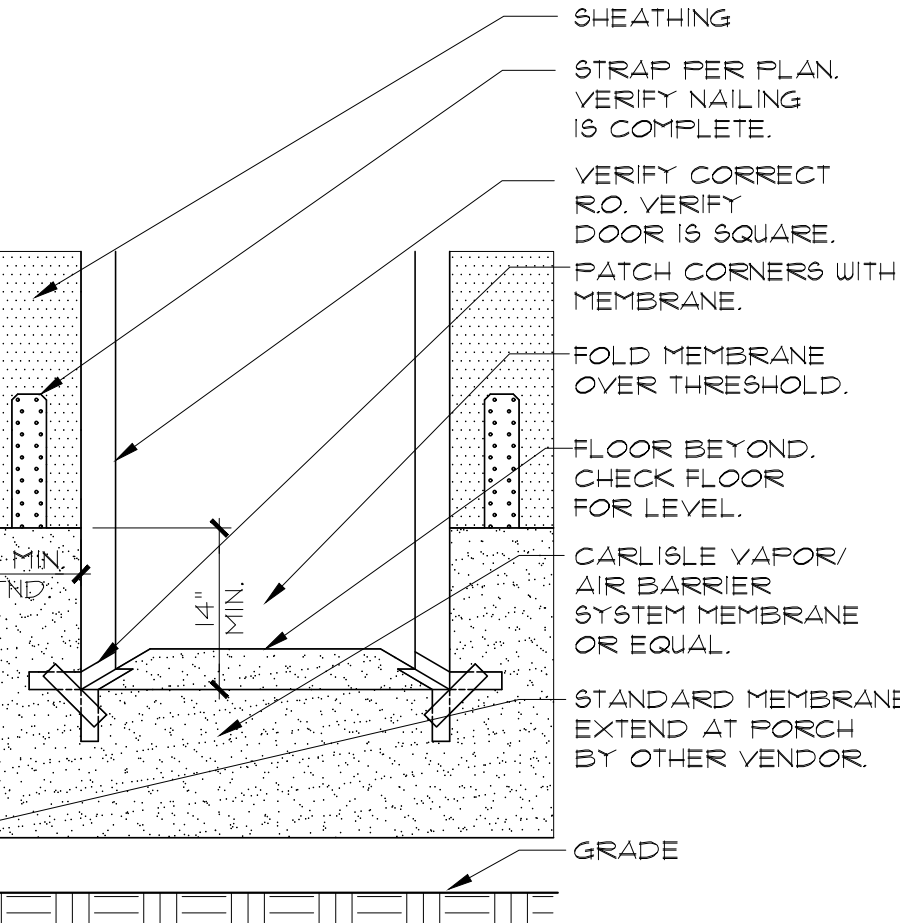
18 UNHEATED GAR. DUCTING
 Scale: NTS PERPENDICULAR TO JOISTS



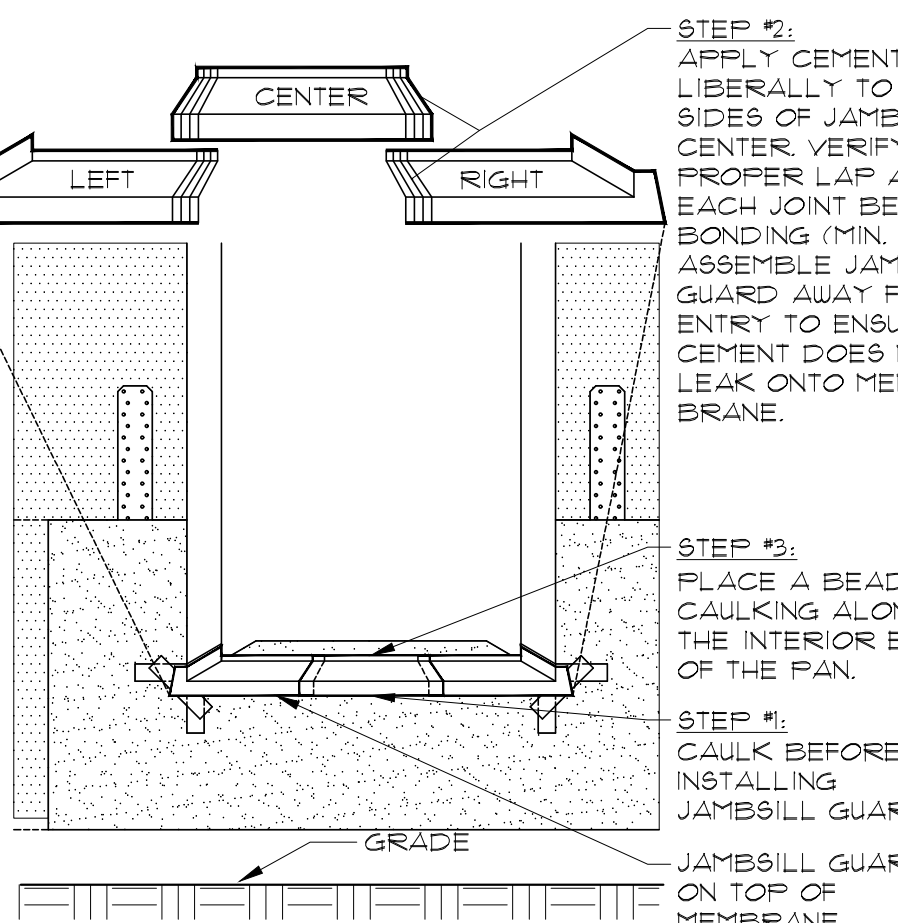
19 DRYER VENT SECTION
 Scale: 1 1/2" = 1'-0"



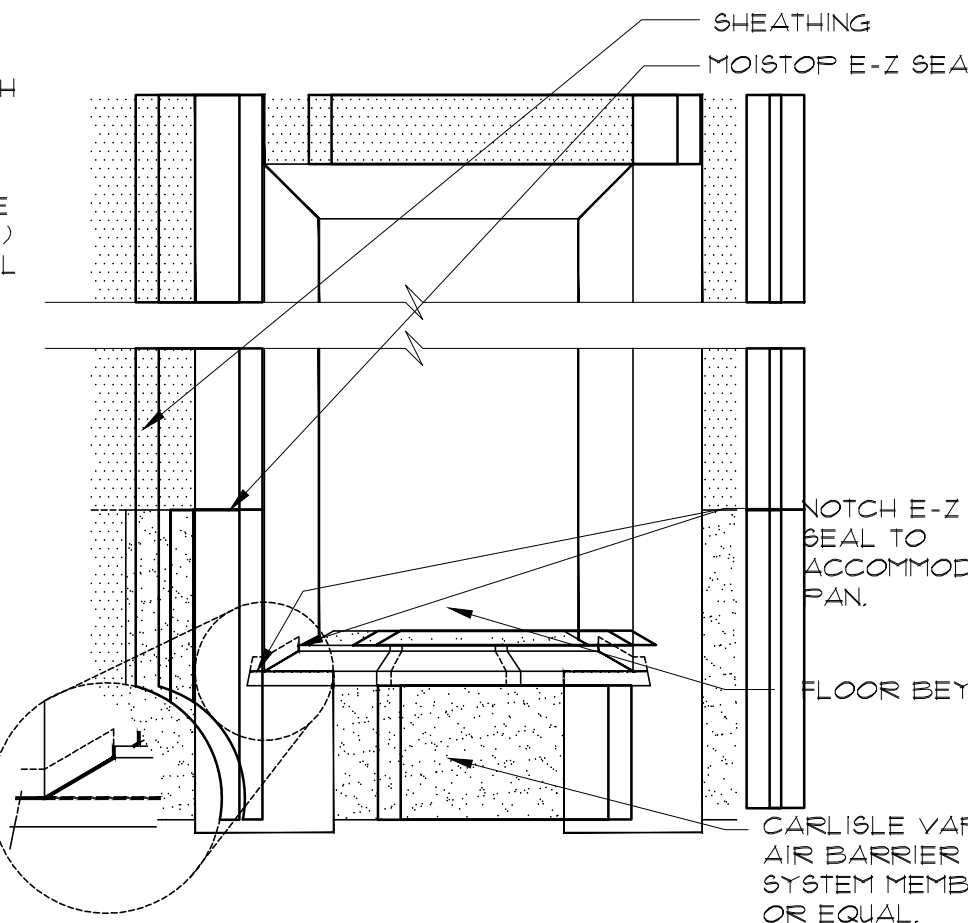
20 DRYER VENT ELEVATION
 Scale: 1 1/2" = 1'-0"



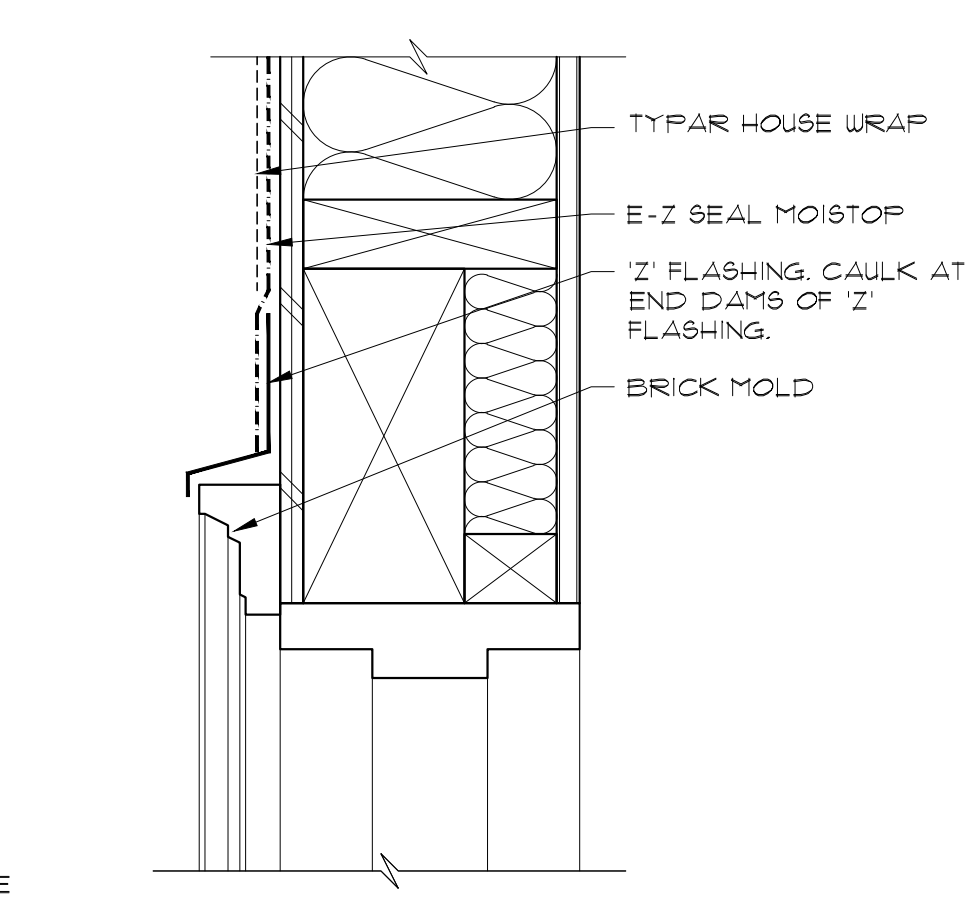
21 STEP #1 - DOOR FLASHING
 Scale: 3/4" = 1'-0"



22 STEP #2 - DOOR FLASHING
 Scale: 3/4" = 1'-0"



23 STEP #3 - DOOR FLASHING
 Scale: 3/4" = 1'-0"



24 HEADER @ GAR. MAN DOOR
 Scale: 3" = 1'-0"

Issue	Issue Date	By

Spring Residence
 4740 W. Mercer Way
 Mercer Island, WA.
 Job Number: SPRING JMC011

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.

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09.22.23
 Submittal Date

JAYMARC HOMES
 Design Firm

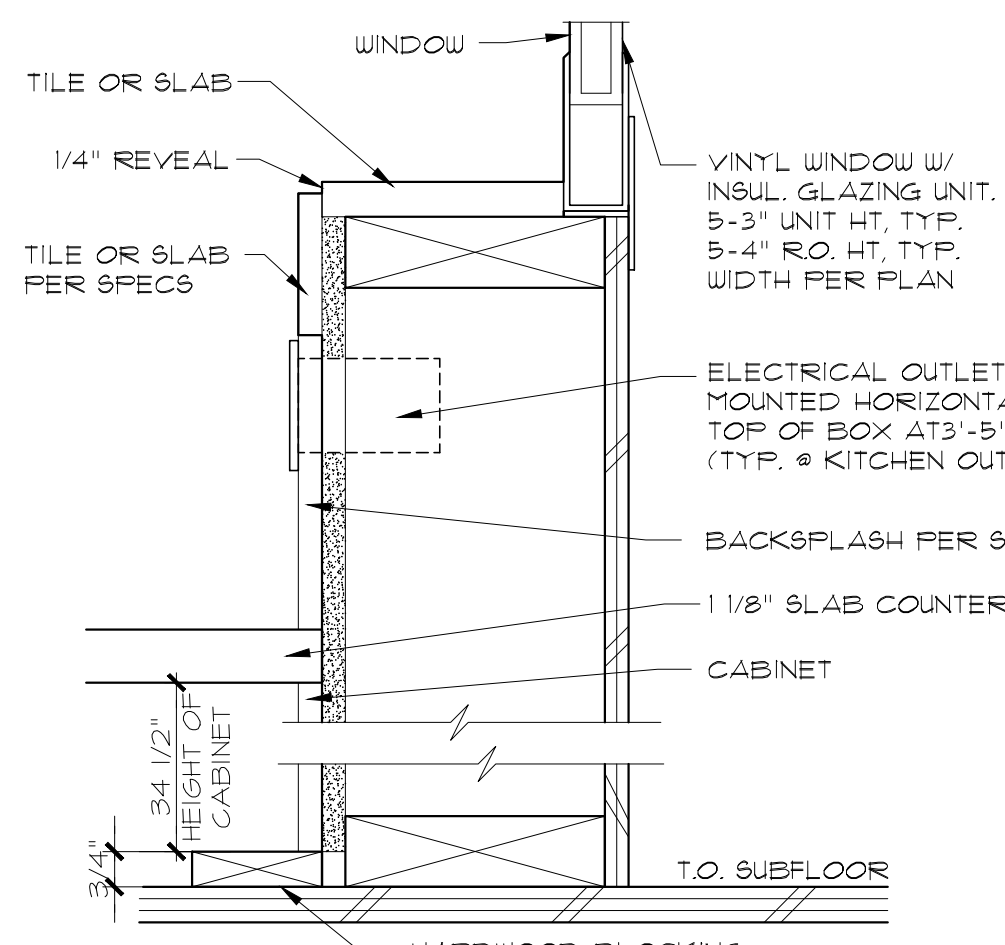
R.K.N.
 Drawn by:

S.K.
 Checked by:

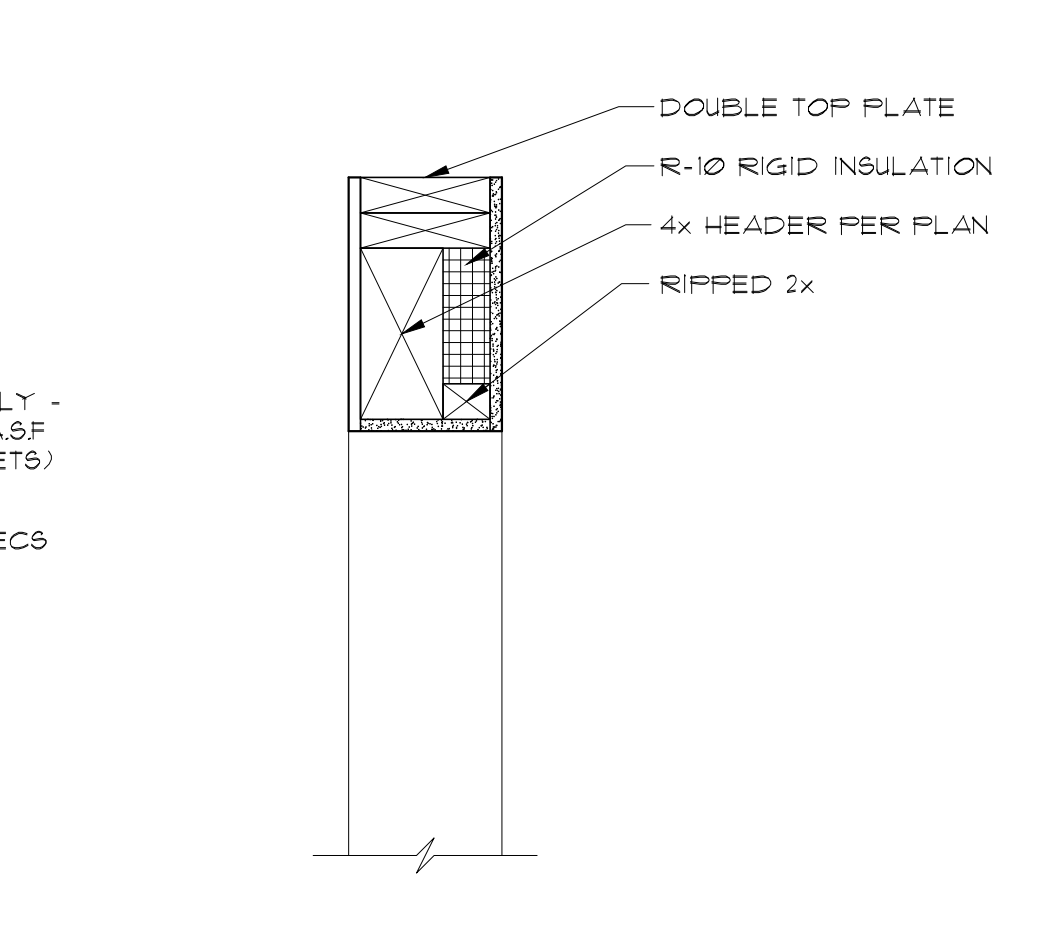
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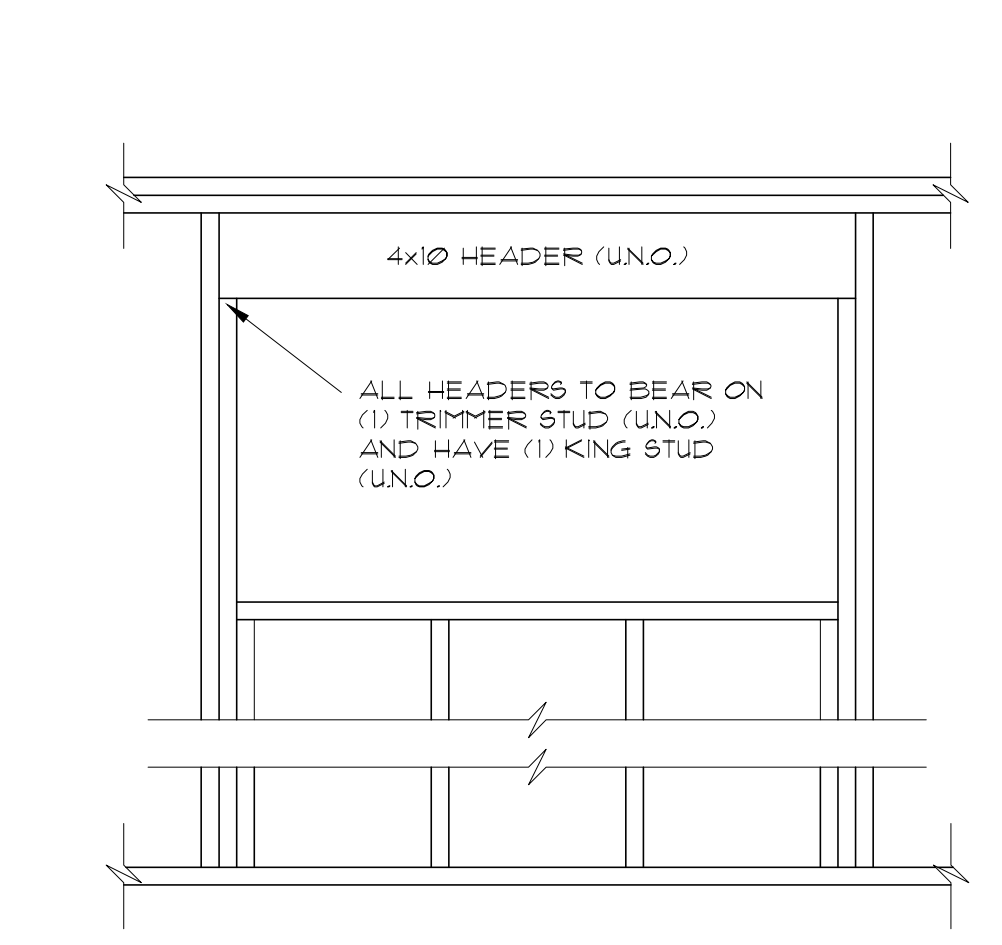
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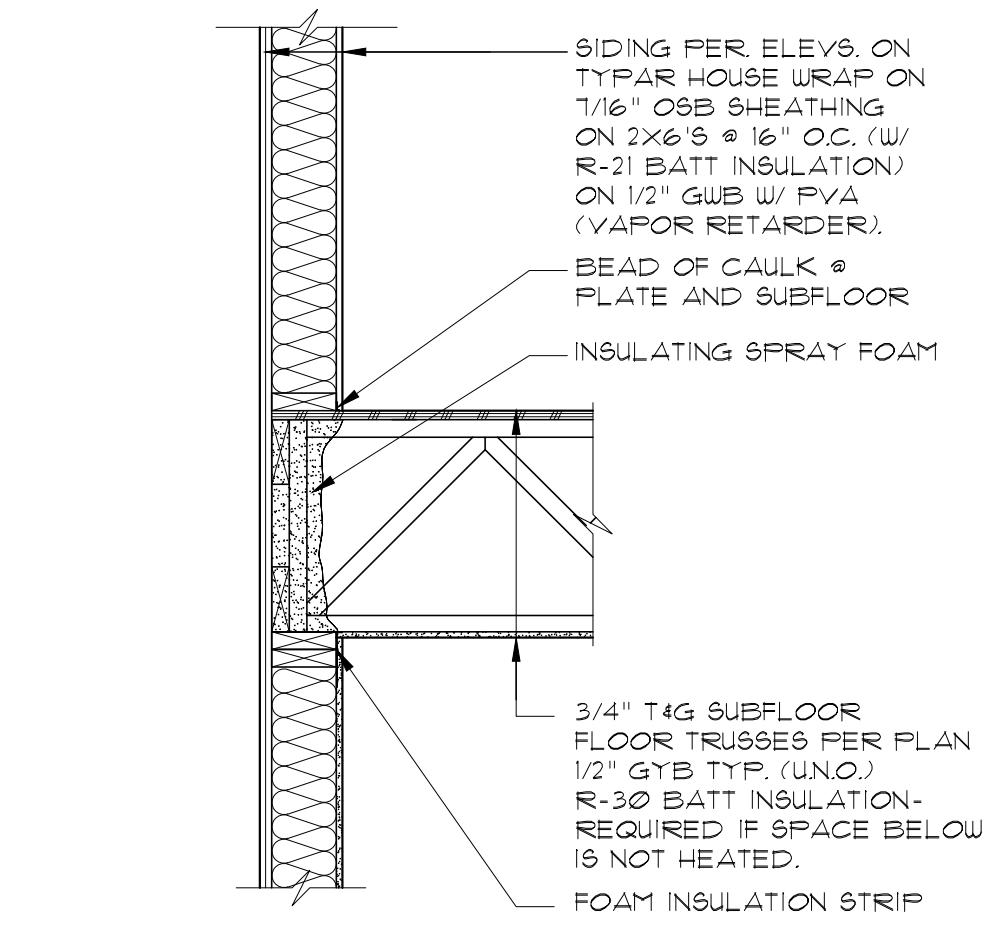
1 KITCHEN WINDOW SILL
 Scale: 3/4" = 1'-0"



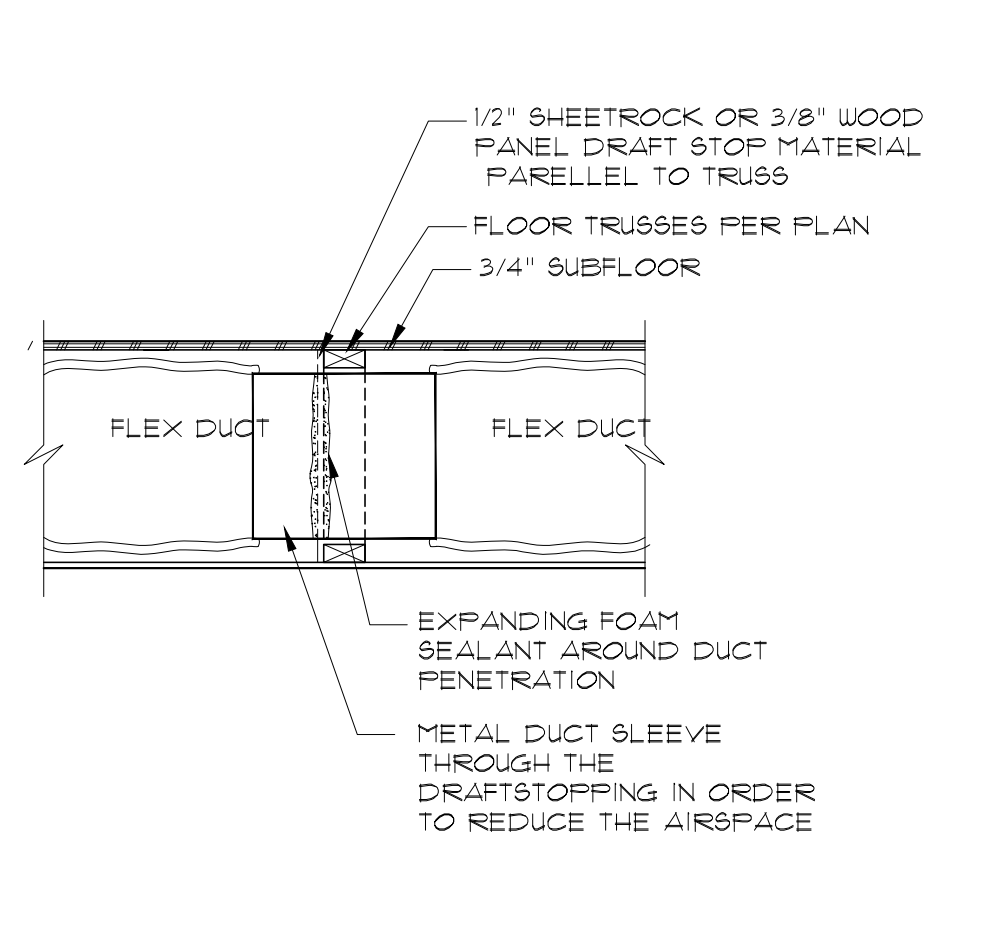
3 TYP. EXT. WALL HDR. FRAMG.
 Scale: 3/4" = 1'-0"



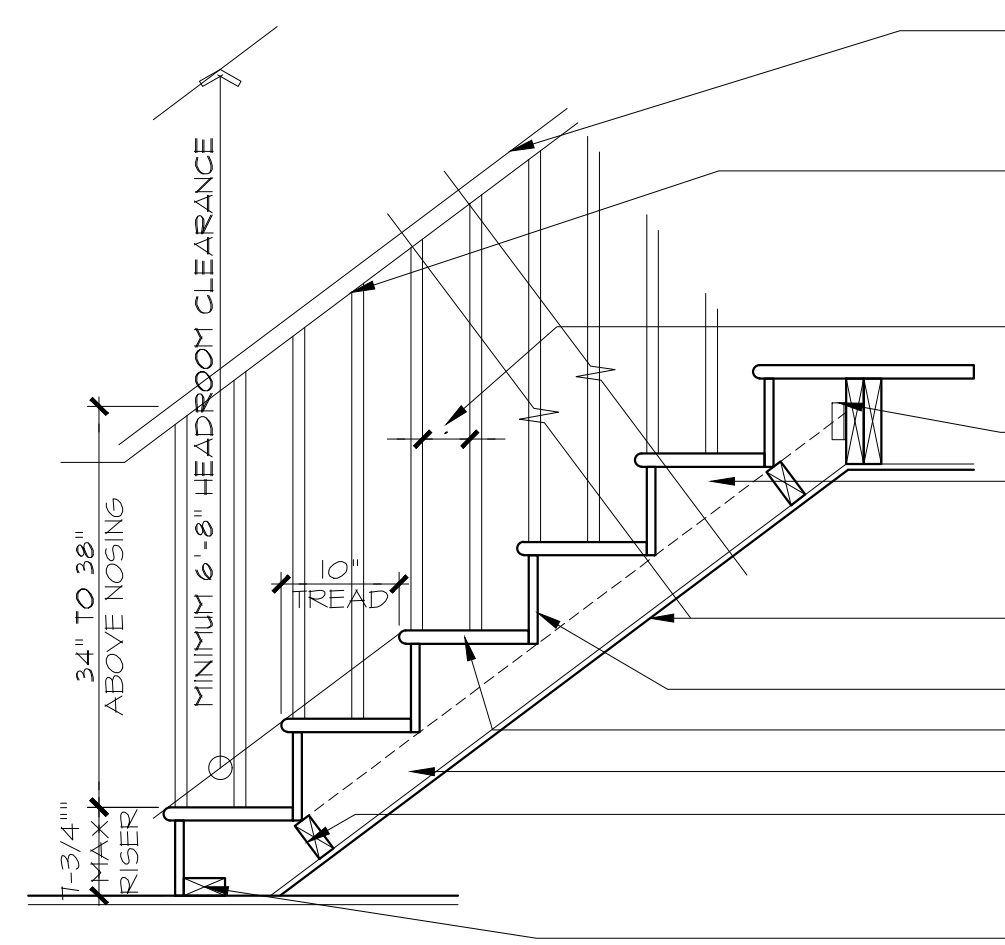
4 TYP. HEADER FRAMING
 Scale: 3/4" = 1'-0"



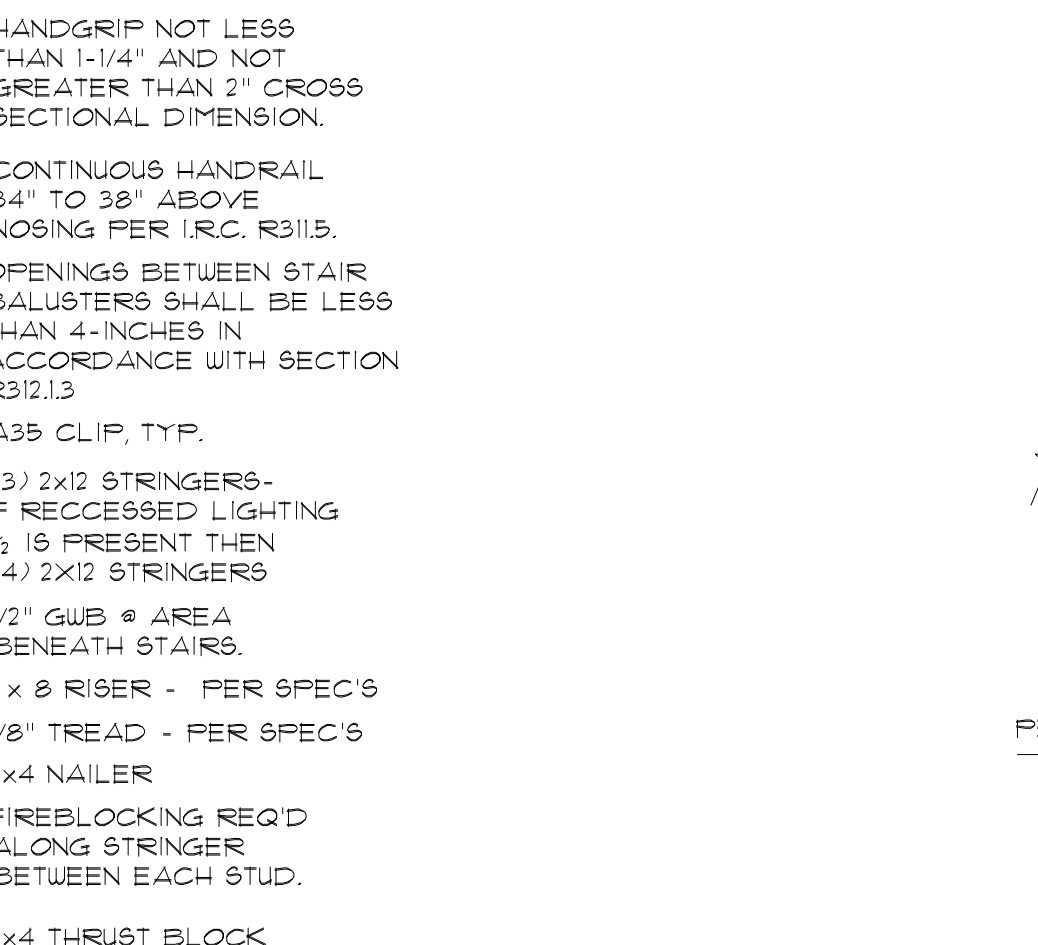
5 FLOOR @ EXT. WALL
 Scale: 3/4" = 1'-0"



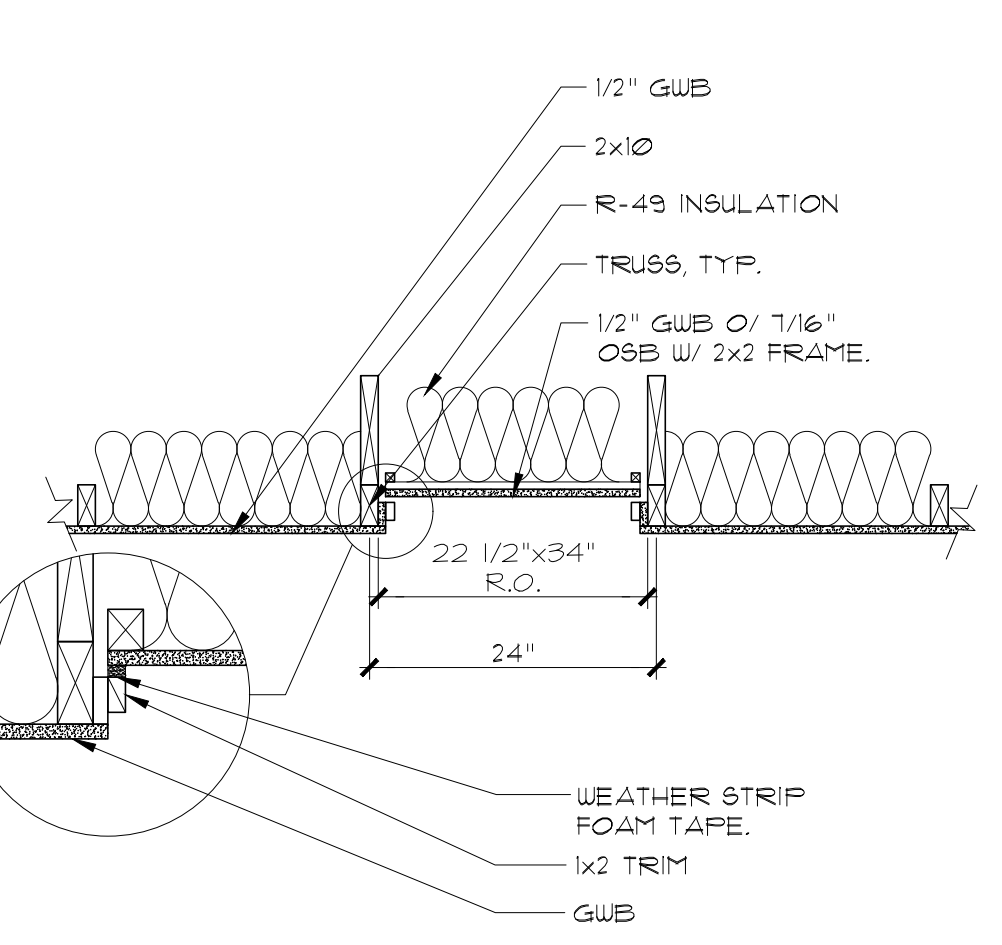
6 DRAFTSTOP PENETRATION
 Scale: 3/4" = 1'-0"



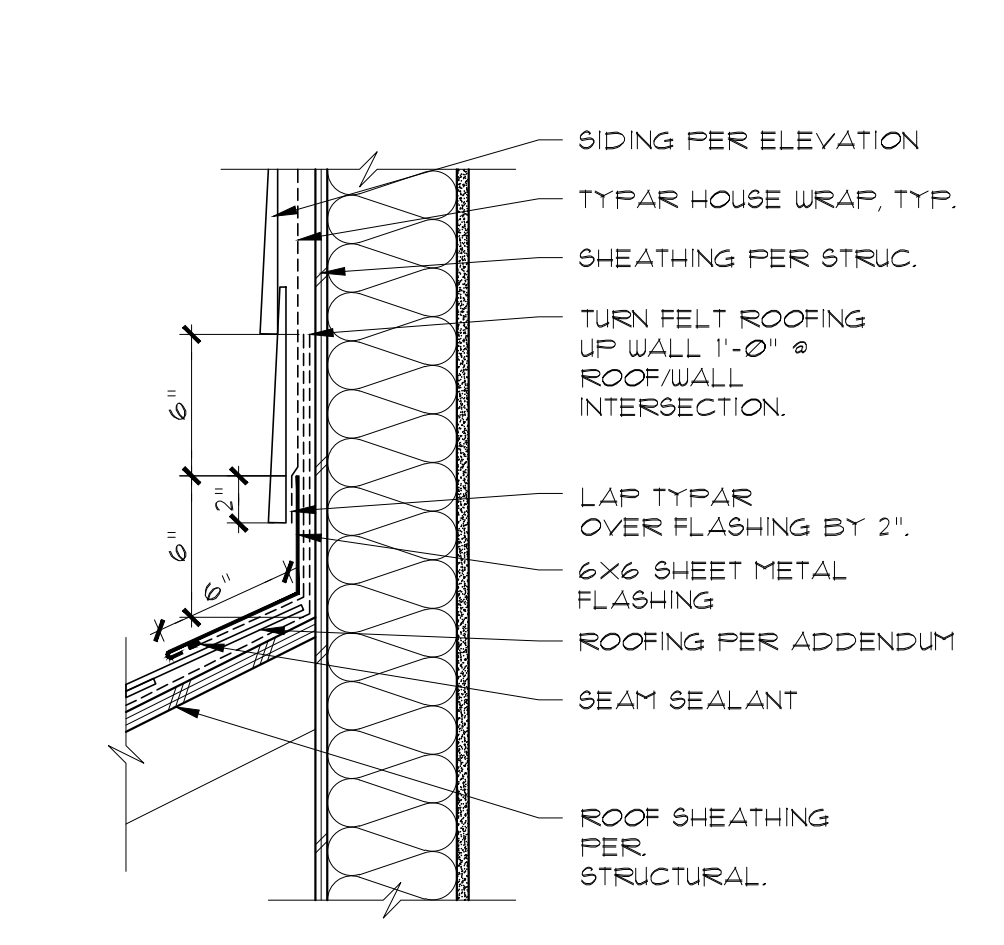
7 STAIR SECTION
 Scale: 3/4" = 1'-0"



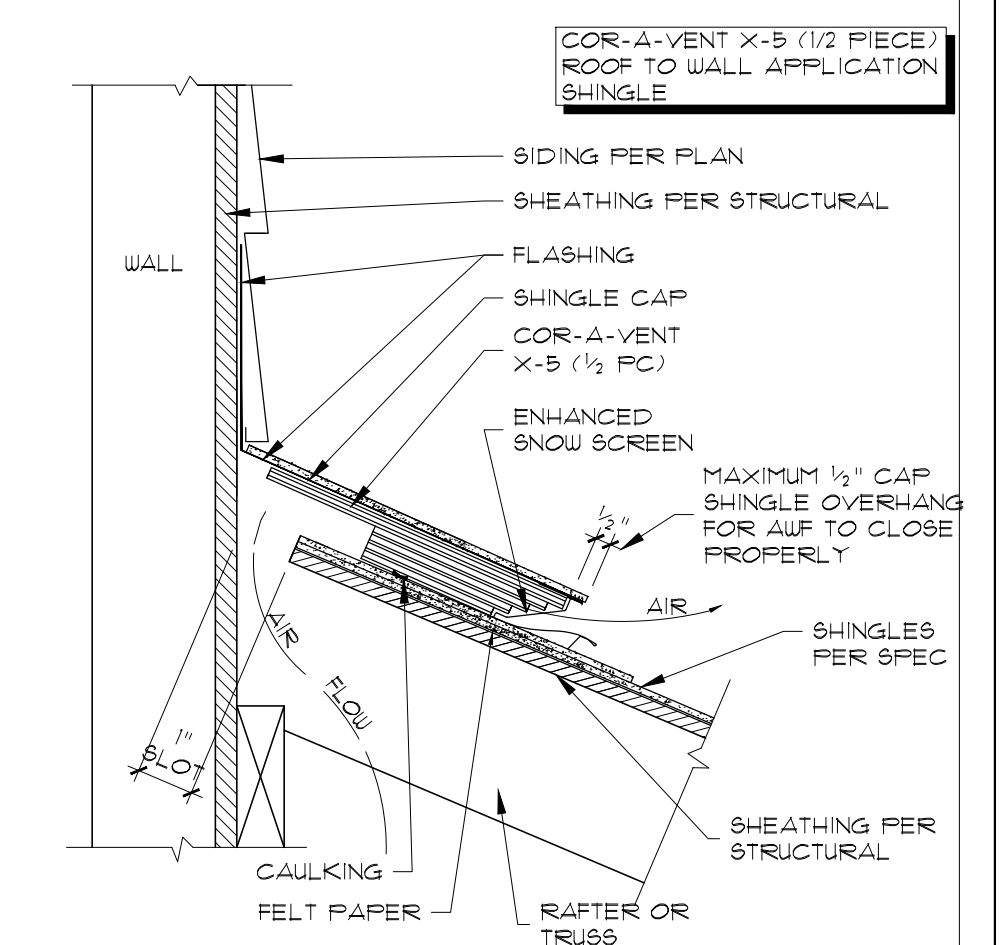
8 SOFFIT/CHASE DTL.
 Scale: 1 1/2" = 1'-0"



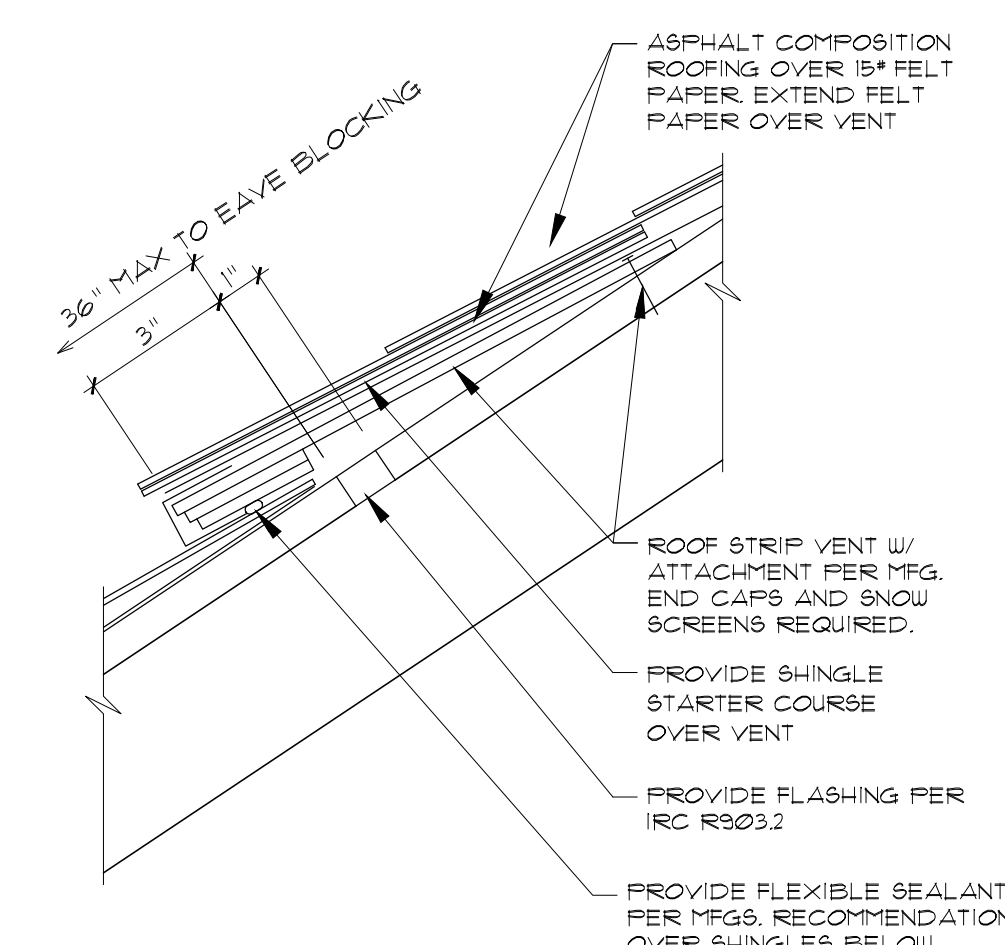
9 ATTIC ACCESS
 Scale: 3/4" = 1'-0"



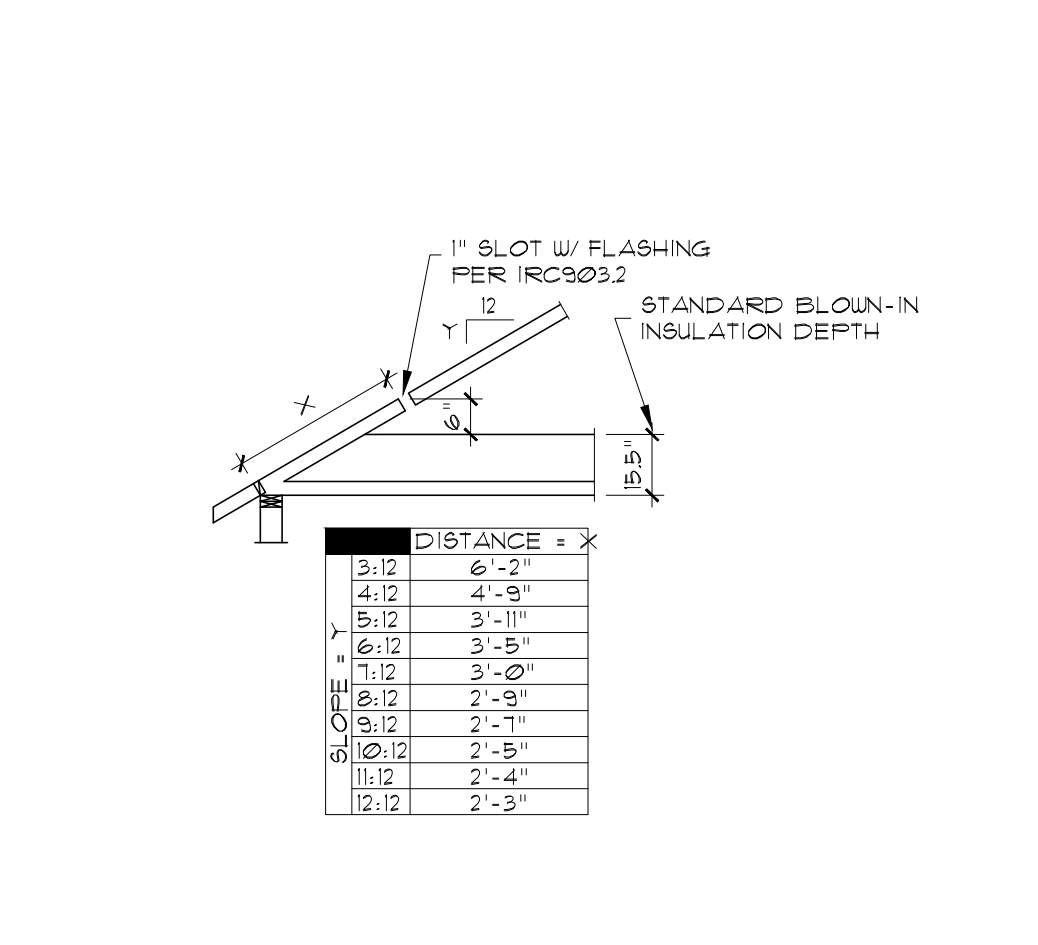
10 ROOF @ WALL FLASHING
 Scale: 1 1/2" = 1'-0"



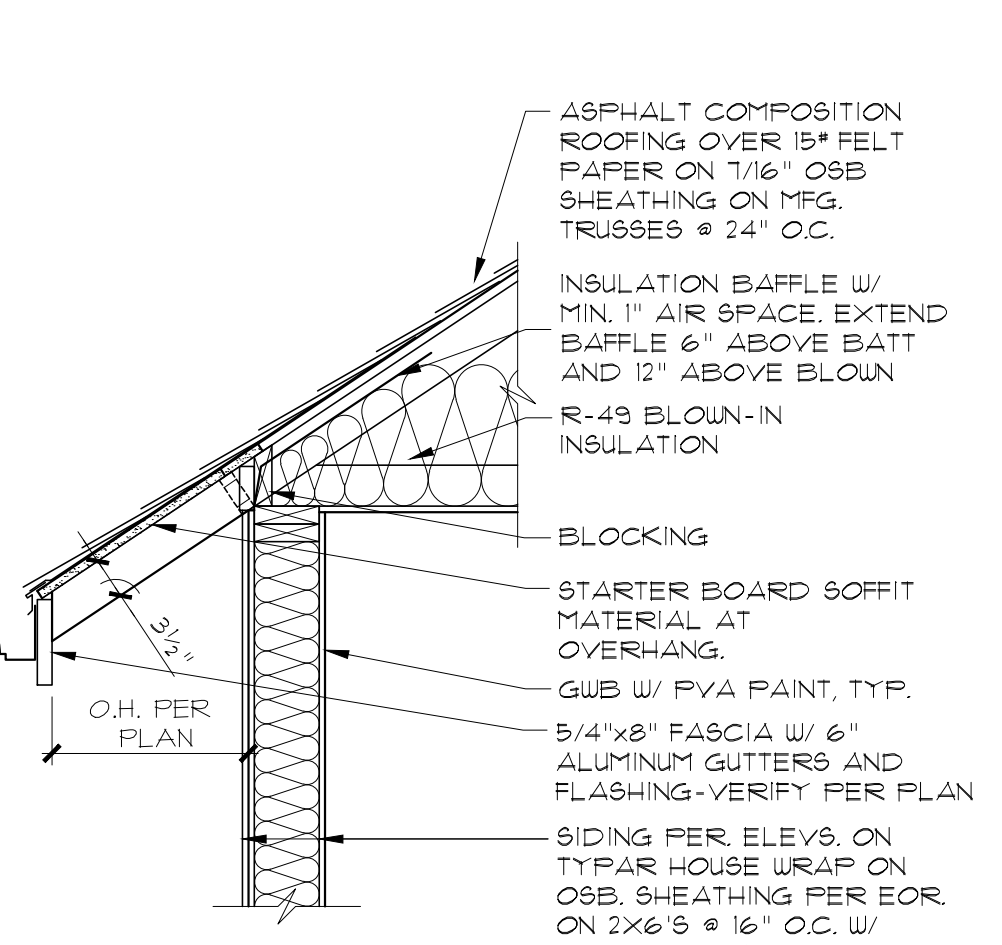
13 ROOF TO WALL VENT
 NTS



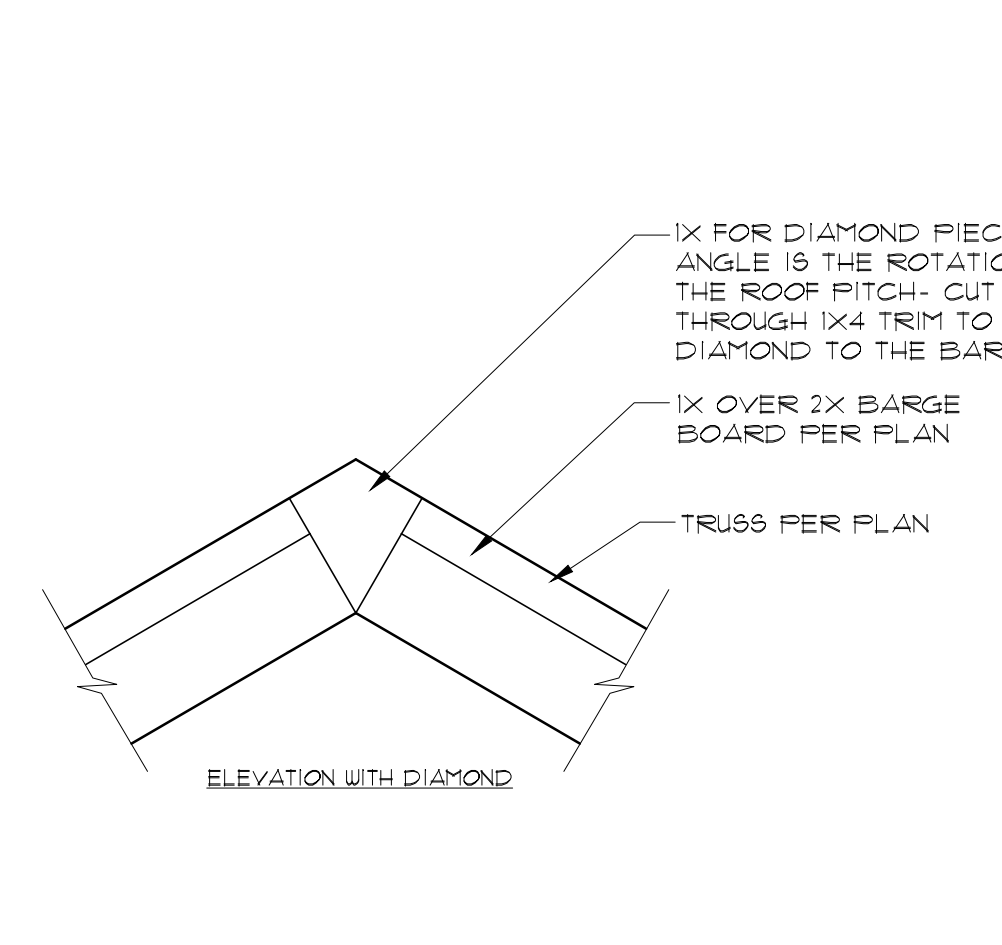
15 STRIP VENTING
 NTS



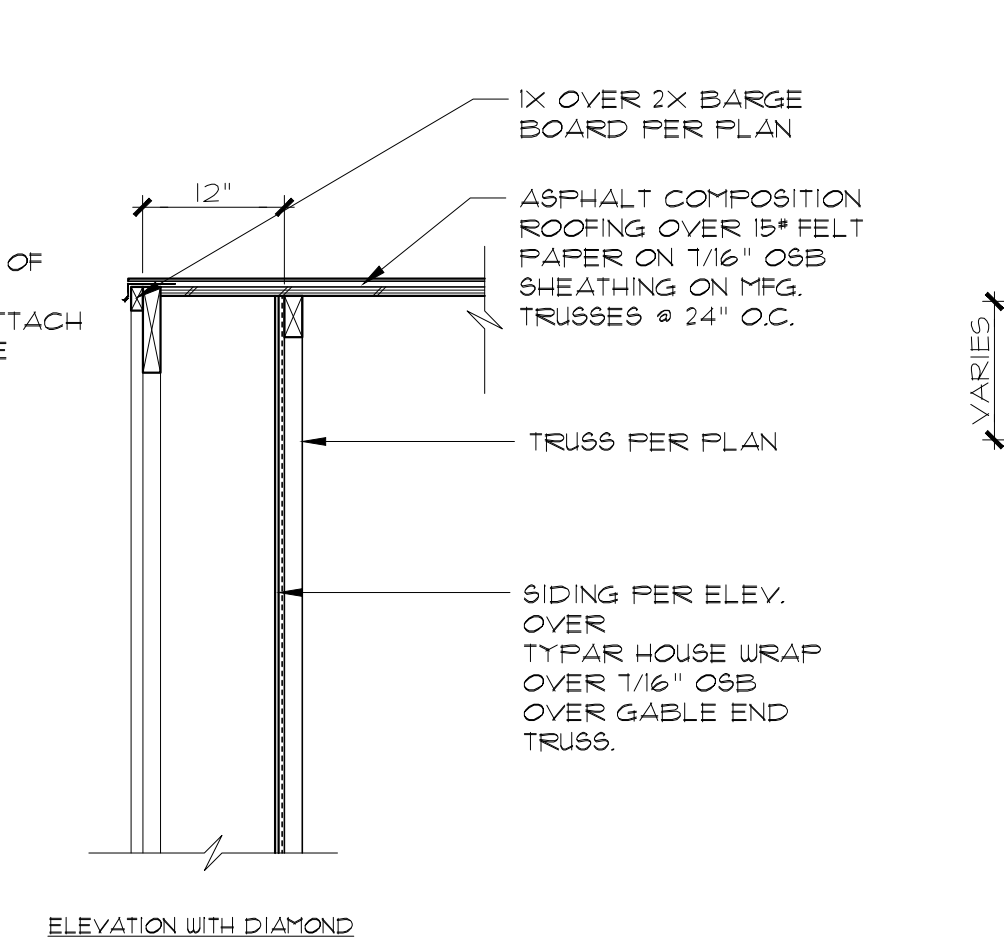
16 STRIP VENT LOCATION
 NTS



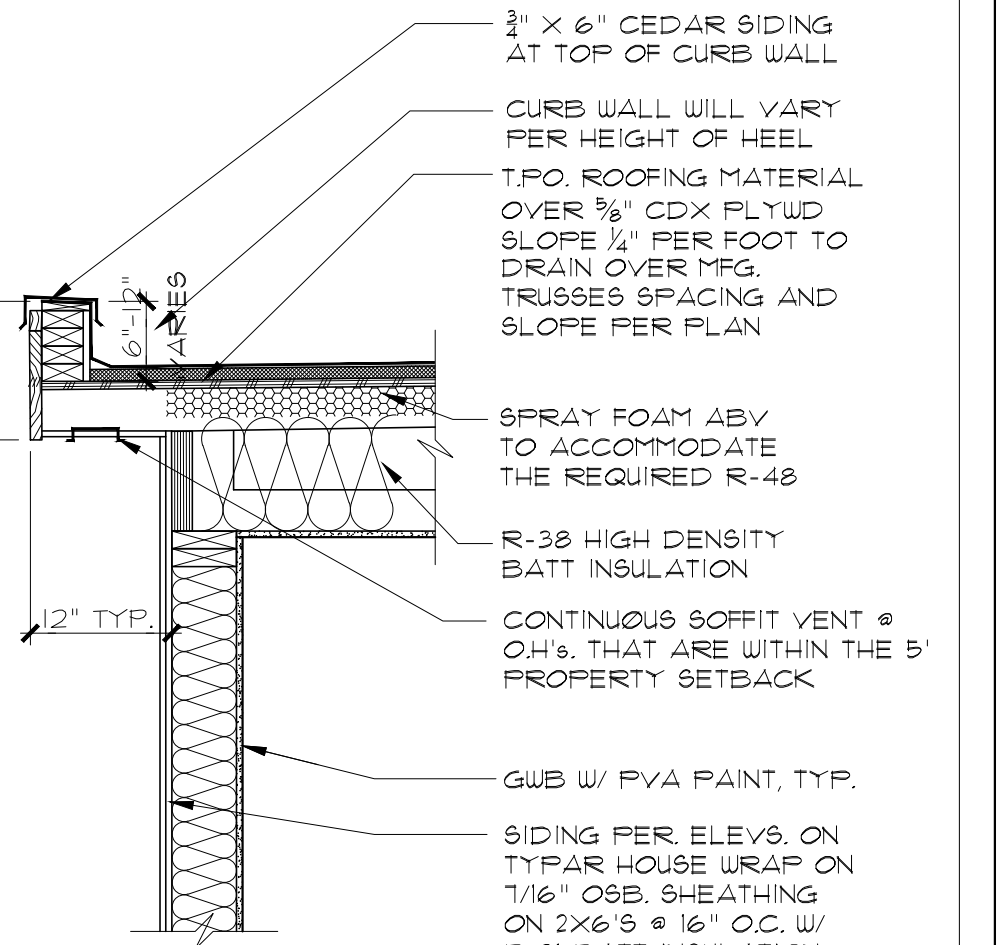
19 TRUSS EAVE
 Scale: 3/4" = 1'-0"



20 GABLE END DETAIL
 Scale: 3/4" = 1'-0"



21 GABLE END DETAIL
 Scale: 3/4" = 1'-0"



22 TRUSS EAVE - LOW
 SCALE: 3/4" = 1'-0"

Issue	Issue Date By	Description

Spring Residence
 4740 W. Mercer Way
 Mercer Island, WA.
 Job Number: SPRING JMC011

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

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09.22.23
 Submittal Date

Sheet Title/Description
 JAYMARC HOMES
 Design Firm

R.K.N.
 Drawn by:

S.K.
 Checked by:

Primary Scale

D4
 of .

Sheet Title/Description

BASEMENT SLAB
4" CONC. SLAB ON 6 MIL VAPOR BARRIER ON 4" MIN. GRANULAR FILL ON 95% COMPACTED FILL/VIRGIN SOIL
GARAGE SLAB
4" CONC. SLAB ON 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: <ul style="list-style-type: none"> SOIL: 1500 PSF ALLOWABLE BEARING PRESSURE CONCRETE SHALL ATTAIN THE FOLLOWING MINIMUM COMPRESSIVE STRENGTHS IN 28 DAYS, UNO: <ul style="list-style-type: none"> F_c = 2500 psi: FOUNDATION WALLS* 2500 psi: FOOTINGS** 2500 psi: INTERIOR SLABS ON GRADE 3500 psi: GARAGE & EXT. SLABS ON GRADE f_y = 60,000 psi * UTILIZE 95% SACK 2500 PSI CONCRETE MIXES THAT ARE EQUIVALENT TO 3000 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. ARCHBUILDER TO VERIFY ALL DIMENSIONS 	

LOADING AND DESIGN PARAMETERS	
GRAVITY DESIGN LOADS:	
DEAD LOAD (PSF):	
ROOF TRUSS TOP CHORD :	10
ROOF TRUSS BOTTOM CHORD :	7
FLOOR (TRUSSES) :	15
ROOF / FLOOR / DECK (JOISTS) :	10
TILE FLOORS :	10
STUCCO :	20
LIVE LOAD (PSF):	
ROOF :	20
RESIDENTIAL LIVING AREAS :	40
RESIDENTIAL SLEEPING AREAS :	30
RESIDENTIAL WOOD DECKS :	60
GARAGE :	60
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 1604)	
SPEED (V ₅₀) (MPH) :	100
WIND RISK CATEGORY :	II
IMPORTANCE FACTOR (I _w) :	1.0
EXPOSURE CATEGORY :	C
INTERNAL PRESSURE COEFF. (GC _i) :	±0.8
TOPOGRAPHIC FACTOR (K _z) :	1.6
SEISMIC LOAD: (IBC 1601)	
SEISMIC RISK CATEGORY :	II
SEISMIC IMPORTANCE FACTOR (I _s) :	1.0
MAPPED SPECTRAL RESPONSE :	
S _s 1.440	S _s 0.500
SITE CLASS :	(D) (DEFAULT)
SPECTRAL RESPONSE COEFF. :	S _s 1.52
S _m 0.600	D
SEISMIC DESIGN CATEGORY:	
BASIC SEISMIC-FORCE-RESISTING SYS :	
LIGHT FRAMED WALLS	
WOOD STRUCTURAL PANELS	
ULTIMATE BASE SHEAR:	
TRANS: 20 K	LONG: 20 K
SEISMIC RESPONSE COEFF. (C _d) :	
TRANS: 0.111	LONG: 0.111
RESPONSE MODIFICATION FACTOR (R) :	
TRANS: 6.5	LONG: 6.5
ANALYSIS PROCEDURE USED:	
EQUIVALENT LATERAL FORCE	

LATERAL BRACING NOTES	
THIS HOME HAS BEEN ENGINEERED TO RESIST LATERAL FORCES RESULTING FROM: 100 MPH WIND SPEED, EXP. C (ASCE 7-16 WIND MAP, PER IRC R301.2.1.1) RISK CAT. 2 & SEISMIC CAT. D2.	
110 MPH WIND IN 2018 IRC MAP	
ENGINEERED DESIGN WAS COMPLETED PER 2018 IBC (SECTION 1604 & 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)	
<ul style="list-style-type: none"> 1/8" OSB OR 1/2" PLYWOOD: 	
<p>FASTEN SHEATHING W/ 2 1/2"x0.131" NAILS @ 6" O.C. AT ALL SUPPORTED PANEL EDGES AND 12" O.C. IN THE PANEL FIELD. ALL SHEATHING SHEET PANEL EDGES SHALL OCCUR OVER WALL FRAMING MEMBERS OR 2x HORIZONTAL BLOCKING SHALL BE PROVIDED TO SUPPORT PANEL EDGE. ALL EXTERIOR WALLS SHALL BE CONSTRUCTED PER THIS SPECIFICATION UNO. ON PLANS.</p>	
3" O.C. EDGE NAILING (WHERE NOTED ON PLANS)	
<ul style="list-style-type: none"> 1/8" OSB OR 1/2" PLYWOOD: 	
<p>ONLY AT LOCATIONS INDICATED ON PLANS - SHEATH SHEATHING WITH 1/8" OSB. FASTEN SHEATHING W/ 2 1/2"x0.131" NAILS @ 3" O.C. AT EDGES AND 12" O.C. AT CENTER. ALL SHEATHING SHEET PANEL EDGES SHALL OCCUR OVER WALL FRAMING MEMBERS OR 2x HORIZONTAL BLOCKING SHALL BE PROVIDED TO SUPPORT PANEL EDGE AND 3" O.C. FASTENING.</p>	
NOTES:	
<ol style="list-style-type: none"> LATERAL ANALYSIS ASSUMES STUD SPACING @ 16" O.C. ALL SHEAR WALLS SHALL HAVE DOUBLE TOP PLATES FASTENED TOGETHER W/ 3"x0.131" NAILS @ 8" O.C. USE (2) 2 1/2"x0.131" 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. 	

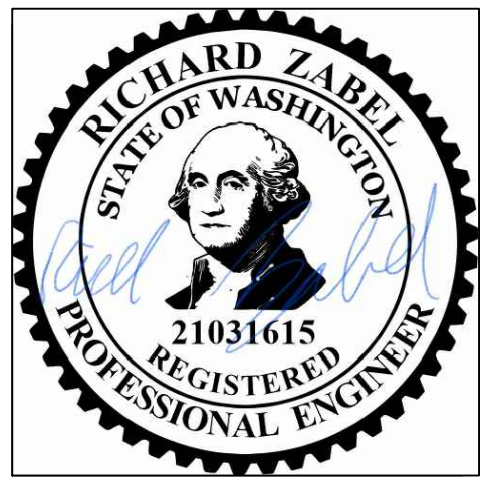
GENERAL STRUCTURAL NOTES	
DESIGN PARAMETERS	
<ul style="list-style-type: none"> DESIGN IS BASED ON 2018 INTERNATIONAL RESIDENTIAL CODE & 2018 INTERNATIONAL BUILDING CODE WOOD FRAME ENGINEERING IS BASED ON NDS, NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION - LATEST EDITION. 	
GENERAL FRAMING	
<ul style="list-style-type: none"> EXTERIOR BEARING WALLS SHALL BE 2x4 OR 2x6 (AS SHOWN ON PLANS) @ 16" O.C. (W/ DOUBLE TOP PLATE) HEM FIR (HF) #2 STUD GRADE LUMBER, OR BETTER, UNO. INTERIOR BEARING WALLS SHALL BE 2x4 OR 2x6 (AS SHOWN ON PLANS) @ 16" O.C. (W/ DOUBLE TOP PLATE) HEM FIR (HF) #2 STUD GRADE LUMBER, OR BETTER, UNO. ALL NON-BEARING INTERIOR STUD WALLS SHALL BE CONSTRUCTED WITH 2x STUD GRADE MEMBERS SPACED @ 24" O.C. (MAX.) ALL WALLS TALLER THAN TYP. PLATE HEIGHT SHALL BE CONSIDERED BALLOON FRAMED & SHALL BE CONSTRUCTED FROM FLOOR TO UNDERSIDE OF FRAMING AT NEXT LEVEL. BF. WALLS SHALL BE 2x4 OR 2x6 (AS SHOWN ON PLANS) HEM FIR (HF) #2 GRADE LUMBER, OR BETTER. ALL HEADERS SHALL BE SUPPORTED BY (1) 2x JACK STUD & (1) 2x KING STUD, MINIMUM. THE NUMBER OF STUDS SPECIFIED AT A SUPPORT INDICATES THE NUMBER OF JACK STUDS REQUIRED, UNO. BUILT-UP POSTS SHALL BE 2x4 OR 2x6 DOUGLAS FIR (DF) #2 STUD GRADE LUMBER, OR BETTER, UNO. & SOLID WOOD COLUMN SHALL BE HEM FIR (HF) #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 DOUGLAS 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 (MN), TYP. UNO. PROVIDE SOLID BLOCKING IN FLOOR SYSTEM UNDER ALL POSTS & HOLD-DOWNS CONTINUOUS TO FOUNDATION/BEARING. BLOCKING TO MATCH POST ABOVE. ENGINEERED LUMBER TO MEET OR EXCEED THE FOLLOWING: <ul style="list-style-type: none"> LVL MEMBERS - Fb=2525 PSI; Fv=310 PSI; E=155x10⁶ PSI LVL MEMBERS - Fb=2400 PSI; Fv=285 PSI; E=120x10⁶ PSI GLB MEMBERS - Fb=2400 PSI; Fv=1850 PSI; Fv=265 PSI; E=1.8x10⁶ PSI; DF/DF; 24F-V4 (UNO) ENGINEERED LUMBER POSTS TO MEET OR EXCEED THE FOLLOWING: <ul style="list-style-type: none"> LVL MEMBERS - Fb=2400 PSI; Fv=2500 PSI; E=1.8x10⁶ PSI FACE NAIL MULTI-PLY 2x BEAMS & HEADERS W/ 3-RINGS OF 3"x0.131" NAILS (MN) @ 12" O.C. STAGGERED. APPLY NAILING FROM BOTH FACES @ 3-PLY OR MORE CONDITIONS. UTILIZE 2 RINGS OF NAILS FOR 2x6 & 2x8 MEMBERS. ALL MEMBERS SPECIFIED AS MULTI-PLY (B) SHALL BE FASTENED TOGETHER PER MANUFACTURER. EQUIVALENT WIDTH SOLID MATERIAL MAY BE USED AS EQUAL. FASTEN 2x WOOD PLATES TO TOP FLANGE OF STEEL BEAMS W/ PAFs (HILT) X-U PING OR EQUAL (0.151" 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	
<ul style="list-style-type: none"> 1-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. DESIGN ARE ASD LEVEL LOADS, UNO. (EXCLUDES STONE/MARBLE OR NET BED CONSTRUCTED FLOORS - CONTACT MKK FOR EXCLUDED DESIGN). ALL METAL 1-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): <ul style="list-style-type: none"> SINGLE PLY: SIMPSON LUS20 DOUBLES: SIMPSON LUS20-2 FLOOR SHEATHING SHALL BE 23/32" A.P.A. RATED "STURD-FLOOR" 24" O.C. EXPOSURE 1 (OR APPROVED EQUAL) WITH TONGUE AND GROOVE EDGES. FASTEN TO FRAMING MEMBERS W/ GLUE AND 2 1/2" x 0.131" NAILS @ 6" O.C. @ PANEL EDGES & @ 12" O.C. FIELD. ALL FLUSH CONNECTIONS SHALL BE CONNECTED WITH HANGER APPROPRIATE FOR MEMBER SIZE, UNO. FASTEN HANGERS TO SINGLE PLY FLUSH BEAMS W/ 1/2" LONG NAILS. 	
ROOF FRAMING	
<ul style="list-style-type: none"> FASTEN EACH ROOF TRUSS TO TOP PLATE W/ (4) 3"x0.131" TOENAILS (MN) & (1) SIMPSON SDNG15600 SCREW @ ALL BEARING POINTS. PROVIDE (2) SIMPSON SDNG15600 SCREWS AT 2-PLY GIRDER TRUSSES, (3) SIMPSON SDNG15600 SCREWS AT 3-PLY GIRDER TRUSSES AT ALL BEARING POINTS. FASTEN EACH ROOF RAFTER TO TOP PLATE WITH (1) SIMPSON SDNG15600 SCREW PROVIDE (2) SIMPSON SDNG15600 SCREWS AT FLUSH BEAMS IN THE ROOF - AT ALL BEARING POINTS. ROOF SHEATHING SHALL BE 7/8" A.P.A. RATED SHEATHING 24/16 EXPOSURE 1 (OR APPROVED EQUAL). FASTEN TO FRAMING MEMBERS W/ 2 1/2" x 0.131" NAILS @ 6" O.C. AT PANEL EDGES & @ 12" O.C. AT INTERMEDIATE SUPPORTS. ROOF SHEATHING SHALL EXTEND BELOW ALL INSTANCES OF OVERFRAMING. BLOCKING SHALL BE INSTALLED AS REQUIRED TO LIMIT ROOF SHEATHING SPANS TO 24" MAX. WITHIN 48" OF ALL ROOF EDGES, RIDGES, & HIPS FASTEN ROOF SHEATHING FIELDS PER EDGE NAILING SPEC. ALL METAL HANGERS SHALL BE SPECIFIED BY THE TRUSS MANUFACTURER, UNLESS OTHERWISE NOTED. ROOF TRUSS SHOP DRAWINGS SHALL BE SUBMITTED TO ARCHITECT AND ENGINEER FOR REVIEW AND APPROVAL PRIOR TO FABRICATION OR DELIVERY. ROOF TRUSS SHOP DRAWINGS & CALCULATIONS SHALL BE PREPARED BY A WASHINGTON STATE LICENSED ENGINEER AND SHALL BE DESIGNED FOR UNBALANCED SNOW LOADING PER ASCE 7-16, SECTION 7.6. ERECT AND INSTALL ROOF TRUSSES PER WTCA & TP15 BC/S1 1-08 "GUIDE TO GOOD PRACTICE FOR HANDLING, INSTALLING & BRACING OF METAL PLATE CONNECTED WOOD TRUSSES." FASTEN OVER-FRAMED TRUSS SETS TO TRUSSES BELOW W/ (2) 3"x0.131" TOENAILS AT EA TRUSS. SUPPORT PORCH & SHORT SPAN ROOF TRUSSES (UP TO 6' TRIB.) W/ 2x6 LEDGER FASTENED TO FRAMING W/ (3) 3"x0.131" NAILS @ 16" O.C. FASTEN ALL INTERIOR NON-BEARING PARTITION WALLS TO TRUSS BOTTOM CHORD ABOVE WITH SIMPSON STC CLIPS AT 24" O.C. MAX. PROVIDE BLOCKING BETWEEN THE TRUSS BOTTOM CHORDS AS REQUIRED FOR THE PARALLEL CONDITIONS. 	

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	
<p>THE STRUCTURE IS DESIGNED TO BE SELF SUPPORTING AND STABLE AFTER THE BUILDING IS FINISHED AND ALL PLAN, DETAIL, AND NOTE SPECIFICATIONS HAVE BEEN COMPLETED. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE THE ERECTION PROCEDURES AND SEQUENCE TO INSURE THE SAFETY OF THE BUILDING AND ITS COMPONENTS DURING CONSTRUCTION. THIS INCLUDES, BUT IS NOT LIMITED TO, THE ADDITION OF NECESSARY 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.</p>	
<p>STRUCTURAL DESIGN AND SPECIFICATIONS ASSUME THAT ALL SUPPORTING AND NON-SUPPORTING ELEMENTS IN CONTACT WITH FLOOR FRAMING ARE LEVEL, INCLUDING, BUT NOT LIMITED TO: FOUNDATIONS, SLABS ON GRADE, BEAMS, WALLS, AND NON-BEARING ELEMENTS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY LEVELNESS AND MAKE ADJUSTMENTS AS NECESSARY, INCLUDING CONSIDERATION OF THOSE AREAS THAT MAY BE WITHIN CONTRACTUAL, INDUSTRY, OR WARRANTY TOLERANCES.</p>	

ADDITIONAL NOTES FOR TRUSS & I-JOIST MANUFACTURER	
<p>ROOF 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.</p>	
<p>TRUSSES SHALL BE DESIGNED SO THAT DIFFERENTIAL DEFLECTION BETWEEN ADJACENT PARALLEL TRUSSES OR GIRDER TRUSSES DOES NOT EXCEED THE FOLLOWING:</p> <p>A. ROOF TRUSSES: 1/4" DEAD LOAD</p> <p>B. FLOOR TRUSSES, ATTIC TRUSSES, & I-JOISTS: 1/8" DEAD LOAD</p> <p>C. FLOOR TRUSSES & ATTIC TRUSSES ADJACENT TO FLOOR FRAMING BY OTHERS: LIMIT ABSOLUTE TRUSS DEFLECTION TO 3/16" DEAD LOAD. (NOT DIFFERENTIAL DEFLECTION)</p>	

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



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M&K project number:	154-22026
project mgr:	RJZ
drawn by:	AJC
issue date:	08-11-23
REVISIONS:	
date:	initial:
09/19/2023	AJC
ARCH REVISIONS	

JAYMARC HOMES

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REVISIONS:

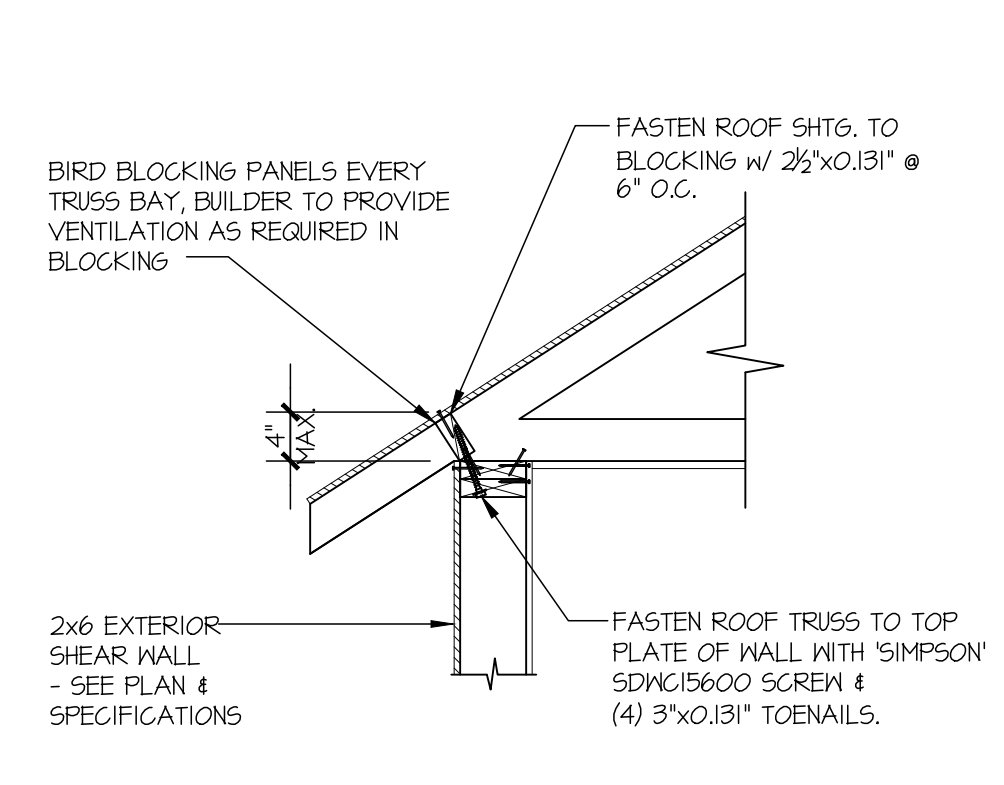
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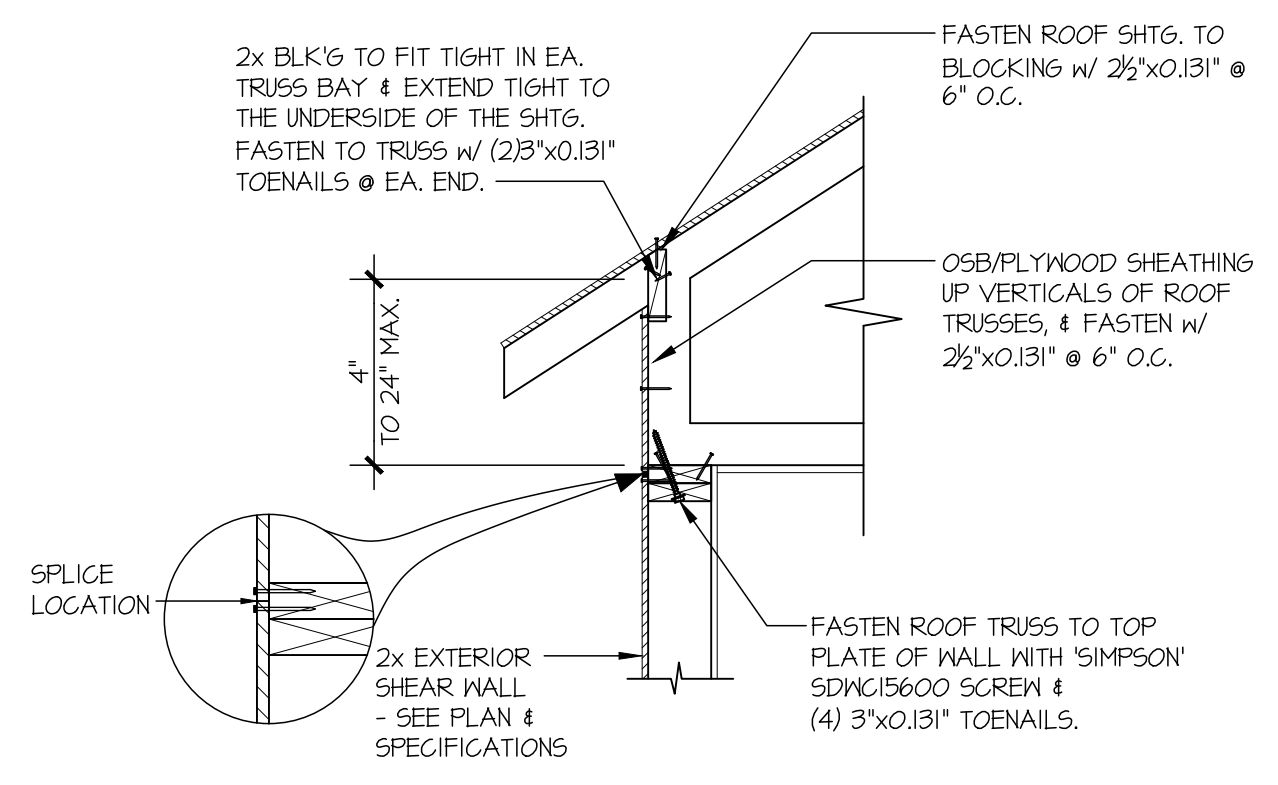
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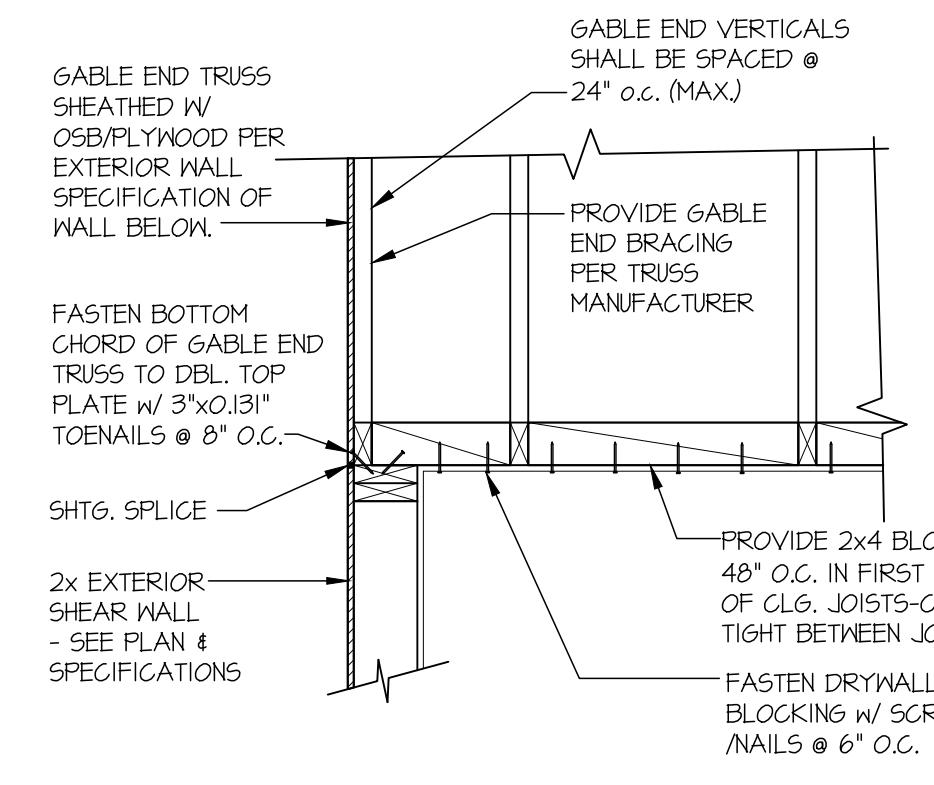
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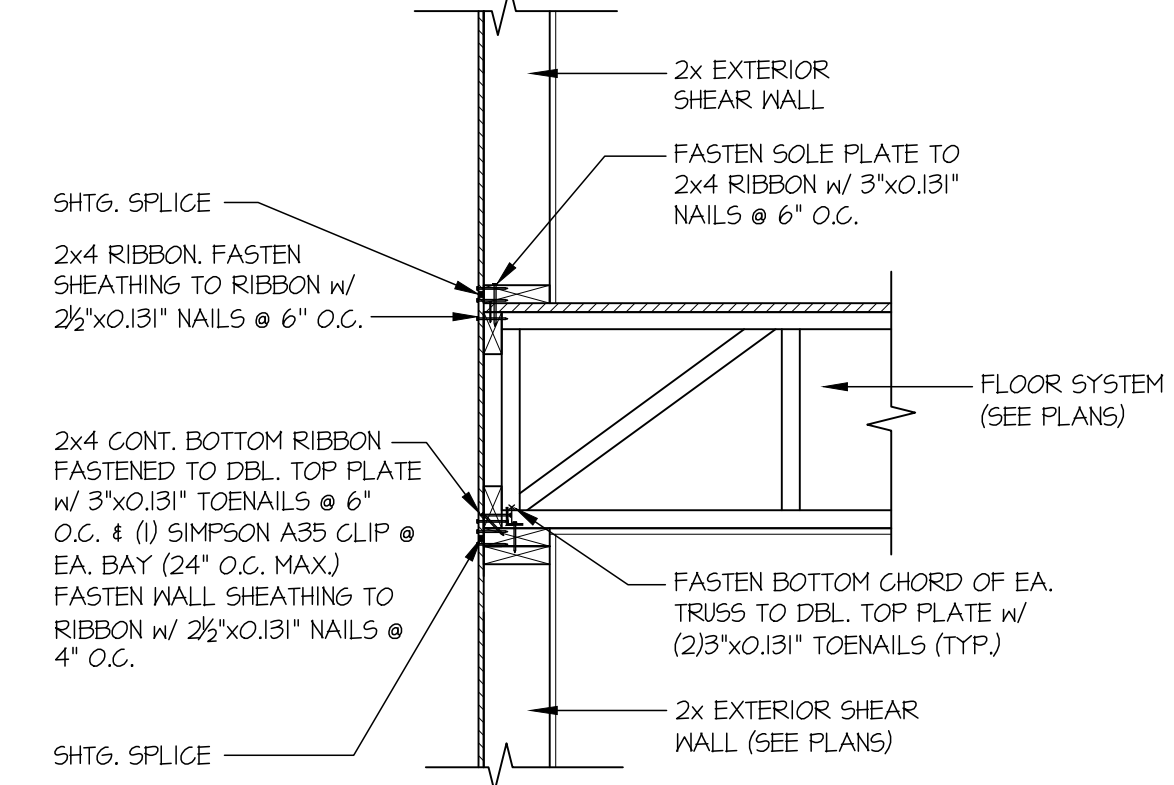
1 TYPICAL SHEAR TRANSFER DETAIL @ ROOF
SCALE: 3/4"=1'-0" HEEL HEIGHT LESS THAN 4"



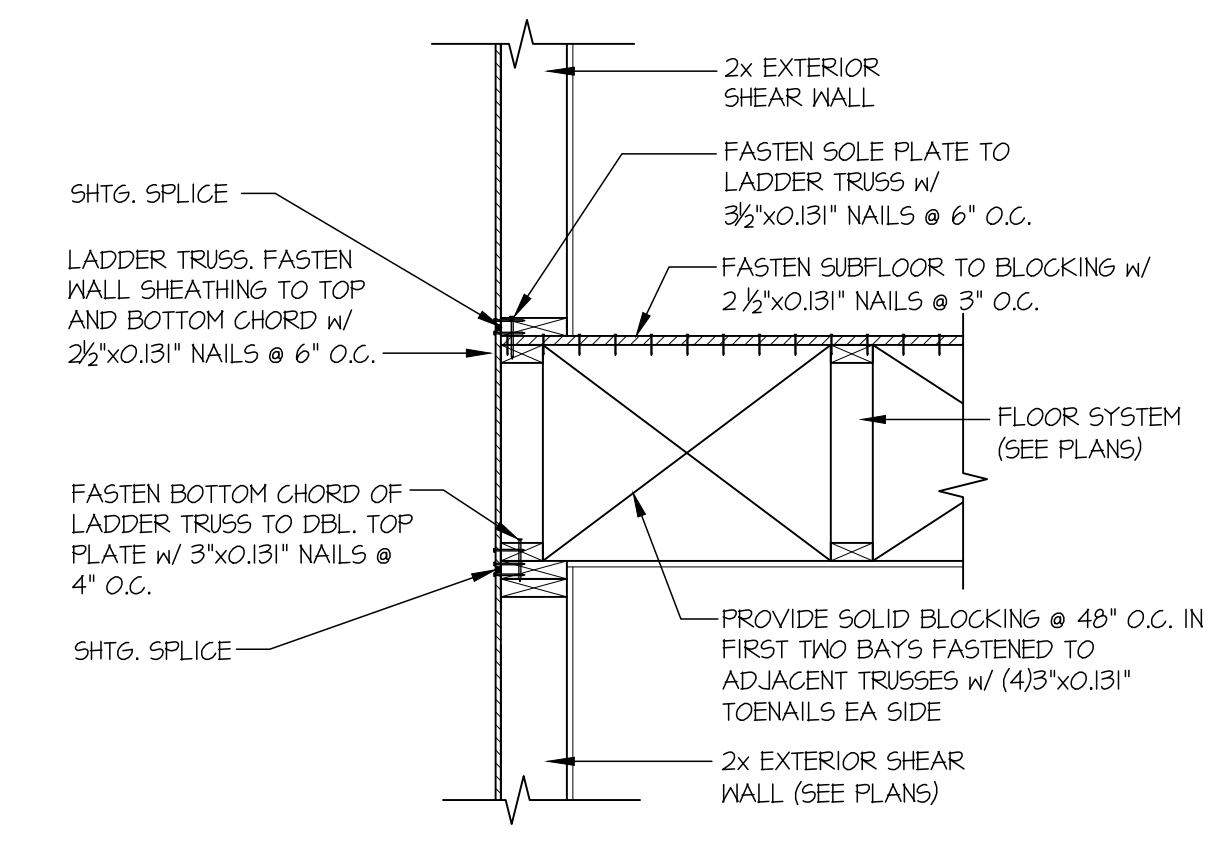
1 TYPICAL SHEAR TRANSFER DETAIL @ RAISED HEEL TRUSS
SCALE: 3/4"=1'-0" HEEL HEIGHT UP TO 24" MAX.



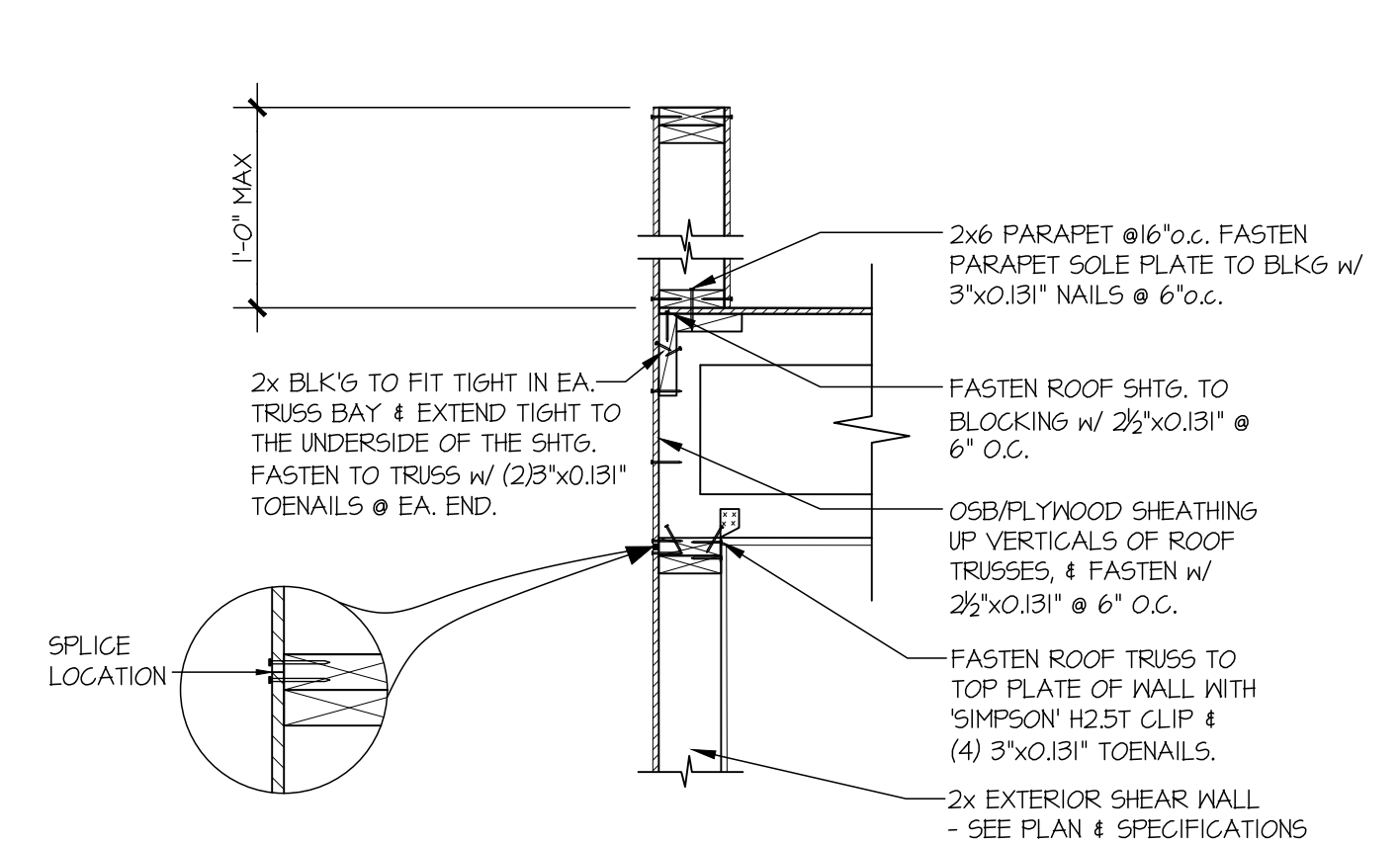
2 TYPICAL GABLE END DETAIL
SCALE: 3/4"=1'-0"



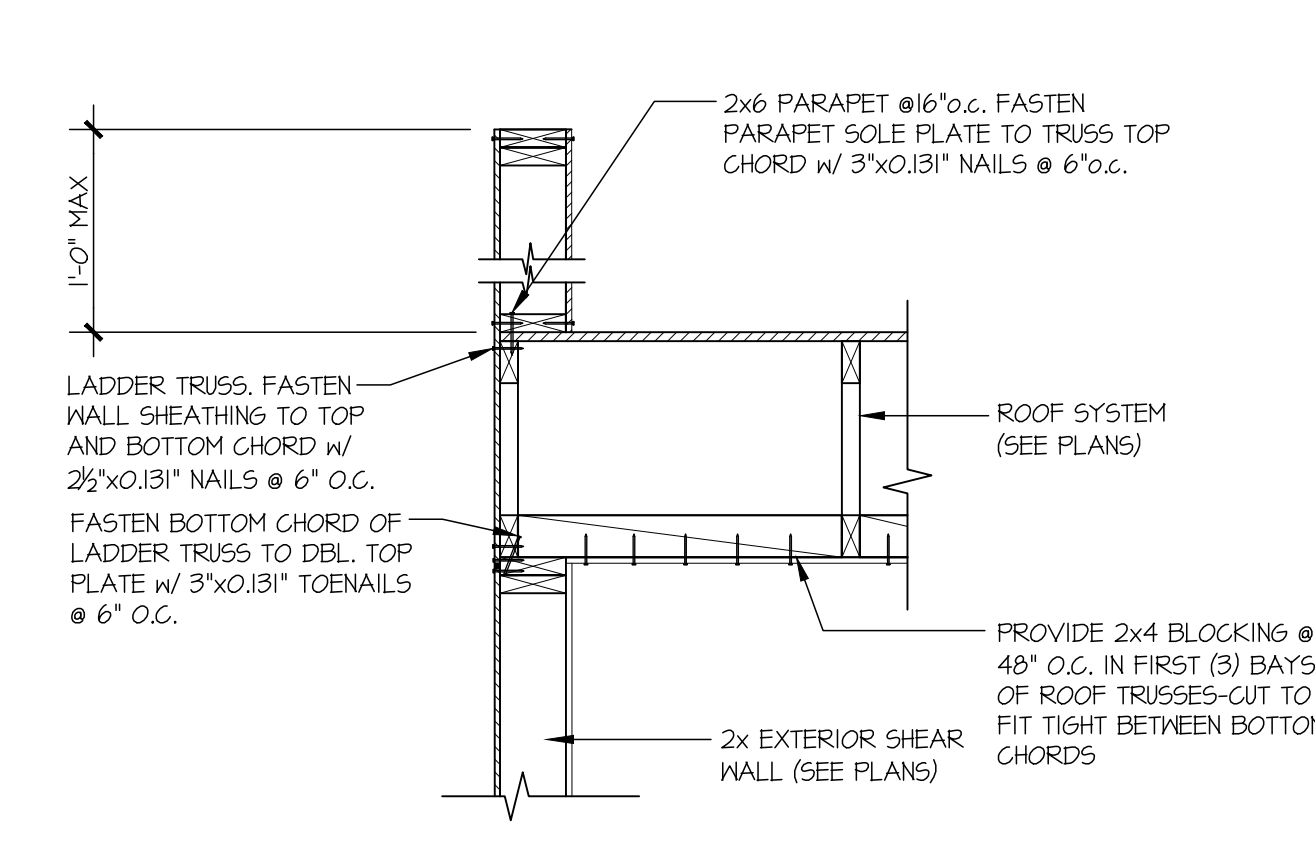
3 TYPICAL SHEAR TRANSFER DETAIL BETWEEN FLOORS @ EXTERIOR WALL
SCALE: 3/4"=1'-0" PERPENDICULAR FRAMING



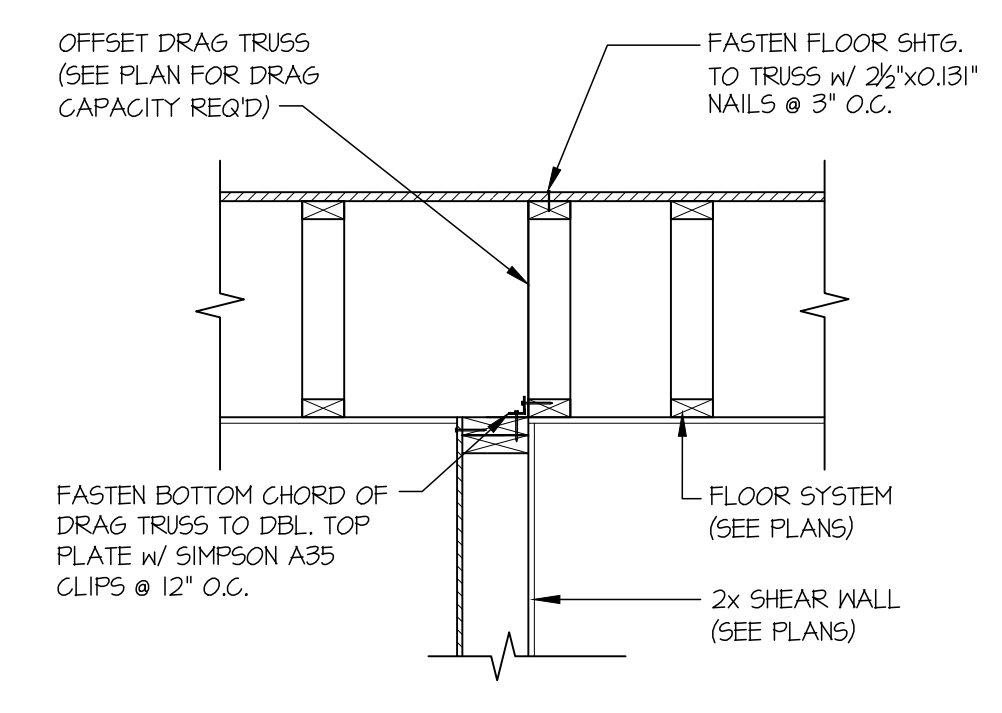
4 TYPICAL SHEAR TRANSFER DETAIL BETWEEN FLOORS @ EXTERIOR WALL
SCALE: 3/4"=1'-0" PARALLEL FRAMING



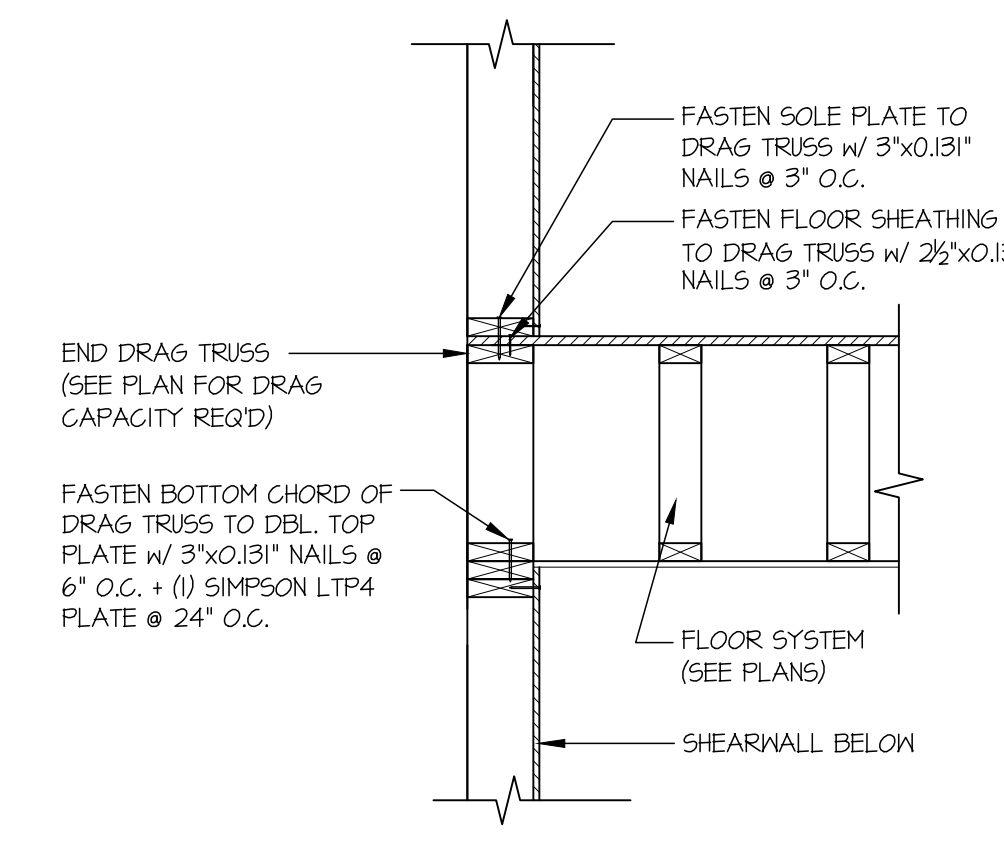
5 TYPICAL SHEAR TRANSFER DETAIL @ ROOF
SCALE: 3/4"=1'-0"



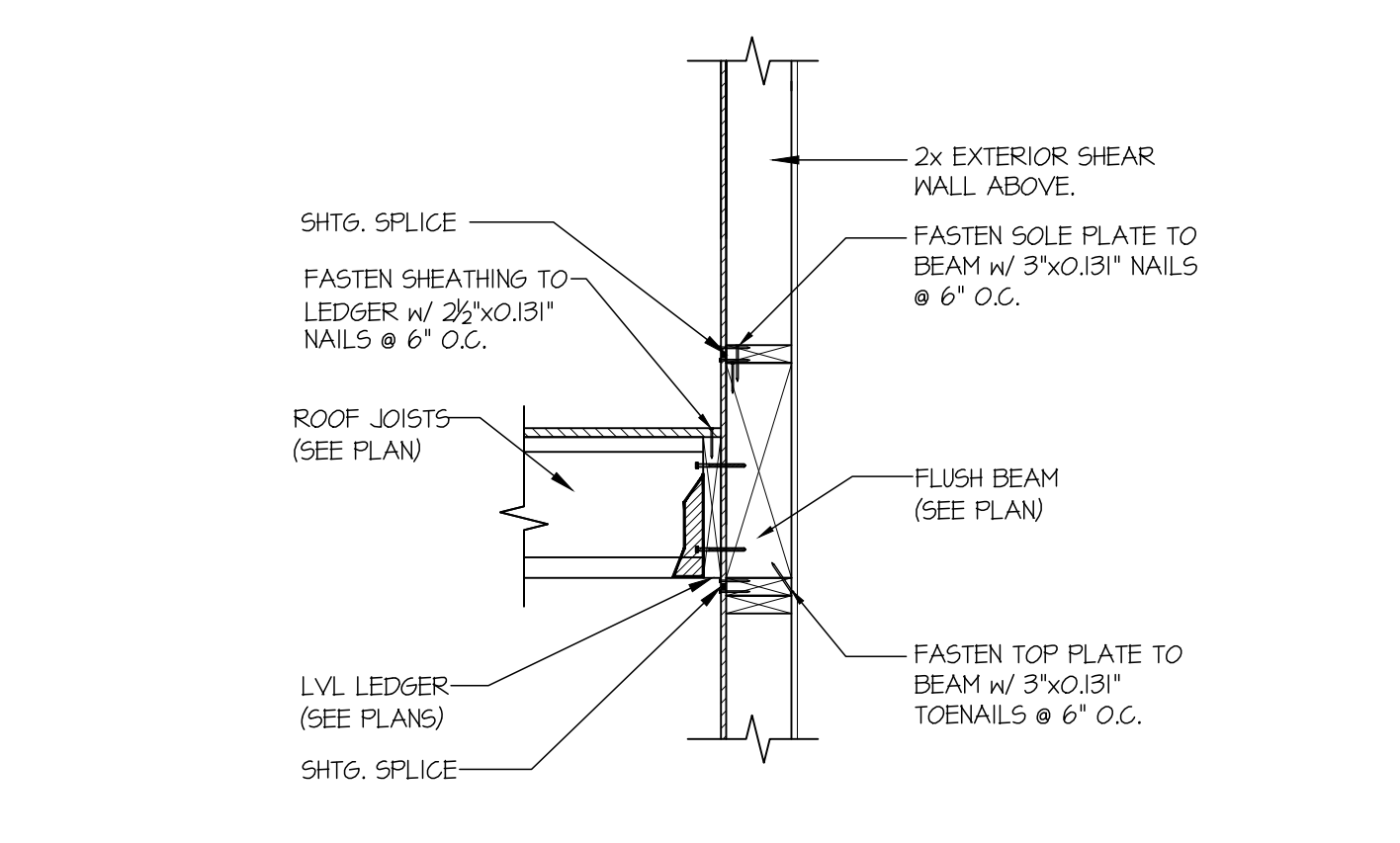
6 TYPICAL GABLE END DETAIL
SCALE: 3/4"=1'-0"



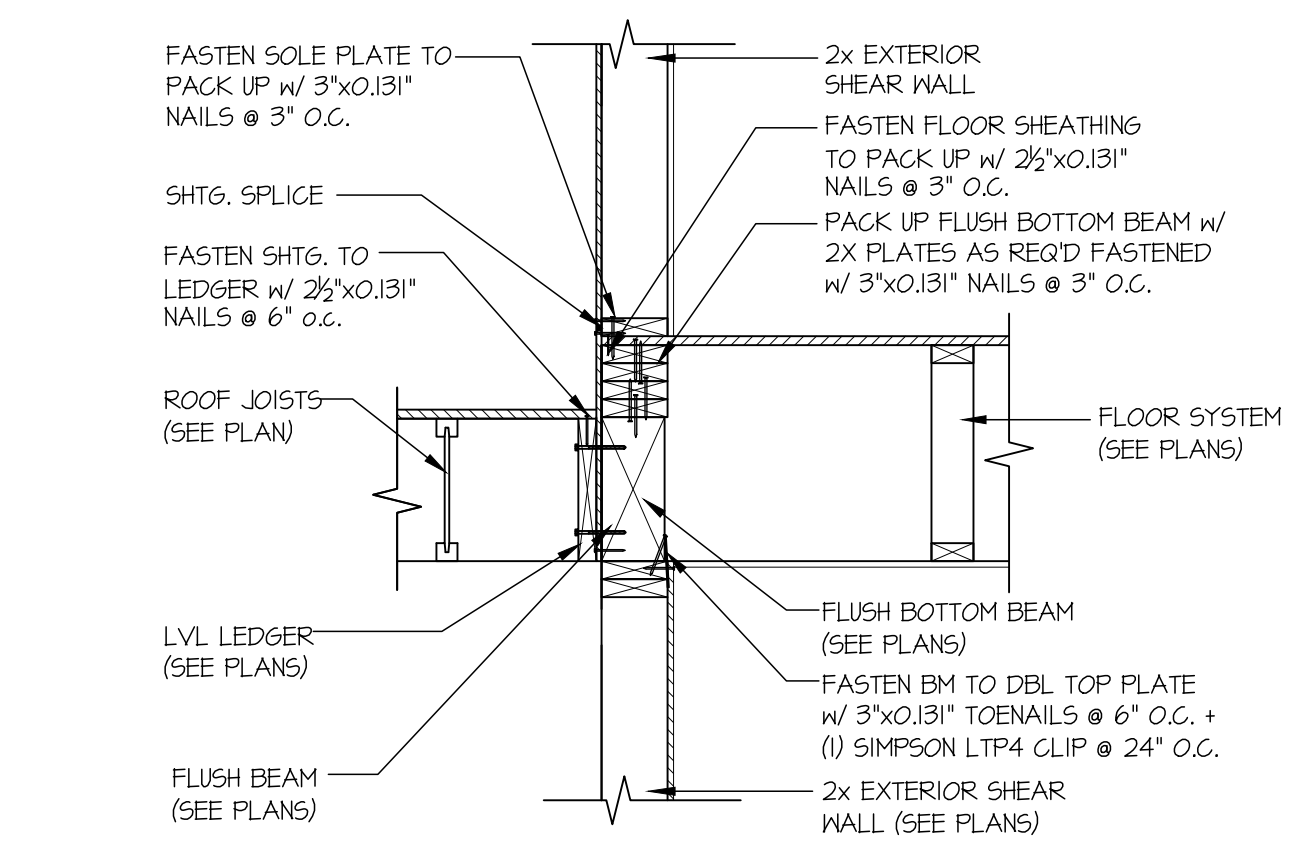
15 SHEAR TRANSFER DETAIL @ SHEAR WALL BELOW
SCALE: 3/4"=1'-0"



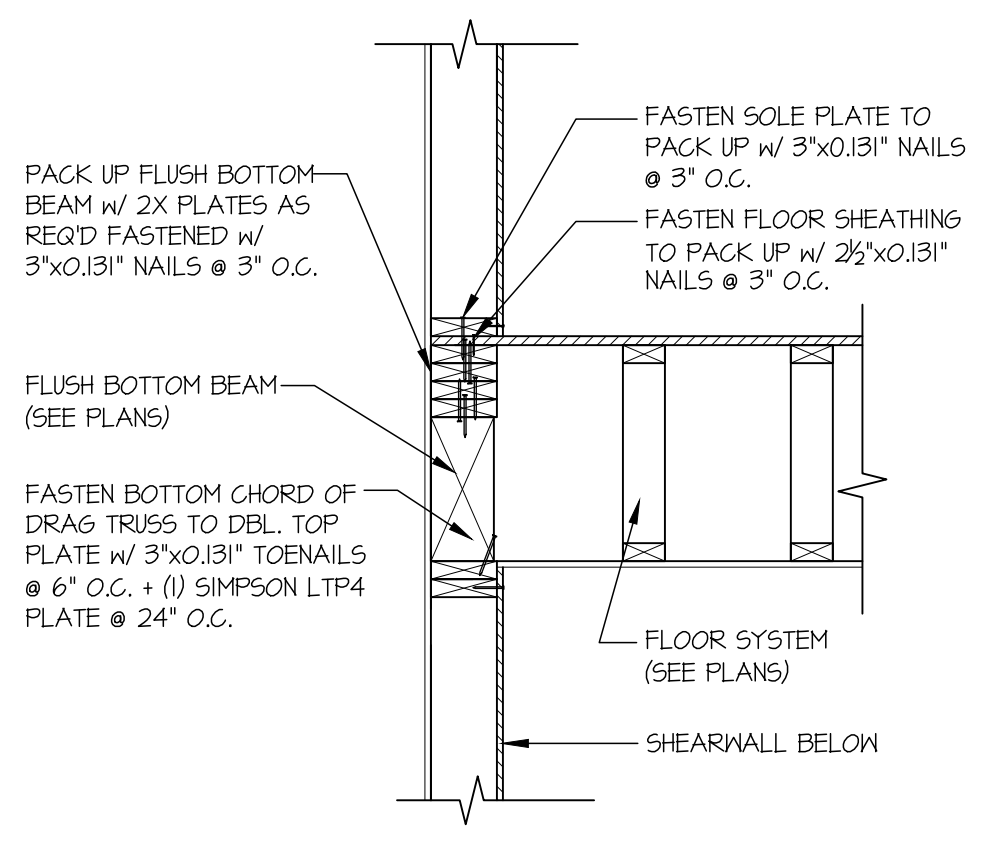
16 TYPICAL SHEAR TRANSFER DETAIL BETWEEN FLOORS @ EXTERIOR WALL
SCALE: 3/4"=1'-0"



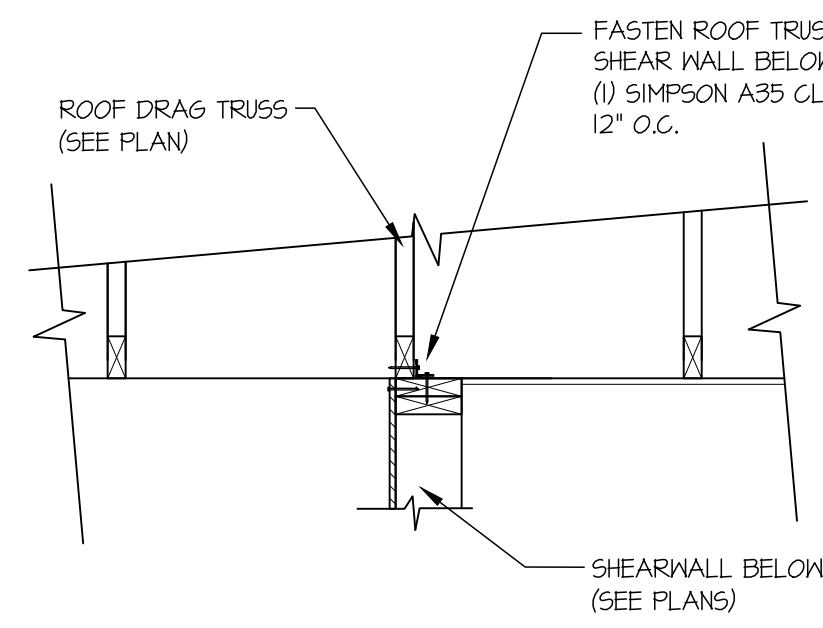
36 SECTION
SCALE: 3/4"=1'-0"



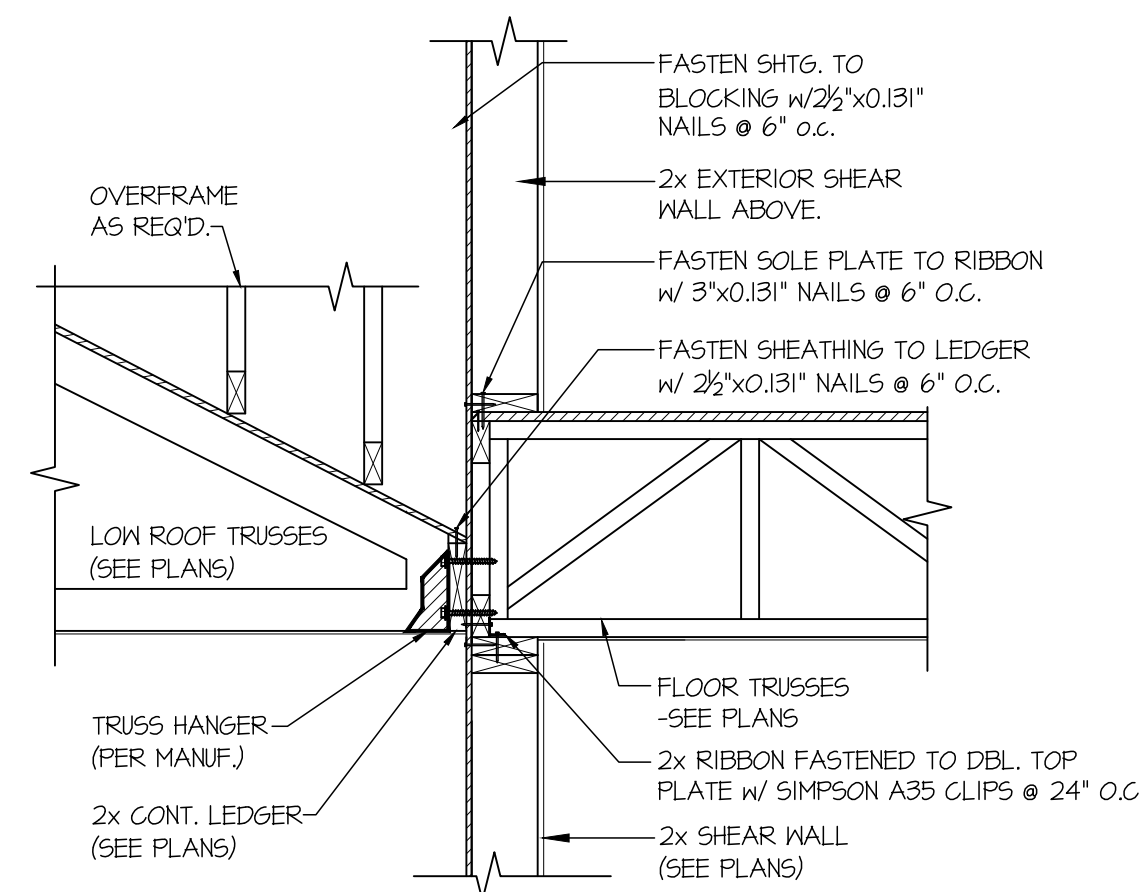
37 TYPICAL SHEAR TRANSFER DETAIL BETWEEN FLOORS @ EXTERIOR WALL
SCALE: 3/4"=1'-0"



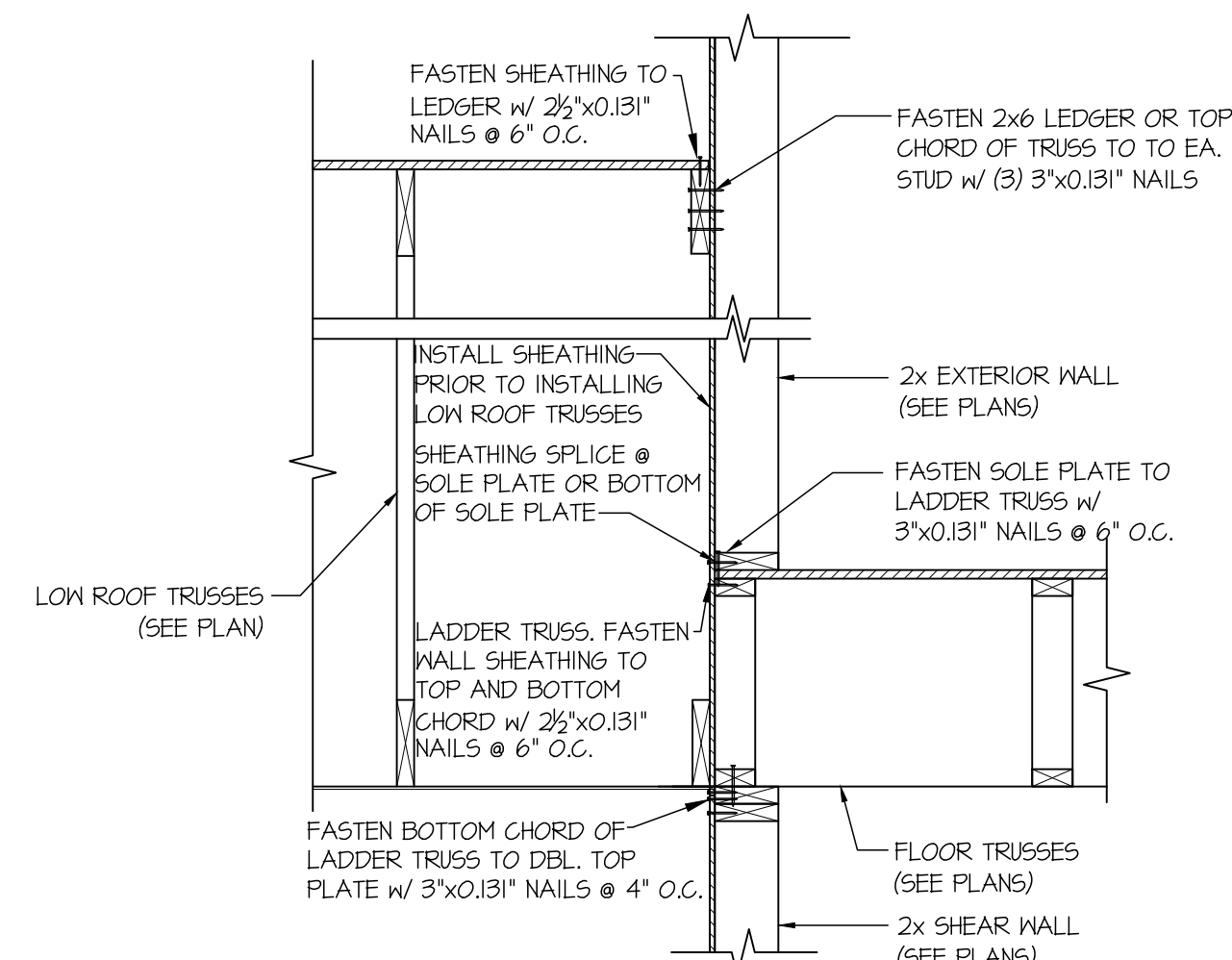
43 TYPICAL SHEAR TRANSFER DETAIL BETWEEN FLOORS @ EXTERIOR WALL
SCALE: 3/4"=1'-0"



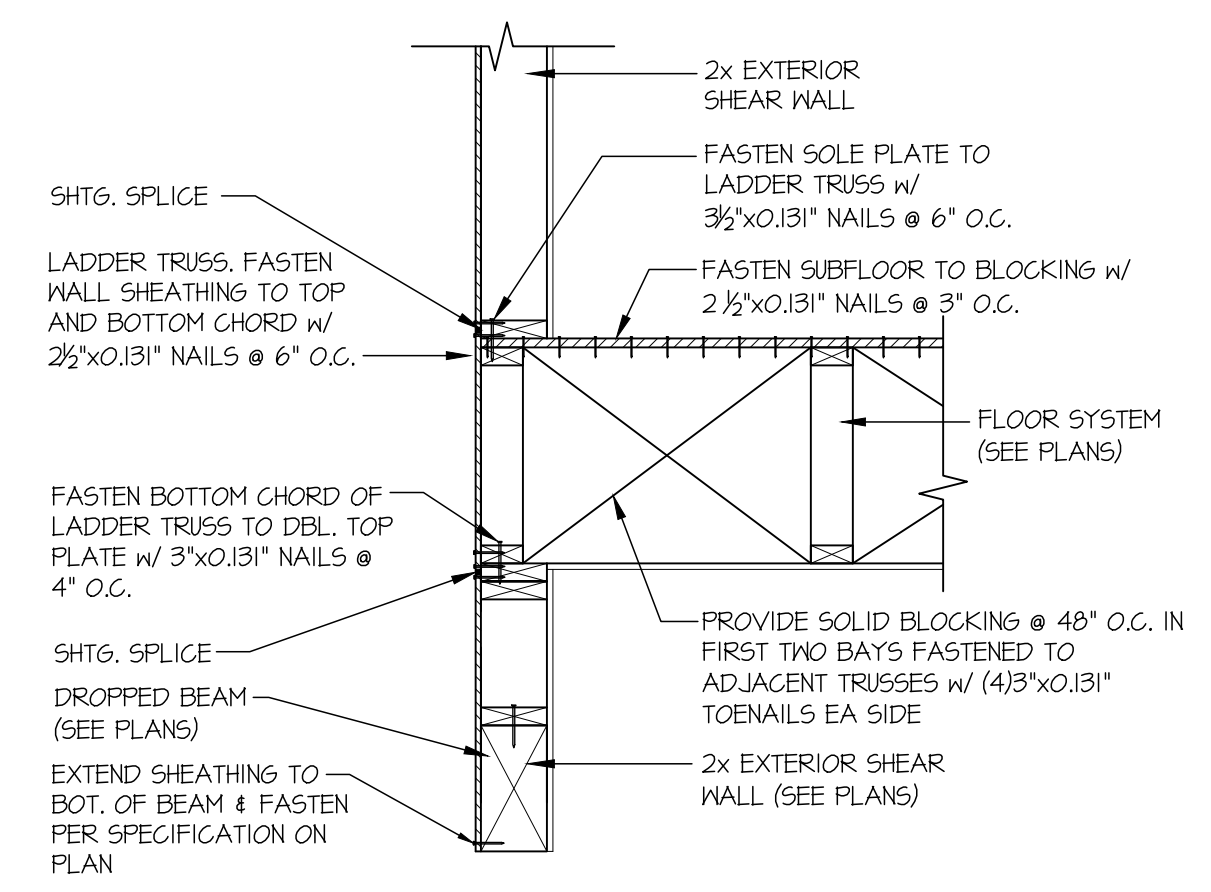
47 SHEAR TRANSFER DETAIL @ INTERIOR SHEARWALL BELOW
SCALE: 3/4"=1'-0"



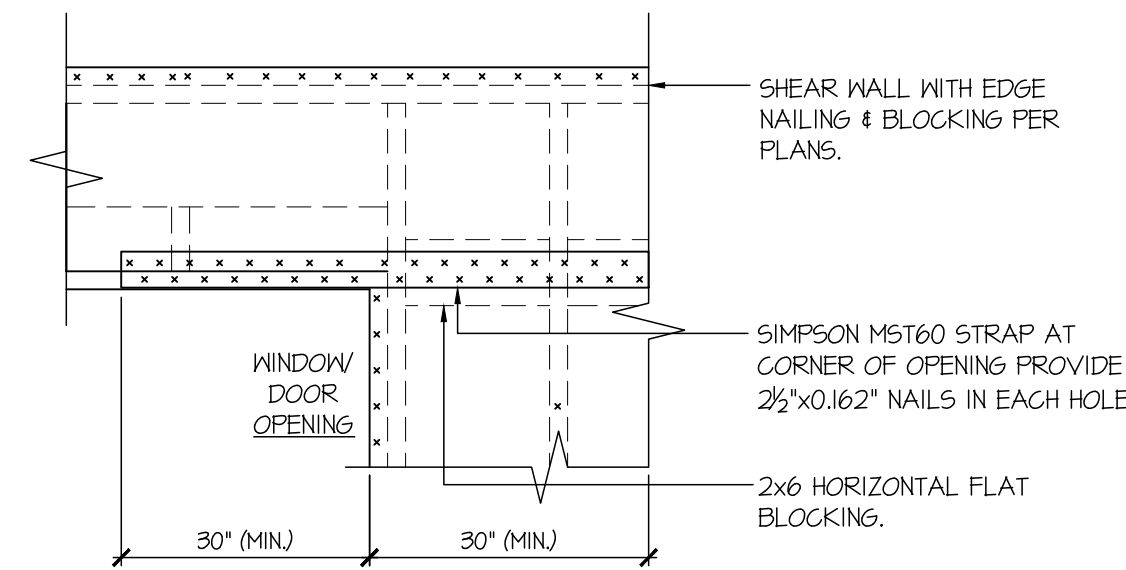
60 TYPICAL SHEAR TRANSFER DETAIL BETWEEN FLOORS @ PERPENDICULAR FRAMING
SCALE: 3/4"=1'-0"



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

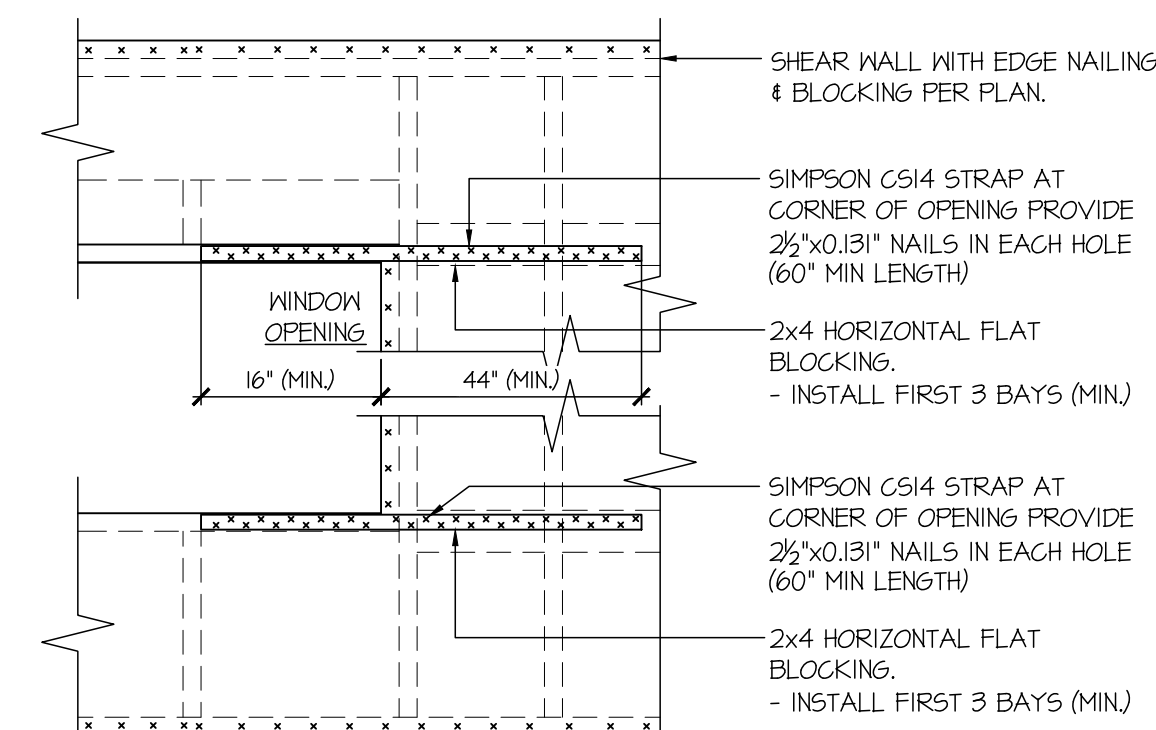


63 TYPICAL SHEAR TRANSFER DETAIL BETWEEN FLOORS @ EXTERIOR WALL @ PARALLEL FRAMING
SCALE: 3/4"=1'-0"



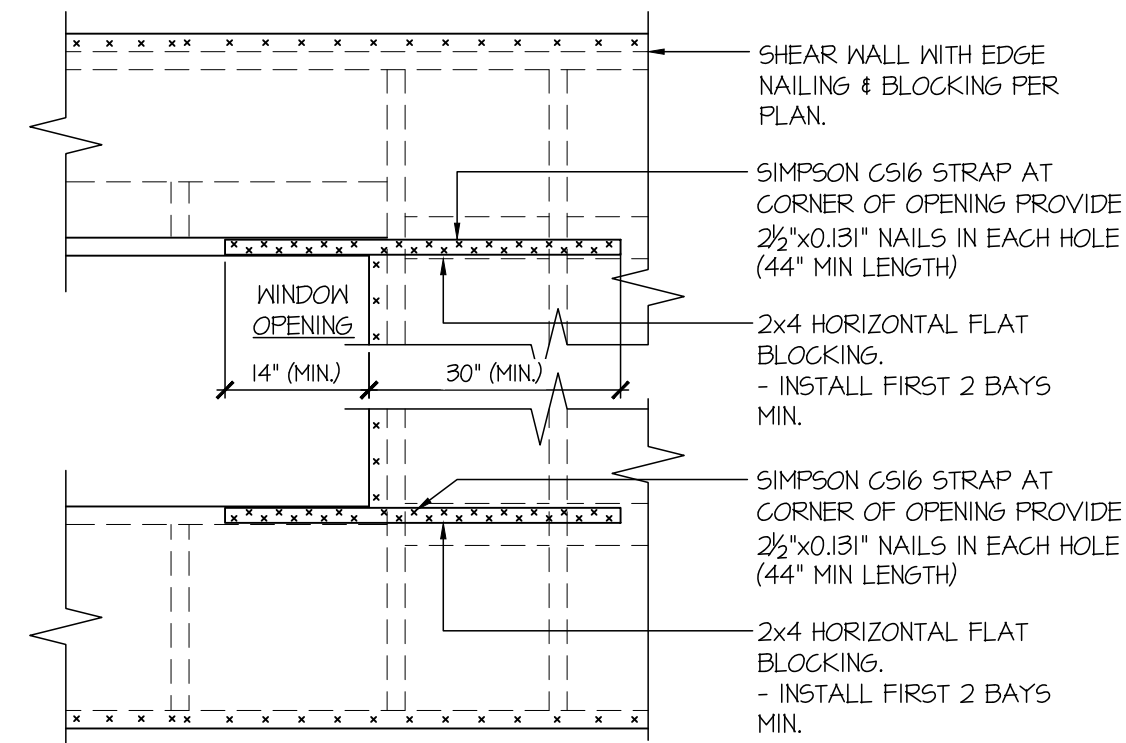
- DETAIL SIMILAR AT BOTTOM CORNERS OF WINDOWS.
- ONLY REQUIRED WHERE SPECIFIED ON STRUCTURAL PLANS
- IF MIN LENGTH IS NOT PROVIDED RUN STRAP TO END OF WALL

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



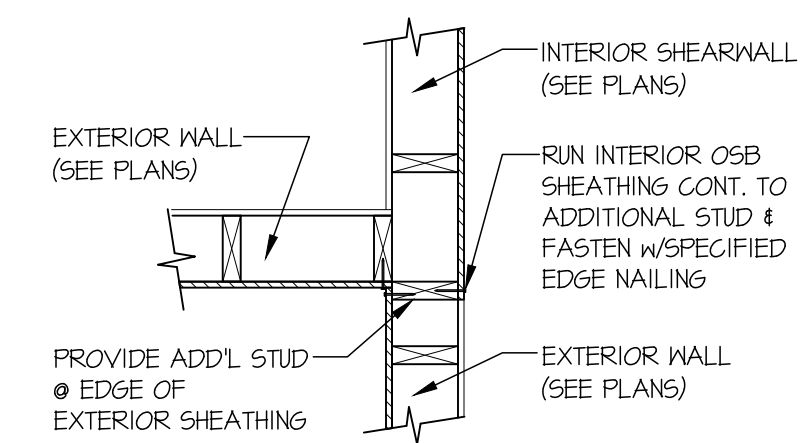
- ONLY REQUIRED WHERE SPECIFIED ON STRUCTURAL PLANS
- IF MIN LENGTH IS NOT PROVIDED RUN STRAP TO END OF WALL

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

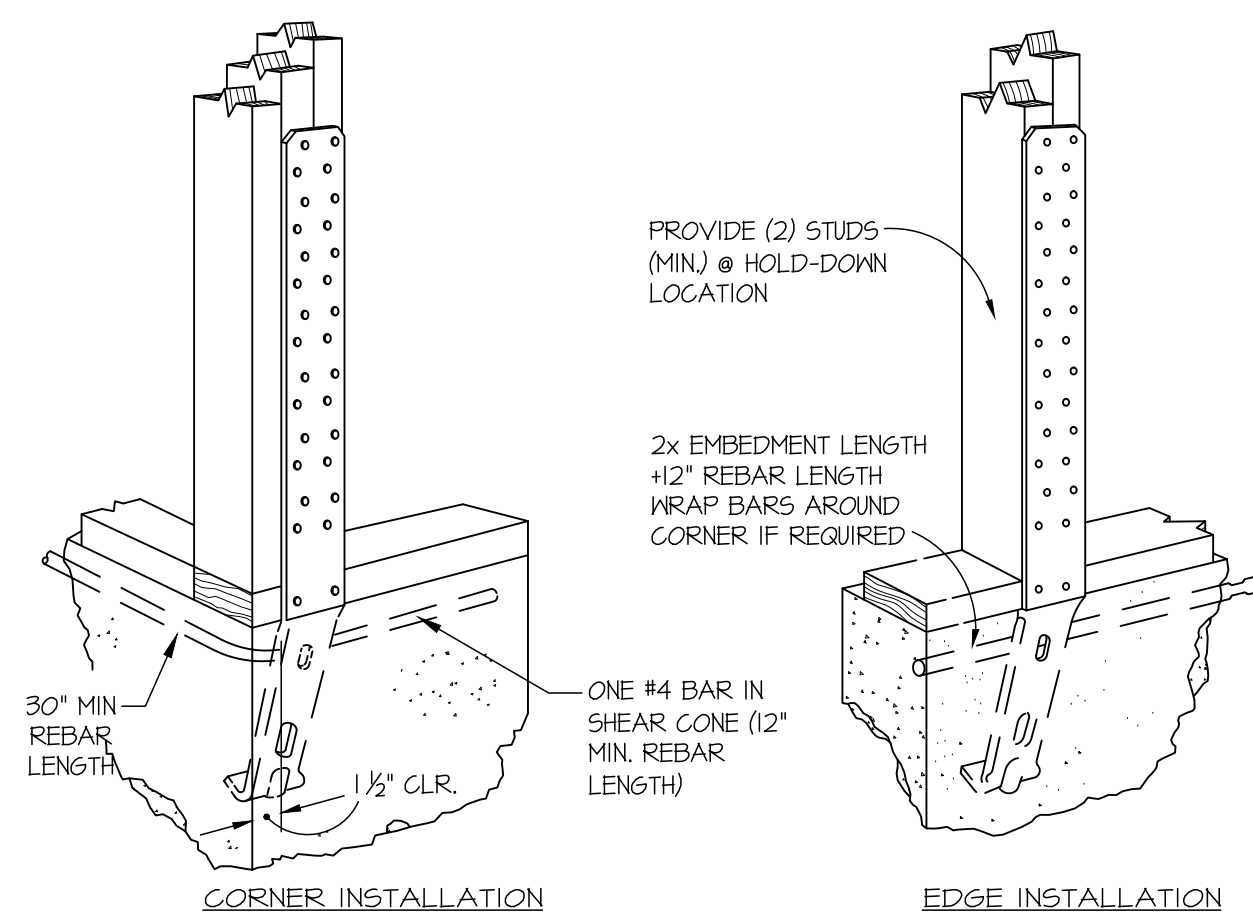


- ONLY REQUIRED WHERE SPECIFIED ON STRUCTURAL PLANS
- IF MIN LENGTH IS NOT PROVIDED RUN STRAP TO END OF WALL

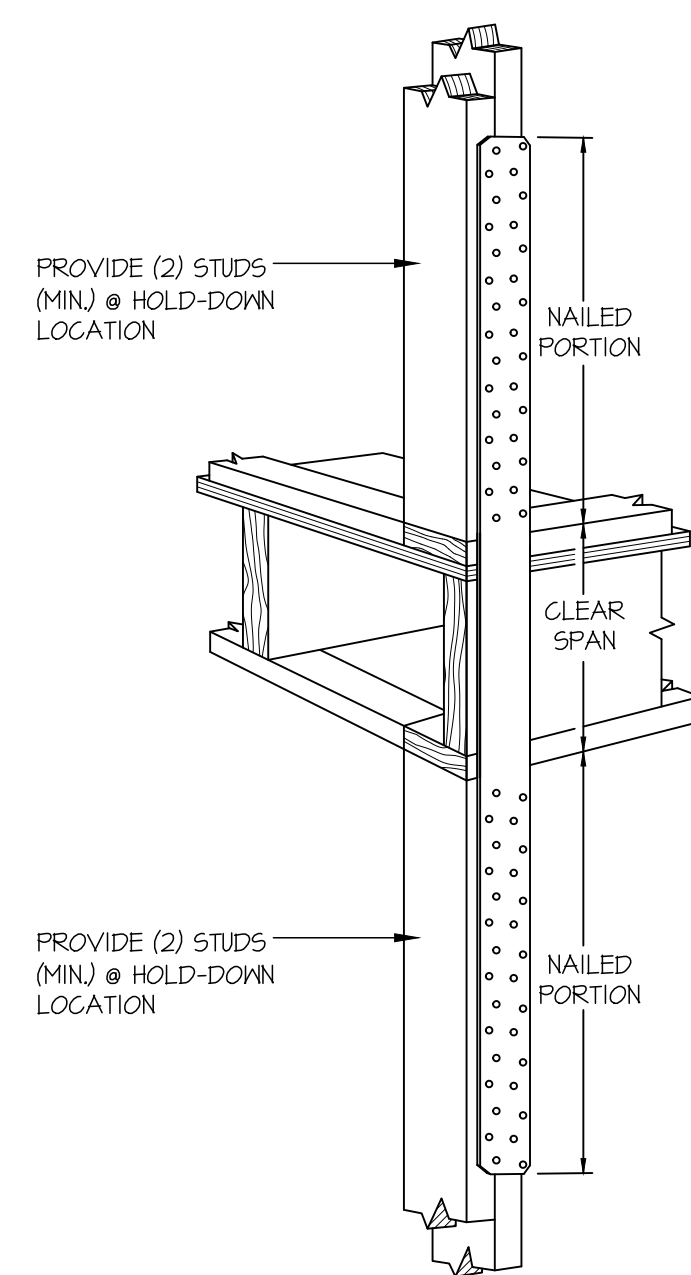
94 EXT. WALL & INT. SHEARWALL OPENING ELEVATION
SCALE: NTS



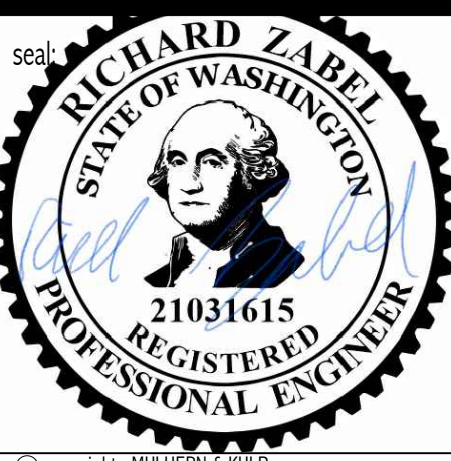
99 SHEAR TRANSFER DETAIL @ INTERSECTING INT. SHEARWALL @ SHTG. OPPOSITE FACES
SCALE: 3/4"=1'-0"



A TYPICAL HOLD-DOWN INSTALLATION @ CORNER
NOT TO SCALE



B TYPICAL HOLD-DOWN INSTALLATION @ EDGE
NOT TO SCALE



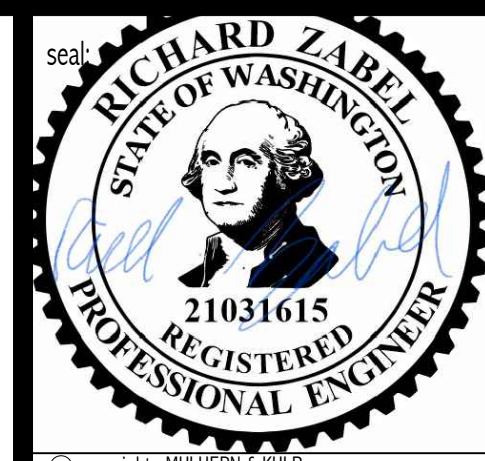
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M&K project number:
154-22026
project mgr: RJZ
drawn by: AJC
issue date: 08-11-23
REVISIONS:
date: 04/14/2023 initial: AJC
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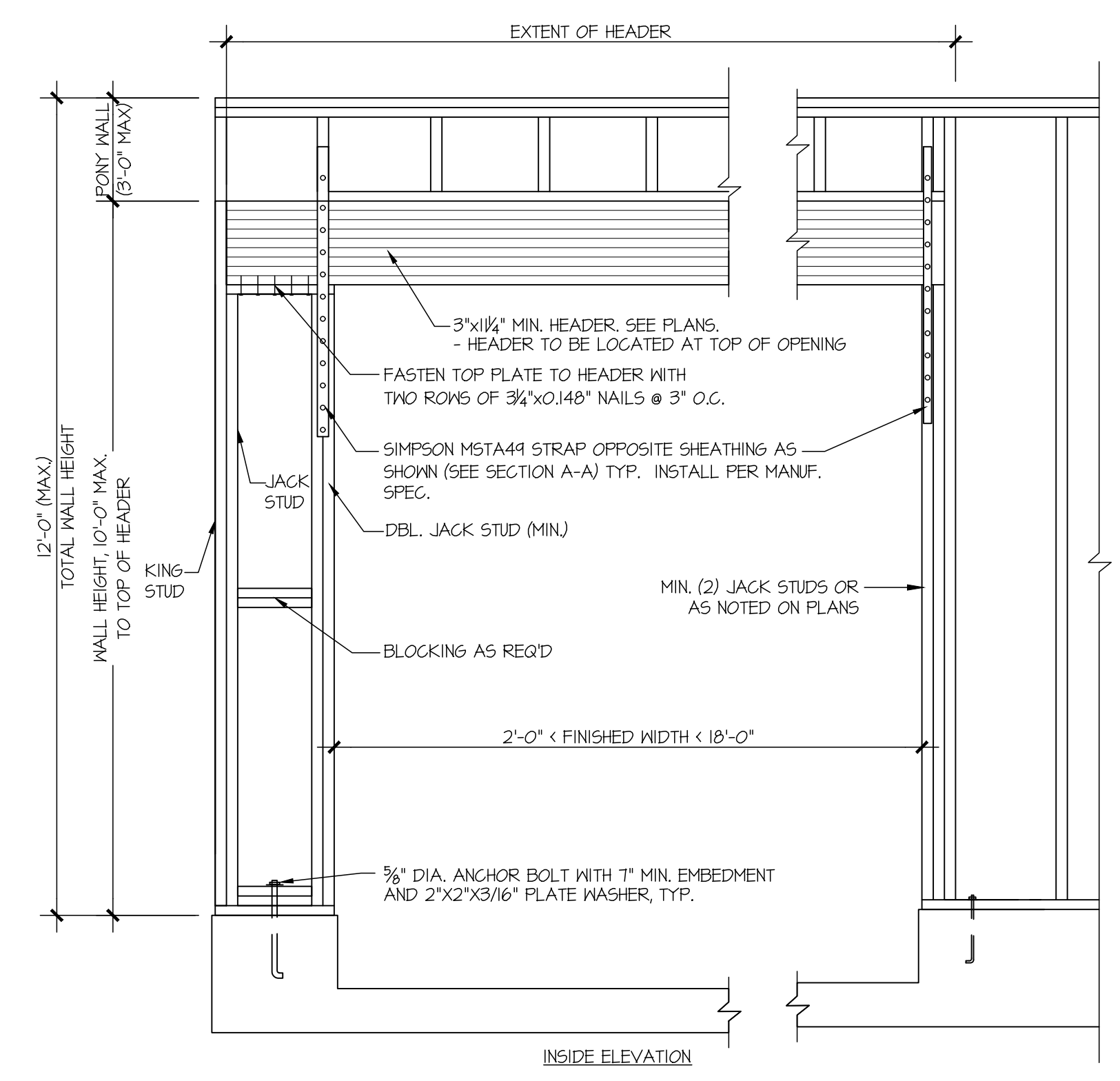
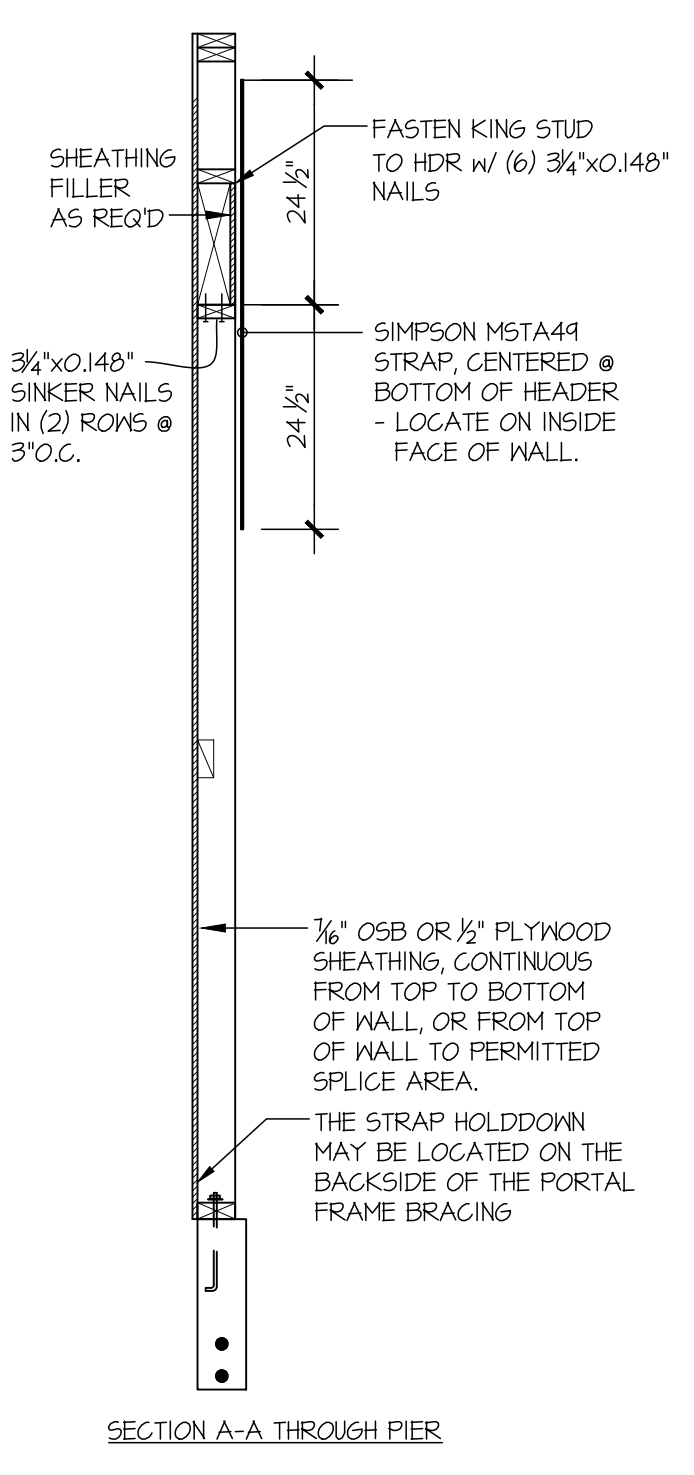
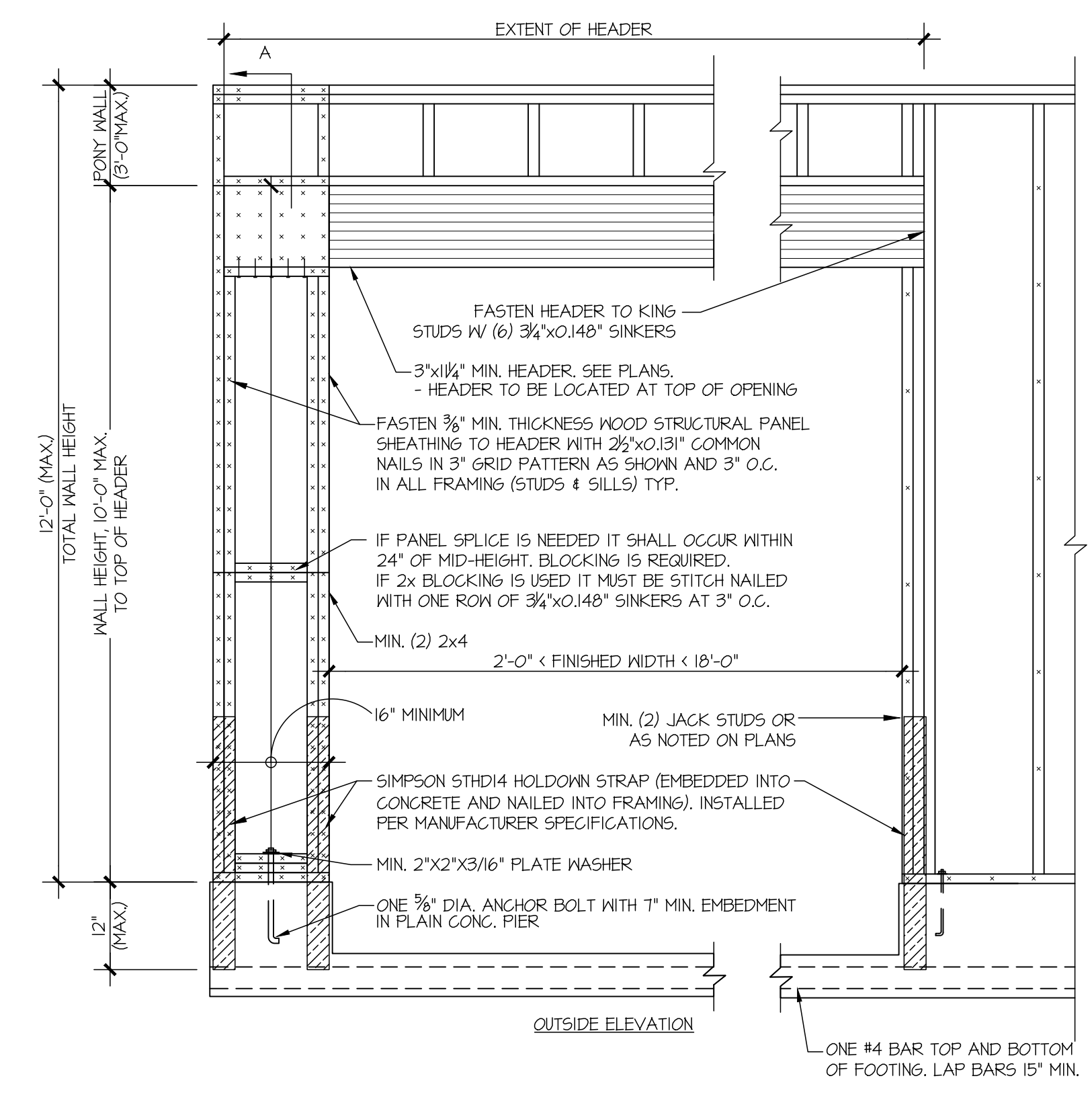
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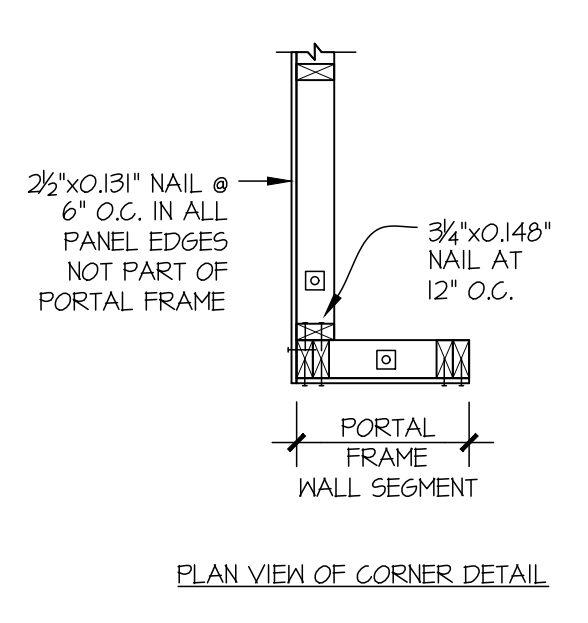


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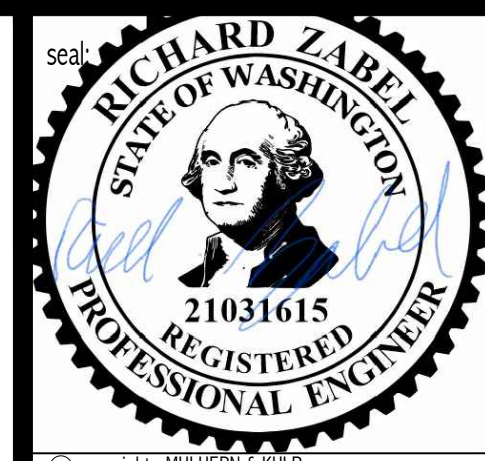
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LB-3



NOTE: ALL SHEATHABLE AREAS OF EXTERIOR WALL SHALL BE FULLY SHEATHED WITH 1/2\"/>



2 APA PORTAL FRAME DETAIL WITH HOLDDOWNS
SCALE: N.T.S. ONE SIDE OF GARAGE DOOR



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project mgr: **RJZ**
drawn by: **AJC**
issue date: **08-11-23**

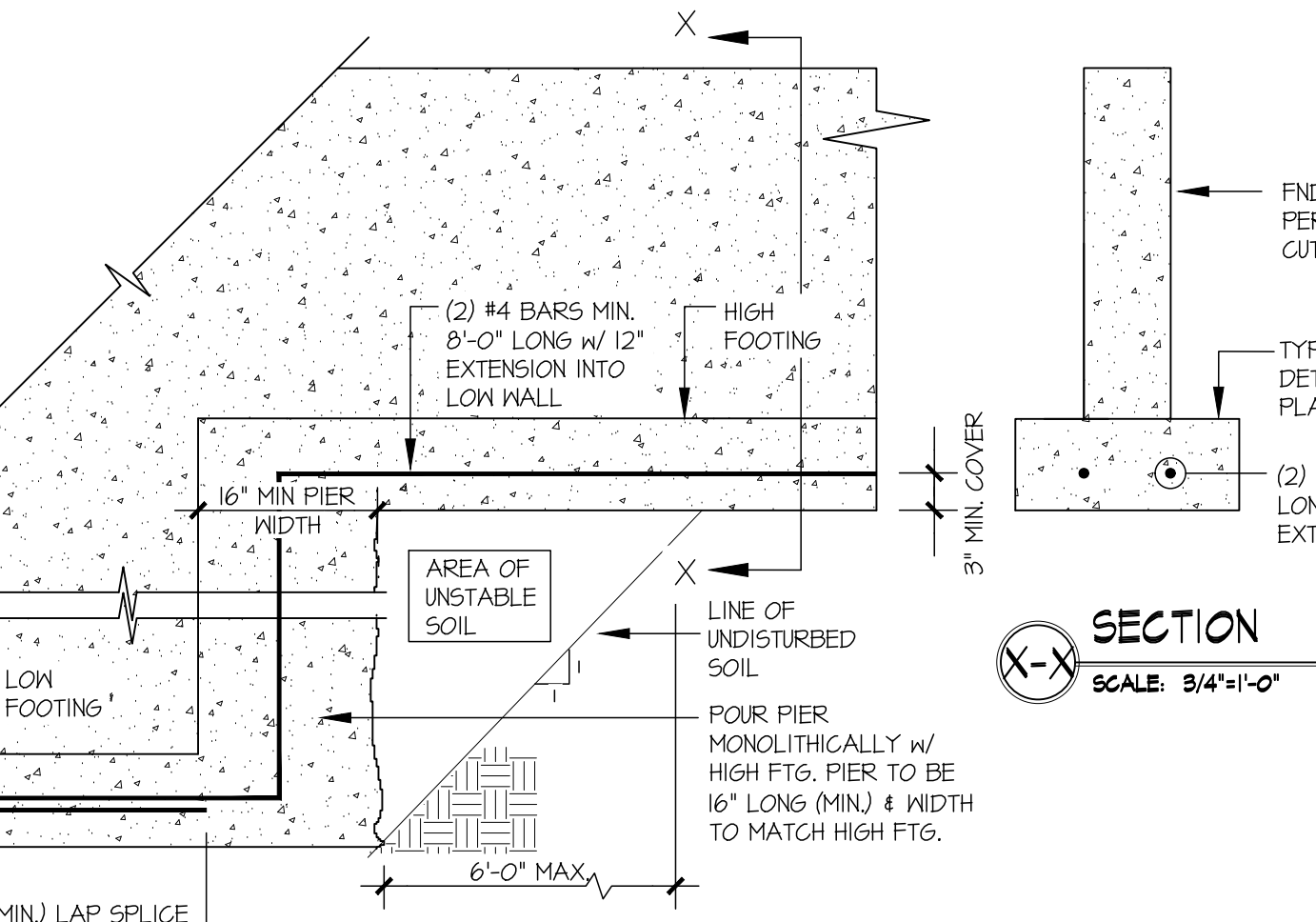
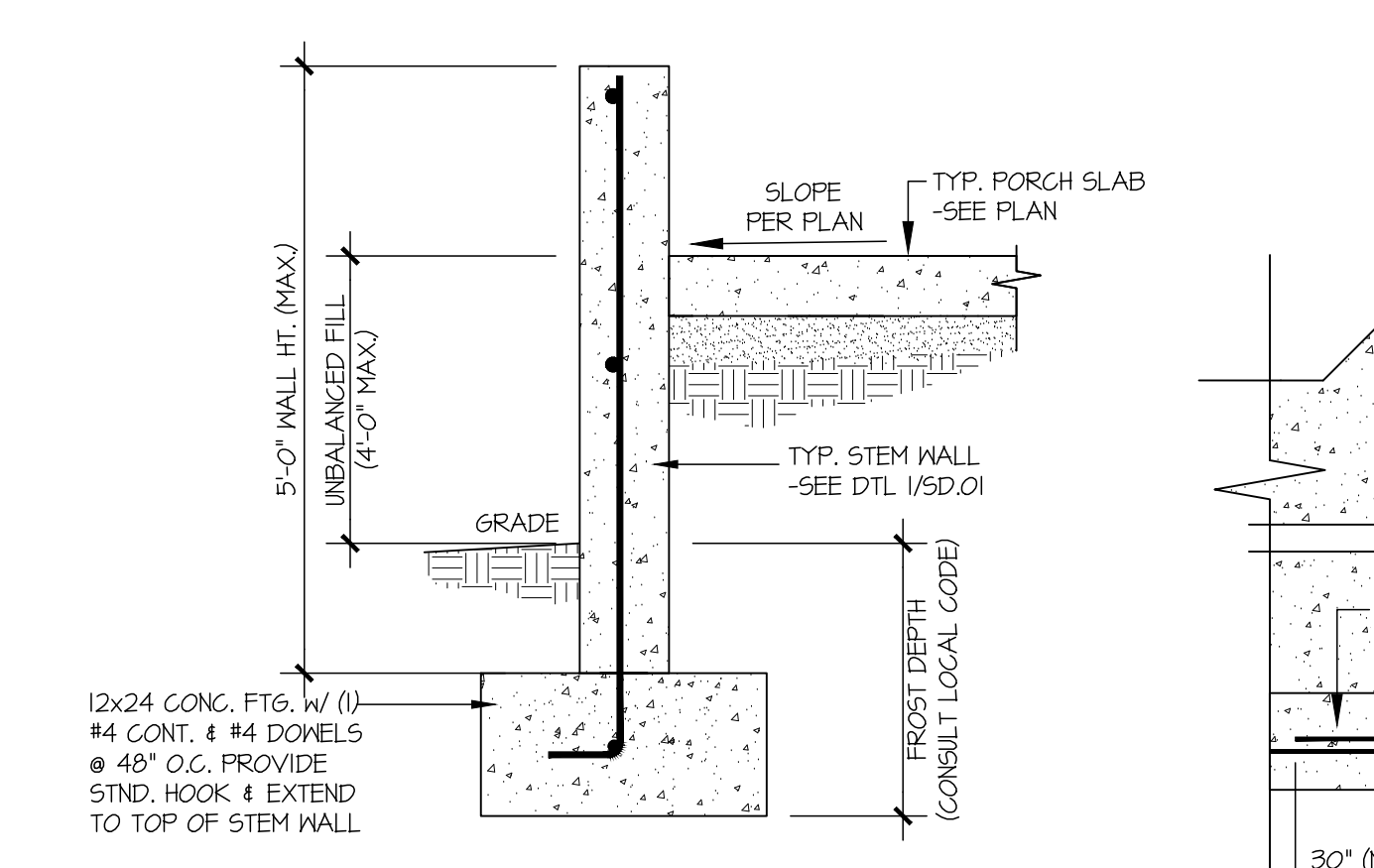
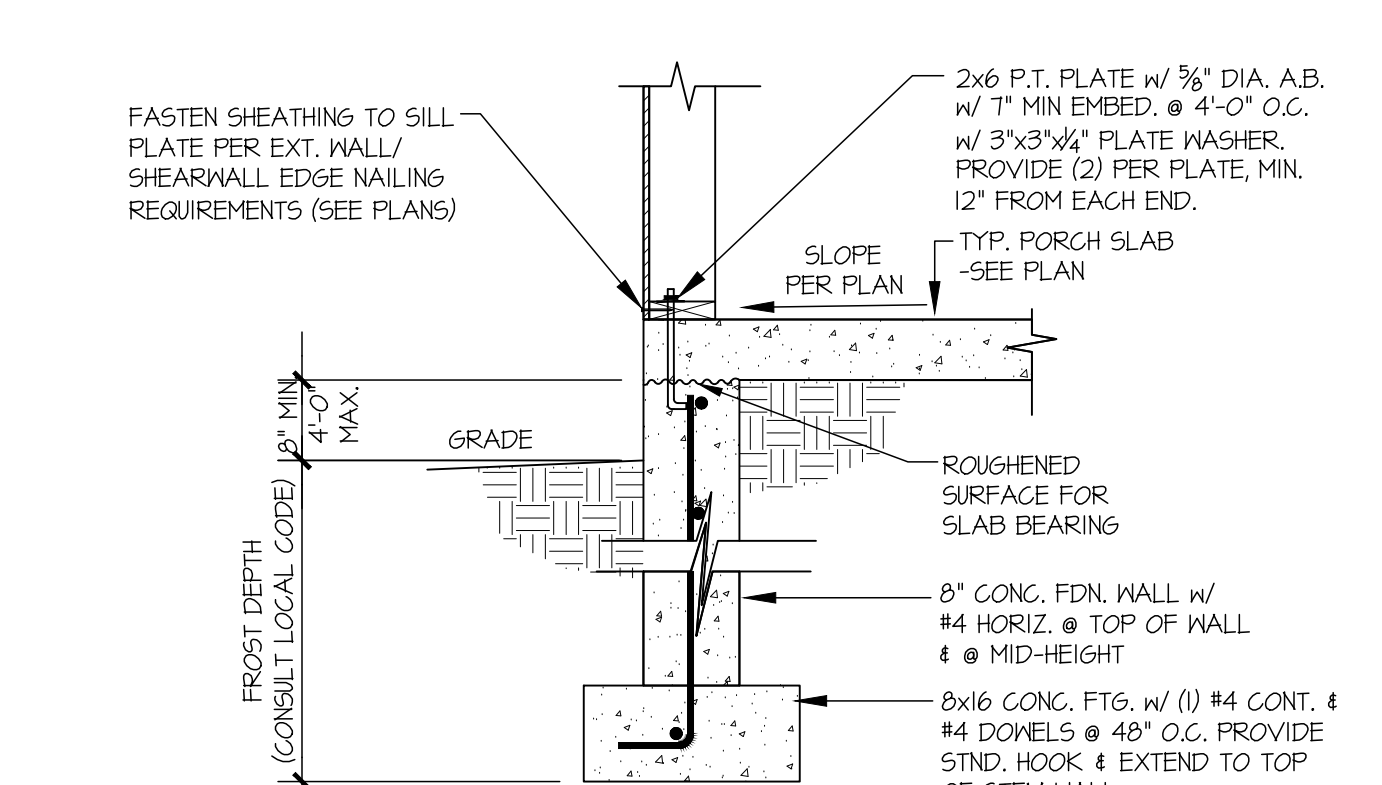
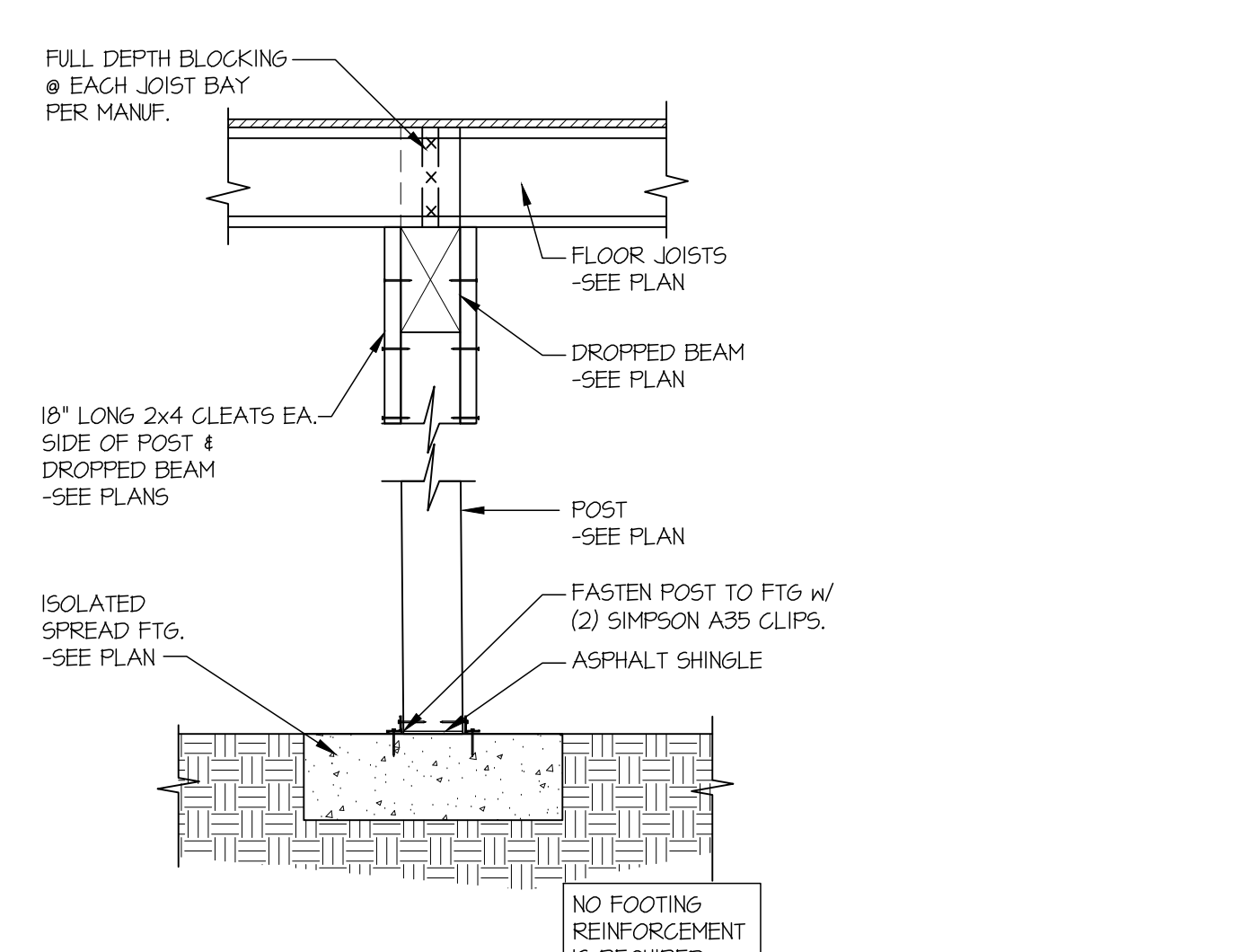
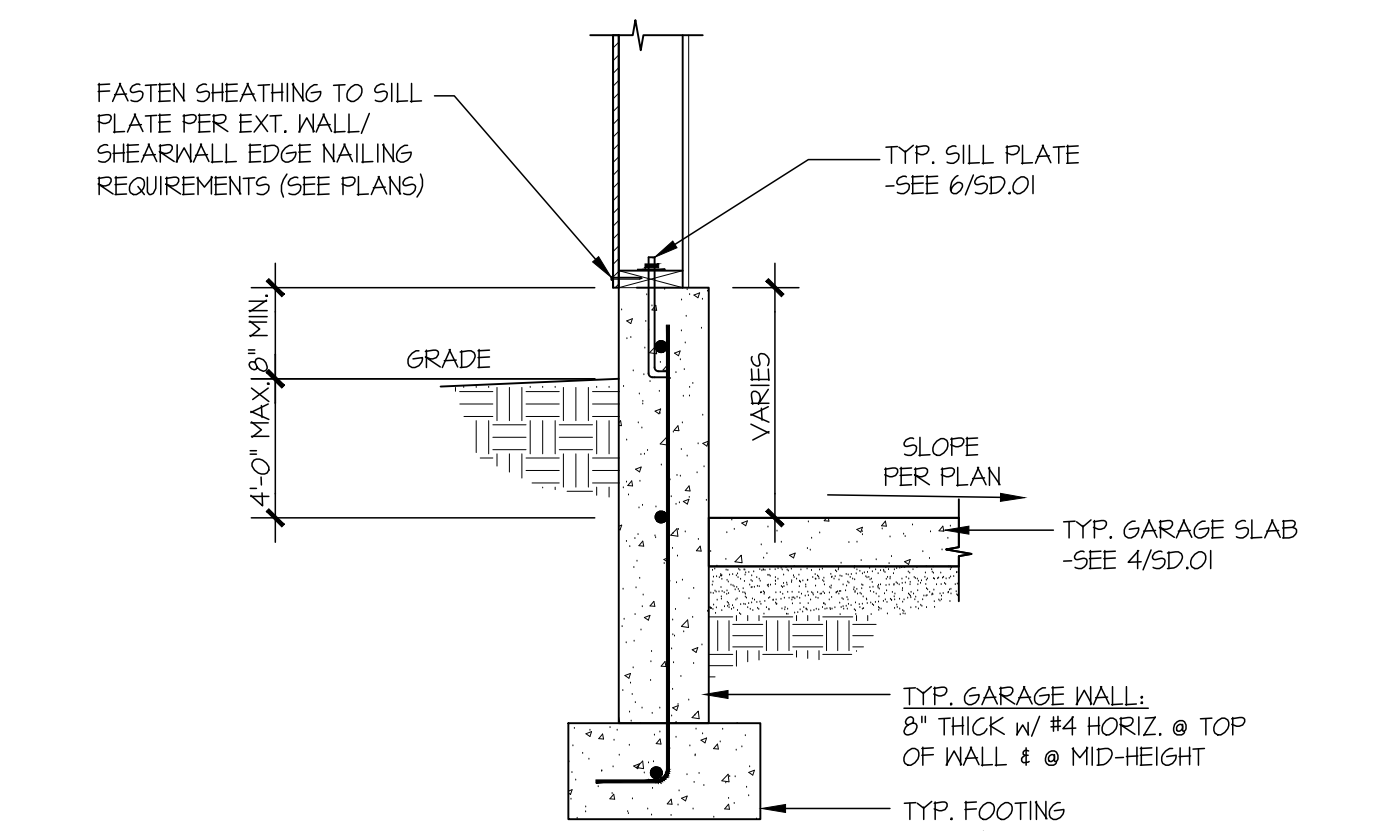
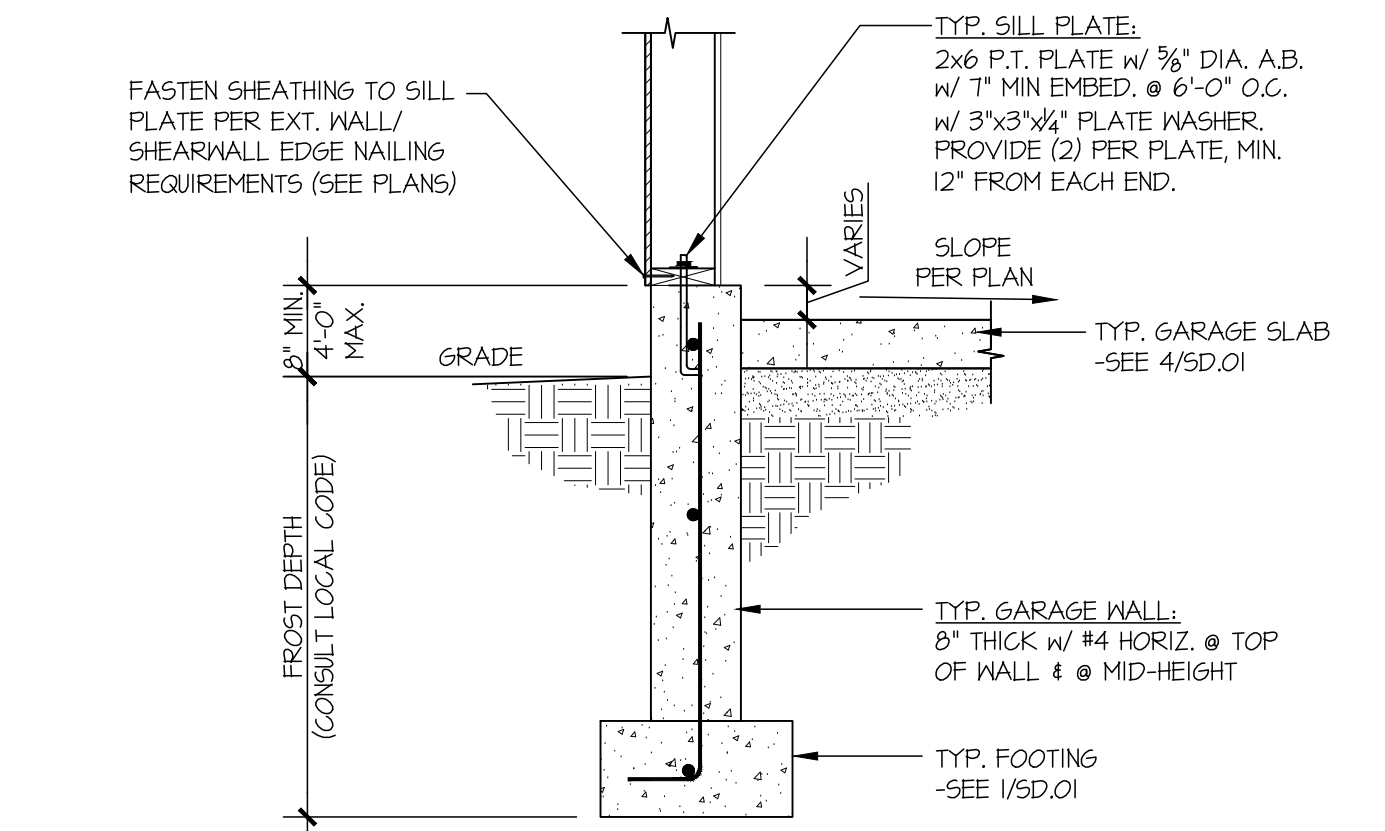
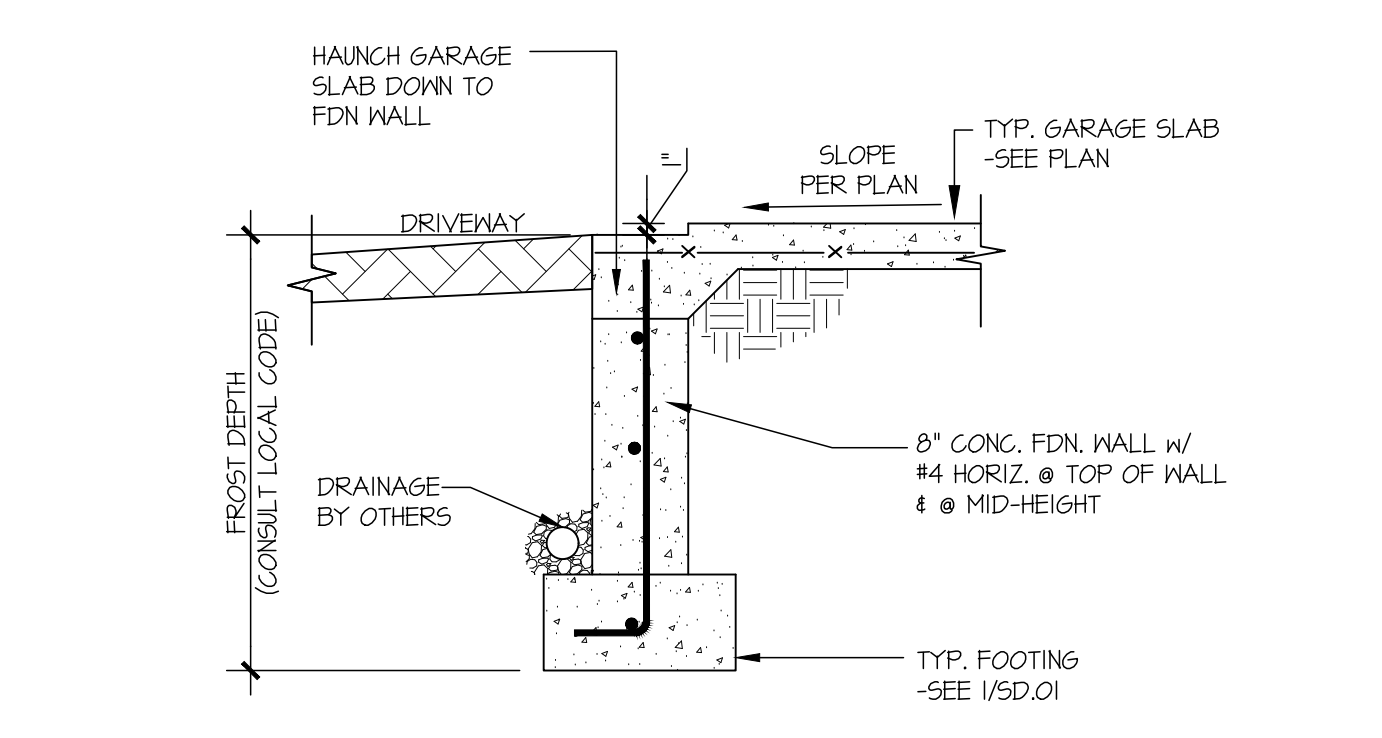
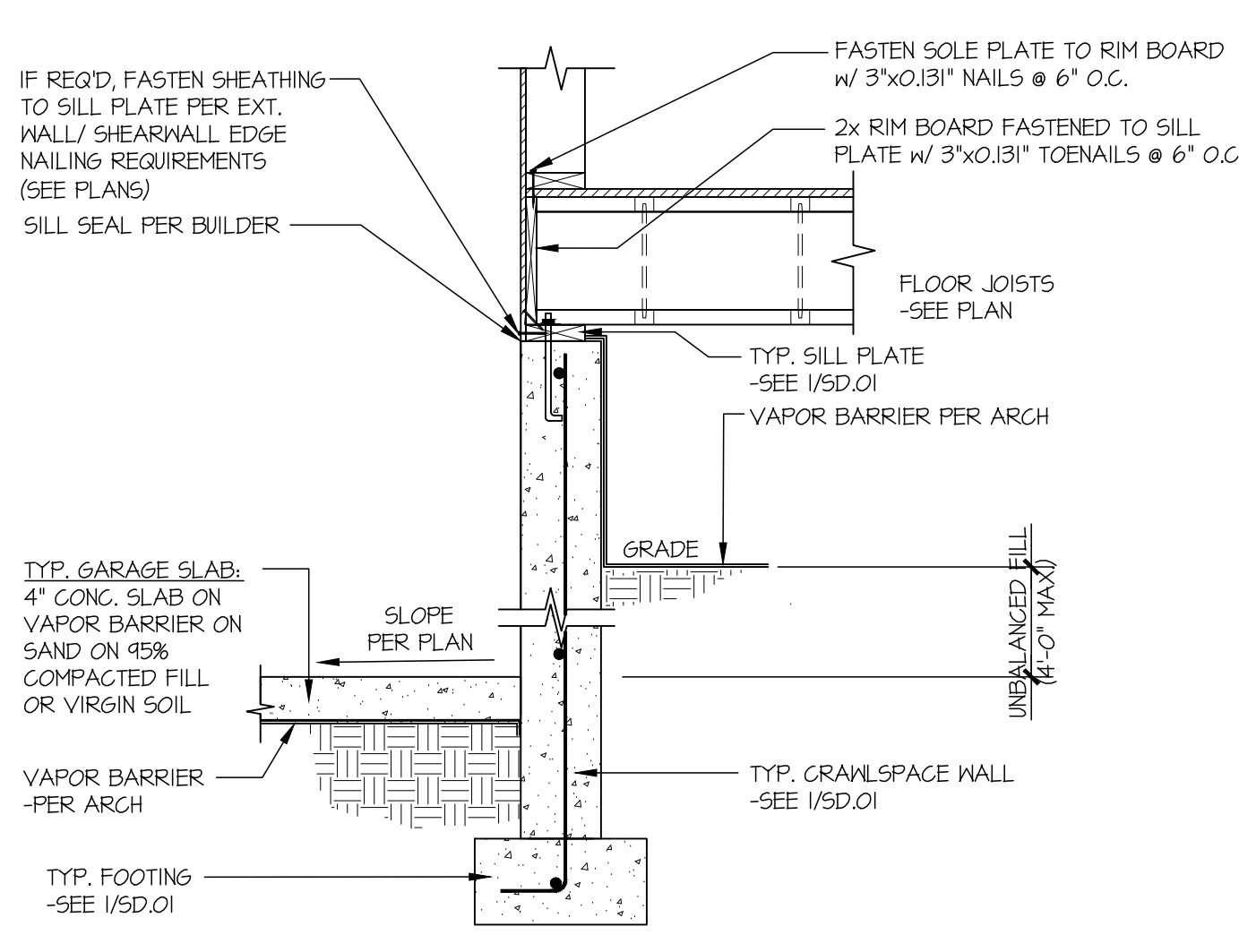
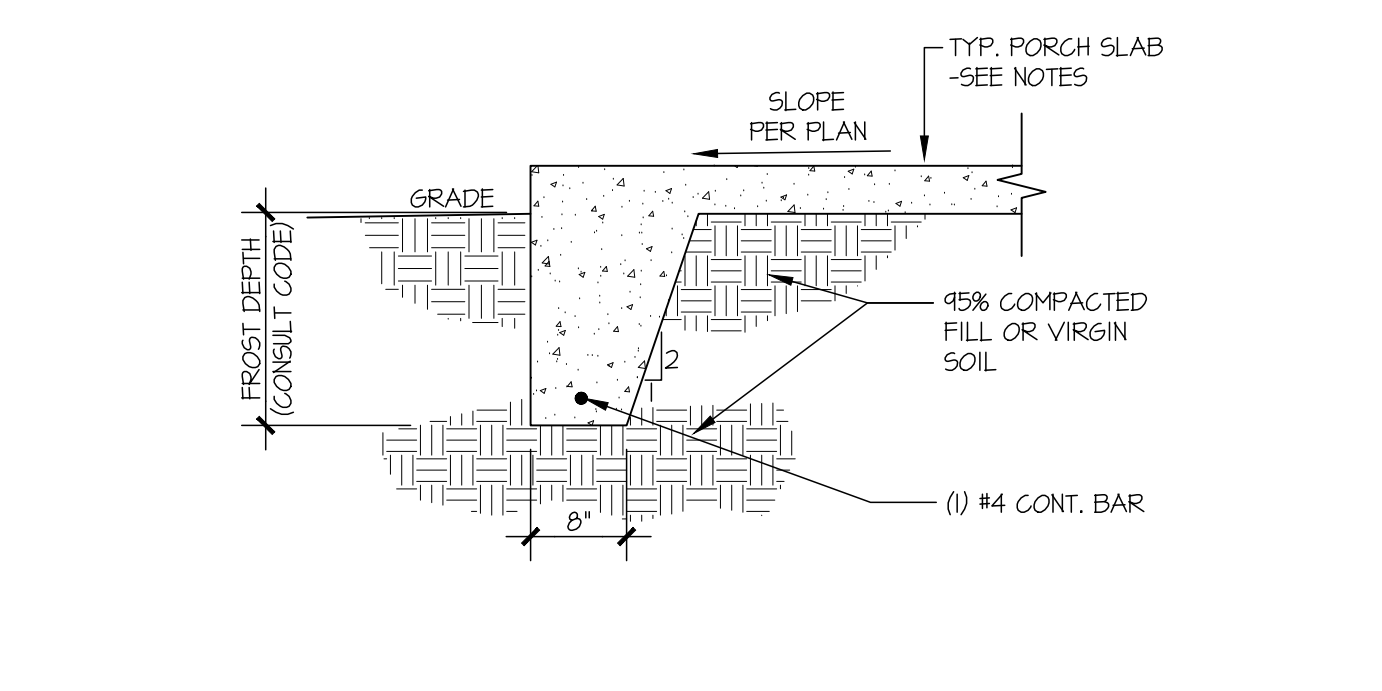
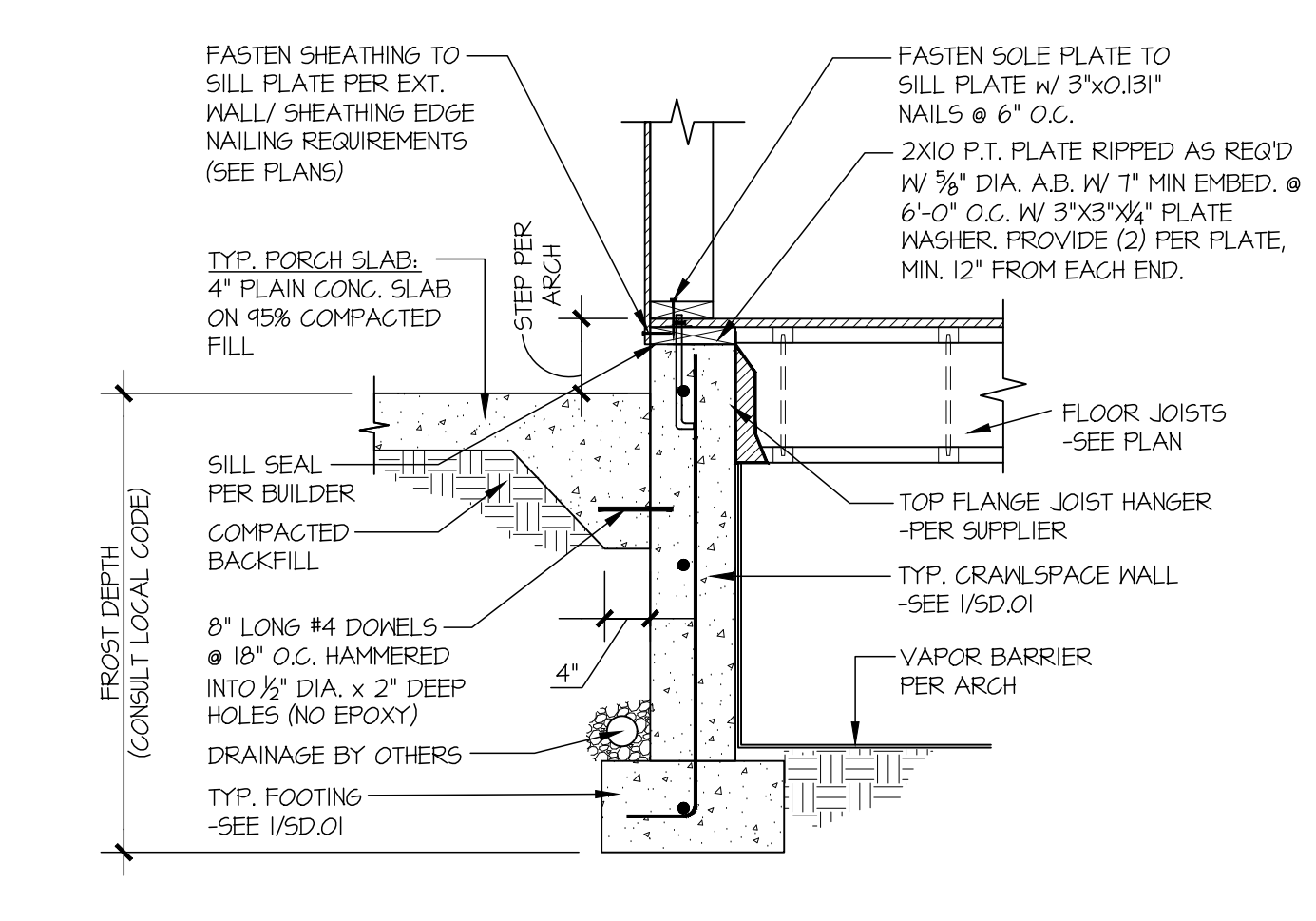
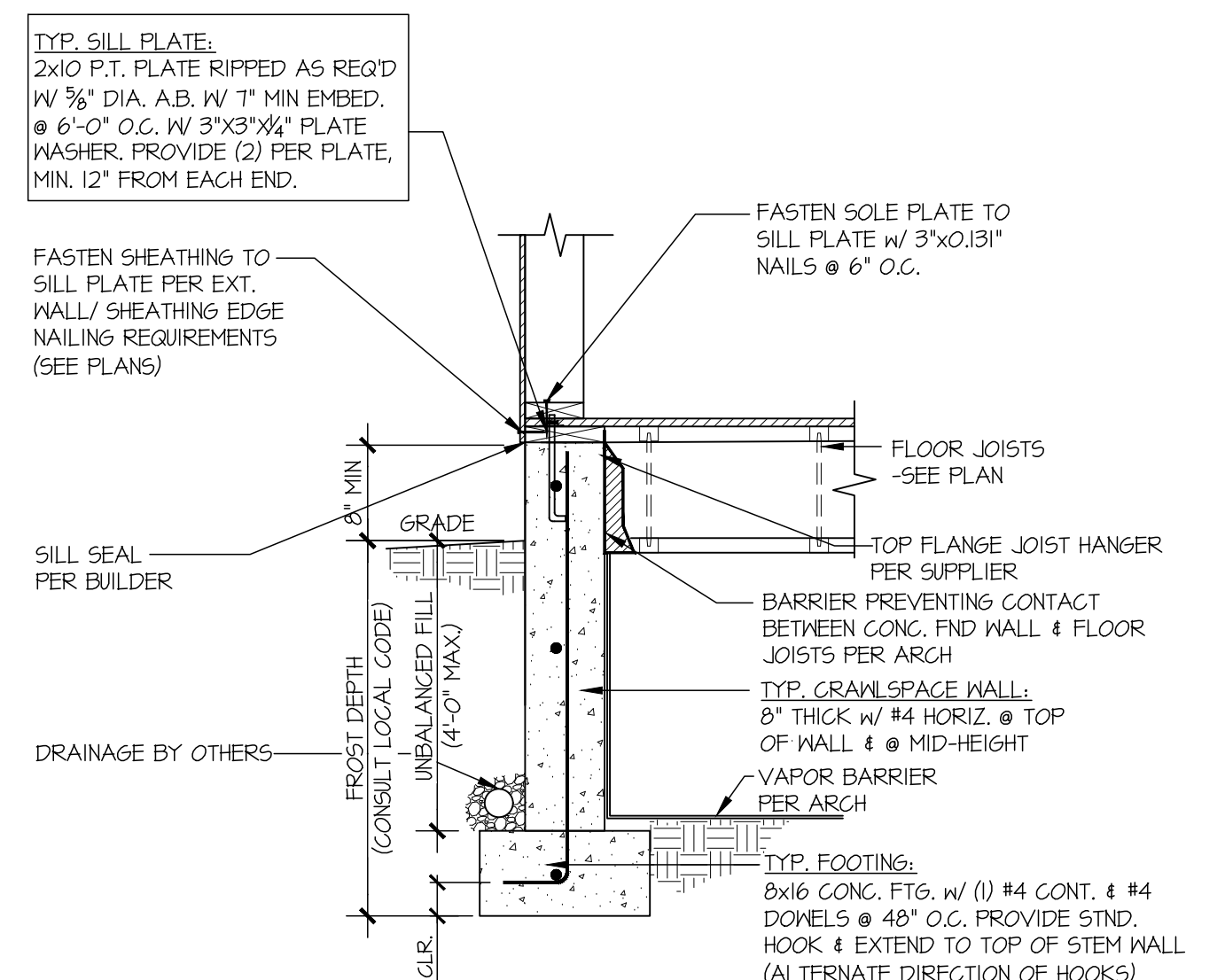
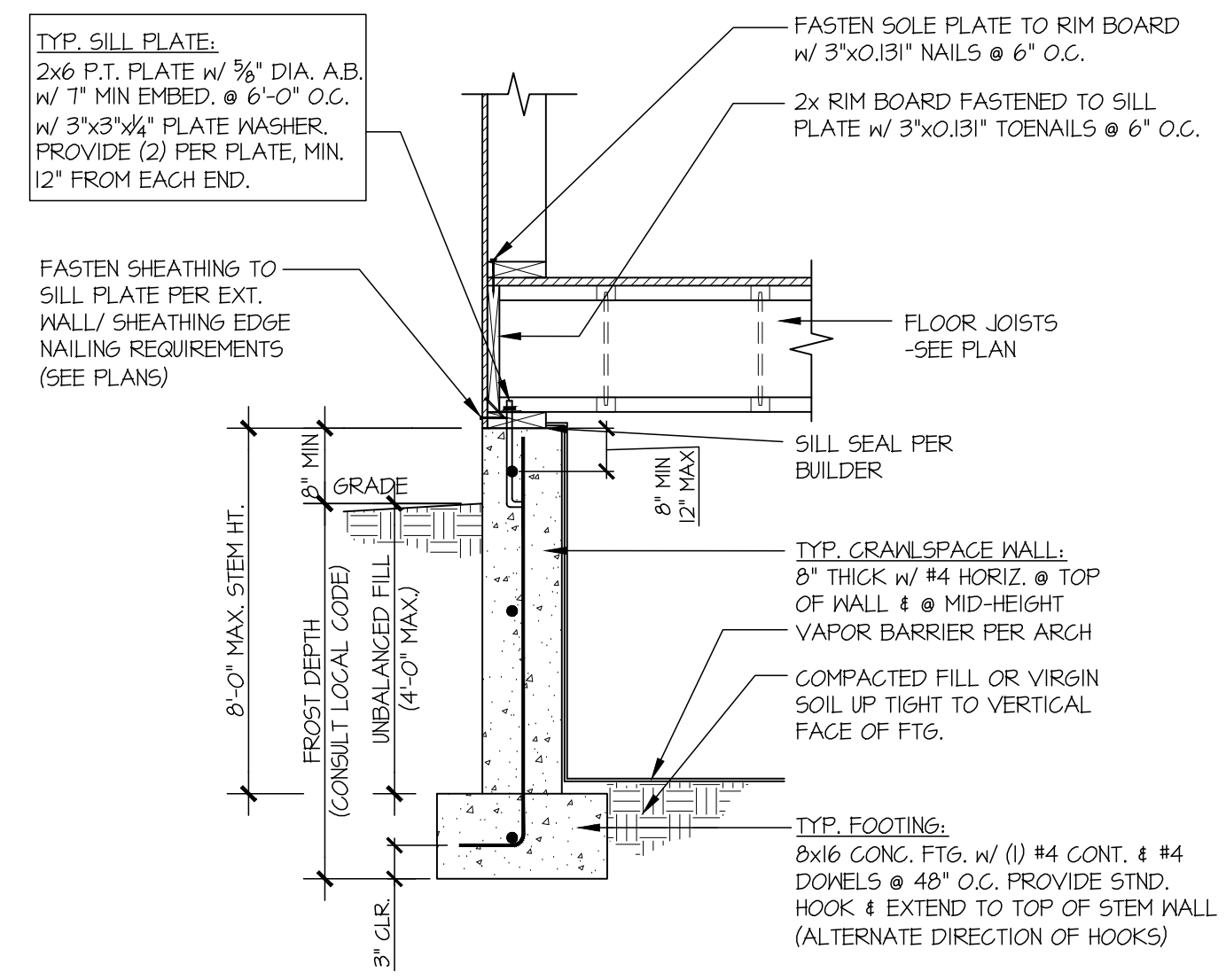
REVISIONS:

date:	initial:
04/14/2023	AJC
ARCH REVISIONS	



STRUCTURAL DETAILS
SPRING RESIDENCE
MERCER ISLAND, WASHINGTON

sheet:
SD.01



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

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

9 SITE FOUNDATION WALL
SCALE: 3/4"=1'-0"

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

SE 1/4 OF THE SE 1/4 OF SECTION 13, TOWNSHIP 24 NORTH., RANGE 4 EAST, W.M., KING COUNTY, WA.



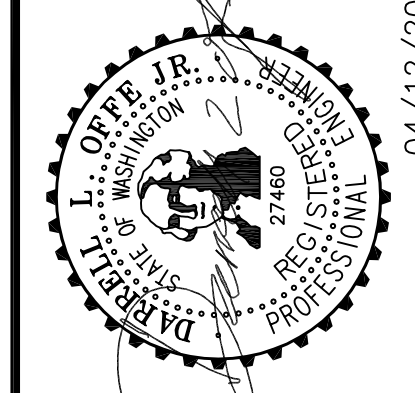
LEGEND

- ASPHALT SURFACE
- BRICK SURFACE
- BUILDING
- CENTERLINE ROW
- CLEANOUT
- CULVERT PIPE
- CONCRETE SURFACE
- RETAINING WALL
- DECK
- FENCE LINE (CHAIN LINK)
- FENCE LINE (WOOD)
- GAS METER
- GRAVEL SURFACE
- HEDGE FOLIAGE LINE
- INLET (TYPE 1)
- MAILBOX (RESIDENTIAL)
- EXISTING SPOT ELEVATIONS
- MONUMENT IN CASE (FOUND)
- POWER METER
- POWER (OVERHEAD)
- POWER POLE
- REBAR AS NOTED (FOUND)
- REBAR & CAP (SET)
- ROCKERY
- SEWER LINE
- SEWER MANHOLE
- STORM DRAIN LINE
- TELEPHONE (OVERHEAD)
- TELEPHONE SENTRY
- TELEPHONE SENTRY
- WATER METER
- POWER TRANSFORMER POLE
- TREE (AS NOTED)

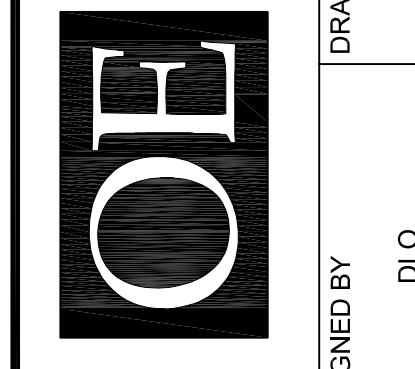
4740 West Mercer Way TREE INVENTORY

Tree ID	Common Name	DSH	Multi	Health	Structural Condition	Dripline				Exceptional Threshold	Exceptional Above 24"	Retain?	
						N	E	S	W				
377	Bigleaf Maple	34.7	24.25	Good	Good	26.4	26.4	33.4	31.4	30"	Size	Yes	
378	Lodgepole Pine	11.5		Good	Fair	0.5	13.5	24.5	12.5	6	Size	No	
379	Austrian Black Pine	26.7		Good	Fair	17.1	9.1	26.1	21.1	24	Size	Yes	
380	Austrian Black Pine	28.3		Good	Fair	19.2	21.2	27.2	9.2	24	Size	Yes	
381	Western Red Cedar	12.9		Good	Good	14.5	14.5	14.5	14.5	30	No	No	
382	Western Red Cedar	32.5		Good	Good	21.4	21.4	21.4	21.4	30	Size	Yes	
384	Western Red Cedar	45.4		Good	Good	31.9	21.9	26.9	21.9	30	Size	Yes	
385	Doug-Fir	20.3		Good	Good	15.8	15.8	15.8	15.8	30	No	No	
386	Doug-Fir	42		Good	Excellent	25.8	25.8	25.8	23.8	30	Size	Yes	
10	TOTALS	9									7	6	7

OFFSITE													
FOUND MON.	A	Red Alder	12		Poor	Fair	15.5	17.5	10.5	16.5		No	Yes
	383	Flowering Cherry	10.2	6.5,7,1,3,3	Good	Good	16.4	8.4	12.4	16.4	23	No	Yes



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

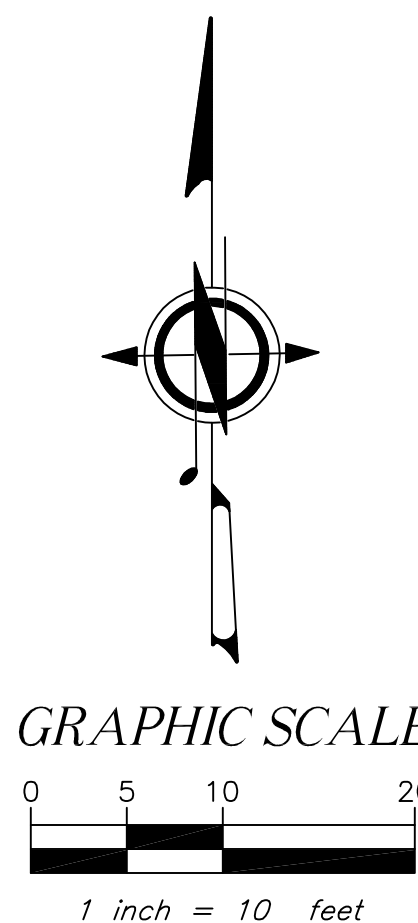


4740 West Mercer Way
JayMarc Custom Homes - Spring Residence
Temp. Erosion & Sedimentation Control Plan

DATE: 04/12/2023
 JOB NO.:
 DWG NO.:
 SHEET 1 OF 4

TABLE OF CONTENT

SHEET #	DESCRIPTION
1	TOPOGRAPHIC SURVEY
2	WETLAND UTILITY & TREE PLAN
3	UTILITY DETAILS
4	AMENDED SOILS PLAN

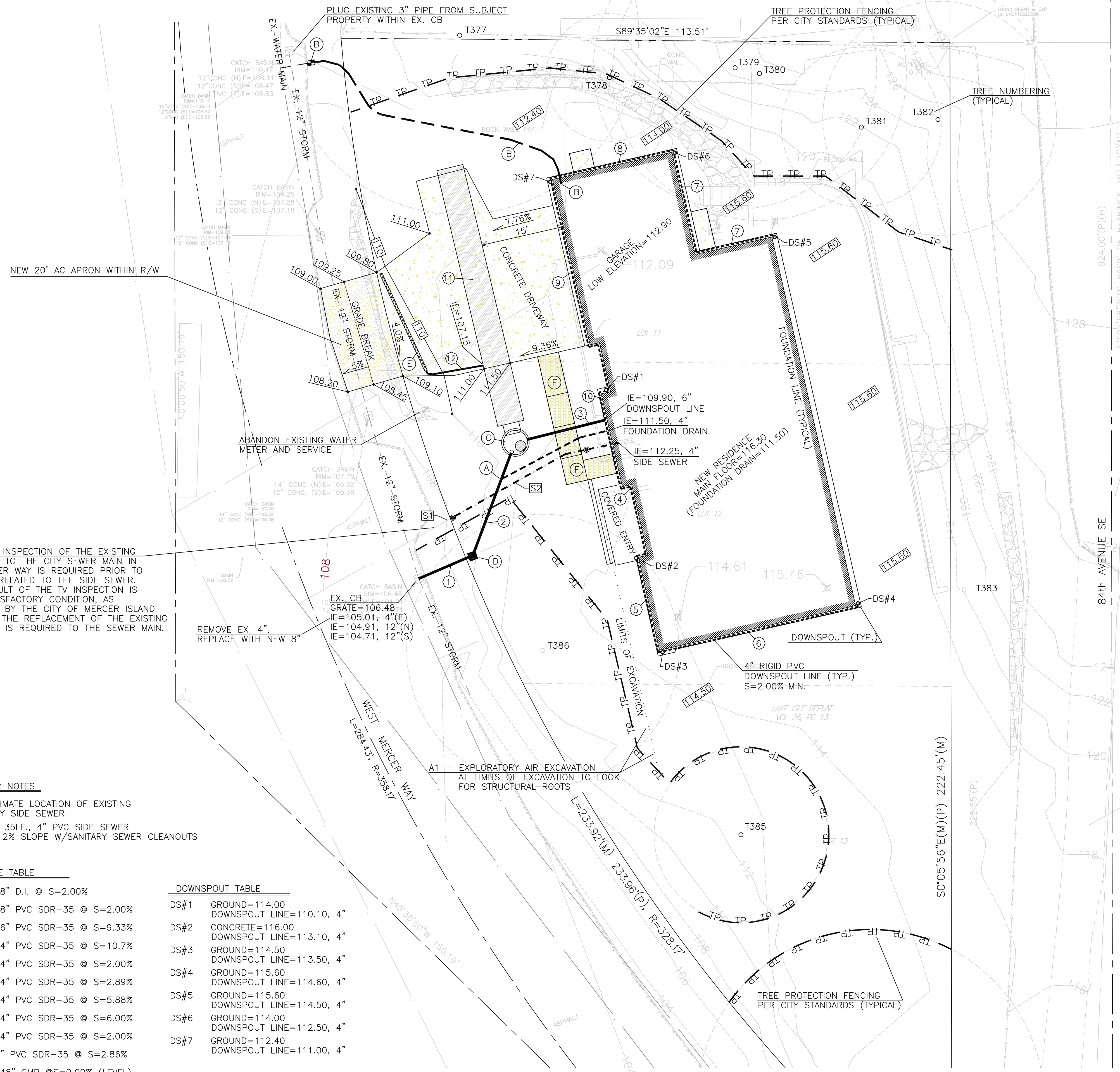


PERMIT #: 2212-080

SE 1/4 OF THE SE 1/4 OF SECTION 13, TOWNSHIP 24 NORTH., RANGE 4 EAST, W.M., KING COUNTY, WA.

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

EXISTING UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UNDERGROUND 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



LEGEND

- ASPHALT SURFACE
- BRICK SURFACE
- BUILDING
- CENTERLINE ROW
- CLEANOUT
- CULVERT PIPE
- CONCRETE SURFACE
- RETAINING WALL
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- TELEPHONE (OVERHEAD)
- TELEPHONE SENTRY
- WATER METER
- POWER TRANSFORMER POLE
- TREE (AS NOTED)

NOTES:

- (A) 4" FOUNDATION DRAIN CONNECTION
- (B) INSTALL 1-1/2" METER AND 2" SERVICE LINE PER CITY OF MERCER ISLAND STANDARD PLAN W-14.
NOTE: CONTRACTOR TO COORDINATE FINAL LOCATION OF NEW METER WITH CITY OF MERCER ISLAND INSPECTOR AT TIME OF CONSTRUCTION
- (C) CB#2, CONTROL STRUCTURE, TYPE II-54"Ø (SEE DETAIL ON SHEET 3 OF 4)
W/SOLID LOCKING LID
RIM=111.10
OVERFLOW=109.15, 8"(TOP OF TEE)
IE=108.50, 6"(E)
IE=105.65, 36"(N), 8"(SW)
ELEV.=103.65, 8"(BOTTOM OF TEE)
INSIDE BOTTOM=101.65
- (D) CB#1, TYPE 1
W/SOLID LOCKING LID
RIM=109.50
IE=105.23 8"(W,NE)
- (E) 20" SLOT DRAIN
GRATE=109.80
(DO NOT INSTALL LOWER THAN ELEV. 109.80)
IE=108.50, 4"(S)
- (F) INSTALL PERMEABLE PAVERS OR STONE PER THE CITY OF MERCER ISLAND "PERMEABLE PAVEMENT DESIGN GUIDELINES" DATED 11/2019.

A# - ARBORIST NOTES FROM 11/22/2022 EMAIL

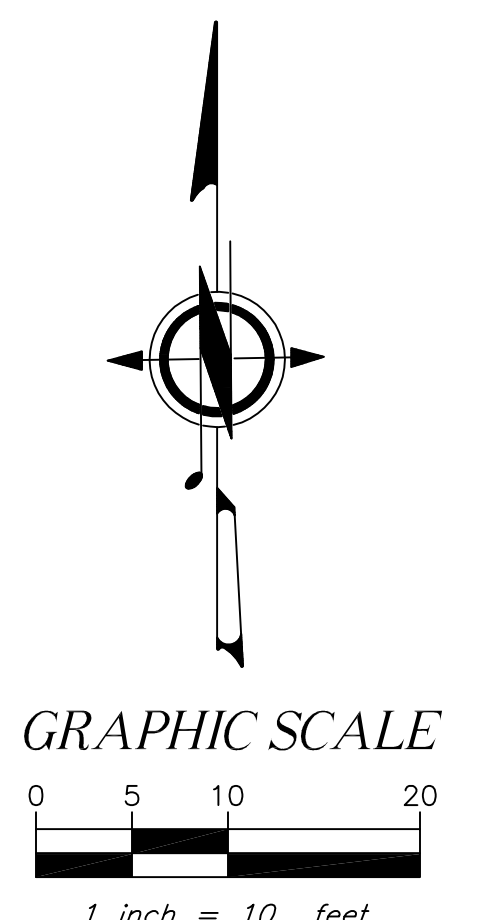
4740 West Mercer Way TREE INVENTORY												
Tree ID	Common Name	DSH	Multi	Health	Condition	Dripline				Exceptional Threshold	Exceptional Above 24"	Retain?
						N	E	S	W			
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378	Lodgepole Pine	11.5		Good	Fair	0.5	13.5	24.5	12.5	6	Size	Yes
379	Austrian Black Pine	26.7		Good	Fair	17.1	9.1	26.1	21.1	24	Size	Yes
380	Austrian Black Pine	28.3		Good	Fair	19.2	21.2	27.2	9.2	24	Size	Yes
381	Western Red Cedar	12.9		Good	Good	14.5	14.5	14.5	14.5	30	No	No
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384	Western Red Cedar	45.4		Good	Good	31.9	21.9	26.9	21.9	30	Size	Yes
385	Doug-Fir	20.3		Good	Good	15.8	15.8	15.8	15.8	30	No	No
386	Doug-Fir	42		Good	Excellent	25.8	25.8	25.8	23.8	30	Size	Yes
10	TOTALS	9									7	6

OFFSITE												
Tree ID	Common Name	DSH	Multi	Health	Condition	N	E	S	W	Exceptional Threshold	Exceptional Above 24"	Retain?
A	Red Alder	12		Poor	Fair	15.5	17.5	10.5	16.5		No	Yes
383	Flowering Cherry	10.2	6.5,7,1,3,3	Good	Good	16.4	8.4	12.4	16.4	23	No	Yes

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

IMPERVIOUS SURFACES:
 ROOF AREA (UNDER EAVES) = 3,319 SQ. FEET
 UNCOVERED DRIVEWAY AREA = 1,002 SQ. FEET
 UNCOVERED PAVEMENT WALKWAY = 120 SQ. FEET
 UNCOVERED CONCRETE PADS = 36 SQ. FEET
 TOTAL IMPERVIOUS AREAS = 4,477 SQ. FEET

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



PERMIT #: 2212-080

- SIDE SEWER NOTES:**
- (S1) APPROXIMATE LOCATION OF EXISTING SANITARY SIDE SEWER.
 - (S2) INSTALL 35LF., 4" PVC SIDE SEWER @ MIN. 2% SLOPE W/SANITARY SEWER CLEANOUTS

STORM PIPE TABLE

- ① 11LF., 8" D.I. @ S=2.00%
- ② 21LF., 8" PVC SDR-35 @ S=2.00%
- ③ 15LF., 6" PVC SDR-35 @ S=9.33%
- ④ 30LF., 4" PVC SDR-35 @ S=10.7%
- ⑤ 19LF., 4" PVC SDR-35 @ S=2.00%
- ⑥ 38LF., 4" PVC SDR-35 @ S=2.89%
- ⑦ 34LF., 4" PVC SDR-35 @ S=5.88%
- ⑧ 25LF., 4" PVC SDR-35 @ S=6.00%
- ⑨ 42LF., 4" PVC SDR-35 @ S=2.00%
- ⑩ 7LF., 4" PVC SDR-35 @ S=2.86%
- ⑪ 49LF., 48" CMP @S=0.00% (LEVEL)
- ⑫ 12LF., 4" CMP @S=11.25%

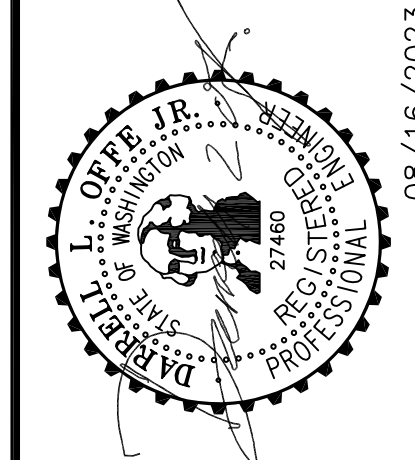
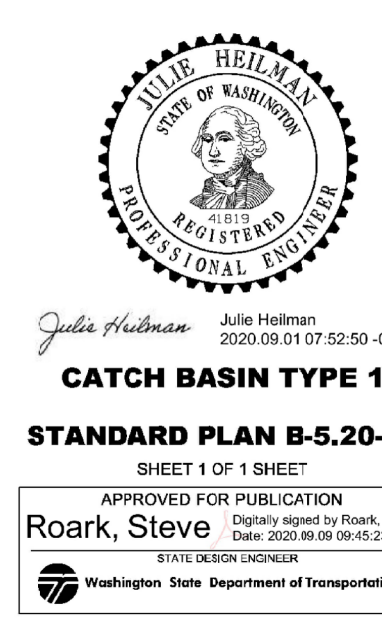
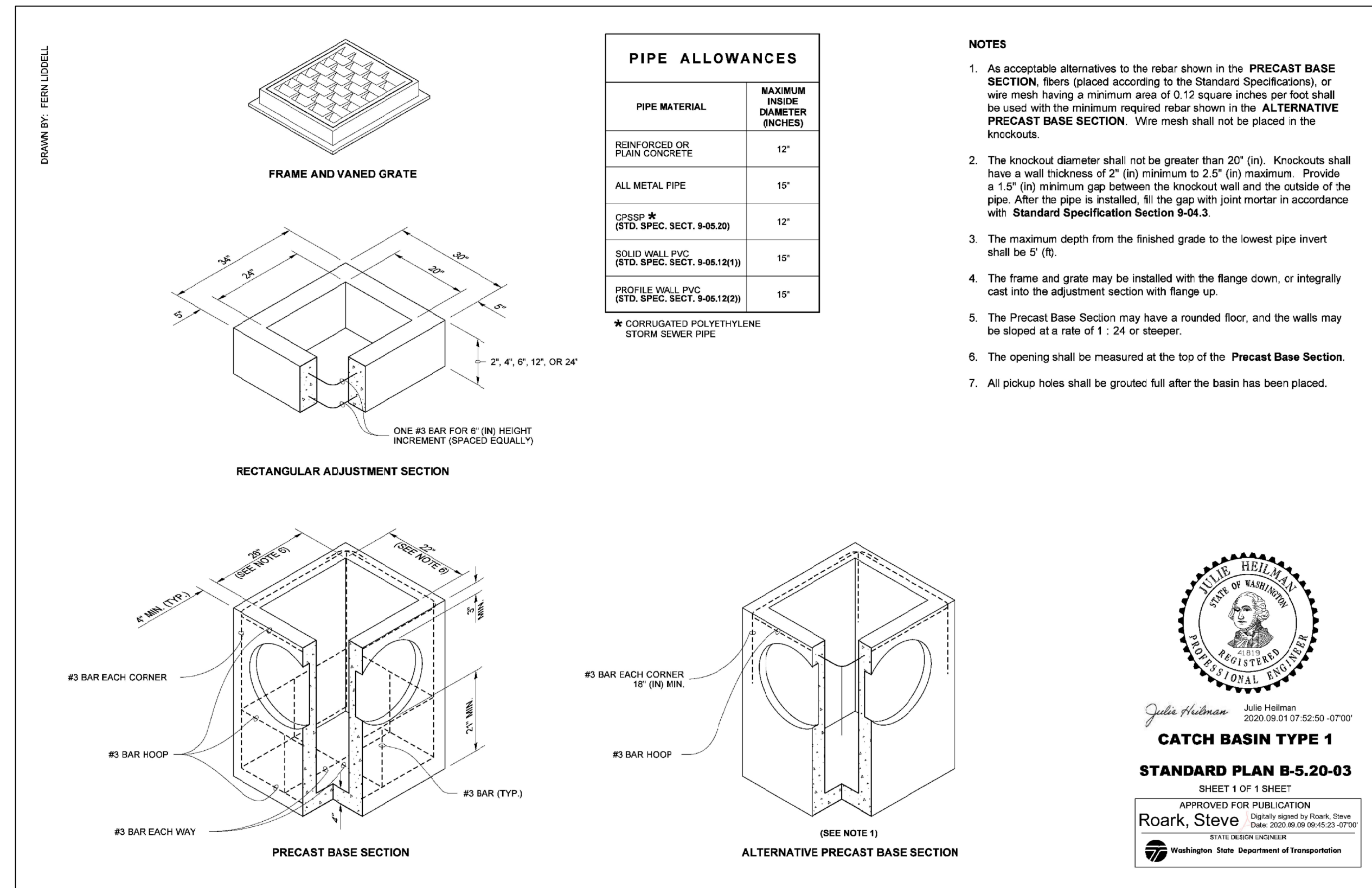
DOWNSPOUT TABLE

- DS#1 GROUND=114.00
DOWNSPOUT LINE=110.10, 4"
- DS#2 CONCRETE=116.00
DOWNSPOUT LINE=113.10, 4"
- DS#3 GROUND=114.50
DOWNSPOUT LINE=113.50, 4"
- DS#4 GROUND=115.60
DOWNSPOUT LINE=114.60, 4"
- DS#5 GROUND=115.60
DOWNSPOUT LINE=114.50, 4"
- DS#6 GROUND=114.00
DOWNSPOUT LINE=112.50, 4"
- DS#7 GROUND=112.40
DOWNSPOUT LINE=111.00, 4"

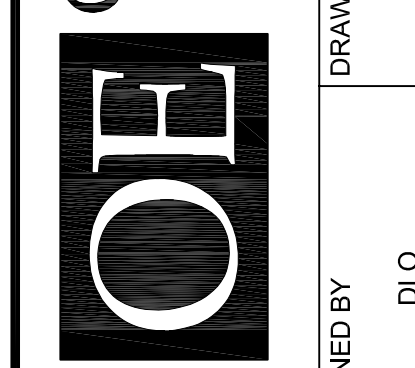
PROJECT: 4740 West Mercer Way
 CLIENT: JayMarc Custom Homes - Spring Residence
 SHEET CONTENT: Utility & Tree Plan
 DATE: 08/16/2023
 JOB NO.:
 DWG NO.: 2 OF 4
 PERMIT #: 2212-080

DESIGNED BY: DLO
 DRAWN BY: SLS
 CHECKED BY: DLO
 OFFICE: OFFICE ENGINEERS
 13902 SOUTHEAST 15TH PLACE
 RENTON, WASHINGTON 98058
 PHONE: 425-260-3412
 CONTACT: DARRELL OFFER, P.E.

REVISED PER CLIENT - REVISED HOUSE PLAN
 REVISED PER CITY COMMENTS 03/01/2023
 08/16/2023
 04/12/23
 08/04/23



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

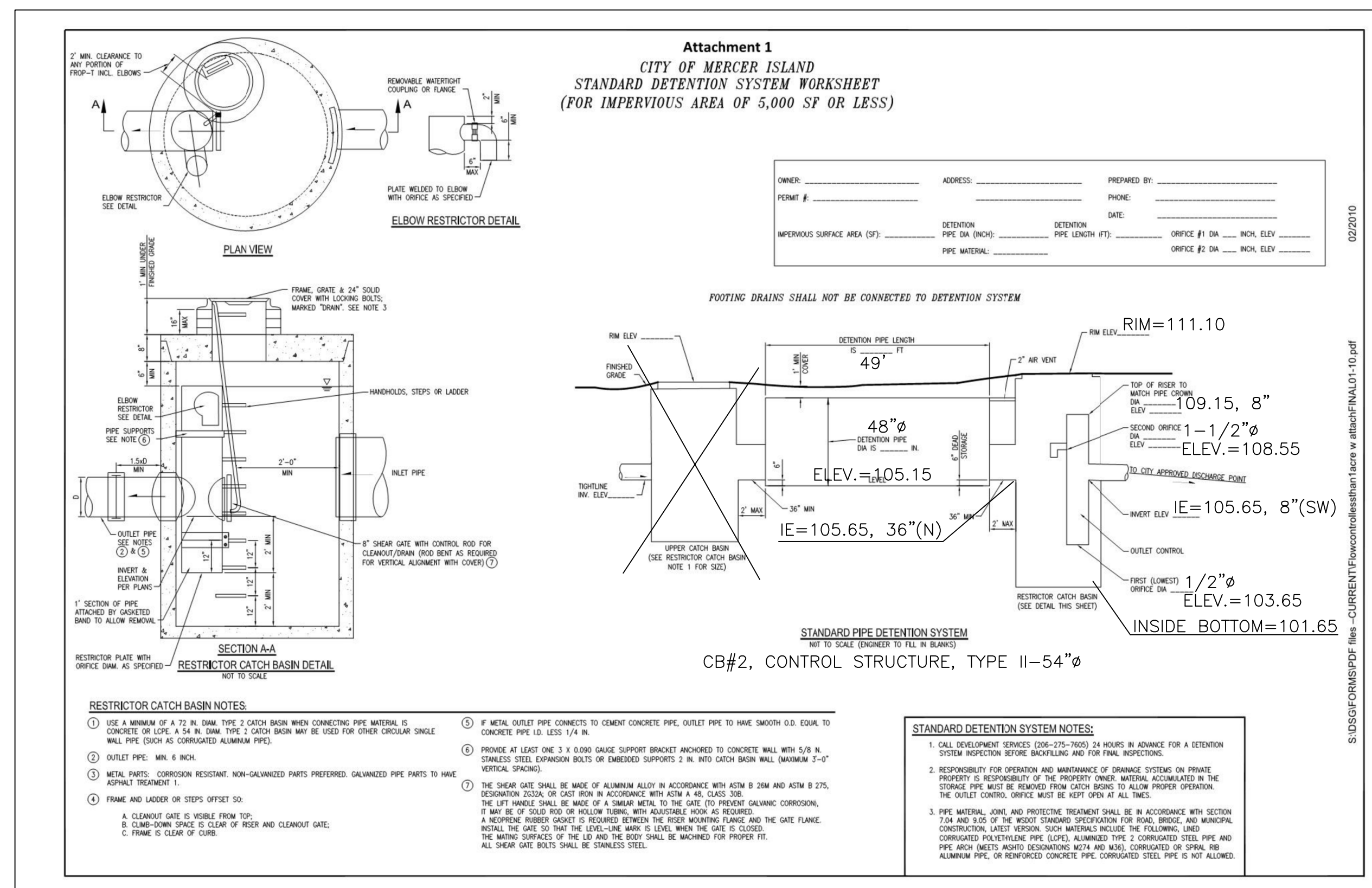


DESIGNED BY: DLO
DRAWN BY: SLS
CHECKED BY: DLO

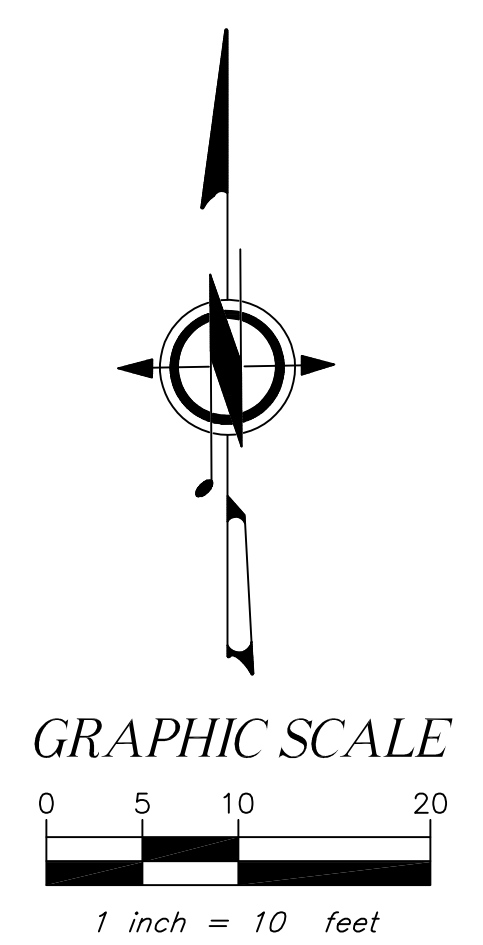
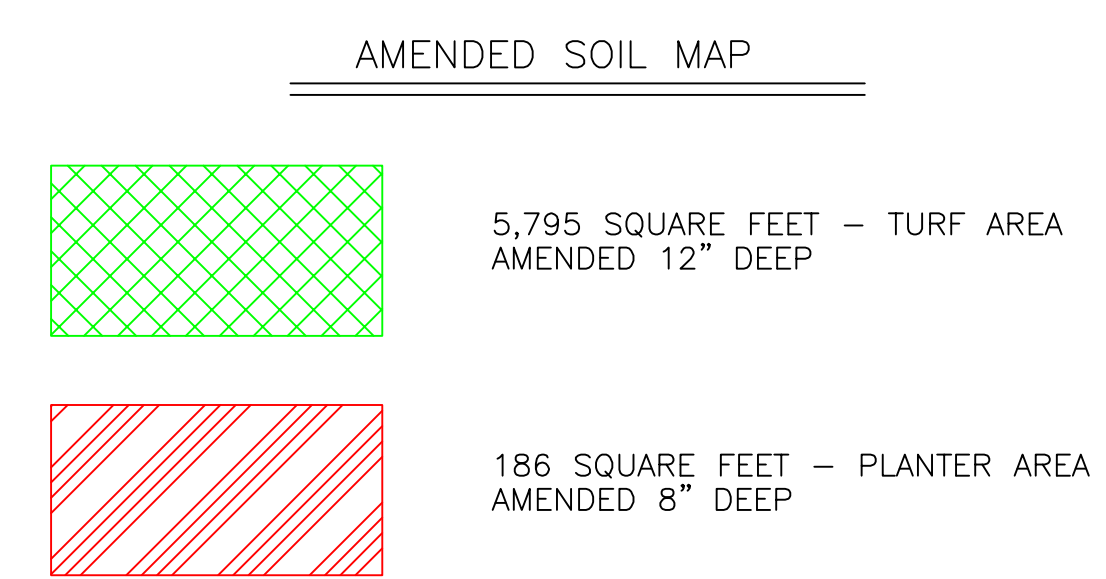
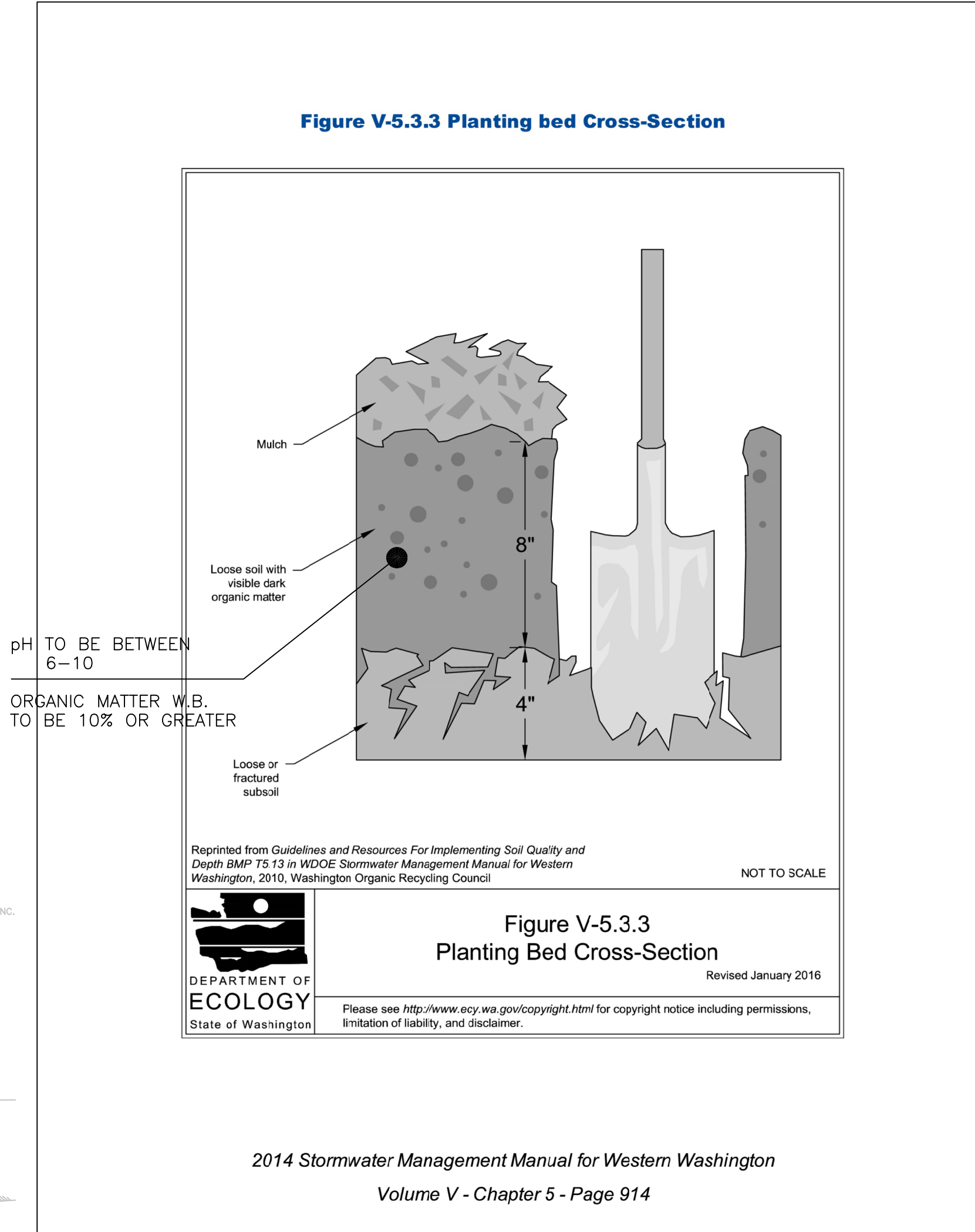
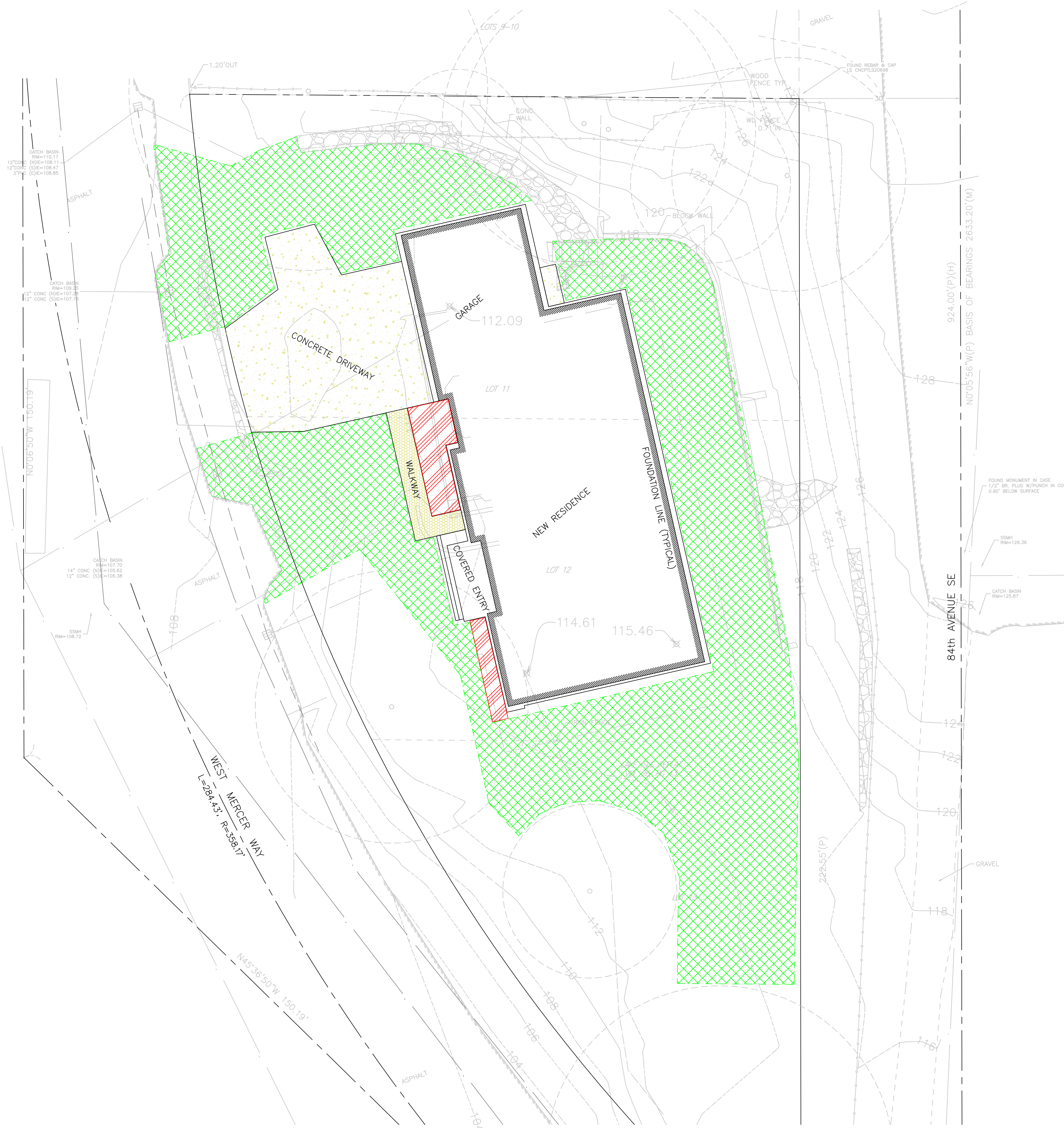
PROJECT: **4740 West Mercer Way**
CLIENT: **JayMarc Custom Homes - Spring Residence**
SHEET CONTENT: **Utility Details**

DATE: 08/16/2023
JOB NO.:
DWG NO.:
3 OF 4

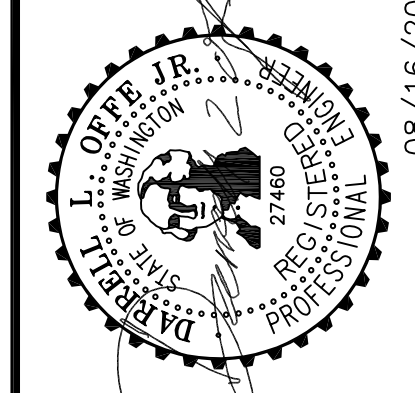
1 04/12/23 REVISED PER CITY COMMENTS 03/01/2023
1 08/16/2023 REV. NO. DATE DESCRIPTION



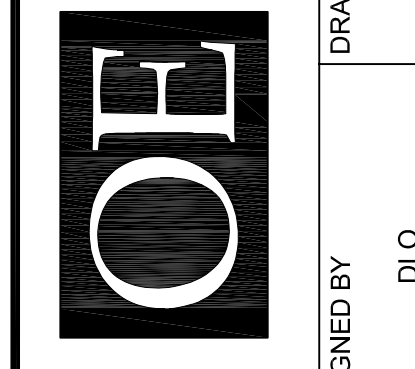
PERMIT #: 2212-080



PROJECT	4740 West Mercer Way		
	CLIENT	JayMarc Custom Homes - Spring Residence	
DATE	08/16/2023	DESIGNED BY	DLO
JOB NO.		DRAWN BY	SL\$
DWG NO.		CHECKED BY	DLO
SHEET	4	REV. NO.	1
OF	4	DATE	08/16/2023
		DESCRIPTION	REVISED PER CLIENT - REVISED HOUSE PLAN
			REVISED PER CITY COMMENTS 03/01/2023



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

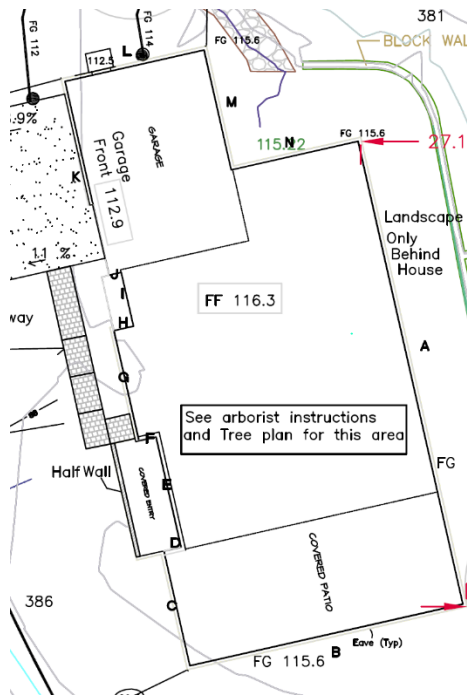


July 5, 2023

Eric and Katie Spring
 4740 West Mercer Way,
 Mercer Island 98040
 kgipson13@gmail.com
 erikspring@gmail.com

Survey for: Mid-Wall Spot Elevations for Permitting
Subject Property: 4740 West Mercer Way, Mercer Island 98040
Tax Parcel(s): 4045100055

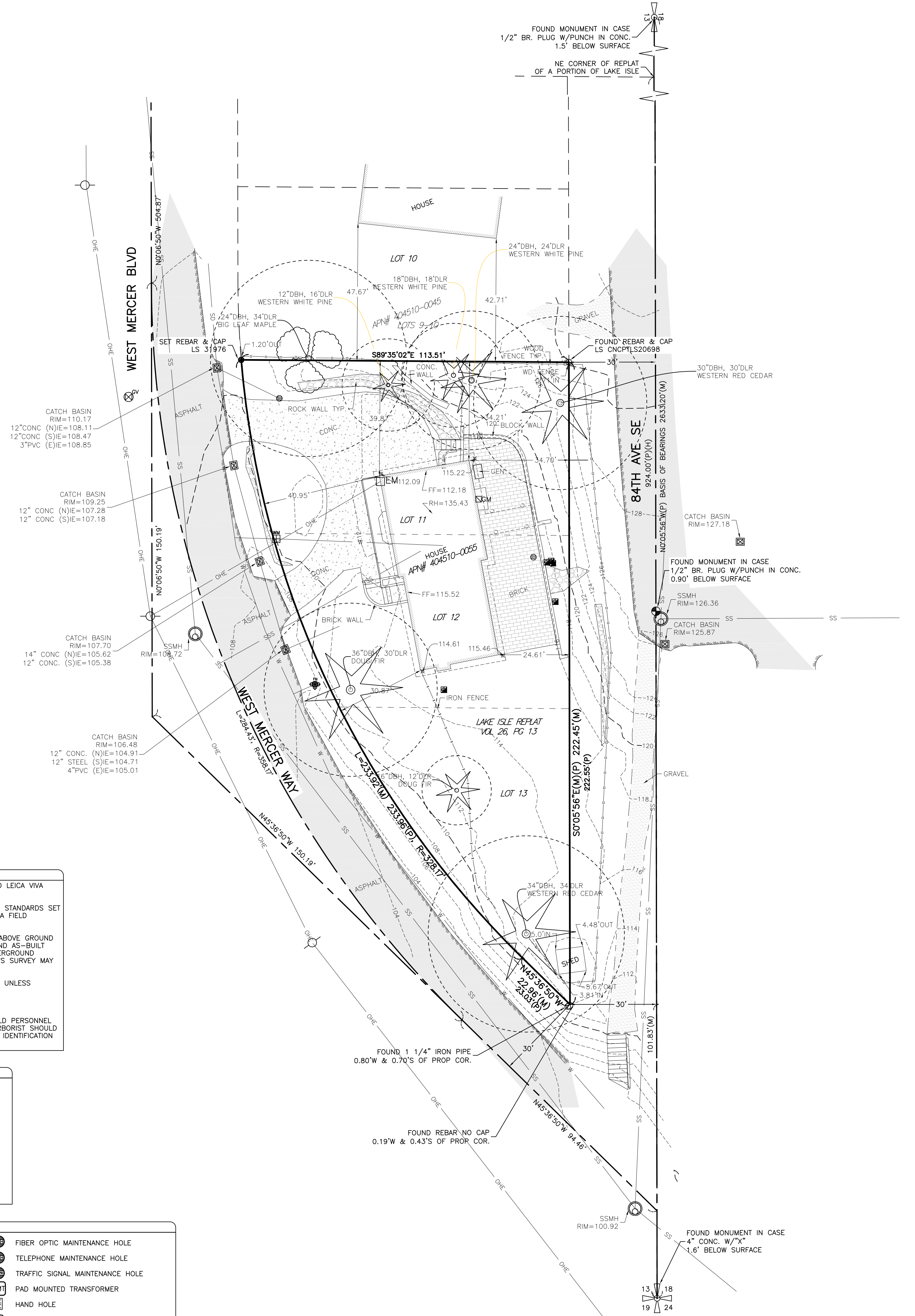
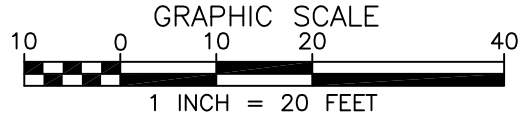
The following diagram and table indicate the location and elevation of the points where we obtained existing grade elevations:



Surveyed Grade Elevation Table	
Point	Elevation
A	115.4
B	114.7
C	114.3
D	114.8
E	115.1
F	115.2
G	115.6
H	112.0
I	112.4
J	112.3
K	112.2
L	111.9
M	112.1
N	115.1

These locations were established under my supervision and are certified to be accurate $\pm 0.1'$ vertically and $\pm 0.2'$ horizontally.

Mark X. Plog, PE, PLS #31976
 Principal Engineer and Land Surveyor



GENERAL NOTES

1. INSTRUMENTATION FOR THIS SURVEY WAS A 3-SECOND LEICA VIVA TS15 SMART POLE TOTAL STATION/RTK GPS.
2. PROCEDURES USED IN THIS SURVEY MEET OR EXCEED STANDARDS SET BY WAC 332-130-090. SURVEY WAS COMPLETED BY A FIELD TRAVERSE.
3. UTILITIES SHOWN ON THIS SURVEY ARE BASED UPON ABOVE GROUND OBSERVATIONS, UTILITY LOCATES BY THIRD PARTIES, AND AS-BUILT PLANS WHERE AVAILABLE. ACTUAL LOCATIONS OF UNDERGROUND UTILITIES MAY VARY AND UTILITIES NOT SHOWN ON THIS SURVEY MAY EXIST ON THIS SITE.
4. ALL MONUMENTS WERE LOCATED DURING THIS SURVEY UNLESS OTHERWISE NOTED.
5. CONTOURS SHOWN ARE BASED ON A FIELD SURVEY.
6. TREE IDENTIFICATION WAS PERFORMED BY SURVEY FIELD PERSONNEL AND SHOULD BE CONSIDERED A BEST GUESS. AN ARBORIST SHOULD BE RELIED UPON FOR MORE ACCURATE AND DETAILED IDENTIFICATION OF TREE SPECIES AND HEALTH.

PROJECT INFORMATION

SURVEYOR: PLOG ENGINEERING, PLLC
P.O. BOX 412
RAVENSDALE, WA 98051
PH: (206) 420-7130

PROPERTY OWNER: ERIC & KATIE SPRING
4740 WEST MERCER WAY
MERCER ISLAND, WA 98040

TAX PARCEL NUMBER: 404510-0055

PROJECT ADDRESS: 4740 WEST MERCER WAY
MERCER ISLAND, WA 98040

PARCEL AREA: 16,710 S.F. (0.384 ACRES ±)
AS SURVEYED

SYMBOL LEGEND

MONUMENT AS NOTED	FIBER OPTIC MAINTENANCE HOLE
SECTION CORNER	TELEPHONE MAINTENANCE HOLE
QUARTER SECTION CORNER	TRAFFIC SIGNAL MAINTENANCE HOLE
FOUND REBAR AS NOTED	PAD MOUNTED TRANSFORMER
SET REBAR AND CAP LS 31976	HAND HOLE
FOUND SURFACE MARKER/DISK	A/C COMPRESSOR
SET SURFACE MARKER/DISK LS 31976	YARD LIGHT
SEWER MAINTENANCE HOLE	POWER POLE
SEPTIC MAINTENANCE HOLE	GUY WIRE
SEWER CLEAN OUT	STREET LIGHT
SEWER LINE	O-HU—OVERHEAD UTILITIES (GENERAL/MIXED)
STORM DRAIN MAINTENANCE HOLE	O-HE—OVERHEAD ELECTRICAL
CATCH BASIN (TYPE 2)	O-HC—OVERHEAD CABLE
CATCH BASIN (TYPE 1)	O-HT—OVERHEAD TELEPHONE
STORM DRAIN CLEAN OUT	U-GU—UNDERGROUND UTILITIES (GENERAL/MIXED)
ROUND YARD DRAIN	U-GE—UNDERGROUND ELECTRICAL
SQUARE YARD DRAIN	U-GC—UNDERGROUND CABLE
SD—STORM DRAIN LINE	U-GT—UNDERGROUND TELEPHONE
WATER MAINTENANCE HOLE	U-FO—UNDERGROUND FIBER OPTIC
WATER VALVE	BOLLARD
WATER METER	M MAILBOX
FIRE HYDRANT	S SIGN
BLOW OFF VALVE	WF WETLAND FLAG
IRRIGATION VALVE/JUNCTION	SNAG
W—WATER LINE	DECIDUOUS MULTI—TRUNK
G V GAS VALVE	DECIDUOUS
G M GAS METER	CONIFER MULTI—TRUNK
G—GAS LINE	CONIFER
C CABLE RISER	
CB CABLE BOX	
CM CABLE MAINTENANCE HOLE	

REFERENCE SURVEYS

P1 - REPLAT OF LAKE ISLE, VOL 26, PG 13
R1 - AF# 20061023900004
SP1 - AF# 9809099001 SP# M.J. 98-0179

VERTICAL DATUM & CONTOUR INTERVAL

ELEVATIONS SHOWN ON THIS DRAWING ARE BASE ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND WERE ESTABLISHED USING RTK GPS.

2.0' CONTOUR INTERVAL - THE EXPECTED VERTICAL ACCURACY IS EQUAL TO 1/2 THE CONTOUR INTERVAL OR ± 1.0' FOR THIS PROJECT.

LEGAL DESCRIPTION

LOTS 11, 12 AND 13, REPLAT OF A PORTION OF LAKE ISLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 26 OF PLATS, PAGE 13, RECORDS OF KING COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

BASIS OF BEARINGS

PER THE REPLAT OF A PORTION OF LAKE ISLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 26 OF PLATS, PAGE 13, RECORDS OF KING COUNTY, WASHINGTON.

ACCEPTED THE BEARING OF N 0°05'56" W FOR 84TH AVE SE BASED ON FOUND MONUMENTS IN CASE.

ABBREVIATION LEGEND

MON = MONUMENT
DN = DOWN
SP = SHORT PLAT
BLA = BOUNDARY LINE ADJUSTMENT
DBH = DIAMETER AT BREAST HEIGHT (FT)
DLR = DRIP LINE RADIUS (FT)
APN = ASSESSORS' PARCEL NUMBER
AF# = AUDITOR'S FILE NUMBER
(M) = AS MEASURED
(C) = AS CALCULATED
(P) = PER PLAT
(D) = PER DEED
(R#) = PER REFERENCE SURVEY
(H) = HELD



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SE1/4, SE1/4, SEC 13, TWP 24N, RNG 4E, W.M.			
BOUNDARY & TOPOGRAPHIC SURVEY			
ERIC & KATIE SPRING			
4740 WEST MERCER WAY			
MERCER ISLAND, WA 98040			
PROJECT NO.:	REVISION DATE:	REVISION NO.:	SHEET
174-21	10/12/2021	0	1 OF 1