# 4104 83rd Ave SE MERCER ISLAND, WA - MIS076

ALARMS per R314.5 and R315..4

BUILDING CODES

CITY OF MERCER ISLAND CODES AT THE

2018 INTERNATIONAL BUILDING CODE (IBC)

2018 WASHINGTON STATE ENERGY CODES

2018 ICC A117.1, BARRIER-FREE STANDARD

2018 INTERNATIONAL FIRE CODE (IFC)

2018 NATIONAL ELECTRIC CODE (NEC)

2018 UNIFORM PLUMBING CODE (UPC)

2018 POOL AND SPA CODE

2018 INTERNATIONAL RESIDENTIAL CODE (IRC)

2018 INTERNATIONAL MECHANICAL CODE (IMC)

2018 INTERNATIONAL FUEL GAS CODE (IFGC)

FOR THIS SET

DATE OF THIS DRAWING SET:

# GENERAL INFORMATION APPLIES FULL SET

# FLOOR PLAN GENERAL NOTES

#### GENERAL

- A. ALL ANGLED WALLS (OTHER THAN 90°) SHALL BE CONSTRUCTED AS NOTED BY ANGLE (DEGREES) CALLOUT OR CONFIGURED AS DIMENSIONED. (UNO.)
- B. ALL DIMENSIONS AT WALLS ARE TO THE FACE OF FRAMING STUDS
- C. ALL EXTERIOR WALLS ENCLOSING CONDITIONED SPACE SHALL BE 2x6 STUDS at 16" OC. and INTERIOR WALLS TO BE 2x4 STUDS at 16" OC. per IRC. R602.3.2 (UNO.)
- D. ALL DIMENSIONS AT WINDOWS ARE TO THE CENTERLINE
- E. WINDOW SIZES NOTED ON PLANS ARE NOMINAL SO CONTRACTOR MUST VERIFY EXACT ROUGH OPENINGS PRIOR TO FRAMING. WINDOW and DOOR HEAD HEIGHTS SHOULD BE COORDINATED SO THAT ALL WINDOW and DOOR TRIMS ALIGN.
- F. PROVIDE WEATHER PROTECTION SYSTEM W/WATER-RESISTIVE BARRIERS IN COMBINATION w/FLASHINGS at EXT. WALLS, OPENINGS, PROJECTIONS, PENETRATIONS and INTERSECTIONS TO LOCK OUT ALL MOISTURE per IRC. R703.1-703.4
- G. TILE INSTALLATION SHALL COMPLY W/APPLICABLE SECTIONS OF THE TILE COUNCIL OF AMERICA'S "HANDBOOK FOR CERAMIC TILE INSTALLATION" and ITS REFERENCED STANDARDS including IRC. RT02.4.1
- H. ALL COUNTERS, TUB DECKS & WALLS AT TUBS & SHOWERS SHALL HAVE SMOOTH, HARD, NON-ABSORBENT SURFACE O/CEMENTITIOUS BACKER BOARD and MOISTURE RESISTANT UNDERLAYMENT per IRC. R702.4.2 NONABSORBENT AT TUB \$ SHOWER WALLS SHALL BE TO A HEIGHT OF +72" MIN. ABOVE DRAIN INLET per IRC. R307.2
- I. ALL SHOWERS AND ALL SHOWER RECEPTORS SHALL COMPLY WITH THE 2018 UNIFORM PLUMBING CODE.
- J. CALCULATIONS and DETAILS FOR MOUNTING HEIGHTS & CONNECTION OF METAL GUARDRAILS (IF USED) SHALL BE PROVIDED FOR REVIEW and APPROVAL BY RAILING FABRICATOR PRIOR TO INSTALLATION FOR COMPLIANCE W/IRC R311 & R312
- K. ALL REQUIREMENTS FOR BUILDING ENVELOPE TO COMPLY WITH THE 2018 WASHINGTON STATE ENERGY CODE (MSEC). SEE REQ'D ENERGY CREDITS ON THIS SHEET ALONG W/ ENI FOR PRESCRIPTIVE REQUIREMENTS and COMPLIANCE NOTES FOR SINGLE FAMILY RESIDENTIAL IN CLIMATE ZONE 5 and MARINE
- L. WSEC COMPLIANCE CERTIFICATE REQUIRED WITHIN 3' OF ELECTRICAL PANEL.
- M. EXHAUST FANS LARGER THAN 50cfm. MAY BE CONNECTED TO 4" SMOOTH WALL VENT PIPE IF RUNS DO NOT EXCEED 20' IN LENGTH, THE MINIMUM SIZE OF FLEX DUCT IS 5" DIAMETER WITH MAXIMUM RUN OF 15'.
- N. COMBUSTION AIR REQUIRED FOR ALL FUEL BURNING APPLIANCES. ALL INGITION SOURCES TO BE min. 18" ABV. GARAGE FLOOR per IRC. MI307.3
- O. PROVIDE FIREBLOCKING TO CUT OFF DRAFT OPENINGS AT LOCATIONS W/MATERIALS per IRC. R302.II PROVIDE DRAFTSTOPPING AT FLOOR/CEILING ASSEMBLIES per IRC. R302.12
- P. ALL WASTE PLUMBING DROPS TO BE ON INTERIOR WALLS OR FURRED OUT EXTERIOR WALLS.
- Q. PROVIDE ACOUSTICAL PIPE WRAP AT ALL UPPER LEVEL WASTE LINES R. ALL OPENINGS MADE IN WALLS, FLOORS or CEILINGS
- FOR THE PASSAGE OF PIPES, STRAINER PLATES ON DRAIN INLETS, TUB WASTE OPENINGS TO CRANLSPACE and METER BOXES TO COMPLY w/THE CODE REQUIREMENTS OF THE GOVERNING UPC.
- S. ENTRY STEPS SHALL HAVE SUFFICIENT GRADE BUILT UP AROUND THEM SO THE NUMBER OF STAIR RISERS DOES NOT EXCEED 3, W/MAX. RISER HEIGHT OF 73" -NOT REQUIRING A HANDRAIL per IRC. R311.7.8
- T. ALL EXTERIOR HOSE BIBS TO HAVE NON-REMOVABLE VACUUM BREAKERS, MUST BE FROSTPROOF and BE CAULKED and SECURED AT

# U. INTERIOR CEILING HEIGHTS ARE AS FOLLOWS;

### MAIN FLOOR 10'-0" (U.N.O.) UPPER FLOOR 9'-1 1/8" (U.N.O.)

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

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

- I. GLAZING IN DOORS.
- 2. GLAZING ADJACENT TO DOORS.
- 3. GLAZING IN WINDOWS MEETING ALL (4) CONDITIONS
- 4. GLAZING IN GUARDS and RAILINGS
- 5. GLAZING IN and NEAR WET SURFACES. 6. GLAZING ADJACENT TO STAIRS and RAMPS
- 7. GLAZING ADJACENT TO THE BOTTOM STAIR LANDING.
- SKYLIGHTS and SLOPED GLAZING SHALL COMPLY with

# THE MATERIALS and REQUIREMENTS OF IRC. R308.6.1

#### 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. R3

- · WINDOW CANNOT REQUIRE KEYS, TOOLS or SPECIAL KNOWLEDGE TO OPEN per IRC. 310.1.1 • MUST HAVE AN OPENING AREA OF NOT LESS THAN 5.7
- Sq.Ft. with 20" min. WIDTH and 24" min. HEIGHT per IRC. MUST HAVE A SILL HEIGHT OF NOT MORE THAN 44"
- ABV. FLOOR per IRC. R310.2.2 GUARDS MUST BE PROVIDED AS WINDOW FALL
- PROTECTION AT LOW WINDOWS LOCATED GREATER THAN 72" ABV. FINISHED GRADE per IRC. R312.2 STAIRS and HANDRAILS

#### STAIRWAYS PROVIDING EGRESS FROM HABITABLE LEVELS NOT PROVIDED w/EGRESS DOOR per IRC. R311.2 SHALL MEET THE REQUIREMENTS and EXCEPTIONS OF

- IRC. R311.7.1 through R311.7.9 INCLUDING: • SHALL PROVIDE A MIN. CLEAR WIDTH OF 36" ABOVE HANDRAIL W/MAX. HANDRAIL PROJECTION INTO STAIRWAY OF  $4\frac{1}{2}$ " ON EITHER SIDE per R311.7.1
- SHALL PROVIDE A MIN. HEADROOM OF 6'-8" MEASURED VERTICALLY FROM THE NOSE OF TREADS or LANDINGS per R311.7.2
- SHALL NOT HAVE A VERTICAL RISE GREATER THAN 151" BTWN. FLOOR LEVELS or LANDINGS per R311.7.3
- SHALL HAVE A MAX. RISER HEIGHT OF 7⅔" and HAVE A MIN. TREAD DEPTH OF IO" THE GREATEST DIMENSION OF ANY RISER OR TREAD MUST NOT EXCEED THE SMALLEST DIMENSION BY MORE THAN 3". TREADS LESS THAN II" SHALL MEET NOSING REQUIREMENTS. THE OPENINGS AT OPEN RISERS SHALL NOT PERMIT THE PASSAGE OF A 4" PSPHERE per R311.7.5.1 through
- 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. 12 SPACE BETWN. RAIL and WALL, HANDRAIL MUST RUN CONTINUOUS FOR FULL LENGTH OF EACH FLIGHT and MEET APPROVED GRIP-SIZE per IRC. R311.7.8
- SHALL BE PROVIDED WILLUMINATION per IRC. R303.7 at INTERIOR STAIRWAYS and R303.8 at EXTERIOR 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.
- OPENINGS MUST PREVENT THE PASSAGE OF A 4" SPHERE or 43" AT OPEN SIDES OF STAIRS or 6" AT TRIANGLE OF TREAD, RISER & BOTTOM RAIL per
- GUARDS MUST BE PROVIDED AS WINDOW FALL PROTECTION AT LOW WINDOWS LOCATED GREATER THAN 72" ABV. FINISHED GRADE per IRC. R312.2
- GUARDS and HANDRAILS MUST RESIST A SINGLE CONCENTRATED LOAD OF 2001bs. IN ANY DIRECTION ALONG THE TOP and GUARD INFILL MUST RESIST A 501b. LOAD APPLIED HORIZ. OVER I Sq.Ft. per IRC. TABLE

# ALARMS

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

- SMOKE ALARMS TO BE LISTED and INSTALLED IN ACCORDANCE W/IRC. R314.1.1 and CARBON MONOXIDE
- ALARMS IN ACCORDANCE W/IRC. 315.1.1 SMOKE ALARMS SHALL BE INSTALLED IN FOLLOWING
- LOCATIONS per R314.3 : I. IN EACH SLEEPING ROOM.
- 2. OUTSIDE EACH SEPARTE SLEEPING AREA.
- 3. ON EACH STORY OF THE DWELLING. 4. NOT LESS THAN 3' FROM A BATHROOM w/TUB or
- 5. NOT NEAR COOKING APPLIANCES per R314.3.1
- SMOKE ALARMS SHALL BE INTERCONNECTED per R314.4 CARBON MONOXIDE ALARMS SHALL BE INSTALLED IN
- THE FOLLOWING LOCATIONS per R315.3:
- I. ON EACH STORY OF THE DWELLING 2. ADJACENT TO EACH SEPARATE SLEEPING AREA.
- 3. WITHIN BEDROOMS WHERE A FUEL BURNING FIREPLACE IS LOCATED IN THE ROOM or ITS ATTACHED BATH.
- ALL ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM BUILDING WIRING W/BATTERY BACKUP per
- COMBINATION SMOKE and CARBON MONOXIDE ALARMS SHALL BE PERMITTED IN LIEU OF SEPARATE

# ABBREVIATIONS

#### ABV Above EXH Exhaust EXIST Existing AD Area Drain EXT Exterior **ADDL** Additional FBD Fiberboard ADH Adhesive FCB Fiber Cement E ADJ Adjustable FCO Floor clean out AFF Above Finish Floor FD Floor drain AGG Aggregate ALT Alternate FIN Finish FIXT Fixture ALUM Aluminum FLOR Fluorescent ANC Anchor APX Approximate AUTO AVR Average AWN Awning B/O By Others BLDGBuilding

A/C Air Conditioner

AB Anchor Bolt

CAS Casement

Centerline

Ventilating

CLG Ceiling

CO Clean Out

DS Downspout

DT Drain Tile

DWG Drawing

EL Elevation

DW Dishwasher

EF Exhaust fan

EJ Expansion Joint

COL Column

CLR Clear

FLR Floor FLSH Flashing NO Number FND Foundation NOM Nominal FO Face Of NTS Not to Scale AWG American Wire Gauge FOC Face of Concrete FOM Face of Masonry FOS Face of Studs OBS Obscure FOW Face of Wall OC On Center FPL Fireplace OD Outside Diameter FRM Frame(ing) OH Overhang BLKGBlocking FRPF Fireproof BLW Below OPG Opening FTG Footing BOF Bottom of FUR Furred Rough Opening GA Gauge BOW Bottom of wall GALVGalvanized BR Bedroom GFCI Ground Fault BSMTBasement BTW Between GFI Ground Fault CAB Cabinet

ELEC Electrical ELEV Elevation

EW Each Way EXC Excavate

EQ Equal

OSB Orientated Strand PBF Prefabricated PERFPerforate(d) Interrupt PLAM Plastic Laminate WC Toilet (water closet) GLB Glue Laminated BeamPLT Plate CB Catch Basin GLBK Glass Block PLYWD Plywood GWB Gypsum Wall Board PNT Paint or Painted CC Center to Center GYP Gypsum CIP cast-in-place PSF Pounds Per Square HB Hose Bib Control Joint HC Hollow Core HDR Header HDWR Hardware HT Height PVC Polyvinyl Chloride CMU Concrete Masonry HVAC Heat-Vent-Air PVMTPavement

Conditioning ID Inside Diameter ILO In Lieu Of IN Inch INCL Include INS Insulate(tion) INSUL Insulation

CONC Concrete CONTContinuous CRPTCarpet CTYD Courtyard Cubic Feet INT Interior DBL Double DEMO Demolish or JNT Joint DH Double Hung DIA Diameter DIM Dimension DRWR Drawer

**RENF Reinforced** KD Kiln Dried KIT Kitchen LAM Laminate(d) LB Pound Lineal Feet LL Live Load LTG Lighting LVL Laminated Veneer Lumber

LVR Louver MAS Masonry MAX Maximum SIM Similar MBR Member

REV Revision RFG Roofing Rough Oper ROW Right of way SA Supply Air SCH Schedule Smoke detector SECT Section SGD Sliding Glass Door SHTHSheathing SIM Similar

MC Medicine Cabinet

MDO Medium Density

MEMB Membrane

MFR Manufacturer

MISC Miscellaneous

NIC Not in Contract

Property Line

Pressure Treated

RC Reinforced Concrete

REBAR Reinforcing Bar

RDL Roof drain leader

Riser

RD Roof Drain

REG Register

REQ Required

REQDRequired

RFFR Ref

R&S Rod and Shelf

MMB Membrane

MTL Metal

MWK Millwork

Mechanical

Overlay

MED Medium

MIN Minimum

MECH <sup>\*</sup>

SPECSpecification

SQ IN Square inches

STC Sound Transmission

T&G Tongue and Groove

TME To Match Existing

TOC Top of curb/ Top o

Toilet Paper Hanger

Telephone

TOF Top of footing

TOW Top of wall

UNO Unless Noted

VIF Verify in field

TYP Typical

VERT Vertical

W/O Without

WDW Window

WH Water Heater

WIC Walk-In Closet

WP Water Proofing

Weather Resistant

WRB Weather Resistive

WWF Welded Wire Fabric

Operable Window

TEMP Tempered

TK Tight Knot

Square

SQFT Square feet

Coefficient

Structural

SY Square y

MLB Micro Laminate Beam STRUCT Structure or

Non-Operable WindowTO Top Of

STD Standard

STR Structural

# PROJECT TEAM

ARCHITECTURAL DESIGN -JAYMARC HOMES

ARCHITECTURAL DRAFTING JAYMARC HOMES - 425.226.9100 - JAYMARCHOMES.COM RYAN REDMAN - RYAN@JAYMARCHOMES.COM

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COVER SHEET

# SHEET INDEX

SHEET#	DESCRIPTION			
A1	COVERSHEET			
A1.1	PLAN REVISION LOG			
A1.2	A.D.U FLOOR PLAN INFORMATION			
A2	SITE PLAN			
A2.1	SITE PLAN DETAILS			
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			
S0.0	LATERAL - STRUCTURAL GENERAL NOTES			
LB-1	LATERAL - DETAILS			
LB-2	LATERAL - DETAILS			
SD.01	FOUNDATION DETAILS			
EN1	2018 ENERGY CODE CALCULATIONS			
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2 OF 4	UTILITY AND TREE PLAN			
3 OF 4	UTILITY DETAILS			
4 OF 4	AMENDED SOIL MAP			
	SURVEY			

# F.A.R. CALCULATIONS:

SQUARE FOOTAGE SUMMARY

MAIN FLOOR/ MAIN LIVING	2,315 S.F.
A.D.U.	380 S.F.
GARAGE	733 S.F.
SUB TOTAL	3,428 S.F.
UPPER FLOOR/ MAIN LIVING	2,565 S.F.
MINUS MAIN STAIRS	-88 S.F.
SUB TOTAL TOTAL G.F.A.	2,477 S.F. 5,905 S.F.
ALLOMABLE F.A.R. 40% + A.D.U.	5,631 S.F.
PROPOSED	42.1 %.
TOTAL NET AREA MAIN HOUSE	4, 792 S.F.
GARAGE	733 S.F.
TOTAL NET A.D.U.	380 S.F.
SUB TOTAL	5,905 S.F.
COV'D PATIO	240 S.F.
COV'D PORCH	500 S.F.
OVERALL WIDTH	77'-8 3/4"
OVERALL DEPTH	69' -3"

Method for Calculating Square Footage - ANSI Z765-2013 except: no separate

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

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

/\ Issue Issue Date By Description

srd Ave sland,

marketing name: XXXXXX plan number: MIS075 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

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

respectively shall govern.

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02.21.24 Submittal Date

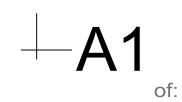
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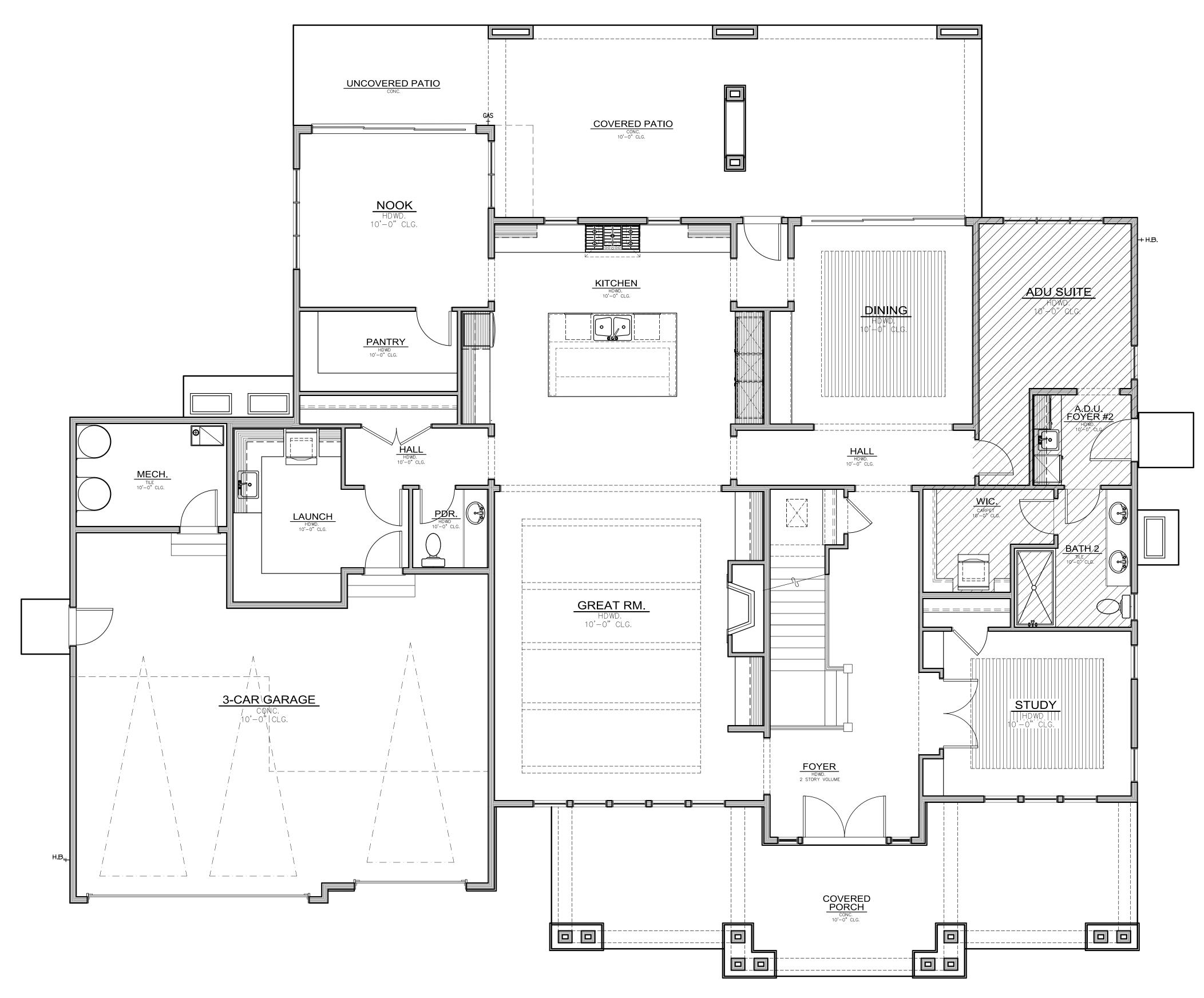
JAYMARC HOMES

Design Firm

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

Drawn by:





# F.A.R. CALCULATIONS:

SQUARE FOOTAGE SUMMARY

MAIN FLOOR/ MAIN LIVING	2,315 S.F.
A.D.U.	380 S.F.
GARAGE	733 S.F.
SUB TOTAL	3,428 S.F.
UPPER FLOOR/ MAIN LIVING	2,565 S.F.
MINUS MAIN STAIRS	-88 S.F.
SUB TOTAL	2,477 S.F.
TOTAL G.F.A.	5,905 S.F.
ALLOWABLE F.A.R. 40% + A.D.U.	5,631 S.F.
PROPOSED	42.1 %.
TOTAL NET AREA MAIN HOUSE	4,792 S.F.
GARAGE	<sup>,</sup> 733 S.F.
TOTAL NET A.D.U.	380 S.F.
SUB TOTAL	5,905 S.F.
COV'D PATIO	240 S.F.
COV'D PORCH	500 S.F.
OVERALL WIDTH	77'-8 3/4"
OVERALL DEPTH	69'-3"
Updated : 03/09/2018	

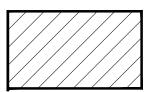
Method for Calculating Square Footage - ANSI Z765-2013 except: no separate distinction of 'above-grade or below-grade' areas and each level is measured to the outside of studs not the exterior finished surface.

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

See Sheet "CODES" for additional Zoning required Area Calculations

MAIN FLOOR PLAN

ADU PLAN INFORMATION



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



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

Descripti

. .

1104 83rd Ave SE ercer Island, W

plan name: -marketing name: XXXXXX plan number: MIS075 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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02.21.24 |Submittal Date

Sheet Title/Description

JAYMARC HOMES

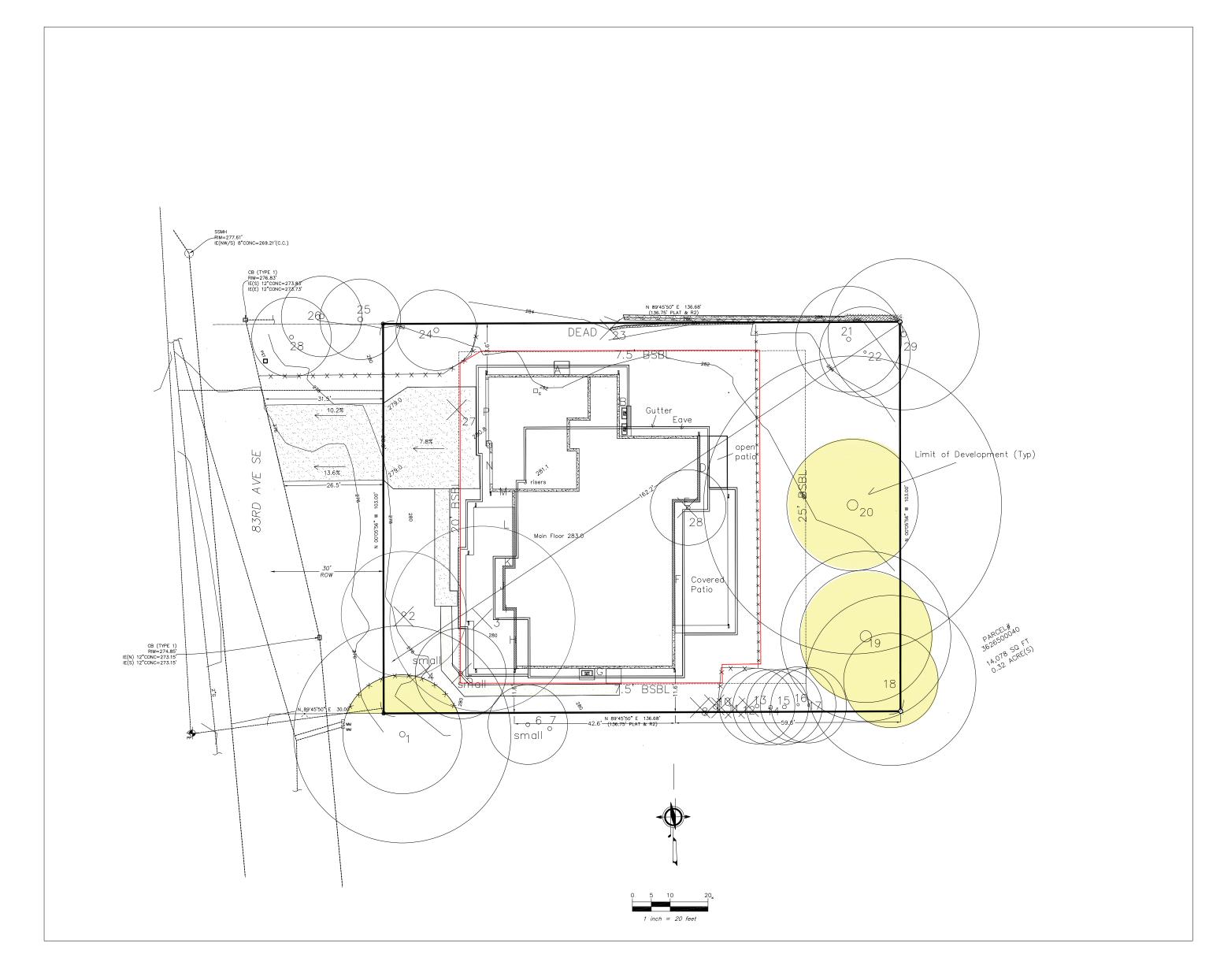
Design Firm

R.R. Drawn by:

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

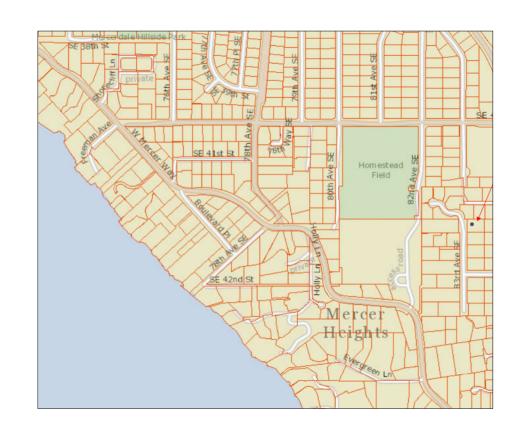
Primary Scale

-A1.2



HEIGHT TAB	BLE						
Loc.	El:	Length	Product	Loc.	El:	Length	Product
Α	282.2	35.4	9,990	М	281.5	6	1,689
В	281.6	16.3	4,590	N	281.4	12	3,377
С	281.6	21.2	5,970	0	281.4	1	281
D	281.6	17.5	4,928	Р	281.6	19	5,350
E	281.5	6.7	1,886				-
F	281.5	44	12,386				-
G	280.1	42.6	11,932				
н	279.6	15.5	4,334				
1	281.5	3	845				
J	281.6	11.7	3,295				
К	281.6	2.6	732				
L	281.4	19.5	5,487				
Sub Totals		236	66,375			38	10,698
				Total	Length	274	
				Total	Products		77,072
AEG = Product/Length						ABE	281.3
	Maximum	Height			30		
	Maximum	Elevation			311.3		
	Proposed	Ridge Hei	ght		309.4		

ONSITE	<u> </u>	TREE TABLE				
Species	Dbh	Dripline	Classification	Limit of Development LOD	RETAIN	REMOVI
Blue spruce	12	16	Significant	10		yes
Flowering cherry	14	24	Significant	14		yes
Laceleaf Maple	3	5	Small Tree	N/A		yes
Mugo Pine	5	8	Small Tree	N/A		yes
Leyland cypress	12	18	Significant	10		yes
Leyland cypress	5	8	Small Tree	N/A		yes
Leyland cypress	4	6	Small Tree	N/A		yes
Leyland cypress	4	6	Small Tree	N/A		yes
Leyland cypress	3	6	Small Tree	N/A		yes
Leyland cypress	10	12	Significant	10	yes	
Leyland cypress	10	14	Significant	10	yes	
Leyland cypress	10	14	Significant	10	yes	
Leyland cypress	6	8	Small Tree	10	yes	
Leyland cypress	6	8	Small Tree	10	yes	
Hawthorn	10	22	Exeptional	12	yes	
Douglas-fir	40	42	Exceptional	116	yes	
Big leaf maple	46.0	79	Exceptional	16	yes	
Douglas-fir	8	16	Small Tree	10	yes	
Douglas-fir	14	30	Significant	16	yes	
Goldenchain tree	18		Dead	N/A		yes
Vine Maple	10	18	Exceptional	10	yes	
vergreen Magnolia	6	10	Small Tree	14		yes
Hawthorn	10	18	Exceptional	18	yes	
OFFSITE						
Ponderosa Pine	18	28	Significant	15		
Saucer magnolia	7	16	Small Tree	10		
Leyland Cypress	10	18	Significant	10		



Vicinity Map

**PARKING** 

Covered

Driveway

High Point El:

Low Point El:

% Slope

LOT SLOPE CALCULATION

**Elevation Difference** 

3 ea.

3 ea.

287.8 ft

276.9 ft

10.9 ft

161.2 ft

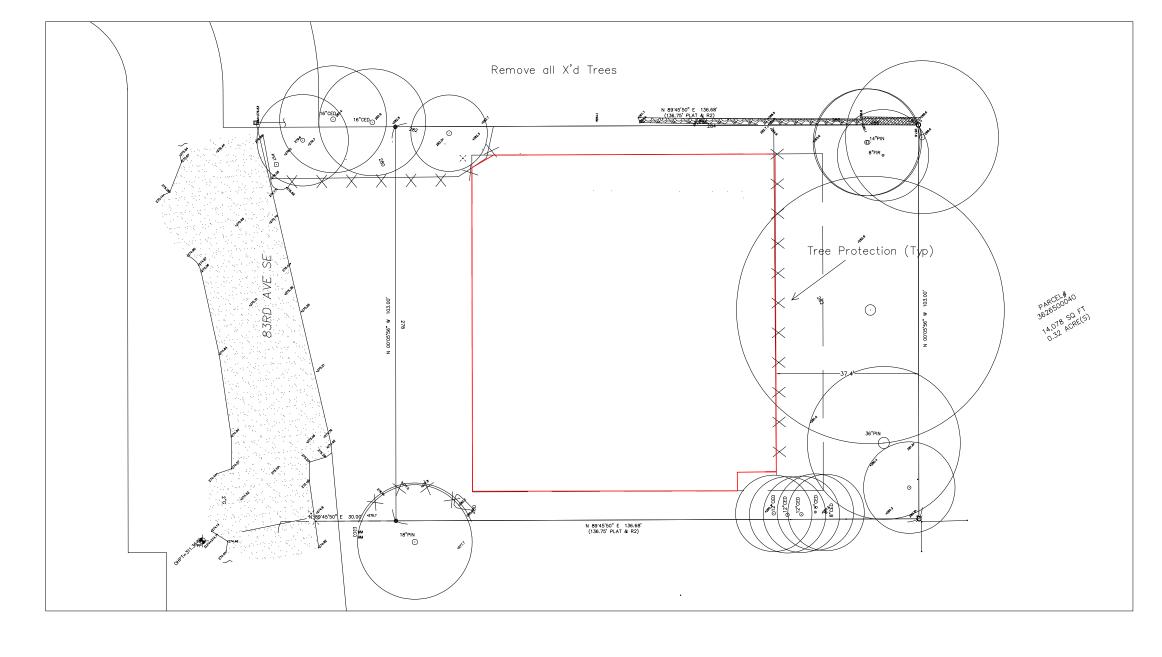
6.8%

Main Floor/Main Living	2,315	sf
iviain Fioor/iviain Living	2,313	31
Main Floor Garage	733	sf
ADU	380	sf
Total Main Floor	3,428	sf
Constant the second	2 505	٠.
Second Floor	2,565	sf
Second Floor Stair Deduction	(88)	sf
Total Second Floor	2,477	sf
Total GFA	5,905	sf
	6,011	sf
Allowable GFA 40% + 380		

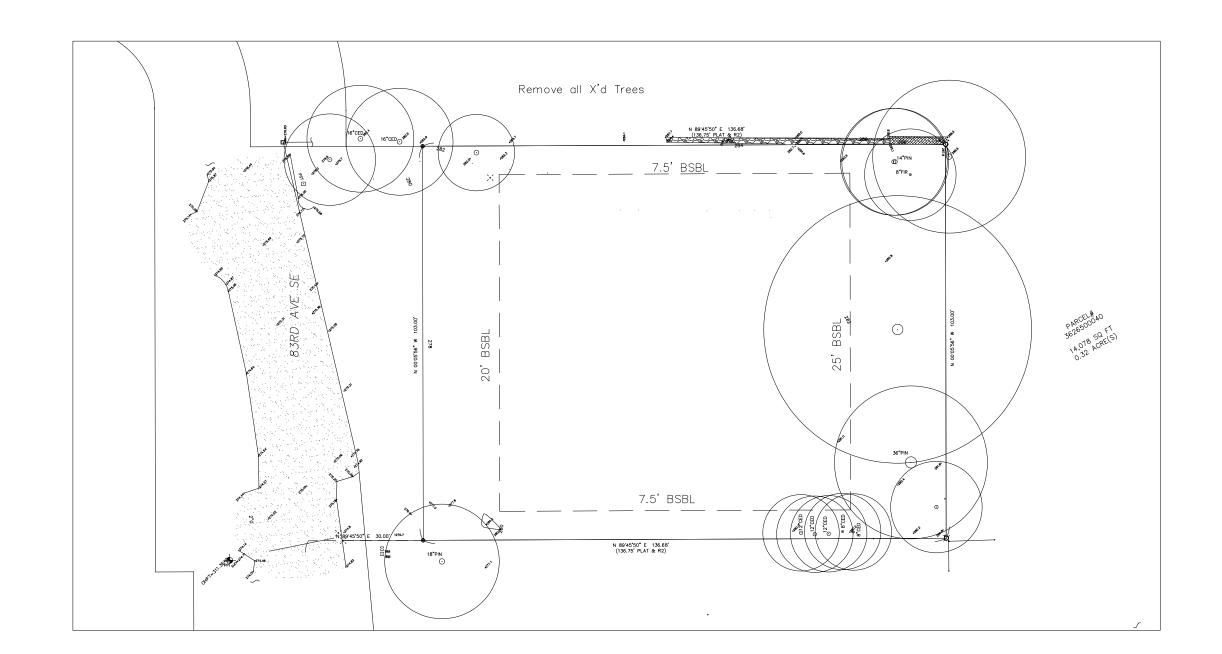
Hardscape			
Lot Area	14,078		
EXISTING			
Uncovered Patios	135		
Walkways	375		
Rockeries/Retaining Walls	32		
Total Existing	542		
Existing Removed	536		
Net Existing Retained	6		
NEW			
Walkways	325		
Uncovered Patio	65		
Total New	390		
Total New and Existing	318		
Total Hardscape 2.26			

PROPERTY OWNER:
JayMarc Diamond, LLC
STREET ADDRESS:
4104 83rd Ave SE
PARCEL#
3626500040
ZONING R-9.6
SINGLE FAMILY RES. SETBACKS
FRONT YARD - 20'
REAR YARD 25'
SIDE YARD - 5'/15'
HEIGHT LIMIT
30' above average existing ground
elevation to peak of roof
Lot Coverage
Maximum 40% of net lot area
Gross Floor Area
Maximum 40% of net lot area

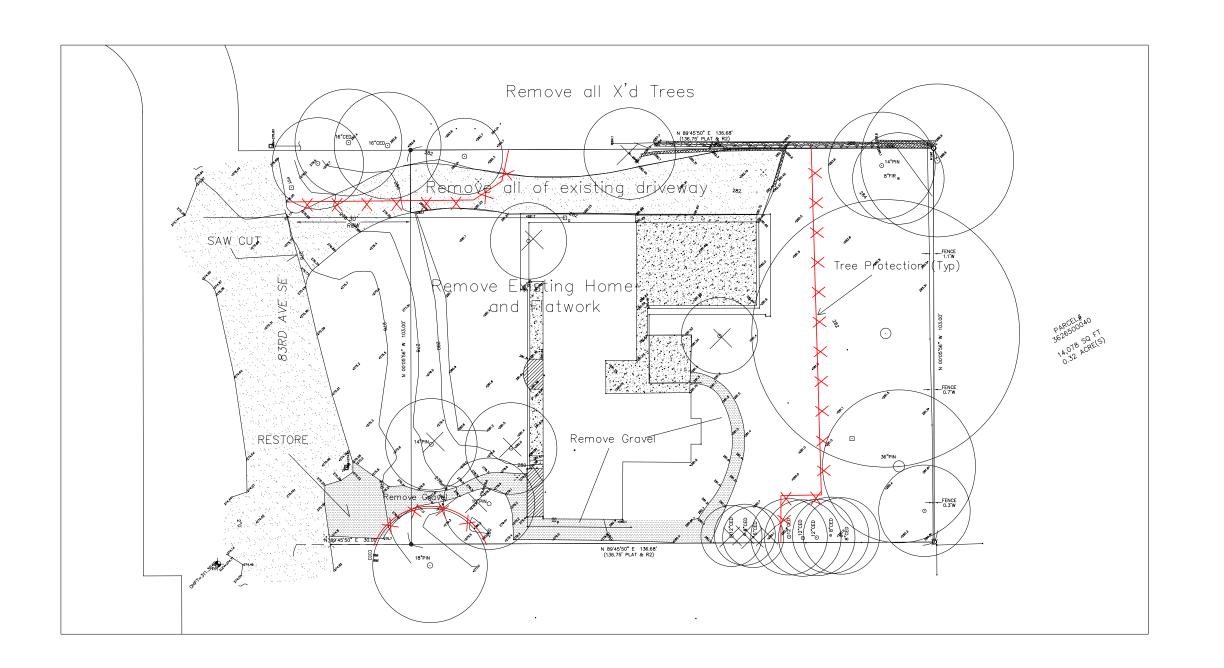
LOT COVERAGE	
Lot Area	14,078
Allowed	409
Allowed sf	5,631
Existing	
Eaves	3,720
Driveway	1,195
Total Existing	4,915
<b>Existing Removed</b>	4,915
Net Existing	-
New	
Eave Area	4,971
Driveway	653
Cov'd Patio	incl above
New sf	5,624
Total	
Total New and Exist	5,624
%	39.9%



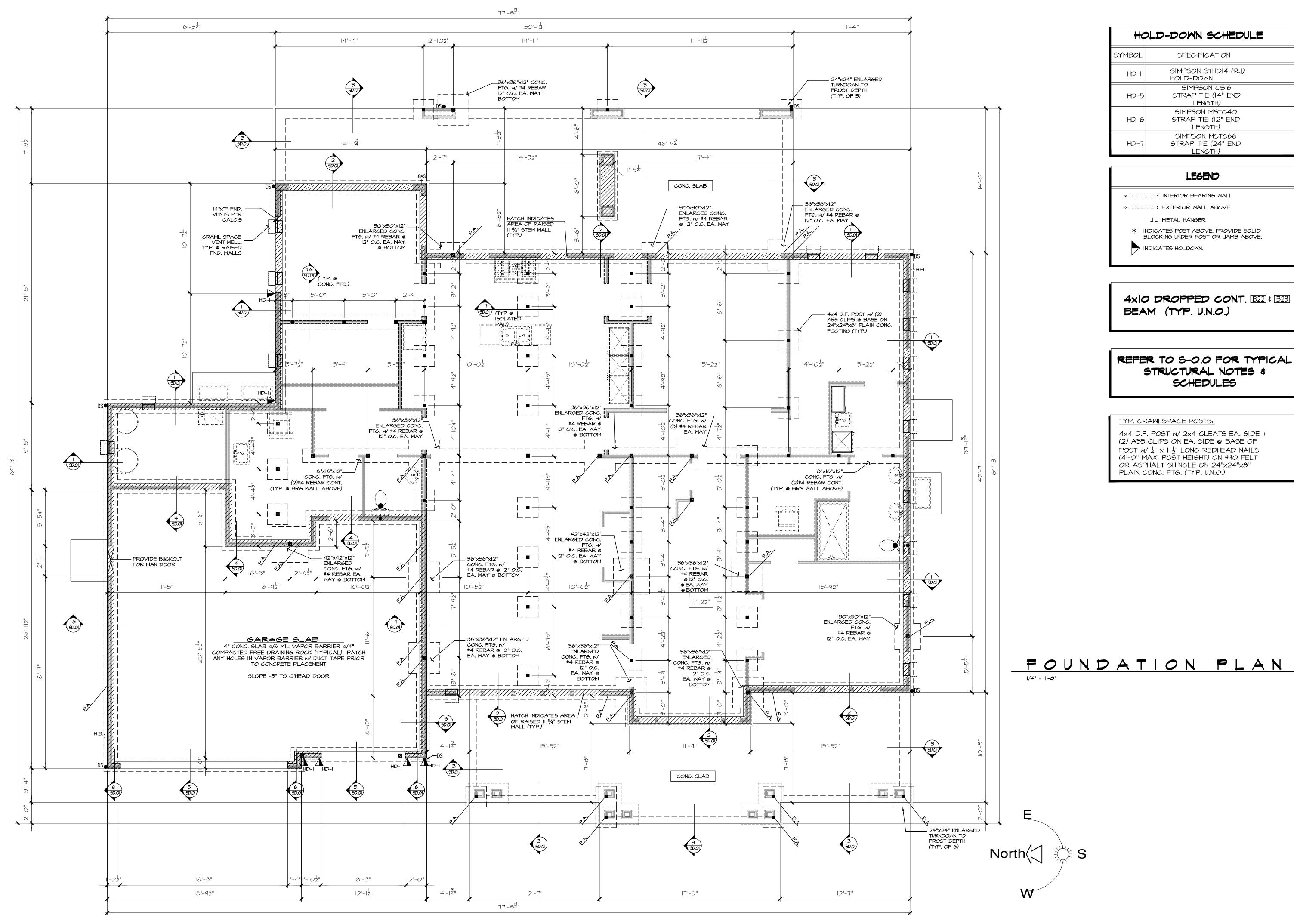
BUILDING ENVELOPE



BUILDING SETBACKS



DEMOLITION PLAN



JAYMARO H O M E S 7525 SE 24th St., 487 Mercer Island, WA 98040

425.266.9100

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83rd Ave SE er Island, WA Job Number: MIS075

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plan name: — XXXXXX plan number: MIS075 mark sys. number:--

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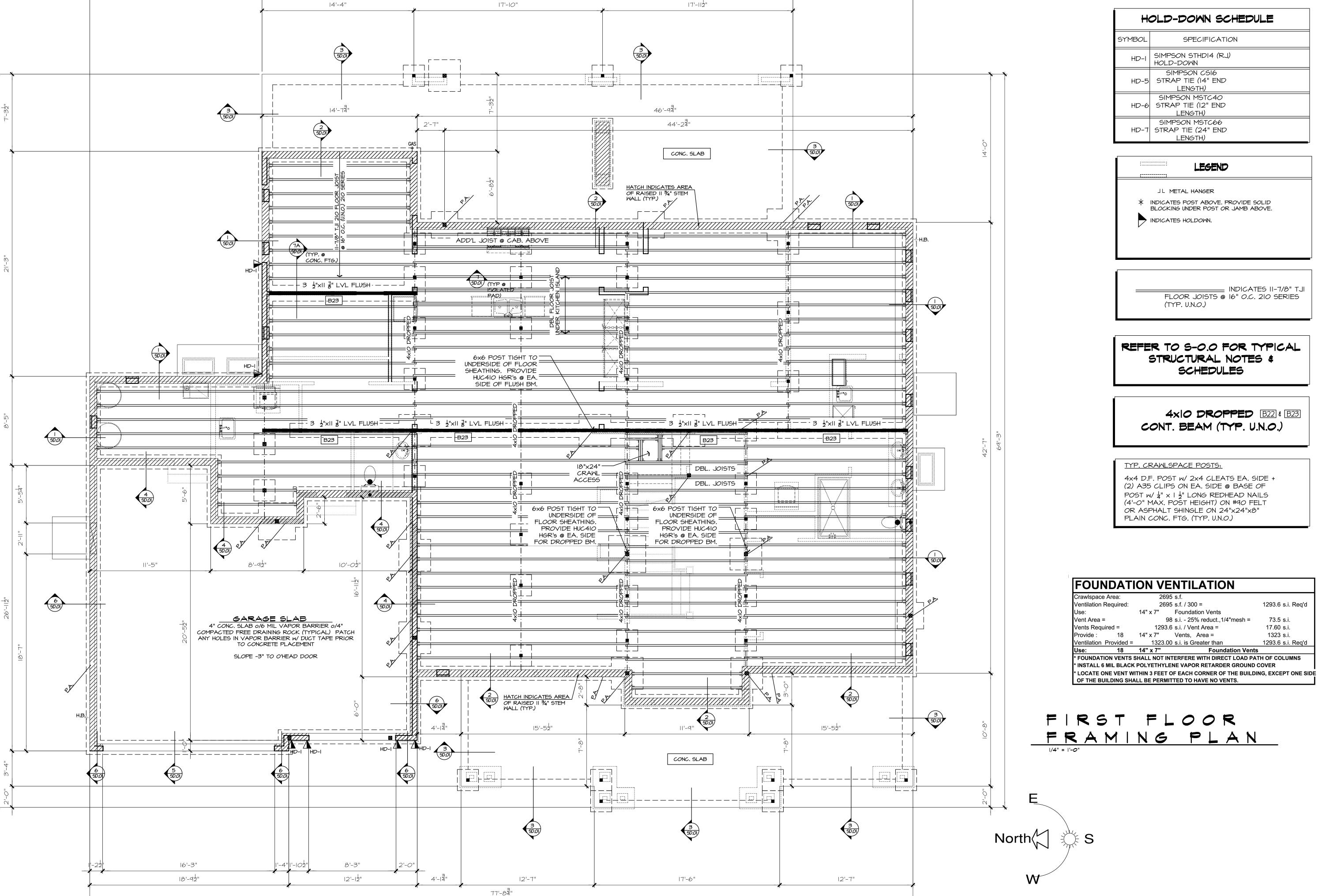
R.R.

Drawn by:

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

Primary Scale

<sup>⊥</sup>A3



||'-4"

77'-83"

50'-12"

16'-3<sup>1</sup>

FOUNDATION VENTILATION					
Crawlspace Are	ea:	2695	5 s.f.		
Ventilation Requ	uired:	2695	5 s.f. / 300 =	1293.6 s.i. Req'd	
Use:		14" x 7"	Foundation Vents		
Vent Area =		98	3 s.i 25% reduct.,1/4"mesh =	73.5 s.i.	
Vents Required	=	1293.6	S s.i. / Vent Area =	17.60 s.i.	
Provide :	18	14" x 7"	Vents, Area =	1323 s.i.	
Ventilation Prov	vided =	1323.00	) s.i. is Greater than	1293.6 s.i. Req'd	
Use:	18	14" x 7"	Foundation Vent	s	
* FOUNDATION VENTS SHALL NOT INTERFERE WITH DIRECT LOAD PATH OF COLUMNS					



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

Description

4 83rd Ave Job Number MISO7 4 **<** 

marketing name: XXXXXX plan number: MIS075 mark sys. number:--

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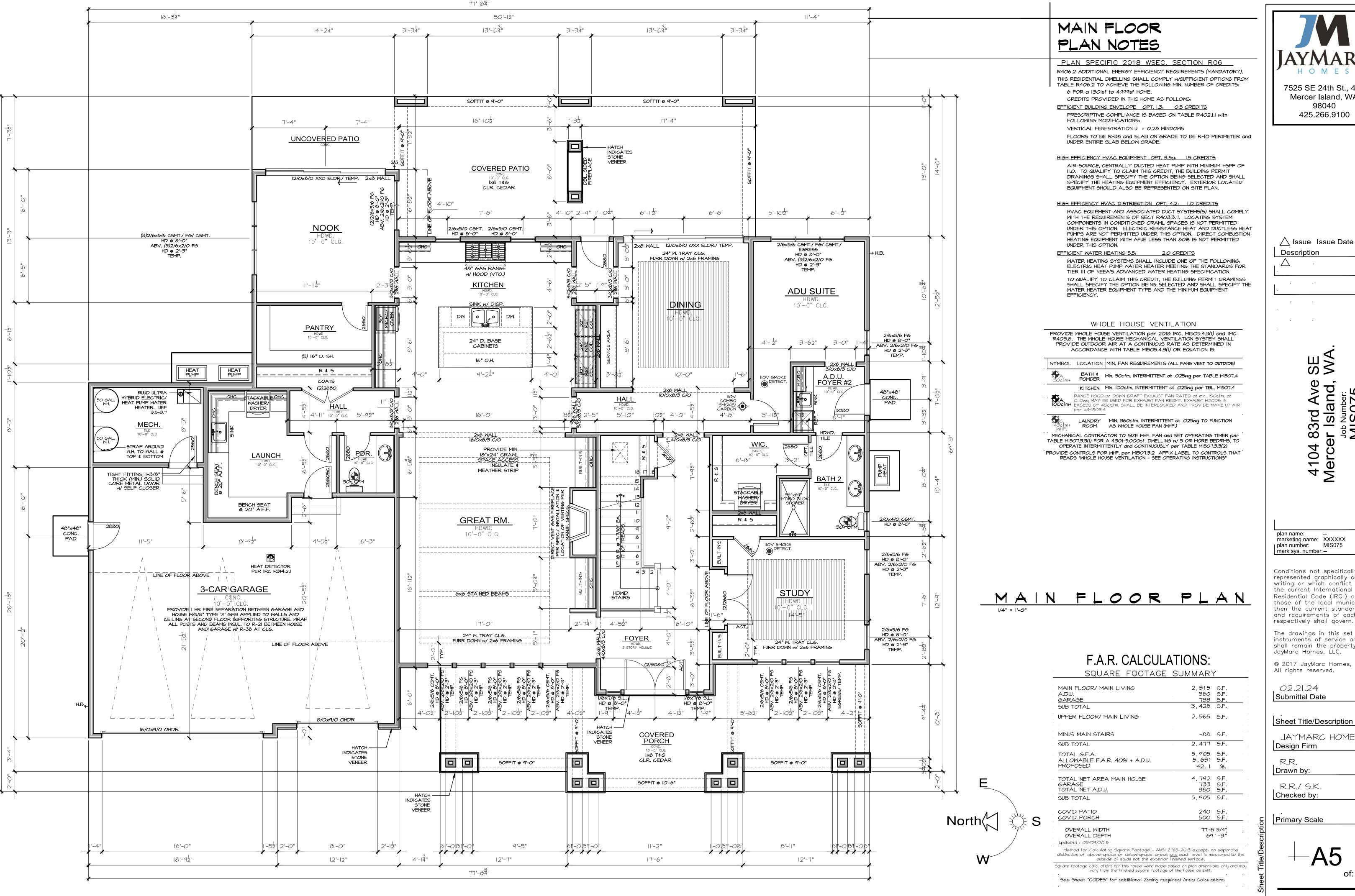
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marketing name: XXXXXX plan number: MIS075

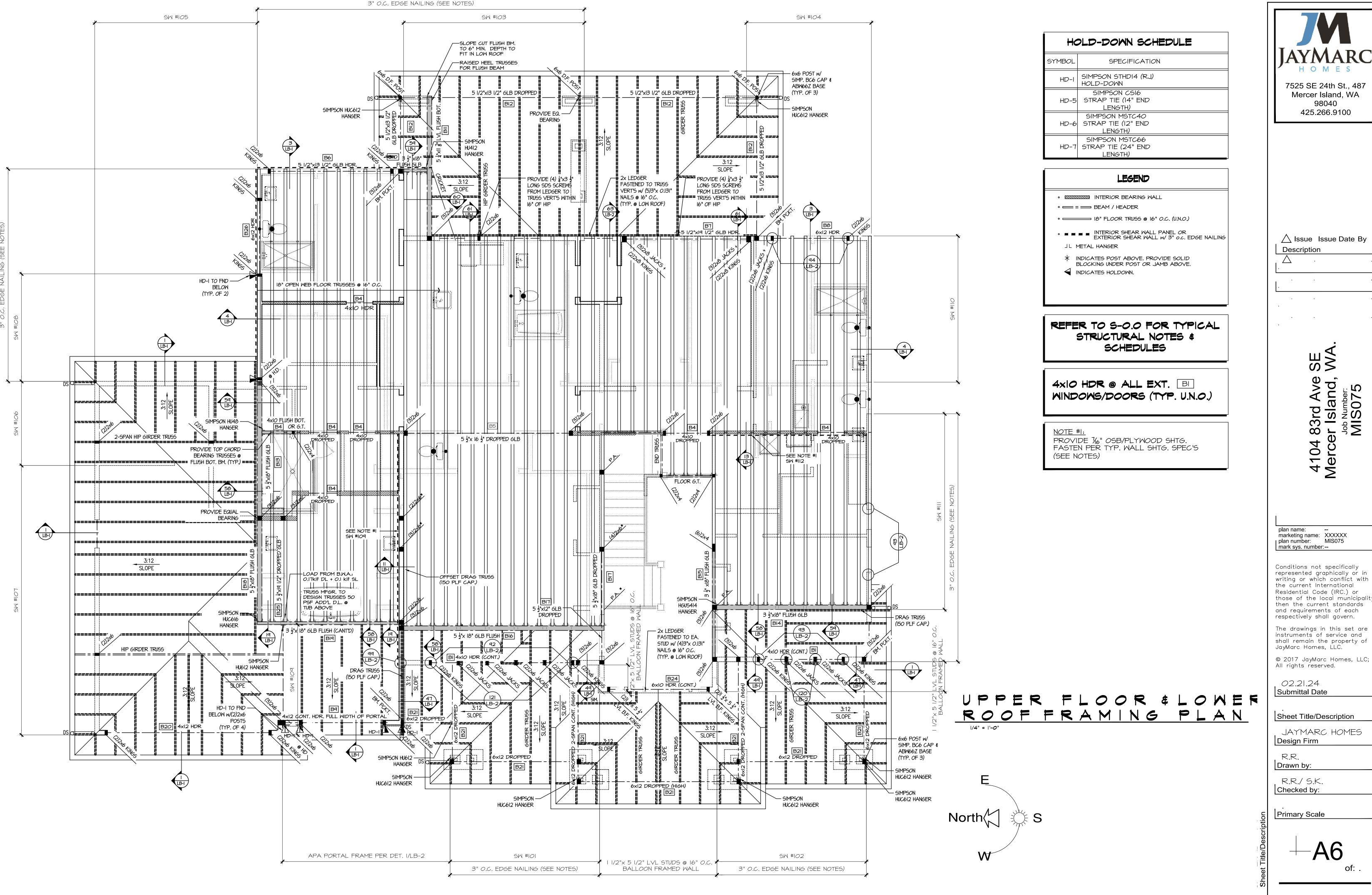
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marketing name: XXXXXX plan number: MIS075 mark sys. number:--

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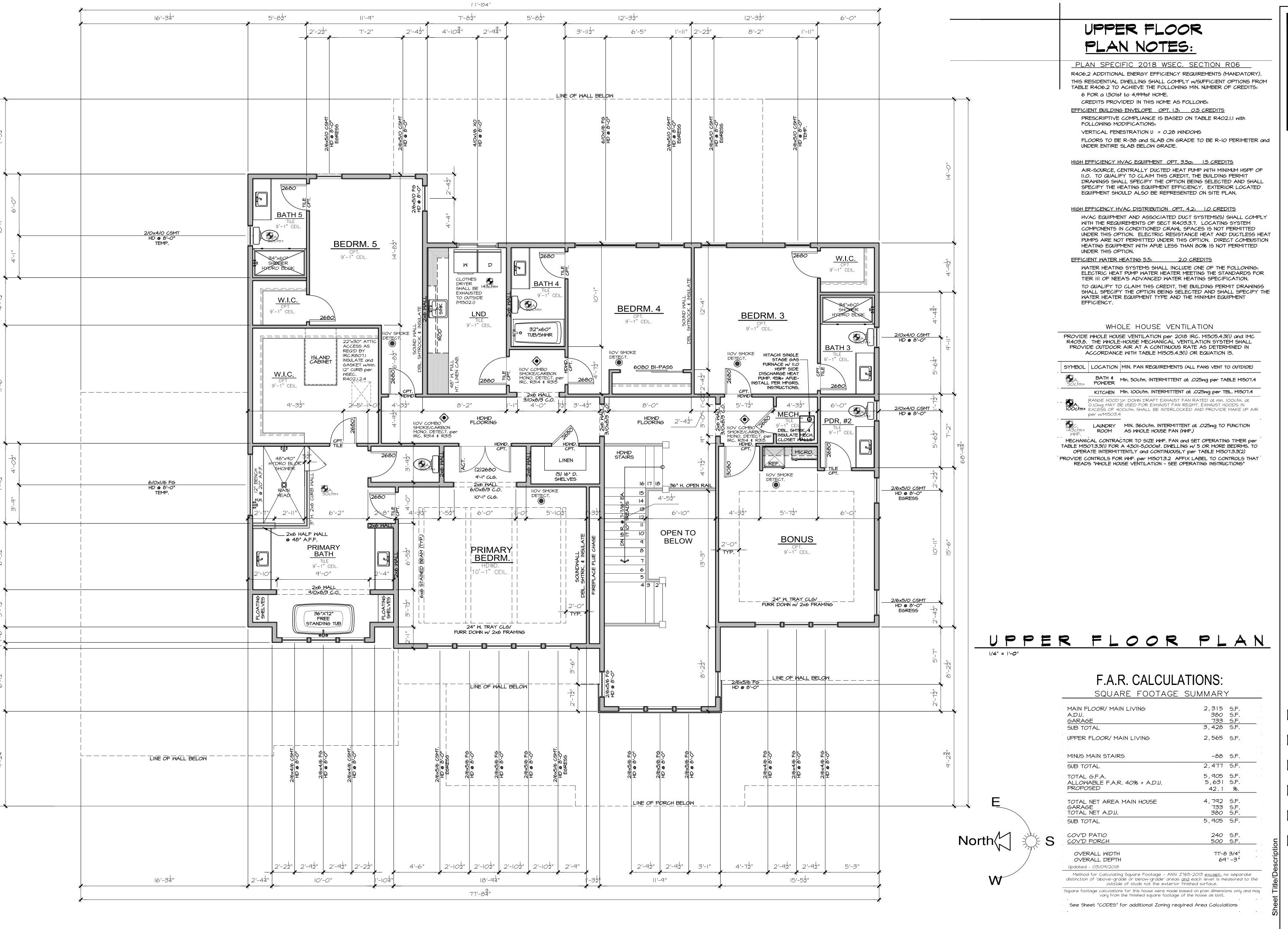
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△ Issue Issue Date By Description

104 83rd Ave SE ercer Island, WA MIS075

plan name: -marketing name: XXXXXX
plan number: MIS075
mark sys. number:--

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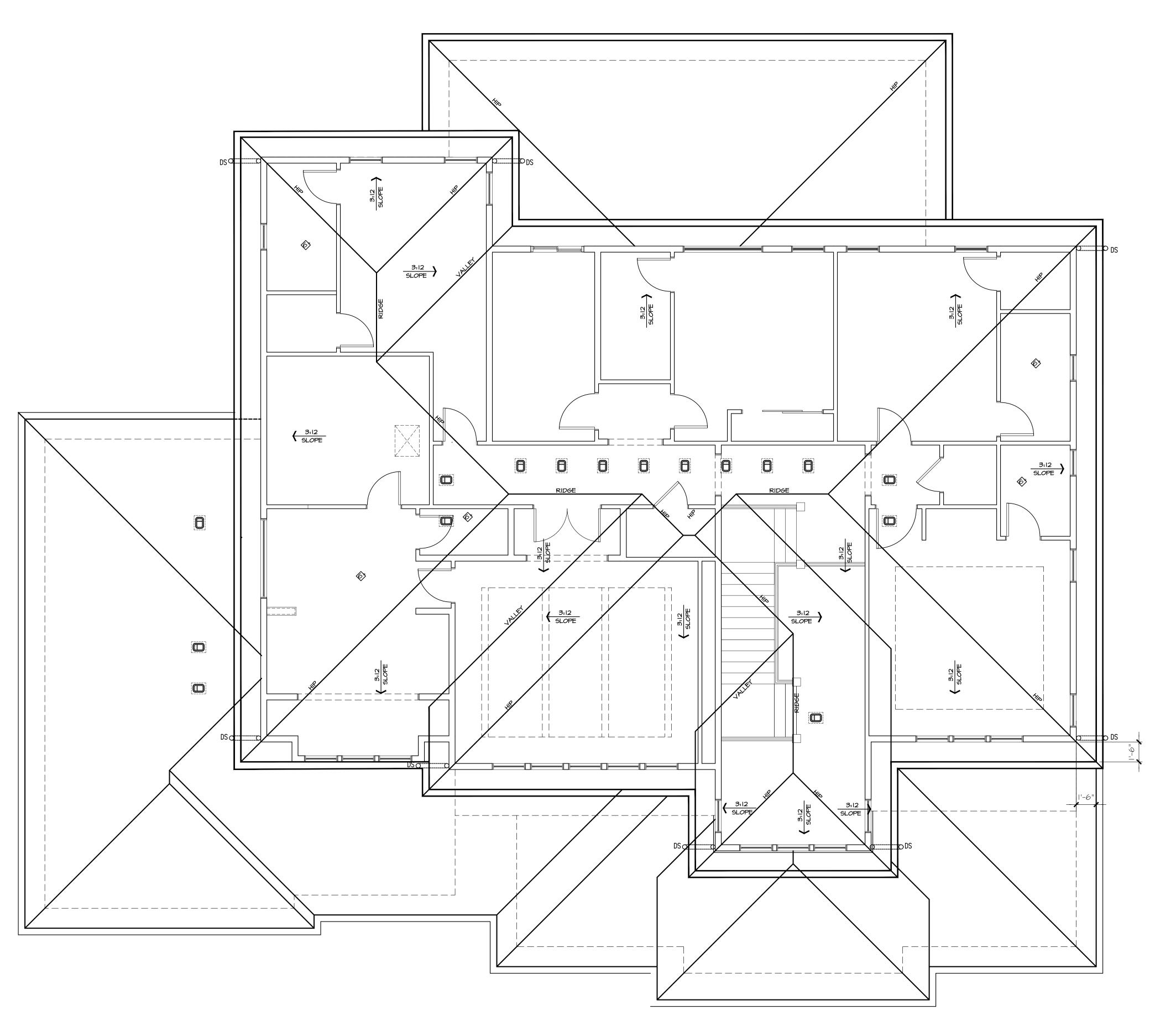
Design Firm

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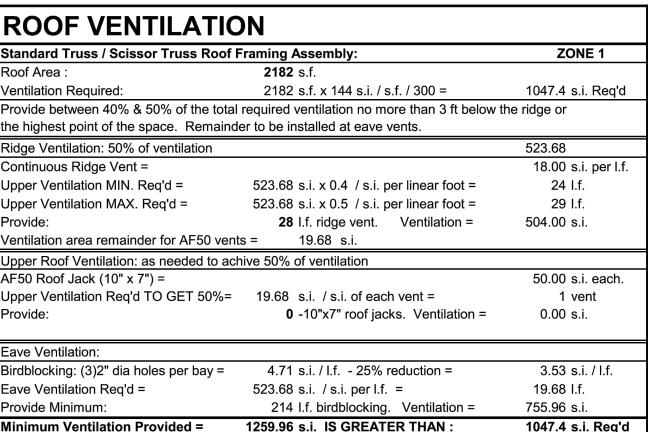
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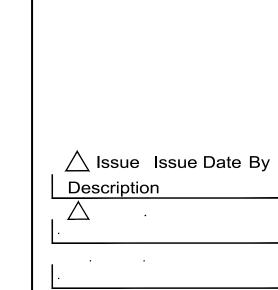
Primary Scale

-A7



Standard Truss / Scissor Truss Roof F	raming Assembly:	ZONE 1
Roof Area :	<b>2182</b> s.f.	
Ventilation Required:	2182 s.f. x 144 s.i. / s.f. / 300 =	1047.4 s.i. Red
Provide between 40% & 50% of the total the highest point of the space. Remainder	required ventilation no more than 3 ft below the to be installed at eave vents.	he ridge or
Ridge Ventilation: 50% of ventilation		523.68
Continuous Ridge Vent =		18.00 s.i. per
Upper Ventilation MIN. Req'd =	523.68 s.i. x 0.4 / s.i. per linear foot =	24 l.f.
Upper Ventilation MAX. Req'd =	523.68 s.i. x 0.5 / s.i. per linear foot =	29 l.f.
Provide:	28 l.f. ridge vent. Ventilation =	504.00 s.i.
Ventilation area remainder for AF50 vent	s = 19.68 s.i.	
Upper Roof Ventilation: as needed to ach	nive 50% of ventilation	
AF50 Roof Jack (10" x 7") =		50.00 s.i. ead
Upper Ventilation Req'd TO GET 50%=	19.68 s.i. / s.i. of each vent =	1 vent
Provide:	<b>0</b> -10"x7" roof jacks. Ventilation =	0.00 s.i.
Eave Ventilation:		
Birdblocking: (3)2" dia holes per bay =	4.71 s.i. / l.f 25% reduction =	3.53 s.i. / l.f.
Eave Ventilation Req'd =	523.68 s.i. / s.i. per l.f. =	19.68 l.f.
Provide Minimum:	214 l.f. birdblocking. Ventilation =	755.96 s.i.
Minimum Ventilation Provided =	1259.96 s.i. IS GREATER THAN :	1047.4 s.i. Re





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

98040 425.266.9100

plan name: --marketing name: XXXXXX plan number: MIS075 mark sys. number:--

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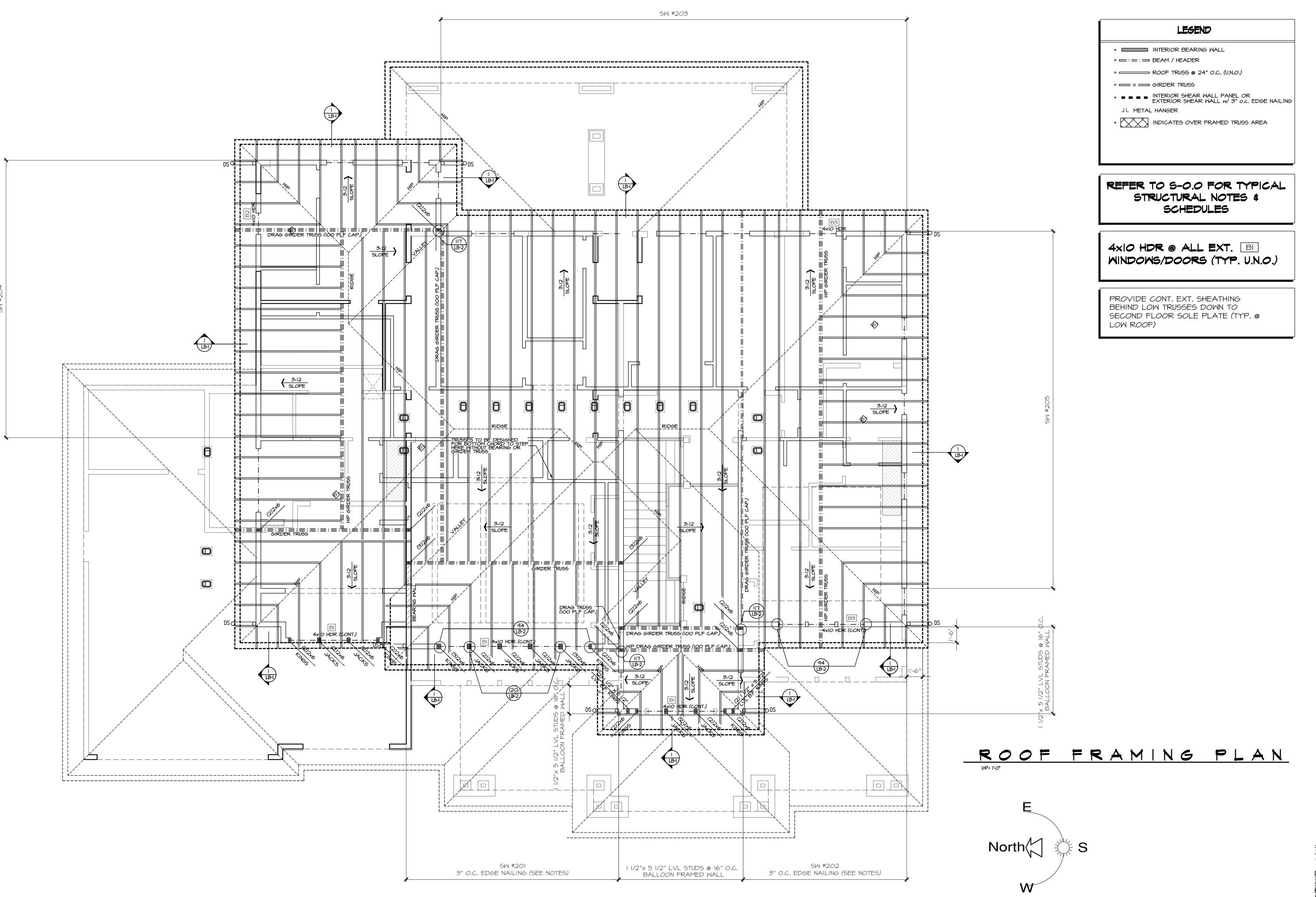
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R.R./ S.K. Checked by:





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

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4104 83rd Ave SE Aercer Island, W. Job Number: MIS075

plan name: -marketing name: XXXXXX plan number: MIS075

plan number: MISU/5 mark sys. number:-
Conditions not specifi represented graphicall

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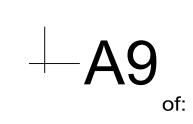
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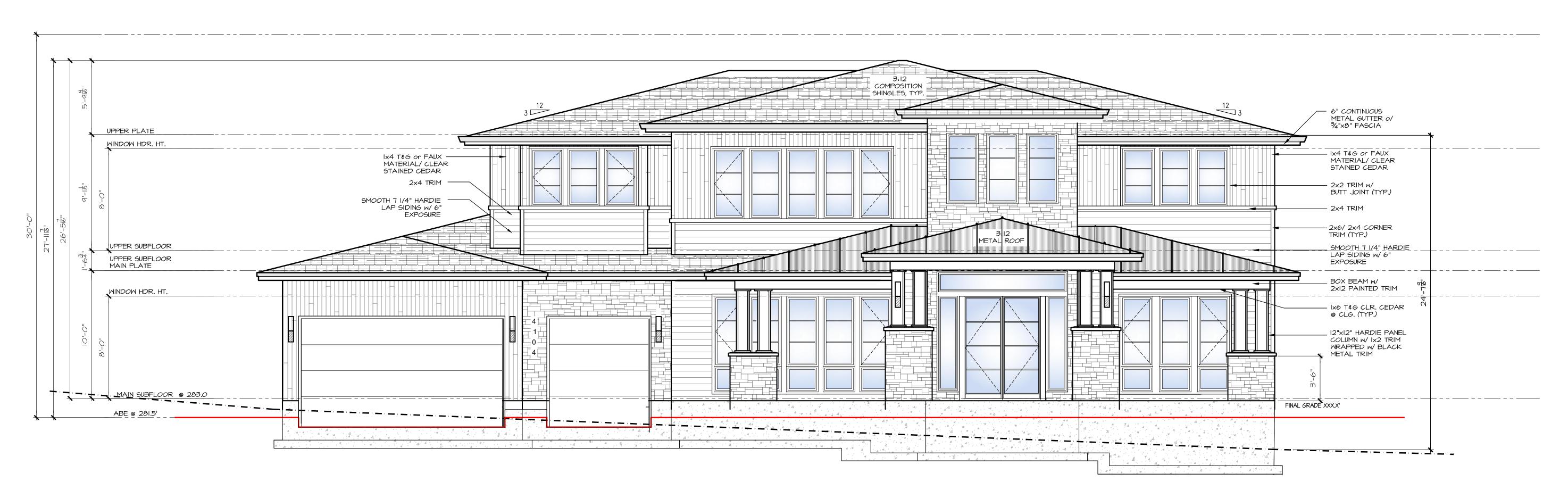
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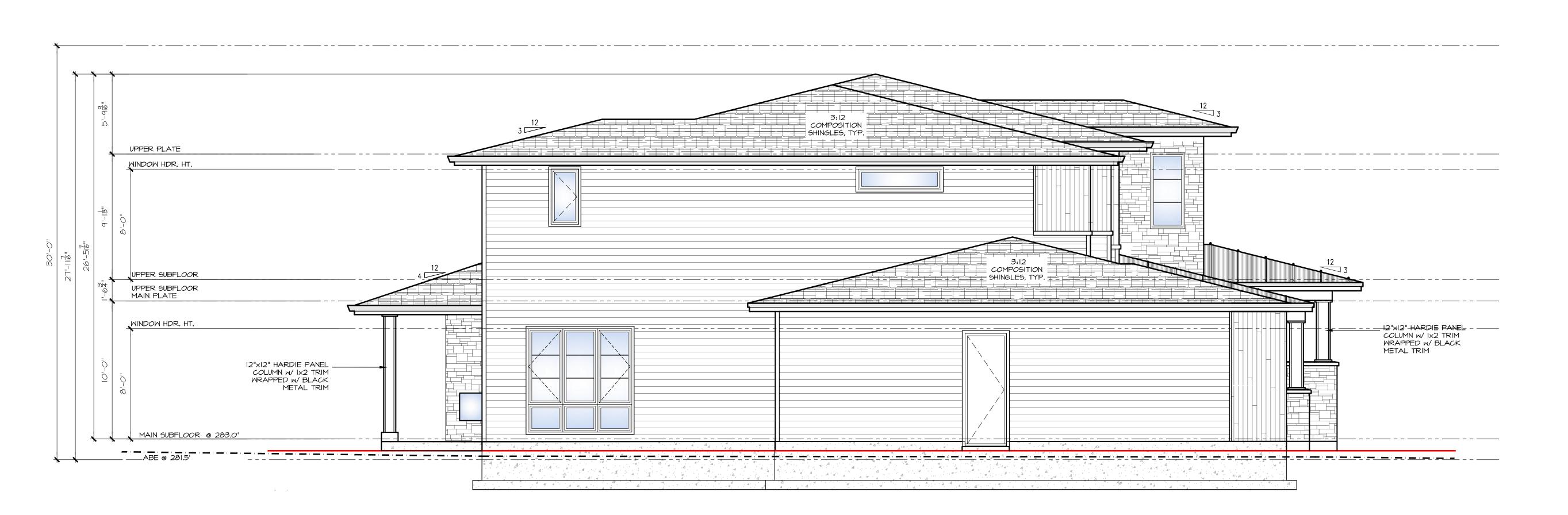
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# FRONT ELEVATION



LEFT ELEVATION



425.266.9100

△ Issue Issue Date By

Description

4104 83rd Ave SE Mercer Island, WA.

plan name: –
marketing name: XXXXXX
plan number: MIS075
mark sys. number:--

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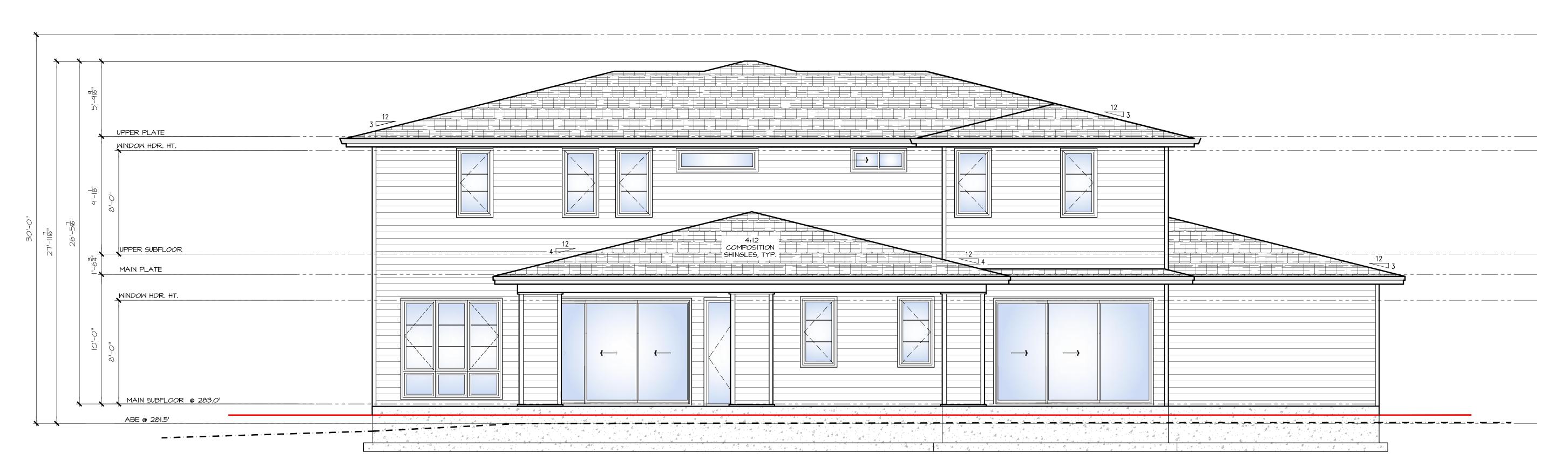
Design Firm

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

Primary Scale

A10



# REAR ELEVATION



RIGHT ELEVATION



Mercer Island, WA

425.266.9100

> 04 83rd Ave SE rcer Island, WA.

plan name: -marketing name: XXXXXX
plan number: MIS075
mark sys. number:--

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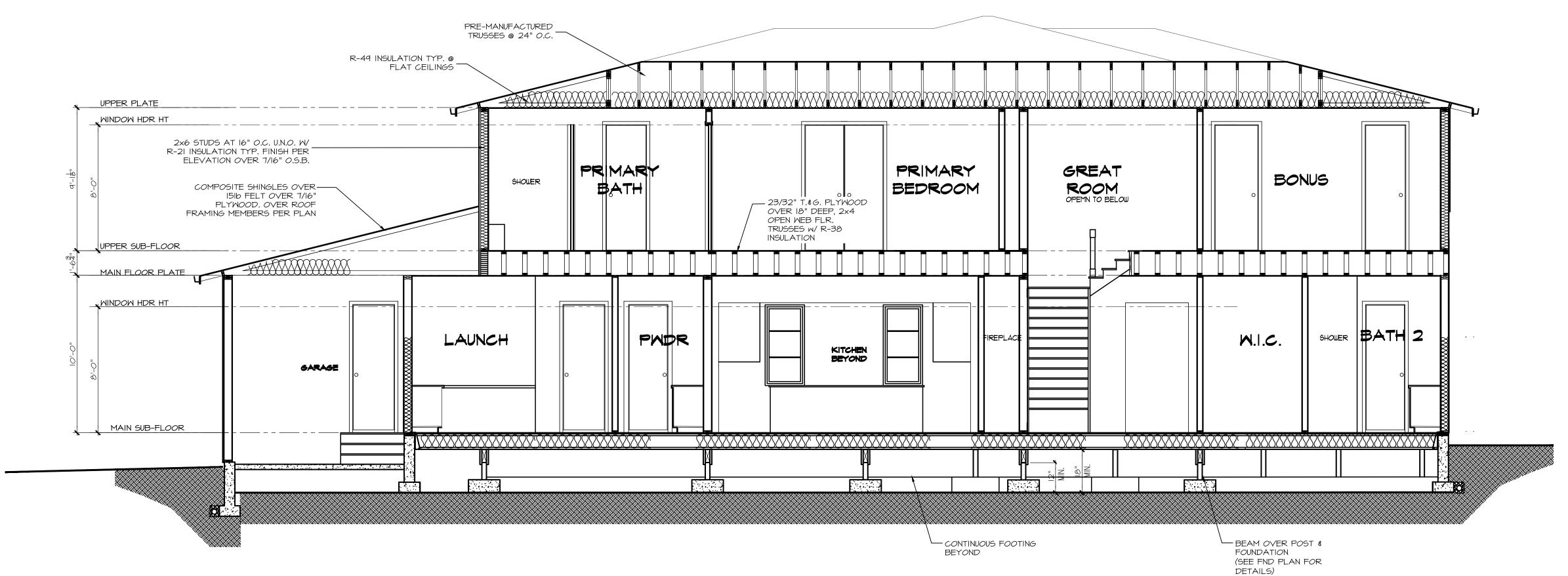
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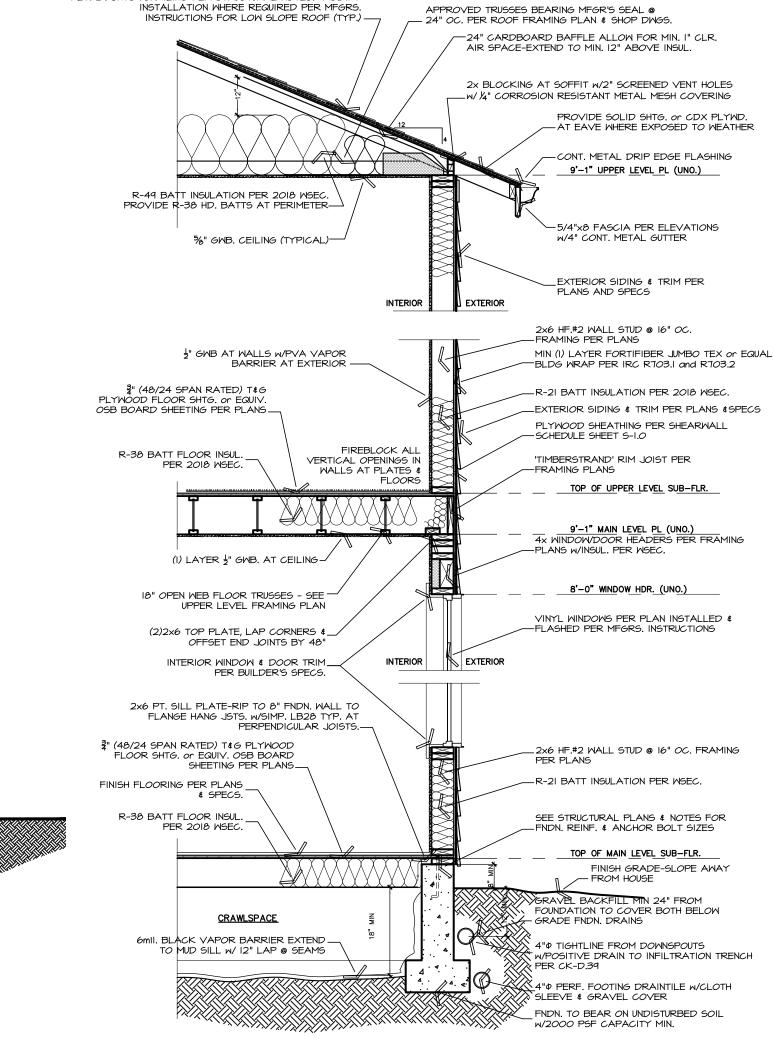
Primary Scale



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BUILDING SECTION



30 YEAR COMPOSITION ASPHALT FIBERGLASS SHINGLES PER SPECS. INSTALL PER MFGRS. INSTRUCTIONS WMIN. (1) LAYER OF 15# UNDERLAYMENT O/ 15/32" C-D INT-APA RATED PLYMD. SHTG WNAILING PER STRUCTURAL NOTES. MODIFY

TYPICAL EXTERIOR WALL SECTION

SCALE: |" = |'-0|"

[. . .

Description

7525 SE 24th St., 487

Mercer Island, WA 98040

425.266.9100

4104 83rd Ave SE 1ercer Island, WA Job Number: MIS075

plan name: -marketing name: XXXXXX plan number: MIS075 mark sys. number:--

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-A12

# BASEMENT SLAB

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

# GARAGE SLAB

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

# PORCH SLAB

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

## GENERAL STRUCTURAL NOTES

### FOUNDATION

- DESIGN IS BASED ON 2018 INTERNATIONAL RESIDENTIAL CODE \$ 2018 INTERNATIONAL BUILDING CODE DESIGN LOADS:
- SOIL 1,500 PSF ALLOWABLE BEARING PRESSURE CONCRETE SHALL ATTAIN THE FOLLOWING MINIMUM COMPRESSIVE STRENGTHS IN 28 DAYS, U.N.O.:

f'c = 2,500 psi: ...... FOUNDATION WALLS\* 2,500 psi: ...... FOOTINGS\* 2,500 psi: ...... INTERIOR SLABS ON GRADE 3,500 psi: ...... GARAGE & EXT. SLABS ON GRADE

- fy = 60,000 psi \* UTILIZE 5½" SACK 2500 PSI CONCRETE MIXES THAT ARE EQUIVALENT TO 3,000 PSI CONCRETE FOR WEATHERING POTENTIAL • ALL CONCRETE EXPOSED TO THE WEATHER SHALL NOT HAVE LESS
- THAN 5% OR MORE THAN 7% AIR ENTRAINMENT. • FOUNDATION WALL DESIGN IS BASED ON BACKFILL SOIL
- CLASSIFICATIONS OF SC, ML-CL, OR CL (60 pcf) SOIL. ● TYPICAL REINFORCEMENT DETAILS: LAP ALL REBAR 24" MIN.; BEND BARS AND LAP AT CORNERS; PROVIDE 6" HOOK INTO SUPPORTING
- 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.

FOOTINGS WHEN FOOTINGS INTERSECT; PROVIDE 3" MINIMUM COVER

- ALL FOOTINGS SHALL BEAR BELOW FROST LINE. CONSULT SOILS REPORT/ LOCAL MUNICIPALITY FOR MINIMUM DEPTH BELOW GRADE. • FOOTINGS AND SLABS ON GRADE SHALL BEAR ON VIRGIN SOIL OR 95% COMPACTED FILL
- PROVIDE CONTROL JOINTS AT ALL INSIDE CORNERS OF SLAB EDGES, AND OTHER LOCATIONS WHERE SLAB CRACKS ARE LIKELY TO DEVELOP. (15'-0" O.C.)
- FASTEN SILL PLATES TO FOUNDATION WALLS WITH 5/2" DIA. ANCHOR BOLTS W/ MIN. 3"x3"x 1/4" PLATE WASHERS (EDGE OF WASHER TO BE LOCATED WITHIN 5" OF EXTERIOR EDGE OF SILL PLATE) & NUTS @ 6'-0" O.C. @ 2-STORY & 4'-0" O.C. @ 3-STORY CONDITIONS w/ 7" MIN. EMBEDMENT INTO CONC. PROVIDE A MINIMUM OF 2 ANCHORS PER PLATE, 12" MAXIMUM FROM PLATE ENDS, U.N.O. (SEE FND. DETAILS).
- ALL LUMBER EXPOSED TO WEATHER OR IN CONTACT W/ CONCRETE OR MASONRY FOUNDATION SHALL BE PRESERVATIVE TREATED
- BUILDER TO VERIFY CORROSION-RESISTANCE COMPATIBILITY OF HARDWARE & FASTENERS IN CONTACT W/ PRESERVATIVE-TREATED WOOD. CONTACT LUMBER & HARDWARE SUPPLIERS TO COORDINATE ARCH/BUILDER TO VERIFY ALL DIMENSIONS

# HOLD-DOWN SCHEDULE

SYMBOL SPECIFICATION SIMPSON STHD14 (RJ) HOLD-DOWN

SIMPSON CSI6 STRAP TIE (14" END LENGTH)

SIMPSON MSTC40 STRAP TIE (CENTER STRAP ON FLOOR SYSTEM U.N.O.)

SIMPSON MSTC66 STRAP TIE (CENTER STRAP ON FLOOR SYSTEM U.N.O.)

## MEANS & METHODS NOTES

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

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

# ADDITIONAL NOTES FOR TRUSS & I-JOIST MANUFACTURER

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

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

- 1/4" DEAD LOAD FLOOR TRUSSES, ATTIC TRUSSES, & I-JOISTS:
- 1/8" DEAD LOAD FLOOR TRUSSES & ATTIC TRUSSES ADJACENT TO FLOOR
- FRAMING BY OTHERS: LIMIT ABSOLUTE TRUSS DEFLECTION TO

3/16" DEAD LOAD. (NOT DIFFERENTIAL DEFLECTION)

# LOADING AND DESIGN PARAMETERS

#### GRAVITY DESIGN LOADS: DEAD LOAD (PSF): ROOF TRUSS TOP CHORD: ROOF TRUSS BOTTOM CHORD FLOOR (TRUSSES): FLOOR (I-JOISTS): TILE FLOORS:

LIVE LOAD (PSF): ROOF : RESIDENTIAL LIVING AREAS: RESIDENTIAL SLEEPING AREAS : RESIDENTIAL WOOD DECKS:

SNOW LOAD: GROUND SNOW LOAD (Pg) (PSF): FLAT ROOF SNOW LOAD (Pt) (PSF): SNOW EXPOSURE FACTOR (C.): SNOW LOAD IMPORTANCE FACTOR (I): THERMAL FACTOR (C1):

LATERAL DESIGN LOADS: WIND LOAD: (IBC 1609) SPEED (Vult) (MPH): WIND RISK CATEGORY: IMPORTANCE FACTOR (IW): EXPOSURE CATEGORY: INTERNAL PRESSURE COEFF. (GCpi): ±0.18 TOPOGRAPHIC FACTOR (Kzt):

> SEISMIC LOAD: (IBC 1613) SEISMIC RISK CATEGORY: SEISMIC IMPORTANCE FACTOR (I.): MAPPED SPECTRAL RESPONSE: Sı: 0.493 Ss: 1.418 D(DEFAULT) SITE CLASS: SPECTRAL RESPONSE COEFF.: Sps: 1.134 Spi: 0.594 SEISMIC DESIGN CATEGORY: BASIC SEISMIC-FORCE-RESISTING SYS: LIGHT FRAMED WALLS W/ WOOD STRUCTURAL PANELS ULTIMATE BASE SHEAR:

TRANS: 23 K LONG: 23 K SEISMIC RESPONSE COEFF. (Cs): TRANS: 0.175 LONG: 0.175 RESPONSE MODIFICATION FACTOR (R): TRANS: 6.5 LONG: 6.5 ANALYSIS PROCEDURE USED: EQUIVALENT LATERAL FORCE

# LATERAL BRACING NOTES

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

) MPH WIND IN 2018 IRC MAF ENGINEERED DESIGN WAS COMPLETED PER 2018 IBC (SECTION 1609 & 1613) & ASCE 7-16, AS PERMITTED BY R301.1.3 OF THE 2018 IRC. ACCORDINGLY, THIS HOME, AS DOCUMENTED AND DETAILED HEREWITHIN, IS ADEQUATE TO RESIST THE CODE REQUIRED LATERAL FORCE: AND DOES NOT NEED TO CONFORM TO THE PRESCRIPTIVE PROVISIONS OF R602.10.

# STANDARD EXTERIOR WALL SHEATHING <u>SPECIFICATIONS</u> (INTERIOR WALL SPECIFICATION WHERE NOTED ON PLANS)

• 16" OSB OR 132" PLYWOOD: FASTEN SHEATHING W/ 21/2 XO.131" NAILS @ 6"o.c. AT ALL SUPPORTED PANEL EDGÉS AND 12" O.C. IN THE PANEL FIELD. ALL SHEATHING SHEET PANEL EDGES SHALL OCCUR OVER WALL FRAMING MEMBERS OR 2x HORIZONTAL BLOCKING SHALL BE PROVIDED TO SUPPORT PANEL EDGE. ALL EXTERIOR WALLS SHALL BE CONSTRUCTED PER THIS SPECIFICATION U.N.O. ON

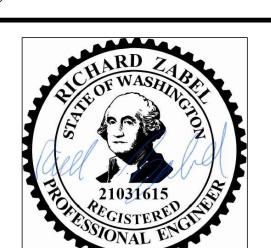
#### 3" o.c. EDGE NAILING (WHERE NOTED ON PLANS)

• 16" OSB OR 132" PLYWOOD: ONLY AT LOCATIONS INDICATED ON PLANS - SHEATHE WALL SHOWN WITH 1/6" OSB. FASTEN SHEATHING W/ 27"XO.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.

- LATERAL ANALYSIS ASSUMES STUD SPACING @ 16" o.c. ALL SHEAR WALLS SHALL HAVE DOUBLE TOP PLATES FASTENED TOGETHER W/ 3"XO.131" NAILS @ 8" O.C. USE (12)31/2"x0.135" NAILS AT EACH LAP SPLICE, (6) EACH SIDE C JOINT (TYP. U.N.O)
- 3. ALL EXTERIOR WALLS ARE CONTINUOUSLY SHEATHED.
- 4. ALL INTERIOR SHEAR WALLS AND EXTERIOR WALLS ARE SHEATHED ABOVE AND BELOW OPENINGS.

### LEGEND

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



# GENERAL STRUCTURAL NOTES

#### DESIGN PARAMETERS

• DESIGN IS BASED ON 2018 INTERNATIONAL RESIDENTIAL CODE **\$ 2018 INTERNATIONAL BUILDING CODE** • WOOD FRAME ENGINEERING IS BASED ON NDS, "NATIONAL DESIGN

#### GENERAL FRAMING

SPECIFICATION FOR WOOD CONSTRUCTION" - LATEST EDITION.

- EXTERIOR BEARING WALLS SHALL BE 2x4 OR 2x6 (AS SHOWN ON PLANS) @ 16" O.C. (W/ DOUBLE TOP PLATE) DOUGLAS FIR (DF) "STUD" GRADE LUMBER, OR BETTER, U.N.O.
- INTERIOR BEARING WALLS SHALL BE 2x4 OR 2x6 (AS SHOWN ON PLANS) @ 16" O.C. (w/ DOUBLE TOP PLATE) DOUGLAS FIR (DF) "STUD" GRADE LUMBER, OR BETTER, U.N.O.
- ALL NON-BEARING INTERIOR STUD WALLS SHALL BE CONSTRUCTED WITH 2x 'STUD' GRADE MEMBERS SPACED @ 24" O.C. (MAX.)
- ALL WALLS TALLER THEN TYP. PLATE HEIGHT SHALL BE CONSIDERED BALLOON FRAMED & SHALL BE CONSTRUCTED FROM FLOOR TO UNDERSIDE OF FRAMING AT NEXT LEVEL. B.F. WALLS SHALL BE 2x4 OR 2x6 (AS SHOWN ON PLANS) HEM FIR (HF) #2
- GRADE LUMBER, OR BETTER. ● ALL HEADERS SHALL BE SUPPORTED BY (1)2x JACK STUD & (1)2x KING STUD. MINIMUM.
- THE NUMBER OF STUDS SPECIFIED AT A SUPPORT INDICATES THE NUMBER OF JACK STUDS REQUIRED, U.N.O..
- BUILT-UP POSTS SHALL BE 2x4 OR 2x6 DOUGLAS FIR (DF) "STUD" GRADE LUMBER, OR BETTER, U.N.O. & SOLID WOOD COLUMNS SHALL BE DOUGLAS FIR (DF) #2 GRADE LUMBER, OR BETTER, U.N.O. • ALL 2x6 AND LARGER SOLID SAWN BEAMS/HEADERS SHALL BE
- 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

HEM FIR #2 (HF #2) OR BETTER. ALL 4x6 AND LARGER SOLID SAM

DIAMETERS NOT TYPICAL FRAMING GUN NAILS. FASTEN ALL BEAMS TO COLUMNS, OR FLUSH BEAMS TO SUPPORTING BEAMS, w/ (4) 3"x0.131" TOENAILS (MIN.), TYP. U.N.O.

FOR MAX CHARTED CAPACITY. NOTE: HANGERS USE COMMON NAIL

• PROVIDE SOLID BLOCKING IN FLOOR SYSTEM UNDER ALL POSTS & HOLD-DOWNS CONTINUOUS TO FOUNDATION/BEARING. BLOCKING TO MATCH POST ABOVE. • ENGINEERED LUMBER TO MEET OR EXCEED THE FOLLOWING:

LSL MEMBERS - Fb=2325 PSI; Fv=310 PSI; E=1.55x10^6 PSI

- LVL MEMBERS Fb=2600 PSI; Fv=285 PSI; E=2.0xI0^6 PSI GLB MEMBERS - Fb(+)=2400 PSI; Fb(-)=1850 PSI; Fv=265 PSI; E=1.8xI0^6 PSI; DF/DF; 24F-V4 (U.N.O) ENGINEERED LUMBER POSTS TO MEET OR EXCEED THE FOLLOWING:
- LVL MEMBERS Fb=2400 PSI; FcII=2500 PSI; E=1.8xI0^6 PSI • FACE NAIL MULTI-PLY 2x BEAMS & HEADERS W/ 3-ROWS OF 3"x0.131" NAILS (MIN.) @ 12" O.C. STAGGERED. APPLY NAILING FROM BOTH FACES @ 3-PLY OR MORE CONDITIONS. UTILIZE 2 ROWS OF
- NAILS FOR 2x6 & 2x8 MEMBERS. • ALL MEMBERS SPECIFIED AS MULTI-PLY 13/4" SHALL BE FASTENED TOGETHER PER MANUFACTURER. EQUIVALENT WIDTH SOLID
- FASTEN 2x WOOD PLATES TO TOP FLANGE OF STEEL BEAMS w/P.A.F.s ('HILTI' X-U PINS OR EQUAL (0.157" DIA. x 2" LONG MIN.)) @ 16" O.C. STAGGERED, OR 1/2" DIA. BOLTS @ 48" O.C., STAGGERED. • REFER TO IRC FASTENING SCHEDULE TABLE R602.3(1) FOR ALL

MATERIAL MAY BE USED AS EQUAL.

CONNECTIONS, TYP. U.N.O.

# FLOOR FRAMING

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

# ROOF FRAMING

- FASTEN EACH ROOF TRUSS TO TOP PLATE W/ (4) 3"x0.131" TOENAILS (MIN.) & (I) 'SIMPSON' SDWC15600 SCREW @ ALL BEARING POINTS. PROVIDE (2) 'SIMPSON' SDWC15600 SCREWS AT 2-PLY GIRDER TRUSSES, (3) 'SIMPSON' SDWC15600 SCREWS AT 3-PLY GIRDER TRUSSES AT ALL BEARING POINTS.
- FASTEN EACH ROOF RAFTER TO TOP PLATE WITH (I) 'SIMPSON' SDWC15600 SCREW. PROVIDE (2) 'SIMPSON' SDWC15600 SCREWS AT FLUSH BEAMS IN THE ROOF - AT ALL BEARING POINTS. • ROOF SHEATHING SHALL BE 7/16" A.P.A. RATED SHEATHING 24/16
- EXPOSURE I (OR APPROVED EQUAL). FASTEN TO FRAMING MEMBER w/ 2 ½" x 0.131" NAILS @ 6"o.c. AT PANEL EDGES & @ 12" O.C. AT INTERMEDIATE SUPPORTS. ROOF SHEATHING SHALL EXTEND BELOW ALL INSTANCES OF OVERFRAMING. BLOCKING SHALL BE INSTALLEI 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. • FRECT AND INSTALL ROOF TRUSSES PER WTCA & TPI'S BCSL I-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)

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

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" ( • FASTEN ALL INTERIOR NON-BEARING PARTITION WALLS TO TRUSS



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M&K project number:

drawn by:

issue date:

**REVISIONS:** 

154-2301

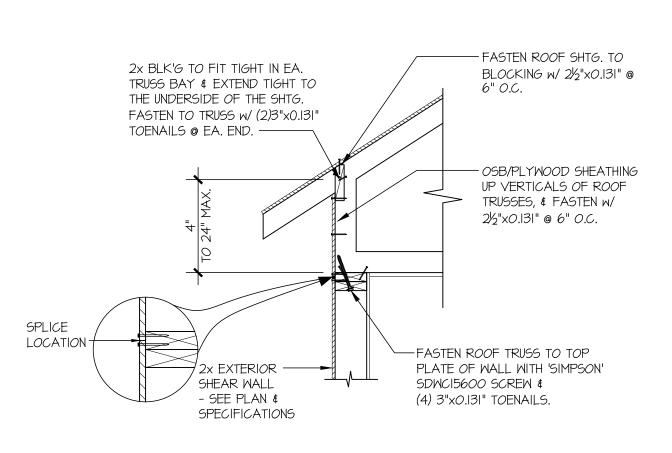
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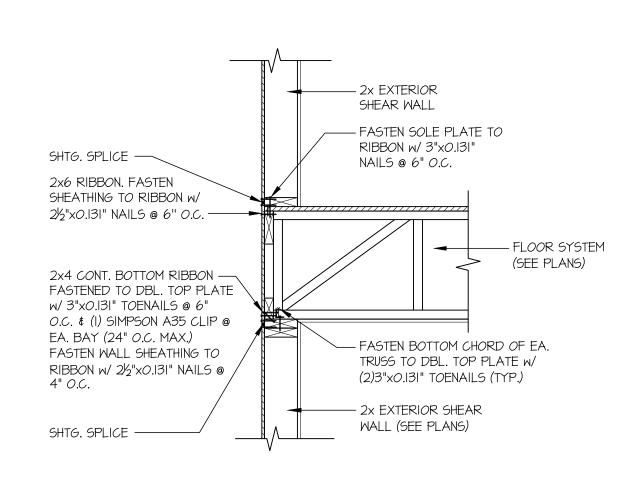
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Structural Engineering, Inc.

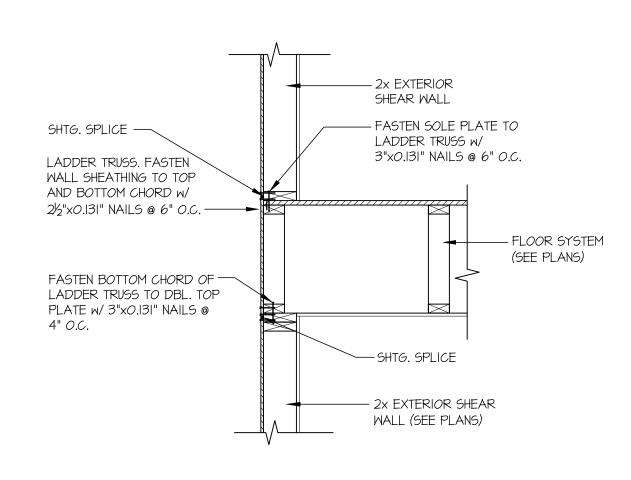
#### TYPICAL SHEAR TRANSFER DETAIL @ ROOF HEEL HEIGHT LESS THAN 4" SCALE: 3/4"=1'-0"



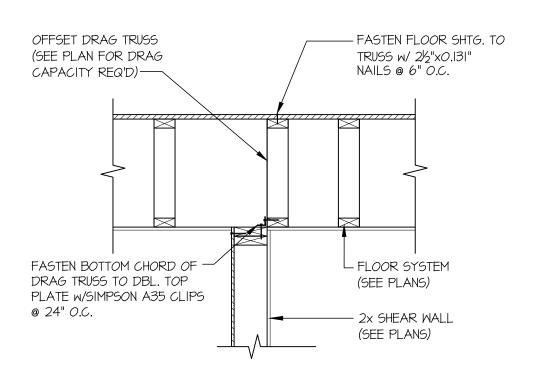
TYPICAL SHEAR TRANSFER DETAIL @ RAISED HEEL TRUSS SCALE: 3/4"=1'-0" HEEL HEIGHT UP TO 24" MAX.



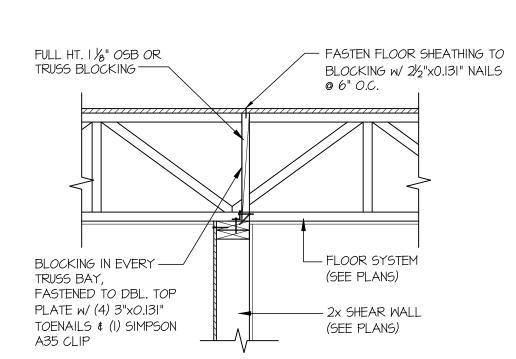
TYPICAL SHEAR TRANSFER DETAIL BETWEEN FLOORS @ EXTERIOR WALL SCALE: 3/4"=1'-0" PERPENDICULAR FRAMING



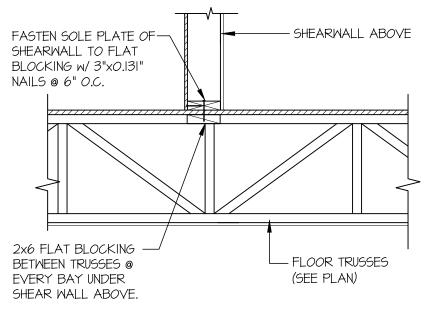
TYPICAL SHEAR TRANSFER DETAIL BETWEEN FLOORS @ EXTERIOR WALL SCALE: 3/4"=1'-0"



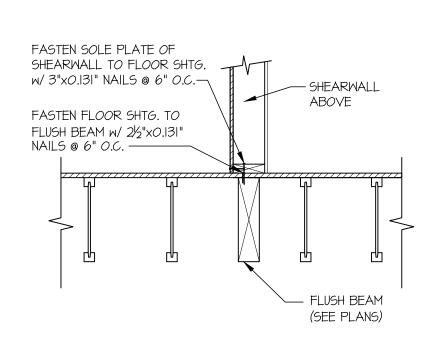
SHEAR TRANSFER DETAIL @ SHEAR MALL BELOW SCALE: 3/4"=1'-0"



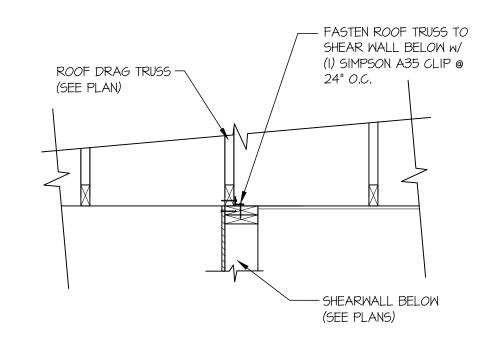
SHEAR TRANSFER DETAIL (13) @ SHEAR WALL BELOW



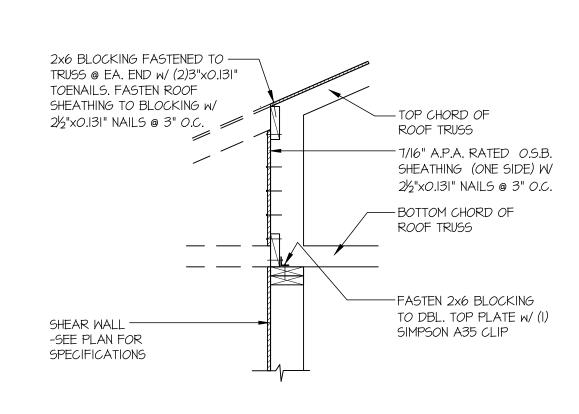
SHEAR TRANSFER DETAIL @ INTERIOR SHEAR WALL



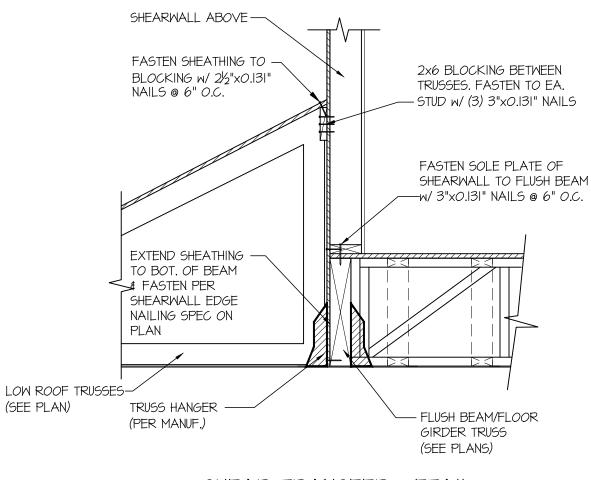




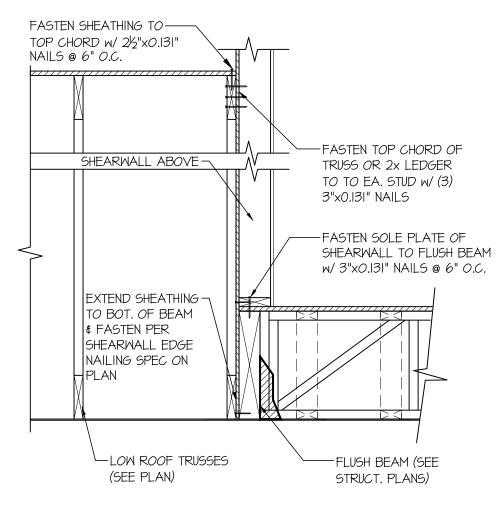
SHEAR TRANSFER DETAIL @ INTERIOR SHEARWALL BELOW



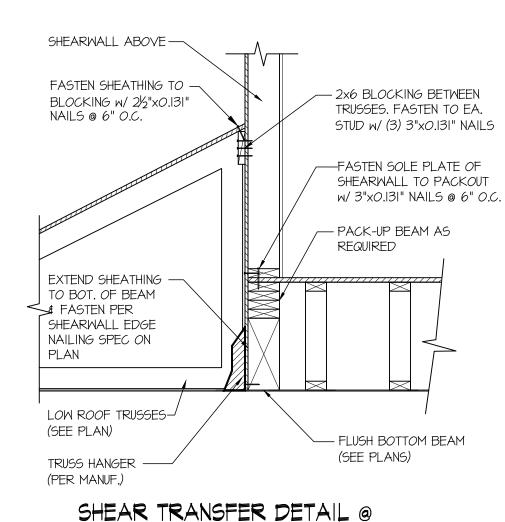
SHEAR TRANSFER DETAIL @ SHEARMALL BELOW SCALE: 3/4"=1'-0"



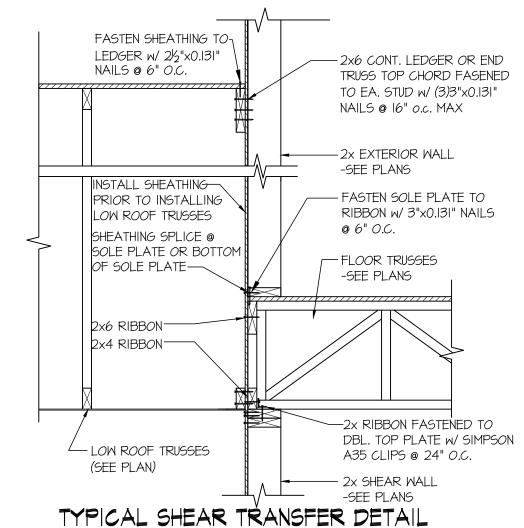
SHEAR TRANSFER DETAIL @ 58 EXTERIOR SHEARWALL ABOVE SCALE: 3/4"=1'-0"



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



EXTERIOR SHEARWALL ABOVE SCALE: 3/4"=1'-0"



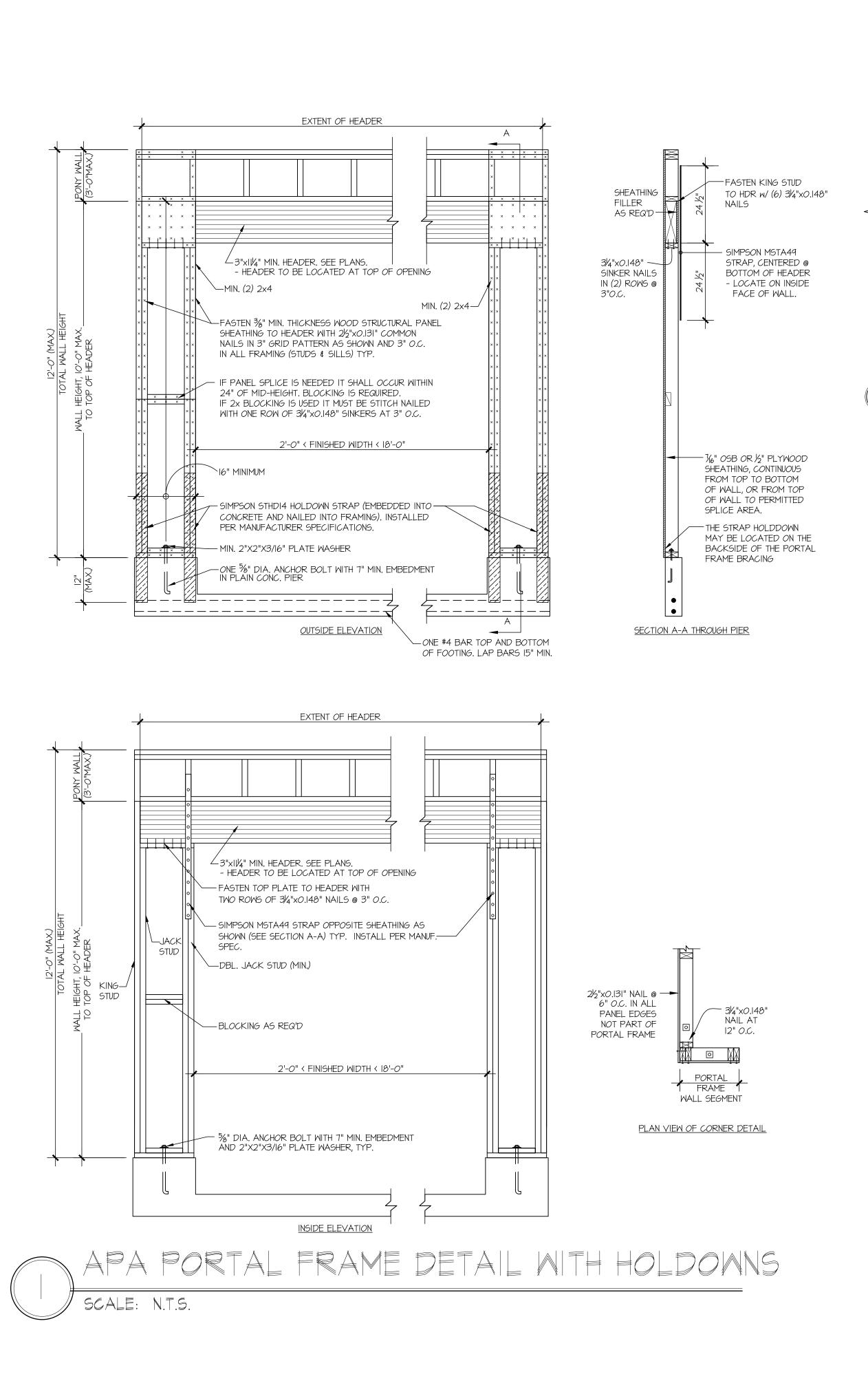
BETWEEN FLOORS SCALE: 3/4"=1'-0" PERPENDICULAR FRAMING

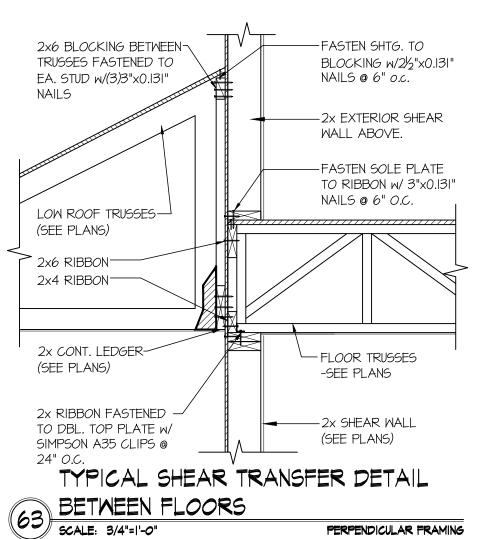
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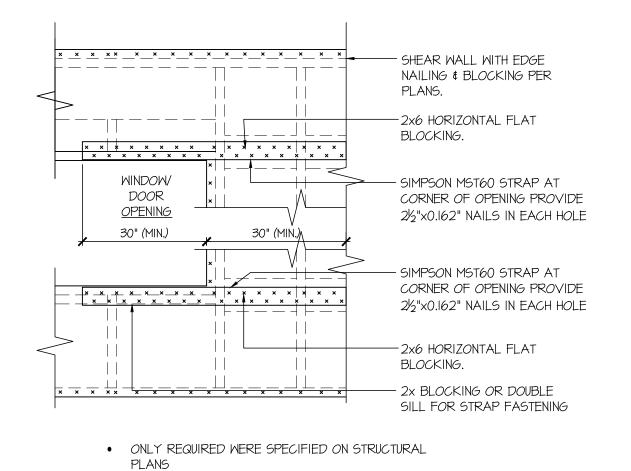
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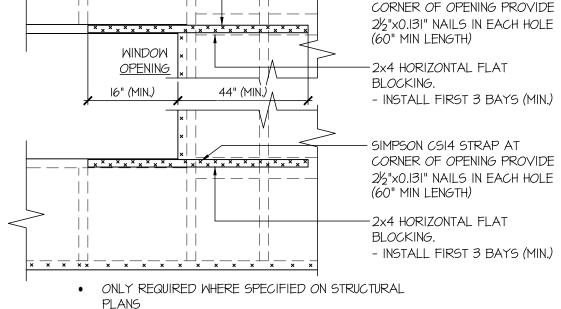
M&K project number: 154-2301

RJZ BFD drawn by: 01-18-24 issue date: **REVISIONS:** initial:









SHEAR WALL WITH EDGE NAILING

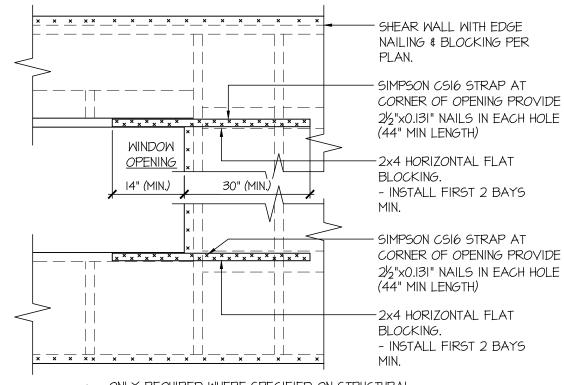
& BLOCKING PER PLAN.

SIMPSON CSI4 STRAP AT

 IF MIN LENGTH IS NOT PROVIDED RUN STRAP TO END OF WALL

EXT. WALL & INT. SHEARWALL 93 OPENING ELEVATION

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



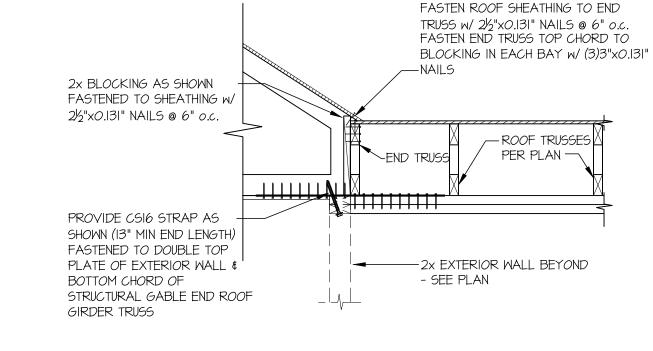
PERPENDICULAR FRAMING

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

EXT. WALL & INT. SHEARWALL

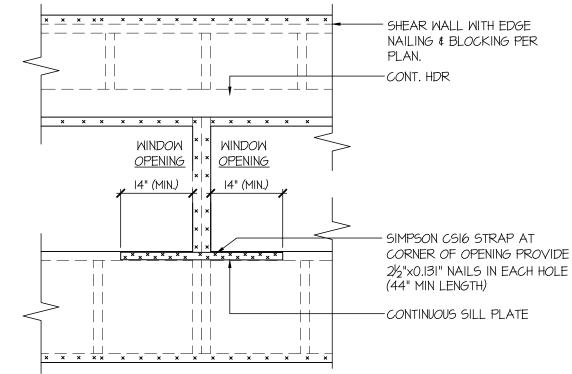
94 OPENING ELEVATION SCALE: NTS

INTERIOR SHEARWALL -(SEE PLANS) -EXTERIOR WALL RUN INTERIOR OSB -(SEE PLANS) SHEATHING CONT. TO ADDITIONAL STUD & FASTEN W/SPECIFIED EXTERIOR WALL--PROVIDE ADD'L STUD (SEE PLANS) @ EDGE OF EXTERIOR SHEATHING



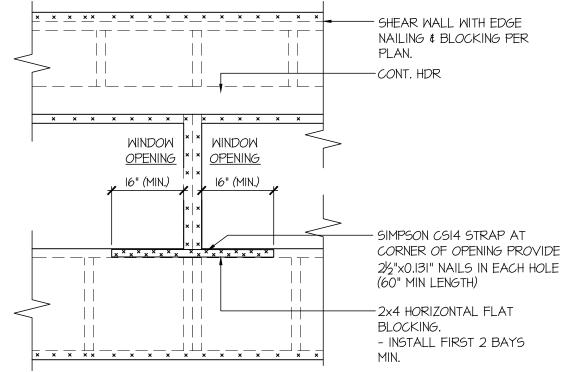
SHEAR TRANSFER DETAIL @ 99 INTERSECTING INT. SHEARWALL SCALE: 3/4"=1'-0" SHTG. OPPOSITE FACES

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



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

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



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

EXT. MALL & INT. SHEARMALL

OPENING ELEVATION

SCALE. NITE SCALE: NTS

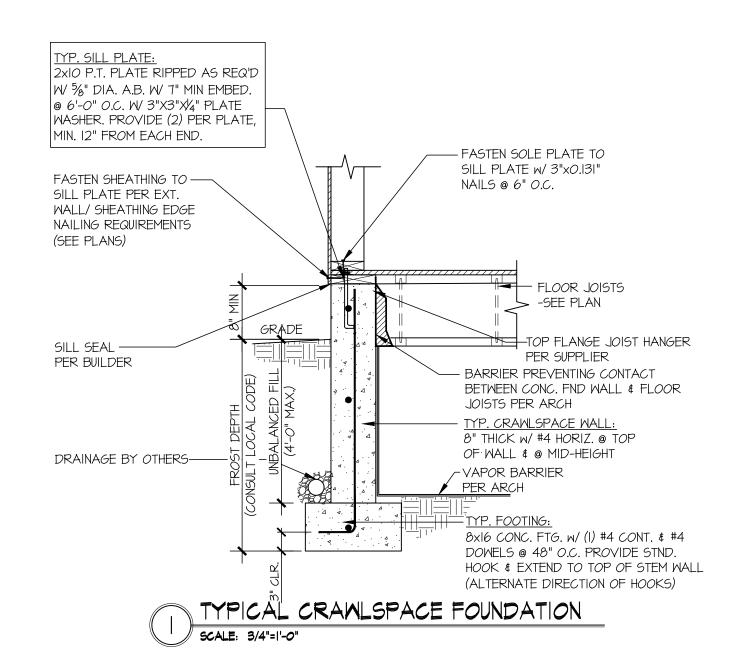
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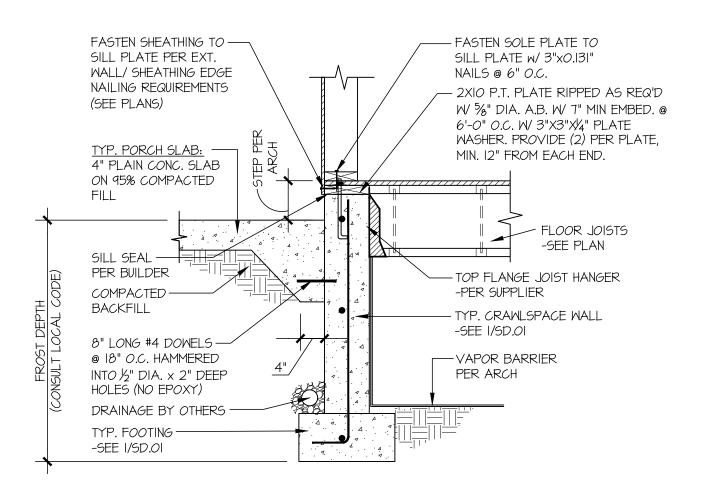
M&K project number: 154-2301

RJZ BFD drawn by: 01-18-24

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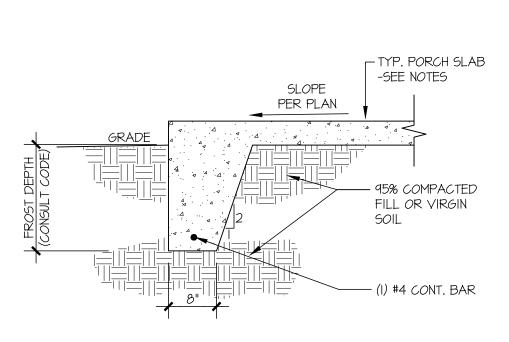




TYPICAL CRANLSPACE FOUNDATION

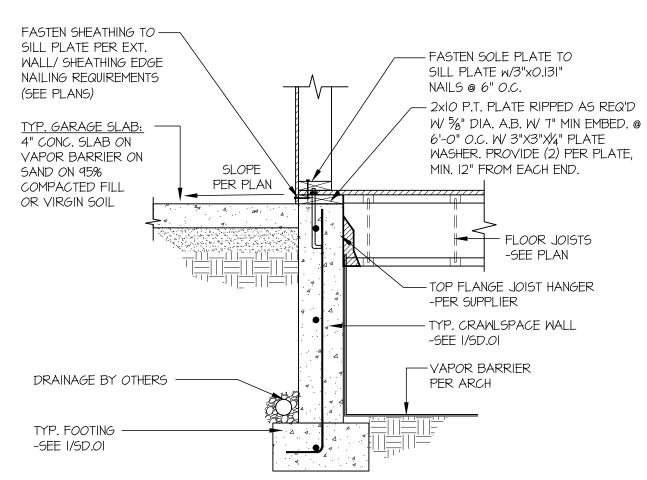
@ PORCH SLAB

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

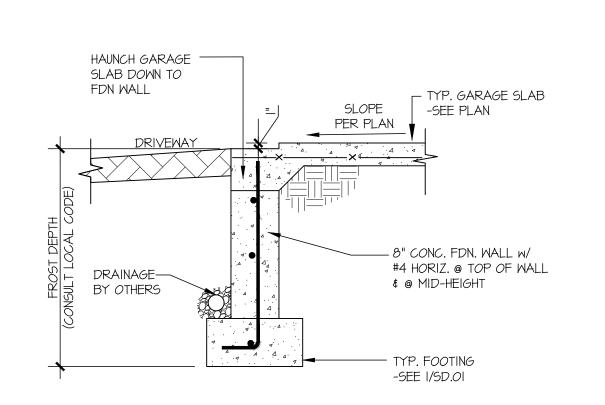


TYPICAL FOOTING @ PORCH SLAB

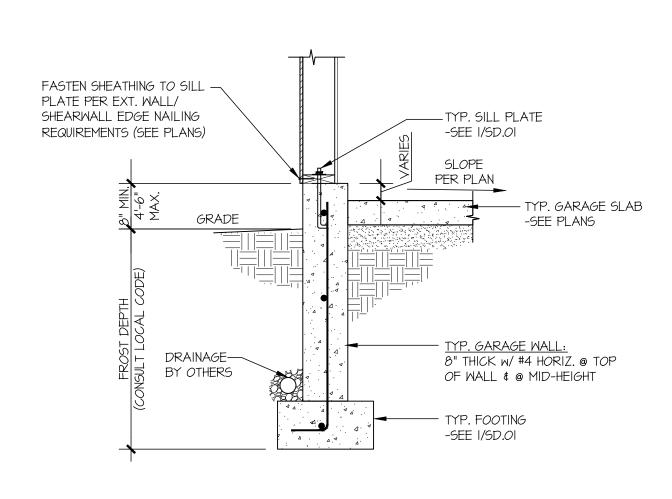
/ SCALE: 3/4"=1'-0"



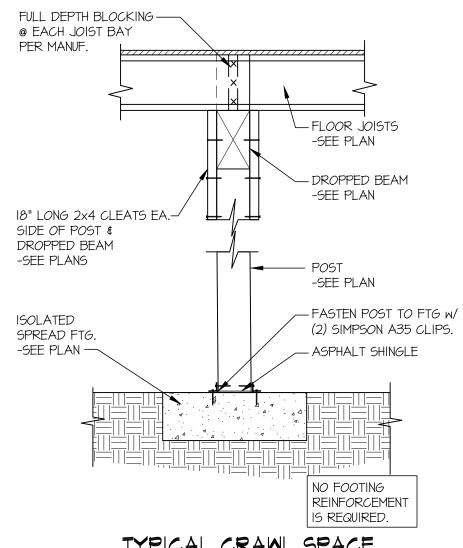
# TYPICAL CRAWLSPACE FOUNDATION @ GARAGE SCALE: 3/4"=1'-0"



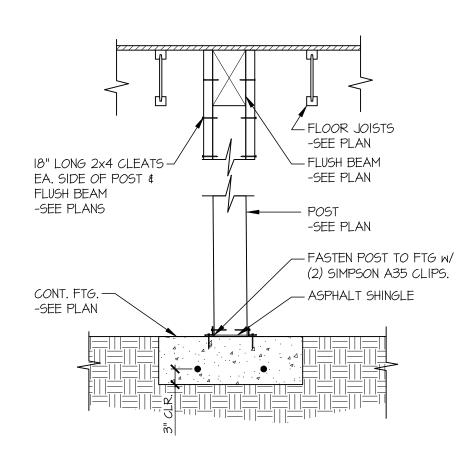




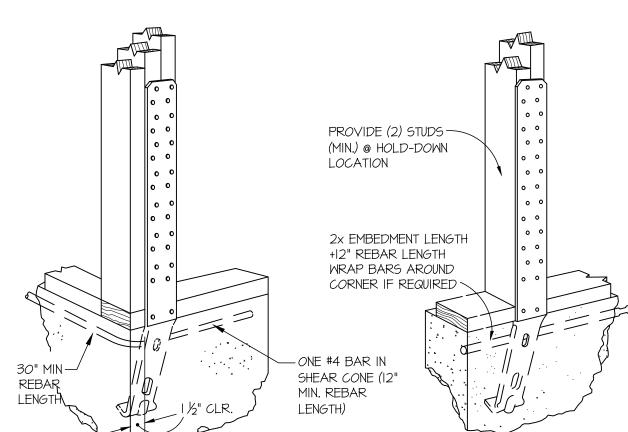
TYPICAL EXT. GARAGE FOUNDATION 6 SCALE: 3/4"=1'-0"











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





M&K project number:

drawn by:

**REVISIONS:** 

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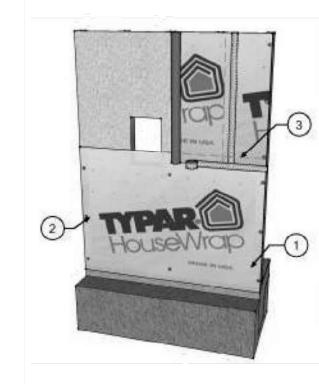
Vertical wall Installation

Install Typer® 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.

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.



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).

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

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.

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

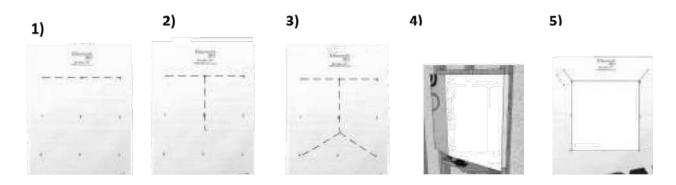
From that stopping point, cut diagonally to both lower left and right corners of the opening.

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

STEP 5

staples, or tape.

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.



pgi



Typical Window Flashing

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

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

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

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

STEP 2

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

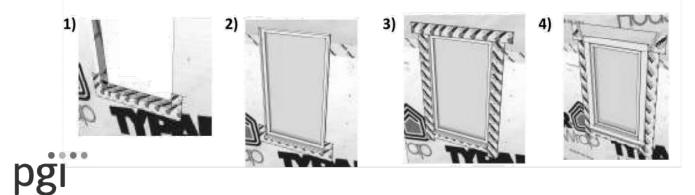
Install the window according to the manufacturer's installation instructions.

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

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

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

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







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

│	Issue Date By
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plan name:
marketing nai
ı nlan 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

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

respectively shall govern.

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Submittal Date

Sheet Title/Description

Design Firm

Drawn by:

Checked by:

#### 2018 Washington State Energy Code – Residential Prescriptive Energy Code Compliance for All Climate Zones in Washington Single Family – New & Additions (effective February 1, 2021) Version 1.0

These requirements apply to all IRC building types, including detached one- and two-family dwellings and multiple single-family dwellings (townhouses).

Project Information	Contact Information
4104 83rd Ave SE, Mercer Island, WA	Ryan Redman - JayMarc Homes - 214.663.7599
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incorporate the minimum values listed. Based on the size of the structure, the appropriate number of additional credits are checked as chosen by the permit applicant.

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

		All Climate Zones (Table R402.1	1)		
		R-Value <sup>a</sup>	U-Factor <sup>a</sup>		
Fenestration U-Factor b		n/a	0.30		
Skylight U-Factor b		n/a	0.50		
Glazed Fenestration SHGC b,e		n/a	n/a		
Ceiling e		49	0.026		
Wood Frame Wall gh		21 int	0.056		
Floor		30	0.029		
Below Grade Wall c,h		10/15/21 int + TB	0.042		
Slab <sup>d,f</sup> R-Value & Depth		10, 2 ft 8	n/a		
а	than the label or design thickness	그 아이들 살이 아이를 가다면 하고 아이들이 얼마나 아들은 아이를 들어야 한다면 살아나면 사람이 되었다면 하다.	nsulation is installed in a cavity that is less R-value of the insulation from Appendix		
b	The fenestration <i>U</i> -factor column excludes skylights.				
	"10/15/21 +5TB" means R-10 continuous insulation on the exterior of the wall, or R-15 continuous insulation or the interior of the wall, or R-21 cavity insulation plus a thermal break between the slab and the basement wall the interior of the basement wall. "10/15/21 +5TB" shall be permitted to be met with R-13 cavity insulation on				

means R-5 thermal break between floor slab and basement wall. d R-10 continuous insulation is required under heated slab on grade floors. See Section R402.2.9.1. For single rafter- or joist-vaulted ceilings, the insulation may be reduced to R-38 if the full insulation depth extends over the top plate of the exterior wall.

R-7.5 continuous insulation installed over an existing slab is deemed to be equivalent to the required perimeter

slab insulation when applied to existing slabs complying with Section R503.1.1. If foam plastic is used, it shall meet the requirements for thermal barriers protecting foam plastics. For log structures developed in compliance with Standard ICC 400, log walls shall meet the requirements for

climate zone 5 of ICC 400. Int. (intermediate framing) denotes framing and insulation as described in Section A103.2.2 including standard

h framing 16 inches on center, 78% of the wall cavity insulated and headers insulated with a minimum of R-10

Prescriptive Path - Single Family

2018 Washington State Energy Code-R

#### 2018 Washington State Energy Code — Residential Prescriptive Energy Code Compliance for All Climate Zones in Washington Single Family – New & Additions (effective February 1, 2021)

Each dwelling unit *in a residential building* shall comply with sufficient options from Table R406.2 (fuel normalization credits) and Table 406.3 (energy credits) to achieve the following minimum number of credits. To claim this credit, the building permit drawings shall specify the option selected and the maximum tested building air leakage, and show the qualifying ventilation system and its control sequence

of operation. 1. Small Dwelling Unit: 3 credits

- Dwelling units less than 1,500 sf in conditioned floor area with less than 300 sf of fenestration area. Additions to existing building that are greater than 500 sf of heated floor area but less than 1,500 sf.
- 2. Medium Dwelling Unit: 6 credits All dwelling units that are not included in #1 or #3
- 3. Large Dwelling Unit: 7 credits Dwelling units exceeding 5,000 sf of conditioned floor area
- 4. Additions less than 500 square feet: 1.5 credits All other additions shall meet 1-3 above

#### Before selecting your credits on this Summary table, review the details in Table 406.3 (Single Family), on page 4.

	Summary of Ta	ble R406.2				
Heating Options	Fuel Normalization Descriptions	Credits - select ONE heating option		Fuel Mormalization Descriptions		User Notes
1	Combustion heating minimum NAECAb	0.0	0	8iJ		
2	Heat pump <sup>c</sup>	1.0	0			
3	Electric resistance heat only - furnace or zonal	-1.0	O	Harran Immand Imal		
4	DHP with zonal electric resistance per option 3.4	0.5	0			
5	All other heating systems	≈-1.0	0			
Energy Options	<b>Energy Credit Option Descriptions</b>	Credits - select ONE energy option from each category d				
1.1	CALLINIA CAL	0.5	0	process process and process pr		
1.2	Efficient Building Envelope	1.0				
1.3	Efficient Building Envelope	0.5	•			
1.4	Efficient Building Envelope	1.0	0			
1.5	Efficient Building Envelope	2.0				
1.6	Efficient Building Envelope	3.0	O			
1.7	Efficient Building Envelope	0.5	0			
2.1	Air Leakage Control and Efficient Ventilation	0.5				
2.2	Air Leakage Control and Efficient Ventilation	1.0				
2.3	Air Leakage Control and Efficient Ventilation	1.5	O			
2.4	Air Leakage Control and Efficient Ventilation	2.0	0			
3.1ª	High-Efficiency HVAC	1.0		ev los		
3.2	High Efficiency HVAC	1.0				
3.3ª	High Efficiency HVAC	1.5				
3.4	High Efficiency HVAC	1.5				
3.5	High Efficiency HVAC	1.5		THE THE PERSON AND ADDRESS OF THE PERSON ADDRESS OF THE PERSON AND ADDRESS OF THE PERSON ADDRESS OF THE PERS		
3,6ª	High Efficiency HVAC	2.0	O			
4.1	High Efficiency HVAC Distribution System	0.5				
4.2	High Efficiency HVAC Distribution System	1.0	0	New Control of the Co		

2018 Washington State Energy Code-R

#### 2018 Washington State Energy Code - Residential Prescriptive Energy Code Compliance for All Climate Zones in Washington Single Family - New & Additions (effective February 1, 2021)

Summary of Table R406.2 (cont.)					
Energy Options	Energy Credit Option Descriptions (cont.)	on Descriptions (cont.)  Credits - select ON energy option from each category d		User I	lotes
5.1 <sup>d</sup>	Efficient Water Heating	0.5		1	<del></del>
5.2	Efficient Water Heating	0.5	0		A
5.3	Efficient Water Heating	1.0	0		
5.4	Efficient Water Heating	1.5	0	<b>(</b>	
5.5	Efficient Water Heating	2.0	•		A SPORT OF THE PROPERTY OF THE
5.6	Efficient Water Heating O	2.5	0		
6.1 <sup>e</sup>	Renewable Electric Energy (3 credits max)	1.0		, , , , , , , , , , , , , , , , , , ,	2000
7.1	Appliance Package	0.5			
	Total Credits		6.0	Calculate Total	Clear Form

a. An alternative heating source sized at a maximum of 0.5 W/sf (equivalent) of heated floor area or 500 W, whichever is bigger, may be installed in the dwelling unit.

b. Equipment listed in Table C403.3.2(4) or C403.3.2(5)

c. Equipment listed in Table C403.3.2(1) or C403.3.2(2) d. You cannot select more than one option from any category EXCEPT in category 5. Option 5.1 may be combined with options 5.2 through 5.6. See Table 406.3.

e. 1.0 credit for each 1,200 kWh of electrical generation provided annually, up to 3 credits max. See the complete Table R406.2 for all requirements and option descriptions.

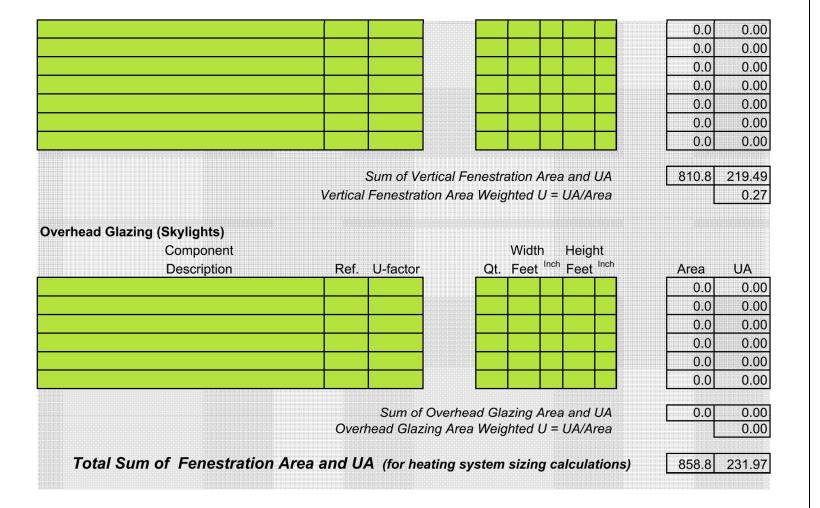
f. Use the single radiobutton in the upper right of the second column to deselect radiobuttons in that group.

Please print only pages 1 through 3 of this worksheet for submission to your building official.

2018 Washington State Energy Code-R

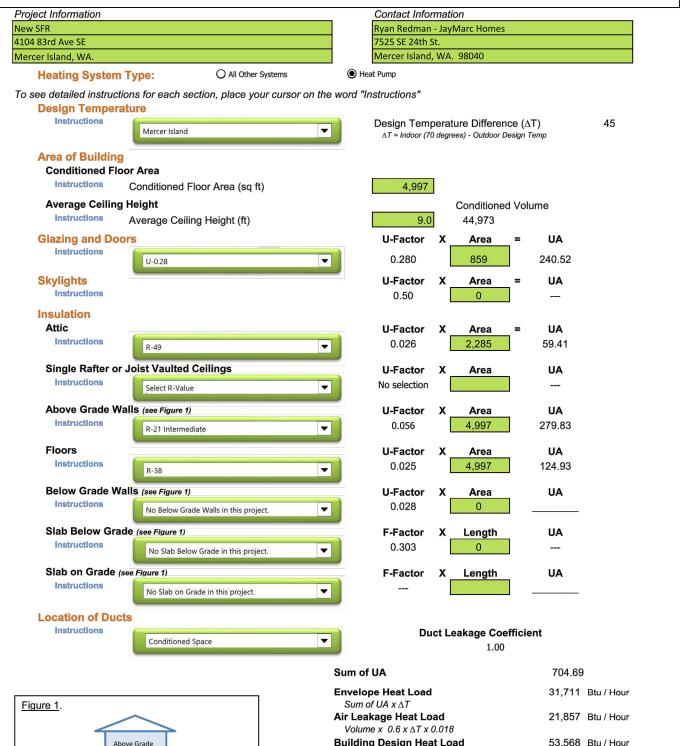
#### Window, Skylight and Door Schedule Project Information Contact Information vMarc Homes 04 83rd Ave S rcer Island, WA. 98040 ercer Island, WA. Width Height Qt. Feet Inch Feet Inch Ref. U-factor Area UA Exempt Swinging Door (24 sq. ft. max.) 48.0 12.48 Exempt Glazed Fenestration (15 sq. ft. max.) 0.0 0.00 Vertical Fenestration (Windows and doors) Component Qt. Feet Inch Feet Inch Description Ref. U-factor Area UA 27.5 7.70 Nook - casement 41.3 10.73 Nook - fixed 15.0 3.90 WSEC 0.26 Nook - fixed 96.0 26.88 Nook - slider 22.5 6.30 Kitchen - casement 27.5 7.70 Dining - casement 13.8 3.58 Dining - fixed 15.0 3.90 Dining - fixed ADU Suite - casement WSEC 0.28 27.5 7.70 27.5 7.15 ADU Suite-fixed 20.0 5.20 WSEC 0.26 ADU Suite - fixed 8.0 2.24 Bath 2 - casement 27.5 7.70 Study - casement 41.3 10.73 Study - fixed 27.5 7.70 WSEC 0.28 Great Room - casement 41.3 10.73 Great Room - fixed 25.0 6.50 WSEC 0.26 Great Room - fixed Foyer - fixed 22.5 5.85 8.0 2.24 Bath 5 - casement 25.0 7.00 Bedroom 5 - casement WSEC 0.28 12.5 3.25 Bedroom 5 - fixed WSEC 0.29 6.0 1.74 Laundry - slider Bedroom 4 - casment 12.5 3.50 Bedroom 4 - fixed 9.0 2.34 25.0 7.00 8.0 2.24 Bedroom 3 - casement WSEC 0.28 Bath 3 - casement 8.0 2.24 Powder #2 - casement 25.0 7.00 WSEC 0.28 Bonus - casement 33.8 8.78 Bonus - fixed 41.3 10.73 Foyer - 2 story volume 27.5 7.70 Primary Bedroom - casement WSEC 0.28 22.5 6.30 Primary Bath - casement 11.3 2.93 Primary Bath - fixed WSEC 0.26 WSEC 0.26 9.0 2.34 Primary Bath - fixed

0.0 0.00



Simple Heating System Size: Washington State This heating system sizing calculator is based on the Prescriptive Requirements of the 2018 Washington State Energy Code (WSEC) and ACCA Manuals

J and S. This tool will calculate heating loads only. ACCA procedures for sizing cooling systems should be used to determine cooling loads. Please complete the green drop-downs and boxes that are applicable to your project. As you make selections in the drop-downs for each section, some values will be calculated for you. If you do not see the selection you need in the drop-down options, please contact the WSU Energy Program at nergycode@energy.wsu.edu or (360) 956-2042 for assistance.



53,568 Btu / Hour **Building Design Heat Load** Air leakage + envelope heat loss

**Building and Duct Heat Load** 53,568 Btu / Hour Ducts in unconditioned space: sum of building heat loss x 1.10 Ducts in conditioned space: sum of building heat loss x 1 Maximum Heat Equipment Output 66,960 Btu / Hour

Building and duct heat loss x 1.40 for forced air furnace Building and duct heat loss x 1.25 for heat pump

(07/01/13)

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

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

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

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

PROVIDE CERTIFICATE REPORT PER R405.4.2 IN 2018 MSEC.

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

Description

0

plan name: marketing name: XXXXXX plan number: MIS075 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.

instruments of service and shall remain the property of JayMarc Homes, LLC.

The drawings in this set are

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02.21.24 Submittal Date

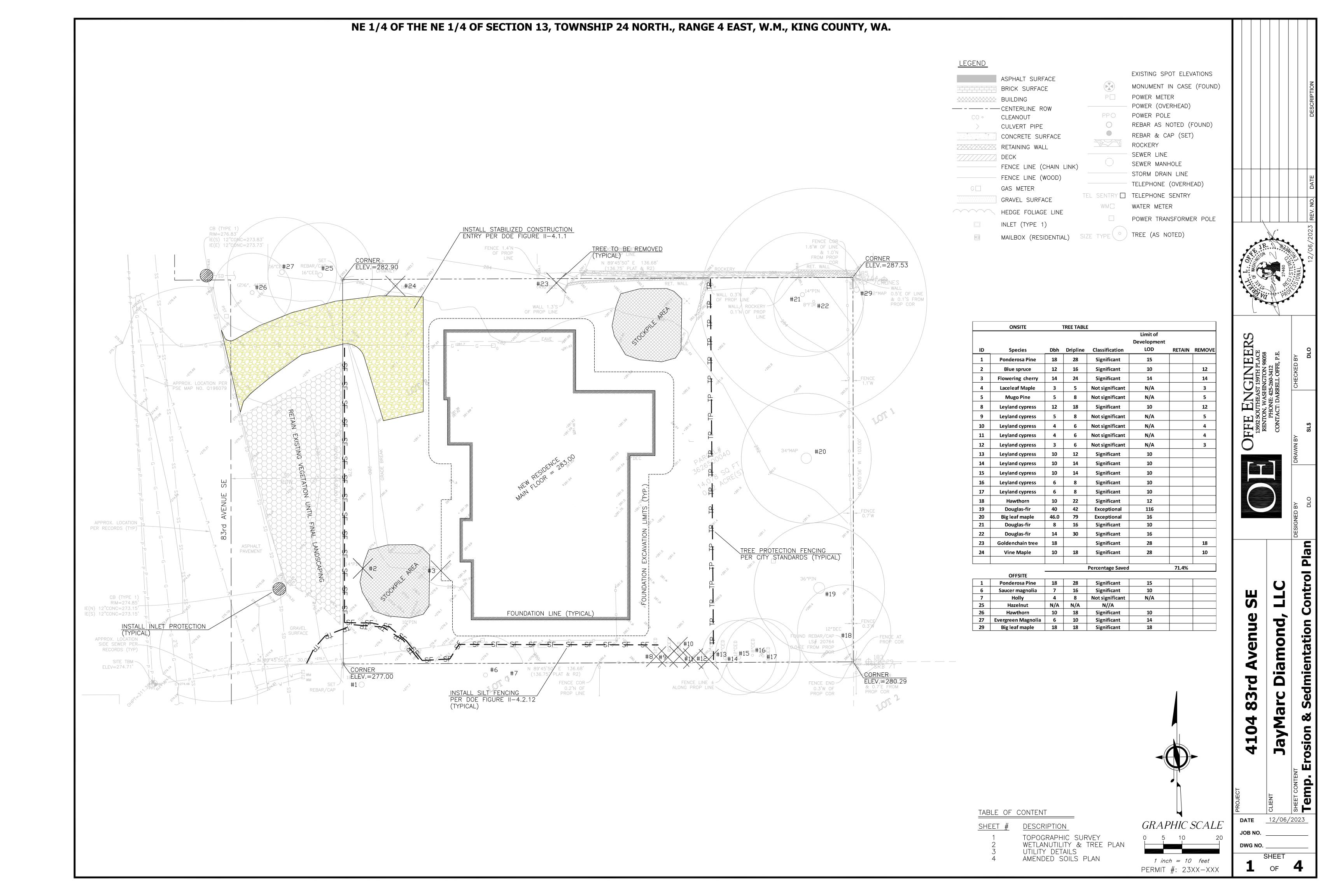
Sheet Title/Description

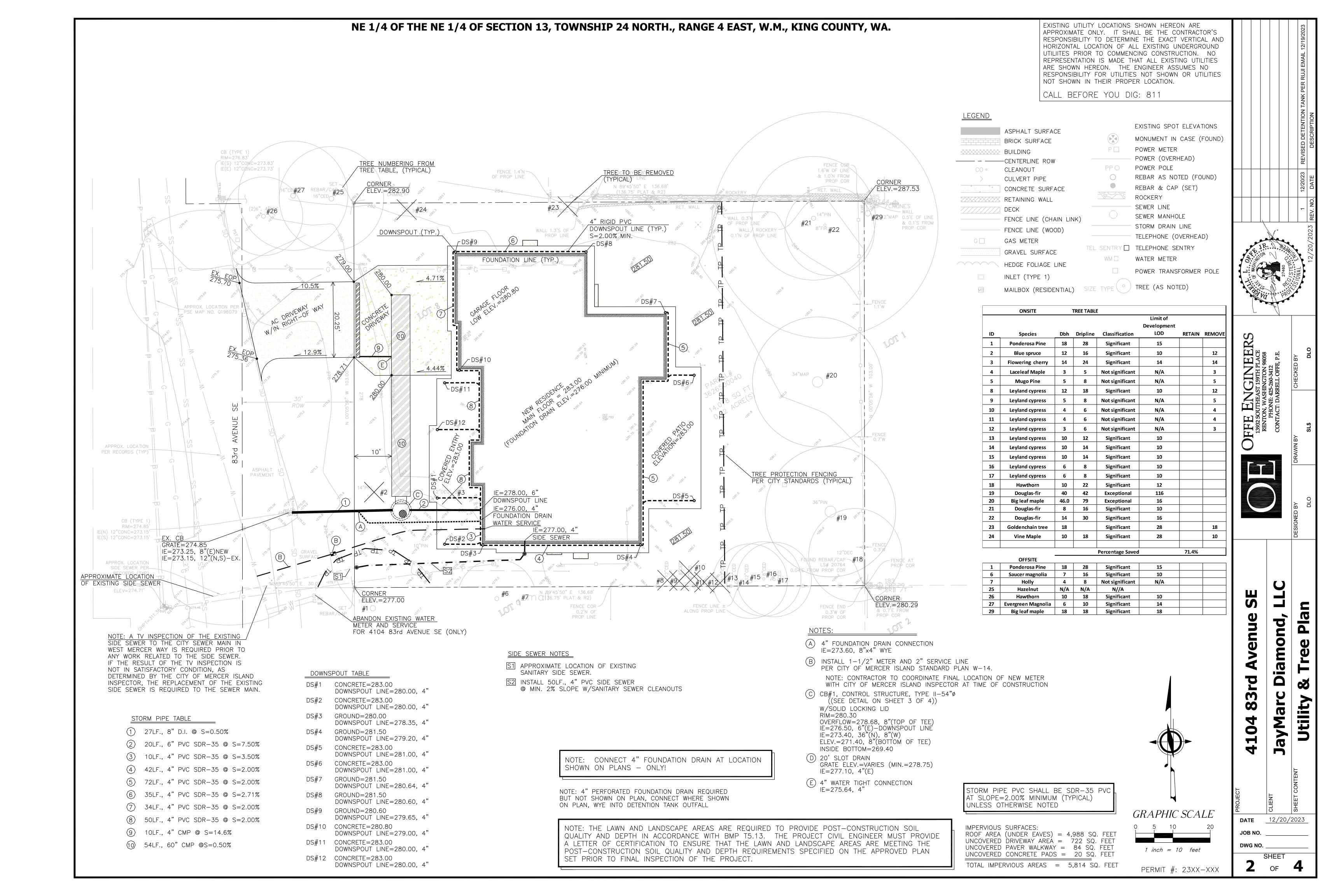
JAYMARC HOMES Design Firm

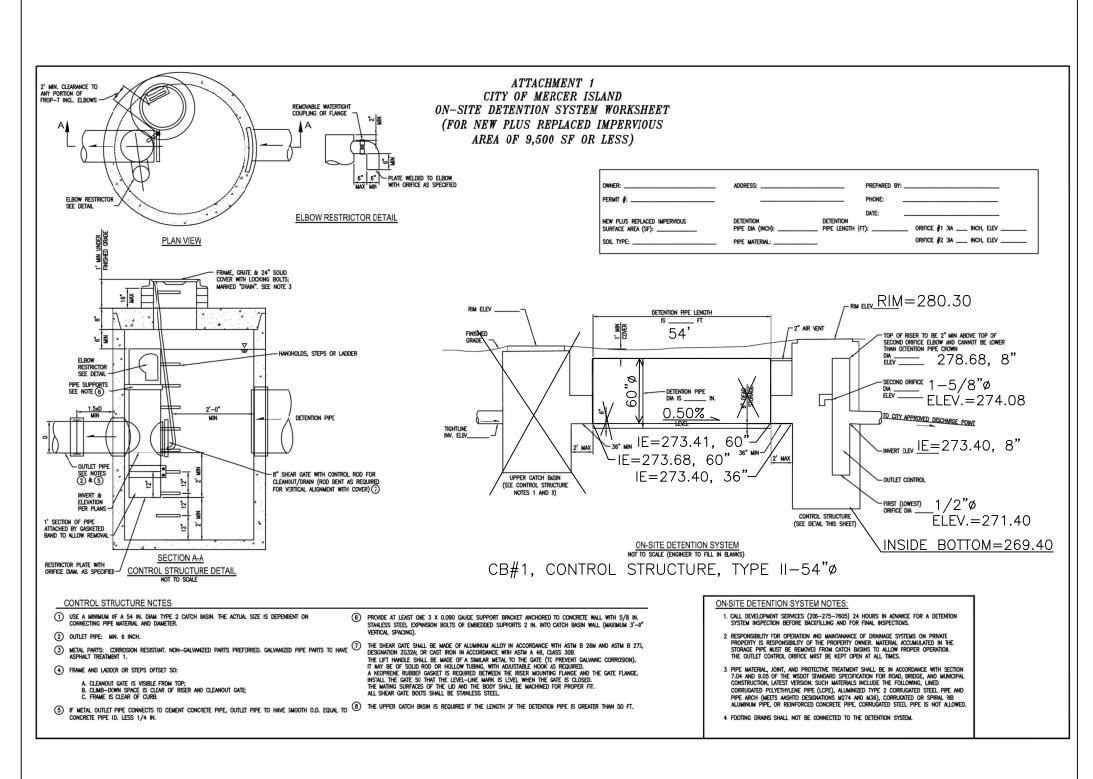
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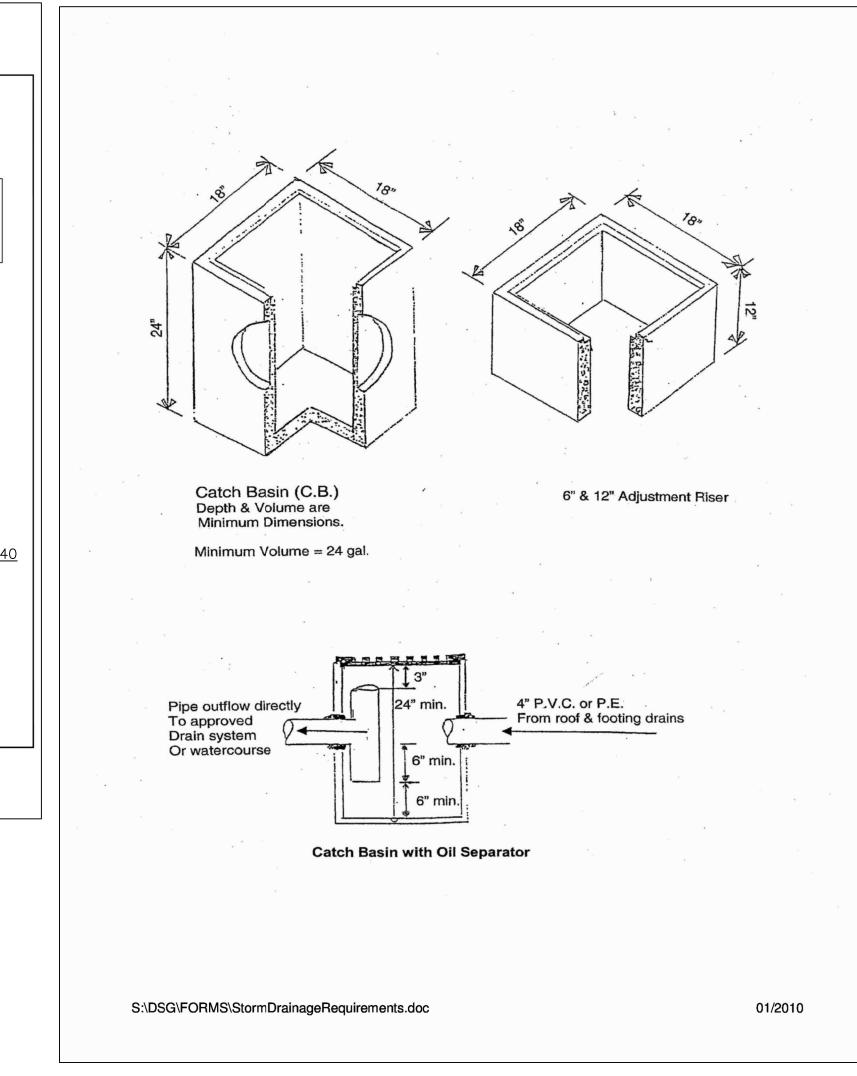
R.R./ S.K. Checked by:

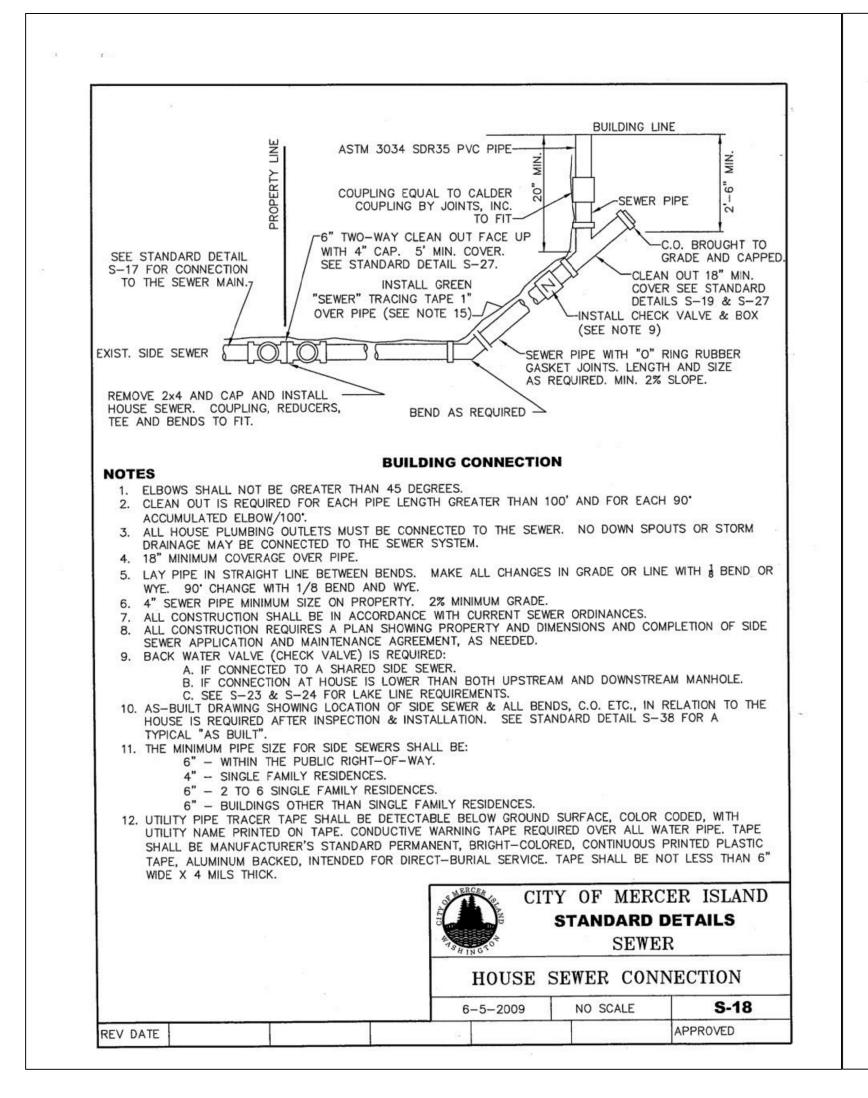


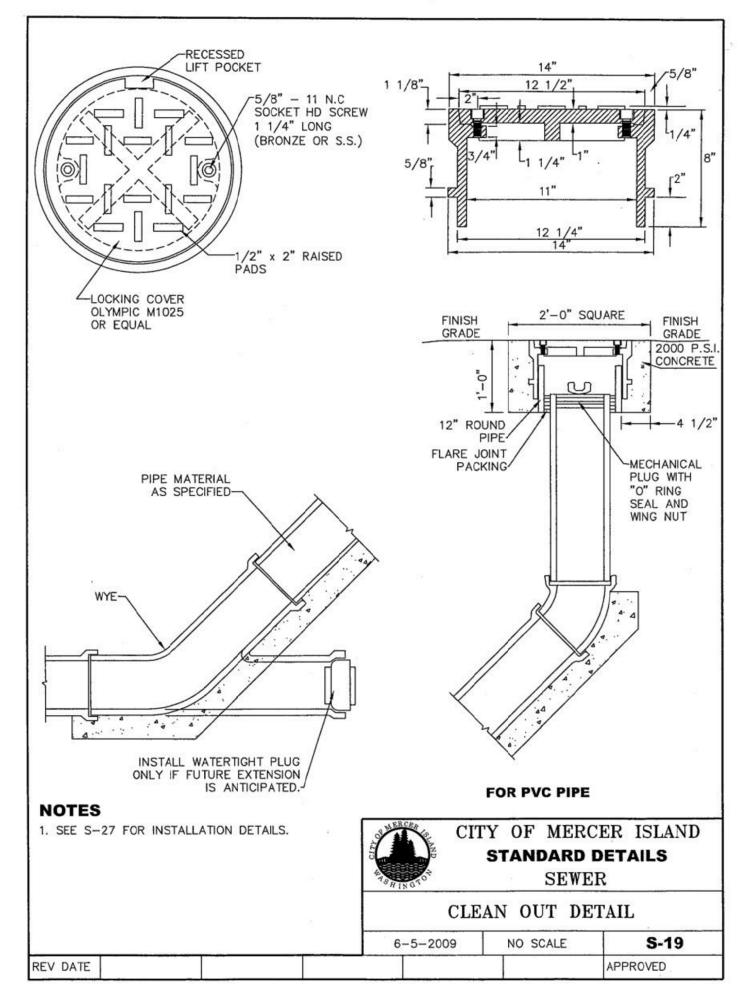


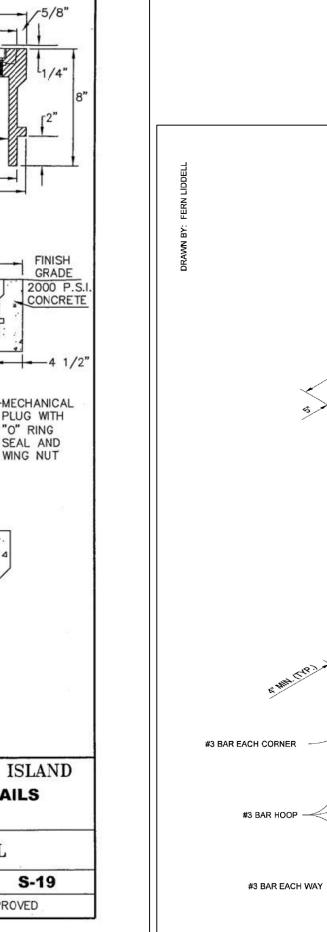


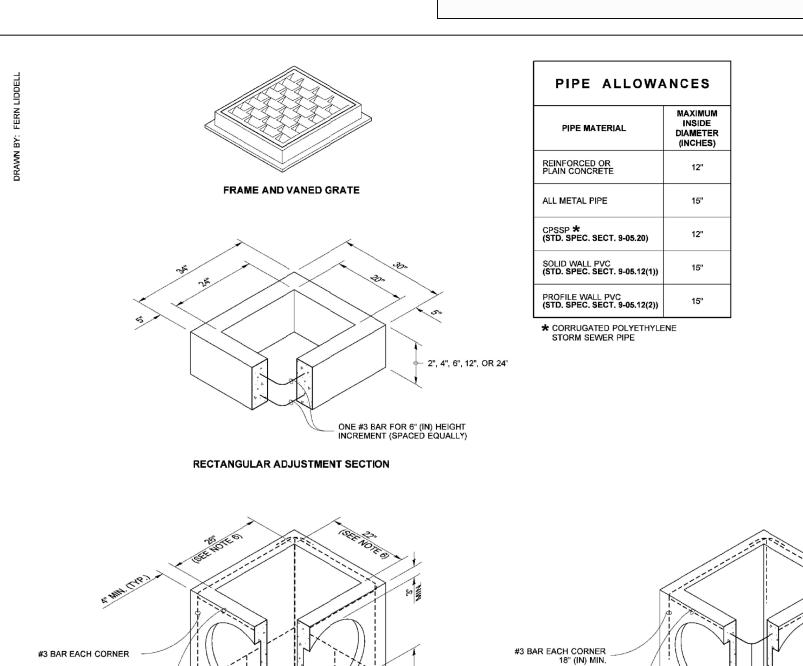












PRECAST BASE SECTION

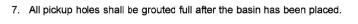
#3 BAR HOOP

(SEE NOTE 1)

**ALTERNATIVE PRECAST BASE SECTION** 

### 1. As acceptable alternatives to the rebar shown in the PRECAST BASE SECTION, fibers (placed according to the Standard Specifications), or wire mesh having a minimum area of 0.12 square inches per foot shall be used with the minimum required rebar shown in the ALTERNATIVE PRECAST BASE SECTION. Wire mesh shall not be placed in the

- 2. The knockout diameter shall not be greater than 20" (in). Knockouts shall have a wall thickness of 2" (in) minimum to 2.5" (in) maximum. Provide a 1.5" (in) minimum gap between the knockout wall and the outside of the pipe. After the pipe is installed, fill the gap with joint mortar in accordance with Standard Specification Section 9-04.3.
- 3. The maximum depth from the finished grade to the lowest pipe invert shall be 5' (ft).
- 4. The frame and grate may be installed with the flange down, or integrally
- cast into the adjustment section with flange up.
- 5. The Precast Base Section may have a rounded floor, and the walls may be sloped at a rate of 1: 24 or steeper.
- 6. The opening shall be measured at the top of the **Precast Base Section**.





Julie Heilman 2020.09.01 07:52:50 -07'00' **CATCH BASIN TYPE 1** STANDARD PLAN B-5.20-03

12/20/2023 DATE SHEET 1 OF 1 SHEET APPROVED FOR PUBLICATION JOB NO. Roark, Steve Digitally signed by Roark, Steve Washington State Department of Transportation DWG NO.

ENGINEER

PERMIT #: 23XX-XXX

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**Utili** 

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## LEGAL DESCRIPTION

PER PERSONAL REPRESENTATIVE'S DEED RECORDING #9511090268

LOT 8, BLOCK 1, ISLAND RIDGE TRACTS, ACCORDING TO THE PLAT RECORDED IN VOLUME 47 OF PLATS, PAGE 71, IN KING COUNTY,

### BASIS OF BEARINGS

N 89°45'50" E BETWEEN FOUND CENTERLINE MONUMENTATION ALONG SE 42ND ST PER PLAT

### **REFERENCES**

R1. RECORD OF SURVEY, VOL. 132, PG. 105, RECORDS OF KING COUNTY, WASHINGTON. R2. RECORD OF SURVEY, VOL. 71, PG. 216, RECORDS OF KING COUNTY, WASHINGTON.

# VERTICAL DATUM

NAVD88 PER CITY OF MERCER ISLAND BENCHMARK #3060 CONC MON W/ 2" BRASS CAP W/ PUNCH, DOWN 0.75'. (INTERSECTION OF ISLAND CREST WAY & SE 42ND ST) ELEV: 284.936'

SITE TEMP. BENCHMARK DESCRIPTION: SET BENCHTIE IN PP LOCATION: WEST SIDE 83RD AVE SE ELEVATION: 274.71'

# SURVEYOR'S NOTES

- 1. THE TOPOGRAPHIC SURVEY SHOWN HEREON WAS PERFORMED IN JULY OF 2023. THE FIELD DATA WAS COLLECTED AND RECORDED ON MAGNETIC MEDIA THROUGH AN ELECTRONIC THEODOLITE. THE DATA FILE IS ARCHIVED ON DISC OR CD. WRITTEN FIELD NOTES MAY NOT EXIST. CONTOURS ARE SHOWN FOR CONVENIENCE ONLY. DESIGN SHOULD RELY ON SPOT ELEVATIONS.
- 2. ALL MONUMENTS SHOWN HEREON WERE LOCATED DURING THE COURSE OF THIS SURVEY UNLESS OTHERWISE NOTED.
- 3. THE TYPES AND LOCATIONS OF ANY UTILITIES SHOWN ON THIS DRAWING ARE BASED ON INFORMATION PROVIDED TO US, BY OTHERS OR GENERAL INFORMATION READILY AVAILABLE IN THE PUBLIC DOMAIN INCLUDING, AS APPLICABLE, IDENTIFYING MARKINGS PLACED BY UTILITY LOCATE SERVICES AND OBSERVED BY TERRANE IN THE FIELD. AS SUCH, THE UTILITY INFORMATION SHOWN ON THESE DRAWINGS ARE FOR INFORMATIONAL PURPOSES ONLY AND SHOULD NOT BE RELIED ON FOR DESIGN OR CONSTRUCTION PURPOSES; TERRANE IS NOT RESPONSIBLE OR LIABLE FOR THE ACCURACY OR COMPLETENESS OF THIS UTILITY INFORMATION. FOR THE ACCURATE LOCATION AND TYPE OF UTILITIES NECESSARY FOR DESIGN AND CONSTRUCTION, PLEASE CONTACT THE SITE OWNER AND THE LOCAL UTILITY LOCATE SERVICE (800-424-5555).
- 4. SUBJECT PROPERTY TAX PARCEL NO. 3626500040
- 5. SUBJECT PROPERTY AREA PER THIS SURVEY IS 14,078 S.F. (0.32 ACRES)
- 6. EXISTING STRUCTURE(S) LOCATION AND DIMENSIONS ARE MEASURED FROM THE FACE OF THE SIDING UNLESS OTHERWISE
- 7. FIELD DATA FOR THIS SURVEY WAS OBTAINED BY DIRECT FIELD MEASUREMENTS WITH A CALIBRATED ELECTRONIC 3-SECOND TOTAL STATION AND/OR SURVEY GRADE GPS OBSERVATIONS. ALL ANGULAR AND LINEAR RELATIONSHIPS ARE ACCURATE AND MEET THE STANDARDS SET BY WAC 332-130-090.

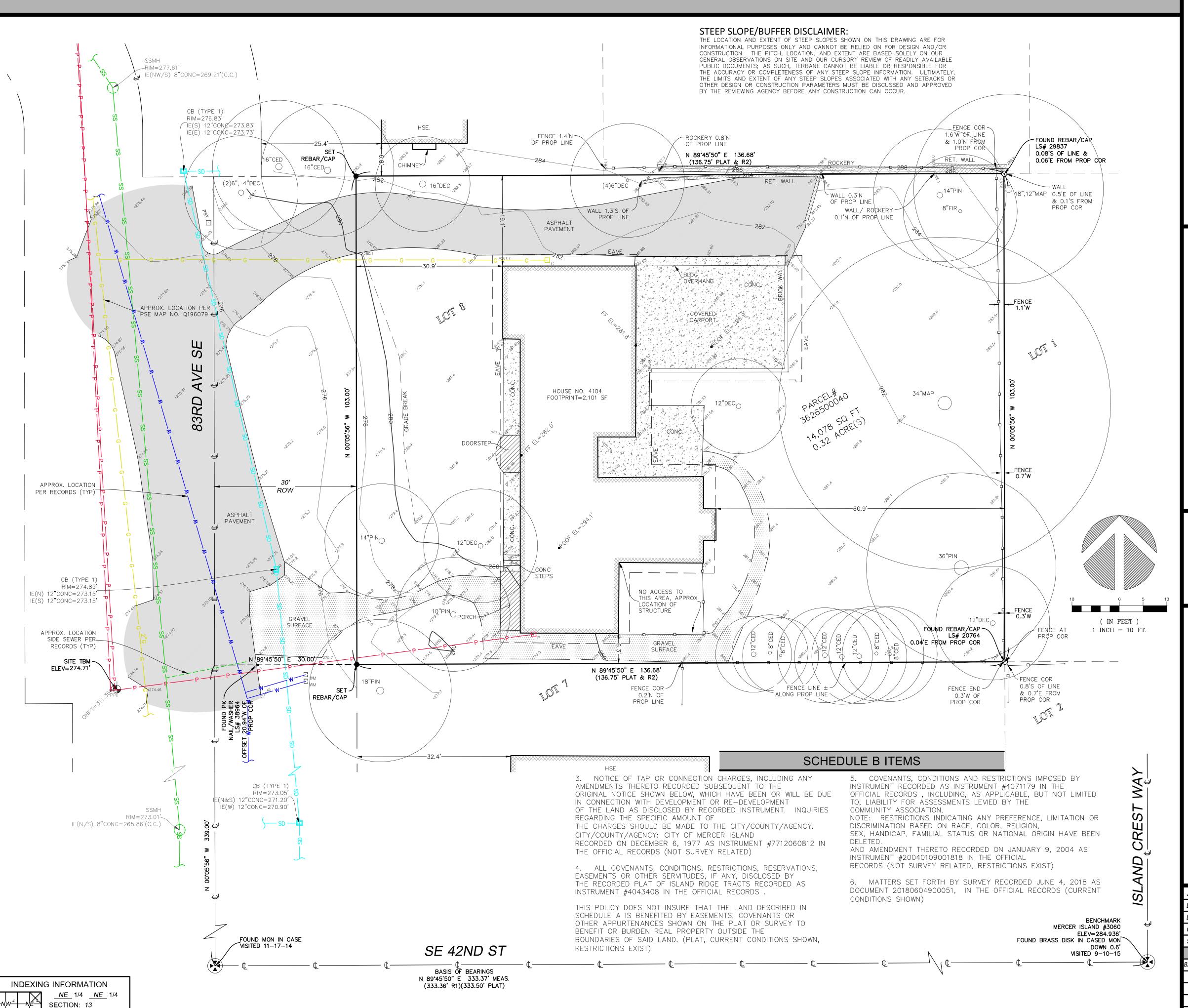
LEGEND					
	BENCHMARK  CENTERLINE ROW  FENCE LINE (WOOD)  MONUMENT (IN CASE, FOUND)  PROPERTY LINES (ADJACENT)  PROPERTY LINE (SUBJECT)	PP O	POWER POLE POWER (OVERHEAD) INLET (TYPE 1) STORM DRAIN LINE SEWER MANHOLE SEWER LINE		
PST SIZE TYPE O	REBAR & CAP (SET) REBAR AS NOTED (FOUND) RETAINING WALL RIGHT-OF-WAY LINES SUBDIVISION LINES BUILDING POST TREE (AS NOTED) ASPHALT SURFACE CONCRETE SURFACE DECK GRAVEL SURFACE ROCKERY	BLDG C.C. CALC'D CB COS CONC COR DEC ELEV EVG FF G LS# MEAS MON OHP	WATER METER  WATER LINE BUILDING CENTER CHANNEL CALCULATED CATCH BASIN CITY OF SEATTLE CONCRETE CORNER DECIDUOUS ELEVATION EVERGREEN FINISH FLOOR GAS LAND SURVEYOR NUMBER MEASURED MONUMENT OVERHEAD POWER		
G □ G ── P □	GAS METER  GAS LINE  POWER METER	PROP SD SSMH SF	PROPERTY SERVICE DRAIN SANITARY SEWER MANHOLE SQUARE FEET		



TOWNSHIP: 24N

RANGE: 04E, W.M. COUNTY: KING

# TOPOGRAPHIC & BOUNDARY SURVEY



231294 JOB NUMBER: 08/02/23 DRAFTED BY: CHECKED BY: EJG/TLR/TRM REVISION HISTORY

8/4/23 ADD TITLE

SHEET NUMBER

1 OF 1