



Issue Issue Date By  
Description

4216 83rd Ave SE  
Mercer Island, WA.  
Job Number:  
MIS076

plan name: --  
marketing name: XXXXXX  
plan number: MIS076  
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

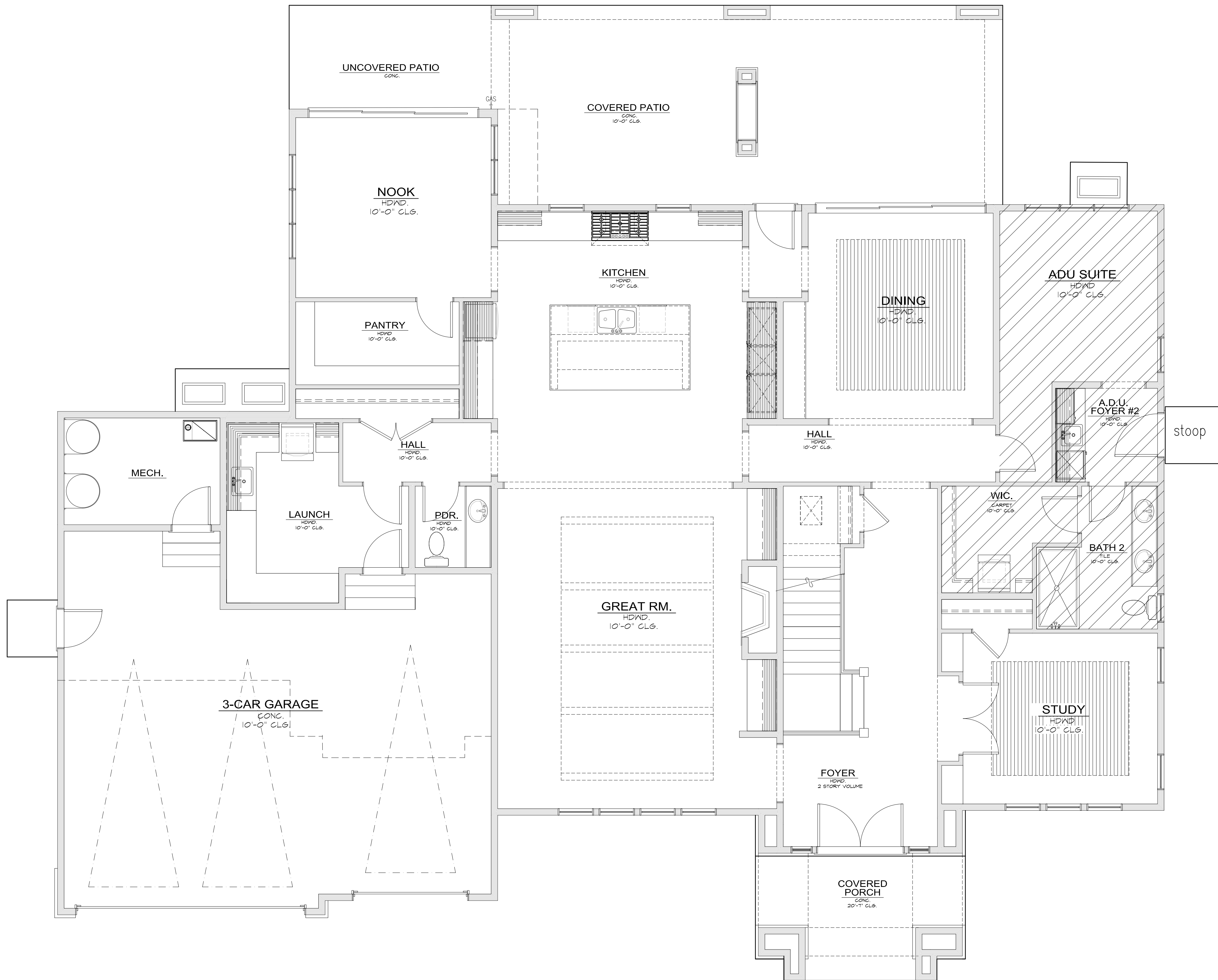
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Drawn by:

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

Primary Scale

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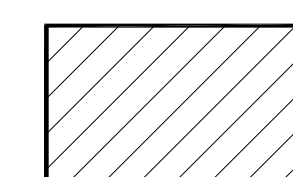


**F.A.R. CALCULATIONS:**  
SQUARE FOOTAGE SUMMARY

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	733	S.F.
TOTAL NET A.D.U.	380	S.F.
SUB TOTAL	5,905	S.F.
COVID PATIO	500	S.F.
COVID PORCH	134	S.F.
OVERALL WIDTH	77'-8 3/4"	
OVERALL DEPTH	69'-3"	

Updated: 03/04/2018  
Method for Calculating Square Footage - ANSI Z765-2013 except, no separate distinction of "above-grade or below-grade" areas (all levels) 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



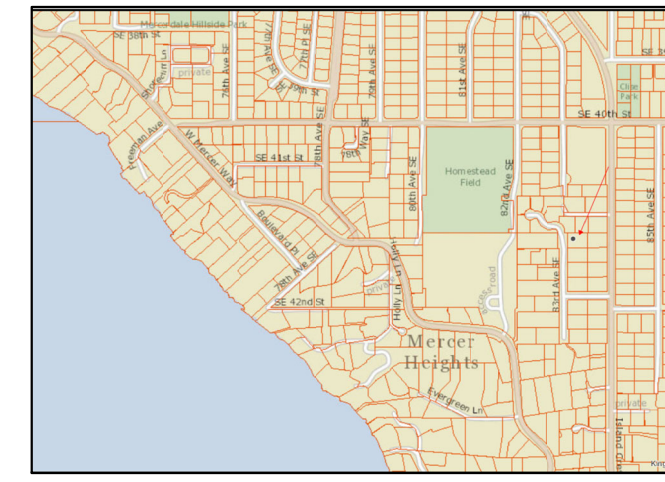
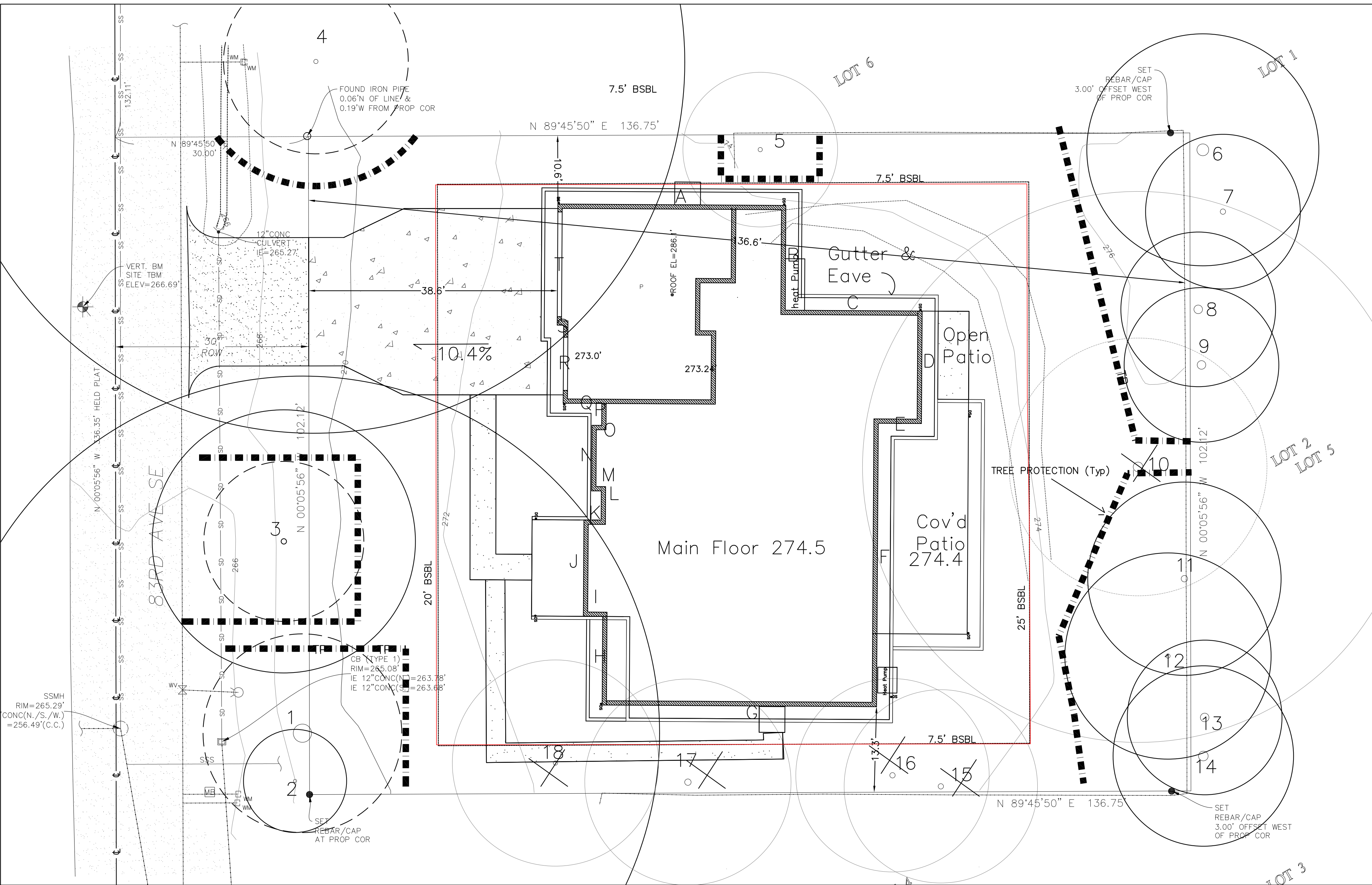
HATCH REPRESENTS  
A.D.U. UNIT AND  
LOCATION TO  
BUILDING ENVELOPE

**MAIN FLOOR PLAN**

1/4" = 1'-0"

**ADU PLAN INFORMATION**

1/4" = 1'-0"



Vicinity Map

GROSS FLOOR AREA	
Main Floor/Main Living	2,315 sf
Main Floor Garage	733 sf
ADU	380 sf
<b>Total Main Floor</b>	<b>3,428 sf</b>
Second Floor	2,565 sf
Second Floor Stair Deduction	(88) sf
<b>Total Second Floor</b>	<b>2,477 sf</b>
<b>Total GFA</b>	<b>5,905 sf</b>
Allowable GFA 40% + 380	5,966 sf
Proposed %	42.3% %

LOT COVERAGE	
Lot Area	13,965
Allowed	40%
Allowed sf	5,586
Existing	
Eaves	1,743
Shed	83
Driveway	1,199
<b>Total Existing</b>	<b>3,025</b>
Existing Removed	(3,025)
New	
Eave Area	4,584
Driveway	961
Cov'd Patio	Incl above
New sf	5,545
Total	
<b>Total New and Existing</b>	<b>5,545</b>
	39.7%

**PROPERTY OWNER:**  
JayMarc Diamond, LLC

**STREET ADDRESS:**  
4216 83rd Ave SE

**PARCEL #**  
3626500065

**ZONING R-9.6**

**FRONT YARD - 20'**

**REAR YARD 25'**

**SIDE YARD - 5'/15'**

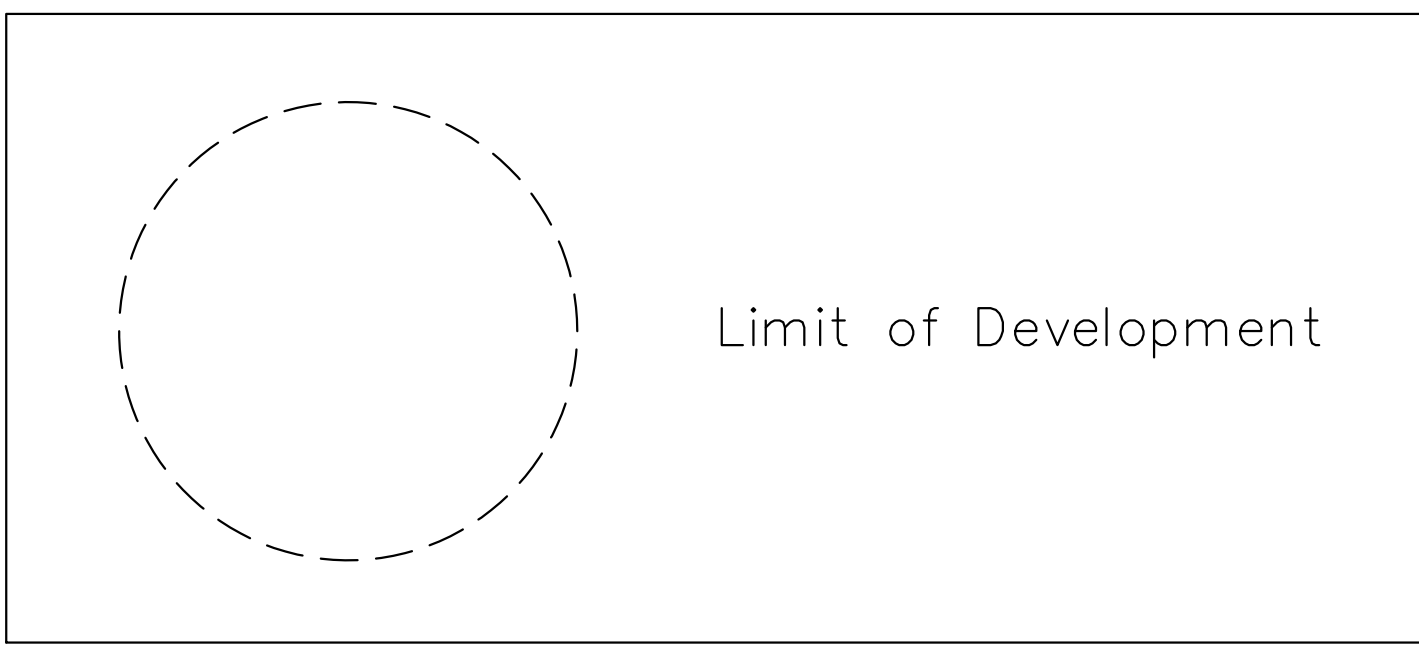
**HEIGHT LIMIT**  
30' above average existing ground elevation to peak of roof

**Lot Coverage**  
Maximum 40% of net lot area

**Gross Floor Area**  
Maximum 40% of net lot area

JayMarc Homes, LLC  
7525 SE 24th St, #4487  
Mercer Island, WA 98040  
425 281 2706

Site Plan  
4216 83rd Ave SE  
Mercer Island



Limit of Development

TREE TABLE									
ONSITE	Species	DBH	Drip	Classification	LOD	Save	Remove		
5	English laurel	11	24	significant	14	x			
10	Sweetgum	18	42	significant	14		x		
11	Silver birch	12	32	significant	14	x			
12	Rhododendron	SHRUB	N/A	N/A	N/A		x		
15	Rhododendron	SHRUB	N/A	N/A	N/A		x		
16	Rhododendron	SHRUB	N/A	N/A	N/A		x		
17	Flowering cherry	18	38	Significant	14		x		
18	Flowering cherry	8	22	significant	14		x		

OFFSITE									
	Species	DBH	Drip	Classification	LOD	Save	Remove		
1	Sweetgum	34	54	Off-site	14	x			
2	Douglas-fir	4	8	Off-site	6	x			
3	Flowering Dogwood	16	20	Off-site	12	x			
4	Deodara cedar	38	56	Off-site	14	x			
6	Douglas-fir	22	40	Off-site	14	x			
7	Silver birch	10	24	Off-site	14	x			
8	Deodara cedar	16	24	Off-site	14	x			
9	Douglas-fir	16	26	Off-site	14	x			
13	Douglas-fir	16	38	Off-site	14	x			
14	Douglas-fir	18	34	Off-site	14	x			

HEIGHT TABLE							
Loc.	El:	Length	Product	Loc.	El:	Length	Product
A	272.5	35	9,538	L	272.5	18	4,905
B	272.7	16	4,363	M	272.5	6	1,635
C	273	21	5,733	N	272.2	12	3,266
D	273	14	3,822	O	272.2	1	272
E	272.7	6.5	1,773	P	272	19	5,168
F	273.6	47	12,859				
G	272.7	43	11,726				
H	272.5	14	3,815				
I	272.4	3	817				
J	272.5	14	3,815				
K	272.5	3	818				
<b>Sub Totals</b>		<b>216.5</b>	<b>59,078</b>			<b>56</b>	<b>15,247</b>
				<b>Total Length 273</b>			
				<b>Total Products 74,325</b>			
<b>AEG = Product/Length</b>				<b>ABE</b>			
Maximum Height				30			
Maximum Elevation				302.8			
Proposed Ridge Height				301.23			

Hardscape	
Lot Area	13,965 sf
EXISTING	
Uncovered Patios	473 sf
Walkways	150 sf
Rocks/Retaining Walls	
Total Existing	623 sf
Existing Removed	(42) sf
Net Existing Retained	581 sf
NEW	
Walkways	355 sf
Uncovered Patio	65 sf
Total New	420 sf
Total New and Existing	420 sf
Total Hardscape	3,011

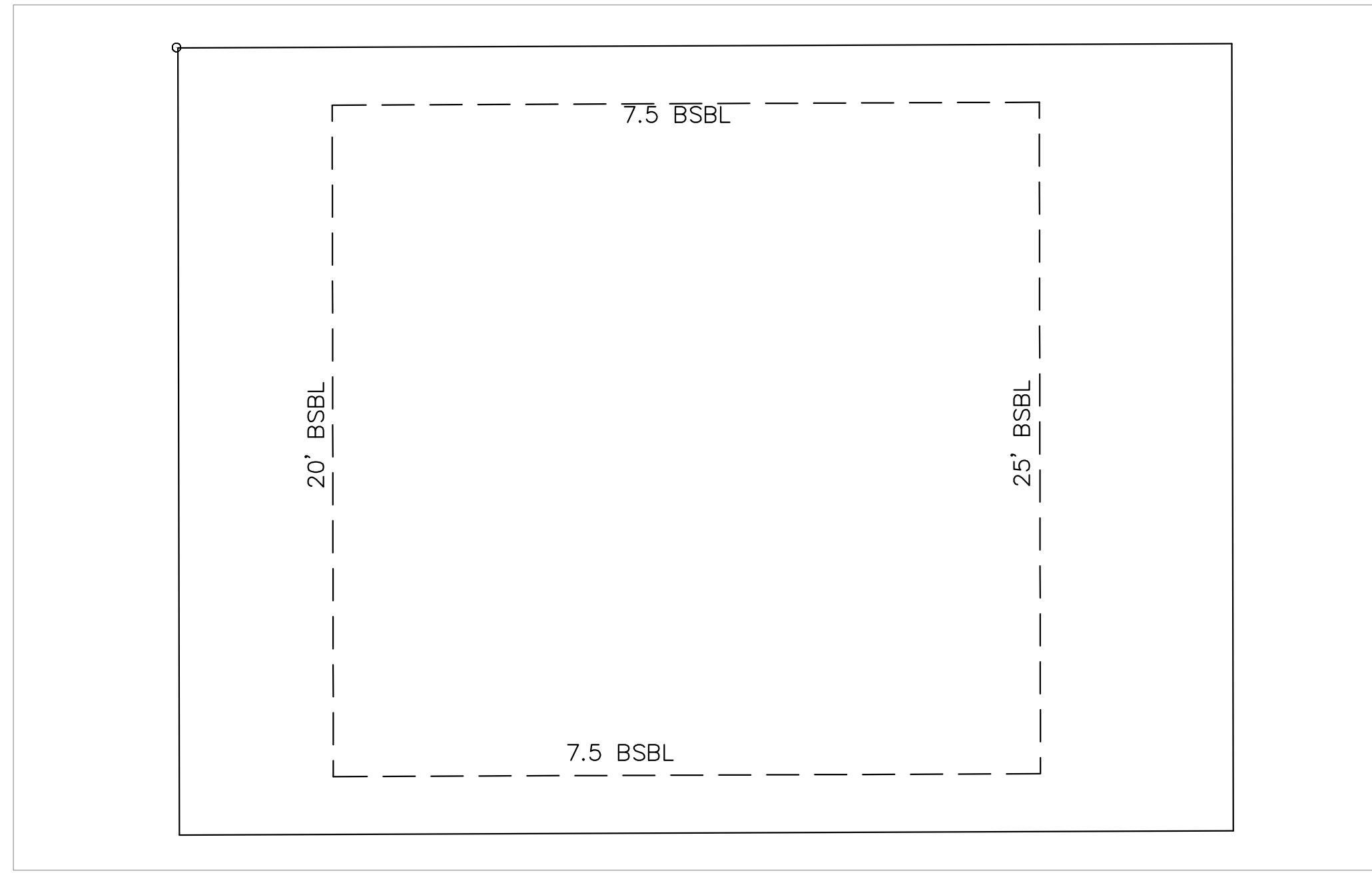
PARKING	
<b>Covered</b>	<b>3 ea.</b>
<b>Driveway</b>	<b>3 ea.</b>

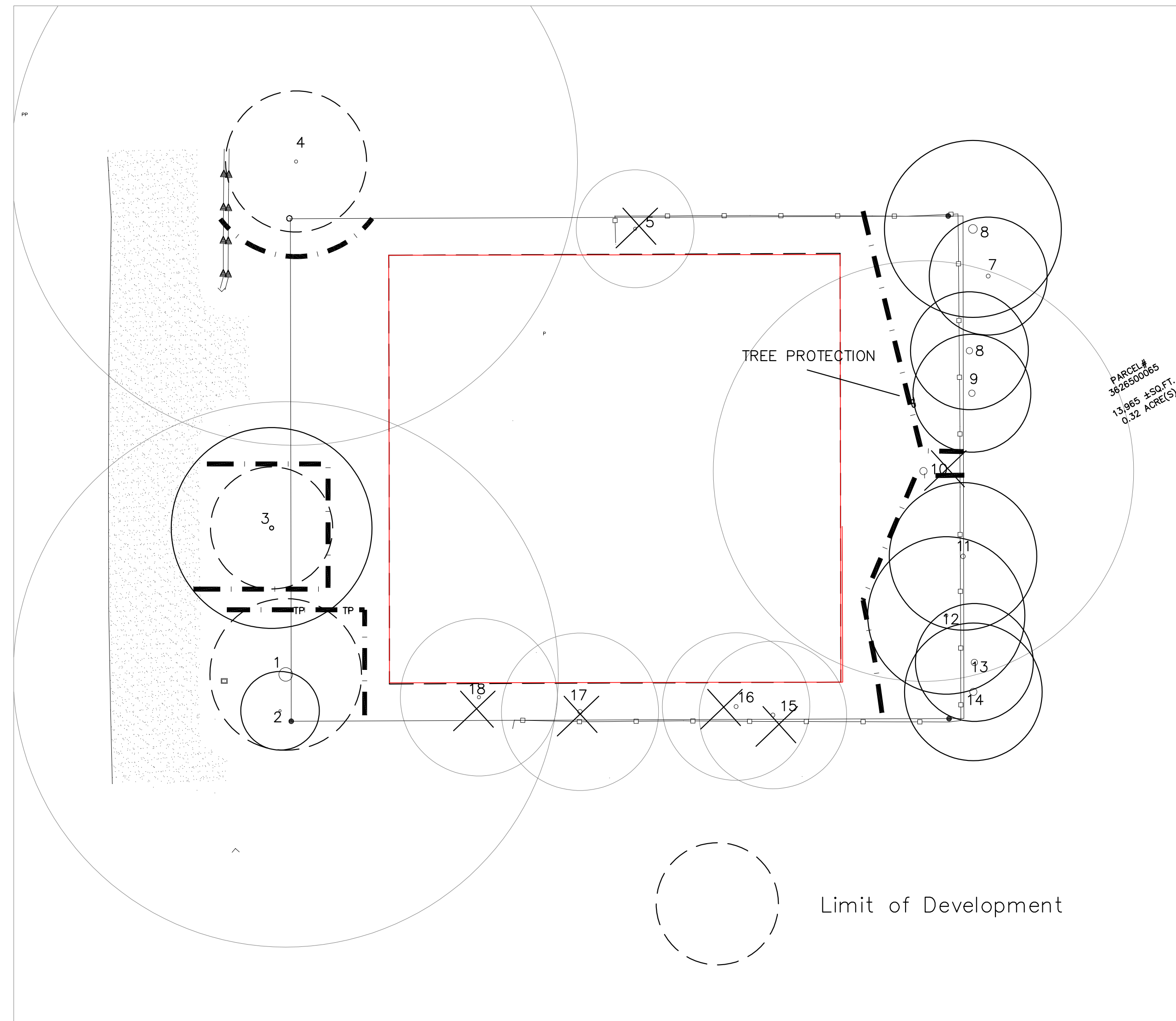
LOT SLOPE CALCULATION	
High Point El:	276.5 ft
Low Point El:	268.6 ft
Elevation Difference	7.9 ft
Distance	136.6 ft
% Slope	5.8%

Drawn by  
Gary Upper  
2-22-24

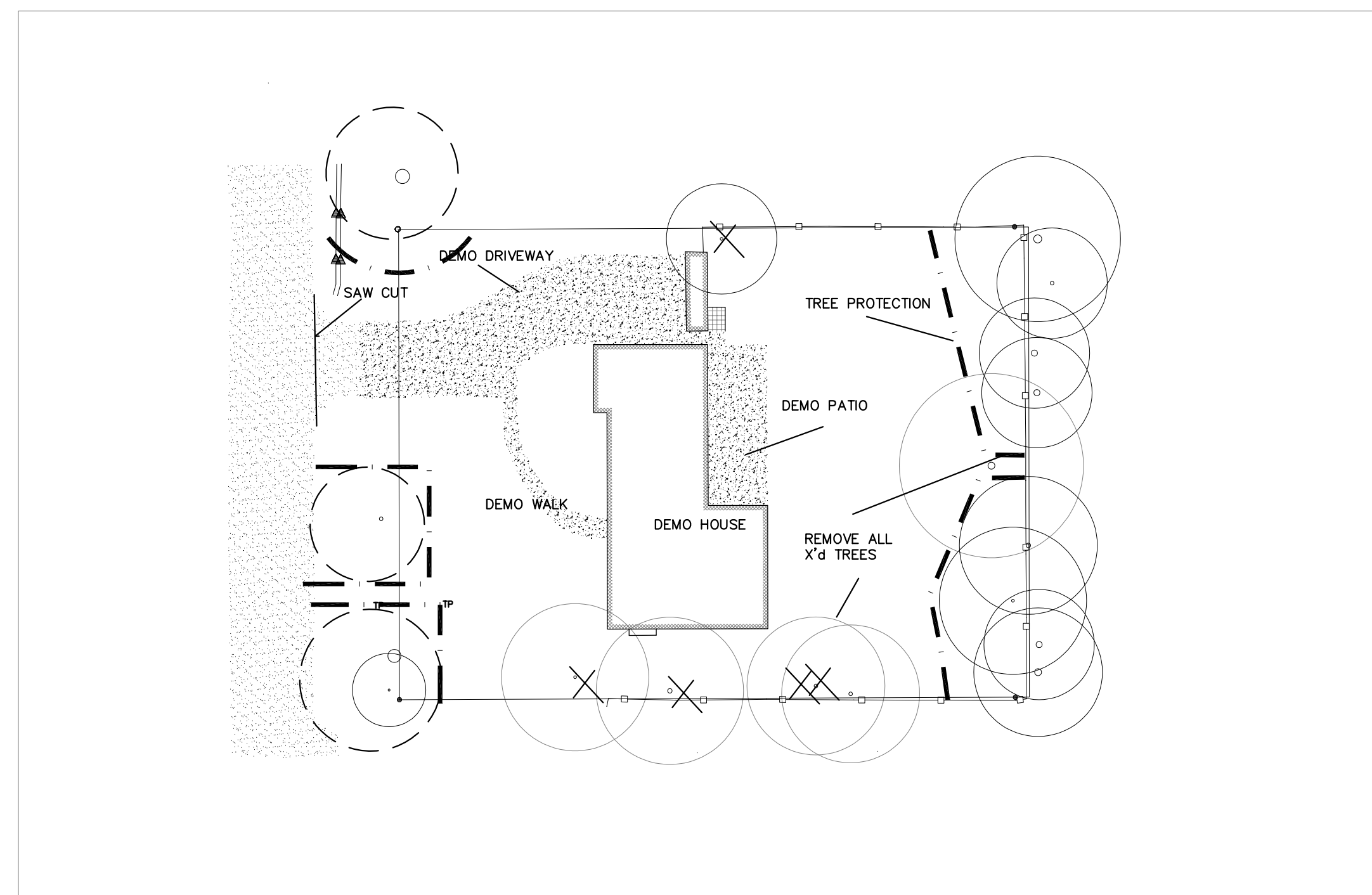
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BULDING SETBACKS



BUILDING PAD

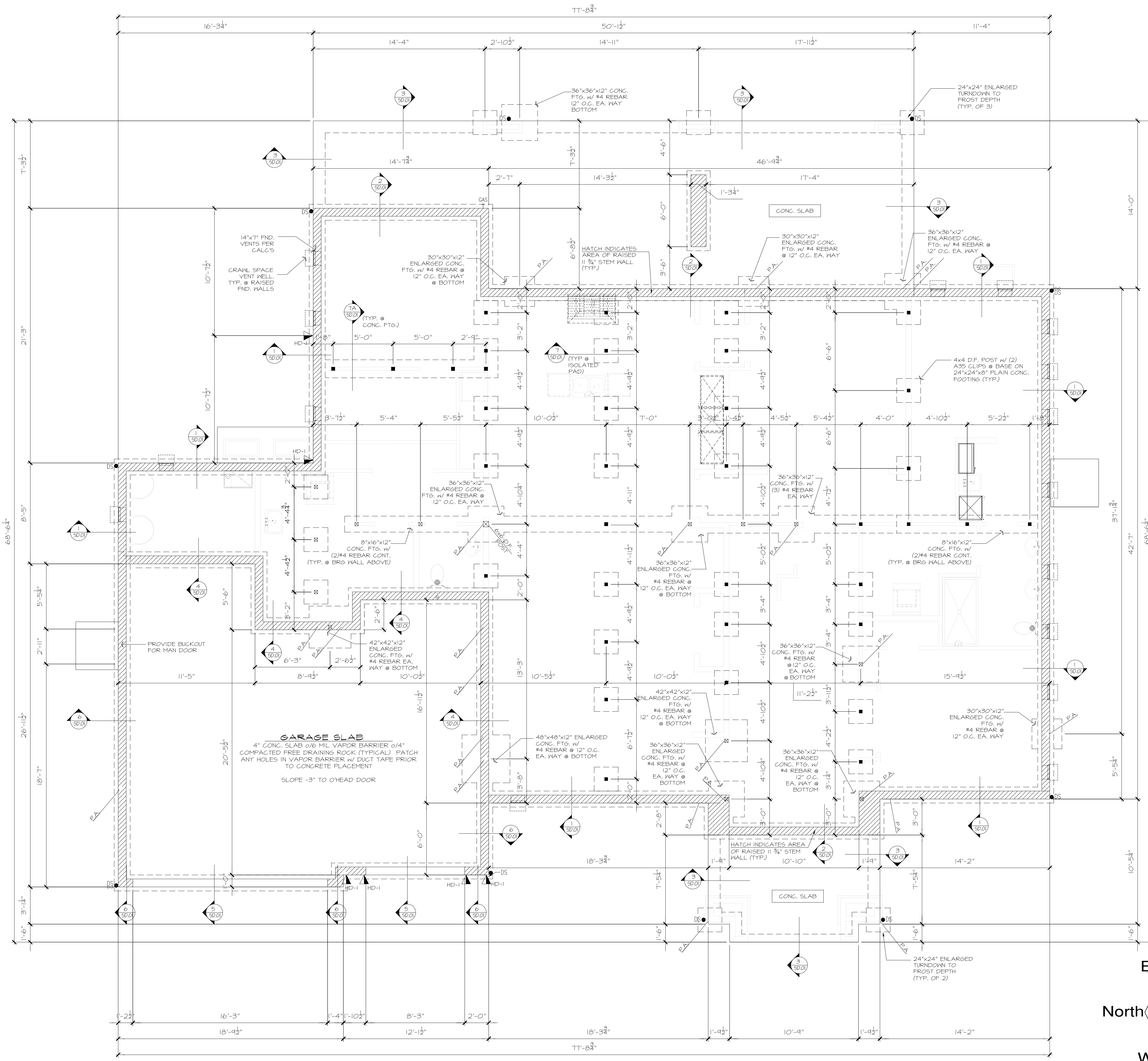


DEMOLITION

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

Site Plan  
 4216 83rd Ave SE  
 Mercer Island

Drawn by  
 Gary Upper  
 2-22-24



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

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

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

**REFER TO S-0.0 FOR TYPICAL STRUCTURAL NOTES & SCHEDULES**

**TYP. CRAWLSPACE POSTS:**  
 4x4 D.F. POST w/ 2x4 CLEATS EA. SIDE + (2) A35 CLIPS ON EA. SIDE @ BASE OF POST w/ 1/4" x 1 1/2" LONG REDHEAD NAILS (4'-0" MAX. POST HEIGHT) ON #40 FELT OR ASPHALT SHINGLE ON 24"x24"x8" PLAIN CONC. FTG. (TYP. U.N.O.)

# FOUNDATION PLAN

1/4" = 1'-0"



**4216 83rd Ave SE  
 Mercer Island, WA.**  
 Job Number: **MIS076**

plan name: -  
 marketing name: XXXXXX  
 plan number: MIS076  
 mark sys. number: -

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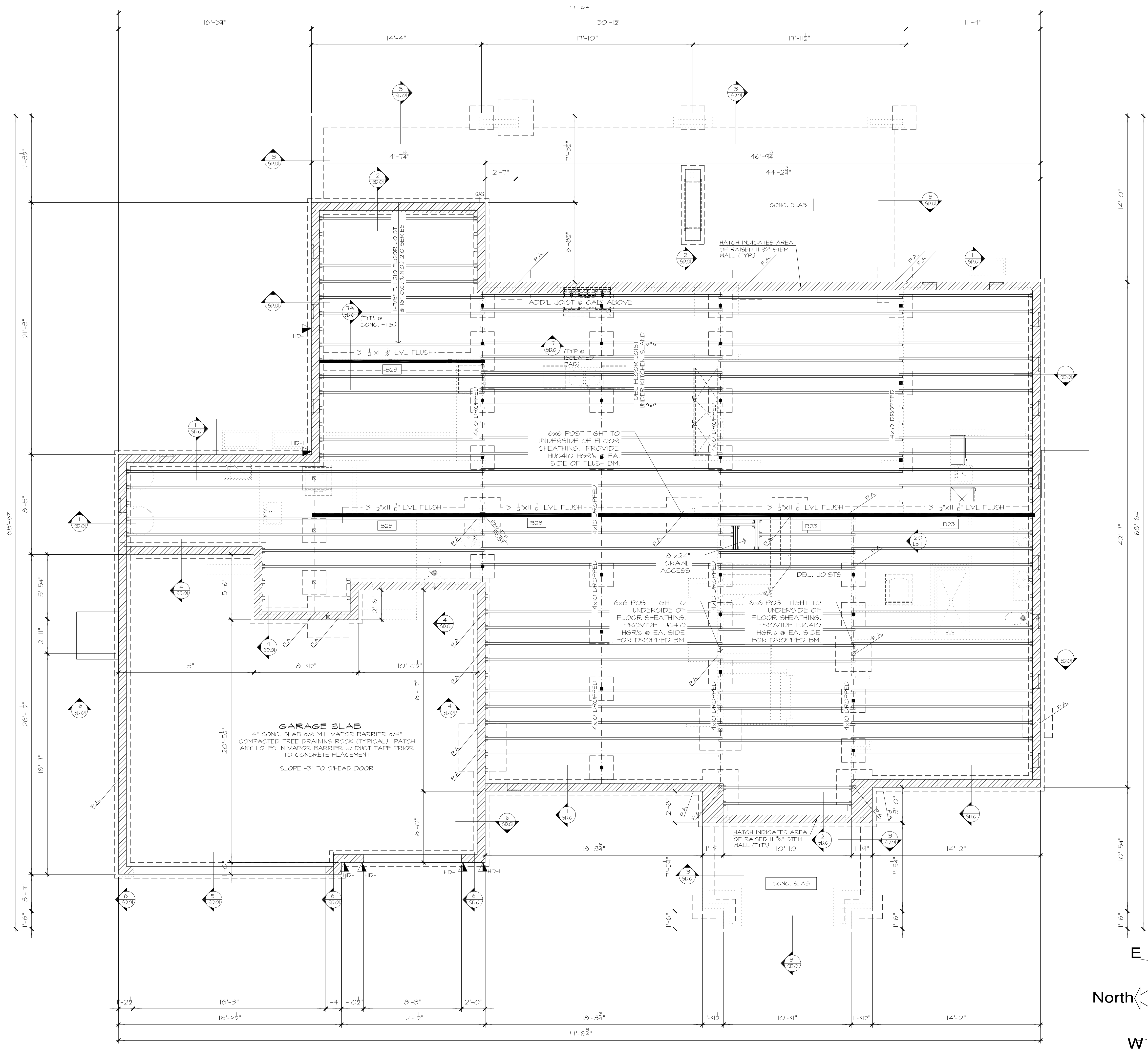
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R.R./ S.K.  
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HOLD-DOWN SCHEDULE	
SYMBOL	SPECIFICATION
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HD-5	SIMPSON CSI6 STRAP TIE (14" END LENGTH)
HD-6	SIMPSON MSTC40 STRAP TIE (12" END LENGTH)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

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

FLOOR JOISTS @ 16" O.C. 210 SERIES (TYP. U.N.O.)

REFER TO S-O.O FOR TYPICAL STRUCTURAL NOTES & SCHEDULES

4x10 DROPPED [B22] CONT. BEAM (TYP. U.N.O.)

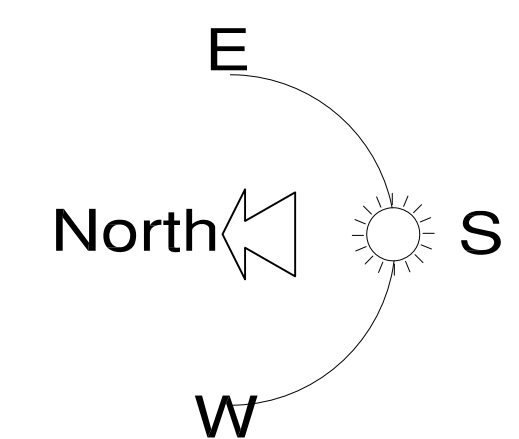
TYP. CRAWLSPACE POSTS:  
 4x4 D.F. POST w/ 2x4 GLEATS EA. SIDE + (2) A35 CLIPS ON EA. SIDE @ BASE OF POST w/ 1" x 1" LONG REDHEAD NAILS (4'-0" MAX. POST HEIGHT) ON #10 FELT OR ASPHALT SHINGLE ON 24"x24"x8" PLAIN CONC. FTG. (TYP. U.N.O.)

FOUNDATION VENTILATION			
Crawlspace Area:	2695 s.f.		
Ventilation Required:	2695 s.f. / 300 =	1293.6 s.i. Req'd	
Use:	14" x 7" Foundation Vents		
Vent Area =	98 s.i. - 25% reduct., 1/4" mesh =	73.5 s.i.	
Vents Required =	1293.6 s.i. / Vent Area =	17.60 s.i.	
Provide:	18 14" x 7" Vents, Area =	1323 s.i.	
Ventilation Provided =	1323.00 s.i. Is Greater than	1293.6 s.i. Req'd	
Use:	18 14" x 7" Foundation Vents		

\* FOUNDATION VENTS SHALL NOT INTERFERE WITH DIRECT LOAD PATH OF COLUMNS  
 \* INSTALL 6 MIL BLACK POLYETHYLENE VAPOR RETARDER GROUND COVER  
 \* LOCATE ONE VENT WITHIN 3 FEET OF EACH CORNER OF THE BUILDING, EXCEPT ONE SIDE OF THE BUILDING SHALL BE PERMITTED TO HAVE NO VENTS.

# FIRST FLOOR FRAMING PLAN

1/4" = 1'-0"



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

4216 83rd Ave SE  
 Mercer Island, WA  
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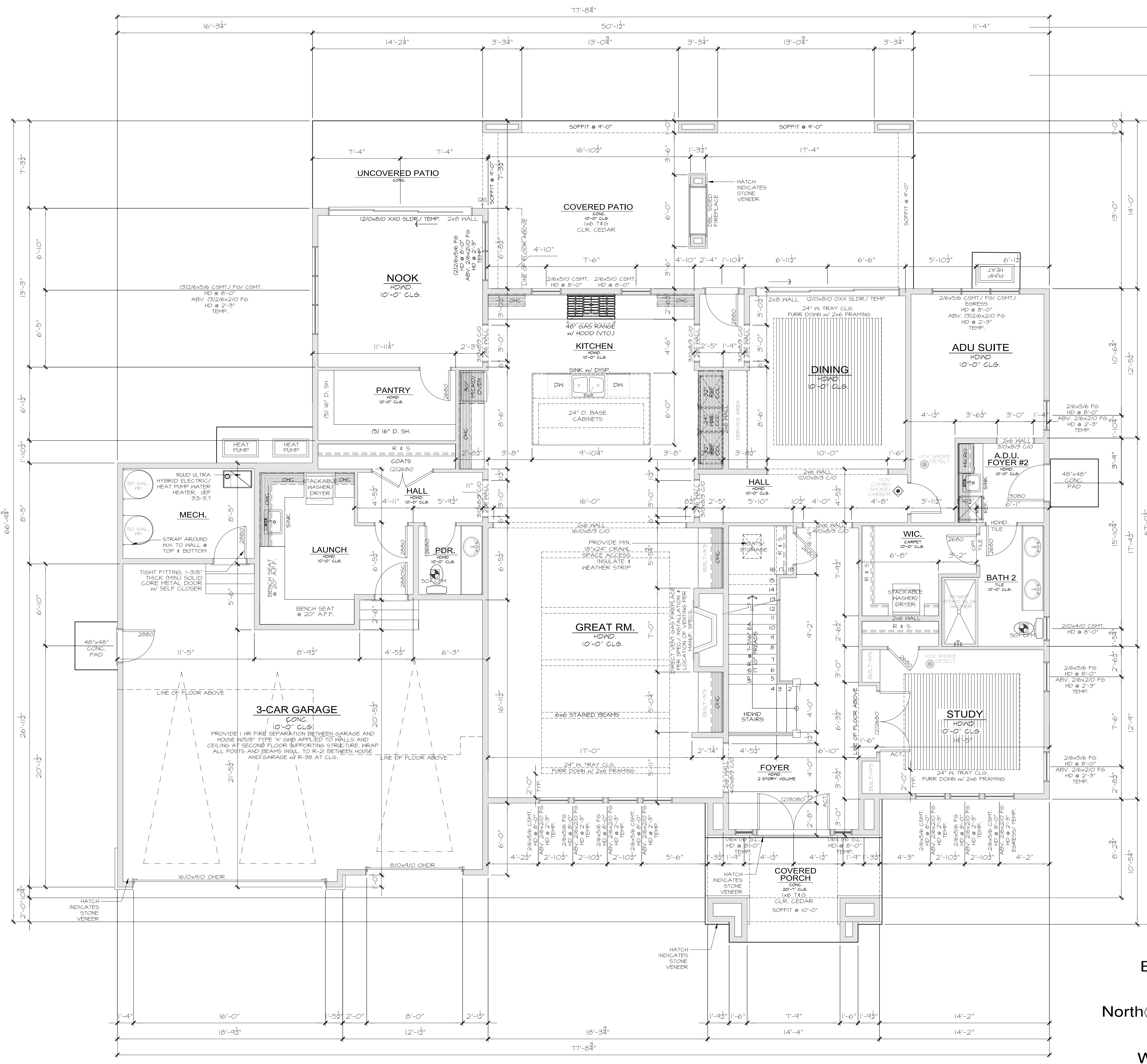
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 of: .

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# MAIN FLOOR PLAN NOTES

## PLAN SPECIFIC 2018 INSEC. SECTION R06

R406.2 ADDITIONAL ENERGY EFFICIENCY REQUIREMENTS (MANDATORY). THIS RESIDENTIAL DWELLING SHALL COMPLY W/SUFFICIENT OPTIONS FROM TABLE R406.2 TO ACHIEVE THE FOLLOWING MIN. NUMBER OF CREDITS: 6 FOR A 1501sf TO 4,999sf HOME. CREDITS PROVIDED IN THIS HOME AS FOLLOWS:  
 EFFICIENT BUILDING ENVELOPE OPT. 1.3: 0.5 CREDITS  
 PRESCRIPTIVE COMPLIANCE IS BASED ON TABLE R402.1.1 WITH FOLLOWING MODIFICATIONS:  
 VERTICAL PENETRATION U = 0.28 WINDOWS  
 FLOORS TO BE R-36 and SLAB ON GRADE TO BE R-10 PERIMETER and UNDER ENTIRE SLAB BELOW GRADE.

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

HIGH EFFICIENCY HVAC DISTRIBUTION OPT. 4.2: 1.0 CREDITS  
 HVAC EQUIPMENT AND ASSOCIATED DUCT SYSTEM(S) SHALL COMPLY WITH THE REQUIREMENTS OF SECT R403.3.7. LOCATING SYSTEM COMPONENTS IN CONDITIONED CRAWL SPACES IS NOT PERMITTED UNDER THIS OPTION. ELECTRIC RESISTANCE HEAT AND DUCTLESS HEAT PUMPS ARE NOT PERMITTED UNDER THIS OPTION. DIRECT COMBUSTION HEATING EQUIPMENT WITH AFUE LESS THAN 80% IS NOT PERMITTED UNDER THIS OPTION.

EFFICIENT WATER HEATING 5.5: 2.0 CREDITS  
 WATER HEATING SYSTEMS SHALL INCLUDE ONE OF THE FOLLOWING: ELECTRIC HEAT PUMP WATER HEATER MEETING THE STANDARDS FOR TIER III OF NEEA'S ADVANCED WATER HEATING SPECIFICATION. TO QUALIFY TO CLAIM THIS CREDIT, THE BUILDING PERMIT DRAWINGS SHALL SPECIFY THE OPTION BEING SELECTED AND SHALL SPECIFY THE WATER HEATER EQUIPMENT TYPE AND THE MINIMUM EQUIPMENT EFFICIENCY.

## WHOLE HOUSE VENTILATION

PROVIDE WHOLE HOUSE VENTILATION per 2018 IRC, M1505.4.3(1) and IMC R403.8. THE WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM SHALL PROVIDE OUTDOOR AIR AT A CONTINUOUS RATE AS DETERMINED IN ACCORDANCE WITH TABLE M1505.4.3(1) OR EQUATION 15.

SYMBOL	LOCATION	MIN. FAN REQUIREMENTS (ALL FANS VENT TO OUTSIDE)
⊙	BATH #1 POWDER ROOM	Min. 50cfm, INTERMITTENT at .025sqg per TABLE M1507.4
⊙	KITCHEN	Min. 100cfm, INTERMITTENT at .025sqg per TBL. M1507.4
⊙	LAUNDRY ROOM	Min. 360cfm, INTERMITTENT at .025sqg to FUNCTION AS WHOLE HOUSE FAN (WHF)

MECHANICAL CONTRACTOR TO SIZE WHF, FAN AND SET OPERATING TIMER per TABLE M1507.3(1) FOR A 450I-5000sf. DWELLING w/ 5 OR MORE BEDRMS. TO OPERATE INTERMITTENTLY and CONTINUOUSLY per TABLE M1507.3(2)  
 PROVIDE CONTROLS FOR WHF per M1507.3.2 AFFIX LABEL TO CONTROLS THAT READS "WHOLE HOUSE VENTILATION - SEE OPERATING INSTRUCTIONS"

# MAIN FLOOR PLAN

1/4" = 1'-0"

## 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	733 S.F.
TOTAL NET A.D.U.	380 S.F.
SUB TOTAL	5,905 S.F.
COVD PATIO	500 S.F.
COVD PORCH	134 S.F.
OVERALL WIDTH	77'-8 3/4"
OVERALL DEPTH	69'-1'-3"

Method for Calculating Square Footage - ANSI Z190-2013 except, no separate distinction of above-grade or below-grade areas; 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.

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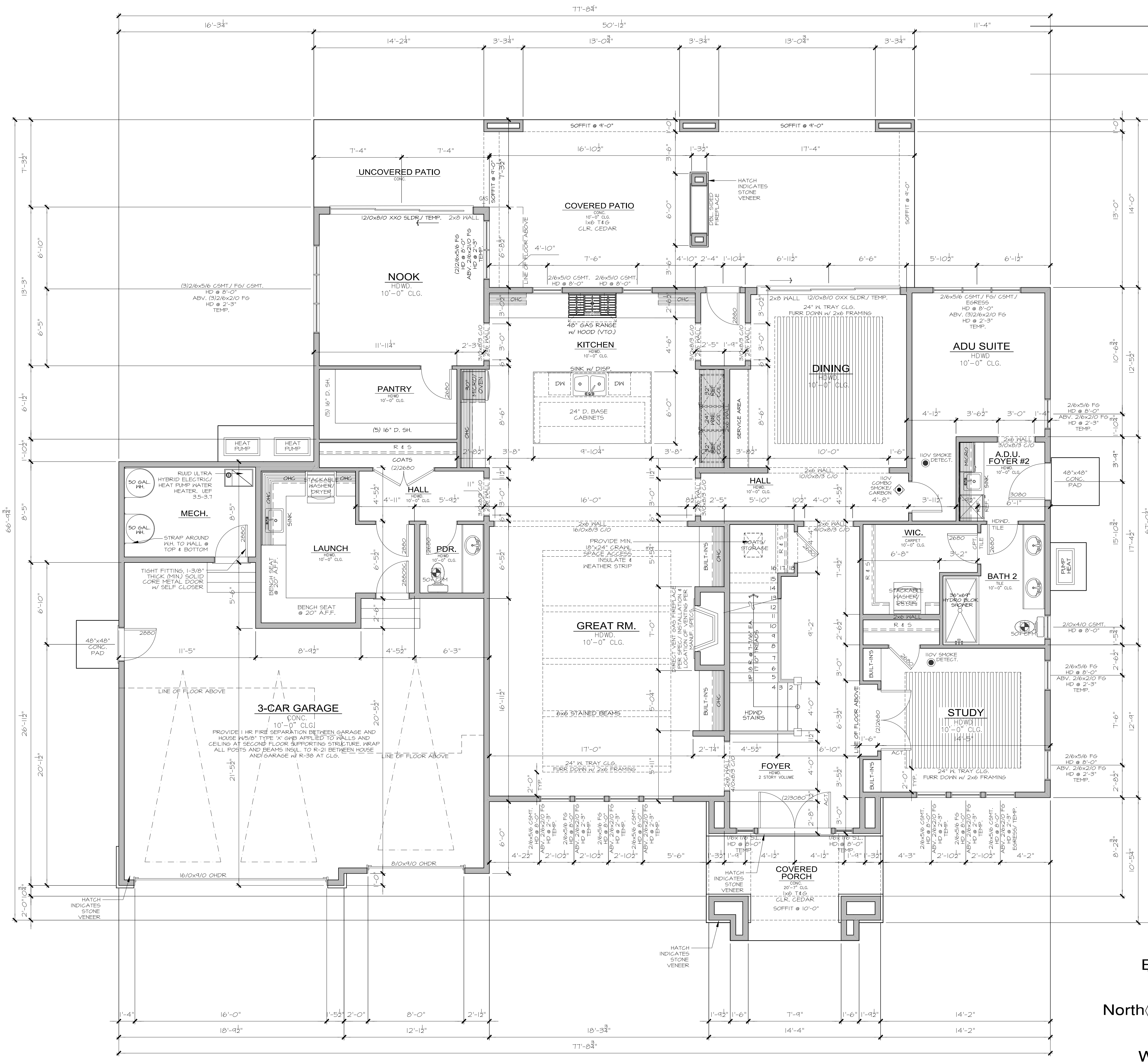
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 Design Firm

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

Primary Scale

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Sheet Title/Description



# MAIN FLOOR PLAN NOTES

**PLAN SPECIFIC 2018 WSEC. SECTION R06**  
 R406.2 ADDITIONAL ENERGY EFFICIENCY REQUIREMENTS (MANDATORY). THIS RESIDENTIAL DWELLING SHALL COMPLY w/SUFFICIENT OPTIONS FROM TABLE R406.2 TO ACHIEVE THE FOLLOWING MIN. NUMBER OF CREDITS:  
 6 FOR A 1501sf to 4,999sf HOME.  
 CREDITS PROVIDED IN THIS HOME AS FOLLOWS:  
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 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 OPT. 3.5a: 1.5 CREDITS**  
 AIR-SOURCE, CENTRALLY DUCTED HEAT PUMP WITH MINIMUM HSPFF OF 11.0. TO QUALIFY TO CLAIM THIS CREDIT, THE BUILDING PERMIT DRAWINGS SHALL SPECIFY THE OPTION BEING SELECTED AND SHALL SPECIFY THE HEATING EQUIPMENT EFFICIENCY. EXTERIOR LOCATED EQUIPMENT SHOULD ALSO BE REPRESENTED ON SITE PLAN.

**HIGH EFFICIENCY HVAC DISTRIBUTION OPT. 4.2: 1.0 CREDITS**  
 HVAC EQUIPMENT AND ASSOCIATED DUCT SYSTEM(S) SHALL COMPLY WITH THE REQUIREMENTS OF SECT R403.3.7. LOCATING SYSTEM COMPONENTS IN CONDITIONED CRAWL SPACES IS NOT PERMITTED UNDER THIS OPTION. ELECTRIC RESISTANCE HEAT AND DUCTLESS HEAT PUMPS ARE NOT PERMITTED UNDER THIS OPTION. DIRECT COMBUSTION HEATING EQUIPMENT WITH AFUE LESS THAN 80% IS NOT PERMITTED UNDER THIS OPTION.  
**EFFICIENT WATER HEATING 5.5: 2.0 CREDITS**  
 WATER HEATING SYSTEMS SHALL INCLUDE ONE OF THE FOLLOWING: ELECTRIC HEAT PUMP WATER HEATER MEETING THE STANDARDS FOR TIER III OF NEEA'S ADVANCED WATER HEATING SPECIFICATION. TO QUALIFY TO CLAIM THIS CREDIT, THE BUILDING PERMIT DRAWINGS SHALL SPECIFY THE OPTION BEING SELECTED AND SHALL SPECIFY THE WATER HEATER EQUIPMENT TYPE AND THE MINIMUM EQUIPMENT EFFICIENCY.

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SYMBOL	LOCATION	MIN. FAN REQUIREMENTS (ALL FANS VENT TO OUTSIDE)
⊙	BATH #1 POWDER ROOM	Min. 50cfm, INTERMITTENT at .025sqg per TABLE M1507.4
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MECHANICAL CONTRACTOR TO SIZE WHF, FAN AND SET OPERATING TIMER per TABLE M1507.3.3(1) FOR A 4.501-5.000sf DWELLING w/ 5 OR MORE BEDRMS. TO OPERATE INTERMITTENTLY and CONTINUOUSLY per TABLE M1507.3.3(2)  
 PROVIDE CONTROLS FOR WHF per M1507.3.2 AFFIX LABEL TO CONTROLS THAT READS "WHOLE HOUSE VENTILATION - SEE OPERATING INSTRUCTIONS"

# MAIN FLOOR PLAN

1/4" = 1'-0"

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TOTAL NET AREA MAIN HOUSE	4,742 S.F.
GARAGE	733 S.F.
TOTAL NET A.D.U.	380 S.F.
SUB TOTAL	5,905 S.F.
COVERED PATIO	500 S.F.
COVERED PORCH	134 S.F.
OVERALL WIDTH	77'-8 3/4"
OVERALL DEPTH	69'-3"
Updated:	03/04/2018

Method for Calculating Square Footage - ANSI Z169-2013 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 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.

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

Issue	Issue Date	By	Description

4216 83rd Ave SE  
 Mercer Island, WA.  
 Job Number:  
**MIS076**

plan name: -  
 marketing name: XXXXXX  
 plan number: MIS076  
 mark sys. number: -

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R.R.  
 Drawn by:

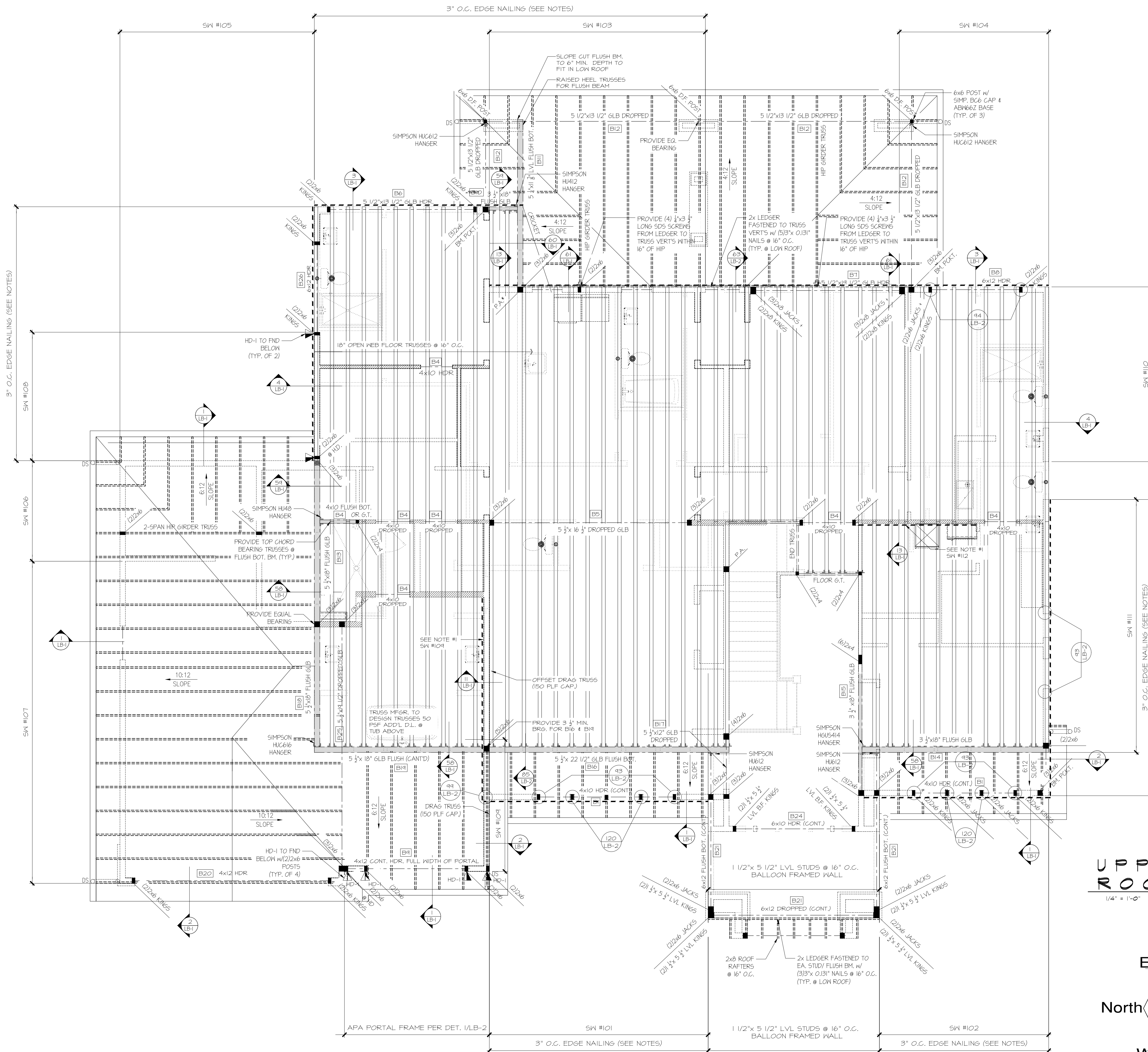
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Sheet Title/Description





HOLD-DOWN SCHEDULE	
SYMBOL	SPECIFICATION
HD-1	SIMPSON 5THD14 (R.) HOLD-DOWN
HD-5	SIMPSON CS16 STRAP TIE (14\"/>

LEGEND	
	INTERIOR BEARING WALL
	BEAM / HEADER

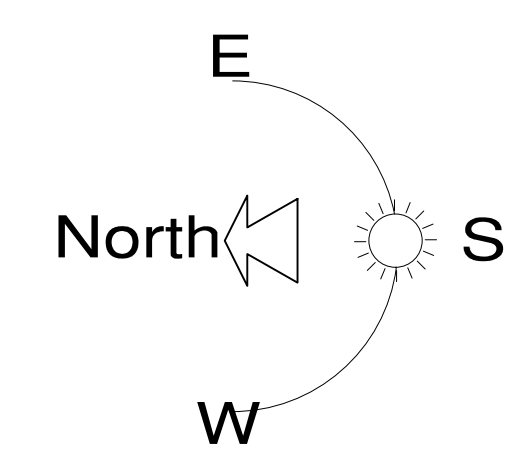
REFER TO S-O-O FOR TYPICAL STRUCTURAL NOTES & SCHEDULES

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

NOTE #1:  
PROVIDE 3/8\"/>

# UPPER FLOOR & LOWER ROOF FRAMING PLAN

1/4\"/>



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### UPPER FLOOR PLAN NOTES:

PLAN SPECIFIC 2018 WSEC. SECTION R406  
R406.2 ADDITIONAL ENERGY EFFICIENCY REQUIREMENTS (MANDATORY). THIS RESIDENTIAL DWELLING SHALL COMPLY w/SUFFICIENT OPTIONS FROM TABLE R406.2 TO ACHIEVE THE FOLLOWING MIN. NUMBER OF CREDITS:  
6 FOR a 1501sf to 4,999sf HOME.  
CREDITS PROVIDED IN THIS HOME AS FOLLOWS:  
EFFICIENT BUILDING ENVELOPE OPT. 1.3: 0.5 CREDITS  
PRESCRIPTIVE COMPLIANCE IS BASED ON TABLE R402.1.1 WITH FOLLOWING MODIFICATIONS:  
VERTICAL FENESTRATION U = 0.28 WINDOWS  
FLOORS TO BE R-38 and SLAB ON GRADE TO BE R-10 PERIMETER and UNDER ENTIRE SLAB BELOW GRADE.

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

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

EFFICIENT WATER HEATING 5.5: 2.0 CREDITS  
WATER HEATING SYSTEMS SHALL INCLUDE ONE OF THE FOLLOWING:  
ELECTRIC HEAT PUMP WATER HEATER MEETING THE STANDARDS FOR TIER III OF NEEA'S ADVANCED WATER HEATING SPECIFICATION.  
TO QUALIFY TO CLAIM THIS CREDIT, THE BUILDING PERMIT DRAWINGS SHALL SPECIFY THE OPTION BEING SELECTED AND SHALL SPECIFY THE WATER HEATER EQUIPMENT TYPE AND THE MINIMUM EQUIPMENT EFFICIENCY.

WHOLE HOUSE VENTILATION  
PROVIDE WHOLE HOUSE VENTILATION per 2018 IRC, M505.4.3(1) and IMC R403.B. THE WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM SHALL PROVIDE OUTDOOR AIR AT A CONTINUOUS RATE AS DETERMINED IN ACCORDANCE WITH TABLE M505.4.3(1) OR EQUATION 15.

SYMBOL	LOCATION	MIN. FAN REQUIREMENTS (ALL FANS VENT TO OUTSIDE)
BA	BATH #	Min. 50cfm, INTERMITTENT at .025avg per TABLE M507.4
PO	POKIER	Min. 100cfm, INTERMITTENT at .025avg per TBL. M507.4
K	KITCHEN	RANGE HOOD or DOWN DRAFT EXHAUST FAN RATED at min. 100cfm, or EXHAUST FAN RATED FOR EXHAUST FAN REQMT. EXHAUST HOODS IN EXCESS OF 400cfm SHALL BE INTERLOCKED AND PROVIDE MAKE UP AIR per M505.4
L	LAUNDRY ROOM	MIN. 360cfm, INTERMITTENT at .025avg TO FUNCTION AS WHOLE HOUSE FAN (WHF).

MECHANICAL CONTRACTOR TO SIZE WHF, FAN and SET OPERATING TIMER per TABLE M507.3(3) FOR A 4501-5000sf DWELLING w/ 5 OR MORE BEDROOMS. TO OPERATE INTERMITTENTLY and CONTINUOUSLY per TABLE M507.3(2)  
PROVIDE CONTROLS FOR WHF, per M507.3.2 AFFIX LABEL TO CONTROLS THAT READS "WHOLE HOUSE VENTILATION - SEE OPERATING INSTRUCTIONS"

### UPPER FLOOR PLAN

1/4" = 1'-0"

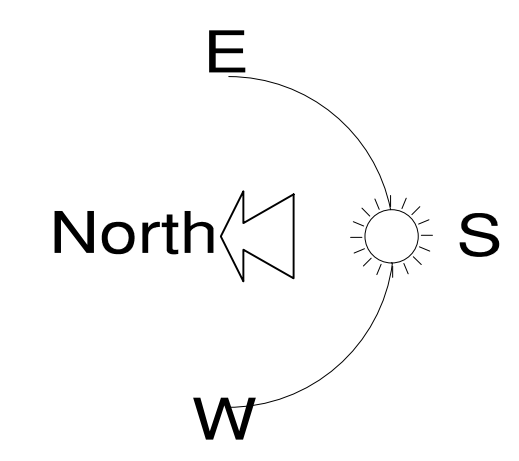
### F.A.R. CALCULATIONS: SQUARE FOOTAGE SUMMARY

MAIN FLOOR/ MAIN LIVING	2,315 S.F.
A.D.U.	380 S.F.
GARAGE	133 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	4,742 S.F.
GARAGE	133 S.F.
TOTAL NET A.D.U.	380 S.F.
SUB TOTAL	5,405 S.F.
COVD PATIO	500 S.F.
COVD PORCH	134 S.F.
OVERALL WIDTH	17'-8 3/4"
OVERALL DEPTH	69'-3"
Updated: 03/04/2018	

Method for Calculating Square Footage - ANSI Z165-2013 except, no separate distinction of "above-grade or below-grade" areas and each level is measured to the outside of studs not the exterior finished surface.

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

See Sheet "CODES" for additional Zoning required Area Calculations.



Sheet Title/Description



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

Issue	Issue Date	By	Description
△			

4216 83rd Ave SE  
Mercer Island, WA,  
Job Number:  
MIS076

plan name:	-
marketing name:	XXXXXX
plan number:	MIS076
mark sys. number:	-

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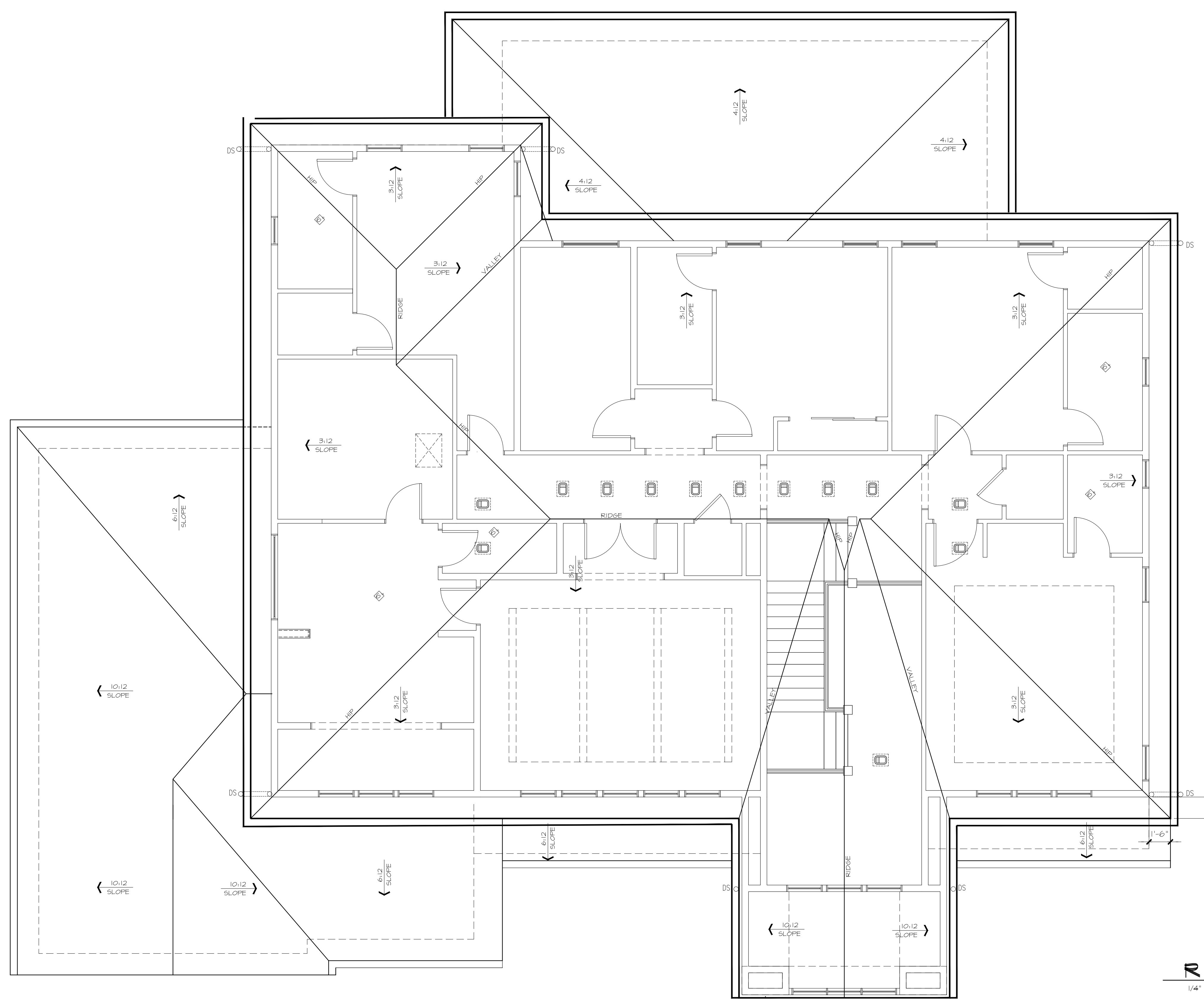
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Drawn by:

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

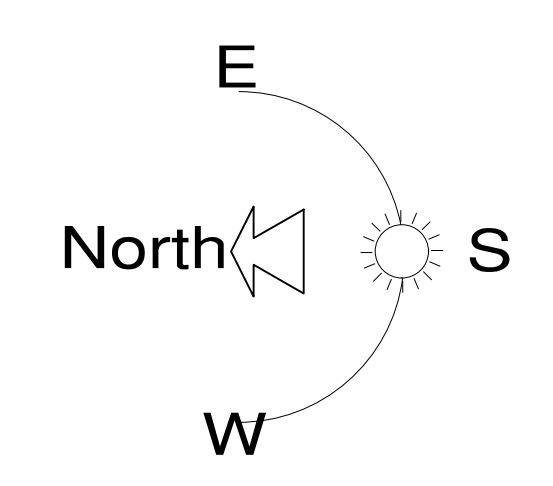
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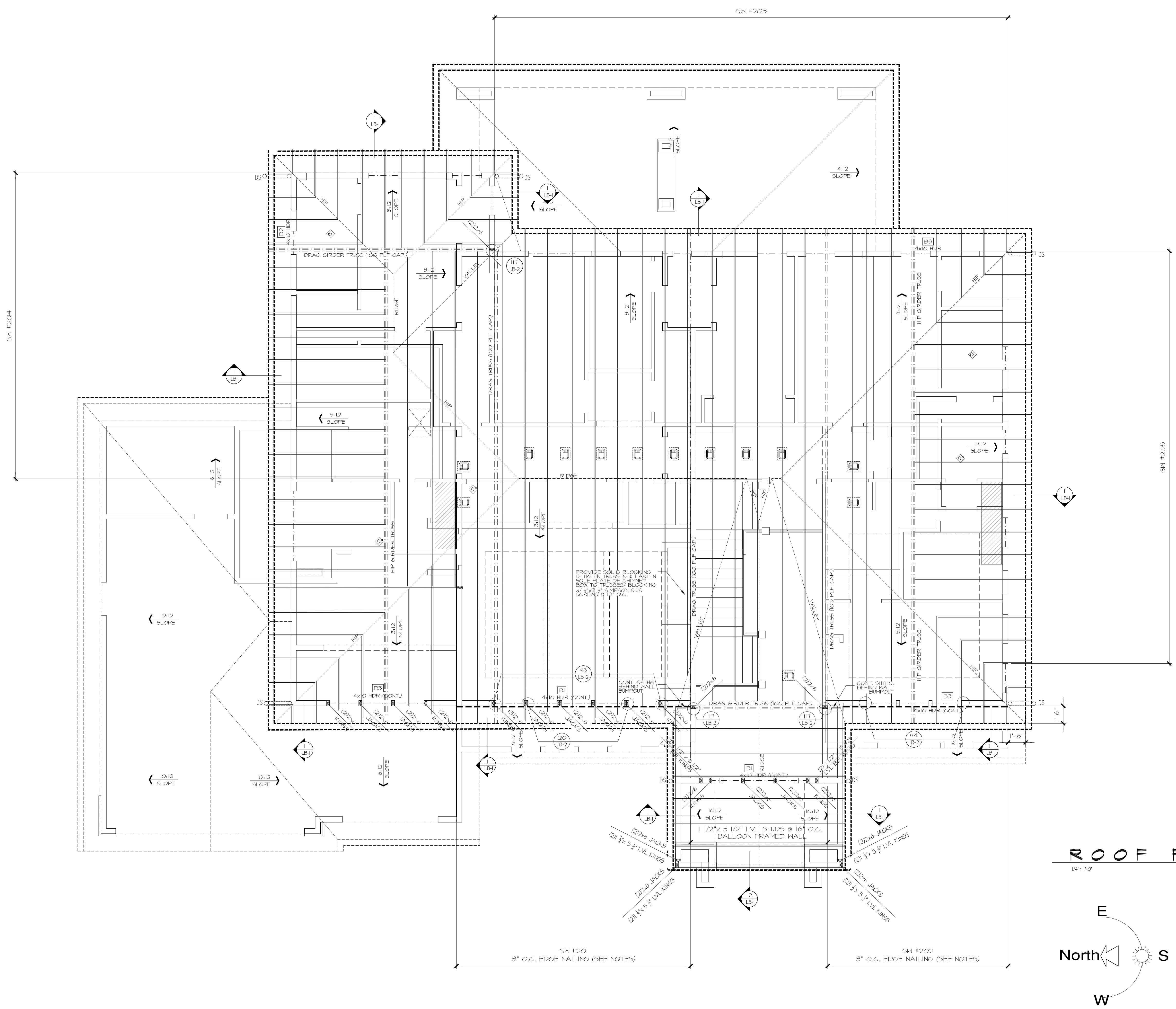
ROOF VENTILATION		ZONE 1
Standard Truss / Scissor Truss Roof Framing Assembly:		
Roof Area :	2182 s.f.	
Ventilation Required:	2182 s.f. x 144 s.i. / s.f. / 300 =	1047.4 s.i. Req'd
Provide between 40% & 50% of the total required ventilation no more than 3 ft below the ridge or the highest point of the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



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



Sheet Title/Description



**LEGEND**

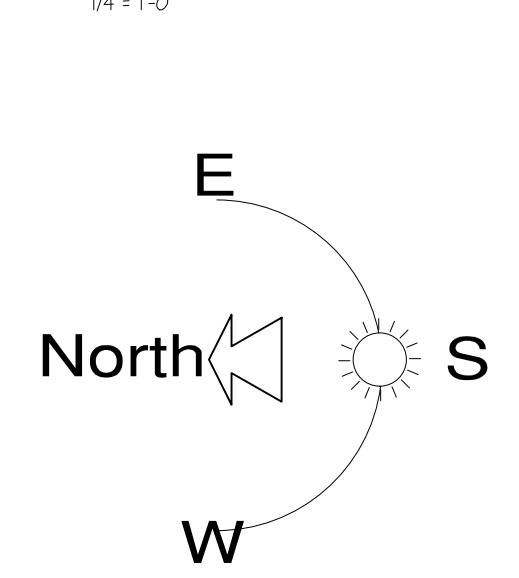
- ▨ INTERIOR BEARING WALL
- ▬ BEAM / HEADER
- ⋯ ROOF TRUSS @ 24" O.C. (U.N.O.)
- ⋯ GIRDER TRUSS
- ▬ INTERIOR SHEAR WALL PANEL OR EXTERIOR SHEAR WALL w/ 3" o.c. EDGE NAILING
- JL METAL HANGER
- ⊗ INDICATES OVER FRAMED TRUSS AREA

REFER TO S-0.0 FOR TYPICAL STRUCTURAL NOTES & SCHEDULES

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

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

**ROOF FRAMING PLAN**



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

Issue	Issue Date	By	Description
△			

4216 83rd Ave SE  
 Mercer Island, WA  
 Job Number:  
**MIS076**

plan name: \_\_\_\_\_  
 marketing name: XXXXXX  
 plan number: MIS076  
 mark sys. number: -

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 Drawn by:

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

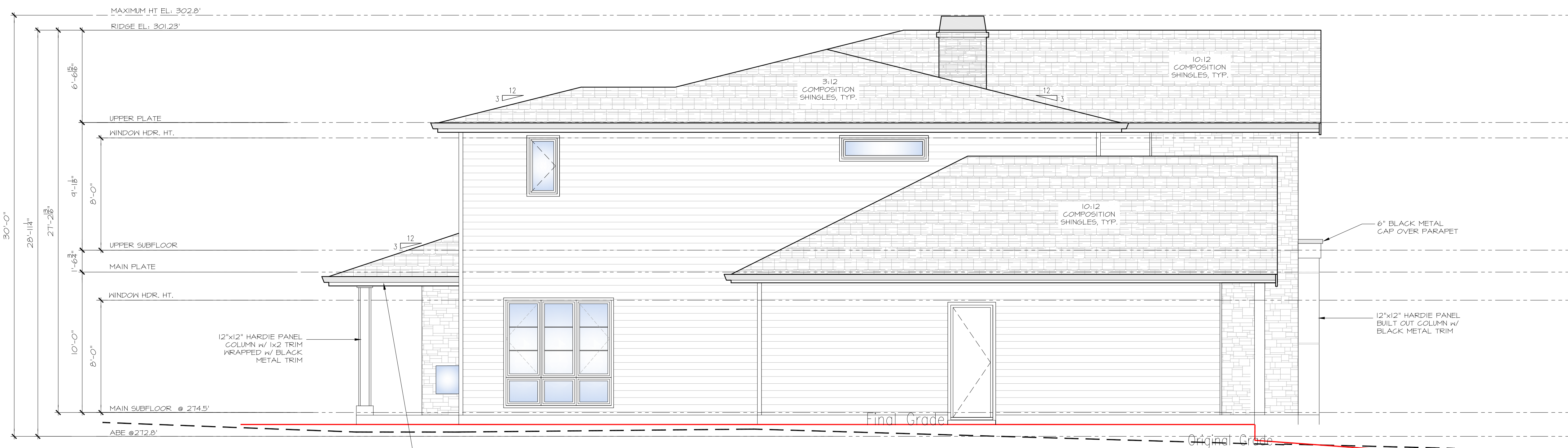
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Sheet Title/Description



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



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

Issue	Issue Date	By	Description

4216 83rd Ave SE  
 Mercer Island, WA.  
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 of: .

Sheet Title/Description

Issue	Issue Date By	Description
△		

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 of .



**REAR ELEVATION**

1/4" = 1'-0"



**RIGHT ELEVATION**

1/4" = 1'-0"

Sheet Title/Description

Issue	Issue Date	By	Description
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4216 83rd Ave SE  
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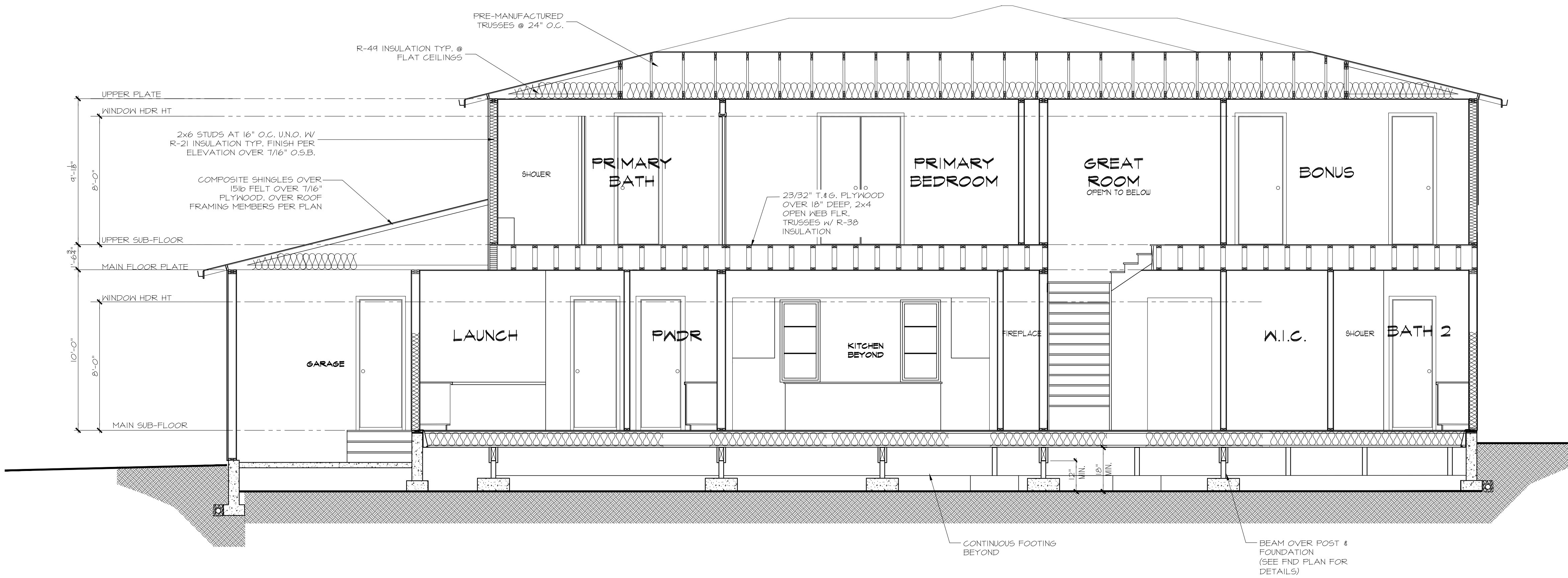
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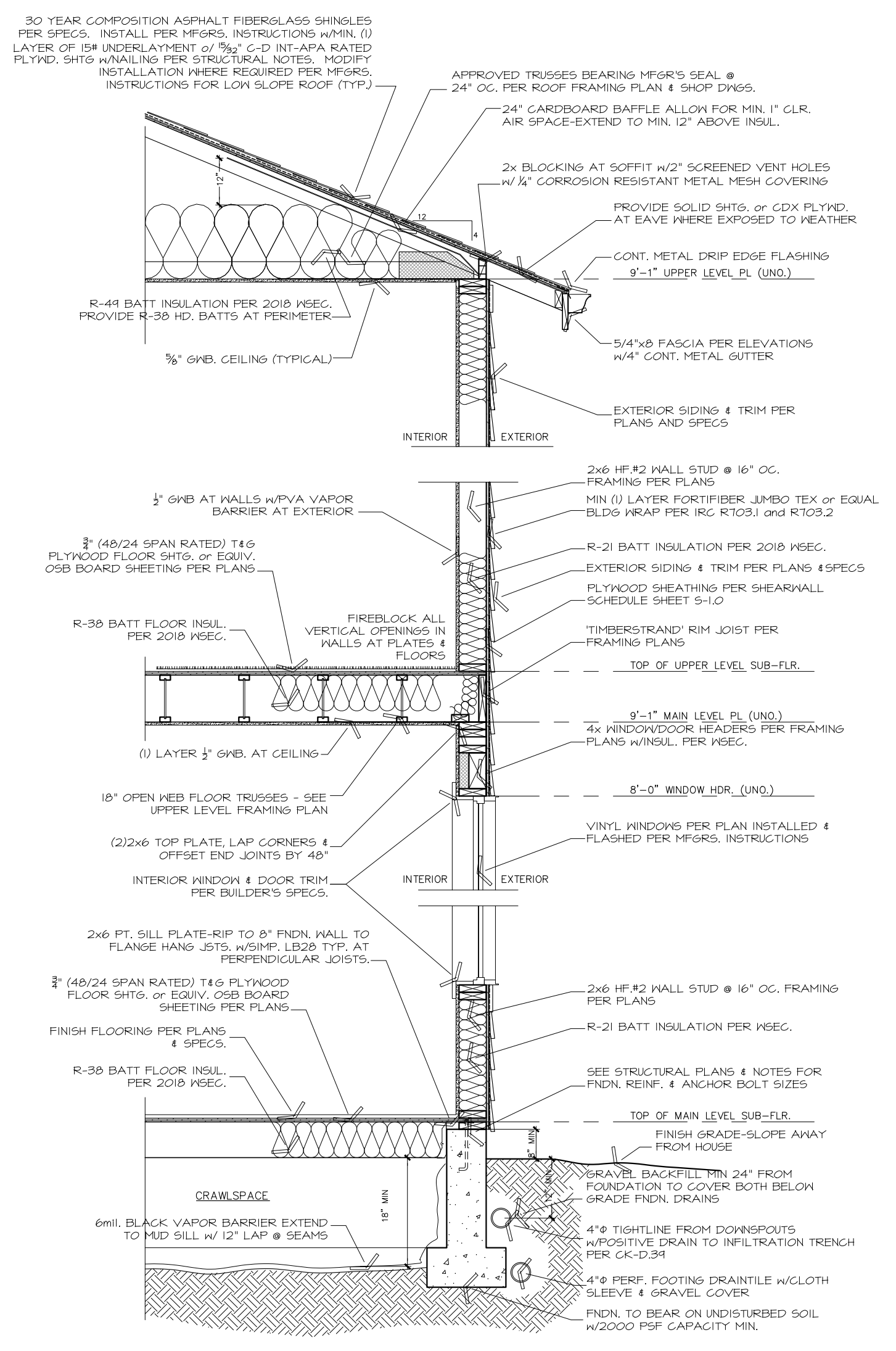
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Sheet Title/Description



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



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

<b>BASEMENT SLAB</b>
4" CONC. SLAB ON 6 MIL VAPOR BARRIER ON 4" MIN. GRANULAR FILL ON 95% COMPACTED FILL/VIRGIN SOIL
<b>GARAGE SLAB</b>
4" CONC. SLAB ON 4" MIN. GRANULAR FILL ON 95% COMPACTED FILL/VIRGIN SOIL
<b>PORCH SLAB</b>
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"> <li>DESIGN IS BASED ON 2018 INTERNATIONAL RESIDENTIAL CODE &amp; 2018 INTERNATIONAL BUILDING CODE</li> <li>DESIGN LOADS: <ul style="list-style-type: none"> <li>SOIL: 1500 PSF ALLOWABLE BEARING PRESSURE</li> </ul> </li> <li>CONCRETE SHALL ATTAIN THE FOLLOWING MINIMUM COMPRESSIVE STRENGTHS IN 28 DAYS, UNO: <ul style="list-style-type: none"> <li>F<sub>c</sub> = 2500 psi: FOUNDATION WALLS*</li> <li>2500 psi: FOOTINGS*</li> <li>2500 psi: INTERIOR SLABS ON GRADE</li> <li>3500 psi: GARAGE &amp; EXT. SLABS ON GRADE</li> <li>4000 psi</li> </ul> </li> <li>* UTILIZE 95% SACK 2500 PSI CONCRETE MIXES THAT ARE EQUIVALENT TO 3000 PSI CONCRETE FOR WEATHERING POTENTIAL</li> <li>ALL CONCRETE EXPOSED TO THE WEATHER SHALL NOT HAVE LESS THAN 5% OR MORE THAN 7% AIR ENTRAINMENT.</li> <li>FOUNDATION WALL DESIGN IS BASED ON BACKFILL SOIL CLASSIFICATIONS OF SG, ML-CL, OR CL (60 pcf) SOIL.</li> <li>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.</li> <li>FOUNDATION WALLS SHALL BE BRACED, PRIOR TO BACKFILLING, BY EITHER ADEQUATE TEMPORARY BRACING OR INSTALLATION OF FIRST FLOOR DECK.</li> <li>ALL FOOTINGS SHALL BEAR BELOW FROST LINE. CONSULT SOILS REPORT/ LOCAL MUNICIPALITY FOR MINIMUM DEPTH BELOW GRADE.</li> <li>FOOTINGS AND SLABS ON GRADE SHALL BEAR ON VIRGIN SOIL OR 95% COMPACTED FILL.</li> <li>PROVIDE CONTROL JOINTS AT ALL INSIDE CORNERS OF SLAB EDGES, AND OTHER LOCATIONS WHERE SLAB CRACKS ARE LIKELY TO DEVELOP (5'-0" O.C.)</li> <li>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) &amp; NUTS @ 6'-0" O.C. @ 2-STORY &amp; 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</li> <li>ALL LUMBER EXPOSED TO WEATHER OR IN CONTACT W/ CONCRETE OR MASONRY FOUNDATION SHALL BE PRESERVATIVE TREATED HEM FIR #2.</li> <li>BUILDER TO VERIFY CORROSION-RESISTANCE COMPATIBILITY OF HARDWARE &amp; FASTENERS IN CONTACT W/ PRESERVATIVE-TREATED WOOD, CONTACT LUMBER &amp; HARDWARE SUPPLIERS TO COORDINATE.</li> <li>ARCH/BUILDER TO VERIFY ALL DIMENSIONS</li> </ul>	

LOADING AND DESIGN PARAMETERS	
GRAVITY DESIGN LOADS:	
DEAD LOAD (PSF):	
ROOF TRUSS TOP CHORD :	10
ROOF TRUSS BOTTOM CHORD :	7
FLOOR (TRUSSES) :	15
FLOOR (I-JOISTS) :	10
TILE FLOORS :	10
LIVE LOAD (PSF):	
ROOF :	20
RESIDENTIAL LIVING AREAS :	40
RESIDENTIAL SLEEPING AREAS :	30
RESIDENTIAL WOOD DECKS :	60
GARAGE :	50
SNOW LOAD:	
GROUND SNOW LOAD (P <sub>g</sub> ) (PSF) :	25
FLAT ROOF SNOW LOAD (P <sub>f</sub> ) (PSF) :	25
SNOW EXPOSURE FACTOR (C <sub>e</sub> ) :	0.9
SNOW LOAD IMPORTANCE FACTOR (I) :	1.0
THERMAL FACTOR (C <sub>t</sub> ) :	1.2
LATERAL DESIGN LOADS:	
WIND LOAD: (IBC 1604)	
SPEED (V <sub>w</sub> ) (MPH) :	100
WIND RISK CATEGORY :	II
IMPORTANCE FACTOR (I <sub>w</sub> ) :	1.0
EXPOSURE CATEGORY :	B
INTERNAL PRESSURE COEFF. (GC <sub>w</sub> ) :	±0.18
TOPOGRAPHIC FACTOR (K <sub>z</sub> ) :	1.3
SEISMIC LOAD: (IBC 1603)	
SEISMIC RISK CATEGORY :	II
SEISMIC IMPORTANCE FACTOR (I <sub>s</sub> ) :	1.0
MAPPED SPECTRAL RESPONSE : S <sub>a</sub> 1421	S <sub>w</sub> 0.494
SITE CLASS :	(D)(DEFAULT)
SPECTRAL RESPONSE COEFF. :	S <sub>w</sub> 1.191 S <sub>w</sub> 0.915
SEISMIC DESIGN CATEGORY:	D
BASIC SEISMIC-FORCE-RESISTING SYS :	
LIGHT FRAMED WALLS W/ WOOD STRUCTURAL PANELS	
ULTIMATE BASE SHEAR:	TRANS: 22 K LONG: 22 K
SEISMIC RESPONSE COEFF. (C <sub>d</sub> ) :	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: <ul style="list-style-type: none"> <li>100 MPH WIND SPEED, EXP. B</li> <li>(ASCE 7-16 WIND MAP, PER IRC R301.2.1.1) RISK CAT. 2 &amp; SEISMIC CAT. D2.</li> </ul>	
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"> <li>1/8" OSB OR 1/32" PLYWOOD:</li> </ul>	
<ul style="list-style-type: none"> <li>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.</li> </ul>	
3" O.C. EDGE NAILING (WHERE NOTED ON PLANS)	
<ul style="list-style-type: none"> <li>1/8" OSB OR 1/32" PLYWOOD:</li> </ul>	
<ul style="list-style-type: none"> <li>ONLY AT LOCATIONS INDICATED ON PLANS - SHEATHING SHOWN WITH 1/8" OSB. FASTEN SHEATHING W/ 2 1/2"x0.131" NAILS @ 3" O.C. AT EDGES AND 12" O.C. AT CENTER. ALL SHEATHING SHEET PANEL EDGES SHALL OCCUR OVER WALL FRAMING MEMBERS OR 2x HORIZONTAL BLOCKING SHALL BE PROVIDED TO SUPPORT PANEL EDGE AND 3" O.C. FASTENING.</li> </ul>	
NOTES:	
<ol style="list-style-type: none"> <li>LATERAL ANALYSIS ASSUMES STUD SPACING @ 16" O.C.</li> <li>ALL SHEAR WALLS SHALL HAVE DOUBLE TOP PLATES FASTENED TOGETHER W/ 3"x0.131" NAILS @ 8" O.C. USE (12/32"x0.131" NAILS AT EACH LAP SPlice. (6) EACH SIDE OF JOINT (TYP. UNO)</li> <li>ALL EXTERIOR WALLS ARE CONTINUOUSLY SHEATHED.</li> <li>ALL INTERIOR SHEAR WALLS AND EXTERIOR WALLS ARE SHEATHED ABOVE AND BELOW OPENINGS.</li> </ol>	

GENERAL STRUCTURAL NOTES	
DESIGN PARAMETERS	
<ul style="list-style-type: none"> <li>DESIGN IS BASED ON 2018 INTERNATIONAL RESIDENTIAL CODE &amp; 2018 INTERNATIONAL BUILDING CODE</li> <li>WOOD FRAME ENGINEERING IS BASED ON NDS, NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION - LATEST EDITION.</li> </ul>	
GENERAL FRAMING	
<ul style="list-style-type: none"> <li>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, UNO.</li> <li>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, UNO.</li> <li>ALL NON-BEARING INTERIOR STUD WALLS SHALL BE CONSTRUCTED WITH 2x4 STUD GRADE MEMBERS SPACED @ 24" O.C. (MAX.)</li> <li>ALL WALLS TALLER THAN TYP. PLATE HEIGHT SHALL BE CONSIDERED BALLOON FRAMED &amp; 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.</li> <li>ALL HEADERS SHALL BE SUPPORTED BY (1)2x JACK STUD &amp; (1)2x KING STUD, MINIMUM. THE NUMBER OF STUDS SPECIFIED AT A SUPPORT INDICATES THE NUMBER OF JACK STUDS REQUIRED, UNO.</li> <li>BUILT-UP POSTS SHALL BE 2x4 OR 2x6 DOUGLAS FIR (DF) STUD GRADE LUMBER, OR BETTER, UNO. &amp; SOLID WOOD COLUMN SHALL BE DOUGLAS FIR (DF) #2 GRADE LUMBER, OR BETTER, UNO.</li> <li>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.</li> <li>ALL FRAMING LUMBER SHALL BE KILN DRIED TO 15% MC (KD-15).</li> <li>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.</li> <li>FASTEN ALL BEAMS TO COLLUMS, OR FLUSH BEAMS TO SUPPORTING BEAMS W/ (4) 3"x0.131" TOENAILS (MIN), TYP. UNO.</li> <li>PROVIDE SOLID BLOCKING IN FLOOR SYSTEM UNDER ALL POSTS &amp; HOLD-DOWNS CONTINUOUS TO FOUNDATION/BEARING. BLOCKING TO MATCH POST ABOVE.</li> <li>ENGINEERED LUMBER TO MEET OR EXCEED THE FOLLOWING: <ul style="list-style-type: none"> <li>LVL MEMBERS - Fb=2525 PSI; Fv=310 PSI; E=155x10<sup>6</sup> PSI</li> <li>LVL MEMBERS - Fb=2400 PSI; Fv=285 PSI; E=12,0x10<sup>6</sup> PSI</li> <li>GLB MEMBERS - Fb=2400 PSI; Fv=1850 PSI; Fv=265 PSI; E=1.8x10<sup>6</sup> PSI; DF/DF; 24F-V4 (UNO)</li> </ul> </li> <li>ENGINEERED LUMBER POSTS TO MEET OR EXCEED THE FOLLOWING: <ul style="list-style-type: none"> <li>LVL MEMBERS - Fb=2400 PSI; Fv=12500 PSI; E=1.8x10<sup>6</sup> PSI</li> </ul> </li> <li>FACE NAIL MULTI-PLY 2x BEAMS &amp; 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 &amp; 2x8 MEMBERS.</li> <li>ALL MEMBERS SPECIFIED AS MULTI-PLY (3") SHALL BE FASTENED TOGETHER PER MANUFACTURER. EQUIVALENT WIDTH SOLID MATERIAL MAY BE USED AS EQUAL.</li> <li>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.</li> <li>REFER TO IRC FASTENING SCHEDULE TABLE R602.3(1) FOR ALL CONNECTIONS, TYP. UNO.</li> </ul>	
FLOOR FRAMING	
<ul style="list-style-type: none"> <li>I-JOISTS/TRUSSES SHALL BE DESIGNED BY MANUF. TO MEET OR EXCEED L/480 LIVE LOAD DEFLECTION CRITERIA AND SHALL RUN CONTINUOUS OVER SUPPORTS WHEREVER POSSIBLE. ALL LOADS SHOWN ON PLAN FOR MANUF. DESIGNS ARE ASS LEVEL LOADS, UNO. (EXCLUDES STONE/MARBLE OR NET BED CONSTRUCTED FLOORS - CONTACT MKK FOR EXCLUDED DESIGNS).</li> <li>ALL METAL I-JOIST/TRUSS HANGERS SHALL BE SPECIFIED BY ARCHITECT AND ENGINEER FOR REVIEW AND APPROVAL PRIOR TO FABRICATION OR DELIVERY.</li> <li>2x FLOOR JOISTS HAVE BEEN DESIGNED TO MEET OR EXCEED L/240 LIVE LOAD DEFLECTION CRITERIA.</li> <li>TYPICAL 2x JOIST HANGERS (UNO. ON PLANS): <ul style="list-style-type: none"> <li>SINGLE PLY: SIMPSON LUS20</li> <li>DOUBLES: SIMPSON LUS20-2</li> </ul> </li> <li>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 &amp; @ 12" O.C. FIELD.</li> <li>ALL FLUSH CONNECTIONS SHALL BE CONNECTED WITH HANGER APPROPRIATE FOR MEMBER SIZE, UNO.</li> <li>FASTEN HANGERS TO SINGLE PLY FLUSH BEAMS W/ 1/2" LONG NAILS.</li> </ul>	
ROOF FRAMING	
<ul style="list-style-type: none"> <li>FASTEN EACH ROOF TRUSS TO TOP PLATE W/ (4) 3"x0.131" TOENAILS (MIN) &amp; (1) SIMPSON 50NCL5600 SCREW @ ALL BEARING POINTS. PROVIDE (2) SIMPSON 50NCL5600 SCREWS AT 2-PLY GIRDER TRUSSES, (3) SIMPSON 50NCL5600 SCREWS AT 3-PLY GIRDER TRUSSES AT ALL BEARING POINTS.</li> <li>FASTEN EACH ROOF RAFTER TO TOP PLATE WITH (1) SIMPSON 50NCL5600 SCREW PROVIDE (2) SIMPSON 50NCL5600 SCREWS AT FLUSH BEAMS IN THE ROOF - AT ALL BEARING POINTS.</li> <li>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 &amp; @ 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.</li> <li>WITHIN 48" OF ALL ROOF EDGES, RIDGES, &amp; HIPS FASTEN ROOF SHEATHING FIELDS PER EDGE NAILING SPEC.</li> <li>ALL METAL HANGERS SHALL BE SPECIFIED BY THE TRUSS MANUFACTURER, UNLESS OTHERWISE NOTED.</li> <li>ROOF TRUSS SHOP DRAWINGS SHALL BE SUBMITTED TO ARCHITECT AND ENGINEER FOR REVIEW AND APPROVAL PRIOR TO FABRICATION OR DELIVERY.</li> <li>ROOF TRUSS SHOP DRAWINGS &amp; 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.</li> <li>ERECT AND INSTALL ROOF TRUSSES PER WTCA &amp; TPIS BC/S1 I-08 "GUIDE TO GOOD PRACTICE FOR HANDLING, INSTALLING &amp; BRACING OF METAL PLATE CONNECTED WOOD TRUSSES."</li> <li>FASTEN OVER-FRAMED TRUSS SETS TO TRUSSES BELOW W/ (2) 3"x0.131" TOENAILS AT EA TRUSS.</li> <li>SUPPORT PORCH &amp; SHORT SPAN ROOF TRUSSES (UP TO 6' TRIB.) W/ 2x6 LEDGER FASTENED TO FRAMING W/ (3) 3"x0.131" NAILS @ 16" O.C.</li> <li>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.</li> </ul>	

HOLD-DOWN SCHEDULE	
SYMBOL	SPECIFICATION
▶ HD-1	SIMPSON 5THD14 (R.J) HOLD-DOWN
▶ HD-5	SIMPSON CS16 STRAP TIE (14" END LENGTH)
▶ HD-6	SIMPSON MSTC40 STRAP TIE (CENTER STRAP ON FLOOR SYSTEM UNO.)
▶ HD-7	SIMPSON MSTC66 STRAP TIE (CENTER STRAP ON FLOOR SYSTEM UNO.)

**MEANS & METHODS NOTES**

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

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

**ADDITIONAL NOTES FOR TRUSS & I-JOIST MANUFACTURER**

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

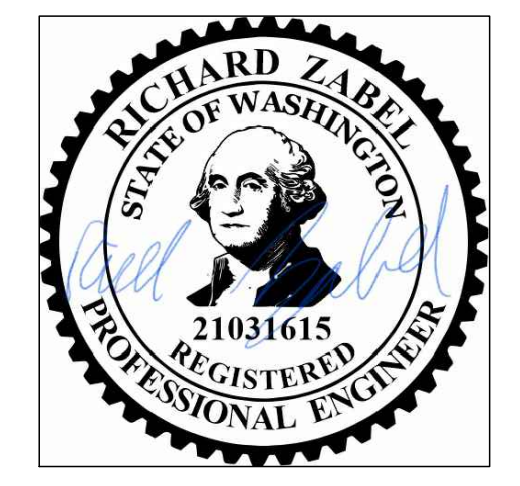
TRUSSES SHALL BE DESIGNED SO THAT DIFFERENTIAL DEFLECTION BETWEEN ADJACENT PARALLEL TRUSSES OR GIRDER TRUSSES DOES NOT EXCEED THE FOLLOWING:

A. ROOF TRUSSES:  
1/4" DEAD LOAD

B. FLOOR TRUSSES, ATTIC TRUSSES, & I-JOISTS:  
1/8" DEAD LOAD

C. FLOOR TRUSSES & ATTIC TRUSSES ADJACENT TO FLOOR FRAMING BY OTHERS:  
LIMIT ABSOLUTE TRUSS DEFLECTION TO 3/16" DEAD LOAD. (NOT DIFFERENTIAL DEFLECTION)

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



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M&K project number:  
**154-24003**

project mgr: **RJZ**  
drawn by: **BFD**  
issue date: **02-14-24**

REVISIONS:  
date: \_\_\_\_\_ initial: \_\_\_\_\_

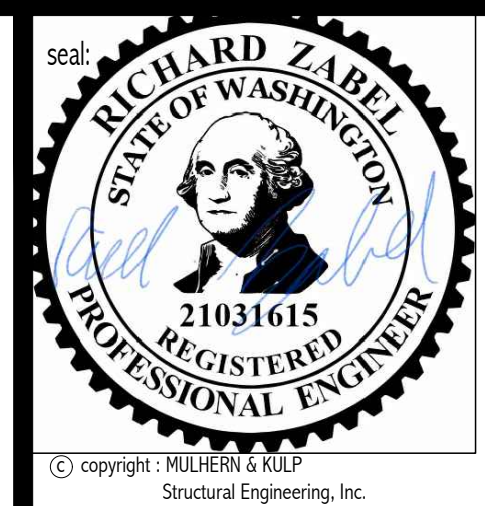


**STRUCTURAL NOTES**

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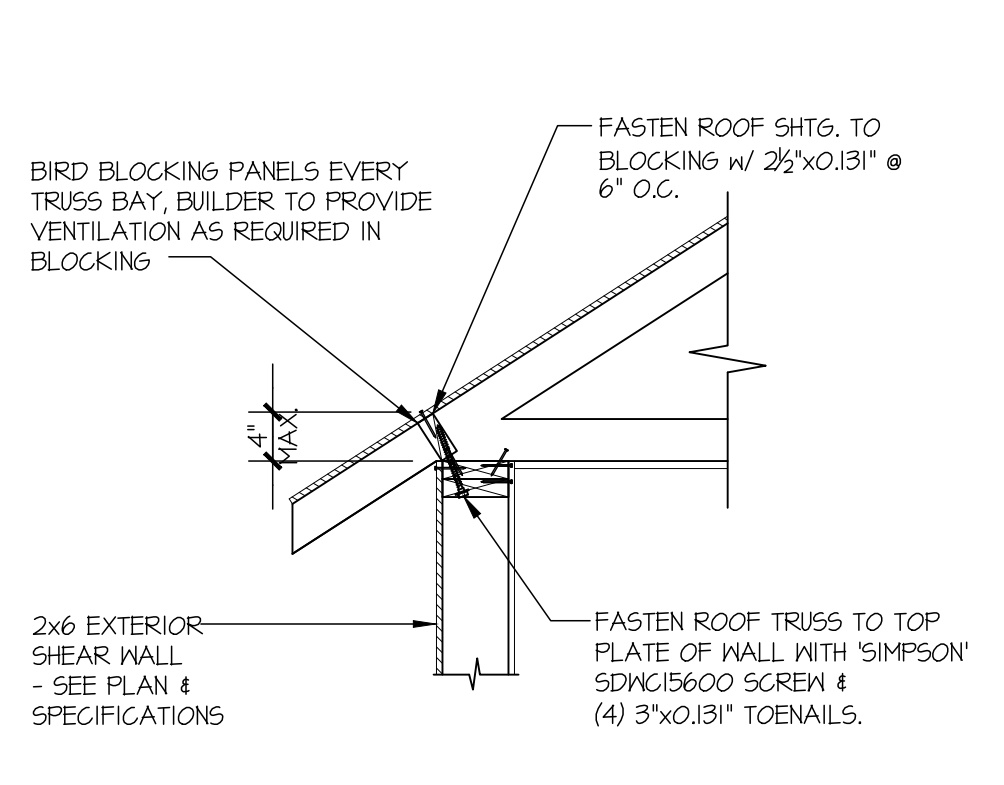
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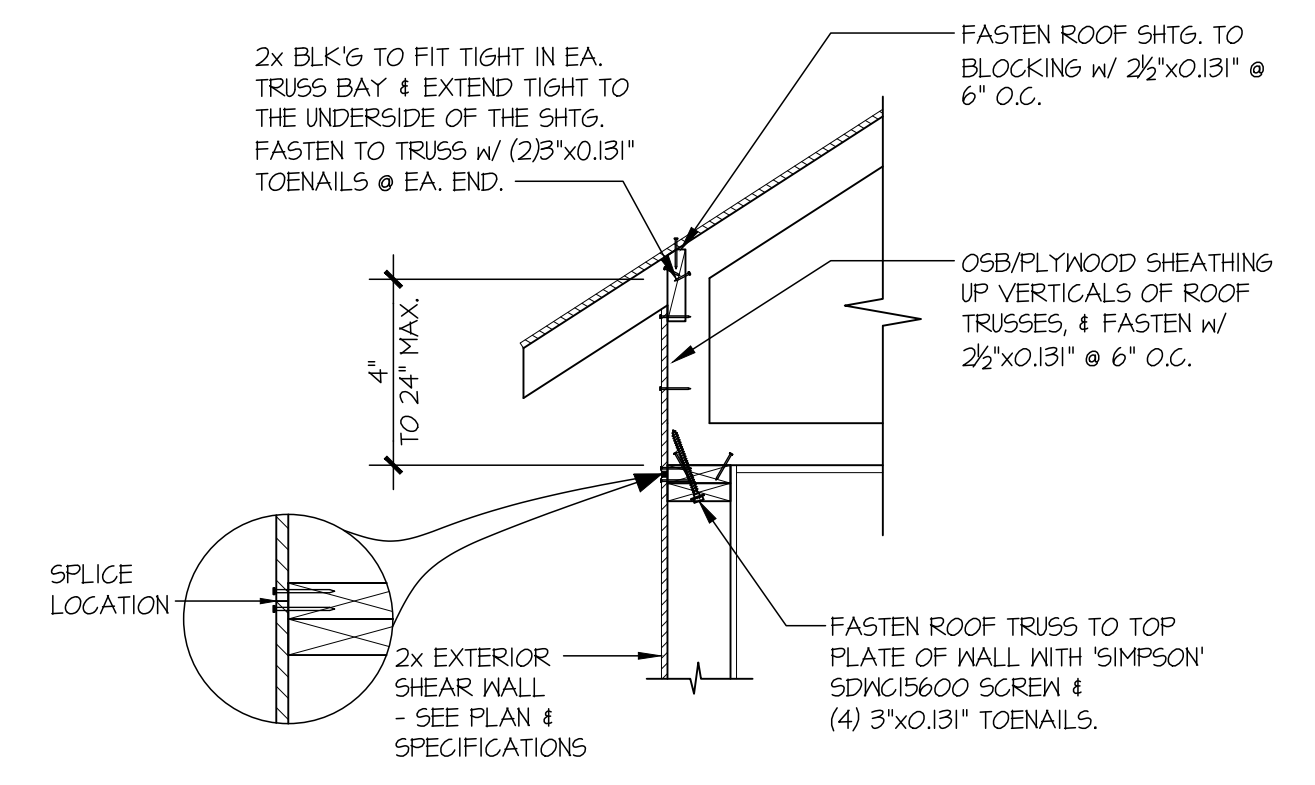


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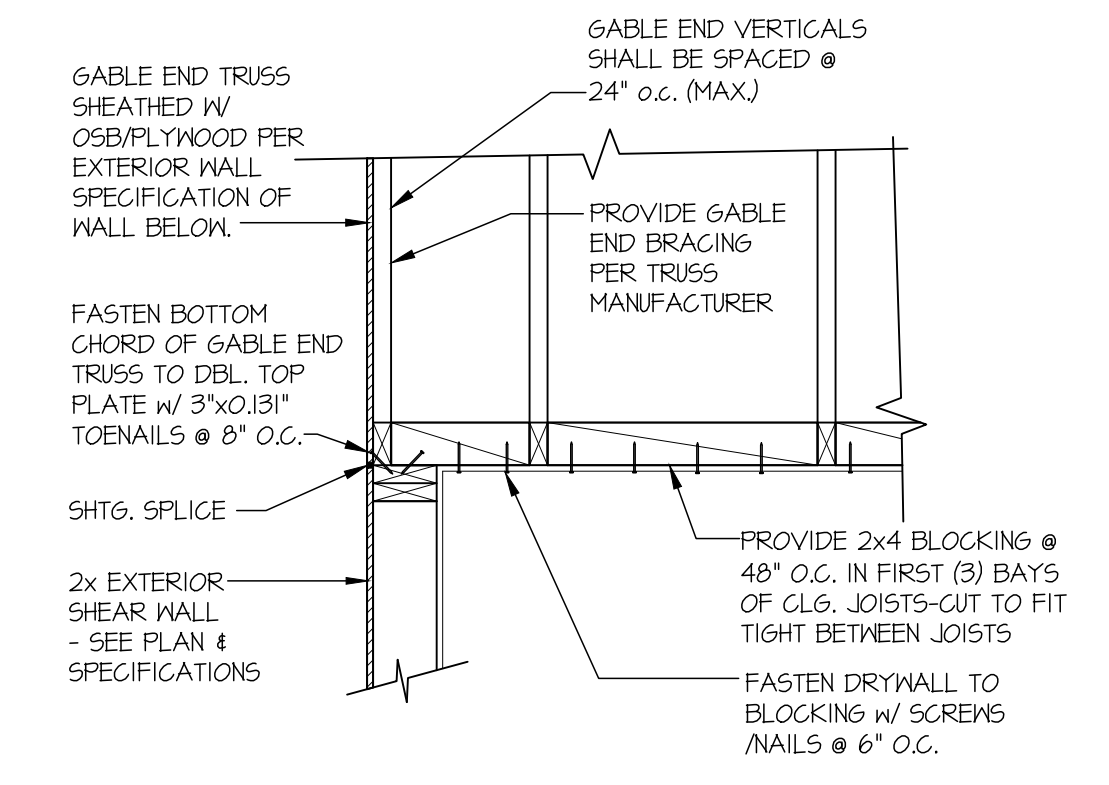
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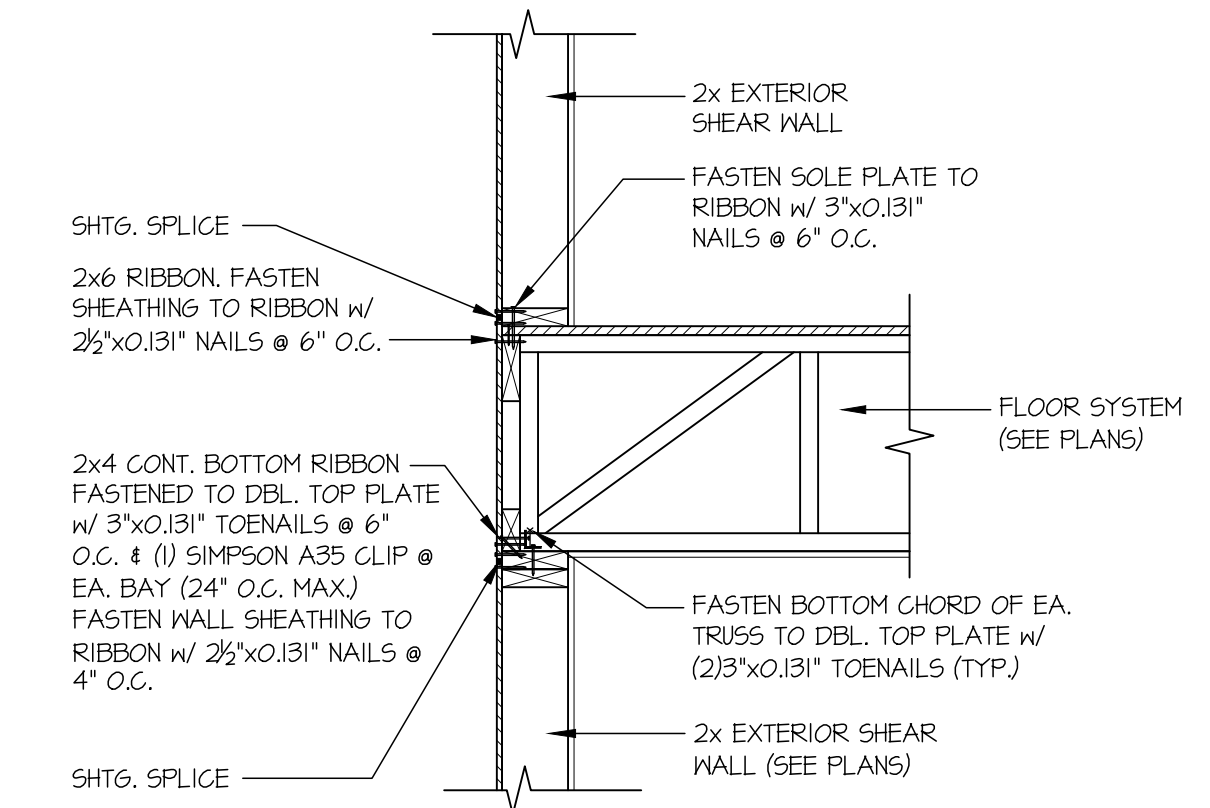
**1** TYPICAL SHEAR TRANSFER DETAIL @ ROOF  
SCALE: 3/4"=1'-0"  
HEEL HEIGHT LESS THAN 4"



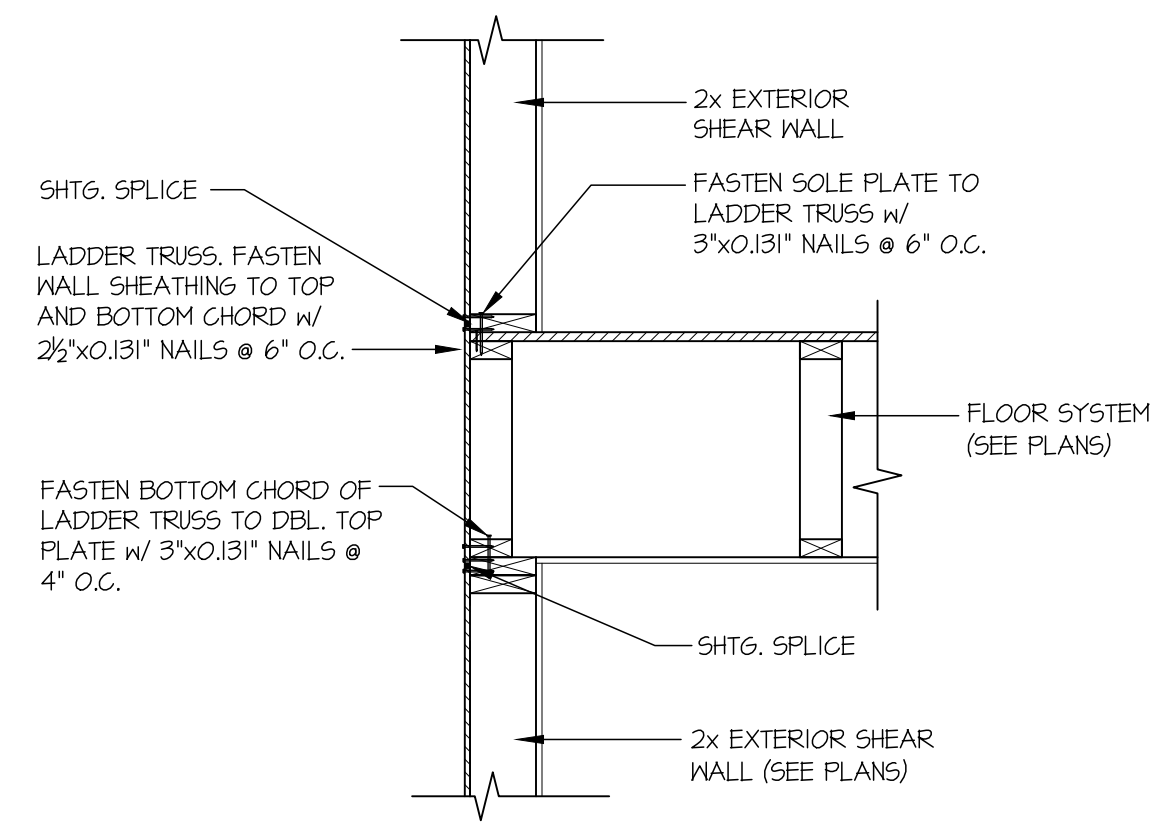
**2** TYPICAL SHEAR TRANSFER DETAIL @ RAISED HEEL TRUSS  
SCALE: 3/4"=1'-0"  
HEEL HEIGHT UP TO 24" MAX.



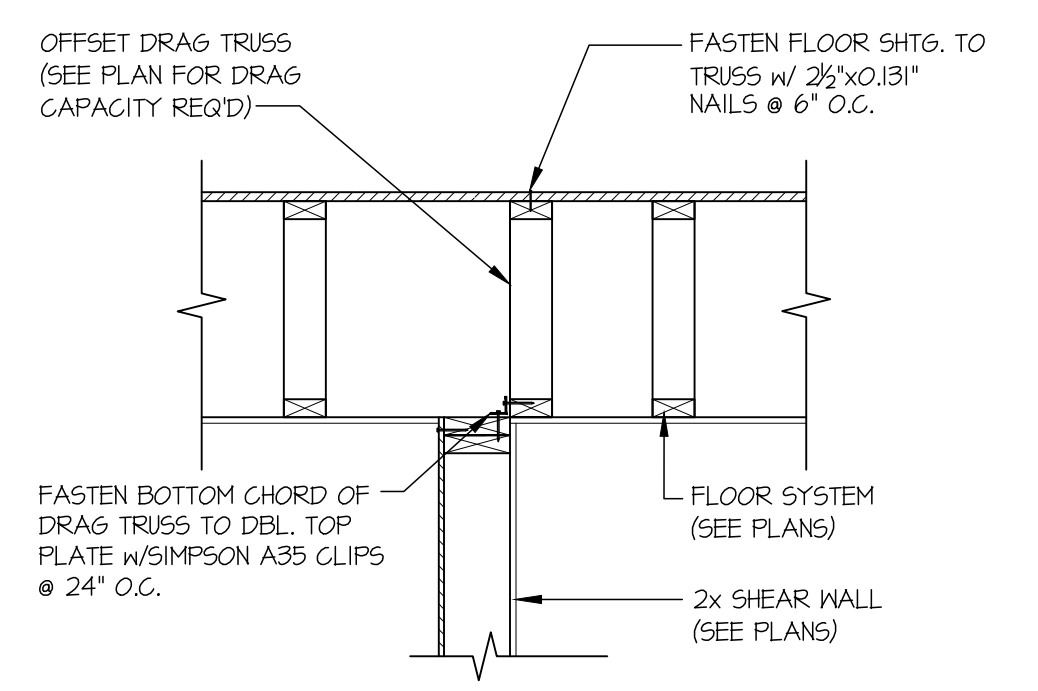
**3** TYPICAL GABLE END DETAIL  
SCALE: 3/4"=1'-0"



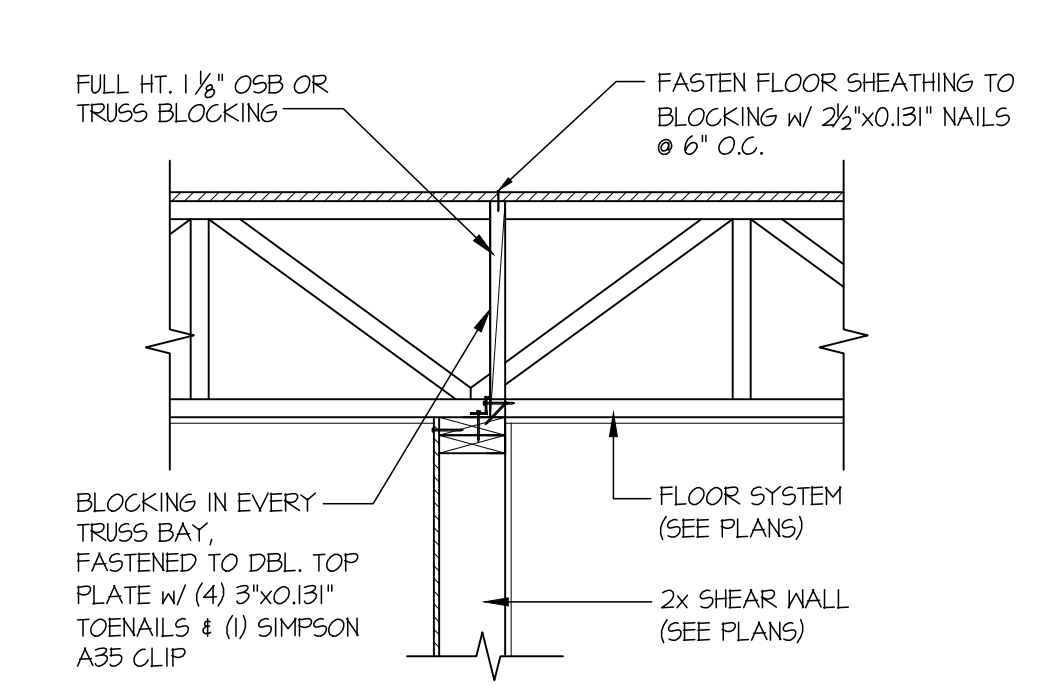
**4** TYPICAL SHEAR TRANSFER DETAIL BETWEEN FLOORS @ EXTERIOR WALL  
SCALE: 3/4"=1'-0"  
PERPENDICULAR FRAMING



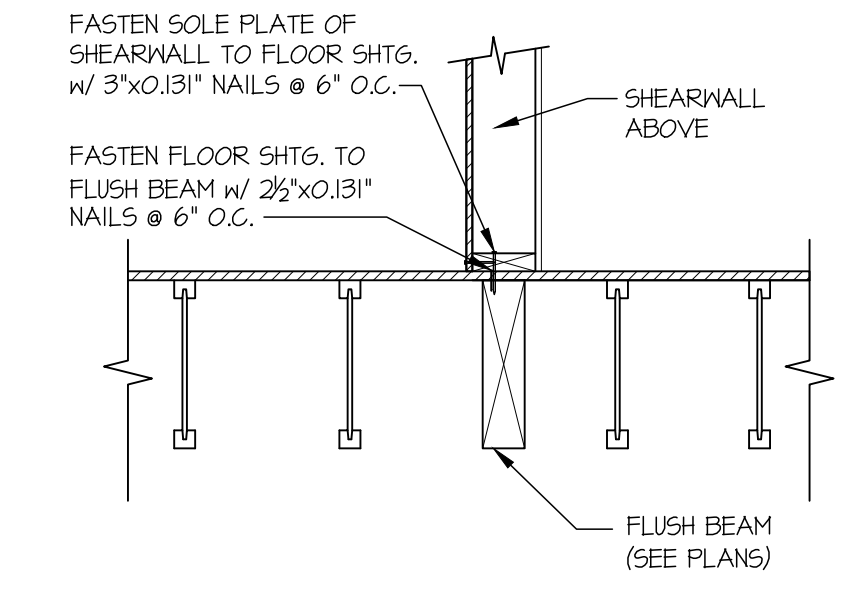
**5** TYPICAL SHEAR TRANSFER DETAIL BETWEEN FLOORS @ EXTERIOR WALL  
SCALE: 3/4"=1'-0"  
PARALLEL FRAMING



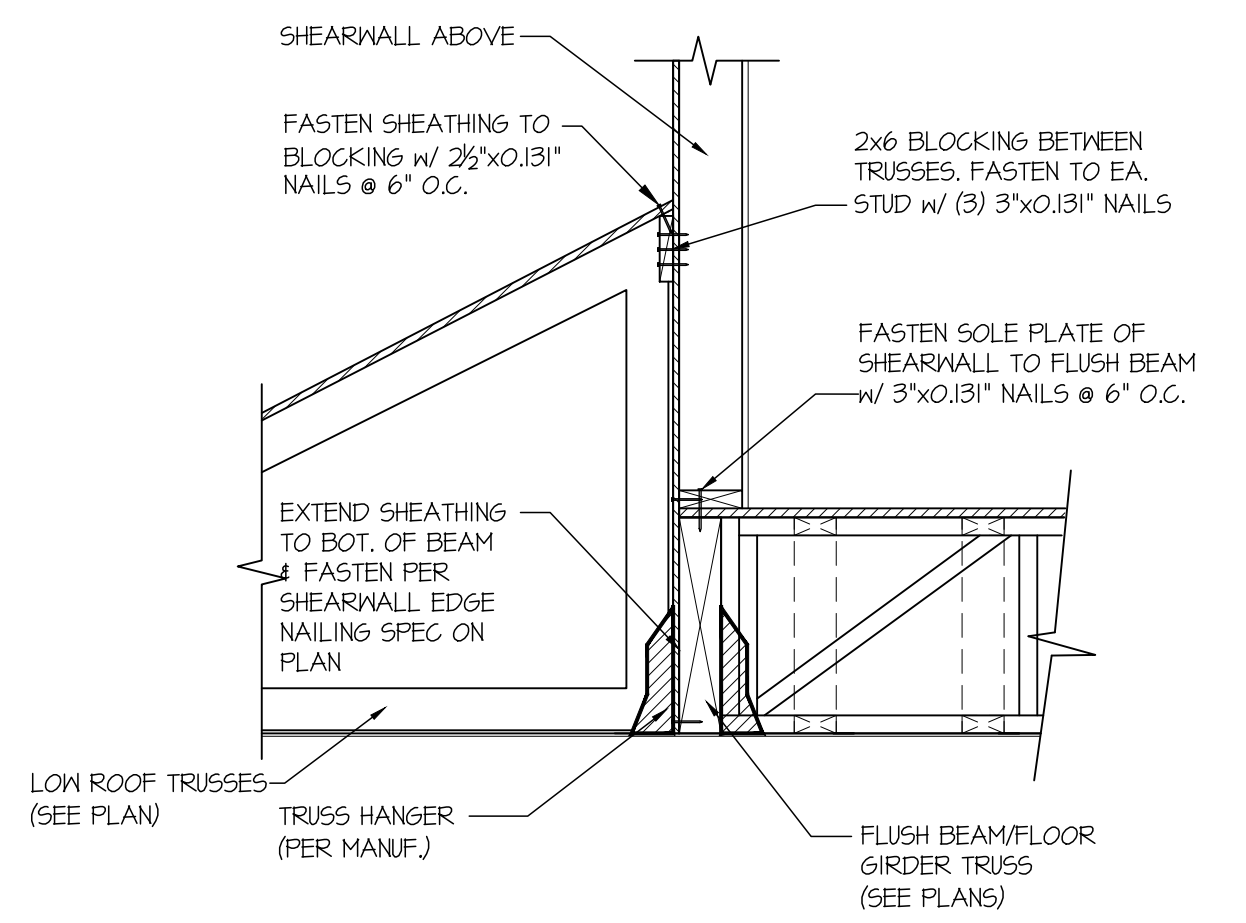
**6** SHEAR TRANSFER DETAIL @ SHEAR WALL BELOW  
SCALE: 3/4"=1'-0"



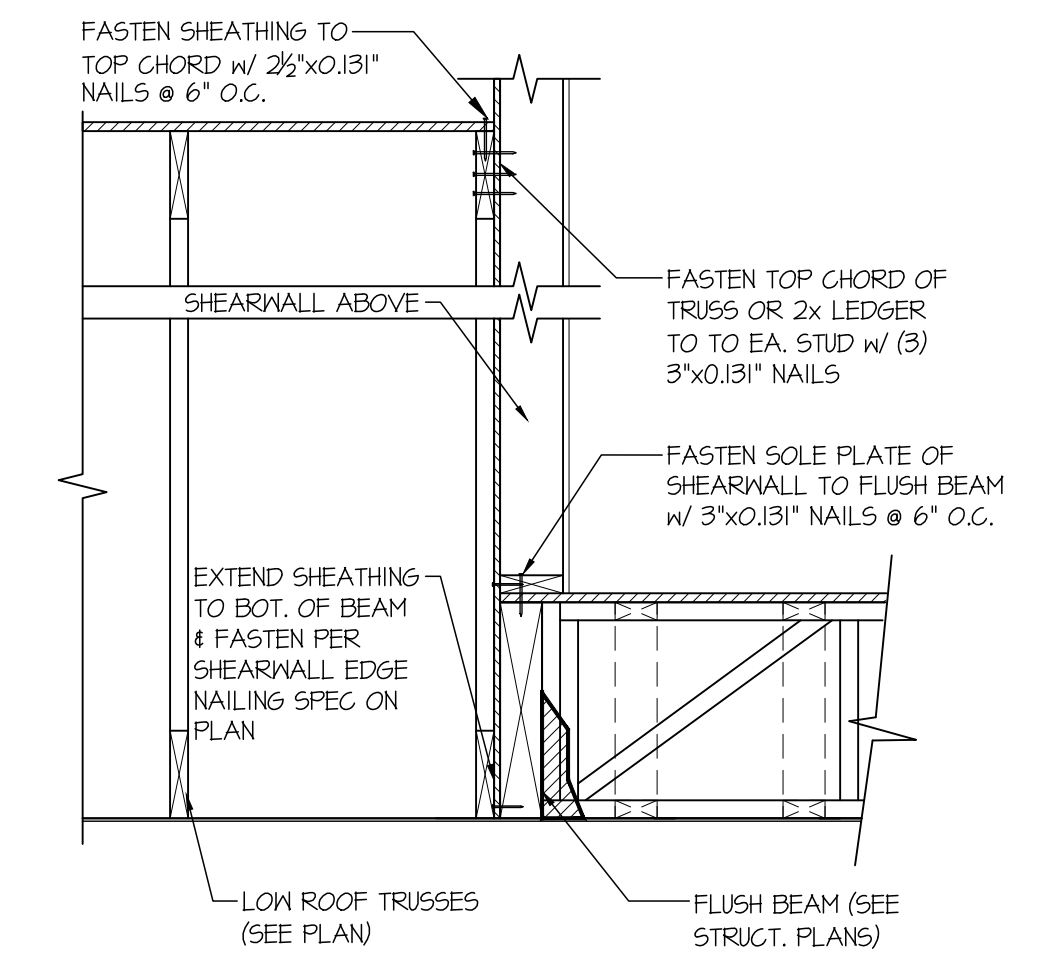
**7** SHEAR TRANSFER DETAIL @ SHEAR WALL BELOW  
SCALE: 3/4"=1'-0"



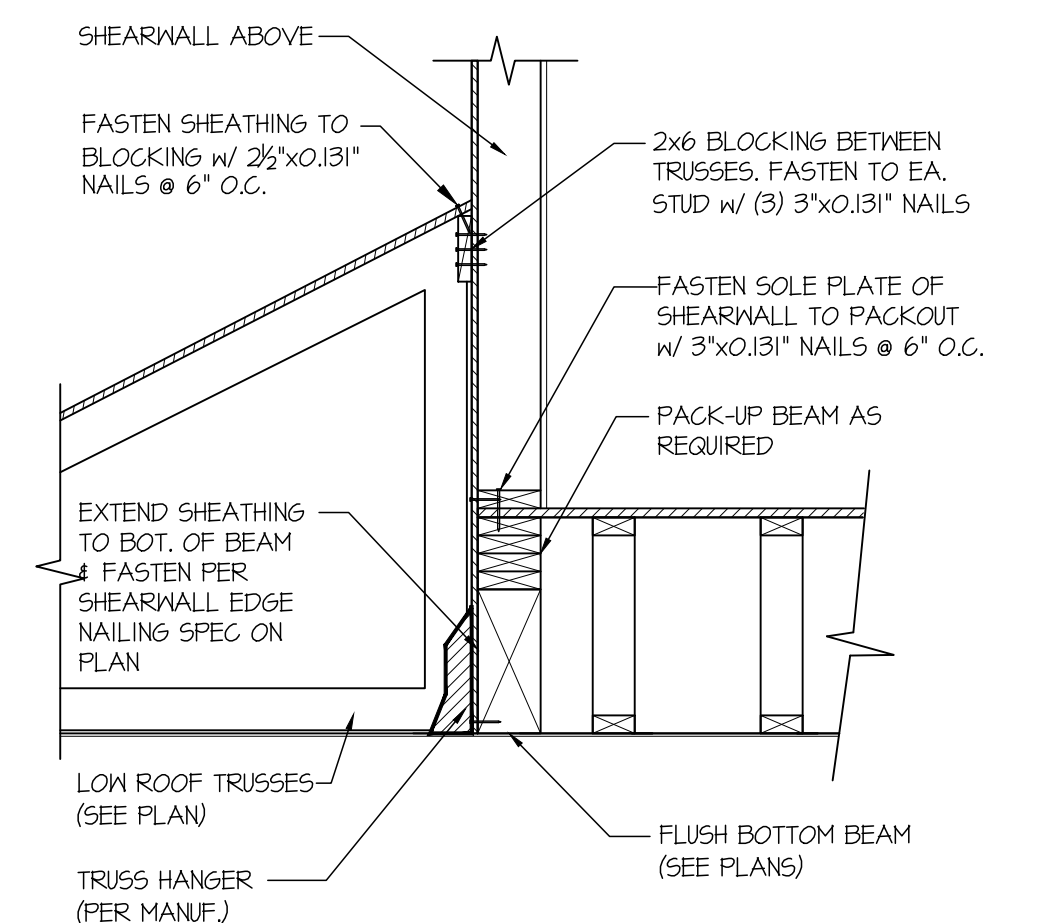
**8** SHEAR TRANSFER DETAIL @ INTERIOR SHEARWALL ABOVE  
SCALE: 3/4"=1'-0"  
PARALLEL FRAMING



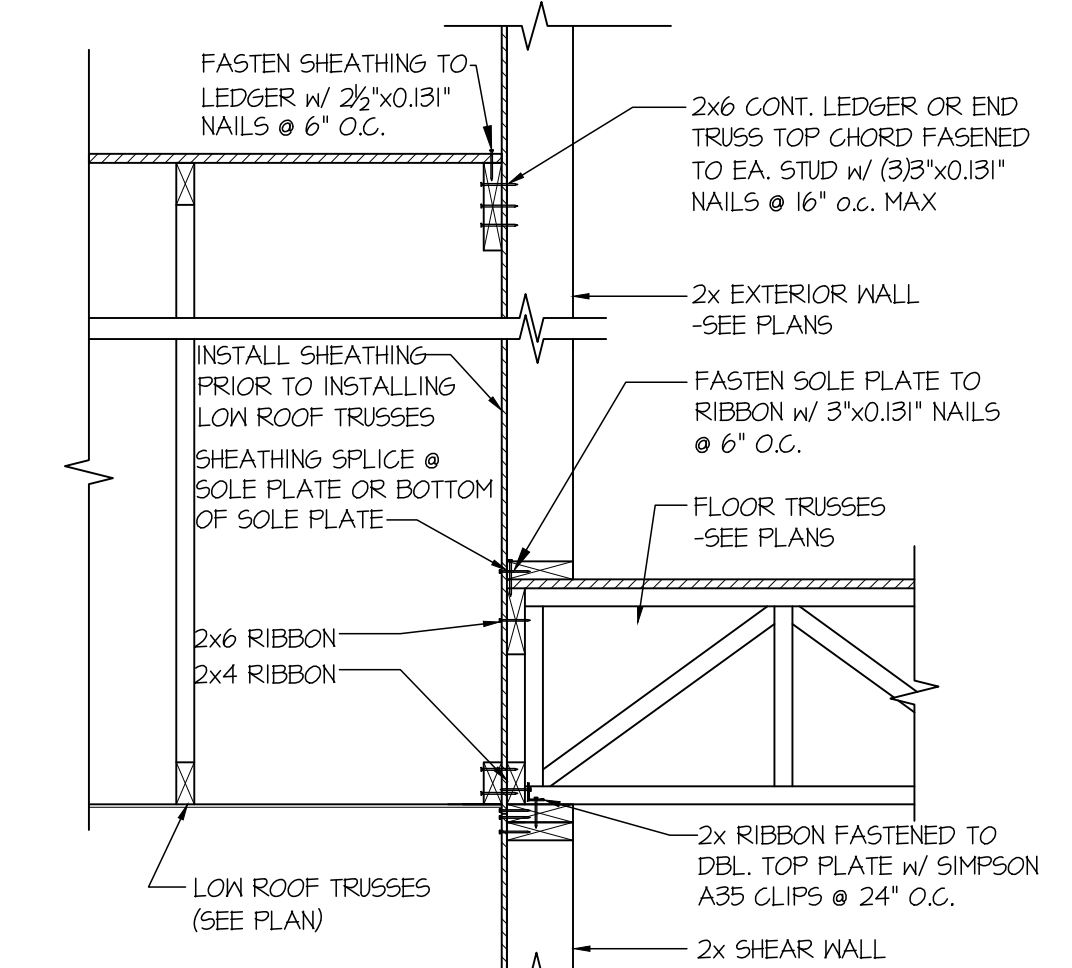
**58** SHEAR TRANSFER DETAIL @ EXTERIOR SHEARWALL ABOVE  
SCALE: 3/4"=1'-0"



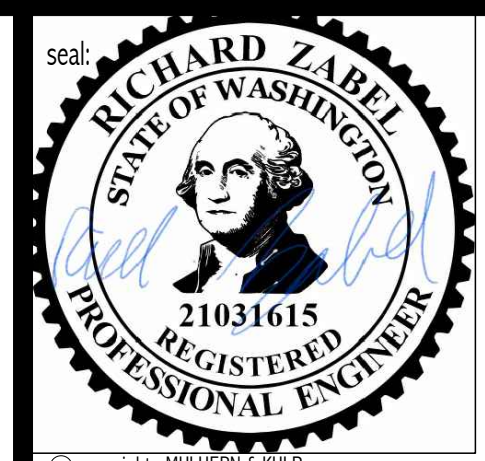
**59** SHEAR TRANSFER DETAIL @ EXTERIOR SHEARWALL ABOVE  
SCALE: 3/4"=1'-0"



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



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



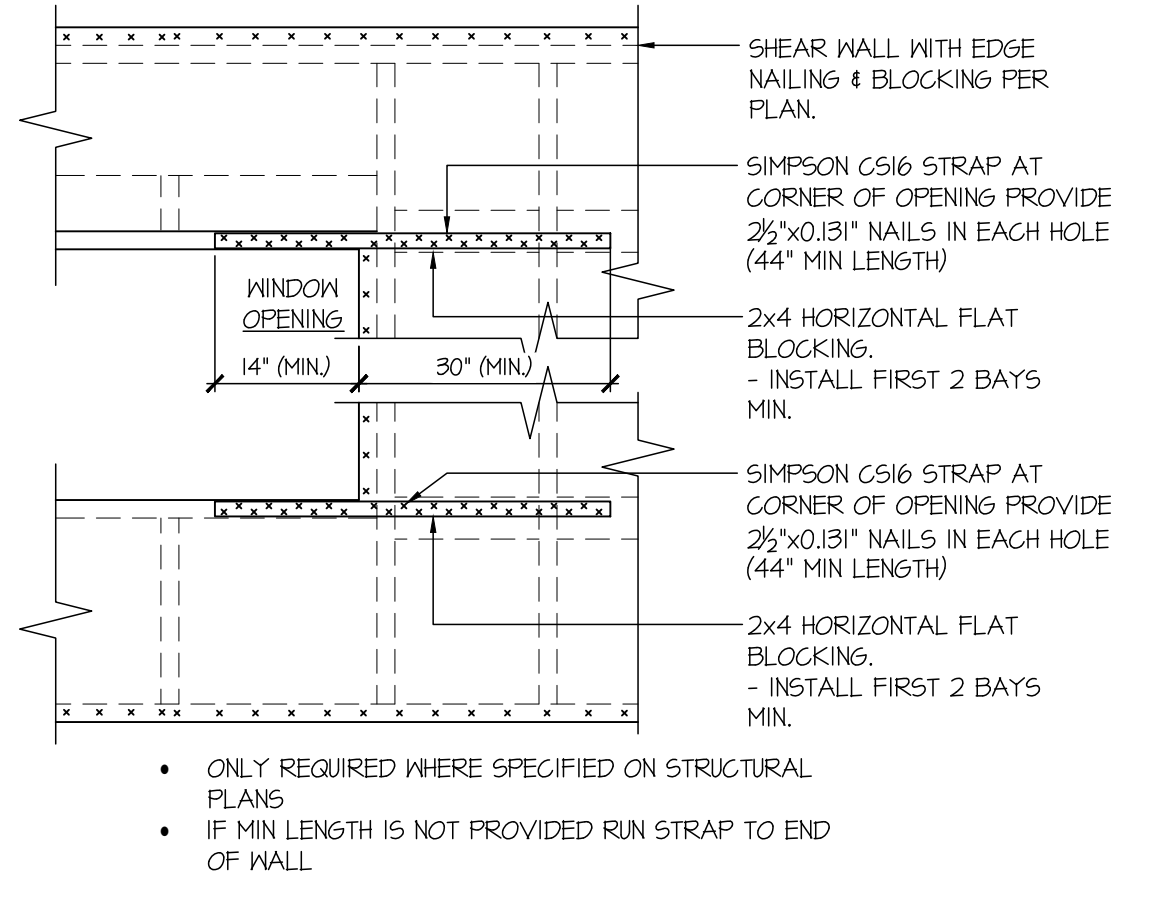
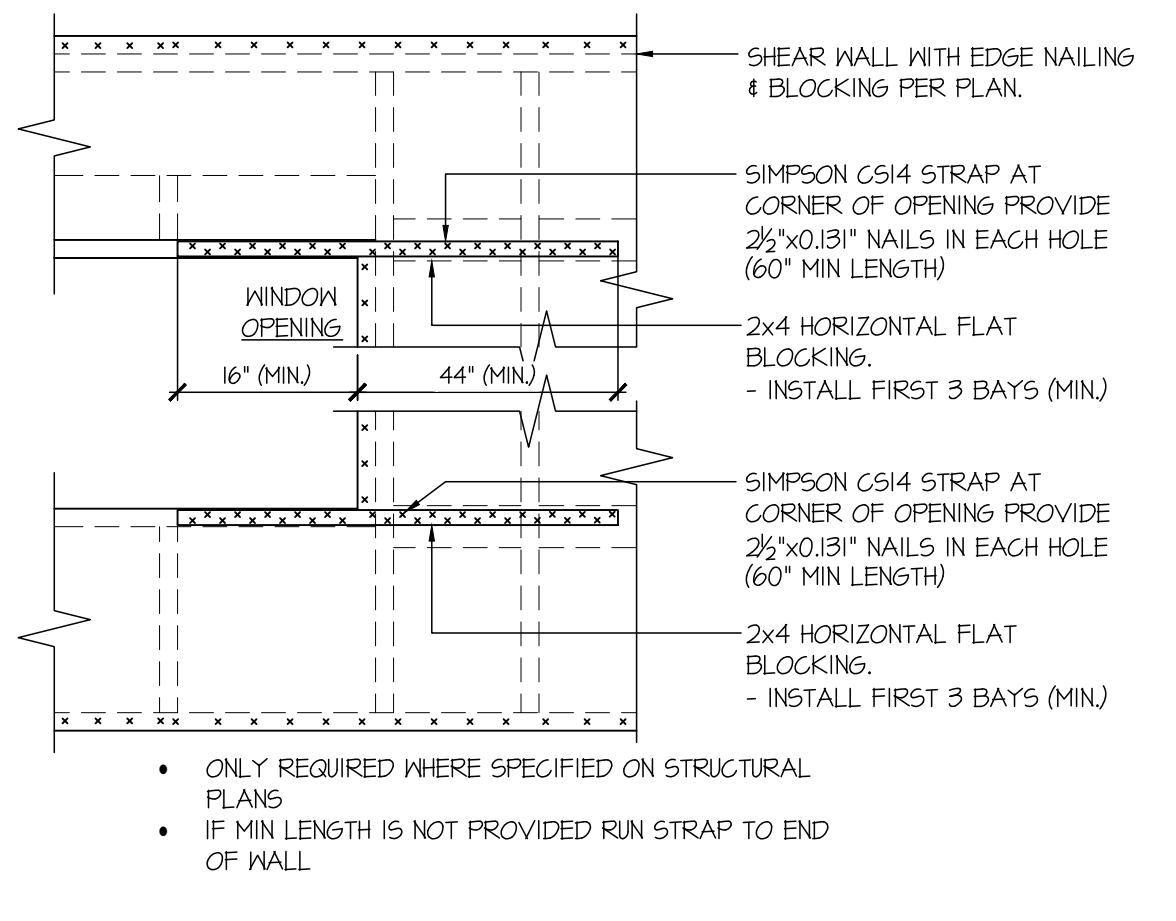
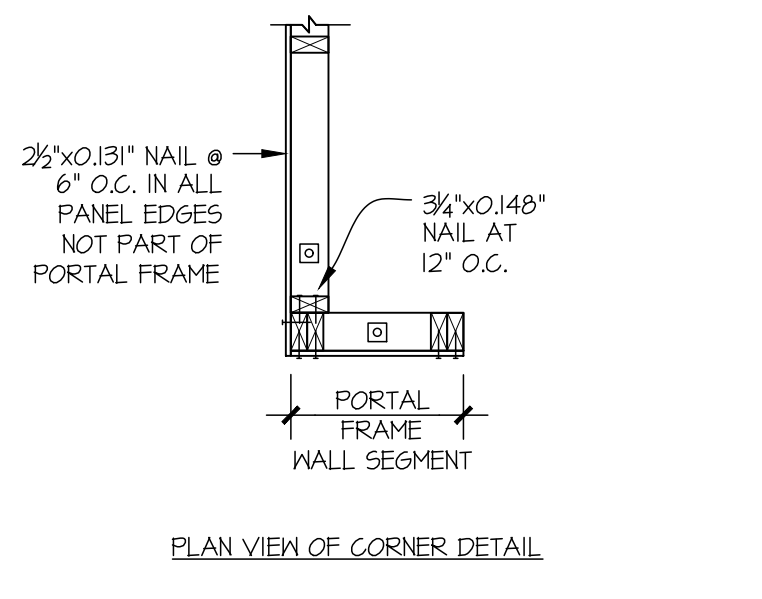
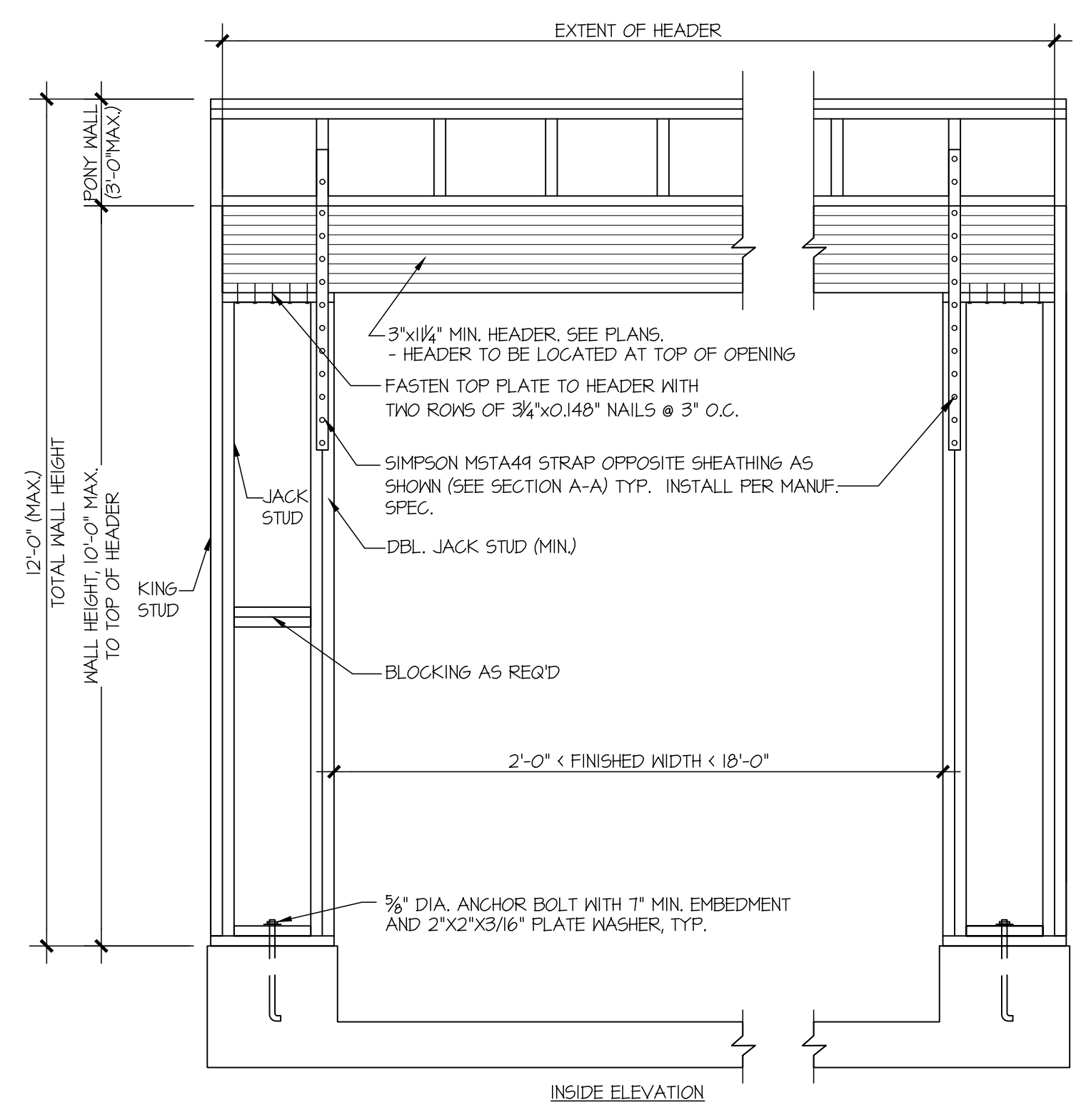
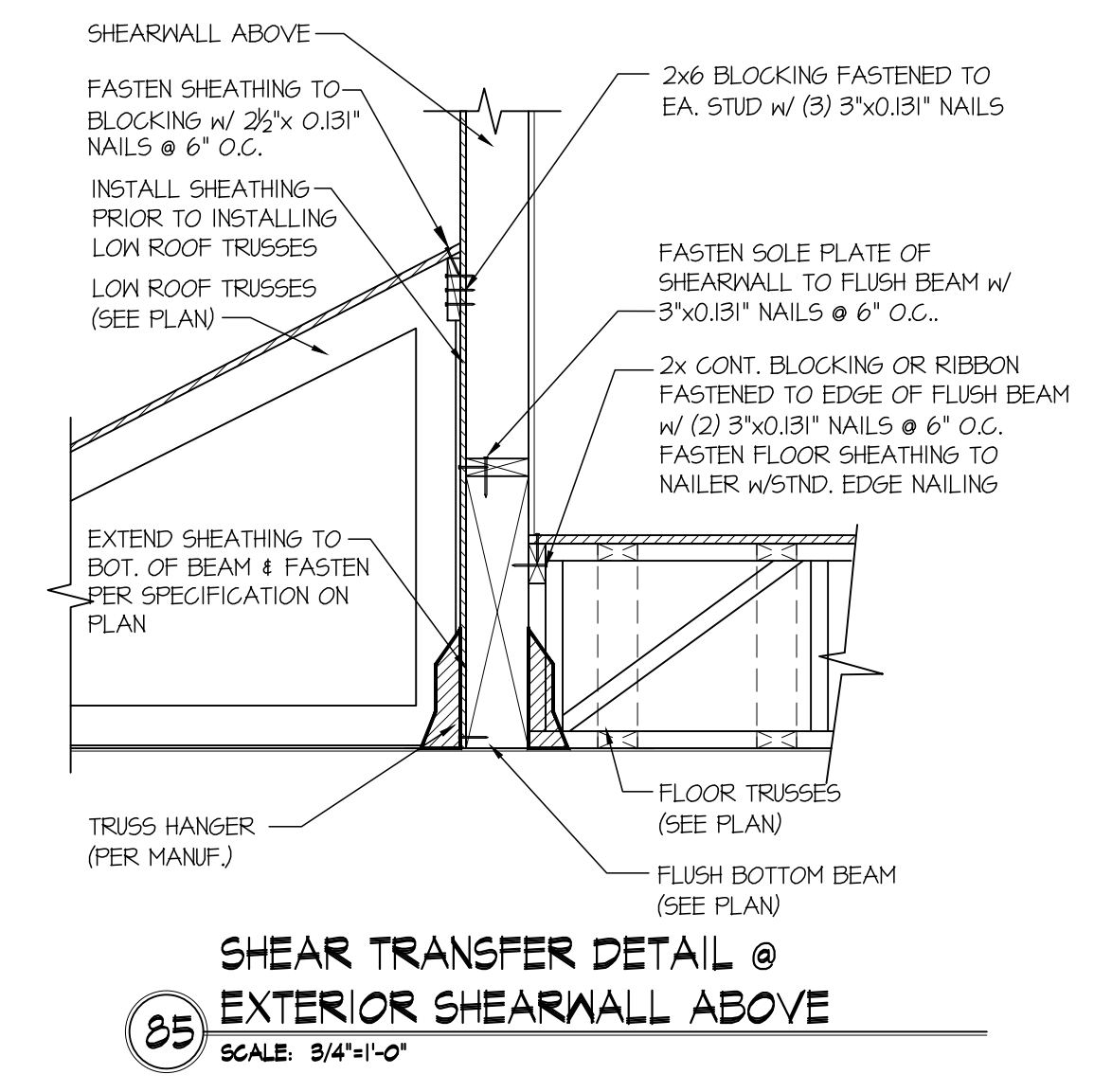
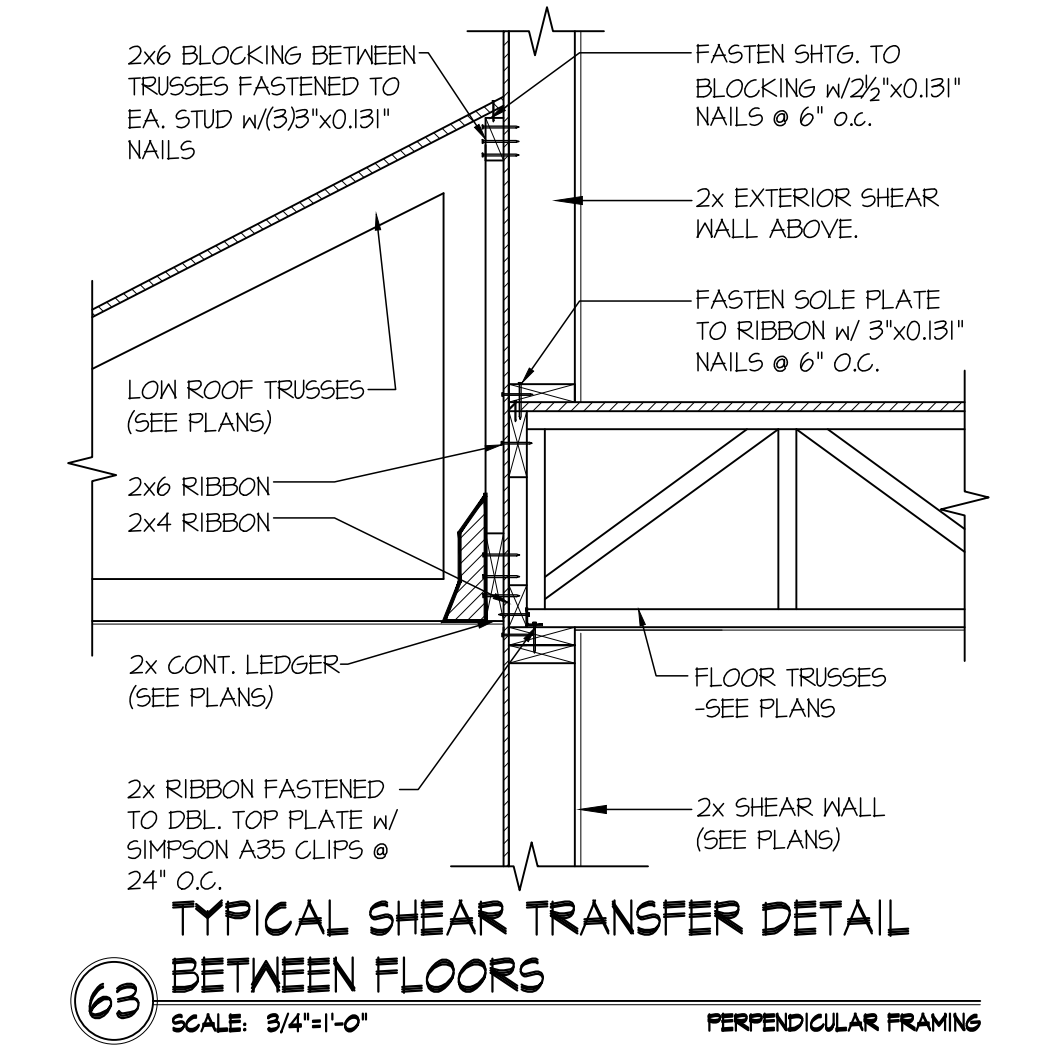
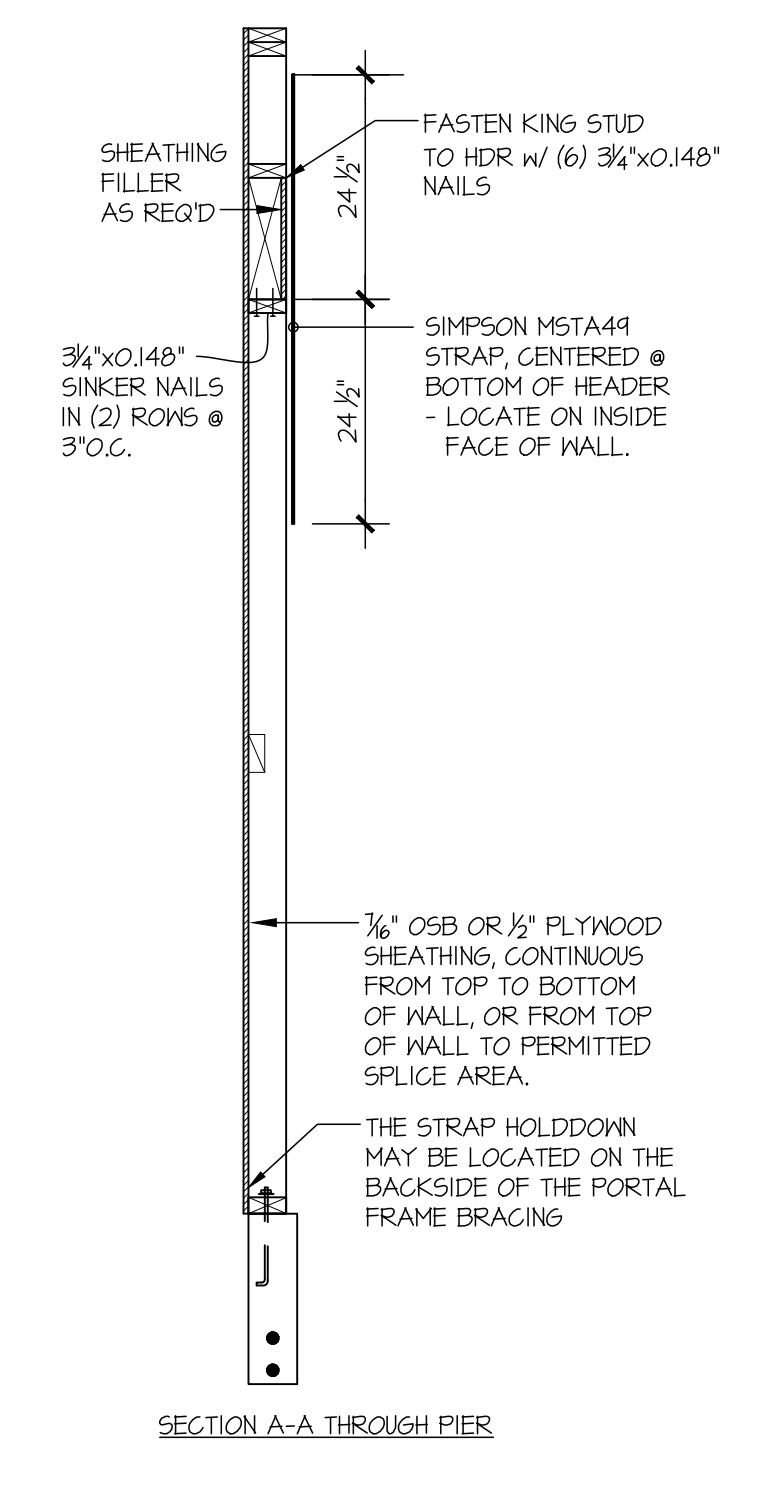
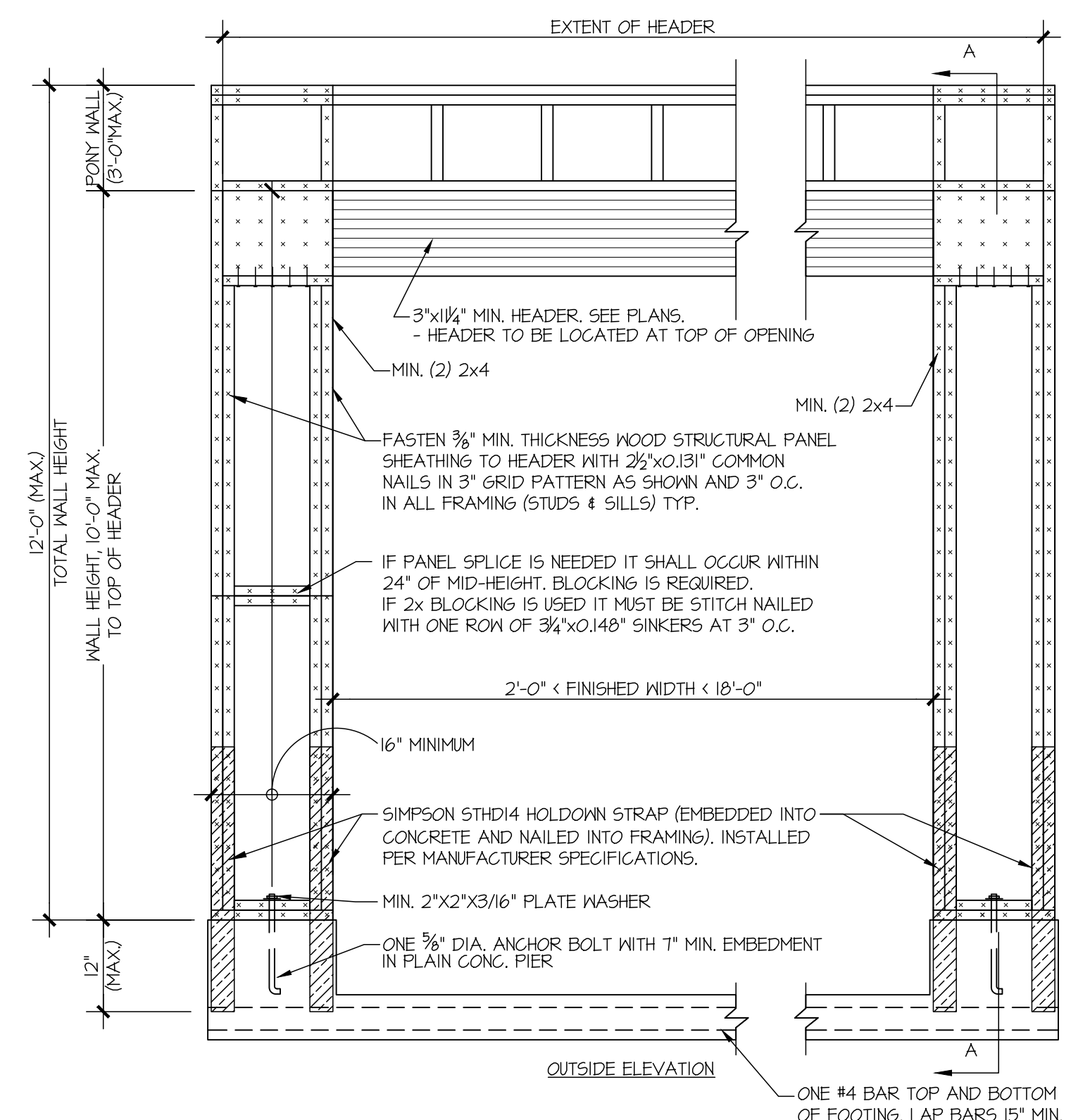
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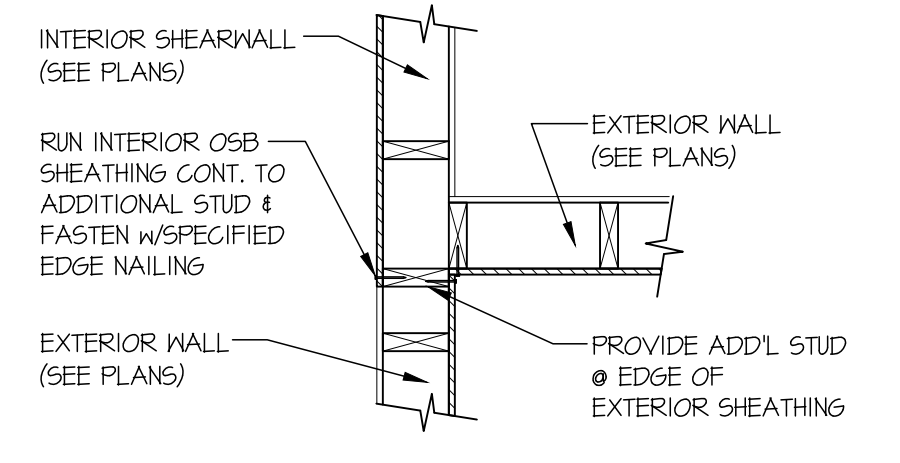
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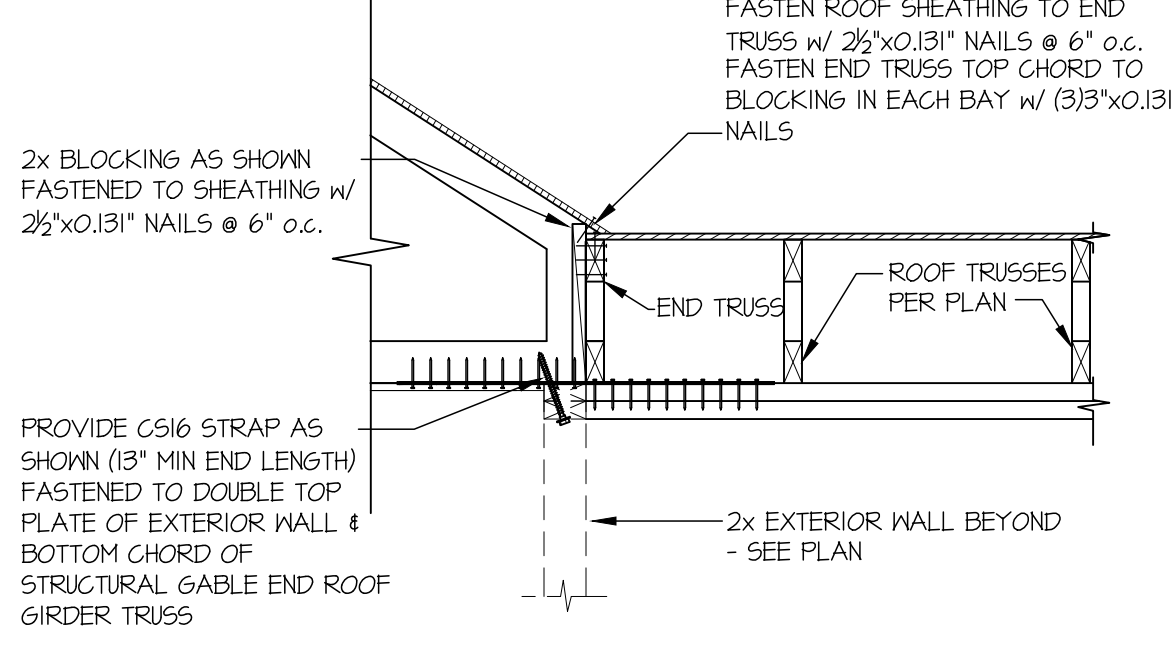


93 EXT. WALL & INT. SHEARWALL OPENING ELEVATION  
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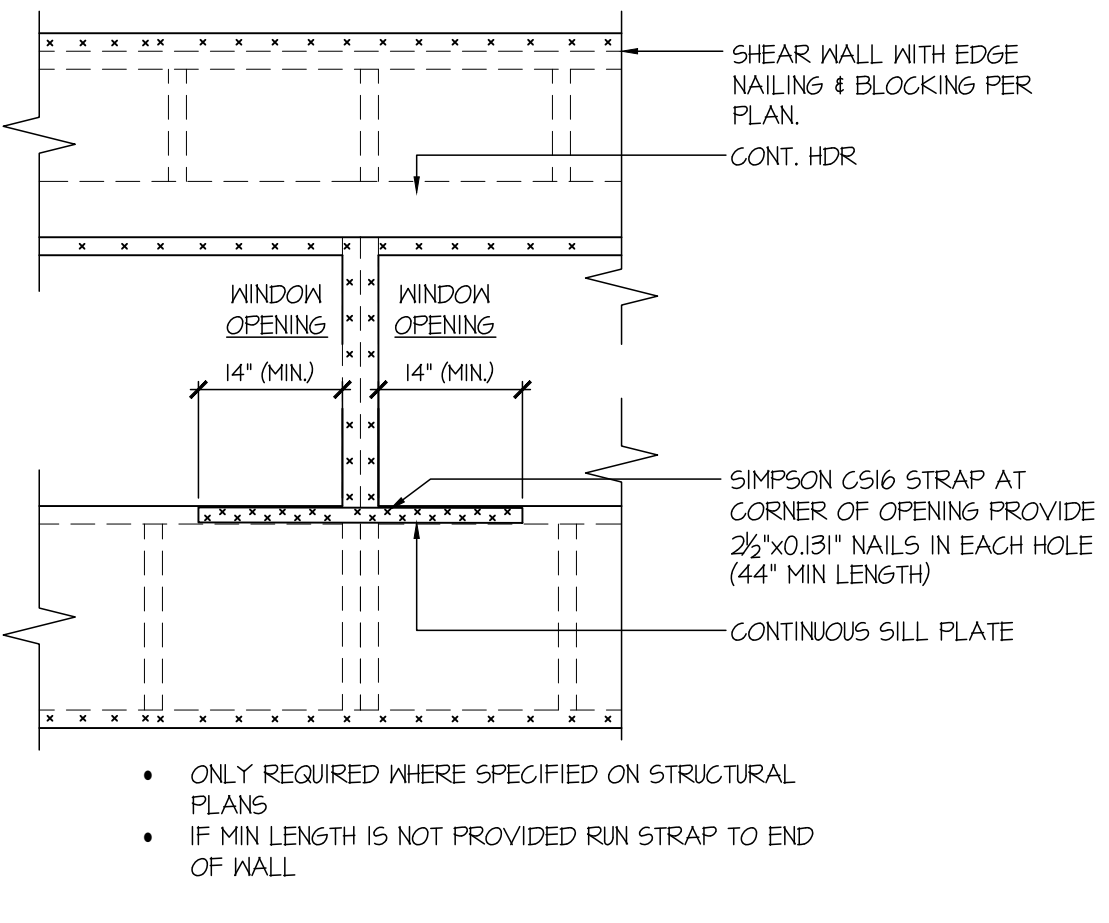
94 EXT. WALL & INT. SHEARWALL OPENING ELEVATION  
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99 SHEAR TRANSFER DETAIL @ INTERSECTING INT. SHEARWALL  
SCALE: 3/4\"/>

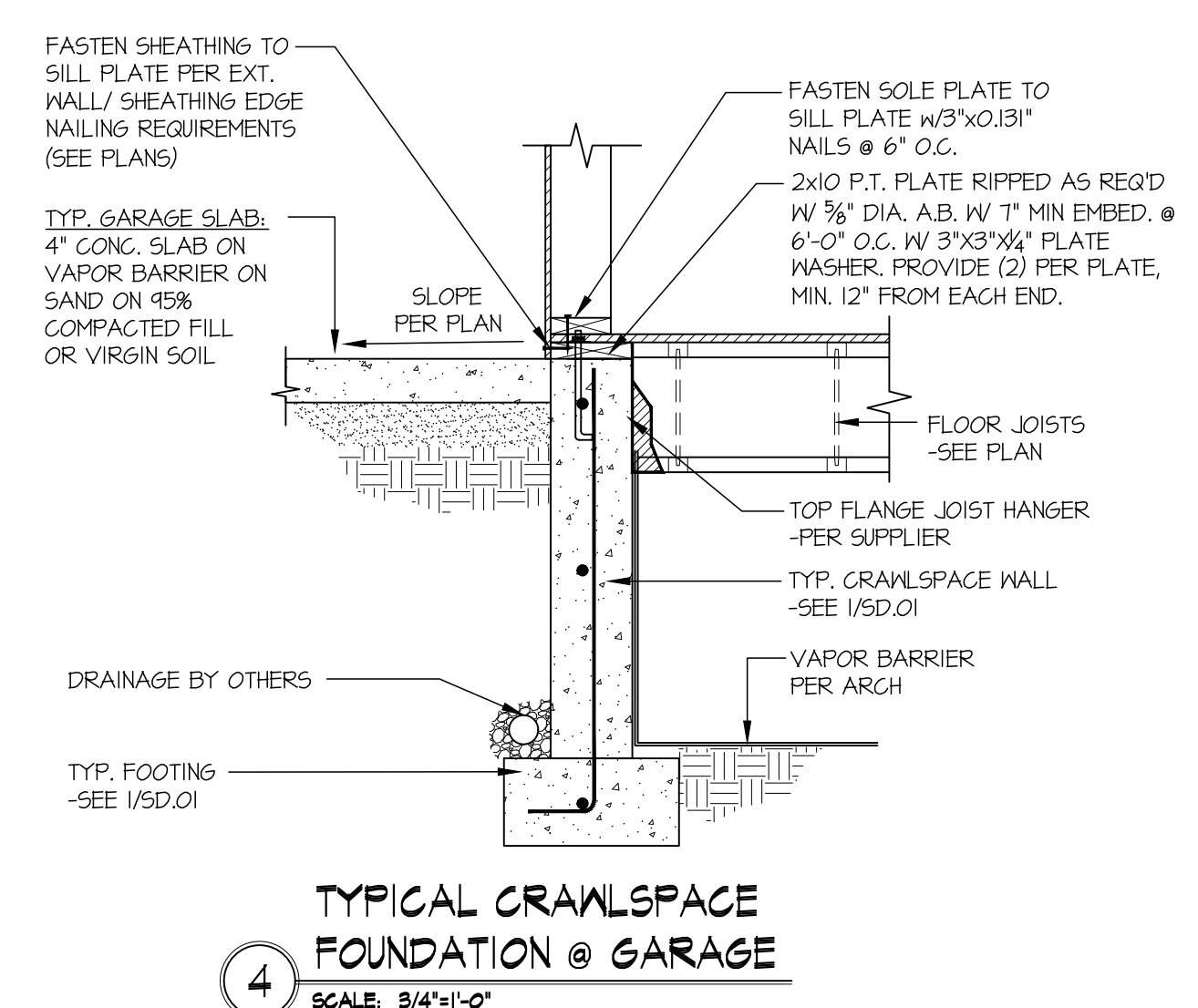
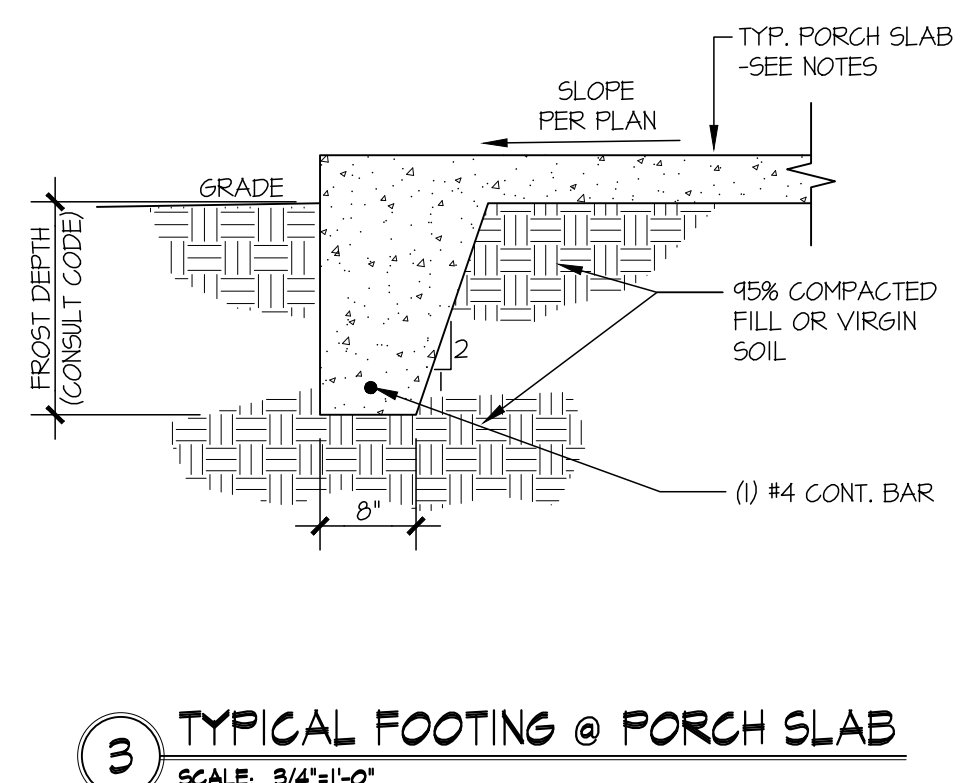
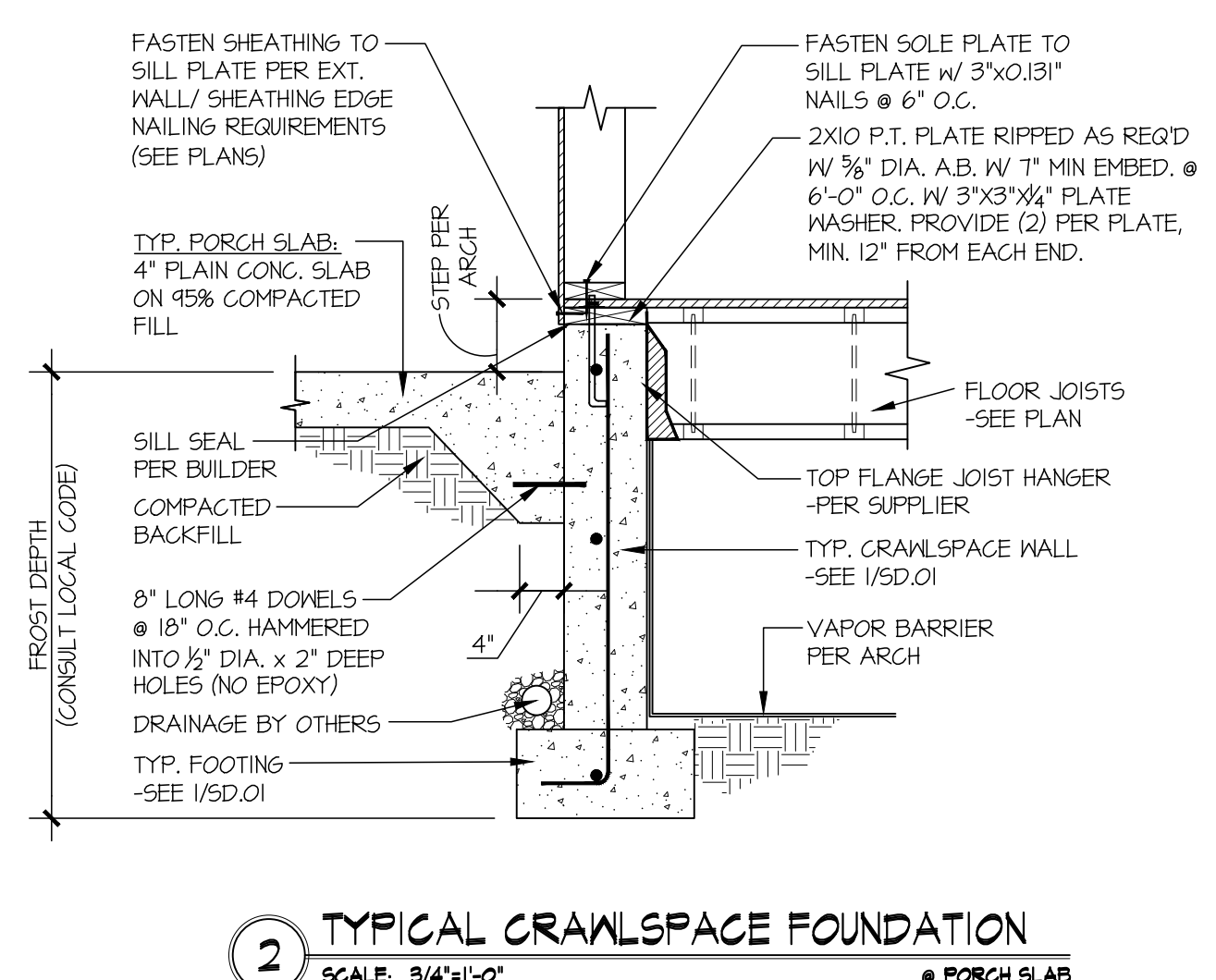
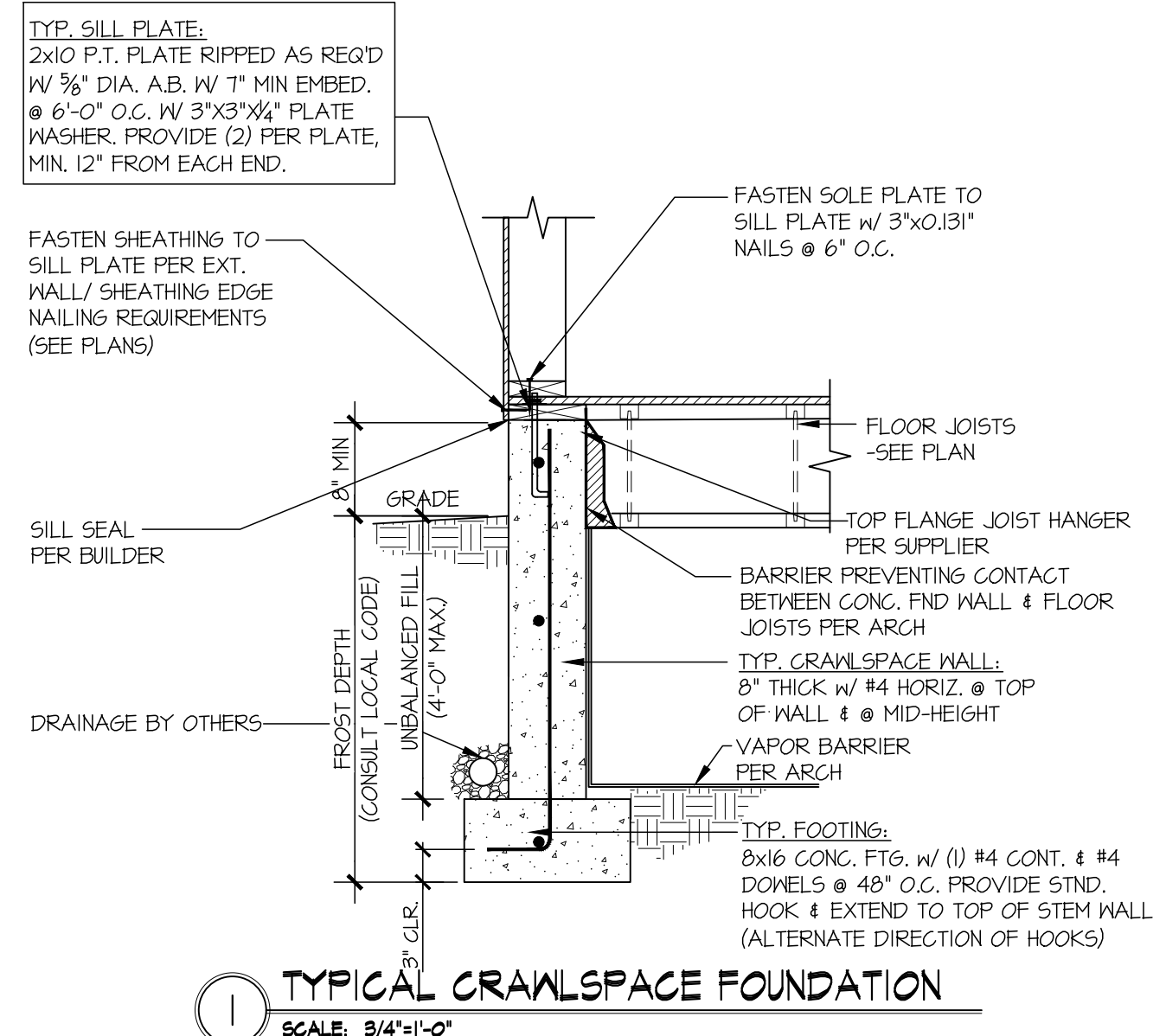


117 STRAP DETAIL  
SCALE: 3/4\"/>



120 EXT. WALL & INT. SHEARWALL OPENING ELEVATION  
SCALE: N.T.S.

63 APA PORTAL FRAME DETAIL WITH HOLD-DOWNS  
SCALE: N.T.S.

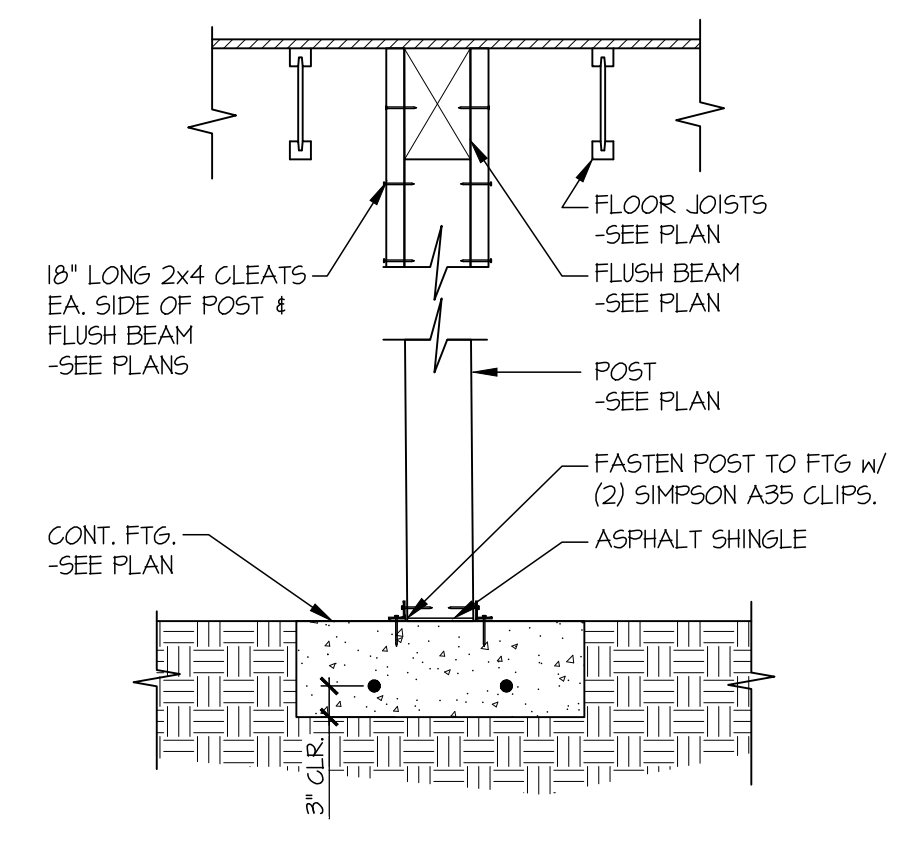
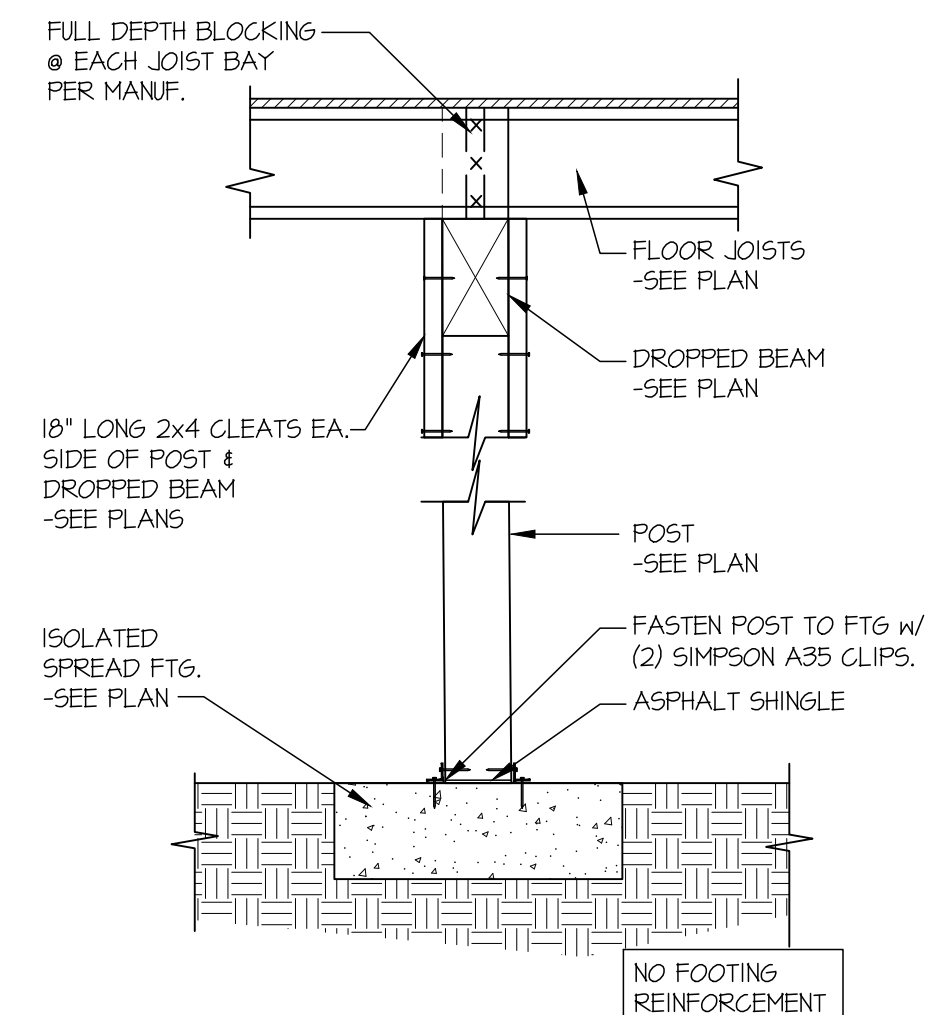
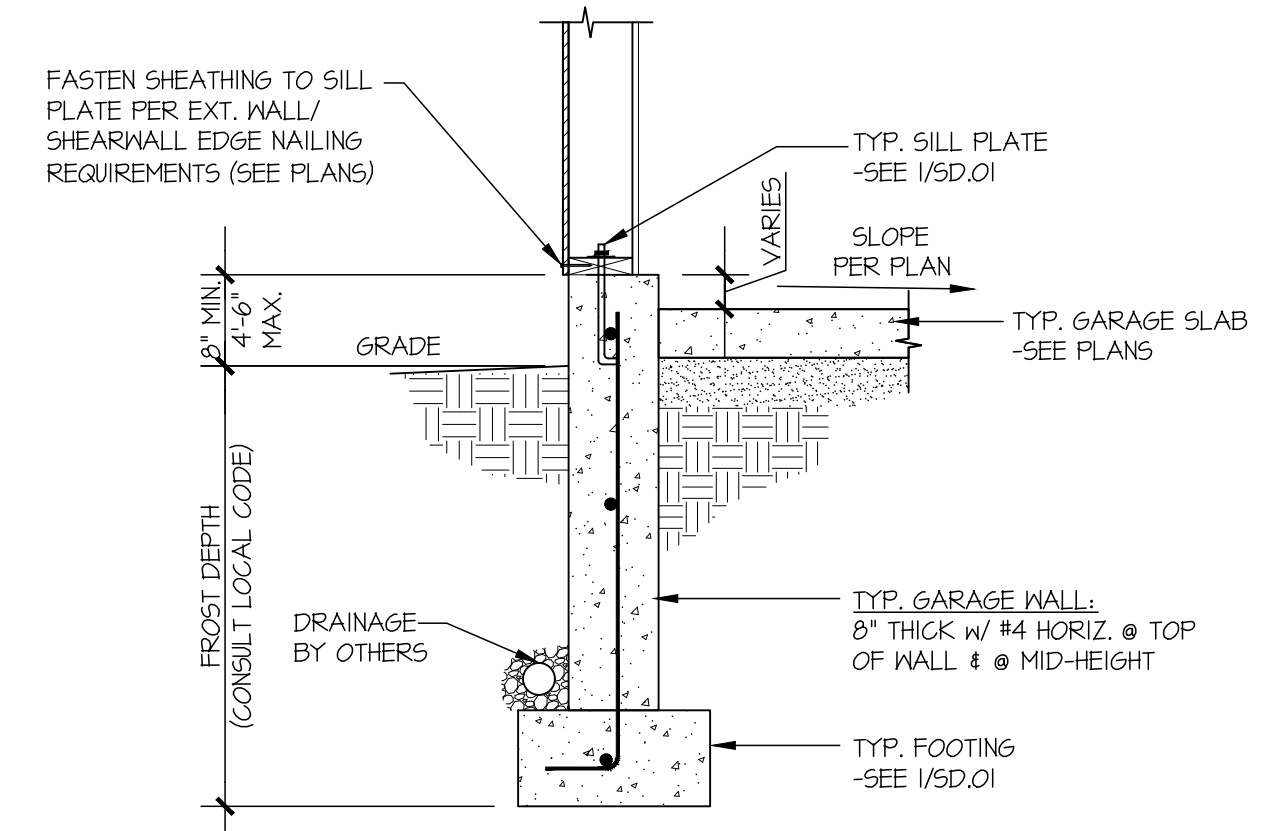
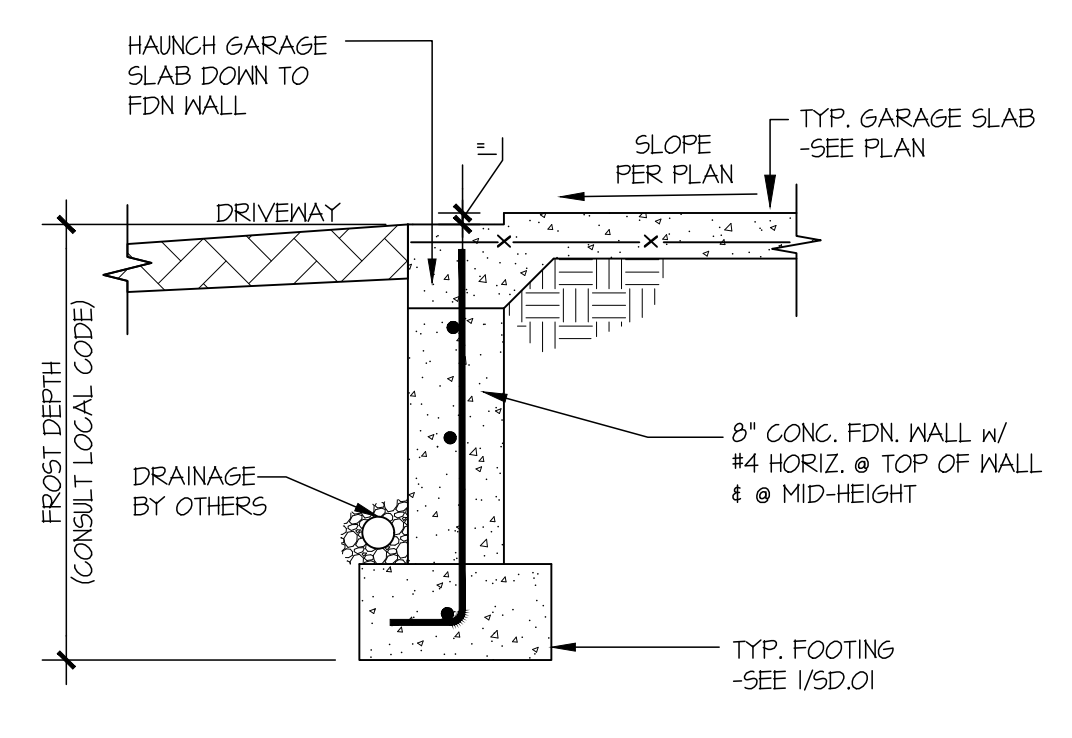


1 TYPICAL CRAWLSPACE FOUNDATION  
SCALE: 3/4"=1'-0"

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

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

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

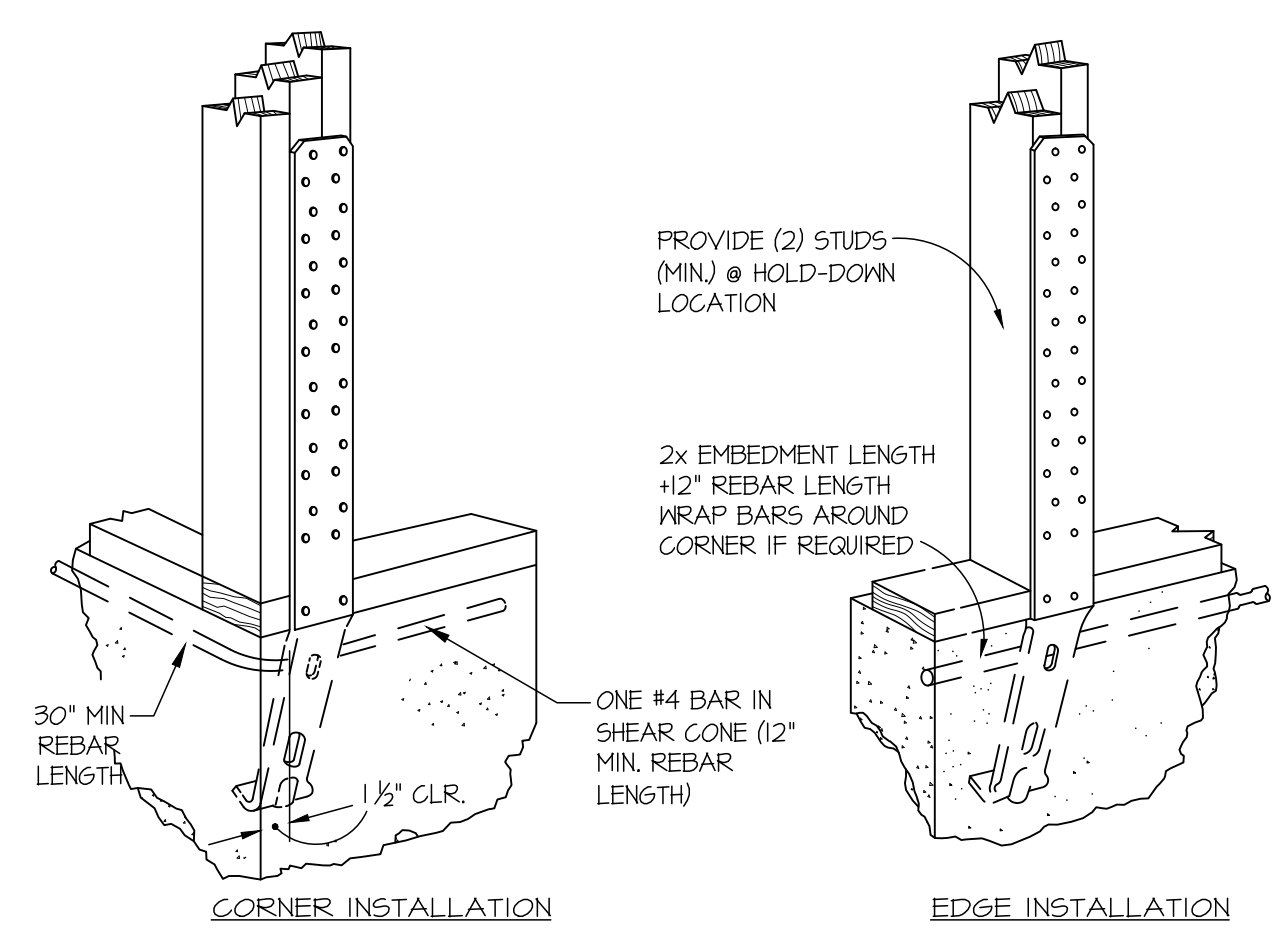


5 TYPICAL CONCRETE FOOTING @ GARAGE DOOR OPENING  
SCALE: 3/4"=1'-0"

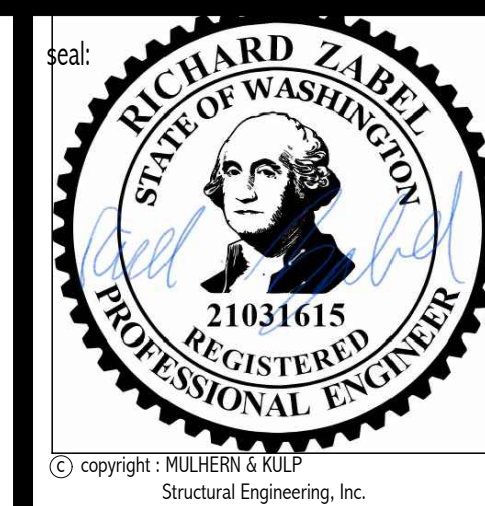
6 TYPICAL EXT. GARAGE FOUNDATION  
SCALE: 3/4"=1'-0"

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

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



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



**MULHERN+KULP**  
RESIDENTIAL STRUCTURAL ENGINEERING  
7220 Trade Street, Suite 205, San Diego, CA 92121  
p 619-550-0010 • mulhernkulp.com

M&K project number:  
154-24003

project mgr: R.JZ  
drawn by: BFD  
issue date: 02-14-24

REVISIONS:  
date: \_\_\_\_\_ initial: \_\_\_\_\_



STRUCTURAL DETAILS  
4216 83RD AVE SE  
MERCER ISLAND, WASHINGTON



### Vertical wall Installation

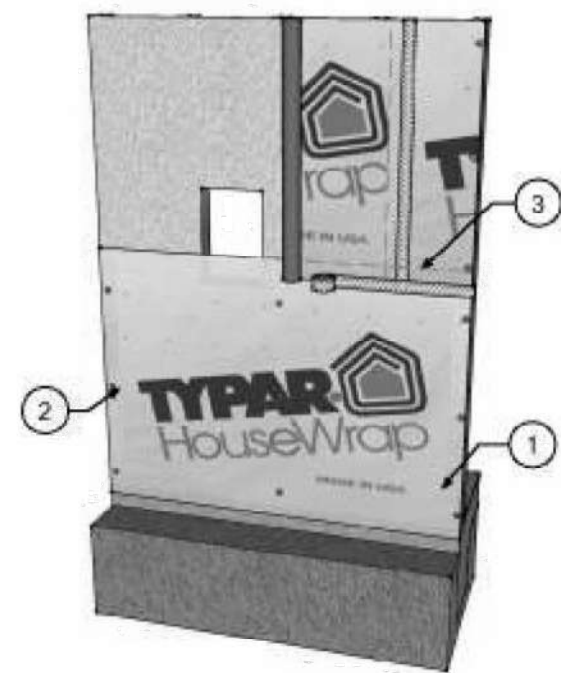
Install TYPAR® HouseWrap over an approved exterior sheathing after the framing is complete and before the windows and doors have been installed. Plastic capped fasteners should be used and spaced at 32" OC (vertically and horizontally) when being applied over 7/16" OSB or 15/32" plywood. When installing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

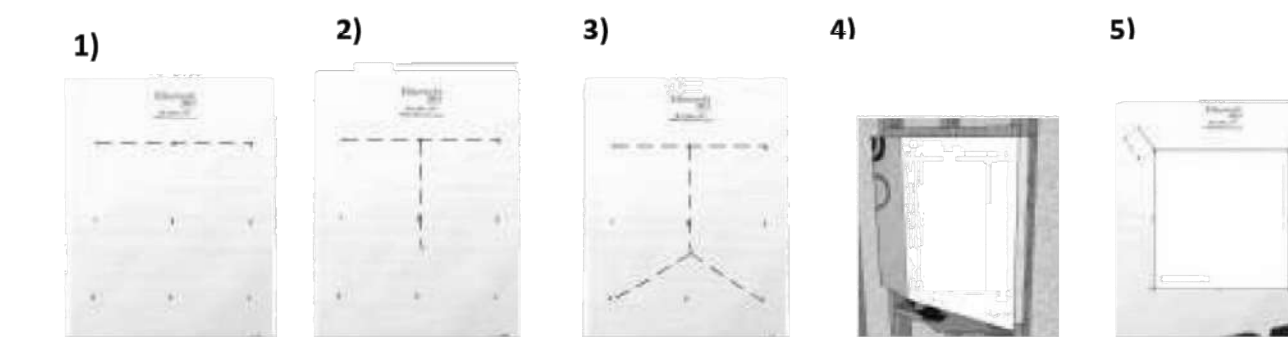
From that stopping point, cut diagonally to both lower left and right corners of the opening.

#### 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.

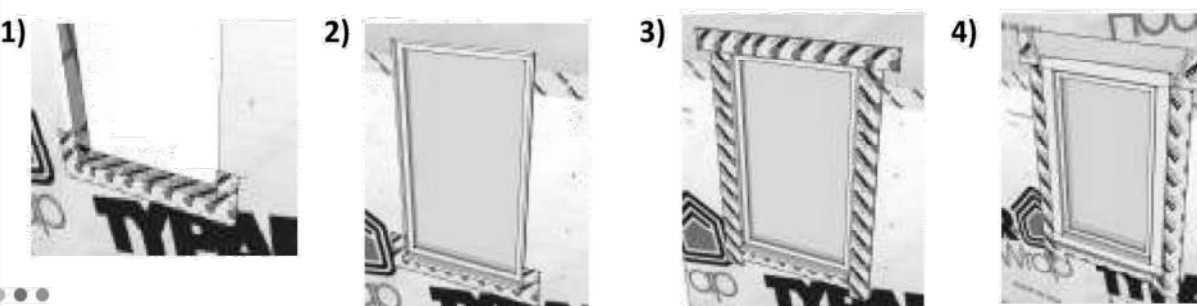
#### STEP 3

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.



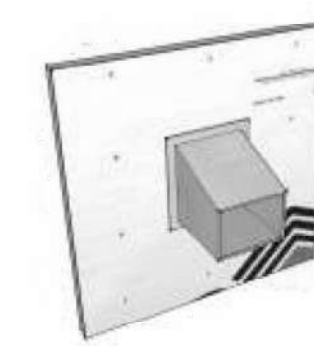
### Flashing Penetrations

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.

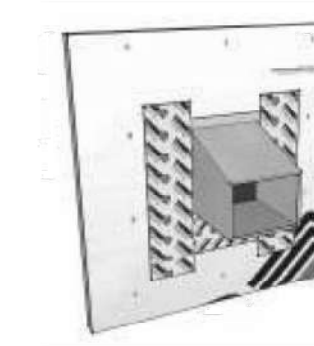
The method is similar to the flashing a window. Start by flashing the bottom of the penetration. Ensure to shingle the upper tape over the bottom tape.

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

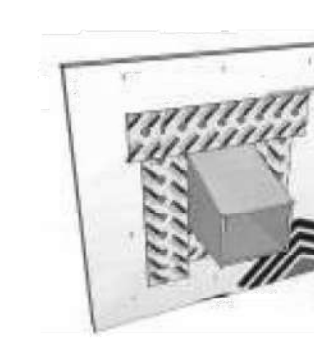
#### 1)



#### 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](http://www.Typar.com)



MADE IN USA. ICC #ESR-1404 • CCMC #12884-R • CCMC #12892-R  
Please visit [typar.com](http://typar.com) for installation instructions and warranty information.



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

Issue Description	Issue Date	By

Job Number: \_\_\_\_\_

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

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

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

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Submittal Date \_\_\_\_\_

Sheet Title/Description \_\_\_\_\_

Design Firm \_\_\_\_\_

Drawn by: \_\_\_\_\_

Checked by: \_\_\_\_\_

Primary Scale \_\_\_\_\_

D1 of .

Sheet Title/Description

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
4216 83rd Ave SE, Mercer Island, WA	Ryan Redman - JayMarc Homes - 214.663.7599

Instructions: This single-family project will use the requirements of the Prescriptive Path below and incorporate the minimum values listed. Based on the size of the structure, the appropriate number of additional credits are checked as chosen by the permit applicant.

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

Authorized Representative	Ryan Redman	Digitally signed by Ryan Redman (Date: 2021.03.05 11:44:40 -0800)	Date	01/18/2022
---------------------------	-------------	--	------	------------

All Climate Zones (Table R402.1.1)		
	R-Value <sup>a</sup>	U-Factor <sup>a</sup>
Fenestration U-Factor <sup>b</sup>	n/a	0.30
Skylight U-Factor <sup>b</sup>	n/a	0.50
Glazed Fenestration SHGC <sup>b,c</sup>	n/a	n/a
Ceiling <sup>e</sup>	49	0.026
Wood Frame Wall <sup>d,h</sup>	21 int	0.056
Floor	30	0.029
Below Grade Wall <sup>h</sup>	10/15/21 int + TB	0.042
Slab <sup>d,i</sup> R-Value & Depth	10, 2 ft	n/a

<sup>a</sup> R-values are minimums. U-factors and SHGC are maximums. When insulation is installed in a cavity that is less than the label or design thickness of the insulation, the compressed R-value of the insulation from Appendix Table A101.4 shall not be less than the R-value specified in the table.

<sup>b</sup> The fenestration U-factor column excludes skylights.

<sup>c</sup> "10/15/21+5TB" means R-10 continuous insulation on the exterior of the wall, or R-15 continuous insulation on the interior of the wall, or R-21 cavity insulation plus a thermal break between the slab and the basement wall on the interior of the basement wall. "10/15/21+5TB" shall be permitted to be met with R-13 cavity insulation on the interior of the basement wall plus R-5 continuous insulation on the interior or exterior of the wall. "5TB" means R-5 thermal break between floor slab and basement wall.

<sup>d</sup> R-10 continuous insulation is required under heated slab on grade floors. See Section R402.2.9.1.

<sup>e</sup> 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.

<sup>f</sup> 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.

<sup>g</sup> For log structures developed in compliance with Standard ICC 400, log walls shall meet the requirements for climate zone 5 of ICC 400.

<sup>h</sup> Int. (intermediate framing) denotes framing and insulation as described in Section A103.2.2 including standard framing 16 inches on center, 78% of the wall cavity insulated and headers insulated with a minimum of R-10 insulation.

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

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

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

Summary of Table R406.2			
Heating Options	Fuel Normalization Descriptions	Credits - select ONE heating option	User Notes
1	Combustion heating minimum NAECA <sup>b</sup>	0.0	<input type="radio"/>
2	Heat pump <sup>c</sup>	1.0	<input type="radio"/>
3	Electric resistance heat only - furnace or zonal	-1.0	<input type="radio"/>
4	DHP with zonal electric resistance per option 3.4	-0.5	<input type="radio"/>
5	All other heating systems	-1.0	<input type="radio"/>

Energy Options	Energy Credit Option Descriptions	Credits - select ONE energy option from each category <sup>d</sup>	User Notes
1.1	Efficient Building Envelope	0.5	<input type="radio"/>
1.2	Efficient Building Envelope	1.0	<input type="radio"/>
1.3	Efficient Building Envelope	0.5	<input type="radio"/>
1.4	Efficient Building Envelope	1.0	<input type="radio"/>
1.5	Efficient Building Envelope	2.0	<input type="radio"/>
1.6	Efficient Building Envelope	3.0	<input type="radio"/>
1.7	Efficient Building Envelope	0.5	<input type="radio"/>
2.1	Air Leakage Control and Efficient Ventilation	0.5	<input type="radio"/>
2.2	Air Leakage Control and Efficient Ventilation	1.0	<input type="radio"/>
2.3	Air Leakage Control and Efficient Ventilation	1.5	<input type="radio"/>
2.4	Air Leakage Control and Efficient Ventilation	2.0	<input type="radio"/>
3.1*	High Efficiency HVAC	1.0	<input type="radio"/>
3.2	High Efficiency HVAC	1.0	<input type="radio"/>
3.3*	High Efficiency HVAC	1.5	<input type="radio"/>
3.4	High Efficiency HVAC	1.5	<input type="radio"/>
3.5	High Efficiency HVAC	1.5	<input type="radio"/>
3.6*	High Efficiency HVAC	2.0	<input type="radio"/>
4.1	High Efficiency HVAC Distribution System	0.5	<input type="radio"/>
4.2	High Efficiency HVAC Distribution System	1.0	<input type="radio"/>

Summary of Table R406.2 (cont.)				
Energy Options	Energy Credit Option Descriptions (cont.)	Credits - select ONE energy option from each category <sup>d</sup>	User Notes	
5.1 <sup>f</sup>	Efficient Water Heating	0.5	<input type="radio"/>	
5.2	Efficient Water Heating	0.5	<input type="radio"/>	
5.3	Efficient Water Heating	1.0	<input type="radio"/>	
5.4	Efficient Water Heating	1.5	<input type="radio"/>	
5.5	Efficient Water Heating	2.0	<input type="radio"/>	
5.6	Efficient Water Heating	2.5	<input type="radio"/>	
6.1*	Renewable Electric Energy (3 credits max)	1.0	<input type="radio"/>	
7.1	Appliance Package	0.5	<input type="radio"/>	
<b>Total Credits</b>		<b>6.0</b>	<input type="radio"/>	<input type="button" value="Calculate Total"/> <input type="button" value="Clear Form"/>

- 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.
- Equipment listed in Table C403.3.2(4) or C403.3.2(5).
- Equipment listed in Table C403.3.2(1) or C403.3.2(2).
- 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.
- 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.
- 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.

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 FIXTURES SHALL BE HIGH EFFICIENCY LAMPS.

PROVIDE CERTIFICATE REPORT PER R405.4.2 IN 2018 WSEC.



Issue Issue Date By  
Description

4216 83rd Ave SE  
Mercer Island, WA.  
Job Number:  
MIS076

plan name: \_\_\_\_\_  
marketing name: XXXXXX  
plan number: MIS076  
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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02.21.24  
Submittal Date

Sheet Title/Description  
JAYMARC HOMES  
Design Firm

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

Primary Scale

EN1  
of .

Window, Skylight and Door Schedule		Project Information		Contact Information	
NEW SFR 4216 83rd Ave SE Mercer Island, WA		JayMarc Homes 7525 SE 24th St. Mercer Island, WA 98040			
Exempt Swinging Door (24 sq. ft. max.)	Ref. U-factor	Qt. Feet	Height Feet	Area	UA
Exempt Glazed Fenestration (15 sq. ft. max.)	WSEC 0.26	2 3	8	48.0	12.48
				0.0	0.00

Vertical Fenestration (Windows and doors)					
Component Description	Ref. U-factor	Qt. Feet	Height Feet	Area	UA
Nook - casement	WSEC 0.28	2 2	5	27.5	7.70
Nook - fixed	WSEC 0.26	3 2	5	41.3	10.73
Nook - fixed	WSEC 0.26	3 2	2	15.0	3.90
Nook - slider	WSEC 0.28	1 12	8	96.0	26.88
Kitchen - casement	WSEC 0.28	2 2	4	22.5	6.30
Dining - casement	WSEC 0.28	2 2	5	27.5	7.70
Dining - fixed	WSEC 0.26	1 2	5	13.8	3.58
Dining - fixed	WSEC 0.26	3 2	2	15.0	3.90
ADU Suite - casement	WSEC 0.28	2 2	5	27.5	7.70
ADU Suite - fixed	WSEC 0.26	2 2	5	27.5	7.15
ADU Suite - fixed	WSEC 0.26	4 2	2	20.0	5.20
Bath 2 - casement	WSEC 0.28	1 2	4	8.0	2.24
Study - casement	WSEC 0.28	2 2	5	27.5	7.70
Study - fixed	WSEC 0.26	3 2	5	41.3	10.73
Great Room - casement	WSEC 0.28	2 2	5	27.5	7.70
Great Room - fixed	WSEC 0.26	3 2	5	41.3	10.73
Great Room - fixed	WSEC 0.26	5 2	2	25.0	6.50
Foyer - fixed	WSEC 0.26	2 1	7	22.5	5.85
Bath 5 - casement	WSEC 0.28	1 2	4	8.0	2.24
Bedroom 5 - casement	WSEC 0.28	2 2	5	25.0	7.00
Bedroom 5 - fixed	WSEC 0.26	1 2	5	12.5	3.25
Laundry - slider	WSEC 0.29	1 4	1	6.0	1.74
Bedroom 4 - casement	WSEC 0.28	1 2	5	12.5	3.50
Bedroom 4 - fixed	WSEC 0.26	1 6	1	9.0	2.34
Bedroom 3 - casement	WSEC 0.28	2 2	5	25.0	7.00
Bath 3 - casement	WSEC 0.28	1 2	4	8.0	2.24
Powder #2 - casement	WSEC 0.28	1 2	4	8.0	2.24
Bonus - casement	WSEC 0.28	2 2	5	25.0	7.00
Bonus - fixed	WSEC 0.26	3 2	4	33.8	8.78
Foyer - 2 story volume	WSEC 0.26	3 2	5	41.3	10.73
Primary Bedroom - casement	WSEC 0.28	2 2	5	27.5	7.70
Primary Bath - casement	WSEC 0.28	2 2	4	22.5	6.30
Primary Bath - fixed	WSEC 0.26	1 2	4	11.3	2.93
Primary Bath - fixed	WSEC 0.26	1 6	1	9.0	2.34
				0.0	0.00

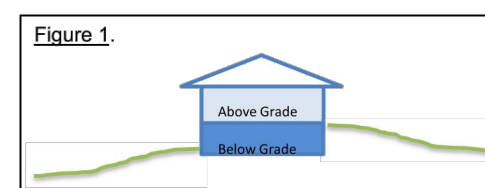
Overhead Glazing (Skylights)					
Component Description	Ref. U-factor	Qt. Feet	Height Feet	Area	UA
				0.0	0.00
				0.0	0.00
				0.0	0.00
				0.0	0.00
				0.0	0.00
				0.0	0.00
<b>Sum of Vertical Fenestration Area and UA</b>				<b>810.8</b>	<b>219.49</b>
<b>Vertical Fenestration Area Weighted U = UA/Area</b>					<b>0.27</b>
				0.0	0.00
				0.0	0.00
				0.0	0.00
				0.0	0.00
				0.0	0.00
<b>Sum of Overhead Glazing Area and UA</b>				<b>0.0</b>	<b>0.00</b>
<b>Overhead Glazing Area Weighted U = UA/Area</b>					<b>0.00</b>
<b>Total Sum of Fenestration Area and UA (for heating system sizing calculations)</b>					<b>858.8 231.97</b>

Simple Heating System Size: Washington State

This heating system sizing calculator is based on the Prescriptive Requirements of the 2018 Washington State Energy Code (WSEC) and ACCA Manuals J and S. This tool will calculate heating loads only. ACCA procedures for sizing cooling systems should be used to determine cooling loads.

Please complete the green drop-downs and boxes that are applicable to your project. As you make selections in the drop-downs for each section, some values will be calculated for you. If you do not see the selection you need in the drop-down options, please contact the WSU Energy Program at energycode@energy.wsu.edu or (360) 956-2042 for assistance.

Project Information		Contact Information	
New SFR 4216 83rd Ave SE Mercer Island, WA	Ryan Redman - JayMarc Homes 7525 SE 24th St. Mercer Island, WA 98040		
Heating System Type:	<input type="radio"/> All Other Systems	<input checked="" type="radio"/> Heat Pump	
Design Temperature	Mercer Island	Design Temperature Difference (ΔT)	45
Area of Building	Conditioned Floor Area (sq ft)	4,997	Conditioned Volume
Average Ceiling Height	Average Ceiling Height (ft)	9.0	44,973
Glazing and Doors	U-Factor X Area = UA	0.280 X 859 = 240.52	
Skylights	U-Factor X Area = UA	0.50 X 0 = 0	
Insulation	U-Factor X Area = UA	0.026 X 2,285 = 59.41	
Single Rafter or Joist Vaulted Ceilings	No selection		
Above Grade Walls	U-Factor X Area = UA	0.056 X 4,997 = 279.83	
Floors	U-Factor X Area = UA	0.025 X 4,997 = 124.93	
Below Grade Walls	U-Factor X Area = UA	0.028 X 0 = 0	
Slab Below Grade	F-Factor X Length = UA	0.303 X 0 = 0	
Slab on Grade	F-Factor X Length = UA		
Location of Ducts	Duct Leakage Coefficient	1.00	
<b>Sum of UA</b>		<b>704.69</b>	
<b>Envelope Heat Load</b>		<b>31,711 Btu / Hour</b>	
<b>Air Leakage Heat Load</b>		<b>21,857 Btu / Hour</b>	
<b>Building Design Heat Load</b>		<b>53,568 Btu / Hour</b>	
<b>Building and Duct Heat Load</b>		<b>53,568 Btu / Hour</b>	
<b>Maximum Heat Equipment Output</b>		<b>66,960 Btu / Hour</b>	



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

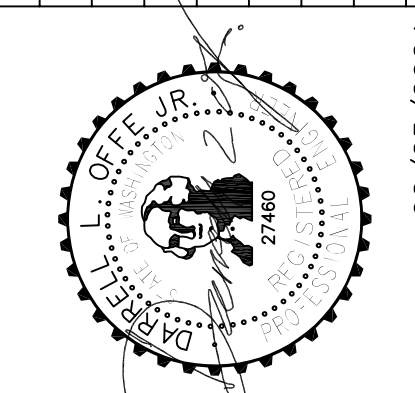
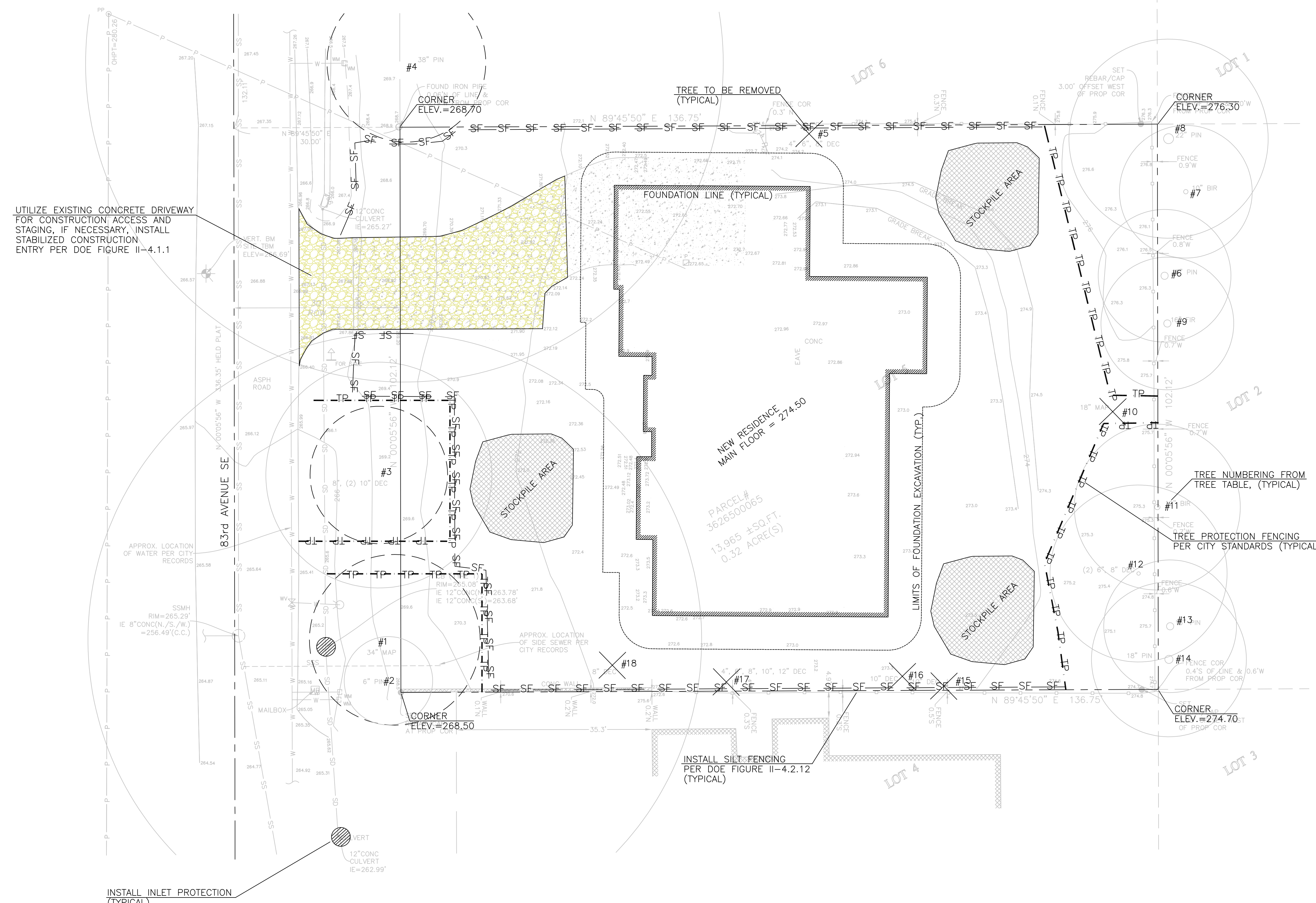
EXISTING UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO COMMENCING CONSTRUCTION. NO REPRESENTATION IS MADE THAT ALL EXISTING UTILITIES ARE SHOWN HEREON.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

LEGEND

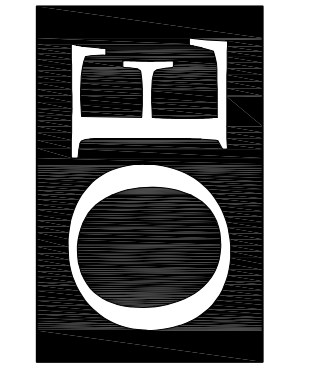
- ACU □ AIR CONDITION UNIT
- AD □ AREA DRAIN
- ASPH SURF ASPHALT SURFACE
- BUILDING
- CLRW CENTERLINE ROW
- CONC SURF CONCRETE SURFACE
- RET WALL RETAINING WALL
- DECK
- FENCE LINE (WOOD)
- GAS METER
- HOSE BIB RISER
- HEDGE FOLIAGE LINE
- INLET (TYPE 1)
- INLET (TYPE 1) (SOLID)
- MONUMENT IN CASE (FOUND)
- PAVER SURFACE
- POST
- POWER METER
- POWER (OVERHEAD)
- POWER POLE W/ LIGHT
- REBAR AS NOTED (FOUND)
- REBAR & CAP (SET)
- ROCKERY
- SEWER LINE
- SEWER MANHOLE
- STORM DRAIN LINE
- TREE (AS NOTED)
- WATER LINE
- WATER METER

ID	Species	DBH	Dripline	STATUS	Limit of Development	
					LOD	RETAIN REMOVE
1	Sweetgum	34	54	Off-site	14	
2	Doutlas-fir	4	8	Off-site	6	
3	Flowering Dogwood	16	20	Off-site	12	
4	Deodara cedar	38	56	Off-site	14	
5	English laurel	11	24	significant	14	x
6	Douglas-fir	22	40	Off-site	14	
7	Silver birch	10	24	Off-site	14	
8	Deodara cedar	16	24	Off-site	14	
9	Douglas-fir	16	26	Off-site	14	
10	Sweetgum	18	42	significant	14	x
11	Silver birch	12	32	significant	14	
12	Rhododendron	N/A	N/A	N/A	N/A	
13	Douglas-fir	16	38	Off-site	14	
14	Douglas-fir	18	34	Off-site	14	
15	Rhododendron	N/A	N/A	N/A	N/A	x
16	Rhododendron	N'18	N/A	N/A	N/A	x
17	Flowering cherry	18	38	significant	14	x
18	Flowering cherry	8	22	significant	14	x

UTILIZE EXISTING CONCRETE DRIVEWAY FOR CONSTRUCTION ACCESS AND STAGING, IF NECESSARY, INSTALL STABILIZED CONSTRUCTION ENTRY PER DOE FIGURE II-4.1.1



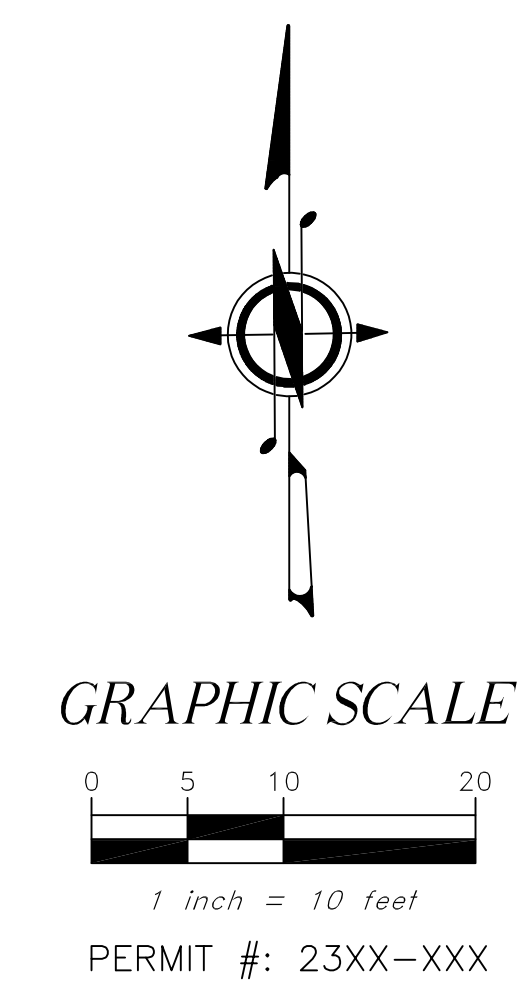
**OFFE ENGINEERS**  
13922 SOUTHEAST 199TH PLACE  
RENTON, WASHINGTON 98058  
PHONE: 425-260-3412  
CONTACT: DARRELL OFFE, P.E.



4216 83rd Avenue SE  
JayMarc Diamond, LLC

PROJECT: 4216 83rd Avenue SE  
CLIENT: JayMarc Diamond, LLC  
SHEET CONTENT: Temp. Erosion & Sedimentation Control Plan

DATE: 02/25/2024  
JOB NO.:  
DWG NO.:  
SHEET: 1 OF 4  
PERMIT #: 23XX-XXX



REV. NO.	DATE	DESCRIPTION

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

DOWNSPOUT TABLE		STORM PIPE TABLE	
DS#1	GROUND=273.00 DOWNSPOUT LINE=269.75, 4"	①	35LF., 8" D.I. @ S=1.00%
DS#2	GROUND=273.00 DOWNSPOUT LINE=270.60, 4"	②	54LF., 60" CMP @ S=0.50%
DS#3	CONCRETE=274.40 DOWNSPOUT LINE=273.25, 4"	③	2LF., 36" CMP @ S=0.50%
DS#4	CONCRETE=274.40 DOWNSPOUT LINE=273.25, 4"	④	13LF., 4" CMP @ S=2.00%
DS#5	GROUND=273.50 DOWNSPOUT LINE=272.00, 4"	⑤	19LF., 6" PVC SDR-35 @ S=3.33%
DS#6	GROUND=273.00 DOWNSPOUT LINE=272.10, 4"	⑥	12LF., 4" PVC SDR-35 @ S=2.00%
DS#7	GROUND=272.80 DOWNSPOUT LINE=271.40, 4"	⑦	43LF., 4" PVC SDR-35 @ S=2.00%
DS#8	GROUND=272.80 DOWNSPOUT LINE=270.75, 4"	⑧	70LF., 4" PVC SDR-35 @ S=2.00%
DS#9	CONCRETE=274.40 DOWNSPOUT LINE=273.00, 4"	⑨	35LF., 4" PVC SDR-35 @ S=2.00%
DS#10	CONCRETE=274.40 DOWNSPOUT LINE=273.00, 4"	⑩	33LF., 4" PVC SDR-35 @ S=2.00%
		⑪	49LF., 4" PVC SDR-35 @ S=2.55%

NOTE: CONNECT 4" FOUNDATION DRAIN AT LOCATION SHOWN ON PLANS - ONLY!

**LEGEND**

ACU	AIR CONDITION UNIT	MONUMENT IN CASE (FOUND)	
AD	AREA DRAIN	PAVER SURFACE	
AS	ASPHALT SURFACE	POST	
B	BUILDING	P	POWER METER
CL	CENTERLINE ROW	PO	POWER (OVERHEAD)
CS	CONCRETE SURFACE	PL	POWER POLE W/ LIGHT
RW	RETAINING WALL	RE	REBAR AS NOTED (FOUND)
EE	ELECTRICAL EASEMENT	RC	REBAR & CAP (SET)
D	DECK	R	ROCKERY
FL	FENCE LINE (WOOD)	S	SEWER LINE
GL	GAS LINE	SM	SEWER MANHOLE
GM	GAS METER	SD	STORM DRAIN LINE
HR	HOSE BIB RISER	ST	TREE (AS NOTED)
HFL	HEDGE FOLIAGE LINE	WL	WATER LINE
I1	INLET (TYPE 1)	WM	WATER METER
I2	INLET (TYPE 1) (SOLID)		

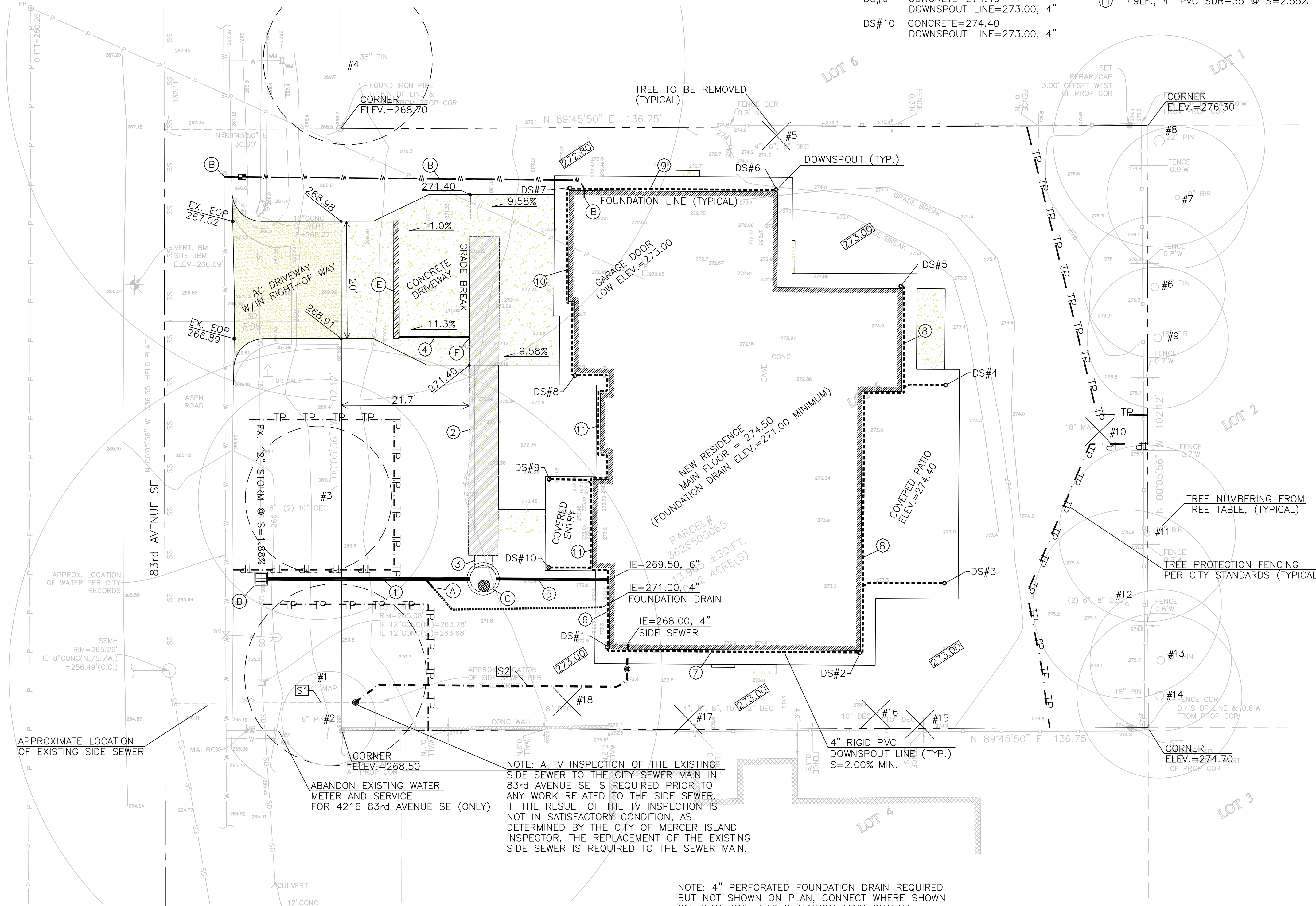
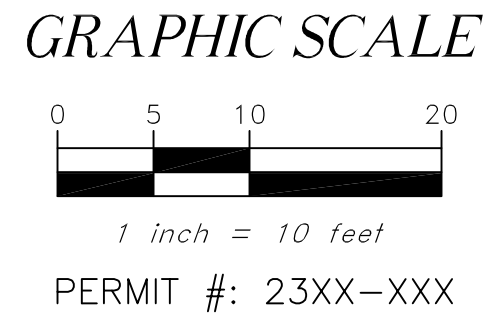
**TREE TABLE**

ID	Species	DBH	Dripline	STATUS	Limit of Development	
					LOD	RETAIN REMOVE
1	Sweetgum	34	54	Off-site	14	
2	Douglas-fir	4	8	Off-site	6	
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15	Rhododendron	N/A	N/A	N/A	N/A	x
16	Rhododendron	N/A	N/A	N/A	N/A	x
17	Flowering cherry	18	38	significant	14	x
18	Flowering cherry	8	22	significant	14	x

- NOTES:**
- (A) 4" FOUNDATION DRAIN CONNECTION  
IE=264.43, 8"x4" WYE
  - (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=272.40  
OVERFLOW=269.78, 8"(TOP OF TEE)  
IE=269.00, 6"(E)-DOWNSPOUT LINE  
IE=264.50, 36"(N), 8"(W)  
ELEV.=262.50, 8"(BOTTOM OF TEE)  
INSIDE BOTTOM=260.50
  - (D) CB#1, TYPE 1  
W/GRATE INLET  
GRATE=265.60  
IE=264.15, 8"(E)  
IE=264.11, 12"(N,S)-EXISTING
  - (E) 20" SLOT DRAIN  
GRATE ELEV.=270.00  
IE=269.20, 4"(E)
  - (F) 4" WATER TIGHT CONNECTION  
IE=268.90, 4"

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

IMPERVIOUS SURFACES:  
ROOF AREA (UNDER EAVES) = 4,734 SQ. FT.  
UNCOVERED DRIVEWAY AREA = 961 SQ. FT.  
UNCOVERED WALKWAY = 146 SQ. FT.  
UNCOVERED CONCRETE PADS/PATIO = 79 SQ. FT.  
TOTAL IMPERVIOUS AREAS = 5,920 SQ. FEET



- SIDE SEWER NOTES**
- (S1) APPROXIMATE LOCATION OF EXISTING SANITARY SIDE SEWER.
  - (S2) INSTALL 54LF., 4" PVC SIDE SEWER @ MIN. 2% SLOPE W/SANITARY SEWER CLEANOUTS

NOTE: 4" PERFORATED FOUNDATION DRAIN REQUIRED BUT NOT SHOWN ON PLAN, CONNECT WHERE SHOWN ON PLAN, WYE INTO DETENTION TANK OUTFALL

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.

REV. NO.	DATE	DESCRIPTION
02/25/2024		

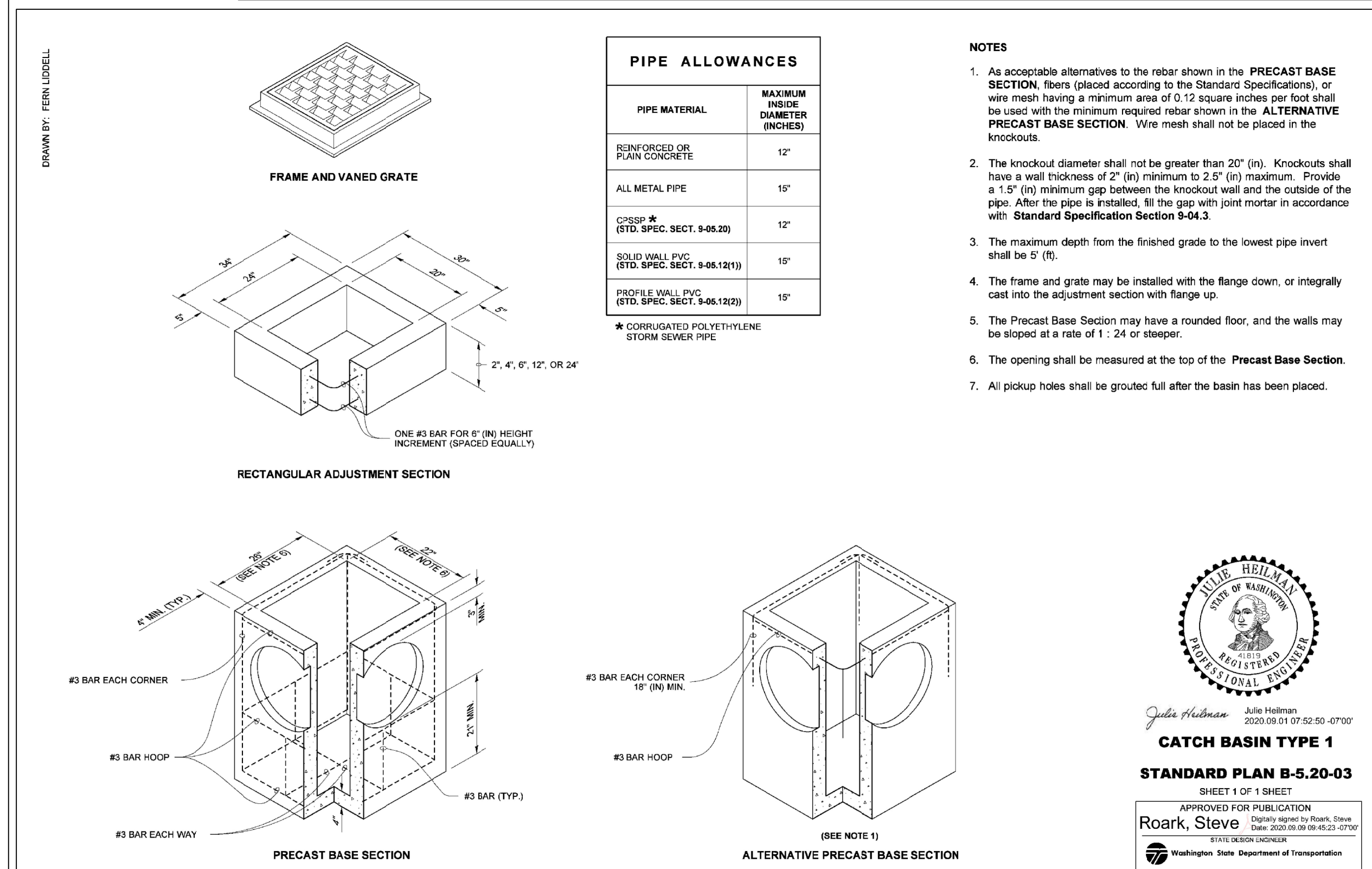
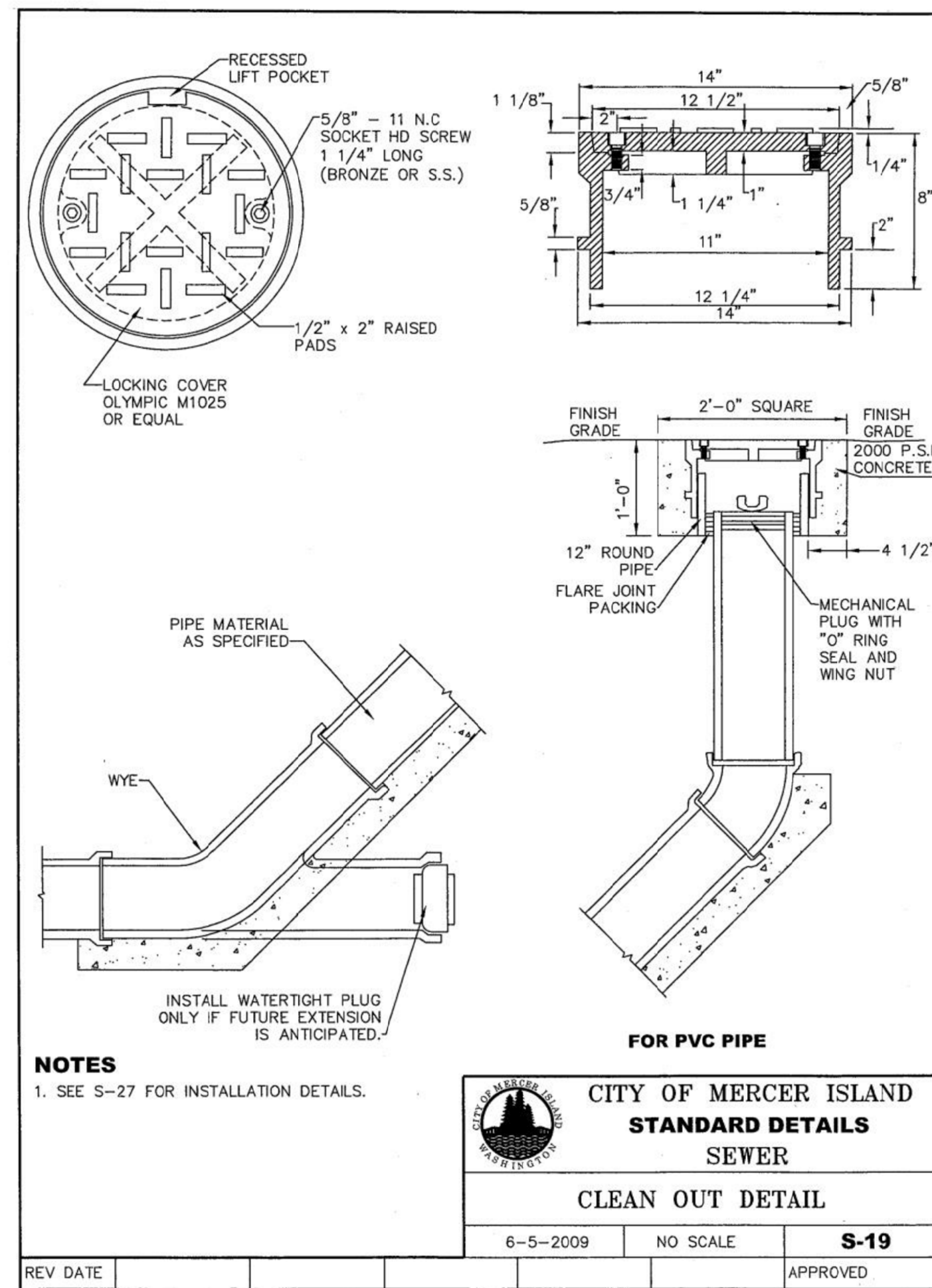
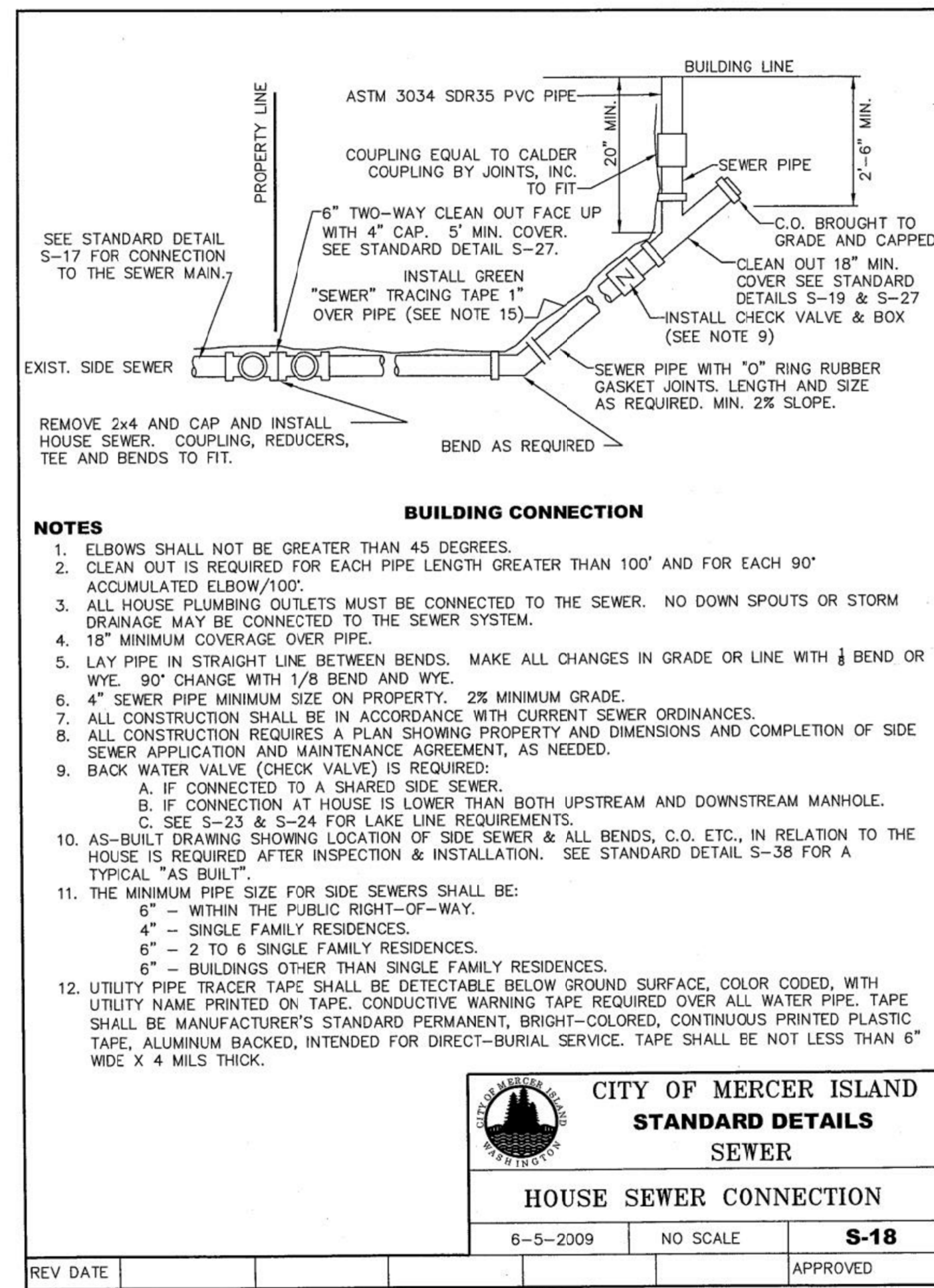
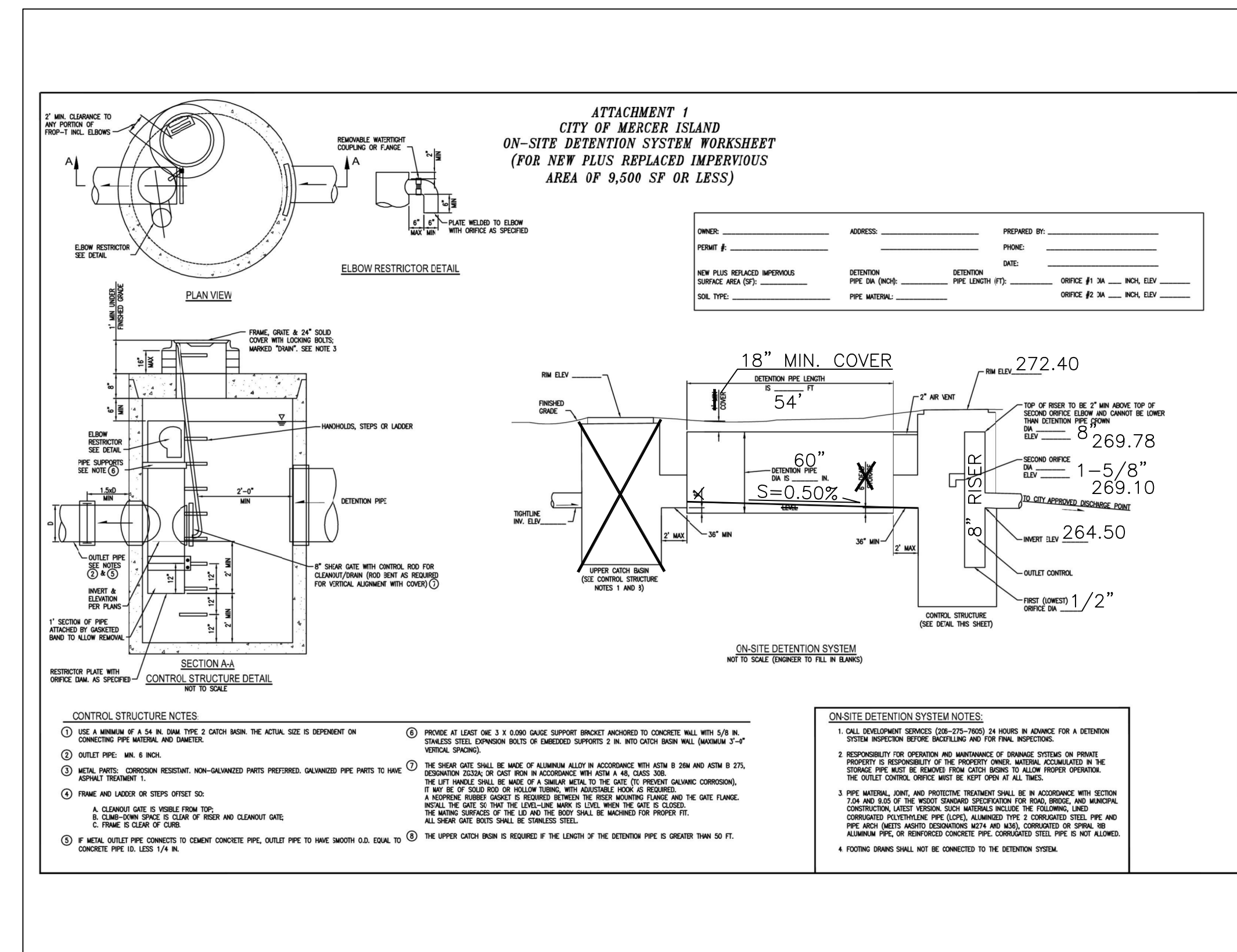
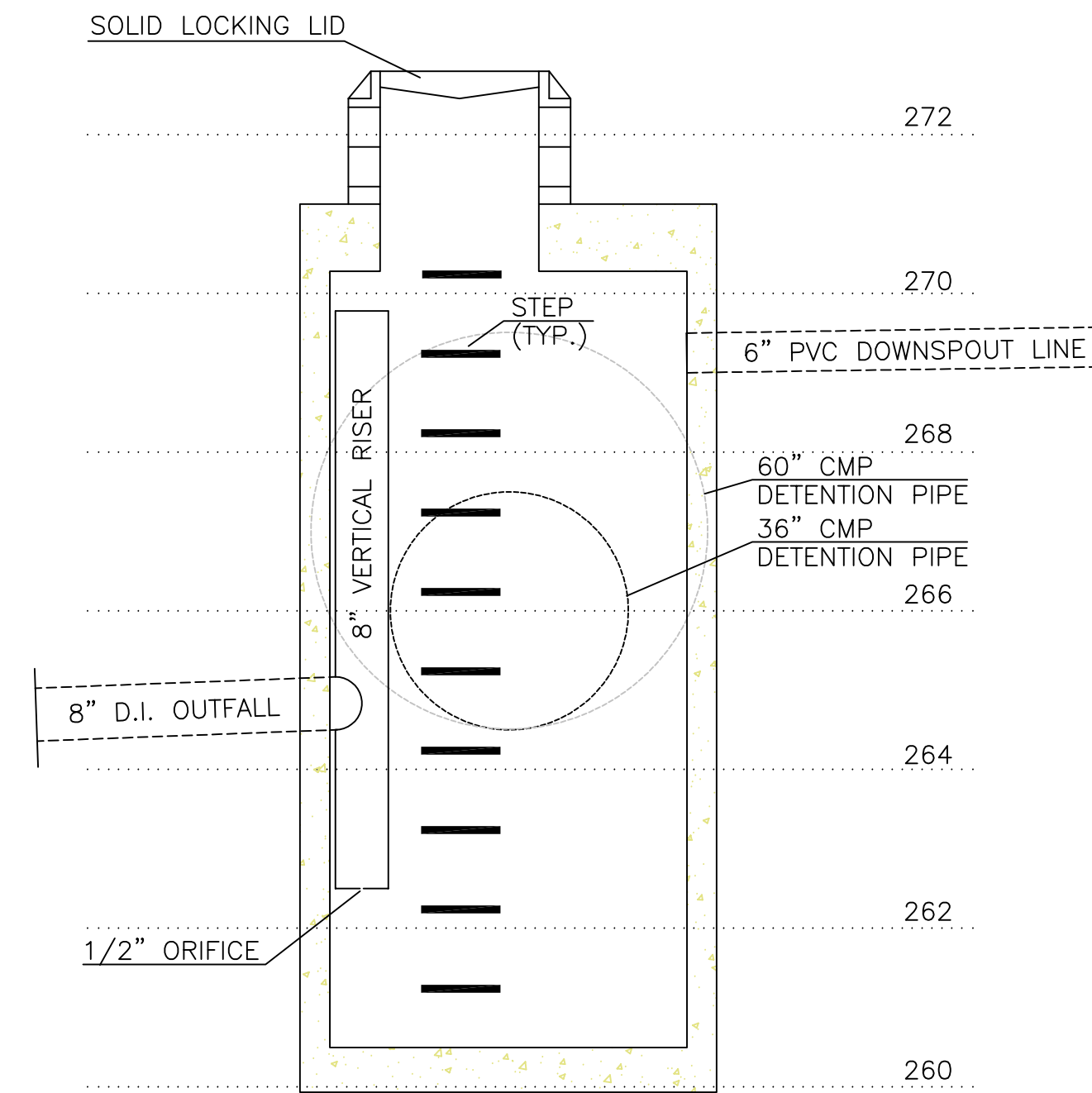
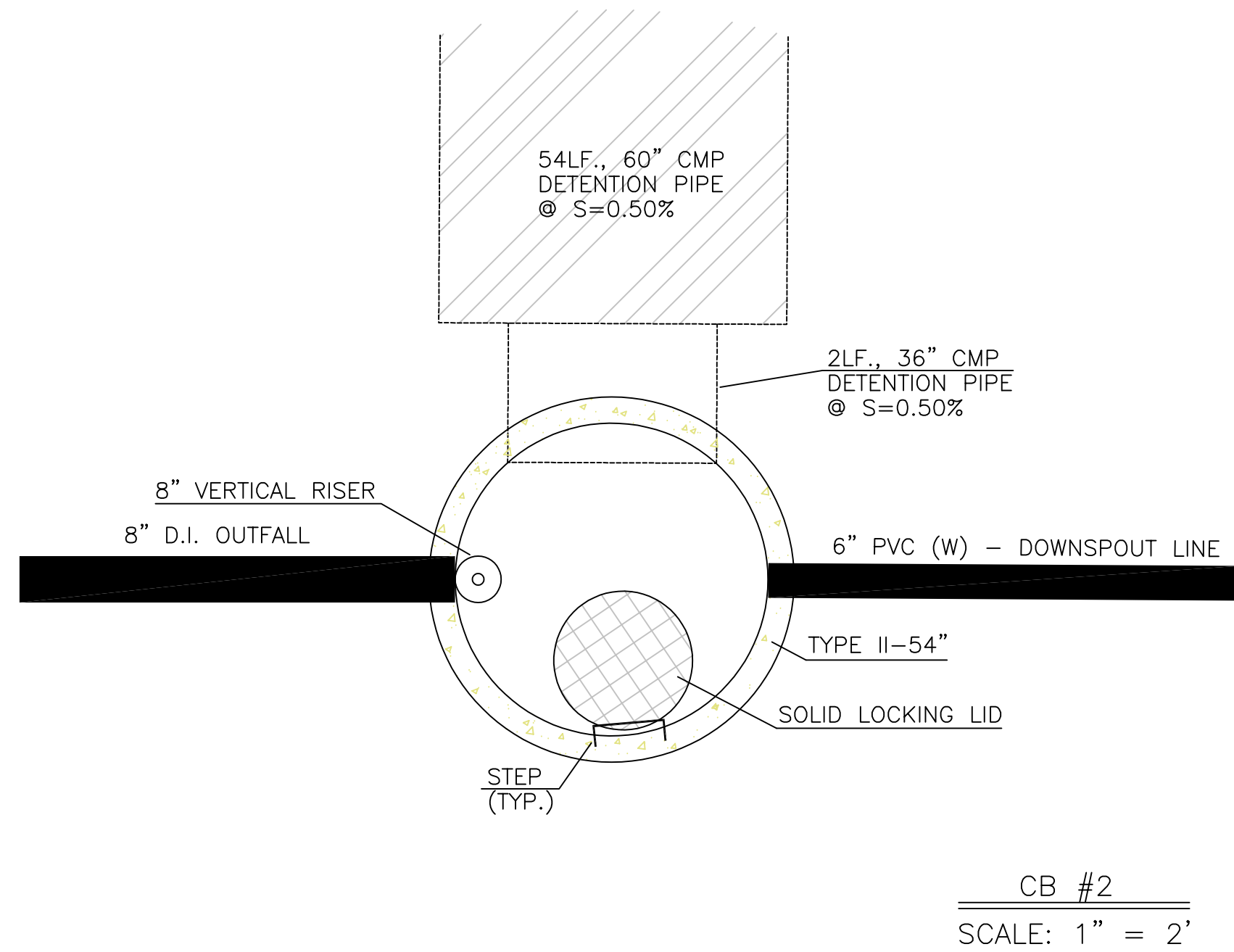
**OFFE ENGINEERS**  
13932 SOUTHEAST 19TH PLACE  
RENTON, WA 98058  
PHONE: 425-260-3412  
CONTACT: DARRELL OFFE, P.E.

**OFFE ENGINEERS**

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

PROJECT: 4216 83rd Avenue SE  
CLIENT: JayMarc Diamond, LLC  
SHEET CONTENT: Stormwater Site Plan

DATE: 02/25/2024  
JOB NO.:  
DWG NO.:  
SHEET: 2 OF 4



PROJECT: 4216 83rd Avenue SE

CLIENT: JayMarc Diamond, LLC

SHEET CONTENT: Stormwater Site Details

DATE: 02/25/2024

JOB NO. \_\_\_\_\_

DWG NO. \_\_\_\_\_

PERMIT #: 23XX-XXX

DESIGNED BY: DLO

DRAWN BY: SL\$

CHECKED BY: DLO

DESCRIPTION: \_\_\_\_\_

REV. NO. \_\_\_\_\_

DATE: \_\_\_\_\_

02/25/2024

OFFE ENGINEERS  
13932 SOUTHEAST 19TH PLACE  
RENTON, WASHINGTON 98058  
PHONE: 425-260-3412  
CONTACT: DARRELL OFFE, P.E.

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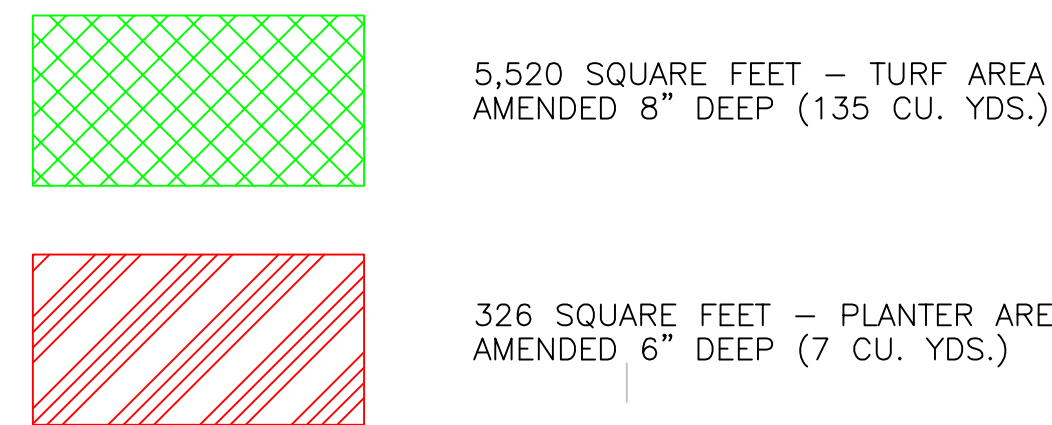
3 OF 4



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

TREE TABLE						
ID	Species	DBH	Dripline	STATUS	Limit of Development	
					LOD	RETAIN REMOVE
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2	Doutlas-fir	4	8	Off-site	6	
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15	Rhododendron	N/A	N/A	N/A	N/A	x
16	Rhododendron	N'18	N/A	N/A	N/A	x
17	Flowering cherry	18	38	Significant	14	x
18	Flowering cherry	8	22	significant	14	x

AMENDED SOIL MAP

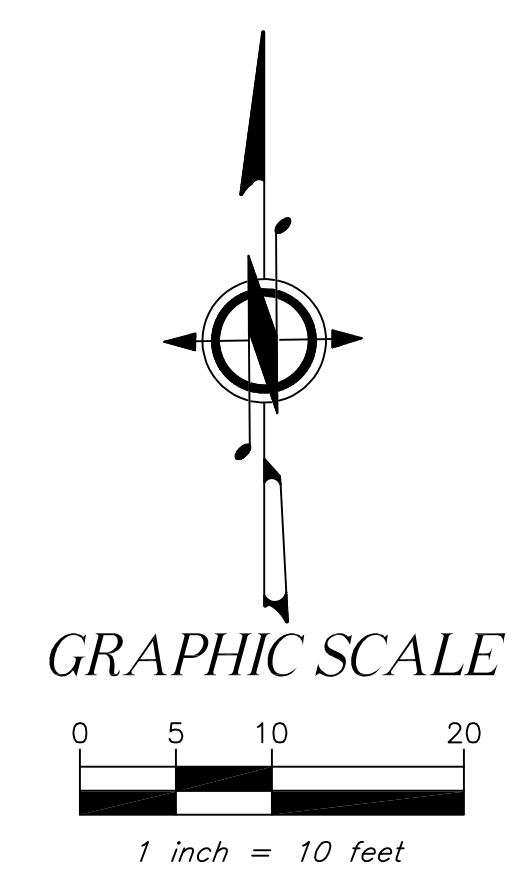
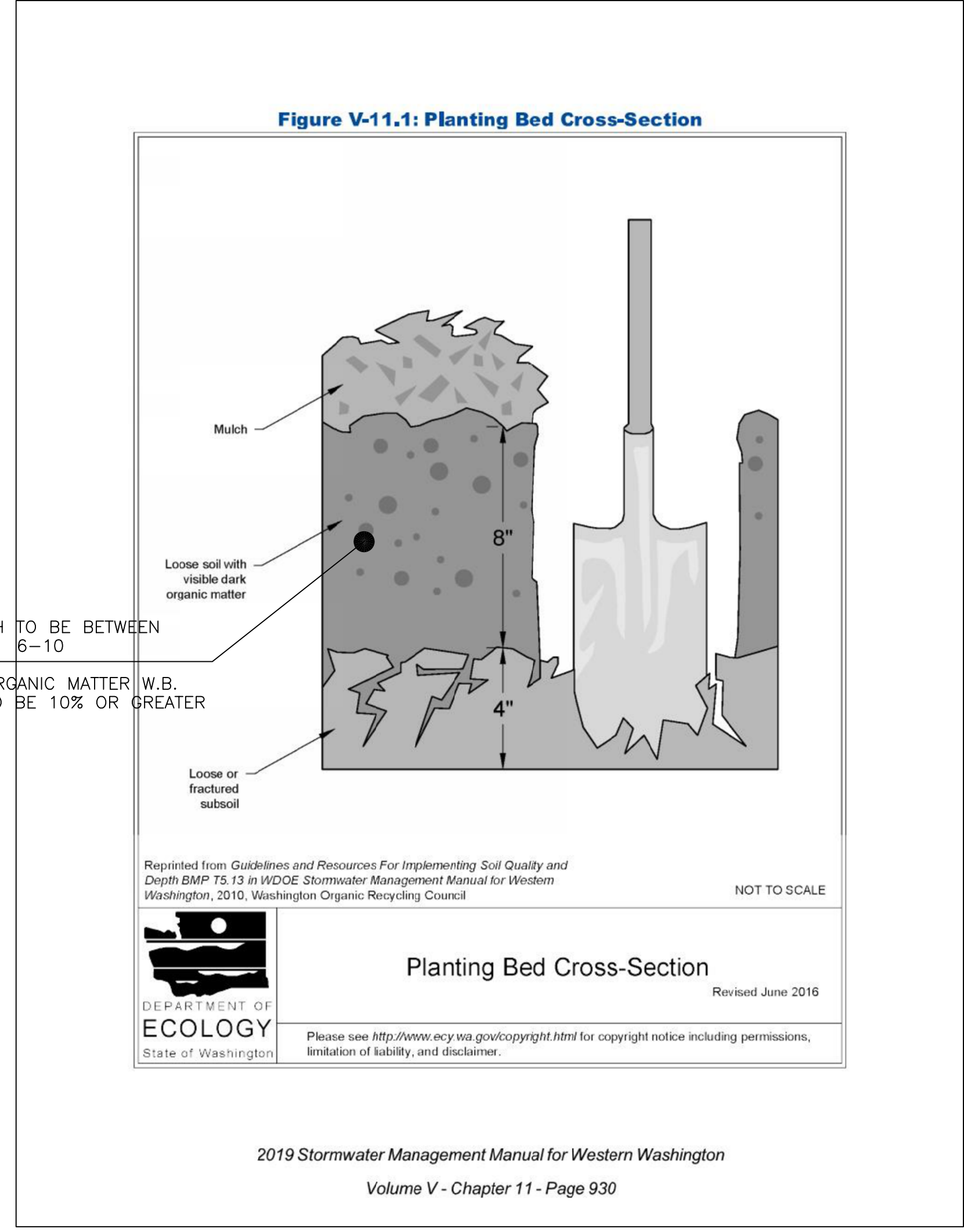
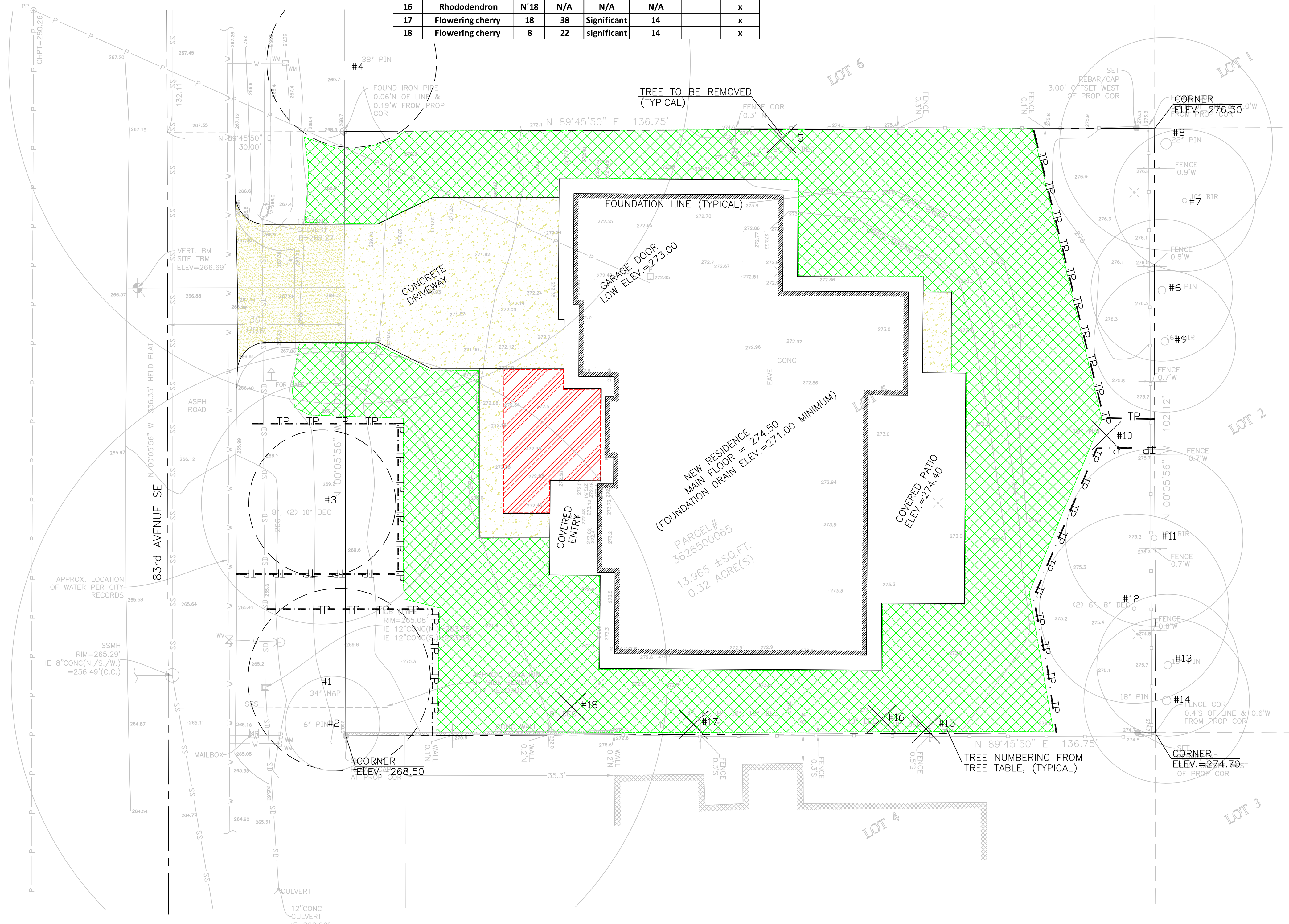


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CALL BEFORE YOU DIG: 811

LEGEND

- ACU AIR CONDITION UNIT
- AREA DRAIN
- ASPHALT SURFACE
- BUILDING
- CENTERLINE ROW
- CONCRETE SURFACE
- RETAINING WALL
- ELECTRICAL EASEMENT
- DECK
- FENCE LINE (WOOD)
- GAS LINE
- GAS METER
- HOSE BIB RISER
- HEDGE FOLIAGE LINE
- INLET (TYPE 1)
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- REBAR AS NOTED (FOUND)
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- ROCKERY
- SEWER LINE
- SEWER MANHOLE
- STORM DRAIN LINE
- TREE (AS NOTED)
- WATER LINE
- WM WATER METER



PROJECT		4216 83rd Avenue SE	
CLIENT		JayMarc Diamond, LLC	
SHEET CONTENT		Amended Soil Plan	
DATE	02/25/2024	CHECKED BY	DLO
JOB NO.		DRAWN BY	SL\$
DWG NO.		DESIGNED BY	DLO
SHEET		4 OF 4	
PERMIT #:		23XX-XXX	

**OFFE ENGINEERS**  
13925 SOUTHEAST 199TH PLACE  
RENTON, WASHINGTON 98058  
PHONE: 425-260-3412  
CONTACT: DARRELL OFFE, P.E.

02/25/2024

# TOPOGRAPHIC & BOUNDARY SURVEY

## LEGAL DESCRIPTION

LOT 5, BLOCK 2, ISLAND RIDGE TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 47 OF PLATS, PAGE 71, RECORDS OF KING COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON

## BASIS OF BEARINGS

ACCEPTED THE BEARING OF N 89°45'50" E BETWEEN MONUMENTS FOUND ALONG THE CENTERLINE OF SE 42ND ST, PER REFERENCE NO. 1.

## REFERENCES

R1. ISLAND RIDGE TRACTS, VOL. 47 OF PLATS, PG. 71, RECORDS OF KING COUNTY, WASHINGTON.

## VERTICAL DATUM

NAVD 88 PER GPS OBSERVATIONS

SITE TEMP. BENCHMARK  
DESCRIPTION: PK NAIL W/ RED WASHER  
LOCATION: 35.1'W & 26.4'S OF THE NW PROP. COR.  
ELEVATION: 266.69'

## SURVEYOR'S NOTES

1. THE TOPOGRAPHIC SURVEY SHOWN HEREON WAS PERFORMED IN OCTOBER 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. 362650-0065.
5. SUBJECT PROPERTY AREA PER THIS SURVEY IS 13,965 ±S.F. (0.32 ACRES)
6. ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY "ALTA COMMITMENT" ORDER NO. 5211037586-NJ, DATED AUGUST 31, 2023. IN PREPARING THIS MAP TERRANE, INC. HAS CONDUCTED NO INDEPENDENT TITLE SEARCH NOR IS TERRANE, INC. AWARE OF ANY TITLE ISSUES AFFECTING THE SURVEYED PROPERTY OTHER THAN THOSE SHOWN ON THE MAP AND DISCLOSED BY THE REFERENCED "ALTA COMMITMENT". TERRANE, INC. HAS RELIED WHOLLY ON OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY REPRESENTATIONS OF THE TITLE'S CONDITION TO PREPARE THIS SURVEY AND TERRANE, INC. QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.
7. EXISTING STRUCTURE(S) LOCATION AND DIMENSIONS ARE MEASURED FROM THE FACE OF THE SIDING UNLESS OTHERWISE NOTED.
8. FIELD DATA FOR THIS SURVEY WAS OBTAINED BY DIRECT FIELD MEASUREMENTS WITH A CALIBRATED ELECTRONIC 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.

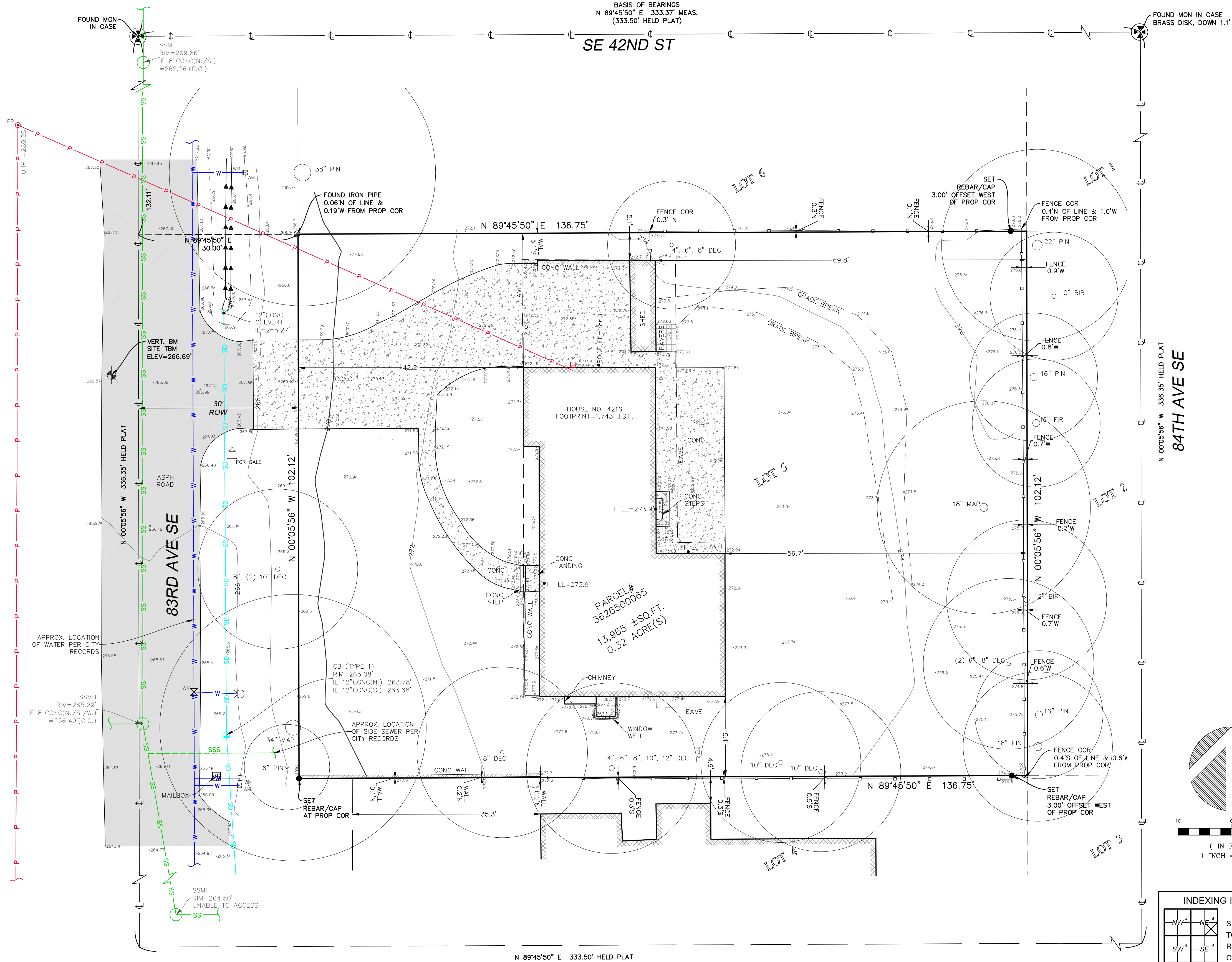
## SCHEDULE B ITEMS

1. COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, PROVISIONS DEDICATIONS AND MATTERS DELINEATED OR DISCLOSED BY THE PLAT OF ISLAND RIDGE TRACTS; REFER TO THE PLAT FOR FULL PARTICULARS. AND RECORDED IN OFFICIAL RECORDS UNDER RECORDING NUMBER 4043408. (PLAT, CURRENT CONDITIONS SHOWN)
2. COVENANTS, CONDITIONS AND RESTRICTIONS, BUT OMITTING ANY COVENANTS OR RESTRICTIONS IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT SAID COVENANT (A) IS EXEMPT UNDER TITLE 42, SECTION 3607 OF THE UNITED STATES CODE OR (B) RELATES TO HANDICAP BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS, AS PROVIDED IN AN INSTRUMENT. RECORDED : IN OFFICIAL RECORDS UNDER RECORDING NUMBER 4071179 MODIFICATION THEREOF, BUT OMITTING ANY COVENANTS OR

RESTRICTIONS IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT SAID COVENANT (A) IS EXEMPT UNDER TITLE 42, SECTION 3607 OF THE UNITED STATES CODE OR (B) RELATES TO HANDICAP BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS. RECORDED : JANUARY 9, 2004 IN OFFICIAL RECORDS UNDER RECORDING NUMBER 20040109001818 (BLANKET IN NATURE)

## STEEP SLOPE/BUFFER DISCLAIMER:

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



## LEGEND

	BENCHMARK		CONCRETE SURFACE
	CENTERLINE ROW		PAVER SURFACE
	FENCE LINE (WOOD)		POWER METER
	MONUMENT (IN CASE, FOUND)		POWER POLE
	REBAR & CAP (SET)		POWER (OVERHEAD)
	REBAR AS NOTED (FOUND)		INLET (TYPE 1)
	RETAINING WALL		STORM DRAIN LINE
	OHP TRANSMISSION ELEVATION		SEWER MANHOLE
	MAILBOX (RESIDENTIAL)		SEWER LINE
	BUILDING		FIRE HYDRANT
	SIGN (AS NOTED)		WATER METER
	TREE (AS NOTED)		WATER VALVE
	DITCH (FLOWLINE)		WATER LINE
	ASPHALT SURFACE		

## VICINITY MAP

N.T.S.

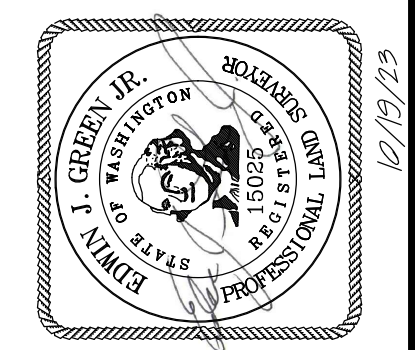


We are the measure | terrane.net

TOPOGRAPHIC & BOUNDARY SURVEY  
PARCEL NO. 3626500065

JAYMARC HOMES, LLC

4216 83RD AVE SE  
MERCER ISLAND, WA 98040



# TERRANE

10801 Main Street, Suite 102  
Bellevue, WA 98004  
p: 425-458-4488 | e: info@terrane.net

JOB NUMBER:	231873
DATE:	10/06/23
DRAFTED BY:	IDV/GKD
CHECKED BY:	EJG/WMS/TMM
SCALE:	1" = 10'

REVISION HISTORY	

INDEXING INFORMATION	
SE 1/4 NE 1/4	SECTION: 13
	TOWNSHIP: 24N
	RANGE: 04E, W.M.
	COUNTY: KING

SHEET NUMBER  
1 OF 1