

GENERAL INFORMATION
APPLIES FULL SET

SHEET INDEX

ITEM NO.	DESCRIPTION
A1	COVERSHEET
A2	SITE PLAN
A2.1	SITE PLAN DETAILS
A2.2	SITE PLAN TWO LOT VERSION
A3	FOUNDATION PLAN
A4	LOWER FLOOR PLAN
A5	MAIN FLOOR FRAMING PLAN
A6	MAIN FLOOR PLAN
A7	UPPER FLOOR FRAMING PLAN
A8	UPPER FLOOR PLAN
A9	ROOF PLAN
A10	ROOF FRAMING PLAN
A11	EXTERIOR ELEVATIONS
A12	EXTERIOR ELEVATIONS
A13	BUILDING SECTIONS
A14	BUILDING SECTIONS
E0	LOWER FLOOR ELECTRICAL
E1	MAIN FLOOR ELECTRICAL
E2	UPPER FLOOR ELECTRICAL
EN1	ENERGY SHEET 1
D1	TYPAR DETAILS
S0.0	LATERAL - STRUCTURAL GENERAL NOTES
LB-1	STRUCTURAL DETAILS
LB-2	STRUCTURAL DETAILS
LB-3	STRUCTURAL DETAILS
1 OF 4	TESCP
2 OF 4	UTILITY AND TREE PLAN
3 OF 4	UTILITY DETAILS
4 OF 4	AMENDED SOIL MAP AND DETAIL
	SURVEY

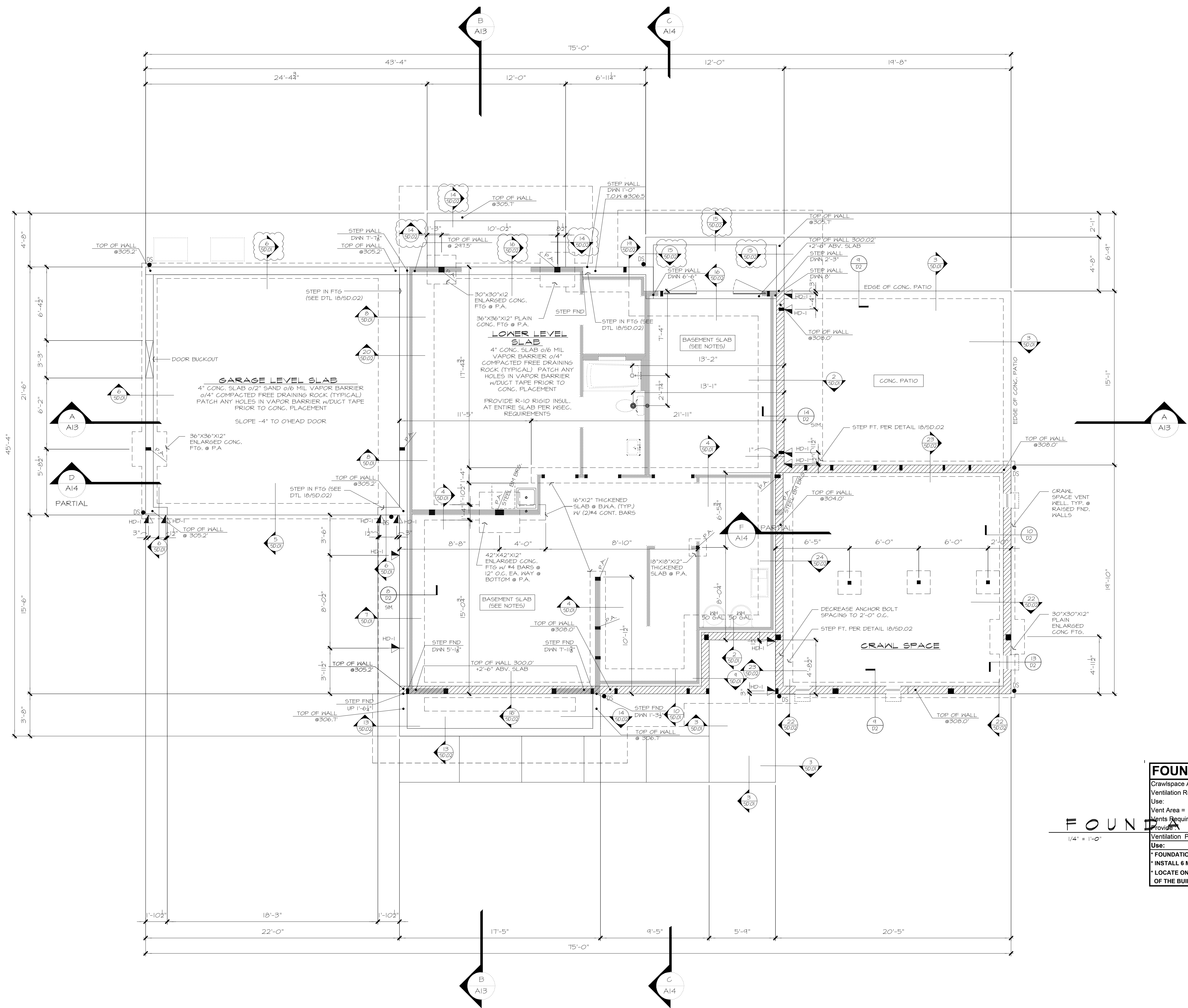
$$1/4'' = 1'-0''$$

BASEMENT LIVING AREA	1,098	S.F.
LESS BASEMENT EXCLUSION	-1048	S.F.
NET BASEMENT	0	S.F.
MAIN FLOOR LIVING AREA	1,459	S.F.
2 CAR GARAGE	475	
TOTAL MAIN FLOOR	1,434	S.F.
UPPER FLOOR AREA	1,554	S.F.
TOTAL NET AREA	3,488	S.F.
STAIR DEDUCTIONS	-208	S.F.
TOTAL FAR PROPOSED	3,280	S.F.
TOTAL LOT SIZE:	4,462	S.F.
MAXIMUM FAR @ 40%:	3,364	S.F.
LOT AREA	3,364	S.F.
TOTAL FAR PROPOSED	3,280	S.F.
COVD' PORCH	27	S.F.

See Sheet "CODES" for additional Zoning required Area Calculations

Job Number: JMC025

of:



NOTES:

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

REFER TO S-O FOR TYPICAL STRUCTURAL NOTES & SCHEDULES

FOUNDATION VENTILATION	
Crawlspace Area:	405 s.f.
Ventilation Required:	405 s.f. / 300 = 194.4 s.f. Req'd
Use:	14" x 7" Foundation Vents
Vent Area =	98 s.f. - 25% reduct, 1/4" mesh = 73.5 s.f.
Vents Required =	194.4 s.f. / Vent Area = 2.64 s.f.
Provide:	3 14" x 7" Vents, Area = 220.5 s.f.
Ventilation Provided =	220.50 s.f. is Greater than 194.4 s.f. Req'd
Use:	3 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.	



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

Issue	Issue Date	By
Description		
PLAN REVISIONS	11/17/25	

Dubey - Dwivedi
8434 SE 39th ST.
Mercer Island, WA.

Job Number: JMC025

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

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

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02.06.24
Submittal Date

Sheet Title/Description
JAYMARC HOMES
Design Firm

R.K.N.
Drawn by:

Checked by:

Primary Scale

A3
of .

PLAN REVISION LOG

Project/ Plan		8434 SE 39 th St. – JMC025				
Addendum #		JMC025.2				
Date		11.17.25				
Plan Revision(s)	• Cover Sheet – Added to revision log & new construction set 11.17.25 • Foundation Plan – ○ Removed the rear steps and patio at Bedroom 3 ○ Added window well at Bedroom 3 ○ Relocated the heat pumps • Lower Floor Plan – ○ Removed rear steps and patio at Bedroom 3 ○ Removed door at Bedroom 3 ○ Recentered window at Bedroom 3 ○ Added window well at Bedroom 3 • Main Floor Plan – ○ Removed window well and railing Bedroom 3 • Upper Floor Plan – ○ Covered Deck – ▪ Removed doors to unheated area ○ Bedroom 3 – ▪ Removed doors to unheated area • Square Footage Table – ○ removed the ADU designation and updated square footage table					
Departments Affected	X	Construction		Sales/Marketing	X	Purchasing
Comments	Plan revisions from Rob					

Project/ Plan	8434 SE 39th Pl, – JMC05		
Addendum #	JMC05.1		
Date	02.02.24		
Plan Revision(s)	Lower Floor Level • Replace hardwoods with carpet in Bedroom 3, Study, and Playroom • Swap the sink and dishwasher in Bedroom 3/ADU Main Floor Level • Replace swing door at the Pantry with a pocket door • Add 7" wide fireplace electric fireplace at the Great Room • Add 6x12 non-structural decorative stained beams in the Great Room Upper Floor Framing • Remove the double floor trusses under the Primary Bath, adjust the single floor trusses accordingly, replace the note with: Truss designer to design trusses for 50 add'l DL under the Bath @ 16" O.C. • Move drag truss at Primary to align with wall per detail LB-1 Upper Floor Level • Remove the Linen at the Prime Bath • Remove the linen and replace with a base cabinet at Bath 2 • Remove the upper corner cabinets at the Laundry Room and replace with a laundry rod.		
Departments Affected	Construction	Sales/Marketing	✕ Purchasing
Comments			



Issue	Issue Date	By
Description		
	11/17/25	
PLAN REVISIONS		

Dubey - Dwivedi
8434 SE 39th ST.
Mercer Island, WA.
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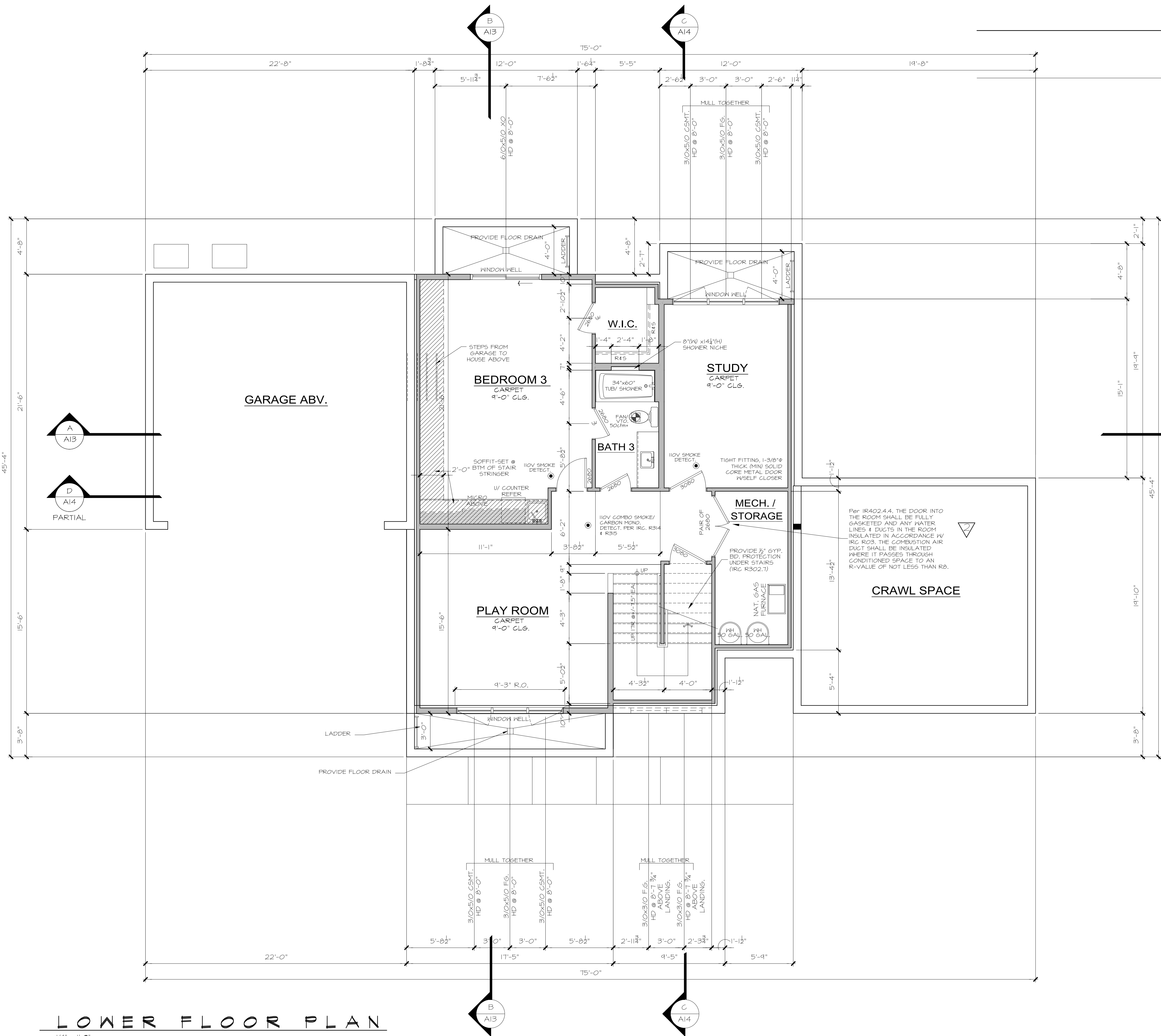
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LOWER FLOOR
PLAN NOTES

PLAN SPECIFIC 2018 IMEC. 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 4494sf 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.

AIRLEAKAGE & EFFICIENT VENTILATION OPT. 2.1: 0.5 CREDITS

REDUCE THE TESTED AIR LEAKAGE TO 3.0 AIR CHANGES PER HOUR MAXIMUM @ 50 PASCALS AND ALL WHOLE HOUSE VENTILATION REQUIREMENTS AS DETERMINED BY SECTION M501.3 OF THE IRC, OR SECTION 404.8 OF THE IMC SHALL BE MET WITH A HIGH EFFICIENCY FAN(S) (MAXIMUM) OF 0.35 WATTS/ CFM, NOT INTERLOCKED WITH THE FURNACE FAN (IF PRESENT). VENTILATION SYSTEMS USING A FURNACE INCLUDING AN ECM MOTOR ARE ALLOWED, PROVIDED THAT THEY ARE CONTROLLED TO OPERATE AT LOW SPEED IN THE VENTILATION ONLY MODE.

HIGH EFFICIENCY HVAC EQUIPMENT OPT. 3.5a: 1.5 CREDITS

HVAC EQUIPMENT AND ASSOCIATED DUCT SYSTEM(S) INSTALLATION SHALL COMPLY WITH THE REQUIREMENTS OF SECTION R403.3.1.

LOCATING SYSTEM COMPONENTS IN CONDITIONED CRAWL SPACE 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.

HIGH EFFICIENCY HVAC DISTRIBUTION OPT. 4.2: 1.0 CREDITS

HVAC EQUIPMENT AND ASSOCIATED DUCT SYSTEM(S) SHALL COMPLY WITH THE REQUIREMENTS OF SECT R403.3.1. LOCATING SYSTEM COMPONENTS IN CONDITIONED CRAWL SPACES IS NOT PERMITTED UNDER THIS OPTION. ELECTRIC RESISTANCE HEAT AND DUCTLESS HEAT PUMPS ARE NOT PERMITTED UNDER THIS OPTION. DIRECT COMBUSTION HEATING EQUIPMENT WITH AFUE LESS THAN 80% IS NOT PERMITTED UNDER THIS OPTION.

EFFICIENT WATER HEATING 5.4: 1.5 CREDITS

WATER HEATING SYSTEM SHALL INCLUDE ONE OF THE FOLLOWING: ELECTRIC HEAT PUMP WATER HEATER MEETING THE STANDARDS FOR Tier 1 of NEEA's ADVANCED WATER HEATING SPECIFICATION. IF ONE WATER IS SERVING MORE THAN ONE DWELLING UNIT, ALL HOT WATER SUPPLY AND RECIRCULATION PIPING SHALL BE INSULATED WITH R-8 MINIMUM PIPE INSULATION.

WHOLE HOUSE VENTILATION

PROVIDE WHOLE HOUSE VENTILATION per 2018 IRC, M501 and IMC R403.8 USING LAUNDRY ROOM EXHAUST FAN INTEGRATED INTO FORCED AIR SYSTEM (FAU) PROVIDE OUTDOOR FRESH AIR W/DUCTS CONNECTED TO THE RETURN SIDE OF THE AIR HANDLER.

SYMBOL	LOCATION	MIN. FAN REQUIREMENTS (ALL FANS VENT TO OUTSIDE)
	BATH & POWDER	Min. 50cfm. INTERMITTENT at .025mg per TABLE M501.4
	KITCHEN	Min. 100cfm. INTERMITTENT at .025mg per TBL. M501.4
	RANGE HOOD or DOWN DRAFT EXHAUST FAN RATED at min. 100cfm. at 0.10mg/m3 MAY BE USED FOR EXHAUST FAN REGR. EXHAUST HOODS IN EXCESS OF 400cfm. SHALL BE INTERLOCKED AND PROVIDE MAKE UP AIR per M503.4	
	LAUNDRY ROOM	MIN. 360cfm. INTERMITTENT at .025mg to FUNCTION AS WHOLE HOUSE FAN (WHF.)
	MECHANICAL CONTRACTOR TO SIZE WHF, FAN AND SET OPERATING TIMER per TABLE M501.3.3(i) FOR A 3,001-4,500sf. DWELLING w/4-5 BEDRMS. TO OPERATE INTERMITTENTLY and CONTINUOUSLY per TABLE M501.3.3(j)	
	PROVIDE CONTROLS FOR WHF per M501.3.2 AFFIX LABEL TO CONTROLS THAT READS "WHOLE HOUSE VENTILATION - SEE OPERATING INSTRUCTIONS"	

SQUARE FOOTAGE
SUMMARY

BASEMENT LIVING AREA	1,098 S.F.
LESS BASEMENT EXCLUSION	-1,098 S.F.
NET BASEMENT	0 S.F.
MAIN FLOOR LIVING AREA	1,459 S.F.
2 CAR GARAGE	475 S.F.
TOTAL MAIN FLOOR	1,934 S.F.
UPPER FLOOR AREA	1,554 S.F.
TOTAL NET AREA	3,488 S.F.
STAIR DEDUCTIONS	-208 S.F.
TOTAL FAR PROPOSED	3,280 S.F.
TOTAL LOT SIZE:	8,462 S.F.
MAXIMUM FAR @ 40%:	3,384 S.F.
TOTAL FAR PROPOSED	3,280 S.F.
COVD PORCH	27 S.F.

Updated: 10.21.25

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 on 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
	11.17.25	PLAN REVISIONS

Dubey - Dwivedi
8434 SE 39th ST.
Mercer Island, WA.
Job Number: JMC025

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

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R.K.N.

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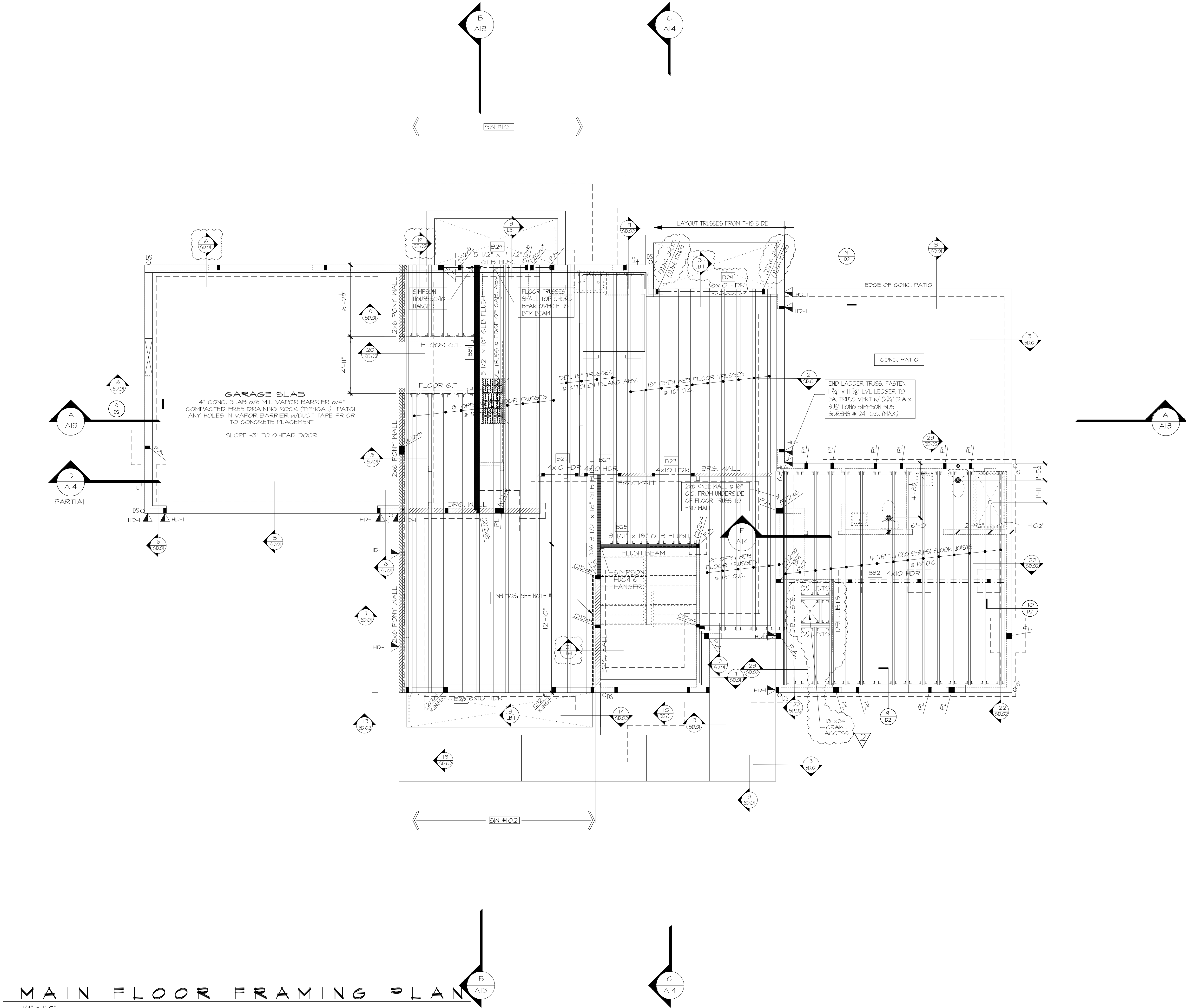
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LOWER FLOOR PLAN

1/4" = 1'-0"

Sheet Title/Description



HOLD-DOWN SCHEDULE	
SYMBOL	SPECIFICATION
HD-1	SIMPSON STHD14 (R.J) HOLD-DOWN
HD-5	SIMPSON C516 STRAP TIE (14" END LENGTH)
HD-6	SIMPSON MSTC40 STRAP TIE (12" END LENGTH)
HD-7	SIMPSON MSTC66 STRAP TIE (24" END LENGTH)

LEGEND	
JL METAL HANGER	
*...INDICATES POST ABOVE. PROVIDE SOLID BLOCKING UNDER POST OR JAMB ABOVE.	
INDICATES HOLD-DOWN.	
INDICATES 11-7/8" TJI FLOOR JOISTS @ 19.2" O.C. (TYP. U.N.O.)	

REFER TO S-O FOR TYPICAL STRUCTURAL NOTES & SCHEDULES

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

NOTE #1:
PROVIDE 1/8" OSB/PLYWOOD SHTG. + FASTEN PER TYP. WALL SHTG. SPECS. (SEE NOTES)

JM

JAYMARC
HOMES

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

Issue	Issue Date	By
Description		
11.17.25	PLAN REVISIONS	

Dubey - Dwivedi
8434 SE 39th ST.
Mercer Island, WA.
Job Number: JMC025

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

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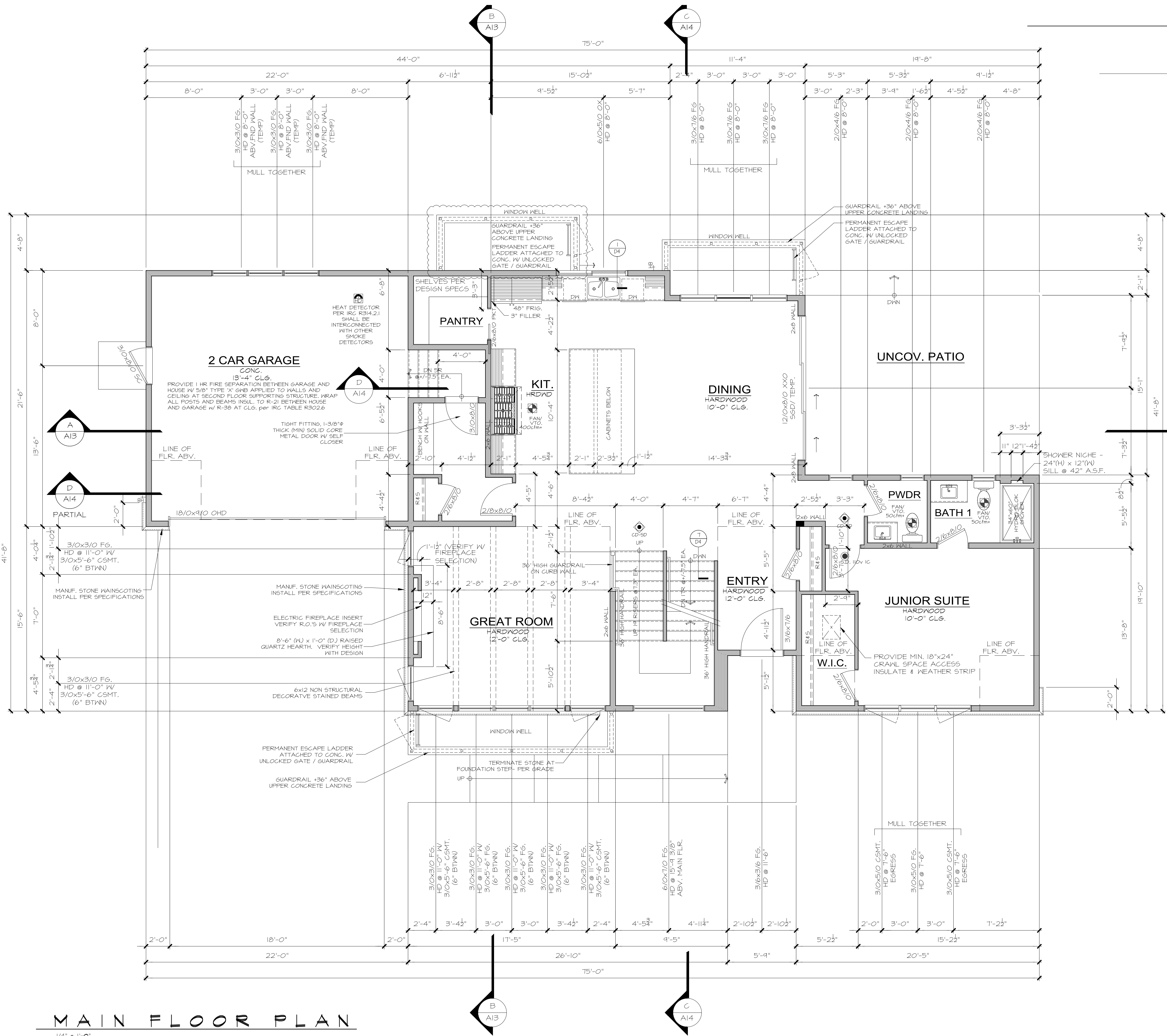
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Sheet Title/Description



MAIN FLOOR PLAN

1/4" = 1'-0"

MAIN FLOOR PLAN NOTES

PLAN SPECIFIC 2018 NSEC. SECTION R406

R406.2 ADDITIONAL ENERGY EFFICIENCY REQUIREMENTS (MANDATORY). THIS RESIDENTIAL DWELLING SHALL COMPLY W/SUFFICIENT OPTIONS FROM TABLE R406.2 TO ACHIEVE THE FOLLOWING MIN. NUMBER OF CREDITS:

6 FOR A 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.

AIRLEAKAGE & EFFICIENT VENTILATION OPT. 2.1: 0.5 CREDITS

REDUCE THE TESTED AIR LEAKAGE TO 3.0 AIR CHANGES PER HOUR MAXIMUM @ 50 PASCALS AND ALL WHOLE HOUSE VENTILATION REQUIREMENTS AS DETERMINED BY SECTION M507.3 OF THE I.R.C. OR SECTION 404.8 OF THE IMC SHALL BE MET WITH A HIGH EFFICIENCY FAN(S) (MAXIMUM) OF 0.35 WATTS/CFM, NOT INTERLOCKED WITH THE FURNACE FAN (IF PRESENT). VENTILATION SYSTEMS USING A FURNACE INCLUDING AN EMC MOTOR ARE ALLOWED, PROVIDED THAT THEY ARE CONTROLLED TO OPERATE AT LOW SPEED IN THE VENTILATION ONLY MODE.

HIGH EFFICIENCY HVAC EQUIPMENT OPT. 3.5a: 1.5 CREDITS

HVAC EQUIPMENT AND ASSOCIATED DUCT SYSTEM(S) INSTALLATION SHALL COMPLY WITH THE REQUIREMENTS OF SECTION R403.3.1. LOCATING SYSTEM COMPONENTS IN CONDITIONED CRAWL SPACE 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.

HIGH EFFICIENCY HVAC DISTRIBUTION OPT. 4.2: 1.0 CREDITS

HVAC EQUIPMENT AND ASSOCIATED DUCT SYSTEM(S) SHALL COMPLY WITH THE REQUIREMENTS OF SECT R403.3.1. LOCATING SYSTEM COMPONENTS IN CONDITIONED CRAWL SPACES IS NOT PERMITTED UNDER THIS OPTION. ELECTRIC RESISTANCE HEAT AND DUCTLESS HEAT PUMPS ARE NOT PERMITTED UNDER THIS OPTION. DIRECT COMBUSTION HEATING EQUIPMENT WITH AFUE LESS THAN 80% IS NOT PERMITTED UNDER THIS OPTION.

EFFICIENT WATER HEATING 5.4: 1.5 CREDITS

WATER HEATING SYSTEM SHALL INCLUDE ONE OF THE FOLLOWING: ELECTRIC HEAT PUMP WATER HEATER MEETING THE STANDARDS FOR Tier 1 of NEEA'S ADVANCED WATER HEATING SPECIFICATION. IF ONE WATER IS SERVING MORE THAN ONE DWELLING UNIT, ALL HOT WATER SUPPLY AND REGULATION PIPING SHALL BE INSULATED WITH R-8 MINIMUM PIPE INSULATION.

WHOLE HOUSE VENTILATION

PROVIDE WHOLE HOUSE VENTILATION per 2018 IRC, M507 and IMC R403.8 USING LAUNDRY ROOM EXHAUST FAN INTEGRATED INTO FORGED ARE SYSTEM (FAU) PROVIDE OUTDOOR FRESH AIR W/DUCTS CONNECTED TO THE RETURN SIDE OF THE AIR HANDLER.

SYMBOL	LOCATION	MIN. FAN REQUIREMENTS (ALL FANS VENT TO OUTSIDE)
	BATH & POWDER	Min. 50cfm, INTERMITTENT at .025mg per TABLE M507.4
	KITCHEN	Min. 100cfm, INTERMITTENT at .025mg per TBL. M507.4
	RANGE HOOD or DOWN DRAFT EXHAUST FAN	RATED at min. 100cfm, at 0.10mg MAY BE USED FOR EXHAUST FAN REQ'T. EXHAUST HOODS IN EXCESS OF 400cfm SHALL BE INTERLOCKED AND PROVIDE MAKE UP AIR per M509.4
	LAUNDRY ROOM	Min. 360cfm, INTERMITTENT at .025mg TO FUNCTION AS WHOLE HOUSE FAN (WHF)

MECHANICAL CONTRACTOR TO SIZE WHF, FAN and SET OPERATING TIMER per TABLE M507.3(1) FOR A 3,001-4500sf. DWELLING w/4-5 BEDRMS. 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"

SQUARE FOOTAGE SUMMARY

BASEMENT LIVING AREA	1,098	S.F.
LESS BASEMENT EXCLUSION	-1,098	S.F.
NET BASEMENT	0	S.F.
MAIN FLOOR LIVING AREA	1,459	S.F.
2 CAR GARAGE	475	S.F.
TOTAL MAIN FLOOR	1,934	S.F.
UPPER FLOOR AREA	1,554	S.F.
TOTAL NET AREA	3,488	S.F.
STAIR DEDUCTIONS	-208	S.F.
TOTAL FAR PROPOSED	3,280	S.F.
TOTAL LOT SIZE:	8,462	S.F.
MAXIMUM FAR @ 40%:	3,384	S.F.
LOT AREA	3,280	S.F.
TOTAL FAR PROPOSED	3,280	S.F.
COV'D PORCH	27	S.F.

Updated: 10.21.25

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

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

See Sheet "CODES" for additional Zoning required Area Calculations



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Issue	Issue Date	By
Description		
	11.7.25	PLAN REVISIONS

Dubey - Dwivedi
8434 SE 39th ST.
Mercer Island, WA.

Job Number: JMC025

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

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Design Firm

R.K.N.

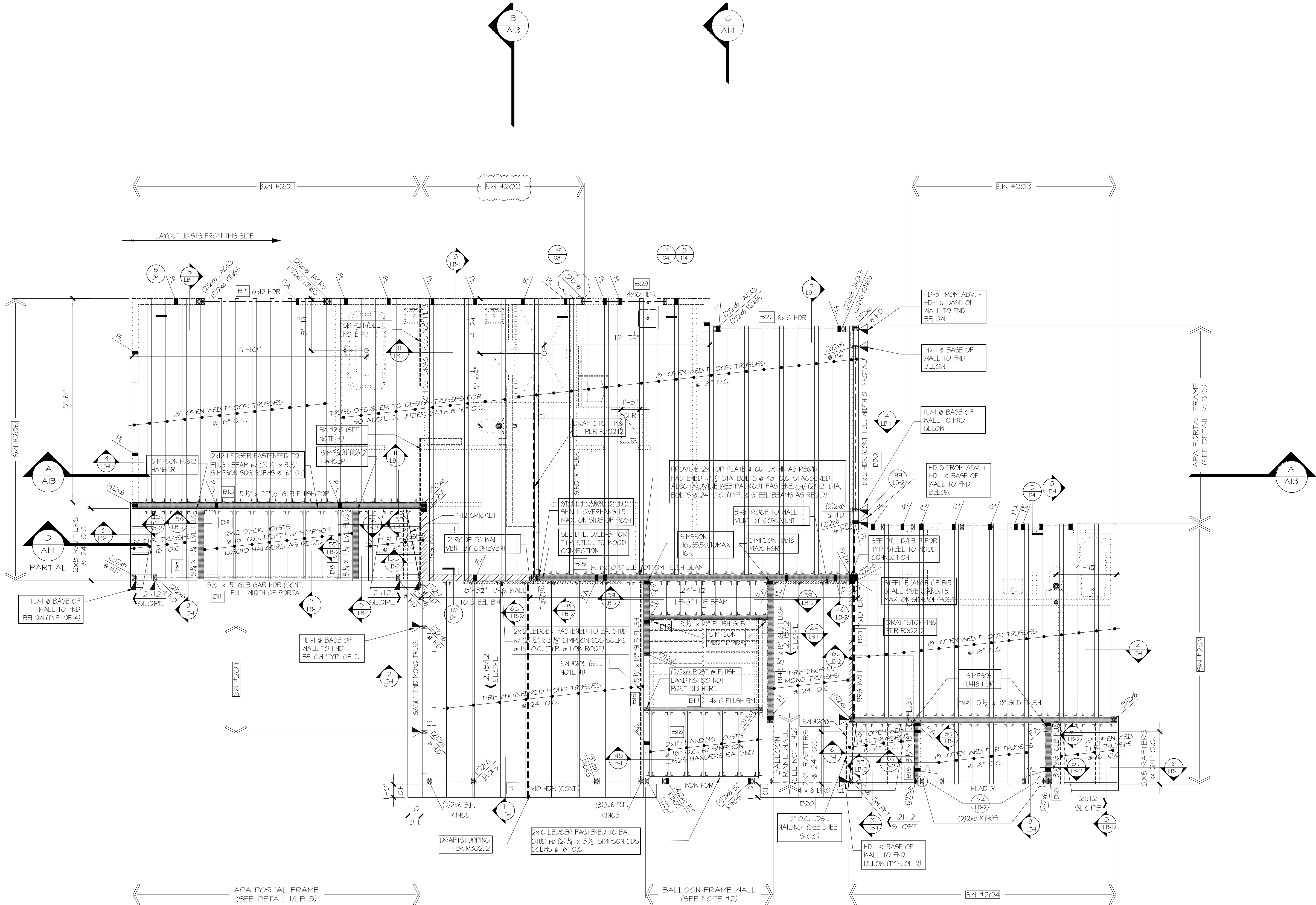
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UPPER FLOOR & LOWER ROOF FRAMING PLAN

1/4" = 1'-0"

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
	BEAM / HEADER
	18" FLOOR TRUSS @ 24" O.C. (U.N.O.)
	INTERIOR SHEAR WALL PANEL OR EXTERIOR SHEAR WALL w/ 3" O.C. EDGE NAILING
	J.L. METAL HANGER
	INDICATES POST ABOVE. PROVIDE SOLID BLOCKING UNDER POST OR JAMB ABOVE.
	INDICATES HOLD-DOWN.

REFER TO S-O FOR TYPICAL
STRUCTURAL NOTES &
SCHEDULES

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

NOTE #1:
PROVIDE 3/8" OSB/PLYWOOD SHTG. +
FASTEN PER TYP. WALL SHTG. SPECS.
(SEE NOTES)

NOTE #2:
ALL WALLS 12' OR TALLER SHALL BE
HF #2 GRADE OR BETTER @ 16" O.C.



7525 SE 24th St., 487
Mercer Island, WA
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Issue	Issue Date	By
		Description
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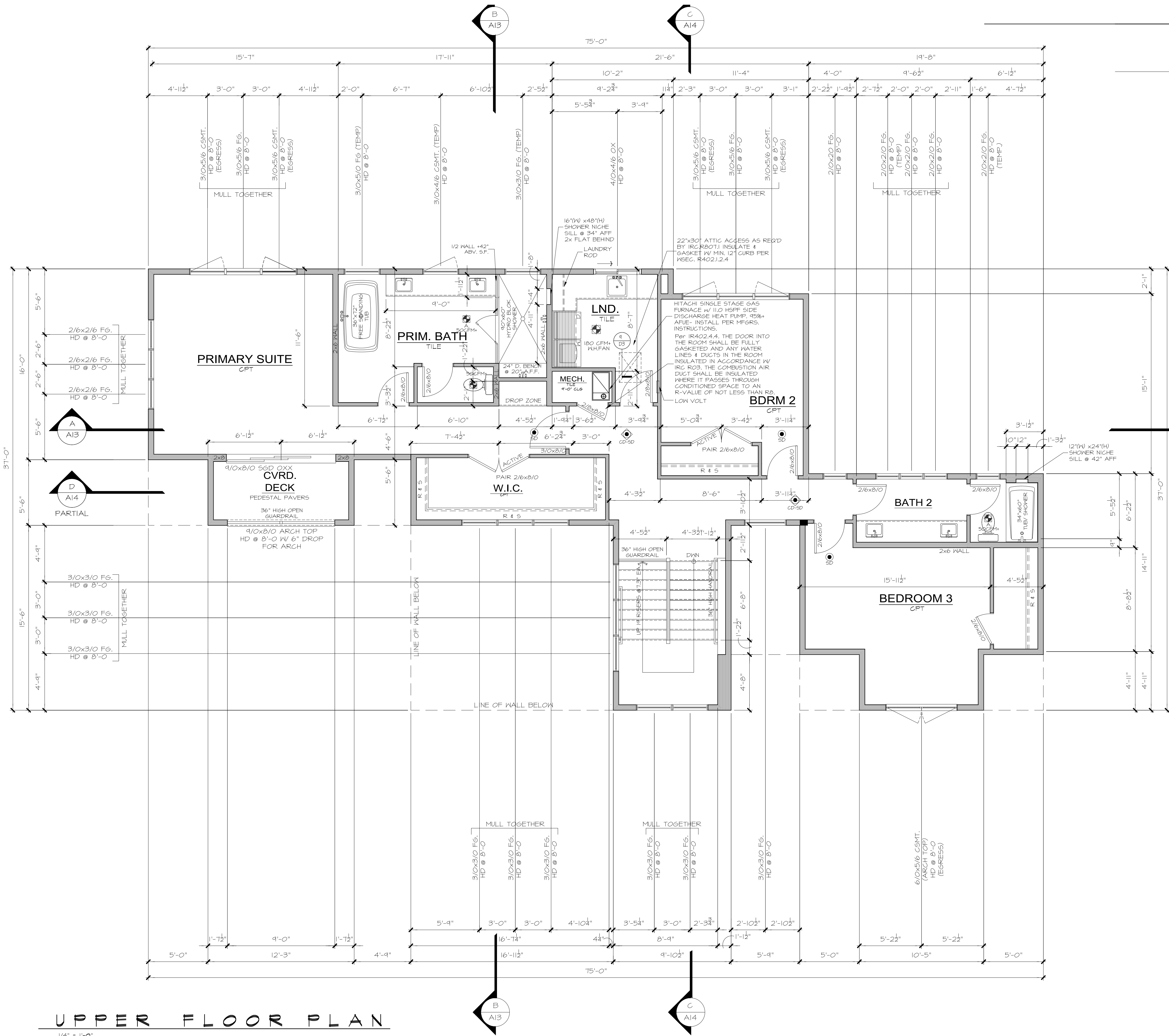
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Sheet Title/Description



UPPER FLOOR PLAN

1/4" = 1'-0"

UPPER FLOOR PLAN NOTES:

PLAN SPECIFIC 2018 WSEC, SECTION R406.2

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 1504sf TO 4394sf 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.

AIRLEAKAGE & EFFICIENT VENTILATION, OPT. 2.1, 0.5 CREDITS

REDUCE THE TESTED AIR LEAKAGE TO 3.0 AIR CHANGES PER HOUR MAXIMUM @ 50 PASCALS AND ALL WHOLE HOUSE VENTILATION REQUIREMENTS AS DETERMINED BY SECTION M507.3 OF THE I.R.C. OR SECTION 404.9 OF THE IMC SHALL BE MET WITH A HIGH EFFICIENCY FAN(S) (MAXIMUM) OF 0.35 WATTS/CFM, NOT INTERLOCKED WITH THE FURNACE FAN (IF PRESENT). VENTILATION SYSTEMS USING A FURNACE INCLUDING AN EMC MOTOR ARE ALLOWED PROVIDED THAT THEY ARE CONTROLLED TO OPERATE AT LOW SPEED IN THE VENTILATION ONLY MODE.

HIGH EFFICIENCY HVAC EQUIPMENT, OPT. 3.5a, 1.5 CREDITS

HVAC EQUIPMENT AND ASSOCIATED DUCT SYSTEM(S) INSTALLATION SHALL COMPLY WITH THE REQUIREMENTS OF SECTION R403.3.1. LOCATING SYSTEM COMPONENTS IN CONDITIONED CRAWL SPACE 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.

HIGH EFFICIENCY HVAC DISTRIBUTION, OPT. 4.2, 1.0 CREDITS

HVAC EQUIPMENT AND ASSOCIATED DUCT SYSTEM(S) SHALL COMPLY WITH THE REQUIREMENTS OF SECT R403.3.1. LOCATING SYSTEM COMPONENTS IN CONDITIONED CRAWL SPACE 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 5.4, 1.5 CREDITS

WATER HEATING SYSTEM SHALL INCLUDE ONE OF THE FOLLOWING: ELECTRIC HEAT PUMP WATER HEATER MEETING THE STANDARDS FOR Tier 1 of NEEA'S ADVANCED WATER HEATING SPECIFICATION. IF ONE WATER IS SERVING MORE THAN ONE DWELLING UNIT, ALL HOT WATER SUPPLY AND REGULATION PIPING SHALL BE INSULATED WITH R-8 MINIMUM PIPE INSULATION.

WHOLE HOUSE VENTILATION

PROVIDE WHOLE HOUSE VENTILATION per 2018 IRC, M507 and IMC R403.8 USING LAUNDRY ROOM EXHAUST FAN INTEGRATED INTO FORCED AIR SYSTEM (FAU) PROVIDE OUTDOOR FRESH AIR W/ DUCTS CONNECTED TO THE RETURN SIDE OF THE AIR HANDLER.

SYMBOL	LOCATION	MIN. FAN REQUIREMENTS (ALL FANS VENT TO OUTSIDE)
	BATH #1	Min. 50cfm, INTERMITTENT at .025mg per TABLE M507.4
	KITCHEN	Min. 100cfm, INTERMITTENT at .025mg per TBL. M507.4
	LAUNDRY	Min. 36cfm, INTERMITTENT at .025mg TO FUNCTION AS WHOLE HOUSE FAN (WHF)

RANGE HOOD or DOWN DRAFT EXHAUST FAN RATED at min. 100cfm at 0.10mg MAY BE USED FOR EXHAUST FAN REQ. EXHAUST HOODS IN EXCESS OF 400cfm SHALL BE INTERLOCKED AND PROVIDE MAKE UP AIR per W/M507.4

MECHANICAL CONTRACTOR TO SIZE WHF, FAN AND SET OPERATING TIMER per TABLE M507.3.3(1) FOR A 3,001-4,500sf. DWELLING w/4-5 BEDRMS. TO OPERATE INTERMITTENTLY AND CONTINUOUSLY per TABLE M507.3.3(2)

PROVIDE CONTROLS FOR WHF, per M507.3.2 AFFIX LABEL TO CONTROLS THAT READS "WHOLE HOUSE VENTILATION - SEE OPERATING INSTRUCTIONS"

SQUARE FOOTAGE SUMMARY

BASEMENT LIVING AREA	1,098	S.F.
LESS BASEMENT EXCLUSION	-1,098	S.F.
NET BASEMENT	0	S.F.
MAIN FLOOR LIVING AREA	1,459	S.F.
2 CAR GARAGE	475	S.F.
TOTAL MAIN FLOOR	1,934	S.F.
UPPER FLOOR AREA	1,554	S.F.
TOTAL NET AREA	3,488	S.F.
STAIR DEDUCTIONS	-208	S.F.
TOTAL FAR PROPOSED	3,280	S.F.
TOTAL LOT SIZE:	8,462	S.F.
MAXIMUM FAR @ 40%:	3,384	S.F.
LOT AREA	3,384	S.F.
TOTAL FAR PROPOSED	3,280	S.F.
COVID PORCH	27	S.F.

Updated: 10.21.25

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 distinction 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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Issue Issue Date By
Description

Issue

11/7/25

PLAN REVISIONS

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8434 SE 39th ST.
Mercer Island, WA.
Job Number: JWC025

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

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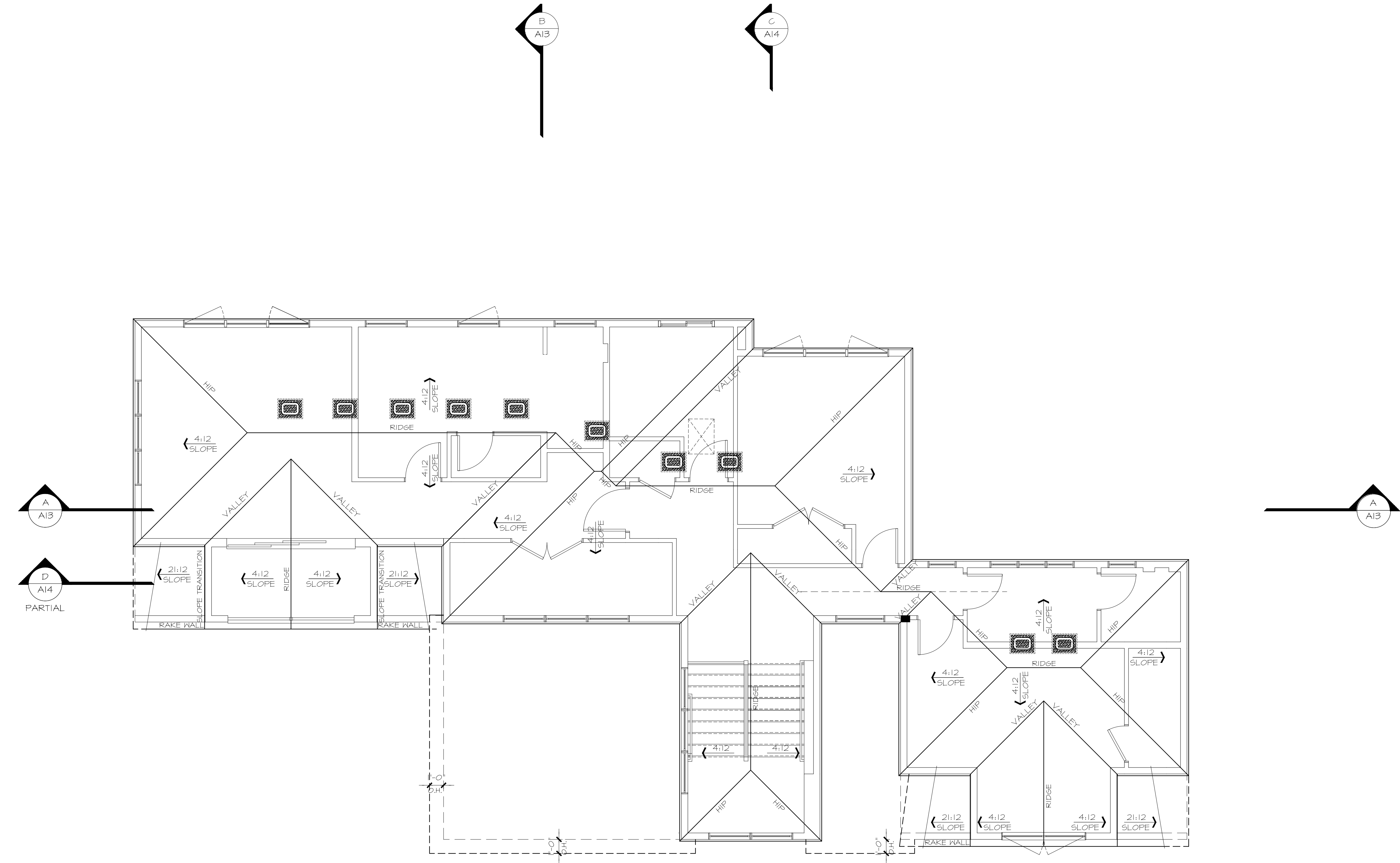
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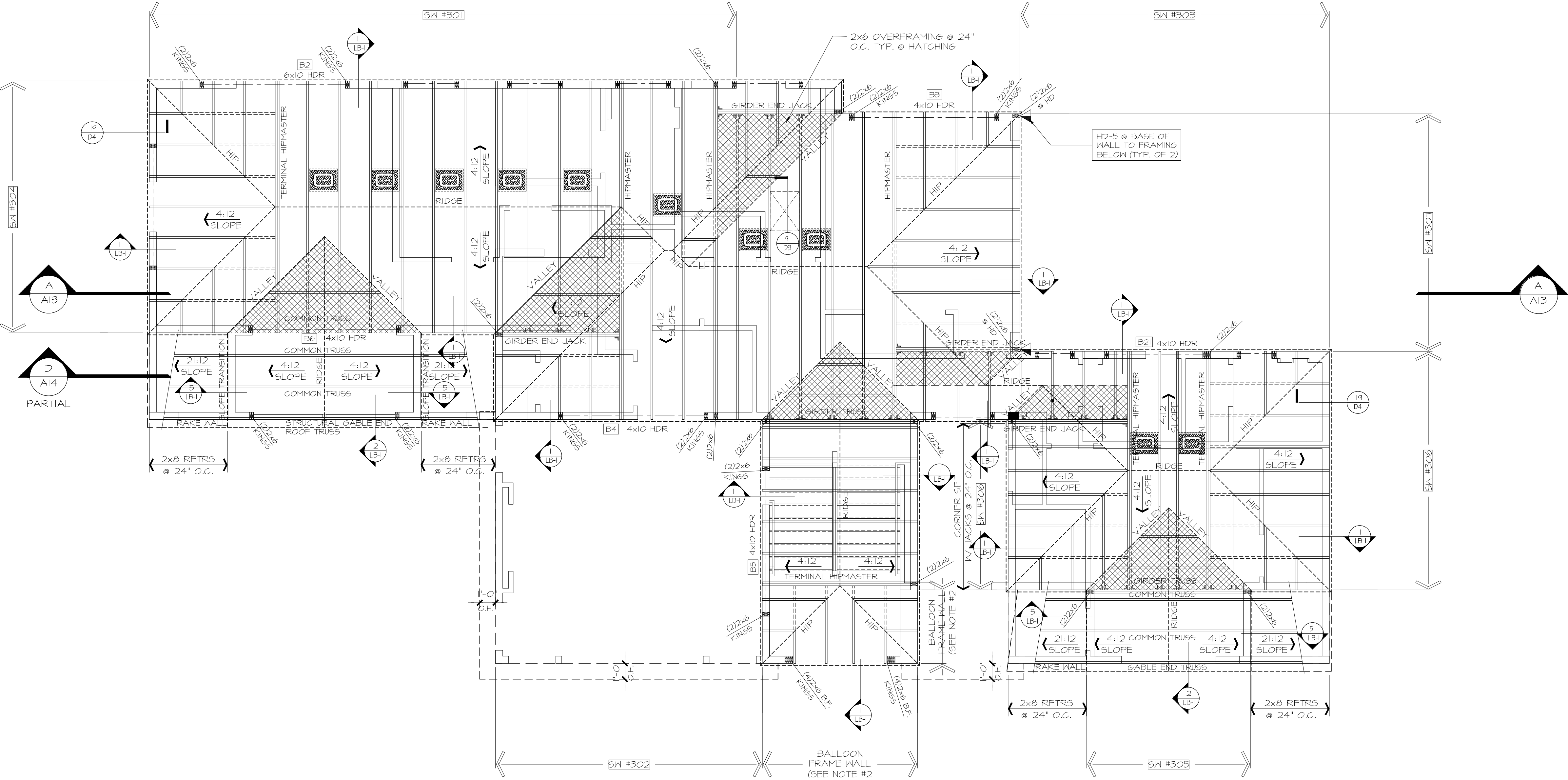
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ROOF FRAMING PLAN

1/4" = 1'-0"

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

REFER TO S-O FOR TYPICAL
STRUCTURAL NOTES &
SCHEDULES

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

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

NOTE #1:
PROVIDE 3/8" OSB/PLYWOOD SHTG. +
FASTEN PER TYP. WALL SHTG. SPECS.
(SEE NOTES)

NOTE #2:
ALL WALLS 12' OR TALLER SHALL BE
HF #2 GRADE OR BETTER @ 16" O.C.

Upper Roof Ventilation: as needed to achieve 50% of ventilation	
Standard Truss / Scissor Truss Roof Framing Assembly: ZONE 1	
Roof Area:	1717 s.f.
Ventilation Required:	1717 s.f. x 144 s.f. / s.f. / 300 = 824.16 s.f. Req'd
Provide between 40% & 50% of the total required ventilation no more than 3 ft below the ridge or the highest point of the space. Remainder to be installed at eave vents.	
Ridge Ventilation: 50% of ventilation	50.16
Continuous Ridge Vent =	18.00 s.f. per l.f.
Upper Ventilation MIN. Req'd =	412.08 s.f. x 0.4 / s.f. per linear foot = 19.11
Upper Ventilation MAX. Req'd =	412.08 s.f. x 0.5 / s.f. per linear foot = 22.11
Provide:	0.0
Ventilation area remainder for AF50 vents =	50.16 s.f.
Upper Roof Ventilation: as needed to achieve 50% of ventilation	
AF50 Roof Jack (10' x 7') =	50.00 s.f. each
Upper Ventilation Req'd TO GET 50% = 50.16 s.f. / s.f. of each vent =	2 vents
Provide:	10-10"x7" roof jacks. Ventilation = 500.00 s.f.
Eave Ventilation:	
Birdblocking (3/2" dia holes per bay =	4.71 s.f. / l.f. - 25% reduction = 3.53 s.f. / l.f.
Eave Ventilation Req'd =	412.08 s.f. / s.f. per l.f. = 181.70 l.f.
Provide Minimum:	498.08 s.f.
Minimum Ventilation Provided =	998.08 s.f. IS GREATER THAN 824.16 s.f. Req'd

Upper Roof Ventilation: as needed to achieve 50% of ventilation	
Standard Truss / Scissor Truss Roof Framing Assembly: GREAT ROOM ZONE 2	
Roof Area:	297 s.f.
Ventilation Required:	297 s.f. x 144 s.f. / s.f. / 300 = 142.56 s.f. Req'd
Provide between 40% & 50% of the total required ventilation no more than 3 ft below the ridge or the highest point of the space. Remainder to be installed at eave vents.	
Ridge Ventilation: 50% of ventilation	50.16
Continuous Ridge Vent =	18.00 s.f. per l.f.
Upper Ventilation MIN. Req'd =	71.28 s.f. x 0.4 / s.f. per linear foot = 4.11
Upper Ventilation MAX. Req'd =	71.28 s.f. x 0.5 / s.f. per linear foot = 3.11
Provide:	0.0
Ventilation area remainder for AF50 vents =	50.16 s.f.
Upper Roof Ventilation: as needed to achieve 50% of ventilation	
Corevent Invert Product Supplies 6.75 sq in. if not free per linear foot	
Upper Ventilation Req'd TO GET 50% = 71.28 s.f.	
Provide: 12 liner feet of Corevent product at roof to wall =	81.00 s.f.
Eave Ventilation:	
Birdblocking (3/2" dia holes per bay =	4.71 s.f. / l.f. - 25% reduction = 3.53 s.f. / l.f.
Eave Ventilation Req'd =	71.28 s.f. / s.f. per l.f. = 73.09 l.f.
Provide Minimum:	84.78 s.f.
Minimum Ventilation Provided =	165.78 s.f. IS GREATER THAN 142.56 s.f. Req'd

Lower Roof Ventilation: as needed to achieve 50% of ventilation	
Standard Truss / Scissor Truss Roof Framing Assembly: ENTRY ZONE 3	
Roof Area:	95 s.f.
Ventilation Required:	95 s.f. x 144 s.f. / s.f. / 300 = 45.6 s.f. Req'd
Provide between 40% & 50% of the total required ventilation no more than 3 ft below the ridge or the highest point of the space. Remainder to be installed at eave vents.	
Ridge Ventilation: 50% of ventilation	50.16
Continuous Ridge Vent =	18.00 s.f. per l.f.
Upper Ventilation MIN. Req'd =	22.8 s.f. x 0.4 / s.f. per linear foot = 2.11
Upper Ventilation MAX. Req'd =	22.8 s.f. x 0.5 / s.f. per linear foot = 1.11
Provide:	0.0
Ventilation area remainder for AF50 vents =	50.16 s.f.
Upper Roof Ventilation: as needed to achieve 50% of ventilation	
Corevent Invert Product Supplies 6.75 sq in. if not free per linear foot	
Upper Ventilation Req'd TO GET 50% = 22.8 s.f.	
Provide: 4 liner feet of Corevent product at roof to wall =	27.00 s.f.
Eave Ventilation:	
Birdblocking (3/2" dia holes per bay =	4.71 s.f. / l.f. - 25% reduction = 3.53 s.f. / l.f.
Eave Ventilation Req'd =	22.80 s.f. / s.f. per l.f. = 57.80 l.f.
Provide Minimum:	21.20 s.f.
Minimum Ventilation Provided =	48.20 s.f. IS GREATER THAN 45.6 s.f. Req'd

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mark sys. number: -

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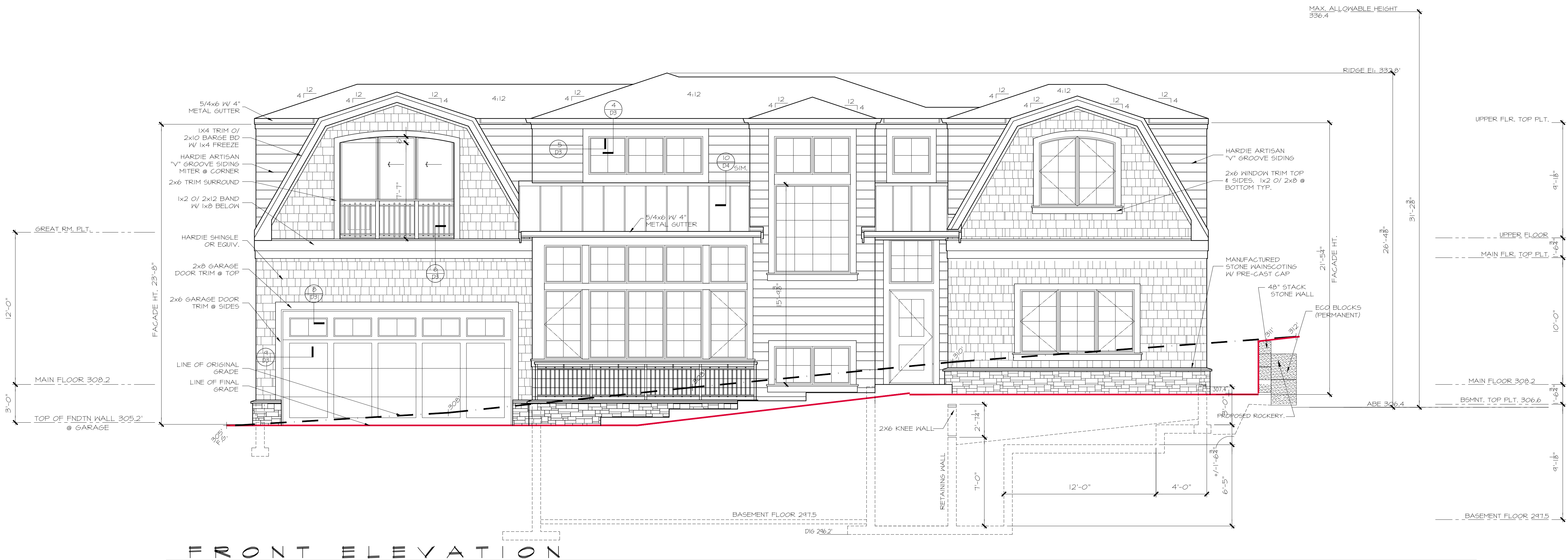
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FRONT ELEVATION

1/4" = 1'-0"



LEFT ELEVATION

1/4" = 1'-0"



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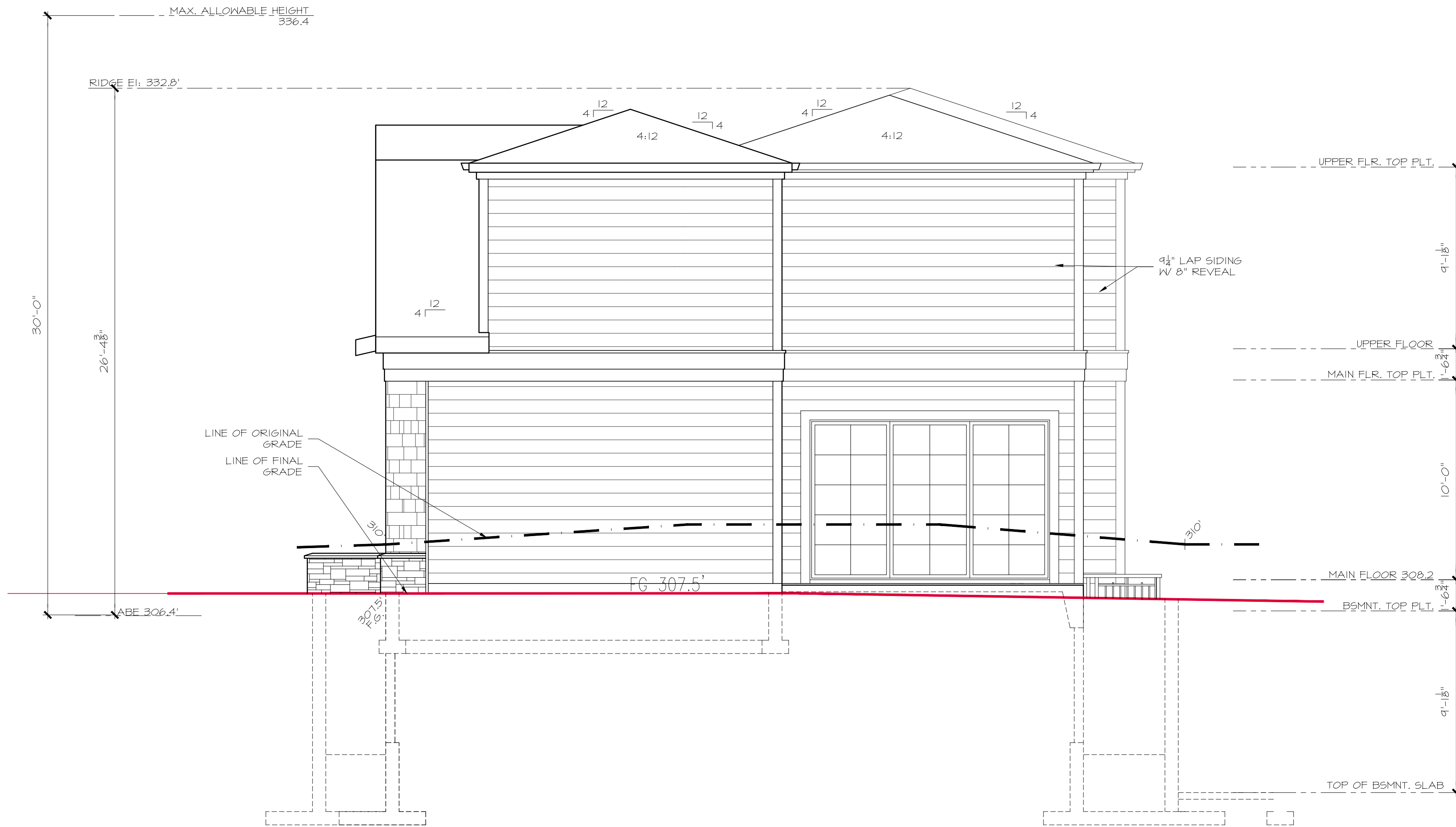
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REAR ELEVATION

1/4" = 1'-0"



RIGHT ELEVATION

1/4" = 1'-0"



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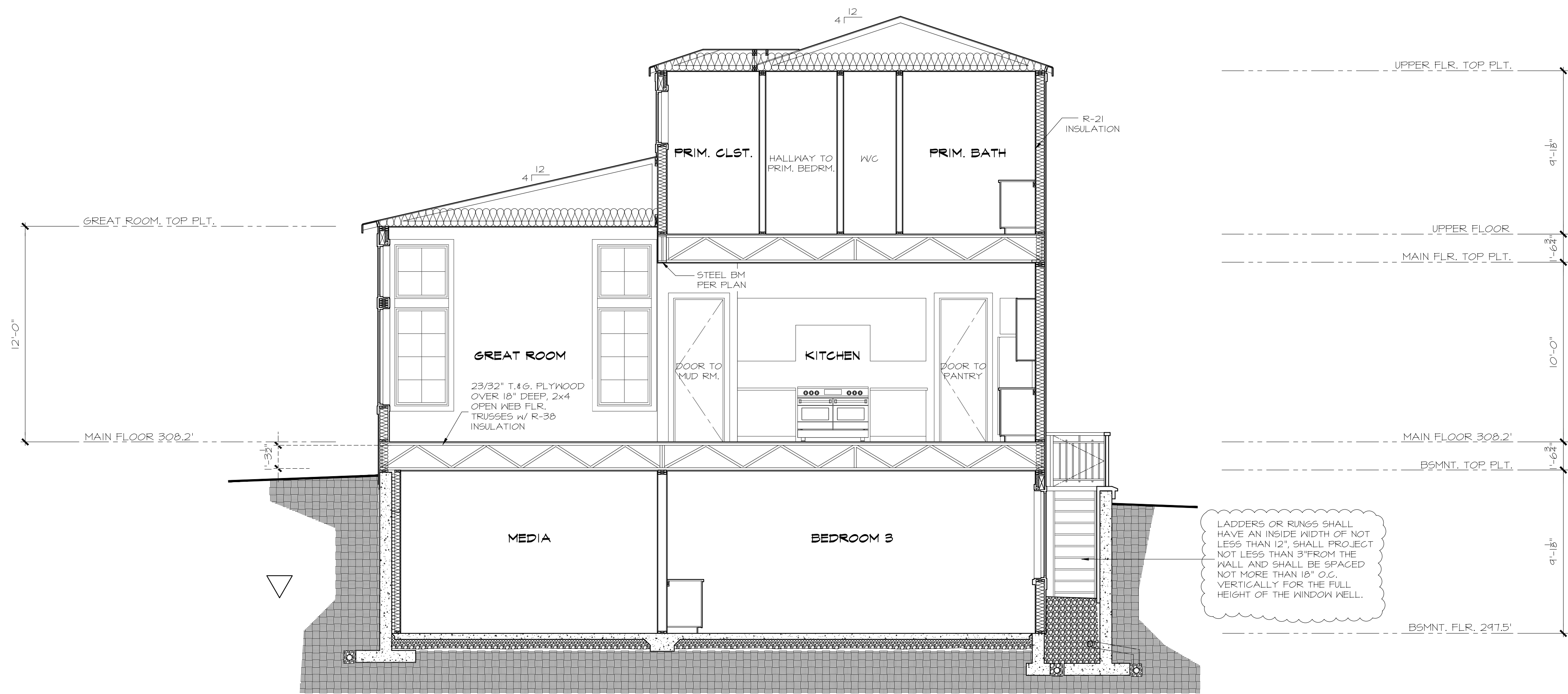
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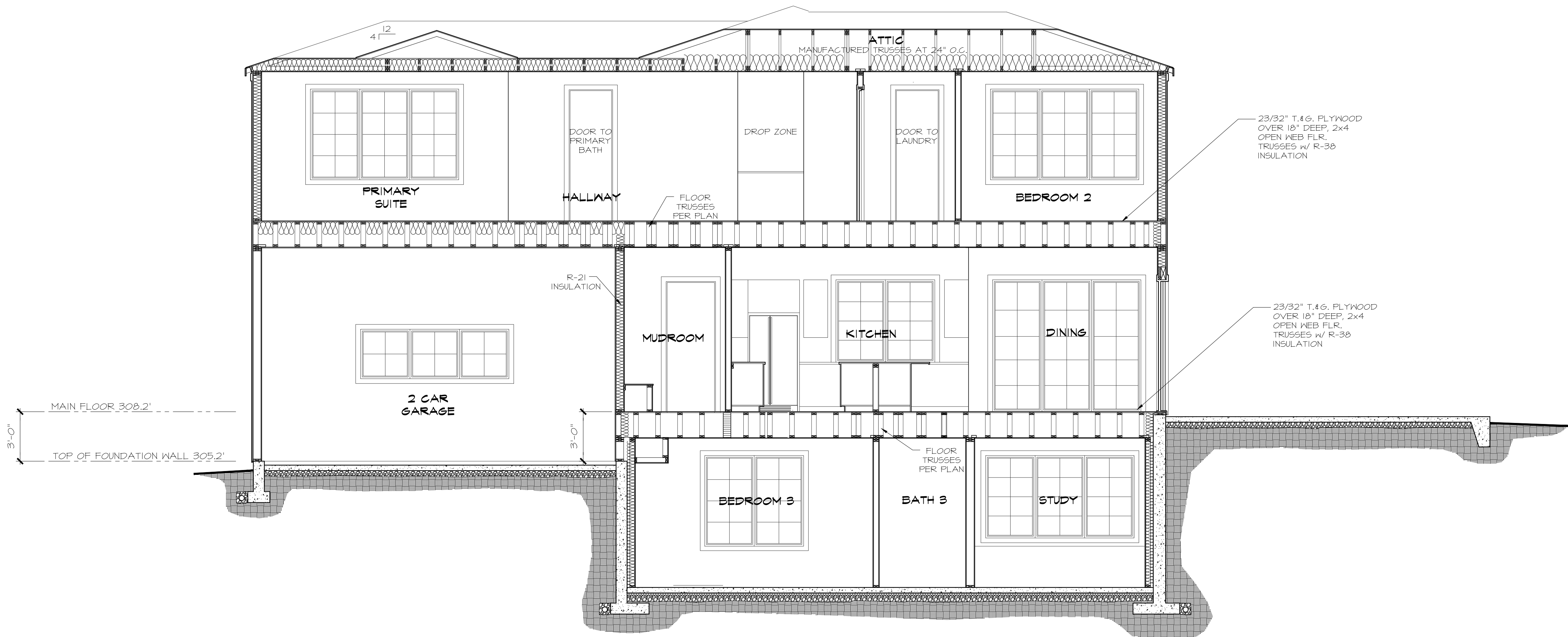
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B BUILDING SECTION
1/4" = 1'-0"



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

NOTES:

PER R302.11 FIRE BLOCKING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL & HORIZONTAL) AND A FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES, & BETWEEN A TOP STORY & THE ROOF SPACE.

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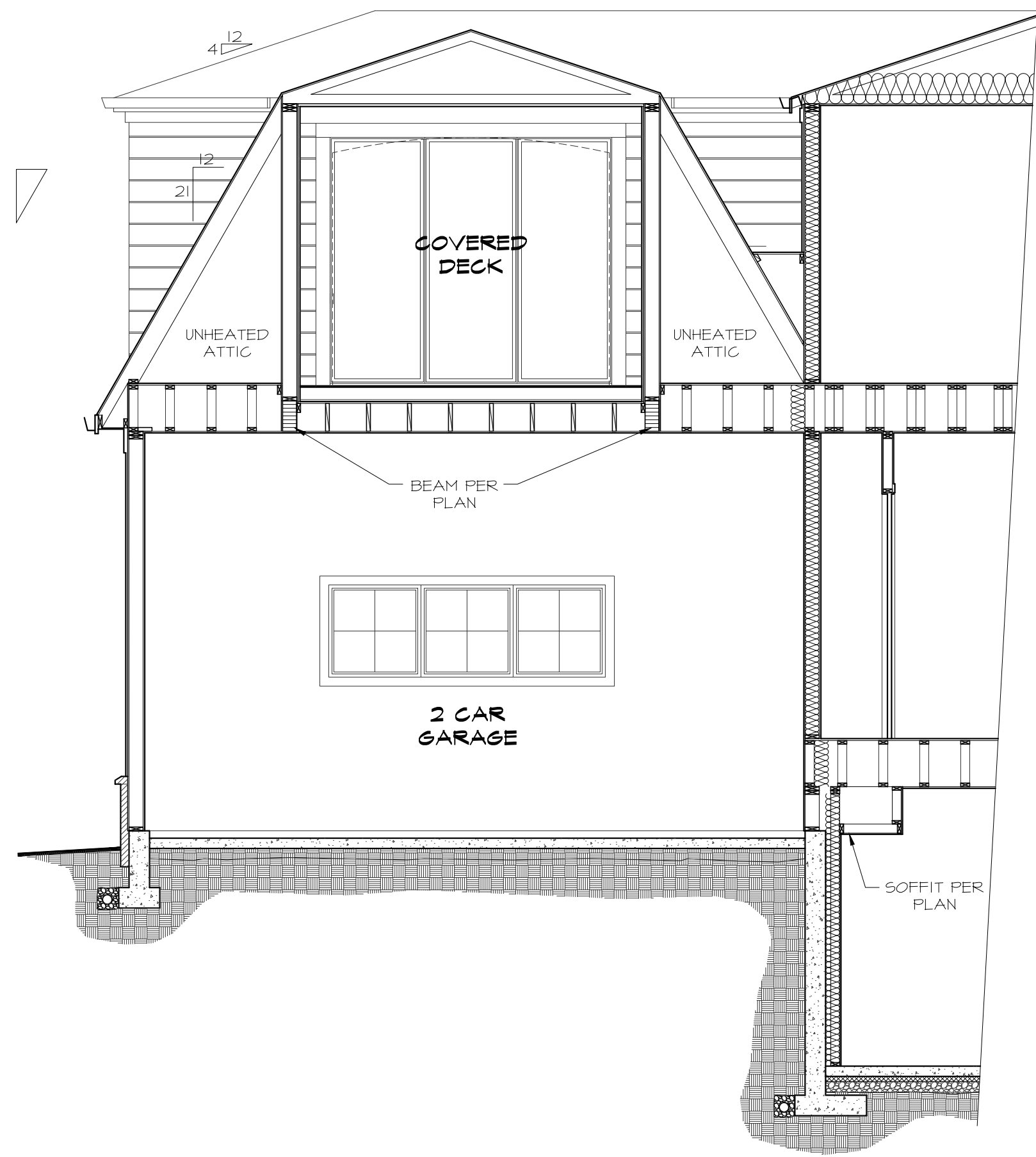
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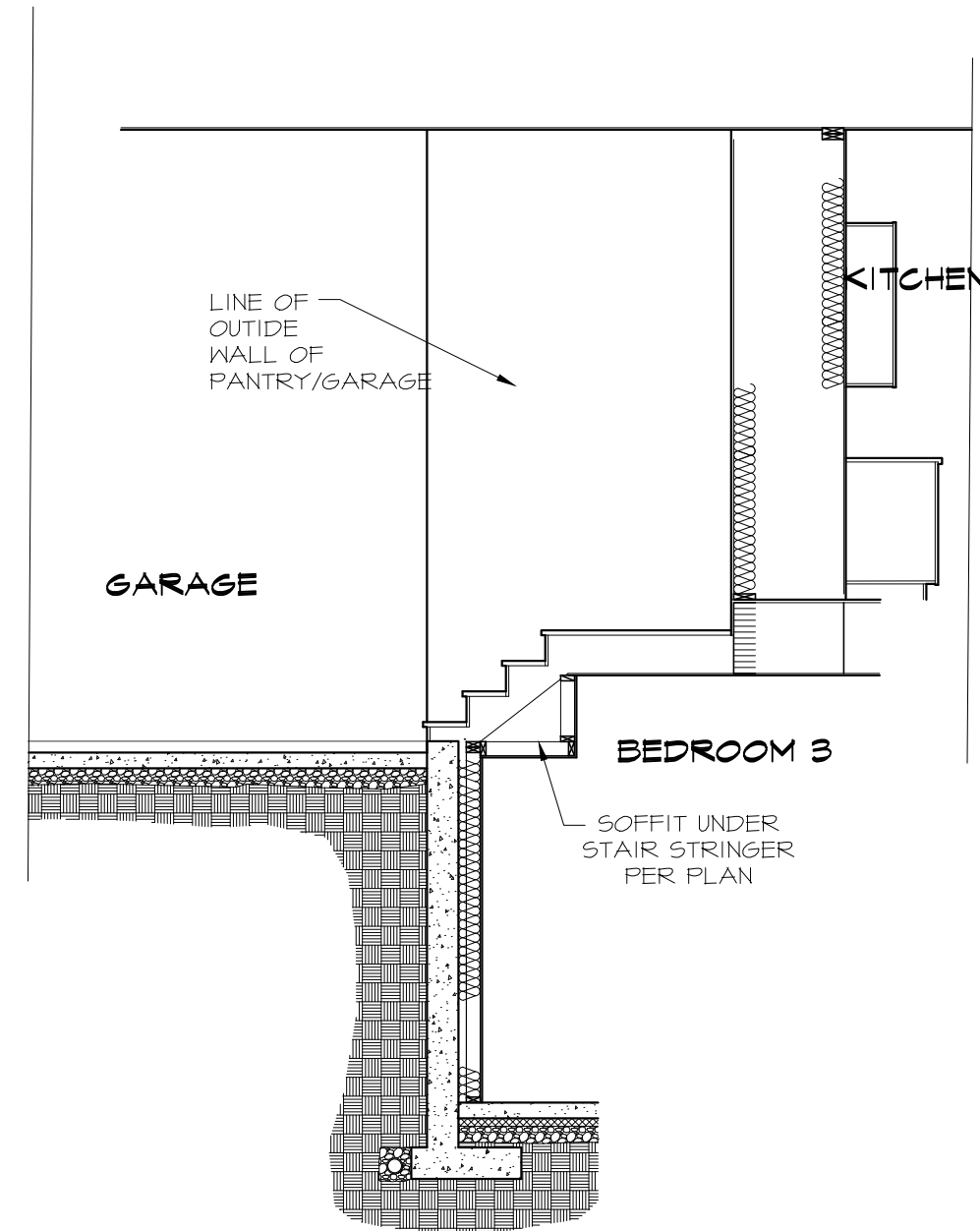
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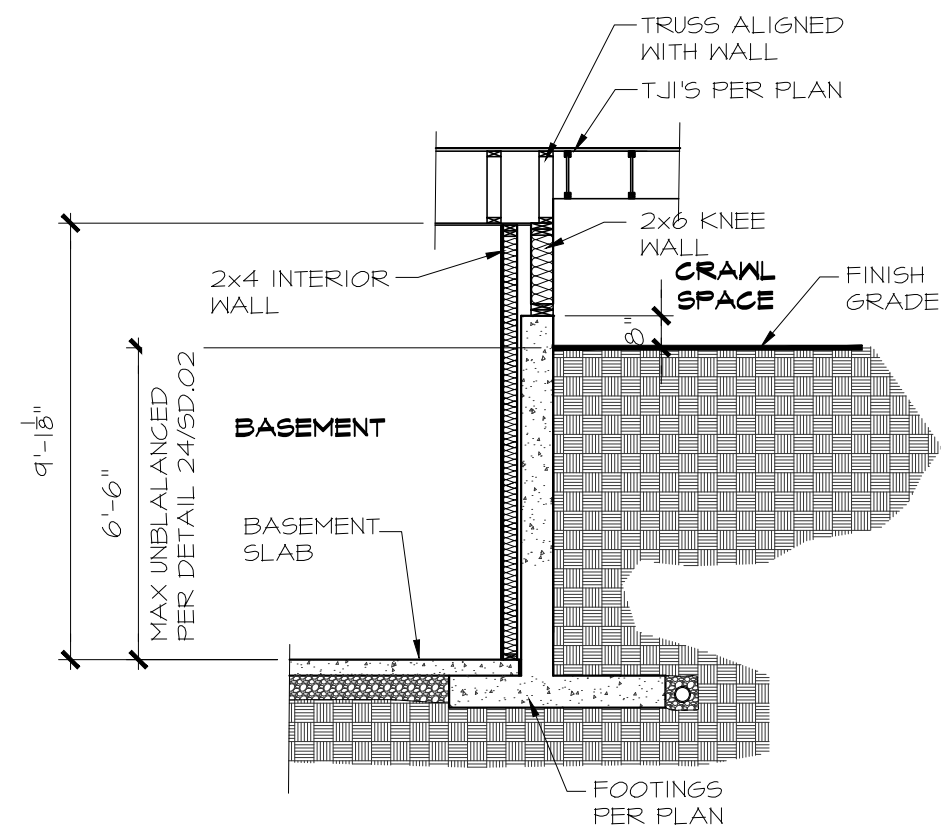
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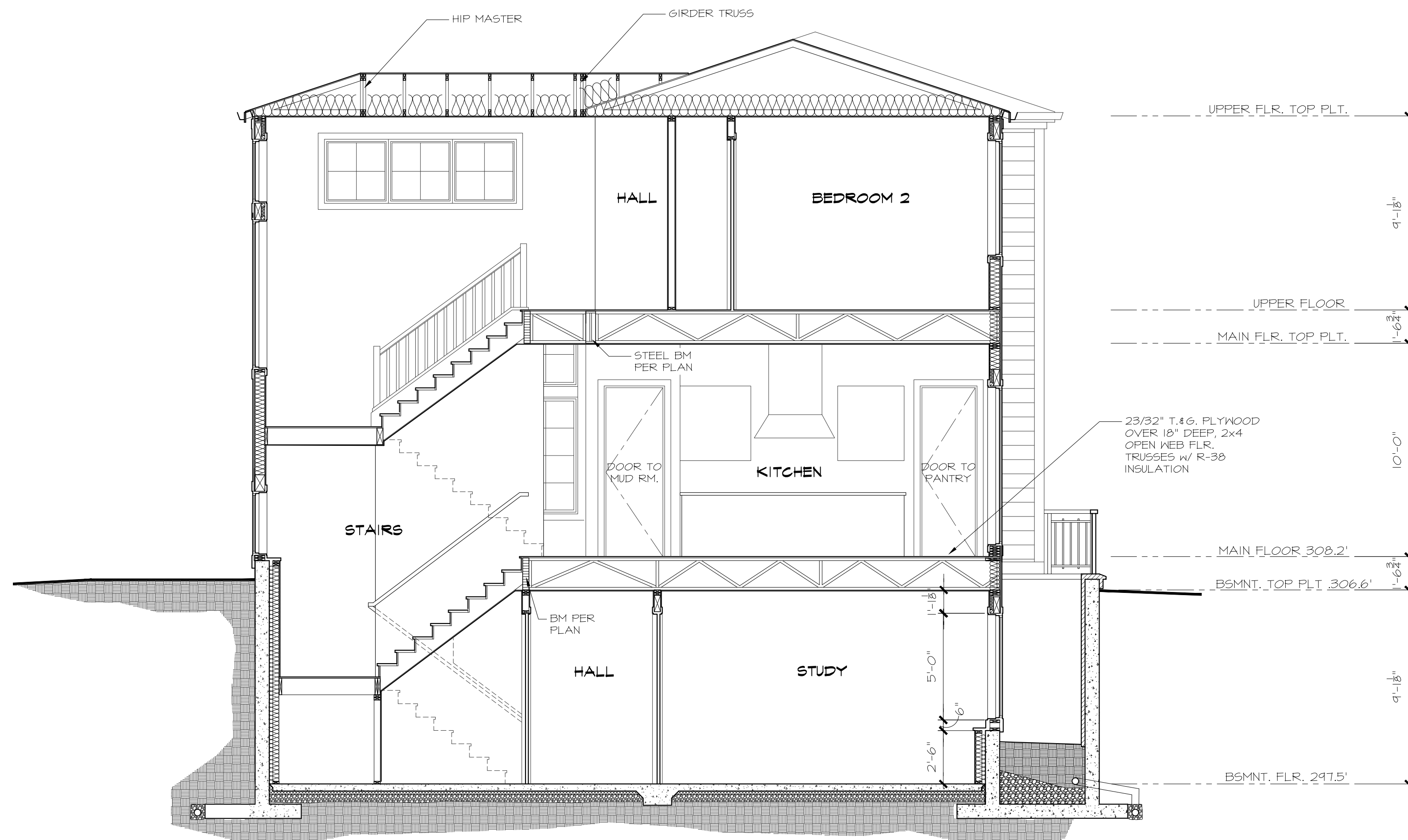
D PARTIAL BUILDING SECTION
1/4" = 1'-0"



E GARAGE TO HOUSE SECTION AT STEPS
1/4" = 1'-0"



F PARTIAL SECTION
1/4" = 1'-0"
© CRAWLSPACE/BASEMENT



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

NOTES:



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

GENERAL STRUCTURAL NOTES
FOUNDATION
- DESIGN IS BASED ON 2018 INTERNATIONAL RESIDENTIAL CODE & 2018 INTERNATIONAL BUILDING CODE - DESIGN LOADS: - SOIL: 1500 PSF ALLOWABLE BEARING PRESURE - CONCRETE SHALL ATTAIN THE FOLLOWING MINIMUM COMPRESSIVE STRENGTHS IN 28 DAYS, UNO: - F_c = 2500 psi: FOUNDATION WALLS* 2500 psi: FOOTINGS* 2500 psi: INTERIOR SLABS ON GRADE 3500 psi: GARAGE & EXT. SLABS ON GRADE - f_y = 60,000 psi * UTILIZE 5/8" SACK 2500 PSI CONCRETE MIXES THAT ARE EQUIVALENT TO 3000 PSI CONCRETE FOR WEATHERING POTENTIAL - ALL CONCRETE EXPOSED TO THE WEATHER SHALL NOT HAVE LESS THAN 5% OR MORE THAN 1% AIR ENTRAINMENT. - FOUNDATION WALL DESIGN IS BASED ON BACKFILL ACTIVE SOIL PRESSURE OF 35 PCF, AND 2H FOR SEISMIC SURCHARGE. - 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. - ALL FOOTINGS SHALL BEAR BELOW FROST LINE. CONSULT SOILS REPORT/ LOCAL MUNICIPALITY FOR MINIMUM DEPTH BELOW GRADE. - FOOTINGS AND SLABS ON GRADE SHALL BEAR ON VIRGIN SOIL OR 95% COMPACTED FILL. - PROVIDE CONTROL JOINTS AT ALL INSIDE CORNERS OF SLAB EDGES, AND OTHER LOCATIONS WHERE SLAB CRACKS ARE LIKELY TO DEVELOP. (15'-0" O.C.) - FASTEN SILL PLATES TO FOUNDATION WALLS WITH 3/8" DIA. ANCHOR BOLTS W/ MIN. 3"x3"x1/2" PLATE WASHERS (EDGE OF WASHER TO BE LOCATED WITHIN 1/2' OF EXTERIOR EDGE OF SILL PLATE) & NUTS @ 6'-0" O.C. @ 2-5 STORY & 4'-0" O.C. @ 3-5 STORY CONDITIONS W/ 1" MIN. EMBEDMENT INTO CONC. PROVIDE A MINIMUM OF 2 ANCHORS PER PLATE, 12" MAXIMUM FROM PLATE ENDS, UNO. (SEE FND. DETAILS). - ALL LUMBER EXPOSED TO WEATHER OR IN CONTACT W/ CONCRETE OR MASONRY FOUNDATION SHALL BE PRESERVATIVE-TREATED HEM FIR #2. - BUILDER TO VERIFY CORROSION-RESISTANCE COMPATIBILITY OF HARDWARE & FASTENERS IN CONTACT W/ PRESERVATIVE-TREATED WOOD. CONTACT LUMBER & HARDWARE SUPPLIERS TO COORDINATE. - ARCH/BUILDER TO VERIFY ALL DIMENSIONS

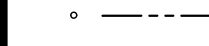
HOLD-DOWN SCHEDULE	
SYMBOL	SPECIFICATION
 HD-1	SIMPSON SDHD14 (R.J.) HOLD-DOWN
 HD-5	SIMPSON CS16 STRAP TIE (14" END LENGTH)
 HD-6	SIMPSON MSTC40 STRAP TIE (CENTER STRAP ON FLOOR SYSTEM U.N.O.)
 HD-7	SIMPSON MSTC66 STRAP TIE (CENTER STRAP ON FLOOR SYSTEM U.N.O.)

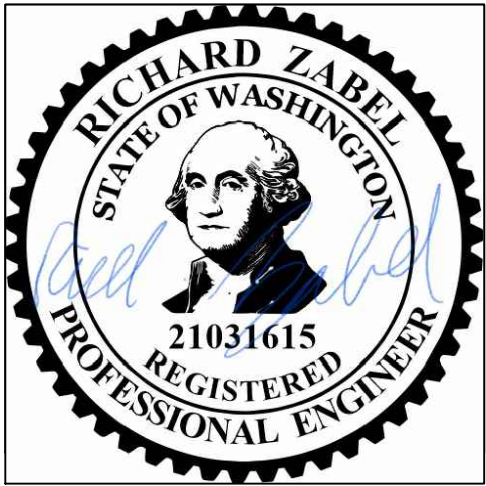
MEANS & METHODS NOTES
THE STRUCTURE IS DESIGNED TO BE SELF-SUPPORTING AND STABLE AFTER THE BUILDING IS FINISHED AND ALL PLAN, DETAIL, AND NOTE SPECIFICATIONS HAVE BEEN COMPLETED. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE THE ERECTION PROCEDURES AND SEQUENCE TO INSURE THE SAFETY OF THE BUILDING AND ITS COMPONENTS DURING CONSTRUCTION. THIS INCLUDES, BUT IS NOT LIMITED TO, THE ADDITION OF NECESSARY SHORING, SHEETING, TEMPORARY BRACINGS, GUYS, AND TIE-DOWNS. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SHORING AND BRACING REQUIRED TO STABILIZE AND PROTECT EXISTING AND ADJACENT STRUCTURES AND SYSTEMS DURING COURSE OF DEMOLITION AND CONSTRUCTION OF THE PROJECT.
STRUCTURAL DESIGN AND SPECIFICATIONS ASSUME THAT ALL SUPPORTING AND NON-SUPPORTING ELEMENTS IN CONTACT WITH FLOOR FRAMING ARE LEVEL, INCLUDING, BUT NOT LIMITED TO; FOUNDATIONS, SLABS ON GRADE, BEAMS, WALLS, AND NON-BEARING ELEMENTS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY LEVELNESS AND MAKE ADJUSTMENTS AS NECESSARY, INCLUDING CONSIDERATION OF THOSE AREAS THAT MAY BE WITHIN CONTRACTUAL, INDUSTRY, OR WARRANTY TOLERANCES.

ADDITIONAL NOTES FOR TRUSS & I-JOIST MANUFACTURER
ROOF TRUSSES, FLOOR TRUSSES AND ENGINEERED JOISTS SHALL BE DESIGNED TO MEET THE DIFFERENTIAL DEFLECTION CRITERIA BELOW, UNLESS NOTED OTHERWISE ON PLAN. MULHERN & KULP CANNOT BE HELD RESPONSIBLE FOR ANY STRUCTURAL ISSUES RELATED TO ANY BUILDING COMPONENT IF COMPONENT SHOP DRAWINGS ARE NOT SUBMITTED TO MK FOR REVIEW PRIOR TO FABRICATION, DELIVERY, OR INSTALLATION.
TRUSSES SHALL BE DESIGNED SO THAT DIFFERENTIAL DEFLECTION BETWEEN ADJACENT PARALLEL TRUSSES OR GIRDER TRUSSES DOES NOT EXCEED THE FOLLOWING: A. ROOF TRUSSES: 1/4" DEAD LOAD B. FLOOR TRUSSES, ATTIC TRUSSES, & I-JOISTS: 1/8" DEAD LOAD C. FLOOR TRUSSES & ATTIC TRUSSES ADJACENT TO FLOOR FRAMING BY OTHERS: - LIMIT ABSOLUTE TRUSS DEFLECTION TO 3/16" DEAD LOAD. (NOT DIFFERENTIAL DEFLECTION)

LOADING AND DESIGN PARAMETERS
GRAVITY DESIGN LOADS: - DEAD LOAD (PSF): - ROOF TRUSS TOP CHORD: 10 - ROOF TRUSS BOTTOM CHORD: 7 - ROOF RAFTERS (I-JOISTS OR 2X): 10 - FLOOR (TRUSSES): 15 - FLOOR (I-JOISTS): 10 - TILE FLOORS: 10 - PEDESTAL PAVERS: 15 - LIVE LOAD (PSF): - ROOF: 20 - RESIDENTIAL LIVING AREAS: 40 - RESIDENTIAL SLEEPING AREAS: 30 - RESIDENTIAL WOOD DECKS: 60 - GARAGE: 50 - SNOW LOAD: - GROUND SNOW LOAD (P_g) (PSF): 25 - FLAT ROOF SNOW LOAD (P_f) (PSF): 25 - SNOW EXPOSURE FACTOR (C_e): 0.9 - SNOW LOAD IMPORTANCE FACTOR (I): 1.0 - THERMAL FACTOR (C_t): 1.2 - LATERAL DESIGN LOADS: - WIND LOAD: (IBC 1609) - SPEED (V₀) (MPH): 100 - WIND RISK CATEGORY: II - IMPORTANCE FACTOR (I_w): 1.0 - EXPOSURE CATEGORY: B - INTERNAL PRESSURE COEFF. (GC_w): 10:18 - TOPOGRAPHIC FACTOR (K_z): 1.3 - SEISMIC LOAD: (IBC 1618) - SEISMIC RISK CATEGORY: II - SEISMIC IMPORTANCE FACTOR (I_w): 1.0 - MAPPED SPECTRAL RESPONSE: - S_{0.1} 1.401 - S_{0.2} 0.484 - SITE CLASS: - S_{0.1} 1.06 - S_{0.2} 0.540 - SEISMIC DESIGN CATEGORY: D - BASIC SEISMIC-FORCE-RESISTING SYS: W/ WOOD STRUCTURAL PANELS - LIGHT FRAMED WALLS - W/ WOOD STRUCTURAL PANELS - ULTIMATE BASE SHEAR: - TRANS: 18 K - LONG: 18 K - SEISMIC RESPONSE COEFF. (C_d): - TRANS: 0.173 - LONG: 0.173 - RESPONSE MODIFICATION FACTOR (R): - TRANS: 6.5 - LONG: 6.5 - ANALYSIS PROCEDURE USED: EQUIVALENT LATERAL FORCE

LATERAL BRACING NOTES
THIS HOME HAS BEEN ENGINEERED TO RESIST LATERAL FORCES RESULTING FROM: 100 MPH WIND SPEED, EXP. B (ASCE 7-16 WIND MAP, PER IRC R301.2.1.1) RISK CAT. 2 & SEISMIC CAT. D2. 110 MPH WIND IN 2018 IRC MAP ENGINEERED DESIGN WAS COMPLETED PER 2018 IBC (SECTION 1609 & 1613) & ASCE 7-16, AS PERMITTED BY R301.1.3 OF THE 2018 IRC. ACCORDINGLY, THIS HOME, AS DOCUMENTED AND DETAILED HEREWITHIN, IS ADEQUATE TO RESIST THE CODE REQUIRED LATERAL FORCES, AND DOES NOT NEED TO CONFORM TO THE PRESCRIPTIVE PROVISIONS OF R602.10.
STANDARD EXTERIOR WALL SHEATHING SPECIFICATIONS (INTERIOR WALL SPECIFICATION WHERE NOTED ON PLANS)
1/8" OSB OR 1/32" PLYWOOD: - FASTEN SHEATHING W/ 2 1/2"x0.131" NAILS @ 6" O.C. AT ALL SUPPORTED PANEL EDGES AND 12" O.C. IN THE PANEL FIELD. ALL SHEATHING SHEET PANEL EDGES SHALL OCCUR OVER WALL FRAMING MEMBERS OR 2X HORIZONTAL BLOCKING SHALL BE PROVIDED TO SUPPORT PANEL EDGE. ALL EXTERIOR WALLS SHALL BE CONSTRUCTED PER THIS SPECIFICATION UNO. ON PLANS.
3" O.C. EDGE NAILING (WHERE NOTED ON PLANS)
1/8" OSB OR 1/32" PLYWOOD: - ONLY AT LOCATIONS INDICATED ON PLANS - SHEATHES WALL SHOWN WITH 1/8" OSB. FASTEN SHEATHING W/ 2 1/2"x0.131" NAILS @ 3" O.C. AT EDGES AND 12" O.C. AT CENTER. ALL SHEATHING SHEET PANEL EDGES SHALL OCCUR OVER WALL FRAMING MEMBERS OR 2X HORIZONTAL BLOCKING SHALL BE PROVIDED TO SUPPORT PANEL EDGE AND 3" O.C. FASTENING.
NOTES: 1. LATERAL ANALYSIS ASSUMES STUD SPACING @ 16" O.C. 2. ALL SHEAR WALLS SHALL HAVE DOUBLE TOP PLATES FASTENED TOGETHER W/ 3"x0.131" NAILS @ 8" O.C. USE (12B)²x0.135" NAILS AT EACH LAP SPlice. (6) EACH SIDE OF JOINT (TYP. UNO.) 3. ALL EXTERIOR WALLS ARE CONTINUOUSLY SHEATHED. 4. ALL INTERIOR SHEAR WALLS AND EXTERIOR WALLS ARE SHEATHED ABOVE AND BELOW OPENINGS.

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

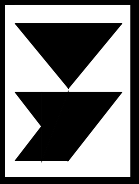


GENERAL STRUCTURAL NOTES
DESIGN PARAMETERS
- DESIGN IS BASED ON 2018 INTERNATIONAL RESIDENTIAL CODE & 2018 INTERNATIONAL BUILDING CODE - WOOD FRAME ENGINEERING IS BASED ON NDS "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION" - LATEST EDITION.
GENERAL FRAMING
- EXTERIOR BEARING WALLS SHALL BE 2x4 OR 2x6 (AS SHOWN ON PLANS) @ 16" O.C. (W/ DOUBLE TOP PLATE) HEM FIR (HF) "STUD" GRADE LUMBER, OR BETTER, UNO. - INTERIOR BEARING WALLS SHALL BE 2x4 OR 2x6 (AS SHOWN ON PLANS) @ 16" O.C. (W/ DOUBLE TOP PLATE) HEM FIR (HF) "STUD" GRADE LUMBER, OR BETTER, UNO. - ALL NON-BEARING INTERIOR STUD WALLS SHALL BE CONSTRUCTED WITH 2x "STUD" GRADE MEMBERS SPACED @ 24" O.C. (MAX.) - ALL WALLS TALLER THEN TYP. PLATE HEIGHT SHALL BE CONSIDERED BALLOON FRAMED & SHALL BE CONSTRUCTED FROM FLOOR TO UNDERSIDE OF FRAMING AT NEXT LEVEL. B.F. WALLS SHALL BE 2x4 OR 2x6 (AS SHOWN ON PLANS) HEM FIR (HF) #2 GRADE LUMBER, OR BETTER. - ALL HEADERS SHALL BE SUPPORTED BY (1)2x JACK STUD & (1)2x KING STUD, MINIMUM. THE NUMBER OF STUDS SPECIFIED AT A SUPPORT INDICATES THE NUMBER OF JACK STUDS REQUIRED, UNO. - BUILT-UP POSTS SHALL BE 2x4 OR 2x6 HEM FIR (HF) "STUD" GRADE LUMBER, OR BETTER, UNO, & SOLID WOOD COLUMN SHALL BE HEM FIR (HF) #2 GRADE LUMBER, OR BETTER, UNO. - ALL 2x6 AND LARGER SOLID SAWN BEAMS/HEADERS SHALL BE HEM FIR #2 (HF #2) OR BETTER. ALL 4x6 AND LARGER SOLID SAWN LUMBER SHALL BE DOUGLAS FIR #2 (DF #2) OR BETTER. - ALL FRAMING LUMBER SHALL BE KILN DRIED TO 15% MC (KD-15). - ALL TYP. NAIL FASTENER REQUIREMENTS ARE NOTED IN GENERAL NOTES, IN DETAILS, OR ON PLANS. ALL NAILS SPECIFIED ARE MIN DIAMETER AND LENGTH REQUIRED FOR CONNECTION. ALL HANGER NAILS SHALL BE INSTALLED PER MANUFACTURER'S REQUIREMENTS FOR MAX CHARTED CAPACITY. NOTE: HANGERS USE COMMON NAIL DIAMETERS NOT TYPICAL FRAMING GUN NAILS. - FASTEN ALL BEAMS TO COLUMN, OR FLUSH BEAMS TO SUPPORTING BEAMS, W/ (4) 3"x0.131" TOENAILS (MIN), TYP. UNO. - PROVIDE SOLID BLOCKING IN FLOOR SYSTEM UNDER ALL POSTS & HOLD-DOWNS CONTINUOUS TO FOUNDATION/BEARING. BLOCKING TO MATCH POST ABOVE. - ENGINEERED LUMBER TO MEET OR EXCEED THE FOLLOWING: - L1S: MEMBERS - F_b=2525 PSI; F_v=390 PSI; E=1,55x10⁶ PSI - L1VL MEMBERS - F_b=2400 PSI; F_v=285 PSI; E=1,2x10⁶ PSI - S1B MEMBERS - F_b=2400 PSI; F_v=1,050 PSI; F_v=265 PSI; E=1,8x10⁶ PSI; DF/DF; 24F-V4 (UNO) - ENGINEERED LUMBER POSTS TO MEET OR EXCEED THE FOLLOWING: - LVL MEMBERS - F_b=2400 PSI; F_{0.1}=2500 PSI; E=1,8x10⁶ PSI - FACE NAIL MULTI-PLY 2x BEAMS & HEADERS W/ 3-ROWS OF 3"x0.131" NAILS (MIN) @ 12" O.C. STAGGERED. APPLY NAILING FROM BOTH FACES @ 3-PLY OR MORE CONDITIONS. UTILIZE 2 ROWS OF NAILS FOR 2x6 & 2x8 MEMBERS. - ALL MEMBERS SPECIFIED AS MULTI-PLY (B) SHALL BE FASTENED TOGETHER PER MANUFACTURER. EQUIVALENT WIDTH SOLID MATERIAL MAY BE USED AS EQUAL. - FASTEN 2x WOOD PLATES TO TOP FLANGE OF STEEL BEAMS W/ PAF's (HILTI) X-U PING OR EQUAL (0.151" DIA. x 2" LONG MIN.) @ 16" O.C. STAGGERED, OR 1/2" DIA. BOLTS @ 48" O.C., STAGGERED. - REFER TO IRC FASTENING SCHEDULE TABLE R602.3(1) FOR ALL CONNECTIONS, TYP. UNO.
FLOOR FRAMING
- I-JOISTS/TRUSSES SHALL BE DESIGNED BY MANUF. TO MEET OR EXCEED L/480 LIVE LOAD DEFLECTION CRITERIA AND SHALL RUN CONTINUOUS OVER SUPPORTS WHEREVER POSSIBLE. ALL LOADS SHOWN ON PLAN FOR MANUF. DESIGNS ARE ASO LEVEL LOADS, UNO. (EXCLUDES STONE/MARBLE OR NET BED CONSTRUCTED FLOORS - CONTACT MK FOR EXCLUDED DESIGN). - ALL METAL I-JOIST/TRUSS HANGERS SHALL BE SPECIFIED BY I-JOIST/TRUSS MANUFACTURER, UNLESS OTHERWISE NOTED. - I-JOIST/TRUSS SHOP DRAWINGS SHALL BE SUBMITTED TO ARCHITECT AND ENGINEER FOR REVIEW AND APPROVAL PRIOR TO FABRICATION OR DELIVERY. 2x FLOOR JOISTS HAVE BEEN DESIGNED TO MEET OR EXCEED L/360 LIVE LOAD DEFLECTION CRITERIA. - TYPICAL 2x JOIST HANGERS (UNO. ON PLANS): - SINGLE PLY: SIMPSON LU520 - DOUBLES: SIMPSON LU520-2 - FLOOR SHEATHING SHALL BE 23/32" A.P.A. RATED "STURD-I-FLOOR" 24" O.C. EXPOSURE 1 (OR APPROVED EQUAL) WITH TONGUE AND GROOVE EDGES. FASTEN TO FRAMING MEMBERS W/ GLUE AND 2 1/4" x 0.131" NAILS @ 6" O.C. AT PANEL EDGES & @ 12" O.C. FIELD. - ALL FLUSH CONNECTIONS SHALL BE CONNECTED WITH HANGER APPROPRIATE FOR MEMBER SIZE, UNO. - FASTEN HANGERS TO SINGLE PLY FLUSH BEAMS W/ 1/2" LONG NAILS.
ROOF FRAMING
- FASTEN EACH ROOF TRUSS TO TOP PLATE W/ (4) 3"x0.131" TOENAILS (MIN) & (1) SIMPSON SDNCL5600 SCREW @ ALL BEARING POINTS. PROVIDE (2) SIMPSON SDNCL5600 SCREWS AT 2-PLY GIRDER TRUSSES, (3) SIMPSON SDNCL5600 SCREWS AT 3-PLY GIRDER TRUSSES AT ALL BEARING POINTS. - FASTEN EACH ROOF RAFTER TO TOP PLATE WITH (1) SIMPSON SDNCL5600 SCREW PROVIDE (2) SIMPSON SDNCL5600 SCREWS AT FLUSH BEAMS IN THE ROOF - AT ALL BEARING POINTS. - ROOF SHEATHING SHALL BE 7/8" A.P.A. RATED SHEATHING 24/16 EXPOSURE 1 (OR APPROVED EQUAL). FASTEN TO FRAMING MEMBERS W/ 2 1/4" x 0.131" NAILS @ 6" O.C. AT PANEL EDGES & @ 12" O.C. AT INTERMEDIATE SUPPORTS. ROOF SHEATHING SHALL EXTEND BELOW ALL INSTANCES OF OVERFRAMING. BLOCKING SHALL BE INSTALLED AS REQUIRED TO LIMIT ROOF SHEATHING SPANS TO 24" MAX. - WITHIN 48" OF ALL ROOF EDGES, RIDGES, & HIPS FASTEN ROOF SHEATHING FIELDS PER EDGE NAILING SPEC. - ALL METAL HANGERS SHALL BE SPECIFIED BY THE TRUSS MANUFACTURER, UNLESS OTHERWISE NOTED. - ROOF TRUSS SHOP DRAWINGS SHALL BE SUBMITTED TO ARCHITECT AND ENGINEER FOR REVIEW AND APPROVAL PRIOR TO FABRICATION OR DELIVERY. - ROOF TRUSS SHOP DRAWINGS & CALCULATIONS SHALL BE PREPARED BY A WASHINGTON STATE LICENSED ENGINEER AND SHALL BE DESIGNED FOR UNBALANCED SNOW LOADING PER ASCE 7-16, SECTION 7.6. - ERECT AND INSTALL ROOF TRUSSES PER WTC-A & TP'S BC/S1 I-08 "GUIDE TO GOOD PRACTICE FOR HANDLING, INSTALLING & BRACING OF METAL PLATE CONNECTED WOOD TRUSSES." - FASTEN OVER-FRAMED TRUSS SETS TO TRUSSES BELOW W/ (2) 3"x0.131" TOENAILS AT EA. TRUSS. - SUPPORT PORCH & SHORT SPAN ROOF TRUSSES (UP TO 6' TRIB.) W/ 2x6 LEDGER FASTENED TO FRAMING W/ (3) 3"x0.131" NAILS @ 16" O.C. - FASTEN ALL INTERIOR NON-BEARING PARTITION WALLS TO TRUSS BOTTOM CHORD ABOVE WITH SIMPSON STC CLIPS AT 24" O.C. MAX. PROVIDE BLOCKING BETWEEN THE TRUSS BOTTOM CHORDS AS REQUIRED FOR THE PARALLEL CONDITIONS.

seal:

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M&K project number:
154-23001

project mgr: R.JZ
drawn by: AJC
issue date: 5-05-23

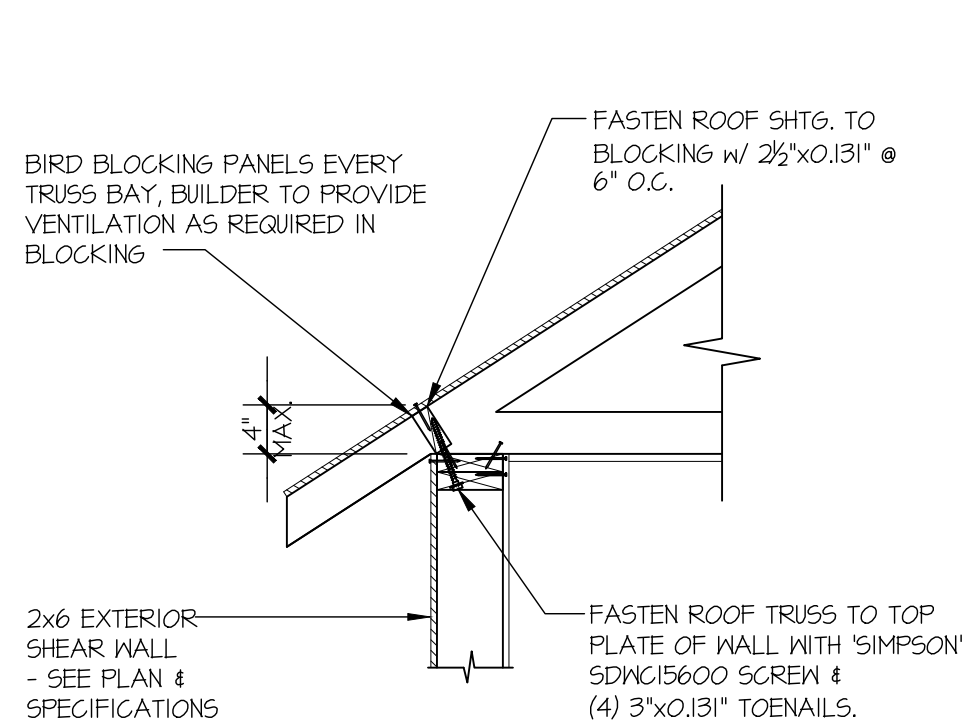
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ARCH REVISIONS: AJC
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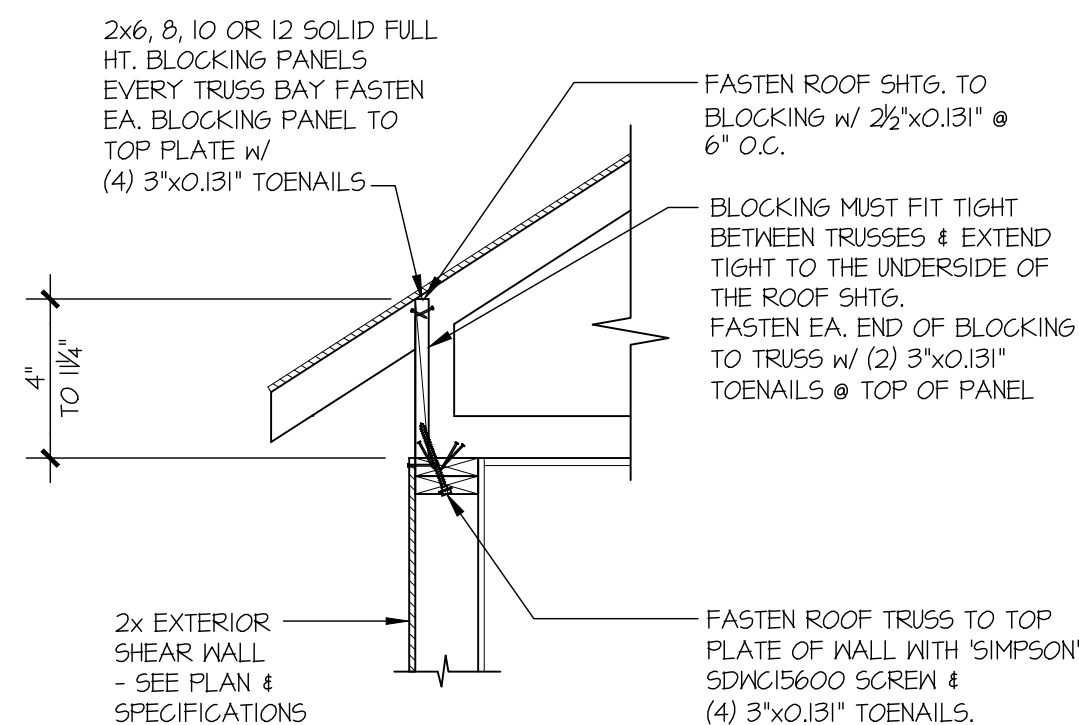
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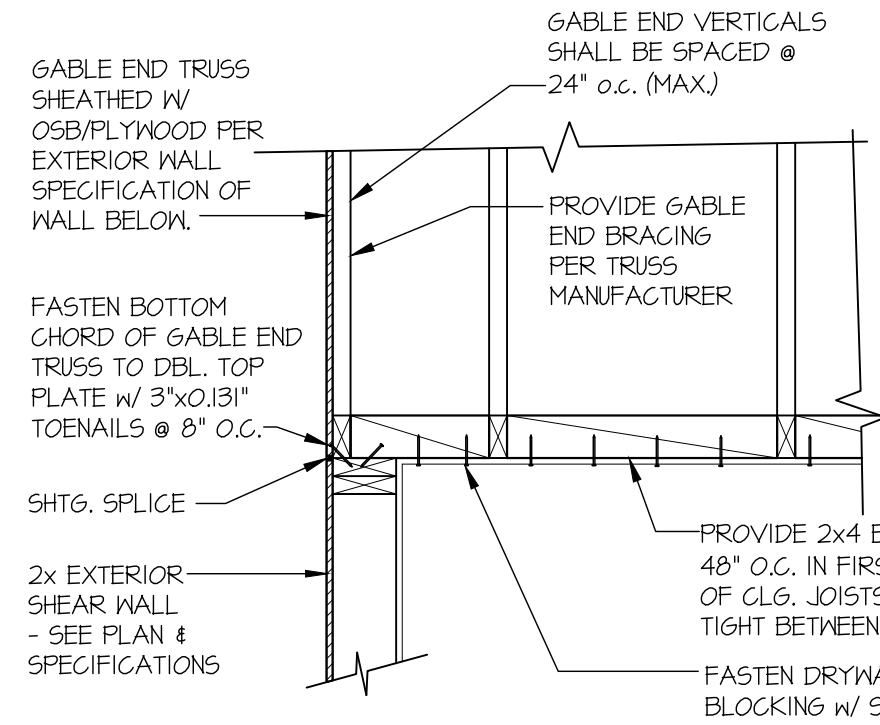
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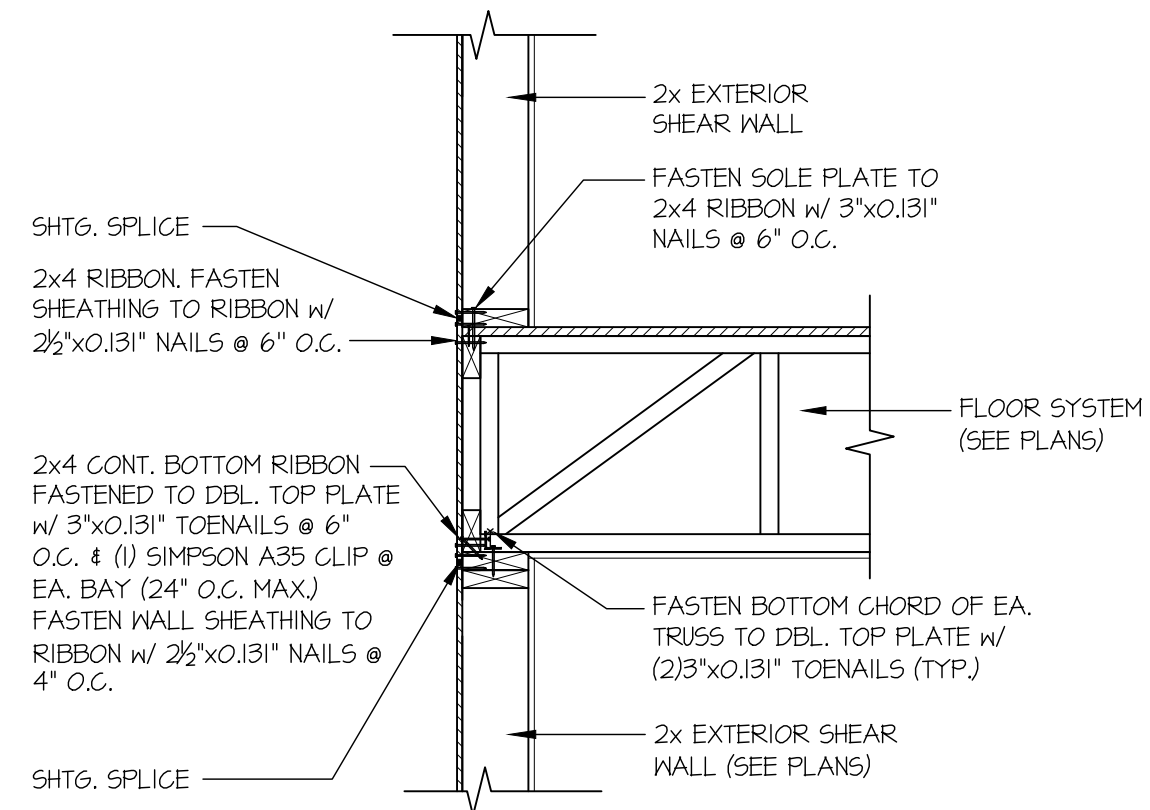
1 TYPICAL SHEAR
TRANSFER DETAIL @ ROOF
SCALE: 3/4"=1'-0" HEEL HEIGHT LESS THAN 4"



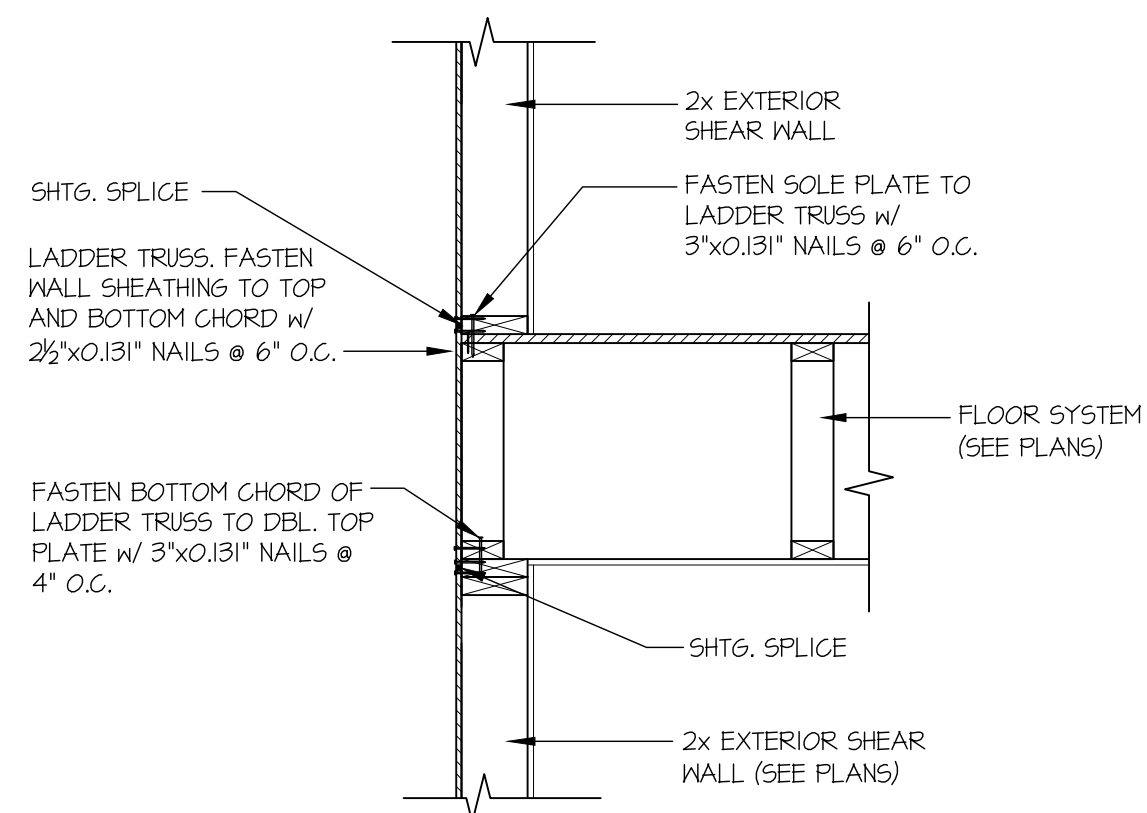
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TRANSFER DETAIL @ ROOF
SCALE: 3/4"=1'-0" HEEL HEIGHT BETWEEN 4" - 1 1/4"



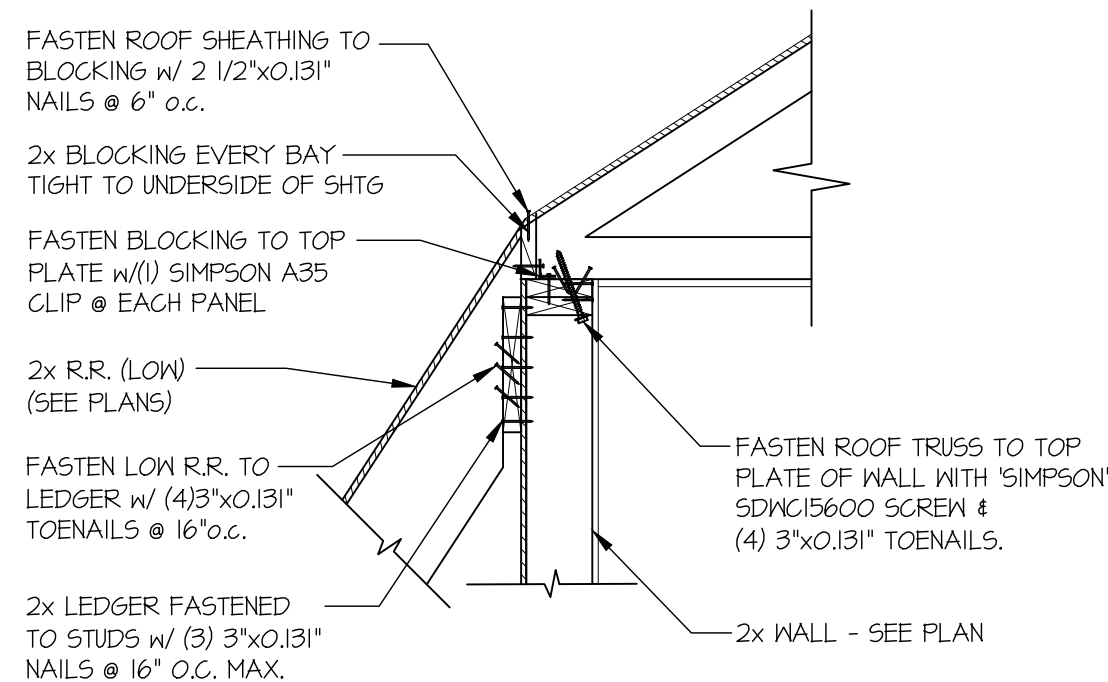
2 TYPICAL GABLE END DETAIL
SCALE: 3/4"=1'-0"



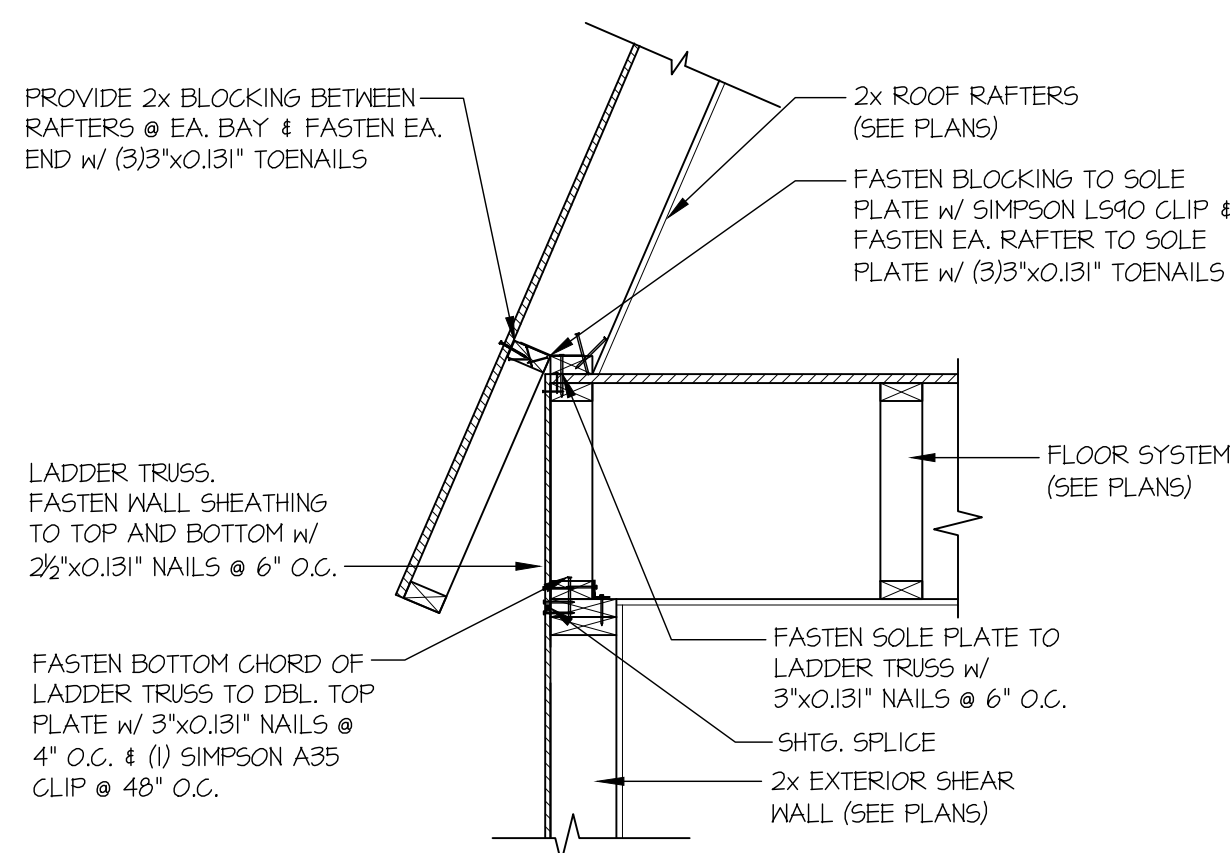
3 TYPICAL SHEAR TRANSFER DETAIL
BETWEEN FLOORS @ EXTERIOR WALL
SCALE: 3/4"=1'-0" PERPENDICULAR FRAMING



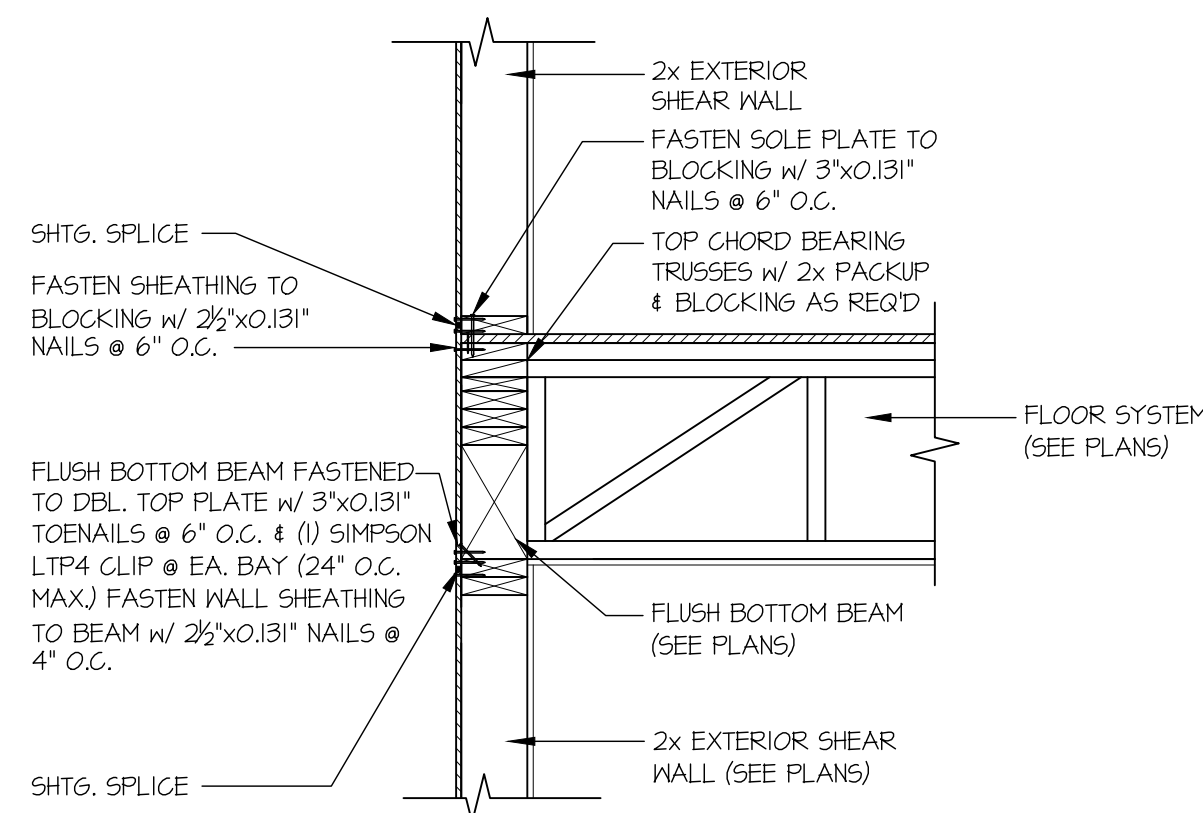
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SCALE: 3/4"=1'-0" PARALLEL FRAMING



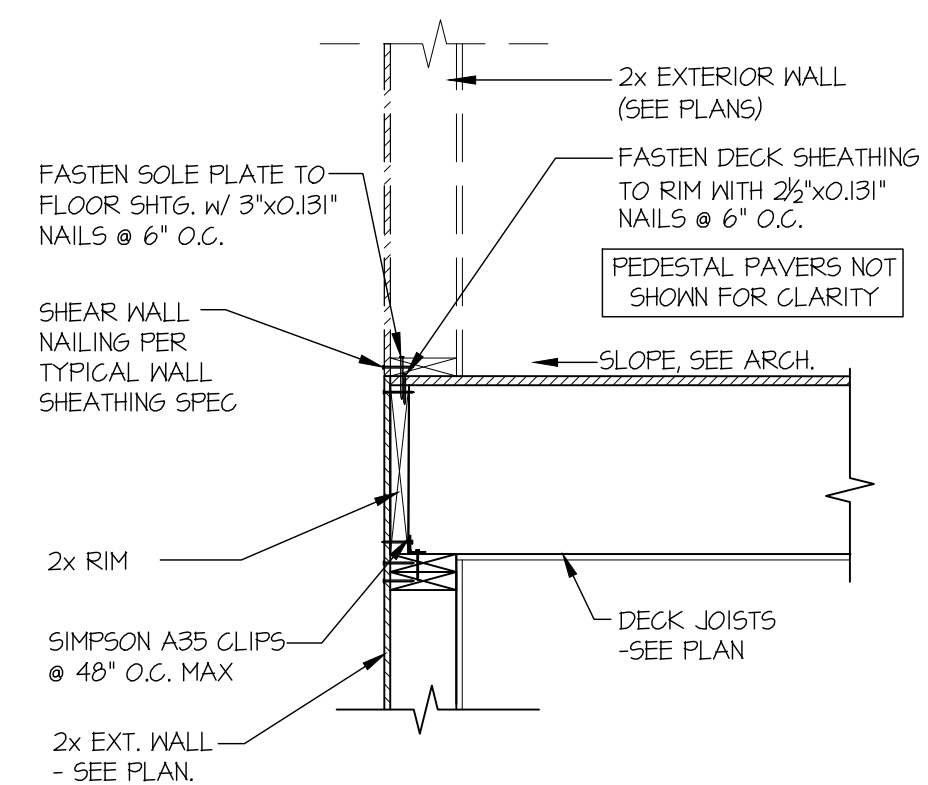
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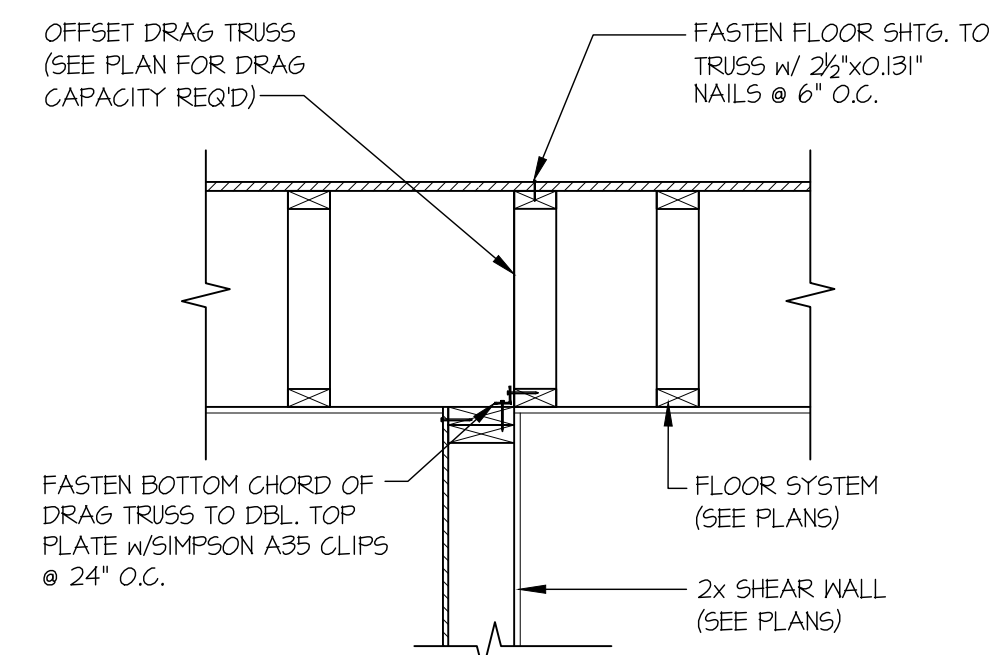
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BETWEEN FLOORS @ EXTERIOR WALL
SCALE: 3/4"=1'-0" PARALLEL FRAMING



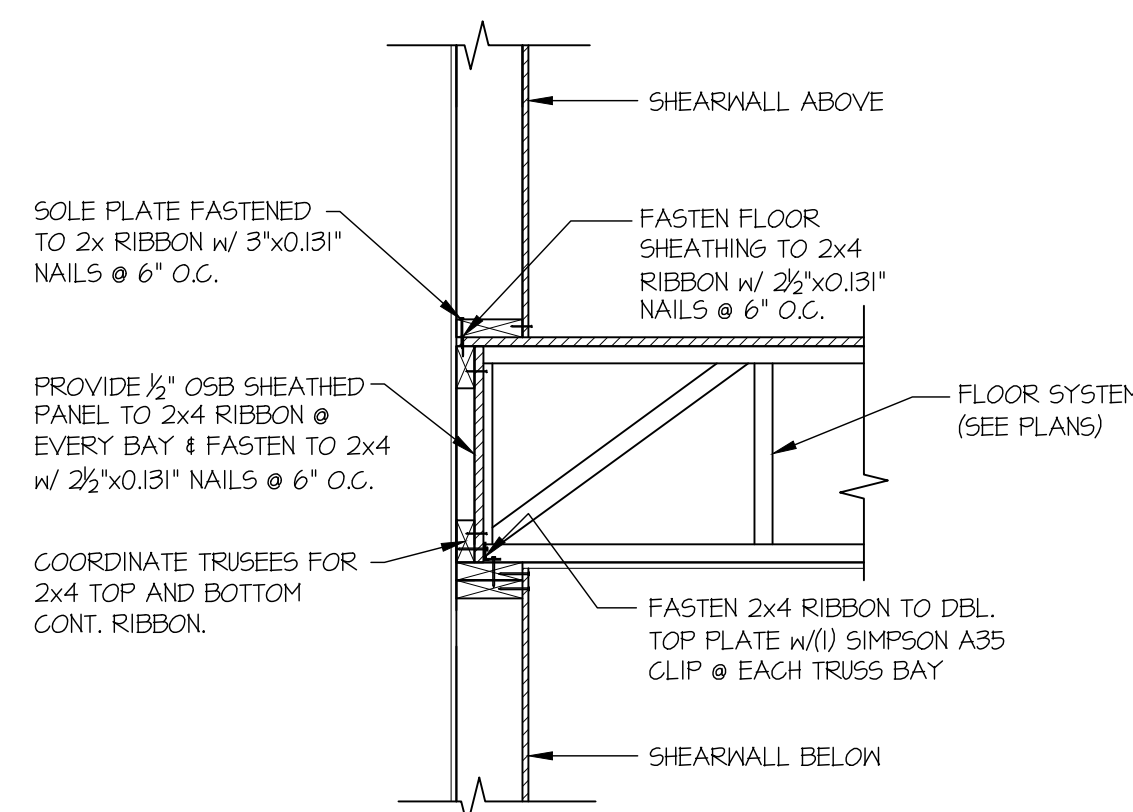
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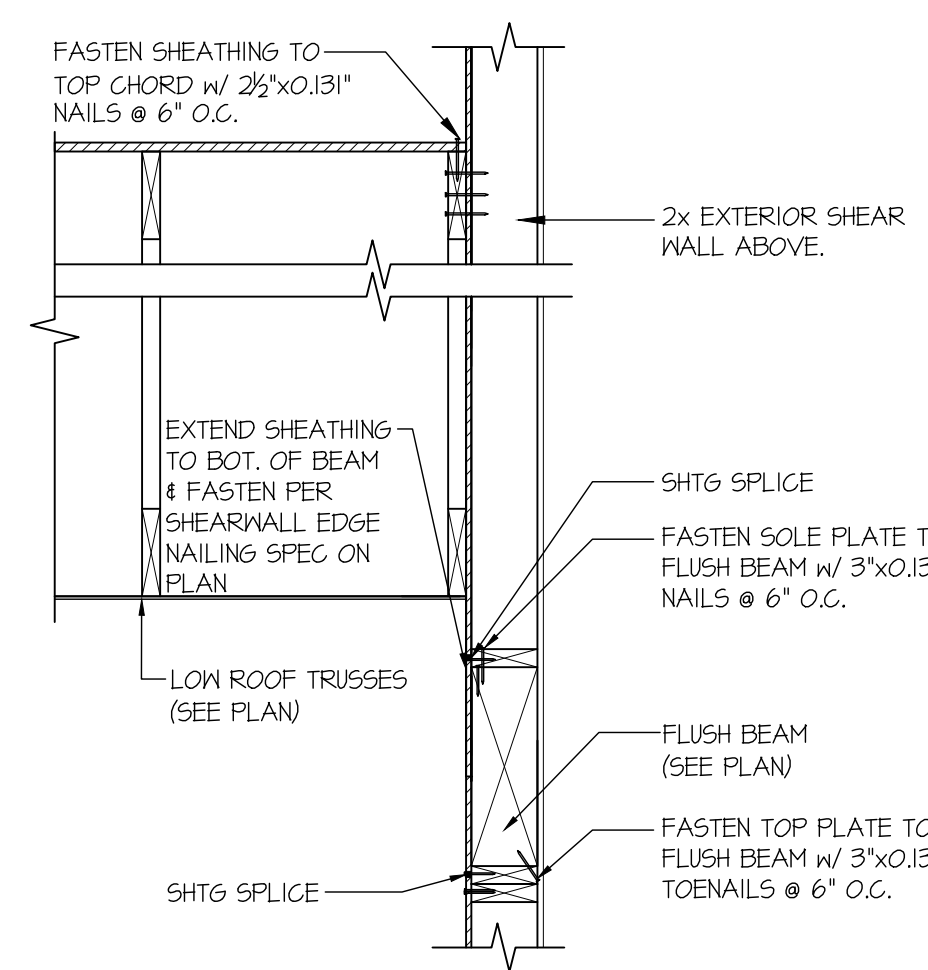
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DETAIL @ ROOF RAFTERS
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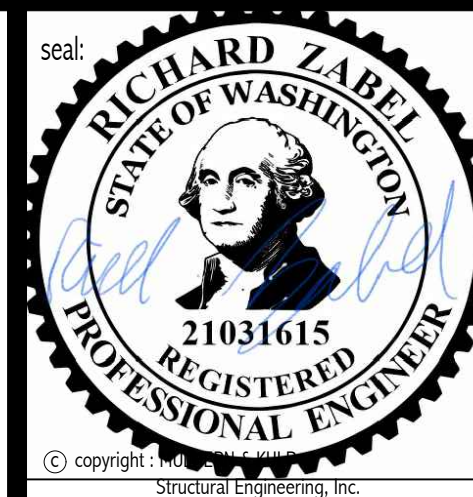
11 SHEAR TRANSFER DETAIL
@ SHEAR WALL BELOW
SCALE: 3/4"=1'-0"



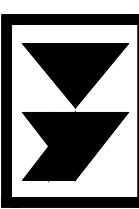
21 SHEAR TRANSFER DETAIL
@ INTERIOR SHEAR WALL
SCALE: 3/4"=1'-0"



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



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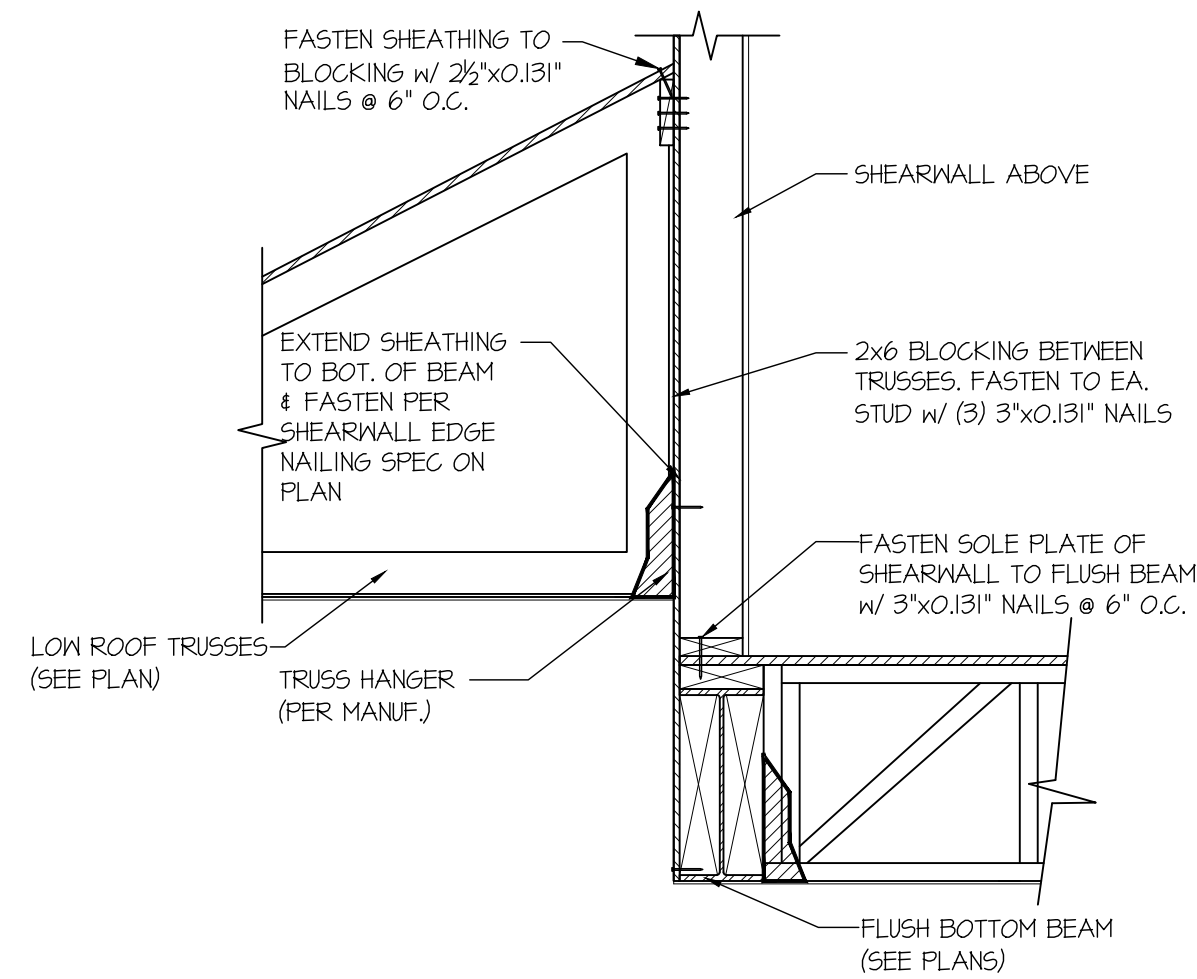
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drawn by: AJC
issue date: 5-05-23

REVISIONS:
date: 08/31/2023 initial: AJC
ARCH REVISIONS: 11/05/2025 AJC
ARCH REVISIONS:

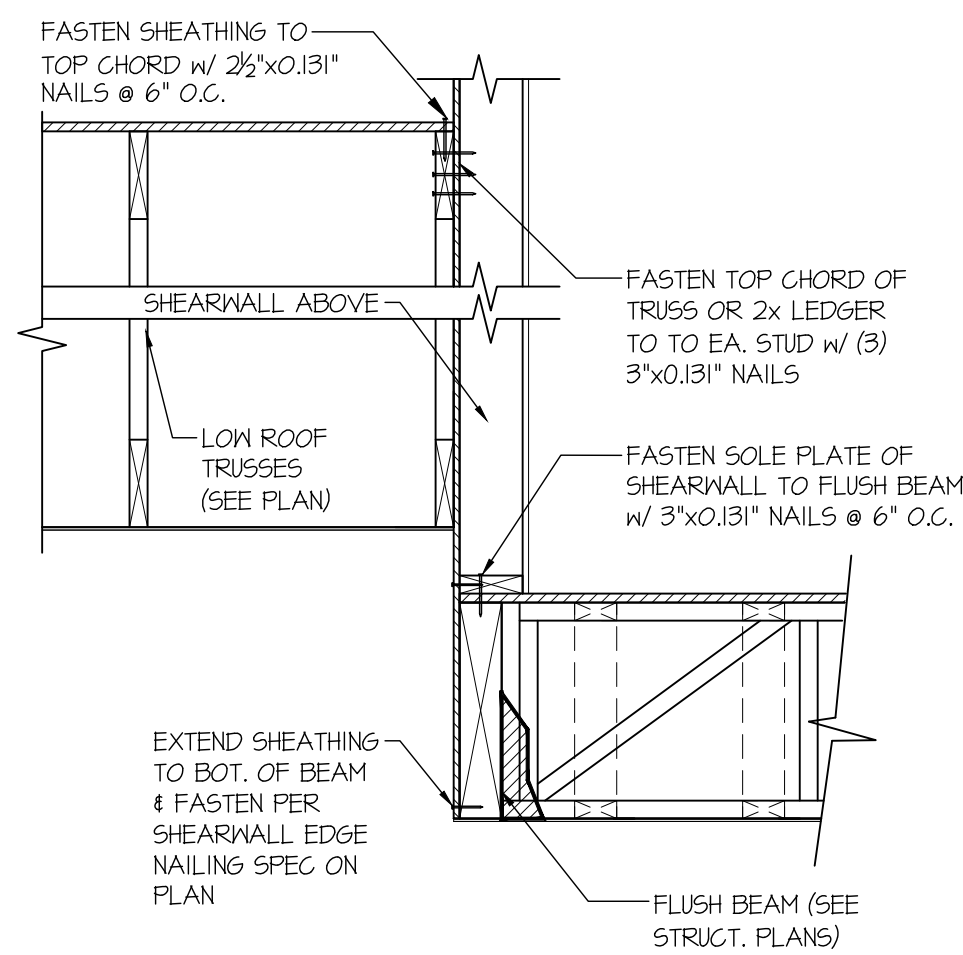


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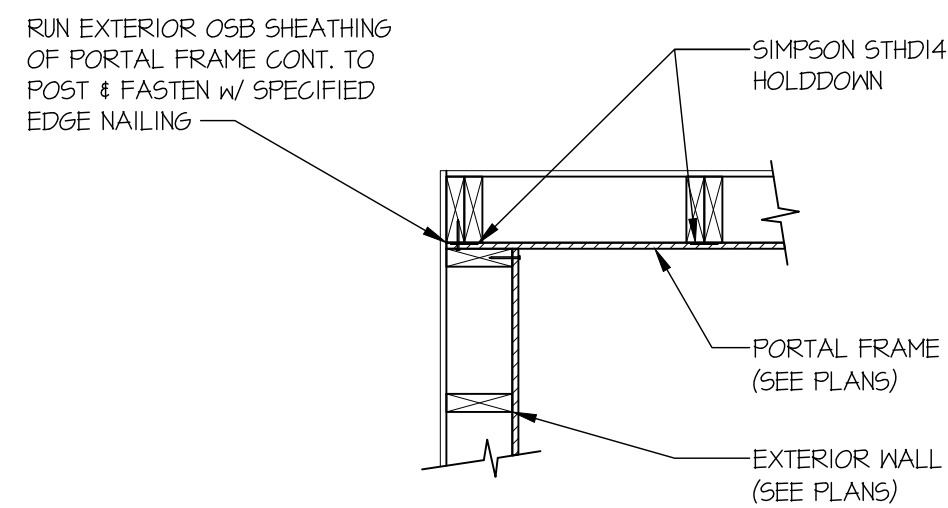
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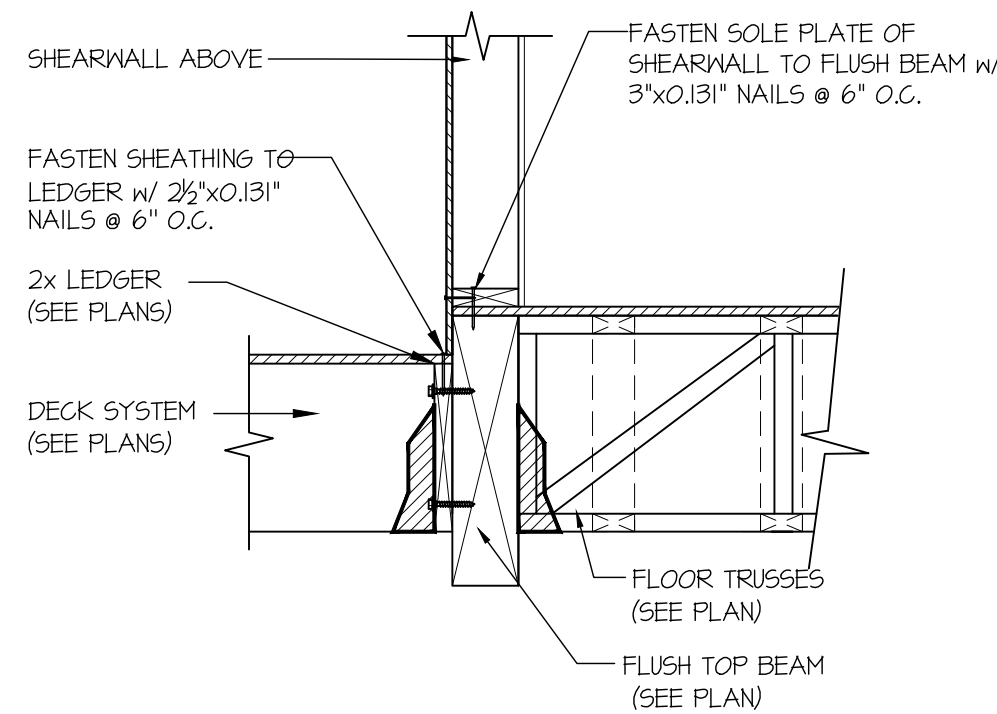
48 SHEAR TRANSFER DETAIL @ EXTERIOR SHEARWALL ABOVE
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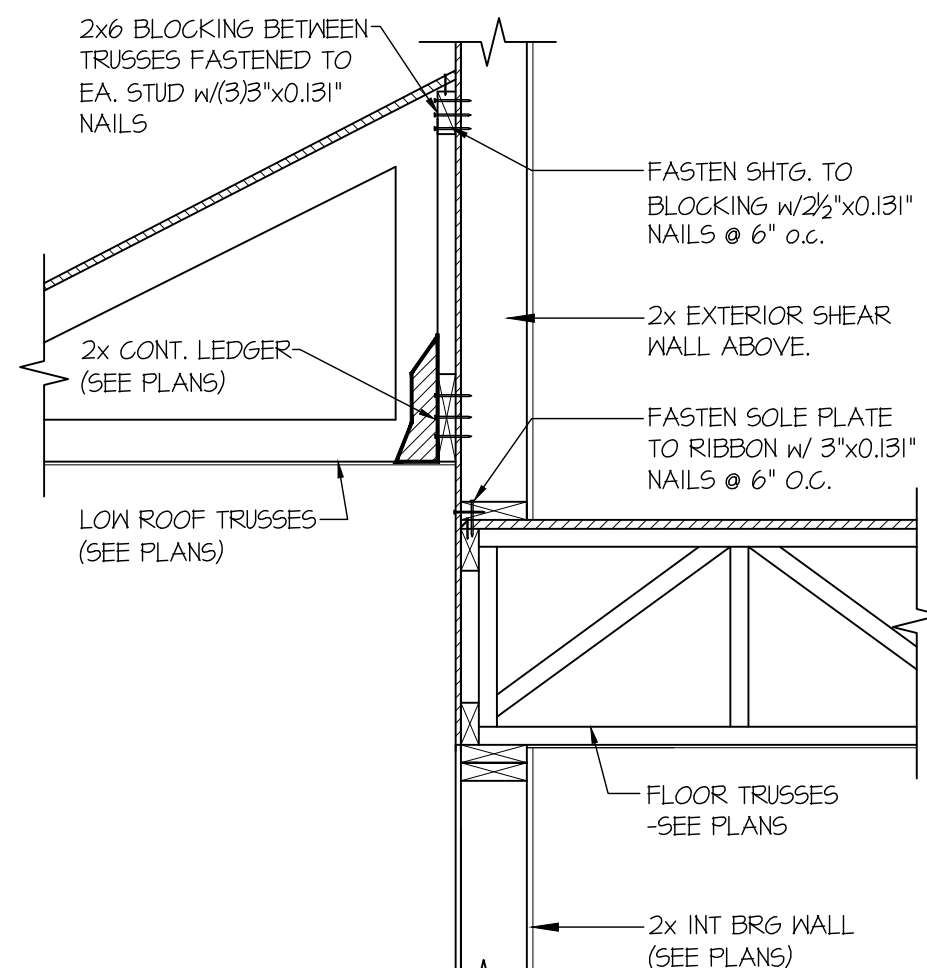
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SCALE: 3/4"=1'-0"



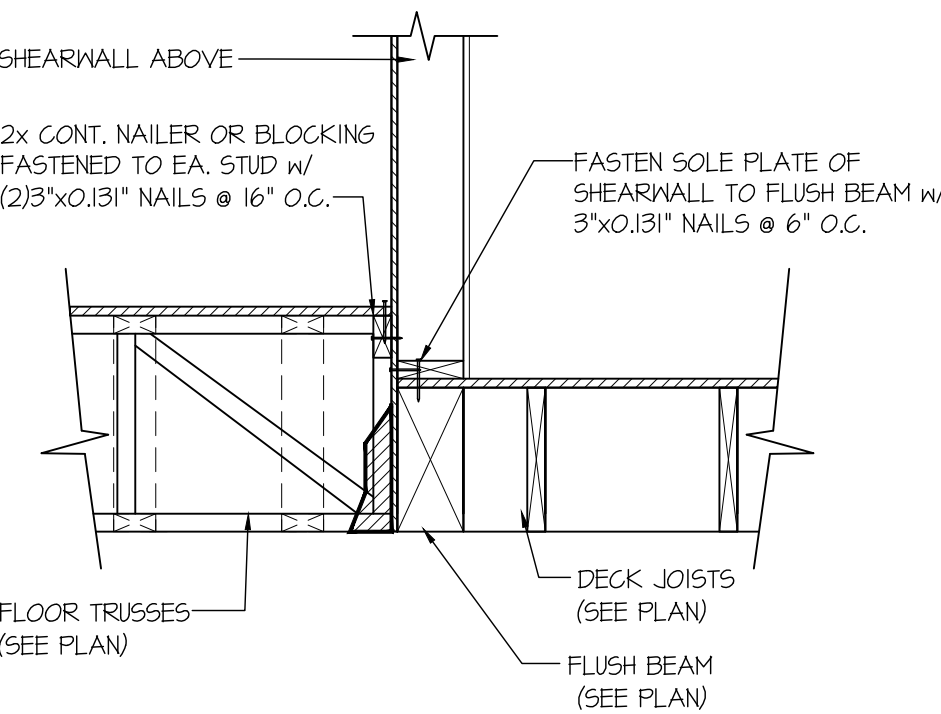
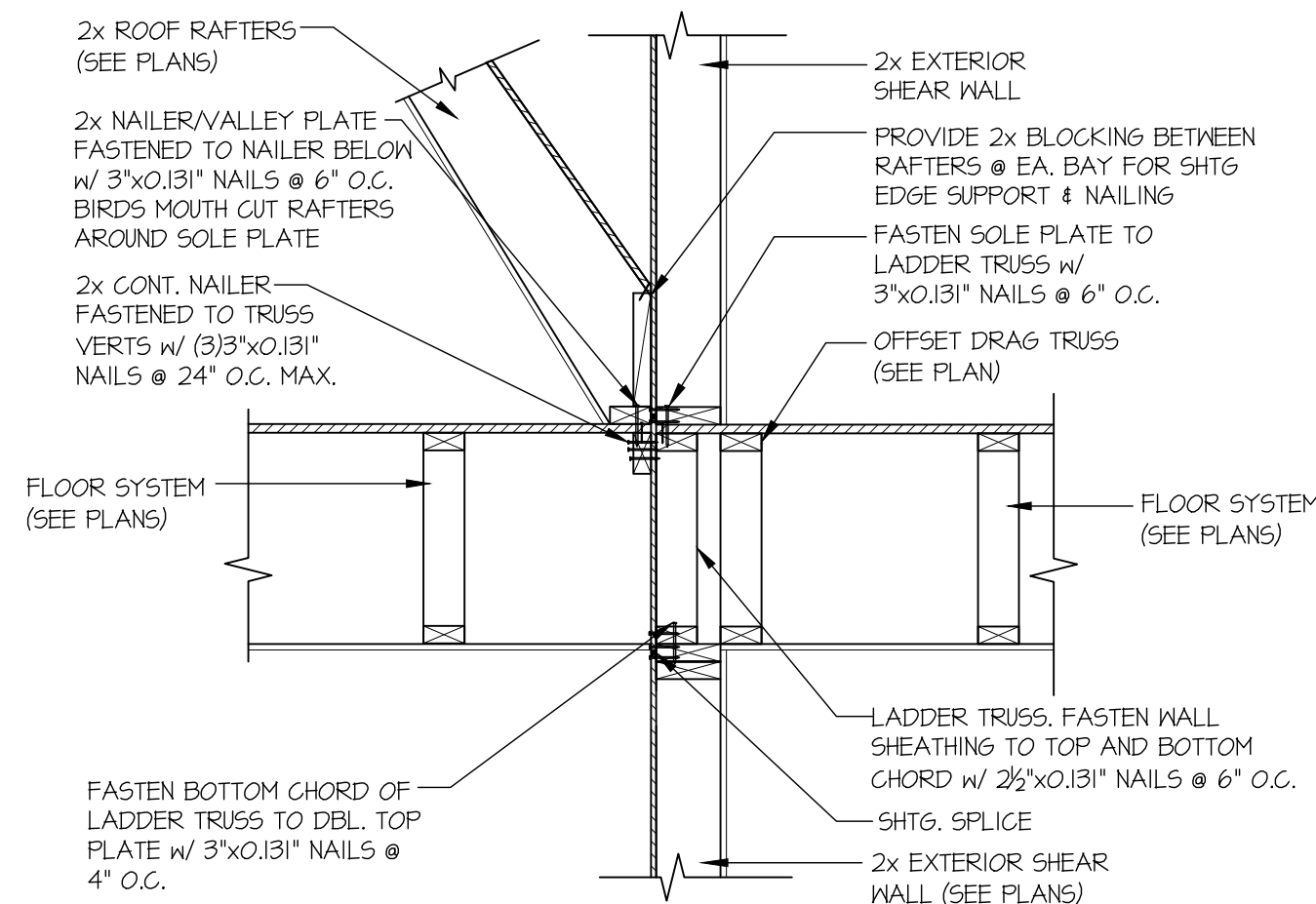
99 SHEAR TRANSFER DETAIL @ INTERSECTING INT. SHEARWALL
SCALE: 3/4"=1'-0" SHTs. OPPOSITE FACES



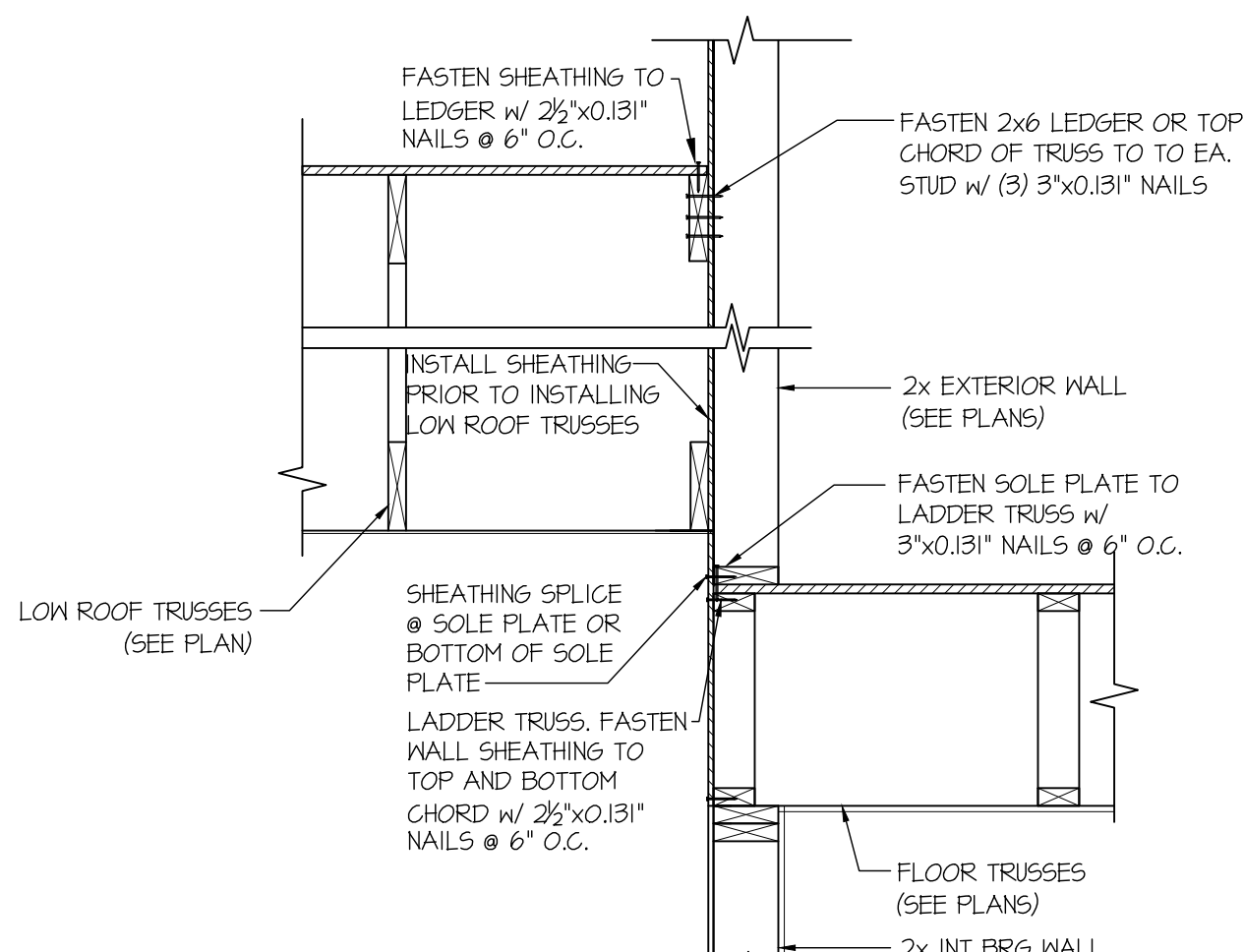
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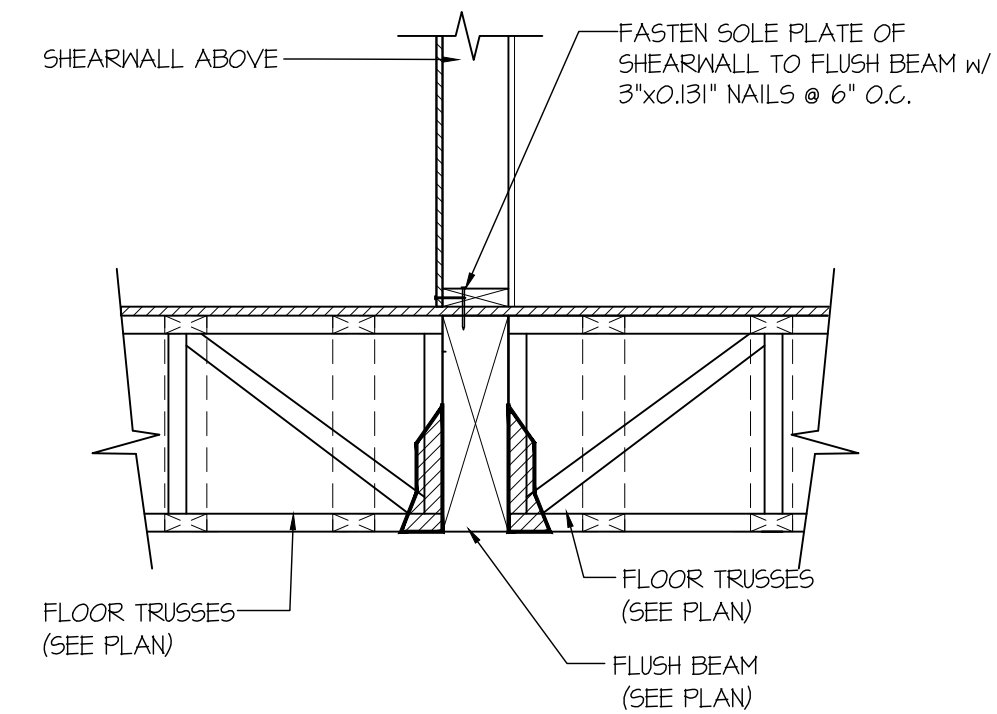
60 TYPICAL SHEAR TRANSFER DETAIL BETWEEN FLOORS
SCALE: 3/4"=1'-0" PERPENDICULAR FRAMING



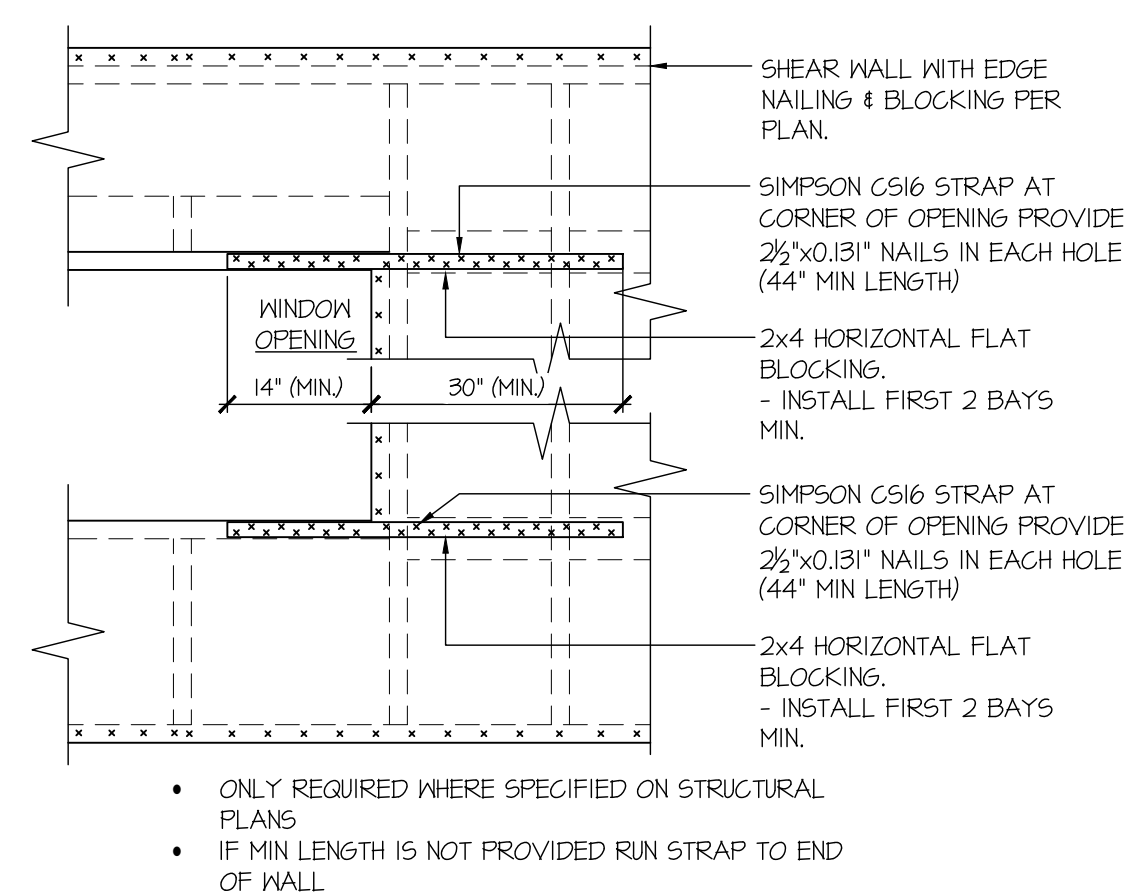
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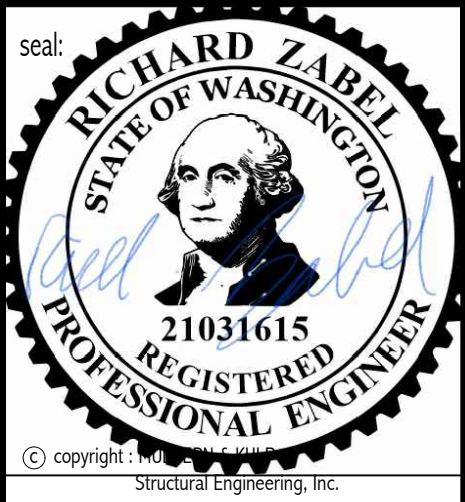
62 TYPICAL SHEAR TRANSFER DETAIL BETWEEN FLOORS @ INTERIOR WALL
SCALE: 3/4"=1'-0"



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



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



M&K project number:
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project mgr: RJC
drawn by: AJC
issue date: 5-05-23

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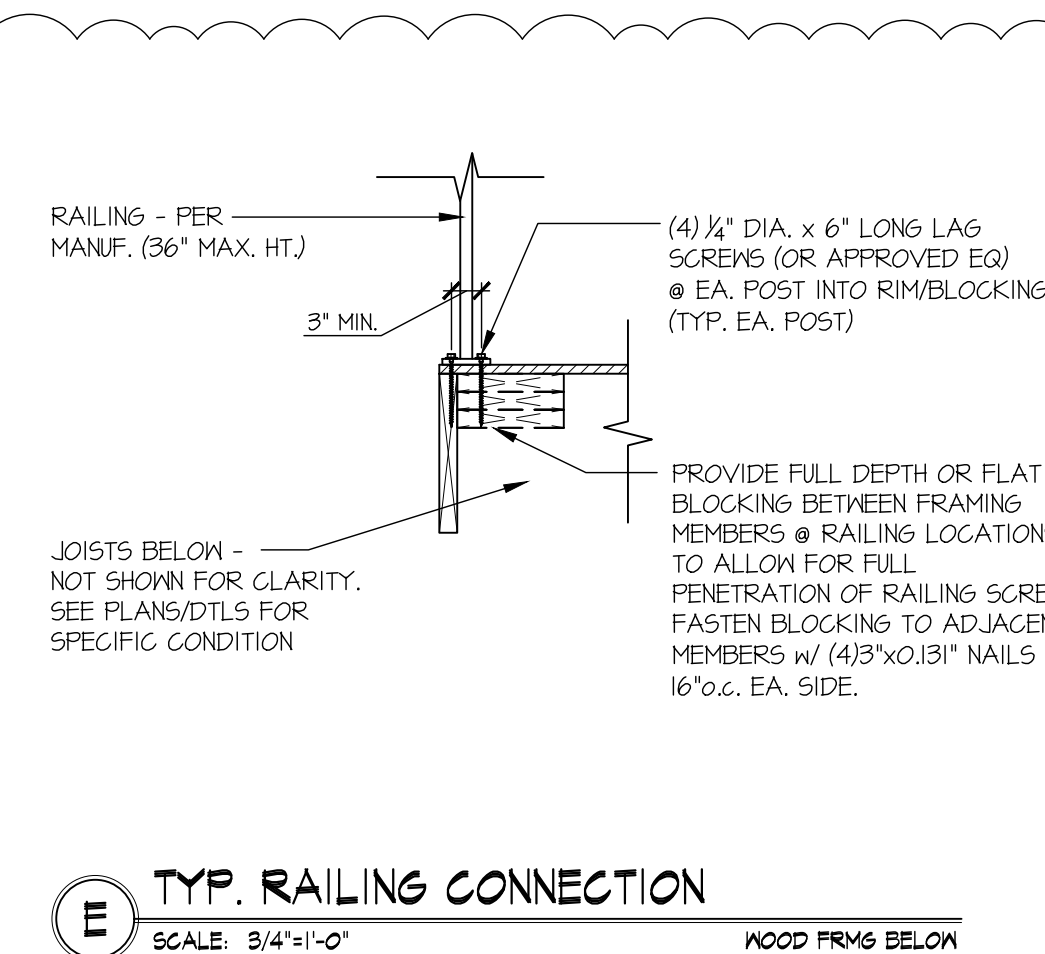
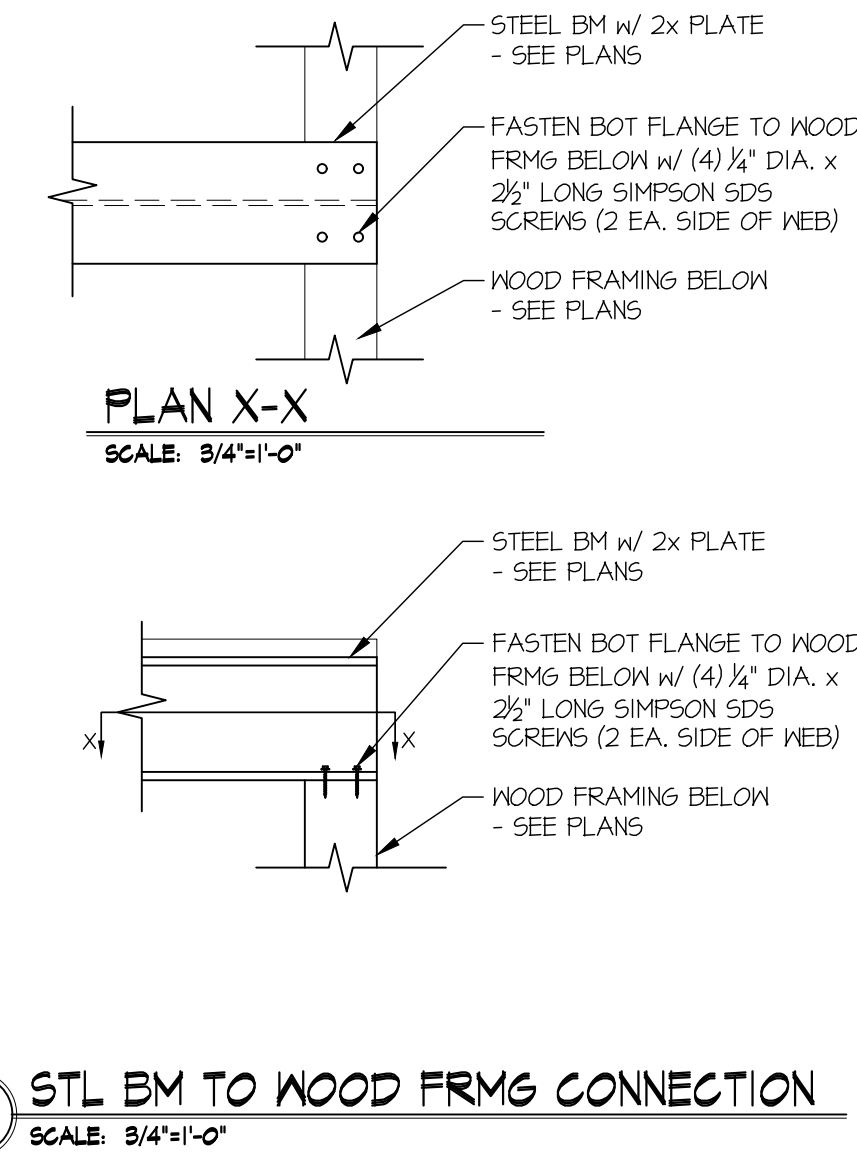
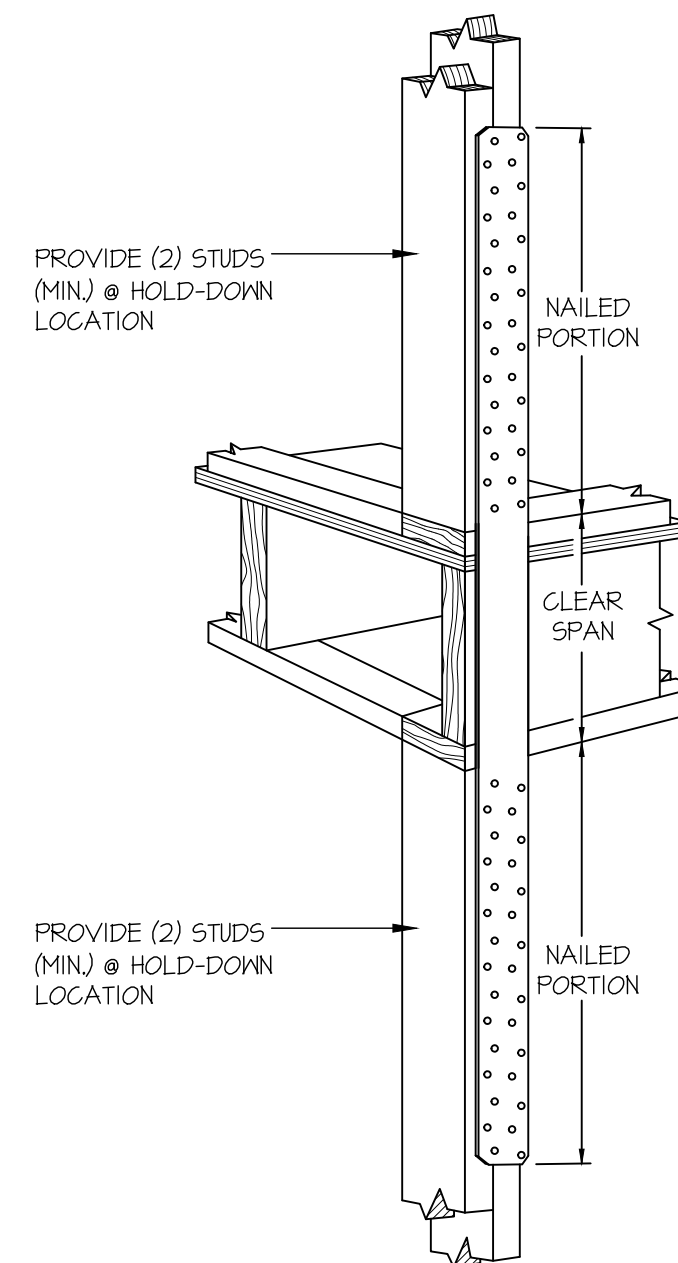
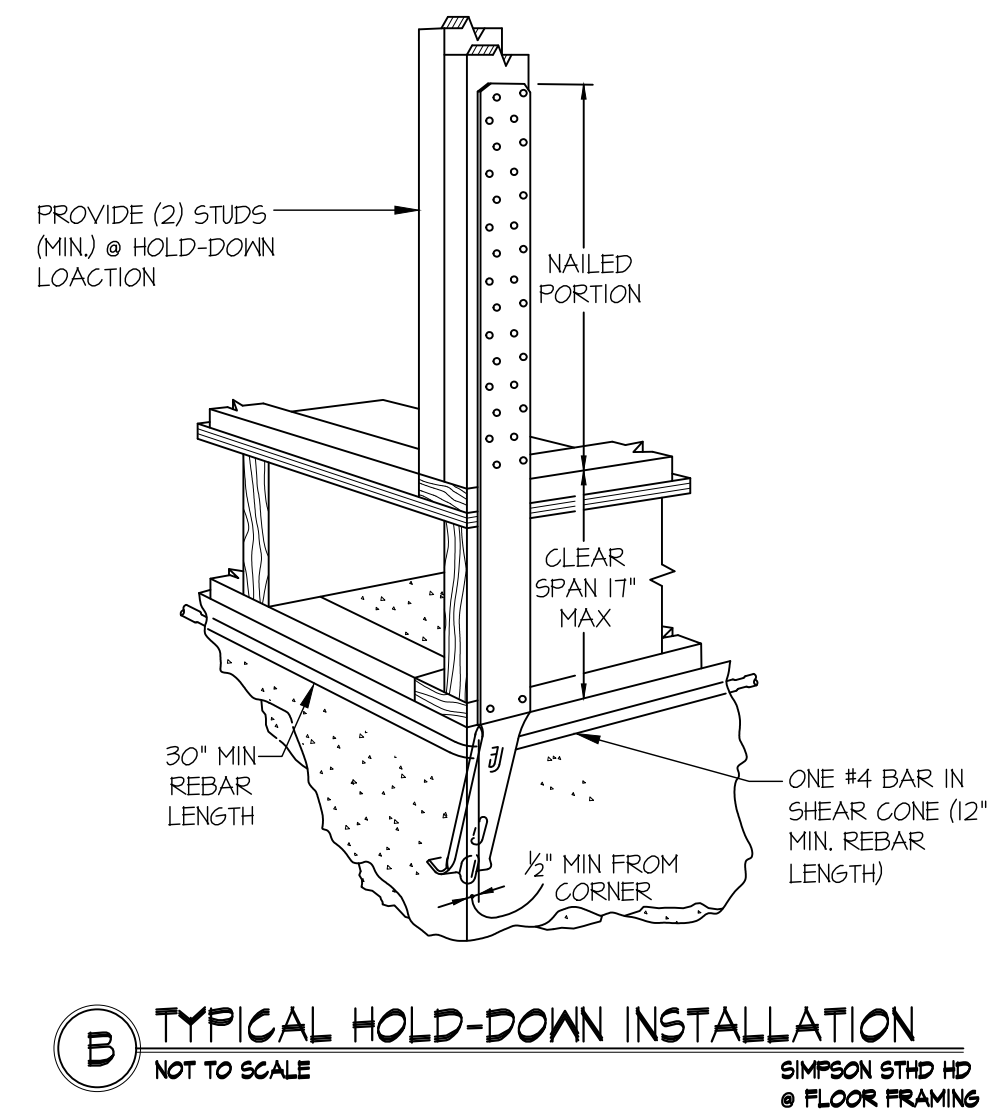
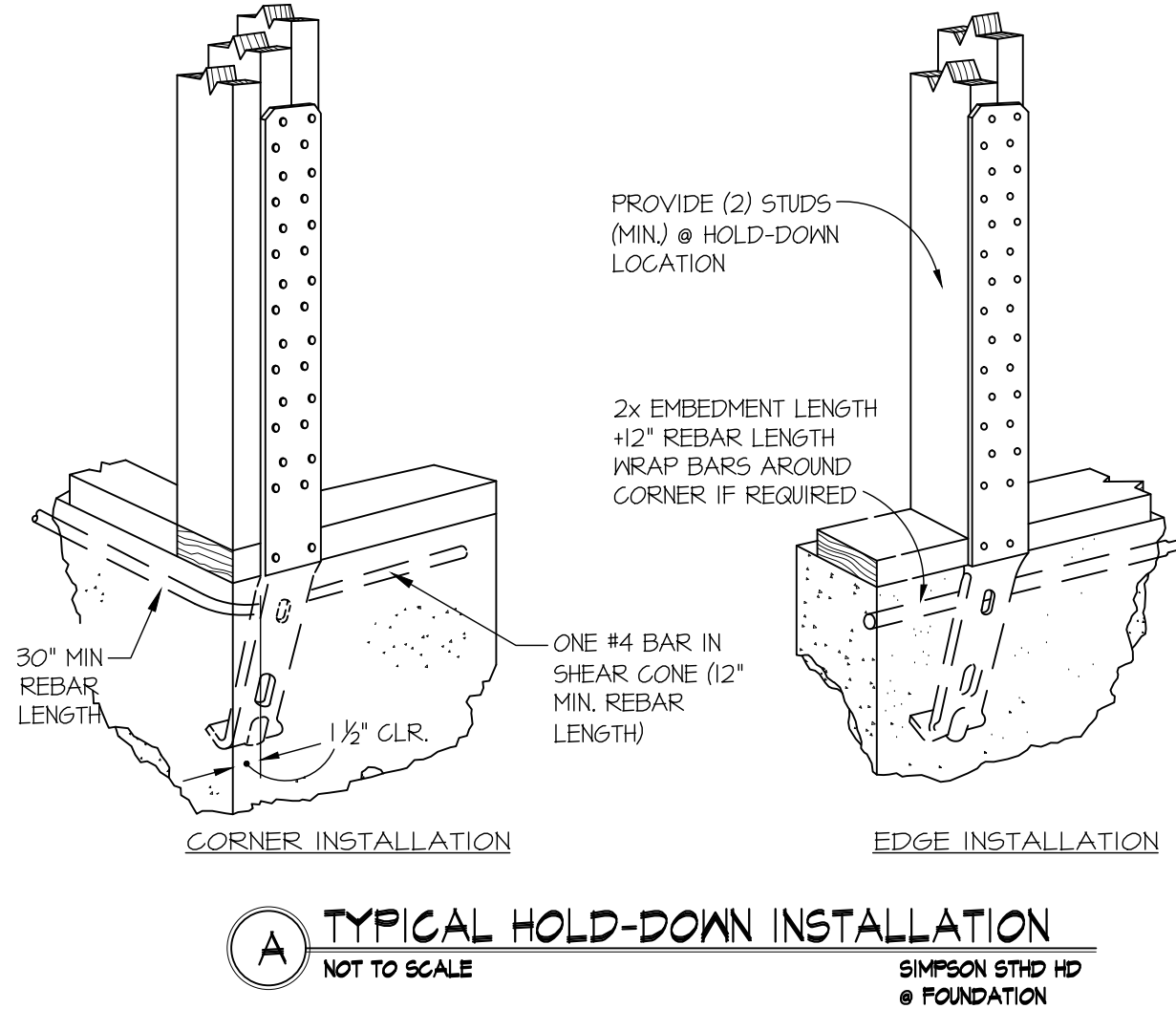
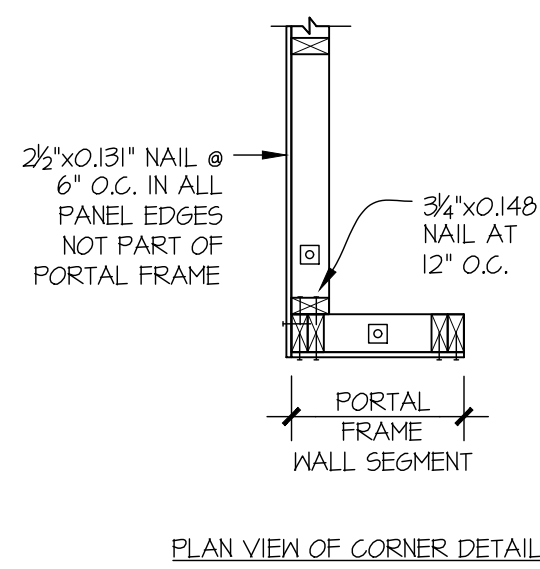
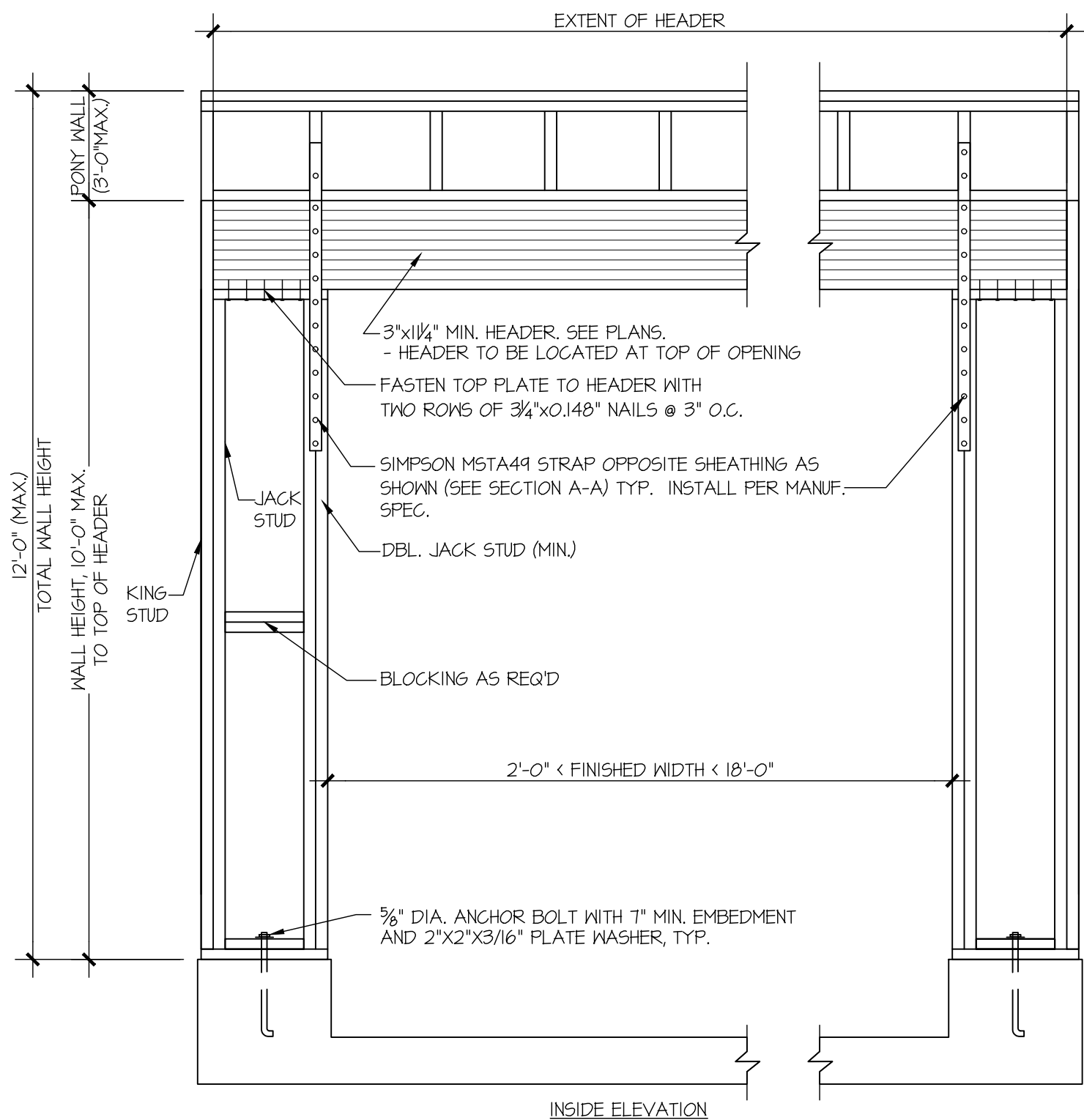
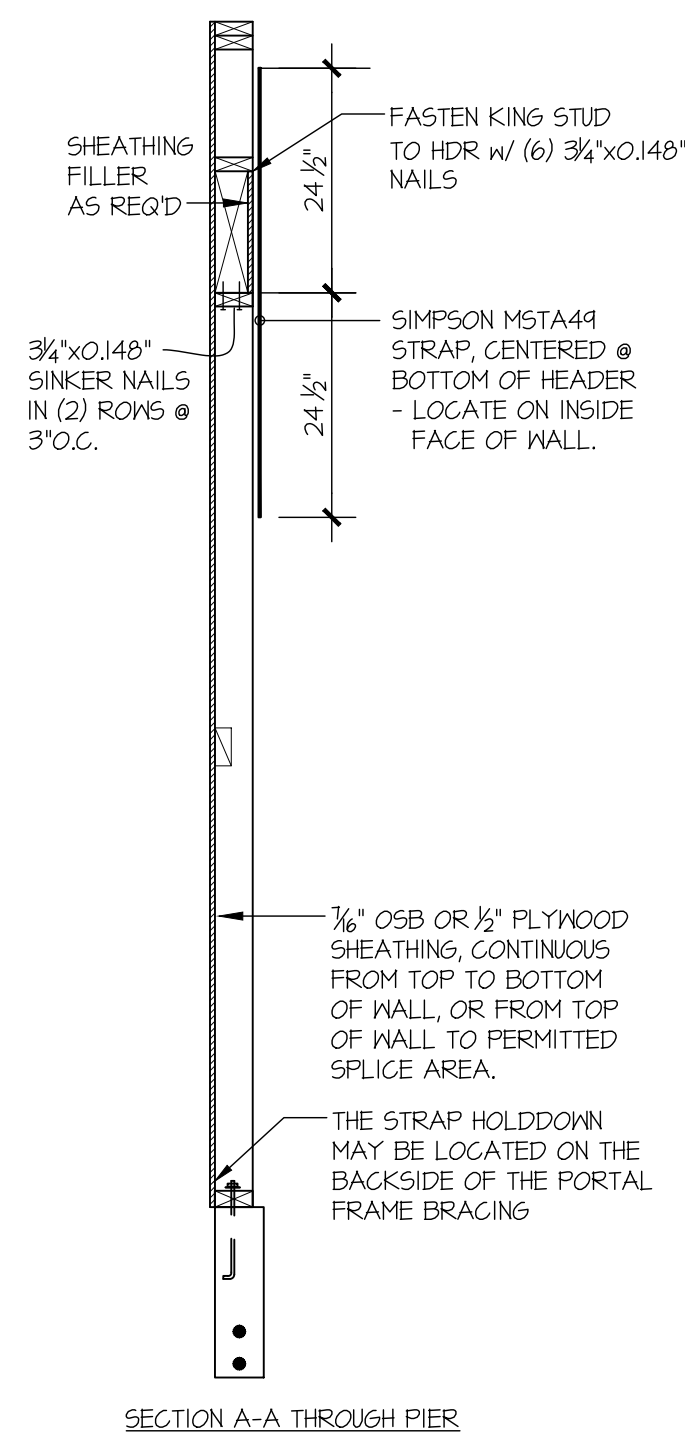
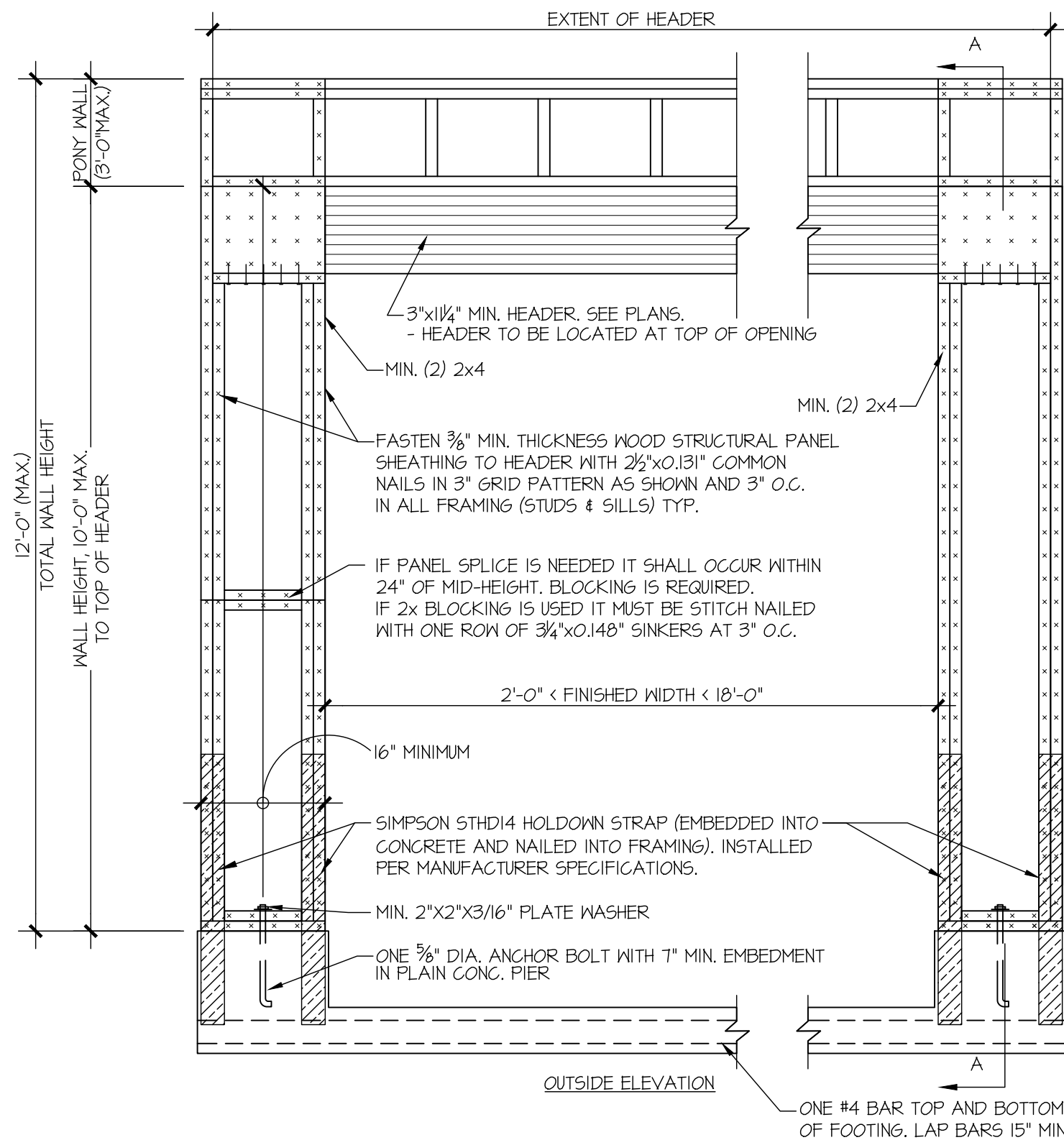
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Sheet:
LB-2



APA PORTAL FRAME DETAIL WITH HOLDDOWNS

SCALE: N.T.S.



M&K project number:	154-23001
project mgr:	RJZ
drawn by:	AJC
issue date:	5-05-23
REVISIONS:	
date:	initial:
08/31/2023	AJC
ARCH REVISIONS	
11/05/2025	AJC
ARCH REVISIONS	



STRUCTURAL DETAILS

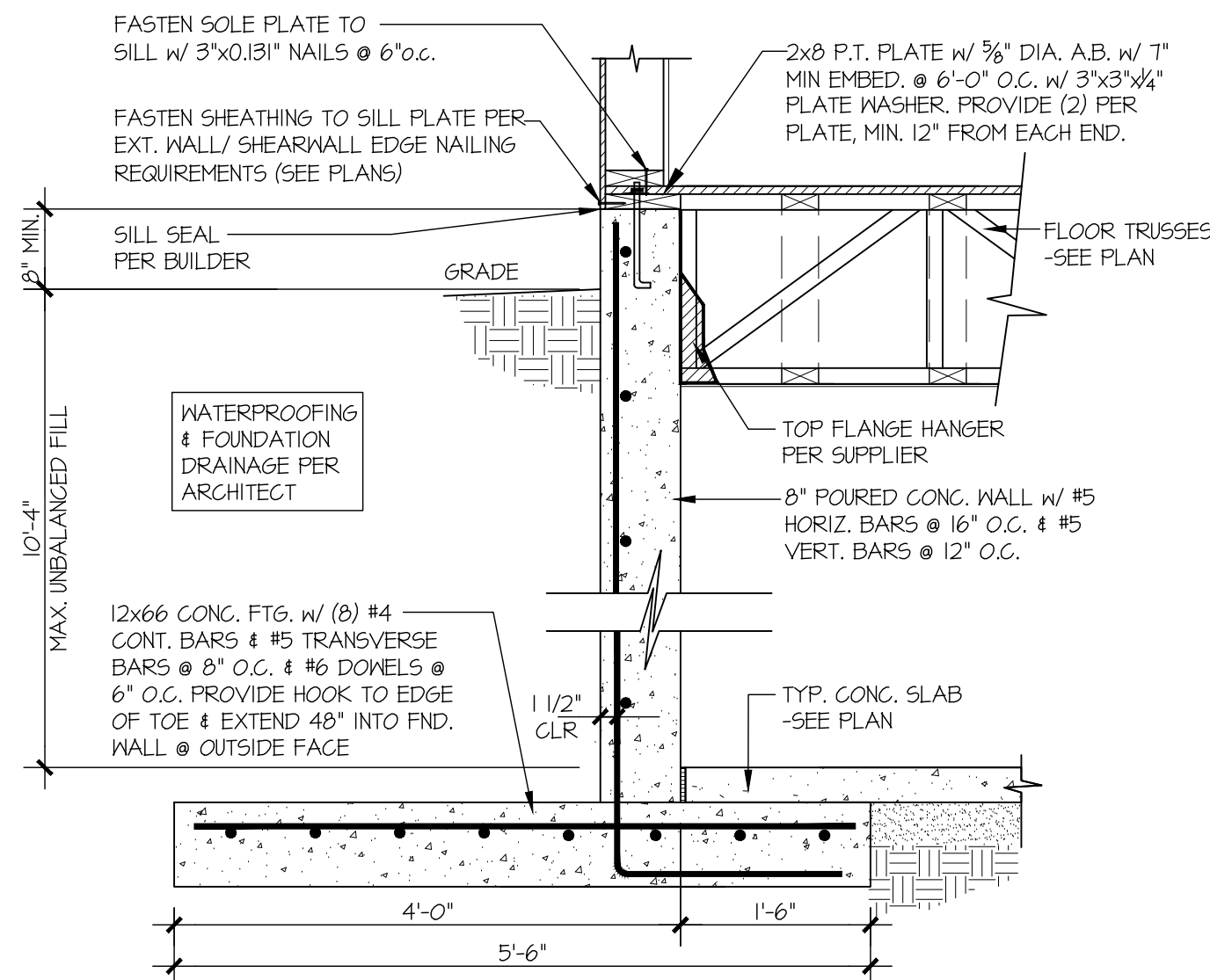
DUBEY RESIDENCE

8434 SE 39TH ST

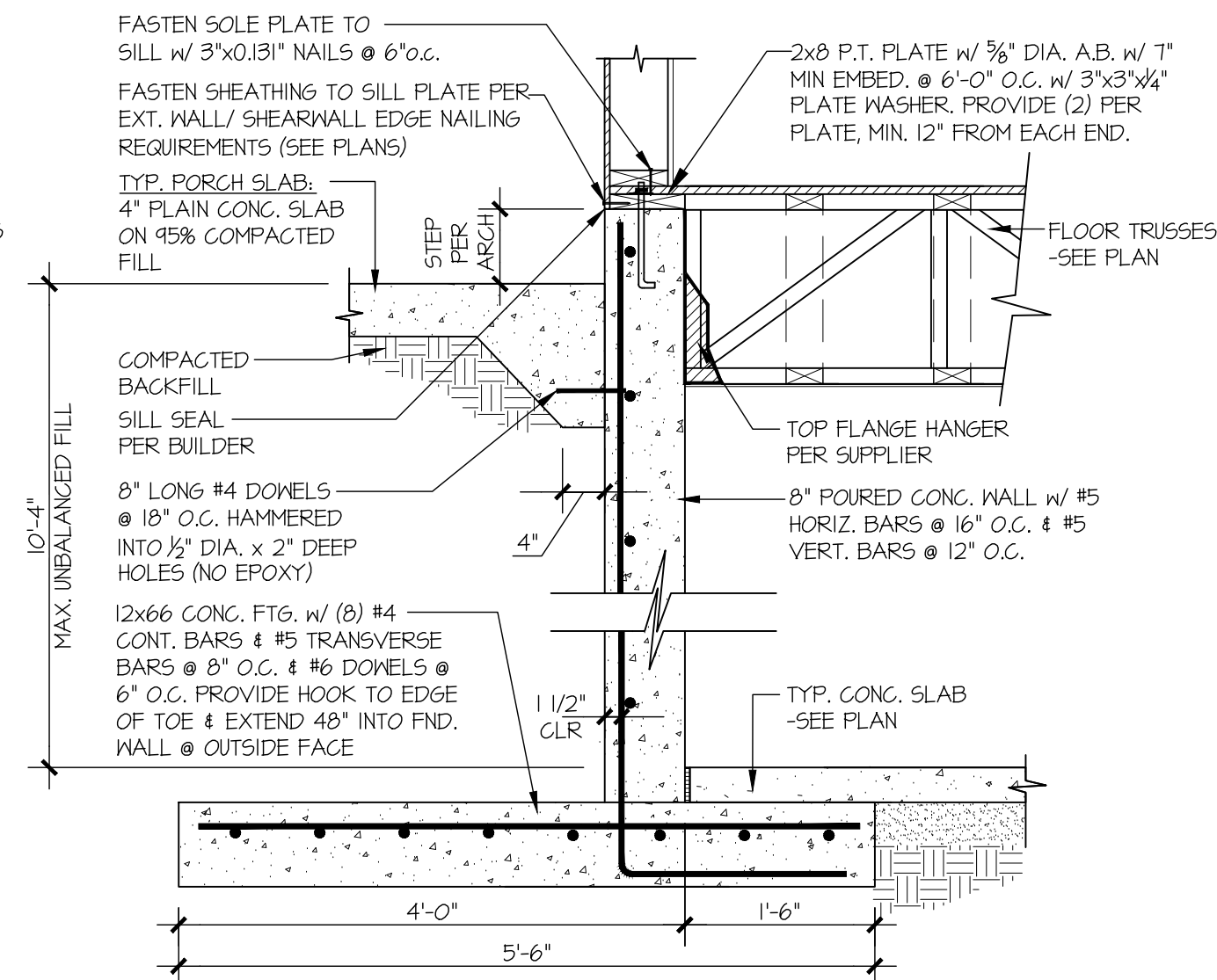
MERCER ISLAND, WASHINGTON

sheet:

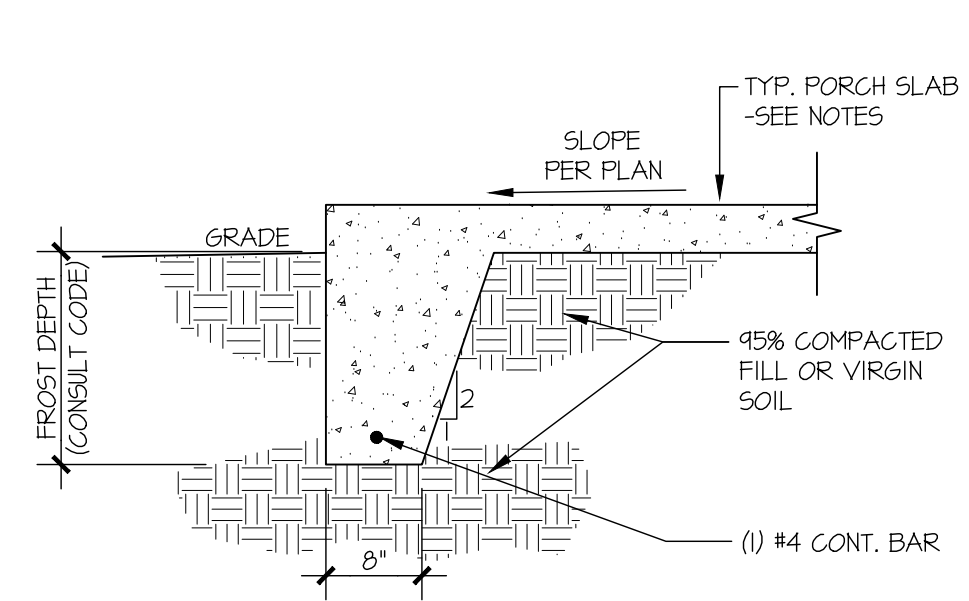
LB-3



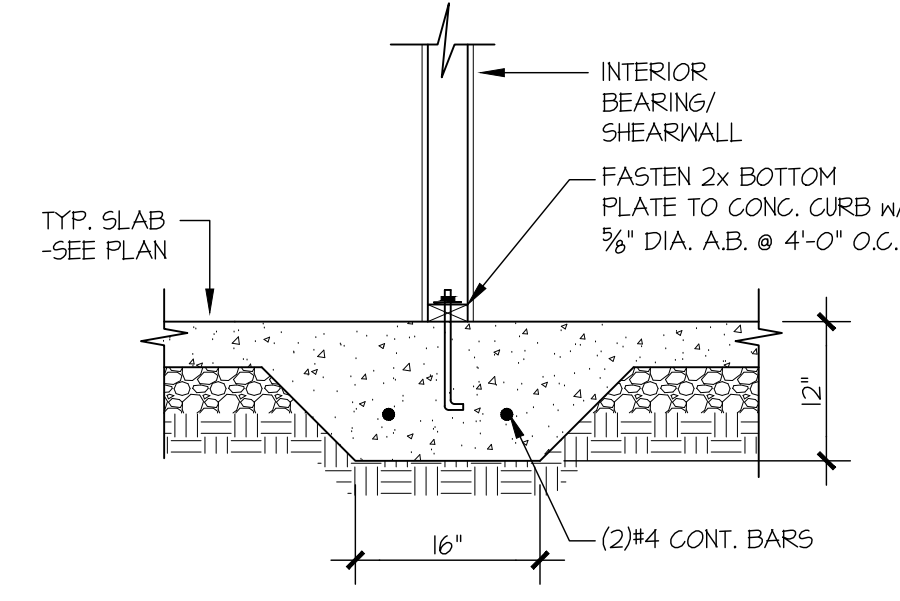
1 TYPICAL BASEMENT WALL @ GRADE
SCALE: 3/4"=1'-0"



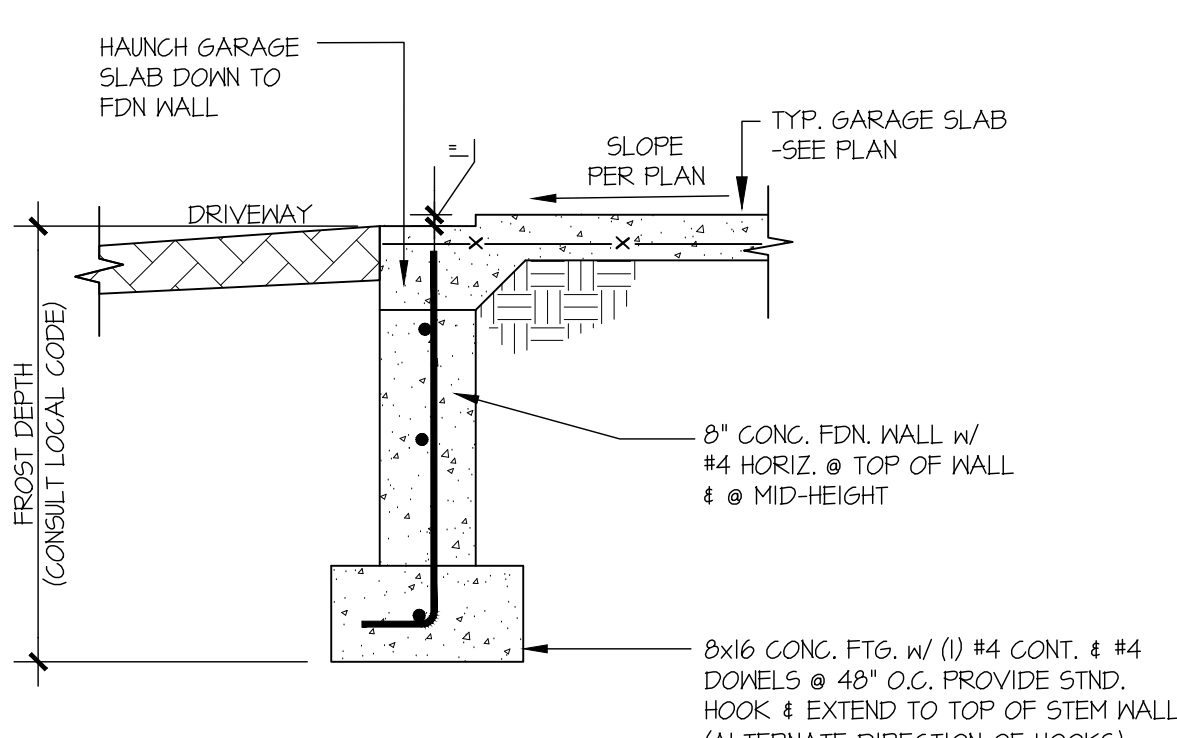
2 TYPICAL BASEMENT WALL @ PORCH
SCALE: 3/4"=1'-0"



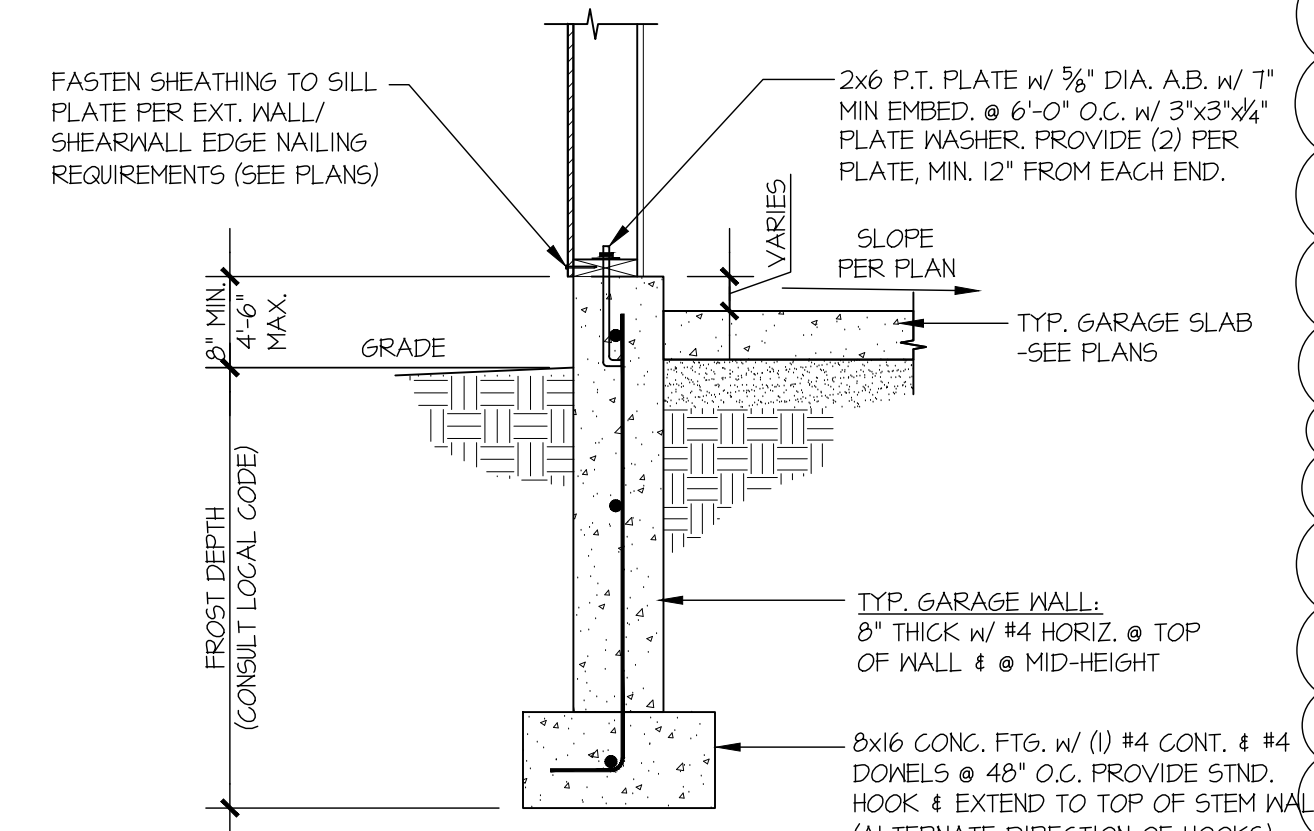
3 TYPICAL FOOTING @ PORCH SLAB
SCALE: 3/4"=1'-0"



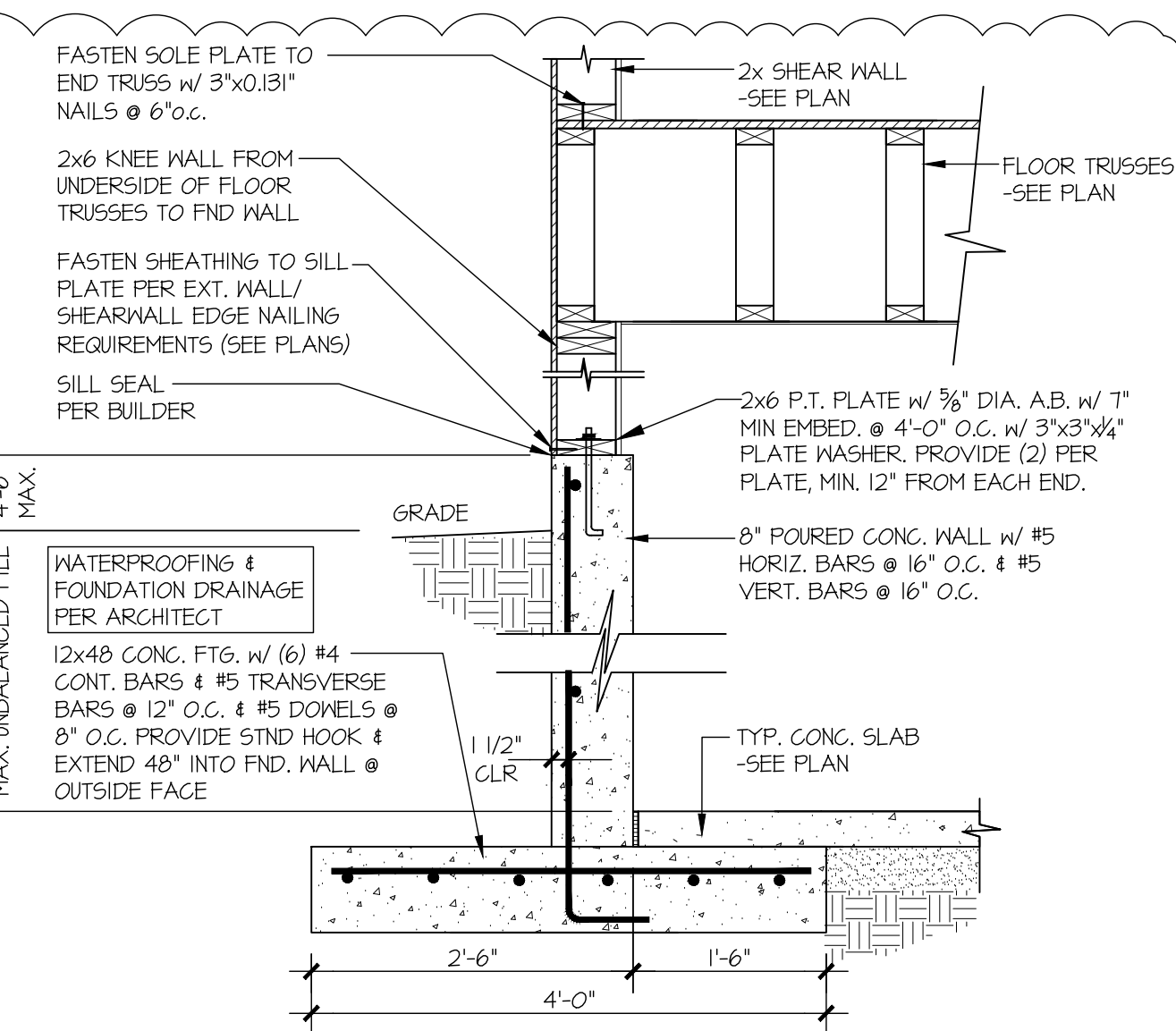
4 TYPICAL THICKENED SLAB @ INTERIOR BEARING WALL
SCALE: 3/4"=1'-0"



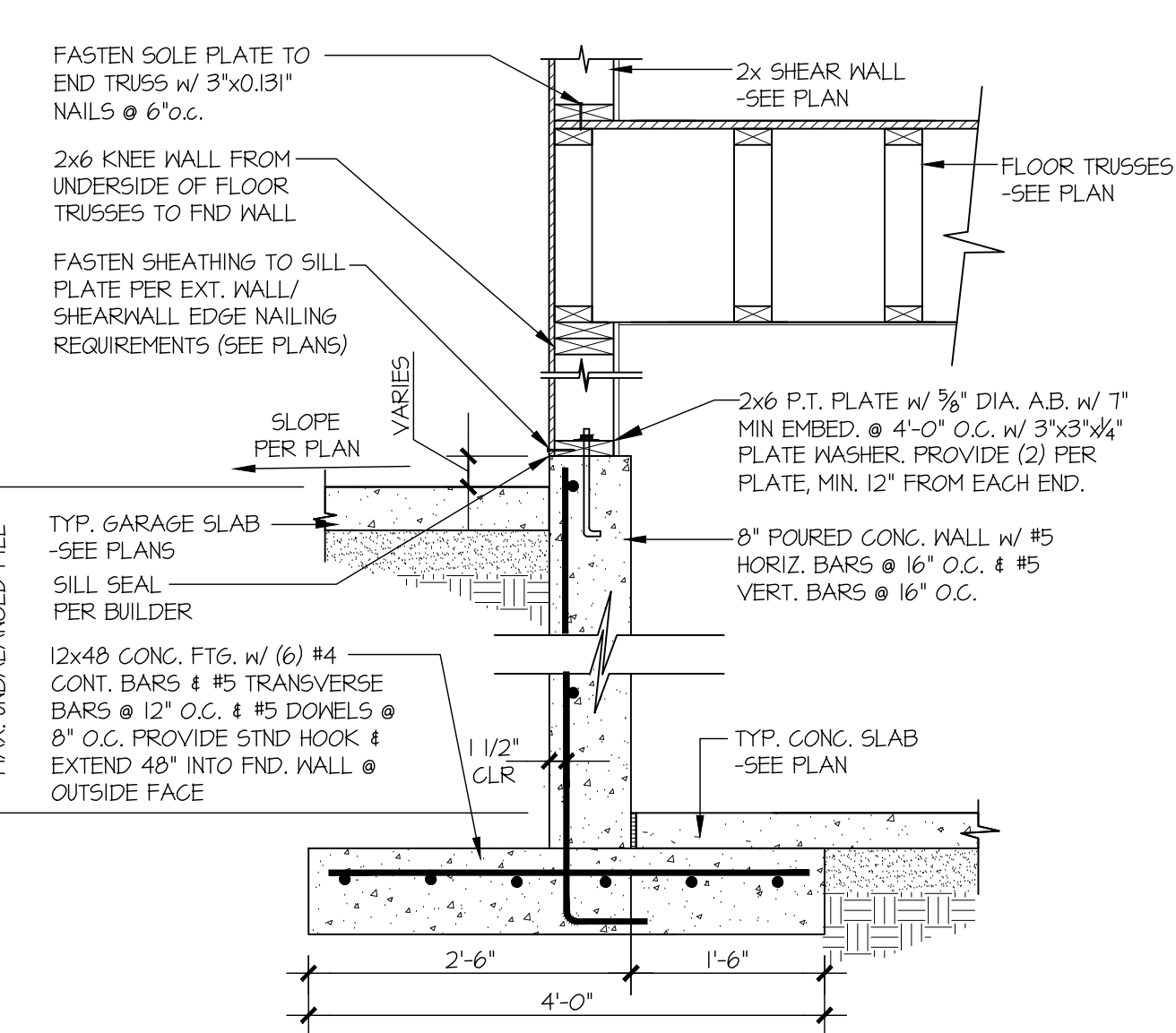
5 TYPICAL CONCRETE FOOTING @ GARAGE DOOR OPENING
SCALE: 3/4"=1'-0"



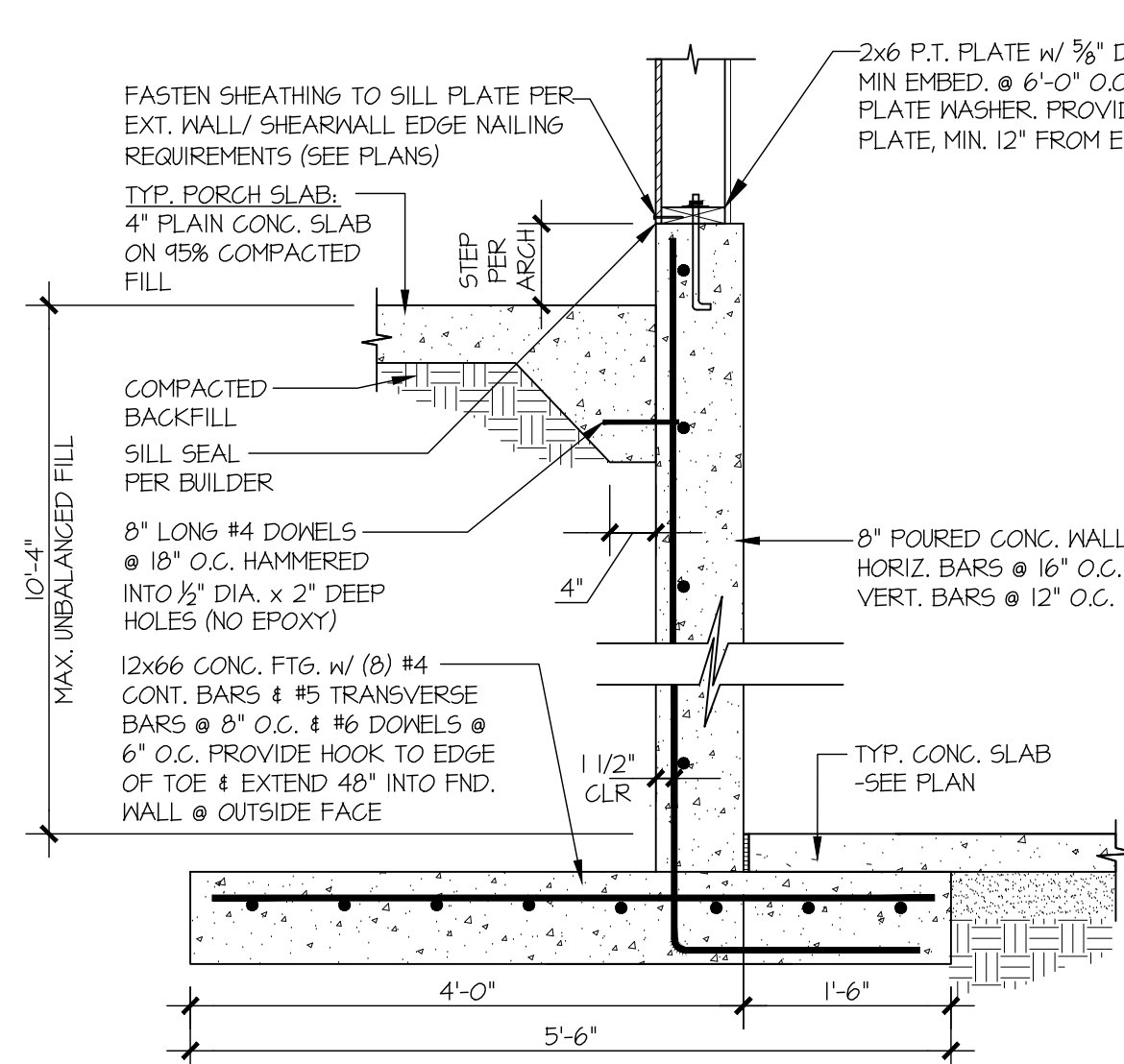
6 TYPICAL EXT. GARAGE FOUNDATION
SCALE: 3/4"=1'-0"



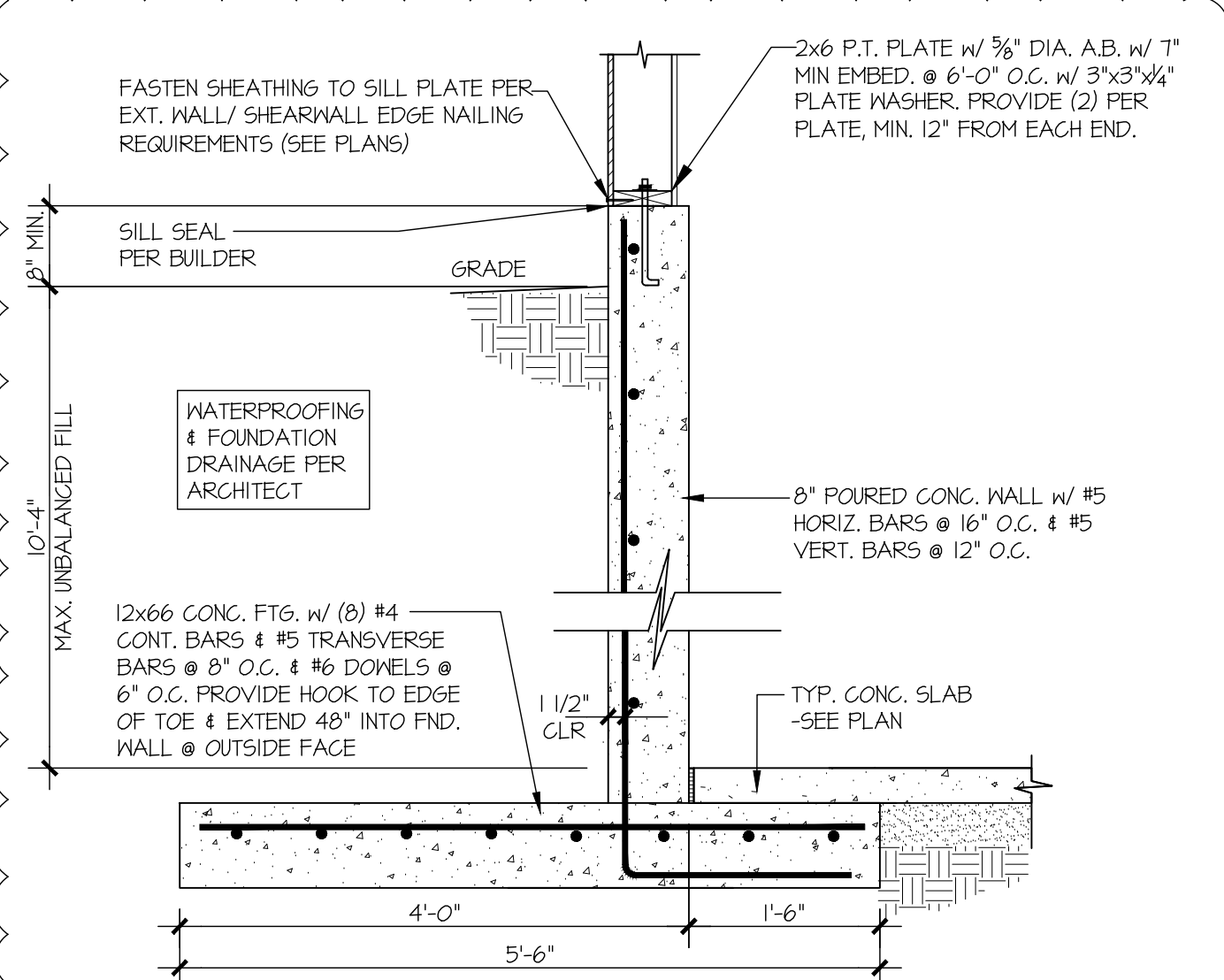
7 TYPICAL BASEMENT WALL @ DRIVEWAY
SCALE: 3/4"=1'-0"



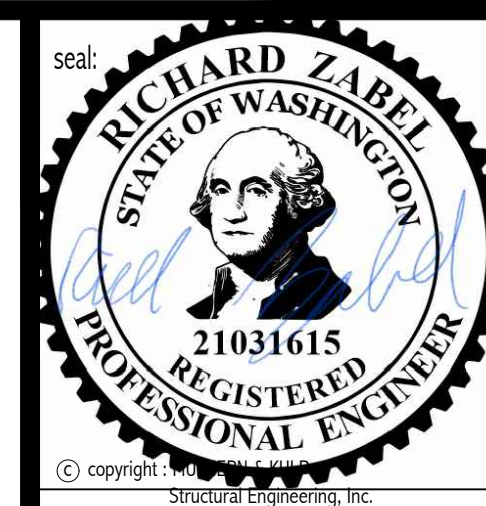
8 TYPICAL BASEMENT WALL @ GARAGE
SCALE: 3/4"=1'-0"



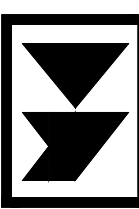
9 BASEMENT STAIR WALL @ PORCH
SCALE: 3/4"=1'-0"



10 BASEMENT STAIR WALL @ GRADE
SCALE: 3/4"=1'-0"



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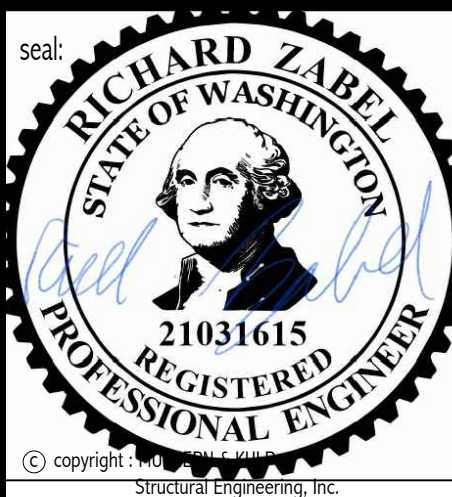
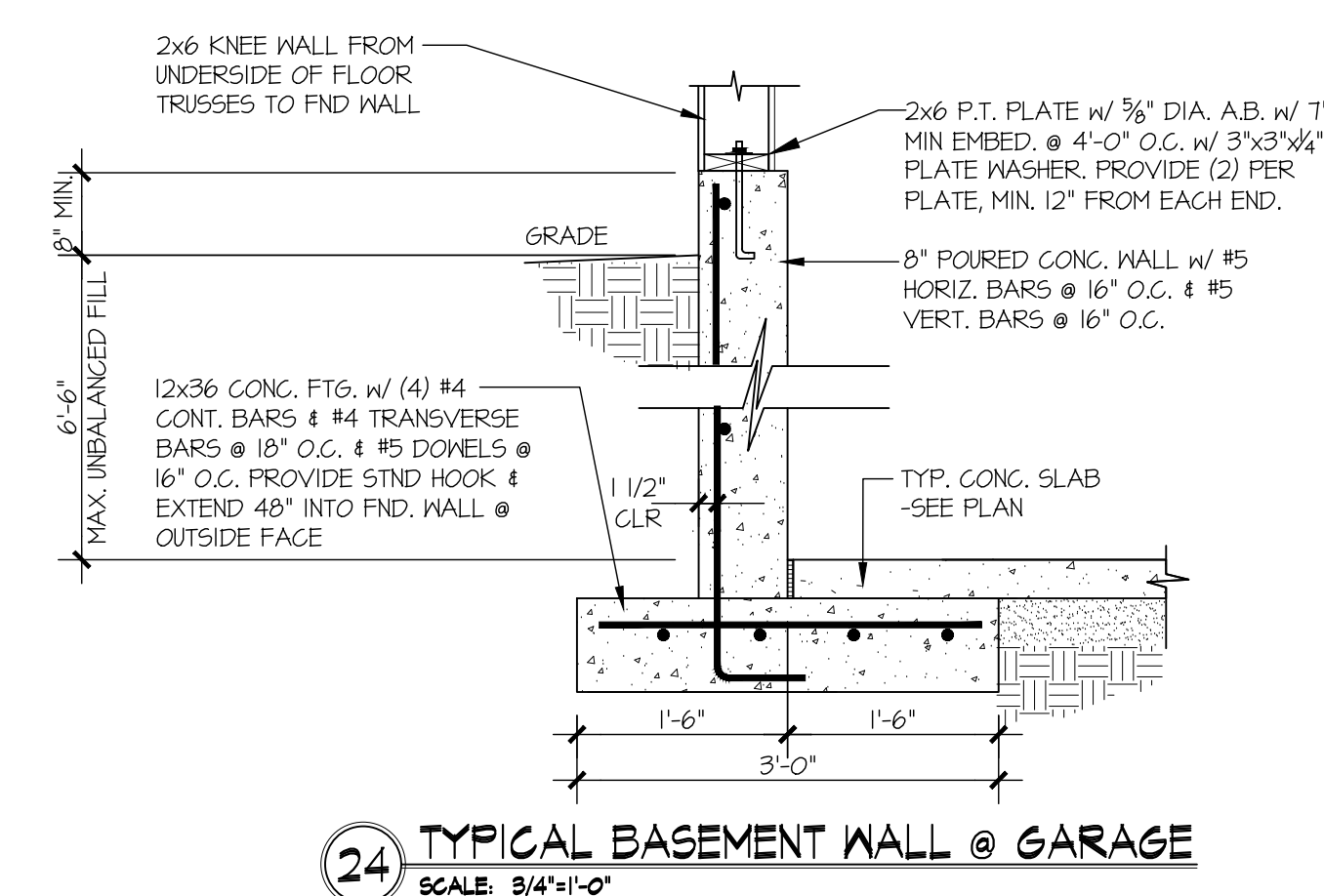
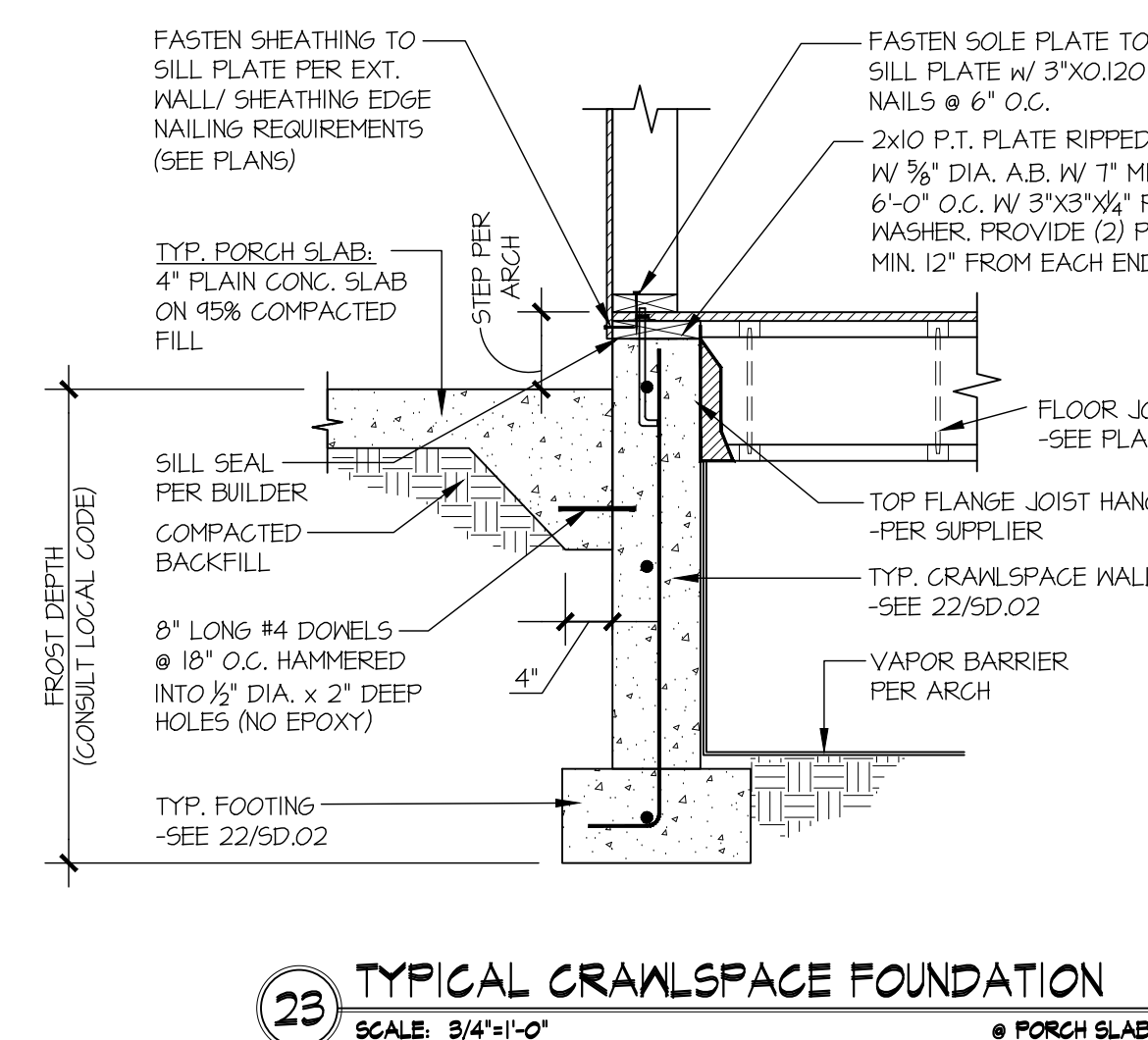
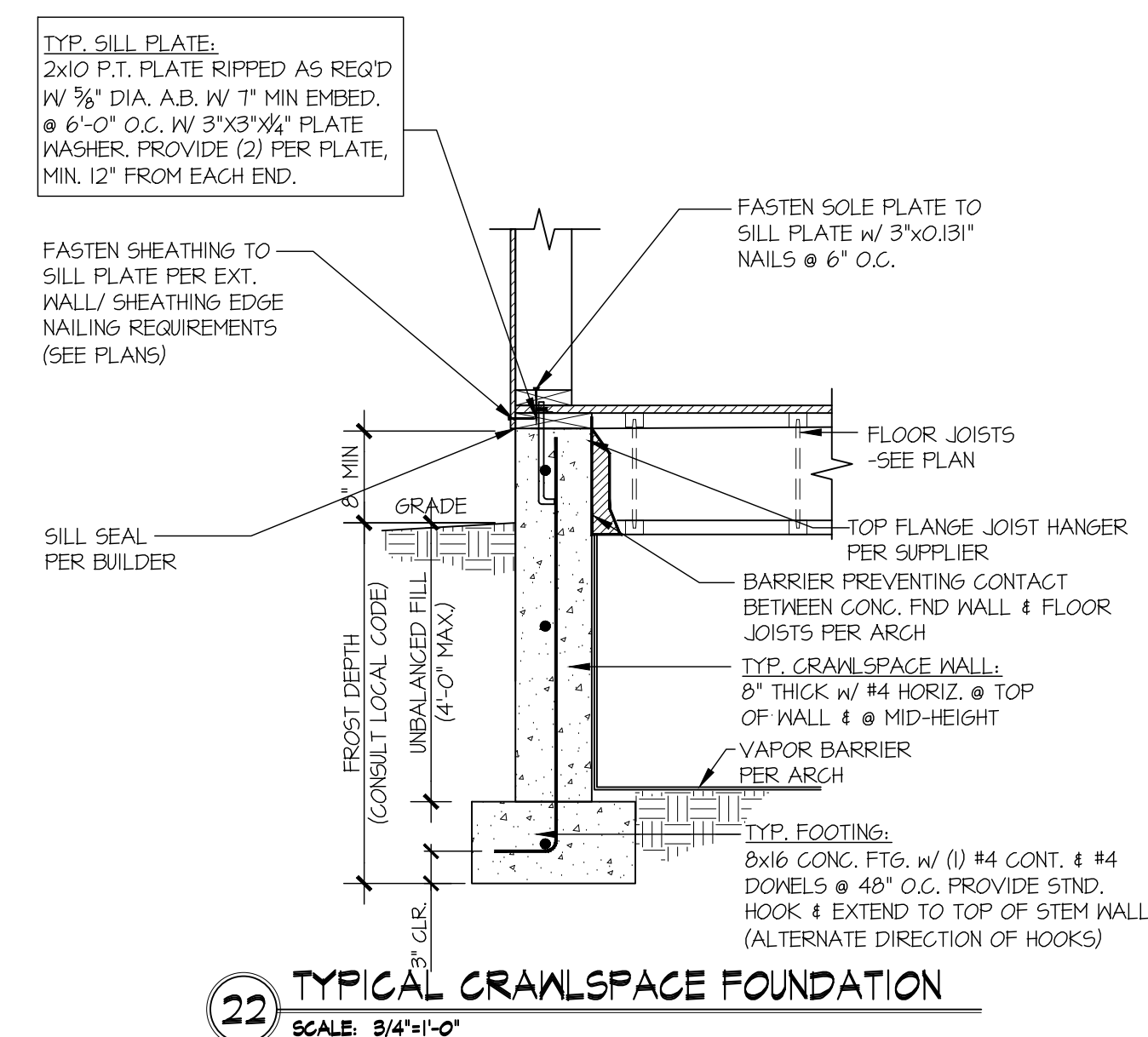
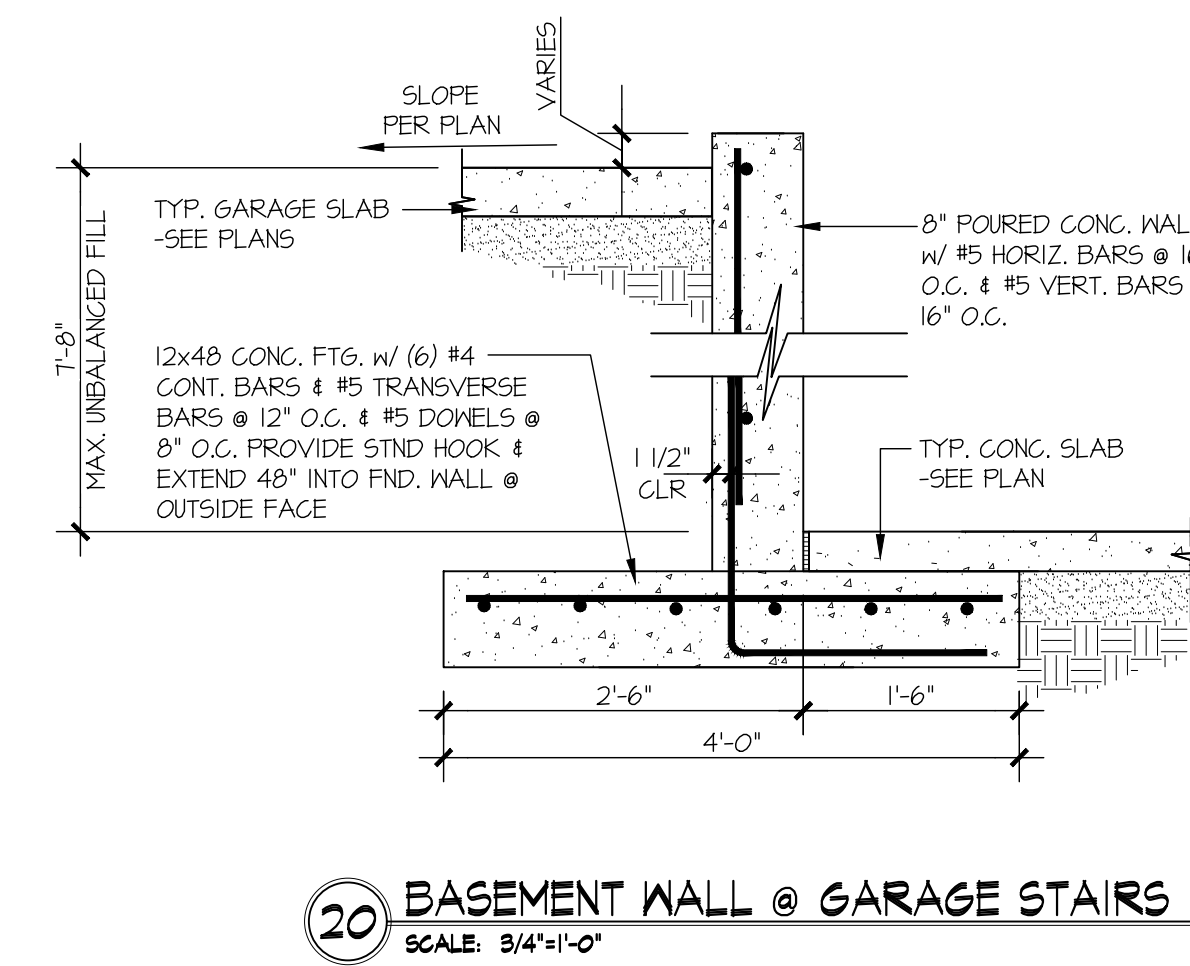
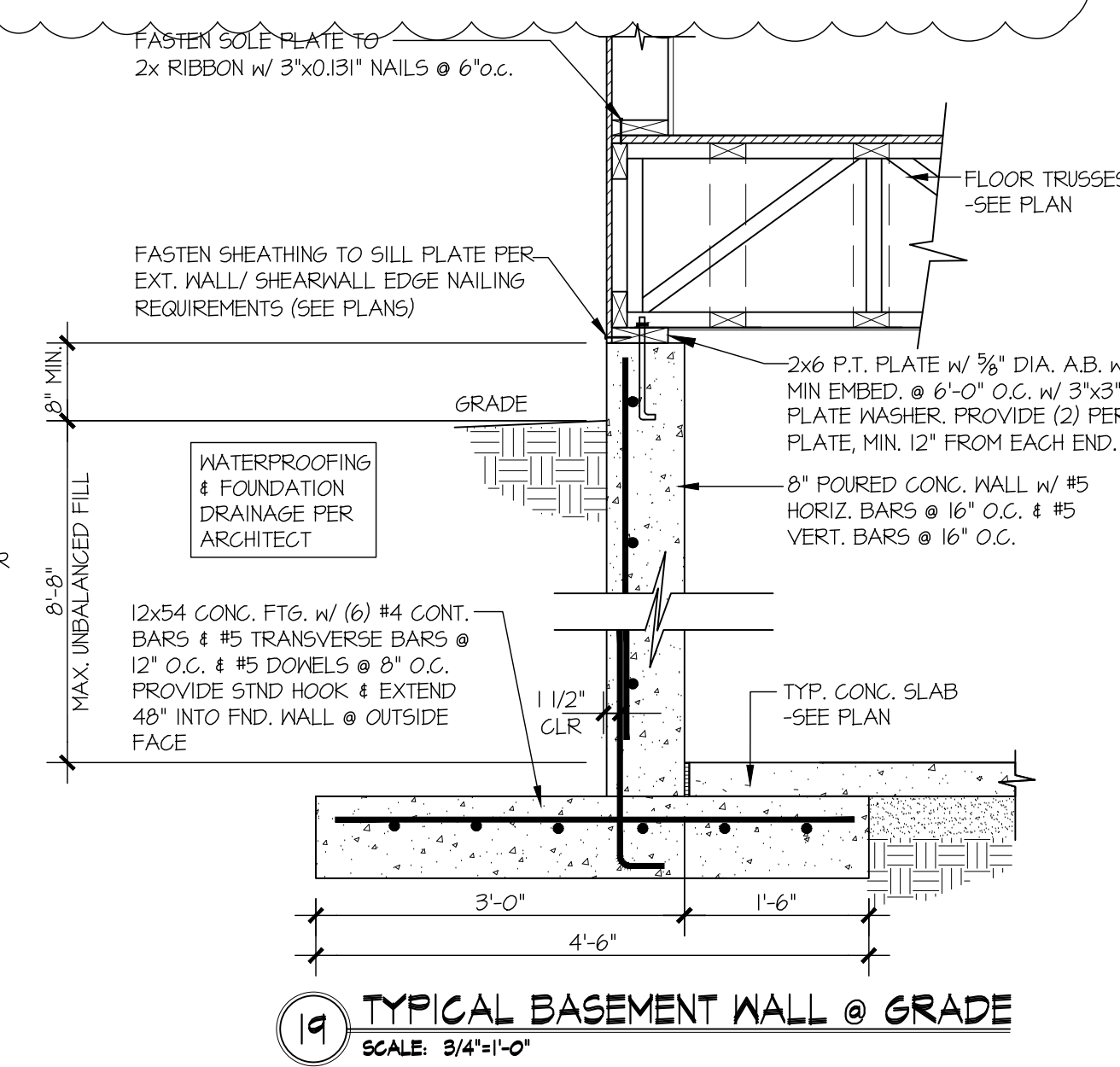
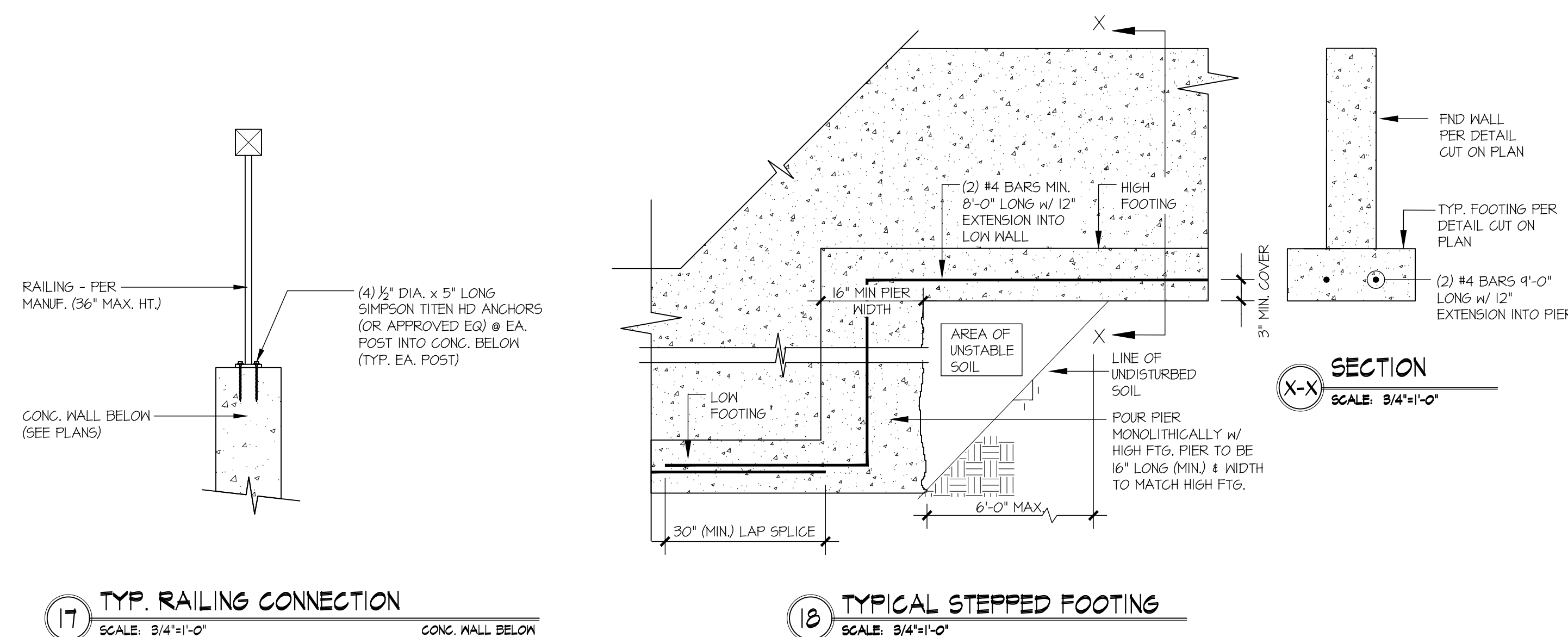
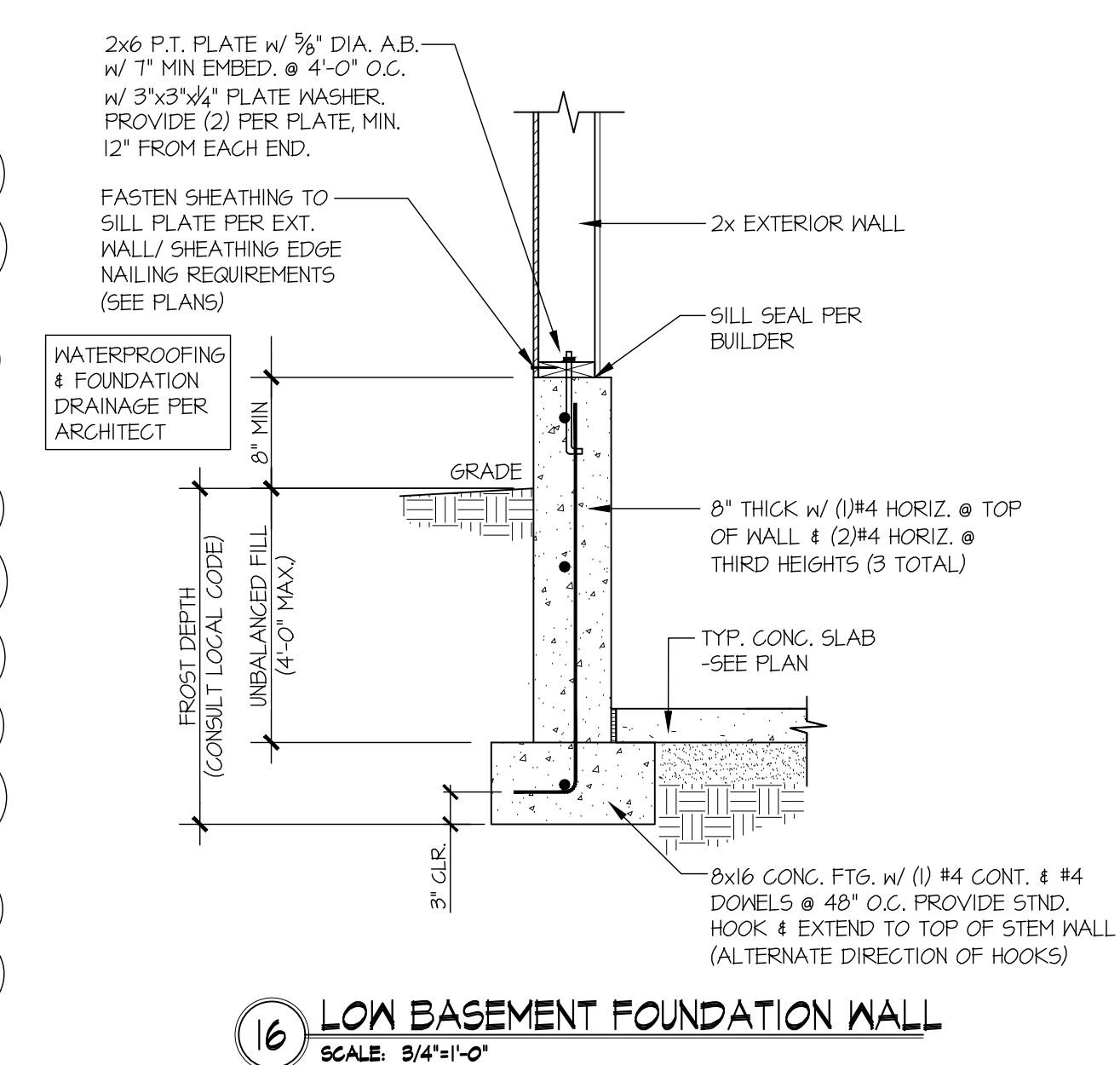
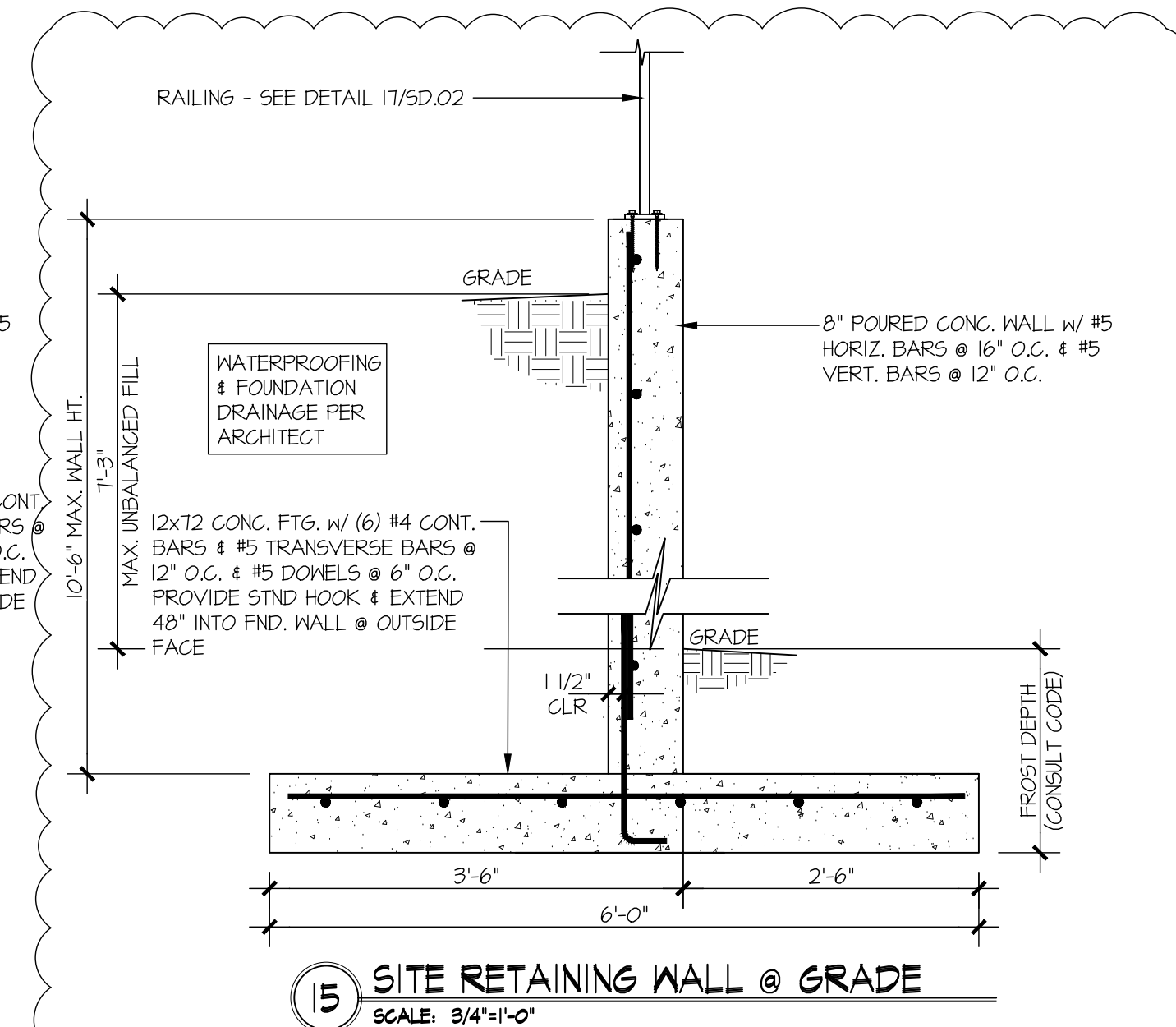
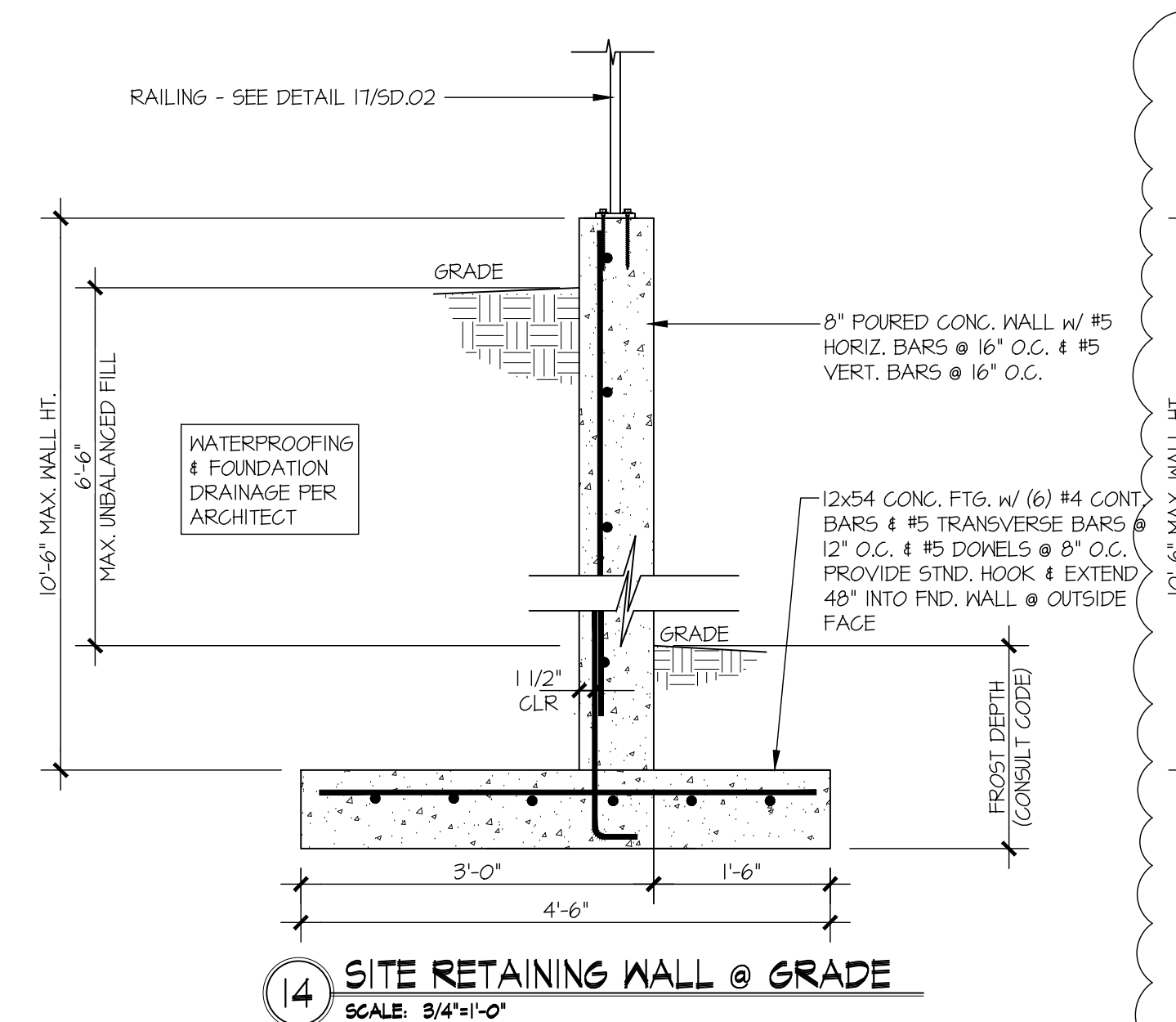
M&K project number:
154-23001
project mgr: RJC
drawn by: AJC
issue date: 5-05-23

REVISIONS:	
date:	initial:
08/31/2023	AJC
11/05/2025	AJC
ARCH REVISIONS	

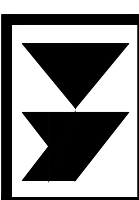


STRUCTURAL DETAILS
DUBEY RESIDENCE
8434 SE 39TH ST
MERCER ISLAND, WASHINGTON

sheet:
SD.01



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M&K project number:
154-23001

project mgr:	RJZ
drawn by:	AJC
issue date:	5-05-23

REVISIONS:	
date:	initial:
08/31/2023 ARCH REVISIONS	AJC
11/05/2025 ARCH REVISIONS	AJC



STRUCTURAL DETAILS

DUBEY RESIDENCE
8434 SE 39TH ST
MERCER ISLAND, WASHINGTON

sheet:

SD.02



Vertical wall Installation

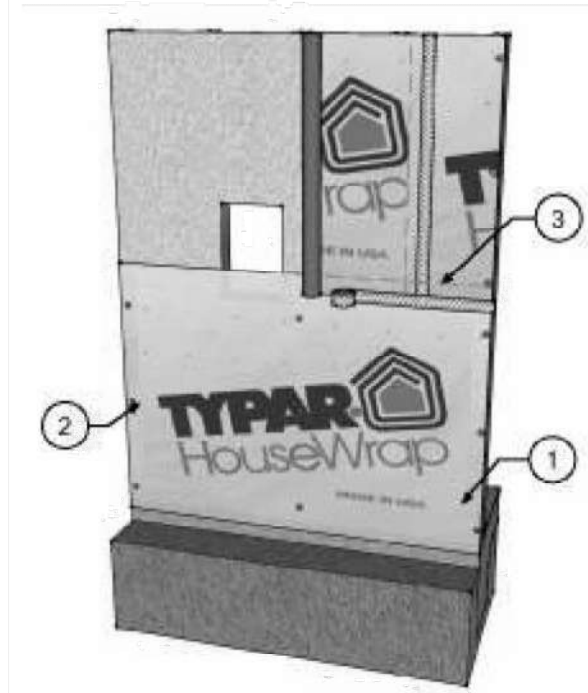
Install Typar® HouseWrap over an approved exterior sheathing after the framing is complete and before the windows and doors have been installed. Plastic capped fasteners should be used and spaced at 32" OC (vertically and horizontally) when being applied over 7/16" OSB or 15/32" plywood. When installing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

STEP3

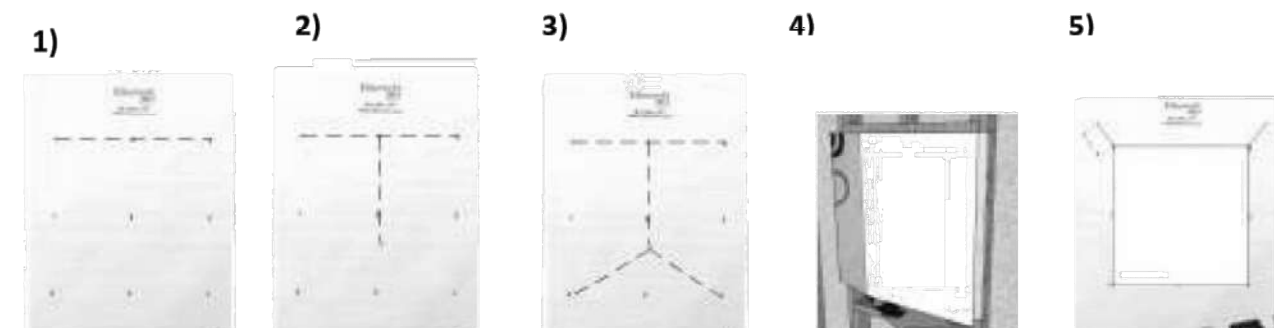
From that stopping point, cut diagonally to both lower left and right corners of the opening.

STEP 4

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

STEP 5

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



Typical Window Flashing

STEP 1

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

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

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

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

STEP 2

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

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

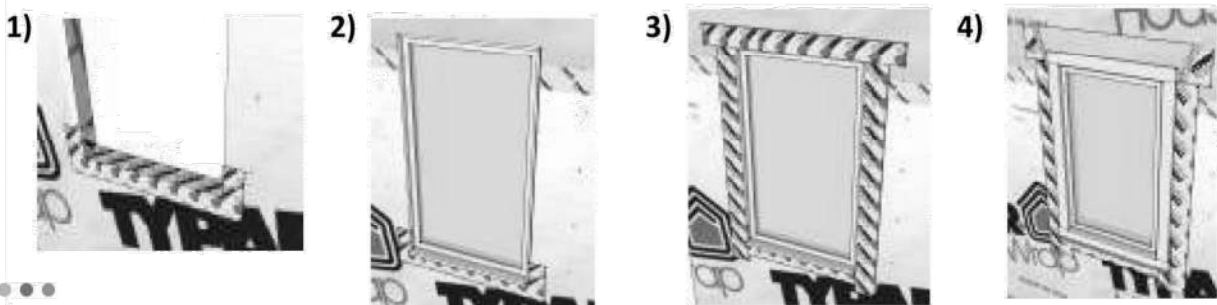
STEP 3

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

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

STEP 4

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



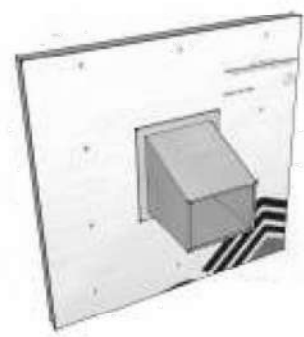
Flashing Penetrations

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)



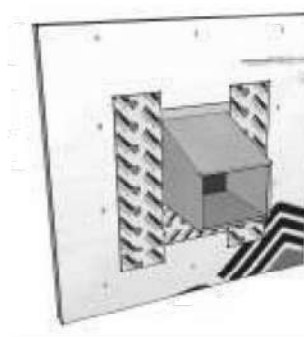
STEP 1

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.

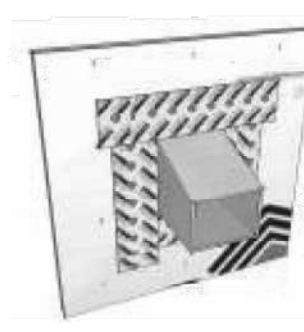
2)



STEP 3

The Final step is to install the flashing across the top. Extend the flashing out at least 1" on both sides.

3)



Note: This type of installation is suitable for several different penetrations. Always use the shingling method and ensure a tight seal around the flange/penetration.

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

For more information, visit www.Typar.com



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



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

△ Issue Description	Issue Date	By
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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:

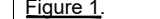
Primary Scale

+ D1 of: .

Sheet Title/Description

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Bedroom 3/ADU	WSEC	0.28	1	6	0.5	0
Playroom	WSEC	0.28	3	3	0.5	0
Stairs	WSEC	0.28	2	3	0.3	0
Study	WSEC	0.28	3	3	0.5	0
Kitchen	WSEC	0.28	1	6	0.5	0
Dining	WSEC	0.28	1	12	0	0
Hall, Pwdr, & Bath 1	WSEC	0.28	3	2	0.4	0
Junior Suite	WSEC	0.28	3	3	0.5	0
Entry	WSEC	0.28	1	3	6.3	0
Stairs	WSEC	0.28	1	6	0.7	0
Great Room	WSEC	0.28	7	3	0.3	0
Great Room	WSEC	0.28	7	3	0.5	0
Primary Suite W.I.C.	WSEC	0.28	3	3	0.3	0
Primary Suite -SGD	WSEC	0.28	1	9	0.8	0
Primary Suite	WSEC	0.28	3	2	6.2	0
Primary Suite	WSEC	0.28	3	3	0.5	0
Primary Bath @ Tub	WSEC	0.28	1	3	0.5	0
Primary Bath @ vanity	WSEC	0.28	1	3	0.4	0
Primary Bath @ shower	WSEC	0.28	1	3	0.3	0
Laundry	WSEC	0.28	1	4	0.4	0
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Hall & Bath 2	WSEC	0.28	5	2	0.2	0
Bedroom 3	WSEC0.28	1	6	0.5	0	
Hall abv. Entry dr	WSEC	0.28	1	3	0.3	0
Stairs	WSEC	0.28	5	3	0.3	0

Figure 1.



The diagram shows a simple house with a triangular roof. The house is divided into two horizontal sections. The upper section is light blue and labeled 'Above Grade'. The lower section is dark blue and labeled 'Below Grade'. A wavy line representing the ground level passes behind the house, separating the two sections.