

8434 SE 39th St

MERCER ISLAND, WA - 98040

GENERAL INFORMATION
APPLIES FULL SET



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

FLOOR PLAN GENERAL NOTES

GENERAL

- ALL ANGLED WALLS (OTHER THAN 90°) SHALL BE CONSTRUCTED AS NOTED BY ANGLE (DEGREES) CALLOUT OR CONFIGURED AS DIMENSIONED. (I.N.O.)
- ALL DIMENSIONS AT WALLS ARE TO THE FACE OF FRAMING STUDS.
- ALL EXTERIOR WALLS ENCLOSING CONDITIONED SPACE SHALL BE ADVANCED FRAMING w/2x6 STUDS at 16" OC, and INTERIOR WALLS TO BE 2x4 STUDS at 16" OC, per IRC, R602.3.2 (I.N.O.)
- ALL DIMENSIONS AT WINDOWS ARE TO THE CENTERLINE
- WINDOW SIZES NOTED ON PLANS ARE NOMINAL SO CONTRACTOR MUST VERIFY EXACT ROUGH OPENINGS PRIOR TO FRAMING. WINDOW AND DOOR HEAD HEIGHTS SHOULD BE COORDINATED SO THAT ALL WINDOW AND DOOR TRIMS ALIGN.
- PROVIDE WEATHER PROTECTION SYSTEM w/WATER-RESISTIVE BARRIERS IN COMBINATION w/FLASHINGS at EXT. WALLS, OPENINGS, PROJECTIONS, PENETRATIONS and INTERSECTIONS TO LOCK OUT ALL MOISTURE per IRC, R703.1-703.4
- TILE INSTALLATION SHALL COMPLY w/APPLICABLE SECTIONS OF THE TILE COUNCIL OF AMERICA'S "HANDBOOK FOR CERAMIC TILE INSTALLATION" and ITS REFERENCED STANDARDS including IRC, R102.4.1
- ALL COUNTERS, TUB DECKS & WALLS AT TUBS & SHOWERS SHALL HAVE SMOOTH, HARD, NON-ABSORBENT SURFACE w/CEMENTITIOUS BACKER BOARD and MOISTURE RESISTANT UNDERLAYMENT per IRC, R102.4.2. UNDERLAYMENT AT TUB & SHOWER WALLS SHALL BE TO A HEIGHT OF +12" MIN. ABOVE DRAIN INLET per IRC, R301.2
- ALL SHOWERS TO COMPLY w/IRC, P2108.1 through P2108.5 ALL SHOWER RECEPTORS TO COMPLY w/IRC, P2104.1 through P2104.4
- CALCULATIONS AND DETAILS FOR MOUNTING HEIGHTS & CONNECTION OF METAL GUARDRAILS (IF USED) SHALL BE PROVIDED FOR REVIEW and APPROVAL BY RAILING FABRICATOR PRIOR TO INSTALLATION FOR COMPLIANCE w/IRC, R311 & R312
- ALL REQUIREMENTS FOR BUILDING ENVELOPE TO COMPLY WITH THE 2015 WASHINGTON STATE ENERGY CODE (WSEC). SEE REQ'D ENERGY CREDITS ON THIS SHEET ALONG w/SHEETS A11 & A12 FOR PRESCRIPTIVE REQUIREMENTS and COMPLIANCE NOTES FOR SINGLE FAMILY RESIDENTIAL IN CLIMATE ZONE 5 and MARINE 4.
- WSEC COMPLIANCE CERTIFICATE REQUIRED WITHIN 3' of ELECTRICAL PANEL.
- EXHAUST FANS LARGER THAN 50cfm. MAY BE CONNECTED TO 4" SMOOTH WALL VENT PIPE IF RUNS DO NOT EXCEED 20' IN LENGTH, THE MINIMUM SIZE OF FLEX DUCT IS 3" DIAMETER WITH MAXIMUM RUN OF 15'.
- COMBUSTION AIR REQUIRED FOR ALL FUEL BURNING APPLIANCES. ALL INTAKE SOURCES TO BE MIN. 18" ABV. GARAGE FLOOR per IRC, M301.3
- PROVIDE FIREBLOCKING TO CUT OFF DRAFT OPENINGS AT LOCATIONS w/MATERIALS per IRC, R302.11. PROVIDE DRAFTSTOPPING AT FLOOR/CEILING ASSEMBLIES per IRC, R302.12
- ALL WASTE PLUMBING DROPS TO BE ON INTERIOR WALLS or FURRED OUT EXTERIOR WALLS.
- PROVIDE ACOUSTICAL PIPE WRAP AT ALL UPPER LEVEL WASTE LINES
- ALL OPENINGS MADE IN WALLS, FLOORS or CEILINGSS FOR THE PASSAGE OF PIPES, STRAINER PLATES ON DRAIN INLETS, TUB WASTE OPENINGS TO CRAWLSPACE and METER BOXES TO COMPLY w/THE CODE REQUIREMENTS OF THE GOVERNING UPC.
- ENTRY STEPS SHALL HAVE SUFFICIENT GRADE BUILT UP AROUND THEM SO THE NUMBER OF STAIR RISERS DOES NOT EXCEED 3, w/MAX. RISER HEIGHT OF 7 3/4" - NOT REQUIRING A HANDRAIL per IRC, R311.7.8
- ALL EXTERIOR ROSE BIBS TO HAVE NON-REMOVABLE VACUUM BREAKERS, MUST BE FROSTPROOF and BE CALKED and SECURED AT EXT. WALLS.
- INTERIOR CEILING HEIGHTS ARE AS FOLLOWS:

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

SAFETY GLAZING

- SAFETY GLAZING INSTALLED IN HAZARDOUS LOCATIONS AS REQUIRED BY THIS SECTION SHALL HAVE MFG'S DESIGNATION w/TYPE, THICKNESS and SAFETY GLAZING STANDARD with WHICH IT COMPLIES MARKED BY PERMANENT MEANS THAT CANNOT BE REMOVED WITHOUT DESTROYING GLASS per IRC, R308.1
- IRC, R308.4 REQUIRES THAT SAFETY GLAZING TO BE INSTALLED IN ALL HAZARDOUS LOCATIONS per DEFINED REQUIREMENTS and EXCEPTIONS SPECIFIED IN IRC, R308.4.1 through R308.4.11
- GLAZING IN DOORS.
 - GLAZING ADJACENT TO DOORS.
 - GLAZING IN WINDOWS MEETING ALL (4) CONDITIONS LISTED.
 - GLAZING IN GUARDS and RAILINGS
 - GLAZING IN and NEAR NET SURFACES.
 - GLAZING ADJACENT TO STAIRS and RAMPS
 - GLAZING ADJACENT TO THE BOTTOM STAIR LANDING.

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

EGRESS WINDOWS

- WINDOWS PROVIDING EMERGENCY ESCAPE and RESCUE OPENING REQUIRED AT BASEMENTS, HABITABLE ATTICS and ALL SLEEPING ROOMS and SHALL OPEN DIRECTLY INTO A PUBLIC WAY or YARD TO SAME per IRC, R310.1
- WINDOW CANNOT REQUIRE KEYS, TOOLS or SPECIAL KNOWLEDGE TO OPEN per IRC, R310.1.1
 - MUST HAVE AN OPENING AREA OF NOT LESS THAN 5.7 Sq.Ft. with 20" min. WIDTH and 24" min. HEIGHT per IRC, R312.1
 - MUST HAVE A SILL HEIGHT OF NOT MORE THAN 44" ABV. FLOOR per IRC, R310.2.2
 - GUARDS MUST BE PROVIDED AS WINDOW FALL PROTECTION AT LOW WINDOWS LOCATED GREATER THAN 12" ABV. FINISHED GRADE per IRC, R312.2

STAIRS and HANDRAILS

- STAIRWAYS PROVIDING EGRESS FROM HABITABLE LEVELS NOT PROVIDED w/EGRESS DOOR per IRC, R311.2 SHALL MEET THE REQUIREMENTS and EXCEPTIONS OF IRC, R311.1 through R311.4 INCLUDING:
- SHALL PROVIDE A MIN. CLEAR WIDTH OF 36" ABOVE HANDRAIL w/MAX. HANDRAIL PROJECTION INTO STAIRWAY OF 4 1/2" ON EITHER SIDE per R311.1.1
 - SHALL PROVIDE A MIN. HEADROOM OF 6'-8" MEASURED VERTICALLY FROM THE NOSE OF TREADS or LANDINGS per R311.2
 - SHALL NOT HAVE A VERTICAL RISE GREATER THAN 147" BTWN. FLOOR LEVELS or LANDINGS per R311.3
 - SHALL MEET THE WALKLINE REQUIREMENTS AT WINDER TREADS per R311.4
 - SHALL HAVE A MAX. RISER HEIGHT OF 7 3/4" and HAVE A MIN. TREAD DEPTH OF 10" - THE GREATEST DIMENSION OF ANY RISER or TREAD MUST NOT EXCEED THE SMALLEST DIMENSION BY MORE THAN 3/8". TREADS LESS THAN 11" SHALL MEET NOSING REQUIREMENTS. THE OPENINGS AT OPEN RISERS SHALL NOT PERMIT THE PASSAGE OF A 4" ø SPHERE per R311.5.1 through R311.5.4
 - LANDINGS AT TOP and BOTTOM OF STAIRS SHALL MEET THE REQUIREMENTS OF R311.7.6
 - THE WALKING SURFACE OF TREADS and LANDINGS SHALL NOT BE SLOPED MORE THAN 2% PER R311.7.7
 - HANDRAILS SHALL BE PROVIDED ON AT LEAST ONE SIDE OF EACH CONTINUOUS RUN OF TREADS w/4" or MORE RISERS. THE TOP OF HANDRAIL SHALL BE 34"-38" ABV. LINE CONNECTING NOSINGS, HAVE MIN. 1 1/2" SPACE BETWN. RAIL and WALL. HANDRAIL MUST RUN CONTINUOUS FOR FULL LENGTH OF EACH FLIGHT and MEET APPROVED GRIP-SIZE per IRC, R311.7.8
 - SHALL BE PROVIDED w/ILLUMINATION per IRC, R303.1 at INTERIOR STAIRWAYS and R303.8 at EXTERIOR STAIRWAYS.

GUARDS

- GUARDS SHALL BE PROVIDED IN ACCORDANCE w/REQUIREMENTS and EXCEPTIONS OF IRC, R312.1 through R312.2 INCLUDING:
- ALONG OPEN-SIDED WALKING SURFACES, INCLUDING STAIRS, RAMPS and LANDINGS LOCATED 30" or GREATER ABOVE ADJACENT FLOOR LEVEL per IRC, R312.1.1
 - OPENINGS MUST PREVENT THE PASSAGE OF A 4" SPHERE or 4 1/2" AT OPEN SIDES OF STAIRS or 6" AT TRIANGLE OF TREAD, RISER & BOTTOM RAIL per R312.1.3
 - GUARDS MUST BE PROVIDED AS WINDOW FALL PROTECTION AT LOW WINDOWS LOCATED GREATER THAN 12" ABV. FINISHED GRADE per IRC, R312.2
- GUARDS and HANDRAILS MUST RESIST A SINGLE CONCENTRATED LOAD OF 200lbs. IN ANY DIRECTION ALONG THE TOP and GUARD INFILL MUST RESIST A 50lb. LOAD APPLIED HORIZ. OVER 1 Sq.Ft. per IRC, TABLE R301.5

ALARMS

- SMOKE ALARMS and CARBON MONOXIDE ALARMS REQUIRED IN ALL NEW DWELLINGS SHALL MEET REQUIREMENTS and EXCEPTIONS OF NFPA 72, IRC, R314 and R315.
- SMOKE ALARMS TO BE LISTED and INSTALLED IN ACCORDANCE w/IRC, R314.1.1 and CARBON MONOXIDE ALARMS IN ACCORDANCE w/IRC, R315.1.1
 - SMOKE ALARMS SHALL BE INSTALLED IN FOLLOWING LOCATIONS per R314.3:
 - IN EACH SLEEPING ROOM.
 - OUTSIDE EACH SEPARATE SLEEPING AREA.
 - ON EACH STORY OF THE DWELLINGS.
 - NOT LESS THAN 3' FROM A BATHROOM w/TUB or SHOWER.
 - NOT NEAR COOKING APPLIANCES per R314.3.1
 - SMOKE ALARMS SHALL BE INTERCONNECTED per R314.4
 - CARBON MONOXIDE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS per R315.3:
 - ON EACH STORY OF THE DWELLINGS
 - ADJACENT TO EACH SEPARATE SLEEPING AREA.
 - WITHIN BEDROOMS WHERE A FUEL BURNING FIREPLACE IS LOCATED IN THE ROOM or ITS ATTACHED BATH.
 - ALL ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM BUILDING WIRING w/BATTERY BACKUP per R314.6 and R315.5
 - COMBINATION SMOKE and CARBON MONOXIDE INSTALLATION OF A NFPA 72-CHAPTER 24 MONITORED FIRE ALARM SYSTEM SHALL BE PROVIDED THROUGHOUT RESIDENCE. THIS SYSTEM SHALL REQUIRE A SEPARATE FIRE PERMIT AND BE INSTALLED PER NFPA 180 AND CcM1 STANDARDS.

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

ABBREVIATIONS

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

BUILDING CODES FOR THIS SET

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

- 2018 INTERNATIONAL BUILDING CODE (IBC)
- 2018 INTERNATIONAL RESIDENTIAL CODE (IRC)
- 2018 WASHINGTON STATE ENERGY CODES 2009 ICC A117.1. BARRIER-FREE STANDARD
- 2018 INTERNATIONAL FIRE CODE (IFC)
- 2017 NATIONAL ELECTRIC CODE (NEC)
- 2018 UNIFORM PLUMBING CODE (UPC)
- 2018 INTERNATIONAL MECHANICAL CODE (IMC)
- 2018 INTERNATIONAL FUEL GAS CODE (IFGC)
- 2018 POOL AND SPA CODE

PROJECT TEAM

ARCHITECTURAL DESIGN -
JAYMARCH HOMES

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COVER SHEET

SHEET INDEX

SHEET #	DESCRIPTION
A1	COVERSHEET
A1.1	ADU SHEET
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
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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

SQUARE FOOTAGE SUMMARY

BASEMENT LIVING AREA	702 SF.
BASEMENT ADU AREA	344 SF.
LESS BASEMENT EXCLUSION	-1,006 SF.
NET BASEMENT	40 SF.
MAIN FLOOR LIVING AREA	1,573 SF.
2 CAR GARAGE	475
TOTAL MAIN FLOOR	2,048 SF.
UPPER FLOOR AREA	1,621 SF.
TOTAL NET AREA	3,754 SF.
STAIR DEDUCTIONS	-209 SF.
TOTAL FAR PROPOSED	3521 SF.
MAXIMUM FAR, LOT AREA	17,00 SF.
MAXIMUM FAR 40% + ADU = 6,840 + 344 =	7,234 SF.
COVD PORCH	27

Updated: 12/23/20

Method for Calculating Square Footage - ANSI Z395-2019 (asapp), 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

Issue	Issue Date By
Description	

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.

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

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09.12.23
Submittal Date

Sheet Title/Description
JAYMARC HOMES
Design Firm

R.K.N.
Drawn by:

Checked by:

Primary Scale

A1
of .

Sheet Title/Description

Sheet Title/Description



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

LOWER FLOOR PLAN
 1/4" = 1'-0"

Issue Description	Issue Date	By

8434 SE 39th ST.
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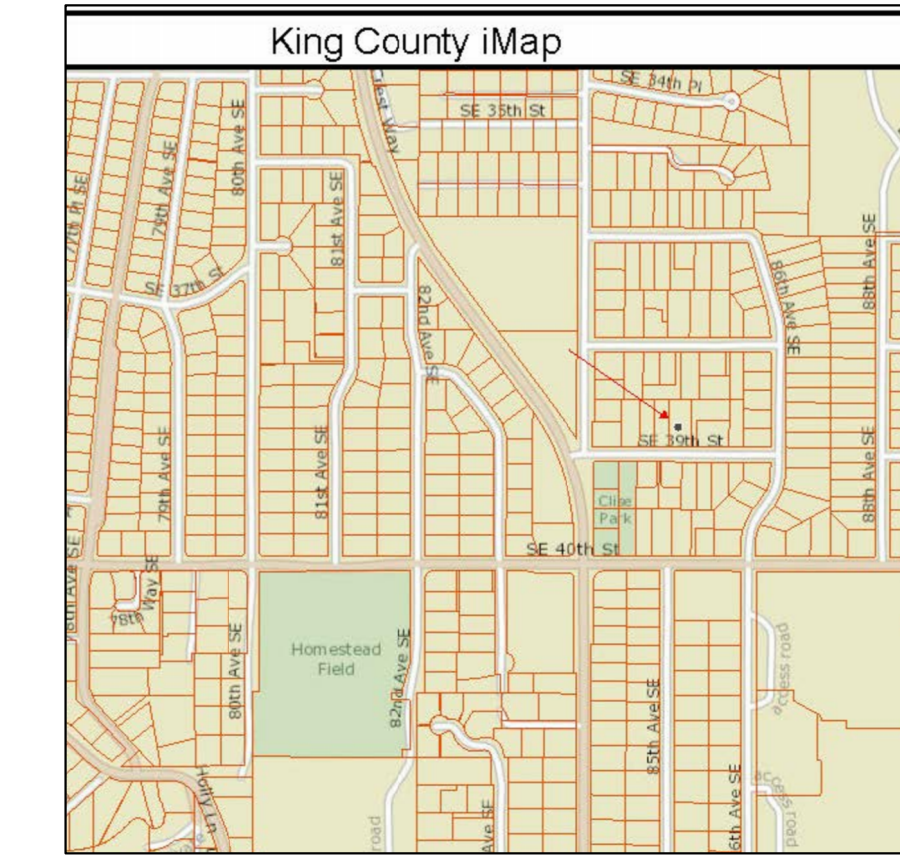
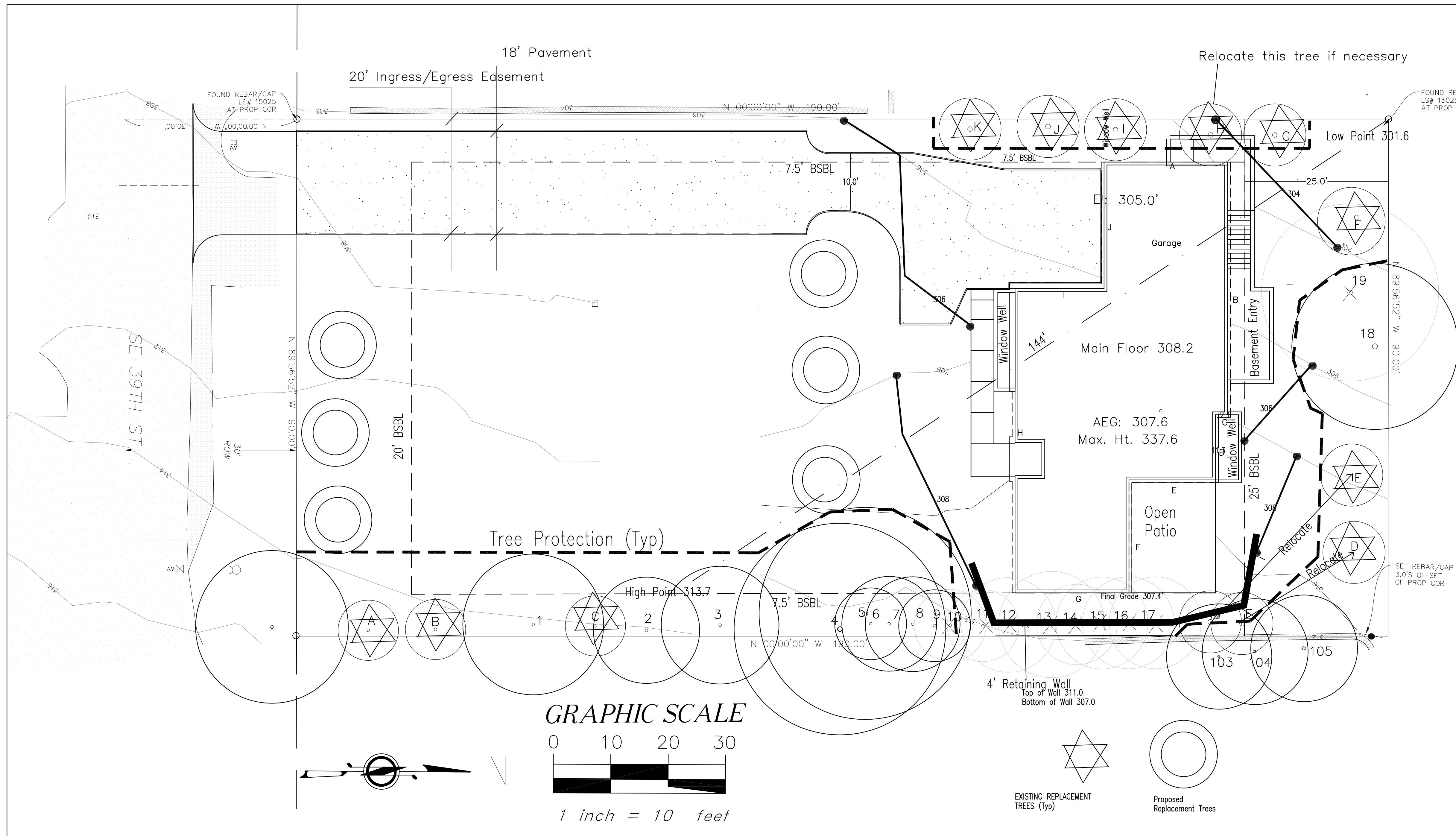
R.K.N.
 Drawn by:

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 Checked by:

Primary Scale

A1.1
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Sheet Title/Description



Vicinity Map

PROPERTY OWNER
 Chinmay Dubey & Namrata Dwivedi
STREET ADDRESS
 8434 SE 39th, Mercer Island, WA 98040
PARCEL #
 5021900691
LEGAL DESCRIPTION
 The West Half of Lot 17 and all of Lot 18, Block 6.
Madrona Crest Addition. Vol 42, Page 12.
BOOK OF PLATS, KING COUNTY, WA
ZONE: R-8.4
SETBACKS:
 Front Yard - 20'
 Rear Yard - 25'
 Side Yards - 7.5'/15'
HEIGHT LIMIT: 30' above ABE to roof peak
MAXIMUM LOT COVERAGE: 40%
MAXIMUM HARDCAPE: 9%
MAXIMUM FAR: 40%
PARKING SPACES PROVIDED: 2 GARAGE 2 DRIVEWAY

8434 SE 29th Tree Table

Tree ID	Common Name	DBH	Multi	Health	Structural Condition	Dripline	Tree Size Category	Retain?
1	Crabapple	11.7	Yes	1	1	12.0	Sig	Yes
2	Fruiting Pear	5		1	2	9.0	Small	Yes
3	Crabapple	8		1	2	10.0	Sig	Yes
4	Pacific Dogwood	10.5		2	1	18.0	Exc	Yes
5	Pacific Dogwood	11.5		2	1	18.0	Exc	Yes
6	Japanese Cedar	7.8	Yes	1	2	6.0	Small	Yes
7	Japanese Cedar	7.6	Yes	1	2	8.0	Small	Yes
8	Japanese Cedar	7	Yes	1	2	7.0	Small	Yes
9	Japanese Cedar	6.7	Yes	1	2	6.0	Small	Yes
10	Japanese Cedar	8.9	Yes	1	2	6.0	Small	No
11	Japanese Cedar	11.3	Yes	1	2	6.0	Small	No
12	Japanese Cedar	7	Yes	1	2	7.0	Small	No
13	Japanese Cedar	10.4	Yes	1	2	8.0	Small	No
14	Japanese Cedar	10.3	Yes	1	2	8.0	Small	No
15	Japanese Cedar	12.6	Yes	1	2	8.0	Small	No
16	Japanese Cedar	8.5	Yes	1	2	9.0	Small	No
17	Japanese Cedar	10	Yes	1	2	9.0	Small	No
18	Mountain Ash	14	Yes	1	2	14.0	Small	Yes
19	Red maple	17.4		1	1	15.0	Small	No
TOTALS								

OFFSITE

Tree ID	Common Name	DBH	Multi	Health	Structural Condition	Dripline	Tree Size Category	Retain?
101	Common Hawthorn	8.5	ROW			13.0	Small	Yes
102	Common Hawthorn	NOT MAPPED	ROW			13.0	Small	Yes
103	Bitter Cherry	?				OH 14	Small	Yes
104	Bitter Cherry	?				OH 14	Small	Yes
105	Bitter Cherry	?				OH 14	Small	Yes

Previous Replacement Trees

Id	Common Name	DBH	Multi	Health	Structural Condition	Dripline	Tree Size Category	Retain?
A	Thunder Cloud Plum	1.5				5.0	Small	Yes
B	Thunder Cloud Plum	1.5				5.0	Small	Yes
C	Thunder Cloud Plum	1.5				5.0	Small	Yes
D	Himalayan cedar	1.5				5.0	Small	Yes
E	Himalayan cedar	1.5				5.0	Small	Yes
F	Himalayan cedar	1.5				5.0	Small	Yes
G	Thunder Cloud Plum	2				5.0	Small	Yes
H	Himalayan cedar	2.5				5.0	Small	Yes
I	Himalayan cedar	2				5.0	Small	Yes
J	Himalayan cedar	2				5.0	Small	Yes
K	Himalayan cedar	2				5.0	Small	Yes
L	Thunder Cloud Plum	2				7.0	Small	Yes

LOT COVERAGE

Lot Area	17,100
Allowed	40%
Allowed sf	6,840

New

Main Structure Roof Area	2,183
Driveway	2,590
New sf	4,773

Existing

Main Structure Roof Area	2,098
Driveway	1,004
Auxillary Bldg	48
Total Existing	3,150
Existing Removed	3,150
Total New and Existing	4,773
%	27.9%

8434 SE 39th St
Height Table

Wall	Midpoint	Segment	Elevation	Length	Product
A	304.5	24			7,308.0
B	304.8	44			13,411.2
C	308	2			616.0
D	308.6	11.3			3,487.2
E	309.7	17.5			5,419.8
F	310.6	19.5			6,056.7
G	311.5	20.4			6,354.6
H	309.3	53.2			16,454.8
I	306.5	16			4,904.0
J	305.1	21.8			6,651.2
Sub Totals					229.7 70,663.4
ABE					307.6
Max Height					30.0
Max Elevation					337.63

PARKING

Covered	2 ea
Driveway	2 ea.

GROSS FLOOR AREA

Lot Size	17,100
Basement	1096 sf
Less Basement Exclusion	-1006 sf
Main Floor Living	1,573 sf
Garage	475 sf
Second Floor Living	1,621 sf
Stair Credit	-208
Total	3,551 sf
Proposed	20.8%
Max Allowed: 40%	6,840 sf
Plus ADU	394 sf
Total	7,234

Lot Slope Calculations

High Point	313.7 ft
Low Point	301.6 ft
Elevation Difference	12.1 ft
Distance	144 ft
Slope%	8.4%

Hardscape

Lot Size	17,100
EXISTING	
Uncovered Patio	540 sf
Walkways	104 sf
Stairs	0 sf
Rookery/Retaining Walls	56 sf
Total Existing	700 sf
Existing Removed	200 sf
Net Existing Retained	0 sf
NEW	
Uncovered Patio	270.5 sf
Walk	152 sf
Rookery/Retaining Walls	40 sf
Window and Stairwells	288 sf
Total New	750.5 sf
Total Project	750.5 sf
Project %	4.44%

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

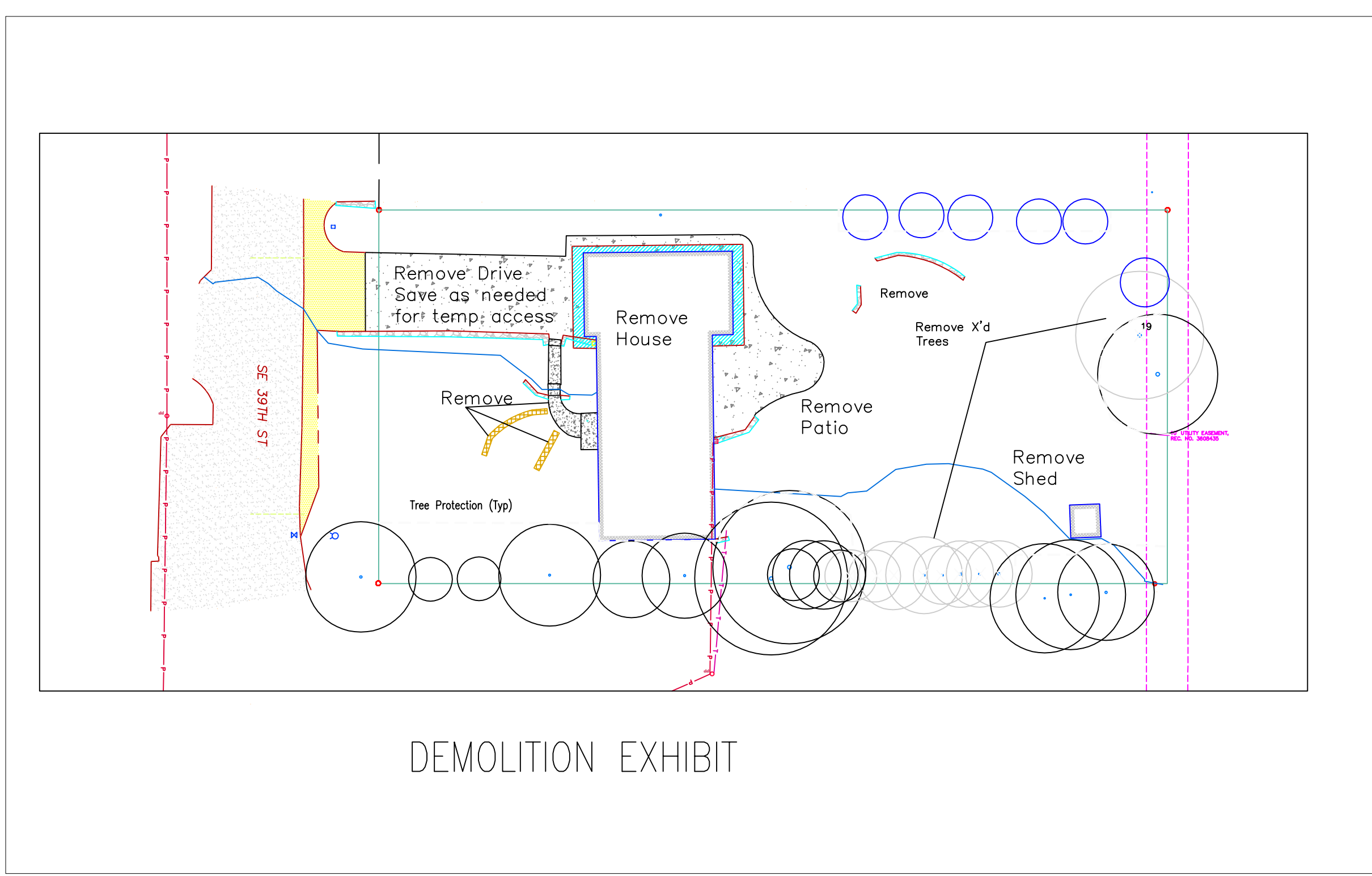
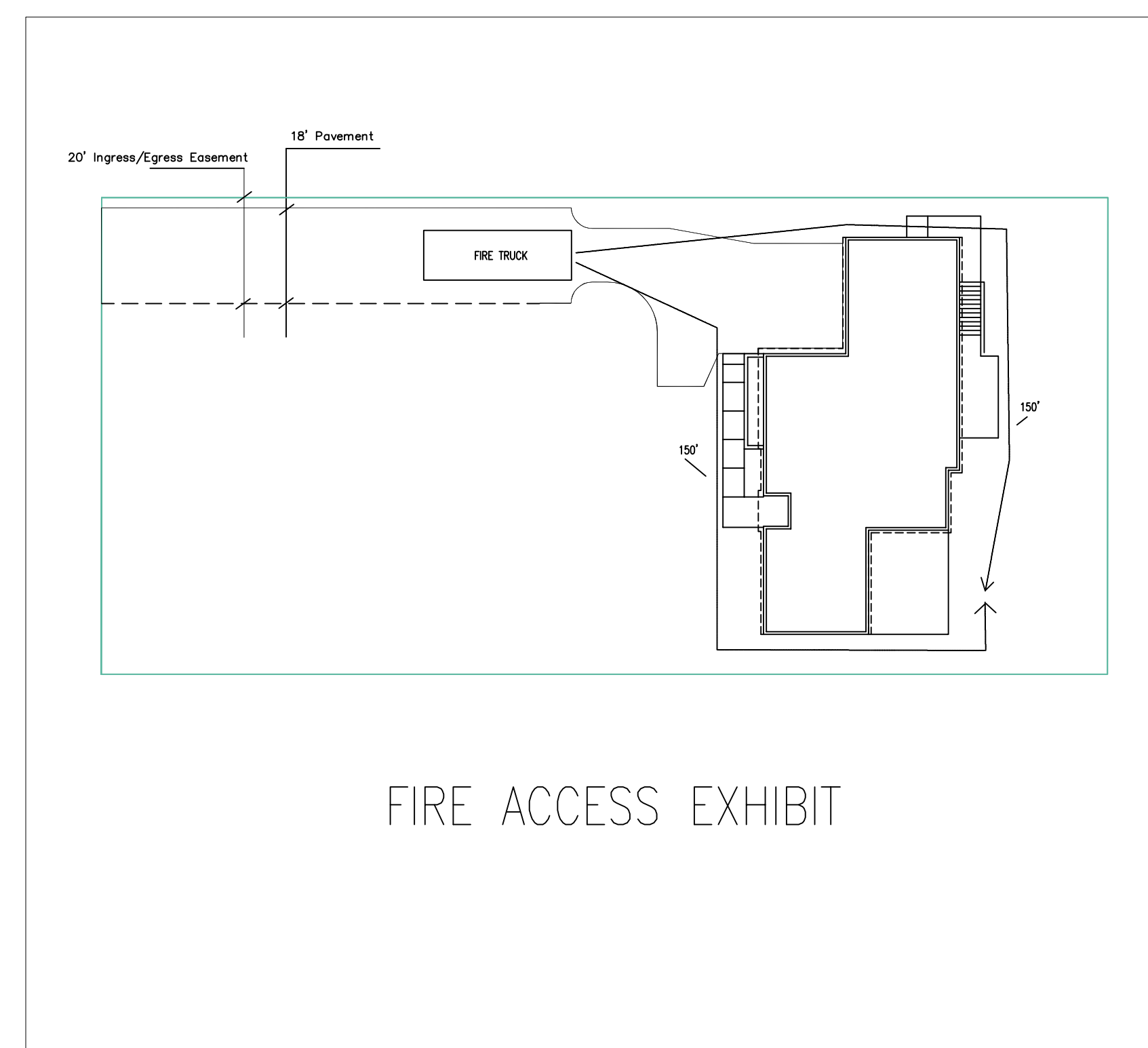
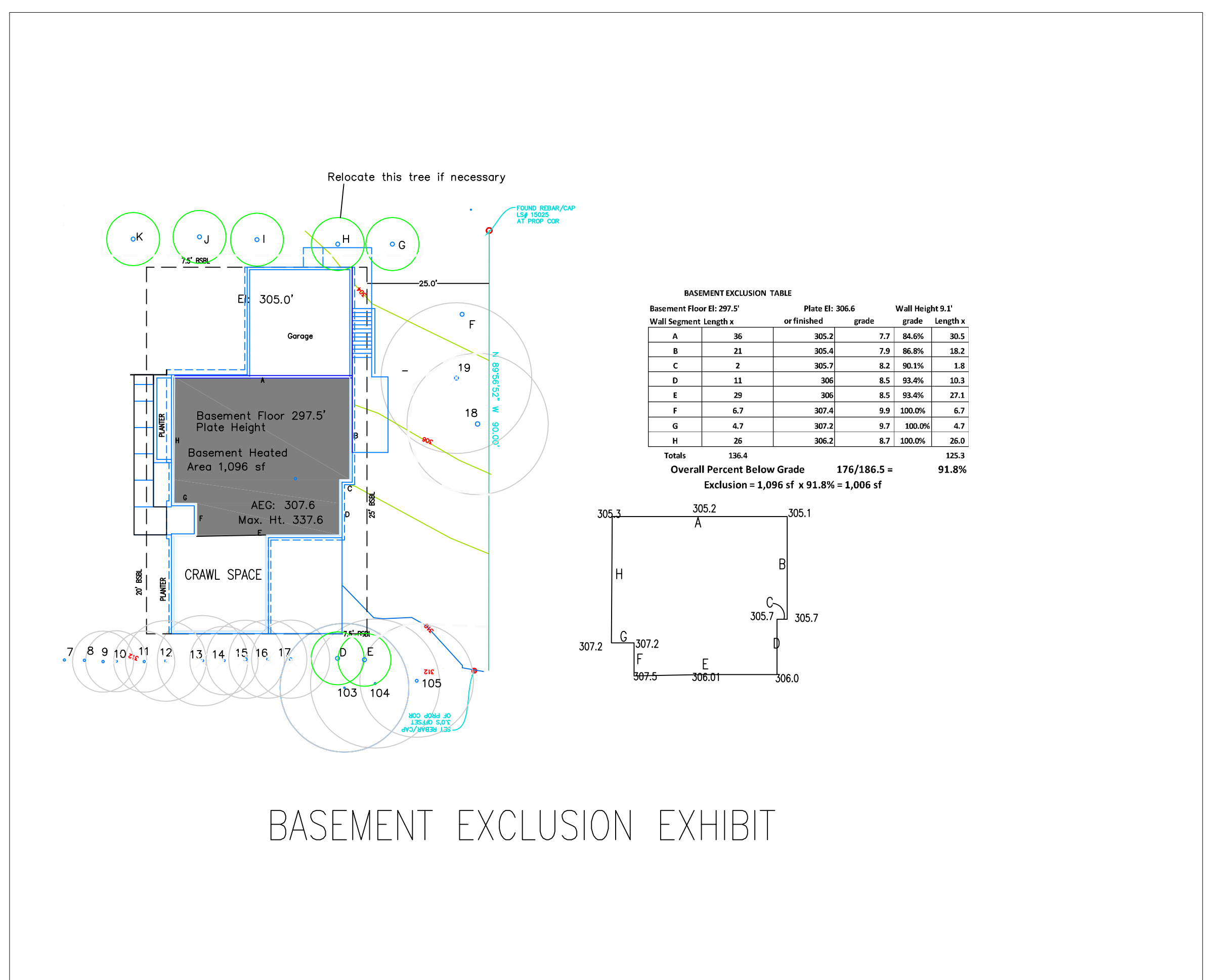
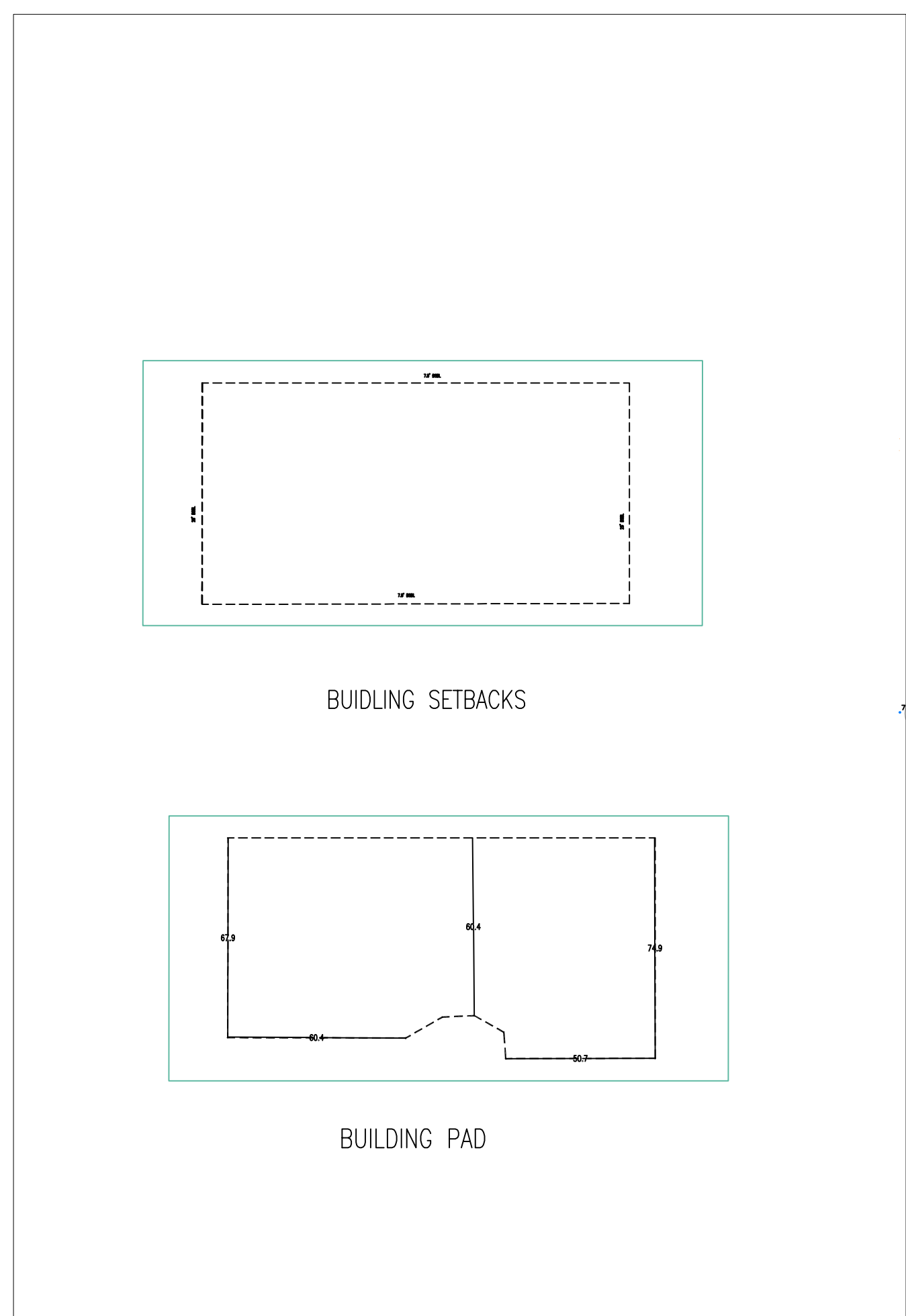
Dubay/Dwivedi Residence
 8434 SE 39th St, Mercer Island
 SITE PLAN

Drawn by
 GU

6/2/23

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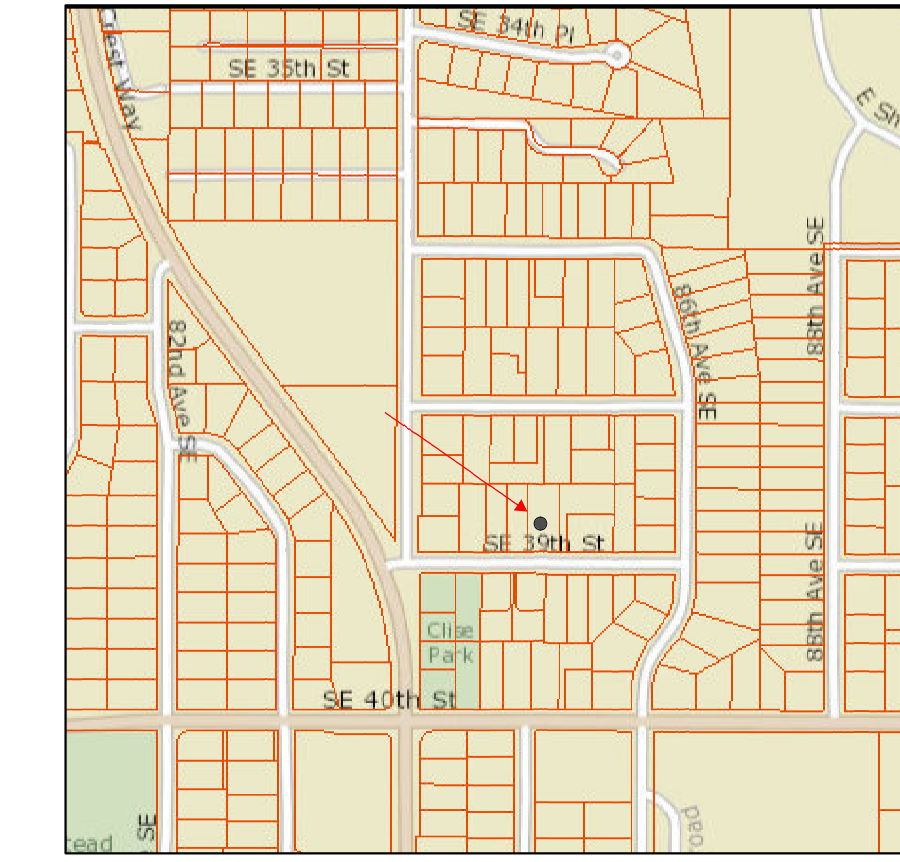
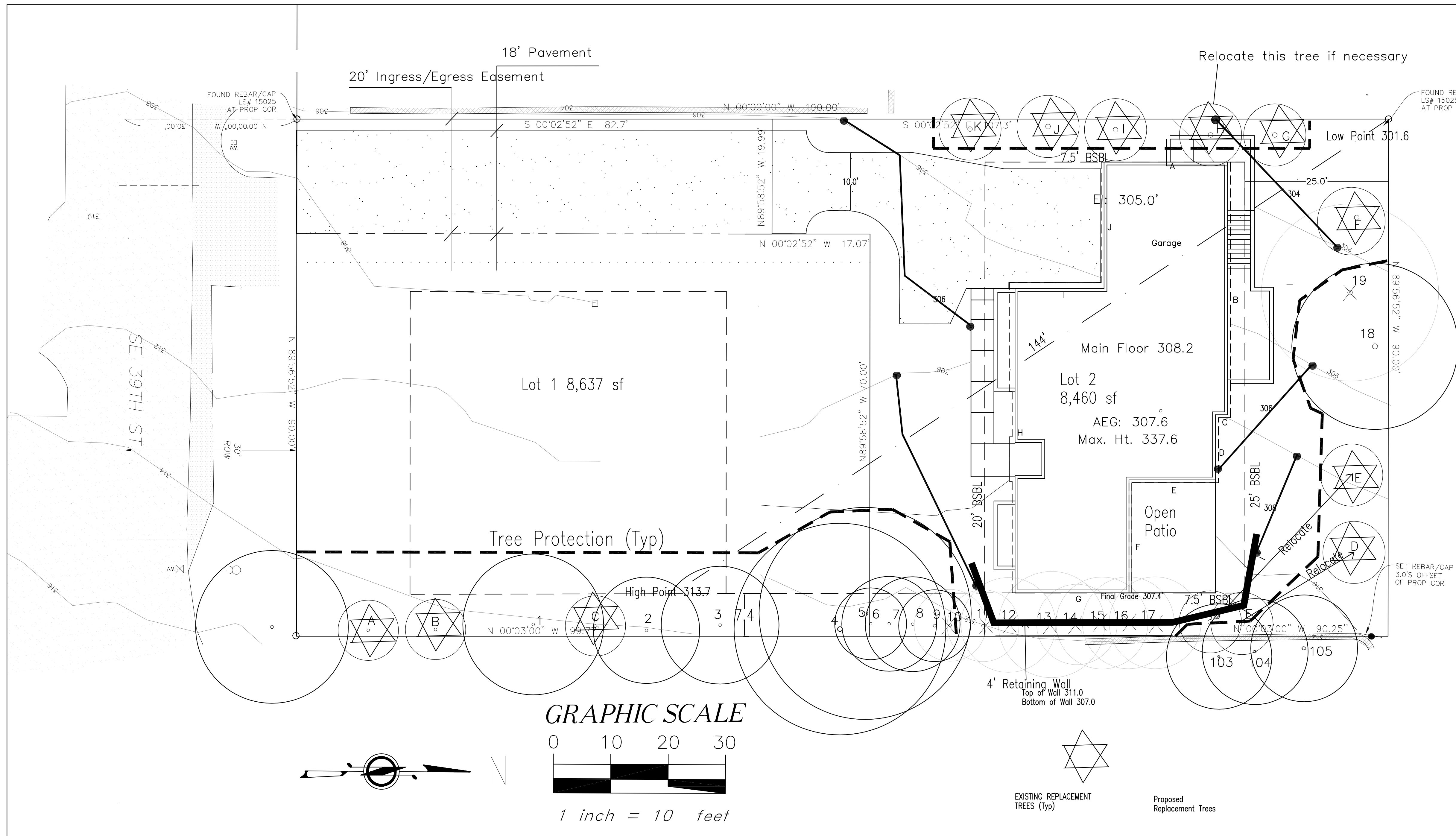
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Dubay/Dwivedi Residence
8434 SE 39th St, Mercer Island
SITE PLAN DETAILS

Drawn by
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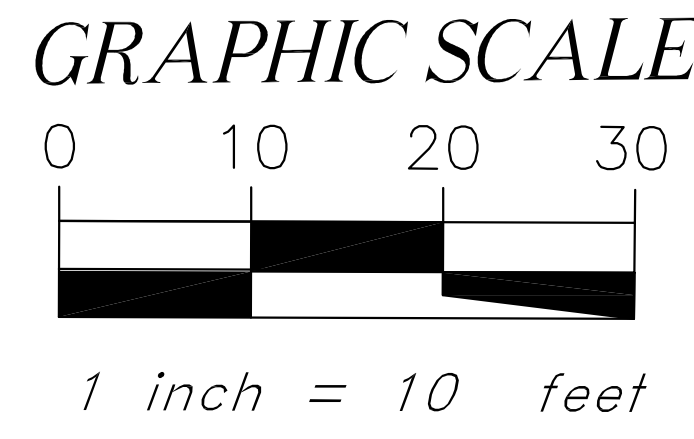
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Vicinity Map

PROPERTY OWNER
 Chinmay Dubey & Namrata Dwivedi
STREET ADDRESS
 8434 SE 39th, Mercer Island, WA 98040
PARCEL #
 5021900691
LEGAL DESCRIPTION
 The West Half of Lot 17 and all of Lot 18, Block 6.
 Madrona Crest Addition. Vol 42, Page 12.
 BOOK OF PLATS, KING COUNTY, WA
ZONE: R-8.4
SETBACKS:
 Front Yard - 20'
 Rear Yard - 25'
 Side Yards - 7.5'/15'
HEIGHT LIMIT: 30' above ABE to roof peak
MAXIMUM LOT COVERAGE: 40%
MAXIMUM HARDCAPE: 9%
MAXIMUM FAR: 40%
PARKING SPACES PROVIDED: 2 GARAGE 2 DRIVEWAY



8434 SE 29th Tree Table

Tree ID	Common Name	DBH	Multi	Health	Structural Condition	Dripline	Tree Size Category	Retain?
1	Crabapple	11.7	Yes	1	1	12.0	Sig	Yes
2	Fruiting Pear	5		1	2	9.0	Small	Yes
3	Crabapple	8		1	2	10.0	Sig	Yes
4	Pacific Dogwood	10.5		2	1	18.0	Exc	Yes
5	Pacific Dogwood	11.5		2	1	18.0	Exc	Yes
6	Japanese Cedar	7.8	Yes	1	2	6.0	Small	Yes
7	Japanese Cedar	7.6	Yes	1	2	8.0	Small	Yes
8	Japanese Cedar	7	Yes	1	2	7.0	Small	Yes
9	Japanese Cedar	6.7	Yes	1	2	6.0	Small	Yes
10	Japanese Cedar	8.9	Yes	1	2	6.0	Small	No
11	Japanese Cedar	11.3	Yes	1	2	6.0	Sig	No
12	Japanese Cedar	7	Yes	1	2	7.0	Small	No
13	Japanese Cedar	10.4	Yes	1	2	8.0	Sig	No
14	Japanese Cedar	10.3	Yes	1	2	8.0	Sig	No
15	Japanese Cedar	12.6	Yes	1	2	8.0	Sig	No
16	Japanese Cedar	8.5	Yes	1	2	9.0	No	No
17	Japanese Cedar	10	Yes	1	2	9.0	Sig	No
18	Mountain Ash	14	Yes	1	2	14.0	Sig	Yes
19	Red maple	17.4		1	1	15.0	Sig	No
TOTALS								

Lot 2 Only

LOT COVERAGE	
Lot Area	8,460
Allowed	40%
Allowed sf	3,384

New

Main Structure Roof Area	2,184
Driveway	1,094
New sf	3,278

Existing

Main Structure Roof Area	
Driveway	
Auxiliary Bldg	
Total Existing	
Existing Removed	
Total New and Existing	3,278
%	38.7%

8434 SE 39th St Height Table

Wall Segment	Midpoint Elevation	Length	Product
A	304.5	24	7,308.0
B	304.8	44	13,411.2
C	308	2	616.0
D	308.6	11.3	3,487.2
E	309.7	17.5	5,419.8
F	310.6	19.5	6,056.7
G	311.5	20.4	6,354.6
H	309.3	53.2	16,454.8
I	306.5	16	4,904.0
J	305.1	21.8	6,651.2
Sub Totals	229.7	70	663.4
ABE	307.6		
Max Height	30.0		
Max Elevation	337.63		

PARKING

Covered	2 ea
Driveway	2 ea.

Gross Floor Area

Lot Size	8,460
Basement	1096 sf
Less Basement Exclusion 94.4 %	-1006 sf
Main Floor Living	1,573 sf
Garage	475 sf
Second Floor Living	1,621 sf
Stair Credit	-208
Total	3,551 sf
Proposal	42%
Max Allowed: 40%	3,384 sf
Plus ADU	394 sf
Total	3,778
Total Allowed	41.6%

Lot Slope Calculations

High Point	313.7 ft
Low Point	301.6 ft
Elevation Difference	12.1 ft
Distance	144 ft
Slope%	8.4%

Hardscape

Lot Size	8,460
EXISTING	
Uncovered Patio	826
Walkways	104
Stairs	0
NEW	
Uncovered Patio	279.5
Walk	152
Rockery/Retaining Walls	40
Window and Stairwells	288
Total New	759.5
Total Project	759.5
Project %	8.98%

OFFSITE

ID	Common Name	DBH	Multi	Health	Structural Condition	Dripline	Tree Size Category	Retain?
101	Common Hawthorn	8.5			ROW	13.0	Sig	Yes
102	Common Hawthorn	NOT MAPPED			ROW	13.0	Sig	Yes
103	Bitter Cherry	?				OH 14	Sig	Yes
104	Bitter Cherry	?				OH 14	Sig	Yes
105	Bitter Cherry	?				OH 14	Sig	Yes

Previous Replacement Trees

Id	Common Name	DBH	Multi	Health	Structural Condition	Dripline	Tree Size Category	Retain?
A	Thunder Cloud Plum	1.5				5.0		Yes
B	Thunder Cloud Plum	1.5				5.0		Yes
C	Thunder Cloud Plum	1.5				5.0		Yes
D	Himalayan cedar	1.5				5.0		Yes
E	Himalayan cedar	1.5				5.0		Yes
F	Himalayan cedar	1.5				5.0		Yes
G	Thunder Cloud Plum	2				5.0		Yes
H	Himalayan cedar	2.5				5.0		Yes
I	Himalayan cedar	2				5.0		Yes
J	Himalayan cedar	2				5.0		Yes
K	Himalayan cedar	2				5.0		Yes
L	Thunder Cloud Plum	2				7.0		Yes

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Dubay/Dwivedi Residence
 8434 SE 39th St, Mercer Island
 TWO LOT SITE PLAN

Drawn by
 GU

9/12/23

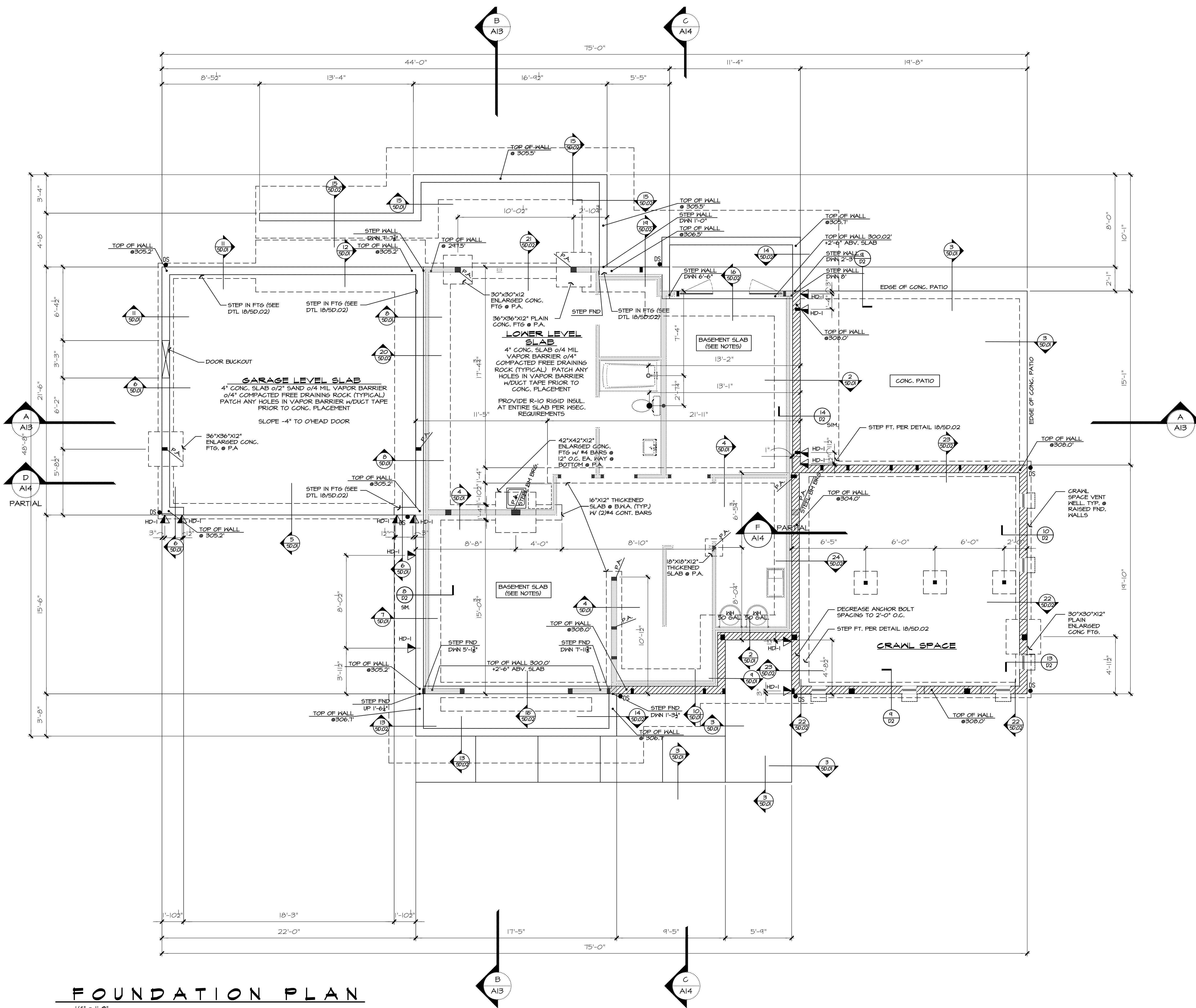
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NOTES:

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



Sheet Title/Description



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

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

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

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Submission Date

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LOWER FLOOR PLAN NOTES

PLAN SPECIFIC 2015 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: 3.5 FOR a 1501sf to 4,999sf HOME.

CREDITS PROVIDED IN THIS HOME AS FOLLOWS:

EFFICIENT BUILDING ENVELOPE 1g: 0.5 CREDITS

PREScriptive COMPLIANCE IS BASED ON TABLE R402.11 WITH FOLLOWING MODIFICATIONS:

VERTICAL FENESTRATION U = 0.28 WINDOWS

FLOORS TO BE R-30 and SLAB ON GRADE TO BE R-10 PERIMETER and UNDER ENTIRE SLAB BELOW GRADE.

HIGH EFFICIENCY HVAC EQUIPMENT 3a: 1.0 CREDITS

GAS FURNACE WITH MINIMUM AFUE OF 94%

EFFICIENT WATER HEATING 5a: 0.5 CREDITS

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

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

EFFICIENT WATER HEATING 5c: 1.5 CREDITS

WATER HEATING SYSTEM SHALL BE:

GAS WATER HEATER WITH A MINIMUM EF OF 0.91

WHOLE HOUSE VENTILATION

PROVIDE WHOLE HOUSE VENTILATION per 2015 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 4	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 REQMT. EXHAUST HOODS IN EXCESS OF 400cfm. SHALL PROVIDE MAKE UP AIR per M505.4
	LAUNDRY ROOM	MIN. 100cfm. INTERMITTENT at .025mg TO FUNCTION AS WHOLE HOUSE FAN (HWF)
	MECHANICAL CONTRACTOR	TO SIZE HWF, FAN and SET OPERATING TIMER per TABLE M507.3.3(1) FOR A 3/201-4300AF DWELLING w/4-5 BEDRMS. TO OPERATE INTERMITTENTLY and CONTINUOUSLY per TABLE M507.3.3(2)
	PROVIDE CONTROLS FOR HWF	per M507.3.2 AFFIX LABEL TO CONTROLS THAT READS "WHOLE HOUSE VENTILATION - SEE OPERATING INSTRUCTIONS"

SQUARE FOOTAGE SUMMARY

BASEMENT FLOOR AREA	1,014 S.F.
MAIN FLOOR AREA	1,573 S.F.
UPPER FLOOR AREA	1,621 S.F.
TOTAL CONDITIONED AREA	4,208 S.F.
2 CAR GARAGE	475 S.F.
COVID PATIO	0 S.F.
COVID PORCH	27 S.F.
TOTAL AREA UNDER ROOF	4806 S.F.

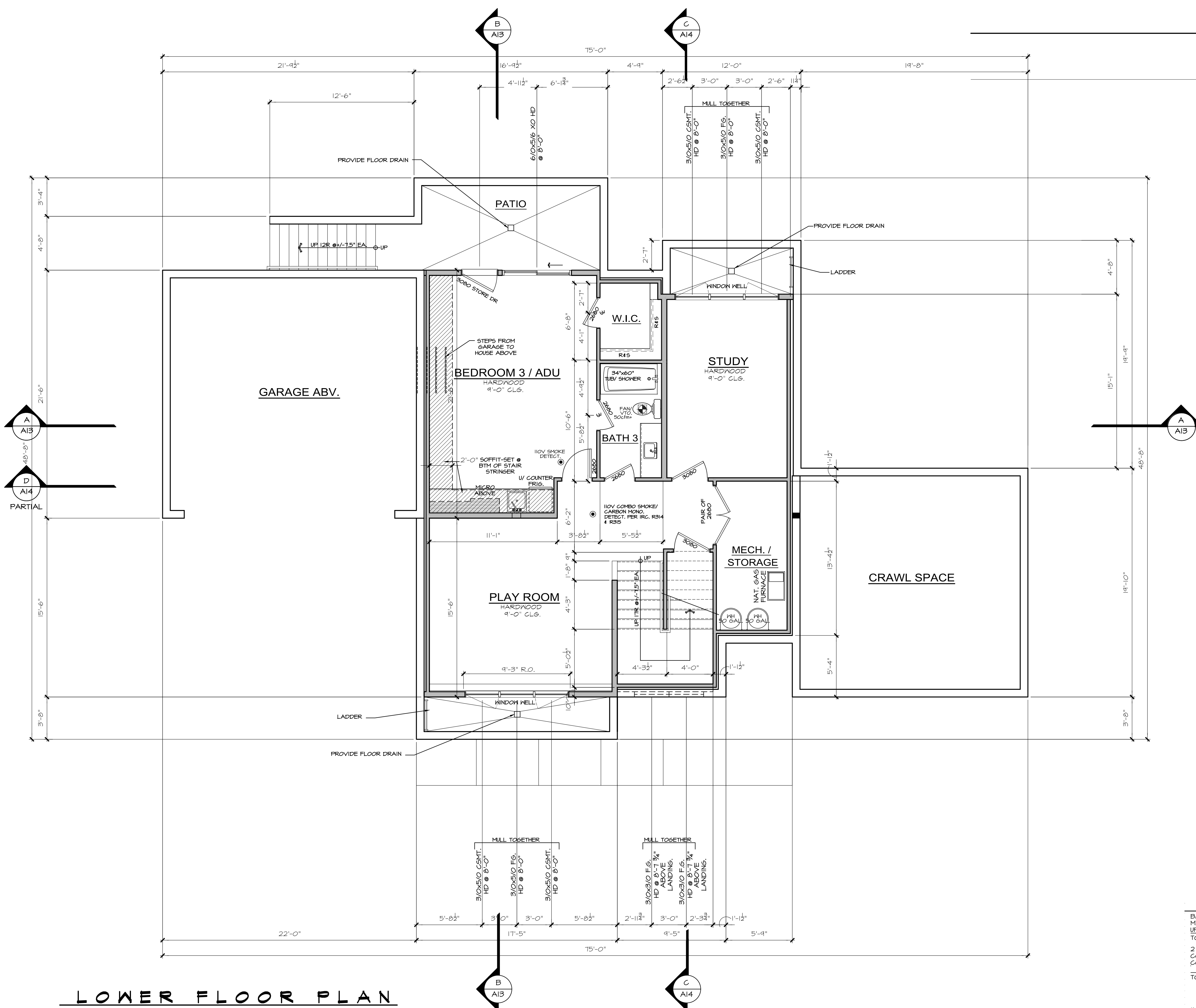
OVERALL WIDTH 75'-0"
OVERALL DEPTH 37'-0"

Updated: 12.09.20

Method for Calculating Square Footage - ANSI Z165-2013 (2022) - 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



LOWER FLOOR PLAN

1/4" = 1'-0"

Sheet Title/Description



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

8434 SE 39th St.,
Mercer Island, WA.

Job Number: JMC025

HOLD-DOWN SCHEDULE

SYMBOL	SPECIFICATION
HD-1	SIMPSON 5THD14 (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

- J.L 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)

SQUARE FOOTAGE SUMMARY

CEMENT FLOOR AREA	1,111 S.F.
FIN FLOOR AREA	1,573 S.F.
PER FLOOR AREA	1,621 S.F.
TOTAL CONDITIONED AREA	4,305 S.F.
CAR GARAGE	475 S.F.
W/D PATIO	0 S.F.
W/D PORCH	27 S.F.
TOTAL AREA UNDER ROOF	4806 S.F.
OVERALL WIDTH	75'-0"

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

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

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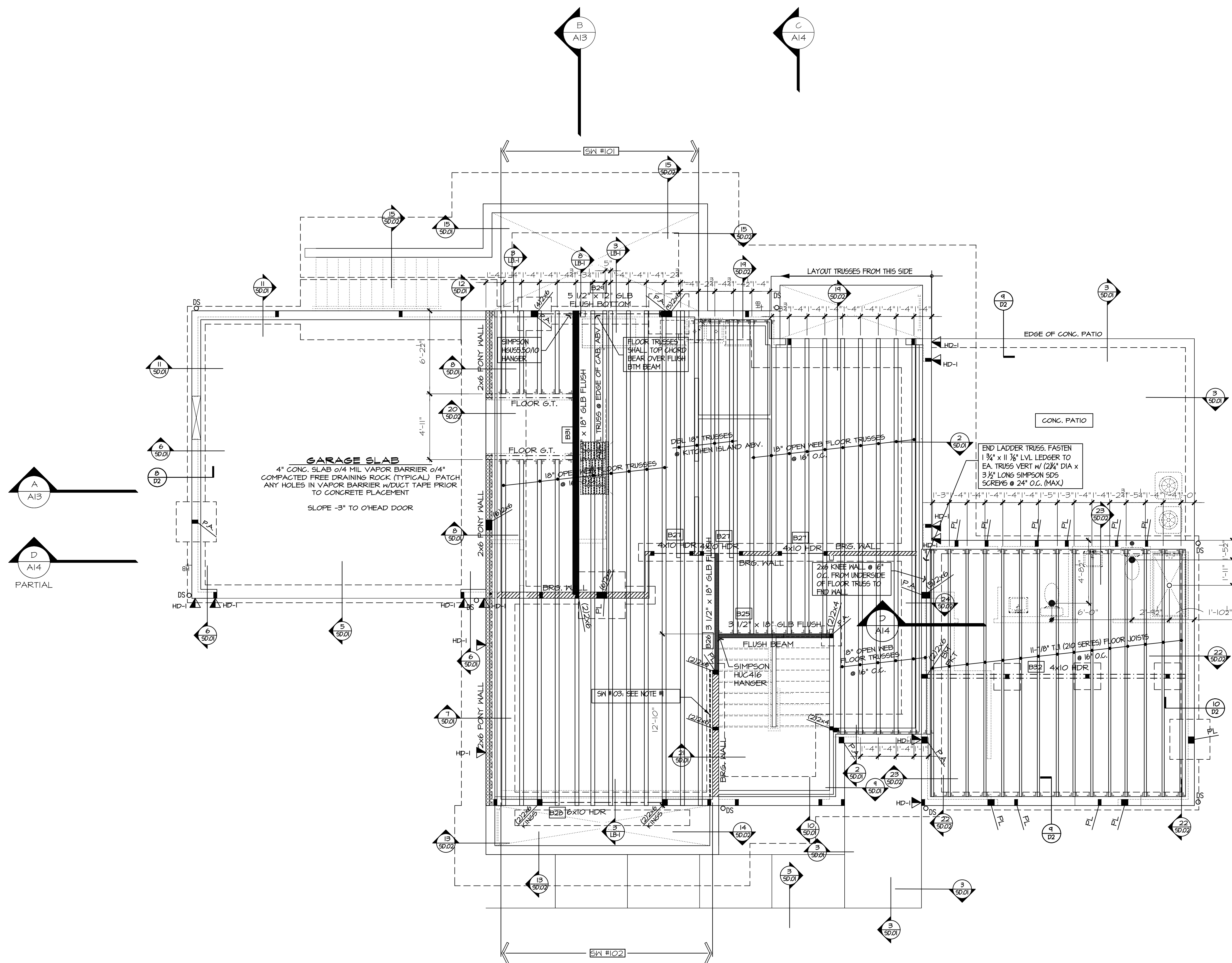
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MAIN FLOOR FRAMING PLAN

1/4" = 1'-0"



7525 SE 24th St, 487
Mercer Island, WA
98040
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HOLD-DOWN SCHEDULE	
SYMBOL	SPECIFICATION
HD-1	SIMPSON 5THD14 (R.L.) HOLD-DOWN
HD-5	SIMPSON CS16 STRAP TIE (14" END LENGTH)
HD-6	SIMPSON MSTC40 STRAP TIE (12" END LENGTH)
HD-7	SIMPSON MSTC66 STRAP TIE (24" END LENGTH)

LEGEND	
	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. [B1]
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.

Issue	Issue Date	By	Description

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

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

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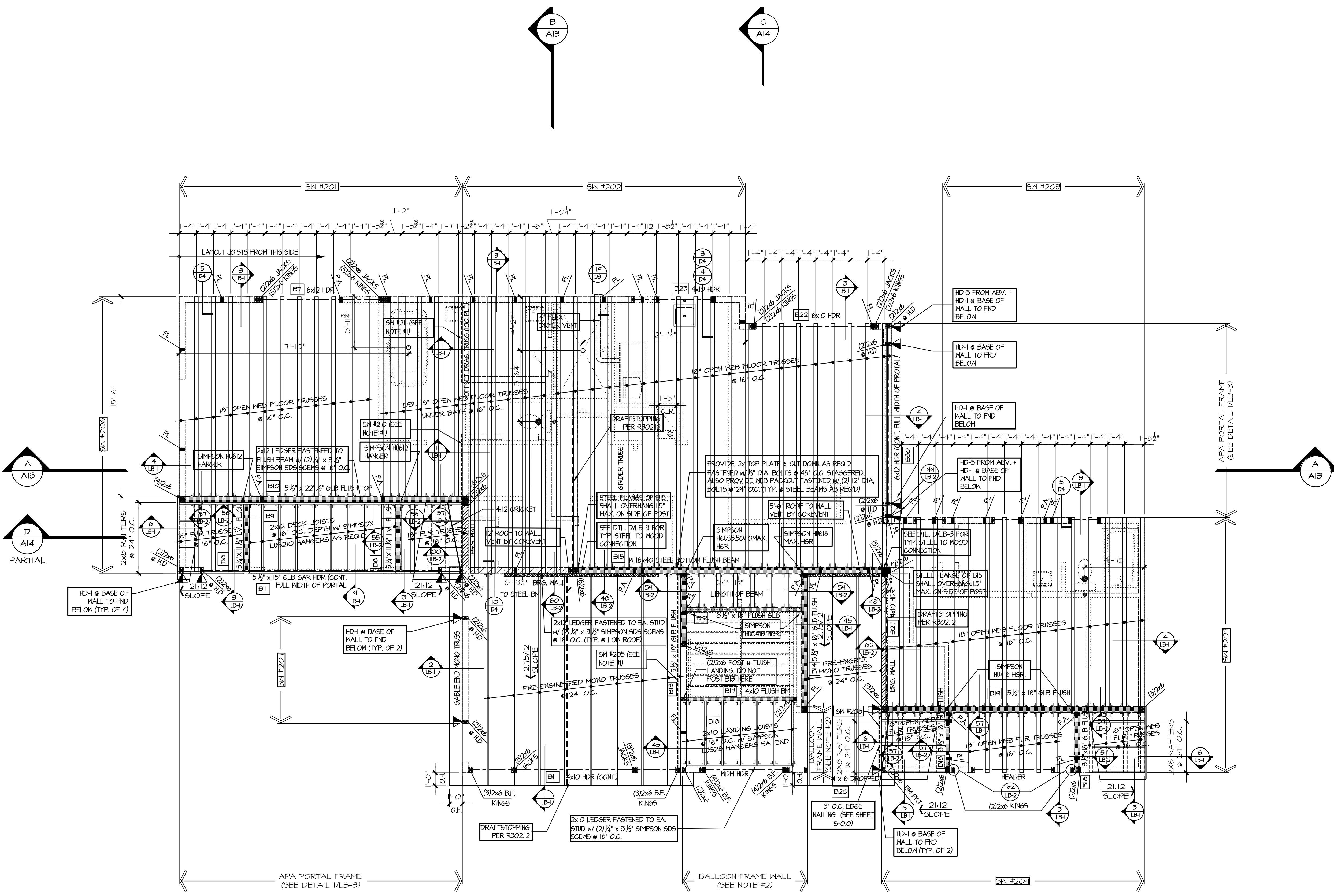
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UPPER FLOOR & LOWER ROOF FRAMING PLAN

1/4" = 1'-0"

Sheet Title/Description



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Mercer Island, WA
98040
425.266.9100

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

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

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UPPER FLOOR PLAN NOTES:

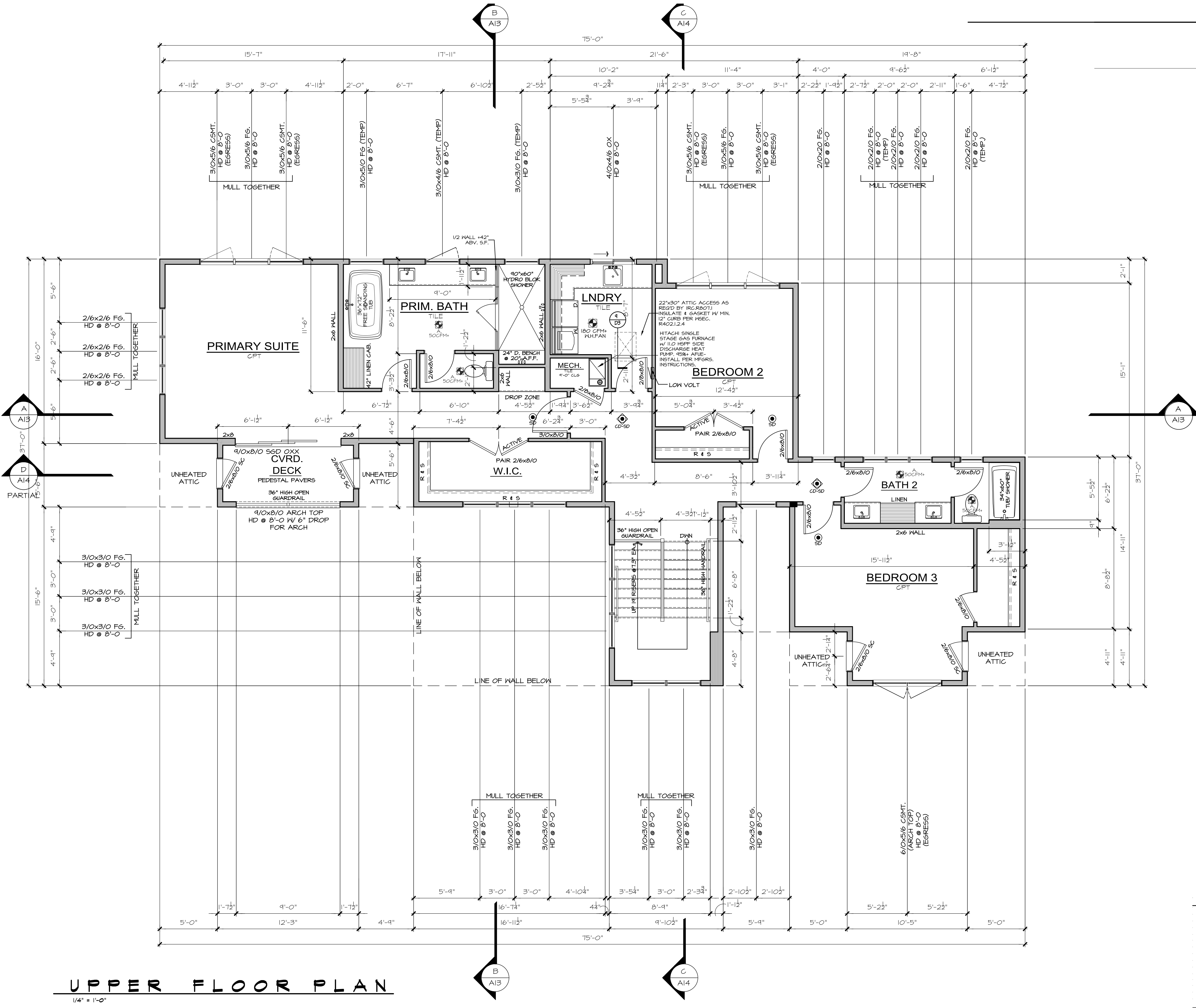
PLAN SPECIFIC 2015 WSEC. SECTION R06
R406.2 ADDITIONAL ENERGY EFFICIENCY REQUIREMENTS (MANDATORY). THIS RESIDENTIAL DWELLING SHALL COMPLY w/SUFFICIENT OPTIONS FROM TABLE R406.2 TO ACHIEVE THE FOLLOWING MIN. NUMBER OF CREDITS: 3.5 FOR a 150sqft to 499sqft HOME.
CREDITS PROVIDED IN THIS HOME AS FOLLOWS:
EFFICIENT BUILDING ENVELOPE 1.0 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 3.0 CREDITS
GAS FURNACE WITH MINIMUM AFUE OF 94%
EFFICIENT WATER HEATING 5.0 CREDITS
ALL SHOWERHEAD and KITCHEN SINK FAUCETS INSTALLED IN THE HOUSE SHALL BE RATED AT 1.75 GPM or LESS.
ALL OTHER LAVATORY FAUCETS SHALL BE RATED AT 1.0 GPM or LESS.
EFFICIENT WATER HEATING 5.0 CREDITS
WATER HEATING SYSTEM SHALL BE:
GAS WATER HEATER WITH A MINIMUM EF OF 0.91

WHOLE HOUSE VENTILATION
PROVIDE WHOLE HOUSE VENTILATION per 2015 IRC, M507 and IMC R403.8 USING LAUNDRY ROOM EXHAUST FAN INTEGRATED INTO FORCED AIR SYSTEM (FAU) PROVIDE OUTDOOR FRESH AIR W/DIRTS CONNECTED TO THE RETURN SIDE OF THE AIR HANDLER.
SYMBOL LOCATION MIN. FAN REQUIREMENTS (ALL FANS VENT TO OUTSIDE)
BATH #1 50cfm Min. 50cfm, INTERMITTENT at .025mg per TABLE M507.4
KITCHEN 100cfm Min. 100cfm, INTERMITTENT at .025mg per TABLE M507.4
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 M503.4
LAUNDRY ROOM 180cfm, INTERMITTENT at .025mg TO FUNCTION AS WHOLE HOUSE FAN (WHF).
MECHANICAL CONTRACTOR TO SIZE WHF, FAN and SET OPERATING TIMER per TABLE M507.3(3) FOR A 3,000-4,500CFM DWELLING w/4-5 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"

SQUARE FOOTAGE SUMMARY

BASEMENT FLOOR AREA	1,014 S.F.
MAIN FLOOR AREA	1,573 S.F.
UPPER FLOOR AREA	1,621 S.F.
TOTAL CONDITIONED AREA	4,208 S.F.
2 CAR GARAGE	475 S.F.
COVID PATIO	0 S.F.
COVID PORCH	27 S.F.
TOTAL AREA UNDER ROOF	4806 S.F.
OVERALL WIDTH	75'-0"
OVERALL DEPTH	37'-0"
Updated	12.09.20

Method for Calculating Square Footage - ANSI Z765-2013 [www.ansi.org](#) no separate calculation of above-ground or below-ground areas, and shall be based on measurement to the



UPPER FLOOR PLAN

1/4" = 1'-0"

Sheet Title/Description



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

Issue	Issue Date	By	Description
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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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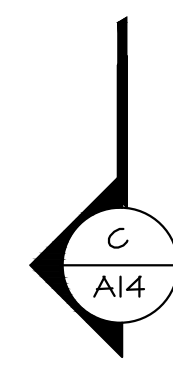
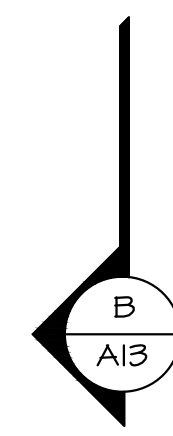
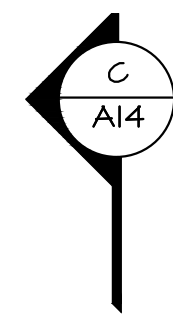
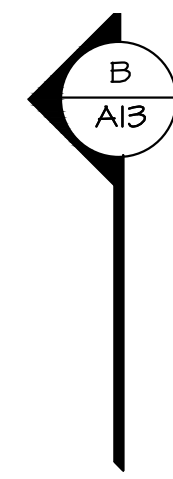
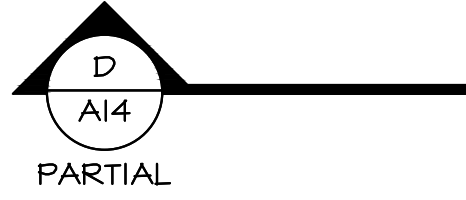
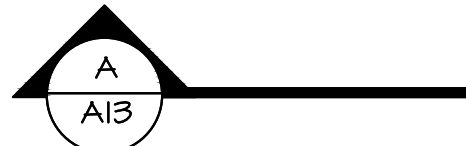
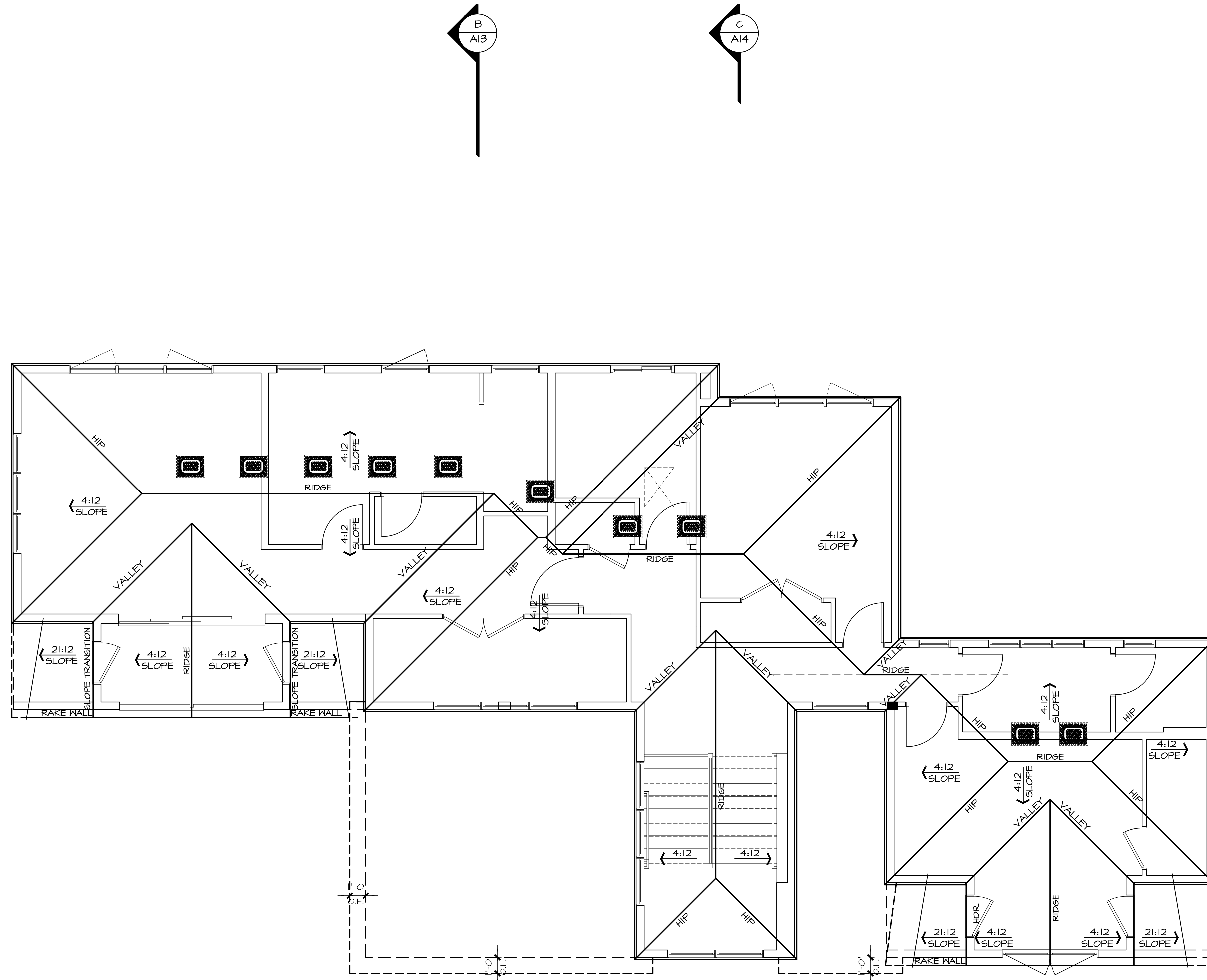
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ROOF PLAN

1/4" = 1'-0"

Sheet Title/Description

Issue	Issue Date	By	Description

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

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

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09.12.23
Submittal Date

Sheet Title/Description
JAYMARC HOMES
Design Firm

R.K.N.
Drawn by:

Checked by:

Primary Scale

A10
of .

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. (B1)
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

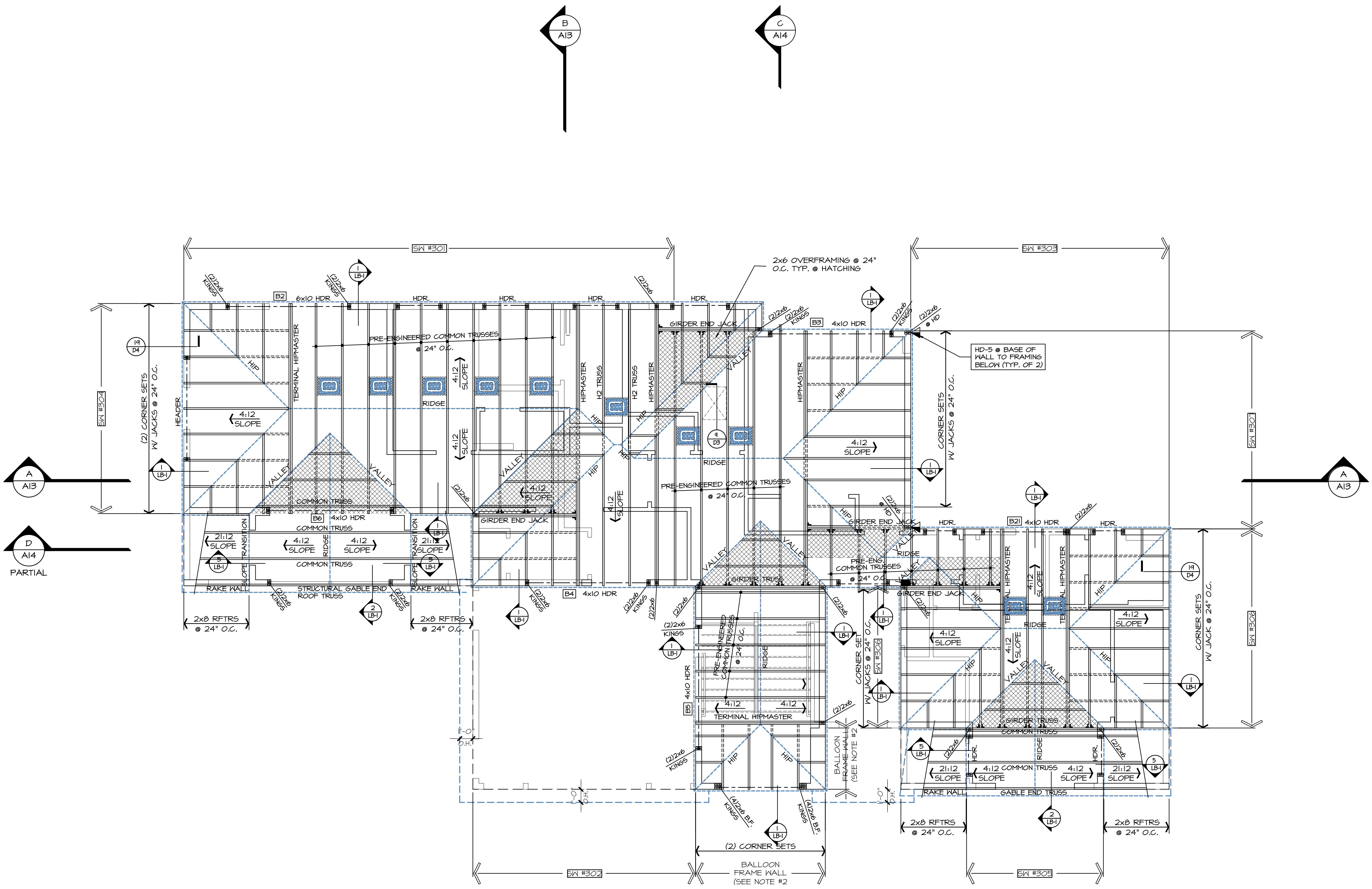
Standard Truss / Scissor Truss Roof Framing Assembly: ZONE 1	
Ridge Ventilation: 50% of ventilation	50.16
Continuous Ridge Vent =	18.00 s.l. per l.f.
Upper Ventilation MIN. Req'd =	412.08 s.l. x 0.4 / s.l. per linear foot = 19.11
Upper Ventilation MAX. Req'd =	412.08 s.l. x 0.5 / s.l. per linear foot = 22.11
Provide:	0.0
Verification area remainder for AF50 vents =	50.16 s.l.
Upper Roof Ventilation: as needed to achieve 50% of ventilation	
AF50 Roof Jack (10' x 7') =	50.00 s.l. each
Upper Ventilation Req'd TO GET 50% = 50.16 s.l.	/ s.l. of each vent = 2 vents
Provide:	10 - 10'x7' roof jacks. Ventilation = 500.00 s.l.
Eave Ventilation:	
Birdblocking (3/2" dia holes per bay =	4.71 s.l. / l.f. - 25% reduction = 3.53 s.l. / l.f.
Eave Ventilation Req'd =	412.08 s.l. / s.l. per l.f. = 191.70 l.f.
Provide Minimum:	488.08 s.l.
Minimum Ventilation Provided =	998.08 s.l. IS GREATER THAN 824.16 s.l. Req'd

Upper Roof Ventilation: as needed to achieve 50% of ventilation

Standard Truss / Scissor Truss Roof Framing Assembly: GREAT ROOM ZONE 2	
Ridge Ventilation: 50% of ventilation	50.16
Continuous Ridge Vent =	18.00 s.l. per l.f.
Upper Ventilation MIN. Req'd =	71.28 s.l. x 0.4 / s.l. per linear foot = 4.11
Upper Ventilation MAX. Req'd =	71.28 s.l. x 0.5 / s.l. per linear foot = 3.11
Provide:	0.11 ridge vent. Ventilation = 0.00 s.l.
Verification area remainder for AF50 vents =	50.16 s.l.
Upper Roof Ventilation: as needed to achieve 50% of ventilation	
Coravent Invert Product Supplies 8.75 sq. in. if not free per linear foot	
Upper Ventilation Req'd TO GET 50% = 71.28 s.l.	
Provide: 12 linear feet of Coravent product at roof to wall =	81.00 s.l.
Eave Ventilation:	
Birdblocking (3/2" dia holes per bay =	4.71 s.l. / l.f. - 25% reduction = 3.53 s.l. / l.f.
Eave Ventilation Req'd =	71.28 s.l. / s.l. per l.f. = 73.09 l.f.
Provide Minimum:	24.11 birdblocking. Ventilation = 84.78 s.l.
Minimum Ventilation Provided =	165.78 s.l. IS GREATER THAN 142.56 s.l. Req'd

Lower Roof Ventilation: as needed to achieve 50% of ventilation

Standard Truss / Scissor Truss Roof Framing Assembly: ENTRY ZONE 3	
Ridge Ventilation: 50% of ventilation	50.16
Continuous Ridge Vent =	18.00 s.l. per l.f.
Upper Ventilation MIN. Req'd =	22.8 s.l. x 0.4 / s.l. per linear foot = 2.11
Upper Ventilation MAX. Req'd =	22.8 s.l. x 0.5 / s.l. per linear foot = 1.11
Provide:	0.11 ridge vent. Ventilation = 0.00 s.l.
Verification area remainder for AF50 vents =	50.16 s.l.
Upper Roof Ventilation: as needed to achieve 50% of ventilation	
Coravent Invert Product Supplies 8.75 sq. in. if not free per linear foot	
Upper Ventilation Req'd TO GET 50% = 22.80 s.l.	
Provide: 4 linear feet of Coravent product at roof to wall =	27.00 s.l.
Eave Ventilation:	
Birdblocking (3/2" dia holes per bay =	4.71 s.l. / l.f. - 25% reduction = 3.53 s.l. / l.f.
Eave Ventilation Req'd =	22.80 s.l. / s.l. per l.f. = 57.80 l.f.
Provide Minimum:	6.11 birdblocking. Ventilation = 21.20 s.l.
Minimum Ventilation Provided =	48.20 s.l. IS GREATER THAN 45.6 s.l. Req'd



ROOF FRAMING PLAN

1/4" = 1'-0"

Sheet Title/Description
Sheet Title/Description

Issue Description	Issue Date By

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

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

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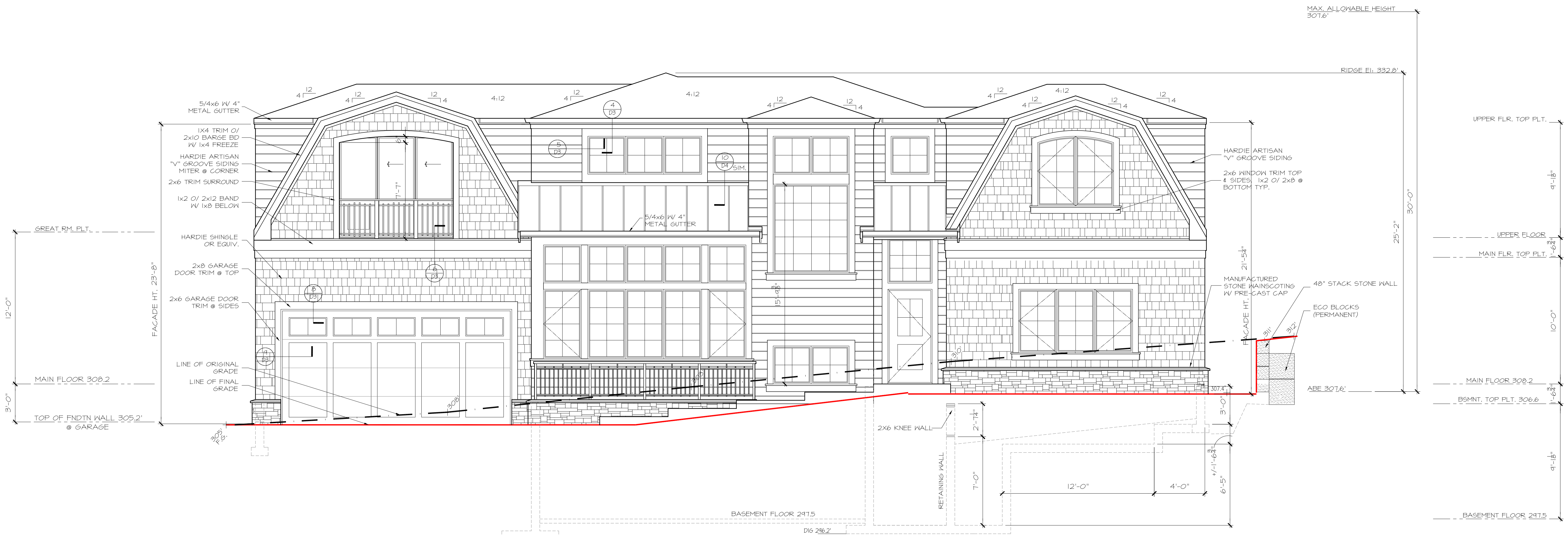
Sheet Title/Description
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Design Firm

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Checked by:

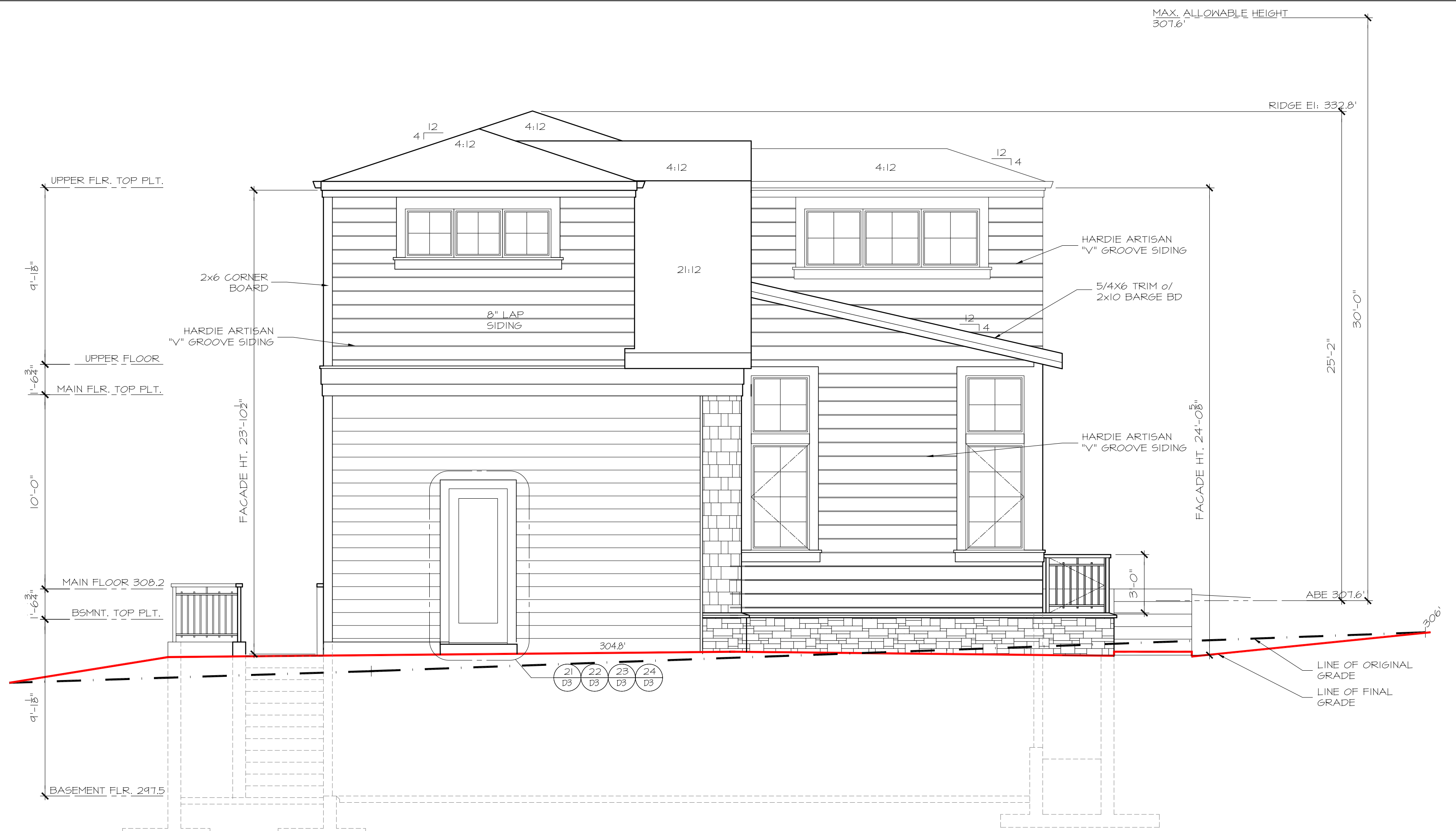
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of .



FRONT ELEVATION

1/4" = 1'-0"



LEFT ELEVATION

1/4" = 1'-0"

Sheet Title/Description



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

Issue	Issue Date	By	Description

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

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

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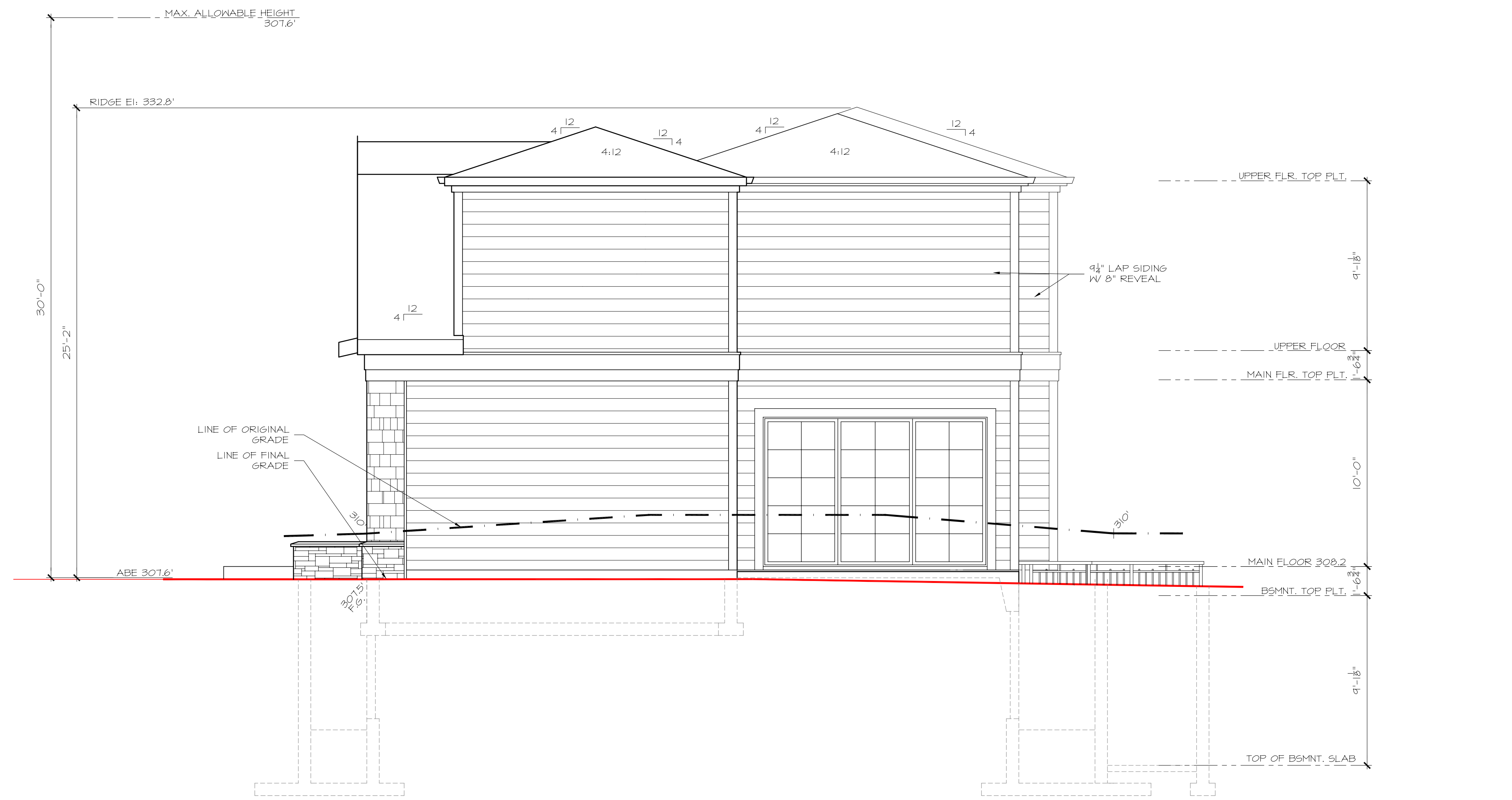
Primary Scale

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of .



NEAR ELEVATION

1/4" = 1'-0"

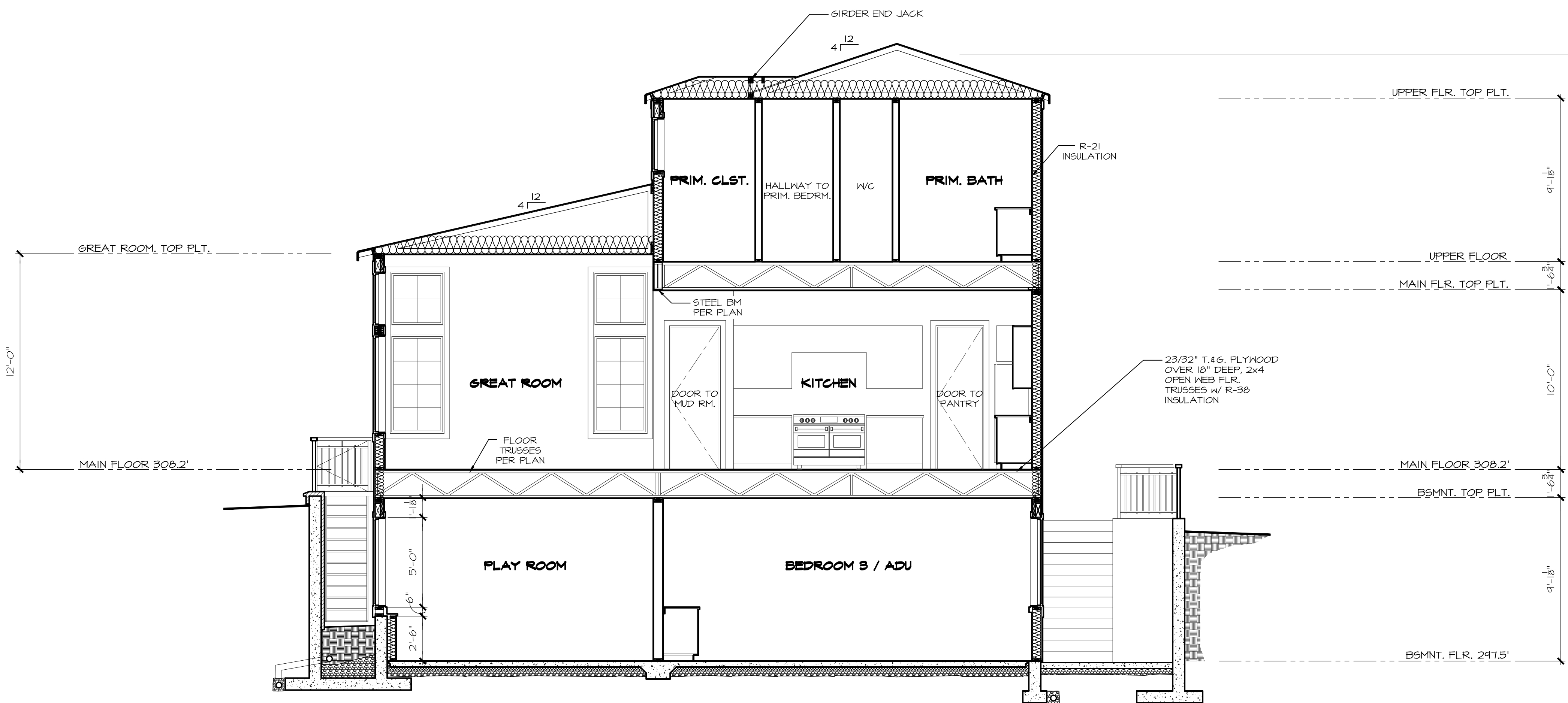


RIGHT ELEVATION

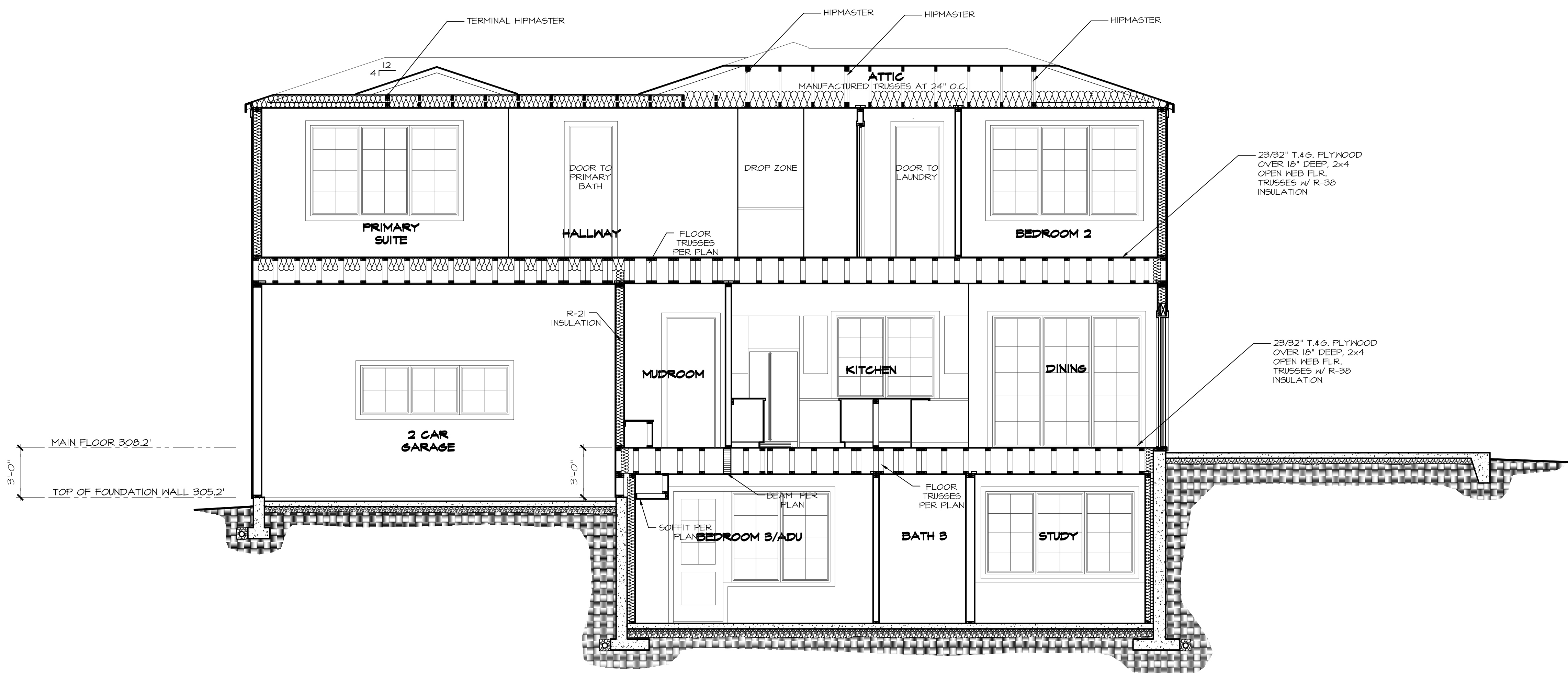
1/4" = 1'-0"

Sheet Title/Description

NOTES:



B BUILDING SECTION
 $\frac{1}{4}'' = 1'-0''$



A BUILDING SECTION
 $\frac{1}{4}'' = 1'-0''$

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

Issue	Issue Date	By	Description

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

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

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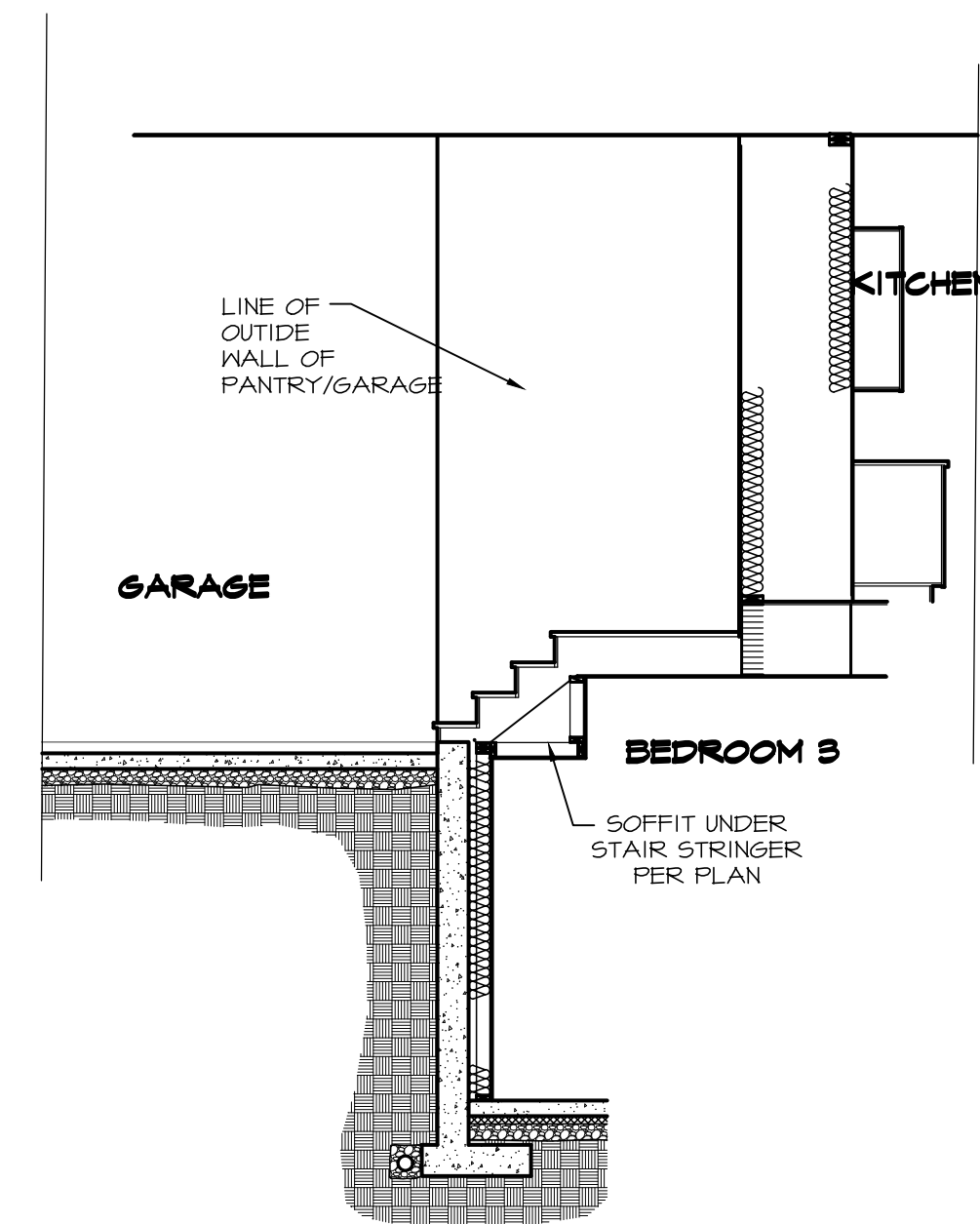
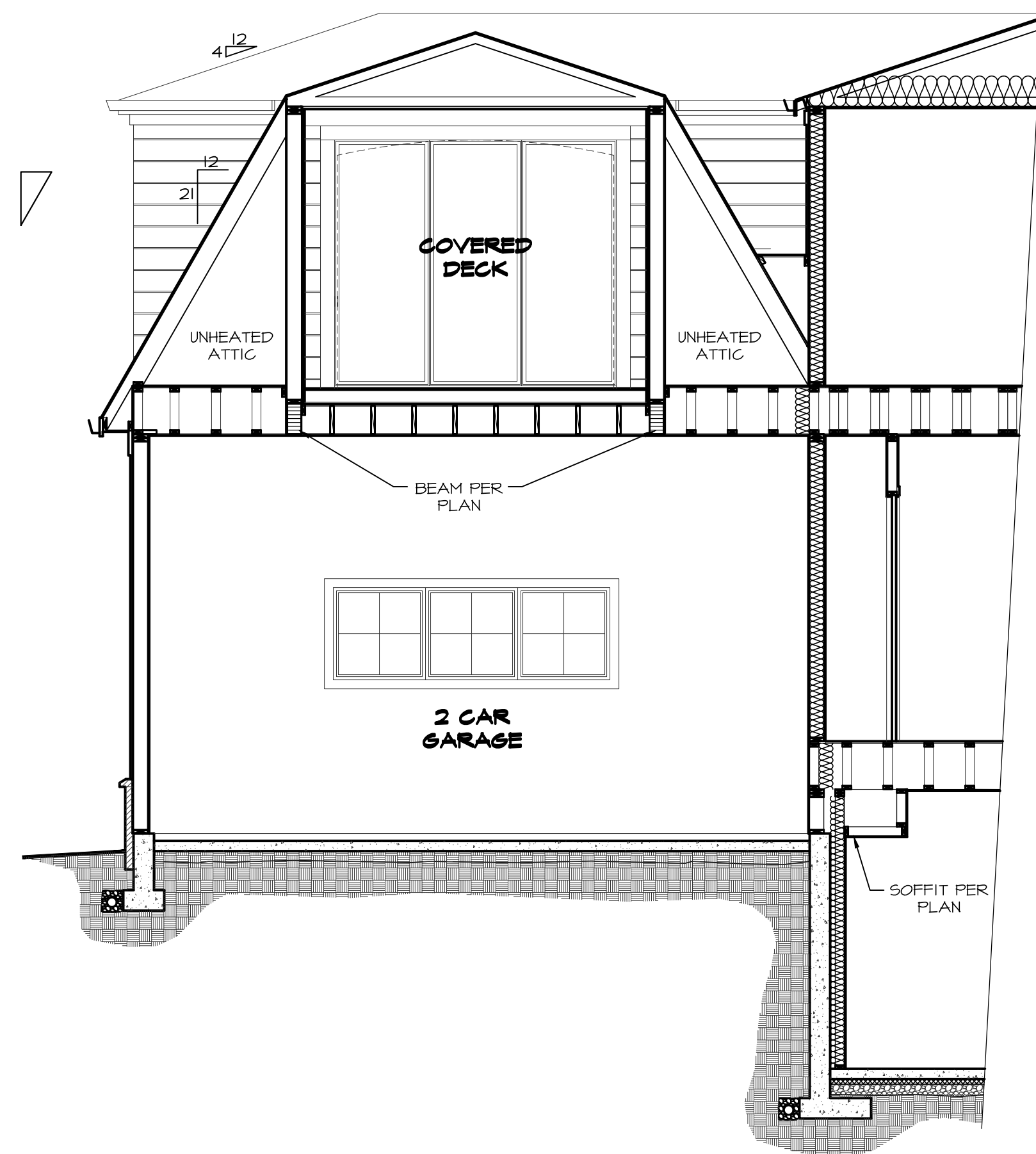
Checked by:

Primary Scale

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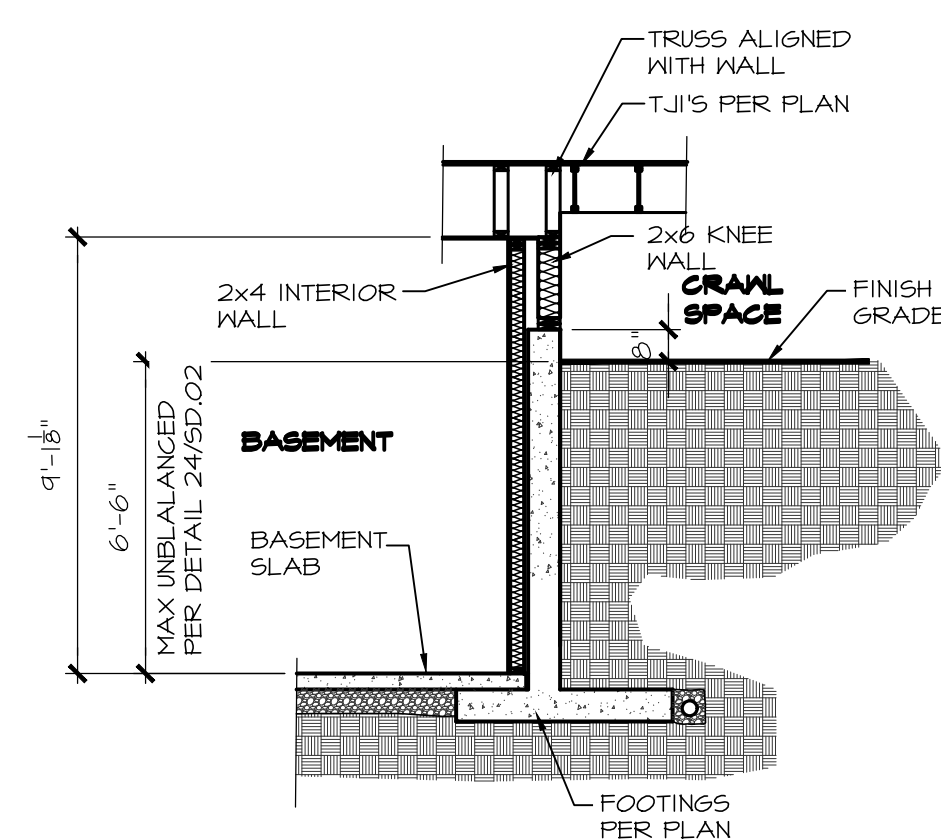
Sheet Title/Description

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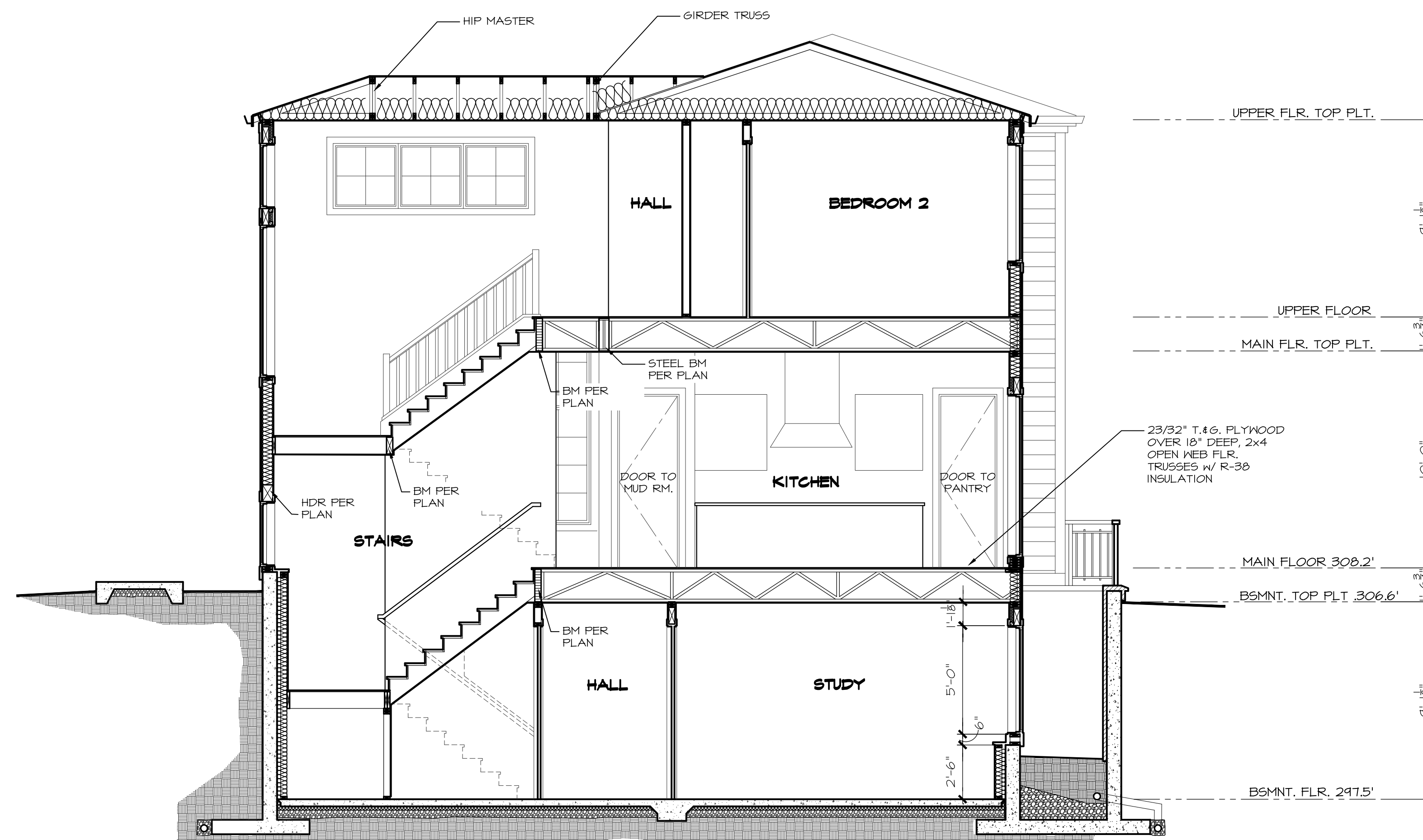


D PARTIAL BUILDING SECTION
1/4" = 1'-0"

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"

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

Issue Description	Issue Date	By

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

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A14
of .

Sheet Title/Description



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

Issue Description	Issue Date	By

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

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

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05.18.23
 Submittal Date

Sheet Title/Description
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 Design Firm

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Primary Scale

EN1
 of .

Sheet Title/Description

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

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

Energy Options	Energy Credit Option Descriptions (cont.)	Credits - select ONE energy option from each category ¹	User Notes
5.1 ¹	Efficient Water Heating	0.5 <input type="checkbox"/>	
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 ¹	Renewable Electric Energy (3 credits max)	1.0 <input type="checkbox"/>	
7.1	Appliance Package	0.5 <input type="checkbox"/>	
Total Credits		6.0	<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.

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

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

Project Information	Contact Information
Dubey Residence 8446 SE 37th St, Mercer Island, WA	Mark Shanabarger - JayMarc Homes 7525 SE 24th St, Mercer Island, WA 98040

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	Date
Ryan Redman	03/24/2021

All Climate Zones (Table R402.1.1)

Fenestration U-Factor ^a	R-Value ^a	U-Factor ^a
Fenestration U-Factor ^b	n/a	0.30
Skylight U-Factor ^b	n/a	0.50
Glazed Fenestration SHGC ^{b,c}	n/a	n/a
Ceiling ^d	49	0.026
Wood Frame Wall ^{e,h}	21 Int	0.056
Floor	30	0.029
Below Grade Wall ^{e,h}	10/15/21 Int + TB	0.042
Slab ^d R-Value & Depth	10, 2 ft	n/a

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.

a. The fenestration U-factor column excludes skylights.

b. "10/15/21 +STB" 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 at the interior of the basement wall. "10/15/21 +STB" 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. "STB" means R-5 thermal break between floor slab and basement wall.

c. 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.

d. 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.

e. For log structures developed in compliance with Standard ICC 400, log walls shall meet the requirements for climate zone 5 of ICC 400.

f. 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.

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

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

- Small Dwelling Unit: 3 credits**
Dwelling units less than 1,500 sf in conditioned floor area with less than 300 sf of fenestration area. Additions to existing building that are greater than 500 sf of heated floor area but less than 1,500 sf.
- 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 sf 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 ^b	0.0 <input type="radio"/>	
2	Heat pump ^c	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 ¹	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 ²	High Efficiency HVAC	1.0 <input type="radio"/>	
3.2	High Efficiency HVAC	1.0 <input type="radio"/>	
3.3 ²	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 ²	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"/>	

Room	WSEC	0.25	1	3	0.8	0
Bedroom 3/ADU -Store Dr	WSEC	0.28	1	3	0.8	0
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	0.3	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
Bedroom 2	WSEC	0.28	3	3	0.5	0
Hall & Bath 2	WSEC	0.28	5	2	0.2	0
Bedroom 3	WSEC	0.28	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

Simple Heating System Size: Washington State
This heating system sizing calculator is based on the Prescriptive Requirements of the 2015 Washington State Energy Code (WSEC) and ACCA Manuals J and S. This calculator will calculate heating loads only. ACCA procedures for sizing cooling systems should be used to determine cooling loads.

Please fill out all of 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 call the WSU Energy Extension Program at (360) 956-2042 for assistance.

Project Information	Contact Information
New SFR 8446 SE 37th St, Mercer Hwy MERCER ISLAND, WA 98040	JayMarc Homes 7525 SE 24th St, #520 MERCER ISLAND, WA 98040

Heating System Type: All Other Systems Heat Pump

To see detailed instructions for each section, place your cursor on the word "Instructions".

Design Temperature
Instructions Design Temperature Difference (AT) 45
AT = Indoor (70 degrees) - Outdoor Design Temp

Area of Building
Instructions Conditioned Floor Area (sq ft) 4,432
Average Ceiling Height 9.2
Instructions Average Ceiling Height (ft)

Glazing and Doors
Instructions U-Factor X Area = UA
0.280 1,011 283.08

Skylights
Instructions U-Factor X Area = UA
0.50 0 --

Insulation
Instructions U-Factor X Area = UA
0.028 2,109 54.83

Single Rafter or Joist Vaulted Ceilings
Instructions U-Factor X Area = UA
No selection --

Above Grade Walls (see Figure 1)
Instructions U-Factor X Area = UA
0.056 4,089 228.98

Floors
Instructions U-Factor X Area = UA
0.025 2,232 55.80

Below Grade Walls (see Figure 1)
Instructions U-Factor X Area = UA
0.028 1,180 33.04

Slab Below Grade (see Figure 1)
Instructions F-Factor X Length = UA
0.303 17 5.15

Slab on Grade (see Figure 1)
Instructions F-Factor X Length = UA
0.360 161 57.96

Location of Ducts
Instructions Duct Leakage Coefficient 1.00

Sum of UA 718.85

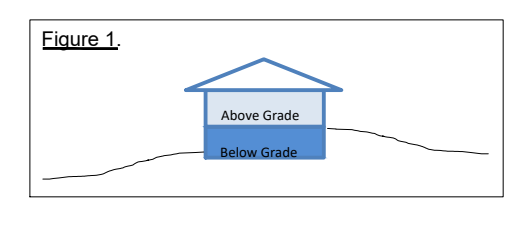
Envelope Heat Load 32,348 Btu / Hour
Sum of UA X AT

Air Leakage Heat Load 20,463 Btu / Hour
Volume X 0.18 X 1.1 X 0.18

Building Design Heat Load 52,811 Btu / Hour
Air Leakage + Envelope Heat Loss

Building and Duct Heat Load 52,811 Btu / Hour
Ducts in unconditioned space: Sum of Building Heat Loss X 1.10
Ducts in conditioned space: Sum of Building Heat Loss X 1

Maximum Heat Equipment Output 73,935 Btu / Hour
Building and Duct Heat Loss X 1.40 for Forced Air Furnace
Building and Duct Heat Loss X 1.25 for Heat Pump





Vertical wall Installation

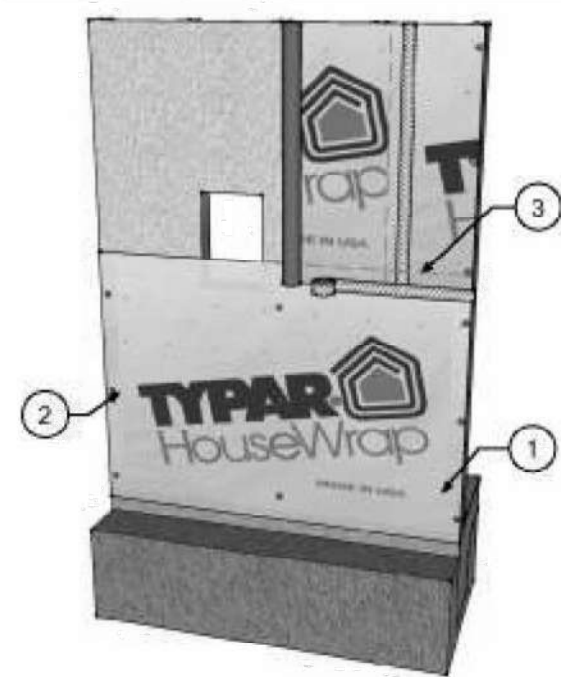
Install TYPAR® HouseWrap over an approved exterior sheathing after the framing is complete and before the windows and doors have been installed. Plastic capped fasteners should be used and spaced at 32" OC (vertically and horizontally) when being applied over 7/16" OSB or 15/32" plywood. When installing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

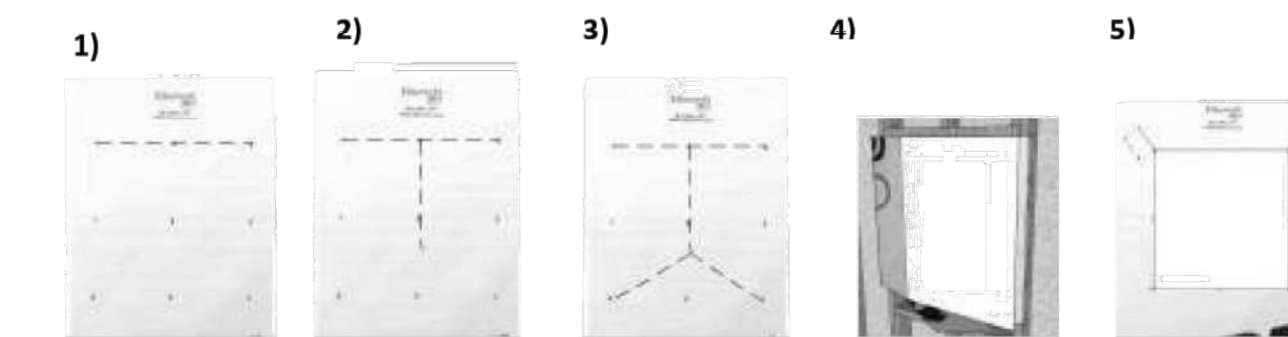
From that stopping point, cut diagonally to both lower left and right corners of the opening.

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 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.

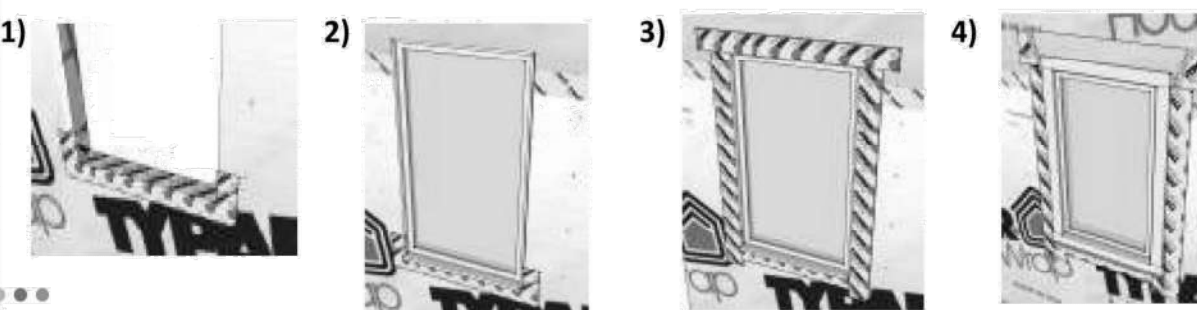
STEP 3

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.



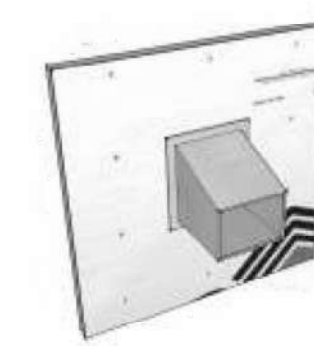
Flashing Penetrations

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.

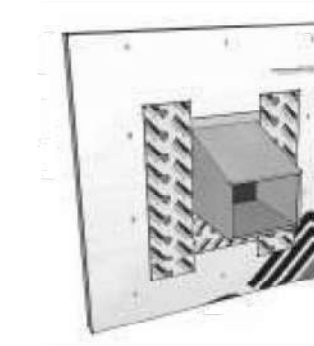
The method is similar to the flashing a window. Start by flashing the bottom of the penetration. Ensure to shingle the upper tape over the bottom tape.

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

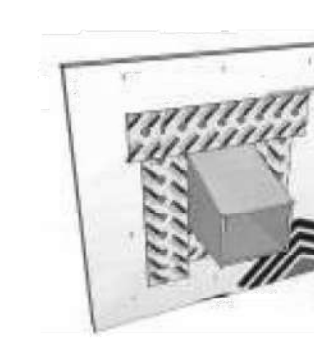
1)



2)



3)



STEP 1

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

STEP 2

Flash the vent using the same method as windows. Starting at the bottom flange; cut the flashing so that it extends past the flanges by 1" on both sides. Now apply the flashing to the sides of the vent. Remember to extend the flashing 1" on both top and bottom. Make sure to smooth out wrinkles and air bubbles. The use of a J-roller is optional.

STEP 3

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

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

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

For more information, visit www.Typar.com



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



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

Issue Description	Issue Date	By

Job Number: _____

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

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

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

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Submittal Date _____

Sheet Title/Description _____

Design Firm _____

Drawn by: _____

Checked by: _____

Primary Scale _____

D1 of .

Sheet Title/Description

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 PRESSURE
- 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 95% SACK 2500 PSI CONCRETE MIXES THAT ARE EQUIVALENT TO 3,000 PSI CONCRETE FOR WEATHERING POTENTIAL
- ALL CONCRETE EXPOSED TO THE WEATHER SHALL NOT HAVE LESS THAN 5% OR MORE THAN 7% AIR ENTRAINMENT.
- FOUNDATION WALL DESIGN IS BASED ON BACKFILL 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. (5'-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-STORY & 4'-0" O.C. @ 3-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 5THD14 (R.J.) HOLD-DOWN
▶ HD-5	SIMPSON C516 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, 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 MKK FOR REVIEW PRIOR TO FABRICATION, DELIVERY, OR INSTALLATION.

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

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

LOADING AND DESIGN PARAMETERS

GRAVITY DESIGN LOADS:

DEAD LOAD (PSF):	
ROOF TRUSS TOP CHORD:	10
ROOF TRUSS BOTTOM CHORD:	7
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 1604)	
SPEED (V) (MPH):	100
WIND RISK CATEGORY:	II
IMPORTANCE FACTOR (I _w):	1.0
EXPOSURE CATEGORY:	B
INTERNAL PRESSURE COEFF. (GC _p):	±0.8
TOPOGRAPHIC FACTOR (K _z):	1.3

SEISMIC LOAD: (IBC 1601)

SEISMIC RISK CATEGORY:	II
SEISMIC IMPORTANCE FACTOR (I _s):	1.0
MAPPED SPECTRAL RESPONSE:	
S _e 1.001:	0.489
SITE CLASS:	(D) (DEFAULT)
SPECTRAL RESPONSE COEFF.:	0.126
S _e 0.50:	0.590

SEISMIC DESIGN CATEGORY: BASIC SEISMIC-FORCE-RESISTING SYSTEMS: LIGHT FRAMED WALLS W/ WOOD STRUCTURAL STUDS

ULTIMATE BASE SHEAR:

TRANS: 10 K	LONG: 10 K
SEISMIC RESPONSE COEFF. (C _d):	
TRANS: 0.175	LONG: 0.175
RESPONSE MODIFICATION FACTOR (R):	
TRANS: 6.5	LONG: 6.5

ANALYSIS PROCEDURE USED: EQUIVALENT LATERAL FORCE

LATERAL BRACING NOTES

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

110 MPH WIND IN 2018 IRC MAP

ENGINEERED DESIGN WAS COMPLETED PER 2018 IBC (SECTION 1604 & 1613) & ASCE 7-16, AS PERMITTED BY R301.3 OF THE 2018 IRC. ACCORDINGLY, THIS HOME, AS DOCUMENTED AND DETAILED HEREWITHIN, IS ADEQUATE TO RESIST THE CODE REQUIRED LATERAL FORCES, AND DOES NOT NEED TO CONFORM TO THE PRESCRIPTIVE PROVISIONS OF R602.10.

STANDARD EXTERIOR WALL SHEATHING SPECIFICATIONS

(INTERIOR WALL SPECIFICATION WHERE NOTED ON PLANS)

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

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

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

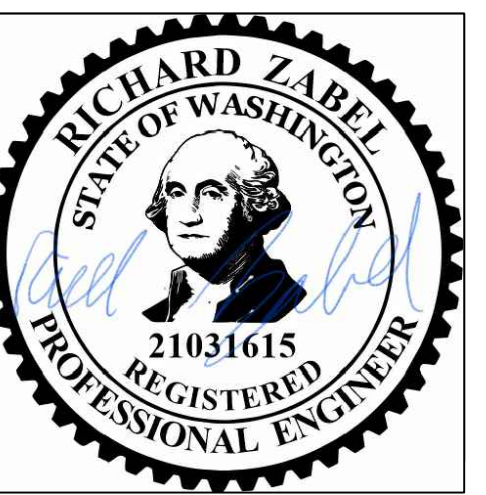
- 1/8" OSB OR 1/2" PLYWOOD:

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

- NOTES:**
- LATERAL ANALYSIS ASSUMES STUD SPACING @ 16" O.C.
 - ALL SHEAR WALLS SHALL HAVE DOUBLE TOP PLATES FASTENED TOGETHER W/ 3"x0.131" NAILS @ 8" O.C. USE (2) 3/8"x0.131" NAILS AT EACH LAP SPLICE. (6) EACH SIDE OF JOINT (TYP. UNO.)
 - ALL EXTERIOR WALLS ARE CONTINUOUSLY SHEATHED.
 - ALL INTERIOR SHEAR WALLS AND EXTERIOR WALLS ARE SHEATHED ABOVE AND BELOW OPENINGS.

LEGEND

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



GENERAL STRUCTURAL NOTES

DESIGN PARAMETERS

- DESIGN IS BASED ON 2018 INTERNATIONAL RESIDENTIAL CODE & 2018 INTERNATIONAL BUILDING CODE
- WOOD FRAME ENGINEERING IS BASED ON NDS, NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION - LATEST EDITION.

GENERAL FRAMING

- EXTERIOR BEARING WALLS SHALL BE 2x4 OR 2x6 (AS SHOWN ON PLANS) @ 16" O.C. (W/ DOUBLE TOP PLATE) HEM FIR (HF) #2 STUD GRADE LUMBER, OR BETTER, UNO.
- INTERIOR BEARING WALLS SHALL BE 2x4 OR 2x6 (AS SHOWN ON PLANS) @ 16" O.C. (W/ DOUBLE TOP PLATE) HEM FIR (HF) #2 STUD GRADE LUMBER, OR BETTER, UNO.
- ALL NON-BEARING INTERIOR STUD WALLS SHALL BE CONSTRUCTED WITH 2x STUD GRADE MEMBERS SPACED @ 24" O.C. (MAX.)
- ALL WALLS TALLER THAN TYP. PLATE HEIGHT SHALL BE CONSIDERED BALLOON FRAMED & SHALL BE CONSTRUCTED FROM FLOOR TO UNDERSIDE OF FRAMING AT NEXT LEVEL. BF. WALLS SHALL BE 2x4 OR 2x6 (AS SHOWN ON PLANS) HEM FIR (HF) #2 GRADE LUMBER, OR BETTER.
- ALL HEADERS SHALL BE SUPPORTED BY (1) 2x JACK STUD @ (1) 2x KING STUD, MINIMUM. THE NUMBER OF STUDS SPECIFIED AT A SUPPORT INDICATES THE NUMBER OF JACK STUDS REQUIRED, UNO.
- BUILT-UP POSTS SHALL BE 2x4 OR 2x6 HEM FIR (HF) #2 STUD GRADE LUMBER, OR BETTER, UNO. & SOLID WOOD COLUMN SHALL BE SPRUCE PINE FIR (SPF) #2 GRADE LUMBER, OR BETTER, UNO.
- ALL 2x6 AND LARGER SOLID SAWN BEAMS/HEADERS SHALL BE HEM FIR #2 (HF #2) OR BETTER. ALL 4x6 AND LARGER SOLID SAWN LUMBER SHALL BE DOUG FIR #2 (DF #2) OR BETTER.
- ALL FRAMING LUMBER SHALL BE KILN DRIED TO 15% MC (KD-15).
- ALL TYP. NAIL FASTENER REQUIREMENTS ARE NOTED IN GENERAL NOTES, IN DETAILS, OR ON PLANS. ALL NAILS SPECIFIED ARE MIN DIAMETER AND LENGTH REQUIRED FOR CONNECTION. ALL HANGER NAILS SHALL BE INSTALLED PER MANUFACTURER'S REQUIREMENTS FOR MAX CHARTED CAPACITY. NOTE: HANGERS USE COMMON NAIL DIAMETERS NOT TYPICAL FRAMING SAWN LUMBER.
- FASTEN ALL BEAMS TO COLUMN, OR FLUSH BEAMS TO SUPPORTING BEAMS W/ (4) 3"x0.131" TOENAILS (MN), TYP. UNO.
- PROVIDE SOLID BLOCKING IN FLOOR SYSTEM UNDER ALL POSTS & HOLD-DOWNS CONTINUOUS TO FOUNDATION/BEARING. BLOCKING TO MATCH POST ABOVE.
- ENGINEERED LUMBER TO MEET OR EXCEED THE FOLLOWING:
 - LVL MEMBERS - Fb=2525 PSI; Fv=310 PSI; E=155x10⁶ PSI
 - LVL MEMBERS - Fb=2600 PSI; Fv=285 PSI; E=1.2x10⁶ PSI
 - SLB MEMBERS - Fb=2400 PSI; Fv=1850 PSI; Fv=265 PSI; E=1.8x10⁶ PSI; DF/DF; 24F-V4 (UNO)
- ENGINEERED LUMBER POSTS TO MEET OR EXCEED THE FOLLOWING:
 - LVL MEMBERS - Fb=2400 PSI; Fv=2500 PSI; E=1.8x10⁶ PSI
- FACE NAIL MULTI-PLY 2x BEAMS & HEADERS IN 3-ROV OF 3"x0.131" NAILS (MN) @ 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/ AFS (HILT) X-U PING OR EQUAL (0.15" 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. DESIGN ARE ASS. LEVEL LOADS, UNO. (EXCLUDES STONE/MARBLE OR NET BED CONSTRUCTED FLOORS - CONTACT MKK FOR EXCLUDED DESIGN).
- ALL METAL I-JOIST/RUSS HANGERS SHALL BE SPECIFIED BY ARCHITECT AND ENGINEER FOR REVIEW AND APPROVAL PRIOR TO FABRICATION OR DELIVERY.
- 2x FLOOR JOISTS HAVE BEEN DESIGNED TO MEET OR EXCEED L/240 LIVE LOAD DEFLECTION CRITERIA.
- TYPICAL 2x JOIST HANGERS (UNO. ON PLANS): SINGLE PLY: SIMPSON LUS20 DOUBLES: SIMPSON LUS20-2
- FLOOR SHEATHING SHALL BE 23/32" A.P.A. RATED STURD-FLOOR 24" O.C. EXPOSURE 1 (OR APPROVED EQUAL) WITH TONGUE AND GROOVE EDGES. FASTEN TO FRAMING MEMBERS W/ GLUE AND 2 1/2" x 0.131" NAILS @ 6" O.C. 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 (MN) & (1) SIMPSON 50NKG15600 SCREW @ ALL BEARING POINTS. PROVIDE (2) SIMPSON 50NKG15600 SCREWS AT 2-PLY GIRDER TRUSSES, (3) SIMPSON 50NKG15600 SCREWS AT 3-PLY GIRDER TRUSSES AT ALL BEARING POINTS.
- FASTEN EACH ROOF RAFTER TO TOP PLATE WITH (1) SIMPSON 50NKG15600 SCREW PROVIDE (2) SIMPSON 50NKG15600 SCREWS AT FLUSH BEAMS IN THE ROOF - AT ALL BEARING POINTS.
- ROOF SHEATHING SHALL BE 7/16" A.P.A. RATED SHEATHING 24/16 EXPOSURE 1 (OR APPROVED EQUAL). FASTEN TO FRAMING MEMBERS W/ 2 1/2" x 0.131" NAILS @ 6" O.C. AT PANEL EDGES & @ 12" O.C. AT INTERMEDIATE SUPPORTS. ROOF SHEATHING SHALL EXTEND BELOW ALL INSTANCES OF OVERFRAMING. BLOCKING SHALL BE INSTALLED AS REQUIRED TO LIMIT ROOF SHEATHING SPANS TO 24" MAX.
- WITHIN 48" OF ALL ROOF EDGES, RIDGES, & HIPs FASTEN ROOF SHEATHING FIELDS PER EDGE NAILING SPEC.
- ALL METAL HANGERS SHALL BE SPECIFIED BY THE TRUSS MANUFACTURER, UNLESS OTHERWISE NOTED.
- ROOF TRUSS SHOP DRAWINGS SHALL BE SUBMITTED TO ARCHITECT AND ENGINEER FOR REVIEW AND APPROVAL PRIOR TO FABRICATION OR DELIVERY.
- ROOF TRUSS SHOP DRAWINGS & CALCULATIONS SHALL BE PREPARED BY A WASHINGTON STATE LICENSED ENGINEER AND SHALL BE DESIGNED FOR UNBALANCED SNOW LOADING PER ASCE 7-16, SECTION 7.6.
- ERECT AND INSTALL ROOF TRUSSES PER WTCA & TP15 BC/SI-1-08 "GUIDE TO GOOD PRACTICE FOR HANDLING, INSTALLING & BRACING OF METAL PLATE CONNECTED WOOD TRUSSES."
- FASTEN OVER-FRAMED TRUSS SETS TO TRUSSES BELOW W/ (2) 3"x0.131" TOENAILS AT EA TRUSS.
- SUPPORT PORCH & SHORT SPAN ROOF TRUSSES (UP TO 6' TRIB.) W/ 2x6 LEDGER FASTENED TO FRAMING W/ (3) 3"x0.131" NAILS @ 16" O.C.
- FASTEN ALL INTERIOR NON-BEARING PARTITION WALLS TO TRUSS BOTTOM CHORD ABOVE WITH SIMPSON 51C CLIPS AT 24" O.C. MAX. PROVIDE BLOCKING BETWEEN THE TRUSS BOTTOM CHORDS AS REQUIRED FOR THE PARALLEL CONDITIONS.

seal:
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M&K project number:
154-23001

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

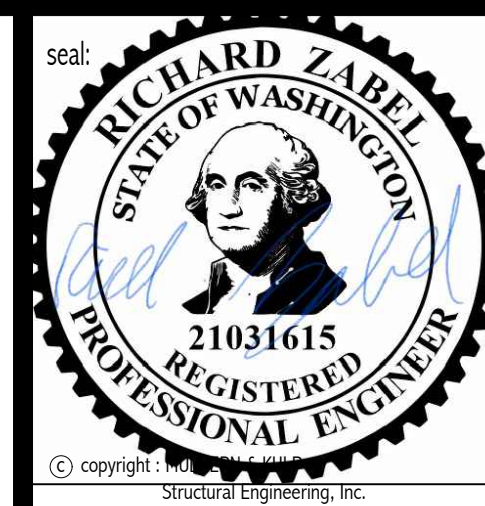
REVISIONS:
date: **08/31/2023** initial: **AJC**
ARCH REVISIONS



STRUCTURAL NOTES

DUBEY RESIDENCE
8434 SE 39TH ST
MERCER ISLAND, WASHINGTON

sheet:
S-O-O



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M&K project number:
154-23001

project mgr: **RJZ**
drawn by: **AJC**
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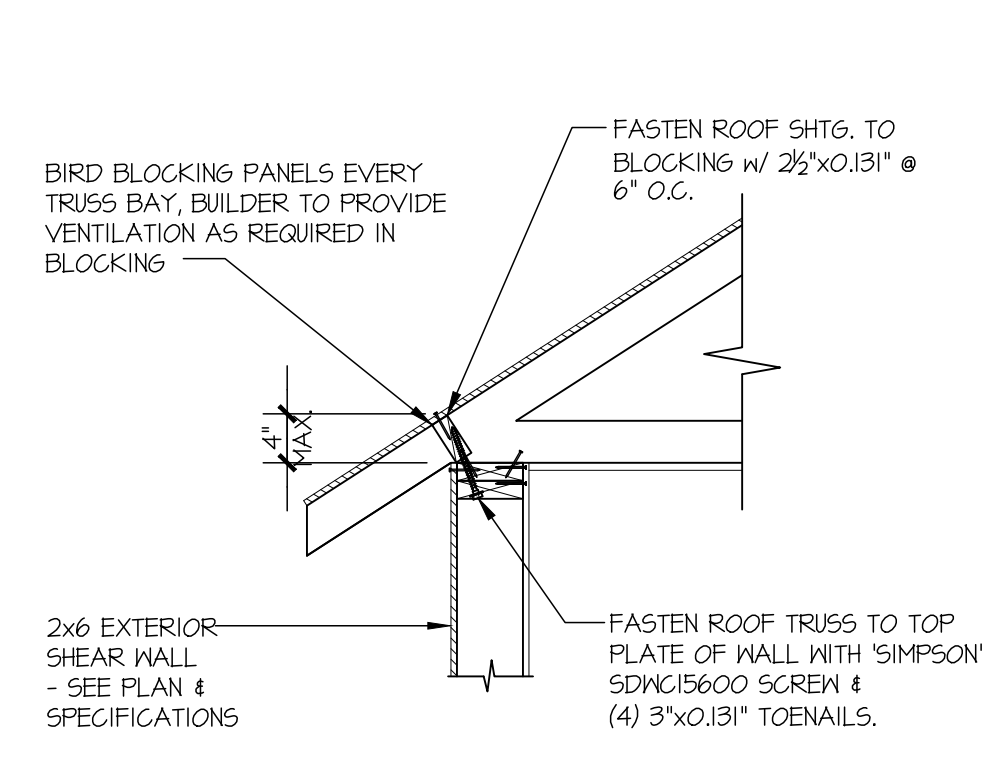
REVISIONS:
date: **08/31/2023** initial: **AJC**
ARCH REVISIONS



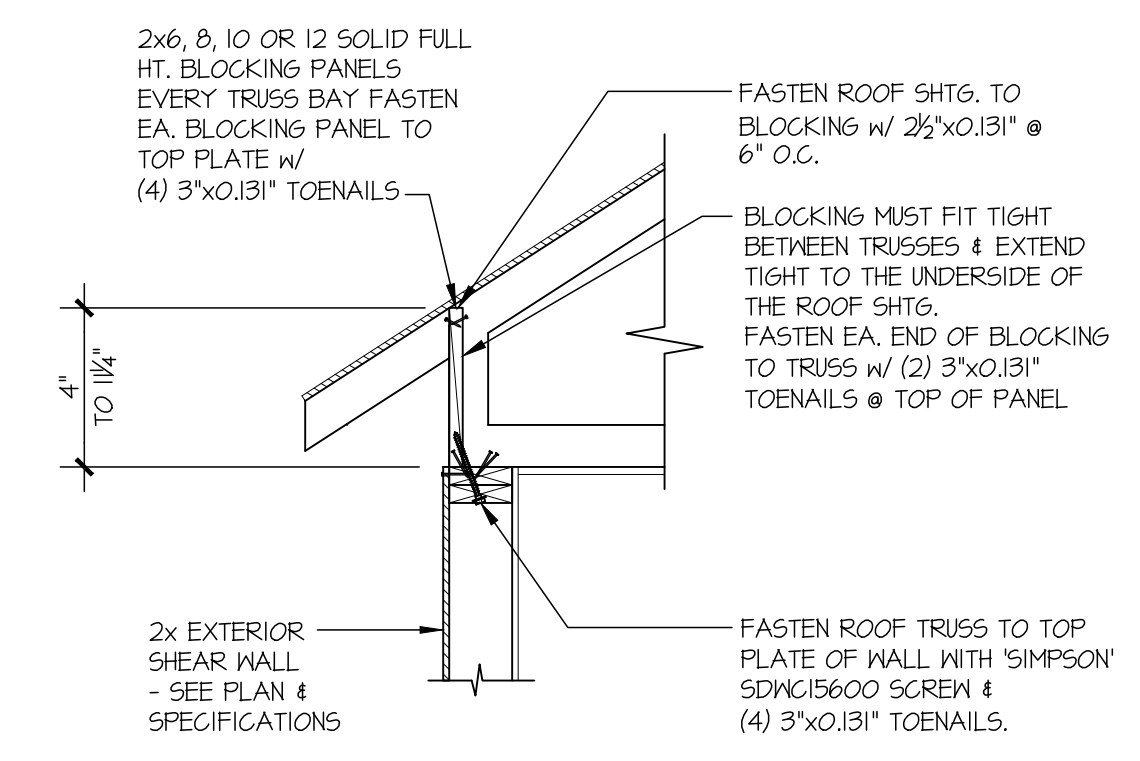
STRUCTURAL DETAILS

DUBEY RESIDENCE
8434 SE 39TH ST
MERCER ISLAND, WASHINGTON

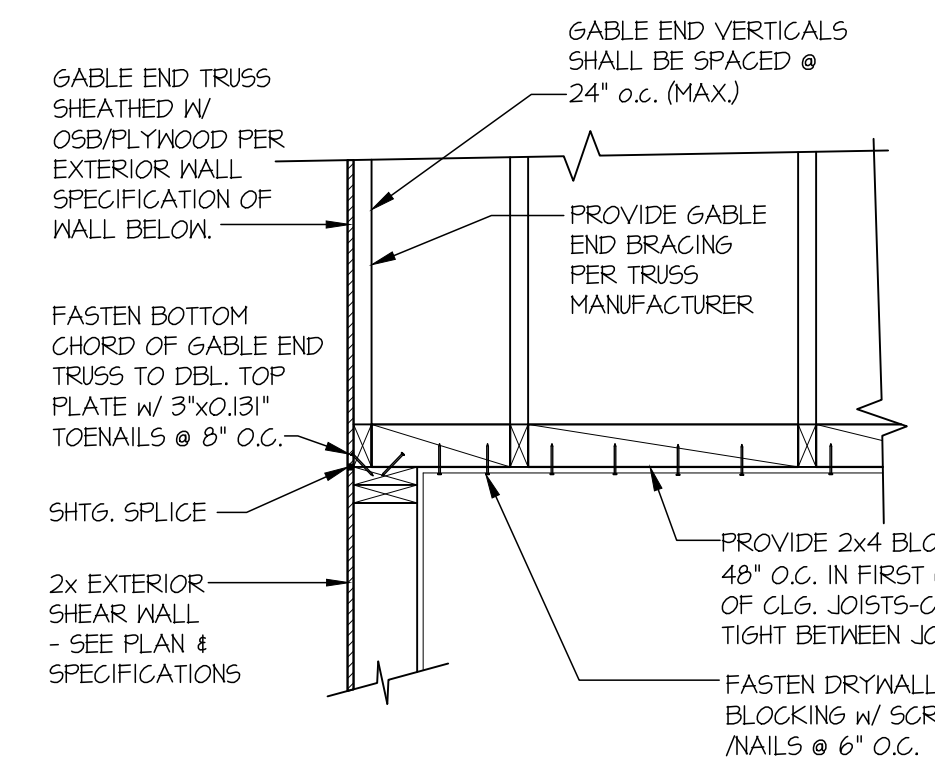
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LB-1



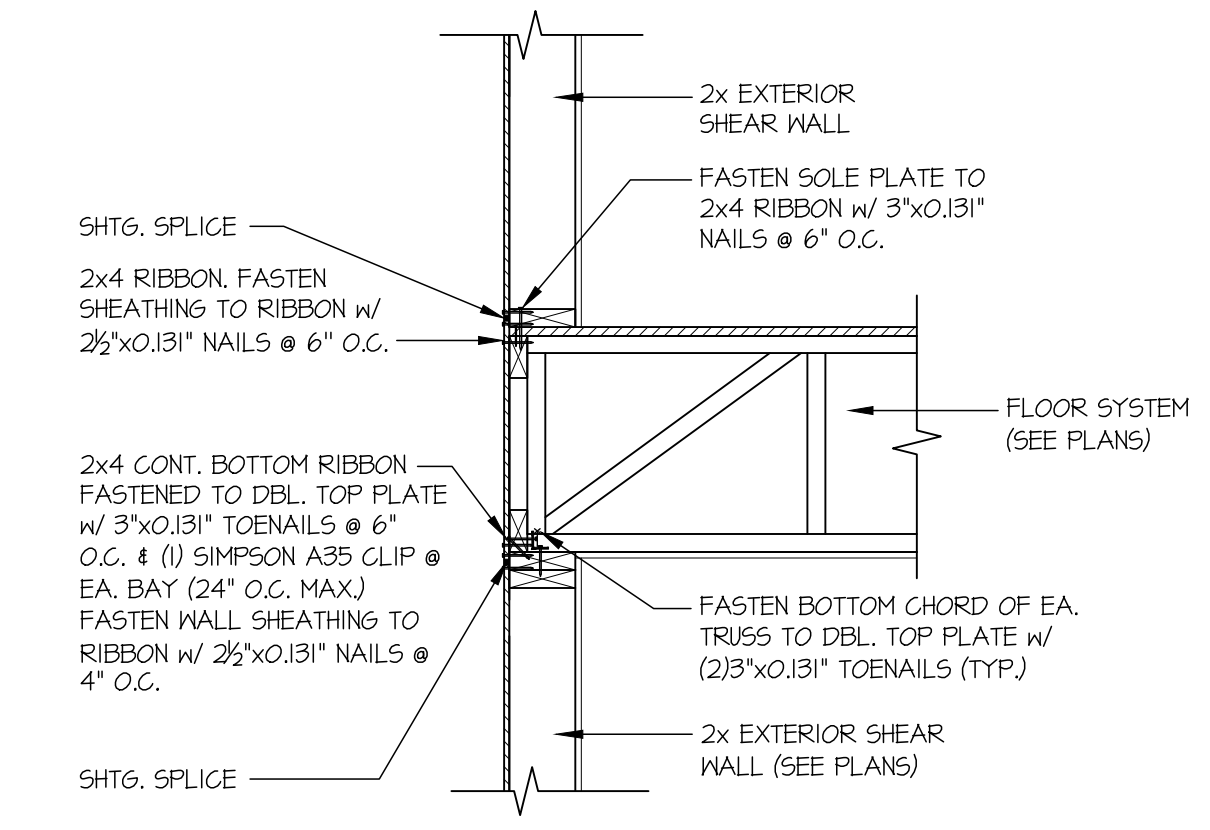
1 TYPICAL SHEAR TRANSFER DETAIL @ ROOF
SCALE: 3/4"=1'-0" HEEL HEIGHT LESS THAN 4"



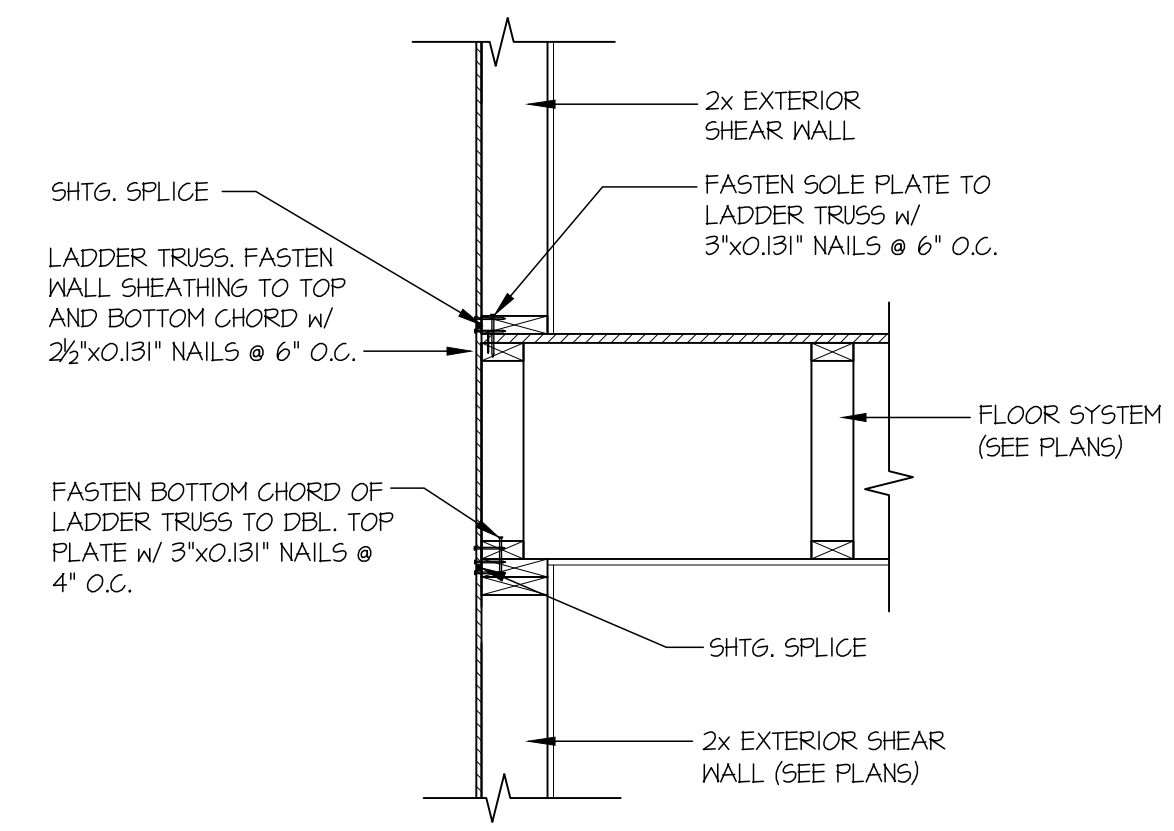
2 TYPICAL SHEAR TRANSFER DETAIL @ ROOF
SCALE: 3/4"=1'-0" HEEL HEIGHT BETWEEN 4" - 11 1/4"



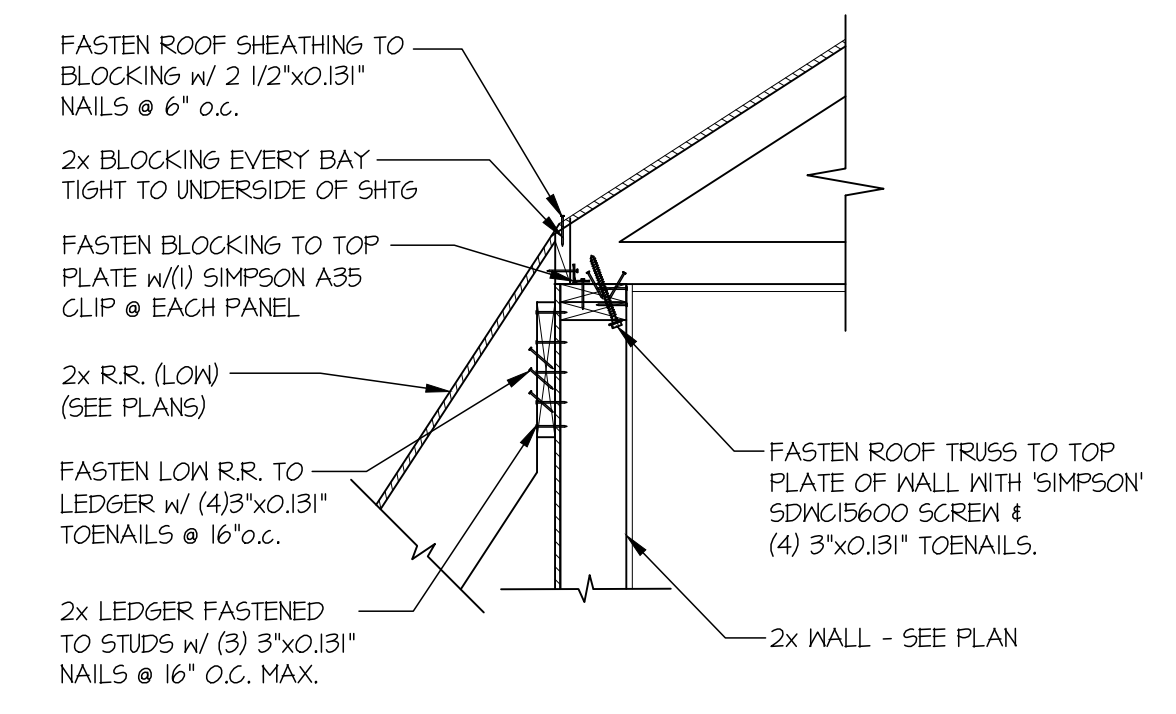
3 TYPICAL GABLE END DETAIL
SCALE: 3/4"=1'-0"



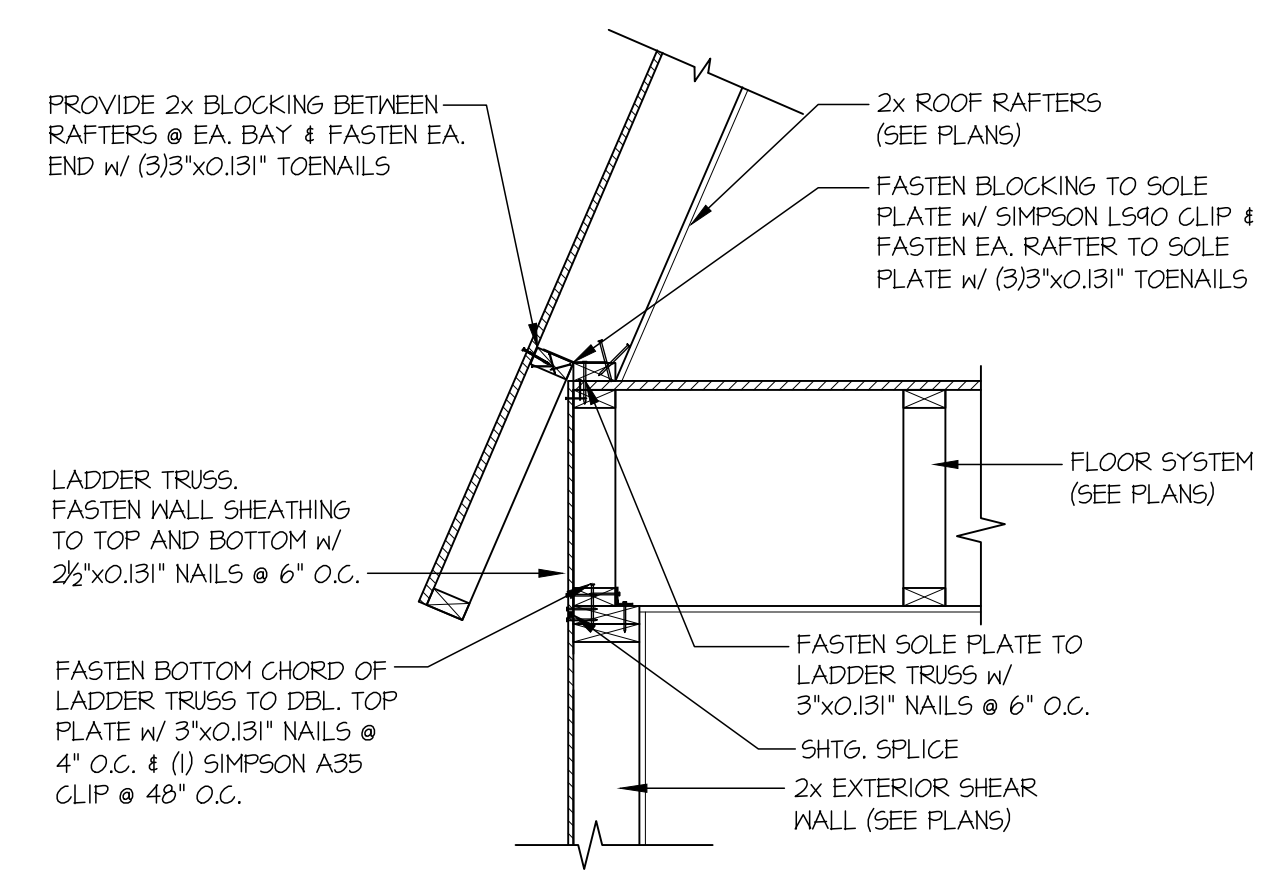
4 TYPICAL SHEAR TRANSFER DETAIL BETWEEN FLOORS @ EXTERIOR WALL
SCALE: 3/4"=1'-0" PERPENDICULAR FRAMING



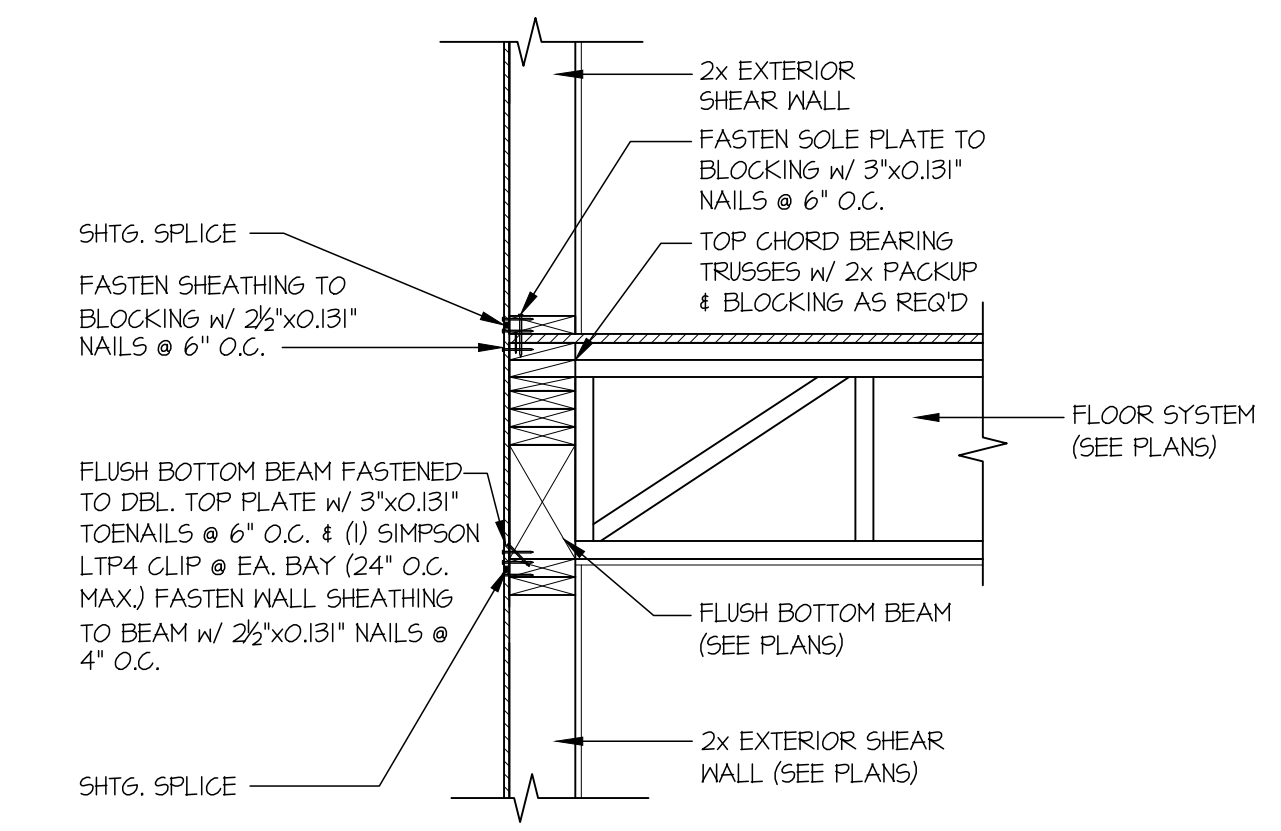
5 TYPICAL SHEAR TRANSFER DETAIL BETWEEN FLOORS @ EXTERIOR WALL
SCALE: 3/4"=1'-0" PARALLEL FRAMING



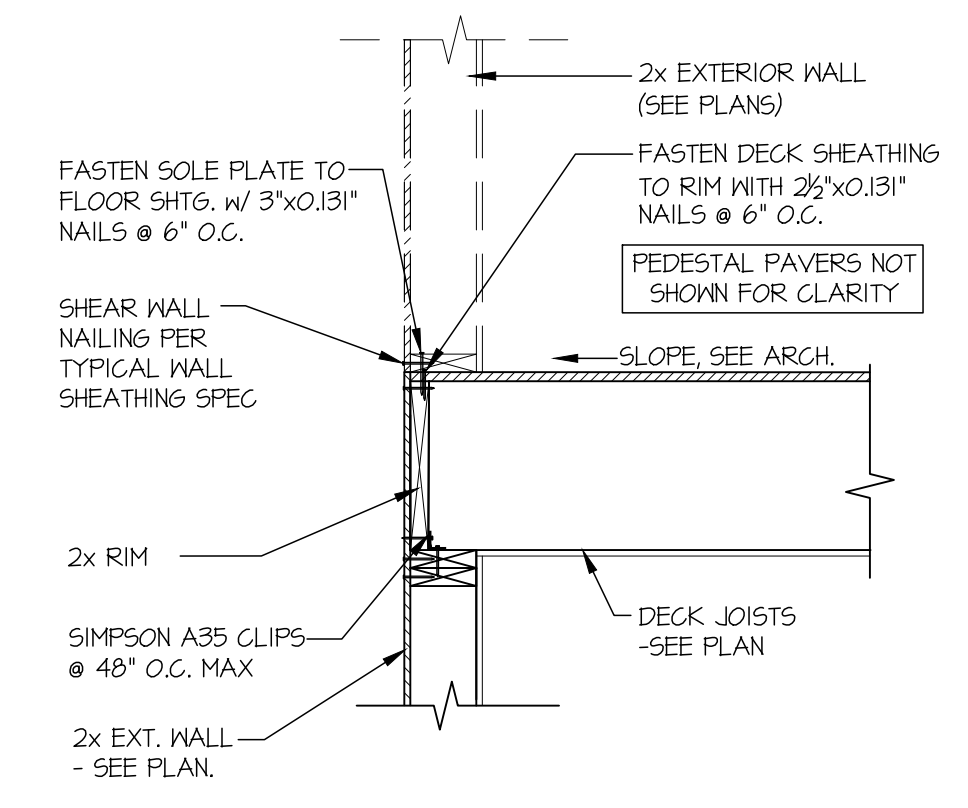
6 SECTION
SCALE: 3/4"=1'-0"



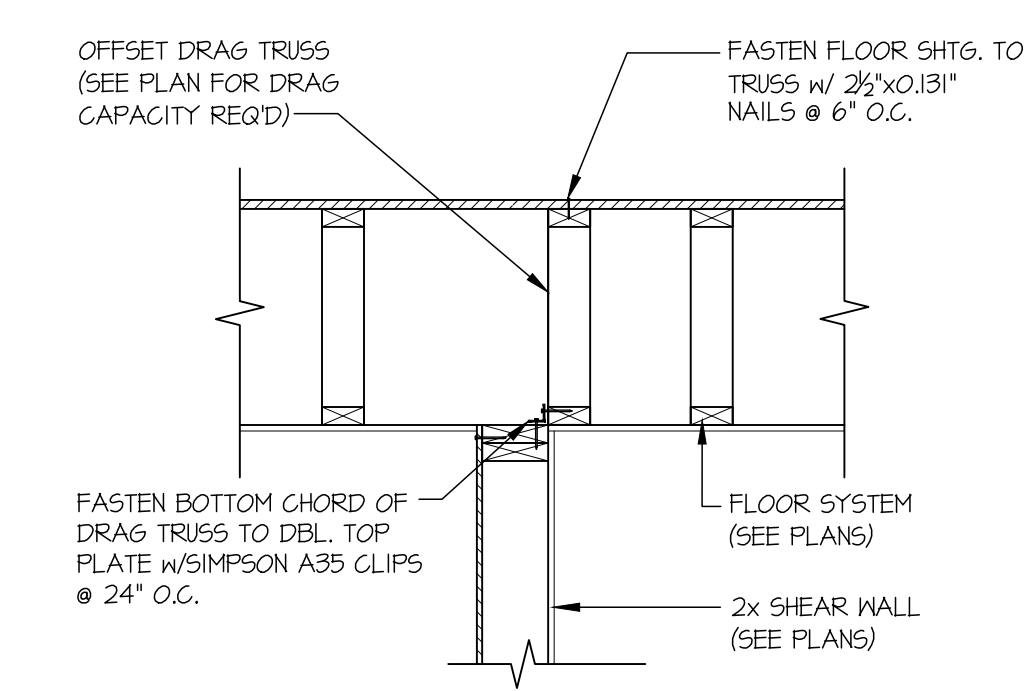
7 TYPICAL SHEAR TRANSFER DETAIL BETWEEN FLOORS @ EXTERIOR WALL
SCALE: 3/4"=1'-0" PARALLEL FRAMING



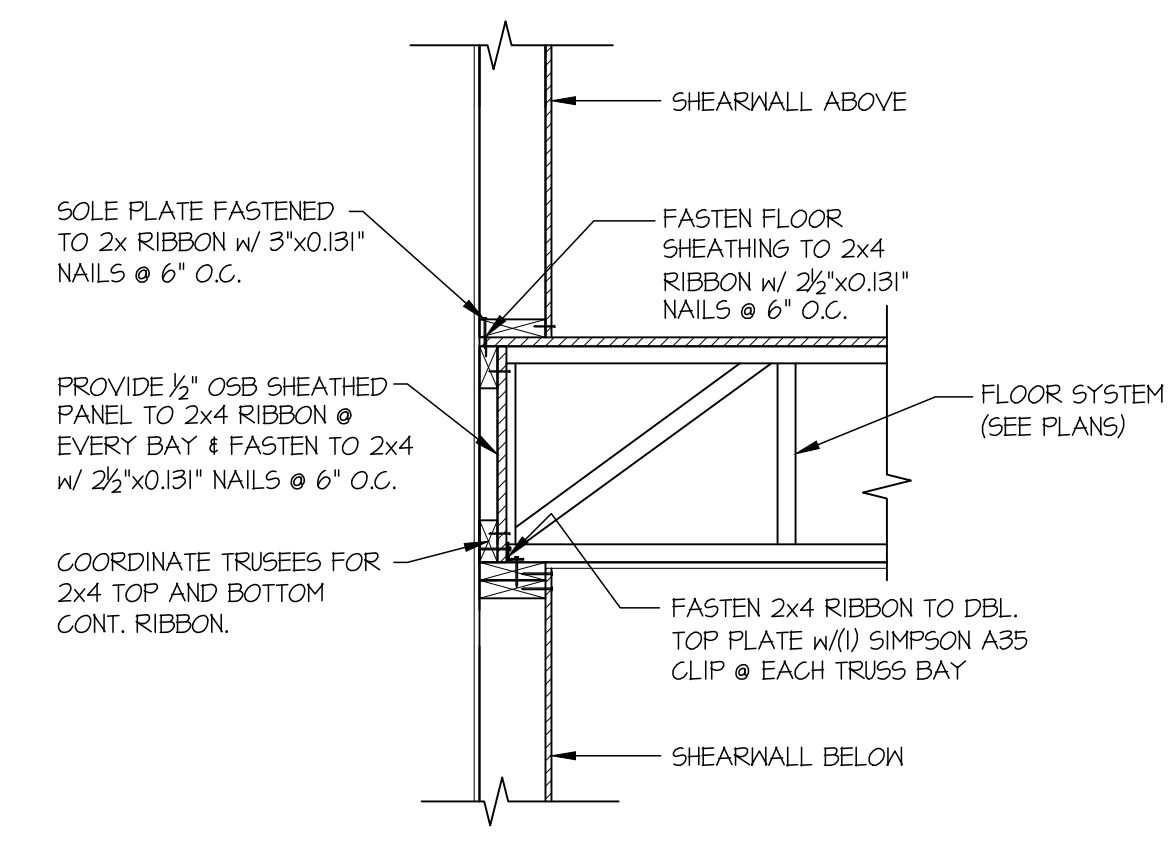
8 SECTION
SCALE: 3/4"=1'-0"



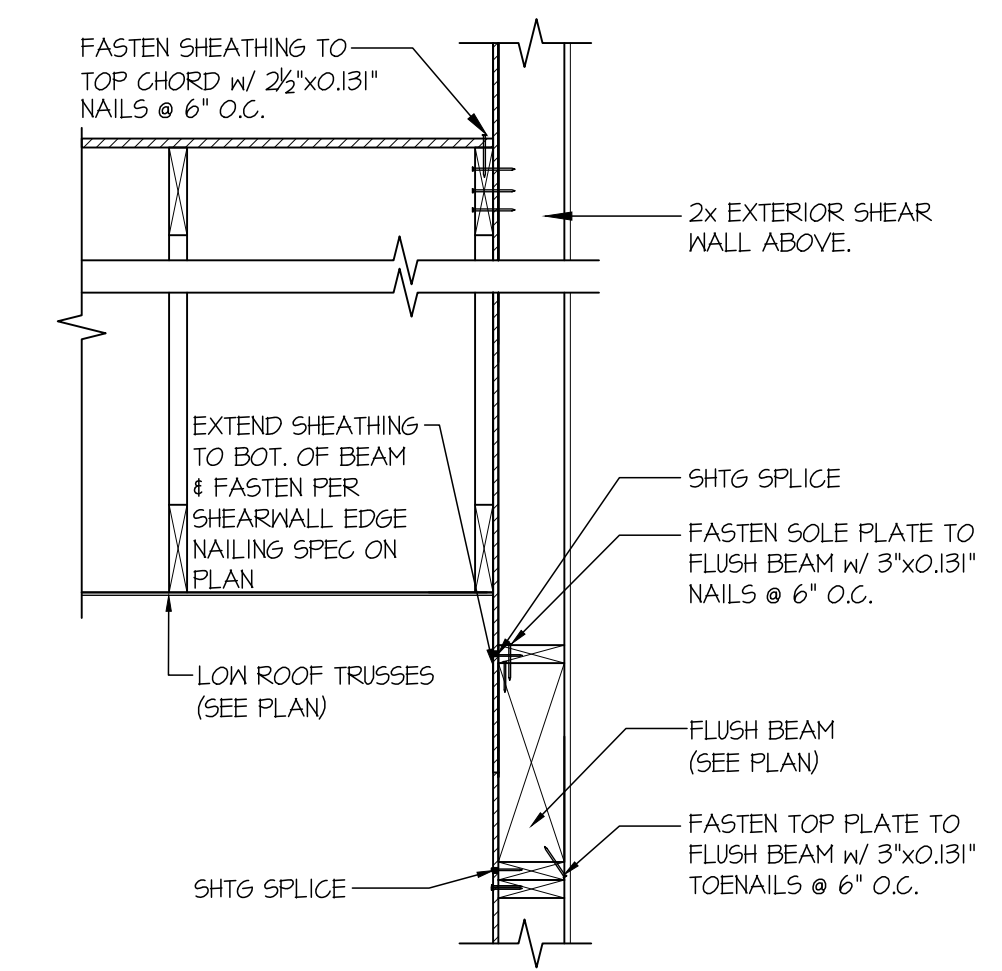
9 TYPICAL SHEAR TRANSFER DETAIL @ ROOF RAFTERS
SCALE: 3/4"=1'-0"



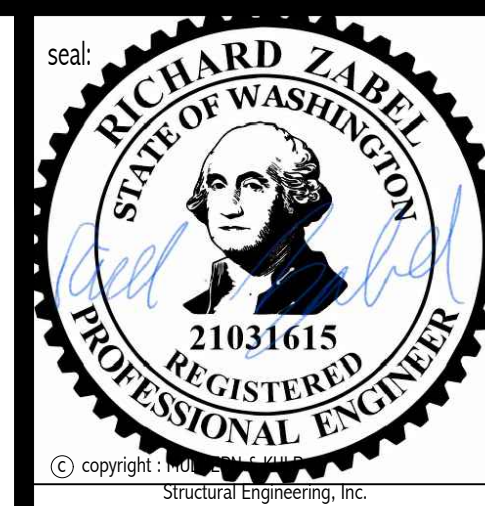
10 SHEAR TRANSFER DETAIL @ SHEAR WALL BELOW
SCALE: 3/4"=1'-0"



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



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



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RESIDENTIAL STRUCTURAL ENGINEERING
300 Brookside Ave., Building 4 • Ambler, PA 19002
P 215-646-9001 • mulhernkulp.com

M&K project number:
154-23001

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

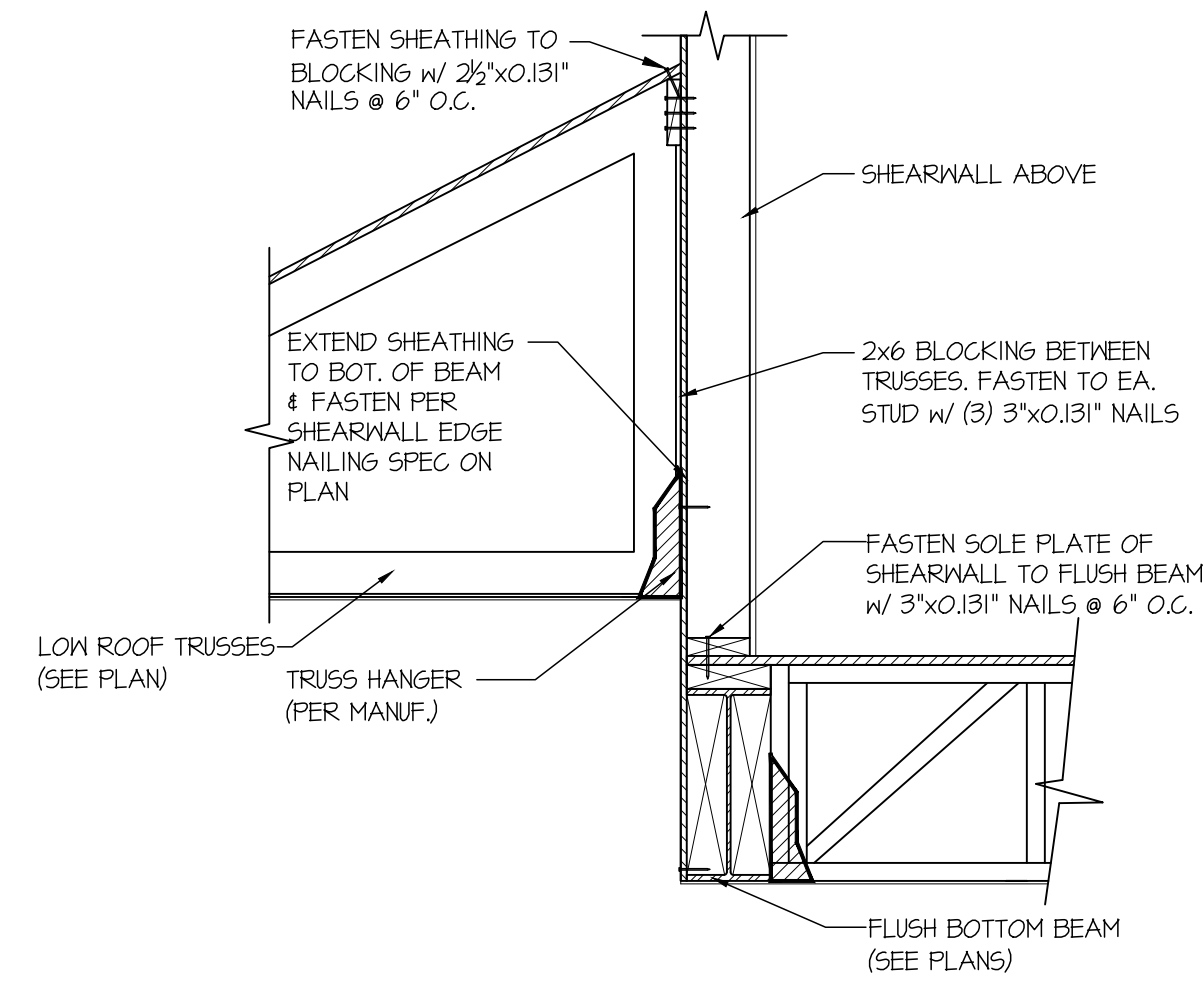
REVISIONS:

date:	initial:
08/31/2023	AJC

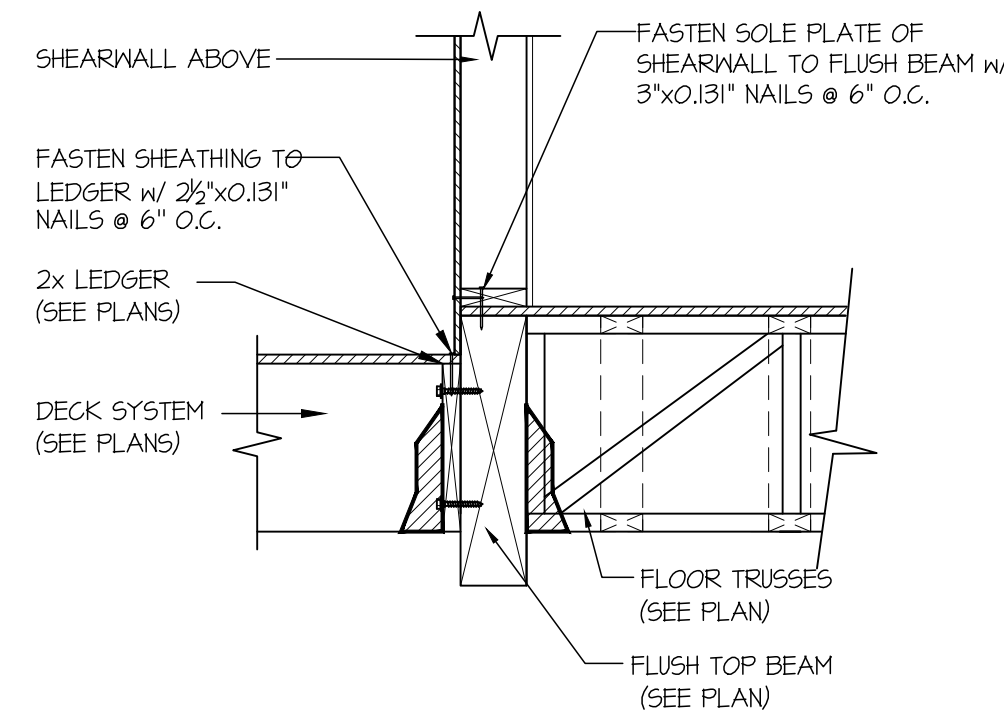


STRUCTURAL DETAILS
DUBEY RESIDENCE
8434 SE 39TH ST
MERCER ISLAND, WASHINGTON

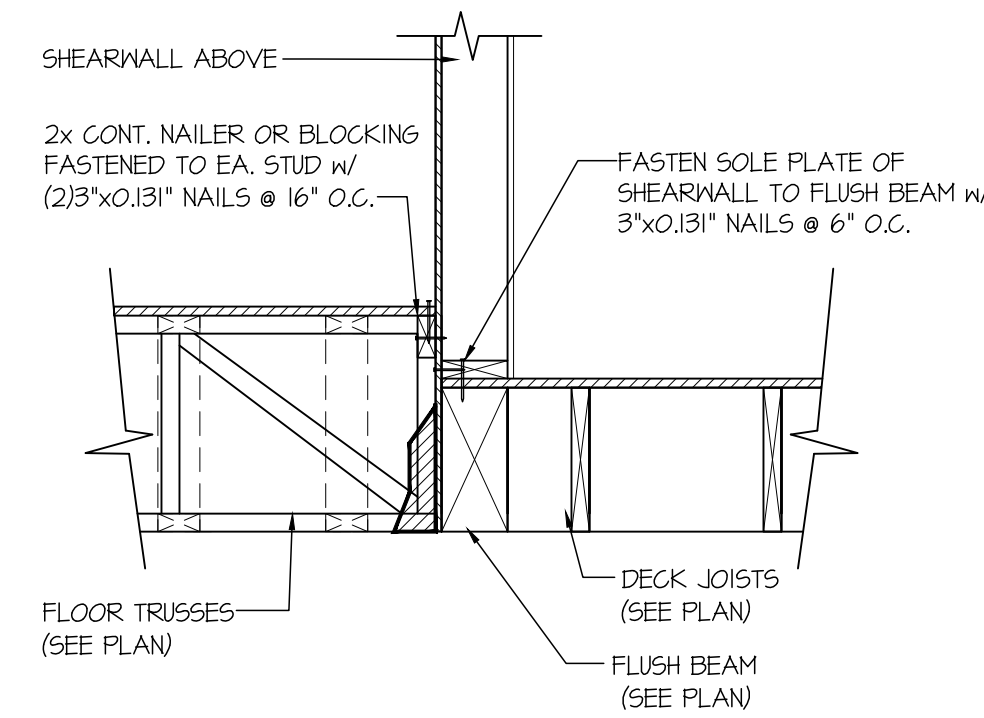
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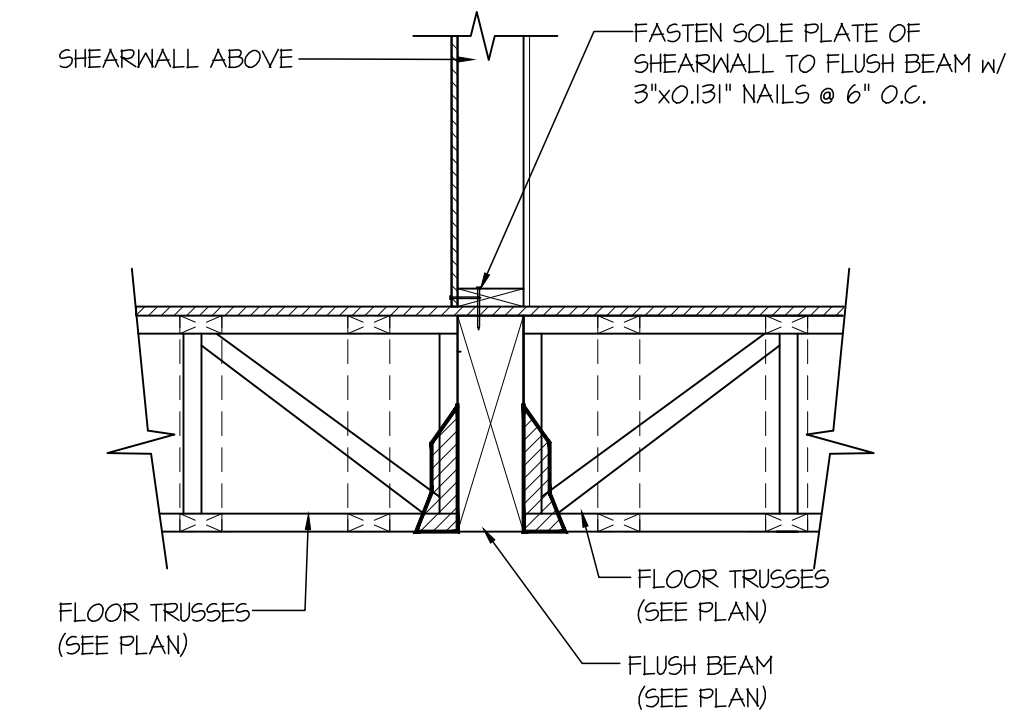
48 SHEAR TRANSFER DETAIL @ EXTERIOR SHEARWALL ABOVE
SCALE: 3/4"=1'-0"



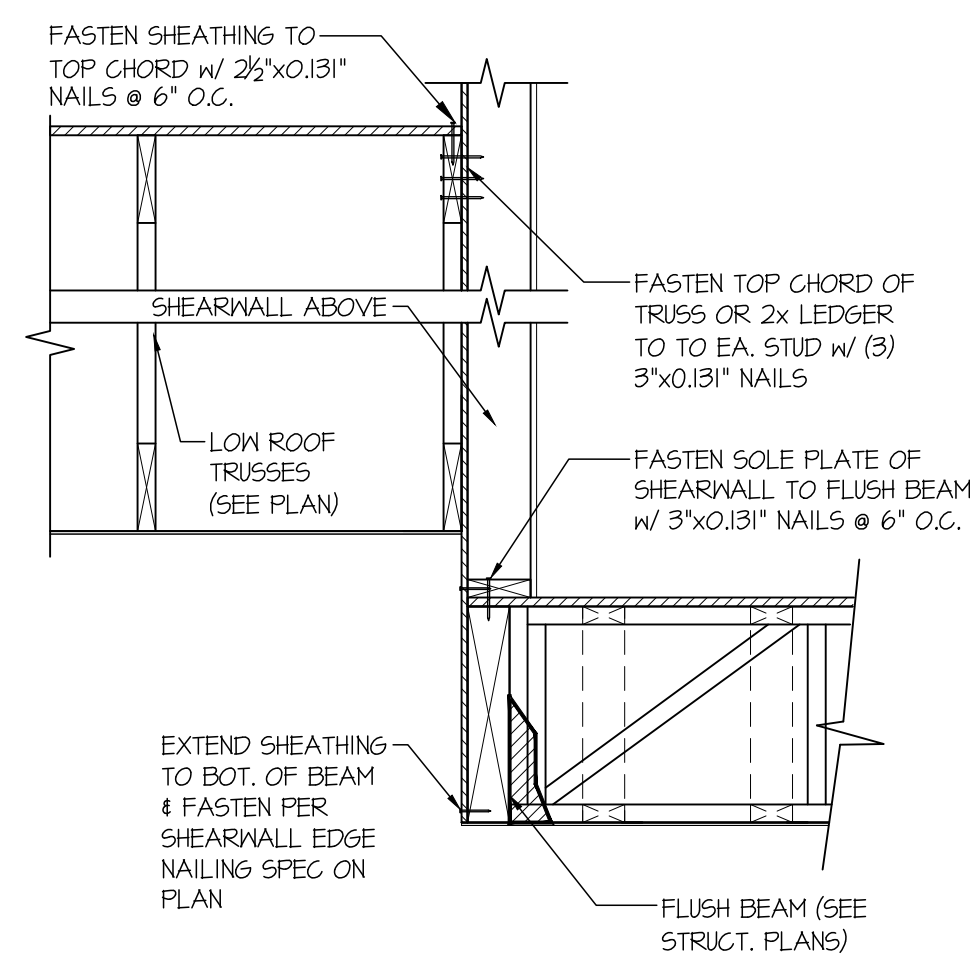
55 SECTION
SCALE: 3/4"=1'-0"



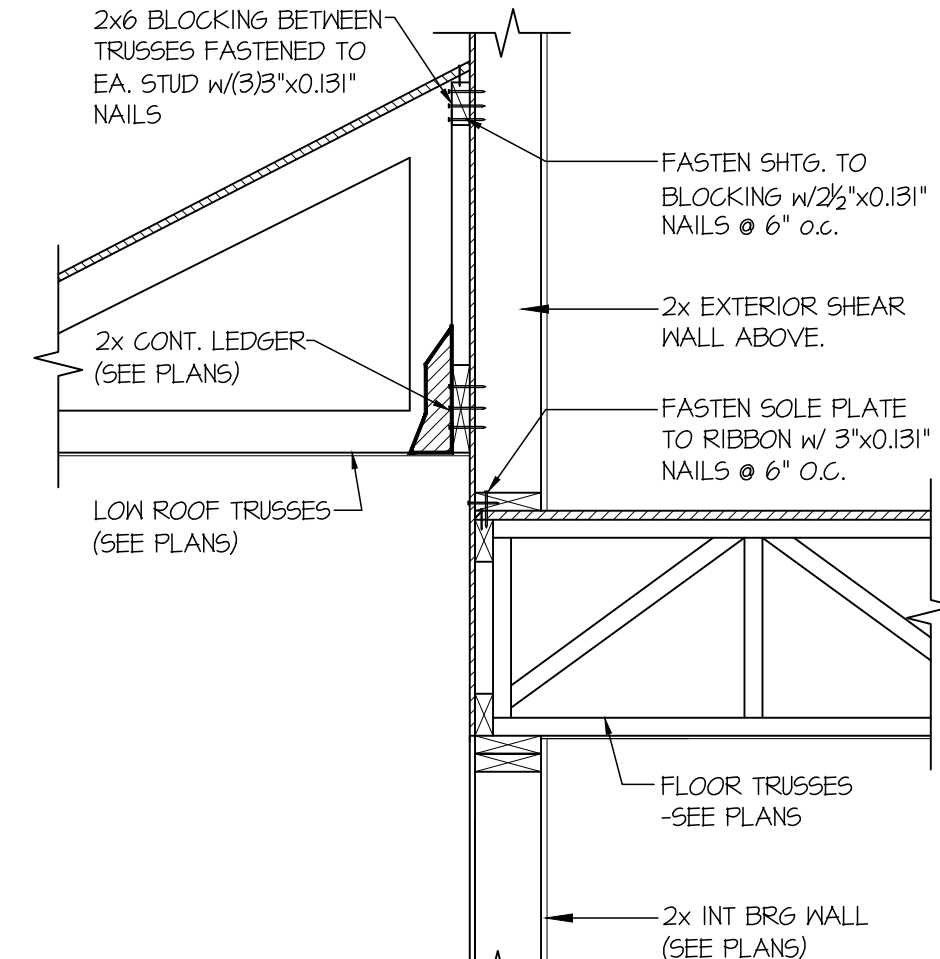
56 SECTION
SCALE: 3/4"=1'-0"



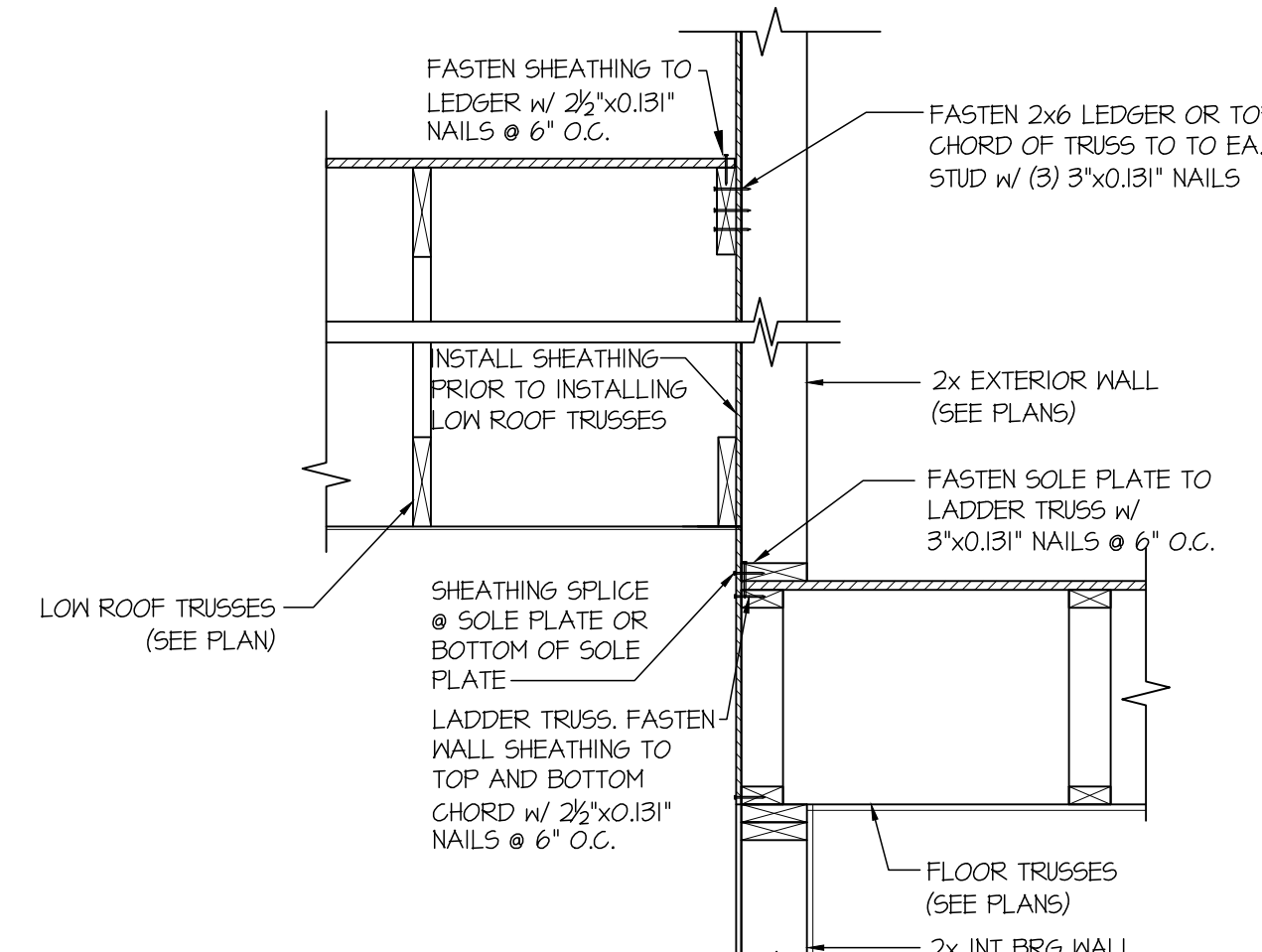
57 SECTION
SCALE: 3/4"=1'-0"



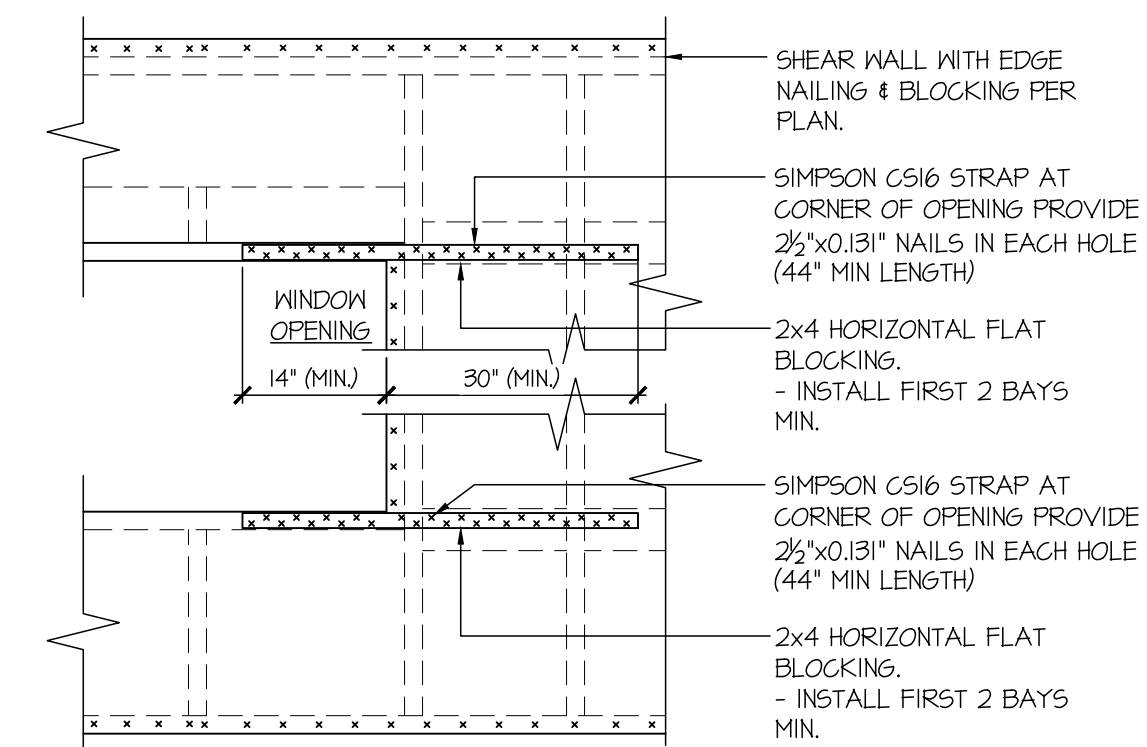
59 SHEAR TRANSFER DETAIL @ EXTERIOR SHEARWALL ABOVE
SCALE: 3/4"=1'-0"



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

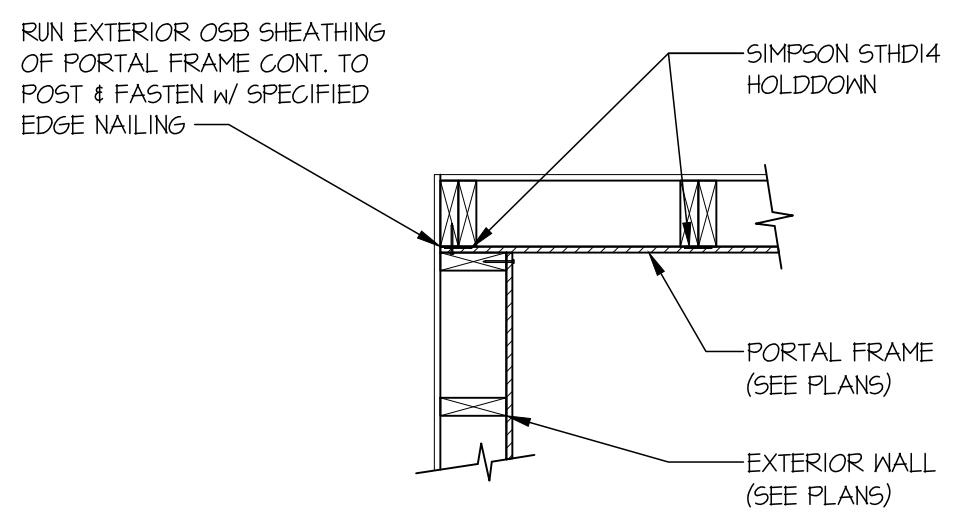


62 TYPICAL SHEAR TRANSFER DETAIL BETWEEN FLOORS @ INTERIOR WALL
SCALE: 3/4"=1'-0"

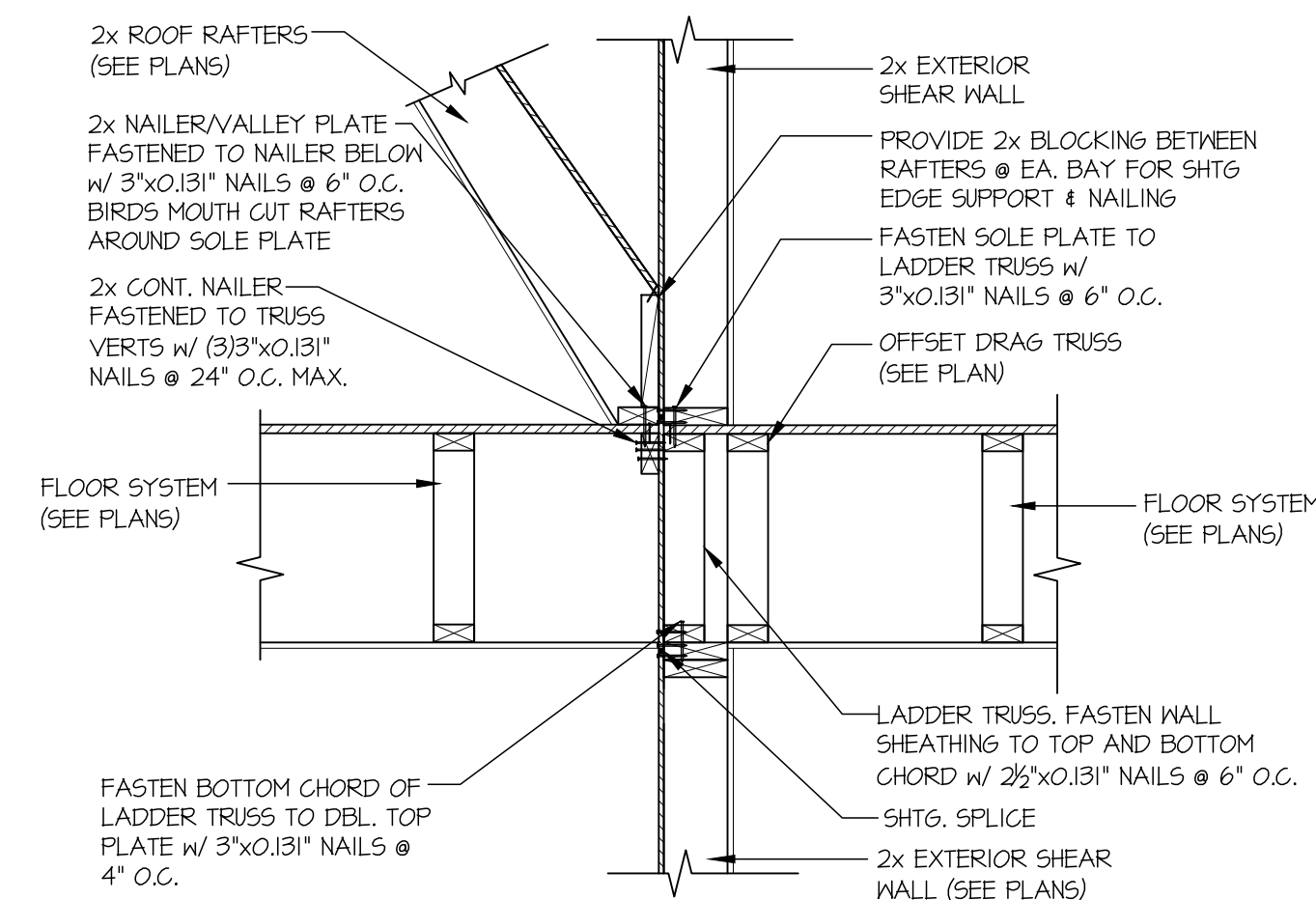


94 EXT. WALL & INT. SHEARWALL OPENING ELEVATION
SCALE: NTS

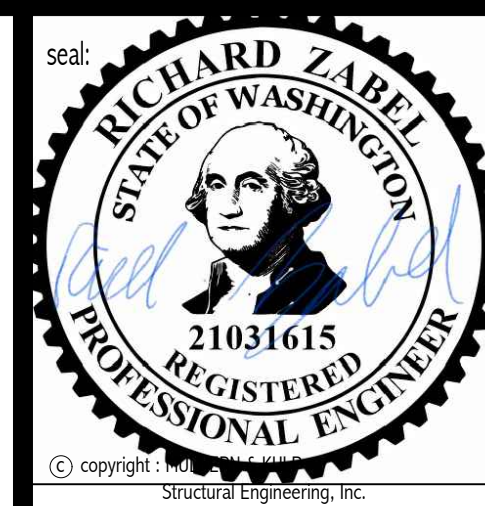
- ONLY REQUIRED WHERE SPECIFIED ON STRUCTURAL PLANS
- IF MIN LENGTH IS NOT PROVIDED RUN STRAP TO END OF WALL



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



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



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M&K project number:
154-23001

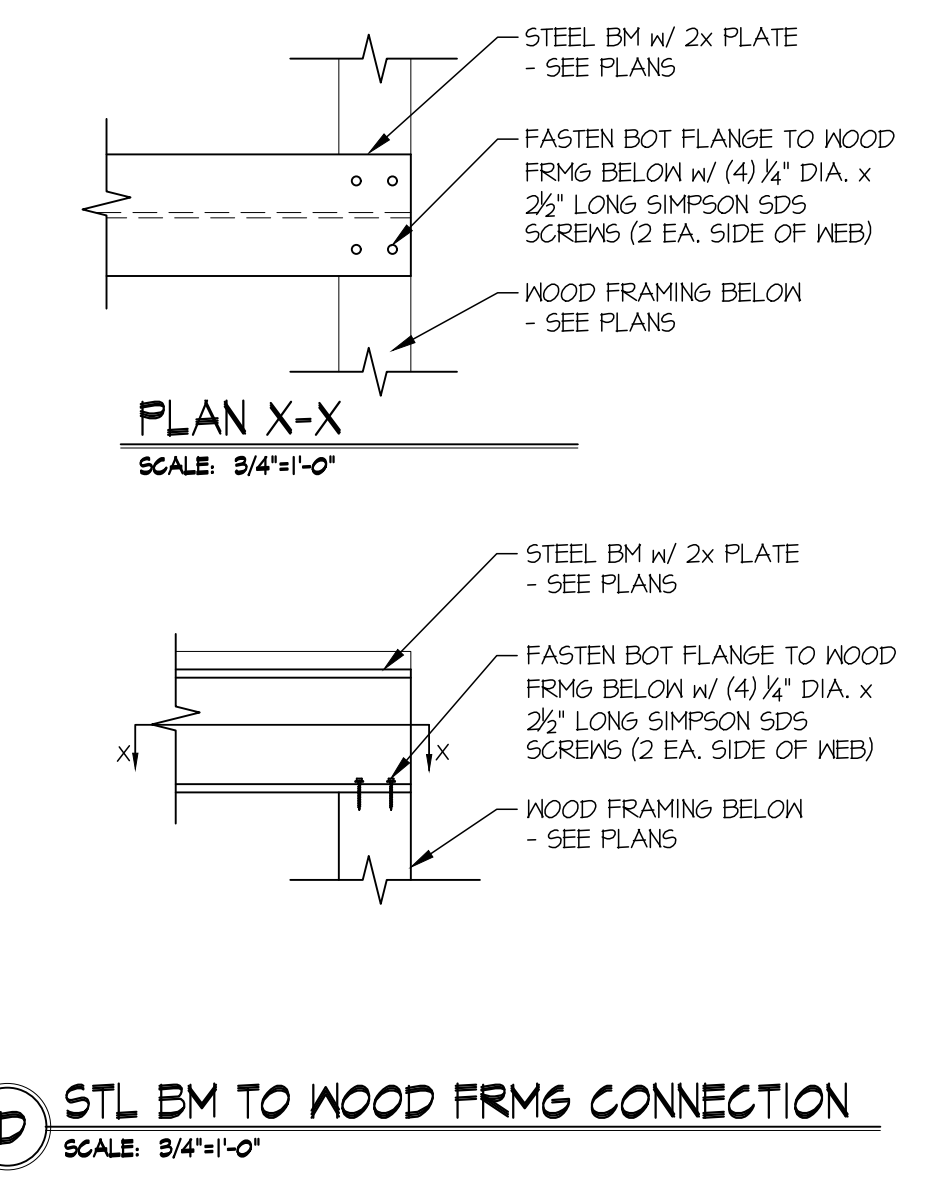
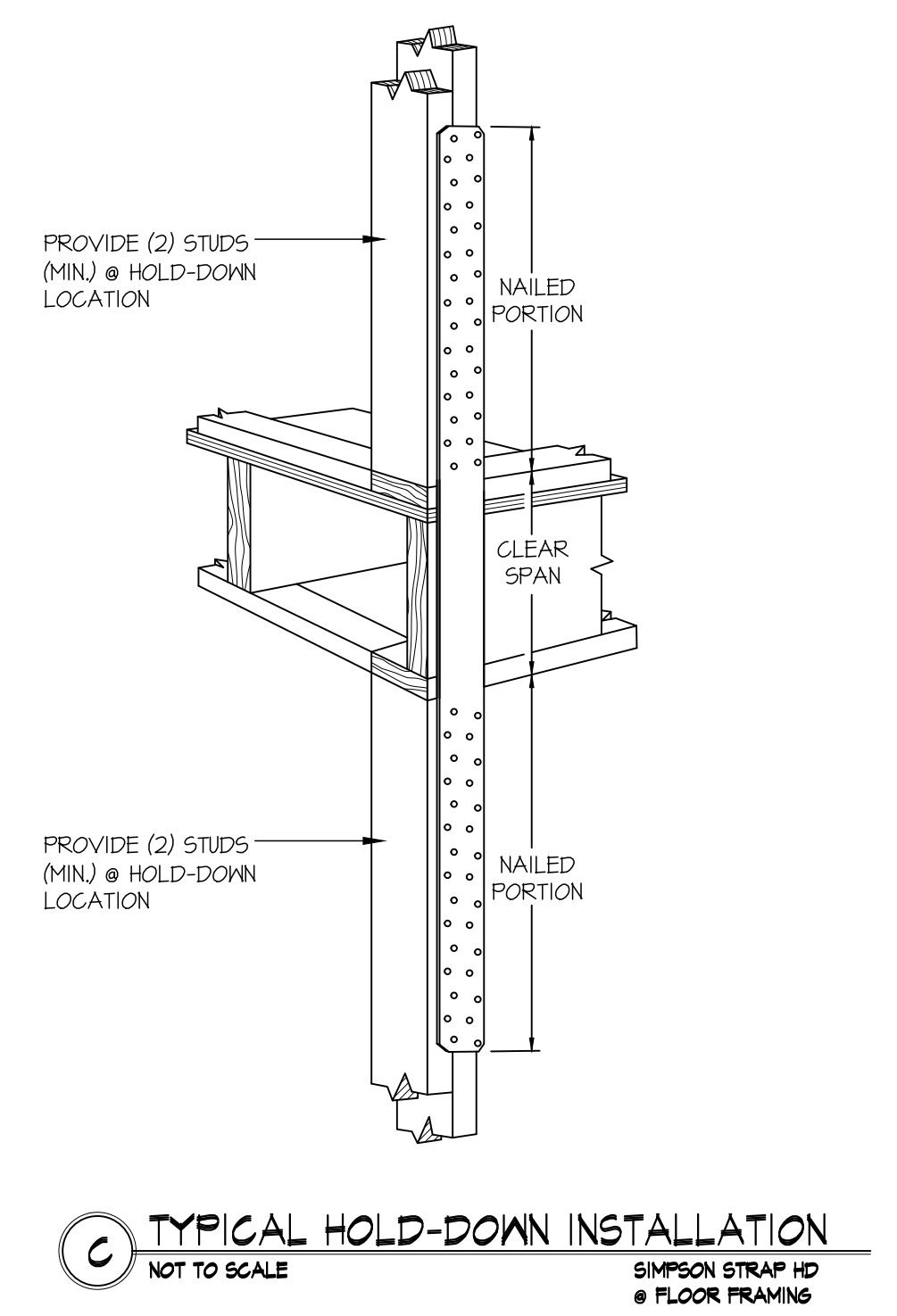
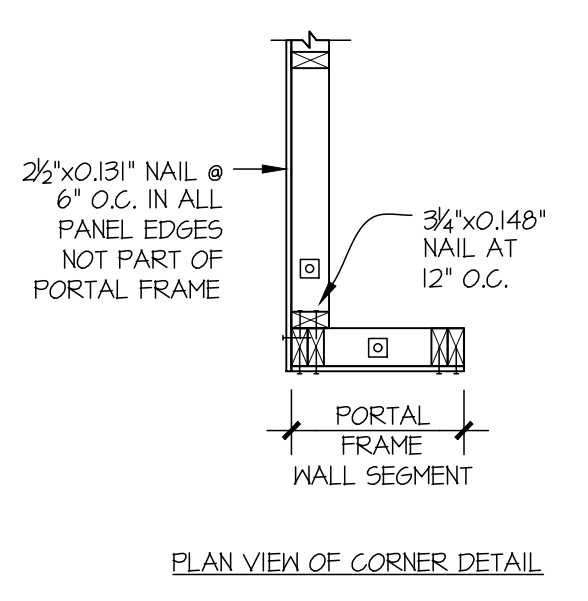
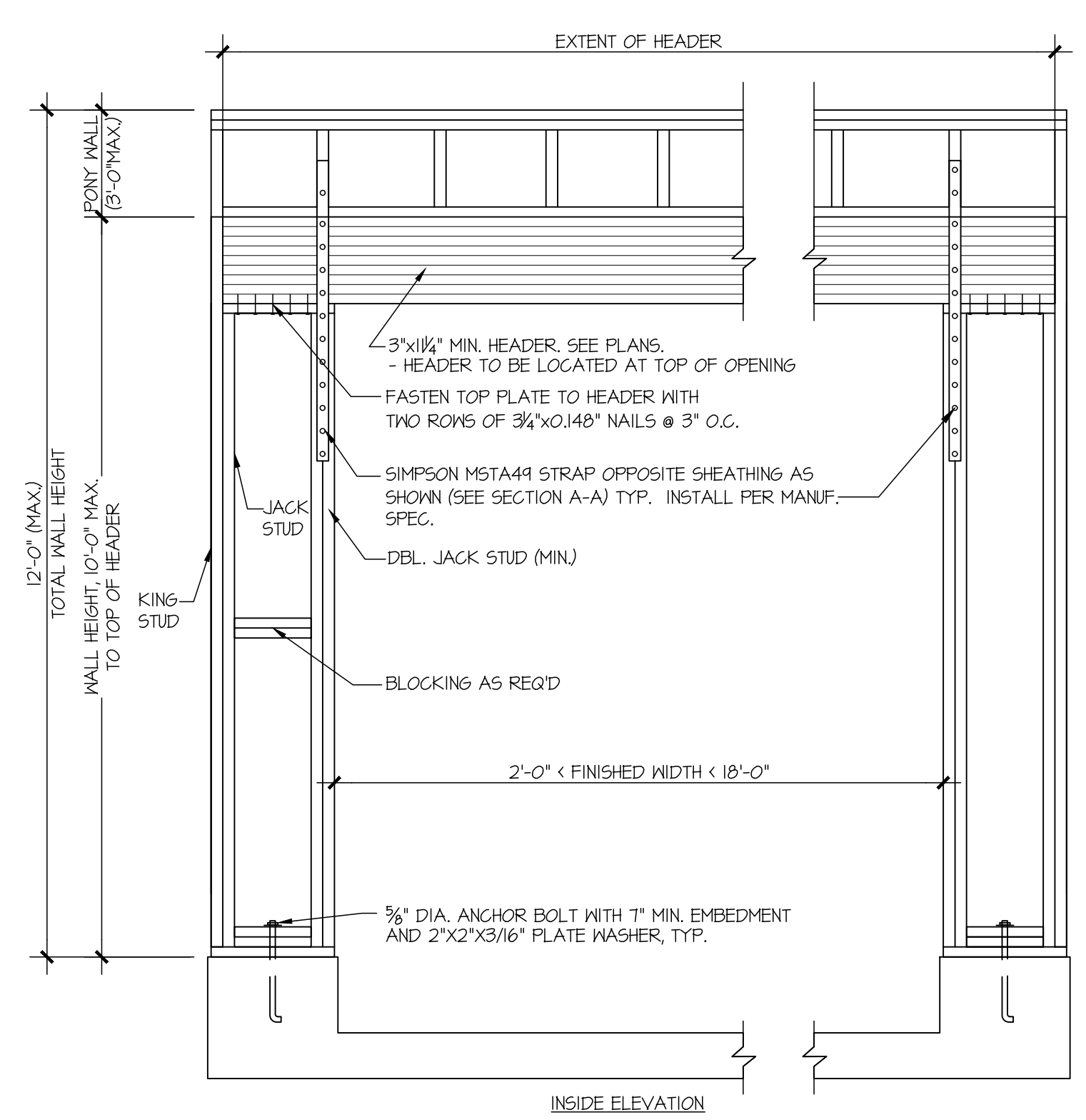
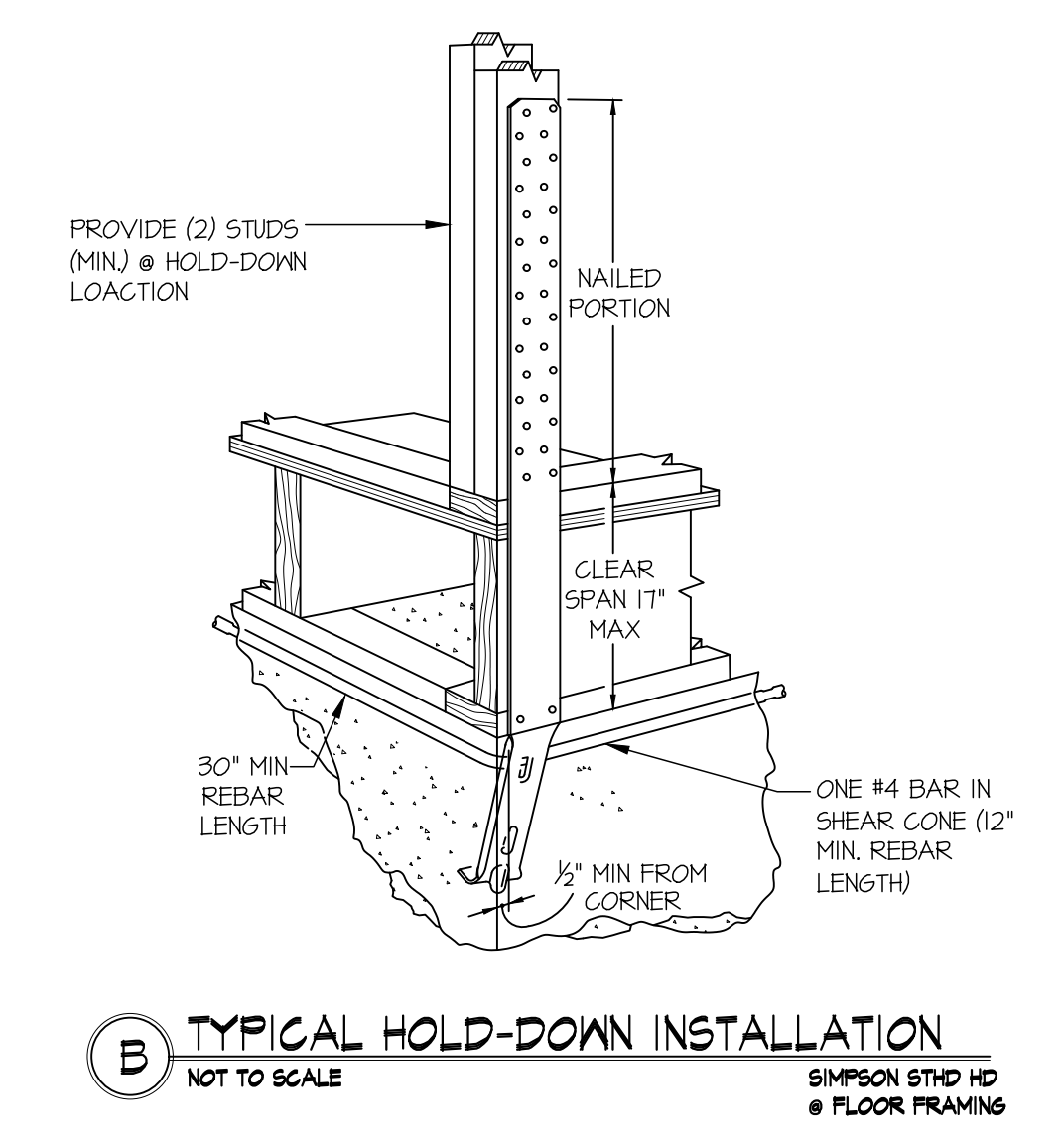
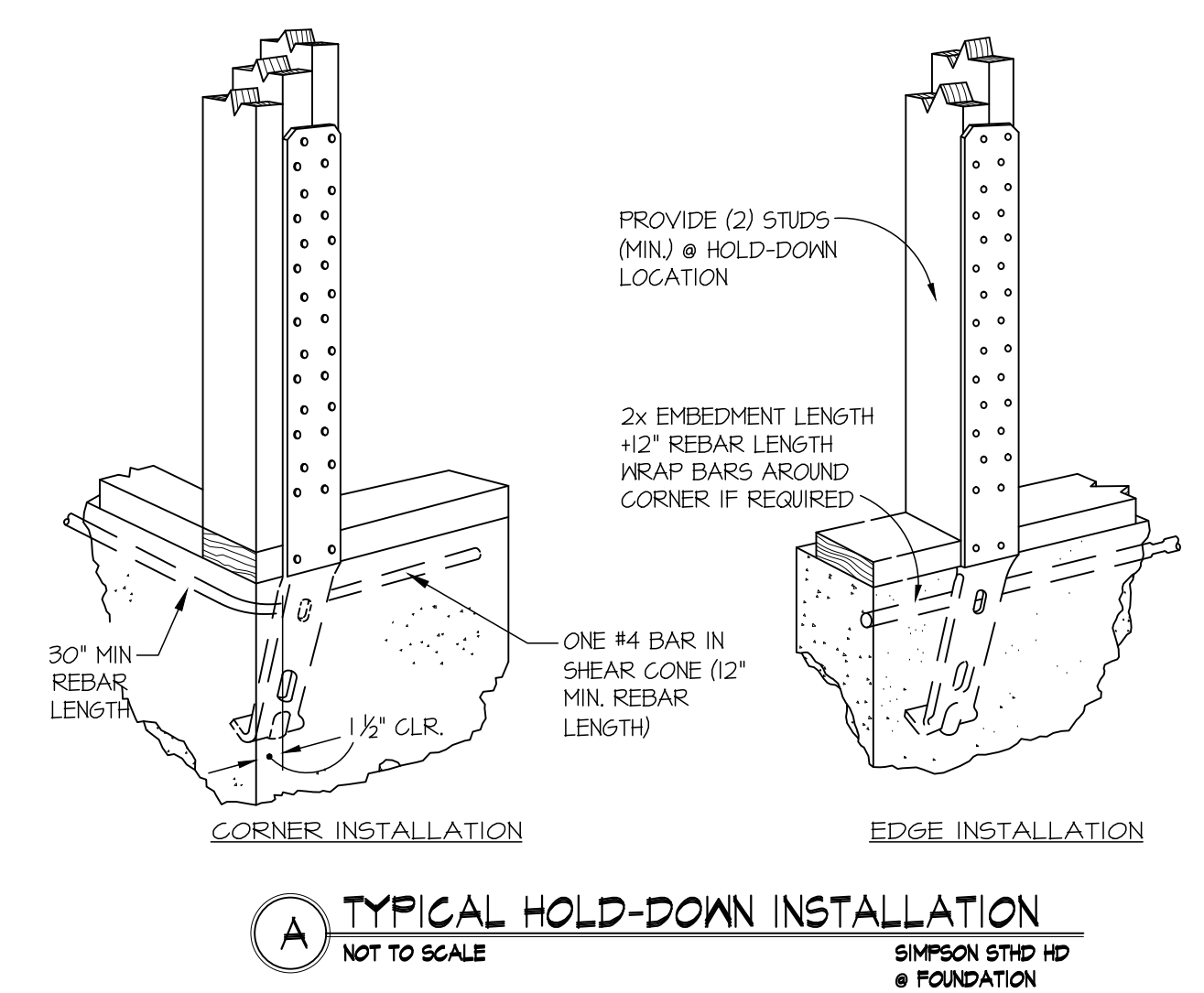
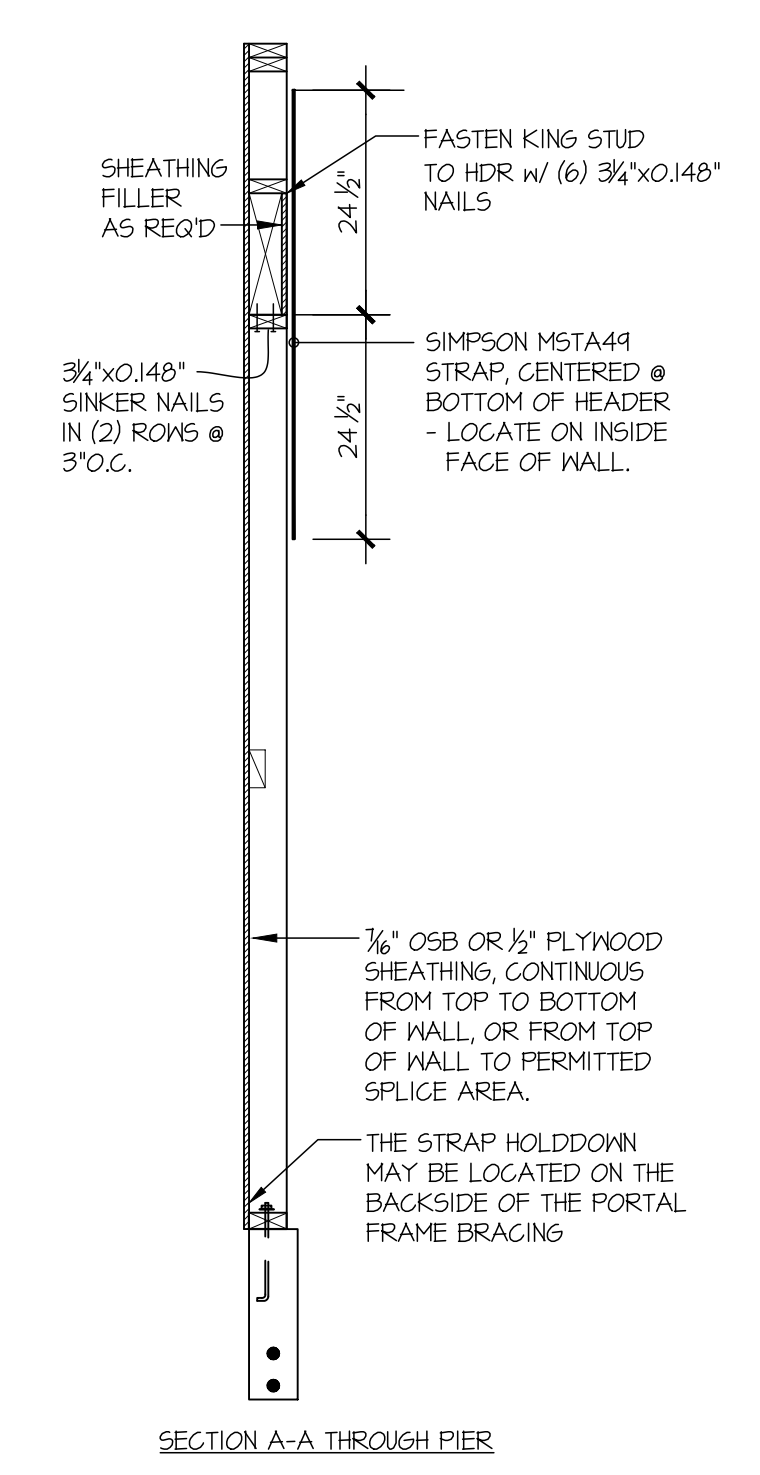
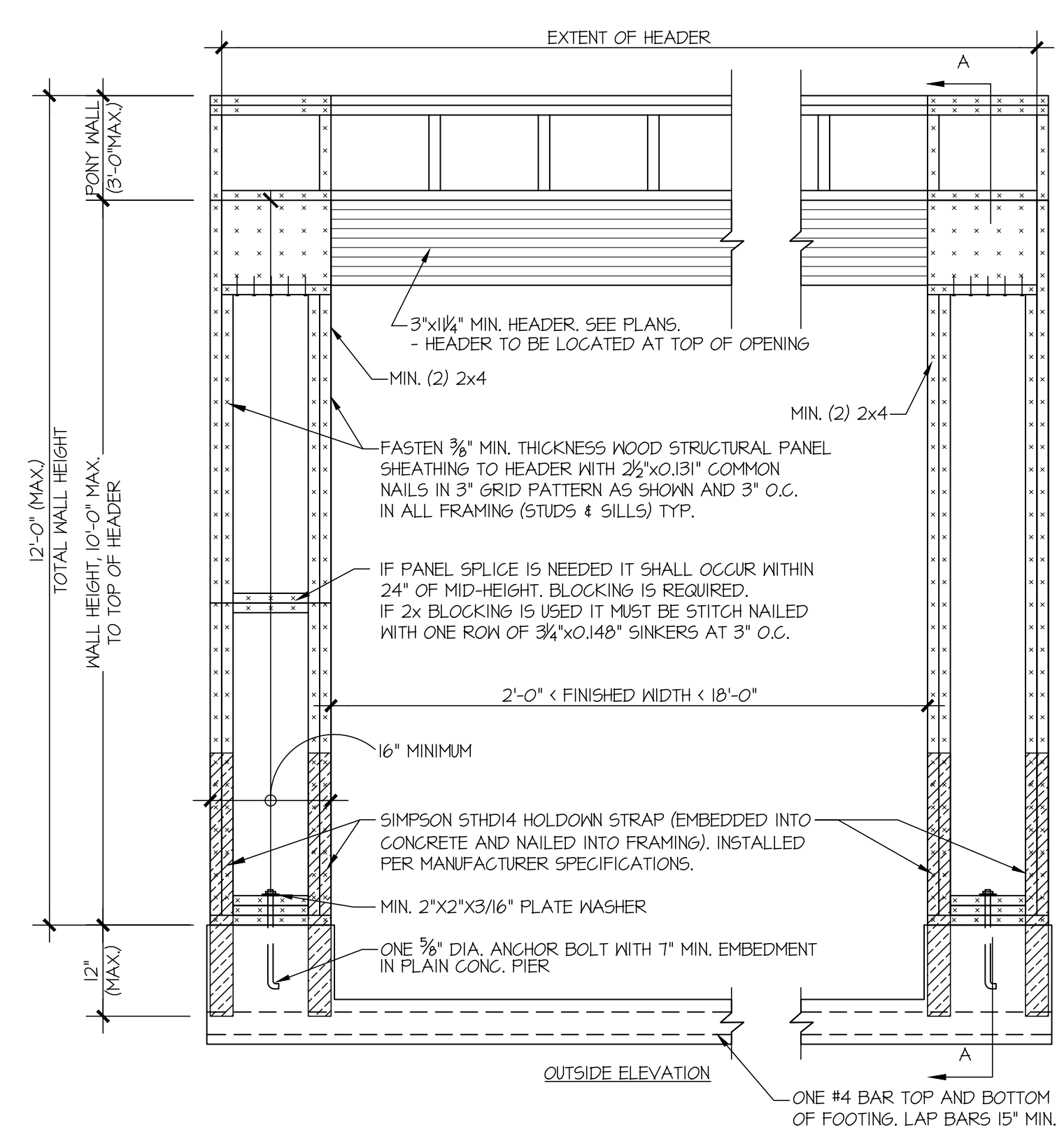
project mgr: RJC
drawn by: AJC
issue date: 5-05-23

REVISIONS:
date: 08/31/2023 initial: AJC
ARCH REVISIONS

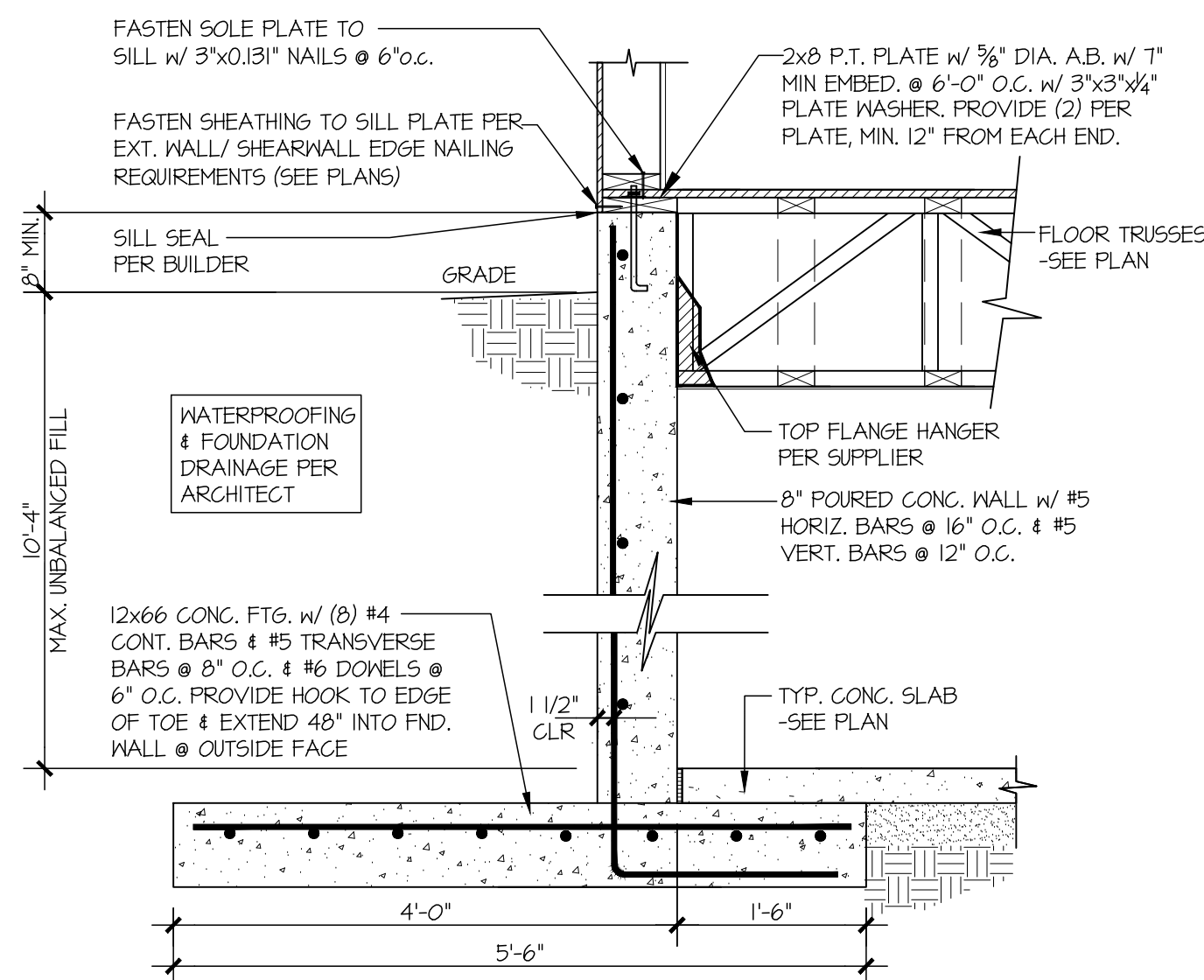


STRUCTURAL DETAILS
DUBEY RESIDENCE
8434 SE 39TH ST
MERCER ISLAND, WASHINGTON

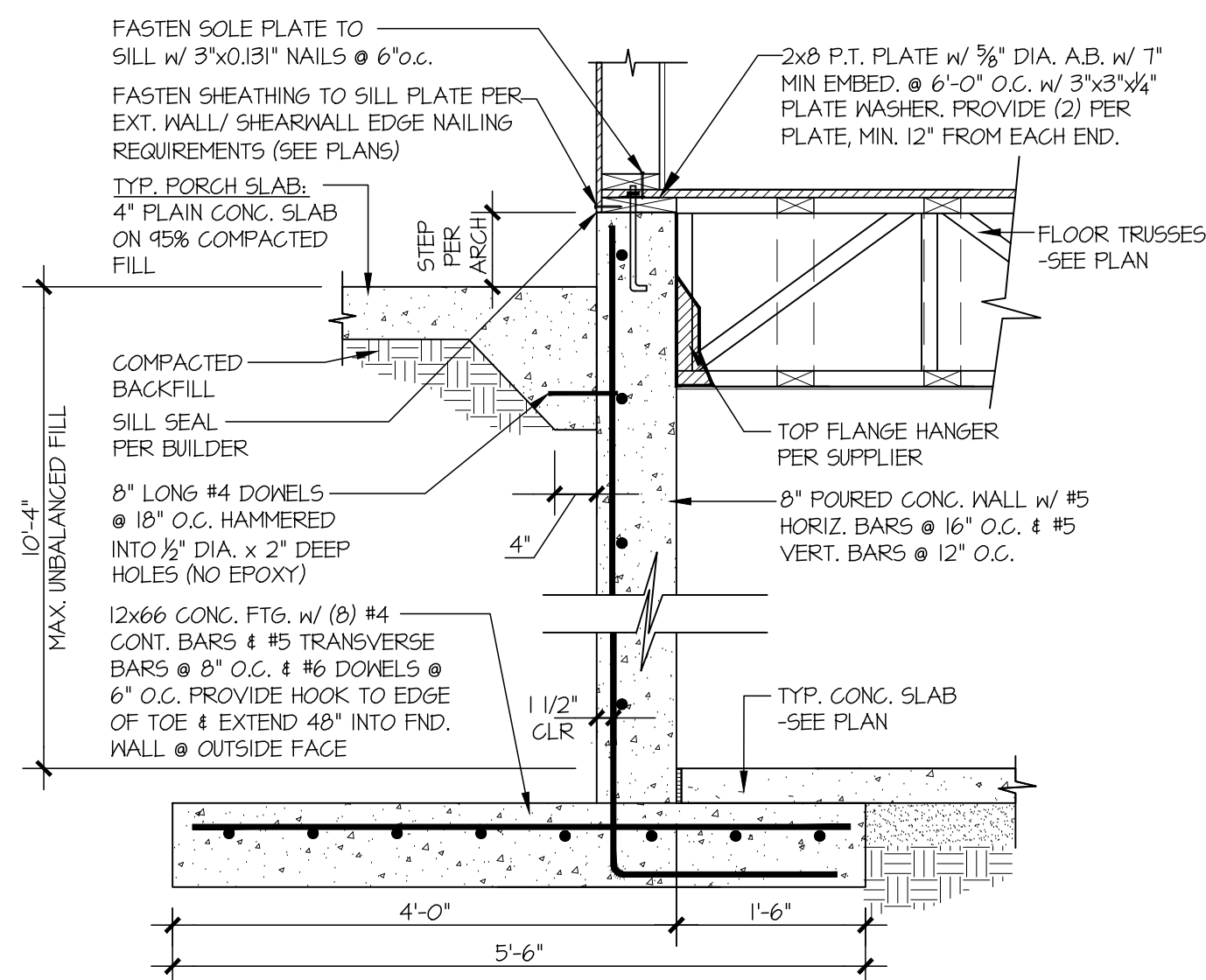
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LB-3



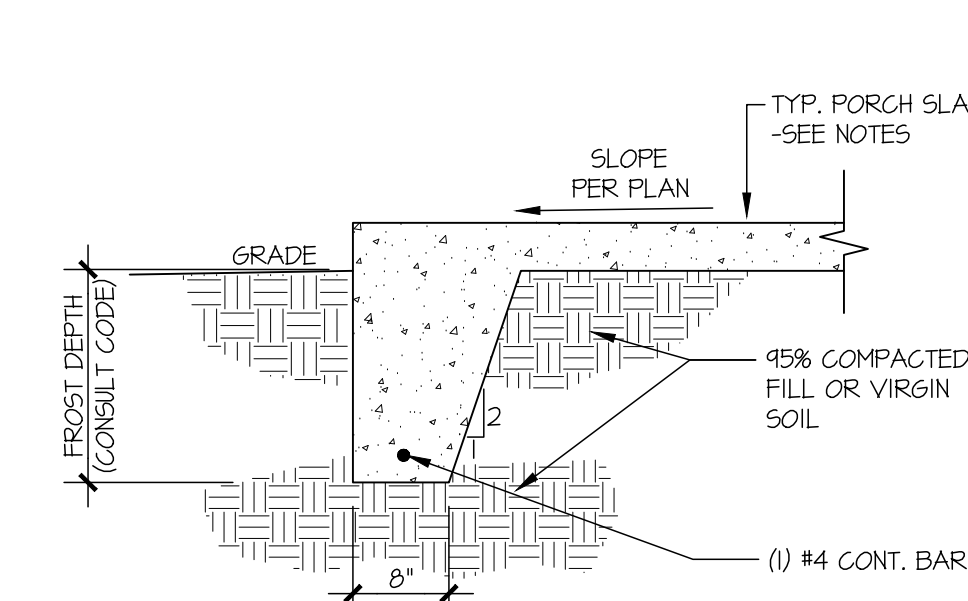
APA PORTAL FRAME DETAIL WITH HOLD-DOWNS
SCALE: N.T.S.



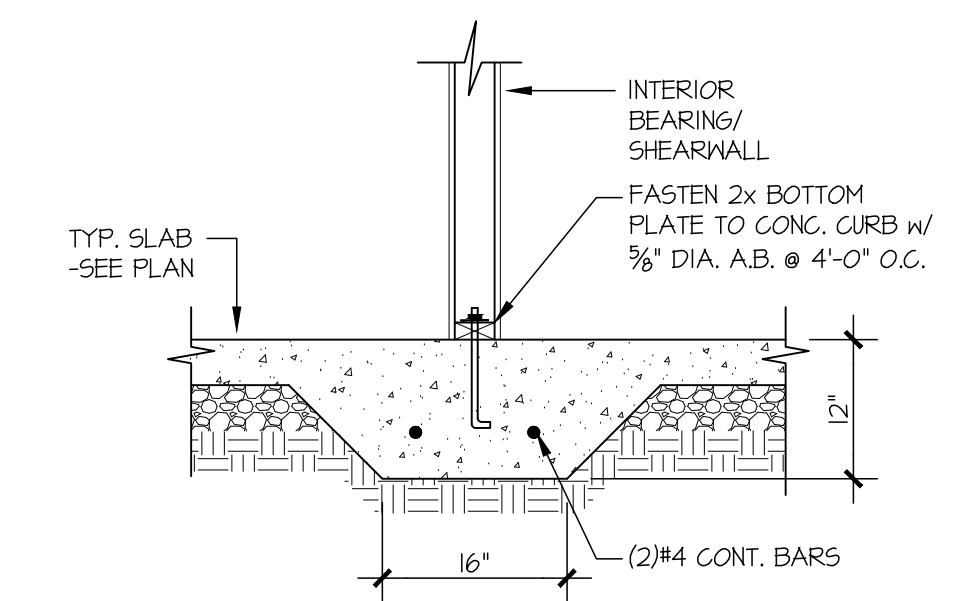
1 TYPICAL BASEMENT WALL @ GRADE
SCALE: 3/4"=1'-0"



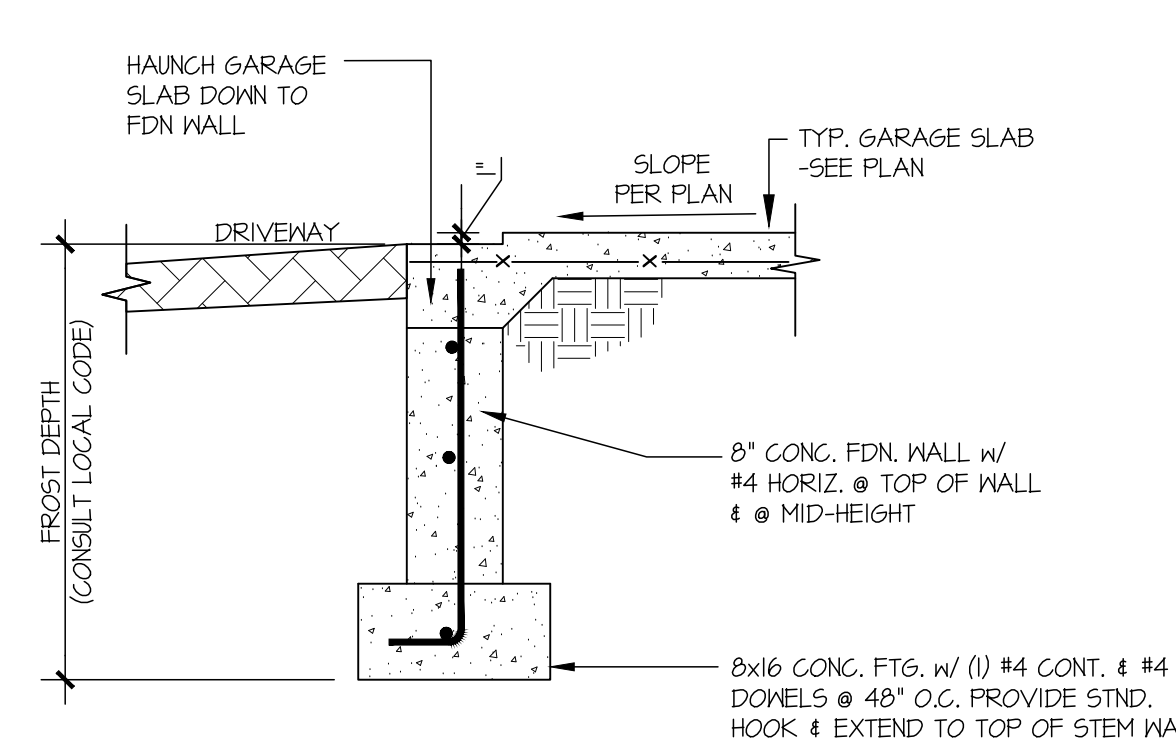
2 TYPICAL BASEMENT WALL @ PORCH
SCALE: 3/4"=1'-0"



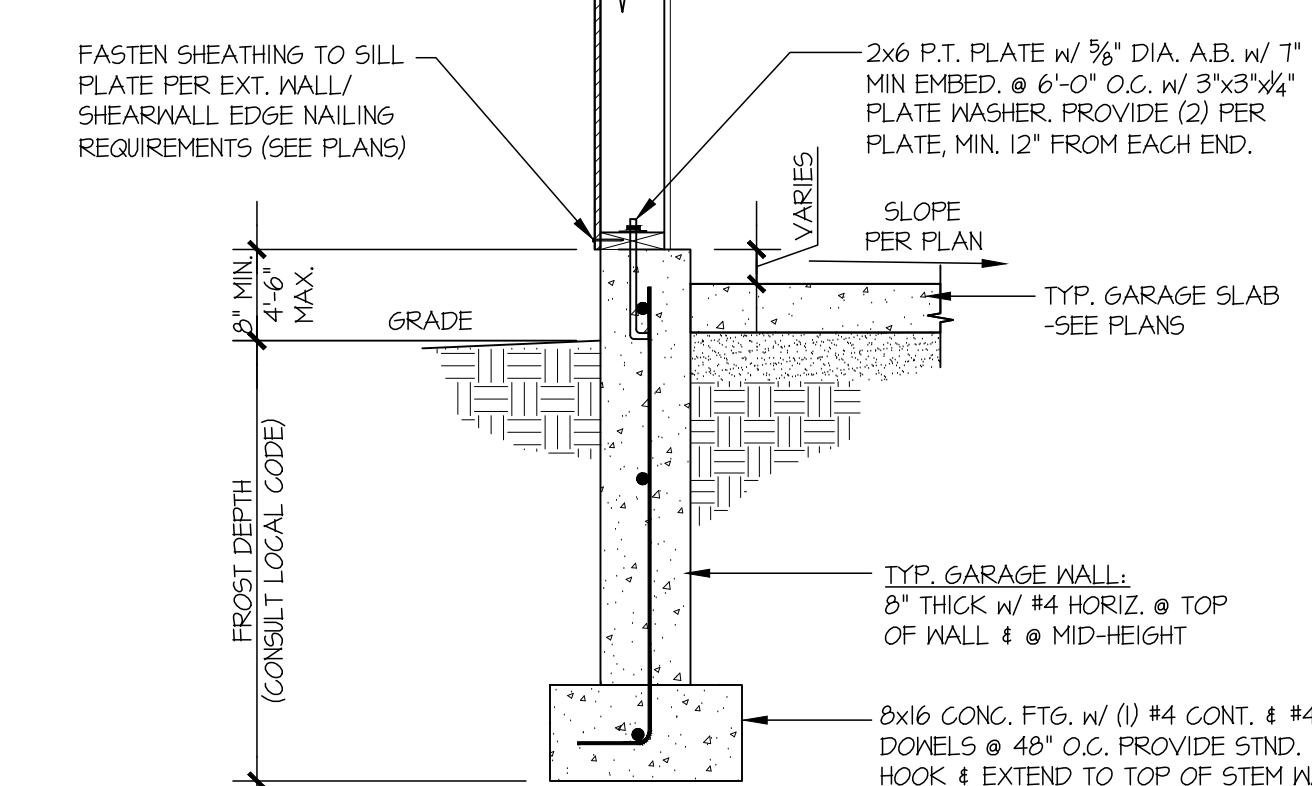
3 TYPICAL FOOTING @ PORCH SLAB
SCALE: 3/4"=1'-0"



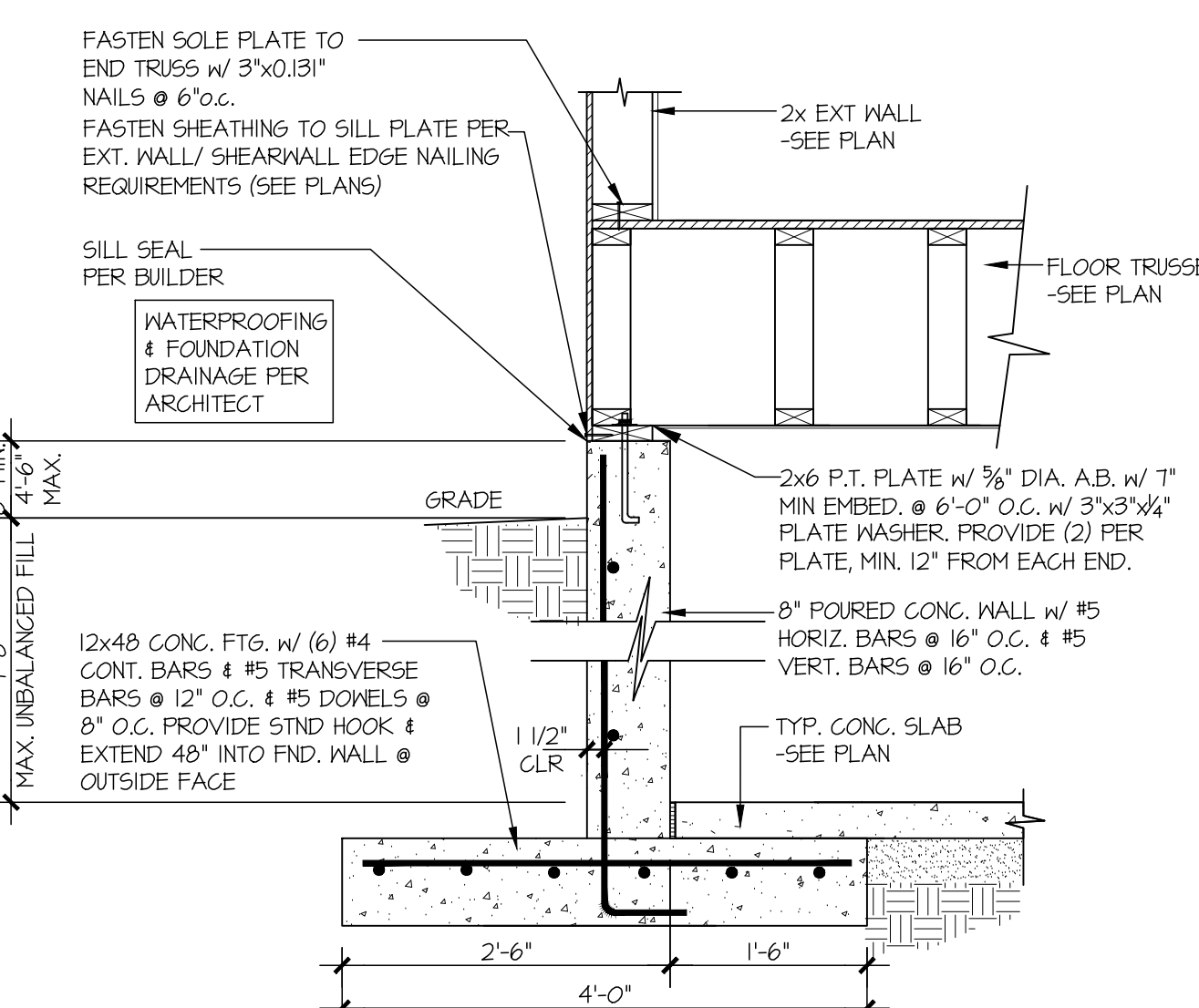
4 TYPICAL THICKENED SLAB @ INTERIOR BEARING WALL
SCALE: 3/4"=1'-0"



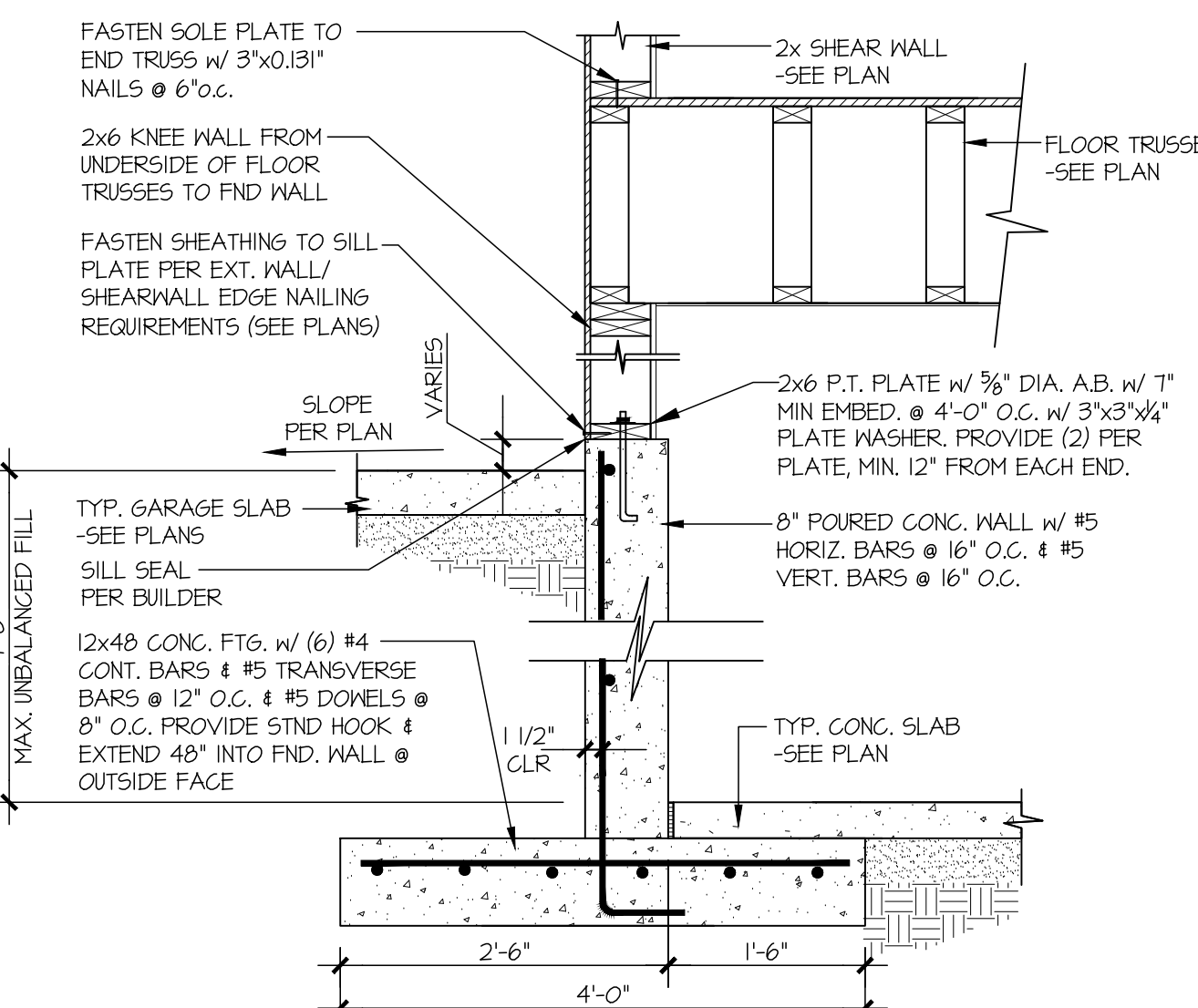
5 TYPICAL CONCRETE FOOTING @ GARAGE DOOR OPENING
SCALE: 3/4"=1'-0"



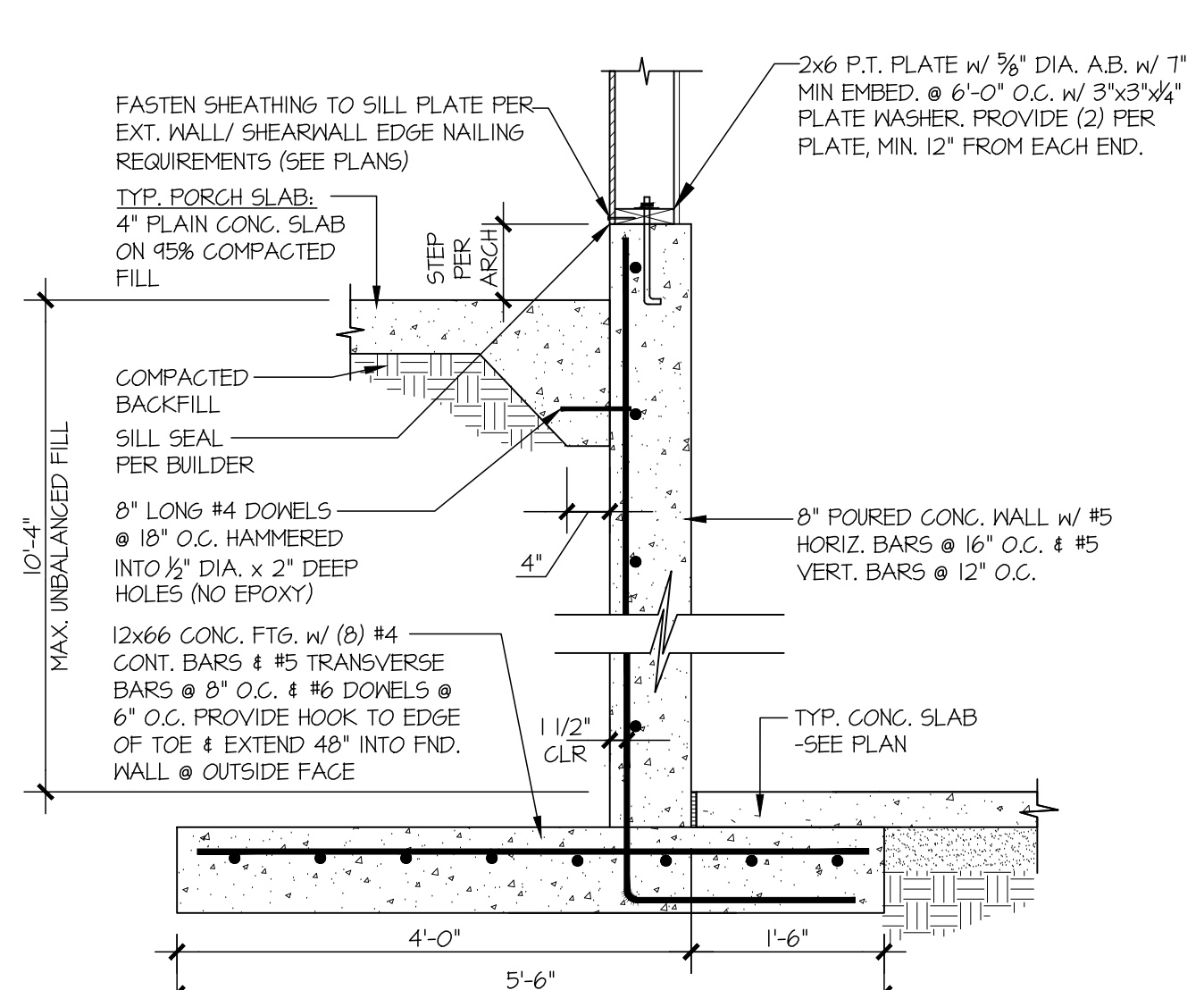
6 TYPICAL EXT. GARAGE FOUNDATION
SCALE: 3/4"=1'-0"



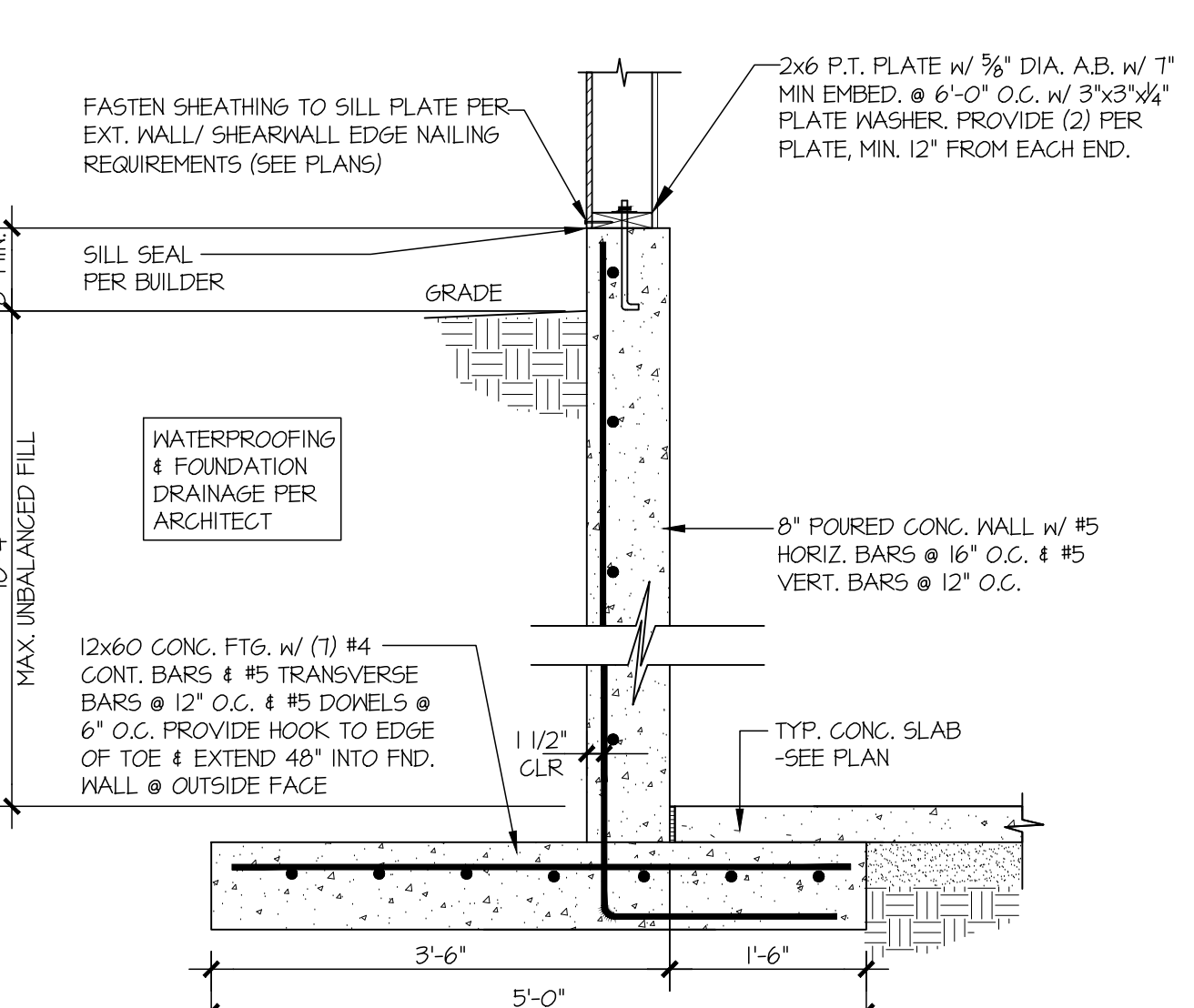
7 TYPICAL BASEMENT WALL @ DRIVEWAY
SCALE: 3/4"=1'-0"



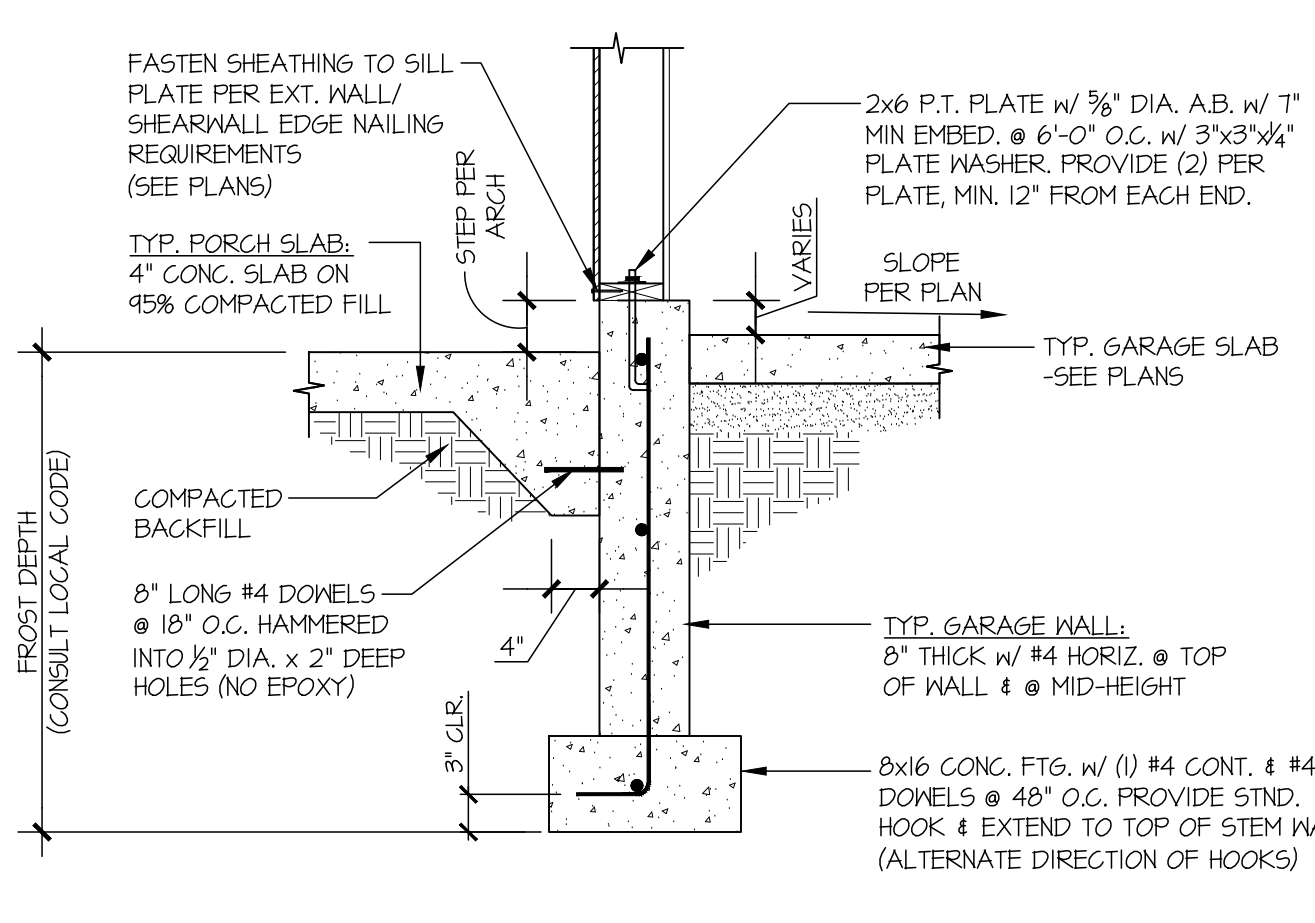
8 TYPICAL BASEMENT WALL @ GARAGE
SCALE: 3/4"=1'-0"



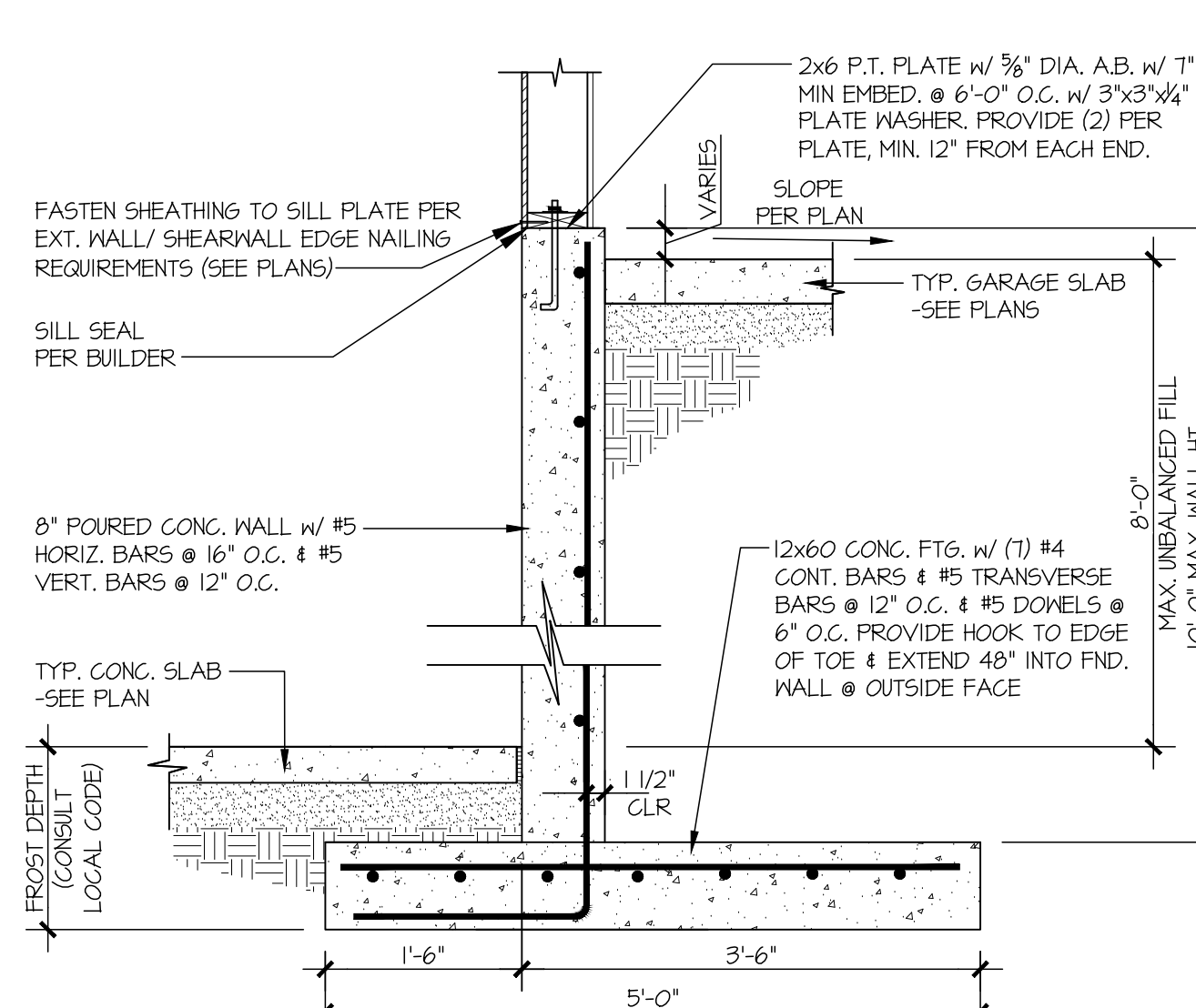
9 BASEMENT STAIR WALL @ PORCH
SCALE: 3/4"=1'-0"



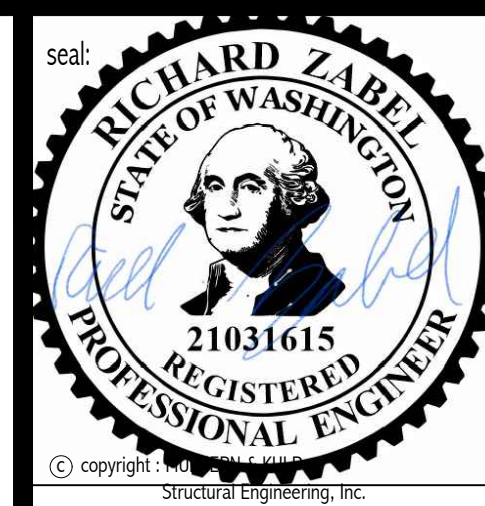
10 BASEMENT STAIR WALL @ GRADE
SCALE: 3/4"=1'-0"



11 EXT. GARAGE FOUNDATION @ PORCH
SCALE: 3/4"=1'-0"



12 REVERSE RETAINING @ GARAGE
SCALE: 3/4"=1'-0"



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M&K project number: 154-23001

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

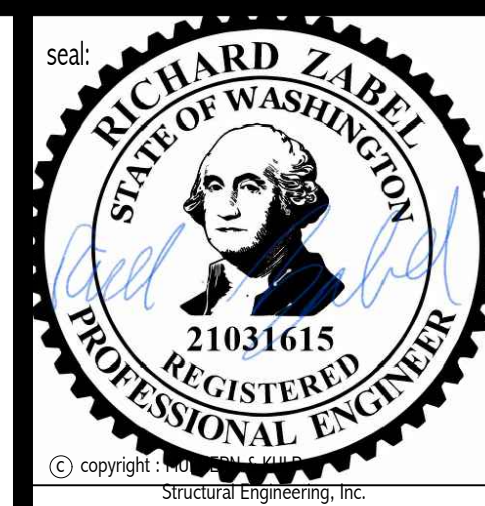
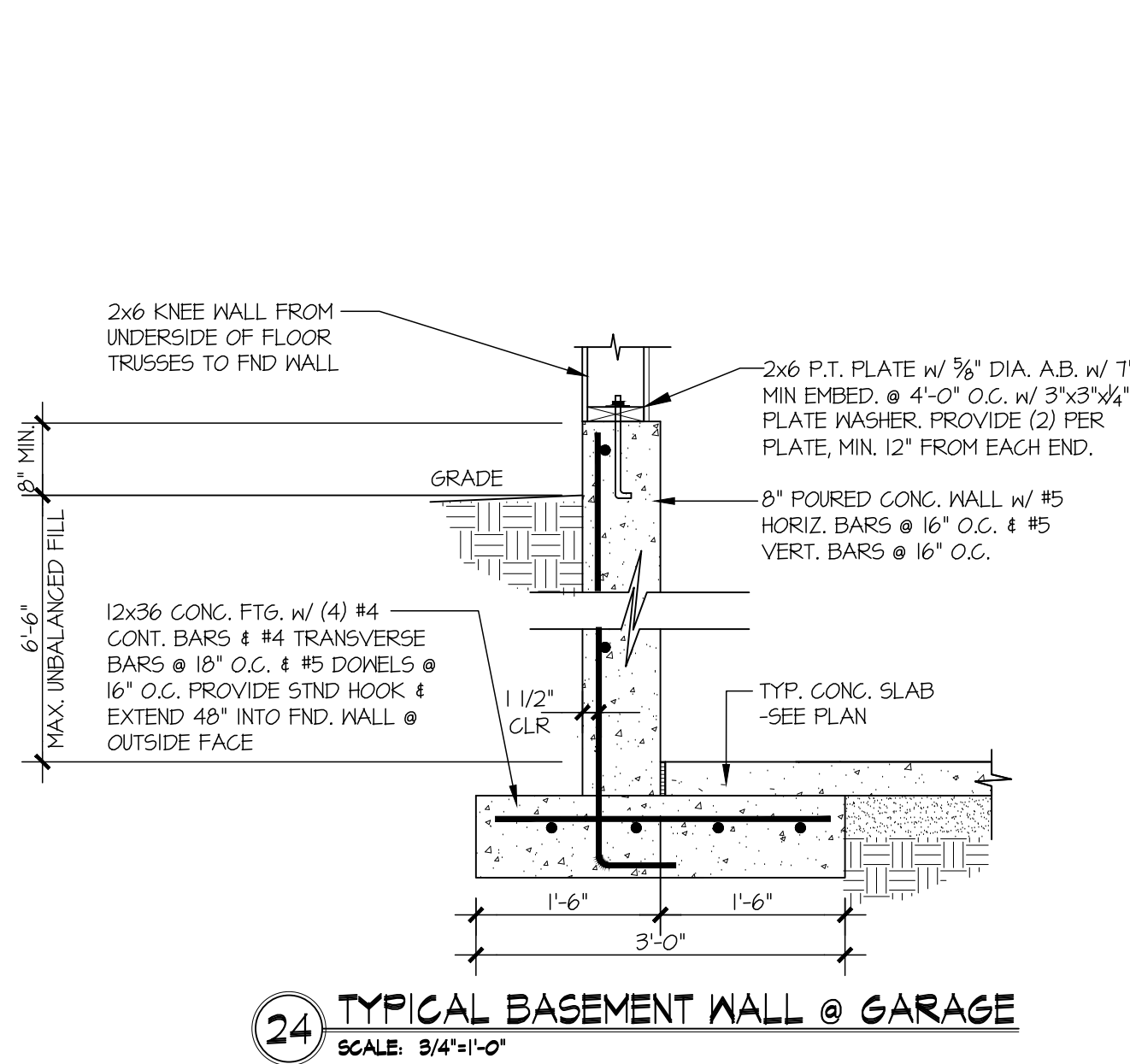
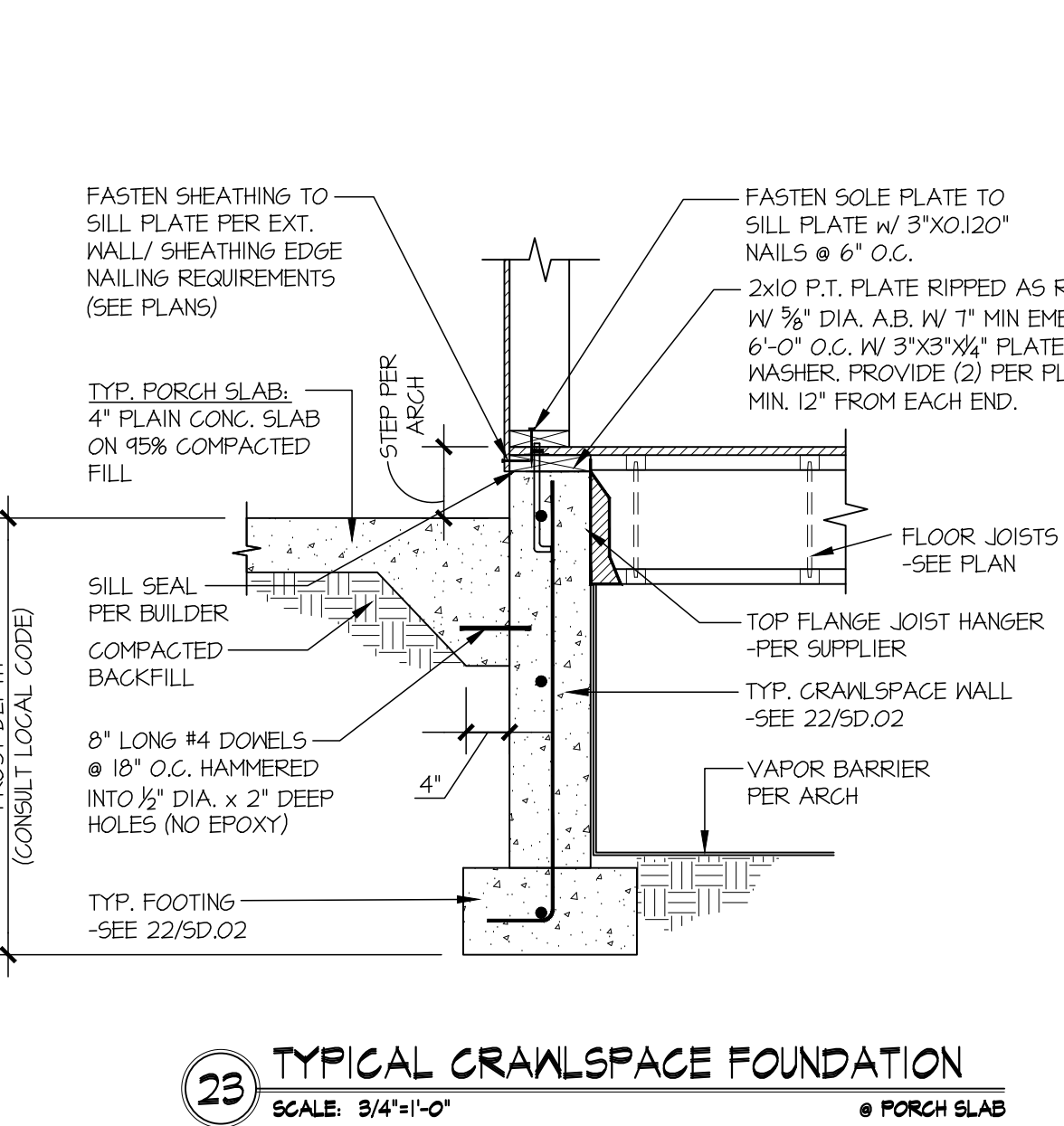
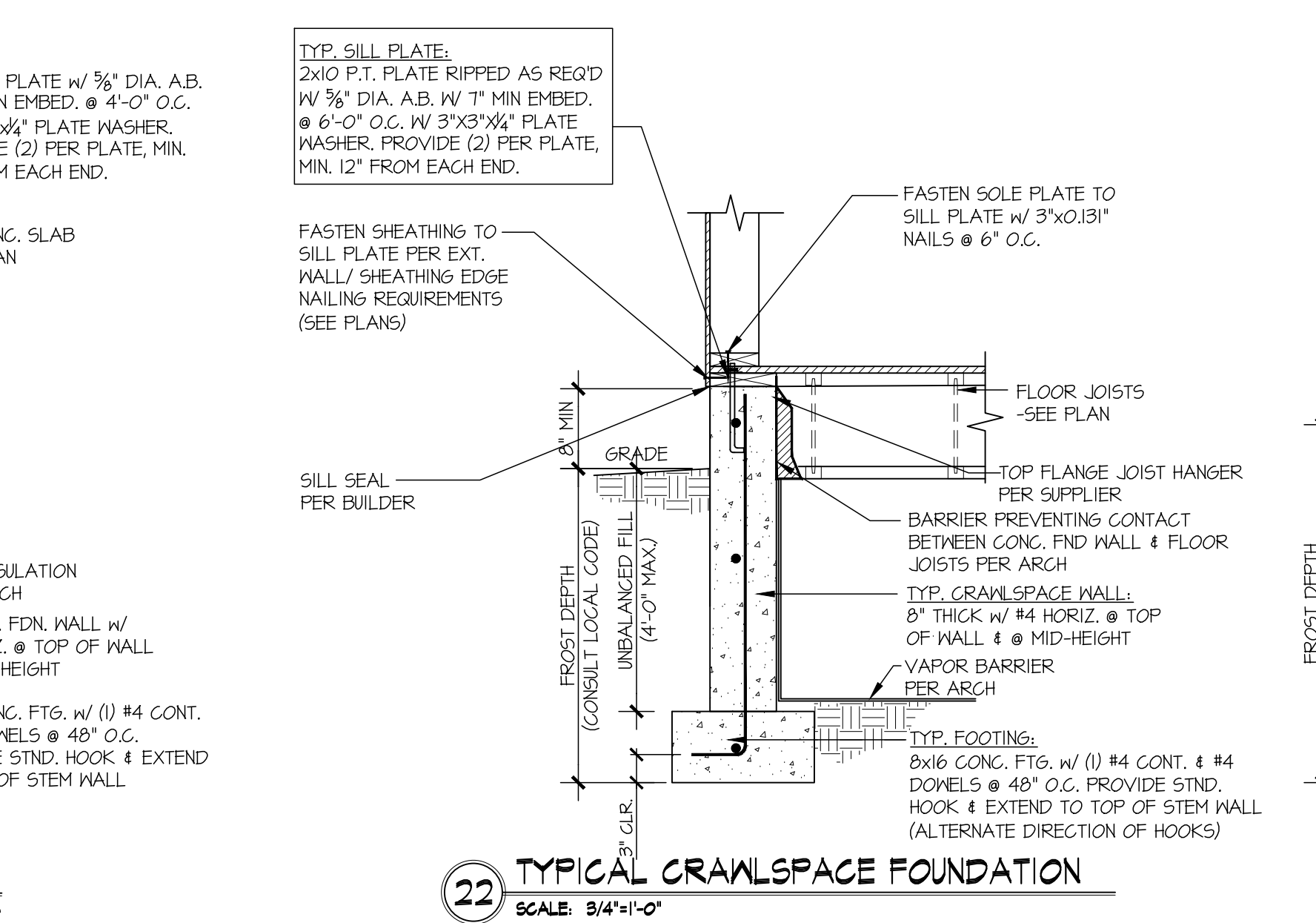
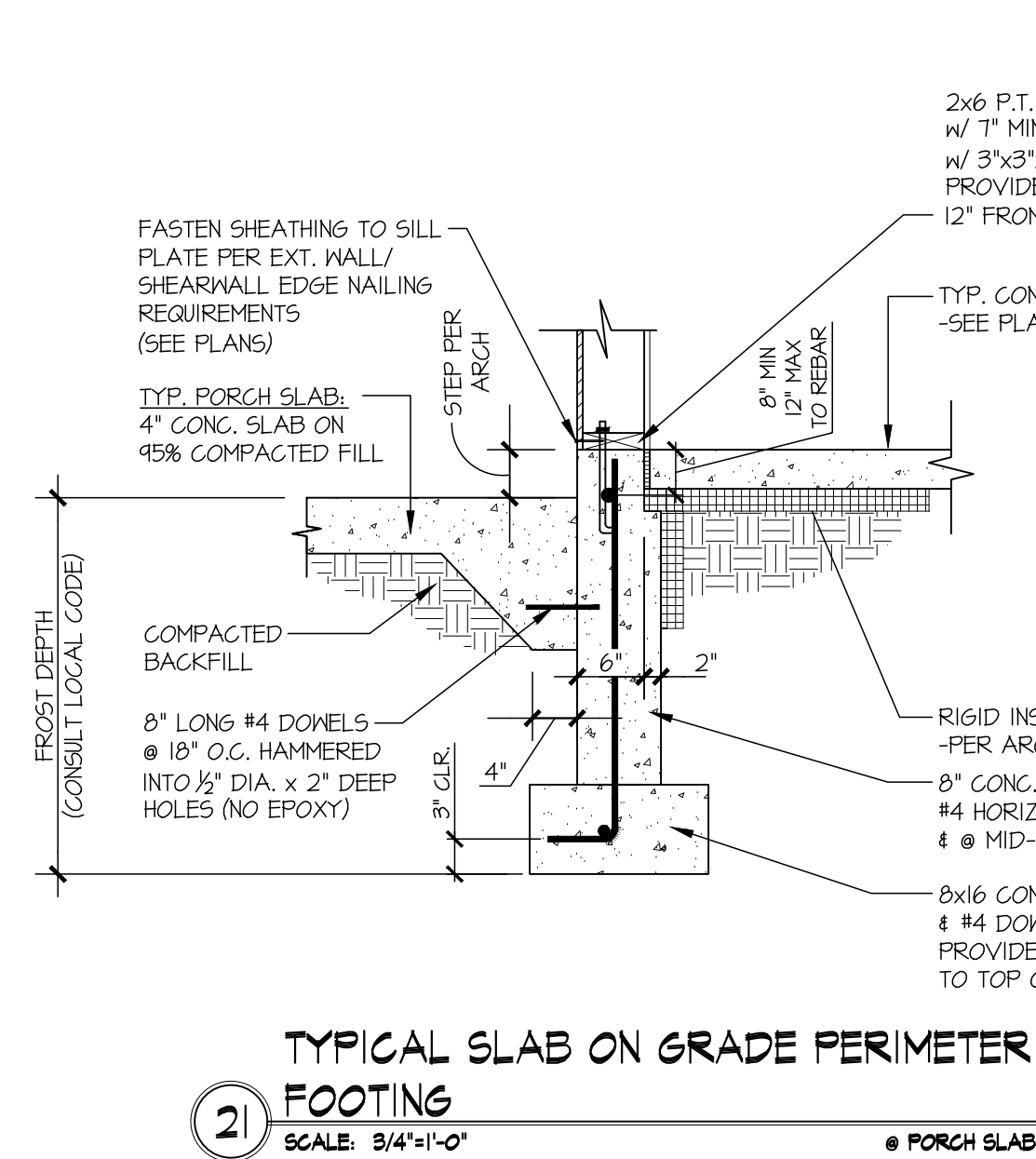
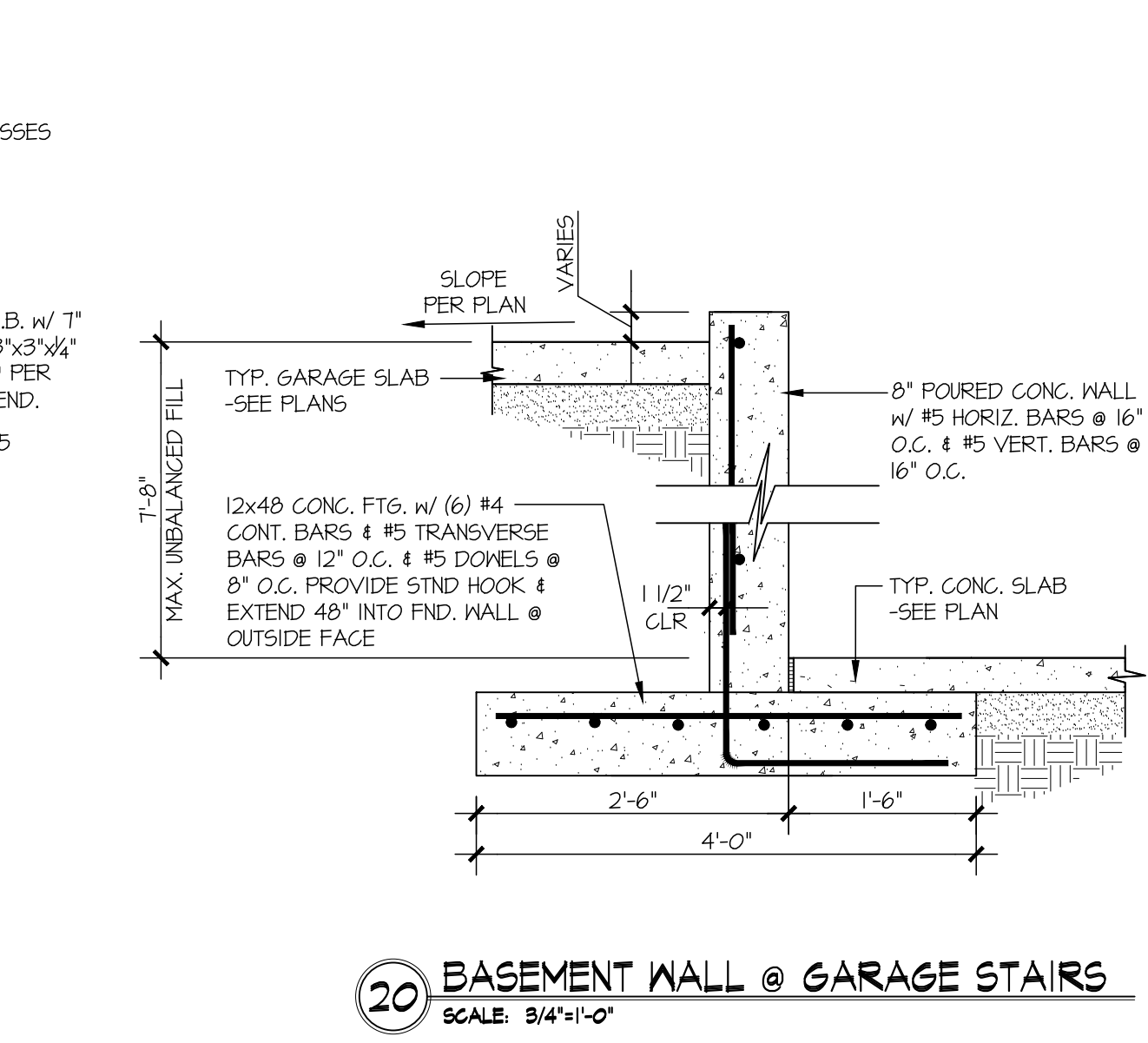
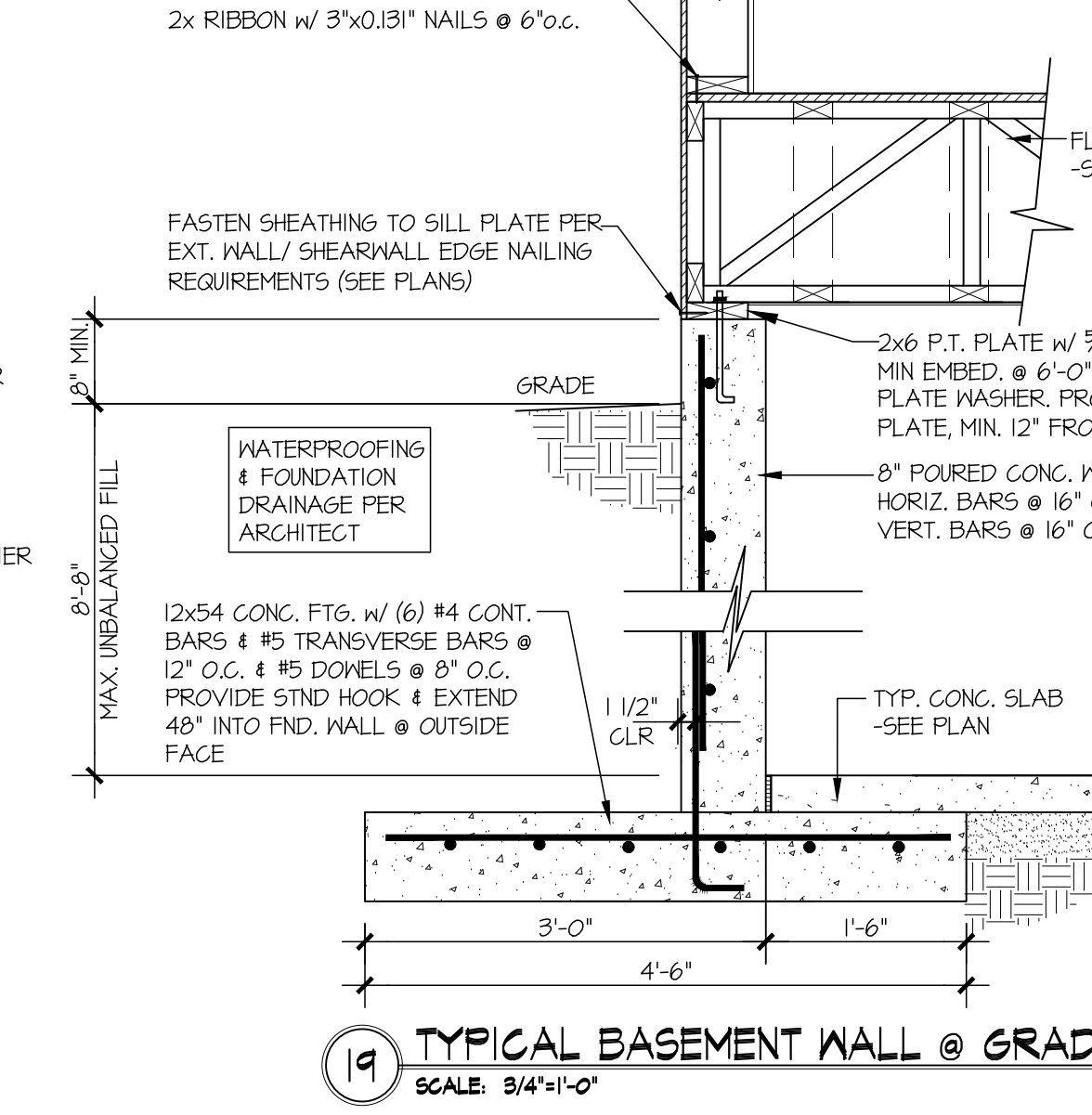
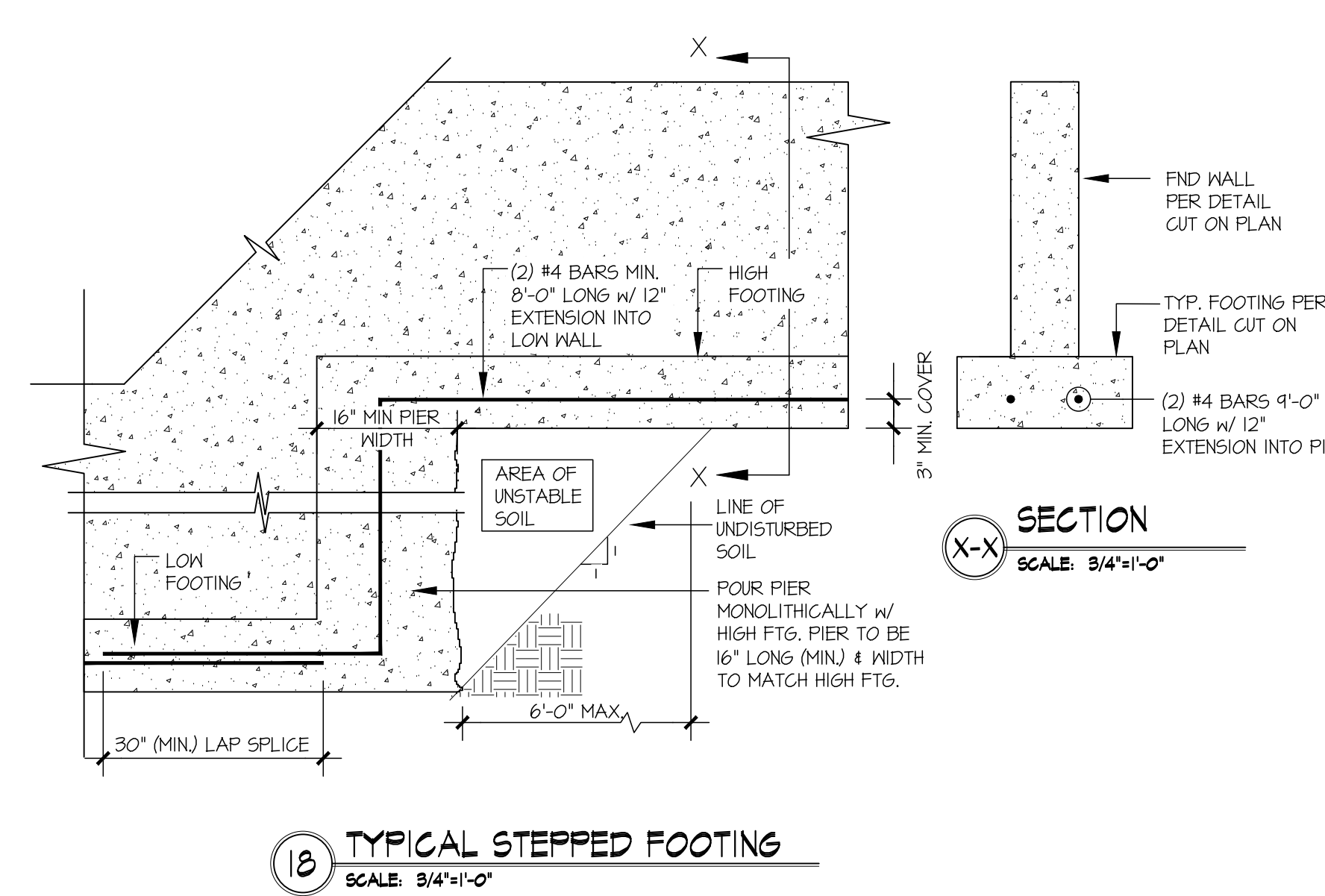
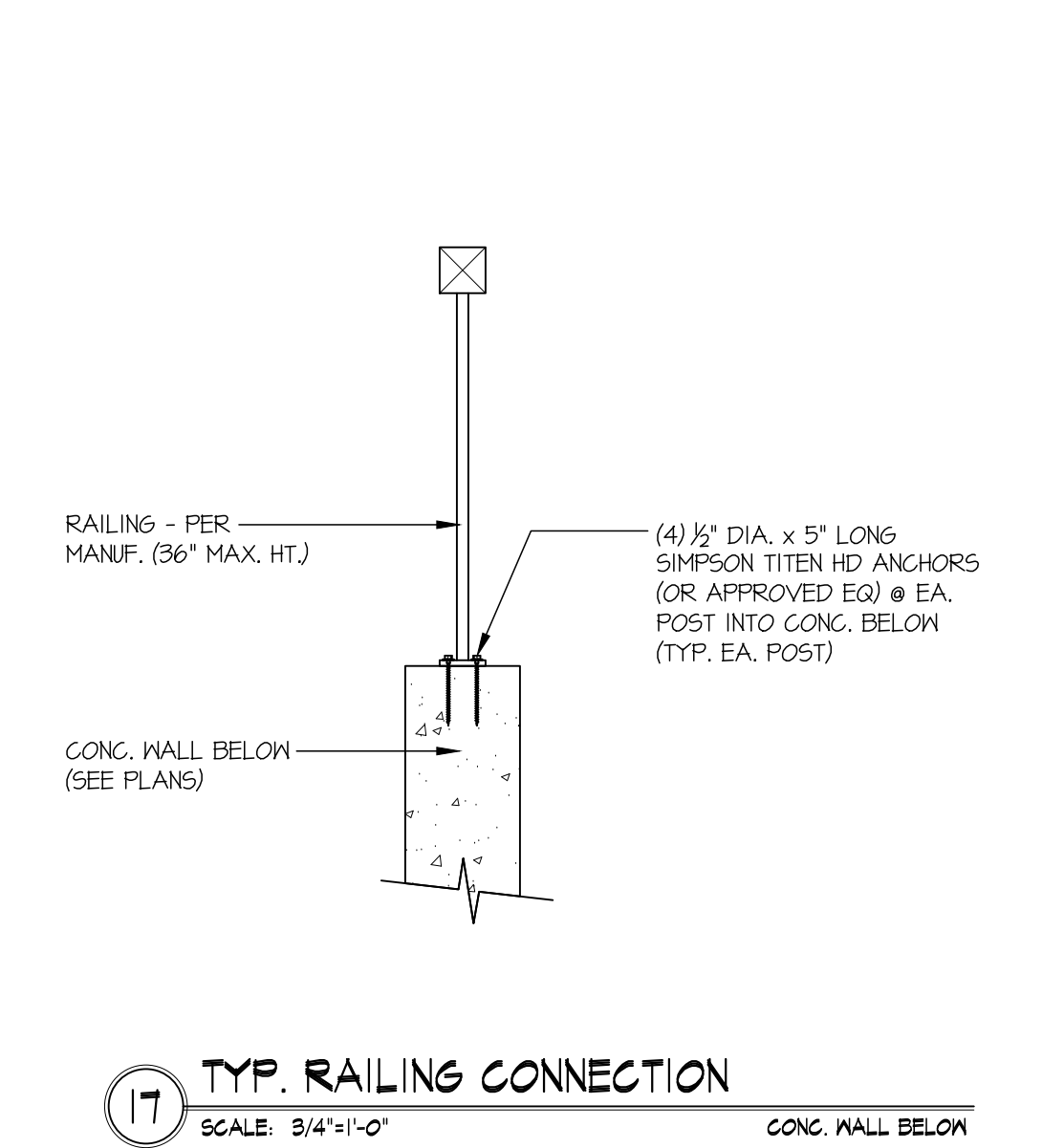
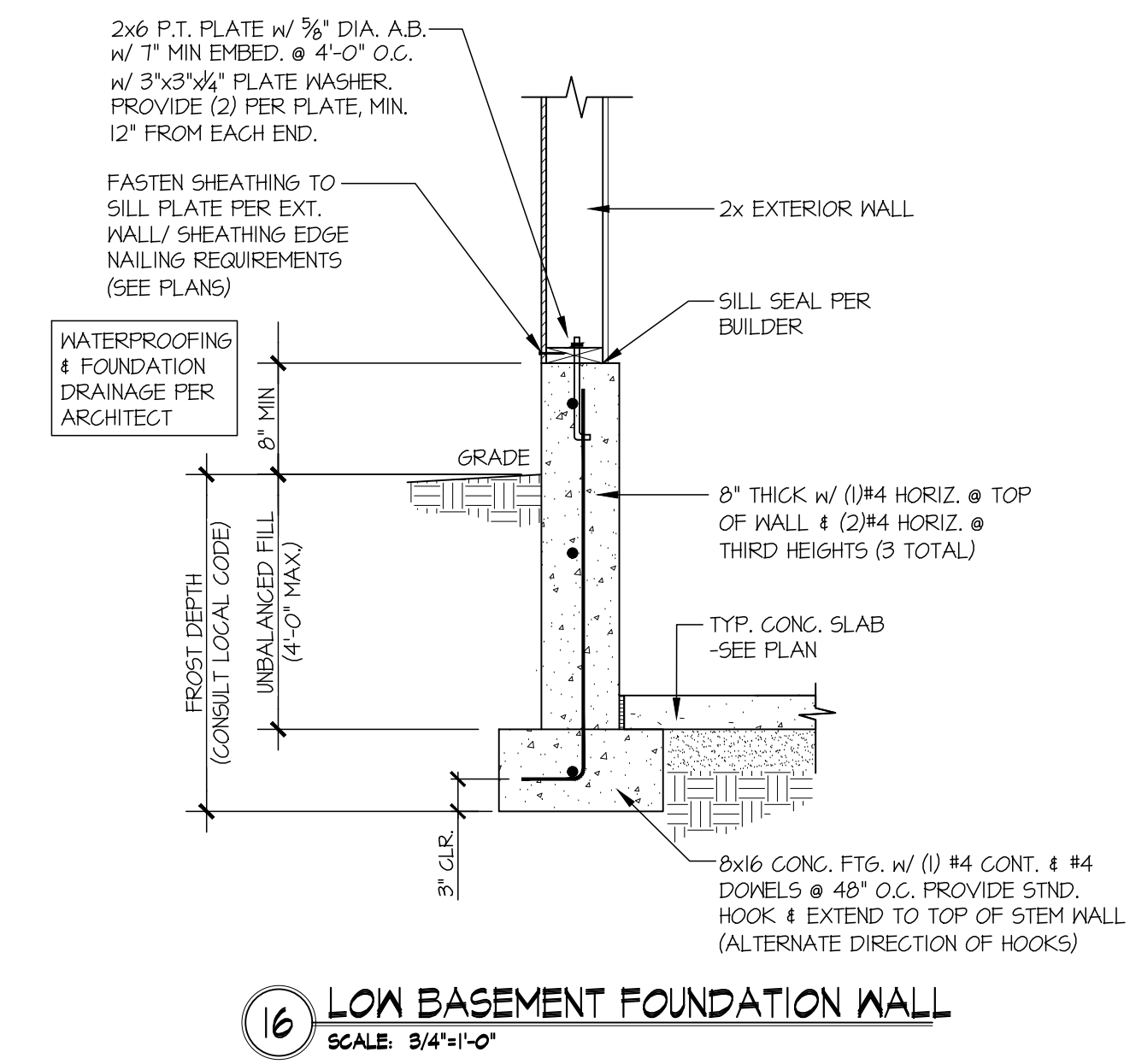
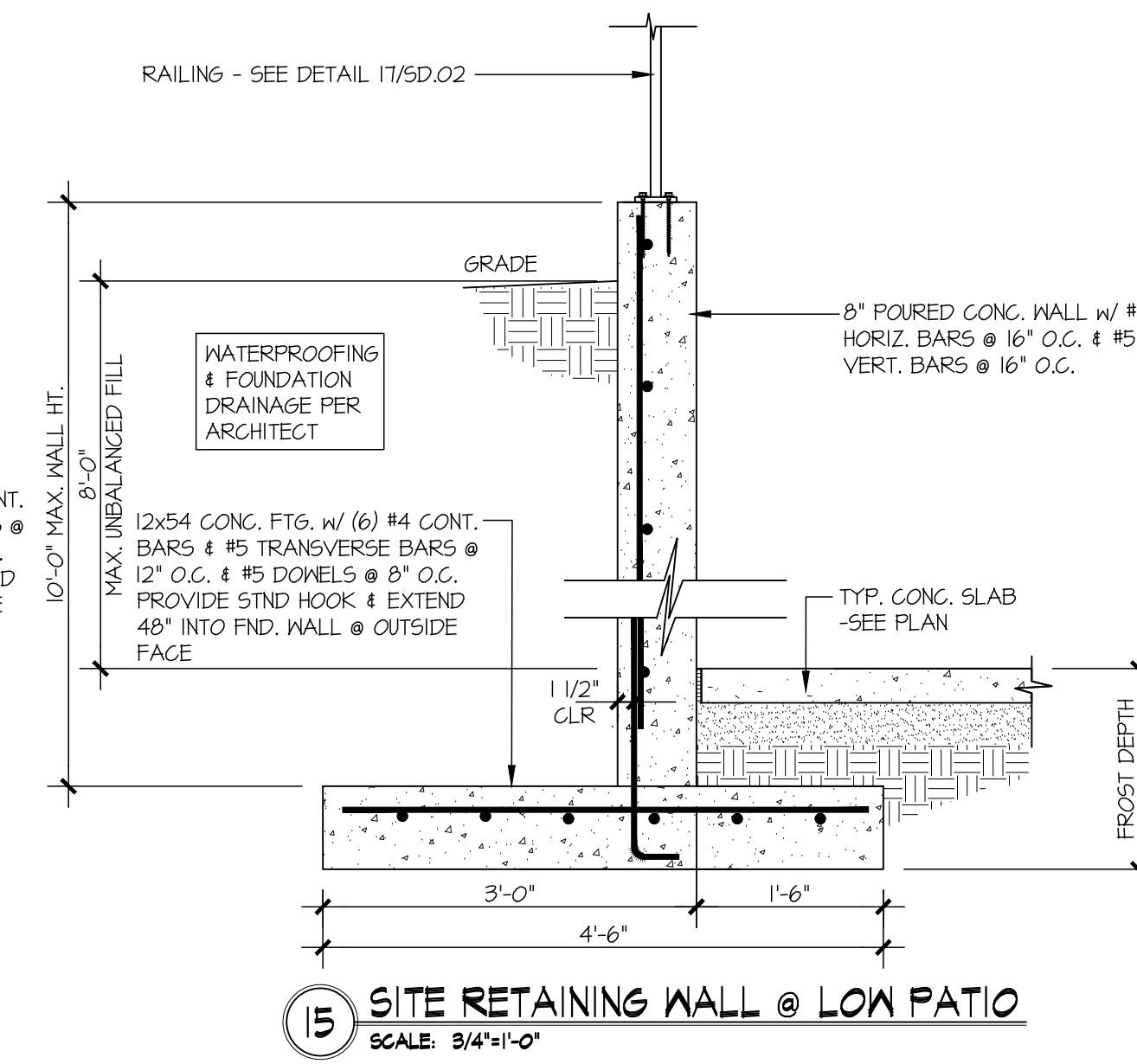
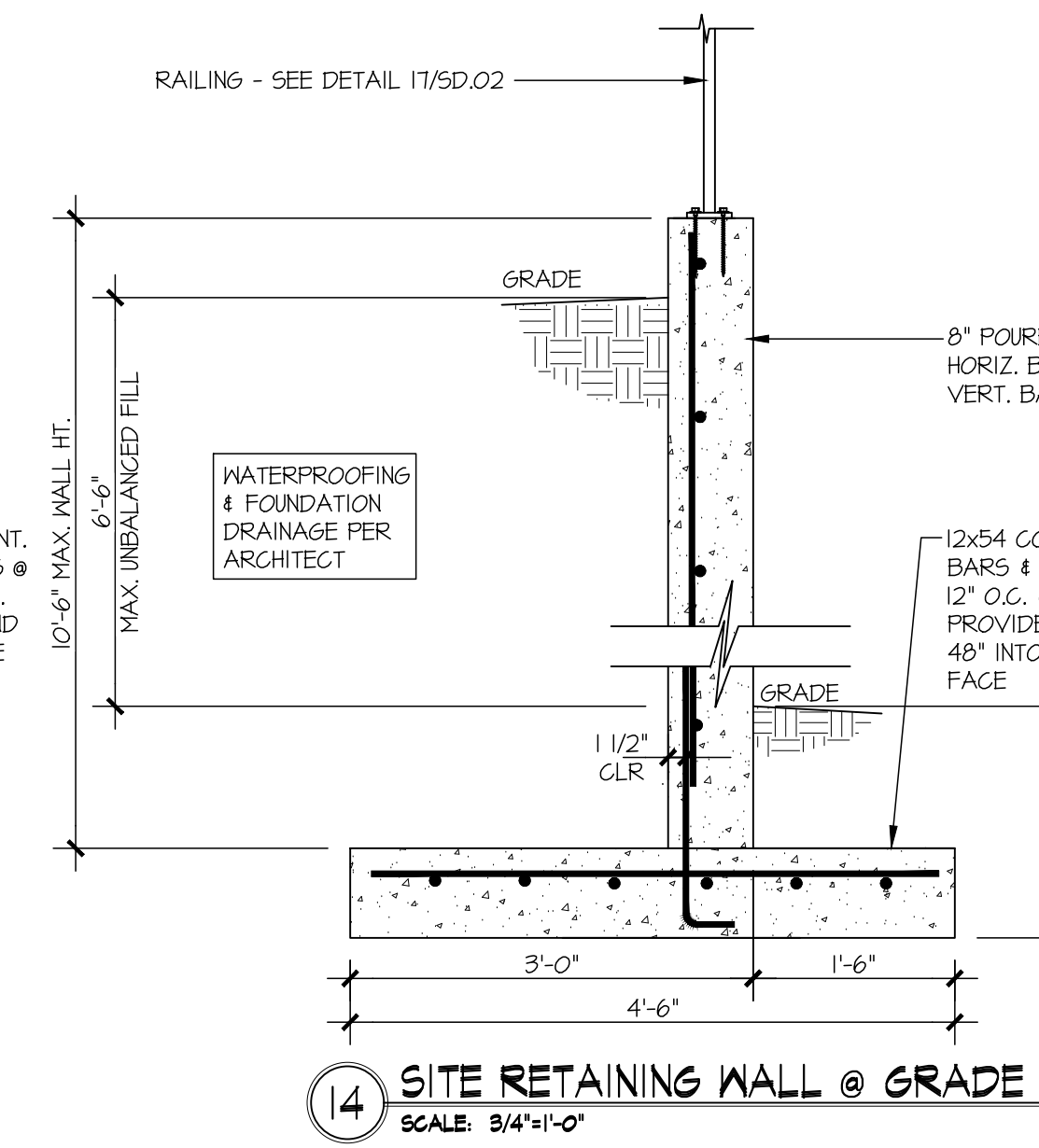
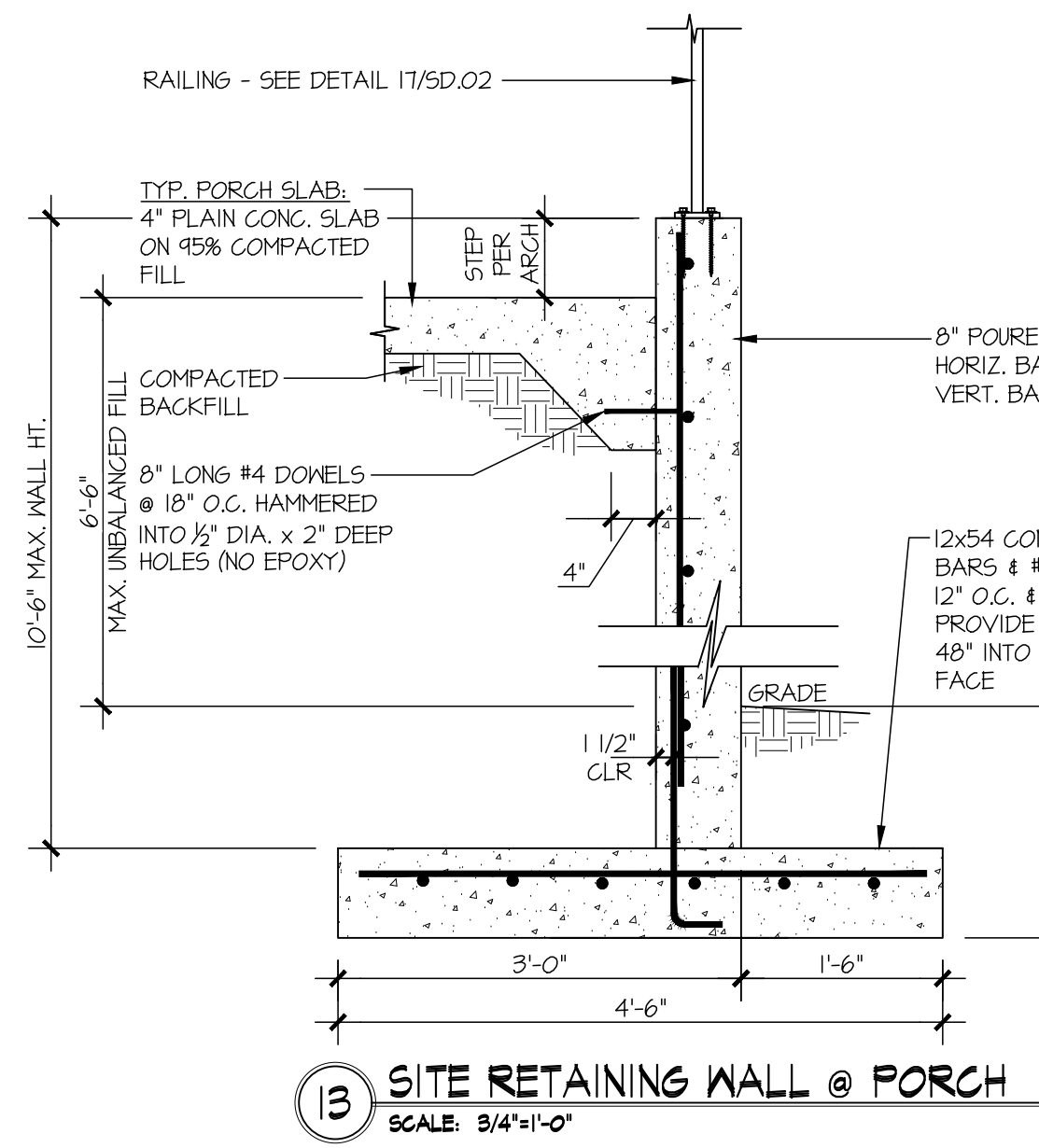
REVISIONS:

date:	initial:
08/31/2023	AJC



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

REVISIONS:

date:	initial:
08/31/2023	AJC



STRUCTURAL DETAILS

DUBEY RESIDENCE
8434 SE 39TH ST
MERCER ISLAND, WASHINGTON

sheet:
SD.02

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

CALL BEFORE YOU DIG: 811

LEGEND

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

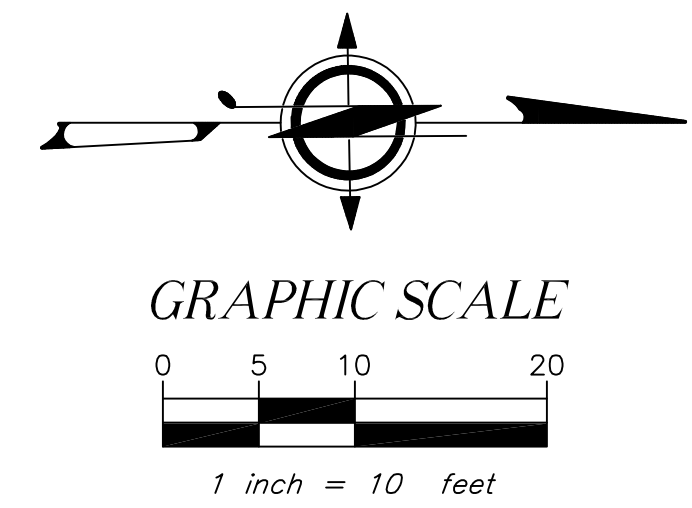
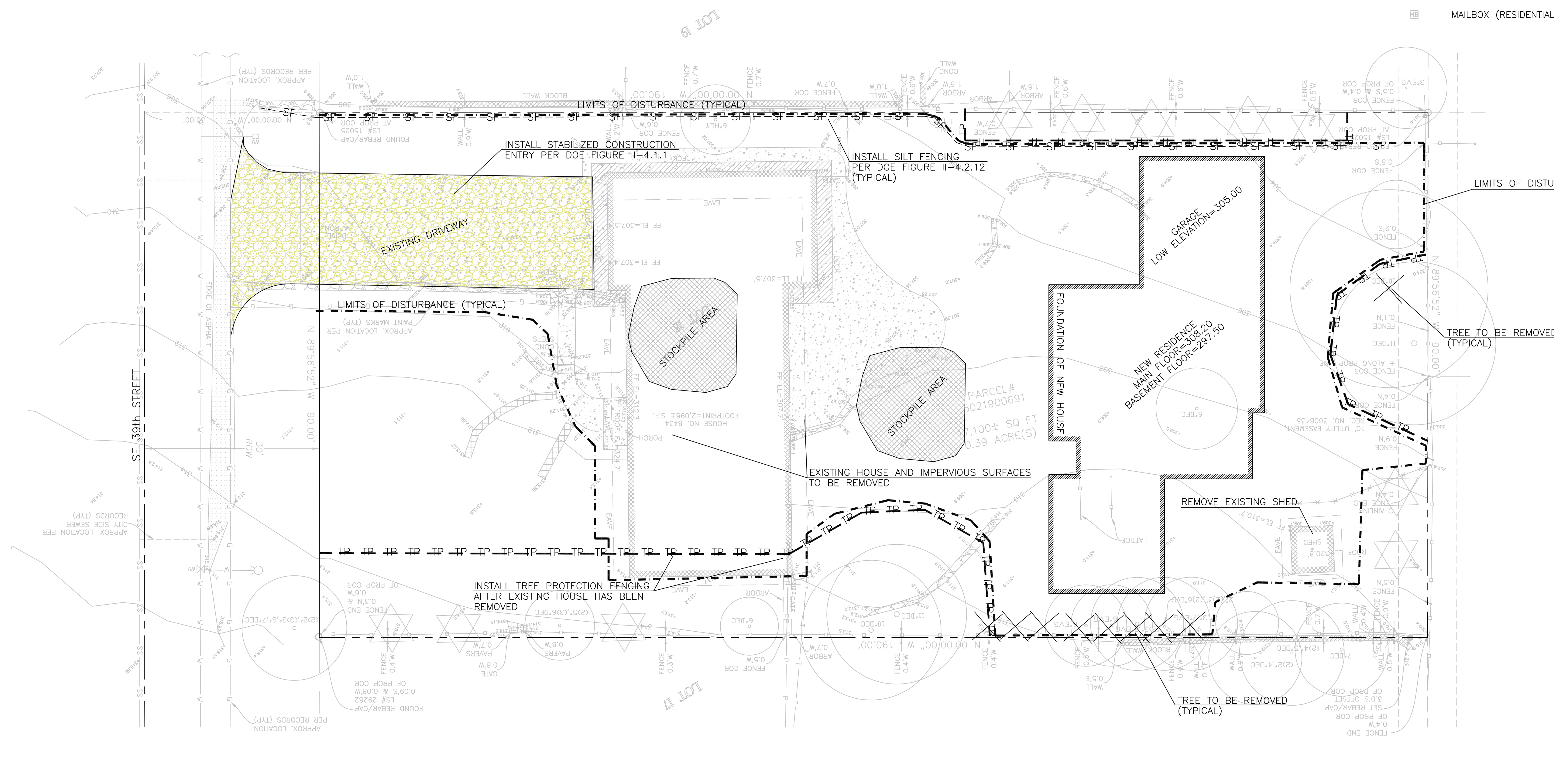


TABLE OF CONTENT	
SHEET #	DESCRIPTION
1	TESC PLAN
2	UTILITY & TREE PLAN
3	UTILITY DETAILS
4	AMENDED SOILS PLAN

PERMIT #: 23xx-xxx

OFFE ENGINEERS	13902 SOUTHEAST 19TH PLACE RENTON, WASHINGTON 98058 PHONE: 425-260-3412 CONTACT: DARRELL OFFE, P.E.	DESIGNED BY: DLO DRAWN BY: SLM CHECKED BY: DLO	PROJECT: 8434 SE 39th Street CLIENT: JayMarc Custom Homes - Dubey Residence SHEET CONTENT: Temp. Erosion & Sedimentation Control Plan
PARCEL # 3021900091 0.39 ACRES(S) HOUSE NO. 8434 FOOTPRINT=2,098± S.F. 1,100± SQ FT			
DATE: 06/07/2023 JOB NO.: DWG NO.:		REV. NO.: DATE:	DESCRIPTION:
SHEET 1 OF 4			

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.

STORM PIPE TABLE

- ① 42LF., 8" PVC SDR-35 @ S=2.71%
- ② 12LF., 8" PVC SDR-35 @ S=2.00%
- ③ 119LF., 48" CMP @ S=0.00%
TOP OF PIPE=303.00
BOTTOM OF PIPE=299.00
- ④ 14LF., 6" PVC SDR-35 @ S=17.86%
- ⑤ 49LF., 6" PVC SDR-35 @ S=1.69%
- ⑥ 2LF., 6" SD @ S=58.2%
- ⑦ 6LF., 6" PVC SDR-35 @ S=5.00%
- ⑧ NOT USED
- ⑨ 22LF., 4" PVC SDR-35 @ S=2.00%
- ⑩ 59LF., 4" PVC SDR-35 @ S=2.00%
- ⑪ 19LF., 4" PVC SDR-35 @ S=2.00%
- ⑫ 21LF., 4" PVC SDR-35 @ S=2.00%
- ⑬ 20LF., 4" PVC SDR-35 @ S=2.00%
- ⑭ 34LF., 4" PVC SDR-35 @ S=5.65%
- ⑮ 22LF., 4" PVC SDR-35 @ S=2.00%

DOWNSPOUT TABLE

- DS#1 GROUND=304.50
DOWNSPOUT LINE=302.64, 4"
- DS#2 CONCRETE=304.50
DOWNSPOUT LINE=303.10, 4"
- DS#3 GROUND=306.00
DOWNSPOUT LINE=304.30, 4"
- DS#4 GROUND=307.00
DOWNSPOUT LINE=306.40, 4"
- DS#5 GROUND=307.00
DOWNSPOUT LINE=306.05, 4"
- DS#6 CONCRETE=308.00
DOWNSPOUT LINE=305.60, 4"
- DS#7 GROUND=307.00
DOWNSPOUT LINE=305.00, 4"
- DS#8 CONCRETE=304.90
DOWNSPOUT LINE=303.10, 4"

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

CALL BEFORE YOU DIG: 811

LEGEND

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

EXISTING REPLACEMENT TREES (TYP.)

8434 SE 39th Tree Table

Tree ID	Common Name	DBH	Multi	Health	Condition	Drip Line	Category	Retain?
1	Crabapple	11.7	Yes	1	12.0	9.0	Sig	Yes
2	Fruiting Pear	5		1	2	9.0	Small	Yes
3	Crabapple	8		1	2	10.0	Sig	Yes
4	Pacific Dogwood	10.5		2	1	18.0	Exc	Yes
5	Pacific Dogwood	11.5		2	1	18.0	Exc	Yes
6	Japanese Cedar	7.8	Yes	1	2	6.0	Small	Yes
7	Japanese Cedar	7.6	Yes	1	2	8.0	Small	Yes
8	Japanese Cedar	7	Yes	1	2	7.0	Small	Yes
9	Japanese Cedar	6.7	Yes	1	2	6.0	Small	Yes
10	Japanese Cedar	8.9	Yes	1	2	6.0	Small	No
11	Japanese Cedar	11.3	Yes	1	2	6.0	Sig	No
12	Japanese Cedar	7	Yes	1	2	7.0	Small	No
13	Japanese Cedar	10.4	Yes	1	2	8.0	Sig	No
14	Japanese Cedar	10.3	Yes	1	2	8.0	Sig	No
15	Japanese Cedar	12.6	Yes	1	2	8.0	Sig	No
16	Japanese Cedar	8.5	Yes	1	2	9.0	No	No
17	Japanese Cedar	10	Yes	1	2	9.0	Sig	No
18	Mountain Ash	14	Yes	1	2	14.0	Sig	Yes
19	Red maple	17.4		1	1	15.0	Sig	No
TOTALS								

OFFSITE

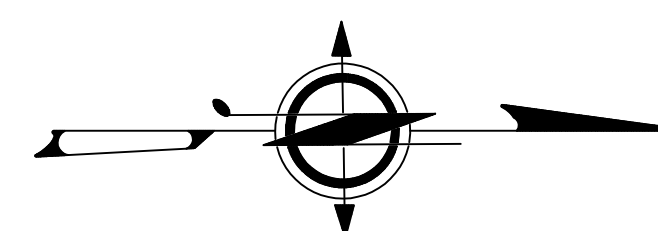
ID	Common Name	DBH	Multi	Health	Condition	Drip Line	Category	Retain?
101	Common Hawthorn	8.5	ROW			13.0	Sig	Yes
102	Common Hawthorn	NOT MAPPED	ROW			13.0	Sig	Yes
103	Bitter Cherry	?				OH 14	Sig	Yes
104	Bitter Cherry	?				OH 14	Sig	Yes
105	Bitter Cherry	?				OH 14	Sig	Yes

Previous Replacement Trees

ID	Common Name	DBH	Multi	Health	Condition	Drip Line	Tree Size	Retain?
A	Thunder Cloud Plum	1.5				5.0	5.0	Yes
B	Thunder Cloud Plum	1.5				5.0	5.0	Yes
C	Thunder Cloud Plum	1.5				5.0	5.0	Yes
D	Himalayan cedar	1.5				5.0	5.0	Yes
E	Himalayan cedar	1.5				5.0	5.0	Yes
F	Himalayan cedar	1.5				5.0	5.0	Yes
G	Thunder Cloud Plum	2				5.0	5.0	Yes
H	Himalayan cedar	2.5				5.0	5.0	Yes
I	Himalayan cedar	2				5.0	5.0	Yes
J	Himalayan cedar	2				5.0	5.0	Yes
K	Himalayan cedar	2				5.0	5.0	Yes
L	Thunder Cloud Plum	2				7.0	7.0	Yes

IMPERVIOUS SURFACES:
ROOF AREA (UNDER EAVES): 2,184 SQ. FEET
UNCOVERED DRIVEWAY: 2,928 SQ. FEET
UNCOVERED PATIO: 279 SQ. FEET
UNCOVERED WALKWAY: 378 SQ. FEET
TOTAL IMPERVIOUS AREAS = 5,769 SQ. FEET

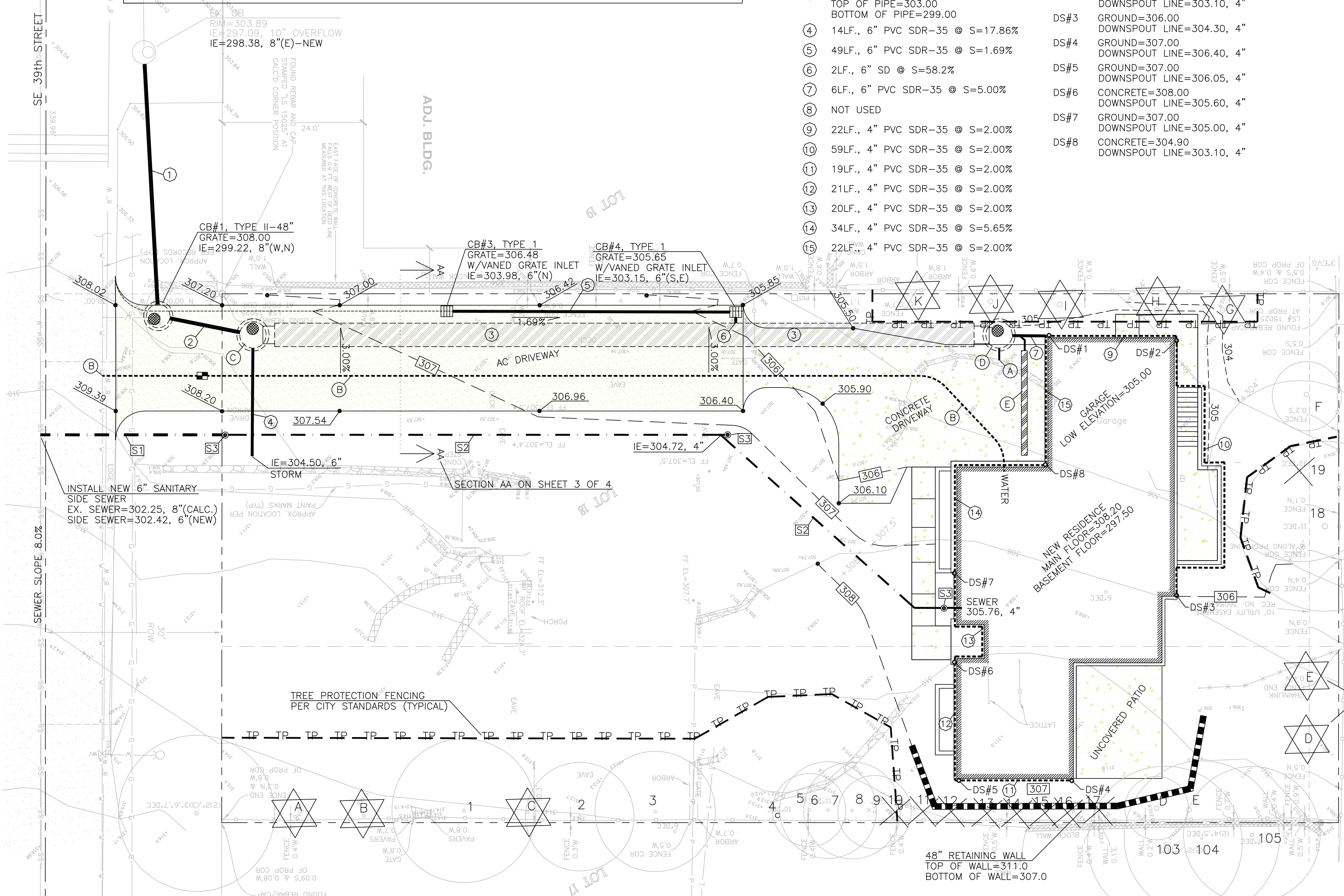
LANDSCAPE AREAS NOTE:
DISTURBED LANDSCAPE AREAS SHALL BE TREATED AS AMENDED SOILS PER DOE FIGURE V-5.3.3, TYPICAL



GRAPHIC SCALE

1 inch = 10 feet

PERMIT #: 23xx-xxx



NOTES:

- (A) 4" FOUNDATION DRAIN
- (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=307.57
OVERFLOW=303.00, 8"(TOP OF TEE)
IE=302.00, 6"(E)
IE=299.50, 8"(SW), 36"(N)
ELEV.=297.50, 8"(BOTTOM OF TEE)
INSIDE BOTTOM=295.50
- (D) CB#5, TYPE II-54"Ø
W/SOLID LOCKING LID
RIM=305.00
IE=302.30, 6"(N), 4"(S)
IE=299.50, 36"(S)
- (E) 18" SLOT DRAIN
GRATE=304.90
IE=303.75, 4"(W)

SIDE SEWER NOTES:

- (S1) INSTALL 32LF., 6" PVC SIDE SEWER @ S=2.00%
- (S2) INSTALL 137LF., 4" PVC SIDE SEWER @ S=2.00%
- (S3) SANITARY SEWER CLEANOUT

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

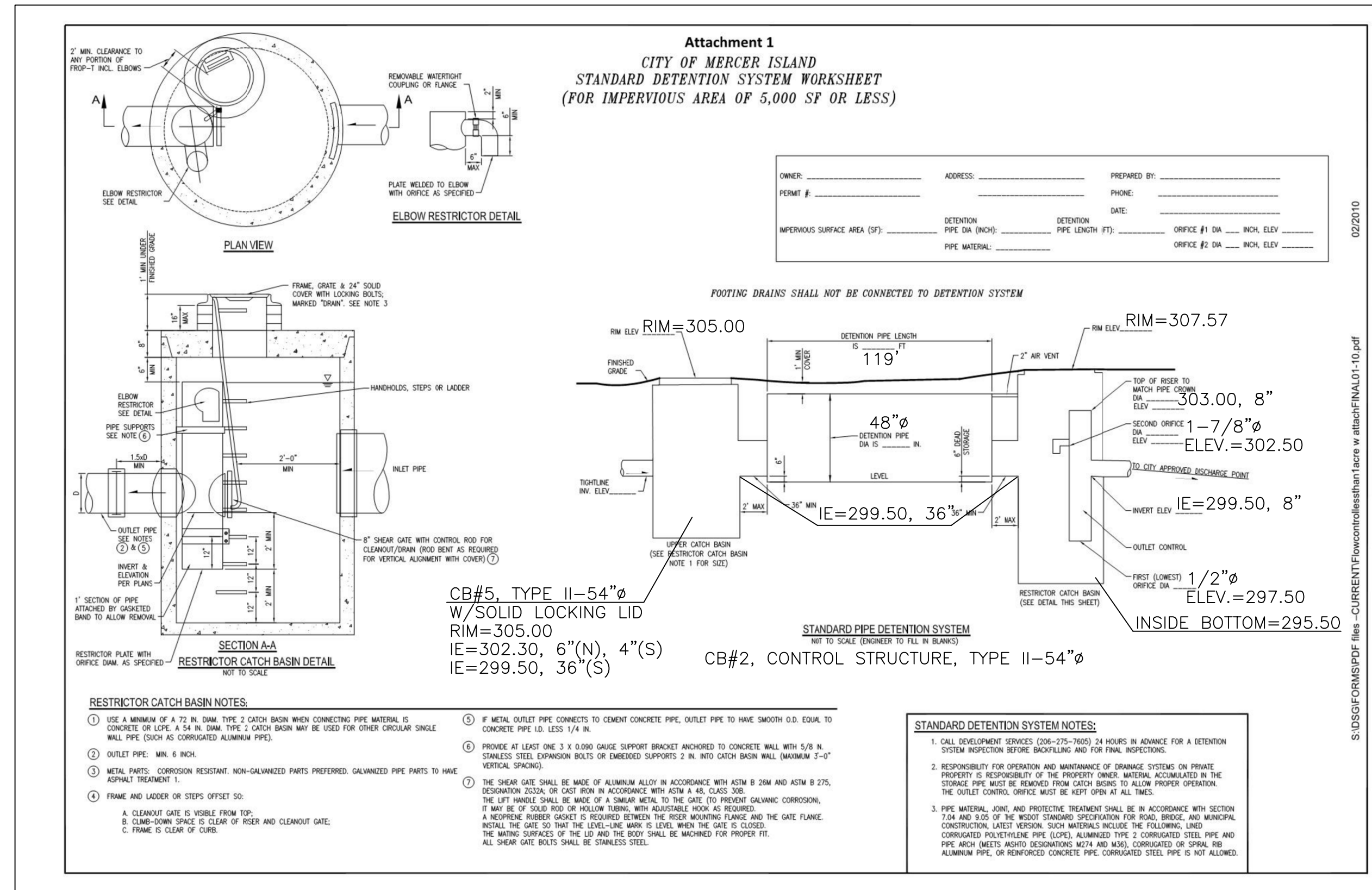
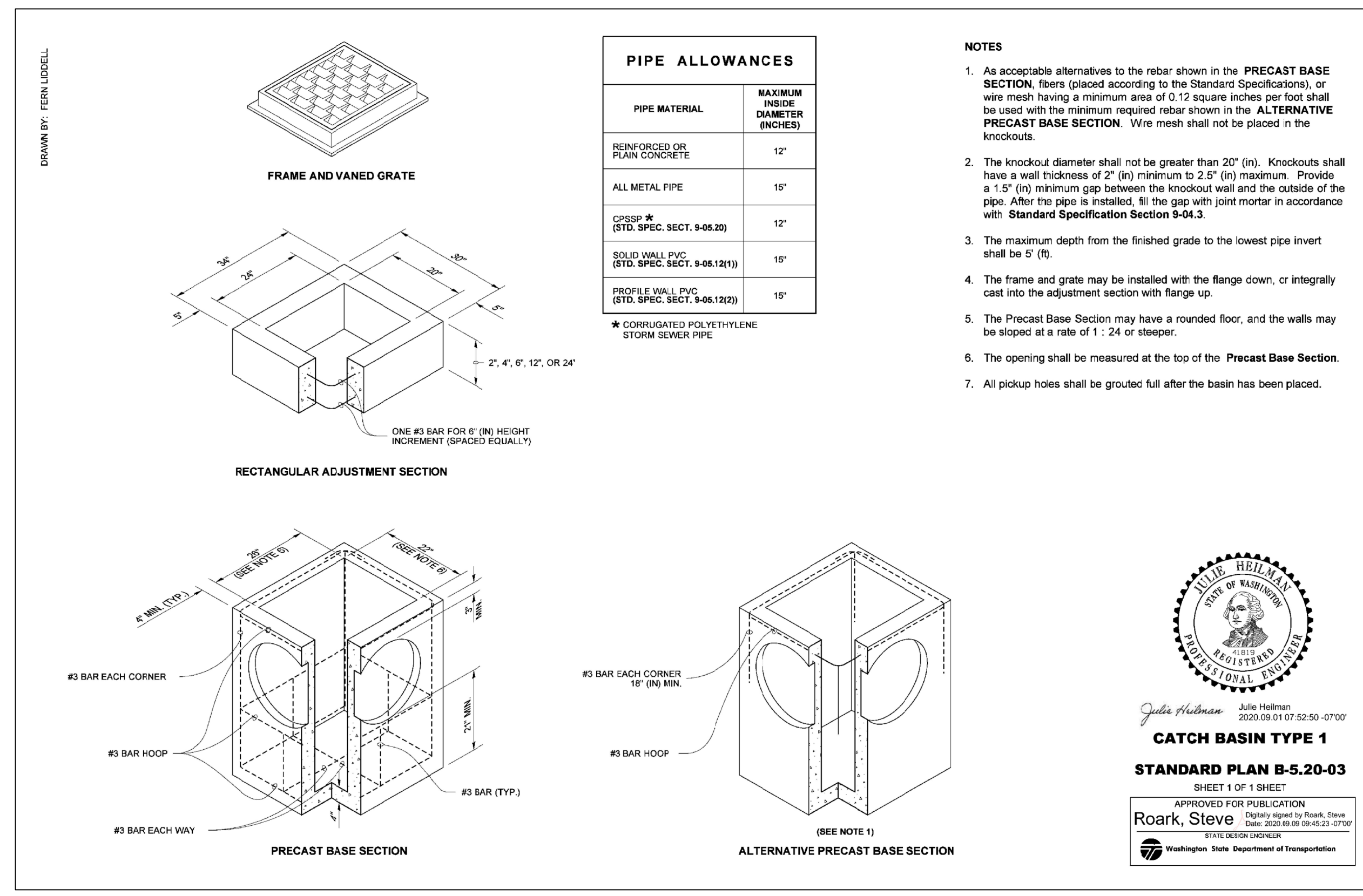
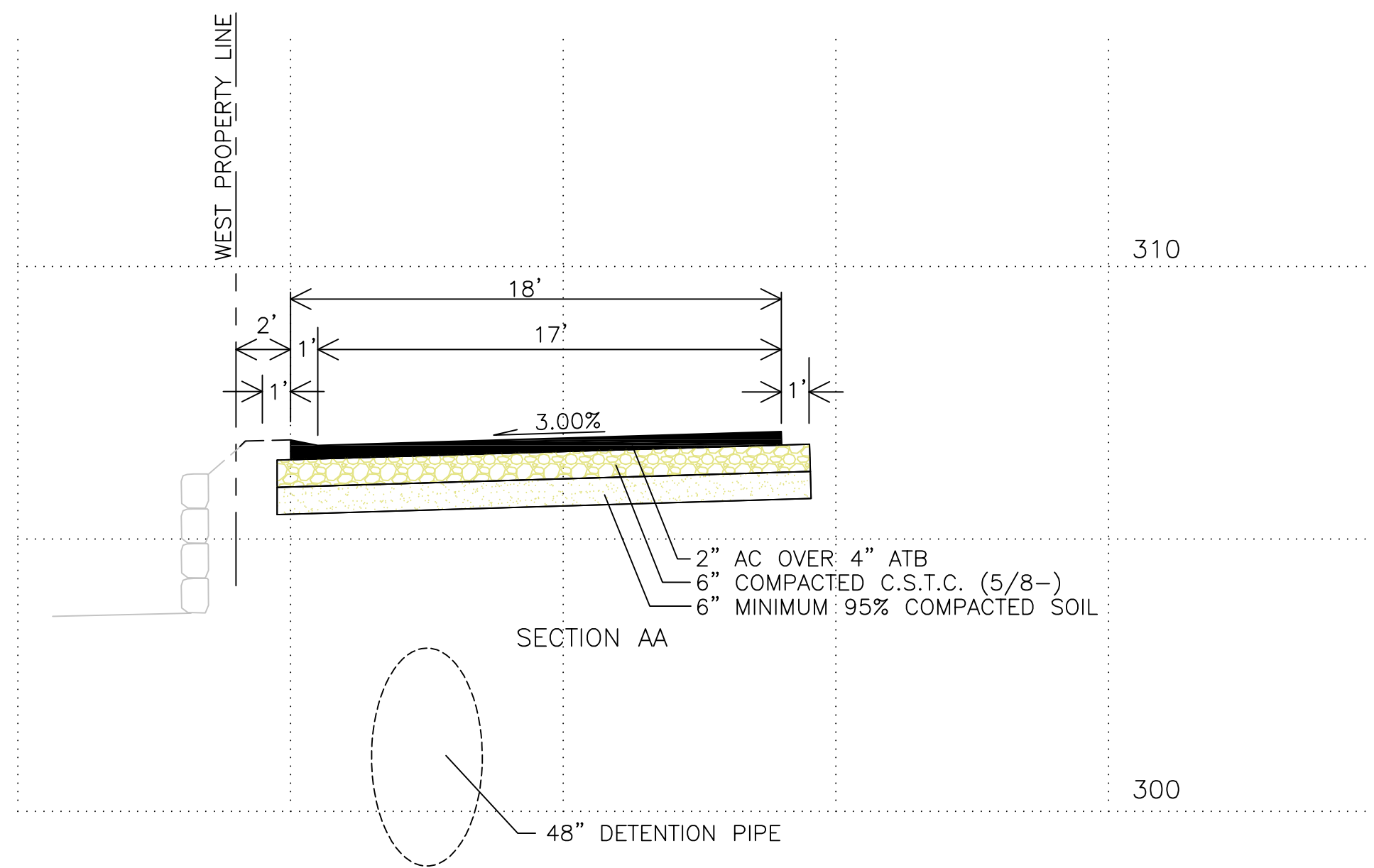
4" FOUNDATION DRAIN REQUIRED BUT NOT SHOWN, GRAVITY FOUNDATION DRAIN AT 303.75 AND ABOVE CAN CONNECT AT POINT A; ANY DRAIN OR FOUNDATION DRAIN BELOW 303.50 WILL NEED TO BE PUMPED TO GRAVITY DOWNSPOUT LINE.

PROJECT: 8434 SE 39th Street
CLIENT: JayMarc Custom Homes - Dubey Residence
SHEET CONTENT: Utility & Tree Plan

DATE: 06/06/2023
JOB NO.:
DWG NO.: 2 OF 4

DESIGNED BY: DLO
DRAWN BY: SLM
CHECKED BY: DLO

06/06/2023
REV. NO. 1
DATE
DESCRIPTION



PROJECT: **8434 SE 39th Street**

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

SHEET CONTENT: **Utility Details**

DATE: 06/07/2023

JOB NO. _____

DWG NO. **3** OF **4**

DESIGNED BY: DLO

DRAWN BY: SLS

CHECKED BY: DLO

DATE: 06/06/2023

REV. NO. _____

DESCRIPTION: _____

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

OFFER ENGINEERS
 JULIE HOLLMAN
 2020.09.01.07.52.50-0700
CATCH BASIN TYPE 1
STANDARD PLAN B-5.20-03
 SHEET 1 OF 1 SHEET
 APPROVED FOR PUBLICATION
 Roark, Steve
 Digitally signed by Roark, Steve
 Date: 2023.06.07.09:52:50-0700
 STATE DESIGN LICENSE
 Washington State Department of Transportation

PERMIT #: 23xx-xxx

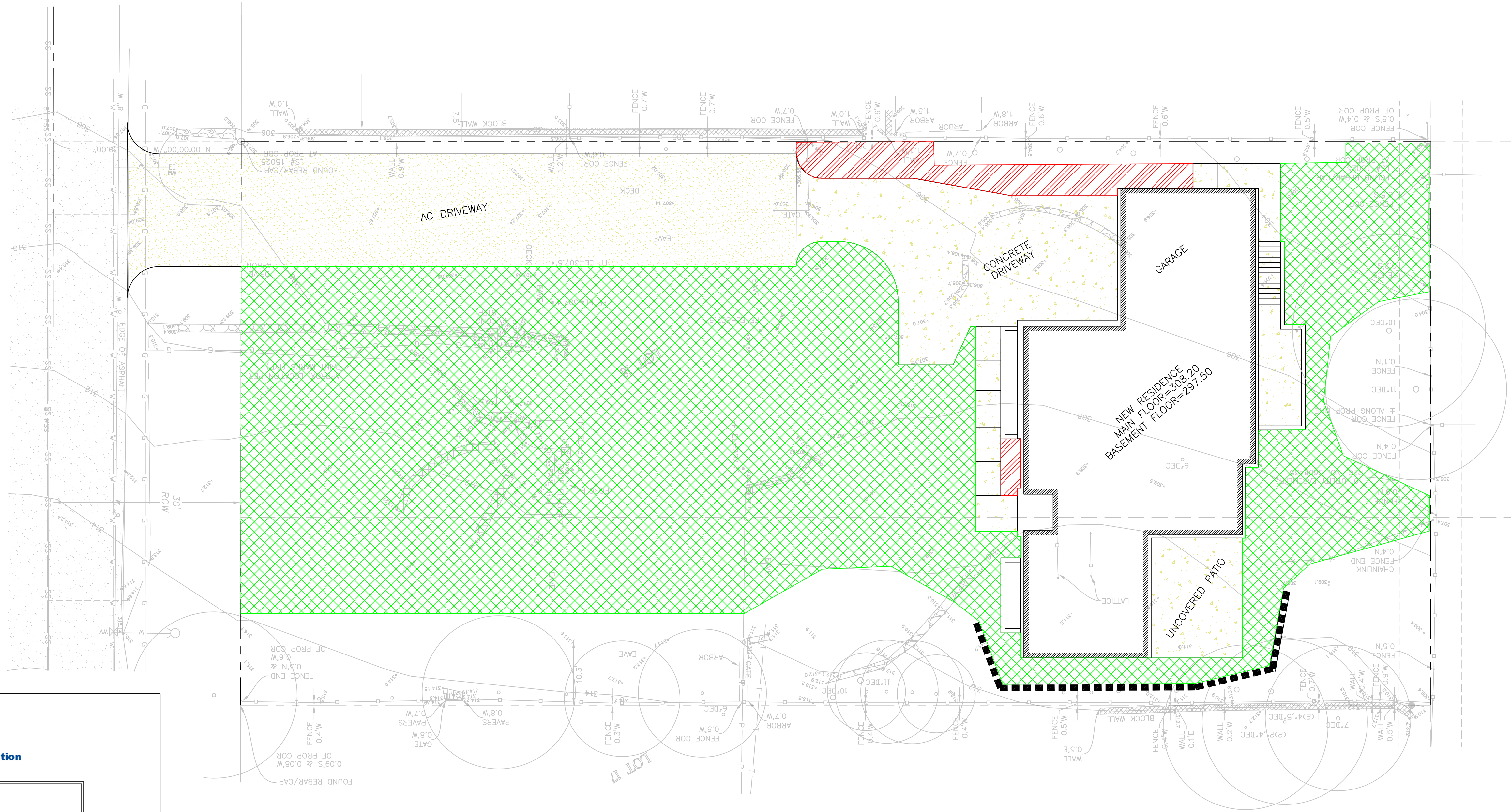
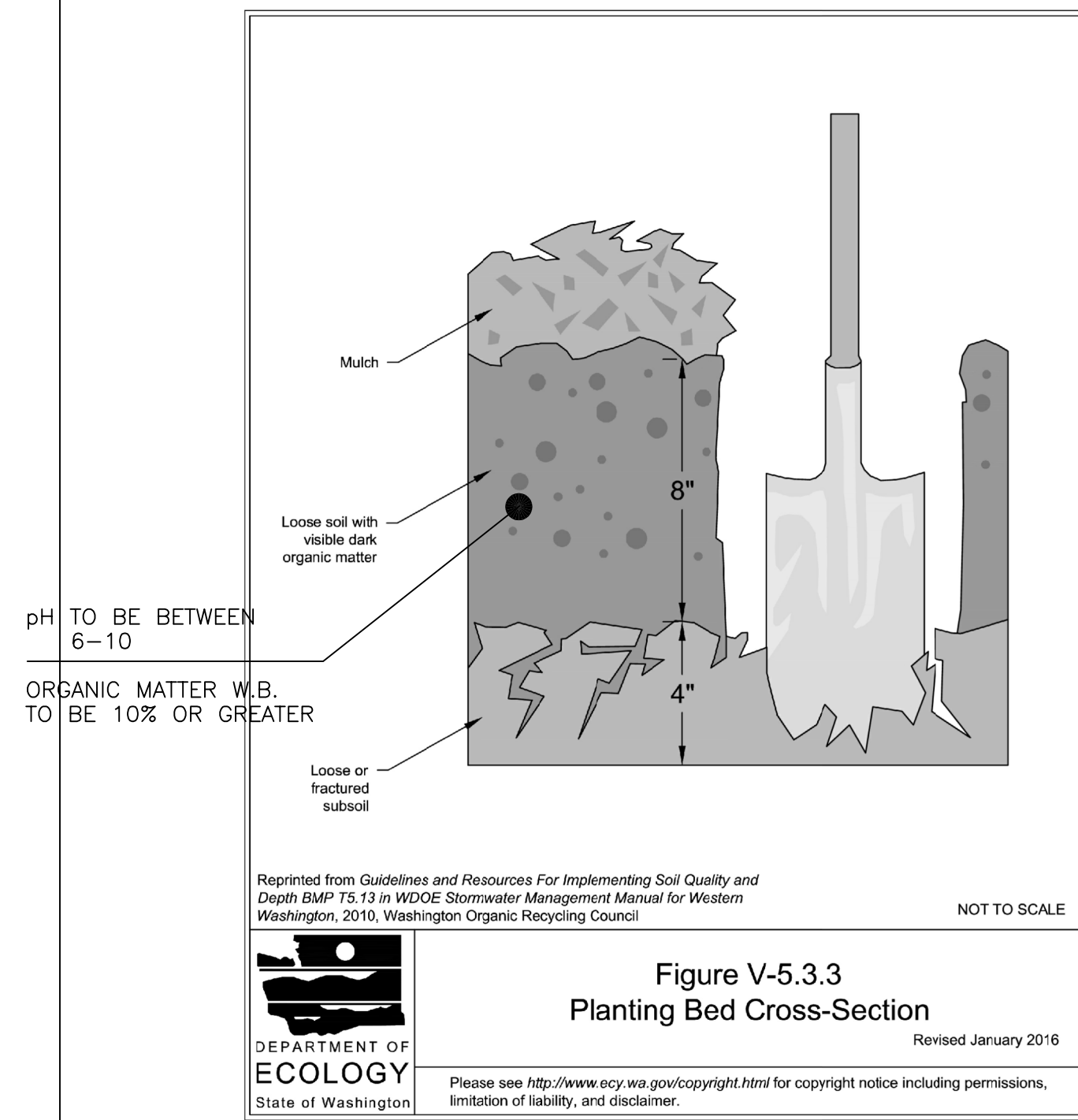


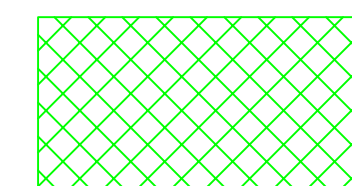
Figure V-5.3.3 Planting bed Cross-Section



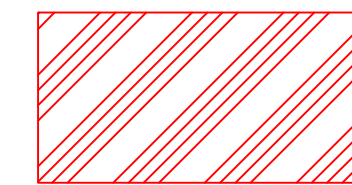
Reprinted from Guidelines and Resources For Implementing Soil Quality and Depth BMP 75.13 in WDOE Stormwater Management Manual for Western Washington, 2010, Washington Organic Recycling Council.

Figure V-5.3.3 Planting Bed Cross-Section
Revised January 2016
DEPARTMENT OF ECOLOGY
State of Washington
Please see <http://www.ecy.wa.gov/copyright.html> for copyright notice including permissions, limitation of liability, and disclaimer.

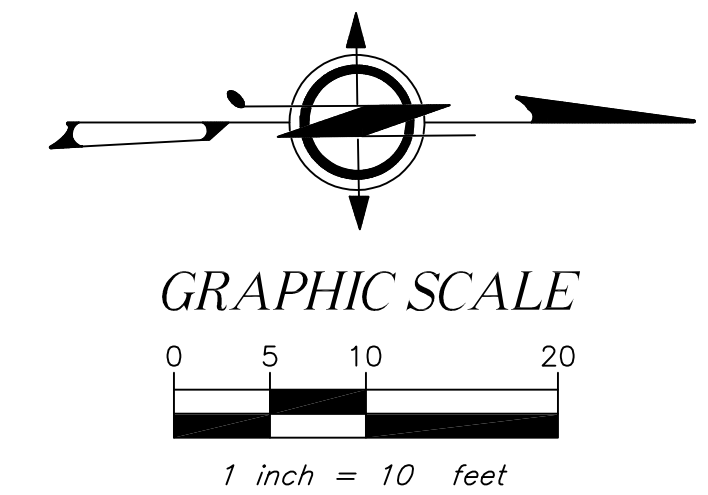
AMENDED SOIL MAP



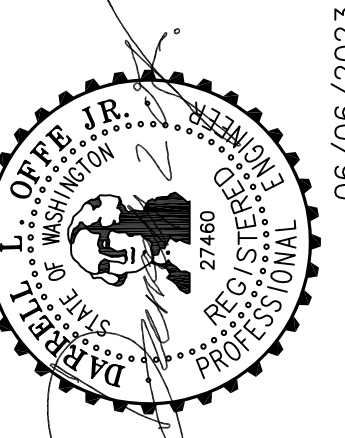
7,678 SQUARE FEET - TURF AREA
AMENDED 12" DEEP



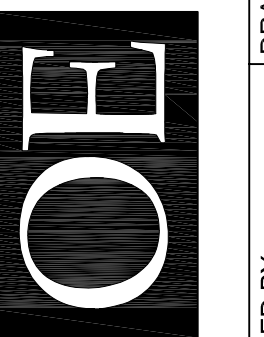
332 SQUARE FEET - PLANTER AREA
AMENDED 8" DEEP



PERMIT #: 23xx-xxx



OFFE ENGINEERS
13902 SOUTHEAST 19TH PLACE
RENTON, WASHINGTON 98058
PHONE: 425-260-3412
CONTACT: DARRELL OFFE, P.E.



PROJECT: **8434 SE 39th Street**
CLIENT: **JayMarc Custom Homes - Dubey Residence**
SHEET CONTENT: **Amended Soil Map & Detail**

DATE: 06/06/2023
JOB NO.:
DWG NO.:

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

REV. NO.	DATE	DESCRIPTION

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

06/06/2023
REV. NO.
DATE
DESCRIPTION

TOPOGRAPHIC & BOUNDARY SURVEY

measure success

LEGAL DESCRIPTION
THE WEST HALF OF LOT 17 AND ALL OF LOT 18, BLOCK 6, MADRONA CREST ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 42 OF PLATS, PAGE 12, RECORDS OF KING COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

BASIS OF BEARINGS
HELD A BEARING OF NORTH BETWEEN FOUND CENTERLINE MONUMENTATION ALONG 84TH AVE SE PER PLAT

REFERENCES
R1. MERCER ISLAND SHORT PLAT 97-1066, VOL. 118, PG. 135, RECORDS OF KING COUNTY, WASHINGTON.

VERTICAL DATUM
NAVD88 PER CITY OF MERCER ISLAND BENCHMARK #2150 ELEV: 325.72'

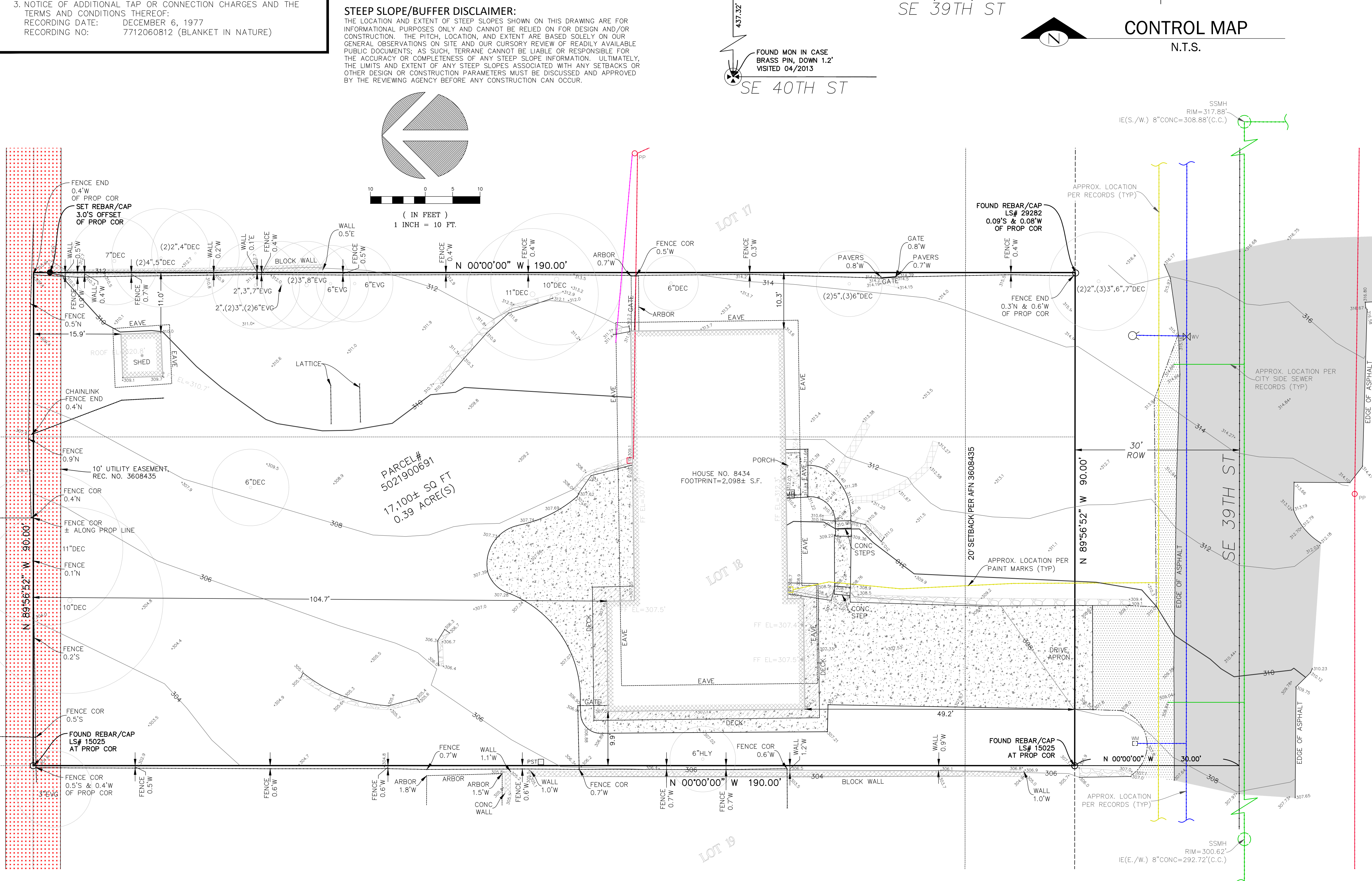
SURVEYOR'S NOTES

- SCHEDULE B ITEMS**
- COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, DEDICATIONS, BUILDING SETBACK LINES, NOTES, STATEMENTS, AND OTHER MATTERS, IF ANY, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH ON MADRONA CREST ADDITION: RECORDING NO: 3601309 (BLANKET IN NATURE)
 - COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH IN THE DOCUMENT RECORDING DATE: SEPTEMBER 17, 1948 RECORDING NO: 3608435 (SETBACKS AND EASEMENT PLOTTED- OTHER RESTRICTIONS APPLY)
 - NOTICE OF ADDITIONAL TAP OR CONNECTION CHARGES AND THE TERMS AND CONDITIONS THEREOF: RECORDING DATE: DECEMBER 6, 1977 RECORDING NO: 7712060812 (BLANKET IN NATURE)
 - COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, DEDICATIONS, BUILDING SETBACK LINES, NOTES, STATEMENTS, AND OTHER MATTERS, IF ANY, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH ON SURVEY: RECORDING NO: 9711199012 (CURRENT CONDITIONS SHOWN HEREON)
 - COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, DEDICATIONS, BUILDING SETBACK LINES, NOTES, STATEMENTS, AND OTHER MATTERS, IF ANY, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH ON SURVEY: RECORDING NO: 20040623900006 (CURRENT CONDITIONS SHOWN HEREON)

- THE TOPOGRAPHIC SURVEY SHOWN HEREON WAS PERFORMED IN MARCH OF 2021. THE FIELD DATA WAS COLLECTED AND RECORDED ON MAGNETIC MEDIA THROUGH AN ELECTRONIC THEODOLITE. THE DATA FILE IS ARCHIVED ON DISC OR CD. WRITTEN FIELD NOTES MAY NOT EXIST. CONTOURS ARE SHOWN FOR CONVENIENCE ONLY. DESIGN SHOULD RELY ON SPOT ELEVATIONS.
- ALL MONUMENTS SHOWN HEREON WERE LOCATED DURING THE COURSE OF THIS SURVEY UNLESS OTHERWISE NOTED.
- THE TYPES AND LOCATIONS OF ANY UTILITIES SHOWN ON THIS DRAWING ARE BASED ON INFORMATION PROVIDED TO US, BY OTHERS OR GENERAL INFORMATION READILY AVAILABLE IN THE PUBLIC DOMAIN INCLUDING, AS APPLICABLE, IDENTIFYING MARKINGS PLACED BY UTILITY LOCATE SERVICES AND OBSERVED BY TERRANE IN THE FIELD. AS SUCH, THE UTILITY INFORMATION SHOWN ON THESE DRAWINGS ARE FOR INFORMATIONAL PURPOSES ONLY AND SHOULD NOT BE RELIED ON FOR DESIGN OR CONSTRUCTION PURPOSES; TERRANE IS NOT RESPONSIBLE OR LIABLE FOR THE ACCURACY OR COMPLETENESS OF THIS UTILITY INFORMATION. FOR THE ACCURATE LOCATION AND TYPE OF UTILITIES NECESSARY FOR DESIGN AND CONSTRUCTION, PLEASE CONTACT THE SITE OWNER AND THE LOCAL UTILITY LOCATE SERVICE (800-424-5555).
- SUBJECT PROPERTY TAX PARCEL NO. 5021900691.
- SUBJECT PROPERTY AREA PER THIS SURVEY IS 17,100± S.F. (0.39 ACRES)
- THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN CHICAGO TITLE COMPANY OF WASHINGTON, COMMITMENT NO. 0202451-ETU, WITH AN EFFECTIVE DATE OF FEBRUARY 4, 2021 AND THAT ALL EASEMENTS, COVENANTS, AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE PROPERTY OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE PROPERTY.
- FIELD DATA FOR THIS SURVEY WAS OBTAINED BY DIRECT FIELD MEASUREMENTS WITH A CALIBRATED ELECTRONIC 5-SECOND TOTAL STATION AND/OR SURVEY GRADE GPS OBSERVATIONS. ALL ANGULAR AND LINEAR RELATIONSHIPS ARE ACCURATE AND MEET THE STANDARDS SET BY WAC 332-130-090.

LEGEND

	ASPHALT SURFACE		PAVER SURFACE
	BUILDING		POST
	CENTERLINE ROW		POWER METER
	CONCRETE SURFACE		POWER (OVERHEAD)
	RETAINING WALL		POWER POLE
	EASEMENT AREA		REBAR AS NOTED (FOUND)
	DECK		REBAR & CAP (SET)
	FENCE LINE (WIRE)		ROCKERY
	FENCE LINE (WOOD)		SEWER LINE
	FIRE HYDRANT		SEWER MANHOLE
	GAS LINE		TELEPHONE (OVERHEAD)
	GAS METER		TREE (AS NOTED)
	GRAVEL SURFACE		WATER LINE
	MAILBOX (RESIDENTIAL)		WATER METER
	MONUMENT IN CASE (FOUND)		WATER VALVE



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.

TOPOGRAPHIC & BOUNDARY SURVEY
PARCEL NO. 5021900691
DUBEY RESIDENCE
84,34 SE 39TH ST
MERCER ISLAND, WA 98040

Terrane
10801 Main Street, Suite 102, Bellevue, WA 98004
phone 425.458.4488 support@terrane.net
www.terrane.net

REVISION HISTORY

NO.	DATE	DESCRIPTION

JOB NUMBER: 210366
DATE: 03/24/21
DRAFTED BY: RSN
CHECKED BY: JGM/CSP
SCALE: 1" = 10'
SHEET NUMBER
1 OF 1