

9619 SE 34th St.

MERCER ISLAND, WA. - JMC043

GENERAL INFORMATION
APPLIES FULL SET

JAYMARC HOMES
7525 SE 24th St., 487
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FLOOR PLAN GENERAL NOTES

GENERAL

- ALL ANSLED WALLS (OTHER THAN 90°) SHALL BE CONSTRUCTED AS NOTED BY ANGLE (DEGREES) CALL OUT OR CONFIGURED AS DIMENSIONED. (UNO.)
- ALL DIMENSIONS AT WALLS ARE TO THE FACE OF FRAMING STUDS.
- ALL EXTERIOR WALLS ENCLOSING CONDITIONED SPACE SHALL BE w/ 2x6 STUDS at 16" OC, and INTERIOR WALLS TO BE 2x4 STUDS at 16" OC, per IRC, R602.3.2 (UNO.)
- ALL DIMENSIONS AT WINDOWS ARE TO THE CENTERLINE.
- WINDOW SIZES NOTED ON PLANS ARE NOMINAL. SO CONTRACTOR MUST VERIFY EXACT ROUGH OPENINGS PRIOR TO FRAMING. WINDOW AND DOOR HEAD HEIGHTS SHOULD BE COORDINATED SO THAT ALL WINDOW AND DOOR TRIMS ALIGN.
- PROVIDE WEATHER PROTECTION SYSTEM w/WATER-RESISTIVE BARRIERS IN COMBINATION w/FLASHINGS at EXT. WALLS, OPENINGS, PROJECTIONS, PENETRATIONS and INTERSECTIONS TO LOCK OUT ALL MOISTURE per IRC, 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, R702.4.1.
- ALL COUNTERTOPS, TUB DECKS & WALLS AT TUBS & SHOWERS SHALL HAVE SMOOTH HARD, NON-ABSORBENT SURFACE w/CEMENTITIOUS BACKER BOARD and MOISTURE RESISTANT UNDERLAYMENT per IRC, R712.2.2. NON-ABSORBENT SURFACE 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, P2706.1 through P2706.5. ALL SHOWER RECEPTORS TO COMPLY w/IRC, P2701.1 through P2701.4 and P2701.4.
- CALCULATIONS and DETAILS FOR HANGING HEIGHTS & CONNECTION OF METAL GUARDRAILS (IF USED) SHALL BE PROVIDED FOR REVIEW and APPROVAL by RAILING FABRICATOR PRIOR TO INSTALLATION FOR COMPLIANCE w/IRC R311.4 R312.
- ALL REQUIREMENTS FOR BUILDING ENVELOPE TO COMPLY WITH THE 2018 WASHINGTON STATE ENERGY CODE (WSEC). SEE RECD ENERGY CREDITS ON THIS SHEET ALONG w/ENI 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 500cfm, MAY BE CONNECTED TO 1" SHROUD WALL VENT PIPE IF RUNS DO NOT EXCEED 20' IN LENGTH, THE MINIMUM SIZE OF FLEX DUCT IS 5" DIAMETER WITH MAXIMUM RUN OF 15'.
- COMBUSTION AIR REQUIRED FOR ALL FUEL BURNING APPLIANCES. ALL IGNITION SOURCES TO BE MIN. 18" ABV. GARAGE FLOOR per IRC, M1307.3.
- 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 CEILINGs FOR THE PASSAGE OF PIPES, STRAINER PLATES ON DRAIN INLETS, TUB WASTE OPENINGs TO CRAWLSPACE and VENT 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, R311.7.6.
- ALL EXTERIOR HOSE BIBS TO HAVE NON-REMOVABLE VACUUM BREAKERS, MUST BE FROSTPROOF and BE CAULKED and SECURED AT EXT. WALLS.
- INTERIOR CEILING HEIGHTS ARE AS FOLLOWS:
MAIN FLOOR 10'-0" (UNO.)
UPPER FLOOR 9'-1 1/8" (UNO.)

SAFETY GLAZING

- SAFETY GLAZING INSTALLED IN HAZARDOUS LOCATIONS AS REQUIRED BY THIS SECTION SHALL HAVE WFR'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 R308.4.7.
- 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 LANDINGS.

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, 310.1.1.
 - MUST HAVE AN OPENING AREA OF NOT LESS THAN 5.7 Sq.Ft. with 20" min. WIDTH and 24" min. HEIGHT per IRC, 312.2.
 - 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, R311.1.1 through R311.7.4 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 15" 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 1" SHALL MEET NOSING REQUIREMENTS. THE OPENINGS AT OPEN RISERS SHALL NOT PERMIT THE PASSAGE OF A 4" sphere per R311.5.1 through R311.5.4.
 - LANDINGS AT TOP and BOTTOM OF STAIRS SHALL MEET THE REQUIREMENTS OF R311.6.
 - THE WALKING SURFACE OF TREADS and LANDINGS SHALL NOT BE SLOPED MORE THAN 2% PER R311.7.
 - 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 34-36" 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, R311.7.6.
 - SHALL BE PROVIDED w/ILLUMINATION per IRC, R303.7 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, 312.1.1.
 - 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 SOLO 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 and CARBON MONOXIDE ALARMS IN ACCORDANCE w/IRC, 315.1.
 - 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 DWELLING.
 - 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 DWELLING.
 - 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

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

FIRE PROTECTION

ABBREVIATIONS

# Pound OR Number	ELEC Electrical	MC Medicine Cabinet	SLB Slab
& And	ELEV Elevation	MDO Medium Density Overlay	SPEC Specification
@ At	EQ Equal	MECH Mechanical	SQ Square
A/C Air Conditioner	EW Each Way	EXC Excavate	SQ IN Square inches
AB Anchor Bolt	EXC Excavate	MEM Membrane	SQFT Square feet
ABV Above	EXIST Existing	MFR Manufacturer	STC Sound Transmission Coefficient
AD Area Drain	EXT Exterior	MN Minimum	STD Standard
ADDL Additional	FB Fiber Board	MIR Mirror	STL Steel
ADH Adhesive	FCB Fiber Cement Board	MISC Miscellaneous	STR Structural
ADJ Adjustable	FCD Floor clean out	MLB Mlars Laminate Beam	STRUCT Structure or Structural
AFF Above Finish Floor	FD Floor drain	MTL Metal	SY Square yard
AGG Aggregate	FIXT Fixture	MW Millwork	T Tread
ALT Alternate	FLR Fluorescent	NIC Not in Contract	T&G Tongue and Groove
ALUM Aluminum	FLR Floor	NO Number	TEL Telephone
ANC Anchor	FLSH Flushing	NOM Nominal	TEMP Tempered
APX Approximate	FND Foundation	NTS Not to Scale	TK Tight Knot
ASPH Asphalt	FO Face Of	O Non-Operable Window	TME To Match Existing
AUTO Automatic	FOM Face of Concrete	OSB Orientated Strand Board	TO Top of Beam
AWG American Wire Gauge	FOS Face of Sluice	OC On Center	TOC Top of curb / Top of Concrete
AWN Awning	FOW Face of Wall	OO Outside Diameter	TOP Top of footing
B/O By Others	FPL Fireplace	OH Overhang	TOU Top of joist
BD Board	FRM Framing(ing)	OP Opaque	TOW Top of wall
BLDG Building	FRPF Fireproof	OPG Opening	TP Toilet Paper Hanger
BLK Blocking	FT Foot	OPNG Opening or Rough Opening	UNO Unless Noted Otherwise
BLW Below	FTG Footing	OSB Orientated Strand Board	VB Vapor barrier
BM Beam	FUR Furred	PBD Particulate Board	VF Verify in field
BOF Bottom of footing	GA Gauge	PERF Perforate(s)	W/ With
BOT Bottom of wall	GAL Galvanized	PL Property Line	W/O Without
BW Basement	GFC Ground Fault Circuit Interrupt	PLM Plastic Laminate	WC Toilet (water closet)
BR Bedroom	GL Glass	PLYW Plywood	WD Wood
BTH Bathroom	GLB Gus Laminated Beam	PNT Point or Painted	WIN Window
BTW Between	GLK Glass Block	PSF Pounds Per Square Foot	WH Water Heater
BYND Beyond	GWB Gypsum Wall Board	PSI Pounds Per Square Inch	WC Walk-in Closet
CAB Cabinet	HB Hose Bib	PVC Polyvinyl Chloride	WP Water Proofing
CAS Casement	HDR Header	PT Pressure Treated	WR Weatherproof
CB Catch Basin	HW Hot water	RC Reinforced Concrete	WRB Weather Resistant Barrier
CD Center to Center	HVAC Heat-Vent-Air Conditioning	RD Roof	WW Welded Wire Fabric Section
CD In-place	INCL Include	RD Roof Drain	
CJ Control Joint	INS Insulate(ion)	RDL Roof drain leader	
CLC Ceiling	INSUL Insulation	REBAR Reinforcing Bar	
CLR Clear	INT Interior	REFR Ref	
CMU Concrete Masonry Unit	J-Box Junction box	REG Register	
CO Clean out	JNT Joint	REN Renf	
COL Column	KD Klin Dried	REQ Required	
CONC Concrete	KITCH Kitchen	RFG Roofing	
CON Continuous	LAM Laminate(s)	RFR Roofing	
CRPT Carpet	LAV Lavatory	RO Rough Opening	
CT Ceramic Tile	LD Live Load	ROW Right of way	
CYD Courtyard	LI Light	SA Supply Air	
CJ FT Cubic Feet	LT Lighting	SCN Screen	
CJ IN Cubic Yard	LTV Lighting	SD Smoke detector	
DBL Double	LVL Laminated Veneer Lumber	SH Shelf	
DEM Demolish or Demolition	LVR Louver	SHD Sliding Glass Door	
DH Double Hung	MAW Masonry	SHS Sheathing	
DIA Diameter	MAX Maximum	SM Similar	
DM Dimension	MER Member	SM Similar	
DN Down			
DP Damp proofing			
DR Door			
DRWR Drawer			
DS Downspout			
DT Drain Tie			
DW Dishwasher			
DWG Drawing			
EA Each			
EF Exhaust fan			
EJ Expansion Joint			
EL Elevation			

BUILDING CODES FOR THIS SET

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

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

AN NFPA-13D FIRE SPRINKLER SYSTEM IN COMPLIANCE WITH NFPA 13D and CoMI STANDARDS SHALL INSTALLED THROUGHOUT THE RESIDENCE

NFPA 13D FIRE SPRINKLER SYSTEM TO BE INSTALLED

COVER SHEET

SHEET INDEX

SHEET #	DESCRIPTION
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A5	MAIN FLOOR PLAN
A6	UPPER FLOOR FRAMING PLAN
A7	UPPER FLOOR PLAN
A8	ROOF PLAN
A9	ROOF FRAMING PLAN
A10	EXTERIOR ELEVATIONS
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A12	BUILDING SECTIONS
SO.0	LATERAL - STRUCTURAL GENERAL NOTES
LB-1	LATERAL - DETAILS
LB-2	LATERAL - DETAILS
LB-3	LATERAL - DETAILS
SD.01	FOUNDATION DETAILS
SD.02	FOUNDATION DETAILS
SD.03	FOUNDATION DETAILS
SD.04	FOUNDATION DETAILS
D1	ARCHITECTURAL DETAILS
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D3	ARCHITECTURAL DETAILS
D4	ARCHITECTURAL DETAILS
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E2	UPPER FLOOR ELECTRICAL LAYOUT
EN1	2018 ENERGY CODE CALCULATIONS
1 of 4	TESCP
2 of 4	UTILITY AND TREE PLA N
3 of 4	UTILITY DETAILS
4 of 4	AMENDED SOIL MAP AND DETAIL
SURVEY	TOPOGRAPHIC SURVEY

PROJECT TEAM

ARCHITECTURAL DESIGN - JAYMARC HOMES
RYAN REDMAN - RYAN@JAYMARCHOMES.COM

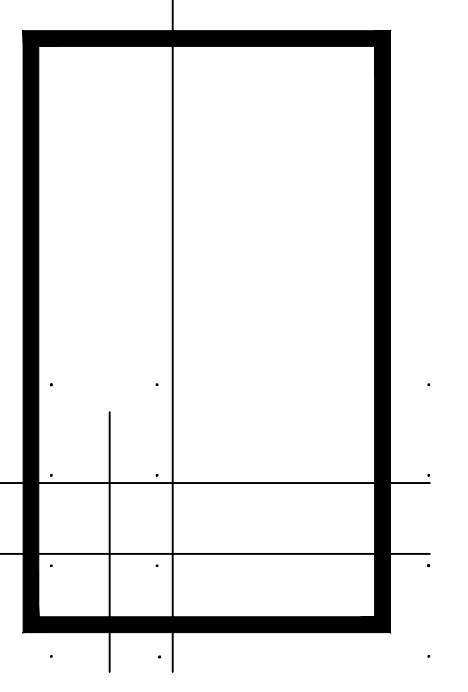
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SQUARE FOOTAGE SUMMARY

SQUARE FOOTAGE SUMMARY	
MAIN FLOOR AREA	2,662 S.F.
UPPER FLOOR AREA	2,674 S.F.
TOTAL CONDITIONED AREA	5,336 S.F.
3 CAR GARAGE	762 S.F.
COVD PATIO	44 S.F.
COVD PORCH	288 S.F.
TOTAL AREA UNDER ROOF	6,843 S.F.
OVERALL WIDTH	59' - 3"
OVERALL DEPTH	82' - 10 1/2"

Method for Calculating Square Footage - ANSI Z390-2013 (based), no separate distinction of above-grade or below-grade areas (gd each level is measured to the outside of studs not the exterior finished surface).
Square footage calculations for this house were made based on room 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 Description

06.20.24
CITY PLAN REVIEW COMMENTS

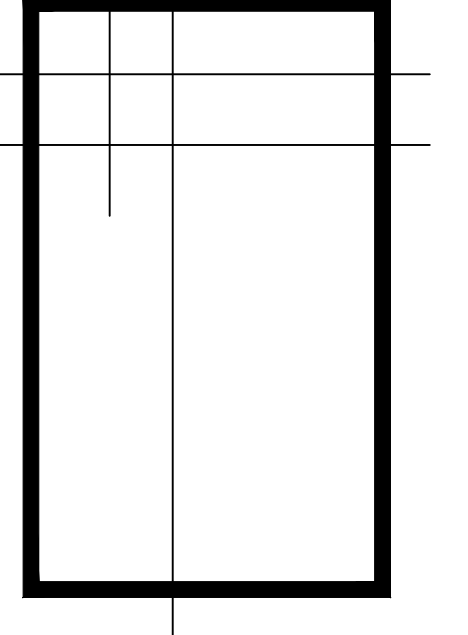
SU RESIDENCE
9619 SE 34th St.
MERCER ISLAND, WA.
Job Number:
JMC043

plan name: -
marketing name: -
plan number: JMC043
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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01.31.24
Submittal Date

Sheet Title/Description
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Design Firm

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Sheet Title/Description

PLAN REVISION LOG

Project/ Plan	9619 SE 34 th St – JMC043			
Addendum #	JMC043.1			
Date	06.20.24			
Plan Revision(s)	<ul style="list-style-type: none"> • Cover Sheet – added plan revision log and created new construction date 06.20.24 • Kitchen – <ul style="list-style-type: none"> ○ Relocated dishwasher to opposite side of sink ○ Revised kitchen sink size • Scullery – <ul style="list-style-type: none"> ○ Revised refrigerator size to 36" and centered within cabinet run. ○ Added full height cabinet next to refrigerator • Upper Floor – <ul style="list-style-type: none"> ○ Relocated mechanical closet ○ Revised mechanical door size to be 36" ○ Replaced existing mechanical closet location with linen closet • Bonus – <ul style="list-style-type: none"> ○ revised flooring to be hardwood ○ added storage closet (from existing linen closet) ○ added mechanical fan (city plan review comment) • Media – revised flooring to be hardwood 			
Departments Affected	<table style="width: 100%; border: none;"> <tr> <td style="width: 33%;"><input checked="" type="checkbox"/> Construction</td> <td style="width: 33%;"><input checked="" type="checkbox"/> Sales/Marketing</td> <td style="width: 33%;"><input checked="" type="checkbox"/> Purchasing</td> </tr> </table>	<input checked="" type="checkbox"/> Construction	<input checked="" type="checkbox"/> Sales/Marketing	<input checked="" type="checkbox"/> Purchasing
<input checked="" type="checkbox"/> Construction	<input checked="" type="checkbox"/> Sales/Marketing	<input checked="" type="checkbox"/> Purchasing		
Comments	City Plan Review Comments & Client Revisions			



Issue Description	Issue Date By
<div style="border: 1px solid black; padding: 2px;"> 06.20.24 CITY PLAN REVIEW COMMENTS </div>	

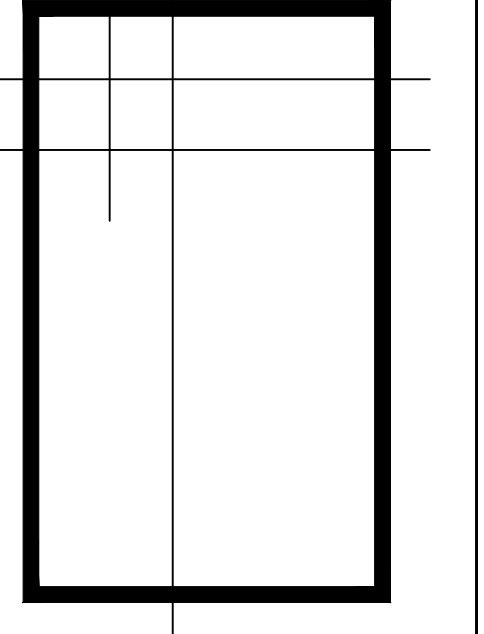
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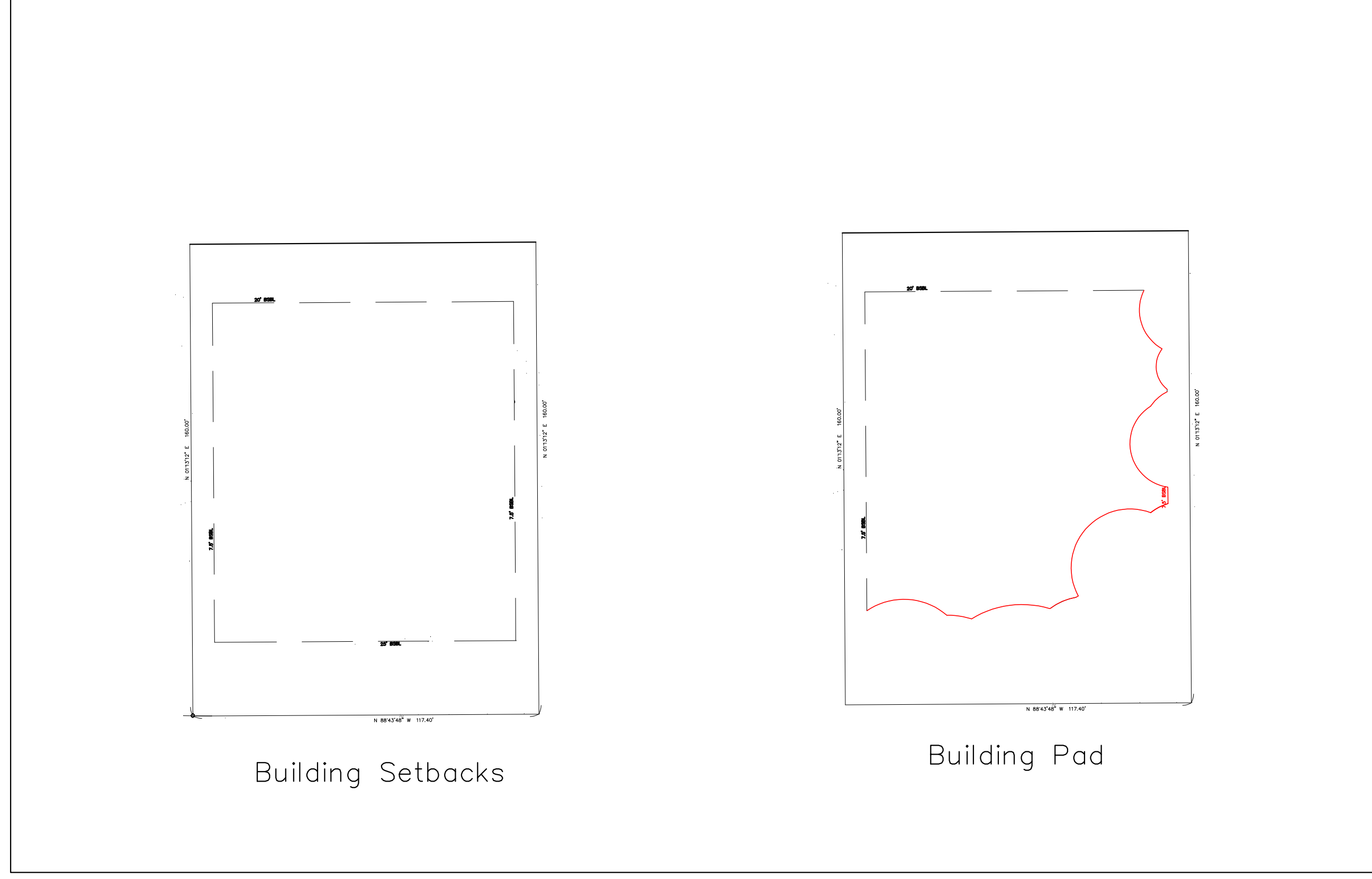
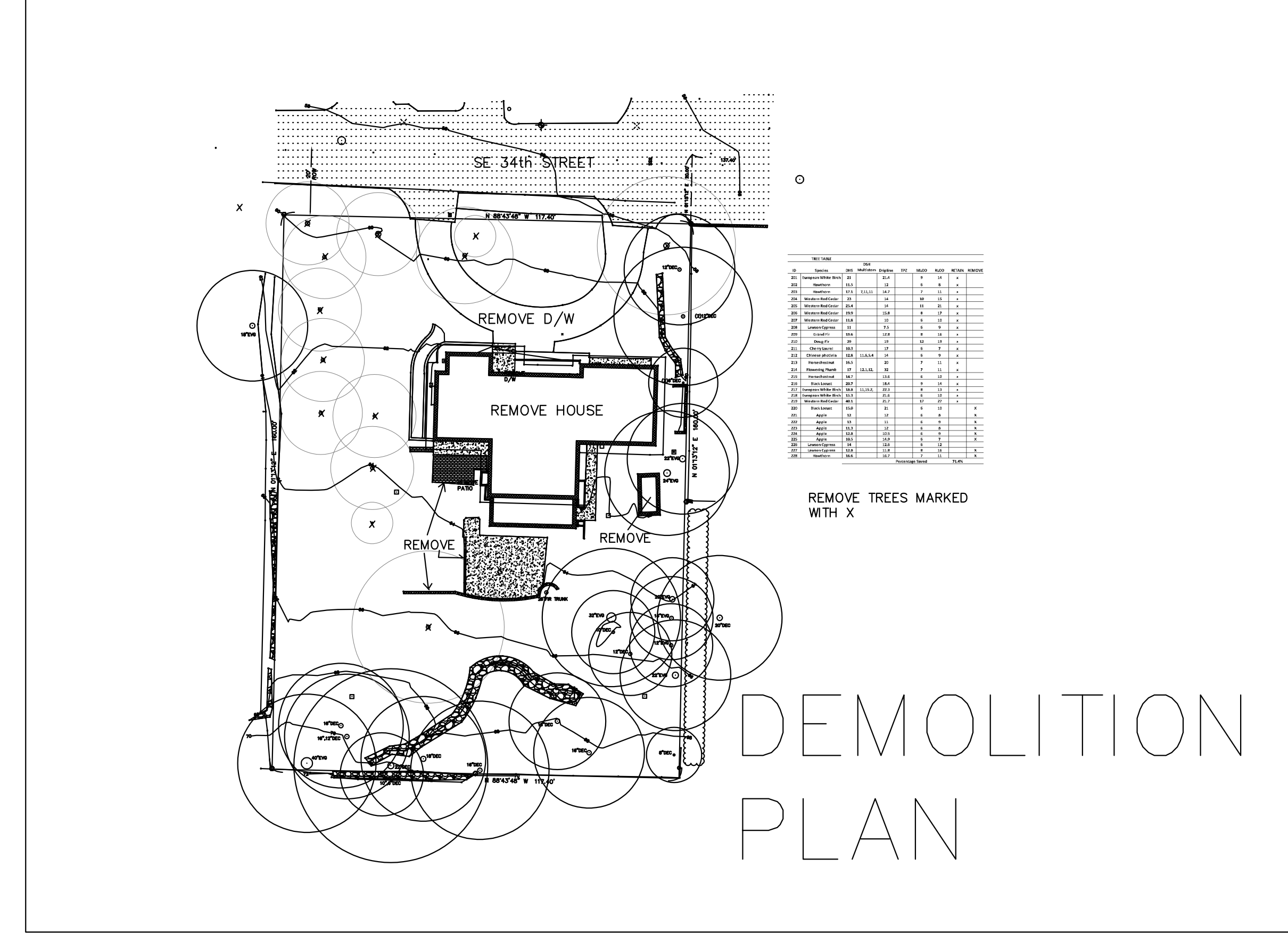
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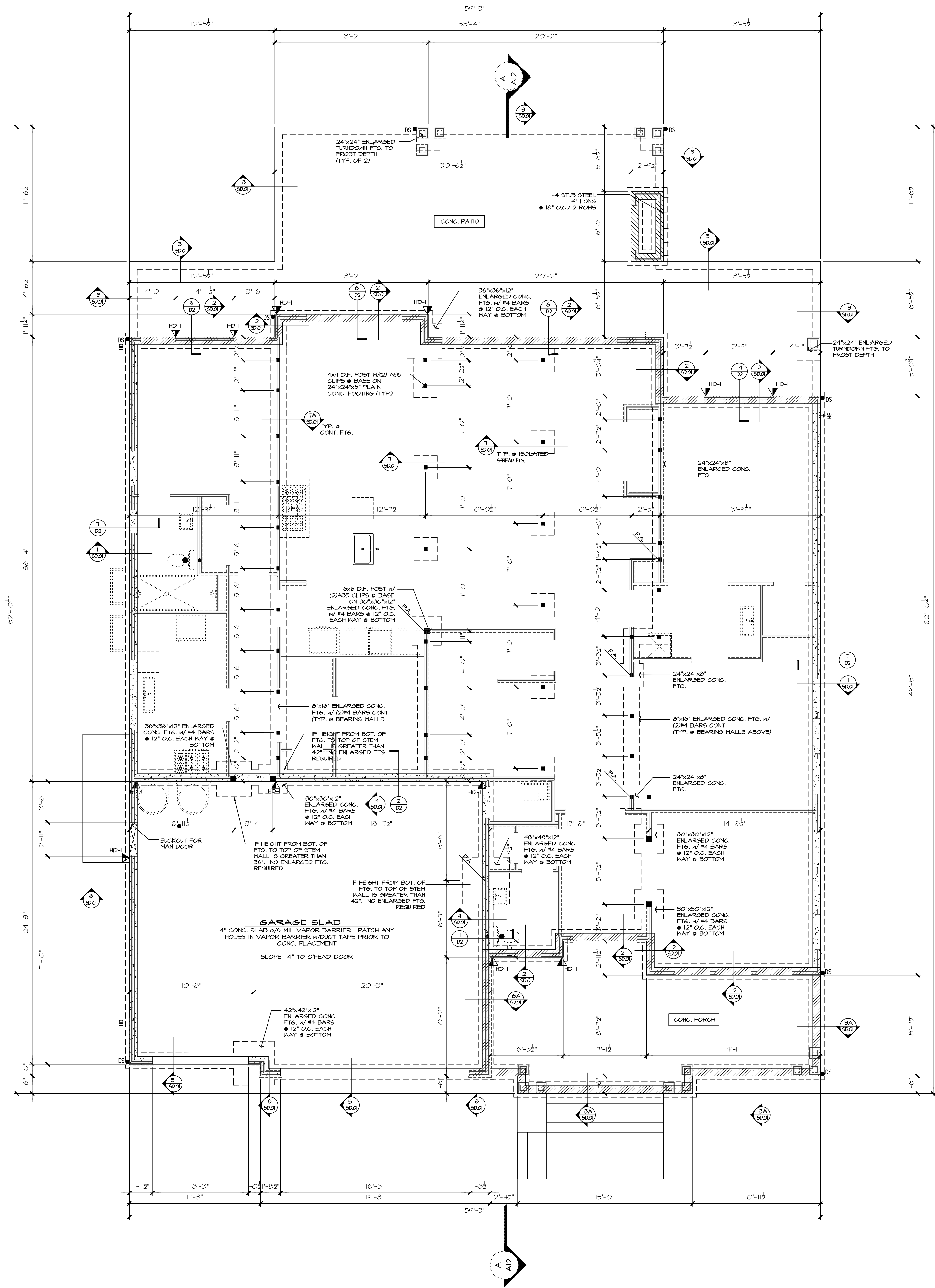
JayMarc Homes, LLC
 7525 SE 24th St, #487
 Mercer Island, WA 98040
 425 281 2706

Site Plan
 9619 SE 34th St.
 Mercer Island, WA 98040

Drawn by
 Gary Upper

1/31/24

A2.1



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

LEGEND	
[Symbol]	INTERIOR BEARING WALL
[Symbol]	BEARING WALL ABOVE (B.P.A.) OR SHEARWALL ABOVE (S.P.A.)
[Symbol]	BEAM / HEADER
[Symbol]	INTERIOR SHEAR WALL PANEL OR EXTERIOR SHEAR WALL w/ 3" O.C. EDGE NAILING
[Symbol]	AREA OF FLOOR SYSTEM DESIGNED FOR TILE
[Symbol]	J.L. METAL HANGER
[Symbol]	* INDICATES POST ABOVE. PROVIDE SOLID BLOCKING UNDER POST OR JAMB ABOVE.
[Symbol]	INDICATES HOLD-DOWN

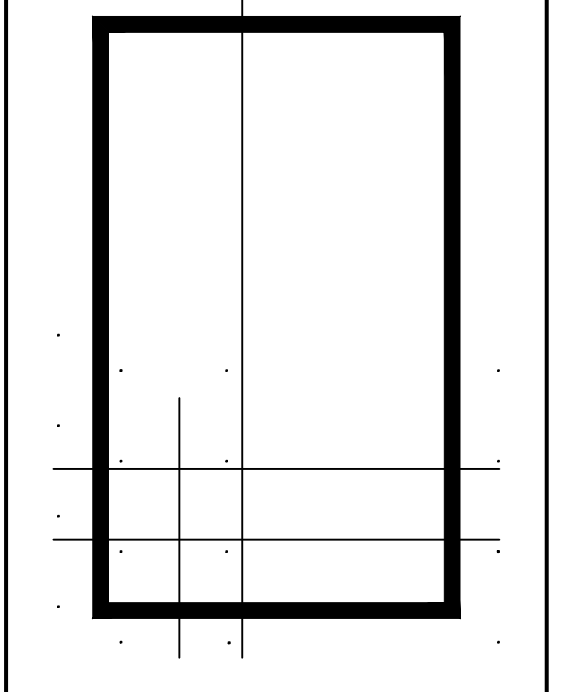
4x10 DROPPED CONT. BEAM W/6" CANT'D EA. END (TYP. U.N.O.)

REFER TO S-O FOR TYPICAL STRUCTURAL NOTES & SCHEDULES

TYP. CRAWLSPACE POSTS:
 4x4 D.F. POST W/2x4 CLEATS EA. SIDE + (2) A35 CLIPS ON EA. SIDE @ BASE OF POST W/0.15"x1-1/2" LONG REDHEAD NAILS (4'-0" MAX. POST HEIGHT) ON #40 FELT OR ASPHALT SHINGLE ON 24"x24"x8" PLAIN CONC. FTG. (TYP. U.N.O.)

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

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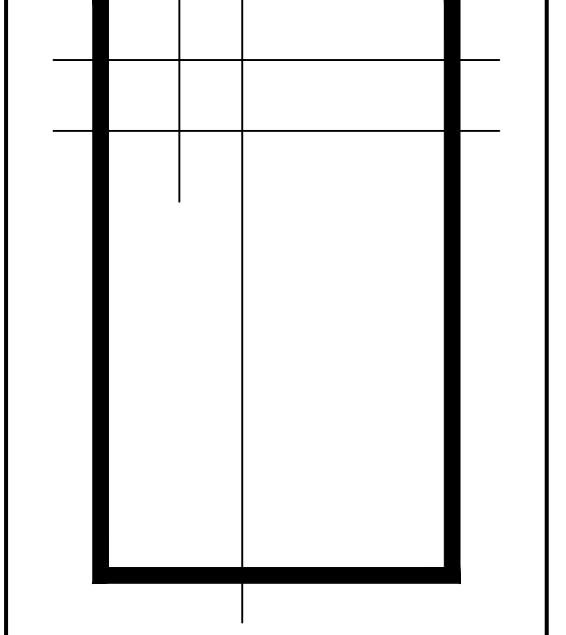
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06.20.24
 CITY PLAN REVIEW COMMENTS

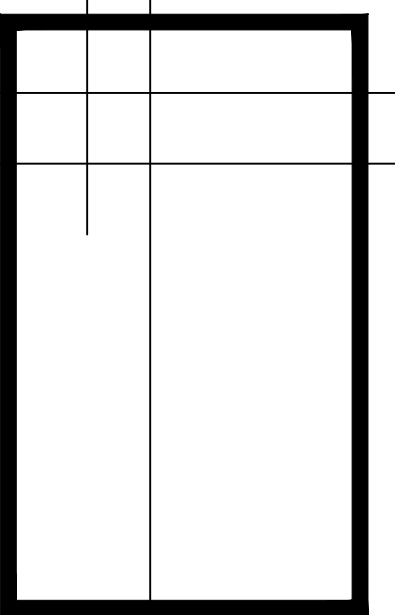
SU RESIDENCE
 9619 SE 34th St.
 MERCER ISLAND, WA.
 Job Number: **JMC043**

plan name: --
 marketing name: --
 plan number: JMC043
 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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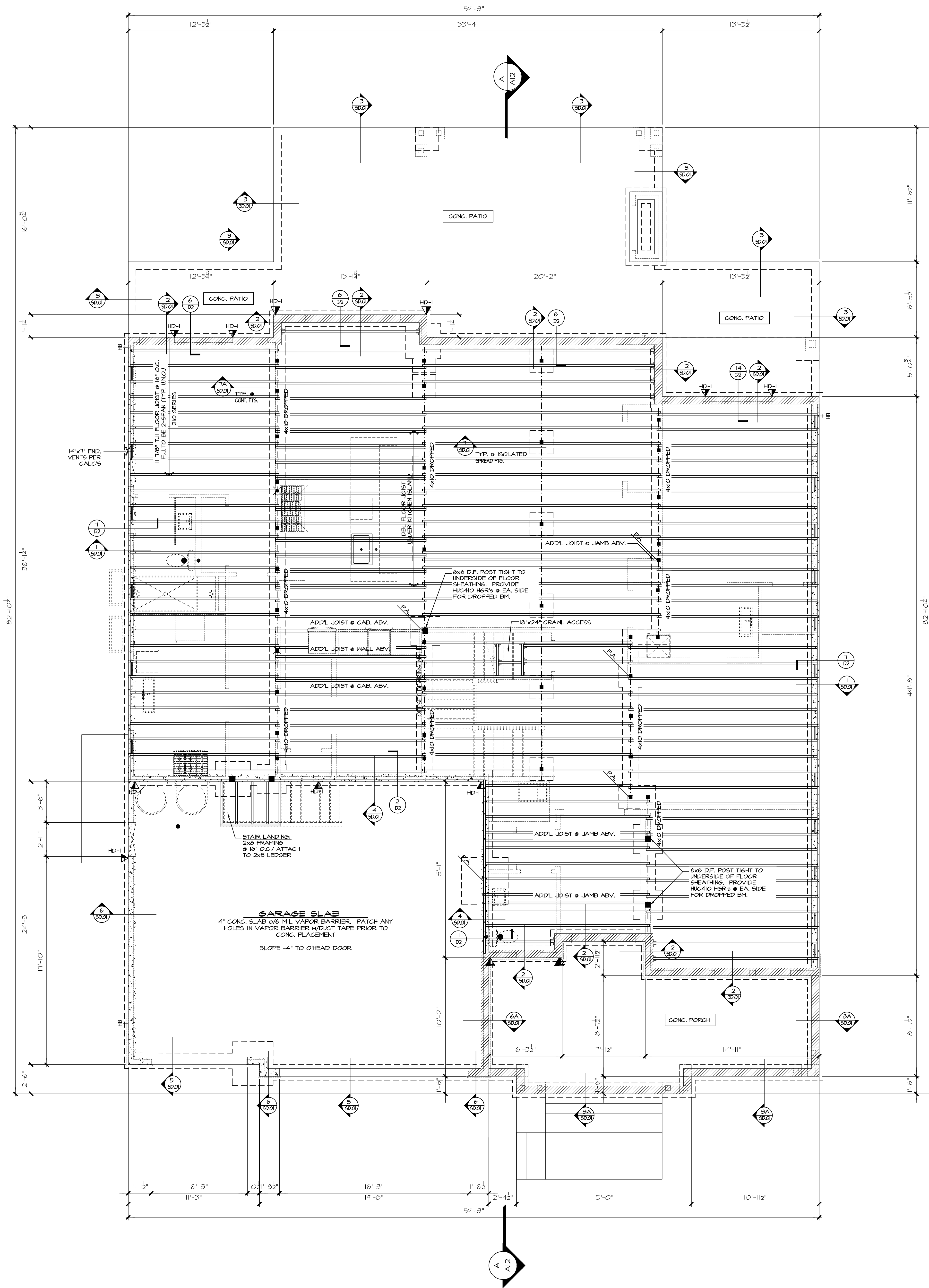
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Primary Scale

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HOLD-DOWN SCHEDULE	
SYMBOL	SPECIFICATION
HD-1	SIMPSON STHD14 (R.J) 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	
[Symbol]	INTERIOR BEARING WALL
[Symbol]	BEARING WALL ABOVE (B.N.A.) OR SHEARWALL ABOVE (S.N.A.)
[Symbol]	BEAM / HEADER
[Symbol]	INTERIOR SHEAR WALL PANEL OR EXTERIOR SHEAR WALL W/ 3" o.c. EDGE NAILING
[Symbol]	AREA OF FLOOR SYSTEM DESIGNED FOR TILE
[Symbol]	J.L. METAL HANGER
[Symbol]	* INDICATES POST ABOVE, PROVIDE SOLID BLOCKING UNDER POST OR JAMB ABOVE.
[Symbol]	INDICATES HOLD-DOWN.

TYP. CRAWLSPACE POSTS:
 4x4 D.F. POST W/2x4 CLEATS EA. SIDE + (2) A35 CLIPS ON EA. SIDE @ BASE OF POST W/0.131"x1/2" LONG REDHEAD NAILS (4'-0" MAX. POST HEIGHT) ON #10 FELT OR ASPHALT SHINGLE ON 24"x24"x8" PLAIN CONC. FTG. (TYP. U.N.O.)

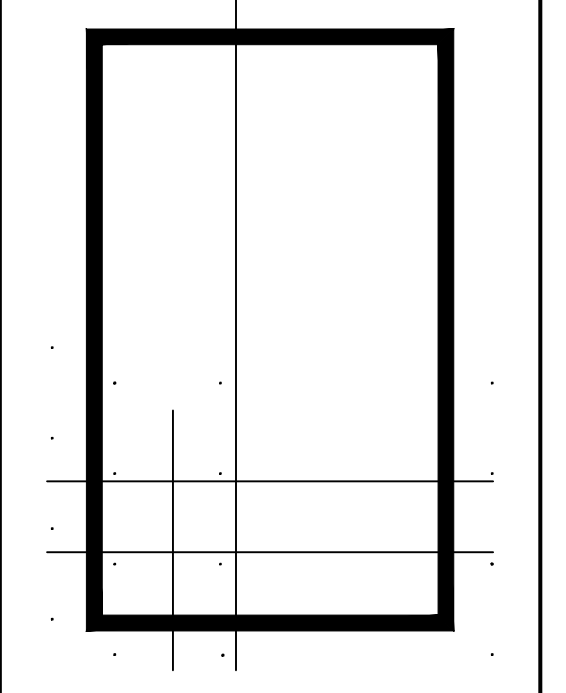
REFER TO S-0 FOR TYPICAL STRUCTURAL NOTES & SCHEDULES

4x10 DROPPED CONT. BEAM W/6" CANT'D EA. END (TYP. U.N.O.)

FOUNDATION VENTILATION			
Crawlspace Area:	2662 s.f.		
Ventilation Required:	2662 s.f. / 300 =	1277.8 s.f. Req'd	
Use:	14" x 7" Foundation Vents		
Vent Area =	98 s.f. - 25% reduct. 1/4" mesh =	73.5 s.f.	
Vents Required =	1277.76 s.f. / Vent Area =	17.38 s.f.	
Provide =	18 14" x 7" Vents, Area =	1323 s.f.	
Ventilation Provided =	1323.00 s.f. is Greater than	1277.8 s.f. Req'd	
Use:	18 14" x 7" Foundation Vents		
* FOUNDATION VENTS SHALL NOT INTERFERE WITH DIRECT LOAD PATH OF COLUMNS			
* INSTALL 6 MIL BLACK POLYETHYLENE VAPOR RETARDER GROUND COVER			
* LOCATE ONE VENT WITHIN 3 FEET OF EACH CORNER OF THE BUILDING, EXCEPT ONE SIDE OF THE BUILDING SHALL BE PERMITTED TO HAVE NO VENTS.			

MAIN FLOOR FRAMING PLAN
 1/4" = 1'-0"

Sheet Title/Description



Issue	Issue Date By	Description
△	06.20.24	CITY PLAN REVIEW COMMENTS

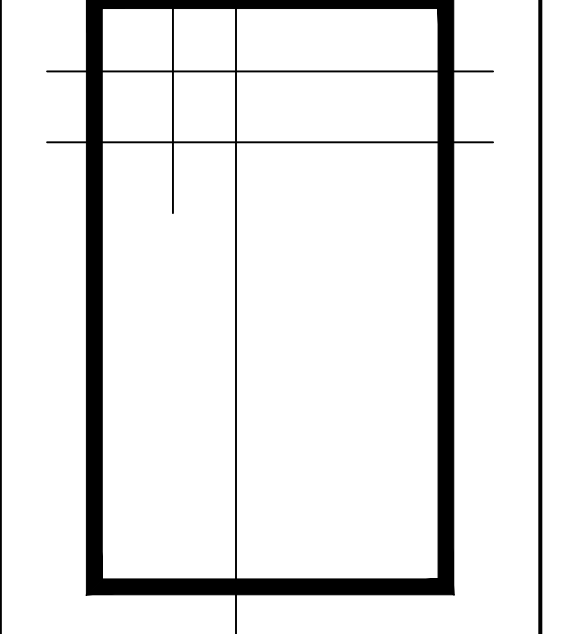
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MAIN FLOOR PLAN NOTES

PLAN SPECIFIC 2018 WSEC, SECTION R406
 R406.2 ADDITIONAL ENERGY EFFICIENCY REQUIREMENTS (MANDATORY). THIS RESIDENTIAL DWELLING SHALL COMPLY W/ SUFFICIENT OPTIONS FROM TABLE R406.2 TO ACHIEVE THE FOLLOWING MIN. NUMBER OF CREDITS:
 1 FOR A 5,000 SF HOME OR GREATER.
 CREDITS PROVIDED IN THIS HOME AS FOLLOWS:
EFFICIENT BUILDING ENVELOPE - OPT. 1.3 - 0.5 CREDITS
 PRESCRIPTIVE COMPLIANCE IS BASED ON TABLE R402.1.1 WITH FOLLOWING MODIFICATIONS:
 VERTICAL PENETRATION V_i = 0.20 WINDOWS
 FLOORS TO BE R-10 and SLAB ON GRADE TO BE R-10 PERIMETER and UNDER ENTIRE SLAB BELOW GRADE.
HIGH EFFICIENCY HVAC EQUIPMENT - OPT. 3.5a - 1.5 CREDITS
 HVAC EQUIPMENT AND ASSOCIATED DUCT SYSTEMS INSTALLATION SHALL COMPLY WITH THE REQUIREMENTS OF SECTION R403.3.1. LOCATING SYSTEM COMPONENTS IN CONDITIONED CRAWL SPACE IS NOT PERMITTED UNDER THIS OPTION. ELECTRIC RESISTANCE HEAT AND DUCTLESS HEAT PUMPS ARE NOT PERMITTED UNDER THIS OPTION. DIRECT COMBUSTION HEATING EQUIPMENT WITH AFUE LESS THAN 80% IS NOT PERMITTED UNDER THIS OPTION.
FUEL NORMALIZATION CREDIT - MUST USE OPT. 3.5a - 1.0 CREDITS
EFFICIENT WATER HEATING 5.5 - 2.0 CREDITS
 WATER HEATING SYSTEMS SHALL INCLUDE ONE OF THE FOLLOWING:
 ELECTRIC HEAT PUMP WATER HEATER MEETING THE STANDARDS FOR TIER III OF NEBS; ADVANCED WATER HEATING SPECIFICATIONS.
 TO QUALIFY TO CLAIM THIS CREDIT, THE BUILDING PERMIT DRAWINGS SHALL SPECIFY THE OPTION BEING SELECTED AND SHALL SPECIFY THE WATER HEATER EQUIPMENT TYPE AND THE MINIMUM EQUIPMENT EFFICIENCY.
RENEWABLE ENERGY OPTION 6.1 - 2.0 CREDITS
 FOR EACH 1,000 kWh OF ELECTRICAL GENERATION PER HOUSING UNIT PROVIDED ANNUALLY BY ON-SITE WIND OR SOLAR EQUIPMENT A 1.0 CREDIT SHALL BE ALLOWED, UP TO 3 CREDITS. GENERATION SHALL BE CALCULATED AS FOLLOWS:
 FOR SOLAR ELECTRIC SYSTEMS, THE DESIGN SHALL BE DEMONSTRATED TO MEET THIS REQUIREMENT USING THE NATIONAL RENEWABLE ENERGY CALCULATOR PVWATTS OR APPROVED ALTERNATE BY THE CODE OFFICIAL.
 DOCUMENTATION NOTING SOLAR ACCESS SHALL BE INCLUDED ON THE PLANS. FOR WIND GENERATION PROJECT DESIGNS SHALL DOCUMENT ANNUAL POWER GENERATION BASED ON THE FOLLOWING FACTORS: THE WIND TURBINE POWER CURVE, AVERAGE ANNUAL WIND SPEED AT THE SITE, FREQUENCY DISTRIBUTION OF THE WIND SPEED AT THE SITE AND HEIGHT OF THE TOWER.
 TO QUALIFY TO CLAIM THIS CREDIT, THE BUILDING PERMIT DRAWINGS SHALL SPECIFY THE OPTION BEING SELECTED AND SHALL SHOW THE PHOTOVOLTAIC OR WIND TURBINE EQUIPMENT TYPE, PROVIDE DOCUMENTATION OF SOLAR AND WIND ACCESS, AND INCLUDE A CALCULATION OF THE MINIMUM ANNUAL ENERGY POWER PRODUCTION.

WHOLE HOUSE VENTILATION
 PROVIDE WHOLE HOUSE VENTILATION PER 2018 IRC, M505.4.3(1), M505.4.3(2), & M505.4.3(3) USING WHOLE HOUSE VENTILATION SYSTEM USING CENTRAL EXHAUST FAN, CONTINUOUSLY OPERATING - WALL SWITCH LABELED "WHOLE HOUSE FAN, LEAVE ON UNLESS OUTDOOR AIR QUALITY IS POOR".

SYMBOL LOCATION MIN. FAN REQUIREMENTS (ALL FANS VENT TO OUTSIDE)

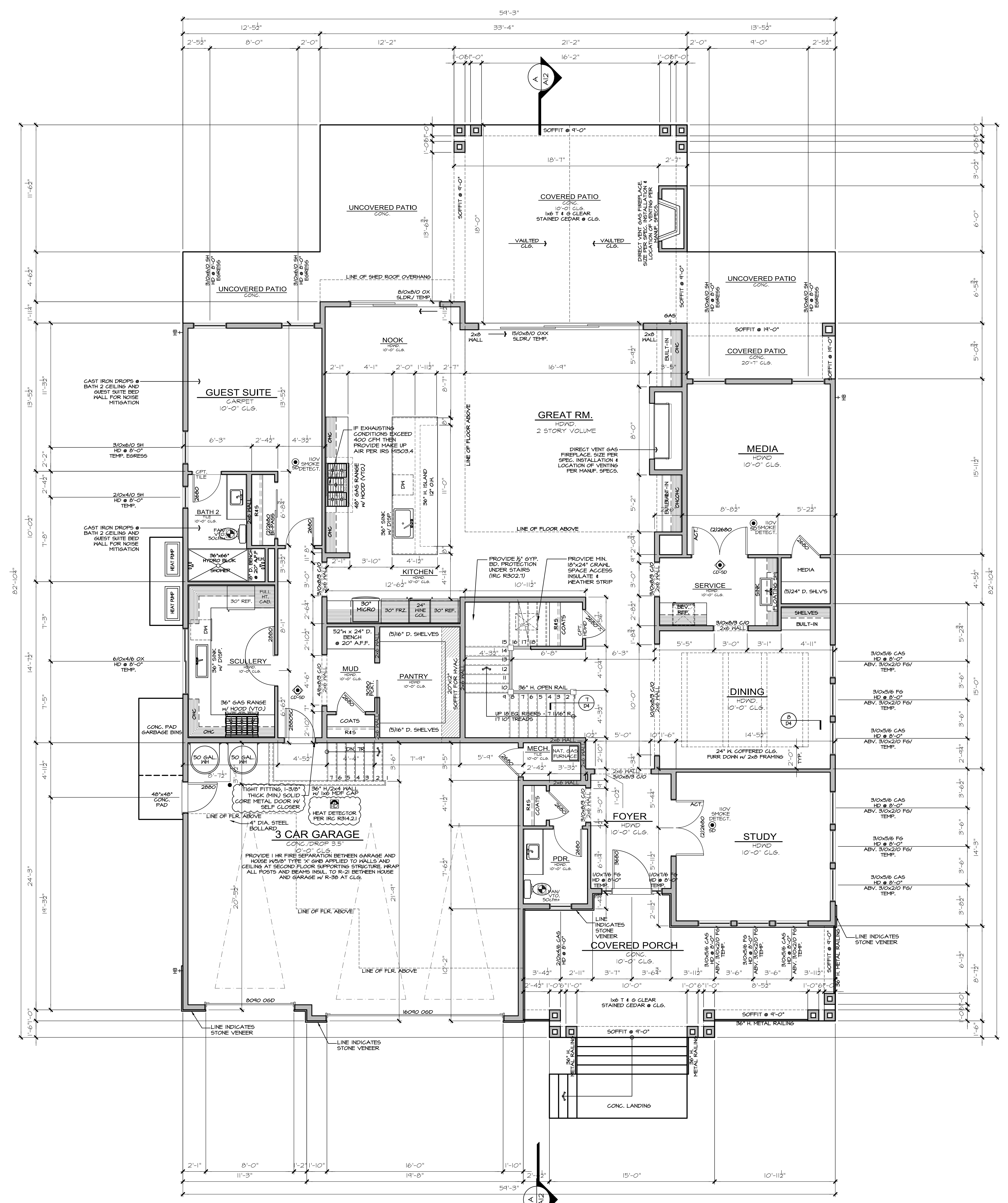
BATH POWDER Min. 50cfm, INTERMITTENT at .025wg per TBL M505.4.4

KITCHEN Min. 100cfm, INTERMITTENT at .025wg per TBL M505.6
 RANGE HOOD or DOWN DRAFT EXHAUST FAN RATED at min. 100cfm at 0.01wg MAY BE USED FOR EXHAUST FAN RIGHT EXHAUST HOODS IN EXCESS OF 400cfm. SHALL BE INTERLOCKED AND PROVIDE MAKE UP AIR per M505.6

LAUNDRY ROOM FINAL ADJUSTED RATE = 180 CFM (20 CFM PER TABLE M505.4.3(2) FOR NON-BALANCED, NOT DISTRIBUTED SYSTEM.

PER IRC M505.4.1, WHOLE HOUSE VENTILATION FANS MUST BE RATED FOR SOUND AT A MAXIMUM OF 1.0 SONE. THIS SOUND RATING SHALL BE AT A MINIMUM OF 0.1 IN ILC. STATIC PRESSURE IN ACCORDANCE WITH HV PROCEDURES SPECIFIED IN IRC M505.4.1.2 AND M505.4.1.3

CARBON MONOXIDE ALARMS/ DETECTORS ARE REQUIRED TO BE INTERCONNECTED PER IRC 315.5



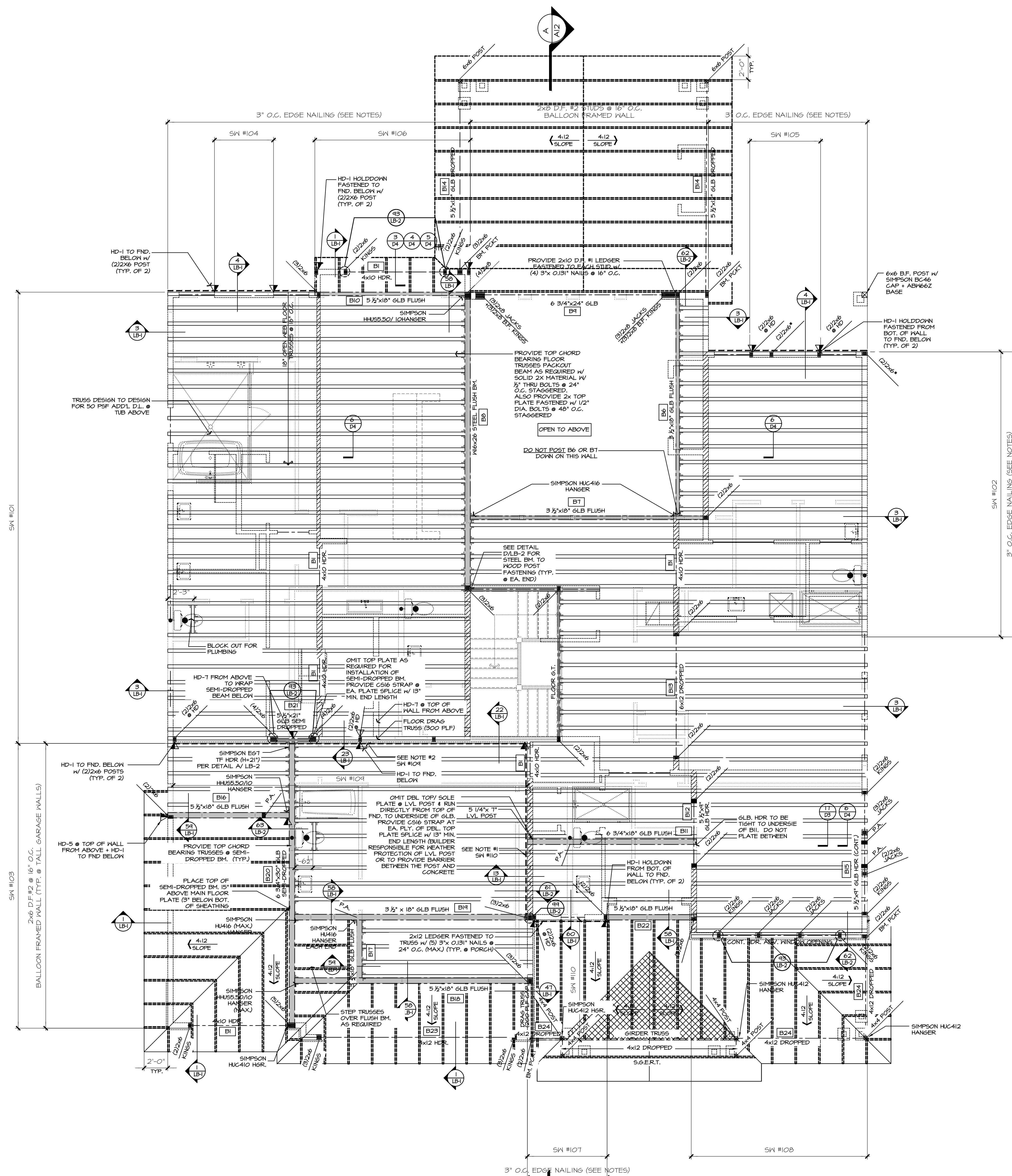
MAIN FLOOR PLAN

SQUARE FOOTAGE SUMMARY

MAIN FLOOR AREA	2,663 S.F.
UPPER FLOOR AREA	2,674 S.F.
TOTAL CONDITIONED AREA	5,336 S.F.
3 CAR GARAGE	762 S.F.
COVERED PATIO	447 S.F.
COVERED PORCH	218 S.F.
TOTAL AREA UNDER ROOF	6,843 S.F.

OVERALL WIDTH 54'-3"
 OVERALL DEPTH 82'-10 1/2"
 Updated: 01/14/2018

Method for Calculating Square Footage - ANSI Z390-2018 except no separate distinction of above-grade or below-grade areas and each level is measured to the outside of studs not the exterior finished surfaces.
 Square Footage calculations for this house were made based on plan dimensions only and may vary from the finished square footage of the house as built.
 See Sheet "CODES" for additional Zoning required Area Calculations



UPPER FLOOR & LOWER ROOF FRAMING PLANS
 1/4" = 1'-0"

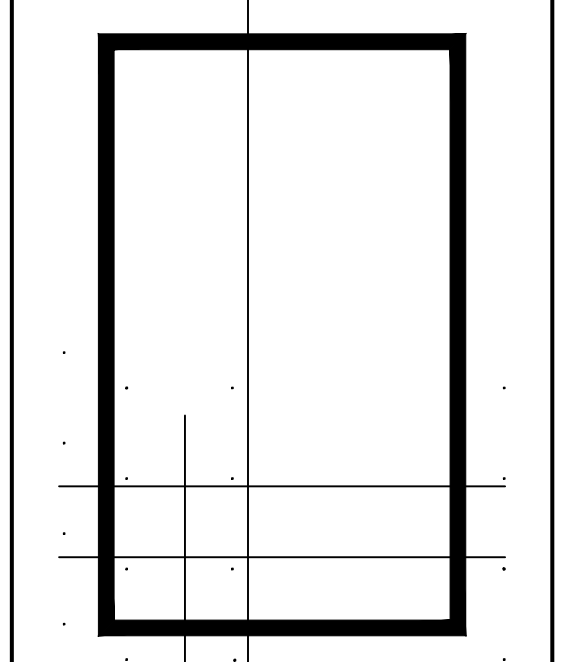
HOLD-DOWN SCHEDULE	
SYMBOL	SPECIFICATION
HD-1	SIMPSON 5THD14 (R/L) HOLD-DOWN
HD-5	SIMPSON CS16 STRAP TIE (14" END LENGTH)
HD-6	SIMPSON MSTC40 STRAP TIE (12" END LENGTH)
HD-7	SIMPSON MSTC66 STRAP TIE (24" END LENGTH)

LEGEND	
	INTERIOR BEARING WALL
	BEAM / HEADER
	18" FLOOR TRUSS @ 16" 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 1/2" OSB/PLYWOOD SHTG. + FASTEN PER TYP. WALL SHTG. SPECS. (SEE NOTES)



Issue	Issue Date By	Description
06-20-24		CITY PLAN REVIEW COMMENTS

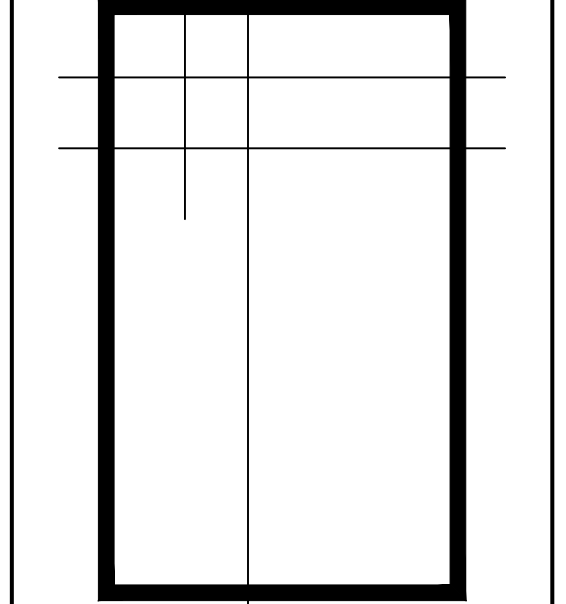
SU RESIDENCE
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 Job Number: JMC043

plan name:	-
marketing name:	-
plan number:	JMC043
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UPPER FLOOR PLAN NOTES

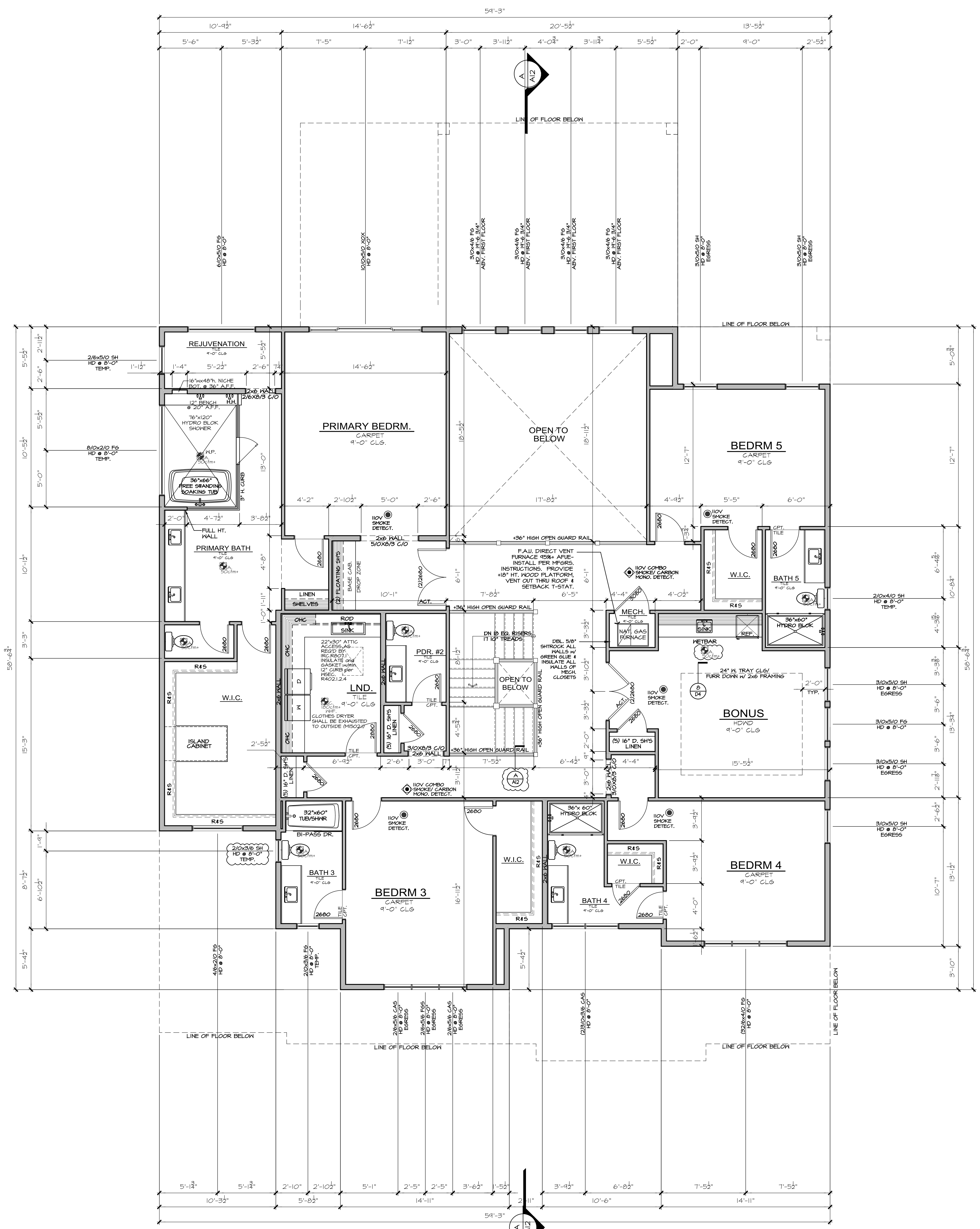
PLAN SPECIFIC 2018 WSEC SECTION R406
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 7 FOR A 5,000SF HOME OR GREATER.
 CREDITS PROVIDED IN THIS HOME AS FOLLOWS:
EFFICIENT BUILDING ENVELOPE - OPT. 1.3 - 0.5 CREDITS
 PRESCRIPTIVE COMPLIANCE IS BASED ON TABLE R402.1.1 WITH FOLLOWING MODIFICATIONS:
 VERTICAL FENESTRATION U = 0.28 WINDOWS
 FLOORS TO BE R-39 and SLAB ON GRADE TO BE R-10 PERIMETER and UNDER ENTIRE SLAB BELOW GRADE.
HIGH EFFICIENCY HVAC EQUIPMENT - OPT. 3.5a - 1.5 CREDITS
 HVAC EQUIPMENT AND ASSOCIATED DUCT SYSTEM(S) INSTALLATION SHALL COMPLY WITH THE REQUIREMENTS OF SECTION R409.3.1. LOCATING SYSTEM COMPONENTS IN CONDITIONED GRADE SPACE IS NOT PERMITTED UNDER THIS OPTION. ELECTRIC RESISTANCE HEAT AND DUCTLESS HEAT PUMPS ARE NOT PERMITTED UNDER THIS OPTION. DIRECT COMBUSTION HEATING EQUIPMENT WITH AFUE LESS THAN 80% IS NOT PERMITTED UNDER THIS OPTION.
FUEL NORMALIZATION CREDIT - MUST USE OPT. 3.5a - 1.0 CREDITS
EFFICIENT WATER HEATING 5.3 - 2.0 CREDITS
 WATER HEATING SYSTEMS SHALL INCLUDE ONE OF THE FOLLOWING:
 ELECTRIC HEAT PUMP WATER HEATER MEETING THE STANDARDS FOR TIER II OF NECA'S ADVANCED WATER HEATING SPECIFICATION TO QUALIFY TO CLAIM THIS CREDIT, THE BUILDING PERMIT DRAWINGS SHALL SPECIFY THE OPTION BEING SELECTED AND SHALL SPECIFY THE WATER HEATER EQUIPMENT TYPE AND THE MINIMUM EQUIPMENT EFFICIENCY.
RENEWABLE ENERGY OPTION 6 - 2.0 CREDITS
 FOR EACH 1200KWH OF ELECTRICAL GENERATION PER HOUSING UNIT PROVIDED ANNUALLY BY ON-SITE WIND OR SOLAR EQUIPMENT A 1.0 CREDIT SHALL BE ALLOWED, UP TO 3 CREDITS. GENERATION SHALL BE CALCULATED AS FOLLOWS:
 FOR SOLAR ELECTRIC SYSTEMS, THE DESIGN SHALL BE DEMONSTRATED TO MEET THIS REQUIREMENT USING THE NATIONAL RENEWABLE ENERGY CALCULATOR PVWATTS OR APPROVED ALTERNATE BY THE CODE OFFICIAL.
 DOCUMENTATION NOTING SOLAR ACCESS SHALL BE INCLUDED ON THE PLANS. FOR WIND GENERATION PROJECT DESIGNERS SHALL DOCUMENT ANNUAL POWER GENERATION BASED ON THE FOLLOWING FACTORS: THE WIND TURBINE POWER CURVE, AVERAGE ANNUAL WIND SPEED AT THE SITE, FREQUENCY DISTRIBUTION OF THE WIND SPEED AT THE SITE AND HEIGHT OF THE TOWER.
 TO QUALIFY TO CLAIM THIS CREDIT, THE BUILDING PERMIT DRAWINGS SHALL SPECIFY THE OPTION BEING SELECTED AND SHALL SHOW THE PHOTOVOLTAIC OR WIND TURBINE EQUIPMENT TYPE, PROVIDE DOCUMENTATION OF SOLAR AND WIND ACCESS, AND INCLUDE A CALCULATION OF THE MINIMUM ANNUAL ENERGY POWER PRODUCTION.

WHOLE HOUSE VENTILATION
 PROVIDE WHOLE HOUSE VENTILATION per 2018 IRC, M505.4.3(1), M505.4.3(2), & M505.4.3(3) USING WHOLE HOUSE VENTILATION SYSTEM USING CENTRAL EXHAUST FAN, CONTINUOUSLY OPERATING - HALL SWITCH LABELED "WHOLE HOUSE FAN. LEAVE ON UNLESS OUTDOOR AIR QUALITY IS POOR".

SYMBOL	LOCATION	MIN. FAN REQUIREMENTS (ALL FANS VENT TO OUTSIDE)
	BATH 4	Min. 50cfm, INTERMITTENT at 0.22cfm per TABLE M505.4.4
	KITCHEN	Min. 100cfm, INTERMITTENT at 0.22cfm per TBL. M505.6
	RANGE HOOD OR DOWN DRAFT EXHAUST FAN	RATED at min. 100cfm, at 0.20cfm per TBL. M505.4.3(2) FOR NON-BALANCED, NOT DISTRIBUTED SYSTEM.
	LAUNDRY ROOM	FINAL ADJUSTED RATE = 180 CFM (20 CFM PER TABLE M505.4.3(1), ADJUSTED BY FACTOR OF 1.5 PER TABLE M505.4.3(2) FOR NON-BALANCED, NOT DISTRIBUTED SYSTEM.

PER IRC M505.4.1 WHOLE HOUSE VENTILATION FANS MUST BE RATED FOR SOUND AT A MAXIMUM OF 1.0 SONE. THIS SOUND RATING SHALL BE AT A MINIMUM OF 0.1 IN P.L.C. STATIC PRESSURE IN ACCORDANCE WITH HVV PROCEDURES SPECIFIED IN IRC M505.4.1.2 AND M505.4.1.3

CARBON MONOXIDE ALARMS/ DETECTORS ARE REQUIRED TO BE INTERCONNECTED PER IRC 315.5



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

SQUARE FOOTAGE SUMMARY	
MAIN FLOOR AREA	2,662 S.F.
UPPER FLOOR AREA	2,674 S.F.
TOTAL CONDITIONED AREA	5,336 S.F.
3 CAR GARAGE	762 S.F.
COVD PATIO	447 S.F.
COVD PORCH	238 S.F.
TOTAL AREA UNDER ROOF	6,843 S.F.
OVERALL WIDTH	54'-3"
OVERALL DEPTH	82'-10 1/2"
Updated: 01/14/2018	
Method for Calculating Square Footage - ANSI Z765-2013 applies, 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 grid 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
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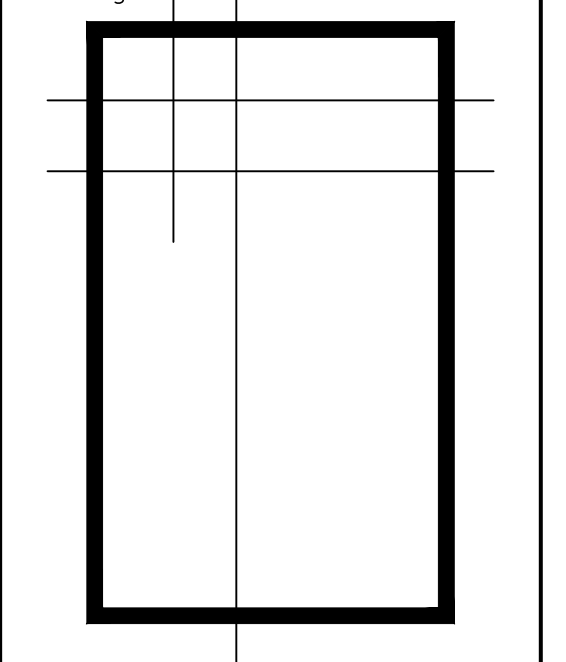
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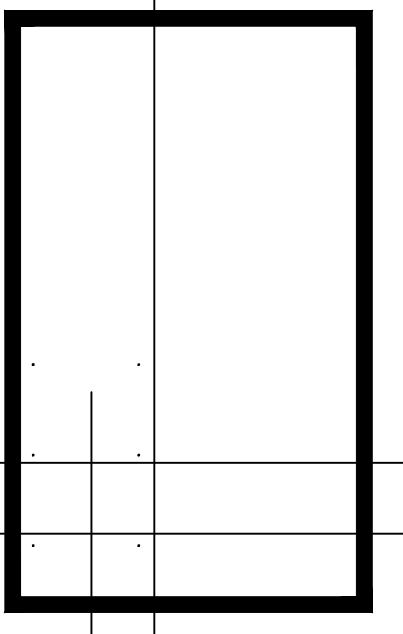
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RCR/ SK	Checked by:
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Issue	Issue Date By	Description
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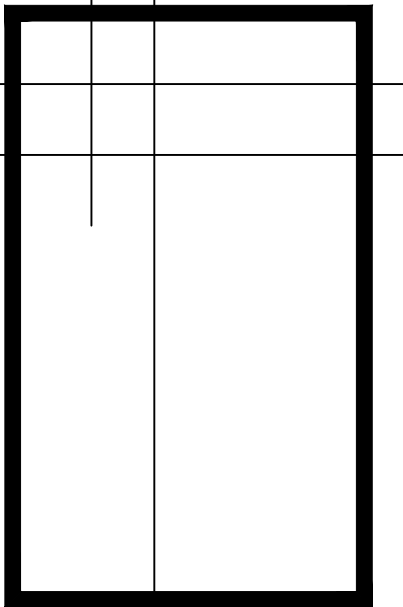
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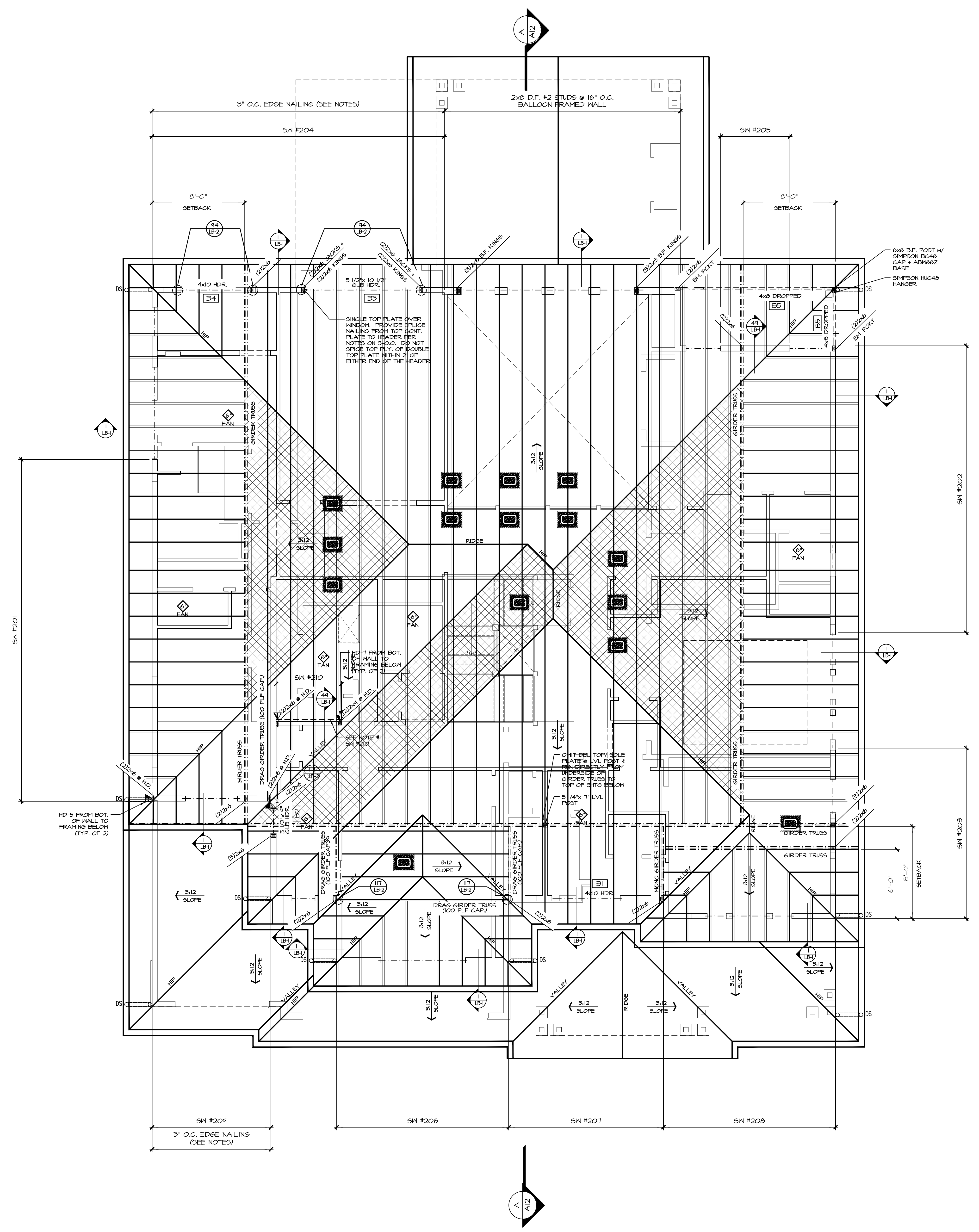
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RCR/ SK
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Primary Scale

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LEGEND

- INTERIOR BEARING WALL
- BEAM / HEADER
- ROOF TRUSS @ 24" O.C. (I.N.O.)
- GIRDER TRUSS
- INTERIOR SHEAR WALL PANEL OR EXTERIOR SHEAR WALL W/ 5" O.C. EDGE NAILING
- JL 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.)

NOTE #1:
 PROVIDE 1/4" OSB PLYWOOD SHTG. + FASTEN PER TYP. WALL SHTG. SPECS. (SEE NOTES)

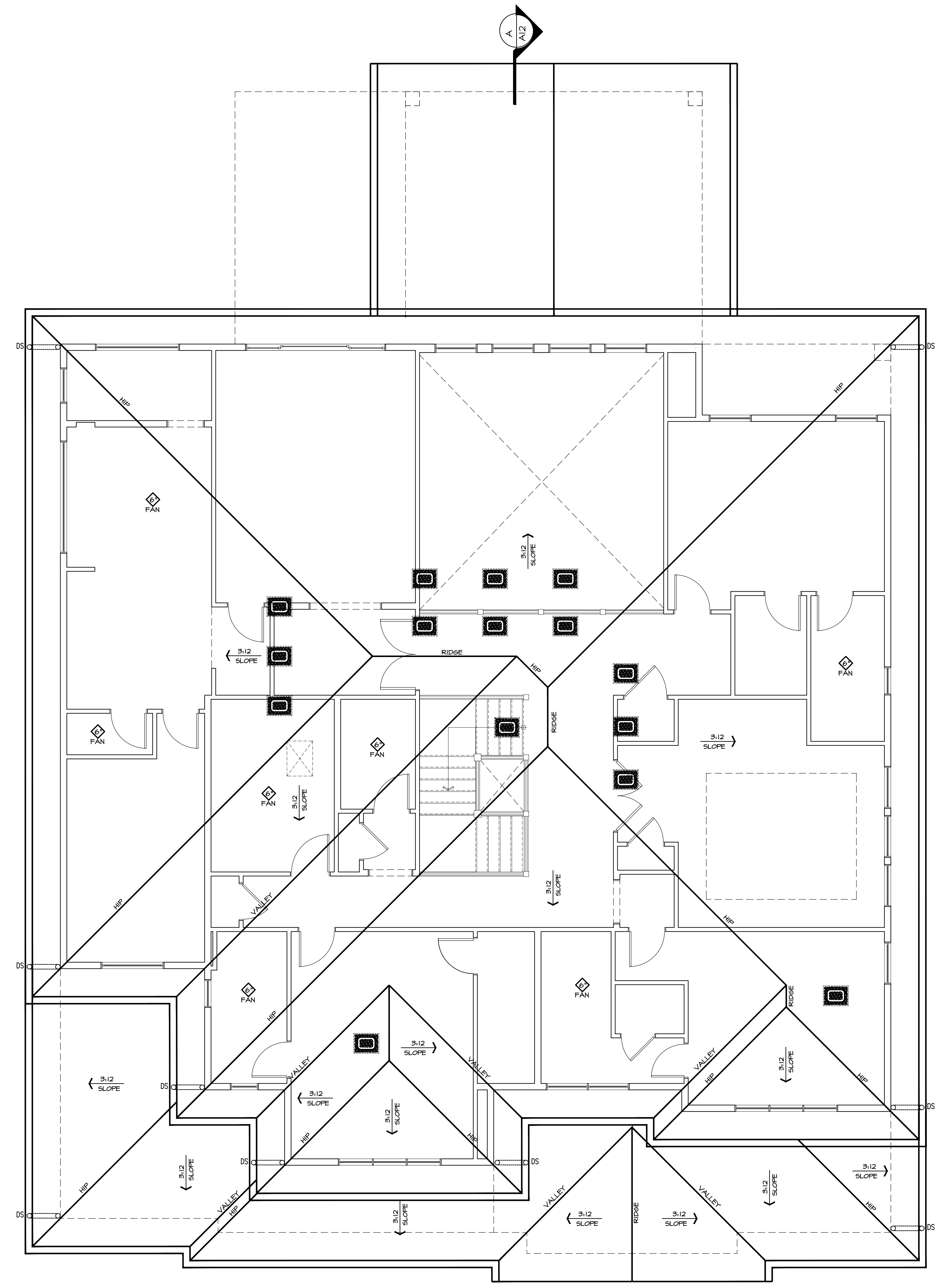
PROVIDE CONT. EXT. SHEATHING BEHIND LOW TRUSSES DOWN TO SECOND FLOOR SOLE PLATE (TYP. @ LOW ROOF)

CONTACT M&K IF INTERIOR ROOF TRUSS BEARING IS REQUIRED BEYOND WHAT IS CURRENTLY SHOWN.

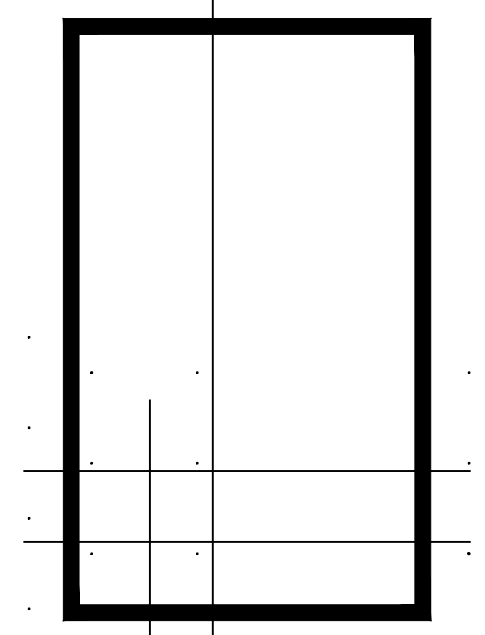
ROOF FRAMING PLAN
 1/4" = 1'-0"

Sheet Title/Description

ROOF VENTILATION		ZONE 1
Standard Truss / Sawn Truss Roof Framing Assembly:		
Roof Area:	3664 s.f.	
Ventilation Required:	3664 s.f. x 144 s.f. / s.f. x 200 =	1441.9 s.f. Req'd
Provide between 50% & 20% of the total required ventilation no more than 3 ft below the ridge or the highest point of the space. Remainder to be installed at eave vents.		
Ridge Ventilation: 50% of ventilation		720.96
Continuous Ridge Vent =		18.00 s.f. per ft.
Upper Ventilation MIN Req'd =	720.96 s.f. x 0.4 / s.f. per linear foot =	33.12
Upper Ventilation MAX Req'd =	720.96 s.f. x 0.5 / s.f. per linear foot =	40.11
Provide:	8 ft ridge vent, Ventilation =	0.00 s.f.
Ventilation area remainder for AFD vents =	720.96 s.f.	
Upper Roof Ventilation: as needed to achieve 50% of ventilation		
AFD Roof Area 12" x 7" =		50.00 s.f. each
Upper Ventilation Req'd TO GET 50% =	720.96 s.f. / s.f. of each vent =	15 vents
Provide:	15 "12x7" roof panels, Ventilation =	750.00 s.f.
Eave Ventilation:		
Blockading: 150" dia holes per bay =	4.71 s.f. / ft. - 25% reduction =	9.33 s.f. / ft.
Eave Ventilation Req'd =	720.96 s.f. / s.f. per ft. =	933.27 ft.
Provide Minimum:	201 ft blockading, Ventilation =	710.00 s.f.
Minimum Ventilation Provided =	1460.00 s.f. IS GREATER THAN:	1441.9 s.f. Req'd



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



Issue Issue Date By
 Description
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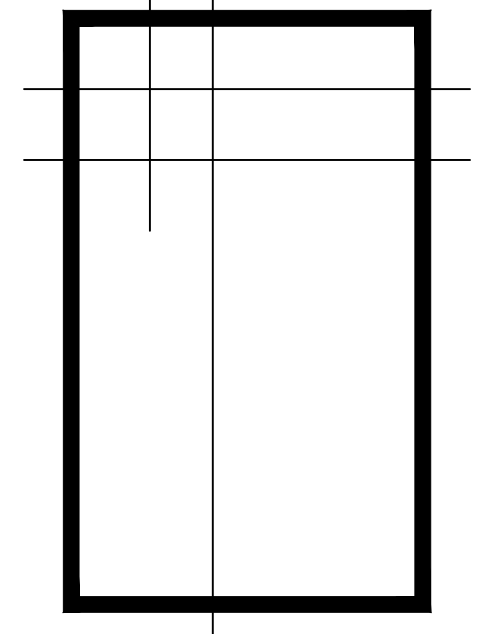
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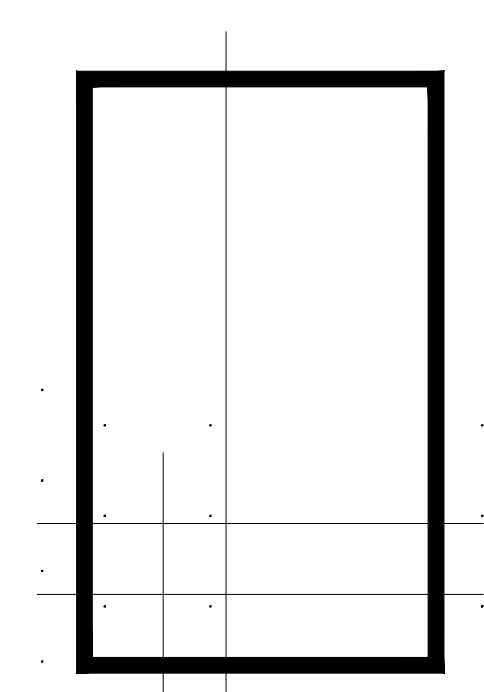
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Sheet Title/Description



Issue	Issue Date	By	Description
△	06.20.24		CITY PLAN REVIEW COMMENTS

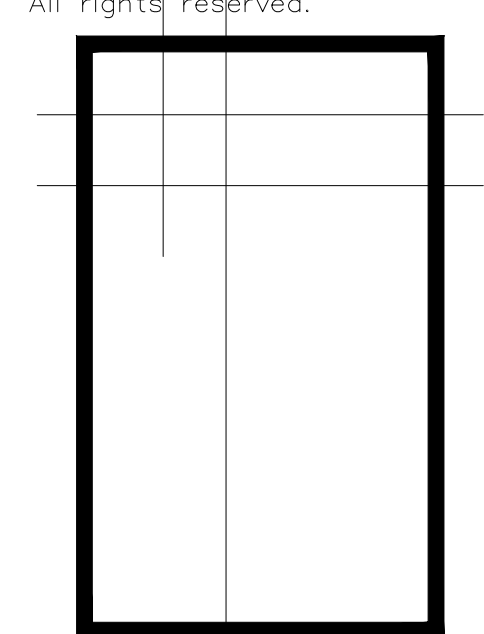
SU RESIDENCE
9619 SE 34th St.
MERCER ISLAND, WA.
 Job Number: **JMC043**

plan name: -
 marketing name: -
 plan number: JMC043
 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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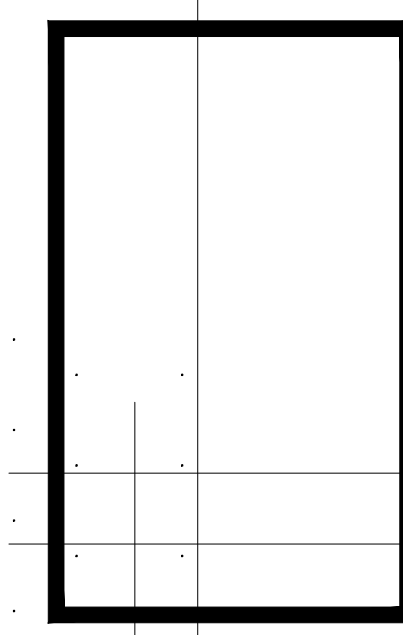


FRONT ELEVATION
 1/4" = 1'-0"



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

Sheet Title/Description



Issue Description	Issue Date	By
	06/20/24	CITY PLAN REVIEW COMMENTS

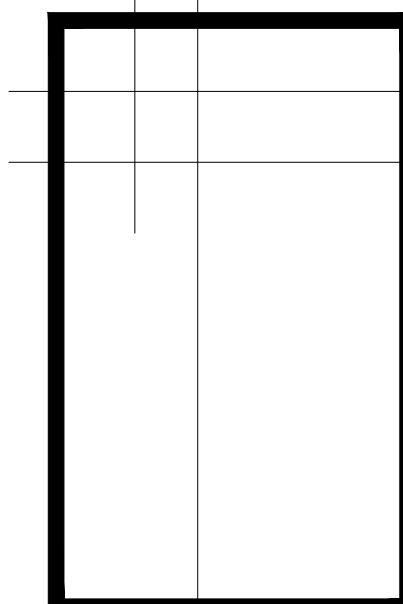
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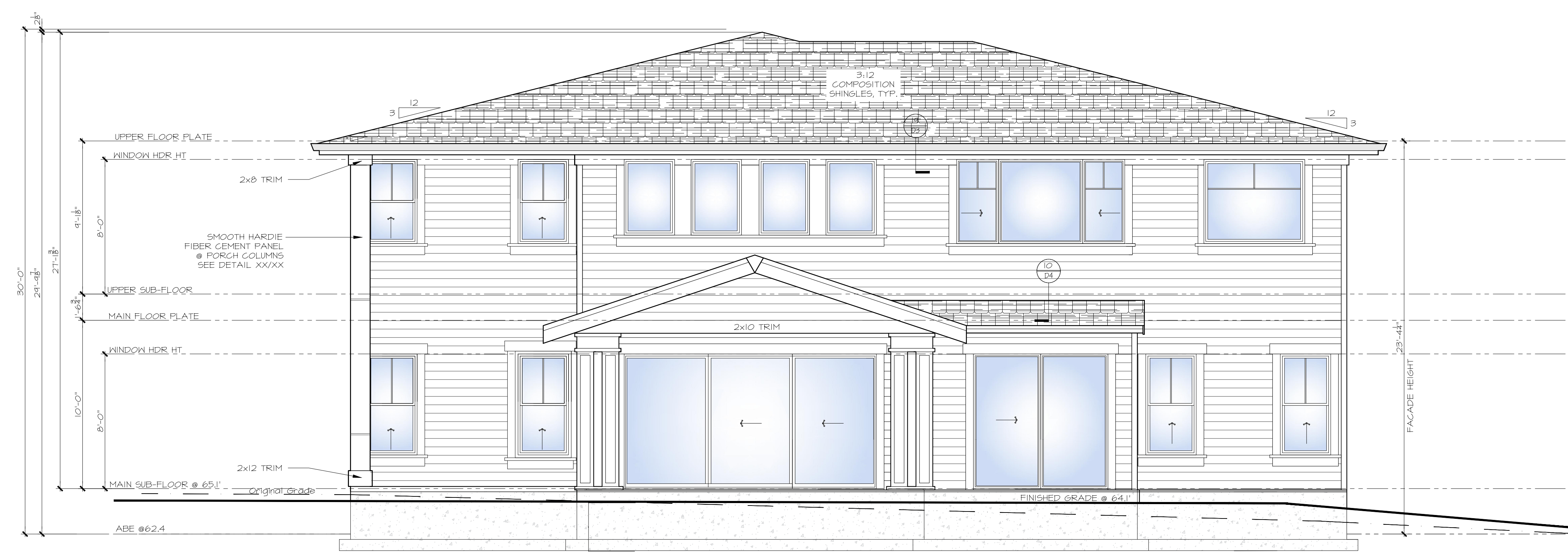
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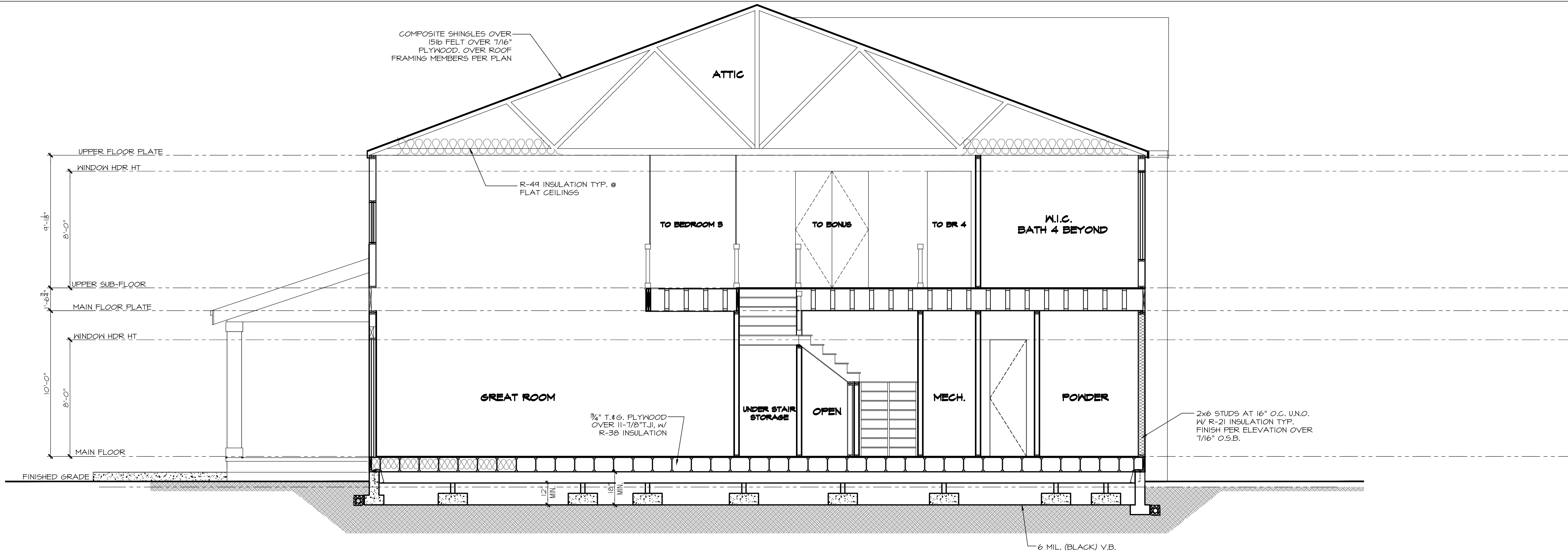


REAR ELEVATION
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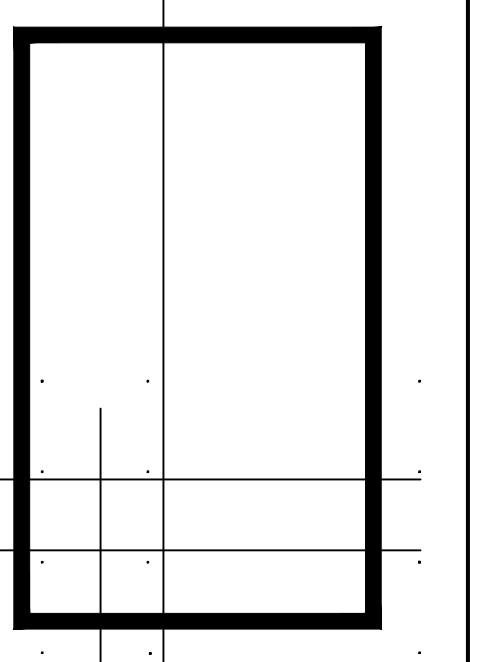


RIGHT ELEVATION
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Sheet Title/Description



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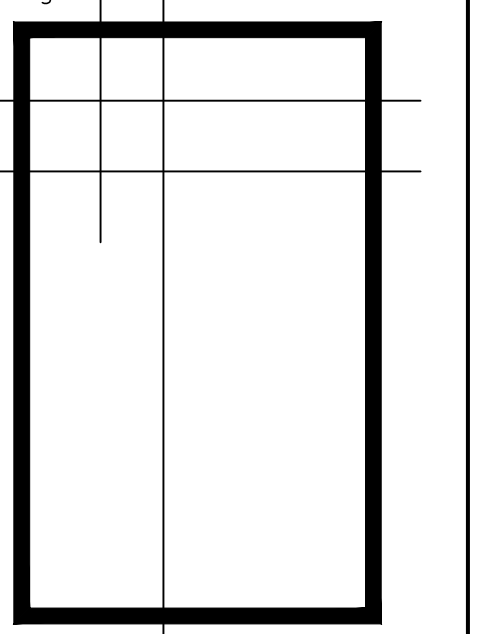


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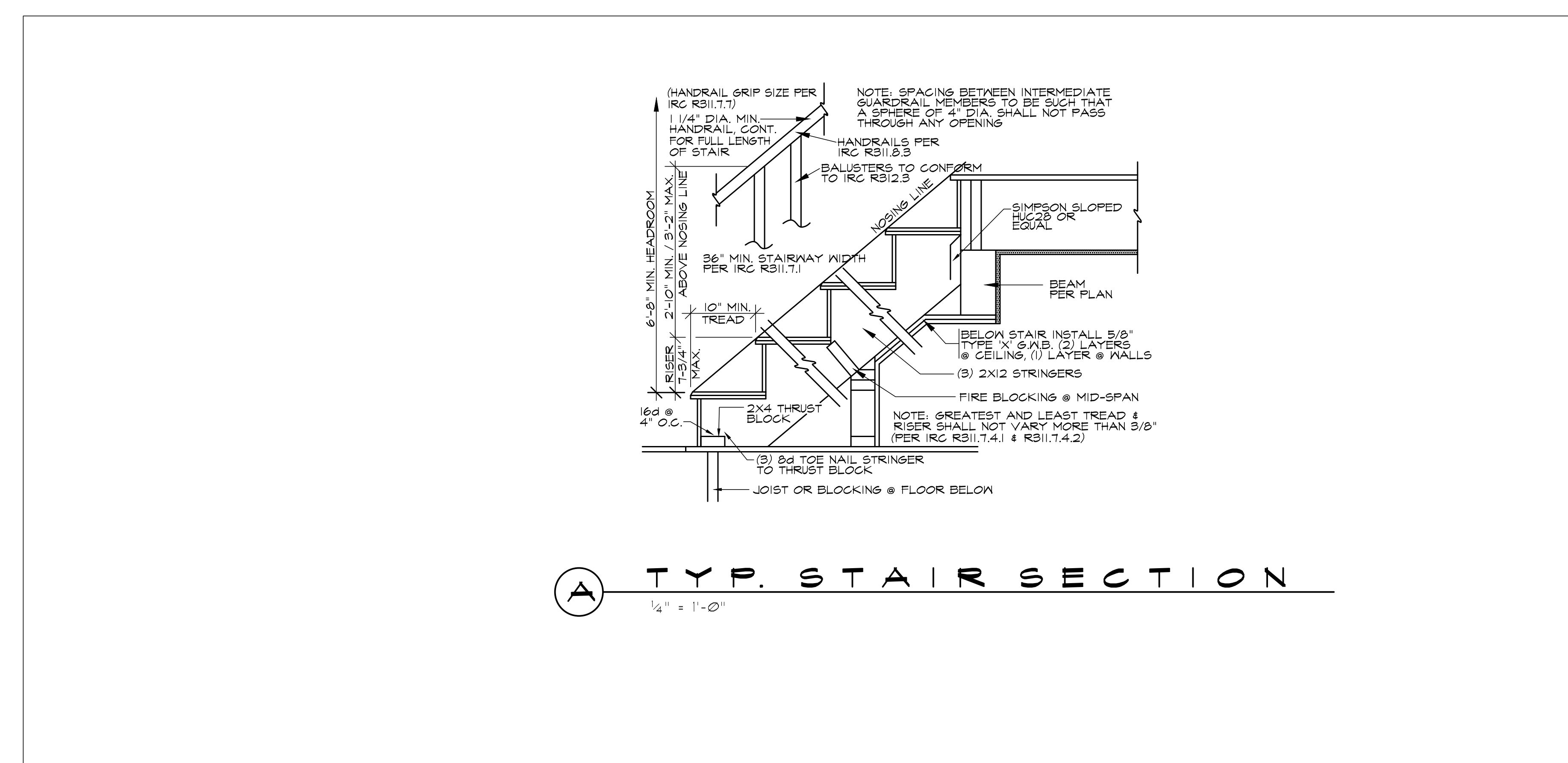
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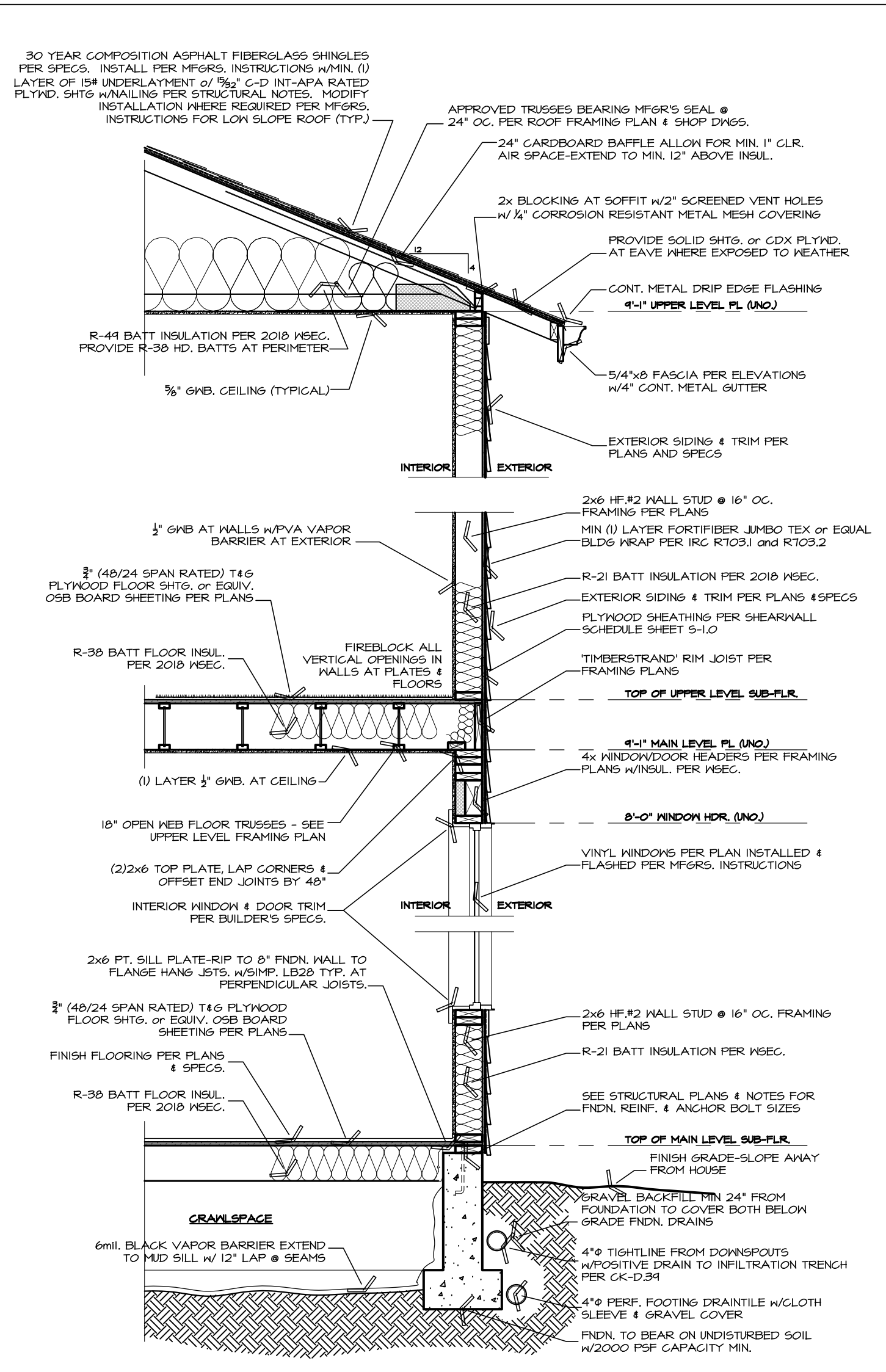
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A TYP. STAIR SECTION
 1/4" = 1'-0"



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

Sheet Title/Description

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

GENERAL STRUCTURAL NOTES	
FOUNDATION	
<ul style="list-style-type: none"> DESIGN IS BASED ON 2018 INTERNATIONAL RESIDENTIAL CODE & 2018 INTERNATIONAL BUILDING CODE DESIGN LOADS: <ul style="list-style-type: none"> SOIL: 1500 PSF ALLOWABLE BEARING PRESSURE CONCRETE SHALL ATTAIN THE FOLLOWING MINIMUM COMPRESSIVE STRENGTHS IN 28 DAYS, UNO: <ul style="list-style-type: none"> F_c = 2500 psi: FOUNDATION WALLS* 2500 psi: FOOTINGS* 2500 psi: INTERIOR SLABS ON GRADE 3500 psi: GARAGE & EXT. SLABS ON GRADE 4000 psi * UTILIZE 95% SACK 2500 PSI CONCRETE MIXES THAT ARE EQUIVALENT TO 3000 PSI CONCRETE FOR WEATHERING POTENTIAL ALL CONCRETE EXPOSED TO THE WEATHER SHALL NOT HAVE LESS THAN 5% OR MORE THAN 7% AIR ENTRAINMENT. FOUNDATION WALL DESIGN IS BASED ON BACKFILL SOIL CLASSIFICATIONS OF SG, ML-CL, OR CL (60 pcf) SOIL. TYPICAL REINFORCEMENT DETAILS: LAP ALL REBAR 24" MIN; BEND BARS AND LAP AT CORNERS; PROVIDE 6" HOOK INTO SUPPORTING FOOTINGS WHEN FOOTINGS INTERSECT; PROVIDE 3" MINIMUM COVER AT THE BOTTOM BARS AND 1 1/2" COVER AT THE SIDES. FOUNDATION WALLS SHALL BE BRACED, PRIOR TO BACKFILLING, BY EITHER ADEQUATE TEMPORARY BRACING OR INSTALLATION OF FIRST FLOOR DECK. ALL FOOTINGS SHALL BEAR BELOW FROST LINE. CONSULT SOILS REPORT/ LOCAL MUNICIPALITY FOR MINIMUM DEPTH BELOW GRADE. FOOTINGS AND SLABS ON GRADE SHALL BEAR ON VIRGIN SOIL OR 95% COMPACTED FILL. PROVIDE CONTROL JOINTS AT ALL INSIDE CORNERS OF SLAB EDGES, AND OTHER LOCATIONS WHERE SLAB CRACKS ARE LIKELY TO DEVELOP (5'-0" O.C.) FASTEN SILL FLATES TO FOUNDATION WALLS WITH 3/8" DIA. ANCHOR BOLTS W/ MIN. 3"x3"x 1/2" PLATE WASHERS (EDGE OF WASHER TO BE LOCATED WITHIN 1/2" OF EXTERIOR EDGE OF SILL PLATE) & NUTS @ 6'-0" O.C. @ 2-STORY & 4'-0" O.C. @ 3-STORY CONDITIONS W/ 7" MIN. EMBEDMENT INTO CONC. PROVIDE A MINIMUM OF 2 ANCHORS PER PLATE, 12" MAXIMUM FROM PLATE ENDS, UNO SEE FND. DETAILS ALL LUMBER EXPOSED TO WEATHER OR IN CONTACT W/ CONCRETE OR MASONRY FOUNDATION SHALL BE PRESERVATIVE TREATED HEM FIR #2. BUILDER TO VERIFY CORROSION-RESISTANCE COMPATIBILITY OF HARDWARE & FASTENERS IN CONTACT W/ PRESERVATIVE-TREATED WOOD. CONTACT LUMBER & HARDWARE SUPPLIERS TO COORDINATE. ARCH/BUILDER TO VERIFY ALL DIMENSIONS 	

LOADING AND DESIGN PARAMETERS	
GRAVITY DESIGN LOADS:	
DEAD LOAD (PSF):	
ROOF TRUSS TOP CHORD :	10
ROOF TRUSS BOTTOM CHORD :	7
FLOOR (TRUSSES) :	15
FLOOR (I-JOISTS) :	10
TILE FLOORS :	10
LIVE LOAD (PSF):	
ROOF :	20
RESIDENTIAL LIVING AREAS :	40
RESIDENTIAL SLEEPING AREAS :	30
RESIDENTIAL WOOD DECKS :	60
GARAGE :	50
SNOW LOAD:	
GROUND SNOW LOAD (P _g) (PSF) :	25
FLAT ROOF SNOW LOAD (P _f) (PSF) :	25
SNOW EXPOSURE FACTOR (C _e) :	0.9
SNOW LOAD IMPORTANCE FACTOR (I _s) :	1.0
THERMAL FACTOR (C _t) :	1.2
LATERAL DESIGN LOADS:	
WIND LOAD: (IBC 1604)	
SPEED (V _w) (MPH) :	100
WIND RISK CATEGORY :	II
IMPORTANCE FACTOR (I _w) :	C
EXPOSURE CATEGORY :	C
INTERNAL PRESSURE COEFF. (GC _w) :	±0.18
TOPOGRAPHIC FACTOR (K _z) :	1.0
SEISMIC LOAD: (IBC 1601)	
SEISMIC RISK CATEGORY :	II
SEISMIC IMPORTANCE FACTOR (I _s) :	1.0
MAPPED SPECTRAL RESPONSE : S _s 1294	S ₁ 0.485
SITE CLASS :	D (DEFAULT)
SPECTRAL RESPONSE COEFF. :	S _{rs} 1.15
SEISMIC DESIGN CATEGORY :	D
BASIC SEISMIC-FORCE-RESISTING SYS :	
LIGHT FRAMED WALLS W/ WOOD STRUCTURAL PANELS	
ULTIMATE BASE SHEAR :	TRANS: 24 K LONG: 24 K
SEISMIC RESPONSE COEFF. (C _d) :	TRANS: 0.12 LONG: 0.12
RESPONSE MODIFICATION FACTOR (R) :	TRANS: 6.5 LONG: 6.5
ANALYSIS PROCEDURE USED:	EQUIVALENT LATERAL FORCE

LATERAL BRACING NOTES	
THIS HOME HAS BEEN ENGINEERED TO RESIST LATERAL FORCES RESULTING FROM: <ul style="list-style-type: none"> 100 MPH WIND SPEED, EXP. C (ASCE 7-16 WIND MAP, PER IRC R301.2.1.1) RISK CAT. 2 & SEISMIC CAT. D2. 	
110 MPH WIND IN 2018 IRC MAP ENGINEERED DESIGN WAS COMPLETED PER 2018 IBC (SECTION 1604 & 1613) & ASCE 7-16, AS PERMITTED BY R301.1.3 OF THE 2018 IRC. ACCORDINGLY, THIS HOME, AS DOCUMENTED AND DETAILED HEREWITHIN, IS ADEQUATE TO RESIST THE CODE REQUIRED LATERAL FORCES, AND DOES NOT NEED TO CONFORM TO THE PRESCRIPTIVE PROVISIONS OF R602.10.	
STANDARD EXTERIOR WALL SHEATHING SPECIFICATIONS	
(INTERIOR WALL SPECIFICATION WHERE NOTED ON PLANS)	
<ul style="list-style-type: none"> 1/8" OSB OR 1/2" PLYWOOD: 	
<p>FASTEN SHEATHING W/ 2 1/2"x0.131" NAILS @ 6" O.C. AT ALL SUPPORTED PANEL EDGES AND 12" O.C. IN THE PANEL FIELD. ALL SHEATHING SHEET PANEL EDGES SHALL OCCUR OVER WALL FRAMING MEMBERS OR 2x HORIZONTAL BLOCKING SHALL BE PROVIDED TO SUPPORT PANEL EDGE. ALL EXTERIOR WALLS SHALL BE CONSTRUCTED PER THIS SPECIFICATION UNO, ON PLANS.</p>	
3" O.C. EDGE NAILING (WHERE NOTED ON PLANS)	
<ul style="list-style-type: none"> 1/8" OSB OR 1/2" PLYWOOD: 	
<p>ONLY AT LOCATIONS INDICATED ON PLANS - SHEATHING SHOWN WITH 1/8" OSB. FASTEN SHEATHING W/ 2 1/2"x0.131" NAILS @ 3" O.C. AT EDGES AND 12" O.C. AT CENTER. ALL SHEATHING SHEET PANEL EDGES SHALL OCCUR OVER WALL FRAMING MEMBERS OR 2x HORIZONTAL BLOCKING SHALL BE PROVIDED TO SUPPORT PANEL EDGE AND 3" O.C. FASTENING.</p>	
NOTES:	
<ol style="list-style-type: none"> LATERAL ANALYSIS ASSUMES STUD SPACING @ 16" O.C. ALL SHEAR WALLS SHALL HAVE DOUBLE TOP PLATES FASTENED TOGETHER W/ 3"x0.131" NAILS @ 8" O.C. USE (12/25"x0.131" NAILS AT EACH LAP SPlice, (6) EACH SIDE OF JOINT (TYP. UNO) ALL EXTERIOR WALLS ARE CONTINUOUSLY SHEATHED. ALL INTERIOR SHEAR WALLS AND EXTERIOR WALLS ARE SHEATHED ABOVE AND BELOW OPENINGS. 	

GENERAL STRUCTURAL NOTES	
DESIGN PARAMETERS	
<ul style="list-style-type: none"> DESIGN IS BASED ON 2018 INTERNATIONAL RESIDENTIAL CODE & 2018 INTERNATIONAL BUILDING CODE WOOD FRAME ENGINEERING IS BASED ON NDS, NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION - LATEST EDITION. 	
GENERAL FRAMING	
<ul style="list-style-type: none"> EXTERIOR BEARING WALLS SHALL BE 2x4 OR 2x6 (AS SHOWN ON PLANS) @ 16" O.C. (w/ DOUBLE TOP PLATE) DOUGLAS FIR (DF) 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) DOUGLAS FIR (DF) STUD GRADE LUMBER, OR BETTER, UNO. ALL NON-BEARING INTERIOR STUD WALLS SHALL BE CONSTRUCTED WITH 2x STUD GRADE MEMBERS SPACED @ 24" O.C. (MAX.) ALL WALLS TALLER THAN TYP. PLATE HEIGHT SHALL BE CONSIDERED BALLOON FRAMED & SHALL BE CONSTRUCTED FROM FLOOR TO UNDERSIDE OF FRAMING AT NEXT LEVEL. BF. WALLS SHALL BE 2x4 OR 2x6 (AS SHOWN ON PLANS) HEM FIR (HF) #2 GRADE LUMBER, OR BETTER. ALL HEADERS SHALL BE SUPPORTED BY (1)2x JACK STUD & (1)2x KING STUD, MINIMUM. THE NUMBER OF STUDS SPECIFIED AT A SUPPORT INDICATES THE NUMBER OF JACK STUDS REQUIRED, UNO. BUILT-UP POSTS SHALL BE 2x4 OR 2x6 DOUGLAS FIR (DF) STUD GRADE LUMBER, OR BETTER, UNO. & SOLID WOOD COLUMN SHALL BE DOUGLAS FIR (DF) #2 GRADE LUMBER, OR BETTER, UNO. ALL 2x6 AND LARGER SOLID SAWN BEAMS/HEADERS SHALL BE HEM FIR #2 (HF #2) OR BETTER. ALL 4x6 AND LARGER SOLID SAWN LUMBER SHALL BE DOUGLAS FIR #2 (DF #2) OR BETTER. ALL FRAMING LUMBER SHALL BE KILN DRIED TO 15% MC (KD-15). ALL TYP. NAIL FASTENER REQUIREMENTS ARE NOTED IN GENERAL NOTES, IN DETAILS, OR ON PLANS. ALL NAILS SPECIFIED ARE MIN DIAMETER AND LENGTH REQUIRED FOR CONNECTION. ALL HANGER NAILS SHALL BE INSTALLED PER MANUFACTURER'S REQUIREMENTS FOR MAX CHARTED CAPACITY. NOTE: HANGERS USE COMMON NAIL DIAMETERS NOT TYPICAL FRAMING SAWN NAILS. FASTEN ALL BEAMS TO COLLUMS, OR FLUSH BEAMS TO SUPPORTING BEAMS W/ (4) 3"x0.131" TOENAILS (MIN), TYP. UNO. PROVIDE SOLID BLOCKING IN FLOOR SYSTEM UNDER ALL POSTS & HOLD-DOWNS CONTINUOUS TO FOUNDATION/BEARING. BLOCKING TO MATCH POST ABOVE. ENGINEERED LUMBER TO MEET OR EXCEED THE FOLLOWING: <ul style="list-style-type: none"> LVL MEMBERS - Fb=2525 PSI; Fv=310 PSI; E=155x10⁶ PSI LVL MEMBERS - Fb=2400 PSI; Fv=285 PSI; E=120x10⁶ PSI GLB MEMBERS - Fb=2400 PSI; Fv=1850 PSI; Fv=265 PSI; E=1.8x10⁶ PSI; DF/DF; 24F-V4 (UNO) ENGINEERED LUMBER POSTS TO MEET OR EXCEED THE FOLLOWING: <ul style="list-style-type: none"> LVL MEMBERS - Fb=2400 PSI; Fv=2500 PSI; E=1.8x10⁶ PSI FACE NAIL MULTI-PLY 2x BEAMS & HEADERS W/ 3-ROWS OF 3"x0.131" NAILS (MIN) @ 12" O.C. STAGGERED. APPLY NAILING FROM BOTH FACES @ 3-PLY OR MORE CONDITIONS. UTILIZE 2 ROWS OF NAILS FOR 2x6 & 2x8 MEMBERS. ALL MEMBERS SPECIFIED AS MULTI-PLY (3") SHALL BE FASTENED TOGETHER PER MANUFACTURER. EQUIVALENT WIDTH SOLID MATERIAL MAY BE USED AS EQUAL. FASTEN 2x WOOD PLATES TO TOP FLANGE OF STEEL BEAMS W/ PAFs (HILT) X-U PING OR EQUAL (0.151" DIA. x 2" LONG MIN) @ 16" O.C. STAGGERED, OR 1/2" DIA. BOLTS @ 48" O.C. STAGGERED. REFER TO IRC FASTENING SCHEDULE TABLE R602.3(1) FOR ALL CONNECTIONS, TYP. UNO. 	
FLOOR FRAMING	
<ul style="list-style-type: none"> I-JOISTS/TRUSSES SHALL BE DESIGNED BY MANUF. TO MEET OR EXCEED L/480 LIVE LOAD DEFLECTION CRITERIA AND SHALL RUN CONTINUOUS OVER SUPPORTS WHEREVER POSSIBLE. ALL LOADS SHOWN ON PLAN FOR MANUF. DESIGNS ARE ASD LEVEL LOADS, UNO. (EXCLUDES STONE/MARBLE OR NET BED CONSTRUCTED FLOORS - CONTACT MKK FOR EXCLUDED DESIGNS). ALL METAL I-JOIST/TRUSS HANGERS SHALL BE SPECIFIED BY ARCHITECT AND ENGINEER FOR REVIEW AND APPROVAL PRIOR TO FABRICATION OR DELIVERY. I-JOIST/TRUSS SHOP DRAWINGS SHALL BE SUBMITTED TO ARCHITECT AND ENGINEER FOR REVIEW AND APPROVAL PRIOR TO FABRICATION OR DELIVERY. 2x FLOOR JOISTS HAVE BEEN DESIGNED TO MEET OR EXCEED L/240 LIVE LOAD DEFLECTION CRITERIA. TYPICAL 2x JOIST HANGERS (UNO, ON PLANS): <ul style="list-style-type: none"> SINGLE PLY: SIMPSON LUS20 DOUBLES: SIMPSON LUS20-2 FLOOR SHEATHING SHALL BE 23/32" A.P.A. RATED STURD-FLOOR 24" O.C. EXPOSURE 1 (OR APPROVED EQUAL) WITH TONGUE AND GROOVE EDGES. FASTEN TO FRAMING MEMBERS W/ GLUE AND 2 1/2" x 0.131" NAILS @ 6" O.C. @ PANEL EDGES & @ 12" O.C. FIELD. ALL FLUSH CONNECTIONS SHALL BE CONNECTED WITH HANGER APPROPRIATE FOR MEMBER SIZE, UNO. FASTEN HANGERS TO SINGLE PLY FLUSH BEAMS W/ 1/2" LONG NAILS. 	
ROOF FRAMING	
<ul style="list-style-type: none"> FASTEN EACH ROOF TRUSS TO TOP PLATE W/ (4) 3"x0.131" TOENAILS (MIN) & (1) SIMPSON 50NCL5600 SCREW @ ALL BEARING POINTS. PROVIDE (2) SIMPSON 50NCL5600 SCREWS AT 2-PLY GIRDER TRUSSES, (3) SIMPSON 50NCL5600 SCREWS AT 3-PLY GIRDER TRUSSES AT ALL BEARING POINTS. FASTEN EACH ROOF RAFTER TO TOP PLATE WITH (1) SIMPSON 50NCL5600 SCREW PROVIDE (2) SIMPSON 50NCL5600 SCREWS AT FLUSH BEAMS IN THE ROOF - AT ALL BEARING POINTS. ROOF SHEATHING SHALL BE 7/8" A.P.A. RATED SHEATHING 24/16 EXPOSURE 1 (OR APPROVED EQUAL). FASTEN TO FRAMING MEMBERS W/ 2 1/2" x 0.131" NAILS @ 6" O.C. AT PANEL EDGES & @ 12" O.C. AT INTERMEDIATE SUPPORTS. ROOF SHEATHING SHALL EXTEND BELOW ALL INSTANCES OF OVERFRAMING. BLOCKING SHALL BE INSTALLED AS REQUIRED TO LIMIT ROOF SHEATHING SPANS TO 24" MAX. WITHIN 48" OF ALL ROOF EDGES, RIDGES, & HIPs FASTEN ROOF SHEATHING FIELDS PER EDGE NAILING SPEC. ALL METAL HANGERS SHALL BE SPECIFIED BY THE TRUSS MANUFACTURER, UNLESS OTHERWISE NOTED. ROOF TRUSS SHOP DRAWINGS SHALL BE SUBMITTED TO ARCHITECT AND ENGINEER FOR REVIEW AND APPROVAL PRIOR TO FABRICATION OR DELIVERY. ROOF TRUSS SHOP DRAWINGS & CALCULATIONS SHALL BE PREPARED BY A WASHINGTON STATE LICENSED ENGINEER AND SHALL BE DESIGNED FOR UNBALANCED SNOW LOADING PER ASCE 7-16, SECTION 7.6. ERECT AND INSTALL ROOF TRUSSES PER WTCA & TP15 BC/S1 I-08 "GUIDE TO GOOD PRACTICE FOR HANDLING, INSTALLING & BRACING OF METAL PLATE CONNECTED WOOD TRUSSES." FASTEN OVER-FRAMED TRUSS SETS TO TRUSSES BELOW W/ (2) 3"x0.131" TOENAILS AT EA TRUSS. SUPPORT PORCH & SHORT SPAN ROOF TRUSSES (UP TO 6' TRIB.) W/2x6 LEDGER FASTENED TO FRAMING W/ (3) 3"x0.131" NAILS @ 16" O.C. FASTEN ALL INTERIOR NON-BEARING PARTITION WALLS TO TRUSS BOTTOM CHORD ABOVE WITH SIMPSON STC CLIPS AT 24" O.C. MAX. PROVIDE BLOCKING BETWEEN THE TRUSS BOTTOM CHORDS AS REQUIRED FOR THE PARALLEL CONDITIONS. 	

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

MEANS & METHODS NOTES

THE STRUCTURE IS DESIGNED TO BE SELF SUPPORTING AND STABLE AFTER THE BUILDING IS FINISHED AND ALL PLAN, DETAIL, AND NOTE SPECIFICATIONS HAVE BEEN COMPLETED. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE THE ERECTION PROCEDURES AND SEQUENCE TO INSURE THE SAFETY OF THE BUILDING AND ITS COMPONENTS DURING CONSTRUCTION. THIS INCLUDES, BUT IS NOT LIMITED TO, THE ADDITION OF NECESSARY SHORINGS, SHEETING, TEMPORARY BRACING, 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 TRUSS, FLOOR TRUSS AND ENGINEERED JOISTS SHALL BE DESIGNED TO MEET THE DIFFERENTIAL DEFLECTION CRITERIA BELOW UNLESS NOTED OTHERWISE ON PLAN. MULHERN & KULP CANNOT BE HELD RESPONSIBLE FOR ANY STRUCTURAL ISSUES RELATED TO ANY BUILDING COMPONENT IF COMPONENT SHOP DRAWINGS ARE NOT SUBMITTED TO MKK FOR REVIEW PRIOR TO FABRICATION, DELIVERY, OR INSTALLATION.

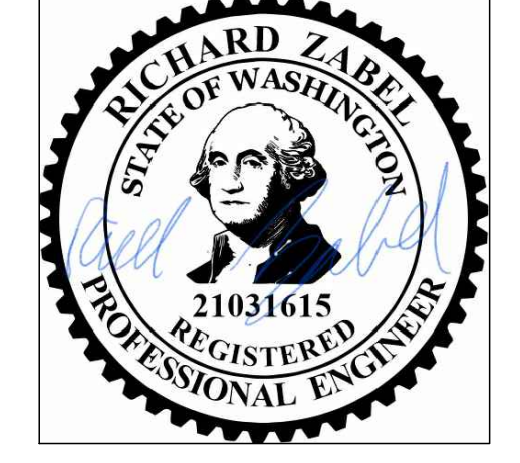
TRUSSES SHALL BE DESIGNED SO THAT DIFFERENTIAL DEFLECTION BETWEEN ADJACENT PARALLEL TRUSSES OR GIRDER TRUSSES DOES NOT EXCEED THE FOLLOWING:

A. ROOF TRUSSES:
1/4" DEAD LOAD

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

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

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



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M&K project number:
154-23011

project mgr: **RJZ**
drawn by: **BFD**
issue date: **12-06-23**

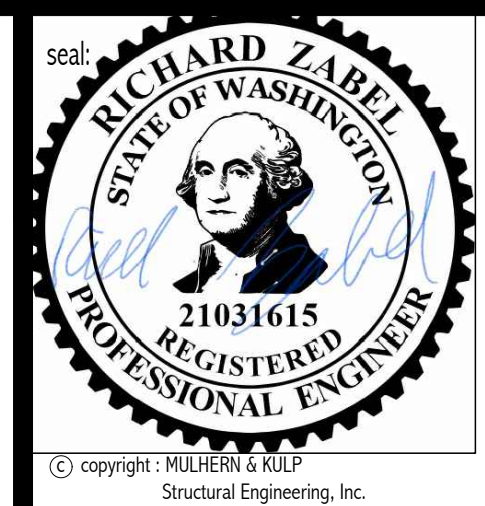
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STRUCTURAL NOTES

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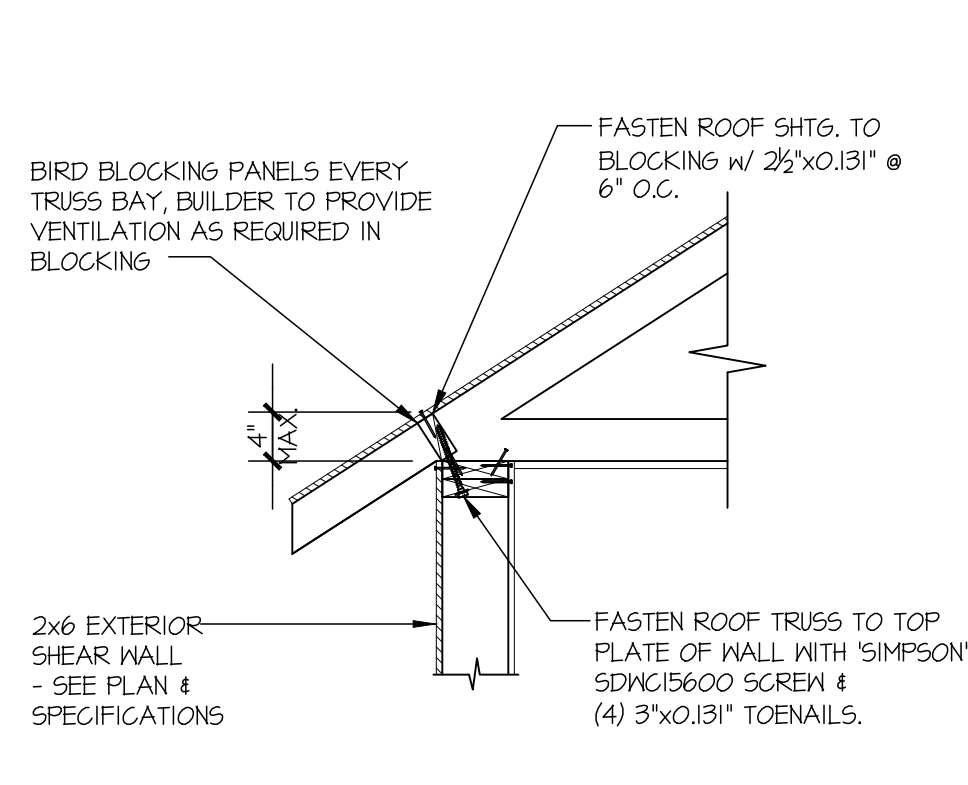
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REVISIONS:
date: _____ initial: _____

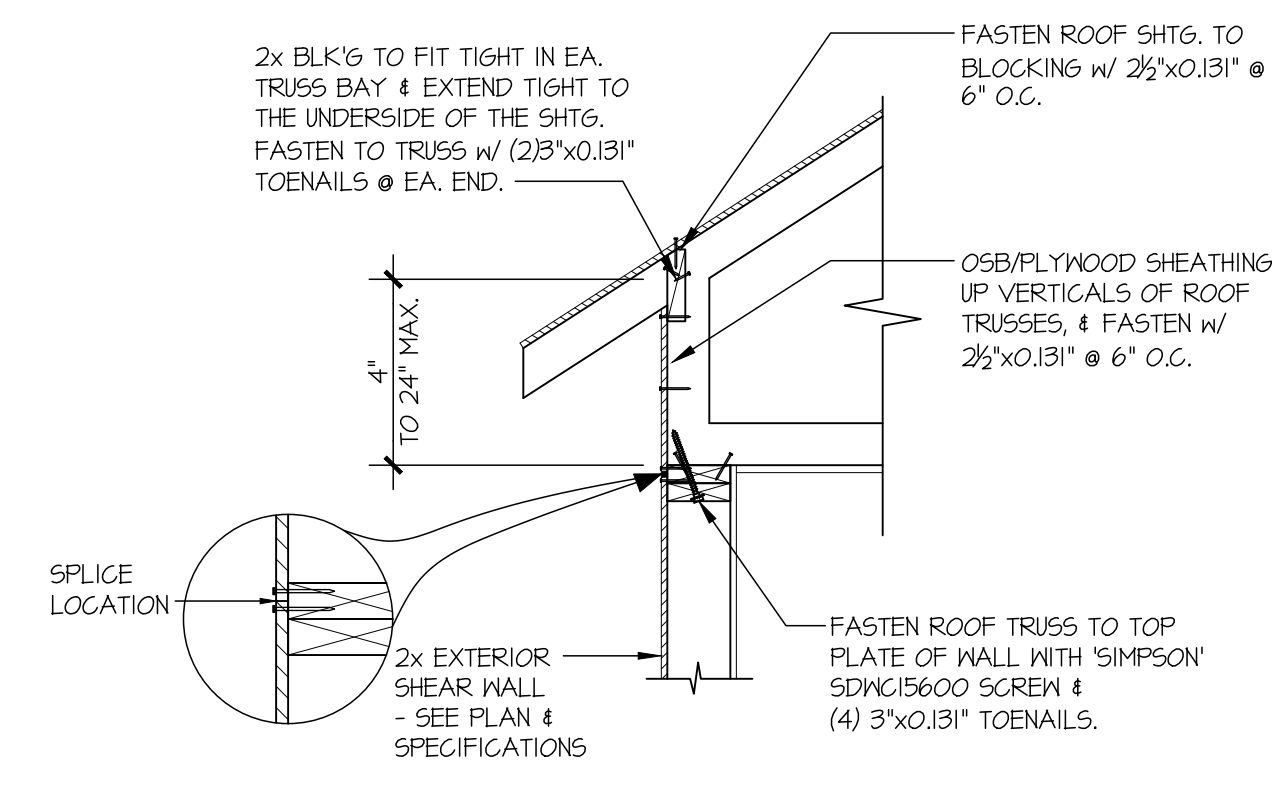


STRUCTURAL DETAILS
SU RESIDENCE
MERCER ISLAND, WASHINGTON

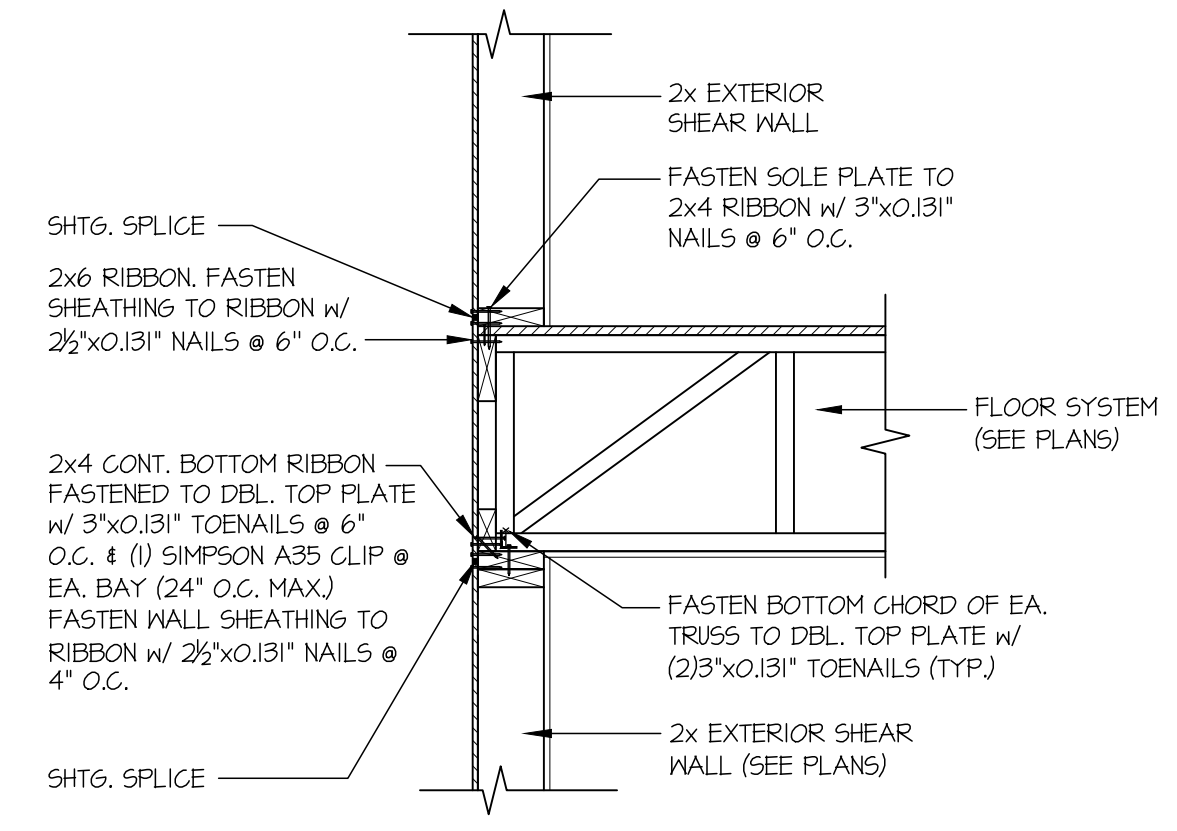
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LB-1



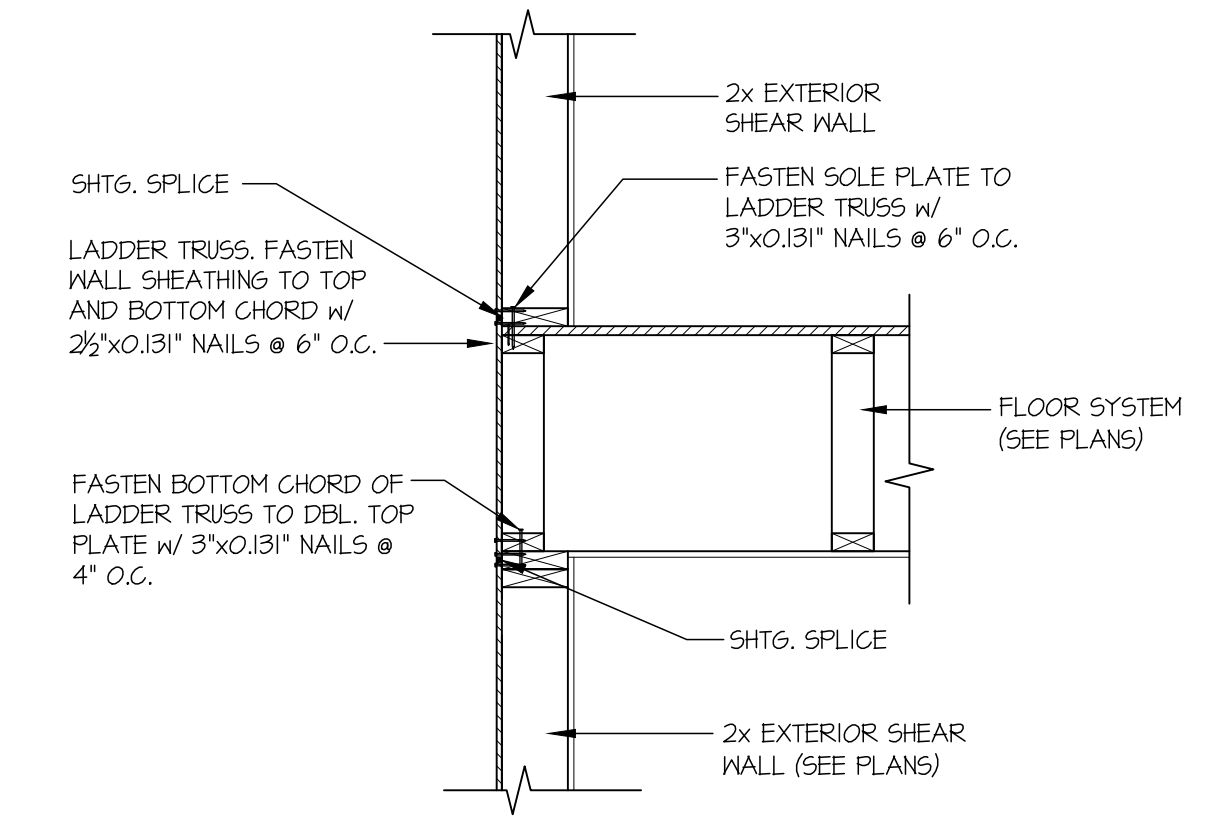
1 TYPICAL SHEAR TRANSFER DETAIL @ ROOF
SCALE: 3/4"=1'-0" HEEL HEIGHT LESS THAN 4"



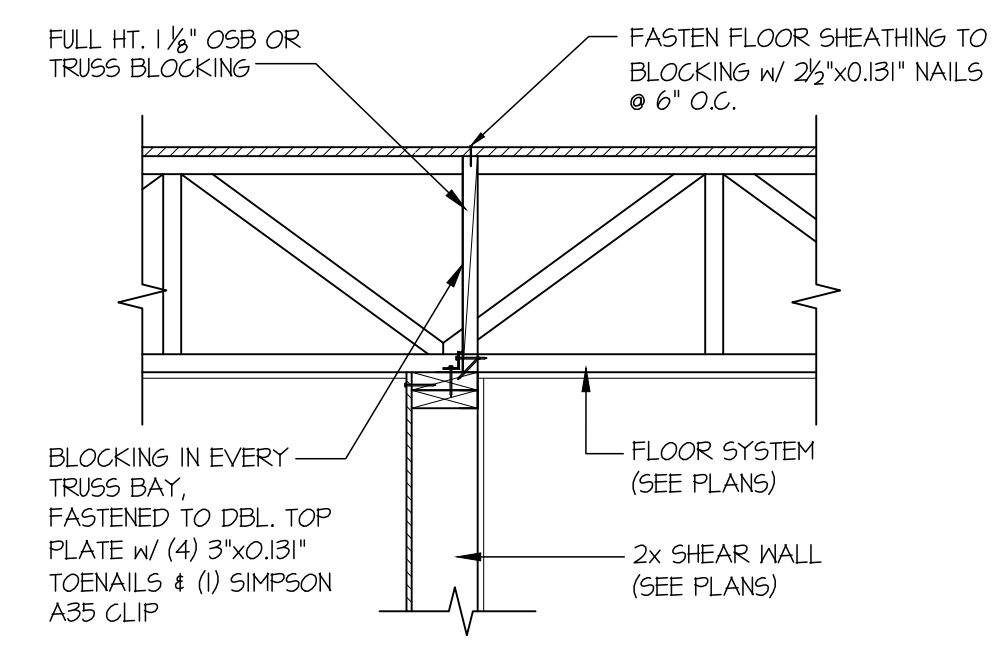
2 TYPICAL SHEAR TRANSFER DETAIL @ RAISED HEEL TRUSS
SCALE: 3/4"=1'-0" HEEL HEIGHT UP TO 24" MAX.



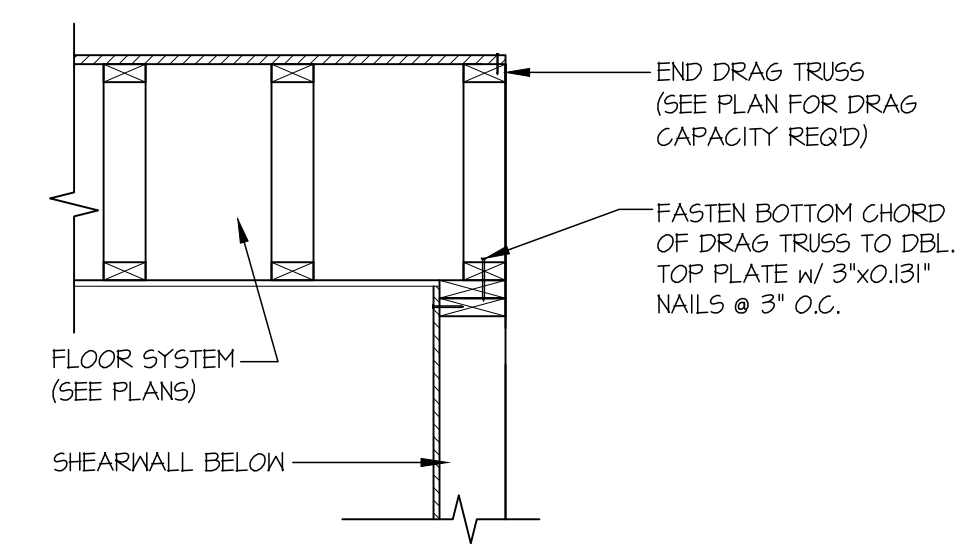
3 TYPICAL SHEAR TRANSFER DETAIL BETWEEN FLOORS @ EXTERIOR WALL
SCALE: 3/4"=1'-0" PERPENDICULAR FRAMING



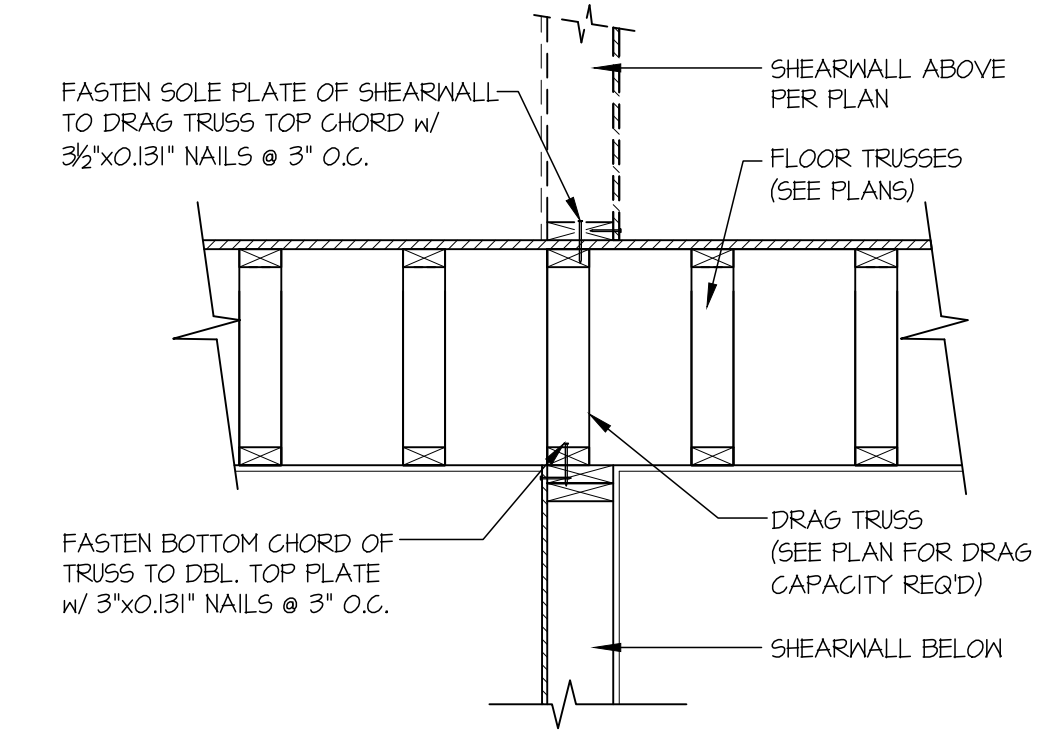
4 TYPICAL SHEAR TRANSFER DETAIL BETWEEN FLOORS @ EXTERIOR WALL
SCALE: 3/4"=1'-0" PARALLEL FRAMING



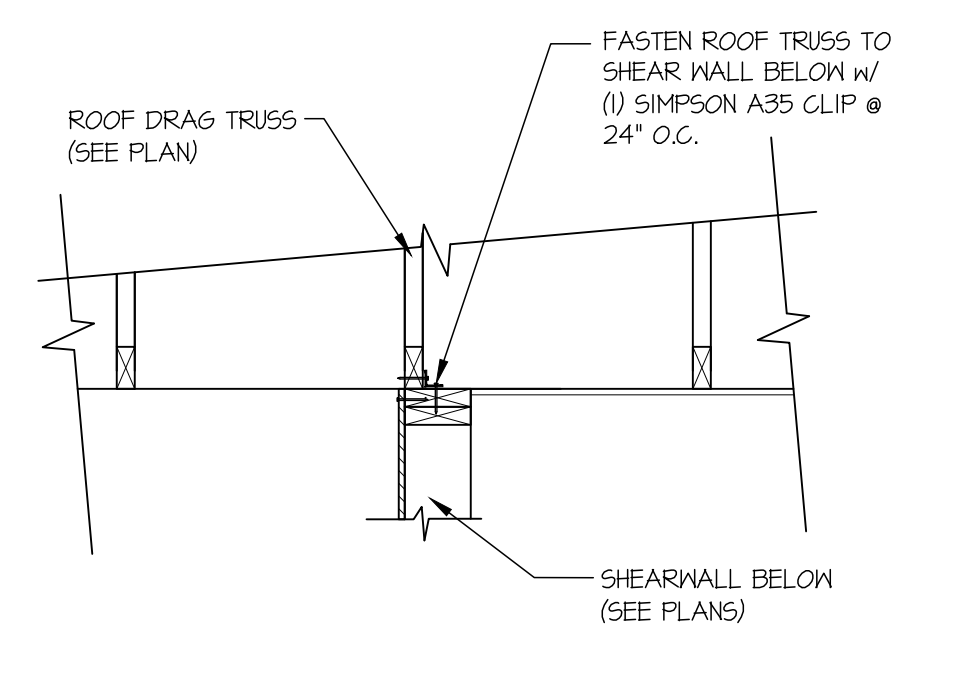
13 SHEAR TRANSFER DETAIL @ SHEAR WALL BELOW
SCALE: 3/4"=1'-0"



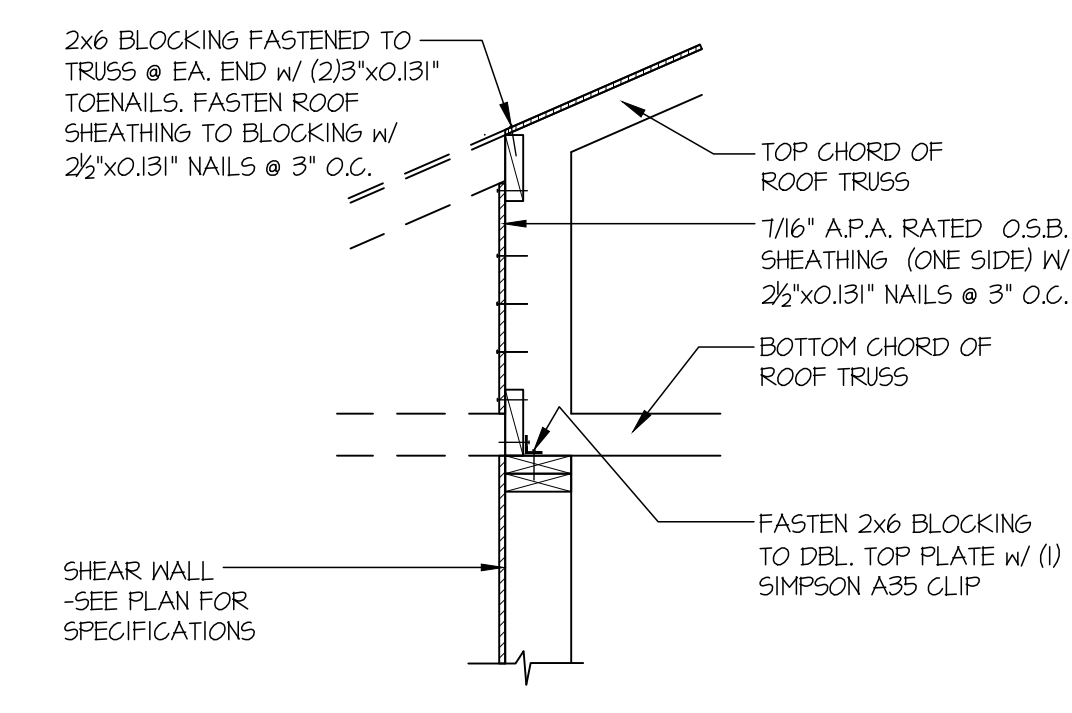
22 SECTION
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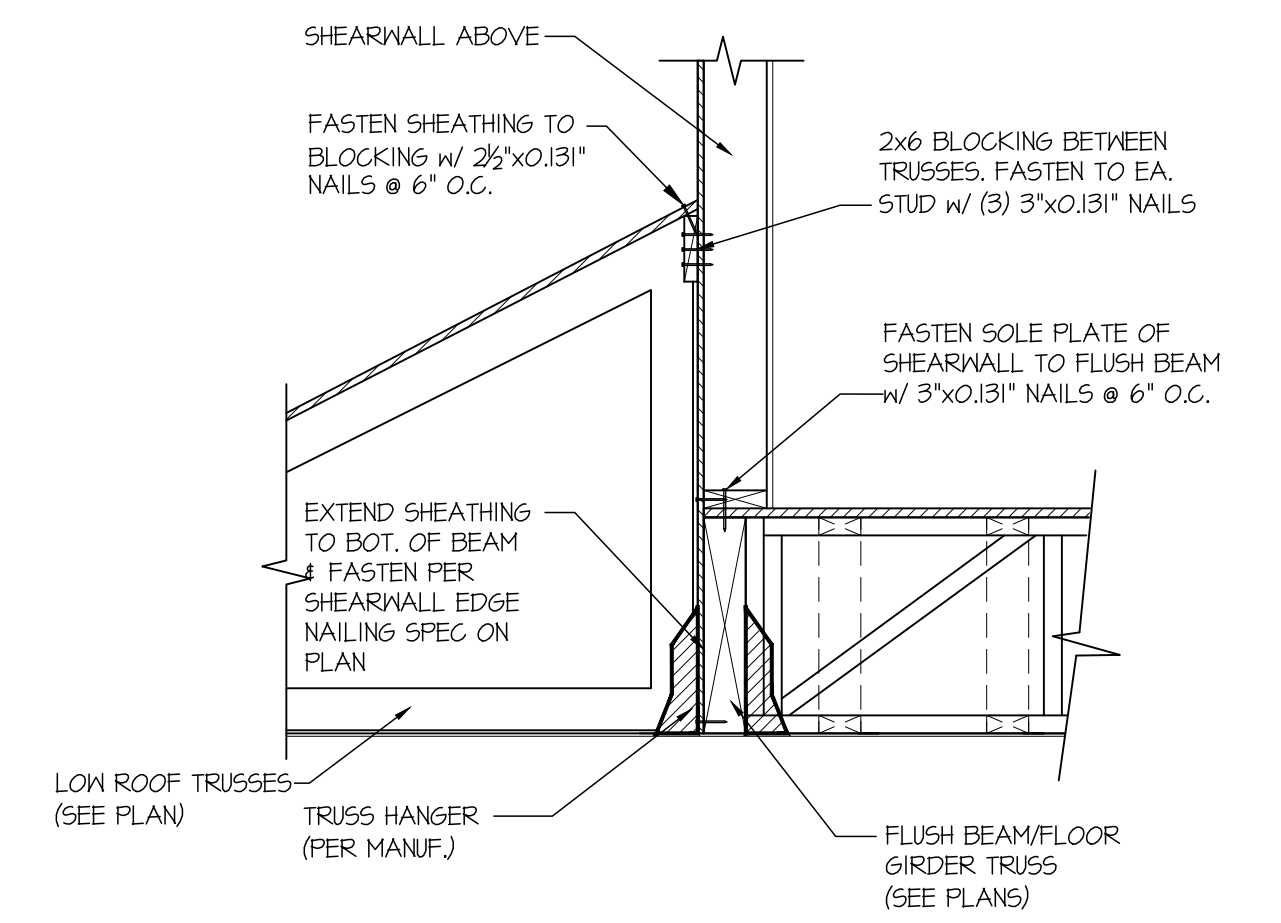
23 SHEAR TRANSFER DETAIL @ INTERIOR SHEAR WALL
SCALE: 3/4"=1'-0"



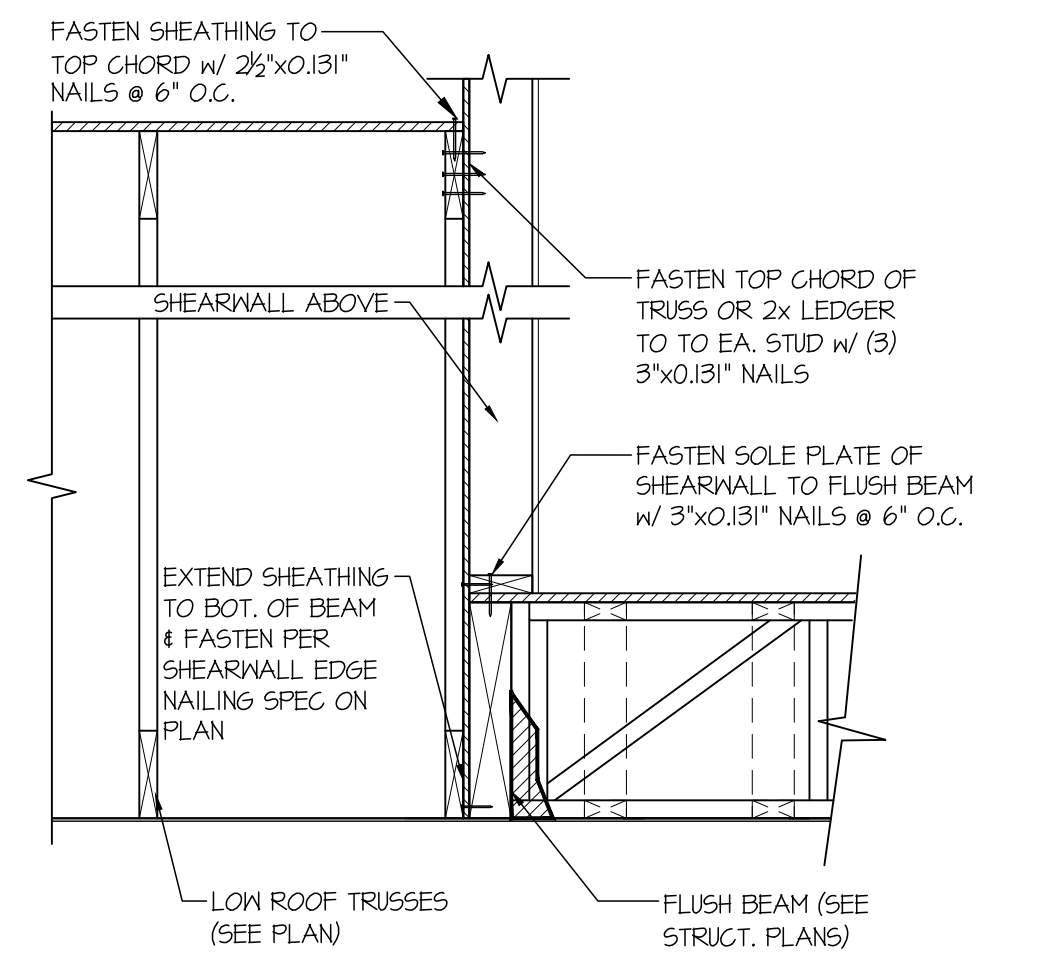
47 SHEAR TRANSFER DETAIL @ INTERIOR SHEARWALL BELOW
SCALE: 3/4"=1'-0"



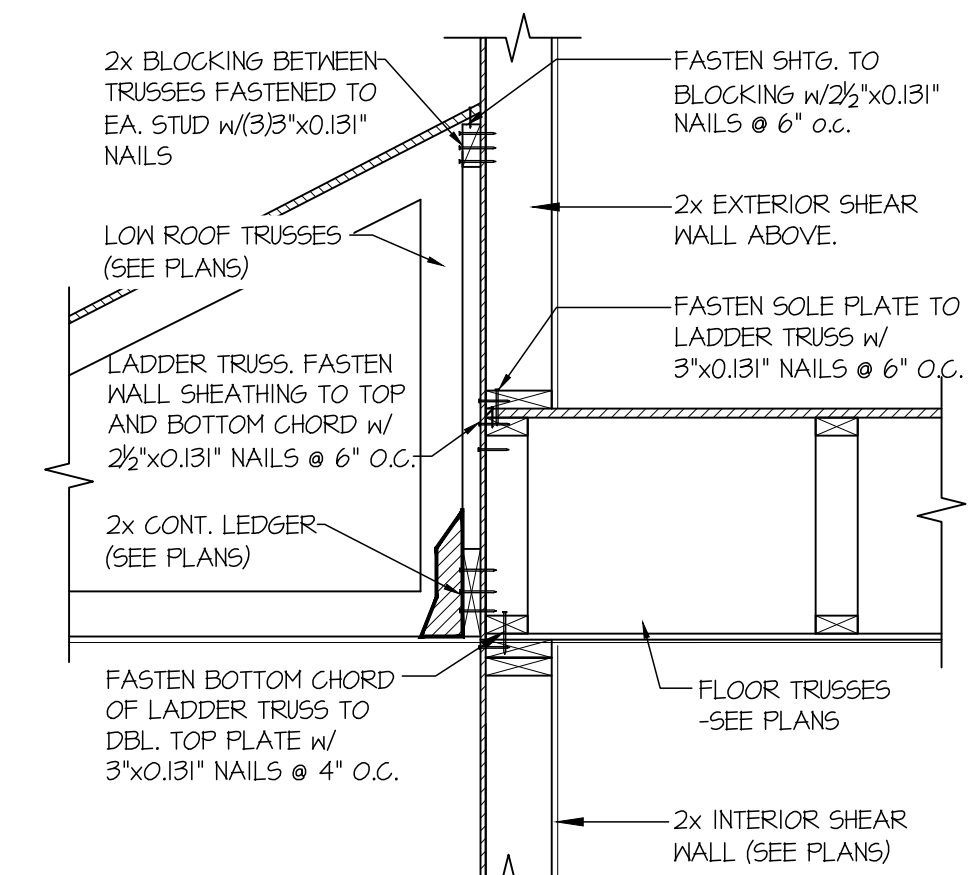
49 SHEAR TRANSFER DETAIL @ SHEARWALL BELOW
SCALE: 3/4"=1'-0"



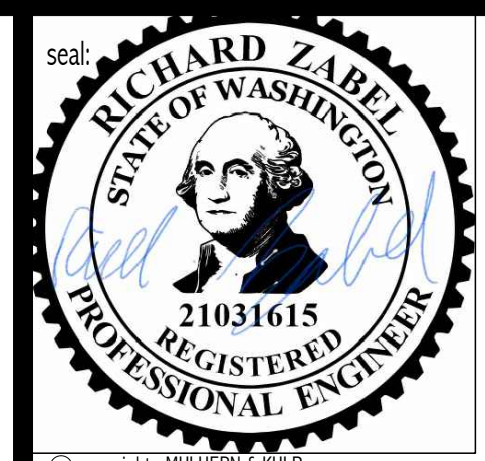
58 SHEAR TRANSFER DETAIL @ EXTERIOR SHEARWALL ABOVE
SCALE: 3/4"=1'-0"



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



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



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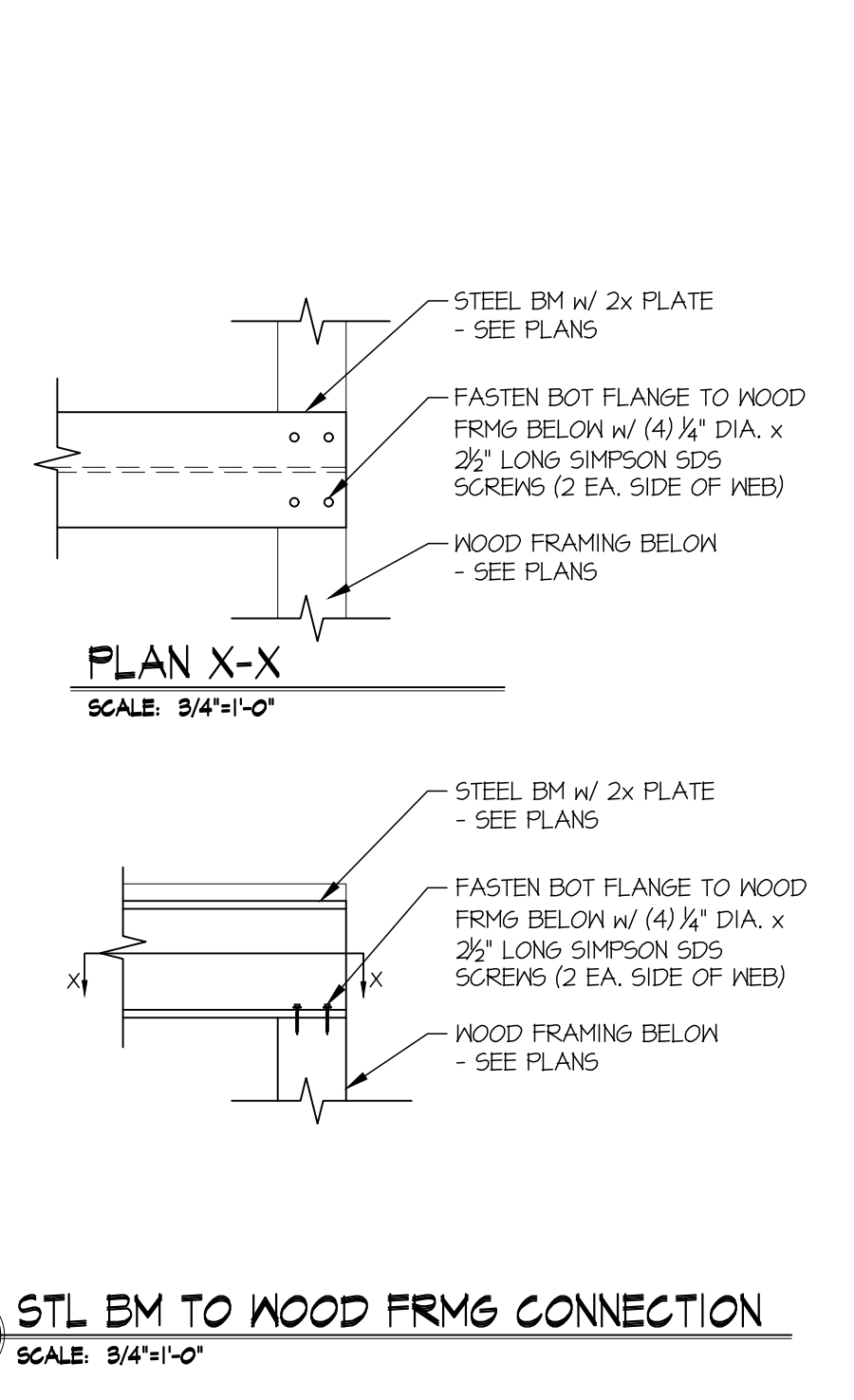
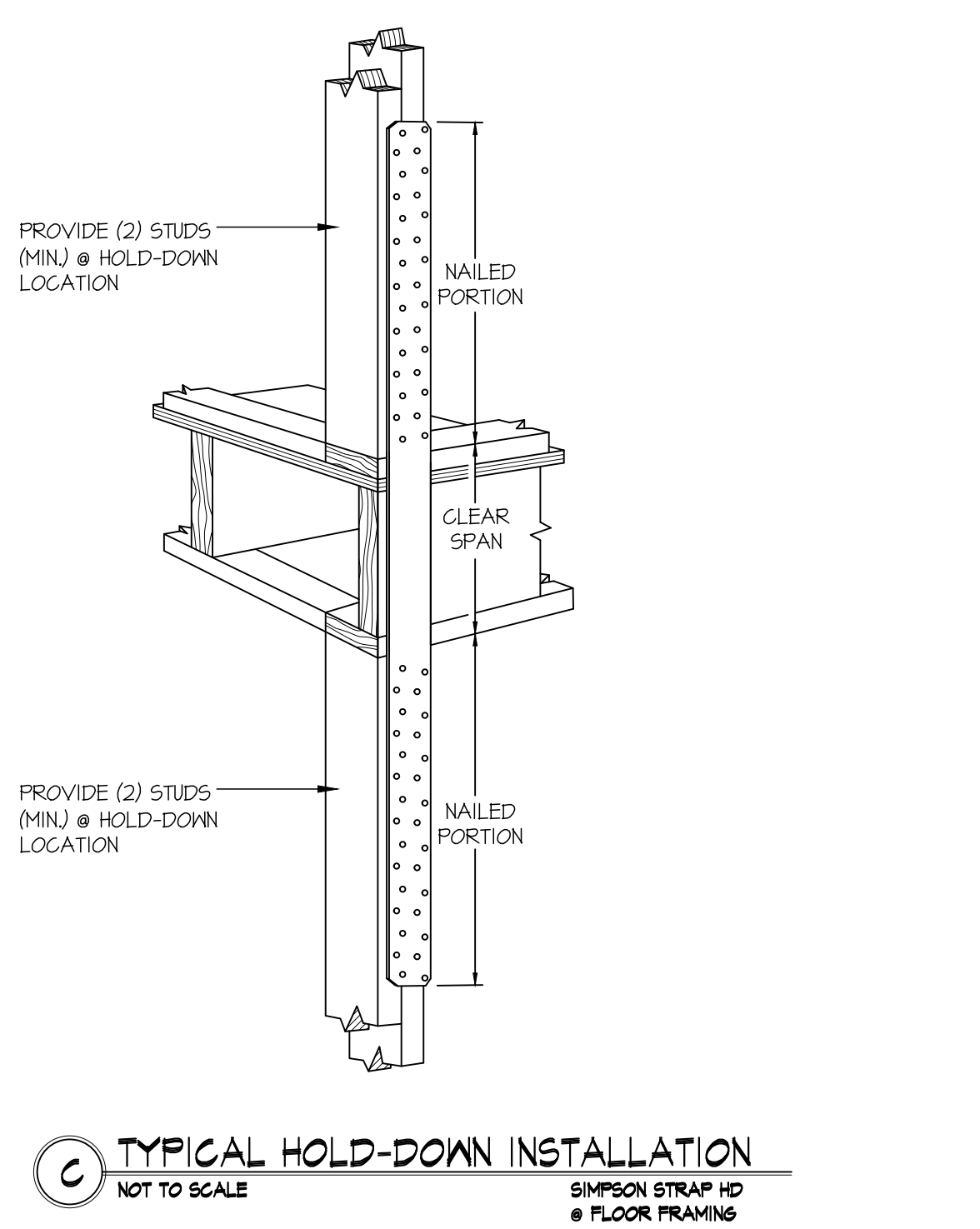
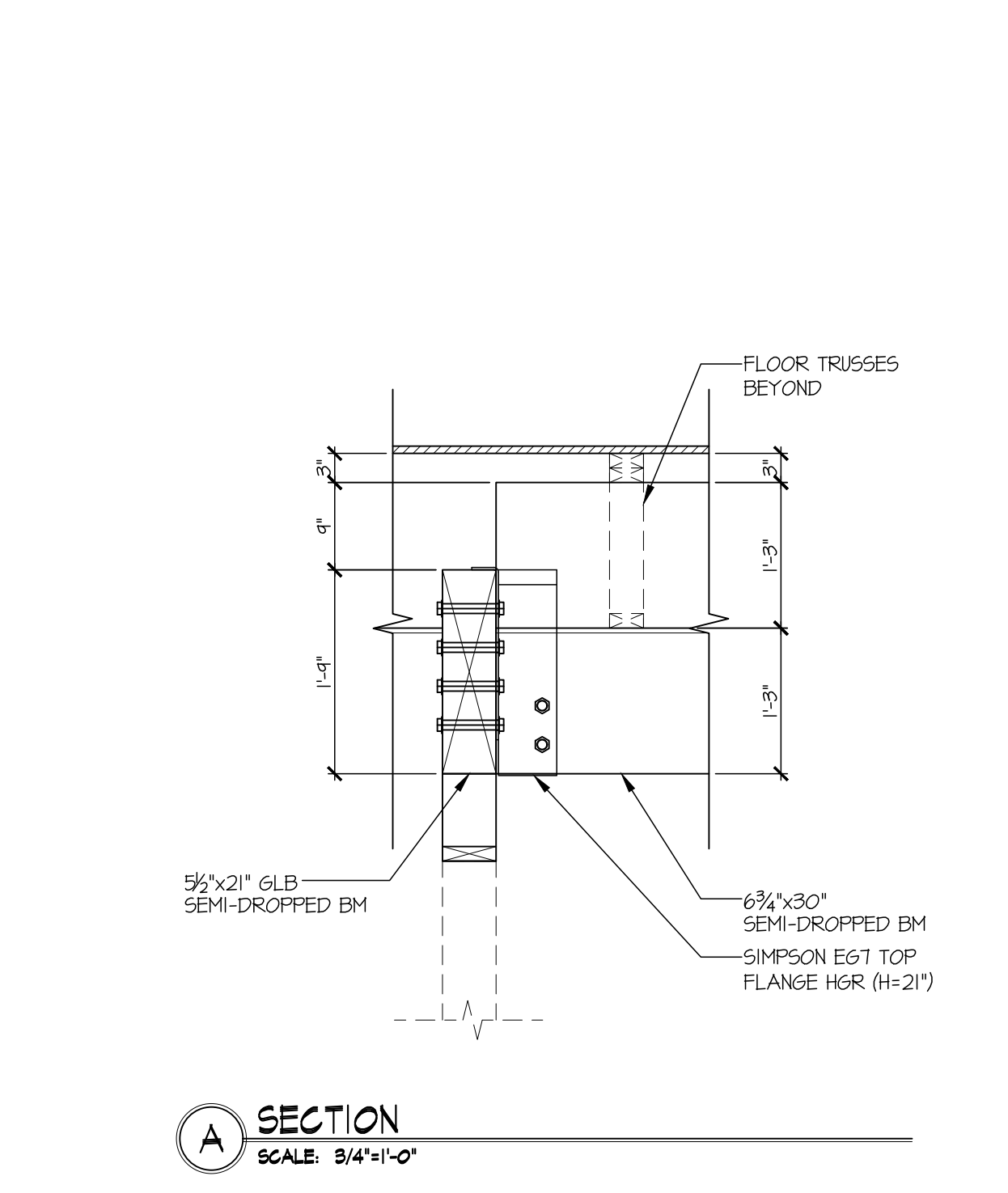
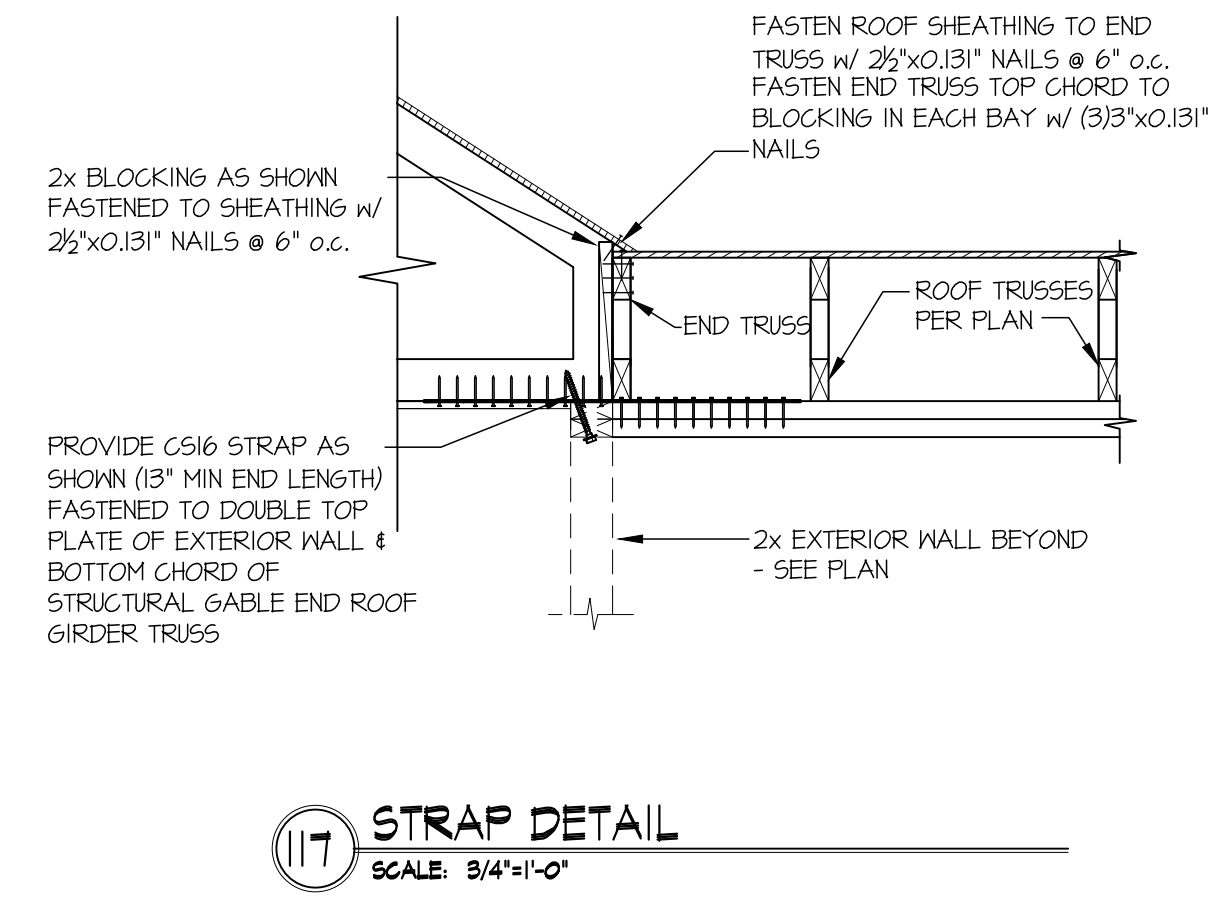
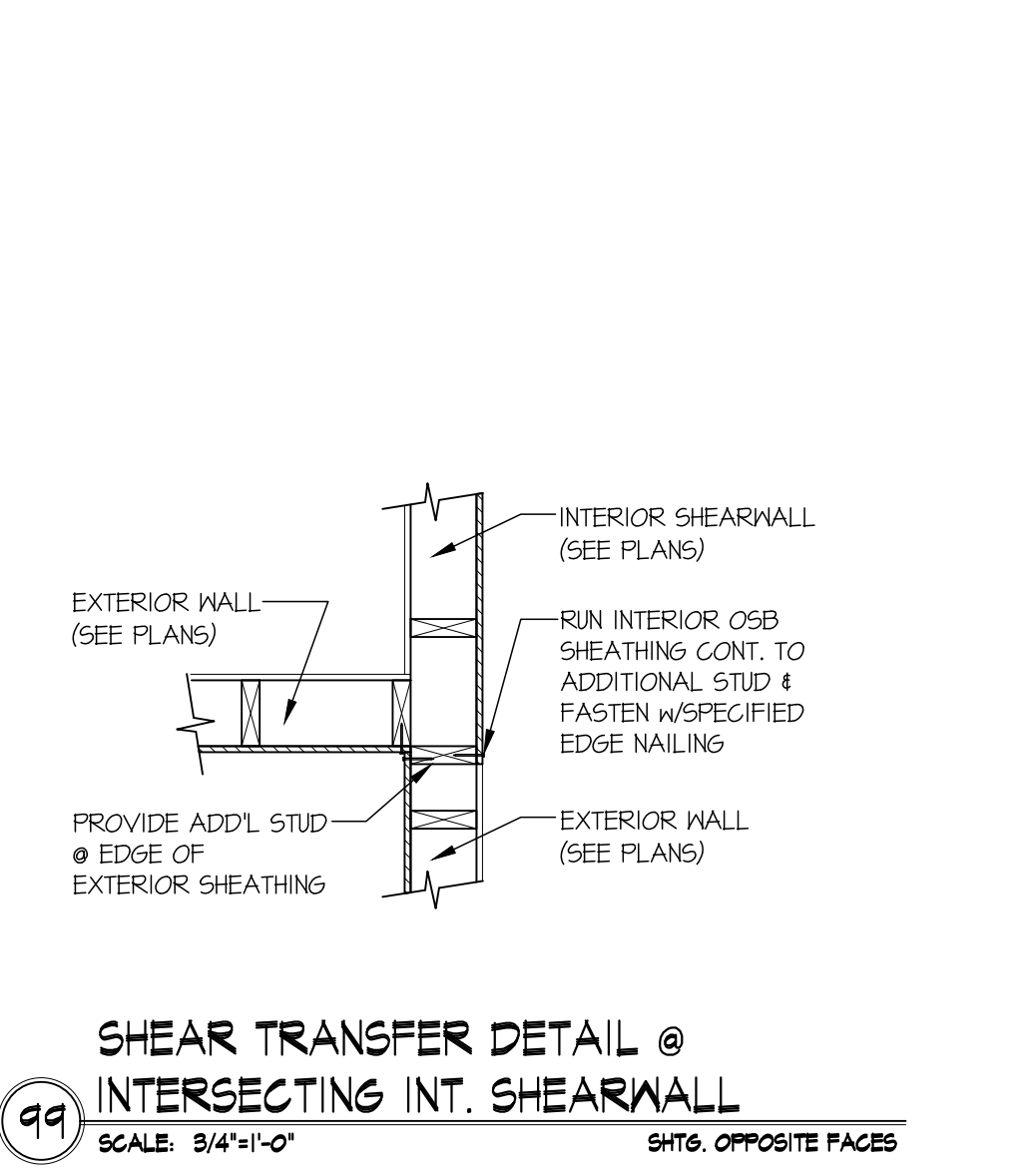
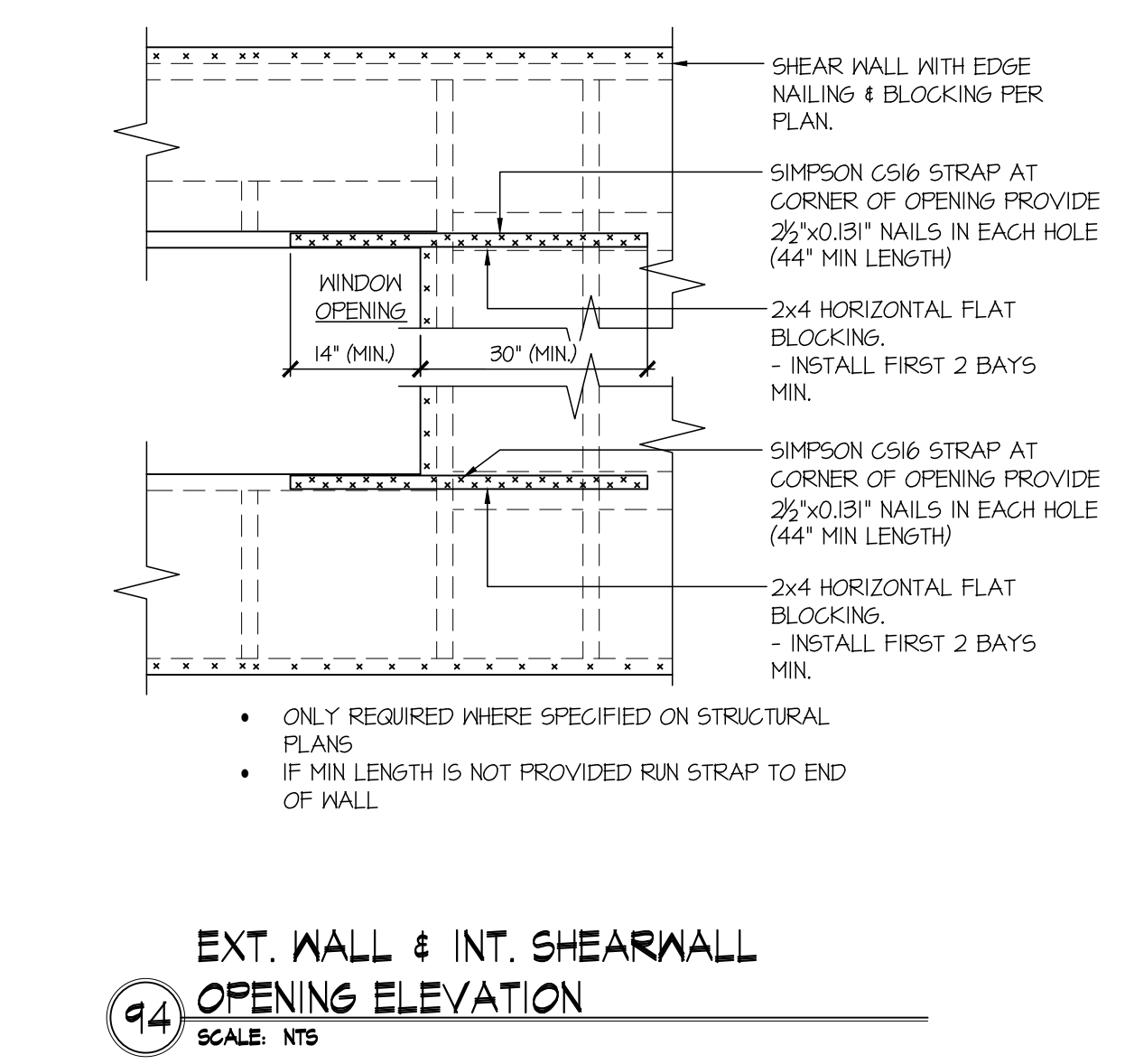
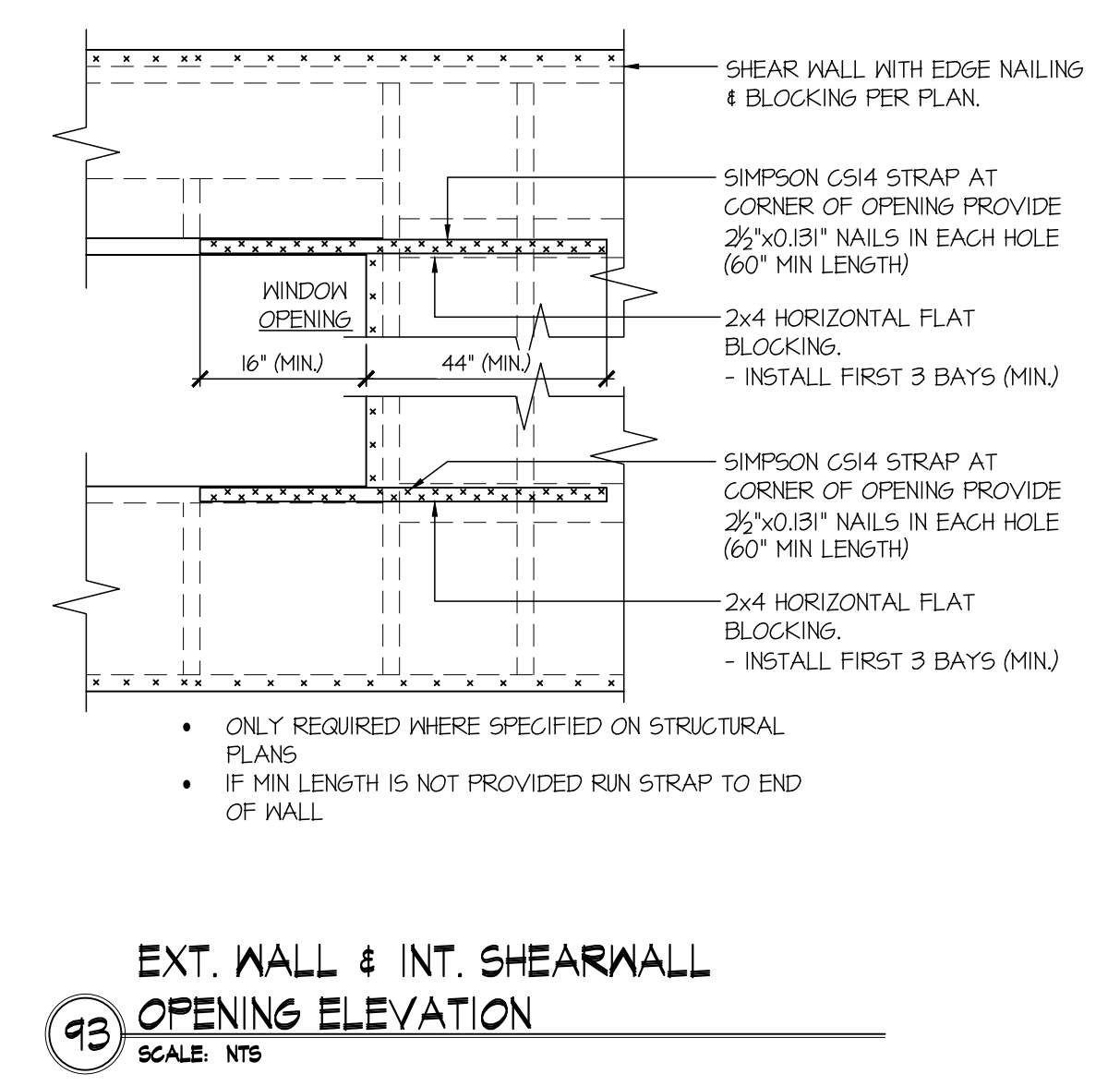
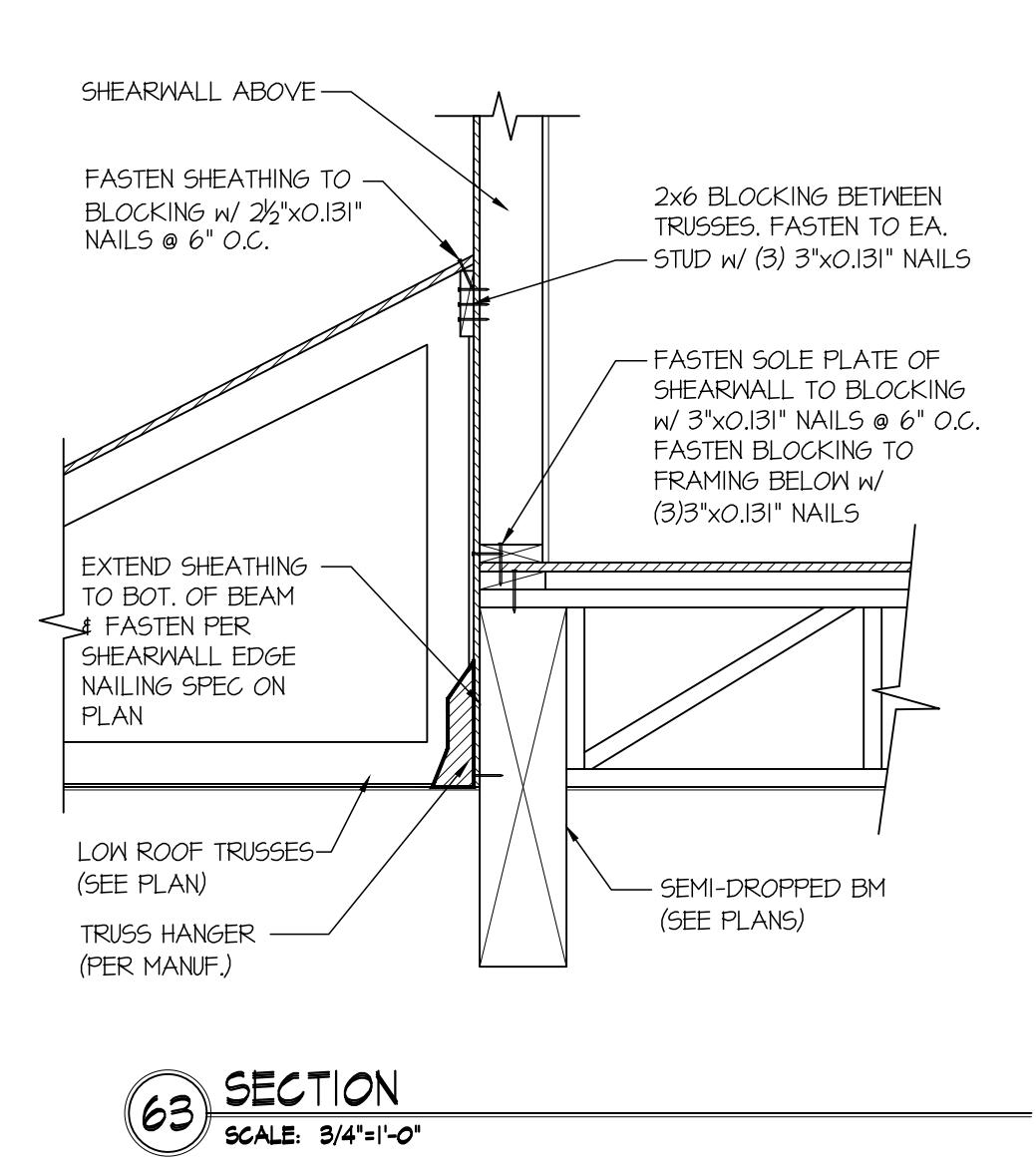
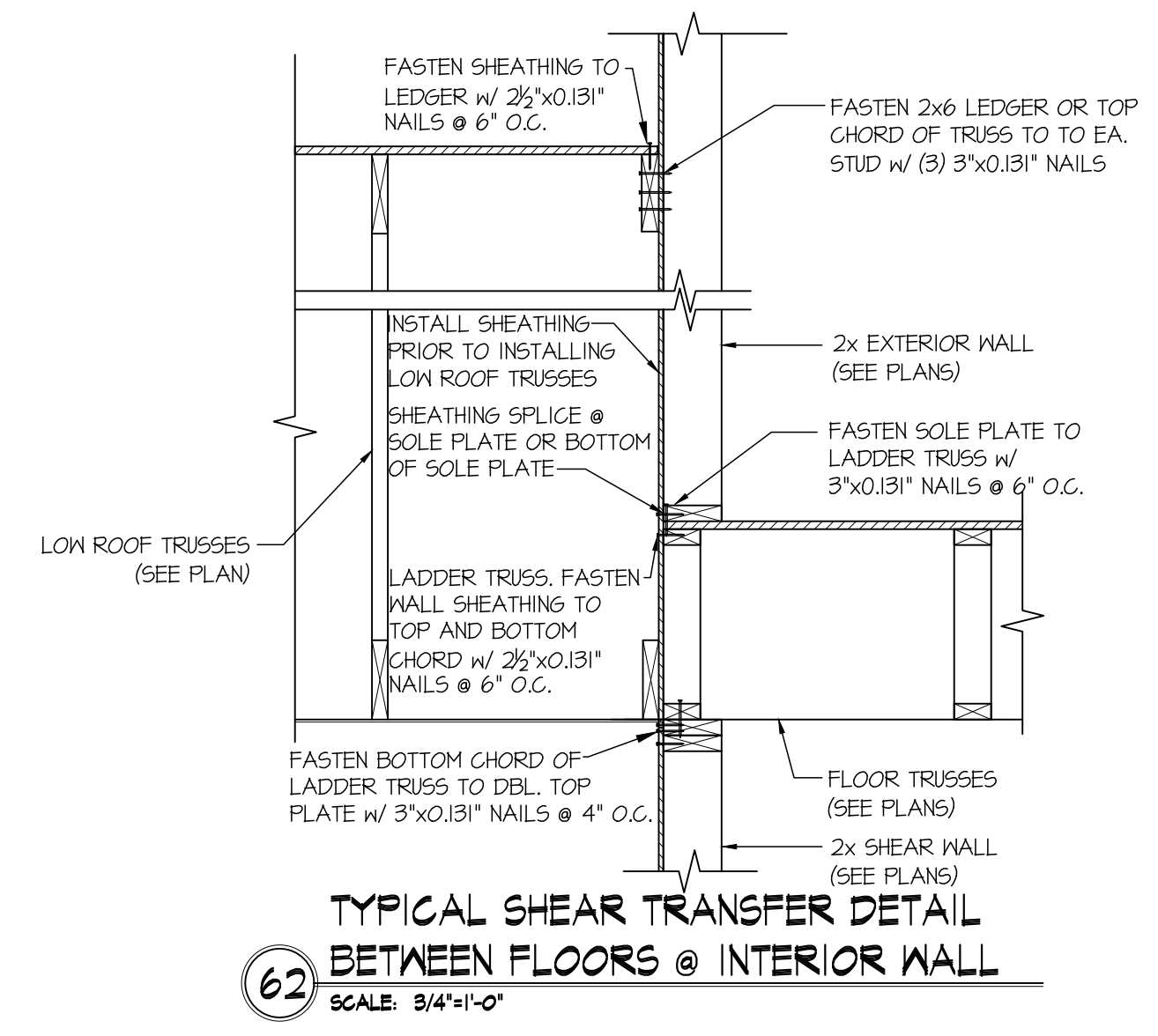
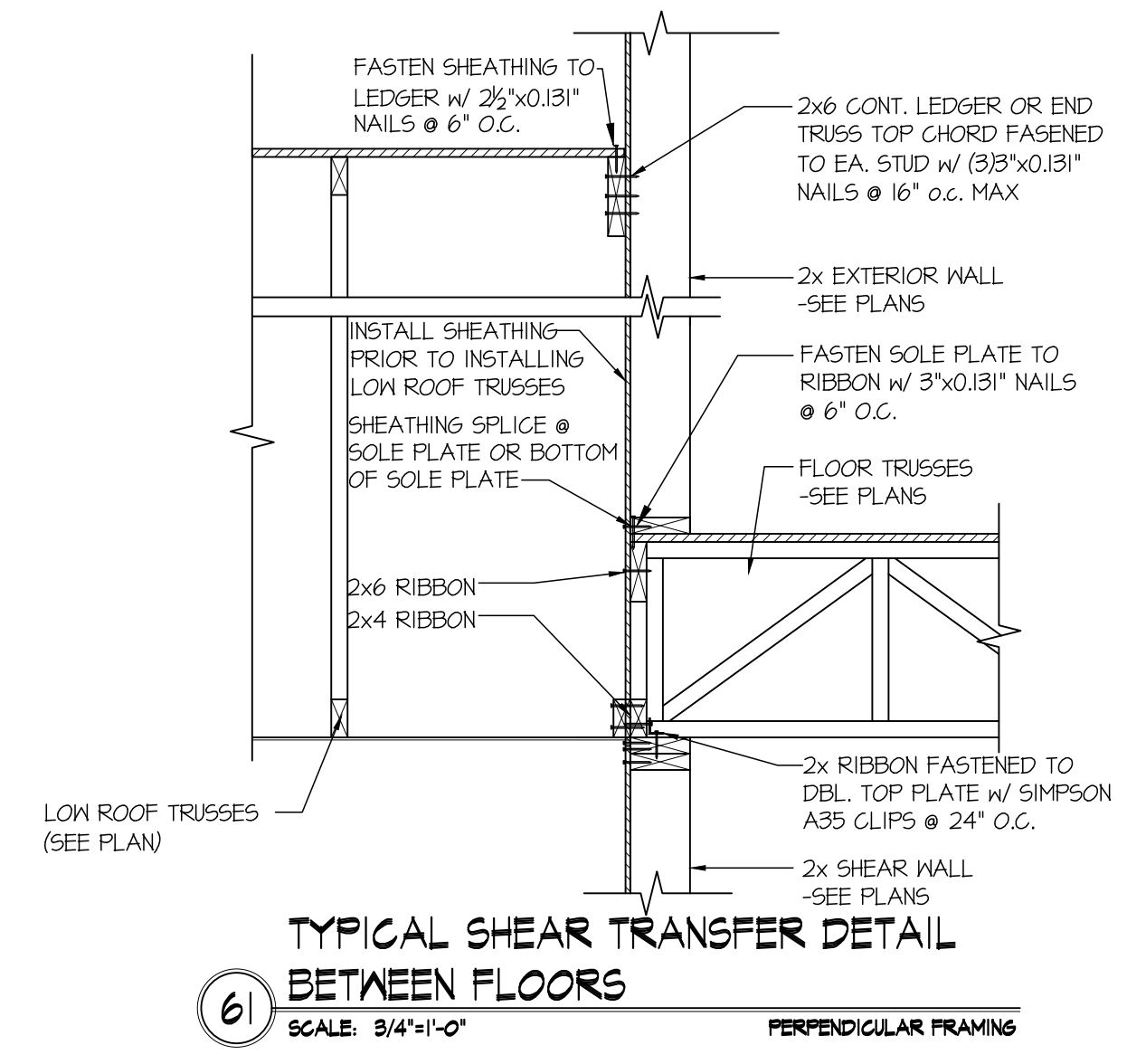
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154-23011
project mgr: RJZ
drawn by: BFD
issue date: 12-06-23

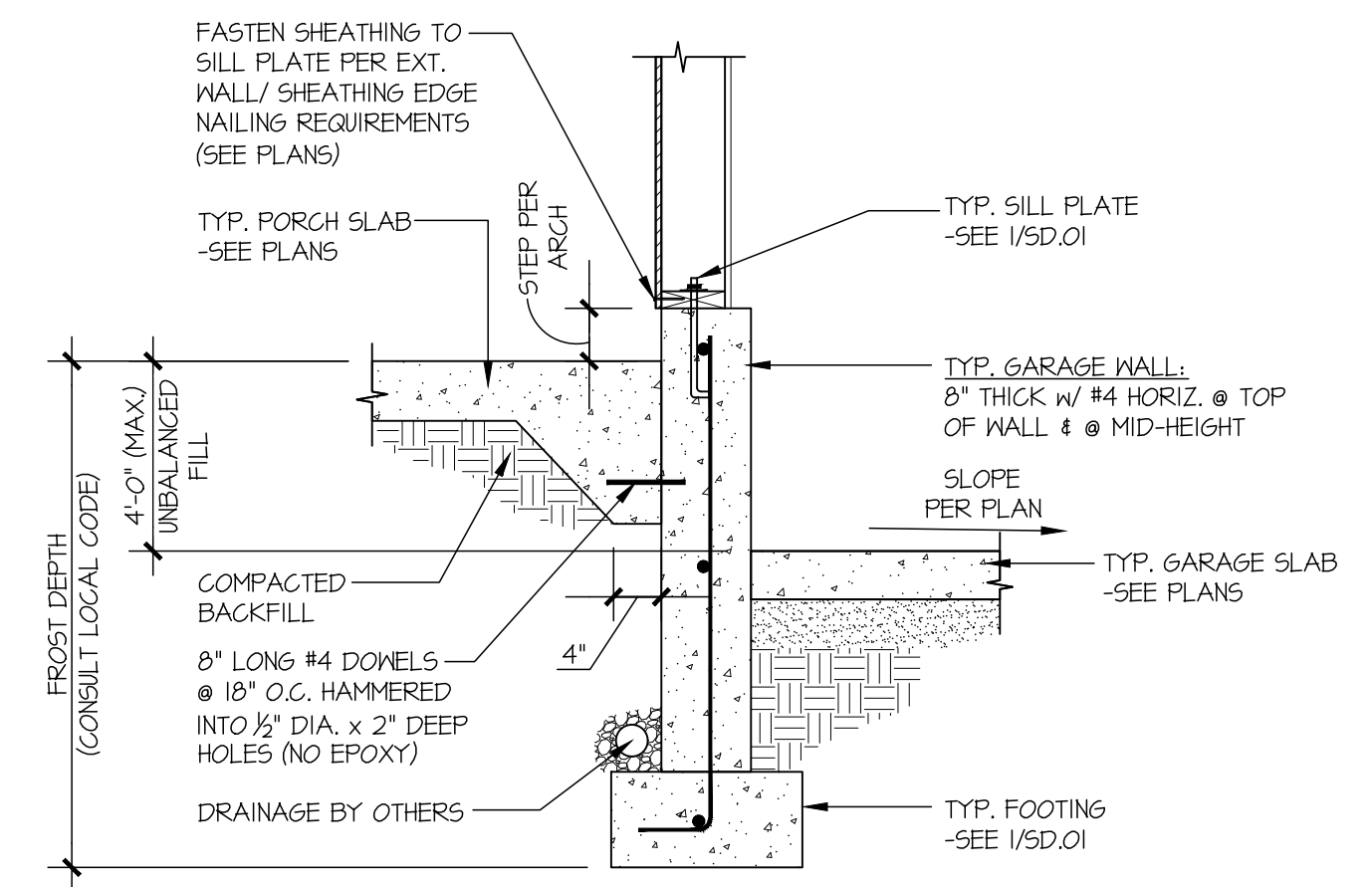
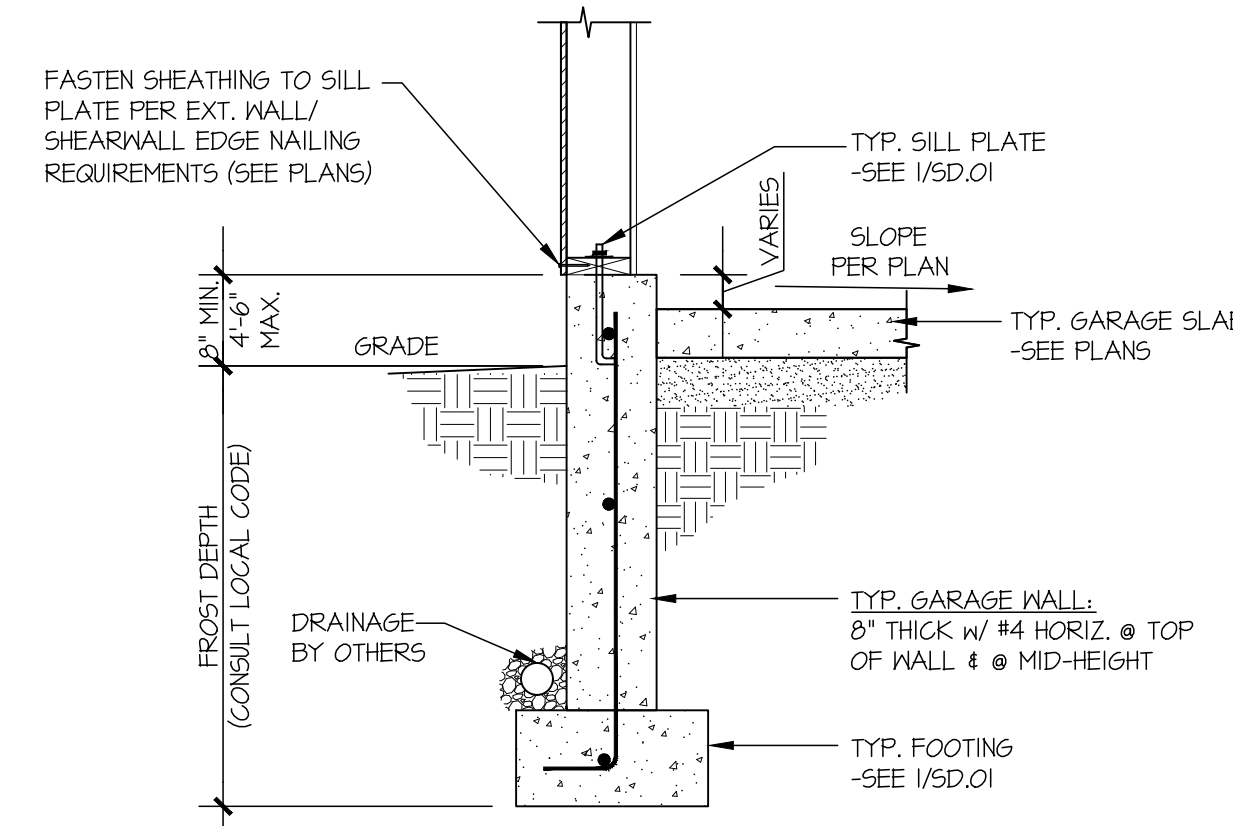
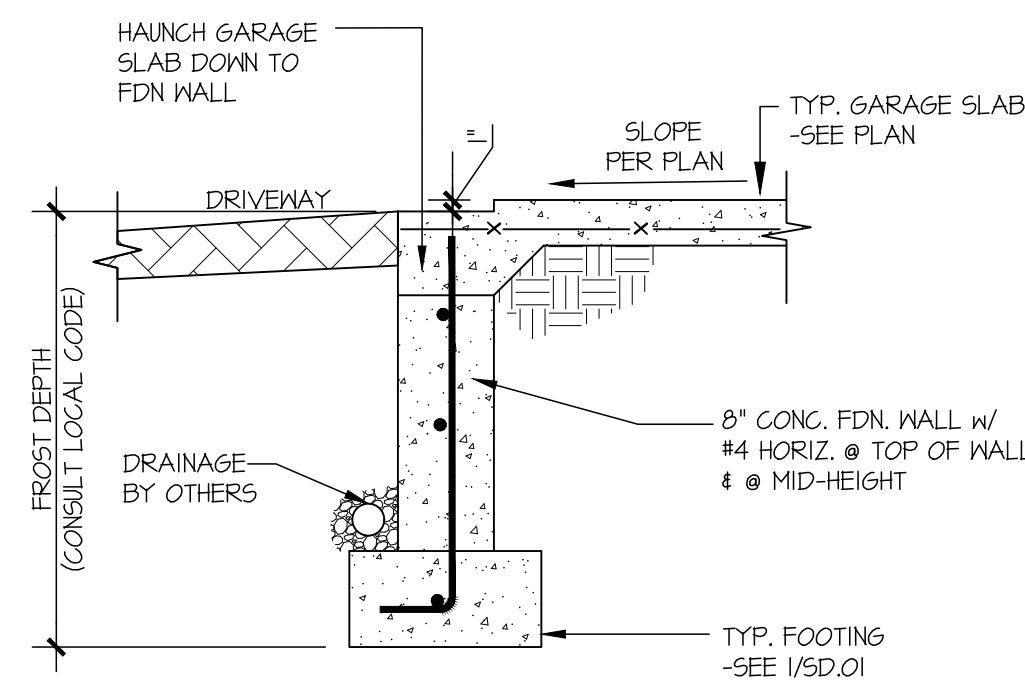
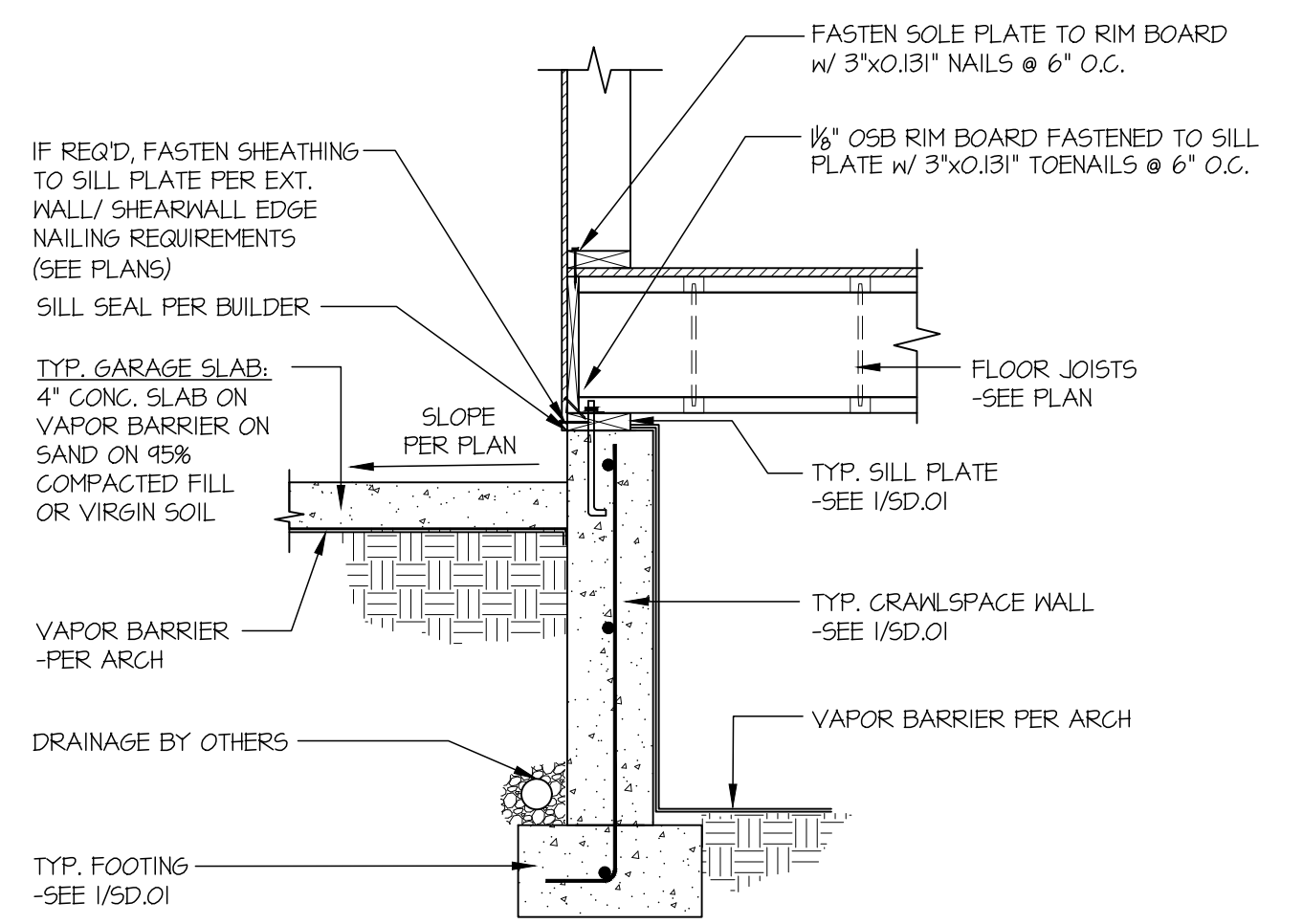
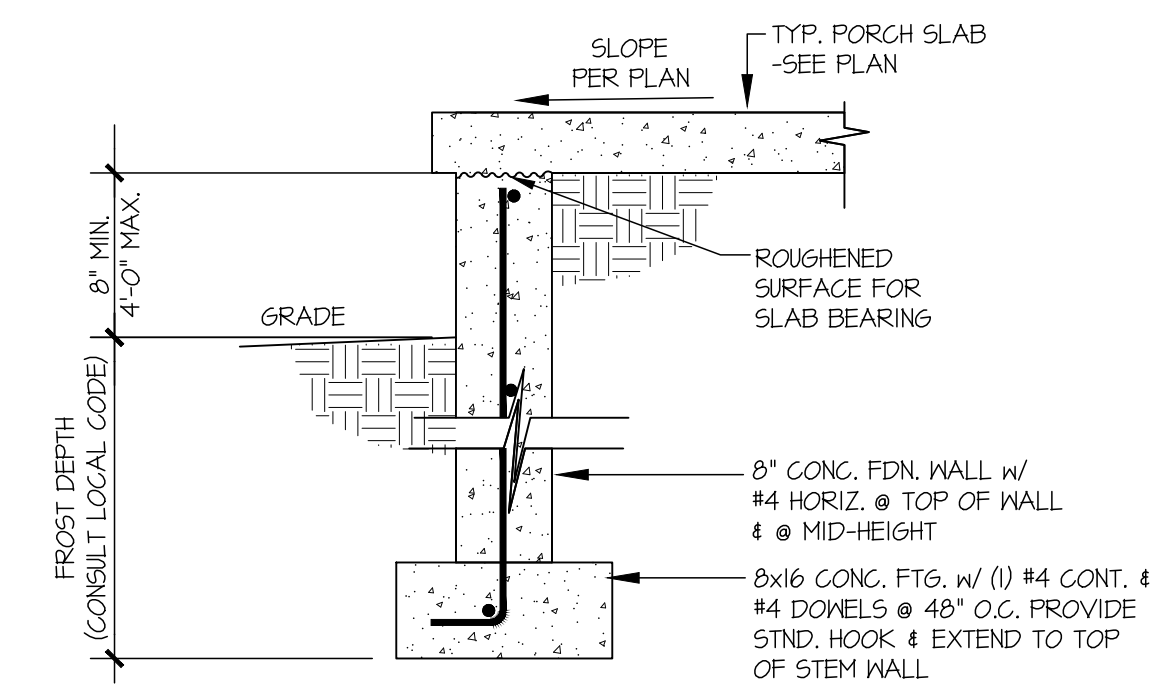
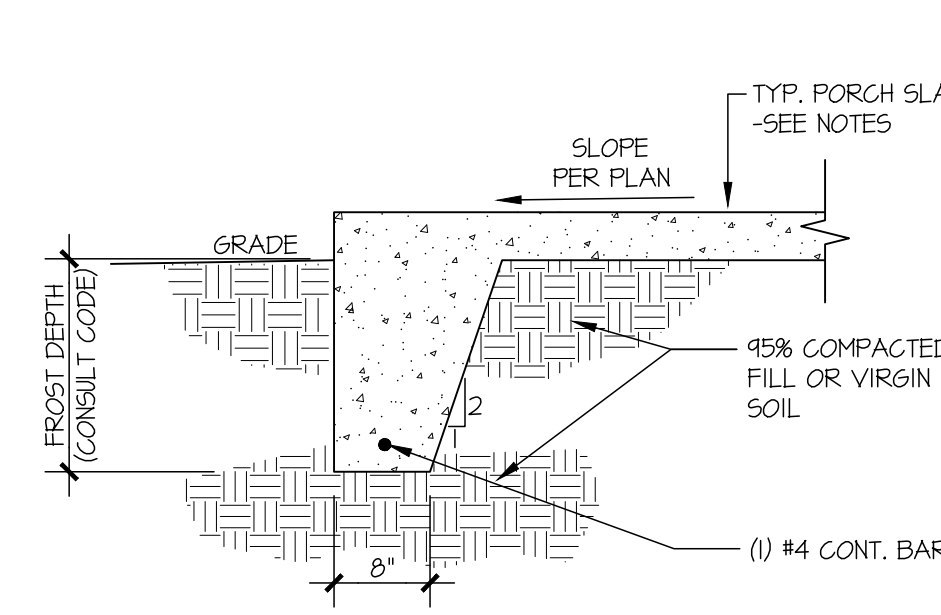
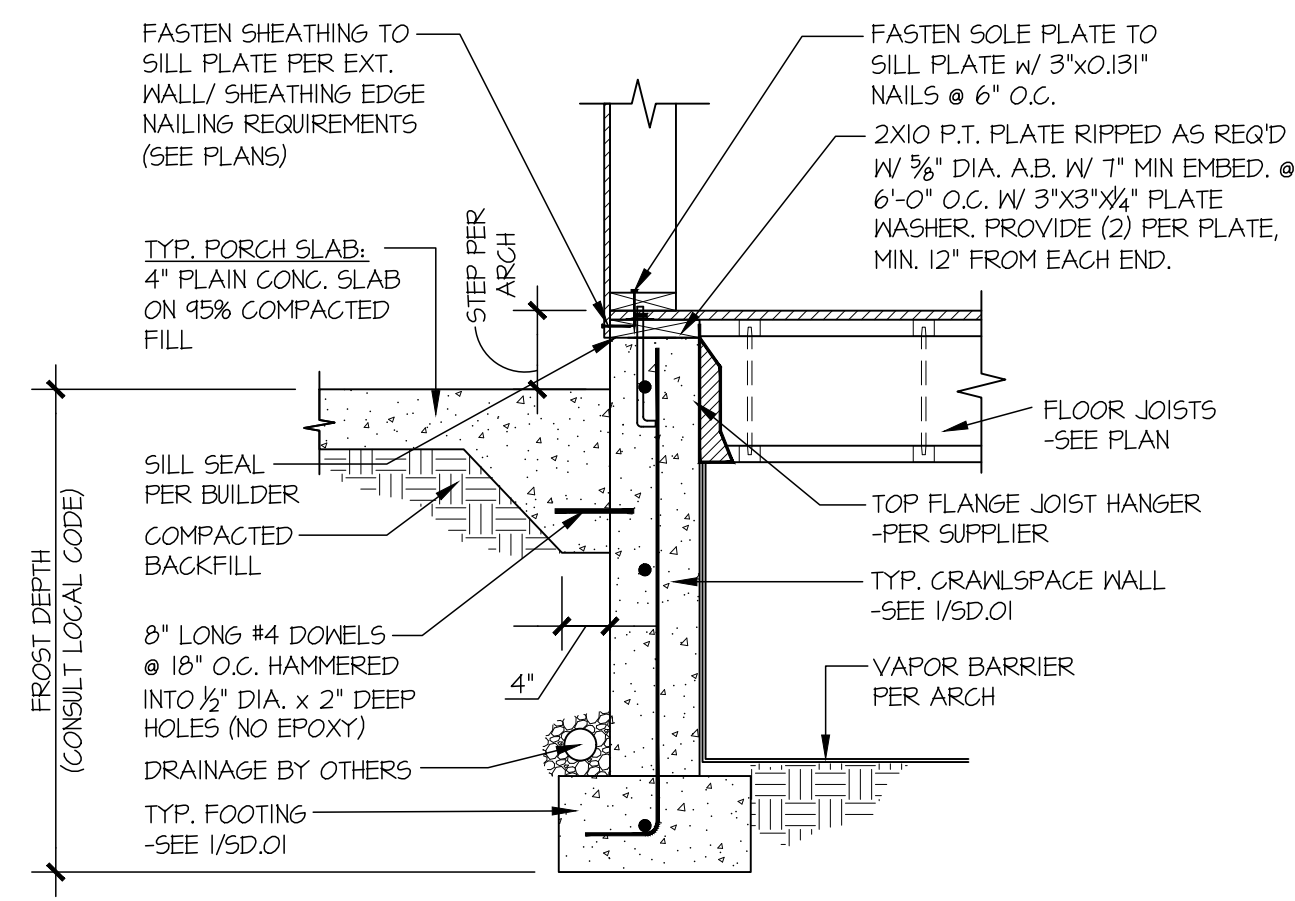
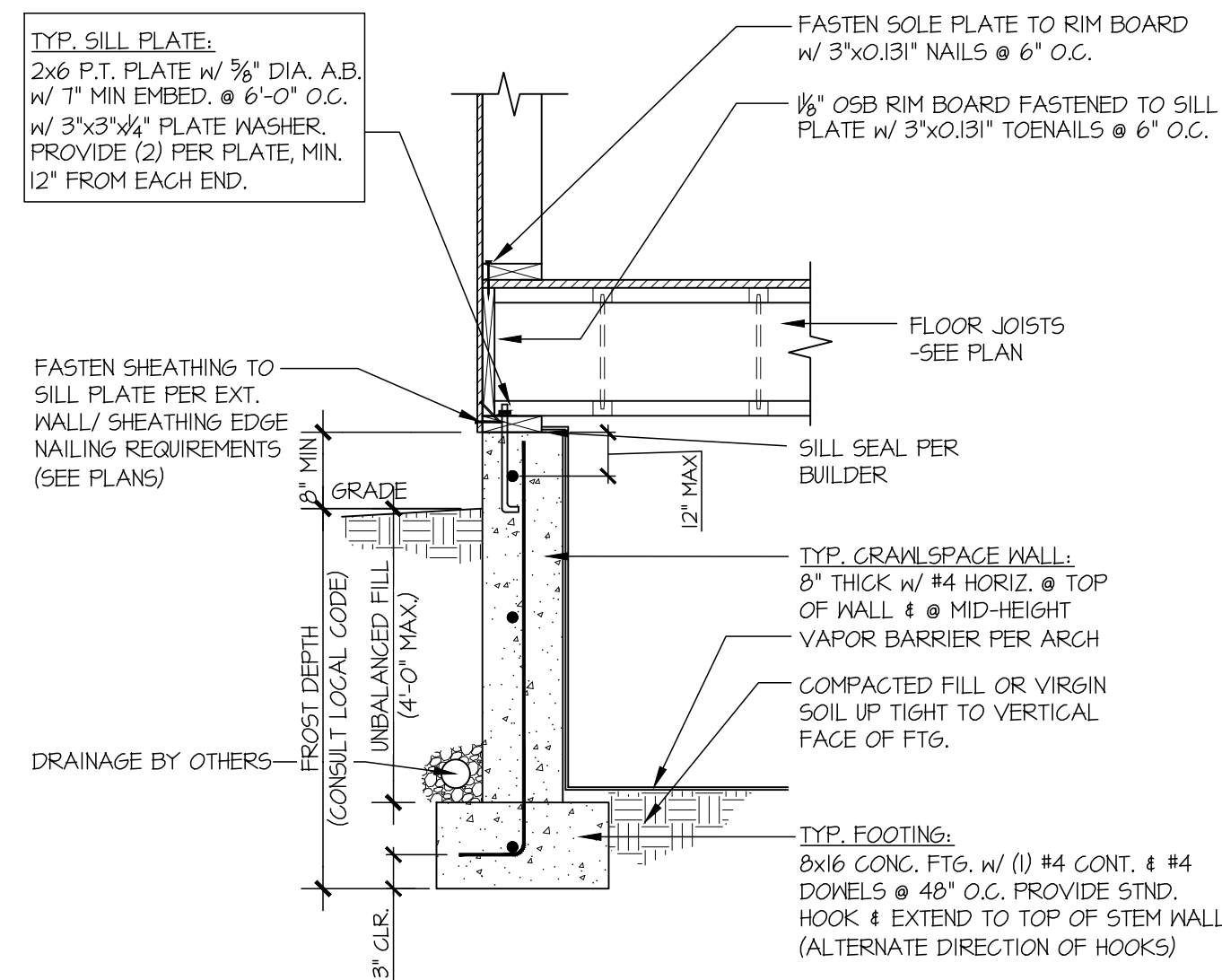
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STRUCTURAL DETAILS
SU RESIDENCE
MERCER ISLAND, WASHINGTON

sheet:
LB-2



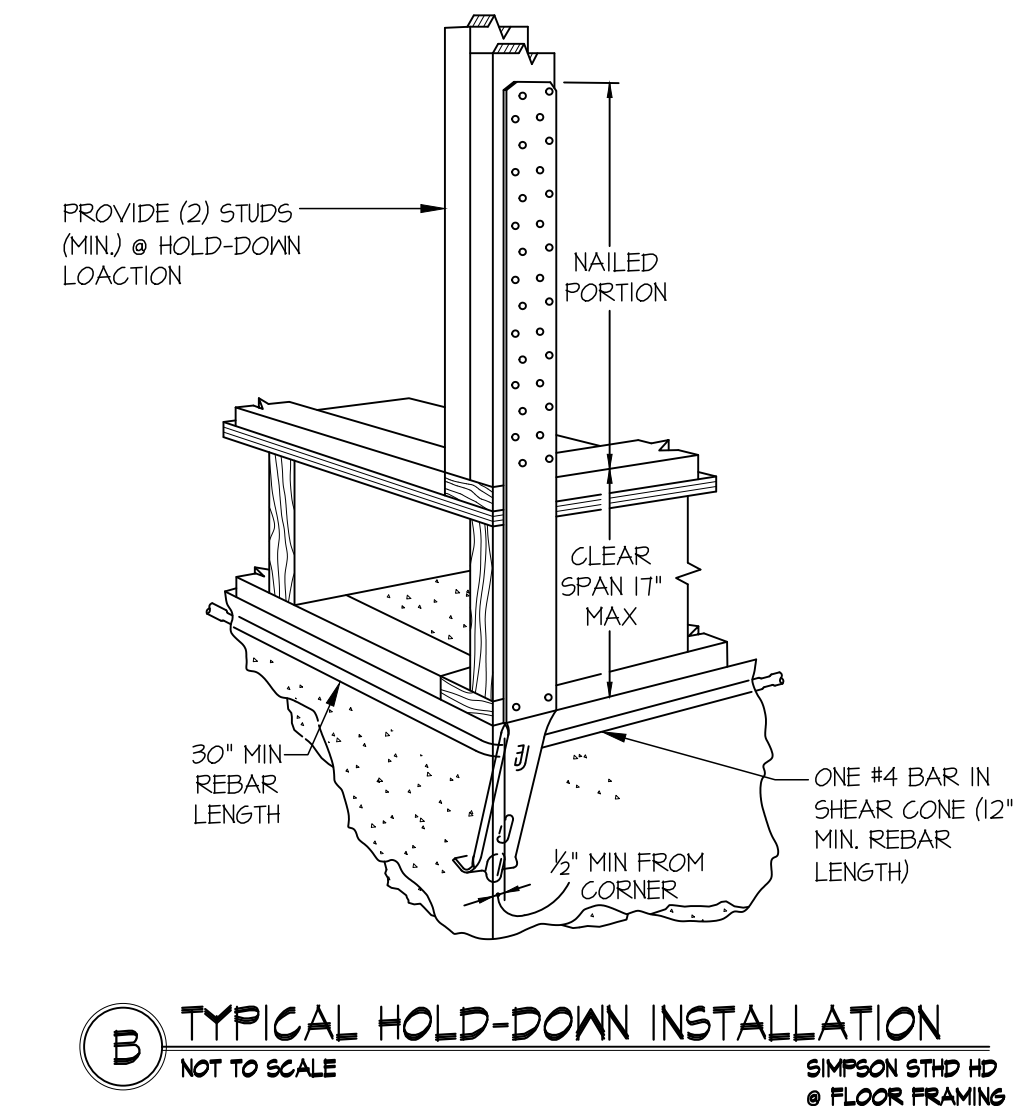
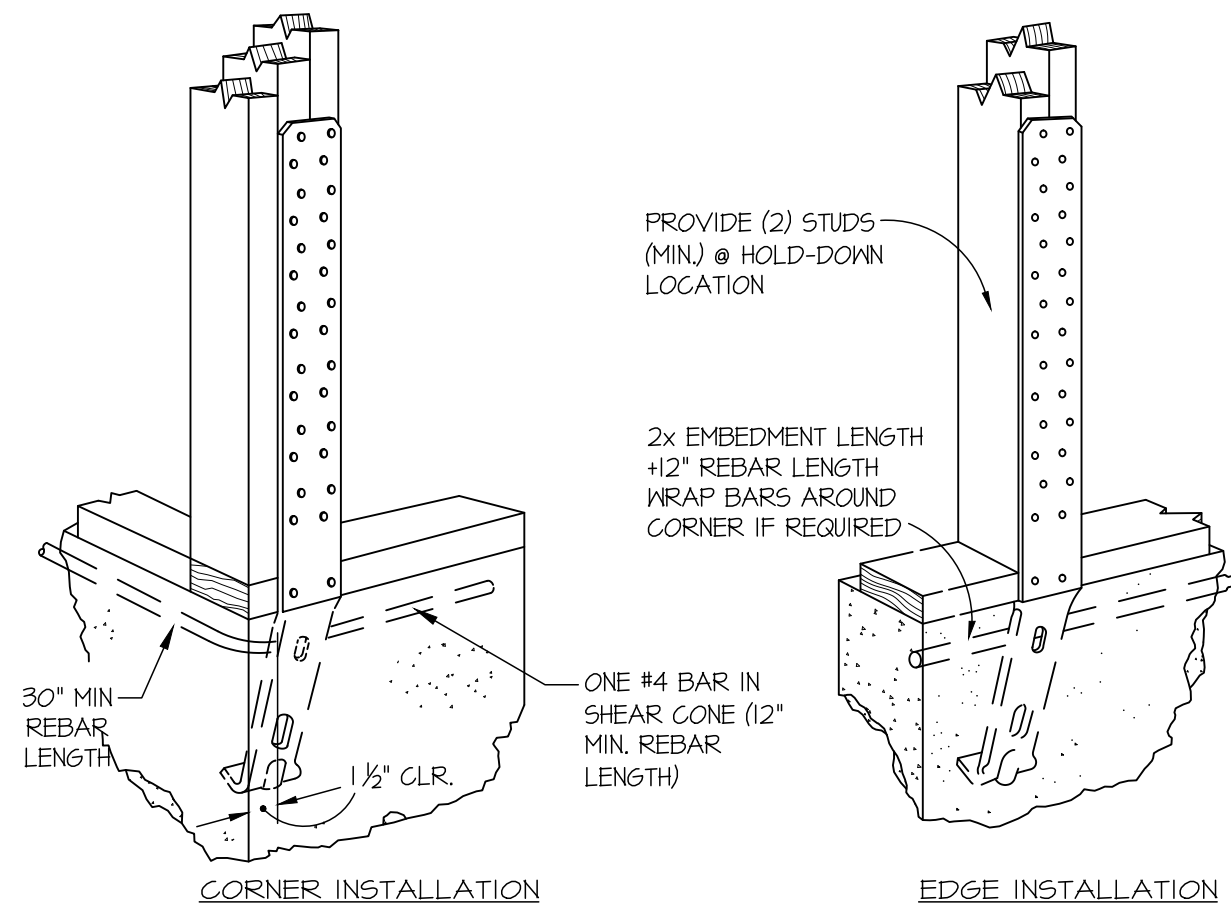
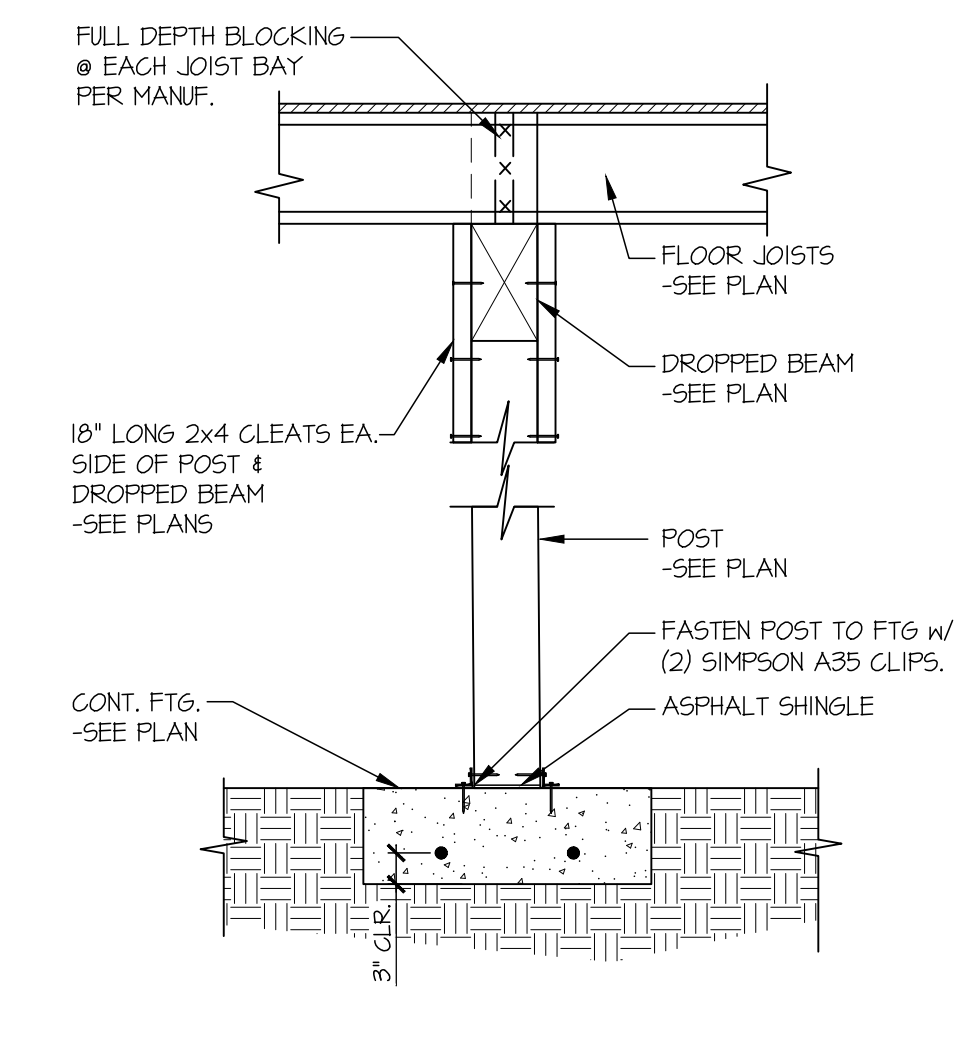
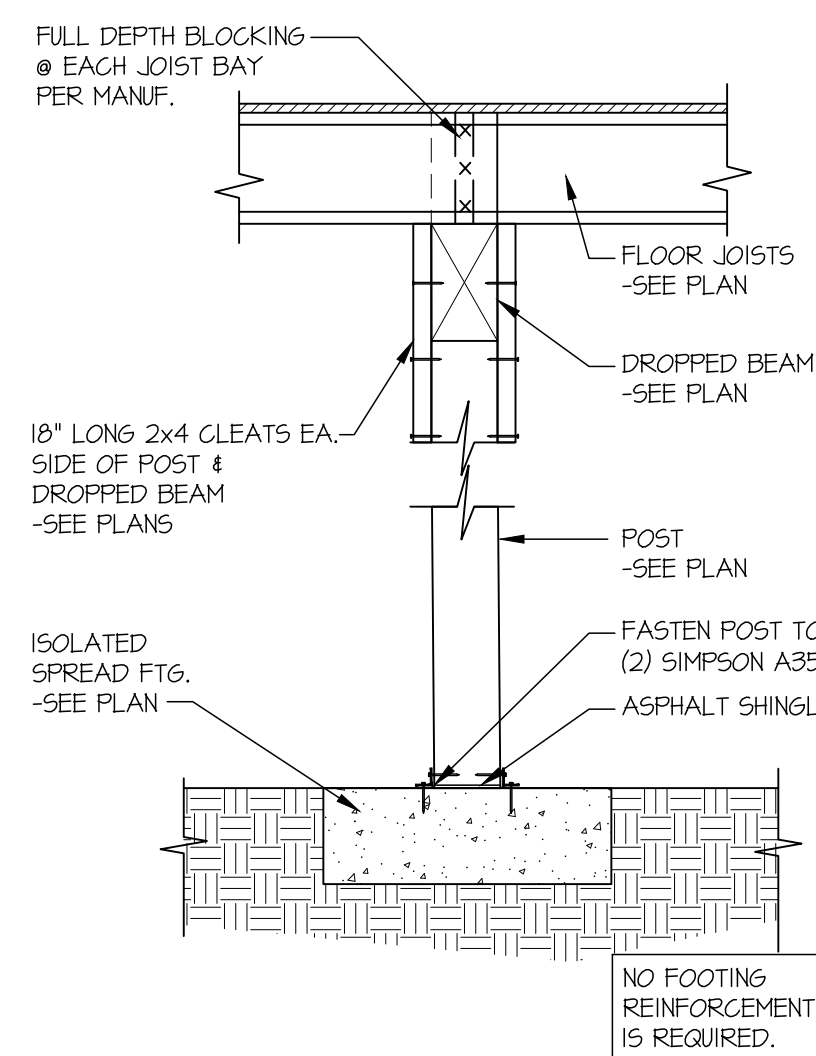


4 TYPICAL CRAWLSPACE FOUNDATION @ GARAGE
SCALE: 3/4"=1'-0"

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

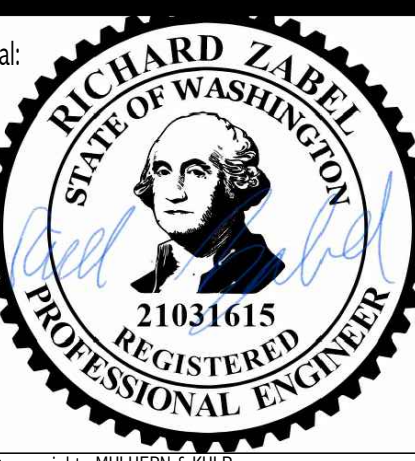
6 TYPICAL EXT. GARAGE FOUNDATION
SCALE: 3/4"=1'-0"

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



A TYPICAL HOLD-DOWN INSTALLATION
NOT TO SCALE

B TYPICAL HOLD-DOWN INSTALLATION
NOT TO SCALE



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drawn by: BFD
issue date: 12-06-23

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sheet:
SD.01



Vertical wall Installation

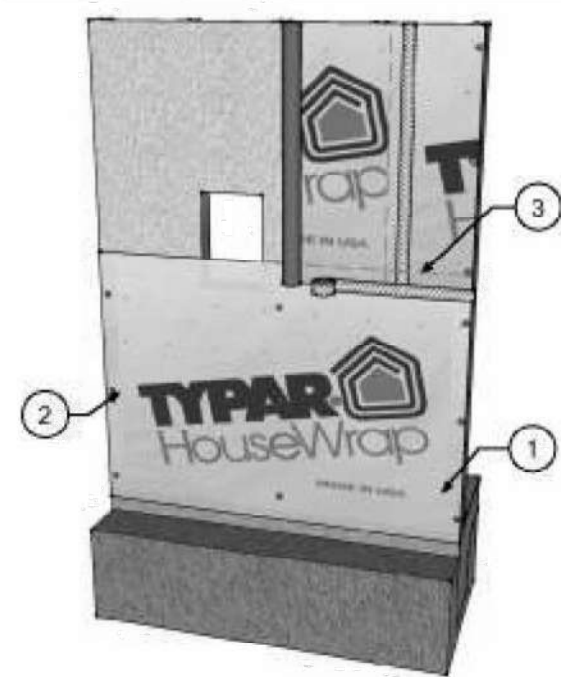
Install TYPAR® HouseWrap over an approved exterior sheathing after the framing is complete and before the windows and doors have been installed. Plastic capped fasteners should be used and spaced at 32" OC (vertically and horizontally) when being applied over 7/16" OSB or 15/32" plywood. When installing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

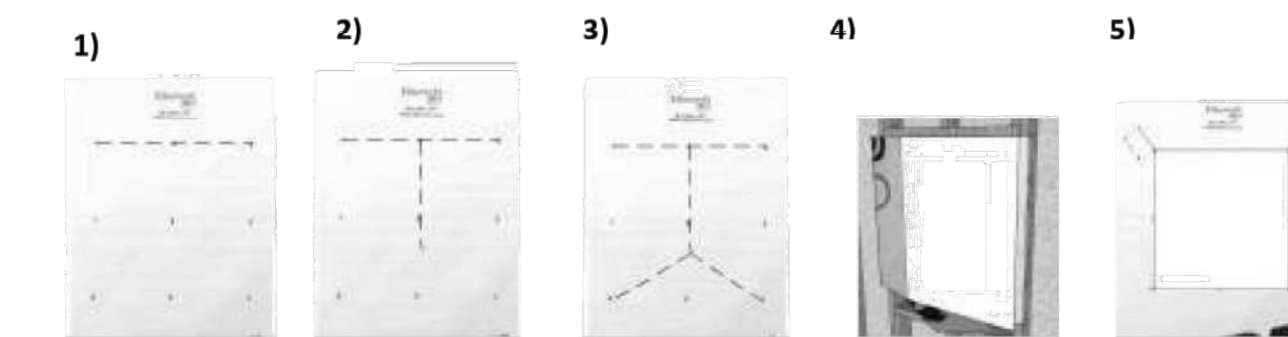
From that stopping point, cut diagonally to both lower left and right corners of the opening.

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.

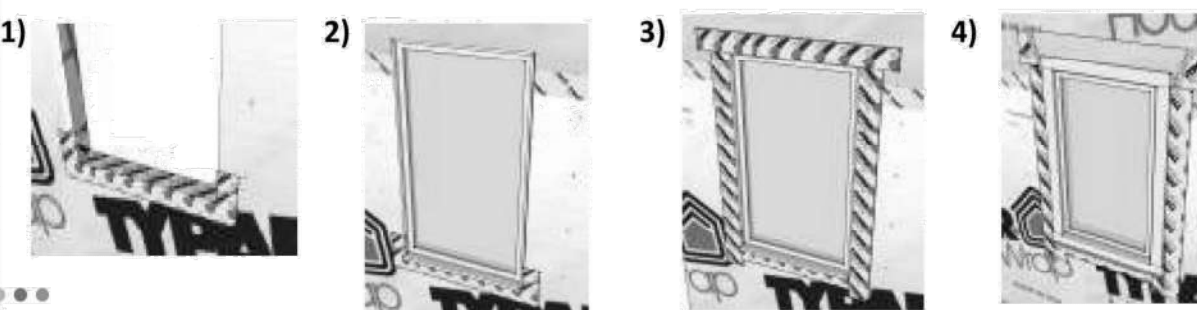
STEP 3

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.



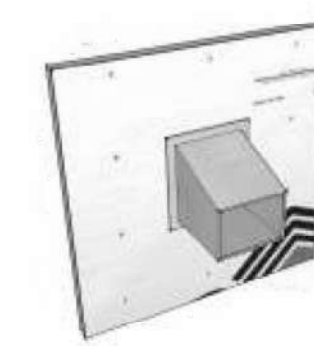
Flashing Penetrations

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.

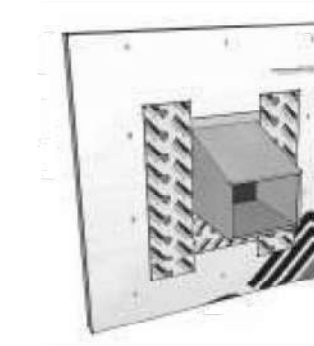
The method is similar to the flashing a window. Start by flashing the bottom of the penetration. Ensure to shingle the upper tape over the bottom tape.

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

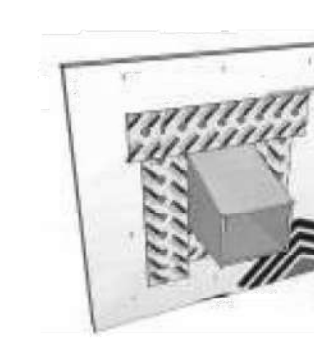
1)



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.

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Submittal Date _____

Sheet Title/Description _____

Design Firm _____

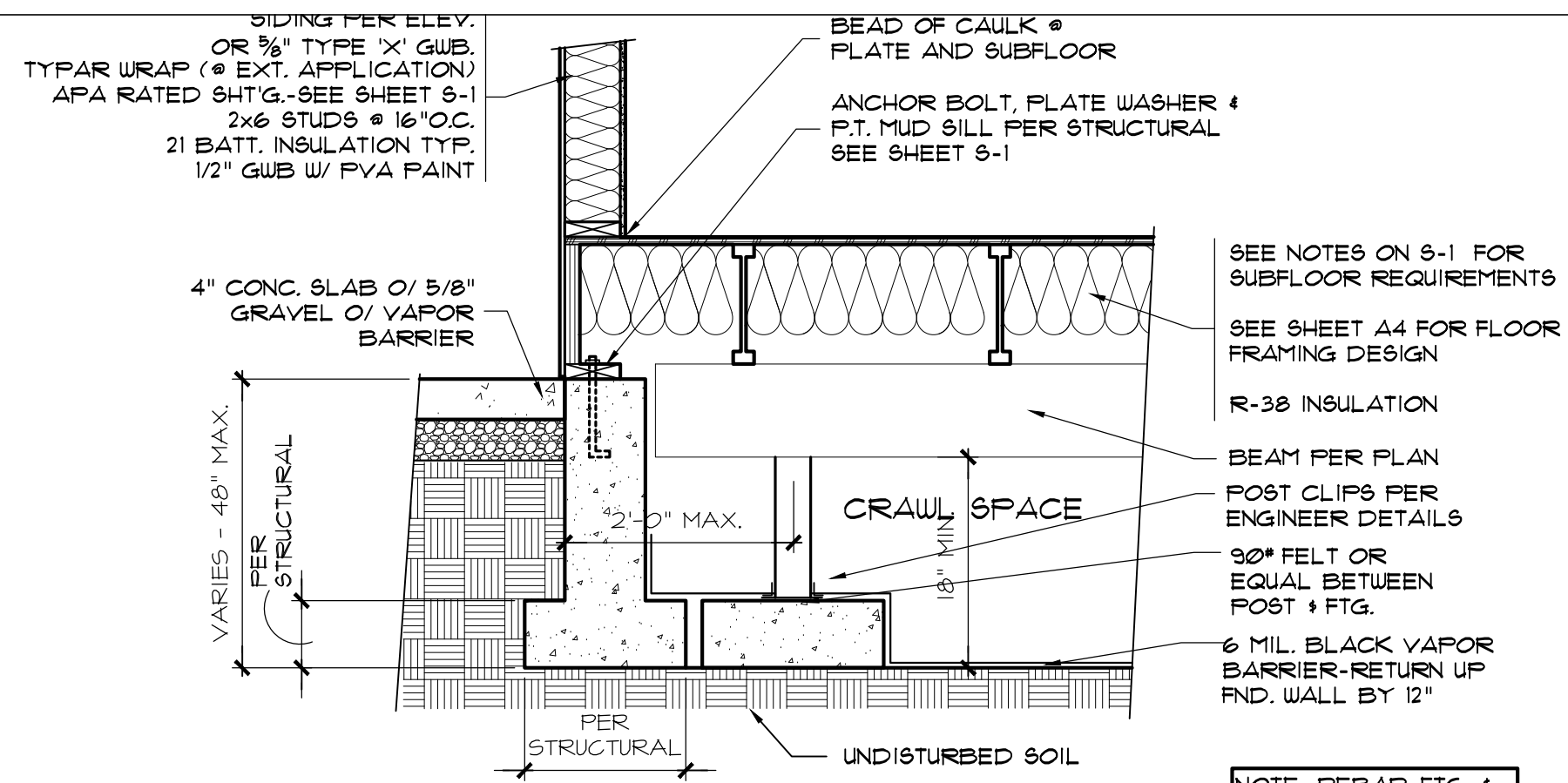
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Checked by: _____

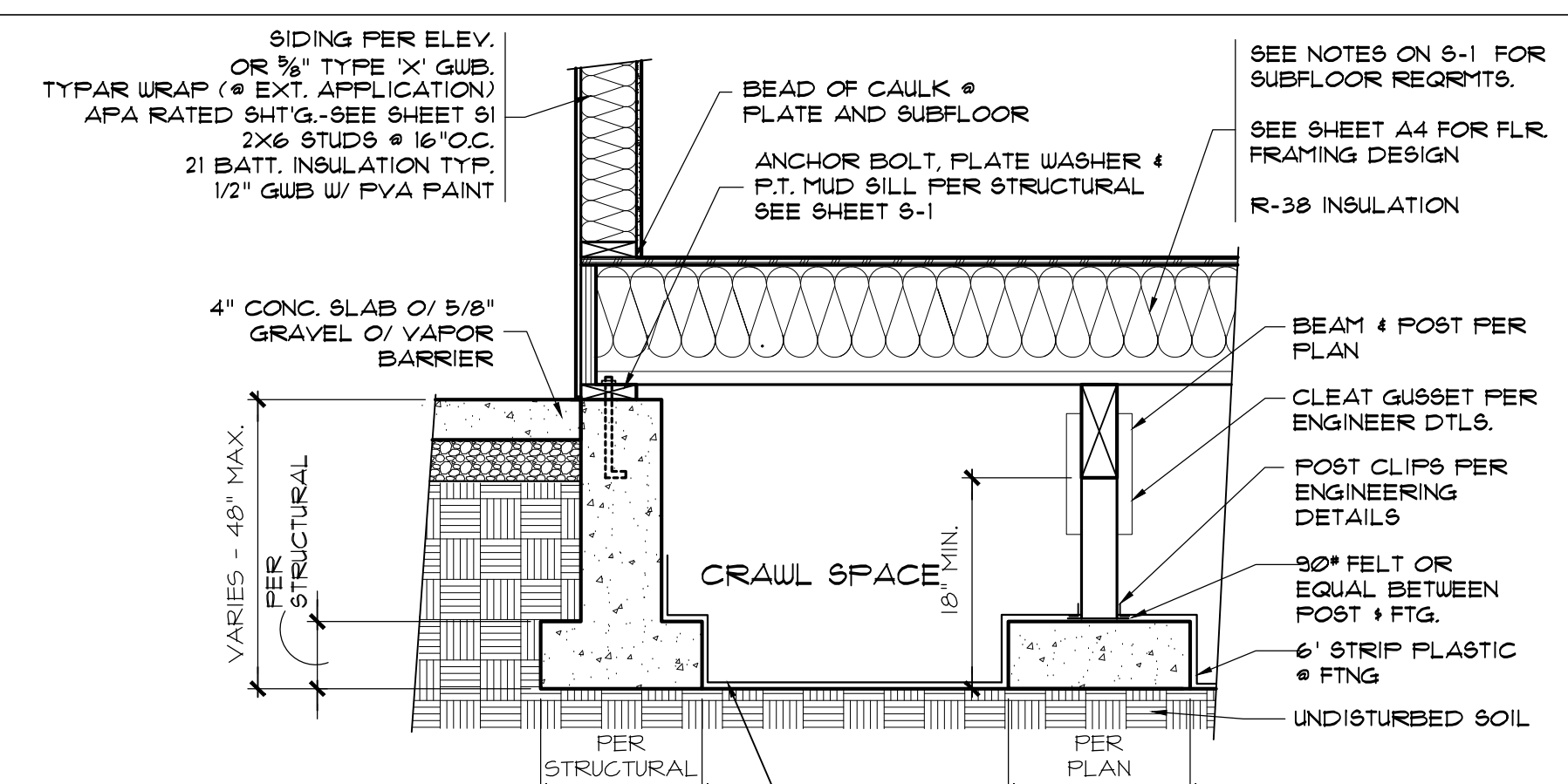
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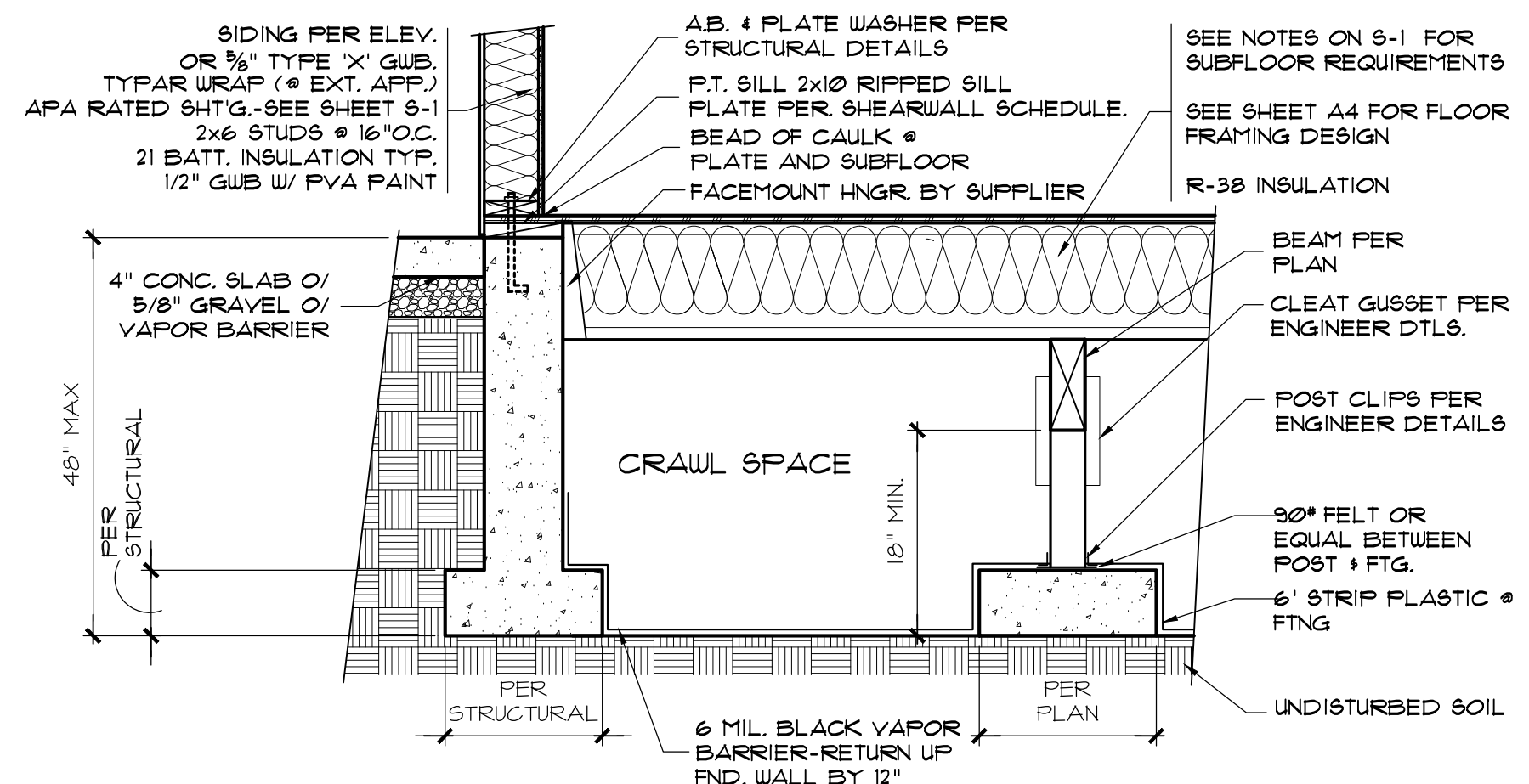
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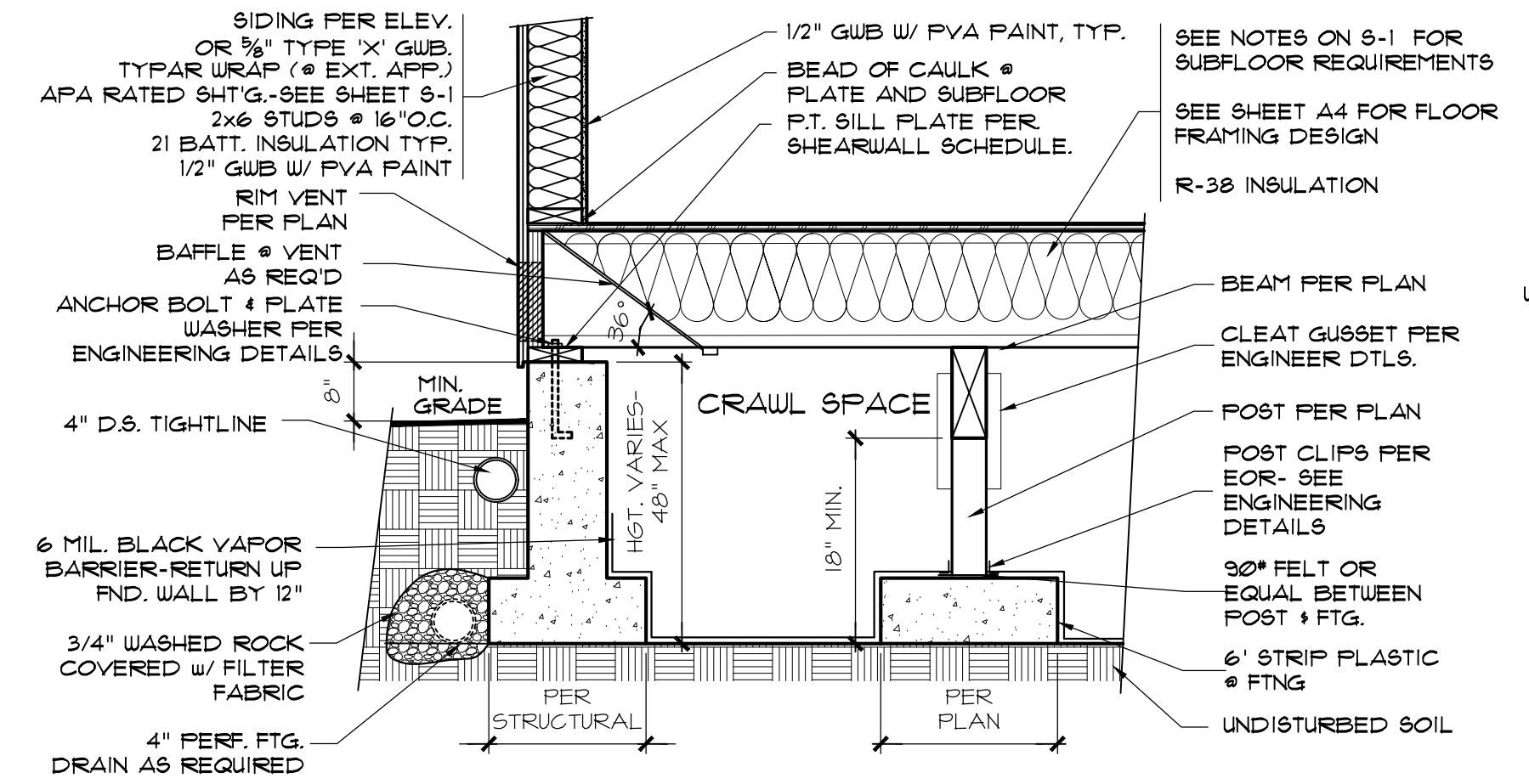
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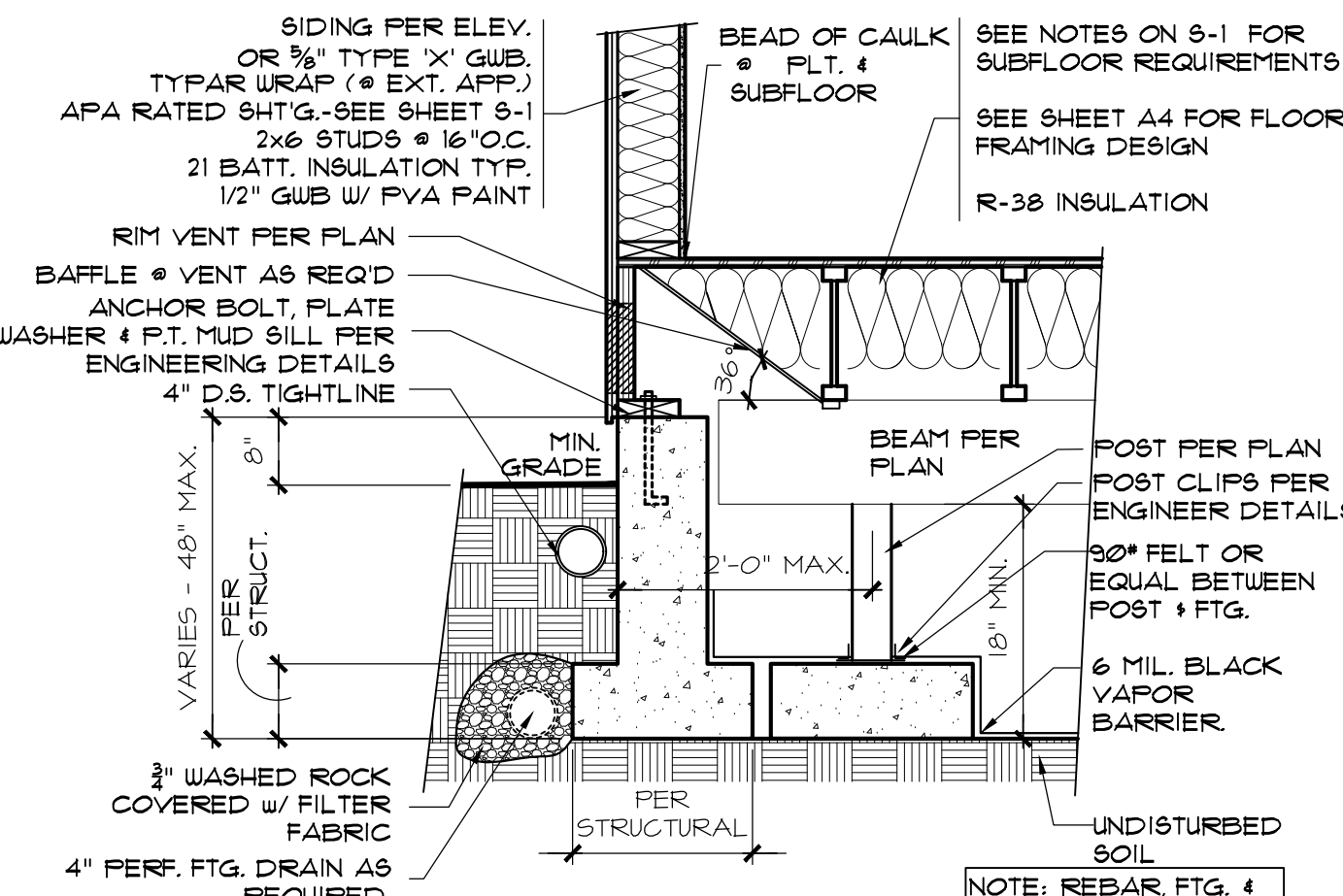
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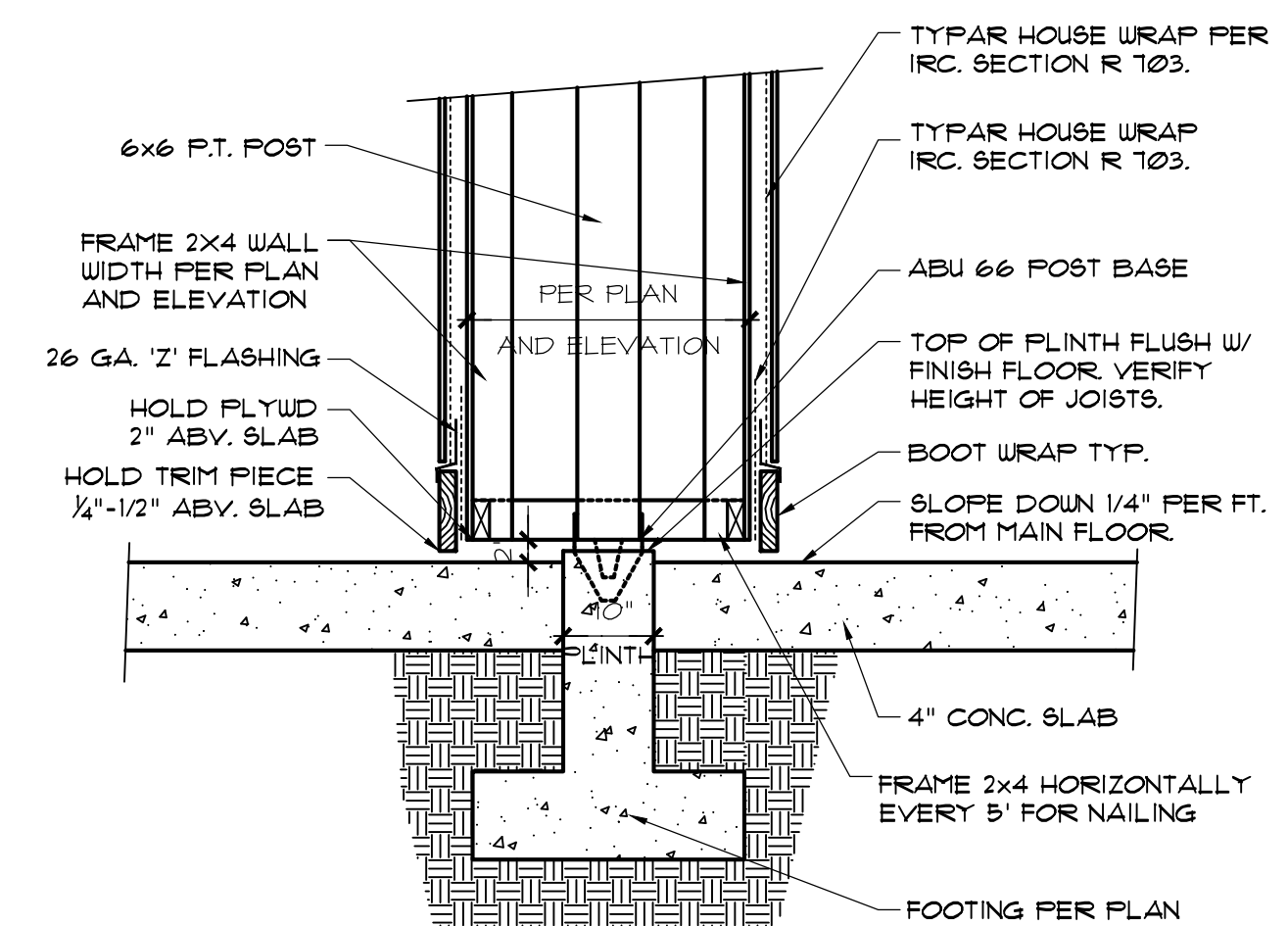
5 TYPICAL FOUNDATION
 Scale: 3/4" = 1'-0" INT. WALL @ SLAB-JSTS FLUSH w/ WALL-JSTS PERPENDICULAR



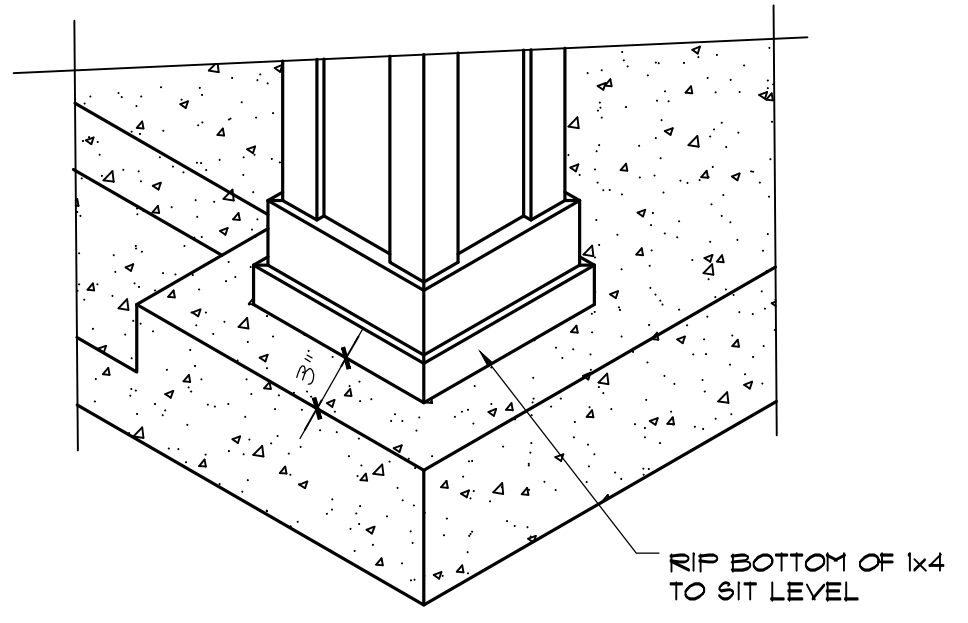
6 TYPICAL FOUNDATION
 Scale: 3/4" = 1'-0" EXT. WALL @ GRADE-JSTS ON TOP OF WALL-JSTS PERPENDICULAR



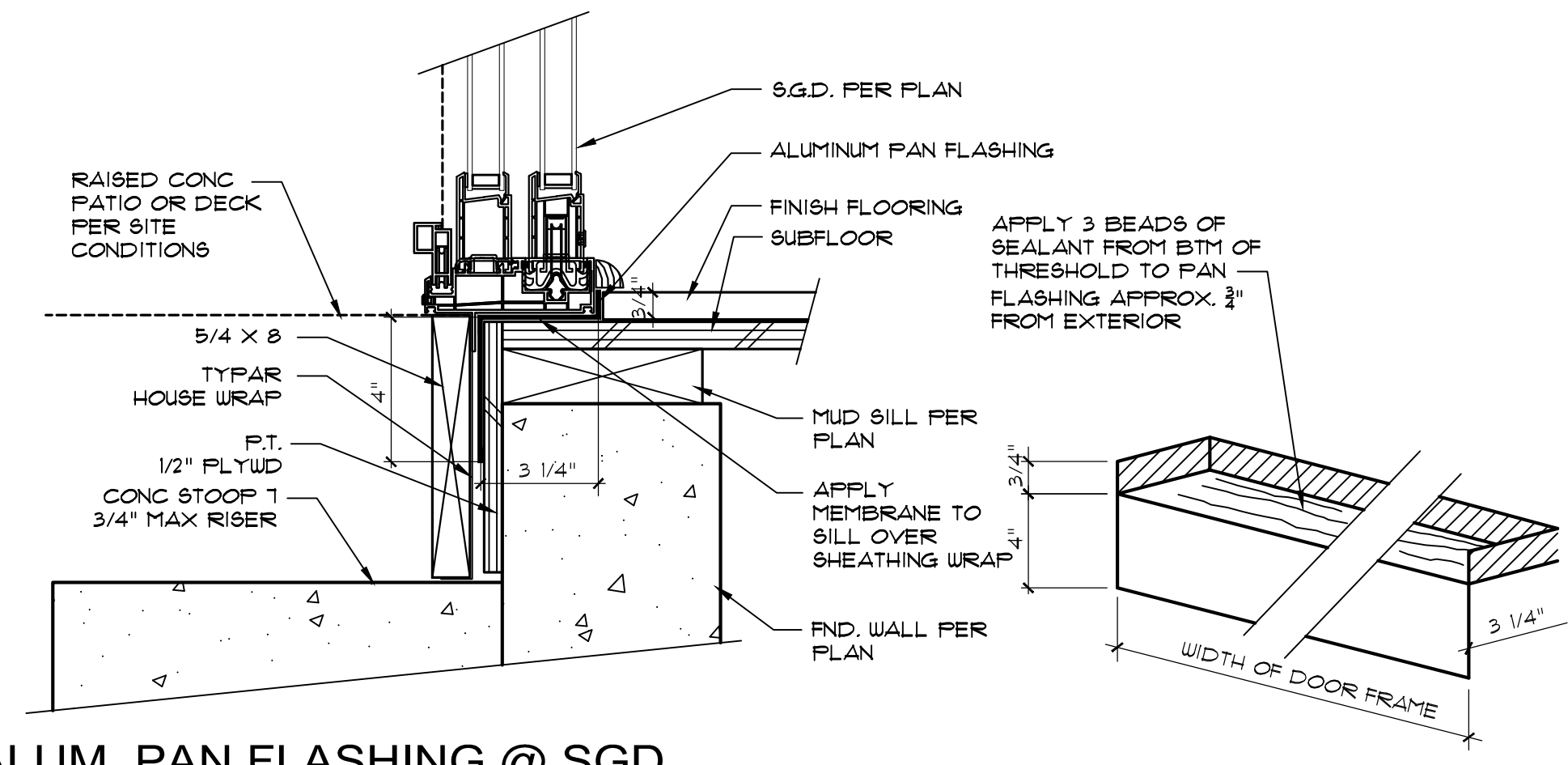
7 TYPICAL FOUNDATION
 Scale: 3/4" = 1'-0" EXT. WALL @ GRADE-JSTS ON TOP OF WALL-JSTS PARALLEL



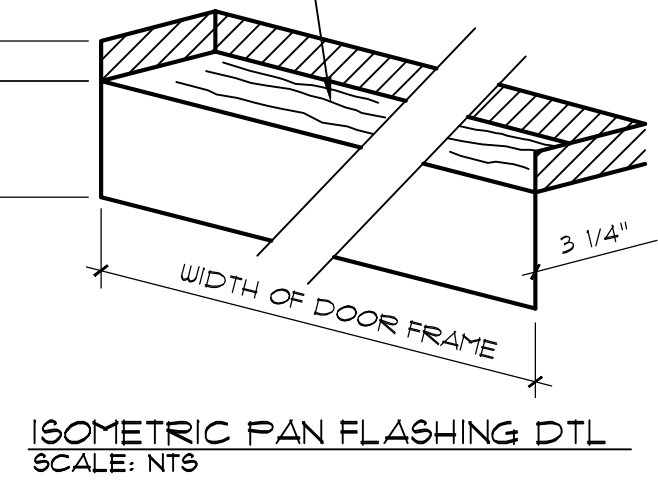
11 STANDARD COLUMN DETAIL
 Scale: 3/4" = 1'-0" @ PORCH OR PATIO



12 STANDARD COLUMN DETAIL
 Scale: 3/4" = 1'-0" @ PORCH OR PATIO



14 ALUM. PAN FLASHING @ SGD
 Scale: 3/4" = 1'-0"



Issue Description	Issue Date	By

9619 SE 34th St.
 Mercer Island, WA.
 Job Number: JMC045

plan name: --
 marking name: --
 plan number: JMC045
 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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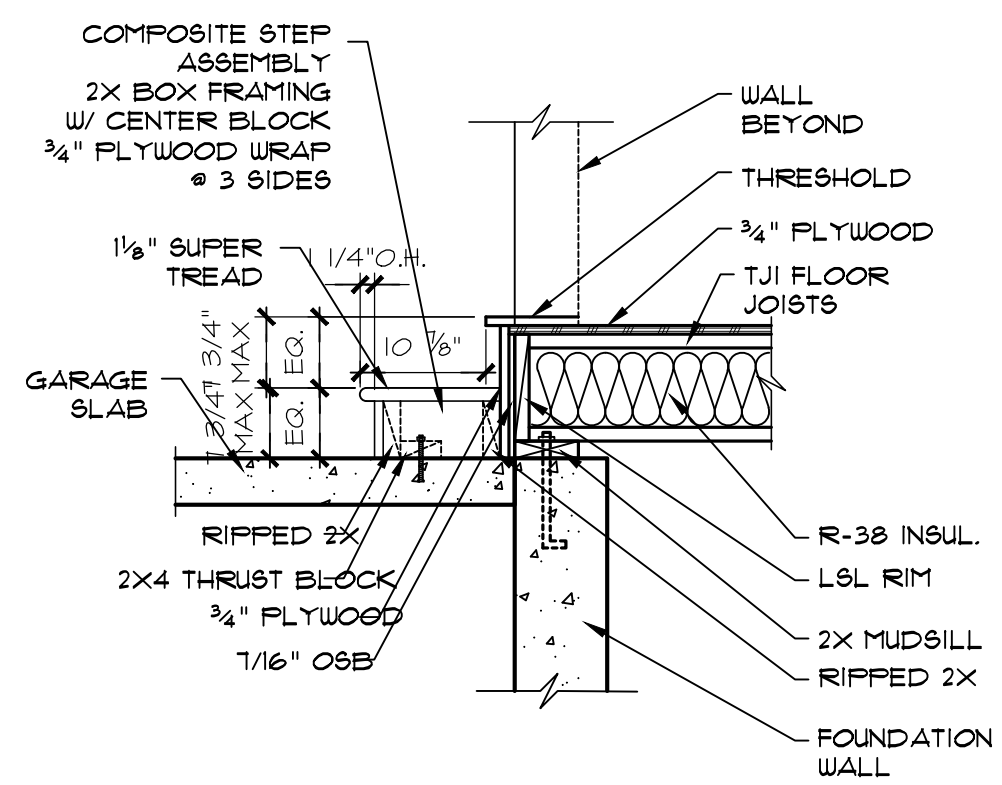
01.25.22
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 Design Firm
 R.R.
 Drawn by:
 R.R./S.K.
 Checked by:

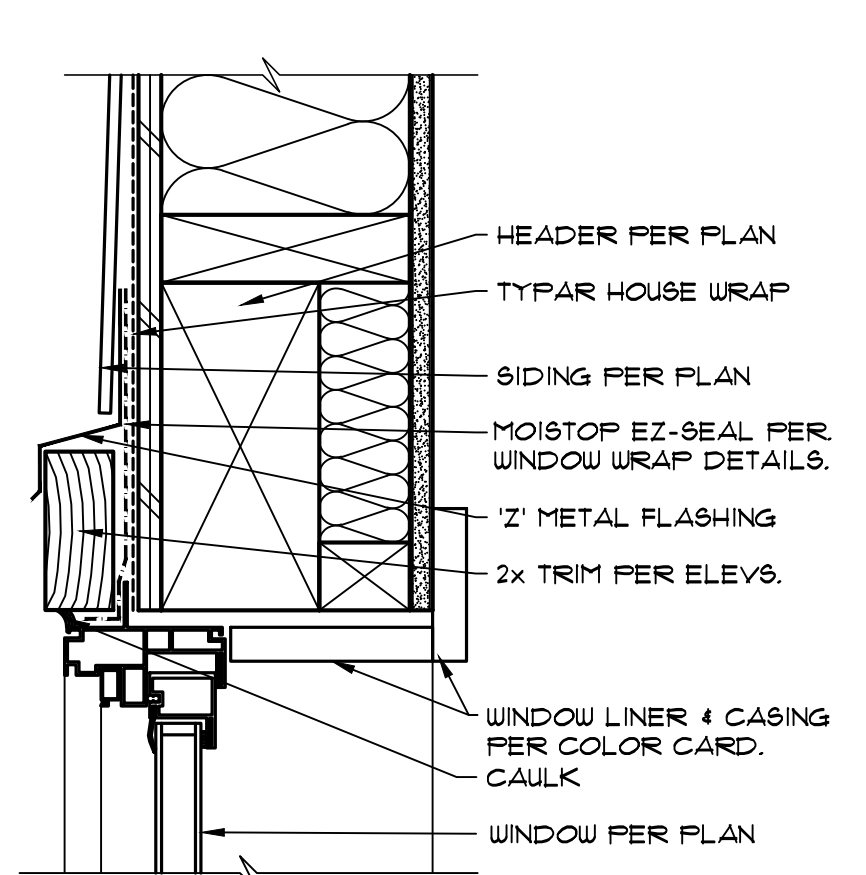
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 of .

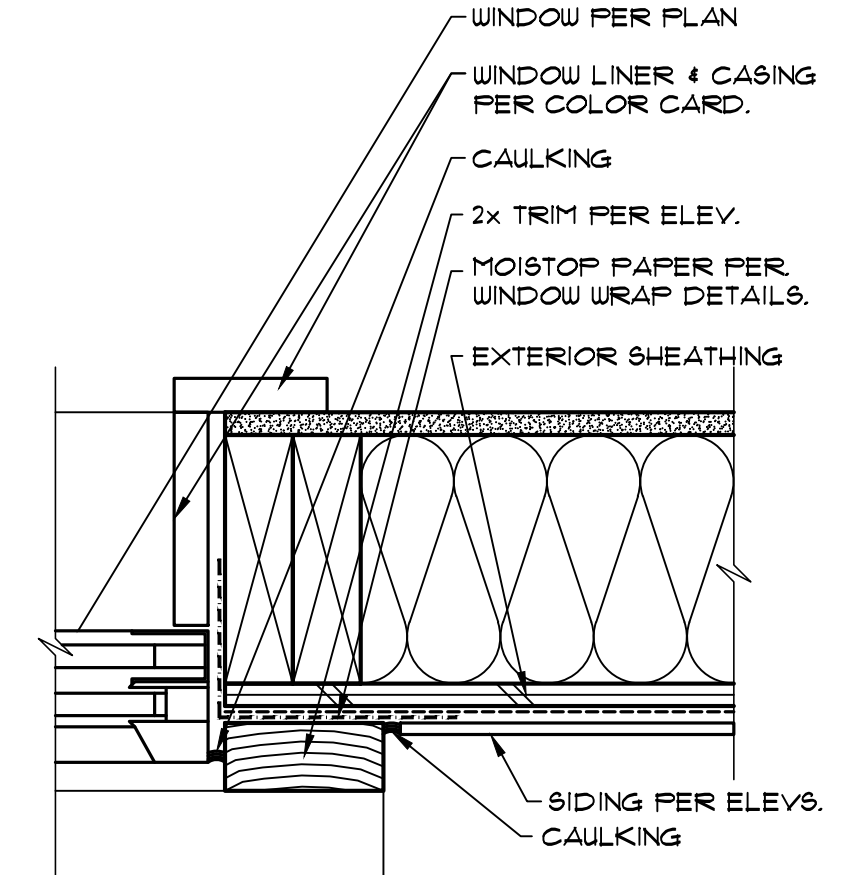
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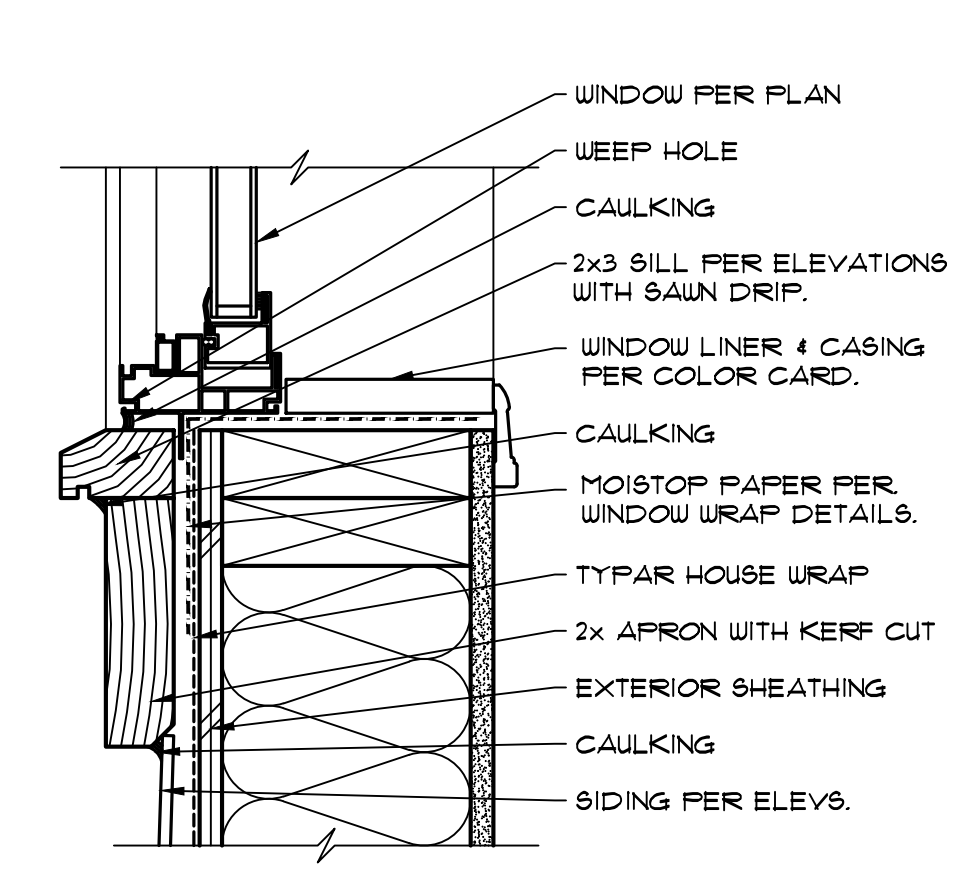
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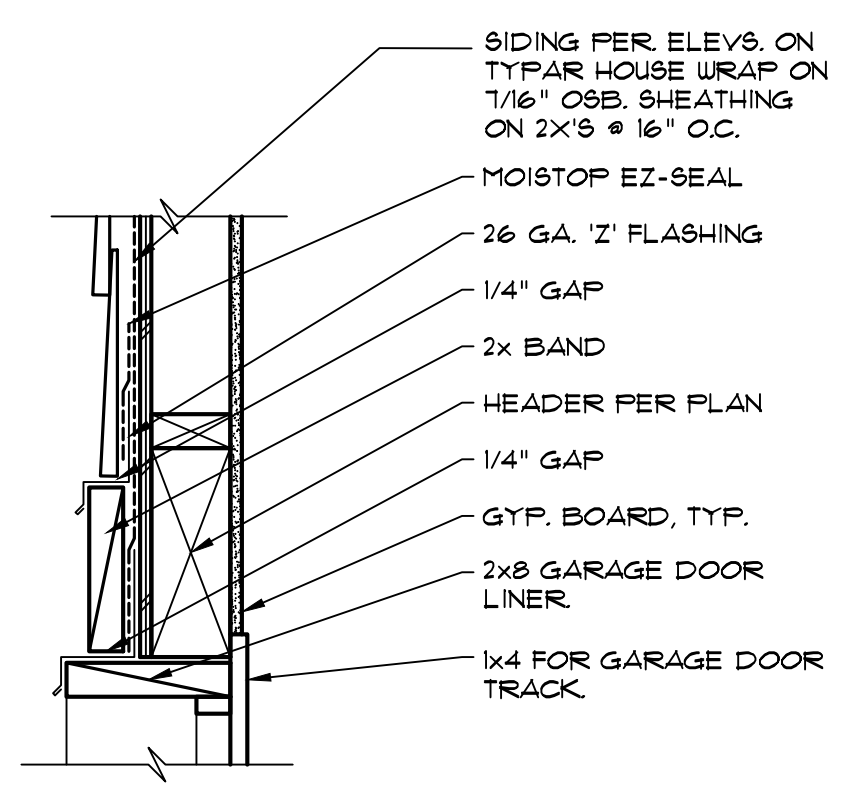
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Scale: 3" = 1'-0"



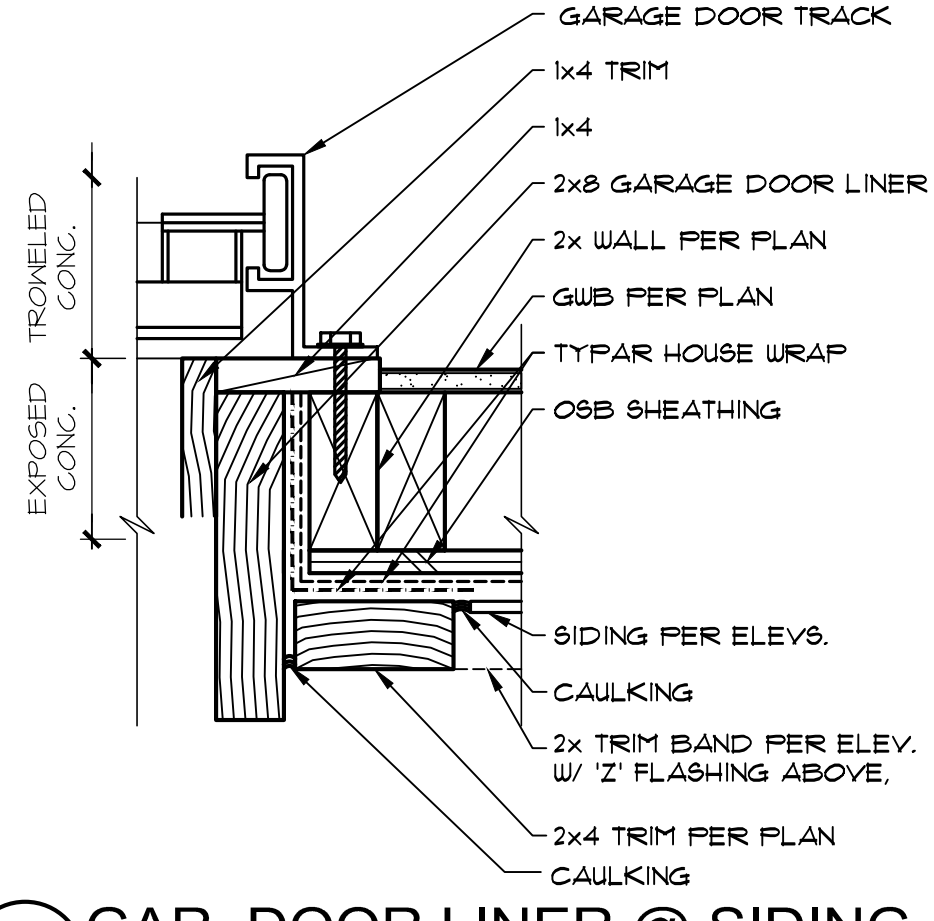
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Scale: 3" = 1'-0"



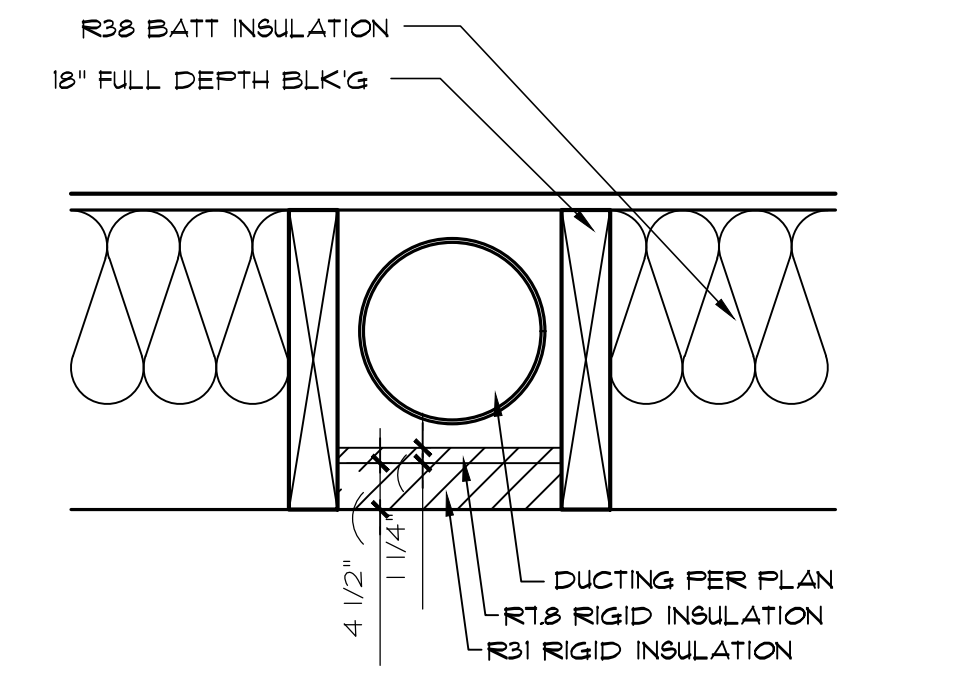
6 WDW SILL @ HORIZ SIDING
Scale: 3" = 1'-0"



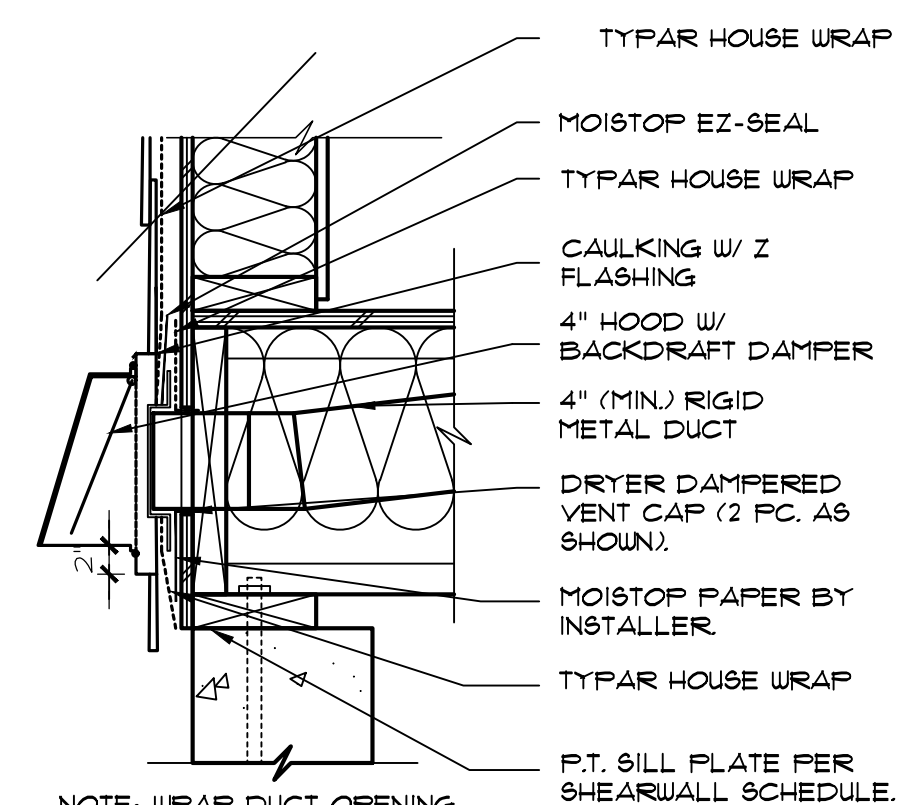
7 GARAGE DOOR HEADER
Scale: 3" = 1'-0"



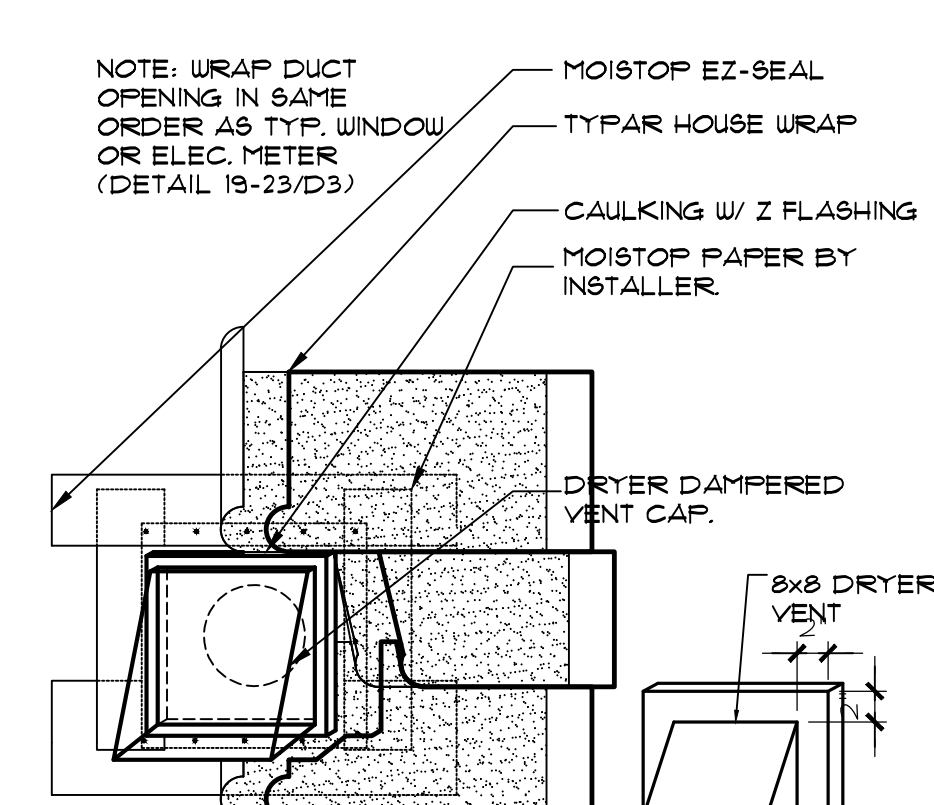
9 GAR. DOOR LINER @ SIDING
Scale: 3" = 1'-0"



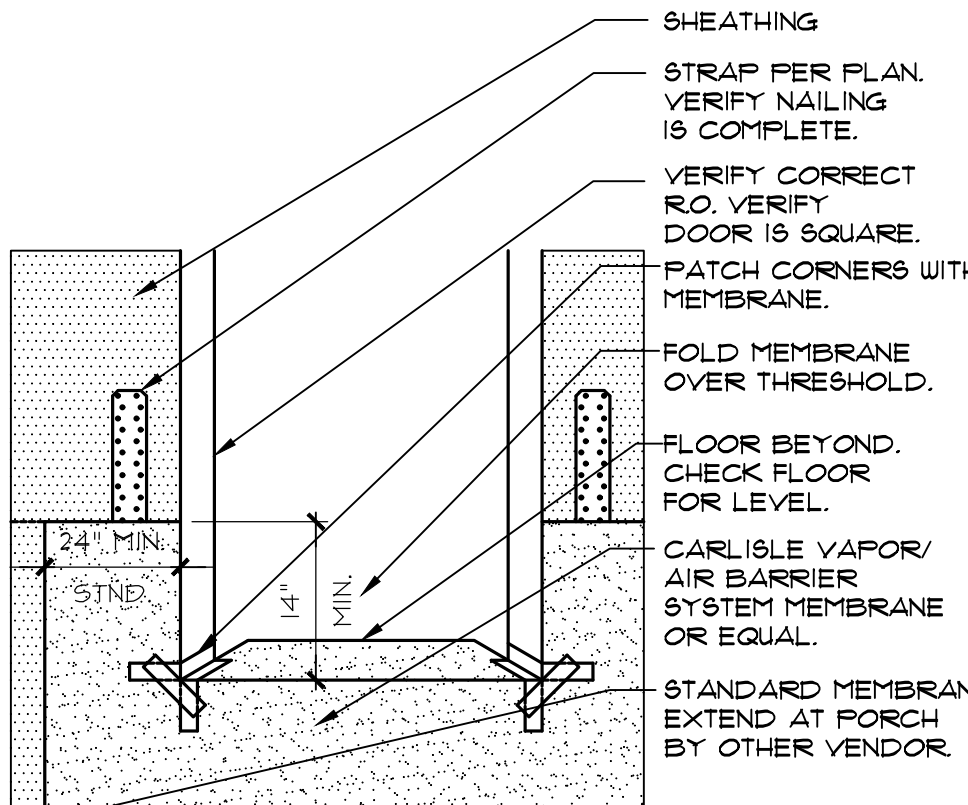
17 UNHEATED GAR. DUCTING
Scale: NTS PARALLEL TO JOISTS



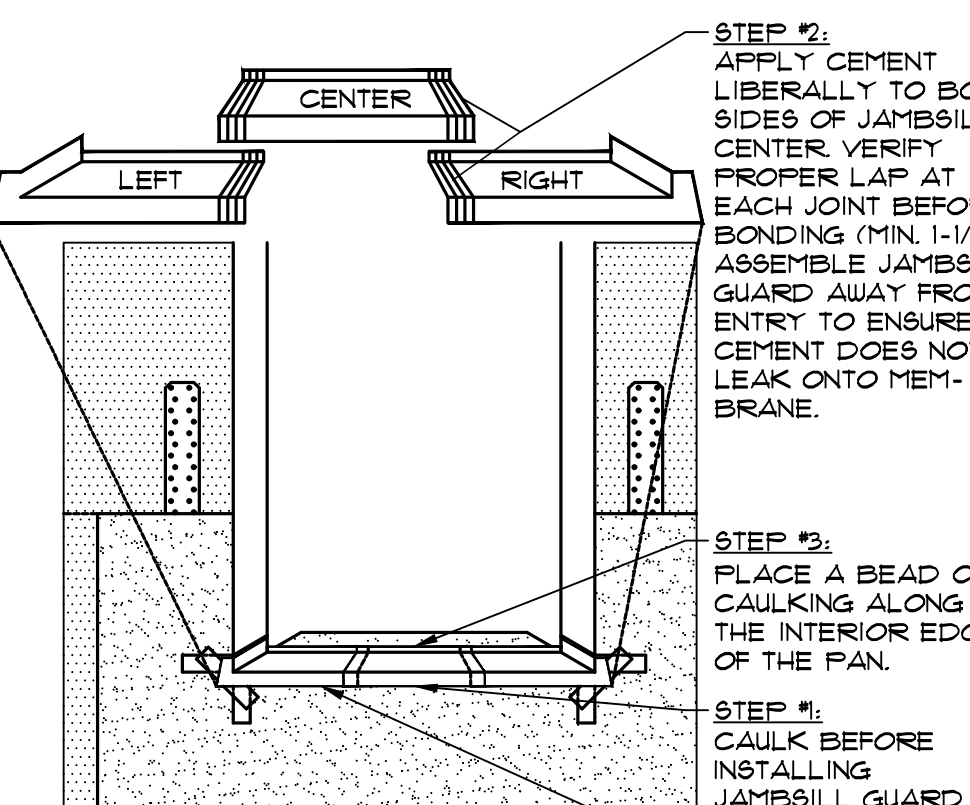
19 DRYER VENT SECTION
Scale: 1 1/2" = 1'-0"



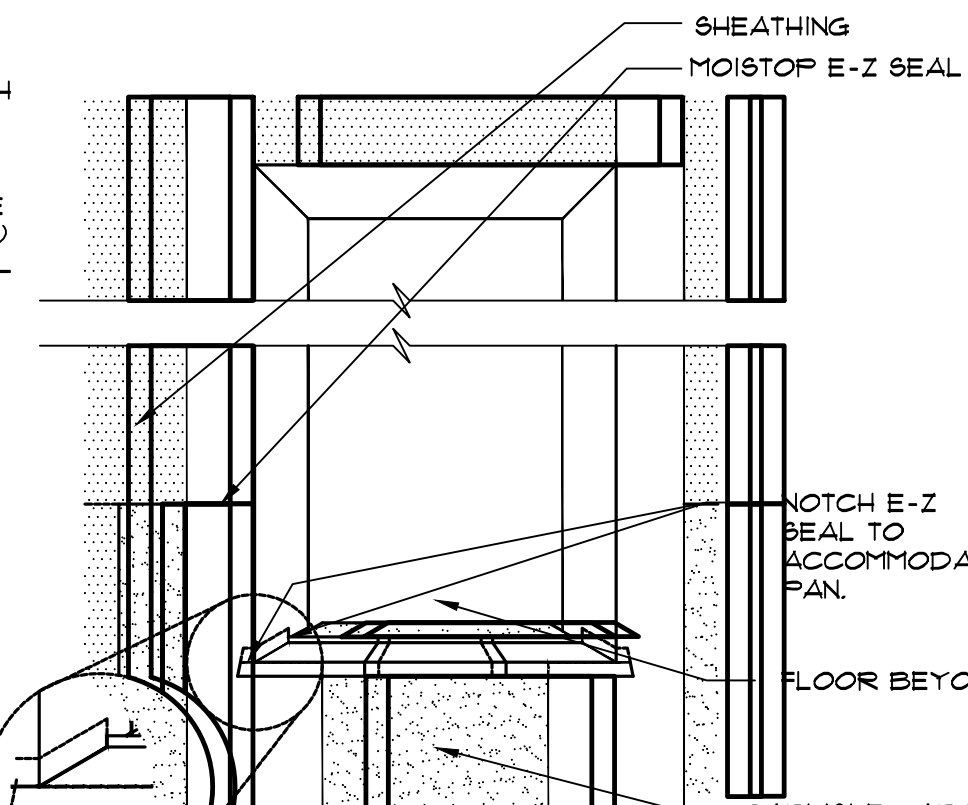
20 DRYER VENT ELEVATION
Scale: 1 1/2" = 1'-0"



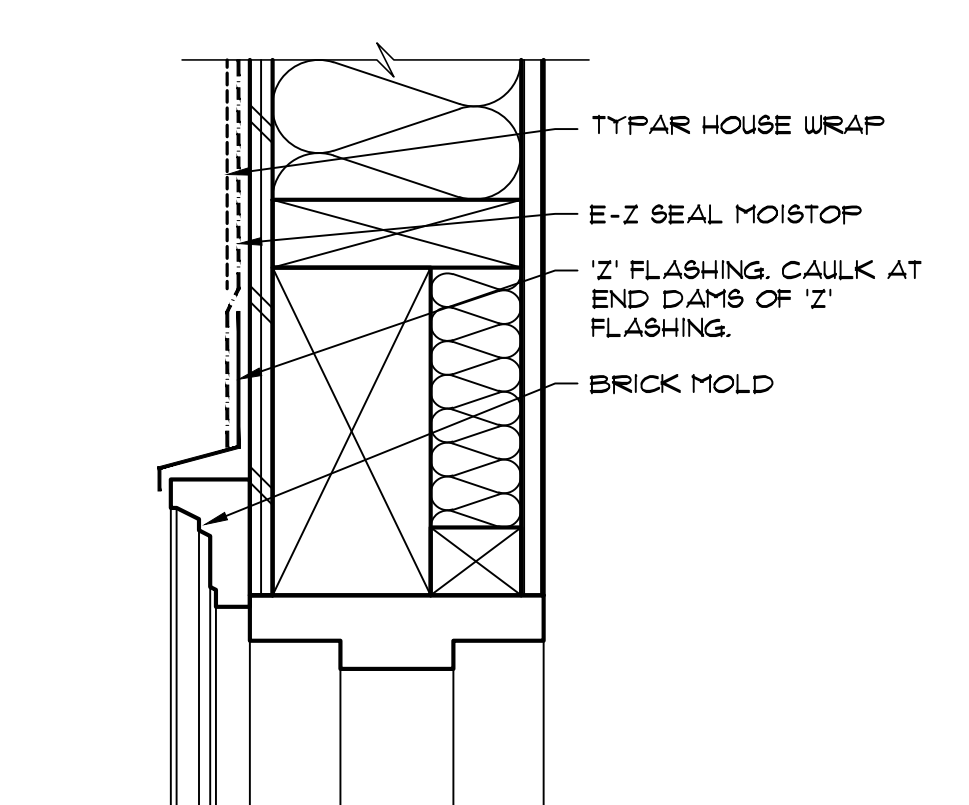
21 STEP #1 - DOOR FLASHING
Scale: 3/4" = 1'-0"



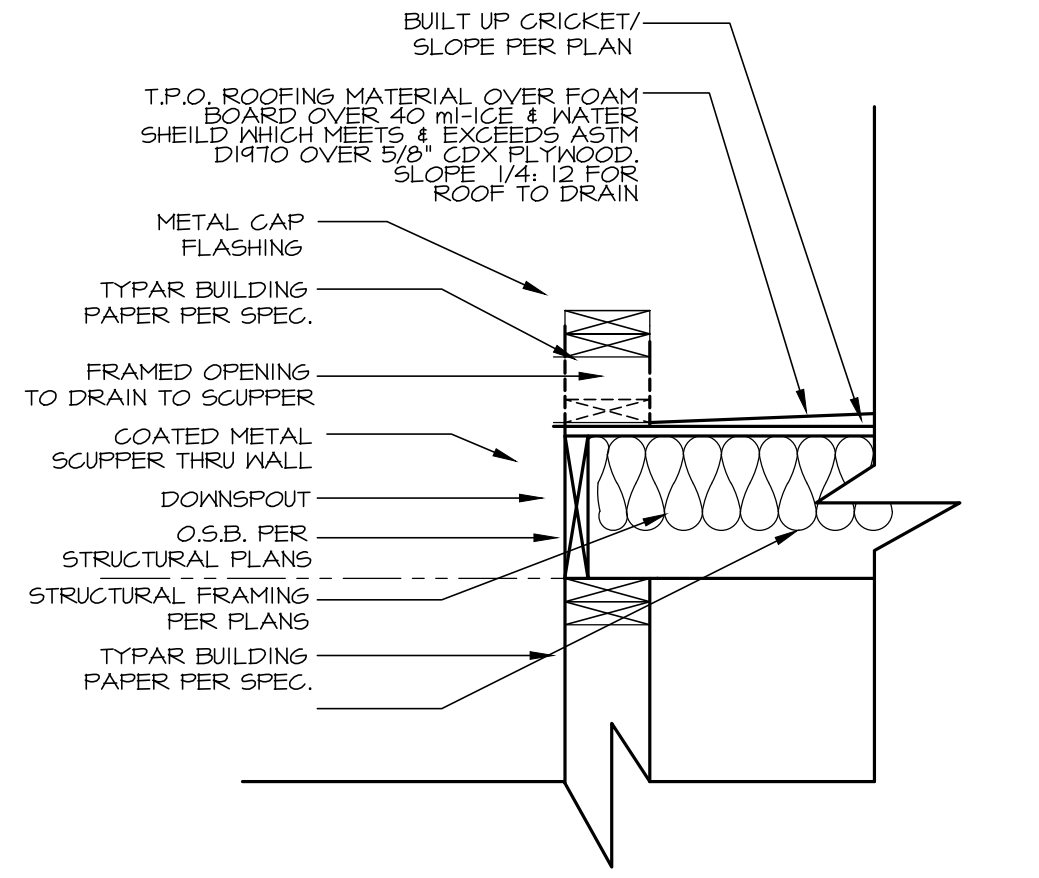
22 STEP #2 - DOOR FLASHING
Scale: 3/4" = 1'-0"



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



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



25 PARAPET DETAIL
Scale: 3" = 1'-0"

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

Issue Description	Issue Date	By

9619 SE 34th St.
Mercer Island, WA.
Job Number: JMC045

plan name: --
marketing name: --
plan number: JMC045
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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01.25.22
Submittal Date

Sheet Title/Description

J.M.H.
Design Firm

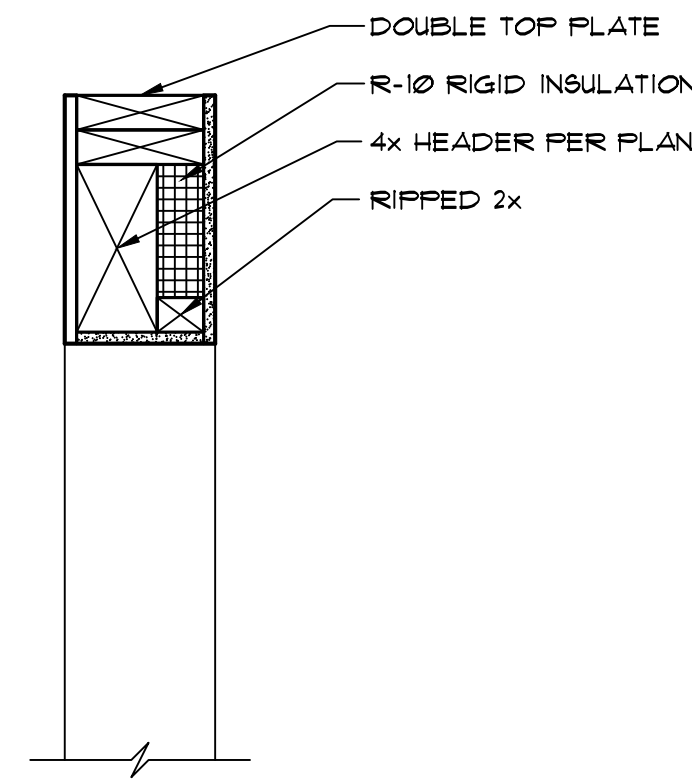
R.R.
Drawn by:

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

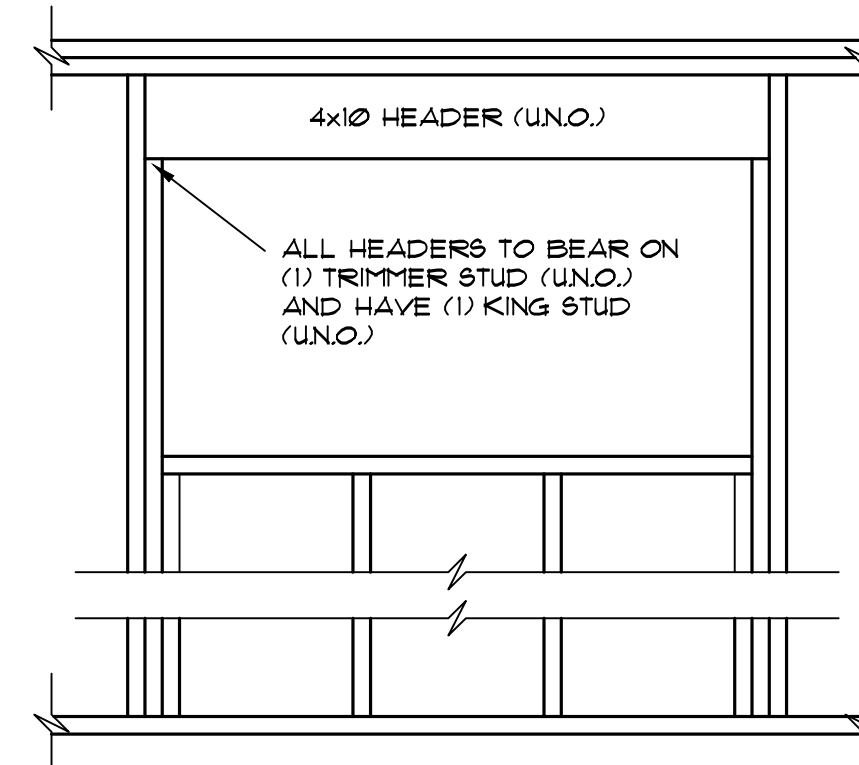
Primary Scale

D3
of .

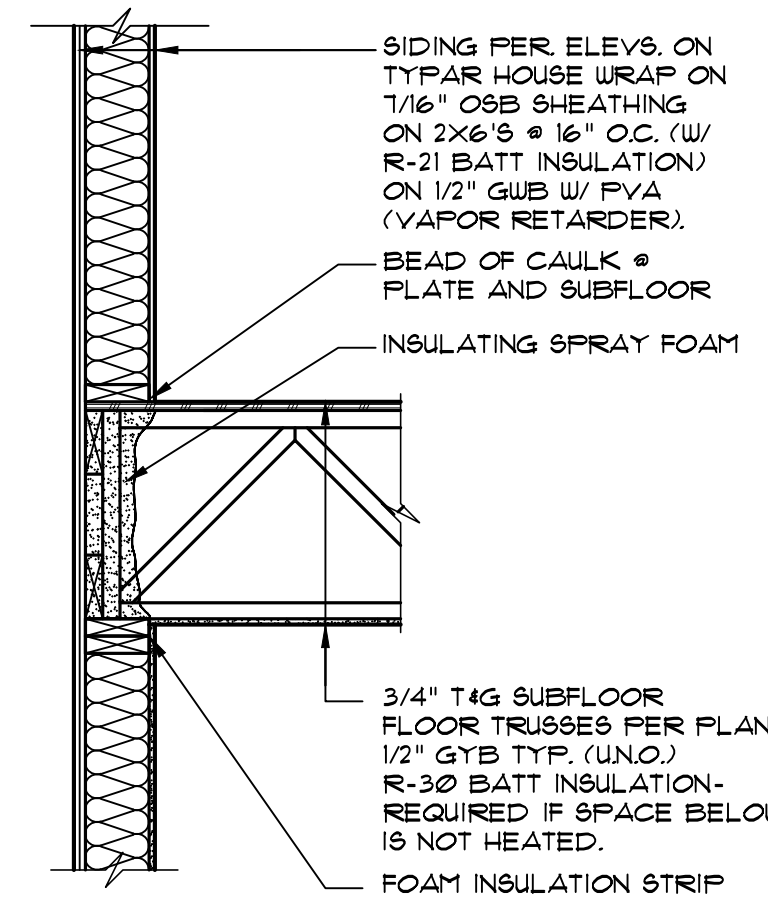
Sheet Title/Description



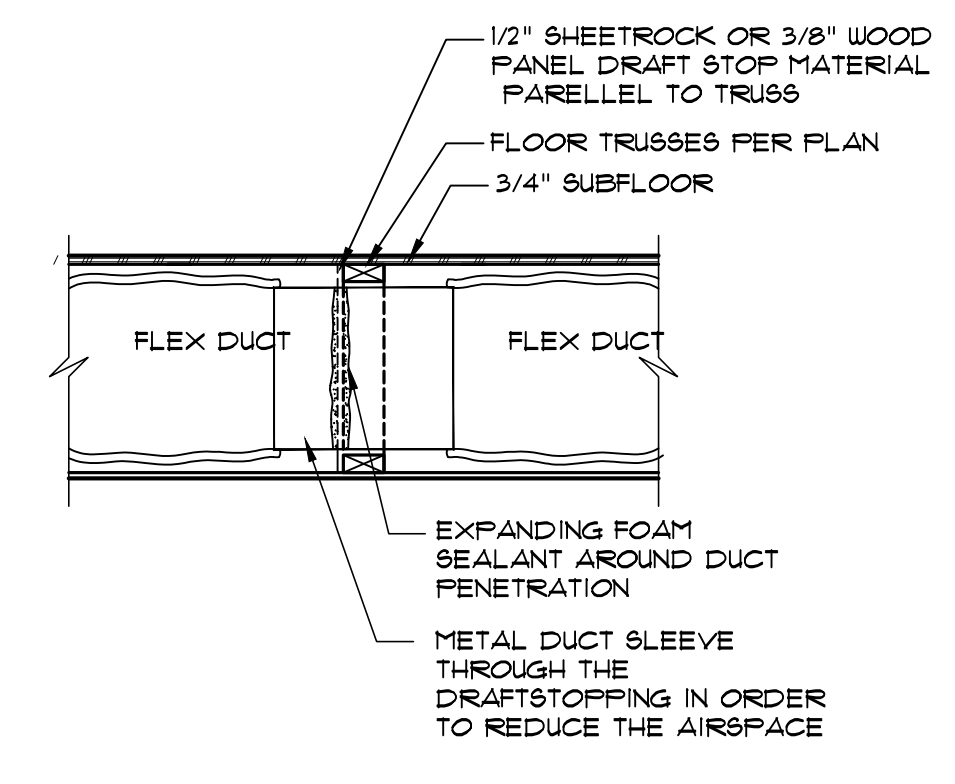
3 TYP. EXT. WALL HDR. FRAMG.
Scale: 3/4" = 1'-0"



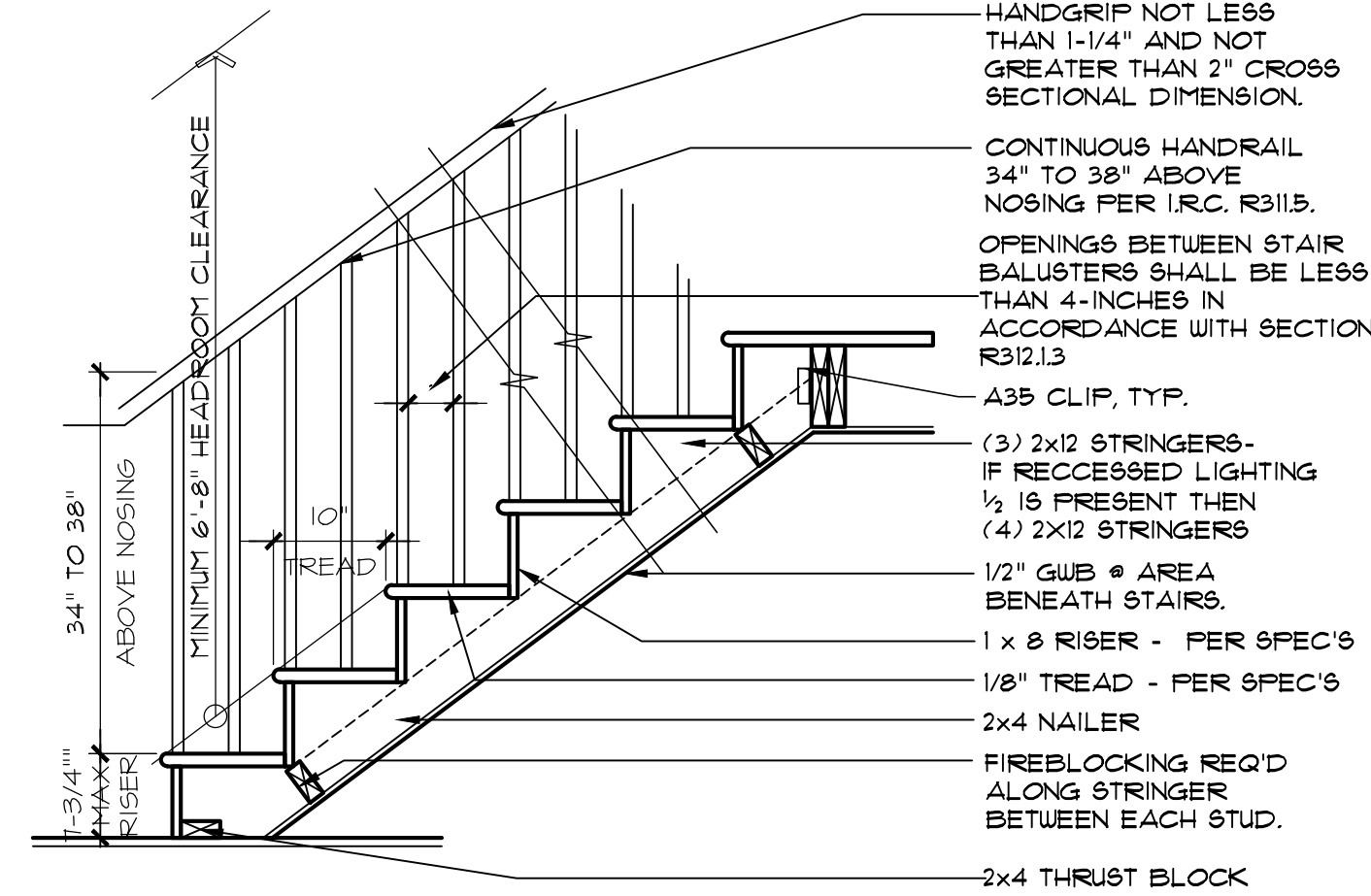
4 TYP. HEADER FRAMING
Scale: 3" = 1'-0"



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

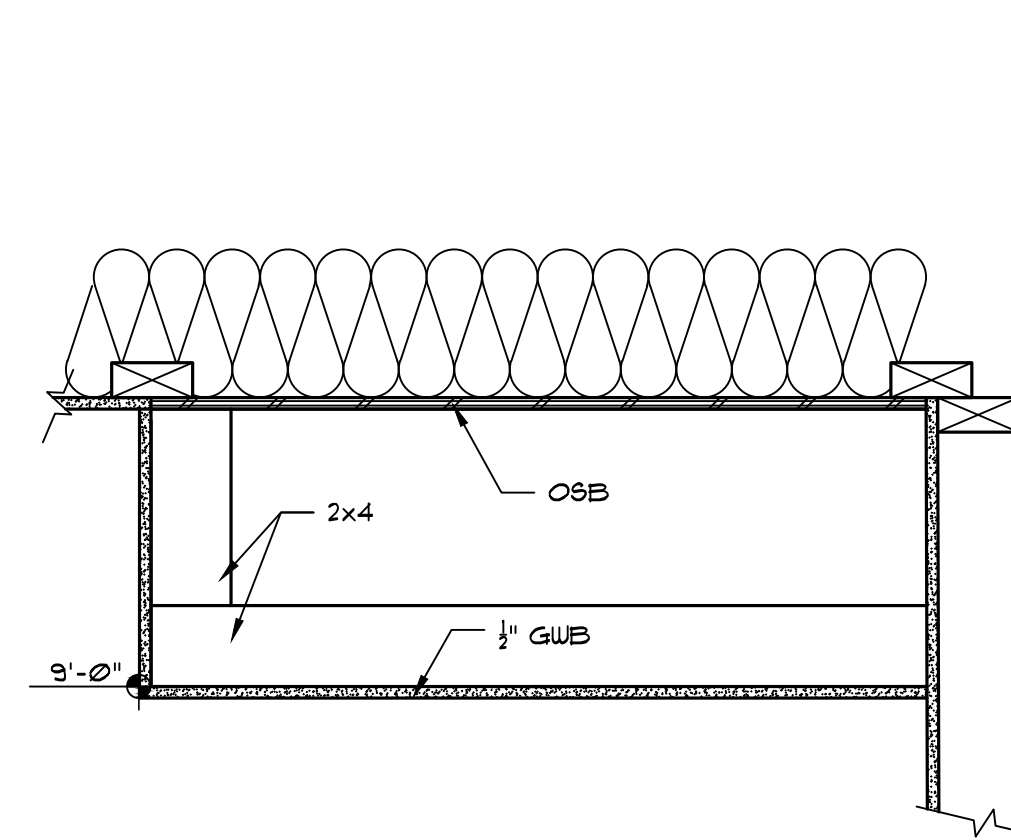


6 DRAFTSTOP PENETRATION
Scale: 3/4" = 1'-0"

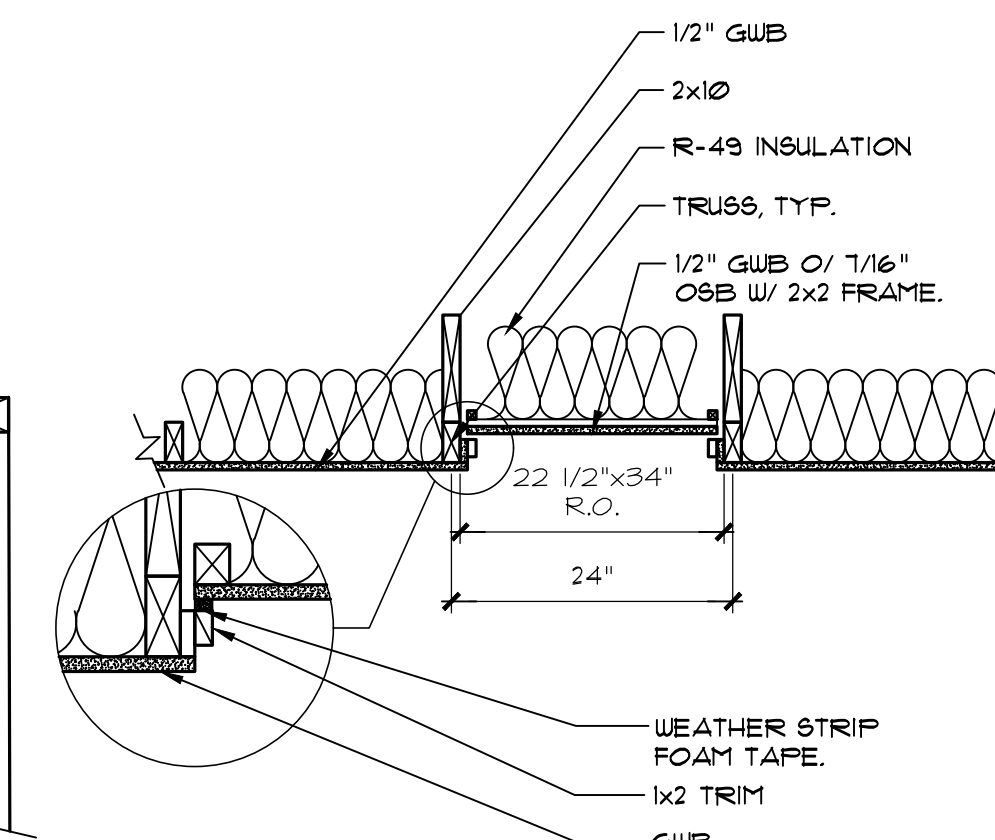


7 STAIR SECTION
Scale: 3/4" = 1'-0"

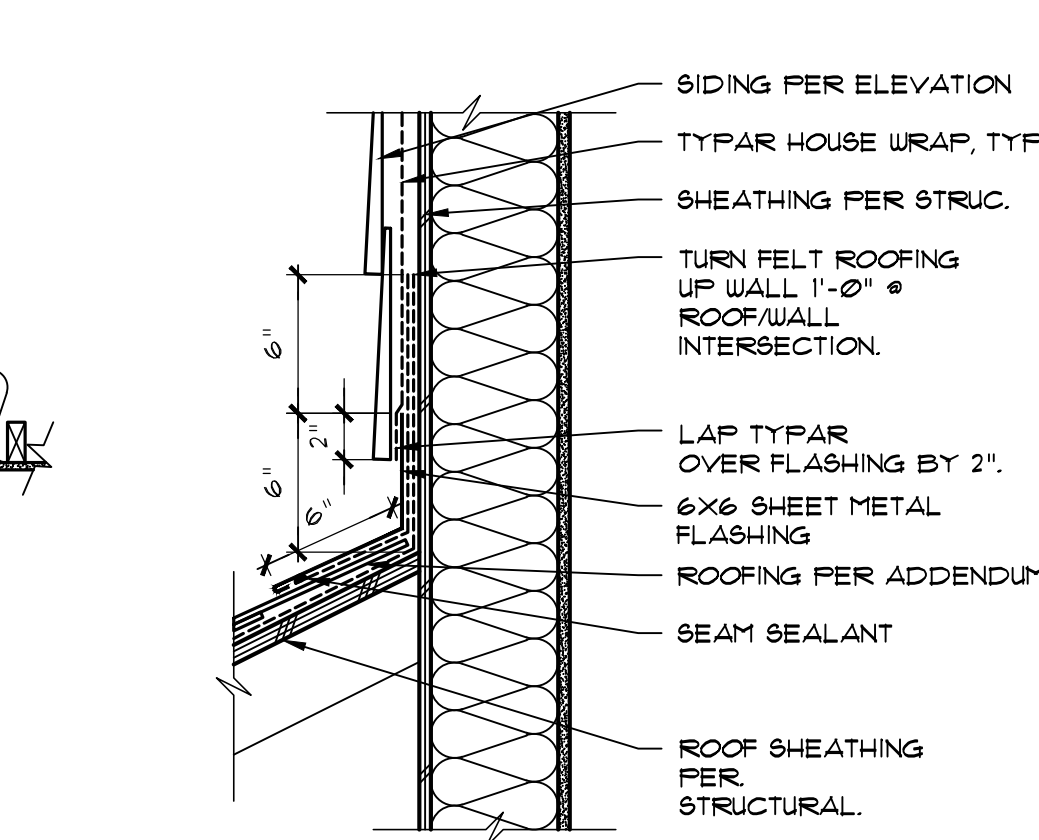
HANDGRIP NOT LESS THAN 1-1/4" AND NOT GREATER THAN 2" CROSS SECTIONAL DIMENSION.
CONTINUOUS HANDRAIL 34" TO 38" ABOVE NOSING PER I.R.C. R311.5.
OPENINGS BETWEEN STAIR BALUSTERS SHALL BE LESS THAN 4-INCHES IN ACCORDANCE WITH SECTION R312.1.3
A35 CLIP, TYP.
(3) 2x12 STRINGERS- IF RECESSED LIGHTING 1/2 IS PRESENT THEN (4) 2x12 STRINGERS
1/2" GUB @ AREA BENEATH STAIRS.
1 x 8 RISER - PER SPEC'S
1/8" TREAD - PER SPEC'S
2x4 NAILER
FIREBLOCKING REQ'D ALONG STRINGER BETWEEN EACH STUD.
2x4 THRUST BLOCK



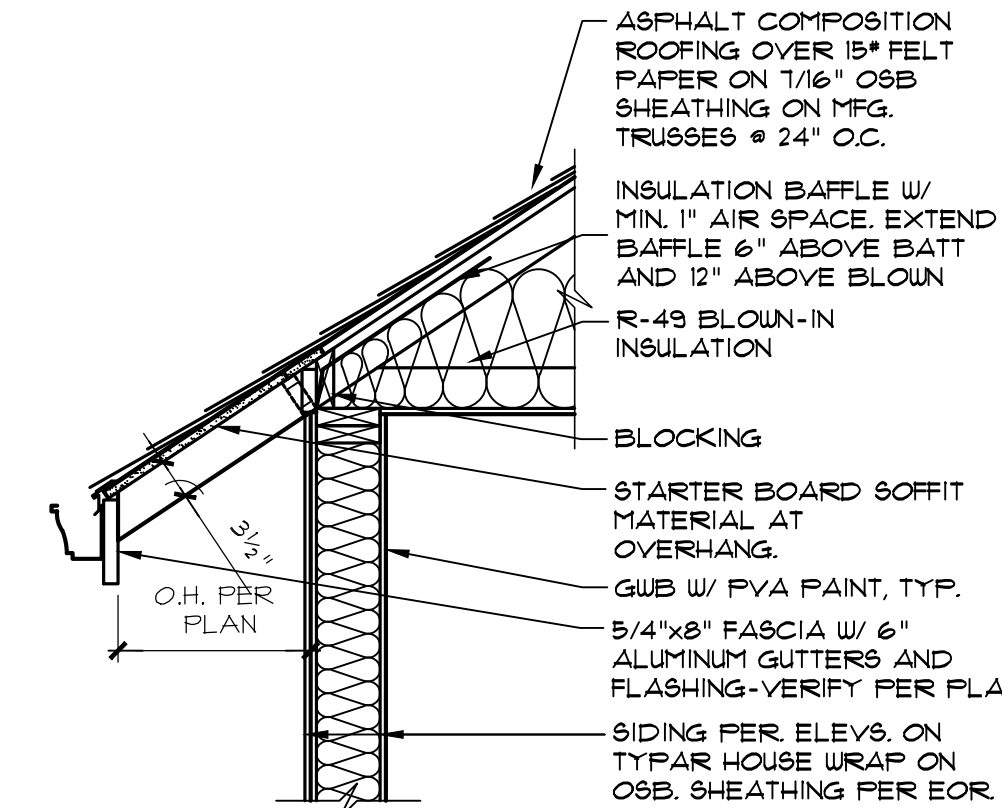
8 SOFFIT/CHASE DTL.
Scale: 1 1/2" = 1'-0"



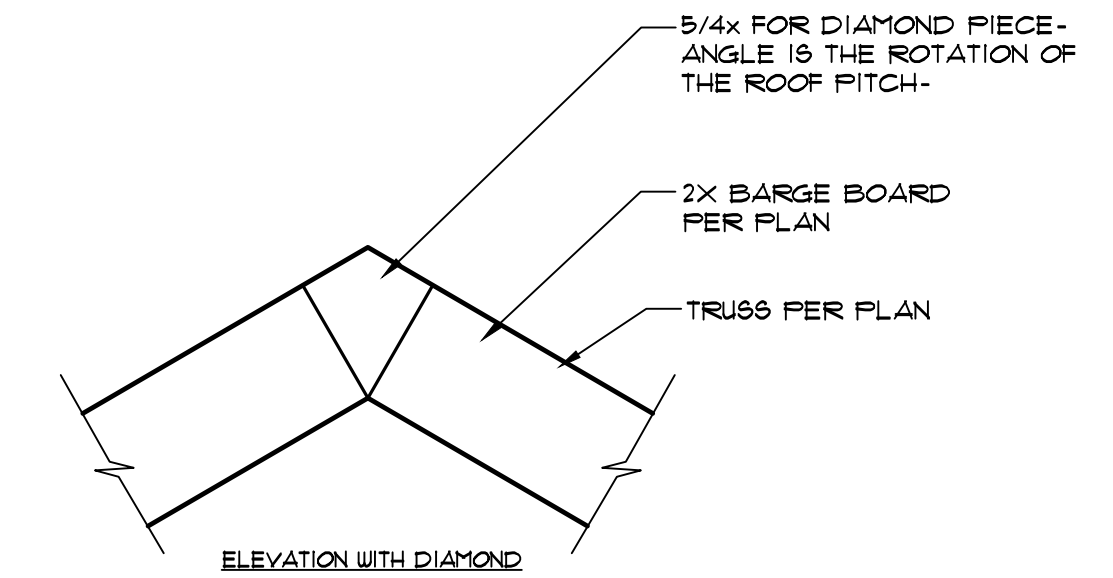
9 ATTIC ACCESS
Scale: 3/4" = 1'-0"



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



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



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

Issue	Issue Date	By	Description

9619 SE 34th St.
Mercer Island, WA.
Job Number: JMC045

plan name: --
marketing name: --
plan number: JMC045
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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01.25.22
Submittal Date

Sheet Title/Description

J.M.H.
Design Firm

R.R.
Drawn by:

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

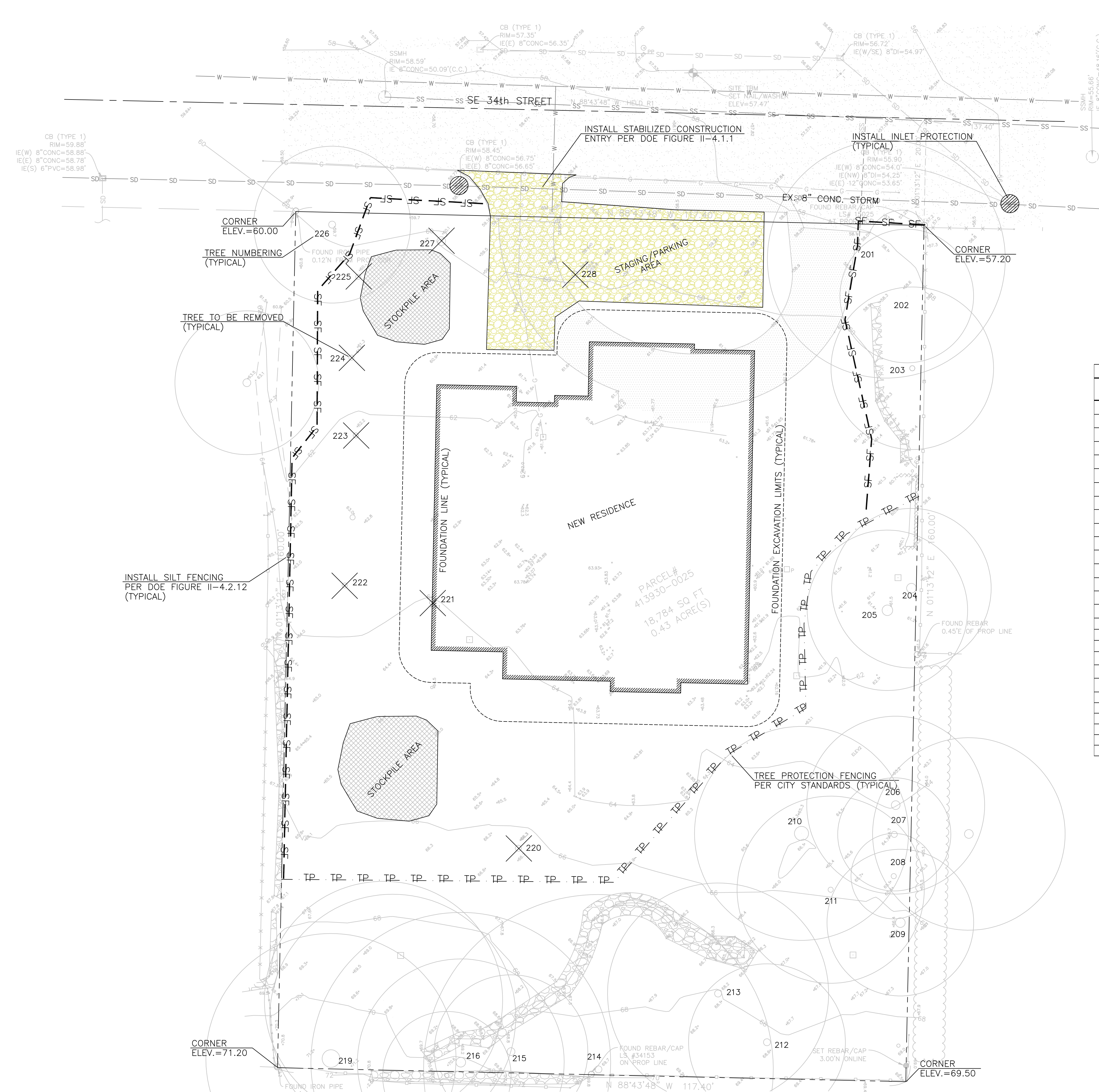
Primary Scale

D4
of .

Sheet Title/Description

NE 1/4 OF THE SW 1/4 OF SECTION 18, TOWNSHIP 24 NORTH., RANGE 5 EAST, W.M., KING COUNTY, WA.

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

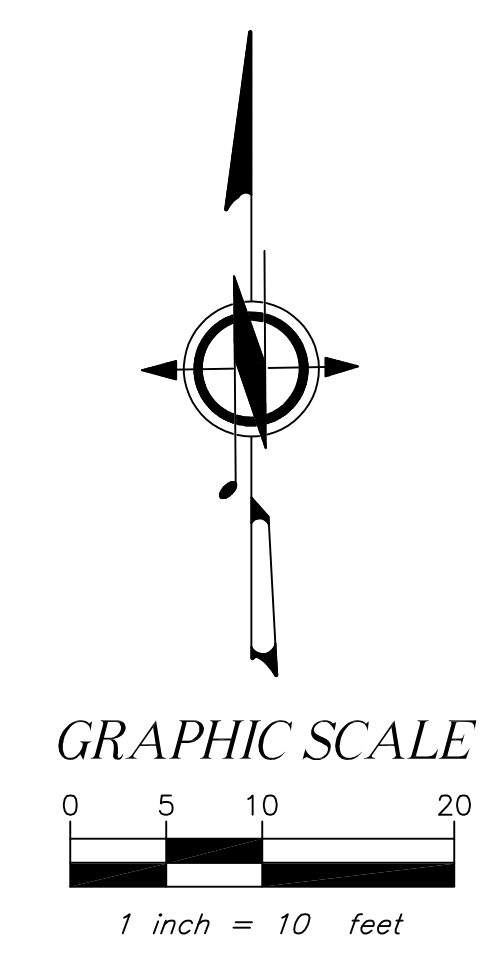


LEGEND

	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)

TREE TABLE

ID	Species	DSH							
		DHS	Multistem	Dripline	TPZ	MLOD	RLOD	RETAIN	REMOVE
201	European White Birch	21		21.4		9	14	x	
202	Hawthorn	11.5		12		6	8	x	
203	Hawthorn	17.1	7,11,11	14.7		7	11	x	
204	Western Red Cedar	23		14		10	15	x	
205	Western Red Cedar	25.4		14		11	21	x	
206	Western Red Cedar	19.9		15.8		8	17	x	
207	Western Red Cedar	11.8		10		6	10	x	
208	Lawson Cypress	11		7.5		6	9	x	
209	Grand Fir	19.6		12.8		8	16	x	
210	Doug-Fir	29		19		12	19	x	
211	Cherry Laurel	10.3		17		6	7	x	
212	Chinese photinia	12.8	11.6,5.4	14		6	9	x	
213	Horsechestnut	16.5		20		7	11	x	
214	Flowering Plumb	17	12.1,12	32		7	11	x	
215	Horsechestnut	14.7		13.6		6	10	x	
216	Black Locust	20.7		18.4		9	14	x	
217	European White Birch	18.8	11,15.2	22.3		8	13	x	
218	European White Birch	15.3		21.6		6	10	x	
219	Western Red Cedar	40.1		21.7		17	27	x	
220	Black Locust	15.0		21		6	10		X
221	Apple	12		12		6	8		X
222	Apple	13		11		6	9		X
223	Apple	11.3		12		6	8		X
224	Apple	12.8		10.5		6	9		X
225	Apple	10.5		14.9		6	7		X
226	Lawson Cypress	14		12.6		6	12		X
227	Lawson Cypress	12.8		11.8		8	16		X
228	Hawthorn	16.6		16.7		7	11		X
Percentage Saved							71.4%		



PROJECT: 9619 SE 34th Street

CLIENT: JayMarc Custom Homes - Su Residence

SHEET CONTENT: Temp. Erosion & Sedimentation Control Plan

CHECKED BY: DLO

DRAWN BY: SLS

DESIGNED BY: DLO

DATE: 06/19/2024

JOB NO.:

DWG NO.:

SHEET 1 OF 4

PERMIT #: 2402-029

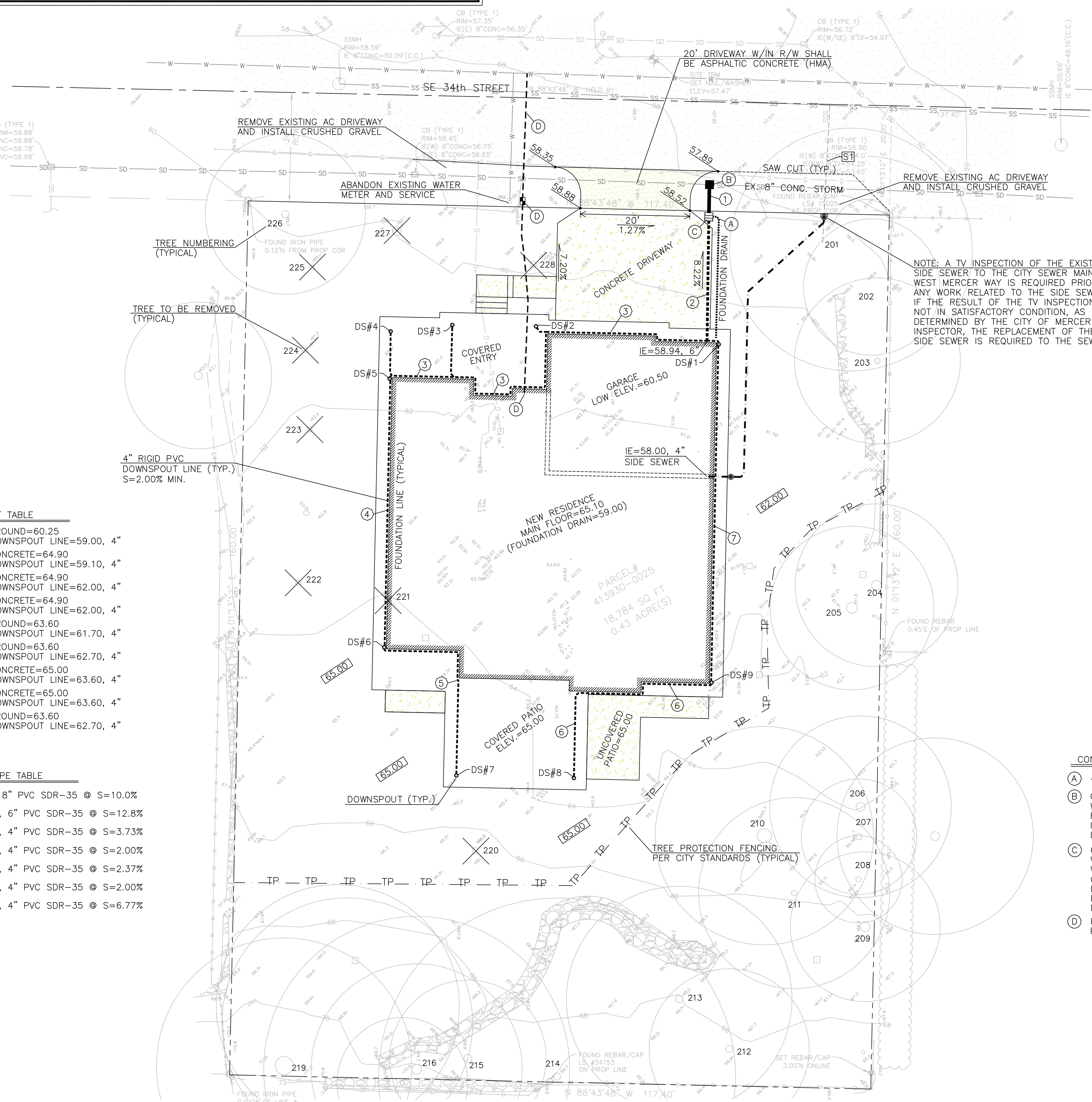
OFFE ENGINEERS

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

NE 1/4 OF THE SW 1/4 OF SECTION 18, TOWNSHIP 24 NORTH., RANGE 5 EAST, W.M., KING COUNTY, WA.

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

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



LEGEND

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

TREE TABLE

ID	Species	DHS	Multistem	Dripline	TPZ	MLOD	RLOD	RETAIN	REMOVE
201	European White Birch	21		21.4		9	14	x	
202	Hawthorn	11.5		12		6	8	x	
203	Hawthorn	17.1	7,11,11	14.7		7	11	x	
204	Western Red Cedar	23		14		10	15	x	
205	Western Red Cedar	25.4		14		11	21	x	
206	Western Red Cedar	19.9		15.8		8	17	x	
207	Western Red Cedar	11.8		10		6	10	x	
208	Lawson Cypress	11		7.5		6	9	x	
209	Grand Fir	19.6		12.8		8	16	x	
210	Doug-Fir	29		19		12	19	x	
211	Cherry Laurel	10.3		17		6	7	x	
212	Chinese photinia	12.8	11,6,5,4	14		6	9	x	
213	Horsechestnut	16.5		20		7	11	x	
214	Flowering Plum	17	12,1,12,	32		7	11	x	
215	Horsechestnut	14.7		13.6		6	10	x	
216	Black Locust	20.7		18.4		9	14	x	
217	European White Birch	18.8	11,15,2,	22.3		8	13	x	
218	European White Birch	15.3		21.6		6	10	x	
219	Western Red Cedar	40.1		21.7		17	27	x	
220	Black Locust	15.0		21		6	10		X
221	Apple	12		12		6	8		X
222	Apple	13		11		6	9		X
223	Apple	11.3		12		6	8		X
224	Apple	12.8		10.5		6	9		X
225	Apple	10.5		14.9		6	7		X
226	Lawson Cypress	14		12.6		6	12		X
227	Lawson Cypress	12.8		11.8		8	16		X
228	Hawthorn	16.6		16.7		7	11		X
Percentage Saved								71.4%	

DOWNSPOUT TABLE

DS#1	GROUND=60.25 DOWNSPOUT LINE=59.00, 4"
DS#2	CONCRETE=64.90 DOWNSPOUT LINE=59.10, 4"
DS#3	CONCRETE=64.90 DOWNSPOUT LINE=62.00, 4"
DS#4	CONCRETE=64.90 DOWNSPOUT LINE=62.00, 4"
DS#5	GROUND=63.60 DOWNSPOUT LINE=61.70, 4"
DS#6	GROUND=63.60 DOWNSPOUT LINE=62.70, 4"
DS#7	CONCRETE=65.00 DOWNSPOUT LINE=63.60, 4"
DS#8	CONCRETE=65.00 DOWNSPOUT LINE=63.60, 4"
DS#9	GROUND=63.60 DOWNSPOUT LINE=62.70, 4"

STORM PIPE TABLE

①	6LF., 8" PVC SDR-35 @ S=10.0%
②	23LF., 6" PVC SDR-35 @ S=12.8%
③	74LF., 4" PVC SDR-35 @ S=3.73%
④	50LF., 4" PVC SDR-35 @ S=2.00%
⑤	38LF., 4" PVC SDR-35 @ S=2.37%
⑥	42LF., 4" PVC SDR-35 @ S=2.00%
⑦	62LF., 4" PVC SDR-35 @ S=6.77%

CONSTRUCTION NOTES

- ① 4" FOUNDATION DRAIN CONNECTION
- ② CB#1, TYPE 1 W/SOLID LOCKING LID RIM=58.00 IE=55.20, 8"(S)-NEW IE=55.20, 8"(E,W)-EXISTING
- ③ CB#2, TYPE 1 W/OIL SEPARATOR W/VANED GRATE INLET GRATE=58.50 IE=56.00, 4"(E)-FOUNDATION DRAIN IE=56.00, 6"(S)-DOWNSPOUT LINE IE=55.80, 8"(N)
- ④ INSTALL 1-1/2" METER AND 2" SERVICE LINE PER CITY OF MERCER ISLAND STANDARD PLAN W-14.

SIDE SEWER NOTES

- ① APPROXIMATE LOCATION OF EXISTING SANITARY SIDE SEWER.
- ② INSTALL 58LF., 4" PVC SIDE SEWER @ MIN. 2% SLOPE W/SANITARY SEWER CLEANOUTS

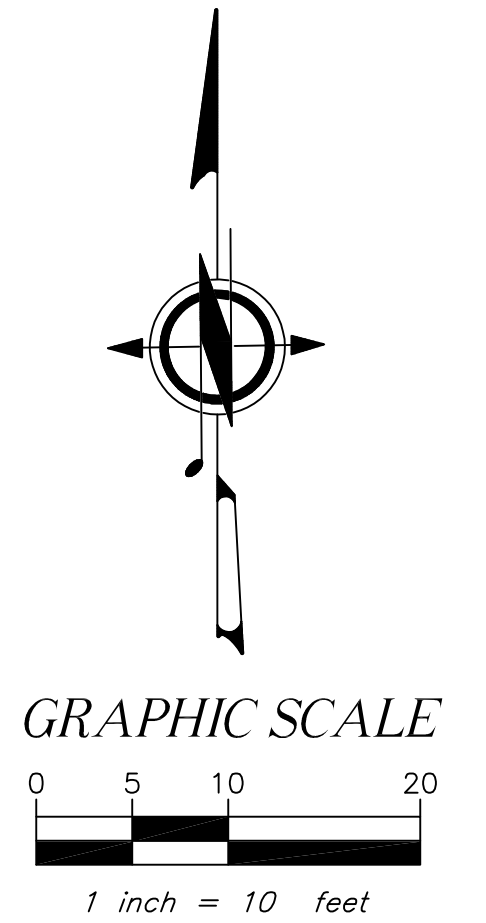
STORM PIPE PVC SHALL BE SDR-35 PVC AT SLOPE=2.00% MINIMUM (TYPICAL) UNLESS OTHERWISE NOTED

IMPERVIOUS SURFACES:
ROOF AREA (UNDER EAVES) = 4,855 SQ. FEET
UNCOVERED DRIVEWAY AREA = 739 SQ. FEET
UNCOVERED PATIO/WALKWAYS = 318 SQ. FEET
TOTAL IMPERVIOUS AREAS = 5,912 SQ. FEET

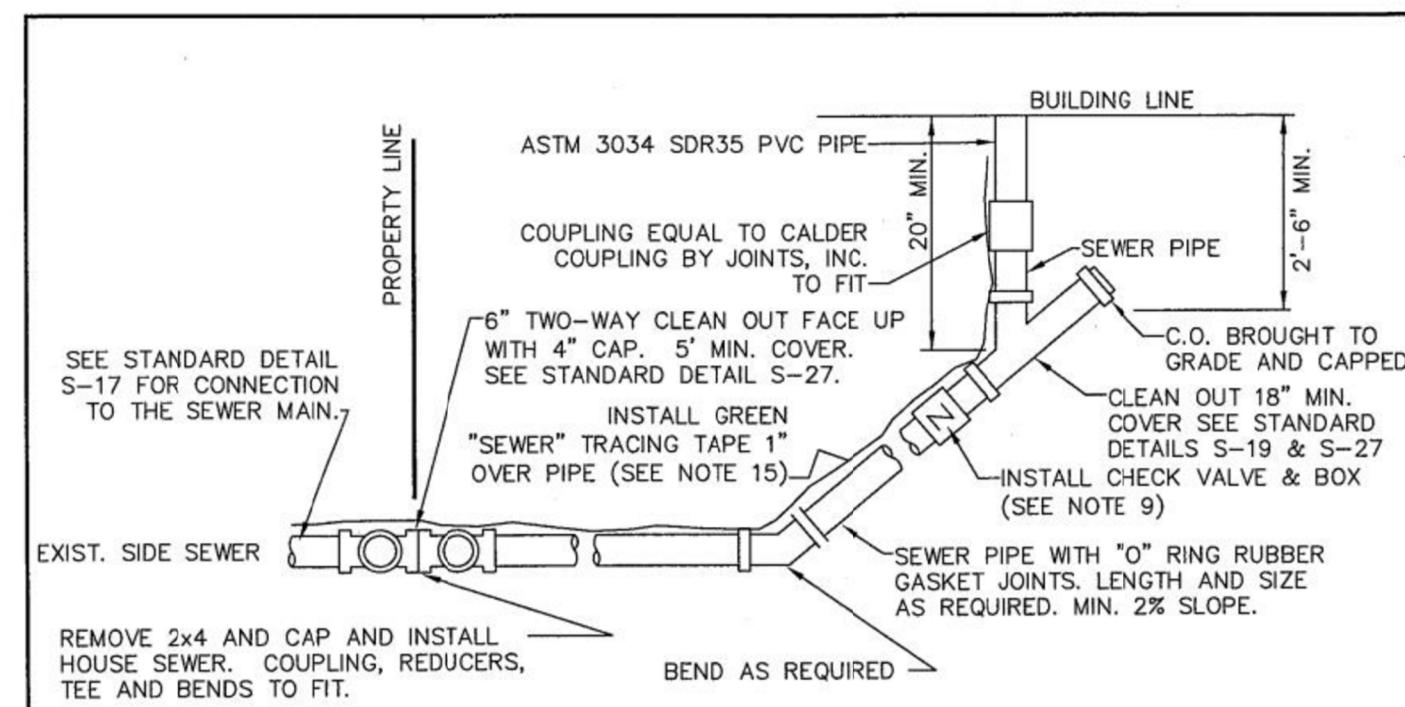
LANDSCAPE AREAS NOTE:
DISTURBED LANDSCAPE AREAS SHALL BE TREATED AS AMENDED SOILS PER DOE FIGURE V-5.3.3, TYPICAL

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

NOTE: 4" PERFORATED FOUNDATION DRAIN REQUIRED BUT NOT SHOWN ON PLAN, CONNECT WHERE SHOWN ON PLAN, CONNECT TO CB#1, ONLY!



PROJECT: 9619 SE 34th Street
 CLIENT: JayMarc Custom Homes - Su Residence
 SHEET CONTENT: Utility & Tree Plan
 DATE: 06/19/2024
 JOB NO.:
 DWG NO.: 2 OF 4
 PERMIT #: 2402-029
 DESIGNED BY: DLO
 DRAWN BY: SLS
 CHECKED BY: DLO
 OFFICE: OFFICE OF ENGINEERS
 13902 SOUTHEAST 159TH PLACE
 RENTON, WASHINGTON 98058
 PHONE: 425-260-3412
 CONTACT: DARRELL OFFER, P.E.
 PROFESSIONAL SEAL: OFFER, DARRELL J. R. 27480

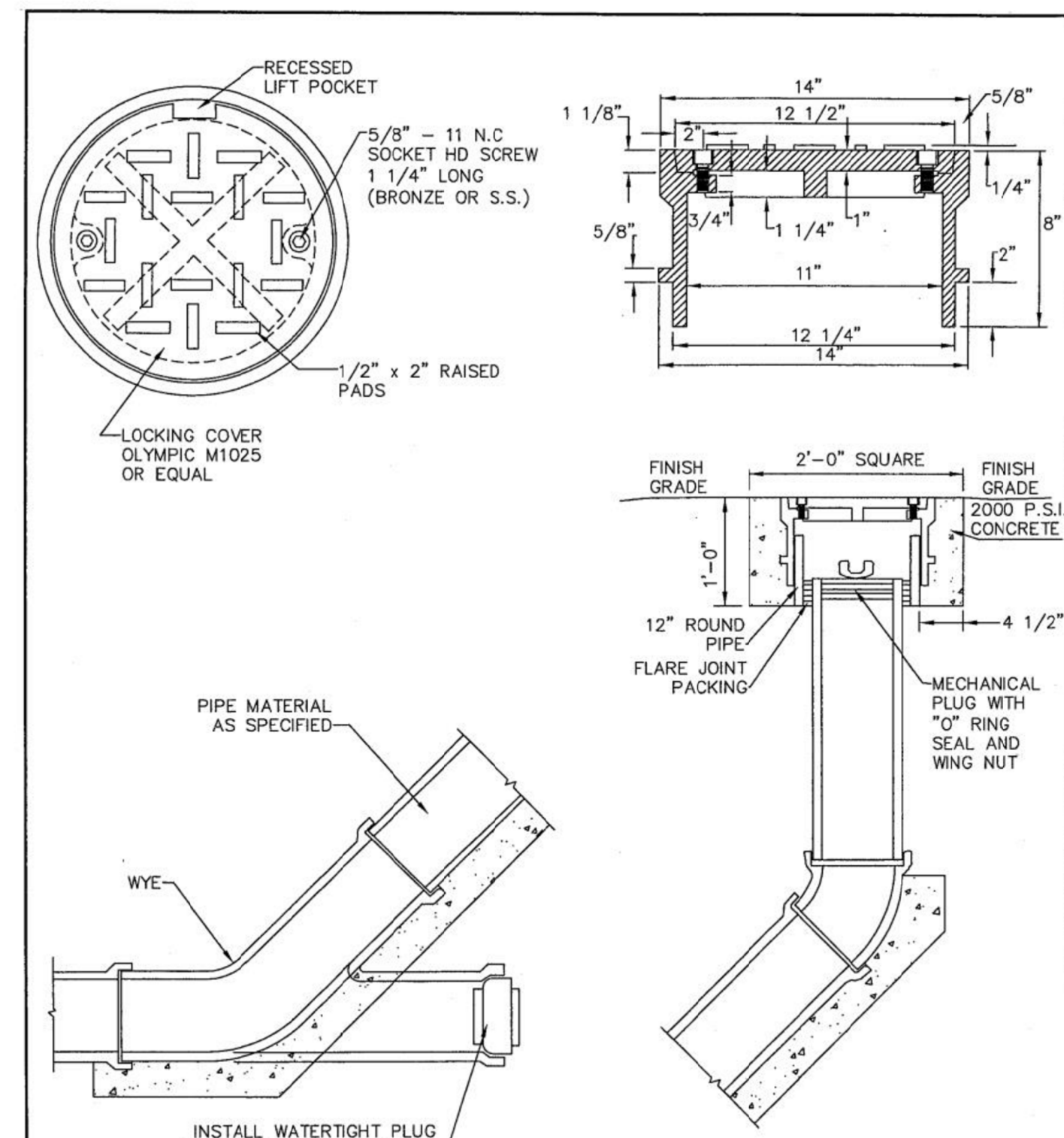


- NOTES**
- ELBOWS SHALL NOT BE GREATER THAN 45 DEGREES.
 - CLEAN OUT IS REQUIRED FOR EACH PIPE LENGTH GREATER THAN 100' AND FOR EACH 90° ACCUMULATED ELBOW/100'.
 - ALL HOUSE PLUMBING OUTLETS MUST BE CONNECTED TO THE SEWER. NO DOWN SPOUTS OR STORM DRAINAGE MAY BE CONNECTED TO THE SEWER SYSTEM.
 - 18" MINIMUM COVERAGE OVER PIPE.
 - LAY PIPE IN STRAIGHT LINE BETWEEN BENDS. MAKE ALL CHANGES IN GRADE OR LINE WITH $\frac{1}{4}$ BEND OR WYE. 90° CHANGE WITH $\frac{1}{8}$ BEND AND WYE.
 - 4" SEWER PIPE MINIMUM SIZE ON PROPERTY. 2% MINIMUM GRADE.
 - ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT SEWER ORDINANCES.
 - ALL CONSTRUCTION REQUIRES A PLAN SHOWING PROPERTY AND DIMENSIONS AND COMPLETION OF SIDE SEWER APPLICATION AND MAINTENANCE AGREEMENT, AS NEEDED.
 - BACK WATER VALVE (CHECK VALVE) IS REQUIRED:
 - IF CONNECTED TO A SHARED SIDE SEWER.
 - IF CONNECTION AT HOUSE IS LOWER THAN BOTH UPSTREAM AND DOWNSTREAM MANHOLE.
 - SEE S-23 & S-24 FOR LAKE LINE REQUIREMENTS.
 - AS-BUILT DRAWING SHOWING LOCATION OF SIDE SEWER & ALL BENDS, C.O. ETC., IN RELATION TO THE HOUSE IS REQUIRED AFTER INSPECTION & INSTALLATION. SEE STANDARD DETAIL S-38 FOR A TYPICAL "AS BUILT".
 - THE MINIMUM PIPE SIZE FOR SIDE SEWERS SHALL BE:
 - 6" - WITHIN THE PUBLIC RIGHT-OF-WAY.
 - 4" - SINGLE FAMILY RESIDENCES.
 - 6" - 2 TO 6 SINGLE FAMILY RESIDENCES.
 - 6" - BUILDINGS OTHER THAN SINGLE FAMILY RESIDENCES.
 - UTILITY PIPE TRACER TAPE SHALL BE DETECTABLE BELOW GROUND SURFACE, COLOR CODED, WITH UTILITY NAME PRINTED ON TAPE. CONDUCTIVE WARNING TAPE REQUIRED OVER ALL WATER PIPE. TAPE SHALL BE MANUFACTURER'S STANDARD PERMANENT, BRIGHT-COLORED, CONTINUOUS PRINTED PLASTIC TAPE, ALUMINUM BACKED, INTENDED FOR DIRECT-BURIAL SERVICE. TAPE SHALL BE NOT LESS THAN 6" WIDE X 4 MILS THICK.

CITY OF MERCER ISLAND
STANDARD DETAILS
SEWER
HOUSE SEWER CONNECTION

6-5-2009 NO SCALE **S-18**

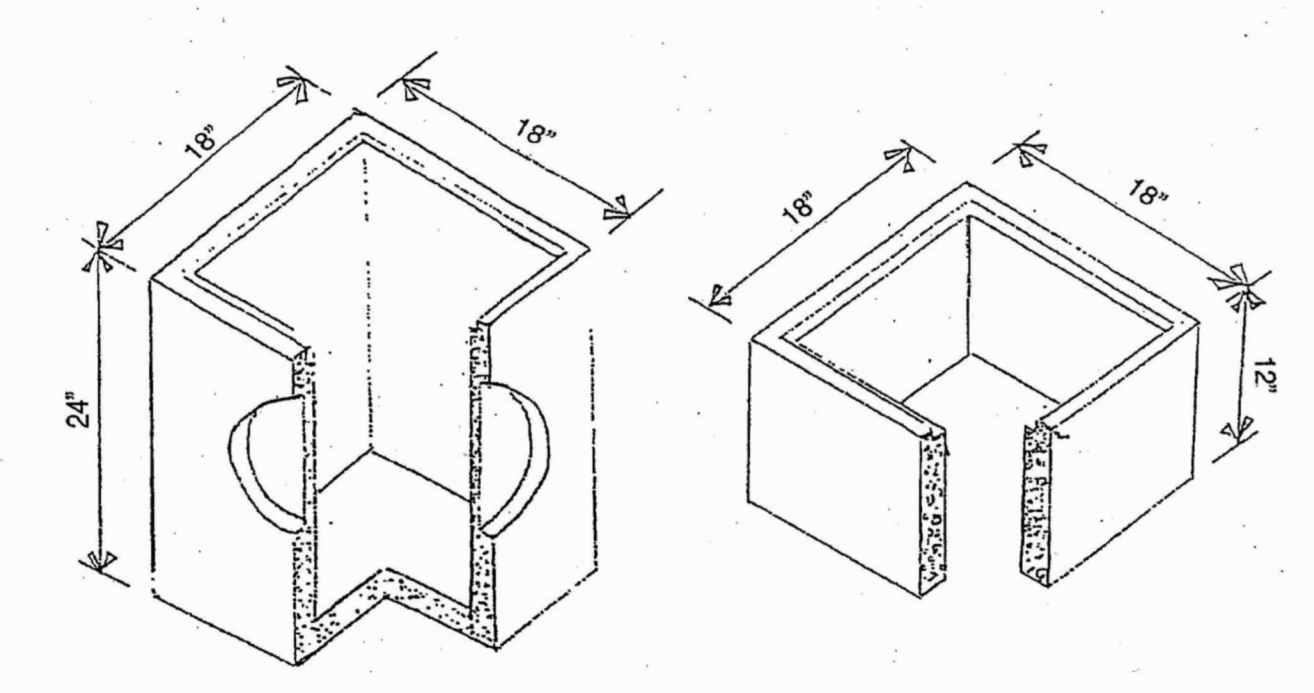
REV DATE APPROVED



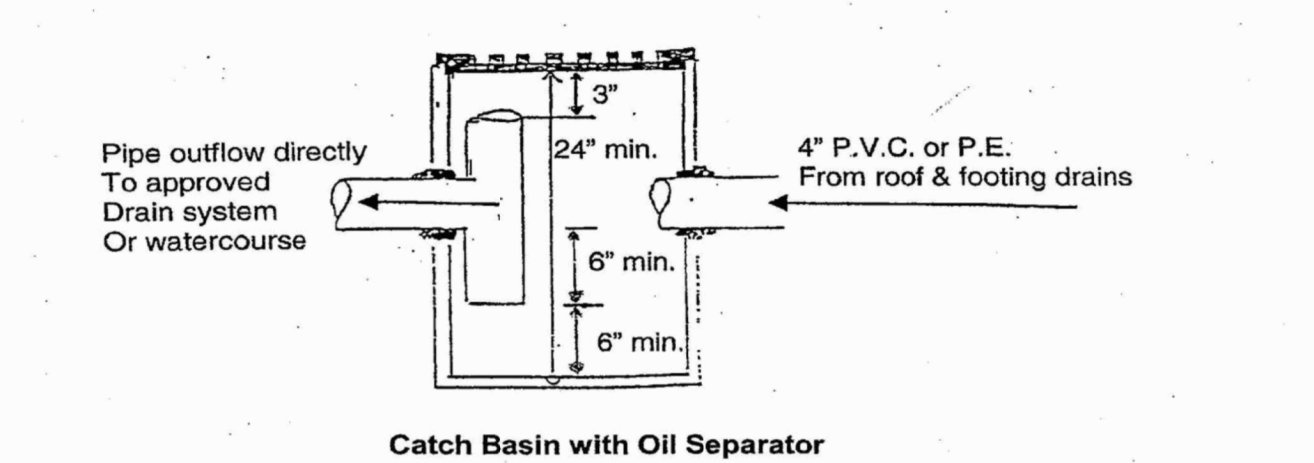
CITY OF MERCER ISLAND
STANDARD DETAILS
SEWER
CLEAN OUT DETAIL

6-5-2009 NO SCALE **S-19**

REV DATE APPROVED

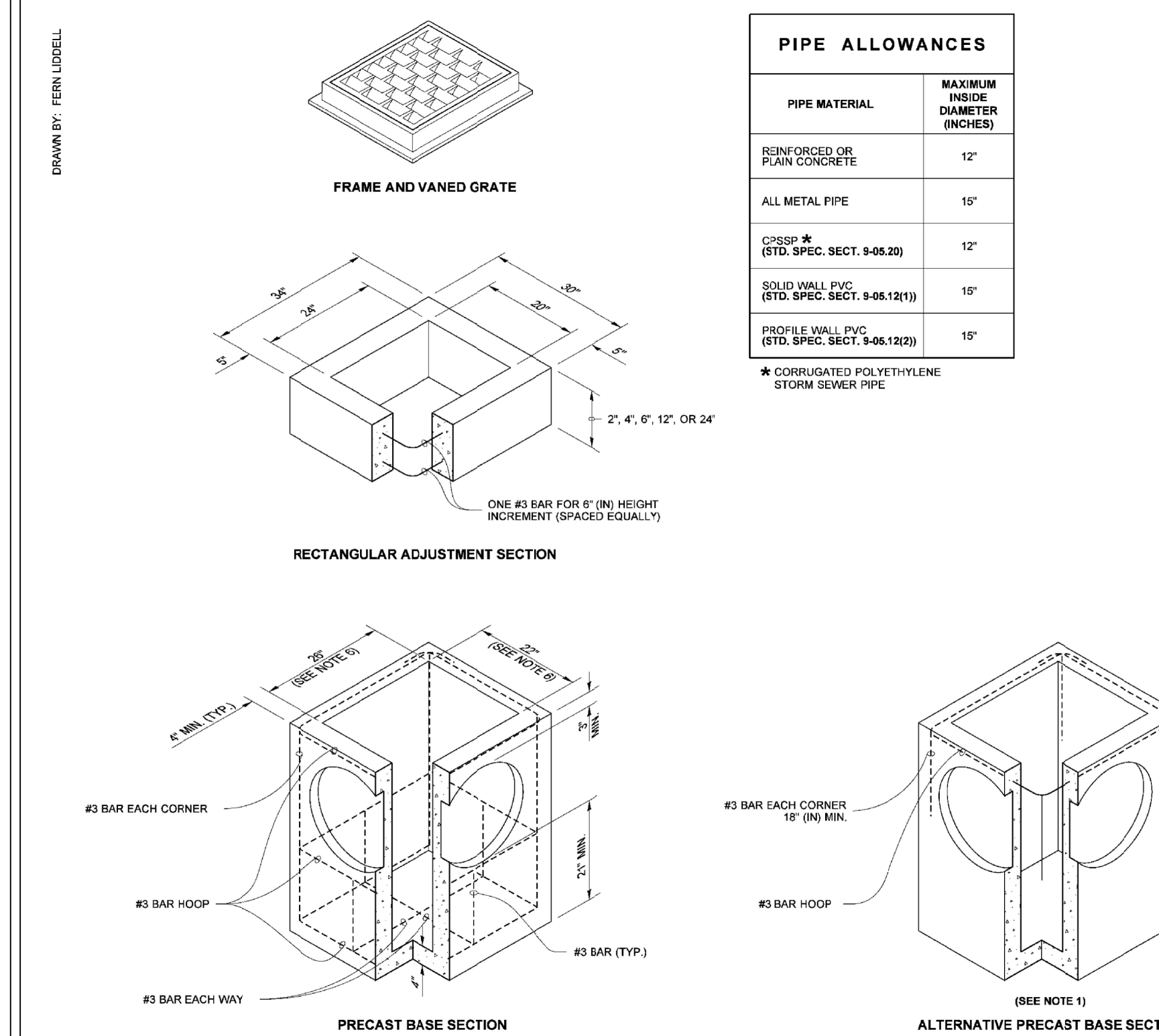


Catch Basin (C.B.)
Depth & Volume are
Minimum Dimensions.
Minimum Volume = 24 gal.



Catch Basin with Oil Separator

S:\DSG\FORMS\StormDrainageRequirements.doc 01/2010



PIPE ALLOWANCES

PIPE MATERIAL	MAXIMUM INSIDE DIAMETER (INCHES)
REINFORCED OR PLAN CONCRETE	12"
ALL METAL PIPE	16"
CRISP* (STD. SPEC. SECT. 9-06.20)	12"
SOLID WALL PVC (STD. SPEC. SECT. 9-06.12(1))	16"
PROFILE WALL PVC (STD. SPEC. SECT. 9-06.12(2))	16"

* CORRUGATED POLYETHYLENE STORM SEWER PIPE

- NOTES**
- As acceptable alternatives to the rebar shown in the PRECAST BASE SECTION, fibers (placed according to the Standard Specifications) or wire mesh having a minimum area of 0.12 square inches per foot shall be used with the minimum required rebar shown in the ALTERNATIVE PRECAST BASE SECTION. Wire mesh shall not be placed in the knockouts.
 - The knockout diameter shall not be greater than 20" (in). Knockouts shall have a wall thickness of 2" (in) minimum to 2.5" (in) maximum. Provide a 1.5" (in) minimum gap between the knockout wall and the outside of the pipe. After the pipe is installed, fill the gap with joint mortar in accordance with Standard Specification Section 9-04.3.
 - The maximum depth from the finished grade to the lowest pipe invert shall be 5' (ft).
 - The frame and grate may be installed with the flange down, or integrally cast into the adjustment section with flange up.
 - The Precast Base Section may have a rounded floor, and the walls may be sloped at a rate of 1 : 24 or steeper.
 - The opening shall be measured at the top of the Precast Base Section.
 - All pickup holes shall be grouted full after the basin has been placed.

CITY OF MERCER ISLAND
STANDARD DETAILS
SEWER
CATCH BASIN TYPE 1

6-5-2009 NO SCALE **S-20-03**

REV DATE APPROVED

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

PROJECT 9619 SE 34th Street
CLIENT JayMarc Custom Homes - Su Residence
SHEET CONTENT Stormwater Site Details

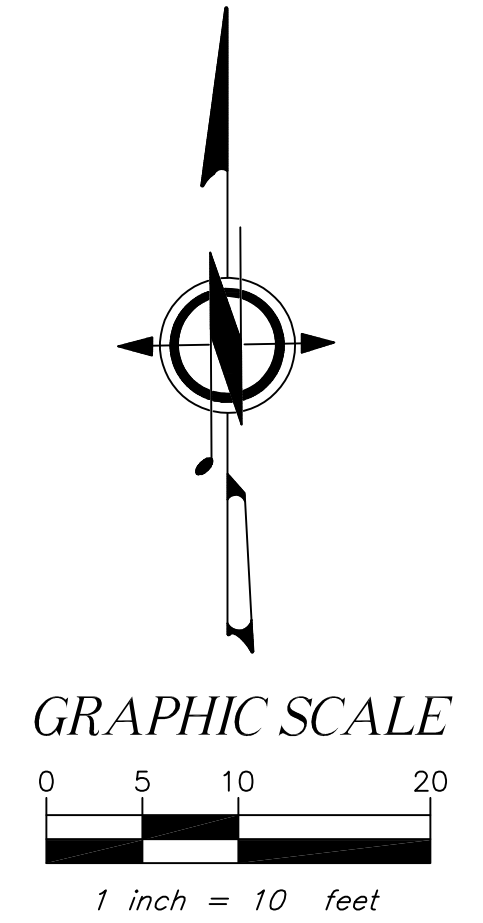
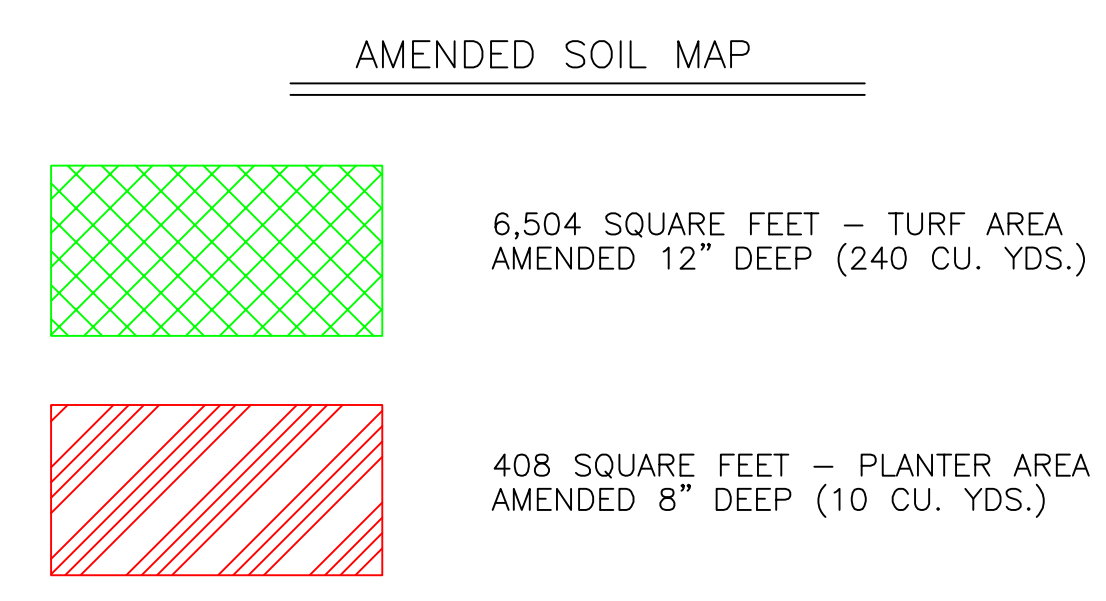
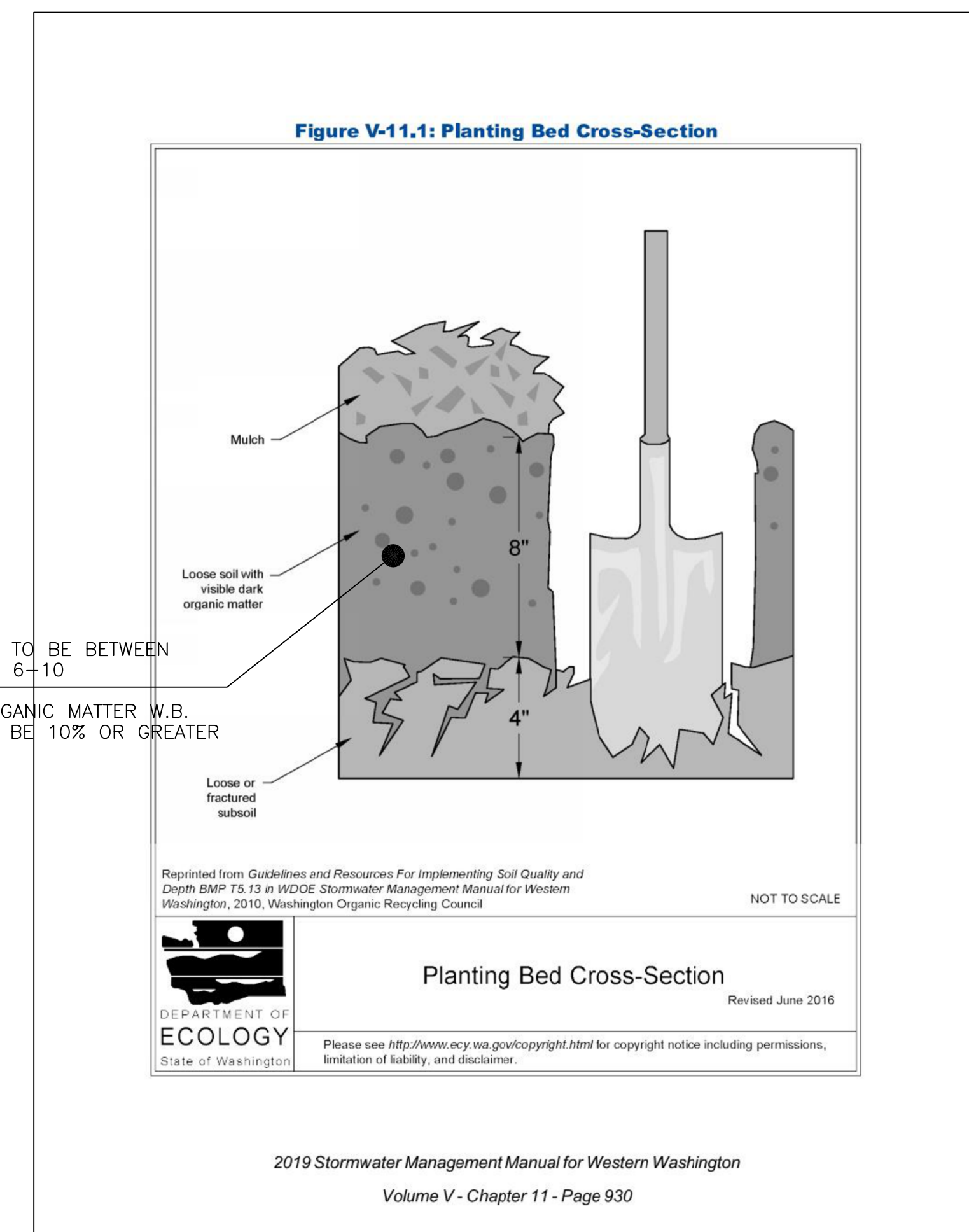
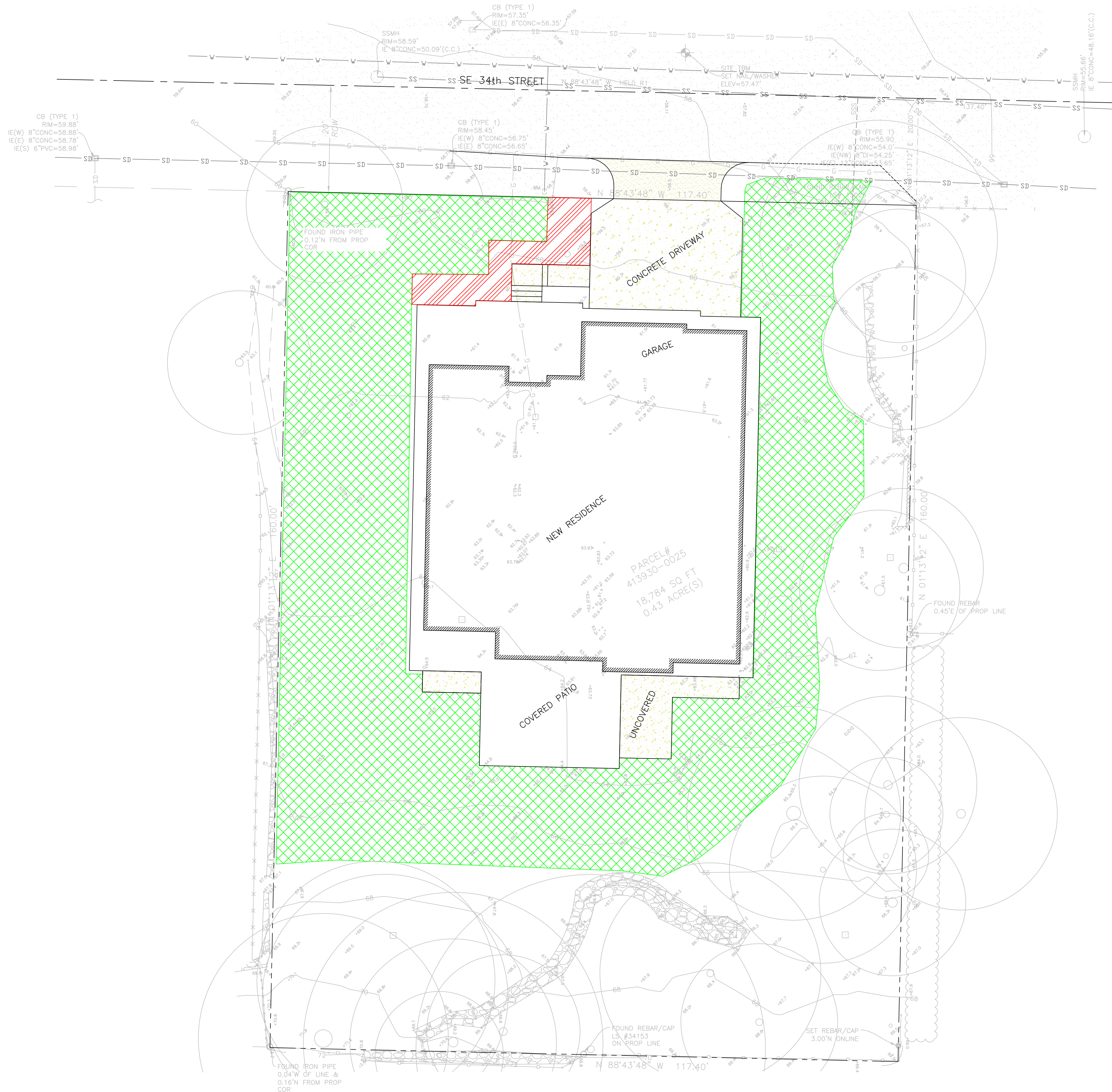
DATE 06/19/2024
JOB NO.
DWG NO.

DESIGNED BY DLO
DRAWN BY SL\$
CHECKED BY DLO

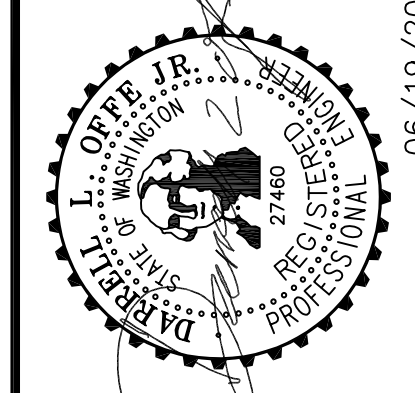
REV. NO. 06/19/2024
DATE
DESCRIPTION

PERMIT #: 2402-029

3 OF 4



PROJECT		9619 SE 34th Street	
CLIENT		JayMarc Custom Homes - Su Residence	
SHEET CONTENT		Amended Soil Map & Detail	
DATE	06/19/2024	DESIGNED BY	DLO
JOB NO.		DRAWN BY	SL\$
DWG NO.		CHECKED BY	DLO
SHEET	4	REV. NO.	
OF	4	DATE	
PERMIT #:		2402-029	



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