9619 SE 34th St.

MERCER ISLAND, WA. - JMC043

GENERAL INFORMATION
APPLIES FULL SET

FLOOR PLAN GENERAL NOTES

GENERAL

A. ALL ANGLED WALLS (OTHER THAN 90°) SHALL BE CONSTRUCTED AS NOTED BY ANGLE (DEGREES) CALLOUT OR CONFIGURED AS DIMENSIONED. (UNO.)

B. ALL DIMENSIONS AT WALLS ARE TO THE FACE OF FRAMING STUDS.

C. ALL EXTERIOR WALLS ENCLOSING CONDITIONED SPACE SHALL BE w/ 2x6 STUDS at 16" OC. and INTERIOR WALLS TO BE 2x4 STUDS at 16" OC. per IRC. R602.3.2 (UNO.)

D. ALL DIMENSIONS AT WINDOWS ARE TO THE CENTERLINE

E. WINDOW SIZES NOTED ON PLANS ARE NOMINAL SO CONTRACTOR MUST VERIFY EXACT ROUGH OPENINGS PRIOR TO FRAMING. WINDOW and DOOR HEAD HEIGHTS SHOULD BE COORDINATED SO THAT ALL WINDOW and DOOR TRIMS ALIGN.

F. PROVIDE WEATHER PROTECTION SYSTEM w/WATER-RESISTIVE BARRIERS IN COMBINATION w/FLASHINGS at EXT. WALLS, OPENINGS, PROJECTIONS, PENETRATIONS and INTERSECTIONS TO LOOK OUT ALL MOISTURE per IRC. R703.1-703.4

G. TILE INSTALLATION SHALL COMPLY w/APPLICABLE SECTIONS OF THE TILE COUNCIL OF AMERICA'S "HANDBOOK FOR CERAMIC TILE INSTALLATION" and ITS REFERENCED STANDARDS including IRC. R702.4.1

H. ALL COUNTERS, TUB DECKS & WALLS AT TUBS & SHOWERS SHALL HAVE SMOOTH, HARD, NON-ABSORBENT SURFACE o/CEMENTITIOUS BACKER BOARD and MOISTURE RESISTANT UNDERLAYMENT per IRC. R702.4.2 NON-ABSORBENT SRUFACE AT TUB & SHOWER WALLS SHALL BE TO A HEIGHT OF +72" MIN. ABOVE DRAIN INLET per IRC. R307.2

I. ALL SHOWERS TO COMPLY w/IRC. P2708.1 through P2708.5 ALL SHOWER RECEPTORS TO COMPLY w/IRC. P2709.1 through P2709.4 and P2709.4

J. CALCULATIONS and DETAILS FOR MOUNTING HEIGHTS & CONNECTION OF METAL GUARDRAILS (IF USED) SHALL BE PROVIDED FOR REVIEW and APPROVAL BY RAILING FABRICATOR PRIOR TO INSTALLATION FOR COMPLIANCE w/IRC. R311 & R312

K. ALL REQUIREMENTS FOR BUILDING ENVELOPE TO COMPLY WITH THE 2018 WASHINGTON STATE ENERGY CODE (WSEC). SEE REQ'D ENERGY CREDITS ON THIS SHEET ALONG w/ ENI FOR PRESCRIPTIVE REQUIREMENTS and COMPLIANCE NOTES FOR SINGLE FAMILY RESIDENTIAL IN CLIMATE ZONE 5 and MARINE 4.

L. WSEC COMPLIANCE CERTIFICATE REQUIRED WITHIN 3' OF ELECTRICAL PANEL.

M. EXHAUST FANS LARGER THAN 50cfm. MAY BE CONNECTED TO 4" SMOOTH WALL VENT PIPE IF RUNS DO NOT EXCEED 20' IN LENGTH, THE MINIMUM SIZE OF FLEX DUCT IS 5" DIAMETER WITH MAXIMUM RUN OF 15'.

N. COMBUSTION AIR REQUIRED FOR ALL FUEL BURNING APPLIANCES. ALL INGITION SOURCES TO BE min. 18" ABV. GARAGE FLOOR per IRC. M1307.3

O. 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

P. ALL WASTE PLUMBING DROPS TO BE ON INTERIOR WALLS or FURRED OUT EXTERIOR WALLS.

Q. PROVIDE ACOUSTICAL PIPE WRAP AT ALL UPPER LEVEL WASTE LINES

R. ALL OPENINGS MADE IN WALLS, FLOORS or CEILINGS FOR THE PASSAGE OF PIPES, STRAINER PLATES ON DRAIN INLETS, TUB WASTE OPENINGS TO CRAWLSPACE and METER BOXES TO COMPLY w/THE CODE REQUIREMENTS OF THE GOVERNING UPC.

S. ENTRY STEPS SHALL HAVE SUFFICIENT GRADE BUILT UP AROUND THEM SO THE NUMBER OF STAIR RISERS DOES NOT EXCEED 3, w/MAX. RISER HEIGHT OF 7¾" - NOT REQUIRING A HANDRAIL per IRC. R311.7.8

T. ALL EXTERIOR HOSE BIBS TO HAVE NON-REMOVABLE VACUUM BREAKERS, MUST BE FROSTPROOF and BE CAULKED and SECURED AT EXT. WALLS.

U. INTERIOR CEILING HEIGHTS ARE AS FOLLOWS:

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

SAFETY GLAZING

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

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

1. GLAZING IN DOORS.
2. GLAZING ADJACENT TO DOORS.
3. GLAZING IN WINDOWS MEETING ALL (4) CONDITIONS LISTED.
4. GLAZING IN GUARDS and RAILINGS
5. GLAZING IN and NEAR WET SURFACES.
6. GLAZING ADJACENT TO STAIRS and RAMPS
7. GLAZING ADJACENT TO THE BOTTOM STAIR LANDING.

SKYLIGHTS and SLOPED GLAZING SHALL COMPLY with THE MATERIALS and REQUIREMENTS OF IRC. R308.6.1 through R308.6.9

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. 312.2.1
- MUST HAVE A SILL HEIGHT OF NOT MORE THAN 44" ABV. FLOOR per IRC. R310.2.2
- GUARDS MUST BE PROVIDED AS WINDOW FALL PROTECTION AT LOW WINDOWS LOCATED GREATER THAN 72" ABV. FINISHED GRADE per IRC. R312.2

STAIRS and HANDRAILS

STAIRWAYS PROVIDING EGRESS FROM HABITABLE LEVELS NOT PROVIDED w/EGRESS DOOR per IRC. R311.2 SHALL MEET THE REQUIREMENTS and EXCEPTIONS OF IRC. R311.7.1 through R311.7.9 INCLUDING:

- SHALL PROVIDE A MIN. CLEAR WIDTH OF 36" ABOVE HANDRAIL w/MAX. HANDRAIL PROJECTION INTO STAIRWAY OF 4½" ON EITHER SIDE per R311.7.1
- SHALL PROVIDE A MIN. HEADROOM OF 6'-8" MEASURED VERTICALLY FROM THE NOSE OF TREADS or LANDINGS per R311.7.2
- SHALL NOT HAVE A VERTICAL RISE GREATER THAN 151" BTWN. FLOOR LEVELS or LANDINGS per R311.7.3
- SHALL MEET THE WALKLINE REQUIREMENTS AT WINDER TREADS per R311.7.4
- SHALL HAVE A MAX. RISER HEIGHT OF 7¾" 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 ⅜". TREADS LESS THAN 11" SHALL MEET NOSING REQUIREMENTS. THE OPENINGS AT OPEN RISERS SHALL NOT PERMIT THE PASSAGE OF A 4"ø SPHERE per R311.7.5.1 through R311.7.5.4
- LANDINGS AT TOP and BOTTOM OF STAIRS SHALL MEET THE REQUIREMENTS OF R311.7.6
- THE WALKING SURFACE OF TREADS and LANDINGS SHALL NOT BE SLOPED MORE THAN 2% PER R311.7.7
- HANDRAILS SHALL BE PROVIDED ON AT LEAST ONE SIDE OF EACH CONTINUOUS RUN OF TREADS w/(4) or MORE RISERS. THE TOP OF HANDRAIL SHALL BE 34-38" ABV. LINE CONNECTING NOSINGS, HAVE MIN. 1½" SPACE BETWN. RAIL and WALL. HANDRAIL MUST RUN CONTINUOUS FOR FULL LENGTH OF EACH FLIGHT and MEET APPROVED GRIP-SIZE per IRC. R311.7.8
- SHALL BE PROVIDED w/ILLUMINATION per IRC. R303.7 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 4⅜" 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 72" ABV. FINISHED GRADE per IRC. R312.2.2

GUARDS and HANDRAILS MUST RESIST A SINGLE CONCENTRATED LOAD OF 200lbs. IN ANY DIRECTION ALONG THE TOP and GUARD INFILL MUST RESIST A 50lb. LOAD APPLIED HORIZ. OVER 1 Sq.Ft. per IRC. TABLE R301.5

ALARMS

SMOKE ALARMS and CARBON MONOXIDE ALARMS REQUIRED IN ALL NEW DWELLINGS SHALL MEET REQUIREMENTS and EXCEPTIONS OF NFPA 72, IRC. R314 and R315.

- SMOKE ALARMS TO BE LISTED and INSTALLED IN ACCORDANCE w/IRC. R314.1.1 and CARBON MONOXIDE ALARMS IN ACCORDANCE w/IRC. 315.1.1
- SMOKE ALARMS SHALL BE INSTALLED IN FOLLOWING LOCATIONS per R314.3 :
  1. IN EACH SLEEPING ROOM.
  2. OUTSIDE EACH SEPARTE SLEEPING AREA.
  3. ON EACH STORY OF THE DWELLING.
  4. NOT LESS THAN 3' FROM A BATHROOM w/TUB or SHOWER.
  5. NOT NEAR COOKING APPLIANCES per R314.3.1
- SMOKE ALARMS SHALL BE INTERCONNECTED per R314.4
- CARBON MONOXIDE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS per R315.3 :
  1. ON EACH STORY OF THE DWELLING
  2. ADJACENT TO EACH SEPARATE SLEEPING AREA.
  3. WITHIN BEDROOMS WHERE A FUEL BURNING FIREPLACE IS LOCATED IN THE ROOM or ITS ATTACHED BATH.
- ALL ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM BUILDING WIRING w/BATTERY BACKUP per 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	MED	Medium	SQ IN	Square inches
AB	Anchor Bolt	EXC	Excavate	MEMB	Membrane	SQFT	Square feet
ABV	Above	EXH	Exhaust	MFR	Manufacturer	STC	Sound Transmission Coefficient
AD	Area Drain	EXIST	Existing	MIN	Minimum	STD	Standard
ADDL	Additional	EXT	Exterior	MIR	Mirror	STL	Steel
ADH	Adhesive	FBD	Fiberboard	MISC	Miscellaneous	STR	Structural
ADJ	Adjustable	FCB	Fiber Cement Board	MLB	Micro Laminate Beam	STRUCT	Structure or Structural
AFF	Above Finish Floor	FCO	Floor clean out	MMB	Membrane	SY	Square yard
AGG	Aggregate	FD	Floor drain	MTL	Metal	T	Tread
ALT	Alternate	FIN	Finish	MWK	Millwork	T&G	Tongue and Groove
ALUM	Aluminum	FIXT	Fixture	NIC	Not in Contract	TEL	Telephone
ANC	Anchor	FLOR	Fluorescent	NO	#	TEMP	Tempered
APX	Approximate	FLR	Floor	NO	Number	TK	Tight Knot
ASPH	Asphalt	FLSH	Flashing	NOM	Nominal	TME	To Match Existing
AUTO	Automatic	FND	Foundation	NTS	Not to Scale	TO	Top Of
AVR	Average	FO	Face Of	O	Non-Operable Window Section	TOB	Top of Beam
AWG	American Wire Gauge	FOC	Face of Concrete	OBS	Obscure	TOC	Top of curb/ Top of Concrete
AWN	Awning	FOM	Face of Masonry	OC	On Center	TOF	Top of footing
B/O	By Others	FOS	Face of Studs	OD	Outside Diameter	TOJ	Top of joist
BD	Board	FOW	Face of Wall	OH	Overhang	TOW	Top of wall
BLDG	Building	FPL	Fireplace	OP	Opaque	TP	Toilet Paper Hanger
BLKG	Blocking	FRM	Frame(ing)	OPG	Opening	TYP	Typical
BLW	Below	FRPF	Fireproof	OPNG	Opening or Rough Opening	UNO	Unless Noted Otherwise
BM	Beam	FT	Foot	OSB	Orientated Strand Board	VB	Vapor barrier
BOF	Bottom of footing	FTG	Footing	PBD	Particle Board	VERT	Vertical
BOT	Bottom	FUR	Furred	PBF	Prefabricated	VIF	Verify in field
BOW	Bottom of wall	GA	Gauge	PERF	Perforate(d)	W/	With
BR	Bedroom	GALV	Galvanized	PL	Property Line	W/O	Without
BSMT	Basement	GFCI	Ground Fault Circuit Interrupt	PLAM	Plastic Laminate	WC	Toilet (water closet)
BTW	Between	GFI	Ground Fault Interrupt	PLT	Plate	WD	Wood
BYND	Beyond	GL	Glass	PLYWD	Plywood	WDW	Window
CAB	Cabinet	GLB	Glue Laminated Beam	PNT	Paint or Painted	WH	Water Heater
CAS	Casement	GLBK	Glass Block	PSF	Pounds Per Square Foot	WIC	Walk-In Closet
CB	Catch Basin	GWB	Gypsum Wall Board	PSI	Pounds Per Square Inch	WP	Water Proofing
Ventilating		GYP	Gypsum	PT	Pressure Treated	WP	Weatherproof
CC	Center to Center	HB	Hose Bib	PVC	Polyvinyl Chloride	WR	Weather Resistant
CIP	cast-in-place	HC	Hollow Core	PVMT	Pavement	WRB	Weather Resistive Barrier
CJ	Control Joint	HDR	Header	R	Riser	WWF	Welded Wire Fabric
CL	Centerline	HDWR	Hardware	R&S	Rod and Shelf	X	Operable Window Section
CLG	Ceiling	HT	Height	RC	Reinforced Concrete		
CLR	Clear	HVAC	Heat-Vent-Air Conditioning	RD	Rod		
CMU	Concrete Masonry Unit	HW	Hot water	RD	Roof Drain		
CO	Clean Out	ID	Inside Diameter	RDL	Roof drain leader		
COL	Column	ILO	In Lieu Of	REBAR	Reinforcing Bar		
CONC	Concrete	IN	Inch	REFR	Ref		
CONT	Continuous	INCL	Include	REG	Register		
CRPT	Carpet	INS	Insulate(tion)	RENF	Reinforced		
CT	Ceramic Tile	INSUL	Insulation	REQ	Required		
CTYD	Courtyard	INT	Interior	REQD	Required		
CU FT	Cubic Feet	J-Box	Junction box	REV	Revision		
CU YD	Cubic Yard	JNT	Joint	RFG	Roofing		
DBL	Double	JST	Joist	RM	Room		
DEMO	Demolish or Demolition	KD	Kiln Dried	RO	Rough Opening		
DH	Double Hung	KIT	Kitchen	ROW	Right of way		
DIA	Diameter	LAM	Laminate(d)	SA	Supply Air		
DIM	Dimension	LAV	Lavatory	SCH	Schedule		
DN	Down	LB	Pound	SCN	Screen		
DP	Damp proofing	LF	Lineal Feet	SD	Smoke detector		
DR	Door	LL	Live Load	SECT	Section		
DRWR	Drawer	LT	Light	SGD	Sliding Glass Door		
DS	Downspout	LTG	Lighting	SH	Shelf		
DT	Drain Tile	LVL	Laminated Veneer Lumber	SHTH	Sheathing		
DW	Dishwasher	LVR	Louver	SIM	Similar		
DWG	Drawing	MAS	Masonry	SIM	Similar		
EA	Each	MAX	Maximum				
EF	Exhaust fan	MBR	Member				
EJ	Expansion Joint						
EL	Elevation						

SHEET INDEX

SHEET #	DESCRIPTION
A1	COVERSHEET
A1.1	PLAN REVISION LOG
A2.0	SITE PLAN
A2.1	SITE PLAN
A3	FOUNDATION PLAN
A4	MAIN FLOOR FRAMING PLAN
A5	MAIN FLOOR PLAN
A6	UPPER FLOOR FRAMING PLAN
A7	UPPER FLOOR PLAN
A8	ROOF PLAN
A9	ROOF FRAMING PLAN
A10	EXTERIOR ELEVATIONS
A11	EXTERIOR ELEVATIONS
A12	BUILDING SECTIONS
S0.0	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
D2	ARCHITECTURAL DETAILS
D3	ARCHITECTURAL DETAILS
D4	ARCHITECTURAL DETAILS
E1	MAIN FLOOR ELECTRICAL LAYOUT
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
	TREE REPLACEMENT PLAN

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

PROJECT TEAM

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

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

M&K ENGINEERING
MULHERN & KULP - 215.646.8001 - MULHERNKULP.COM
RICHARD ZABEL - RZABEL@MULHERNKULP.COM

SQUARE FOOTAGE SUMMARY

SQUARE FOOTAGE SUMMARY

MAIN FLOOR AREA/ MAIN FLR. LIVING	2,659	S.F.
GARAGE	762	S.F.
TOTAL MAIN FLOOR AREA	3,421	S.F.
UPPER FLOOR LIVING AREA	2,767	S.F.
GREAT RM/ 2 STORY VOLUME AREA	320	S.F.
STAIR WELL	11	S.F.
MINUS UPPER FLOOR	-84	S.F.
TOTAL UPPER FLOOR AREA	3,004	S.F.
TOTAL G.F.A.	6,425	S.F.
ALLOWABLE G.F.A. @ 40%	7,514	S.F.
PROPOSED G.F.A.	34%	

Updated : 07.15.24

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

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

See Sheet "SITE PLAN" for additional Zoning required Area Calculations

COVER SHEET

1/4" = 1'-0"

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

Issue	Issue Date	By
Description		
1	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.

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

© 2018 JayMarc Homes, LLC; All rights reserved.

01.31.24
Submittal Date

Sheet Title/Description

JAYMARC HOMES
Design Firm

RCR
Drawn by:

RCR/ SK
Checked by:

Primary Scale

A1
of: .

<Sheet Title/Description>

PLAN REVISION LOG

Project/ Plan	9619 SE 34th St – JMC043
Addendum #	JMC043.1
Date	06.20.24
Plan Revision(s)	• Cover Sheet – added plan revision log and created new construction date 06.20.24 • Kitchen – ○ Relocated dishwasher to opposite side of sink ○ Revised kitchen sink size • Scullery – ○ Revised refrigerator size to 36" and centered within cabinet run. ○ Added full height cabinet next to refrigerator • Upper Floor – ○ Relocated mechanical closet ○ Revised mechanical door size to be 36" ○ Replaced existing mechanical closet location with linen closet • Bonus – ○ 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	x Construction x Sales/Marketing x Purchasing
Comments	City Plan Review Comments & Client Revisions

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

△ 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.

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

© 2018 JayMarc Homes, LLC;
All rights reserved.

01.31.24
Submittal Date

Sheet Title/Description

JAYMARC HOMES
Design Firm

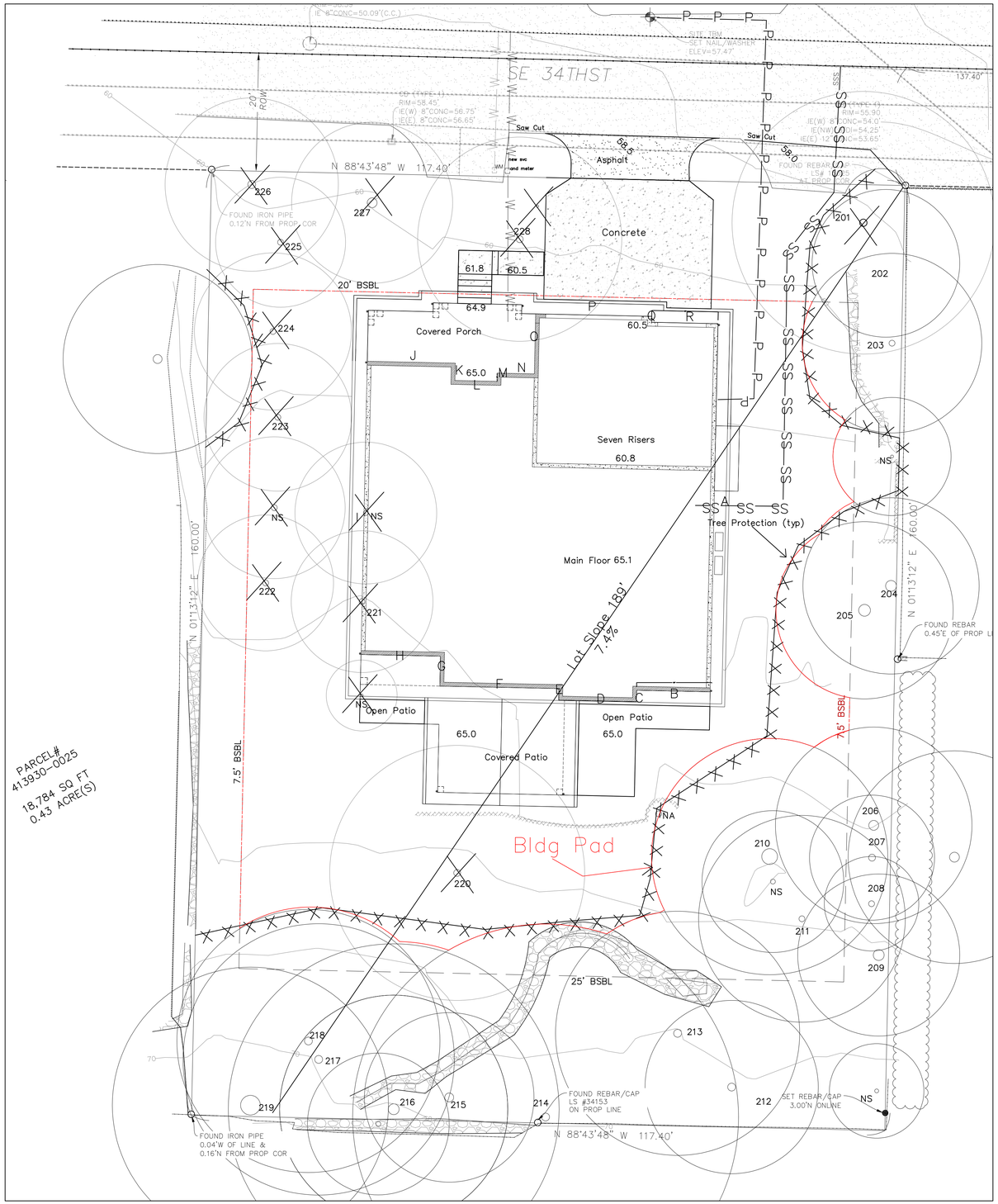
RGR
Drawn by:

RGR/ SK
Checked by:

Primary Scale

A1.1
of: .

Sheet Title/Description



PROPERTY OWNER:
Yen Fang Su
STREET ADDRESS:
9619 SE 34th St
PARCEL #
4139300025
ZONING R-9.6
SINGLE FAMILY RES. SETBACKS
FRONT YARD - 20'
REAR YARD 25'
SIDE YARD - 5'/15'
HEIGHT LIMIT
30' above average existing ground elevation to peak of roof
Lot Coverage
Maximum 40% of net lot area
Gross Floor Area
Maximum 40% of net lot area

PARKING

Covered	3 ea.
Driveway	3 ea.

LOT SLOPE CALCULATION		
High Point El:	71.2	ft
Low Point El:	57.2	ft
Elevation Difference	14	ft
Distance	189	ft
% Slope	7.4%	

HEIGHT TABLE							
Loc.	El:	Length	Product	Loc.	El:	Length	Product
A	61.8	62	3,832	M	61	1.5	92
B	63.5	12.7	806	N	61	6	366
C	63.3	2	127	O	61	10	610
D	63.4	13	824	P	61.5	20	1,230
E	63.4	2	127	Q	61.5	1	62
F	63.7	20	1,274	R	61.5	11	677
G	64.3	5	322				
H	64.5	13.5	871				
I	63	49.5	3,119				
J	60.9	15	914				
K	60.9	3	183				
L	60.9	7	426				
Sub Totals		204.7	12,823			49.5	3,036
			Total			Length	254
						Products	15,858
AEG = Product/Length						ABE	62.4
Maximum Height					30		
Maximum Elevation					92.4		
Proposed Ridge Height					92.2		

GROSS FLOOR AREA		
Main Floor/Main Living	2,659	sf
Main Floor Garage	762	sf
Total Main Floor	3,421	sf
Second Floor	3,097	sf
Second Floor Stair Deduction	(94)	sf
Total Second Floor	3,003	sf
Total GFA	6,424	sf
Allowable GFA 40%	7,514	sf
Proposed %	34%	%

TREE TABLE										
ID	Species	DHS	DSH Multistem	Dripline	Exceptional	>24"	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		Yes	11	21	x	
206	Western Red Cedar	19.9		15.8	Grove		8	17	x	
207	Western Red Cedar	11.8		10	Grove		6	10	x	
208	Lawson Cypress	11		7.5	Grove		6	9	x	
209	Grand Fir	19.6		12.8	Grove		8	16	x	
210	Doug-Fir	29		19	Grove	Yes	12	19	x	
211	Cherry Laurel	10.3		17	Grove		6	7	x	
212	Chinese photinia	12.8	11.6,5.4	14	Grove		6	9	x	
213	Horsechestnut	16.5		20	Grove		7	11	x	
214	Flowering Plumb	17	12.1,12,	32	Grove		7	11	x	
215	Horsechestnut	14.7		13.6	Grove		6	10	x	
216	Black Locust	20.7		18.4	Grove		9	14	x	
217	European White Birch	18.8	11,15.2,	22.3	Grove		8	13	x	
218	European White Birch	15.3		21.6	Grove		6	10	x	
219	Western Red Cedar	40.1		21.7	Size and Grove		17	27	x	
220	Black Locust	15.0		21	Grove		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									64.0%	

LOT COVERAGE

Lot Area	18,784
Allowed	40%
Allowed sf	7,514
New	
Eave Area	4,855
Driveway	591
Cov'd Patio	incl above
New sf	5,446
Existing	
Eaves	3,178
Driveway	613
Total Existing	3,791
Existing Removed	(3,791)
Net Existing	-
Total	
Total New and Exist	5,446
%	29.0%

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

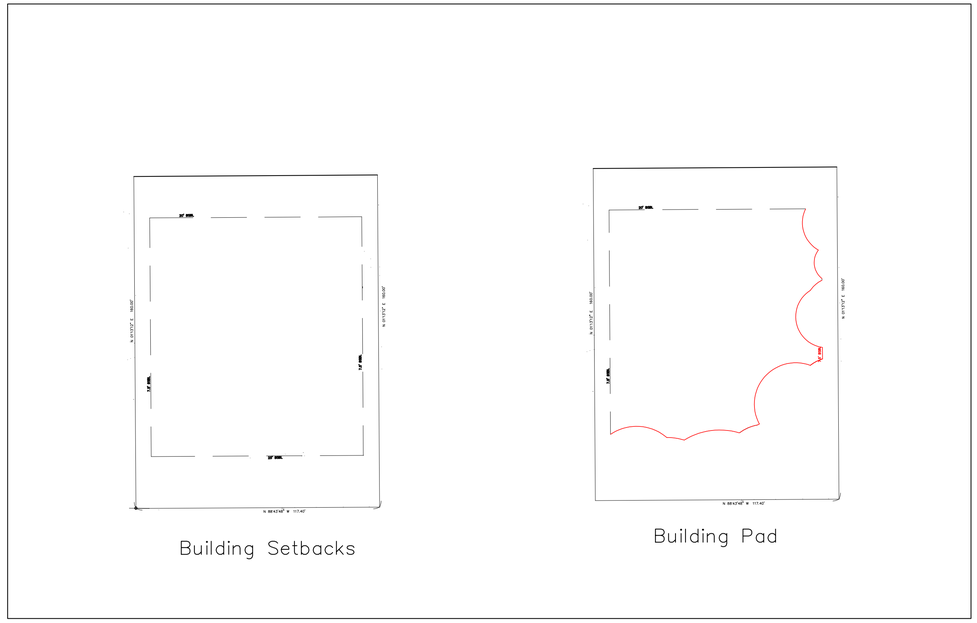
Site Plan

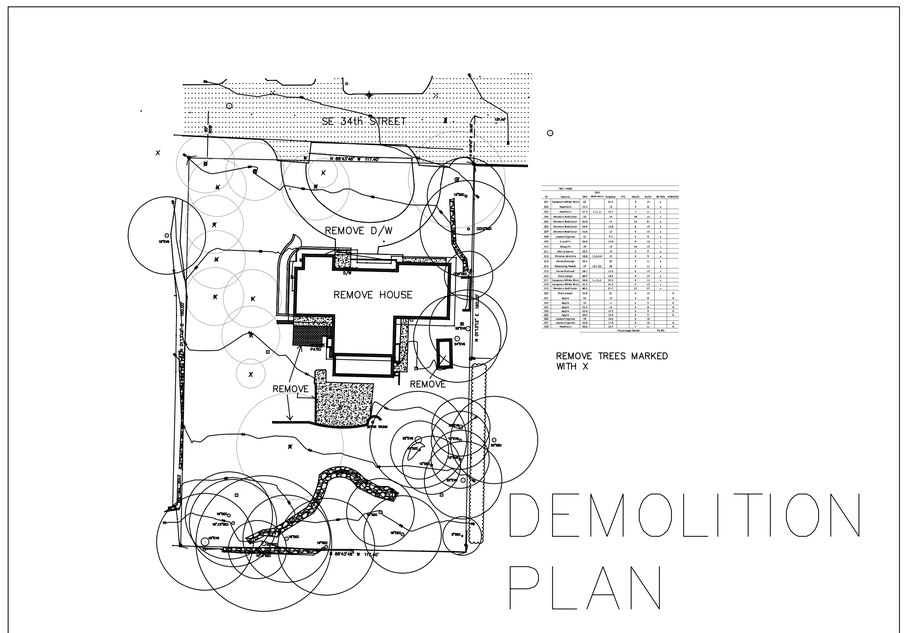
9619 SE 34th St.
Mercer Island, WA 98040

Drawn by
Gary Upper

1/31/24
6/18/24

A2.0





DEMOLITION PLAN

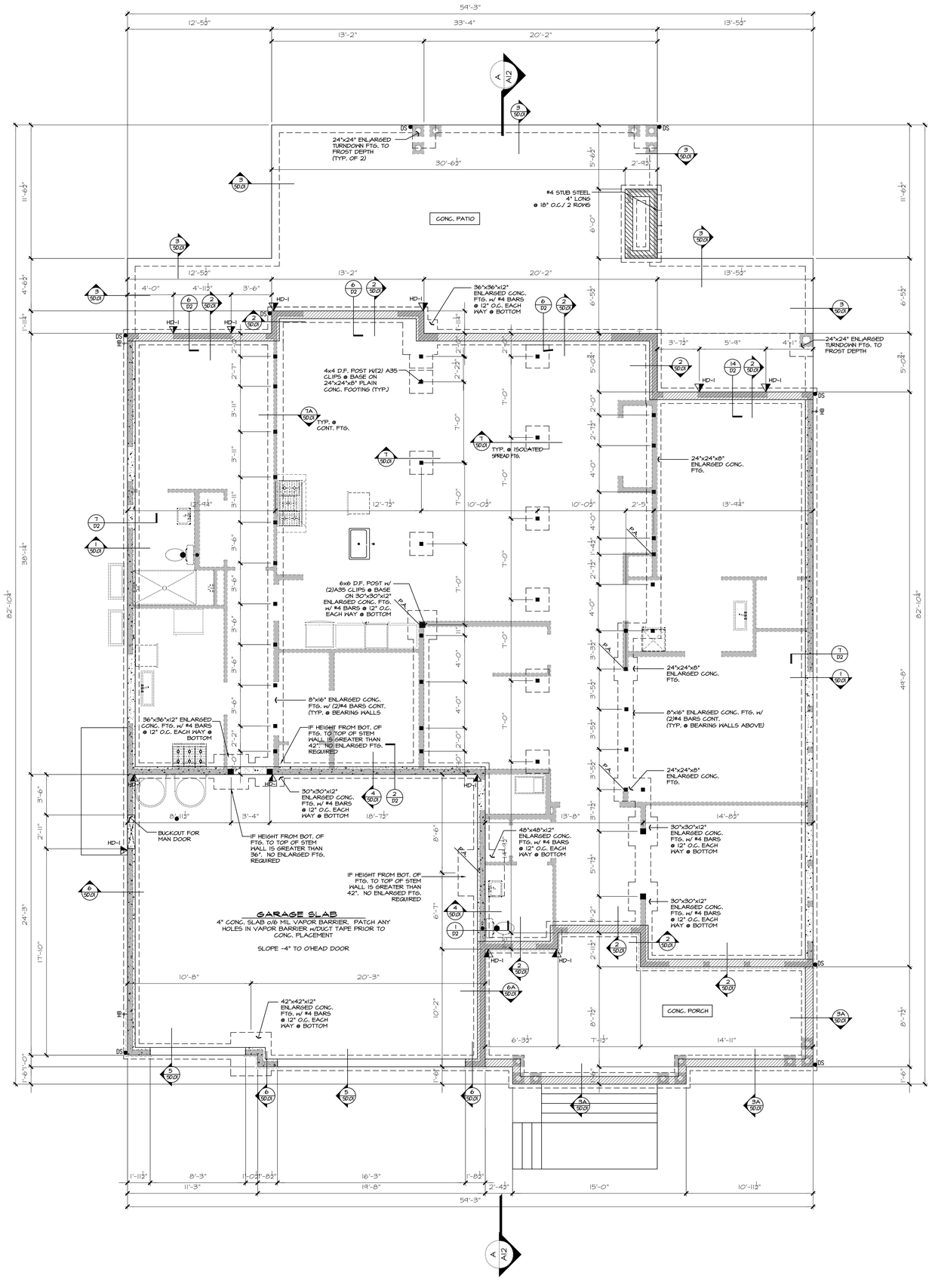
JayMarc Homes, LLC
7525 SE 24th St, #487
Mercer Island, WA 98040
425 281 2706

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 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
- 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 FLOOR SYSTEM DESIGNED FOR TILE
- JL METAL HANGER
- ✳ INDICATES POST ABOVE. PROVIDE SOLID BLOCKING UNDER POST OR JAMB ABOVE.
- INDICATES HOLDOWN.

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

REFER TO S-0 FOR TYPICAL STRUCTURAL NOTES & SCHEDULES

TYP. CRAWLSPACE POSTS:

4x4 D.F. POST W/2x4 CLEATS EA. SIDE + (2) A35 CLIPS ON EA. SIDE @ BASE OF POST W/0.131"x1-1/2" LONG REDHEAD NAILS (4'-0" MAX. POST HEIGHT) ON #90 FELT OR ASPHALT SHINGLE ON 24"x24"x8" PLAIN CONC. FTG. (TYP. U.N.O.)

FOUNDATION PLAN

1/4" = 1'-0"

JAYMARC HOMES

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

△ 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.

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

© 2018 JayMarc Homes, LLC; All rights reserved.

01.31.24 Submittal Date

Sheet Title/Description

JAYMARC HOMES Design Firm

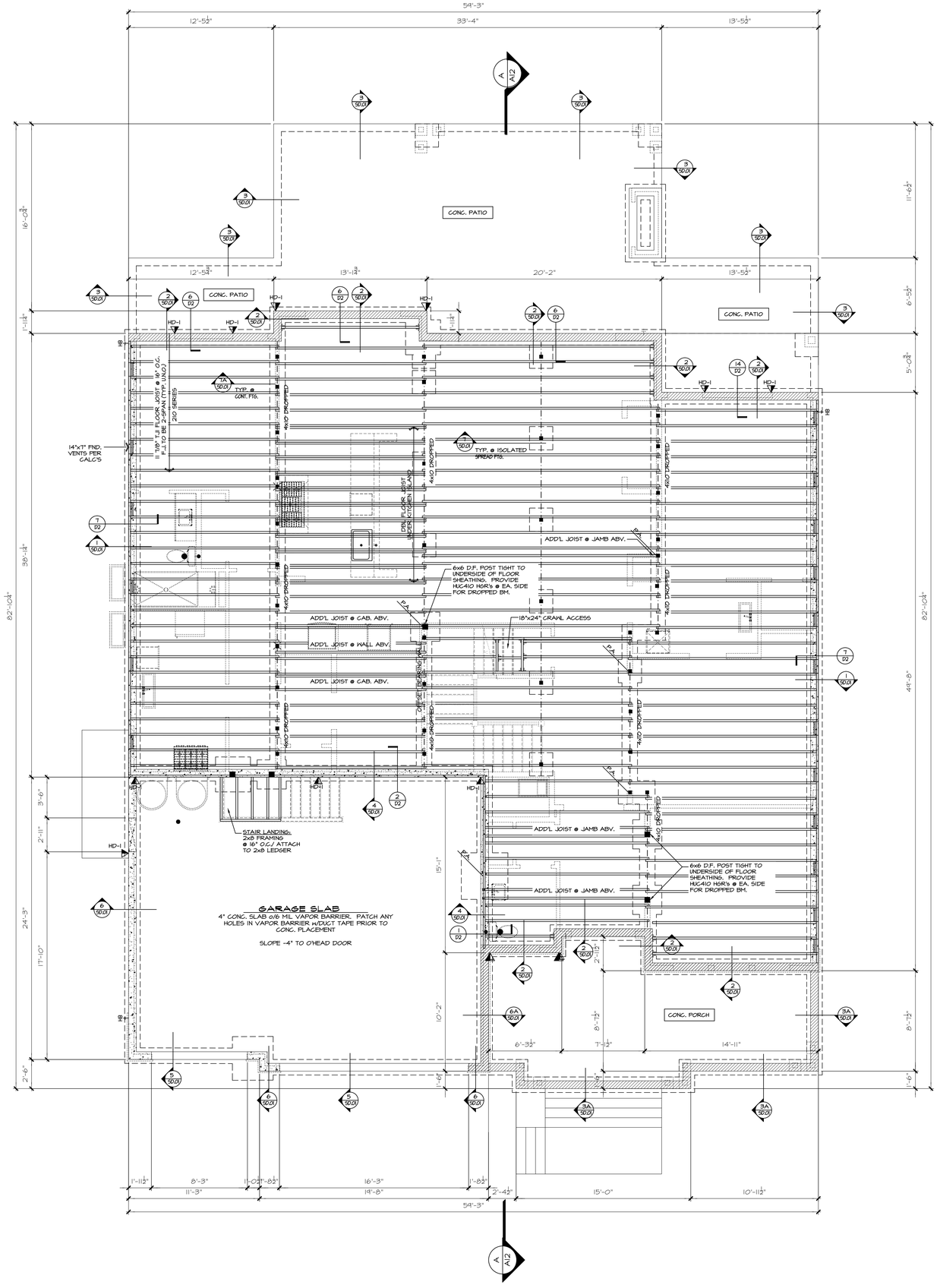
RCR Drawn by:

RCR/ SK Checked by:

Primary Scale

A3 of: .

S:\Revit\Title\Description



HOLD-DOWN SCHEDULE

SYMBOL	SPECIFICATION
HD-1	SIMPSON STHD14 (R.I.) 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
- 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 FLOOR SYSTEM DESIGNED FOR TILE

J.I. METAL HANGER

* INDICATES POST ABOVE. PROVIDE SOLID BLOCKING UNDER POST OR JAMB ABOVE.

INDICATES HOLDOWN.

TYP. CRAWLSPACE POSTS:

4x4 D.F. POST W/2x4 CLEATS EA. SIDE + (2) A35 CLIPS ON EA. SIDE @ BASE OF POST W/0.131"x1-1/2" LONG REDHEAD NAILS (4'-0" MAX. POST HEIGHT) ON #90 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.i. Req'd
Use:	14" x 7"	Foundation Vents		
Vent Area =		98 s.i. - 25% reduct.,1/4"mesh =		73.5 s.i.
Vents Required =		1277.76 s.i. / Vent Area =		17.38 s.i.
Provide :	18	14" x 7" Vents, Area =		1323 s.i.
Ventilation Provided =		1323.00 s.i. is Greater than		1277.8 s.i. Req'd
Use:	**18**	**14" x 7"**	**Foundation Vents**	

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

MAIN FLOOR FRAMING PLAN

1/4" = 1'-0"

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

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.

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

© 2018 JayMarc Homes, LLC; All rights reserved.

01.31.24
Submittal Date

Sheet Title/Description

JAYMARC HOMES
Design Firm

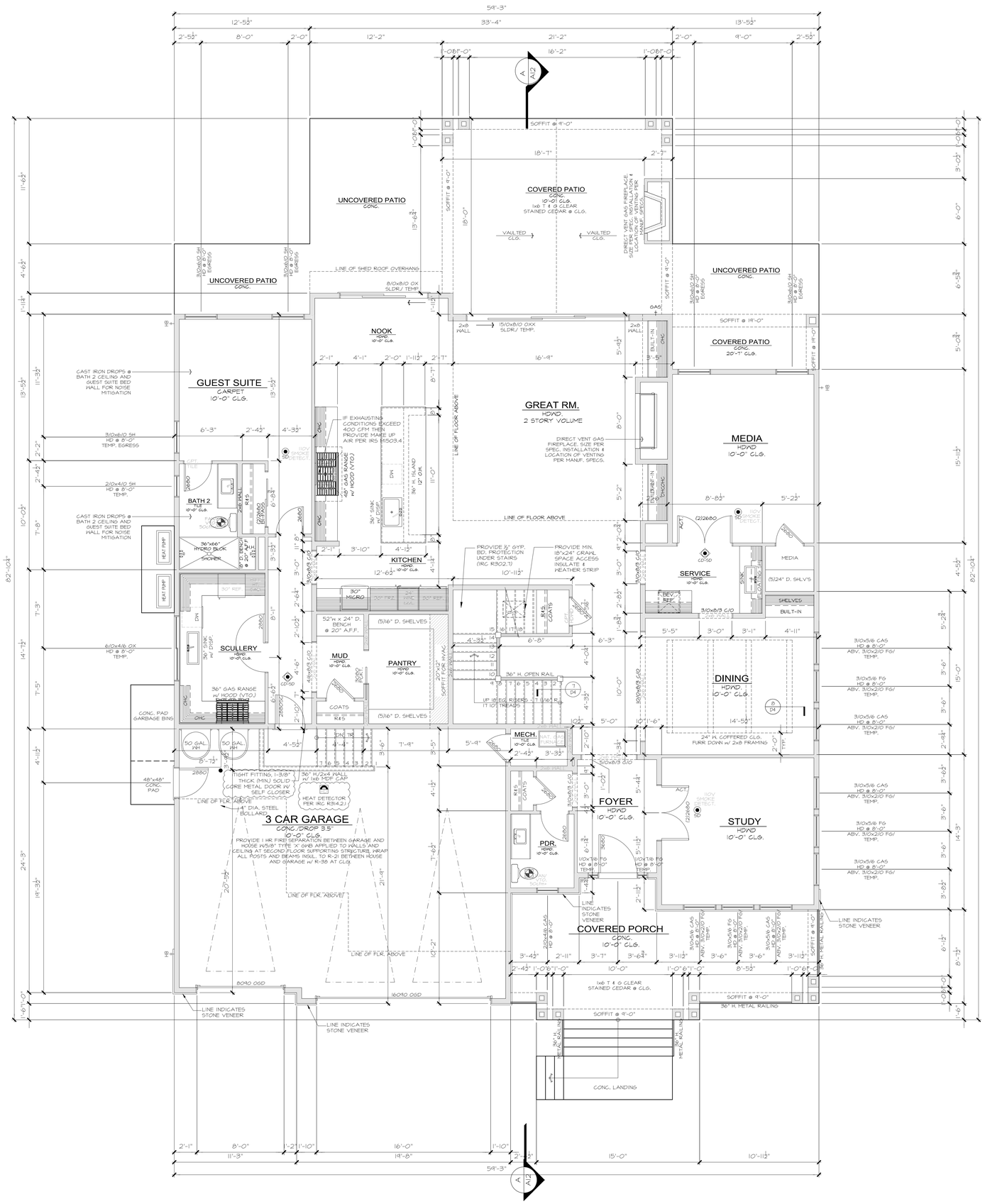
RCR
Drawn by:

RCR/ SK
Checked by:

Primary Scale

A4
of: .

Sheet Title/Description



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:

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-38 and SLAB ON GRADE TO BE R-10 PERIMETER and UNDER ENTIRE SLAB BELOW GRADE.

HIGH EFFICIENCY HVAC EQUIPMENT OPT. 3.5a. 1.5 CREDITS

HVAC EQUIPMENT AND ASSOCIATED DUCT SYSTEM(S) INSTALLATION SHALL COMPLY WITH THE REQUIREMENTS OF SECTION R403.3.7. 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 NEEA'S ADVANCED WATER HEATING SPECIFICATION.

TO QUALIFY TO CLAIM THIS CREDIT, THE BUILDING PERMIT DRAWINGS SHALL SPECIFY THE OPTION BEING SELECTED AND SHALL SPECIFY THE WATER HEATER EQUIPMENT TYPE AND THE MINIMUM EQUIPMENT EFFICIENCY.

RENEWABLE ENERGY OPTION 6.1 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 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, M1505.4.3(1), M1505.4.3(2), & M1505.4.3(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)
FA 50cfm+	BATH & POWDER	Min. 50cfm, INTERMITTENT at .025wg per TABLE M1505.4.4
	KITCHEN	Min. 100cfm, INTERMITTENT at .025wg per TBL. M1503.6
FA 100cfm+		RANGE HOOD or DOWN DRAFT EXHAUST FAN RATED at min. 100cfm, at 0.10wg MAY BE USED FOR EXHAUST FAN RECIRT. EXHAUST HOODS IN EXCESS OF 400cfm, SHALL BE INTERLOCKED AND PROVIDE MAKE UP AIR per w/M1503.6
FA 150cfm+ MIN.	LAUNDRY ROOM	FINAL ADJUSTED RATE = 180 CFM (120 CFM PER TABLE 1505.4.3(1), ADJUSTED BY FACTOR OF 1.5 PER TABLE M1505.4.3(2) FOR NON-BALANCED, NOT DISTRIBUTED SYSTEM.

PER IRC M1505.4.1.1, 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 W.C. STATIC PRESSURE IN ACCORDANCE WITH HVI PROCEDURES SPECIFIED IN IRC M1505.4.1.2 AND M1505.4.1.3.

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

MAIN FLOOR PLAN

1/4" = 1'-0"

SQUARE FOOTAGE SUMMARY

MAIN FLOOR AREA/ MAIN FLR. LIVING	2,659 S.F.
GARAGE	762 S.F.
TOTAL MAIN FLOOR AREA	3,421 S.F.
UPPER FLOOR LIVING AREA	2,767 S.F.
GREAT RM/ 2 STORY VOLUME AREA	320 S.F.
STAIR WELL	11 S.F.
MINUS UPPER FLOOR	-94 S.F.
TOTAL UPPER FLOOR AREA	3,004 S.F.
TOTAL G.F.A.	6,425 S.F.
ALLOWABLE G.F.A. @ 40%	1,514 S.F.
PROPOSED G.F.A.	34%

Updated : 01.15.24

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

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

See Sheet "SITE PLAN" for additional Zoning required Area Calculations

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

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.

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

© 2018 JayMarc Homes, LLC. All rights reserved.

01.31.24
Submittal Date

Sheet Title/Description

JAYMARC HOMES
Design Firm

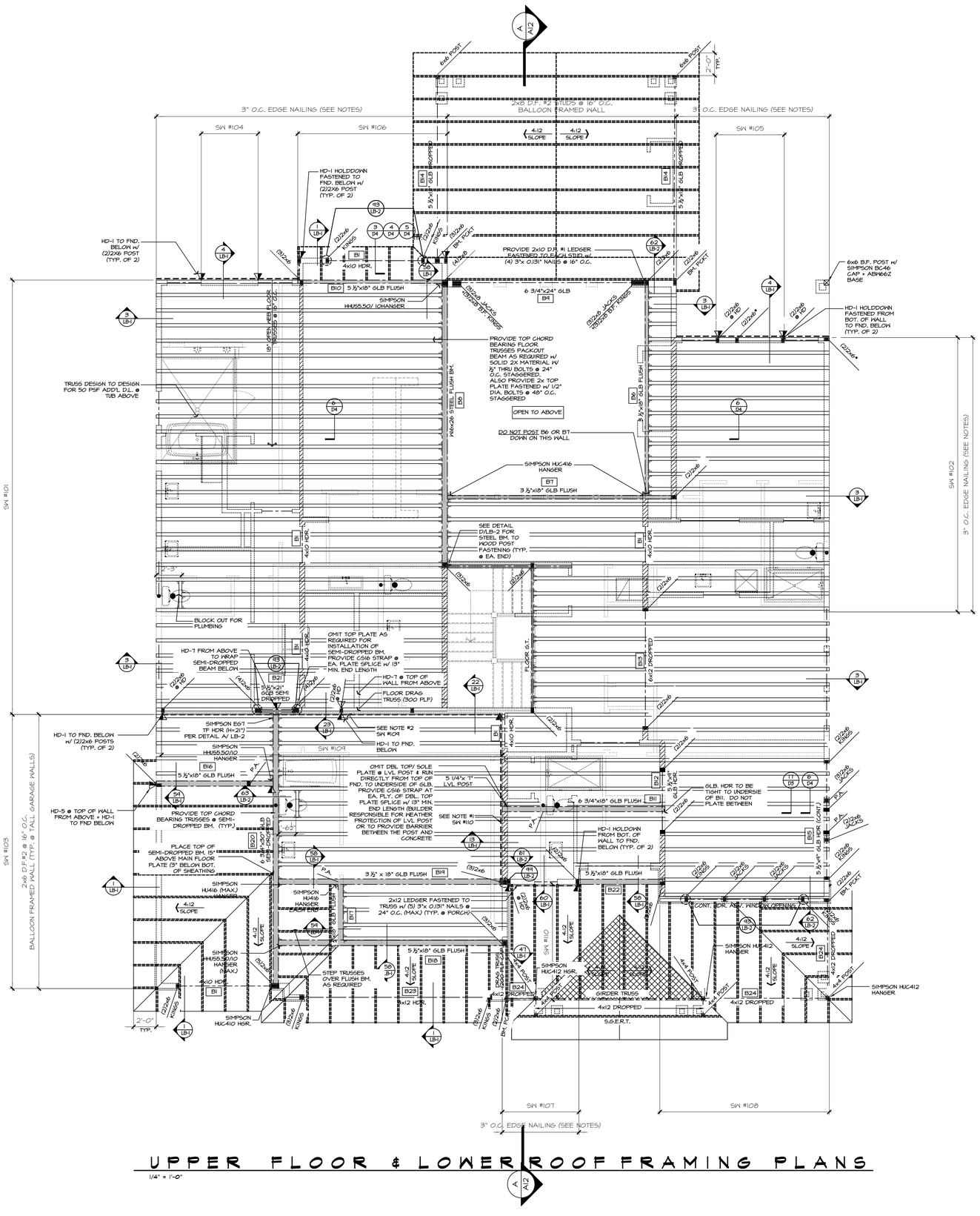
RGR
Drawn by:

RGR/ SK
Checked by:

Primary Scale

A5
of: .

Sheet Title/Description



UPPER FLOOR & LOWER ROOF FRAMING PLANS

1/4" = 1'-0"

HOLD-DOWN SCHEDULE

SYMBOL	SPECIFICATION
HD-1	SIMPSON STHD14 (R.I) 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
- JL METAL HANGER
- INDICATES POST ABOVE. PROVIDE SOLID BLOCKING UNDER POST OR JAMB ABOVE.
- INDICATES HOLDOWN.

REFER TO S-0 FOR TYPICAL STRUCTURAL NOTES & SCHEDULES

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

NOTE #1:
PROVIDE 7/16" OSB/PLYWOOD SHTG. + FASTEN PER TYP. WALL SHTG. SPECS. (SEE NOTES)

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

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.

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

© 2018 JayMarc Homes, LLC; All rights reserved.

01.31.24
Submittal Date

Sheet Title/Description

JAYMARC HOMES
Design Firm

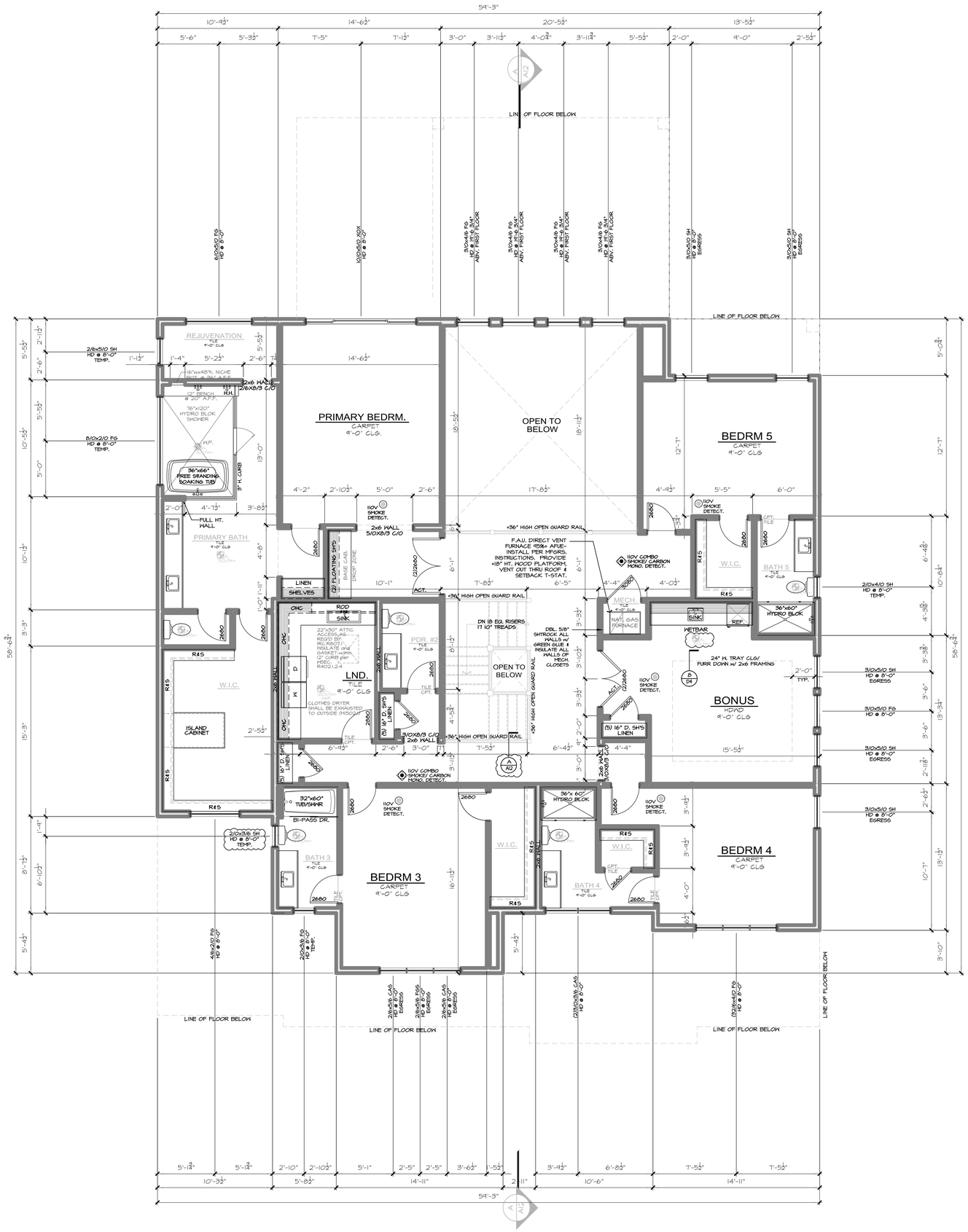
RCR
Drawn by:

RCR/ SK
Checked by:

Primary Scale

Sheet Title/Description

A6
of: .



UPPER FLOOR PLAN NOTES

PLAN SPECIFIC 2018 IRSEC, SECTION R406

R406.2 ADDITIONAL ENERGY EFFICIENCY REQUIREMENTS (MANDATORY).

THIS RESIDENTIAL DWELLING SHALL COMPLY w/SIEFFICIENT OPTIONS FROM TABLE R406.2 TO ACHIEVE THE FOLLOWING MIN. NUMBER OF CREDITS:

7 FOR A 5,000SF HOME OR GREATER.

CREDITS PROVIDED IN THIS HOME AS FOLLOWS:

EFFICIENT BUILDING ENVELOPE OPT. 1.1b 0.5 CREDITS

PRESCRIPTIVE COMPLIANCE IS BASED ON TABLE R402.1.1 with FOLLOWING MODIFICATIONS:

VERTICAL FENESTRATION U = 0.28 WINDOWS

FLOORS TO BE R-38 and SLAB ON GRADE TO BE R-10 PERIMETER and UNDER ENTIRE SLAB BELOW GRADE.

HIGH EFFICIENCY HVAC EQUIPMENT OPT. 3.5a. 1.5 CREDITS

HVAC EQUIPMENT AND ASSOCIATED DUCT SYSTEM(S) INSTALLATION SHALL COMPLY WITH THE REQUIREMENTS OF SECTION R403.3.7. 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 NEEA'S ADVANCED WATER HEATING SPECIFICATION.

TO QUALIFY TO CLAIM THIS CREDIT, THE BUILDING PERMIT DRAWINGS SHALL SPECIFY THE OPTION BEING SELECTED AND SHALL SPECIFY THE WATER HEATER EQUIPMENT TYPE AND THE MINIMUM EQUIPMENT EFFICIENCY.

RENEWABLE ENERGY OPTION 6.1 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 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, M1505.4.3(1), M1505.4.3(2), & M1505.4.3(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)
50cfm	BATH & POWDER	Min. 50cfm. INTERMITTENT at .025wg per TABLE M1505.4.4
100cfm	KITCHEN	Min. 100cfm. INTERMITTENT at .025wg per TBL. M1503.6
		RANGE HOOD OR DOWN DRAFT EXHAUST FAN RATED at min. 1000cfm, OR GREATER MAY BE USED FOR EXHAUST FAN HEIGHT EXHAUST (HOOD) IN EXCESS OF 6000cfm SHALL BE INTERLOCKED AND PROVIDE MAKE UP AIR PER M1503.6.4
180cfm	LAUNDRY ROOM	FINAL ADJUSTED RATE = 180 CFM (120 CFM PER TABLE 1505.4.3(1), ADJUSTED BY FACTOR OF 1.5 PER TABLE M1505.4.3(2) FOR NON-BALANCED, NOT DISTRIBUTED SYSTEM.

PER IRC M1505.4.1.1, 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 W.C. STATIC PRESSURE IN ACCORDANCE WITH HVI PROCEDURES SPECIFIED IN IRC M1505.4.1.2 AND M1505.4.1.3.

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/ MAIN FLR. LIVING	2,659 S.F.
GARAGE	762 S.F.
TOTAL MAIN FLOOR AREA	3,421 S.F.
UPPER FLOOR LIVING AREA	2,767 S.F.
GREAT RM/ 2 STORY VOLUME AREA	320 S.F.
STAIR WELL	11 S.F.
MINUS UPPER FLOOR	-94 S.F.
TOTAL UPPER FLOOR AREA	3,004 S.F.
TOTAL G.F.A.	6425 S.F.
ALLOWABLE G.F.A. @ 40%	7514 S.F.
PROPOSED G.F.A.	34%

Updated 4/18/24

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

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

See Sheet "SITE PLAN" for additional Zoning required Area Calculations

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

△ 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.

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

© 2018 JayMarc Homes, LLC; All rights reserved.

01.31.24 Submittal Date

Sheet Title/Description

JAYMARC HOMES Design Firm

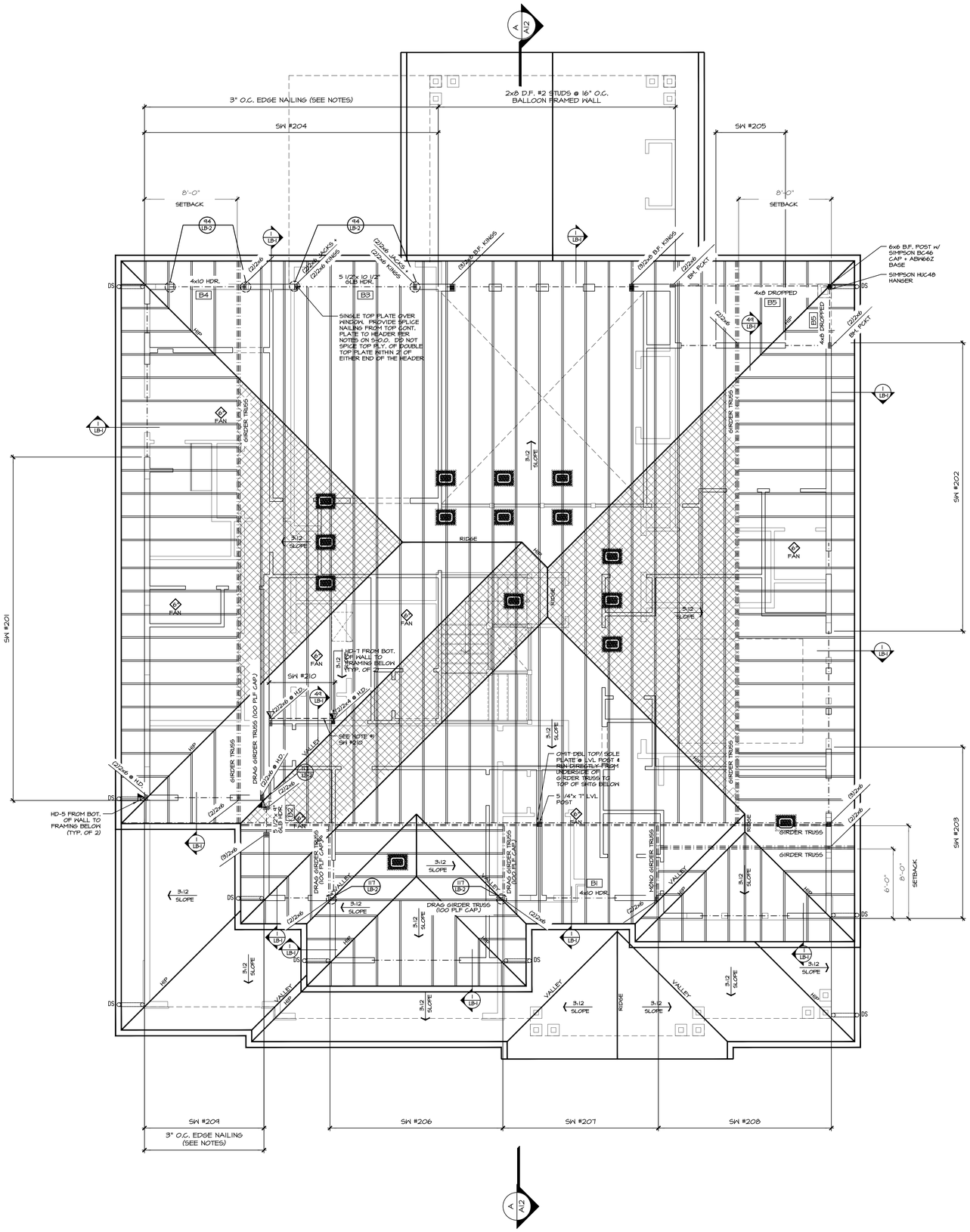
RGR Drawn by:

RGR/ SK Checked by:

Primary Scale

A7 of: .

Sheet Title/Description



ROOF FRAMING PLAN

1/4" = 1'-0"

LEGEND

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

REFER TO S-0 FOR TYPICAL STRUCTURAL NOTES & SCHEDULES

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

NOTE #1:
PROVIDE 7/16" 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.

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

△ 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.

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

© 2018 JayMarc Homes, LLC; All rights reserved.

01.31.24
Submittal Date

Sheet Title/Description

JAYMARC HOMES
Design Firm

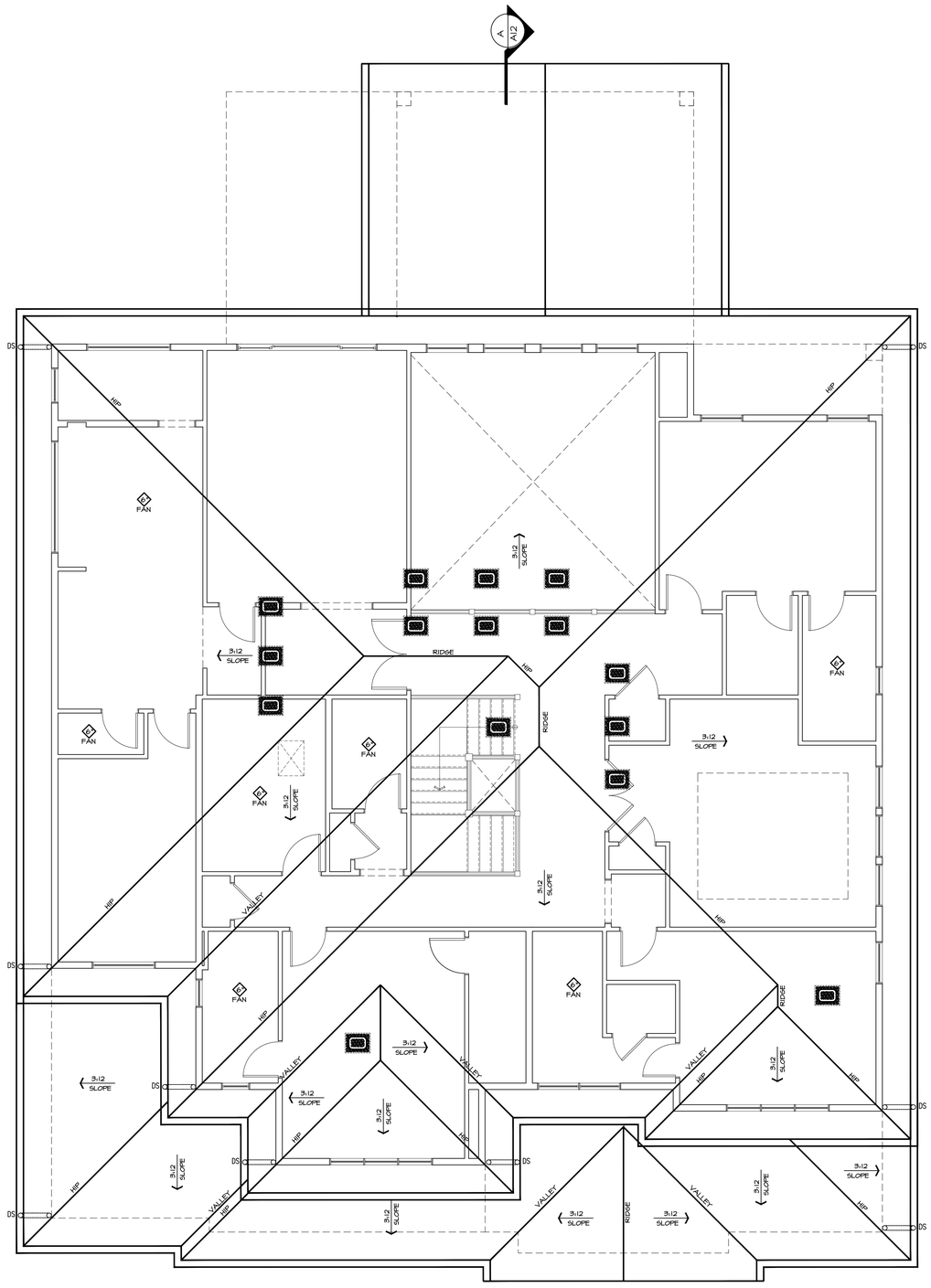
RGR
Drawn by:

RGR/ SK
Checked by:

Primary Scale

A8
of: .

Sheet Title/Description



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

ROOF VENTILATION

Standard Truss / Scissor Truss Roof Framing Assembly:		ZONE 1
Roof Area :	3004 s.f.	
Ventilation Required:	3004 s.f. x 144 s.i. / s.f. / 300 =	1441.9 s.i. Req'd
Provide between 40% & 50% of the total required ventilation no more than 3 ft below the ridge or the highest point of the space. Remainder to be installed at eave vents.		
Ridge Ventilation: 50% of ventilation		720.96
Continuous Ridge Vent =		18.00 s.i. per l.f.
Upper Ventilation MIN. Req'd =	720.96 s.i. x 0.4 / s.i. per linear foot =	33 l.f.
Upper Ventilation MAX. Req'd =	720.96 s.i. x 0.5 / s.i. per linear foot =	40 l.f.
Provide:	0 l.f. ridge vent. Ventilation =	0.00 s.i.
Ventilation area remainder for AF50 vents =	720.96 s.i.	
Upper Roof Ventilation: as needed to achive 50% of ventilation		
AF50 Roof Jack (10" x 7") =		50.00 s.i. each.
Upper Ventilation Req'd TO GET 50%=	720.96 s.i. / s.i. of each vent =	15 vents
Provide:	15 -10"x7" roof jacks. Ventilation =	750.00 s.i.
Eave Ventilation:		
Birdblocking: (3)2" dia holes per bay =	4.71 s.i. / l.f. - 25% reduction =	3.53 s.i. / l.f.
Eave Ventilation Req'd =	720.96 s.i. / s.i. per l.f. =	933.27 l.f.
Provide Minimum:	201 l.f. birdblocking. Ventilation =	710.03 s.i.
Minimum Ventilation Provided =	**1460.03 s.i. IS GREATER THAN :**	**1441.9 s.i. Req'd**

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

Issue	Issue Date	By	Description
.	.	.	.
1	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.

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

© 2018 JayMarc Homes, LLC; All rights reserved.

01.31.24
Submittal Date

Sheet Title/Description

JAYMARC HOMES
Design Firm

RCR
Drawn by:

RCR/ SK
Checked by:

Primary Scale

A9
of: .

Sheet Title/Description



FRONT ELEVATION

¼" = 1'-0"



LEFT ELEVATION

¼" = 1'-0"

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

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.

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

© 2018 JayMarc Homes, LLC; All rights reserved.

01.31.24
Submittal Date

Sheet Title/Description

JAYMARC HOMES
Design Firm

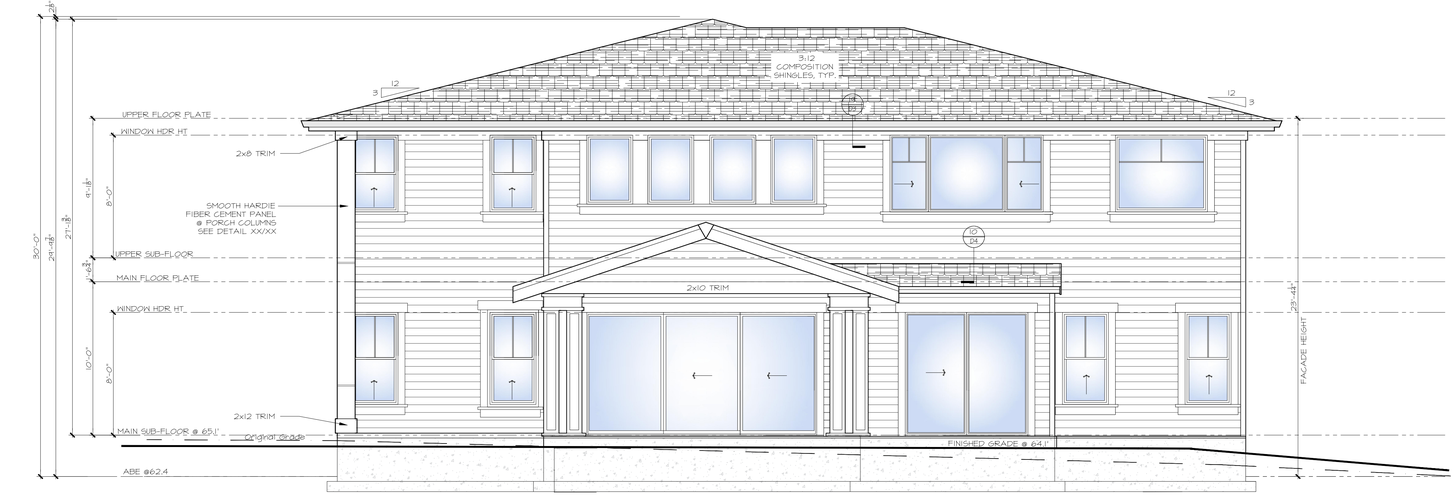
RGR
Drawn by:

RGR/ SK
Checked by:

Primary Scale

A10
of: .

Sheet Title/Description



REAR ELEVATION

¼" = 1'-0"



RIGHT ELEVATION

¼" = 1'-0"

JAYMARC HOMES

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

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.

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

© 2018 JayMarc Homes, LLC; All rights reserved.

01.31.24
Submittal Date

Sheet Title/Description

JAYMARC HOMES
Design Firm

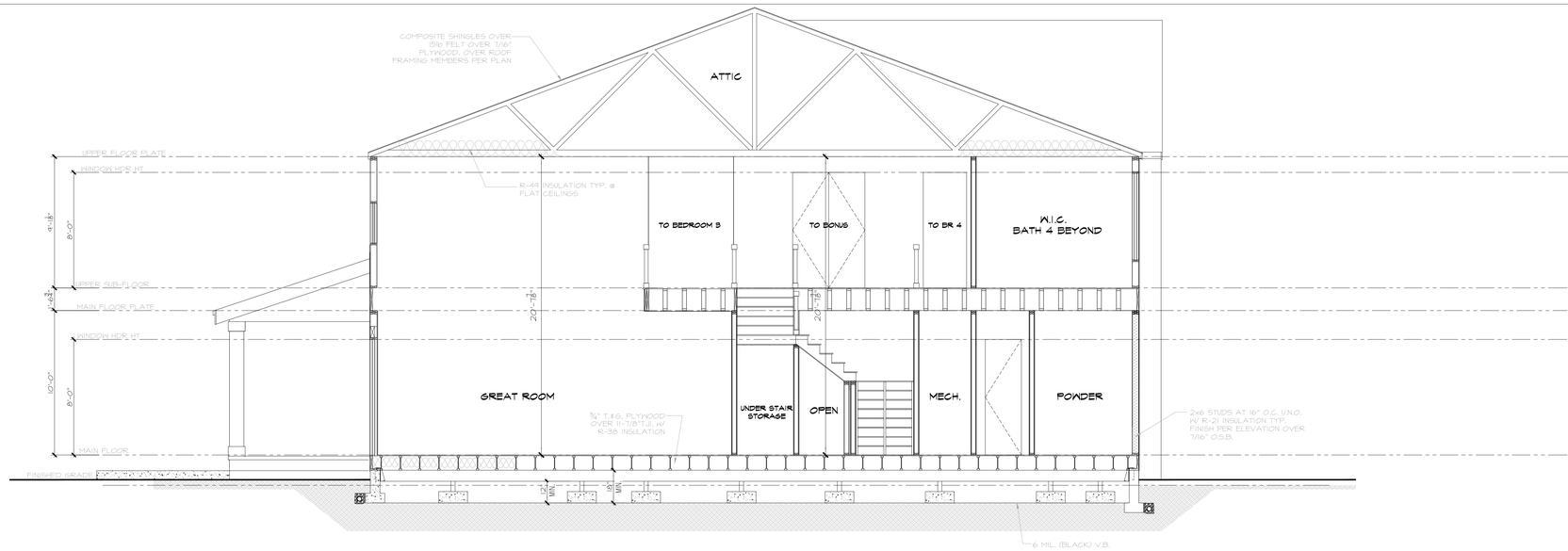
RGR
Drawn by:

RGR/ SK
Checked by:

Primary Scale

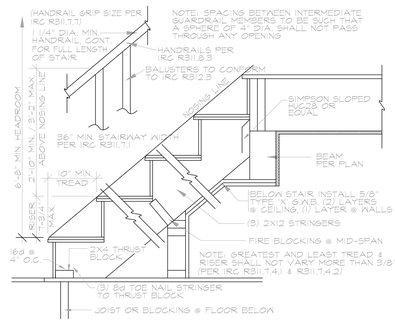
A11
of: .

Sheet Title/Description



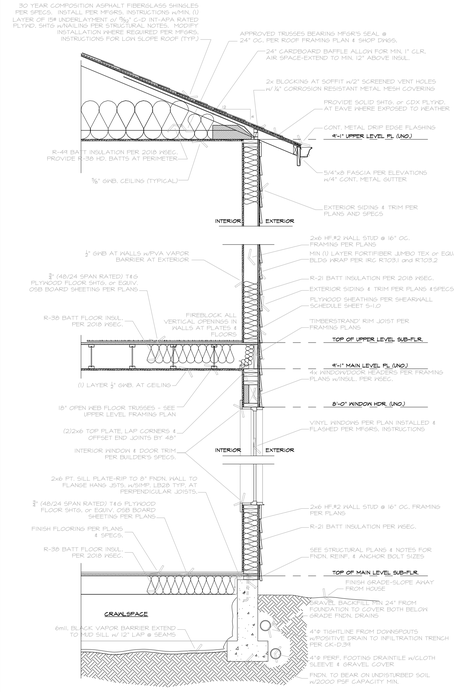
A BUILDING SECTION

¼" = 1'-0"



A TYP. STAIR SECTION

¼" = 1'-0"



TYPICAL EXTERIOR WALL SECTION

SCALE: 1" = 1'-0"

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

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.

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

© 2018 JayMarc Homes, LLC. All rights reserved.

01.31.24
Submittal Date

.
Sheet Title/Description

JAYMARC HOMES
Design Firm

RCR
Drawn by:

RCR/ SK
Checked by:

.
Primary Scale

A12
of: .

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

- DESIGN IS BASED ON 2018 INTERNATIONAL RESIDENTIAL CODE & 2018 INTERNATIONAL BUILDING CODE
- DESIGN LOADS:
  - SOIL ..... 1500 PSF ALLOWABLE BEARING PRESSURE
- CONCRETE SHALL ATTAIN THE FOLLOWING MINIMUM COMPRESSIVE STRENGTHS IN 28 DAYS, U.N.O.:
  - f'c = 2500 psi: ..... FOUNDATION WALLS*
  - 2500 psi: ..... FOOTINGS*
  - 2500 psi: ..... INTERIOR SLABS ON GRADE
  - 3500 psi: ..... GARAGE & EXT. SLABS ON GRADE
  - fy = 60,000 psi
  - * UTILIZE 5½" SACK 2500 PSI CONCRETE MIXES THAT ARE EQUIVALENT TO 3,000 PSI CONCRETE FOR FEATHERING POTENTIAL
- ALL CONCRETE EXPOSED TO THE WEATHER SHALL NOT HAVE LESS THAN 5% OR MORE THAN 7% AIR ENTRAINMENT.
- FOUNDATION WALL DESIGN IS BASED ON BACKFILL SOIL CLASSIFICATIONS OF SC, ML-CL, OR CL (60 pcf) SOIL.
- TYPICAL REINFORCEMENT DETAILS: LAP ALL REBAR 24" MIN; BEND BARS AND LAP AT CORNERS; PROVIDE 6" HOOK INTO SUPPORTING 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. (15'-0" O.C.)
- FASTEN SILL PLATES TO FOUNDATION WALLS WITH ⅝" DIA. ANCHOR BOLTS w/ MIN. 3"x3"x ¼" PLATE WASHERS (EDGE OF WASHER TO BE LOCATED WITHIN ½" OF EXTERIOR EDGE OF SILL PLATE) & NUTS @ 6'-0" O.C. @ 2-STORY & 4'-0" O.C. @ 3-STORY CONDITIONS w/ 7" MIN. EMBEDMENT INTO CONC. PROVIDE A MINIMUM OF 2 ANCHORS PER PLATE, 12" MAXIMUM FROM PLATE ENDS, U.N.O. (SEE FND. DETAILS).
- ALL LUMBER EXPOSED TO WEATHER OR IN CONTACT W/ CONCRETE OR MASONRY FOUNDATION SHALL BE PRESERVATIVE TREATED HEM FIR #2.
- BUILDER TO VERIFY CORROSION-RESISTANCE COMPATIBILITY OF HARDWARE & FASTENERS IN CONTACT w/ PRESERVATIVE-TREATED WOOD. CONTACT LUMBER & HARDWARE SUPPLIERS TO COORDINATE.
- ARCH/BUILDER TO VERIFY ALL DIMENSIONS

HOLD-DOWN SCHEDULE

SYMBOL	SPECIFICATION
HD-1	SIMPSON STHD14 (R.I.) HOLD-DOWN
HD-5	SIMPSON CS16 STRAP TIE (14" END LENGTH)
HD-6	SIMPSON MSTC40 STRAP TIE (CENTER STRAP ON FLOOR SYSTEM U.N.O.)
HD-7	SIMPSON MSTC66 STRAP TIE (CENTER STRAP ON FLOOR SYSTEM U.N.O.)

MEANS & METHODS NOTES

THE STRUCTURE IS DESIGNED TO BE SELF SUPPORTING AND STABLE AFTER THE BUILDING IS FINISHED AND ALL PLAN, DETAIL, AND NOTE SPECIFICATIONS HAVE BEEN COMPLETED. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE THE ERECTION PROCEDURES AND SEQUENCE TO INSURE THE SAFETY OF THE BUILDING AND ITS COMPONENTS DURING CONSTRUCTION. THIS INCLUDES, BUT IS NOT LIMITED TO, THE ADDITION OF NECESSARY SHORING, SHEETING, TEMPORARY 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 MK FOR REVIEW PRIOR TO FABRICATION, DELIVERY, OR INSTALLATION.

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

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

LOADING AND DESIGN PARAMETERS

GRAVITY DESIGN LOADS:

DEAD LOAD (PSF):

ROOF TRUSS TOP CHORD :	10
ROOF TRUSS BOTTOM CHORD :	7
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) :	1.0
THERMAL FACTOR (C_t) :	1.2

LATERAL DESIGN LOADS:

WIND LOAD: (IBC 1609)

SPEED (V_{ult}) (MPH) :	100
WIND RISK CATEGORY :	II
IMPORTANCE FACTOR (I_w) :	1.0
EXPOSURE CATEGORY :	C
INTERNAL PRESSURE COEFF. (GC_{pi}) :	±0.18
TOPOGRAPHIC FACTOR (K_{zt}) :	1.0

SEISMIC LOAD: (IBC 1613)

SEISMIC RISK CATEGORY :	II
SEISMIC IMPORTANCE FACTOR (I_e) :	1.0
MAPPED SPECTRAL RESPONSE :	
S_{DS}: 1.394	S_{D1}: 0.485
SITE CLASS :	D(DEFAULT)
SPECTRAL RESPONSE COEFF. :	
S_{DS}: 1.115	S_{D1}: 0.581
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_s) :	
TRANS: 0.172	LONG: 0.172
RESPONSE MODIFICATION FACTOR (R) :	
TRANS: 6.5	LONG: 6.5
ANALYSIS PROCEDURE USED:	EQUIVALENT LATERAL FORCE

LATERAL BRACING NOTES

THIS HOME HAS BEEN ENGINEERED TO RESIST LATERAL FORCES RESULTING FROM: 100 MPH WIND SPEED, EXP. 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 1609 & 1613) & ASCE 7-16, AS PERMITTED BY R301.1.3 OF THE 2018 IRC. ACCORDINGLY, THIS HOME, AS DOCUMENTED AND DETAILED HEREWITHIN, IS ADEQUATE TO RESIST THE CODE REQUIRED LATERAL FORCES, AND DOES NOT NEED TO CONFORM TO THE PRESCRIPTIVE PROVISIONS OF R602.10.

STANDARD EXTERIOR WALL SHEATHING SPECIFICATIONS

(INTERIOR WALL SPECIFICATION WHERE NOTED ON PLANS)

- 7/16" OSB OR 15/32" PLYWOOD:

  FASTEN SHEATHING w/ 2½"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 U.N.O. ON PLANS.

3" o.c. EDGE NAILING

(WHERE NOTED ON PLANS)

- 7/16" OSB OR 15/32" PLYWOOD:

  ONLY AT LOCATIONS INDICATED ON PLANS - SHEATHE WALL SHOWN WITH 7/16" OSB. FASTEN SHEATHING w/ 2½"x0.131" NAILS @ 3" O.C. AT EDGES AND 12" O.C. AT CENTER. ALL SHEATHING SHEET PANEL EDGES SHALL OCCUR OVER WALL FRAMING MEMBERS OR 2x HORIZONTAL BLOCKING SHALL BE PROVIDED TO SUPPORT PANEL EDGE AND 3" O.C. FASTENING.

NOTES:

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

LEGEND

- 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 HOLDOWN.

RICHARD ZABEL — STATE OF WASHINGTON — 21031615 — REGISTERED PROFESSIONAL ENGINEER

GENERAL STRUCTURAL NOTES

DESIGN PARAMETERS

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

GENERAL FRAMING

- EXTERIOR BEARING WALLS SHALL BE 2x4 OR 2x6 (AS SHOWN ON PLANS) @ 16" O.C. (w/ DOUBLE TOP PLATE) DOUGLAS FIR (DF) "STUD" GRADE LUMBER, OR BETTER, U.N.O.
- INTERIOR BEARING WALLS SHALL BE 2x4 OR 2x6 (AS SHOWN ON PLANS) @ 16" O.C. (w/ DOUBLE TOP PLATE) DOUGLAS FIR (DF) "STUD" GRADE LUMBER, OR BETTER, U.N.O.
- ALL NON-BEARING INTERIOR STUD WALLS SHALL BE CONSTRUCTED WITH 2x "STUD" GRADE MEMBERS SPACED @ 24" O.C. (MAX.)
- ALL WALLS TALLER THEN TYP. PLATE HEIGHT SHALL BE CONSIDERED BALLOON FRAMED & SHALL BE CONSTRUCTED FROM FLOOR TO UNDERSIDE OF FRAMING AT NEXT LEVEL. B.F. WALLS SHALL BE 2x4 OR 2x6 (AS SHOWN ON PLANS) HEM FIR (HF) #2 GRADE LUMBER, OR BETTER.
- ALL HEADERS SHALL BE SUPPORTED BY (1)2x JACK STUD & (1)2x KING STUD, MINIMUM.
  - THE NUMBER OF STUDS SPECIFIED AT A SUPPORT INDICATES THE NUMBER OF JACK STUDS REQUIRED, U.N.O..
- BUILT-UP POSTS SHALL BE 2x4 OR 2x6 DOUGLAS FIR (DF) "STUD" GRADE LUMBER, OR BETTER, U.N.O. & SOLID WOOD COLUMNS SHALL BE DOUGLAS FIR (DF) #2 GRADE LUMBER, OR BETTER, U.N.O.
- ALL 2x6 AND LARGER SOLID SAWN BEAMS/HEADERS SHALL BE HEM FIR #2 (HF #2) OR BETTER. ALL 4x6 AND LARGER SOLID SAWN LUMBER SHALL BE DOUGLAS FIR #2 (DF #2) OR BETTER.
- ALL FRAMING LUMBER SHALL BE KILN DRIED TO 15% MC (KD-15).
- ALL TYP. NAIL FASTENER REQUIREMENTS ARE NOTED IN GENERAL NOTES, IN DETAILS, OR ON PLANS. ALL NAILS SPECIFIED ARE MIN. DIAMETER AND LENGTH REQUIRED FOR CONNECTION. ALL HANGER NAILS SHALL BE INSTALLED PER MANUFACTURER'S REQUIREMENTS FOR MAX CHARTED CAPACITY. NOTE: HANGERS USE COMMON NAIL DIAMETERS NOT TYPICAL FRAMING GUN NAILS.
- FASTEN ALL BEAMS TO COLUMNS, OR FLUSH BEAMS TO SUPPORTING BEAMS, w/ (4) 3"x0.131" TOENAILS (MIN), TYP. U.N.O.
- PROVIDE SOLID BLOCKING IN FLOOR SYSTEM UNDER ALL POSTS & HOLD-DOWNS CONTINUOUS TO FOUNDATION/BEARING. BLOCKING TO MATCH POST ABOVE.
- ENGINEERED LUMBER TO MEET OR EXCEED THE FOLLOWING:
  - LSL MEMBERS - Fb=2325 PSI; Fv=310 PSI; E=1.55x10^6 PSI
  - LVL MEMBERS - Fb=2600 PSI; Fv=285 PSI; E=2.0x10^6 PSI
  - GLB MEMBERS - Fb(+)=2400 PSI; Fb(-)=1850 PSI; Fv=265 PSI; E=1.8x10^6 PSI; DF/DF, 24F-V4 (U.N.O)
- ENGINEERED LUMBER POSTS TO MEET OR EXCEED THE FOLLOWING:
  - LVL MEMBERS - Fb=2400 PSI; Fc⊥=2500 PSI; E=1.8x10^6 PSI
- FACE NAIL MULTI-PLY 2x BEAMS & HEADERS W/ 3-ROWS OF 3"x0.131" NAILS (MIN.) @ 12" O.C. STAGGERED, APPLY NAILING FROM BOTH FACES @ 3-PLY OR MORE CONDITIONS. UTILIZE 2 ROWS OF NAILS FOR 2x6 & 2x8 MEMBERS.
- ALL MEMBERS SPECIFIED AS MULTI-PLY 1¾" 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/ P.A.F.s (HILTI X-U PINS 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. U.N.O.

FLOOR FRAMING

- I-JOISTS/TRUSSES SHALL BE DESIGNED BY MANUF. TO MEET OR EXCEED L/480 LIVE LOAD DEFLECTION CRITERIA AND SHALL RUN CONTINUOUS OVER SUPPORTS WHEREVER POSSIBLE. ALL LOADS SHOWN ON PLAN FOR MANUF. DESIGNS ARE ASD LEVEL LOADS, U.N.O. (EXCLUDES STONE/MARBLE OR WET BED CONSTRUCTED FLOORS - CONTACT MK FOR EXCLUDED DESIGNS).
- ALL METAL I-JOIST/TRUSS HANGERS SHALL BE SPECIFIED BY I-JOIST/TRUSS MANUFACTURER, UNLESS OTHERWISE NOTED.
- I-JOIST/TRUSS SHOP DRAWINGS SHALL BE SUBMITTED TO ARCHITECT AND ENGINEER FOR REVIEW AND APPROVAL PRIOR TO FABRICATION OR DELIVERY.
- 2x FLOOR JOISTS HAVE BEEN DESIGNED TO MEET OR EXCEED L/360 LIVE LOAD DEFLECTION CRITERIA.
- TYPICAL 2x JOIST HANGERS (U.N.O. ON PLANS).
  - SINGLE PLY: SIMPSON LUS210
  - DOUBLES: SIMPSON LUS210-2
- FLOOR SHEATHING SHALL BE 23/32" A.P.A. RATED 'STURD-I-FLOOR' 24" O.C., EXPOSURE 1 (OR APPROVED EQUAL) WITH TONGUE AND GROOVE EDGES. FASTEN TO FRAMING MEMBERS W/ GLUE AND 2 ½" x 0.131" NAILS @ 6"o.c. @ PANEL EDGES & @ 12"o.c. FIELD.
- ALL FLUSH CONNECTIONS SHALL BE CONNECTED WITH HANGER APPROPRIATE FOR MEMBER SIZE, U.N.O.
- FASTEN HANGERS TO SINGLE PLY FLUSH BEAMS W/ ½" LONG NAILS.

ROOF FRAMING

- FASTEN EACH ROOF TRUSS TO TOP PLATE W/ (4) 3"x0.131" TOENAILS (MIN.) & (1) SIMPSON SDWC15600 SCREW @ ALL BEARING POINTS. PROVIDE (2) SIMPSON SDWC15600 SCREWS AT 2-PLY GIRDER TRUSSES, (3) SIMPSON SDWC15600 SCREWS AT 3-PLY GIRDER TRUSSES AT ALL BEARING POINTS.
- FASTEN EACH ROOF RAFTER TO TOP PLATE WITH (1) SIMPSON SDWC15600 SCREW. PROVIDE (2) SIMPSON SDWC15600 SCREWS AT FLUSH BEAMS IN THE ROOF - AT ALL BEARING POINTS.
- ROOF SHEATHING SHALL BE 7/16" A.P.A. RATED SHEATHING 24/16 EXPOSURE 1 (OR APPROVED EQUAL). FASTEN TO FRAMING MEMBERS w/ 2 ½" x 0.131" NAILS @ 6"o.c. AT PANEL EDGES & @ 12" O.C. AT INTERMEDIATE SUPPORTS. ROOF SHEATHING SHALL EXTEND BELOW ALL INSTANCES OF OVERFRAMING. BLOCKING SHALL BE 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 & TPI'S BCSI 1-08 "GUIDE TO GOOD PRACTICE FOR HANDLING, INSTALLING & BRACING OF METAL PLATE CONNECTED WOOD TRUSSES."
- FASTEN OVER-FRAMED TRUSS SETS TO TRUSSES BELOW w/ (2) 3"x0.131" TOENAILS AT EA. TRUSS.
- SUPPORT PORCH & SHORT SPAN ROOF TRUSSES (UP TO 6' TRIB.) w/2x6 LEDGER FASTENED TO FRAMING w/(3) 3"x0.131" NAILS @ 16" o.c.
- FASTEN ALL INTERIOR NON-BEARING PARTITION WALLS TO TRUSS BOTTOM CHORD ABOVE WITH SIMPSON STC CLIPS AT 24" o.c. MAX. PROVIDE BLOCKING BETWEEN THE TRUSS BOTTOM CHORDS AS REQUIRED FOR THE PARALLEL CONDITIONS.

seal:

© copyright : MULHERN & KULP Structural Engineering, Inc.

MULHERN+KULP
RESIDENTIAL STRUCTURAL ENGINEERING
7220 Trade Street, Suite 205, San Diego, CA 92121
p 619-650-0010 • mulhernkulp.com

M&K project number: 154-23011

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

REVISIONS:

date:	initial:

JAYMARC HOMES

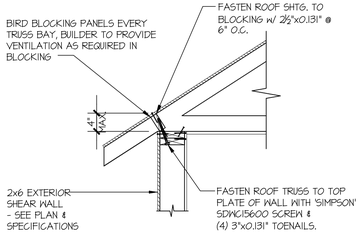
STRUCTURAL NOTES

SU RESIDENCE

MERCER ISLAND, WASHINGTON

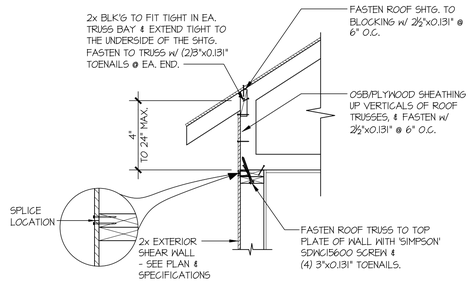
sheet:

S-0.0



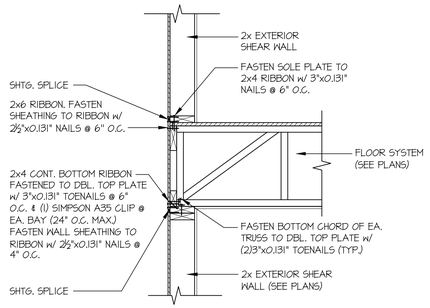
1 TYPICAL SHEAR TRANSFER DETAIL @ ROOF

SCALE: 3/4"=1'-0" HEEL HEIGHT LESS THAN 4"



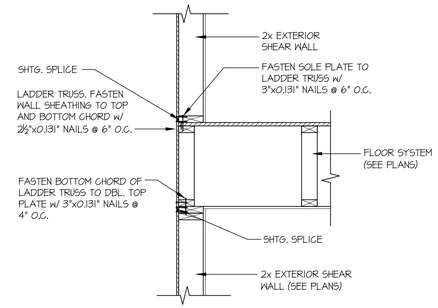
1 TYPICAL SHEAR TRANSFER DETAIL @ RAISED HEEL TRUSS

SCALE: 3/4"=1'-0" HEEL HEIGHT UP TO 24" MAX.



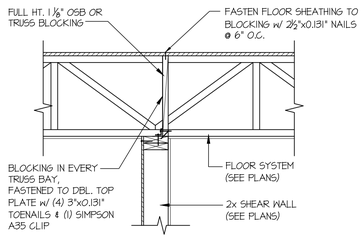
3 TYPICAL SHEAR TRANSFER DETAIL BETWEEN FLOORS @ EXTERIOR WALL

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



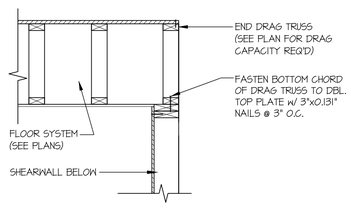
4 TYPICAL SHEAR TRANSFER DETAIL BETWEEN FLOORS @ EXTERIOR WALL

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



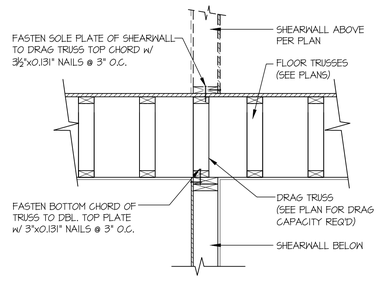
13 SHEAR TRANSFER DETAIL @ SHEAR WALL BELOW

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



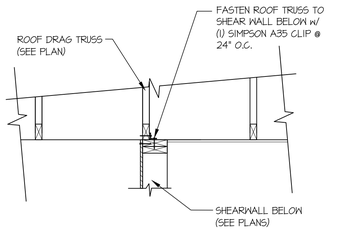
22 SECTION

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



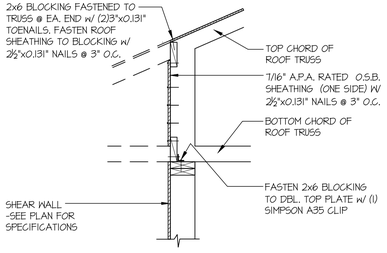
23 SHEAR TRANSFER DETAIL @ INTERIOR SHEAR WALL

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



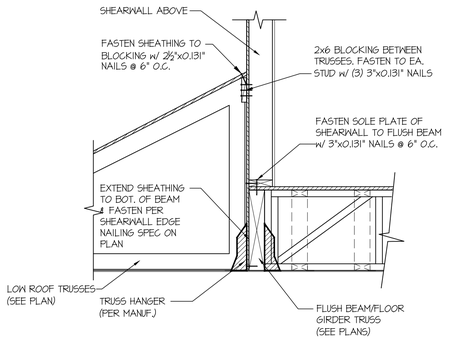
47 SHEAR TRANSFER DETAIL @ INTERIOR SHEARWALL BELOW

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



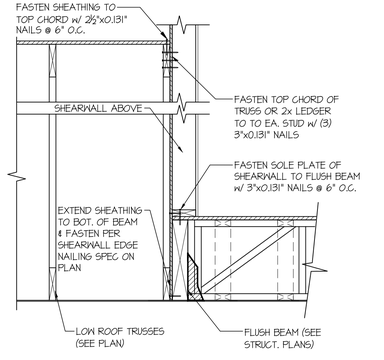
49 SHEAR TRANSFER DETAIL @ SHEARWALL BELOW

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



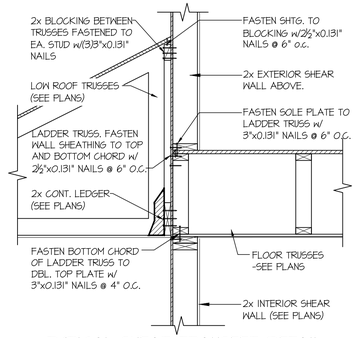
58 SHEAR TRANSFER DETAIL @ EXTERIOR SHEARWALL ABOVE

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

seal:

RICHARD ZABEL
STATE OF WASHINGTON
21031615
REGISTERED
PROFESSIONAL ENGINEER

© copyright : MULHERN & KULP Structural Engineering, Inc.

MULHERN+KULP
RESIDENTIAL STRUCTURAL ENGINEERING
7220 Trade Street, Suite 255, San Diego, CA 92121
p 619-650-0010 • mulhernkulp.com

M&K project number: 154-23011

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

REVISIONS:

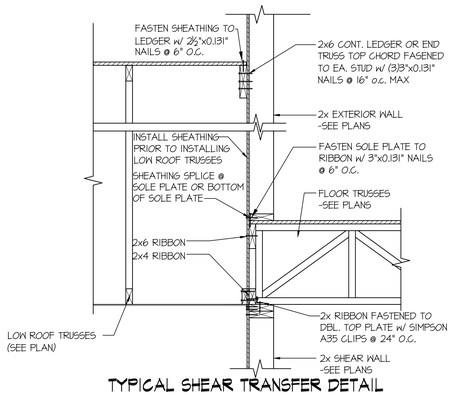
date:	initial:

JAYMARC HOMES

STRUCTURAL DETAILS

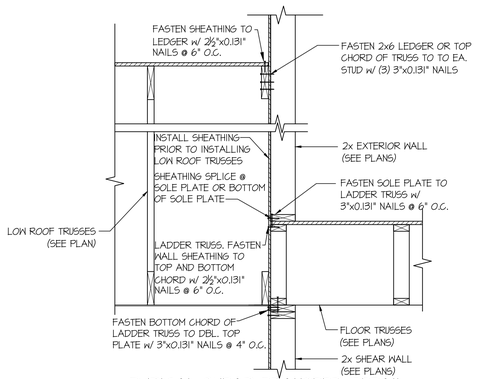
SU RESIDENCE
MERCER ISLAND, WASHINGTON

sheet: LB-1



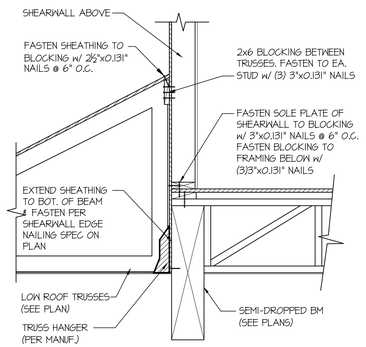
TYPICAL SHEAR TRANSFER DETAIL BETWEEN FLOORS

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



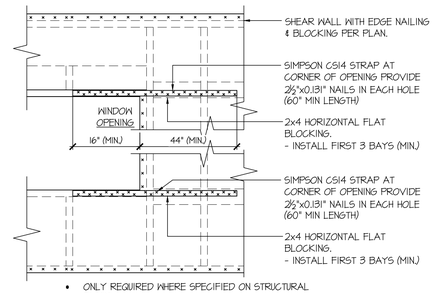
TYPICAL SHEAR TRANSFER DETAIL BETWEEN FLOORS @ INTERIOR WALL

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



SECTION

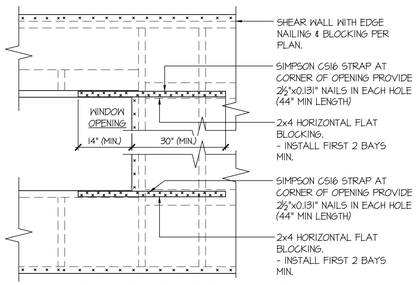
63 SCALE: 3/4"=1'-0"



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

EXT. WALL & INT. SHEARWALL OPENING ELEVATION

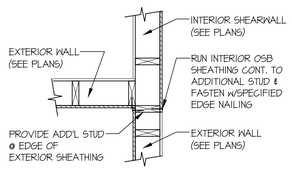
93 SCALE: NTS



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

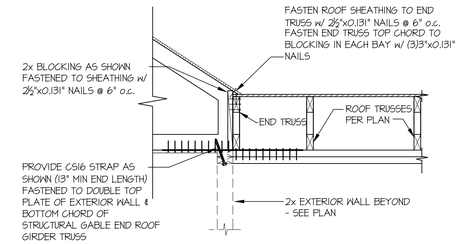
EXT. WALL & INT. SHEARWALL OPENING ELEVATION

94 SCALE: NTS



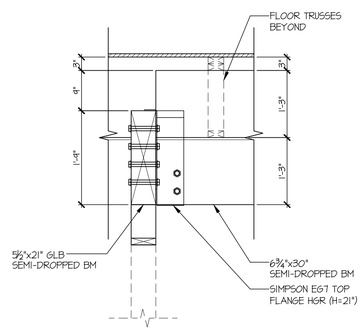
SHEAR TRANSFER DETAIL @ INTERSECTING INT. SHEARWALL

99 SCALE: 3/4"=1'-0" SHTG. OPPOSITE FACES



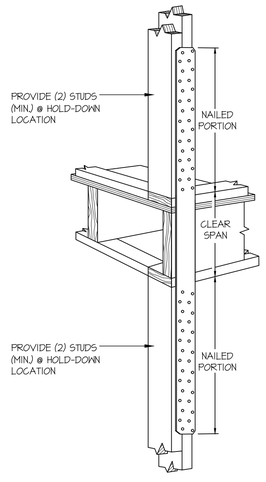
STRAP DETAIL

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



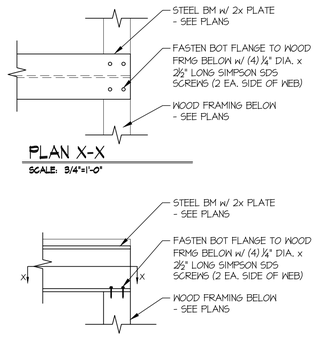
SECTION

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



TYPICAL HOLD-DOWN INSTALLATION

C NOT TO SCALE SIMPSON STRAP HD @ FLOOR FRAMING



PLAN X-X

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

STL BM TO WOOD FRMG CONNECTION

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

seal: RICHARD ZABEL STATE OF WASHINGTON 21031615 REGISTERED PROFESSIONAL ENGINEER

© copyright : MULHERN & KULP Structural Engineering, Inc.

MULHERN+KULP
RESIDENTIAL STRUCTURAL ENGINEERING
7220 Trade Street, Suite 235, San Diego, CA 92121
p 619-650-0010 • mulhernkulp.com

M&K project number: 154-23011

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

REVISIONS:

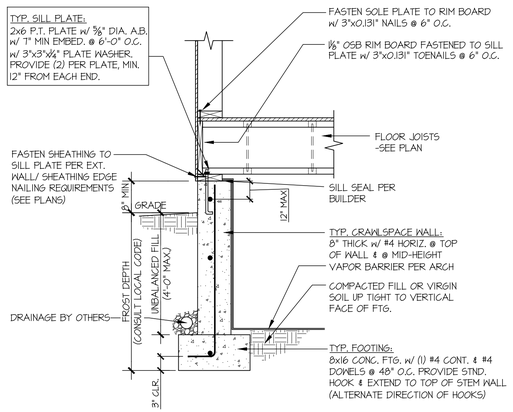
date:	initial:

JAYMARC HOMES

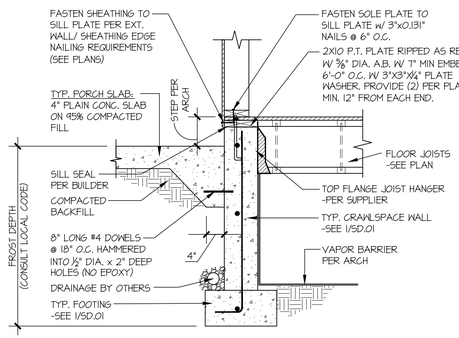
STRUCTURAL DETAILS

SU RESIDENCE
MERCER ISLAND, WASHINGTON

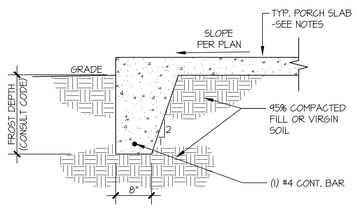
sheet: LB-2



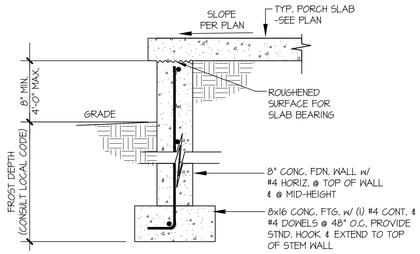
1 TYPICAL CRAWLSPACE FOUNDATION
SCALE: 3/4"=1'-0"



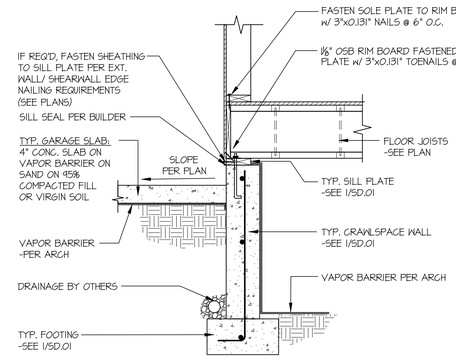
2 TYPICAL CRAWLSPACE FOUNDATION @ PORCH SLAB
SCALE: 3/4"=1'-0"



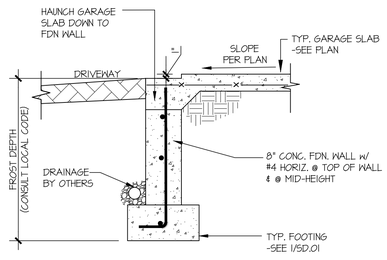
3 TYPICAL FOOTING @ PORCH SLAB
SCALE: 3/4"=1'-0"



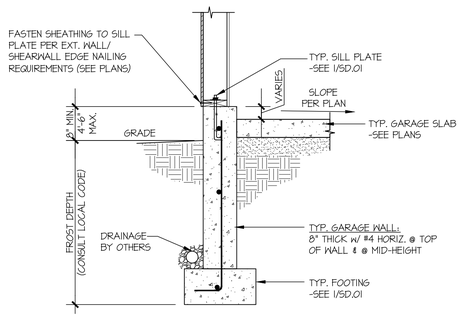
3A TYPICAL FOOTING @ PORCH SLAB
SCALE: 3/4"=1'-0"



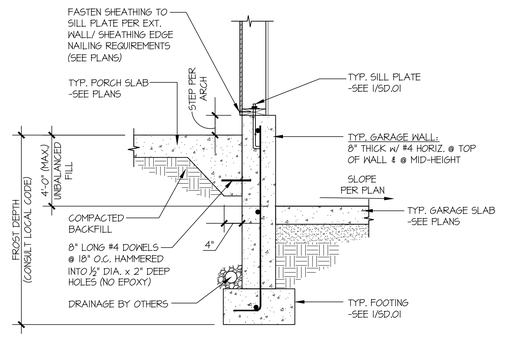
4 TYPICAL CRAWLSPACE FOUNDATION @ GARAGE
SCALE: 3/4"=1'-0"



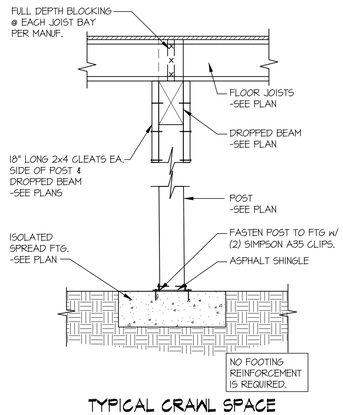
5 TYPICAL CONCRETE FOOTING @ GARAGE DOOR OPENING
SCALE: 3/4"=1'-0"



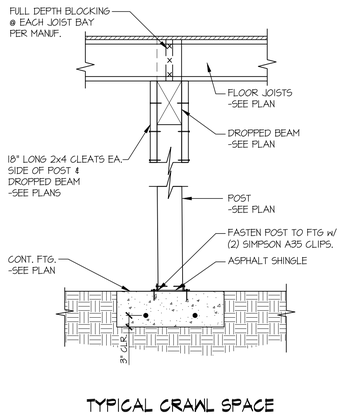
6 TYPICAL EXT. GARAGE FOUNDATION
SCALE: 3/4"=1'-0"



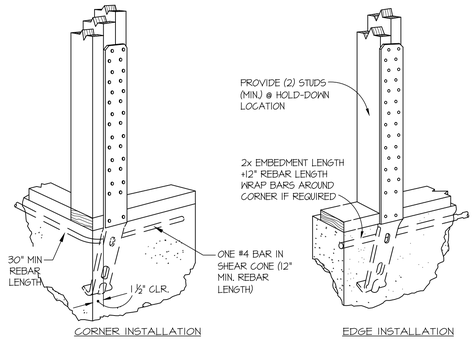
6A TYPICAL EXT. GARAGE FOUNDATION
SCALE: 3/4"=1'-0"



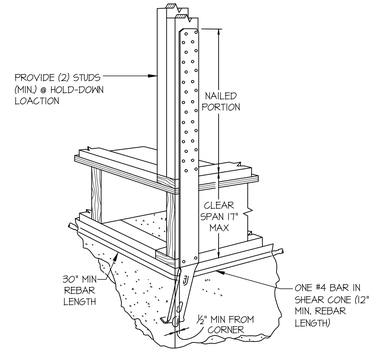
7 TYPICAL CRAWL SPACE FOOTING DETAIL
SCALE: 3/4"=1'-0"



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



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



B TYPICAL HOLD-DOWN INSTALLATION
NOT TO SCALE
SIMPSON STHD HD @ FLOOR FRAMING

seal:
RICHARD ZABEL
STATE OF WASHINGTON
21031615
REGISTERED PROFESSIONAL ENGINEER

© copyright : MULHERN & KULP Structural Engineering, Inc.

MULHERN+KULP
RESIDENTIAL STRUCTURAL ENGINEERING
7220 Trade Street, Suite 295, San Diego, CA 92121
p 619-650-0010 • mulhernkulp.com

M&K project number: 154-23011

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

REVISIONS:
date: initial:

JAYMARC HOMES

STRUCTURAL DETAILS

SU RESIDENCE
MERCER ISLAND, WASHINGTON

sheet:
SD.01

TYPAR
Weather Protection System

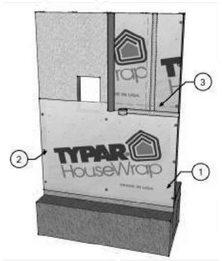
Vertical wall Installation

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.

pgi

TYPAR
Weather Protection System

Window and Door Preparation

Preparing for Window Installation

STEP 1
After wrapping the structure and covering all rough openings. Cut a horizontal line across the top of the window opening. The cut should not extend past the rough opening.

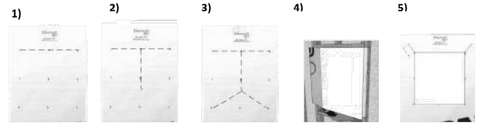
STEP 2
Start at the top center and make a vertical cut running two-thirds of the way down the opening.

STEP3
From that stopping point, cut diagonally to both lower left and right corners of the opening.

STEP 4
Pull each of the flaps tightly inside the rough opening and attach them to the frame with nails, staples, or tape.

STEP 5
At the window header, make a 6" diagonal cut at a 45 degree angle on both corners. Fold the material up exposing the sheathing. Now install the window or door according to the manufacturer instructions. The final step is to flash all seams and flanges securely (refer to Typar® Flashing instructions). Typar® flashing should also be installed in accordance with window manufacturer instructions and according to the ASTM 2112 standard.

1) **2)** **3)** **4)** **5)**



pgi

TYPAR
Weather Protection System

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.

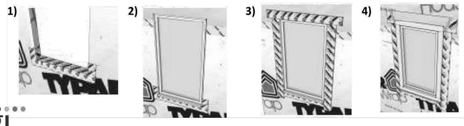
Install the window according to the manufacturer's installation instructions.

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.

1) **2)** **3)** **4)**



pgi

TYPAR
Weather Protection System

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.

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.

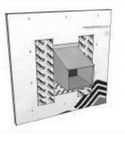
STEP 3
The Final step is to install the flashing across the top. Extend the flashing out at least 1" on both sides.

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.

1)



2)



3)



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

pgi

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

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

△ Issue	Issue Date	By
△	.	.
.	.	.
.	.	.
.	.	.
.	.	.

Job Number:

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

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

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

© 2017 JayMarc Homes, LLC; All rights reserved.

Submittal Date

Sheet Title/Description

Design Firm

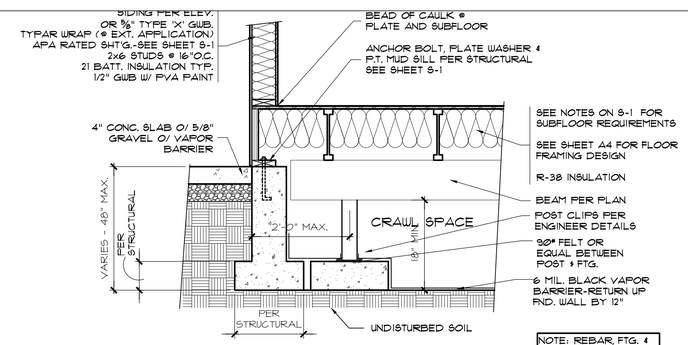
Drawn by:

Checked by:

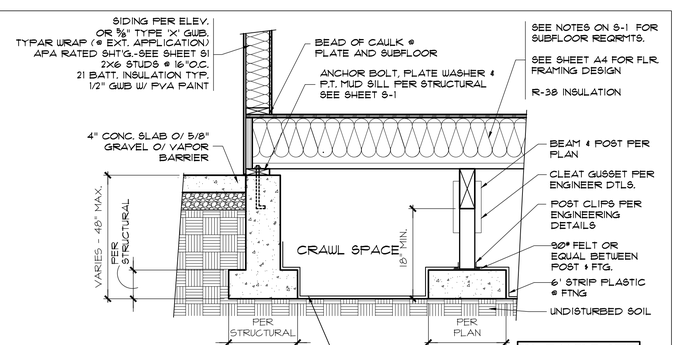
Primary Scale

D1
of: .

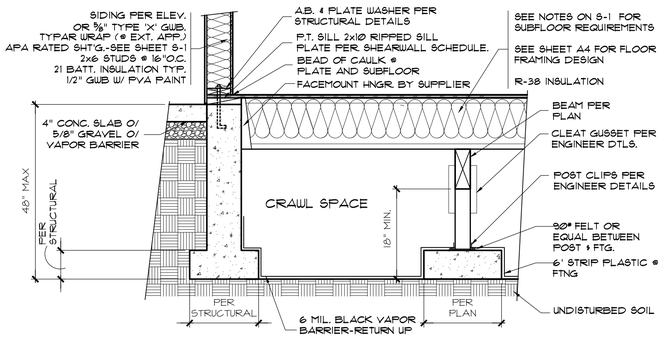
Sheet Title/Description



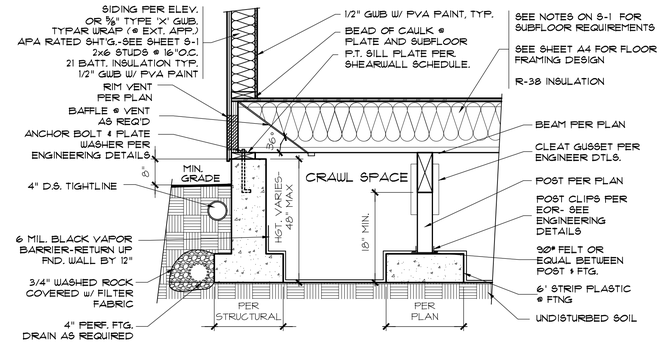
1 TYPICAL FOUNDATION
Scale: ¾" =1'-0" EXT. WALL @ SLAB-JSTS ON TOP OF WALL-JSTS PARALLEL



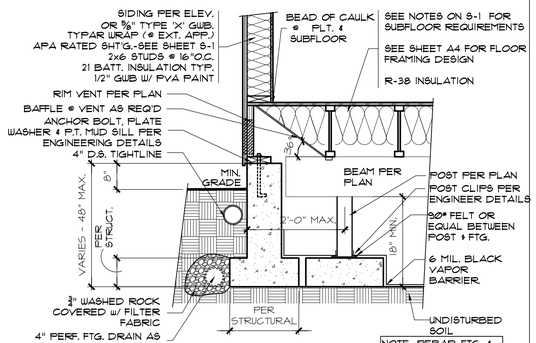
2 TYPICAL FOUNDATION
Scale: ¾" =1'-0" EXT. WALL @ SLAB-JSTS ON TOP OF WALL-JSTS PERPENDICULAR



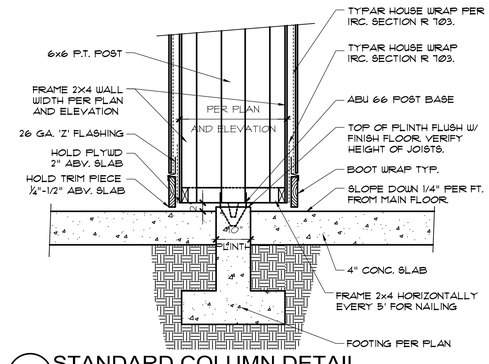
5 TYPICAL FOUNDATION
Scale: ¾" =1'-0" INT. WALL @ SLAB-JSTS FLUSH w/ WALL-JSTS PERPENDICULAR



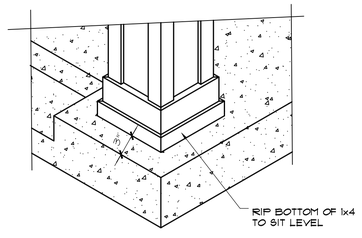
6 TYPICAL FOUNDATION
Scale: ¾" =1'-0" EXT. WALL @ GRADE -JSTS ON TOP OF WALL-JSTS PERPENDICULAR



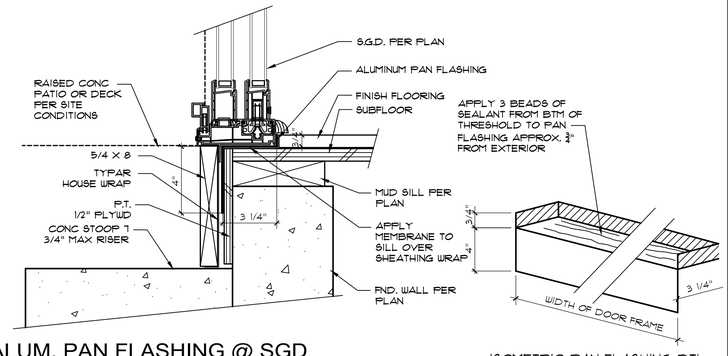
7 TYPICAL FOUNDATION
Scale: ¾" =1'-0" EXT. WALL @ GRADE -JSTS ON TOP OF WALL-JSTS PARALLEL



11 STANDARD COLUMN DETAIL
Scale: ¾" =1'-0" -@ PORCH OR PATIO



12 STANDARD COLUMN DETAIL
NTS -@ PORCH OR PATIO



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

ISOMETRIC PAN FLASHING DTL
SCALE: NTS

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

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.

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

© 2018 JayMarc Homes, LLC; All rights reserved.

01.25.22
Submittal Date

Sheet Title/Description

J.M.H.
Design Firm

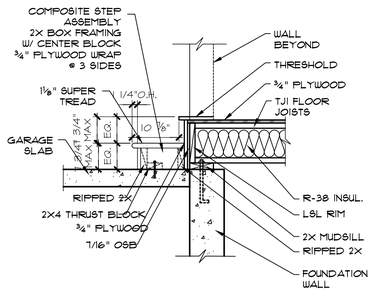
R.R.
Drawn by:

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

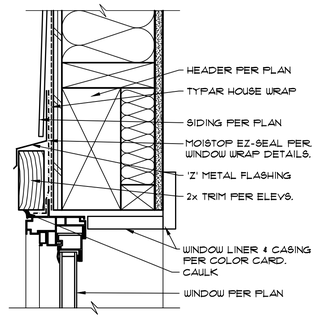
.
Primary Scale

D2
of: .

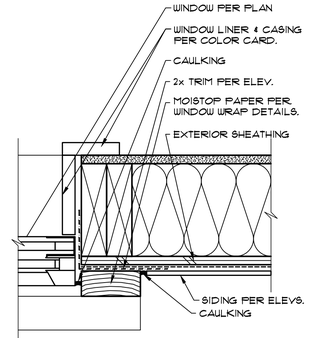
Sheet Title/Description



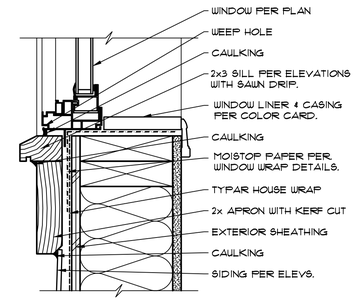
1 GARAGE STEP
Scale: ¾" =1'-0"



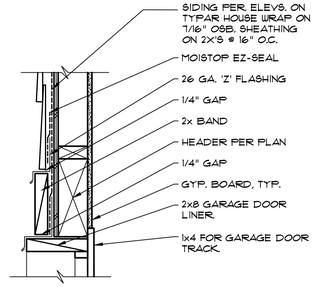
4 WDW. HDR. @ HORIZ SIDING
Scale: 3" =1'-0"



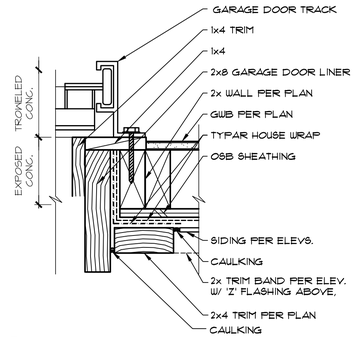
5 WDW JAMB. @ HORIZ SIDING
Scale: 3" =1'-0"



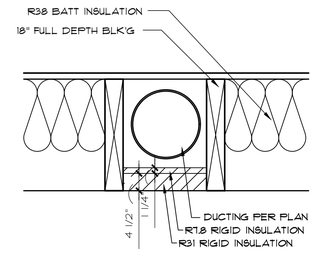
6 WDW SILL @ HORIZ SIDING
Scale: 3" =1'-0"



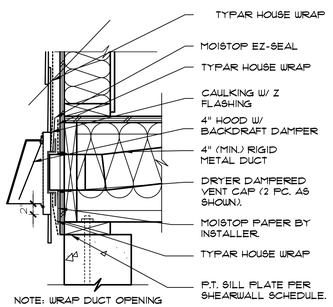
7 GARAGE DOOR HEADER
Scale: 3" =1'-0"



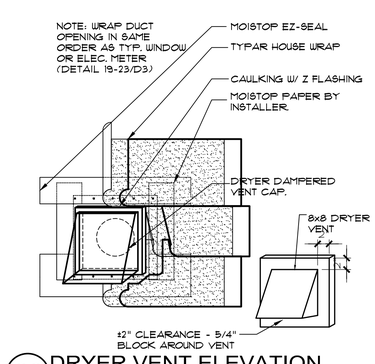
9 GAR. DOOR LINER @ SIDING
Scale: 3" =1'-0"



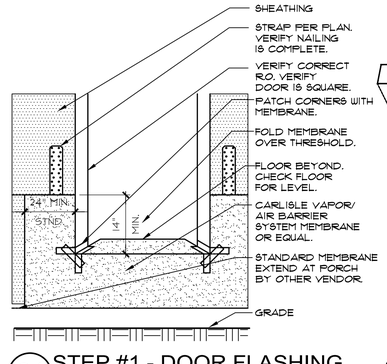
17 UNHEATED GAR. DUCTING
Scale: NTS PARALLEL TO JOISTS



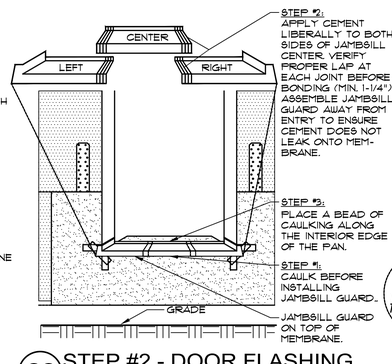
19 DRYER VENT SECTION
Scale: 1 ½" =1'-0"



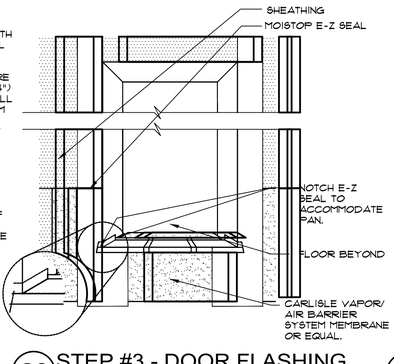
20 DRYER VENT ELEVATION
Scale: 1 ½" =1'-0"



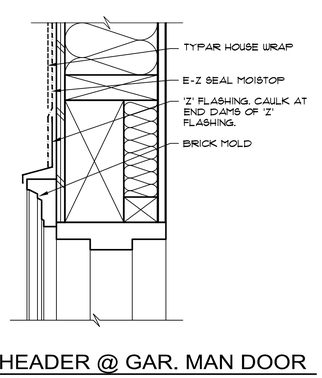
21 STEP #1 - DOOR FLASHING
Scale: 3/4" =1'-0"



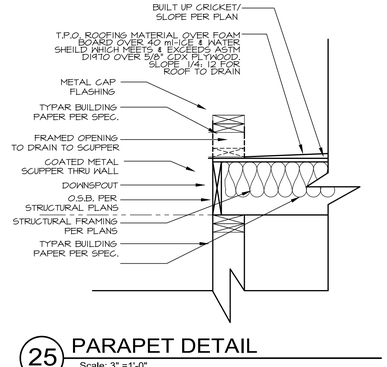
22 STEP #2 - DOOR FLASHING
Scale: 3/4" =1'-0"



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"

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.

© 2018 JayMarc Homes, LLC; All rights reserved.

01.25.22
Submittal Date

Sheet Title/Description

J.M.H.
Design Firm

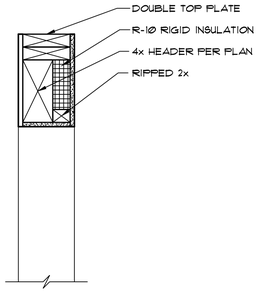
R.R.
Drawn by:

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

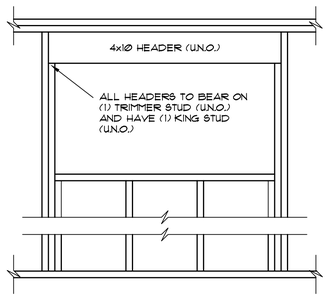
.
Primary Scale

D3
of: .

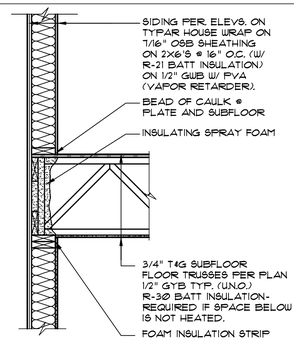
Sheet Title/Description



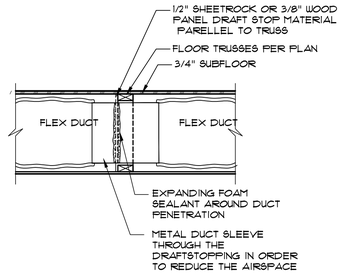
3 TYP. EXT. WALL HDR. FRAMG.
Scale:3/4" =1'-0"



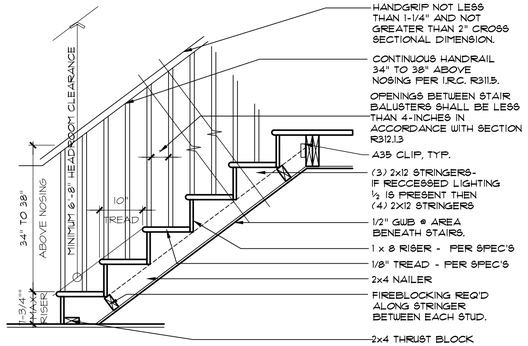
4 TYP. HEADER FRAMING
Scale: 3" =1'-0"



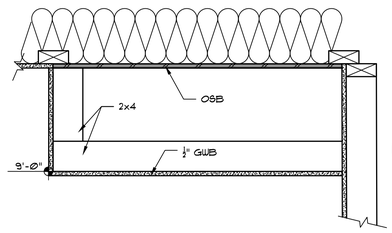
5 FLOOR @ EXT. WALL
Scale: 3/4" =1'-0"



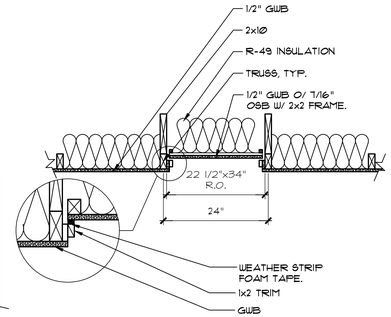
6 DRAFTSTOP PENETRATION
Scale: 3/4" =1'-0"



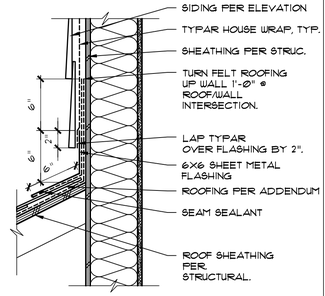
7 STAIR SECTION
Scale: 3/4" =1'-0"



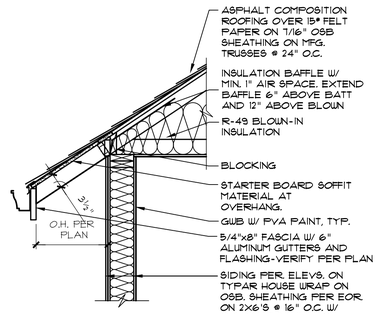
8 SOFFIT/CHASE DTL.
Scale: 1 ½" =1'-0"



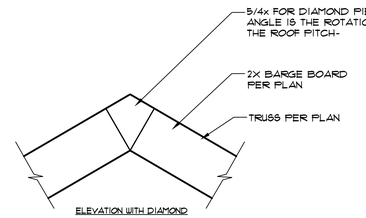
9 ATTIC ACCESS
Scale: 3/4" =1'-0"



10 ROOF @ WALL FLASHING
Scale: 1 ½" =1'-0"



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



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

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

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.

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

© 2018 JayMarc Homes, LLC; All rights reserved.

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

2018 Washington State Energy Code – Residential

Prescriptive Energy Code Compliance for All Climate Zones in Washington

Single Family – New & Additions (effective February 1, 2021) Version 1.0

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

Project Information	*Contact Information*
New SFR	Ryan Redman - JayMarc Homes
9619 SE 34th St., Mercer Island, WA.	7525 SE 24th St., Mercer Island, WA. 98040

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

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

Authorized Representative	Ryan Redman Digitally signed by Ryan Redman Date: 2021.03.29 10:47:19 -07'00'	*Date*	05/04/2021

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

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

b. The fenestration *U*-factor column excludes skylights.

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

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

e. For single rafter- or joist-vaulted ceilings, the insulation may be reduced to R-38 if the full insulation depth extends over the top plate of the exterior wall.

f. R-7.5 continuous insulation installed over an existing slab is deemed to be equivalent to the required perimeter slab insulation when applied to existing slabs complying with Section R503.1.1. If foam plastic is used, it shall meet the requirements for thermal barriers protecting foam plastics.

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

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

2018 Washington State Energy Code – Residential

Prescriptive Energy Code Compliance for All Climate Zones in Washington

Single Family – New & Additions (effective February 1, 2021)

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

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

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

Summary of Table R406.2			
Heating Options	**Fuel Normalization Descriptions**	**Credits - select ONE heating option**	**User Notes**
1	Combustion heating minimum NAECA[b]	0.0 ○	
2	Heat pump[c]	1.0 ◉	
3	Electric resistance heat only - furnace or zonal	-1.0 ○	
4	DHP with zonal electric resistance per option 3.4	0.5 ○	
5	All other heating systems	-1.0 ○	
Energy Options	**Energy Credit Option Descriptions**	**Credits - select ONE energy option from each category [d]**	
1.1	[illegible]	0.5 ○	
1.2	Efficient Building Envelope	1.0 ○	
1.3	Efficient Building Envelope	0.5 ◉	
1.4	Efficient Building Envelope	1.0 ○	
1.5	Efficient Building Envelope	2.0 ○	
1.6	Efficient Building Envelope	3.0 ○	
1.7	Efficient Building Envelope	0.5 ○	
2.1	Air Leakage Control and Efficient Ventilation	0.5 ○	
2.2	Air Leakage Control and Efficient Ventilation	1.0 ○	
2.3	Air Leakage Control and Efficient Ventilation	1.5 ○	
2.4	Air Leakage Control and Efficient Ventilation	2.0 ○	
3.1[e]	High Efficiency HVAC	1.0 ○	
3.2	High Efficiency HVAC	1.0 ○	
3.3[e]	High Efficiency HVAC	1.5 ○	
3.4	High Efficiency HVAC	1.5 ○	
3.5	High Efficiency HVAC	1.5 ◉	
3.6[e]	High Efficiency HVAC	2.0 ○	
4.1	High Efficiency HVAC Distribution System	0.5 ○	
4.2	High Efficiency HVAC Distribution System	1.0 ○	

2018 Washington State Energy Code – Residential

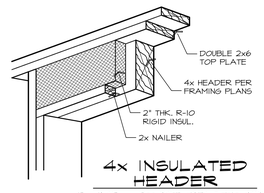
Prescriptive Energy Code Compliance for All Climate Zones in Washington

Single Family – New & Additions (effective February 1, 2021)

Summary of Table R406.2 (cont.)			
Energy Options	**Energy Credit Option Descriptions (cont.)**	**Credits - select ONE energy option from each category [d]**	**User Notes**
5.1[d]	Efficient Water Heating	0.5 ☐	
5.2	Efficient Water Heating	0.5 ○	
5.3	Efficient Water Heating	1.0 ○	
5.4	Efficient Water Heating	1.5 ○	
5.5	Efficient Water Heating	2.0 ◉	
5.6	Efficient Water Heating	2.5 ○	
6.1[e]	Renewable Electric Energy (3 credits max)	1.0 2	
7.1	Appliance Package	0.5 ☐	
	Total Credits	7 Calculate Total Clear Form	

a. An alternative heating source sized at a maximum of 0.5 W/sf (equivalent) of heated floor area or 500 W, whichever is bigger, may be installed in the dwelling unit.
b. Equipment listed in Table C403.3.2(4) or C403.3.2(5)
c. Equipment listed in Table C403.3.2(1) or C403.3.2(2)
d. **You cannot select more than one option from any category EXCEPT in category 5. Option 5.1 may be combined with options 5.2 through 5.6. See Table 406.3.**
e. 1.0 credit for each 1,200 kWh of electrical generation provided annually, up to 3 credits max. See the complete Table R406.2 for all requirements and option descriptions.
f. Use the single radiobutton in the upper right of the second column to deselect radiobuttons in that group.

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



4x INSULATED HEADER

1" = 1'-0" Per 2015 WSEC Table 402.1.1 FOOTNOTE "K" INTERMEDIATE FRAMING

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

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

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

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

PROVIDE CERTIFICATE REPORT PER R405.4.2 IN 2018 WSEC.

Window, Skylight and Door Schedule

Project Information	*Contact Information*
NEW SFR	JayMarc Homes
9619 SE 34th St.	7525 SE 24th St.
Mercer Island, WA. 98040	Mercer Island, WA. 98040

	Ref.	U-factor	Qt.	Width Feet	Width Inch	Height Feet	Height Inch	Area	UA
Exempt Swinging Door (24 sq. ft. max.)	WSEC	.25	2	3	0	8	0	48.0	0.00
Exempt Glazed Fenestration (15 sq. ft. max.)								0.0	0.00

Vertical Fenestration (Windows and doors)

Component Description	Ref.	U-factor	Qt.	Width Feet	Width Inch	Height Feet	Height Inch	Area	UA
Guest Suite - single hung	WSEC	0.29	3	3	0	6	0	54.0	15.66
Nook - slider	WSEC	0.28	1	8	0	8	0	64.0	17.92
Great Rm - slider	WSEC	0.28	1	15	0	8	0	120.0	33.60
Media - single hung	WSEC	0.28	2	3	0	6	0	36.0	10.08
Dining - casement	WSEC	0.29	2	3	0	5	6	33.0	9.57
Dining - fixed	WSEC	0.26	1	3	0	5	6	16.5	4.29
Dining - fixed	WSEC	0.28	3	3	0	2	0	18.0	5.04
Study - casement	WSEC	0.28	4	3	0	5	6	66.0	18.48
Study - fixed	WSEC	0.26	2	3	0	5	6	33.0	8.58
Study - fixed	WSEC	0.26	6	3	0	2	0	36.0	9.36
Foyer - fixed	WSEC	0.26	2	1	4	7	6	20.0	5.20
Powder - casement	WSEC	0.28	1	2	0	4	6	9.0	2.52
Scullery - slider	WSEC	0.28	1	6	0	4	6	27.0	7.56
Bath 2 - single hung	WSEC	0.29	1	2	0	4	0	8.0	2.32
Primary Bath - fixed	WSEC	0.26	1	8	0	2	0	16.0	4.16
Rejunvenation - single hung	WSEC	0.29	1	2	6	5	0	12.5	3.63
rejunvenation - fixed	WSEC	0.26	1	6	0	5	0	30.0	7.80
Primary Bedroom - slider	WSEC	0.28	1	10	0	5	0	50.0	14.00
Great Rm / 2 Story - fixed	WSEC	0.26	4	3	0	4	6	54.0	14.04
Bedroom 5 - single hung	WSEC	0.29	2	3	0	5	0	30.0	8.70
Bath 5 - single hung	WSEC	0.29	1	2	0	4	0	8.0	2.32
Bonus - single hung	WSEC	0.29	2	3	0	5	0	30.0	8.70
Bonus - fixed	WSEC	0.26	1	3	0	5	0	15.0	3.90
Bedroom 4 - single hung	WSEC	0.29	1	3	0	4	0	12.0	3.48
Bedroom 4 - fixed	WSEC	0.26	3	2	6	4	0	30.0	7.80
Bath 4 - casement	WSEC	0.28	2	3	0	3	6	21.0	5.88
Bedroom 3 - casement	WSEC	0.28	2	2	6	5	6	27.5	7.70
Bath 3 - fixed	WSEC	0.26	1	2	6	5	6	13.8	3.58
Primary W.I.C. - fixed	WSEC	0.26	1	4	6	2	0	9.0	2.34
	WSEC							0.0	0.00
	WSEC							0.0	0.00
	WSEC							0.0	0.00
	WSEC							0.0	0.00
	WSEC							0.0	0.00
	WSEC							0.0	0.00

	WSEC							0.0	0.00
	WSEC							0.0	0.00
	WSEC							0.0	0.00
	WSEC							0.0	0.00
	WSEC							0.0	0.00
	WSEC							0.0	0.00
Sum of Vertical Fenestration Area and UA								899.3	248.20
Vertical Fenestration Area Weighted U = UA/Area									0.28

Overhead Glazing (Skylights)

Component Description	Ref.	U-factor	Qt.	Width Feet	Width Inch	Height Feet	Height Inch	Area	UA
								0.0	0.00
								0.0	0.00
								0.0	0.00
								0.0	0.00
								0.0	0.00
								0.0	0.00
Sum of Overhead Glazing Area and UA								0.0	0.00
Overhead Glazing Area Weighted U = UA/Area									0.00
***Total Sum of Fenestration Area and UA** (for heating system sizing calculations)*								947.3	248.20

Simple Heating System Size: Washington State

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

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

Project Information	*Contact Information*
New SFR	Ryan Redman - JayMarc Homes
9619 SE 34th St	7525 SE 24th St.
Mercer Island, WA.	Mercer Island, WA. 98040

Heating System Type: ○ All Other Systems ◉ Heat Pump

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

Design Temperature
Instructions: Mercer Island — Design Temperature Difference (ΔT) 45
ΔT = Indoor (70 degrees) - Outdoor Design Temp

Area of Building
Conditioned Floor Area — Instructions — Conditioned Floor Area (sq ft): 5,645
Average Ceiling Height — Instructions — Average Ceiling Height (ft): 9.0 — Conditioned Volume: 50,805

Glazing and Doors — Instructions: U-0.28

U-Factor	X	Area	=	UA
0.280		947		265.16

Skylights — Instructions

U-Factor	X	Area	=	UA
0.50				---

Insulation
Attic — Instructions: R-49

U-Factor	X	Area	=	UA
0.026		3,004		78.10

Single Rafter or Joist Vaulted Ceilings — Instructions: Select R-Value

U-Factor	X	Area	UA
No selection			---

Above Grade Walls *(see Figure 1)* — Instructions: R-21 Intermediate

U-Factor	X	Area	UA
0.056		5,429	304.02

Floors — Instructions: R-38

U-Factor	X	Area	UA
0.025		5,429	135.73

Below Grade Walls *(see Figure 1)* — Instructions: R-21 Interior

U-Factor	X	Area	UA
0.042			

Slab Below Grade *(see Figure 1)* — Instructions: No Slab Below Grade in this project.

F-Factor	X	Length	UA
0.303			---

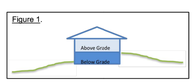
Slab on Grade *(see Figure 1)* — Instructions: No Slab on Grade in this project.

F-Factor	X	Length	UA

Location of Ducts — Instructions: Conditioned Space

Duct Leakage Coefficient 1.00

Figure 1.



Sum of UA	783.01	
Envelope Heat Load	35,236	Btu / Hour
Sum of UA x ΔT		
Air Leakage Heat Load	24,691	Btu / Hour
Volume x 0.6 x ΔT x 0.018		
Building Design Heat Load	59,927	Btu / Hour
Air leakage + envelope heat loss		
Building and Duct Heat Load	59,927	Btu / Hour
Ducts in unconditioned space: sum of building heat loss x 1.10		
Ducts in conditioned space: sum of building heat loss x 1		
Maximum Heat Equipment Output	74,909	Btu / Hour
Building and duct heat loss x 1.40 for forced air furnace		
Building and duct heat loss x 1.25 for heat pump		

(07/01/13)

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

△ 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.

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

© 2018 JayMarc Homes, LLC; All rights reserved.

01.31.24 Submittal Date

. Sheet Title/Description

JAYMARC HOMES Design Firm

RCR Drawn by:

RCR/ SK Checked by:

. Primary Scale

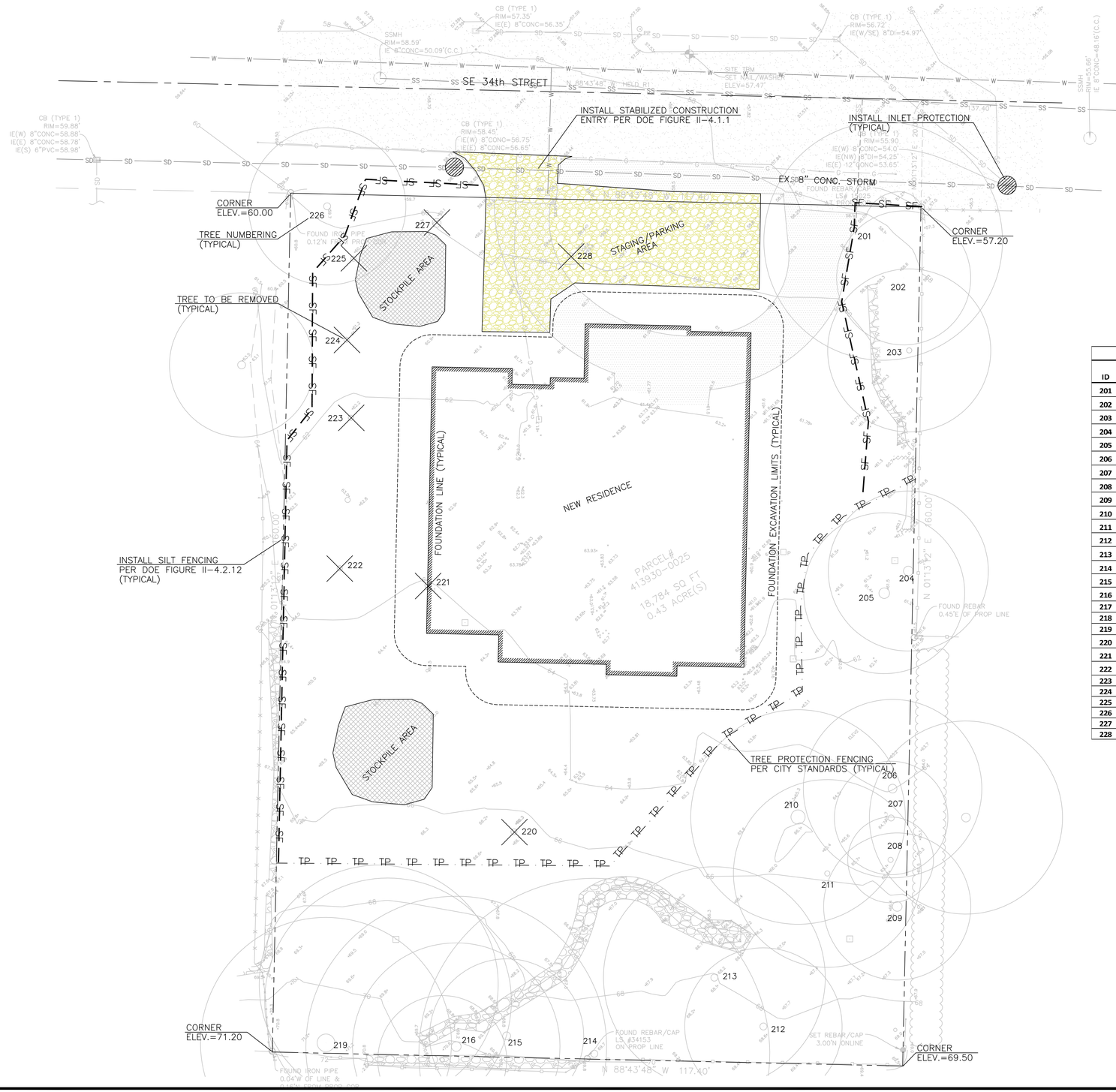
EN1 of: .

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 UTILIITES 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)
- TELEPHONE SENTRY
- WATER METER
- POWER TRANSFORMER POLE
- TREE (AS NOTED)

TREE TABLE

ID	Species	DHS	DSH 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		
227	Lawson Cypress	12.8		11.8		8	16		X
228	Hawthorn	16.6		16.7		7	11		X
				Percentage Saved				71.4%	

GRAPHIC SCALE
0 5 10 20
1 inch = 10 feet

PERMIT #: 2402-029

DESCRIPTION	DATE	REV. NO.

06/19/2024

OFFE ENGINEERS
19932 SOUTHEAST 159TH PLACE
RENTON, WASHINGTON 98058
(206) 355-5422
CONTACT: DARRELL OFFE, P.E.

CHECKED BY DLO
DRAWN BY SLS
DESIGNED BY DLO

PROJECT 9619 SE 34th Street
CLIENT JayMarc Custom Homes - Su Residence
SHEET CONTENT Temp. Erosion & Sedmientation Control Plan

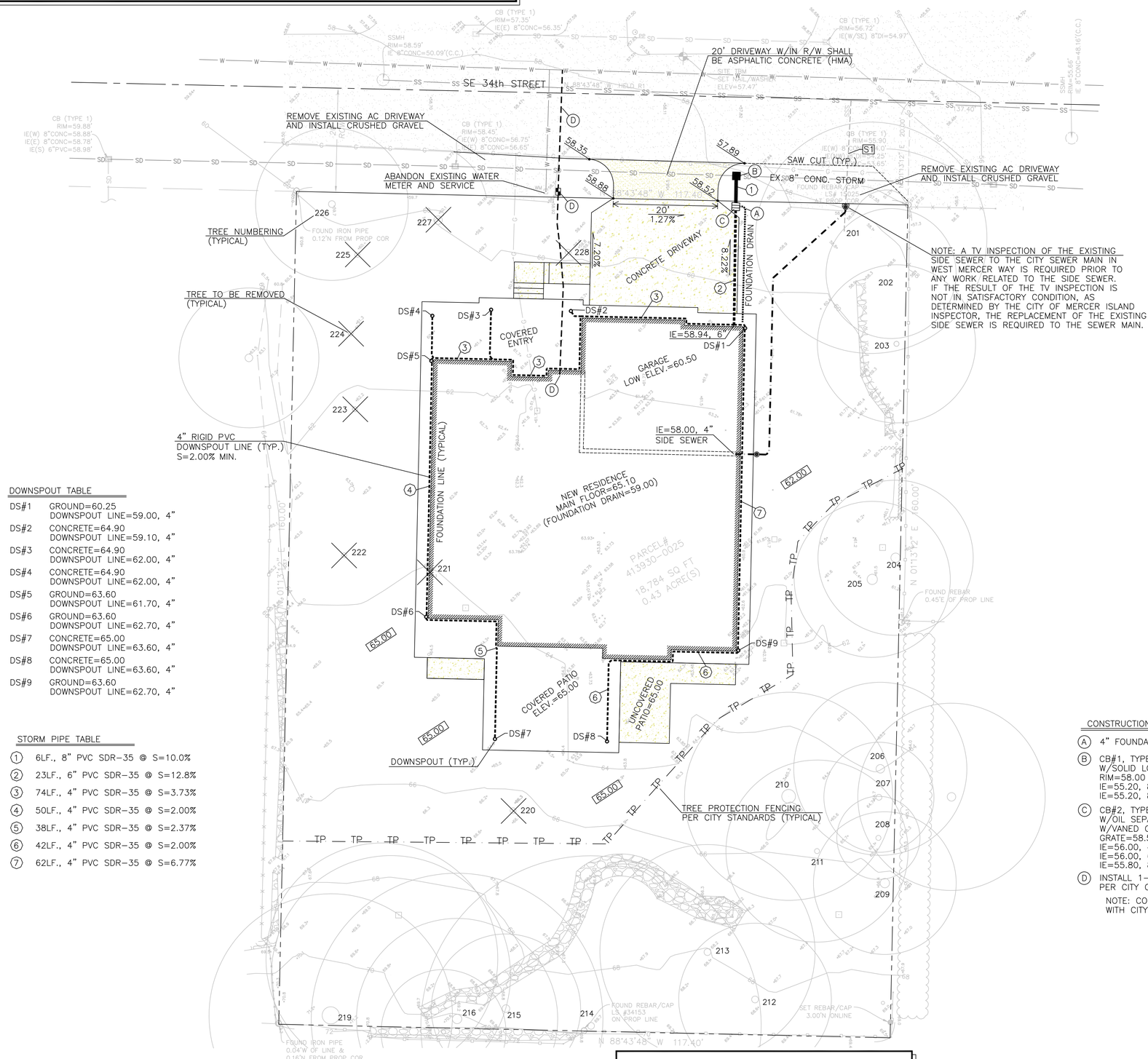
DATE 06/19/2024
JOB NO.
DWG NO.
SHEET 1 OF 4

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 UTILIITES 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)
- TELEPHONE SENTRY
- WATER METER
- POWER TRANSFORMER POLE
- TREE (AS NOTED)

NOTE: A TV INSPECTION OF THE EXISTING SIDE SEWER TO THE CITY SEWER MAIN IN WEST MERCER WAY IS REQUIRED PRIOR TO ANY WORK RELATED TO THE SIDE SEWER. IF THE RESULT OF THE TV INSPECTION IS NOT IN SATISFACTORY CONDITION, AS DETERMINED BY THE CITY OF MERCER ISLAND INSPECTOR, THE REPLACEMENT OF THE EXISTING SIDE SEWER IS REQUIRED TO THE SEWER MAIN.

TREE TABLE

ID	Species	DBH	DSH 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		
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

- (A) 4" FOUNDATION DRAIN CONNECTION
- (B) CB#1, TYPE 1 W/SOLID LOCKING LID RIM=58.00 IE=55.20, 8"(S)-NEW IE=55.20, 8"(E,W)-EXISTING
- (C) 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)
- (D) INSTALL 1-1/2" METER AND 2" SERVICE LINE PER CITY OF MERCER ISLAND STANDARD PLAN W-14.

NOTE: CONTRACTOR TO COORDINATE FINAL LOCATION OF NEW METER WITH CITY OF MERCER ISLAND INSPECTOR AT TIME OF CONSTRUCTION

SIDE SEWER NOTES

- S1 APPROXIMATE LOCATION OF EXISTING SANITARY SIDE SEWER.
- S2 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

GRAPHIC SCALE
0 5 10 20
1 inch = 10 feet

PERMIT #: 2402-029

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!

REV. NO.	DATE	DESCRIPTION
	06/19/2024	

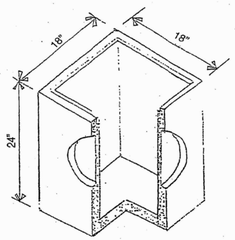
DARRELL L. OFFE JR. 27460 REGISTERED PROFESSIONAL ENGINEER STATE OF WASHINGTON

OFFE ENGINEERS
13932 SOUTHEAST 159TH PLACE
RENTON, WASHINGTON 98058
PHONE: 425-432-2422
CONTACT: DARRELL OFFE, P.E.

CHECKED BY DLO
DRAWN BY SLS
DESIGNED BY DLO

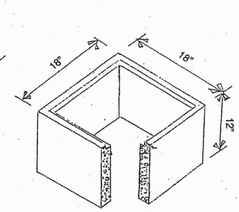
PROJECT 9619 SE 34th Street
CLIENT JayMarc Custom Homes - Su Residence
SHEET CONTENT Utility & Tree Plan

DATE 06/19/2024
JOB NO.
DWG NO.
SHEET 2 OF 4

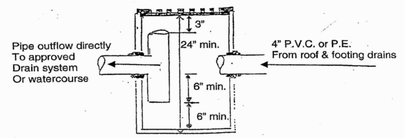


Catch Basin (C.B.)
Depth & Volume are
Minimum Dimensions.

Minimum Volume = 24 gal.

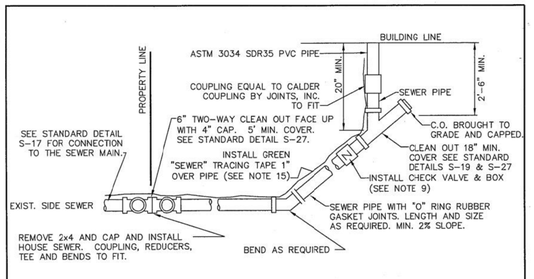


6" & 12" Adjustment Riser



Catch Basin with Oil Separator

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



BUILDING CONNECTION

NOTES

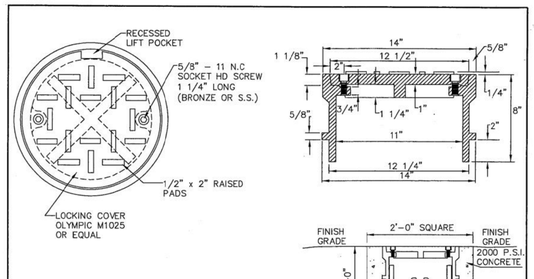
1. ELBOWS SHALL NOT BE GREATER THAN 45 DEGREES.
2. CLEAN OUT IS REQUIRED FOR EACH PIPE LENGTH GREATER THAN 100' AND FOR EACH 90° ACCUMULATED ELBOW/100'.
3. ALL HOUSE PLUMBING OUTLETS MUST BE CONNECTED TO THE SEWER. NO DOWN SPOUTS OR STORM DRAINAGE MAY BE CONNECTED TO THE SEWER SYSTEM.
4. 18" MINIMUM COVERAGE OVER PIPE.
5. LAY PIPE IN STRAIGHT LINE BETWEEN BENDS. MAKE ALL CHANGES IN GRADE OR LINE WITH $\frac{1}{8}$ BEND OR WYE. 90° CHANGE WITH 1/8 BEND AND WYE.
6. 4" SEWER PIPE MINIMUM SIZE ON PROPERTY. 2% MINIMUM GRADE.
7. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT SEWER ORDINANCES.
8. ALL CONSTRUCTION REQUIRES A PLAN SHOWING PROPERTY AND DIMENSIONS AND COMPLETION OF SIDE SEWER APPLICATION AND MAINTENANCE AGREEMENT, AS NEEDED.
9. BACK WATER VALVE (CHECK VALVE) IS REQUIRED:
   A. IF CONNECTED TO A SHARED SIDE SEWER.
   B. IF CONNECTION AT HOUSE IS LOWER THAN BOTH UPSTREAM AND DOWNSTREAM MANHOLE.
   C. SEE S-23 & S-24 FOR LAKE LINE REQUIREMENTS.
10. 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".
11. 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.
12. 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



FOR PVC PIPE

NOTES

1. SEE S-27 FOR INSTALLATION DETAILS.

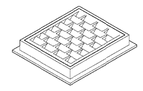
CITY OF MERCER ISLAND
STANDARD DETAILS
SEWER

CLEAN OUT DETAIL

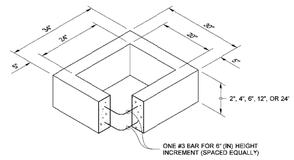
6-5-2009	NO SCALE	S-19

REV DATE | APPROVED

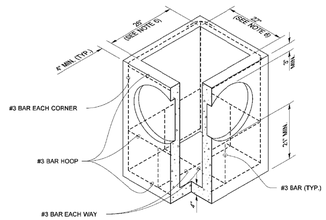
DRAWN BY: FERN LODELL



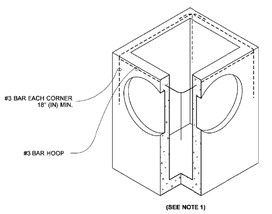
FRAME AND VANED GRATE



RECTANGULAR ADJUSTMENT SECTION



PRECAST BASE SECTION



(SEE NOTE 1)

ALTERNATIVE PRECAST BASE SECTION

PIPE ALLOWANCES

PIPE MATERIAL	MAXIMUM INSIDE DIAMETER (INCHES)
REINFORCED OR PLAIN CONCRETE	12"
ALL METAL PIPE	15"
CPSSP ★ (STD. SPEC. SECT. 9-05.20)	12"
SOLID WALL PVC (STD. SPEC. SECT. 9-05.12(1))	15"
PROFILE WALL PVC (STD. SPEC. SECT. 9-05.12(2))	15"

★ CORRUGATED POLYETHYLENE STORM SEWER PIPE

NOTES

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

STATE OF WASHINGTON
JULIE HEILMAN
21460
REGISTERED PROFESSIONAL ENGINEER

Julie Heilman
2020.09.01 07:52:50 -07'00'

CATCH BASIN TYPE 1

STANDARD PLAN B-5.20-03

SHEET 1 OF 1 SHEET

APPROVED FOR PUBLICATION
Roark, Steve Digitally signed by Roark, Steve
Date: 2020.09.09 09:45:23 -07'00'
STATE DESIGN ENGINEER
Washington State Department of Transportation

PERMIT #: 2402-029

OFFE ENGINEERS
13932 SOUTHEAST 159TH PLACE
RENTON, WASHINGTON 98058
PHONE: 425-260-3412
CONTACT: DARRELL OFFE, P.E.

REV. NO.	DATE	DESCRIPTION

STATE OF WASHINGTON
DARRELL J. OFFE
21460
REGISTERED PROFESSIONAL ENGINEER

06/19/2024

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

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

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

SHEET 3 OF 4

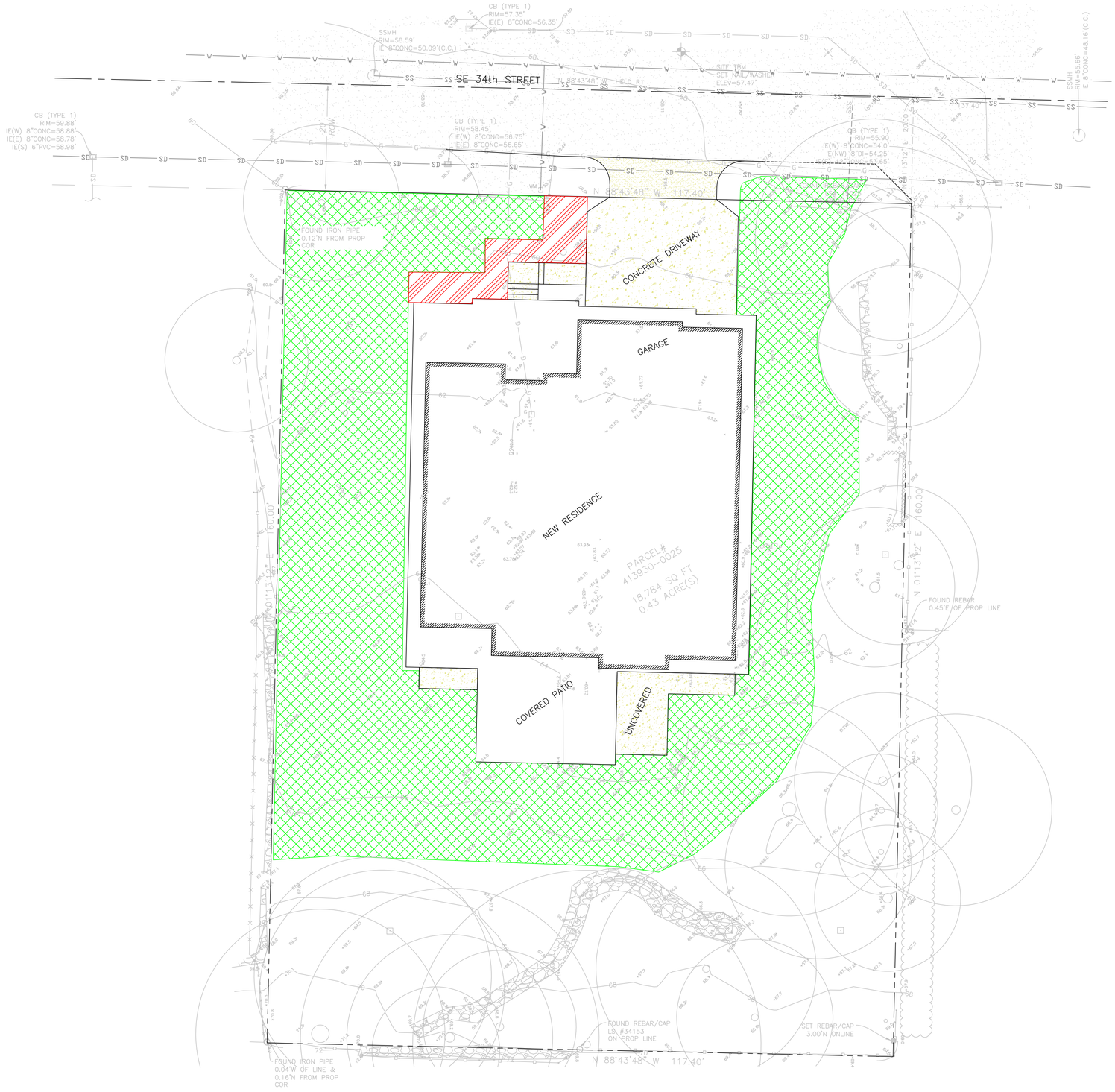
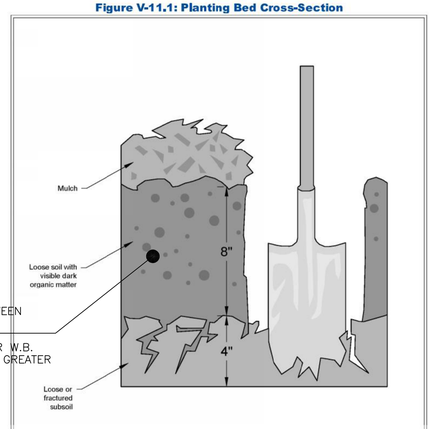


Figure V-11.1: Planting Bed Cross-Section



Reprinted from *Guidelines and Resources For Implementing Soil Quality and Depth BMP T5.13 in WDOE Stormwater Management Manual for Western Washington*, 2010, Washington Organic Recycling Council

NOT TO SCALE

DEPARTMENT OF ECOLOGY State of Washington

Planting Bed Cross-Section

Revised June 2016

Please see *http://www.ecy.wa.gov/copyright.html* for copyright notice including permissions, limitation of liability, and disclaimer.

2019 Stormwater Management Manual for Western Washington

Volume V - Chapter 11 - Page 930

AMENDED SOIL MAP

6,504 SQUARE FEET – TURF AREA
AMENDED 12" DEEP (240 CU. YDS.)

408 SQUARE FEET – PLANTER AREA
AMENDED 8" DEEP (10 CU. YDS.)

GRAPHIC SCALE

0 5 10 20

1 inch = 10 feet

PERMIT #: 2402-029

REV. NO.	DATE	DESCRIPTION

DARRELL L. OFFE JR. 27460 REGISTERED PROFESSIONAL ENGINEER STATE OF WASHINGTON

06/19/2024

OFFE ENGINEERS
19932 SOUTHEAST 159TH PLACE
RENTON, WASHINGTON 98058
PHONE: 425-255-3422
CONTACT: DARRELL OFFE, P.E.

DRAWN BY SLS | CHECKED BY DLO | DESIGNED BY DLO

PROJECT 9619 SE 34th Street

CLIENT JayMarc Custom Homes - Su Residence

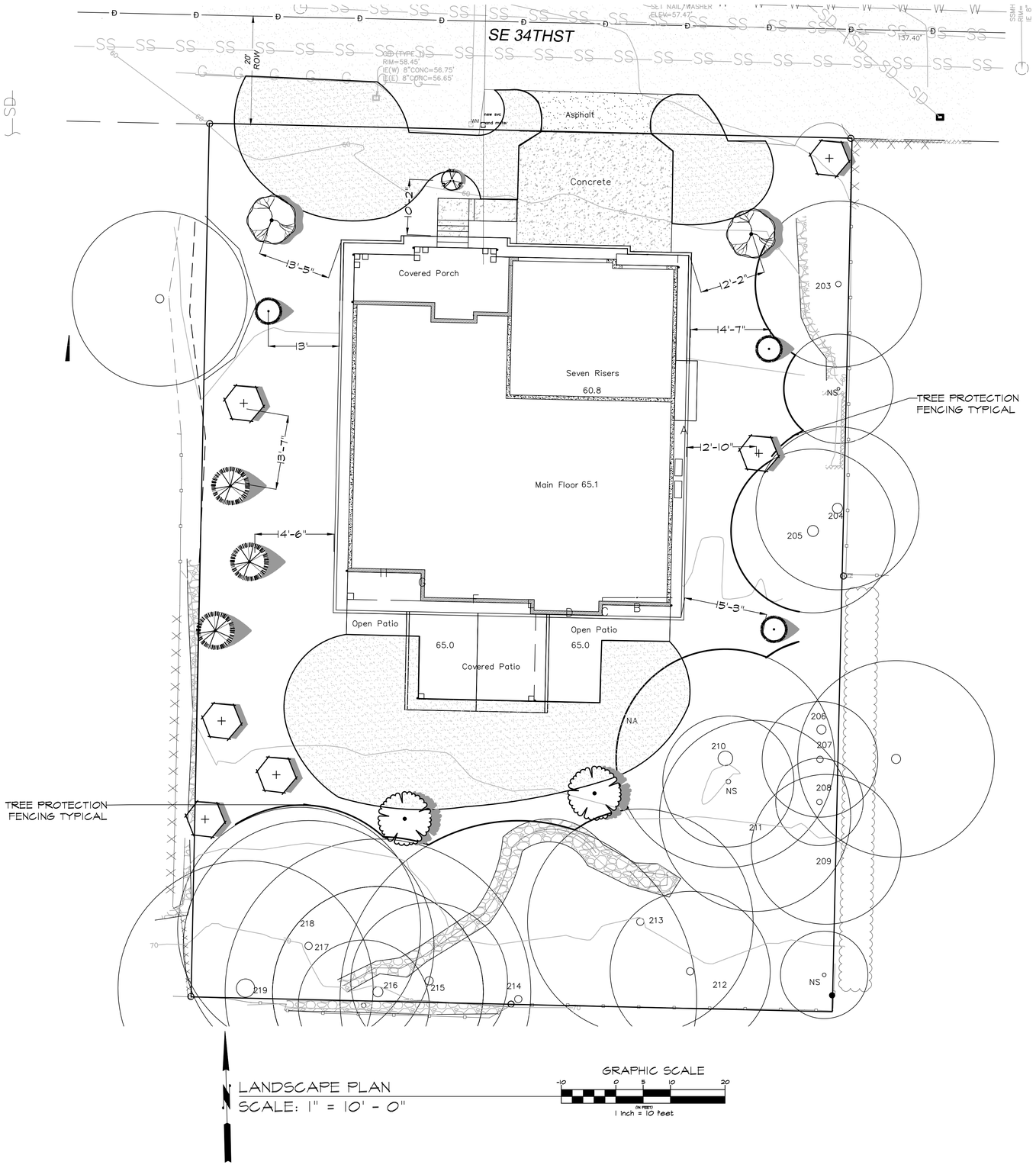
SHEET CONTENT Amended Soil Map & Detail

DATE 06/19/2024

JOB NO.

DWG NO.

SHEET 4 OF 4



LANDSCAPE PLAN
SCALE: 1" = 10' - 0"

GRAPHIC SCALE
-10 0 5 10 20
(IN FEET)
1 inch = 10 feet

PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	SIZE	QTY
NATIVE REPLACEMENT TREES			
	Acer circinatum / Vine Maple	2"Cal	6
	Chamaecyparis nootkatensis `Pendula` / Weeping Alaska Cedar	8` ht. min.	3
	Tsuga mertensiana / Mountain Hemlock	8` ht. min.	3
			12
REPLACMENT TREES NON NATIVE			
	Acer palmatum `Bloodgood` / Bloodgood Japanese Maple	2" Cal.	2
	Cornus kousa / Kousa Dogwood	2" Cal.	2
	Prunus x `Snow fountain` / Snow Fountain Weeping Cherry	2" Cal.	1
			5

SYMBOL	BOTANICAL / COMMON NAME	SIZE	SPACING	QTY
SOD/SEED				
	LAWN with 4" topsoil	sod		3,078 sf

TOTAL REPLACEMENT TREES = 17

Created: 7-10-24 Tree replacement plan
L-XXX
Drawn: GCA
XXX

CRAMER DESIGN CONSULTANTS, INC.
LANDSCAPE ARCHITECT
1909 242ND STREET SE
BOTHELL, WA 98021
425-241-6258

STATE OF WASHINGTON
REGISTERED
LANDSCAPE ARCHITECT
DOYLE L. CRAMER
CERTIFICATE NO. 634

JAYMARC HOMES SU RESIDENCE
9619 SE 34TH STREET MERCER ISLAND WA

SHEET
L-01
OF 1 SHEETS