

4104 83rd Ave SE

MERCER ISLAND, WA - MIS076

GENERAL INFORMATION
APPLIES FULL SET



FLOOR PLAN GENERAL NOTES

GENERAL

- ALL ANGLED WALLS (OTHER THAN 90°) SHALL BE CONSTRUCTED AS NOTED BY ANGLE (DEGREES) CALLOUT OR CONFIGURED AS DIMENSIONED. (UNO)
- ALL DIMENSIONS AT WALLS ARE TO THE FACE OF FRAMING STUDS.
- ALL EXTERIOR WALLS ENCLOSING CONDITIONED SPACE SHALL BE 2x6 STUDS @ 16" OC, and INTERIOR WALLS TO BE 2x4 STUDS @ 16" OC, per IRC, R602.3.2 (UNO)
- ALL DIMENSIONS AT WINDOWS ARE TO THE CENTERLINE
- WINDOW SIZES NOTED ON PLANS ARE NOMINAL SO CONTRACTOR MUST VERIFY EXACT ROUGH OPENINGS PRIOR TO FRAMING. WINDOW AND DOOR HEAD HEIGHTS SHOULD BE COORDINATED SO THAT ALL WINDOW AND DOOR TRIMS ALIGN.
- PROVIDE WEATHER PROTECTION SYSTEM w/WATER-RESISTIVE BARRIERS IN COMBINATION w/FLASHINGS @ EXT. WALLS, OPENINGS, PROJECTIONS, PENETRATIONS and INTERSECTIONS TO LOCK OUT ALL MOISTURE per IRC, R103.1-103.4
- TILE INSTALLATION SHALL COMPLY w/APPLICABLE SECTIONS OF THE TILE COUNCIL OF AMERICA'S "HANDBOOK FOR CERAMIC TILE INSTALLATION" and ITS REFERENCED STANDARDS including IRC, R102.4.1
- ALL COUNTERS, TUB DECKS & WALLS AT TUBS & SHOWERS SHALL HAVE SMOOTH, HARD, NON-ABSORBENT SURFACE w/CEMENTITIOUS BACKER BOARD and MOISTURE RESISTANT UNDERLAYMENT per IRC, R102.4.2. NONABSORBENT AT TUB & SHOWER WALLS SHALL BE TO A HEIGHT OF +12" MIN. ABOVE DRAIN INLET per IRC, R301.2
- ALL SHOWERS AND ALL SHOWER RECEPTORS SHALL COMPLY WITH THE 2018 UNIFORM PLUMBING CODE.
- CALCULATIONS and DETAILS FOR MOUNTING HEIGHTS & CONNECTION OF METAL GUARDRAILS (IF USED) SHALL BE PROVIDED FOR REVIEW and APPROVAL BY RAILING FABRICATOR PRIOR TO INSTALLATION FOR COMPLIANCE w/IRC R311 & R312
- ALL REQUIREMENTS FOR BUILDING ENVELOPE TO COMPLY WITH THE 2018 WASHINGTON STATE ENERGY CODE (WSEC). SEE R202 ENERGY CREDITS ON THIS SHEET ALONG w/ EN FOR PRESCRIPTIVE REQUIREMENTS and COMPLIANCE NOTES FOR SINGLE FAMILY RESIDENTIAL IN CLIMATE ZONE 5 and MARINE 4.
- WSEC COMPLIANCE CERTIFICATE REQUIRED WITHIN 3' OF ELECTRICAL PANEL.
- EXHAUST FANS LARGER THAN 50cfm, MAY BE CONNECTED TO 4" SMOOTH WALL VENT PIPE IF RUNS DO NOT EXCEED 20' IN LENGTH, THE MINIMUM SIZE OF FLEX DUCT IS 5" DIAMETER WITH MAXIMUM RUN OF 15'.
- COMBUSTION AIR REQUIRED FOR ALL FUEL BURNING APPLIANCES. ALL INTAKEN SOURCES TO BE MIN. 18" ABV. GARAGE FLOOR per IRC, M1901.3
- PROVIDE FIREBLOCKING TO CUT OFF DRAFT OPENINGS AT LOCATIONS w/MATERIALS per IRC, R502.11. PROVIDE DRAFTSTOPPING AT FLOOR/CEILING ASSEMBLIES per IRC, R302.12
- ALL WASTE PLUMBING DROPS TO BE ON INTERIOR WALLS or FURRED OUT EXTERIOR WALLS.
- PROVIDE ACOUSTICAL PIPE WRAP AT ALL UPPER LEVEL WASTE LINES.
- ALL OPENINGS MADE IN WALLS, FLOORS or CEILING FOR THE PASSAGE OF PIPES, STRAINER PLATES ON DRAIN INLETS, TUB WASTE OPENINGS TO CRAWLSPACE and METER BOXES TO COMPLY WITH CODE REQUIREMENTS OF THE GOVERNING UPC.
- ENTRY STEPS SHALL HAVE SUFFICIENT GRADE BUILT UP AROUND THEM SO THE NUMBER OF STAIR RISERS DOES NOT EXCEED 3, w/MAX. RISER HEIGHT OF 7 3/8" - NOT REQUIRING A HANDRAIL per IRC, R311.7.6
- ALL EXTERIOR HOSE BIBS TO HAVE NON-REMOVABLE VACUUM BREAKERS, MUST BE FROSTPROOF and BE CAULKED and SECURED AT EXT. WALLS.
- INTERIOR CEILING HEIGHTS ARE AS FOLLOWS:

MAIN FLOOR	10'-0" (UNO)
UPPER FLOOR	9'-1 1/8" (UNO)

SAFETY GLAZING

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

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

- GLAZING IN DOORS.
- GLAZING ADJACENT TO DOORS.
- GLAZING IN WINDOW MEETINGS ALL (a) CONDITIONS LISTED.
- GLAZING IN GUARDS and RAILINGS
- GLAZING IN and NEAR HOT SURFACES.
- GLAZING ADJACENT TO STAIRS and RAMPS
- GLAZING ADJACENT TO THE BOTTOM STAIR LANDINGS.

SKYLIGHTS and SLOPED GLAZING SHALL COMPLY WITH

THE MATERIALS and REQUIREMENTS OF IRC, R308.6.1 through R308.6.4

EGRESS WINDOWS

WINDOWS PROVIDING EMERGENCY ESCAPE and RESCUE OPENING REQUIRED AT BASEMENTS, HABITABLE ATTICS and ALL SLEEPING ROOMS and SHALL OPEN DIRECTLY INTO A PUBLIC WAY or YARD TO SAME per IRC, R310.1

- WINDOW CANNOT REQUIRE KEYS, TOOLS or SPECIAL KNOWLEDGE TO OPEN per IRC, 310.1.1
- MUST HAVE AN OPENING AREA OF NOT LESS THAN 5.7 Sq.Ft. with 20" min. WIDTH and 24" min. HEIGHT per IRC, 310.2.1,2.1
- MUST HAVE A SILL HEIGHT OF NOT MORE THAN 44" ABV. FLOOR per IRC, R310.2.2

STAIRS and HANDRAILS

STAIRWAYS PROVIDING EGRESS FROM HABITABLE LEVELS NOT PROVIDED w/EGRESS DOOR per IRC, R311.2 SHALL MEET THE REQUIREMENTS and EXCEPTIONS OF IRC, R311.1 through R311.1.8 INCLUDING:

- MUST PROVIDE A MIN. CLEAR WIDTH OF 36" ABOVE HANDRAIL, w/MAX. HANDRAIL PROJECTION INTO STAIRWAY OF 4 1/2" ON EITHER SIDE per R311.1.1
- SHALL PROVIDE A MIN. HEADROOM OF 6'-8" MEASURED VERTICALLY FROM THE NOSE OF TREADS or LANDINGS per R311.1.2
- SHALL NOT HAVE A VERTICAL RISE GREATER THAN 15" BTWN. FLOOR LEVELS or LANDINGS per R311.1.3
- SHALL MEET THE WALKLINE REQUIREMENTS AT INNDER TREADS per R311.1.4
- SHALL HAVE A MAX. RISER HEIGHT OF 7 3/8" and HAVE A MIN. TREAD DEPTH OF 10", THE GREATEST DIMENSION OF ANY RISER or TREAD MUST NOT EXCEED THE SMALLEST DIMENSION BY MORE THAN 3/8". TREADS LESS THAN 11" SHALL MEET NOSING REQUIREMENTS. THE OPENINGS AT OPEN RISERS SHALL NOT PERMIT THE PASSAGE OF A 4" SPHERE per R311.1.5.1 through R311.1.5.4.

- LANDINGS AT TOP and BOTTOM OF STAIRS SHALL MEET THE REQUIREMENTS OF IRC, R311.7.6
- THE WALKING SURFACE OF TREADS and LANDINGS SHALL NOT BE SLOPED MORE THAN 2% PER R311.7.7
- HANDRAILS SHALL BE PROVIDED ON AT LEAST ONE SIDE OF EACH CONTINUOUS RUN OF TREADS w/(4) or MORE RISERS. THE TOP OF HANDRAIL SHALL BE 34-38" ABV. LINE CONNECTING NOSINGS, HAVE MIN. 1 1/2" SPACE BETWN. RAIL and WALL, HANDRAIL MUST RUN CONTINUOUS FOR FULL LENGTH OF EACH FLIGHT and MEET APPROVED GRIP-SIZE per IRC, R311.7.8
- SHALL BE PROVIDED w/ILLUMINATION per IRC, R303.3 at INTERIOR STAIRWAYS and R303.8 at EXTERIOR STAIRWAYS.

- ALONG OPEN-SIDED WALKING SURFACES, INCLUDING STAIRS, RAMPS and LANDINGS LOCATED 30" or GREATER ABOVE ADJACENT FLOOR LEVEL per IRC, R12.1.1
- OPENINGS MUST PREVENT THE PASSAGE OF A 4" SPHERE or 4 1/2" AT OPEN SIDES OF STAIRS or 6" AT TRIANGLE OF TREAD, RISER & BOTTOM RAIL per R312.1.3
- GUARDS 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

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, R12.1.1
- OPENINGS MUST PREVENT THE PASSAGE OF A 4" SPHERE or 4 1/2" AT OPEN SIDES OF STAIRS or 6" AT TRIANGLE OF TREAD, RISER & BOTTOM RAIL per R312.1.3
- GUARDS 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

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ALARMS

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

- SMOKE ALARMS TO BE LISTED and INSTALLED IN ACCORDANCE w/IRC, R314.1 and CARBON MONOXIDE ALARMS IN ACCORDANCE w/IRC, R315.1
- SMOKE ALARMS SHALL BE INSTALLED IN FOLLOWING LOCATIONS per R314.3:
 - IN EACH SLEEPING ROOM.
 - OUTSIDE EACH SEPARATE SLEEPING AREA.
 - ON EACH STORY OF THE DWELLING.
 - NOT LESS THAN 3' FROM A BATHROOM w/TUB or SHOWER.
 - NOT NEAR COOKING APPLIANCES per R314.3.1
- SMOKE ALARMS SHALL BE INTERCONNECTED per R314.4
- CARBON MONOXIDE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS per R315.3:
 - ON EACH STORY OF THE DWELLING
 - ADJACENT TO EACH SEPARATE SLEEPING AREA.
 - WITHIN BEDROOMS WHERE A FUEL BURNING FIREPLACE IS LOCATED IN THE ROOM or ITS ATTACHED BATH.

- ALL ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM BUILDING WIRING w/BATTERY BACKUP per R314.6 and R315.5
- COMBINATION SMOKE and CARBON MONOXIDE ALARMS SHALL BE PERMITTED IN LIEU OF SEPARATE

ALARMS per R314.5 and R315.4

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

A NFPA 13R Fire Sprinkler System in compliance with NFPA 13R and CoMl standards shall be installed throughout the residence. A separate FIRE permit

A NFPA 72—Chapter 29 Monitored Fire Alarm System in compliance with NFPA 72 and CoMl standards shall be installed throughout the residence A separate FIRE permit is required.

PROPERTY DESCRIPTION
Legal Description: LOT B, BLOCK 1, ISLAND RIDGE TRACTS, ACCORDING TO THE PLAT RECORDED IN VOLUME 47 OF PLATS, PAGE 71, IN KING COUNTY, WA.

Parcel Number: 3626500040

Zone: R9.6

ABBREVIATIONS

# Pound Or Number	ELEC Electrical	MC Medicine Cabinet	SLB Slab
& And	ELEV Elevation	MDO Medium Density Overlay	SPEC Specification
@ At	EQ Equality	MECH Mechanical	SQ Square
A/C Air Conditioner	EW Each Way	MED Medium	SQ IN Square inches
AB Anchor Bolt	EXC Excavate	MEMB Membrane	SOFT 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	STR Structural
ADH Adhesive	FBD Fiberboard	MIS Miscellaneous	STRUCT Structure or Structural
ADJ Adjustable	FCB Fiber Cement Board	MLB Micro Lamine Beam	SY Square yard
AFF Above Finish Floor	FCD Floor clean out	MMB Membrane	T Tread
AGG Aggregate	FD Floor drain	MTL Metal	T&G Tongue and Groove
ALT Alternate	FIN Finish	NIC Not in Contract	TEL Telephone
ALUM Aluminum	FIXT Fixture	NO #	TEMP Tempered
ANC Anchor	FLR Fluorescent	NO Number	TK Tight Knot
APX Approximate	FLR Floor	NTS Not to Scale	TME To Match Existing
ASPH Asphalt	FLSH Flashing	NO Non-Operable Window Section	TOB Top of Beam
AUTO Automatic	FND Foundation	OBS Obscure	TOC Top of curb/ Top of Concrete
AVR Average	FO Face Of	OC On Center	TOF Top of footing
AWG American Wire Gauge	FOC Face of Concrete	OD Outside Diameter	TOJ Top of joist
AWN Awning	FOM Face of Masonry	OH Overhang	TOW Top of wall
B/O By Others	FOS Face of Studs	OP Opaque	TP Toilet Paper Hanger
BD Board	FW Face of Wall	OPNG Opening or Rough Opening	TYP Typical
BLK Blocking	FPL Fireplate	OSB Orientated Strand Board	UNO Unless Noted Otherwise
BLM Below	FRM Frame(ing)	PBD Particle Board	VB Vapor barrier
BM Beam	FRPF Fireproof	PBF Prefabricated	VERT Vertical
BLDG Building	FT Foot	PERF Perforate(d)	VF Verify in field
BOF Bottom of footing	FTG Footing	PL Property Line	W/ With
BOT Bottom	FUR Furred	PLM Plastic Laminat	W/O Without
BOW Bottom of wall	GA Gauge	PLT Plate	WC Toilet (water closet)
BR Bedroom	GALV Galvanized	PLYWD Plywood	WD Wood
BSM Baseament	GFCI Ground Fault Circuit Interrupt	PNT Paint or Painted	WH Water Heater
BTW Between	GFI Ground Fault Interrupt	PSF Pounds Per Square Foot	WC Walk-in Closet
BYND Beyond	GT Ground Fault Interrupt	PSI Pounds Per Square Inch	WP Water Proofing
CAB Cabinet	GL Glass	PT Pressure Treated	WP Weatherproof
CAS Casement	GLB Glue Laminated Beam	PVC Polyvinyl Chloride	WR Weather Resistant
CB Catch Basin	GLB Glass Block	PVMT Pavement	WRB Weather Resistive Barrier
CC Center to Center	GWB Gypsum Wall Board	R Riser	WWF Welded Wire Fabric Section
CD Clean Out	GP Gypsum	RC Reinforced Concrete	
COL Column	HC Hose Bib	RD Rod	
CONC Concrete	HT Height	RD Roof Drain	
CONT Continuous	HVAC Heat-Vent-Air Conditioning	RD Roof drain leader	
CRPT Carpet	HW Hot water	REBAR Reinforcing Bar	
CT Ceramic Tile	ID Inside Diameter	REG Register	
CTD Courtyard	IN In	REQ Required	
CU FT Cubic Feet	INCH In	REV Revision	
CU YD Cubic Yard	INT Interior	RFG Roofing	
DBL Double	J-Box Junction box	RM Room	
DEM Demolish or Demolition	JNT Joint	RO Rough Opening	
DH Double Hung	JST Joist	ROW Right of way	
DIA Diameter	KIT Kitchen	SA Supply Air	
DM Dimension	LAM Laminat(e)	SCH Schedule	
DN Down	LAV Lavatory	SCN Screen	
DP Drop proofing	LB Pound	SD Smoke detector	
DR Door	LF Lined Feet	SECT Section	
DRWR Drawer	LL Live Load	SGD Sliding Glass Door	
DS Downspout	LT Light	SH Shelf	
DT Drain Tile	LVL Laminated Veneer Lumber	SHTH Sheathing	
DW Dishwasher	LVR Louver	SIM Similar	
DWG Drawing	MAS Masonry	SIM Similar	
EJ Each	MAX Maximum		
EF Exhaust fan	MBR Member		
EJ Expansion Joint			
EL Elevation			

PROJECT TEAM

ARCHITECTURAL DESIGN - JAYMARC HOMES

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

G.F.A. CALCULATIONS: SQUARE FOOTAGE SUMMARY

MAIN FLOOR/ MAIN LIVING	2,149	S.F.
A.D.U.	370	S.F.
GARAGE	587	S.F.
SUB TOTAL	3,106	S.F.
UPPER FLOOR/ MAIN LIVING	2,556	S.F.
MINUS MAIN STAIRS	-86	S.F.
SUB TOTAL	2,470	S.F.
TOTAL G.F.A. ALLOWABLE F.A.R. 40%	5,626	S.F.
PROPOSED	5,631	S.F.
	34.46	%

Updated: 09/01/2018
Method for Calculating Square Footage - ANSI Z165-2013 except, no separate distinction of above-grade or below-grade areas and each level is measured to the outside of studs not the exterior finished surface.
Square footage calculations for the house were made based on plan dimensions only and may vary from the finished square footage of the house as built.
See sheet "CODES" for additional Zoning required Area Calculations.

SHEET #	DESCRIPTION
A1	COVERSHEET
A1.1	PLAN REVISION LOG
A1.2	A.D.U. - FLOOR PLAN INFORMATION
A2	SITE PLAN
A2.1	SITE PLAN DETAILS
A3	FOUNDATION PLAN
A4	MAIN FLOOR FRAMING PLAN
A5	MAIN FLOOR PLAN
A6	UPPER FLOOR FRAMING PLAN
A7	UPPER FLOOR PLAN
A8	ROOF FRAMING PLAN
A9	ROOF PLAN
A10	EXTERIOR ELEVATIONS
A11	EXTERIOR ELEVATIONS
A12	BUILDING SECTIONS
S0.0	LATERAL - STRUCTURAL GENERAL NOTES
LB-1	LATERAL - DETAILS
LB-2	LATERAL - DETAILS
SD.01	FOUNDATION DETAILS
EN1	2018 ENERGY CODE CALCULATIONS
1 OF 4	TESCP
2 OF 4	UTILITY AND TREE PLAN
3 OF 4	UTILITY DETAILS
4 OF 4	AMENDED SOIL MAP
	SURVEY

Issue	Issue Date By
△	
△	

08.27.24
CITY PLAN REVIEW COMMENTS

4104 83rd Ave SE
MERCER ISLAND, WA.
Job Number: MIS075

plan name: -
marketing name: ASTORIA
plan number: MIS075
mark sys. number: -

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

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

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02.21.24
Submittal Date

Sheet Title/Description

JAYMARC HOMES
Design Firm

R.R.
Drawn by:

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

Primary Scale

A1
of .

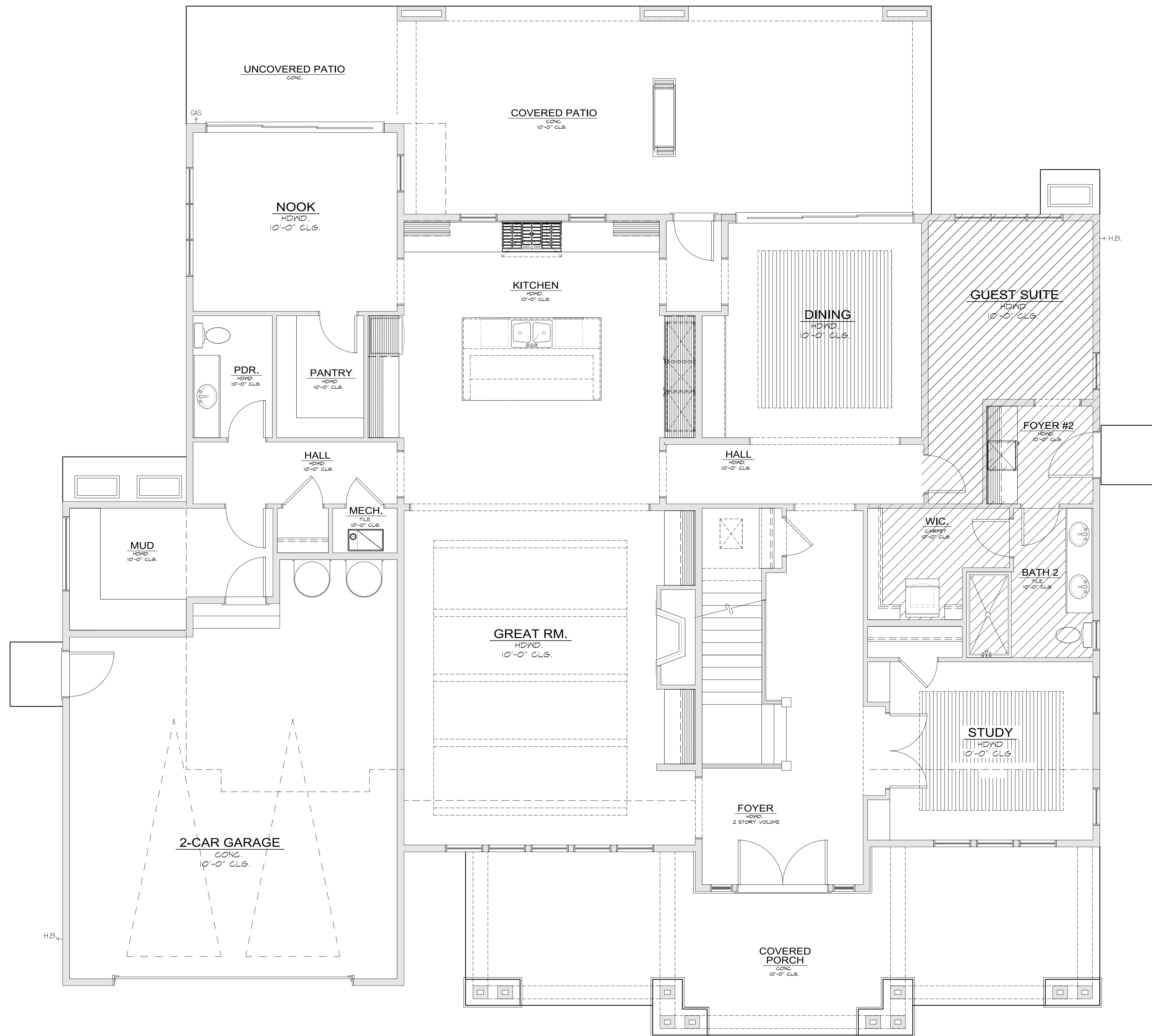
Sheet Title/Description

COVER SHEET
1/4" = 1'-0"

Issue Description	Issue Date By
△	
△	

08.21.24
CITY PLAN REVIEW COMMENTS

4104 83rd Ave SE
MERCER ISLAND, WA.
Job Number:
MIS075



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SUB TOTAL	2,470	S.F.
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ALLOWABLE F.A.R. 40%	5,631	S.F.
PROPOSED	39.96	%

Updated: 03/09/2018
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plan name:	-
marketing name:	ASTORIA
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mark sys. number:	-

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02.21.24
Submittal Date

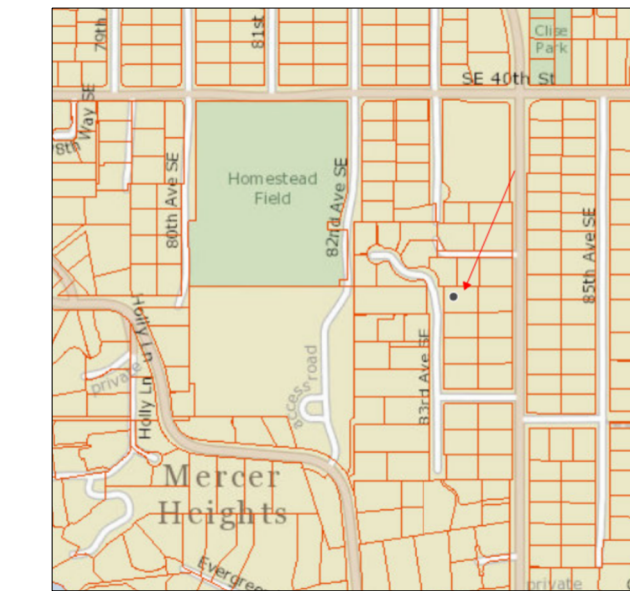
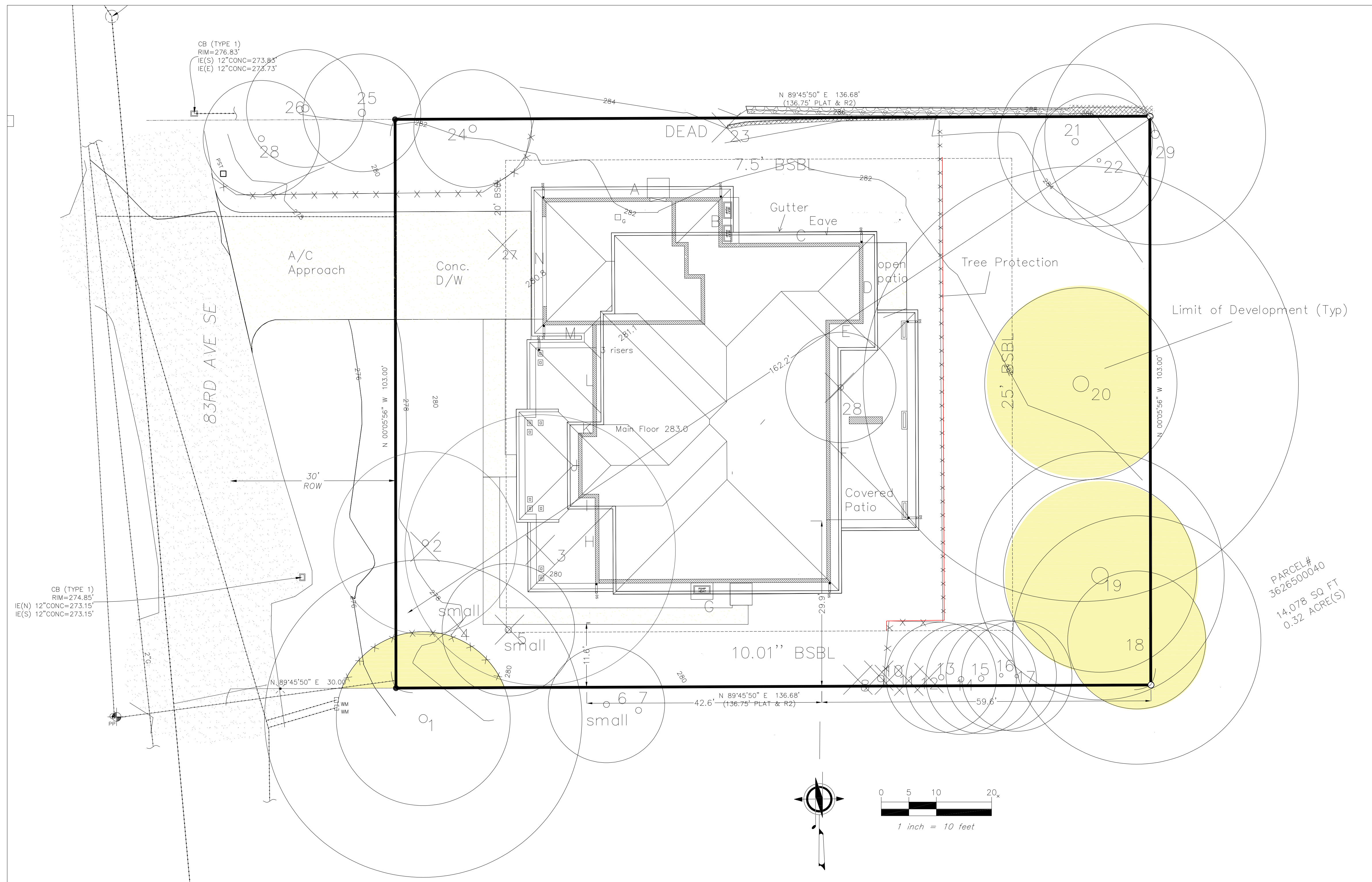
Sheet Title/Description	JAYMARC HOMES Design Firm
R.R. Drawn by:	
R.R./ S.K. Checked by:	
Primary Scale	

A1.2
of .

MAIN FLOOR PLAN
1/4" = 1'-0"
ADU PLAN INFORMATION
1/4" = 1'-0"

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

Sheet Title/Description

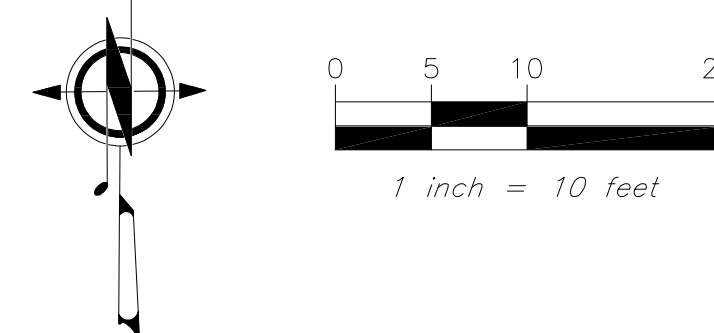


Vicinity Map

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

Site Plan
 4104 83rd Ave SE
 Mercer Island

PARCEL #
 3626500040
 14,078 SQ FT
 0.32 ACRE(S)



HEIGHT TABLE							
Loc.	El.	Length	Product	Loc.	El.	Length	Product
A	282.2	32.6	9,200	M	281.6	9	2,534
B	281.6	8.3	2,337	N	281.6	23	6,477
C	281.6	25.4	7,153				
D	281.6	14.7	4,140				
E	281.6	6	1,690				
F	281.6	46.5	13,094				
G	279.6	43	12,023				
H	281.4	15.5	4,362				
I	281.6	3	845				
J	281.6	11.7	3,295				
K	281.6	2.6	732				
L	281.4	19.5	5,487				
Sub Totals		228.8	64,357			32	9,011
Total Length		261		Total Products		73,368	
AEG = Product/Length		ABE		281.3			
Maximum Height		30		Maximum Elevation		311.3	
Proposed Ridge Height		309.4					

GROSS FLOOR AREA		
Main Floor/Main Living	2,199	sf
ADU	370	sf
Main Floor Garage	587	sf
Total Main Floor	3,156	sf
Second Floor	2,556	sf
Second Floor Stair Deduction	(86)	sf
Total Second Floor	2,470	sf
Total GFA	5,626	sf
Allowable GFA 40%	5,631	sf
Proposed %	39.96%	

LOT COVERAGE	
Lot Area	14,078
Allowed	40%
Allowed sf	5,631
Existing	
Eaves	3,720
Driveway	1,195
Total Existing	4,915
Existing Removed	4,915
New	
Eave Area	4,698
Driveway	479
Cov'd Patio	incl above
New sf	5,177
Total	
Total New and Existing	5,177
%	36.8%

Hardscape	
Lot Area	14,078
EXISTING	
Uncovered Patios	136
Walkways	147
Total Existing	283
Existing Removed	283
Net Existing Retained	0
NEW	
Walkways	338
Uncovered Patio	66
Stoop and Compressors	15
Total New	419
Total New and Existing	419
Total Hardscape	2.98%

LOT SLOPE CALCULATION	
High Point El:	287.8 ft
Low Point El:	276.9 ft
Elevation Difference	10.9 ft
Distance	162.2 ft
% Slope	6.7%

PARKING	
Covered	2 ea.
Driveway	2 ea.

ID	Species	Dbh	Dripline	Classification	Limit of Development		
					LOD	RETAIN	REMOVE
2	Blue spruce	12	16	Significant	10	yes	yes
3	Flowering cherry	14	24	Significant	14	yes	yes
4	Unrooted Maple	3	5	Small Tree	N/A	yes	yes
5	Mugo Pine	5	8	Small Tree	N/A	yes	yes
8	Layland cypress	12	18	Significant	10	yes	yes
9	Layland cypress	5	8	Small Tree	N/A	yes	yes
10	Layland cypress	4	6	Small Tree	N/A	yes	yes
11	Layland cypress	4	6	Small Tree	N/A	yes	yes
12	Layland cypress	3	6	Small Tree	N/A	yes	yes
13	Layland cypress	10	12	Significant	10	yes	yes
14	Layland cypress	10	14	Significant	10	yes	yes
15	Layland cypress	10	14	Significant	10	yes	yes
16	Layland cypress	6	8	Small Tree	10	yes	yes
17	Layland cypress	6	8	Small Tree	10	yes	yes
18	Hawthorn	10	22	Exceptional	12	yes	yes
19	Douglas fir	40	42	Exceptional	116	yes	yes
20	Big leaf maple	46.0	79	Exceptional	16	yes	yes
21	Douglas fir	8	16	Small Tree	10	yes	yes
22	Douglas fir	14	30	Significant	16	yes	yes
23	Golden-chain tree	18		Dead	N/A	yes	yes
24	Vine Maple	10	18	Exceptional	10	yes	yes
27	Evergreen Magnolia	6	10	Small Tree	14	yes	yes
28	Hawthorn	10	18	Exceptional	18	yes	yes

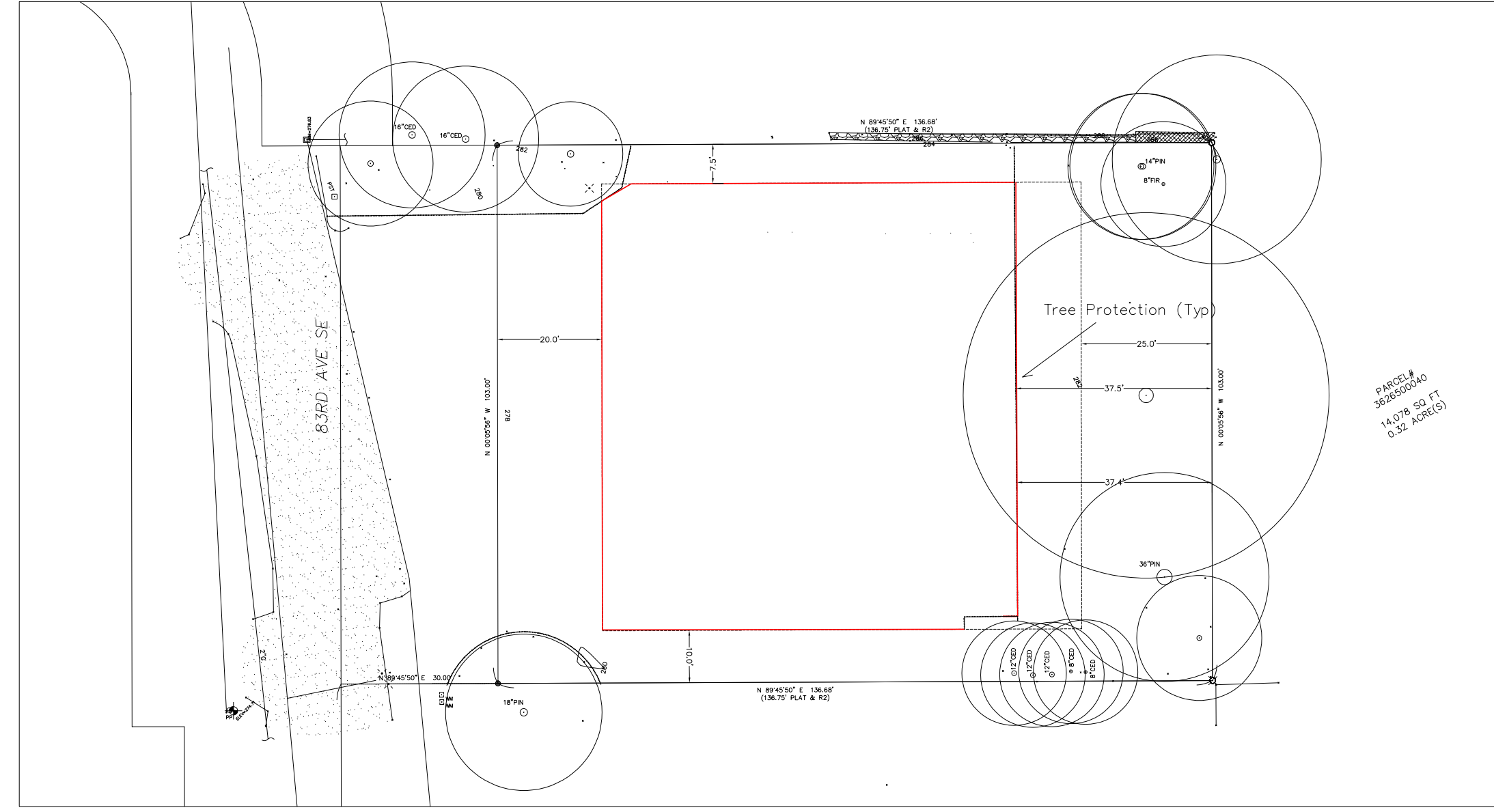
PROPERTY OWNER:
 JayMarc Diamond, LLC
STREET ADDRESS:
 4104 83rd Ave SE
PARCEL #
 3626500040

ZONING R-9.6
FRONT YARD - 20'
REAR YARD 25'
SIDE YARD - 5'/15'

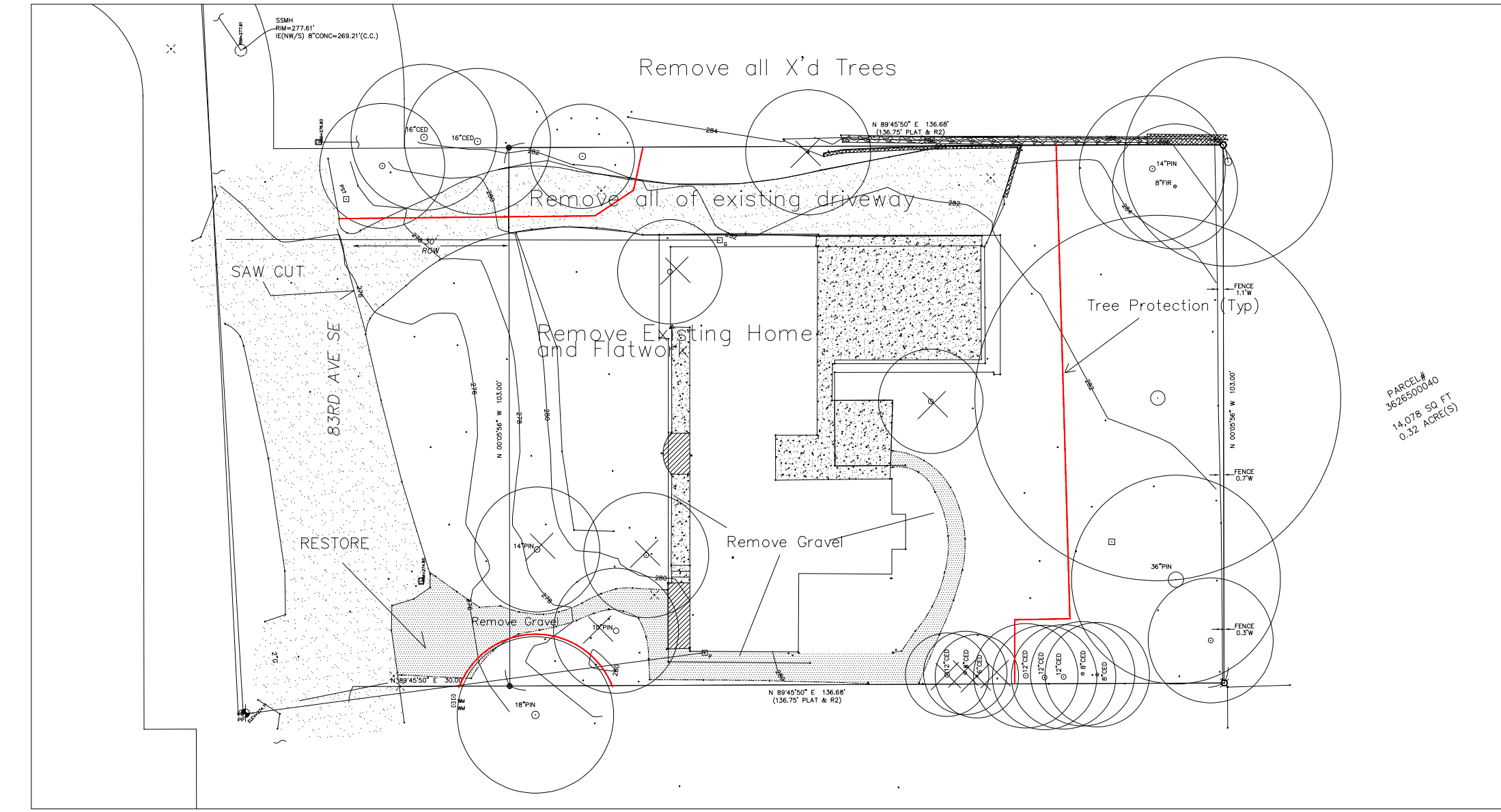
HEIGHT LIMIT
 30' above average existing ground elevation to peak of roof
Lot Coverage
 Maximum 40% of net lot area
Gross Floor Area
 Maximum 40% of net lot area

Drawn by
 Gary Upper
 2-20-24
 7-26-24

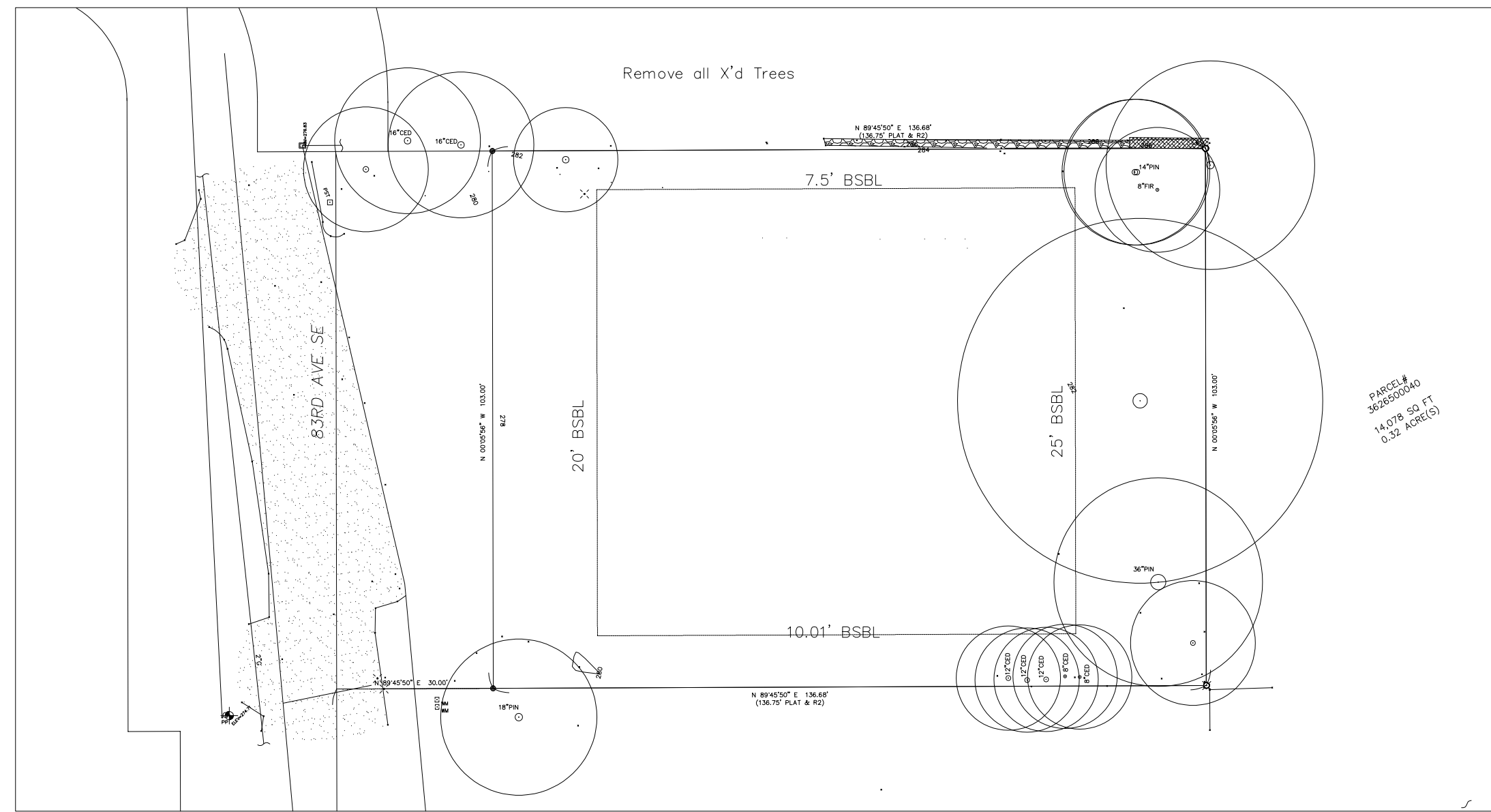
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BUILDING ENVELOPE



DEMOLITION PLAN

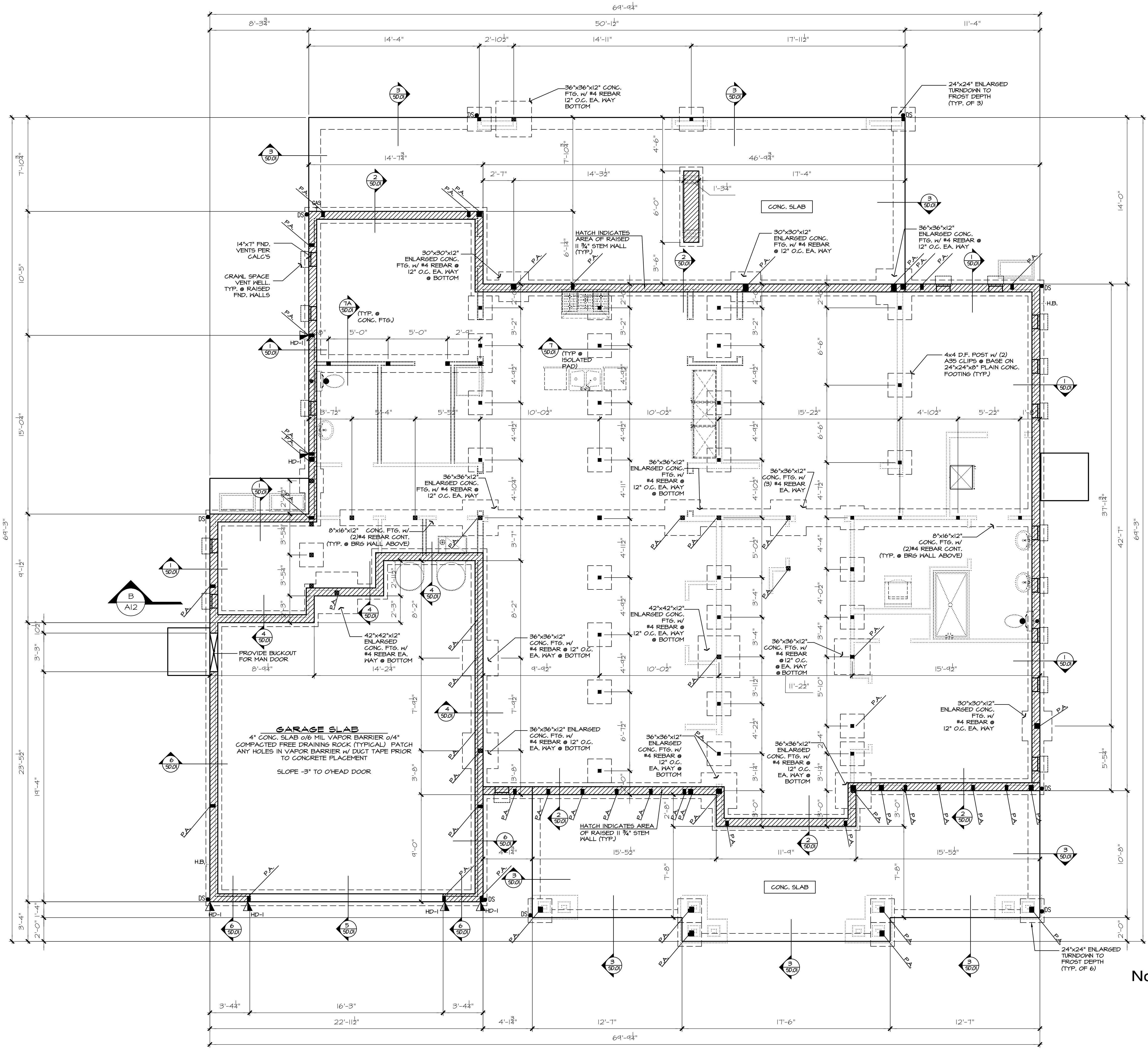


BUILDING SETBACKS

Demolition Plan
 4104 83rd Ave SE
 Mercer Island

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

Drawn by
 Gary Upper
 8-16-24



HOLD-DOWN SCHEDULE	
SYMBOL	SPECIFICATION
HD-1	SIMPSON STHD14 (R.J) HOLD-DOWN
HD-5	SIMPSON CSI6 STRAP TIE (14" END LENGTH)
HD-6	SIMPSON M5TC40 STRAP TIE (12" END LENGTH)
HD-7	SIMPSON M5TC66 STRAP TIE (24" END LENGTH)

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

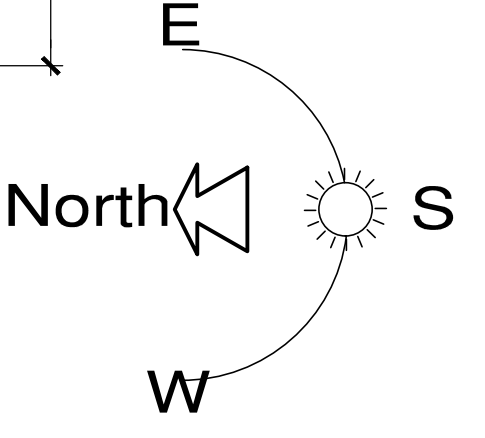
4x10 DROPPED CONT. BEAM (TYP. U.N.O.)

REFER TO S-0.0 FOR TYPICAL STRUCTURAL NOTES & SCHEDULES

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

FOUNDATION PLAN

1/4" = 1'-0"



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

Issue	Issue Date	By	Description
1	08.21.24		CITY PLAN REVIEW COMMENTS

**4104 83rd Ave SE
 MERCER ISLAND, WA.**
 Job Number: **MIS075**

plan name:	-
marketing name:	ASTORIA
plan number:	MIS075
mark sys. number:	-

Conditions not specifically represented graphically or in writing or which conflict with the current International Residential Code (IRC), or those of the local municipality then the current standards and requirements of each respectively shall govern.
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02.21.24
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Primary Scale	

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Sheet Title/Description

MAIN FLOOR PLAN NOTES

PLAN SPECIFIC 2018 INSEC. SECTION R06

R406.2 ADDITIONAL ENERGY EFFICIENCY REQUIREMENTS (MANDATORY). THIS RESIDENTIAL DWELLING SHALL COMPLY w/SUFFICIENT OPTIONS FROM TABLE R406.2 TO ACHIEVE THE FOLLOWING MIN. NUMBER OF CREDITS: 6 FOR a 1501sf to 4489sf HOME.

CREDITS PROVIDED IN THIS HOME AS FOLLOWS:

EFFICIENT BUILDING ENVELOPE OPT. 1.3: 0.5 CREDITS

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

VERTICAL PENETRATION U = 0.28 WINDOWS

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

HIGH EFFICIENCY HVAC EQUIPMENT OPT. 3.5a: 1.5 CREDITS

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

HIGH EFFICIENCY HVAC DISTRIBUTION OPT. 4.2: 1.0 CREDITS

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

EFFICIENT WATER HEATING 5.5: 2.0 CREDITS

WATER HEATING SYSTEMS SHALL INCLUDE ONE OF THE FOLLOWING: ELECTRIC HEAT PUMP WATER HEATER MEETING THE STANDARDS FOR TIER III OF NEEA'S ADVANCED WATER HEATING SPECIFICATION.

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

WHOLE HOUSE VENTILATION

PROVIDE WHOLE HOUSE VENTILATION per 2018 IRC, M1505.4.3(1) and IMC R403.5. THE WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM SHALL PROVIDE OUTDOOR AIR AT A CONTINUOUS RATE AS DETERMINED IN ACCORDANCE WITH TABLE M1505.4.3(1) OR EQUATION 15.

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

BATH 4 FAN Min. 50cfm, INTERMITTENT at .025mg per TABLE M1507.4

KITCHEN Min. 100cfm, INTERMITTENT at .025mg per TBL. M1507.4

RANGE HOOD or DOWN DRAFT EXHAUST FAN RATED at min. 100cfm, at 0.10mg MAY BE USED FOR EXHAUST FAN ROOM. EXHAUST HOODS IN EXCESS OF 400cfm SHALL BE INTERLOCKED AND PROVIDE MAKE UP AIR per M1503.4

LAUNDRY ROOM Min. 360cfm, INTERMITTENT at .025mg TO FUNCTION AS WHOLE HOUSE FAN (WHF)

MECHANICAL CONTRACTOR TO SIZE WHF, FAN AND SET OPERATING TIMER per TABLE M1507.3.3(1) FOR A 4501-5000sf, DWELLING w/ 5 OR MORE BEDRMS. TO OPERATE INTERMITTENTLY and CONTINUOUSLY per TABLE M1507.3.3(2)

PROVIDE CONTROLS FOR WHF per M1507.3.2 AFFIX LABEL TO CONTROLS THAT READS "WHOLE HOUSE VENTILATION - SEE OPERATING INSTRUCTIONS"

Issue	Issue Date	By
△		
△		

08.27.24
CITY PLAN REVIEW COMMENTS

4104 83rd Ave SE
MERCER ISLAND, WA.
Job Number:
MIS075

plan name: -
marketing name: ASTORIA
plan number: MIS075
mark sys. number: -

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

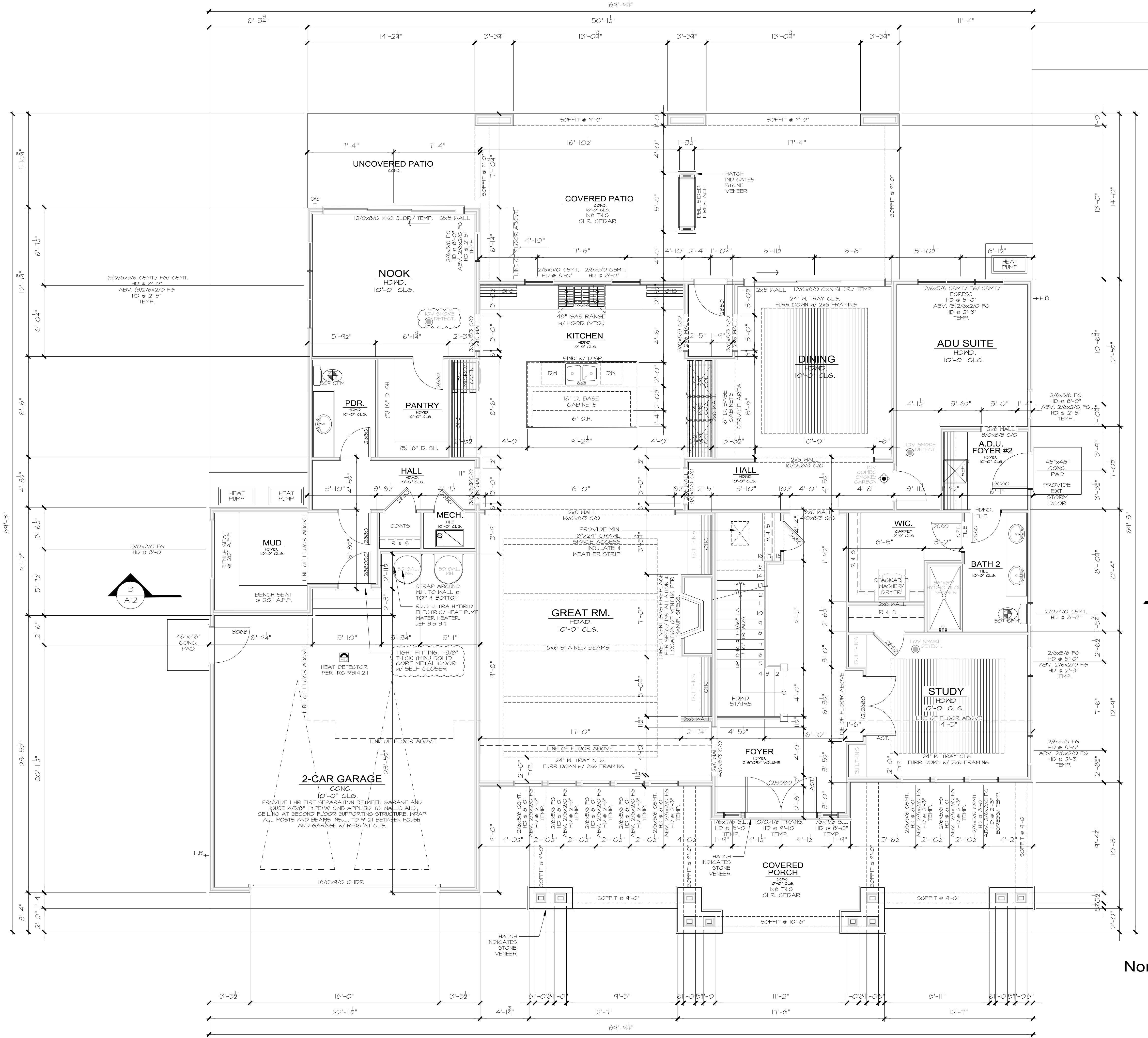
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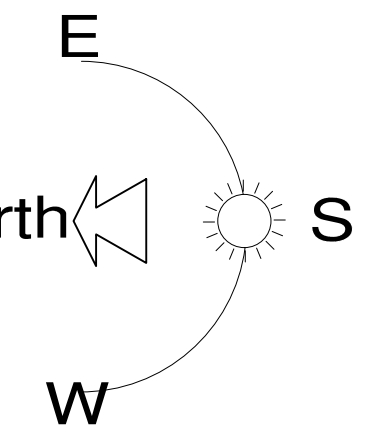
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MAIN FLOOR PLAN

1/4" = 1'-0"

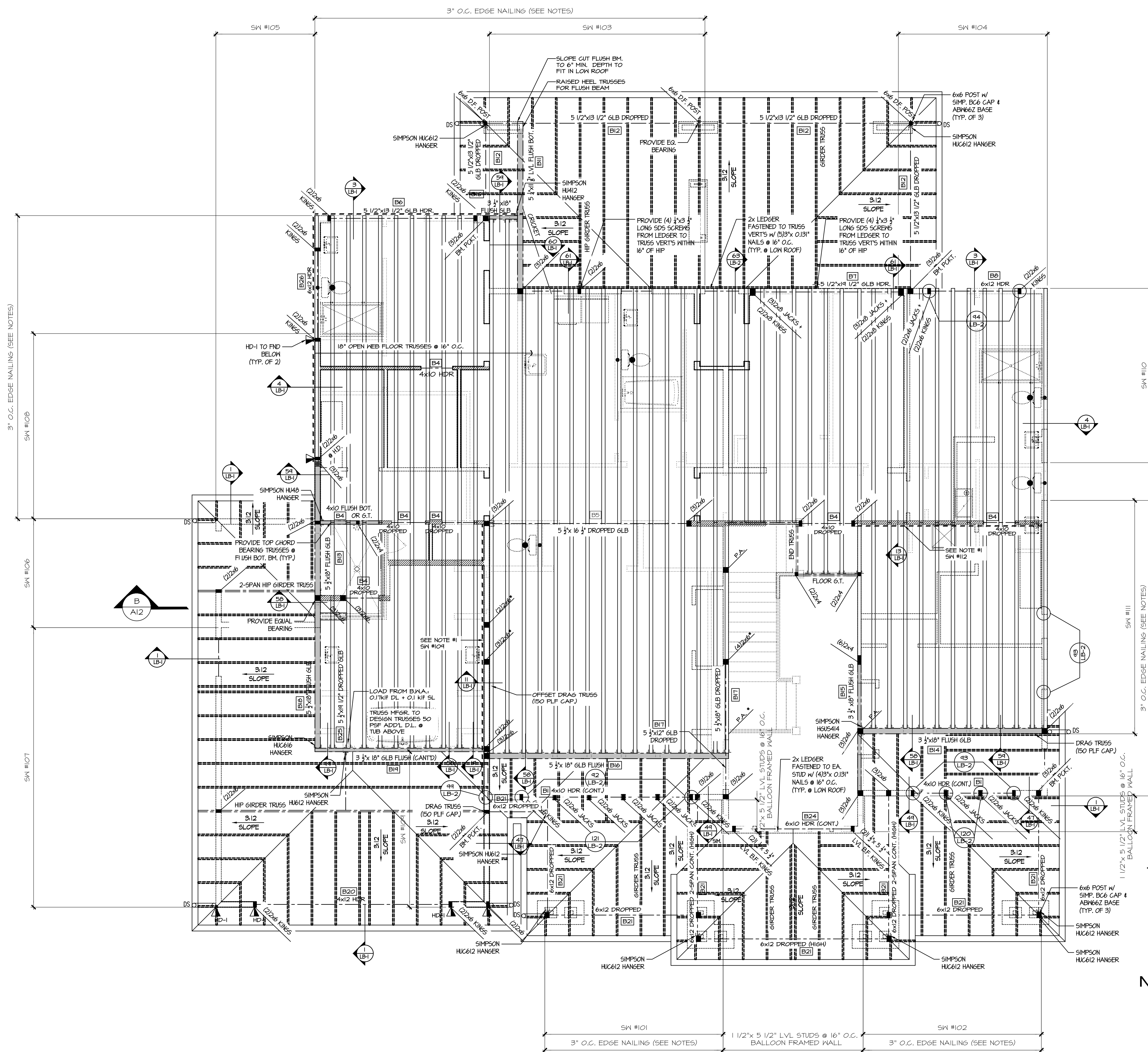


G.F.A. CALCULATIONS: SQUARE FOOTAGE SUMMARY

MAIN FLOOR/ MAIN LIVING	2,198 S.F.
ADU	370 S.F.
GARAGE	587 S.F.
SUB TOTAL	3,156 S.F.
UPPER FLOOR/ MAIN LIVING	2,556 S.F.
MINUS MAIN STAIRS	-86 S.F.
SUB TOTAL	2,470 S.F.
TOTAL G.F.A.	5,626 S.F.
ALLOWABLE F.A.R. 40%	5,631 S.F.
PROPOSED	39.96 %

Updated: 03/01/2018
Method for Calculating Square Footage - ANSI Z765-2013 (except, no separate distinction of above-grade and below-grade) areas and each level is measured to the outside of studs not the exterior finished surface.
Square footage calculations for this house were made based on plan dimensions only and may vary from the finished square footage of the house as built.
See Sheet "CODES" for additional Zoning required Area Calculations.

Sheet Title/Description



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

LEGEND	
	INTERIOR BEARING WALL
	BEAM / HEADER
	18" FLOOR TRUSS @ 16" O.C. (U.N.O.)
	INTERIOR SHEAR WALL PANEL OR EXTERIOR SHEAR WALL w/ 3" O.C. EDGE NAILING
	J.L. METAL HANGER
	* INDICATES POST ABOVE. PROVIDE SOLID BLOCKING UNDER POST OR JAMB ABOVE.
	◀ INDICATES HOLD-DOWN.

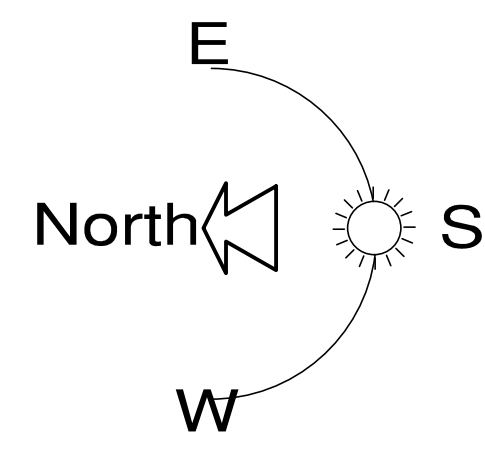
REFER TO S-O-O FOR TYPICAL STRUCTURAL NOTES & SCHEDULES

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

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

UPPER FLOOR & LOWER ROOF FRAMING PLAN

1/4" = 1'-0"



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

08.21.24
CITY PLAN REVIEW COMMENTS

4104 83rd Ave SE
MERCER ISLAND, WA.
Job Number:
MIS075

plan name: -
marketing name: ASTORIA
plan number: MIS075
mark sys. number: -

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

Primary Scale

A6
of .

Sheet Title/Description

UPPER FLOOR PLAN NOTES:

PLAN SPECIFIC 2018 WSEC SECTION R06
R406.2 ADDITIONAL ENERGY EFFICIENCY REQUIREMENTS (MANDATORY). THIS RESIDENTIAL DWELLING SHALL COMPLY w/SUFFICIENT OPTIONS FROM TABLE R406.2 TO ACHIEVE THE FOLLOWING MIN. NUMBER OF CREDITS: 6 FOR a 1501sf to 4,999sf HOME.
CREDITS PROVIDED IN THIS HOME AS FOLLOWS:
EFFICIENT BUILDING ENVELOPE OPT. 1.3: 0.5 CREDITS
PRESCRIPTIVE COMPLIANCE IS BASED ON TABLE R402.1.1 WITH FOLLOWING MODIFICATIONS:
VERTICAL FENESTRATION U = 0.28 WINDOWS
FLOORS TO BE R-38 and SLAB ON GRADE TO BE R-10 PERIMETER and UNDER ENTIRE SLAB BELOW GRADE.

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

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

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

WHOLE HOUSE VENTILATION
PROVIDE WHOLE HOUSE VENTILATION per 2018 IRC, M505.4.3(1) and IMC R403.8. THE WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM SHALL PROVIDE OUTDOOR AIR AT A CONTINUOUS RATE AS DETERMINED IN ACCORDANCE WITH TABLE M505.4.3(1) OR EQUATION 15.

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

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

Issue	Issue Date	Description
	08.21.24	CITY PLAN REVIEW COMMENTS

4104 83rd Ave SE
MERCER ISLAND, WA.
Job Number: MIS075

plan name: -
marketing name: ASTORIA
plan number: MIS075
mark sys. number: -

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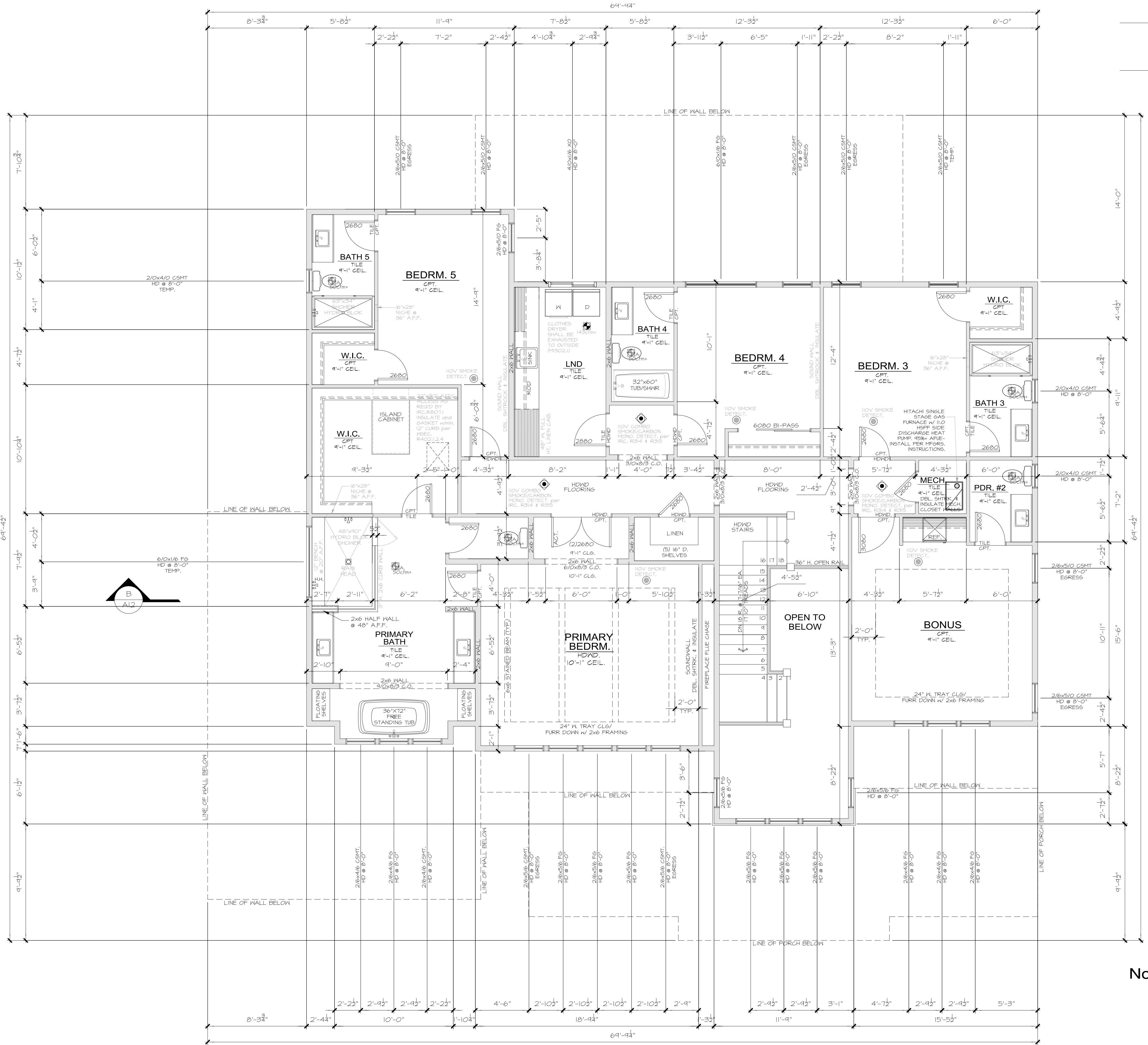
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R.R./S.K.
Checked by:

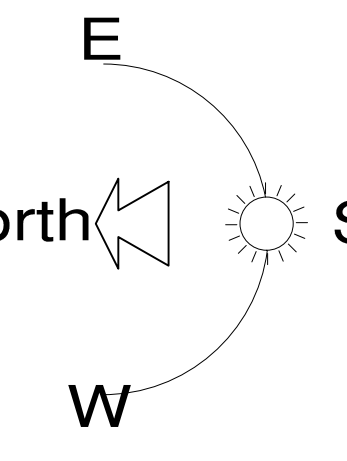
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UPPER FLOOR PLAN

1/4" = 1'-0"



G.F.A. CALCULATIONS: SQUARE FOOTAGE SUMMARY

MAIN FLOOR/ MAIN LIVING	2,199 S.F.
A.D.U.	370 S.F.
GARAGE	587 S.F.
SUB TOTAL	3,156 S.F.
UPPER FLOOR/ MAIN LIVING	2,556 S.F.
MINUS MAIN STAIRS	-86 S.F.
SUB TOTAL	2,470 S.F.
TOTAL G.F.A.	5,626 S.F.
ALLOWABLE F.A.R. 40%	5,631 S.F.
PROPOSED	39.46 %

Updated: 03/04/2018
Method for Calculating Square Footage - ANSI Z169-2013 except, no separate distinction of above-grade or below-grade areas and each level is measured to the outside of studs not the exterior finished surface.
Square Footage calculations for this house were made based on plan dimensions only and may vary from the finished square footage of the house as built.
See Sheet "CODES" for additional Zoning required Area Calculations

Sheet Title/Description



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

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

Issue	Issue Date	By	Description
△	08.21.24		CITY PLAN REVIEW COMMENTS

4104 83rd Ave SE
MERCER ISLAND, WA.
Job Number:
MIS075

plan name: -
marketing name: ASTORIA
plan number: MIS075
mark sys. number: -

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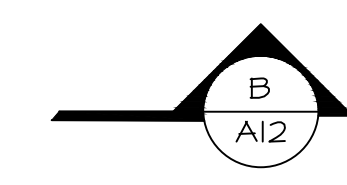
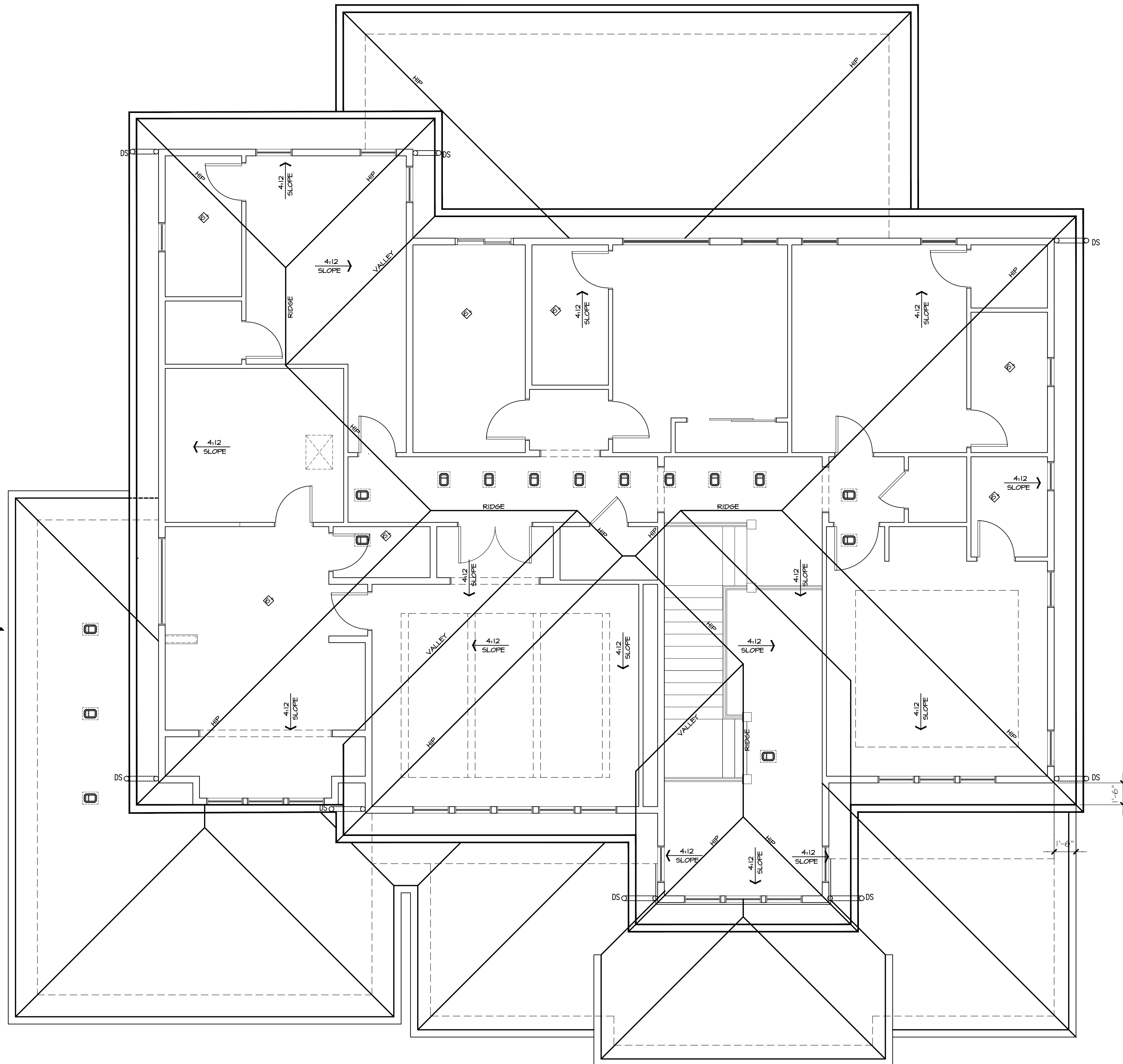
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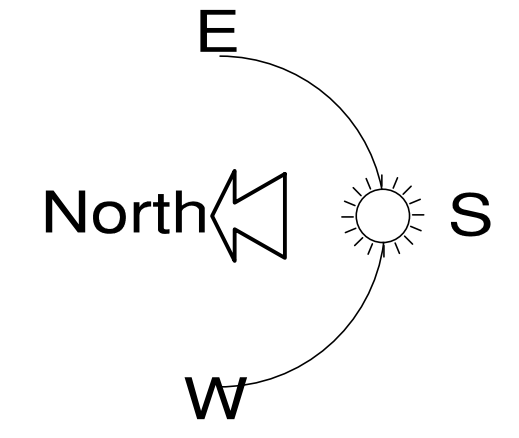
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Primary Scale

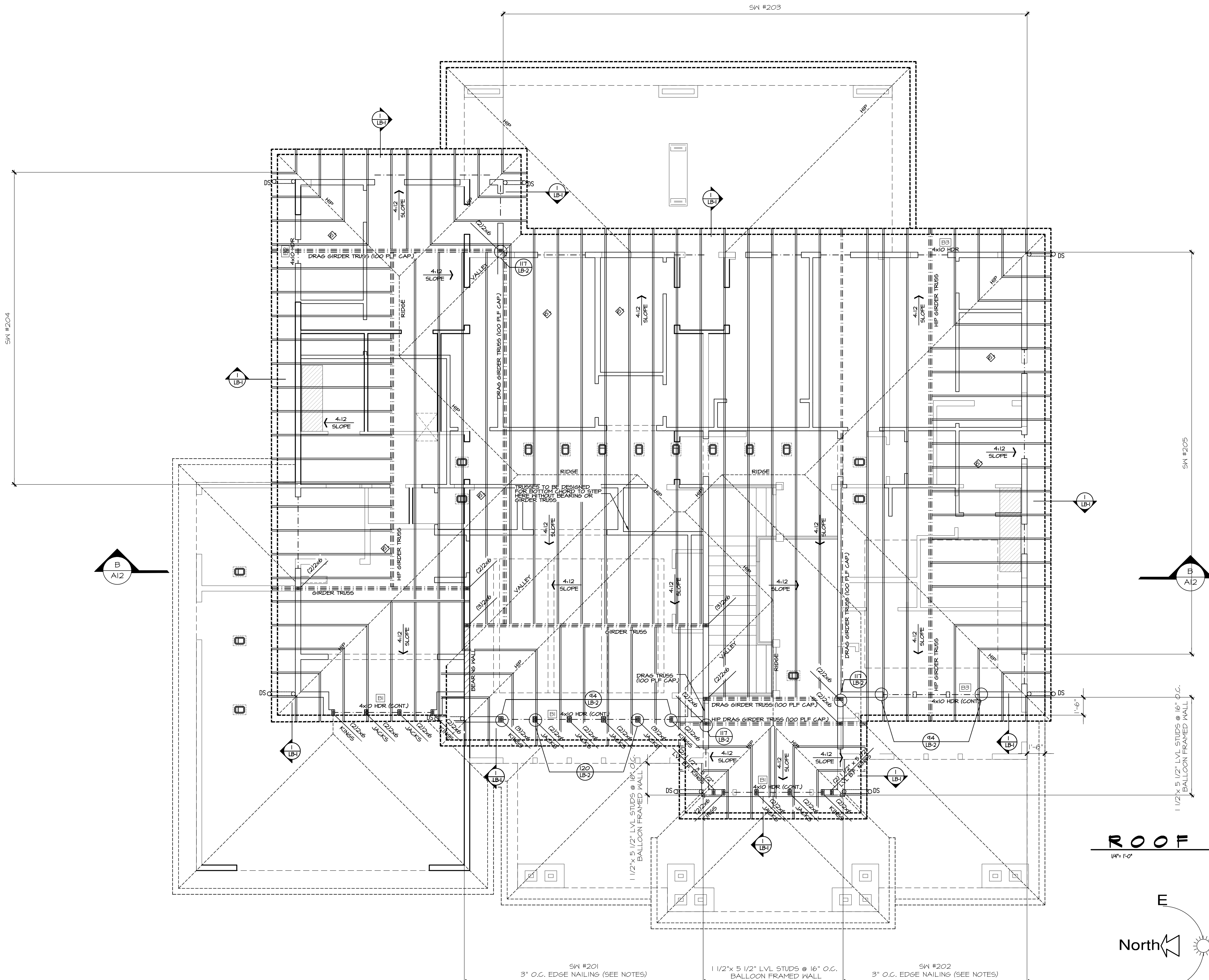
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ROOF PLAN
1/4" = 1'-0"



Sheet Title/Description



LEGEND

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

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

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

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

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

Issue	Issue Date	By	Description
△	08.27.24		CITY PLAN REVIEW COMMENTS

4104 83rd Ave SE
MERCER ISLAND, WA.
Job Number:
MIS075

plan name: -
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plan number: MIS075
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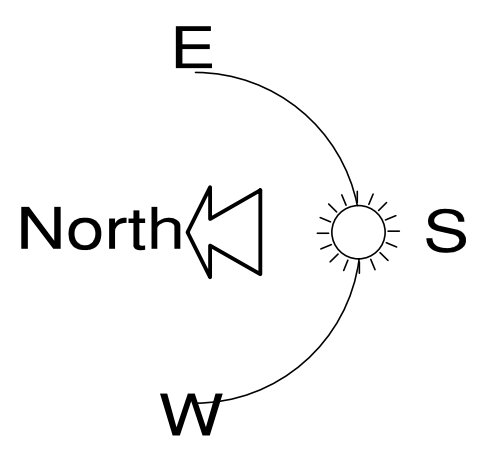
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Submittal Date

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R.R./S.K. Checked by:
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ROOF FRAMING PLAN
1/4" = 1'-0"

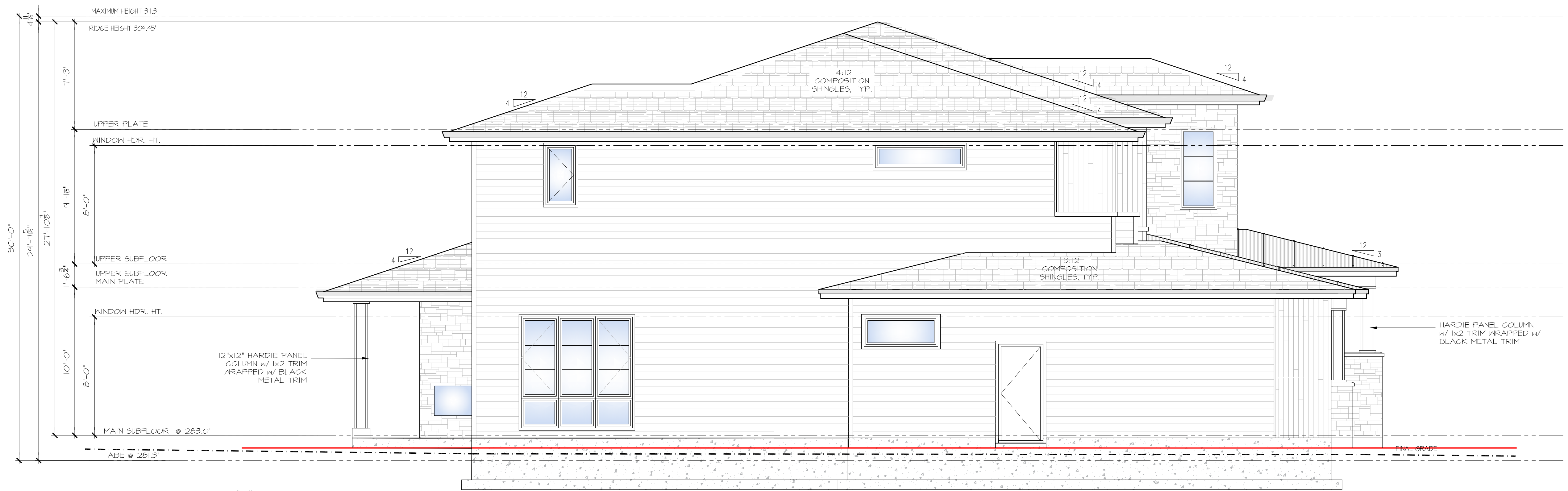


Sheet Title/Description

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of .



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



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

Issue	Issue Date	Description
OB.21.24		CITY PLAN REVIEW COMMENTS

4104 83rd Ave SE
 MERCER ISLAND, WA.
 Job Number: MIS075

plan name: -
 marketing name: ASTORIA
 plan number: MIS075
 mark sys. number: -

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

A10
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Sheet Title/Description

Issue	Issue Date	Description
△	08.21.24	CITY PLAN REVIEW COMMENTS

4104 83rd Ave SE
 MERCER ISLAND, WA.
 Job Number: MIS075

plan name: -
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02.21.24
 Submittal Date

Sheet Title/Description

JAYMARC HOMES
 Design Firm

R.R.
 Drawn by:

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

Primary Scale

A11
 of .

Sheet Title/Description



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



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

Issue	Issue Date	By
△	08.21.24	
△		

08.21.24
 CITY PLAN REVIEW COMMENTS

4104 83rd Ave SE
 MERCER ISLAND, WA.
 Job Number:
MIS075

plan name: -
 marketing name: ASTORIA
 plan number: MIS075
 mark. sys. number: -

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

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02.21.24
 Submittal Date

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 Design Firm

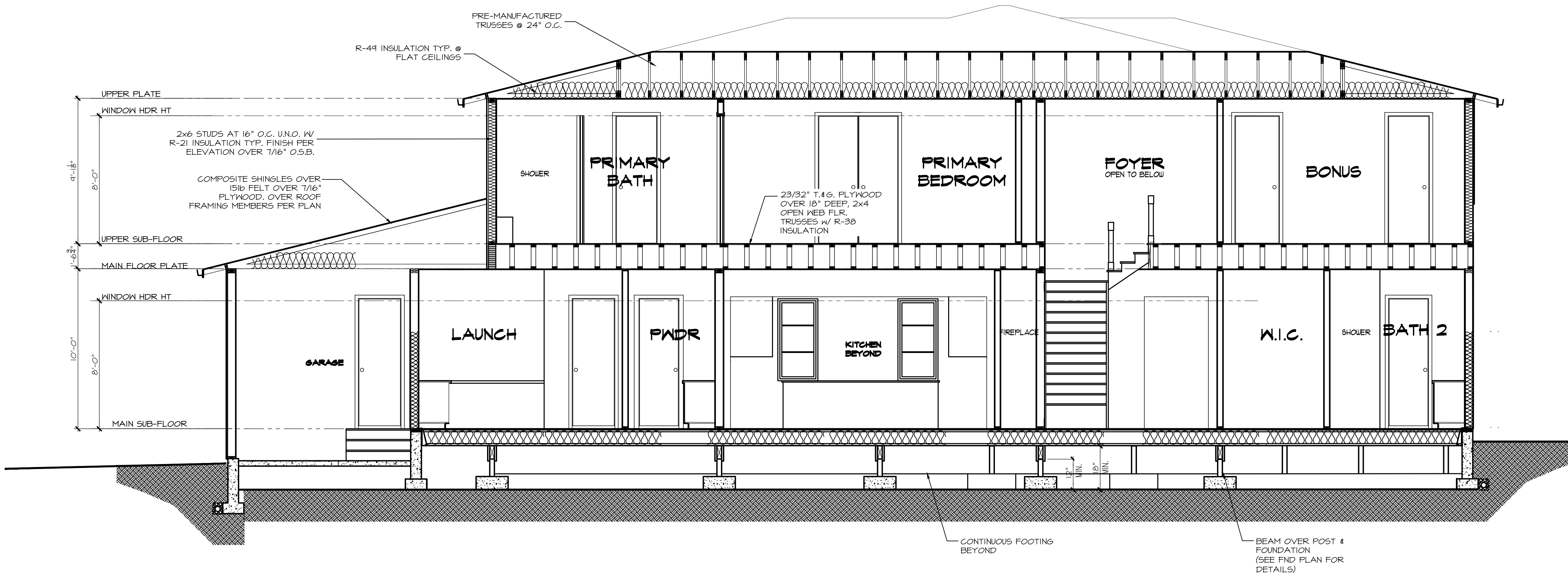
R.R.
 Drawn by:

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

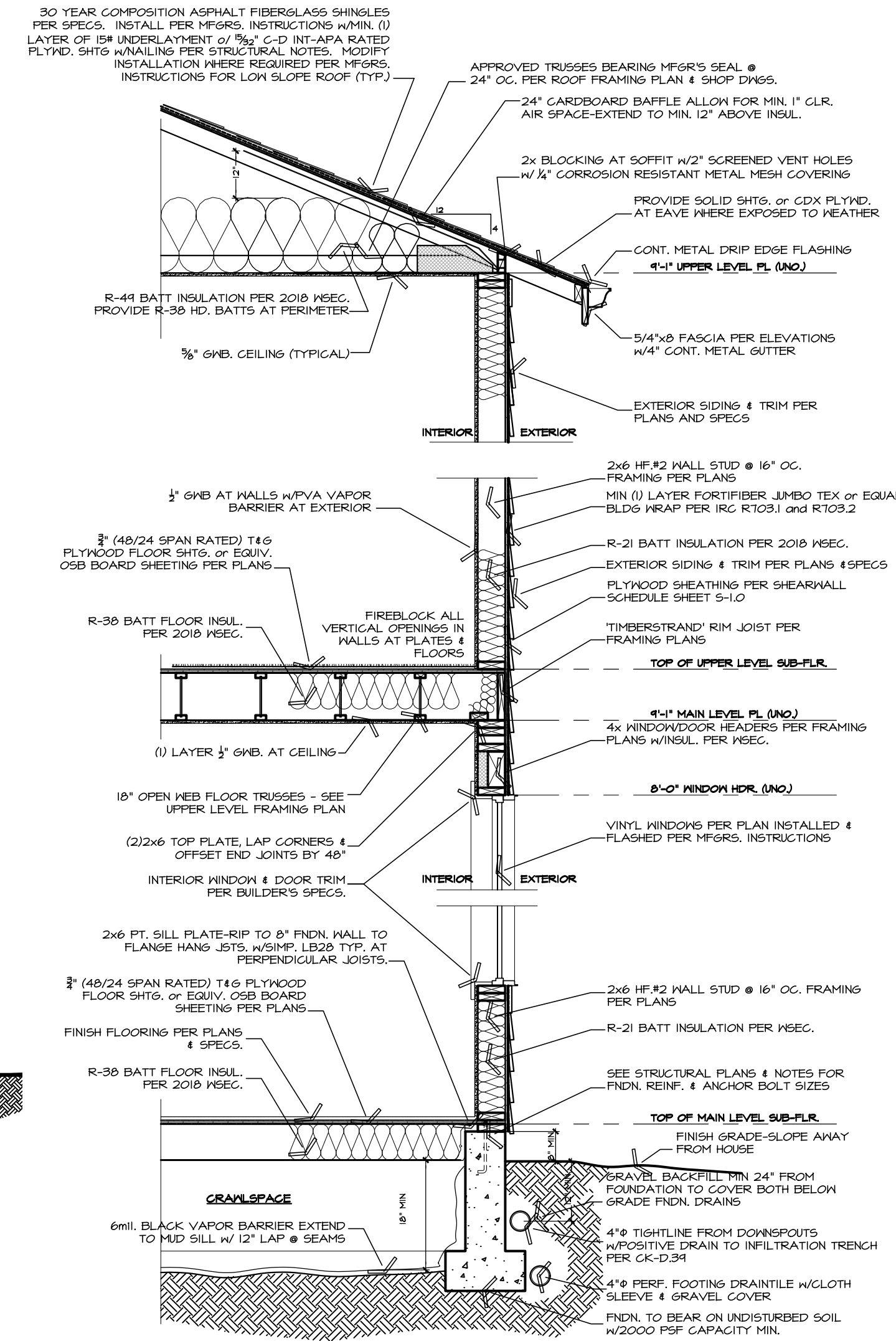
Primary Scale

A12
 of .

Sheet Title/Description



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



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

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

GENERAL STRUCTURAL NOTES	
FOUNDATION	
<ul style="list-style-type: none"> DESIGN IS BASED ON 2018 INTERNATIONAL RESIDENTIAL CODE & 2018 INTERNATIONAL BUILDING CODE DESIGN LOADS: <ul style="list-style-type: none"> SOIL: 1500 PSF ALLOWABLE BEARING PRESSURE CONCRETE SHALL ATTAIN THE FOLLOWING MINIMUM COMPRESSIVE STRENGTHS IN 28 DAYS, UNO: <ul style="list-style-type: none"> F_c = 2500 psi: FOUNDATION WALLS* 2500 psi: FOOTINGS* 2500 psi: INTERIOR SLABS ON GRADE 3500 psi: GARAGE & EXT. SLABS ON GRADE 4000 psi * UTILIZE 5% SACK 2500 PSI CONCRETE MIXES THAT ARE EQUIVALENT TO 3000 PSI CONCRETE FOR WEATHERING POTENTIAL ALL CONCRETE EXPOSED TO THE WEATHER SHALL NOT HAVE LESS THAN 5% OR MORE THAN 7% AIR ENTRAINMENT. FOUNDATION WALL DESIGN IS BASED ON BACKFILL SOIL CLASSIFICATIONS OF 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 (8'-0" O.C.) FASTEN SILL FLATES TO FOUNDATION WALLS WITH 3/8" DIA. ANCHOR BOLTS W/ MIN. 3"x3"x 1/2" PLATE WASHERS (EDGE OF WASHER TO BE LOCATED WITHIN 1/2" OF EXTERIOR EDGE OF SILL PLATE) & NUTS @ 6'-0" O.C. @ 2-STORY & 4'-0" O.C. @ 3-STORY CONDITIONS W/ 7" MIN. EMBEDMENT INTO CONC. PROVIDE A MINIMUM OF 2 ANCHORS PER PLATE, 12" MAXIMUM FROM PLATE ENDS, UNO SEE FND. DETAILS ALL LUMBER EXPOSED TO WEATHER OR IN CONTACT W/ CONCRETE OR MASONRY FOUNDATION SHALL BE PRESERVATIVE TREATED HEM FIR #2. BUILDER TO VERIFY CORROSION-RESISTANCE COMPATIBILITY OF HARDWARE & FASTENERS IN CONTACT W/ PRESERVATIVE-TREATED WOOD. CONTACT LUMBER & HARDWARE SUPPLIERS TO COORDINATE. ARCH/BUILDER TO VERIFY ALL DIMENSIONS 	

LOADING AND DESIGN PARAMETERS	
GRAVITY DESIGN LOADS:	
DEAD LOAD (PSF):	
ROOF TRUSS TOP CHORD :	10
ROOF TRUSS BOTTOM CHORD :	7
FLOOR (TRUSSES) :	15
FLOOR (I-JOISTS) :	10
TILE FLOORS :	10
LIVE LOAD (PSF):	
ROOF :	20
RESIDENTIAL LIVING AREAS :	40
RESIDENTIAL SLEEPING AREAS :	30
RESIDENTIAL WOOD DECKS :	60
GARAGE :	50
SNOW LOAD:	
GROUND SNOW LOAD (P _g) (PSF) :	25
FLAT ROOF SNOW LOAD (P _f) (PSF) :	25
SNOW EXPOSURE FACTOR (C _e) :	0.9
SNOW LOAD IMPORTANCE FACTOR (I) :	1.0
THERMAL FACTOR (C _t) :	1.2
LATERAL DESIGN LOADS:	
WIND LOAD: (IBC 1604)	
SPEED (V _w) (MPH) :	100
WIND RISK CATEGORY :	II
IMPORTANCE FACTOR (I _w) :	1.0
EXPOSURE CATEGORY :	B
INTERNAL PRESSURE COEFF. (GC _w) :	±0.18
TOPOGRAPHIC FACTOR (K _z) :	1.3
SEISMIC LOAD: (IBC 1601)	
SEISMIC RISK CATEGORY :	II
SEISMIC IMPORTANCE FACTOR (I _s) :	1.0
MAPPED SPECTRAL RESPONSE : S _{MS} 1.00	
S _{M1} 1.00	S _{M2} 0.493
SITE CLASS :	(D)(DEFAULT)
SPECTRAL RESPONSE COEFF. :	S _{MS} 1.00
S _{M1} 1.00	S _{M2} 0.594
SEISMIC DESIGN CATEGORY:	D
BASIC SEISMIC-FORCE-RESISTING SYS :	
LIGHT FRAMED WALLS	
W/ WOOD STRUCTURAL PANELS	
ULTIMATE BASE SHEAR:	LONG: 23 K
SEISMIC RESPONSE COEFF. (C _d) :	TRANS: 6.5
TRANS: 0.175	LONG: 0.175
RESPONSE MODIFICATION FACTOR (R) :	TRANS: 6.5
LONG: 6.5	
ANALYSIS PROCEDURE USED:	
EQUIVALENT LATERAL FORCE	

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

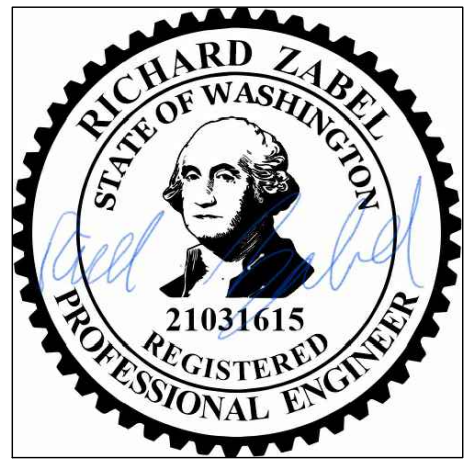
GENERAL STRUCTURAL NOTES	
DESIGN PARAMETERS	
<ul style="list-style-type: none"> DESIGN IS BASED ON 2018 INTERNATIONAL RESIDENTIAL CODE & 2018 INTERNATIONAL BUILDING CODE WOOD FRAME ENGINEERING IS BASED ON NDS, NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION - LATEST EDITION. 	
GENERAL FRAMING	
<ul style="list-style-type: none"> EXTERIOR BEARING WALLS SHALL BE 2x4 OR 2x6 (AS SHOWN ON PLANS) @ 16" O.C. (W/ DOUBLE TOP PLATE) DOUGLAS FIR (DF) STUD GRADE LUMBER, OR BETTER, UNO. INTERIOR BEARING WALLS SHALL BE 2x4 OR 2x6 (AS SHOWN ON PLANS) @ 16" O.C. (W/ DOUBLE TOP PLATE) DOUGLAS FIR (DF) STUD GRADE LUMBER, OR BETTER, UNO. ALL NON-BEARING INTERIOR STUD WALLS SHALL BE CONSTRUCTED WITH 2x STUD GRADE MEMBERS SPACED @ 24" O.C. (MAX.) ALL WALLS TALLER THAN TYP. PLATE HEIGHT SHALL BE CONSIDERED BALLOON FRAMED & SHALL BE CONSTRUCTED FROM FLOOR TO UNDERSIDE OF FRAMING AT NEXT LEVEL. BF. WALLS SHALL BE 2x4 OR 2x6 (AS SHOWN ON PLANS) HEM FIR (HF) #2 GRADE LUMBER, OR BETTER. ALL HEADERS SHALL BE SUPPORTED BY (1) 2x JACK STUD & (1) 2x KING STUD, MINIMUM. THE NUMBER OF STUDS SPECIFIED AT A SUPPORT INDICATES THE NUMBER OF JACK STUDS REQUIRED, UNO. BUILT-UP POSTS SHALL BE 2x4 OR 2x6 DOUGLAS FIR (DF) STUD GRADE LUMBER, OR BETTER, UNO. & SOLID WOOD COLUMN SHALL BE DOUGLAS FIR (DF) #2 GRADE LUMBER, OR BETTER, UNO. ALL 2x6 AND LARGER SOLID SAWN BEAMS/HEADERS SHALL BE HEM FIR #2 (HF #2) OR BETTER. ALL 4x6 AND LARGER SOLID SAWN LUMBER SHALL BE DOUGLAS FIR #2 (DF #2) OR BETTER. ALL FRAMING LUMBER SHALL BE KILN DRIED TO 15% MC (KD-15). ALL TYP. NAIL FASTENER REQUIREMENTS ARE NOTED IN GENERAL NOTES, IN DETAILS, OR ON PLANS. ALL NAILS SPECIFIED ARE MIN DIAMETER AND LENGTH REQUIRED FOR CONNECTION. ALL HANGER NAILS SHALL BE INSTALLED PER MANUFACTURER'S REQUIREMENTS FOR MAX CHARTED CAPACITY. NOTE: HANGERS USE COMMON NAIL DIAMETERS NOT TYPICAL FRAMING SAWN NAILS. FASTEN ALL BEAMS TO COLLUMS, OR FLUSH BEAMS TO SUPPORTING BEAMS W/ (4) 3"x0.131" TOENAILS (MIN), TYP. UNO. PROVIDE SOLID BLOCKING IN FLOOR SYSTEM UNDER ALL POSTS & HOLD-DOWNS CONTINUOUS TO FOUNDATION/BEARING. BLOCKING TO MATCH POST ABOVE. ENGINEERED LUMBER TO MEET OR EXCEED THE FOLLOWING: <ul style="list-style-type: none"> LVL MEMBERS - Fb=2525 PSI; Fv=910 PSI; E=155x10⁶ PSI LVL MEMBERS - Fb=2400 PSI; Fv=285 PSI; E=12,0x10⁶ PSI GLB MEMBERS - Fb=2400 PSI; Fv=1850 PSI; Fv=265 PSI; E=1.8x10⁶ PSI; DF/DF; 24F-V4 (UNO) ENGINEERED LUMBER POSTS TO MEET OR EXCEED THE FOLLOWING: <ul style="list-style-type: none"> LVL MEMBERS - Fb=2400 PSI; Fv=2500 PSI; E=1.8x10⁶ PSI FACE NAIL MULTI-PLY 2x BEAMS & HEADERS W/ 3-ROWS OF 3"x0.131" NAILS (MIN) @ 12" O.C. STAGGERED. APPLY NAILING FROM BOTH FACES @ 3-PLY OR MORE CONDITIONS. UTILIZE 2 ROWS OF NAILS FOR 2x6 & 2x8 MEMBERS. ALL MEMBERS SPECIFIED AS MULTI-PLY (B) SHALL BE FASTENED TOGETHER PER MANUFACTURER. EQUIVALENT WIDTH SOLID MATERIAL MAY BE USED AS EQUAL. FASTEN 2x WOOD PLATES TO TOP FLANGE OF STEEL BEAMS W/ PAFs (HILT) X-U PING OR EQUAL (0.15" DIA. x 2" LONG MIN) @ 16" O.C. STAGGERED, OR 1/2" DIA. BOLTS @ 48" O.C. STAGGERED. REFER TO IRC FASTENING SCHEDULE TABLE R602.3(1) FOR ALL CONNECTIONS, TYP. UNO. 	
FLOOR FRAMING	
<ul style="list-style-type: none"> I-JOISTS/TRUSSES SHALL BE DESIGNED BY MANUF. TO MEET OR EXCEED L/480 LIVE LOAD DEFLECTION CRITERIA AND SHALL RUN CONTINUOUS OVER SUPPORTS WHEREVER POSSIBLE. ALL LOADS SHOWN ON PLAN FOR MANUF. DESIGNS ARE ASS LEVEL LOADS, UNO. (EXCLUDES STONE/MARBLE OR NET BED CONSTRUCTED FLOORS - CONTACT MKK FOR EXCLUDED DESIGNS). ALL METAL I-JOIST/TRUSS HANGERS SHALL BE SPECIFIED BY ARCHITECT AND ENGINEER FOR REVIEW AND APPROVAL PRIOR TO FABRICATION OR DELIVERY. 2x FLOOR JOISTS HAVE BEEN DESIGNED TO MEET OR EXCEED L/240 LIVE LOAD DEFLECTION CRITERIA. TYPICAL 2x JOIST HANGERS (UNO, ON PLANS): <ul style="list-style-type: none"> SINGLE PLY: SIMPSON LUS20 DOUBLES: SIMPSON LUS20-2 FLOOR SHEATHING SHALL BE 23/32" A.P.A. RATED STURD-FLOOR 24" O.C. EXPOSURE 1 (OR APPROVED EQUAL) WITH TONGUE AND GROOVE EDGES. FASTEN TO FRAMING MEMBERS W/ GLUE AND 2 1/2" x 0.131" NAILS @ 6" O.C. @ PANEL EDGES & @ 12" O.C. FIELD. ALL FLUSH CONNECTIONS SHALL BE CONNECTED WITH HANGER APPROPRIATE FOR MEMBER SIZE, UNO. FASTEN HANGERS TO SINGLE PLY FLUSH BEAMS W/ 1/2" LONG NAILS. 	
ROOF FRAMING	
<ul style="list-style-type: none"> FASTEN EACH ROOF TRUSS TO TOP PLATE W/ (4) 3"x0.131" TOENAILS (MIN) & (1) SIMPSON 50NKG15600 SCREW @ ALL BEARING POINTS. PROVIDE (2) SIMPSON 50NKG15600 SCREWS AT 2-PLY GIRDER TRUSSES, (3) SIMPSON 50NKG15600 SCREWS AT 3-PLY GIRDER TRUSSES AT ALL BEARING POINTS. FASTEN EACH ROOF RAFTER TO TOP PLATE WITH (1) SIMPSON 50NKG15600 SCREW PROVIDE (2) SIMPSON 50NKG15600 SCREWS AT FLUSH BEAMS IN THE ROOF - AT ALL BEARING POINTS. ROOF SHEATHING SHALL BE 7/8" A.P.A. RATED SHEATHING 24/16 EXPOSURE 1 (OR APPROVED EQUAL). FASTEN TO FRAMING MEMBERS W/ 2 1/2" x 0.131" NAILS @ 6" O.C. AT PANEL EDGES & @ 12" O.C. AT INTERMEDIATE SUPPORTS. ROOF SHEATHING SHALL EXTEND BELOW ALL INSTANCES OF OVERFRAMING. BLOCKING SHALL BE INSTALLED AS REQUIRED TO LIMIT ROOF SHEATHING SPANS TO 24" MAX. WITHIN 48" OF ALL ROOF EDGES, RIDGES, & HIPS FASTEN ROOF SHEATHING FIELDS PER EDGE NAILING SPEC. ALL METAL HANGERS SHALL BE SPECIFIED BY THE TRUSS MANUFACTURER, UNLESS OTHERWISE NOTED. ROOF TRUSS SHOP DRAWINGS SHALL BE SUBMITTED TO ARCHITECT AND ENGINEER FOR REVIEW AND APPROVAL PRIOR TO FABRICATION OR DELIVERY. ROOF TRUSS SHOP DRAWINGS & CALCULATIONS SHALL BE PREPARED BY A WASHINGTON STATE LICENSED ENGINEER AND SHALL BE DESIGNED FOR UNBALANCED SNOW LOADING PER ASCE 7-16, SECTION 7.6. ERECT AND INSTALL ROOF TRUSSES PER WTCA & TP15 BC/S1 I-08 "GUIDE TO GOOD PRACTICE FOR HANDLING, INSTALLING & BRACING OF METAL PLATE CONNECTED WOOD TRUSSES." FASTEN OVER-FRAMED TRUSS SEITS TO TRUSSES BELOW W/ (2) 3"x0.131" TOENAILS AT EA TRUSS. SUPPORT PORCH & SHORT SPAN ROOF TRUSSES (UP TO 6' TRIB.) W/ 2x6 LEDGER FASTENED TO FRAMING W/ (3) 3"x0.131" NAILS @ 16" O.C. FASTEN ALL INTERIOR NON-BEARING PARTITION WALLS TO TRUSS BOTTOM CHORD ABOVE WITH SIMPSON 51C CLIPS AT 24" O.C. MAX. PROVIDE BLOCKING BETWEEN THE TRUSS BOTTOM CHORDS AS REQUIRED FOR THE PARALLEL CONDITIONS. 	

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

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

ADDITIONAL NOTES FOR TRUSS & I-JOIST MANUFACTURER	
<p>ROOF TRUSS, FLOOR TRUSS AND ENGINEERED JOISTS SHALL BE DESIGNED TO MEET THE DIFFERENTIAL DEFLECTION CRITERIA BELOW UNLESS NOTED OTHERWISE ON PLAN. MULHERN & KULP CANNOT BE HELD RESPONSIBLE FOR ANY STRUCTURAL ISSUES RELATED TO ANY BUILDING COMPONENT IF COMPONENT SHOP DRAWINGS ARE NOT SUBMITTED TO MKK FOR REVIEW PRIOR TO FABRICATION, DELIVERY, OR INSTALLATION.</p>	
<p>TRUSSES SHALL BE DESIGNED SO THAT DIFFERENTIAL DEFLECTION BETWEEN ADJACENT PARALLEL TRUSSES OR GIRDER TRUSSES DOES NOT EXCEED THE FOLLOWING:</p> <ol style="list-style-type: none"> ROOF TRUSSES: <ul style="list-style-type: none"> 1/4" DEAD LOAD FLOOR TRUSSES, ATTIC TRUSSES, & I-JOISTS: <ul style="list-style-type: none"> 1/8" DEAD LOAD FLOOR TRUSSES & ATTIC TRUSSES ADJACENT TO FLOOR FRAMING BY OTHERS: <ul style="list-style-type: none"> LIMIT ABSOLUTE TRUSS DEFLECTION TO 3/16" DEAD LOAD. (NOT DIFFERENTIAL DEFLECTION) 	

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



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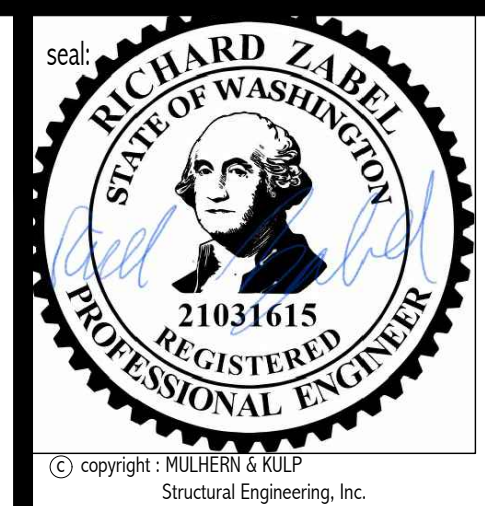
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project mgr:	RJZ
drawn by:	BFD
issue date:	01-18-24
REVISIONS:	
date:	initial:
07/17/2024	AJC
ARCH REVISIONS	

JAYMARC HOMES

STRUCTURAL NOTES

4104 83RD AVE SE
MERCER ISLAND, WASHINGTON

seal:
S-O-O



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M&K project number:
154-23017

project mgr: **RJZ**
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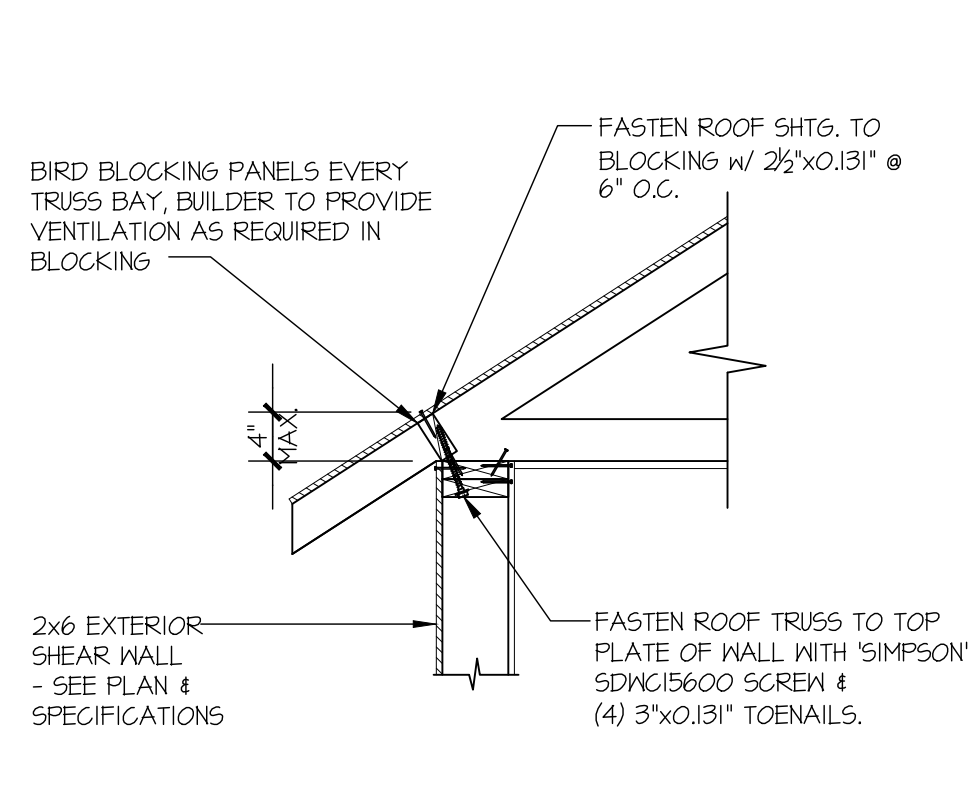
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date:	initial:
01/17/2024	AJC
ARCH REVISIONS	

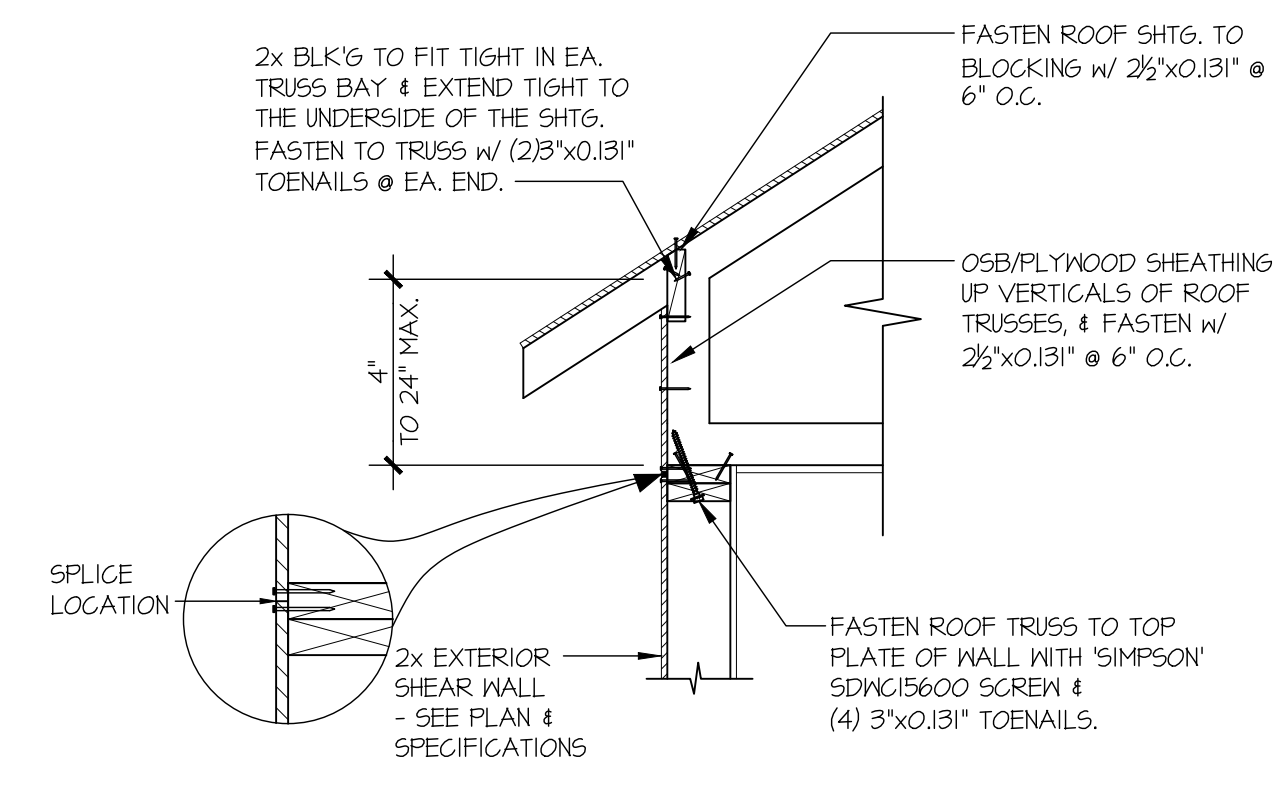


STRUCTURAL DETAILS
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MERCER ISLAND, WASHINGTON

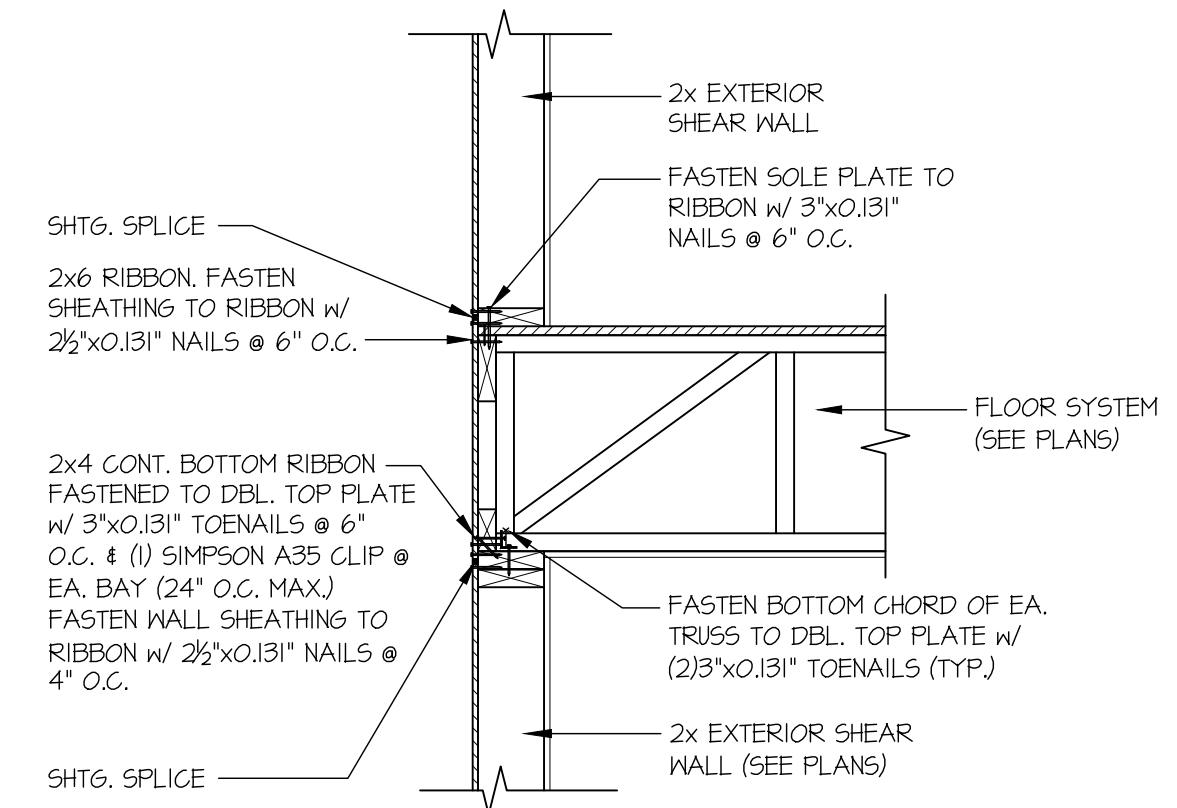
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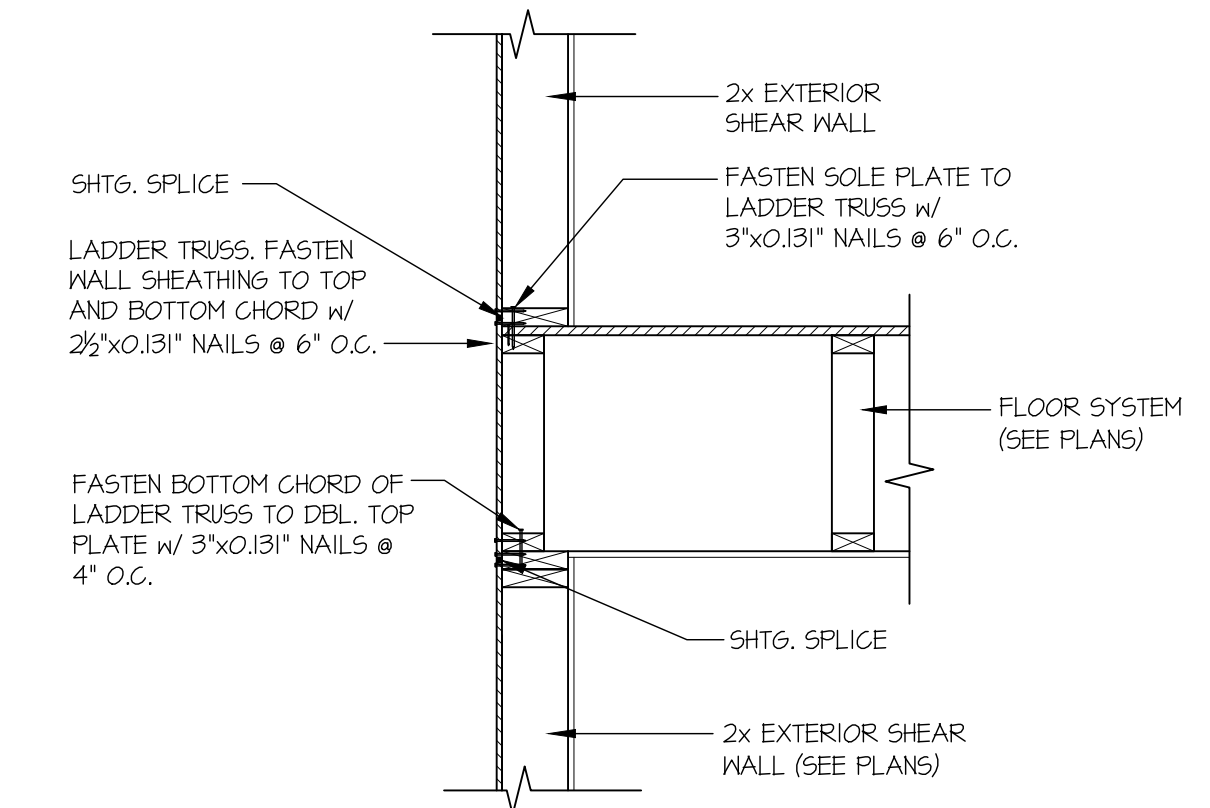
1 TYPICAL SHEAR TRANSFER DETAIL @ ROOF
SCALE: 3/4"=1'-0" HEEL HEIGHT LESS THAN 4"



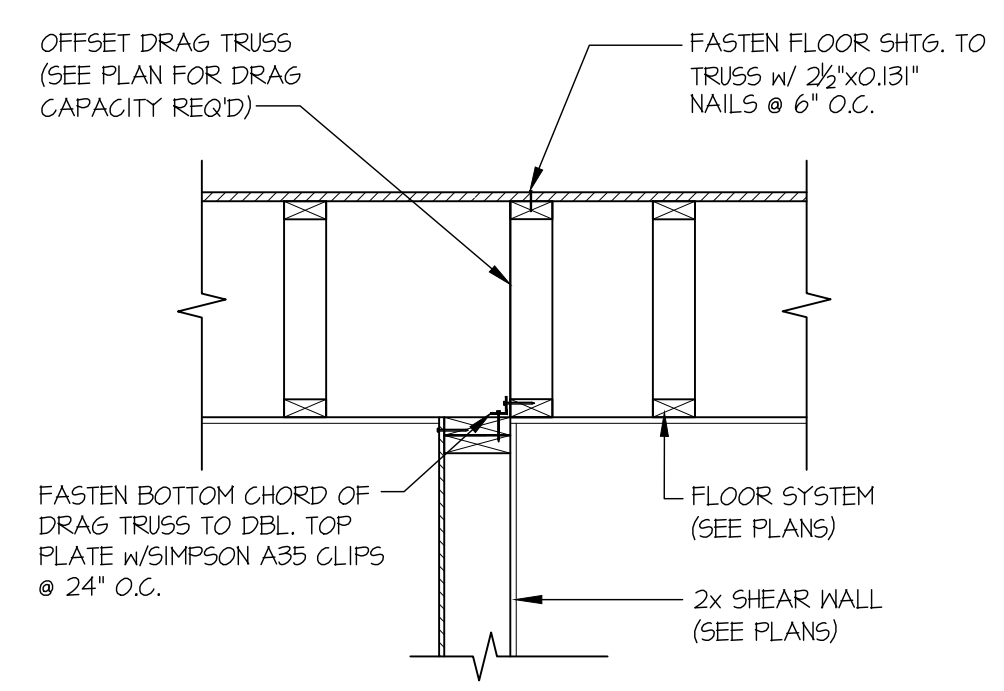
2 TYPICAL SHEAR TRANSFER DETAIL @ RAISED HEEL TRUSS
SCALE: 3/4"=1'-0" HEEL HEIGHT UP TO 24" MAX.



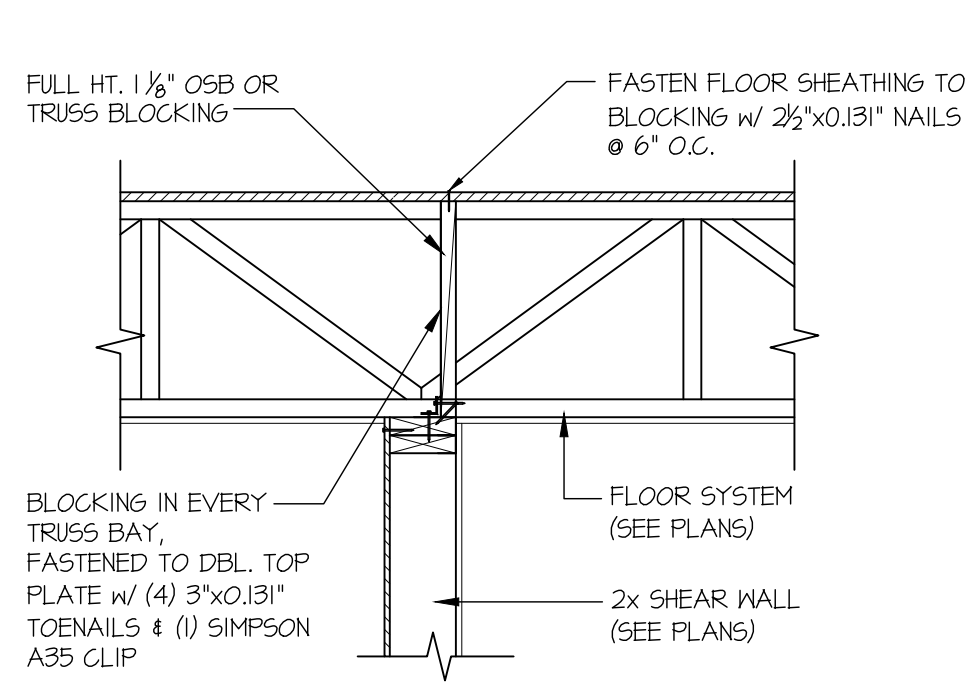
3 TYPICAL SHEAR TRANSFER DETAIL BETWEEN FLOORS @ EXTERIOR WALL
SCALE: 3/4"=1'-0" PERPENDICULAR FRAMING



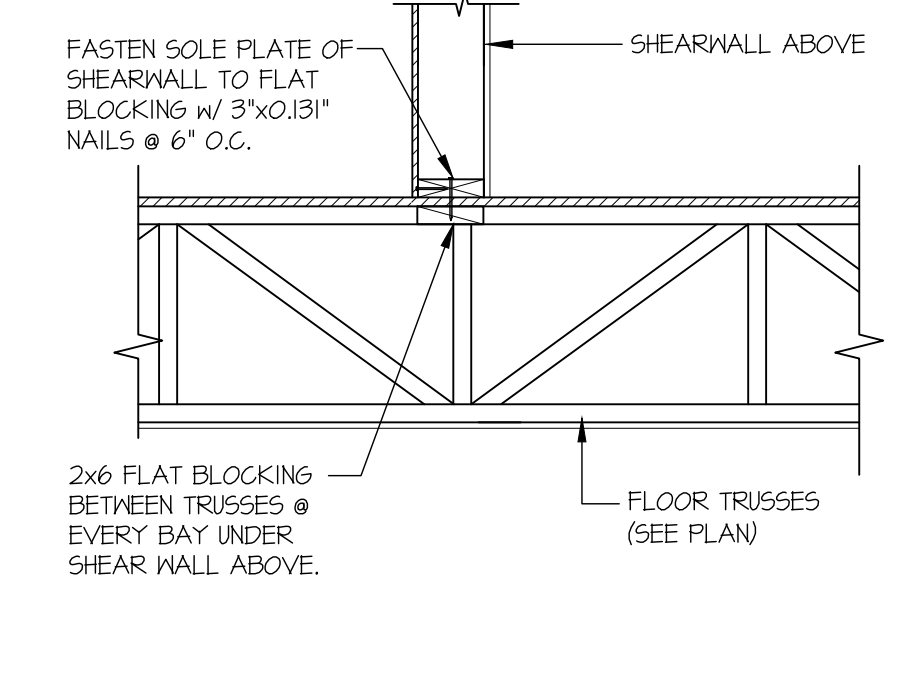
4 TYPICAL SHEAR TRANSFER DETAIL BETWEEN FLOORS @ EXTERIOR WALL
SCALE: 3/4"=1'-0" PARALLEL FRAMING



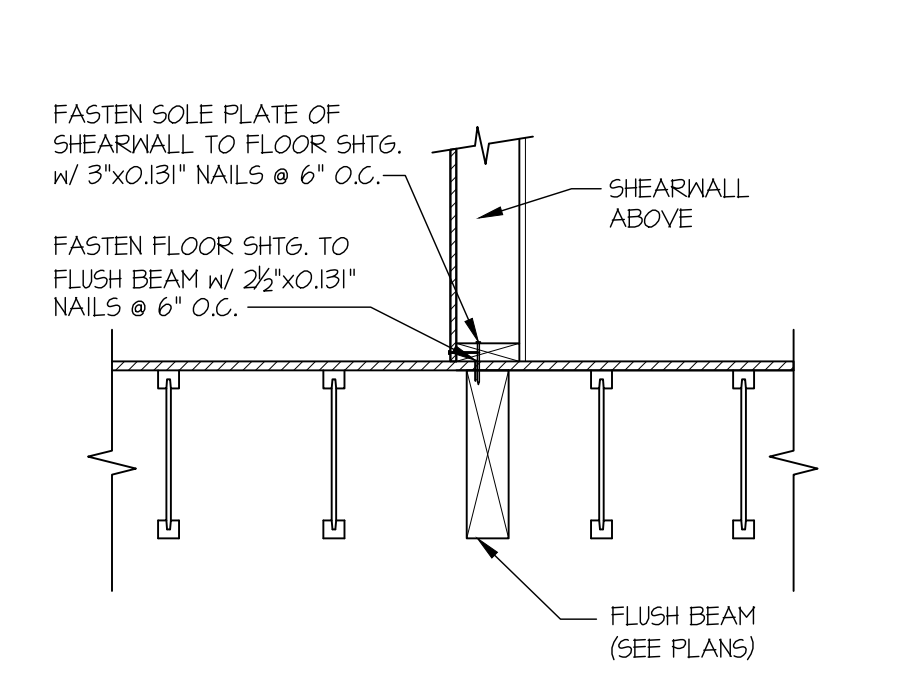
11 SHEAR TRANSFER DETAIL @ SHEAR WALL BELOW
SCALE: 3/4"=1'-0"



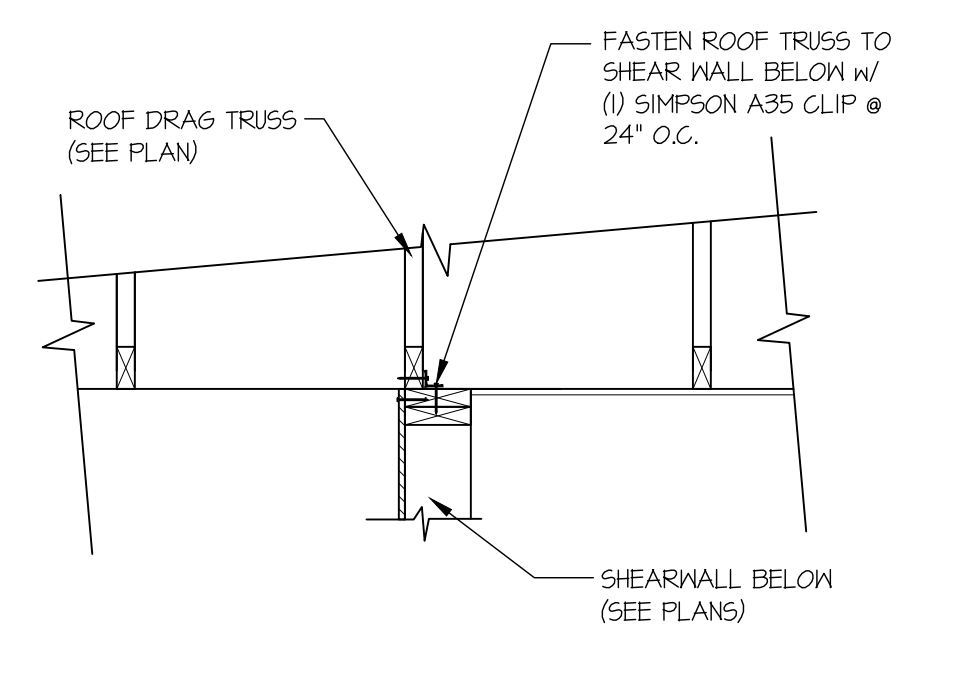
13 SHEAR TRANSFER DETAIL @ SHEAR WALL BELOW
SCALE: 3/4"=1'-0"



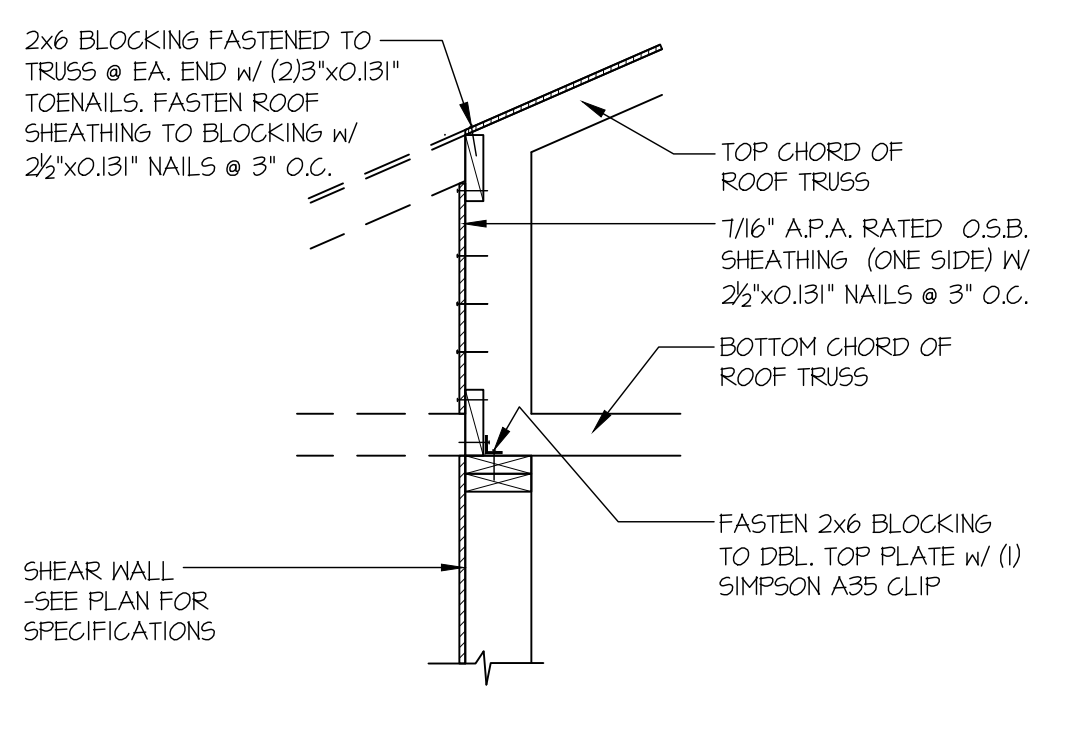
19 SHEAR TRANSFER DETAIL @ INTERIOR SHEAR WALL
SCALE: 3/4"=1'-0" PERPENDICULAR FRAMING



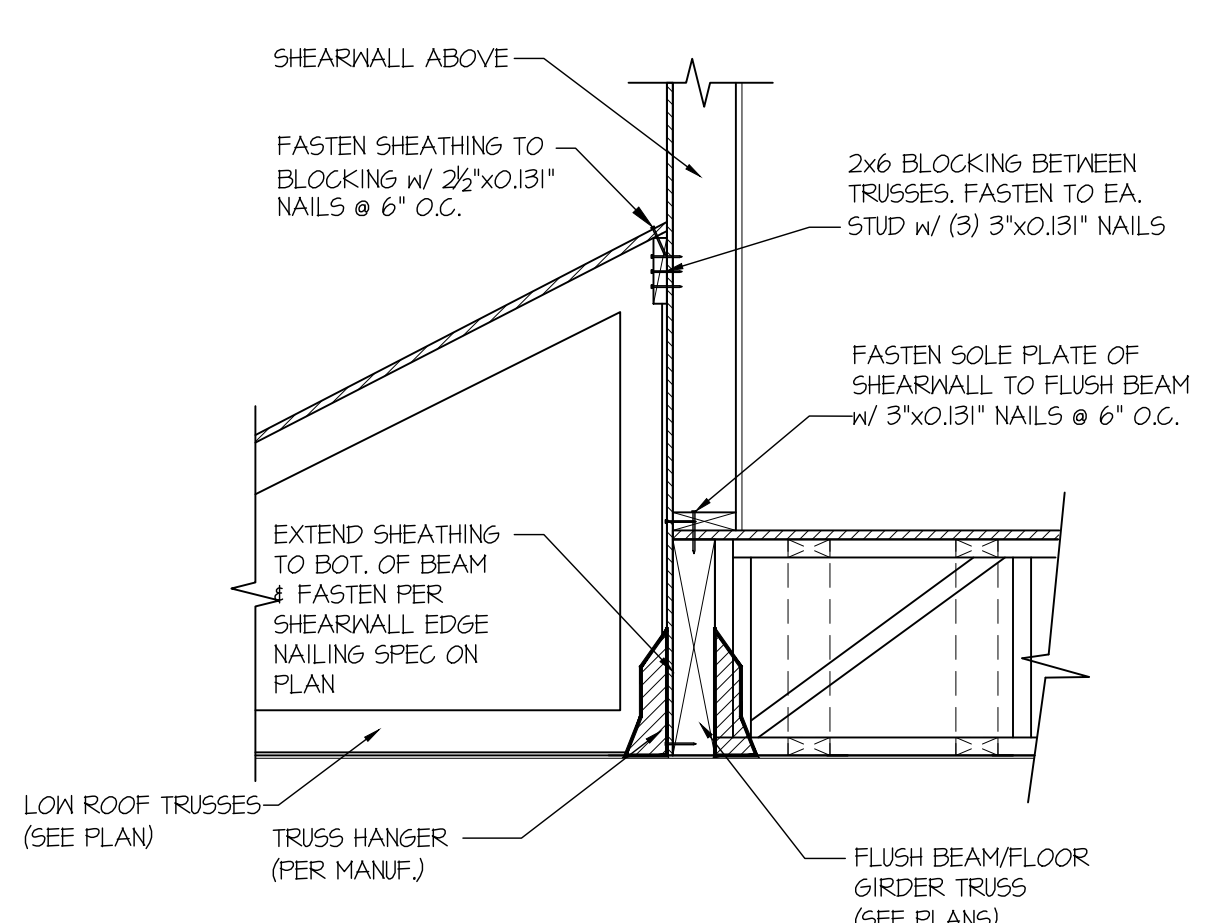
20 SHEAR TRANSFER DETAIL @ INTERIOR SHEARWALL ABOVE
SCALE: 3/4"=1'-0" PARALLEL FRAMING



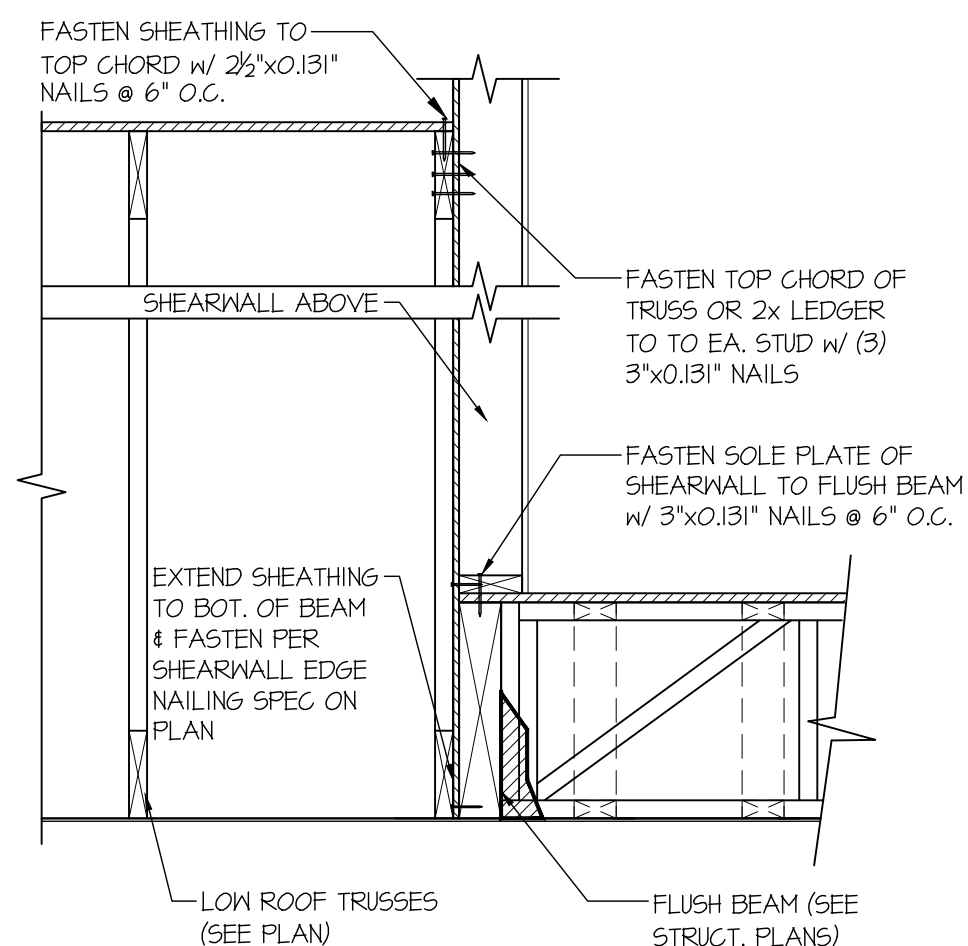
47 SHEAR TRANSFER DETAIL @ INTERIOR SHEARWALL BELOW
SCALE: 3/4"=1'-0"



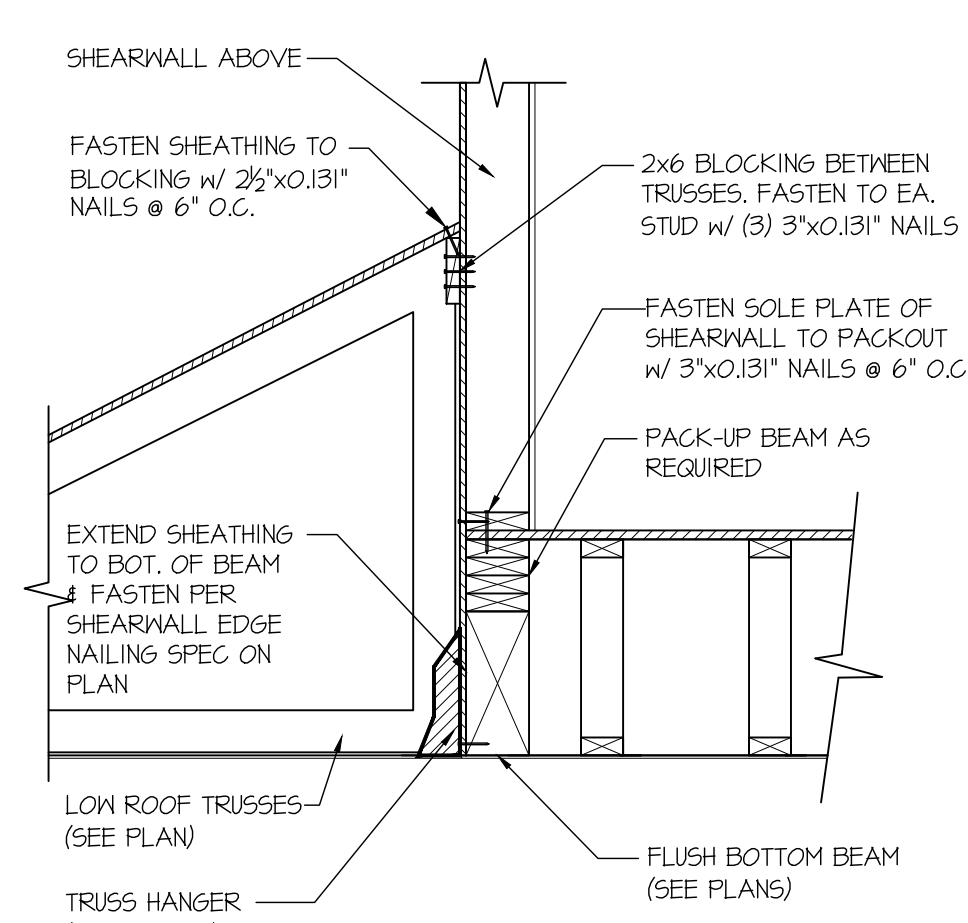
49 SHEAR TRANSFER DETAIL @ SHEAR WALL BELOW
SCALE: 3/4"=1'-0"



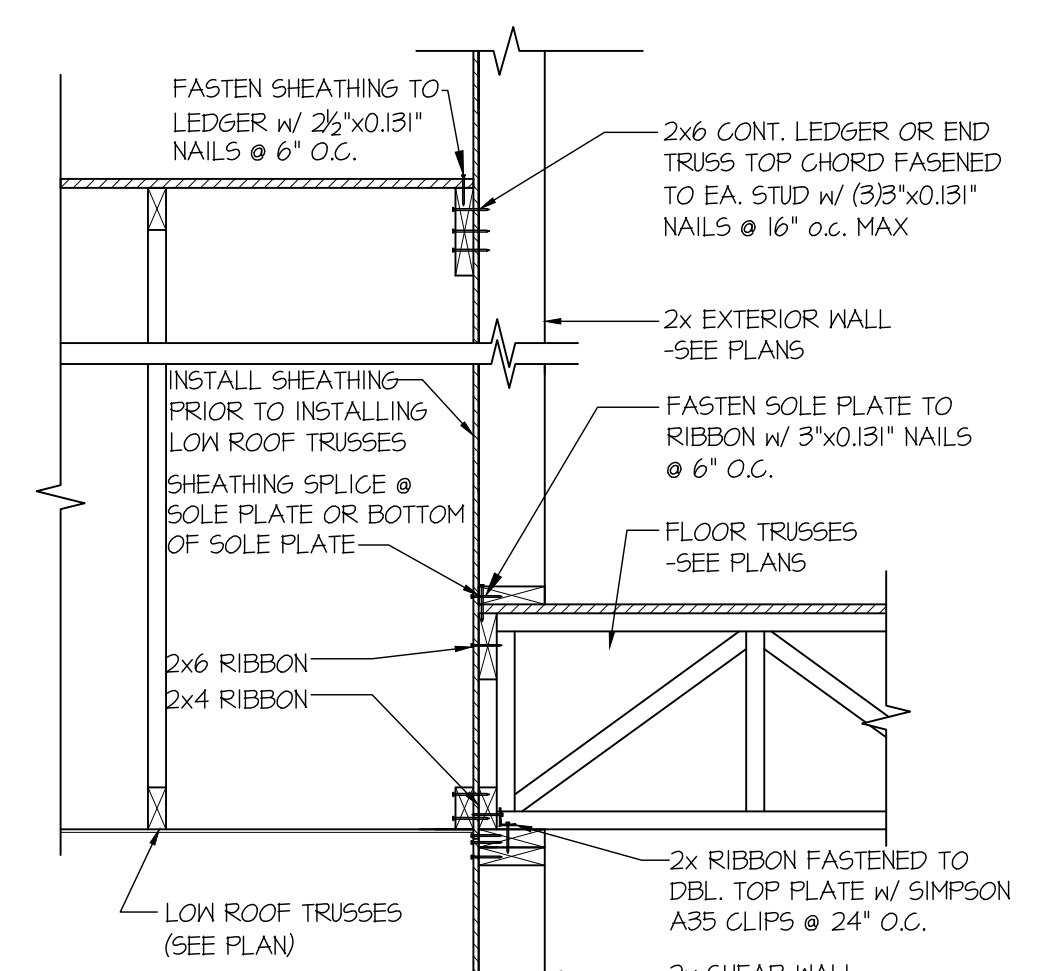
58 SHEAR TRANSFER DETAIL @ EXTERIOR SHEARWALL ABOVE
SCALE: 3/4"=1'-0"



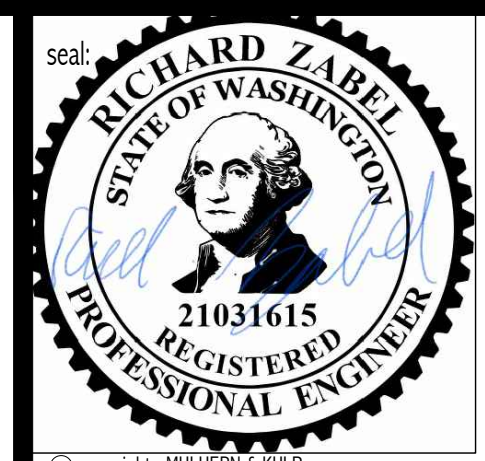
59 SHEAR TRANSFER DETAIL @ EXTERIOR SHEARWALL ABOVE
SCALE: 3/4"=1'-0"



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



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



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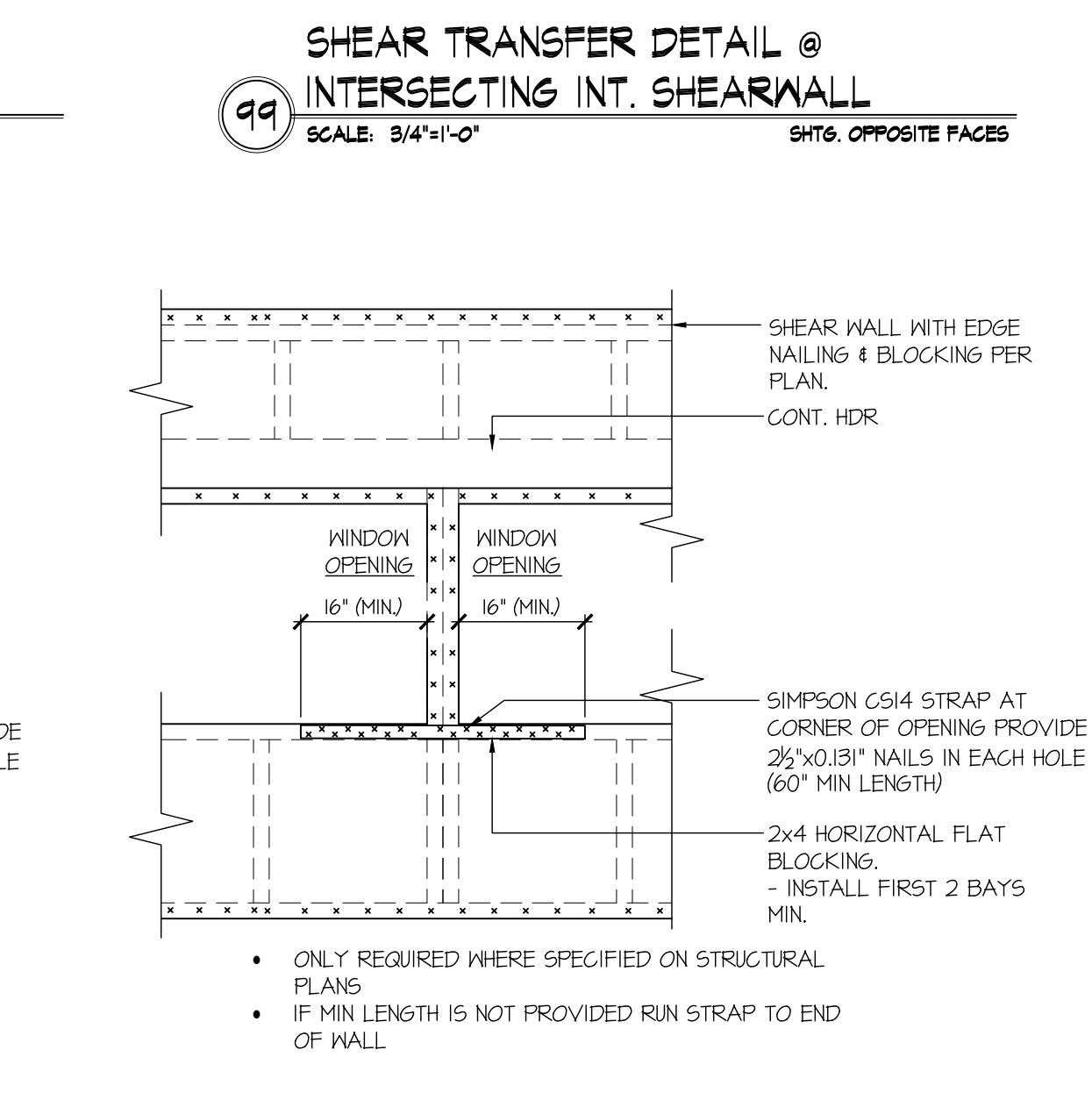
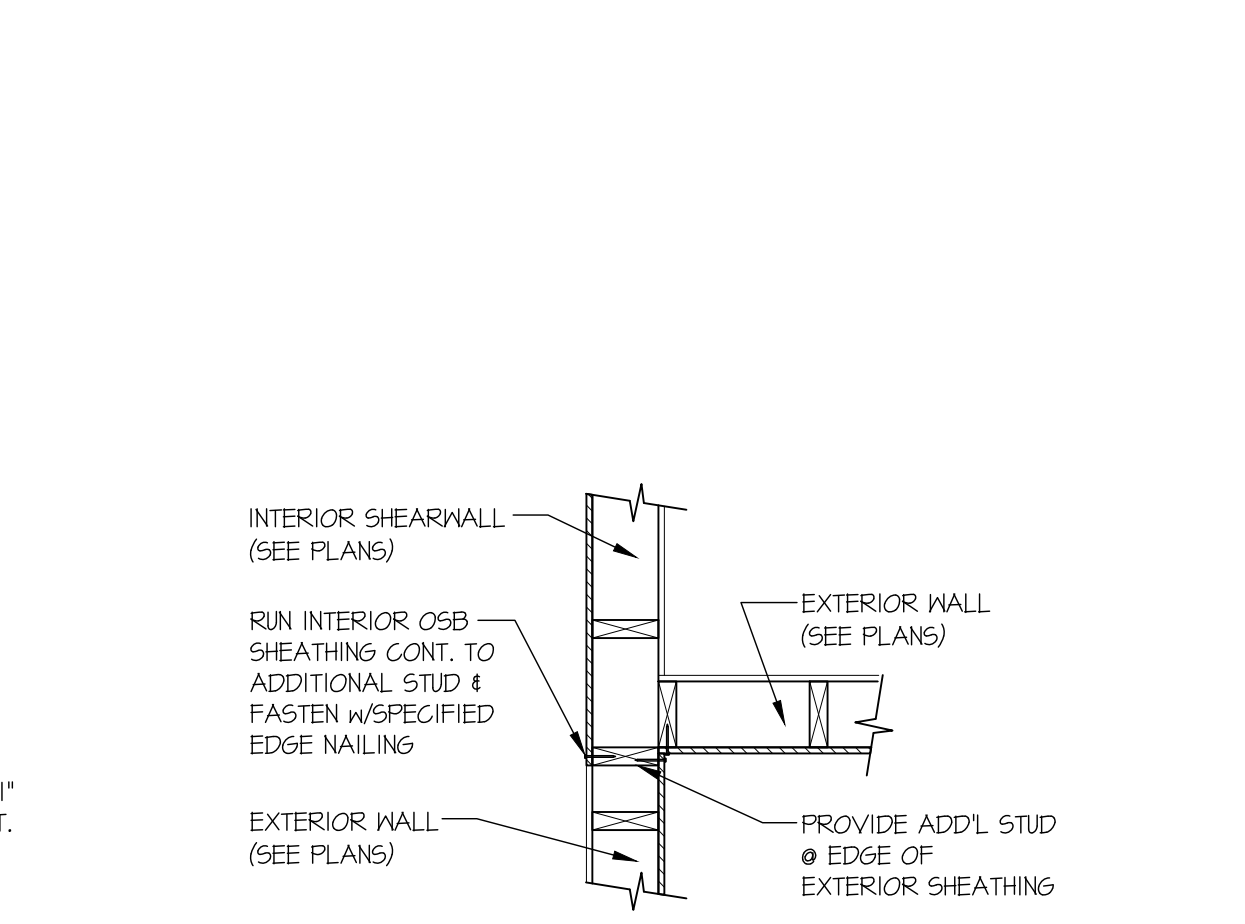
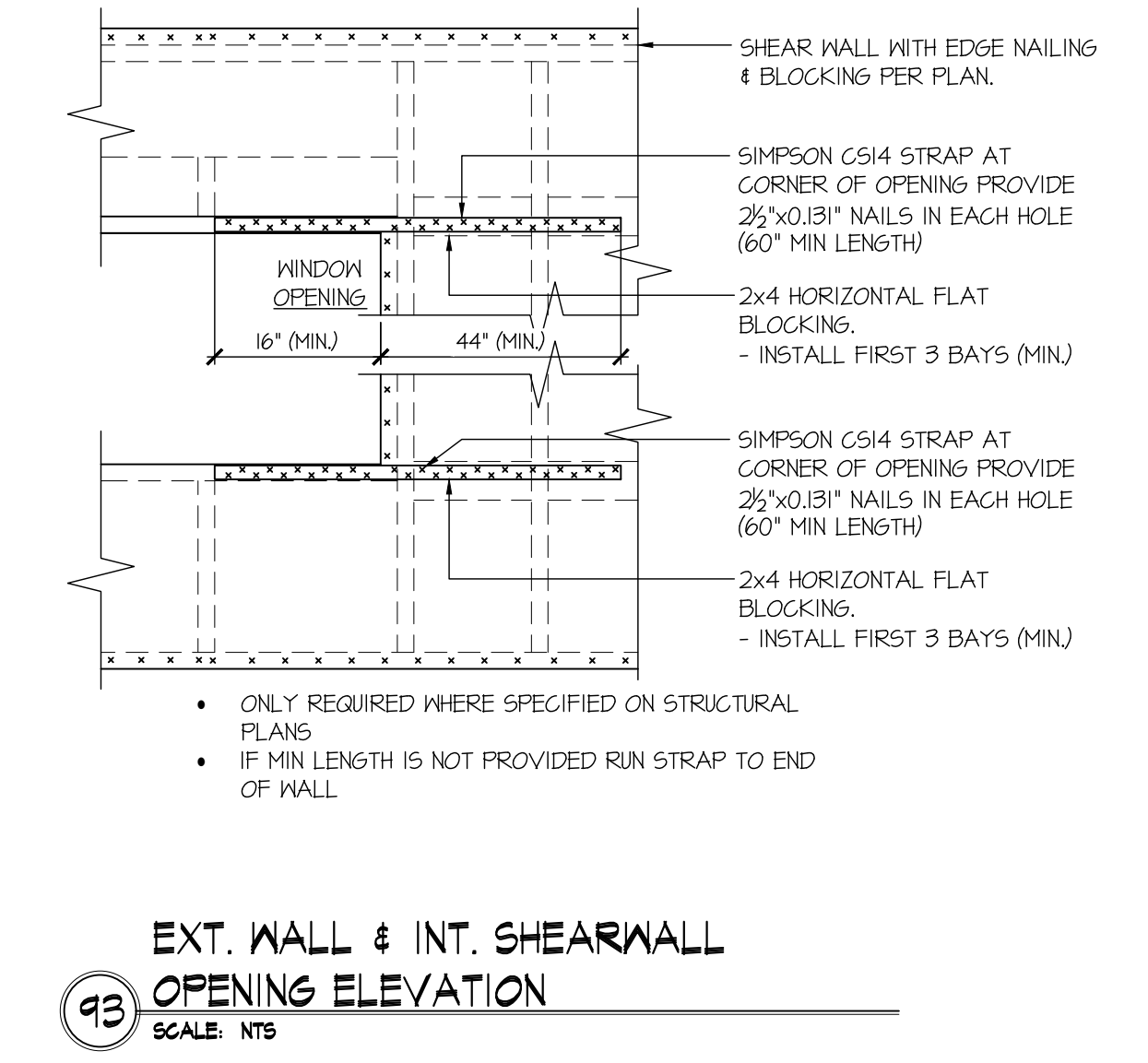
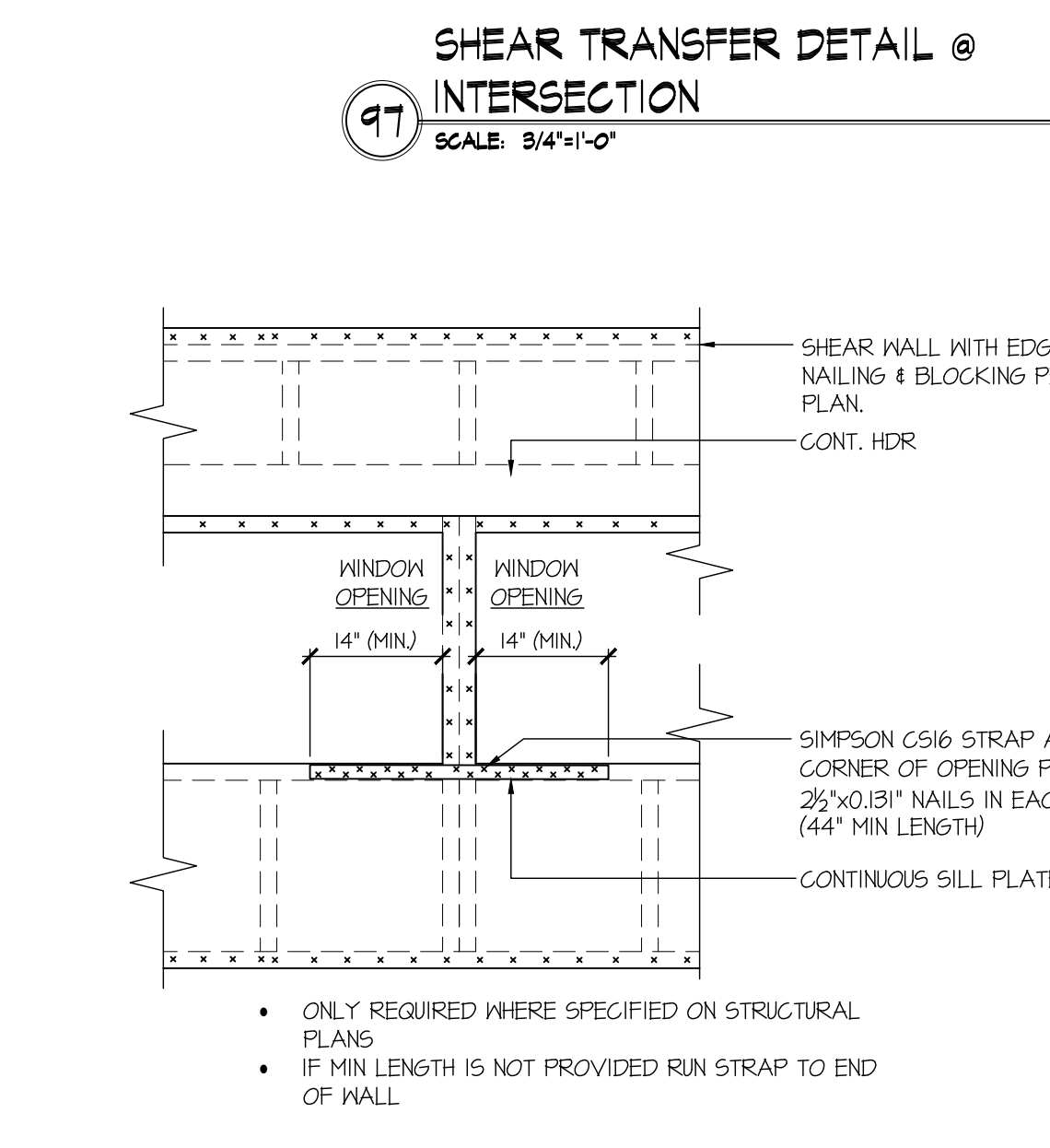
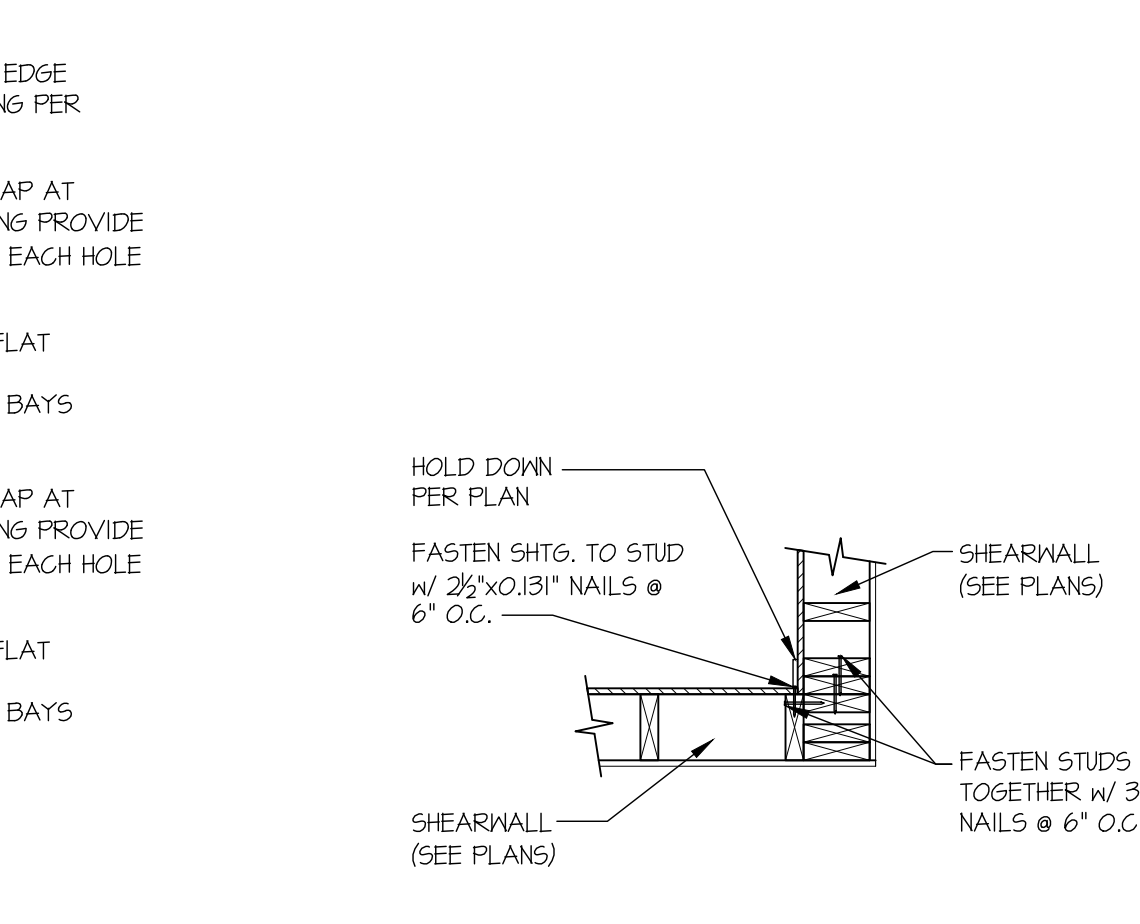
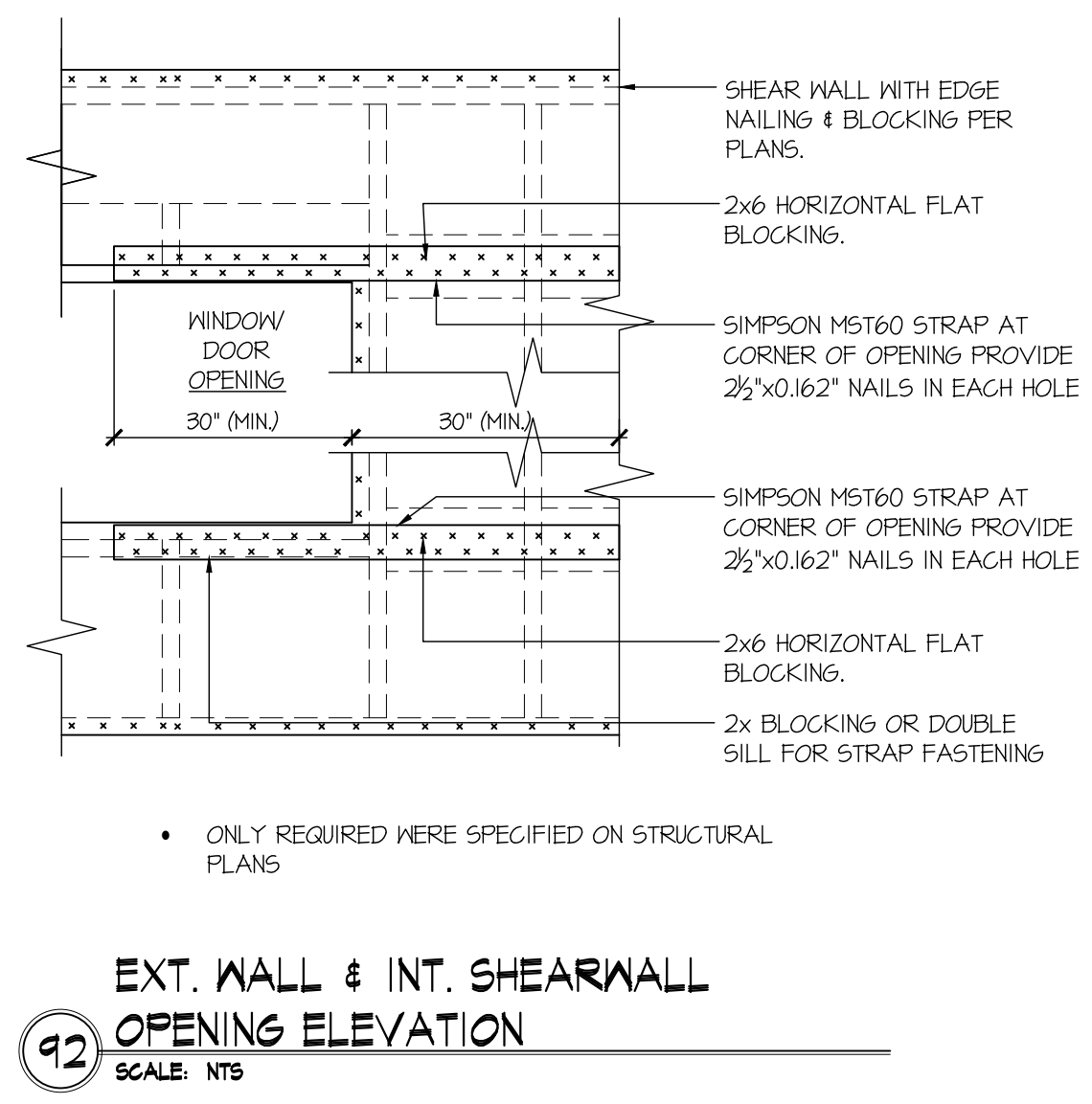
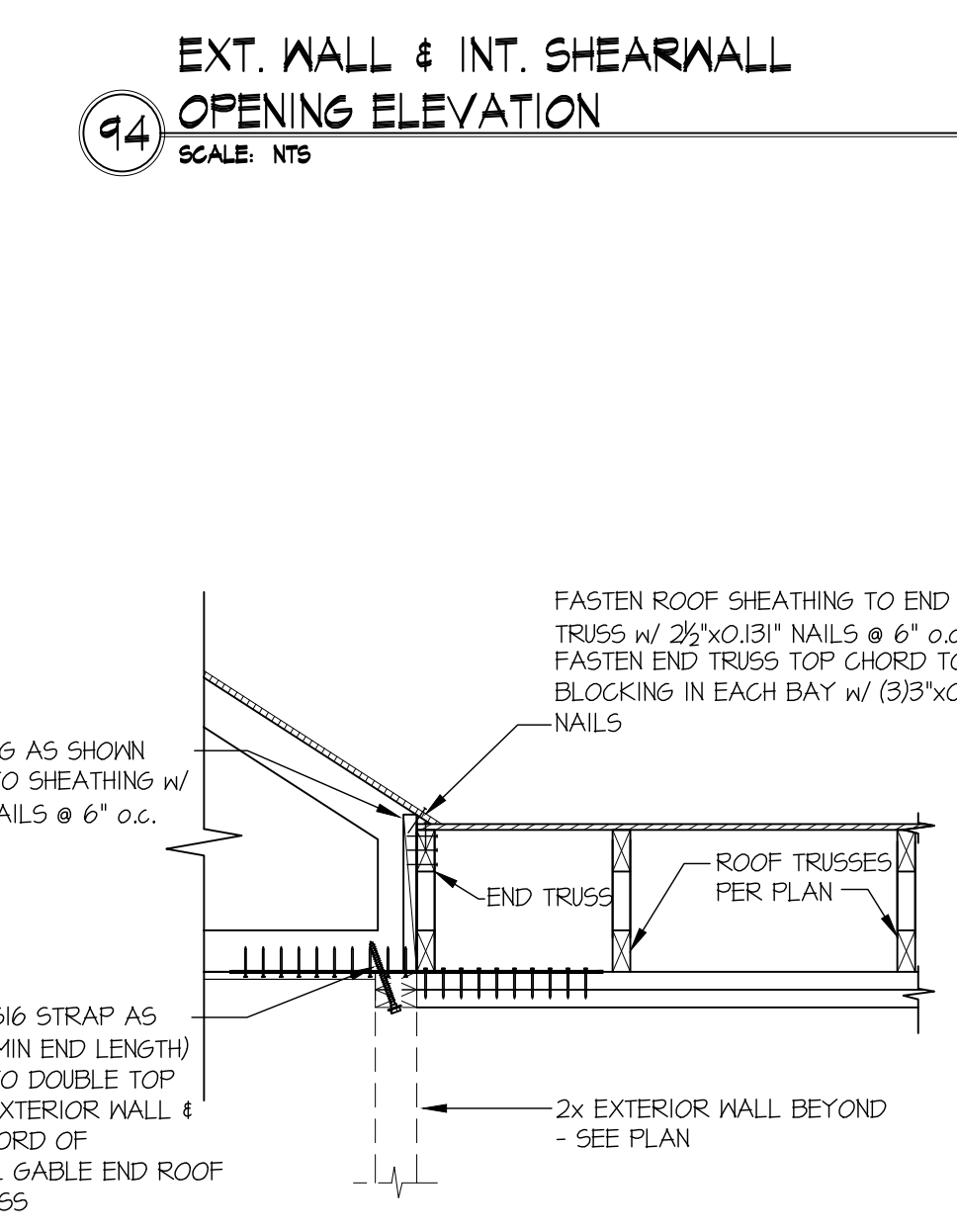
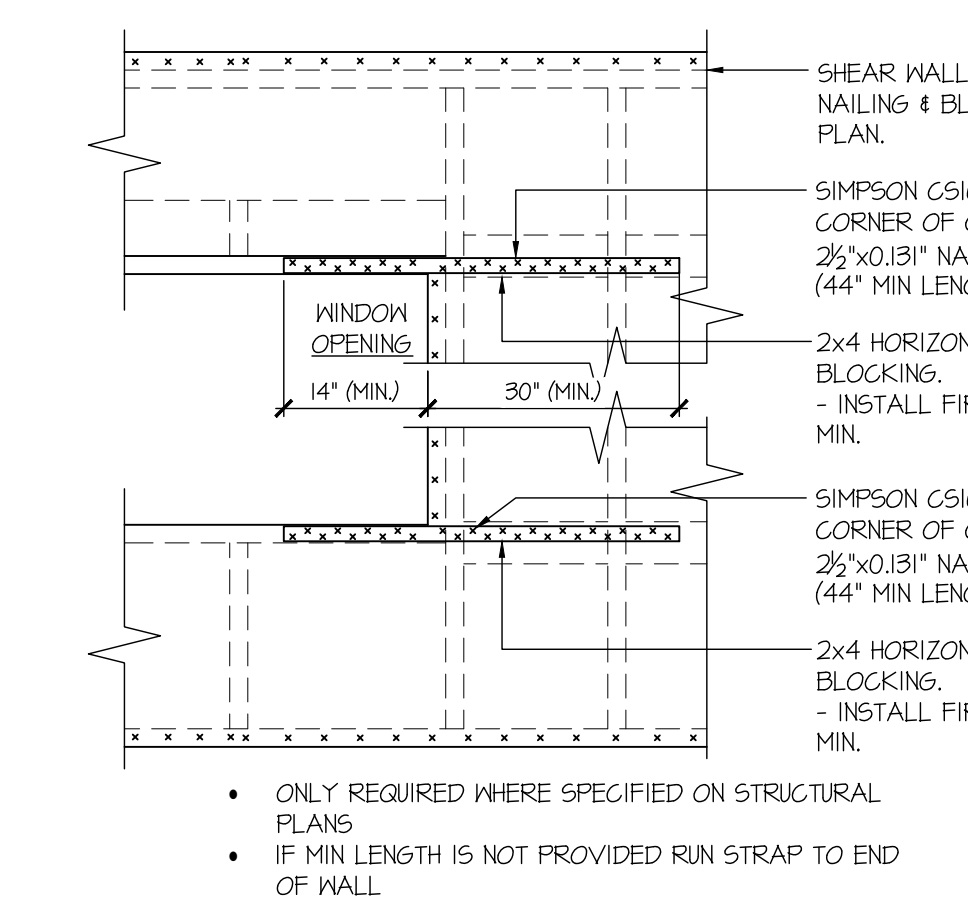
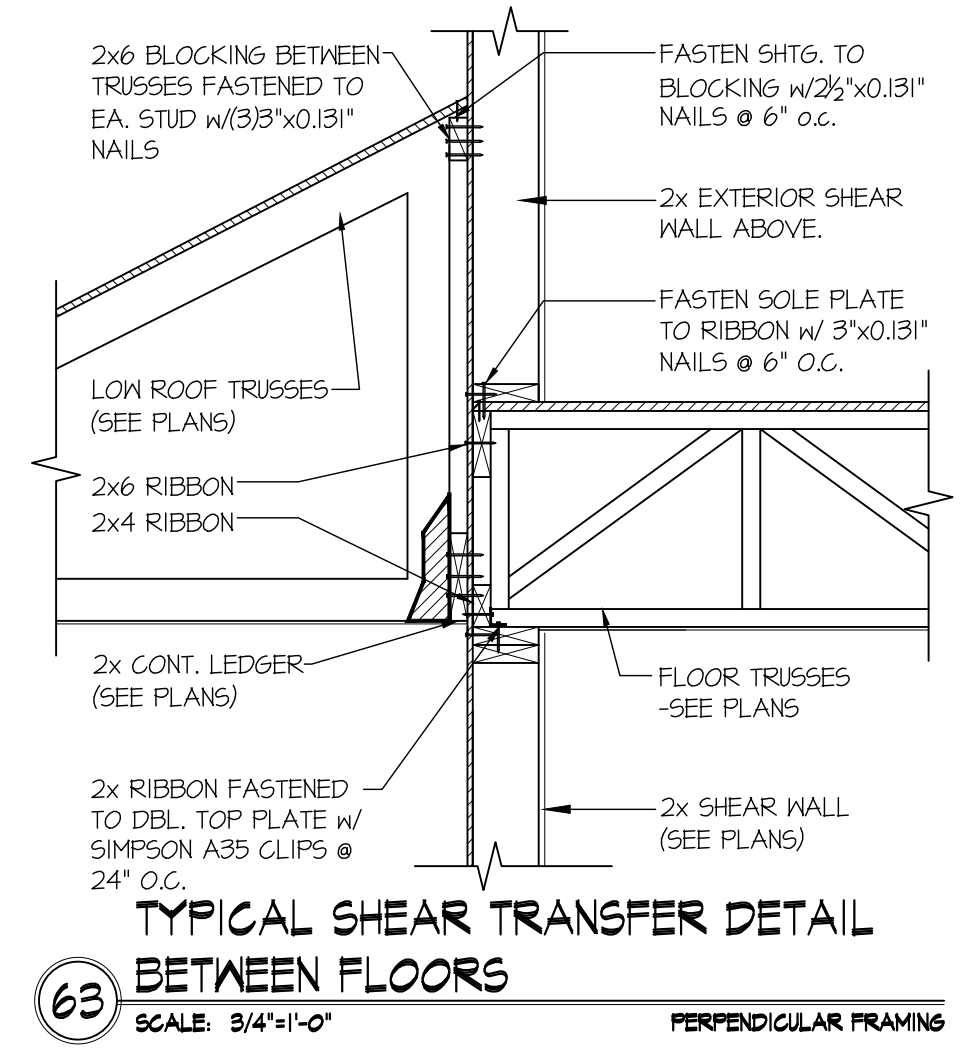
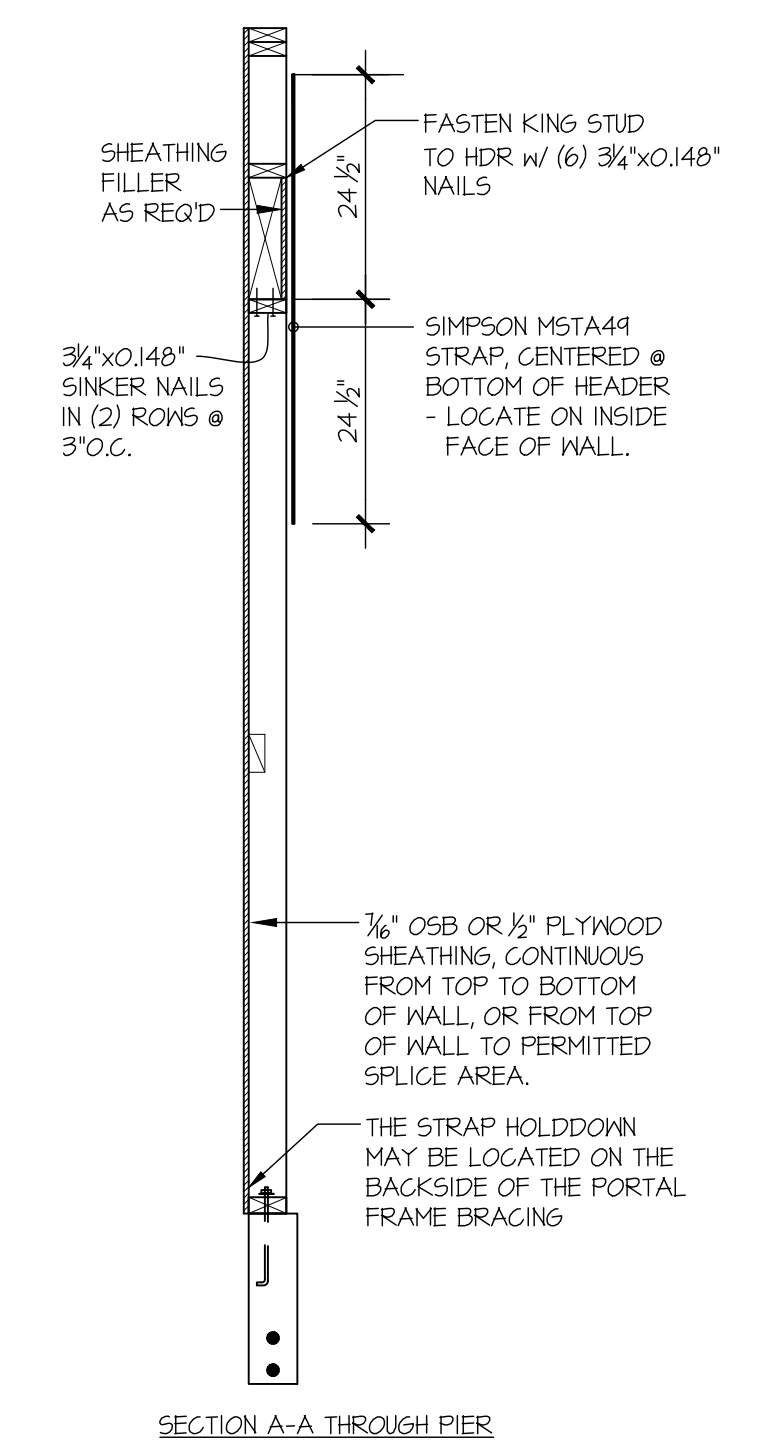
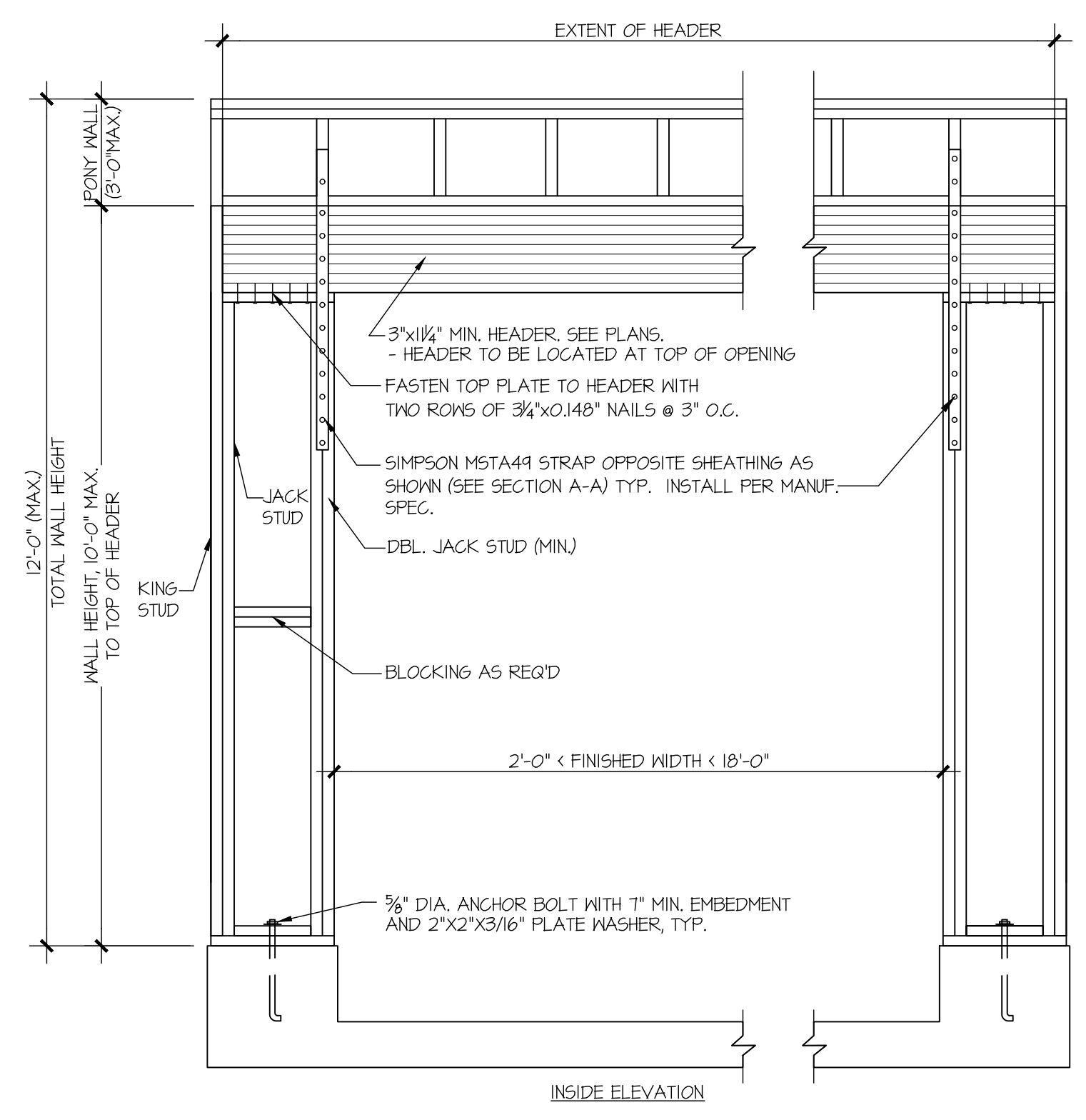
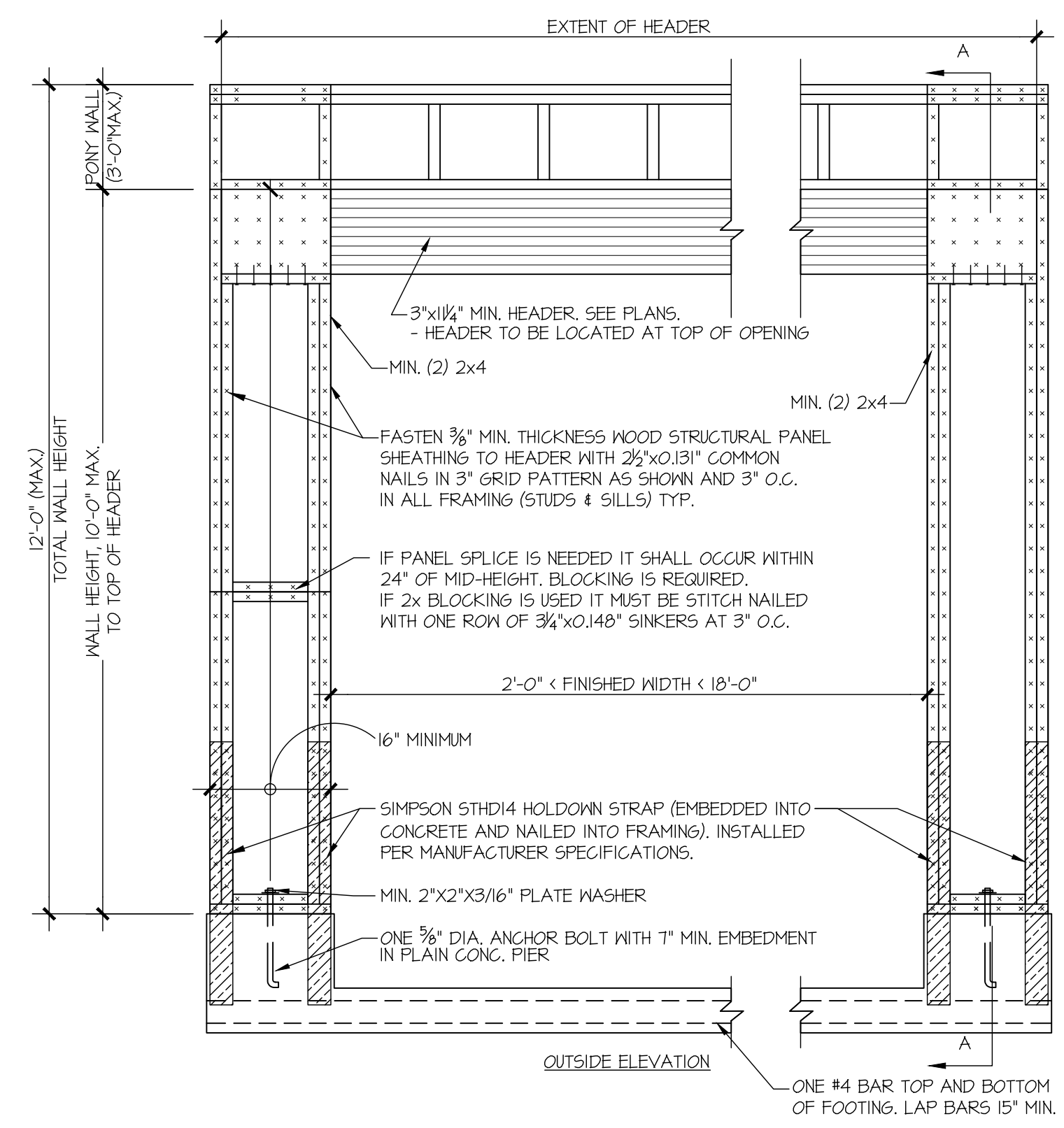
M&K project number:
154-23017
project mgr: **RJZ**
drawn by: **BFD**
issue date: **01-18-24**

REVISIONS:
date: 01/17/2024 initial: AJC
ARCH REVISIONS



STRUCTURAL DETAILS
4104 83RD AVE SE
MERCER ISLAND, WASHINGTON

sheet:
LB-2

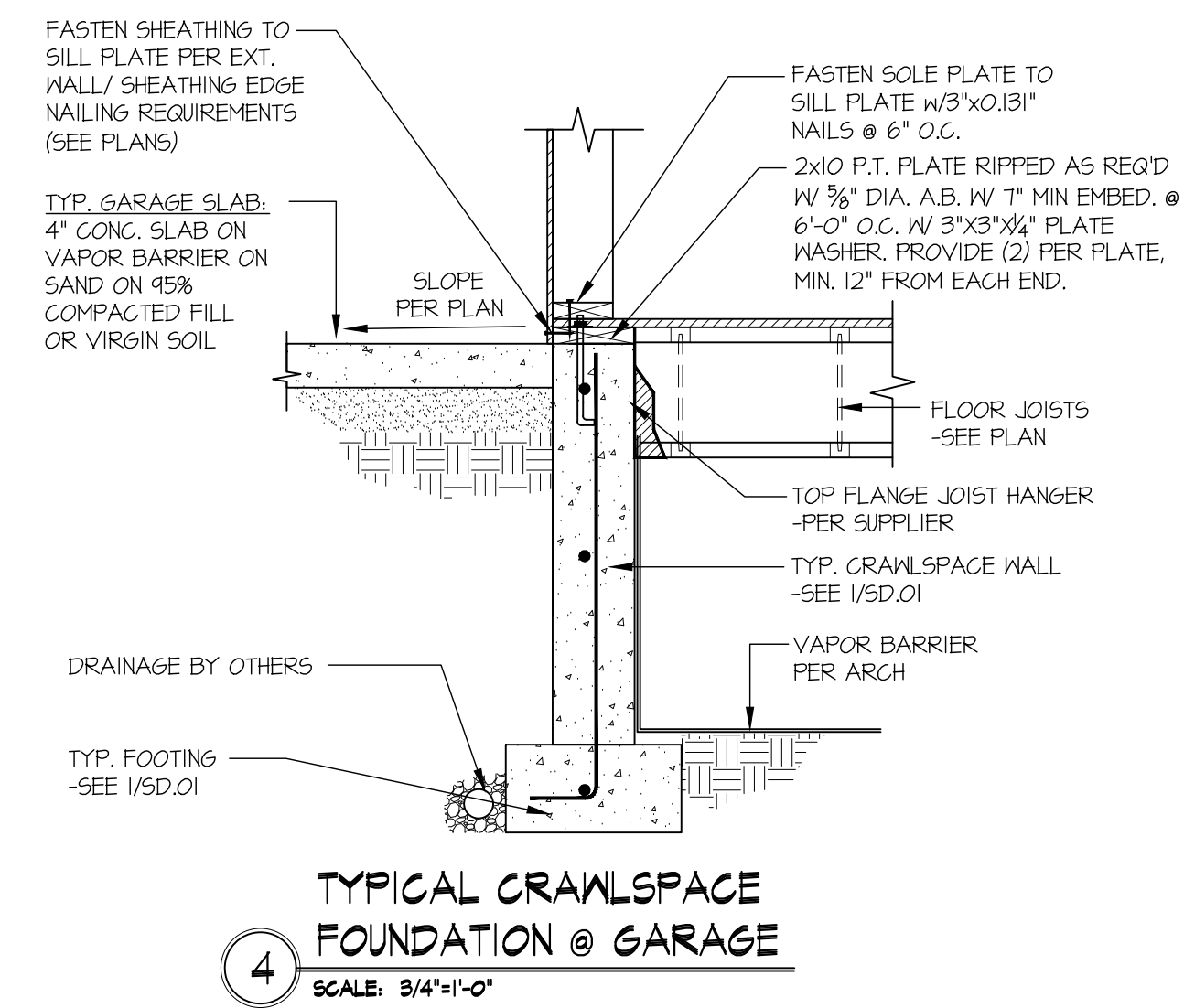
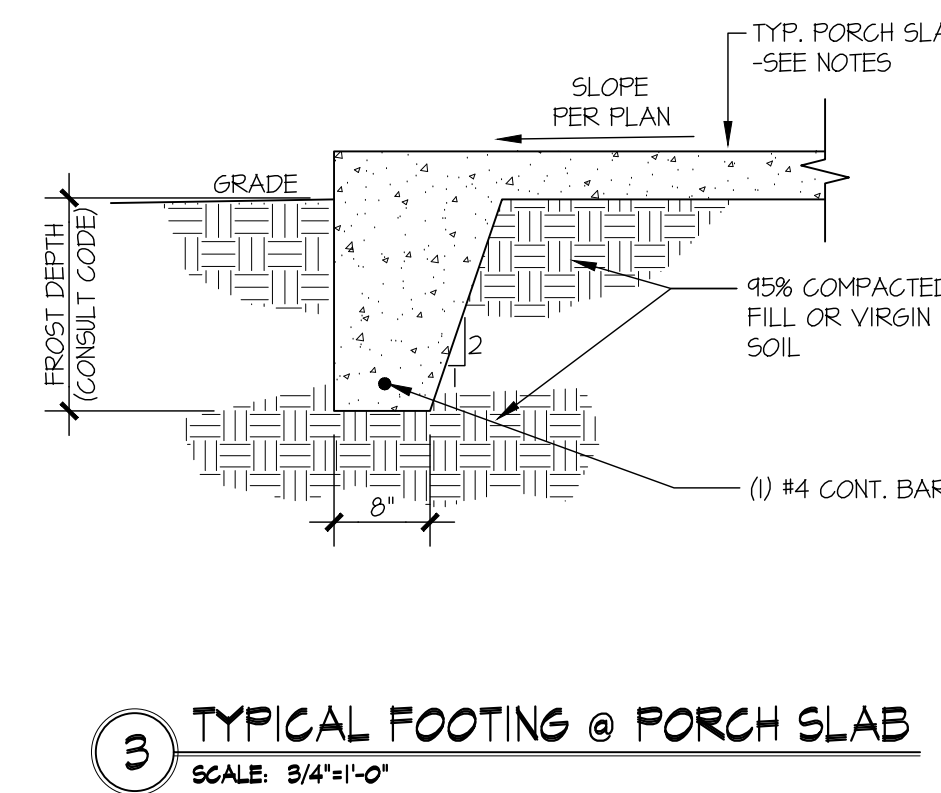
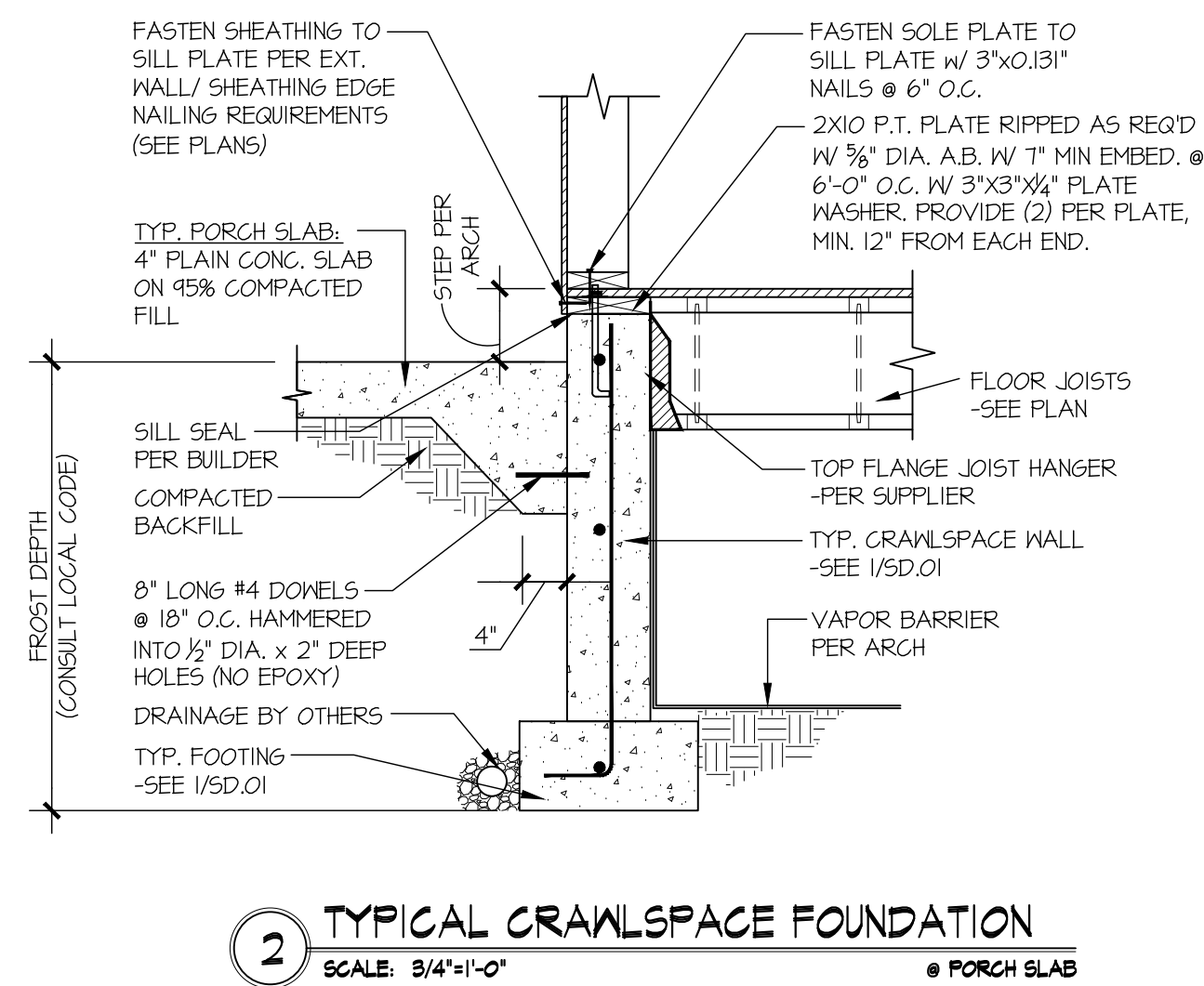
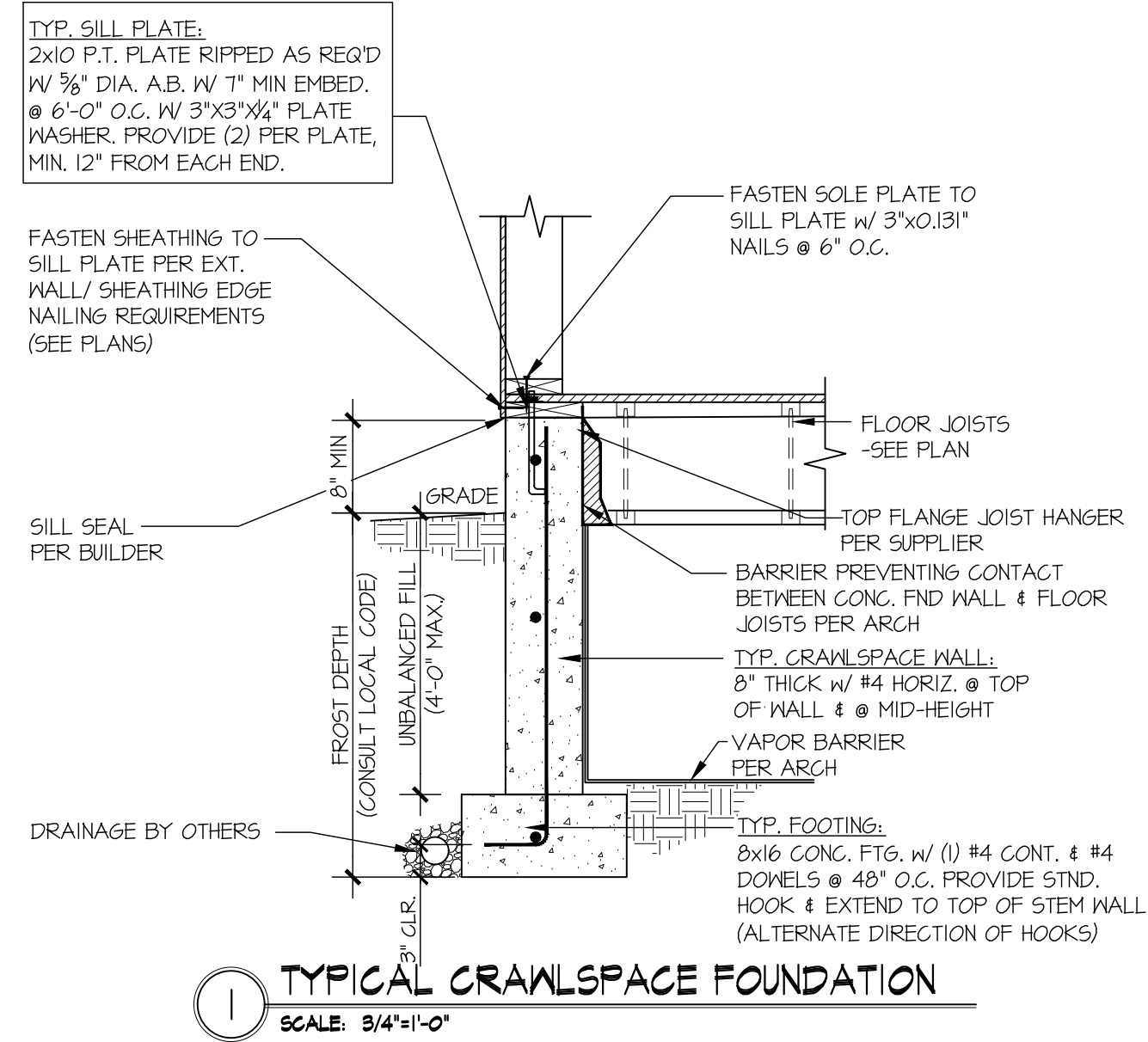


90 APA PORTAL FRAME DETAIL WITH HOLD-DOWNS
SCALE: N.T.S.

95 STRAP DETAIL
SCALE: 3/4"=1'-0"

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

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

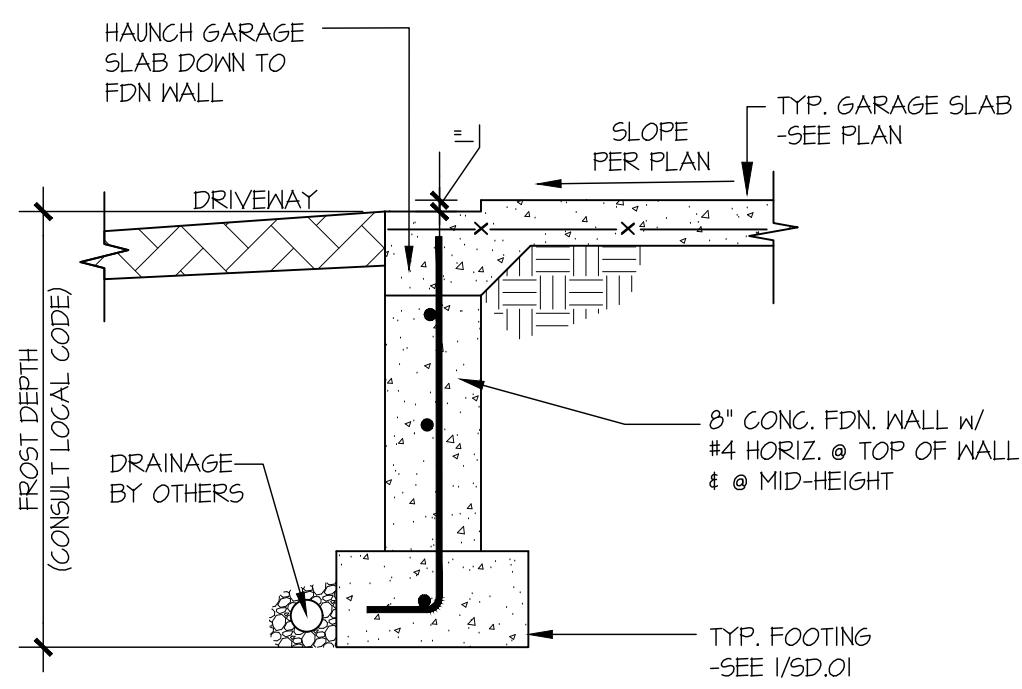


1 TYPICAL CRAWLSPACE FOUNDATION
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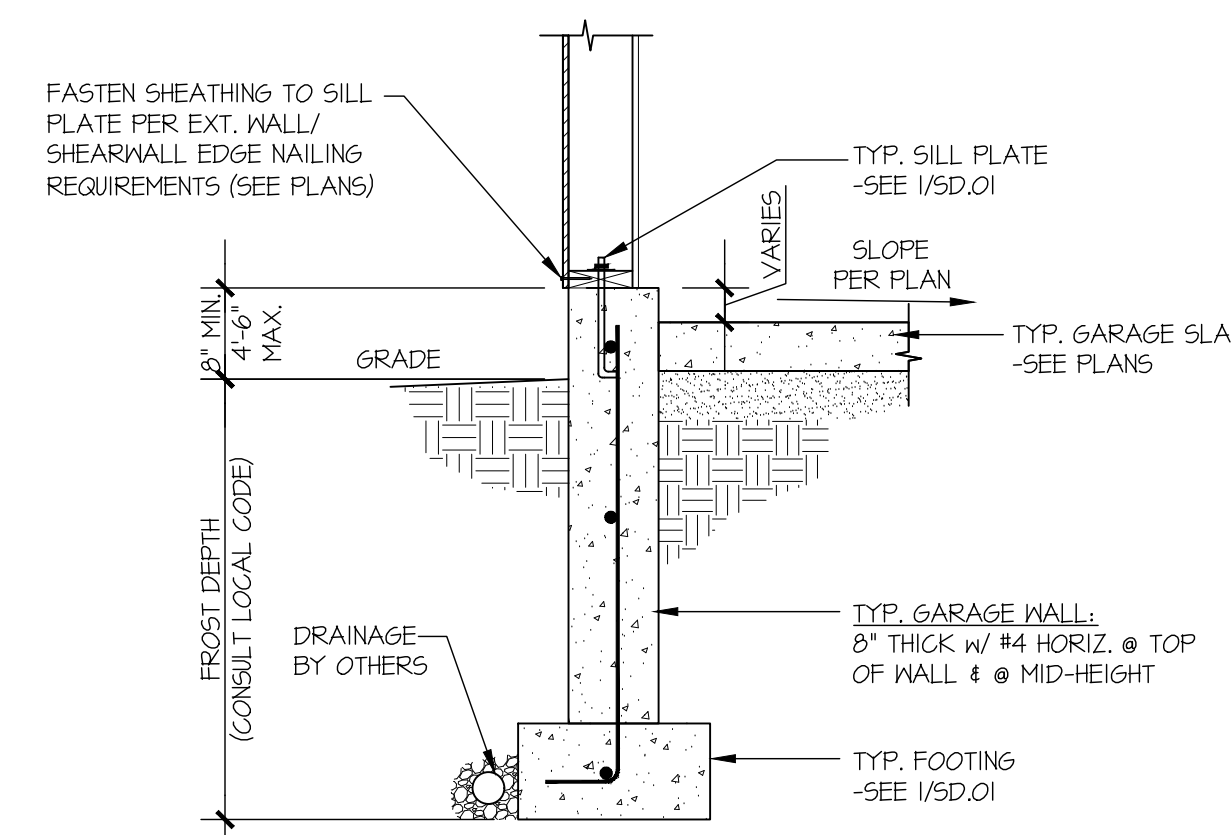
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3 TYPICAL FOOTING @ PORCH SLAB
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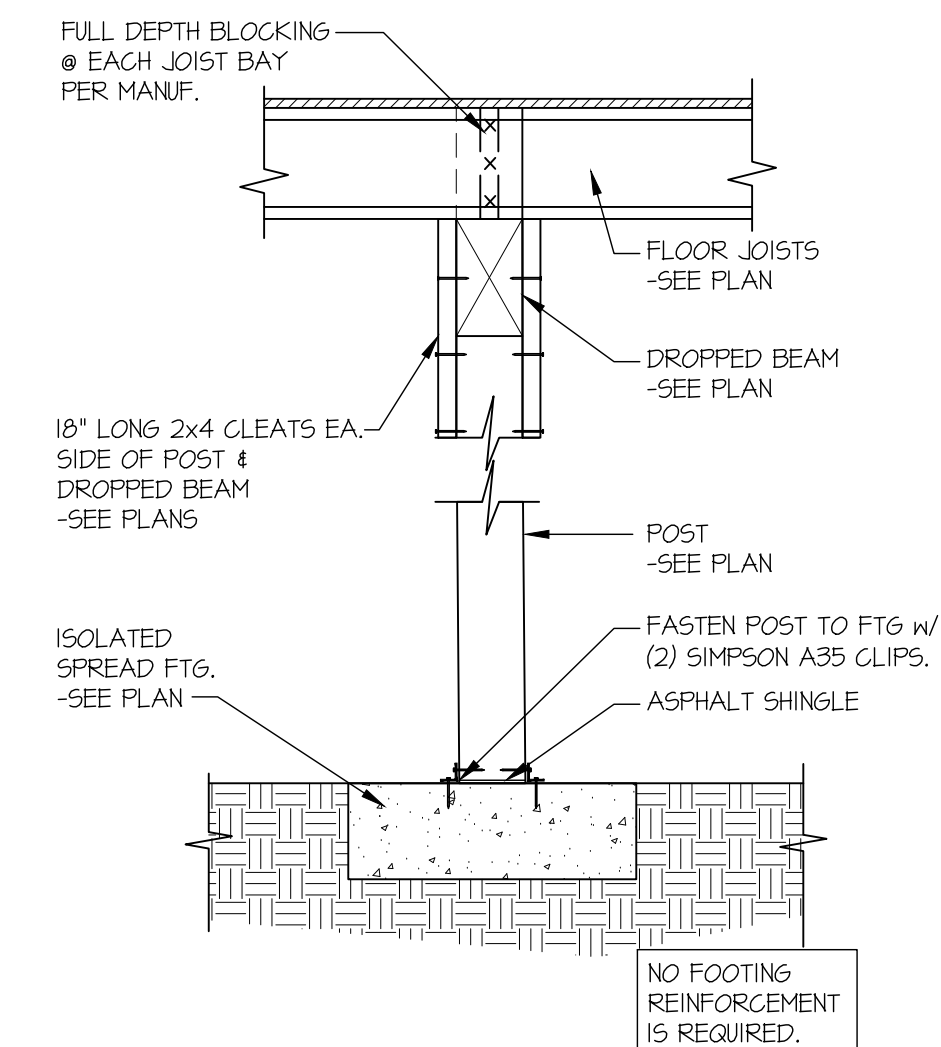
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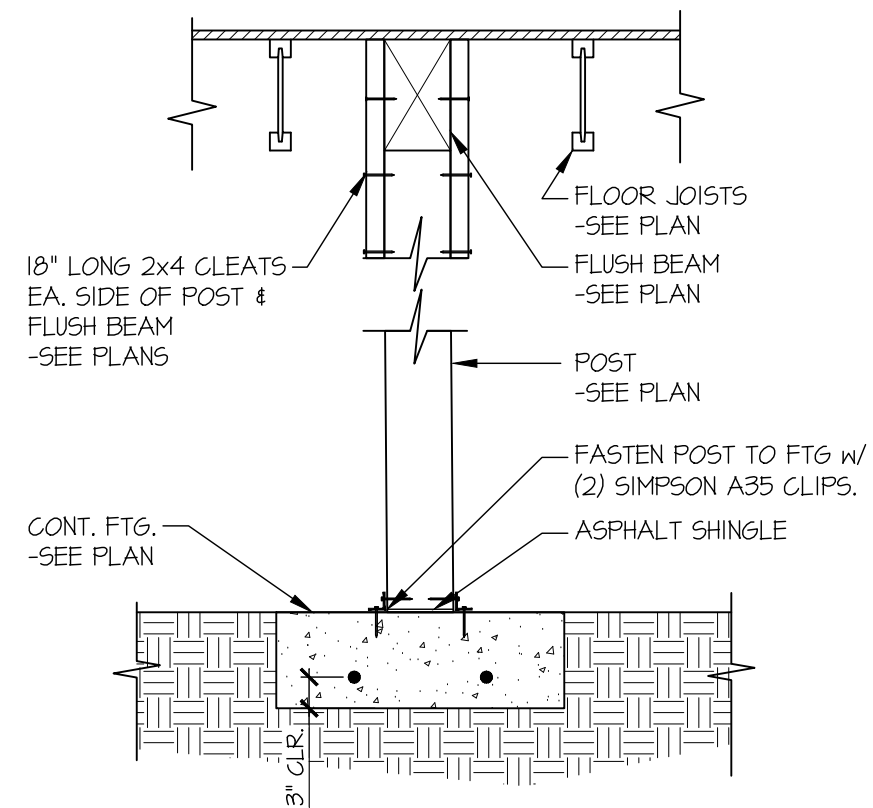
5 TYPICAL CONCRETE FOOTING @ GARAGE DOOR OPENING
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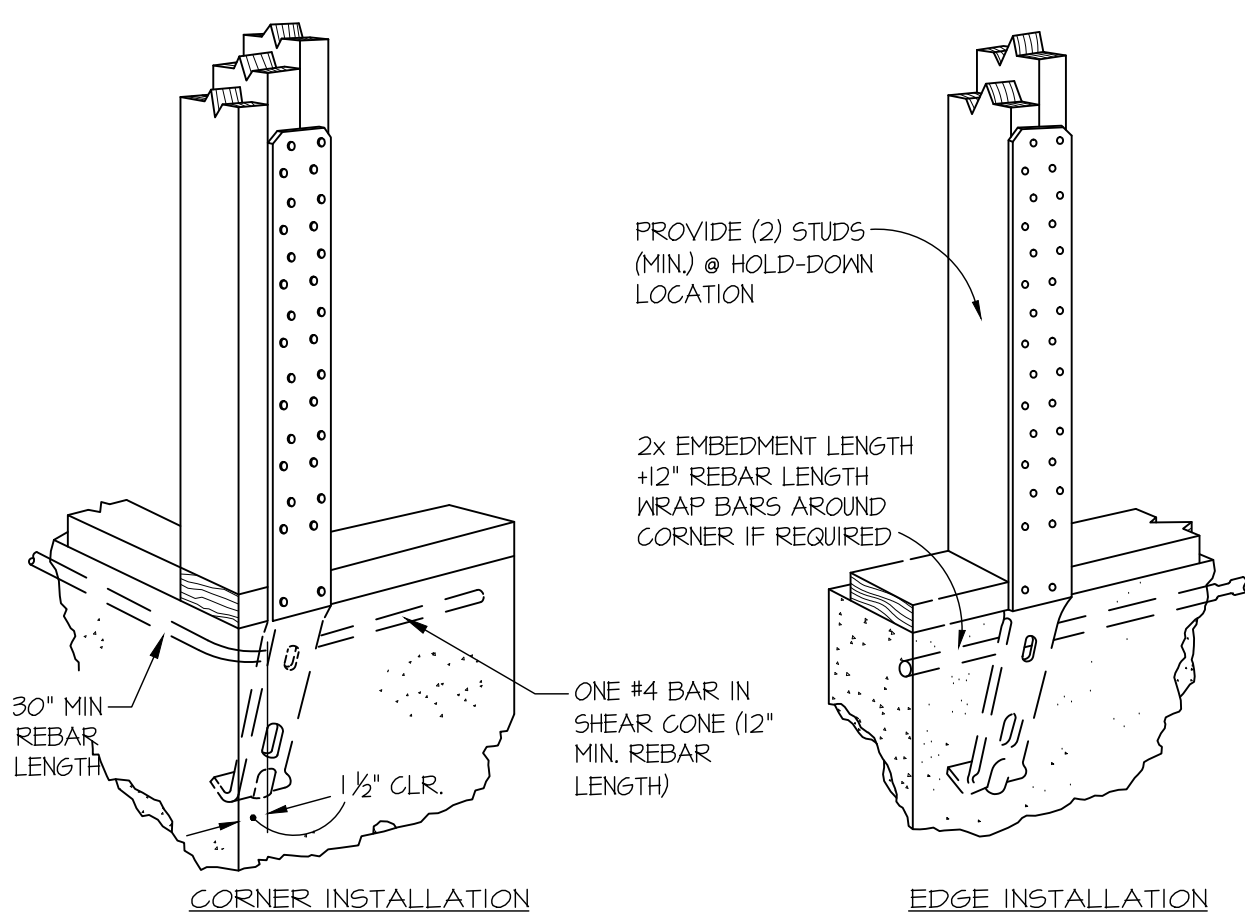
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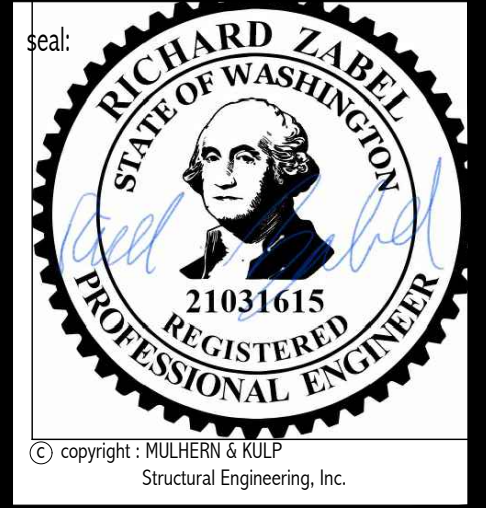
7 TYPICAL CRAWL SPACE FOOTING DETAIL
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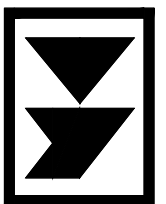
7A TYPICAL CRAWL SPACE FOOTING DETAIL
SCALE: 3/4\"/>



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



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project mgr: RJZ
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REVISIONS:
date: 01/17/2024 initial: AJC
ARCH REVISIONS



STRUCTURAL DETAILS
4104 83RD AVE SE
MERCER ISLAND, WASHINGTON

sheet:
SD.01



Vertical wall Installation

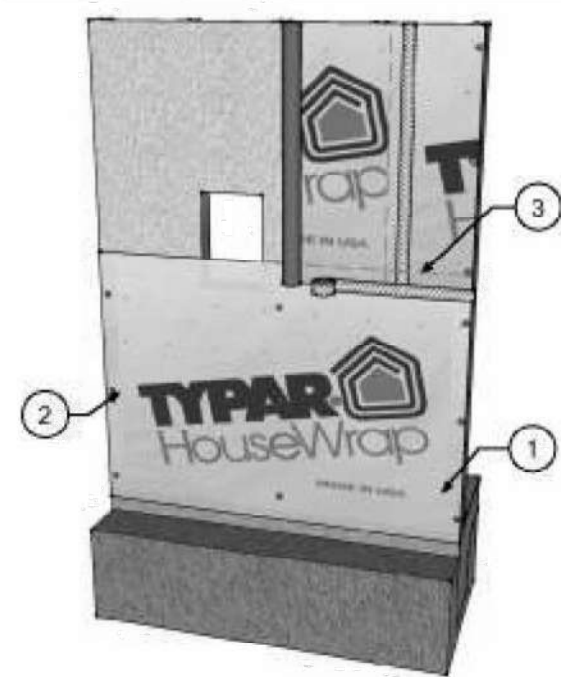
Install TYPAR® HouseWrap over an approved exterior sheathing after the framing is complete and before the windows and doors have been installed. Plastic capped fasteners should be used and spaced at 32" OC (vertically and horizontally) when being applied over 7/16" OSB or 15/32" plywood. When installing over metal framing use screws with washers. If the windows and doors have already been installed, trim the TYPAR WRB close to the window frame and flash according to the TYPAR Flashing instructions.

STEP 1

Start at the bottom of one end of the wall with the printed side facing out. When starting at a corner, overlap by a minimum of 12".

Place the housewrap roll horizontally and roll out the first course evenly, covering rough window and door openings. A minimum of a 1" (25.4 mm) overlap on the sill plate is required; however, for maximum protection, a 2-4" (51-102 mm) overlap on the sill plate is recommended.

Pull the TYPAR snug and avoid wrinkles and creases. Ensure that the product is level.



STEP 2

Fasten the TYPAR to the stud using plastic capped nails or plastic capped staples at 32" O.C. both horizontally and vertically.



STEP 3

The upper layer of TYPAR housewrap should overlap the bottom layer by a minimum of 6" (152 mm) vertically and horizontally. Ensure proper shingling throughout the installation to properly shed water. Once the structure is completely covered, tape all seams and penetrations using TYPAR® construction tape. (Please refer to the TYPAR® flashing instructions for more detailed instruction on penetrations and window flashing installation).

STEP 4

After the installation complete and before the exterior cladding is installed, inspect the TYPAR® for tears. Repair the issues with TYPAR Construction tape or TYPAR Flashing.



Window and Door Preparation

Preparing for Window Installation

STEP 1

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

STEP 2

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

STEP 3

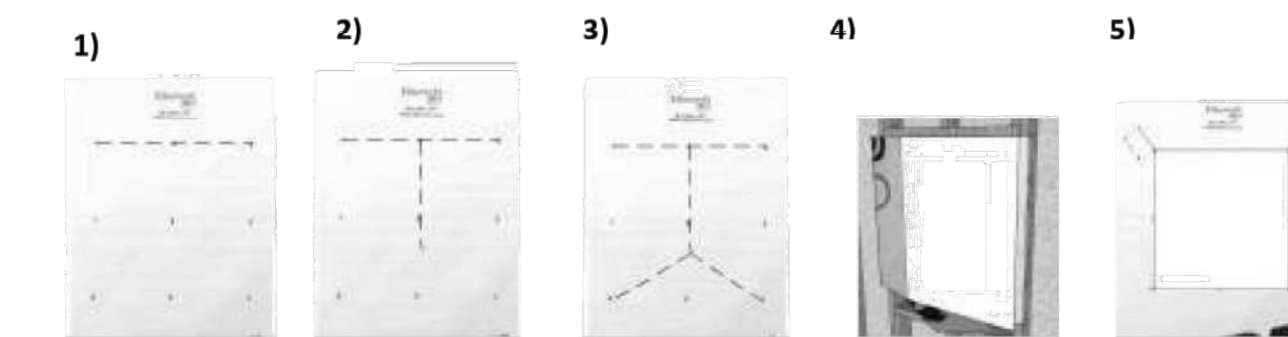
From that stopping point, cut diagonally to both lower left and right corners of the opening.

STEP 4

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

STEP 5

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



Typical Window Flashing

STEP 1

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

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

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

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

STEP 2

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

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

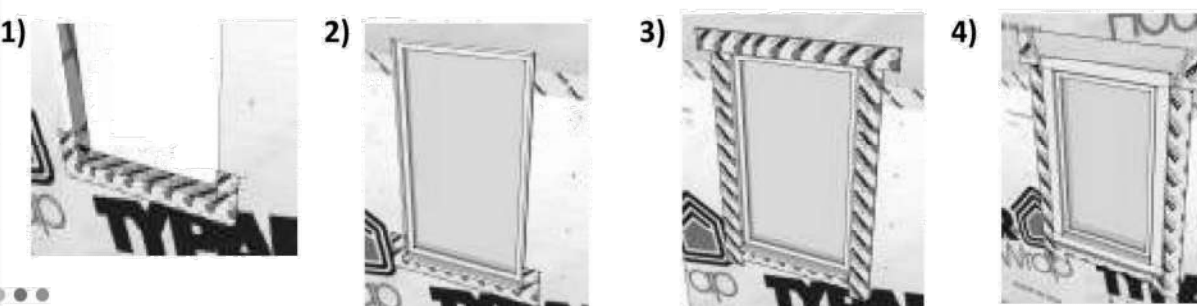
STEP 3

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

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

STEP 4

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



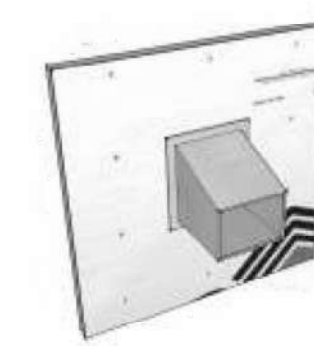
Flashing Penetrations

Penetrations such as exhaust fans, exterior electrical outlets, dryer vents, exterior lights, and gas outlets are a common entrance for bulk water into the wall cavity. Using TYPAR flashing will ensure proper water hold out and maintain the integrity of the structure.

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

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

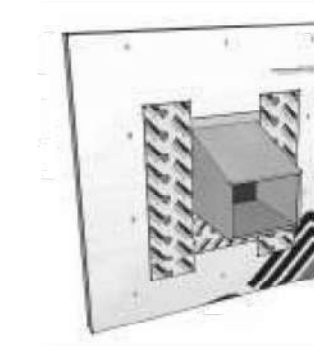
1)



STEP 1

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

2)



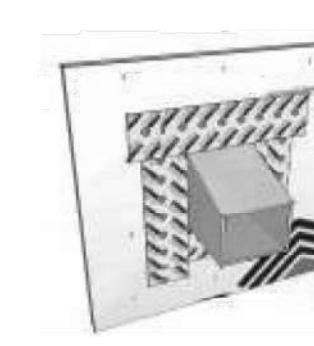
STEP 2

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.

3)



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

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

For more information, visit www.Typar.com



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



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

Issue Description	Issue Date	By

Job Number:

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

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

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

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Submittal Date

Sheet Title/Description

Design Firm

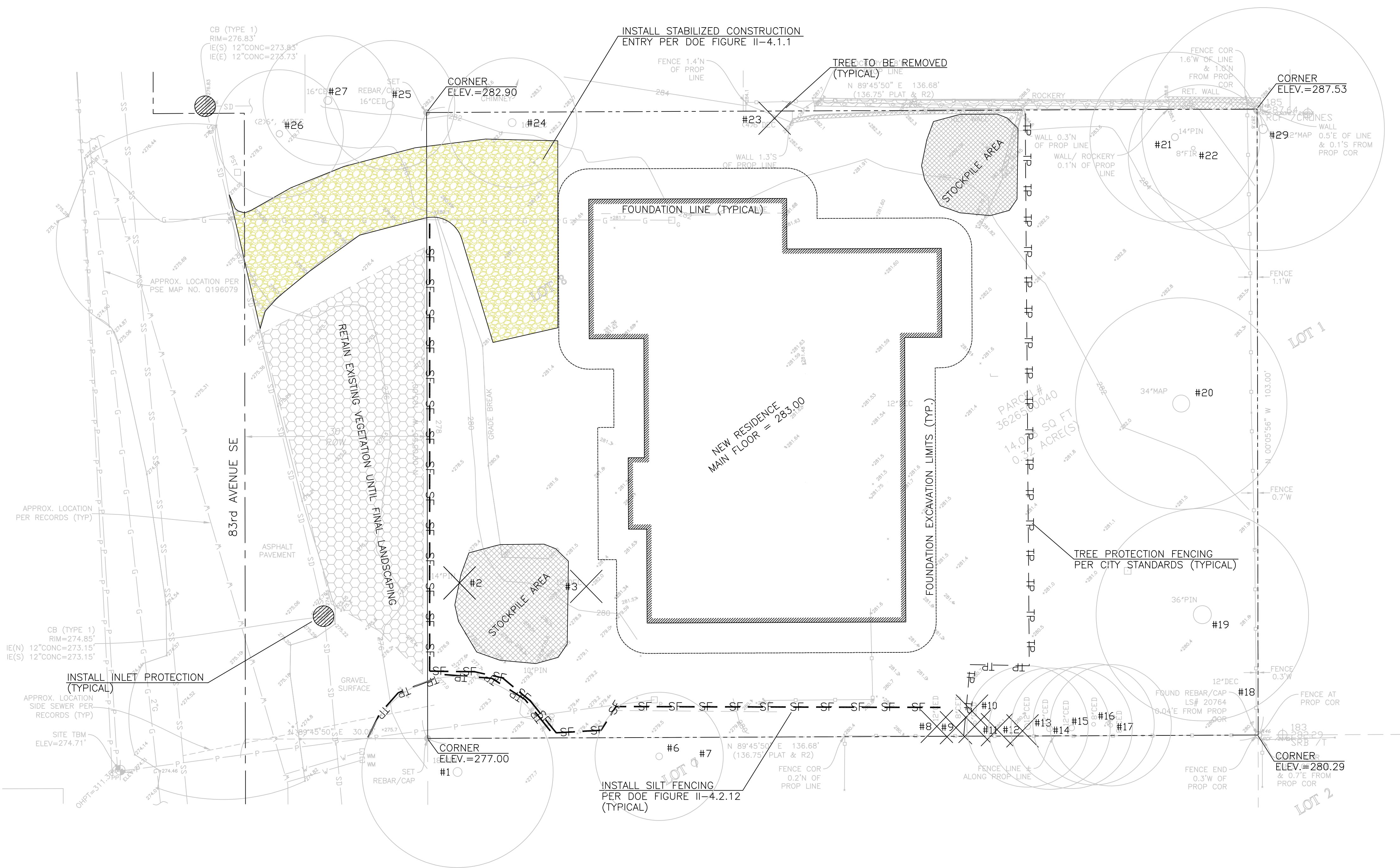
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Checked by:

Primary Scale

D1 of .

Sheet Title/Description



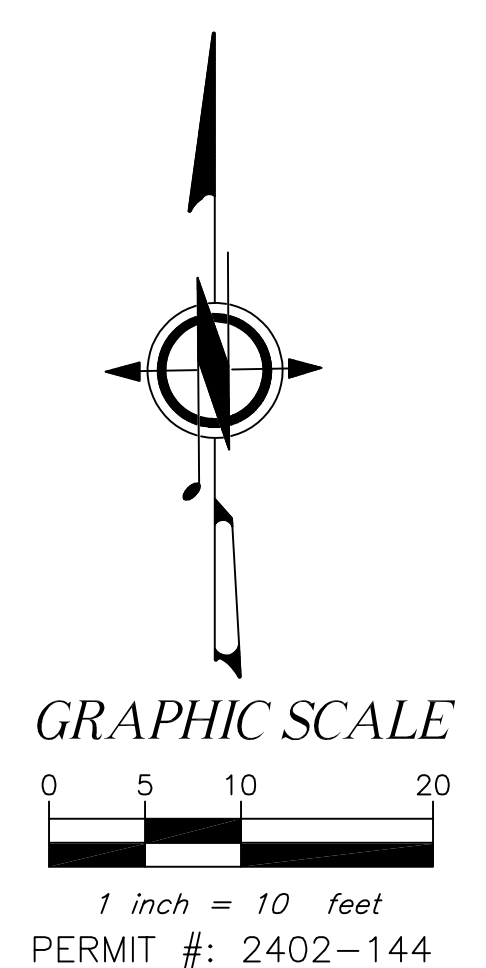
LEGEND

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

ONSITE		TREE TABLE		Limit of Development			
ID	Species	Dbh	Dripline	Classification	LOD	RETAIN	REMOVE
2	Blue spruce	12	16	Significant	10		yes
3	Flowering cherry	14	24	Significant	14		yes
4	Laceleaf Maple	3	5	Small Tree	N/A		yes
5	Mugo Pine	5	8	Small Tree	N/A		yes
8	Leyland cypress	12	18	Significant	10		yes
9	Leyland cypress	5	8	Small Tree	N/A		yes
10	Leyland cypress	4	6	Small Tree	N/A		yes
11	Leyland cypress	4	6	Small Tree	N/A		yes
12	Leyland cypress	3	6	Small Tree	N/A		yes
13	Leyland cypress	10	12	Significant	10	yes	
14	Leyland cypress	10	14	Significant	10	yes	
15	Leyland cypress	10	14	Significant	10	yes	
16	Leyland cypress	6	8	Small Tree	10	yes	
17	Leyland cypress	6	8	Small Tree	10	yes	
18	Hawthorn	10	22	Exceptional	12	yes	
19	Douglas-fir	40	42	Exceptional	116	yes	
20	Big leaf maple	46.0	79	Exceptional	16	yes	
21	Douglas-fir	8	16	Small Tree	10	yes	
22	Douglas-fir	14	30	Significant	16	yes	
23	Goldenchain tree	18		Dead	N/A		yes
24	Vine Maple	10	18	Exceptional	10	yes	
27	Evergreen Magnolia	6	10	Small Tree	14		yes
28	Hawthorn	10	18	Exceptional	18	yes	

OFFSITE		ID	Species	Dbh	Dripline	Classification	LOD	RETAIN	REMOVE
1	Ponderosa Pine	18	28	Significant	15				
6	Saucer magnolia	7	16	Small Tree	10				
25	Leyland Cypress	10	18	Significant	10				
26	Leyland Cypress	10	18	Significant	10				

SHEET #	DESCRIPTION
1	TOPOGRAPHIC SURVEY
2	WETLAND UTILITY & TREE PLAN
3	UTILITY DETAILS
4	AMENDED SOILS PLAN



PROJECT: 4104 83rd Avenue SE

CLIENT: JayMarc Diamond, LLC

SHEET CONTENT: Temp. Erosion & Sedimentation Control Plan

DESIGNED BY: DLO

DRAWN BY: SLS

CHECKED BY: DLO

DATE: 07/26/2024

JOB NO.:

DWG NO.:

SHEET 1 OF 4

REVISED HOUSE LAYOUT DESCRIPTION

DATE

REV. NO. 1

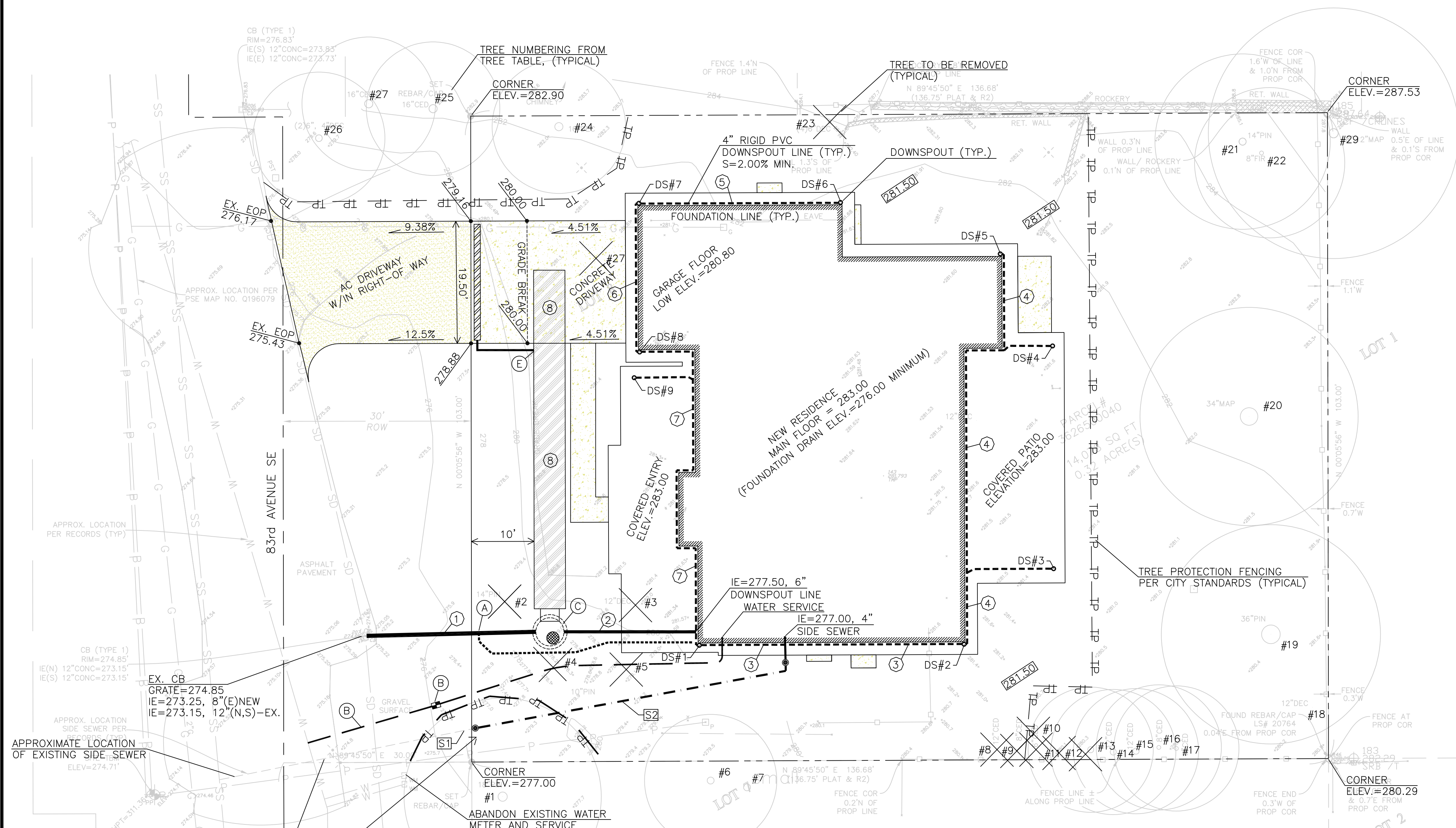
EXISTING UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO COMMENCING CONSTRUCTION. NO REPRESENTATION IS MADE THAT ALL EXISTING UTILITIES ARE SHOWN HEREON.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

LEGEND

- ASPHALT SURFACE
- BRICK SURFACE
- BUILDING
- CENTERLINE ROW
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- CULVERT PIPE
- CONCRETE SURFACE
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- TREE (AS NOTED)

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4	Laceleaf Maple	3	5	Small Tree	N/A	yes
5	Mugo Pine	5	8	Small Tree	N/A	yes
8	Leyland cypress	12	18	Significant	10	yes
9	Leyland cypress	5	8	Small Tree	N/A	yes
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11	Leyland cypress	4	6	Small Tree	N/A	yes
12	Leyland cypress	3	6	Small Tree	N/A	yes
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14	Leyland cypress	10	14	Significant	10	yes
15	Leyland cypress	10	14	Significant	10	yes
16	Leyland cypress	6	8	Small Tree	10	yes
17	Leyland cypress	6	8	Small Tree	10	yes
18	Hawthorn	10	22	Exceptional	12	yes
19	Douglas-fir	40	42	Exceptional	116	yes
20	Big leaf maple	46.0	79	Exceptional	16	yes
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22	Douglas-fir	14	30	Significant	16	yes
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24	Vine Maple	10	18	Exceptional	10	yes
27	Evergreen Magnolia	6	10	Small Tree	14	yes
28	Hawthorn	10	18	Exceptional	18	yes

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25	Leyland cypress	10	18	Significant	10			
26	Leyland cypress	10	18	Significant	10			



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.

NOTE: When identifying and connecting to the SS, care shall be taken to protect Tree #1. This may include tunneling or relocation of the sewer line. It shall be monitored by the arborist.

- SIDE SEWER NOTES**
- S1 APPROXIMATE LOCATION OF EXISTING SANITARY SIDE SEWER.
 - S2 INSTALL 55LF., 4" PVC SIDE SEWER @ MIN. 2% SLOPE W/SANITARY SEWER CLEANOUTS

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

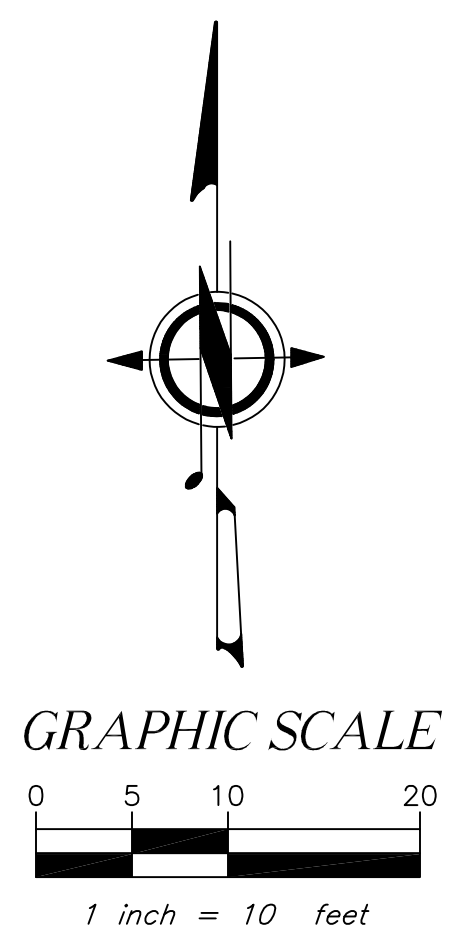
NOTE: 4" PERFORATED FOUNDATION DRAIN REQUIRED BUT NOT SHOWN ON PLAN, CONNECT WHERE SHOWN ON PLAN, WYE INTO DETENTION TANK OUTFALL

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

- NOTES:**
- A 4" FOUNDATION DRAIN CONNECTION IE=273.60, 8"x4" WYE
 - B INSTALL 1-1/2" METER AND 2" SERVICE LINE PER CITY OF MERCER ISLAND STANDARD PLAN W-14.
NOTE: CONTRACTOR TO COORDINATE FINAL LOCATION OF NEW METER WITH CITY OF MERCER ISLAND INSPECTOR AT TIME OF CONSTRUCTION
 - C CB#1, CONTROL STRUCTURE, TYPE II-54"Ø (SEE DETAIL ON SHEET 3 OF 4) W/SOLID LOCKING LID RIM=280.30 OVERFLOW=278.68, 8"(TOP OF TEE) IE=276.50, 6"(E)-DOWNSPOUT LINE IE=273.40, 36"(N), 8"(W) ELEV.=271.40, 8"(BOTTOM OF TEE) INSIDE BOTTOM=269.40
 - D 20" SLOT DRAIN GRATE ELEV.=VARIES (MIN.=278.85) IE=277.10, 4"(E)
 - E 4" WATER TIGHT CONNECTION IE=275.64, 4"

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

IMPERVIOUS SURFACES:
ROOF AREA (UNDER EAVES) = 4,687 SQ. FEET
UNCOVERED DRIVEWAY AREA = 1,069 SQ. FEET
UNCOVERED PAVEMENT WALKWAY = 122 SQ. FEET
UNCOVERED CONCRETE PADS = 89 SQ. FEET
TOTAL IMPERVIOUS AREAS = 5,967 SQ. FEET



STORM PIPE TABLE

1	27LF., 8" D.I. @ S=0.50%
2	21LF., 6" PVC SDR-35 @ S=4.76%
3	42LF., 4" PVC SDR-35 @ S=2.00%
4	69LF., 4" PVC SDR-35 @ S=2.00%
5	32LF., 4" PVC SDR-35 @ S=4.75%
6	24LF., 4" PVC SDR-35 @ S=2.00%
7	62LF., 4" PVC SDR-35 @ S=2.00%
8	54LF., 60" CMP @S=0.50%

DOWNSPOUT TABLE

DS#1	GROUND=281.50 DOWNSPOUT LINE=278.45, 4"
DS#2	GROUND=281.50 DOWNSPOUT LINE=279.30, 4"
DS#3	CONCRETE=283.00 DOWNSPOUT LINE=281.00, 4"
DS#4	CONCRETE=283.00 DOWNSPOUT LINE=281.00, 4"
DS#5	GROUND=281.50 DOWNSPOUT LINE=280.67, 4"
DS#6	GROUND=281.50 DOWNSPOUT LINE=280.67, 4"
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DS#8	GROUND=280.50 DOWNSPOUT LINE=278.67, 4"
DS#9	CONCRETE=283.00 DOWNSPOUT LINE=281.00, 4"

PROJECT: 4104 83rd Avenue SE
CLIENT: JayMarc Diamond, LLC
SHEET CONTENT: Utility & Tree Plan
DATE: 07/26/2024
JOB NO.:
DWG NO.: 2 OF 4
PERMIT #: 2402-144

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

REVISED HOUSE LAYOUT
REVISED DETENTION TANK PER RUJI EMAIL 12/19/2023
07/26/2024
07/26/2024
07/26/2024

OFFICE: OFFICE ENGINEERS
13902 SOUTHEAST 199TH PLACE
RENTON, WASHINGTON 98058
PHONE: 425-260-3412
CONTACT: DARRELL OFFE, P.E.

PROFESSIONAL SEAL: DARRELL OFFE, P.E., LICENSE NO. 27480

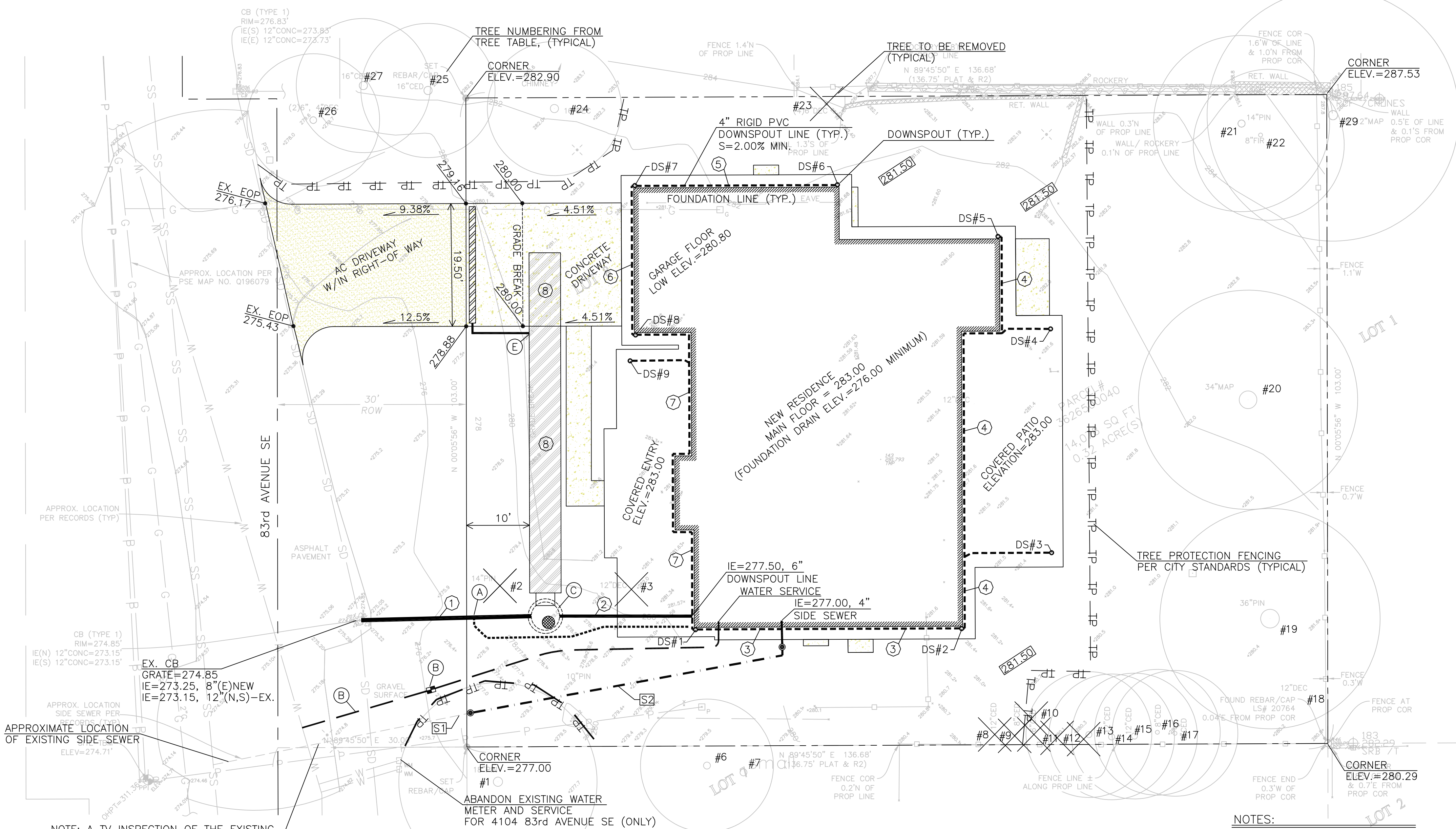
EXISTING UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO COMMENCING CONSTRUCTION. NO REPRESENTATION IS MADE THAT ALL EXISTING UTILITIES ARE SHOWN HEREON.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

LEGEND

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

ONSITE		TREE TABLE		Limit of Development		
ID	Species	Dbh	Dripline	Classification	LOD	RETAIN REMOVE
2	Blue spruce	12	16	Significant	10	yes
3	Flowering cherry	14	24	Significant	14	yes
4	Laceleaf Maple	3	5	Small Tree	N/A	yes
5	Mugo Pine	5	8	Small Tree	N/A	yes
8	Leyland cypress	12	18	Significant	10	yes
9	Leyland cypress	5	8	Small Tree	N/A	yes
10	Leyland cypress	4	6	Small Tree	N/A	yes
11	Leyland cypress	4	6	Small Tree	N/A	yes
12	Leyland cypress	3	6	Small Tree	N/A	yes
13	Leyland cypress	10	12	Significant	10	yes
14	Leyland cypress	10	14	Significant	10	yes
15	Leyland cypress	10	14	Significant	10	yes
16	Leyland cypress	6	8	Small Tree	10	yes
17	Leyland cypress	6	8	Small Tree	10	yes
18	Hawthorn	10	22	Exceptional	12	yes
19	Douglas-fir	40	42	Exceptional	116	yes
20	Big leaf maple	46.0	79	Exceptional	16	yes
21	Douglas-fir	8	16	Small Tree	10	yes
22	Douglas-fir	14	30	Significant	16	yes
23	Goldenchain tree	18		Dead	N/A	yes
24	Vine Maple	10	18	Exceptional	10	yes
27	Evergreen Magnolia	6	10	Small Tree	14	yes
28	Hawthorn	10	18	Exceptional	18	yes

OFFSITE		ID	Species	Dbh	Dripline	Classification	LOD	RETAIN REMOVE
1	Ponderosa Pine	18	28	Significant	15			
6	Saucer magnolia	7	16	Small Tree	10			
25	Leyland cypress	10	18	Significant	10			
26	Leyland cypress	10	18	Significant	10			



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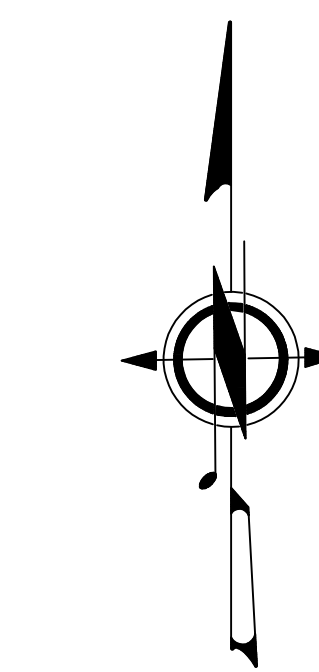
IMPERVIOUS SURFACES:
ROOF AREA (UNDER EAVES) = 4,687 SQ. FEET
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TOTAL IMPERVIOUS AREAS = 5,967 SQ. FEET

STORM PIPE TABLE

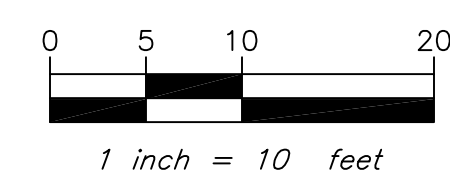
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GRAPHIC SCALE



PERMIT #: 2402-144

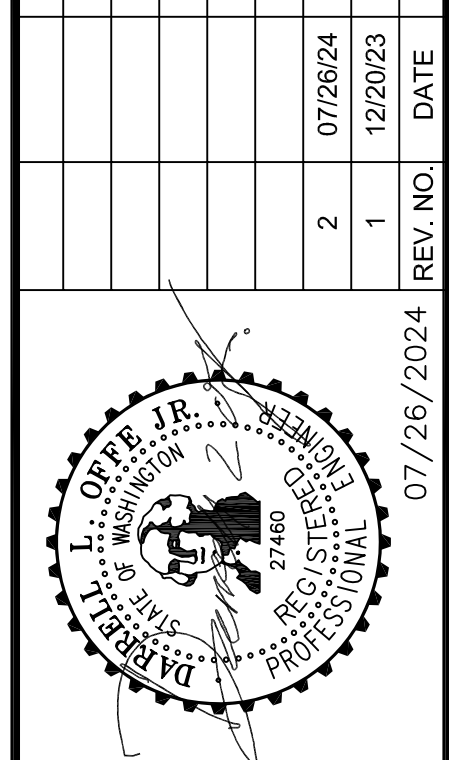
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1	12/20/23	REVISED DETENTION TANK PER RUJ EMAIL 12/19/2023
2	07/26/24	REVISED HOUSE LAYOUT

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

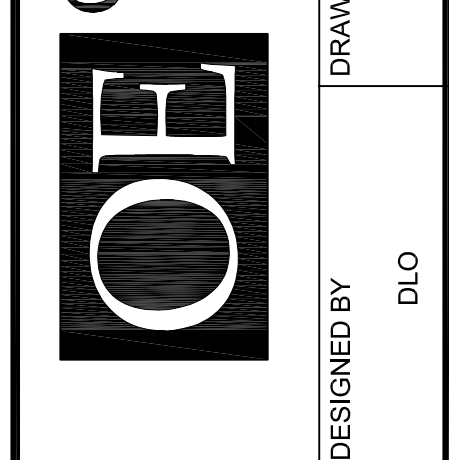
CHECKED BY: DLO
DRAWN BY: SLS
DESIGNED BY: DLO

PROJECT: 4104 83rd Avenue SE
CLIENT: JayMarc Diamond, LLC
SHEET CONTENT: Utility & Tree Plan
DATE: 07/26/2024
JOB NO.:
DWG NO.:
SHEET 2 OF 4

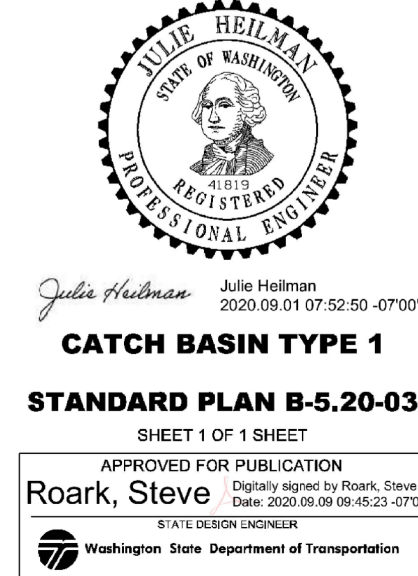
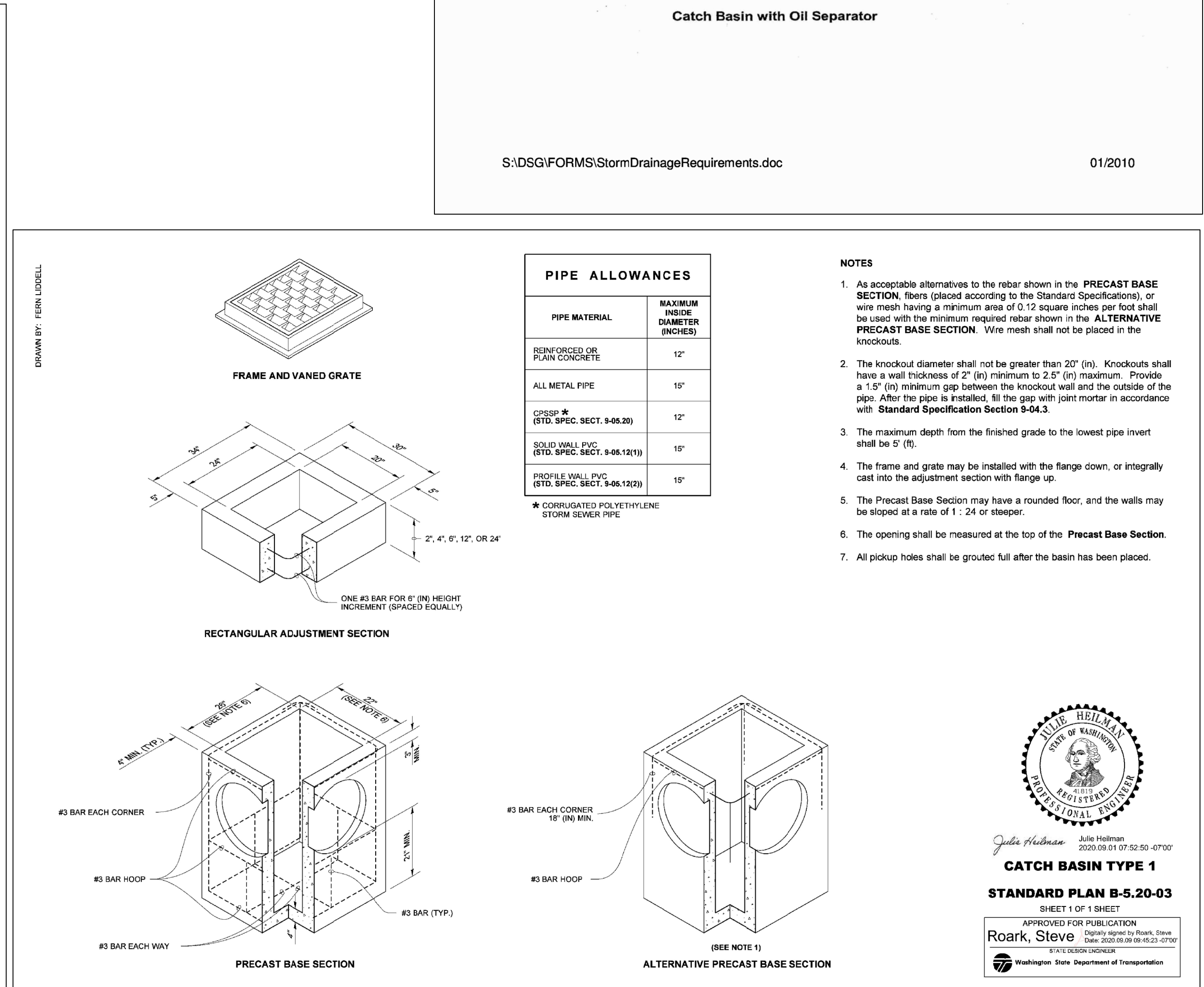
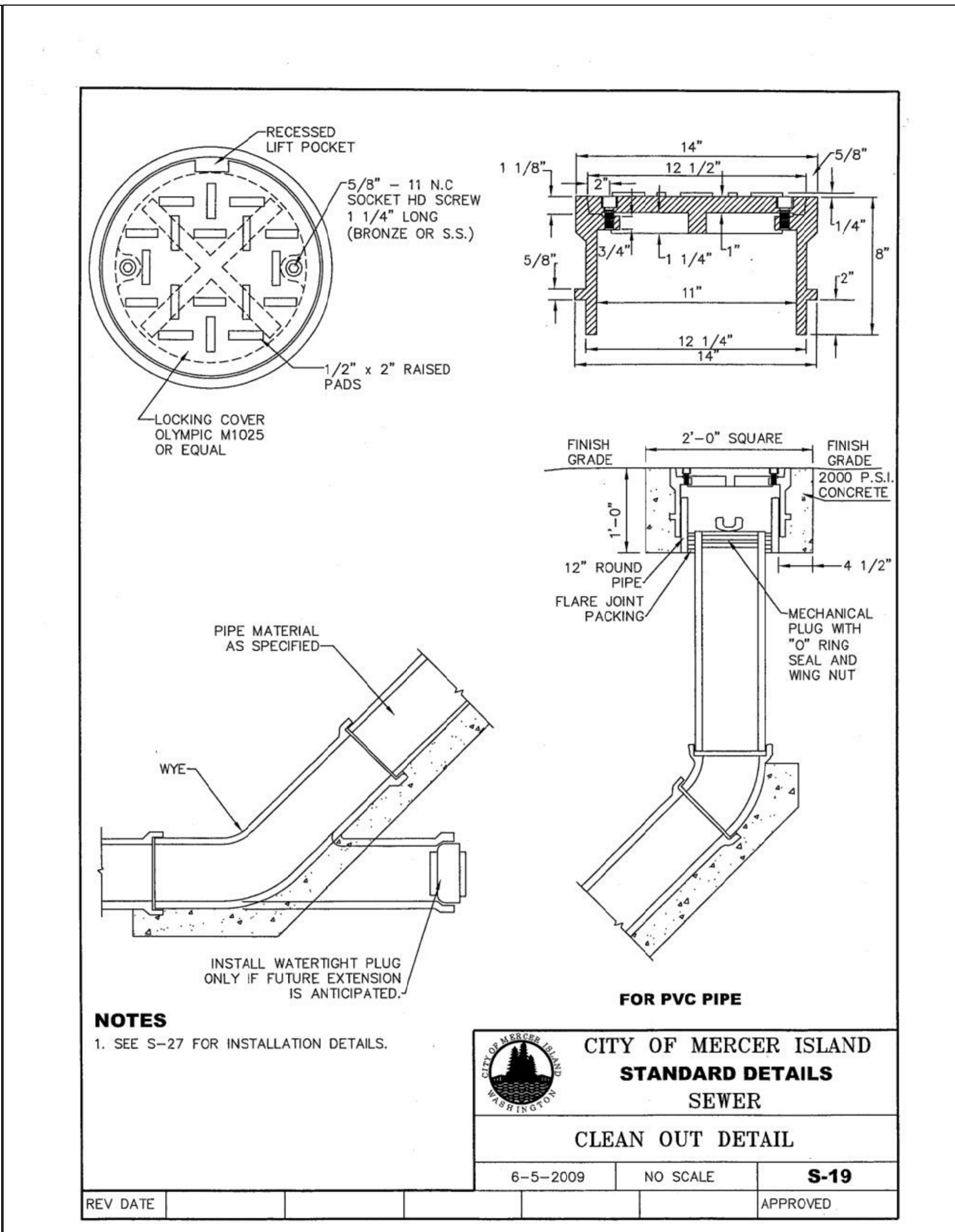
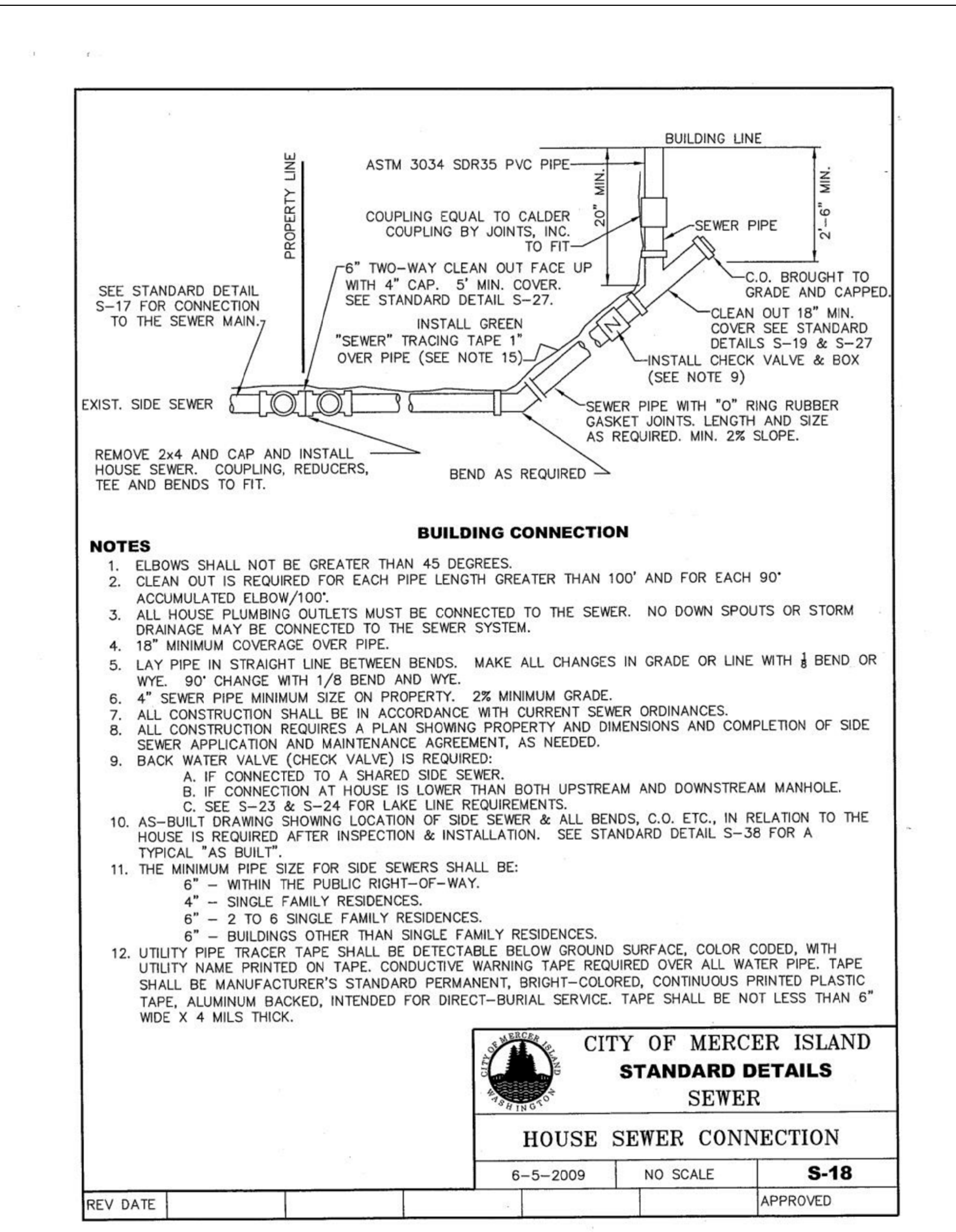
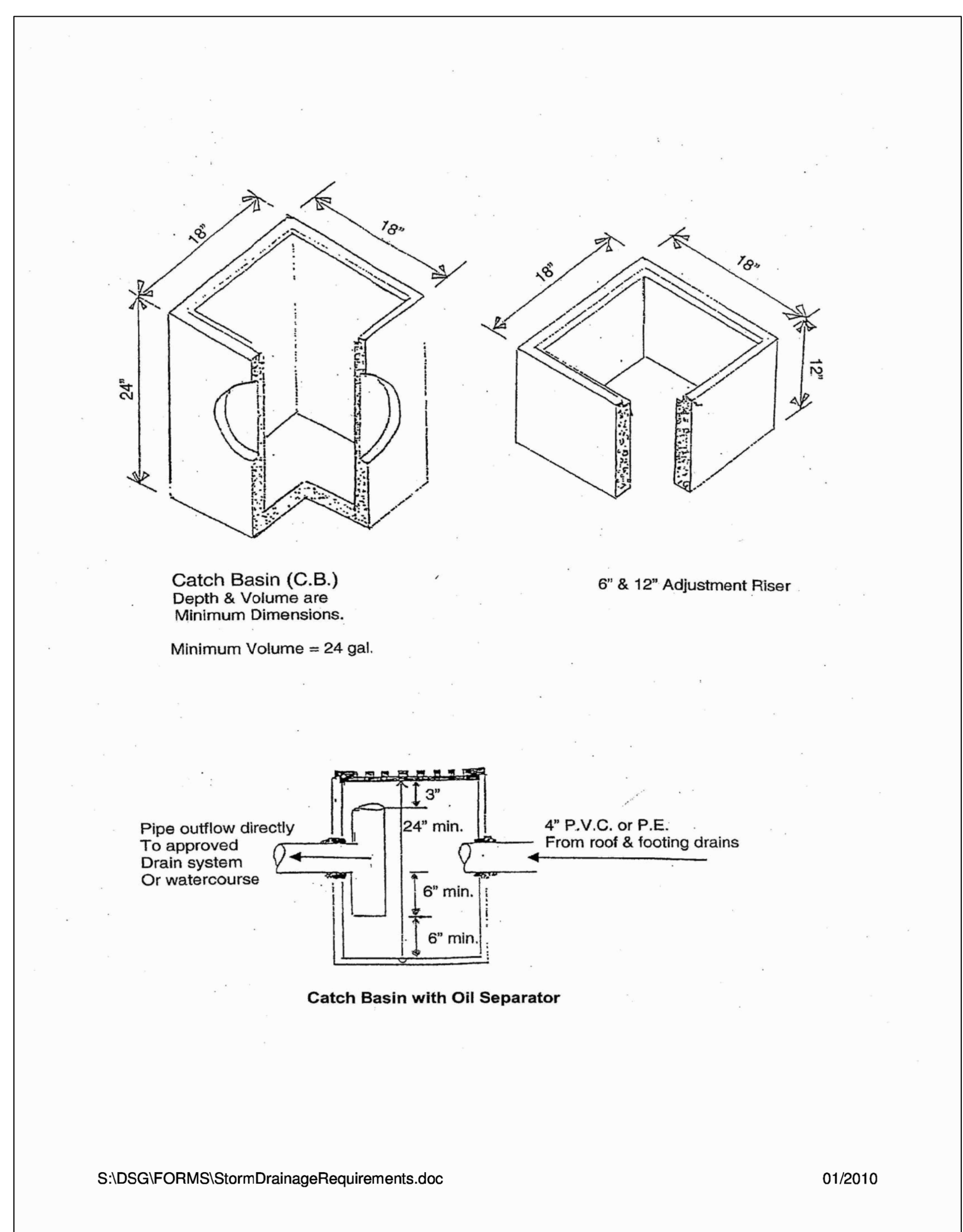
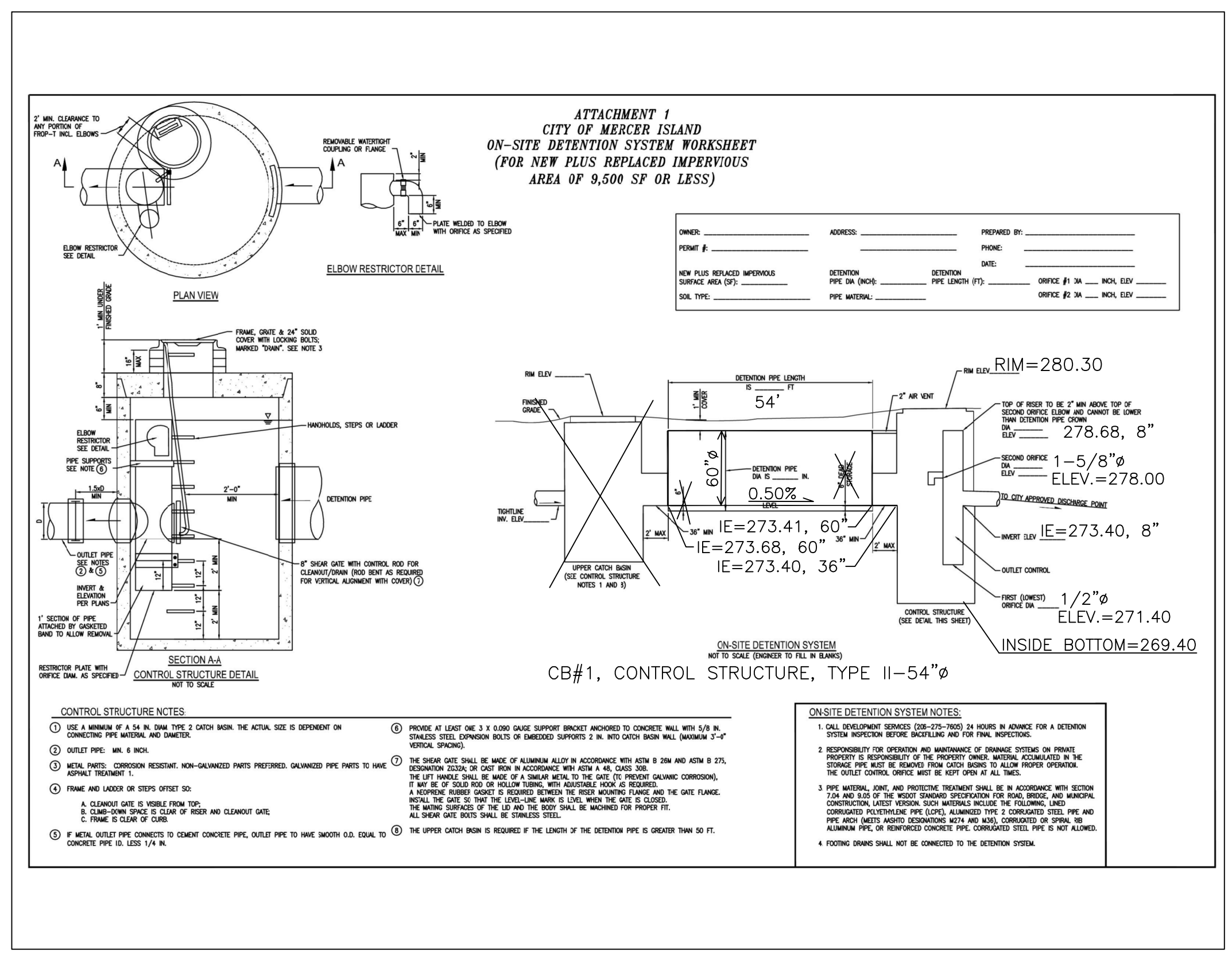
REVISED HOUSE LAYOUT	07/26/2024	REVISED DETENTION TANK PER RUJI EMAIL	12/19/2023
2	12/20/23	DATE	
1		REV. NO.	
	07/26/2024		



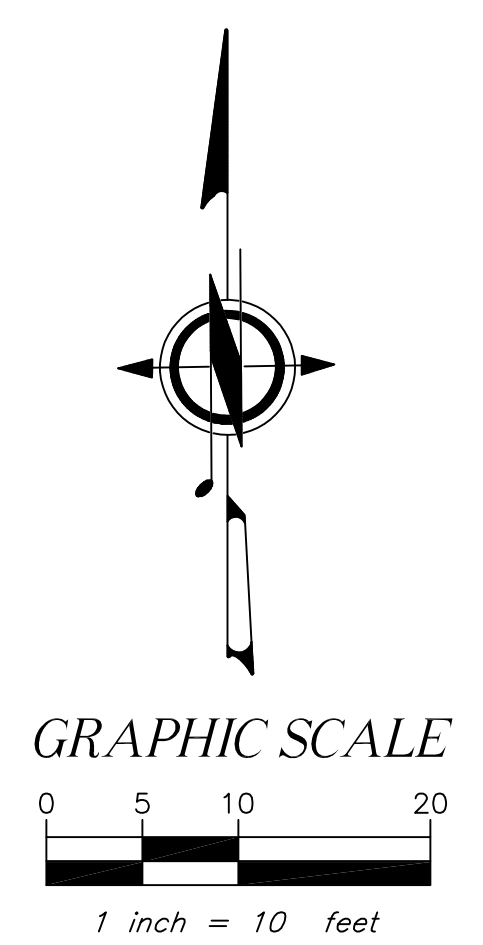
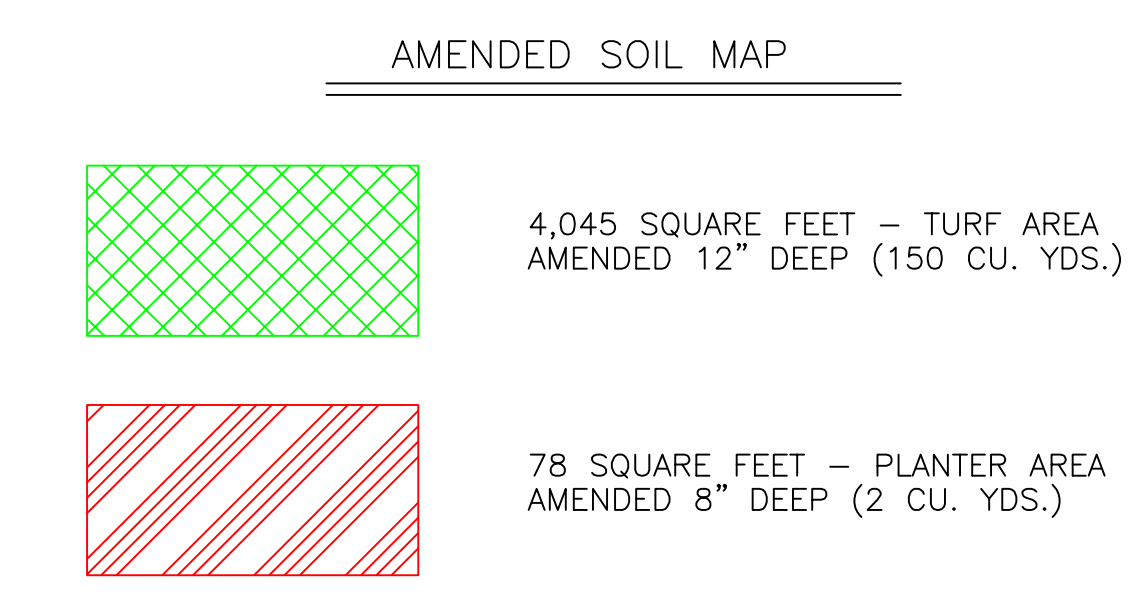
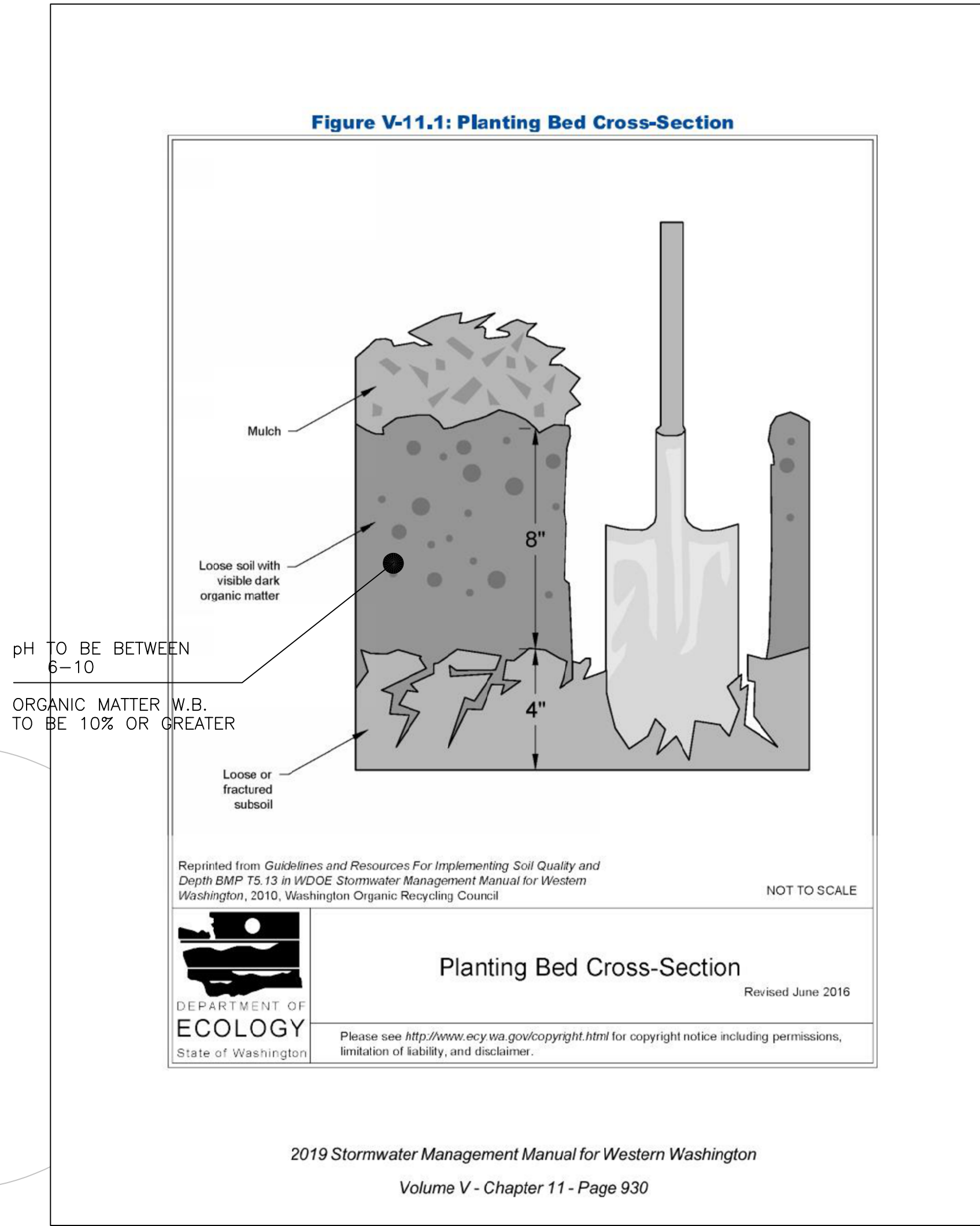
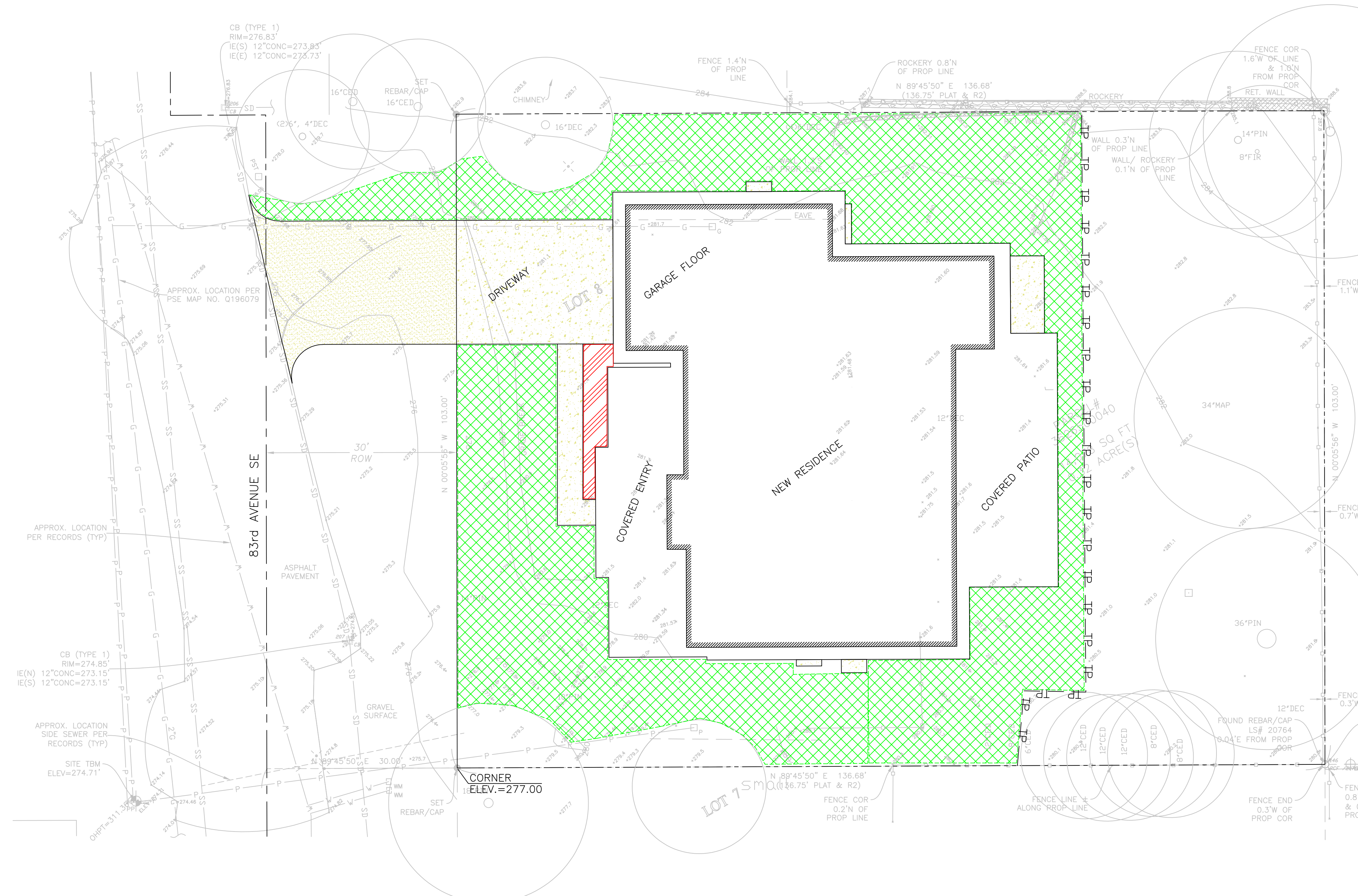
OFFE ENGINEERS
 13902 SOUTHEAST 159TH PLACE
 RENTON, WASHINGTON 98058
 PHONE: 425-260-3412
 CONTACT: DARRELL OFFE, P.E.



DESIGNED BY: DLO
 DRAWN BY: SLS
 CHECKED BY: DLO
 PROJECT: 4104 83rd Avenue SE
 CLIENT: JayMarc Diamond, LLC
 SHEET CONTENT: Utility Details

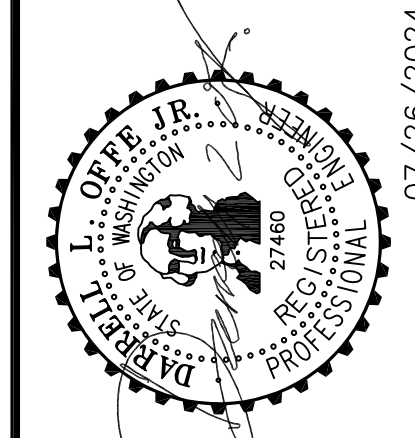


APPROVED FOR PUBLICATION
 Roark, Steve
 DATE: 2023.08.08 09:45:23 -0700

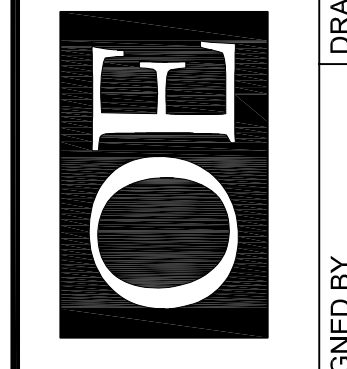


PERMIT #: 2402-144

PROJECT	4104 83rd Avenue SE	DESIGNED BY	DLO	CHECKED BY	DLO
CLIENT	JayMarc Diamond, LLC	DRAWN BY	SL\$		
SHEET CONTENT	Amended Soil Map & Detail				
DATE	07/26/2024				
JOB NO.					
DWG NO.					
SHEET	4				
OF	4				
REV. NO.	1				
DATE	07/26/2024				
DESCRIPTION	REVISED HOUSE LAYOUT				



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



TOPOGRAPHIC & BOUNDARY SURVEY

LEGAL DESCRIPTION

PER PERSONAL REPRESENTATIVE'S DEED RECORDING #9511090268
 LOT 8, BLOCK 1, ISLAND RIDGE TRACTS, ACCORDING TO THE PLAT
 RECORDED IN VOLUME 47 OF PLATS, PAGE 71, IN KING COUNTY,
 WASHINGTON.

BASIS OF BEARINGS

N 89°45'50" E BETWEEN FOUND CENTERLINE MONUMENTATION
 ALONG SE 42ND ST PER PLAT

REFERENCES

- R1. RECORD OF SURVEY, VOL. 132, PG. 105, RECORDS OF KING COUNTY, WASHINGTON.
- R2. RECORD OF SURVEY, VOL. 71, PG. 216, RECORDS OF KING COUNTY, WASHINGTON.

VERTICAL DATUM

NAVD88 PER CITY OF MERCER ISLAND BENCHMARK #3060
 CONC MON W/ 2" BRASS CAP W/ PUNCH, DOWN 0.75'.
 (INTERSECTION OF ISLAND CREST WAY & SE 42ND ST)
 ELEV: 284.936'

SITE TEMP. BENCHMARK
 DESCRIPTION: SET BENTCHIE IN PP
 LOCATION: WEST SIDE 83RD AVE SE
 ELEVATION: 274.71'

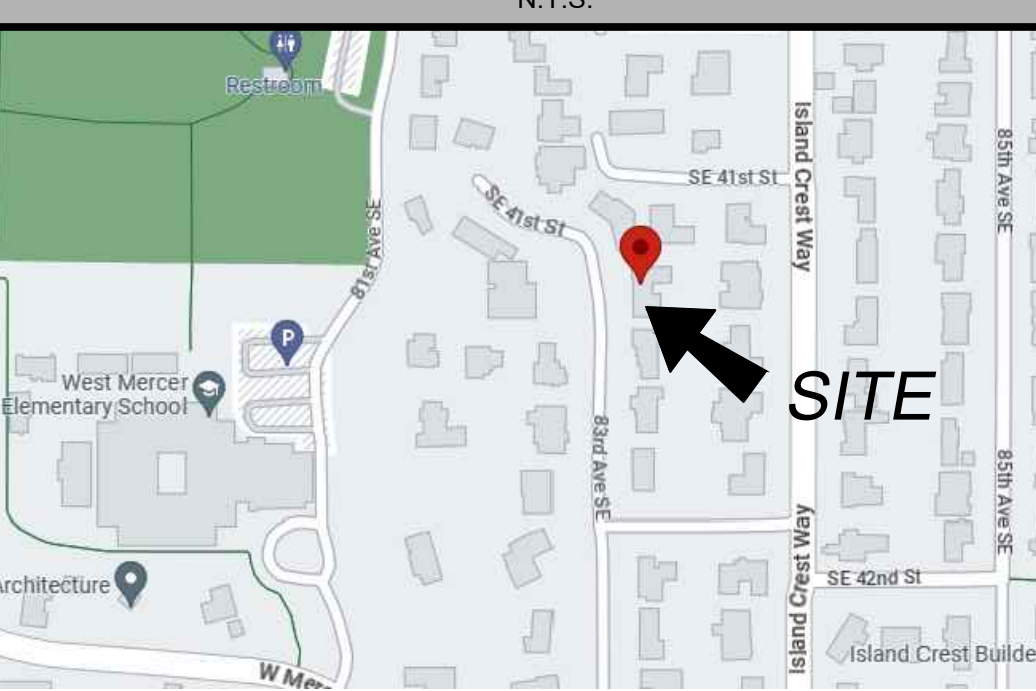
SURVEYOR'S NOTES

1. THE TOPOGRAPHIC SURVEY SHOWN HEREON WAS PERFORMED IN JULY OF 2023. THE FIELD DATA WAS COLLECTED AND RECORDED ON MAGNETIC MEDIA THROUGH AN ELECTRONIC THEODOLITE. THE DATA FILE IS ARCHIVED ON DISC OR CD. WRITTEN FIELD NOTES MAY NOT EXIST. CONTOURS ARE SHOWN FOR CONVENIENCE ONLY. DESIGN SHOULD RELY ON SPOT ELEVATIONS.
2. ALL MONUMENTS SHOWN HEREON WERE LOCATED DURING THE COURSE OF THIS SURVEY UNLESS OTHERWISE NOTED.
3. THE TYPES AND LOCATIONS OF ANY UTILITIES SHOWN ON THIS DRAWING ARE BASED ON INFORMATION PROVIDED TO US, BY OTHERS OR GENERAL INFORMATION READILY AVAILABLE IN THE PUBLIC DOMAIN INCLUDING, AS APPLICABLE, IDENTIFYING MARKINGS PLACED BY UTILITY LOCATE SERVICES AND OBSERVED BY TERRANE IN THE FIELD. AS SUCH, THE UTILITY INFORMATION SHOWN ON THESE DRAWINGS ARE FOR INFORMATIONAL PURPOSES ONLY AND SHOULD NOT BE RELIED ON FOR DESIGN OR CONSTRUCTION PURPOSES. TERRANE IS NOT RESPONSIBLE OR LIABLE FOR THE ACCURACY OR COMPLETENESS OF THIS UTILITY INFORMATION. FOR THE ACCURATE LOCATION AND TYPE OF UTILITIES NECESSARY FOR DESIGN AND CONSTRUCTION, PLEASE CONTACT THE SITE OWNER AND THE LOCAL UTILITY LOCATE SERVICE (800-424-5555).
4. SUBJECT PROPERTY TAX PARCEL NO. 3626500040
5. SUBJECT PROPERTY AREA PER THIS SURVEY IS 14,078 S.F. (0.32 ACRES)
6. EXISTING STRUCTURE(S) LOCATION AND DIMENSIONS ARE MEASURED FROM THE FACE OF THE SIDING UNLESS OTHERWISE NOTED.
7. FIELD DATA FOR THIS SURVEY WAS OBTAINED BY DIRECT FIELD MEASUREMENTS WITH A CALIBRATED ELECTRONIC 3-SECOND TOTAL STATION AND/OR SURVEY GRADE GPS OBSERVATIONS. ALL ANGULAR AND LINEAR RELATIONSHIPS ARE ACCURATE AND MEET THE STANDARDS SET BY WAC 332-130-090.

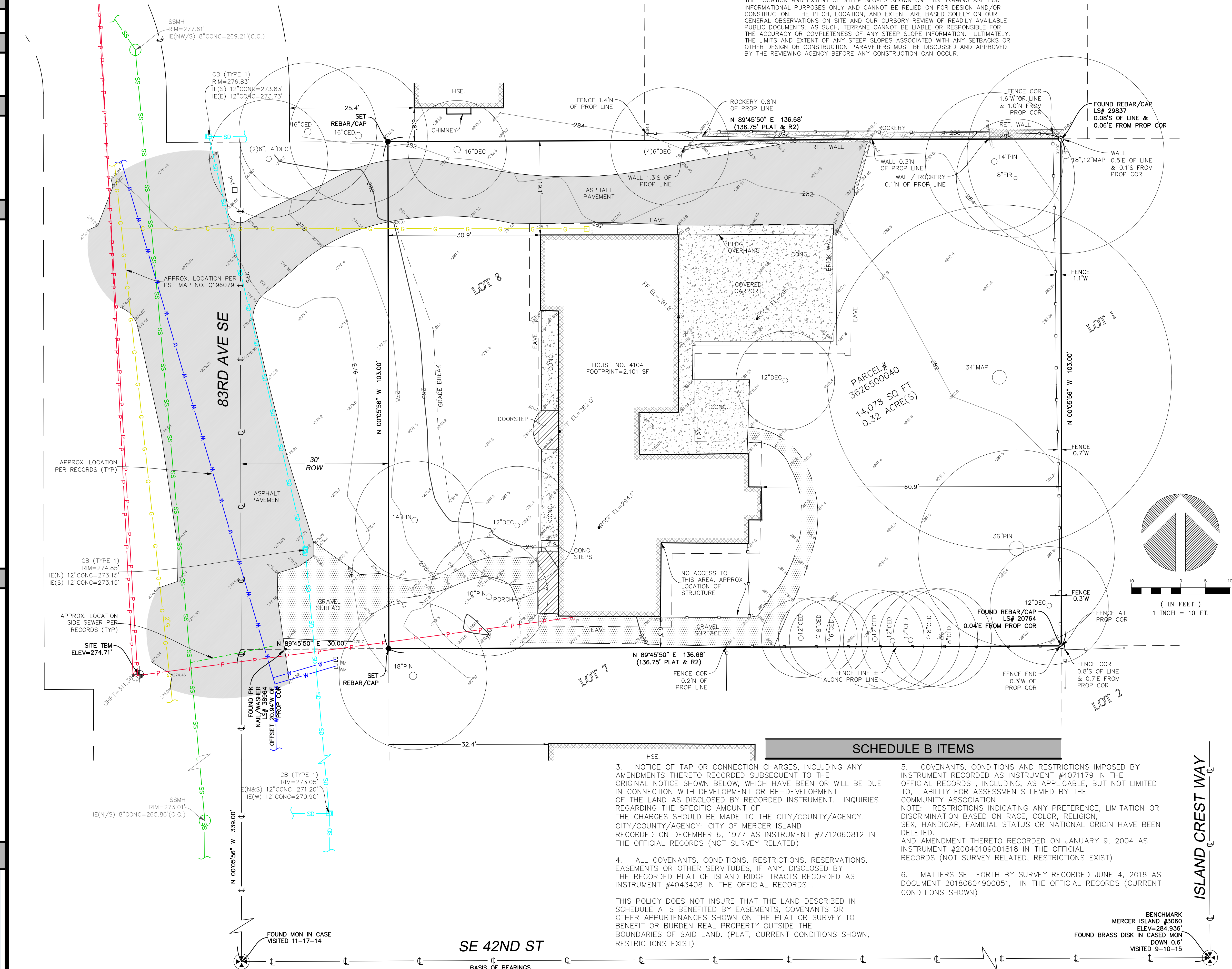
LEGEND

- | | | | |
|--|---------------------------|--|-------------------------------|
| | BENCHMARK | | POWER POLE |
| | CENTERLINE ROW | | POWER (OVERHEAD) |
| | FENCE LINE (WOOD) | | INLET (TYPE 1) |
| | MONUMENT (IN CASE, FOUND) | | STORM DRAIN LINE |
| | PROPERTY LINES (ADJACENT) | | SEWER MANHOLE |
| | PROPERTY LINE (SUBJECT) | | SEWER LINE |
| | REBAR & CAP (SET) | | WATER METER |
| | REBAR AS NOTED (FOUND) | | WATER LINE |
| | RETAINING WALL | | BUILDING |
| | RIGHT-OF-WAY LINES | | CENTER CHANNEL |
| | SUBDIVISION LINES | | CALCULATED |
| | BUILDING | | CATCH BASIN |
| | POST | | CITY OF SEATTLE |
| | TREE (AS NOTED) | | CONCRETE |
| | ASPHALT SURFACE | | CORNER |
| | CONCRETE SURFACE | | DECIDUOUS |
| | DECK | | ELEVATION |
| | GRAVEL SURFACE | | EVERGREEN |
| | ROCKERY | | FINISH FLOOR |
| | GAS METER | | GAS |
| | GAS LINE | | LAND SURVEYOR NUMBER MEASURED |
| | POWER METER | | MONUMENT |
| | | | OVERHEAD POWER |
| | | | PROPERTY |
| | | | SERVICE DRAIN |
| | | | SANITARY SEWER MANHOLE |
| | | | SQUARE FEET |

VICINITY MAP



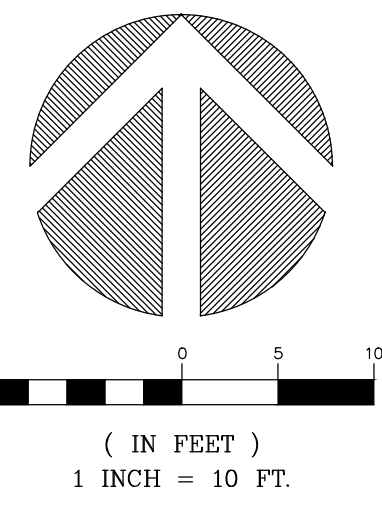
INDEXING INFORMATION	
NE 1/4	NE 1/4
SECTION: 13	
TOWNSHIP: 24N	
RANGE: 04E, W.M.	
COUNTY: KING	



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

SCHEDULE B ITEMS

3. NOTICE OF TAP OR CONNECTION CHARGES, INCLUDING ANY AMENDMENTS THERETO RECORDED, SUBSEQUENT TO THE ORIGINAL NOTICE SHOWN BELOW, WHICH HAVE BEEN OR WILL BE DUE IN CONNECTION WITH DEVELOPMENT OR RE-DEVELOPMENT OF THE LAND AS DISCLOSED BY RECORDED INSTRUMENT. INQUIRIES REGARDING THE SPECIFIC AMOUNT OF THE CHARGES SHOULD BE MADE TO THE CITY/COUNTY/AGENCY. CITY/COUNTY/AGENCY: CITY OF MERCER ISLAND RECORDED ON DECEMBER 6, 1977 AS INSTRUMENT #712060812 IN THE OFFICIAL RECORDS (NOT SURVEY RELATED)
4. ALL COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS OR OTHER SERVITUDES, IF ANY, DISCLOSED BY THE RECORDED PLAT OF ISLAND RIDGE TRACTS RECORDED AS INSTRUMENT #4043408 IN THE OFFICIAL RECORDS .
5. COVENANTS, CONDITIONS AND RESTRICTIONS IMPOSED BY INSTRUMENT RECORDED AS INSTRUMENT #4071179 IN THE OFFICIAL RECORDS, INCLUDING, AS APPLICABLE, BUT NOT LIMITED TO, LIABILITY FOR ASSESSMENTS LEVIED BY THE COMMUNITY ASSOCIATION. NOTE: RESTRICTIONS INDICATING ANY PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN HAVE BEEN DELETED. AND AMENDMENT THERETO RECORDED ON JANUARY 9, 2004 AS INSTRUMENT #20040109001818 IN THE OFFICIAL RECORDS (NOT SURVEY RELATED, RESTRICTIONS EXIST)
6. MATTERS SET FORTH BY SURVEY RECORDED JUNE 4, 2018 AS DOCUMENT 20180604900051, IN THE OFFICIAL RECORDS (CURRENT CONDITIONS SHOWN)



TOPOGRAPHIC & BOUNDARY SURVEY
 PARCEL NO. 3626500040

JAYMARC HOMES, LLC
 4104 83RD AVE SE
 MERCER ISLAND, WA 98040



TERRANE

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JOB NUMBER:	231294
DATE:	08/02/23
DRAFTED BY:	TDB
CHECKED BY:	EJG/TL/TRM
SCALE:	1" = 10'
REVISION HISTORY	
8/4/23	ADD TITLE
SHEET NUMBER	
1 OF 1	

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