4104 83rd Ave SE
MERCER ISLAND, WA - MIS076

GENERAL INFORMATION
APPLIES FULL SET

FLOOR PLAN GENERAL NOTES

GENERAL

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

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

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

D. ALL DIMENSIONS AT WINDOWS ARE TO THE CENTERLINE

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

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

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

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

I. ALL SHOWERS AND ALL SHOWER RECEPTORS SHALL COMPLY WITH THE 2018 UNIFORM PLUMBING CODE.

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

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

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

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

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

O. PROVIDE FIREBLOCKING TO CUT OFF DRAFT OPENINGS AT LOCATIONS w/MATERIALS per IRC, R302.11. PROVIDE DRAFTSTOPPING AT FLOOR/CEILING ASSEMBLIES per IRC, R302.12

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

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

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

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

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

U. INTERIOR CEILING HEIGHTS ARE AS FOLLOWS:

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

SAFETY GLAZING

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

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

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

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

EGRESS WINDOWS

WINDOWS PROVIDING EMERGENCY ESCAPE and RESCUE OPENING REQUIRED AT BASEMENTS, HABITABLE ATTICS and ALL SLEEPING ROOMS and SHALL OPEN DIRECTLY INTO A PUBLIC WAY or YARD TO SAME per IRC, R312.2

- 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
- GUARDS MUST BE PROVIDED AS WINDOW FALL PROTECTION AT LOW WINDOWS LOCATED GREATER THAN 72" ABV. FINISHED GRADE per IRC, R312.2

STAIRS and HANDRAILS

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

- SHALL PROVIDE A MIN. CLEAR WIDTH OF 36" ABOVE HANDRAIL w/MAX. HANDRAIL PROJECTION INTO STAIRWAY OF 4½" ON EITHER SIDE per R311.7.1
- SHALL PROVIDE A MIN. HEADROOM OF 6'-8" MEASURED VERTICALLY FROM THE NOSE OF TREADS or LANDINGS per R311.7.2
- SHALL NOT HAVE A VERTICAL RISE GREATER THAN 151" BTWN. FLOOR LEVELS or LANDINGS per R311.7.3
- SHALL MEET THE WALKLINE REQUIREMENTS AT WINDER TREADS per R311.7.4
- SHALL HAVE A MAX. RISER HEIGHT OF 7¾" and HAVE A MIN. TREAD DEPTH OF 10". THE GREATEST DIMENSION OF ANY RISER or TREAD MUST NOT EXCEED THE SMALLEST DIMENSION BY MORE THAN ⅜". TREADS LESS THAN 11" SHALL MEET NOSING REQUIREMENTS. THE OPENINGS AT OPEN RISERS SHALL NOT PERMIT THE PASSAGE OF A 4"ø SPHERE per R311.7.5.1 through R311.7.5.4.
- LANDINGS AT TOP and BOTTOM OF STAIRS SHALL MEET THE REQUIREMENTS OF R311.7.6
- THE WALKING SURFACE OF TREADS and LANDINGS SHALL NOT BE SLOPED MORE THAN 2% per R311.7.7
- HANDRAILS SHALL BE PROVIDED ON AT LEAST ONE SIDE OF EACH CONTINUOUS RUN OF TREADS w/(4) or MORE RISERS. THE TOP OF HANDRAIL SHALL BE 34-38" ABV. LINE CONNECTING NOSINGS, HAVE MIN. ½" SPACE BETWN. RAIL and WALL. HANDRAIL MUST RUN CONTINUOUS FOR FULL LENGTH OF EACH FLIGHT and MEET APPROVED GRIP-SIZE per IRC, R311.7.8
- SHALL BE PROVIDED w/ILLUMINATION per IRC, R303.7 at INTERIOR STAIRWAYS and R303.8 at EXTERIOR STAIRWAYS.

GUARDS

GUARDS SHALL BE PROVIDED IN ACCORDANCE w/REQUIREMENTS and EXCEPTIONS OF IRC, R312.1 through R312.2 INCLUDING:

- ALONG OPEN-SIDED WALKING SURFACES, INCLUDING STAIRS, RAMPS and LANDINGS LOCATED 30" or GREATER ABOVE ADJACENT FLOOR LEVEL per IRC, 312.1.1
- OPENINGS MUST PREVENT THE PASSAGE OF A 4" SPHERE or 4⅜" AT OPEN SIDES OF STAIRS or 6" AT TRIANGLE OF TREAD, RISER & BOTTOM RAIL per R312.1.3
- GUARDS MUST BE PROVIDED AS WINDOW FALL PROTECTION AT LOW WINDOWS LOCATED GREATER THAN 72" ABV. FINISHED GRADE per IRC, R312.2

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

ALARMS

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

- SMOKE ALARMS TO BE LISTED and INSTALLED IN ACCORDANCE w/IRC, R314.1.1 and CARBON MONOXIDE ALARMS IN ACCORDANCE w/IRC, 315.1.1
- SMOKE ALARMS SHALL BE INSTALLED IN FOLLOWING LOCATIONS per R314.3 :
  1. IN EACH SLEEPING ROOM.
  2. OUTSIDE EACH SEPARTE SLEEPING AREA.
  3. ON EACH STORY OF THE DWELLING.
  4. NOT LESS THAN 3' FROM A BATHROOM w/TUB or SHOWER.
  5. NOT NEAR COOKING APPLIANCES per R314.3.1
- SMOKE ALARMS SHALL BE INTERCONNECTED per R314.4
- CARBON MONOXIDE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS per R315.3 :
  1. ON EACH STORY OF THE DWELLING
  2. ADJACENT TO EACH SEPARATE SLEEPING AREA.
  3. WITHIN BEDROOMS WHERE A FUEL BURNING FIREPLACE IS LOCATED IN THE ROOM or ITS ATTACHED BATH.
- ALL ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM BUILDING WIRING w/BATTERY BACKUP per R314.6 and R315.5
- COMBINATION SMOKE and CARBON MONOXIDE ALARMS SHALL BE PERMITTED IN LIEU OF SEPARATE ALARMS per R314.5 and R315.4

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

SHEET INDEX

SHEET #	DESCRIPTION
A1	COVERSHEET
A1.1	PLAN REVISION LOG
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
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2 OF 4	UTILITY AND TREE PLAN
3 OF 4	UTILITY DETAILS
4 OF 4	AMENDED SOIL MAP
	SURVEY

PROJECT TEAM

ARCHITECTURAL DESIGN -
JAYMARC HOMES

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

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	39.96	%

Updated : 03/09/2018

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

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

See Sheet "CODES" for additional Zoning required Area Calculations

COVER SHEET

1/4" = 1'-0"

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

Issue	Issue Date	By
Description		
△		
	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

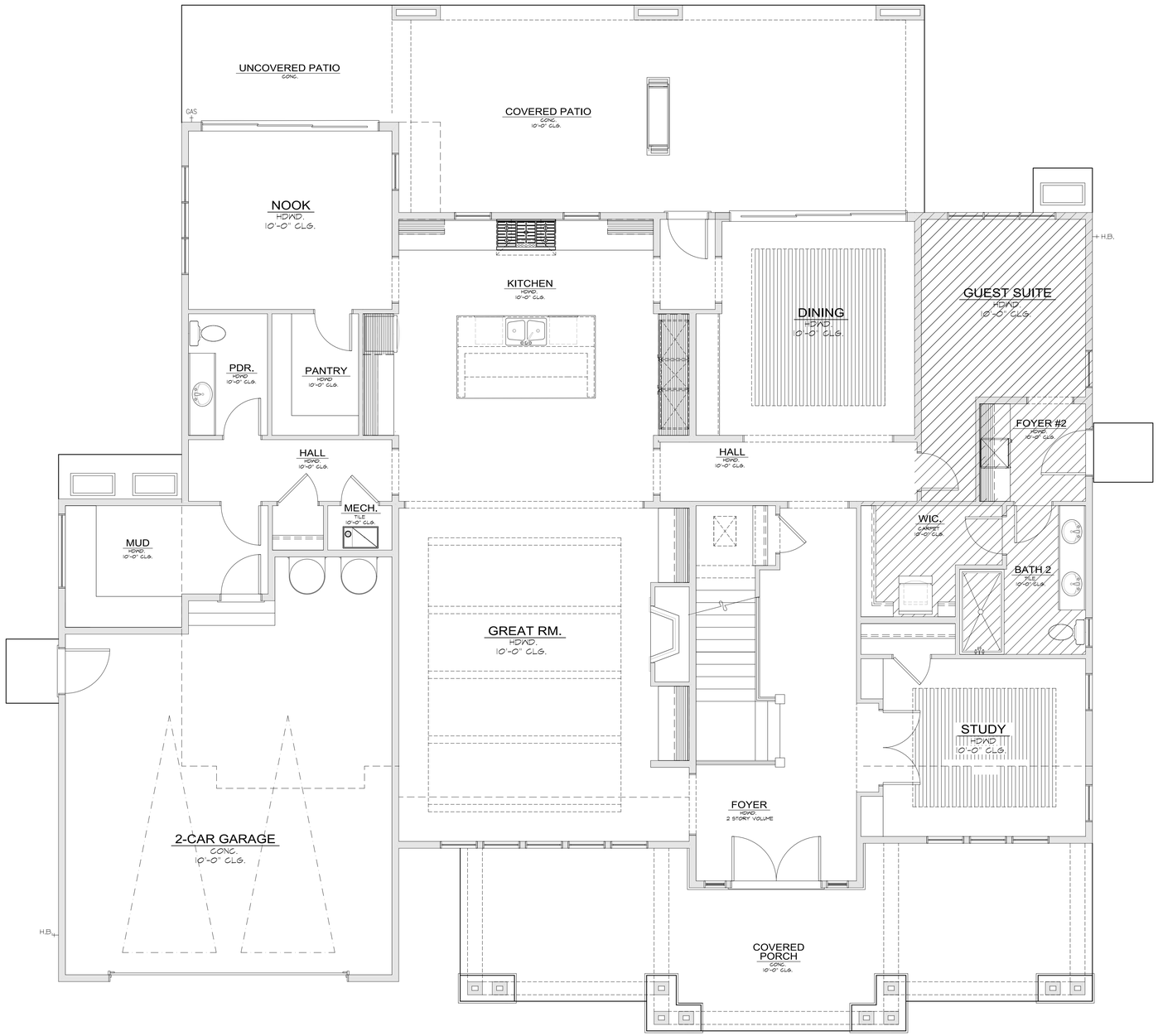
R.R.
Drawn by:

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

Primary Scale

A1
of: .

Sheet Title/Description



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

G.F.A. CALCULATIONS:

SQUARE FOOTAGE SUMMARY

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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

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02.21.24
Submittal Date

Sheet Title/Description

JAYMARC HOMES
Design Firm

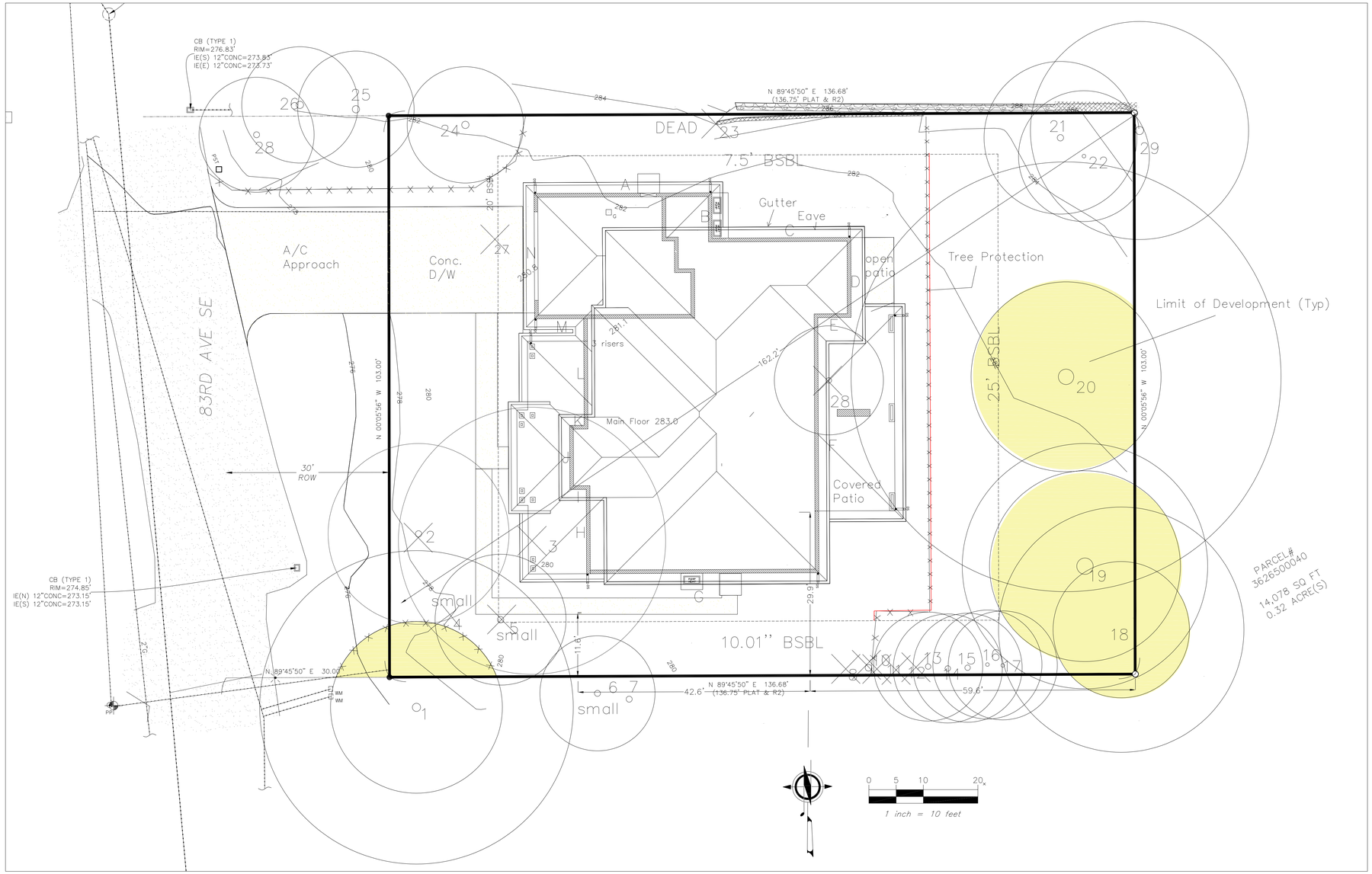
R.R.
Drawn by:

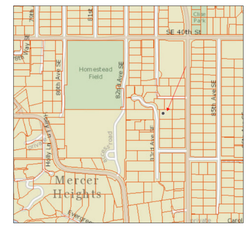
R.R./ S.K.
Checked by:

Primary Scale

Sheet Title/Description

A1.2
of: .





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

Drawn by
Gary Upper
2–20–24

7–26–24

A2.0

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.

ONSITE TREE TABLE							
ID	Species	Dbh	Dripline	Classification	Limit of Development LOD	RETAIN	REMOVE
2	Blue spruce	12	16	Significant	10		yes
3	Flowering cherry	14	24	Significant	14		yes
4	Lacelead 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	Exeptional	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							
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		

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

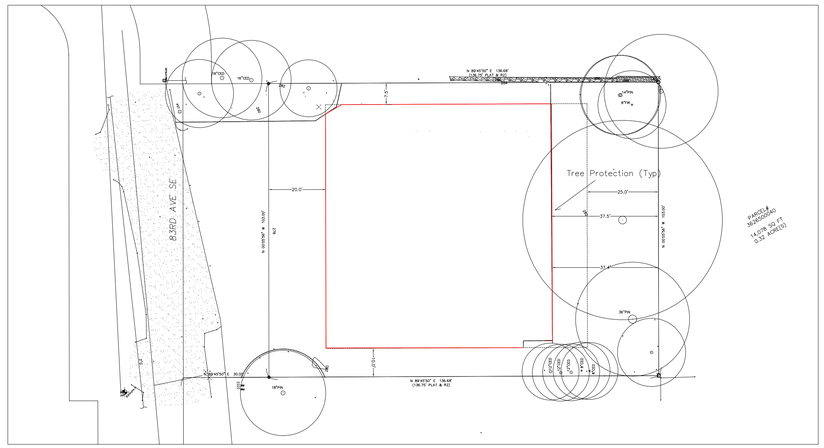
30' above average existing ground elevation to peak of roof

Lot Coverage

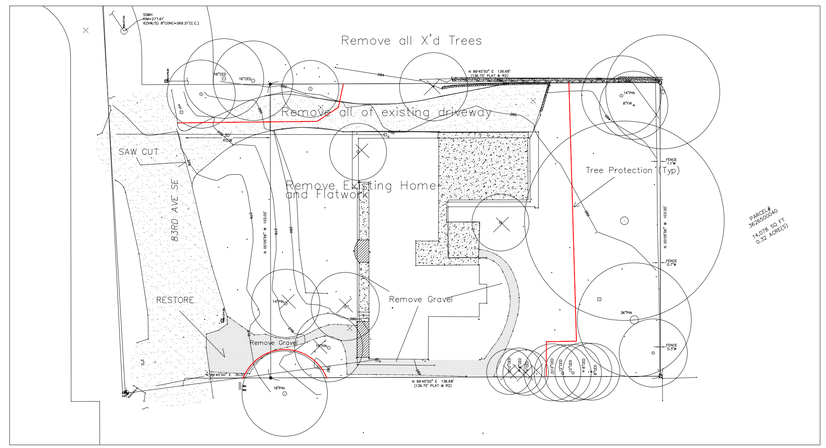
Maximum 40% of net lot area

Gross Floor Area

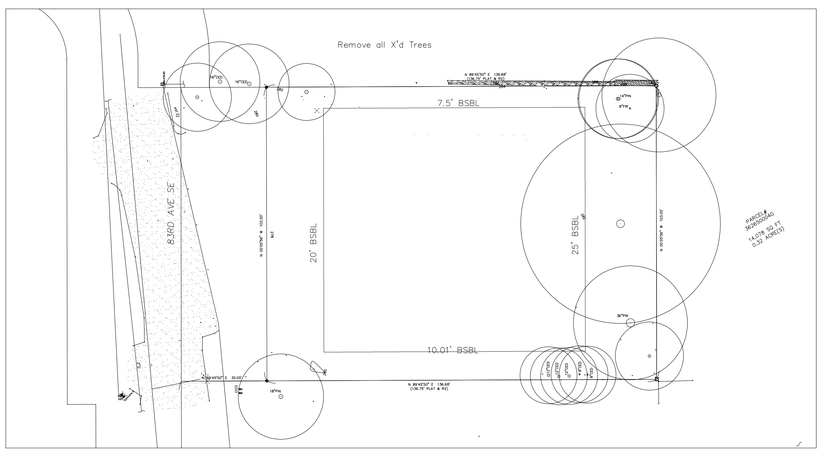
Maximum 40% of net lot area



BUILDING ENVELOPE



DEMOLITION PLAN



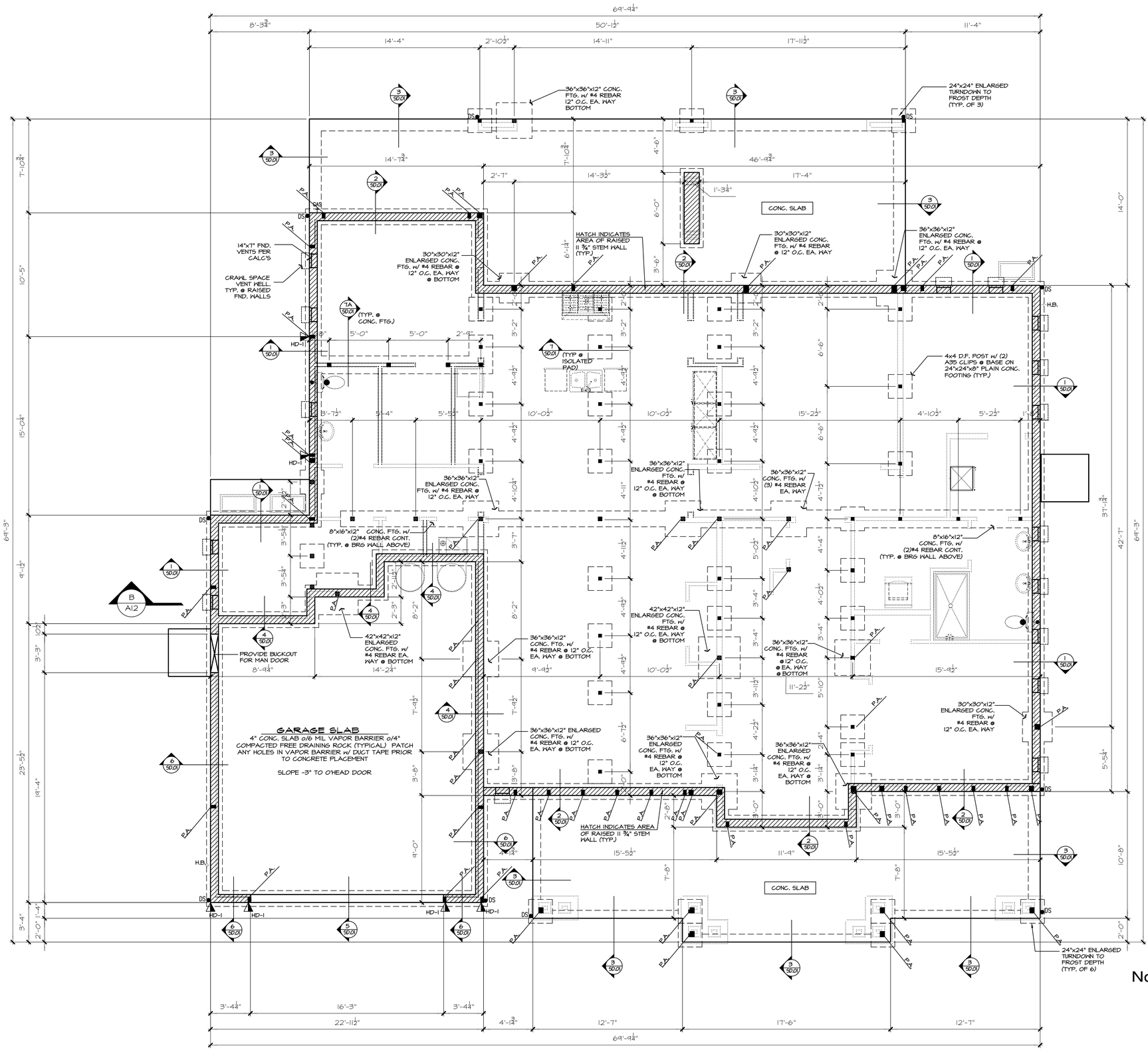
BUILDING SETBACKS

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

Demolition Plan
4104 83rd Ave SE
Mercer Island

Drawn by
Gary Upper
8–16–24

A2.1



HOLD-DOWN SCHEDULE

SYMBOL	SPECIFICATION
HD-1	SIMPSON STHD14 (R.I) HOLD-DOWN
HD-5	SIMPSON CS16 STRAP TIE (14" END LENGTH)
HD-6	SIMPSON MSTC40 STRAP TIE (12" END LENGTH)
HD-7	SIMPSON MSTC66 STRAP TIE (24" END LENGTH)

LEGEND

- INTERIOR BEARING WALL
- EXTERIOR WALL ABOVE
- JL METAL HANGER
- INDICATES POST ABOVE. PROVIDE SOLID BLOCKING UNDER POST OR JAMB ABOVE.
- INDICATES HOLDOWN.

4x10 DROPPED CONT. B22 & B23 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/ ¾" x 1 ½" 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
△			
.	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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Submittal Date

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JAYMARC HOMES
Design Firm

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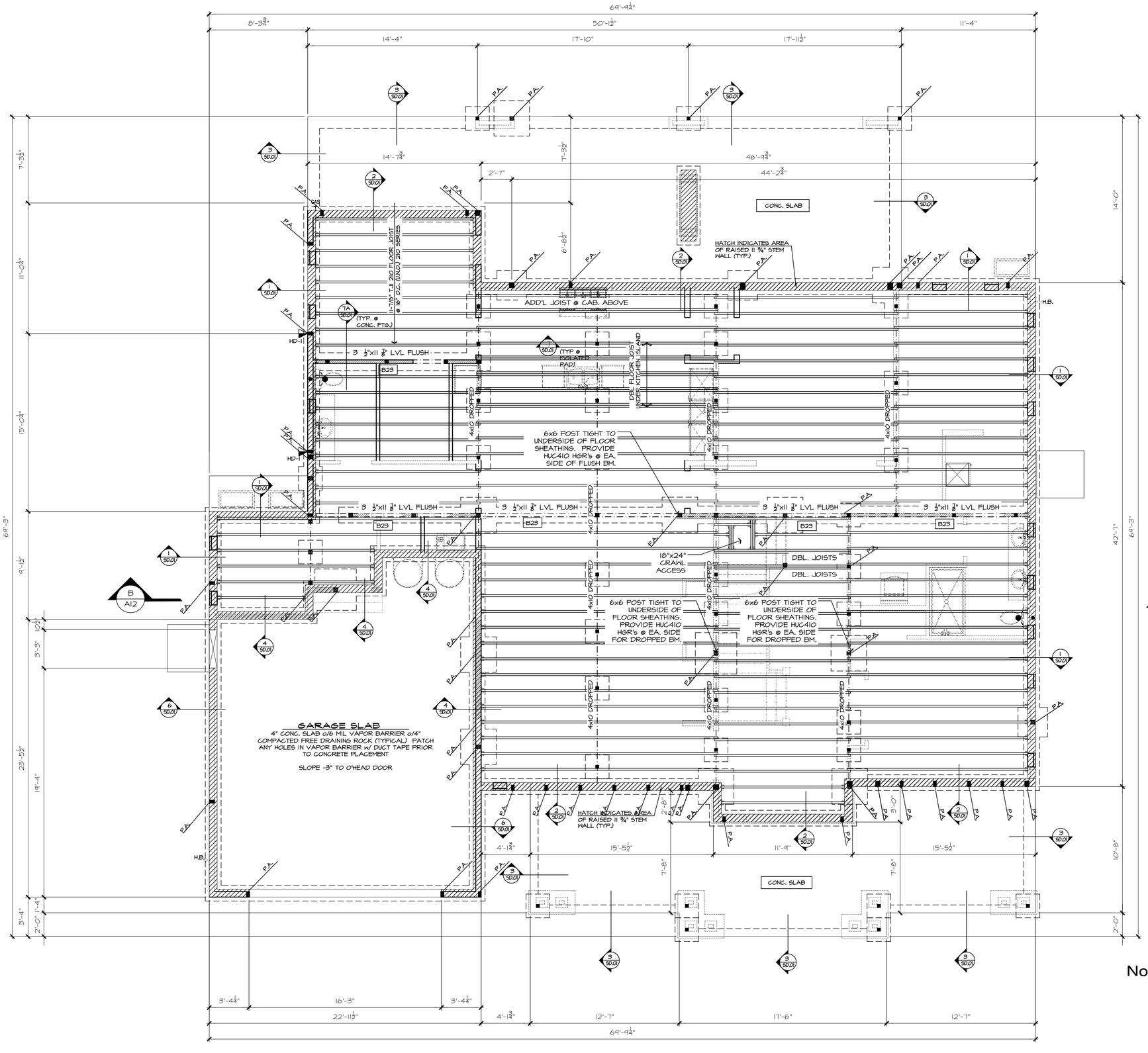
R.R./ S.K.
Checked by:

Primary Scale

A3
of: .

Sheet Title/Description



HOLD-DOWN SCHEDULE

SYMBOL	SPECIFICATION
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HD-6	SIMPSON MSTC40 STRAP TIE (12" END LENGTH)
HD-7	SIMPSON MSTC66 STRAP TIE (24" END LENGTH)

LEGEND

JL METAL HANGER

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

INDICATES HOLDOWN.

INDICATES 11-7/8" TJI FLOOR JOISTS @ 16" O.C. 210 SERIES (TYP. U.N.O.)

REFER TO S-0.0 FOR TYPICAL STRUCTURAL NOTES & SCHEDULES

4x10 DROPPED B22 & B23 CONT. BEAM (TYP. U.N.O.)

TYP. CRAWLSPACE POSTS:

4x4 D.F. POST w/ 2x4 CLEATS EA. SIDE + (2) A35 CLIPS ON EA. SIDE @ BASE OF POST w/ ¼" x 1 ½" 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.)

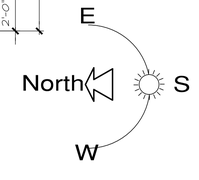
FOUNDATION VENTILATION

Crawlspace Area:		2695 s.f.		
Ventilation Required:		2695 s.f. / 300 =		1293.6 s.i. Req'd
Use:		14" x 7"	Foundation Vents	
Vent Area =		98 s.i. - 25% reduct.,1/4"mesh =		73.5 s.i.
Vents Required =		1293.6 s.i. / Vent Area =		17.60 s.i.
Provide :	18	14" x 7"	Vents, Area =	1323 s.i.
Ventilation Provided =		1323.00 s.i. is Greater than		1293.6 s.i. Req'd
Use:	**18**	**14" x 7"**	**Foundation Vents**	

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

FIRST FLOOR FRAMING PLAN

1/4" = 1'-0"



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

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Primary Scale

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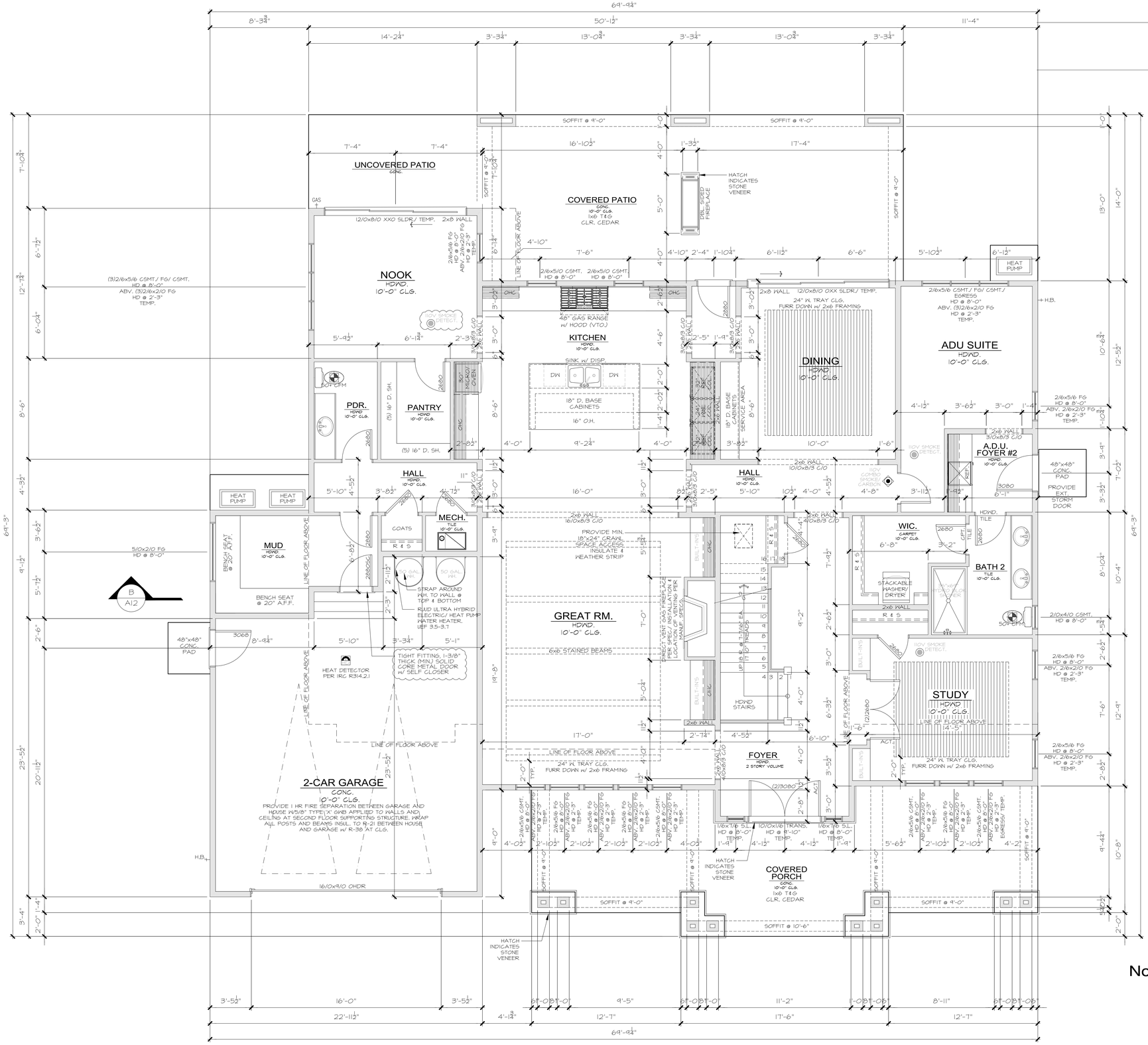
of: .



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

EFFICIENT WATER HEATING 5.5: 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 R403.8. 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 OUTDIDE)
50cfm+	BATH & POWDER	Min. 50cfm, INTERMITTENT at .025wg per TABLE M1507.4
100cfm+	KITCHEN	Min. 100cfm, INTERMITTENT at .025wg per TBL. M1507.4
		RANGE HOOD :or DOWN DRAFT EXHAUST FAN RATED at min. 100cfm, at 0.1wg MAY BE USED FOR EXHAUST FAN REQMT. EXHAUST HOODS IN EXCESS OF 400cfm, SHALL BE INTERLOCKED and PROVIDE MAKE UP AIR per M1503.4
143cfm+ WHF.	LAUNDRY ROOM	MIN. 360cfm, INTERMITTENT at .025wg 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 4,501-5,000sf. 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"

MAIN FLOOR PLAN

1/4" = 1'-0"

G.F.A. CALCULATIONS:

SQUARE FOOTAGE SUMMARY

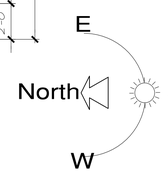
MAIN FLOOR/ MAIN LIVING	2,149 S.F.
A.D.U.	370 S.F.
GARAGE	587 S.F.
SUB TOTAL	3,156 S.F.
UPPER FLOOR/ MAIN LIVING	2,556 S.F.
MINUS MAIN STAIRS	-86 S.F.
SUB TOTAL	2,470 S.F.
TOTAL G.F.A.	5,626 S.F.
ALLOWABLE F.A.R. 40%	5,631 S.F.
PROPOSED	39.96 %

Updated : 03/09/2018

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

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

See Sheet "CODES" for additional Zoning required Area Calculations



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: --
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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Design Firm

R.R.
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R.R./ S.K.
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of: .

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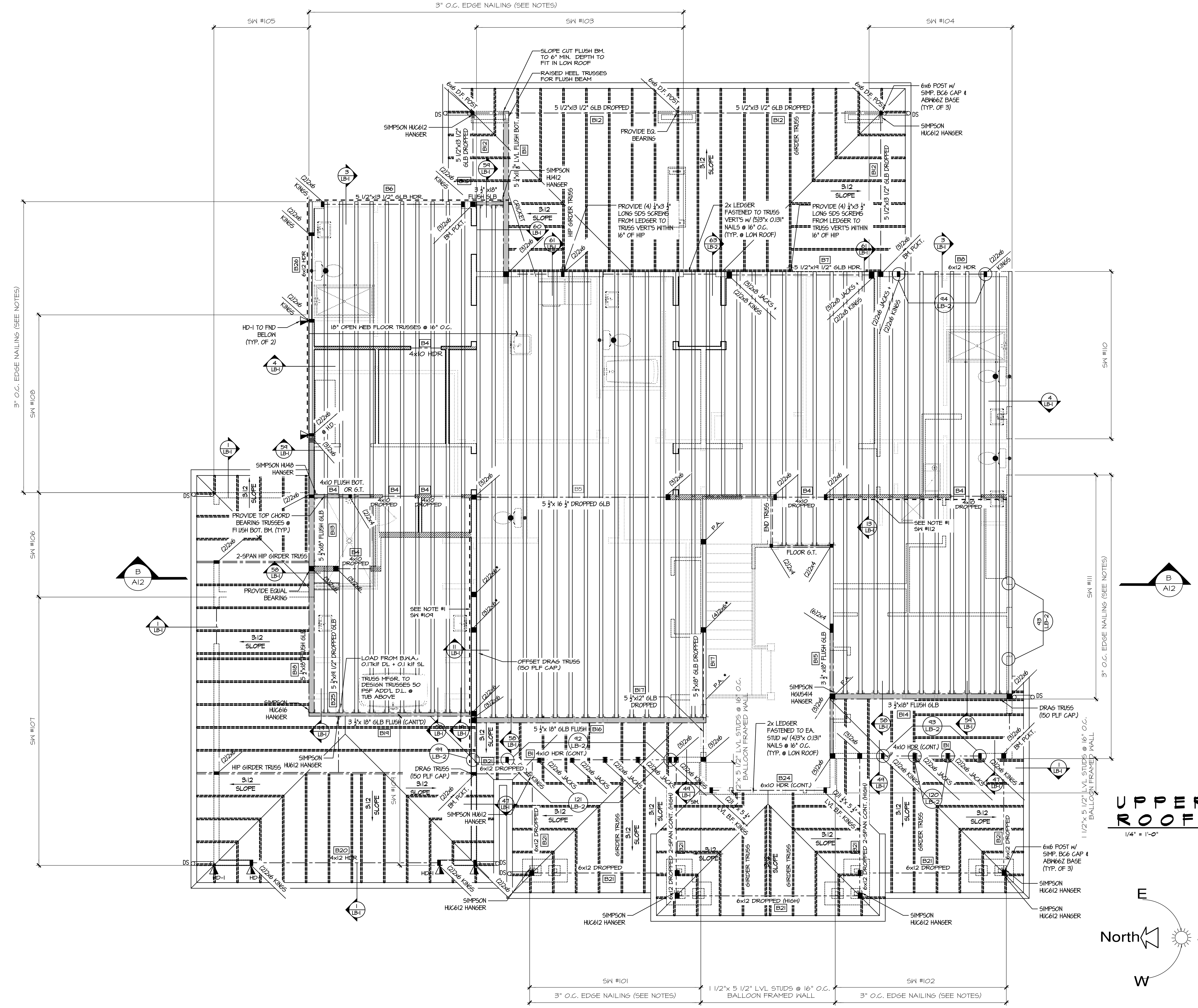

UPPER FLOOR & LOWER ROOF FRAMING PLAN

1/4" = 1'-0"

HOLD-DOWN SCHEDULE

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

REFER TO S-0.0 FOR TYPICAL STRUCTURAL NOTES & SCHEDULES

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

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

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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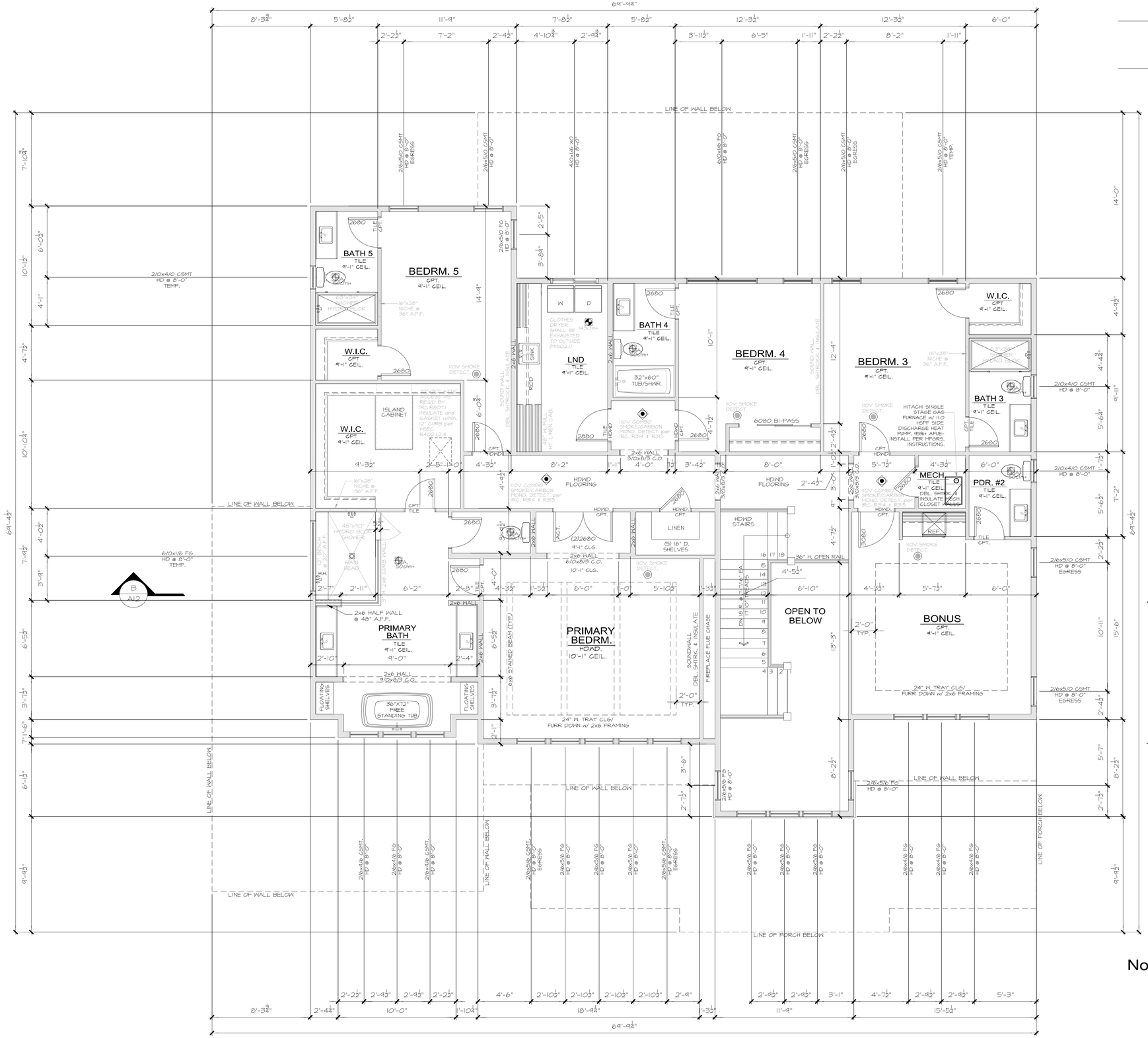

UPPER FLOOR PLAN NOTES:

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 1,501sf 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 SYSTEMS(S) SHALL COMPLY WITH THE REQUIREMENTS OF SECT R403.3.7. LOCATING SYSTEM COMPONENTS IN CONDITIONED CRAWL SPACES IS NOT PERMITTED UNDER THIS OPTION. ELECTRIC RESISTANCE HEAT AND DUCTLESS HEAT PUMPS ARE NOT PERMITTED UNDER THIS OPTION. DIRECT COMBUSTION HEATING EQUIPMENT WITH AFUE LESS THAN 80% IS NOT PERMITTED UNDER THIS OPTION.

EFFICIENT WATER HEATING 5.5: 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.

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WHOLE HOUSE VENTILATION

PROVIDE WHOLE HOUSE VENTILATION per 2018 IRC, M1505.4.3(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 M1505.4.3(1) OR EQUATION 15.

SYMBOL	LOCATION	MIN. FAN REQUIREMENTS (ALL FANS VENT TO OUTDIDE)
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	KITCHEN	Min. 100cfm, INTERMITTENT at .025wg per TBL. M1507.4
EA 100cfm+		RANGE HOOD or DOWN DRAFT EXHAUST FAN RATED at min. 100cfm, at 0.1wg MAY BE USED FOR EXHAUST FAN REQMT. EXHAUST HOODS IN EXCESS OF 400cfm, SHALL BE INTERLOCKED and PROVIDE MAKE UP AIR per w/M1503.4
WHF 140cfm+	LAUNDRY ROOM	MIN. 360cfm, INTERMITTENT at .025wg 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 4,501-5,000sf. 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"

UPPER FLOOR PLAN

1/4" = 1'-0"

G.F.A. CALCULATIONS:

SQUARE FOOTAGE SUMMARY

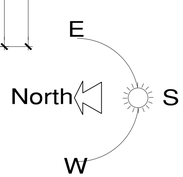
MAIN FLOOR/ MAIN LIVING	2,199	S.F.
A.D.U.	370	S.F.
GARAGE	587	S.F.
SUB TOTAL	3,156	S.F.
UPPER FLOOR/ MAIN LIVING	2,556	S.F.
MINUS MAIN STAIRS	-86	S.F.
SUB TOTAL	2,470	S.F.
TOTAL G.F.A.	5,626	S.F.
ALLOWABLE F.A.R. 40%	5,631	S.F.
PROPOSED	39.46	%

Updated : 03/09/2018

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

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

See Sheet "CODES" for additional Zoning required Area Calculations



JAYMARC HOMES
7525 SE 24th St., 487
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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: --
marketing name: ASTORIA
plan number: MIS075
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of: .

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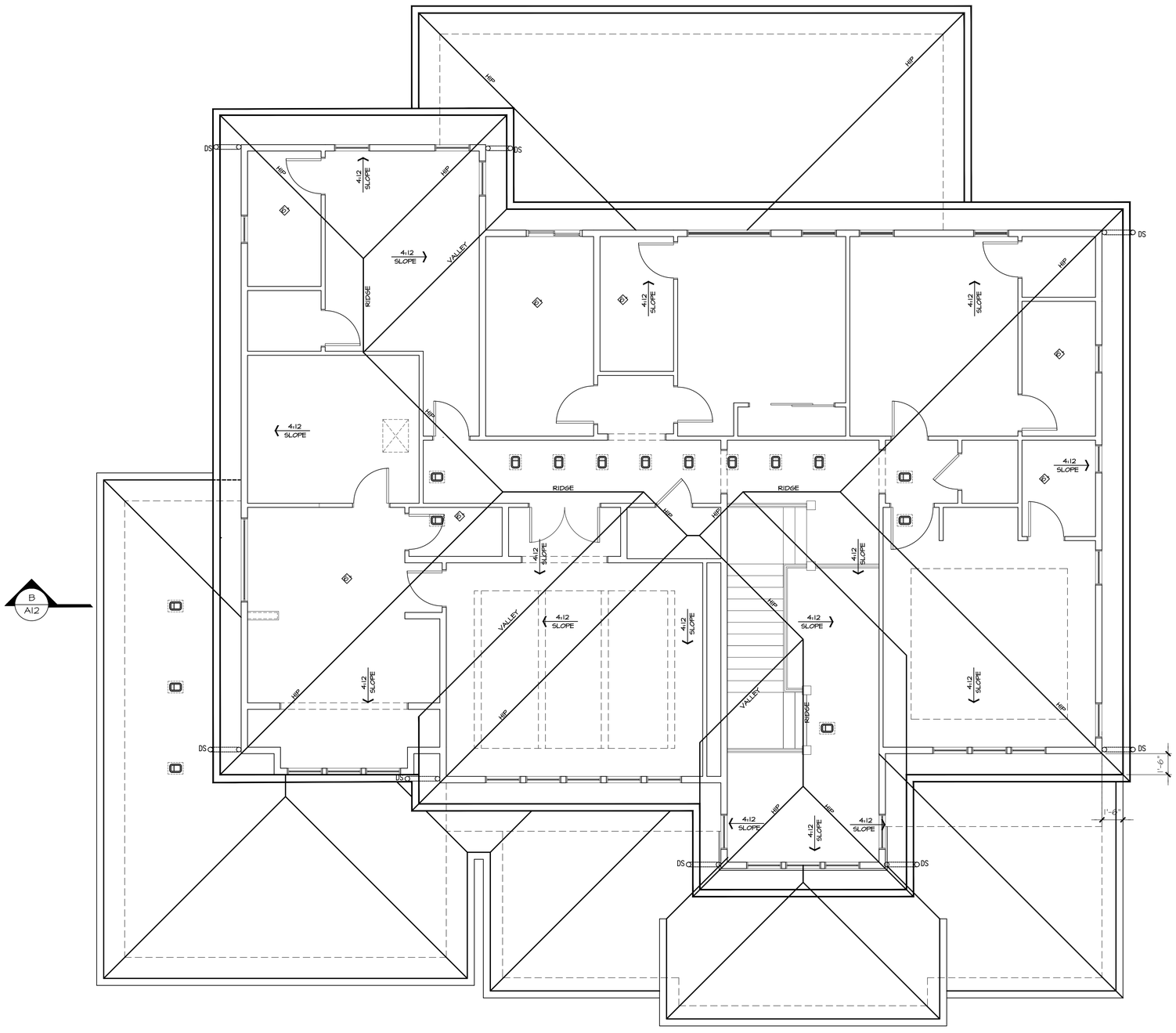

ROOF VENTILATION

Standard Truss / Scissor Truss Roof Framing Assembly:			ZONE 1
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 achive 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**

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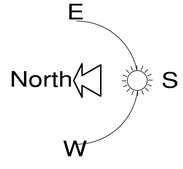
ROOF PLAN

1/4" = 1'-0"



JAYMARC HOMES

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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: --
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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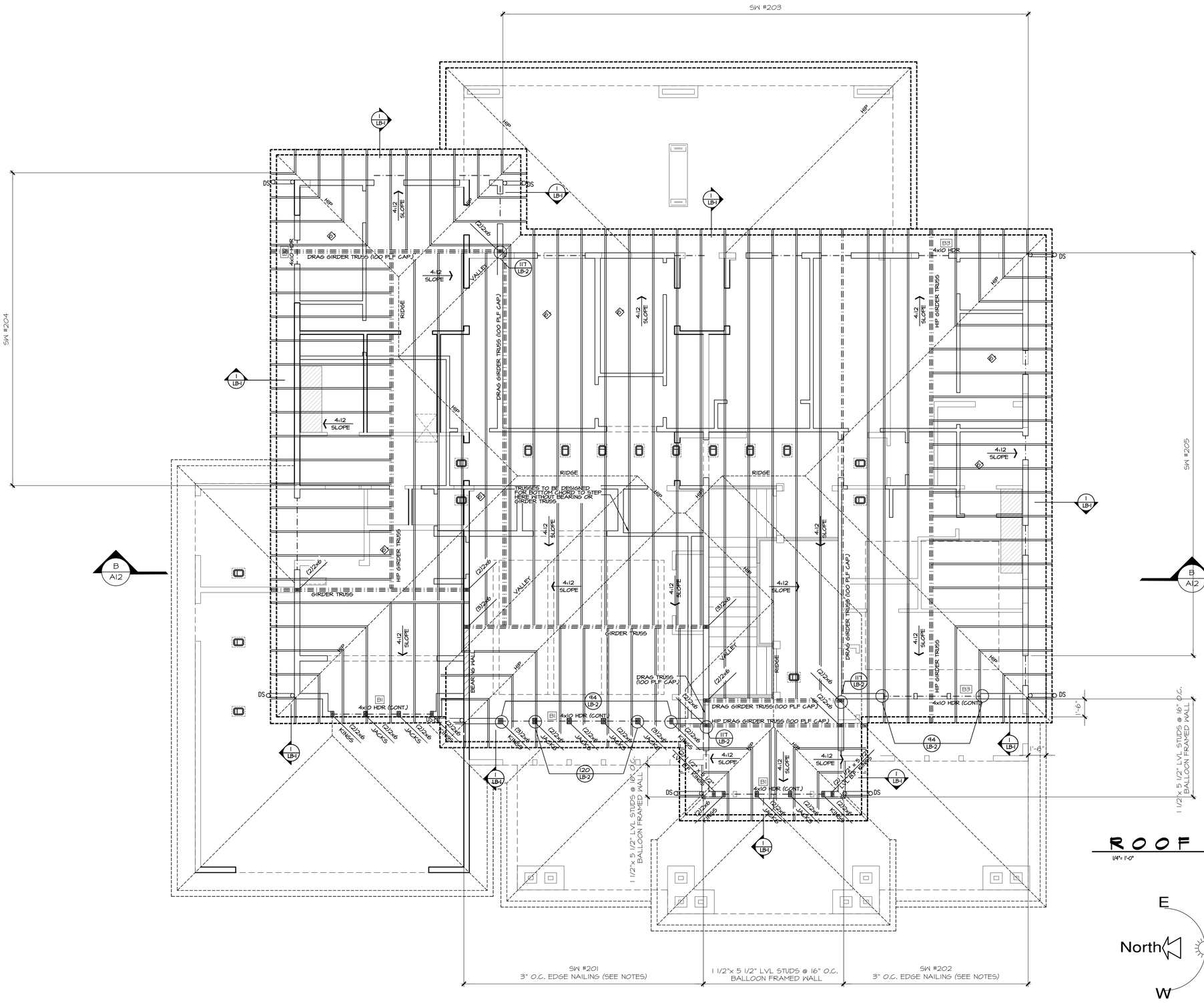

ROOF FRAMING PLAN

1/4"= 1'-0"

LEGEND

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

REFER TO S-0.0 FOR TYPICAL STRUCTURAL NOTES & SCHEDULES

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

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

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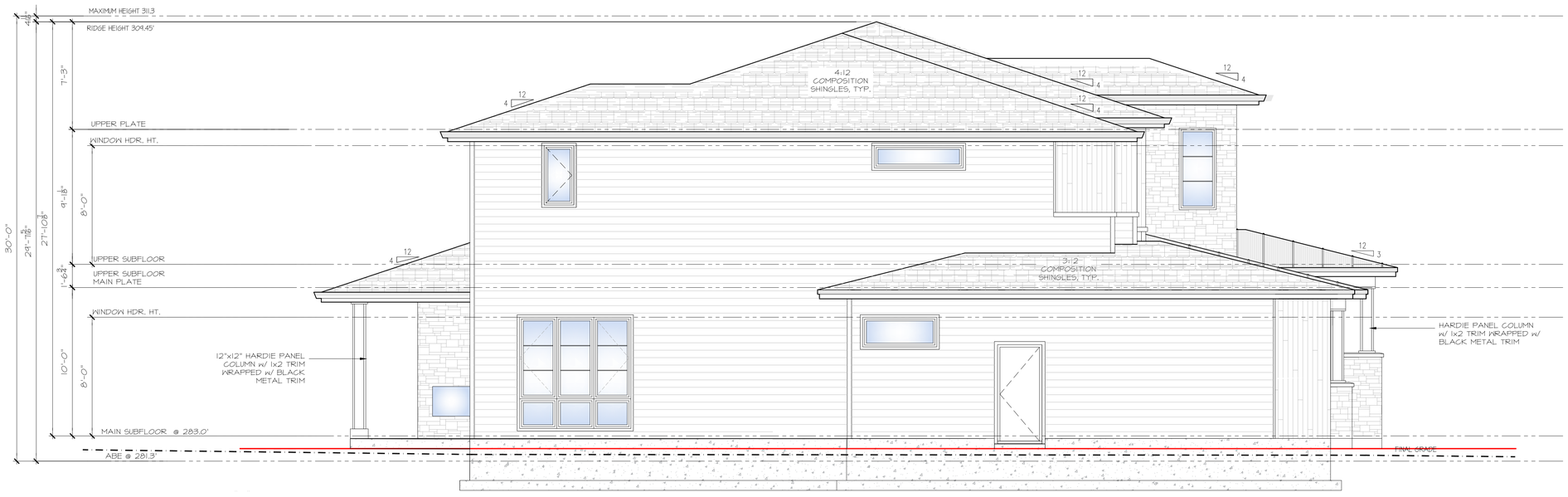
FRONT ELEVATION

1/4" = 1'-0"



LEFT ELEVATION

1/4" = 1'-0"

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REAR ELEVATION

1/4" = 1'-0"

RIGHT ELEVATION

1/4" = 1'-0"

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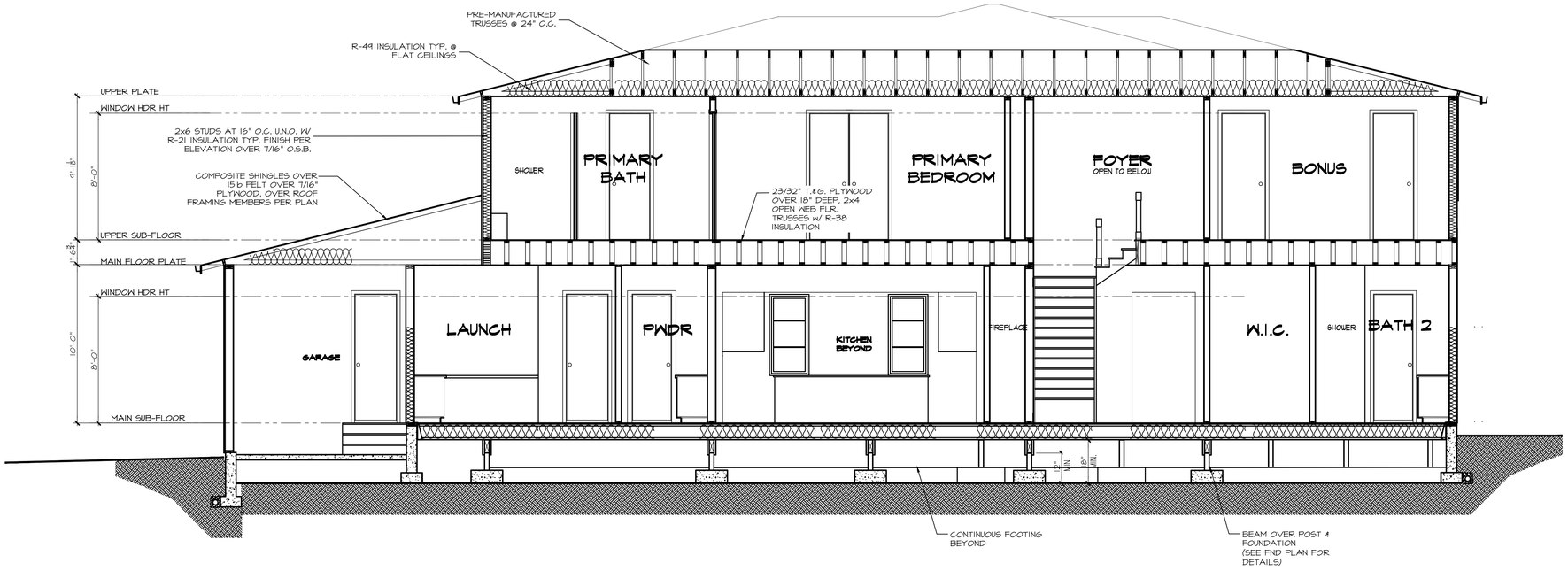
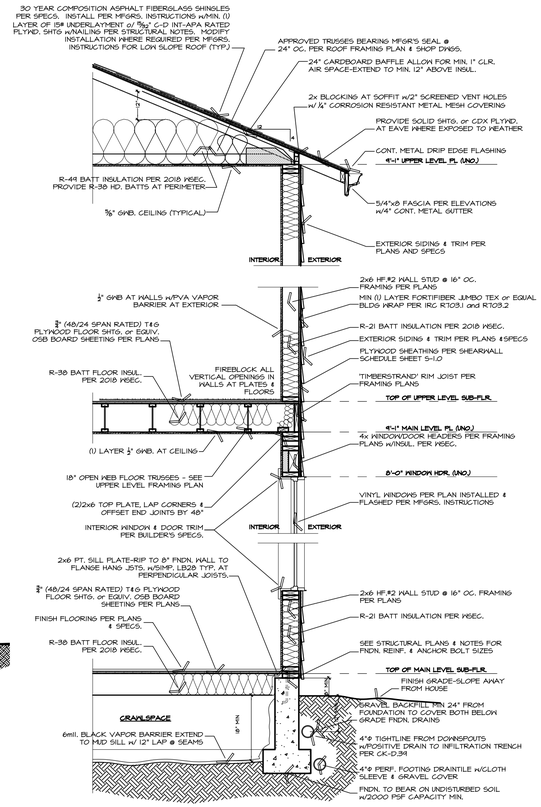


A BUILDING SECTION

1/4" = 1'-0"



TYPICAL EXTERIOR WALL SECTION

SCALE: 1" = 1'-0"

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BASEMENT SLAB

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

GARAGE SLAB

4" CONC. SLAB ON 4" MIN. GRANULAR FILL ON 95% COMPACTED FILL/VIRGIN SOIL

PORCH SLAB

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

GENERAL STRUCTURAL NOTES

FOUNDATION

- DESIGN IS BASED ON 2018 INTERNATIONAL RESIDENTIAL CODE & 2018 INTERNATIONAL BUILDING CODE
- DESIGN LOADS:
  SOIL ..... 1500 PSF ALLOWABLE BEARING PRESSURE
- CONCRETE SHALL ATTAIN THE FOLLOWING MINIMUM COMPRESSIVE STRENGTHS IN 28 DAYS, U.N.O.:
  f'c = 2500 psi: ..... FOUNDATION WALLS*
  2500 psi: ..... FOOTINGS*
  2500 psi: ..... INTERIOR SLABS ON GRADE
  3500 psi: ..... GARAGE & EXT. SLABS ON GRADE
  fy = 60,000 psi
  * UTILIZE 5½" SACK 2500 PSI CONCRETE MIXES THAT ARE EQUIVALENT TO 3,000 PSI CONCRETE FOR FEATHERING POTENTIAL
- ALL CONCRETE EXPOSED TO THE WEATHER SHALL NOT HAVE LESS THAN 5% OR MORE THAN 7% AIR ENTRAINMENT.
- FOUNDATION WALL DESIGN IS BASED ON BACKFILL SOIL CLASSIFICATIONS OF SC, ML-CL, OR CL (60 pcf) SOIL.
- TYPICAL REINFORCEMENT DETAILS: LAP ALL REBAR 24" MIN; BEND BARS AND LAP AT CORNERS; PROVIDE 6" HOOK INTO SUPPORTING FOOTINGS WHEN FOOTINGS INTERSECT; PROVIDE 3" MINIMUM COVER AT THE BOTTOM BARS AND 1 1/2" COVER AT THE SIDES.
- FOUNDATION WALLS SHALL BE BRACED, PRIOR TO BACKFILLING, BY EITHER ADEQUATE TEMPORARY BRACING OR INSTALLATION OF FIRST FLOOR DECK.
- ALL FOOTINGS SHALL BEAR BELOW FROST LINE. CONSULT SOILS REPORT/ LOCAL MUNICIPALITY FOR MINIMUM DEPTH BELOW GRADE.
- FOOTINGS AND SLABS ON GRADE SHALL BEAR ON VIRGIN SOIL OR 95% COMPACTED FILL.
- PROVIDE CONTROL JOINTS AT ALL INSIDE CORNERS OF SLAB EDGES, AND OTHER LOCATIONS WHERE SLAB CRACKS ARE LIKELY TO DEVELOP. (15'-0" O.C.)
- FASTEN SILL PLATES TO FOUNDATION WALLS WITH ⅝" DIA. ANCHOR BOLTS w/ MIN. 3"x3"x ¼" PLATE WASHERS (EDGE OF WASHER TO BE LOCATED WITHIN ½" OF EXTERIOR EDGE OF SILL PLATE) & NUTS @ 6'-0" O.C. @ 2-STORY & 4'-0" O.C. @ 3-STORY CONDITIONS w/ 7" MIN. EMBEDMENT INTO CONC. PROVIDE A MINIMUM OF 2 ANCHORS PER PLATE, 12" MAXIMUM FROM PLATE ENDS, U.N.O. (SEE FND. DETAILS).
- ALL LUMBER EXPOSED TO WEATHER OR IN CONTACT W/ CONCRETE OR MASONRY FOUNDATION SHALL BE PRESERVATIVE TREATED HEM FIR #2.
- BUILDER TO VERIFY CORROSION-RESISTANCE COMPATIBILITY OF HARDWARE & FASTENERS IN CONTACT w/ PRESERVATIVE-TREATED WOOD. CONTACT LUMBER & HARDWARE SUPPLIERS TO COORDINATE.
- ARCH/BUILDER TO VERIFY ALL DIMENSIONS

HOLD-DOWN SCHEDULE

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

MEANS & METHODS NOTES

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

STRUCTURAL DESIGN AND SPECIFICATIONS ASSUME THAT ALL SUPPORTING AND NON-SUPPORTING ELEMENTS IN CONTACT WITH FLOOR FRAMING ARE LEVEL, INCLUDING, BUT NOT LIMITED TO; FOUNDATIONS, SLABS ON GRADE, BEAMS, WALLS, AND NON-BEARING ELEMENTS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY LEVELNESS AND MAKE ADJUSTMENTS AS NECESSARY, INCLUDING CONSIDERATION OF THOSE AREAS THAT MAY BE WITHIN CONTRACTUAL, INDUSTRY, OR WARRANTY TOLERANCES.

ADDITIONAL NOTES FOR TRUSS & I-JOIST MANUFACTURER

ROOF TRUSS, FLOOR TRUSS AND ENGINEERED JOISTS SHALL BE DESIGNED TO MEET THE DIFFERENTIAL DEFLECTION CRITERIA BELOW, UNLESS NOTED OTHERWISE ON PLAN. MULHERN & KULP CANNOT BE HELD RESPONSIBLE FOR ANY STRUCTURAL ISSUES RELATED TO ANY BUILDING COMPONENT IF COMPONENT SHOP DRAWINGS ARE NOT SUBMITTED TO MK FOR REVIEW PRIOR TO FABRICATION, DELIVERY, OR INSTALLATION.

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

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

LOADING AND DESIGN PARAMETERS

GRAVITY DESIGN LOADS:

DEAD LOAD (PSF):	
ROOF TRUSS TOP CHORD :	10
ROOF TRUSS BOTTOM CHORD :	7
FLOOR (TRUSSES) :	15
FLOOR (I-JOISTS) :	10
TILE FLOORS :	10
LIVE LOAD (PSF):	
ROOF :	20
RESIDENTIAL LIVING AREAS :	40
RESIDENTIAL SLEEPING AREAS :	30
RESIDENTIAL WOOD DECKS :	60
GARAGE :	50
SNOW LOAD:	
GROUND SNOW LOAD (P_g) (PSF) :	25
FLAT ROOF SNOW LOAD (P_f) (PSF) :	25
SNOW EXPOSURE FACTOR (C_e) :	0.9
SNOW LOAD IMPORTANCE FACTOR (I) :	1.0
THERMAL FACTOR (C_t) :	1.2

LATERAL DESIGN LOADS:

WIND LOAD: (IBC 1609)	
SPEED (V_{ult}) (MPH) :	100
WIND RISK CATEGORY :	II
IMPORTANCE FACTOR (I_w) :	1.0
EXPOSURE CATEGORY :	B
INTERNAL PRESSURE COEFF. (GC_{pi}) :	±0.18
TOPOGRAPHIC FACTOR (K_{zt}) :	1.3
SEISMIC LOAD: (IBC 1613)	
SEISMIC RISK CATEGORY :	II
SEISMIC IMPORTANCE FACTOR (I_e) :	1.0
MAPPED SPECTRAL RESPONSE :	
S_{DS}: 1.418	S_{D1}: 0.493
SITE CLASS :	D(DEFAULT)
SPECTRAL RESPONSE COEFF. :	
S_{DS}: 1.134	S_{D1}: 0.594
SEISMIC DESIGN CATEGORY:	D
BASIC SEISMIC-FORCE-RESISTING SYS :	LIGHT FRAMED WALLS w/ WOOD STRUCTURAL PANELS
ULTIMATE BASE SHEAR:	
TRANS: 23 K	LONG: 23 K
SEISMIC RESPONSE COEFF. (C_s) :	
TRANS: 0.175	LONG: 0.175
RESPONSE MODIFICATION FACTOR (R) :	
TRANS: 6.5	LONG: 6.5
ANALYSIS PROCEDURE USED:	EQUIVALENT LATERAL FORCE

LATERAL BRACING NOTES

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

110 MPH WIND IN 2018 IRC MAP

ENGINEERED DESIGN WAS COMPLETED PER 2018 IBC (SECTION 1609 & 1613) & ASCE 7-16, AS PERMITTED BY R301.1.3 OF THE 2018 IRC. ACCORDINGLY, THIS HOME, AS DOCUMENTED AND DETAILED HEREWITHIN, IS ADEQUATE TO RESIST THE CODE REQUIRED LATERAL FORCES, AND DOES NOT NEED TO CONFORM TO THE PRESCRIPTIVE PROVISIONS OF R602.10.

STANDARD EXTERIOR WALL SHEATHING SPECIFICATIONS

(INTERIOR WALL SPECIFICATION WHERE NOTED ON PLANS)

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

  FASTEN SHEATHING w/ 2½"x0.131" NAILS @ 6"o.c. AT ALL SUPPORTED PANEL EDGES AND 12" O.C. IN THE PANEL FIELD. ALL SHEATHING SHEET PANEL EDGES SHALL OCCUR OVER WALL FRAMING MEMBERS OR 2x HORIZONTAL BLOCKING SHALL BE PROVIDED TO SUPPORT PANEL EDGE. ALL EXTERIOR WALLS SHALL BE CONSTRUCTED PER THIS SPECIFICATION U.N.O. ON PLANS.

3" o.c. EDGE NAILING

(WHERE NOTED ON PLANS)

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

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

NOTES:

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

LEGEND

- INTERIOR BEARING WALL
- BEARING WALL ABOVE (B.W.A.), OR SHEARWALL ABOVE (S.W.A.)
- BEAM / HEADER
- INTERIOR SHEAR WALL PANEL OR EXTERIOR SHEAR WALL w/ 3" o.c. EDGE NAILING
- AREA OF OVERFRAMING
- JL METAL HANGER
- INDICATES POST ABOVE. PROVIDE SOLID BLOCKING UNDER POST OR JAMB ABOVE.
- INDICATES HOLDOWN.

RICHARD ZABEL
STATE OF WASHINGTON
21031615
REGISTERED
PROFESSIONAL ENGINEER

GENERAL STRUCTURAL NOTES

DESIGN PARAMETERS

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

GENERAL FRAMING

- EXTERIOR BEARING WALLS SHALL BE 2x4 OR 2x6 (AS SHOWN ON PLANS) @ 16" O.C. (w/ DOUBLE TOP PLATE) DOUGLAS FIR (DF) "STUD" GRADE LUMBER, OR BETTER, U.N.O.
- INTERIOR BEARING WALLS SHALL BE 2x4 OR 2x6 (AS SHOWN ON PLANS) @ 16" O.C. (w/ DOUBLE TOP PLATE) DOUGLAS FIR (DF) "STUD" GRADE LUMBER, OR BETTER, U.N.O.
- ALL NON-BEARING INTERIOR STUD WALLS SHALL BE CONSTRUCTED WITH 2x "STUD" GRADE MEMBERS SPACED @ 24" O.C. (MAX.)
- ALL WALLS TALLER THEN TYP. PLATE HEIGHT SHALL BE CONSIDERED BALLOON FRAMED & SHALL BE CONSTRUCTED FROM FLOOR TO UNDERSIDE OF FRAMING AT NEXT LEVEL. B.F. WALLS SHALL BE 2x4 OR 2x6 (AS SHOWN ON PLANS) HEM FIR (HF) #2 GRADE LUMBER, OR BETTER.
- ALL HEADERS SHALL BE SUPPORTED BY (1)2x JACK STUD & (1)2x KING STUD, MINIMUM.
  - THE NUMBER OF STUDS SPECIFIED AT A SUPPORT INDICATES THE NUMBER OF JACK STUDS REQUIRED, U.N.O..
- BUILT-UP POSTS SHALL BE 2x4 OR 2x6 DOUGLAS FIR (DF) "STUD" GRADE LUMBER, OR BETTER, U.N.O. & SOLID WOOD COLUMNS SHALL BE DOUGLAS FIR (DF) #2 GRADE LUMBER, OR BETTER, U.N.O.
- ALL 2x6 AND LARGER SOLID SAWN BEAMS/HEADERS SHALL BE HEM FIR #2 (HF #2) OR BETTER. ALL 4x6 AND LARGER SOLID SAWN LUMBER SHALL BE DOUGLAS FIR #2 (DF #2) OR BETTER.
- ALL FRAMING LUMBER SHALL BE KILN DRIED TO 15% MC (KD-15).
- ALL TYP. NAIL FASTENER REQUIREMENTS ARE NOTED IN GENERAL NOTES, IN DETAILS, OR ON PLANS. ALL NAILS SPECIFIED ARE MIN. DIAMETER AND LENGTH REQUIRED FOR CONNECTION. ALL HANGER NAILS SHALL BE INSTALLED PER MANUFACTURER'S REQUIREMENTS FOR MAX CHARTED CAPACITY. NOTE: HANGERS USE COMMON NAIL DIAMETERS NOT TYPICAL FRAMING GUN NAILS.
- FASTEN ALL BEAMS TO COLUMNS, OR FLUSH BEAMS TO SUPPORTING BEAMS, w/ (4) 3"x0.131" TOENAILS (MIN.), TYP. U.N.O.
- PROVIDE SOLID BLOCKING IN FLOOR SYSTEM UNDER ALL POSTS & HOLD-DOWNS CONTINUOUS TO FOUNDATION/BEARING. BLOCKING TO MATCH POST ABOVE.
- ENGINEERED LUMBER TO MEET OR EXCEED THE FOLLOWING:
  - LSL MEMBERS - Fb=2325 PSI; Fv=310 PSI; E=1.55x10^6 PSI
  - LVL MEMBERS - Fb=2600 PSI; Fv=285 PSI; E=2.0x10^6 PSI
  - GLB MEMBERS - Fb(+)=2400 PSI; Fb(-)=1850 PSI; Fv=265 PSI; E=1.8x10^6 PSI; DF/DF, 24F-V4 (U.N.O.)
- ENGINEERED LUMBER POSTS TO MEET OR EXCEED THE FOLLOWING:
  - LVL MEMBERS - Fb=2400 PSI; Fc⊥=2500 PSI; E=1.8x10^6 PSI
- FACE NAIL MULTI-PLY 2x BEAMS & HEADERS W/ 3-ROWS OF 3"x0.131" NAILS (MIN.) @ 12" O.C. STAGGERED, APPLY NAILING FROM BOTH FACES @ 3-PLY OR MORE CONDITIONS. UTILIZE 2 ROWS OF NAILS FOR 2x6 & 2x8 MEMBERS.
- ALL MEMBERS SPECIFIED AS MULTI-PLY 1¾" SHALL BE FASTENED TOGETHER PER MANUFACTURER. EQUIVALENT WIDTH SOLID MATERIAL MAY BE USED AS EQUAL.
- FASTEN 2x WOOD PLATES TO TOP FLANGE OF STEEL BEAMS w/ P.A.F.s (HILTI X-U PINS OR EQUAL (0.157" DIA. x 2" LONG MIN.) @ 16" O.C. STAGGERED, OR 1/2" DIA. BOLTS @ 48" O.C., STAGGERED.
- REFER TO IRC FASTENING SCHEDULE TABLE R602.3(1) FOR ALL CONNECTIONS, TYP. U.N.O.

FLOOR FRAMING

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

ROOF FRAMING

- FASTEN EACH ROOF TRUSS TO TOP PLATE W/ (4) 3"x0.131" TOENAILS (MIN.) & (1) SIMPSON SDWC15600 SCREW @ ALL BEARING POINTS. PROVIDE (2) SIMPSON SDWC15600 SCREWS AT 2-PLY GIRDER TRUSSES, (3) SIMPSON SDWC15600 SCREWS AT 3-PLY GIRDER TRUSSES AT ALL BEARING POINTS.
- FASTEN EACH ROOF RAFTER TO TOP PLATE WITH (1) SIMPSON SDWC15600 SCREW. PROVIDE (2) SIMPSON SDWC15600 SCREWS AT FLUSH BEAMS IN THE ROOF - AT ALL BEARING POINTS.
- ROOF SHEATHING SHALL BE 7/16" A.P.A. RATED SHEATHING 24/16 EXPOSURE 1 (OR APPROVED EQUAL). FASTEN TO FRAMING MEMBERS w/ 2 ½" x 0.131" NAILS @ 6"o.c. AT PANEL EDGES & @ 12" O.C. AT INTERMEDIATE SUPPORTS. ROOF SHEATHING SHALL EXTEND BELOW ALL INSTANCES OF OVERFRAMING. BLOCKING SHALL BE INSTALLED AS REQUIRED TO LIMIT ROOF SHEATHING SPANS TO 24" MAX.
- WITHIN 48" OF ALL ROOF EDGES, RIDGES, & HIPS FASTEN ROOF SHEATHING FIELDS PER EDGE NAILING SPEC.
- ALL METAL HANGERS SHALL BE SPECIFIED BY THE TRUSS MANUFACTURER, UNLESS OTHERWISE NOTED.
- ROOF TRUSS SHOP DRAWINGS SHALL BE SUBMITTED TO ARCHITECT AND ENGINEER FOR REVIEW AND APPROVAL PRIOR TO FABRICATION OR DELIVERY.
- ROOF TRUSS SHOP DRAWINGS & CALCULATIONS SHALL BE PREPARED BY A WASHINGTON STATE LICENSED ENGINEER AND SHALL BE DESIGNED FOR UNBALANCED SNOW LOADING PER ASCE 7-16, SECTION 7.6.
- ERECT AND INSTALL ROOF TRUSSES PER WTCA & TPI'S BCSI 1-08 "GUIDE TO GOOD PRACTICE FOR HANDLING, INSTALLING & BRACING OF METAL PLATE CONNECTED WOOD TRUSSES."
- FASTEN OVER-FRAMED TRUSS SETS TO TRUSSES BELOW w/ (2) 3"x0.131" TOENAILS AT EA. TRUSS.
- SUPPORT PORCH & SHORT SPAN ROOF TRUSSES (UP TO 6' TRIB.) w/2x6 LEDGER FASTENED TO FRAMING w/(9) 3"x0.131" NAILS @ 16" o.c.
- FASTEN ALL INTERIOR NON-BEARING PARTITION WALLS TO TRUSS BOTTOM CHORD ABOVE WITH SIMPSON STC CLIPS AT 24" o.c. MAX. PROVIDE BLOCKING BETWEEN THE TRUSS BOTTOM CHORDS AS REQUIRED FOR THE PARALLEL CONDITIONS.

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REVISIONS:

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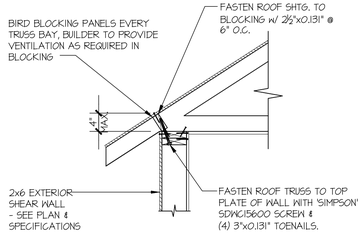
JAYMARC HOMES

STRUCTURAL NOTES

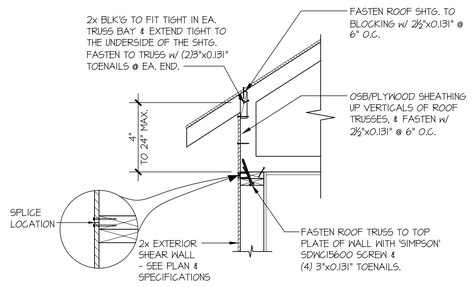
4104 83RD AVE SE
MERCER ISLAND, WASHINGTON

sheet: S-0.0



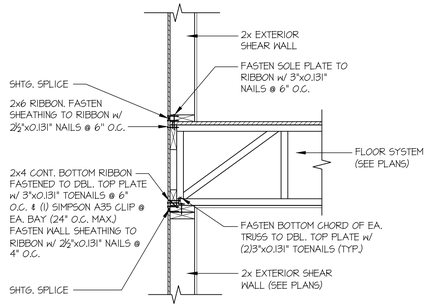
TYPICAL SHEAR TRANSFER DETAIL @ ROOF

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



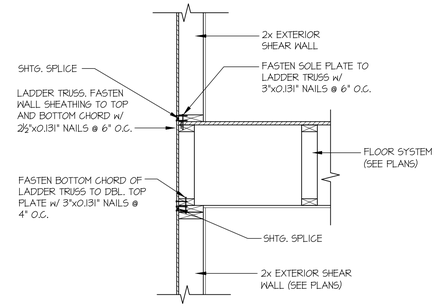
TYPICAL SHEAR TRANSFER DETAIL @ RAISED HEEL TRUSS

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



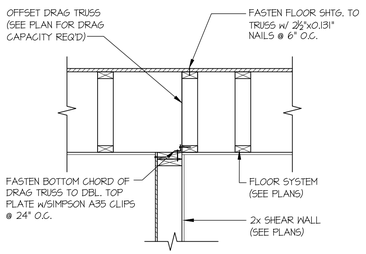
TYPICAL SHEAR TRANSFER DETAIL BETWEEN FLOORS @ EXTERIOR WALL

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



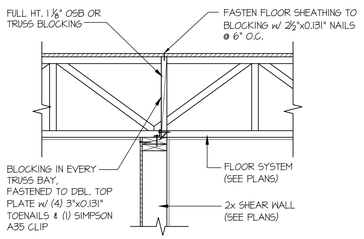
TYPICAL SHEAR TRANSFER DETAIL BETWEEN FLOORS @ EXTERIOR WALL

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



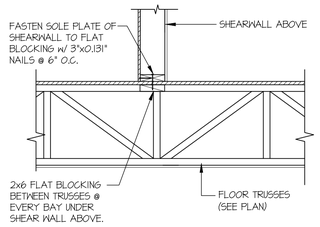
SHEAR TRANSFER DETAIL @ SHEAR WALL BELOW

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



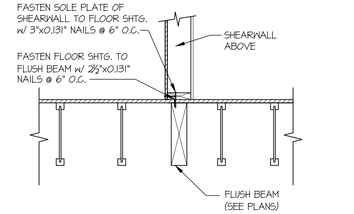
SHEAR TRANSFER DETAIL @ SHEAR WALL BELOW

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



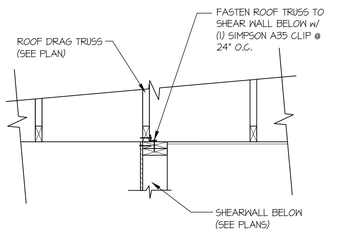
SHEAR TRANSFER DETAIL @ INTERIOR SHEAR WALL

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



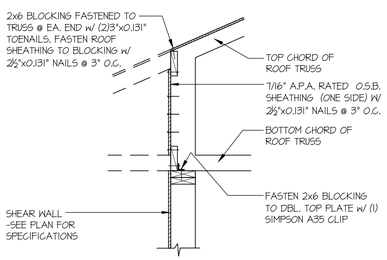
SHEAR TRANSFER DETAIL @ INTERIOR SHEARWALL ABOVE

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



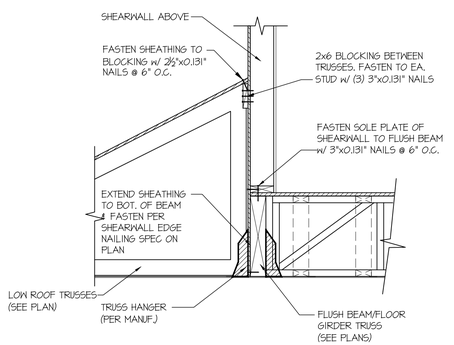
SHEAR TRANSFER DETAIL @ INTERIOR SHEARWALL BELOW

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



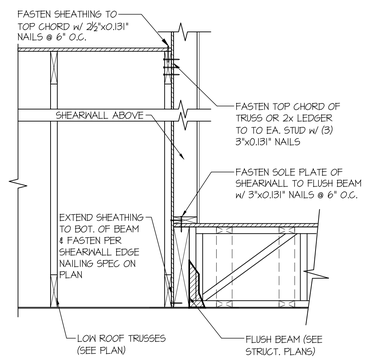
SHEAR TRANSFER DETAIL @ SHEARWALL BELOW

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



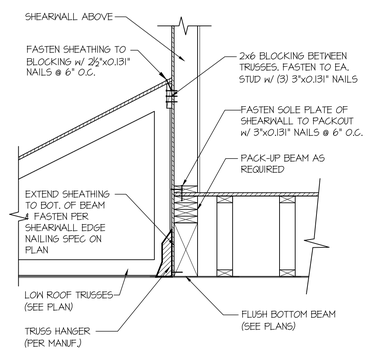
SHEAR TRANSFER DETAIL @ EXTERIOR SHEARWALL ABOVE

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



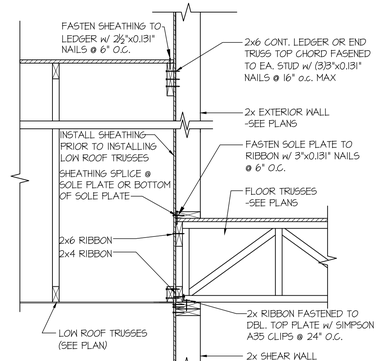
SHEAR TRANSFER DETAIL @ EXTERIOR SHEARWALL ABOVE

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



SHEAR TRANSFER DETAIL @ EXTERIOR SHEARWALL ABOVE

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



TYPICAL SHEAR TRANSFER DETAIL BETWEEN FLOORS

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

seal:

RICHARD ZABEL
STATE OF WASHINGTON
21031615
REGISTERED
PROFESSIONAL ENGINEER

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4104 83RD AVE SE
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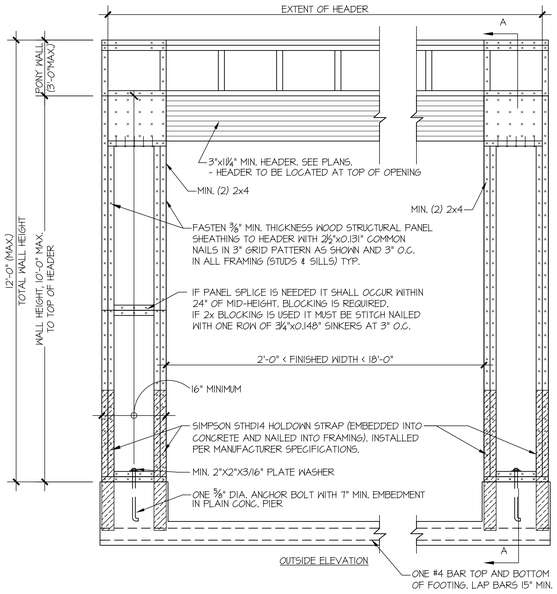
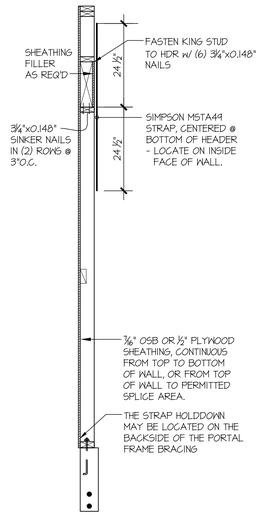
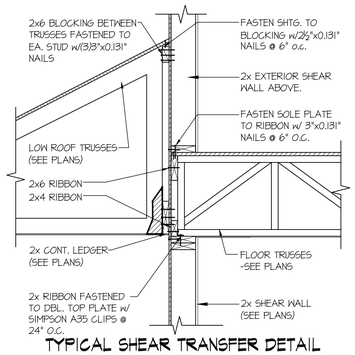


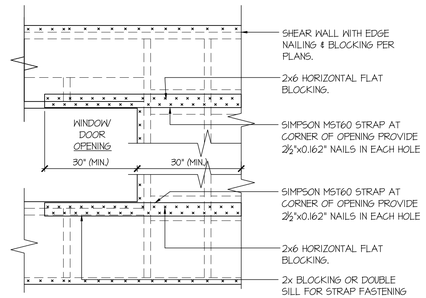


SECTION A-A THROUGH PIER



TYPICAL SHEAR TRANSFER DETAIL BETWEEN FLOORS

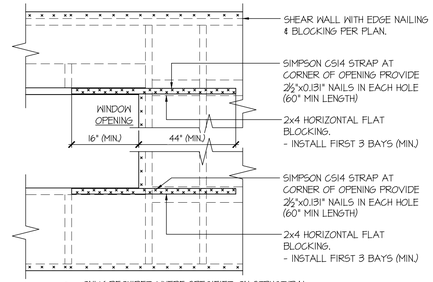
63 SCALE: 3/4"=1'-0" PERPENDICULAR FRAMING



- ONLY REQUIRED WERE SPECIFIED ON STRUCTURAL PLANS

EXT. WALL & INT. SHEARWALL OPENING ELEVATION

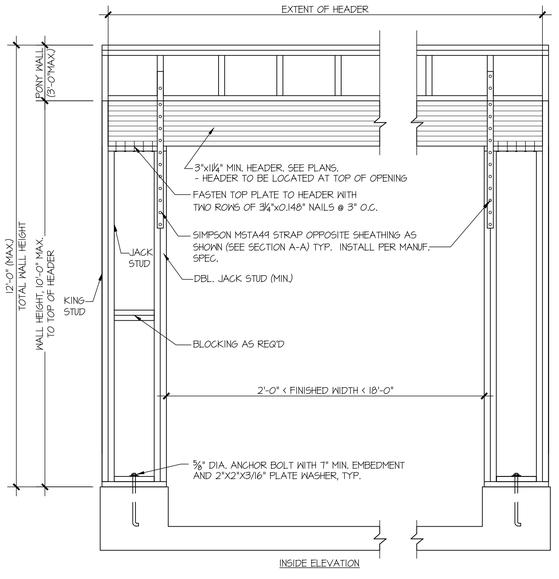
92 SCALE: NTS



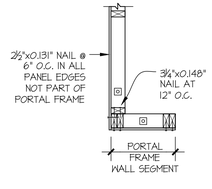
- ONLY REQUIRED WHERE SPECIFIED ON STRUCTURAL PLANS
- IF MIN LENGTH IS NOT PROVIDED RUN STRAP TO END OF WALL

EXT. WALL & INT. SHEARWALL OPENING ELEVATION

93 SCALE: NTS



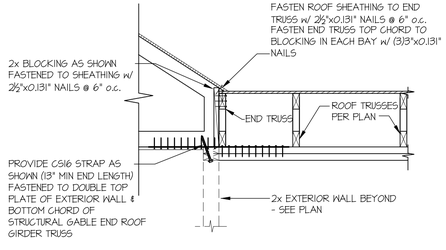
INSIDE ELEVATION



PLAN VIEW OF CORNER DETAIL

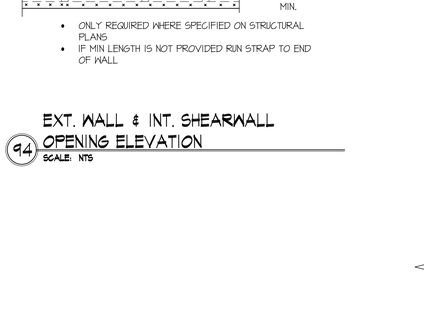
APA PORTAL FRAME DETAIL WITH HOLDOWNS

1 SCALE: N.T.S.



STRAP DETAIL

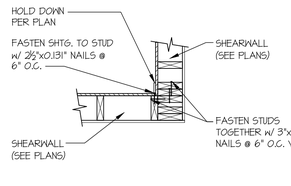
117 SCALE: 3/4"=1'-0"



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

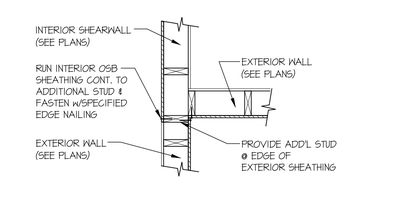
EXT. WALL & INT. SHEARWALL OPENING ELEVATION

94 SCALE: NTS



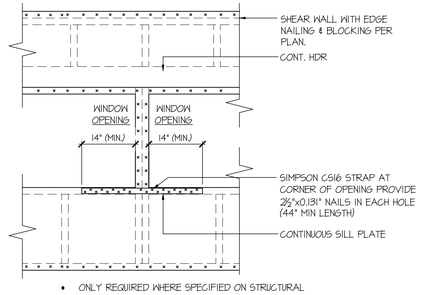
SHEAR TRANSFER DETAIL @ INTERSECTION

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



SHEAR TRANSFER DETAIL @ INTERSECTING INT. SHEARWALL

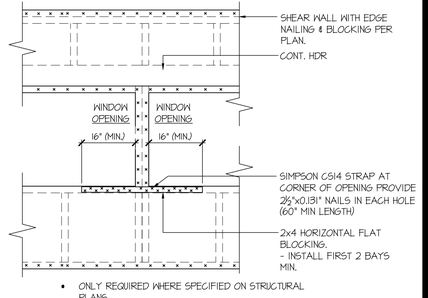
99 SCALE: 3/4"=1'-0" SHTG. OPPOSITE FACES



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

EXT. WALL & INT. SHEARWALL OPENING ELEVATION

120 SCALE: NTS



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

EXT. WALL & INT. SHEARWALL OPENING ELEVATION

121 SCALE: NTS

seal: RICHARD ZABEL STATE OF WASHINGTON 21031615 REGISTERED PROFESSIONAL ENGINEER

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JAYMARC HOMES

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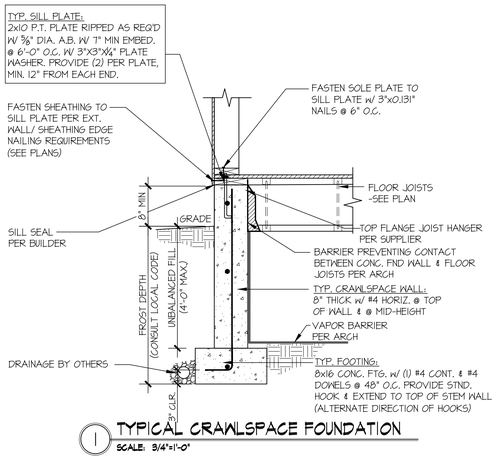
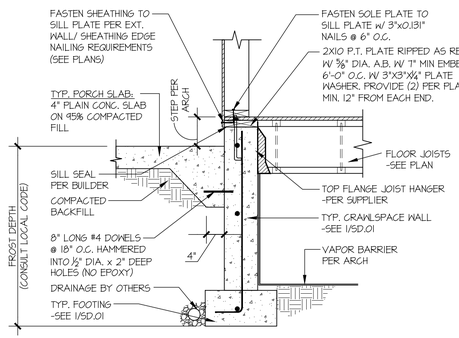
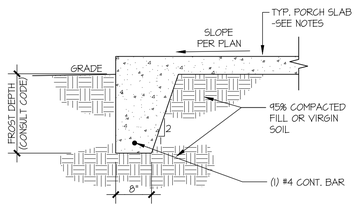


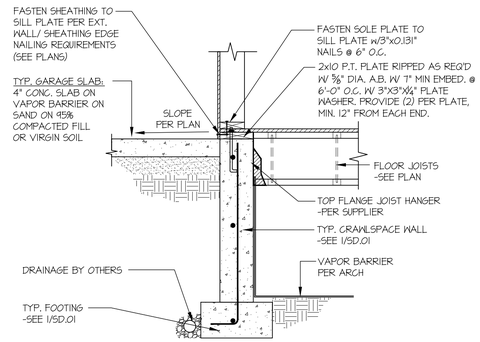
1 TYPICAL CRAWLSPACE FOUNDATION
SCALE: 3/4"=1'-0"



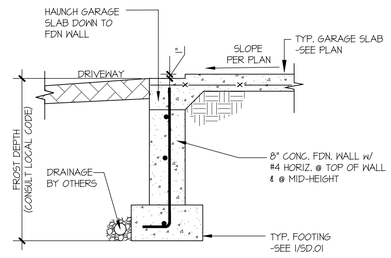
2 TYPICAL CRAWLSPACE FOUNDATION @ PORCH SLAB
SCALE: 3/4"=1'-0"



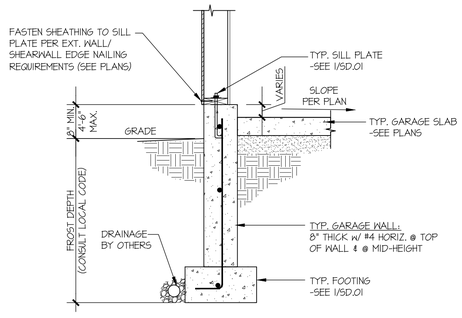
3 TYPICAL FOOTING @ PORCH SLAB
SCALE: 3/4"=1'-0"



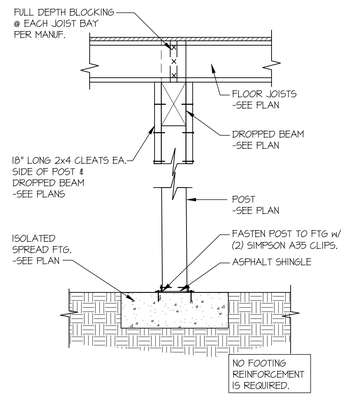
4 TYPICAL CRAWLSPACE FOUNDATION @ GARAGE
SCALE: 3/4"=1'-0"



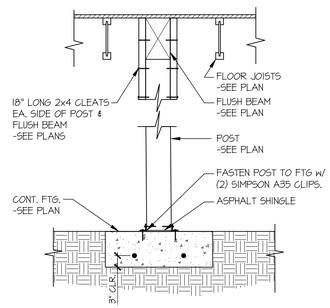
5 TYPICAL CONCRETE FOOTING @ GARAGE DOOR OPENING
SCALE: 3/4"=1'-0"



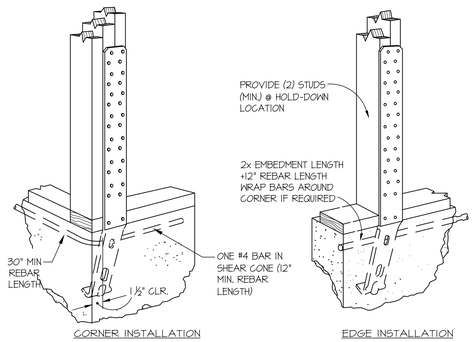
6 TYPICAL EXT. GARAGE FOUNDATION
SCALE: 3/4"=1'-0"



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



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



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

seal:
RICHARD ZABEL
STATE OF WASHINGTON
21031615
REGISTERED
PROFESSIONAL ENGINEER

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M&K project number: 154-23017

project mgr: RJZ
drawn by: BFD
issue date: 01-18-24

REVISIONS:

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

JAYMARC HOMES

STRUCTURAL DETAILS

4104 83RD AVE SE
MERCER ISLAND, WASHINGTON

sheet: SD.01

TYPAR
Weather Protection System

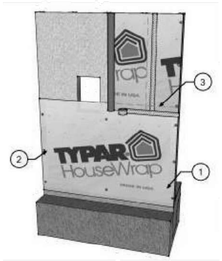
Vertical wall Installation

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

STEP 1
Start at the bottom of one end of the wall with the printed side facing out. When starting at a corner, overlap by a minimum of 12".

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

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



STEP 2
Fasten the Typar to the stud using plastic capped nails or plastic capped staples at 32" O.C. both horizontally and vertically.

STEP 3
The upper layer of Typar housewrap should overlap the bottom layer by a minimum of 6" (152 mm) vertically and horizontally. Ensure proper shingling throughout the installation to properly shed water. Once the structure is completely covered, tape all seams and penetrations using Typar® construction tape. (Please refer to the Typar® flashing instructions for more detailed instruction on penetrations and window flashing installation).

STEP 4
After the installation complete and before the exterior cladding is installed, inspect the Typar® for tears. Repair the issues with Typar Construction tape or Typar Flashing.

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TYPAR
Weather Protection System

Window and Door Preparation

Preparing for Window Installation

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

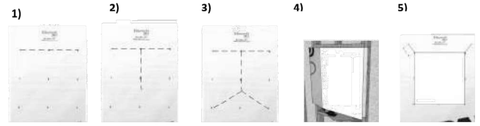
STEP 2
Start at the top center and make a vertical cut running two-thirds of the way down the opening.

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

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

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

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



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TYPAR
Weather Protection System

Typical Window Flashing

STEP 1
Install the window sill pan according to the manufacturer's instructions. Alternatively, you can create a sill pan using Typar Flashing Flex. Cut a piece that is 12" longer than the length of the rough opening window sill.

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

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

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

STEP 2
Apply a continuous bead of sealant to the back of the window or on the wall. Do not apply the sealant across the bottom of the sill or on the bottom of the window. This area is left open to allow for proper drainage.

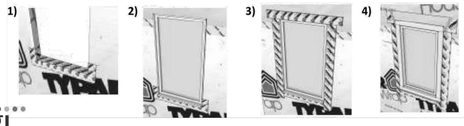
Install the window according to the manufacturer's installation instructions.

STEP 3
Cut two pieces of Typar Flashing long enough to extend 1" above the window head flange and 1" below the window sill flange. Carefully peel off the release liner and apply the flashing on both sides of the window. Make sure to cover the entire window flange, press firmly either by hand or using a J-roller. Ensure there are no wrinkles or bubbles.

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

STEP 4
Release the upper flap of the WRB that you cut earlier. Tape the 45 degree cuts using Typar Construction Tape or Typar Flashing. DO NOT tape the WRB along the top of the window flange.

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



pgi

TYPAR
Weather Protection System

Flashing Penetrations

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

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

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

STEP 1
Install the vent according to the manufacturer's recommendations. Trim the housewrap as close as possible around the perimeter of the vent.

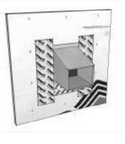
STEP 2
Flash the vent using the same method as windows. Starting at the bottom flange; cut the flashing so that it extends past the flanges by 1" on both sides. Now apply the flashing to the sides of the vent. Remember to extend the flashing 1" on both top and bottom. Make sure to smooth out wrinkles and air bubbles. The use of a J-roller is optional.

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

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

1)

2)



3)

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

For more information, visit www.Typar.com

pgi

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

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

△ Issue	Issue Date	By
△	.	.
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Job Number:

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

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

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

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Submittal Date

Sheet Title/Description

Design Firm

Drawn by:

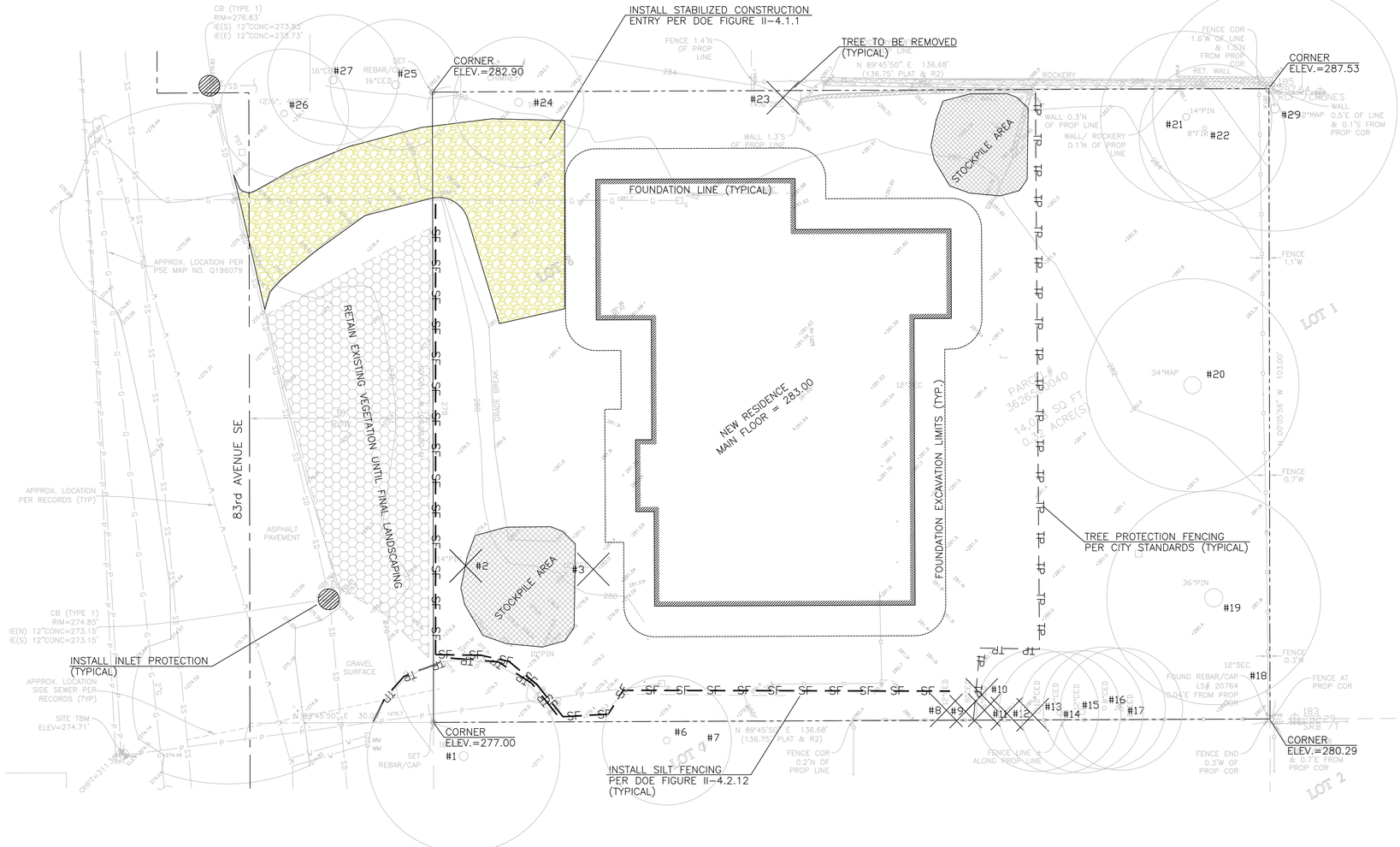
Checked by:

Primary Scale

D1
of: .

Sheet Title/Description

NE 1/4 OF THE NE 1/4 OF SECTION 13, TOWNSHIP 24 NORTH., RANGE 4 EAST, W.M., KING COUNTY, WA.



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- POWER TRANSFORMER POLE
- TREE (AS NOTED)

TREE TABLE

ID	Species	Dbh	Dripline	Classification	Limit of Development LOD	RETAIN	REMOVE
ONSITE							
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	Exeptional	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							
1	Ponderosa Pine	18	28	Significant	15		
6	Saucer magnolia	7	16	Small Tree	10		
25	Leyland Cypress	10	18	Significant	10		
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TABLE OF CONTENT

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

GRAPHIC SCALE

0 5 10 20

1 inch = 10 feet

PERMIT #: 2402-144

REV. NO.	DATE	DESCRIPTION
1	07/26/24	REVISED HOUSE LAYOUT

I. L. OFFE JR. — STATE OF WASHINGTON — 27460 — REGISTERED PROFESSIONAL ENGINEER

07/26/2024

OFFE ENGINEERS
19932 SOUTHEAST 159TH PLACE
RENTON, WASHINGTON 98058
PHONE: 425-255-2421
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: Temp. Erosion & Sedmientation Control Plan

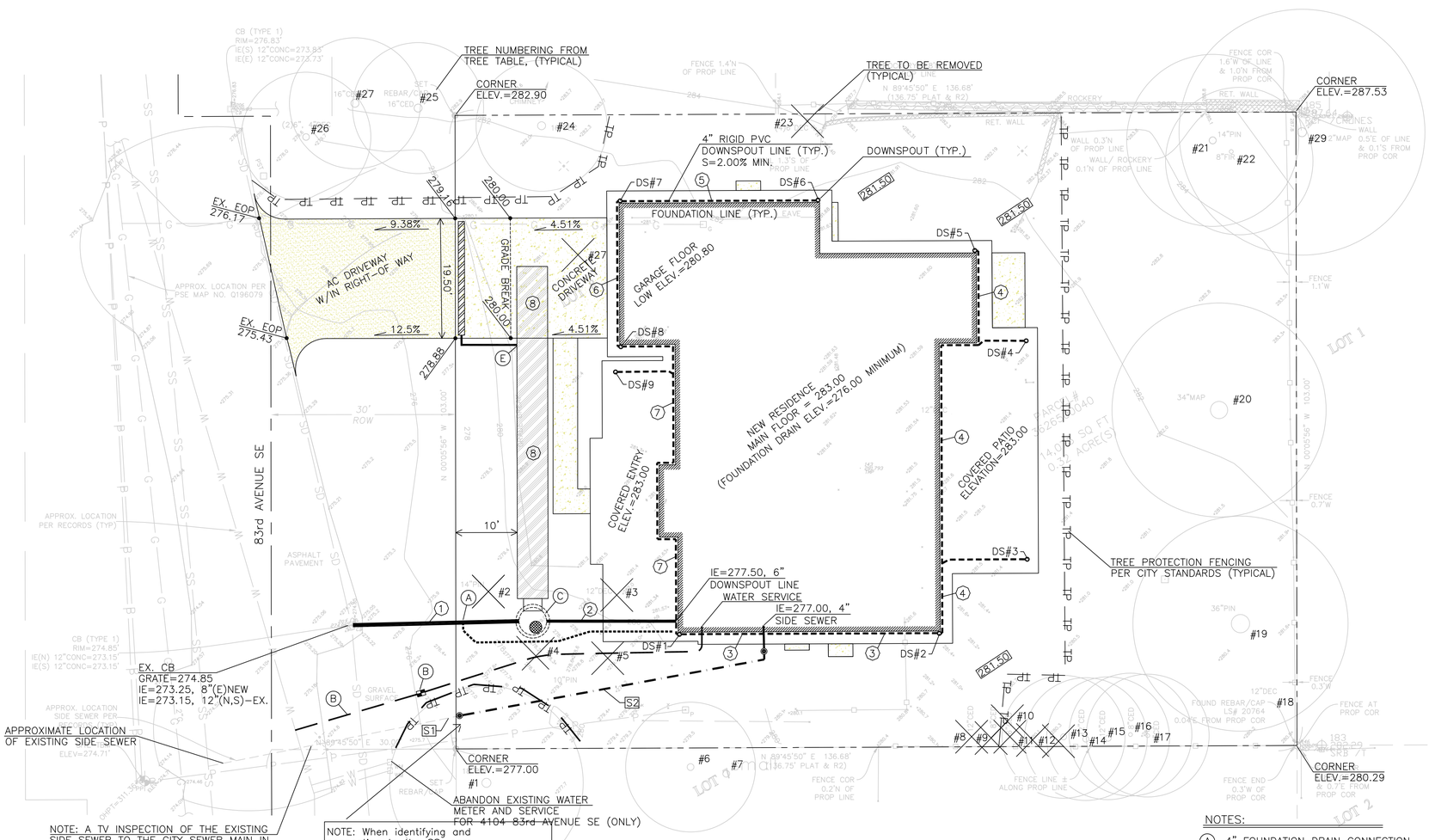
DATE 07/26/2024
JOB NO.
DWG NO.

SHEET 1 OF 4

NE 1/4 OF THE NE 1/4 OF SECTION 13, TOWNSHIP 24 NORTH., RANGE 4 EAST, W.M., KING COUNTY, WA.

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

CALL BEFORE YOU DIG: 811



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- GAS METER
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- INLET (TYPE 1)
- MAILBOX (RESIDENTIAL)

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- MONUMENT IN CASE (FOUND)
- POWER METER
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ID	Species	Dbh	Dripline	Classification	Limit of Development LOD	RETAIN	REMOVE
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27	Evergreen Magnolia	6	10	Small Tree	14		yes
28	Hawthorn	10	18	Exceptional	18	yes	

OFFSITE

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		

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

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 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"
DS#7	GROUND=280.50 DOWNSPOUT LINE=279.15, 4"
DS#8	GROUND=280.50 DOWNSPOUT LINE=278.67, 4"
DS#9	CONCRETE=283.00 DOWNSPOUT LINE=281.00, 4"

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.

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 PAVER WALKWAY = 122 SQ. FEET
UNCOVERED CONCRETE PADS = 89 SQ. FEET
TOTAL IMPERVIOUS AREAS = 5,967 SQ. FEET

GRAPHIC SCALE
0 5 10 20
1 inch = 10 feet

PERMIT #: 2402-144

REV. NO.	DATE	DESCRIPTION
2	07/26/24	REVISED HOUSE LAYOUT
1	12/20/23	REVISED DETENTION TANK PER RUI EMAIL 12/19/2023

07/26/2024

OFFE ENGINEERS
19932 SOUTHEAST 159TH PLACE
RENTON, WASHINGTON 98058
PHONE: 425.255.1402
CONTACT: DARRELL OFFE, P.E.

DRAWN BY SLS
DESIGNED BY DLO
CHECKED 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

NE 1/4 OF THE NE 1/4 OF SECTION 13, TOWNSHIP 24 NORTH., RANGE 4 EAST, W.M., KING COUNTY, WA.

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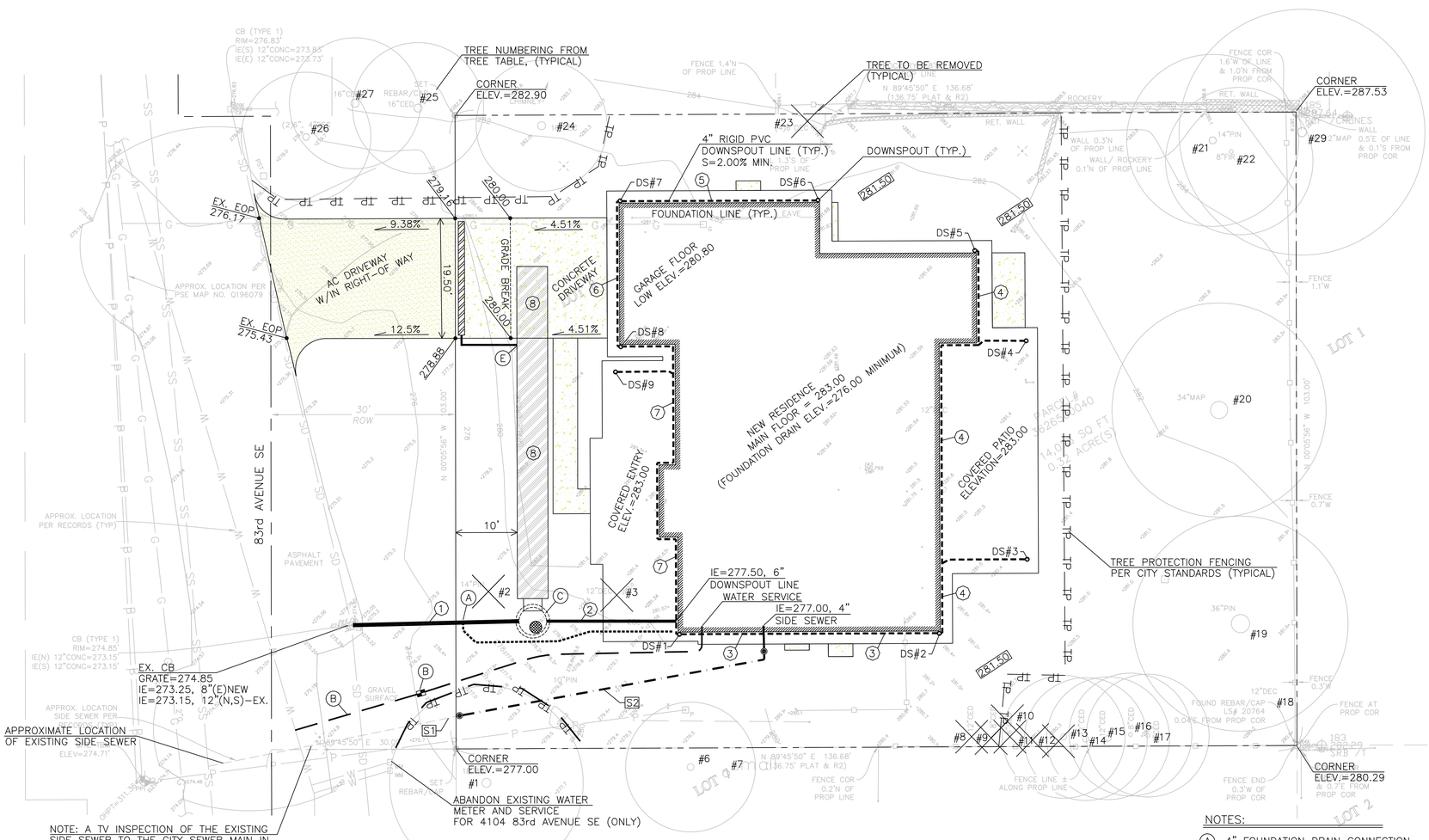

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DS#1	GROUND=281.50 DOWNSPOUT LINE=278.45, 4"
DS#2	GROUND=281.50 DOWNSPOUT LINE=279.30, 4"
DS#3	CONCRETE=283.00 DOWNSPOUT LINE=281.00, 4"
DS#4	CONCRETE=283.00 DOWNSPOUT LINE=281.00, 4"
DS#5	GROUND=281.50 DOWNSPOUT LINE=280.67, 4"
DS#6	GROUND=281.50 DOWNSPOUT LINE=280.67, 4"
DS#7	GROUND=280.50 DOWNSPOUT LINE=279.15, 4"
DS#8	GROUND=280.50 DOWNSPOUT LINE=278.67, 4"
DS#9	CONCRETE=283.00 DOWNSPOUT LINE=281.00, 4"

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"

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.

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 PAVER WALKWAY = 122 SQ. FEET
UNCOVERED CONCRETE PADS = 89 SQ. FEET
TOTAL IMPERVIOUS AREAS = 5,967 SQ. FEET

GRAPHIC SCALE
0 5 10 20
1 inch = 10 feet

PERMIT #: 2402-144

REV. NO.	DATE	DESCRIPTION
2	07/26/24	REVISED HOUSE LAYOUT
1	12/20/23	REVISED DETENTION TANK PER RUI EMAIL 12/19/2023

07/26/2024

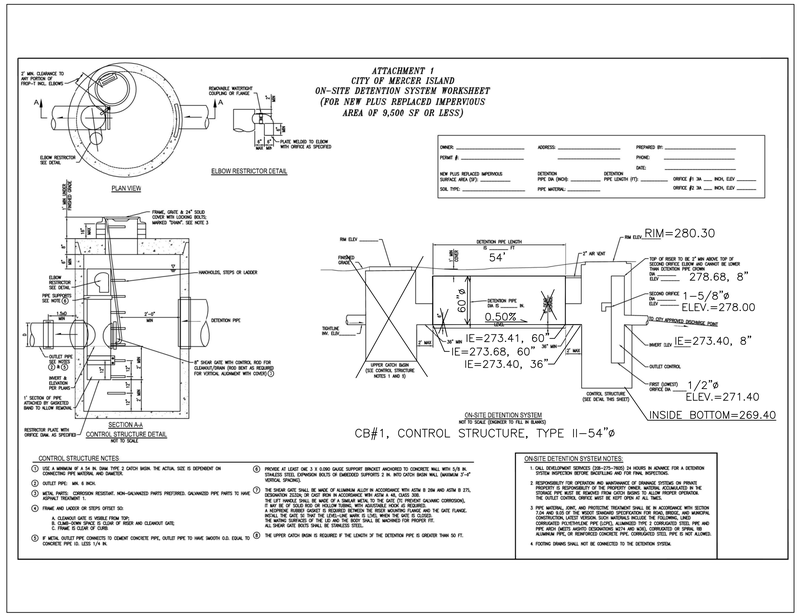
OFFE ENGINEERS
19932 SOUTHEAST 159TH PLACE
RENTON, WASHINGTON 98058
PHONE: 425.255.5427
CONTACT: DARRELL OFFE, P.E.

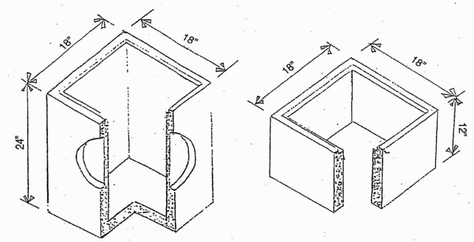
DRAWN BY SLS
CHECKED BY DLO
DESIGNED BY DLO

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

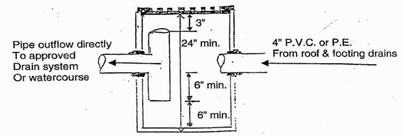




Catch Basin (C.B.)
Depth & Volume are
Minimum Dimensions.

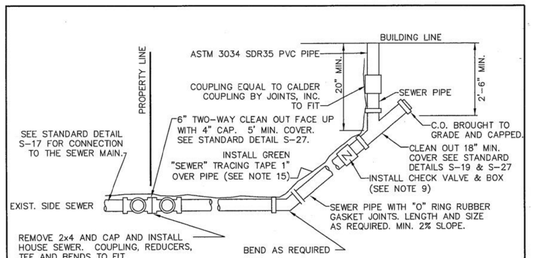
Minimum Volume = 24 gal.

6" & 12" Adjustment Riser



Catch Basin with Oil Separator

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

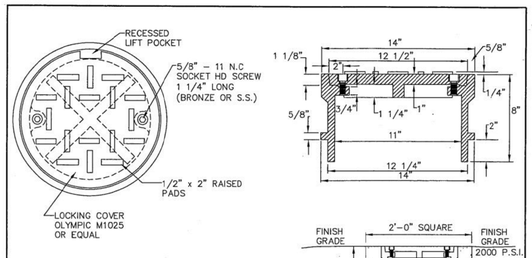


BUILDING CONNECTION

NOTES

1. ELBOWS SHALL NOT BE GREATER THAN 45 DEGREES.
2. CLEAN OUT IS REQUIRED FOR EACH PIPE LENGTH GREATER THAN 100' AND FOR EACH 90° ACCUMULATED ELBOW/100'.
3. ALL HOUSE PLUMBING OUTLETS MUST BE CONNECTED TO THE SEWER. NO DOWN SPOUTS OR STORM DRAINAGE MAY BE CONNECTED TO THE SEWER SYSTEM.
4. 18" MINIMUM COVERAGE OVER PIPE.
5. LAY PIPE IN STRAIGHT LINE BETWEEN BENDS. MAKE ALL CHANGES IN GRADE OR LINE WITH ⅛ BEND OR WYE. 90° CHANGE WITH 1/8 BEND AND WYE.
6. 4" SEWER PIPE MINIMUM SIZE ON PROPERTY. 2% MINIMUM GRADE.
7. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT SEWER ORDINANCES.
8. ALL CONSTRUCTION REQUIRES A PLAN SHOWING PROPERTY AND DIMENSIONS AND COMPLETION OF SIDE SEWER APPLICATION AND MAINTENANCE AGREEMENT, AS NEEDED.
9. BACK WATER VALVE (CHECK VALVE) IS REQUIRED:
   A. IF CONNECTED TO A SHARED SIDE SEWER.
   B. IF CONNECTION AT HOUSE IS LOWER THAN BOTH UPSTREAM AND DOWNSTREAM MANHOLE.
   C. SEE S-23 & S-24 FOR LAKE LINE REQUIREMENTS.
10. AS-BUILT DRAWING SHOWING LOCATION OF SIDE SEWER & ALL BENDS, C.O. ETC., IN RELATION TO THE HOUSE IS REQUIRED AFTER INSPECTION & INSTALLATION. SEE STANDARD DETAIL S-38 FOR A TYPICAL "AS BUILT".
11. THE MINIMUM PIPE SIZE FOR SIDE SEWERS SHALL BE:
    6" – WITHIN THE PUBLIC RIGHT-OF-WAY.
    4" – SINGLE FAMILY RESIDENCES.
    6" – 2 TO 6 SINGLE FAMILY RESIDENCES.
    6" – BUILDINGS OTHER THAN SINGLE FAMILY RESIDENCES.
12. UTILITY PIPE TRACER TAPE SHALL BE DETECTABLE BELOW GROUND SURFACE, COLOR CODED, WITH UTILITY NAME PRINTED ON TAPE. CONDUCTIVE WARNING TAPE REQUIRED OVER ALL WATER PIPE. TAPE SHALL BE MANUFACTURER'S STANDARD PERMANENT, BRIGHT-COLORED, CONTINUOUS PRINTED PLASTIC TAPE, ALUMINUM BACKED, INTENDED FOR DIRECT-BURIAL SERVICE. TAPE SHALL BE NOT LESS THAN 6" WIDE X 4 MILS THICK.

CITY OF MERCER ISLAND
STANDARD DETAILS
SEWER
HOUSE SEWER CONNECTION
6-5-2009 | NO SCALE | **S-18**
REV DATE | APPROVED



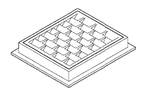
NOTES

1. SEE S-27 FOR INSTALLATION DETAILS.

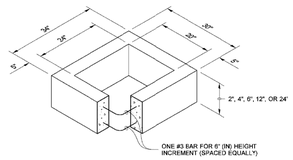
FOR PVC PIPE

CITY OF MERCER ISLAND
STANDARD DETAILS
SEWER
CLEAN OUT DETAIL
6-5-2009 | NO SCALE | **S-19**
REV DATE | APPROVED

DRAWN BY: FERN LOCKELL



FRAME AND VANED GRATE



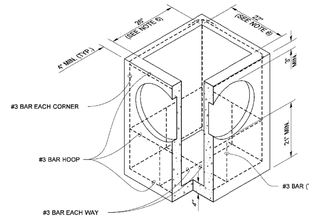
RECTANGULAR ADJUSTMENT SECTION

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

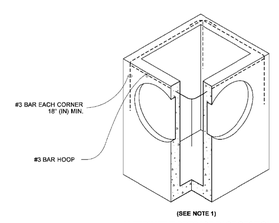
★ CORRUGATED POLYETHYLENE STORM SEWER PIPE

NOTES

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



PRECAST BASE SECTION



(SEE NOTE 1)

ALTERNATIVE PRECAST BASE SECTION

JULIE HEILMAN — STATE OF WASHINGTON — REGISTERED PROFESSIONAL ENGINEER

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

CATCH BASIN TYPE 1

STANDARD PLAN B-5.20-03

SHEET 1 OF 1 SHEET

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

PERMIT #: 2402-144

REV. NO.	DATE	DESCRIPTION
2	07/26/24	REVISED HOUSE LAYOUT
1	12/20/23	REVISED DETENTION TANK PER RUJI EMAIL 12/19/2023

OFFE ENGINEERS
13932 SOUTHEAST 197TH PLACE
RENTON, WASHINGTON 98058
PHONE: 425-255-1402
CONTACT: DARRELL OFFE, P.E.

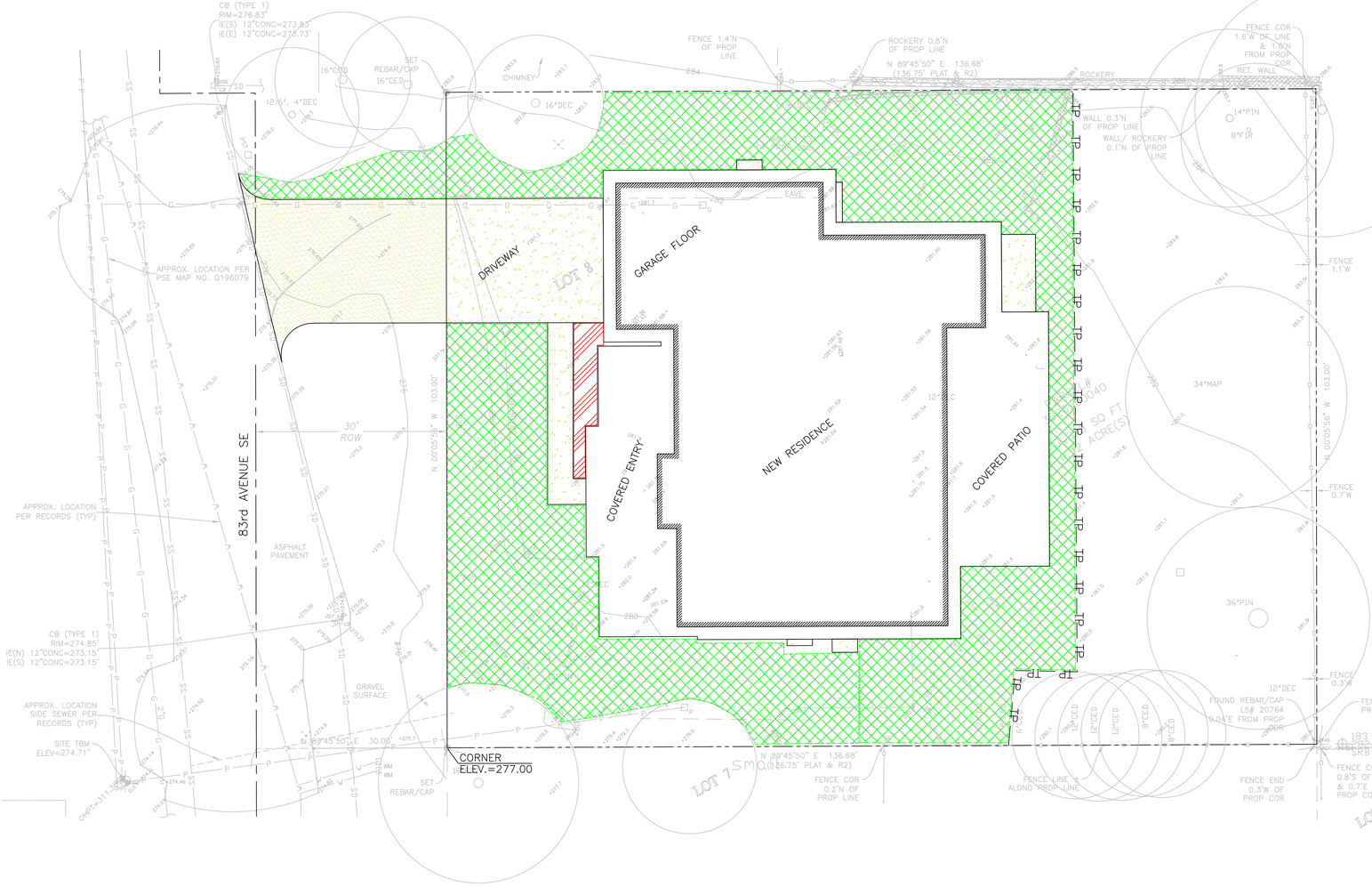
I. L. OFFE JR. — STATE OF WASHINGTON — 27460 — REGISTERED PROFESSIONAL ENGINEER

07/26/2024

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

PROJECT: 4104 83rd Avenue SE
CLIENT: JayMarc Diamond, LLC
SHEET CONTENT: Utility Details

DATE 07/26/2024
JOB NO.
DWG NO.
SHEET 3 OF 4



AMENDED SOIL MAP

4,045 SQUARE FEET – TURF AREA
AMENDED 12" DEEP (150 CU. YDS.)

78 SQUARE FEET – PLANTER AREA
AMENDED 8" DEEP (2 CU. YDS.)

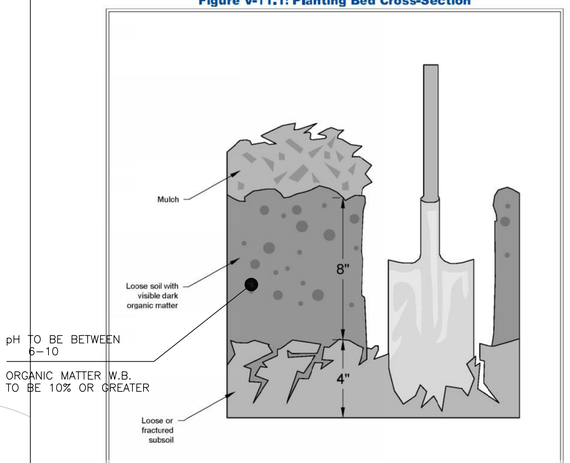
GRAPHIC SCALE

0 5 10 20

1 inch = 10 feet

PERMIT #: 2402-144

Figure V-11.1: Planting Bed Cross-Section



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

NOT TO SCALE

DEPARTMENT OF ECOLOGY State of Washington

Planting Bed Cross-Section

Revised June 2016

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2019 Stormwater Management Manual for Western Washington

Volume V - Chapter 11 - Page 930

REV. NO.	DATE	DESCRIPTION
1	07/26/24	REVISED HOUSE LAYOUT

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

07/26/2024

OFFE ENGINEERS
19932 SOUTHEAST 159TH PLACE
RENTON, WASHINGTON 98058
PHONE: 425-432-1423
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: Amended Soil Map & Detail

DATE 07/26/2024
JOB NO.
DWG NO.
SHEET 4 OF 4

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 BENCHTIE IN PP
LOCATION: WEST SIDE 83RD AVE SE
ELEVATION: 274.71'

SURVEYOR'S NOTES

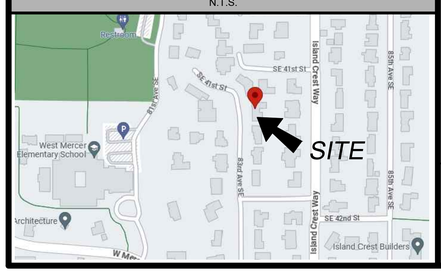
1. THE TOPOGRAPHIC SURVEY SHOWN HEREON WAS PERFORMED IN JULY OF 2023. THE FIELD DATA WAS COLLECTED AND RECORDED ON MAGNETIC MEDIA THROUGH AN ELECTRONIC THEODOLITE. THE DATA FILE IS ARCHIVED ON DISC OR CD. WRITTEN FIELD NOTES MAY NOT EXIST. CONTOURS ARE SHOWN FOR CONVENIENCE ONLY. DESIGN SHOULD RELY ON 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	PP	POWER POLE
	CENTERLINE ROW	P	POWER (OVERHEAD)
	FENCE LINE (WOOD)		INLET (TYPE 1)
	MONUMENT (IN CASE, FOUND)	SD	STORM DRAIN LINE
	PROPERTY LINES (ADJACENT)		SEWER MANHOLE
	PROPERTY LINE (SUBJECT)	SS	SEWER LINE
	REBAR & CAP (SET)	WM	WATER METER
	REBAR AS NOTED (FOUND)	W	WATER LINE
	RETAINING WALL	BLDG	BUILDING
	RIGHT-OF-WAY LINES	C.C.	CENTER CHANNEL
	SUBDIVISION LINES	CALC'D	CALCULATED
	BUILDING	CB	CATCH BASIN
PST	POST	COS	CITY OF SEATTLE
SIZE TYPE	TREE (AS NOTED)	CONC	CONCRETE
	ASPHALT SURFACE	COR	CORNER
	CONCRETE SURFACE	DEC	DECIDUOUS
	DECK	ELEV	ELEVATION
	GRAVEL SURFACE	EVG	EVERGREEN
	ROCKERY	FF	FINISH FLOOR
G	GAS METER	G	GAS
G	GAS LINE	LS#	LAND SURVEYOR NUMBER
P	POWER METER	MEAS	MEASURED
		MON	MONUMENT
		OHP	OVERHEAD POWER
		PROP	PROPERTY
		SD	SERVICE DRAIN
		SSMH	SANITARY SEWER MANHOLE
		SF	SQUARE FEET

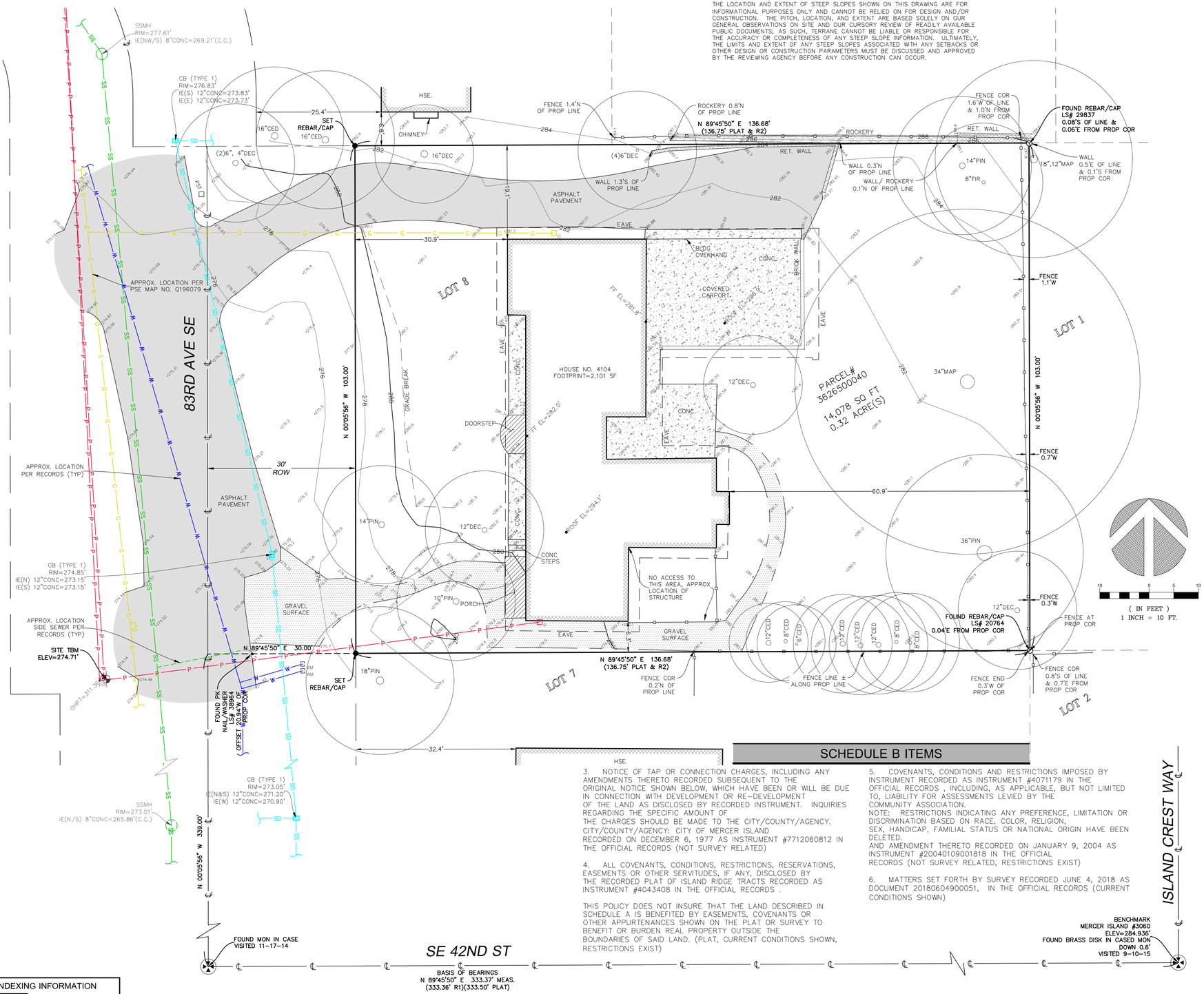
VICINITY MAP

N.T.S.



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 #7712060812 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 .

THIS POLICY DOES NOT INSURE THAT THE LAND DESCRIBED IN SCHEDULE A IS BENEFITED BY EASEMENTS, COVENANTS OR OTHER APPURTENANCES SHOWN ON THE PLAT OR SURVEY TO BENEFIT OR BURDEN REAL PROPERTY OUTSIDE THE BOUNDARIES OF SAID LAND. (PLAT, CURRENT CONDITIONS SHOWN, RESTRICTIONS EXIST)

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)

We are the measure | terrane.net

TOPOGRAPHIC & BOUNDARY SURVEY
PARCEL NO. 3626500040

JAYMARC HOMES, LLC

4104 83RD AVE SE
MERCER ISLAND, WA 98040

EDWIN J. GREEN, JR. REGISTERED PROFESSIONAL LAND SURVEYOR STATE OF WASHINGTON 19564 08/04/23

TERRANE
10801 Main Street, Suite 102
Bellevue, WA 98004
p: 425-458-4488 | e: info@terrane.net

JOB NUMBER:	231294
DATE:	08/02/23
DRAFTED BY:	TDB
CHECKED BY:	EJG/TLR/TRM
SCALE:	1" = 10'

REVISION HISTORY

8/4/23	ADD TITLE

SHEET NUMBER
1 OF 1