

# 4104 83rd Ave SE

## MERCER ISLAND, WA - MIS076

### 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, R103.1-103.4
- 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, R102.4.1
- H. ALL COUNTERS, TUB DECKS & WALLS AT TUBS & SHOWERS SHALL HAVE SMOOTH, HARD, NON-ABSORBENT SURFACE w/IDENTIFICATION BACKER BOARD and MOISTURE RESISTANT UNDERLAYMENT per IRC, R102.4.2. NONABSORBENT AT TUB & SHOWER WALLS SHALL BE TO A HEIGHT OF +12" MIN. ABOVE DRAIN INLET per IRC, R301.2
- 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 RESO'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'. NOT REQUIRE A HANDRAIL per IRC, R311.7.3
- N. COMBUSTION AIR REQUIRED FOR ALL FUEL BURNING APPLIANCES. ALL IGNITION SOURCES TO BE min. 18" ABV. GARAGE FLOOR per IRC, M1901.3
- O. PROVIDE FIREBLOCKING TO CUT OFF DRAFT OPENINGS AT LOCATIONS w/MATERIALS per IRC, R302.1.1. PROVIDE DRAFTSTOPPING AT FLOOR/CEILING ASSEMBLIES per IRC, R302.1.2
- 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 CEILING'S 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 7 3/8" - NOT REQUIRE 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" (UNO.)    |
| UPPER FLOOR | 9'-1 1/8" (UNO.) |

### 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 COMPLES MARKED BY PERMANENT MEANS THAT CANNOT BE REMOVED WITHOUT DESTROYING GLASS per IRC, R308.1

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

- GLAZING IN DOORS.
- GLAZING ADJACENT TO DOORS.
- GLAZING IN WINDOWS MEETING ALL (4) CONDITIONS LISTED.
- GLAZING IN GUARDS and RAILINGS
- GLAZING IN and NEAR NET SURFACES.
- GLAZING ADJACENT TO STAIRS and RAMPS
- GLAZING ADJACENT TO THE BOTTOM STAIR LANDINGS.

SKYLIGHTS and SLOPED GLAZING SHALL COMPLY with

- THE MATERIALS and REQUIREMENTS OF IRC, R308.6.1 through R308.6.4
- EGRESS WINDOWS**
- WINDOWS PROVIDING EMERGENCY ESCAPE and RESCUE OPENING REQUIRED AT BASEMENTS, HABITABLE ATTICS and ALL SLEEPING ROOMS and SHALL OPEN DIRECTLY INTO A PUBLIC WAY or YARD TO SAME per IRC, R310.1
- WINDOW CANNOT REQUIRE KEYS, TOOLS or SPECIAL KNOWLEDGE TO OPEN per IRC, R310.1.1
  - MUST HAVE AN OPENING AREA OF NOT LESS THAN 5.7 Sq.Ft. with 20" min. WIDTH and 24" min. HEIGHT per IRC, R310.1.2.1
  - 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 12" ABV. FINISHED GRADE per IRC, R312.2

### STAIRS and HANDRAILS

- STAIRWAYS PROVIDING EGRESS FROM HABITABLE LEVELS NOT PROVIDED w/EGRESS DOOR per IRC, R311.2 SHALL MEET THE REQUIREMENTS and EXCEPTIONS OF IRC, R311.1 through R311.7.9 INCLUDING:
- SHALL PROVIDE A MIN. CLEAR WIDTH OF 36" ABOVE HANDRAIL w/MAX. HANDRAIL PROJECTION INTO STAIRWAY OF 4 1/2" ON EITHER SIDE per R311.7.1
  - 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 15" BTWN. FLOOR LEVELS or LANDINGS per R311.7.3
  - SHALL MEET THE WALKLINE REQUIREMENTS AT MINDER TREADS per R311.7.4
  - SHALL HAVE A MAX. RISER HEIGHT OF 7 3/8" and HAVE A MIN. TREAD DEPTH OF 10" THE GREATEST DIMENSION OF ANY RISER or TREAD MUST NOT EXCEED THE SMALLEST DIMENSION BY MORE THAN 3/8". TREADS LESS THAN 11" SHALL MEET NOSING REQUIREMENTS. THE OPENINGS AT OPEN RISERS SHALL NOT PERMIT THE PASSAGE OF A 4" 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 R311.7.1
  - HANDRAILS SHALL BE PROVIDED ON AT LEAST ONE SIDE OF EACH CONTINUOUS RUN OF TREADS w/(4) or MORE RISERS. THE TOP OF HANDRAIL SHALL BE 34-38" ABV. LINE CONNECTING NOSINGS, HAVE MIN. 1 1/2" SPACE BETWN. RAIL and WALL, HANDRAIL MUST RUN CONTINUOUS FOR FULL LENGTH OF EACH FLIGHT and MEET APPROVED GRIP-SIZE per IRC, R311.7.8
  - SHALL BE PROVIDED w/ILLUMINATION per IRC, R303.7 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, R312.1.1
  - OPENINGS MUST PREVENT THE PASSAGE OF A 4" SPHERE or 4 3/8" AT OPEN SIDES OF STAIRS or 6" AT TRIANGLE OF TREAD, RISER & BOTTOM RAIL per R312.1.3
  - GUARDS MUST BE PROVIDED AS WINDOW FALL PROTECTION AT LOW WINDOWS LOCATED GREATER THAN 12" ABV. FINISHED GRADE per IRC, R312.2
- GUARDS and HANDRAILS MUST RESIST A SINGLE CONCENTRATED LOAD OF 200lbs. IN ANY DIRECTION ALONG THE TOP and GUARD INFILL MUST RESIST A 50lb. LOAD APPLIED HORIZ. OVER 1 Sq.Ft. per IRC, TABLE R301.5

### ALARMS

- SMOKE ALARMS and CARBON MONOXIDE ALARMS REQUIRED IN ALL NEW DWELLINGS SHALL MEET REQUIREMENTS and EXCEPTIONS OF NFPA 72, IRC, R314 and R315:
- SMOKE ALARMS TO BE LISTED and INSTALLED IN ACCORDANCE w/IRC, R314.1.1 and CARBON MONOXIDE ALARMS IN ACCORDANCE w/IRC, R315.1
  - SMOKE ALARMS SHALL BE INSTALLED IN FOLLOWING LOCATIONS per R314.3 :
  - 1. IN EACH SLEEPING ROOM.
  - 2. OUTSIDE EACH SEPARATE 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

## BUILDING CODES FOR THIS SET

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

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

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

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

### PROPERTY DESCRIPTION

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

Parcel Number: 3626500040

Zone: R9.6

### ABBREVIATIONS

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

## PROJECT TEAM

ARCHITECTURAL DESIGN -  
JAYMARC HOMES

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GENERAL INFORMATION  
APPLIES FULL SET

### SHEET INDEX

| SHEET # | DESCRIPTION                        |
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| A3      | FOUNDATION PLAN                    |
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| SURVEY  | SURVEY                             |

### CONSTRUCTION AREAS: SQUARE FOOTAGE SUMMARY

|                        |            |
|------------------------|------------|
| MAIN FLOOR AREA        | 2,569 S.F. |
| UPPER FLOOR AREA       | 2,289 S.F. |
| TOTAL CONDITIONED AREA | 4,858 S.F. |
| 2 CAR GARAGE           | 587 S.F.   |
| COVID PATIO            | 450 S.F.   |
| COVID PORCH            | 500 S.F.   |
| TOTAL AREA UNDER ROOF  | 6,345 S.F. |

|                                                                                                                                                                                                                     |        |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------|
| OVERALL WIDTH                                                                                                                                                                                                       | 71'-9" |
| OVERALL DEPTH                                                                                                                                                                                                       | 51'-7" |
| Updated : 10/xx/2017                                                                                                                                                                                                |        |
| 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                                                                                                                                                  |        |



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

Issue Issue Date By  
Description

08.27.24

CITY PLAN REVIEW COMMENTS

10.14.24  
V.E. & S.K. REVISIONS

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



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

| Issue Description | Issue Date By |
|-------------------|---------------|
|                   |               |

08.21.24  
CITY PLAN REVIEW COMMENTS

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

|                   |         |
|-------------------|---------|
| plan name:        | -       |
| marketing name:   | ASTORIA |
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02.21.24  
Submittal Date

Sheet Title/Description

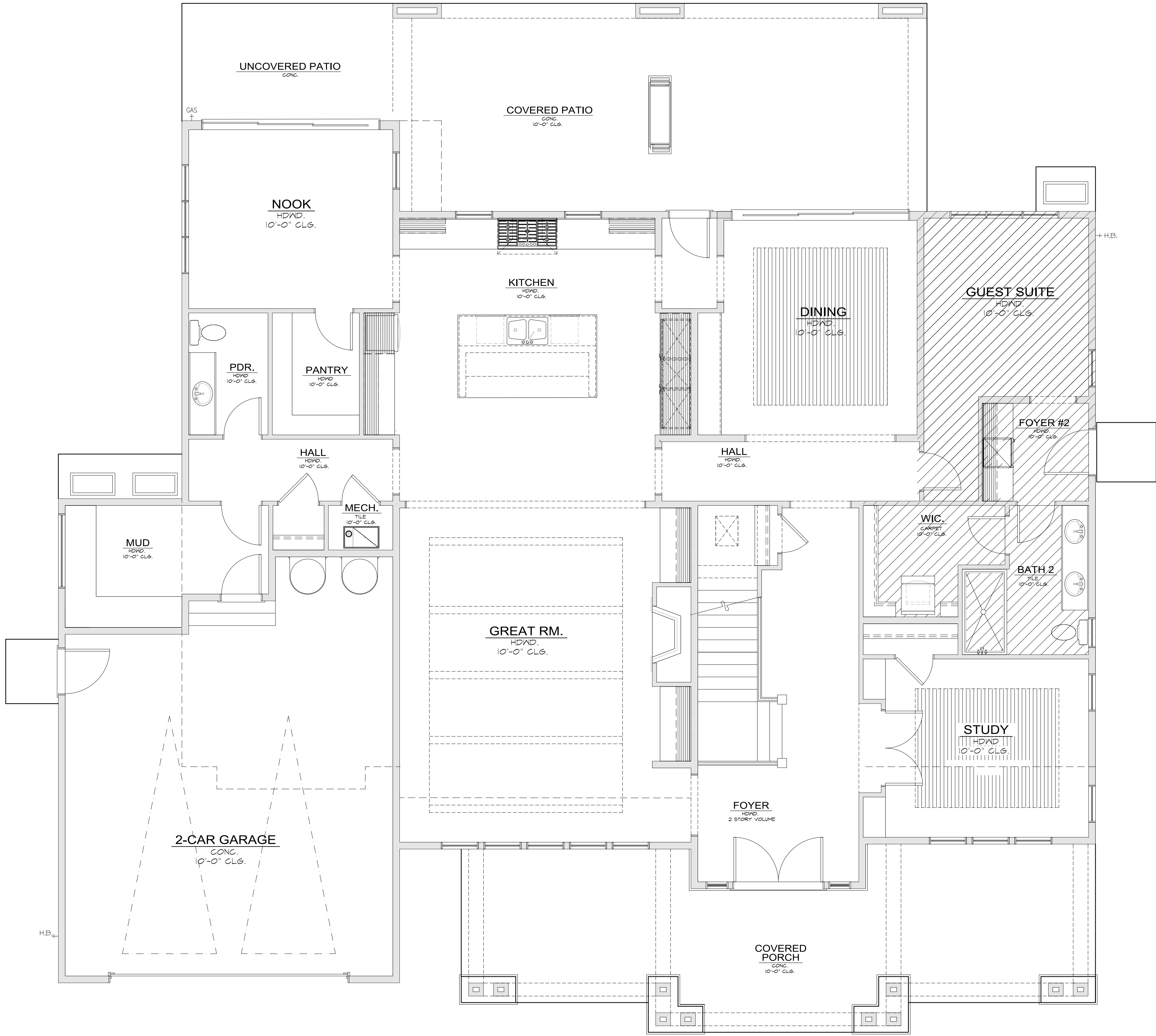
JAYMARC HOMES  
Design Firm

R.R.  
Drawn by:

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

Primary Scale

A1.2  
of: .

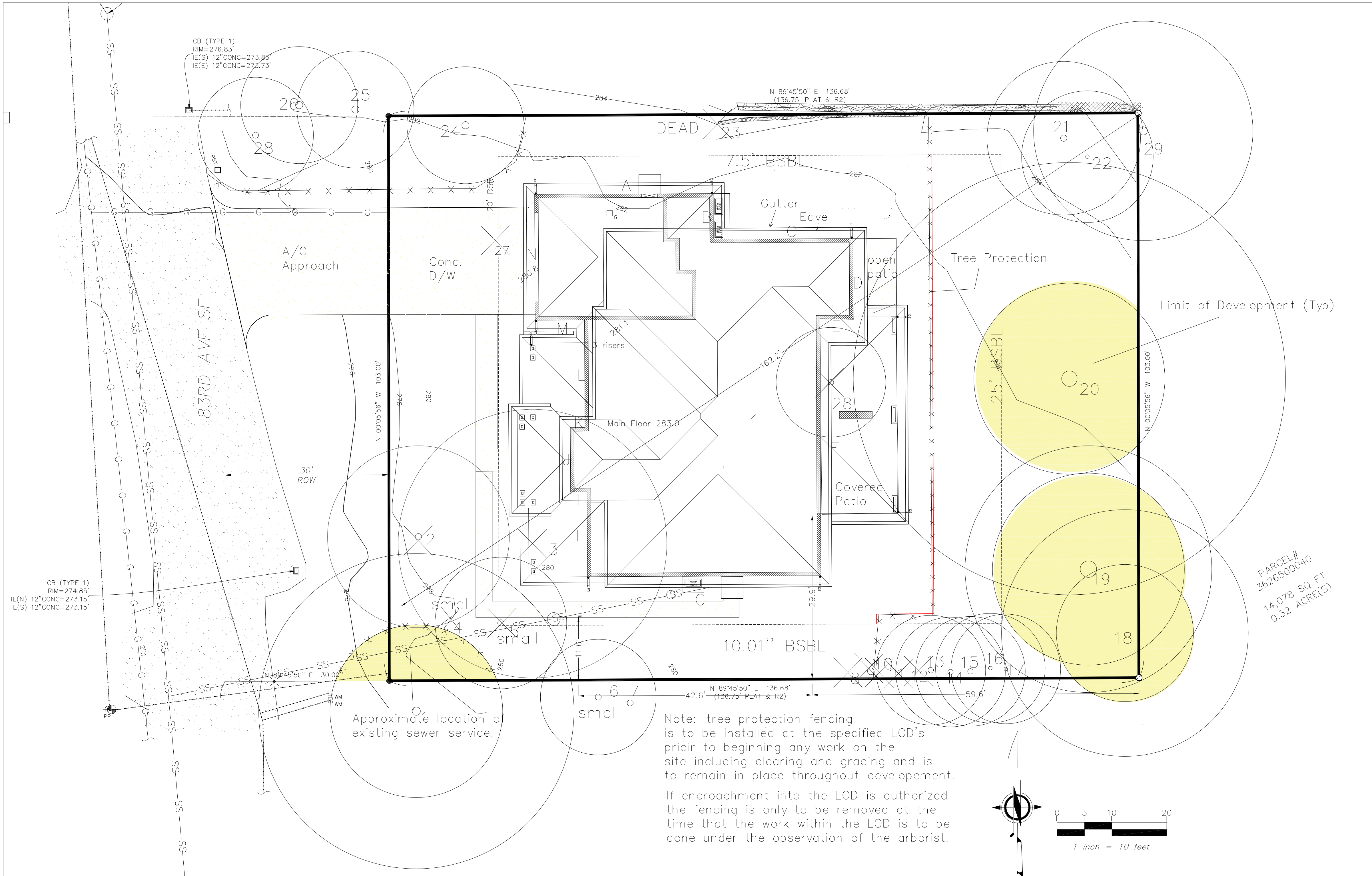


| G.F.A. CALCULATIONS:<br>SQUARE FOOTAGE SUMMARY |       |      |
|------------------------------------------------|-------|------|
| MAIN FLOOR/ MAIN LIVING                        | 2,199 | S.F. |
| A.D.U.                                         | 370   | S.F. |
| GARAGE                                         | 521   | 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 : 03/04/2018  
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

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

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

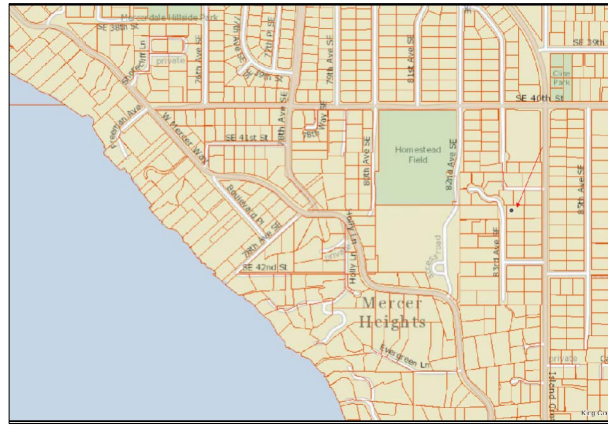
| LOT COVERAGE           |            |
|------------------------|------------|
| Lot Area               | 14,078     |
|                        |            |
| Allowed                | 40%        |
| Allowed sf             | 5,631      |
| Existing               |            |
| Eaves                  | 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. |

| ON SITE  |                    | TREE TABLE |           |                | Limits of Development |        |        |
|----------|--------------------|------------|-----------|----------------|-----------------------|--------|--------|
| ID       | Species            | Dbh        | Drip Line | Classification | LOD                   | RETAIN | REMOVE |
| 2        | Blue spruce        | 12         | 16        | Significant    | 10                    | yes    |        |
| 3        | Flowering cherry   | 14         | 24        | Significant    | 14                    | yes    |        |
| 4        | Unrooted Maple     | 3          | 5         | Small Tree     | N/A                   | yes    |        |
| 5        | Mugo Pine          | 5          | 8         | Small Tree     | N/A                   | yes    |        |
| 8        | Leyland cypress    | 12         | 18        | Significant    | 10                    | yes    |        |
| 9        | Leyland cypress    | 5          | 8         | Small Tree     | N/A                   | yes    |        |
| 10       | Leyland cypress    | 4          | 6         | Small Tree     | N/A                   | yes    |        |
| 11       | Leyland cypress    | 4          | 6         | Small Tree     | N/A                   | yes    |        |
| 12       | Leyland cypress    | 3          | 6         | Small Tree     | N/A                   | yes    |        |
| 13       | Leyland cypress    | 10         | 12        | Significant    | 10                    | yes    |        |
| 14       | Leyland cypress    | 10         | 14        | Significant    | 10                    | yes    |        |
| 15       | Leyland cypress    | 10         | 14        | Significant    | 10                    | yes    |        |
| 16       | Leyland cypress    | 6          | 8         | Small Tree     | 10                    | yes    |        |
| 17       | Leyland cypress    | 6          | 8         | Small Tree     | 10                    | yes    |        |
| 18       | Hawthorn           | 10         | 22        | Exceptional    | 12                    | yes    |        |
| 19       | Douglas-fir        | 40         | 42        | Exceptional    | 116                   | yes    |        |
| 20       | Big leaf maple     | 46.0       | 79        | Exceptional    | 16                    | yes    |        |
| 21       | Douglas-fir        | 8          | 16        | Small Tree     | 10                    | yes    |        |
| 22       | Douglas-fir        | 14         | 30        | Significant    | 16                    | yes    |        |
| 23       | Goldenrain 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    |        |
| OFF SITE |                    |            |           |                |                       |        |        |
| 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                    |        |        |



Vicinity Map

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'

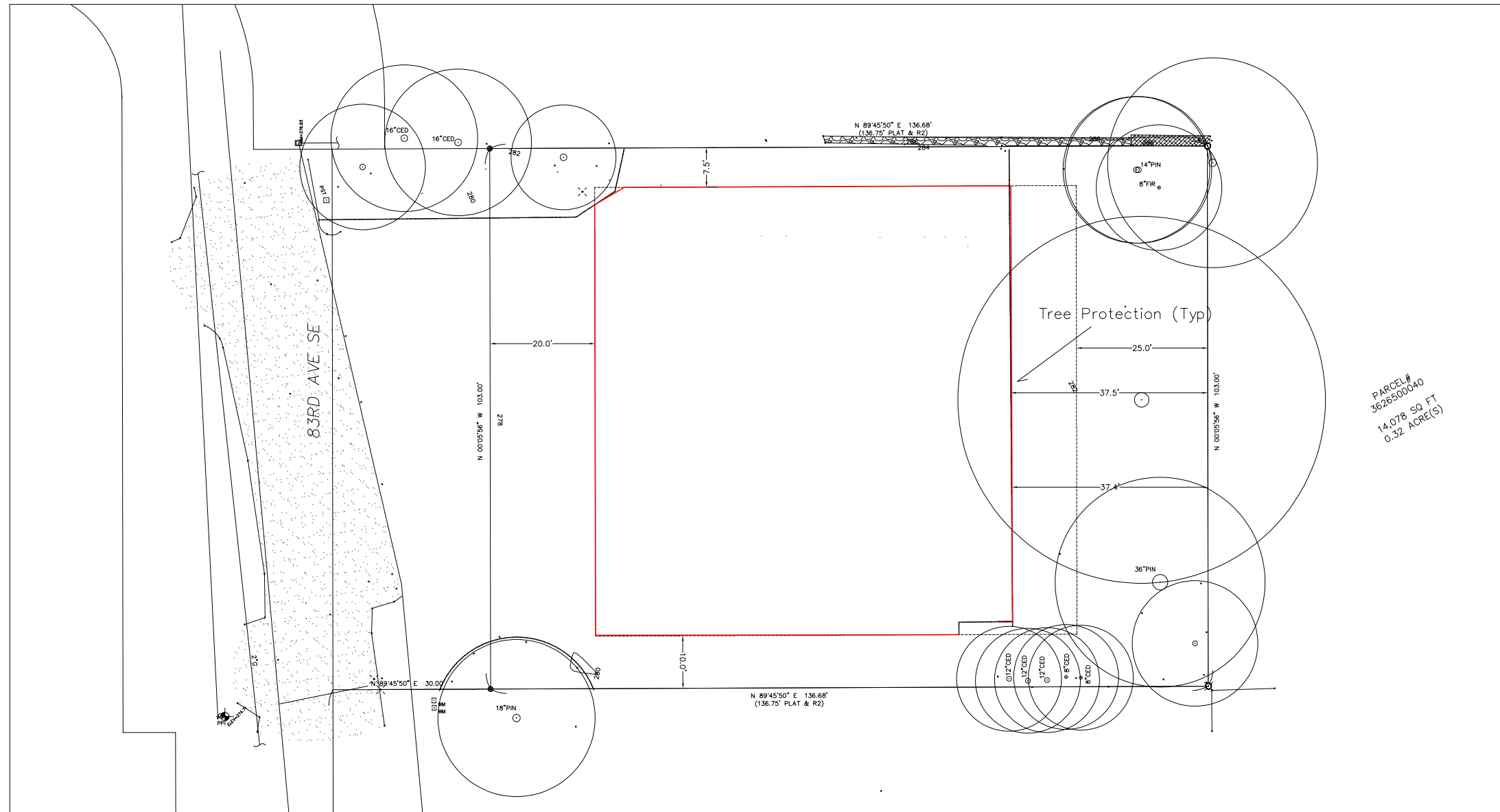
HEIGHT LIMIT  
30' above average existing ground  
elevation to peak of roof  
Lot Coverage  
Maximum 40% of net lot area  
Gross Floor Area  
Maximum 40% of net lot area

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

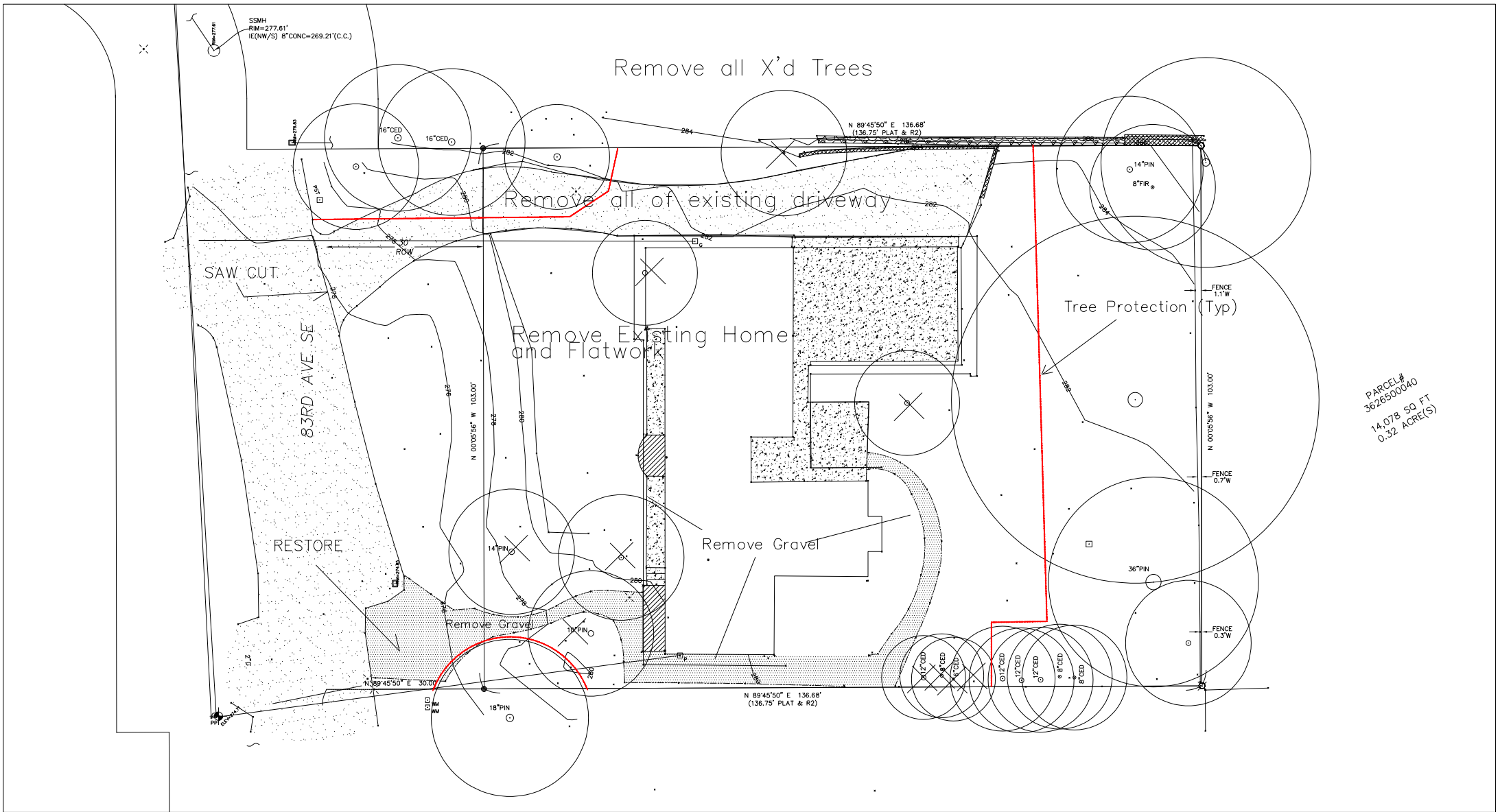
Site Plan  
4104 83rd Ave SE  
Mercer Island

Drawn by  
Gary Upper  
2-20-24  
7-26-24  
10-16-24

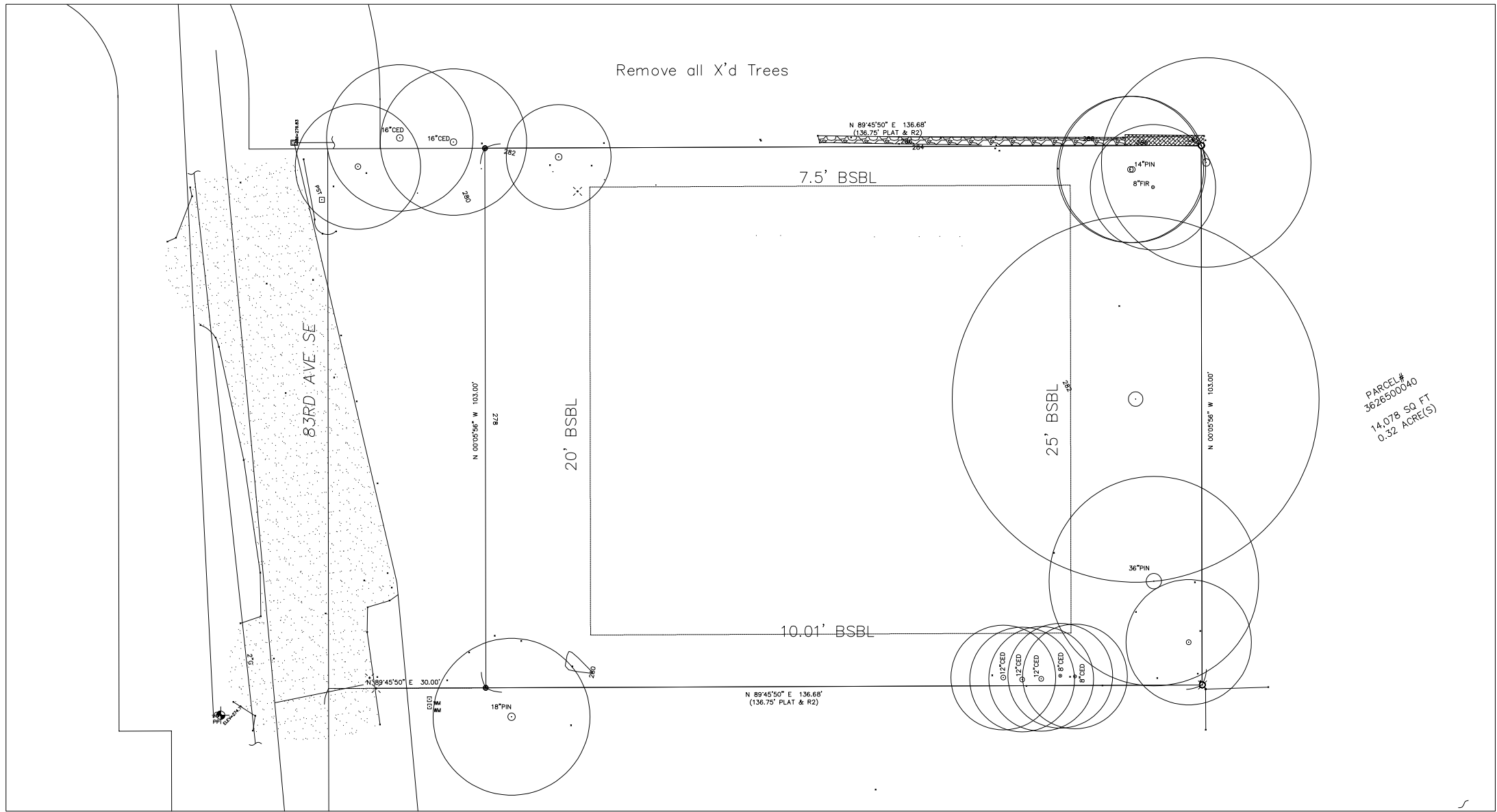
A2.0



BUILDING ENVELOPE



DEMOLITION PLAN

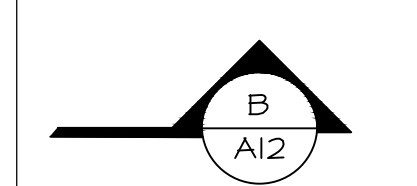


BUILDING SETBACKS

Demolition Plan  
4104 83rd Ave SE  
Mercer Island

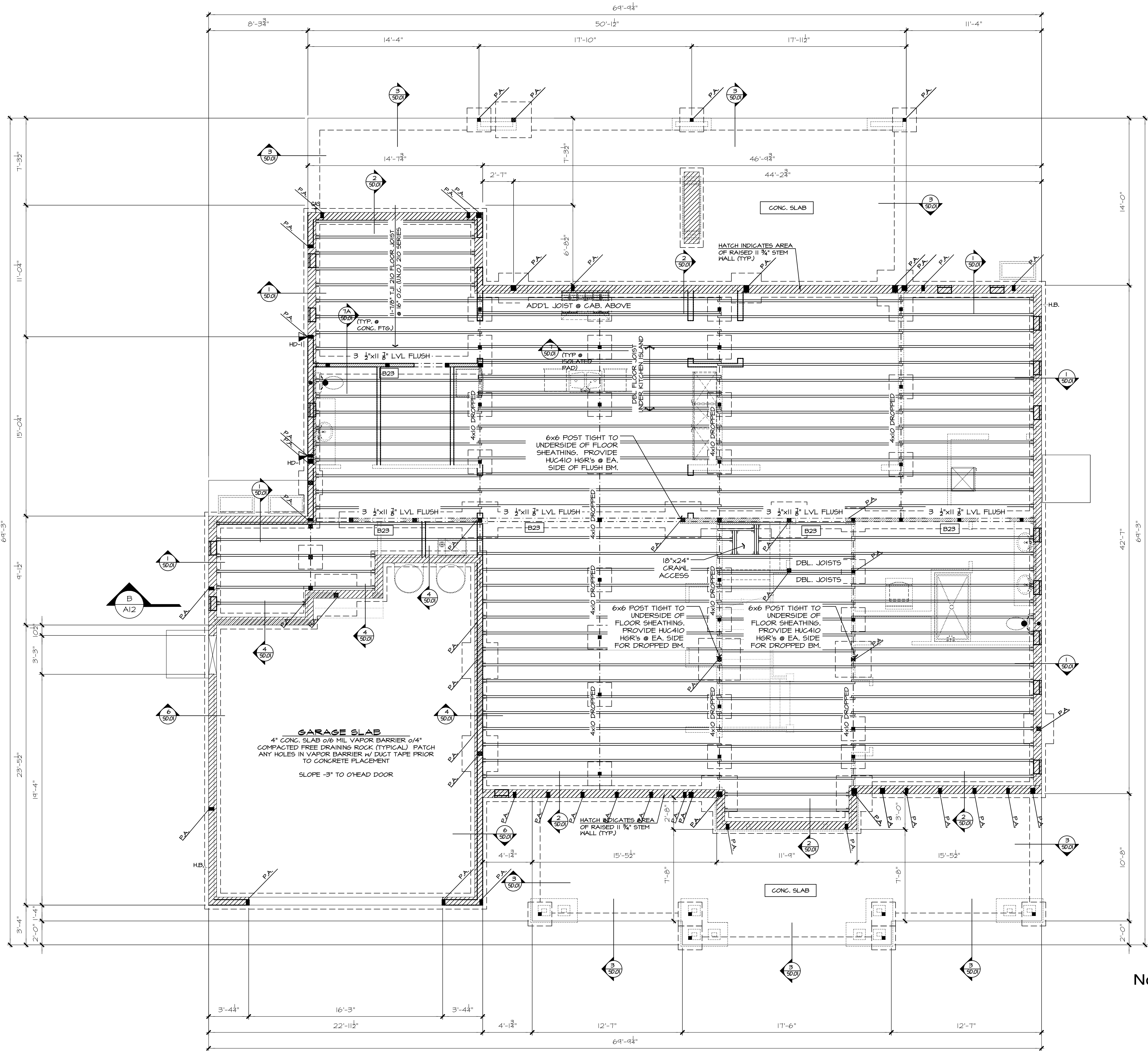
JayMarc Homes, LLC  
7525 SE 24th St, #487  
Mercer Island, WA 98040  
425 281 2706

Drawn by  
Gary Upper  
8-16-24



**A3** of: .

| Sheet Title/Description |
|-------------------------|
|-------------------------|



| HOLD-DOWN SCHEDULE |                                           |
|--------------------|-------------------------------------------|
| SYMBOL             | SPECIFICATION                             |
| HD-1               | SIMPSON 5THD14 (R-J) HOLD-DOWN            |
| HD-5               | SIMPSON CSI6 STRAP TIE (14" END LENGTH)   |
| HD-6               | SIMPSON MSTC40 STRAP TIE (12" END LENGTH) |
| HD-7               | SIMPSON MSTC66 STRAP TIE (24" END LENGTH) |

| LEGEND |                                                                        |
|--------|------------------------------------------------------------------------|
|        | J.L. METAL HANGER                                                      |
|        | INDICATES POST ABOVE, PROVIDE SOLID BLOCKING UNDER POST OR JAMB ABOVE. |
|        | INDICATES HOLD-DOWN.                                                   |

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

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

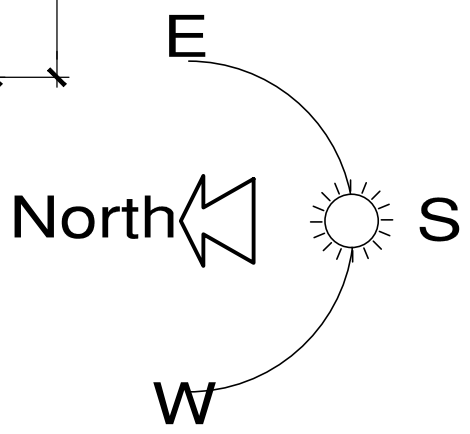
4x10 DROPPED [B22] & [B23] CONT. BEAM (TYP. U.N.O.)

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

| FOUNDATION 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"



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

Issue Description  
Issue Date By

08.27.24  
CITY PLAN REVIEW COMMENTS

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

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

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

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

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02.21.24  
Submission Date

Sheet Title/Description

JAYMARC HOMES  
Design Firm

R.R.

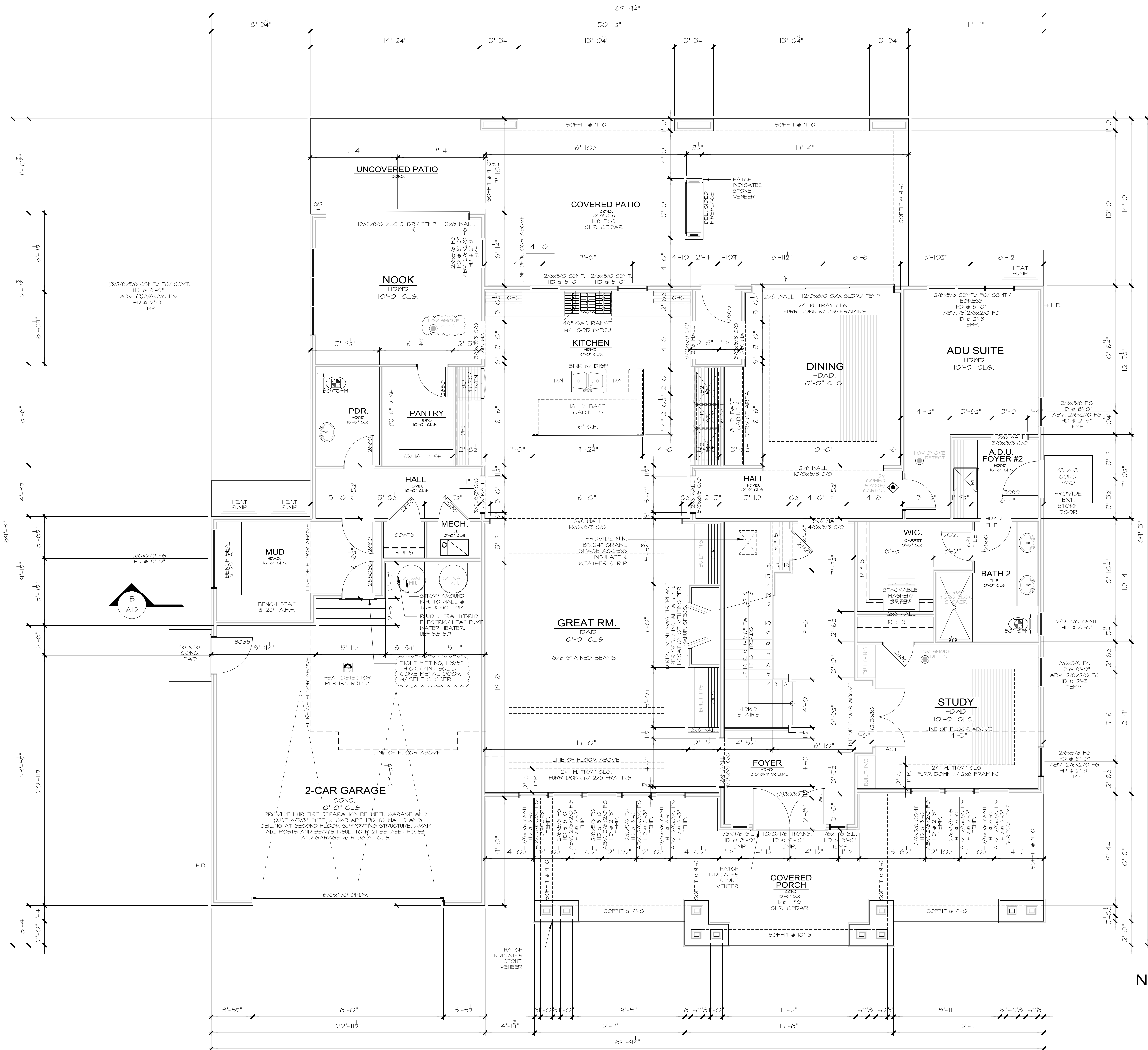
Drawn by:

R.R./ S.K.

Checked by:

Primary Scale

A4  
of .



MAIN FLOOR  
PLAN NOTES

PLAN SPECIFIC 2018 INSEC. SECTION R406

R406.2 ADDITIONAL ENERGY EFFICIENCY REQUIREMENTS (MANDATORY). THIS RESIDENTIAL DWELLING SHALL COMPLY w/SUFFICIENT OPTIONS FROM TABLE R406.2 TO ACHIEVE THE FOLLOWING MIN. NUMBER OF CREDITS: 6 FOR a 1501sf to 4,999sf HOME. CREDITS PROVIDED IN THIS HOME AS FOLLOWS: EFFICIENT BUILDING ENVELOPE OPT. 1.31 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 10.2, TO QUALIFY TO CLAIM THIS CREDIT, THE BUILDING PERMIT DRAWINGS SHALL SPECIFY THE OPTION BEING SELECTED AND SHALL SPECIFY THE HEATING EQUIPMENT EFFICIENCY. EXTERIOR LOCATED EQUIPMENT SHOULD ALSO BE REPRESENTED ON SITE PLAN.

HIGH EFFICIENCY HVAC DISTRIBUTION OPT. 4.2 1.0 CREDITS

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

EFFICIENT WATER HEATING 5.5 2.0 CREDITS

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

WHOLE HOUSE VENTILATION

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

| SYMBOL | LOCATION      | MIN. FAN REQUIREMENTS (ALL FANS VENT TO OUTSIDE)                         |
|--------|---------------|--------------------------------------------------------------------------|
|        | BATH 4 POWDER | Min. 50cfm. INTERMITTENT at .025mg per TABLE M501.4                      |
|        | KITCHEN       | Min. 100cfm. INTERMITTENT at .025mg per TBL. M501.4                      |
|        | LAUNDRY ROOM  | MIN. 360cfm. INTERMITTENT at .025mg TO FUNCTION AS WHOLE HOUSE FAN (WHF) |

MECHANICAL CONTRACTOR TO SIZE WHF, FAN AND SET OPERATING TIMER per TABLE M501.3.3(1) FOR A 4,501-5,000sf. DWELLING w/ 5 OR MORE BEDRMS. TO OPERATE INTERMITTENTLY AND CONTINUOUSLY per TABLE M501.3.3(2)

PROVIDE CONTROLS FOR WHF, per M501.3.2 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  | 2,189 S.F. |
| ADU, GARAGE              | 370 S.F.   |
| SUB TOTAL                | 581 S.F.   |
| UPPER FLOOR/ MAIN LIVING | 3,156 S.F. |
| MINUS MAIN STAIRS        | -86 S.F.   |
| SUB TOTAL                | 2,470 S.F. |
| TOTAL G.F.A.             | 5,626 S.F. |
| ALLOWABLE F.A.R. 40%     | 5,631 S.F. |
| PROPOSED                 | 39.96 %    |

Updated - 03/01/2018

Method for Calculating Square Footage - ANSI Z765-2013 (except, no separate distinction of "above-grade 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.



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

Issue Issue Date By  
Description

08.21.24  
CITY PLAN REVIEW COMMENTS

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

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

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

Submission Date

Sheet Title/Description

JAYMARC HOMES  
Design Firm

R.R.

Drawn by:

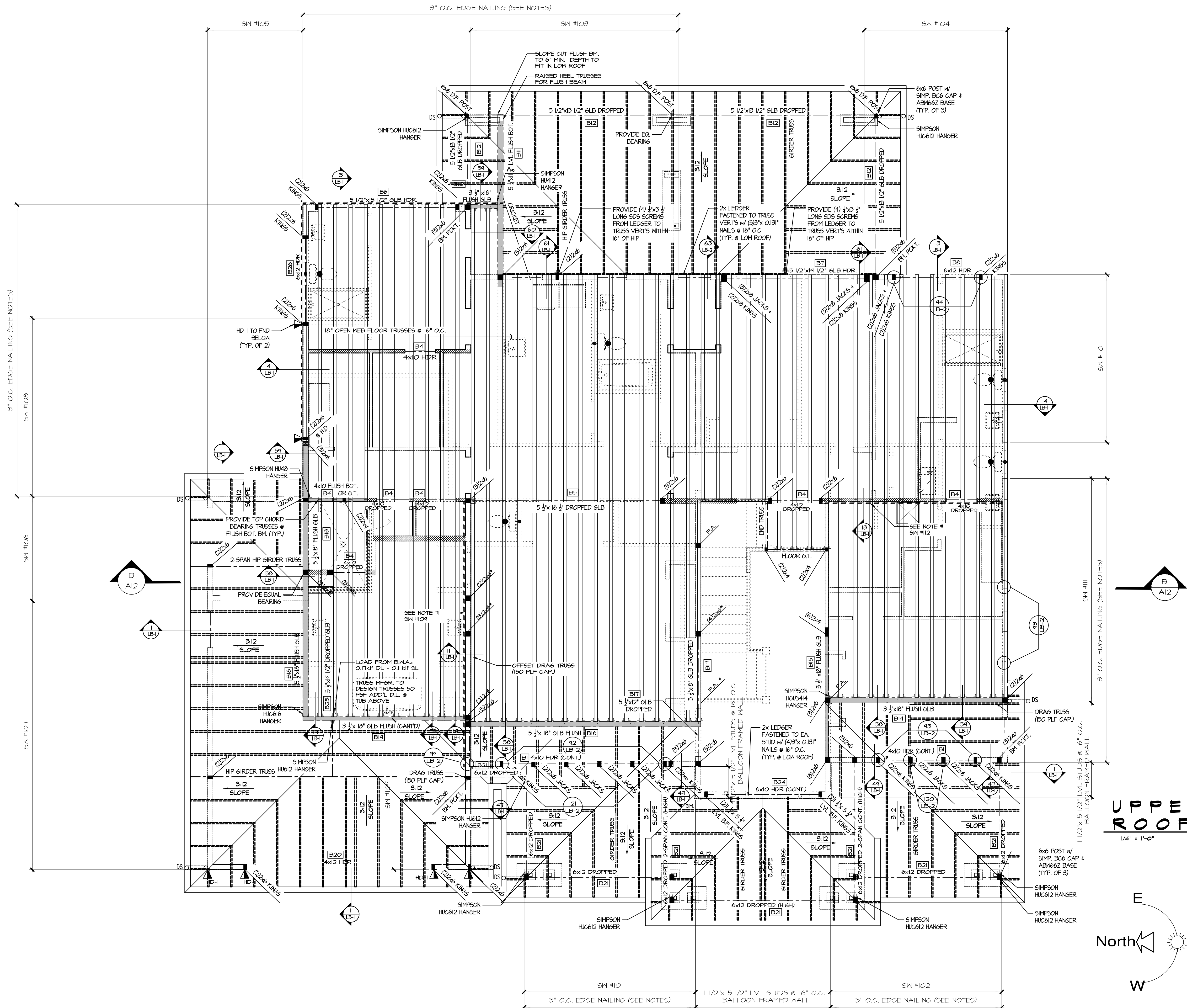
R.R./ S.K.

Checked by:

Primary Scale

A5

of .



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

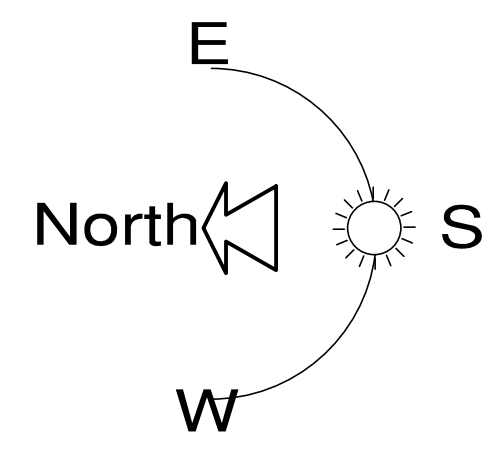
| LEGEND |                                                                             |
|--------|-----------------------------------------------------------------------------|
|        | INTERIOR BEARING WALL                                                       |
|        | BEAM / HEADER         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

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

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

NOTE #1:  
PROVIDE 3/8" OSB/PLYWOOD SHTG.  
FASTEN PER TYP. WALL SHTG. SPEC'S  
(SEE NOTES)

## UPPER FLOOR & LOWER ROOF FRAMING PLAN





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

| Issue | Issue Date | By          |
|-------|------------|-------------|
|       |            | Description |
|       |            |             |
|       |            |             |

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

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

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

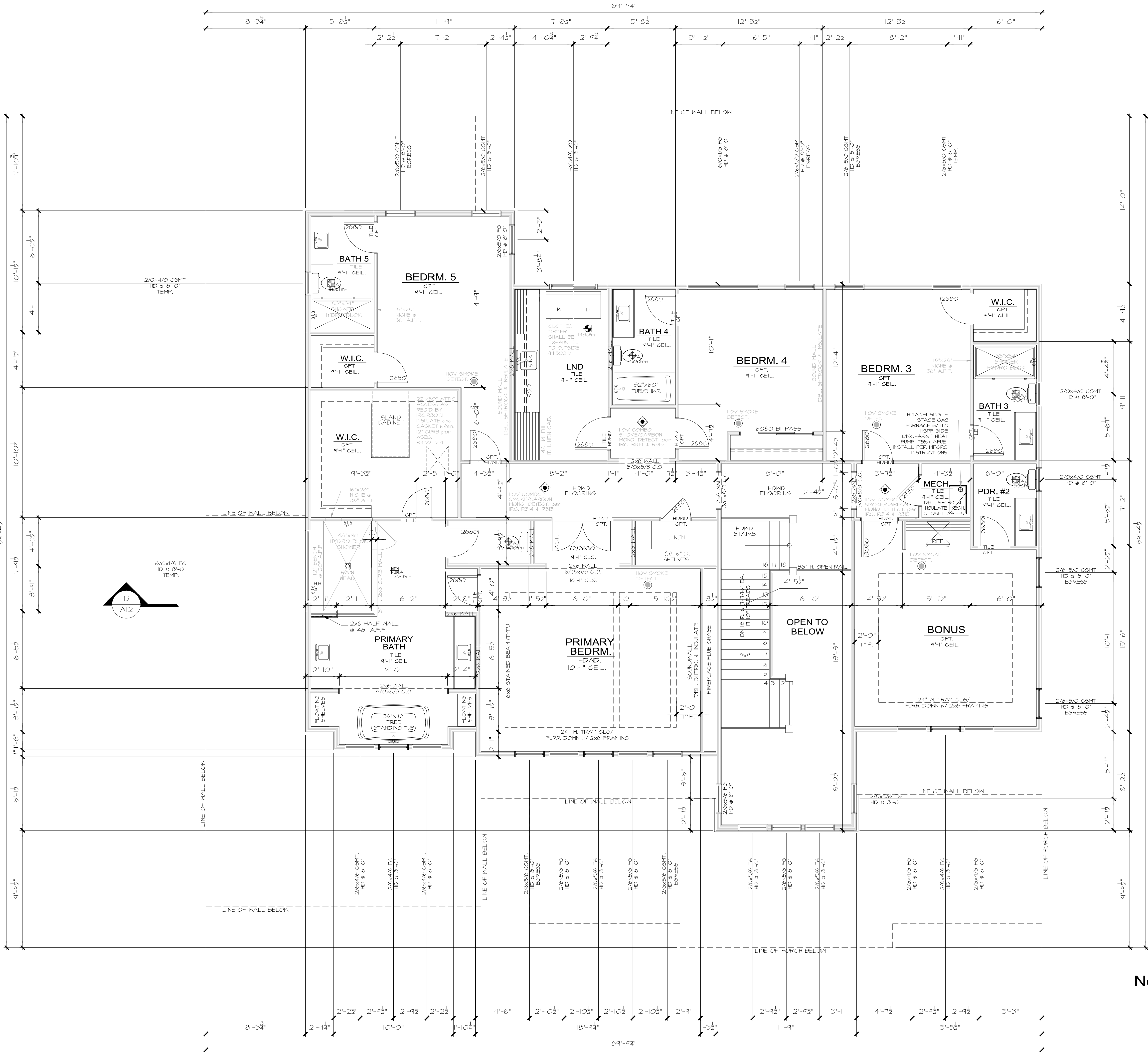
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02.21.24  
Submittal Date

|                              |
|------------------------------|
| Sheet Title/Description      |
| JAYMARC HOMES<br>Design Firm |
| R.R.<br>Drawn by:            |
| R.R./ S.K.<br>Checked by:    |
| Primary Scale                |

A6  
of .



## UPPER FLOOR PLAN NOTES:

### PLAN SPECIFIC 2018 WSEC SECTION R06

R406.2 ADDITIONAL ENERGY EFFICIENCY REQUIREMENTS (MANDATORY). THIS RESIDENTIAL DWELLING SHALL COMPLY w/SUFFICIENT OPTIONS FROM TABLE R406.2 TO ACHIEVE THE FOLLOWING MIN. NUMBER OF CREDITS:

6 FOR a 1501sf to 4,999sf HOME.

CREDITS PROVIDED IN THIS HOME AS FOLLOWS:

EFFICIENT BUILDING ENVELOPE OPT. 1.3: 0.5 CREDITS

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

VERTICAL FENESTRATION U = 0.28 WINDOWS

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

HIGH EFFICIENCY HVAC EQUIPMENT OPT. 3.5a: 1.5 CREDITS

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

HIGH EFFICIENCY HVAC DISTRIBUTION OPT. 4.2: 1.0 CREDITS

HVAC EQUIPMENT AND ASSOCIATED DUCT SYSTEMS(S) SHALL COMPLY WITH THE REQUIREMENTS OF SECT R403.3.1. LOCATING SYSTEM COMPONENTS IN CONDITIONED GRAIL 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.

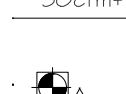
EFFICIENT WATER HEATING 5.5: 2.0 CREDITS

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 OUTSIDE)                                                                                                                                    |
|--------------------------------------------------------------------------------------|--------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|   | BATH #1      | Min. 50cfm. INTERMITTENT at .025kg per TABLE M1507.4                                                                                                                                |
|   | KITCHEN      | Min. 100cfm. INTERMITTENT at .025kg per TBL. M1507.4                                                                                                                                |
|   | RANGE HOOD   | DOWN DRAFT EXHAUST FAN RATED AT min. 100cfm, at 400cfm MAY BE USED FOR EXHAUST FAN REQ. EXHAUST HOODS IN EXCESS OF 400cfm. SHALL BE INTERLOCKED AND PROVIDE MAKE UP AIR per M1505.4 |
|  | LAUNDRY ROOM | MIN. 360cfm. INTERMITTENT at .025kg to FUNCTION AS WHOLE HOUSE FAN (WHF.)                                                                                                           |

MECHANICAL CONTRACTOR TO SIZE WHF, FAN AND SET OPERATING TIMER per TABLE M1507.3.3(1) FOR A 4501-5,000sf. 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  | 2,149 | S.F. |
| A.D.U.                   | 370   | S.F. |
| GARAGE                   | 587   | S.F. |
| SUB TOTAL                | 3,106 | S.F. |
| UPPER FLOOR/ MAIN LIVING | 2,556 | S.F. |
| MINUS MAIN STAIRS        | -86   | S.F. |
| SUB TOTAL                | 2,470 | S.F. |
| TOTAL G.F.A.             | 5,626 | S.F. |
| ALLOWABLE F.A.R. 40%     | 5,631 | S.F. |
| PROPOSED                 | 39.46 | %    |

Updated : 03/04/2018

Method for Calculating Square Footage - ANSI Z165-2018 except, no separate distinction of 'above-grade or below-grade' areas and each level is measured to the outside of slabs 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



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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02.21.24

Submittal Date

Sheet Title/Description

JAYMARC HOMES  
Design Firm

R.R.

Drawn by:

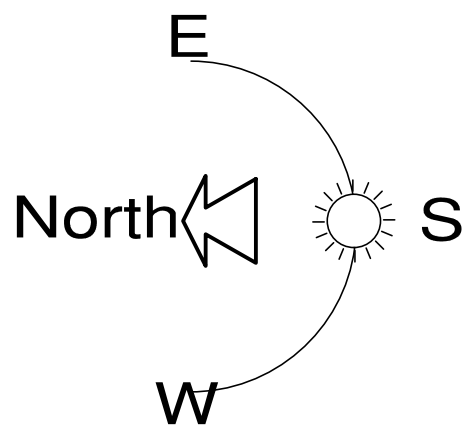
R.R./ S.K.

Checked by:

Primary Scale

A7

of .


$$1/4'' = 1'-0''$$


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

4104 83rd Ave SE  
MERCER ISLAND, WA.  
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| Sheet Title/Description |
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|-------------------------|

JAYMARC HOMES  
Design Firm

R.R.

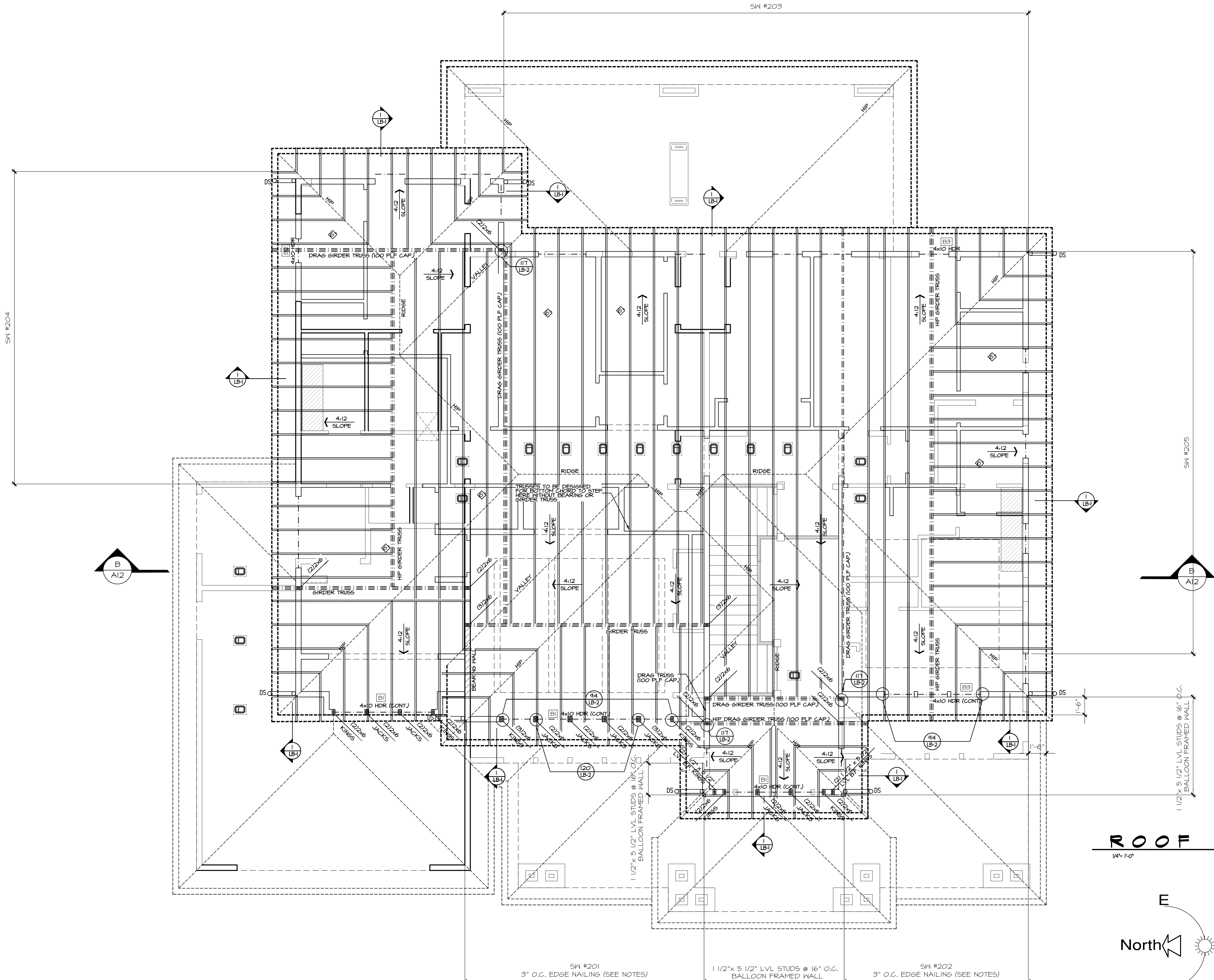
Drawn by:

R.R./ S.K  
Checked by:

### Primary Scale

—A8

of:



**LEGEND**

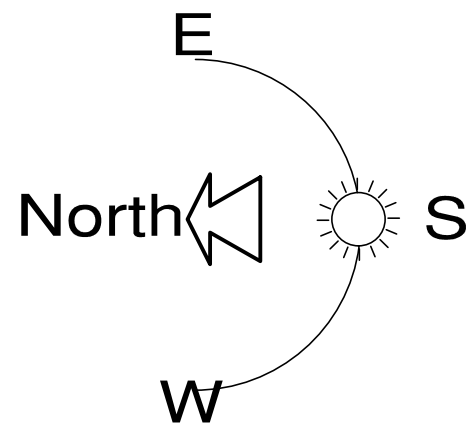
- INTERIOR BEARING WALL
- BEAM / HEADER
- ROOF TRUSS @ 24" O.C. (U.N.O.)
- GIRDER TRUSS
- INTERIOR SHEAR WALL PANEL OR EXTERIOR SHEAR WALL W/ 3" O.C. EDGE NAILING
- JL METAL HANGER
- INDICATES OVER FRAMED TRUSS AREA

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

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

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

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



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

| Issue                     | Issue Date | By          |
|---------------------------|------------|-------------|
|                           |            | Description |
|                           |            |             |
|                           | 08.27.24   |             |
| CITY PLAN REVIEW COMMENTS |            |             |

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

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

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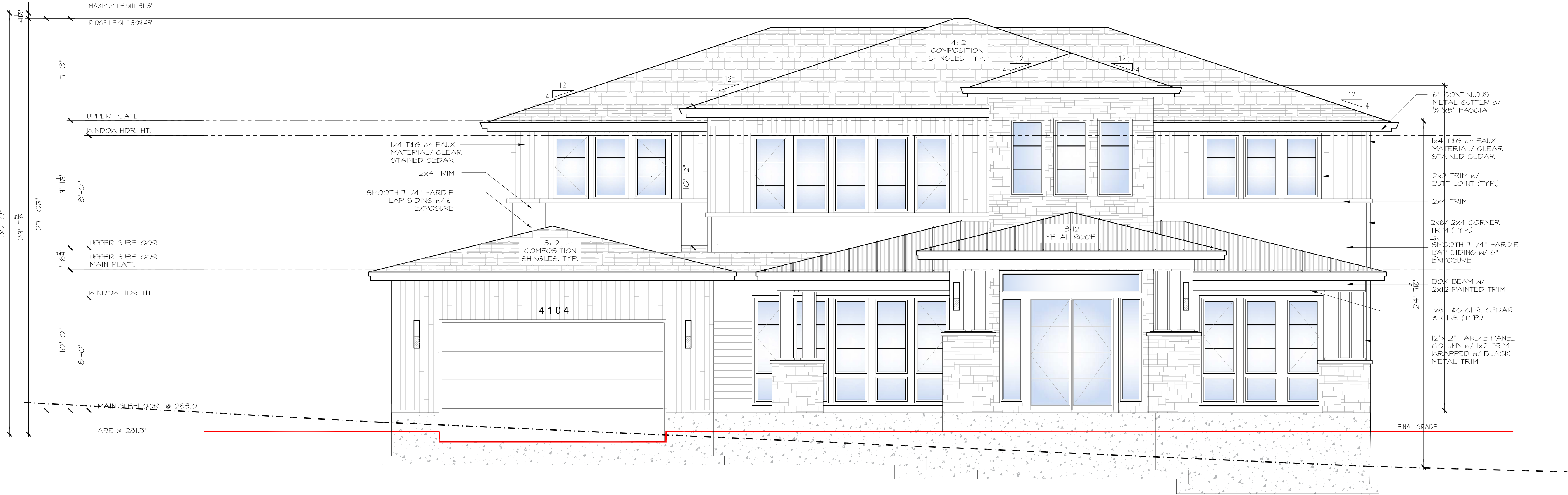
Sheet Title/Description  
JAYMARC HOMES  
Design Firm

R.R.  
Drawn by:

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

Primary Scale

A9  
of .



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



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

JM

JAYMARC  
HOMES

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

| Issue | Issue Date | By | Description               |
|-------|------------|----|---------------------------|
| △     | 08.27.24   |    | CITY PLAN REVIEW COMMENTS |

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

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

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R.R.  
Drawn by:

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

Primary Scale

A11  
of .

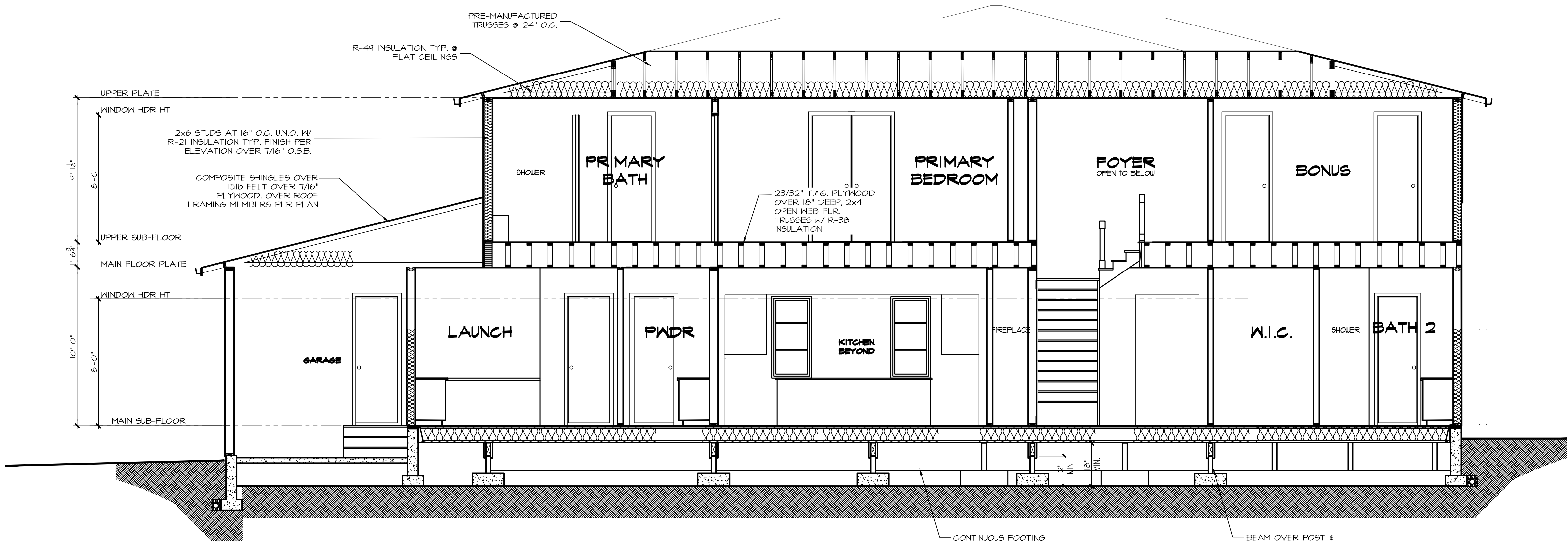
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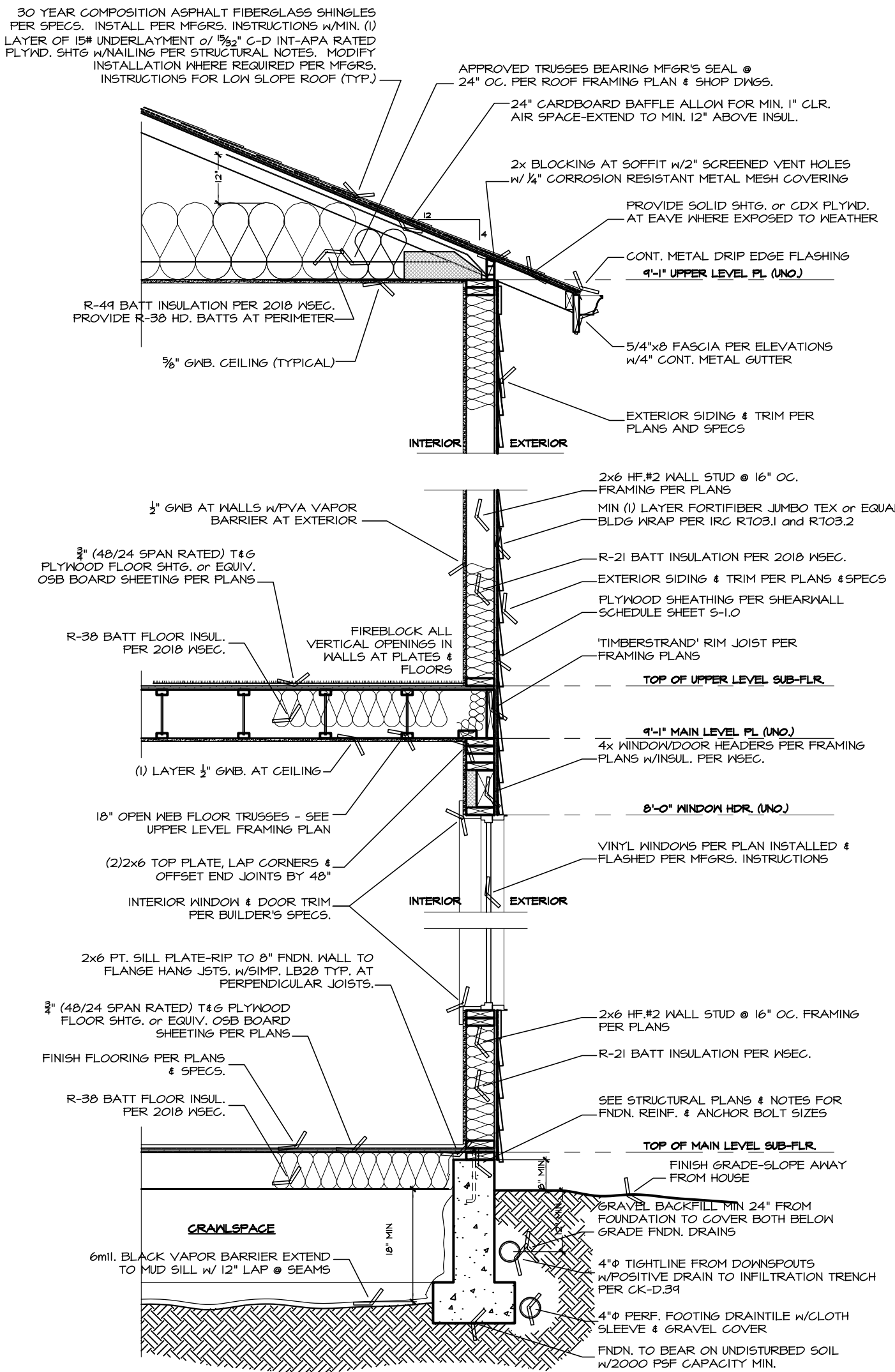
REAR ELEVATION  
1/4" = 1'-0"



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



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



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



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Mercer Island, WA  
98040  
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| Issue | Issue Date By | Description               |
|-------|---------------|---------------------------|
| △     | 08.21.24      | CITY PLAN REVIEW COMMENTS |

4104 83rd Ave SE  
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R.R.  
Drawn by:

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

Primary Scale

A12  
of .

Sheet Title/Description

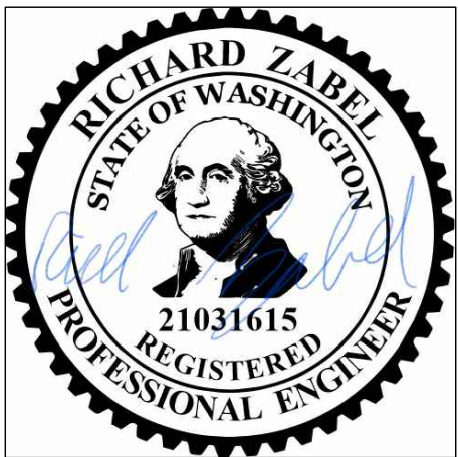
|                                                                                                                                           |
|-------------------------------------------------------------------------------------------------------------------------------------------|
| <div>BASEMENT SLAB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

| GENERAL STRUCTURAL NOTES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| FOUNDATION                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <div><div><div><div><div>• DESIGN IS BASED ON 2018 INTERNATIONAL RESIDENTIAL CODE &amp; 2018 INTERNATIONAL BUILDING CODE</div><div>• DESIGN LOADS:<div><div>SOIL 1500 PSF ALLOWABLE BEARING PRESSURE</div></div></div><div><div>• CONCRETE SHALL ATTAIN THE FOLLOWING MINIMUM COMPRESSIVE STRENGTHS IN 28 DAYS, UNO:<div><div>FC = 2500 psi: ..... FOUNDATION WALLS*</div><div>2500 psi: ..... FOOTINGS*</div><div>2500 psi: ..... INTERIOR SLABS ON GRADE</div><div>3500 psi: ..... GARAGE &amp; EXT. SLABS ON GRADE</div></div></div><div><div>* UTILIZE 95% SACK 2500 PSI CONCRETE MIXES THAT ARE EQUIVALENT TO 3000 PSI CONCRETE FOR WEATHERING POTENTIAL</div></div><div><div>• ALL CONCRETE EXPOSED TO THE WEATHER SHALL NOT HAVE LESS THAN 5% OR MORE THAN 7% AIR ENTRAINMENT.</div></div><div>• FOUNDATION WALL DESIGN IS BASED ON BACKFILL SOIL CLASSIFICATIONS OF SC, ML-CL, OR CL (60 pcf) SOIL.</div><div>• 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.</div><div>• FOUNDATION WALLS SHALL BE BRACED, PRIOR TO BACKFILLING, BY EITHER ADEQUATE TEMPORARY BRACING OR INSTALLATION OF FIRST FLOOR DECK.</div><div>• ALL FOOTINGS SHALL BEAR BELOW FROST LINE. CONSULT SOILS REPORT/ LOCAL MUNICIPALITY FOR MINIMUM DEPTH BELOW GRADE.</div><div>• FOOTINGS AND SLABS ON GRADE SHALL BEAR ON VIRGIN SOIL OR 95% COMPACTED FILL.</div><div>• PROVIDE CONTROL JOINTS AT ALL INSIDE CORNERS OF SLAB EDGES, AND OTHER LOCATIONS WHERE SLAB CRACKS ARE LIKELY TO DEVELOP (8'-0" O.C.)</div><div>• FASTEN SILL PLATES TO FOUNDATION WALLS WITH 3/4" DIA. ANCHOR BOLTS W/ MIN. 3"x3"x 1/4" PLATE WASHERS (EDGE OF WASHER TO BE LOCATED WITHIN 1/2" OF EXTERIOR EDGE OF SILL PLATE) &amp; NUTS @ 6'-0" O.C. @ 2-STORY &amp; 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 MANUFACTURER'S RECOMMENDED DETAILS</div><div>• ALL LUMBER EXPOSED TO WEATHER OR IN CONTACT W/ CONCRETE OR MASONRY FOUNDATION SHALL BE PRESERVATIVE TREATED HEM FIR #2.</div><div>• BUILDER TO VERIFY CORROSION-RESISTANCE COMPATIBILITY OF HARDWARE &amp; FASTENERS IN CONTACT W/ PRESERVATIVE-TREATED WOOD; CONTACT LUMBER &amp; HARDWARE SUPPLIERS TO COORDINATE.</div><div>• ARCH/BUILDER TO VERIFY ALL DIMENSIONS</div></div></div></div></div></div> |

| LOADING AND DESIGN PARAMETERS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| GRAVITY DESIGN LOADS: <div><div>DEAD LOAD (PSF):<div><div>ROOF TRUSS TOP CHORD :</div><div>ROOF TRUSS BOTTOM CHORD :</div><div>FLOOR (TRUSSES) :</div><div>FLOOR (I-JOISTS) :</div><div>TILE FLOORS :</div></div></div></div> <div><div>LIVE LOAD (PSF):<div><div>ROOF :</div><div>RESIDENTIAL LIVING AREAS :</div><div>RESIDENTIAL SLEEPING AREAS :</div><div>RESIDENTIAL WOOD DECKS :</div><div>GARAGE :</div></div></div></div> <div><div>SNOW LOAD:<div><div>GROUND SNOW LOAD (PJ (PSF) :</div><div>FLAT ROOF SNOW LOAD (PJ (PSF) :</div><div>SNOW EXPOSURE FACTOR (Cw) :</div><div>SNOW LOAD IMPORTANCE FACTOR (I) :</div><div>THERMAL FACTOR (Ct) :</div></div></div></div> <div><div>LATERAL DESIGN LOADS:<div><div>WIND LOAD: (IBC 1609)<div><div>SPEED (Vw) (MPH) :</div><div>WIND RISK CATEGORY :</div><div>IMPORTANCE FACTOR (Iw) :</div><div>EXPOSURE CATEGORY :</div><div>INTERNAL PRESSURE COEFF. (GCw) :</div><div>TOPOGRAPHIC FACTOR (Kzt) :</div></div></div><div><div>SEISMIC LOAD: (IBC 1613)<div><div>SEISMIC RISK CATEGORY :</div><div>SEISMIC IMPORTANCE FACTOR (Iw) :</div><div>MAPPED SPECTRAL RESPONSE :<div><div>Sm 1.418</div><div>Sm 0.443</div></div></div><div>SITE CLASS :<div><div>Sm 1.134</div><div>Sm 0.544</div></div></div><div>SPECTRAL RESPONSE COEFF. :<div><div>Sm 1.418</div><div>Sm 0.544</div></div></div><div>SEISMIC DESIGN CATEGORY: D</div><div>BASIC SEISMIC-FORCE-RESISTING SYS :<div><div>LIGHT FRAMED WALLS</div><div>W/ WOOD STRUCTURAL PANELS</div></div></div><div>ULTIMATE BASE SHEAR:<div><div>TRANS: 23 K</div><div>LONG: 23 K</div></div></div><div>SEISMIC RESPONSE COEFF. (Ca) :<div><div>TRANS: 0.175</div><div>LONG: 0.175</div></div></div><div>RESPONSE MODIFICATION FACTOR (R) :<div><div>TRANS: 6.5</div><div>LONG: 6.5</div></div></div><div>ANALYSIS PROCEDURE USED: EQUIVALENT LATERAL FORCE</div></div></div></div></div></div></div> |

| LATERAL BRACING NOTES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <div>THIS HOME HAS BEEN ENGINEERED TO RESIST LATERAL FORCES RESULTING FROM:<div><div>100 MPH WIND SPEED, EXP. B</div><div>(ASCE 7-16 WIND MAP, PER IRC R301.2.1.1)</div><div>RISK CAT. 2 &amp; SEISMIC CAT. D2.</div></div></div> <div>110 MPH WIND IN 2018 IRC MAP</div> <div>ENGINEERED DESIGN WAS COMPLETED PER 2018 IBC (SECTION 1609 &amp; 1613) &amp; 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.</div> |
| <div>STANDARD EXTERIOR WALL SHEATHING SPECIFICATIONS</div> <div>(INTERIOR WALL SPECIFICATION WHERE NOTED ON PLANS)</div> <div><div>• 1/8" OSB OR 1/32" PLYWOOD:</div><div>FASTEN SHEATHING W/ 2 1/2"x0.131" NAILS @ 6"o.c. AT ALL SUPPORTED PANEL EDGES AND 12" O.C. IN THE PANEL FIELD. ALL SHEATHING SHEET PANEL EDGES SHALL OCCUR OVER WALL FRAMING MEMBERS OR 2x HORIZONTAL BLOCKING SHALL BE PROVIDED TO SUPPORT PANEL EDGE. ALL EXTERIOR WALLS SHALL BE CONSTRUCTED PER THIS SPECIFICATION UNO. ON PLANS.</div></div>                                                                                           |
| <div>3" o.c. EDGE NAILING (WHERE NOTED ON PLANS)</div> <div><div>• 1/8" OSB OR 1/32" PLYWOOD:</div><div>ONLY AT LOCATIONS INDICATED ON PLANS - SHEATHES WALL SHOWN WITH 1/8" OSB. FASTEN SHEATHING W/ 2 1/2"x0.131" NAILS @ 3" O.C. AT EDGES AND 12" O.C. AT CENTER. ALL SHEATHING SHEET PANEL EDGES SHALL OCCUR OVER WALL FRAMING MEMBERS OR 2x HORIZONTAL BLOCKING SHALL BE PROVIDED TO SUPPORT PANEL EDGE AND 3" O.C. FASTENING.</div></div>                                                                                                                                                                       |
| <div>NOTES:</div> <div><div>1. LATERAL ANALYSIS ASSUMES STUD SPACING @ 16" o.c.</div><div>2. ALL SHEAR WALLS SHALL HAVE DOUBLE TOP PLATES FASTENED TOGETHER W/ 3"x0.131" NAILS @ 8" O.C. USE (12/28"x0.135" NAILS AT EACH LAP SPlice, (6) EACH SIDE OF JOINT (TYP. UNO)</div><div>3. ALL EXTERIOR WALLS ARE CONTINUOUSLY SHEATHED.</div><div>4. ALL INTERIOR SHEAR WALLS AND EXTERIOR WALLS ARE SHEATHED ABOVE AND BELOW OPENINGS.</div></div>                                                                                                                                                                        |

| LEGEND                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <div><div><div><div><div>• ■■■■■■</div><div>INTERIOR BEARING WALL</div></div><div><div><div>• ■■■■■■</div><div>BEARING WALL ABOVE (B/A)A, OR SHEARN WALL ABOVE (S/A)A</div></div><div><div>• - - - - -</div><div>BEAM / HEADER</div></div><div><div><div>• ■■■■</div><div>INTERIOR SHEAR WALL PANEL OR EXTERIOR SHEAR WALL W/ 3" o.c. EDGE NAILING</div></div><div><div><div>• ■■■■■■</div><div>AREA OF OVERFRAMING</div></div><div><div><div>JL</div><div>METAL HANGER</div></div><div><div><div>*</div><div>INDICATES POST ABOVE. PROVIDE SOLID BLOCKING UNDER POST OR JAMB ABOVE.</div></div><div><div><div>▶</div><div>INDICATES HOLD-DOWN.</div></div></div></div></div></div></div></div></div></div></div> |



| GENERAL STRUCTURAL NOTES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| DESIGN PARAMETERS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <div><div>• DESIGN IS BASED ON 2018 INTERNATIONAL RESIDENTIAL CODE &amp; 2018 INTERNATIONAL BUILDING CODE</div><div>• WOOD FRAME ENGINEERING IS BASED ON NDS, NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION - LATEST EDITION.</div></div>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| GENERAL FRAMING                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <div><div>• EXTERIOR BEARING WALLS SHALL BE 2x4 OR 2x6 (AS SHOWN ON PLANS) @ 16" O.C. (W/ DOUBLE TOP PLATE) DOUGLAS FIR (DF) 'STUD' GRADE LUMBER, OR BETTER, UNO.</div><div>• INTERIOR BEARING WALLS SHALL BE 2x4 OR 2x6 (AS SHOWN ON PLANS) @ 16" O.C. (W/ DOUBLE TOP PLATE) DOUGLAS FIR (DF) 'STUD' GRADE LUMBER, OR BETTER, UNO.</div><div>• ALL NON-BEARING INTERIOR STUD WALLS SHALL BE CONSTRUCTED WITH 2x 'STUD' GRADE MEMBERS SPACED @ 24" O.C. (MAX.)</div><div>• ALL WALLS TALLER THEN TYP. PLATE HEIGHT SHALL BE CONSIDERED BALLOON FRAMED &amp; 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.</div><div>• ALL HEADERS SHALL BE SUPPORTED BY (1)2x JACK STUD &amp; (1)2x KING STUD, MINIMUM. THE NUMBER OF STUDS SPECIFIED AT A SUPPORT INDICATES THE NUMBER OF JACK STUDS REQUIRED, UNO.</div><div>• BUILT-UP POSTS SHALL BE 2x4 OR 2x6 DOUGLAS FIR (DF) 'STUD' GRADE LUMBER, OR BETTER, UNO, &amp; SOLID WOOD COLUMN SHALL BE DOUGLAS FIR (DF) #2 GRADE LUMBER, OR BETTER, UNO.</div><div>• 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.</div><div>• ALL FRAMING LUMBER SHALL BE KILN DRIED TO 15% MC (KD-15).</div><div>• 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 RECOMMENDATION FOR MAX CHARTED CAPACITY. NOTE: HANGERS USE COMMON NAIL DIAMETERS NOT TYPICAL FRAMING GUN NAILS.</div><div>• FASTEN ALL BEAMS TO COLUMN, OR FLUSH BEAMS TO SUPPORTING BEAMS W/ (4) 3"x0.131" TOENAILS (MIN), TYP. UNO.</div><div>• PROVIDE SOLID BLOCKING IN FLOOR SYSTEM UNDER ALL POSTS &amp; HOLD-DOWNS CONTINUOUS TO FOUNDATION/BEARING. BLOCKING TO MATCH POST ABOVE.</div><div>• ENGINEERED LUMBER TO MEET OR EXCEED THE FOLLOWING:<div><div>• LSL MEMBERS - Fb=2525 PSI; Fv=390 PSI; E=1,55x10<sup>6</sup> PSI</div><div>• LVL MEMBERS - Fb=2400 PSI; Fv=285 PSI; E=2,2x10<sup>6</sup> PSI</div><div>• SLB MEMBERS - Fb(A)=2400 PSI; Fb(B)=1850 PSI; Fv=265 PSI; E=1.8x10<sup>6</sup> PSI; DF/DF; 24F-V4 (UNO)</div></div></div><div>• ENGINEERED LUMBER POSTS TO MEET OR EXCEED THE FOLLOWING:<div><div>• LVL MEMBERS - Fb=2400 PSI; Fc=1=2500 PSI; E=1.8x10<sup>6</sup> PSI</div></div></div><div>• FACE NAIL MULTI-PLY 2x BEAMS &amp; 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 &amp; 2x8 MEMBERS.</div><div>• ALL MEMBERS SPECIFIED AS MULTI-PLY (B) SHALL BE FASTENED TOGETHER PER MANUFACTURER. EQUIVALENT WIDTH SOLID MATERIAL MAY BE USED AS EQUAL.</div><div>• FASTEN 2x WOOD PLATES TO TOP FLANGE OF STEEL BEAMS W/ P.A.F.s (HILT) X-U PING OR EQUAL (0.151" DIA. x 2" LONG MIN.) @ 16" O.C. STAGGERED, OR 1/2" DIA. BOLTS @ 48" O.C., STAGGERED.</div><div>• REFER TO IRC FASTENING SCHEDULE TABLE R602.3(U) FOR ALL CONNECTIONS, TYP. UNO.</div></div> |
| FLOOR FRAMING                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <div><div>• I-JOISTS/TRUSSES SHALL BE DESIGNED BY MANUF. TO MEET OR EXCEED L/480 LIVE LOAD DEFLECTION CRITERIA AND SHALL RUN CONTINUOUS OVER SUPPORTS WHEREVER POSSIBLE. ALL LOADS SHOWN ON PLAN FOR MANUF. DESIGNS ARE ASD LEVEL LOADS, UNO. (EXCLUDES STONE/MARBLE OR NET BED CONSTRUCTED FLOORS - CONTACT MKK FOR EXCLUDED DESIGN).</div><div>• ALL METAL I-JOIST/TRUSS HANGERS SHALL BE SPECIFIED BY I-JOIST/TRUSS MANUFACTURER, UNLESS OTHERWISE NOTED.</div><div>• I-JOIST/TRUSS SHOP DRAWINGS SHALL BE SUBMITTED TO ARCHITECT AND ENGINEER FOR REVIEW AND APPROVAL PRIOR TO FABRICATION OR DELIVERY.</div><div>• 2x FLOOR JOISTS HAVE BEEN DESIGNED TO MEET OR EXCEED L/360 LIVE LOAD DEFLECTION CRITERIA.</div><div>• TYPICAL 2x JOIST HANGERS (UNO. ON PLANS):<div><div>SINGLE PLY: SIMPSON LUS20</div><div>DOUBLES: SIMPSON LUS20-2</div></div></div><div>• FLOOR SHEATHING SHALL BE 23/32" A.P.A. RATED 'STURD'-FLOOR' 24" O.C. EXPOSURE 1 (OR APPROVED EQUAL) WITH TONGUE AND GROOVE EDGES. FASTEN TO FRAMING MEMBERS W/ GLUE AND 2 1/4" x 0.131" NAILS @ 6"o.c. @ PANEL EDGES &amp; @ 12"o.c. FIELD.</div><div>• ALL FLUSH CONNECTIONS SHALL BE CONNECTED WITH HANGER APPROPRIATE FOR MEMBER SIZE, UNO.</div><div>• FASTEN HANGERS TO SINGLE PLY FLUSH BEAMS W/ 1/2" LONG NAILS.</div></div>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| ROOF FRAMING                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <div><div>• FASTEN EACH ROOF TRUSS TO TOP PLATE W/ (4) 3"x0.131" TOENAILS (MIN) &amp; (1) 'SIMPSON' SDNKC15600 SCREW @ ALL BEARING POINTS. PROVIDE (2) 'SIMPSON' SDNKC15600 SCREWS AT 2-PLY GIRDER TRUSSES, (3) 'SIMPSON' SDNKC15600 SCREWS AT 3-PLY GIRDER TRUSSES AT ALL BEARING POINTS.</div><div>• FASTEN EACH ROOF RAFTER TO TOP PLATE WITH (1) 'SIMPSON' SDNKC15600 SCREW PROVIDE (2) 'SIMPSON' SDNKC15600 SCREWS AT FLUSH BEAMS IN THE ROOF - AT ALL BEARING POINTS.</div><div>• ROOF SHEATHING SHALL BE 7/16" A.P.A. RATED SHEATHING 24/16 EXPOSURE 1 (OR APPROVED EQUAL). FASTEN TO FRAMING MEMBERS W/ 2 1/4" x 0.131" NAILS @ 6"o.c. AT PANEL EDGES &amp; @ 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.</div><div>• WITHIN 48" OF ALL ROOF EDGES, RIDGES, &amp; HIPS FASTEN ROOF SHEATHING FIELDS PER EDGE NAILING SPEC.</div><div>• ALL METAL HANGERS SHALL BE SPECIFIED BY THE TRUSS MANUFACTURER, UNLESS OTHERWISE NOTED.</div><div>• ROOF TRUSS SHOP DRAWINGS SHALL BE SUBMITTED TO ARCHITECT AND ENGINEER FOR REVIEW AND APPROVAL PRIOR TO FABRICATION OR DELIVERY.</div><div>• ROOF TRUSS SHOP DRAWINGS &amp; 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.</div><div>• ERECT AND INSTALL ROOF TRUSSES PER WTC-A &amp; TP1'S BC/S1 I-08 "GUIDE TO GOOD PRACTICE FOR HANDLING, INSTALLING &amp; BRACING OF METAL PLATE CONNECTED WOOD TRUSSES."</div><div>• FASTEN OVER-FRAMED TRUSS SETS TO TRUSSESS BELOW W/ (2) 3"x0.131" TOENAILS AT EA. TRUSS.</div><div>• SUPPORT PORCH &amp; SHORT SPAN ROOF TRUSSES (UP TO 6' TRIB.) W/2x6 LEDGER FASTENED TO FRAMING W/3) 3"x0.131" NAILS @ 16" o.c.</div><div>• 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.</div></div>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |

| HOLD-DOWN SCHEDULE                                                                                            |
|---------------------------------------------------------------------------------------------------------------|
|                                                                                                               |
| <div><div>▶</div><div>HD-1</div><div>SIMPSON STD14 (R.J.) HOLD-DOWN</div></div>                               |
| <div><div>▶</div><div>HD-5</div><div>SIMPSON CSI6 STRAP TIE (14" END LENGTH)</div></div>                      |
| <div><div>▶</div><div>HD-6</div><div>SIMPSON MSTC40 STRAP TIE (CENTER STRAP ON FLOOR SYSTEM UNO.)</div></div> |
| <div><div>▶</div><div>HD-7</div><div>SIMPSON MSTC66 STRAP TIE (CENTER STRAP ON FLOOR SYSTEM UNO.)</div></div> |

| MEANS & METHODS NOTES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <div>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, GUTS, 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.</div> |
| <div>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.</div>                                                                                                                                                                                                                            |

| ADDITIONAL NOTES FOR TRUSS & I-JOIST MANUFACTURER                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <div>ROOF TRUSS, FLOOR TRUSS AND ENGINEERED JOISTS SHALL BE DESIGNED TO MEET THE DIFFERENTIAL DEFLECTION CRITERIA BELOW UNLESS NOTED OTHERWISE ON PLAN. MULHERN &amp; KULP CANNOT BE HELD RESPONSIBLE FOR ANY STRUCTURAL ISSUES RELATED TO ANY BUILDING COMPONENT IF COMPONENT SHOP DRAWINGS ARE NOT SUBMITTED TO MKK FOR REVIEW PRIOR TO FABRICATION, DELIVERY, OR INSTALLATION.</div> <div>TRUSSES SHALL BE DESIGNED SO THAT DIFFERENTIAL DEFLECTION BETWEEN ADJACENT PARALLEL TRUSSES OR GIRDER TRUSSES DOES NOT EXCEED THE FOLLOWING:<div><div>A. ROOF TRUSSES:<div><div>1/4" DEAD LOAD</div><div>1/8" DEAD LOAD</div></div></div><div><div>B. FLOOR TRUSSES, ATTIC TRUSSES, &amp; I-JOISTS:<div><div>1/8" DEAD LOAD</div></div></div><div><div>C. FLOOR TRUSSES &amp; ATTIC TRUSSES ADJACENT TO FLOOR FRAMING BY OTHERS:<div><div>LIMIT ABSOLUTE TRUSS DEFLECTION TO 3/16" DEAD LOAD. (NOT DIFFERENTIAL DEFLECTION)</div></div></div></div></div></div></div> |

seal:

MULHERN+KULP

RESIDENTIAL STRUCTURAL ENGINEERING

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M&K project number:

154-23017

project mgr: R.JZ

drawn by: BFD

issue date: 01-18-24

REVISIONS:

date: 01/17/2024

initial: A.JC

ARCH REVISIONS

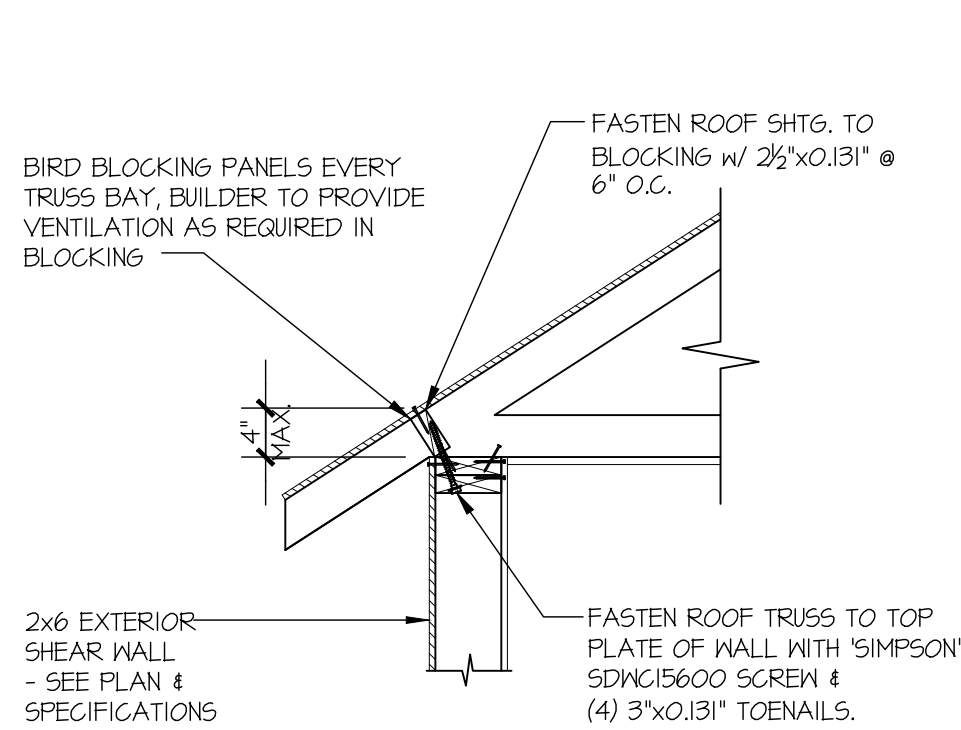
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4104 83RD AVE SE

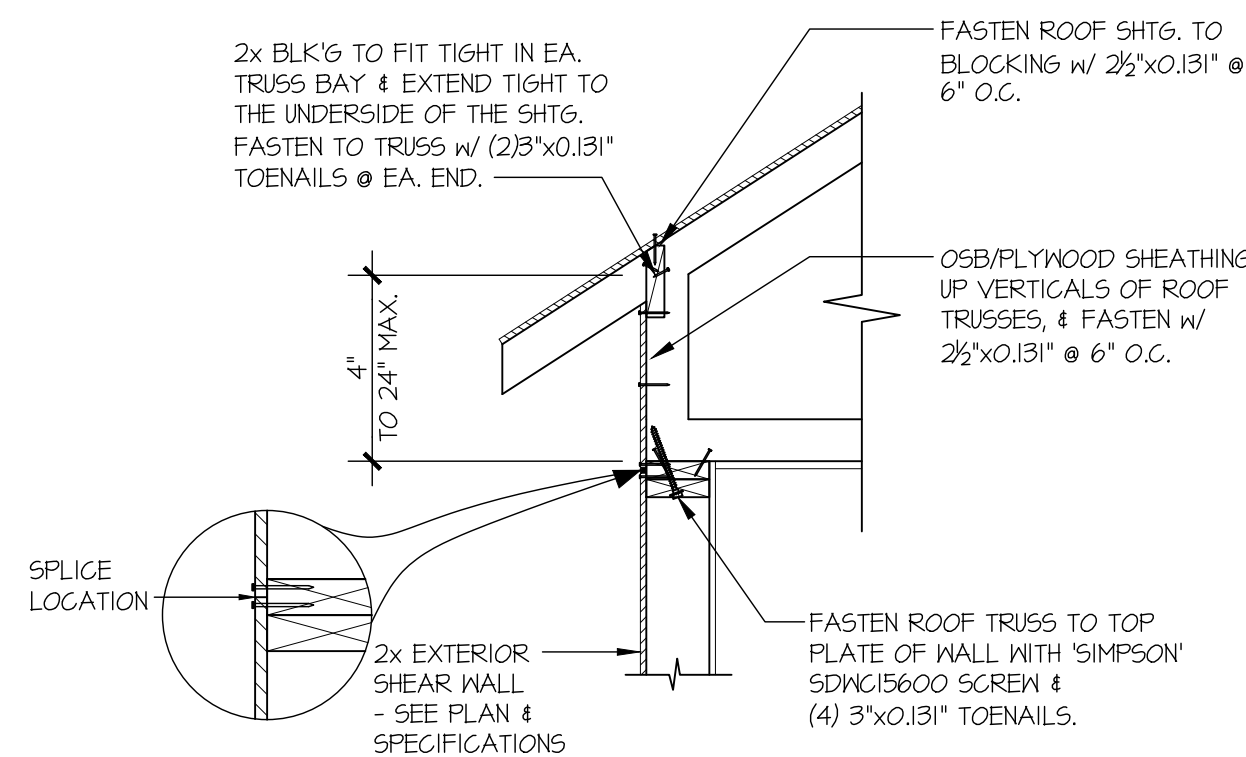
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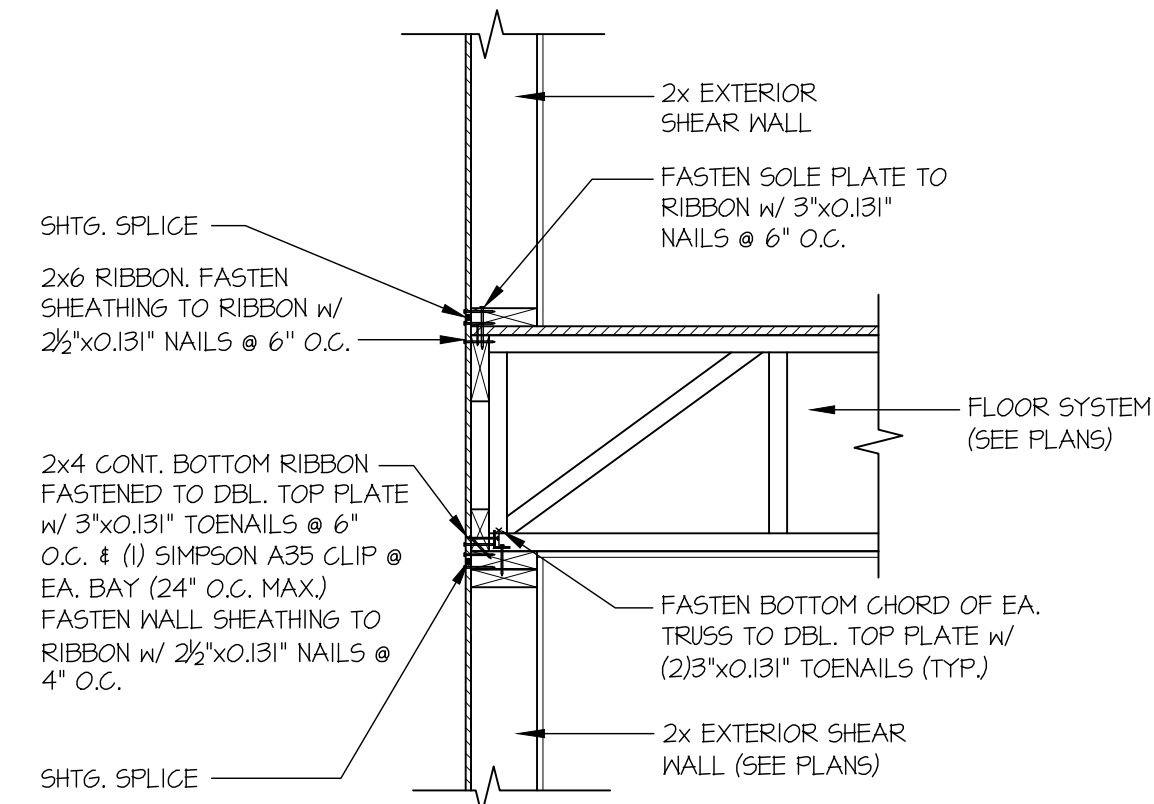
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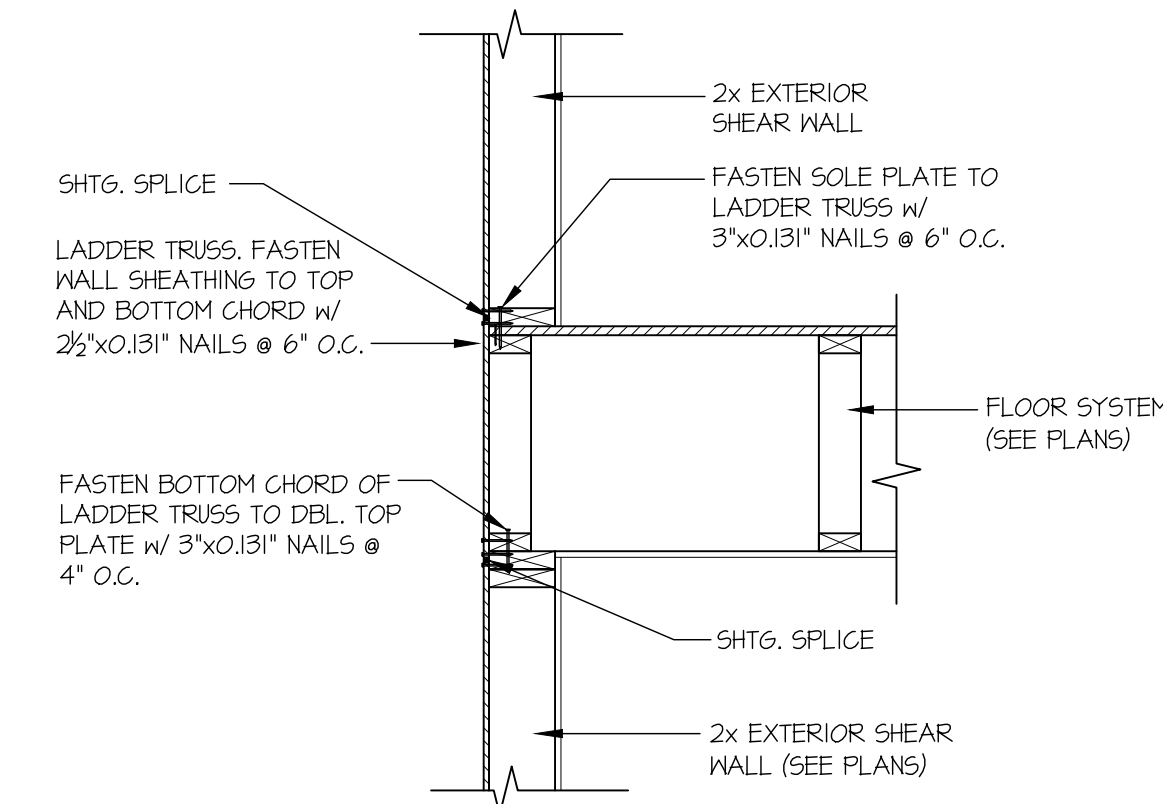
**TYPICAL SHEAR  
TRANSFER DETAIL @ ROOF**  
SCALE: 3/4"=1'-0" HEEL HEIGHT LESS THAN 4"



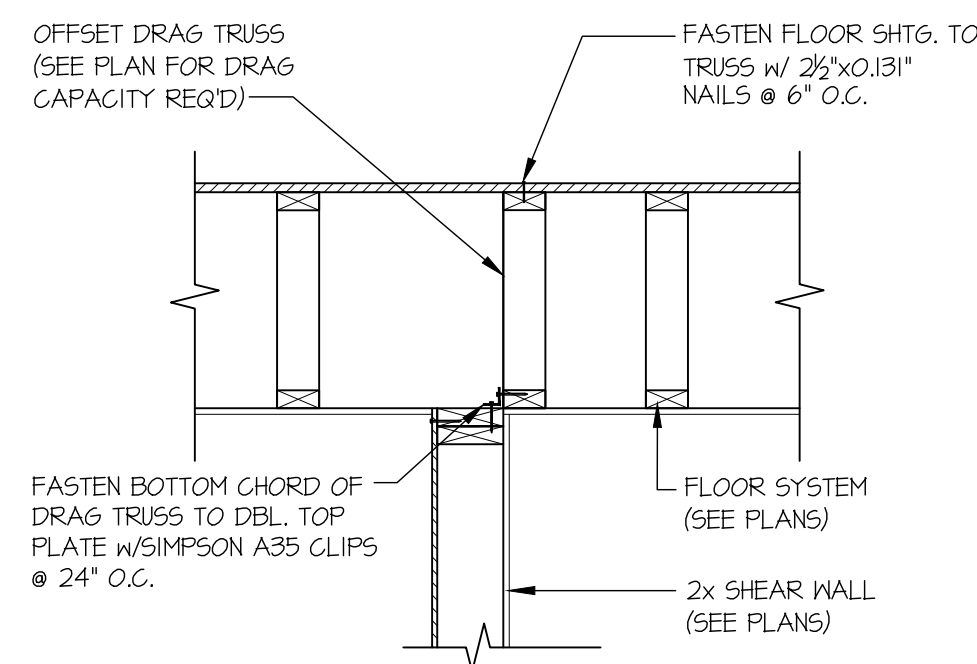
**TYPICAL SHEAR TRANSFER  
DETAIL @ RAISED HEEL TRUSS**  
SCALE: 3/4"=1'-0" HEEL HEIGHT UP TO 24" MAX.



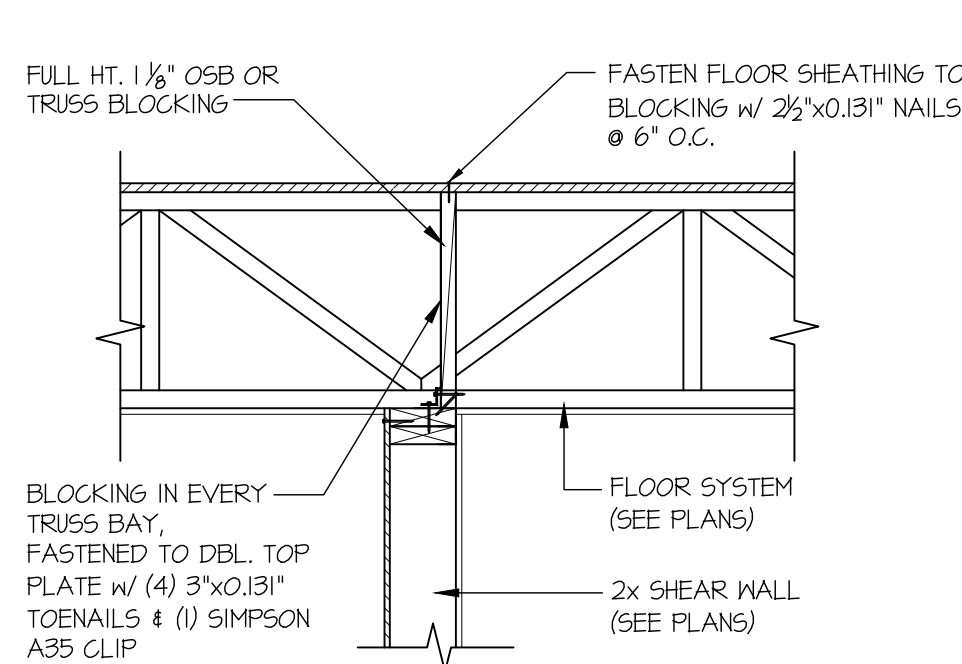
**TYPICAL SHEAR TRANSFER DETAIL  
BETWEEN FLOORS @ EXTERIOR WALL**  
SCALE: 3/4"=1'-0" PERPENDICULAR FRAMING



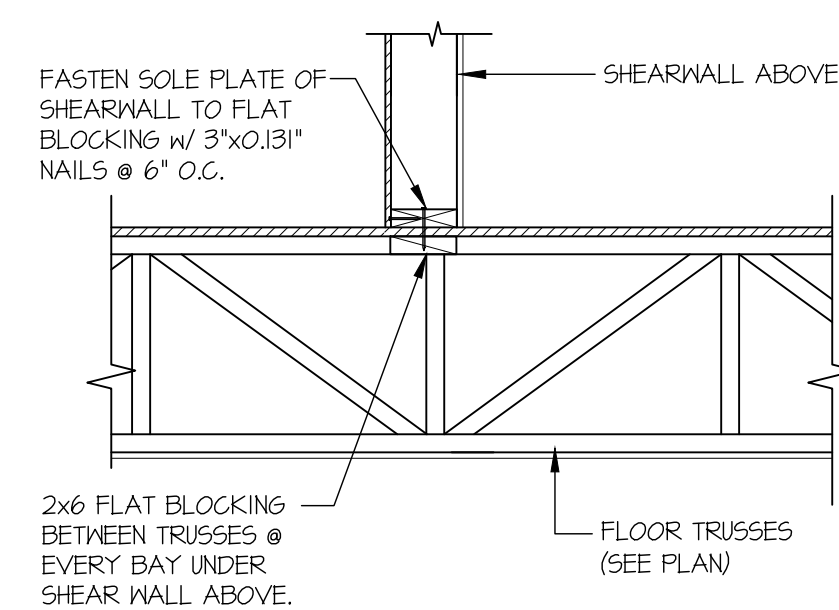
**TYPICAL SHEAR TRANSFER DETAIL  
BETWEEN FLOORS @ EXTERIOR WALL**  
SCALE: 3/4"=1'-0" PARALLEL FRAMING



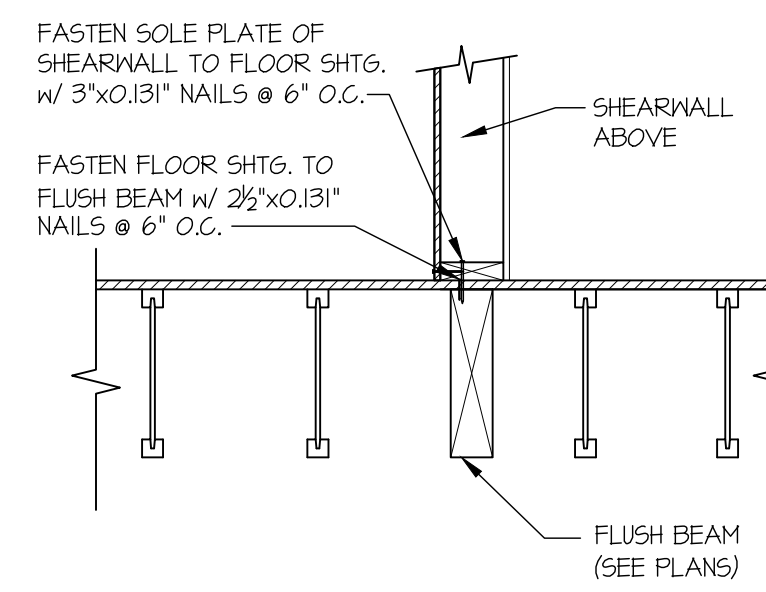
**SHEAR TRANSFER DETAIL  
@ SHEAR WALL BELOW**  
SCALE: 3/4"=1'-0"



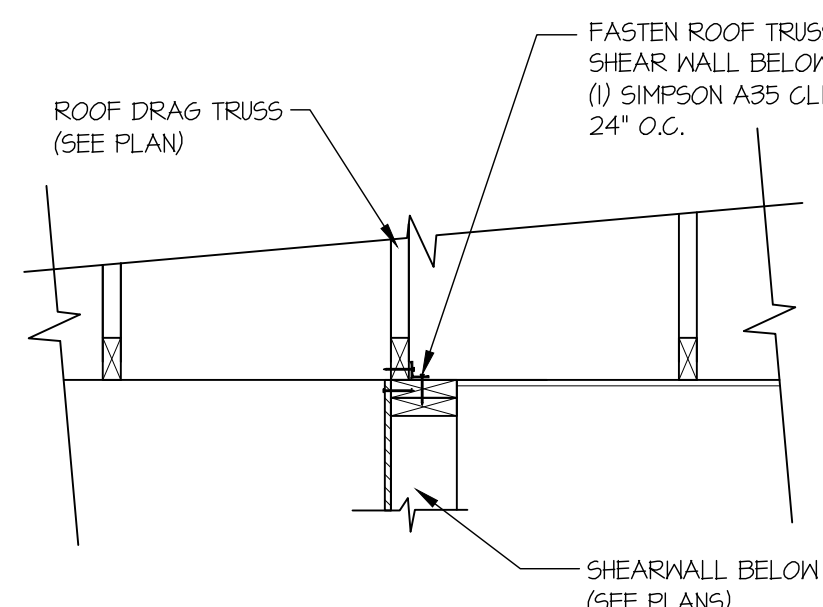
**SHEAR TRANSFER DETAIL  
@ SHEAR WALL BELOW**  
SCALE: 3/4"=1'-0"



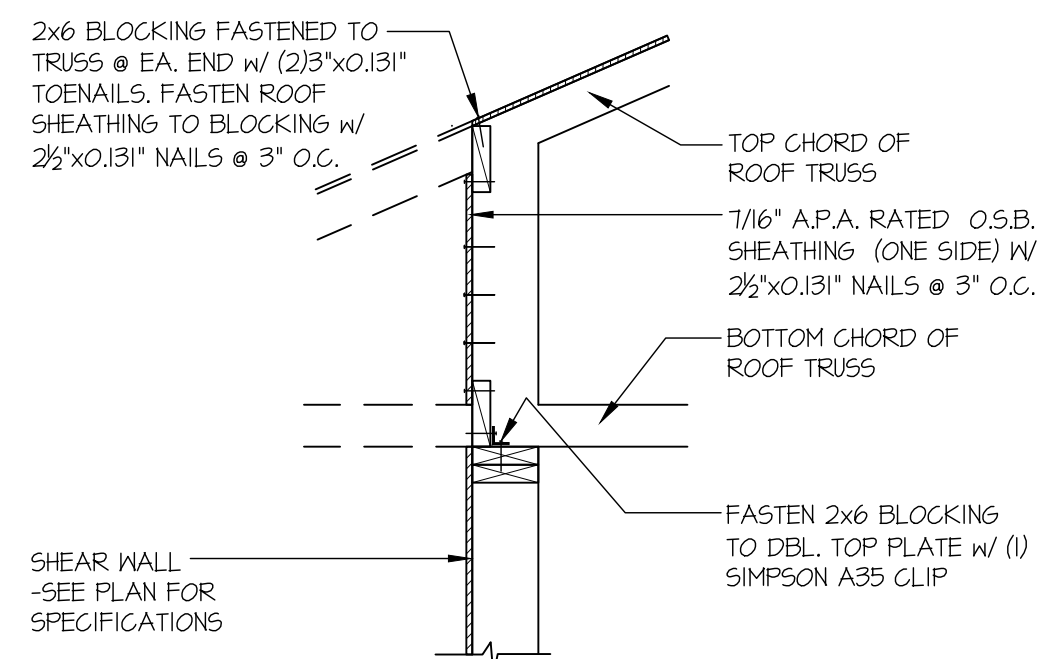
**SHEAR TRANSFER DETAIL  
@ INTERIOR SHEAR WALL**  
SCALE: 3/4"=1'-0" PERPENDICULAR FRAMING



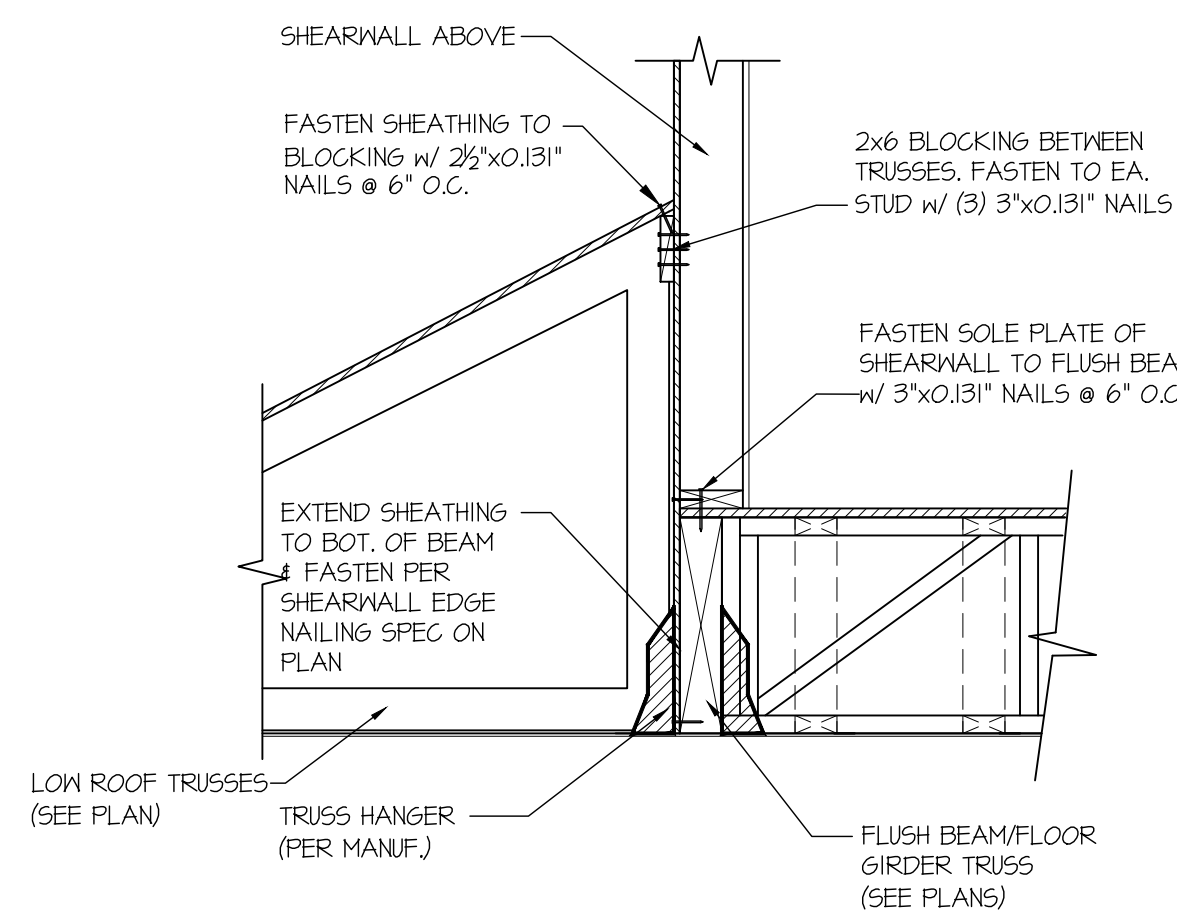
**SHEAR TRANSFER DETAIL @  
INTERIOR SHEARWALL ABOVE**  
SCALE: 3/4"=1'-0" PARALLEL FRAMING



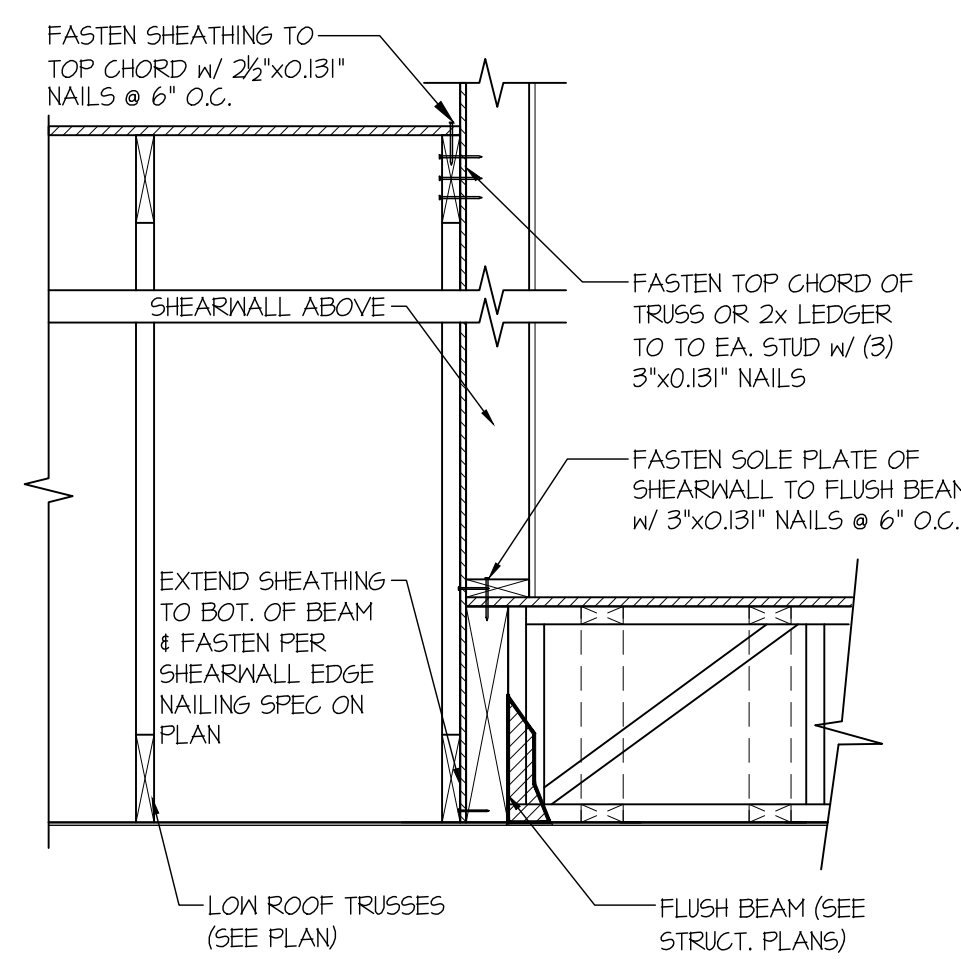
**SHEAR TRANSFER DETAIL @  
INTERIOR SHEARWALL BELOW**  
SCALE: 3/4"=1'-0"



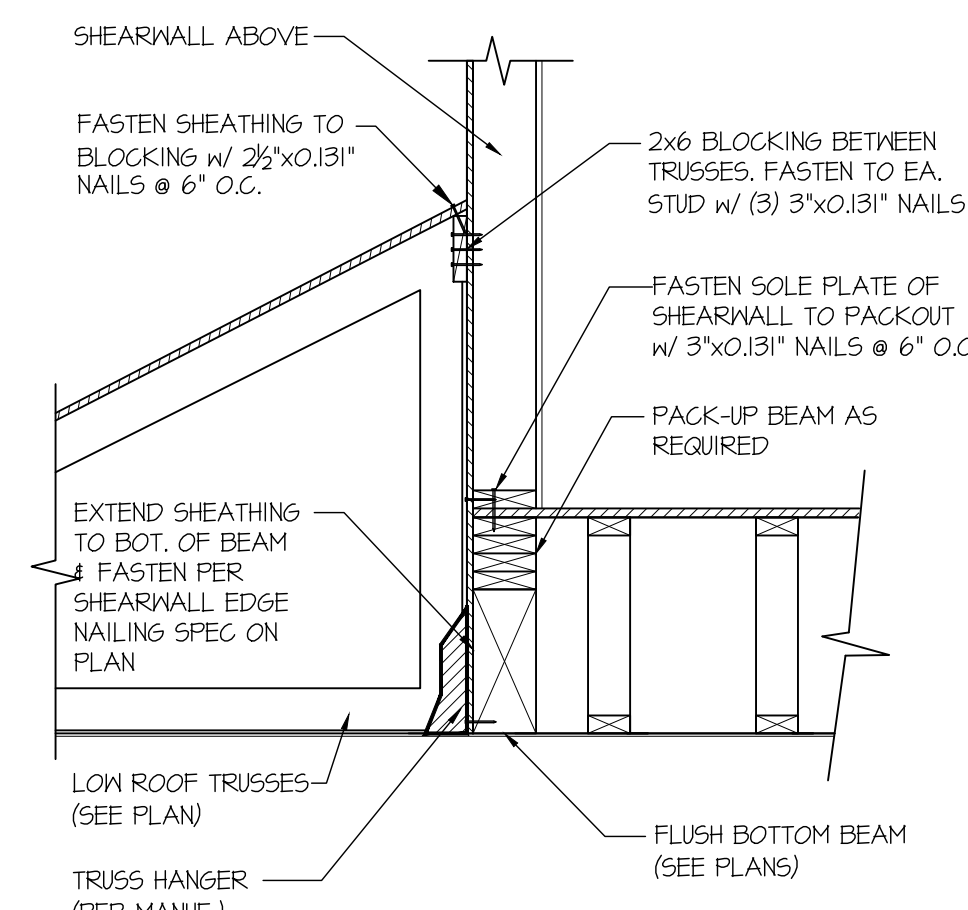
**SHEAR TRANSFER DETAIL @  
SHEARWALL BELOW**  
SCALE: 3/4"=1'-0"



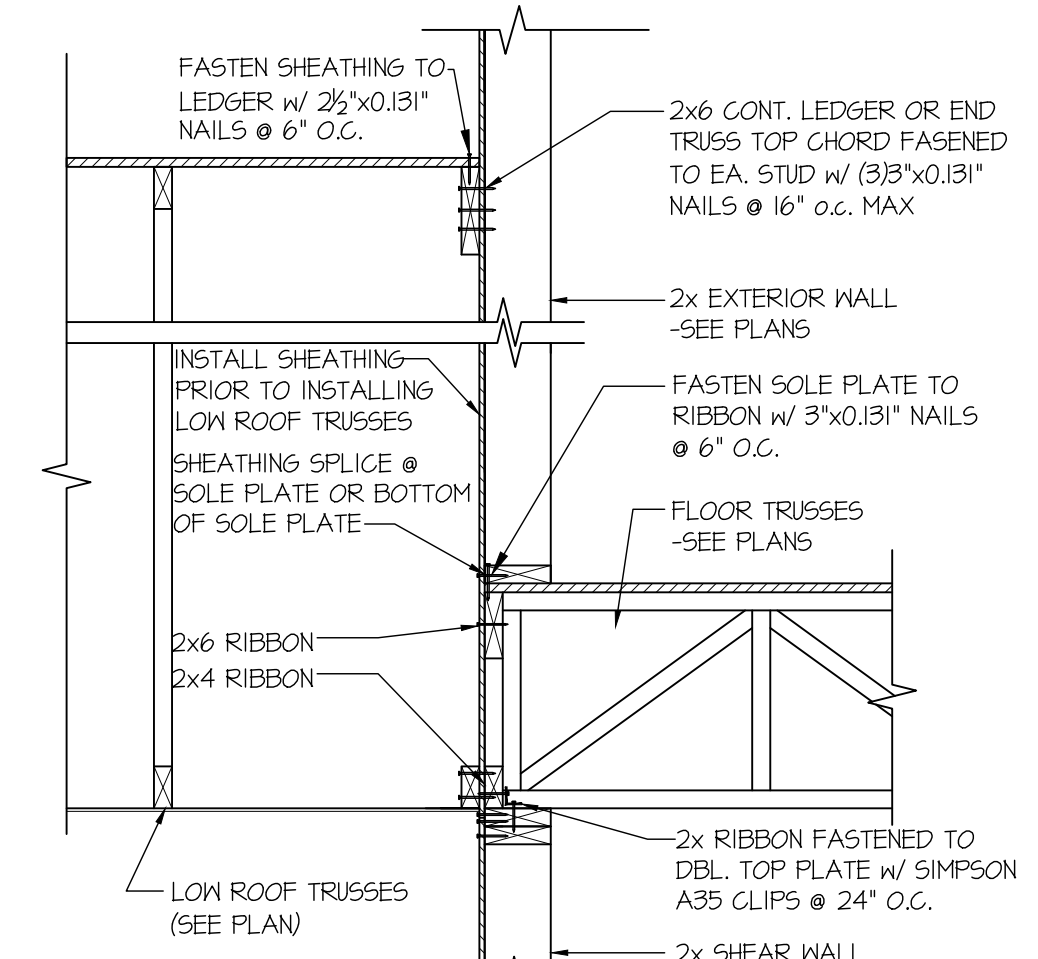
**SHEAR TRANSFER DETAIL @  
EXTERIOR SHEARWALL ABOVE**  
SCALE: 3/4"=1'-0"



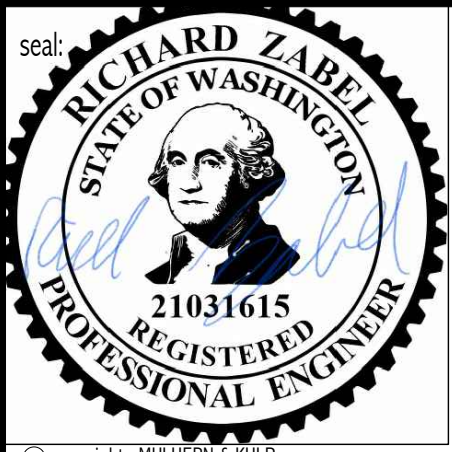
**SHEAR TRANSFER DETAIL @  
EXTERIOR SHEARWALL ABOVE**  
SCALE: 3/4"=1'-0"



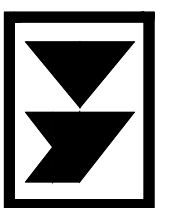
**SHEAR TRANSFER DETAIL @  
EXTERIOR SHEARWALL ABOVE**  
SCALE: 3/4"=1'-0"



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



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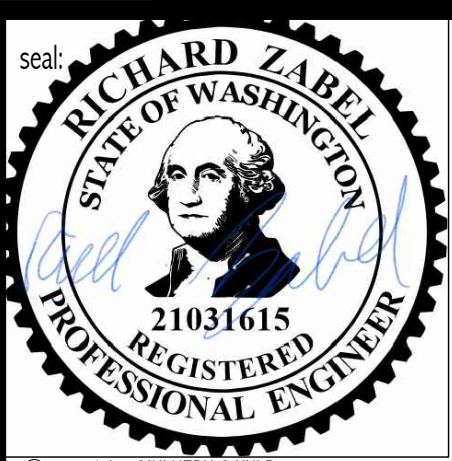
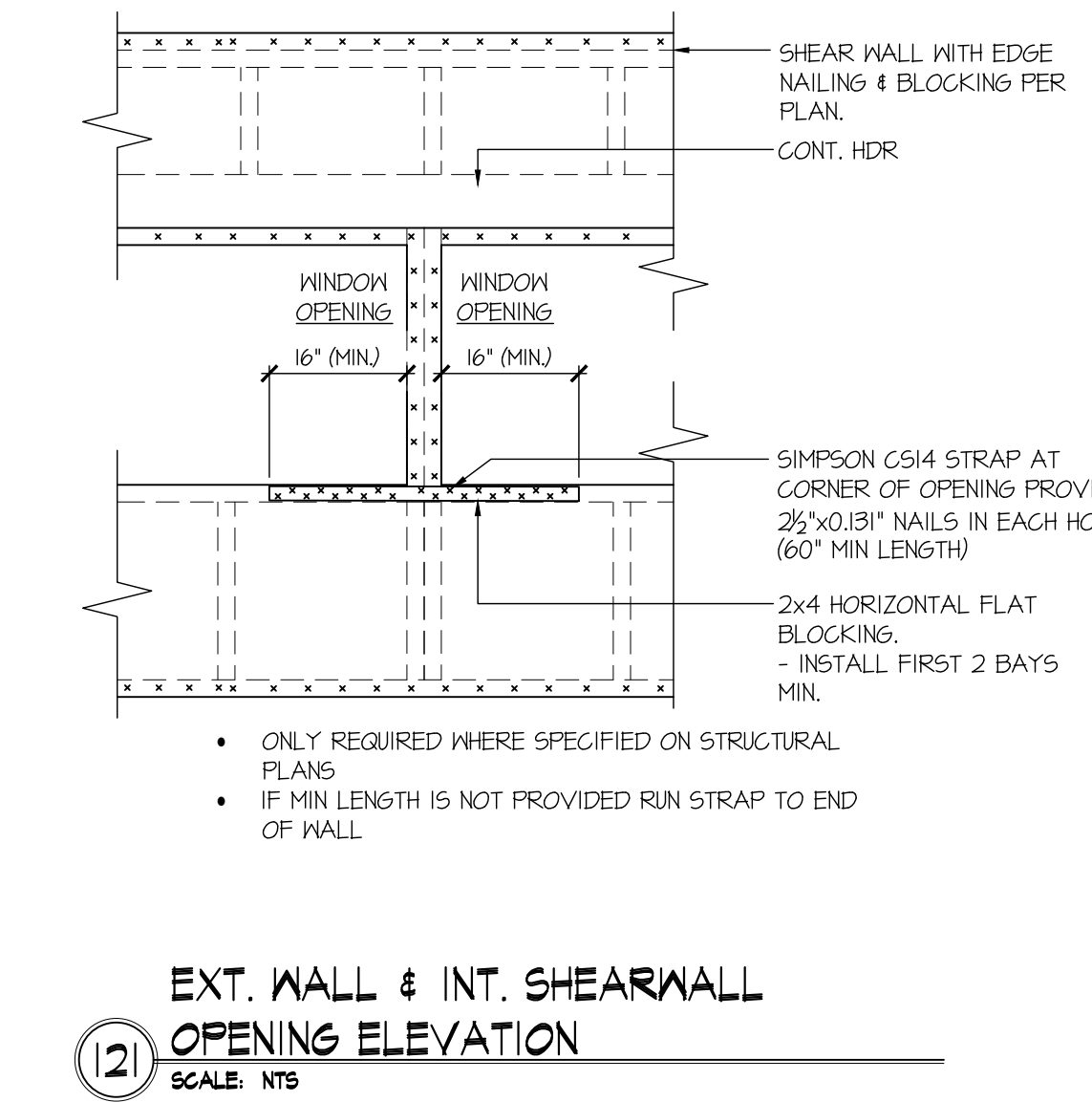
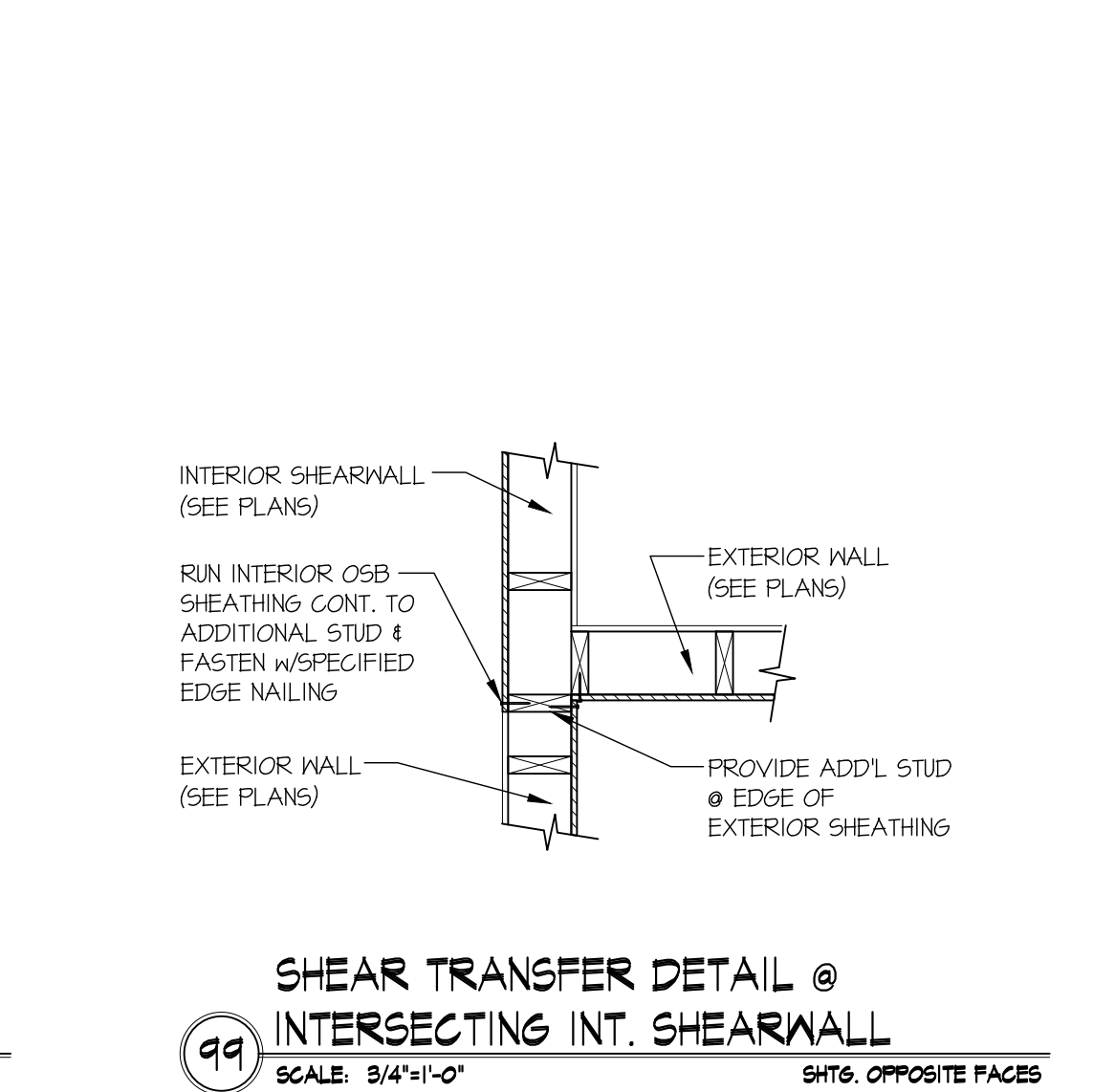
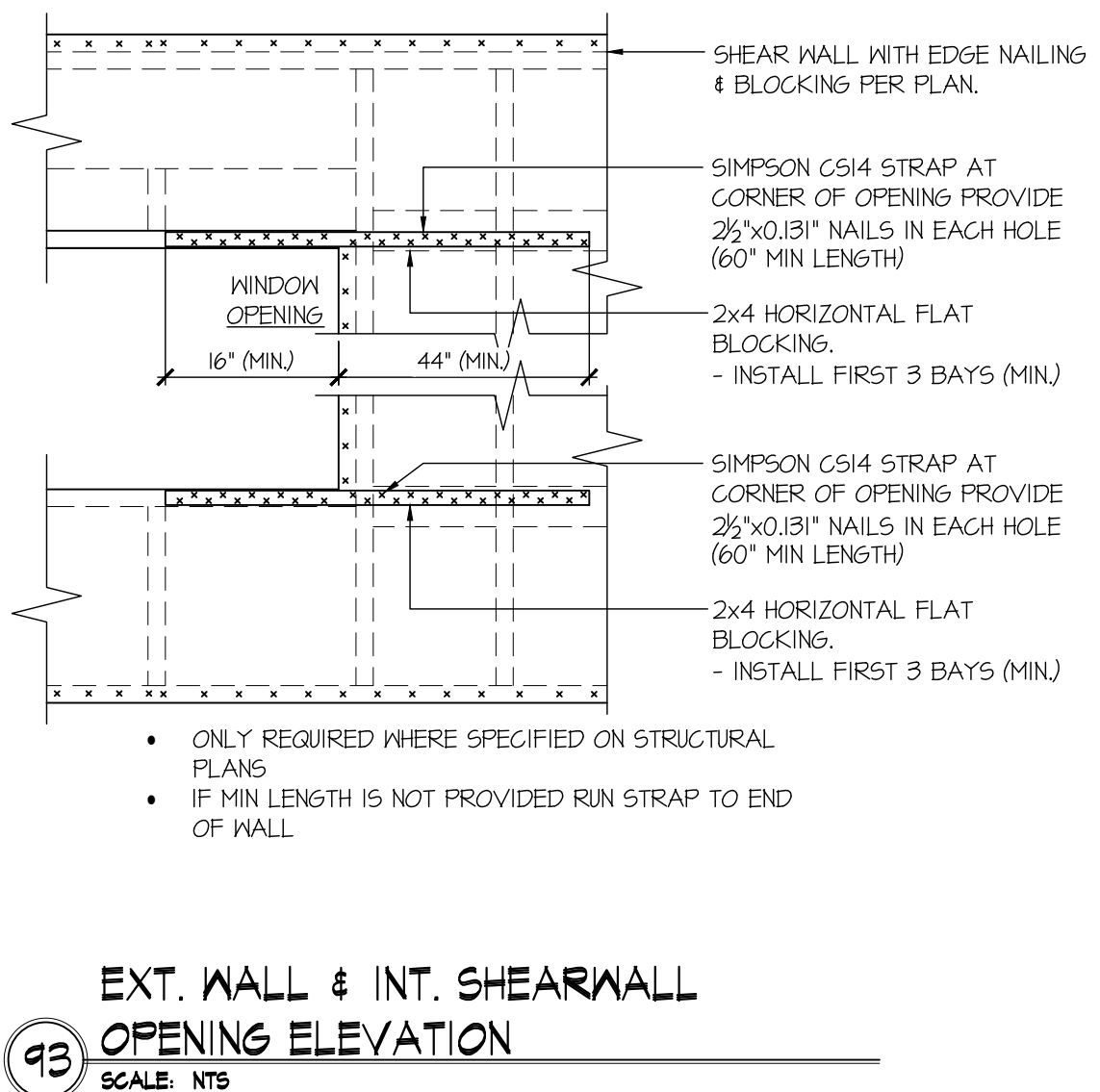
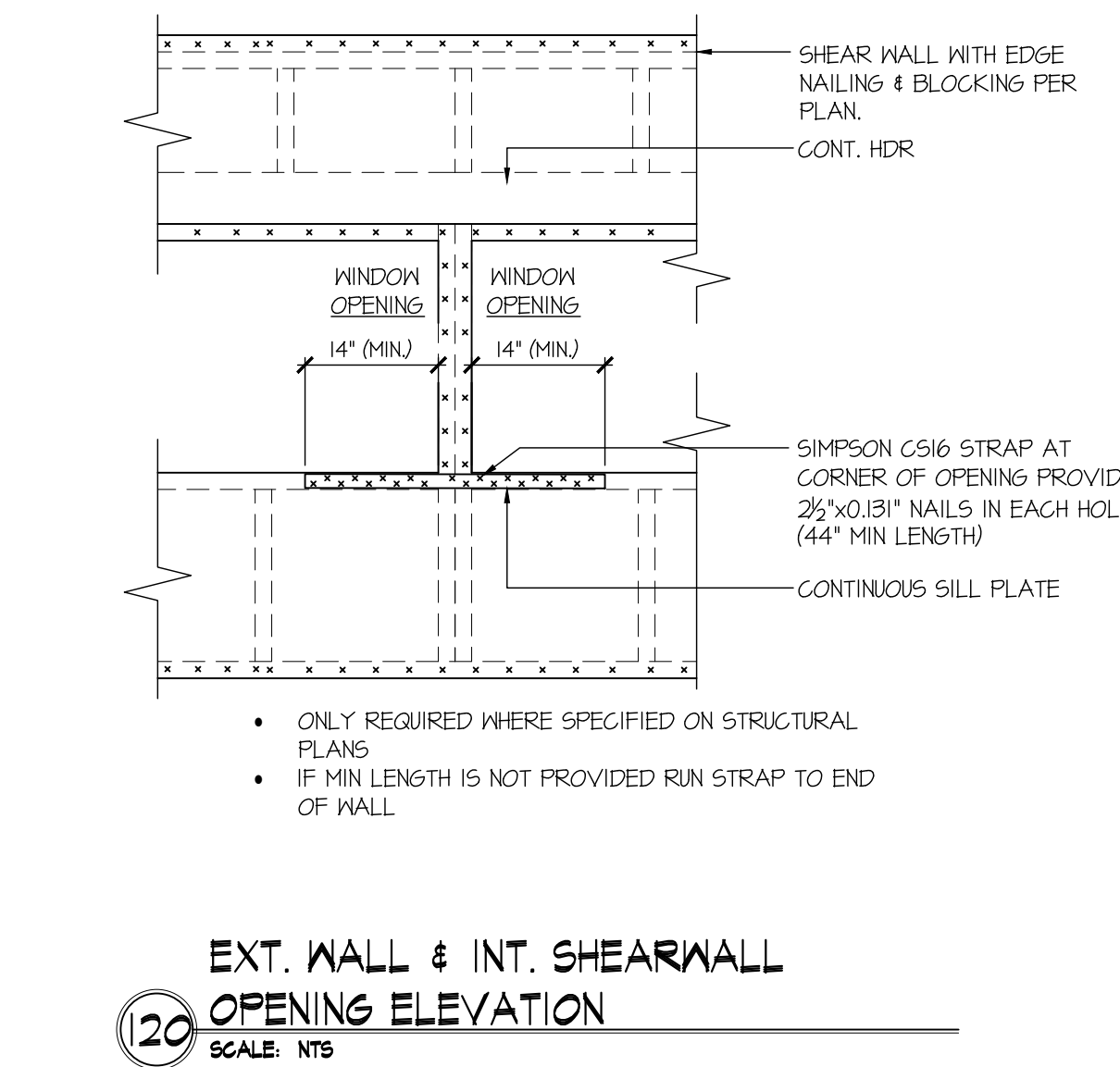
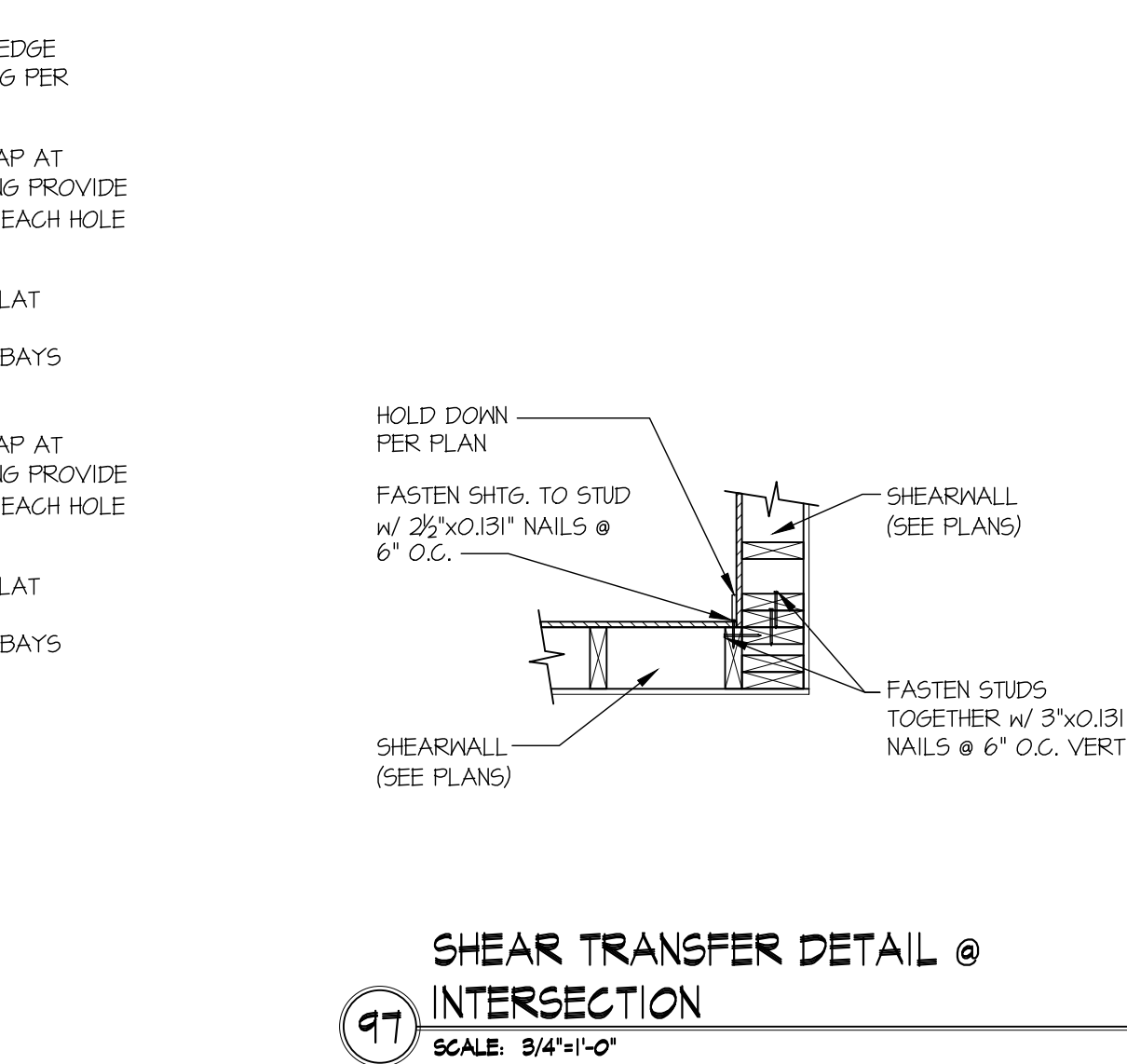
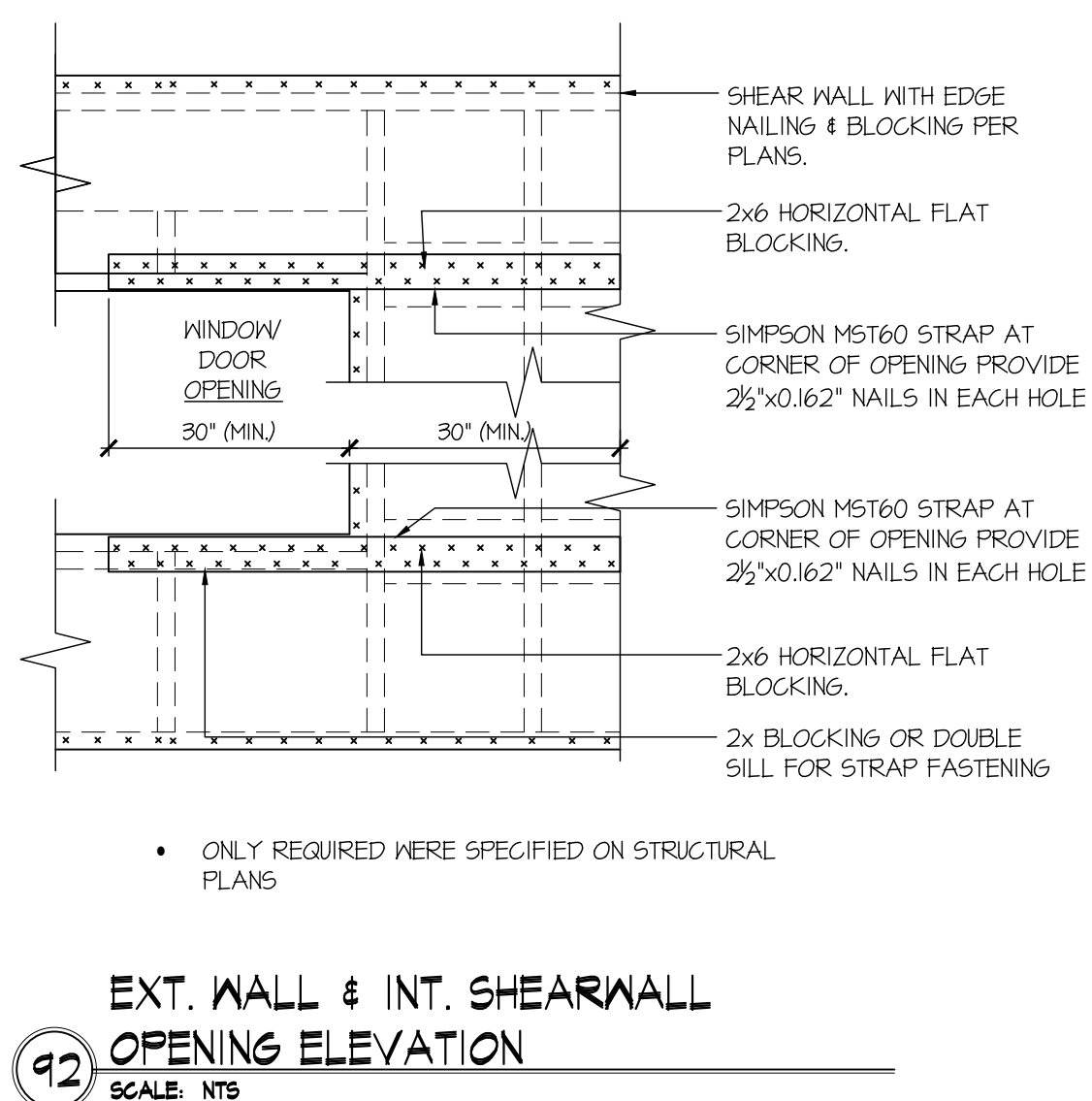
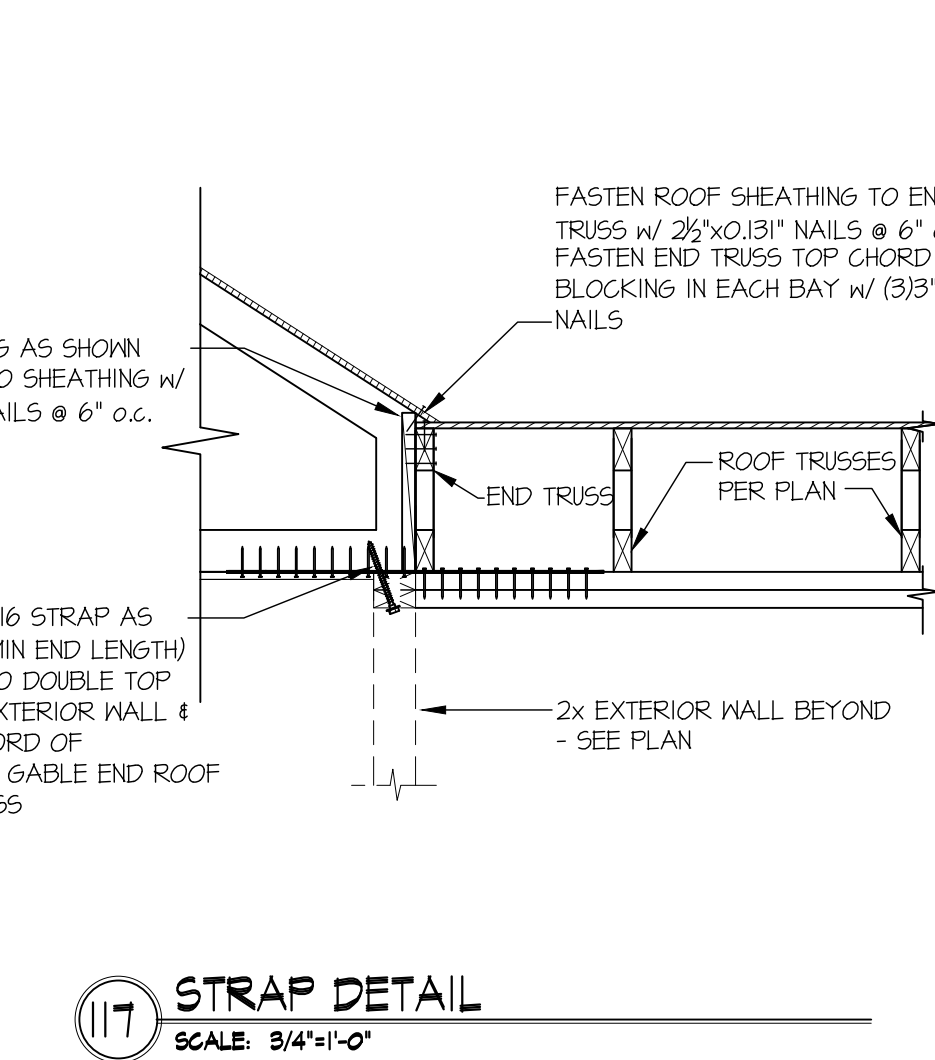
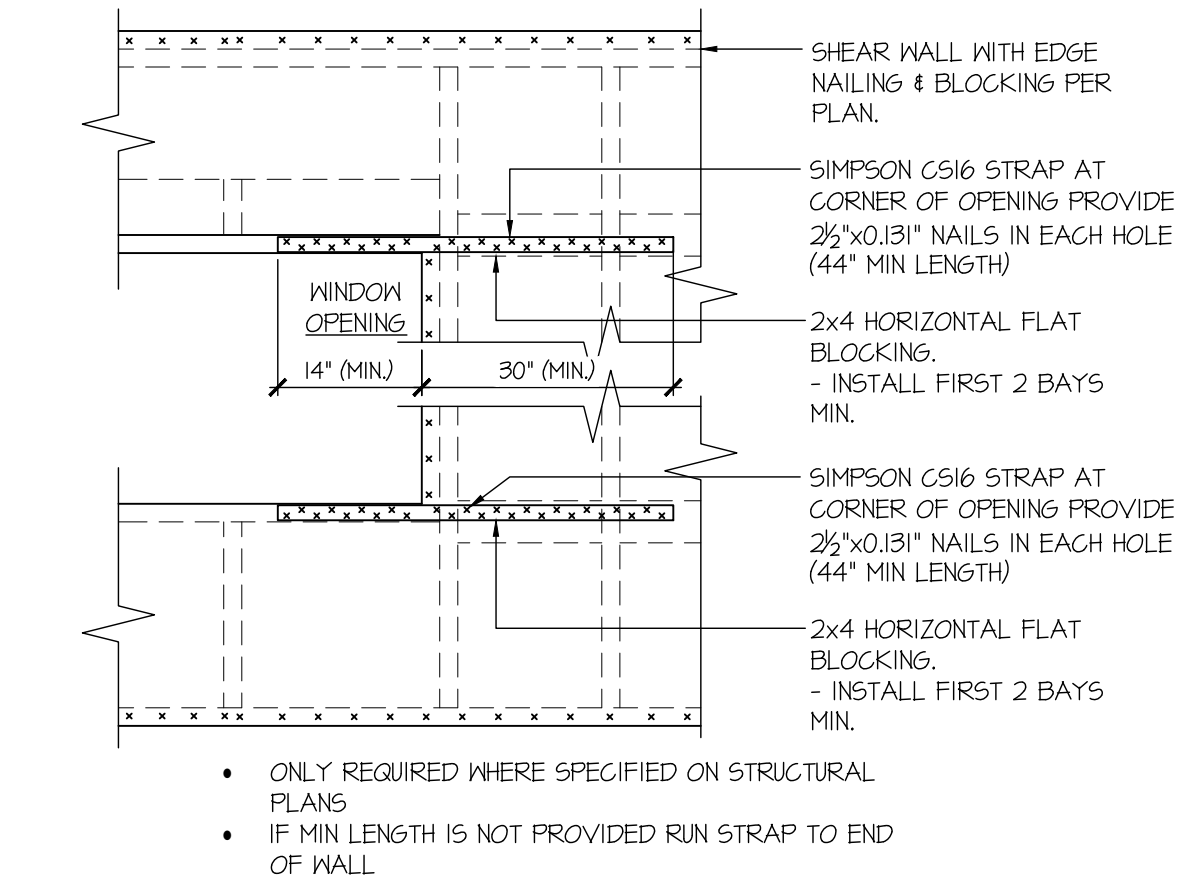
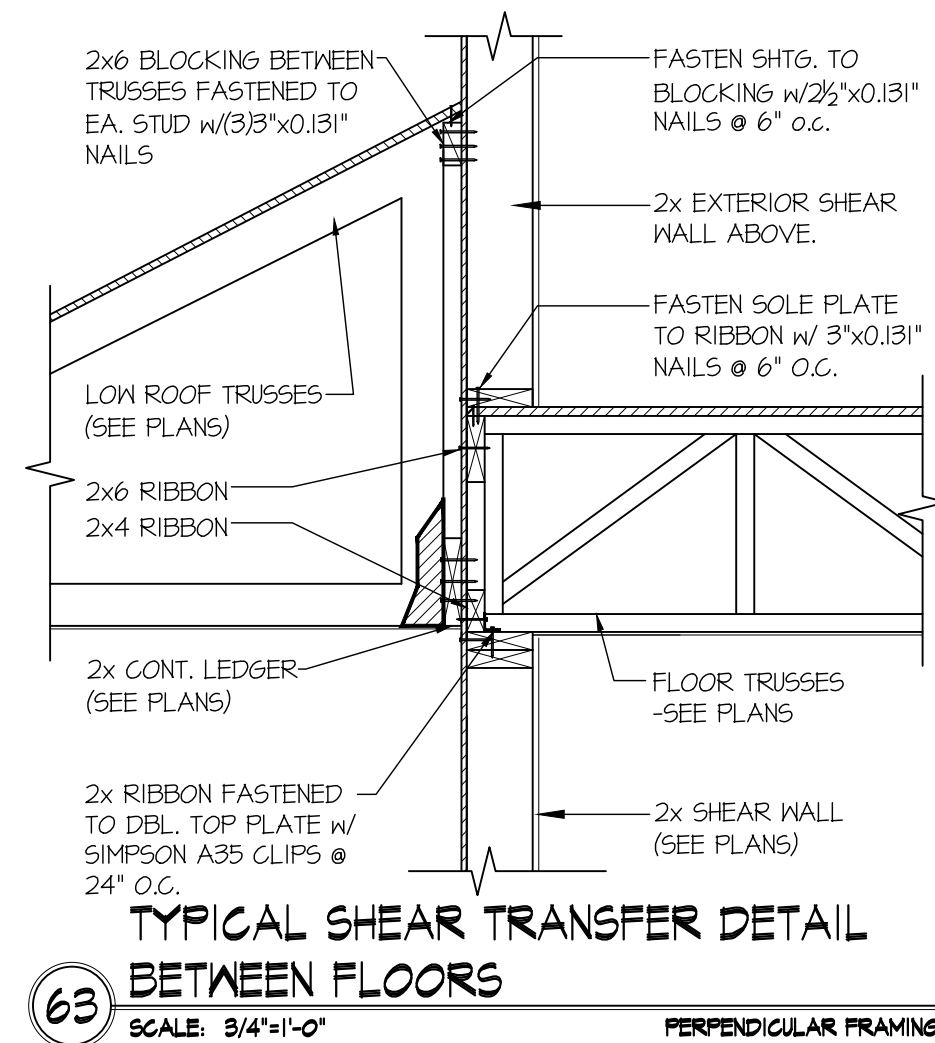
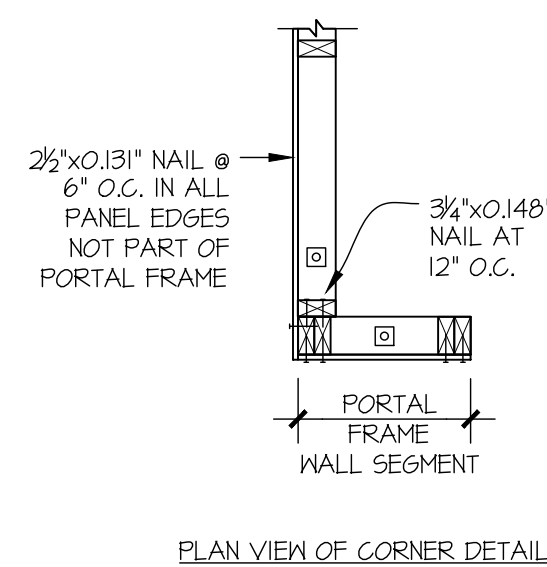
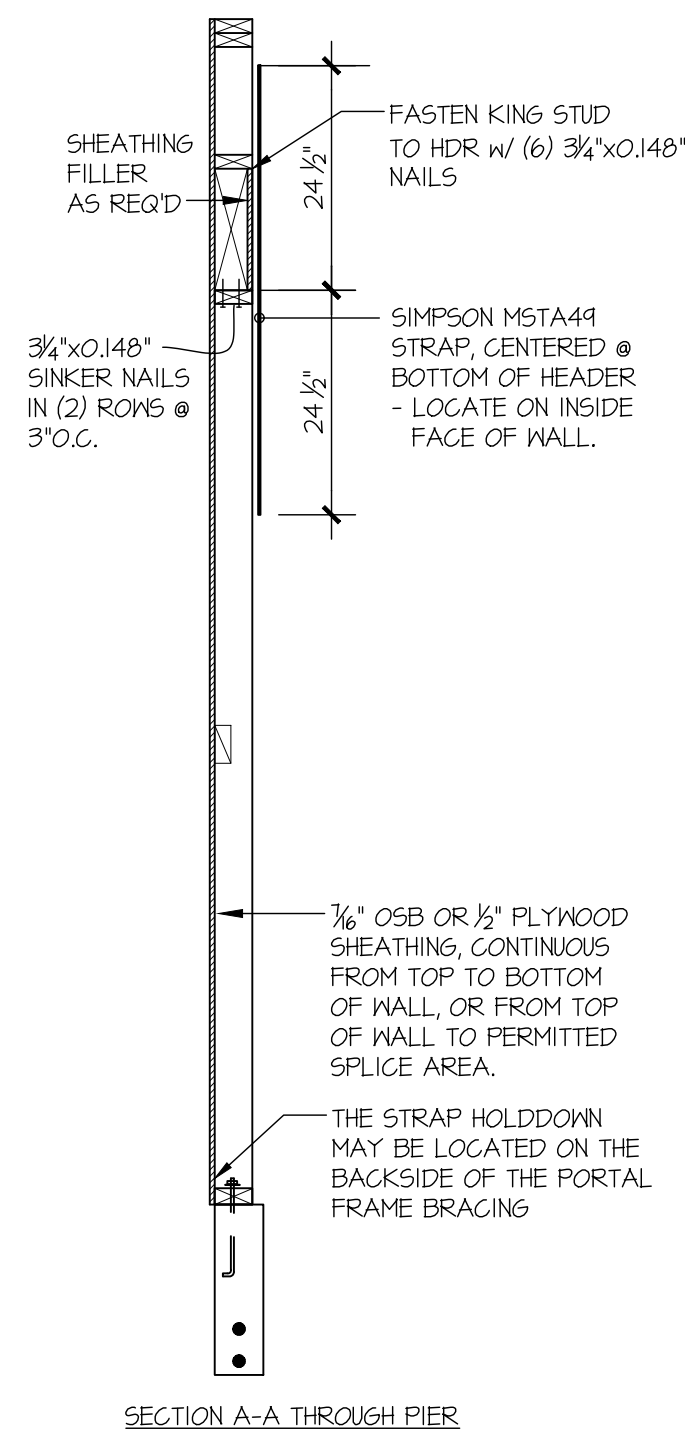
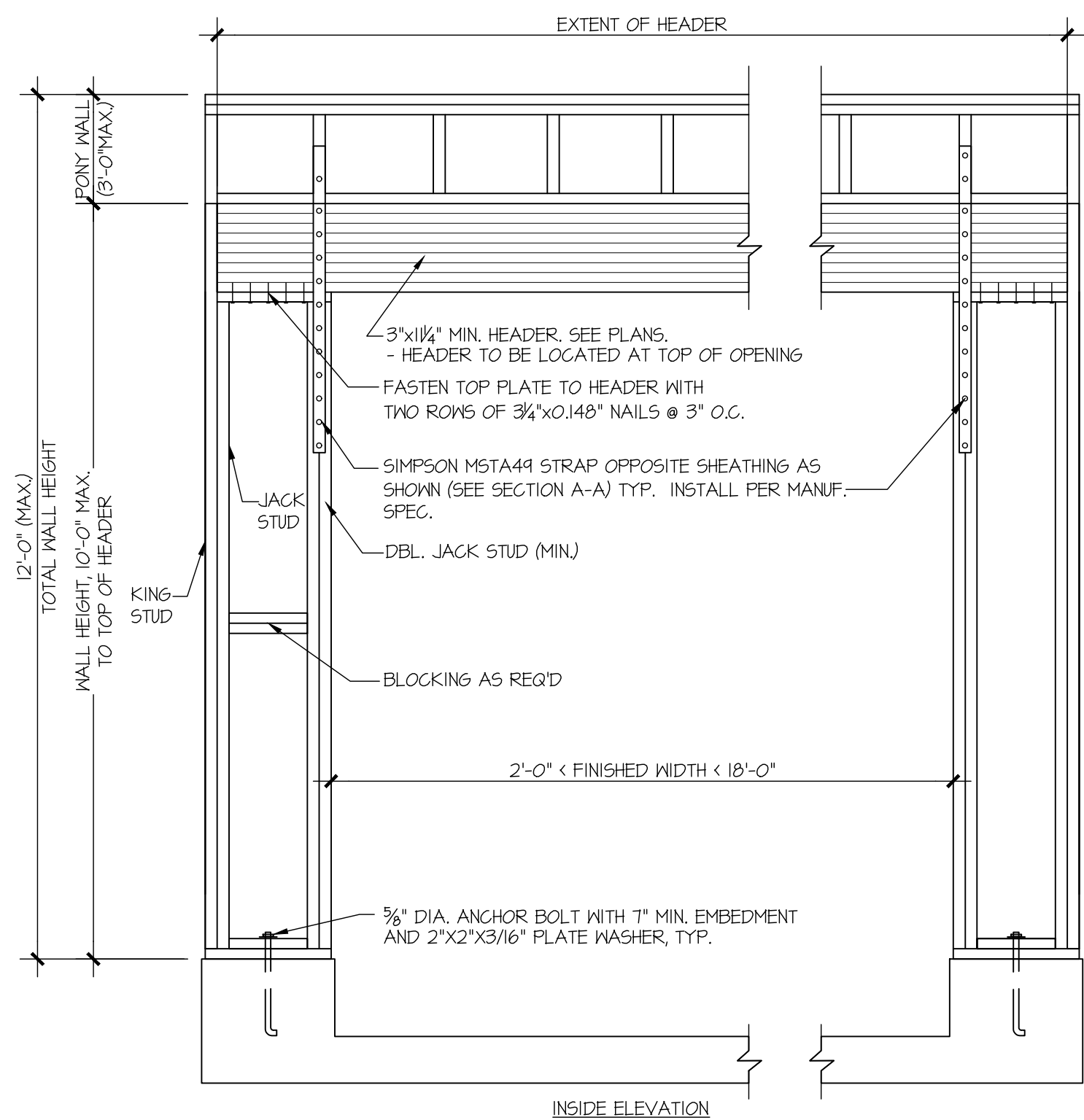
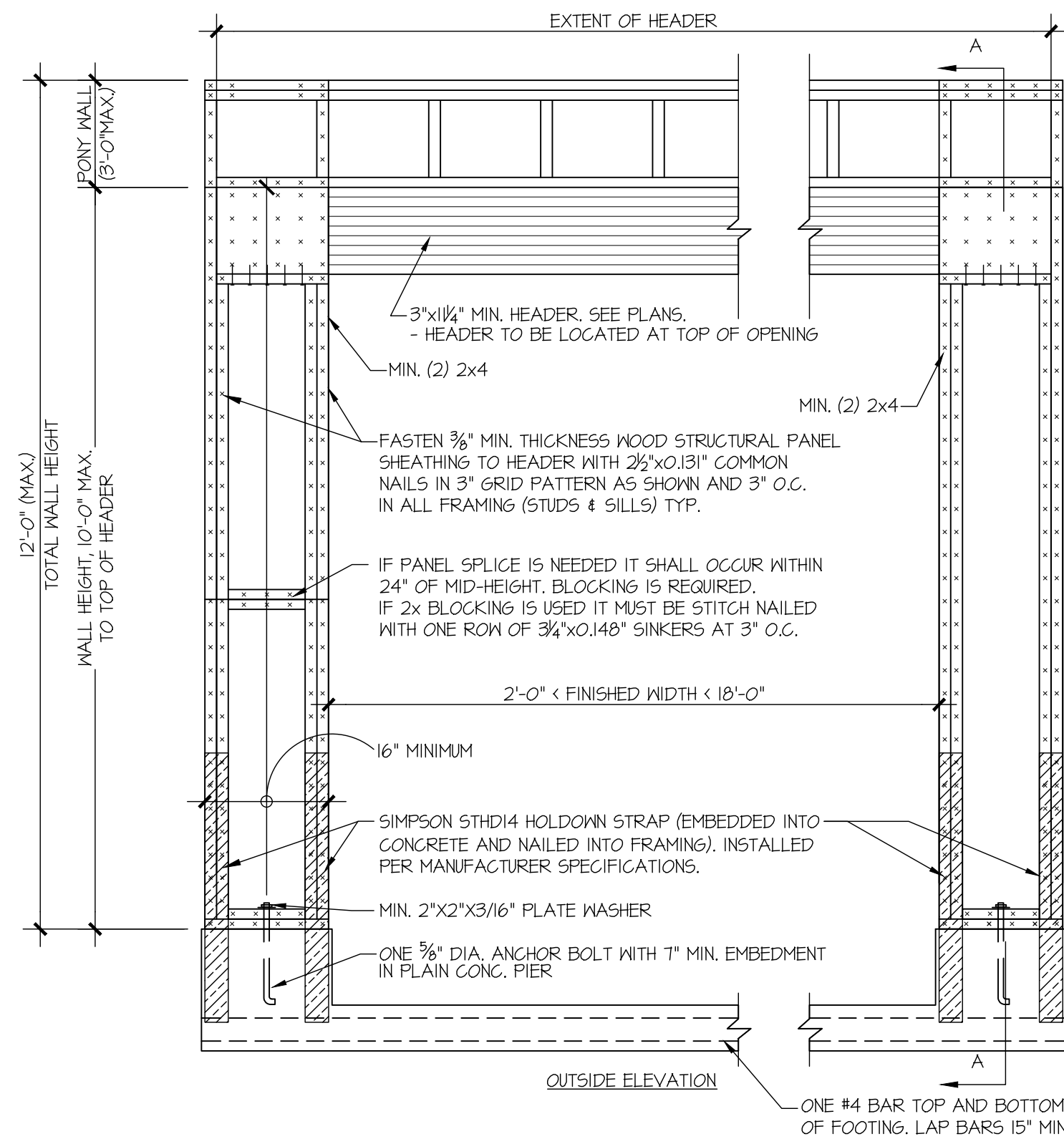
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154-23017  
project mgr: R.JZ  
drawn by: BFD  
issue date: 01-18-24

REVISIONS:  
date: 01/17/2024 initial: A.JC  
ARCH REVISIONS



STRUCTURAL DETAILS  
4104 83RD AVE SE  
MERCER ISLAND, WASHINGTON

sheet:  
**LB-1**



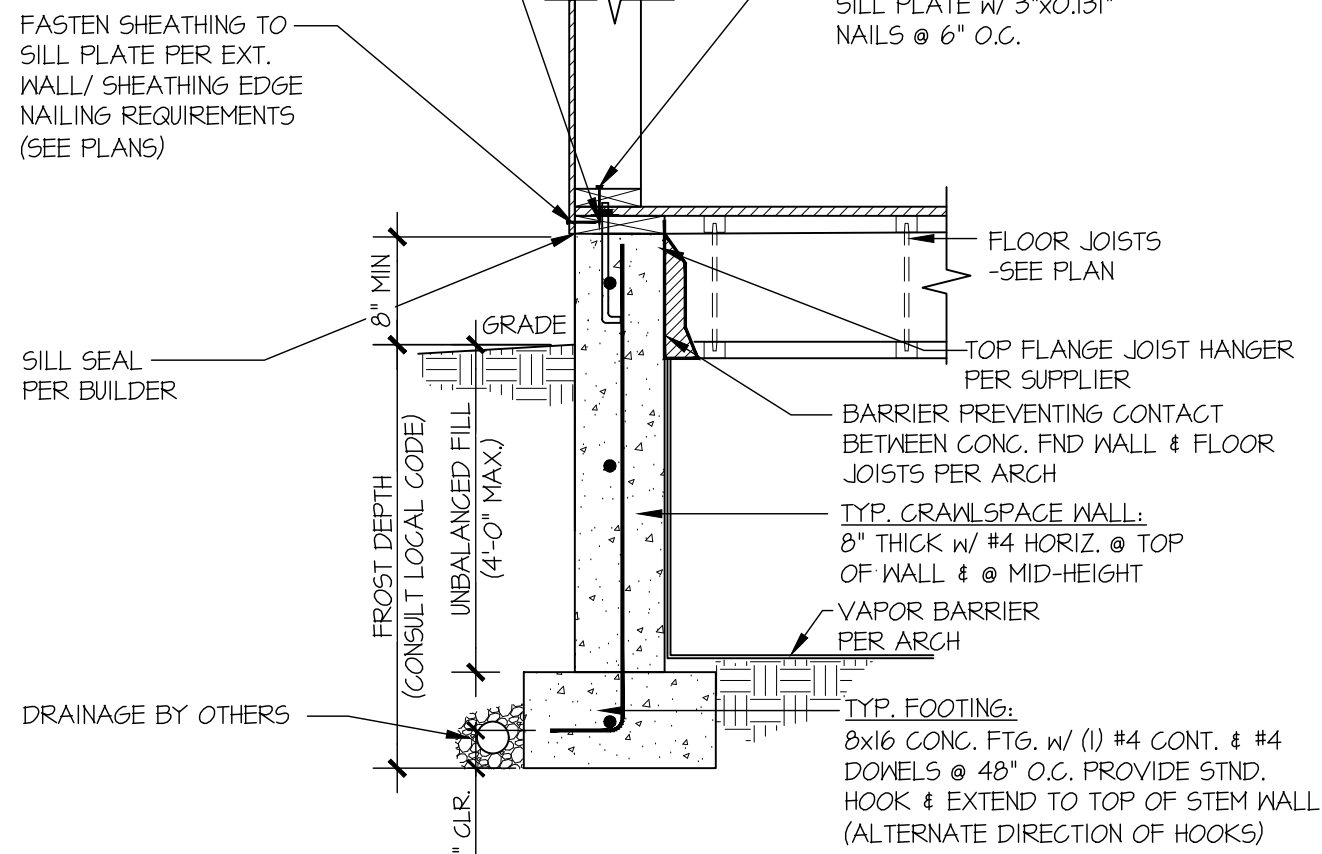
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| REVISIONS:          |           |
| date:               | initial:  |
| 01/17/2024          | AJC       |
| ARCH REVISIONS:     |           |



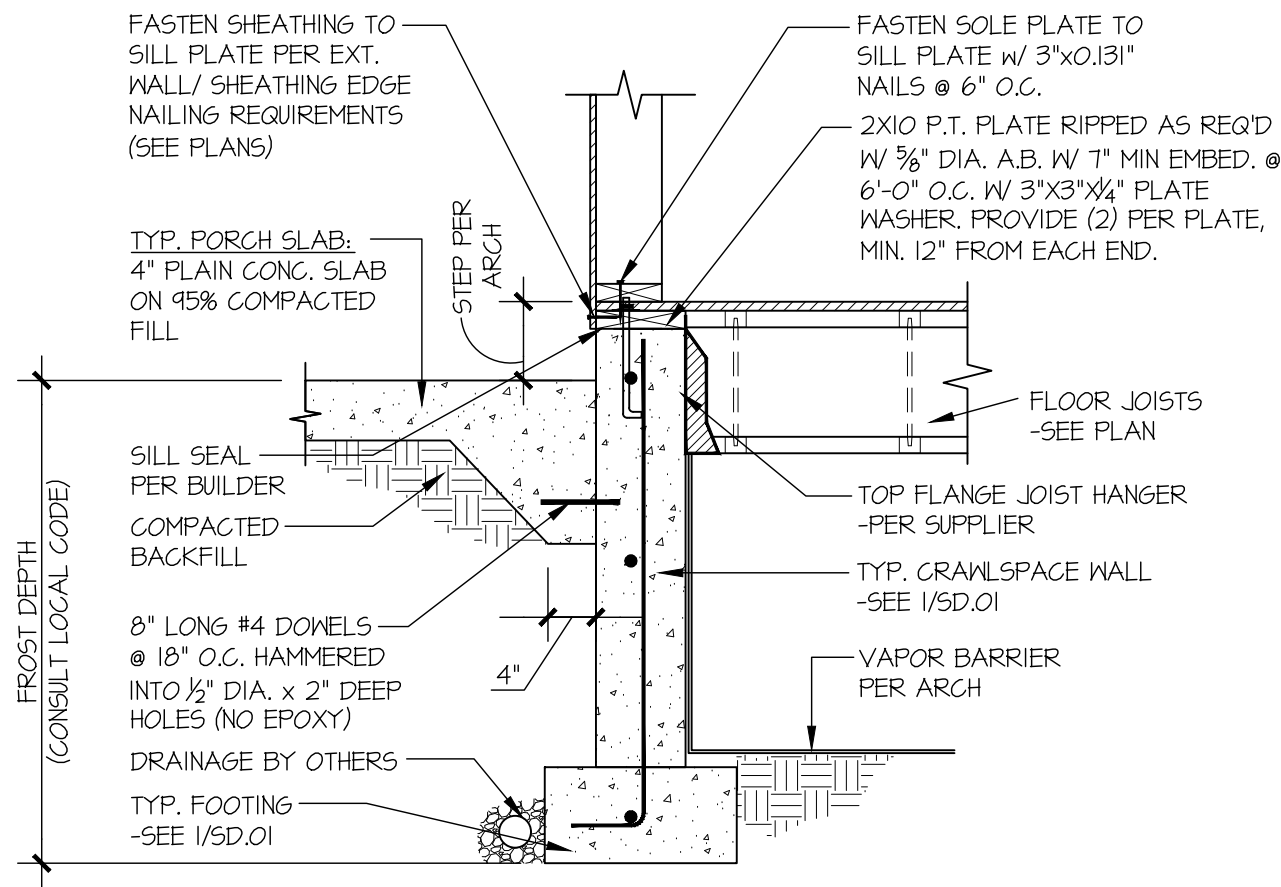
**STRUCTURAL DETAILS**  
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sheet:  
**LB-2**

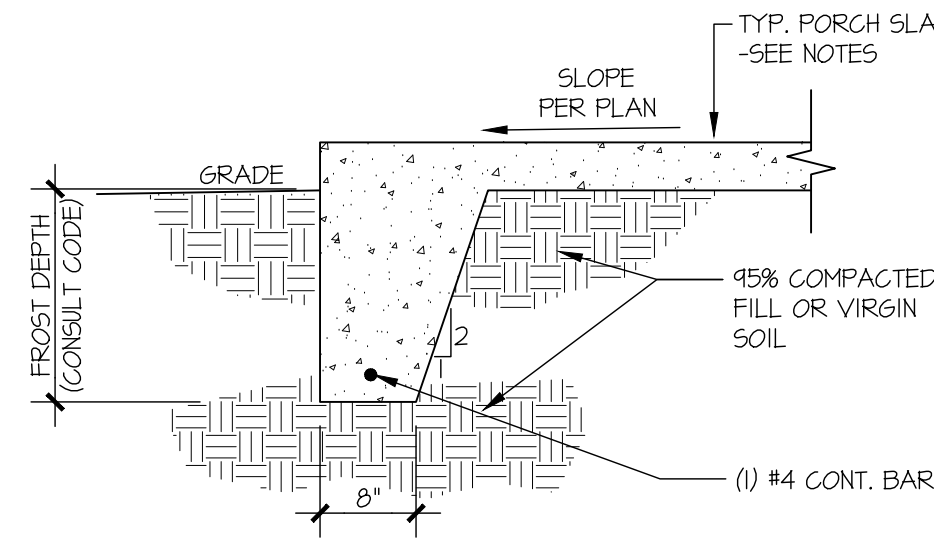
TYP. SILL PLATE:  
2X10 P.T. PLATE RIPPED AS REQ'D  
W/ 3/8" DIA. A.B. W/ 1" MIN EMBED.  
@ 6'-0" O.C. W/ 3"x3"x1/4" PLATE  
WASHER. PROVIDE (2) PER PLATE,  
MIN. 12" FROM EACH END.



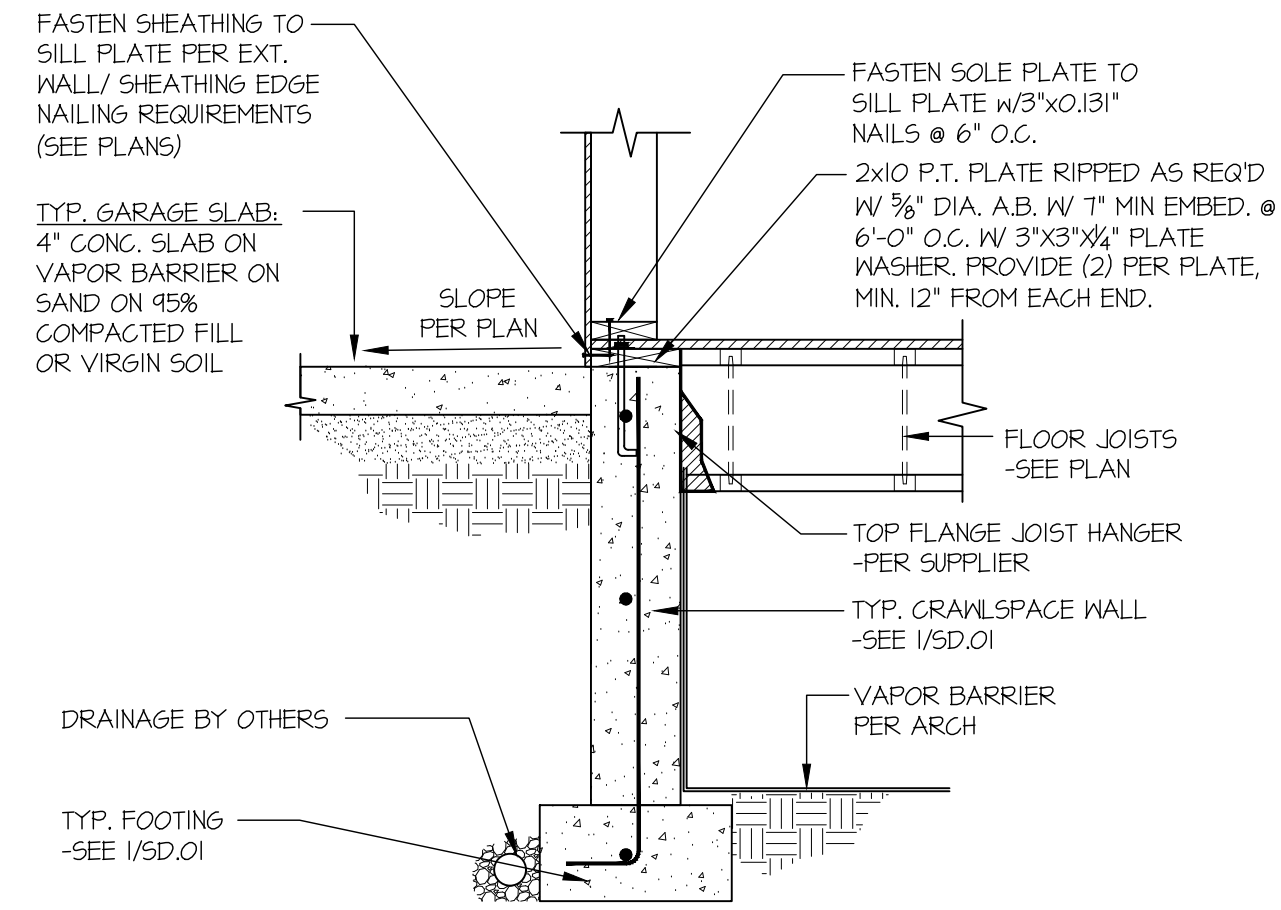
1 TYPICAL CRAWLSPACE FOUNDATION  
SCALE: 3/4"=1'-0"



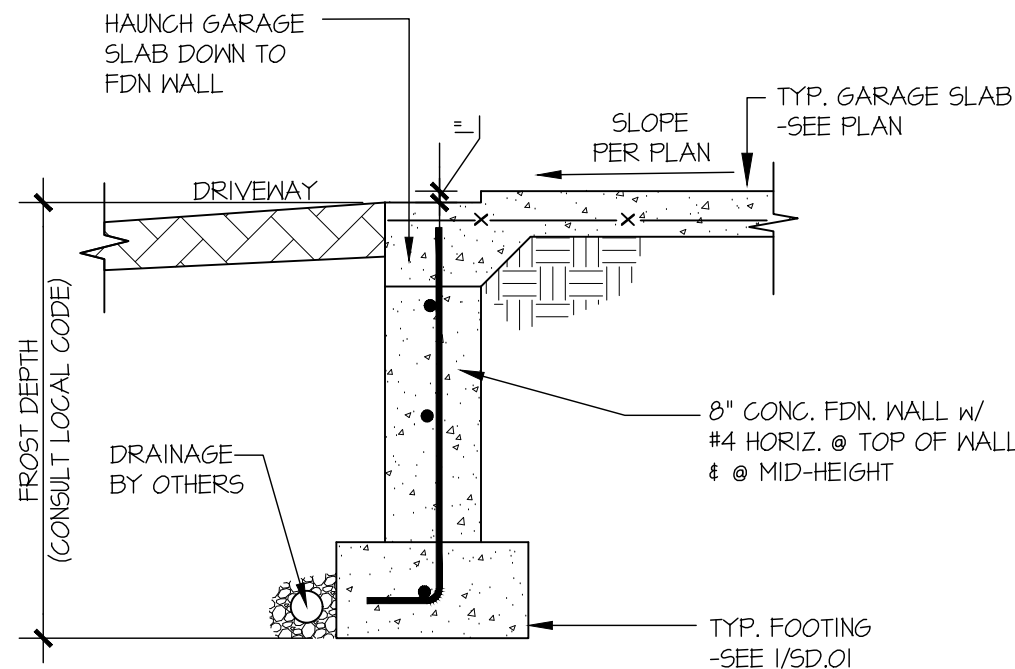
2 TYPICAL CRAWLSPACE FOUNDATION @ PORCH SLAB  
SCALE: 3/4"=1'-0"



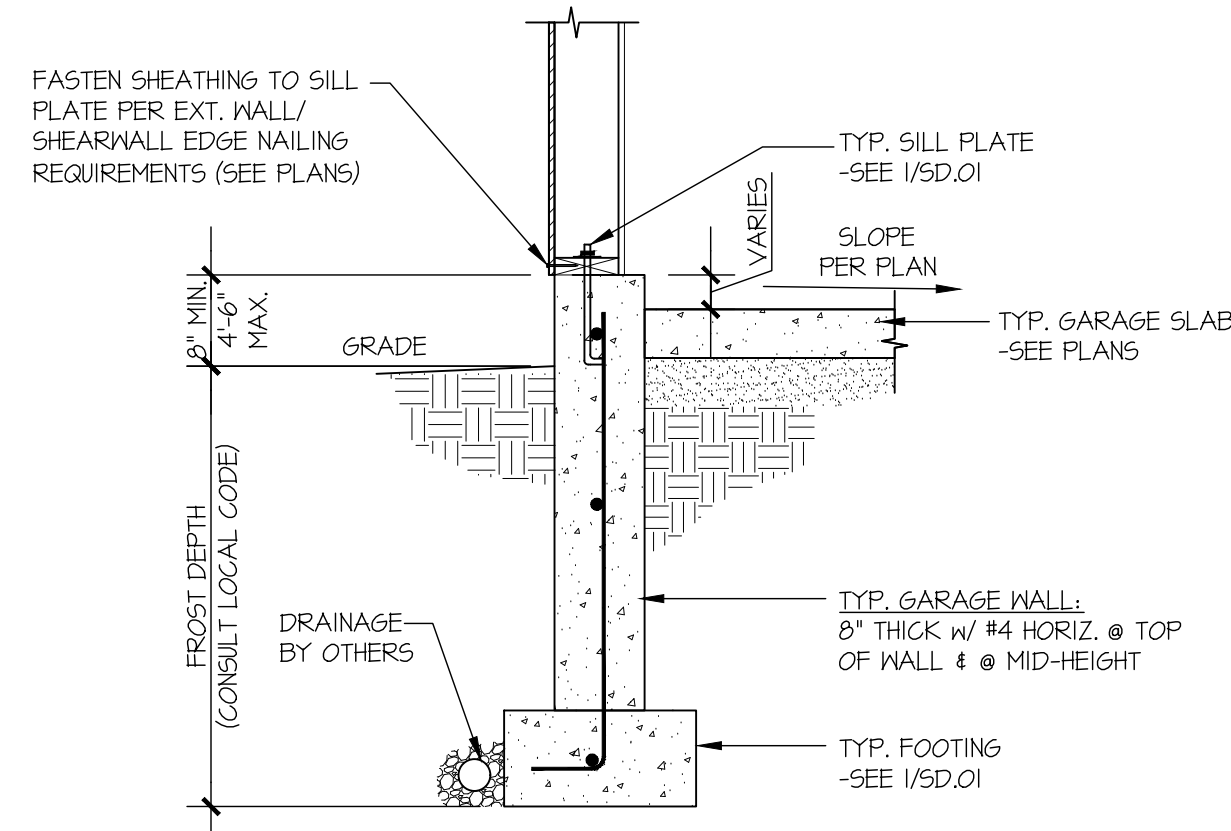
3 TYPICAL FOOTING @ PORCH SLAB  
SCALE: 3/4"=1'-0"



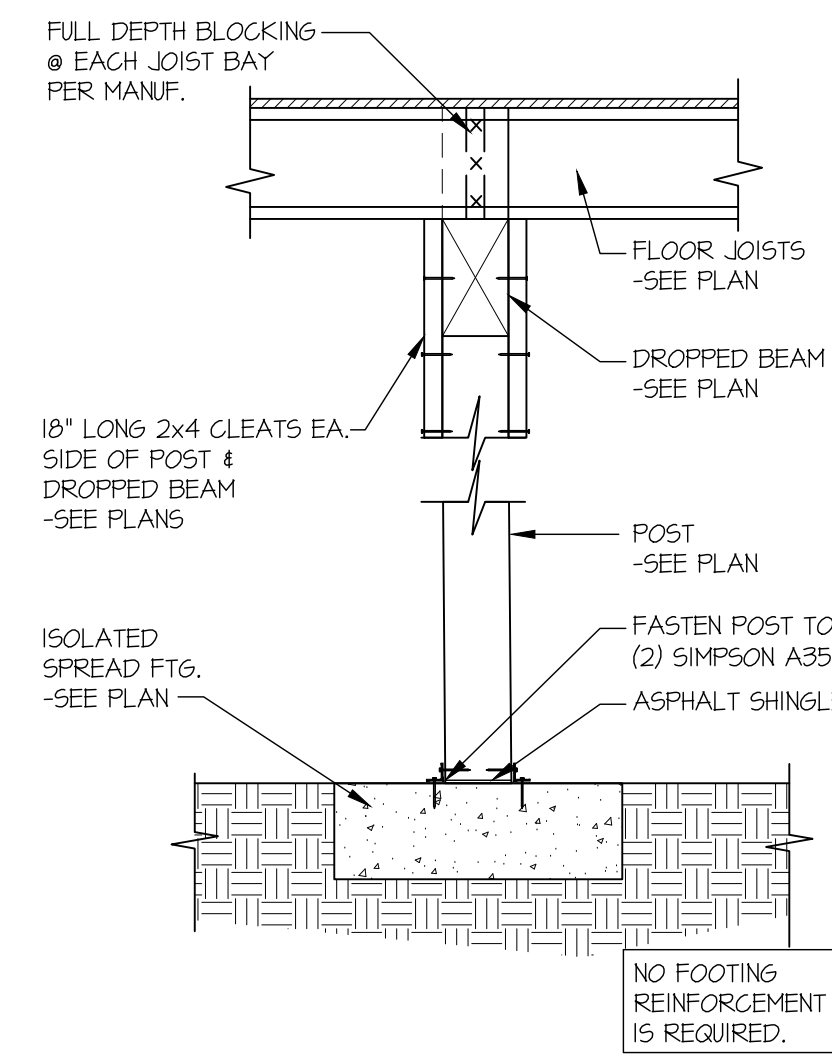
4 TYPICAL CRAWLSPACE FOUNDATION @ GARAGE  
SCALE: 3/4"=1'-0"



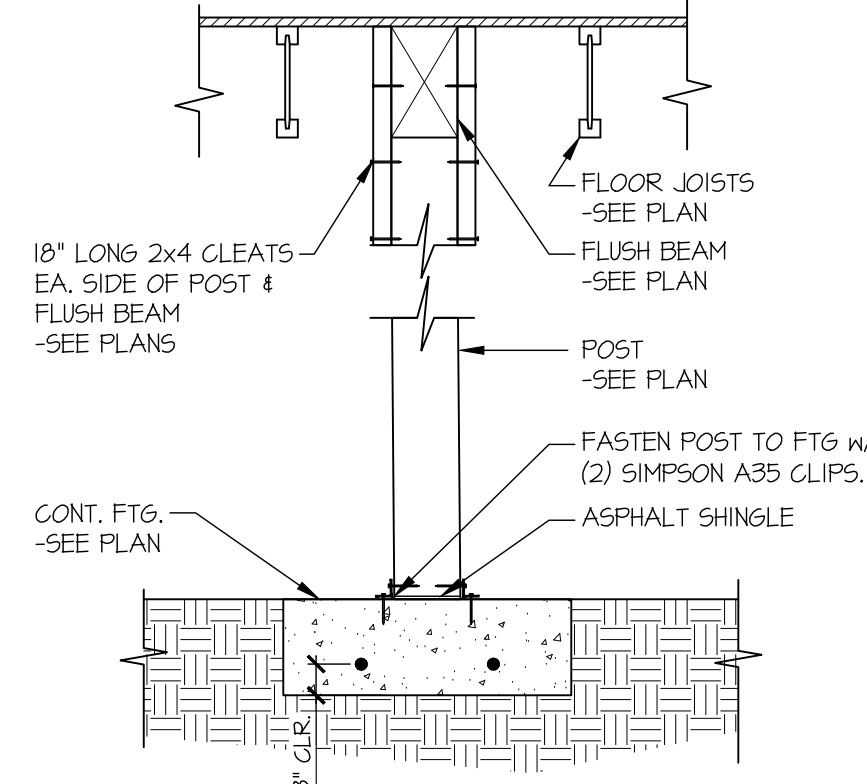
5 TYPICAL CONCRETE FOOTING @ GARAGE DOOR OPENING  
SCALE: 3/4"=1'-0"



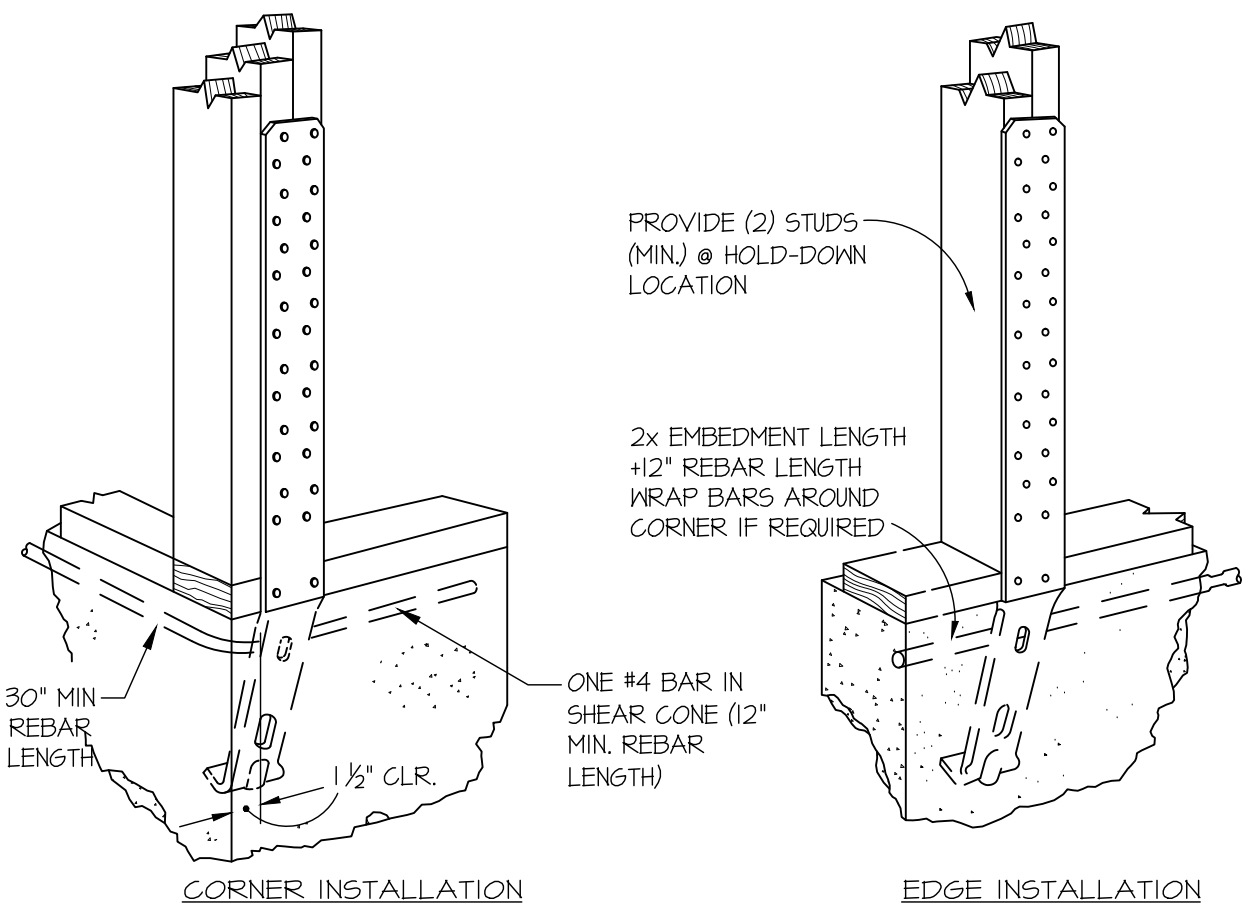
6 TYPICAL EXT. GARAGE FOUNDATION  
SCALE: 3/4"=1'-0"



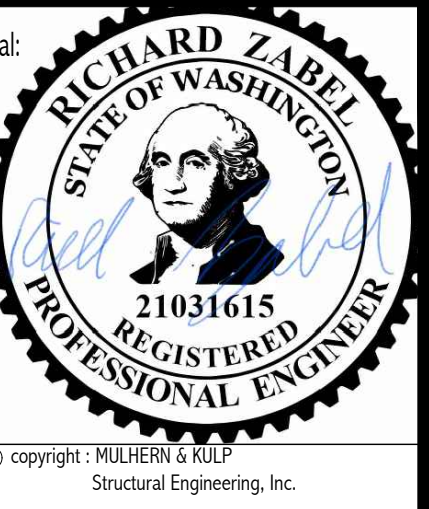
7 TYPICAL CRAWL SPACE FOOTING DETAIL  
SCALE: 3/4"=1'-0"



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



A TYPICAL HOLD-DOWN INSTALLATION  
NOT TO SCALE



**MULHERN+KULP**  
RESIDENTIAL STRUCTURAL ENGINEERING  
7220 Trade Street, Suite 205, San Diego, CA 92121  
p 619-550-0010 • mulhernkulp.com



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

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



STRUCTURAL DETAILS  
4104 83RD AVE SE  
MERCER ISLAND, WASHINGTON

sheet:  
**SD.01**





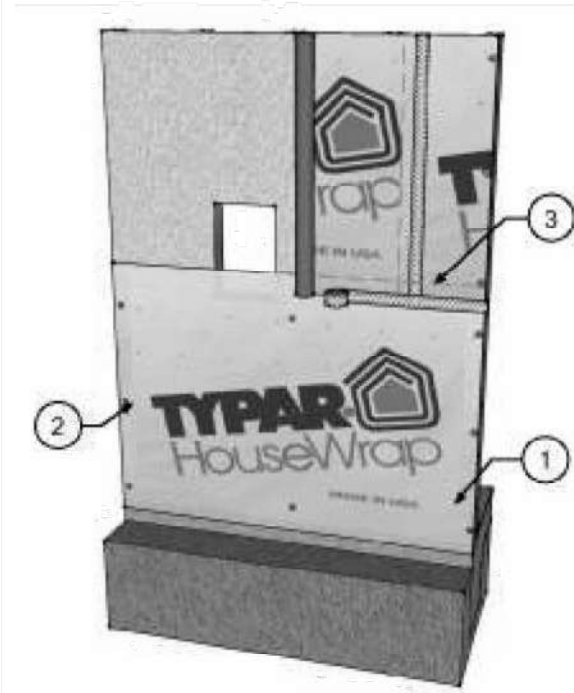
Vertical wall Installation

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

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

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

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



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



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

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



Window and Door Preparation

Preparing for Window Installation

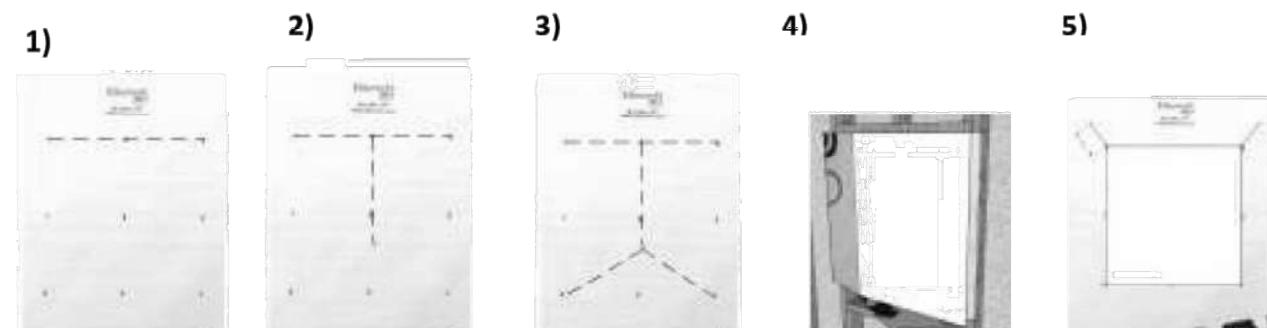
**STEP 1**  
After wrapping the structure and covering all rough openings. Cut a horizontal line across the top of the window opening. The cut should not extend past the rough opening.

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

**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.



Typical Window Flashing

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

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

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

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

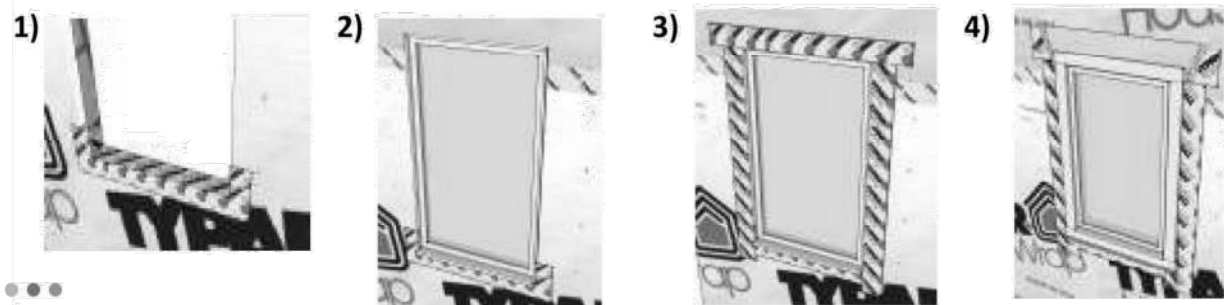
**STEP 2**  
Apply a continuous bead of sealant to the back of the window or on the wall. Do not apply the sealant across the bottom of the sill or on the bottom of the window. This area is left open to allow for proper drainage.

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

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

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

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



Flashing Penetrations

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

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

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

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

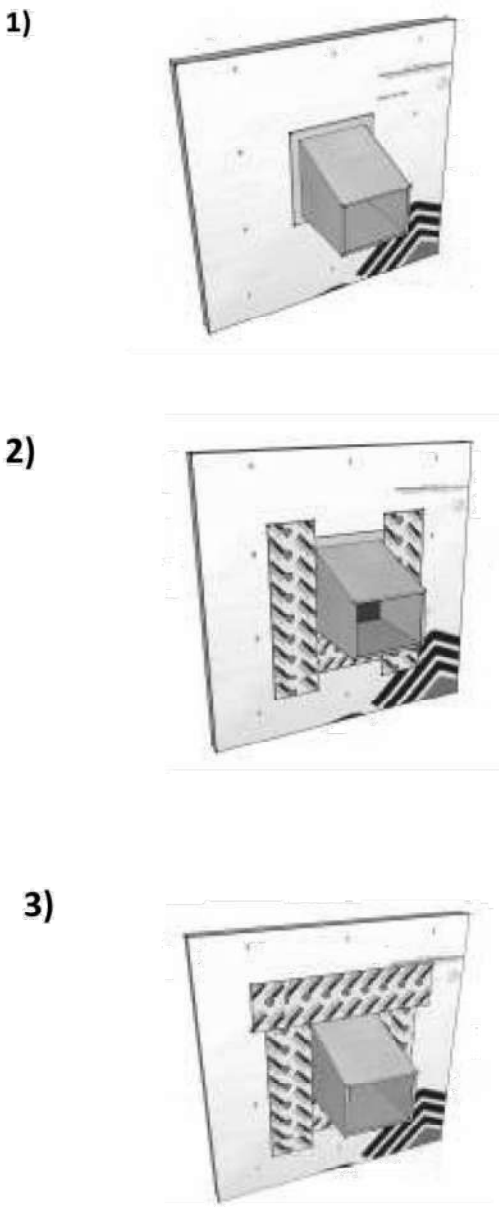
**STEP 2**  
Flash the vent using the same method as windows. Starting at the bottom flange; cut the flashing so that it extends past the flanges by 1" on both sides. Now apply the flashing to the sides of the vent. Remember to extend the flashing 1" on both top and bottom. Make sure to smooth out wrinkles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

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

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

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

For more information, visit [www.Typar.com](http://www.Typar.com)



MADE IN USA. ICC #ESR-1404 • CCMC #12884-R • CCMC #12892-R  
Please visit [typar.com](http://typar.com) for installation instructions and warranty information



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

| △ Issue Description | Issue Date | By |
|---------------------|------------|----|
| △                   | .          | .  |
| .                   | .          | .  |
| .                   | .          | .  |
| .                   | .          | .  |
| .                   | .          | .  |

Job Number:

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

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

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

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Submittal Date

Sheet Title/Description

Design Firm

Drawn by:

Checked by:

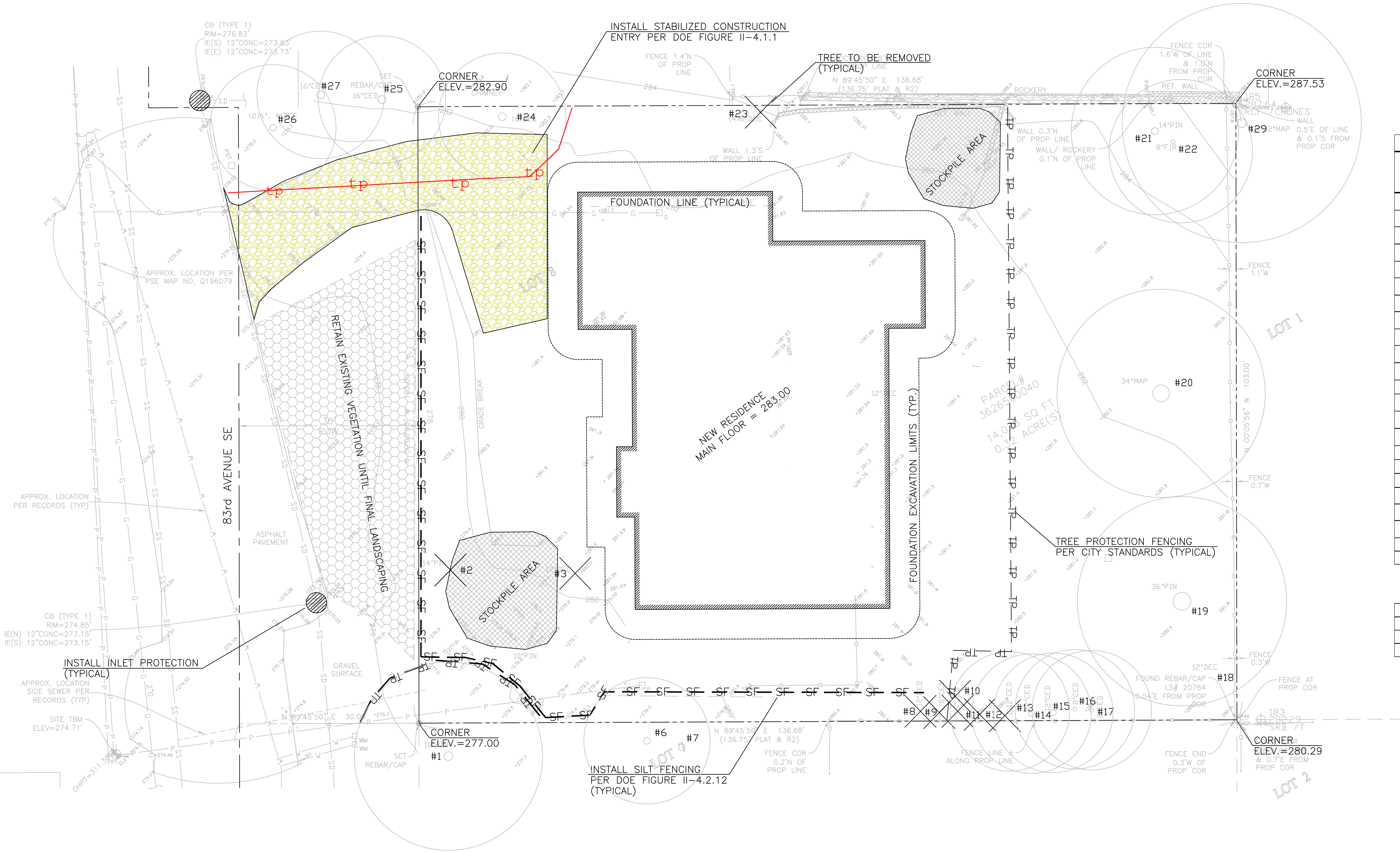
Primary Scale

+ D1 of: .

Sheet Title/Description

Note: tree protection fencing is to be installed at the specified LOD's prior to beginning any work aon the site including clearing and grading and is to remain in place throughout development.

Arborist will provide guidance at to how to best remove the portion of the existing driveway located within the LOD of trees 24 through 27.

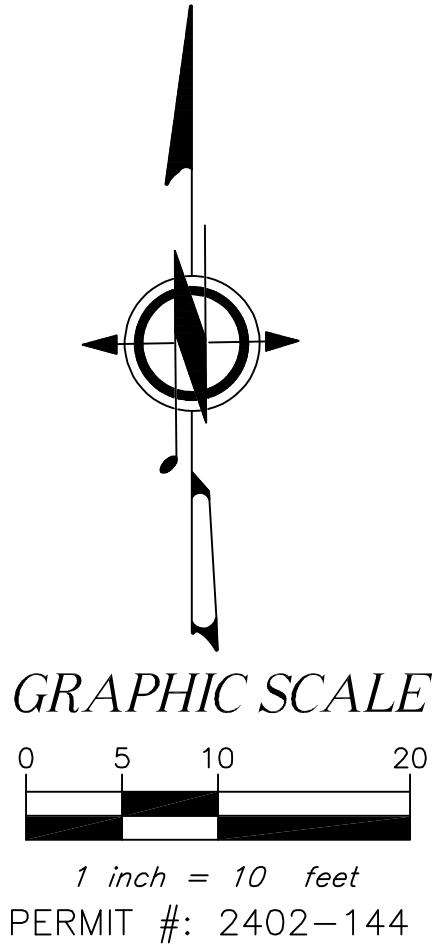


| LEGEND |                          |
|--------|--------------------------|
|        | ASPHALT SURFACE          |
|        | BRICK SURFACE            |
|        | BUILDING                 |
|        | CENTERLINE ROW           |
|        | CLEANOUT                 |
|        | CULVERT PIPE           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

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

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

| TABLE OF CONTENT |                           |
|------------------|---------------------------|
| SHEET #          | DESCRIPTION               |
| 1                | TOPOGRAPHIC SURVEY        |
| 2                | WETLANUTILITY & TREE PLAN |
| 3                | UTILITY DETAILS           |
| 4                | AMENDED SOILS PLAN        |



PROJECT

4104 83rd Avenue SE

CLIENT

JayMarc Diamond, LLC

SHEET CONTENT

Temp. Erosion & Sedimentation Control Plan

DATE

07/26/2024

JOB NO.

DWG NO.

SHEET

1

OF

4

CHECKED BY

DLO

DRAWN BY

SL\$

DESIGNED BY

DLO

REVISED HOUSE LAYOUT

DESCRIPTION

1

07/26/2024

DATE

1

REV. NO.

07/26/2024

DATE

OFFICE

ENGINEERS

13902 SOUTHEAST 19TH PLACE

RENTON, WASHINGTON 98058

PHONE: 425-260-3412

CONTACT: DARRELL OFFE, P.E.

OFFE, J.R.

REGISTERED PROFESSIONAL

27480

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

CALL BEFORE YOU DIG: 811

LEGEND

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

| 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                 | Laceleaf Maple     | 3    | 5        | Small Tree     | N/A yes              |
| 5                 | Mugo Pine          | 5    | 8        | Small Tree     | N/A yes              |
| 8                 | Leyland cypress    | 12   | 18       | Significant    | 10 yes               |
| 9                 | Leyland cypress    | 5    | 8        | Small Tree     | N/A yes              |
| 10                | Leyland cypress    | 4    | 6        | Small Tree     | N/A yes              |
| 11                | Leyland cypress    | 4    | 6        | Small Tree     | N/A yes              |
| 12                | Leyland cypress    | 3    | 6        | Small Tree     | N/A yes              |
| 13                | Leyland cypress    | 10   | 12       | Significant    | 10 yes               |
| 14                | Leyland cypress    | 10   | 14       | Significant    | 10 yes               |
| 15                | Leyland cypress    | 10   | 14       | Significant    | 10 yes               |
| 16                | Leyland cypress    | 6    | 8        | Small Tree     | 10 yes               |
| 17                | Leyland cypress    | 6    | 8        | Small Tree     | 10 yes               |
| 18                | Hawthorn           | 10   | 22       | Exceptional    | 12 yes               |
| 19                | Douglas-fir        | 40   | 42       | Exceptional    | 116 yes              |
| 20                | Big leaf maple     | 46.0 | 79       | Exceptional    | 16 yes               |
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| 22                | Douglas-fir        | 14   | 30       | Significant    | 16 yes               |
| 23                | Goldenchain tree   | 18   |          | Dead           | N/A yes              |
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| 27                | Evergreen Magnolia | 6    | 10       | Small Tree     | 14 yes               |
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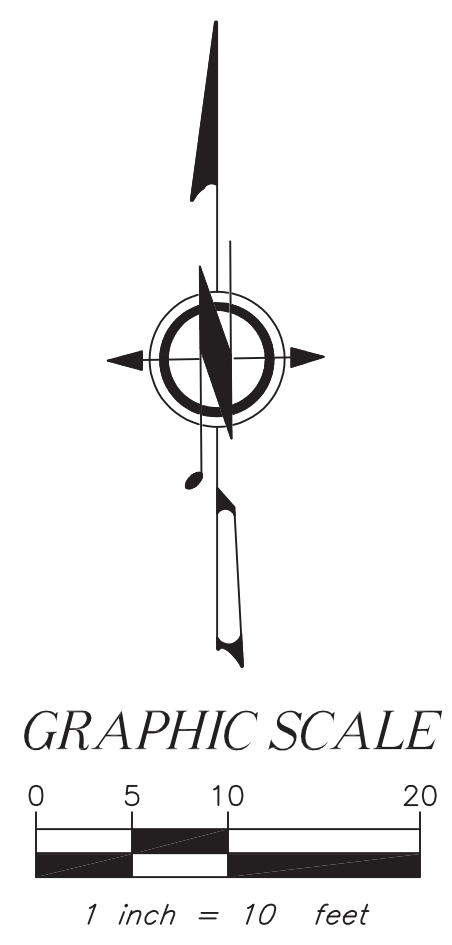
| OFFSITE |                 |    |    |             |    |
|---------|-----------------|----|----|-------------|----|
| 1       | Ponderosa Pine  | 18 | 28 | Significant | 15 |
| 6       | Saucer magnolia | 7  | 16 | Small Tree  | 10 |
| 25      | Leyland Cypress | 10 | 18 | Significant | 10 |
| 26      | Leyland Cypress | 10 | 18 | Significant | 10 |

NOTES:

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

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

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



PERMIT #: 2402-144

PROJECT

CLIENT

SHEET CONTENT

DATE

JOB NO.

DWG NO.

2

OF

4

4104 83rd Avenue SE

JayMarc Diamond, LLC

Utility & Tree Plan

DESIGNED BY

DLO

CHECKED BY

DLO

DRAWN BY

SL\$

REVISED HOUSE LAYOUT

REVISED DETENTION TANK PER RUJ EMAIL

12/19/2023

DATE

07/26/2024

REV. NO.

1

2

07/26/2024

DATE

OFFICE ENGINEERS

13942 SOUTHEAST 19TH PLACE

RENTON, WASHINGTON 98058

PHONE: 425-260-3412

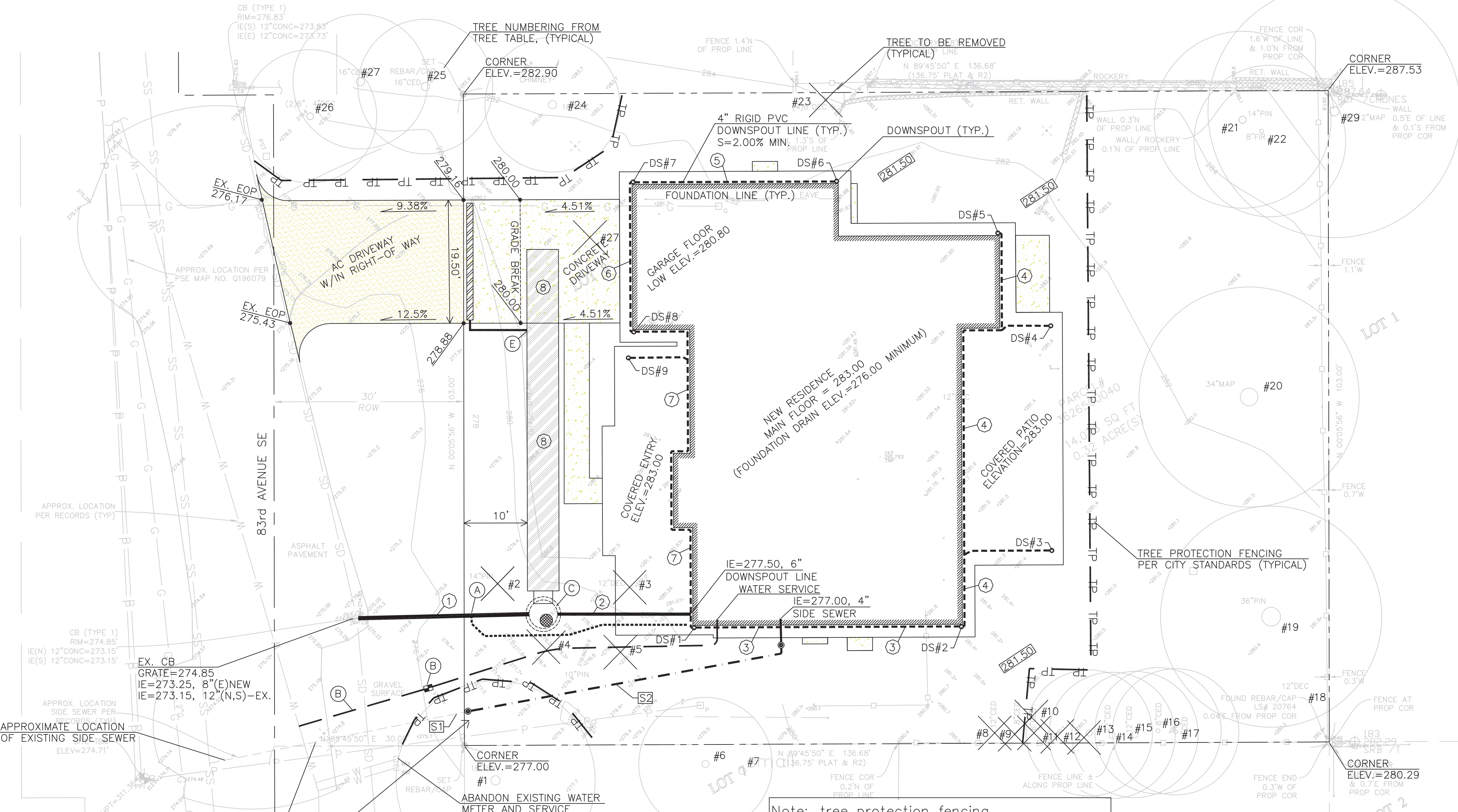
CONTACT: DARRELL OFFE, P.E.

OFFE JR.

WASHINGTON

27480

REGISTERED PROFESSIONAL



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.

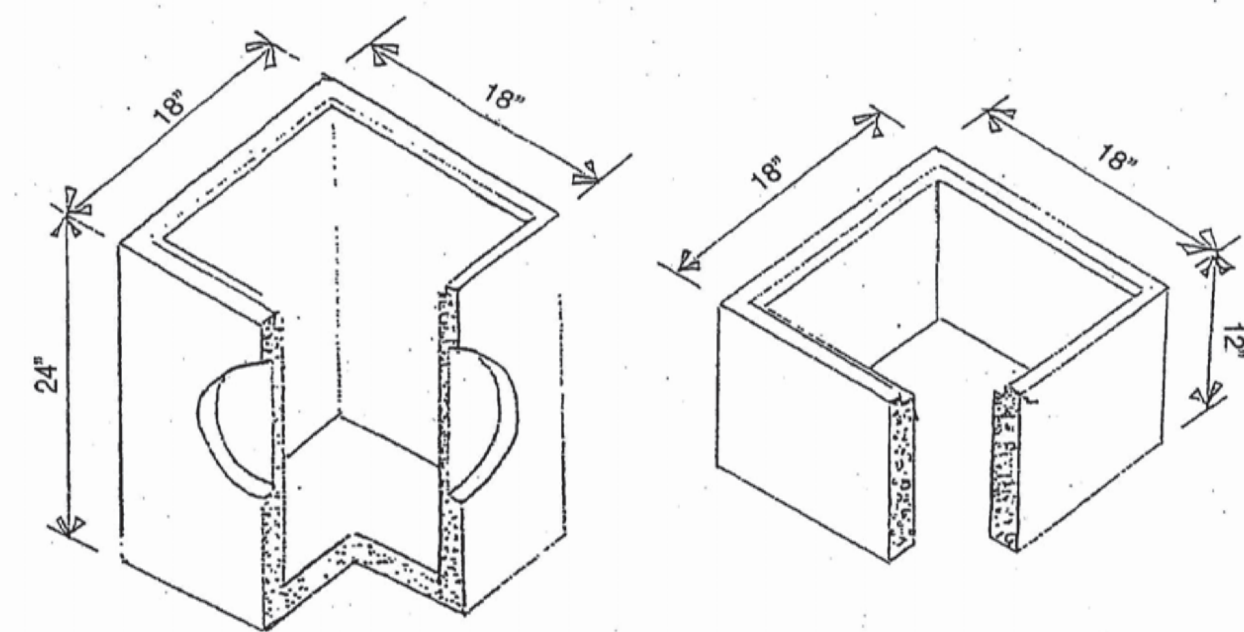
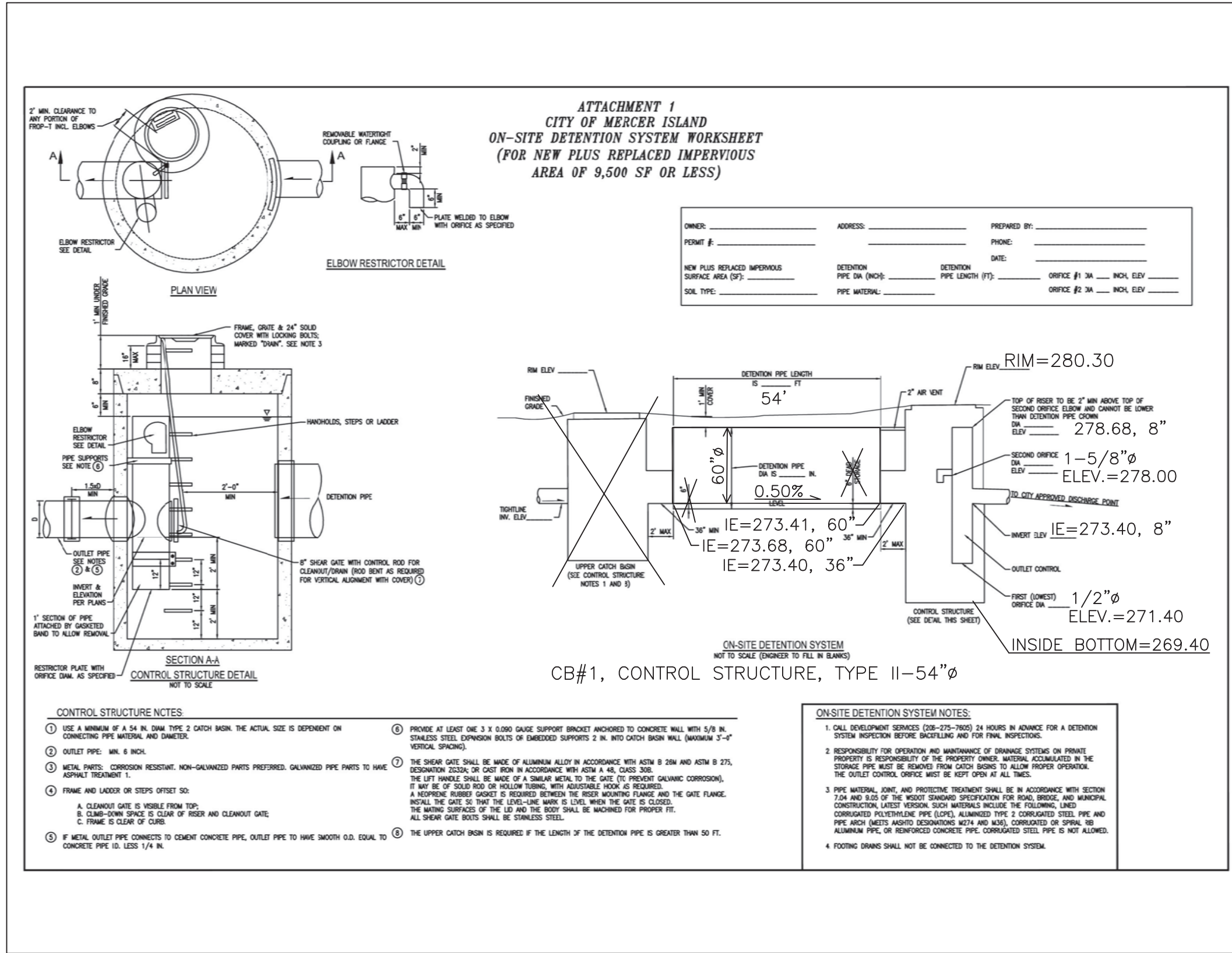
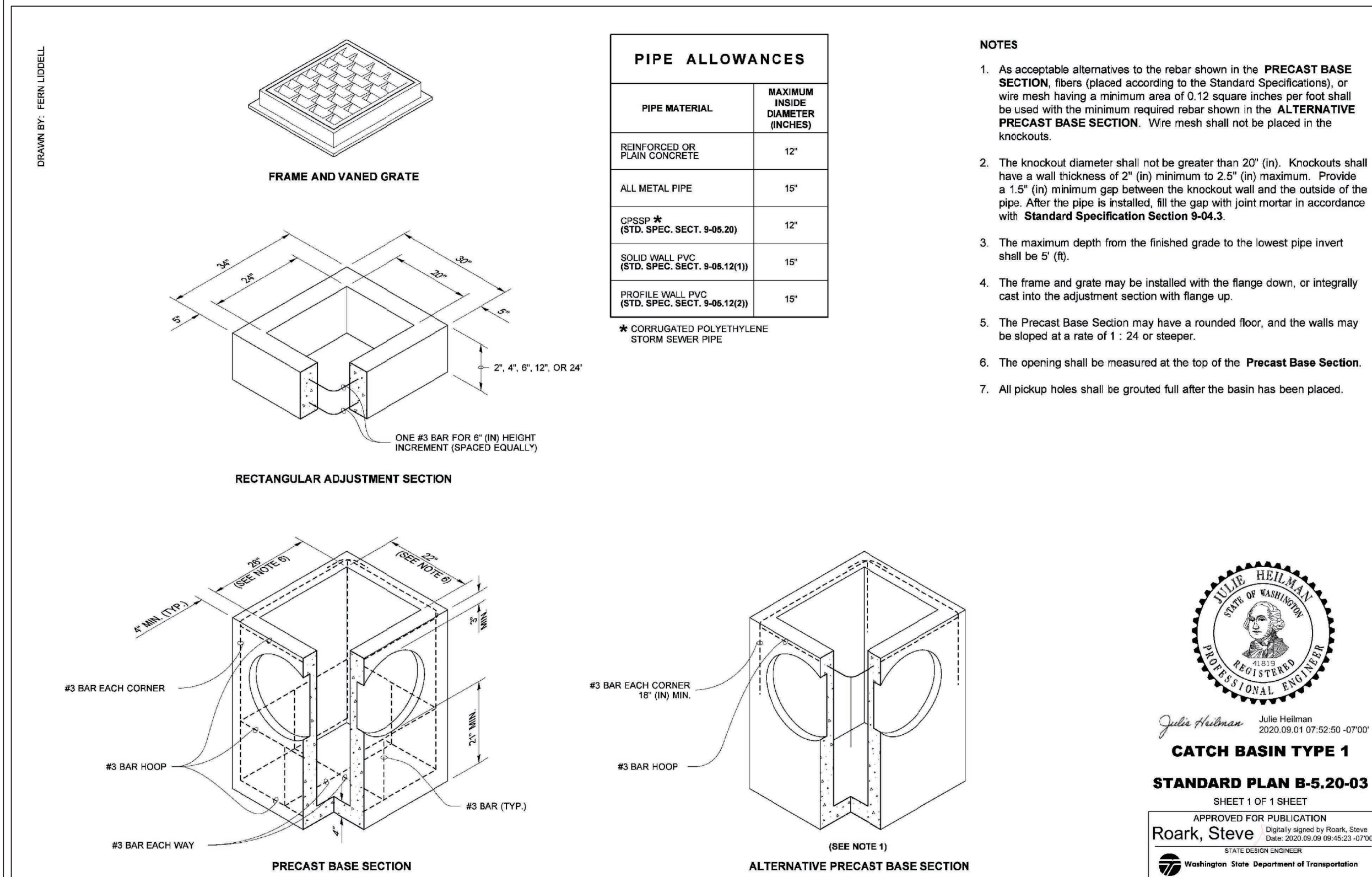
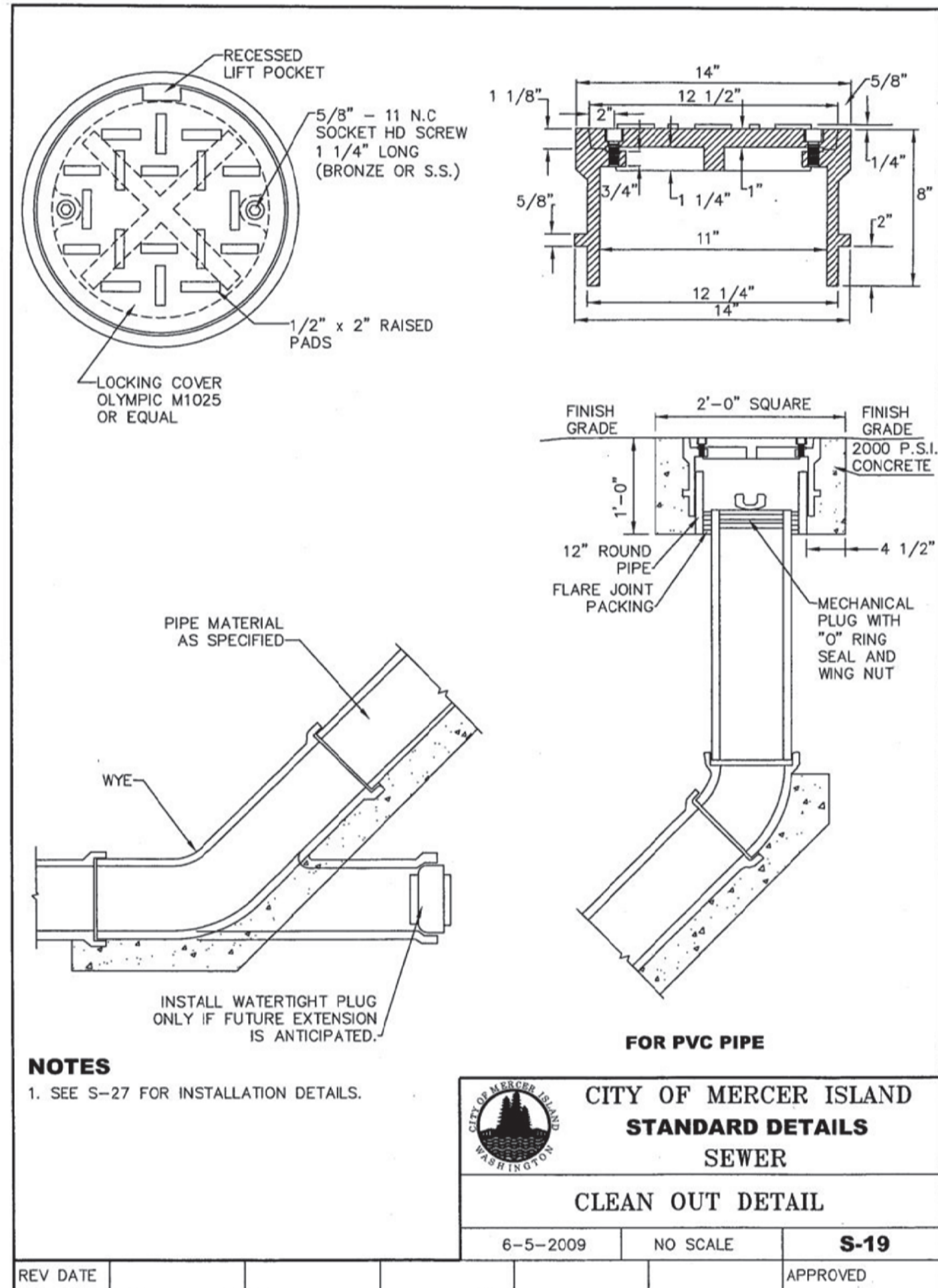
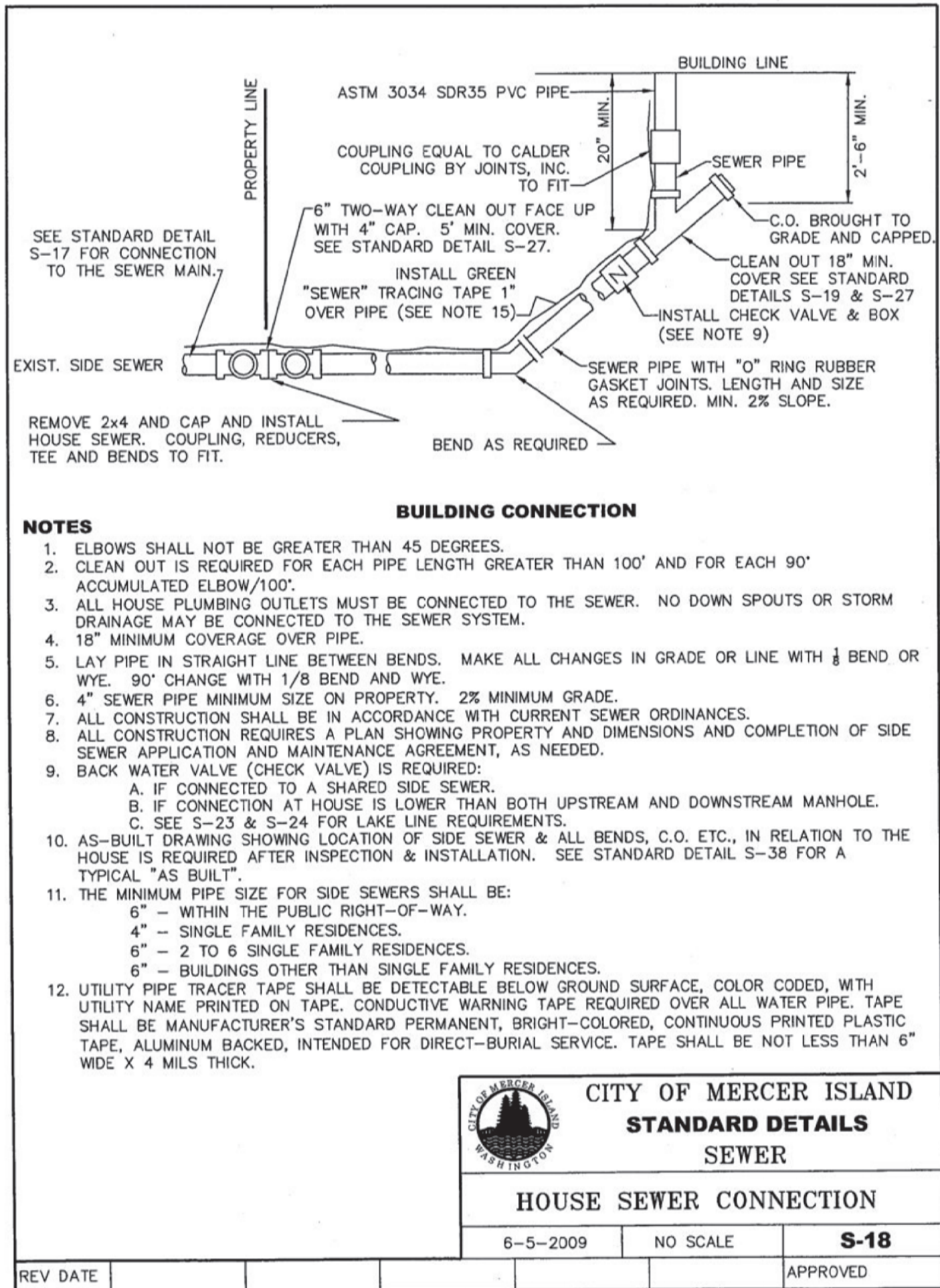
S2 INSTALL 55LF., 4" PVC SIDE SEWER @ MIN. 2% SLOPE W/SANITARY SEWER CLEANOUTS

| STORM PIPE TABLE |                                | DOWNSPOUT TABLE |                                              |
|------------------|--------------------------------|-----------------|----------------------------------------------|
| 1                | 27LF., 8" D.I. @ S=0.50%       | DS#1            | GROUND=281.50<br>DOWNSPOUT LINE=278.45, 4"   |
| 2                | 21LF., 6" PVC SDR-35 @ S=4.76% | DS#2            | GROUND=281.50<br>DOWNSPOUT LINE=279.30, 4"   |
| 3                | 42LF., 4" PVC SDR-35 @ S=2.00% | DS#3            | CONCRETE=283.00<br>DOWNSPOUT LINE=281.00, 4" |
| 4                | 69LF., 4" PVC SDR-35 @ S=2.00% | DS#4            | CONCRETE=283.00<br>DOWNSPOUT LINE=281.00, 4" |
| 5                | 32LF., 4" PVC SDR-35 @ S=4.75% | DS#5            | GROUND=281.50<br>DOWNSPOUT LINE=280.67, 4"   |
| 6                | 24LF., 4" PVC SDR-35 @ S=2.00% | DS#6            | GROUND=281.50<br>DOWNSPOUT LINE=280.67, 4"   |
| 7                | 62LF., 4" PVC SDR-35 @ S=2.00% | DS#7            | GROUND=280.50<br>DOWNSPOUT LINE=279.15, 4"   |
| 8                | 54LF., 60" CMP @S=0.50%        | DS#8            | GROUND=280.50<br>DOWNSPOUT LINE=278.67, 4"   |
|                  |                                | DS#9            | CONCRETE=283.00<br>DOWNSPOUT LINE=281.00, 4" |

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

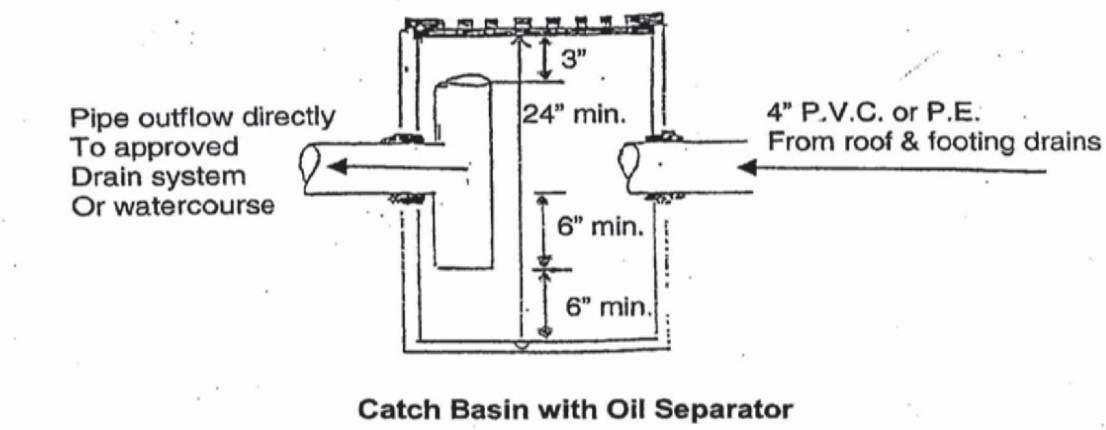
NOTE: 4" PERFORATED FOUNDATION DRAIN REQUIRED BUT NOT SHOWN ON PLAN, CONNECT WHERE SHOWN ON PLAN, WYE INTO DETENTION TANK OUTFALL

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.



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

Minimum Volume = 24 gal.



S:\DSG\FORMS\StormDrainageRequirements.doc

01/2010

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

**4104 83rd Avenue SE**  
**JayMarc Diamond, LLC**  
**Utility Details**

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

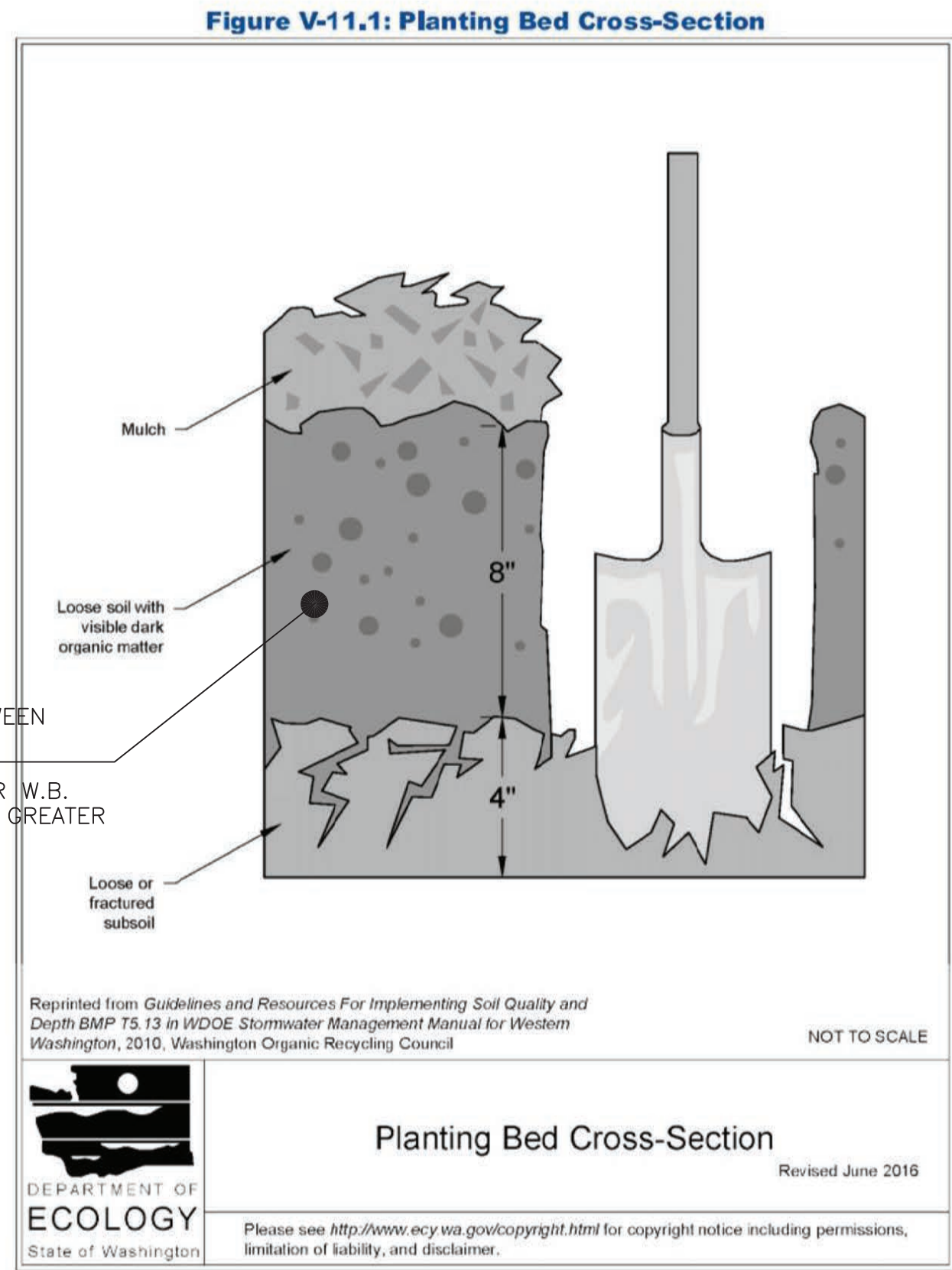
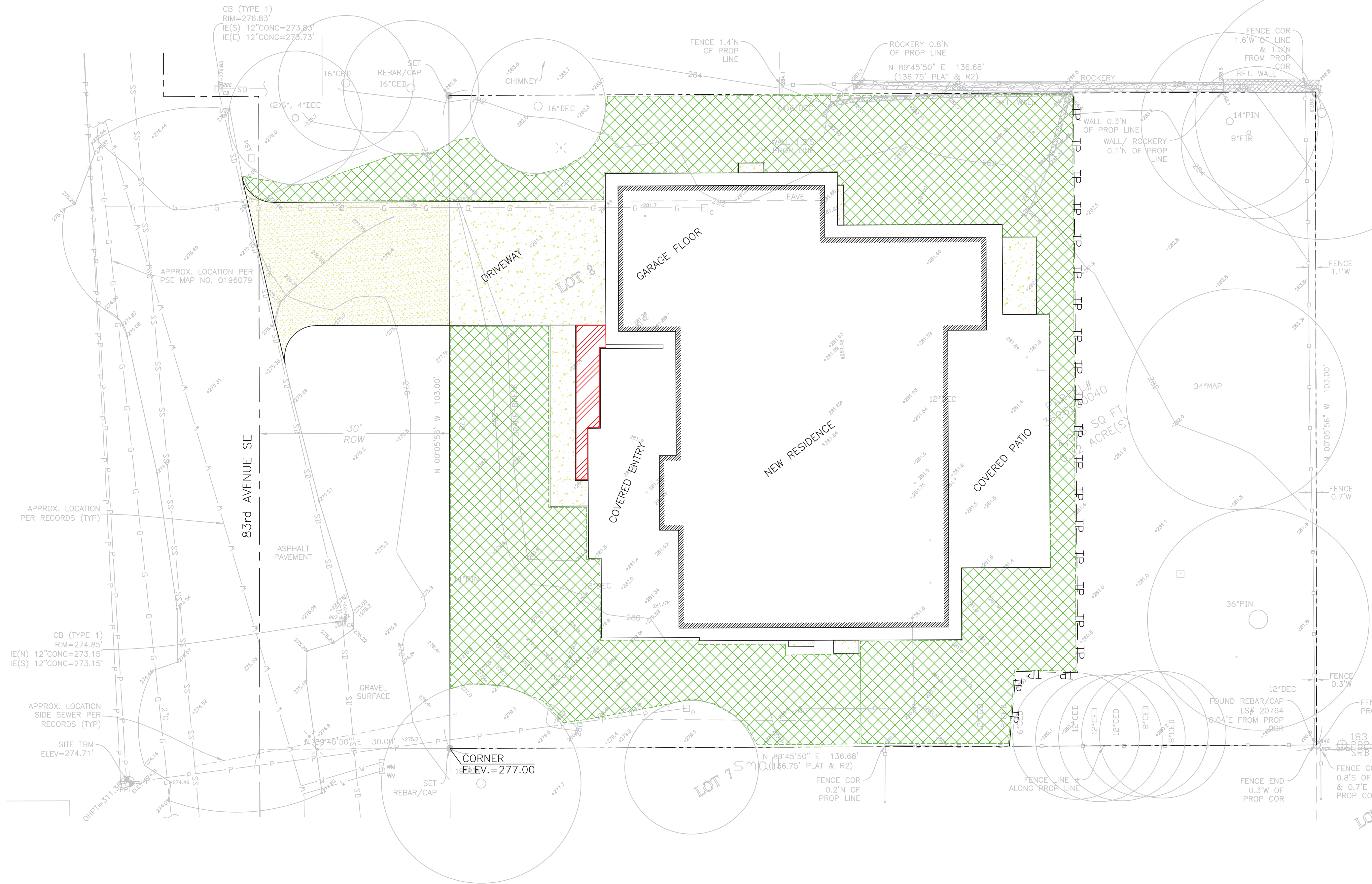
**DATE** 07/26/2024  
**JOB NO.**  
**DWG NO.**

**DESIGNED BY** DLO  
**DRAWN BY** SL\$  
**CHECKED BY** DLO

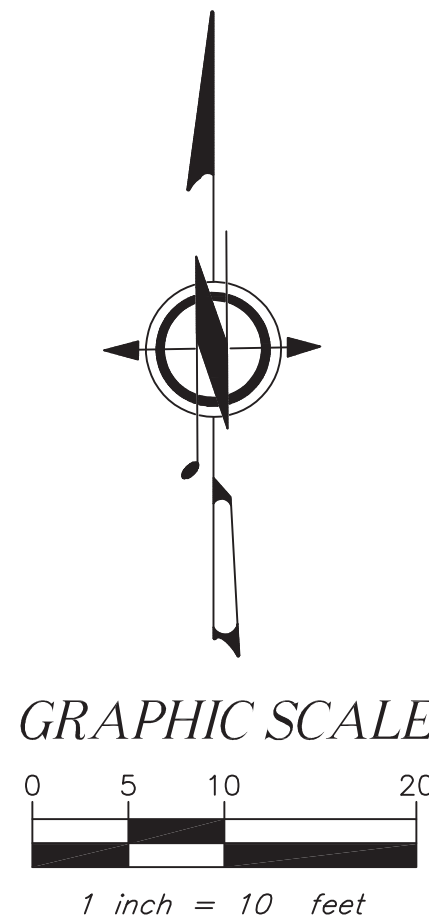
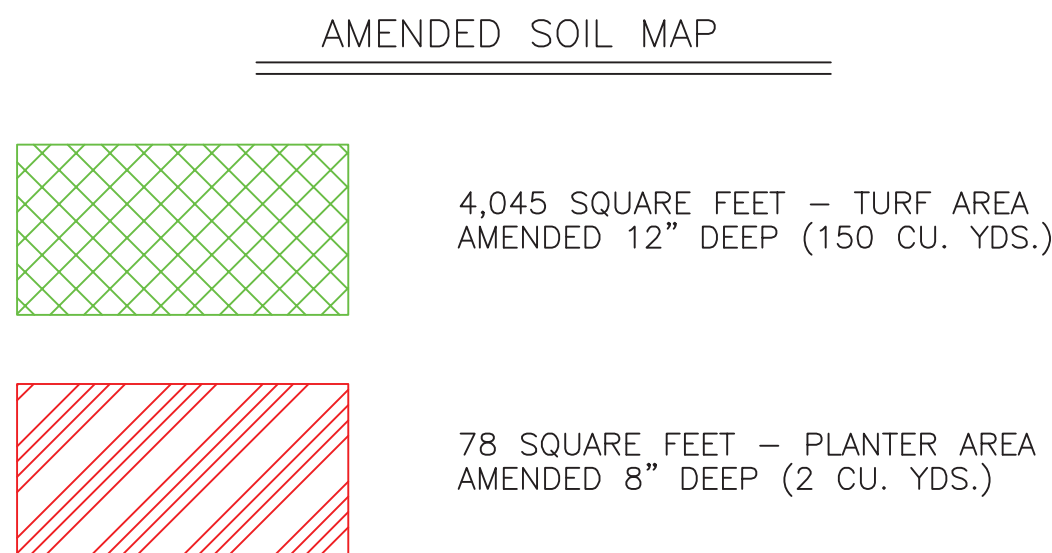
**REV. NO.** 1  
**DATE** 07/26/2024  
**DESCRIPTION** REVISED DETENTION TANK PER RUJ EMAIL 12/19/2023

**3 OF 4**

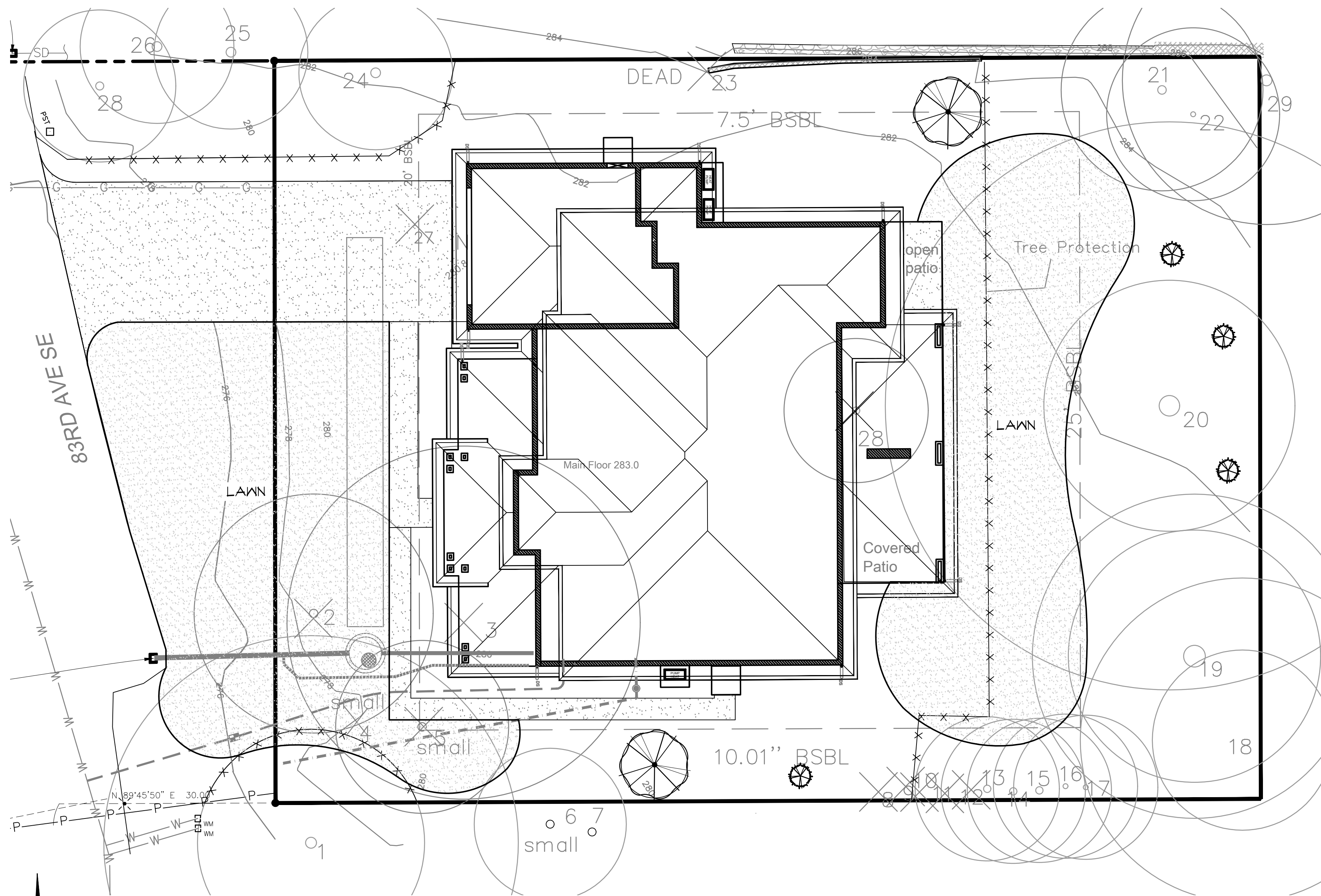
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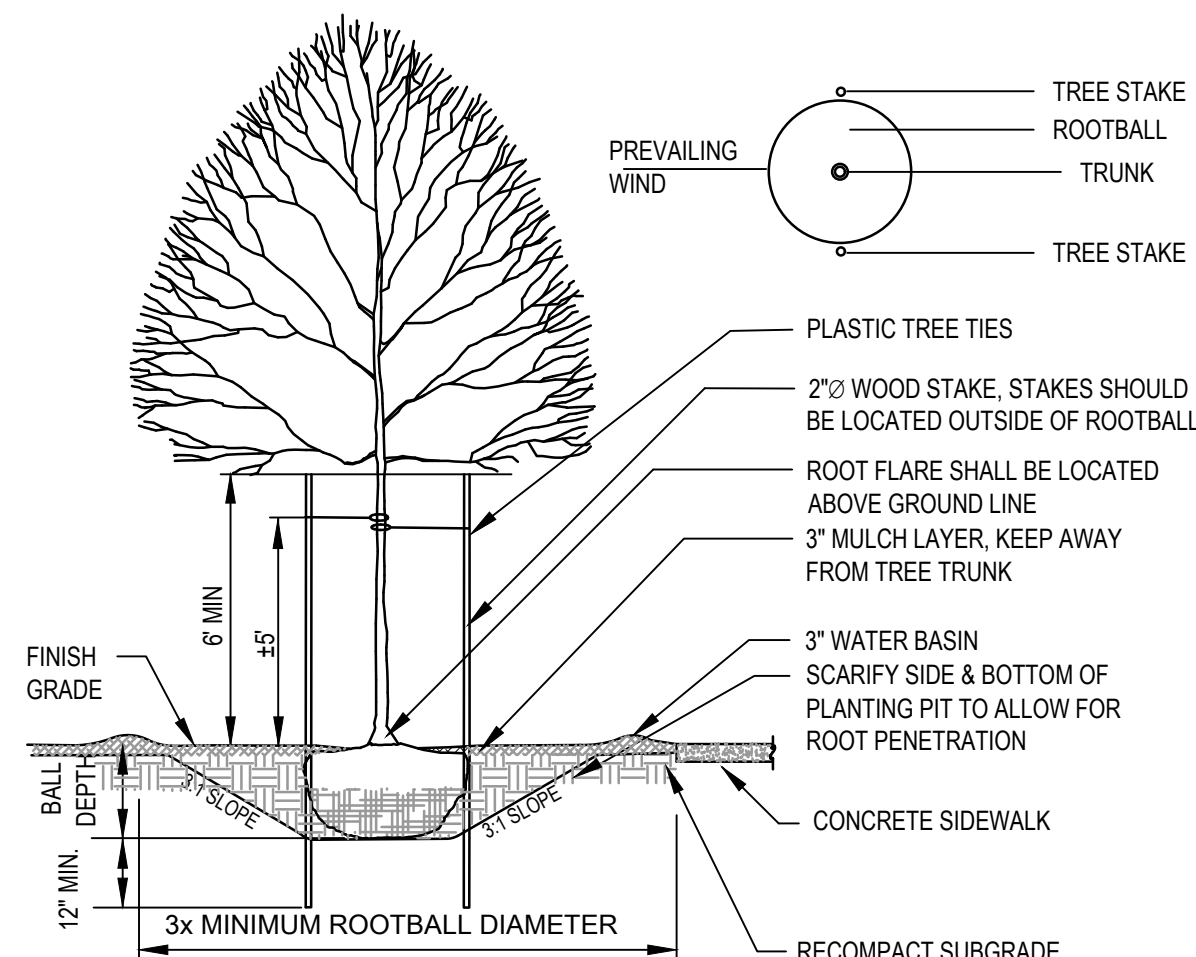
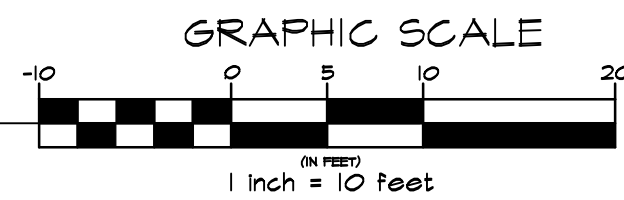
2019 Stormwater Management Manual for Western Washington  
Volume V - Chapter 11 - Page 930



|                                                                                                                                                                                                                          |  |             |  |            |  |          |  |      |  |            |  |     |  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|-------------|--|------------|--|----------|--|------|--|------------|--|-----|--|
| PROJECT<br><br>4104 83rd Avenue SE<br><br>JayMarc Diamond, LLC<br><br>Amended Soil Map & Detail                                                                                                                          |  | DATE        |  | 07/26/2024 |  | SHEET    |  | 4    |  |            |  |     |  |
|                                                                                                                                                                                                                          |  | JOB NO.     |  |            |  | OF       |  | 4    |  |            |  |     |  |
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| OFFE ENGINEERS<br><br>13932 SOUTHEAST 159TH PLACE<br>RENTON, WASHINGTON 98058<br>PHONE: 425-260-3412<br>CONTACT: DARRELL OFFE, P.E. |  | DESIGNED BY |  | DLO        |  | DRAWN BY |  | SL\$ |  | CHECKED BY |  | DLO |  |
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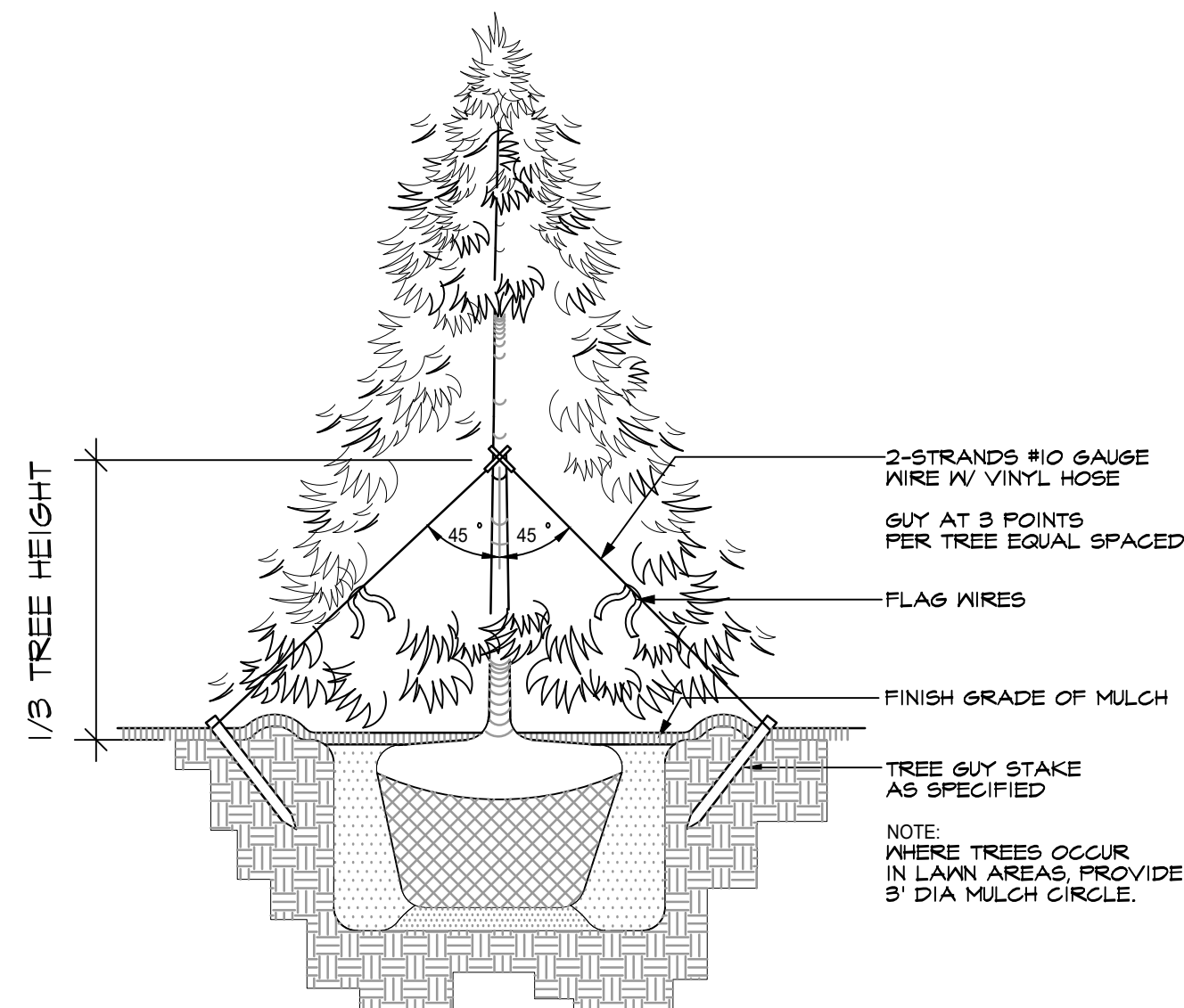
LANDSCAPE PLAN  
SCALE: 1" = 10' - 0"



NOTES:

1. TREE PIT SHALL NOT BE LESS THAN (3) TIMES ROOT BALL DIA.
2. CUT ALL TIES AND FOLD BACK BURLAP FROM UPPER 1/3 OF ROOT BALL
3. REMOVE ALL PLASTIC AND TWINE
4. TREE STAKES PERPENDICULAR TO THE PREVAILING WIND
5. PLANT TREES 2" HIGHER THAN DEPTH GROWN IN NURSERY

1 TYPICAL DECIDUOUS TREE PLANTING DETAIL  
NTS



2 TYPICAL EVERGREEN TREE PLANTING DETAIL  
NTS

PLANT SCHEDULE

| SYMBOL           | BOTANICAL / COMMON NAME                               | SIZE        | QTY |
|------------------|-------------------------------------------------------|-------------|-----|
| REPLACEMENT TREE |                                                       |             |     |
|                  | <i>Cornus nuttallii</i> / Pacific Dogwood<br>NATIVE   | 2" Cal      | 2   |
|                  | <i>Tsuga mertensiana</i> / Mountain Hemlock<br>NATIVE | 8' Ht. min. | 4   |

NOTES:

1. CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING THEMSELVES WITH ALL OTHER SITE IMPROVEMENTS AND CONDITIONS PRIOR TO STARTING LANDSCAPE WORK.
2. CONTRACTOR SHALL USE CAUTION WHILE EXCAVATING TO AVOID DISTURBING ANY UTILITIES ENCOUNTERED. CONTRACTOR IS TO PROMPTLY ADVISE OWNER OF ANY DISTURBED UTILITIES. LOCATION SERVICE HONE 1-800-424-5555.
3. CONTRACTOR SHALL MAINTAIN AND WATER ALL PLANT MATERIAL FOR 1 YEAR OR UNTIL FINAL INSPECTION AND ACCEPTANCE BY OWNER.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING QUANTITIES OF PLANTS THAT ARE REPRESENTED BY SYMBOLS ON THE DRAWING.
5. SUBGRADE IS TO BE WITHIN 1/8 INCH OF 1 FOOT AS PROVIDED BY OTHERS. ALL PLANTING AREAS TO BE CLEARED OF ALL CONSTRUCTION MATERIAL AND ROCKS & STICKS LARGER THAN 2 INCH DIAMETER.
6. 4 INCH DEPTH TOPSOIL IN LANDSCAPE AREA.
7. 2 INCH DEPTH, 3 FOOT DIAMETER BARK RING AROUND BASE OF STREET TREES AND OTHER TREES LOCATED IN LAWN.
8. TREES SHOULD BE PLANTED SO THAT THE CENTER OF EACH TRUNK IS 3 FEET FROM THE BACK OF CURB OR IF PLANTED BEHIND A SIDEWALK 3 FEET FROM THE BACK OF A SIDEWALK. WHERE TREES ARE TO BE PLANTED ADJACENT TO A SIDEWALK, A ROOT BARRIER SHALL BE INSTALLED ON THE SIDEWALK SIDE OF EACH TREE PARALLEL TO AND 6 INCHES FROM THE SIDEWALK. THE BARRIER SHALL BE 15 FEET LONG, CENTERED HORIZONTALLY ON THE TREE TRUNK AND EXTEND FROM THE GROUND SURFACE TO A DEPTH OF 18 INCHES.
9. GROUND COVERS SHALL BE PLANTED IN AN EQUILATERAL TRIANGULAR SPACING PATTERN AT THE ON-CENTER DISTANCES SHOWN ON THE PLAN OR IN THE PLANT SCHEDULE. WHERE GROUND COVER ABUTS CURBING, SIDEWALKS, SIGNS OR POLES, MINIMUM PLANTING DISTANCES SHALL BE 12" FROM CENTER OF PLANT TO CURB, SIDEWALK, ETC. MINIMUM PLANTING DISTANCE SHALL BE 24" FROM CENTER OF TREES AND SHRUBS.
10. ALL PLANT MATERIAL SHALL BE FERTILIZED WITH AGRO TRANSPLANT FERTILIZER 4-2-2 PER MANUFACTURERS SPECIFICATIONS.
11. ALL PLANT MATERIAL SHALL CONFORM TO AAN STANDARDS FOR NURSERY STOCK LATEST EDITION. ALL PLANT MATERIAL FURNISHED SHALL BE HEALTHY REPRESENTATIVES, TYPICAL OF THEIR SPECIES OF VARIETY AND SHALL HAVE A NORMAL GROWTH HABIT. THEY SHALL BE FULL, WELL BRANCHED, WELL PROPORTIONED, AND HAVE A VIGOROUS WELL DEVELOPED ROOT SYSTEM. ALL PLANTS SHALL BE HARDY UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT. TREES, SHRUBS AND GROUND COVER QUANTITIES, SPECIES, VARIETIES, SIZES AND CONDITIONS TO BE AS SHOWN ON THE PLANTING PLAN. PLANTS TO BE FREE OF DISEASE, INJURY, INSECTS, DECAY, HARMFUL DEFECTS AND ALL WEEDS. NO SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN APPROVAL FROM LANDSCAPE ARCHITECT OR OWNER.
12. NO PERMANENT IRRIGATION SYSTEM IS PROPOSED. TEMPORARY IRRIGATION SHALL BE REQUIRED FOR THE FIRST 3 YEARS OR UNTIL PROPOSED PLANT MATERIAL IS ESTABLISHED. PLANT MATERIAL SPECIFIED TO BE NATIVE OR DROUGHT TOLERANT AS DETERMINED BY LANDSCAPE ARCHITECT.
13. TREES TO BE PLANTED A MINIMUM 5 FEET FROM PROJECT BOUNDARIES.
14. AN IRRIGATION SYSTEM WILL BE INSTALLED AND TREES WILL BE WATERED EVERY 3 DAY FOR 10 MINUTES FROM MAY THRU SEPTEMBER.

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

| BASIS OF BEARINGS                                                                 |  |
|-----------------------------------------------------------------------------------|--|
| N 89°45'50" E BETWEEN FOUND CENTERLINE MONUMENTATION<br>ALONG SE 42ND ST PER PLAT |  |

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

| REFERENCES                                                                      |
|---------------------------------------------------------------------------------|
| R1. RECORD OF SURVEY, VOL. 132, PG. 105,<br>RECORDS OF KING COUNTY, WASHINGTON. |
| R2. RECORD OF SURVEY, VOL. 71, PG. 216,<br>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'

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'

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.

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

Map showing the location of the site (marked with a red pin and labeled "SITE") in West Mercer. The site is located near the intersection of SE 41st St and 85th Ave SE. Other visible streets include SE 42nd St, SE 43rd St, and SE 44th St. Landmarks include West Mercer Elementary School, a parking lot (P), and various commercial buildings like Architecture and Island Crest Builders.


 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.

**83RD AVE SE**  
APPROX. LOCATION PER PSE MAP NO. Q196079  
APPROX. LOCATION SIDE SEWER PER RECORDS (TYP)  
SSMH RIM=277.61' IE(NW/S) 8" CONC=269.21'(C.C.)  
CB (TYPE 1) RIM=276.83' IE(S) 12" CONC=273.83' IE(E) 12" CONC=273.73'  
APPROX. LOCATION PER RECORDS (TYP)  
CB (TYPE 1) RIM=274.85' IE(N) 12" CONC=273.15' IE(S) 12" CONC=273.15'  
SITE TBM ELEV=274.71'  
SSMH RIM=273.01' IE(N/S) 8" CONC=265.86'(C.C.)  
FOUND MON IN CASE VISITED 11-17-14

**LOT 8**  
HOUSE NO. 4104 FOOTPRINT=2,101 SF  
CONC. OVERHANG  
COVERED CARPORT  
CONC. WALL  
EAVE  
DOORSTEP  
CONC. STEPS  
12" DEC  
14" PIN  
16" DEC  
CHIMNEY  
HSE.  
FENCE 1.4' N OF PROP LINE  
ROCKERY 0.8' N OF PROP LINE  
WALL 1.3' S OF PROP LINE  
WALL 0.3' N OF PROP LINE  
WALL/ROCKERY 0.1' N OF PROP LINE  
FENCE COR 1.6' W OF LINE & 1.0' N FROM PROP COR  
RET. WALL  
14" PIN  
8" FIR  
18" 12" MAP 0.5' E OF LINE & 0.1' S FROM PROP COR  
FENCE 1.1' W  
FENCE 0.7' W  
FENCE 0.3' W  
FENCE AT PROP COR  
FENCE COR 0.8' S OF LINE & 0.7' E FROM PROP COR  
FENCE END 0.3' W OF PROP COR

**LOT 1**  
PARCEL# 3626500040  
14.078 SQ FT  
0.32 ACRE(S)  
34" MAP  
12" DEC  
FOUND REBAR/CAP LS# 29837 0.08' S OF LINE & 0.06' E FROM PROP COR  
FOUND REBAR/CAP LS# 20764 0.04' E FROM PROP COR

**LOT 7**  
HSE.  
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)

**SE 42ND ST**  
BASIS OF BEARINGS  
N 00°05'56" W 103.00'  
N 00°05'56" W 339.00'  
N 89°45'50" E 136.68' (136.75' PLAT & R2)  
N 89°45'50" E 30.00'  
N 89°45'50" E 136.68' (136.75' PLAT & R2)  
N 00°05'56" W 103.00'  
N 00°05'56" W 339.00'

**SCHEDULE B ITEMS**

**ISLAND CREST WAY**  
BENCHMARK  
MERCER ISLAND #3060  
ELEV=284.936'  
FOUND BRASS DISK IN CASED MON DOWN 0.6'  
VISITED 9-10-15

3. NOTICE OF TAP OR CONNECTION CHARGES, INCLUDING ANY AMENDMENTS THERE TO 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 .

5. COVENANTS, CONDITIONS AND RESTRICTIONS IMPOSED BY INSTRUMENT RECORDED AS INSTRUMENT #4071179 IN THE OFFICIAL RECORDS , INCLUDING, AS APPLICABLE, BUT NOT LIMITED TO, LIABILITY FOR ASSESSMENTS LEVIED BY THE COMMUNITY ASSOCIATION. NOTE: RESTRICTIONS INDICATING ANY PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN HAVE BEEN DELETED. AND AMENDMENT THERETO RECORDED ON JANUARY 9, 2004 AS INSTRUMENT #20040109001818 IN THE OFFICIAL RECORDS (NOT SURVEY RELATED, RESTRICTIONS EXIST)

6. MATTERS SET FORTH BY SURVEY RECORDED JUNE 4, 2018 AS DOCUMENT 20180604900051, IN THE OFFICIAL RECORDS (CURRENT CONDITIONS SHOWN)

# TOPOGRAPHIC & BOUNDARY SURVEY

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

|                         |           |             |
|-------------------------|-----------|-------------|
| <b>JOB NUMBER:</b>      |           | 231294      |
| <b>DATE:</b>            |           | 08/02/23    |
| <b>DRAFTED BY:</b>      |           | TDE         |
| <b>CHECKED BY:</b>      |           | EJG/TLR/TRM |
| <b>SCALE:</b>           |           | 1" = 10'    |
| <b>REVISION HISTORY</b> |           |             |
| 8/4/23                  | ADD TITLE |             |
|                         |           |             |
|                         |           |             |
|                         |           |             |
|                         |           |             |
| <b>SHEET NUMBER</b>     |           |             |
| 1 OF 1                  |           |             |