CONSTRUCTION SEQUENCE:

1. HOLD AN ONSITE PRE-CONSTRUCTION MEETING.

2. FLAG OR FENCE CLEARING LIMITS.

3. INSTALL CATCH BASIN PROTECTION, IF REQUIRED.

4. GRADE AND INSTALL CONSTRUCTION ENTRANCE(S).

5. INSTALL PERIMETER PROTECTION (SILT FENCE, BRUSH BARRIER, ETC.)

6. CONSTRUCT SEDIMENT POND(S) AND/OR TRAP(S).

7. CONSTRUCT SURFACE WATER CONTROLS (INTERCEPTOR DIKES, PIPE SLOPE DRAINS, ETC.) SIMULTANEOUSLY WITH CLEARING AND GRADING FOR PROJECT DEVELOPMENT.

8. MAINTAIN TESC MEASURES IN ACCORDANCE WITH CITY STANDARDS AND MANUFACTURER'S RECOMMENDATIONS.

9. RELOCATE SURFACE WATER CONTROLS OR TESC MEASURES, OR INSTALL NEW MEASURES SO THAT AS SITE CONDITIONS CHANGE, THE TESC IS ALWAYS IN ACCORDANCE WITH THE CITY OF YARROW POINT TEMPORARY EROSION AND SEDIMENTATION CONTROL REQUIREMENTS.

10. COVER ALL AREAS THAT WILL BE UN-WORKED FOR MORE THAN TWO DAYS DURING THE WET SEASON (OCT. 1 TO APRIL 30) OR SEVEN DAYS DURING THE DRY SEASON (MAY 1 TO SEPT. 30) WITH STRAW, WOOD FIVER MULCH, COMPOST, PLASTIC SHEETING, OR EQUIVALENT.

11. STABILIZE ALL AREAS WITHIN SEVEN DAYS OF REACHING FINAL GRADE.

12. SEED OR SOD ANY AREAS TO REMAIN UN-WORKED FOR MORE THAN 30 DAYS.

13. UPON COMPLETION OF THE PROJECT, STABILIZE ALL DISTURBED AREAS AND REMOVE TESC MEASURES IF APPROPRIATE.

SITE INFO

OWNER:	- RAY & SARA BENITEZ
ENGINEER:	- MDT ENGINEERING
ZONE:	- R8.6
LOT SIZE:	- 11,252#
PARCEL NO.:	- 873230-0350
SETBACKS:	- FRONT-20', REAR-25', SIDE-5.5' MIN. TOTAL OF 16.66' - NO CHANGE
HEIGHT LIMIT:	- 30'
GROSS FLOOR AREA:	- 40%
LOT COVERAGE:	- 40% (BUILDING & VEHICLE DRIVING SURFACE)
REQUIRED LANDSCAPE:	- 60%
LOT SLOPE:	- LESS THAN 15%
HARDSCAPE:	- +9%

24 HOUR EROSION CONTROL CONTACT INFO:
MASON MAWER - 425.417.7818

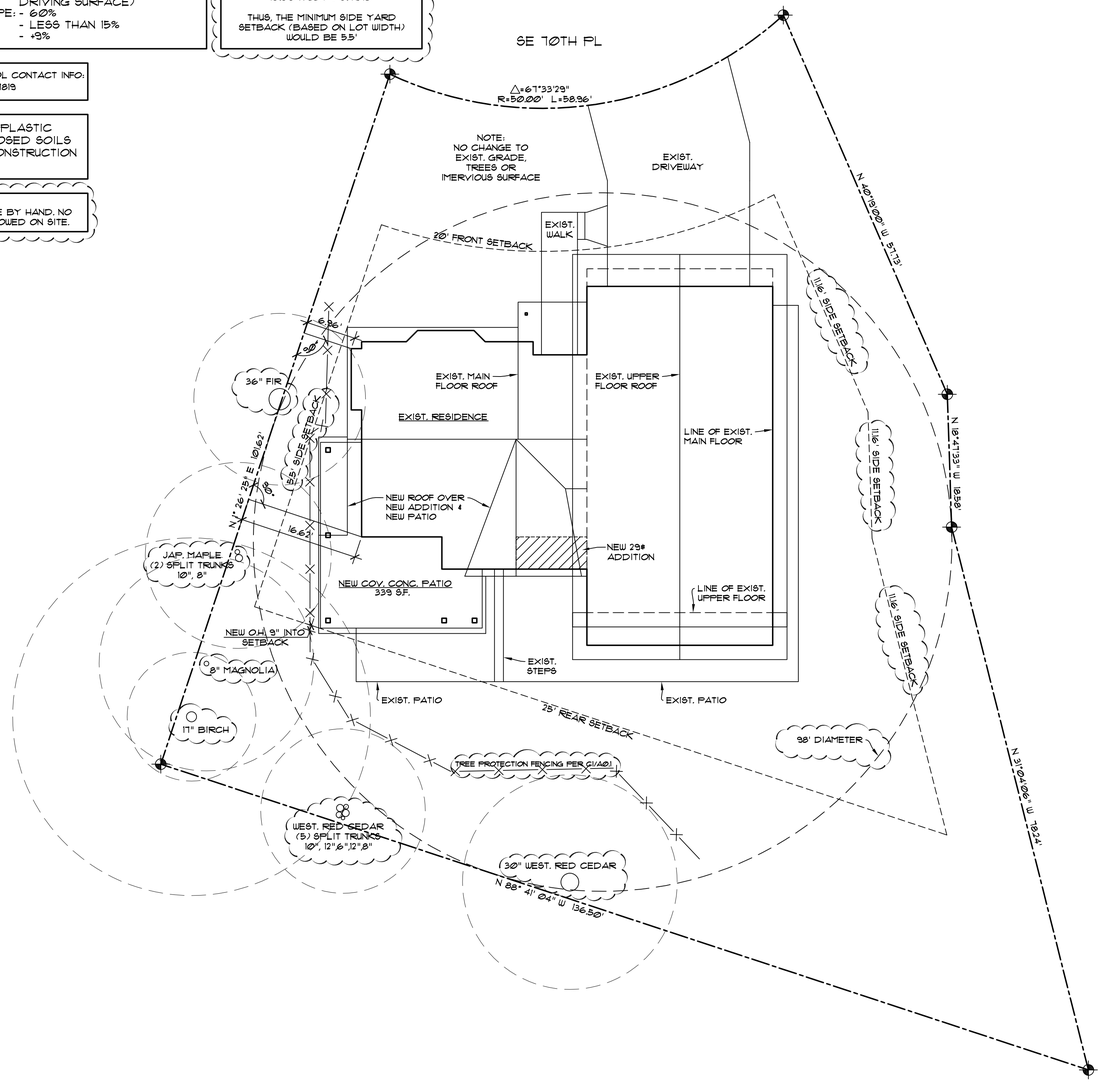
PROVIDE STRAW OR PLASTIC COVER TO ANY EXPOSED SOILS THROUGH OUT THE CONSTRUCTION CYCLE.

NOTE:
ALL DIGGING TO BE DONE BY HAND. NO DIGGING EQUIPMENT ALLOWED ON SITE.

DEFINITION OF LOT WIDTH:
FOR LOTS WITH EXACTLY ONE FRONT LOT LINE, ONE REAR LOT LINE, AND TWO SIDE LOT LINES, LOT WIDTH IS THE DISTANCE BETWEEN THE TWO MIDPOINTS OF SIDE LOT LINES. FOR ALL OTHER LOTS, LOT WIDTH IS DETERMINED BY A LOT WIDTH CIRCLE WITHIN THE BOUNDARIES OF THE LOT PROVIDED, THAT NO ACCESS EASEMENTS ARE INCLUDED WITHIN THE LOT WIDTH CIRCLE.

SETBACK CALC WOULD BE AS FOLLOWS: 98 x 17% = 16.66'
16.66 x 33% = 5.4918'

THUS, THE MINIMUM SIDE YARD SETBACK (BASED ON LOT WIDTH) WOULD BE 5.5'



HARDSCAPE CALCULATIONS

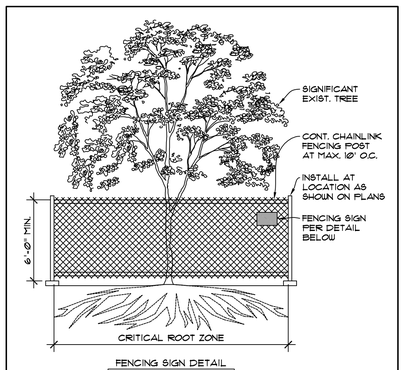
HARDSCAPE SURFACE:	
MAIN STRUCTURE AREA	- 2,266#
DRIVEWAY	- 572#
TOTAL	- 2,838#
LOT AREA	- 11,252#
PROPOSED HARDSCAPE	- 2,838/11,252 = 25.2%
MAXIMUM HARDSCAPE	- 40%

LOT COVERAGE CALCULATIONS

LOT COVERAGE SURFACE:	
MAIN STRUCTURE W/ OVERHANGS	- 2,266#
DRIVING SURFACE	- 483#
TOTAL	- 2,749#
LOT AREA	- 11,252#
PROPOSED HARDSCAPE	- 2,749/11,252 = 24.4%
MAXIMUM HARDSCAPE	- 40%

GROSS FLOOR AREA CALCULATIONS

SITE AREA	= 11,252#
ALLOWABLE F.A.R.	= 40% (4,500.8#)
EXIST. MAIN FLOOR W/ GARAGE	= 2,208#
NEW MAIN FLOOR ADDITION	= 29#
EXIST. UPPER FLOOR	= 1,248#
TOTAL FLOOR AREA	= 3,486#
PROPOSED G.F.A.	= 3,486# (31%)



FENCING SIGN DETAIL

TREE PROTECTION AREA
ENTRANCE PROHIBITED
TO REPORT VIOLATIONS CONTACT
CITY CODE ENFORCEMENT

NOTES:

1. MINIMUM SIX (6) FOOT HIGH TEMPORARY CHAIN LINK FENCE SHALL BE PLACED AT THE CRITICAL ROOT ZONE OR DESIGNATED LIMIT OF DISTURBANCE OF THE TREE TO BE SAVED. FENCE SHALL COMPLETELY ENCIRCLE TREE(S). INSTALL FENCE POSTS USING PIER BLOCK ONLY. AVOID POST OR STAKES INTO MAJOR ROOTS. MODIFICATIONS TO FENCING MATERIAL AND LOCATION MUST BE APPROVED BY PLANNING OFFICIAL.

2. TREATMENT OF ROOTS EXPOSED DURING CONSTRUCTION: FOR ROOTS OVER ONE (1) INCH DIAMETER DAMAGED DURING CONSTRUCTION, MAKE A CLEAN STRAIGHT CUT TO REMOVE DAMAGED PORTION OF ROOT. ALL EXPOSED ROOTS SHALL BE TEMPORARILY COVERED WITH DAMP BURLAP TO PREVENT DRYING, AND COVERED WITH SOIL AS SOON AS POSSIBLE.

3. NO STOCKPILING OF MATERIALS, VEHICULAR TRAFFIC, OR STORAGE OF EQUIPMENT OR MACHINERY SHALL BE ALLOWED WITHIN THE LIMIT OF THE FENCING. FENCING SHALL NOT BE MOVED OR REMOVED UNLESS APPROVED BY THE CITY PLANNING OFFICIAL. WORK WITHIN PROTECTION FENCE SHALL BE DONE MANUALLY UNDER THE SUPERVISION OF THE ON-SITE ARBORIST AND WITH PRIOR APPROVAL BY THE CITY PLANNING OFFICIAL.

4. FENCING SIGNAGE AS DETAILED ABOVE MUST BE POSTED EVERY FIFTEEN (15) FEET ALONG THE FENCE. SIGN TO BE MINIMUM 11"x11", AND MADE OF WEATHERPROOF MATERIAL.

C1 TREE PROTECTION N.T.S.

SITE PLAN
SCALE: 1" = 10'

0 10 20 30

NORTH

SUBJECT PROPERTY TAX PARCEL NO. 873230-0350
8005 SE 70TH PL
MERCER ISLAND, WA 98040

matthew mawer
residential design
www.matthmawer.com
425.417.7817

BENITEZ RESIDENCE
8005 SE 70TH PL
MERCER ISLAND, WA 98040

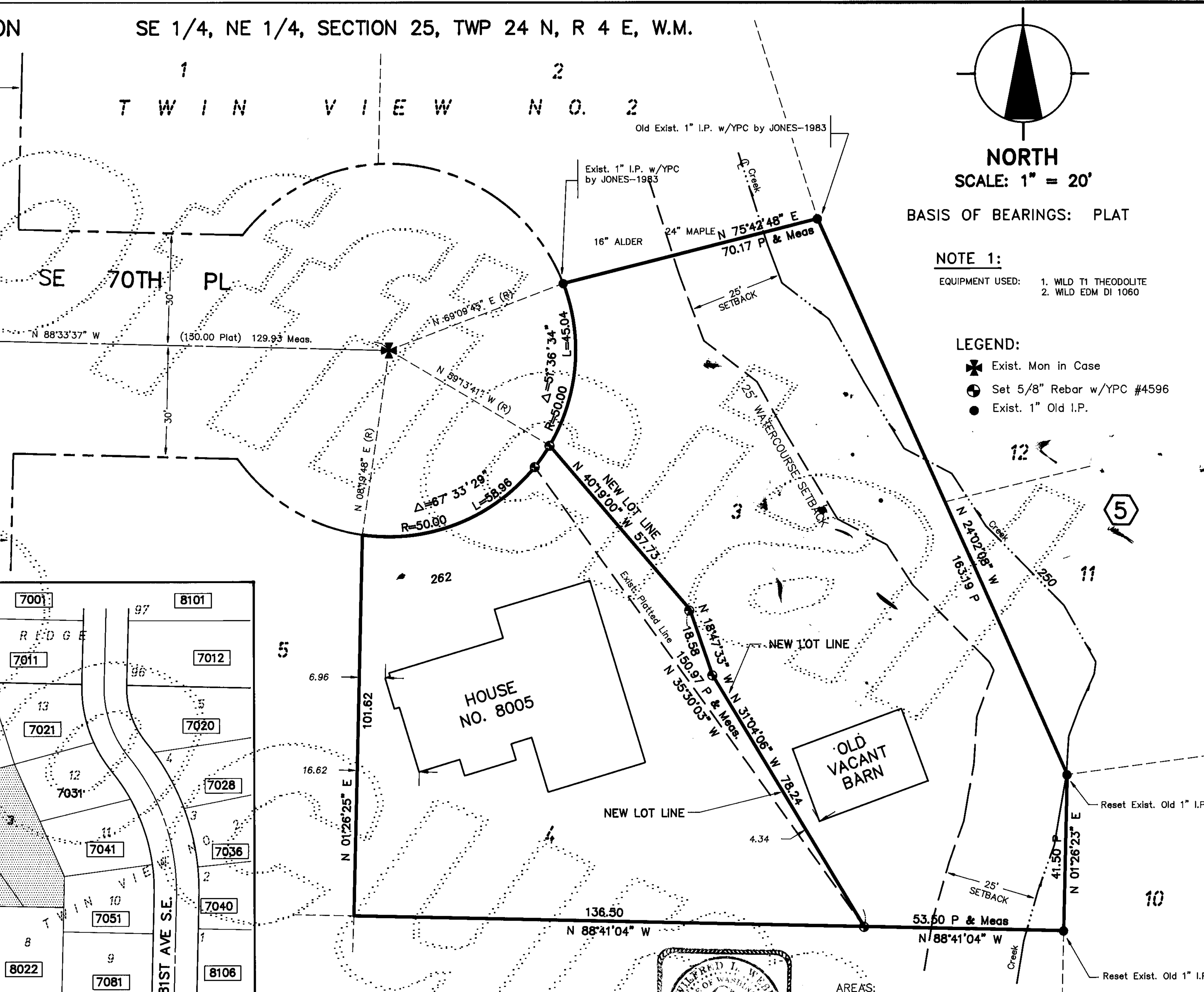
JOB NO: 09-015
DATE: 3/09/20
DRWN. BY: MM
REVISED: 6/30/20

SHEET NO.
A0.1

9206089015 87 152

ANN GLUTTING LOT LINE REVISION
MI 92-0461

SE 1/4, NE 1/4, SECTION 25, TWP 24 N, R 4 E, W.M.

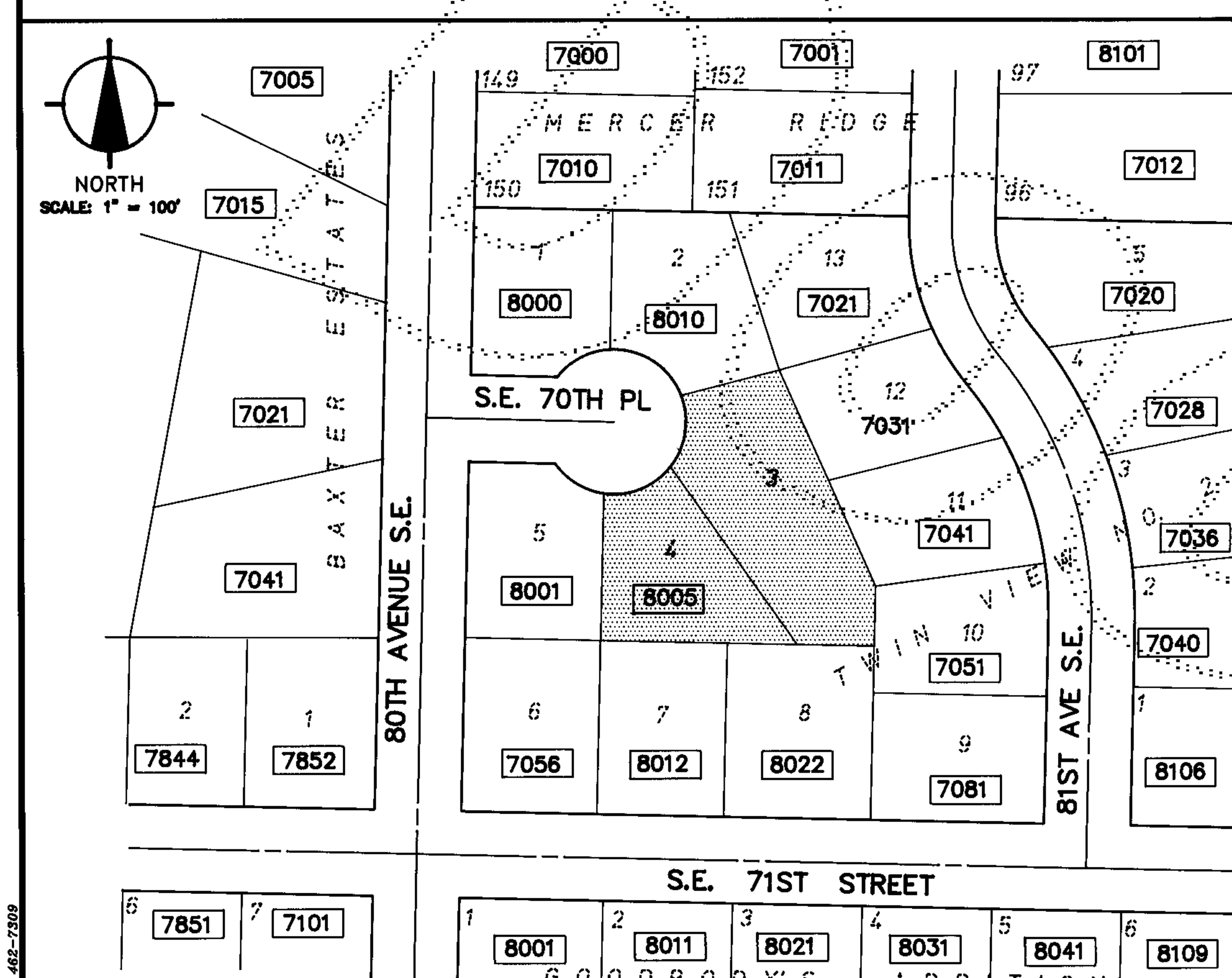


BASIS OF BEARINGS: PLAT

NOTE 1:

EQUIPMENT USED:
1. WILD T1 THEODOLITE
2. WILD EDM DI 1060

LEGEND:
- Exist. Mon in Case
- Set 5/8" Rebar w/YPC #4596
- Exist. 1" Old I.P.



VICINITY MAP

NOTE 2:

The drawing shown hereon does not necessarily contain all of the information obtained and/or developed by the the SURVEYOR in his field work, office work, or research.

AREAS:
1. BEFORE LOT LINE ADJUSTMENT
LOT 3 = 15,455.58 SQ. FT.
LOT 4 = 10,352.56 SQ. FT.
2. AFTER LOT LINE REVISION
LOT 3 = 14,558.12 SQ. FT.
LOT 4 = 11,252.11 SQ. FT.

WILFRED L. WEBB, STATE OF WASHINGTON, 4596, REGISTERED PROFESSIONAL LAND SURVEYOR, EXPIRES 12/7/93

MAP NO. 747 FIELD BOOK NO. 101

RECORDER'S CERTIFICATE

Filed for record this 8 day of June 1992, at 10:00 M. in book 87 of surveys at page 152, 152A at the request of WILFRED L. WEBB.

Jane Hague, Manager — Carolyn Ahleman, Supt. of Records

SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act at the request of ANN GLUTTING.

6/3/92 — Date

Wilfred L. Webb, P.L.S. No. 4596

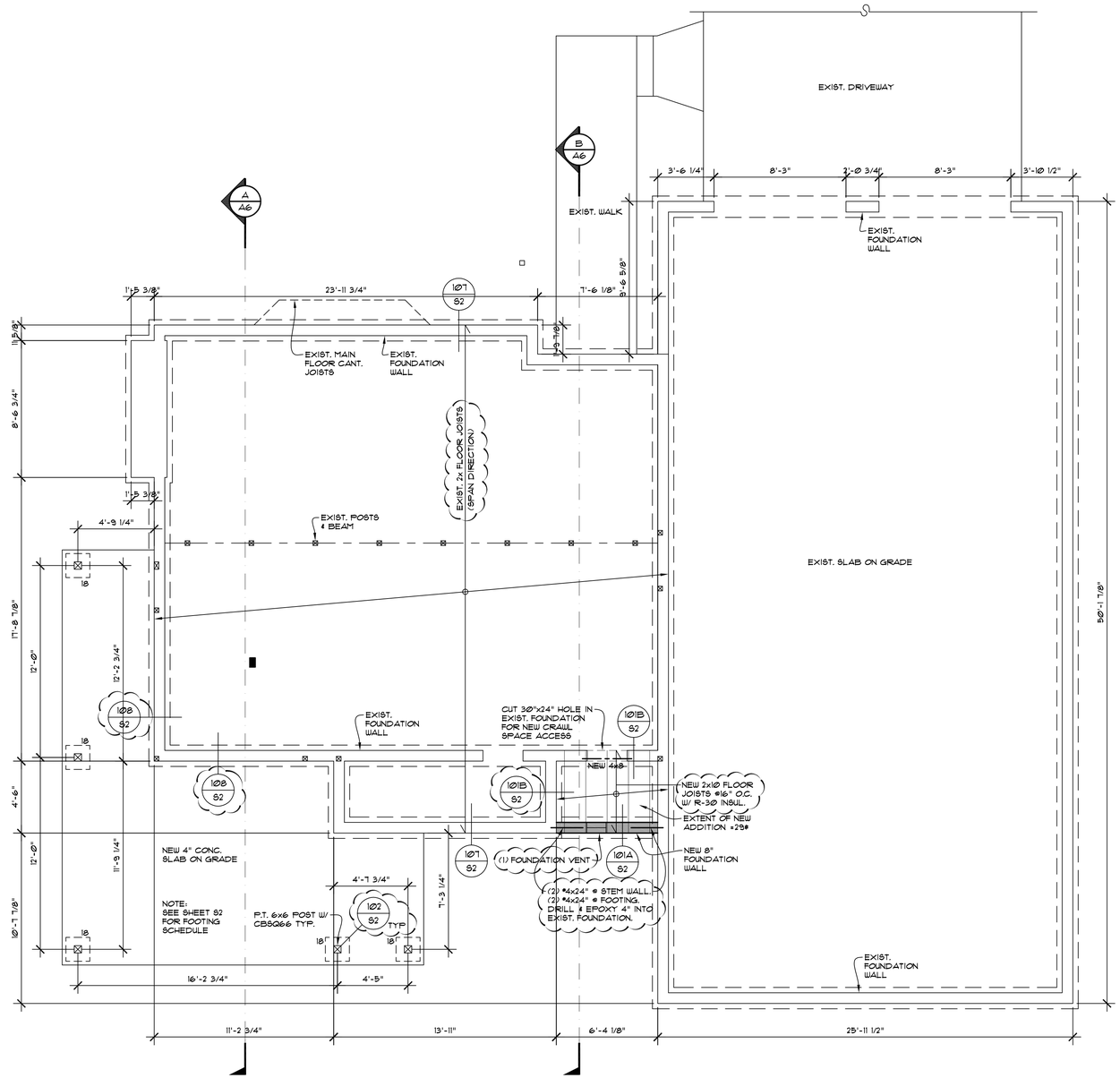
CLIENT: ANN GLUTTING

LOT LINE REVISION
OF
LOTS 3 & 4 BLOCK 5, TWIN VIEW NO. 2
CITY OF MERCER ISLAND, WASHINGTON

WEBB AND ASSOCIATES, INC.
SURVEYING and ENGINEERING
6830 37TH AVE. N.E. SEATTLE, WASHINGTON 98115 TEL: (206) 524-1681

Drawn by:	Date:	Job No.
DBA	APRIL, 1992	92012
Checked by: WLW	Scale: 1" = 20'	Sheet: 1 of 2

NOTE:
CONTRACTOR SHALL FIELD VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS. IF DIMENSIONS OR EXISTING CONDITIONS ARE DIFFERENT THAN INDICATED ON THE PLAN, AND/OR IF THE CONTRACTOR UNCOVERS WORK THAT IS SUBSTANDARD, IS STRUCTURALLY DEFECTIVE AND/OR IS CONTRARY TO THE PLANS, THE CONTRACTOR SHALL NOTIFY THE DESIGNER, ENGINEER AND/OR OWNER OF SUCH CONDITIONS AT ONCE. THE DESIGNER SHALL, IN REASONABLE TIME, PROVIDE DIRECTION TO THE CONTRACTOR ON HOW TO PROCEED WITH CORRECTIONS IF REQUIRED.



FOUNDATION & MAIN FLOOR FRAMING PLAN (PROPOSED)

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

matthew mawer
residential design
www.mattmawer.com
425.417.7817

BENITEZ RESIDENCE
8005 SE 70TH PL
MERCER ISLAND, WA 98040

JOB NO: 09-015
DATE: 3/09/20
DRWN. BY: MM
REVISED: 6/22/20

SHEET NO.
A1

NOTE:
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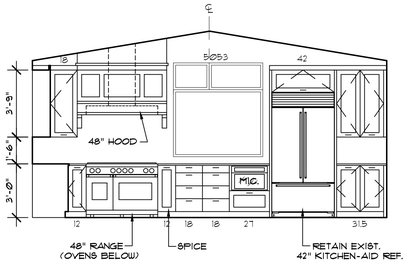
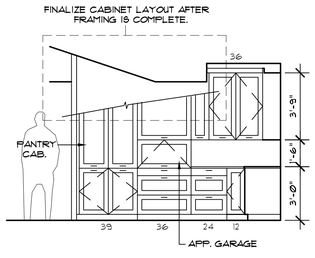
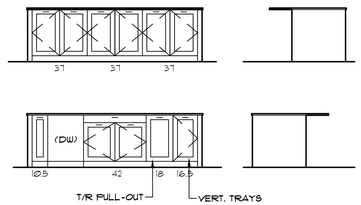
SD HW	INDICATES HARD WIRED SMOKE DETECTOR WITH BATTERY BACKUP. VERIFY @ EXIST. LOCATIONS
CM HW	INDICATES HARD WIRED SMOKE & CARBON MONOXIDE DETECTOR WITH BATTERY BACKUP. VERIFY @ EXIST. LOCATIONS



'A' - RANGE/REF WALL



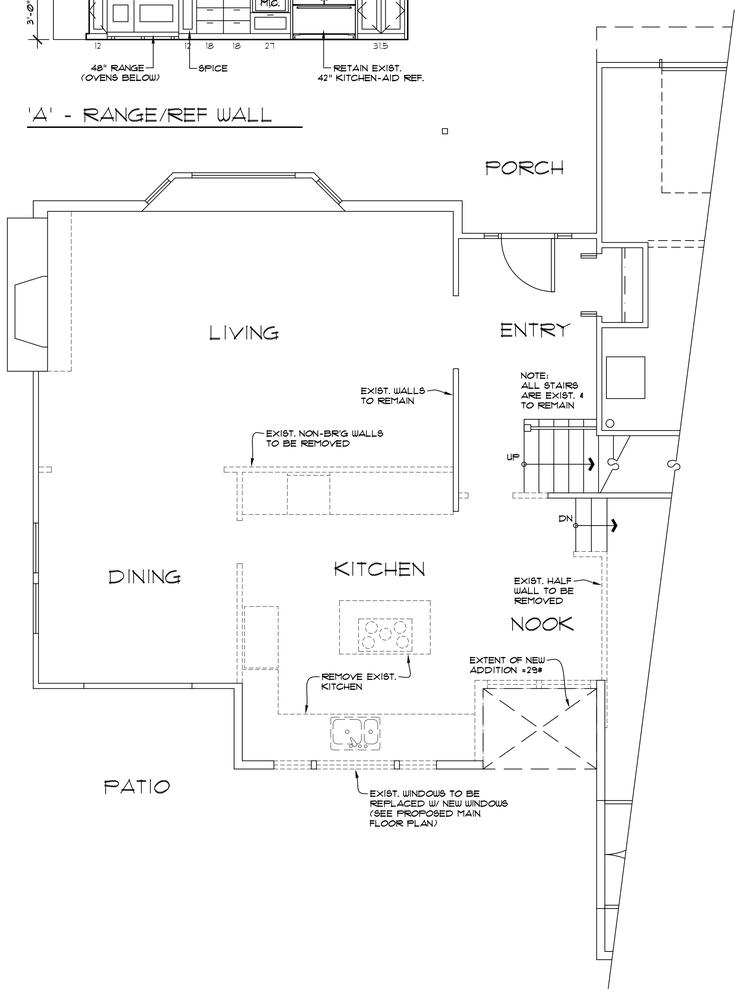
'B' - PANTRY WALL



ISLAND

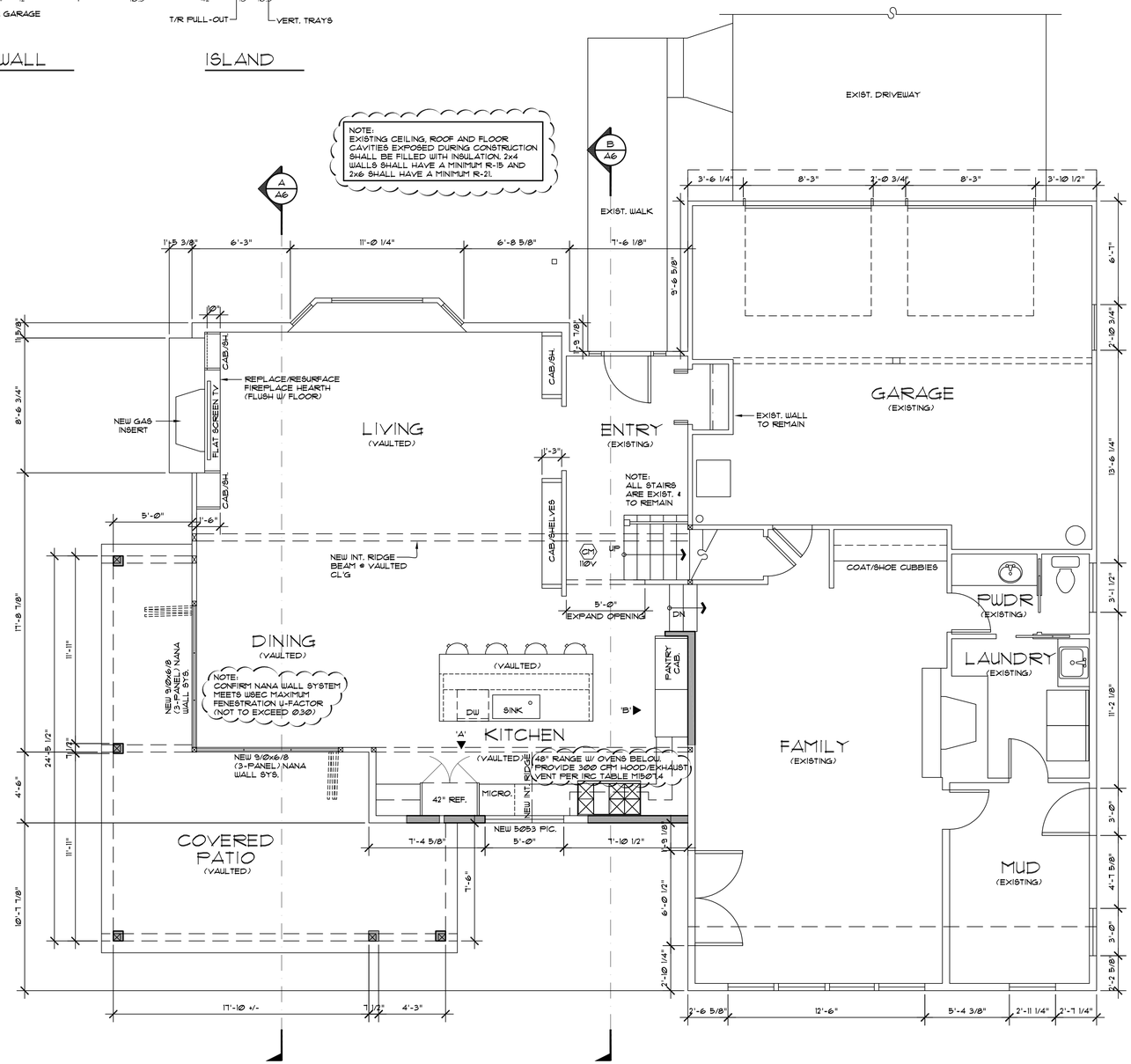
WALL LEGEND	
	EXISTING WALLS TO REMAIN
	EXISTING WALLS TO BE REMOVED
	NEW WALLS

SQUARE FOOTAGE SUMMARY		
EXIST. MAIN FLOOR	1,676	SQ. FT.
EXIST. UPPER FLOOR	1,248	SQ. FT.
EXIST. TOTAL HEATED	2,924	SQ. FT.
MAIN FLOOR ADDITION	29	SQ. FT.
TOTAL HEATED	2,953	SQ. FT.
EXIST. GARAGE	533	SQ. FT.
NEW PATIO ADDITION	339	SQ. FT.



MAIN FLOOR DEMO PLAN (EXISTING)

SCALE: 1/4" = 1' - Ø"



MAIN FLOOR PLAN (PROPOSED)

SCALE: 1/4" = 1' - Ø"

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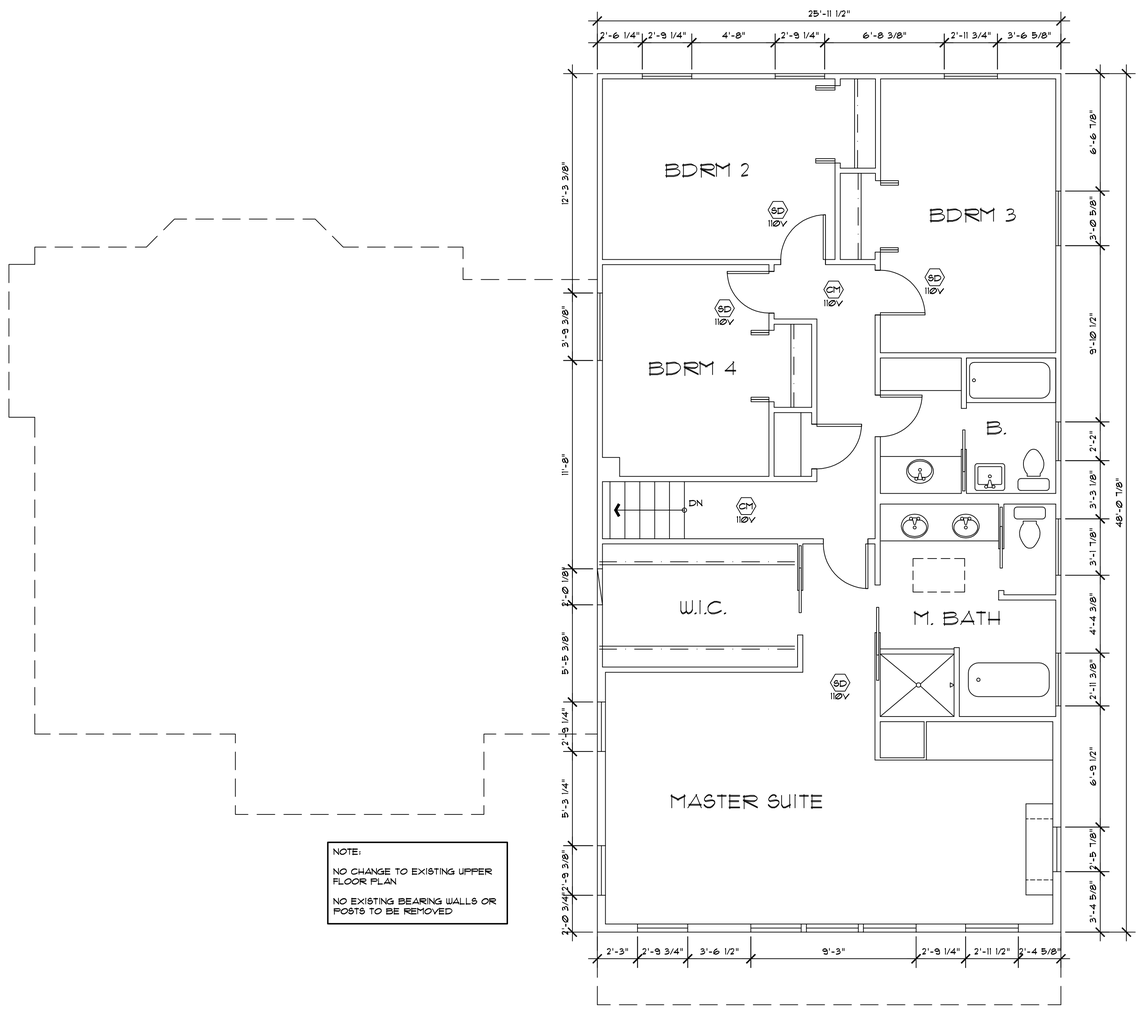
MERCER ISLAND, WA 98040

JOB NO: Ø9-Ø15
DATE: 3/Ø9/2Ø
DRWN. BY: MM
REVISED: 6/22/2Ø

SHEET NO.
A2

NOTE:
CONTRACTOR SHALL FIELD VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS. IF DIMENSIONS OR EXISTING CONDITIONS ARE DIFFERENT THAN INDICATED ON THE PLAN, AND/OR IF THE CONTRACTOR UNCOVERS WORK THAT IS SUBSTANDARD, IS STRUCTURALLY DEFECTIVE AND/OR IS CONTRARY TO THE PLANS, THE CONTRACTOR SHALL NOTIFY THE DESIGNER, ENGINEER AND/OR OWNER OF SUCH CONDITIONS AT ONCE. THE DESIGNER SHALL, IN REASONABLE TIME, PROVIDE DIRECTION TO THE CONTRACTOR ON HOW TO PROCEED WITH CORRECTIONS IF REQUIRED.

SD 110V	INDICATES HARD WIRED SMOKE DETECTOR WITH BATTERY BACKUP. VERIFY # EXIST. LOCATIONS
CM 110V	INDICATES HARD WIRED SMOKE & CARBON MONOXIDE DETECTOR WITH BATTERY BACKUP. VERIFY # EXIST. LOCATIONS



NOTE:

NO CHANGE TO EXISTING UPPER FLOOR PLAN

NO EXISTING BEARING WALLS OR POSTS TO BE REMOVED

UPPER FLOOR PLAN (EXISTING)

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

NORTH

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JOB NO: 09-015
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DRWN. BY: MM
REVISED:

SHEET NO.
A3

NOTE:
CONTRACTOR SHALL FIELD VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS. IF DIMENSIONS OR EXISTING CONDITIONS ARE DIFFERENT THAN INDICATED ON THE PLAN, AND/OR IF THE CONTRACTOR UNCOVERS WORK THAT IS SUBSTANDARD, IS STRUCTURALLY DEFECTIVE AND/OR IS CONTRARY TO THE PLANS, THE CONTRACTOR SHALL NOTIFY THE DESIGNER, ENGINEER AND/OR OWNER OF SUCH CONDITIONS AT ONCE. THE DESIGNER SHALL, IN REASONABLE TIME, PROVIDE DIRECTION TO THE CONTRACTOR ON HOW TO PROCEED WITH CORRECTIONS IF REQUIRED.

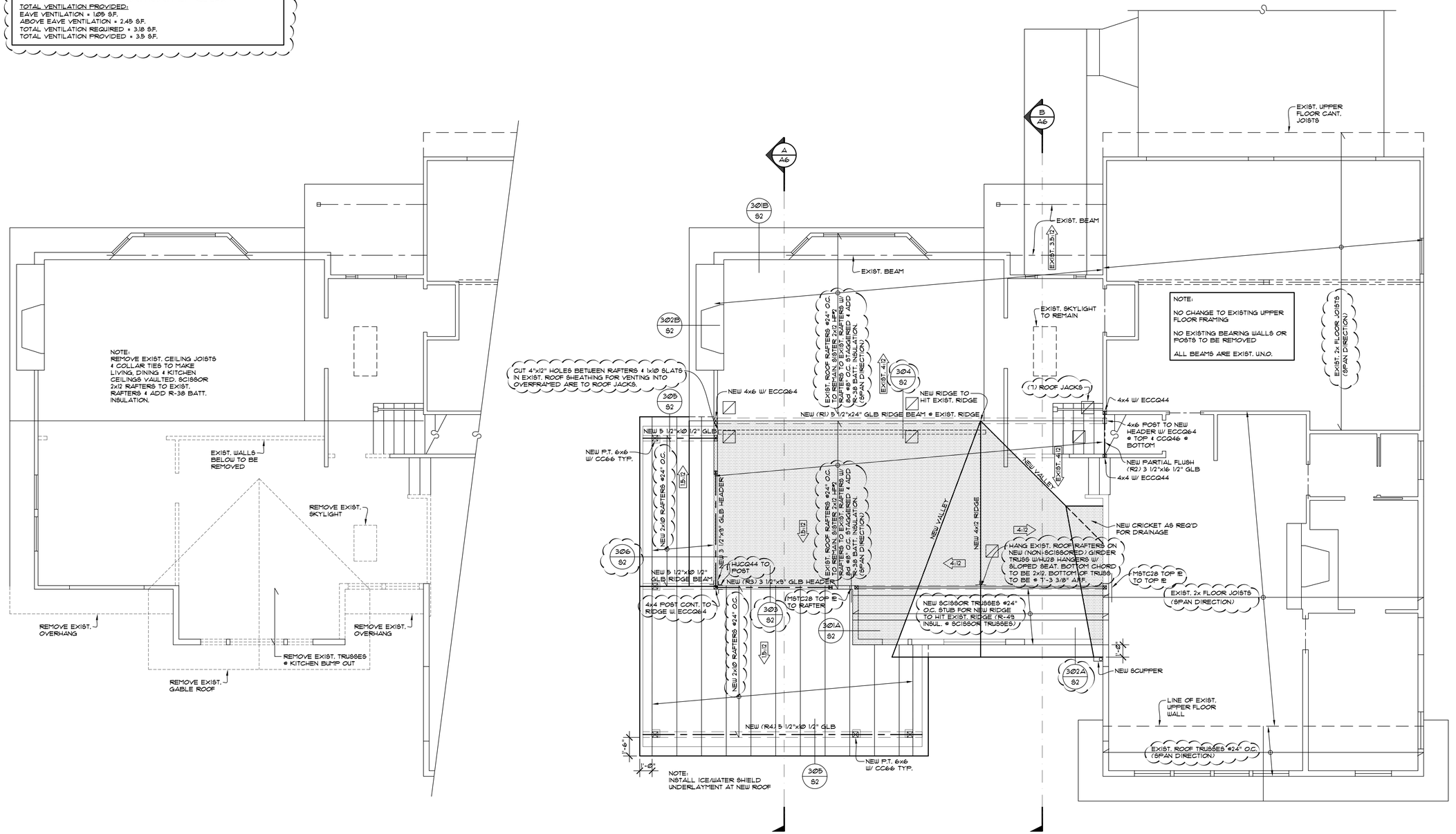
HATCHING DENOTES 2x OVERFRAMING

ROOF VENTILATION CALCULATIONS

TOTAL VENTILATION REQUIRED $= \frac{9518}{300}$ = 3.18 S.F. NET FREE

EAVE VENTILATION = 46 L.F. x 3.3 SQ. IN./L.F. = 1.05 S.F.
(PROVIDE EAVE VENT BLOCKING @ EVERY BAY)
MIN. 50% BY VENTILATION ABOVE EAVE = 3.18 x Ø.5 = 1.59 S.F.
(7) AF-50 ROOF JACK YIELD 2.45 S.F. (.35 S.F. NET FREE EACH)

TOTAL VENTILATION PROVIDED:
EAVE VENTILATION = 1.05 S.F.
ABOVE EAVE VENTILATION = 2.45 S.F.
TOTAL VENTILATION REQUIRED = 3.18 S.F.
TOTAL VENTILATION PROVIDED = 3.5 S.F.



LOWER ROOF FRAMING DEMO PLAN (EXISTING)

SCALE: 1/4" = 1' - Ø"

LOWER ROOF FRAMING PLAN (PROPOSED)

SCALE: 1/4" = 1' - Ø"

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MERCER ISLAND, WA 98040

JOB NO: Ø9-Ø15
DATE: 3/Ø9/20
DRWN. BY: MM
REVISED:

SHEET NO.
A4

NOTE:
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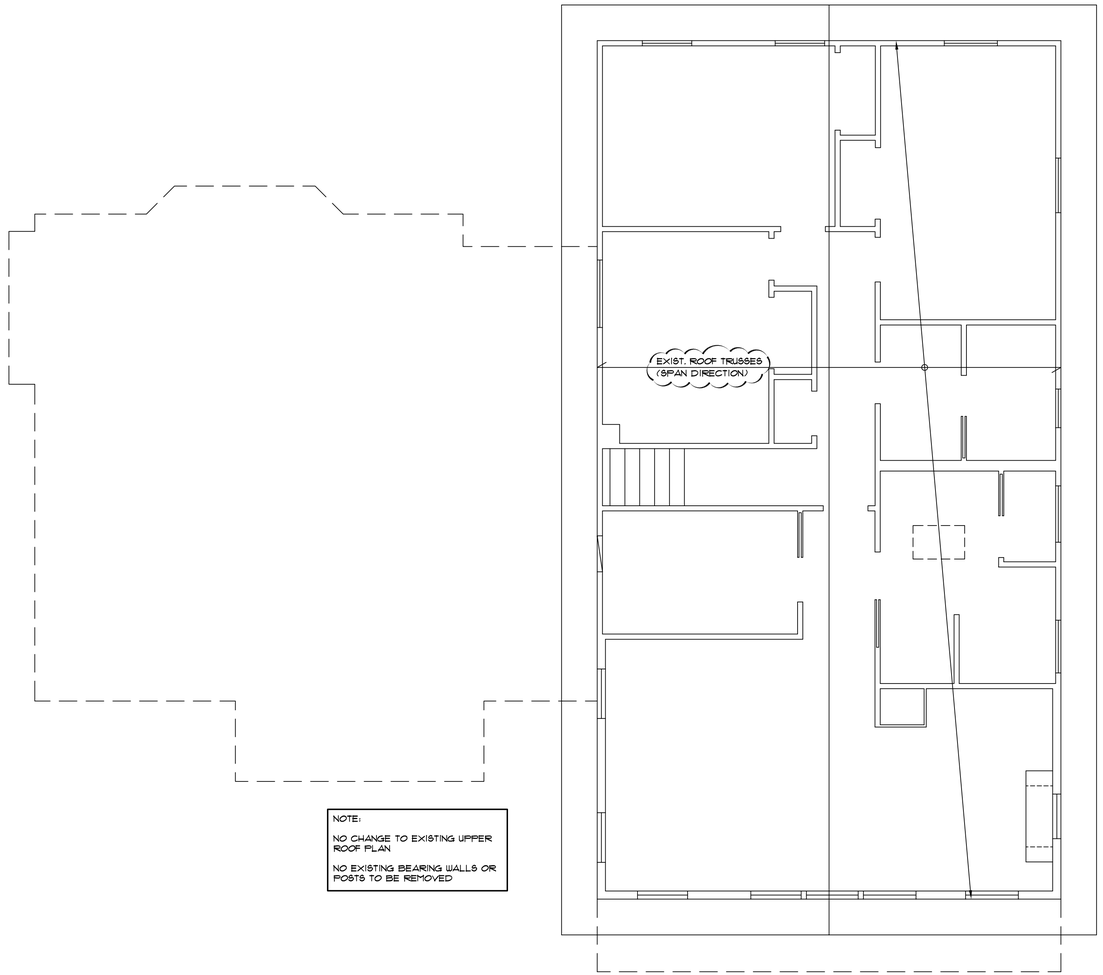

NOTE:

NO CHANGE TO EXISTING UPPER ROOF PLAN

NO EXISTING BEARING WALLS OR POSTS TO BE REMOVED

UPPER ROOF FRAMING PLAN (EXISTING)

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

GENERAL NOTES:

1. ALL FLOOR JOISTS PER PLAN. REFER TO MFG. LAYOUT FOR ALL FRAMING DETAILS AND BLOCKING. REVIEW MFG. LAYOUT PRIOR TO FRAMING. DOUBLE UNDER BEARING PARTITIONS. PROVIDE SOLID BLOCKING OVER BEARING MEMBERS.

2. ALL PRE-MANUFACTURED TRUSSES TO BE IDENTIFIED BY MFG'S STAMP.

3. FACTORY BUILT FIREPLACE & CHIMNEY TO BE UL LABELED INSTALL PER MANUFACTURERS SPECS O/SIDE COMBUSTION AIR REQ'D (MIN 6 SQ IN) DUCTED TO F/BOX W/ OPERABLE O/SIDE DAMPER, TIGHTLY FITTING FLUE DAMPER AND TIGHT FITTING GLASS OR METAL DOORS OR FLUE DRAFT INDUCTION FAN.

4. LIMIT SHOWER FLOW TO 2.5 GALLON/MIN.

5. H.W.T. TO BE LABELED PER ASHRAE STD. NO. 90A-80, AND MEET THE REQUIREMENTS. PER 1987 NATIONAL APPLIANCE ENERGY CONSERVATION ACT.

6. FURNACE AND H.W. TANK, PILOTS, BURNERS, HEATING ELEMENTS, AND SWITCHES TO BE A MIN. OF 18" ABOVE FINISHED FLOOR.

7. ALL SKYLITES TO COMPLY WITH I.R.C. SECTION 2409.1 & 2603.7

8. ALL SIDELITES, SLIDING GLASS DOORS AND TUB/SHOWER ENCLOSURES TO COMPLY WITH I.B.C. SECTION 2406.

9. HEAT REGISTERS TO BE PER LEGEND, LOCATE APPROXIMATELY AS SHOWN, 6" IN FROM EXTERIOR WALLS, 3" IN FROM INTERIOR WALLS.

10. VENT DRYER, OVEN/RANGE & EXHAUST FANS TO O/SIDE. DRYER EXHAUST DUCTS SHALL NOT EXCEED A TOTAL COMB HORIZ. AND VERT. LENGTH OF 14'-0", INCL. 2 90d. ELBOWS. DEDUCT 2'-0" FOR EA. 90d. ELBOW EXCEEDING 2. SEE DRYER DUCT DTL. FOR ALT. SOLUTIONS. ALL EXHAUST DUCTS INSULATED (MIN. OF R-4)

11. ALL NAILING PER IRC TABLE R602.3(1) AND/OR IBC TABLE 2304.9.1, COLUMN, POST & BEAM CONNECTIONS TO COMPLY WITH I.B.C. SECTION 2316.

12. SW6 REFERS TO SHEARWALL TYPE. SEE STRUCTURAL SHEETS.

13. SOLID SHT'G REQ'D ON LOWER STORY OF 2 STORY BUILDING PER I.B.C. DRYWALL NAILED PER SHEAR NAILING SCHEDULES OR IBC 2012 EDITION.

14. TUB/SHOWER SURROUND WALLS TO HAVE WATER RESISTANT GYP BOARD AND A SMOOTH HARD SURFACE TO A MINIMUM HEIGHT OF 70" ABOVE DRAIN INLET

15. PROVIDE SMOKE DETECTOR IN COMPLIANCE WITH I.B.C. AND I.B.C. STD. #43.6. ALL SMOKE DETECTORS W/BAT BACKUP. SMOKE DETECTORS WILL SOUND AN AUDIBLE ALARM IN ALL SLEEPING ROOMS.

16. DWELLING TO COMPLY W/ 2012 IECC.

17. SEAL, CAULK, GASKET, OR WEATHERSTRIP TO LIMIT AIR LEAKAGE: AT EXTERIOR JOINTS AROUND WINDOW AND DOOR FRAMES, OPENINGS BETWEEN WALL AND ROOF AND WALL PANELS, OPENINGS AT UTILITY PENETRATIONS THROUGH WALLS, FLOORS, AND ROOFS, ALL OTHER OPENINGS IN BUILDING ENVELOPE.

18. ALL EXTERIOR DOORS OR ACCESS HATCHES TO ENCLOSED UNHEATED AREAS MUST BE WEATHERSTRIPPED.

19. MINIMUM SOIL BEARING PRESSURE = 2000 PSF.

20. FOOTINGS TO BE PLACED ON FIRM, UNDISTURBED NATIVE SOIL.

21. DWELLING TO COMPLY WITH INTERNATIONAL BUILDING CODE (I.B.C.) 2012

22. FIRE STOPS SHALL BE PROVIDED TO CUT OFF ALL CONCL'D DRAFT OPENINGS FROM VERT. TO HORIZ. SPACES, INCLUDING THE STAIR, TUB, SHOWER, FIREPLACE, ETC.

ALL WINDOWS TO HAVE INDIVIDUAL OUTDOOR AIR INLET PORTS PER IMC 401.2 & 402.1

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

AT LEAST ONE THERMOSTAT PER DWELLING UNIT SHALL BE CAPABLE OF CONTROLLING THE HEATING AND COOLING SYSTEM ON A DAILY SCHEDULE.

DUCTS, AIR HANDLERS, AND FILTER BOXES SHALL BE SEALED. A MINIMUM OF 75% OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH-EFFICACY LAMPS.

R317.1.3 GEOGRAPHICAL AREAS. APPROVED NATURALLY DURABLE OR PRESSURE-PRESERVATIVE-TREATED WOOD SHALL BE USED FOR THOSE PORTIONS OF WOOD MEMBERS THAT FORM THE STRUCTURAL SUPPORTS OF BUILDINGS, BALCONIES, PORCHES OR SIMILAR PERMANENT BUILDING APPURTENANCES WHEN THOSE MEMBERS ARE EXPOSED TO THE WEATHER WITHOUT ADEQUATE PROTECTION FROM A ROOF, EAVE, OVERHANG OR OTHER COVERING THAT WOULD PREVENT MOISTURE OR WATER ACCUMULATION ON THE SURFACE OR AT JOINTS BETWEEN MEMBERS. DEPENDING ON LOCAL EXPERIENCE, SUCH MEMBERS MAY INCLUDE:

1. HORIZONTAL MEMBERS SUCH AS GIRDERS, JOISTS AND DECKING.

2. VERTICAL MEMBERS SUCH AS POSTS, POLES AND COLUMNS.

3. BOTH HORIZONTAL AND VERTICAL MEMBERS.

R303.7 STAIRWAY ILLUMINATION.
ALL INTERIOR AND EXTERIOR STAIRWAYS SHALL BE PROVIDED WITH A MEANS TO ILLUMINATE THE STAIRS, INCLUDING THE LANDINGS AND TREADS. INTERIOR STAIRWAYS SHALL BE PROVIDED WITH AN ARTIFICIAL LIGHT SOURCE LOCATED IN THE IMMEDIATE VICINITY OF EACH LANDING OF THE STAIRWAY. FOR INTERIOR STAIRS THE ARTIFICIAL LIGHT SOURCES SHALL BE CAPABLE OF ILLUMINATING TREADS AND LANDINGS TO LEVELS NOT LESS THAN 1 FOOT-CANDLE (11 LUX) MEASURED AT THE CENTER OF TREADS AND LANDINGS. EXTERIOR STAIRWAYS SHALL BE PROVIDED WITH AN ARTIFICIAL LIGHT SOURCE LOCATED IN THE IMMEDIATE VICINITY OF THE TOP LANDING OF THE STAIRWAY. EXTERIOR STAIRWAYS PROVIDING ACCESS TO A BASEMENT FROM THE OUTSIDE GRADE LEVEL SHALL BE PROVIDED WITH AN ARTIFICIAL LIGHT SOURCE LOCATED IN THE IMMEDIATE VICINITY OF THE BOTTOM LANDING OF THE STAIRWAY.

SOURCE SPECIFIC VENTILATION REQUIREMENTS:

BATHROOMS, LAUNDRY ROOMS AND POWDER ROOM FANS TO BE 50 CFM.
KITCHEN EXHAUST FANS TO BE 100 CFM.
-EXHAUST FANS SHALL BE FLOW RATED AT .25 W.G. STATIC PRESSURE

EXHAUST DUCTS SHALL:
-BE INSULATED TO R-4 IN UNCONDITIONED SPACE
-BE EQUIPPED WITH A BACKDRAFT DAMPER
-TERMINATE OUTSIDE THE BUILDING
-COMPLY WITH BELOW

FAN CFM	MAX FLEX DIA.	MAX FT.	MAX SMOOTH DIA.	MAX FT.
50	4"	25	4"	70
50	5"	90	5"	100
50	6"	OVER 100	6"	OVER 100
80	4"	NOT ALLOWED	4"	20
80	5"	15	5"	100
80	6"	90	6"	OVER 100
100	5"	NOT ALLOWED	5"	50
100	6"	45	6"	OVER 100
125	6"	15	6"	OVER 100
125	7"	70	7"	OVER 100

WHOLE HOUSE VENTILATION REQUIREMENTS:

A 6" DIAMETER FRESH AIR INLET SHALL BE DUCTED FROM THE EXTERIOR TO THE FRESH AIR RETURN PLENUM.
THE FRESH AIR DUCT SHALL BE PROTECTED FROM THE ENTRY OF INSECTS, LEAVES, OR OTHER DEBRIS AND LOCATED SO AS NOT TO TAKE AIR FROM:
-HAZARDOUS OR UNSANITARY LOCATIONS.
-WHERE IT WILL PICK UP OBJECTIONABLE ODORS, FUMES OR FLMMBL. VPRS.
-A ROOM OR SPACE HAVING FUEL BURNING APPLIANCES THERIN.
-ATTIC, CRAWL SPACE, OR GARAGE.
-CLOSER THAN 10' FROM AN APPLNC OR PLMBG VENT OUTLET, UNLESS THE DUCT VENT OUTLET IS AT LEAST 3' ABOVE THE FRESH AIR INLET.
-DUCT SHALL BE INSL'TD TO R-4 WHEN PASSING THROUGH A COND'D SPACE.

INLET DUCT SHALL BE EQUIPPED WITH A MOTORIZED DMPR THAT WILL OPEN WHEN THE VNTLT'N FAN RELAY IS ACTIVATED, AND REMAIN CLOSED AT ALL OTHER TIMES. IN ADDTN TO THE MOTORIZED DMPR, A MANUAL DMPR SET TO 3.5-5 AIR CHANGES PER HOUR IS ALSO REQUIRED.

A WHOLE HOUSE EXHAUST FAN SHALL BE LCT'D IN THE CEILING. SIZE PER THE CALCS BELOW. THE AIR INTAKE DUCT DMPR SHALL BE SET W/IN THIS RNG

WHOLE HOUSE VENTILATION:
THIS SECTION ESTABLISHES MINIMUM PRESCRIPTIVE DESIGN REQUIREMENTS FOR WHOLE HOUSE VENTILATION SYSTEMS. EACH DWELLING UNIT OR GUEST ROOM SHALL BE EQUIPPED WITH A VENTILATION SYSTEM COMPLYING WITH OPTION I, II, III OR IV. COMPLIANCE IS ALSO PERMITTED TO BE DEMONSTRATED THROUGH COMPLIANCE WITH THE INTERNATIONAL MECHANICAL CODE.

☐ OPTION I: WHOLE-HOUSE VENTILATION USING EXHAUST FANS. (IRC M1507.3.4)
☐ OPTION II: WHOLE-HOUSE VENTILATION INTEGRATED WITH A FORCED-AIR SYSTEM. (IRC M1507.3.5)
☒ OPTION III: WHOLE-HOUSE VENTILATION USING A SUPPLY FAN. (IRC M1507.3.6.)
☐ OPTION IV: WHOLE-HOUSE VENTILATION USING A HEAT RECOVERY VENTILATION SYSTEM. (IRC M1507.3.7.)

MECHANICAL VENTILATION RATE:
THE WHOLE HOUSE MECHANICAL VENTILATION SYSTEM SHALL PROVIDE OUTDOOR AIR TO EACH HABITABLE SPACE AT A CONTINUOUS RATE NOT LESS THAN THAT DETERMINED IN ACCORDANCE WITH TABLE M1507.3.3(1).

EXCEPTION:
THE WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM IS PERMITTED TO OPERATE INTERMITTENTLY WHERE THE SYSTEM HAS CONTROLS THAT ENABLE OPERATION FOR NOT LESS THAN 25 PERCENT OF EACH 4-HOUR SEGMENT AND THE VENTILATION RATE PRESCRIBED IN TABLE M1507.3.3(1) IS MULTIPLIED BY THE FACTOR DETERMINED IN TABLE M1507.3.3(2).

TABLE M1507.3.3(1) CONTINUOUS WHOLE HOUSE MECHANICAL VENTILATION SYSTEM AIRFLOW RATE REQUIREMENTS

DWELLING UNIT FLOOR AREA (SQUARE FEET)	NUMBER OF BEDROOMS				
	0-1	2-3	4-5	6-7	> 7
	AIRFLOW IN CFM				
< 1,500	30	45	60	75	90
1,501-3,000	45	60	75	90	105
3,001-4,500	60	75	90	105	120
4,501-6,000	75	90	105	120	135
6,001-7,500	90	105	120	135	150
> 7,500	105	120	135	150	165

TABLE M1507.3.3(2) INTERMITTENT WHOLE HOUSE MECHANICAL VENTILATION RATE FACTORS a,b

RUN TIME PERCENTAGE IN EACH 4-HOUR SEGMENT	25%	33%	50%	66%	75%	100%
FACTOR	4	3	2	1.5	1.3	1

a. FOR VENTILATION SYSTEM RUN TIME VALUES BETWEEN THOSE GIVEN, THE FACTORS ARE PERMITTED TO BE DETERMINED BY INTERPOLATION.
b. EXTRAPOLATION BEYOND THE TABLE IS PROHIBITED.

EXHAUST FANS MUST BE FLOW RATED AT .25 W.G. AND MAX. 1.5 SONE RATING.

READILY ACCSSBLE 24 HR CLCK TMR OR DEHUMIDISTAT & RELAY SHALL BE INSTLL'D AND WIRED TO REGULATE THE FURN FAN, RELAY AND WHOLE HOUSE EXHAUST FAN.

INTERIOR DOORS SHALL BE INSTLL'D SO AS NOT TO IMPEDE THE MVMNT OF FRESH AIR TO ALL HABITABLE ROOMS.

VNTLTN SYSTEM MUST BE PERFORMANCE TESTED JUST PRIOR TO THE FINAL INSPECTION BY THE INSTALLER OR A QLF'D THIRD PARTY. THE INLET DUCT SHALL BE LABELED WITH THE ACTUAL CFMS MSR'D & A LETTER OF CMPLNC SHALL BE AVAILABLE ON SITE FOR THE INSPCTR BEFORE A CERT OF OCCUPANCY WILL BE ISSUED.

matthew mawer
residential design
www.mattmawer.com
425.417.7817

BENITEZ RESIDENCE
8005 SE 70TH PL
MERCER ISLAND, WA 98040

JOB NO: 09-015
DATE: 3/09/20
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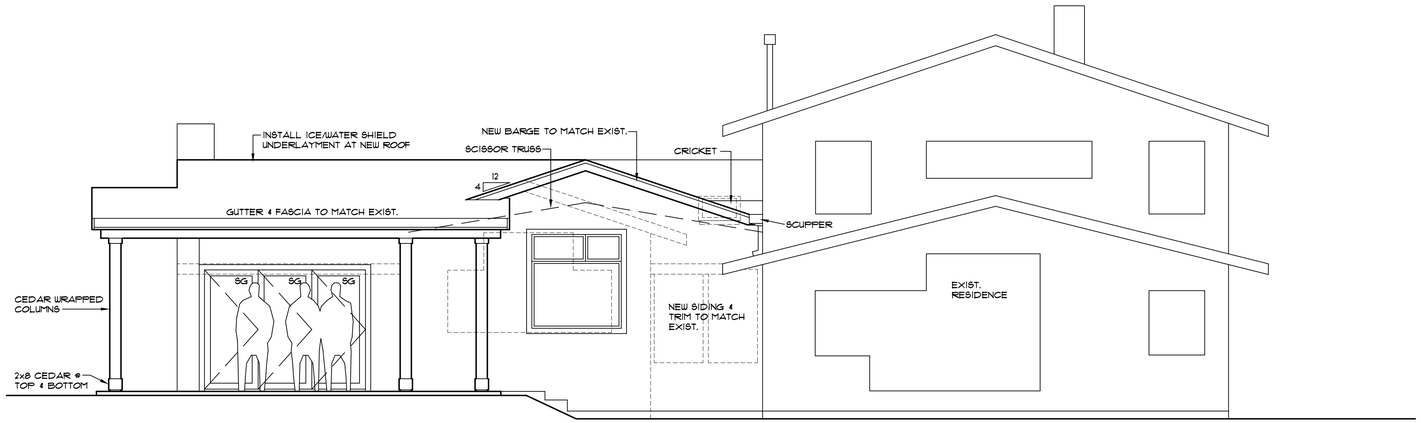
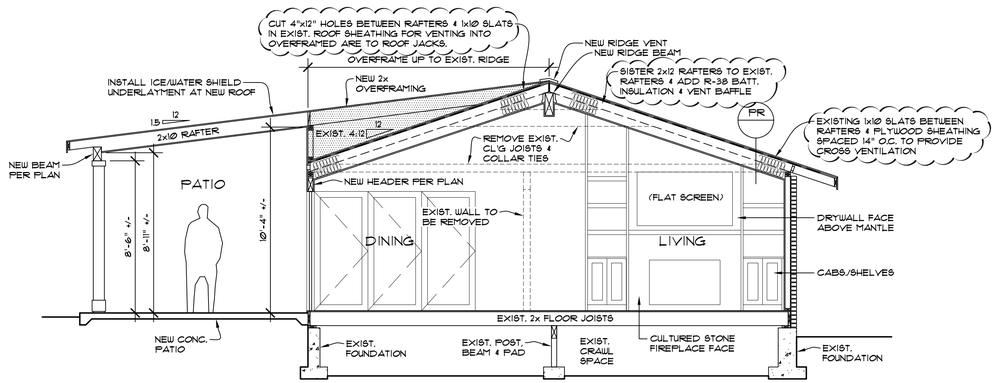
SHEET NO.
A5



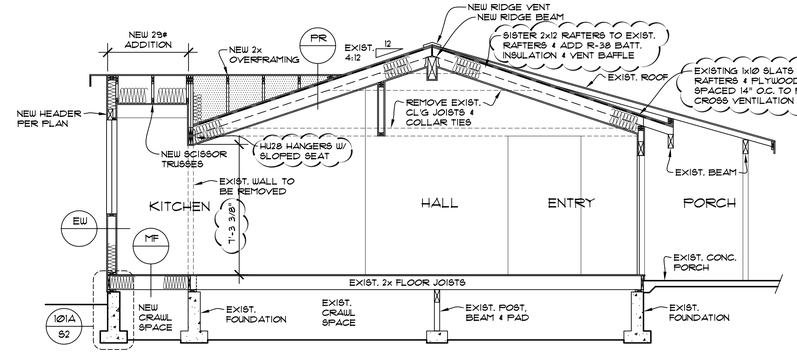
REAR ELEVATION (PROPOSED)

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



SECTION 'A'

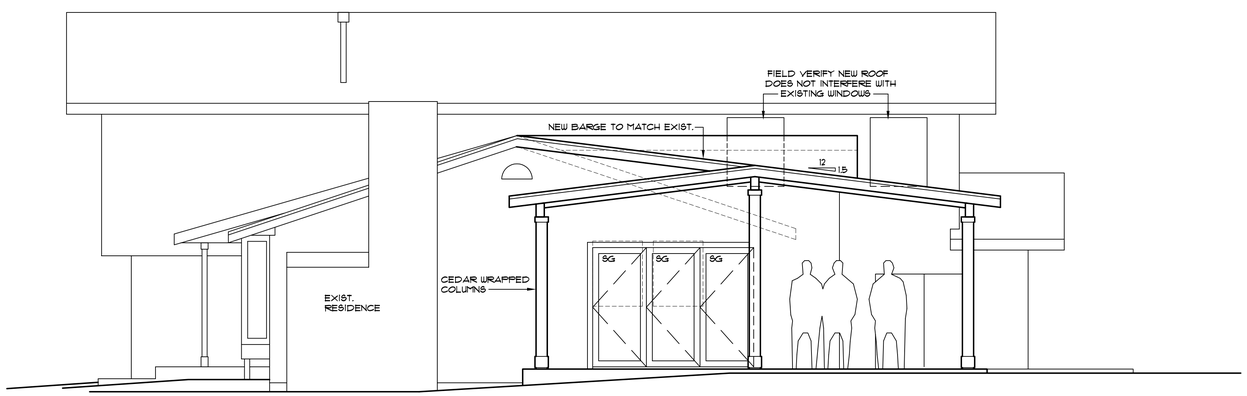
SCALE: 1/4" = 1' - 0"



SECTION 'B'

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

PR	PITCHED ROOF COMP. ROOFING 30# BUILDING PAPER (2 LAYERS @ PITCH UNDER 4:12) OSB ROOF SHEATHING TRUSSES OR 2x RAFTERS PER PLAN R-49 INSULATION @ TRUSSED ROOF INCLUDING SCISSOR TRUSSED ROOF R-38 INSULATION @ SINGLE RAFTER ROOF W/ VENT BAFFLE @ TOP 4 MIL. U.V. POLY. 5/8" GWB
EW	EXTERIOR WALL @ ADDITION 1/2" GWB. R-21 BATT INSULATION 4 MIL. UV RES. POLY 2x6 STUDS @ 16" O.C. SHEATHING PER SHEAR WALL SCHED. BUILDING PAPER SIDING PER ELEVATIONS
MF	MAIN FLOOR @ ADDITION FINISH FLOOR 1/2" U.L. FLY @ VINYL 5/8" U.L. FLY @ VINYL TO HARDWOOD 3/4" T&G PLYWOOD SUB-FLR (GLUE & NAIL) FLOOR JOISTS PER PLAN R-30 BATT. INSULATION @ AREAS OVER UNHEATED SPACE



RIGHT ELEVATION (PROPOSED)

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

matthew mawer
residential design
www.mattmawer.com
425.417.7817

BENITEZ RESIDENCE
8005 SE 70TH PL
MERCER ISLAND, WA 98040

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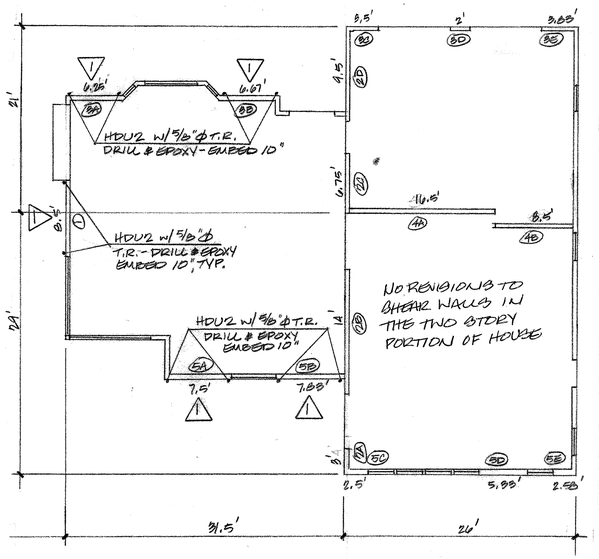
SHEET NO.
A6

SHEAR WALL SCHEDULE

MARK	SHEATHING (NOTE 5)	FASTENER SPACING (COMMON OR GALVANIZED BOX)	BOTTOM PLATE NAILING OR ANCHOR BOLTS	FRAMING ANCHORS (NOTES 7 & 8)	ALLOWABLE SHEAR	NOTES
1A	7/16" MIN. APA RATED SHEATHING OR APA RATED SIDING 303 ONE SIDE	8d @ 6"OC	16d @ 8" OC OR ½" A.B. @ 5'-6"OC	RBC @ 32"OC LTP4@ 48"OC A35 @ 48"OC	130 PLF	1, 2, 3, 11
1	7/16" MIN. APA RATED SHEATHING OR APA RATED SIDING 303 ONE SIDE	8d @ 6"OC	16d @ 6" OC OR ½" A.B. @ 3'-2"OC OR 5/8" A.B. @ 5'-0" OC	RBC @ 18"OC LTP4@ 30"OC A35 @ 30"OC	242 PLF	1, 2, 3, 11
2	7/16" MIN. APA RATED SHEATHING OR APA RATED SIDING 303 ONE SIDE	8d @ 4"OC	16d @ 4" OC OR ½" A.B. @ 2'-2"OC OR 5/8" A.B. @ 3'-4" OC	RBC @ 12"OC LTP4@ 18"OC A35 @ 18"OC	353 PLF	1, 2, 3, 11
3	7/16" MIN. APA RATED SHEATHING OR APA RATED SIDING 303 ONE SIDE	8d @ 3"OC	⅝" X 5" LAG SCREW @ 8"OC OR ½" A.B. @ 1'-8"OC OR 5/8" A.B. @ 2'-8" OC	RBC @ 10"OC LTP4@ 15"OC A35 @ 15"OC	456 PLF	1, 2, 3, 4, 9, 10, 11
4	7/16" MIN. APA RATED SHEATHING OR APA RATED SIDING 303 ONE SIDE	10d @ 3"OC	⅝" X 5" LAG SCREW @ 6"OC OR ½" A.B. @ 1'-4"OC OR 5/8" A.B. @ 2'-0" OC	RBC @ 8"OC LTP4@ 12"OC A35 @ 12"OC	558 PLF	1, 2, 3, 4, 9, 10, 11
5	7/16" MIN. APA RATED SHEATHING OR APA RATED SIDING 303 ONE SIDE	10d @ 2"OC	⅝" X 5" LAG SCREW @ 5"OC OR ½" A.B. @ 1'-0"OC OR 5/8" A.B. @ 1'-8"OC	RBC @ 6"OC LTP4 @ 10"OC A35 @ 10"OC	716 PLF	1, 2, 3, 4, 9, 10, 11
6	19/32" MIN. APA RATED SHEATHING BOTH SIDES	10d @ 2"OC	⅝" X 5" LAG SCREW @ 2"OC OR 3/4" A.B. @ 1'-0" OC	LTP4@ 6"OC A35 @ 6"OC	1618 PLF	1, 2, 3, 4, 6, 9, 10, 11

1. ALL FASTENERS SHALL MEET THE FOLLOWING CRITERIA: 8d COMMON = 0.131" DIAMETER X 2 ½", 8d GALVANIZED BOX = 0.113 DIAMETER X 2 ½"
   10d COMMON = 0.148" DIAMETER X 3", 10d GALVANIZED BOX = 0.128" DIAMETER X 3", 16d COMMON = 0.162" X 3 ½".
2. PANEL EDGES SHALL BE BACKED WITH 2" NOMINAL OR WIDER FRAMING. SPACE FASTENERS @ 12"OC ON INTERMEDIATE SUPPORTS.
3. PROVIDE ALL ANCHOR BOLTS WITH 3" X 3" X ¼" PLATE WASHERS. LOCATE WITHIN ½" OF SHEATHING.
4. AT GARAGE JAMBS, REFER TO LATERAL RESTRAINT PANEL DETAIL 401/S1.
5. PROVIDE 7/16" APA RATED SHEATHING (PLYWOOD OR OSB) OR APA RATED SIDING 303 OR INNER SEAL OSB RATED PANEL SIDING ON ALL EXTERIOR WALLS DESIGNATED AS SHEAR WALLS.
6. WHERE PANELS ARE APPLIED ON BOTH SIDES OF A WALL AND NAIL SPACING IS LESS THAN 6" OC ON EITHER SIDE, PANEL JOINTS SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS OR FRAMING SHALL BE 3" NOMINAL OR THICKER AND NAILS ON EACH SIDE SHALL BE STAGGERED.
7. REFER TO TYPICAL SHEAR WALL DETAILS ON STRUCTURAL DETAIL SHEET FOR LOCATION OF FRAMING ANCHORS.
8. AT UPPER FLOOR INTERIOR SHEAR WALLS, REFER TO DETAIL 303/S2 OR 304/S2.
9. AT SHEAR WALL TYPES 3, 4, 5 AND 6, ALL FRAMING MEMBERS RECEIVING EDGE NAILING FROM ABUTTING PANELS SHALL NOT BE LESS THAN A SINGLE 3X MEMBER. FOR EXAMPLE, PROVIDE A 3X STUD AT VERTICAL JOINTS IN THE SHEATHING.
10. AT SHEAR WALL TYPES 3, 4, 5 AND 6, FOUNDATION SILL PLATES AND BOTTOM PLATES OF SHEAR WALLS, SHALL NOT BE LESS THAN A SINGLE 3X MEMBER. ALSO PROVIDE A 3X MINIMUM WIDTH MEMBER BELOW SHEAR WALL TO RECEIVE LAG SCREWS SUCH AS A 3X RIM JOIST, 3X JOIST OR BEAM OR BLOCKING BELOW SHEAR WALL.
11. FASTENERS AT PRESSURE PRESERVATIVE AND FIRE RETARDANT TREATED WOOD SHALL BE STAINLESS STEEL, G185 HDG, BATCH/POST HOT-DIP GALVANIZED OR MECHANICALLY GALVANIZED.



STRUCTURAL NOTES

CODES AND SPECIFICATIONS

1. INTERNATIONAL BUILDING CODE, 2015 EDITION, ASCE 7-10
2. INTERNATIONAL RESIDENTIAL CODE, 2015 EDITION
3. SIMPSON STRONG TIE WOOD CONTRUCTION CONNECTORS 2015-2016
4. FASTENERS IN CONTACT WITH PRESSURE TREATED WOOD MUST BE STAINLESS STEEL, ZMAX(G185HDG PER ASTM A653), BATCH/POST HOT-DIP GALVANIZED (PER ASTM B695, CLASS 55 OR GREATER). UNCOATED AND PAINTED PRODUCTS SHOULD NOT BE USED WITH TREATED WOOD. WHEN USING STAINLESS STEEL HOT-DIP GALVANIZED CONNECTORS, THE CONNECTORS AND FASTENERS SHOULD BE MADE OF THE SAME MATERIAL.

DESIGN CRITERIA

1. WIND LOAD: INTERNATIONAL BUILDING CODE, 2015, ASCE 7-10, ALTERNATE ALL-HEIGHTS METHOD, ULTIMATE DESIGN WIND SPEED = 110 MPH, NOMINAL DESIGN WIND SPEED = 85 MPH, EXPOSURE B

2. SEISMIC: INTERNATIONAL BUILDING CODE, 2015, ASCE 7-10
   RISK CATEGORY II
   SEISMIC IMPORTANCE FACTOR, Ie=1.0
   MAPPED SPECTRAL RESPONSE ACCELERATION PARAMETERS, Ss=1.5, S1=0.5
   SITE CLASS D
   DESIGN SPECTRAL RESPONSE ACCELERATION PARAMETERS, Sds=1.0g, Sd1=0.5g
   SEISMIC DESIGN CATEGORY D2
   BASIC SEISMIC FORCE-RESISTING SYSTEM: LIGHT FRAME WALLS WITH WOOD SHEAR WALLS
   DESIGN BASE SHEAR, V = F (Sds) (W) / R = 0.1846 (W)
   RESPONSE MODIFICATION COEFFICIENT, R=6.5
   ANALYSIS PROCEDURE USED: SIMPLIFIED ALTERNATIVE STRUCTURAL DESIGN FOR SIMPLE BEARING WALL SYSTEMS

3. ROOF LOAD: DL = 15 PSF LL = 25 PSF (ROOF SNOW LOAD)

4. FLOOR LOAD: DL = 10 PSF LL = 40 PSF

5. DECK LOAD: DL = 10 PSF LL = 60 PSF

6. SOILS: ASSUMED 1500 PSF ALLOWABLE SOIL BEARING
   ASSUMED 35 PCF ACTIVE SOIL PRESSURE, 350 PCF PASSIVE PRESSURE, 0.35 COEFFICIENT OF FRICTION
   ALL FOOTINGS AND SLABS SHALL BEAR ON UNDISTURBED SOIL OR FILL COMPACTED TO 95% MODIFIED PROCTOR.

7. CONCRETE: 3000 PSI @ 28 DAYS (2500 PSI USED FOR DESIGN)
   GRADE 40 REINFORCEMENT
   MINIMUM 3" COVER FOR ALL REINFORCEMENT EXCEPT AS NOTED AT RETAINING WALLS OR OTHER DETAILS

TIMBER CONSTRUCTION NOTES

1. LUMBER GRADES AND ALLOWABLE STRESSES SHALL BE AS FOLLOWS UNLESS NOTED OTHERWISE ON PLAN:
   ALL SAWN LUMBER — HF#2 OR BETTER, Fb = 875 PSI, Fv = 75 PSI, E = 1,300,000
   GLULAM BEAMS — 24F-V4, Fb = 2400 PSI, Fv = 165 PSI, E = 1,800,000
   MICROLAM, LVL — Fb = 2600 PSI, Fv = 285 PSI, E = 1,900,000
   PARALLAMS, PSL — Fb = 2600 PSI, Fv = 290 PSI, E = 2,000,000
2. WHEN TOP PLATE IS INTERRUPTED BY HEADER, HEADER SHALL HAVE STRAP CONNECTORS TO THE TOP PLATE EACH END, USE 2-SIMPSON MSTA24 CONNECTORS, UNLESS NOTED OTHERWISE.
3. ALL SHEAR WALL SHEATHING NAILS AND ANCHORS SHALL BE AS DETAILED ON THE DRAWINGS AND AS NOTED IN THE SHEAR WALL SCHEDULE.
4. FLOOR SHEATHING SHALL BE ¾" MINIMUM APA RATED FLOOR SHEATHING WITH 10d COMMON @ 6" OC AT ALL SUPPORTED PANEL EDGES AND 10d @ 12" OC AT INTERMEDIATE SUPPORTS.
5. ROOF SHEATHING SHALL BE 7/16" MINIMUM APA RATED ROOF SHEATHING WITH 8d COMMON @ 6" OC AT ALL SUPPORTED PANEL EDGES AND 8d @ 12" OC AT INTERMEDIATE SUPPORTS.

GENERAL CONSTRUCTION NOTES

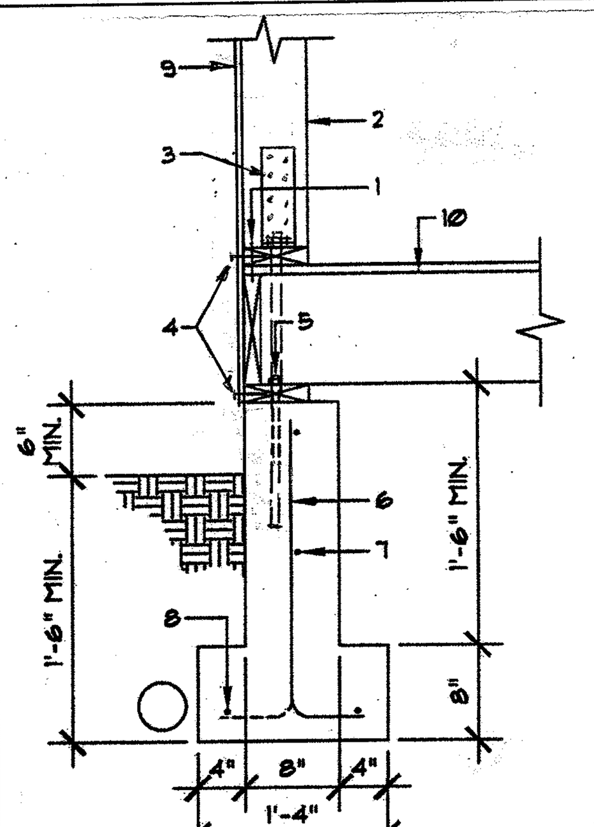
1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD. ANY VARIATIONS FROM THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER OR THE ENGINEER.
2. ADEQUATE SHORING AND BRACING OF ALL STRUCTURAL MEMBERS DURING CONSTRUCTION SHALL BE PROVIDED. ANY PROPOSED FIELD CHANGES MUST HAVE THE APPROVAL OF THE ENGINEER PRIOR TO CONSTRUCTION.

MICHELLE THOMPSON 23539 REGISTERED PROFESSIONAL ENGINEER STATE OF WASHINGTON

MDT ENGINEERING
31403 44th AVE S
AUBURN, WA. 98001
PHONE: (253) 709-3852
EMAIL: mthompson@earthlink.net

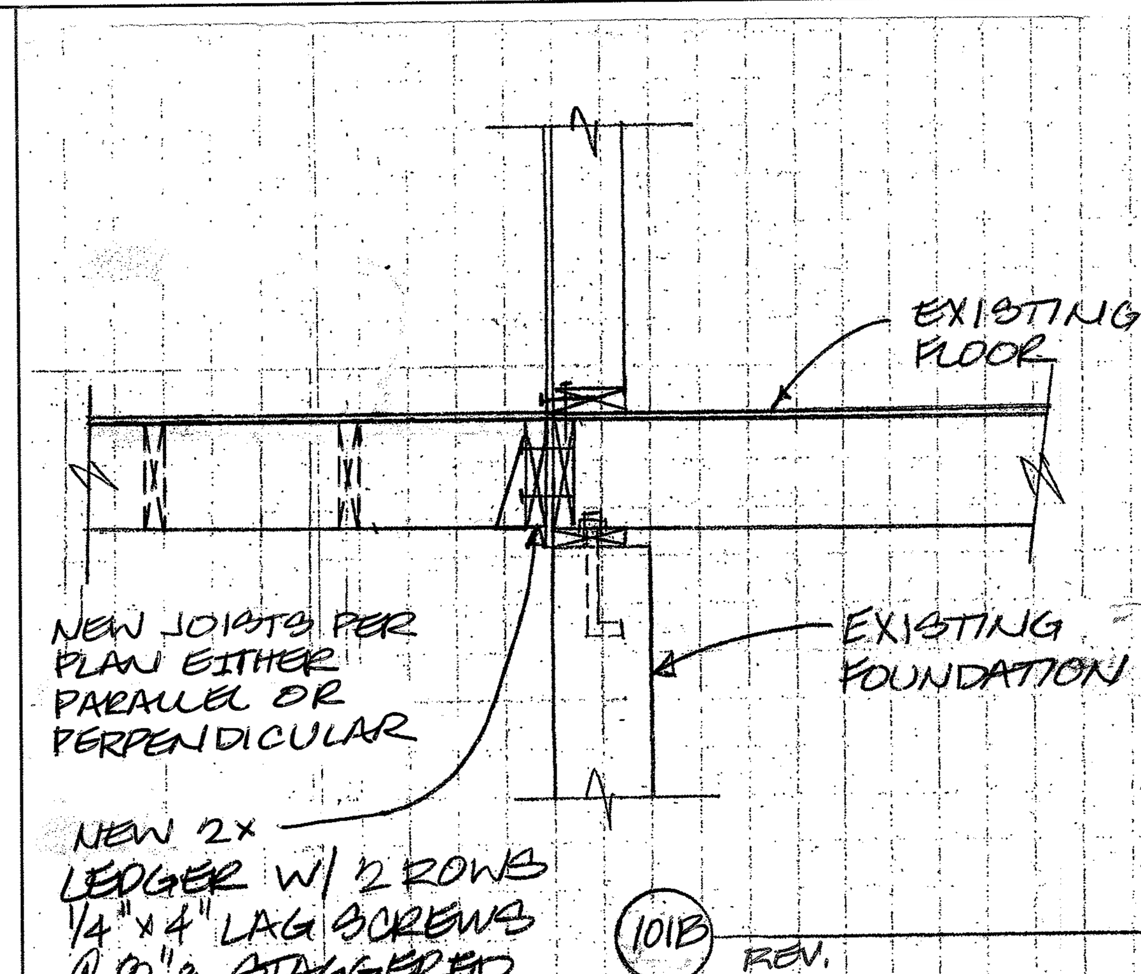
REVISION DATES:
6/19/20

PROJECT: MANNER/BENITEZ — MERCER ISLAND, WA
SHEET TITLE: STRUCTURAL NOTES
SCALE: N.T.S.
DATE: 3/4/20
DRAWN BY: MDT
SHEET NO. S-1
PROJECT NO. MANNER-BENITEZ

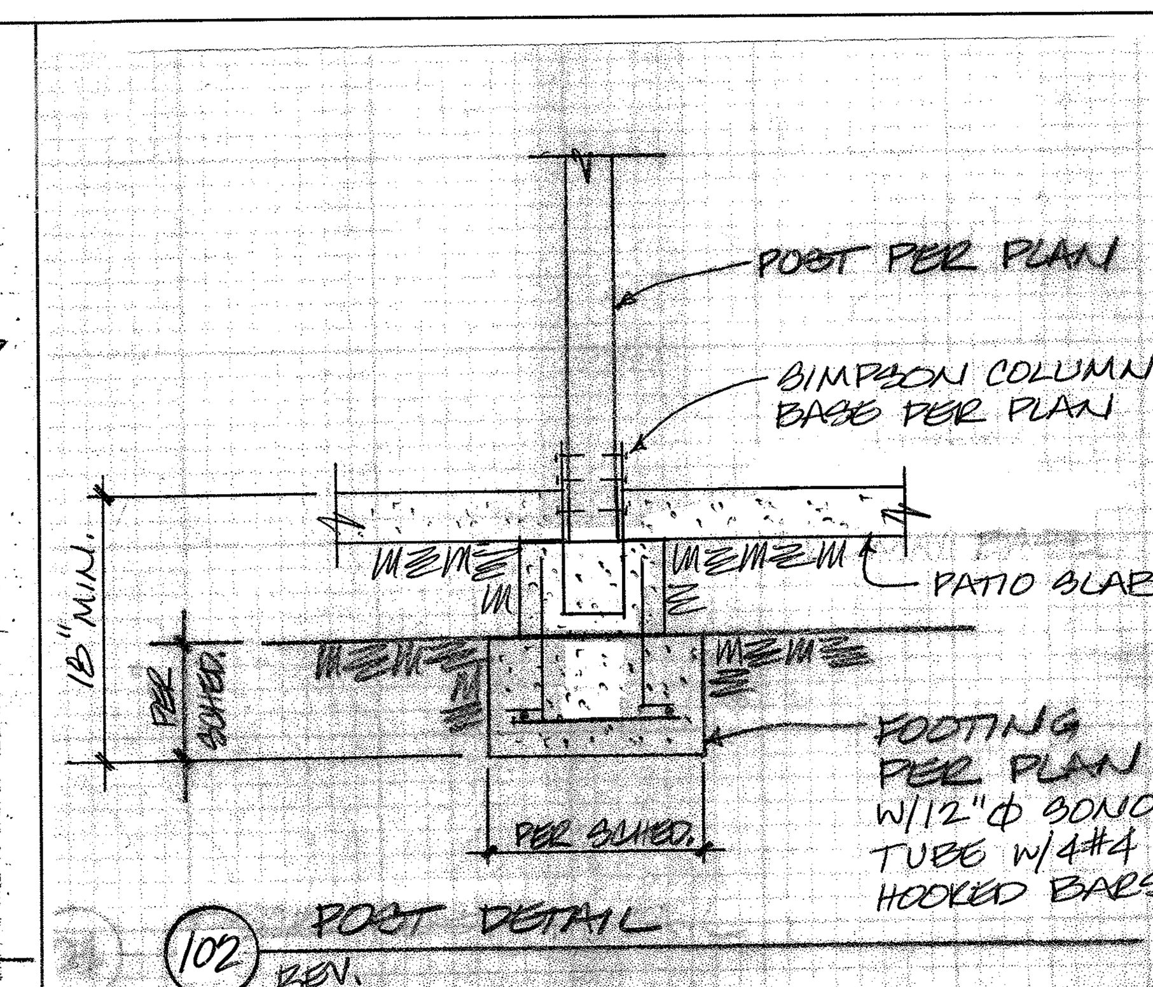


1. BOTTOM PLATE NAILING PER SHEARWALL SCHEDULE
2. 2x STUD WALL
3. SIMPSON HOLDOWN PER PLAN. FILL ALL NAIL HOLES W/ 16d NAILS
4. EDGE NAILING @ BOTTOM PLATE AND SILL PLATE
5. ANCHOR BOLTS. SIZE AND SPACING PER SHEARWALL SCHEDULE
6. #4 REBAR @16" O.C. (VERTICAL) ALT. HOOKS INTO FOOTING
7. #4 REBAR @10" O.C. (HORIZONTAL)
8. (2) #4 REBAR CONTINUOUS
9. SHEATHING AND NAILING PER SHEARWALL SCHEDULE
10. FLOOR JOISTS PER PLAN

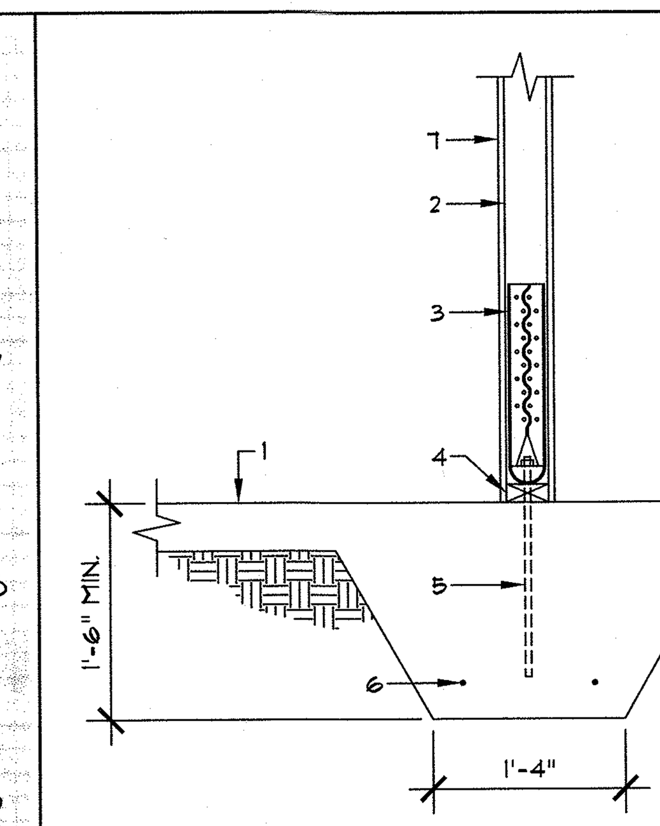
101A TYP. SHEARWALL DETAIL
3/4"=1'-0" REV.



101B REV.



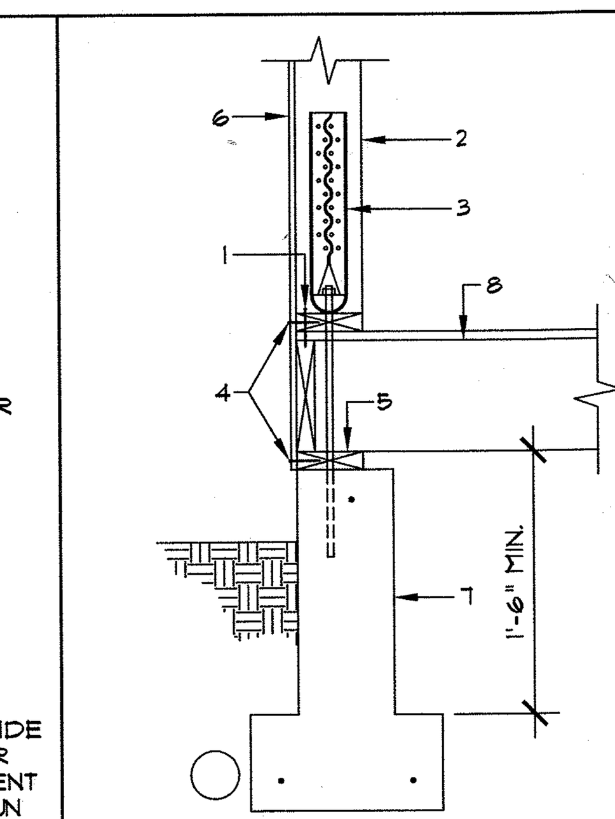
102 POST DETAIL
REV.



1. CONC. SLAB ON GRADE PER PLAN
2. 2x STUD WALL
3. SIMPSON HOLDOWN PER PLAN
4. 2x TREATED BOTTOM PLATE
5. ANCHOR BOLT SIZE AND SPACING PER SHEARWALL SCHEDULE
6. (2) #4 REBAR CONTINUOUS
7. SHEATHING AND NAILING PER SHEARWALL SCHEDULE

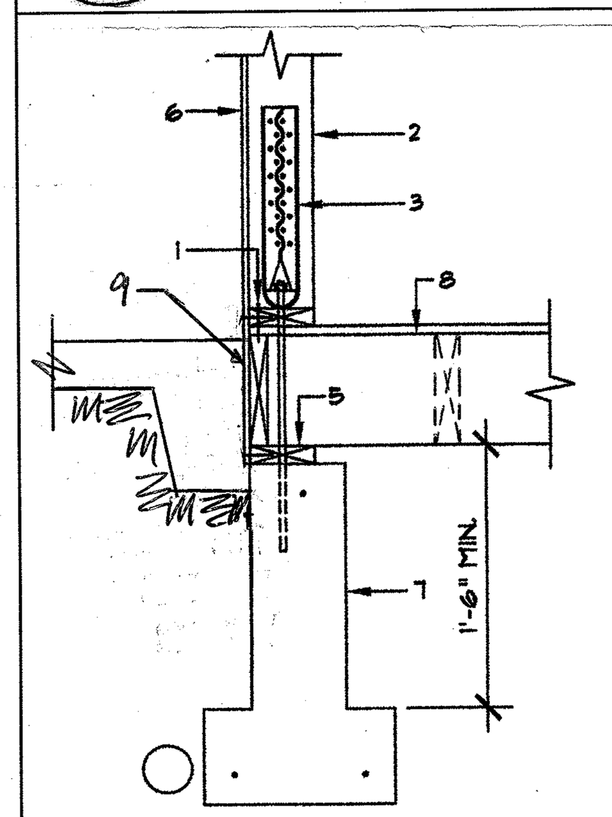
NOTE:
THICKENED FOOTING TO PROVIDE A FOOTING DEPTH 3" GREATER THAN ANCHOR BOLT EMBEDMENT FOR A 24" LENGTH AT HOLDOWN

103 TYP. SHEARWALL DETAIL @ INTERIOR THICKENED FOOTING
3/4"=1'-0"



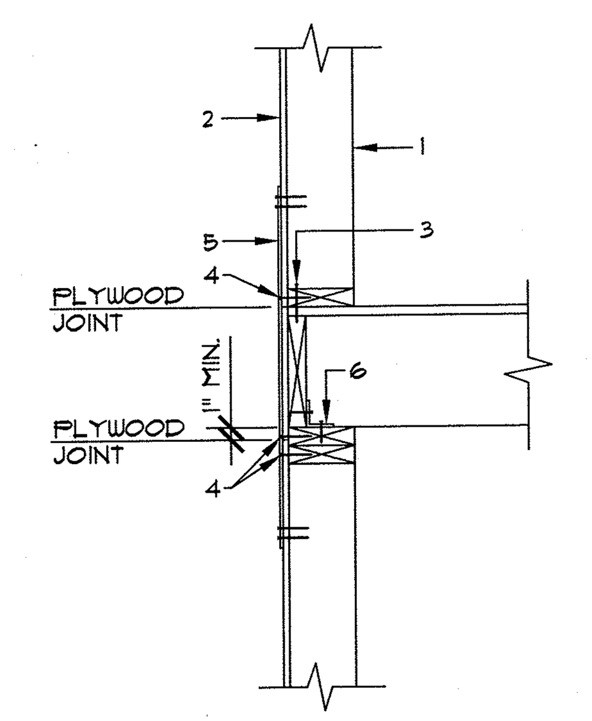
1. BOTTOM PLATE NAILING PER SHEARWALL SCHEDULE
2. 2x STUD WALL
3. SIMPSON HOLDOWN PER PLAN (IF REQUIRED) DRILL AND EPOXY THREADED ROD TO EXISTING FOUNDATION. SIZE AND EMBEDMENT DEPTH PER PLAN
4. EDGE NAILING @ BOTTOM PLATE AND SILL PLATE
5. 2x TREATED PLATE, FIELD VERIFY, ANCHOR BOLTS PER SHEARWALL SCHEDULE OR ADD DRILLED-IN EXPANSION ANCHORS TO MEET SPACING
6. SHEATHING AND NAILING PER SHEARWALL SCHEDULE
7. EXISTING FOUNDATION
8. FLOOR JOISTS PER PLAN

107 TYP. SHEARWALL DETAIL @ EXISTING FOUNDATION
3/4"=1'-0"



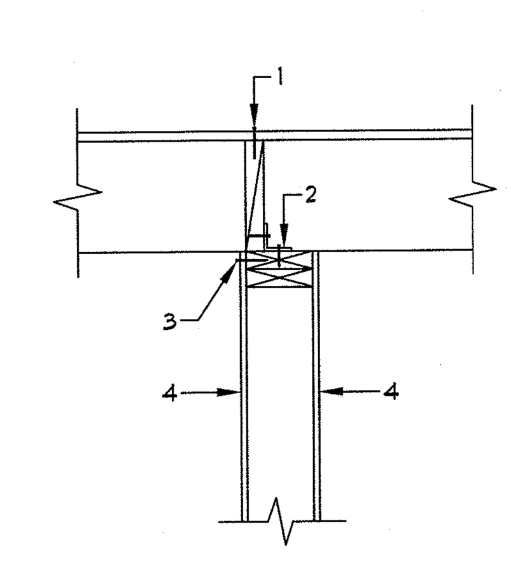
1. BOTTOM PLATE NAILING PER SHEARWALL SCHEDULE
2. 2x STUD WALL
3. SIMPSON HOLDOWN PER PLAN (IF REQUIRED) DRILL AND EPOXY THREADED ROD TO EXISTING FOUNDATION. SIZE AND EMBEDMENT DEPTH PER PLAN
4. EDGE NAILING @ BOTTOM PLATE AND SILL PLATE
5. 2x TREATED PLATE, FIELD VERIFY, ANCHOR BOLTS PER SHEARWALL SCHEDULE OR ADD DRILLED-IN EXPANSION ANCHORS TO MEET SPACING
6. SHEATHING AND NAILING PER SHEARWALL SCHEDULE
7. EXISTING FOUNDATION
8. FLOOR JOISTS PER PLAN EITHER PARALLEL OR PERPENDICULAR
9. PROVIDE WATERPROOFING BETWEEN NEW SLAB AND EXISTING FOUNDATION

108 TYP. SHEARWALL DETAIL @ EXISTING FOUNDATION
3/4"=1'-0" REV.



1. 2x STUD WALL
2. SHEATHING AND NAILING PER SHEARWALL SCHEDULE
3. BOTTOM PLATE NAILING PER SHEARWALL SCHEDULE
4. EDGE NAILING PER SHEARWALL SCHEDULE
5. SIMPSON STRAP PER PLAN. CENTER STRAP ON RIM JOISTS (@ INT. WALL SLOT PLYWOOD)
6. SIMPSON FRAMING ANCHOR PER SHEARWALL SCHEDULE (NOT REQUIRED IF PLYWOOD JOINTS ARE LOCATED AS SHOWN IN THIS DETAIL)

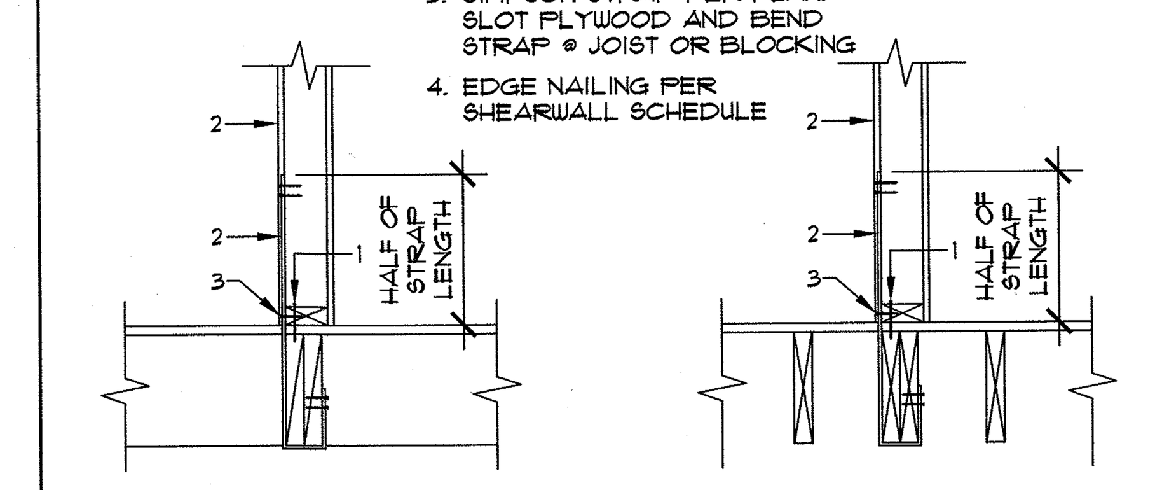
201 TYP. SHEARWALL DETAIL WITH WALL BELOW
3/4"=1'-0"



1. USE TOP PLATE NAILING PER SHEARWALL SCHEDULE
2. SIMPSON FRAMING ANCHOR PER SHEARWALL SCHEDULE
3. EDGE NAILING PER SHEARWALL SCHEDULE
4. SHEATHING AND NAILING PER SHEARWALL SCHEDULE AND PER PLAN

202 TYP. INT. SHEARWALL DETAIL WITH NO SHEARWALL ABOVE
3/4"=1'-0"

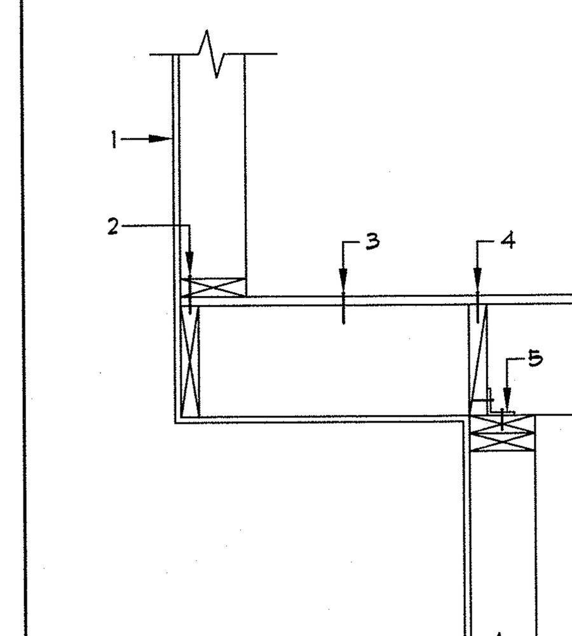
1. BOTTOM PLATE NAILING PER SHEARWALL SCHEDULE
2. SHEATHING AND NAILING PER SHEARWALL SCHEDULE AND PER PLAN
3. SIMPSON STRAP PER PLAN. SLOT PLYWOOD AND BEND STRAP @ JOIST OR BLOCKING
4. EDGE NAILING PER SHEARWALL SCHEDULE



IF JOISTS ARE PERPENDICULAR TO SHEARWALL PROVIDE (2) 2x BLOCKING BETWEEN JOISTS FOR FULL LENGTH OF SHEARWALL

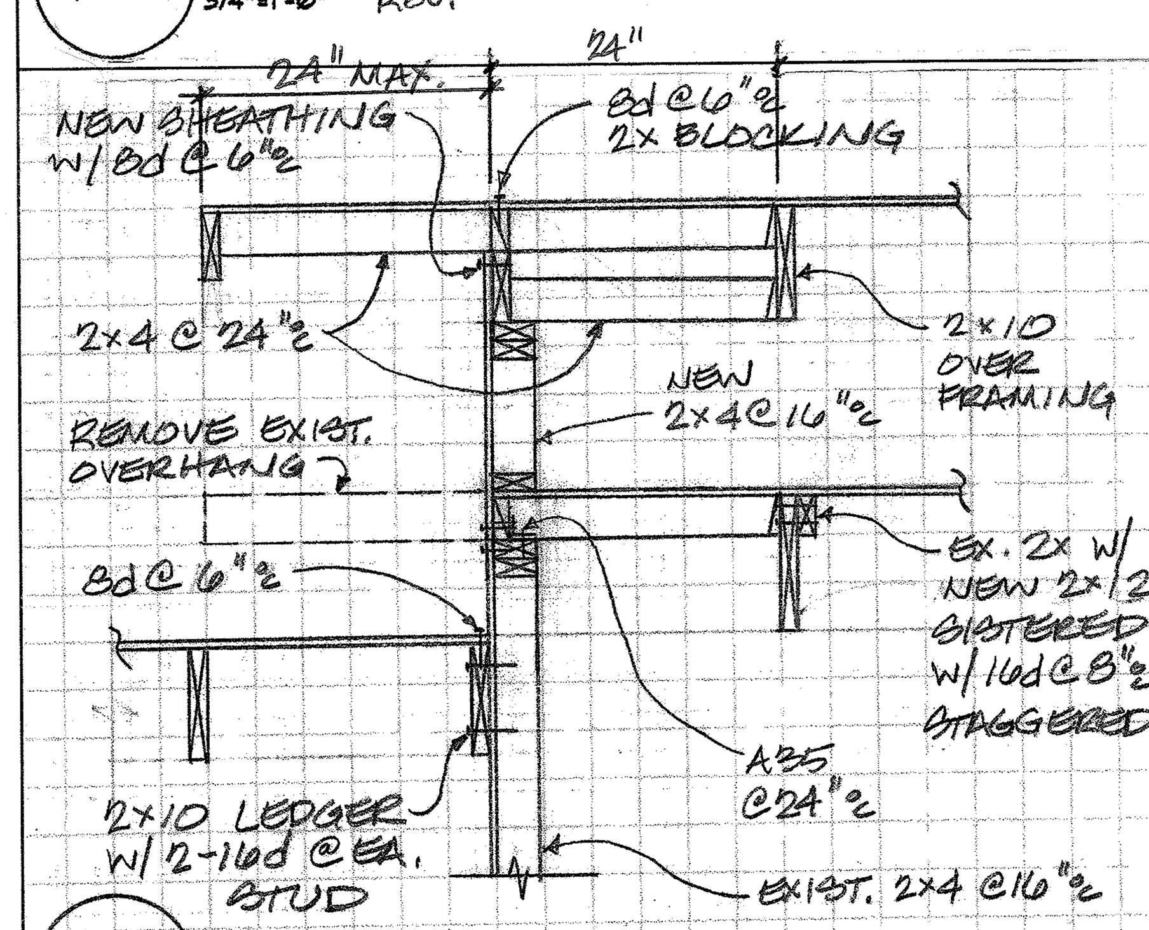
IF JOISTS ARE PARALLEL TO SHEARWALL PROVIDE DOUBLE JOIST UNDER SHEARWALL

203 TYP. INT. SHEARWALL DETAIL WITH NO SHEARWALL BELOW
3/4"=1'-0"

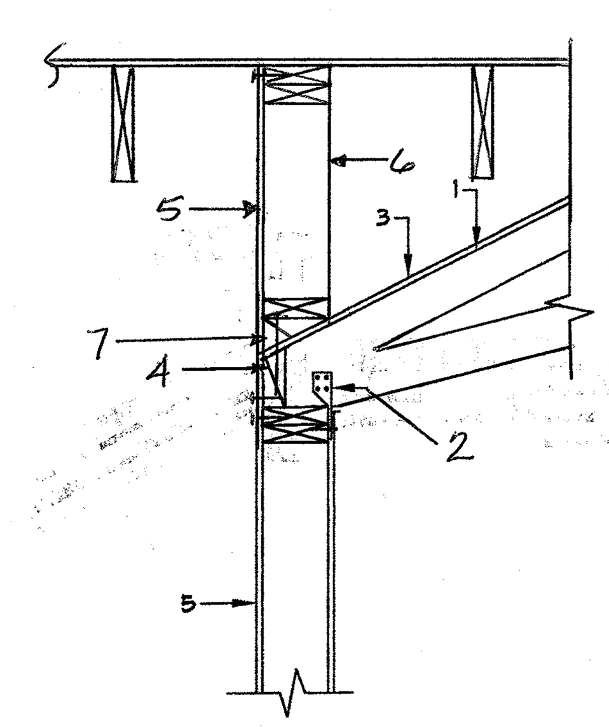


1. SHEATHING AND NAILING PER SHEARWALL SCHEDULE
2. BOTTOM PLATE NAILING PER SHEARWALL SCHEDULE
3. 8d @6" O.C. AT EACH JOIST IN CANTILEVER PORTION
4. 8d @6" O.C.
5. SIMPSON A35 FRAMING ANCHORS PER SHEARWALL SCHEDULE OR SIMPSON A35F ANCHORS ON OUTSIDE FACE

204 SHEAR TRANSFER DETAIL @ CANTILEVERED JOISTS
3/4"=1'-0"

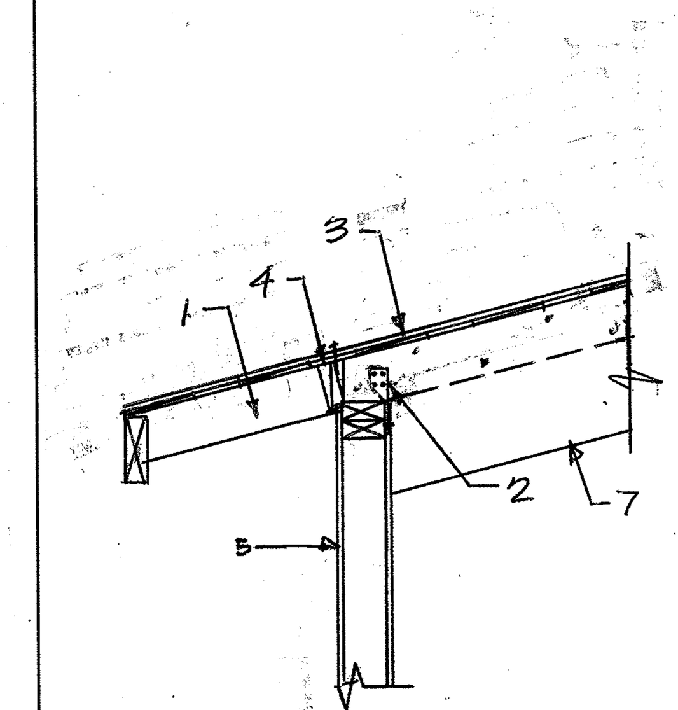


306 REV.



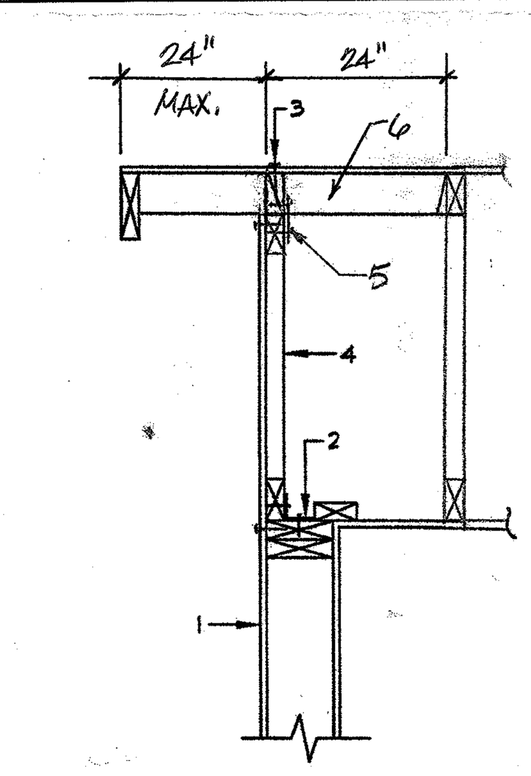
1. SCISSOR ROOF TRUSSES PER PLAN
2. SIMPSON H2.5 @ EACH TRUSS
3. ROOF SHEATHING
4. 2x BLOCKING W/ 8d @6" O.C.
5. SHEARWALL NAILING PER SCHEDULE
6. 2x STUDS @ 16" o.c.
7. 4x CUT TO SLOPE W/ SDWH x 6" @ 12" o.c.

301A PERIMETER SHEAR TRANSFER DETAIL @ EXTERIOR SHEARWALLS
3/4"=1'-0" REV.



1. EXISTING ROOF RAFTERS PER PLAN
2. SIMPSON H2.5 @ EACH TRUSS
3. 7/16 ROOF SHEATHING OVER 1x SKIP SHEATHING
4. 2x BLOCKING - EXISTING
5. SHEARWALL NAILING PER SCHEDULE
6. SIMPSON RBC SPACED PER SHEARWALL SCHEDULE
7. NEW 2x12 RAFTERS SISTERED TO EXIST. RAFTERS W/ 10d @ 8" o.c. STAGGERED - NOTCH OVER TOP PL.

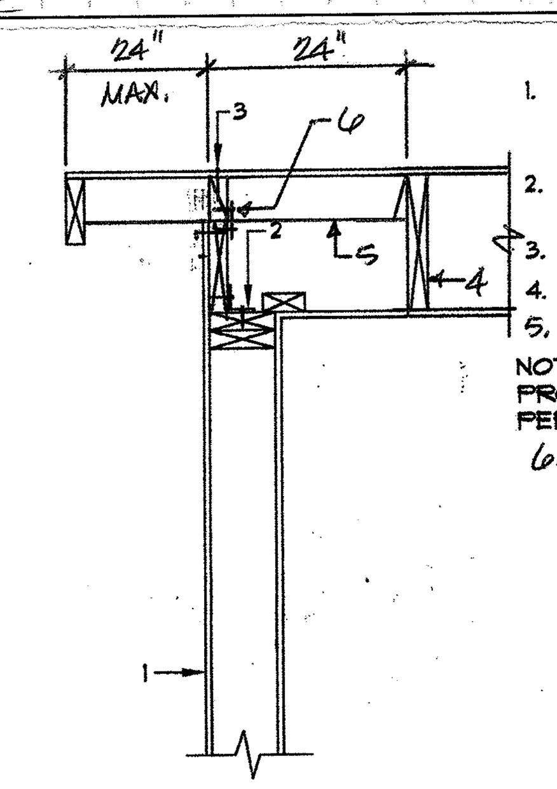
301B PERIMETER SHEAR TRANSFER DETAIL @ EXTERIOR SHEARWALLS
3/4"=1'-0" REV.



1. SHEATHING AND NAILING PER SHEARWALL SCHEDULE AND PER PLAN
2. SIMPSON A35 FRAMING ANCHORS PER SHEARWALL SCHEDULE
3. 8d NAILS @6" O.C.
4. GABLE END TRUSS
5. LTP4 FRAMING ANCHORS PER SHEARWALL SCHEDULE
6. 2x4 @ 24" o.c. W/ U24 TO TRUSS

NOTE:
PROVIDE SHEATHING AND NAILING PER SHEARWALL SCHEDULE

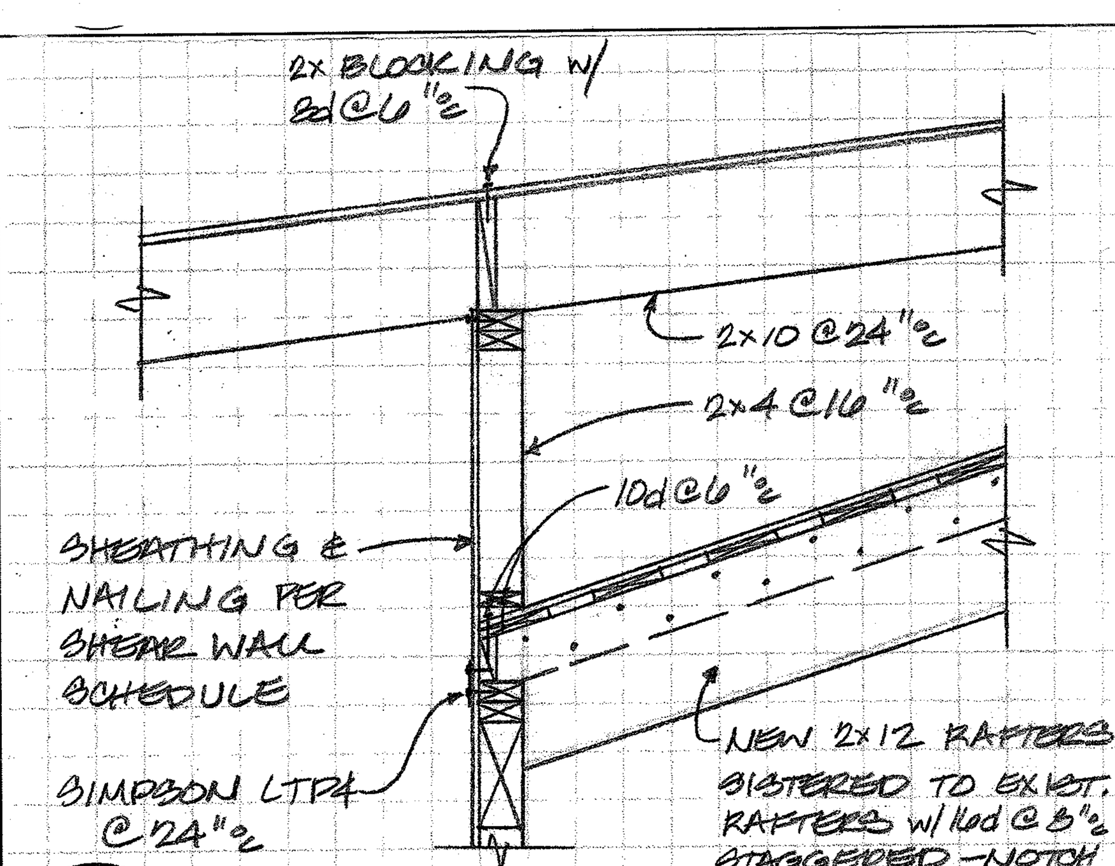
302A GABLE END TRUSS DETAIL
3/4"=1'-0" REV.



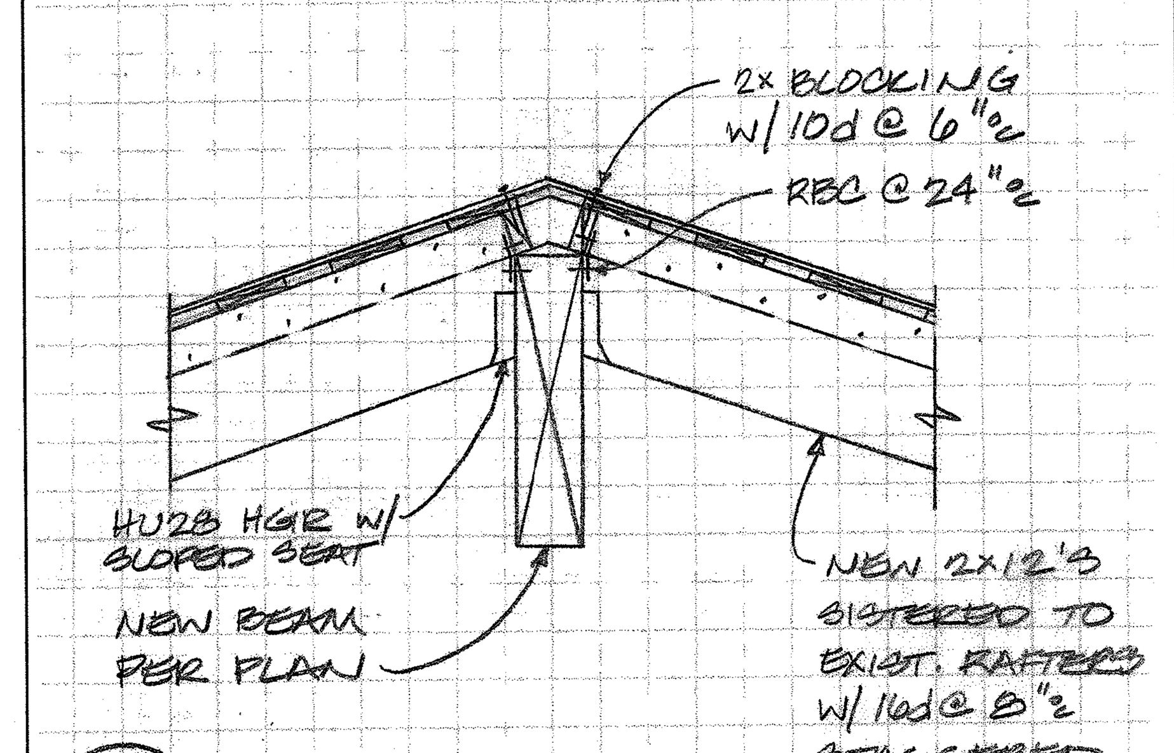
1. SHEATHING AND NAILING PER SHEARWALL SCHEDULE AND PER PLAN
2. SIMPSON A35 FRAMING ANCHORS PER SHEARWALL SCHEDULE
3. 8d NAILS @6" O.C.
4. RAFTERS PER PLAN
5. 2x4 @ 24" o.c. W/ U24 TO RAFTER

NOTE:
PROVIDE SHEATHING AND NAILING PER SHEARWALL SCHEDULE
6. LTP4 FRAMING ANCHORS PER SHEAR WALL SCHED.

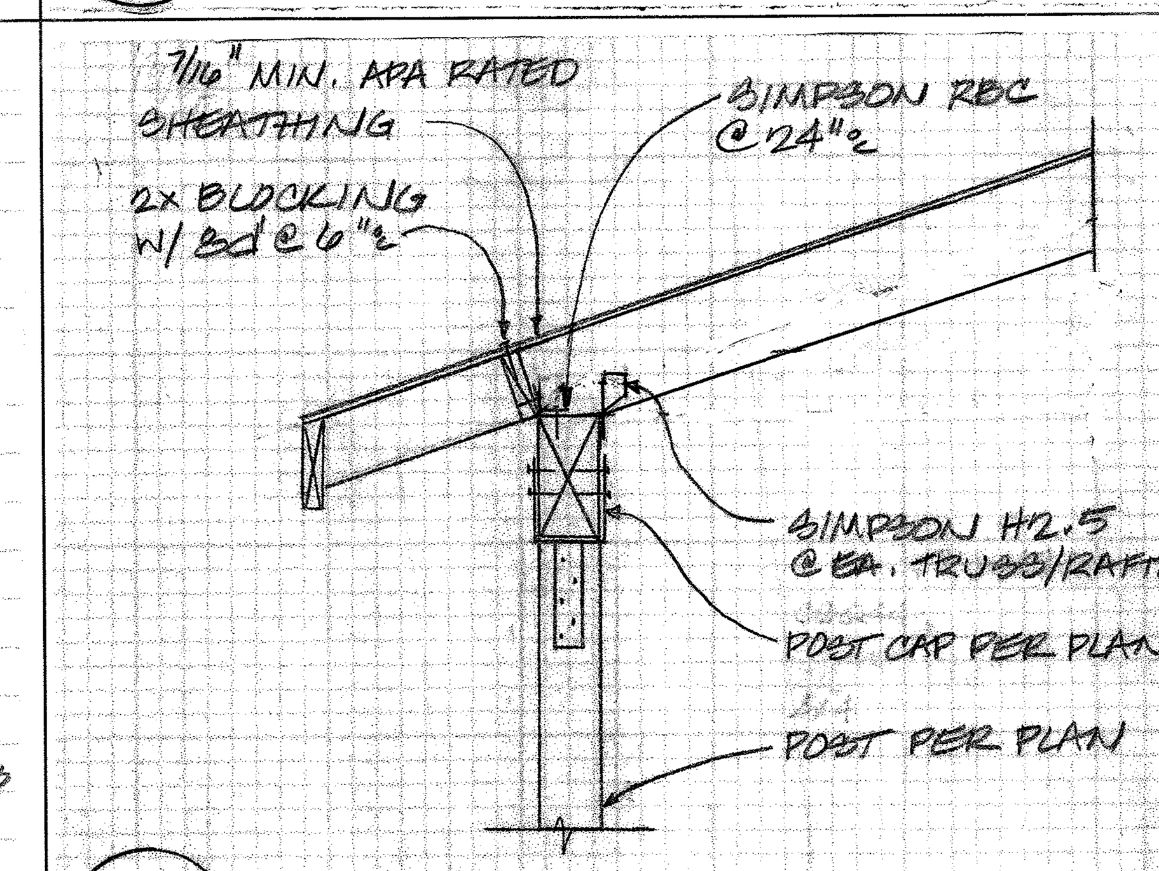
302B GABLE END DETAIL
3/4"=1'-0" REV.



303 REV.



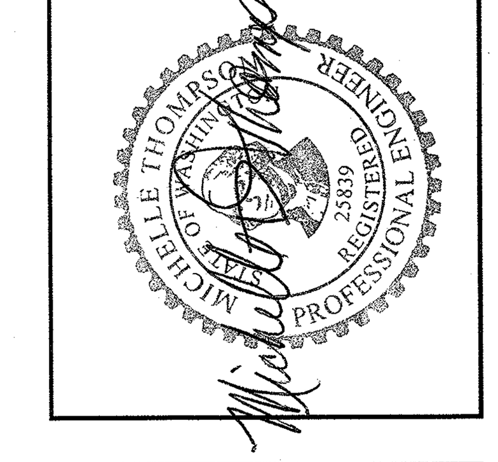
304 REV.



305

FOOTING SCHEDULE				
MARK	SIZE	DEPTH	REINFORCING	ALLOWABLE LOAD
18	18"x18"	8"	(2) #4 EACH WAY	3375#
24	24"x24"	10"	(3) #4 EACH WAY	6000#
30	30"x30"	10"	(3) #5 EACH WAY	9375#
36	36"x36"	10"	(3) #5 EACH WAY	13500#
42	42"x42"	10"	(3) #5 EACH WAY	18375#
48	48"x48"	12"	(4) #5 EACH WAY	24000#
54	54"x54"	12"	(5) #5 EACH WAY	30375#
60	60"x60"	12"	(5) #5 EACH WAY	37500#
66	66"x66"	12"	(6) #5 EACH WAY	45375#
72	72"x72"	12"	(7) #5 EACH WAY	54000#

NOTE:
FOOTING DESIGN IS BASED ON 2500 PSI CONCRETE AND AN ALLOWABLE SOIL BEARING PRESSURE OF 1500 PSF



MDT ENGINEERING
31403 44th AVE S
AUBURN, WA. 98001
PHONE: (253) 709-9852
md.thompson@earthlink.net

REVISION DATES:
6/19/20

PROJECT: MAWER/BENITEZ
MERCER ISLAND, WA
SHEET TITLE: LATERAL & VERTICAL DETAILS
SCALE: 3/4"=1'-0"
DATE: 3/4/20
DRAWN BY: MDT
SHEET NO. S-2
PROJECT NO. MAWER/BENITEZ