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.

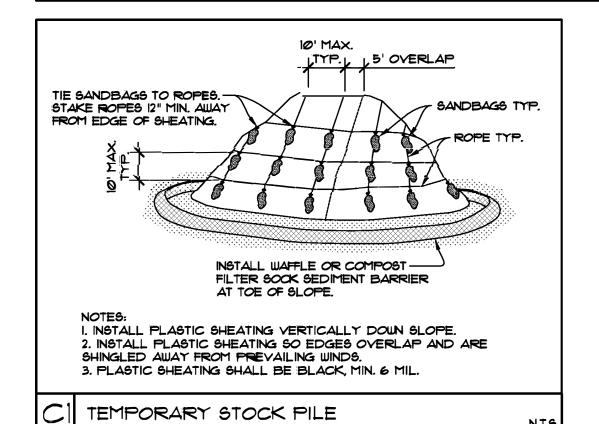
9. RELOCATE SURFACE WATER CONTROLS OR TESC MEASURES, OR INSTALL NEW MEASURES SO THAT AS SITE CONDITIONS CHANGE, THE TESC IS ALWAYS IN ACCORDANCE WITH THE CITY OF YARROW POINT TEMPORARY EROSION AND SEDIMENTATION CONTROL REQUIREMENTS.

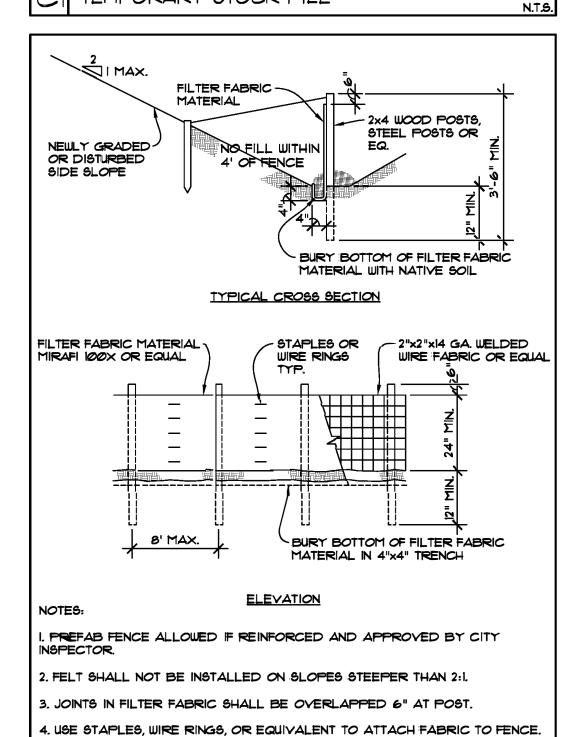
10. COVER ALL AREAS THAT WILL BE UN-WORKED FOR MORE THAN TWO DAYS DURING THE WET SEASON (OCT. I TO APRIL 30) OR SEVEN DAYS DURING THE DRY SEASON (MAY I TO SEPT. 30) WITH STRAW, WOOD FIVER MULCH, COMPOST, PLASTIC SHEETING, OR EQUIVALENT.

II. 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 - RAY & SARA BENITEZ OWNER: ENGINEER: - MDT ENGINEERING ZONE: - R96 LOT SIZE: - 11,252# PARCEL NO .: - 873230-0350

SETBACKS: - FRONT-20', REAR-25', SIDE-5' MIN. TOTAL OF 15' HEIGHT LIMIT: - NO CHANGE GROSS FLOOR AREA: - 40%

- +9%

- 40% (BUILDING & VEHICLE LOT COVERAGE: DRIVING SURFACE) REQUIRED LANDSCAPE: - 60% LOT SLOPE: HARDSCAPE: - LESS THAN 15%

24 HOUR EROSION CONTROL CONTACT INFO: MASON MAWER - 425,417,7819

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

HARDSCAPE CALCULATIONS HARDSCAPE SURFACE: PATIOS - 476# - 77# WALKWAYS - 553# LOT AREA - 11,252# - 553/II,252<mark>=5.0%</mark> PROPOSED HARDSCAPE MAXIMUM HARDSCAPE - 8.3% (+9%) LOT COVERAGE CALCULATIONS LOT COVERAGE SURFACE:

MAIN STRUCTURE W/ OVERHANGS - 3*,*Ø83# DRIVING SURFACE - 483# - 3,566# LOT AREA - 11,252# PROPOSED LOT COVERAGE - 3,566/11,252=31.7% MAXIMUM LOT COVERAGE - 40%

> GROSS FLOOR AREA CALCULATIONS SITE AREA ALLOWABLE F.AR = 40% (4,500.8*) EXIST. MAIN FLOOR W/ GARAGE = 2209# NEW MAIN FLOOR ADDITION EXIST. UPPER FLOOR = 1,248# TOTAL FLOOR AREA = 3,486# = 3,486# (31%) PROPOSED G.F.A.

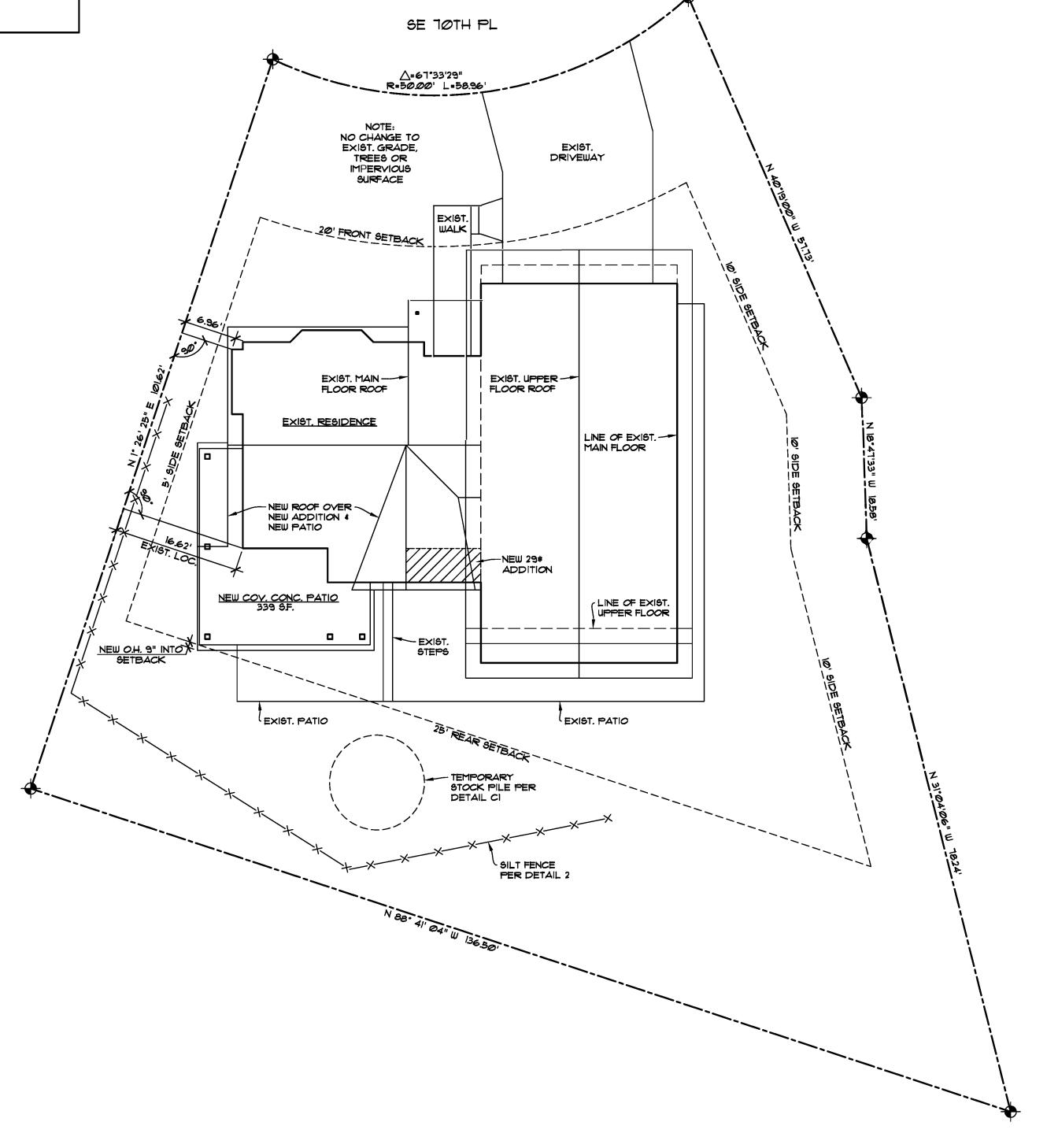
Hande Hand

matthew residentia

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

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

SHEET NO.



SITE PLAN

SCALE: |" = 10'

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

5. REMOVE SEDIMENT WHEN IT REACHES 1/3 FENCE HEIGHT.

8. DO NOT DIRECT FLOWS GREATER THAN 0.5 CFS TO FENCE.

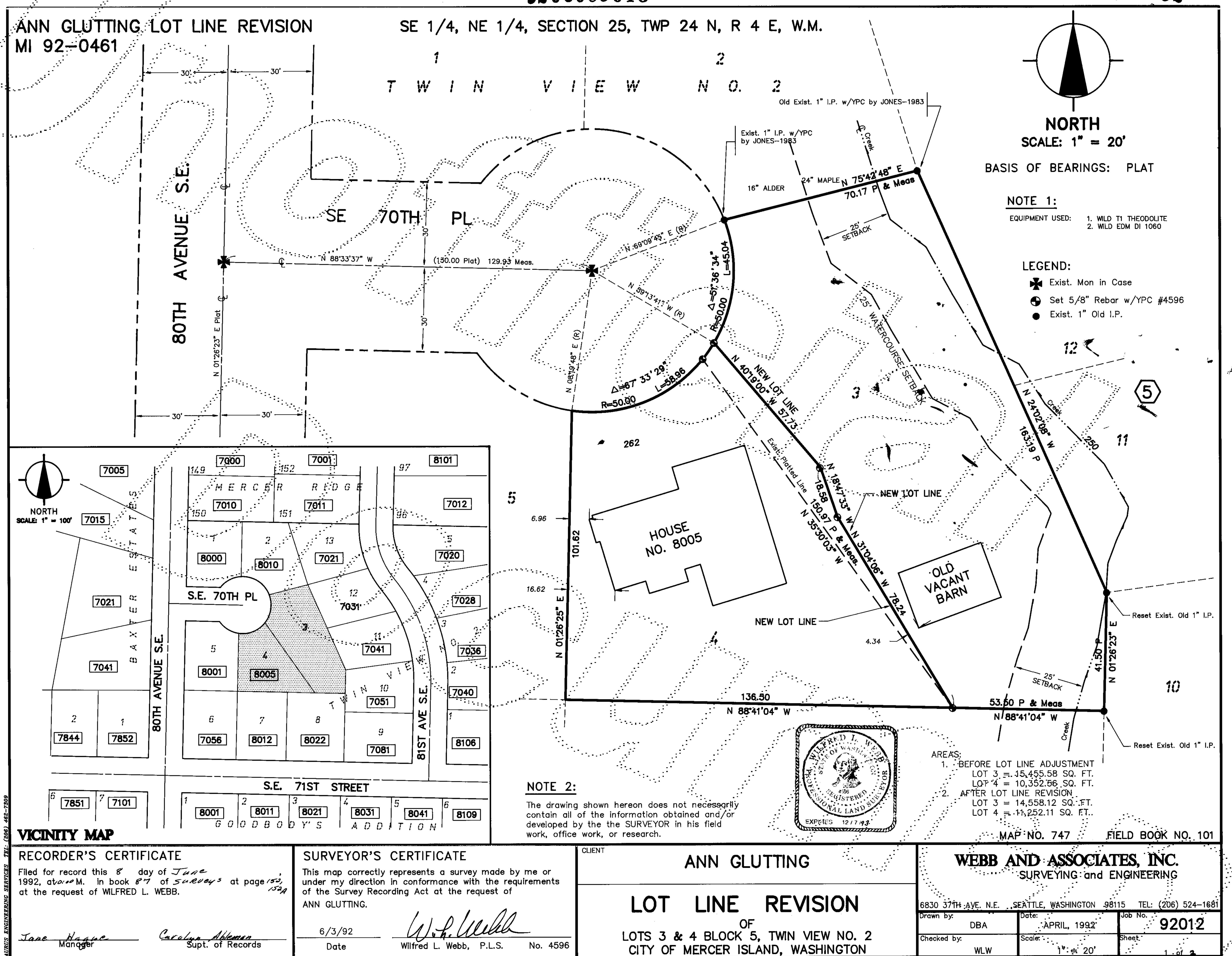
AS DIRECTED BY THE CITY.

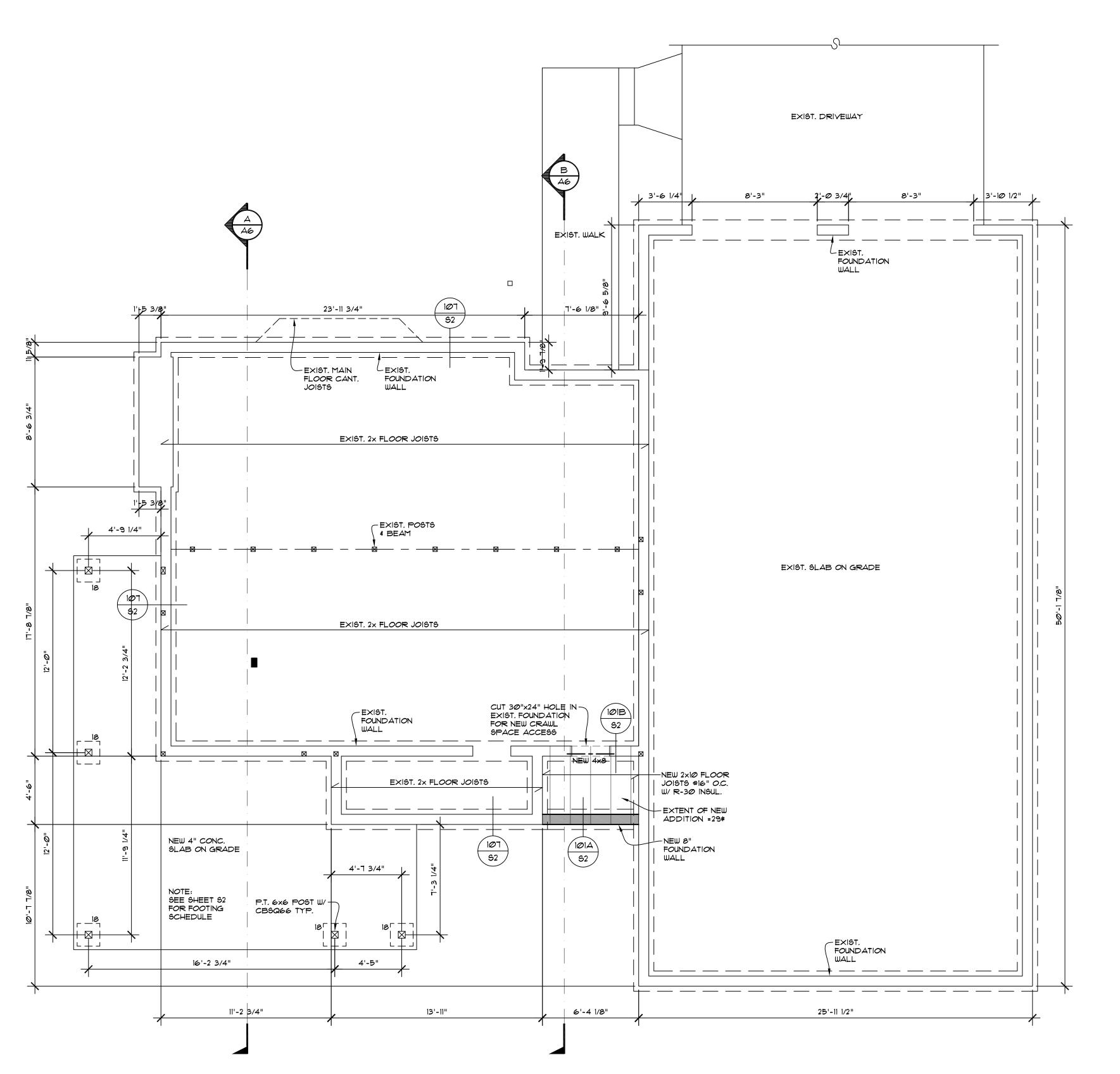
C2 SILT FENCE

6. LOCATION OF FENCING SHALL BE AS SHOWN ON APPROVED PLANS OR

7. MAXIMUM 100' SHEET OR OVERLAND FLOW PATH LENGTH TO SILT FENCE.

9. SILT FENCE SHOULD NOT BE INSTALLED IN STREAMS OR V-SHAPED DITCHES.

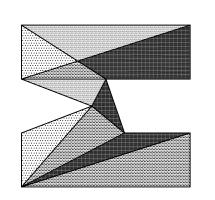




FOUNDATION & MAIN FLOOR FRAMING PLAN (PROPOSED)

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

sidential design

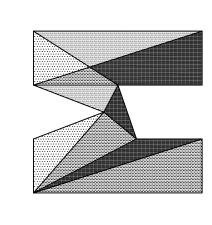


BENITEZ RESIDENCE 8005 SE 70TH PL MERCER ISLAND, WA 98040

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

SHEET NO.





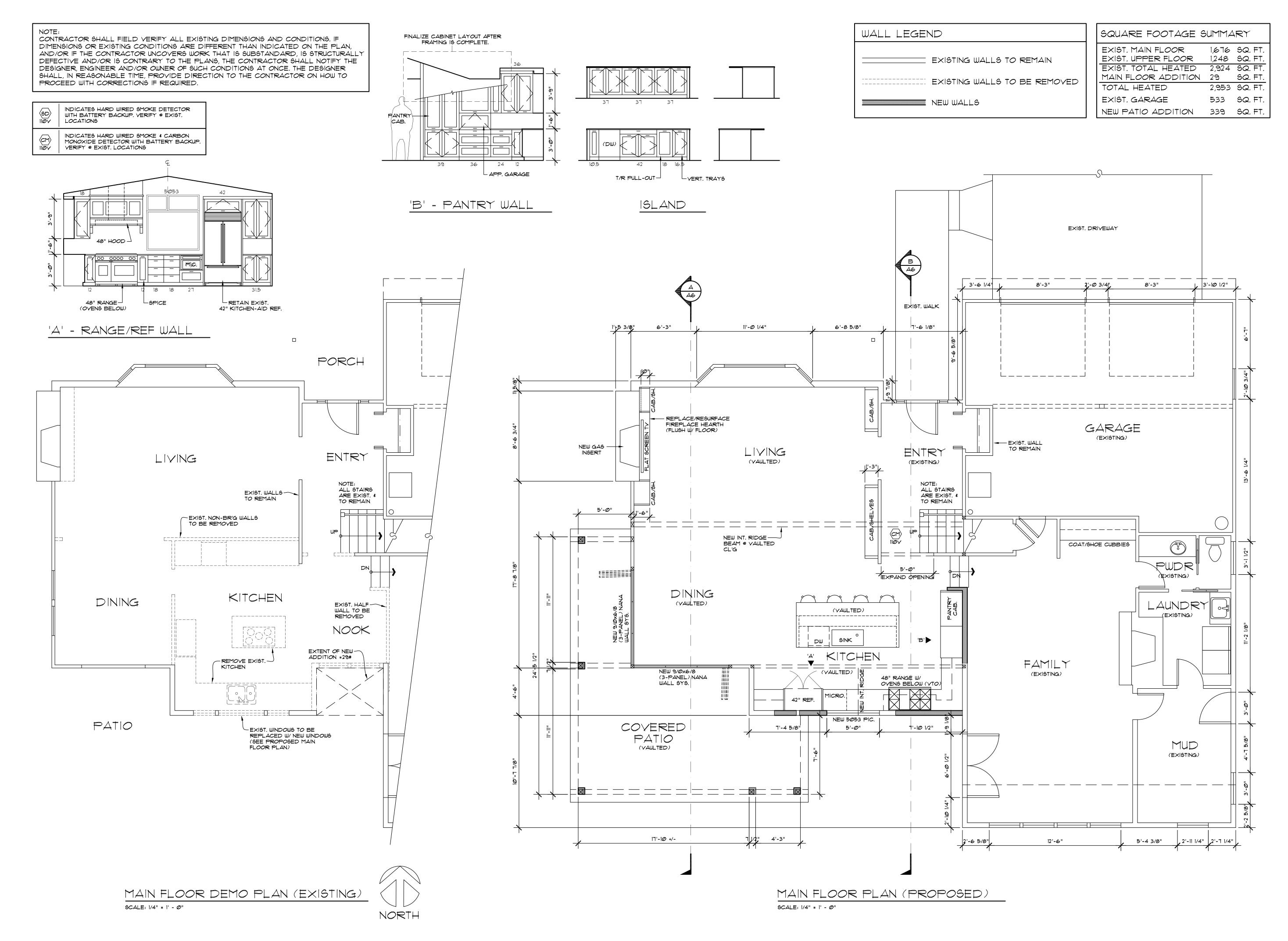


BENITEZ RESIDENCE 8005 SE 70TH PL MERCER ISLAND, WA 98040

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

SHEET NO.

A2



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

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

SHEET NO.

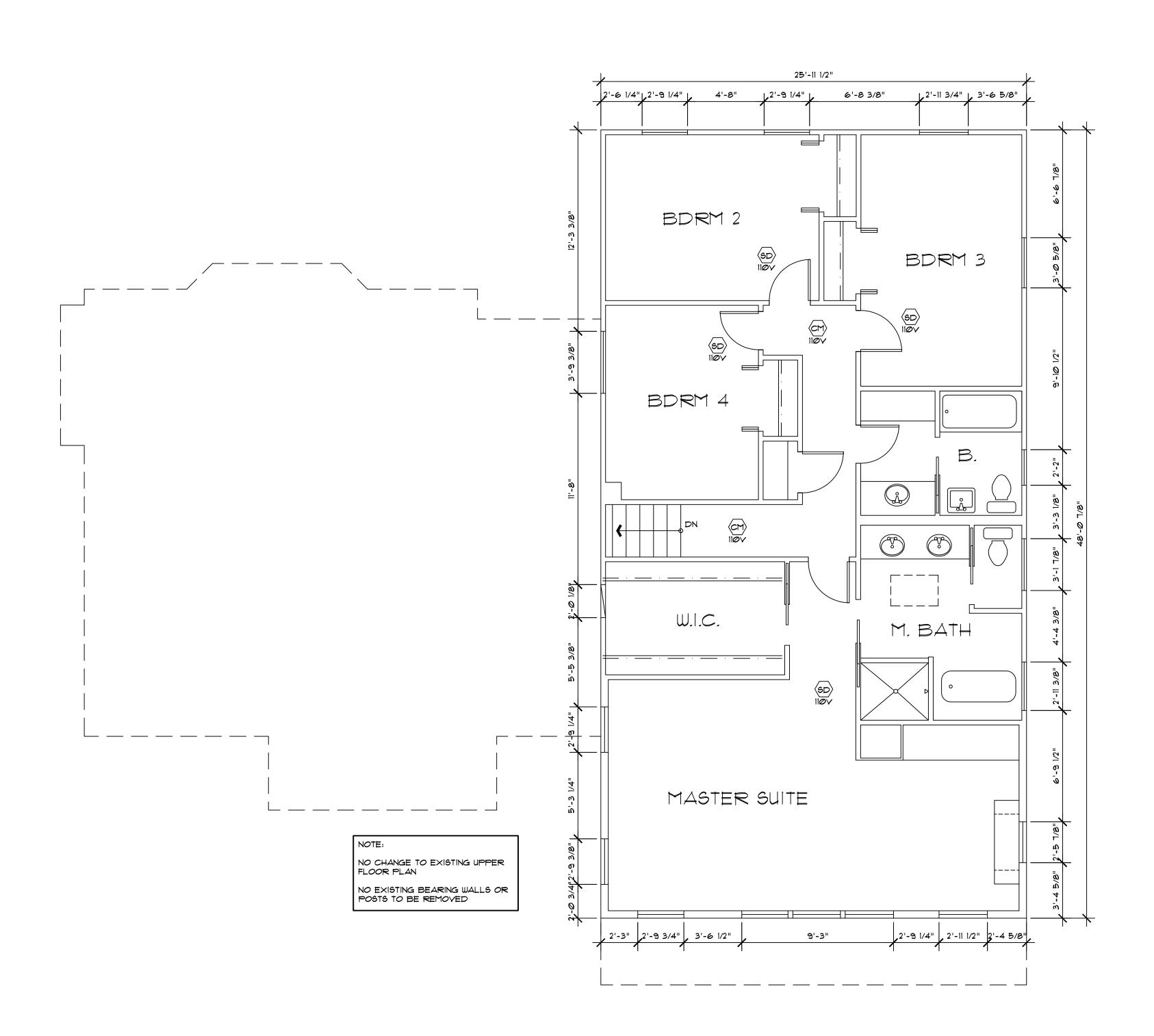
A3

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.

CONTRACTOR SHALL FIELD VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS. IF

INDICATES HARD WIRED SMOKE DETECTOR WITH BATTERY BACKUP. VERIFY @ EXIST. LOCATIONS

INDICATES HARD WIRED SMOKE & CARBON MONOXIDE DETECTOR WITH BATTERY BACKUP. VERIFY @ EXIST. LOCATIONS

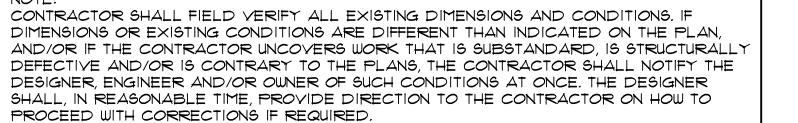


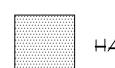
UPPER FLOOR PLAN (EXISTING)

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

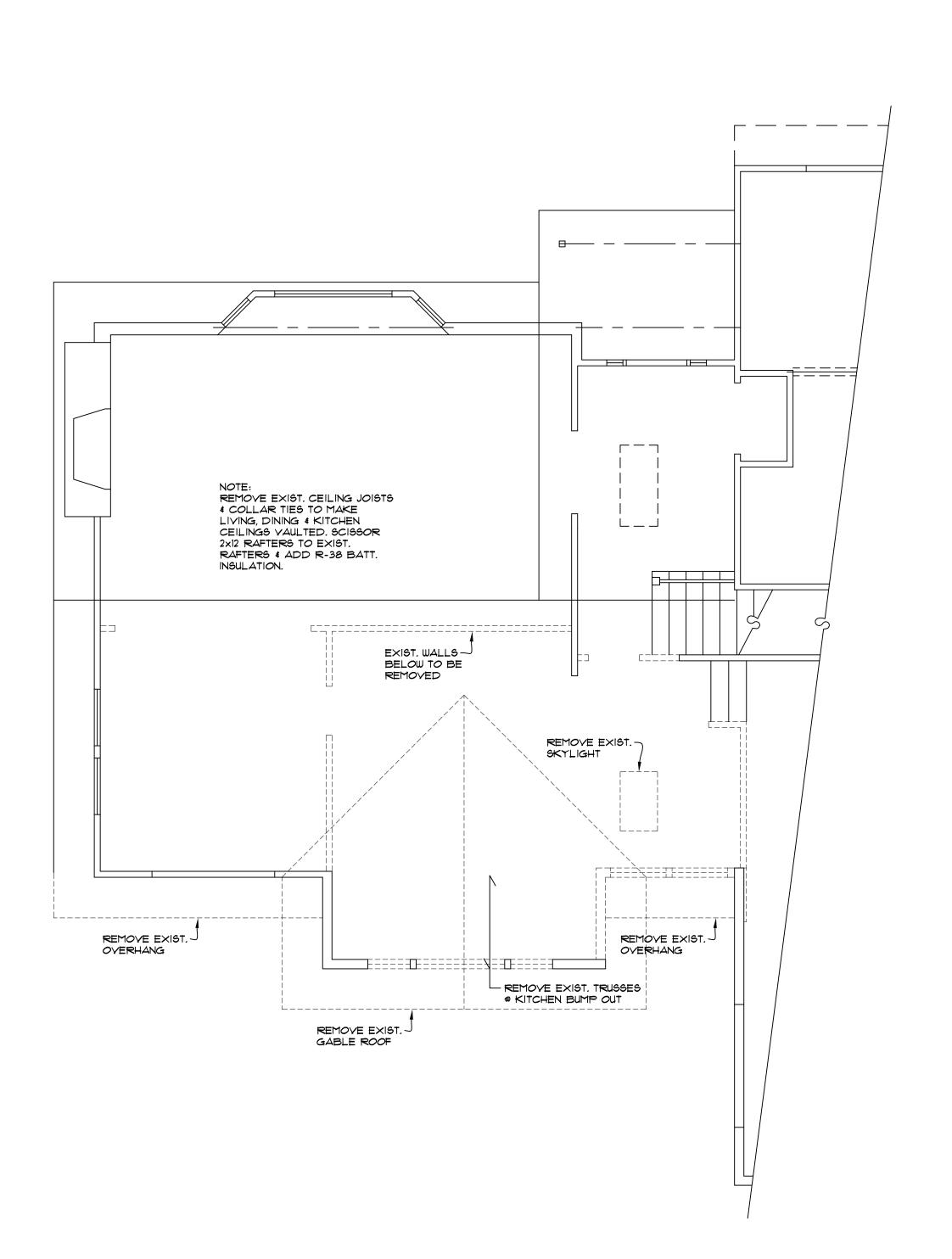
NORTH

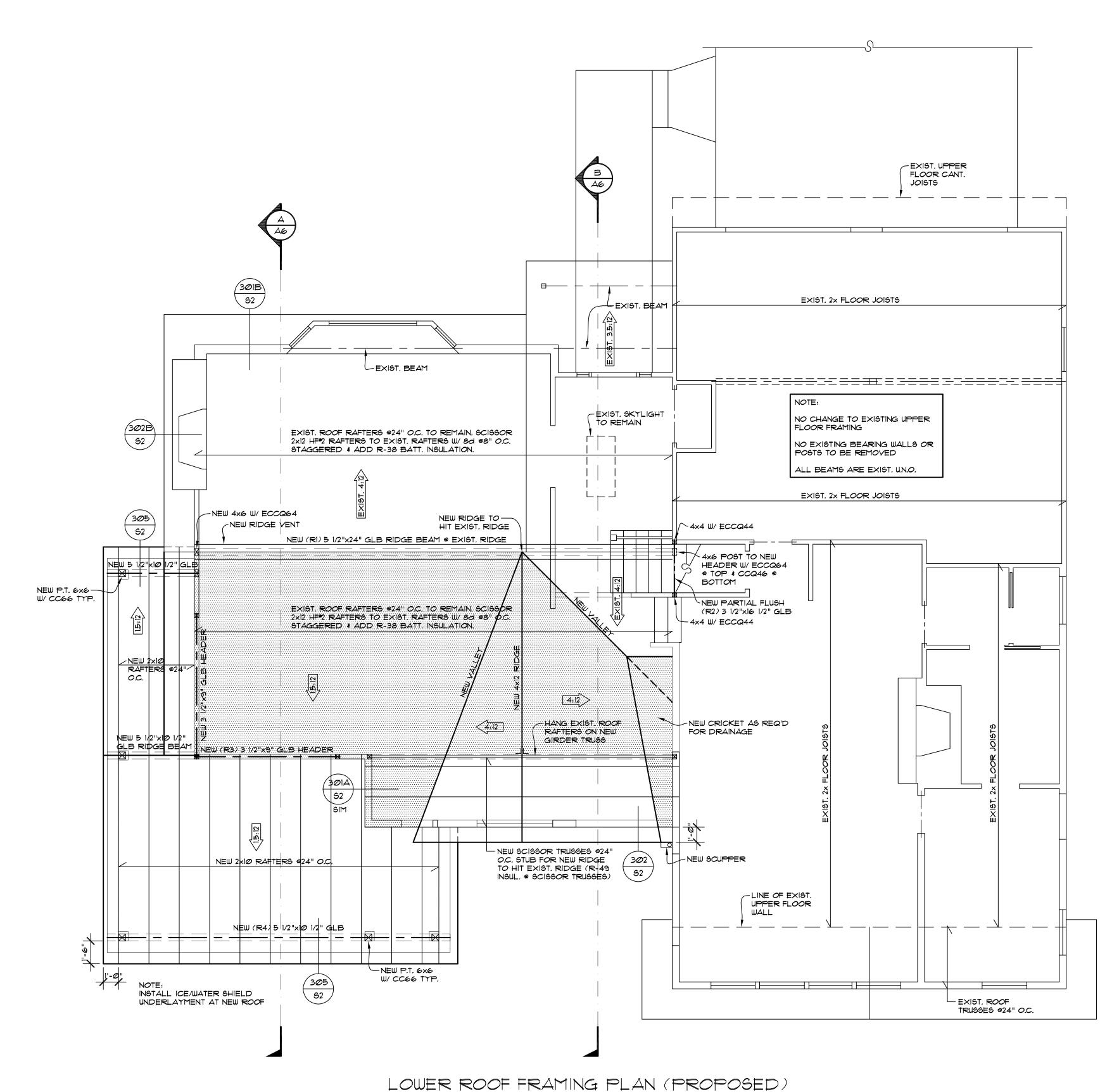
SHEET NO.





HATCHING DENOTES 2x OVERFRAMING

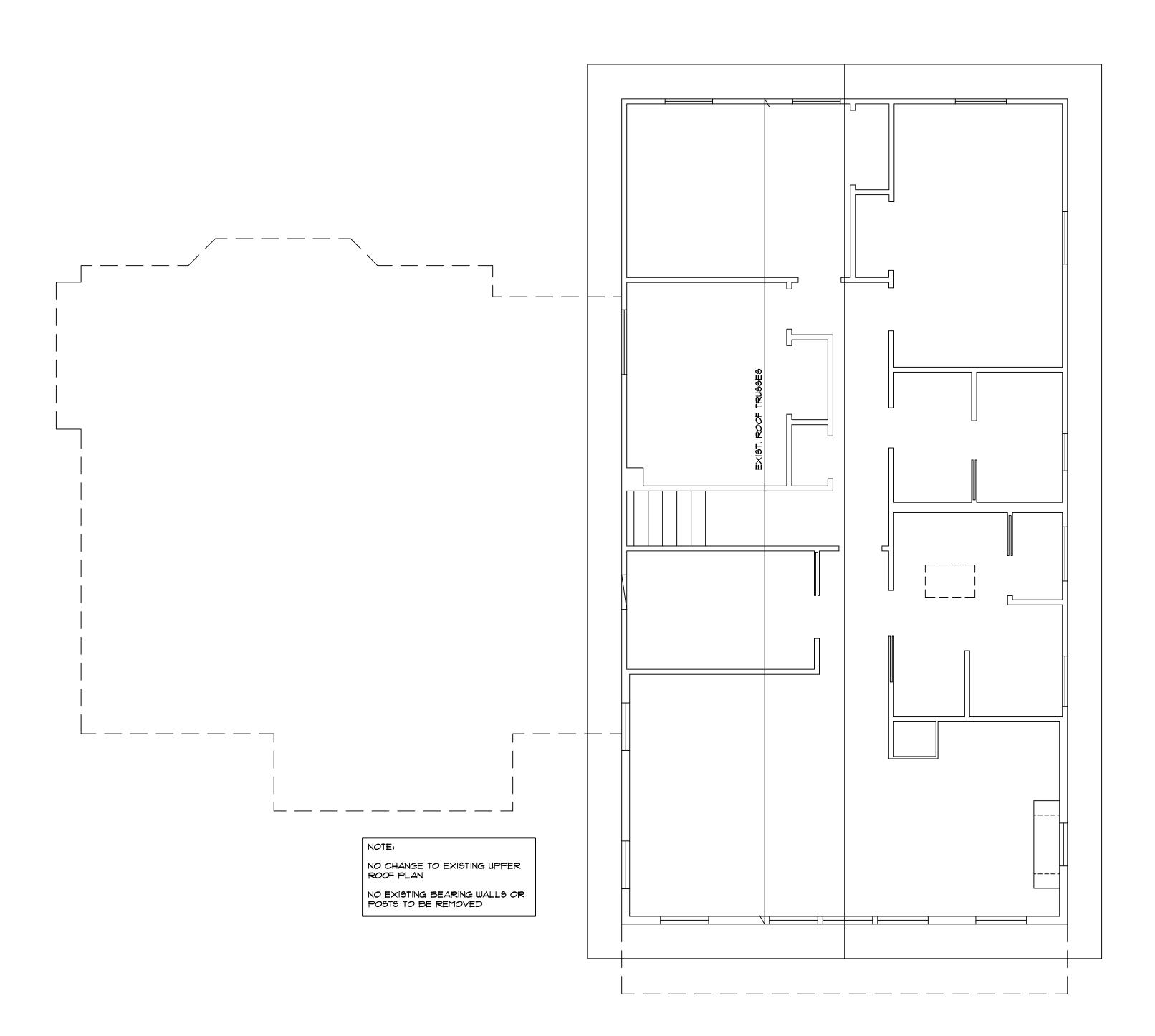




SCALE: 1/4" = 1' - Ø"

LOWER ROOF FRAMING DEMO PLAN (EXISTING)

SCALE: 1/4" = 1' - Ø"



UPPER ROOF FRAMING PLAN (EXISTING)

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

GENERAL NOTES:

. 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

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

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

. 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.

IØ. YENT DRYER, OYEN/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)

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.

2. <u>GW6</u> 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.

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

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.

. 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

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 (1.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

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 15% 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 I FOOT-CANDLE (II 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.

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

- · · · · ·	w				
AN CFM	MAX FLEX DIA.	MAX FT.	MAX SMOOTH DIA.	MAX FT.	
5Ø	4"	25	4"	7Ø	
50	5"	90	5"	100	
50	6"	OVER 100	6"	OVER 100	
8Ø	4"	NOT ALLOWED	4"	2Ø	
80	5"	15	5"	100	
8 <i>0</i>	6"	9Ø	6"	0/ER 100	
100	5"	NOT ALLOWED	5 "	5Ø	
100	6"	45	6"	OVER 100	
125	6"	15	6"	OVER 100	
105	- 111	70	→ II	OVED IOO	

WHOLE HOUSE VENTILATION REQUIREMENTS: A 6" DIAMETER FRESH AIR INLET SHALL BE DUCTED FROM THE EXTERIOR TO THE FRESH AIR RETURN PLENUM.

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.

-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 INSLT'D TO R-4 WHEN PASSING THROUGH A COND'D SPACE NLET DUCT SHALL BE EQUIPPED WITH A MOTORIZED DMPR THAT WILL OPEN WHEN THE VNTLT'N FAN RELAY IS ACTIVATED, AND REMAIN CLOSED AT ALL

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

THIS SECTION ESTABLISHES MINIMUM PRESCRIPTIVE DESIGN REQUIREMENTS FOR WHOLE HOUSE VENTILATION SYSTEMS. EACH DWELLING UNIT OR GUEST COOM 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

□ OPTION I: WHOLE-HOUSE VENTILATION USING EXHAUST FANS. (IRC MI5Ø1.3.4) OPTION II: WHOLE-HOUSE VENTILATION INTEGRATED WITH A FORCED-AIR

□ OPTION IV: WHOLE-HOUSE VENTILATION USING A HEAT RECOVERY

VENTILATION SYSTEM. (IRC MI507.3.7)

OUTDOOR AIR TO EACH HABITABLE SPACE AT A CONTINUOUS RATE NOT LESS! THAN THAT DETERMINED IN ACCORDANCE WITH TABLE MISOT.3.3(1).

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 MIDOT.3.3(10 IS MULTIPLIED BY

TABLE M1507.3.3(1) CONTINUOUS WHOLE HOUSE MECHANICAL VENTILATION SYSTEM AIRFLOW RATE REQUIREMENTS								
DWELLING UNIT		NUMBER OF BEDROOMS						
FLOOR AREA	Ø-1	2-3	4-5	6-7	> T			
(SQUARE FEET)		AIRFLOW IN CFM						
< 1,500	3Ø	45	60	75	9Ø			
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			
>1,500	105	120	135	150	165			

TABLE MI507.3.3(2) INTERMITTENT WHOLE HOUSE MECHANICAL VENTILATION RATE FACTORS ^{a,b}								
RUN TIME PERCENTAGE IN 25% 33% 50% 66% 75% 100%								
FACTOR 4 3 2 15 13 1								
a. FOR VENTILATION SYSTEM						l, THE		

b. EXTRAPOLATION BEYOND THE TABLE IS PROHIBITED. EXHAUST FANS MUST BE FLOW RATED AT 25 W.G. AND MAX. 1.5 SONE RATING. READILY ACC69BLE 24 HR CLCK TMR OR DEHUMIDISTAT & RELAY SHALL BE

INTERIOR DOORS SHALL BE INSTLL'D SO AS NOT TO IMPEDE THE MYMNT 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 166UED.

-EXHAUST FANS SHALL BE FLOW RATED AT .25 W.G. STATIC PRESSURE

EXHAUST DUCTS SHALL:

O 1 1 L 1	w DELOW			
N CFM	MAX FLEX DIA.	MAX FT.	MAX SMOOTH DIA.	MAXFT.
50	4"	25	4"	7Ø
50	5"	90	5"	100
50	6"	OVER 100	6"	OVER 100
30	4"	NOT ALLOWED	4"	2Ø
30	5"	15	5"	100
3 <i>0</i>	6"	9Ø	6"	0/ER 100
00	5"	NOT ALLOWED	5"	5Ø
00	6"	45	6"	OVER 100
25	6"	15	6"	OVER 100
25	٦"	7Ø	7"	0/ER 100

THE FRESH AIR DUCT SHALL BE PROTECTED FROM THE ENTRY OF INSECTS, -A ROOM OR SPACE HAVING FUEL BURNING APPLIANCES THERIN. -ATTIC, CRAWL SPACE, OR GARAGE.

OTHER TIMES. IN ADDTN TO THE MOTORIZED DMPR, A MANUAL DMPR SET TO .35-.5 AIR CHANGES PER HOUR IS ALSO REQUIRED.

MECHANICAL CODE.

SYSTEM (IRC MISØT35) OPTION III: WHOLE-HOUSE VENTILATION USING A SUPPLY FAN. (IRC

MECHANICAL VENTILATION RATE: THE WHOLE HOUSE MECHANICAL VENTILATION SYSTEM SHALL PROVIDE

THE FACTOR DETERMINED IN TABLE MI507.3.3(2).

TABLE M1507.3.3(1) CONTINUOUS WHOLE HOUSE MECHANICAL VENTILATION SYSTEM AIRFLOW RATE REQUIREMENTS								
DWELLING UNIT	NUMBER OF BEDROOMS							
FLOOR AREA	Ø-1	2-3	4-5	6-7	> 7			
(SQUARE FEET)	AIRFLOW IN CFM							
< 1,500	3Ø	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			
>1,500	105	120	135	150	165			

TABLE MI5Ø7.3.3(2) INTERMITTENT WHOLE HOUSE MECHANICAL VENTILATION RATE FACTORS ^{a.b}							
RUN TIME PERCENTAGE IN 25% 33% 50% 66% 75% 100%							
FACTOR	4	3	2	1.5	1.3	1	
a. FOR VENTILATION SYSTEM FACTORS ARE PERMITTED T						1, THE	

INSTLL'D AND WIRED TO REGULATE THE FURN FAN, RELAY AND WHOLE HOUSE EXHAUST FAN.

SHEET NO.

RESIDENCE SE 70TH PL LAND, WA 98040

800% JER

ENITE

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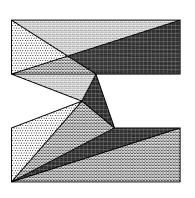
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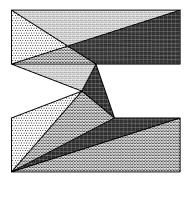
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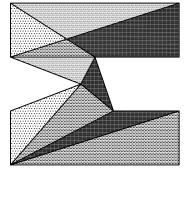
DRWN. BY: MM

REVISED:

3/09/20



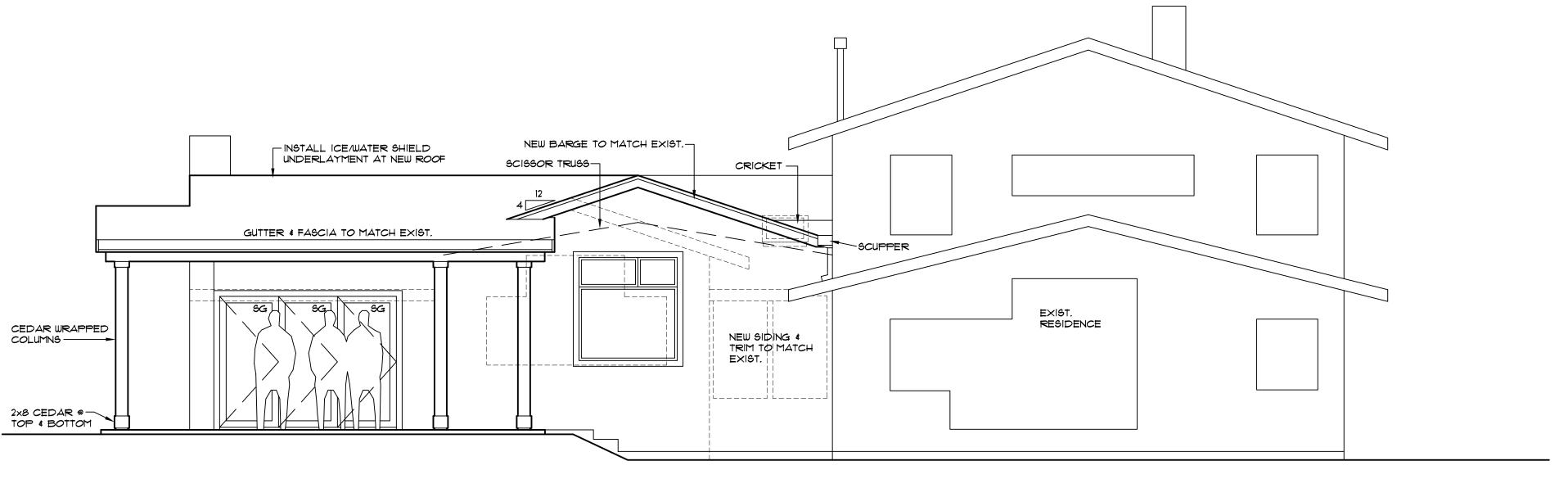




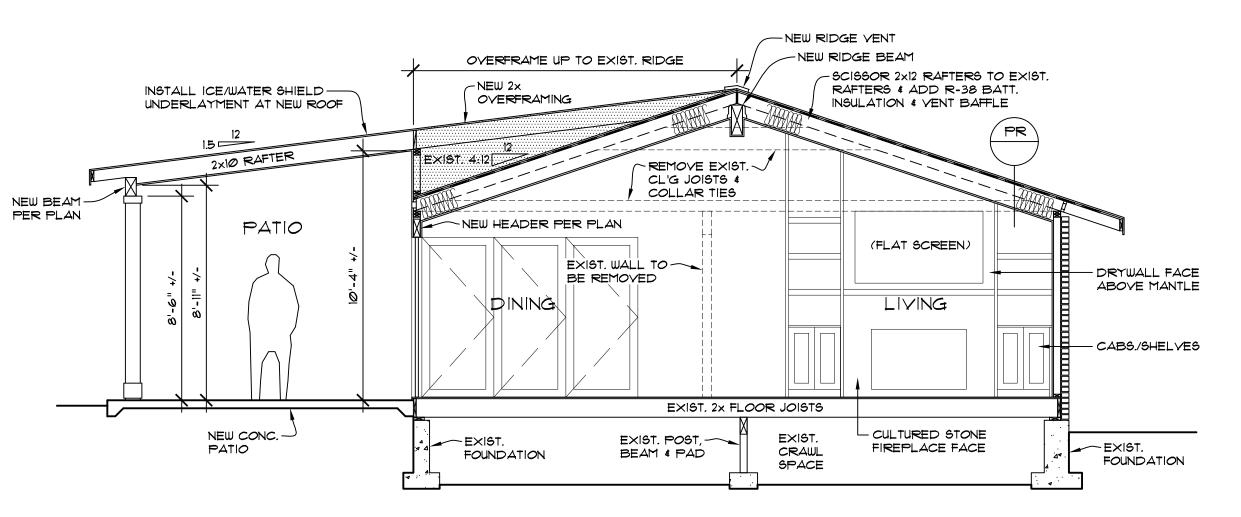
BENITEZ RESIDENCE 8005 SE 70TH PL MERCER ISLAND, WA 98040

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

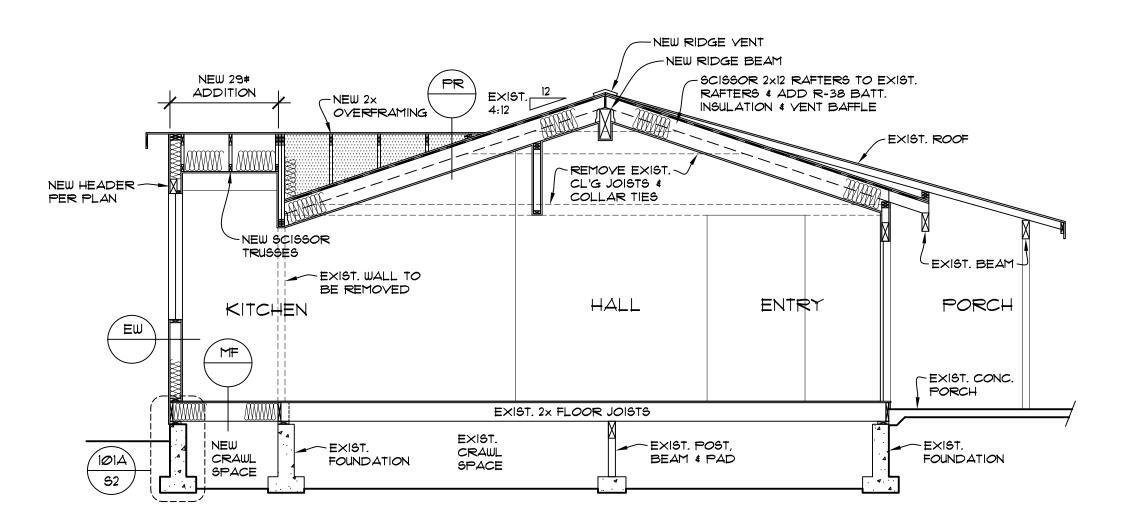
SHEET NO.



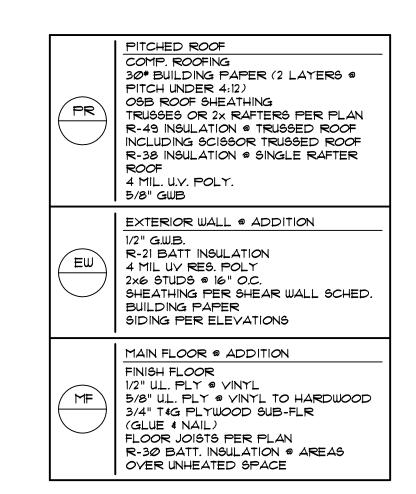
REAR ELEVATION (PROPOSED) SCALE: 1/4" = 1' - 0"

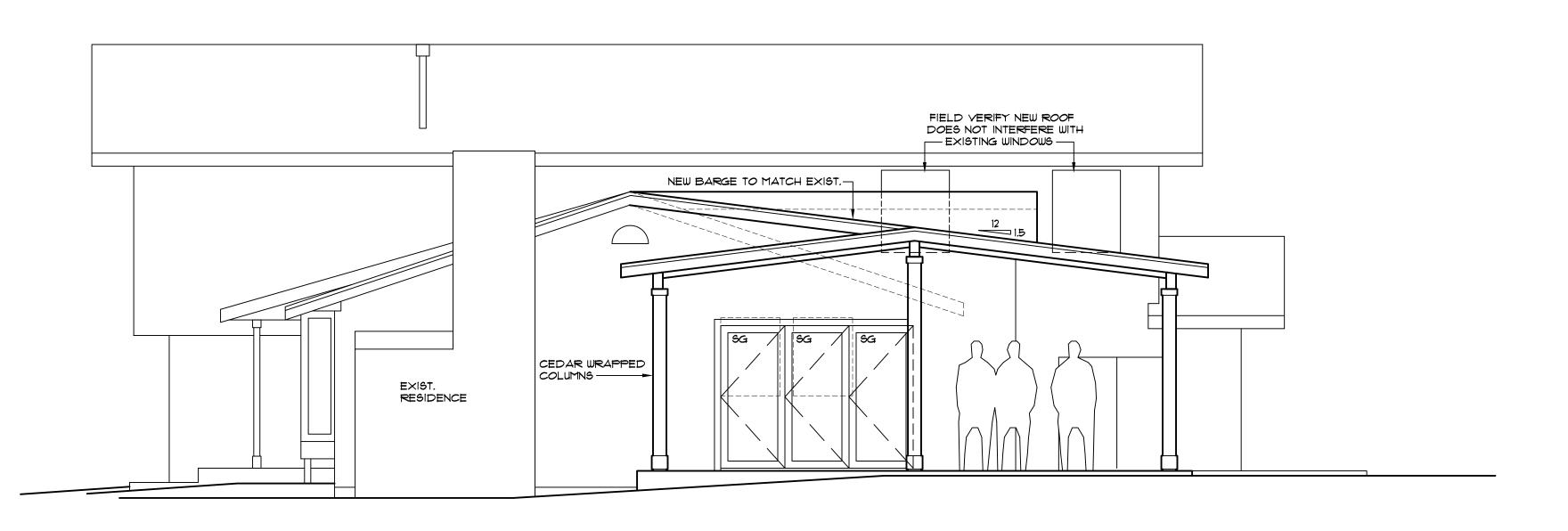


SECTION 'A' SCALE: 1/4" = 1' - 0"



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





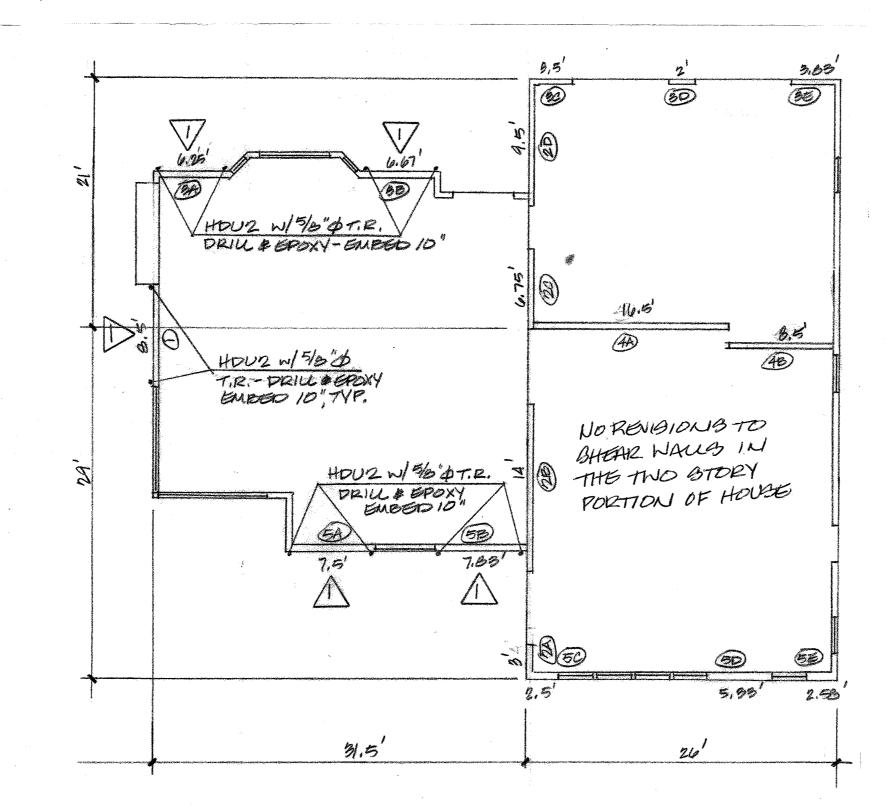
RIGHT ELEVATION (PROPOSED)

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

SHEAR WALL SCHEDULE

MARK	SHEATHING	FASTENER SPACING	BOTTOM PLATE NAILING OR	FRAMING ANCHORS	ALLOWABLE	NOTES
	(NOTE 5)	(COMMON OR	ANCHOR BOLTS	(NOTES 7 & 8)	SHEAR	-
		GALVANIZED BOX)			7. A	
1A	7/16" MIN. APA RATED SHEATHING OR		16d @ 8" OC	RBC @ 32"OC		1, 2, 3,
	APA RATED SIDING 303	8d @ 6"OC	OR	LTP4@ 48"OC	130 PLF	11
+	ONE SIDE		½" A.B. @ 5′-6″OC	A35 @ 48"OC		
1	7/16" MIN. APA RATED SHEATHING OR		16d @ 6" OC OR	RBC @ 18"OC	-	1, 2, 3,
	APA RATED SIDING 303	8d @ 6"OC	½" A.B. @ 3'-2"OC OR	LTP4@ 30"OC	242 PLF	11
	ONE SIDE		5/8" A.B. @ 5'-0" OC	A35 @ 30"OC		
2	7/16" MIN. APA RATED SHEATHING OR		16d @ 4" OC OR	RBC @ 12"OC		1, 2, 3
	APA RATED SIDING 303	8d @ 4"OC	½" A.B. @ 2'-2"OC OR	LTP4@ 18"OC	353 PLF	11
	ONE SIDE		5/8" A.B. @ 3'-4" OC	A35 @ 18"OC		
3	7/16" MIN. APA RATED SHEATHING OR		¼" X 5" LAG SCREW @ 8"OC OR	RBC @ 10"OC		1, 2, 3,
	APA RATED SIDING 303	8d @ 3"OC	½" A.B. @ 1'-8"OC OR	LTP4@ 15"OC	456 PLF	4, 9, 10
	ONE SIDE		5/8" A.B. @ 2'-8" OC	A35 @ 15"OC		11
4	7/16" MIN. APA RATED SHEATHING OR		¼" X 5" LAG SCREW @ 6"OC OR	RBC @ 8"OC		1, 2, 3
	APA RATED SIDING 303	10d @ 3"OC	½" A.B. @ 1'-4"OC OR	LTP4@ 12"OC	558 PLF	4, 9, 10
	ONE SIDE		5/8" A.B. @ 2'-0" OC	A35 @ 12"OC		11
5	7/16" MIN. APA RATED SHEATHING OR		¼" X 5" LAG SCREW @ 5"OC OR	RBC @ 6"OC		1, 2, 3,
	APA RATED SIDING 303	10d @ 2"OC	½" A.B. @ 1′-0″OC OR	LTP4 @ 10"OC	716 PLF	4, 9, 10
	ONE SIDE		5/8" A.B. @ 1'-8"OC	A35 @ 10"OC		11
6	19/32" MIN. APA RATED SHEATHING		1/4" X 5" LAG SCREW @ 2"OC OR			1, 2, 3,
	BOTH SIDES	10d @ 2"OC	3/4" A.B. @ 1'-0" OC	LTP4@ 6"OC	1618 PLF	4, 6, 9,
				A35 @ 6"OC		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 1/4" PLATE WASHERS. LOCATE WITHIN 1/4" 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
- SEISMIC IMPORTANCE FACTOR, le=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
- ROOF LOAD: DL = 15 PSF LL = 25 PSF (ROOF SNOW LOAD)
- FLOOR LOAD: DL = 10 PSF
- DECK LOAD: 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

ALL SAWN LUMBER

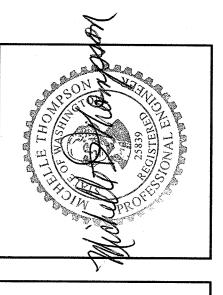
- 1. LUMBER GRADES AND ALLOWABLE STRESSES SHALL BE AS FOLLOWS UNLESS NOTED OTHERWISE ON PLAN:
 - HF#2 OR BETTER, Fb = 875 PSI, Fv = 75 PSI, E = 1,300,000
- 24F-V4, Fb = 2400 PSI, Fv = 165 PSI, E = 1,800,000 **GLULAM BEAMS**
- MICROLAM, LVL Fb = 2600 PSI, Fv = 285 PSI, E = 1,900,000 PARALLAMS, PSL Fb = 2600 PSI, Fv = 290 PSI, E = 2,000,000

PANEL EDGES AND 8d @ 12" OC AT INTERMEDIATE SUPPORTS.

- 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

GENERAL CONSTRUCTION NOTES

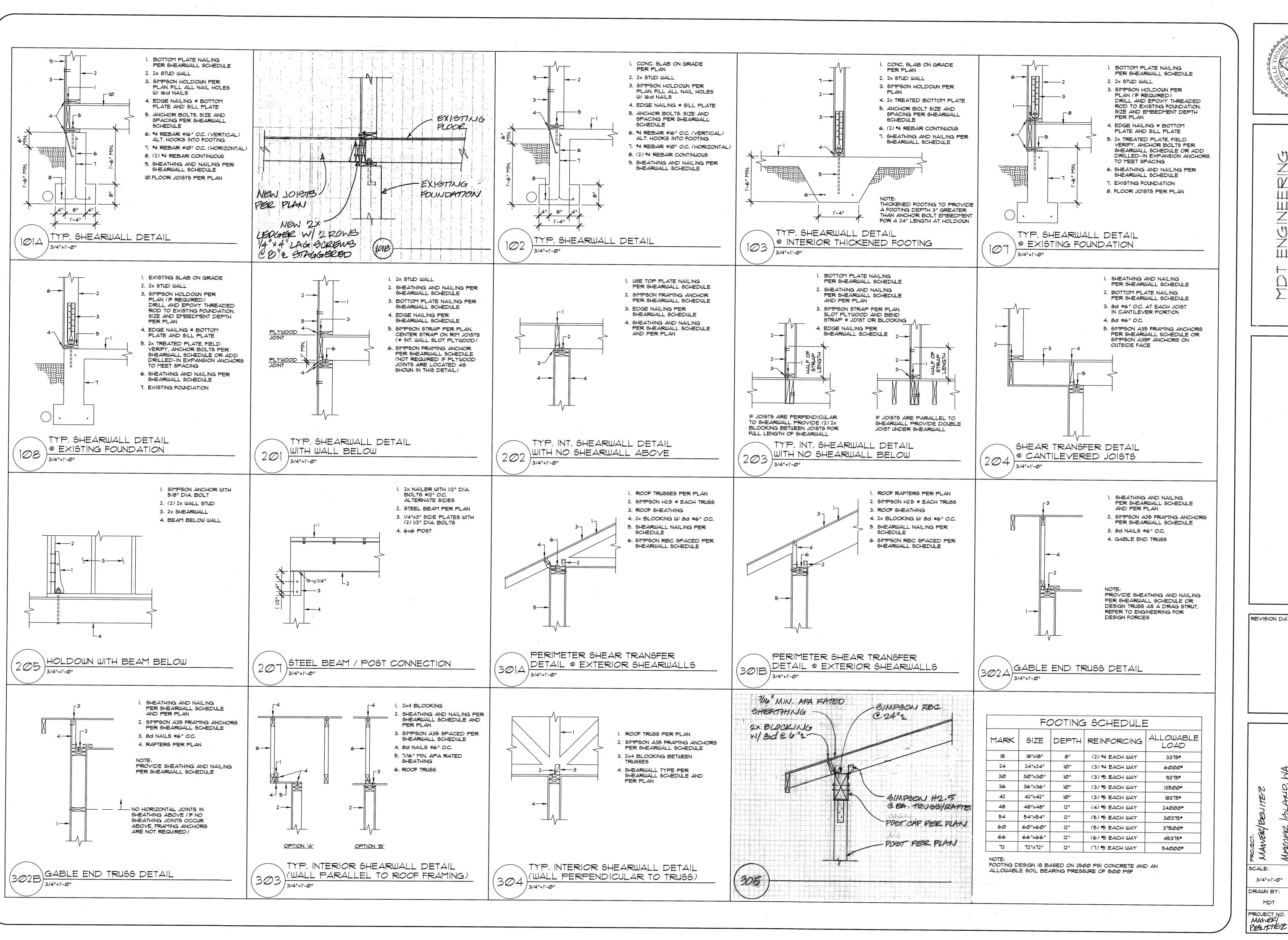
- 1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD. ANY VARIATIONS FROM THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER OR THE ENGINEER.
- 2. ADEQUATE SHORING AND BRACING OF ALL STRUCTURAL MEMBERS DURING CONSTRUCTION SHALL BE PROVIDED. ANY PROPOSED FIELD CHANGES MUST HAVE THE APPROVAL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

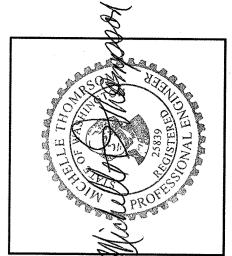


REVISION DATES:

SCALE: DATE: N.T.S. DRAWN BY: SHEET NO. PROJECT NO.

MANER-BENITES





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REVISION DATES:

MANNER BEALTES

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