

- CONSTRUCTION SEQUENCE:**
- HOLD AN ONSITE PRE-CONSTRUCTION MEETING.
 - FLAG OR FENCE CLEARING LIMITS.
 - INSTALL CATCH BASIN PROTECTION, IF REQUIRED.
 - GRADE AND INSTALL CONSTRUCTION ENTRANCE(S).
 - INSTALL PERIMETER PROTECTION (SILT FENCE, BRUSH BARRIER, ETC.)
 - CONSTRUCT SEDIMENT POND(S) AND/OR TRAP(S).
 - CONSTRUCT SURFACE WATER CONTROLS (INTERCEPTOR DIKES, PIPE SLOPE DRAINS, ETC.) SIMULTANEOUSLY WITH CLEARING AND GRADING FOR PROJECT DEVELOPMENT.
 - MAINTAIN TESC MEASURES IN ACCORDANCE WITH CITY STANDARDS AND MANUFACTURER'S RECOMMENDATIONS.
 - 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.
 - 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.
 - STABILIZE ALL AREAS WITHIN SEVEN DAYS OF REACHING FINAL GRADE.
 - SEED OR SOO ANY AREAS TO REMAIN UN-WORKED FOR MORE THAN 30 DAYS.
 - UPON COMPLETION OF THE PROJECT, STABILIZE ALL DISTURBED AREAS AND REMOVE TESC MEASURES IF APPROPRIATE.

24 HOUR EROSION CONTROL CONTACT INFO: MASON MAWER - 425.417.1819

LOT SLOPE CALCULATIONS

HIGHEST LOT ELEV (NW CORNER) = 126.00'
 LOWEST LOT ELEV (SE CORNER) = 85.00'
 126.00' - 85.00' = 41.00'
 41.00' / 198.30' = 20.7% LOT SLOPE

GROSS FLOOR AREA CALCULATIONS

SITE AREA	19,412#
ALLOWABLE FAR	12,000# OR 40% (7,764#) (WHICHEVER IS LESS)
EXIST. MAIN FLOOR W/ GARAGE	2,639#
EXIST. UPPER FLOOR	1,871#
NEW LOWER FLOOR ADDITION	722#
EXIST. FINISHED LOWER FLOOR	1,039#
EXIST. UNFINISHED LOWER FLOOR	656#
TOTAL FLOOR AREA	6,969#
PROPOSED G.F.A.	6,969# (35.9%)

LOT COVERAGE CALCULATIONS

LOT COVERAGE SURFACE:	
GROSS LOT AREA	- 19,412#
ACCESS EASEMENT	- 3,375#
(NOT BENEFITTING SUBJECT SITE)	
NET LOT AREA	- 16,037#
MAIN STRUCTURE W/ OVERHANGS	- 2,966#
NEW LOWER FLOOR ADDITION	- 722#
PRIVATE ROAD	- 137#
DRIVEWAY	- 474#
TOTAL	- 4,299#
NET LOT AREA	- 16,037#
PROPOSED LOT COVERAGE	- 4,899/16,037 = 30.6%
MAXIMUM LOT COVERAGE	- 35% (5,613#)
AVAILABLE LOT COVERAGE	- 714# (4.5%)

HARDSCAPE CALCULATIONS

HARDSCAPE SURFACE:	
PORCH/PATIO & WALKWAY	- 493#
NEW DECK TO REPLACE EXIST.	- 472#
RETAINING WALL	- 7#
ROCKERIES	- 44#
TOTAL	- 1,016#
NET LOT AREA	- 16,037#
PROPOSED HARDSCAPE	- 1,016/16,037 = 6.4%
MAXIMUM HARDSCAPE	- 4.5%+9%+13.5%

SCOPE OF WORK:

REPLACE EXISTING PATIO PAVERS W/ NEW INSULATED CONCRETE SLAB ON GRADE.

ENCLOSE PATIO FOR NEW CONDITIONED PING PONG ROOM ADDITION.

REPLACE EXISTING MAIN FLOOR DECK W/ NEW WEATHERPROOF 1/4" PER 12" SLOPED DECK W/ LEVEL COMPOSITE DECKING ON SLEEPERS.

NO WORK TO BE DONE OUTSIDE SCOPE OF EXISTING PATIO/DECK.

SITE INFO

STREET ADDRESS:
6408 E MERCER WAY

PARCEL NO:
215-4970020

LEGAL DESCRIPTION:
THE NORTH 150 FEET OF THAT PORTION OF GOVERNMENT LOT 1, AND THE NORTHEAST QUARTER OF THE SECTION 30, TOWNSHIP 2 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN MEASURED AT RIGHT ANGLES TO THE NORTH LINE THEREOF LYING EASTERLY OF MERCER ISLAND BOULEVARD, TOGETHER WITH SECOND CLASS SHORELANDS FRONTING THEREOF.

ZONING

ZONING:
R-15

SINGLE FAMILY RESIDENTIAL SETBACKS:
PER DEFINED BUILDING FOOTPRINT LINES APPROVED ON SUBDIVISION SUB 08-006

HEIGHT LIMIT:
30' ABOVE AVERAGE BUILDING ELEVATION.
35' DOWNHILL HIGHEST PLATE FROM EXISTING GRADE.

PROJECT DATA:

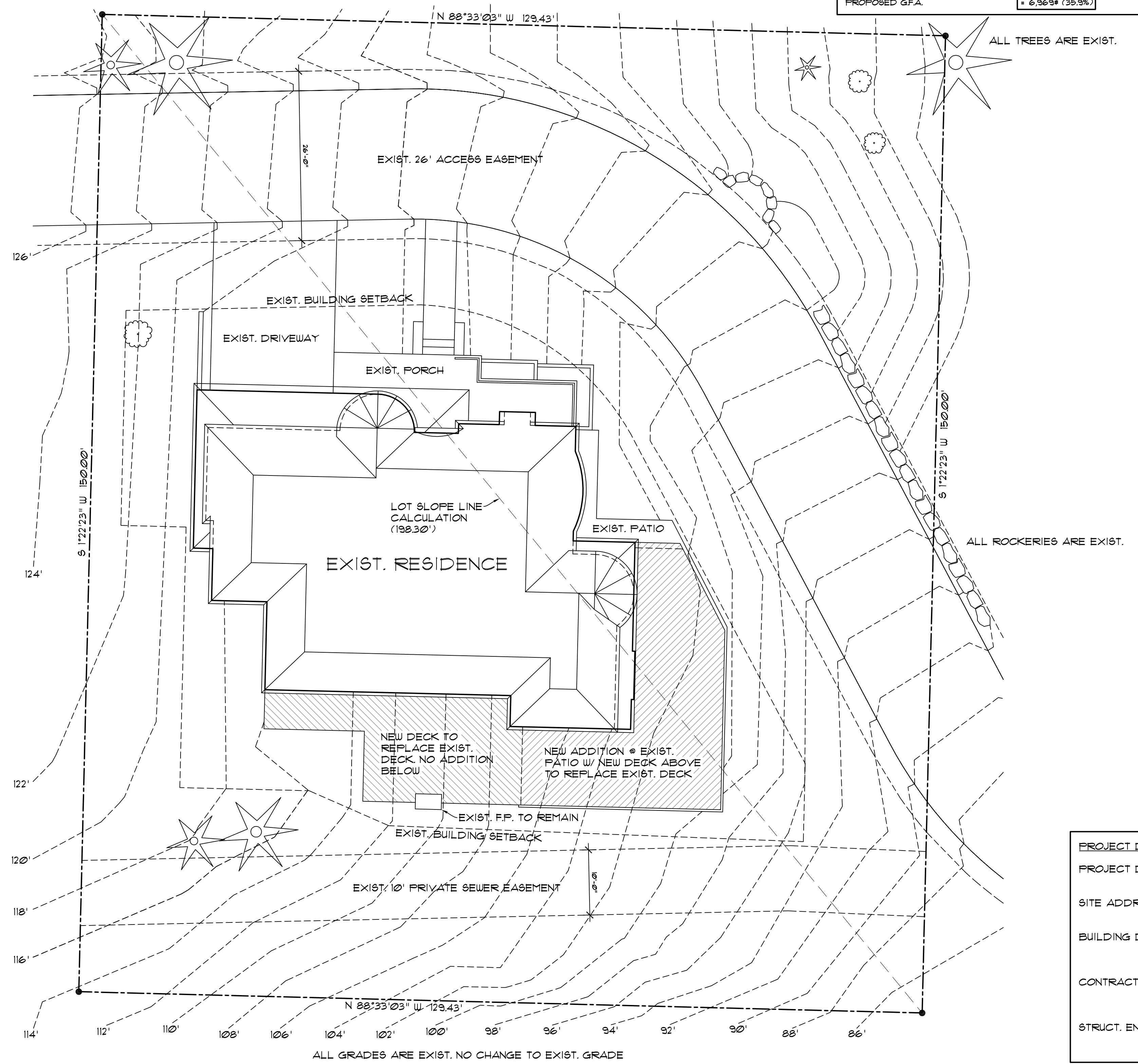
PROJECT DESCRIPTION: NEW LOWER FLOOR ADDITION & MAIN FLOOR DECK.

SITE ADDRESS: 6408 E MERCER WAY
MERCER ISLAND, WASHINGTON 98040

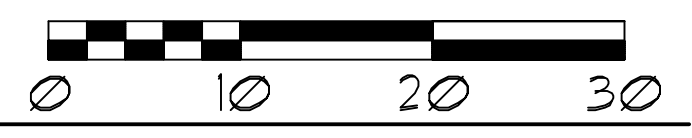
BUILDING DESIGN: MATTHEW MAWER RESIDENTIAL DESIGN, INC.
MATT MAWER
PH: 425.417.1811

CONTRACTOR: MAWER BROTHERS LLC
MASON MAWER
PH: 425.417.1819

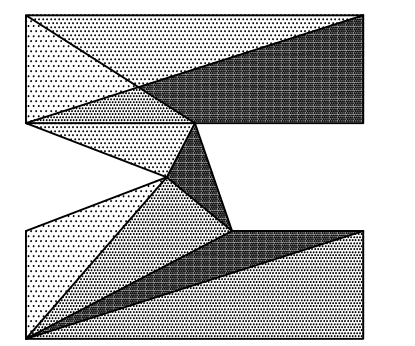
STRUCT. ENGINEER: MDT ENGINEERING
MICHELLE THOMPSON
PH: 253.887.8125



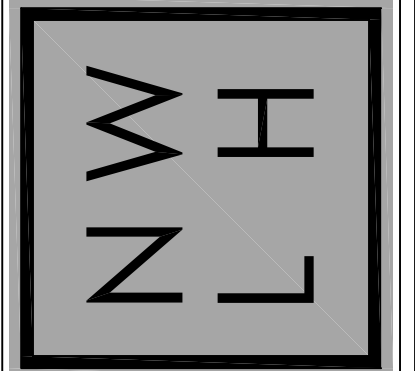
SITE PLAN
 SCALE: 1" = 10'
 6408 E MERCER WAY
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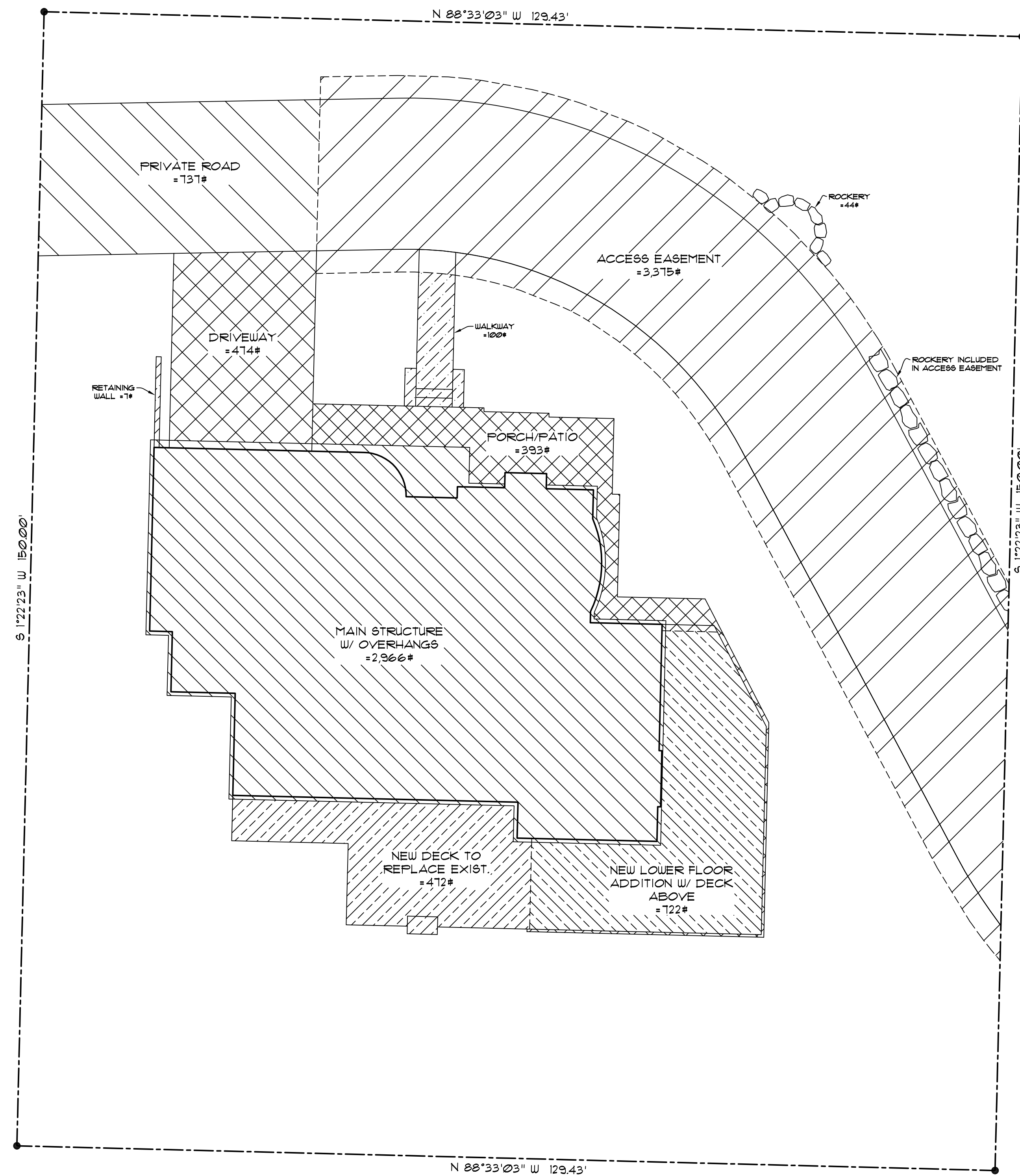
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ZHANG ADDITION
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JOB NO: 20-012
DATE: 10/16/20
DRWN. BY: MM
REVISED:

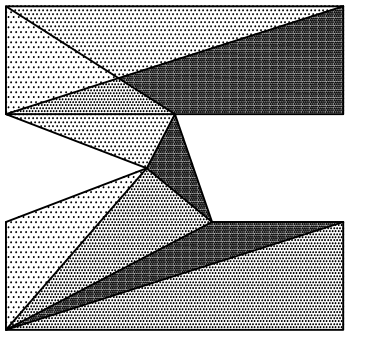
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A0.1



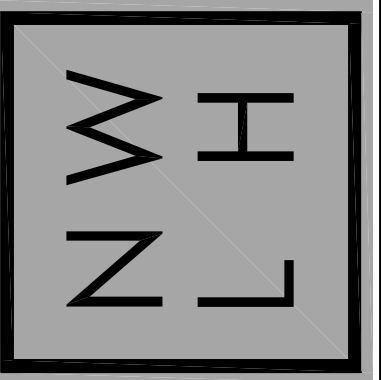
LOT COVERAGE CALCULATIONS	
LOT COVERAGE SURFACE:	
GROSS LOT AREA	- 19,412#
ACCESS EASEMENT (NOT BENEFITTING SUBJECT SITE)	- 3,375#
NET LOT AREA	- 16,037#
MAIN STRUCTURE W/ OVERHANGS	- 2,966#
NEW LOWER FLOOR ADDITION	- 122#
PRIVATE ROAD	- 131#
DRIVEWAY	- 474#
TOTAL	- 4,899#
NET LOT AREA	- 16,037#
PROPOSED LOT COVERAGE	- 4,899/16,037 = 30.6%
MAXIMUM LOT COVERAGE	- 35% (5,613#)
AVAILABLE LOT COVERAGE	- 714# (4.5%)

HARDSCAPE CALCULATIONS	
HARDSCAPE SURFACE:	
FORCH/PATIO & WALKWAY	- 493#
NEW DECK TO REPLACE EXIST.	- 412#
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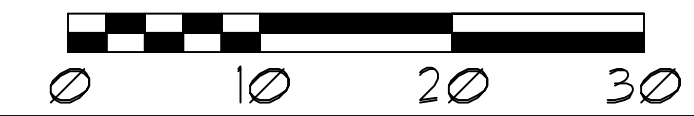
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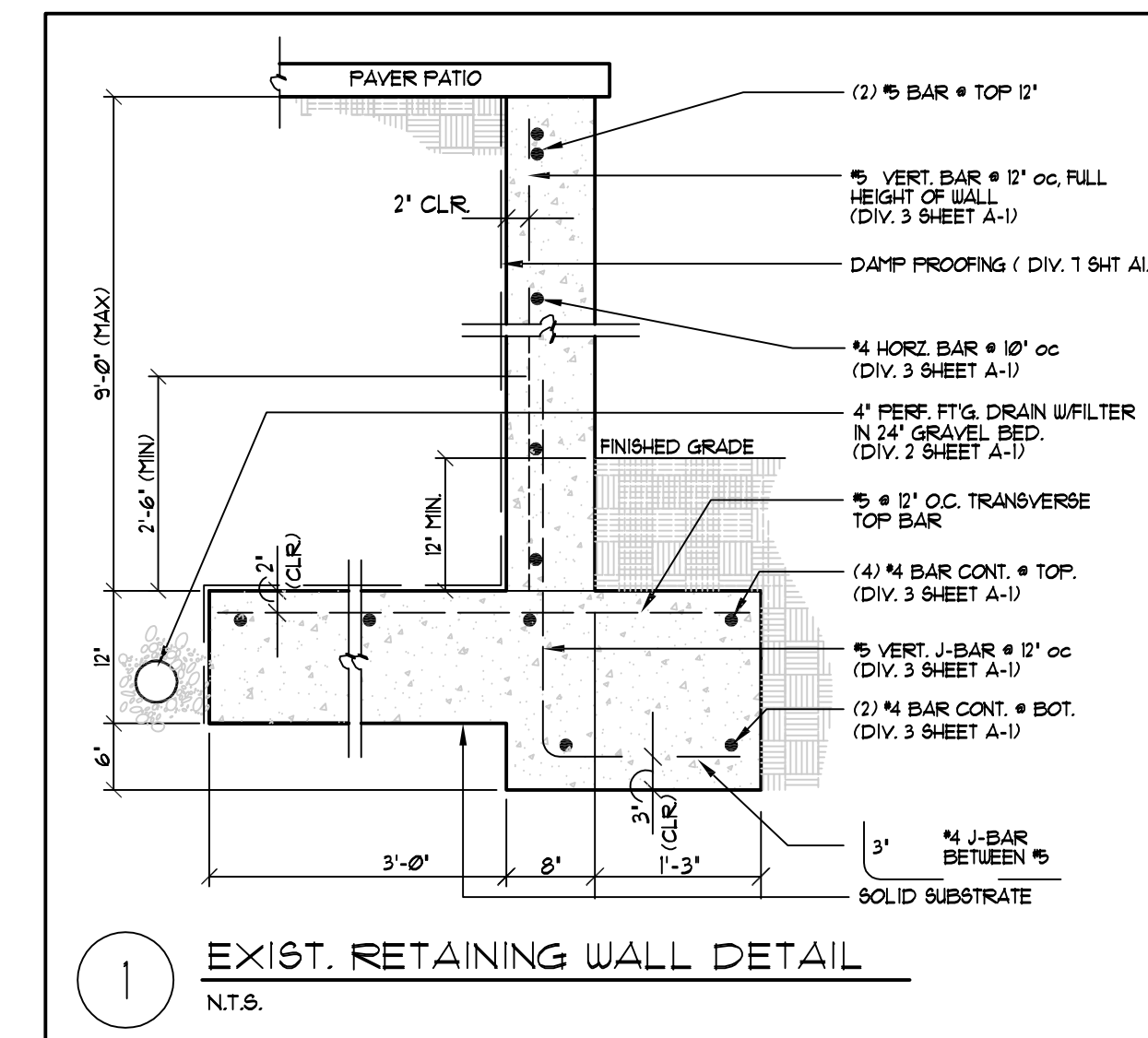
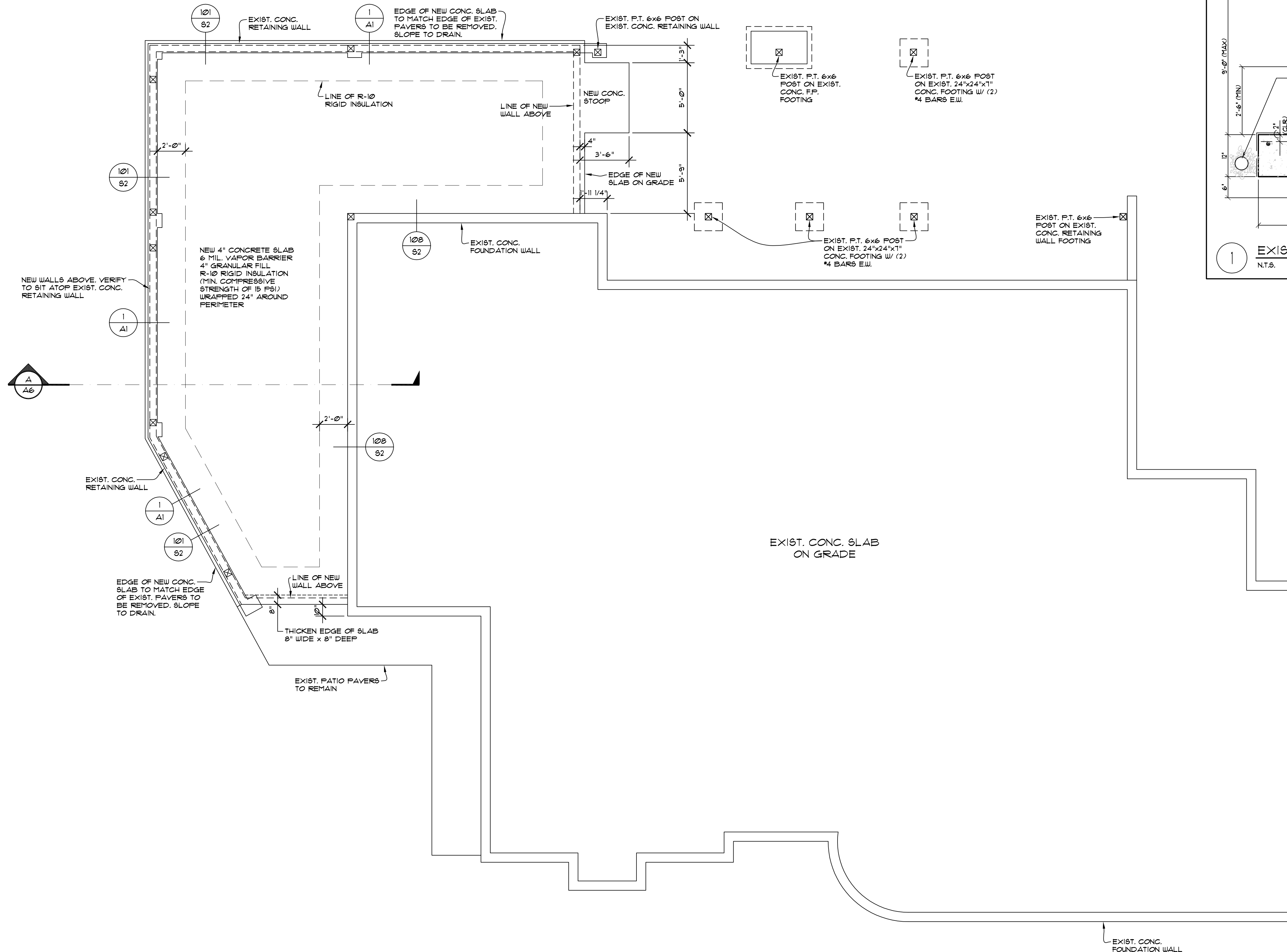
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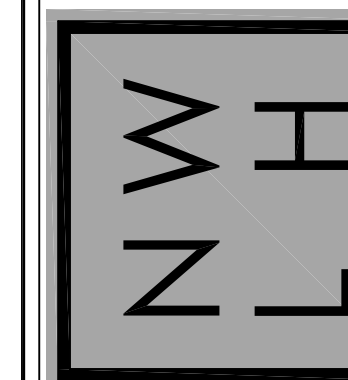
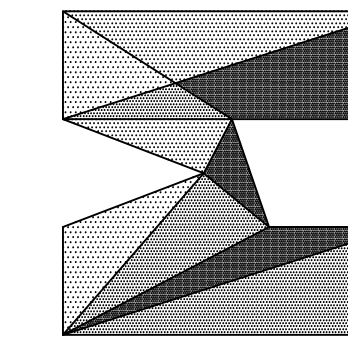
LOT COVERAGE CALCS.
SCALE: 1" = 10'
6408 E MERCER WAY
MERCER ISLAND, WA 98040

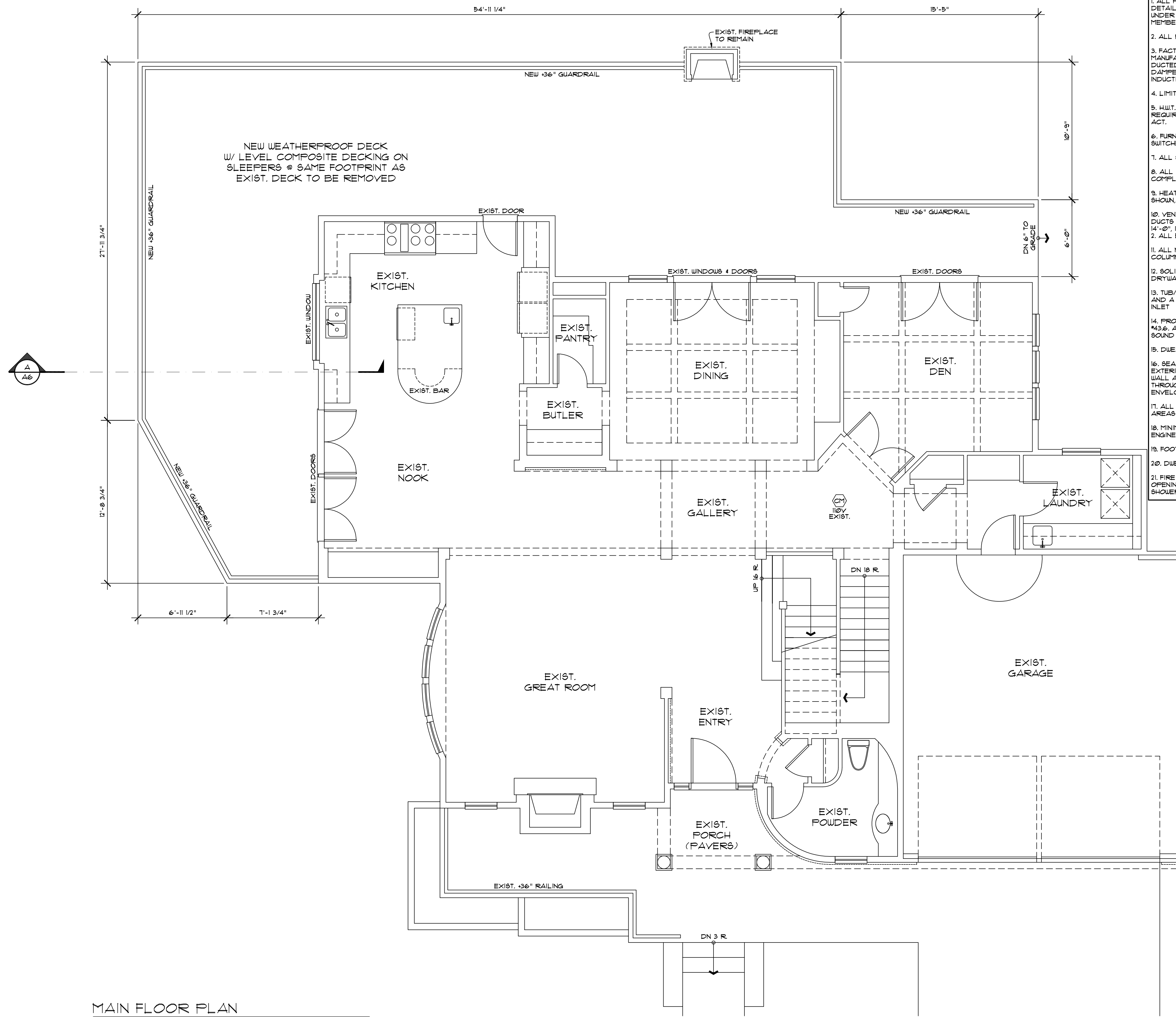




FOUNDATION PLAN

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



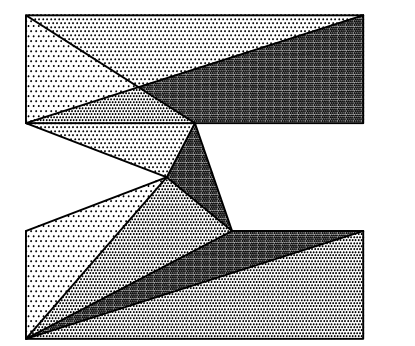


MAIN FLOOR PLAN
SCALE: 1/4" = 1' - 0"

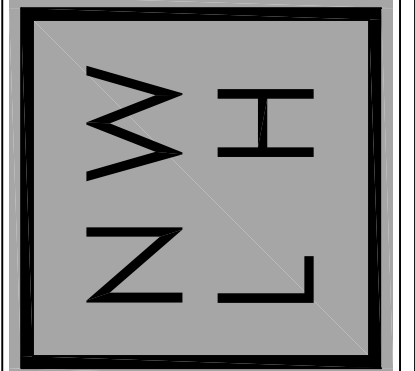
GENERAL NOTES:

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 & SQUASH BLOCKS UNDER ALL POINT LOADS AS NEEDED.
2. ALL PRE-MANUFACTURED TRUSSES TO BE IDENTIFIED BY MFG'S STAMP.
3. FACTORY BUILT FIREPLACE & CHIMNEY TO BE UL LABELED. INSTALL PER MANUFACTURER'S 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-200, 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 & 2603.1
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'. 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. SOLID SHTG. REQ'D ON LOWER STORY OF 2 STORY BUILDING PER I.B.C. DRYWALL NAILED PER SHEAR NAILING SCHEDULES OR IBC 2018 EDITION.
13. TUB/SHOWER SURROUND WALLS TO HAVE WATER RESISTANT GYP BOARD AND A SMOOTH HARD SURFACE TO A MINIMUM HEIGHT OF 10" ABOVE DRAIN INLET.
14. PROVIDE SMOKE DETECTOR IN COMPLIANCE WITH I.B.C. AND I.B.C. STD. #436. ALL SMOKE DETECTORS W/ BATT BACKUP. SMOKE DETECTORS WILL SOUND AN AUDIBLE ALARM IN ALL SLEEPING ROOMS.
15. DWELLING TO COMPLY W/ 2018 IECC.
16. 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.
17. ALL EXTERIOR DOORS OR ACCESS HATCHES TO ENCLOSED UNHEATED AREAS MUST BE WEATHERSTRIPPED.
18. MINIMUM SOIL BEARING PRESSURE = 2000 PSF OR PER STRUCTURAL ENGINEERING.
19. FOOTINGS TO BE PLACED ON FIRM, UNDISTURBED NATIVE SOIL.
20. DWELLING TO COMPLY WITH 2018 INTERNATIONAL BUILDING CODE (I.B.C.)
21. 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.

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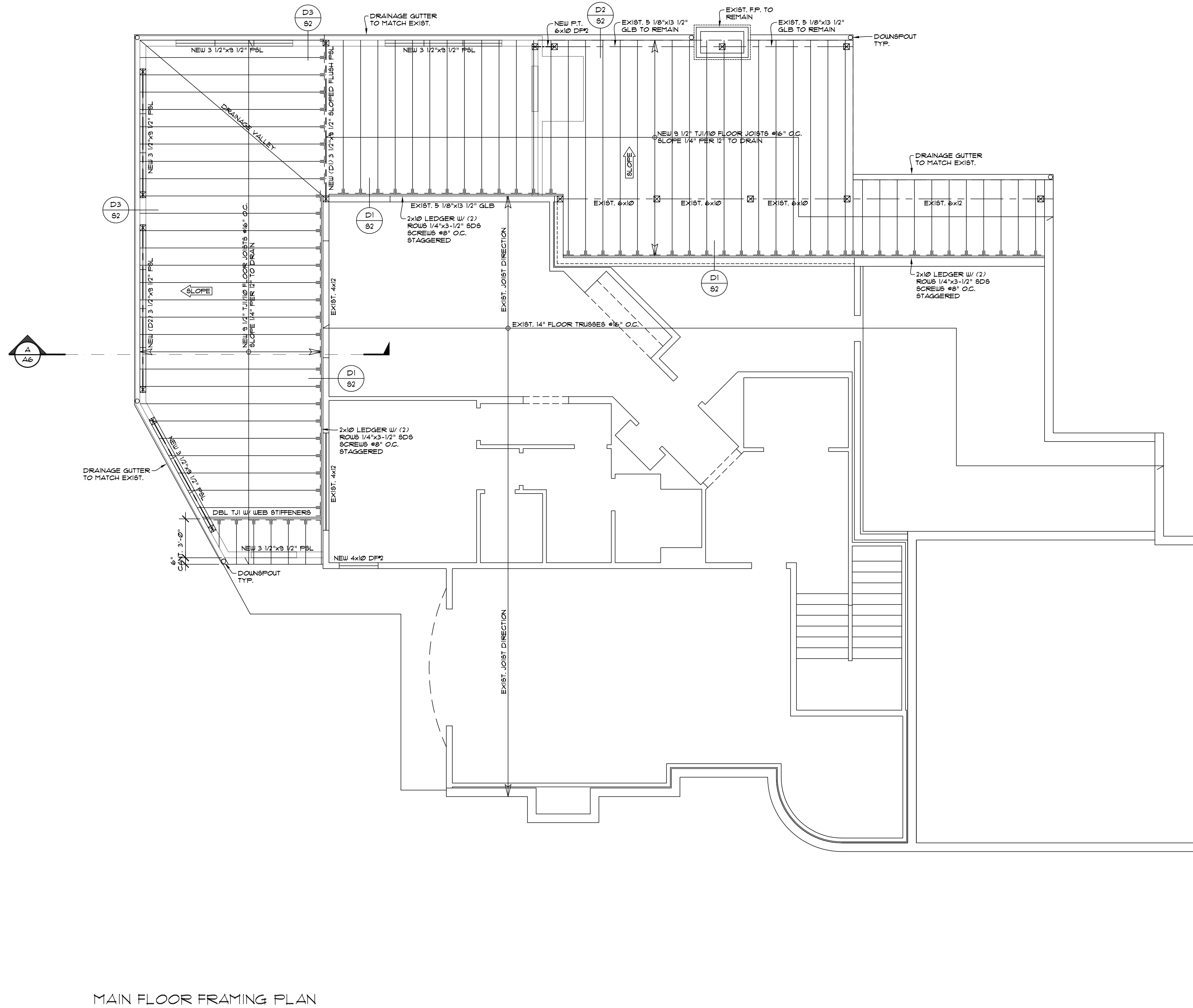
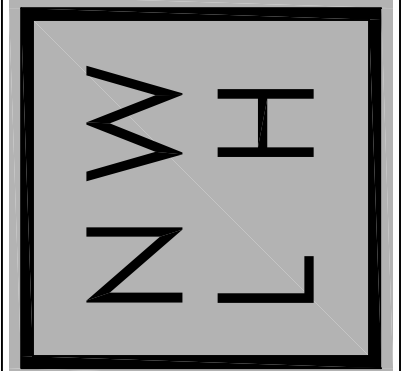
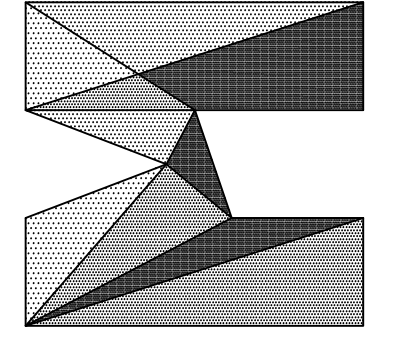
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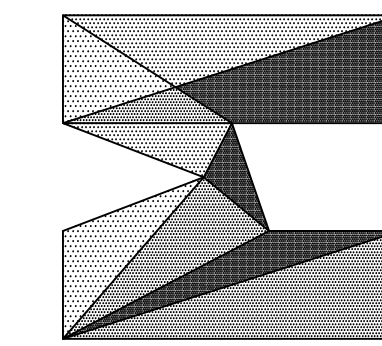
JOB NO: 19-020
DATE: 10/16/20
DRWN. BY: MM
REVISED:

SHEET NO.
A3



MAIN FLOOR FRAMING PLAN

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



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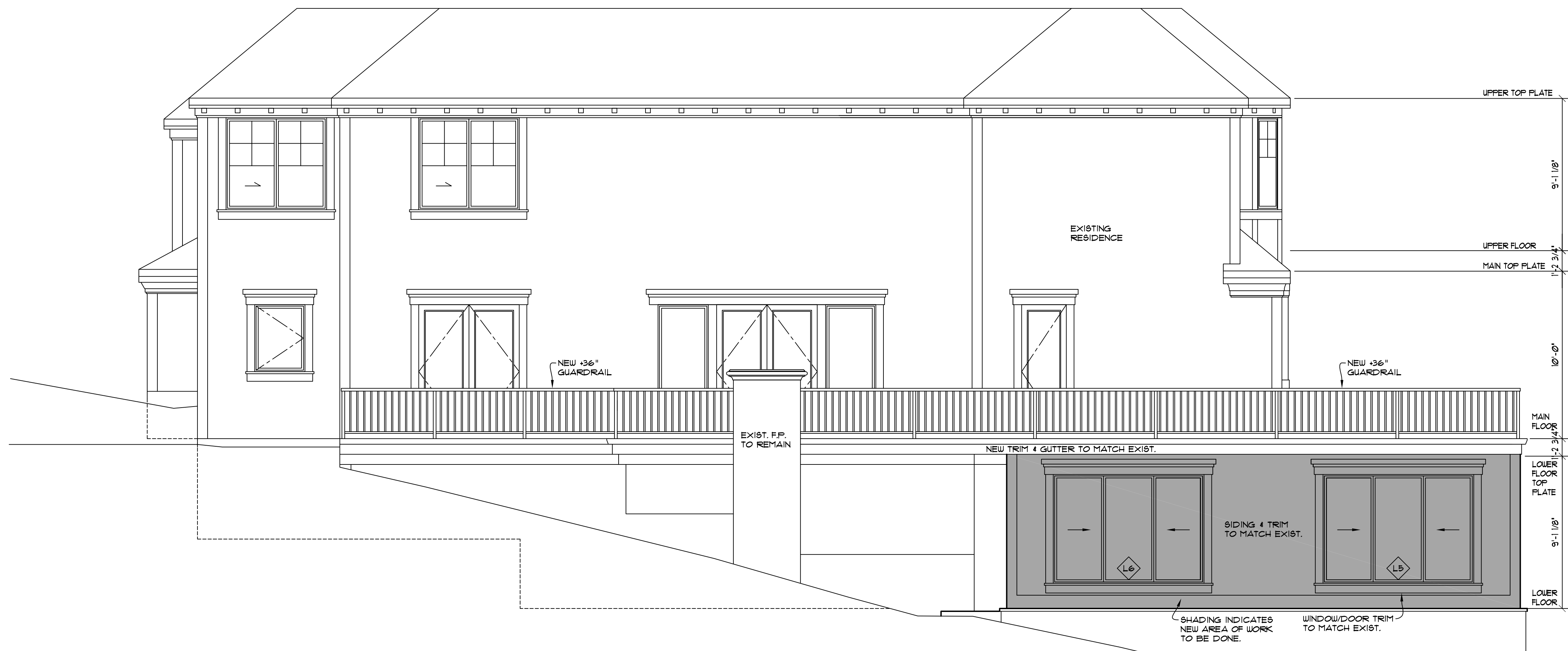
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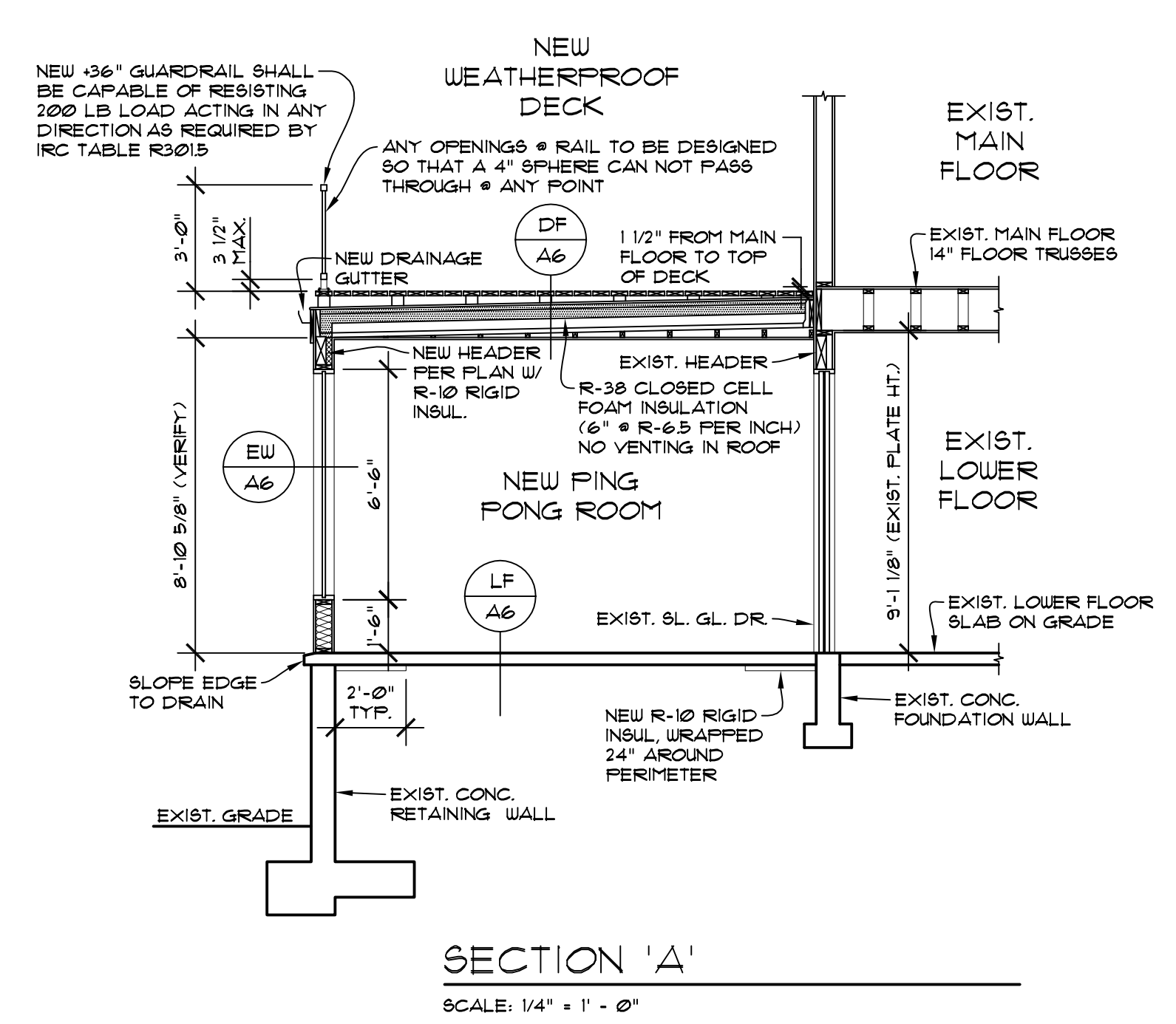
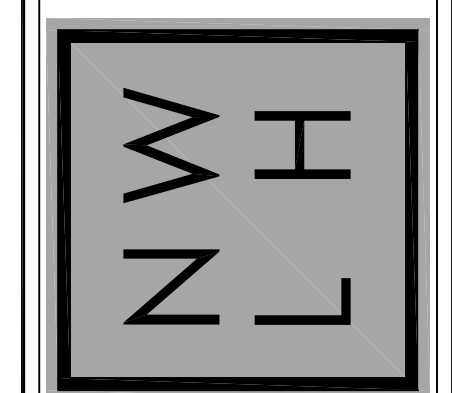
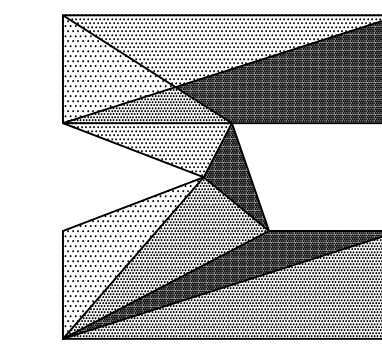
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A5



FRONT ELEVATION (NORTH)
SCALE: 1/4" = 1' - 0"



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



LF A6	LOWER FLOOR FINISH FLOOR 4" CONCRETE SLAB 6 MIL. VAPOR BARRIER 4" GRANULAR FILL R-10 RIGID INSULATION (MIN. COMPRESSIVE STRENGTH OF 15 PSI) WRAPPED 24" AROUND PERIMETER
EW A6	EXTERIOR WALL 1/2" GWB. 4 MIL. LIQ. RES. POLY. 2x6 STUDS @ 16" O.C. R-21 BATT INSULATION SHEATHING PER SHEAR WALL SCHED. BUILDING PAPER SIDING PER ELEVATIONS
DF A6	DECK FLOOR LEVEL COMPOSITE DECKING MATERIAL ON WEATHERPROOF SLEEPERS WEATHERPROOF DECKING MATERIAL 3/4" T&G PLYWOOD SUB-FLR 3 1/2" TJI DECK JOISTS @ 16" O.C. SLOPED 1/4" PER 12" TO DRAIN R-38 CLOSED CELL FOAM INSULATION (6" @ R-6.5 PER INCH) SHIMS FOR FLAT CEILING 1/2" GWB

WINDOW & DOOR SCHEDULE			
LOWER FLOOR WINDOWS		EXTERIOR DOORS	
L1		D1	
BDR#4 HDR. HT. 8'-0"		PING PONG	
L2 L4 L5 L6		D2	
PING PONG HDR. HT. 8'-0"		PING PONG	
L3			
PING PONG HDR. HT. 8'-0"			
		SG = SAFETY GLASS E = EGRESS WINDOW	
		U-FACTOR FOR ALL WINDOWS = 0.30 U-FACTOR FOR DOORS = 0.20	



STRUCTURAL NOTES

CODES AND SPECIFICATIONS

- INTERNATIONAL BUILDING CODE, 2015 EDITION, ASCE 7-10
- INTERNATIONAL RESIDENTIAL CODE, 2015 EDITION
- SIMPSON STRONG TIE WOOD CONSTRUCTION CONNECTORS 2019-2020
- 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

- 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
- SEISMIC: INTERNATIONAL BUILDING CODE, 2015, ASCE 7-10
RISK CATEGORY II, SEISMIC IMPORTANCE CATEGORY, I_s=1.0
MAPPED SPECTRAL RESPONSE ACCELERATION PARAMETERS, S_s=1.5, S₁=0.5
SITE CLASS D
DESIGN SPECTRAL RESPONSE ACCELERATION PARAMETERS, S_{ds}=1.0g, S_d=0.5g
SEISMIC DESIGN CATEGORY, D2
BASIC SEISMIC FORCE-RESISTING SYSTEM: LIGHT FRAME WALLS WITH WOOD SHEAR WALLS
DESIGN BASE SHEAR, V + F(S_{ds})(W)/R = 0.1846W
RESPONSE MODIFICATION COEFFICIENT, R=5.5
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 LL = 40 PSF
- DECK LOAD: DL = 10 PSF LL = 60 PSF
- SOILS: ASSUMED 1000 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.
- CONCRETE: 3000 PSI @ 28 DAYS (2500 PSI USED FOR DESIGN)
GRADE 40 REINFORCEMENT
MINIMUM 3" COVER FOR ALL REINFORCEMENT EXCEPT AS NOTED AT RETAINING WALL OR OTHER DETAILS.

TIMBER CONSTRUCTION DETAILS

- LUMBER GRADES AND ALLOWABLE STRESSES SHALL BE AS FOLLOWS UNLESS NOTED OTHERWISE ON PLANS:
ALL SAWN LUMBER HF#2 OR BETTER, F_b = 875 PSI, F_v = 75 PSI, E = 1,300,000
GLULAM BEAMS 24F-V4, F_b = 2400 PSI, F_v = 165 PSI, E = 1,800,000
MICROLAM, LVL F_b = 2600 PSI, F_v = 285 PSI, E = 1,900,000
PARALLAMs, PSL F_b = 2600 PSI, F_v = 290 PSI, E = 2,900,000
- WHEN TOP PLATE IS INTERRUPTED BY HEADER, HEADER SHALL HAVE STRAP CONNECTORS TO THE TOP PLATE EACH END. USE 2-SIMPSON INSTA24 CONNECTORS, UNLESS NOTED OTHERWISE.
- ALL SHEAR WALL SHEATHING, NAILS AND ANCHORS SHALL BE AS DETAILED ON THE DRAWINGS AND AS NOTED IN THE SHEAR WALL SCHEDULE.
- FLOOR SHEATHING SHALL BE 3/4" MINIMUM APA RATED FLOOR SHEATHING WITH 10d COMMON @ 6" OC AT ALL SUPPORTED PANEL EDGES AND 10d @ 12" OC AT INTERMEDIATE SUPPORTS.
- ROOF SHEATHING SHALL BE 3/4" MINIMUM APA RATED ROOF SHEATHING WITH 8d COMMON @ 6" OC AT ALL SUPPORTED PANEL EDGES AND 8d @ 12" OC AT INTERMEDIATE SUPPORTS.

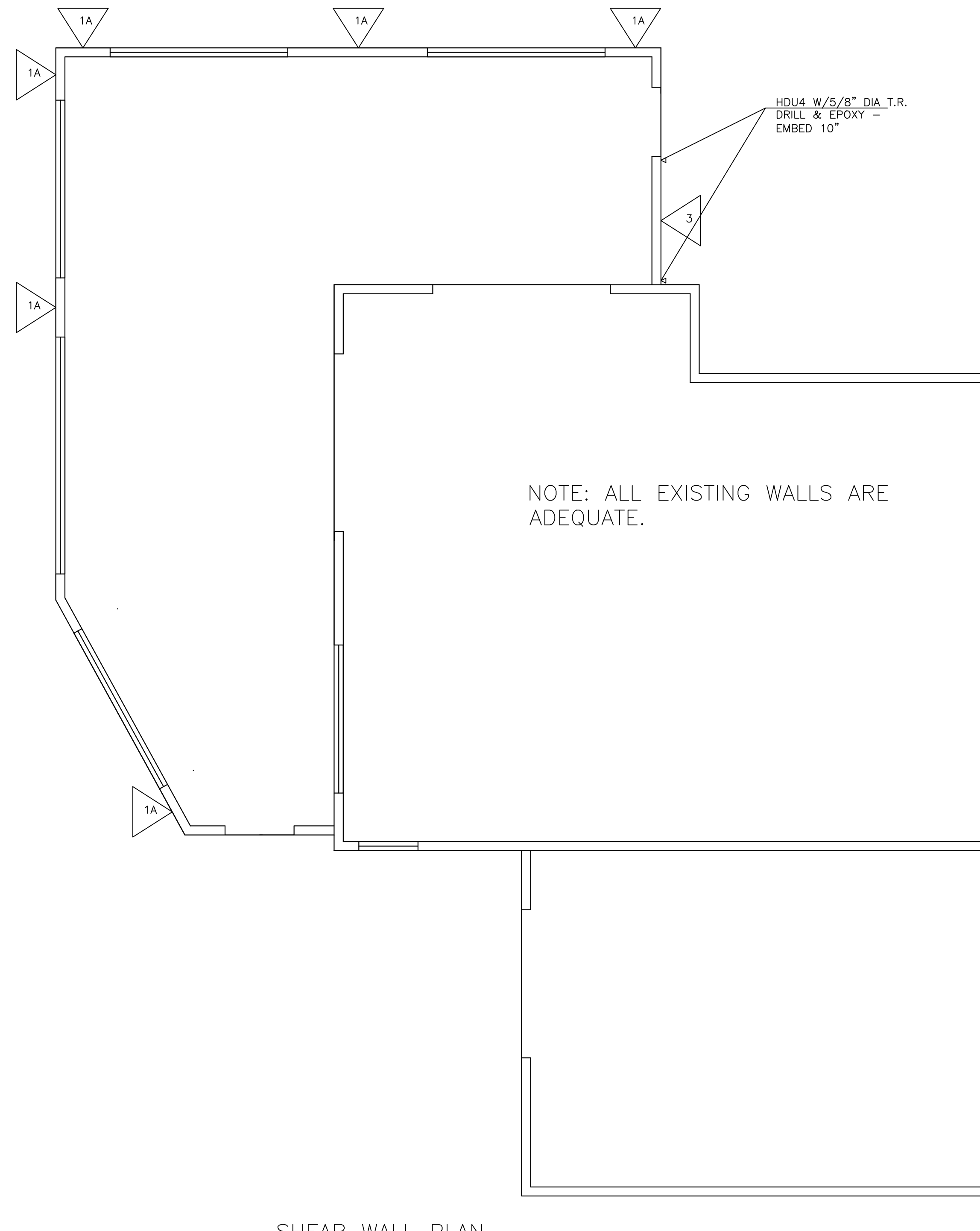
GENERAL CONSTRUCTION NOTES

- 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 OF RECORD.
- ADEQUATE SHORING AND BRACING OF ALL STRUCTURAL MEMBERS DURING CONSTRUCTION SHALL BE PROVIDED.
- ANY PROPOSED FIELD CHANGES MUST HAVE THE APPROVAL OF THE ENGINEER OF RECORD PRIOR TO CONSTRUCTION.

SHEAR WALL SCHEDULE

SHEAR WALL TYPE	SHEATHING (NOTE 5)	FASTENER SPACING (COMMON OR GALVANIZED BOX NAILS)	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 1/2" 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 1/2" A.B. @ 3'-2" OC OR 3/8" 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 1/2" A.B. @ 2'-2" OC OR 3/8" 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	1/2" X 5" LAG SCREW @ 8" OC OR 1/2" A.B. @ 3'-2" OC OR 3/8" A.B. @ 5'-0" 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	1/2" X 5" LAG SCREW @ 6" OC OR 1/2" A.B. @ 1'-4" OC OR 3/8" 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	1/2" X 5" LAG SCREW @ 5" OC OR 1/2" A.B. @ 1'-0" OC OR 3/8" 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 OR APA RATED SIDING 303 BOTH SIDES	10d @ 2" OC	1/2" X 5" LAG SCREW @ 2" OC OR 1/2" A.B. @ 1'-0" OC	LTP4 @ 6" OC A35 @ 6" OC	1618 PLF	1, 2, 3, 4, 6, 9, 10, 11

- ALL FASTENERS SHALL MEET THE FOLLOWING CRITERIA: 8d COMMON = 0.131" DIAMETER X 2 1/2", 8d GALVANIZED BOX = 0.113 DIAMETER X 2 1/2", 10d COMMON = 0.148 DIAMETER X 3", 10d GALVANIZED BOX = 0.128" X 3", 16d COMMON = 0.162" X 3 1/2".
- PANEL EDGES SHALL BE BACKED WITH 2" NOMINAL OR WIDER FRAMING. SPACE FASTENERS @ 12" OC ON INTERMEDIATE SUPPORTS.
- PROVIDE ALL ANCHOR BOLTS WITH 3" X 3" X 1/4" PLATE WASHERS. LOCATE WITHIN 1/2" OF SHEATHING.
- AT GARAGE JAMBS, REFER TO LATERAL RESTRAINT PANEL DETAIL 401/S1.
- PROVIDE 1/2" 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.
- 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.
- REFER TO TYPICAL SHEAR WALL DETAILS ON STRUCTURAL DETAIL SHEET FOR LOCATION OF FRAMING ANCHORS.
- AT UPPER FLOOR INTERIOR SHEAR WALLS, REFER TO DETAIL 303/S2 OR 304/S2.
- 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 OR (2) 2X MEMBERS. FOR EXAMPLE, PROVIDE A 3X STUD AT VERTICAL JOINTS IN THE SHEATHING.
- 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 OR (2) 2X MEMBERS. 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.
- FASTENERS AT PRESSURE PRESERVATIVE AND FIRE RETARDANT TREATED WOOD SHALL BE STAINLESS STEEL, G185 HDG, BATCH/POST HOT-DIP GALVANIZED OR MECHANICALLY GALVANIZED.



NOTE: ALL EXISTING WALLS ARE ADEQUATE.

SHEAR WALL PLAN

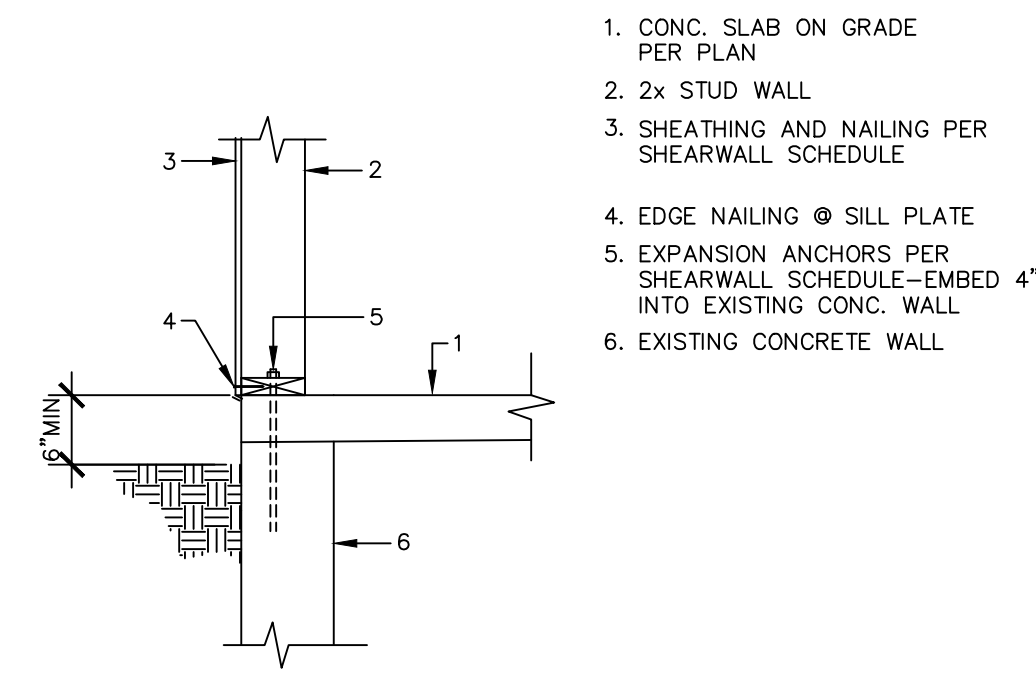
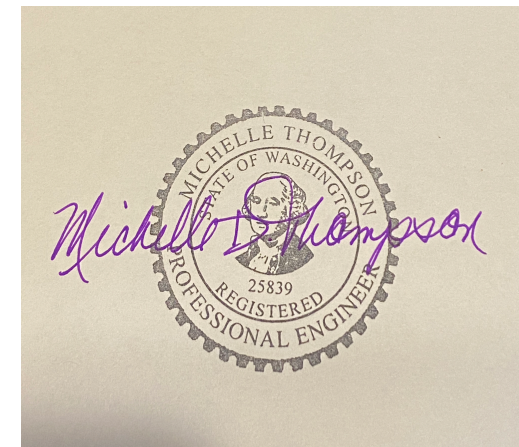
1/4" = 1'

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REVISION DATES:

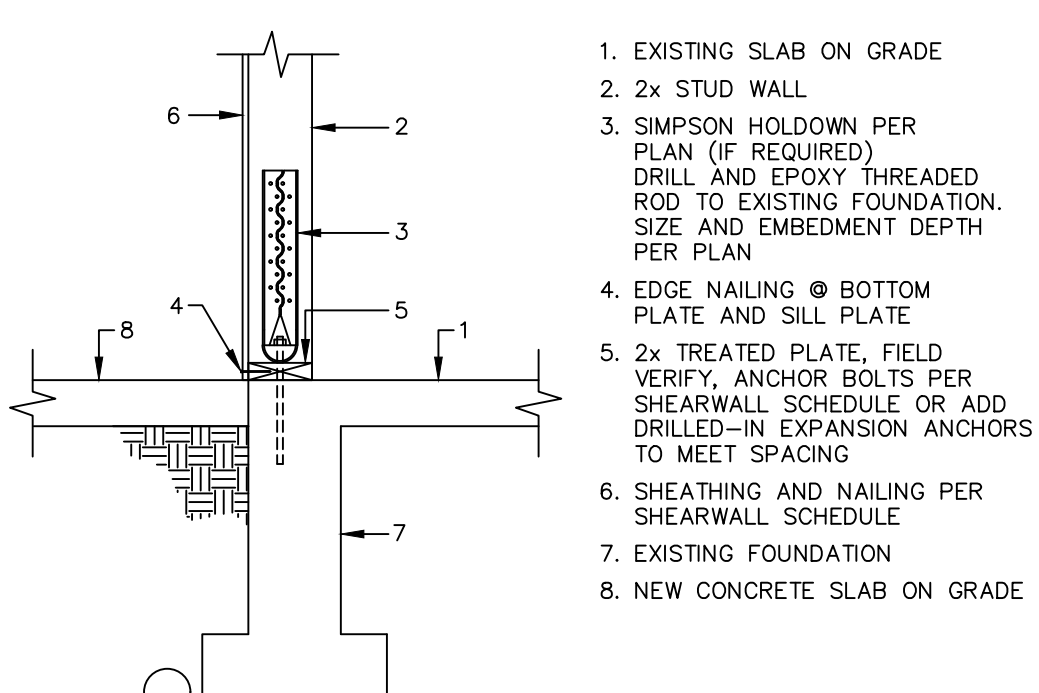
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PROJECT: MAWER-ZHANG	SHEET TITLE: STRUCTURAL NOTES
SCALE: NO SCALE	DATE: 10-14-20
DRAWN BY: MDT	SHEET NO.:
PROJECT NO. MAWER-ZHANG	S-1



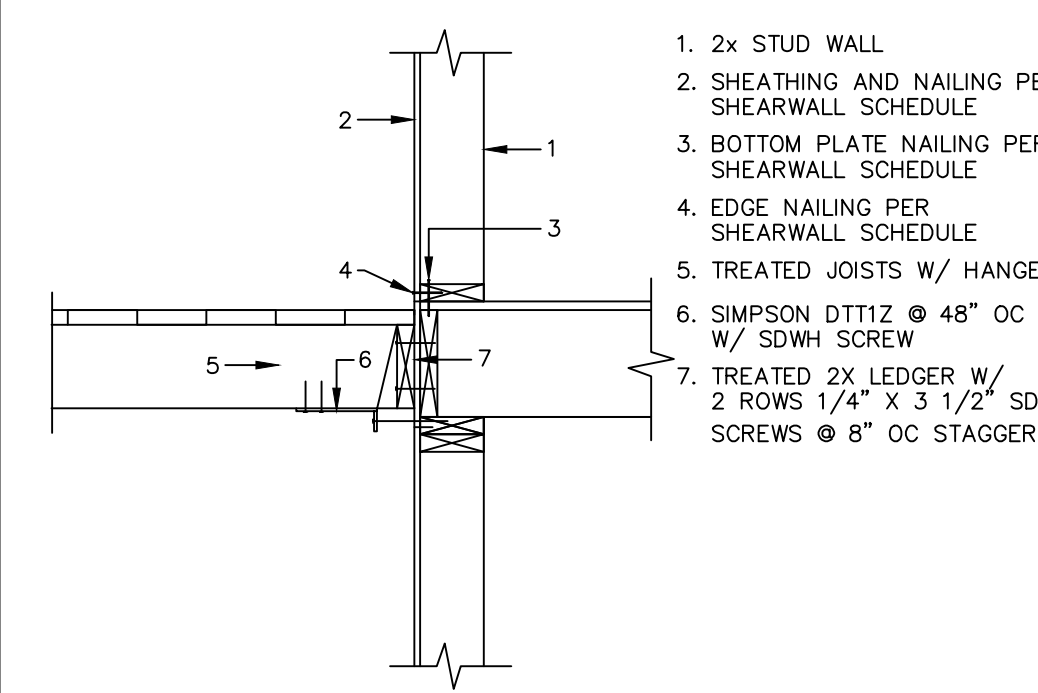
1. CONC. SLAB ON GRADE PER PLAN
2. 2x STUD WALL
3. SHEATHING AND NAILING PER SHEARWALL SCHEDULE
4. EDGE NAILING @ SILL PLATE
5. EXPANSION ANCHORS PER SHEARWALL SCHEDULE-EMBED 4" INTO EXISTING CONC. WALL
6. EXISTING CONCRETE WALL

101 3/4"=1'-0"



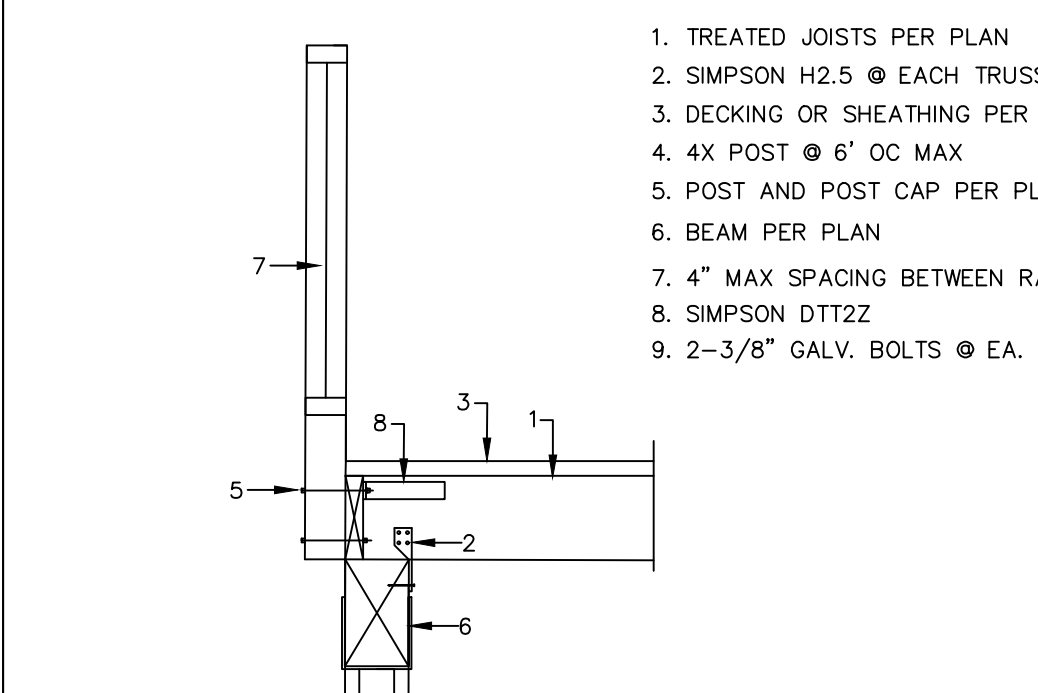
1. EXISTING SLAB ON GRADE
2. 2x STUD WALL
3. SIMPSON HOLDDOWN PER PLAN (IF REQUIRED) DRILL AND EPOXY THREADED ROD TO EXISTING FOUNDATION. SIZE AND EMBEDMENT DEPTH PER PLAN
4. EDGE NAILING @ BOTTOM PLATE AND SILL PLATE
5. 2x TREATED PLATE, FIELD VERIFY, ANCHOR BOLTS PER SHEARWALL SCHEDULE OR ADD DRILLED-IN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

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



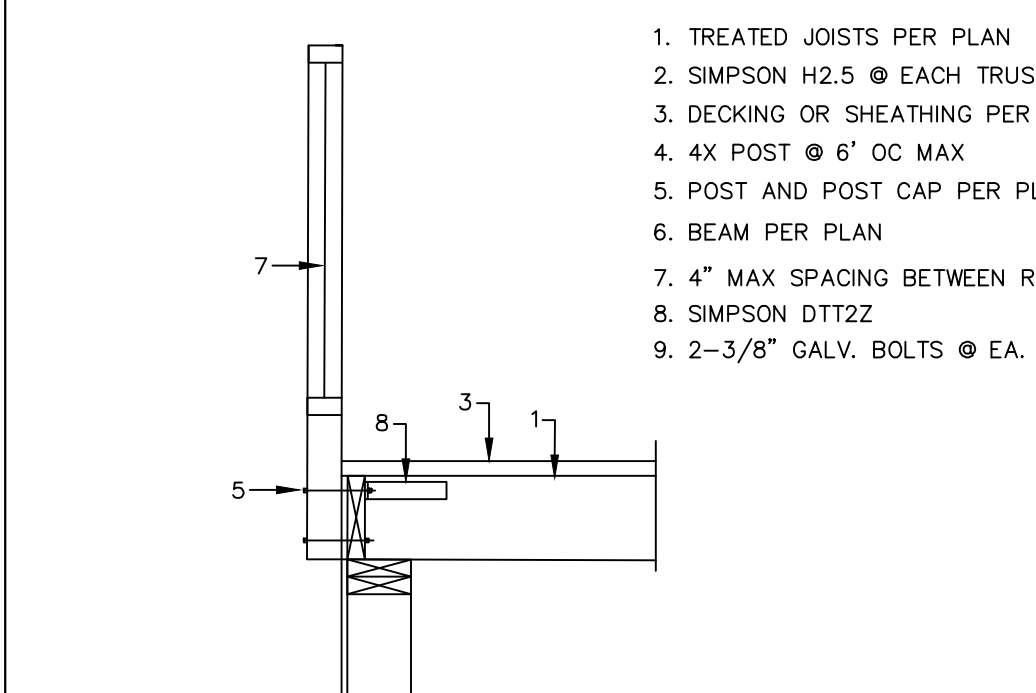
1. 2x STUD WALL
2. SHEATHING AND NAILING PER SHEARWALL SCHEDULE
3. BOTTOM PLATE NAILING PER SHEARWALL SCHEDULE
4. EDGE NAILING PER SHEARWALL SCHEDULE
5. SIMPSON DTT1Z @ 48" OC W/ SDWH SCREW
6. TREATED JOISTS W/ HANGER
7. TREATED 2X LEDGER W/ 2 ROWS 1/4" X 3 1/2" SDS SCREWS @ 8" OC STAGGERED

D1 3/4"=1'-0"



1. TREATED JOISTS PER PLAN
2. SIMPSON H2.5 @ EACH TRUSS
3. DECKING OR SHEATHING PER PLAN
4. 4X POST @ 6' OC MAX
5. POST AND POST CAP PER PLAN
6. BEAM PER PLAN
7. 4" MAX SPACING BETWEEN RAILS
8. SIMPSON DTT2Z
9. 2-3/8" GALV. BOLTS @ EA. POST

D2 3/4"=1'-0"



1. TREATED JOISTS PER PLAN
2. SIMPSON H2.5 @ EACH TRUSS
3. DECKING OR SHEATHING PER PLAN
4. 4X POST @ 6' OC MAX
5. POST AND POST CAP PER PLAN
6. BEAM PER PLAN
7. 4" MAX SPACING BETWEEN RAILS
8. SIMPSON DTT2Z
9. 2-3/8" GALV. BOLTS @ EA. POST

D3 3/4"=1'-0"

FOOTING SCHEDULE				
MARK	SIZE	DEPTH	REINFORCING	ALLOWABLE LOAD
18	18"x18"	10"	(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

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REVISION DATES:

PROJECT: MAWER-ZHANG
 SHEET TITLE: STRUCTURAL DETAILS
 SCALE: 1/4"=1'
 DATE: 10-14-20
 DRAWN BY: MDT
 SHEET NO.
 PROJECT NO. MAWER-ZHANG
 S-2