

LEGEND

EXISTING MAIN LEVEL FOOTPRINT ----- CENTER LINE OF STREET

AREA TABULATIONS

796 SQ-FT 1310 SQ-FT 1417 SQ-FT 3523 SQ-FT

548 SQ-FT 143 SQ-FT 313 SQ-FT 216 SQ-FT 33 SQ-FT 1253 SQ-FT

4776 SQ-FT

1839 SQ-FT 5090 SQ-FT 70 SQ-FT 6999 SQ-FT

17812 SQ-FT 6999 SQ-FT TOTAL LANDSCAPING AREA 10813 SQ-FT (UNCHANGED)

1956 SQ-FT 5090 SQ-FT 7083 SQ-FT

LOT SLOPE = CHANGE IN LOT DEPTH/CHANGE IN ALLOWED LOT COVERAGE = 17812 SQ-FT * 40%=7125 SQ-FT PROPOSED LOT COVERAGE = 7083 SQ-FT (UNCHANGED)

PROPERTY LINE OF PROPOSED PROJECT PROPERTY LINE OF ADJACENT PROPERTIES CONTOUR LINE - 5' ELEVATION CHANGE DERIVED FROM KING COUNTY IMAP EXISTING UPPER LEVEL FOOTPRINT PROPOSED UPPER LEVEL ADDITION

EXISTING TREES/FOLIAGE

--- EDGE OF CONCRETE --- ROOF OUTLINE



PROJECT INFORMATION

AL SABER OWNER **JURISDICTION** MERCER ISLAND 812830-0020 PARCEL NUMBER R-15 ZONING 2006 YEAR BUILT 17812 SQ-FT LOT AREA

PROJECT DESCRIPTION

INTERIOR ALTERATION TO AN EXISTING SFR WITH A 646 SQ-FT SECOND STORY ADDITION.

LEGAL DESCRIPTION

SUNSET CREST ADD PLAT BLOCK: PLAT LOT: 2

YARD CALCULATIONS

REAR YARD = 25'

FRONT YARD = 20'

SIDE YARD = 17% OF LOT WIDTH. LOT WIDTH = 111'

HEIGHT LIMIT

19.02.020. E.1.

MAX BUILD HEIGHT = 30 FT ABOVE THE AVERAGE BUILDING ELEVATION TO THE HIGHEST POINT OF THE ROOF. NO INCREASE TO BUILDING HEIGHT IS PROPOSED.

DESCRIPTION	PERMIT SUBMITTAL			
DATE	01.29.21			
REV	0			



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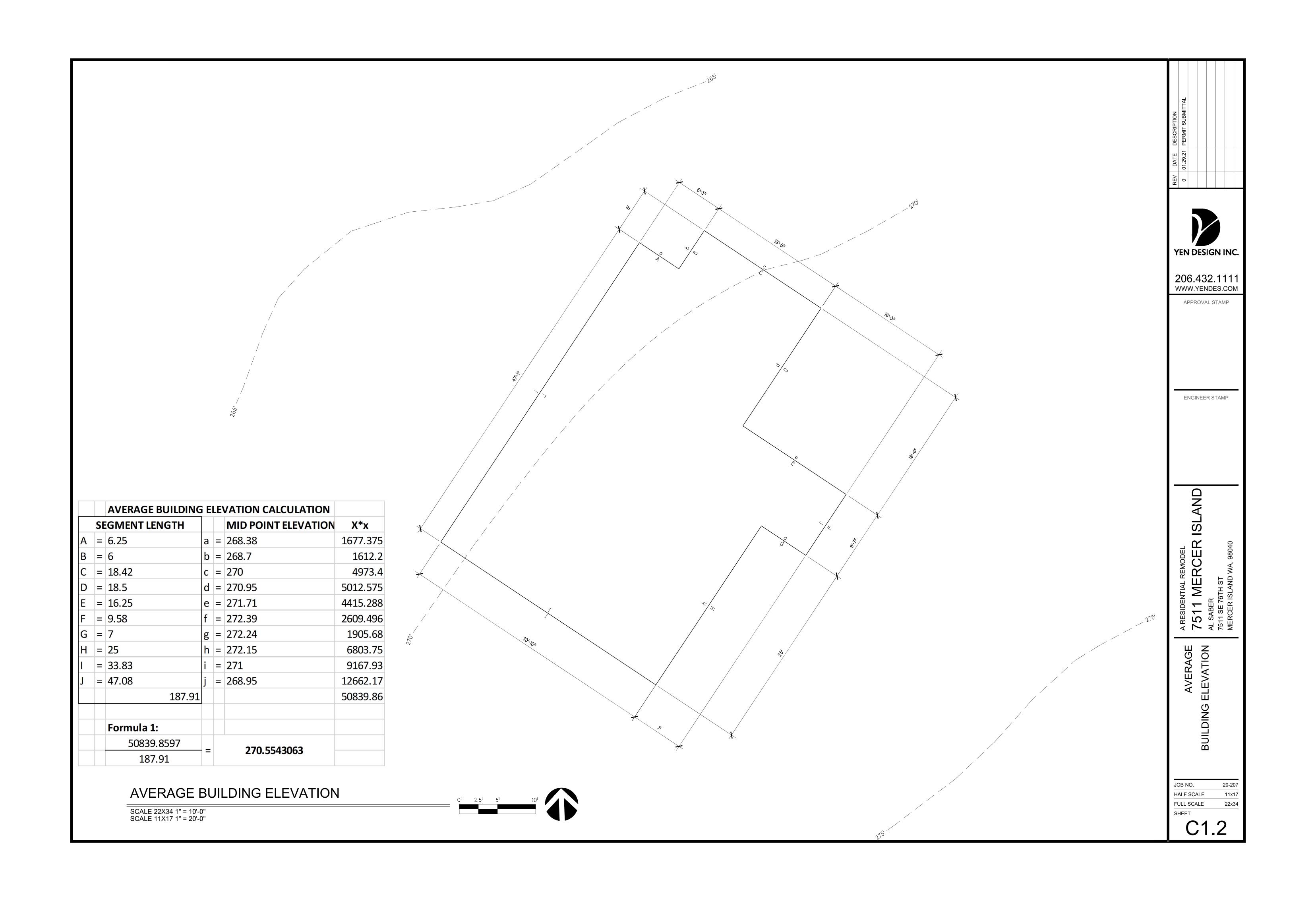
APPROVAL STAMP

ENGINEER STAMP

MERCE! A RES 75, 75, AL SA 75,113

> INFO)EC PRO

JOB NO.	20-207
HALF SCALE	11x17
FULL SCALE	22x34
SHEET	
C1.	.1



ENERAL NOTES

CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS AND DIMENSIONS

PRIOR TO COMMENCING THE WORK. WORK SHALL COMPLY WITH THE FOLLOWING CODES

2015 INTERNATIONAL RESIDENTIAL CODE |2015 Washington Energy code

OTHER CODES APPLICABLE BY JURISDICTION.

ALL PLUMBING, ELECTRICAL, AND HVAC PENETRATIONS IN FLOOR, WALLS, AND CEILINGS ARE CAULKED AND SEALED

- WHERE PENETRATIONS NEED A FIRESTOP, DISCUSS WITH
- ELECTRICAL OUTLET AND LIGHT SWITCH BOXES ON EXTERIOR WALLS MUST BE SEALED AT THE BACK OF THE RECEPTACLE OR SEALED WITH FACEPLATE GASKETS.
- SEAL RIM JOIST BETWEEN HEATED FLOORS OR USE PRODUCT LIKE "TYVEK" ON EXTERIOR.
- VAPOR BARRIER SHALL BE EITHER FACE STAPLED BATTS, 4 MIL. VISQUEEN OR AN APPROVED VAPOR BARRIER PAINT.

<u>EPARATION BETWEEN DWELLING AND GARAGE/CARPORT</u>

- NO SEPARATION REQUIRED IF ENTIRELY OPEN ON 2 OR MORE SIDES AND NO ENCLOSED USES. OPEN DECKS ABOVE ARE OKAY. NON-RATED WALLS AND OPENABLE WINDOWS BETWEEN THE DWELLING AND CARPORT ARE OKAY).
- MINIMUM 1/2" GWB ON GARAGE/CARPORT SIDE OF WALLS REQUIRED FOR ALL GARAGES/CARPORTS NOT COVERED BY 1A
- 1-HOUR FIRE RATED WALL REQUIRED IF LESS THAN 5 FEET FROM PROPERTY LINE (NO OPENINGS ALLOWED LESS THAN 3' FROM PROPERTY LINE, 25% MAXIMUM OPENINGS BETWEEN 3' AND 5' TO PROPERTY LINE). OVERHANGS MUST BE A MINIMUM 2' FROM PROPERTY LINE, EXCEPT STEEL GUTTER ALLOWED CLOSER AND 5/8" GWB SHEATHING REQUIRED ON UNDERSIDE WHEN 5' OR LESS FROM PROPERTY LINE.

GRESS WINDOWS: REQUIRED FOR 1 WINDOW/BEDROOM OR SLEEPING AREA (BELOW 4TH FLOOR) AND 1 WINDOW/BASEMENT

- MIN. NET CLEAR AREA = 5.7 SQ. FT., [MIN. 3'0" x 4'6" IF DOUBLE HUNG OR 4'0" x 3'6" WINDOW IF SLIDER). 5.0 SQ. FT. IF SILL
- HEIGHT IS WITHIN 44" OF GRADE (ABOVE OR BELOW) MIN. NET CLEAR OPENING WIDTH = 20"; MIN. NET CLEAR OPENING HEIGHT = 24"
- MAX. SILL HEIGHT = 44" (ONE PERMANENTLY INSTALLED STEP WITH MAX. 8" RISE AND MIN. 9" RUN OKAY FOR EXISTING BEDROOMS).

<u>EQUIRED GLAZING FOR HABITABLE ROOMS</u>

- MIN. GLAZED EXTERIOR OPENING AREA = 8% OF FLOOR AREA. GLAZED OPENINGS NOT REQUIRED WHERE PERMANENTLY INSTALLED ARTIFICIAL LIGHT IS PROVIDED
- OK IF OPENINGS ARE BELOW DECK & ROOFED PORCHES w/MIN. CEILING HEIGHT OF 7 FT. (LONG SIDE 65% OPEN)

MECHANICAL/VENTILATION: REQUIRED FOR HABITABLE ROOMS OF ODITIONS AND ALTERATIONS MORE THAN 500 SQ. FT. OR THAT NCLUDE A KITCHEN, BATHROOM AND OTHER AREAS WHERE COOKING

ODOR OR EXCESS WATER VAPOR WILL BE PRODUCED.

IS NECESSARY TO INSTALL THE WIRING.

- MIN. 50 CFM FOR BATHROOM AND LAUNDRY; MIN. 100 CFM FOR MIN. AIR INTAKE OPENINGS = 4 SQ. IN. PER ROOM.
- WHOLE HOUSE FAN MUST OPERATE AS SPECIFIED IN IRC M1507.3 SMOKE ALARMS: REQUIRED INSIDE AND OUTSIDE OF SLEEPING AREAS AND ON ALL FLOORS. DIRECT WIRING IS REQUIRED FOR SMOKE DETECTORS, UNLESS REMOVAL OF INTERIOR WALL OR CEILING FINISHES

<u>CARBON MONOXIDE ALARMS:</u> REQUIRED OUTSIDE SLEEPING AREAS AND ON ALL FLOORS, UNLESS WORK ONLY INVOLVES EXTERIOR SURFACES OF THE BUILDING.

STAIR REQUIREMENTS: (APPLIES TO ALL R-3 STAIRS AND R-2 PRIVATE

- STAIRWAYS): MIN. WIDTH = 36"
- MAX. HEIGHT/RISE = 7-3/4"; MIN. TREAD RUN = 10" MIN. HEADROOM = 6'8"
- HANDRAIL 34"-38" ABOVE TREAD NOSING (RETURN ENDS)
- HANDRAIL GRASP DIMENSION: MIN. 1-1/4", MAX. 2" WINDING STAIRS:
 - 1. MIN. TREAD RUN AT NARROWEST POINT = 6" 2. MIN. TREAD RUN 12" FROM NAORROWEST POINT = 10" SPIRAL STAIRS:
 - 1. MIN. CLEAR WALKING AREA WIDTH = 26"
 - MAX. RISER HEIGHT = 9-1/2" 3. MIN. HEADROOM = 6'6"

<u>CEILING HEIGHT IN ADDITIONS AND ALTERATIONS:</u>

MIN. 7'0": FOR NEW CONSTRUCTION OR ADDITIONS ROOMS WITH SLOPED CEILINGS REQUIRE MINIMUM CEILING HEIGHT IN 1/2 OF THE AREA. (PORTIONS OF THE ROOM WITH CEILING HEIGHT LESS THAN 5 FT. DO NOT COUNT IN TOTAL AREA).

- FACED BATTS ARE LAPPED AND FACE STAPLED AT FRAMING MEMBERS.
- ALL EXTERIOR WALL CAVITIES ARE FILLED WITH UNCOMPRESSED INSULATION, INCLUDING ALL CAVITIES ISOLATED DURING FRAMING, WIRING, AND PLUMBING
- ALL RECESSED FIXTURES IN EXTERIOR WALLS HAVE RIGID BOARD INSULATION BEHIND THEM.
- UNDERFLOOR INSULATION IS SUPPORTED BY LATH, TWINE, OR
- OTHER NON-COMPRESSING MEANS.
- ATTIC ACCESS IS BAFFLED, WEATHER-STRIPPED AND INSULATED.

FOUNDATION LOCATION: PROPERTY CORNERS MUST BE ACCURATELY DETERMINED AND INDICATED ON SITE FOR FOUNDATION INSPECTION. A SURVEY MAY BE REQUIRED. FENCE LOCATIONS WILL NOT BE ACCEPTED AS ESTABLISHING PROPERTY CORNERS.

OTHER REQUIREMENTS

- GUARDRAILS: MIN. 36" HT. MAX. 4" SPACING BETWEEN
- INTERMEDIATE MEMBERS (42" MIN. HT. FOR R-2 EXTERIOR). FOORINGS: BOTTOM MIN. 12" BELOW GRADE, TOP OF FOUNDATION WALL MIN. 6" ABOVE GRADE.
- CONRETE SLABS ON GRADE: 3-1/2" MIN. THICKNESSES PIER BLOCKS: MIN. 12" X 12" SIZE; RESTING ON CONCRETE PAD
- FOUNDATION WALLS: PROVIDE ONE (1) #4 REBAR TOP AND BOTTON AND AT ALL WINDOWS/DOOR OPENINGS. LIMIT 41 MAX. BACKFILL f. FOUNDATION ANCHOR BOLTS: MIN. 1/2" x 10", 6 FT. ON CENTER MAX. WITH TWO (2) BOLTS PER PIECE OF PLATE AND AT LEAST

ONE (1) BOLT WITH 12" AT END OF EACH PIECE (REQUIRED FOR

- NEW CONSTRUCTION) ALL STRUCTURAL SOFTWOOD PLYWOOD, PARTICLE BOARD, WAFER BOARD, AND OSB BOARD ARE STAMPLED WITH EXPOSURE 11 OR
- WATER HEATER STORAGE TANK LABELED AS MEETING 1987 NAT'L APPLIANCE ENERGY CONSERVATION ACT. ASHRAE STANDARD 90A-1980 INSULATION TO R-16 OR R-10 PAD IF LOCATED OVER UNINSULATED SLAB.
- INSULATE HOT AND COLD WATER PIPES TO R-3 IN UNHEATED
- SHOWER REGULATOR TO LIMIT HOT WATER DISCHARGE TO 2.5
- WOODSTOVES AND FIREPLACES HAVE TIGHT FITING DOORS, OUTSIDE COMBUSTION AIR DUCTED TO FIREBOX WITH ACCESSIBLE DAMPER, MIN 6 SQ IN FREE VENT AREA. TIGHT FITTING FLUE DAMPERS REQ'D.
- ALL GAS AND OIL COMBUSTION APPLIANCES HAVE A DIRECT VENT OR FORCED DRAFT VENTING
- m. RECESSED LIGHTS ARE I.C. RATED, DOUBLE WALL CAN LIGHTS OR WITHIN SEALED WPGWB BOX-IN.
- CONTRACTOR TO PROVIDE (1) 16"x24" MINIMUM CRAWL SPACE ACCESS INTO NEW CRAWL SPACE AREA THAT IS ACCESSIBLE FROM EITHER THE OUTSIDE OR FROM THE EXISTING CRAWLSPACE AREA. OTHERWISE CONTRACTOR IS TO PROVIDE (1) 18"x24" MINIMUM CRAWL SPACE ENTRANCE THROUGH MAIN LEVEL FLOOR FRAMING THAT ACCESSES NEW CRAWL SPACE AREA
- A CERTIFICATE IS REQUIRED TO BE POSTED WITHIN 31 OF THE ELECTRICAL PANEL PER WSEC R401.3 AND INCLUDE THE FOLLOWING: PREDOMINATE R-VALUES, U-VALUES OF FENESTRATION, RESULTS FROM DUCT SYSTEM AND BUILDING ENVELOPE AIR LEAKAGE TESTING, AND EFFICIENCIES OF HEATING/COOLING/WATER HEATING EQUIPMENT.
- A MIN OF 75 PERCENT OF PERMANENTLY INSTALLED LAMPS IN INTERIOR AND EXTERIOR LIGHTING FIXTURES MUST BE HIGH-EFFICIENCY LAMPS PER WSEC R404.1

INSULATION

INSULATION AND FENESTRATION REQUIREMEN	NTS R402.1.1
CLIMATE ZONE	5 AND MARINE-4
FENESTRATION U-FACTOR (k)	0.30
SKYLIGHT U-FACTOR (k)	0.50
GLAZED FENESTRATION SHGC (b,e)	NR
CEILING R-VALUE (k)	49
WOOD FRAME WALL R-VALUE (c)	21 INT
MASS WALL R-VALUE (d)	21/21
FLOOR R-VALUE	30
BELOW-GRADE WALL R-VALUE (e,c)	10/15/21 INT + TB
SLAB R-VALUE & DEPTH (g,h)	10, 2FT

FOR SI: 1 FOOT = 304.8 MM, CI = CONTINUOUS INSULATION, INT =

- INTERMEDIATE FRAMING. a. R-VALUES ARE MINIMUMS, U-FACTORS AND SHGC ARE MAXIMUMS. WHEN INSULATION IS INSTALLED IN A CAVITY WHICH IS LESS THAN THE LABEL OR DESIGN THICKNESS OF THE INSULATION, THE COMPRESSED R-VALUE OF THE INSULATION FROM APPENDIX TABLE
- b. THE FENESTRATION U-FACTOR COLUMN EXCLUDES SKYLIGHTS. THE

A101.4 SHALL NOT BE LESS THAN THE R-VALUE SPECIFIED IN THE

- SHGC COLUMN APPLIES TO ALL GLAZED FENESTRATION. 2. MIN. TREAD RUN 12" FROM NARROWEST POINT = 7-1/2" / c. "10/15/21 +TB" MEANS R-10 CONTINUOUS INSULATION ON THE EXTERIOR OF THE WALL, OR R-15 CONTINUOUS INSULATION ON THE INTERIOR OF THE WALL, OR R-21 CAVITY INSULATION PLUS A THERMAL BREAK BETWEEN THE SLAB AND THE BASEMENT WALL AT THE INTERIOR OF THE BASEMENT WALL. "10/15/21 +TB" SHALL BE PERMITTED TO BE MET WITH R-13 CAVITY INSULATION ON THE INTERIOR OF THE BASEMENT WALL PLUS R-5 CONTINUOUS INSULATION ON THE INTERIOR OR EXTERIOR OF THE WALL. "TB" MEANS THERMAL BREAK BETWEEN FLOOR SLAB AND BASEMENT
 - d. R-10 CONTINUOUS INSULATION IS REQUIRED UNDER HEATED SLAB ON GRADE FLOORS, SEE R402.2.9.1.
 - e. THERE ARE NO SHGC REQUIREMENTS IN THE MARINE ZONE.
 - RESERVED. RESERVED.

RESERVED.

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- THE SECOND R-VALUE APPLIES WHEN MORE THAN HALF THE INSULATION IS ON THE INTERIOR OF THE MASS WALL.
- RESERVED. k. FOR SINGLE RAFTER- OR JOIST-VAULTED CEILINGS, THE INSULATION MAY BE REDUCED TO R-38.

- m. INT. (INTERMEDIATE FRAMING) DENOTES STANDARD FRAMING 16 INCHES ON CENTER WITH HEADERS INSULATED WITH A MINIMUM OF R-10 INSULATION.
- n. LOG AND SOLID TIMBER WALLS WITH A MINIMUM AVERAGE THICKNESS OF 3.5 INCHES ARE EXEMPT FROM THIS INSULATION REQUIREMENT
- o. WHERE EXISTING FRAMING CAVITIES ARE EXPOSED DURING CONSTRUCTION, THE CAVITIES MUST BE FILLED TO FULL DEPTH WITH BATT INSULATION OR INSULATION HAVING AN EQUIVALENT NOMINAL R-VALUE OF R-15 AT 2x4 WALLS OR R-21 AT 2x6 WALLS PER WSEC 503.1.1

MECHANICAL/VENTILATION

LOCAL EXHAUST REQUIREM	ENTS M1507.4
AREAS TO BE EXHAUSTED	EXHAUST RATES
KITCHENS	100 CFM INTERMITTENT OR 25 CFM CONTINUOUS
BATHROOMS/TOILET ROOMS, LAUNDRY ROOMS,INDOOR SWIMMING POOL ROOMS, SPA ROOMS.	MECHANICAL EXHAUST CAPACITY OF 50 CFM INTERMITTENT OR 20 CFM CONTINUOUS

CONTINUOUS WHOLE-HOUSE MECHANICAL VENTILATION

SYSTEM AIRFLOW RATE REQUIREMENTS M1507.3.3(1)								
		NUMBER OF BEDROOMS						
DWELLING UNIT	0-1	2-3	4-5	6-7	>7			
FLOOR AREA (SQUARE FEET)	AIRFLOW IN CFM							
<1500	30	45	60	75	90			
1501-3000	45	60	75	90	105			
3001-4500	60	75	90	105	120			
4501-6000	75	90	105	120	135			
6001-7500	90	105	120	135	150			
>7501	105	120	135	150	165			

INTERMITTE			E MECH. RS M150		VENTILA	TION
RUN-TIME PRECENTAGE IN EACH 4-HOUR SEGMENT	25%	33%	50%	66%	75%	100%
FACTOR	4	3	2	1.5	1.3	1.0

<u>1.</u> LOCAL EXHAUST SHALL BE POVIDED IN EACH KITCHEN, BATHROOM, WATER CLOSET, LAUNDRY ROOM, INDOOR SWIMMING POOL, SPA, AND OTHER ROOMS WHERE WATER VAPOR OR COOKING ODOR IS PRODUCED. LOCAL EXHAUST SYSTEMS SHALL BE DESIGNED TO HAVE CAPACITY TO EXHAST THE MINIMUM AIR FLOW RATE DETERMINED IN ACCORDANCE WITH TABLE IRC M1507.4.

- KITCHENS = 100 CFM INTERMITTENT OR 25 CFM CONTINUOUS. BATHROOMS/TOILET ROOMS, LAUNDRY ROOMS, INDOOR SWIMMING POOL ROOMS, SPA ROOMS = 50 CFM INTERMITTENT OR 20 CFM
- CONTINUOUS. EXCEPTION: WHERE A RANGE HOOD OR DOWN DRAFT EXHAUST FAN IS USED TO SATISFY THE LOCAL EXHAUST REQUIREMENTS FOR KITCHENS, THE RANGE HOOD OR DOWN DRAFT EXHAUST SHALL NOT BE LESS THAN 100 CFM AT .10 INCHES WATER GAUGE.
- LOCAL EXHAUST SYSTEMS SHALL BE CONTROLLED BY MANUAL SWITCHES, DEHUMIDISTATS, TIMERS, OR OTHER APPROVED MEANS. 2. WHOLE-HOUSE VENTILATION USING EXHAUST FANS MUST COMPLY WITH:
- IRC M1507.3.2: 24HR INTERMITTENT WHOLE-HOUSE SWITCH TO BE INSTALLED TO CONTROL WHOLE-HOUSE FAN INTERMITTENTLY PER TABLE M1507.3.3(2). LABEL TO BE AFFIXED TO THE CONTROL THAT READS "WHOLE HOUSE VENTILATION (SEE OPERATING INSTRUCTIONS)". OPERATING INSTRUCTIONS SHALL BE PROVIDED BY INSTALLER.
- IRC M1507.3.4.1: FAN MUST HAVE A FLOW RATING AT 0.25 INCHES WATER GAUGE
- M1507.3.4.2: FANS WITHIN 4 FEET OF INTERIOR GRILLE SHALL HAVE A SONE RATING OF 1.0 OR LESS MEASURED AT 0.1 INCHES1 WATER GAUGE.
- IRC M1507.3.4.4: EACH HABITABLE SPACE SHALL BE PROVIDED WITH OUTDOOR AIR INLETS OR OPERABLE WINDOWS WITH AN OPENABLE AREA NOT LESS THAN 4 SQUARE INCHES OF NET FREE AREA OF OPENING FOR EACH 10 CFM OF OUTDOOR AIR REQUIRED BY TABLE M1507.3.3(1). WHERE OUTDOOR AIR SUPPLIES ARE SEPARATED FROM EXHAUST POINTS BY DOORS, PROVISIONS SHALL BE MADE TO ENSURE 6. REFER TO IRC SECTION 312.2 FOR ADDITIONAL REQUIREMENT. AIR FLOW BY INSTALLATION OF DISTRIBUTION DUCTS, UNDERCUTTING DOORS, INSTALLATION OF GRILLES, TRANSOMS, OR SIMILAR MEANS. DOORS SHALL BE UNDERCUT TO A MINIMUM OF 1/2 INCH ABOVE THE SURFACE OF THE FINISH FLOOR COVERING.

3. DUCTS MUST BE LEAK TESTED IN ACCORDANCE WITH WSU RS-33 USING THE MAXIMUM DUCT LEAKAGE RATES SPECIFIED. DUCT TIGHTNESS MUST BE VERIFIED BY EITHER A POST-CONSRUCTION TEST OR ROUGH - IN TEST PER WSEC R403.3.3. TOTAL LEAKAGE MUST BE LESS THAN OR EQUAL TO 4 CFM PER 100 SQ-FT OF CONDITIONED FLOOR AREA WHEN TESTED AT A PRESSURE DIFFERENTIAL OF 0.1" W.G. (25 PA) ACROSS THE ENTIRE

4. PER IRC M1503.4, IF THE EXHAUST HOOD IN THE KITCHEN HAS A CAPACITY IN EXCESS OF 400 CFM, IT MUST BE MECHANICALLY OR NATURALLY PROVIDED WITH MAKEUP AIR AT A RATE OF APPROXIMATELY EQUAL TO THE EXHAUST TO THE EXHAUST AIR RATE. SUCH MAKE UP AIR SYSTEMS MUST BE EQUIPPED WITH NOT LESS THAN ONE DAMPER. EACH DAMPER SHALL BE A GRAVITY DAMPER OR AN ELECTRICALLY OPERATED DAMPER THAT AUTOMATICALLY OPENS WHEN THE EXHAUST SYSTEM OPERATES 5. WHERE A CLOSET IS DESIGNED FOR THE INSTALLATION OF A

CLOTHES DRYER, AN OPENING HAVING AN AREA OF NOT LESS THAN 100

SQ. INCHES SHALL BE PROVIDED IN THE CLOSET ENCLOSURE OR MAKEUP

AIR SHALL BE PROVIDED BY OTHER APPROVED MEANS PER SMC 504.6.

Vertical Fenestration (Windows and doors)

Component

Description

Bescription	iter.	O Tuctor
D1 - SOLID	WSEC	0.30
W1 - C - EGRESS	WSEC	0.30
W2 - XO	WSEC	0.30
W3 - SH	WSEC	0.30
W4 - SH	WSEC	0.30
W5 - SH	WSEC	0.30
W6 - SH	WSEC	0.30
W7 - SH - EGRESS	WSEC	0.30
W8 - SH - EGRESS - SAFETY	WSEC	0.30
W9 - SH - EGRESS	WSEC	0.30
W10 - SH	WSEC	0.30
W11 - SH	WSEC	0.30
W12 - SH	WSEC	0.30
W13 - SH	WSEC	0.30
W14 - SH - OPAQUE - SAFETY	WSEC	0.30
W15 - SH - OPAQUE - SAFETY	WSEC	0.30
W16 - SH - OPAQUE	WSEC	0.30
W17 - SH	WSEC	0.30
W18 - SH	WSEC	0.30

<u>SAFETY GLAZING FOR EXISTING OPENING REPLACEMENT</u>

THE DOOR IS DECORATIVE

THE DOOR AND THE GLAZING

HORIZONTALLY, FROM THE GLAZING.

* DECORATIVE GLAZING

INCHES ABOVE WALKING SURFACE.

EXCEPTIONS

THE EDGE OF THE WATER.

SQUARE FEET.

FROM THE FLOOR

<u>GLAZING IN DOORS:</u> SAFETY GLAZING IS REQUIRED IN FIXED AND

OPERABLE PANELS OF SWINGING, SLIDING, AND BIFOLD DOORS. SAFETY

GLAZING IS NOT REQUIRED IN A DOOR IF THE GLAZED OPENINGS DO

NOT ALLOW THEPASSAGE OF A 3 INCH SPHERE, OR THE GLAZING IN

REQUIRED IN THE FOLLOWING LOCATIONS IF THE BOTTOM EDGE OF

GLAZING IS IN THE SAME PLANE AS THE DOOR, OR IF GLAZING IS IN

HINGE SIDE OF AN INSWING DOOR. SAFETY GLAZING IS NOT REQUIRED

THERE IS AN INTERVENING WALL OR PERMANENT BARRIER BETWEEN

THE INDIVIDUAL PANEL MEETS ALL OF THE FOLLOWING REQUIREMENTS:

• THE TOP EDGE OF THE GLAZING IS MORE THAN 36 INCHES ABOVE

* WHERE A HORIZONTAL RAIL CAPABLE OF RESISTING 50 PLF

OF FORCE WITHOUT MAKING CONTACT WITH THE GLASS IS

NONSTRUCTURAL IN-FILL PANELS, IS REQUIRED TO BE SAFETY GLAZING.

FENCES AROUND SHOWERS, BATHTUBS, POOLS, HOT TUBS, SPAS, SAUNAS,

AND STEAM ROOMS WHERE THE BOTTOM EDGE OF THE GLAZING IS

LESS THAN 60 INCHES FROM THE STANDING OR WALKING SURFACE IS

REQUIRED TO BE SAFETY GLAZING. SAFETY GLAZING IS NOT REQUIRED

WHERE THE GLAZINGIS MORE THAN 60 INCHES, HORIZONTALLY, FROM

A MINIMUM OF 75 PERCENT OF PERMANENTLY INSTALLED LAMPS IN

LIGHTING FIXTURES SHALL BE HIGH-EFFICACY LAMPS.

INSTALLED ON THE ACCESSIBLE SIDE OF THE GLAZING 34-38

• EXPOSED AREA OF THE INDIVIDUAL PANEL IS GREATER THAN 9

• THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 18 INCHES

• THERE IS A WALKING SURFACE WITHIN 36 INCHES, MEASURED

4. GLAZING IN RAILINGS AND GUARDS: ALL GLAZING IN GUARDS AND

5. GLAZING AND WET SURFACE: GLAZING IN WALLS, ENCLOSURES, OR

RAILINGS, INCLUDING STRUCTURAL BALUSTER PANELS AND

A WALL PERPENDICULAR TO THE DOOR WITHIN 24 INCHES ON THE

3. <u>GLAZING IN WINDOWS:</u> SAFETY GLAZING IN WINDOWS IS REQUIRED IF

2. GLAZING ADJACENT TO DOORS: GLAZING ADJACENT TO DOORS IS

THE GLAZING IS LESS THAN 60 INCHES ABOVE THE WALKING

SURFACE: WITHIN 24 INCHES OF EITHER SIDE OF THE DOOR IF

U-factor

ACTUAL SIZE

Height Sil

Name	Feet 6 3 2 5 4 5 6 4 6	8 6 0 0 6 0 0	Feet	8 6 6 6 6 6 6 6		Area 17.8 10.5 10.0 14.2 27.8 14.2 28.3 60.0	3.15 3.00 4.25 8.33 4.25 8.50
0 0 10 1 10 10 0	3 2 5 4 5 6 4	6 0 0 6 0 0	3 5 3 2 3 3	8 6 6 6 6		10.5 10.0 14.2 27.8 14.2 28.3	3.15 3.00 4.25 8.33 4.25 8.50
0 10 1 10 10 0	2 5 4 5 5 6 4	0 0 6 0 0	5 3 2 3 3	6 6 6 6		10.0 14.2 27.8 14.2 28.3	3.00 4.25 8.33 4.25 8.50
10 1 10 10 0	5 4 5 5 6 4	0 6 0 0 0	3 2 3 3 2	6 6 6		14.2 27.8 14.2 28.3	4.25 8.33 4.25 8.50
1 10 10 0	4 5 5 6 4	6 0 0 0	2 3 3 2	6 6 6		27.8 14.2 28.3	8.33 4.25 8.50
10 10 0	5 5 6 4	0 0 8	3 3 2	6 6		14.2 28.3	4.25 8.50
10 0	5 6 4	0 0 8	3	6		28.3	8.50
0	6 4	0	2	6			
0	4	8				60.0	18.00
			2	6	1		
0	6	^				18.7	5.60
	0	0	2	6		48.0	14.40
0	4	0	2	6		16.0	4.80
6	4	0	3	6		14.0	4.20
0	5	6	3	0		16.5	4.95
0	3	0	5	6		12.0	3.60
10	3	0	4	6		8.5	2.55
10	3	0	4	6		8.5	2.55
10	3	0	4	6		8.5	2.55
10	3	0	4	6		8.5	2.55
^	4	0	2	6	l ľ	16.0	4.80
	0 10 10	0 3 10 3 10 3 10 3	0 3 0 10 3 0 10 3 0 10 3 0 10 3 0	0 3 0 5 10 3 0 4 10 3 0 4 10 3 0 4 10 3 0 4	0 3 0 5 6 10 3 0 4 6 10 3 0 4 6 10 3 0 4 6 10 3 0 4 6 10 3 0 4 6	0 3 0 5 6 10 3 0 4 6 10 3 0 4 6 10 3 0 4 6 10 3 0 4 6 10 3 0 4 6	0 3 0 5 6 10 3 0 4 6 10 3 0 4 6 10 3 0 4 6 10 3 0 4 6 10 3 0 4 6 10 3 0 4 6 8.5 10 3 0 4 6 8.5

APPROVAL STAMP

Sum of Vertical Fenestration Area and UA Vertical Fenestration Area Weighted U = UA/Area

357.9	107.
	0.3
•	

WINDOW & DOOR SCHEDULE NOTES XO = SLIDER, SH = SINGLE HUNG, DH = DOUBLE HUNG, FIX = PICTURE, C = CASEMENT

2. IF CONTRACTOR DECIDES TO REPLACE WINDOWS, THEY MUST MEET ENERGY PERFORMANCE STANDARDS, HEAT TREATMENT REQUIREMENTS AND EGRESS

ALL WINDOWS SHALL BE NFRC CERTIFIED. CONTRACTOR TO VERIFY EGRESS AND HEAT TREATMENT

REQUIREMENTS WITH WINDOW & DOOR MANUFACTURER. EGRESS WINDOWS SIZED FOR "MILGARD STYLE LINE" SERIES WINDOWS. CONTRACTOR TO VERIFY EGRESS REQUIREMENTS IF A DIFFERENT MANUFACTURER / MODEL IS CHOSEN

WASHINGTON STATE ENERGY CREDIT CALCULATION

1162 SF OF NEW HEATED FLOOR AREA. 3 CREDITS REQ'D.

ENERGY CREDITS CHOSEN:

- 2.3: AIR LEAKAGE CONTROL AND EFFICIENT VENTILATION: 1.5 PTS COMPLIANCE BASED ON SECTION R402.4.1.2: REDUCE THE TESTED AIR LEAKAGE TO 1.5 AIR CHANGES PER HOUR MAXIMUM AT 50 PASCALS & ALL WHOLE HOUSE VENTILATION REQUIREMENTS AS DETERMINED BY SECTION M1507.3 OF THE INTERNATIONAL RESIDENTIAL CODE OR SECTION 403.8 OF THE INTERNATIONAL MECHANICAL CODE SHALL BE MET WITH A HEAT RECOVERY VENTILATION SYSTEM WITH MINIMUM SENSIBLE HEAT RECOVERY EFFICIENCY OF 0.75.
- 5.3: EFFICIENT WATER HEATING: 1.0 PTS ENERGY STAR RATED GAS OR PROPANE WATER HEATER WITH A MINIMUM UEF OF 0.91.
- 7.1: APPLIANCE PACKAGE: 0.5 PTS.

ALL OF THE FOLLOWING APPLIANCES SHALL BE NEW AND INSTALLED IN THE DWELLING UNIT AND SHALL MEET THE FOLLOWING STANDARDS: DISHWASHER -ENERGY STAR RATED REFRIGERATOR (IF PROVIDED) -ENERGY STAR RATED WASHING MACHINE -ENERGY STAR RATED DRYER -ENERGY STAR RATED, VENTLESS DRYER WITH A MINIMUM CEF RATING OF 5.2.

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ENGINEER STAMP

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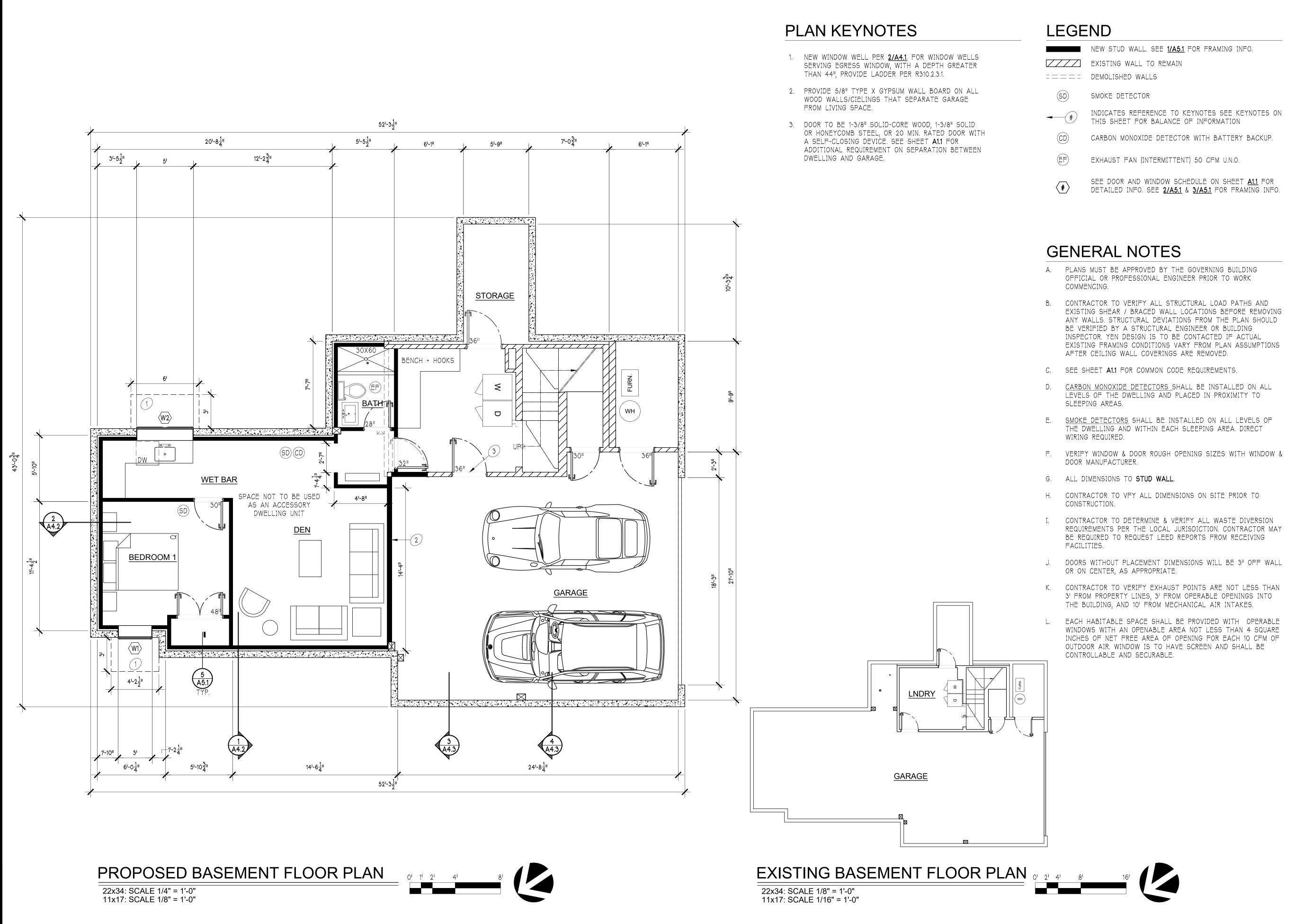
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JOB NO. 20-207 HALF SCALE 11x17 FULL SCALE 22x34 SHEET A1.1



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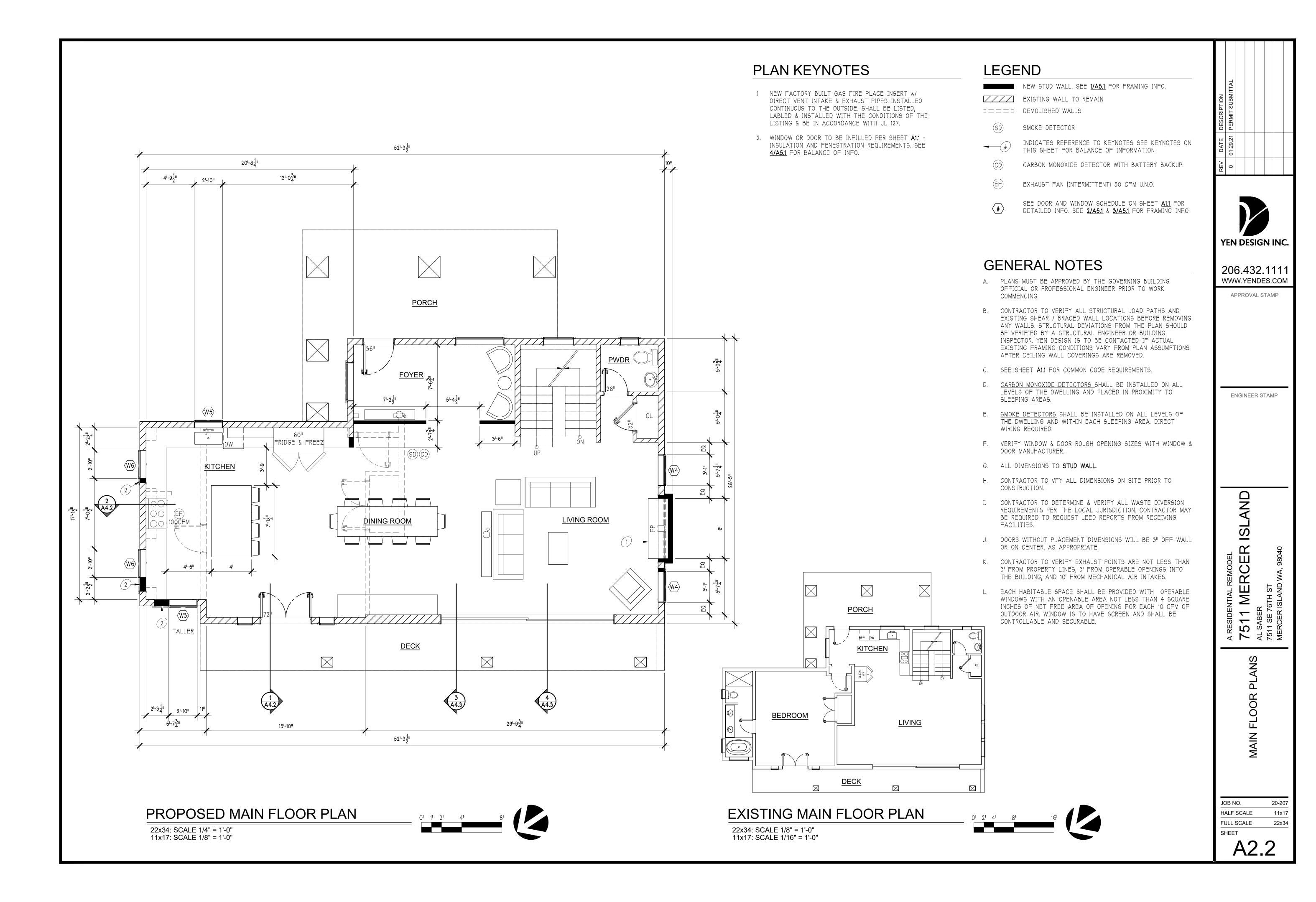
A RESIDENTIAL REMODEL

7511 MERCER ISLAN
AL SABER
7511 SE 76TH ST
MERCER ISLAND WA, 98040

BASEMENT FLOOR PLAN

JOB NO. 20-207
HALF SCALE 11x17
FULL SCALE 22x34
SHEET

A2.1



STORAGE 14'-10<u>7</u>" 21-1011 2¹-10¹¹ 4'-9|| NDRY 48X72 100CFM MASTER **BATHROOM** BEDROOM 2 WALK IN CLOSET MASTER SUITE BEDROOM 3 31-3311 50'-10¹/₂"

PROPOSED UPPER FLOOR PLAN

22x34: SCALE 1/4" = 1'-0"

11x17: SCALE 1/8" = 1'-0"

PLAN KEYNOTES

- 1. 90 CFM CONTINUOUS WHOLE HOUSE FAN AT 0.25" WATER GAUGE WITH A SONE RATING OF 1.0 OR LESS MEASURED AT 0.1 INCHES WATER GAUGE. IF FAN IS TO BE INTERMITTENT, APPLY VENTILATION RATE FACTOR PER IRC M1507.3.3(2) ON PAGE A1.1.
- 2. TPO ROOFING ON VAPOR BARRIER ON SHEATHING PER STRUCTURAL DRAWINGS. PROVIDE WALKABLE SURFACE PER MANUFACTURE ABOVE THE TPO MEMBRANE.
- 3. MIN 22"x30" ATTIC ACCESS.
- 4. DOOR SHALL BE LOUVERED OR BE UNDERCUT TO A MINIMUM OF 1/2" ABOVE THE SURFACE OF THE FINISH FLOOR COVERING.
- 5. CRYSTALITE INFINITY GLASS GUARDRAIL SYSTEM. 7/16" FULLY TEMPERED GLASS RAILING AT 36" IN HEIGHT. SYSTEM ADHERES TO THE APPROPRIATE ASTM STANDARD SPECIFICATIONS (C1048, C1172, C1036) AND THE REQUIREMENTS IN ASCE 7 SECTION 4.5.1. CONTRACTOR TO INSTALL RAILING SYSTEM EXACTLY TO MANUFACTURERS SPECIFICATIONS, IF CONTRACTOR DECIDES TO INSTALL A DIFFERENT RAILING SYSTEM, THEY MUST VERIFY THE NEW SYSTEM IS IN COMPLIANCE WITH ASCE 7 SECTION
- 6. WINDOW OR DOOR TO BE INFILLED PER SHEET A1.1 -INSULATION AND FENESTRATION REQUIREMENTS. SEE 4/A5.1 FOR BALANCE OF INFO.
- 7. NEW FACTORY BUILT GAS FIRE PLACE INSERT W/ DIRECT VENT INTAKE & EXHAUST PIPES INSTALLED CONTINUOUS TO THE OUTSIDE. SHALL BE LISTED, LABLED & INSTALLED WITH THE CONDITIONS OF THE LISTING & BE IN ACCORDANCE WITH UL 127.

LEGEND

NEW STUD WALL. SEE <u>1/A5.1</u> FOR FRAMING INFO. EXISTING WALL TO REMAIN

==== DEMOLISHED WALLS

SMOKE DETECTOR

INDICATES REFERENCE TO KEYNOTES SEE KEYNOTES ON THIS SHEET FOR BALANCE OF INFORMATION

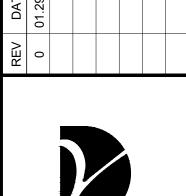
CARBON MONOXIDE DETECTOR WITH BATTERY BACKUP.

EXHAUST FAN (INTERMITTENT) 50 CFM U.N.O.

SEE DOOR AND WINDOW SCHEDULE ON SHEET A1.1 FOR DETAILED INFO. SEE 2/A5.1 & 3/A5.1 FOR FRAMING INFO.

GENERAL NOTES

- A. PLANS MUST BE APPROVED BY THE GOVERNING BUILDING OFFICIAL OR PROFESSIONAL ENGINEER PRIOR TO WORK COMMENCING.
- B. CONTRACTOR TO VERIFY ALL STRUCTURAL LOAD PATHS AND EXISTING SHEAR / BRACED WALL LOCATIONS BEFORE REMOVING ANY WALLS. STRUCTURAL DEVIATIONS FROM THE PLAN SHOULD BE VERIFIED BY A STRUCTURAL ENGINEER OR BUILDING INSPECTOR. YEN DESIGN IS TO BE CONTACTED IF ACTUAL EXISTING FRAMING CONDITIONS VARY FROM PLAN ASSUMPTIONS AFTER CEILING WALL COVERINGS ARE REMOVED.
- C. SEE SHEET A1.1 FOR COMMON CODE REQUIREMENTS.
- D. <u>CARBON MONOXIDE DETECTORS</u> SHALL BE INSTALLED ON ALL LEVELS OF THE DWELLING AND PLACED IN PROXIMITY TO SLEEPING AREAS.
- E. <u>SMOKE DETECTORS</u> SHALL BE INSTALLED ON ALL LEVELS OF THE DWELLING AND WITHIN EACH SLEEPING AREA. DIRECT WIRING REQUIRED.
- F. VERIFY WINDOW & DOOR ROUGH OPENING SIZES WITH WINDOW & DOOR MANUFACTURER.
- G. ALL DIMENSIONS TO STUD WALL.
- H. CONTRACTOR TO VFY ALL DIMENSIONS ON SITE PRIOR TO CONSTRUCTION.
- I. CONTRACTOR TO DETERMINE & VERIFY ALL WASTE DIVERSION REQUIREMENTS PER THE LOCAL JURISDICTION. CONTRACTOR MAY BE REQUIRED TO REQUEST LEED REPORTS FROM RECEIVING
- J. DOORS WITHOUT PLACEMENT DIMENSIONS WILL BE 3" OFF WALL OR ON CENTER, AS APPROPRIATE.
- K. CONTRACTOR TO VERIFY EXHAUST POINTS ARE NOT LESS THAN 3' FROM PROPERTY LINES, 3' FROM OPERABLE OPENINGS INTO THE BUILDING, AND 10' FROM MECHANICAL AIR INTAKES.
- EACH HABITABLE SPACE SHALL BE PROVIDED WITH OPERABLE WINDOWS WITH AN OPENABLE AREA NOT LESS THAN 4 SQUARE INCHES OF NET FREE AREA OF OPENING FOR EACH 10 CFM OF OUTDOOR AIR. WINDOW IS TO HAVE SCREEN AND SHALL BE CONTROLLABLE AND SECURABLE.



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ENGINEER STAMP

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JOB NO. 20-207 HALF SCALE 11x17 FULL SCALE 22x34 SHEET

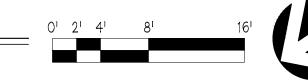
BEDROOM

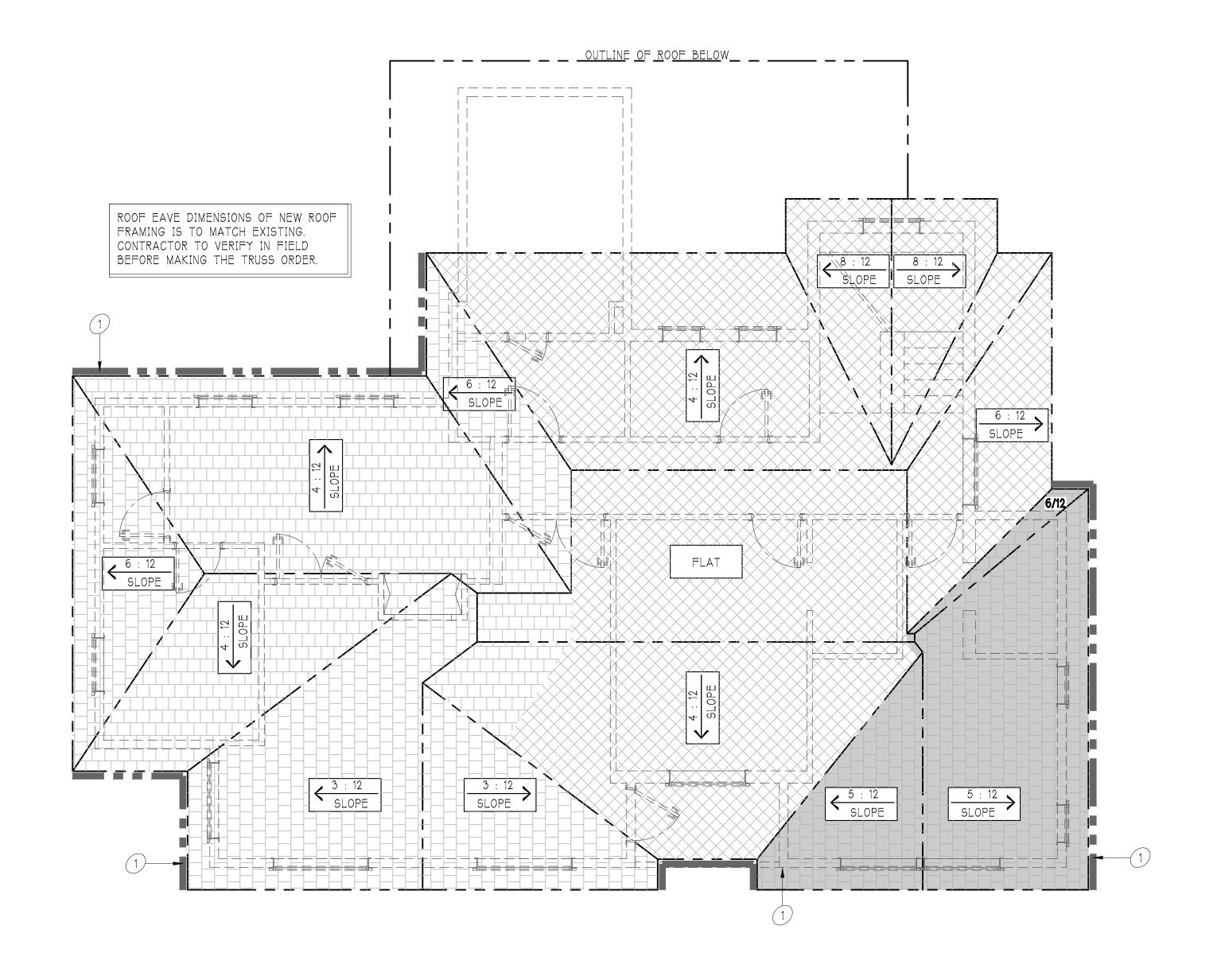
EXISTING UPPER FLOOR PLAN

STORAGE

22x34: SCALE 1/8" = 1'-0" 11x17: SCALE 1/16" = 1'-0"







ROOF PLAN

22x34: SCALE 1/4" = 1'-0" 11x17: SCALE 1/8" = 1'-0"

LEGEND

_____ STRUCTURE BELOW

____ ROOF LINE

NEW GUTTER

INDICATES REFERENCE TO KEYNOTES SEE # KEYNOTES ON THIS SHEET FOR BALANCE OF

EXISTING ROOF FRAMING

NEW ROOF FRAMING

OVER FRAMING PER 6/A5.1

GENERAL NOTES

- A. PLANS MUST BE APPROVED BY THE GOVERNING BUILDING OFFICIAL OR PROFESSIONAL ENGINEER PRIOR TO WORK COMMENCING.
- B. CONTRACTOR TO VERIFY ALL STRUCTURAL LOAD PATHS AND EXISTING SHEAR / BRACED WALL LOCATIONS BEFORE REMOVING ANY WALLS. STRUCTURAL DEVIATIONS FROM THE PLAN SHOULD BE VERIFIED BY A STRUCTURAL ENGINEER OR BUILDING INSPECTOR. YEN DESIGN IS TO BE CONTACTED IF ACTUAL EXISTING FRAMING CONDITIONS VARY FROM PLAN ASSUMPTIONS AFTER CEILING WALL COVERINGS ARE REMOVED.
- C. SEE SHEET A1.1 FOR COMMON CODE REQUIREMENTS.
- D. <u>Carbon Monoxide Detectors</u> shall be installed on all LEVELS OF THE DWELLING AND PLACED IN PROXIMITY TO SLEEPING AREAS.
- E. <u>SMOKE DETECTORS</u> SHALL BE INSTALLED ON ALL LEVELS OF THE DWELLING AND WITHIN EACH SLEEPING AREA. DIRECT WIRING REQUIRED.
- F. VERIFY WINDOW & DOOR ROUGH OPENING SIZES WITH WINDOW & DOOR MANUFACTURER.
- G. ALL DIMENSIONS TO STUD WALL.
- H. CONTRACTOR TO VFY ALL DIMENSIONS ON SITE PRIOR TO
- I. CONTRACTOR TO DETERMINE & VERIFY ALL WASTE DIVERSION REQUIREMENTS PER THE LOCAL JURISDICTION. CONTRACTOR MAY BE REQUIRED TO REQUEST LEED REPORTS FROM RECEIVING FACILITIES.
- J. DOORS WITHOUT PLACEMENT DIMENSIONS WILL BE 3" OFF WALL OR ON CENTER, AS APPROPRIATE.
- K. CONTRACTOR TO VERIFY EXHAUST POINTS OF TERMINATION ARE NOT LESS THAN 3' FROM PROPERTY LINES, 3' FROM OPERABLE OPENINGS INTO THE BUILDING, AND 10' FROM MECHANICAL AIR INTAKES.

ROOF VENT CALC.

892 SQ-FT = 2.97 SQ-FT OR 429 SQ-IN OF NET CLEAR AREA ATTIC ATTIC VENTILATION.

ATTIC VENTILATION METHOD TO BE DETERMINED BY CONTRACTOR: VENTILATION OF ALL ATTIC SPACES OVER HEATED AREAS TO BE DISTRIBUTED AS SUCH:

1/2 GABLE, ROOF JACK, OR RIDGE VENTING 1/2 BIRD BLOCK OR SOFFIT VENTING.

PLAN KEYNOTES

1. DOWN SPOUT LOCATION. STORM WATER TO MITIGATED VIA EXISTING STORM WATER CONTROL SYSTEM ON THE PROPERTY.

DESCRIPTION	01.29.21 PERMIT SUBMITTAL			
DATE	01.29.21			
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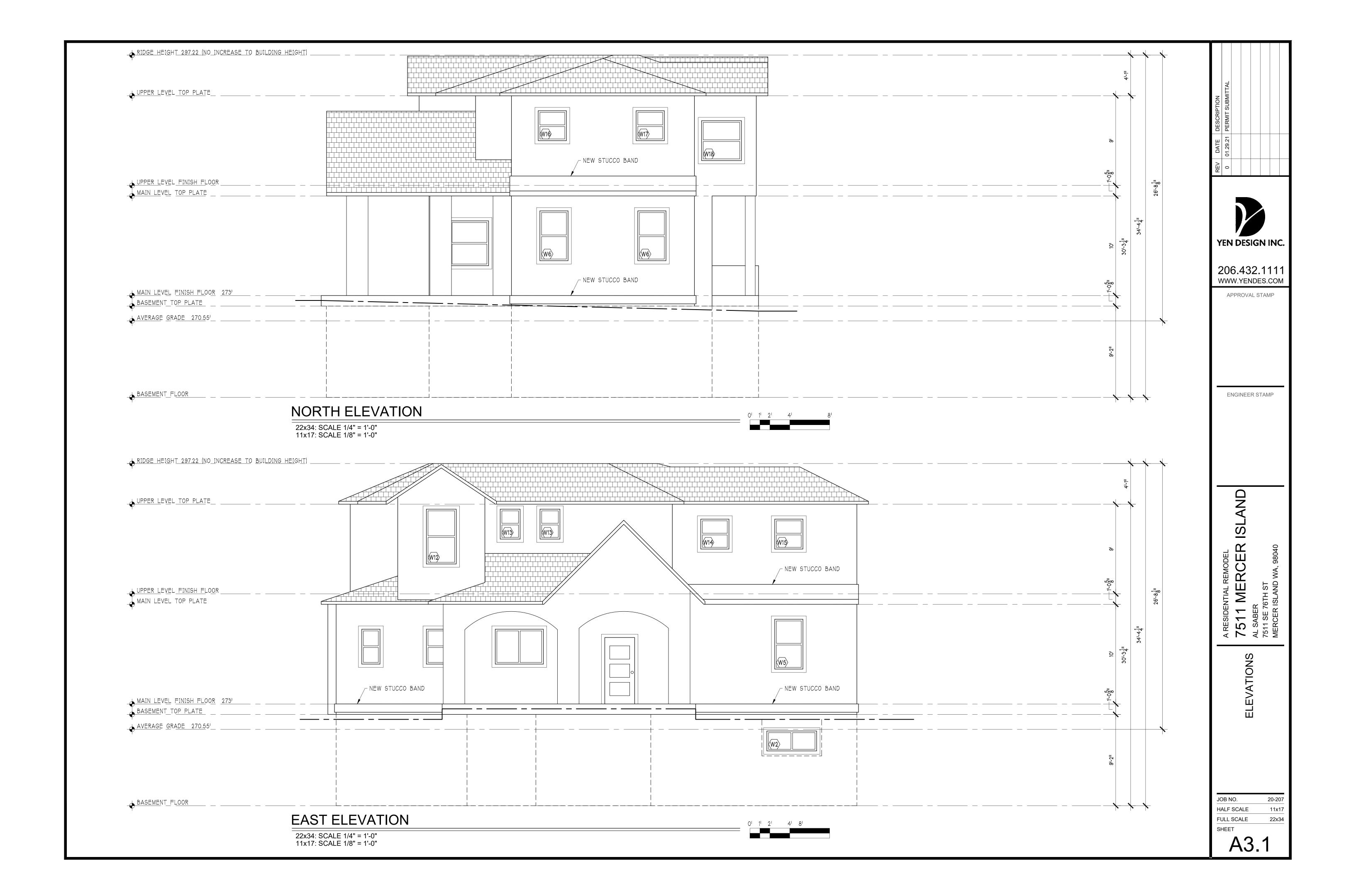
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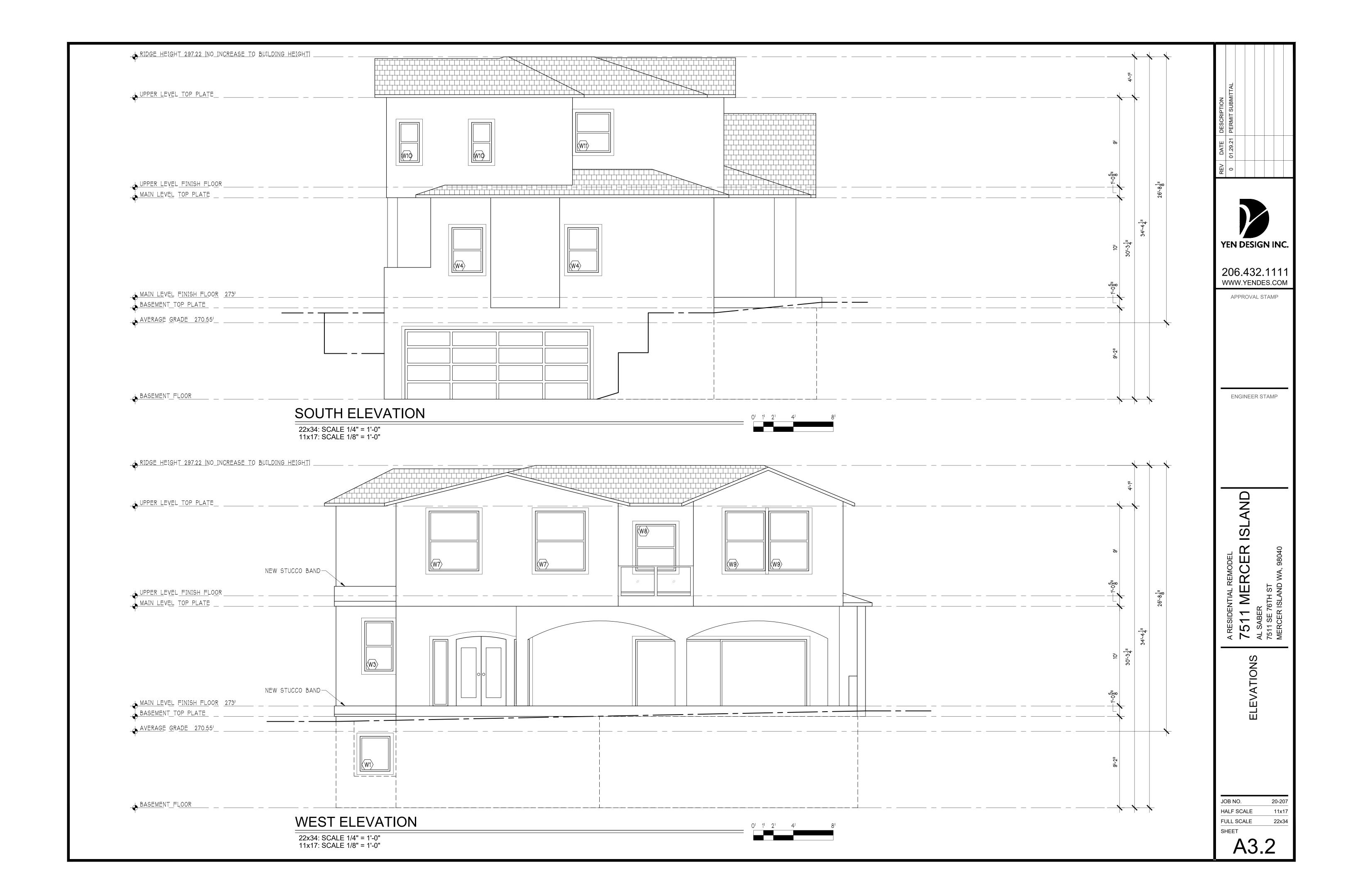
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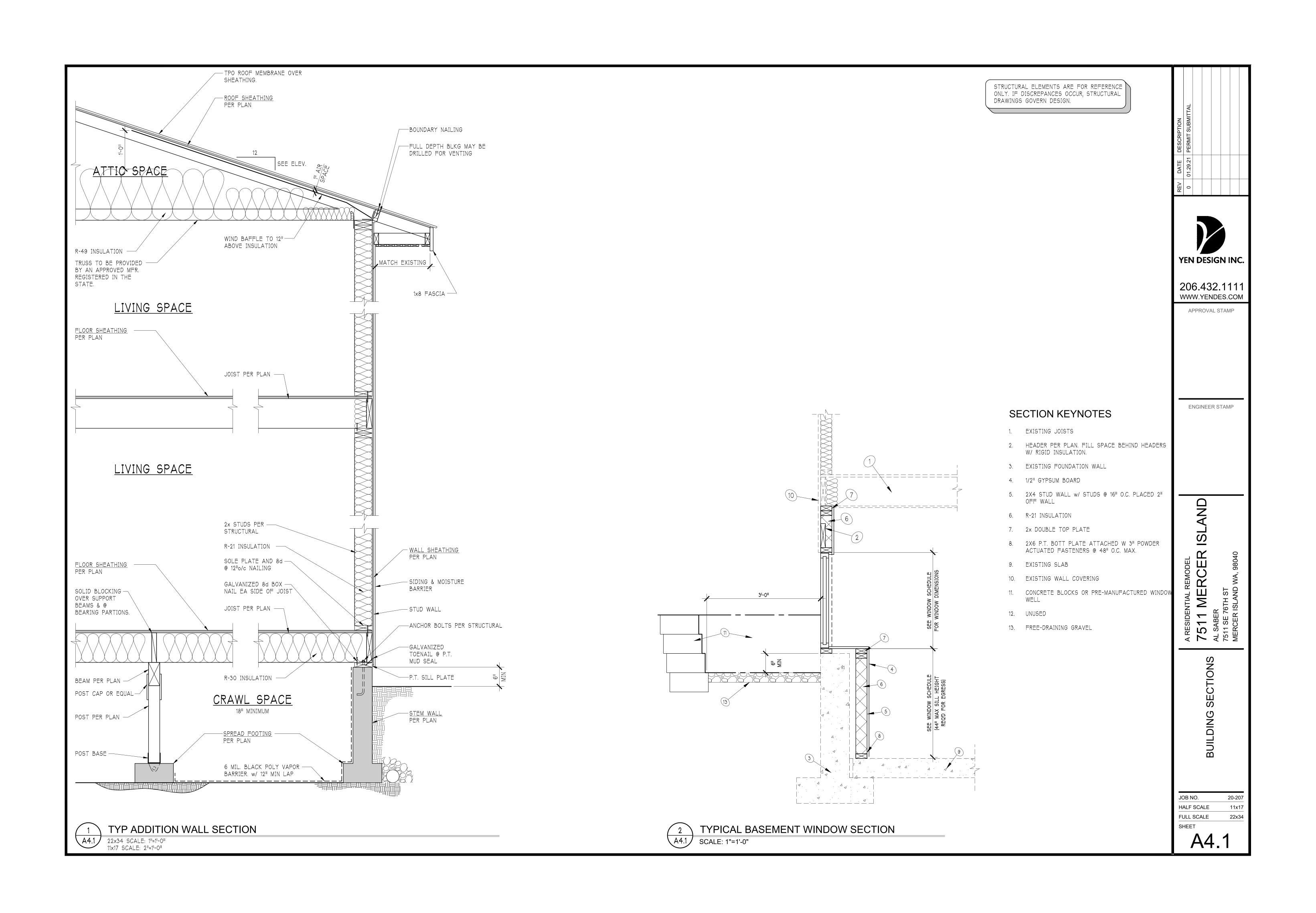
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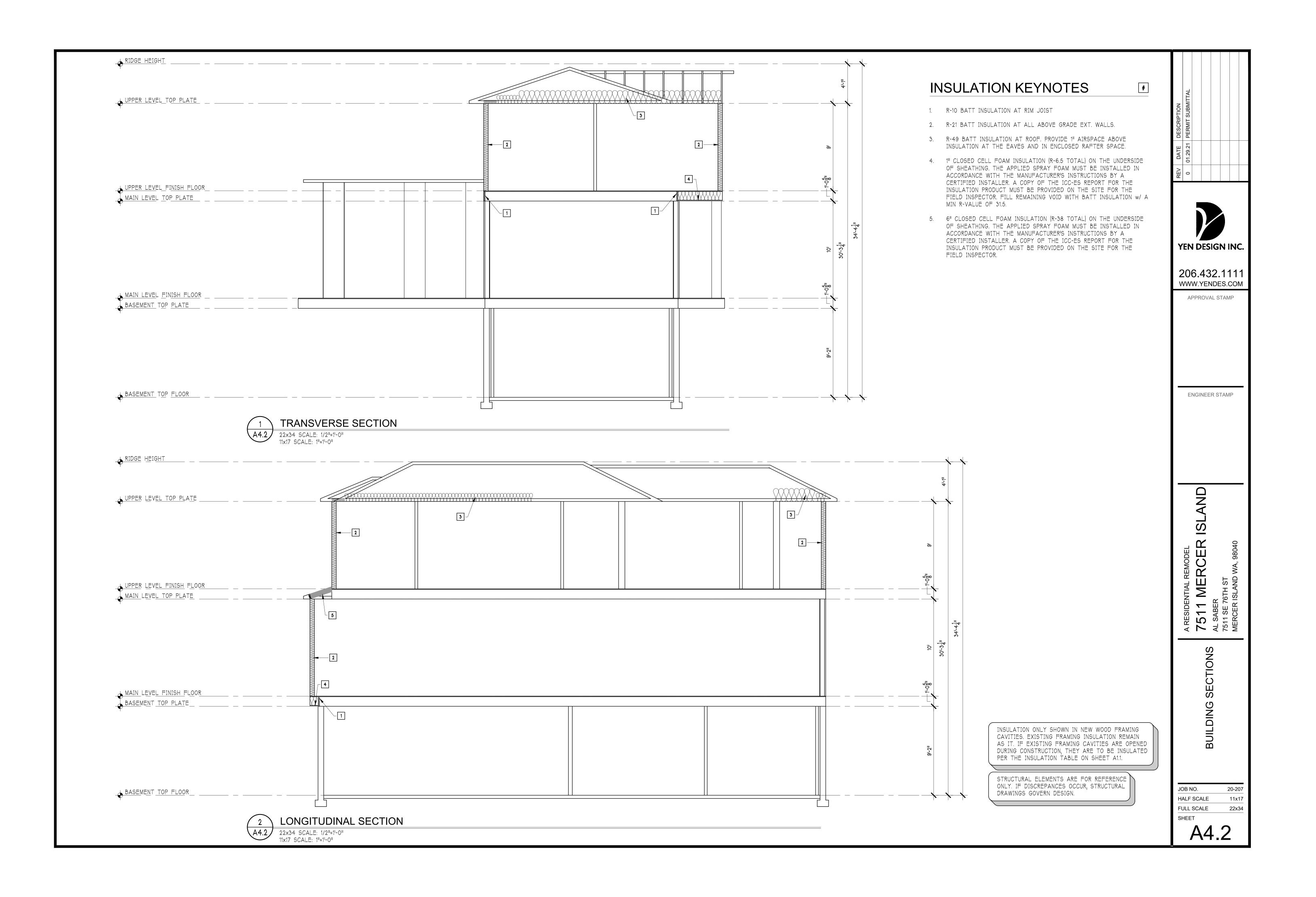
ROOF

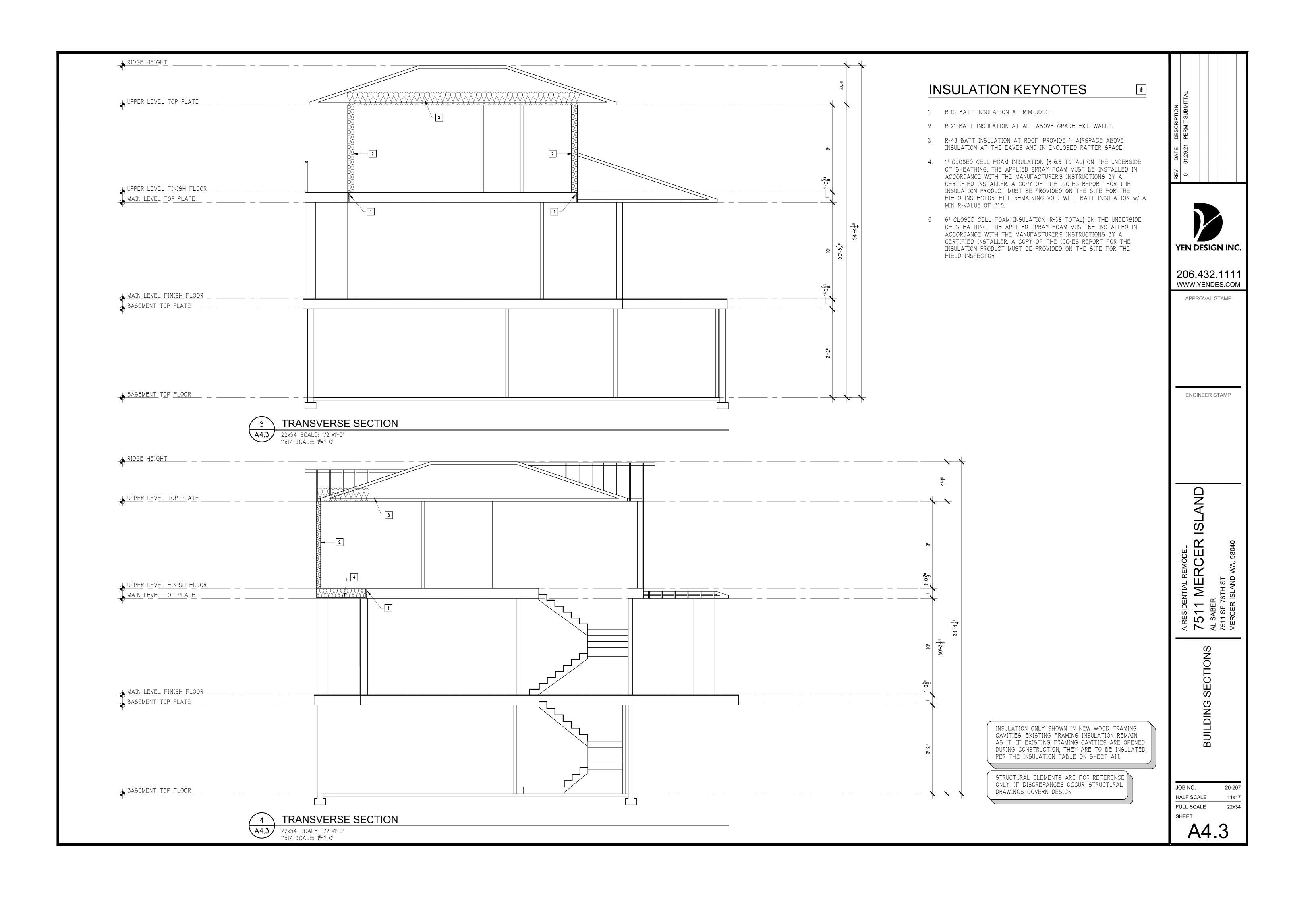
JOB NO. 20-207 HALF SCALE 11x17 FULL SCALE 22x34 SHEET A2.4

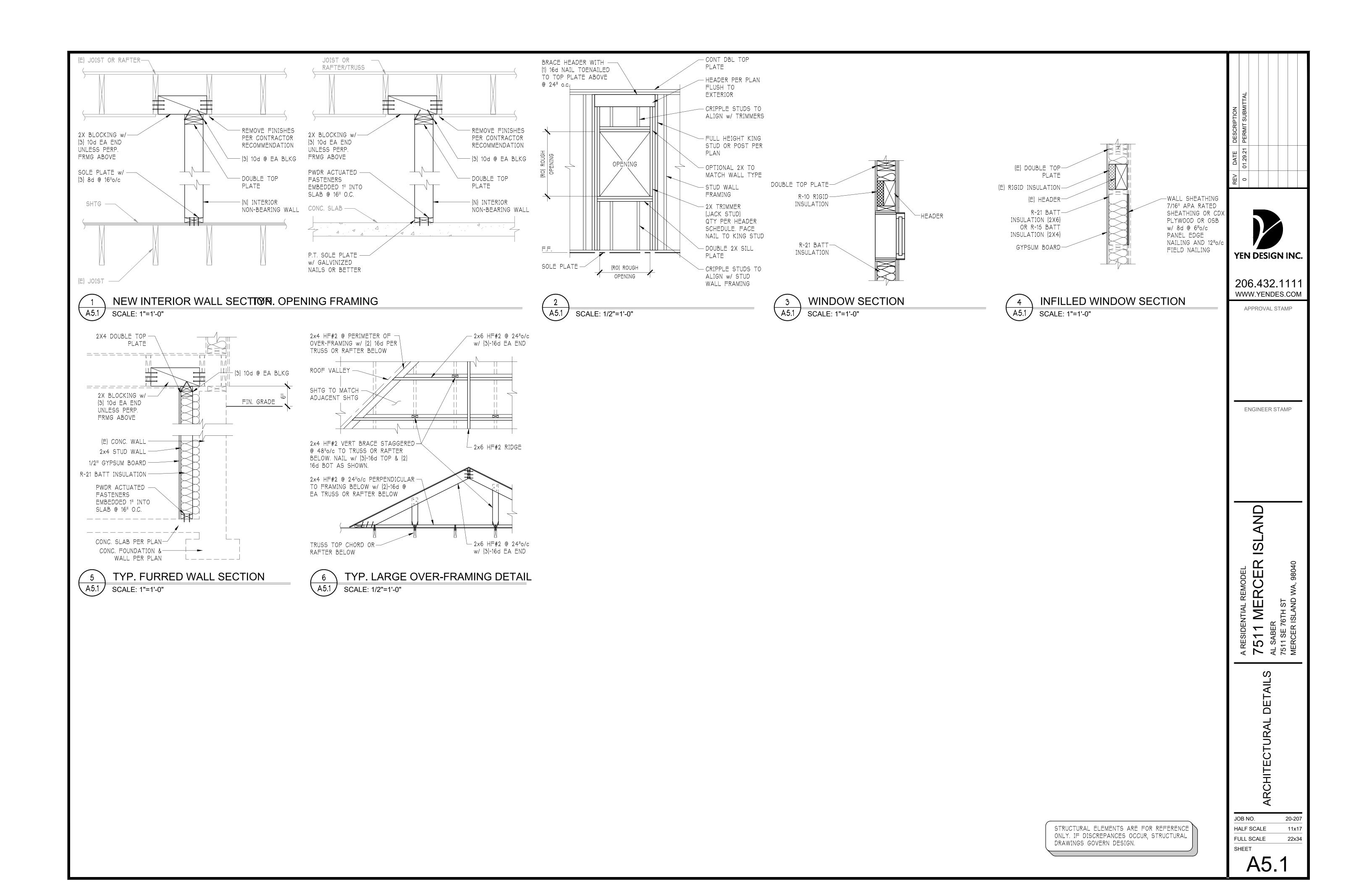












H	OLD-DOWN SCHEDULE
SYMBOL	SPECIFICATION
HD-I	SIMPSON HTT4 HOLD-DOWN
HD-5	SIMPSON CSI6 STRAP TIE (14" END LENGT
HD-7	SIMPSON MSTC66 STRAP TIE (24" END LENGTH)
* JT <i>7</i> F (SIMPSON "SET-XP" FPOXY SYSTEM TO FAS

UIILIZE SIMPSON "SET-XP" EPOXY SYSTEM TO FASTEN %" DIA. THREADED ROD INTO CONCRETE FOUNDATION. PROVIDE IO" MIN. EMBEDMENT INTO CONCRETE. INSTALL PER MANUF. RECOMMENDATIONS. DO NOT LOCATE ANCHORS WITHIN 1 3/4" OF EDGE OF FOUNDATION.

LOADING AND DESIGN PARAMETERS

GRAVITY DESIGN LOADS: DEAD LOAD (PSF): ROOF TRUSS TOP CHORD: ROOF TRUSS BOTTOM CHORD: FLOOR (I-JOIST): TILE FLOORS:	10 7 10 10
LIVE LOAD (PSF): ROOF: RESIDENTIAL LIVING AREAS: RESIDENTIAL SLEEPING AREAS: RESIDENTIAL WOOD DECKS: GARAGE:	20 40 30 60 50
SNOW LOAD: GROUND SNOW LOAD (Pg) (PSF): FLAT ROOF SNOW LOAD (Pf) (PSF): SNOW EXPOSURE FACTOR (Cg): SNOW LOAD IMPORTANCE FACTOR (I): THERMAL FACTOR (Cf):	25 25 0.9 1.0 1.2
LATERAL DESIGN LOADS: WIND LOAD: (IBC 1609) SPEED (Vuit) (MPH): WIND RISK CATEGORY: IMPORTANCE FACTOR (Iw): EXPOSURE CATEGORY: INTERNAL PRESSURE COEFF. (GCpl): TOPOGRAPHIC FACTOR (Kzt):	0 .0 B/C ±0. 8 .9
SEISMIC LOAD: (IBC 1613) SEISMIC RISK CATEGORY: SEISMIC IMPORTANCE FACTOR (I.): MAPPED SPECTRAL RESPONSE:	 .0
Ss: 1.469 Si: 0.561 SITE CLASS : SPECTRAL RESPONSE COEFF. :	D
Sps: 0.979 Spi: 0.561 SEISMIC DESIGN CATEGORY: BASIC SEISMIC-FORCE-RESISTING SYS : LIGHT FRAMED WALLS	D
WOOD STRUCTURAL DANKS	

MEANS & METHODS NOTES

UI TIMATE BASE SHEAR:

TRANS: 8 k

SEISMIC RESPONSE COEFF. (Cs):

TRANS: 6.5

ANALYSIS PROCEDURE USED:

RESPONSE MODIFICATION FACTOR (R):

W/WOOD STRUCTURAL PANELS

TRANS: 0.151 LONG: 0.151

EQUIVALENT LATERAL FORCE

LONG: 6.5

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

STRUCTURAL DESIGN AND SPECIFICATIONS ASSUME THAT ALL 5UPPORTING AND NON-SUPPORTING ELEMENTS IN CONTACT WITH FLOOR FRAMING ARE LEVEL, INCLUDING, BUT NOT LIMITED TO; FOUNDATIONS, SLABS ON GRADE, BEAMS, WALLS, AND NON-BEARING ELEMENTS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY LEVELNESS AND MAKE ADJUSTMENTS AS NECESSARY, INCLUDING CONSIDERATION OF THOSE AREAS THAT MAY BE WITHIN CONTRACTUAL, INDUSTRY, OR WARRANTY TOLERANCES.

ADDITIONAL NOTES FOR TRUSS \$ I-JOIST MANUFACTURER

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

TRUSSES SHALL BE DESIGNED SO THAT DIFFERENTIAL DEFLECTION BETWEEN ADJACENT PARALLEL TRUSSES OR GIRDER TRUSSES DOES NOT EXCEED THE FOLLOWING: A. ROOF TRUSSES: I/4" DEAD LOAD

3. FLOOR TRUSSES, ATTIC TRUSSES, & I-JOISTS: I/8" DEAD LOAD

FLOOR TRUSSES & ATTIC TRUSSES ADJACENT TO FLOOR FRAMING BY OTHERS: LIMIT ABSOLUTE TRUSS DEFLECTION TO 3/16" DEAD LOAD. (NOT DIFFERENTIAL DEFLECTION)

LATERAL BRACING NOTES

THIS ADDITION HAS BEEN ENGINEERED TO RESIST LATERAL FORCES RESULTING FROM: 110 MPH WIND SPEED, EXP. B/C (ASCE 7-10 WIND MAP, PER IRC R301.2.1.1) RISK CAT. 2 & SEISMIC CAT. D.

) MPH WIND IN 2015 IRC MAF ENGINEERED DESIGN WAS COMPLETED PER 2015 IBC (SECTION 1609) & ASCE 7-10,

AS PERMITTED BY R301.1.3 OF THE 2015 IRC. ACCORDINGLY, THIS MODEL, AS DOCUMENTED AND DETAILED HEREWITHIN, IS ADEQUATE TO RESIST THE CODE REQUIRED LATERAL FORCES, | AND DOES NOT NEED TO CONFORM TO THE PRESCRIPTIVE PROVISIONS OF R602.10.

STANDARD EXTERIOR WALL SHEATHING <u>SPECIFICATIONS</u>

• 16" OSB OR 132" PLYWOOD: FASTEN SHEATHING W/ 21 XO.131" NAILS @ 6"o.c. AT ALL SUPPORTED PANEL EDGES AND 12" O.C. IN THE PANEL FIELD. ALL SHEATHING SHEET PANEL EDGES SHALL OCCUR OVER WALL FRAMING MEMBERS OR 2x HORIZONTAL BLOCKING SHALL BE PROVIDED TO SUPPORT PANEL EDGE. ALL EXTERIOR WALLS SHALL BE CONSTRUCTED PER THIS SPECIFICATION U.N.O. ON

3" o.c. EDGE NAILING (WHERE NOTED ON PLANS)

• 16" OSB OR 15/32" PLYWOOD: ONLY AT LOCATIONS INDICATED ON PLANS - SHEATHE WALL SHOWN WITH 1/6" OSB. FASTEN SHEATHING W/ 21"XO.131" NAILS @ 3" O.C. AT EDGES AND 12" O.C. AT CENTER. ALL SHEATHING SHEET PANEL EDGES SHALL OCCUR OVER WALL FRAMING MEMBERS OR 2x HORIZONTAL BLOCKING SHALL BE PROVIDED TO SUPPORT PANEL EDGE AND 3" O.C. FASTENING.

- LATERAL ANALYSIS ASSUMES STUD SPACING @ 16" o.c. ALL SHEAR WALLS SHALL HAVE DOUBLE TOP PLATES FASTENED TOGETHER W/3"x0.131" NAILS @ 8" O.C. USE (12)31/2"x0.135" NAILS AT EACH LAP SPLICE, (6) EACH SIDE OF
- ALL EXTERIOR WALLS ARE CONTINUOUSLY SHEATHED.
- 4. ALL INTERIOR SHEAR WALLS AND EXTERIOR WALLS ARE SHEATHED ABOVE AND BELOW OPENINGS.
- WHERE OSB/PLYWOOD SHEATHING IS APPLIED TO BOTH FACES OF A SHEAR WALL, PANEL JOINT SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS

LEGEND

JOINT (TYP. U.N.O)

- 🗆 == = = BEARING WALL ABOVE (B.W.A.), OR SHEARWALL ABOVE (S.W.A.) • --- BEAM / HEADER
- INTERIOR SHEAR WALL PANEL OR EXTERIOR SHEAR WALL W/3" o.c. EDGE NAILING
- INDICATES AREA OF ROOF OVERFRAMING

JL METAL HANGER

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

INDICATES HOLDOWN.

DEMOLITION/RENOVATION NOTES

• FRAMING AND FOUNDATION PLANS HAVE BEEN DESIGNED TO BE STRUCTURALLY SOUND UPON COMPLETION OF THE WORK. THE MEANS AND METHODS OF CONSTRUCTION ARE THE RESPONSIBILITY OF THE BUILDER/CONTRACTOR (UNLESS SPECIFICALLY NOTED ON PLANS). • DURING DEMOLITION AND CONSTRUCTION, IT IS THE BUILDER/CONTRACTOR'S RESPONSIBILITY TO PROVIDE ADEQUATE TEMPORARY SHORING/BRACING OF EXISTING ELEMENTS INTENDED

TO REMAIN. • THE STRUCTURAL PLANS HAVE BEEN PREPARED WITH EXISTING FRAMING/FOUNDATION ASSUMPTIONS AS NOTED ON THE PLANS. IT IS THE BUILDER/CONTRACTOR'S RESPONSIBILITY TO CONTACT M+K STRUCTURAL ENGINEERING IF ACTUAL SITE CONDITIONS VARY FROM WHAT IS DEPICTED ON THE CONSTRUCTION DOCUMENTS.

GENERAL STRUCTURAL NOTES

DESIGN PARAMETERS

• DESIGN IS BASED ON 2015 INTERNATIONAL RESIDENTIAL CODE \$ 2015 INTERNATIONAL EXISTING BUILDING CODE • WOOD FRAME ENGINEERING IS BASED ON NDS, "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION" - LATEST EDITION.

GENERAL FRAMING

- EXTERIOR BEARING WALLS SHALL BE 2x4 OR 2x6 (AS SHOWN ON PLANS) @ 16" O.C. (w/ DOUBLE TOP PLATE) HEM FIR (HF) "STUD" GRADE LUMBER, OR BETTER, U.N.O.
- INTERIOR BEARING WALLS SHALL BE 2x4 OR 2x6 (AS SHOWN ON PLANS) @ 16" O.C. (W/ DOUBLE TOP PLATE) HEM FIR (HF) "STUD" GRADE LUMBER, OR BETTER, U.N.O.
- ALL NON-BEARING INTERIOR STUD WALLS SHALL BE CONSTRUCTED WITH 2x 'STUD' GRADE MEMBERS SPACED @ 24" O.C. (MAX.)
- ALL WALLS TALLER THEN TYP. PLATE HEIGHT SHALL BE CONSIDERED BALLOON FRAMED & SHALL BE CONSTRUCTED FROM FLOOR TO UNDERSIDE OF FRAMING AT NEXT LEVEL. B.F. WALLS SHALL BE 2x4 OR 2x6 (AS SHOWN ON PLANS) HEM FIR (HF) #2 GRADE LUMBER, OR BETTER.
- ALL HEADERS SHALL BE SUPPORTED BY (1)2x JACK STUD & (1)2x KING STUD, MINIMUM. - THE NUMBER OF STUDS SPECIFIED AT A SUPPORT INDICATES THE NUMBER OF JACK STUDS REQUIRED, U.N.O..
- ALL 2x6 AND LARGER SOLID SAWN BEAMS/HEADERS SHALL BE HEM FIR #2 (HF #2) OR BETTER. ALL 4x6 AND LARGER SOLID SAWN LUMBER SHALL BE DOUG FIR #2 (DF #2) OR BETTER.
- ALL FRAMING LUMBER SHALL BE KILN DRIED TO 15% MC (KD-15). • ALL TYP. NAIL FASTENER REQUIREMENTS ARE NOTED IN GENERAL NOTES, IN DETAILS, OR ON PLANS. ALL NAILS SPECIFIED ARE MIN DIAMETER AND LENGTH REQUIRED FOR CONNECTION. ALL HANGER NAILS SHALL BE INSTALLED PER MANUFACTURER'S REQUIREMENTS FOR MAX CHARTED CAPACITY. NOTE: HANGERS USE COMMON NAIL DIAMETERS NOT TYPICAL FRAMING GUN NAILS.
- FASTEN ALL BEAMS TO COLUMNS W/ (4) 3"x0.131" TOENAILS (MIN.), TYP. U.N.O.
- PROVIDE SOLID BLOCKING IN FLOOR SYSTEM UNDER ALL POSTS & HOLD-DOWNS CONTINUOUS TO FOUNDATION/BEARING. BLOCKING TO MATCH POST ABOVE.
- ENGINEERED LUMBER TO MEET OR EXCEED THE FOLLOWING: • LSL MEMBERS - Fb=2325 PSI; Fv=310 PSI; E=1.55x10^6 PSI
- LVL MEMBERS Fb=2600 PSI; Fv=285 PSI; E=2.0xI0^6 PSI • GLB MEMBERS - Fb=2400 PSI; Fv=265 PSI; E=1.8x10^6 PSI; DF/DF • ENGINEERED LUMBER POSTS TO MEET OR EXCEED THE FOLLOWING:

LVL MEMBERS - Fb=2400 PSI; FcII=2500 PSI; E=1.8xI0^6 PSI

- FACE NAIL MULTI-PLY 2x BEAMS & HEADERS W/ 3-ROWS OF 3"x0.131" NAILS (MIN.) @ 12" O.C. STAGGERED. APPLY NAILING FROM BOTH FACES @ 3-PLY OR MORE CONDITIONS. UTILIZE 2 ROWS OF NAILS FOR 2x6 & 2x8 MEMBERS.
- ALL MEMBERS SPECIFIED AS MULTI-PLY 13/4" SHALL BE FASTENED TOGETHER PER MANUFACTURER. EQUIVALENT WIDTH SOLID MATERIAL MAY BE USED AS EQUAL.
- FASTEN 2x WOOD PLATES TO TOP FLANGE OF STEEL BEAMS w/P.A.F.s ('HILTI' X-U PINS OR EQUAL (0.157" DIA. x 2" LONG MIN.)) @ 16" O.C. STAGGERED, OR 1/2" DIA. BOLTS @ 48" O.C., STAGGERED. • REFER TO IRC FASTENING SCHEDULE TABLE R602.3(I) FOR ALL CONNECTIONS, TYP. U.N.O.

FLOOR FRAMING

• I-JOISTS/TRUSSES SHALL BE DESIGNED BY MANUF. TO MEET OR EXCEED L/480 LIVE LOAD DEFLECTION CRITERIA AND SHALL RUN CONTINUOUS OVER SUPPORTS WHEREVER POSSIBLE. ALL LOADS SHOWN ON PLAN FOR MANUF. DESIGNS ARE ASD LEVEL LOADS, U.N.O. (EXCLUDES STONE/MARBLE OR WET BED

CONSTRUCTED FLOORS - CONTACT M&K FOR EXCLUDED DESIGNS). • ALL METAL I-JOIST/TRUSS HANGERS SHALL BE SPECIFIED BY I-JOIST/TRUSS MANUFACTURER, UNLESS OTHERWISE NOTED.

- I-JOIST/TRUSS SHOP DRAWINGS SHALL BE SUBMITTED TO ARCHITECT AND ENGINEER FOR REVIEW AND APPROVAL PRIOR TO FABRICATION OR DELIVERY.
- FLOOR SHEATHING SHALL BE 23/32" A.P.A. RATED 'STURD-I-FLOOR' 24" O.C., EXPOSURE I (OR APPROVED EQUAL) WITH TONGUE AND GROOVE EDGES. FASTEN TO FRAMING MEMBERS W/ GLUE AND $2\frac{1}{2}$ " x 0.131" NAILS @ 6"o.c. @ PANEL EDGES \$ @ 12"o.c. FIELD. • ALL FLUSH CONNECTIONS SHALL BE CONNECTED WITH HANGER
- APPROPRIATE FOR MEMBER SIZE. U.N.O. • FASTEN HANGERS TO SINGLE PLY FLUSH BEAMS W/ 1/3" LONG NAILS.

ROOF FRAMING

- FASTEN EACH ROOF TRUSS TO TOP PLATE W/ (3) 3"x0.I3I" TOENAILS (MIN.) & (I) 'SIMPSON' H2.5T CLIP @ ALL BEARING POINTS. PROVIDE (2) 'SIMPSON' H2.5T CLIPS AT 2-PLY GIRDER TRUSSES \$ 3-PLY GIRDER TRUSSES AT ALL BEARING POINTS.
- ROOF SHEATHING SHALL BE 7/16" A.P.A. RATED SHEATHING 24/16 EXPOSURE I (OR APPROVED EQUAL). FASTEN TO FRAMING MEMBERS w/ 2 $\frac{1}{2}$ " x 0.131" NAILS @ 6"o.c. AT PANEL EDGES & @ 12" O.C. AT INTERMEDIATE SUPPORTS. ROOF SHEATHING SHALL EXTEND BELOW ALL INSTANCES OF OVERFRAMING. BLOCKING SHALL BE INSTALLED AS REQUIRED TO LIMIT ROOF SHEATHING SPANS TO 24" MAX.
- ALL METAL HANGERS SHALL BE SPECIFIED BY THE TRUSS MANUFACTURER, UNLESS OTHERWISE NOTED. • ROOF TRUSS SHOP DRAWINGS SHALL BE SUBMITTED TO ARCHITECT
- AND ENGINEER FOR REVIEW AND APPROVAL PRIOR TO FABRICATION OR DELIVERY. • ROOF TRUSS SHOP DRAWINGS & CALCULATIONS SHALL BE PREPARED BY A WASHINGTON STATE LICENSED ENGINEER AND SHALL BE DESIGNED FOR UNBALANCED SNOW LOADING PER
- ASCET-10, SECTION 7.6. • ERECT AND INSTALL ROOF TRUSSES PER WTCA & TPI'S BCSI I-08 "GUIDE TO GOOD PRACTICE FOR HANDLING, INSTALLING & BRACING
- OF METAL PLATE CONNECTED WOOD TRUSSES." ● FASTEN OVER-FRAMED TRUSS SETS TO TRUSSES BELOW w/ (2) 3"x0.131" TOENAILS AT EA. TRUSS.
- SUPPORT PORCH & SHORT SPAN ROOF TRUSSES (UP TO 6' TRIB.) w/2x6 LEDGER FASTENED TO FRAMING w/(3) 3"x0.131" NAILS @ 16" o. • FASTEN ALL INTERIOR NON-BEARING PARTITION WALLS TO TRUSS BOTTOM CHORD ABOVE WITH SIMPSON STC CLIPS AT 24" o.c. MAX. PROVIDE BLOCKING BETWEEN THE TRUSS BOTTOM CHORDS AS REQUIRED FOR THE PARALLEL CONDITIONS.

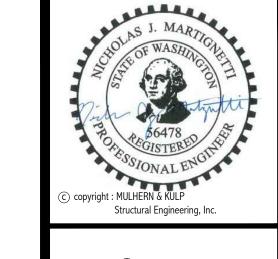
- BARRA DEBES. ppyright: MULHERN & KULI Structural Engineering, Inc.

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M&K project number: 251-2100 NJMRJD drawn by: 01-27-2

REVISIONS:



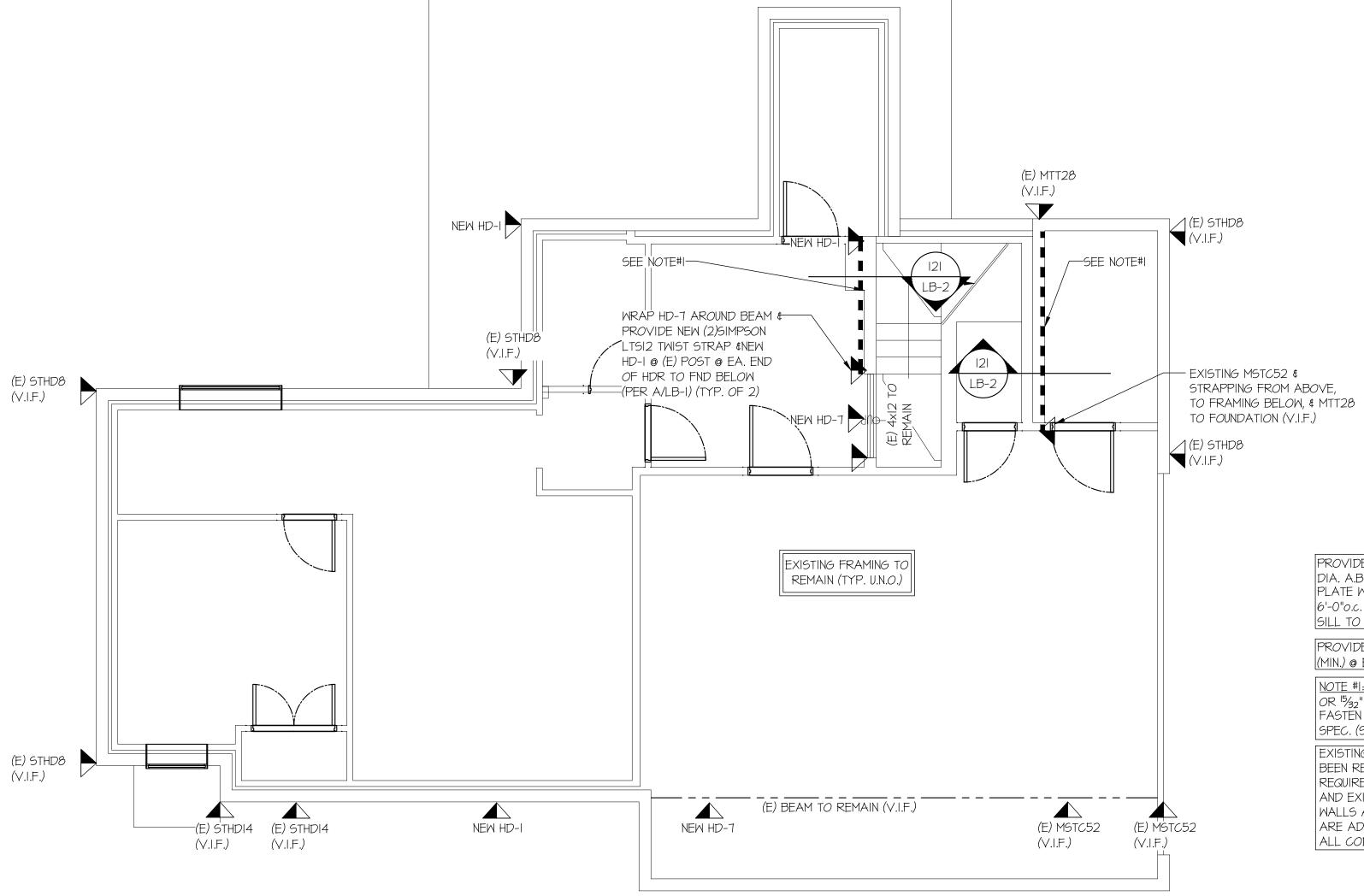


M&K project number: 251-2100 MLN

drawn by: 01-27-27

REVISIONS:

FRAMING



PROVIDE/VERIFY 1/2" DIA. A.B. w/ 3"x3"x1/4" PLATE WASHERS @ 6'-0"o.c. (MAX.) FROM SILL TO FND.

PROVIDE/VERIFY (2)2x (MIN.) @ EA. EXIST. HD

NOTE #1: PROVIDE INT. 1/6"OSB OR 15/32" PLYWOOD SHT'G & FASTEN PER TYP. EXT. SHTG. SPEC. (SEE 5-0.0)

EXISTING FND PLANS HAVE BEEN REVIEWED FOR MINIMUM REQUIRED REINFORCEMENT AND EXISTING FOUNDATION WALLS AND FOOTING SIZES ARE ADEQUATE TO SUPPORT ALL CODE REQUIRED LOADS

HOLD-DOWN SCHEDULE

SYMBOL	SPECIFICATION
HD-I	SIMPSON HTT4 HOLD-DOWN
HD-5	SIMPSON CSI6 STRAP TIE (14" END LENGTH)
HD-7	SIMPSON MSTC66 STRAP TIE (24" END LENGTH)

* UTILIZE SIMPSON "SET-XP" EPOXY SYSTEM TO FASTEN 1/2 DIA. THREADED ROD INTO CONCRETE FOUNDATION. PROVIDE 10" MIN. EMBEDMENT INTO CONCRETE. INSTALL PER MANUF. RECOMMENDATIONS. DO NOT LOCATE ANCHORS WITHIN I 34" OF EDGE OF FOUNDATION.

LEGEND

- IIIIII INTERIOR BEARING WALL
- 🗆 = = = BEARING WALL ABOVE (B.W.A.), OR SHEARWALL ABOVE (S.W.A.)
- — -- BEAM / HEADER
- INTERIOR SHEAR WALL PANEL OR EXTERIOR SHEAR WALL W/ 3" o.c. EDGE NAILING INDICATES AREA OF ROOF OVERFRAMING

REFER TO S-0.0 FOR

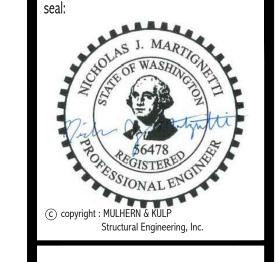
TYPICAL STRUCTURAL

NOTES & SCHEDULES

- JL METAL HANGER
- ₩ INDICATES POST ABOVE. PROVIDE SOLID BLOCKING UNDER POST OR JAMB ABOVE.

INDICATES HOLDOWN.

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



M&K project number: 251-2100 NJMdrawn by:

01-27-2 **REVISIONS:**

HOLD-DOWN SCHEDULE SPECIFICATION SIMPSON HTT4 HOLD-DOWN

SIMPSON MSTC66 STRAP TIE (24" END LENGTH) * UTILIZE SIMPSON "SET-XP" EPOXY SYSTEM TO FASTEN %" DIA. THREADED ROD INTO CONCRETE FOUNDATION. PROVIDE 10" MIN. EMBEDMENT INTO CONCRETE. INSTALL PER MANUF. RECOMMENDATIONS. DO NOT LOCATE ANCHORS WITHIN 1 3/4" OF EDGE OF

HD-5 | SIMPSON CSI6 STRAP TIE (14" END LENGTH)

LEGEND

• [] INTERIOR BEARING WALL

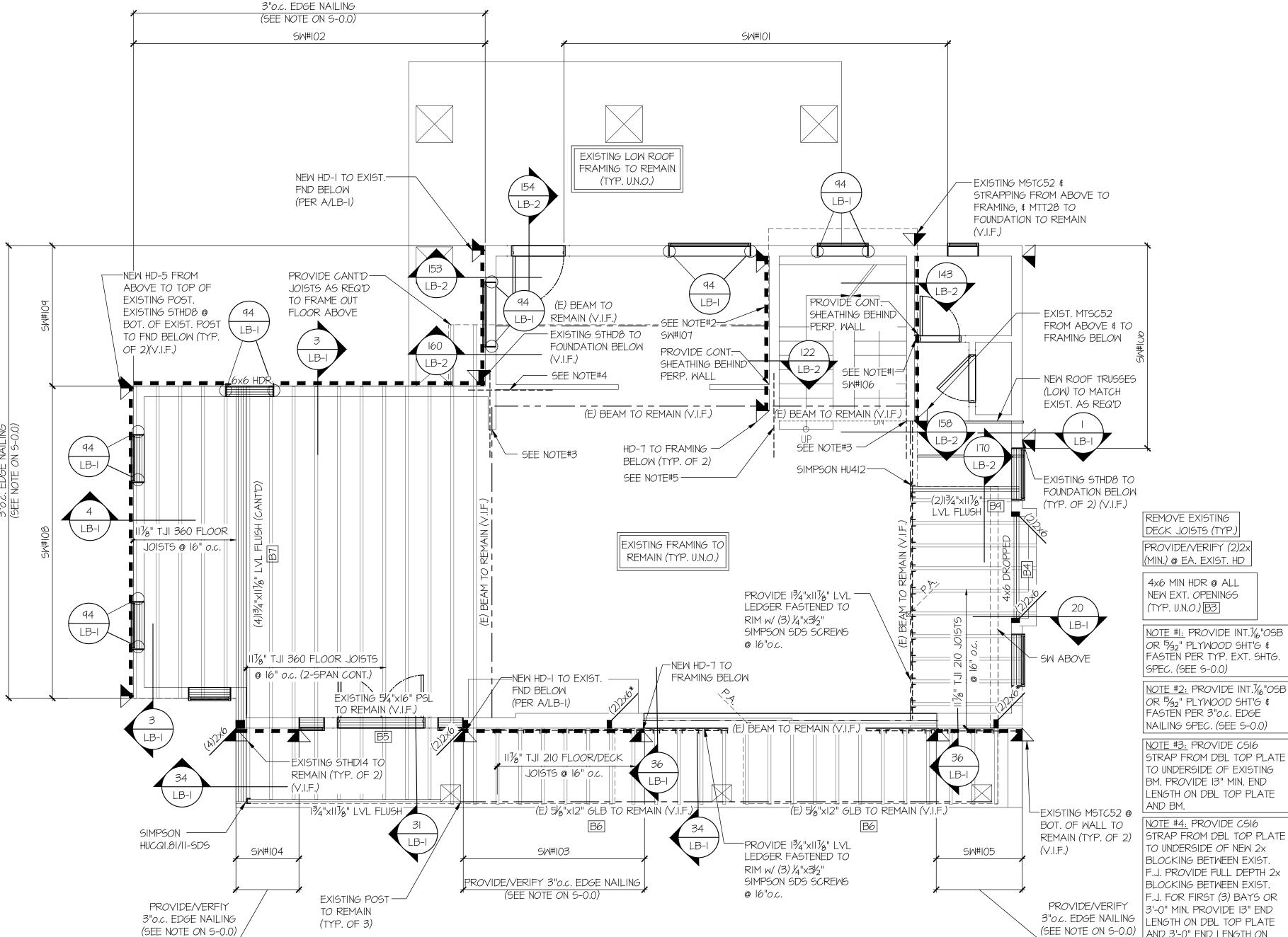
SYMBOL

FOUNDATION.

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

INDICATES HOLDOWN.

REFER TO S-0.0 FOR TYPICAL STRUCTURAL NOTES & SCHEDULES



DECK JOISTS (TYP.) PROVIDE/VERIFY (2)2x (MIN.) @ EA. EXIST. HD 4x6 MIN HDR @ ALL

NEW EXT. OPENINGS (TYP. U.N.O.) B3

NOTE #1: PROVIDE INT.76"OSB OR 15/32" PLYWOOD SHT'G \$ FASTEN PER TYP. EXT. SHTG. SPEC. (SEE S-0.0)

NOTE #2: PROVIDE INT.76"OSB OR ¹⁵/₃₂" PLYWOOD SHT'G \$ FASTEN PER 3"o.c. EDGE NAILING SPEC. (SEE S-0.0)

NOTE #3: PROVIDE CSI6 STRAP FROM DBL TOP PLATE TO UNDERSIDE OF EXISTING BM. PROVIDE 13" MIN. END LENGTH ON DBL TOP PLATE

TO UNDERSIDE OF NEW 2x BLOCKING BETWEEN EXIST. F.J. PROVIDE FULL DEPTH 2x BLOCKING BETWEEN EXIST. F.J. FOR FIRST (3) BAYS OR (SEE NOTE ON S-0.0) AND 3'-0" END LENGTH ON BLOCKING.

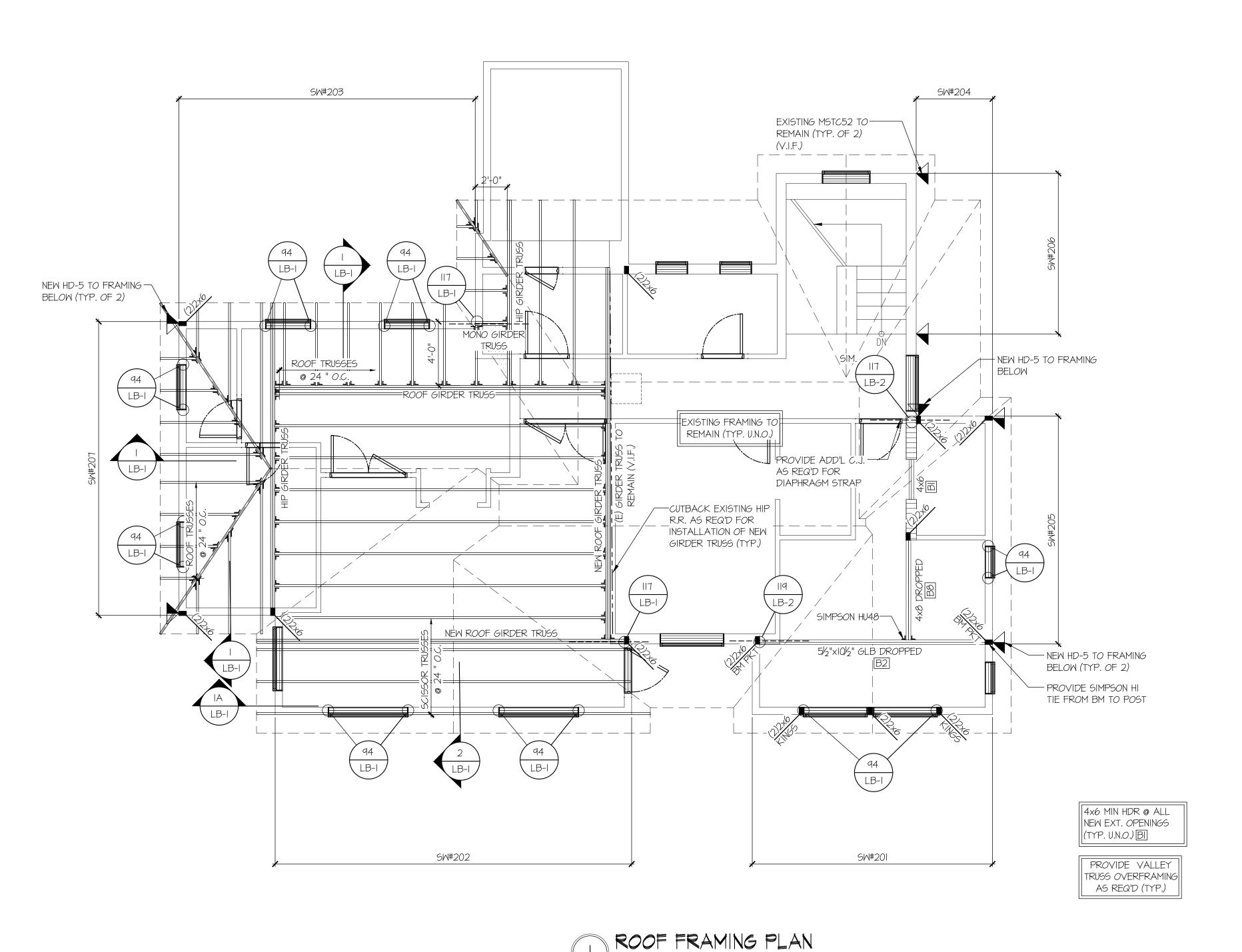
NOTE #5: PROVIDE CSI6 STRAP FROM DBL TOP PLATE TO UNDERSIDE OF NEW 2x BLOCKING BETWEEN EXIST. F.J. PROVIDE 2x FLAT BLOCKING BETWEEN EXIST. F.J. BOTTOM CHORDS FOR 3'-0" MIN. PROVIDE 13" END LENGTH ON DBL TOP PLATE AND 3'-0" END LENGTH ON BLOCKING

2ND FLOOR FRAMING PLAN SCALE: 1/4"=1'-0"

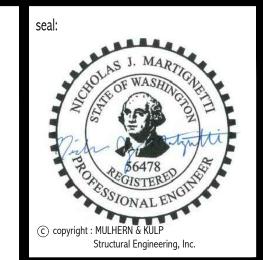
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N

FRAMING



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



M&K project number: 251-2100 MLMdrawn by: 01-27-2

HOLD-DOWN SCHEDULE SYMBOL SPECIFICATION HD-I SIMPSON HTT4 HOLD-DOWN HD-5 SIMPSON CSI6 STRAP TIE (14" END LENGTH) SIMPSON MSTC66 STRAP TIE (24" END LENGTH)

* UTILIZE SIMPSON "SET-XP" EPOXY SYSTEM TO FASTEN %" DIA. THREADED ROD INTO CONCRETE FOUNDATION. PROVIDE 10" MIN. EMBEDMENT INTO CONCRETE. INSTALL PER MANUF. RECOMMENDATIONS. DO NOT LOCATE ANCHORS WITHIN 1 34" OF EDGE OF FOUNDATION.

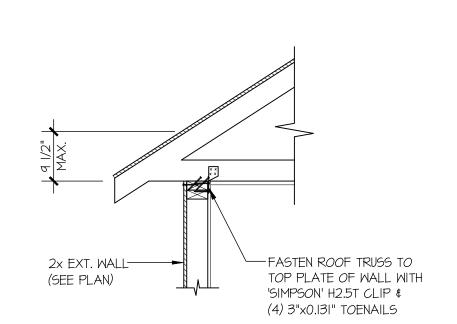
LEGEND

- IIIIII INTERIOR BEARING WALL
- 🗆 = = = BEARING WALL ABOVE (B.W.A.), OR SHEARWALL ABOVE (S.W.A.) • — -- BEAM / HEADER
- INTERIOR SHEAR WALL PANEL OR EXTERIOR SHEAR WALL W/ 3" O.C. EDGE NAILING
- INDICATES AREA OF ROOF OVERFRAMING
- JL METAL HANGER
- # INDICATES POST ABOVE. PROVIDE SOLID BLOCKING UNDER POST OR JAMB ABOVE.

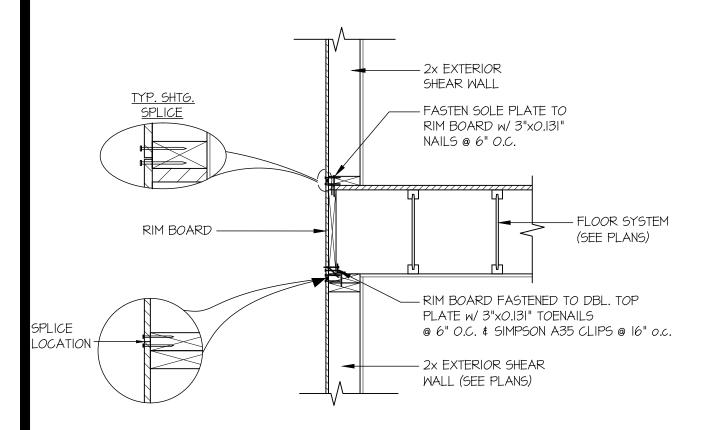
NDICATES HOLDOWN.

REFER TO S-0.0 FOR TYPICAL STRUCTURAL NOTES & SCHEDULES

RAMING PL



TYPICAL SHEAR TRANSFER DETAIL @ ROOF SCALE: 3/4"=1'-0" HEEL HEIGHT LESS THAN 9 1/2" NO BLOCKING REQ'D

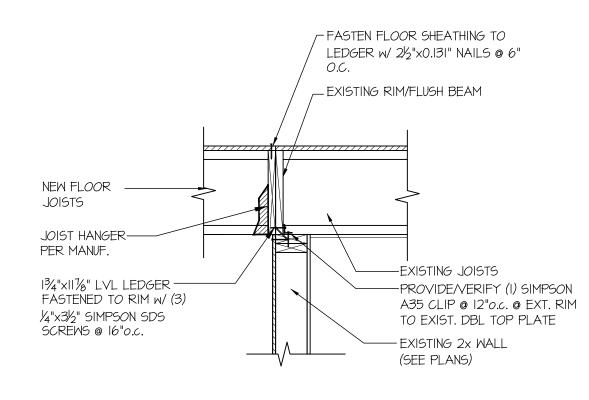


TYPICAL SHEAR TRANSFER DETAIL

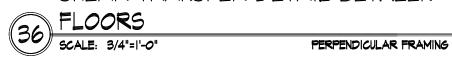
BETWEEN FLOORS @ EXTERIOR WALL

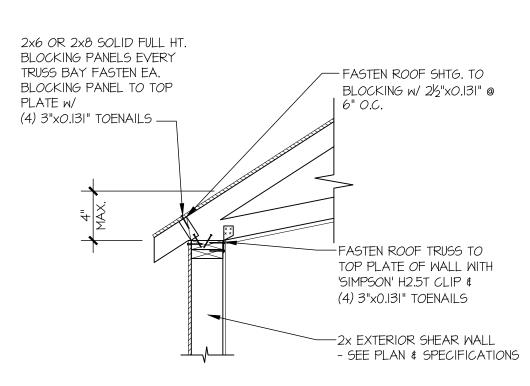
SCALE: 3/4"=1'-0"

PARALLEL FRAMING



SHEAR TRANSFER DETAIL BETWEEN

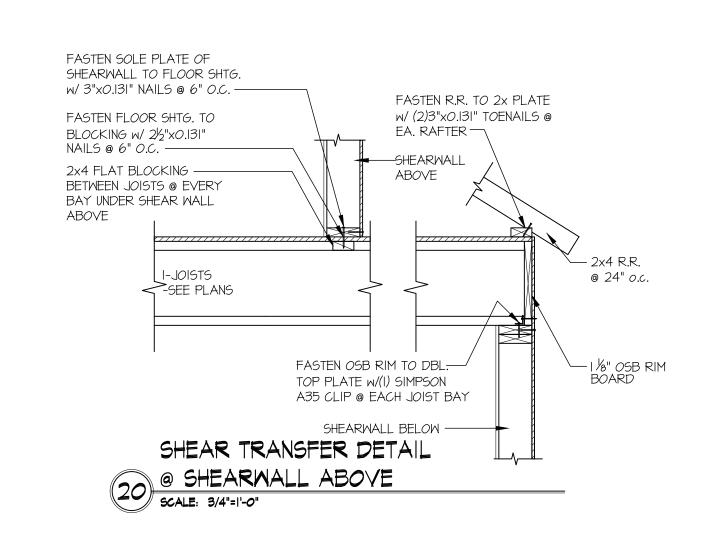


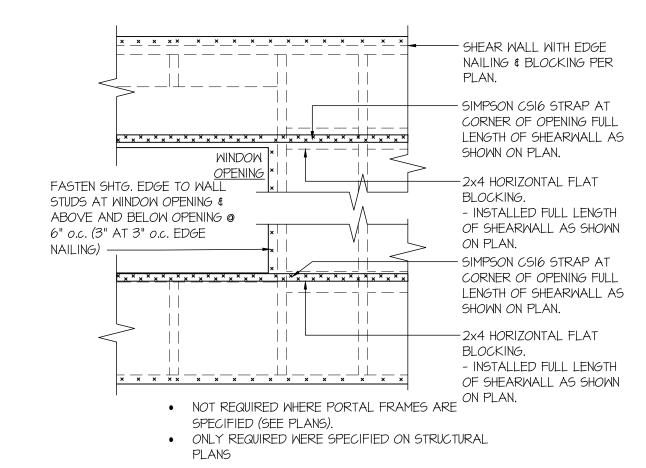


TYPICAL SHEAR TRANSFER

DETAIL @ VAULTED CEILING

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

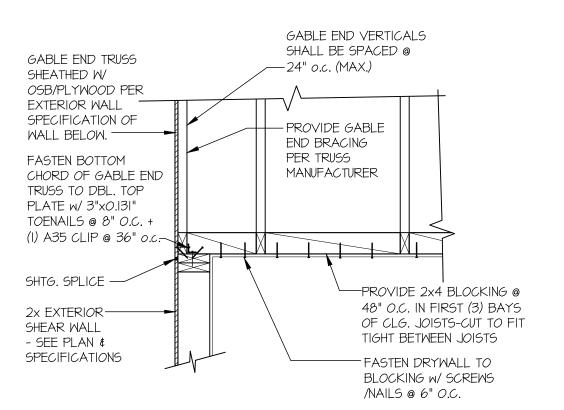




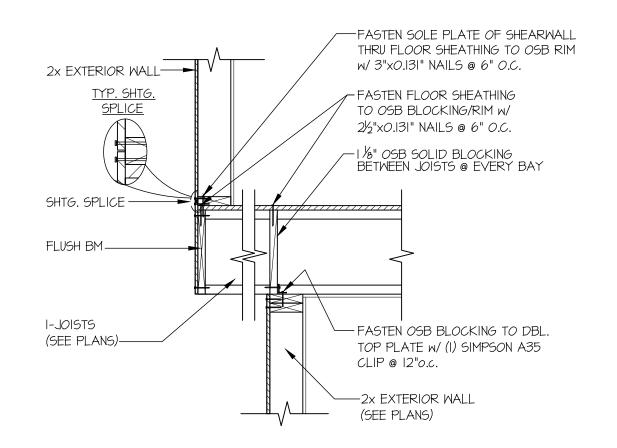
EXT. WALL & INT. SHEARWALL

94 OPENING ELEVATION

SCALE: NTS



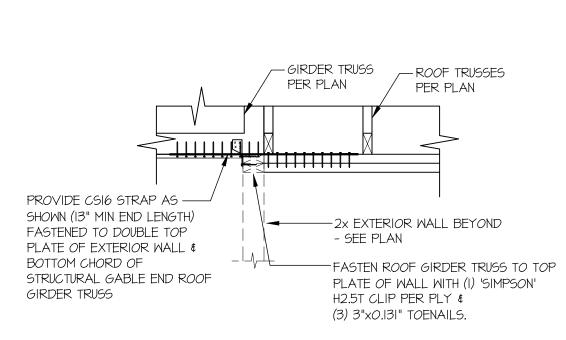
TYPICAL GABLE END DETAIL SCALE: 3/4"=1'-0"



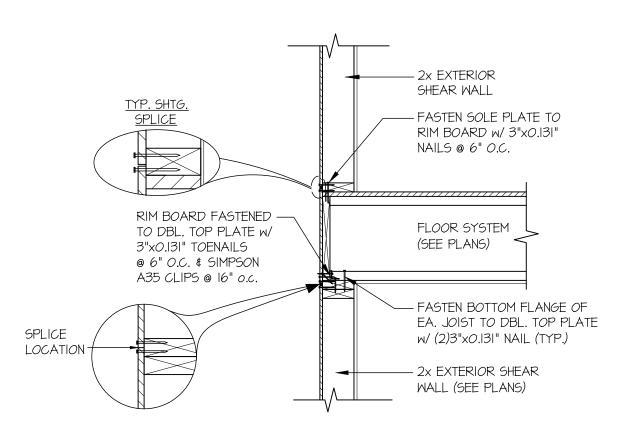
SHEAR TRANSFER DETAIL BETWEEN

FLOORS @ EXT. WALL

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



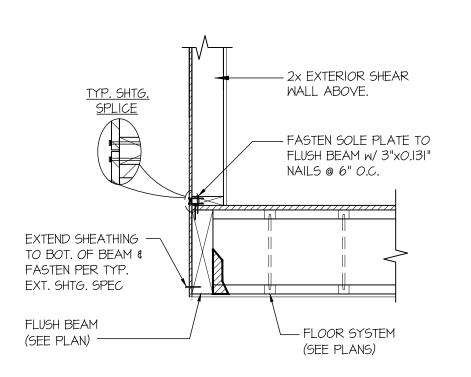




TYPICAL SHEAR TRANSFER DETAIL

BETWEEN FLOORS @ EXTERIOR WALL

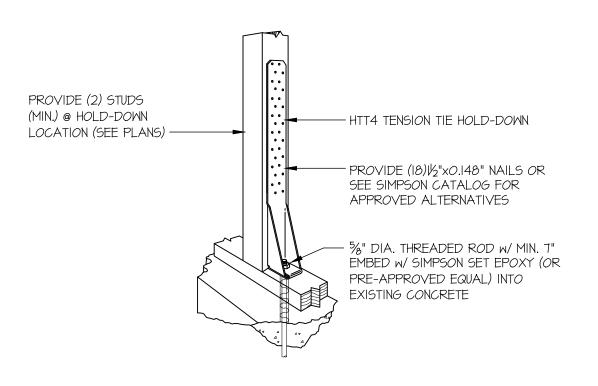
SCALE: 3/4"=1'-0" PERPENDICULAR FRAMING



TYPICAL SHEAR TRANSFER DETAIL @

EXTERIOR WALL ABOVE FLUSH BEAM

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



A TYPICAL HOLD-DOWN INSTALLATION

NOT TO SCALE

SIMPSON HTT4 SHOWN

EXISTING CONC FND

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TRUCTURAL ENGINEERING
Anite 350, San Diego, CA 92121

ulhemkulp.com

RESIDENTIAL STRUCTURAL ENGIN

M&K project number:
251-2100
project mgr: NJN

project mgr: NJM drawn by: RJD issue date: O1-27-21

REVISIONS: initial:

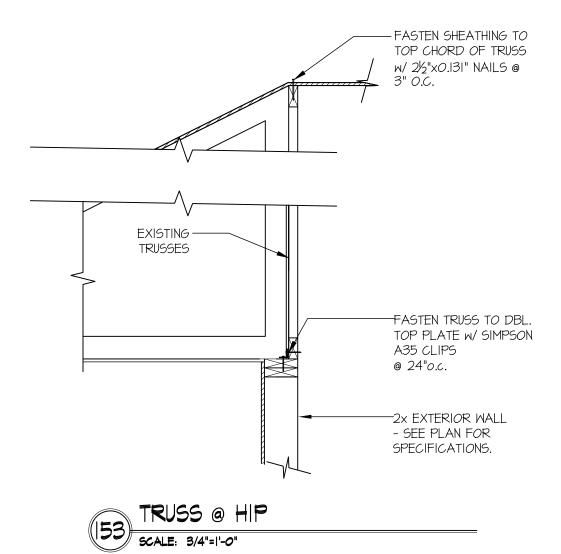
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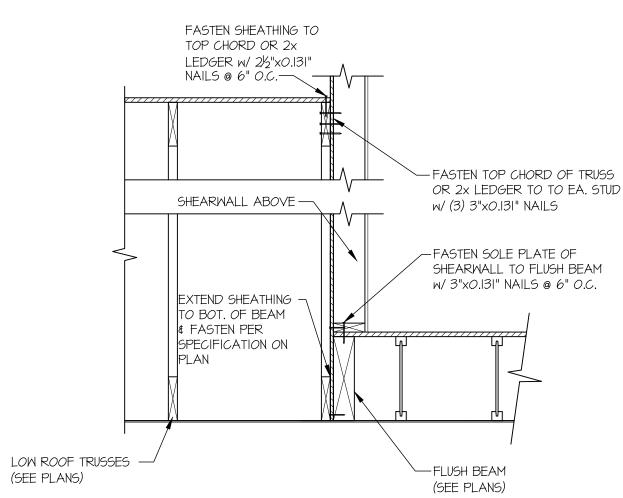
BRACING DETAILS

LATERAL BRACING
7511 SE 76TH

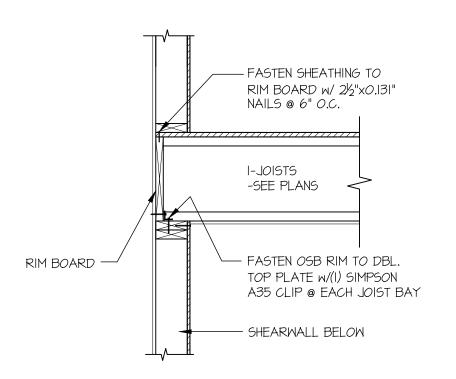
I R-1



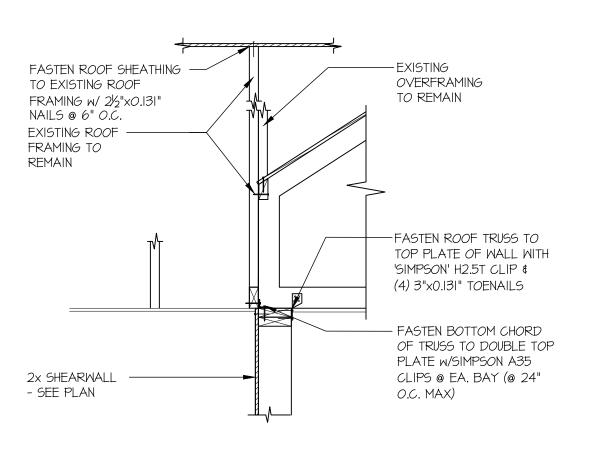




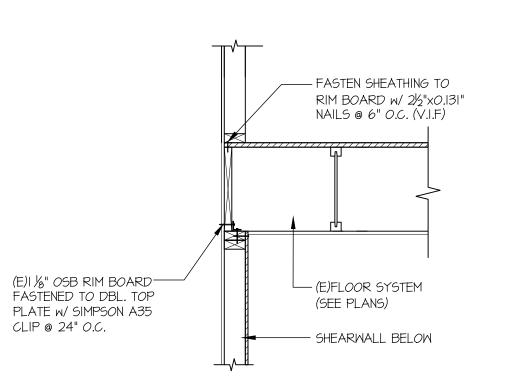




SHEAR TRANSFER DETAIL @ INTERIOR SHEAR WALL SCALE: 3/4"=1'-0" EDGE OF FRAMING

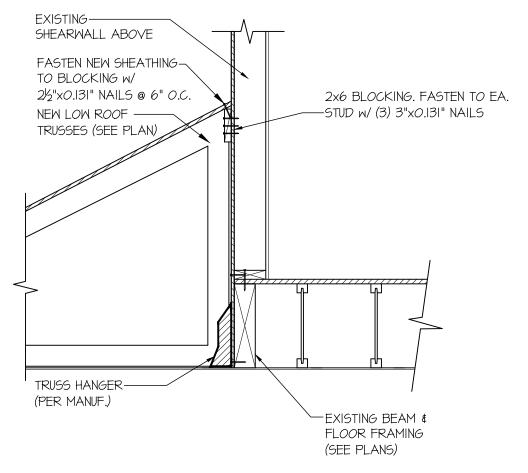


SHEAR TRANSFER DETAIL AT INTERIOR SHEARWALL BELOW SCALE: 3/4"=1'-0"



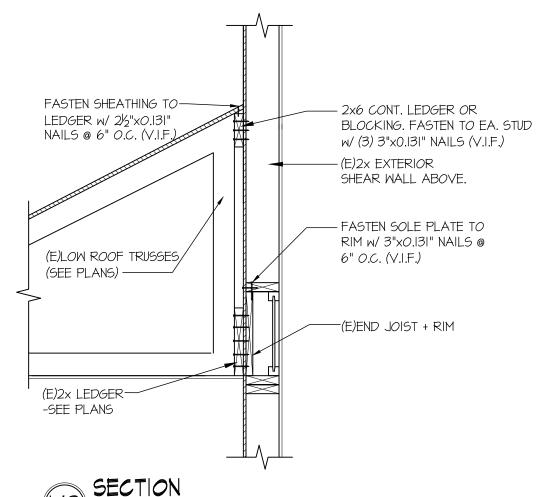
SHEAR TRANSFER DETAIL @ INTERIOR SHEAR WALL

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



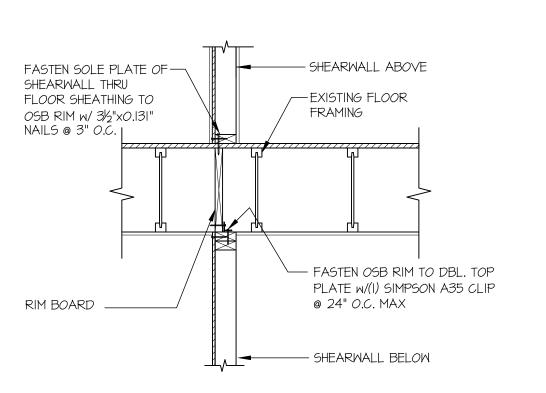
SHEAR TRANSFER DETAIL @ EXTERIOR SHEARWALL ABOVE

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



SECTION

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



SHEAR TRANSFER DETAIL @ INT. SHEARWALL ABOVE & BELOW SCALE: 3/4"=1'-0" PARALLEL FRAMING



seeds.

M&K project number: 251-2100 NJMRJD drawn by: 01-27-2 **REVISIONS:** initial:

BRACING DETAILS ATERAL

LB-2

