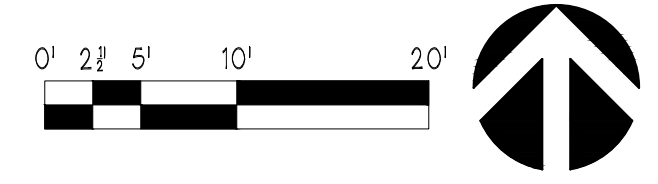


**SITE PLAN**  
 SCALE 22X34 1" = 10'-0"  
 SCALE 11X17 1" = 20'-0"



**SHEET INDEX**

- C1.1 SITE PLAN & PROJECT INFO
- C1.2 AVERAGE BUILDING ELEVATION
- A1.1 GENERAL NOTES & WINDOW & DOOR SCHEDULE
- A2.1 BASEMENT FLOOR PLANS
- A2.2 MAIN FLOOR PLANS
- A2.3 UPPER FLOOR PLANS
- A2.4 ROOF PLAN
- A3.1 ELEVATIONS
- A3.2 ELEVATIONS
- A4.1 BUILDING SECTIONS
- A4.2 BUILDING SECTIONS
- A4.3 BUILDING SECTIONS
- A5.1 ARCHITECTURAL DETAILS
- S-0.0 STRUCTURAL NOTES
- S-1.0 1ST FLOOR FRAMING PLAN
- S-2.0 2ND FLOOR FRAMING PLAN
- S-3.0 ROOF FRAMING PLAN
- LB-1 LATERAL BRACING DETAILS
- LB-2 LATERAL BRACING DETAILS

**AREA TABULATIONS**

CONDITIONED SPACE	
BASEMENT LEVEL	796 SQ-FT
MAIN FLOOR LEVEL	1310 SQ-FT
UPPER FLOOR LEVEL	1417 SQ-FT
<b>TOTAL</b>	<b>3523 SQ-FT</b>
UNCONDITIONED SPACE	
GARAGE	548 SQ-FT
STORAGE + MECHANICAL	143 SQ-FT
FRONT PORCH	313 SQ-FT
REAR LOWER DECK	216 SQ-FT
PROPOSED UPPER DECK	33 SQ-FT
<b>TOTAL</b>	<b>1253 SQ-FT</b>
<b>TOTAL AREA</b>	<b>4776 SQ-FT</b>

**LANDSCAPING AREA**

19.02.020.F.3 TABLE A.	
MAIN DWELLING	1839 SQ-FT
DRIVEWAY	5090 SQ-FT
WALKWAY	70 SQ-FT
<b>TOTAL</b>	<b>6999 SQ-FT</b>
<b>TOTAL LOT AREA</b>	<b>17812 SQ-FT</b>
- TOTAL HARDSCAPE	6999 SQ-FT
<b>TOTAL LANDSCAPING AREA</b>	<b>10813 SQ-FT (UNCHANGED)</b>
REQUIRED LANDSCAPING AREA = (17812 SQ-FT * 60% = 10687 SQ-FT)	

**LOT COVERAGE**

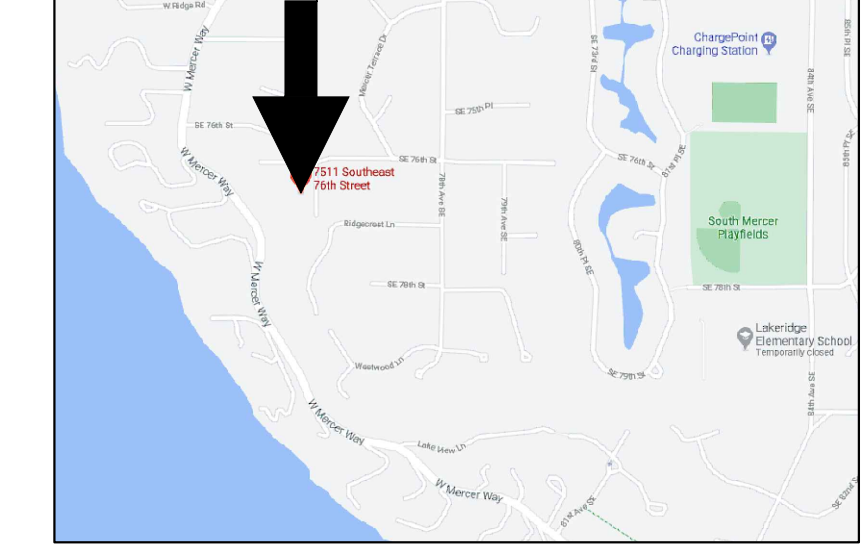
19.02.020.F.3 TABLE A.	
<b>TOTAL LOT AREA</b>	<b>17812 SQ-FT</b>
DWELLING ROOF	1956 SQ-FT
UNCOVERED PORCH	37 SQ-FT
DRIVEWAY	5090 SQ-FT
<b>TOTAL</b>	<b>7083 SQ-FT</b>

LOT SLOPE = CHANGE IN LOT DEPTH/CHANGE IN SLOPE CALC. ((275-265) / 80) \* 100 = 12.5%  
 ALLOWED LOT COVERAGE = 17812 SQ-FT \* 40% = 7125 SQ-FT  
 PROPOSED LOT COVERAGE = 7083 SQ-FT (UNCHANGED)

**LEGEND**

- PROPERTY LINE OF PROPOSED PROJECT
- PROPERTY LINE OF ADJACENT PROPERTIES
- CONTOUR LINE - 5' ELEVATION CHANGE DERIVED FROM KING COUNTY IMAP
- EXISTING MAIN LEVEL FOOTPRINT
- EXISTING UPPER LEVEL FOOTPRINT
- PROPOSED UPPER LEVEL ADDITION
- CENTER LINE OF STREET
- EDGE OF CONCRETE
- ROOF OUTLINE
- PROPERTY SETBACK
- EXISTING TREES/FOLIAGE

**VICINITY MAP**  
 FROM GOOGLE MAPS



**PROJECT INFORMATION**

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

**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'  
 111 X 0.17 = 18.87 10 + 8.87 = 18.87 TOTAL S.Y.S.

**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.

REV	DATE	DESCRIPTION
0	01.29.21	PERMIT SUBMITTAL

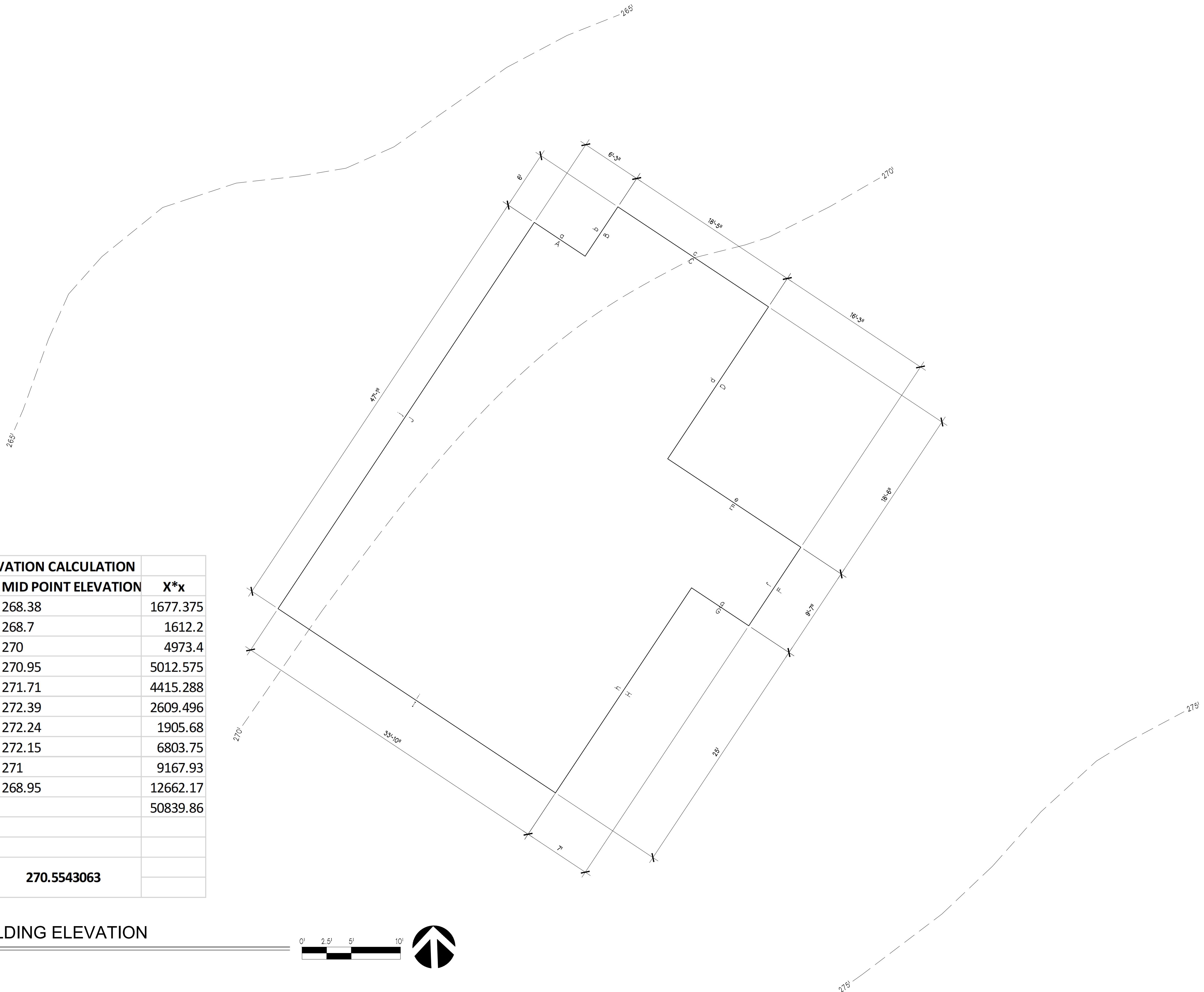
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 MERCER ISLAND WA, 98040

**SITE PLAN & PROJECT INFO**

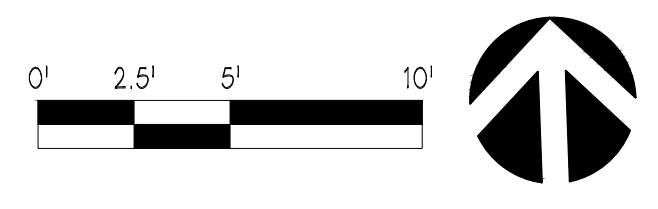
JOB NO.	20-207
HALF SCALE	11x17
FULL SCALE	22x34
SHEET	C1.1



AVERAGE BUILDING ELEVATION CALCULATION		
SEGMENT LENGTH	MID POINT ELEVATION	X*x
A = 6.25	a = 268.38	1677.375
B = 6	b = 268.7	1612.2
C = 18.42	c = 270	4973.4
D = 18.5	d = 270.95	5012.575
E = 16.25	e = 271.71	4415.288
F = 9.58	f = 272.39	2609.496
G = 7	g = 272.24	1905.68
H = 25	h = 272.15	6803.75
I = 33.83	i = 271	9167.93
J = 47.08	j = 268.95	12662.17
		50839.86
	187.91	
<b>Formula 1:</b>		
	$\frac{50839.8597}{187.91}$	= 270.5543063

**AVERAGE BUILDING ELEVATION**

SCALE 22X34 1" = 10'-0"  
SCALE 11X17 1" = 20'-0"



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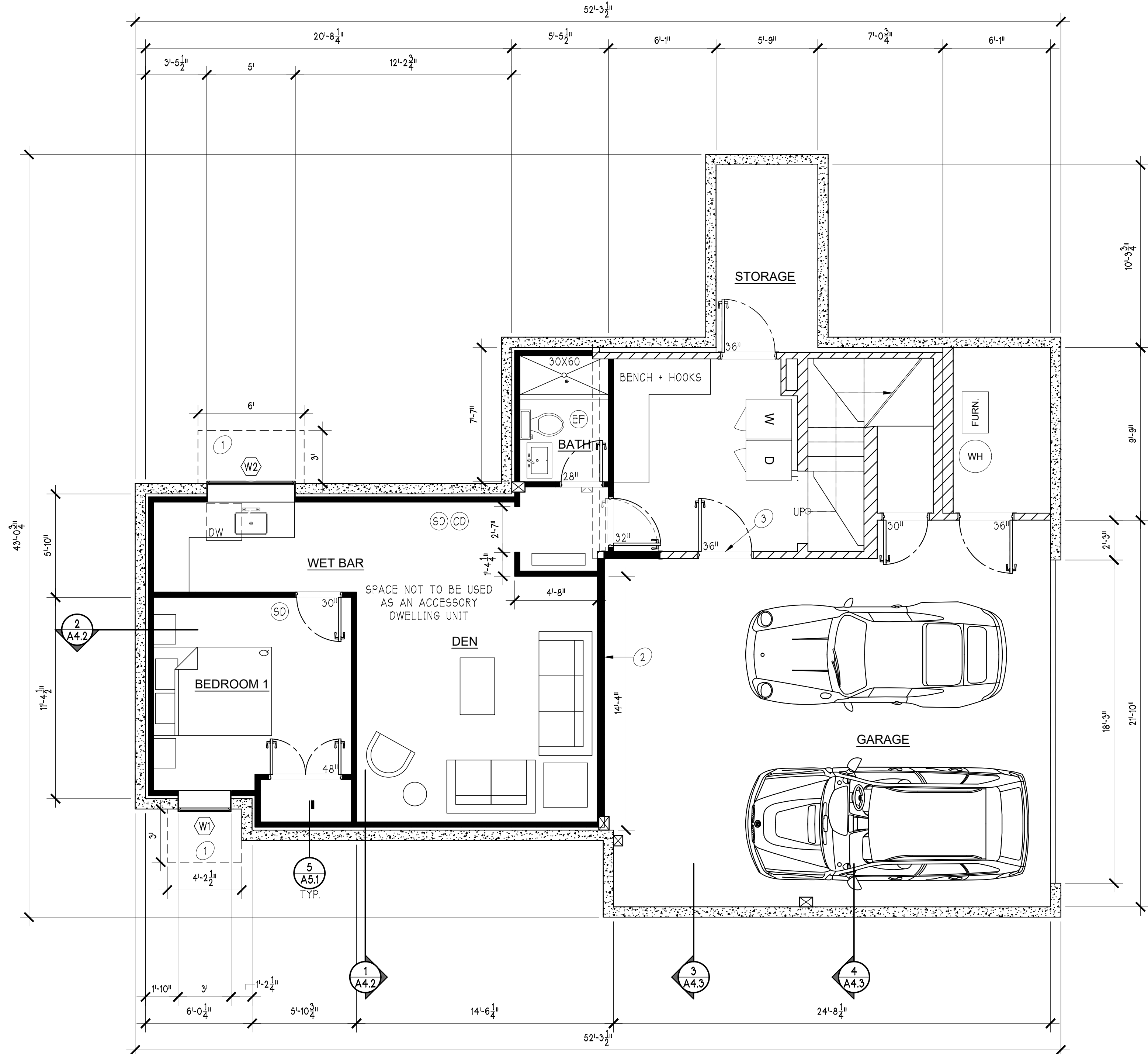
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**AVERAGE BUILDING ELEVATION**

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

**C1.2**





### PLAN KEYNOTES

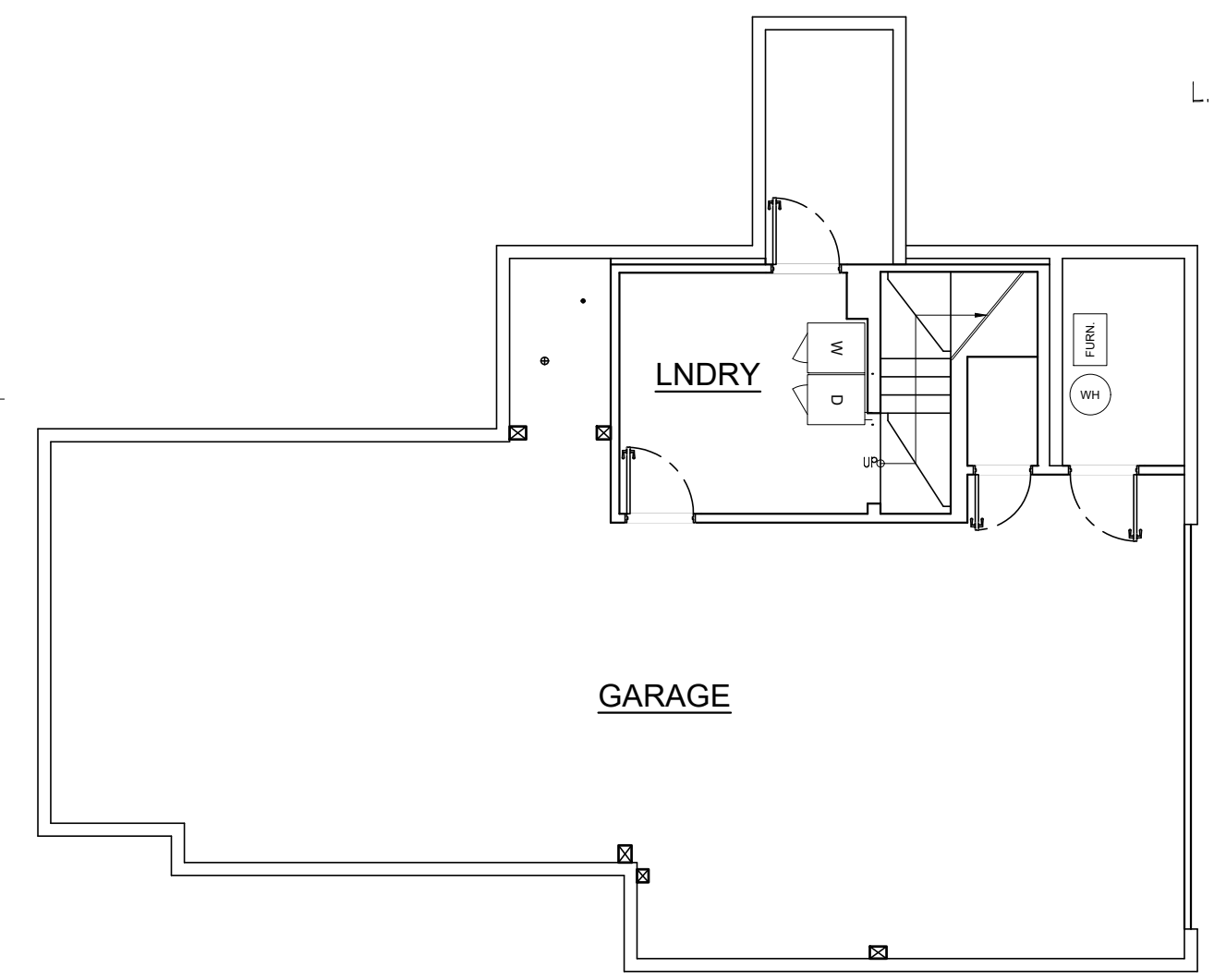
1. NEW WINDOW WELL PER 2/A4.1 FOR WINDOW WELLS SERVING EGRESS WINDOW, WITH A DEPTH GREATER THAN 44", PROVIDE LADDER PER R310.2.3.1.
2. PROVIDE 5/8" TYPE X GYPSUM WALL BOARD ON ALL WOOD WALLS/CEILINGS THAT SEPARATE GARAGE FROM LIVING SPACE.
3. DOOR TO BE 1-3/8" SOLID-CORE WOOD, 1-3/8" SOLID OR HONEYCOMB STEEL, OR 20 MIN. RATED DOOR WITH A SELF-CLOSING DEVICE. SEE SHEET A11 FOR ADDITIONAL REQUIREMENT ON SEPARATION BETWEEN DWELLING AND GARAGE.

### LEGEND

- NEW STUD WALL. SEE 1/A5.1 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 UN.O.
- SEE DOOR AND WINDOW SCHEDULE ON SHEET A11 FOR DETAILED INFO. SEE 2/A5.1 & 3/A5.1 FOR FRAMING INFO.

### GENERAL NOTES

- PLANS MUST BE APPROVED BY THE GOVERNING BUILDING OFFICIAL OR PROFESSIONAL ENGINEER PRIOR TO WORK COMMENCING.
- 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.
- SEE SHEET A11 FOR COMMON CODE REQUIREMENTS.
- CARBON MONOXIDE DETECTORS SHALL BE INSTALLED ON ALL LEVELS OF THE DWELLING AND PLACED IN PROXIMITY TO SLEEPING AREAS.
- SMOKE DETECTORS SHALL BE INSTALLED ON ALL LEVELS OF THE DWELLING AND WITHIN EACH SLEEPING AREA. DIRECT WIRING REQUIRED.
- VERIFY WINDOW & DOOR ROUGH OPENING SIZES WITH WINDOW & DOOR MANUFACTURER.
- ALL DIMENSIONS TO STUD WALL.
- CONTRACTOR TO VFY ALL DIMENSIONS ON SITE PRIOR TO CONSTRUCTION.
- CONTRACTOR TO DETERMINE & VERIFY ALL WASTE DIVERSION REQUIREMENTS PER THE LOCAL JURISDICTION. CONTRACTOR MAY BE REQUIRED TO REQUEST LEED REPORTS FROM RECEIVING FACILITIES.
- DOORS WITHOUT PLACEMENT DIMENSIONS WILL BE 3" OFF WALL OR ON CENTER, AS APPROPRIATE.
- 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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**BASEMENT FLOOR PLANS**

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

**A2.1**

### PLAN KEYNOTES

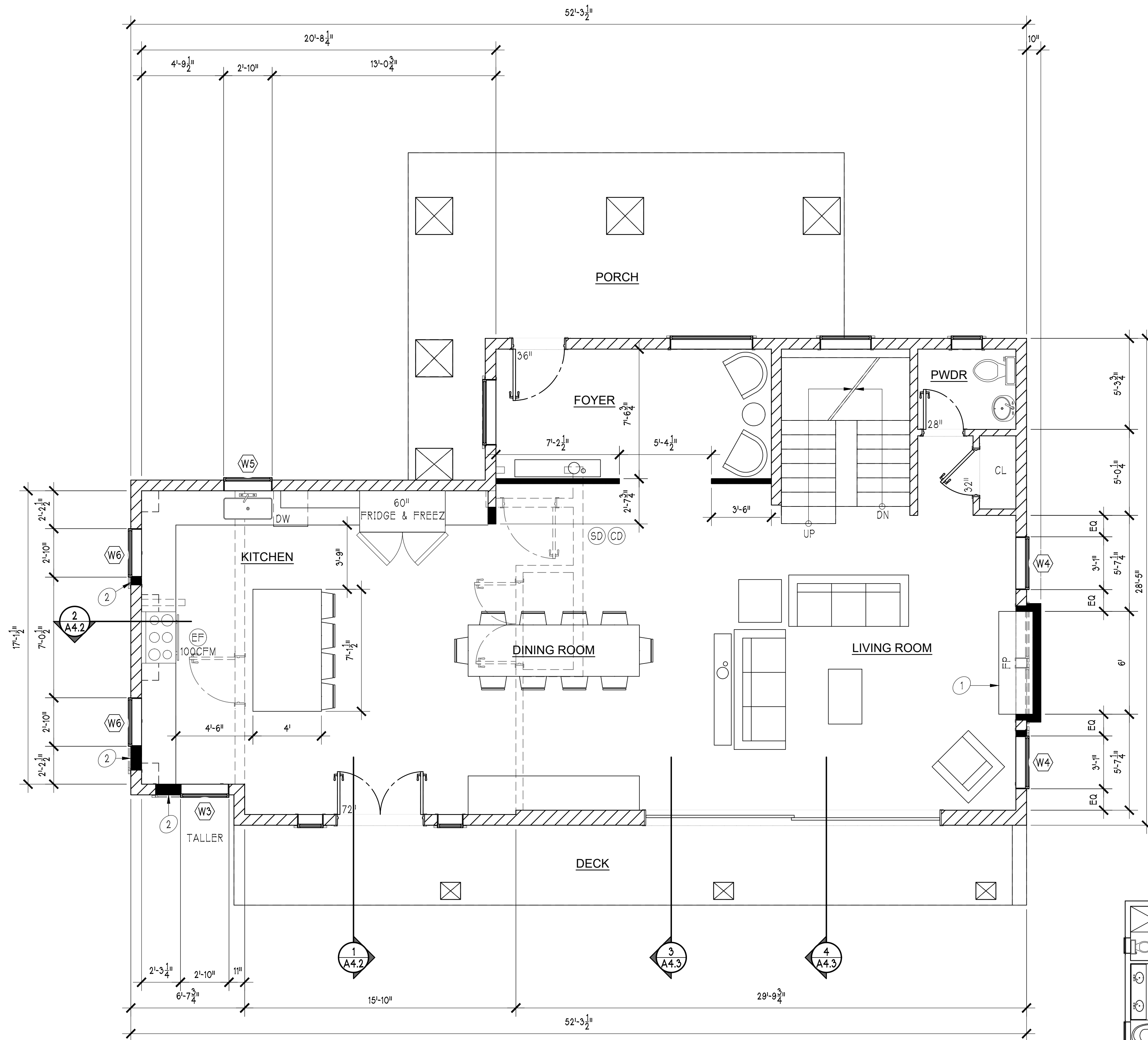
- NEW FACTORY BUILT GAS FIRE PLACE INSERT w/ DIRECT VENT INTAKE & EXHAUST PIPES INSTALLED CONTINUOUS TO THE OUTSIDE. SHALL BE LISTED, LABELED & INSTALLED WITH THE CONDITIONS OF THE LISTING & BE IN ACCORDANCE WITH UL 127.
- WINDOW OR DOOR TO BE INFILLED PER SHEET A11 - INSULATION AND FENESTRATION REQUIREMENTS. SEE 4/A5.1 FOR BALANCE OF INFO.

### LEGEND

- NEW STUD WALL. SEE 1/A5.1 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 UN.O.
- SEE DOOR AND WINDOW SCHEDULE ON SHEET A11 FOR DETAILED INFO. SEE 2/A5.1 & 3/A5.1 FOR FRAMING INFO.

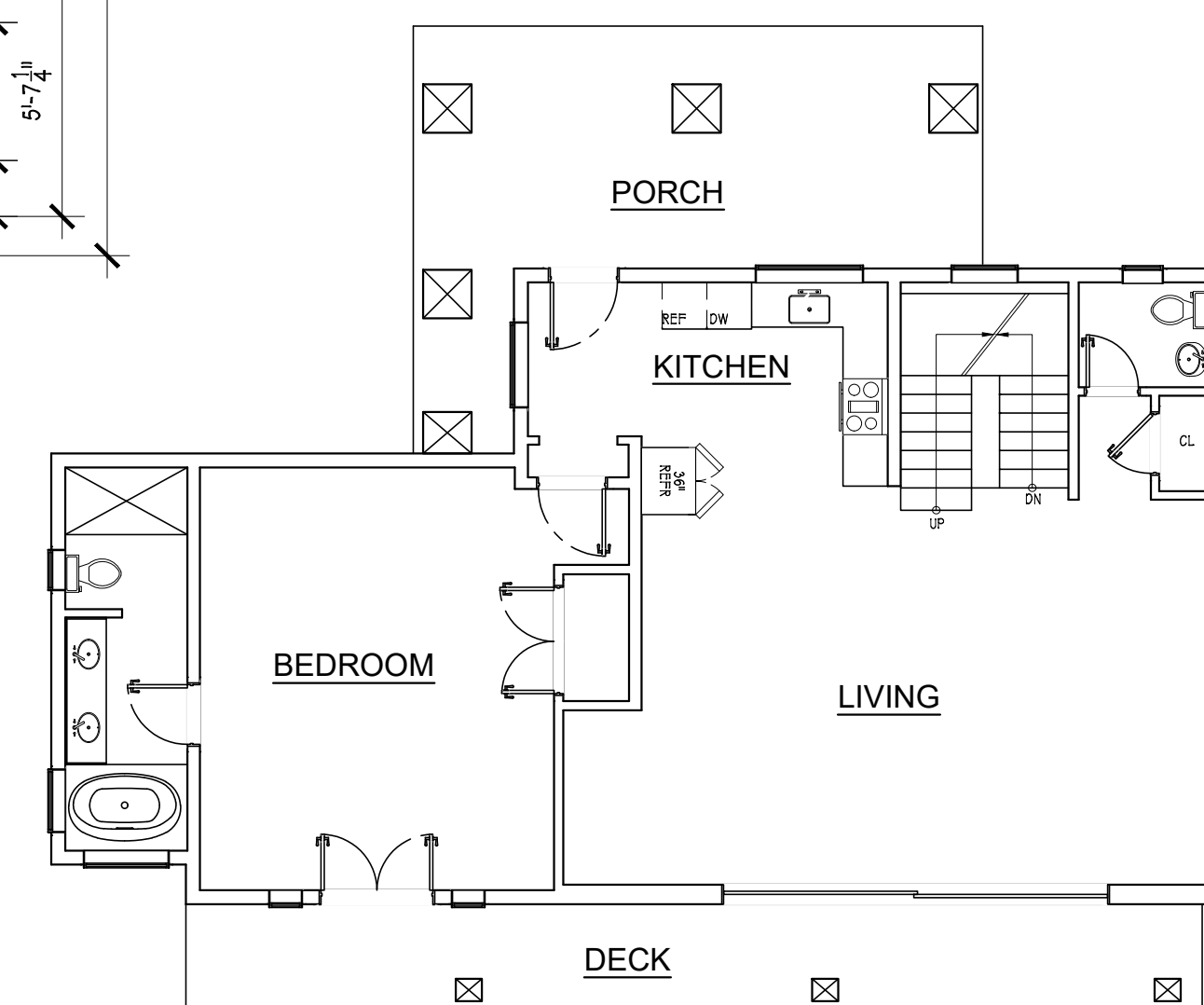
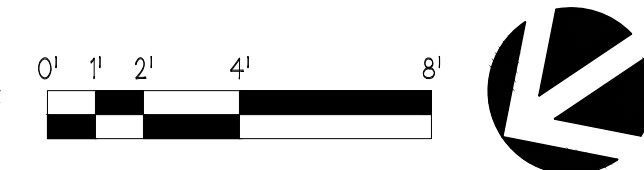
### GENERAL NOTES

- PLANS MUST BE APPROVED BY THE GOVERNING BUILDING OFFICIAL OR PROFESSIONAL ENGINEER PRIOR TO WORK COMMENCING.
- 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.
- SEE SHEET A11 FOR COMMON CODE REQUIREMENTS.
- CARBON MONOXIDE DETECTORS SHALL BE INSTALLED ON ALL LEVELS OF THE DWELLING AND PLACED IN PROXIMITY TO SLEEPING AREAS.
- SMOKE DETECTORS SHALL BE INSTALLED ON ALL LEVELS OF THE DWELLING AND WITHIN EACH SLEEPING AREA. DIRECT WIRING REQUIRED.
- VERIFY WINDOW & DOOR ROUGH OPENING SIZES WITH WINDOW & DOOR MANUFACTURER.
- ALL DIMENSIONS TO STUD WALL.
- CONTRACTOR TO VFY ALL DIMENSIONS ON SITE PRIOR TO CONSTRUCTION.
- CONTRACTOR TO DETERMINE & VERIFY ALL WASTE DIVERSION REQUIREMENTS PER THE LOCAL JURISDICTION. CONTRACTOR MAY BE REQUIRED TO REQUEST LEED REPORTS FROM RECEIVING FACILITIES.
- DOORS WITHOUT PLACEMENT DIMENSIONS WILL BE 3" OFF WALL OR ON CENTER, AS APPROPRIATE.
- 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.



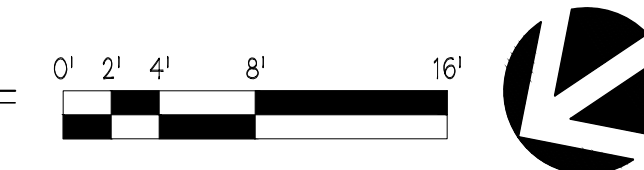
**PROPOSED MAIN FLOOR PLAN**

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

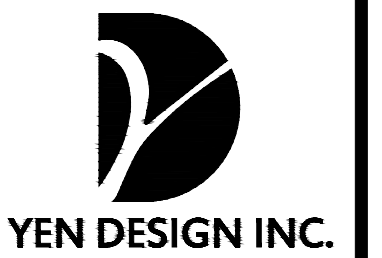


**EXISTING MAIN FLOOR PLAN**

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



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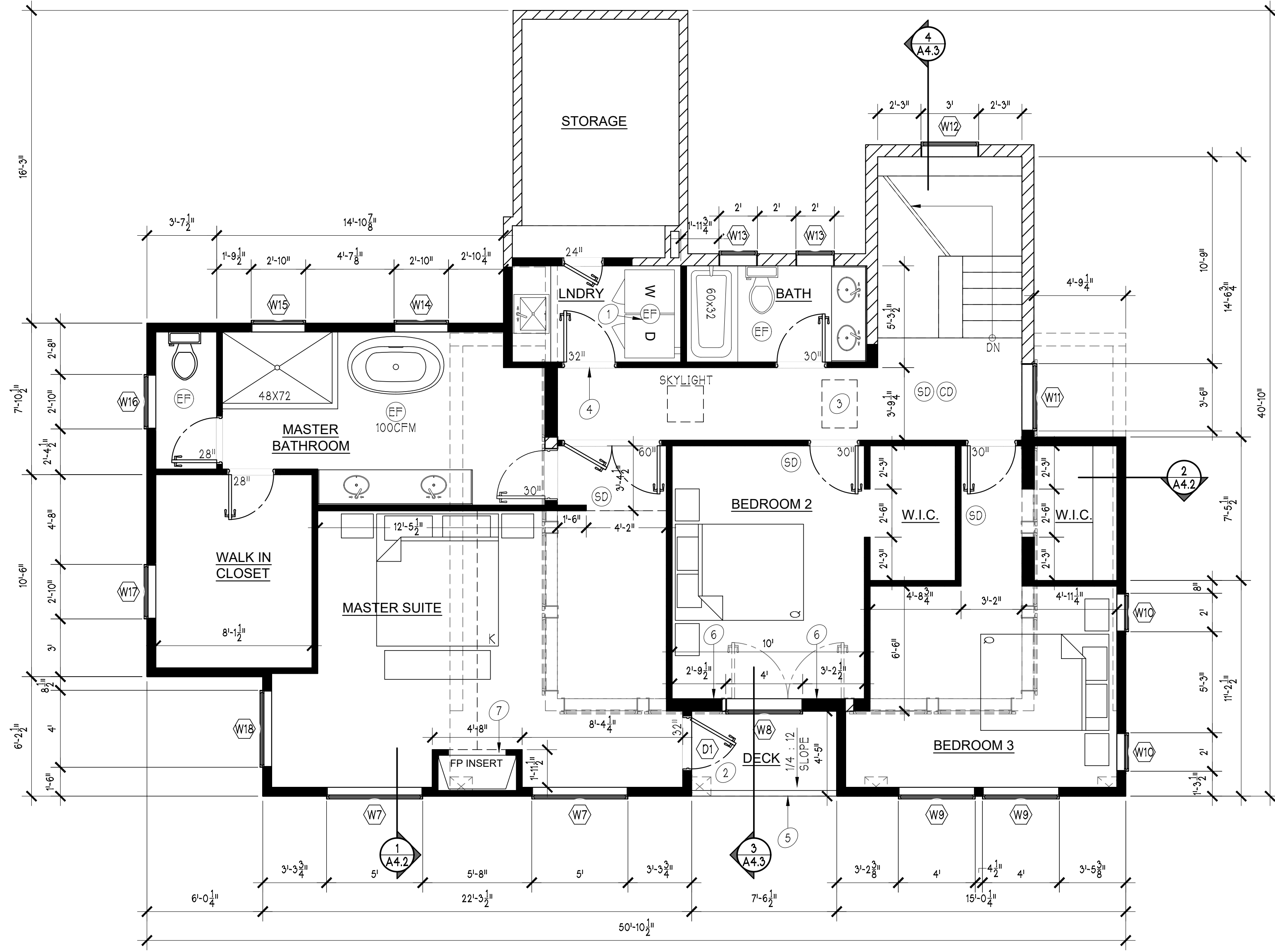
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MAIN FLOOR PLANS

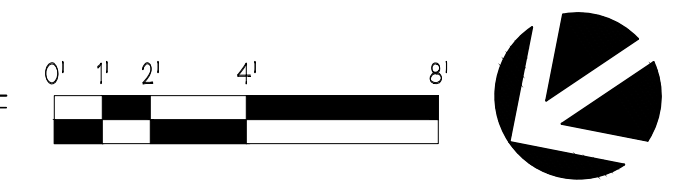
JOB NO.	20-207
HALF SCALE	11x17
FULL SCALE	22x34
SHEET	

**A2.2**



**PROPOSED UPPER FLOOR PLAN**

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



**PLAN KEYNOTES**

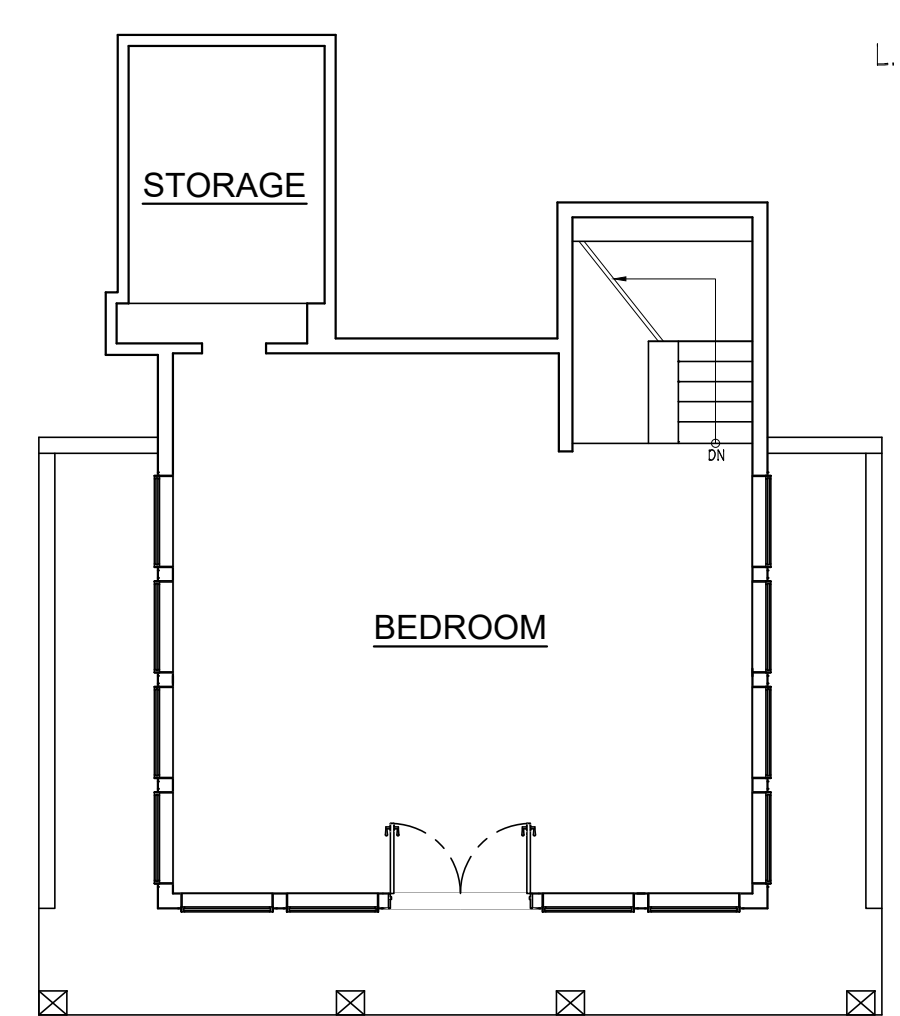
- 90 CFM CONTINUOUS WHOLE HOUSE FAN AT 0.25" WATER GAUGE WITH A SONE RATING OF 10 OR LESS MEASURED AT 0.1 INCHES WATER GAUGE. IF FAN IS TO BE INTERMITTENT, APPLY VENTILATION RATE FACTOR PER IRC M1507.3.3(2) ON PAGE **A11**.
- TPO ROOFING ON VAPOR BARRIER ON SHEATHING PER STRUCTURAL DRAWINGS. PROVIDE WALKABLE SURFACE PER MANUFACTURE ABOVE THE TPO MEMBRANE.
- MIN 22"x30" ATTIC ACCESS.
- DOOR SHALL BE LOUVERED OR BE UNDERCUT TO A MINIMUM OF 1/2" ABOVE THE SURFACE OF THE FINISH FLOOR COVERING.
- 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 4.5.1.
- WINDOW OR DOOR TO BE INFILLED PER SHEET **A11** - INSULATION AND FENESTRATION REQUIREMENTS. SEE **4/A5.1** FOR BALANCE OF INFO.
- NEW FACTORY BUILT GAS FIRE PLACE INSERT W/ DIRECT VENT INTAKE & EXHAUST PIPES INSTALLED CONTINUOUS TO THE OUTSIDE. SHALL BE LISTED, LABELED & INSTALLED WITH THE CONDITIONS OF THE LISTING & BE IN ACCORDANCE WITH UL 127.

**LEGEND**

- NEW STUD WALL. SEE **1/A5.1** 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 UNO.
- SEE DOOR AND WINDOW SCHEDULE ON SHEET **A11** FOR DETAILED INFO. SEE **2/A5.1** & **3/A5.1** FOR FRAMING INFO.

**GENERAL NOTES**

- PLANS MUST BE APPROVED BY THE GOVERNING BUILDING OFFICIAL OR PROFESSIONAL ENGINEER PRIOR TO WORK COMMENCING.
- 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.
- SEE SHEET **A11** FOR COMMON CODE REQUIREMENTS.
- CARBON MONOXIDE DETECTORS SHALL BE INSTALLED ON ALL LEVELS OF THE DWELLING AND PLACED IN PROXIMITY TO SLEEPING AREAS.
- SMOKE DETECTORS SHALL BE INSTALLED ON ALL LEVELS OF THE DWELLING AND WITHIN EACH SLEEPING AREA DIRECT WIRING REQUIRED.
- VERIFY WINDOW & DOOR ROUGH OPENING SIZES WITH WINDOW & DOOR MANUFACTURER.
- ALL DIMENSIONS TO STUD WALL.
- CONTRACTOR TO VFY ALL DIMENSIONS ON SITE PRIOR TO CONSTRUCTION.
- CONTRACTOR TO DETERMINE & VERIFY ALL WASTE DIVERSION REQUIREMENTS PER THE LOCAL JURISDICTION. CONTRACTOR MAY BE REQUIRED TO REQUEST LEED REPORTS FROM RECEIVING FACILITIES.
- DOORS WITHOUT PLACEMENT DIMENSIONS WILL BE 3" OFF WALL OR ON CENTER, AS APPROPRIATE.
- 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.

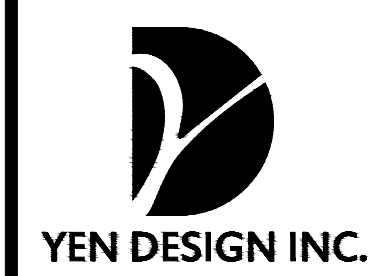


**EXISTING UPPER FLOOR PLAN**

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



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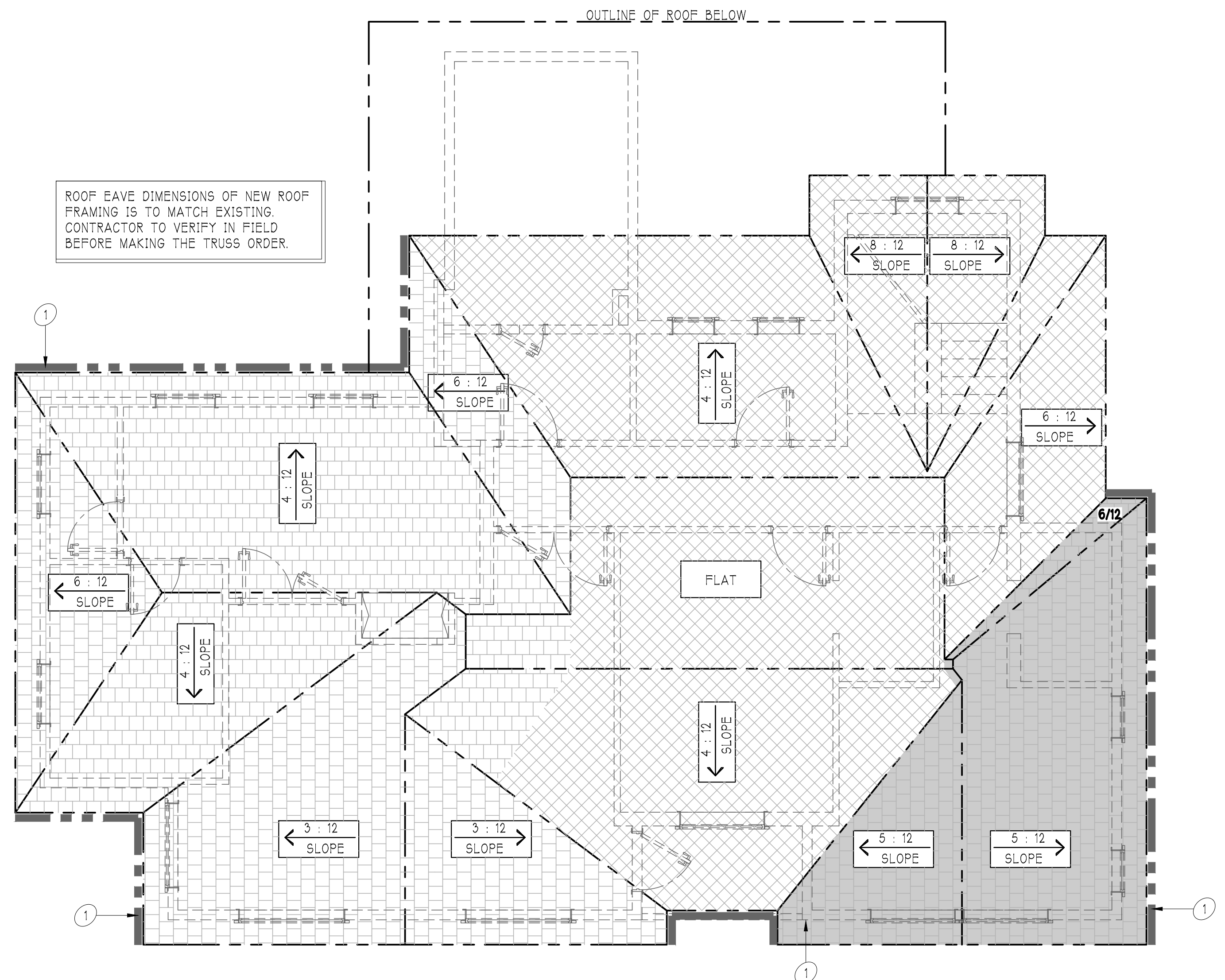
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**UPPER FLOOR PLANS**

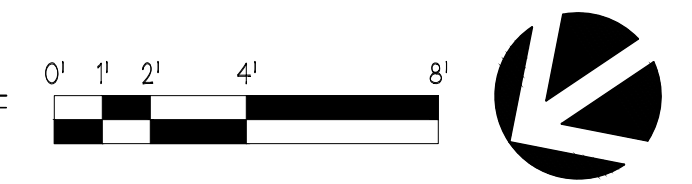
JOB NO.	20-207
HALF SCALE	11x17
FULL SCALE	22x34
SHEET	

**A2.3**



**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 INFORMATION
- [Cross-hatched] EXISTING ROOF FRAMING
- [Grid-hatched] NEW ROOF FRAMING
- [Solid grey] 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 A11 FOR COMMON CODE REQUIREMENTS.
- D. CARBON MONOXIDE DETECTORS SHALL BE INSTALLED ON ALL LEVELS OF THE DWELLING AND PLACED IN PROXIMITY TO SLEEPING AREAS.
- E. SMOKE DETECTORS 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 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.

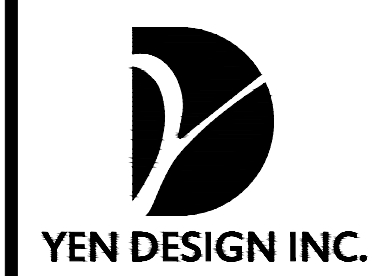
**ROOF VENT CALC.**

882 SQ-FT  
 350 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.

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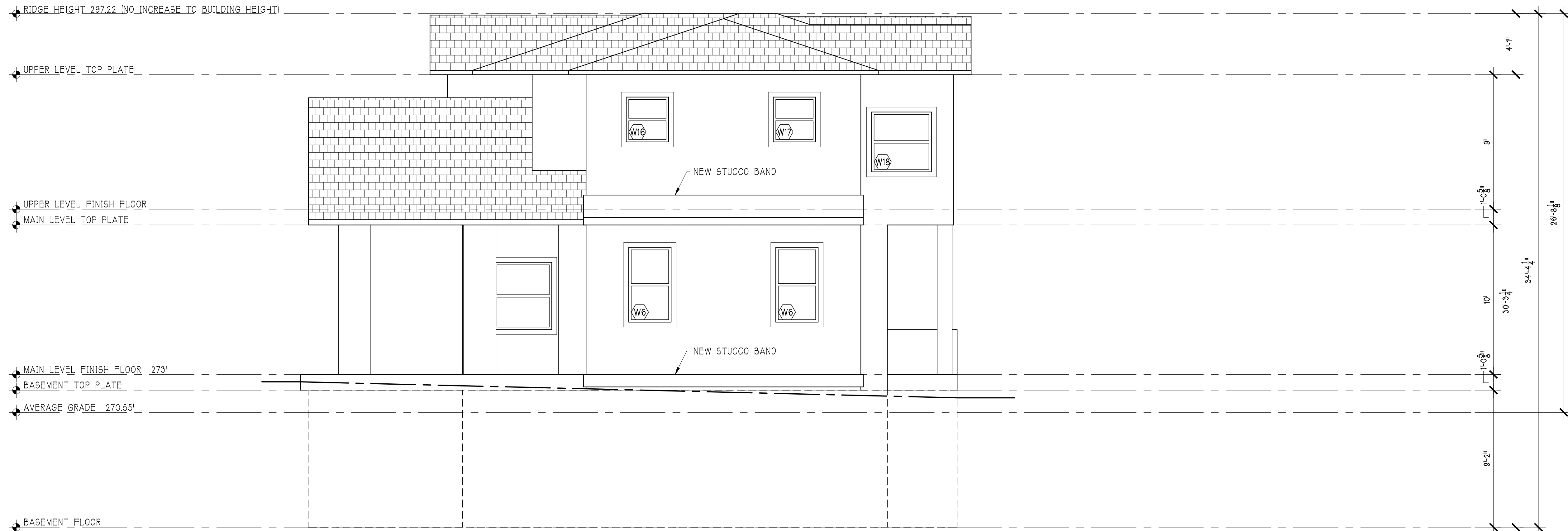
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**ROOF PLAN**

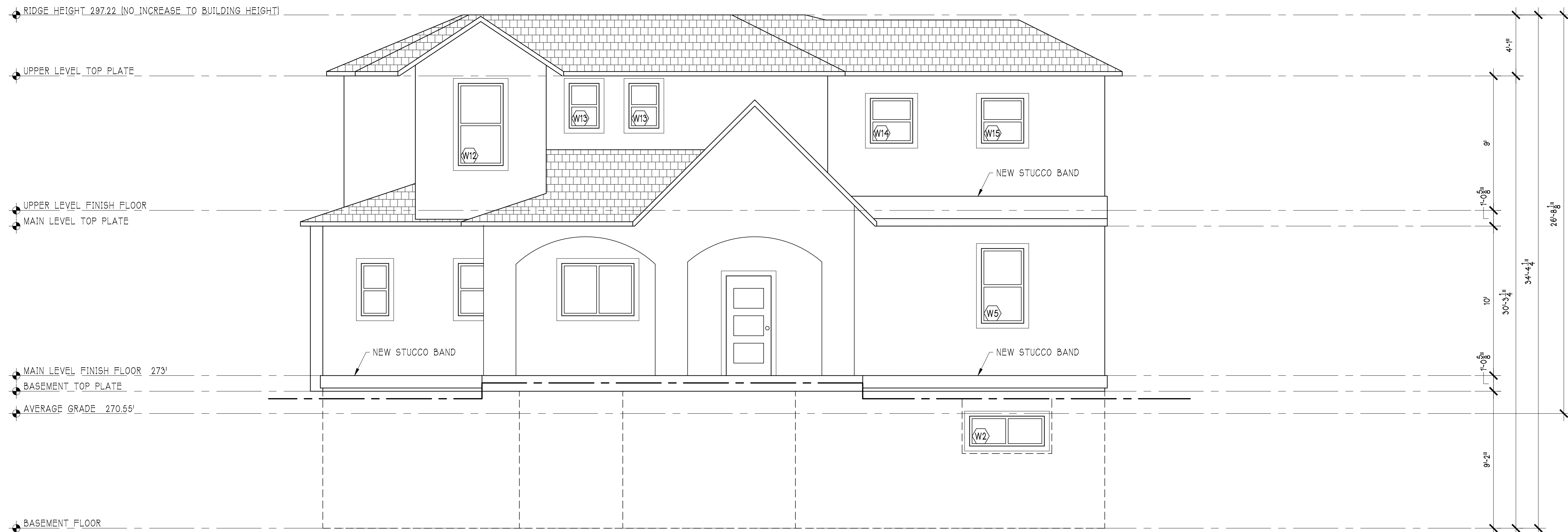
JOB NO.	20-207
HALF SCALE	11x17
FULL SCALE	22x34
SHEET	

**A2.4**



**NORTH ELEVATION**

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



**EAST ELEVATION**

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

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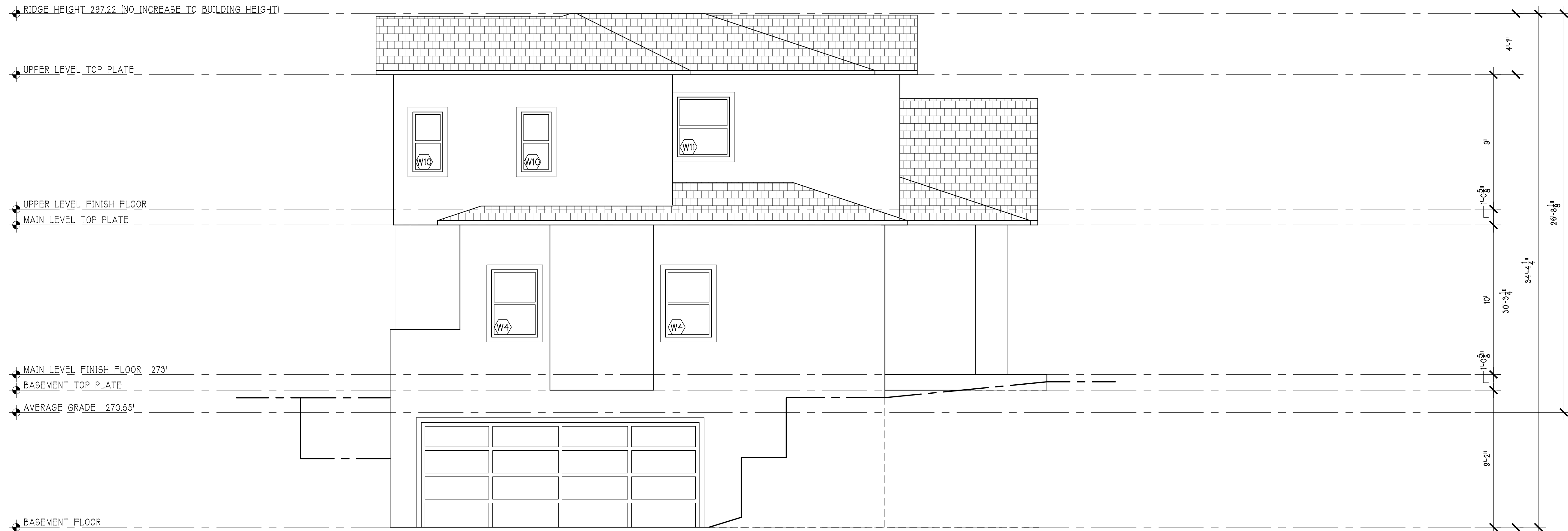
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**ELEVATIONS**

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

**A3.1**





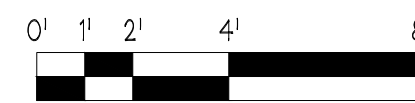
**SOUTH ELEVATION**

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



**WEST ELEVATION**

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



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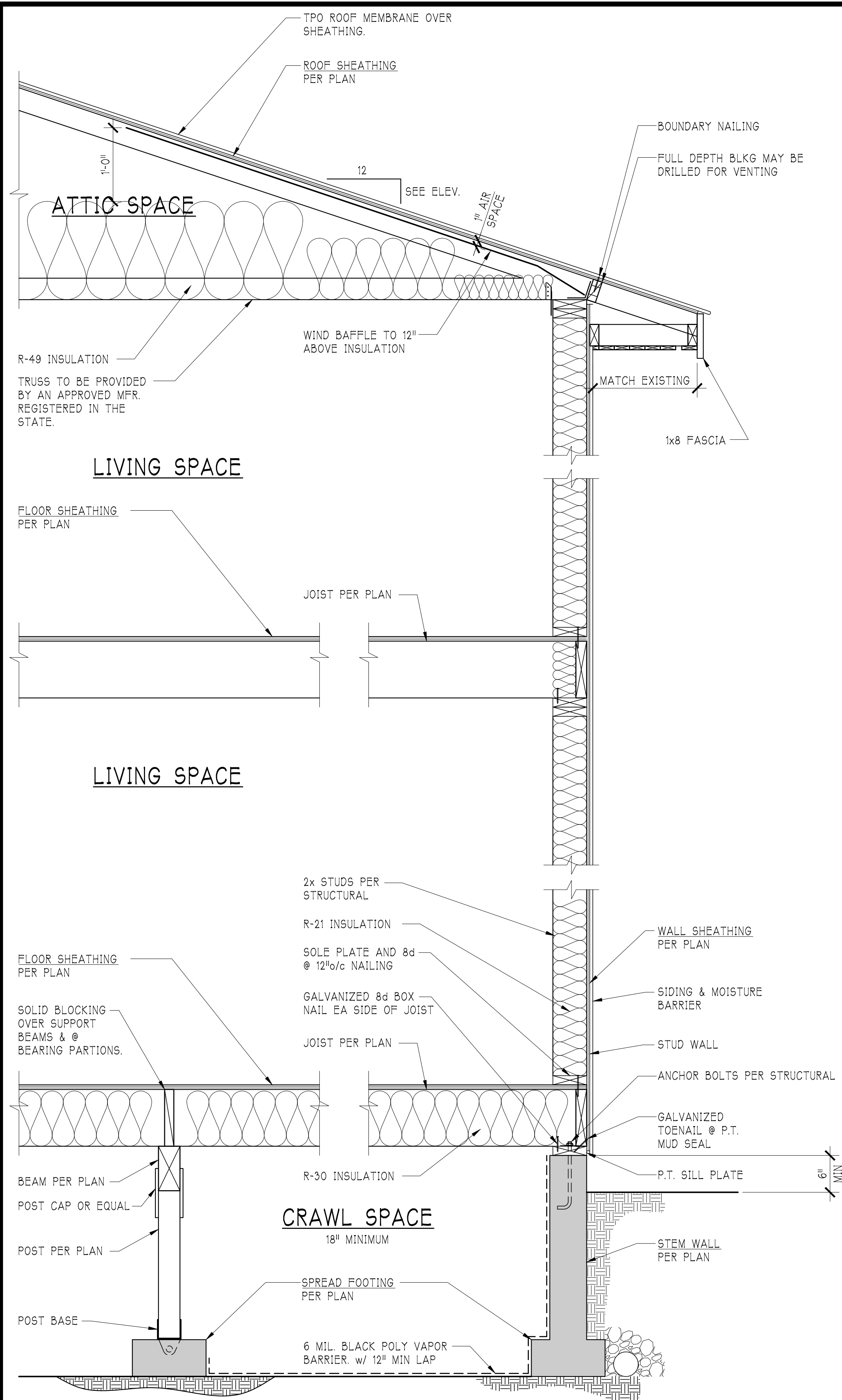
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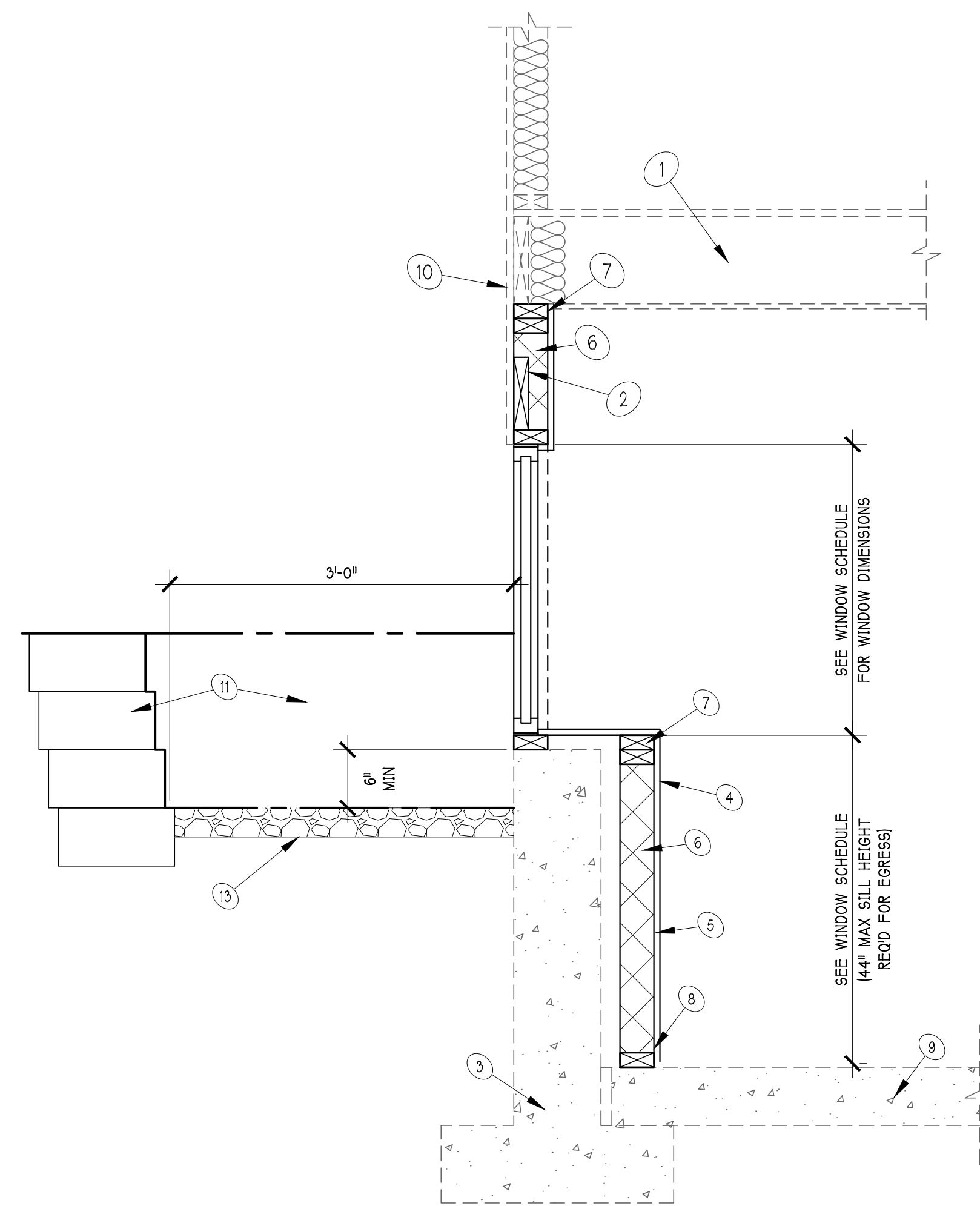
**ELEVATIONS**

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

**A3.2**



1 TYP ADDITION WALL SECTION  
 A4.1 22x34 SCALE: 1/8"=1'-0"  
 11x17 SCALE: 2/8"=1'-0"



2 TYPICAL BASEMENT WINDOW SECTION  
 A4.1 SCALE: 1/8"=1'-0"

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SECTION KEYNOTES

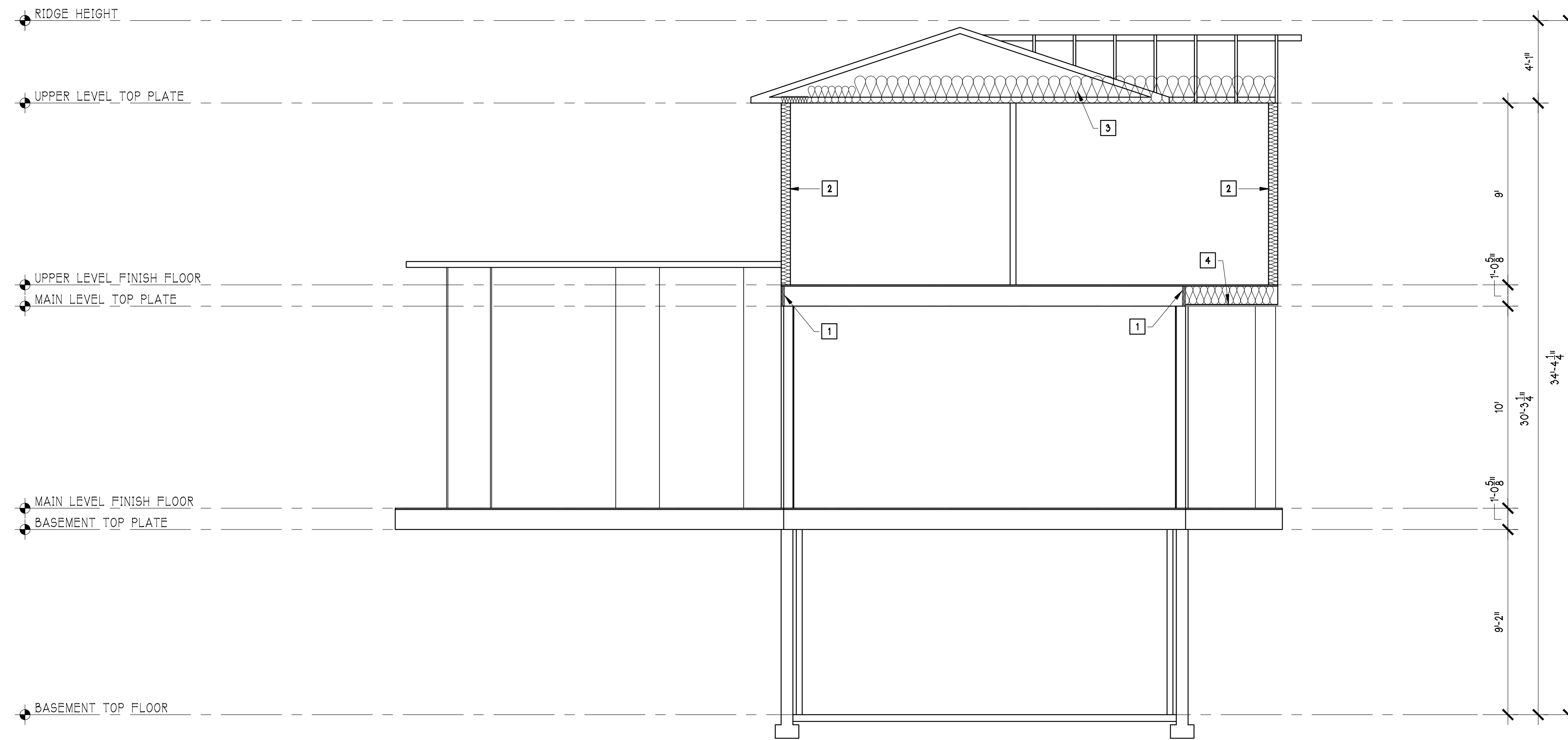
1. EXISTING JOISTS
2. HEADER PER PLAN. FILL SPACE BEHIND HEADERS W/ RIGID INSULATION.
3. EXISTING FOUNDATION WALL
4. 1/2" GYPSUM BOARD
5. 2X4 STUD WALL w/ STUDS @ 16" O.C. PLACED 2" OFF WALL
6. R-21 INSULATION
7. 2x DOUBLE TOP PLATE
8. 2X6 P.T. BOTT PLATE ATTACHED W 3" POWDER ACTUATED FASTENERS @ 48" O.C. MAX.
9. EXISTING SLAB
10. EXISTING WALL COVERING
11. CONCRETE BLOCKS OR PRE-MANUFACTURED WINDOW WELL
12. UNUSED
13. FREE-DRAINING GRAVEL

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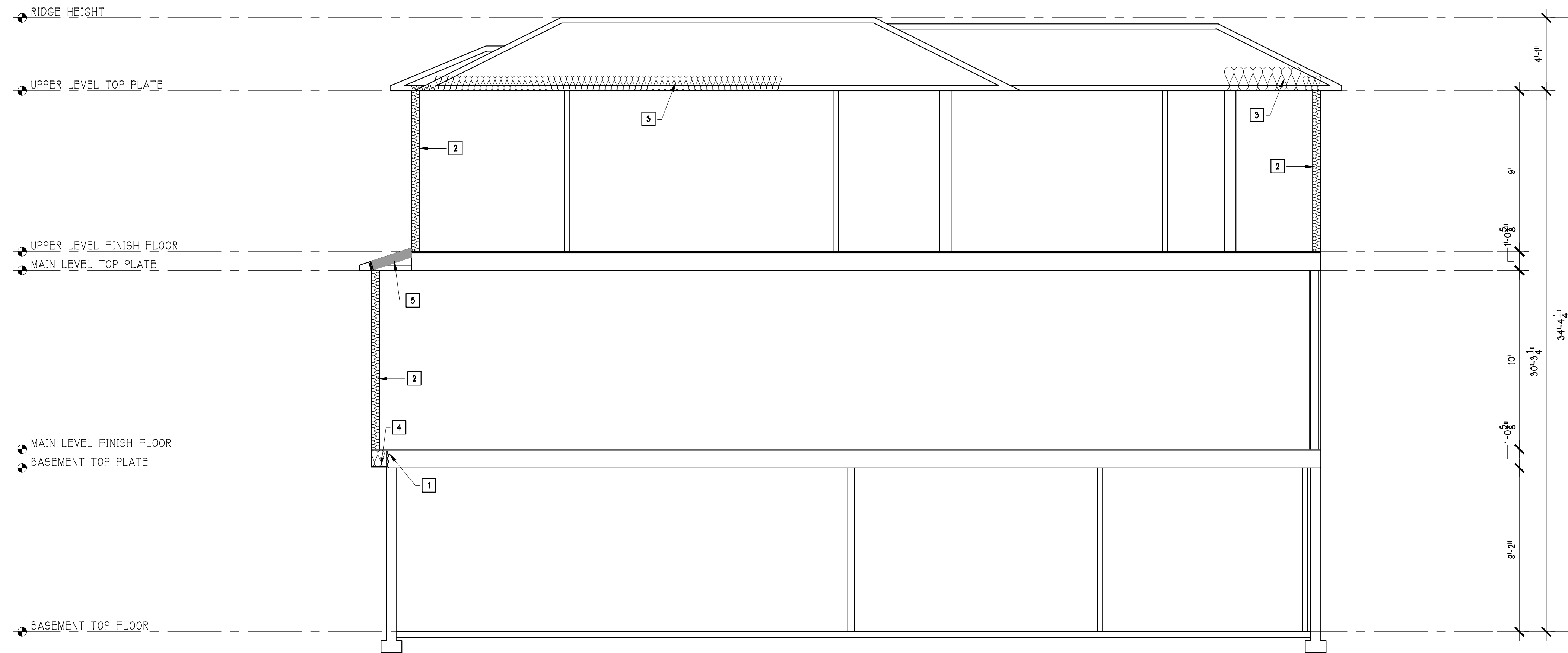
BUILDING SECTIONS

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

A4.1



**1**  
A4.2 **TRANSVERSE SECTION**  
22x34 SCALE: 1/2"=1'-0"  
11x17 SCALE: 1"=1'-0"



**2**  
A4.2 **LONGITUDINAL SECTION**  
22x34 SCALE: 1/2"=1'-0"  
11x17 SCALE: 1"=1'-0"

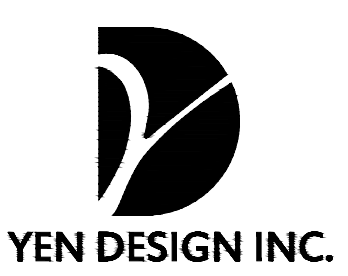
**INSULATION KEYNOTES**

1. R-10 BATT INSULATION AT RIM JOIST
2. R-21 BATT INSULATION AT ALL ABOVE GRADE EXT. WALLS.
3. R-49 BATT INSULATION AT ROOF. PROVIDE 1" AIRSPACE ABOVE INSULATION AT THE EAVES AND IN ENCLOSED RAFTER SPACE.
4. 1" CLOSED CELL FOAM INSULATION (R-6.5 TOTAL) ON THE UNDERSIDE OF SHEATHING. THE APPLIED SPRAY FOAM MUST BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS BY A CERTIFIED INSTALLER. A COPY OF THE ICC-ES REPORT FOR THE INSULATION PRODUCT MUST BE PROVIDED ON THE SITE FOR THE FIELD INSPECTOR. FILL REMAINING VOID WITH BATT INSULATION w/ A MIN R-VALUE OF 31.5.
5. 6" CLOSED CELL FOAM INSULATION (R-38 TOTAL) ON THE UNDERSIDE OF SHEATHING. THE APPLIED SPRAY FOAM MUST BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS BY A CERTIFIED INSTALLER. A COPY OF THE ICC-ES REPORT FOR THE INSULATION PRODUCT MUST BE PROVIDED ON THE SITE FOR THE FIELD INSPECTOR.

INSULATION ONLY SHOWN IN NEW WOOD FRAMING CAVITIES. EXISTING FRAMING INSULATION REMAIN AS IT. IF EXISTING FRAMING CAVITIES ARE OPENED DURING CONSTRUCTION, THEY ARE TO BE INSULATED PER THE INSULATION TABLE ON SHEET A1.1.

STRUCTURAL ELEMENTS ARE FOR REFERENCE ONLY. IF DISCREPANCIES OCCUR, STRUCTURAL DRAWINGS GOVERN DESIGN.

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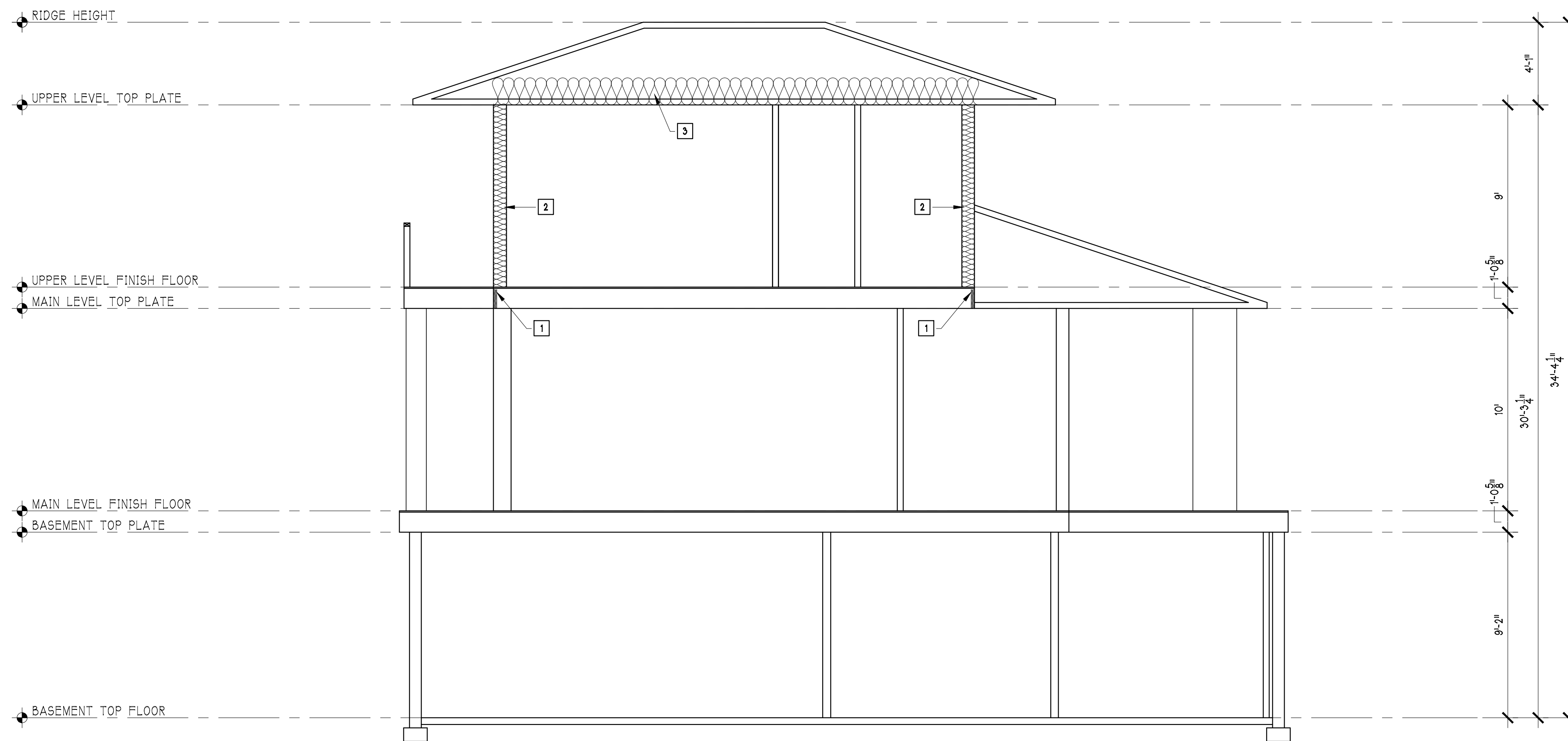
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**BUILDING SECTIONS**

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

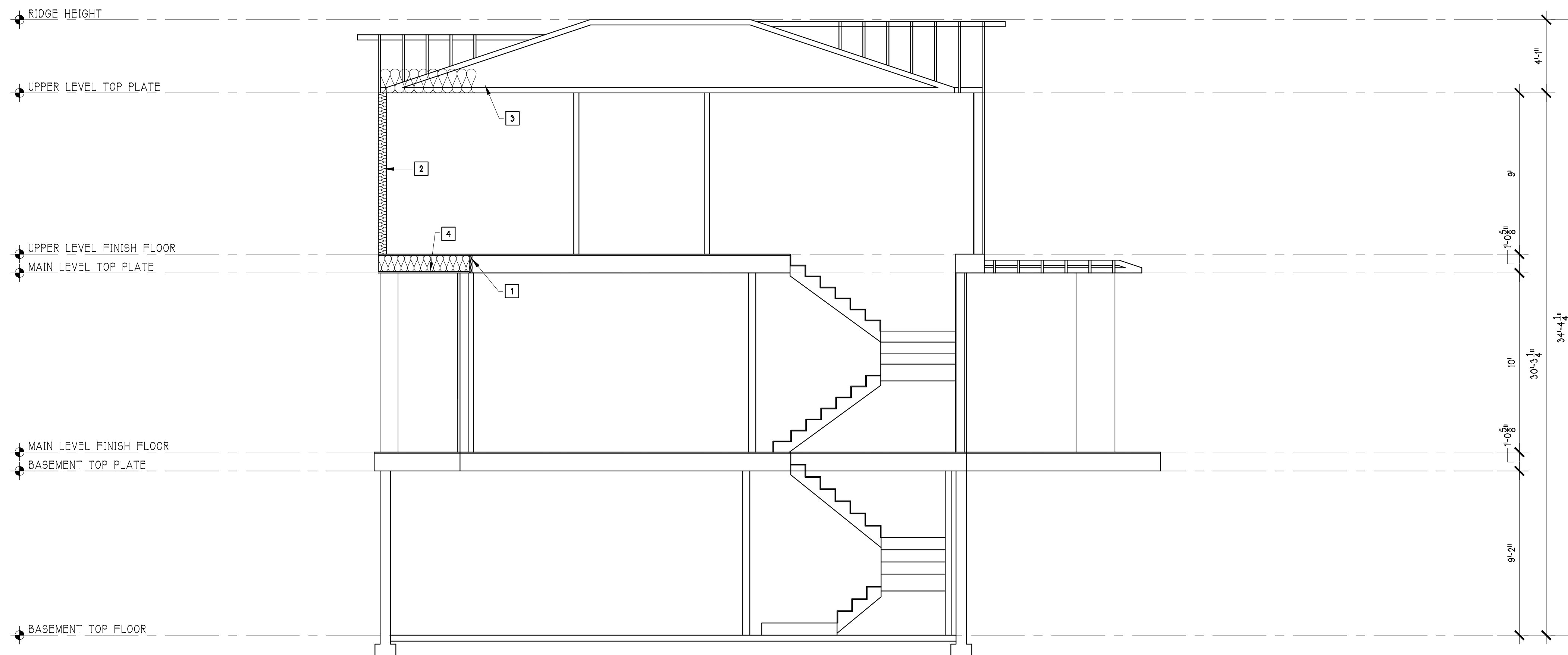
**A4.2**



**3**  
A4.3 TRANSVERSE SECTION  
22x34 SCALE: 1/2"=1'-0"  
11x17 SCALE: 1"=1'-0"

### INSULATION KEYNOTES

1. R-10 BATT INSULATION AT RIM JOIST
2. R-21 BATT INSULATION AT ALL ABOVE GRADE EXT. WALLS.
3. R-49 BATT INSULATION AT ROOF. PROVIDE 1" AIRSPACE ABOVE INSULATION AT THE EAVES AND IN ENCLOSED RAFTER SPACE.
4. 1" CLOSED CELL FOAM INSULATION (R-6.5 TOTAL) ON THE UNDERSIDE OF SHEATHING. THE APPLIED SPRAY FOAM MUST BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS BY A CERTIFIED INSTALLER. A COPY OF THE ICC-ES REPORT FOR THE INSULATION PRODUCT MUST BE PROVIDED ON THE SITE FOR THE FIELD INSPECTOR. FILL REMAINING VOID WITH BATT INSULATION w/ A MIN R-VALUE OF 31.5.
5. 6" CLOSED CELL FOAM INSULATION (R-38 TOTAL) ON THE UNDERSIDE OF SHEATHING. THE APPLIED SPRAY FOAM MUST BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS BY A CERTIFIED INSTALLER. A COPY OF THE ICC-ES REPORT FOR THE INSULATION PRODUCT MUST BE PROVIDED ON THE SITE FOR THE FIELD INSPECTOR.



**4**  
A4.3 TRANSVERSE SECTION  
22x34 SCALE: 1/2"=1'-0"  
11x17 SCALE: 1"=1'-0"

INSULATION ONLY SHOWN IN NEW WOOD FRAMING CAVITIES. EXISTING FRAMING INSULATION REMAIN AS IT. IF EXISTING FRAMING CAVITIES ARE OPENED DURING CONSTRUCTION, THEY ARE TO BE INSULATED PER THE INSULATION TABLE ON SHEET A1.1.

STRUCTURAL ELEMENTS ARE FOR REFERENCE ONLY. IF DISCREPANCIES OCCUR, STRUCTURAL DRAWINGS GOVERN DESIGN.

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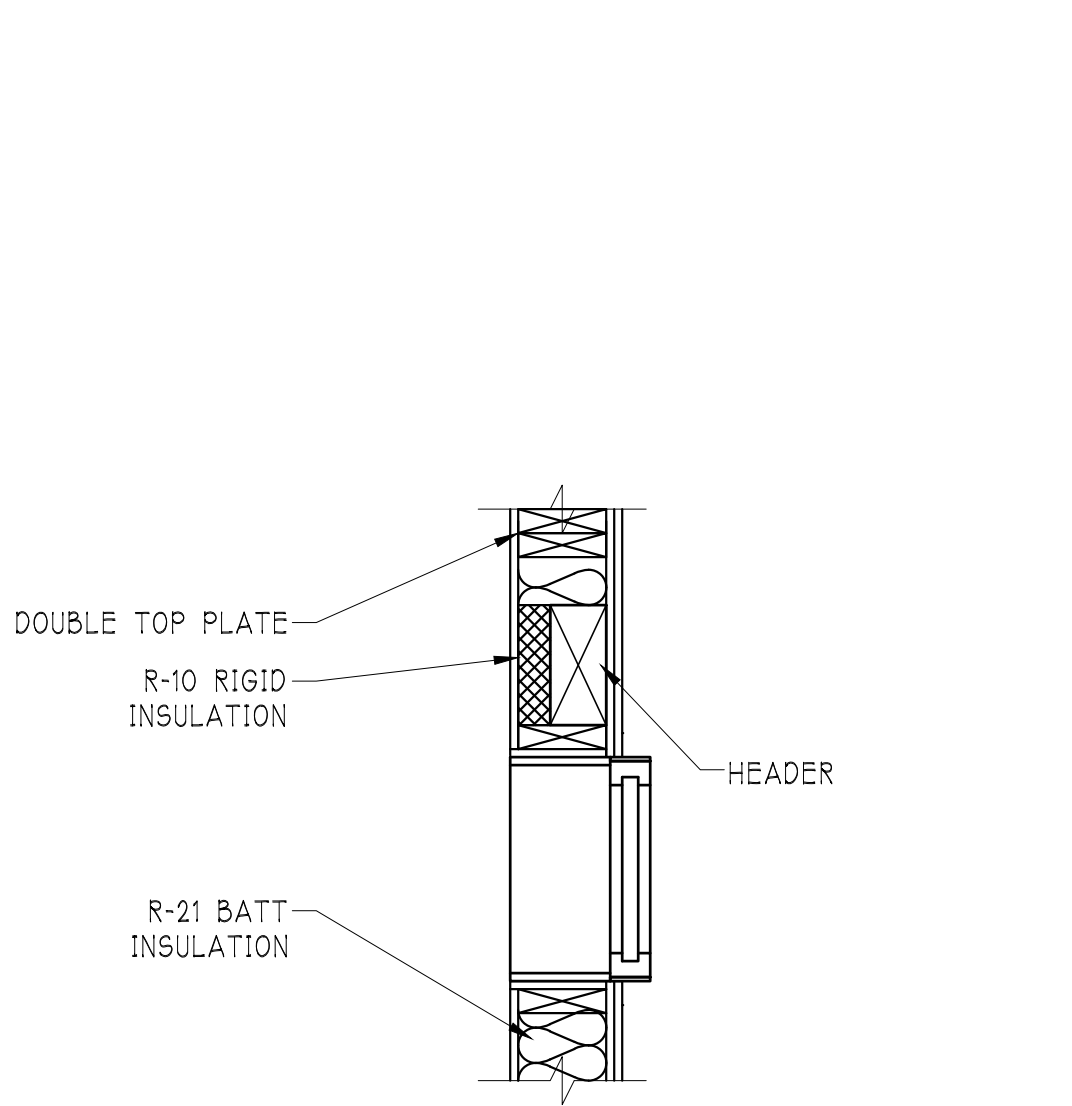
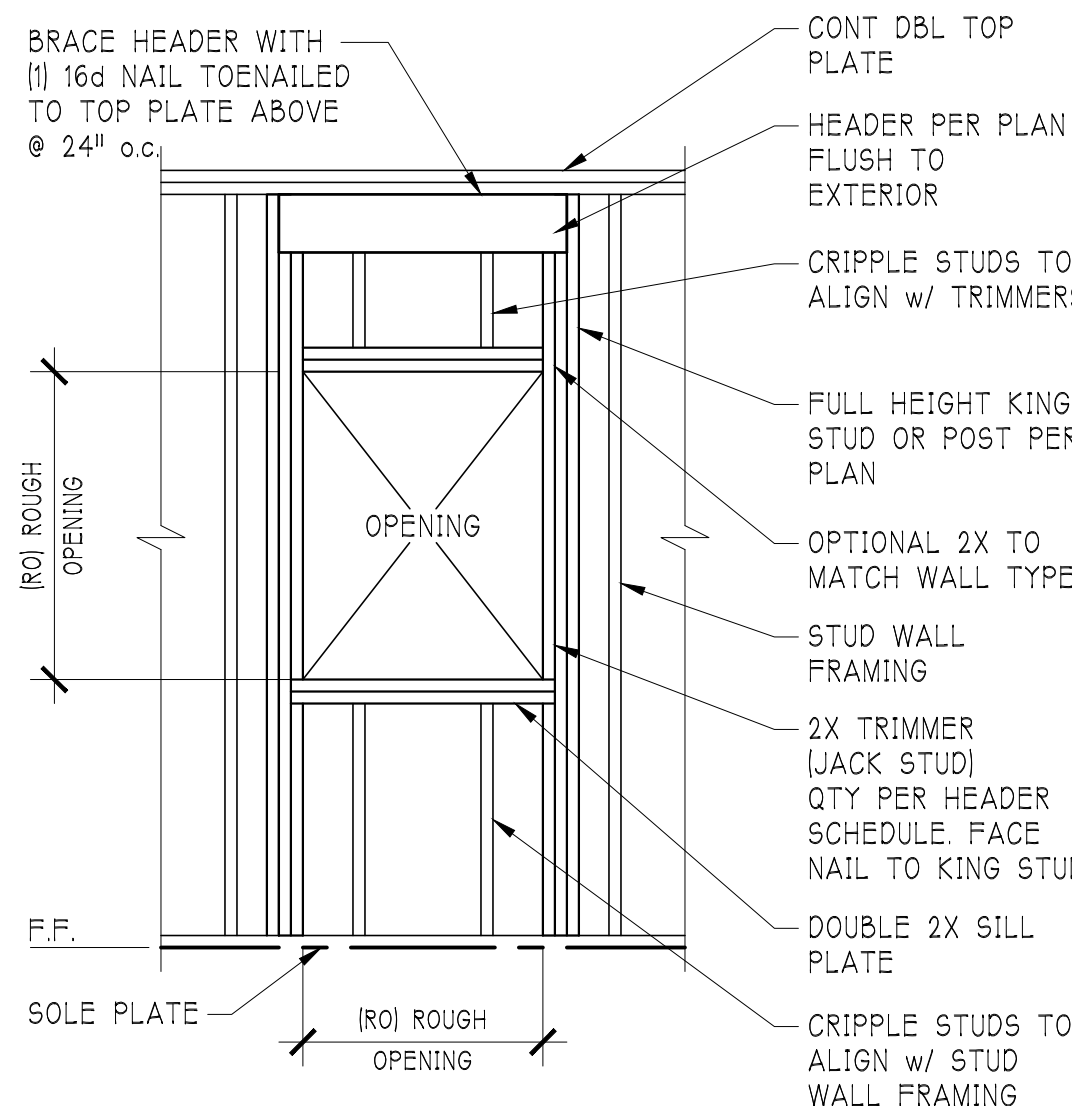
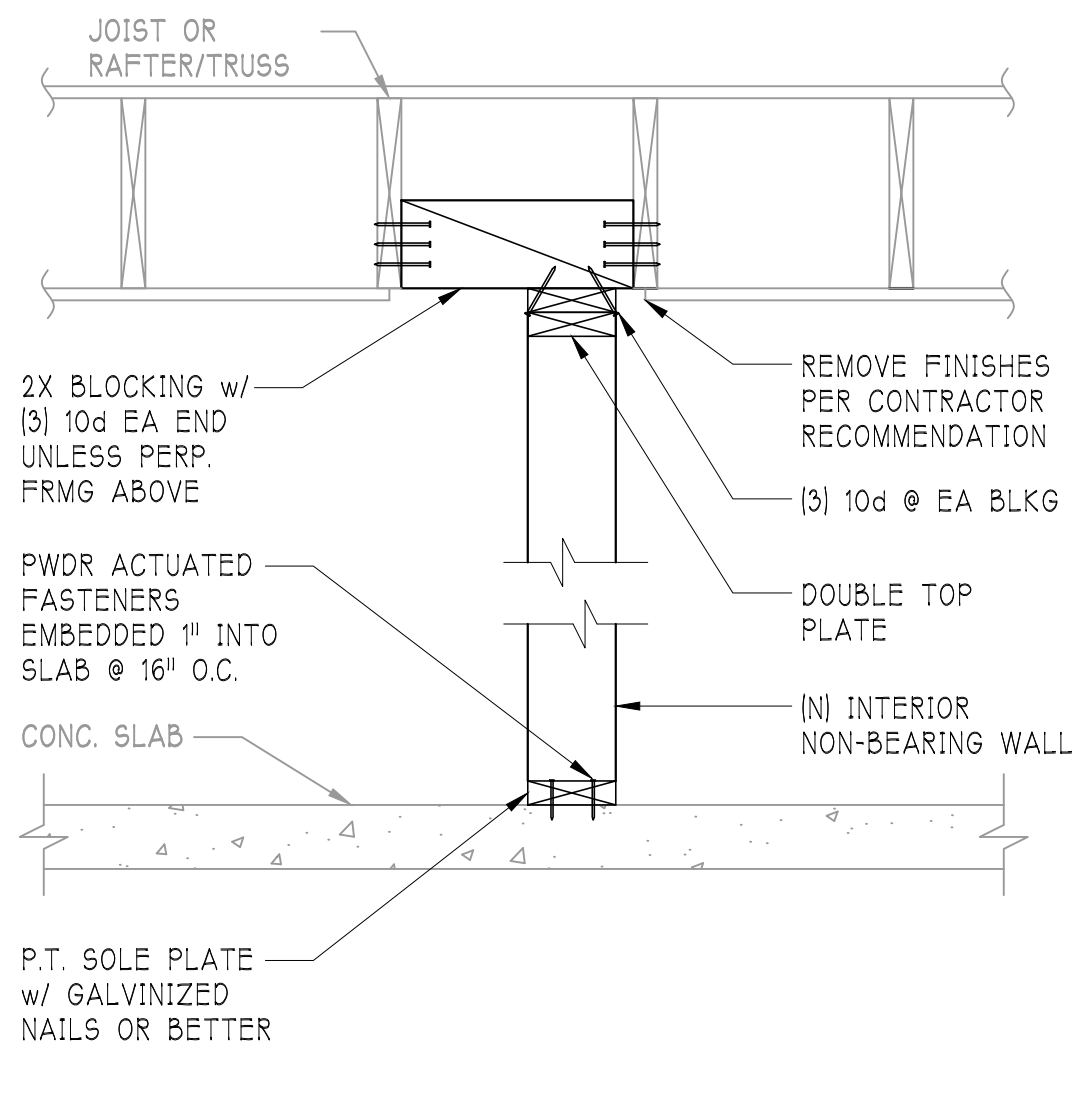
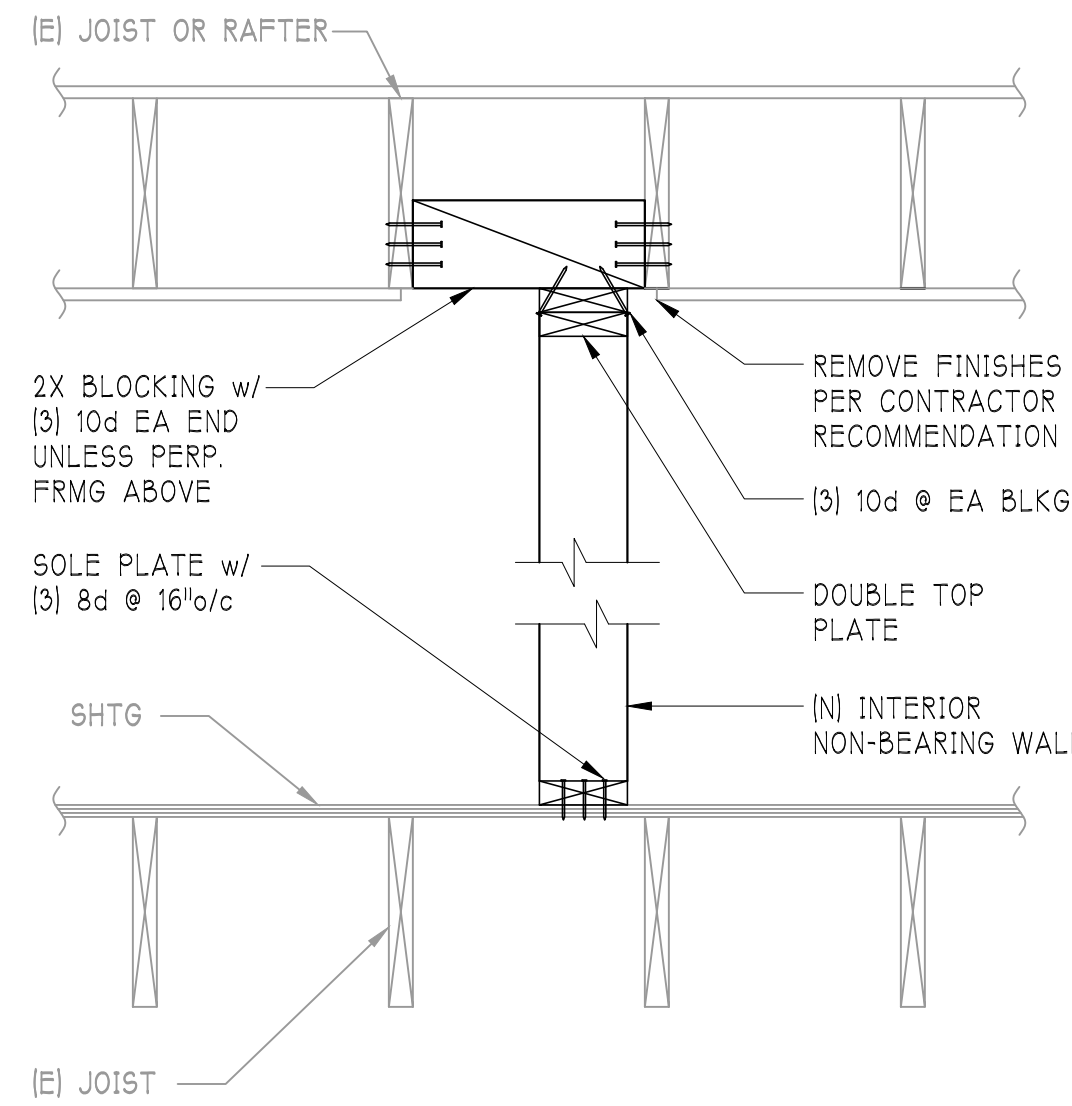
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**BUILDING SECTIONS**

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

**A4.3**

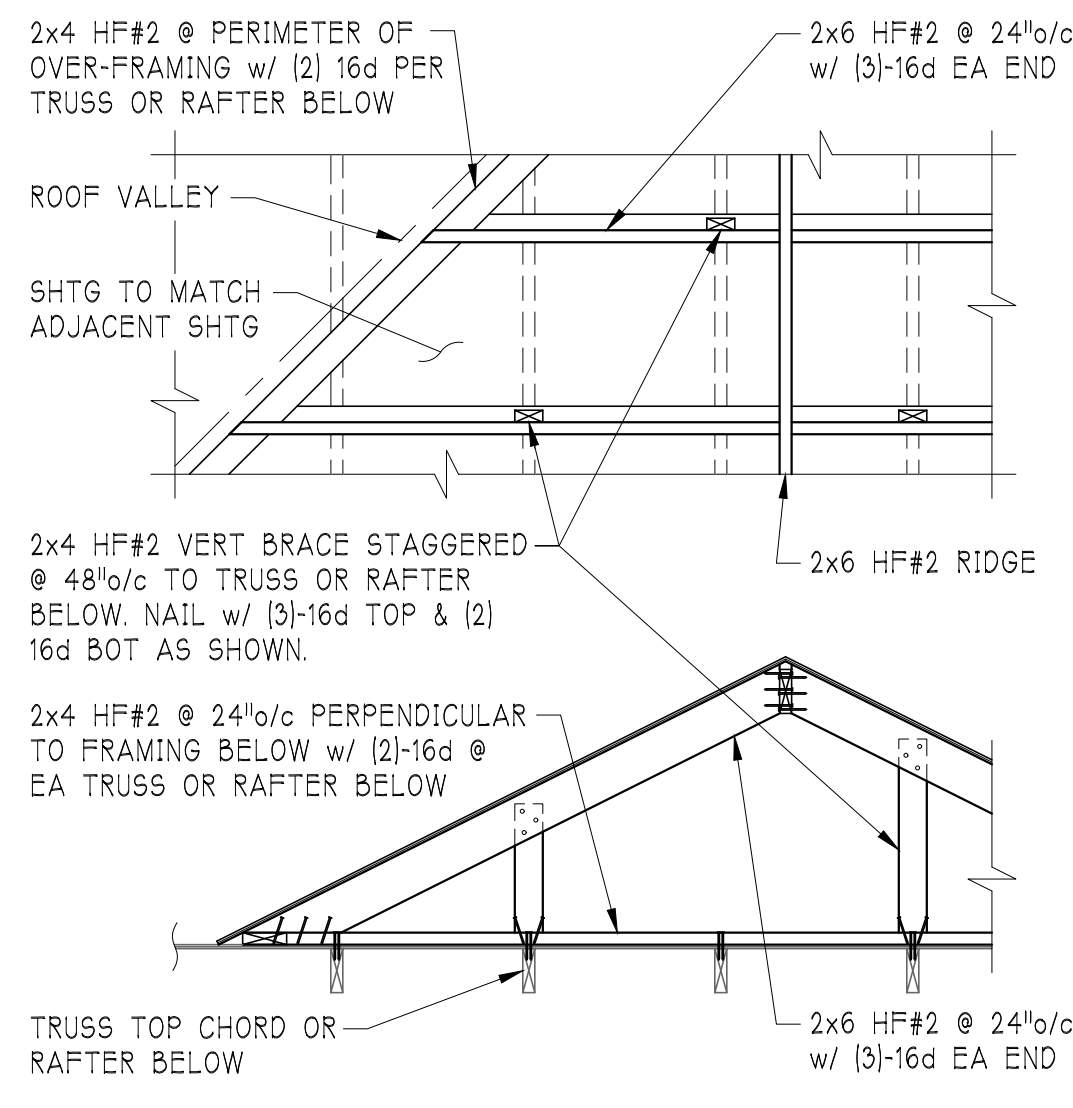
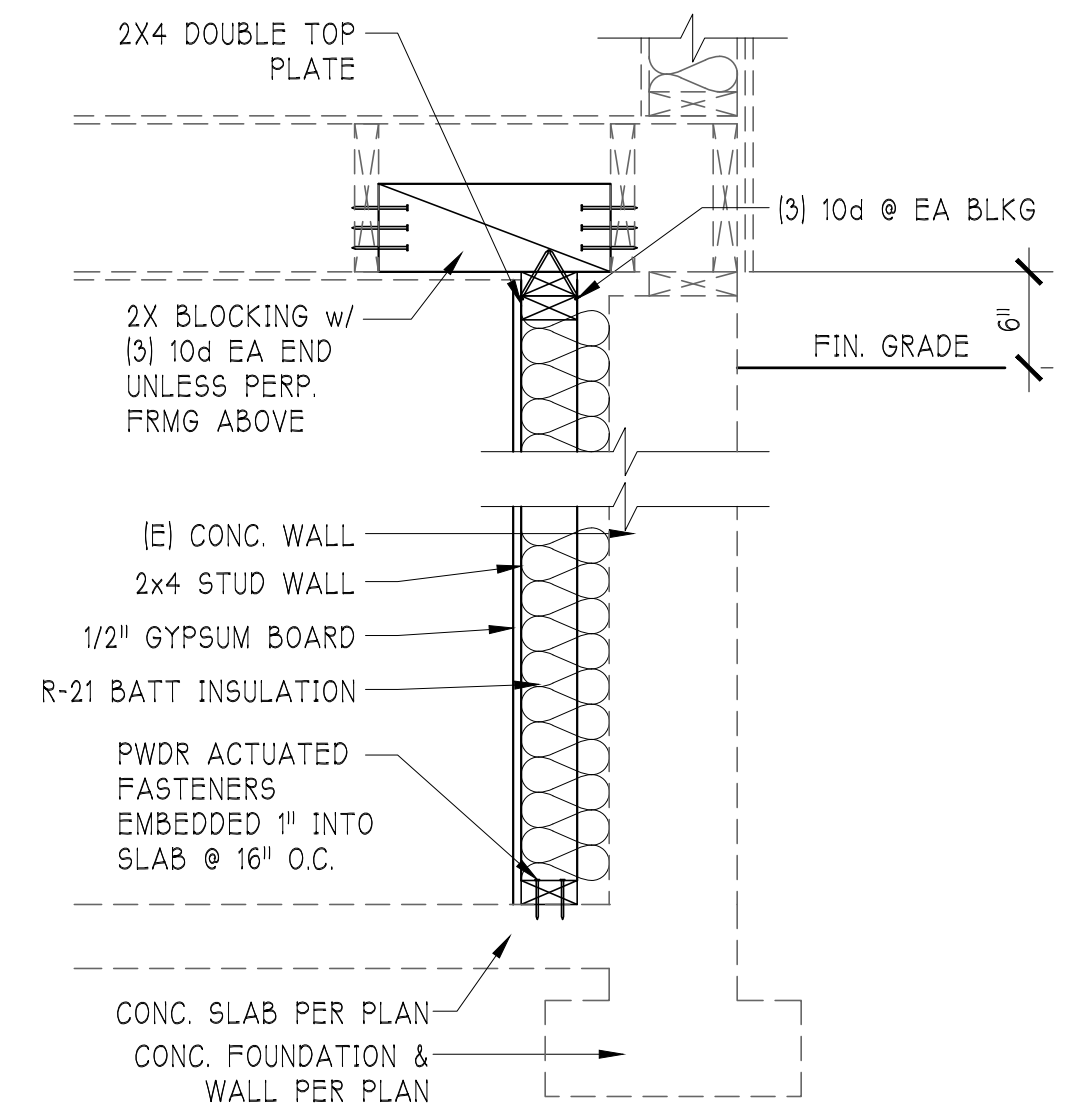


**1** NEW INTERIOR WALL SECTION. OPENING FRAMING  
A5.1 SCALE: 1"=1'-0"

**2** WINDOW SECTION  
A5.1 SCALE: 1/2"=1'-0"

**3** WINDOW SECTION  
A5.1 SCALE: 1"=1'-0"

**4** INFILLED WINDOW SECTION  
A5.1 SCALE: 1"=1'-0"

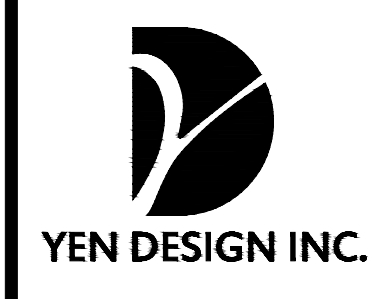


**5** TYP. FURRED WALL SECTION  
A5.1 SCALE: 1"=1'-0"

**6** TYP. LARGE OVER-FRAMING DETAIL  
A5.1 SCALE: 1/2"=1'-0"

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ARCHITECTURAL DETAILS

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

**A5.1**

**HOLD-DOWN SCHEDULE**

Table with 2 columns: SYMBOL and SPECIFICATION. Includes items HD-1 (SIMPSON HTT4 HOLD-DOWN), HD-5 (SIMPSON C516 STRAP TIE), and HD-7 (SIMPSON MSTG66 STRAP TIE).

UTILIZE SIMPSON "SET-XP" EPOXY SYSTEM TO FASTEN 3/8" 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 FOUNDATION.

**LOADING AND DESIGN PARAMETERS**

Table with 2 columns: GRAVITY DESIGN LOADS (DEAD LOAD, LIVE LOAD, SNOW LOAD) and LATERAL DESIGN LOADS (WIND LOAD, SEISMIC LOAD).

**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. 110 MPH WIND IN 2015 IRC MAP ENGINEERED DESIGN WAS COMPLETED PER 2015 IBC (SECTION 1609) & ASCE 7-10.

**STANDARD EXTERIOR WALL SHEATHING SPECIFICATIONS**

3/8" OSB OR 1/2" PLYWOOD: FASTEN SHEATHING W/ 2 1/2"x0.131" NAILS @ 8" 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.

**NOTES:**

- 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.
ALL EXTERIOR WALLS ARE CONTINUOUSLY SHEATHED.
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**

- 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
METAL HANGER
INDICATES POST ABOVE. PROVIDE SOLID BLOCKING UNDER POST OR JAMB ABOVE.
INDICATES HOLD-DOWN.

**DEMOLITION/RENOVATION NOTES**

- FRAMING AND FOUNDATION PLANS HAVE BEEN DESIGNED TO BE STRUCTURALLY SOUND UPON COMPLETION OF THE WORK.
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.

**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, UNO.
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, UNO.
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.
ALL 2x6 AND LARGER SOLID SAWN BEAMS/HEADERS SHALL BE HEM FIR #2 (WF #2) OR BETTER.
ALL FRAMING LUMBER SHALL BE KILN DRIED TO 19% MC (KD-15).
FASTEN ALL BEAMS TO COLUMNS W/ (4) 3"x0.131" TOENAILS (MIN), TYP. UNO.
PROVIDE SOLID BLOCKING IN FLOOR SYSTEM UNDER ALL POSTS & HOLD-DOWNS CONTINUOUS TO FOUNDATION/BEARING.
ENGINEERED LUMBER TO MEET OR EXCEED THE FOLLOWING:
FACE NAIL MULTI-PLY 2x BEAMS & HEADERS W/ 3-ROWS OF 3"x0.131" NAILS (MIN) @ 12" O.C. STAGGERED.
ALL MEMBERS SPECIFIED AS MULTI-PLY 1/2" SHALL BE FASTENED TOGETHER PER MANUFACTURER. EQUIVALENT WIDTH SOLID MATERIAL MAY BE USED AS EQUAL.

**FLOOR FRAMING**

- I-JOISTS/TRUSSES SHALL BE DESIGNED BY MANIF. TO MEET OR EXCEED L1400 LIVE LOAD DEFLECTION CRITERIA AND SHALL RUN CONTINUOUS OVER SUPPORTS WHEREVER POSSIBLE.
ALL METAL I-JOIST/TRUSS HANGERS SHALL BE SPECIFIED BY I-JOIST/TRUSS MANUFACTURER.
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 'STUD'-I-FLOOR' 24" O.C. EXPOSURE 1 (OR APPROVED EQUAL) WITH TONGUE AND GROOVE EDGES.
ALL FLUSH CONNECTIONS SHALL BE CONNECTED WITH HANGER APPROPRIATE FOR MEMBER SIZE, UNO.

**ROOF FRAMING**

- FASTEN EACH ROOF TRUSS TO TOP PLATE W/ (3) 3"x0.131" TOENAILS (MIN) & (1) SIMPSON H2.5T CLIP @ ALL BEARING POINTS.
ROOF SHEATHING SHALL BE 7/16" A.P.A. RATED SHEATHING 24/16 EXPOSURE 1 (OR APPROVED EQUAL).
ERECT AND INSTALL ROOF TRUSSES PER WTCA & TP'S BC51 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.C.
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.

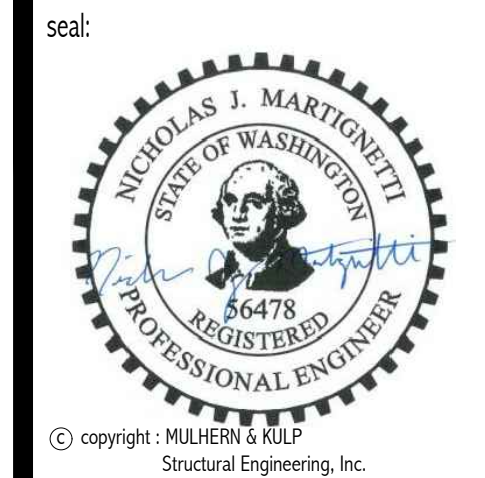
**MEANS & METHODS NOTES**

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.

STRUCTURAL DESIGN AND SPECIFICATIONS ASSUME THAT ALL SUPPORTING AND NON-SUPPORTING ELEMENTS IN CONTACT WITH FLOOR FRAMING ARE LEVEL, INCLUDING, BUT NOT LIMITED TO, FOUNDATIONS, SLABS ON GRADE, BEAMS, WALLS, AND NON-BEARING ELEMENTS.

**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.
TRUSSES SHALL BE DESIGNED SO THAT DIFFERENTIAL DEFLECTION BETWEEN ADJACENT PARALLEL TRUSSES OR GIRDER TRUSSES DOES NOT EXCEED THE FOLLOWING:



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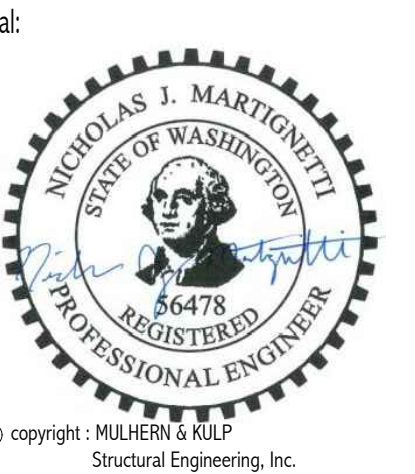
M&K project number: 251-21001. project mgr: NJM, RJD. issue date: 01-27-21.

REVISIONS: date: initial:

YEN DESIGN

STRUCTURAL NOTES. 7511 SE 76TH. MERCER ISLAND, WASHINGTON

sheet: S-0.0



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**251-21001**

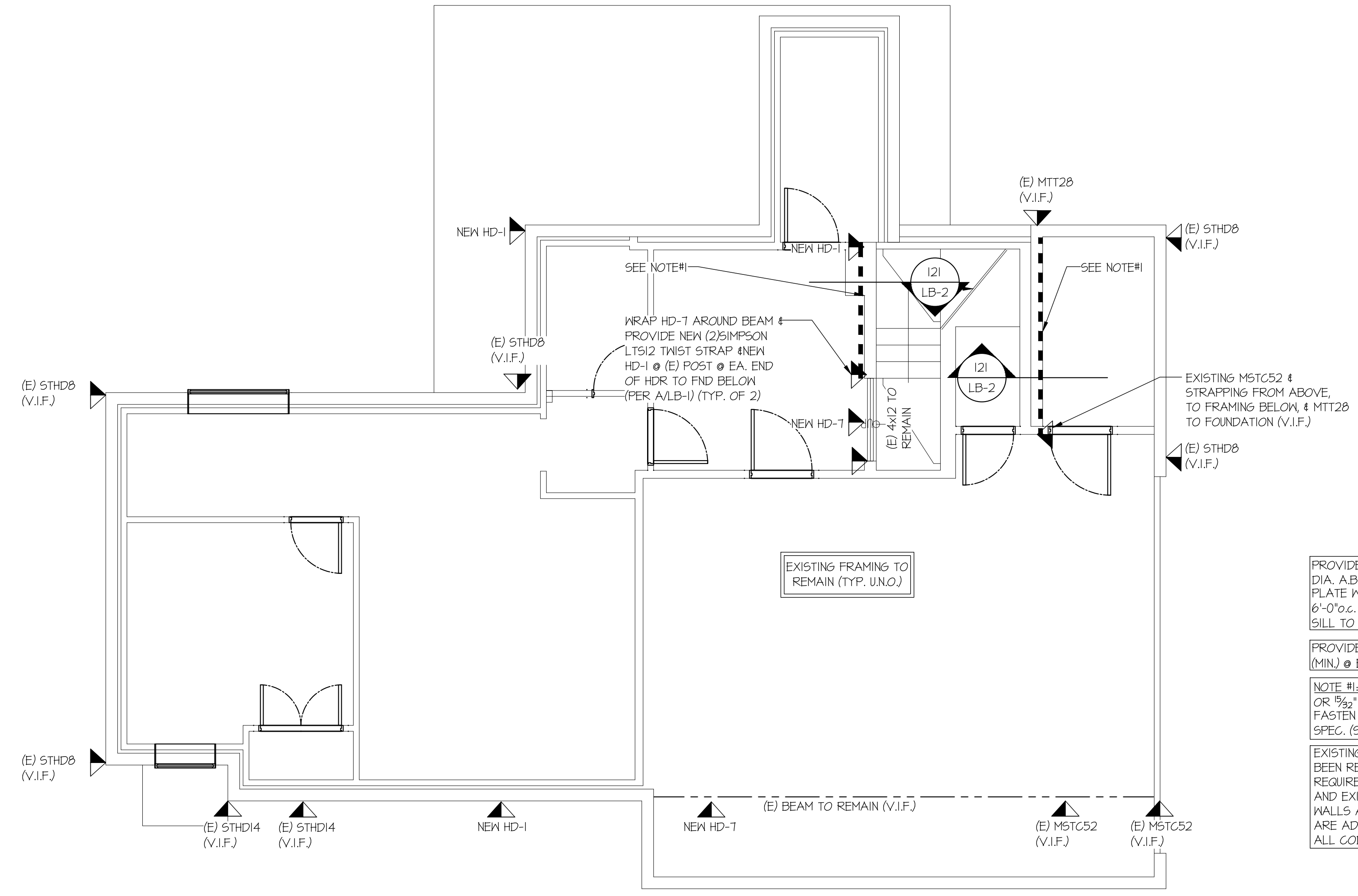
project mgr: NJM  
drawn by: RJD  
issue date: 01-27-21

REVISIONS:  
date: initial:

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1ST FLOOR FRAMING PLAN  
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MERCER ISLAND, WASHINGTON

sheet:  
**S-1.0**



HOLD-DOWN SCHEDULE	
SYMBOL	SPECIFICATION
▶ HD-1	SIMPSON HIT4 HOLD-DOWN
▶ HD-5	SIMPSON CS16 STRAP TIE (14" END LENGTH)
▶ HD-7	SIMPSON M5TC66 STRAP TIE (24" END LENGTH)

\* UTILIZE SIMPSON "SET-XP" EPOXY SYSTEM TO FASTEN 3/8" 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 FOUNDATION.

LEGEND	
▬	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.
▶	INDICATES HOLD-DOWN.

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

REFER TO S-0.0 FOR TYPICAL STRUCTURAL NOTES & SCHEDULES



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M&K project number:  
**251-21001**

project mgr: **NJM**  
drawn by: **RJD**  
issue date: **01-27-21**

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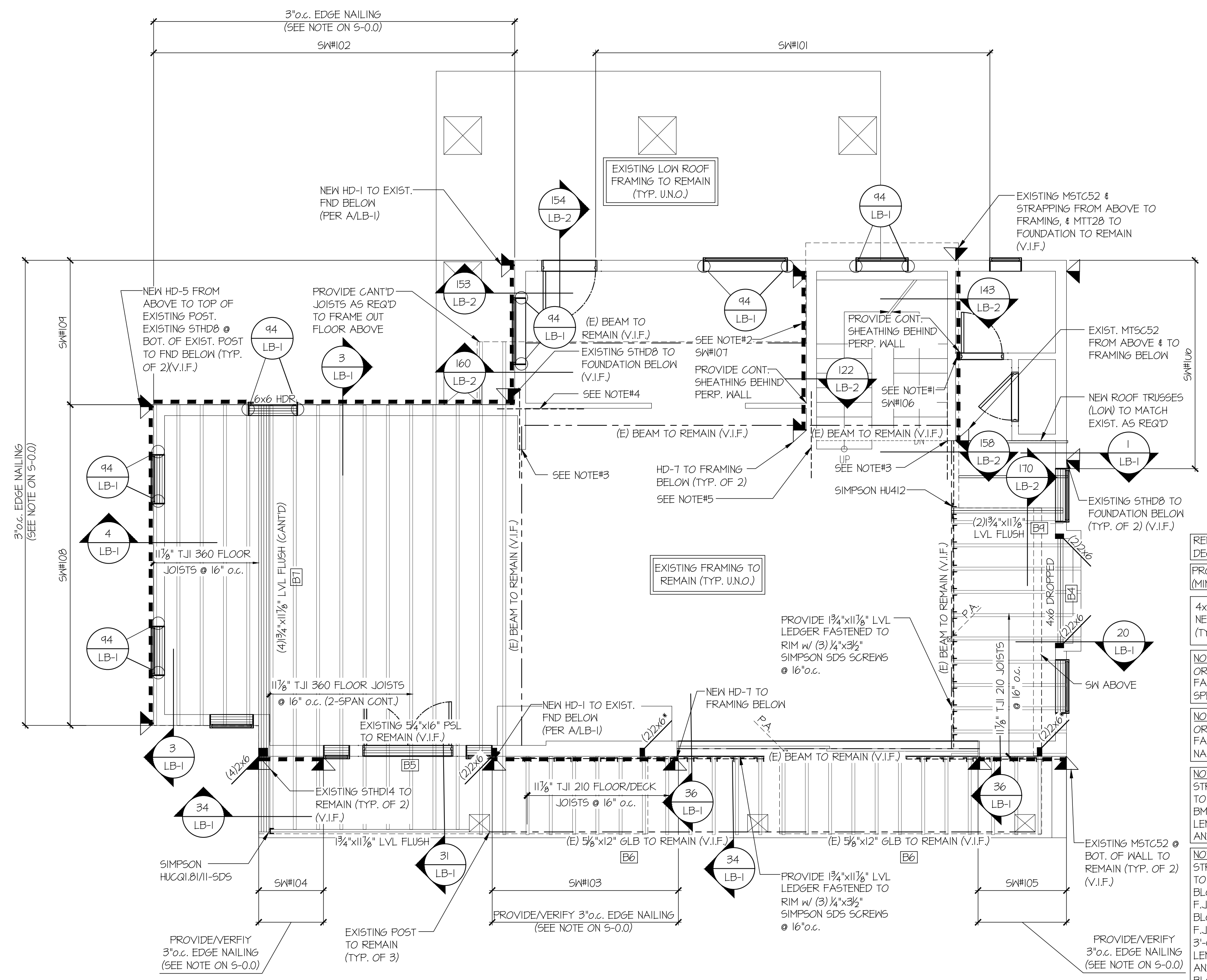
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**YEN DESIGN**

**2ND FLOOR FRAMING PLAN**

**7511 SE 76TH**  
MERCER ISLAND, WASHINGTON

sheet:  
**S-2.0**



REMOVE EXISTING DECK JOISTS (TYP.)  
PROVIDE/VERIFY (2)2x (MIN.) @ EA. EXIST. HD

4x6 MIN HDR @ ALL NEW EXT. OPENINGS (TYP. U.N.O.)

NOTE #1: PROVIDE INT. 3/8" OSB OR 5/8" PLYWOOD SHTG & FASTEN PER TYP. EXT. SHTG. SPEC. (SEE S-0.0)

NOTE #2: PROVIDE INT. 3/8" OSB OR 5/8" PLYWOOD SHTG & FASTEN PER 3" o.c. EDGE NAILING SPEC. (SEE S-0.0)

NOTE #3: PROVIDE CS16 STRAP FROM DBL TOP PLATE TO UNDERSIDE OF EXISTING BM. PROVIDE 13" MIN. END LENGTH ON DBL TOP PLATE AND BM.

NOTE #4: PROVIDE CS16 STRAP FROM 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 3'-0" MIN. PROVIDE 13" END LENGTH ON DBL TOP PLATE AND 3'-0" END LENGTH ON BLOCKING.

NOTE #5: PROVIDE CS16 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.

**HOLD-DOWN SCHEDULE**

SYMBOL	SPECIFICATION
▶ HD-1	SIMPSON HTT4 HOLD-DOWN
▶ HD-5	SIMPSON CS16 STRAP TIE (14" END LENGTH)
▶ HD-7	SIMPSON MSTC66 STRAP TIE (24" END LENGTH)

\* UTILIZE SIMPSON "SET-XP" EPOXY SYSTEM TO FASTEN 3/8" 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 FOUNDATION.

**LEGEND**

- ◻ 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.
- ▶ INDICATES HOLD-DOWN.

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

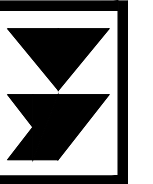
REFER TO S-0.0 FOR TYPICAL STRUCTURAL NOTES & SCHEDULES





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M&K project number:  
251-21001

project mgr: NJM  
drawn by: RJD  
issue date: 01-27-21

REVISIONS:  
date: initial:

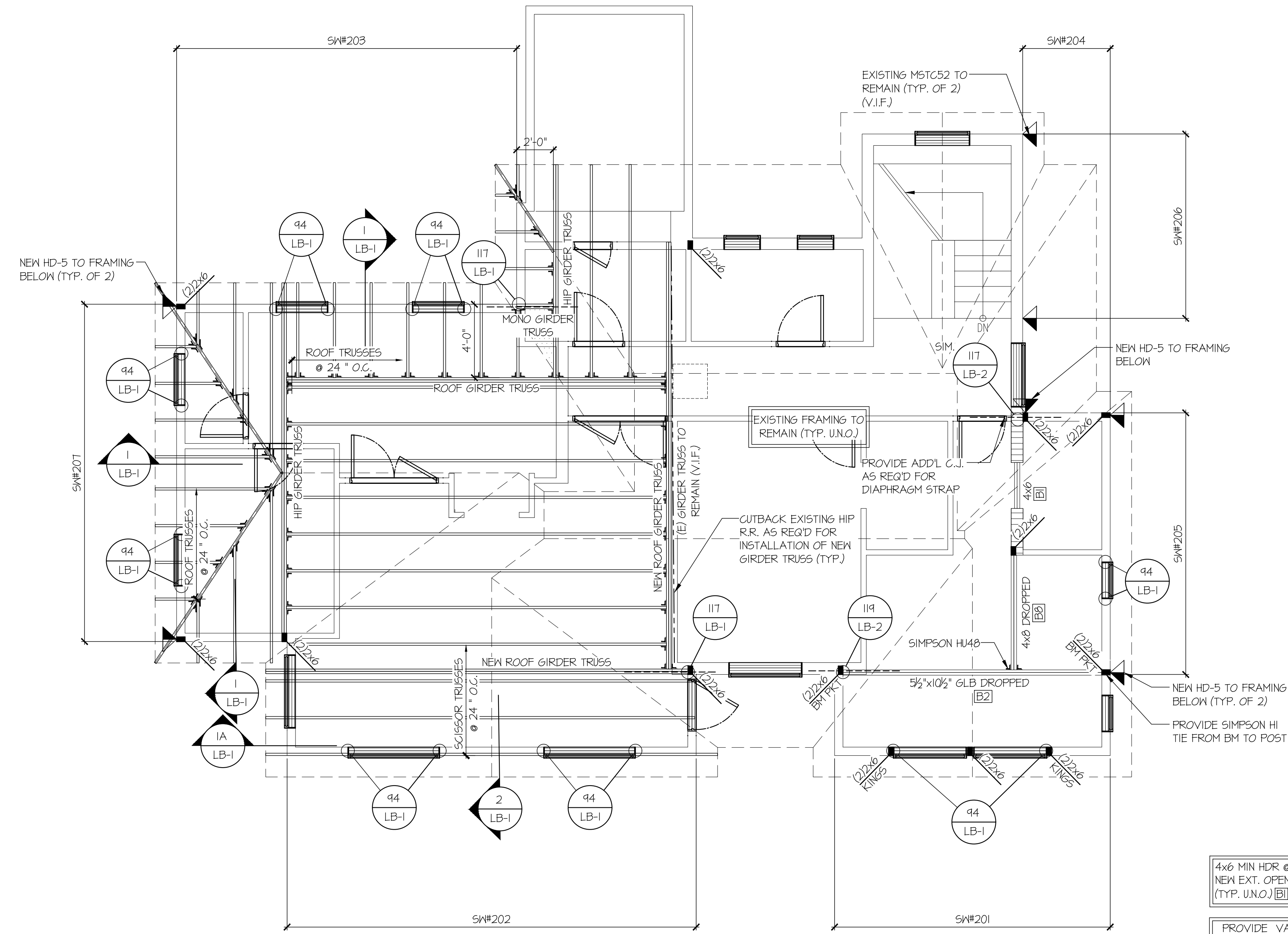
YEN DESIGN

ROOF FRAMING PLAN

7511 SE 76TH  
MERCER ISLAND, WASHINGTON

sheet:

**S-3.0**



**1 ROOF FRAMING PLAN**  
SCALE: 1/4"=1'-0"

4x6 MIN HDR @ ALL  
NEW EXT. OPENINGS  
(TYP. U.N.O.)

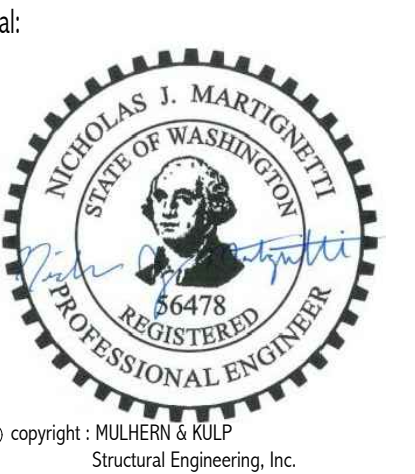
PROVIDE VALLEY  
TRUSS OVERFRAMING  
AS REQ'D (TYP.)

HOLD-DOWN SCHEDULE	
SYMBOL	SPECIFICATION
	SIMPSON HIT4 HOLD-DOWN
	SIMPSON CS16 STRAP TIE (14" END LENGTH)
	SIMPSON MSTC66 STRAP TIE (24" END LENGTH)

\* UTILIZE SIMPSON "SET-XP" EPOXY SYSTEM TO FASTEN 3/8" 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 FOUNDATION.

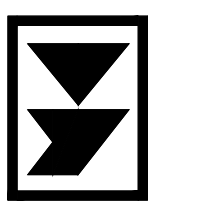
LEGEND	
	INTERIOR BEARING WALL
	BEARING WALL ABOVE (B/W/A), OR SHEAR WALL ABOVE (S/W/A)
	BEAM / HEADER
	INTERIOR SHEAR WALL PANEL OR EXTERIOR SHEAR WALL w/ 3" O.C. EDGE NAILING
	INDICATES AREA OF ROOF OVERFRAMING
	JL METAL HANGER
	* INDICATES POST ABOVE. PROVIDE SOLID BLOCKING UNDER POST OR JAMB ABOVE.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

REFER TO S-0.0 FOR  
TYPICAL STRUCTURAL  
NOTES & SCHEDULES



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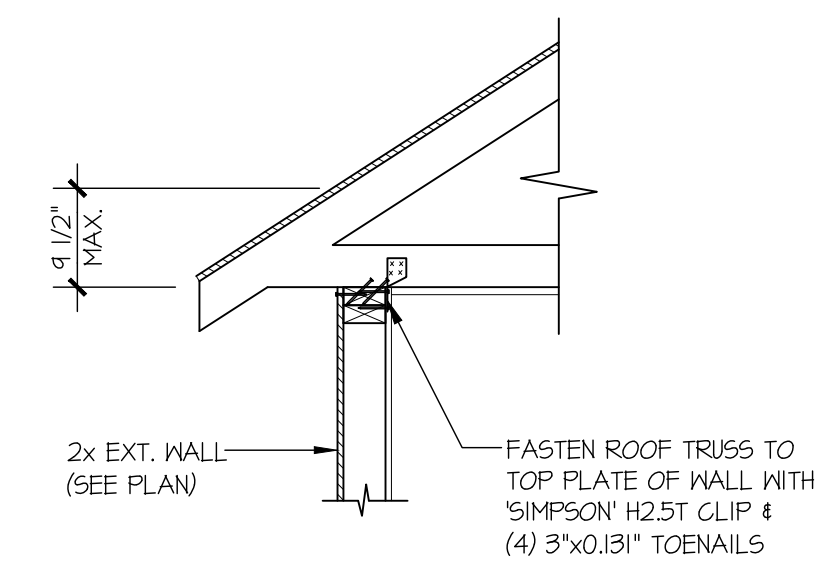
YEN DESIGN

LATERAL BRACING DETAILS

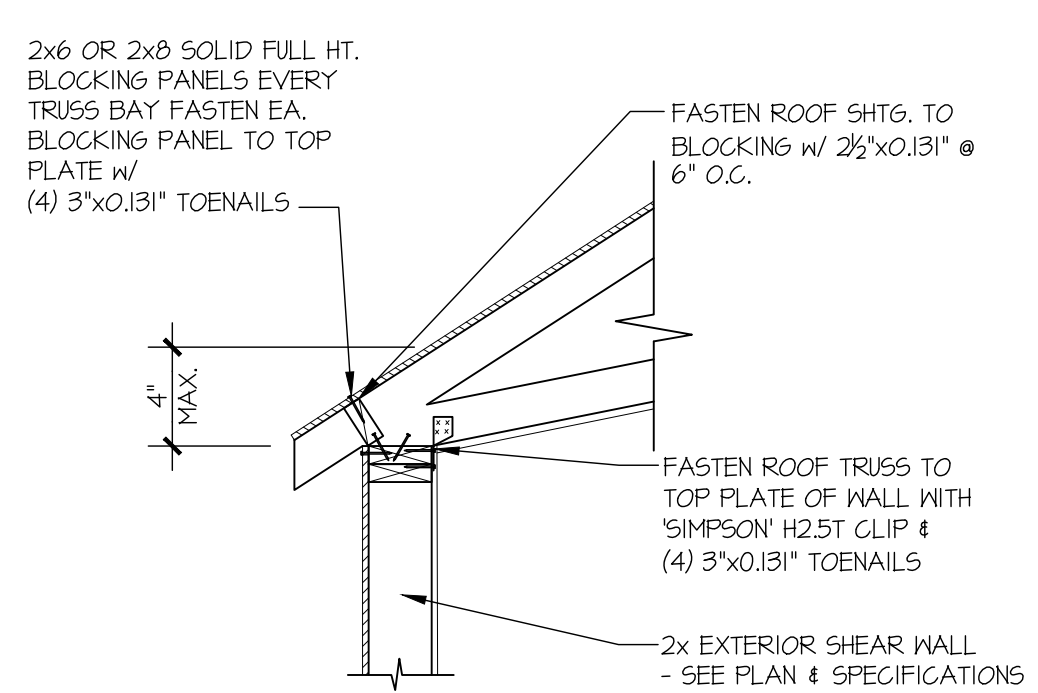
7511 SE 76TH  
MERCER ISLAND, WASHINGTON

sheet:

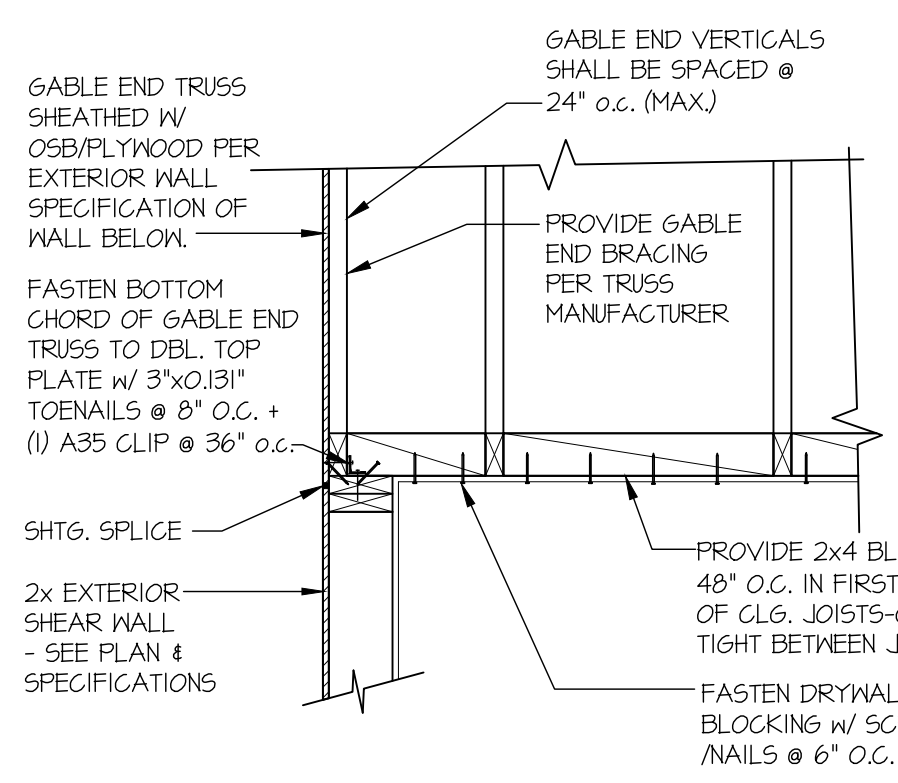
LB-1



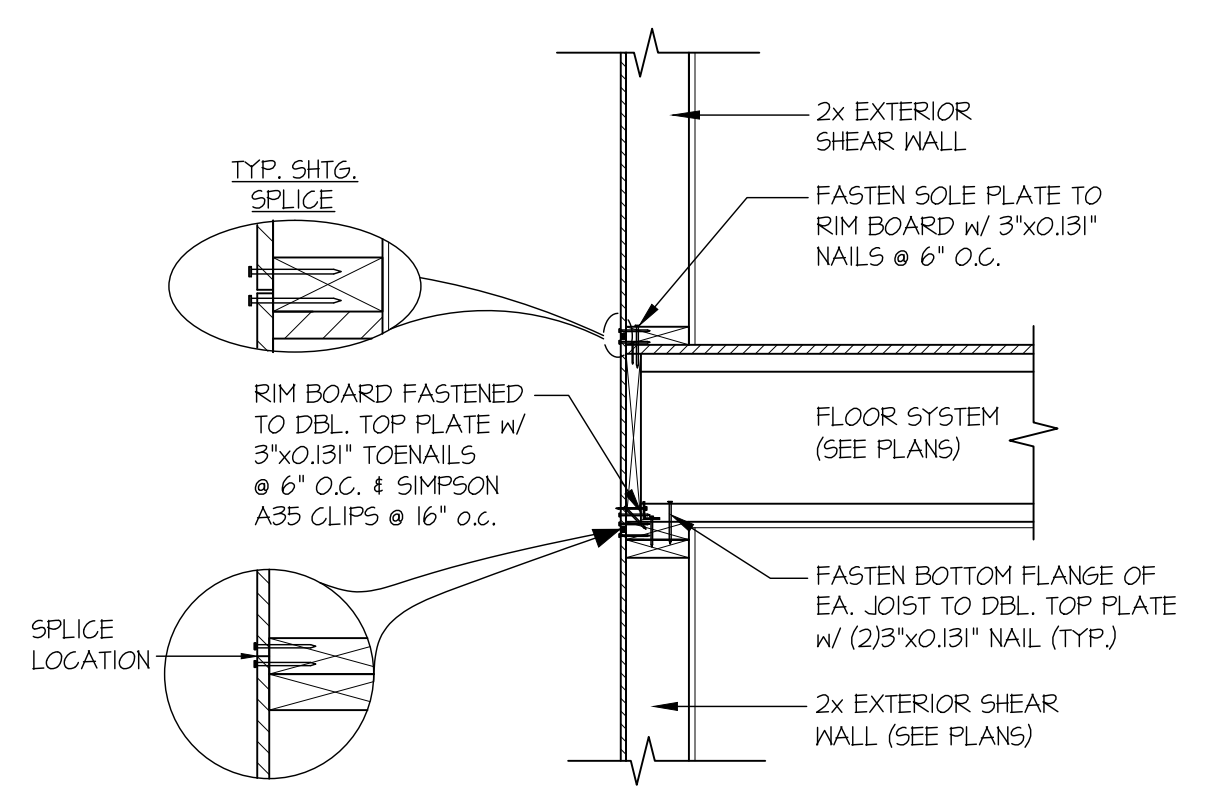
**1 TYPICAL SHEAR TRANSFER DETAIL @ ROOF**  
SCALE: 3/4"=1'-0"  
HEEL HEIGHT LESS THAN 4 1/2" NO BLOCKING REQ'D



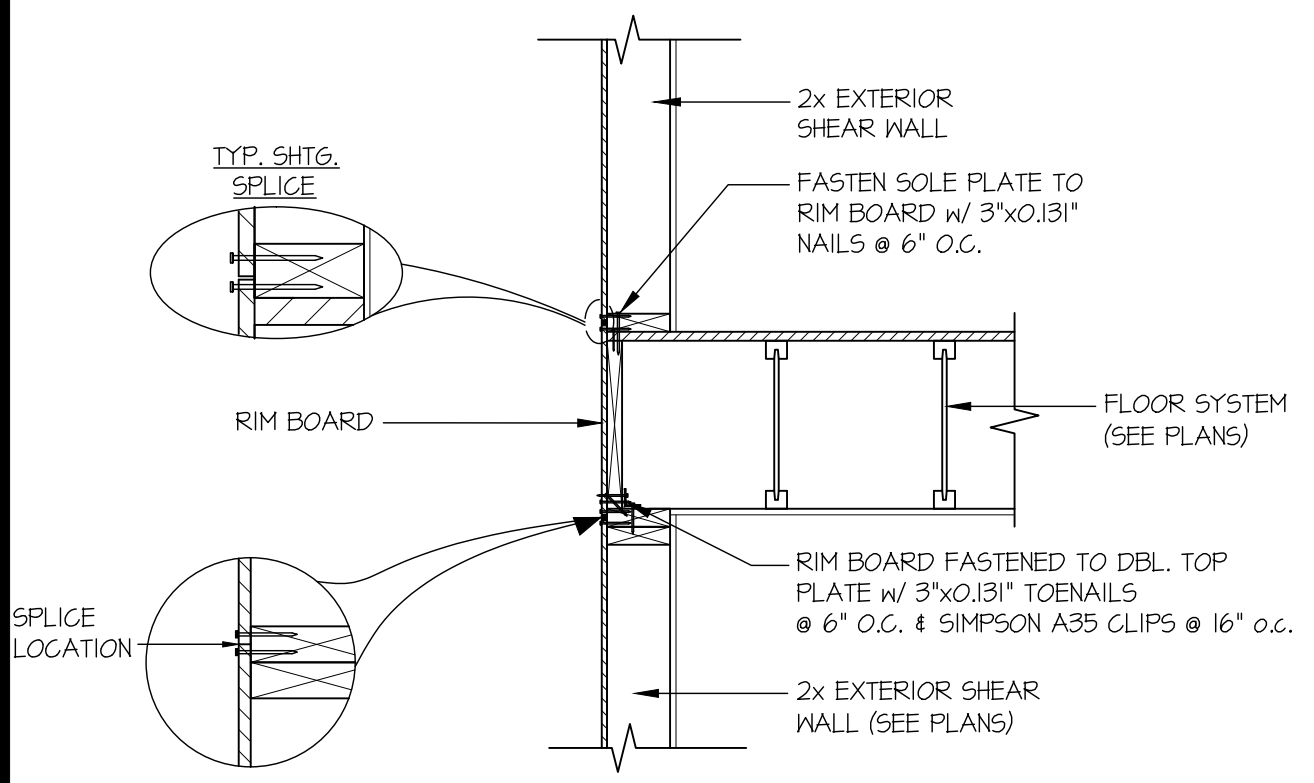
**1A TYPICAL SHEAR TRANSFER DETAIL @ VAULTED CEILING**  
SCALE: 3/4"=1'-0"



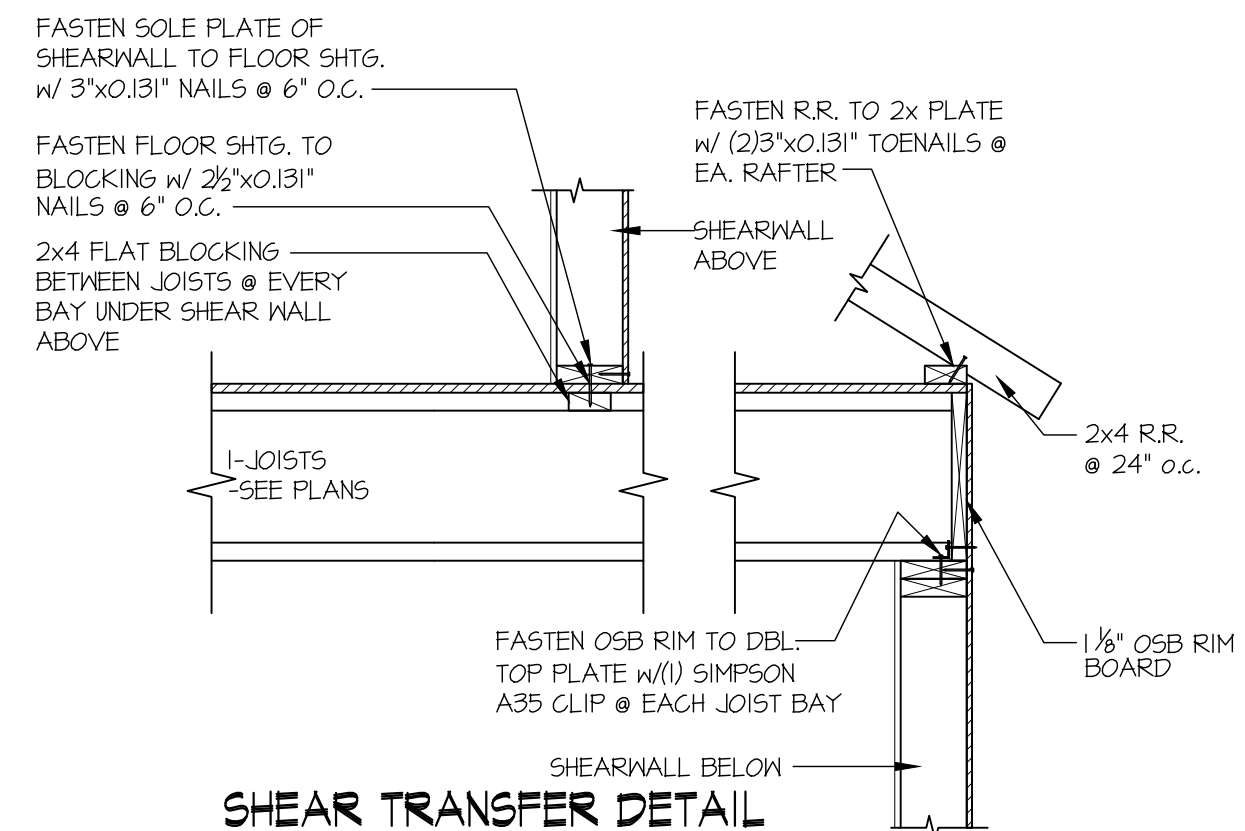
**2 TYPICAL GABLE END DETAIL**  
SCALE: 3/4"=1'-0"



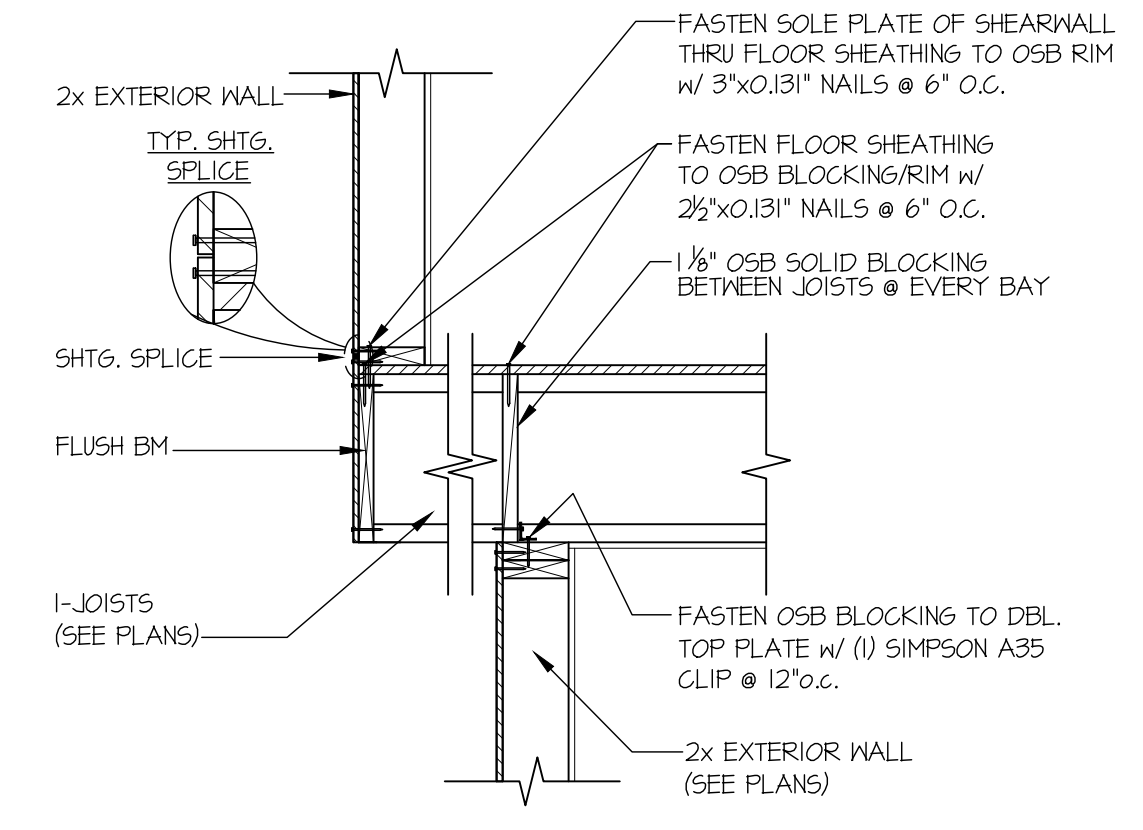
**3 TYPICAL SHEAR TRANSFER DETAIL BETWEEN FLOORS @ EXTERIOR WALL**  
SCALE: 3/4"=1'-0"  
PERPENDICULAR FRAMING



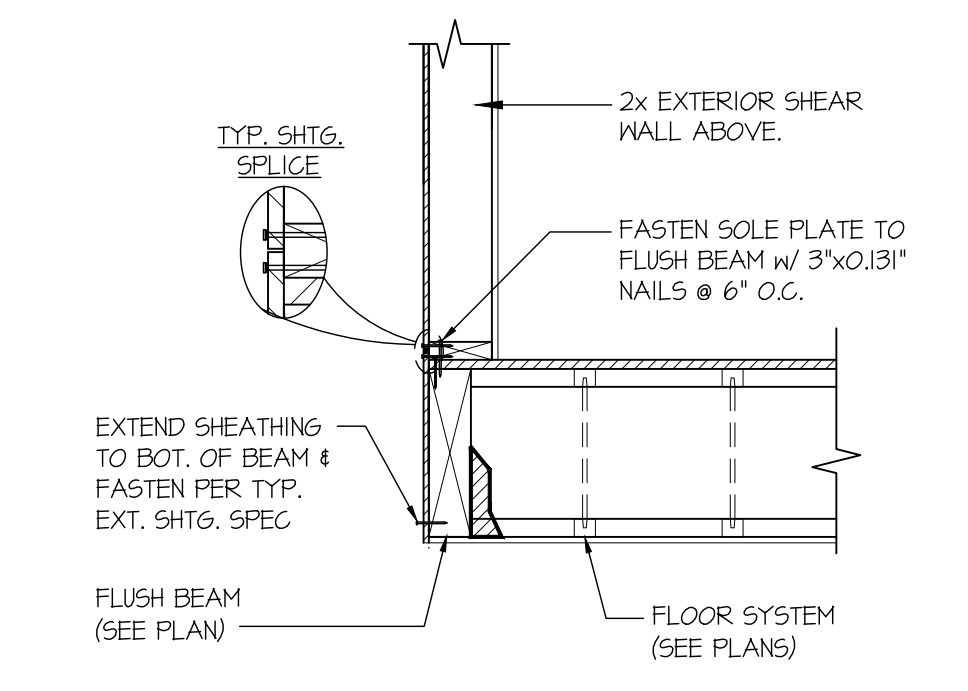
**4 TYPICAL SHEAR TRANSFER DETAIL BETWEEN FLOORS @ EXTERIOR WALL**  
SCALE: 3/4"=1'-0"  
PARALLEL FRAMING



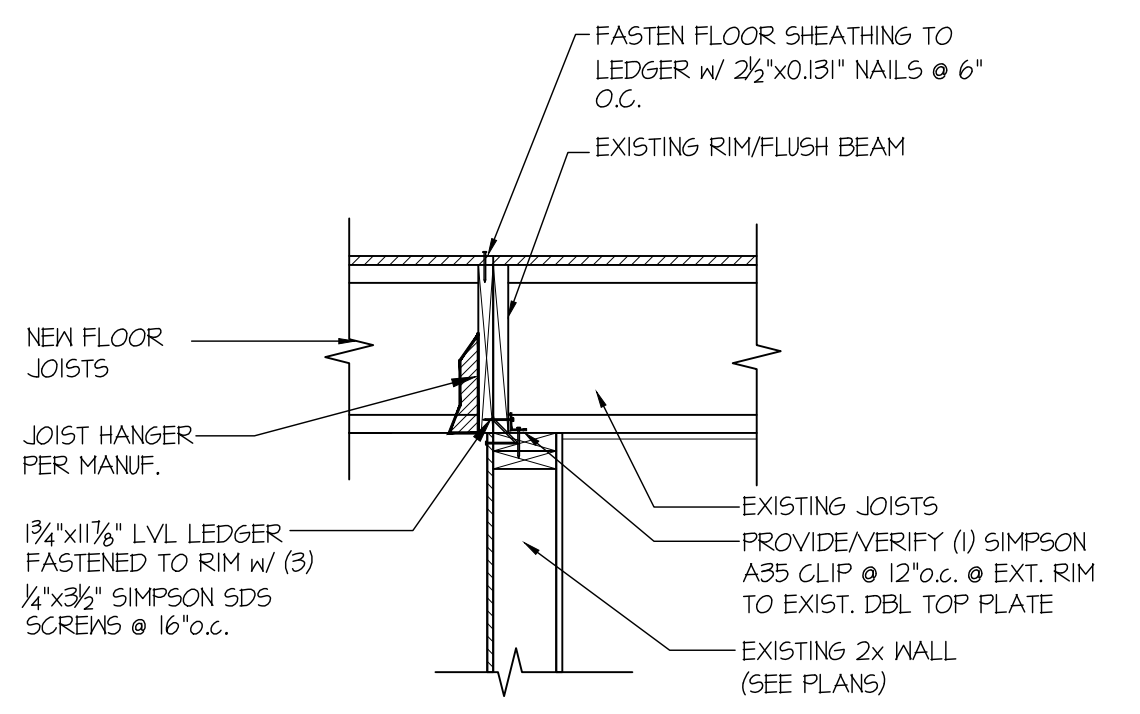
**20 SHEAR TRANSFER DETAIL @ SHEARWALL ABOVE**  
SCALE: 3/4"=1'-0"



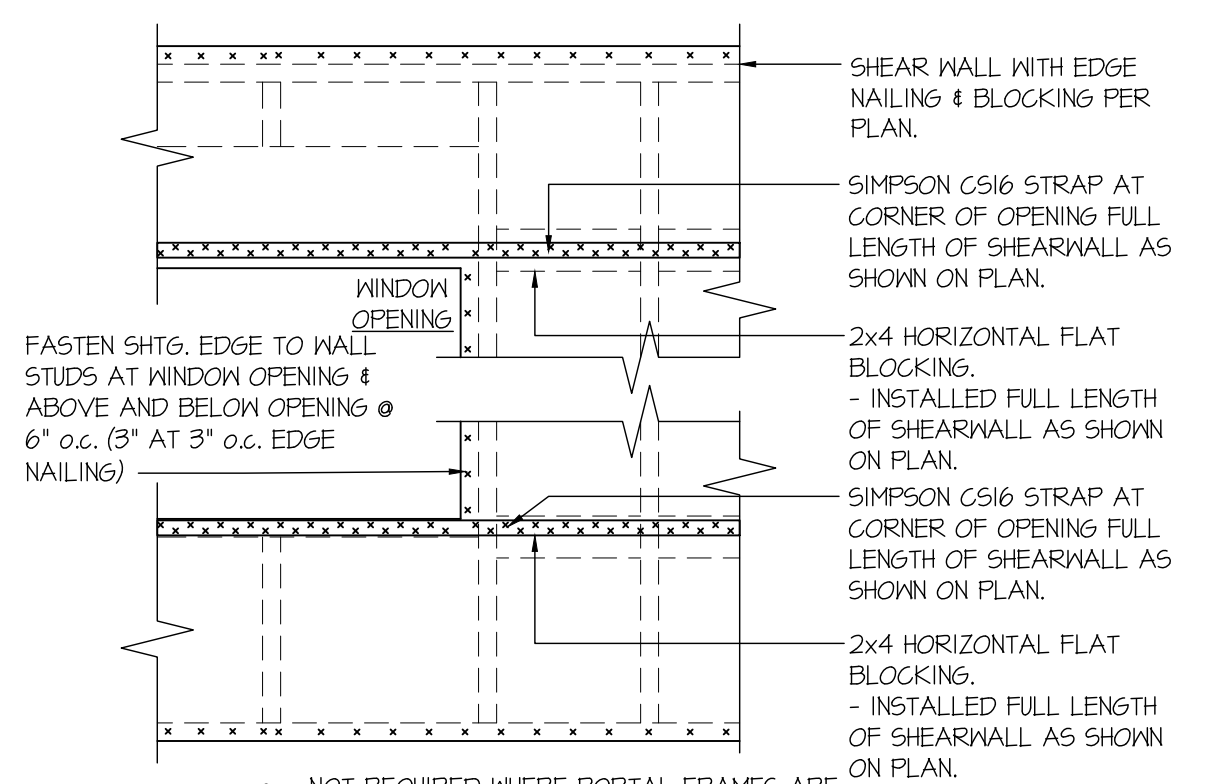
**31 SHEAR TRANSFER DETAIL BETWEEN FLOORS @ EXT. WALL**  
SCALE: 3/4"=1'-0"  
PERPENDICULAR FRAMING



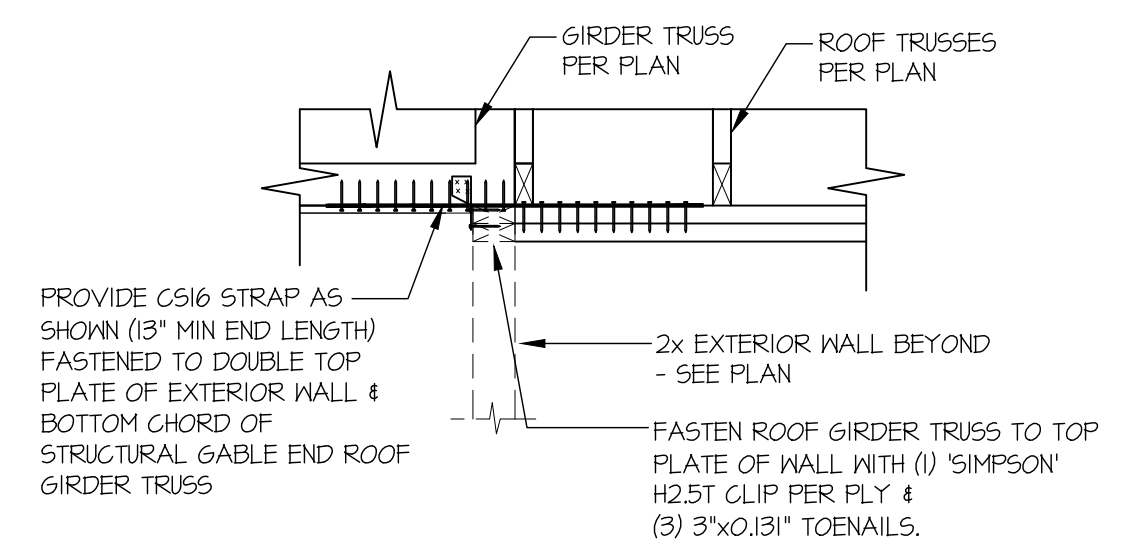
**34 TYPICAL SHEAR TRANSFER DETAIL @ EXTERIOR WALL ABOVE FLUSH BEAM**  
SCALE: 3/4"=1'-0"



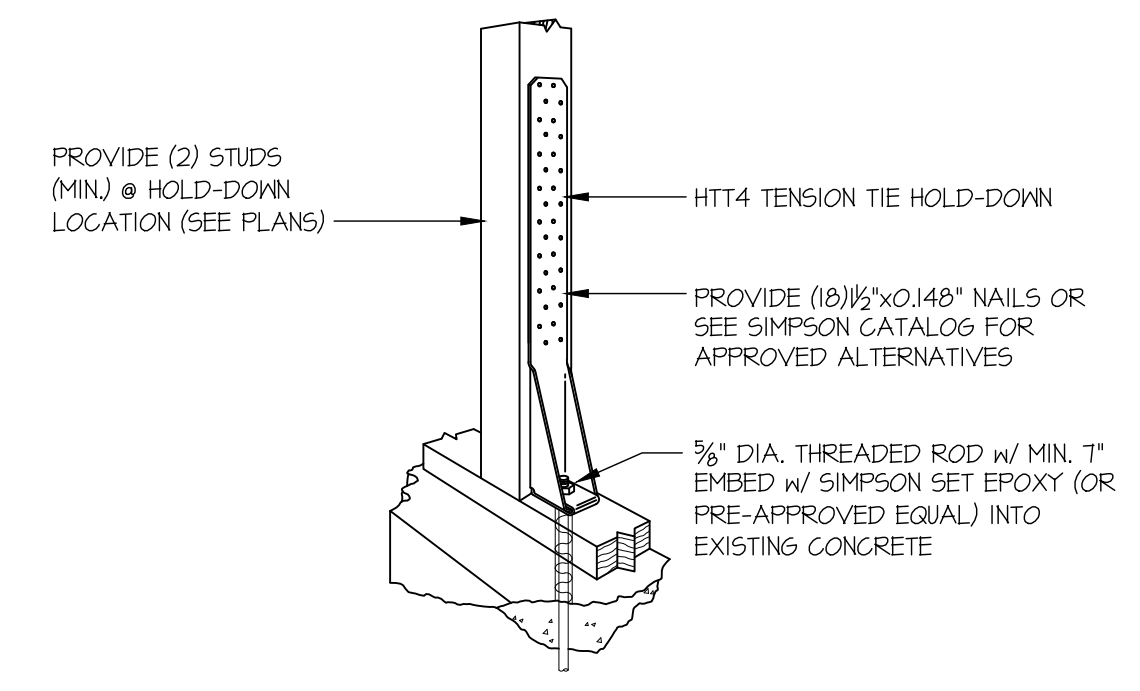
**36 SHEAR TRANSFER DETAIL BETWEEN FLOORS**  
SCALE: 3/4"=1'-0"  
PERPENDICULAR FRAMING



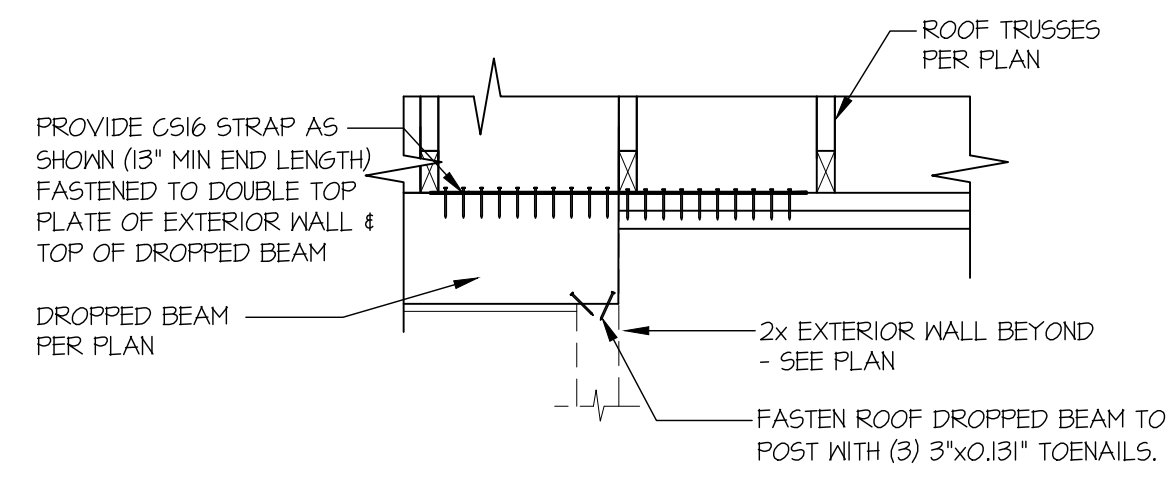
**94 EXT. WALL & INT. SHEARWALL OPENING ELEVATION**  
SCALE: NTS



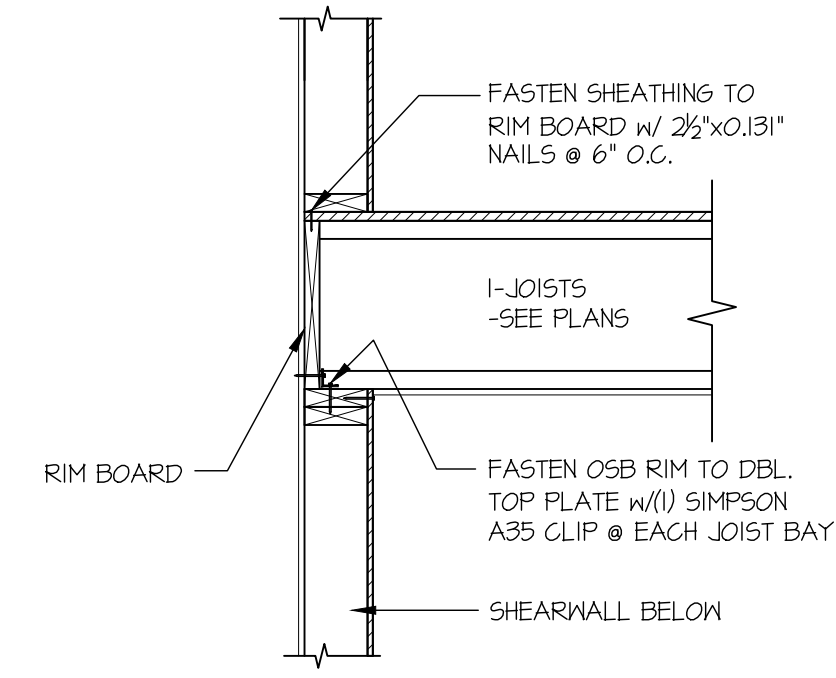
**117 STRAP DETAIL**  
SCALE: 3/4"=1'-0"



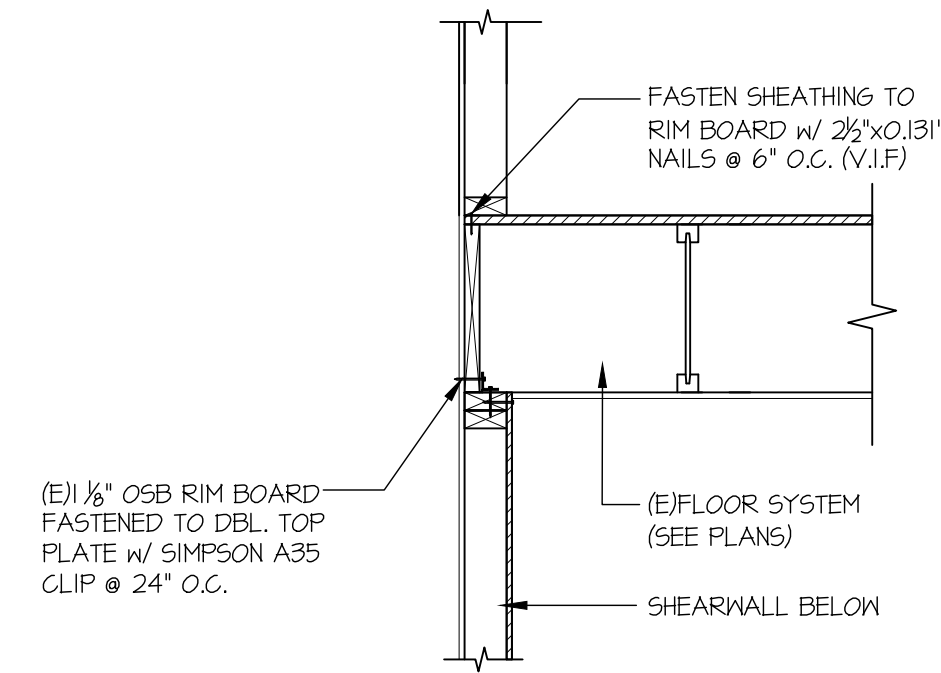
**A TYPICAL HOLD-DOWN INSTALLATION**  
NOT TO SCALE  
SIMPSON HTT4 SHOWN @ EXISTING CONC FND



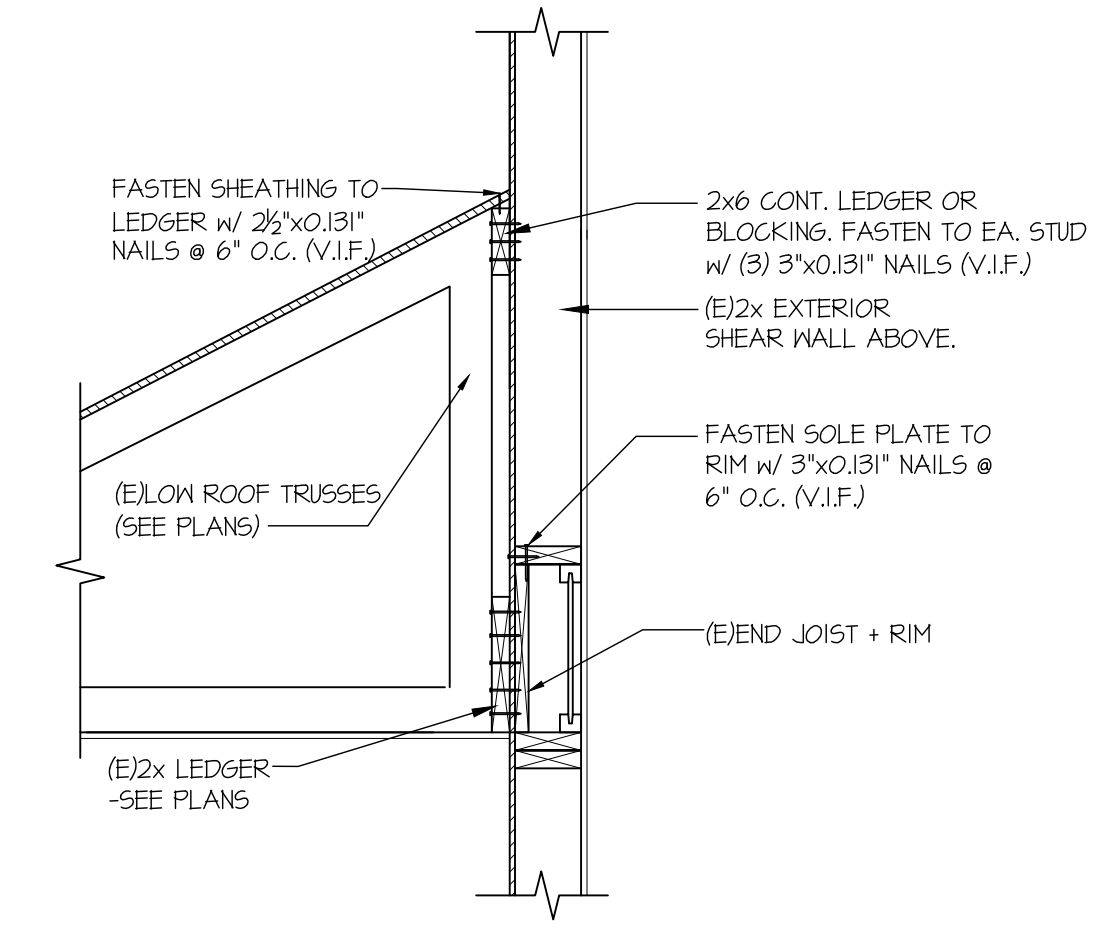
119 STRAP DETAIL  
SCALE: 3/4"=1'-0"



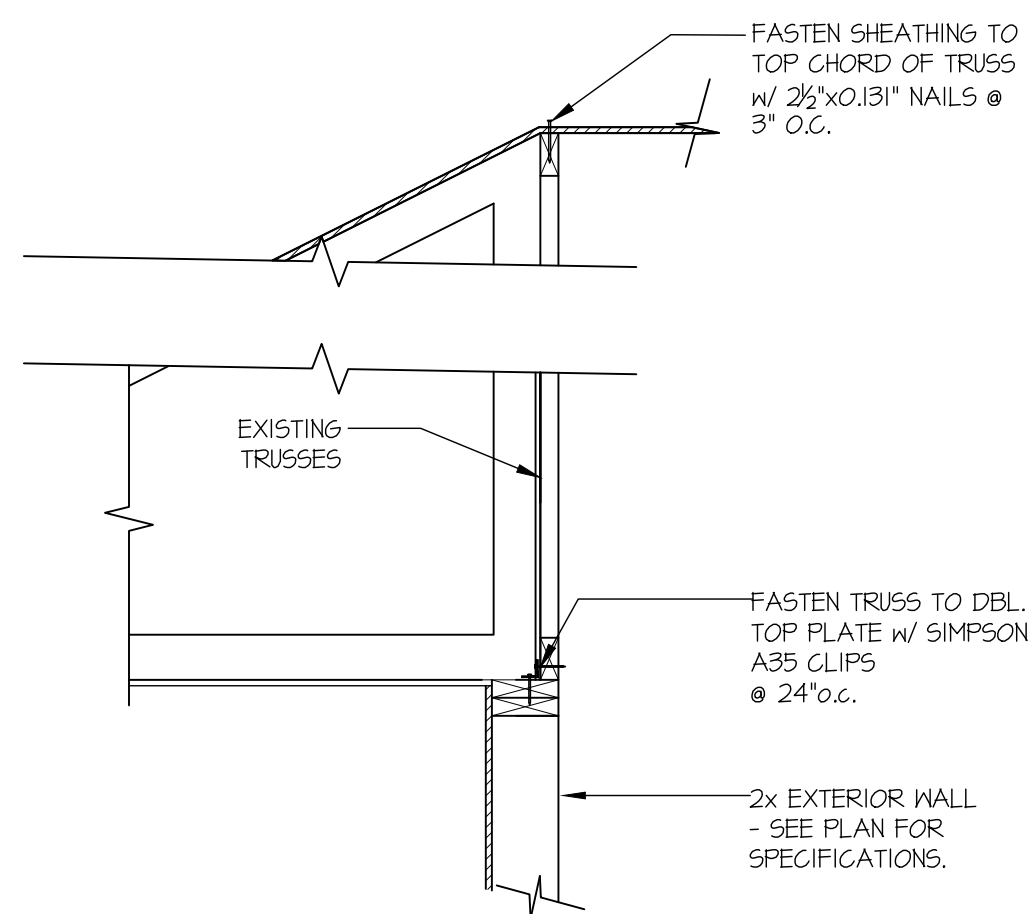
121 SHEAR TRANSFER DETAIL @ INTERIOR SHEAR WALL  
SCALE: 3/4"=1'-0" EDGE OF FRAMING



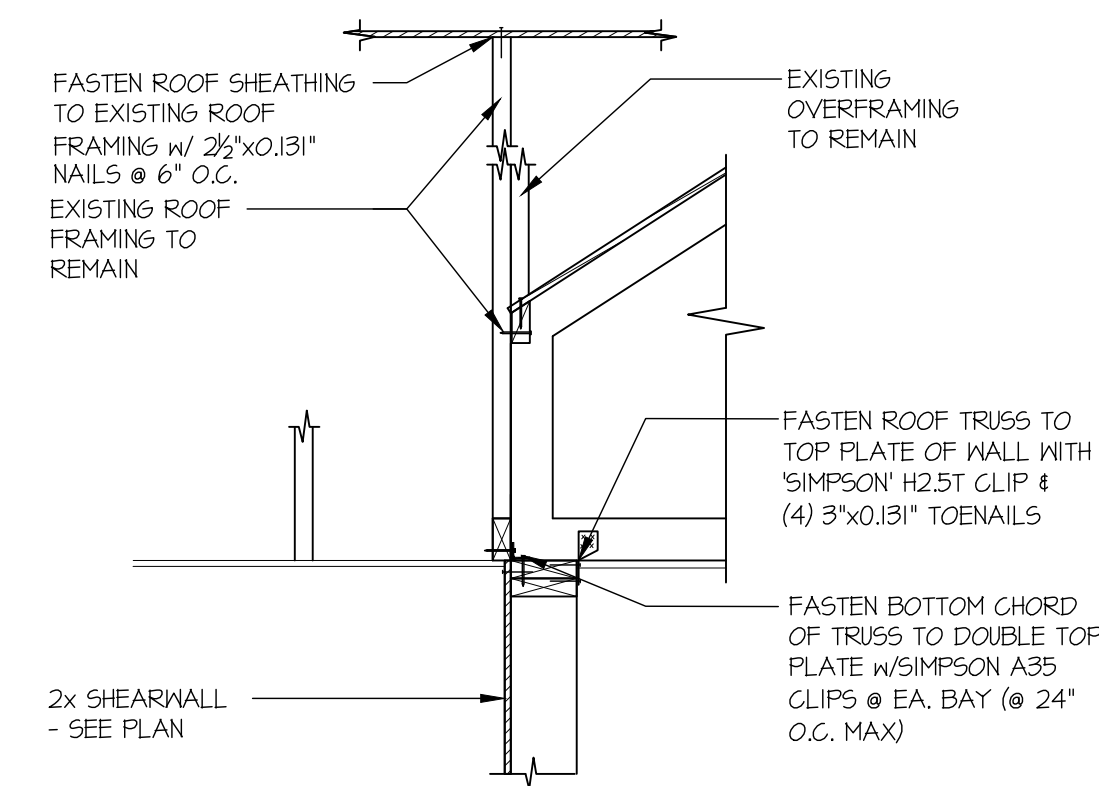
122 SHEAR TRANSFER DETAIL @ INTERIOR SHEAR WALL  
SCALE: 3/4"=1'-0" EDGE OF FRAMING



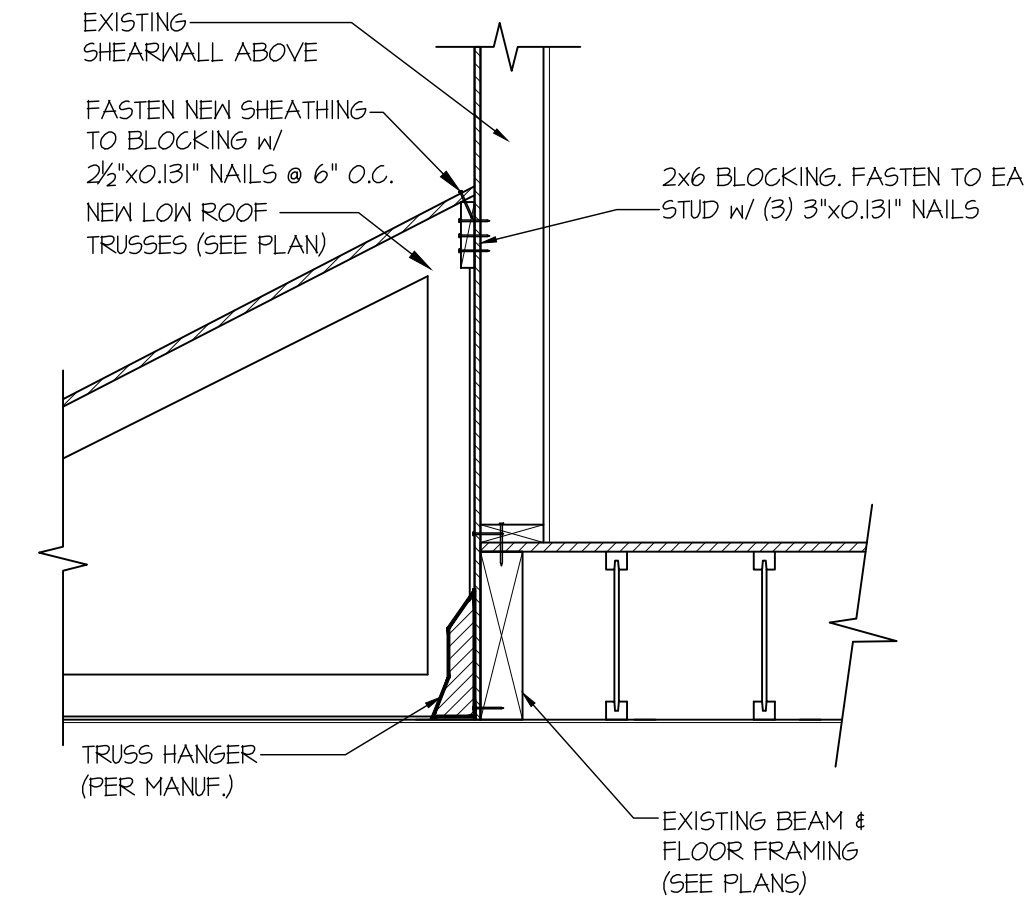
143 SECTION  
SCALE: 3/4"=1'-0"



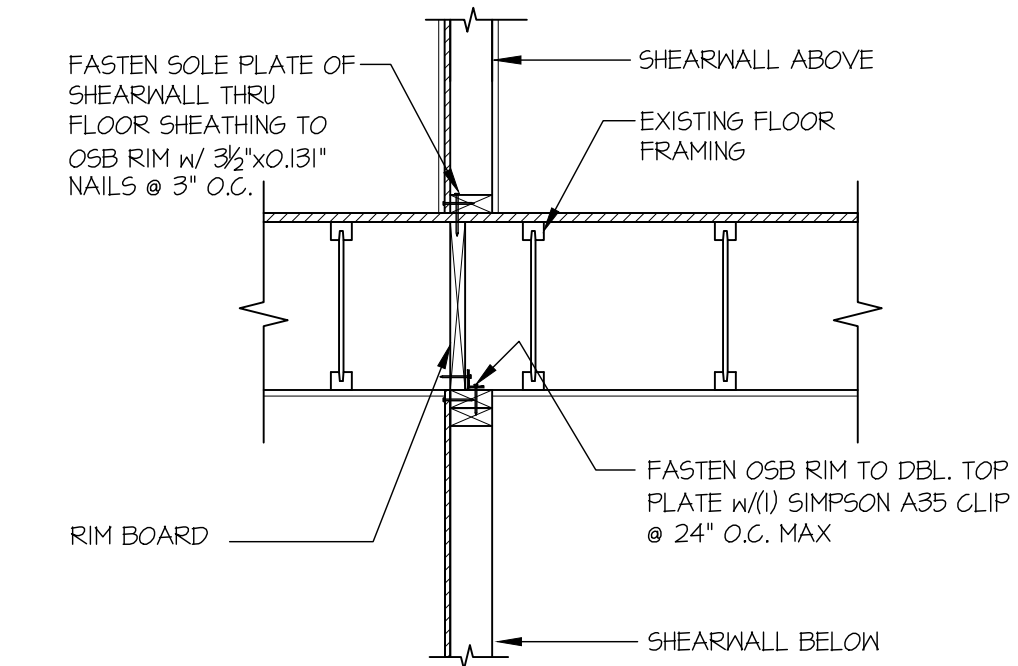
153 TRUSS @ HIP  
SCALE: 3/4"=1'-0"



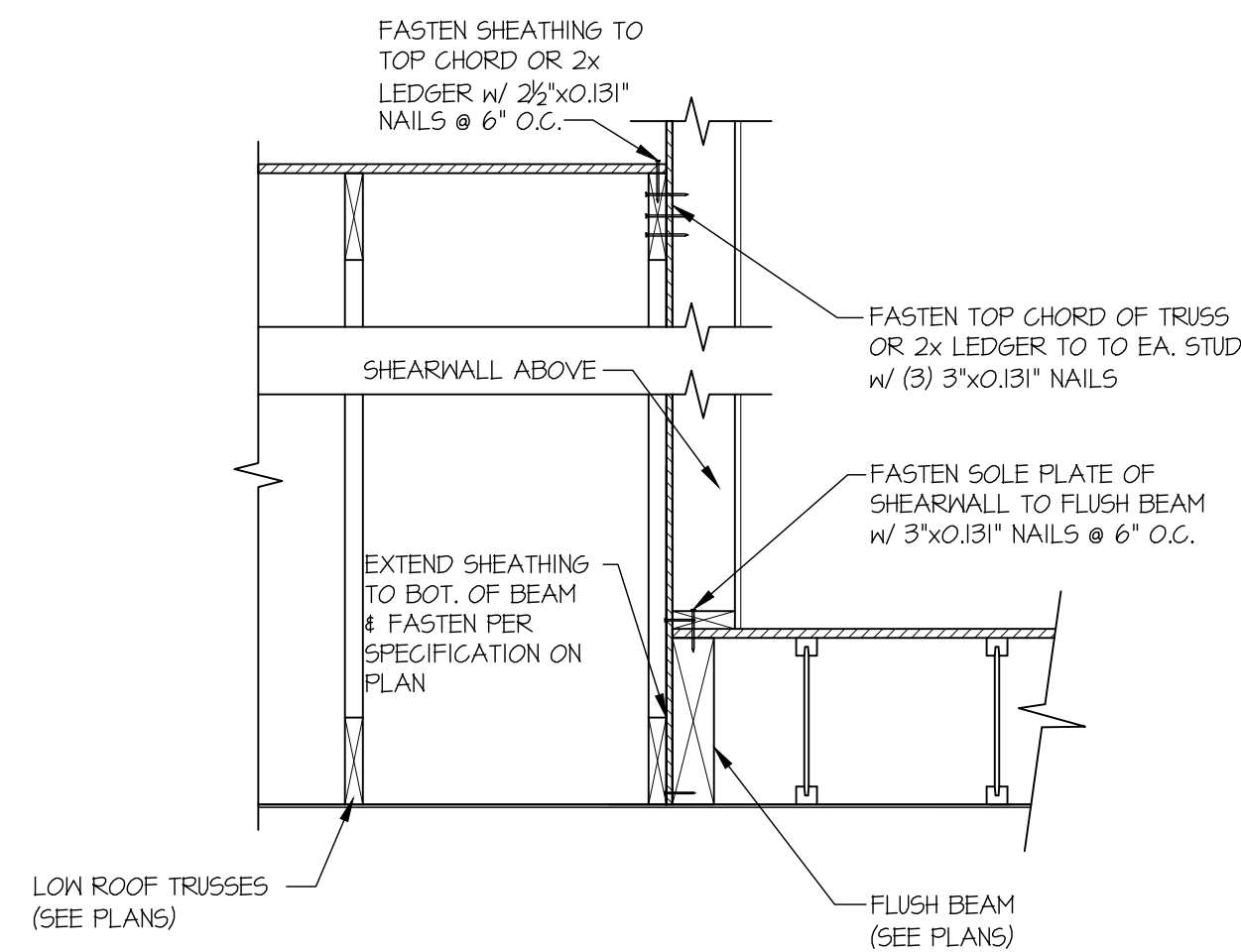
154 SHEAR TRANSFER DETAIL AT INTERIOR SHEARWALL BELOW  
SCALE: 3/4"=1'-0"



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



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



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



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