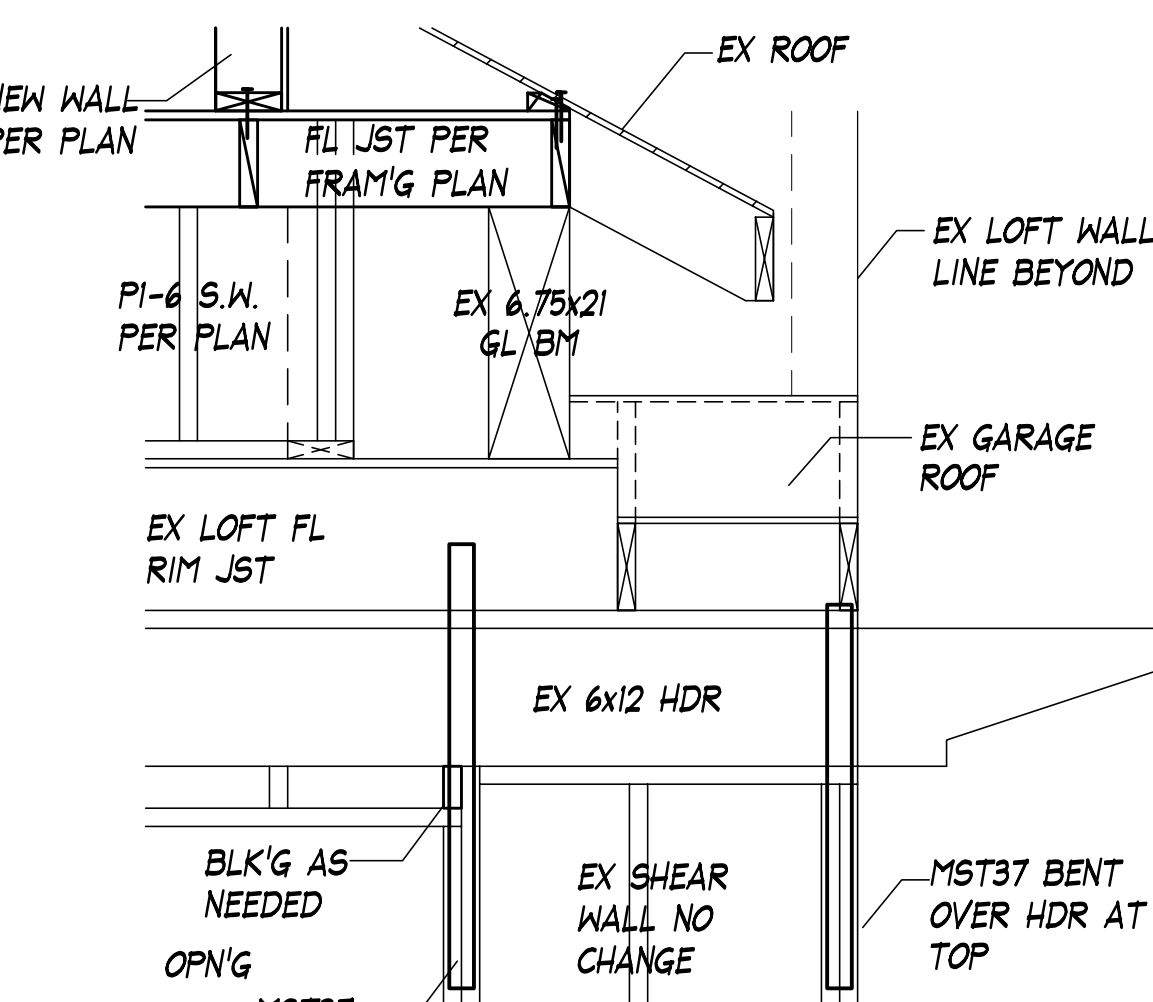
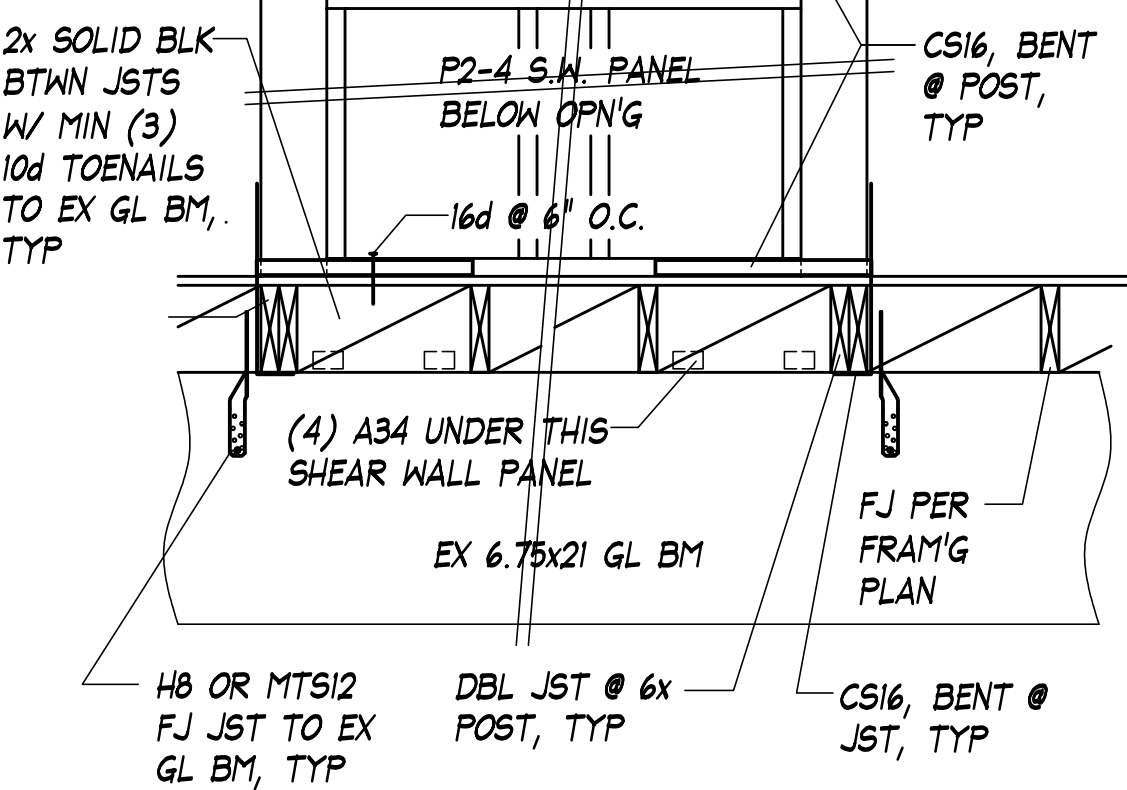
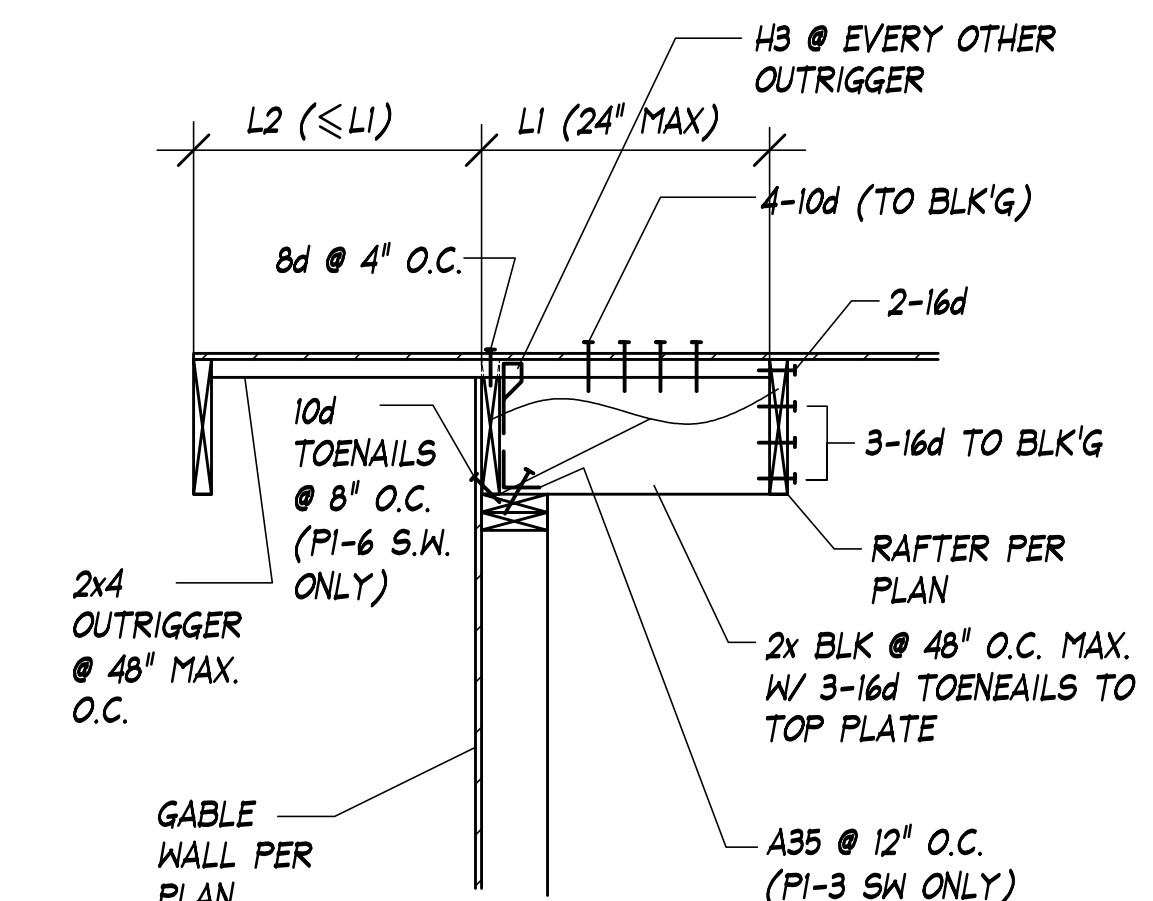
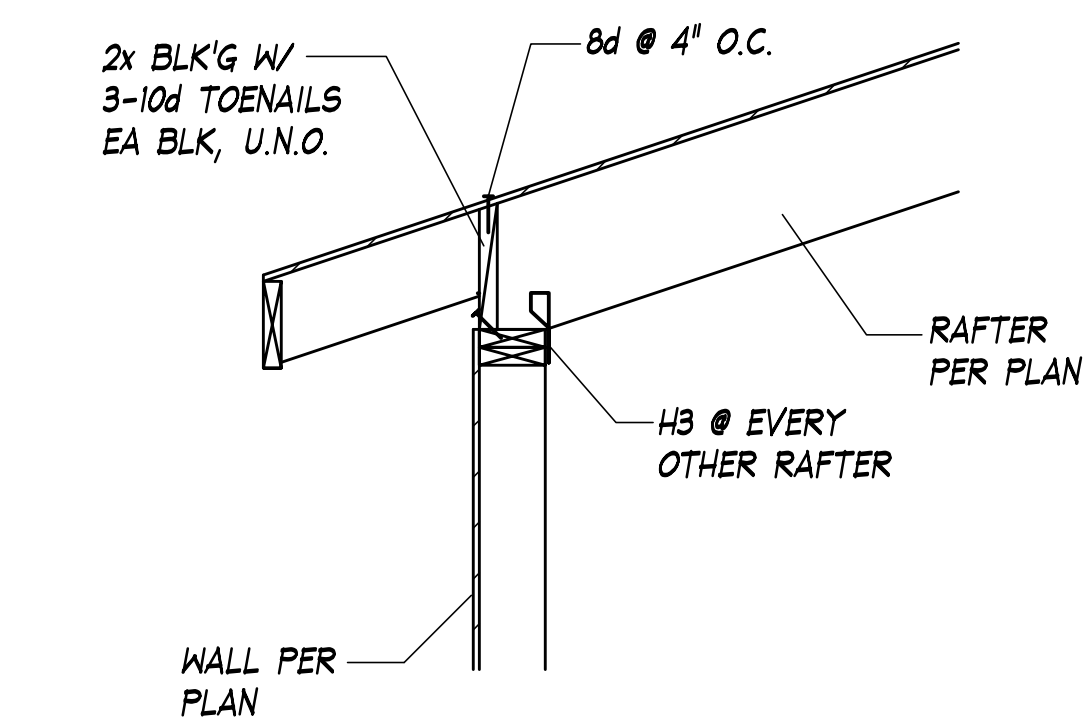
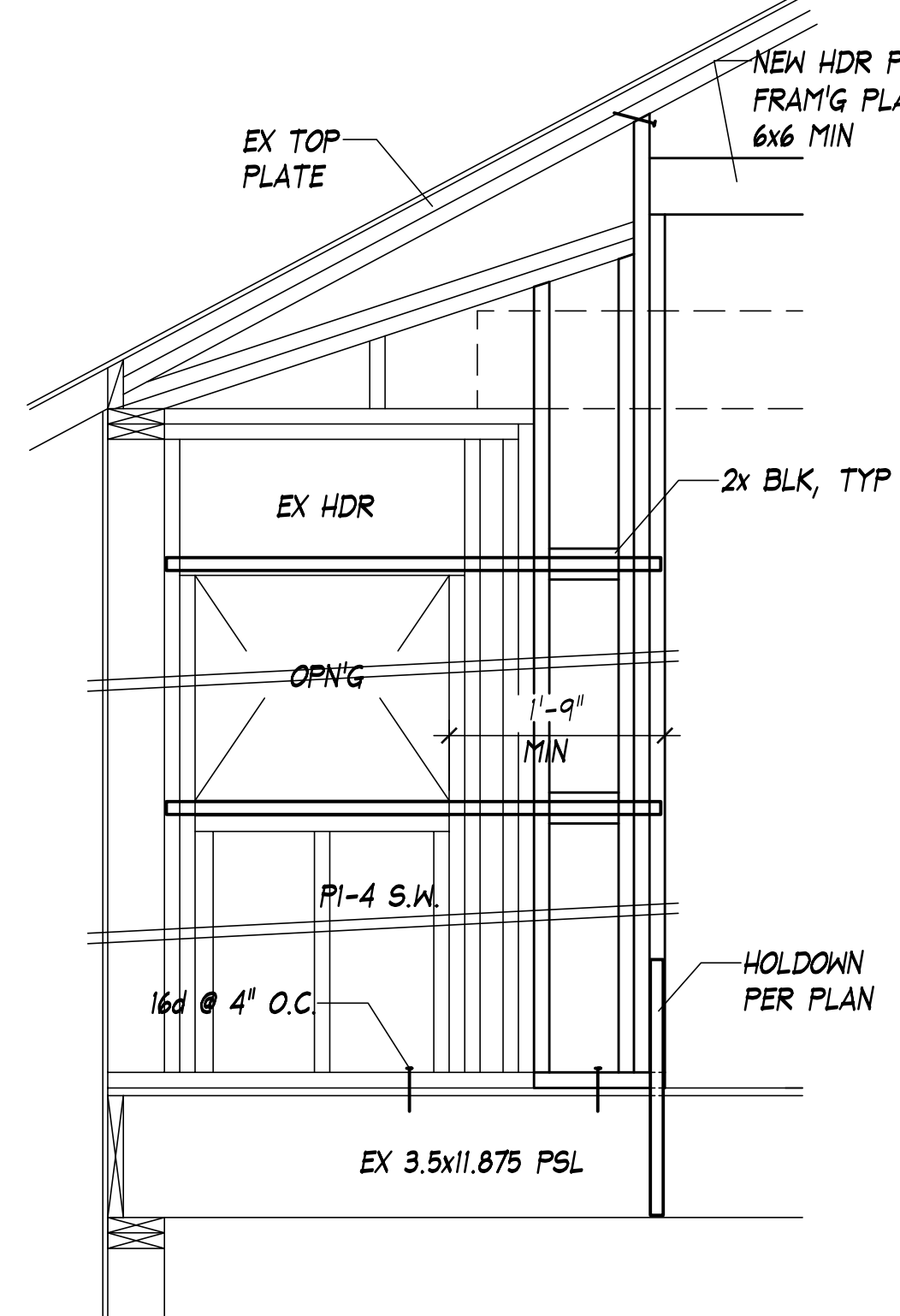
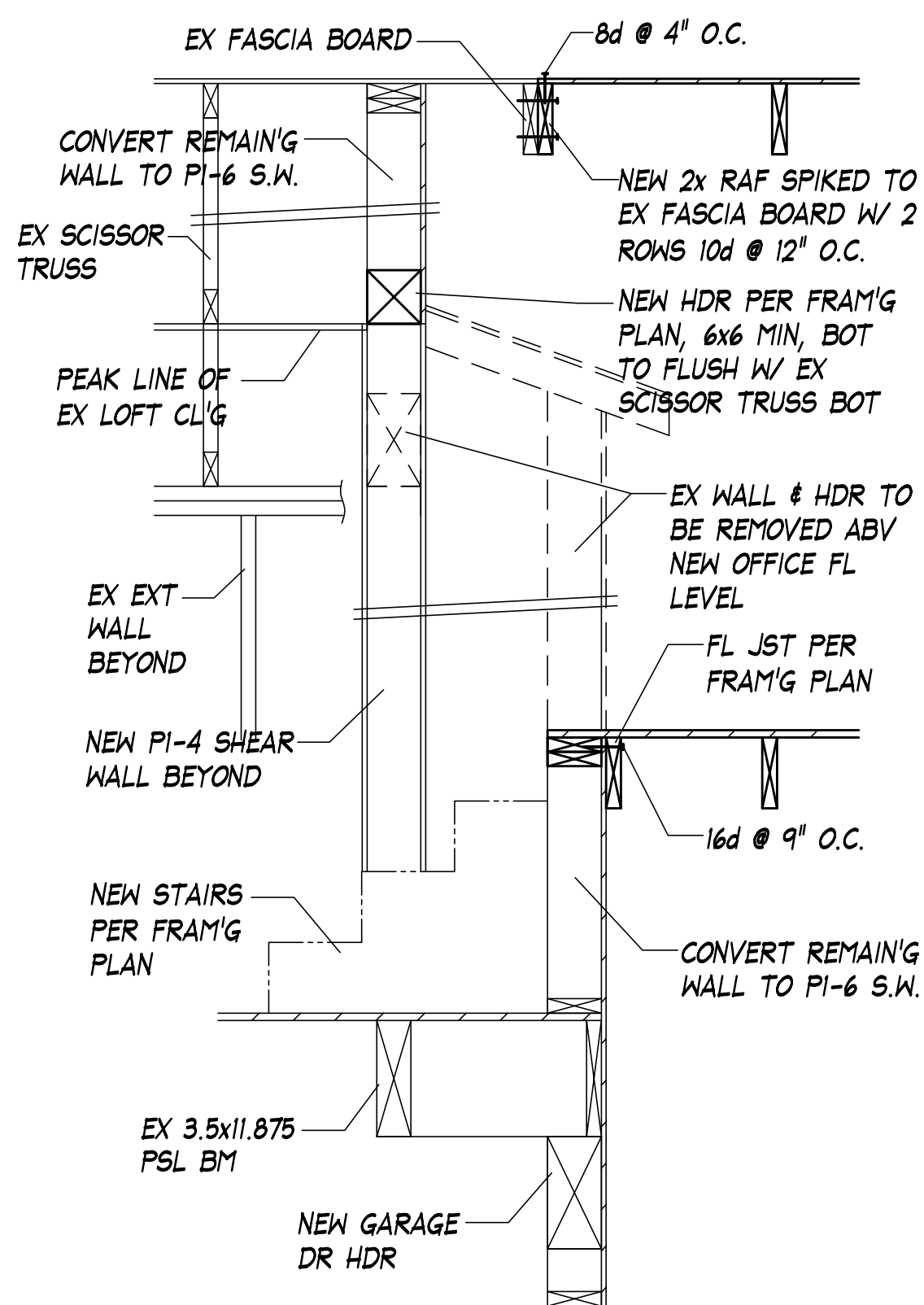
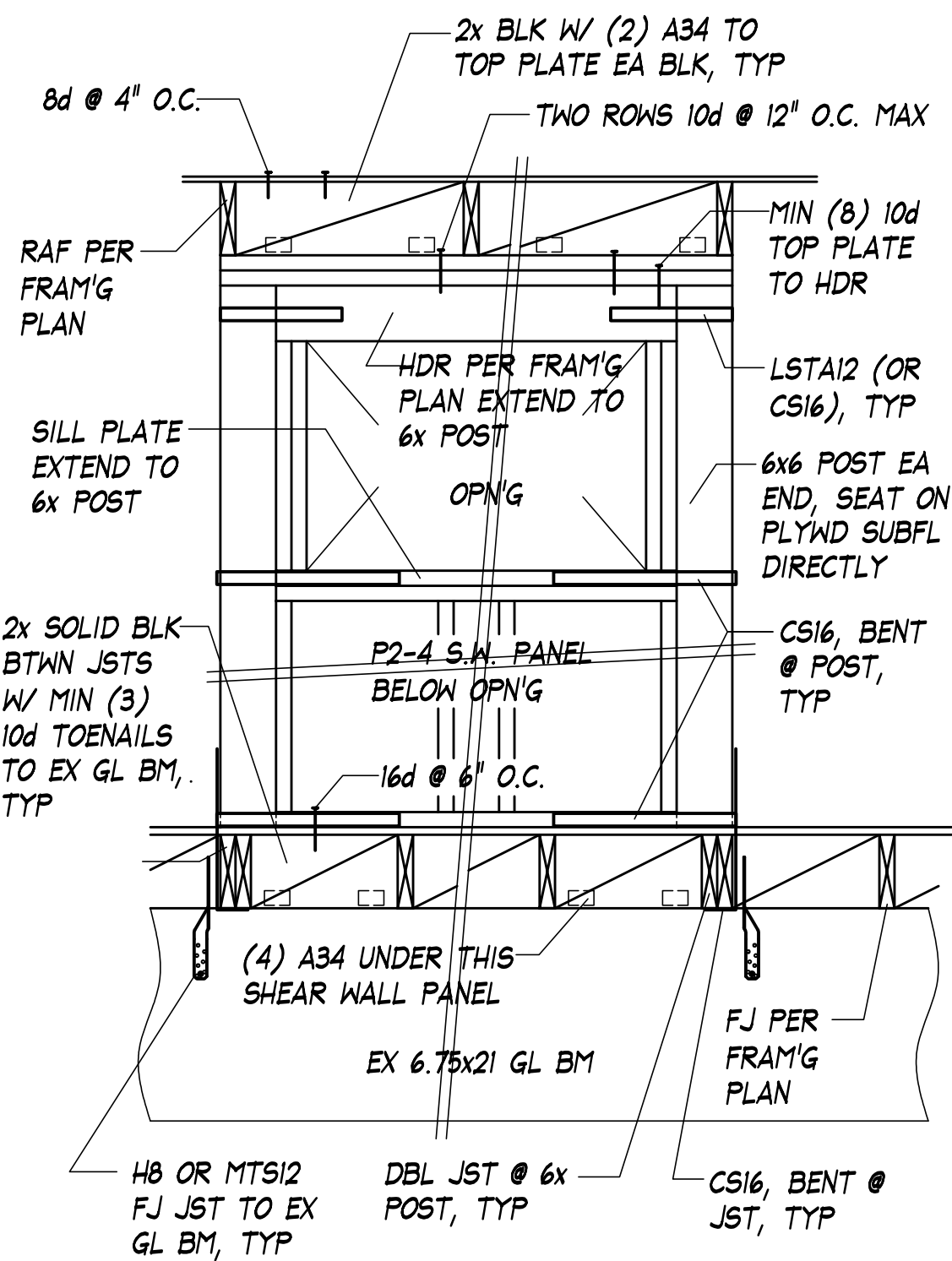
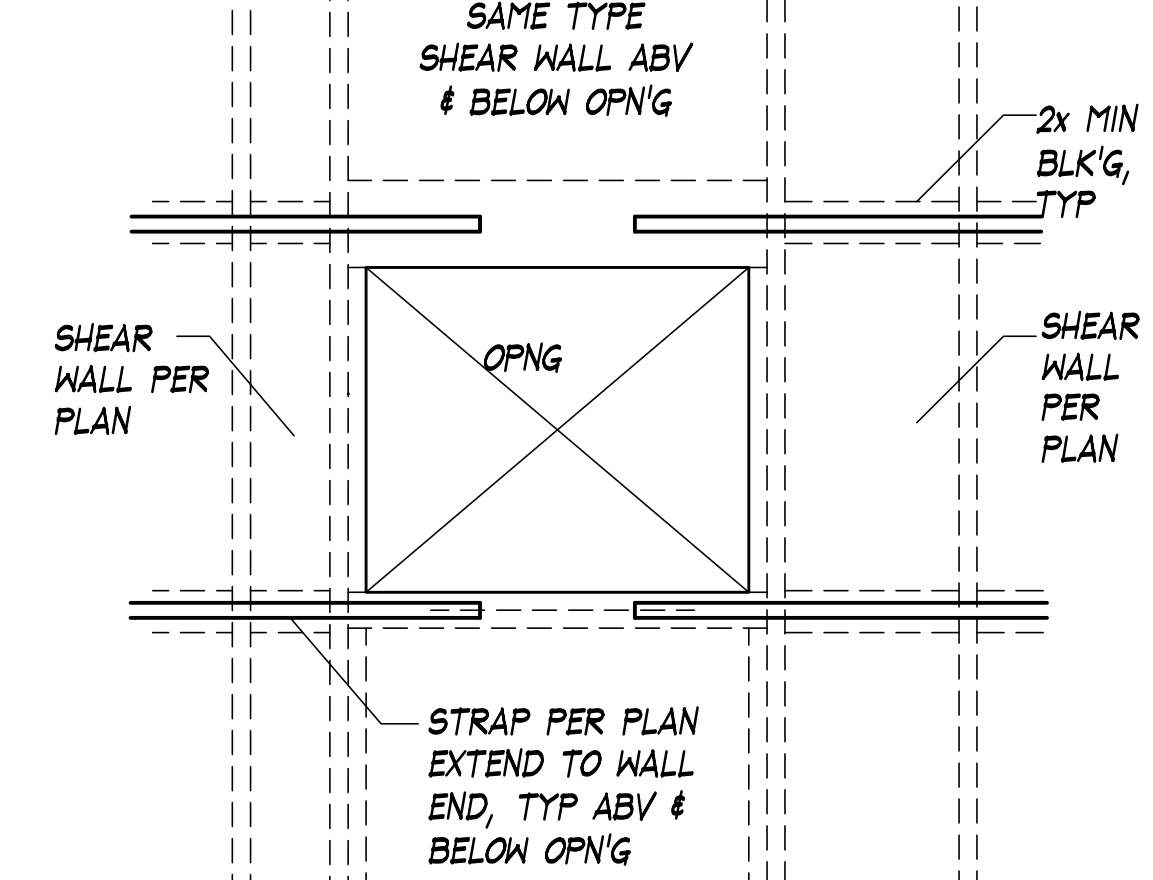
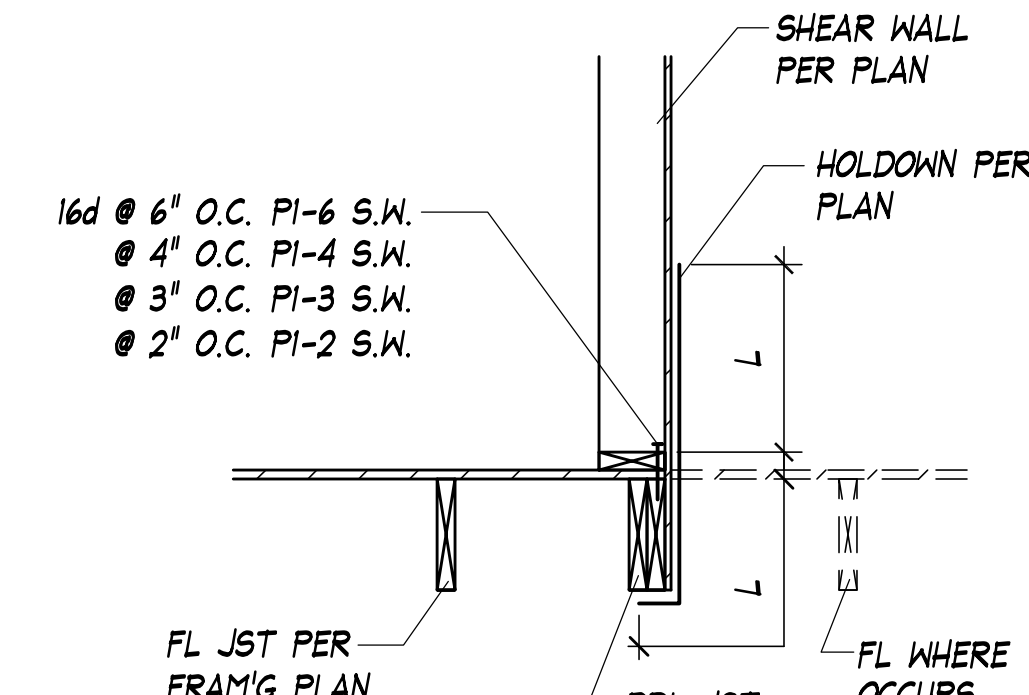
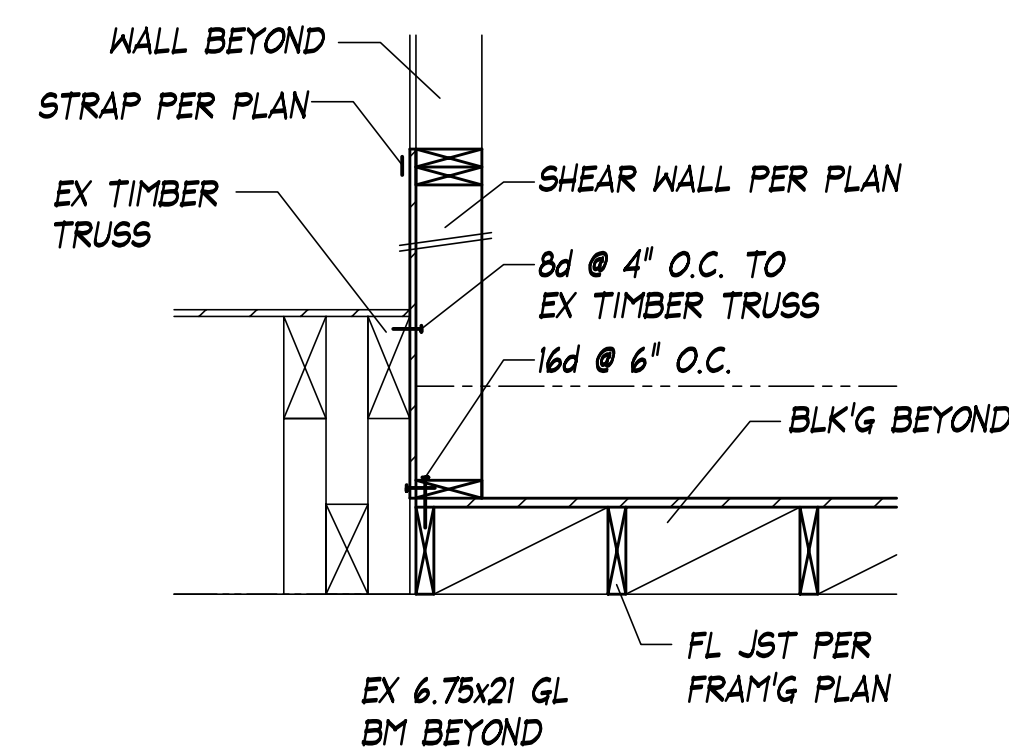
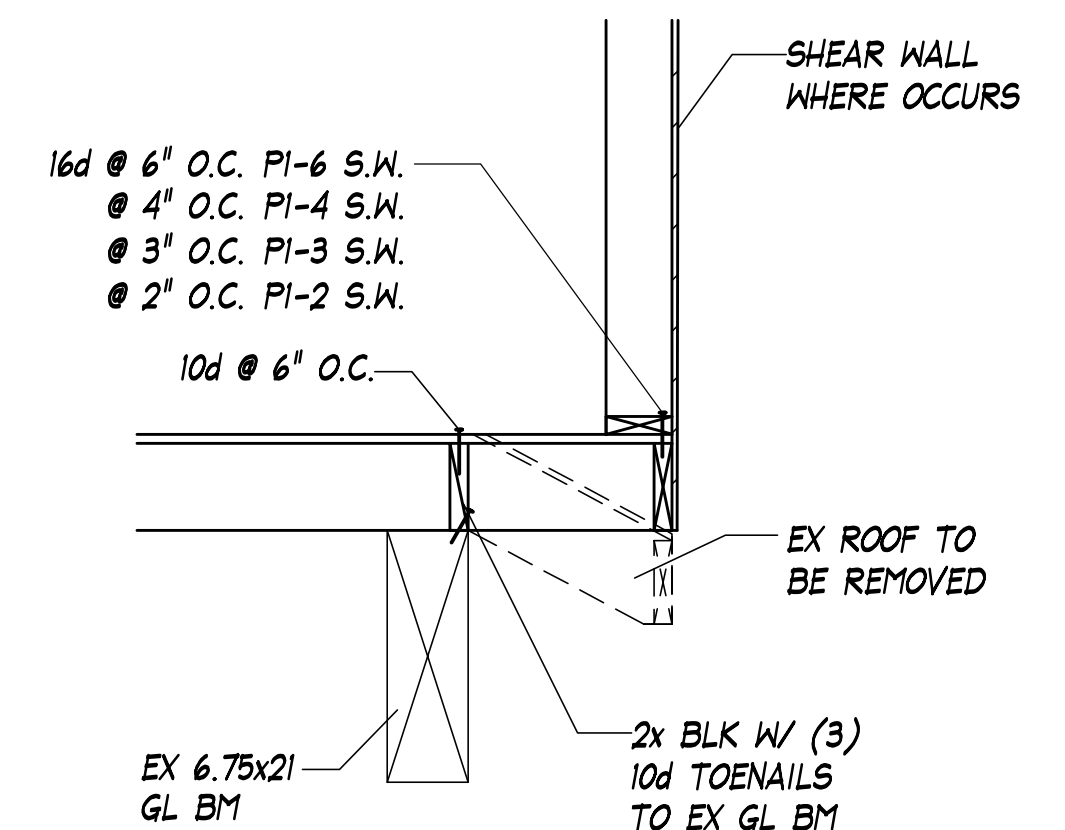
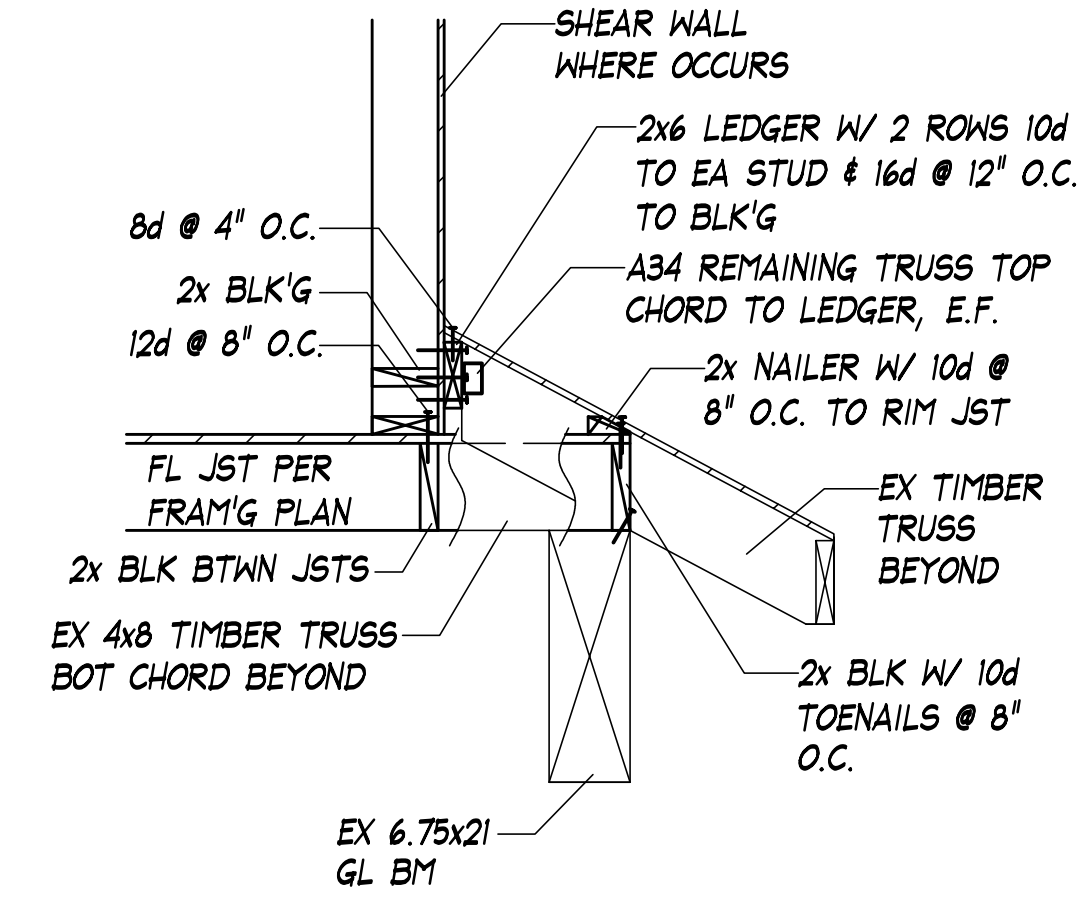
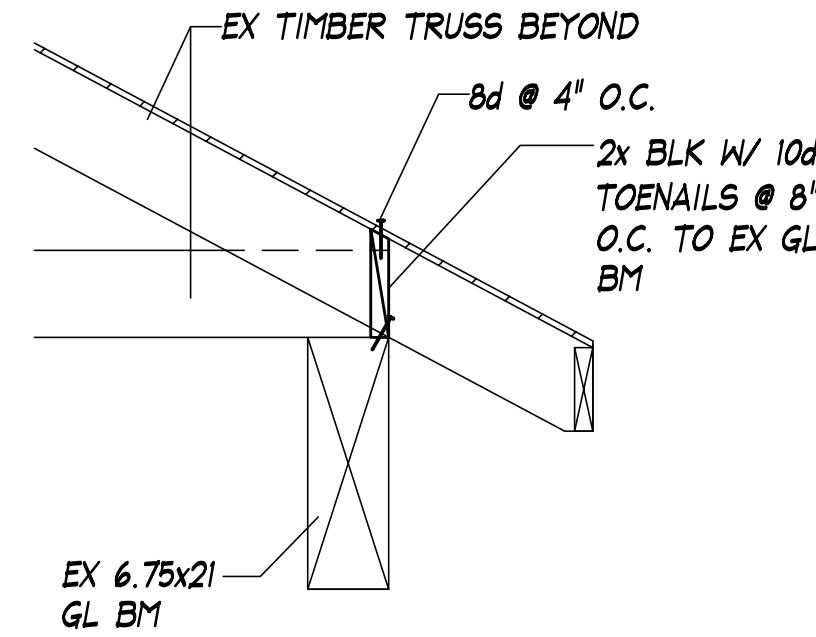


LEGEND: PX-X DENOTE SHEAR WALL # WALL TYPE PX-X

EX GARAGE SHEAR WALL MODIFICATION PLAN 1/4"=1"



WANG ENGINEERING, INC.
14795 169TH AVE NE
WOODINVILLE, WA 98072
TEL: (206)370-0754
EMAIL: wangenginc@yahoo.com

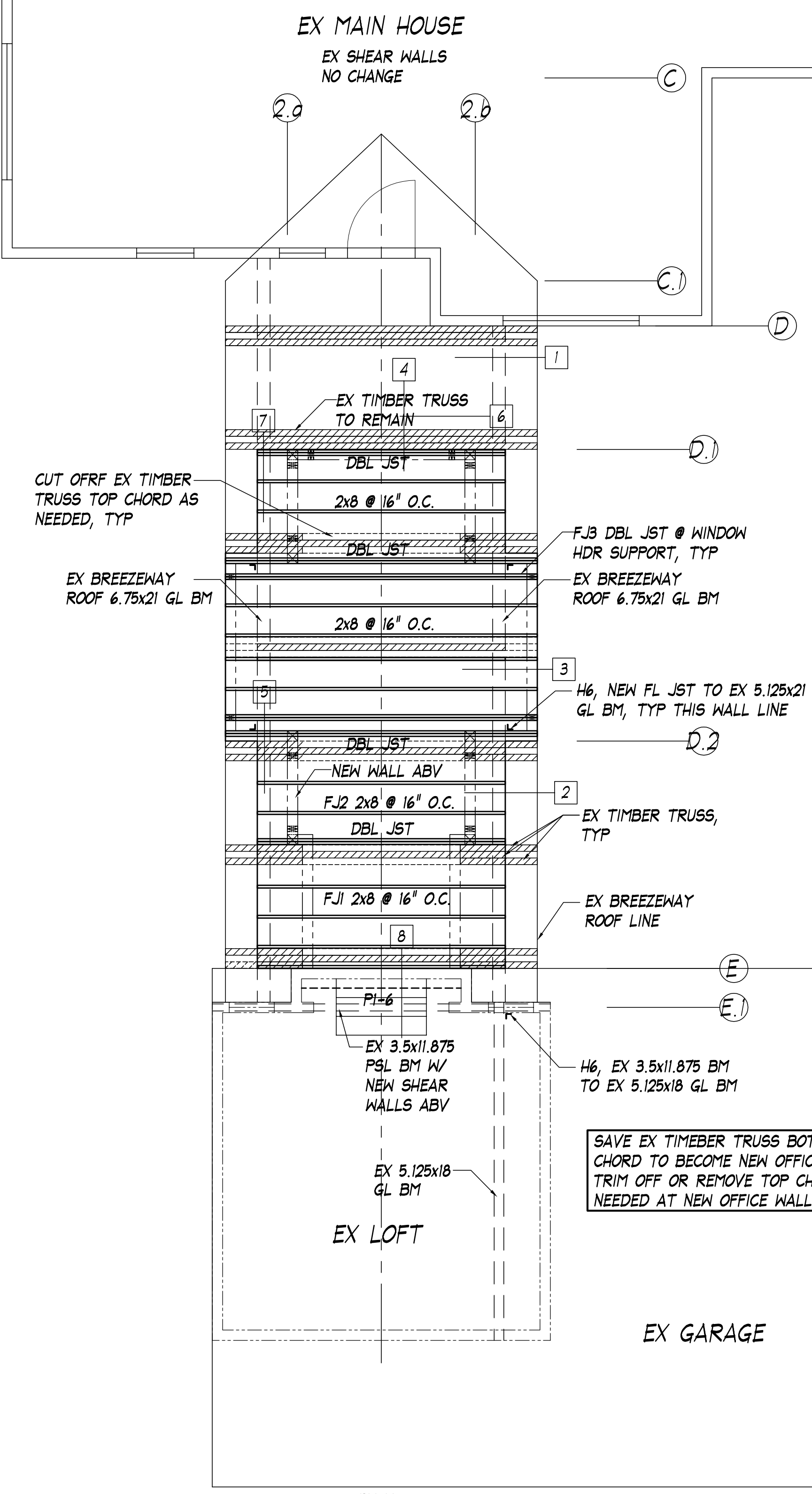
PROJECT:
LOSH RESIDENCE NEW OFFICE ADDN
9700 SE 61ST PL
MERCER ISLAND, WA 98040

PLAN DETAILS

7/25/21
REVISIONS:



SHEET
S 1



LEGEND: --- PX-X --- DENOTE SHEAR WALL & WALL TYPE PX-X

NEW OFFICE FL FRAM'G PLAN 1/4"=1'

STRUCTURAL GENERAL NOTES

CONSTRUCTION: ALL CONSTRUCTION TO BE IN ACCORDANCE WITH INTERNATIONAL RESIDENTIAL CODE 2018 AS AMENDED BY THE LOCAL BUILDING DEPARTMENT.

DESIGN LOADS: SNOW 25 PSF
 FLOOR LIVE LOAD 40 PSF
 WIND 98 MPH, EXPOSURE D
 SEISMIC DESIGN CATAGORY D₂

NAILING: ALL NAILS SPECIFIED TO BE COMMON WIRE NAILS. FRAMING NAILING TO BE IN COMPLIANCE WITH TABLE R602.3(1) I.R.C. U.N.O. WHERE A 3" SINGLE NOMINAL SILL PLATE IS USED, 2-20D BOX END NAILS SHALL BE SUBSTITUTED FOR 2-16DS COMMON END NAILS FOUND IN LINE 8 OF THAT TABLE.

LUMBER: LUMBER 2 INCH NOMINAL TO BE H.F. #2 OR BETTER, U.N.O. LUMBER OVER 2 INCHES NOMINAL TO BE D.F. #2 OR BETTER FOR BEAMS AND COLUMNS, U.N.O. ALL WOOD IN CONTACT WITH CONCRETE TO BE PRESSURE TREATED.

ROOF, FLOOR, AND WALL SHEATHINGS: (1) SHEATHING SHALL BE A.P.A. RATED CDX PLYWOOD OR O.S.B. (2) ROOF SHEATHING SHALL BE 1/2 INCH WITH SPAN RATING 32/16, FLOOR SHEATHING SHALL BE 3/4 INCH MIN. T&G W/ SPAN RATING 48/24. (3) EXTERIOR WALL SHEATHING SHALL BE 1/2 INCH W/ SPAN RATING 24/0, U.N.O. (4) FASTEN WALL AND ROOF SHEATHING WITH 8d NAILS AND FLOOR SHEATHING WITH 10d NAILS AT 6 INCH O.C. AT SUPPORTED EDGES AND AT 12 INCH O.C. AT INTERIOR SUPPORTS, U.N.O. (5) ROOF AND FLOOR SHEATHINGS SHALL BE INSTALLED WITH LONG DIRECTIONS PERPENDICULAR TO SUPPORTS. (6) THE FLOOR SHEATHING SHALL BE GLUED TO THE SUPPORTS WITH AN APPROVED ADHESIVE.

HARDWARE: ALL HARDWARE SHALL BE MANUFACTURED BY SIMPSON STRONG-TIE, U.N.O.

TIMBER CONSTRUCTION NOTES: (1) WHEN TOP PLATE IS INTERRUPTED BY HEADER, HEADER SHALL HAVE STRAP CONNECTORS TO THE TOP PLATE EACH END WITH 2-SIMPSON MST24 CONNECTORS, U.N.O. (2) PROVIDE SOLID BLOCKING OVER SUPPORTS. (3) EXTERIOR STUD WALLS SHALL BE BUILT WITH 2x6 STUDS @ 16" OC MAX. (4) WALLS, EXCEPT PARTITION WALLS, SHALL HAVE A SINGLE BOTTOM PLATE AND A DOUBLE TOP PLATE. TOP PLATE LAP SPlice SHALL BE 4' MIN IN LENGTH W/ 16d NAILS @ 3" OC (STAGGERED). (5) DOOR AND WINDOW HEADERS NOT CALLED OUT IN PLANS SHALL BE BUILT WITH (2)2x8 HF #2 MINIMUM W/ ONE JACK AND ONE KING EACH END FOR OPENINGS WIDTH 4' OR LESS, AND ONE JACK AND TWO KINGS FOR OPENINGS OVER 4' WIDE. (6) COLUMN NOT CALLED OUT IN THE PLANS SHALL BE LAMINATED (2) STUD COLUMN SPIKED TOGETHER W/ 16d FACE NAILS @ 12" OC MAX. (7) SPIKE LAMINATED 2-2x COLUMN FOR HOLDOWN W/ 16d FACE NAILS @ 4" OC MAX. (8) PROVIDE SIMPSON AC OR BC CAP AT EACH POST TO BEAM CONNECTION, U.N.O. (9) FASTENERS IN CONTACT WITH PRESSURE TREATED WOOD SHALL BE HOT-DIP GALVANIZED PER ASTM A-153 OR BE STAINLESS STEEL.

CONSTRUCTION NOTES: (1) CONSTRUCTOR SHALL VERIFY ALL NOTES, DIMENSIONS, AND CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY THE ARCHITECT AND THE ENGINEER FOR THE DEVIATIONS. (2) SEE ARCHITECTURAL DRAWINGS FOR DIMENSIONS NOT SHOWN. (3) CONTRACTOR IS RESPONSIBLE FOR ERECTION STABILITY AND TEMPORARY SHORING AS NECESSARY UNTIL PERMANENT SUPPORT AND STIFFENING ARE INSTALLED. CONTRACTOR INITIATED CHANGES SHALL BE SUBMITTED IN WRITING TO THE ARCHITECT AND ENGINEER FOR APPROVAL PRIOR TO FABRICATION OR CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR ALL SAFETY PRECAUTIONS AND METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES REQUIRED TO PERFORM HIS WORK. THE STRUCTURAL ENGINEER HAS NO OVERALL SUPERVISORY AUTHORITY OR ACTUAL AND/OR DIRECT RESPONSIBILITY FOR THE SPECIFIC WORKING CONDITIONS AT THE SITE AND/OR FOR ANY HAZARDS RESULTING FROM THE ACTIONS OR ANY TRADE CONTRACTOR. THE STRUCTURAL ENGINEER HAS NO DUTY TO INSPECT, SUPERVISE, NOTE, CORRECT, OR REPORT ANY HEALTH OR SAFETY DEFICIENCIES OF THE OWNER, CONTRACTORS, OR OTHER ENTITIES OR PERSONS AT THE PROJECT SITE.

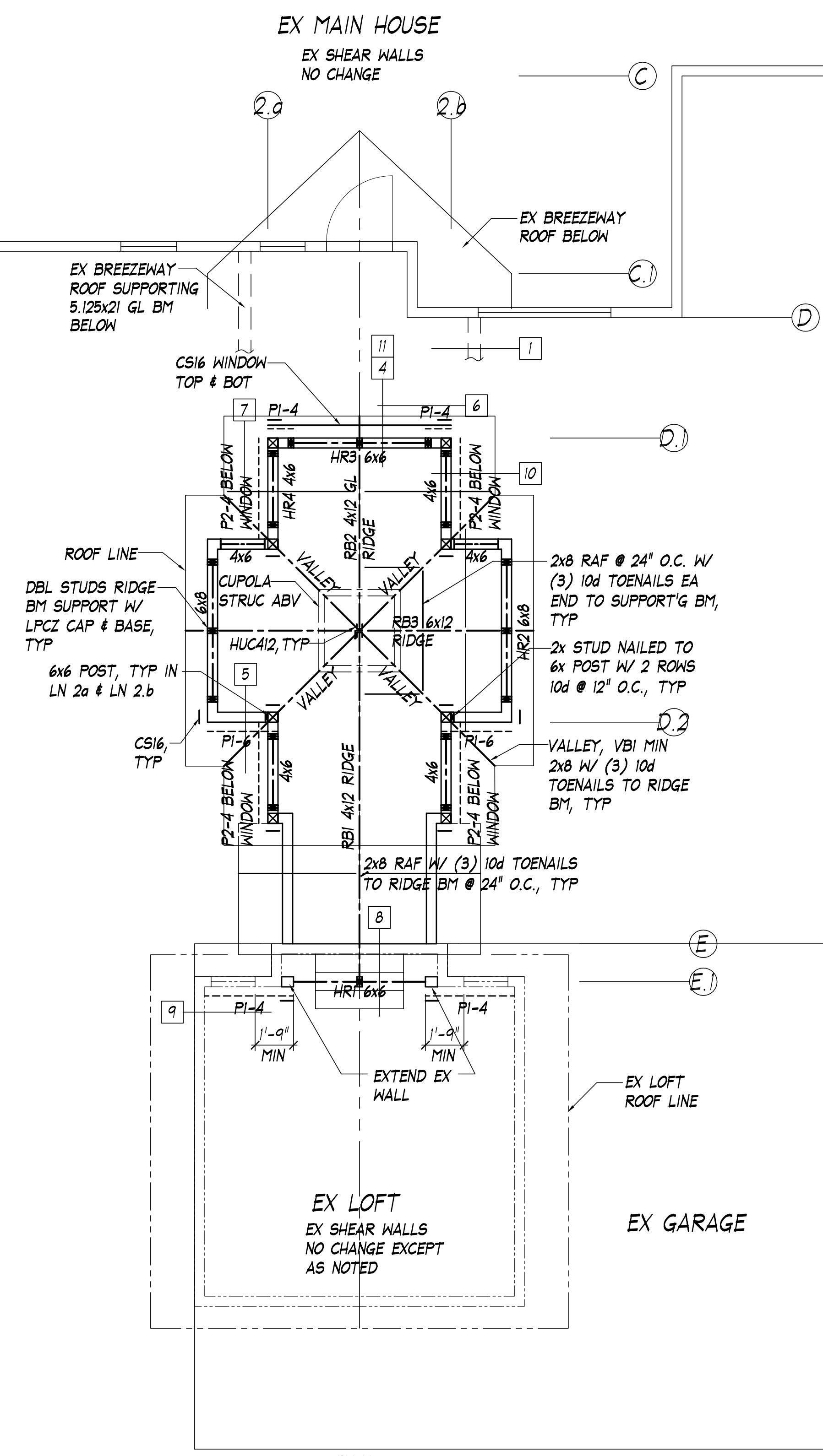
SHEAR WALL SCHEDULE Per 2015 SDPWS, HF Framing, (NOTES 1, 2, 6 & 7)

MARK	SHEATH'G	NAILING (NOTES 3 & 4)	SILL PLATE ANCHOR (NOTE 8)		ALLOW. SHEAR EQ / WIND (k/ft)
			3x SILL PLATE	2x SILL PLATE	
P1-6	3/8" MIN	8d @ 6" OC	5/8" φ @ 5'-0" OC	5/8" φ @ 4'-0" OC	242 / 339
P1-4	3/8" MIN	8d @ 4" OC	5/8" φ @ 3'-5" OC	5/8" φ @ 2'-9" OC	353 / 495
P1-3	3/8" MIN	8d @ 3" OC	5/8" φ @ 2'-8" OC	5/8" φ @ 2'-2" OC	456 / 637
P2-4	3/8" MIN, EA FACE	8d @ 4" OC	5/8" φ @ 16" OR 3/4" φ @ 21" OC		706 / 992 (NOTE 5)
P2-2	3/8" MIN, EA FACE	8d @ 2" OC	5/8" φ @ 12" OR 3/4" φ @ 16" OC		1190 / 1666 (NOTE 5)

HORIZ DIAPHRAGM SCHEDULE Per 2015 SDPWS, HF Framing, (NOTES 1, 7)

		10d @ 6" OC Diaph Boundaries & Panel Edges, @ 12" Field	320 / 448 PLF (CASE 1) 240 / 335 PLF (CASE 2)	UNBLKD
I	19/32" MIN			
II	19/32" MIN	10d @ 6" OC Diaph Boundaries & Panel Edges, @ 12" Field	360 / 505 PLF (CASES 1-4)	BLKD

- NOTES:**
- ALL PANELS SHALL BE APA RATED PLYWOOD OR O.S.B., UNLESS NOTED OTHERWISE (U.N.O.).
 - FRAMING STUDS SHALL BE 2x DF OR BETTER, @16" OC, U.N.O. ALL PANELS EDGES SHALL BE BACKED WITH 2" NOMINAL OR WIDER FRAMING, U.N.O.
 - APPLY TO ALL PANEL EDGES. SPACE SAME SIZE NAILS @ 12" OC ALONG INTERMEDIATE FRAMING MEMBERS.
 - COMMON NAILS, U.N.O.
 - SINGLE 3" NOMINAL MEMBER FOR FRAMING MEMBERS RECEIVING NAILING FROM ABUTTING PANELS & STAGGER NAILING AT ALL PANEL EDGES.
 - BLK'G OR JOIST TO TOP PLATE & BOT PLATE TO BLK'G OR JOIST CONNECTION PER DETAILS IN PLANS.
 - UNLESS NOTED IN THE DRAWING
 - THE PLATE WASHER SHALL EXTEND TO WITHIN 1/2" OF THE EDGE OF BOTTOM PLATE ON THE SIDE(S) WITH SHEATHING.



LEGEND: --- PX-X --- DENOTE SHEAR WALL & WALL TYPE PX-X

NEW OFFICE ROOF FRAM'G & SHEAR WALL PLAN 1/4"=1'

WANG ENGINEERING, INC.
 14795 169TH AVE NE
 WOODINVILLE, WA 98072
 TEL: (206)370-0754
 EMAIL: wangenginc@yahoo.com

PROJECT:
 LOSH RESIDENCE NEW OFFICE ADDN
 9700 SE 61ST PL
 MERCER ISLAND, WA 98040

PLAN
 DETAILS

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 REVISIONS:

