

NO NEW HARDSCAPE IS PROPOSED

HEIGHT LIMITS

GRADE AT ALL WALL SEGMENTS IS 291', THEREFOR A.B.E. = 291'
HEIGHT LIMIT = ABE + 30, OR 321'
HOWEVER HEIGHT IS LIMITED BY CC&RS TO 311', SEE SHEET A-4

F.A.R. ALLOWABLE = 11167 x .4 = 4466.8 sf
for main floor, footprint = far = 3326.6 sf
new loft = 203.3 sf
rooms over 16' = 489.5 sf
pool house = 200 sf
existing basement 100% below grade
total = 4219.4 sf < 40% ok

LOT COVERAGE ALLOWABLE = 11167 x .4 = 4466.8 sf

PROPOSED = HOUSE TO EAVES = 3843.5 sf
POOL HOUSE TO EAVES = 242 sf
DRIVEWAY = 331 sf
4416.5 sf < 40% ok

PROPOSED HOUSE ADDS ONLY ONLY 12 sf TO EXISTING IMPERV.
THEREFOR, DRAINAGE EXEMPT

LOT SLOPE

HIGH POINT = 291'
LOW POINT = 285.5'
LOT SLOPE = 5.5'/132.07' = 4.16%

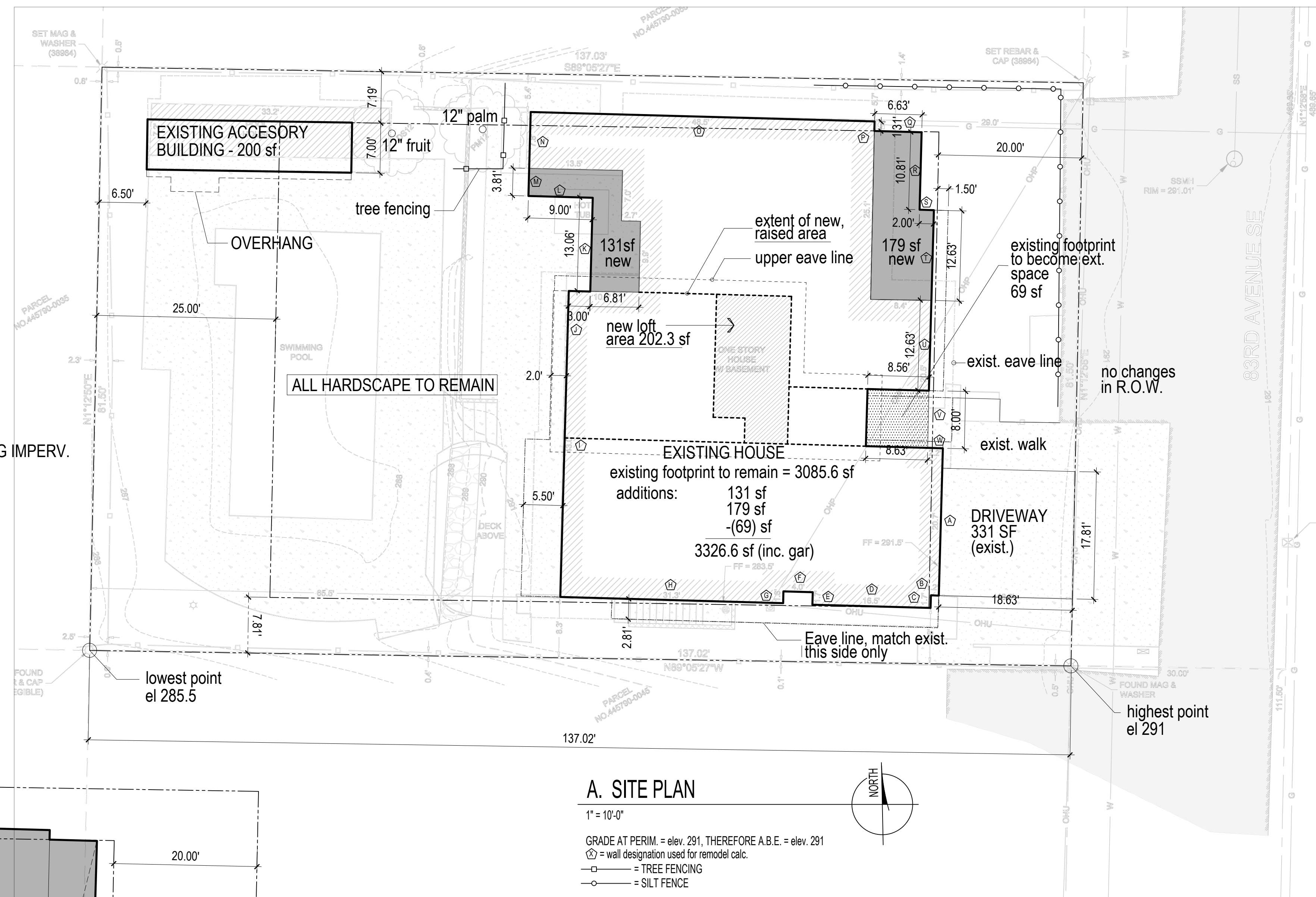
ROOF VENTING CALCS

UPPER ROOF

AREA = 997 SF / 150 = 957 si REQ'd venting
perim= 141 ft, cont. 2" strip = 18si x 141 = 2520 si >> 957 si, ok

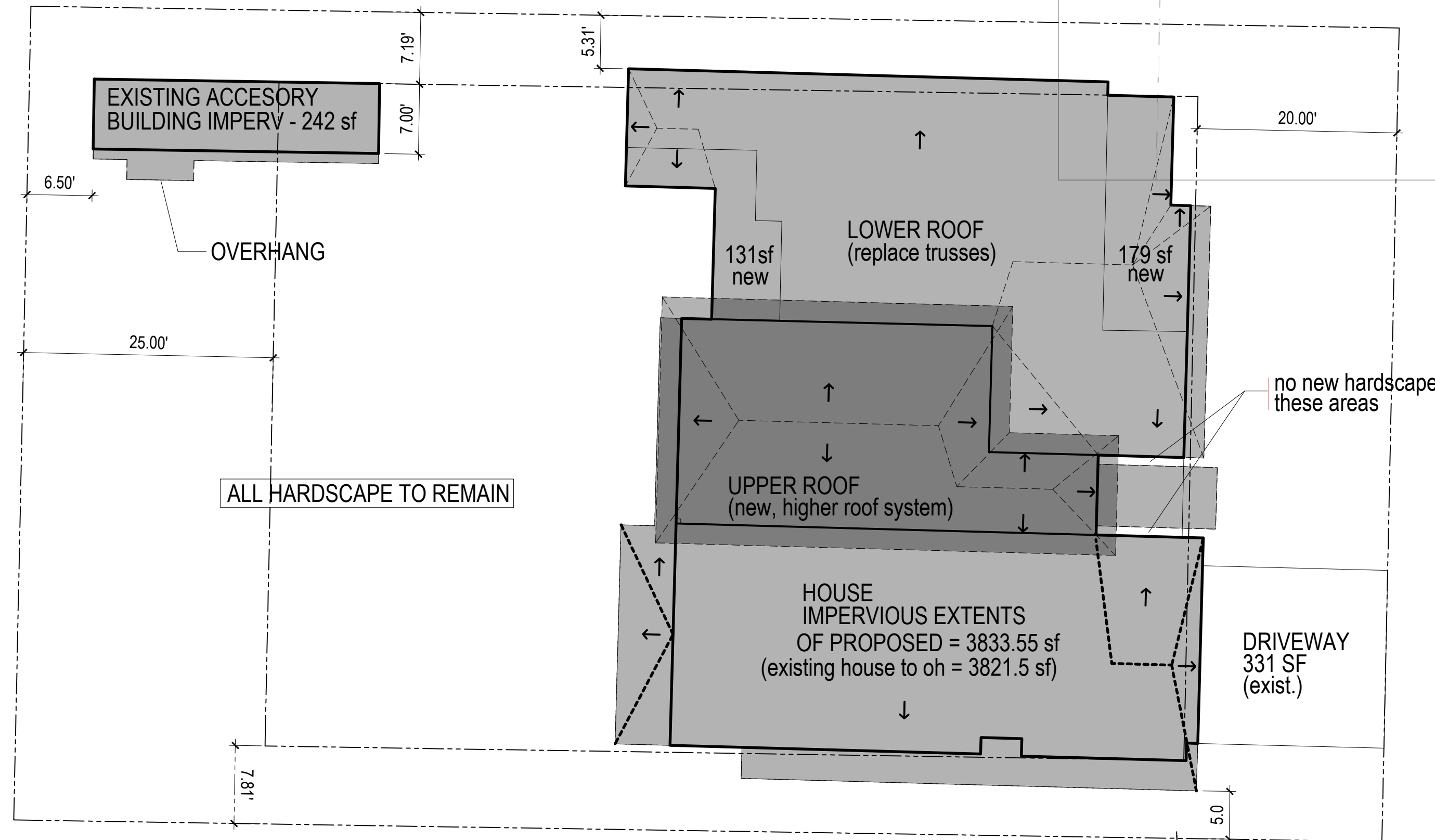
LOWER ROOFS

AREA = 1550sf(n) + 1442sf(s) = 2992 sf / 150 = 2873 si REQ'd venting
perim= 140 ft(n) + 123 ft(s) = 263ft. cont 2" strip = 18 si x 263 = 4734 si >> 2873 si, ok



A. SITE PLAN

1" = 10'-0"
GRADE AT PERIM. = elev. 291, THEREFOR A.B.E. = elev. 291
⊙ = wall designation used for remodel calc.
○ = TREE FENCING
○ = SILT FENCE



B. IMPERVIOUS SITE PLAN & ROOF PLAN

1" = 10'-0"
DRAINAGE EXEMPT
1/4" FT DRAIN TO PERIM. TYP.
connect to existing system

All Japanese knotweed (*Polygonum cuspidatum*) and Regulated Class A, Regulated Class B, and Regulated Class C weeds identified on the King County Noxious Weed list, as amended, shall be removed from the property.

development proposals for a new single-family home shall remove japanese knotweed (*Polygonum cuspidatum*) and regulated class a, regulated class b, and regulated class c weeds identified on the king county noxious weed list, as amended, from required landscaping areas established pursuant to subsection 19.02.020(f)(3)(a). new landscaping associated with new single-family home shall not incorporate any weeds identified on the king county noxious weed list, as amended. provided, that removal shall not be required if the removal will result in increased slope instability or risk of landslide or erosion.

Parcel Number/Legal

Parcel # 4457900050

LUCAS HILL DIV # 2
Plat Block: 1
Plat Lot: 10

ZONING = R-9.6
LOT sf = 11167

Owner

Farshad and Laleh Mahramnia
3859 83rd Ave SE Mercer Island WA

Structural Engineer

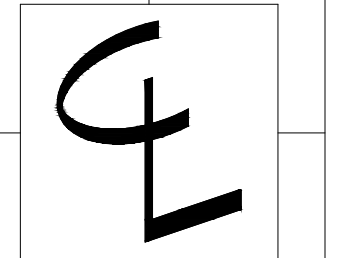
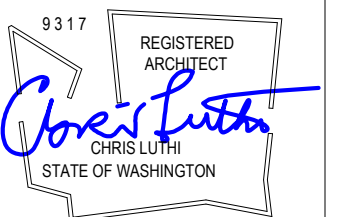
Javid Abdi, PE, SE Atlas Consulting Structural Engineers
6810 NE 149th St Kenmore WA 98028
Phone: (206) 427-7233

Project Description

Remodel of existing single family residence. New living space on the main floor = 310sf. New Loft area = 204 sf. 69sf of living space at main floor to be removed.

Code Data

2018 International Building Code (IBC) - struct.
2018 International Residential Code (IRC)
2018 International Mechanical Code (IMC)
2018 International Fuel Gas Code (IFGC)
2018 Uniform Plumbing Code (UPC)
2018 International Fire Code (IFC)
2018 International Existing Building Code
2018 International Swimming Pool and Spa Code
Washington State Energy Code (WSEC)
ICC/ANSI A117.1-09, Accessible and Usable Buildings and Facilities, with statewide and City amendments



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Site Plan

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DATE

2.23.22

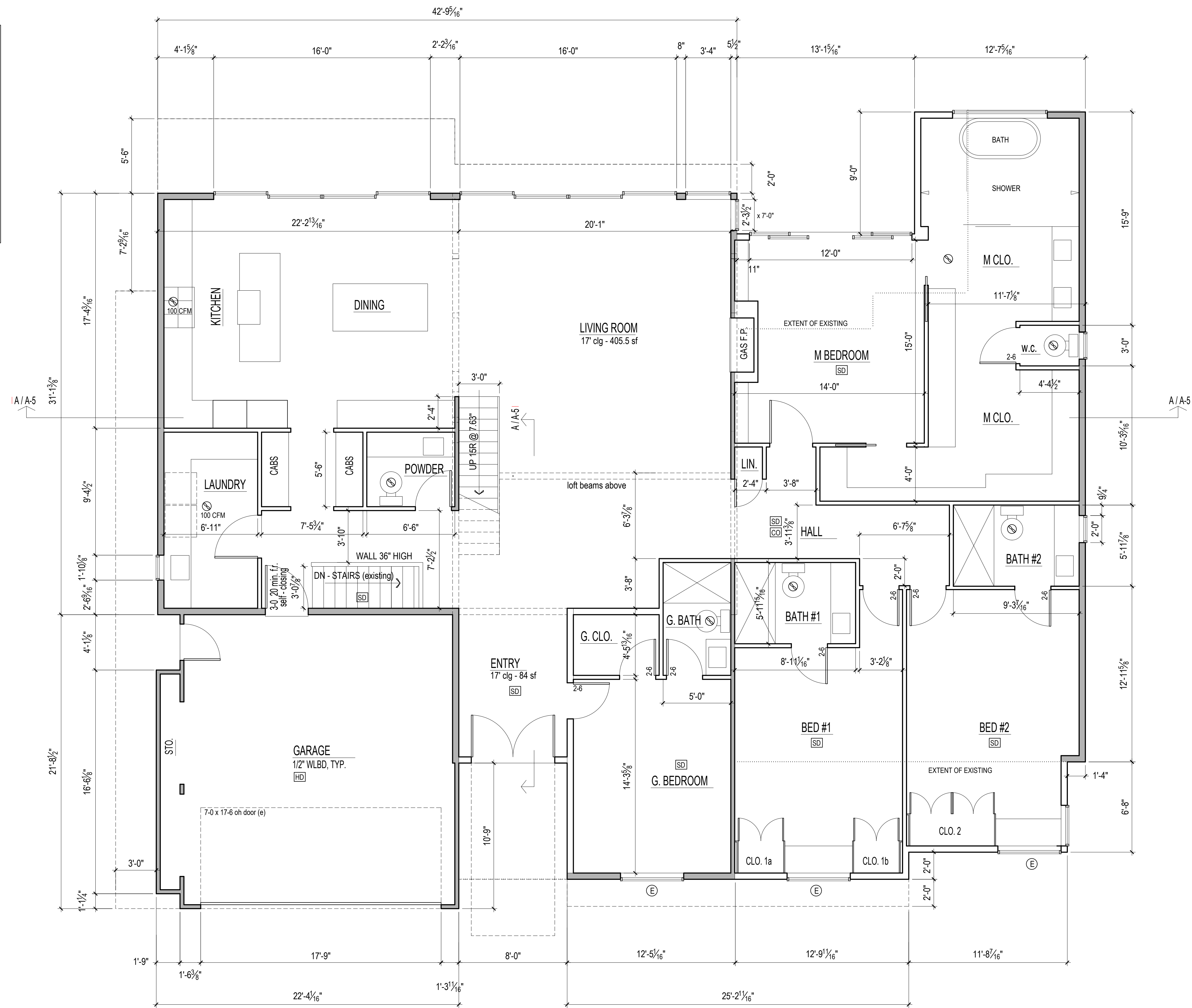
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A-1

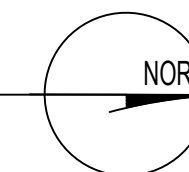
NOTES

- [SD] = SMOKE DETECTOR, HARDWIRE, INTERCONNECTED w/ BATTERY BACK-UP
 - [CO] = CARBON MONOXIDE DETECTOR, HARDWIRE w/ BATTERY BACK-UP
 - [HD] = HEAT DETECTOR, HARDWIRE, INTERCONNECTED w/ BATTERY BACK-UP
 - DOORS ARE 3-0 x 6-8 (r.o. = 3'-2" x 6'-10") unless otherwise indicated
 - FAN = FAN, 50 CFM UNLESS OTHERWISE INDICATED
 - FOR SHEAR WALL INFORMATION SEE STRUCTURAL PLANS
 - ALL INTERIOR WALLS TO BE 2x4, EXTERIOR WALLS 2x6, EXCEPT AS INDICATED, OR EXISTING
 - (E) = EGRESS WINDOWS
- Contractor shall verify to Inspector all guards and railings shall be capable of resisting 200 lb load on top rail acting in any direction as required by IRC Table R301.5.
- ALL WALLS FULL HEIGHT UNLESS OTHERWISE INDICATED
- (T) = TEMPER/SAFETY GLAZE WINDOWS (TEMPER ALL DOORS/SIDELIGHTS, TYP.)
 - ALL GAS F.P. TO BE APPROVED DIRECT VENT U.L. APPROVED
 - (e) = EXISTING

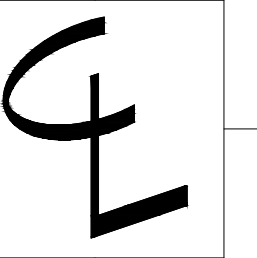


A. MAIN FLOOR PLAN

1/4" = 1'-0"



EXISTING = 3085.6 sf (gross)
 NEW = 310 sf (gross) less 69 sf removed
 TOTAL = 3226.6 sf (gross - outside of walls)
 TOTAL = 3257 sf (net - inside of walls)
 [---] = WALLS THAT REMAIN IN EXISTING LOCATIONS
 Living Area = 2972.7 sf
 Garage Area = 423 sf



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Main Floor Plan

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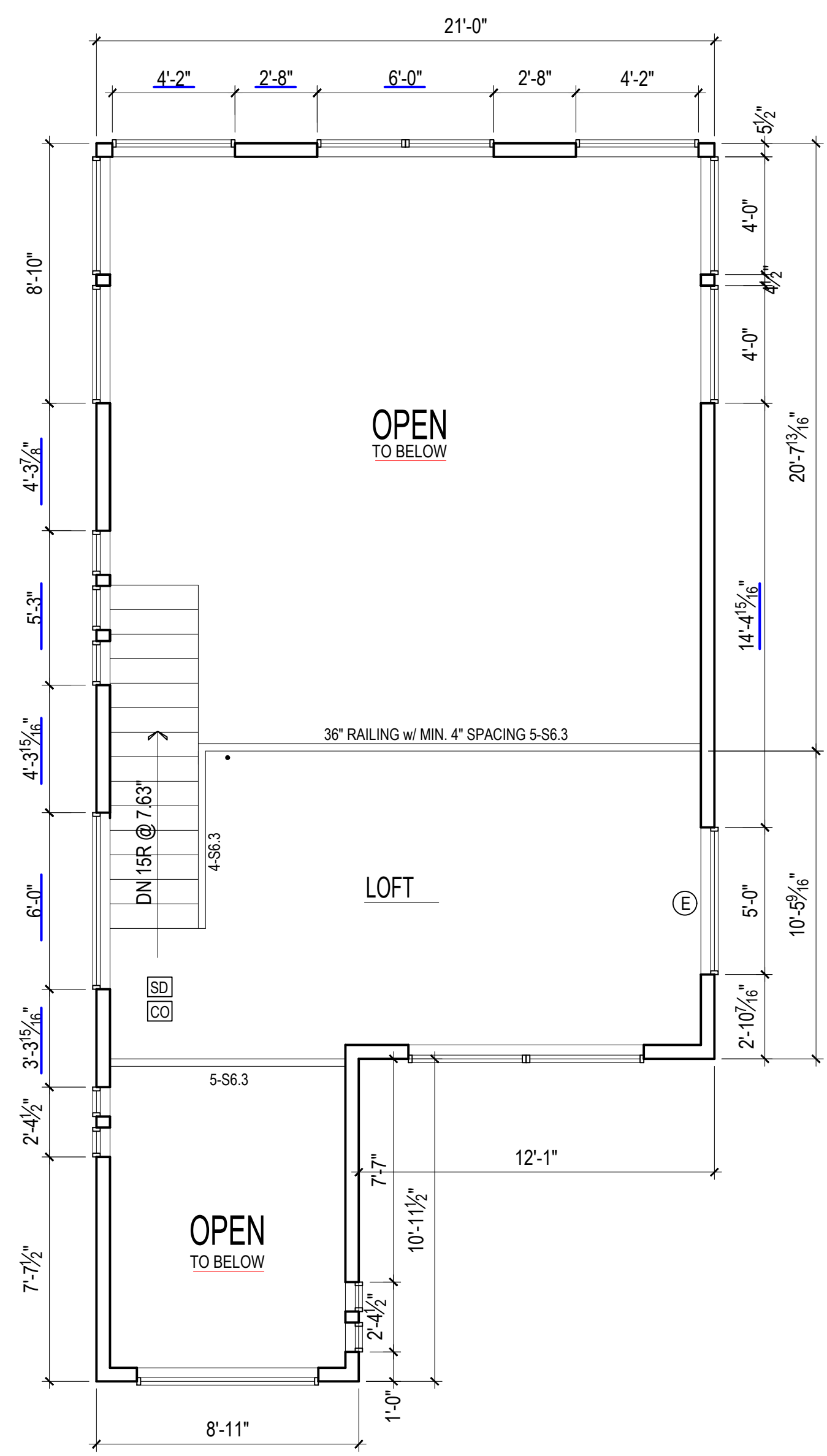
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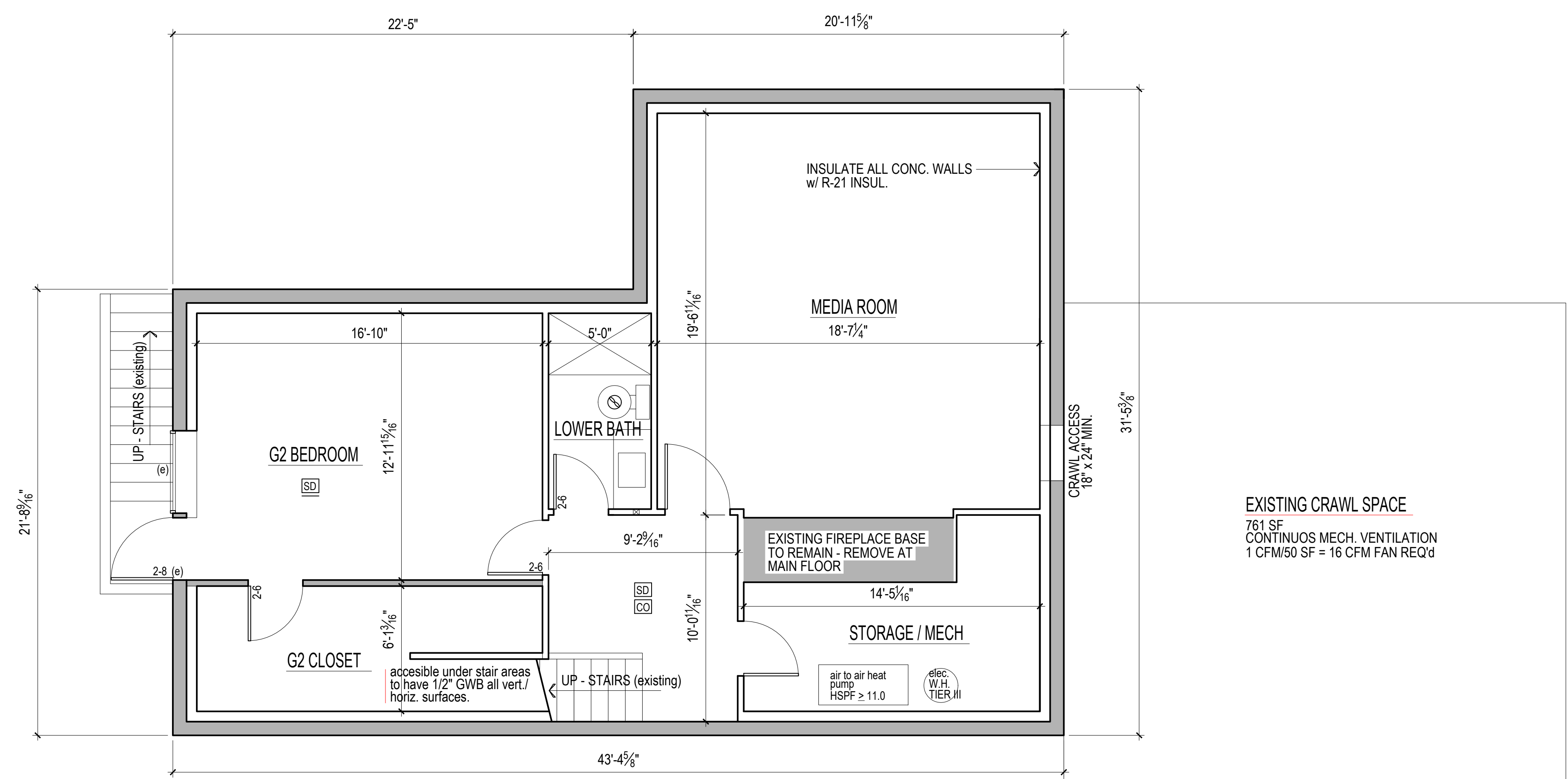
4.5.22
 4.28.22

NOTES

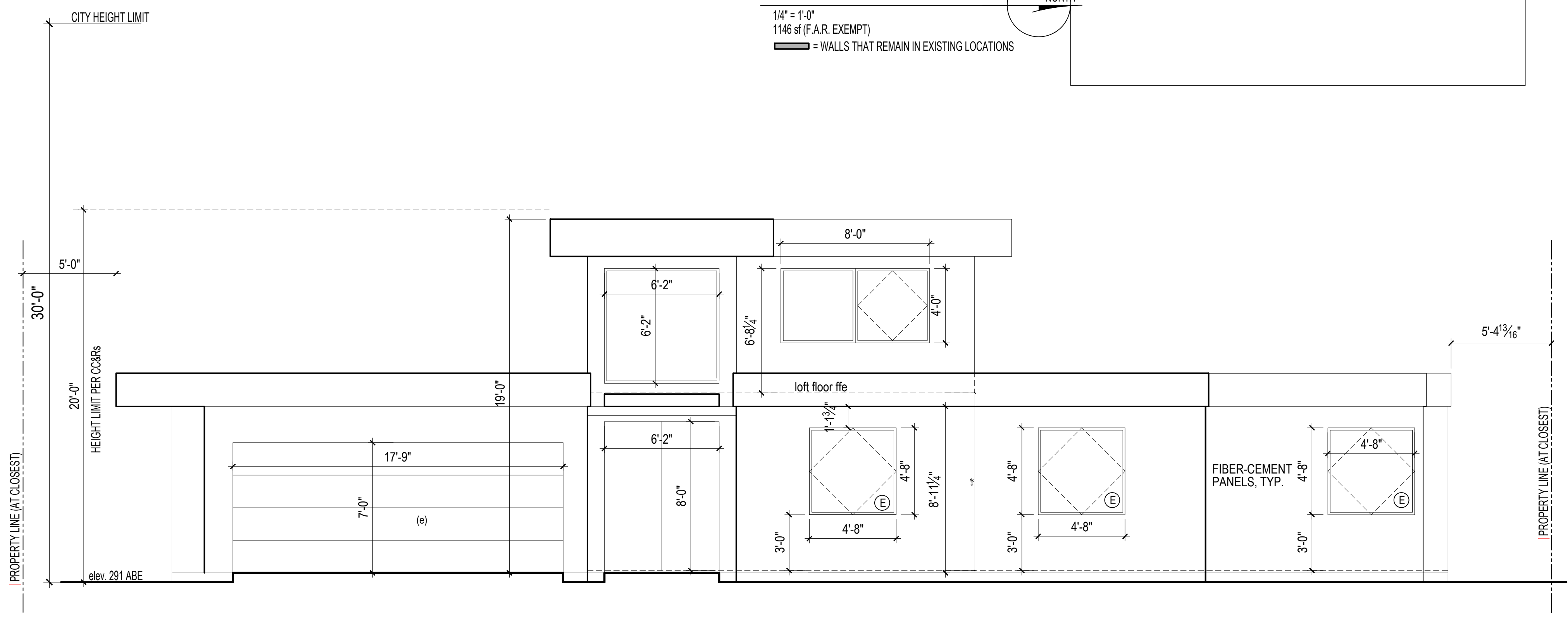
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 - E = EGRESS WINDOWS
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 - ALL GAS F.P. TO BE APPROVED DIRECT VENT U.L. APPROVED
 - (e) = EXISTING



LOFT PLAN
 1/4" = 1'-0"
 203.3 sf



LOWER FLOOR PLAN
 1/4" = 1'-0"
 1146 sf (F.A.R. EXEMPT)
 — = WALLS THAT REMAIN IN EXISTING LOCATIONS



EAST ELEV
 1/4" = 1'-0"



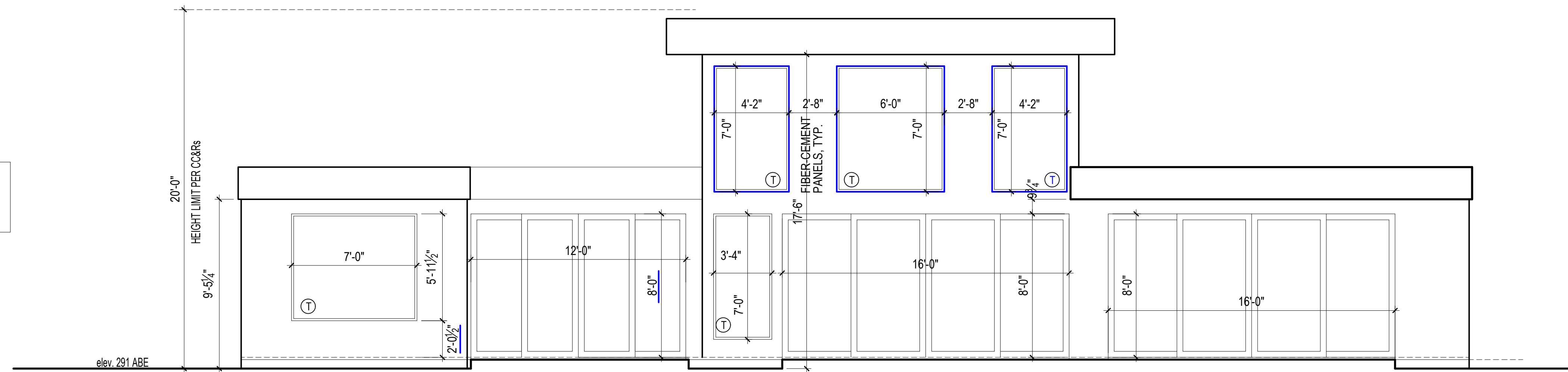
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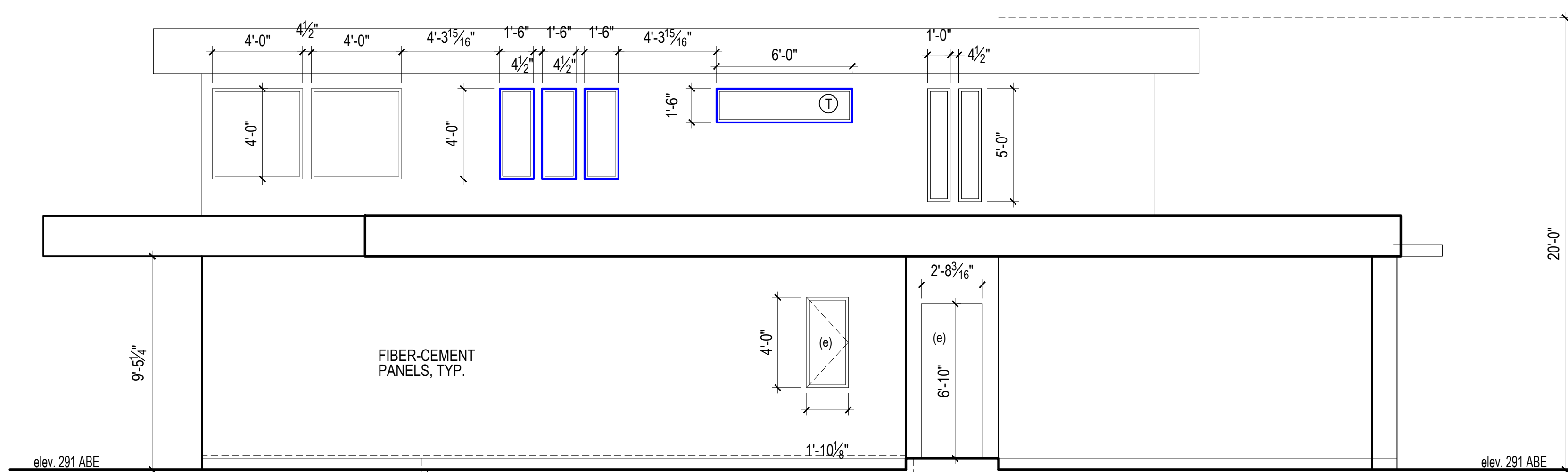
Main Floor Plan
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DATE 4.5.22 4.28.22

- (E) = EGRESS WINDOWS
- (T) = TEMPER/SAFETY GLAZE WINDOWS (TEMPER ALL DOORS/SIDELIGHTS, TYP.)
- (e) = EXISTING



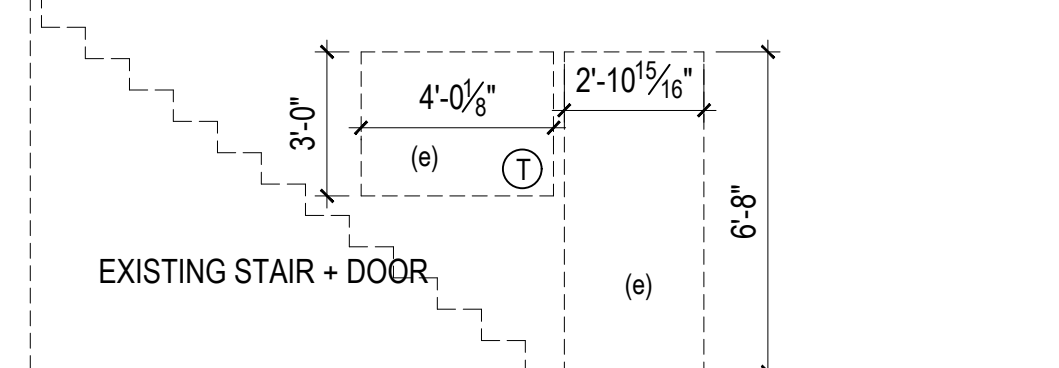
WEST ELEV

1/4" = 1'-0"



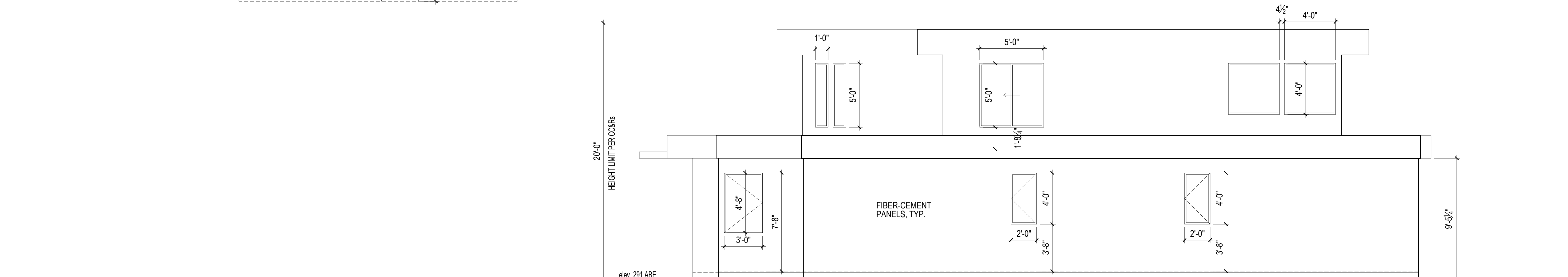
SOUTH ELEV

1/4" = 1'-0"



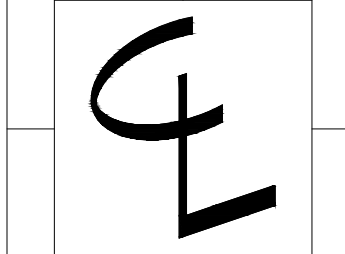
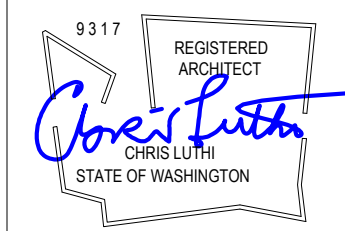
From CC&Rs:
 "No structure shall be erected on any part of said property, the roofridge line of which extends to a high [sic] greater than 20 feet above the average elevation of the present crown of the street or avenue abutting said lot."

AVERAGE CROWN OF STREET = ELEV. 191



NORTH ELEV

1/4" = 1'-0"



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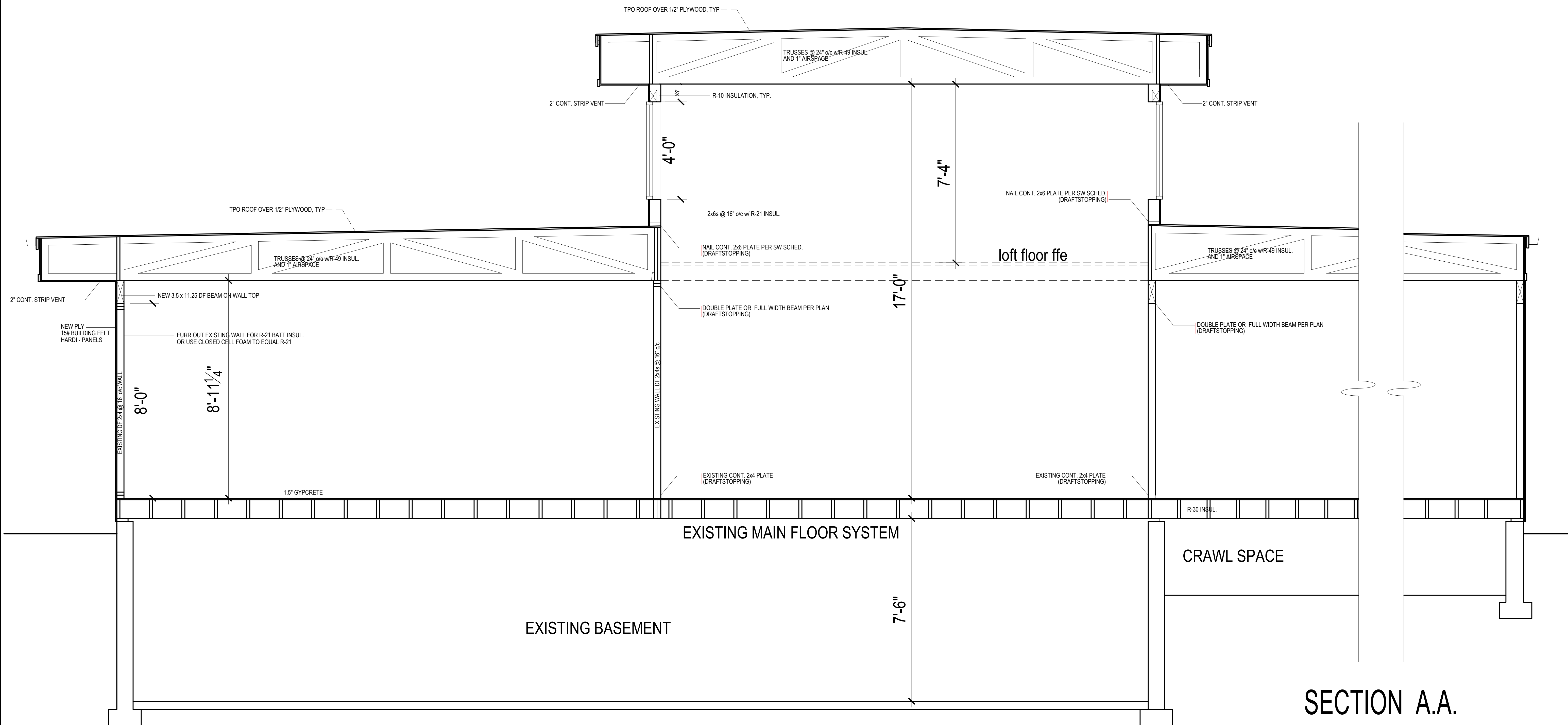
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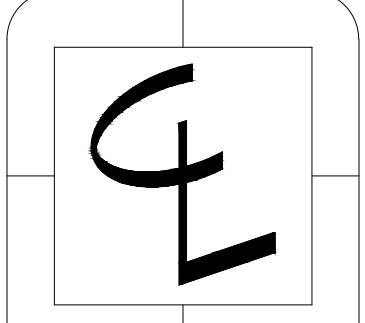
A-4



FOAM INSULATION NOTES

Closed cell spray foam directly applied to underside of sheathing (min R-10)
 + batts to = R-49
 Spray foam product to be "Spraytite 178" as manufactured by BASF (ESR-2642), or equal.
 Spray foam insulation shall be installed per IRC 806.5.1.3.
 A copy of the ICC ESR report for the product used must be provided on the job site for field inspector verification
 The applied spray foam must be installed by a certified installer.

SECTION A.A.
 1/2" = 1'-0"



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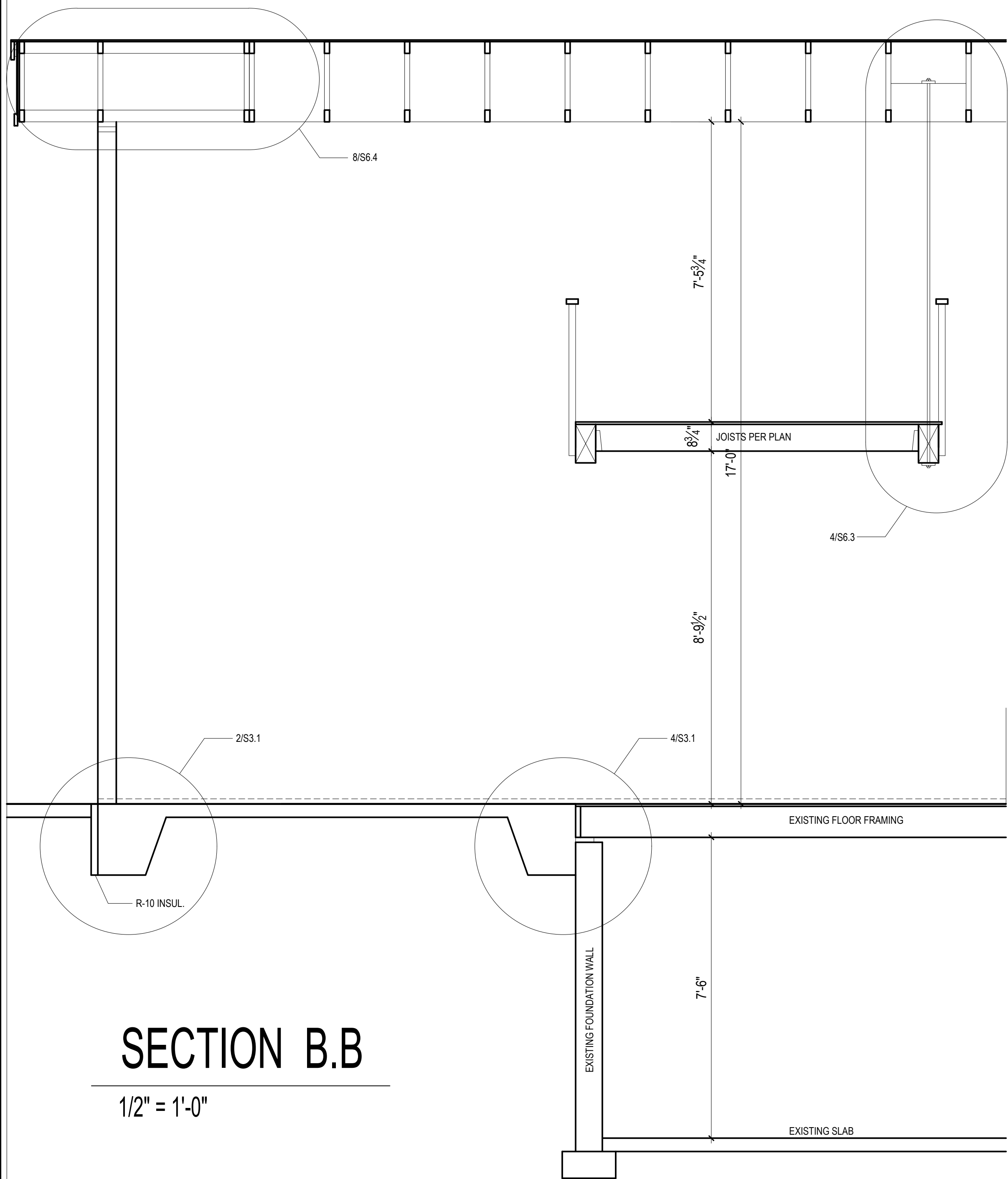
Main Floor Plan

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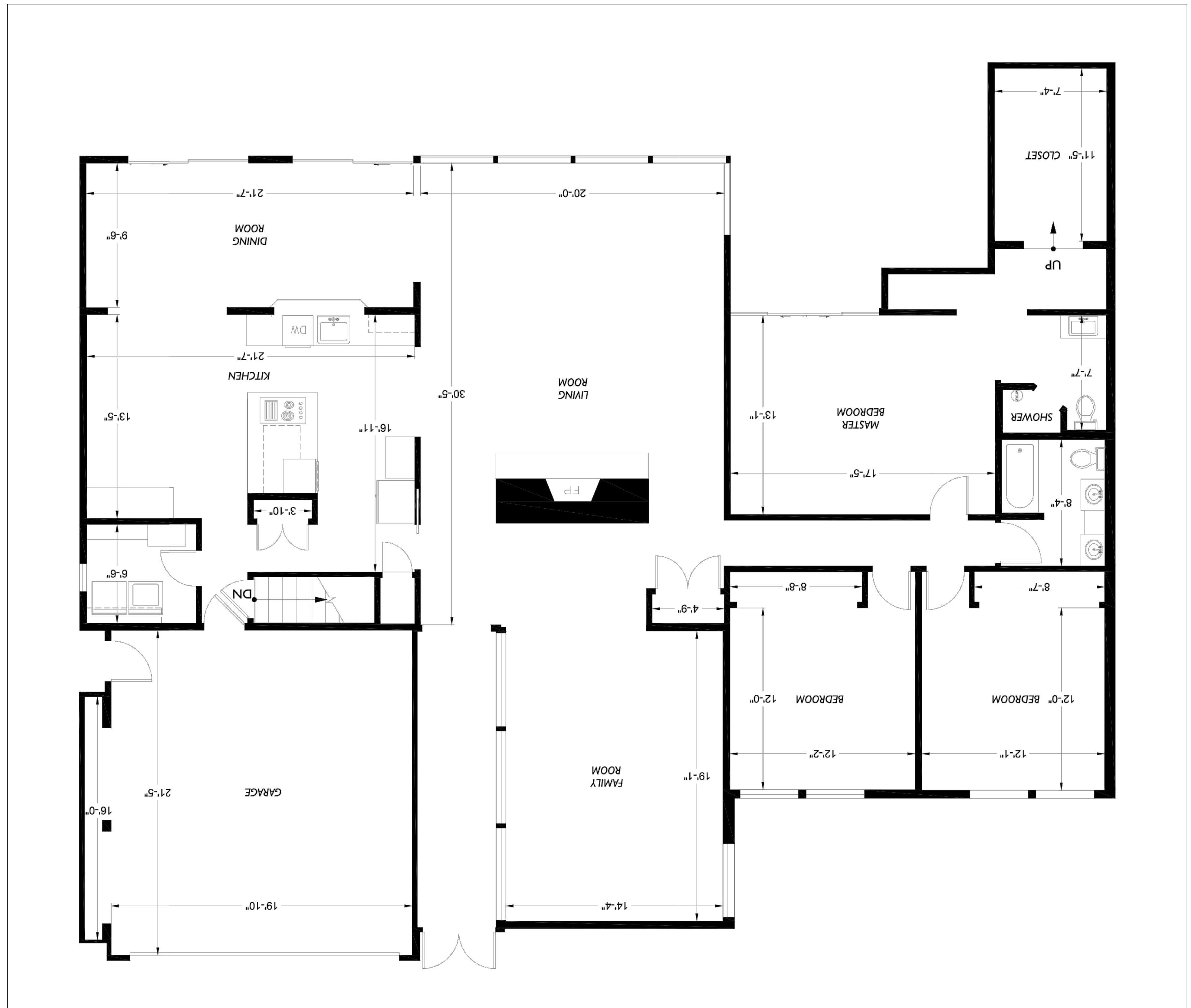
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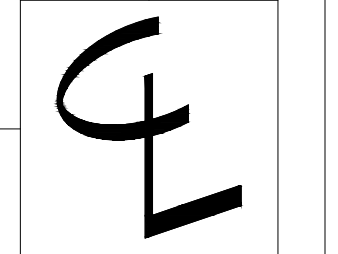
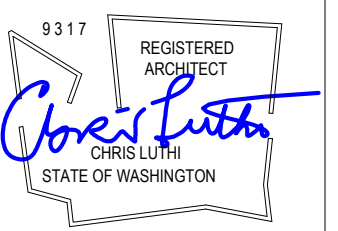
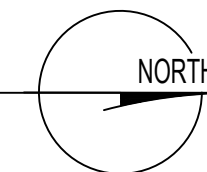
SECTION B.B

1/2" = 1'-0"



EXISTING MAIN FLOOR PLAN

1/4" = 1'-0"



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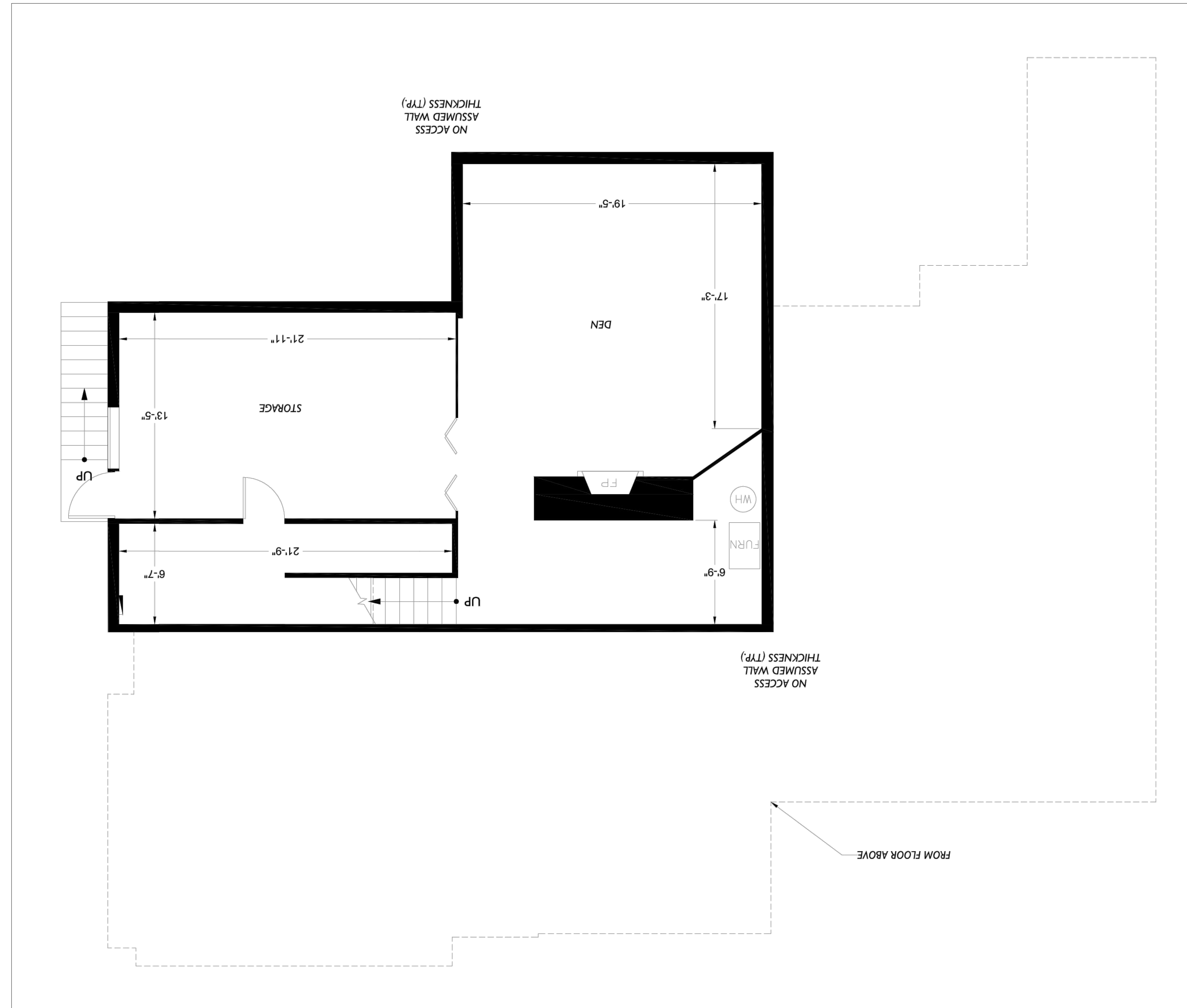
Energy Code Info

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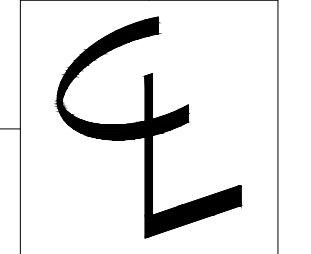
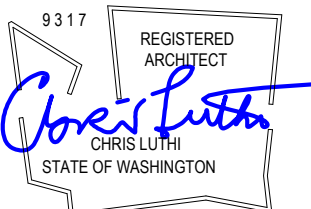
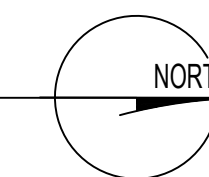
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EXISTING LOWER FLOOR PLAN

1/4" = 1'-0"



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Energy Code Info

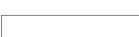




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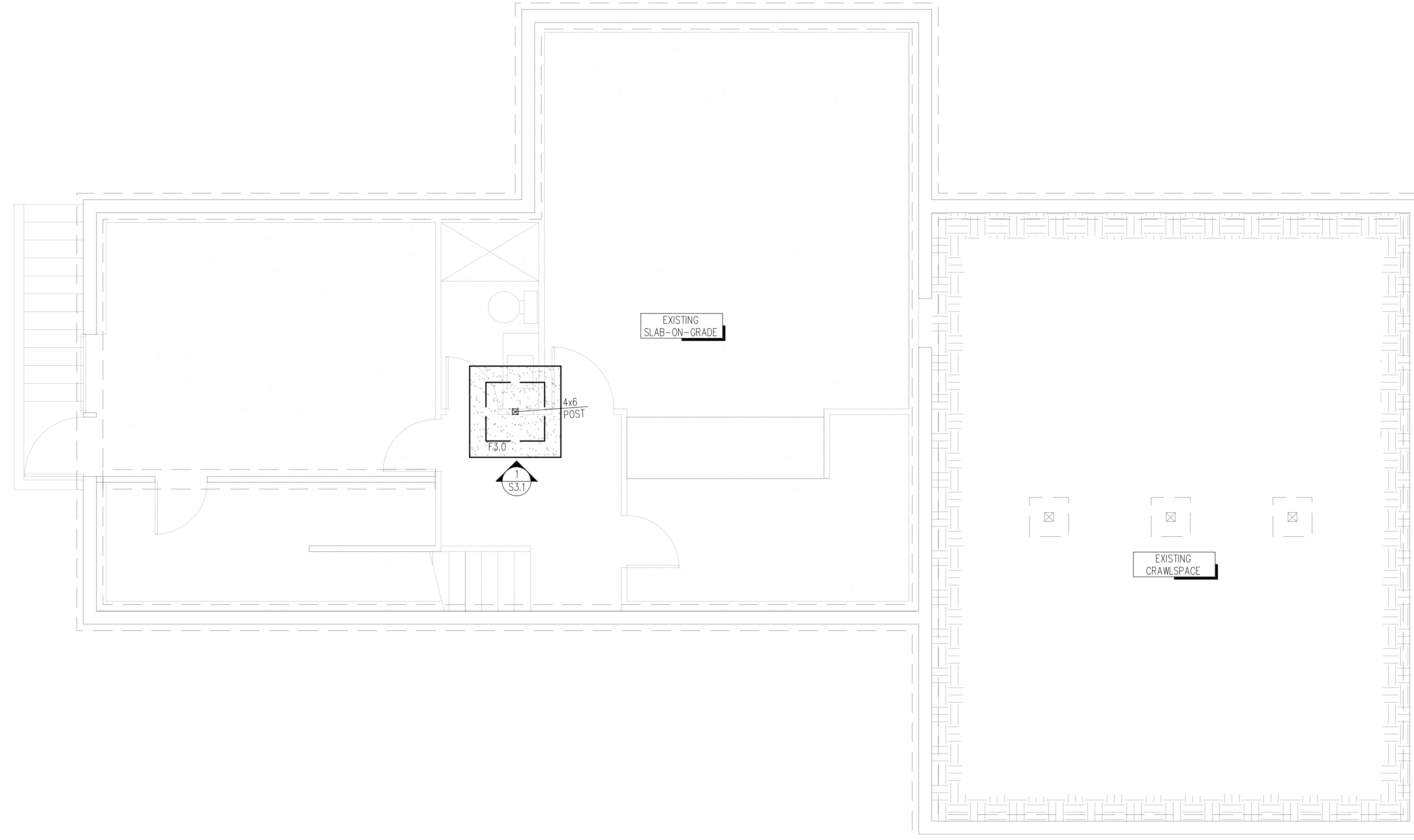
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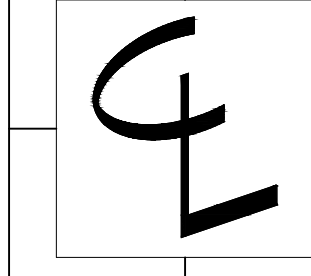
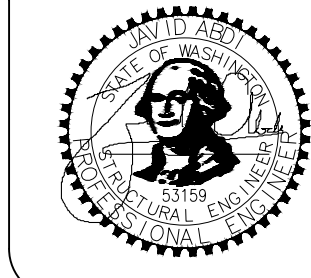
-  EXISTING CONCRETE WALL
-  EXISTING CONCRETE FOOTING
-  EXISTING STRUCTURAL WOOD STUDWALL ABOVE
-  POST ABOVE
-  EXISTING POST ABOVE



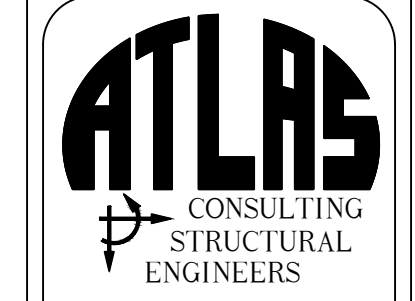
LOWER FLOOR PLAN NOTES

1. SOLID WALLS AND SHEARWALLS SHOWN IN PLAN ARE ABOVE LOWER FLOOR LEVEL.
2. EXISTING CONCRETE FOUNDATION WALL CONDITION SHALL BE V.I.F. TO BE MIN. 8" WIDE AND IN SUITABLE CONDITION (i.e. FREE OF CRACKS, DETERIORATION, BOWING, ETC.). SEE ARCHITECTURAL FOR INTERIOR STUDWALLS. SEE 6/6.2, 5/S6.2, AND 2/S6.2 FOR ALLOWABLE HOLES & NOTCHES IN STUDWALL STUDS AND TOP & BOTTOM PLATES.
3. SEE STRUCTURAL GENERAL NOTES #13 - 18 FOR CONCRETE AND CONCRETE REINFORCING REQUIREMENTS.

1
S2.1 LOWER FLOOR AND FOUNDATION PLAN
1/4" = 1'-0"



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Lower Floor and Foundation Plan

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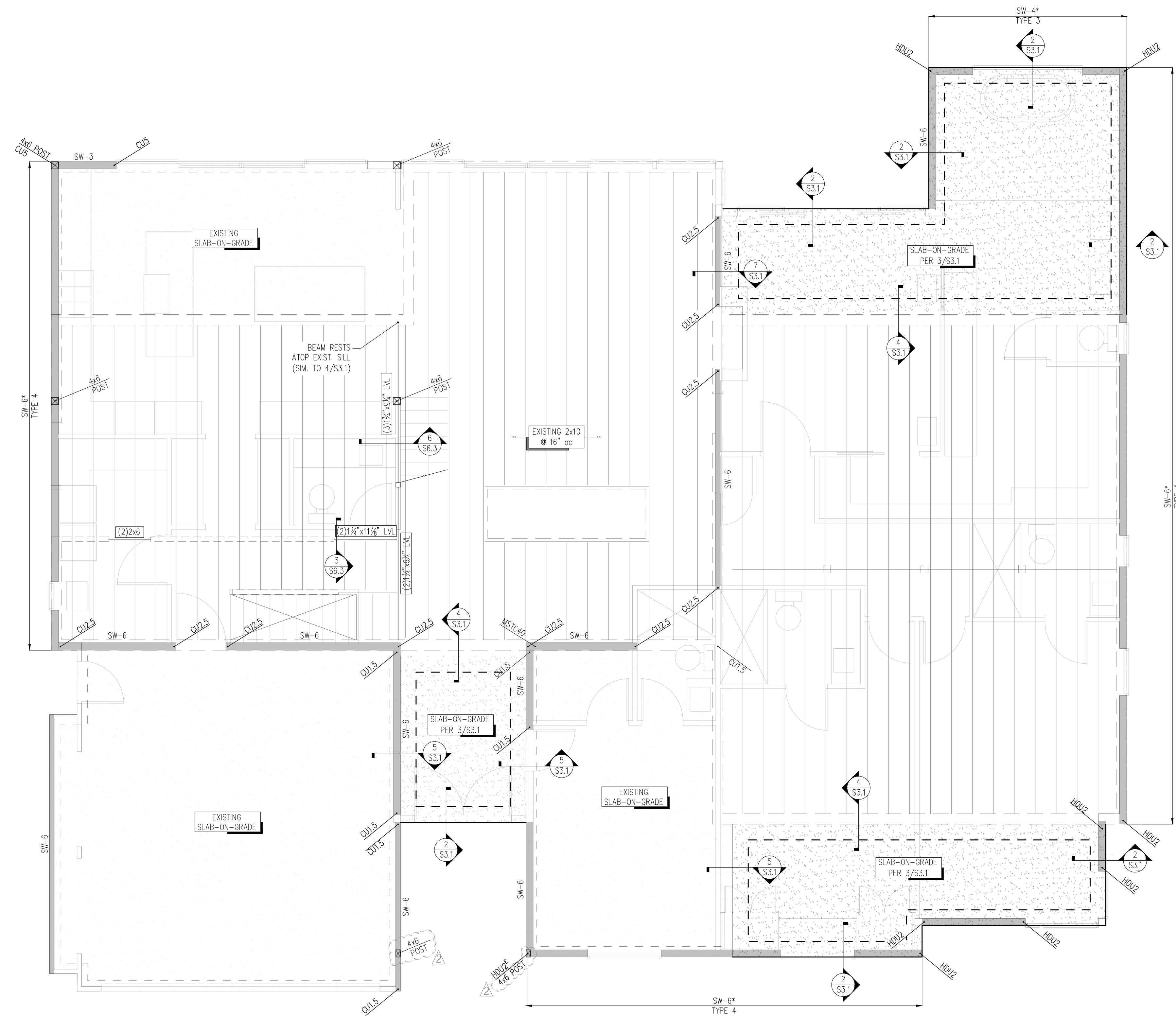
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LEGEND

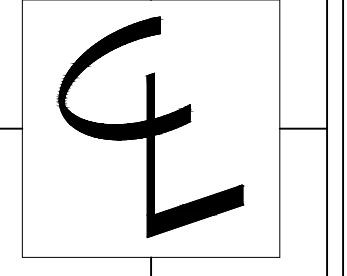
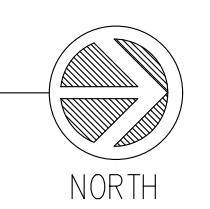
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	EXISTING CONCRETE SLAB		DENOTES STRAPPED SHEARWALL PER 7/S6.5, WITH * DENOTING LOCATION OF STRAP ABOVE & BELOW OPENING
	NEW CONCRETE SLAB		DENOTES SHEARWALL TENSION TIE PER 4/S6.5
	EXISTING STRUCTURAL WOOD STUDWALL ABOVE		* - DENOTES TRANSFER TIE FROM TIE ABOVE ^ - DENOTES TIE ATOP FRAMING MEMBER @ - DENOTES TIE AT EXIST. CONC. w/ EPOXY
	POST BELOW		DENOTES CUSTOM TENSION TIE INTO EXIST. CONC. w/ EPOXY PER 7/S6.5
	EXISTING POST BELOW		WOOD BEAM or HEADER
	POST ABOVE		DENOTES STRAP TYPE BY LENGTH, CENTERED ON ABUTTING ELEMENTS
	EXISTING POST ABOVE		STRAP v LENGTH
	EXISTING WOOD FRAMING		



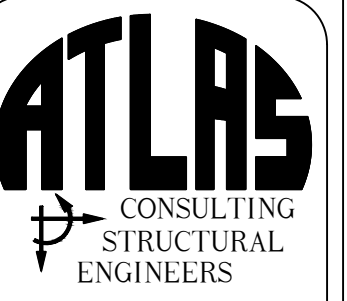
MAIN FLOOR FRAMING PLAN NOTES

- SOLID WALLS AND SHEARWALLS SHOWN IN PLAN ARE ABOVE MAIN FLOOR LEVEL. DASHED WALLS SHOWN IN PLAN ARE BELOW MAIN FLOOR FRAMING ELEVATION.
- EXISTING EXTERIOR STUDWALLS SHALL BE V.I.F. TO BE 2x4 (MIN.) @ 24" oc (MAX). SEE ARCHITECTURAL FOR INTERIOR STUDWALLS. SEE 6/6.2, 5/S6.2, AND 2/S6.2 FOR ALLOWABLE HOLES & NOTCHES IN STUDWALL STUDS AND TOP & BOTTOM PLATES.
- EXISTING FLOOR SHEATHING TO BE VERIFIED IN FIELD TO BE IN SUITABLE CONDITION AND FREE OF DETERIORATION. IF AREAS REQUIRE REPLACEMENT, INFILL SHALL CONSIST OF 3/4" T&G SHEATHING (PANEL SPAN RATING 48/24). NAIL SHEATHING AT ALL FRAMED PANEL EDGES, DIAPHRAGM BOUNDARIES, BLOCKING, AND SHEAR WALLS w/ 10d @ 6" oc; AND AT ALL INTERMEDIATE SUPPORTS w/ 10d @ 12" oc (SEE 3/S6.2). GLUE SHEATHING AT ALL SUPPORTS w/ ADHESIVE CONFORMING TO ASTM SPECIFICATION D3498.
- ALL HEADERS ABOVE (SEE 1/S2.3) SHALL HAVE A MINIMUM NUMBER OF POSTS PER 4/S6.1 AT NON-LOAD BEARING EXTERIOR WALLS, AND PER 6/S6.1 AT LOAD BEARING EXTERIOR WALLS
- HEADERS IN EXTERIOR WALLS NOT SUPPORTING RAFTERS, JOISTS, OR BEAMS SHALL BE PER DETAIL 4/S6.2 U.N.O. IN PLAN.

1 MAIN FLOOR FRAMING PLAN
S2.2 1/4" = 1'-0"



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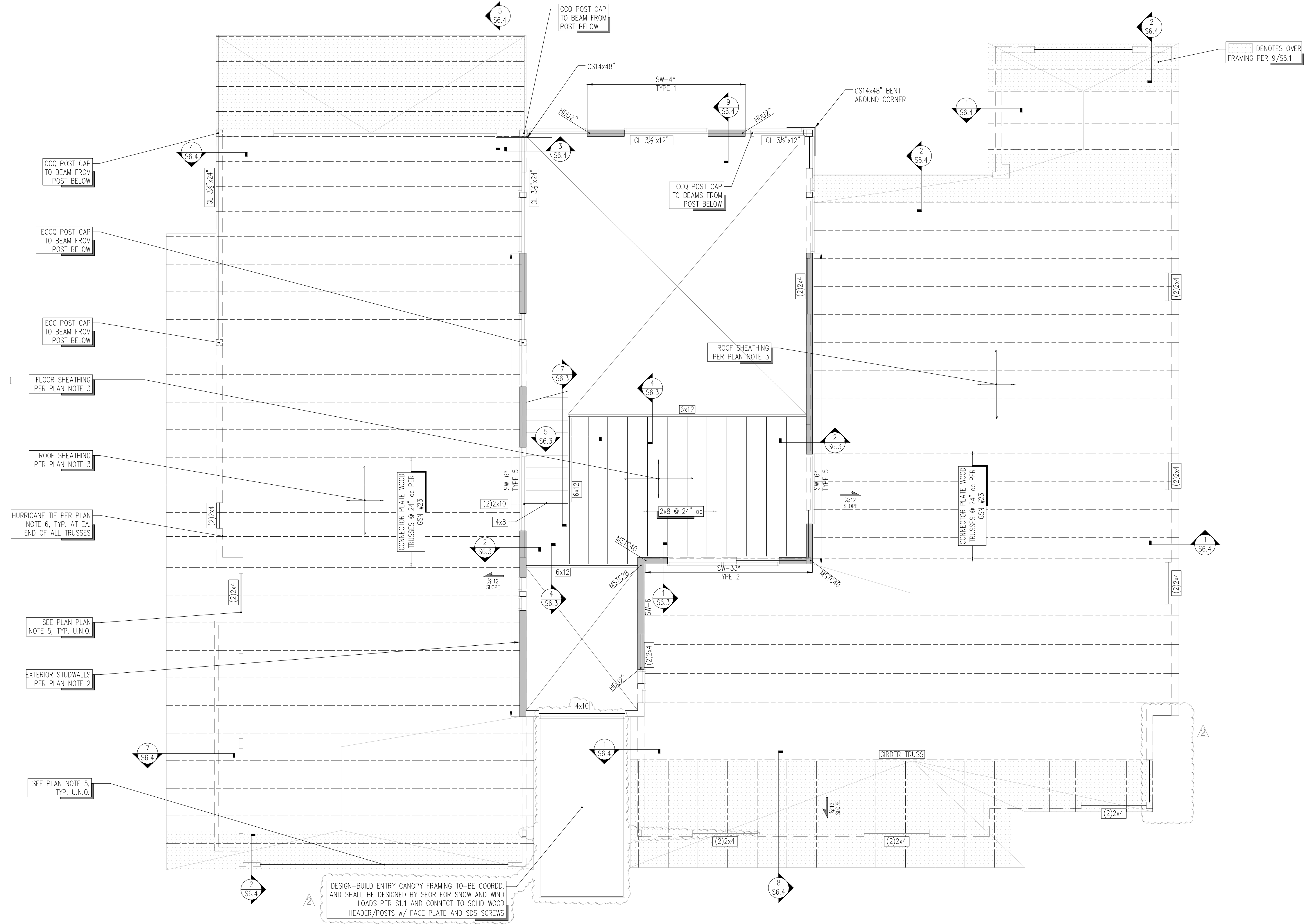
CONTENTS
Main Floor Framing Plan

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02.14.22
06.02.22

S2.2

LEGEND

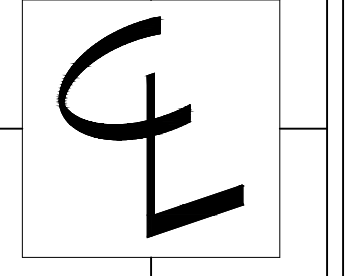
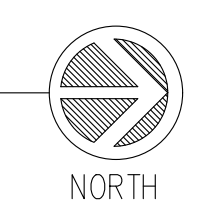
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	STRUCTURAL WOOD STUDWALL ABOVE		DENOTES STRAPPED SHEARWALL PER 7/S6.5, WITH * DENOTING LOCATION OF STRAP ABOVE & BELOW OPENING
	POST BELOW		DENOTES SHEARWALL TENSION TIE PER 4/S6.5
	EXISTING POST BELOW		* - DENOTES TRANSFER TIE FROM TIE ABOVE - DENOTES TIE ATOP FRAMING MEMBER
	POST ABOVE		WOOD JOIST
	EXISTING POST ABOVE		WOOD BEAM or HEADER
	DENOTES STRAP TYPE BY LENGTH, CENTERED ON ABUTTING ELEMENTS		WOOD TRUSS



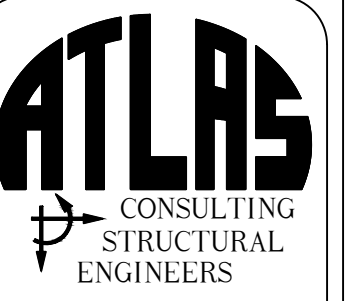
LOFT AND LOW ROOF FRAMING PLAN NOTES

- SOLID WALLS AND SHEARWALLS SHOWN IN PLAN ARE ABOVE LOFT FLOOR LEVEL. DASHED WALLS SHOWN IN PLAN ARE BELOW LOFT/LOW ROOF FRAMING ELEVATION.
- NEW EXTERIOR STUDWALLS SHALL BE 2x6 STUDS @ 24" oc (MAX). EXISTING EXTERIOR STUDWALLS BELOW SHALL BE V.I.F. TO BE 2x4 (MIN.) @ 24" oc (MAX). SEE ARCHITECTURAL FOR INTERIOR STUDWALLS. SEE 6/6.2, 5/S6.2, AND 2/S6.2 FOR ALLOWABLE HOLES & NOTCHES IN STUDWALL STUDS AND TOP & BOTTOM PLATES.
- FLOOR SHEATHING SHALL CONSIST OF 3/4" T&G SHEATHING (PANEL SPAN RATING 48/24). NAIL SHEATHING AT ALL FRAMED PANEL EDGES, DIAPHRAGM BOUNDARIES, BLOCKING, AND SHEAR WALLS w/ 10d @ 6" oc; AND AT ALL INTERMEDIATE SUPPORTS w/ 10d @ 12" oc (SEE 3/S6.2). GLUE SHEATHING AT ALL SUPPORTS w/ ADHESIVE CONFORMING TO ASTM SPECIFICATION D3498. ROOF SHEATHING SHALL CONSIST OF 3/8" T&G SHEATHING (PANEL SPAN RATING 32/16). NAIL SHEATHING AT ALL FRAMED PANEL EDGES, DIAPHRAGM BOUNDARIES, BLOCKING, AND SHEAR WALLS w/ 10d @ 6" oc; AND AT ALL INTERMEDIATE SUPPORTS w/ 10d @ 12" oc (SEE 3/S6.2). GLUE SHEATHING AT ALL SUPPORTS w/ ADHESIVE CONFORMING TO ASTM SPECIFICATION D3498.
- ALL HEADERS ABOVE (SEE 1/S2.4) SHALL HAVE A MINIMUM NUMBER OF POSTS PER 4/S6.1 AT NON-LOAD BEARING EXTERIOR WALLS, AND PER 6/S6.1 AT LOAD BEARING EXTERIOR WALLS.
- HEADERS IN EXTERIOR WALLS NOT SUPPORTING TRUSSES, JOISTS, OR BEAMS SHALL BE PER DETAIL 4/S6.2 U.N.O. IN PLAN.
- PROVIDE H2.5A HURRICANE TIES AT END OF ALL TRUSSES AND RAFTERS.

1 LOFT AND LOW ROOF FRAMING PLAN
S2.3 1/4" = 1'-0"



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Loft and Low Roof Framing Plan

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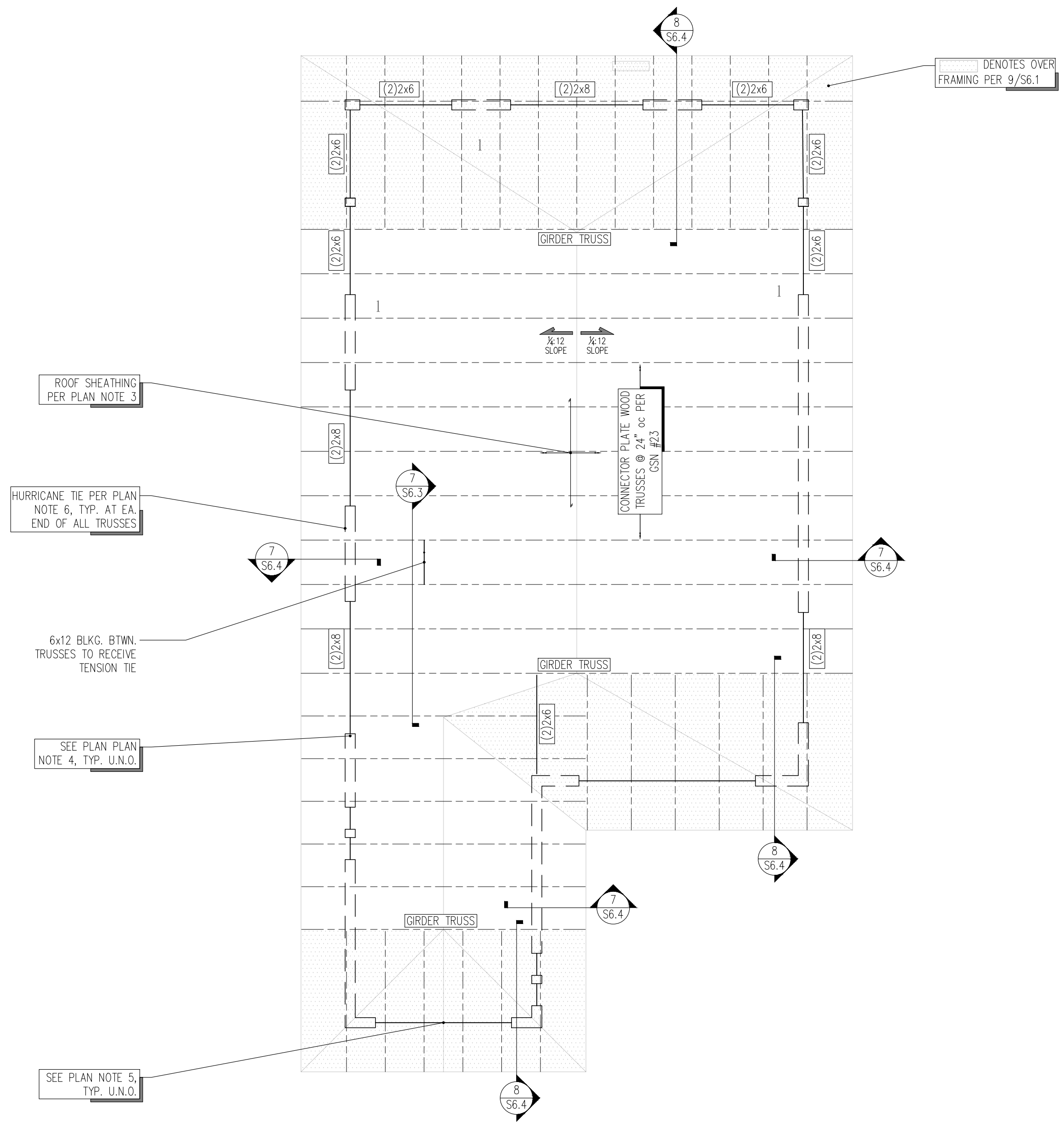
04.27.22

06.02.22

S2.3

LEGEND

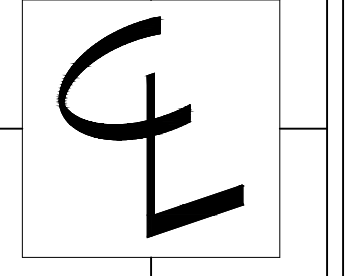
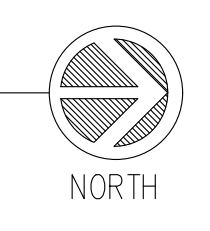
- STRUCTURAL WOOD STUDWALL BELOW
- POST BELOW
- ◻ EXISTING POST BELOW
- - - WOOD TRUSS
- WOOD BEAM or HEADER
- DENOTES STRAP TYPE BY LENGTH, CENTERED ON ABUTTING ELEMENTS
- STRAP x LENGTH



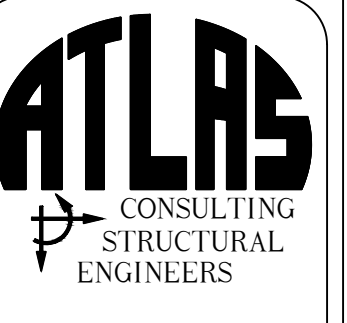
LOFT ROOF FRAMING PLAN NOTES

1. DASHED WALLS SHOWN IN PLAN ARE BELOW LOFT/LOW ROOF FRAMING ELEVATION.
2. NEW EXTERIOR STUDWALLS SHALL BE 2x6 STUDS @ 24" oc (MAX). SEE ARCHITECTURAL FOR INTERIOR STUDWALLS. SEE 6/6.2, 5/S6.2, AND 2/S6.2 FOR ALLOWABLE HOLES & NOTCHES IN STUDWALL STUDS AND TOP & BOTTOM PLATES.
3. ROOF SHEATHING SHALL CONSIST OF 5/8" T&G SHEATHING (PANEL SPAN RATING 32/16). NAIL SHEATHING AT ALL FRAMED PANEL EDGES, DIAPHRAGM BOUNDARIES, BLOCKING, AND SHEAR WALLS w/ 10d @ 6" oc; AND AT ALL INTERMEDIATE SUPPORTS w/ 10d @ 12" oc (SEE 3/S6.2). GLUE SHEATHING AT ALL SUPPORTS w/ ADHESIVE CONFORMING TO ASTM SPECIFICATION D3498.
4. ALL HEADERS SHALL HAVE A MINIMUM NUMBER OF POSTS PER 4/S6.1 AT NON-LOAD BEARING EXTERIOR WALLS, AND PER 6/S6.1 AT LOAD BEARING EXTERIOR WALLS
5. HEADERS IN EXTERIOR WALLS NOT SUPPORTING RAFTERS, JOISTS, OR BEAMS SHALL BE PER DETAIL 4/S6.2 U.N.O. IN PLAN.
6. PROVIDE H2.5A HURRICANE TIES AT END OF ALL RAFTERS.

1 LOFT ROOF FRAMING PLAN
S2.4 1/4" = 1'-0"



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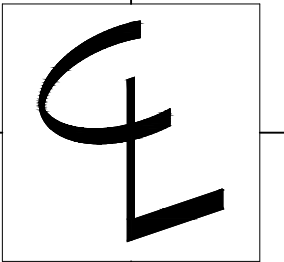
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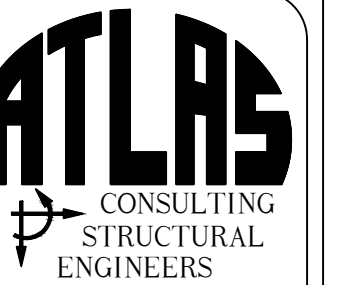
02.02.22
04.27.22

S2.4



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S3.1

MIN. STRAIGHT DEVELOPMENT LENGTH			MIN. LAP SPLICE LENGTH (CLASS B)		
BAR SIZE	TOP BARS	OTHER BARS	BAR SIZE	TOP BARS	OTHER BARS
#4	25"	19"	#4	33"	25"
#5	31"	24"	#5	41"	31"

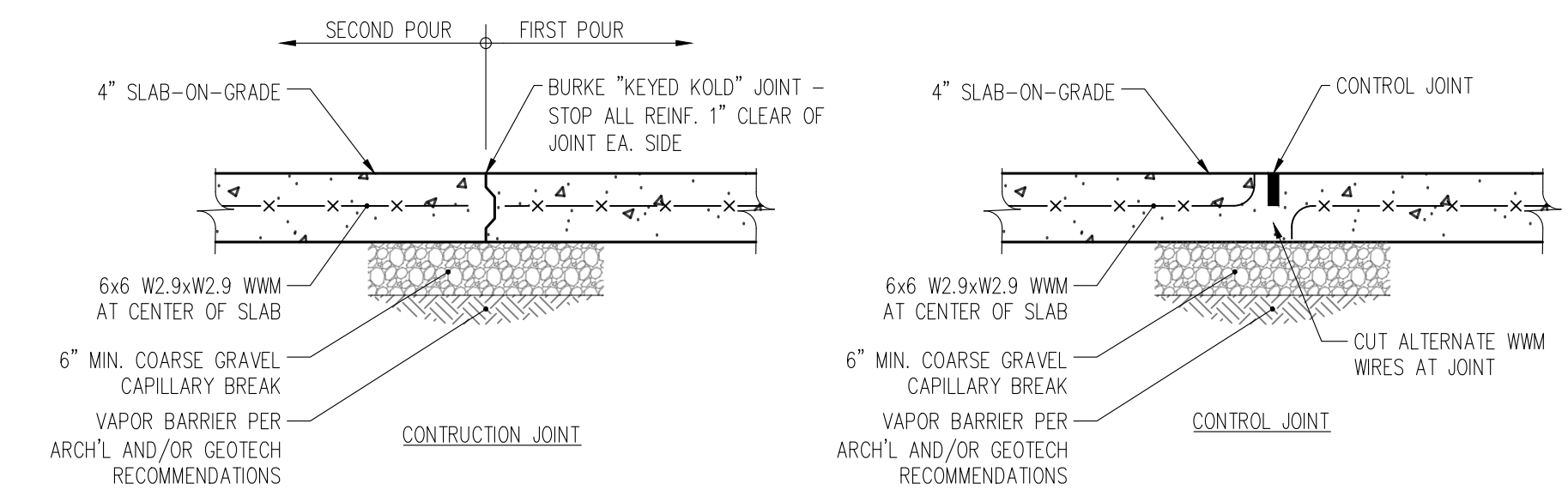
*TOP BARS ARE HORIZONTAL BARS WITH MORE THAN 12" DEPTH OF CONCRETE CAST BELOW THEM

IF CLEAR CONCRETE COVER IS LESS THAN 1x THE DIAMETER OF THE BAR OR THE CENTER-TO-CENTER SPACING IS LESS THAN (3) BAR DIAMETERS, THEN VALUES SHALL BE INCREASED BY 50%

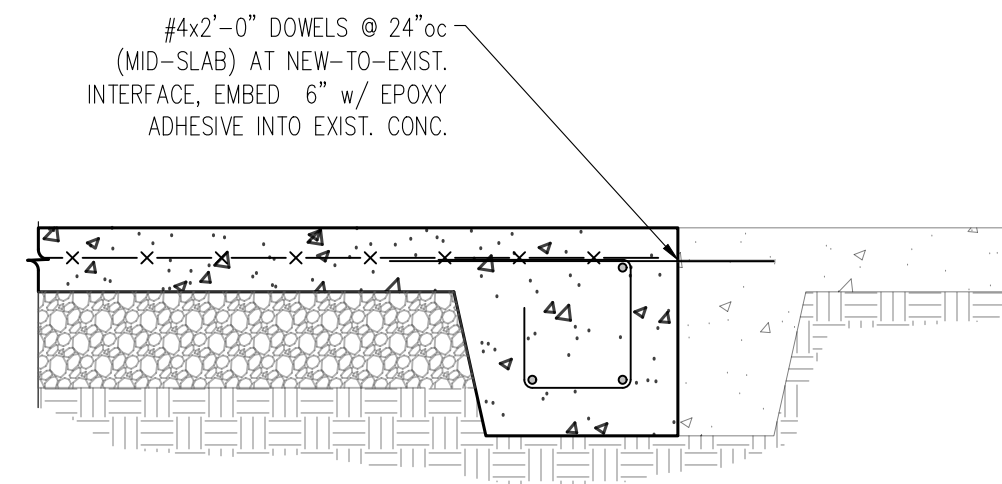
MIN. EMBEDMENT LENGTH FOR STANDARD END HOOKS	
BAR SIZE	LENGTH
#4	7"
#5	9"

- SIDE COVER MUST BE EQUAL TO OR GREATER THAN 2d
- END COVER FOR 90° HOOKS MUST BE EQUAL TO OR GREATER THAN 2"

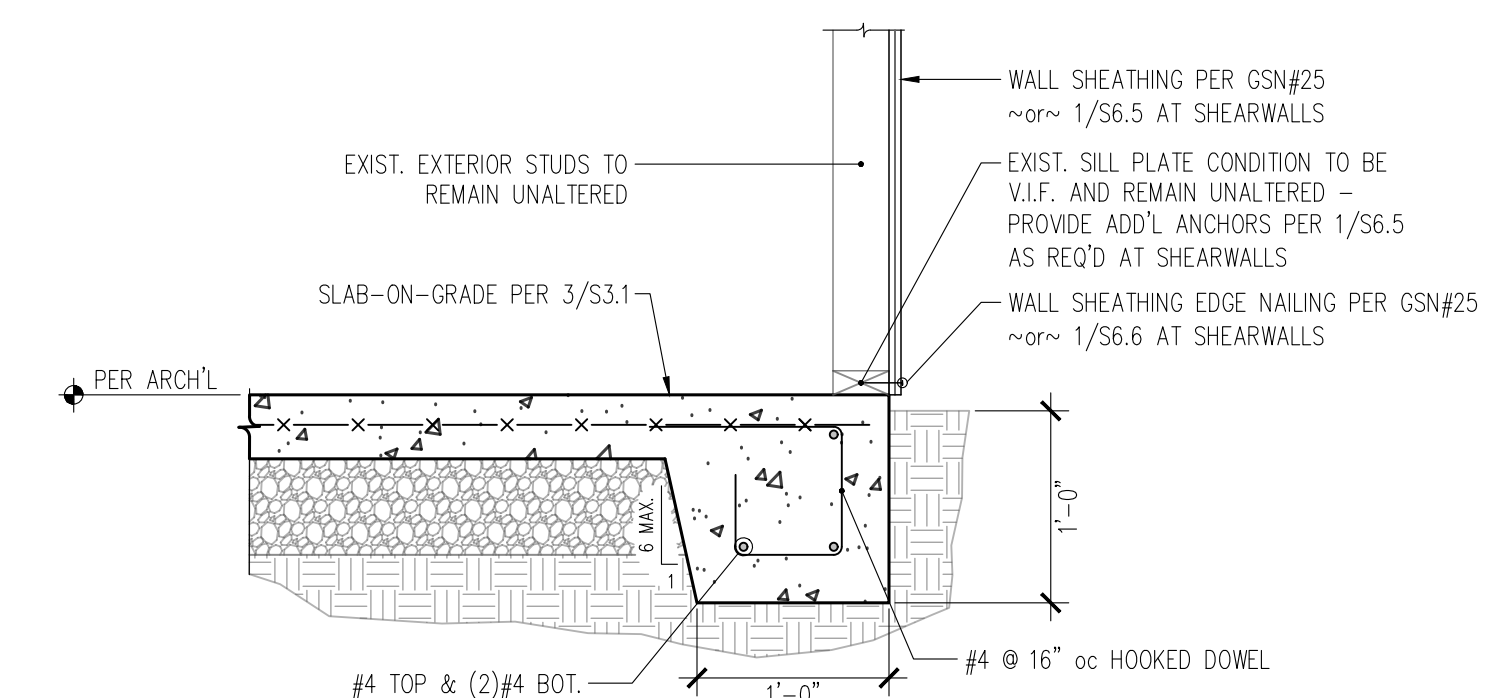
9 CONCRETE REINFORCING DEVELOPMENT AND SPLICE LENGTH TABLES
S3.2 N/A



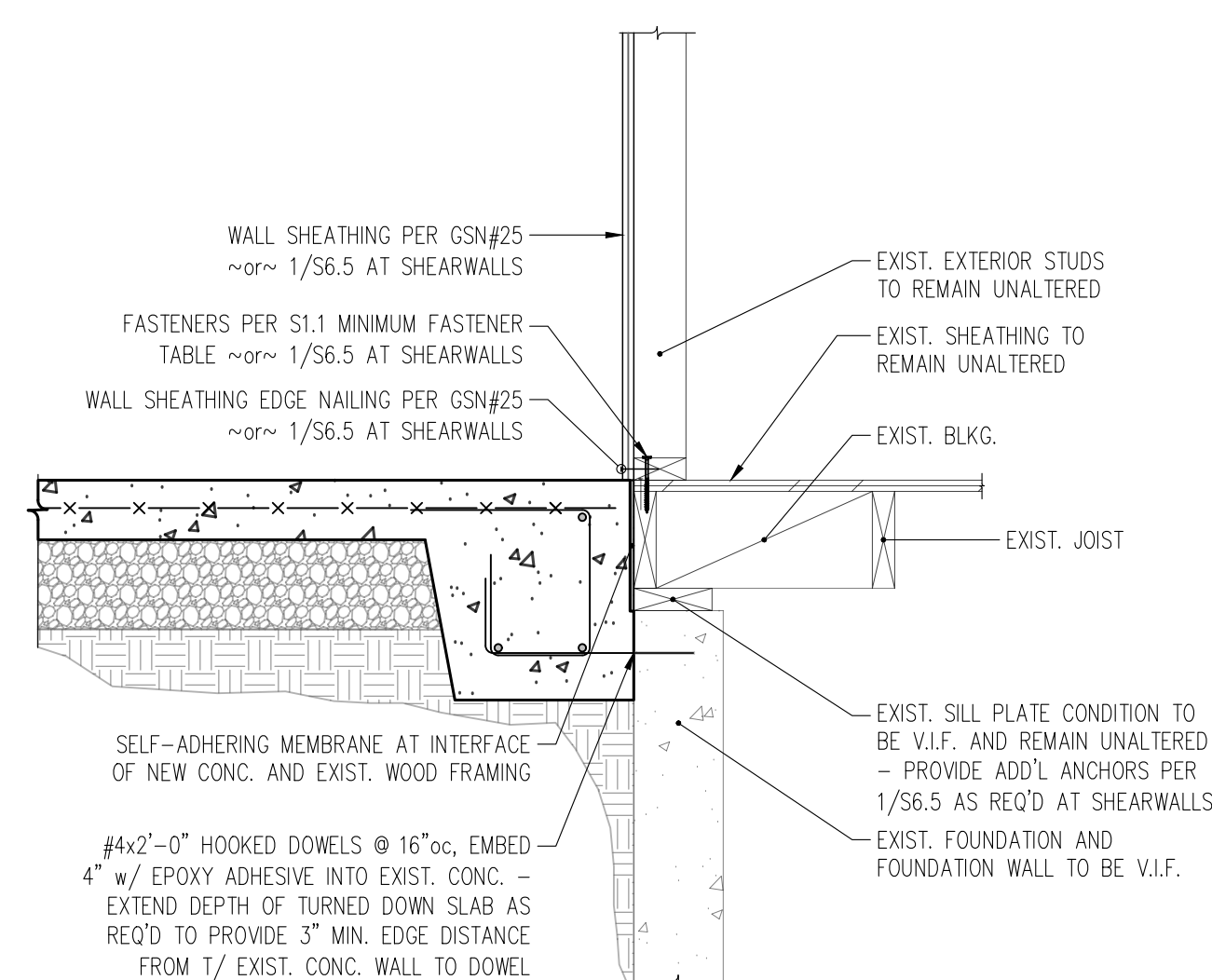
3 TYPICAL SLAB-ON-GRADE JOINTING
S3.1 1" = 1'-0"



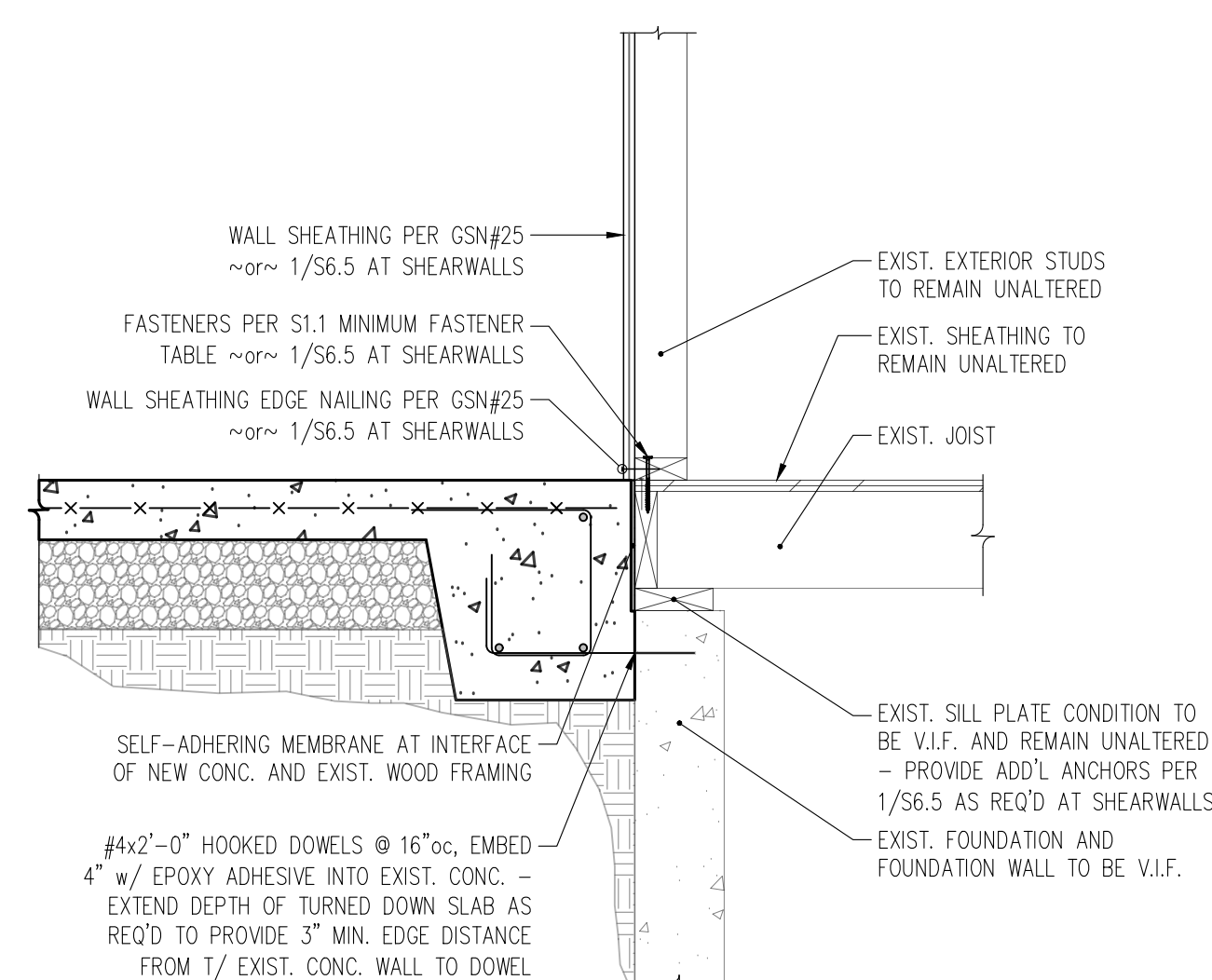
5 TYPICAL INTERFACE OF NEW-TO-EXISTING SLAB ON GRADE
S3.1 1" = 1'-0"



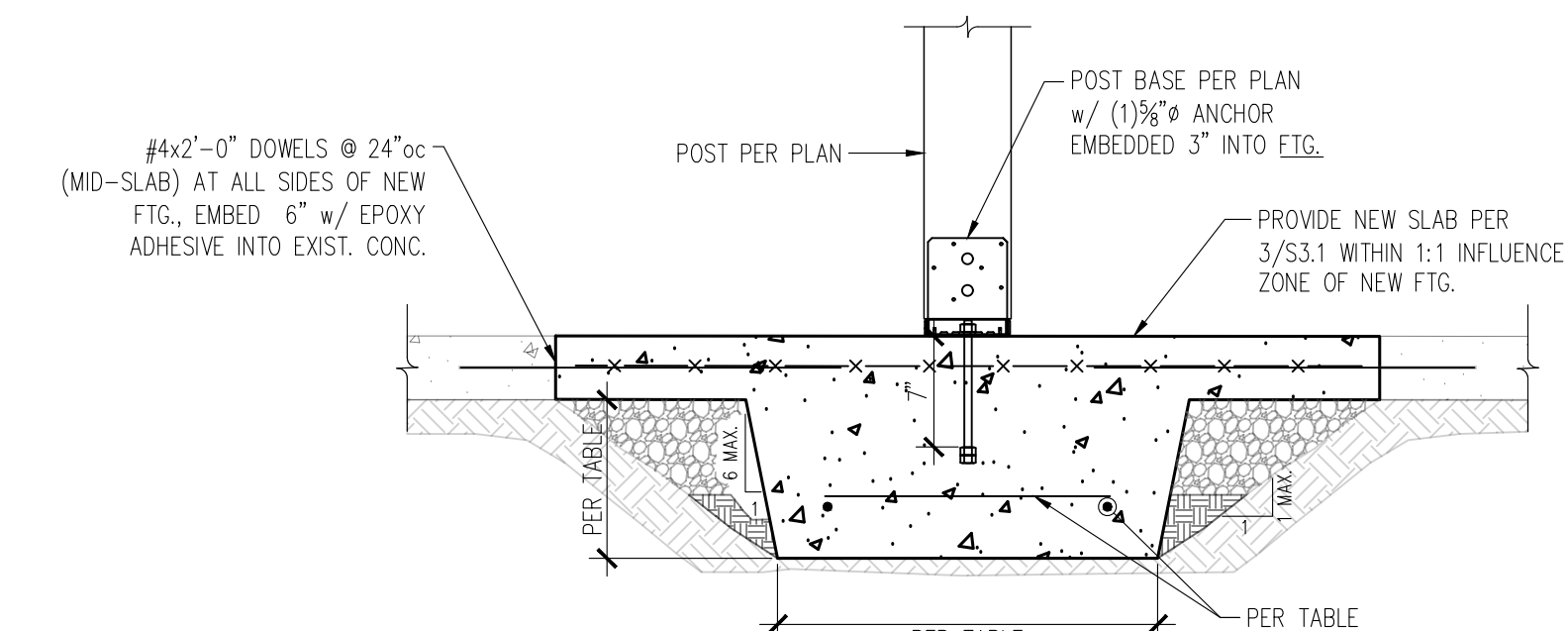
2 TYPICAL TURNED DOWN SLAB EDGE
S3.1 1" = 1'-0"



7 TYPICAL INTERFACE OF NEW SLAB ON GRADE TO EXISTING FOUNDATION WALL
S3.1 1" = 1'-0"

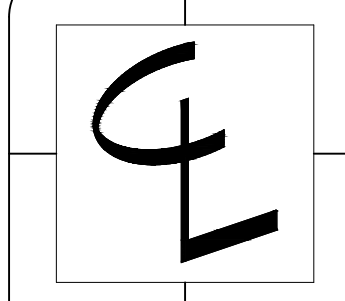


4 TYPICAL INTERFACE OF NEW SLAB ON GRADE TO EXISTING FOUNDATION WALL
S3.1 1" = 1'-0"

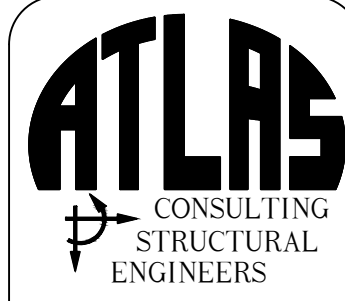


1 SPREAD FOOTING
S3.1 1" = 1'-0"

FTG. MARK	DIMENSIONS			REINFORCING DIRECTION	
	LENGTH	WIDTH	DEPTH	SHORT	LONG
F3.0	3'-0"	3'-0"	10"	(4)#4	(4)#4



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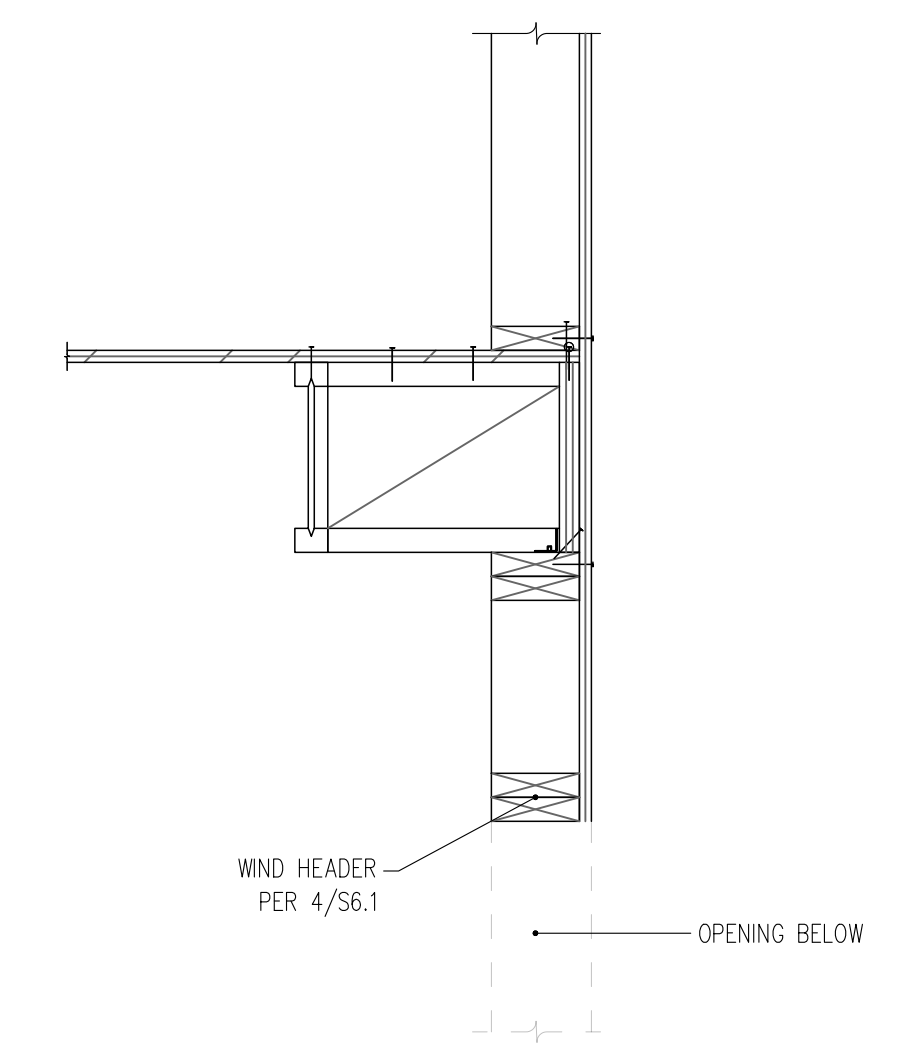
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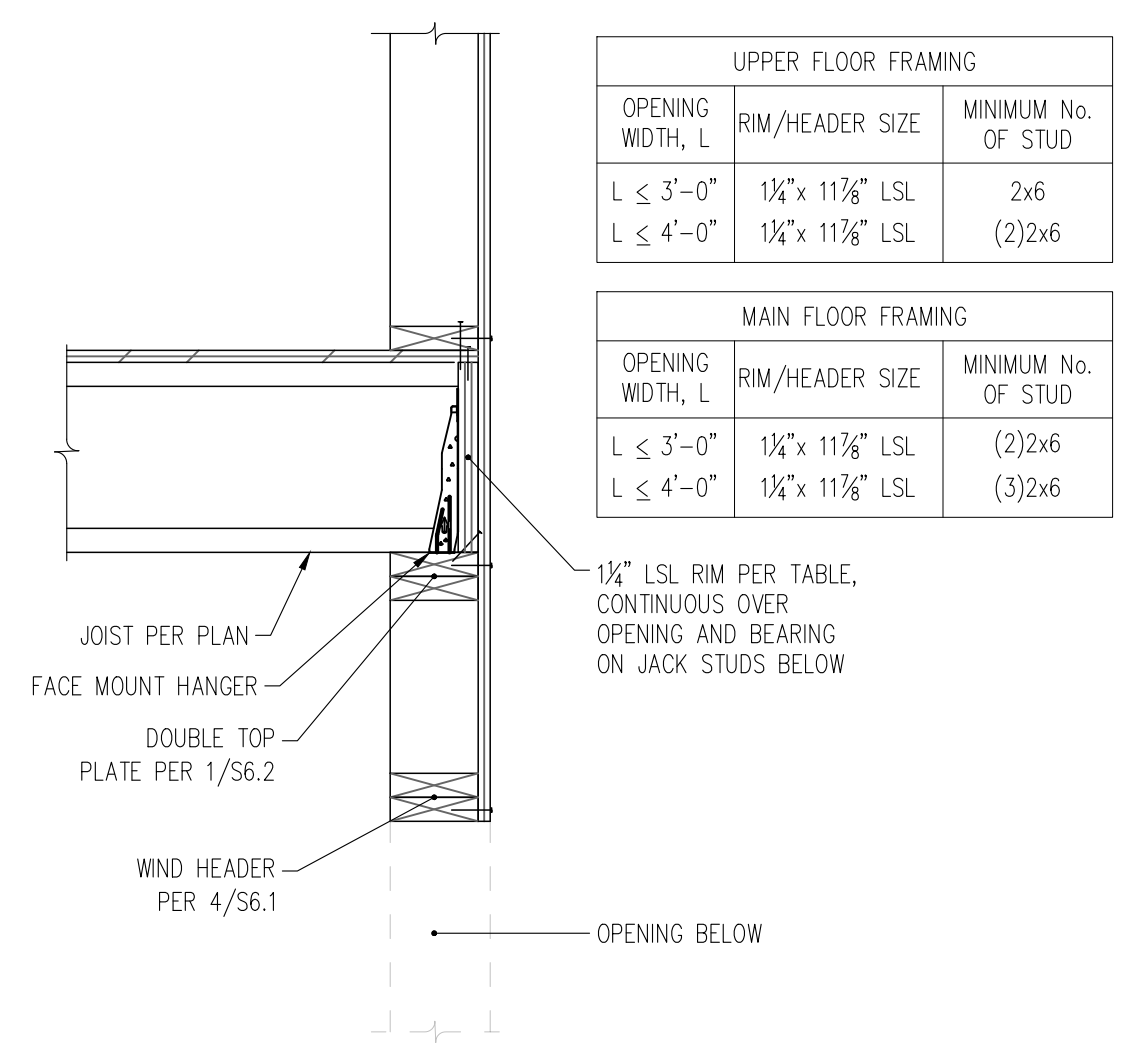
S6.1

SEE DETAIL
2/S6.2 FOR CALL
OUTS IN COMMON

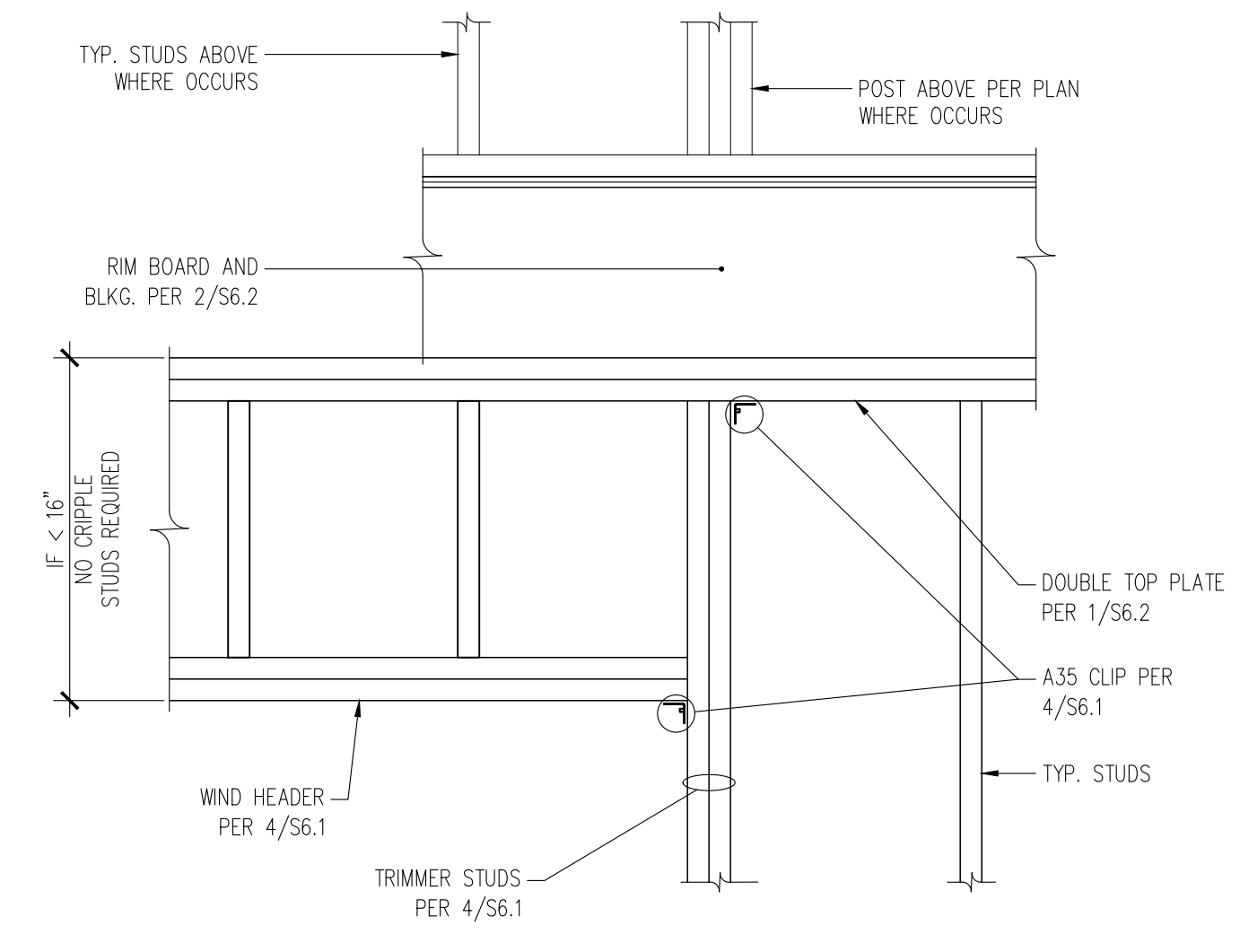


3 TYPICAL WIND HEADER IN NON-LOAD BEARING EXTERIOR WALL
S6.1 NTS

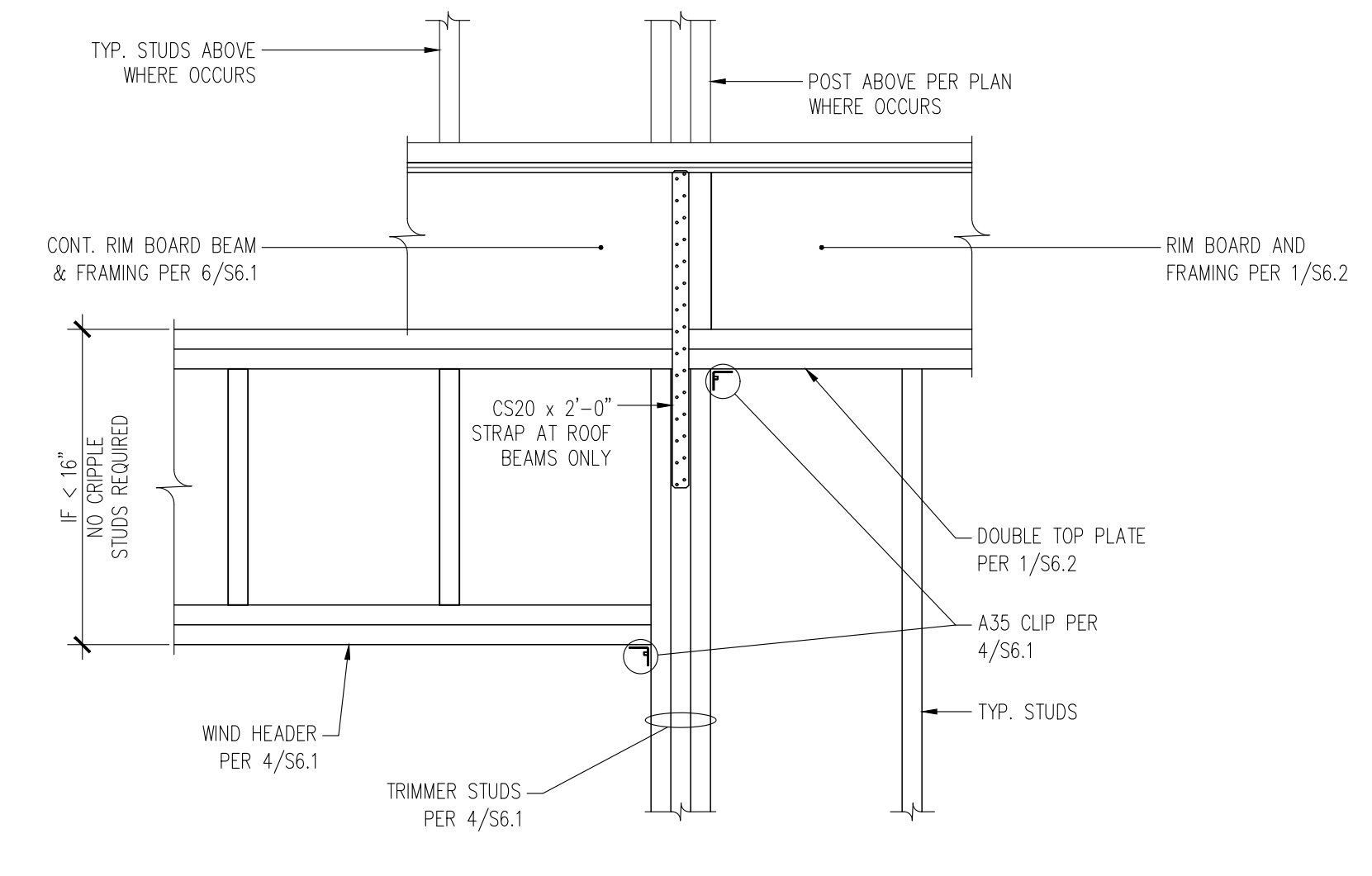
SEE DETAIL
1/S6.2 FOR CALL
OUTS IN COMMON



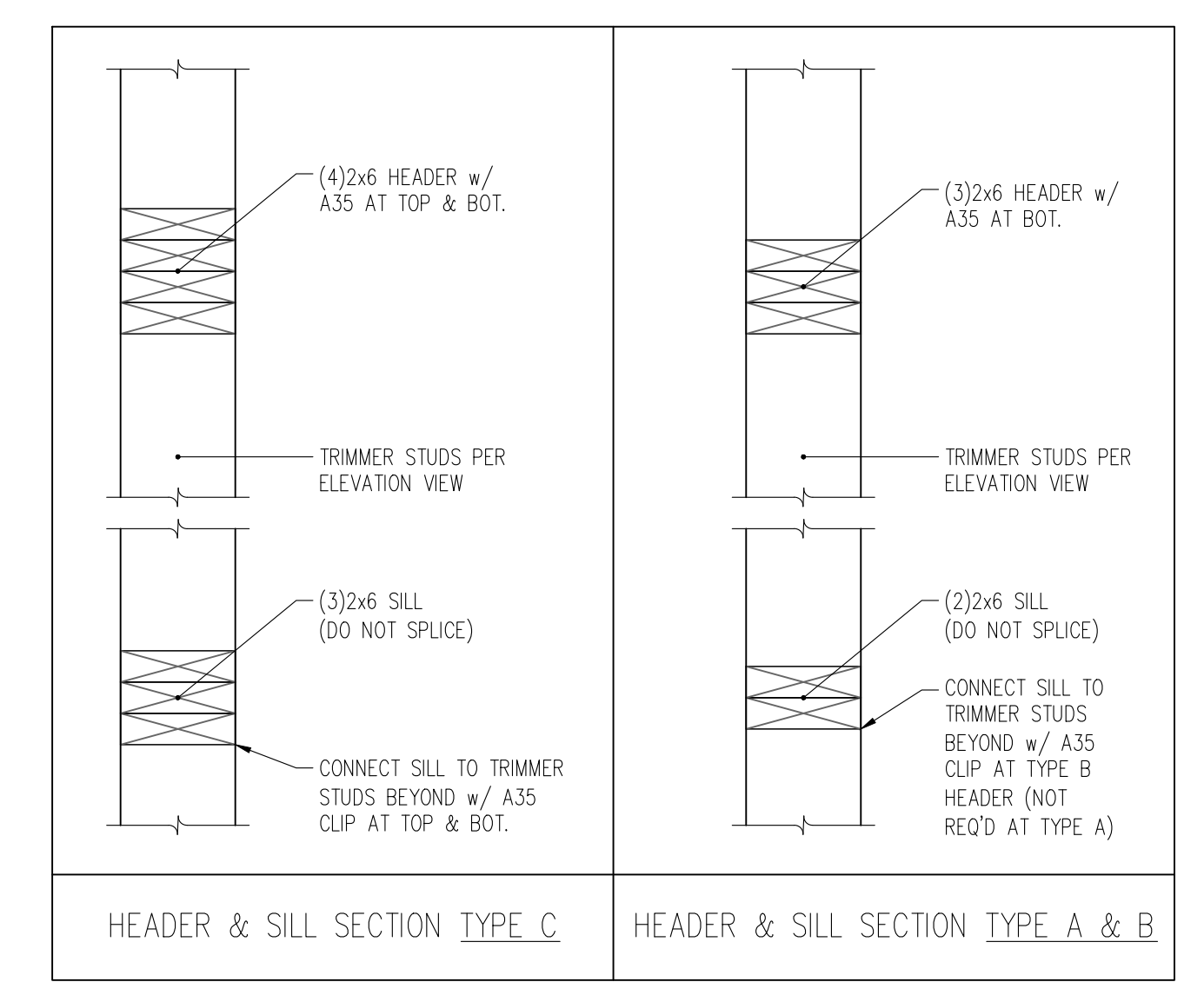
6 TYPICAL RIMBOARD HEADER & WIND HEADER IN LOAD BEARING EXTERIOR WALL
S6.1 NTS



2 TYPICAL WIND HEADER DETAIL
S6.1 NTS



5 TYPICAL FLUSH BEAM/HEADER IN EXTERIOR WALL
S6.1 NTS

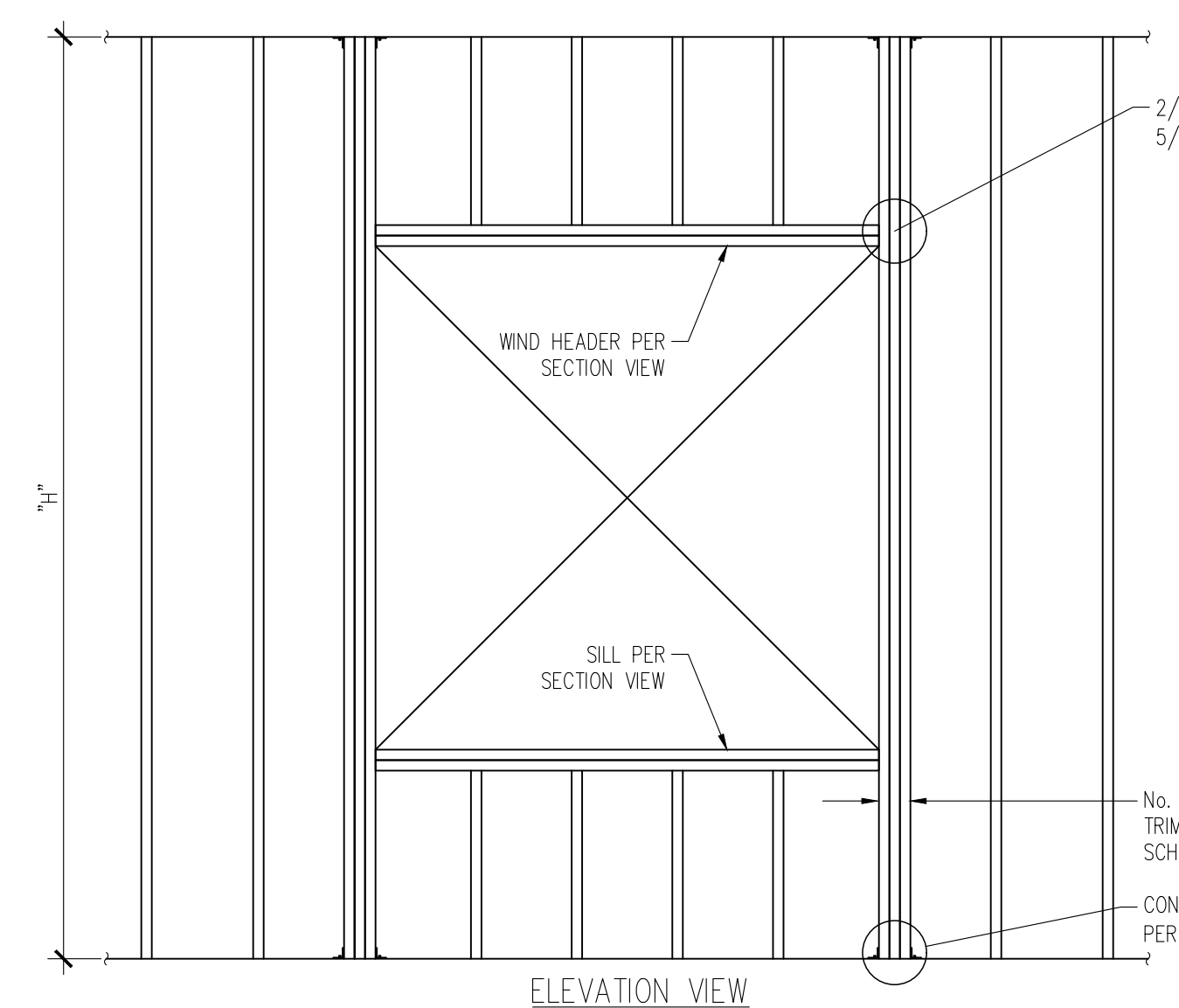


HEADER & SILL SECTION TYPE C HEADER & SILL SECTION TYPE A & B

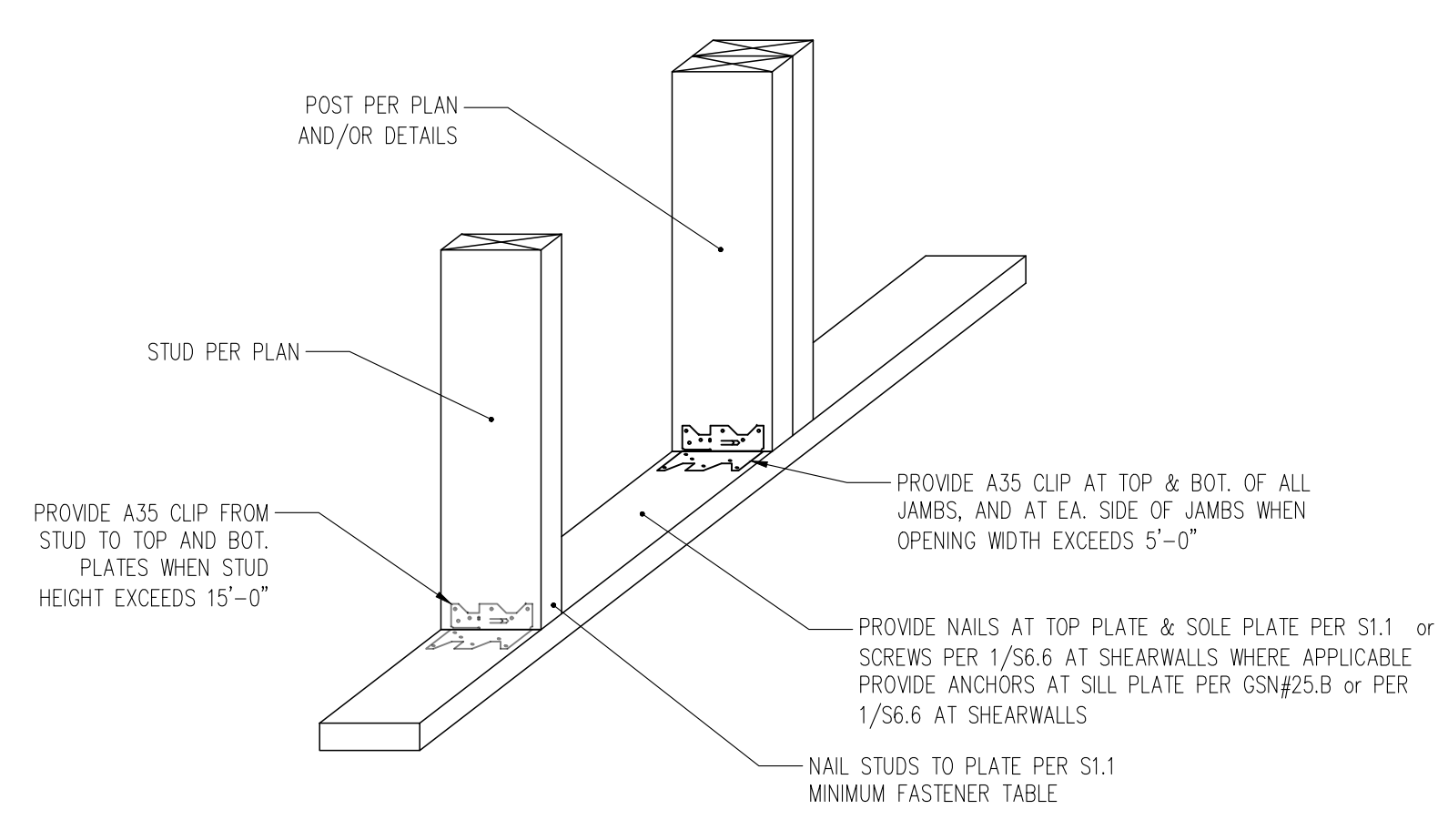
TYPICAL EXTERIOR WALL OPENING FRAMING SCHEDULE

CLEAR HEIGHT "H"	OPENING WIDTH "L"	HDR./SILL TYPE PER SECTION AT RIGHT	No. OF FULL HEIGHT TRIMMER STUDS
H < 12'	L ≤ 6'-0"	A	2
	6' < L < 10'	B	2
	10' ≤ L ≤ 15'	C	3
12' < H < 16'	L ≤ 10'	B	3
	10' ≤ L ≤ 15'	C	3
	L > 15'	C	6x8

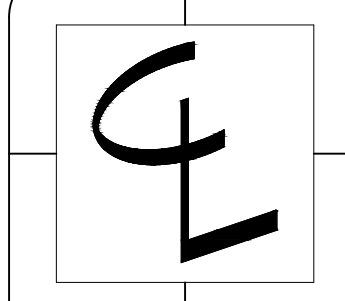
- ALL TRIMMER STUDS, HEADERS, AND SILLS SHALL BE NAILED TOGETHER PER S1.1
- ALL STRUCTURAL TRIMMER STUDS, SILLS, AND HEADERS SHALL BE DOUGLAS FIR #2 OR BETTER
- SEE PLANS FOR LVL STUD WALL LOCATIONS, WHERE APPLICABLE



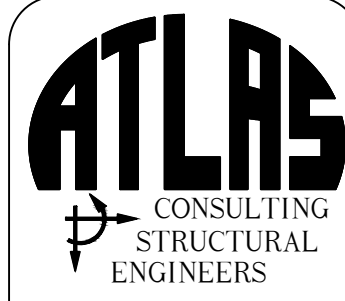
4 TYPICAL WIND HEADER
S6.1 NTS



7 CONNECTION OF EXTERIOR STUDS AT TOP & BOTTOM PLATES
S6.1 NTS



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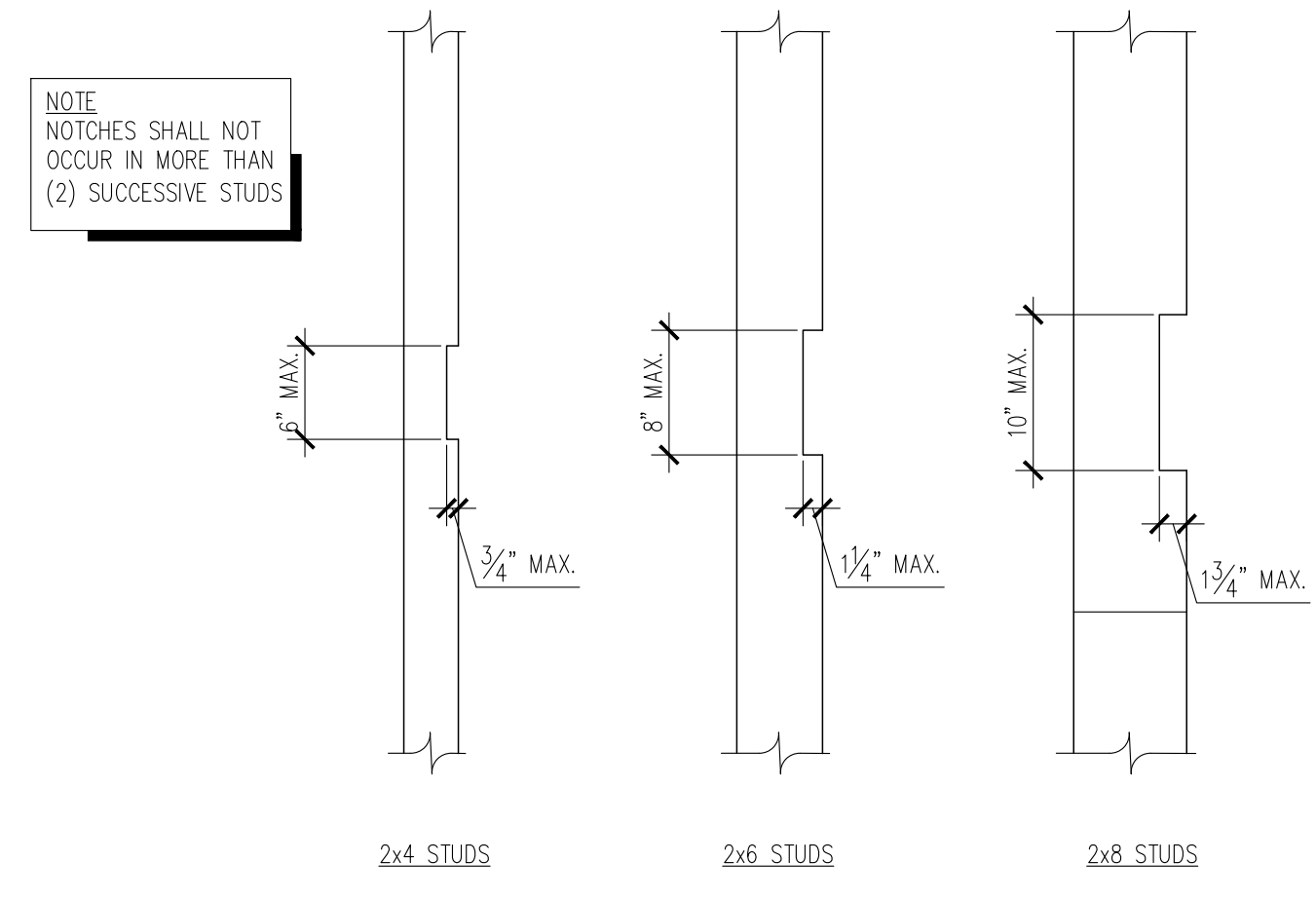


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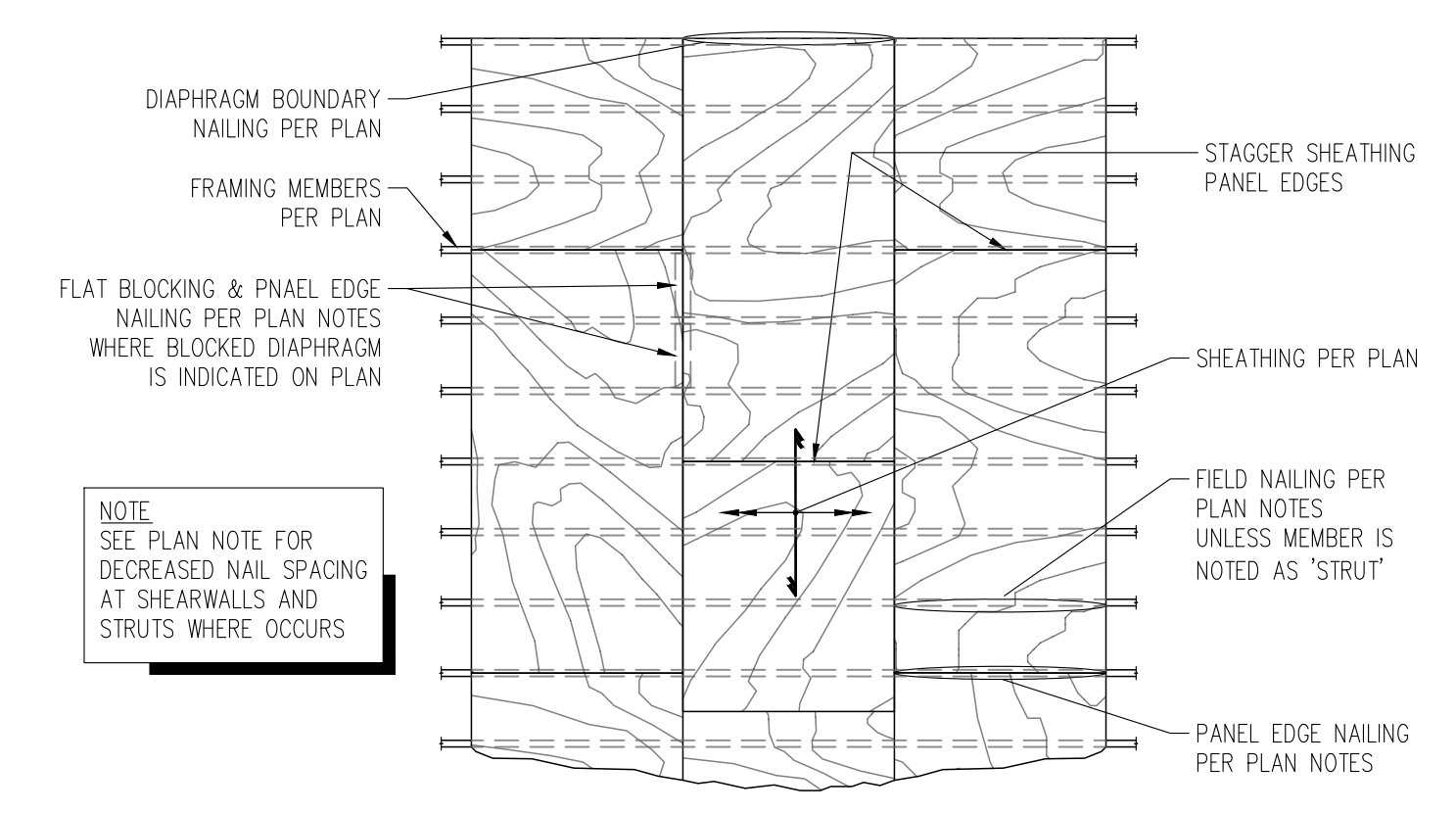
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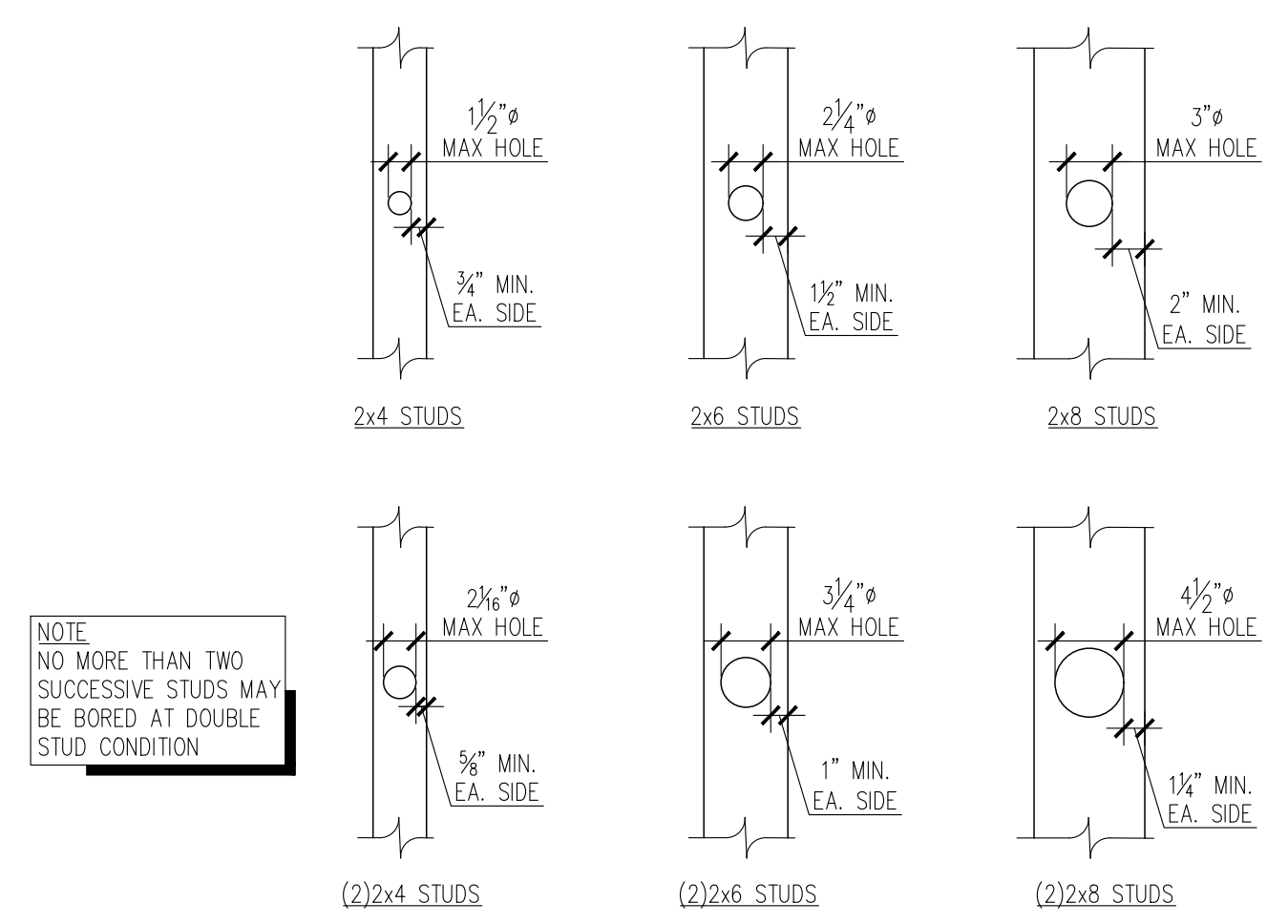
S6.2



6 ALLOWABLE HOLES IN STUDWALL STUDS
S6.2 NTS



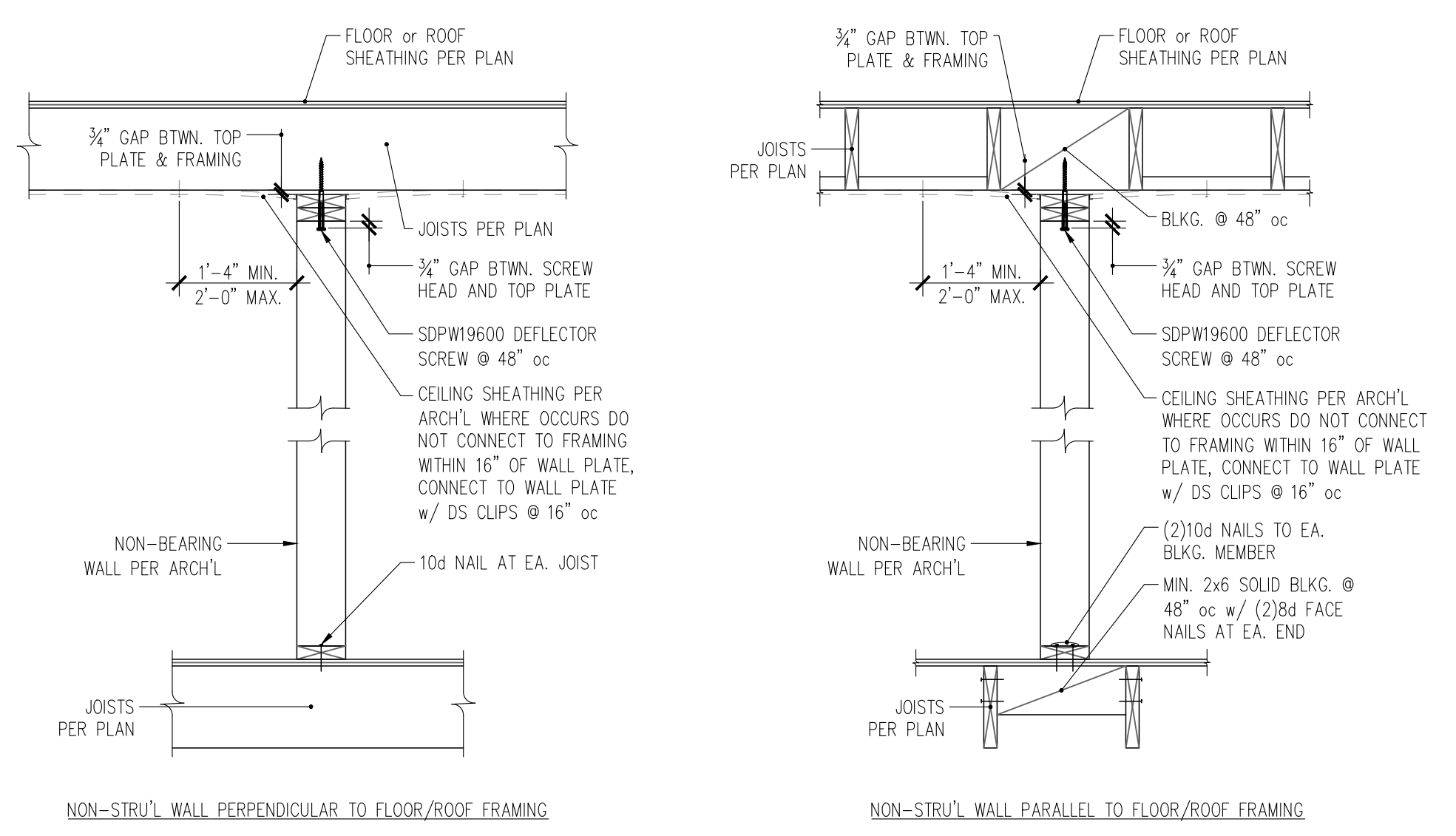
3 TYPICAL DIAPHRAGM NAILING
S6.2 NTS



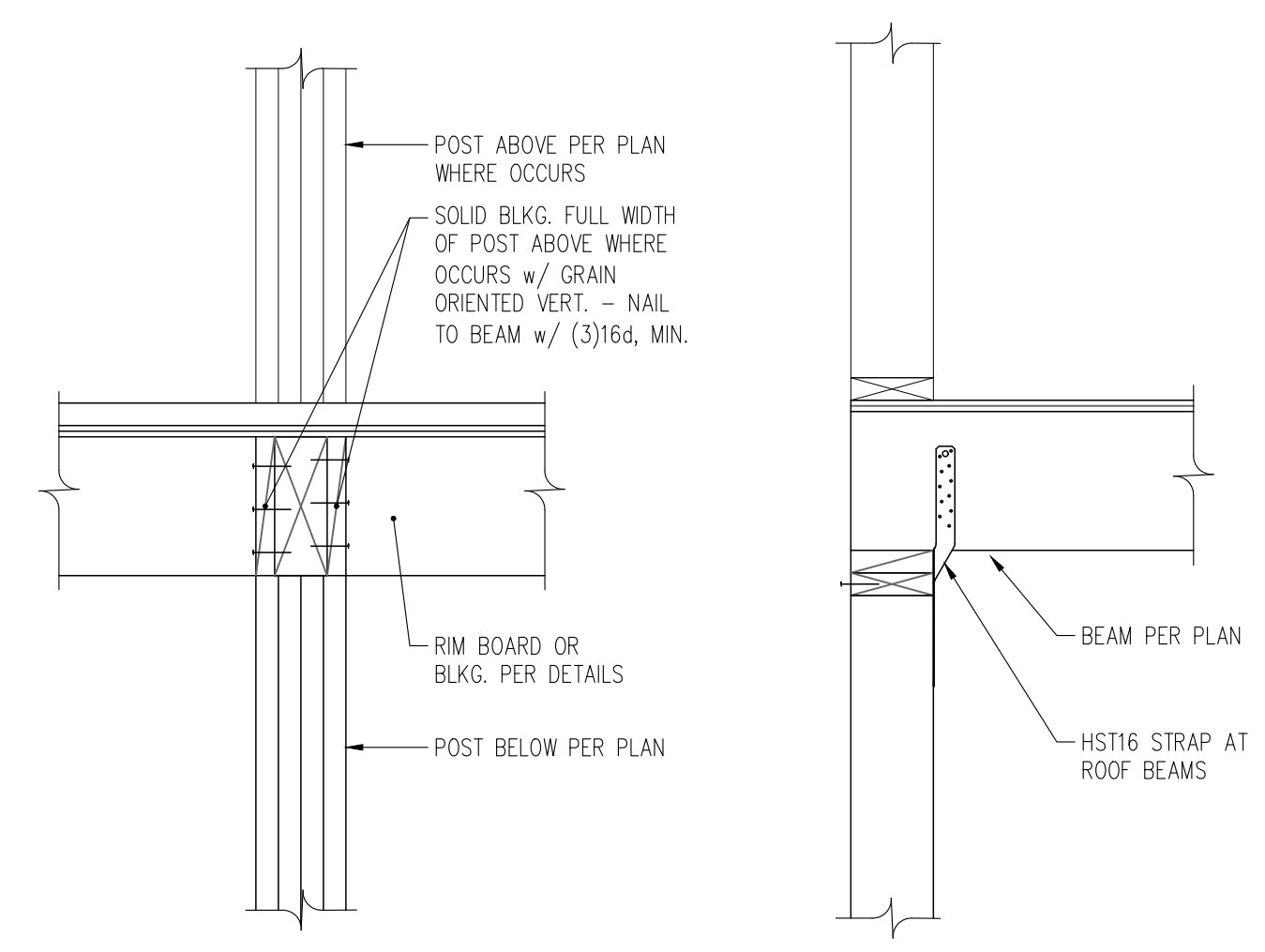
5 ALLOWABLE HOLES IN STUDWALL STUDS
S6.2 NTS

	NO REINF. REQUIRED	STRAP REINF. REQUIRED
2x4 PLATES	1 1/2" MAX. HOLE 3/4" MIN. EA. SIDE	2 5/8" MAX. HOLE 3/8" MIN. EA. SIDE CMST16x3'-0" (CS16x2'-0" AT BOT. PLATES)
2x6 PLATES	2 1/4" MAX. HOLE 1 1/2" MIN. EA. SIDE	3 3/4" MAX. HOLE 3/4" MIN. EA. SIDE CMST16x3'-0" (CS16x2'-0" AT BOT. PLATES)
2x8 PLATES	3 1/4" MAX. HOLE 2" MIN. EA. SIDE	5" MAX. HOLE 1 1/2" MIN. EA. SIDE CMST16x3'-0" (CS16x2'-0" AT BOT. PLATES)

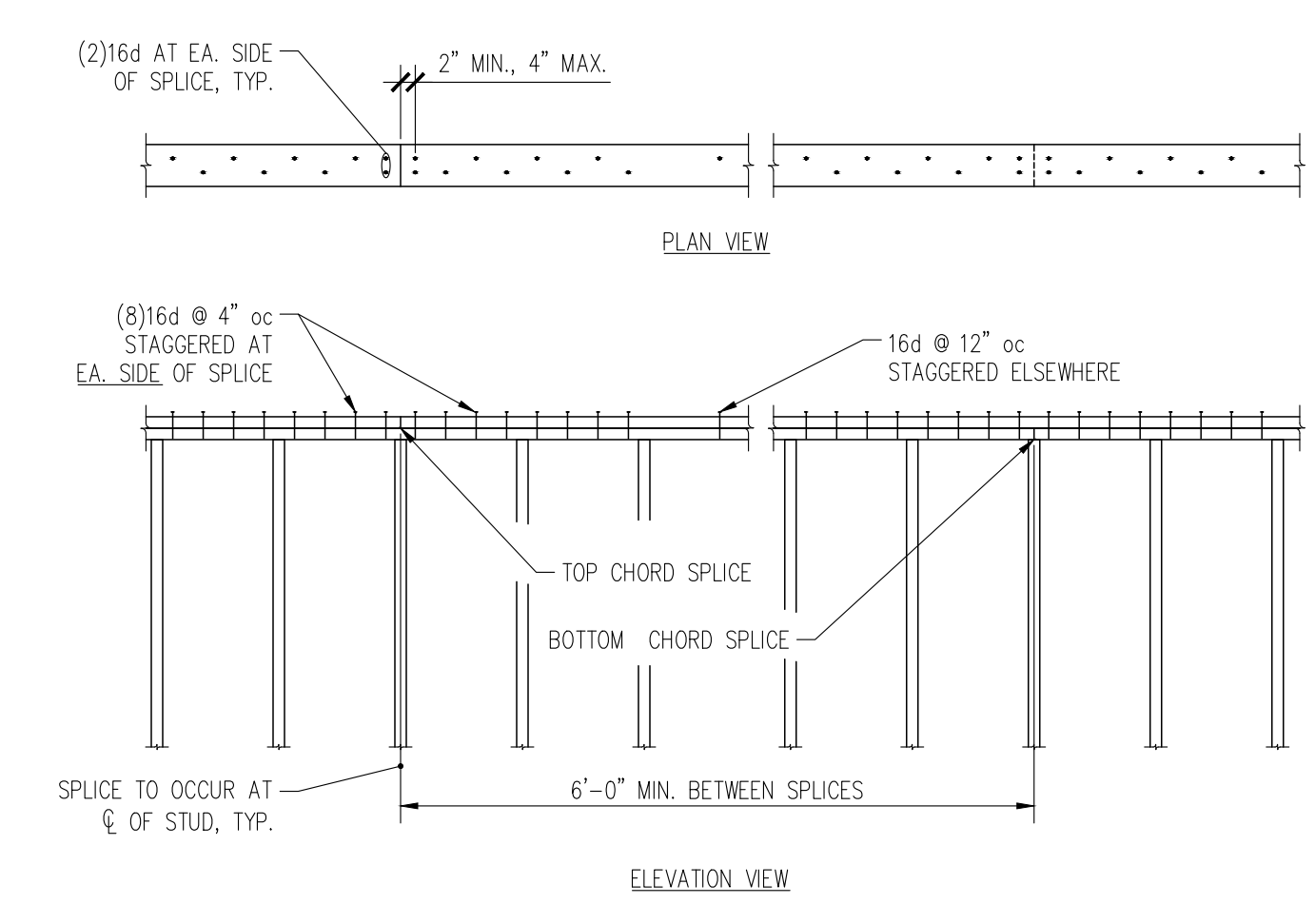
2 ALLOWABLE HOLES THROUGH TOP PLATES
S6.2 NTS



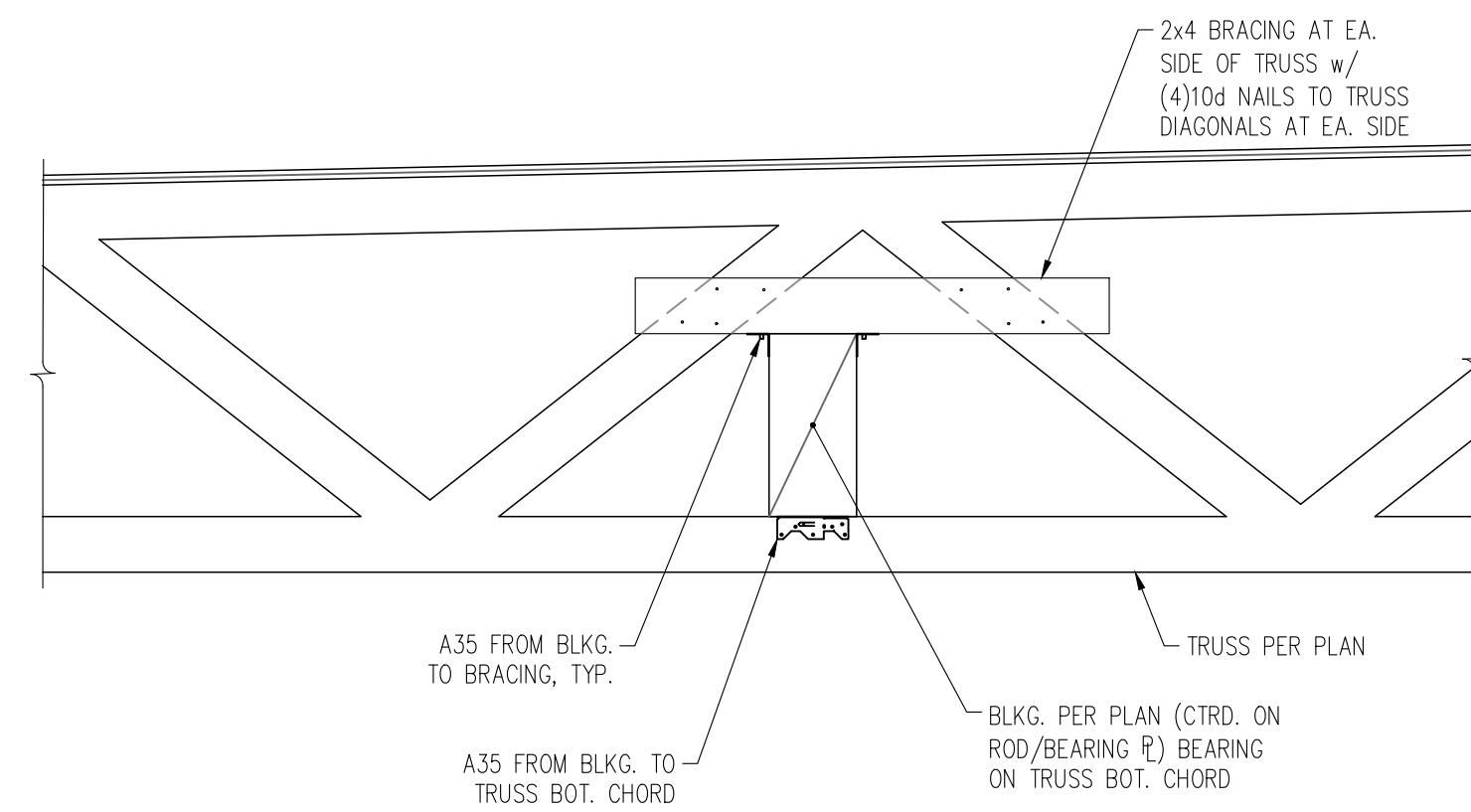
7 CONNECTION OF NON-STRUC'L PARTITION WALL TO STRUCTURE
S6.2 NTS



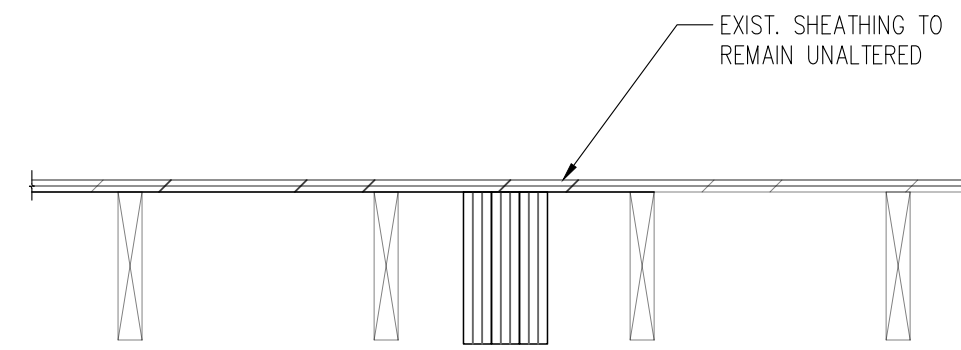
4 TYPICAL BEAM PERPENDICULAR TO WALL
S6.2 NTS



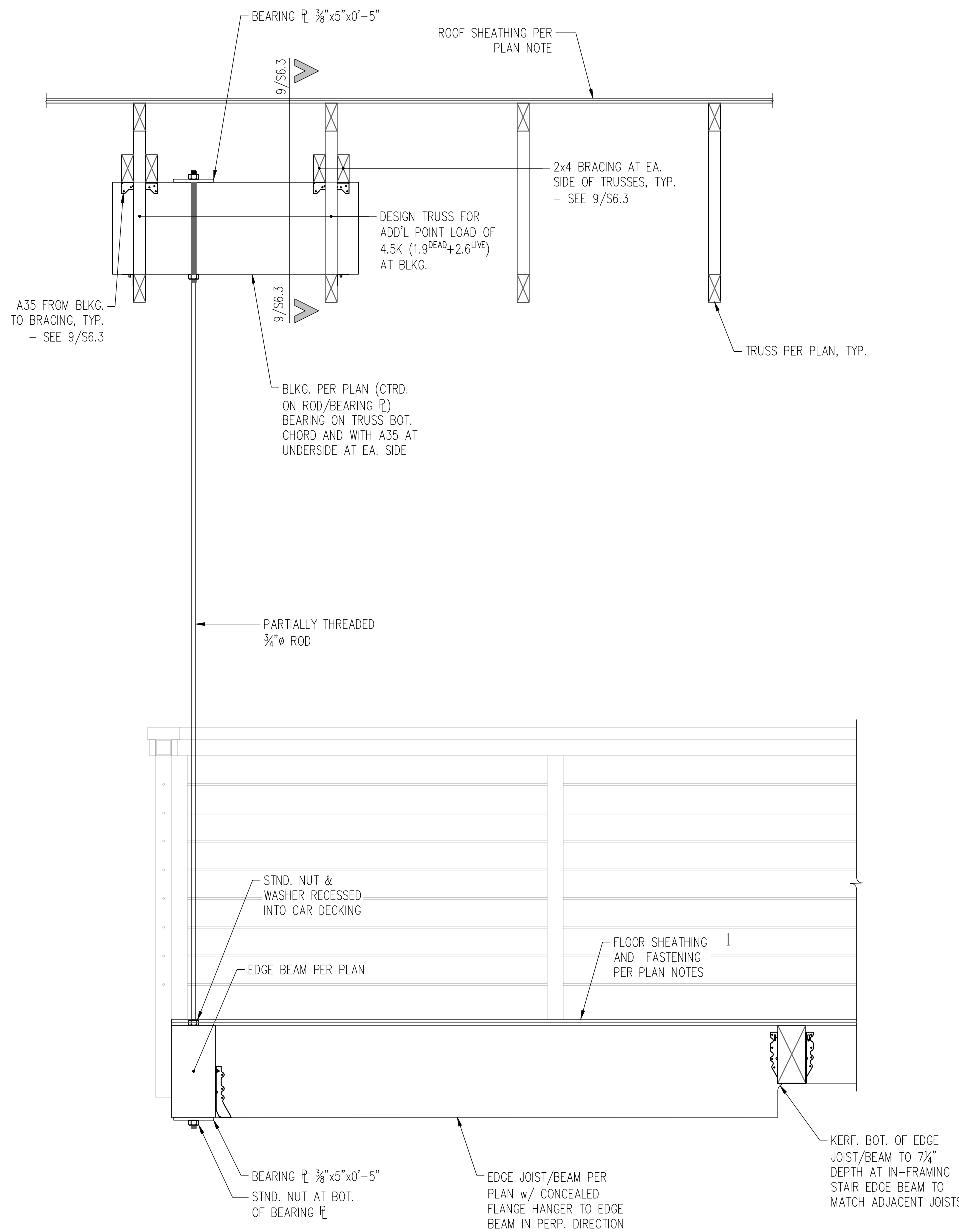
1 TOP PLATE SPLICE
S6.2 NTS



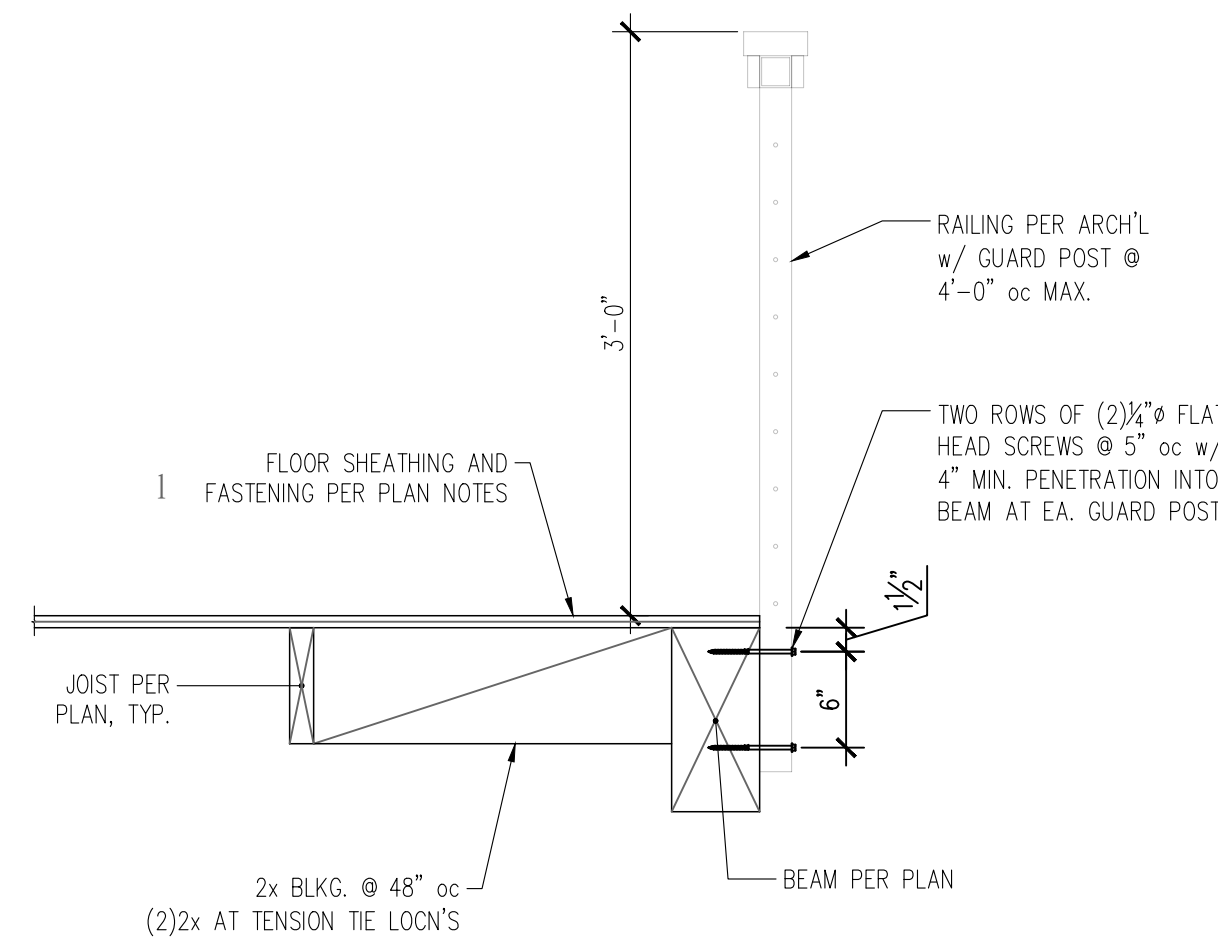
9 SECTION THROUGH TENSION TIE AT ROOF BLKG. MEMBER
S6.3 1" = 1'-0"



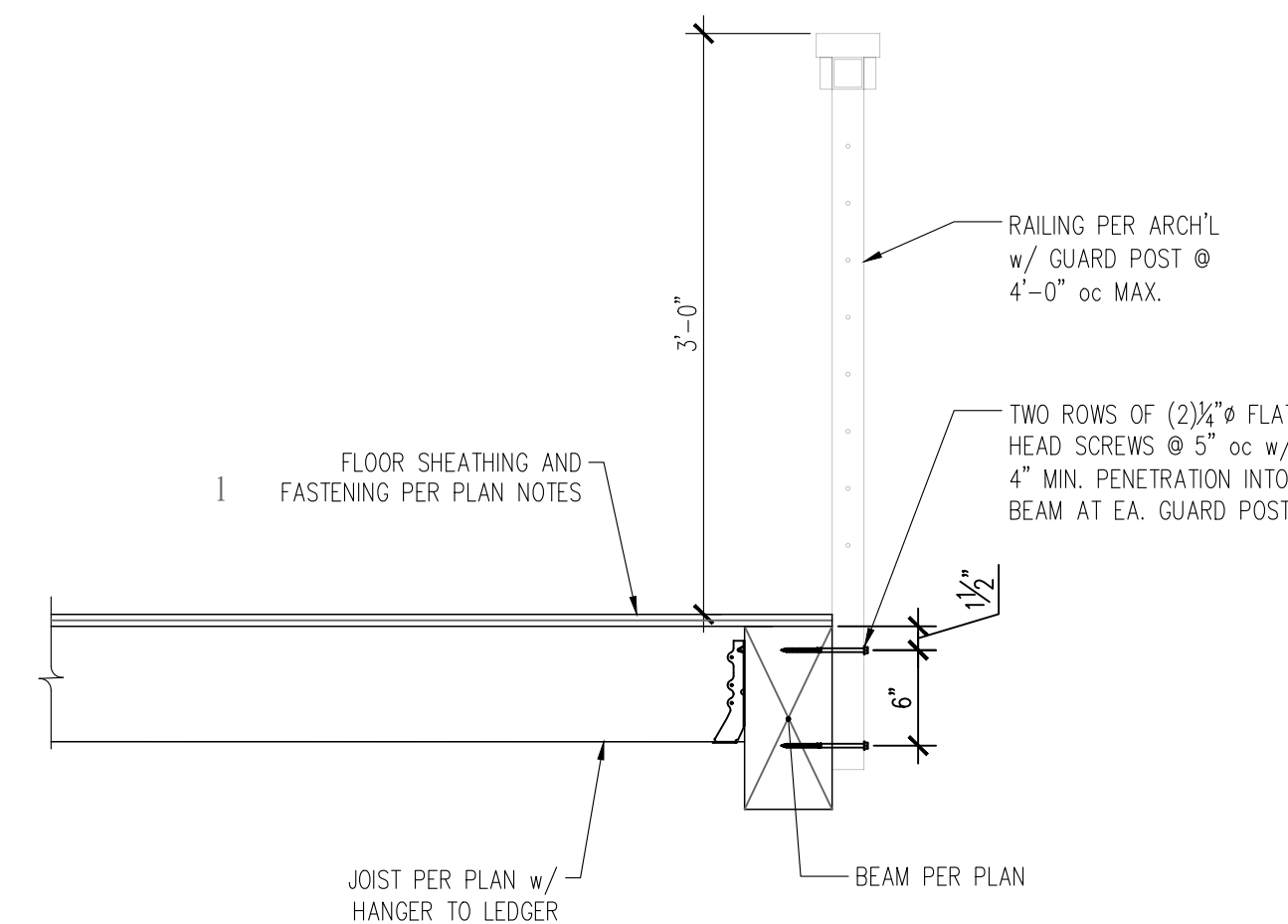
6 SECTION THROUGH EXTERIOR WALL AT PERPENDICULAR JOISTS AND PERPENDICULAR DECK JOISTS
S6.3 1" = 1'-0"



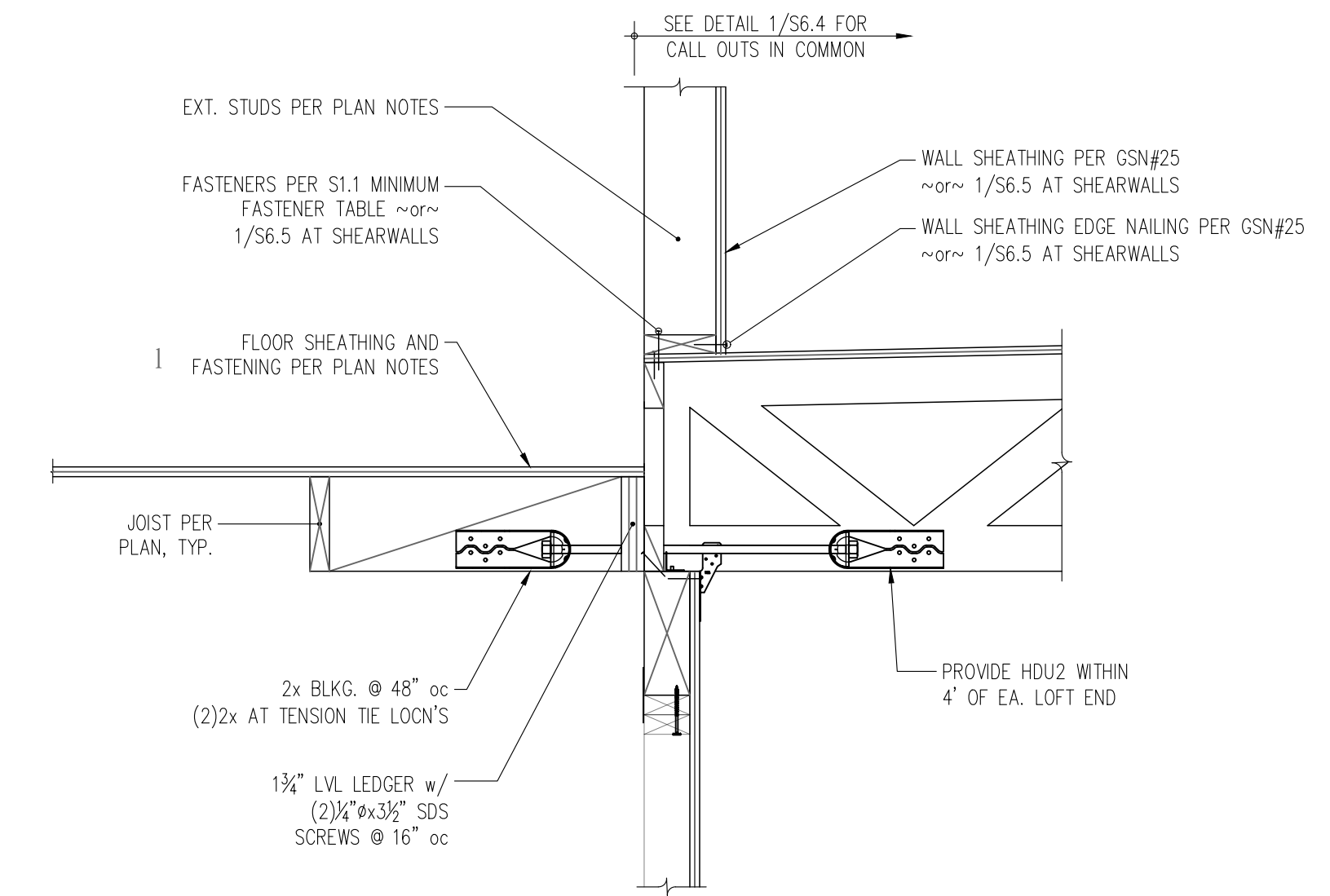
7 SECTION THROUGH TENSION TIE SUPPORTED LOFT CORNER
S6.3 1" = 1'-0"



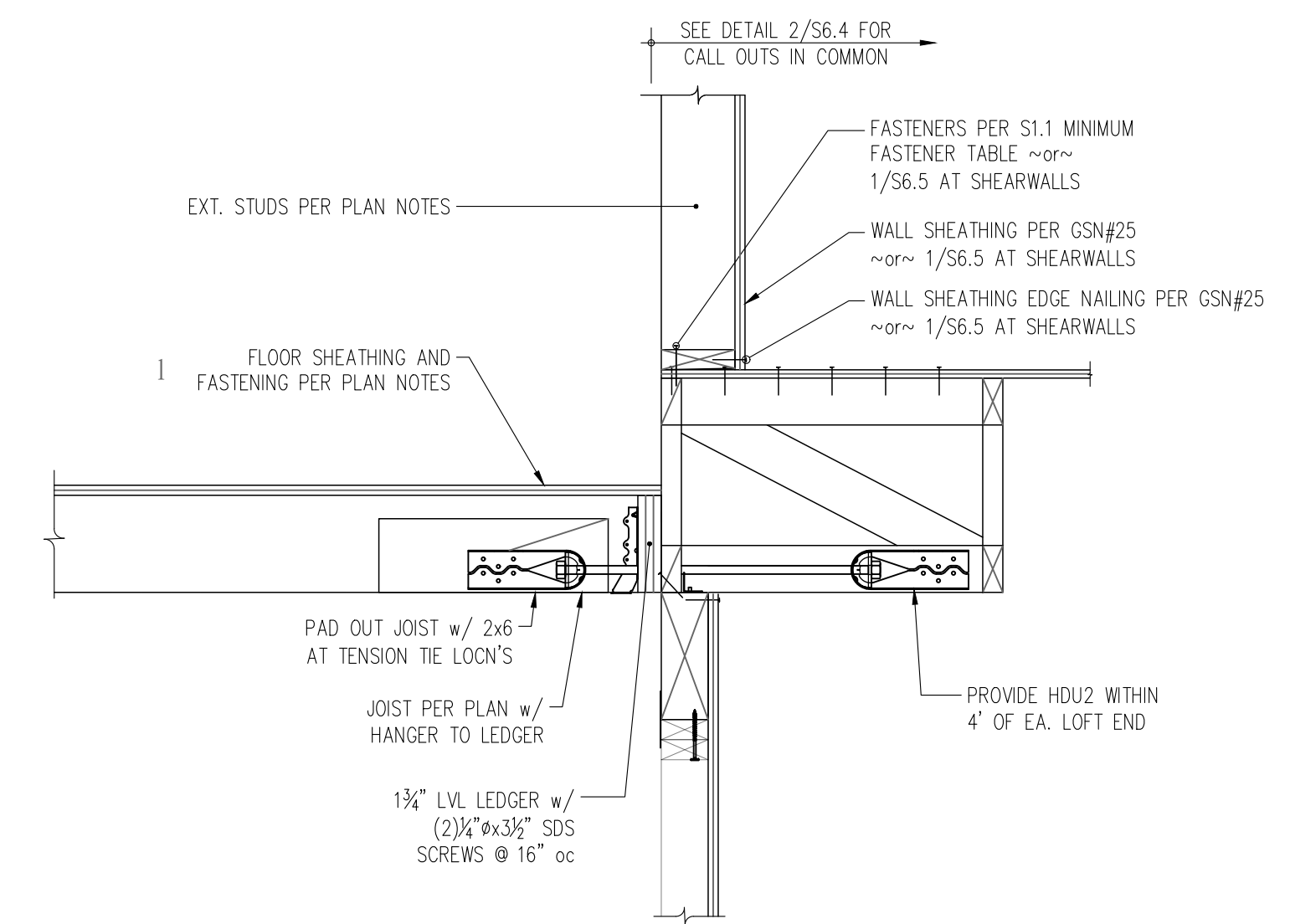
5 SECTION THROUGH OPEN LOFT EDGE AT PARALLEL JOISTS
S6.3 1" = 1'-0"



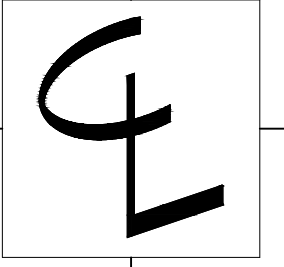
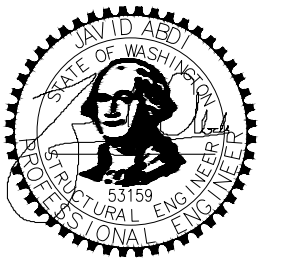
4 SECTION THROUGH OPEN LOFT EDGE AT PERPENDICULAR JOISTS
S6.3 1" = 1'-0"



2 SECTION THROUGH WALL AT PARALLEL JOISTS AND PERPENDICULAR LOW ROOF TRUSSES
S6.3 1" = 1'-0"

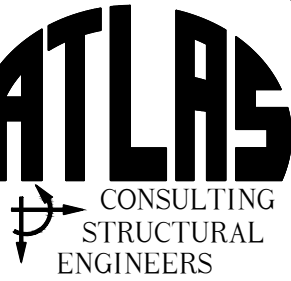


1 SECTION THROUGH WALL AT PERPENDICULAR JOISTS AND PARALLEL LOW ROOF TRUSSES
S6.3 1" = 1'-0"



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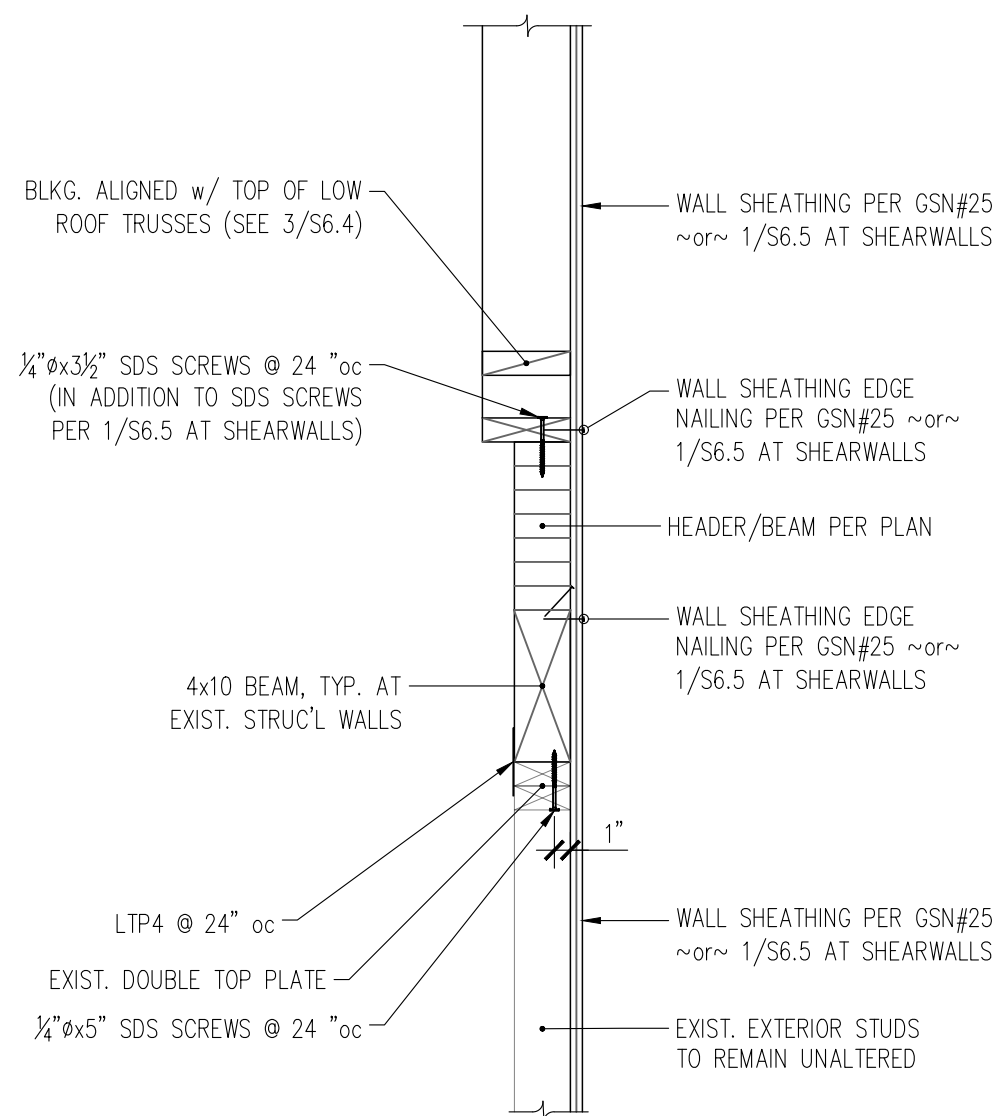
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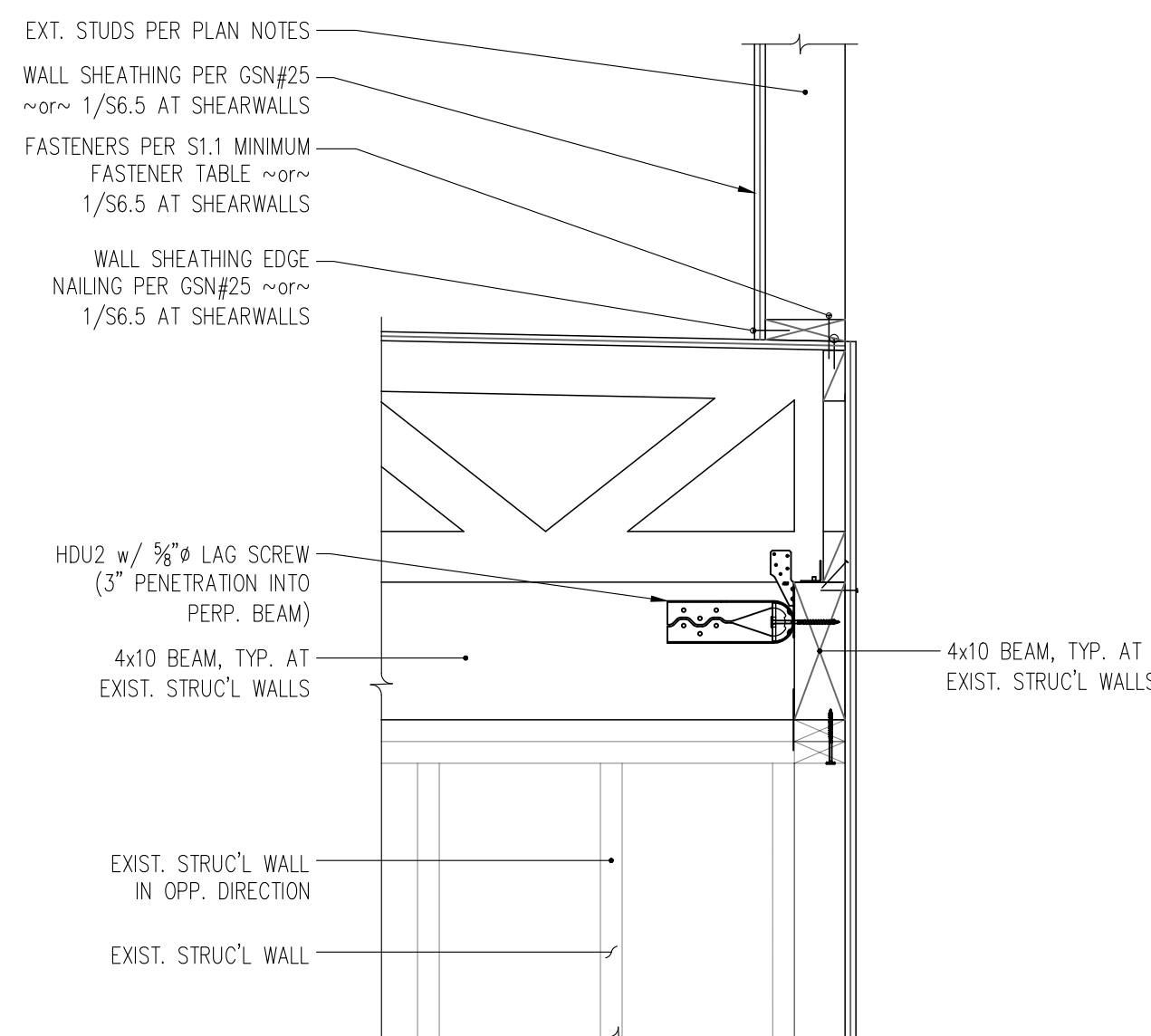
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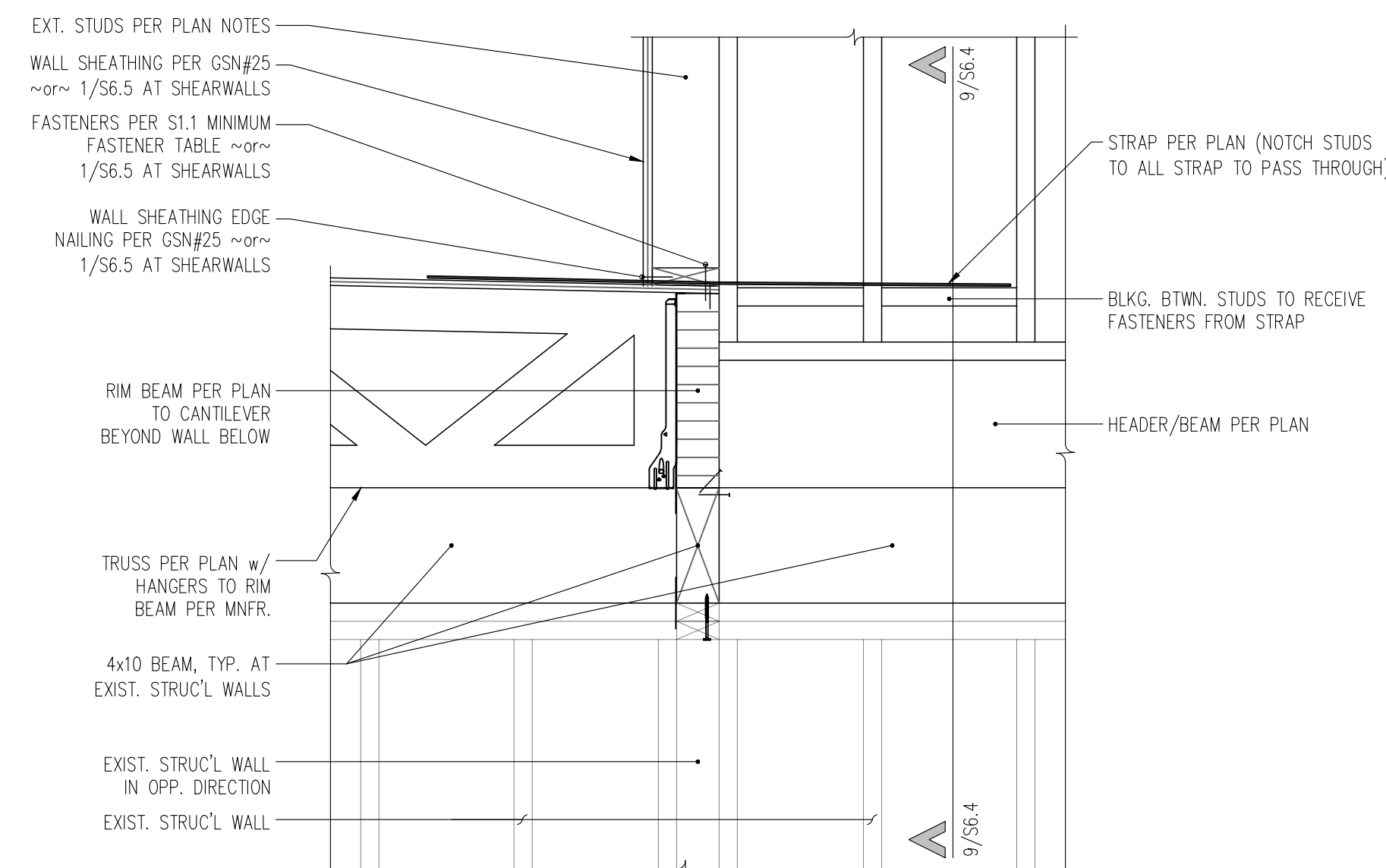
S6.3



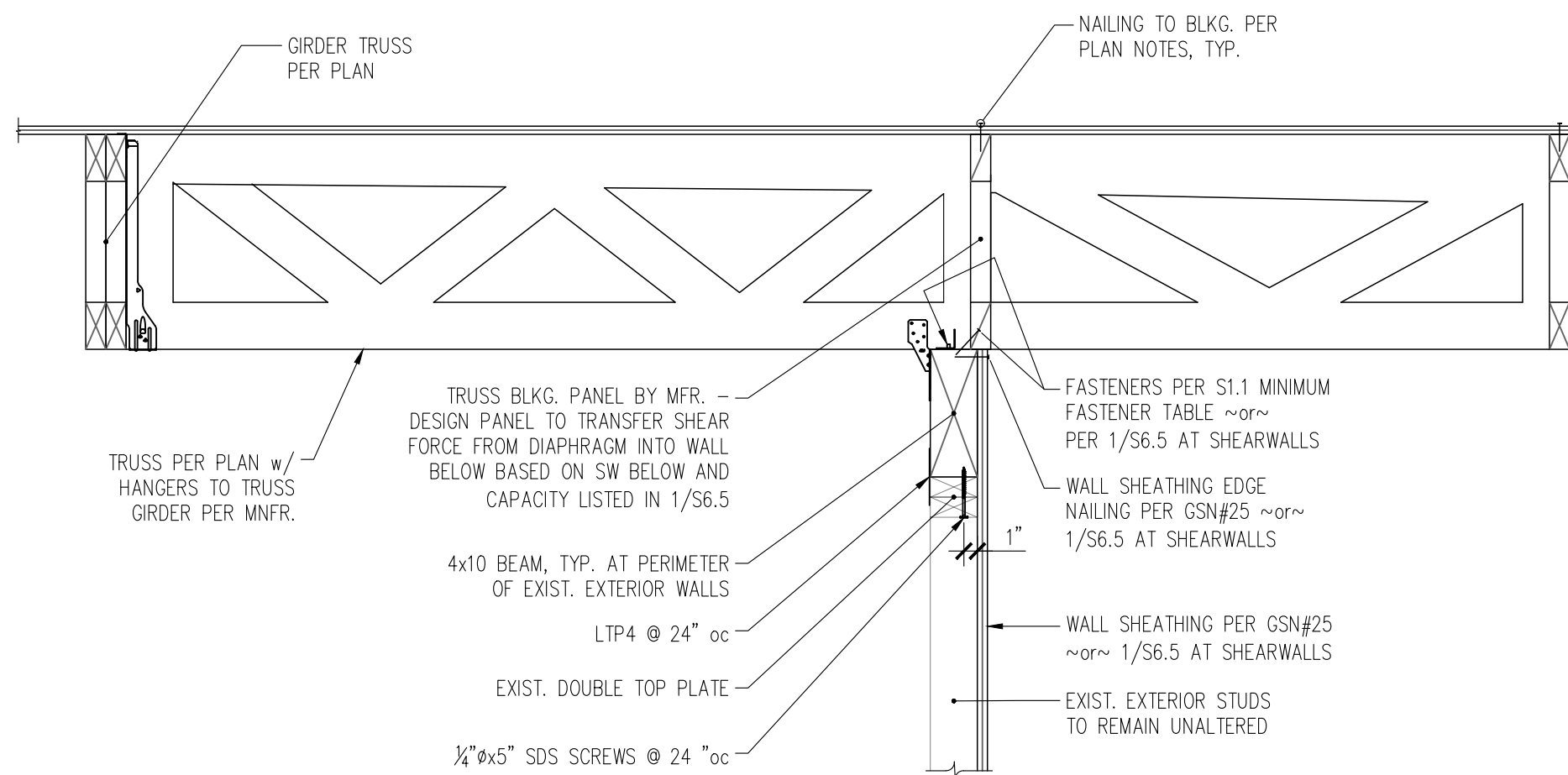
9 SECTION THROUGH EXTERIOR WALL AT OPEN LOFT AREA
S6.4 1" = 1'-0"



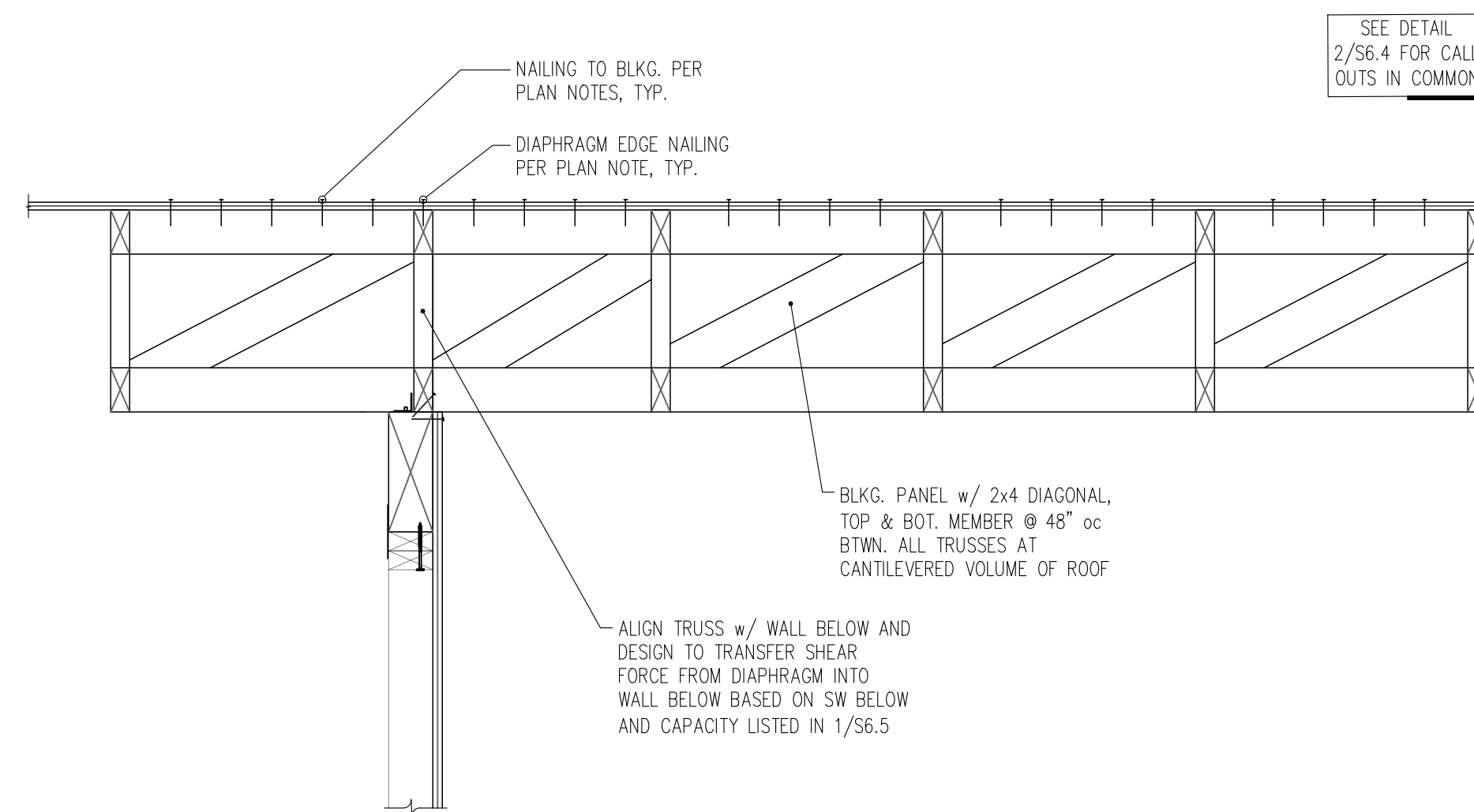
6 ELEVATION VIEW OF EXTERIOR WALL
S6.4 1" = 1'-0"



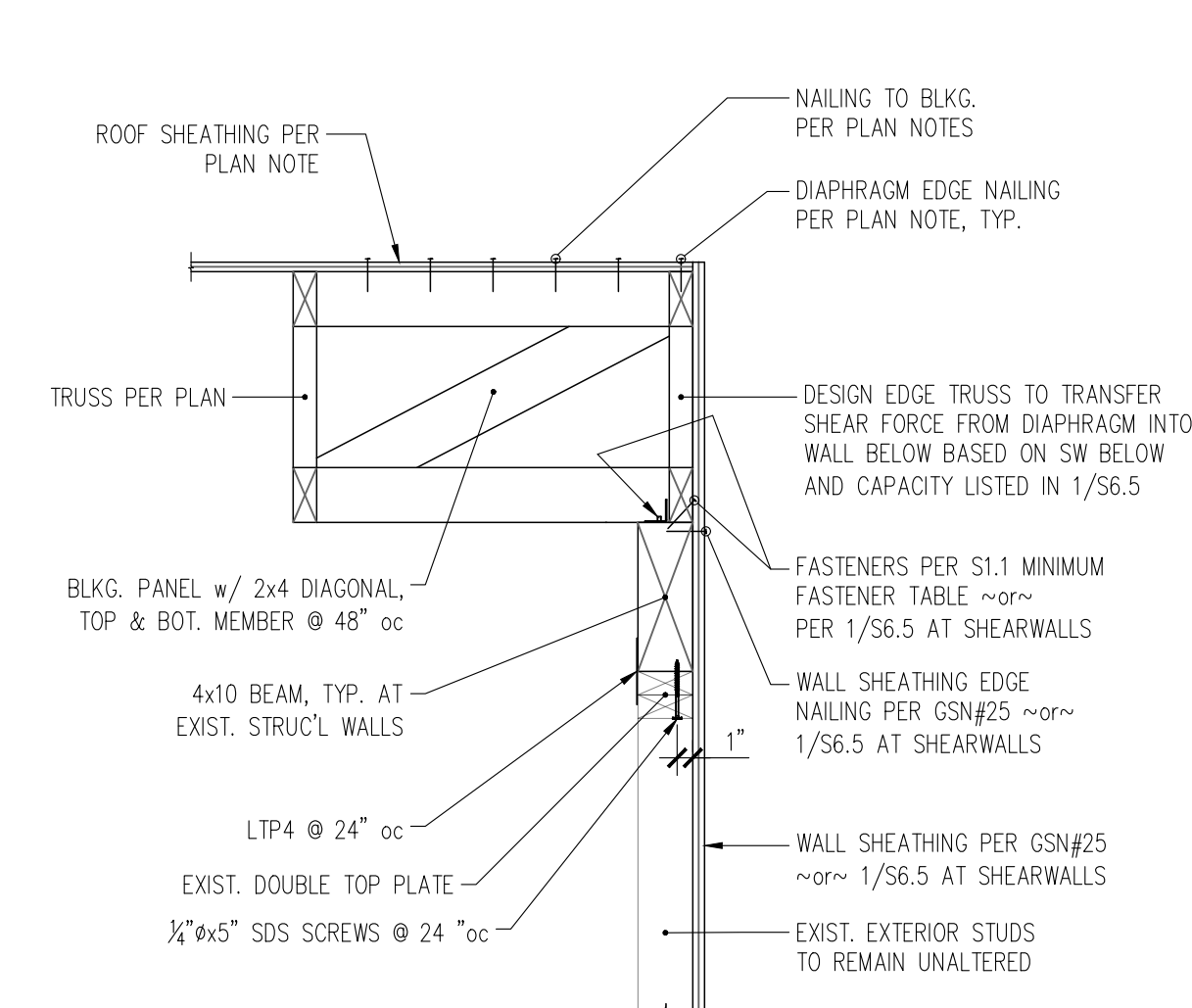
3 ELEVATION VIEW OF EXTERIOR WALL
S6.4 1" = 1'-0"



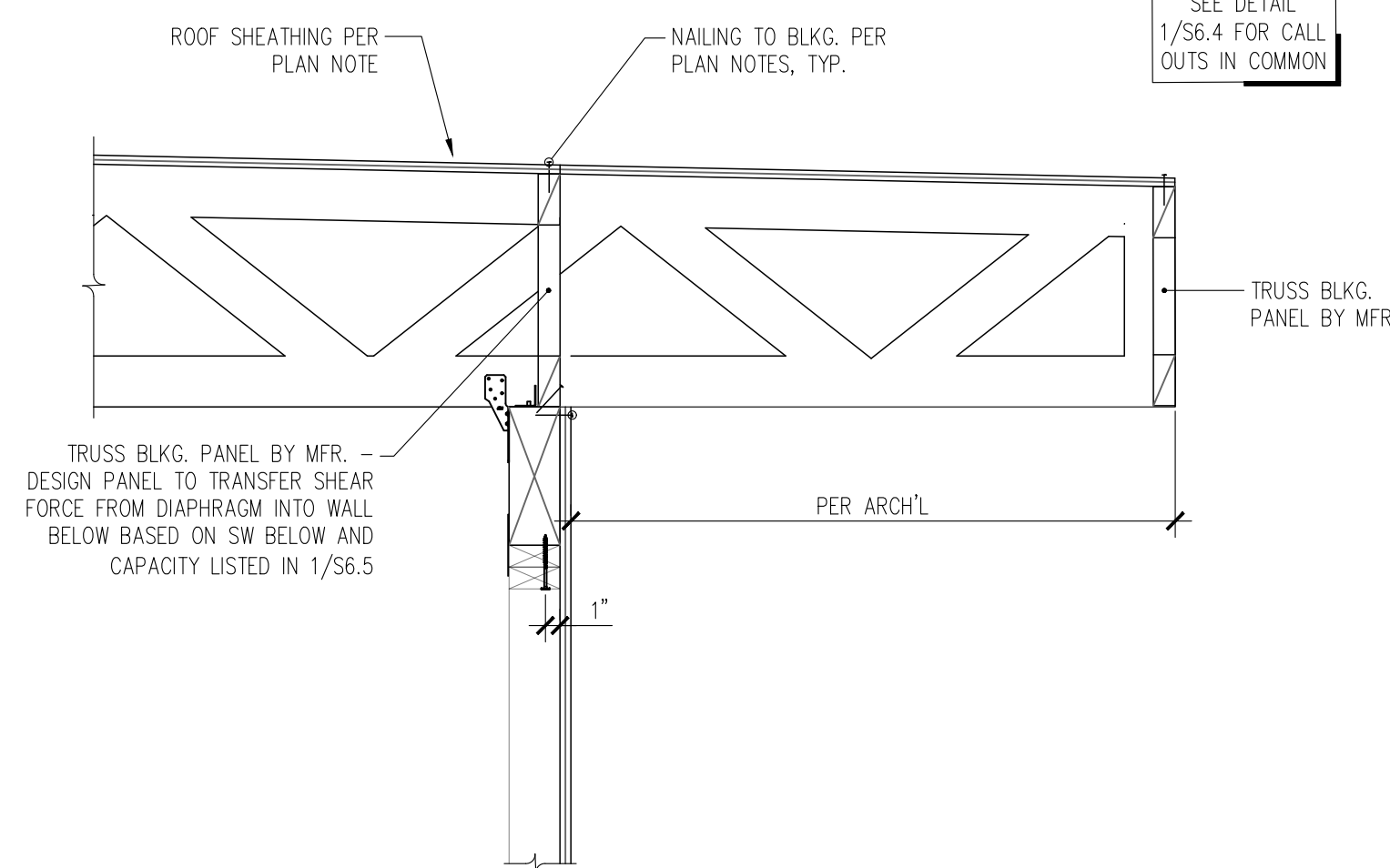
8 CHORD TENSION TIE AT LOW-TO-HIGH ROOF BREAK
S6.4 1" = 1'-0"



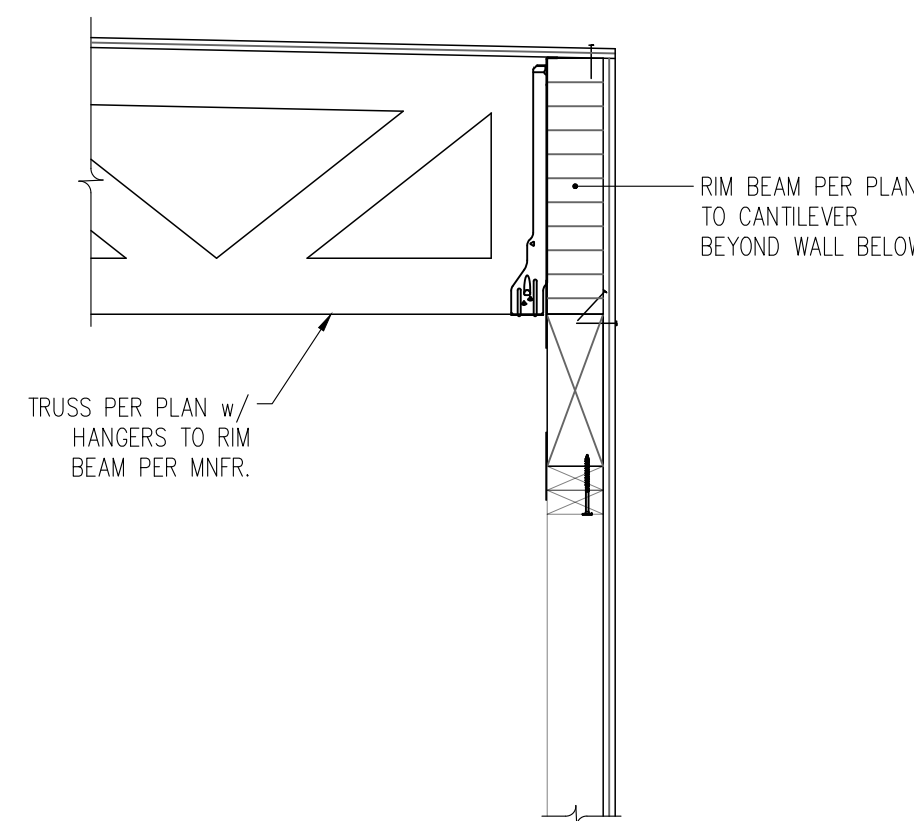
5 SECTION THROUGH EXTERIOR WALL AT EXTENDED ROOF OVERHANG
S6.4 1" = 1'-0"



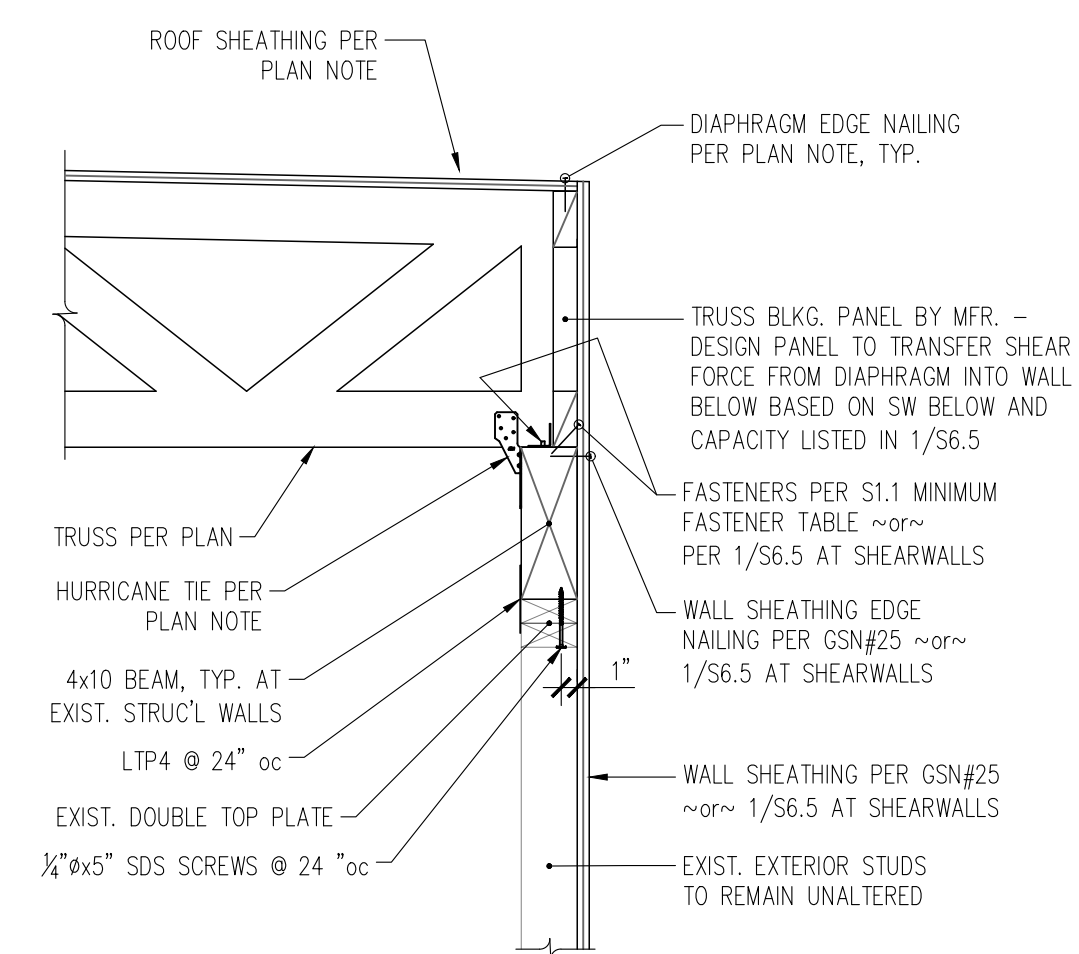
2 SECTION THROUGH EXTERIOR WALL AT LOW ROOF PARALLEL TRUSSES
S6.4 1" = 1'-0"



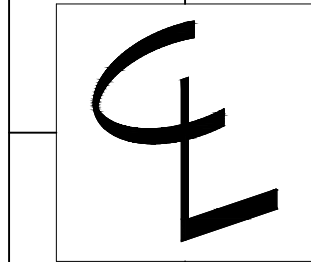
7 SECTION THROUGH EXTERIOR WALL AT PERPENDICULAR TRUSSES w/ OVERHANG
S6.4 1" = 1'-0"



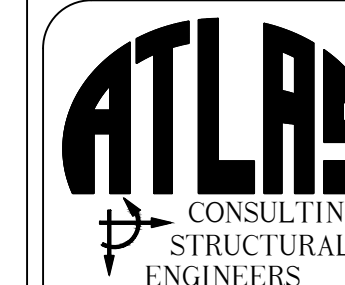
4 SECTION THROUGH EXTERIOR WALL AT PERPENDICULAR TRUSSES AND CANTILEVERED BEAM/RIM
S6.4 1" = 1'-0"



1 SECTION THROUGH EXTERIOR WALL AT PERPENDICULAR TRUSSES
S6.4 1" = 1'-0"



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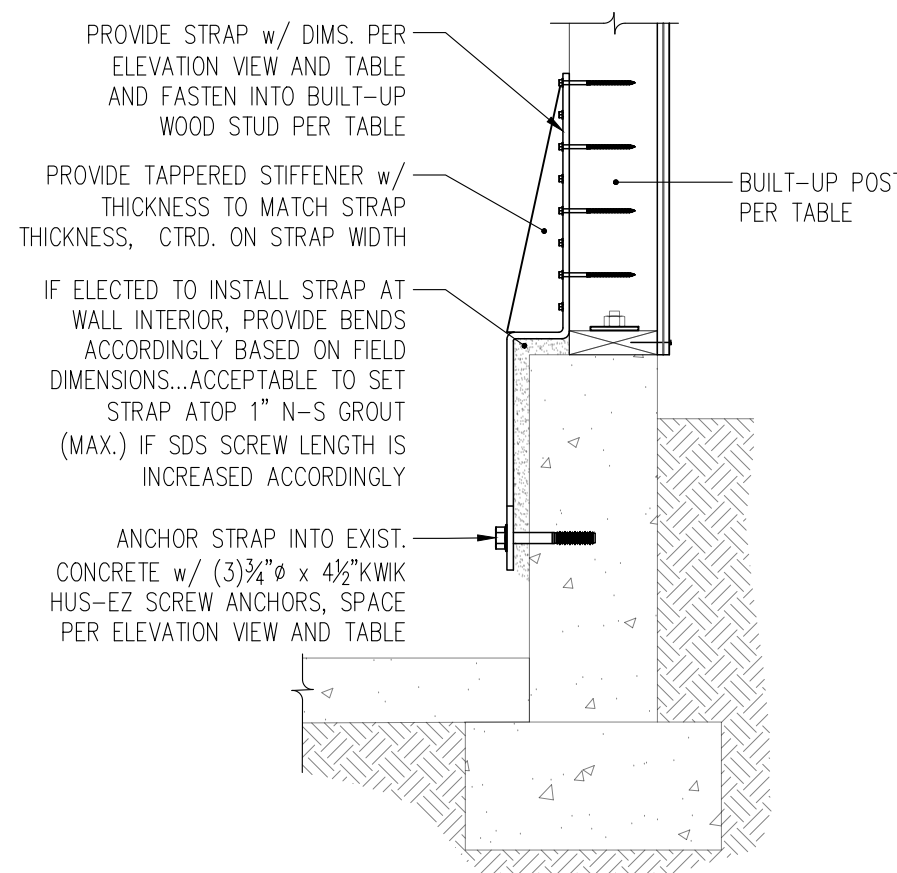
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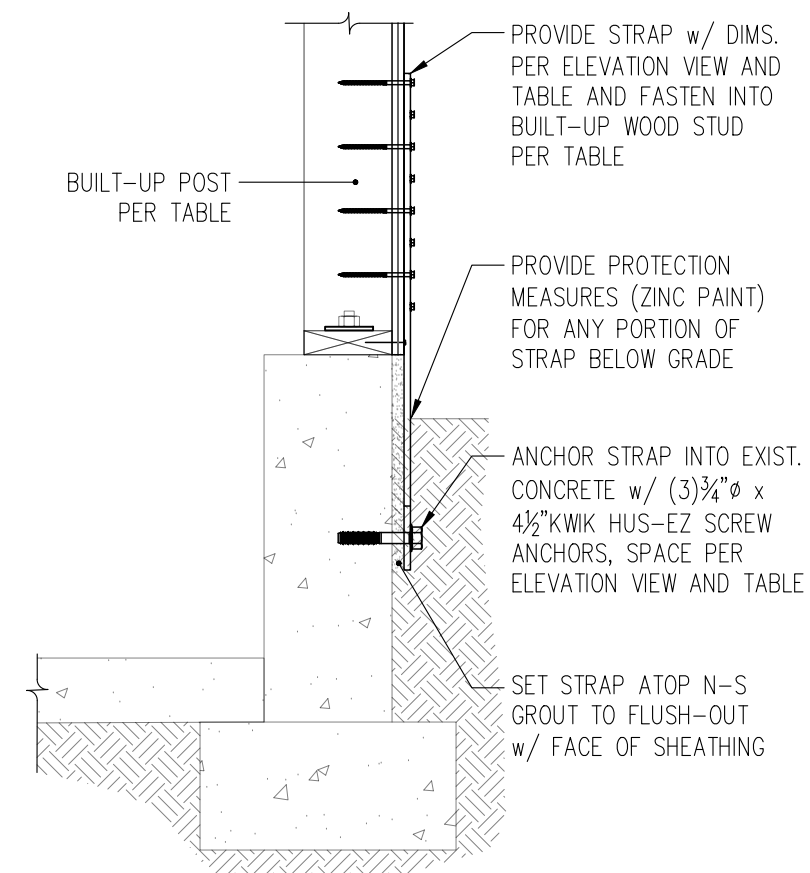
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02.14.22

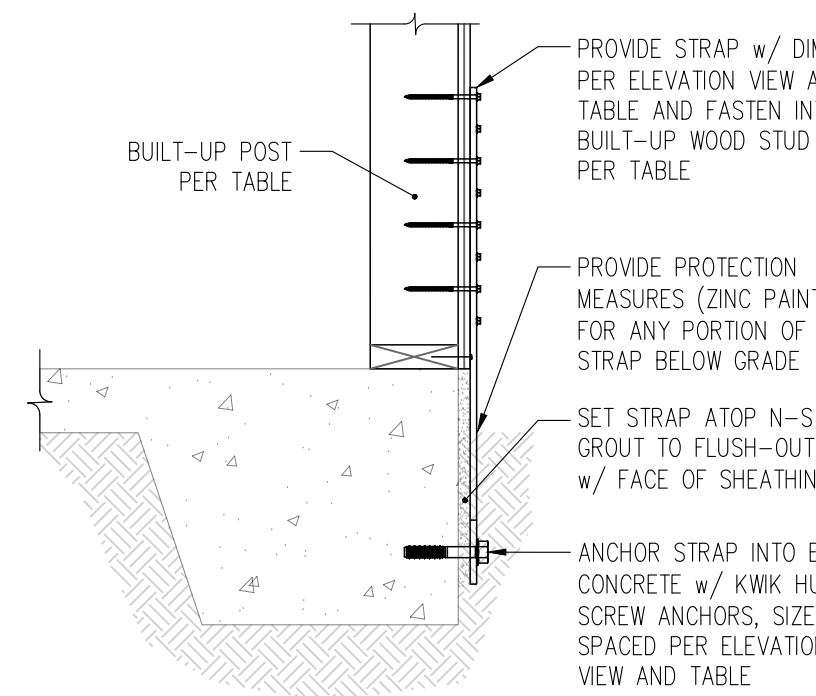
S6.4



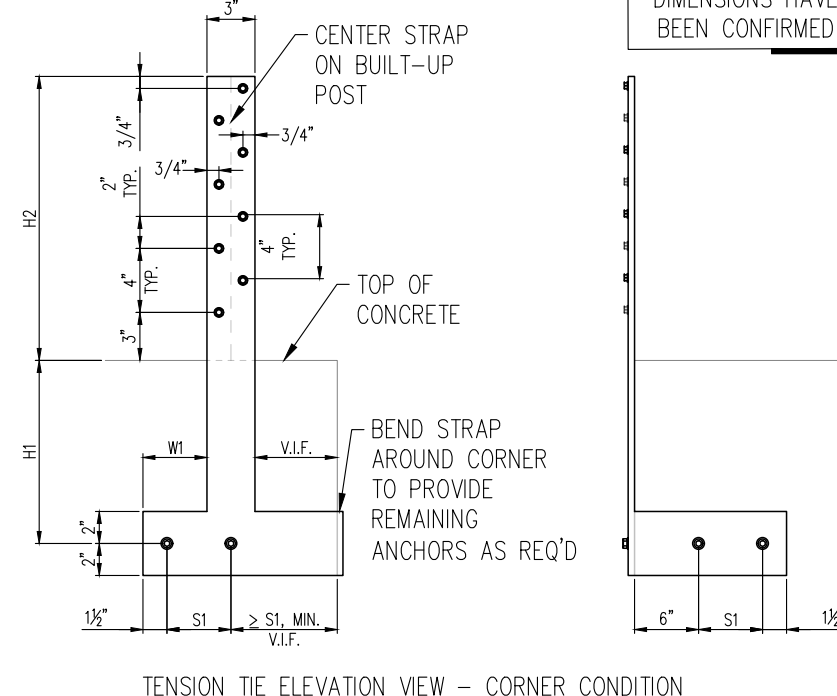
SECTION A - STRAP SET AT WALL INTERIOR



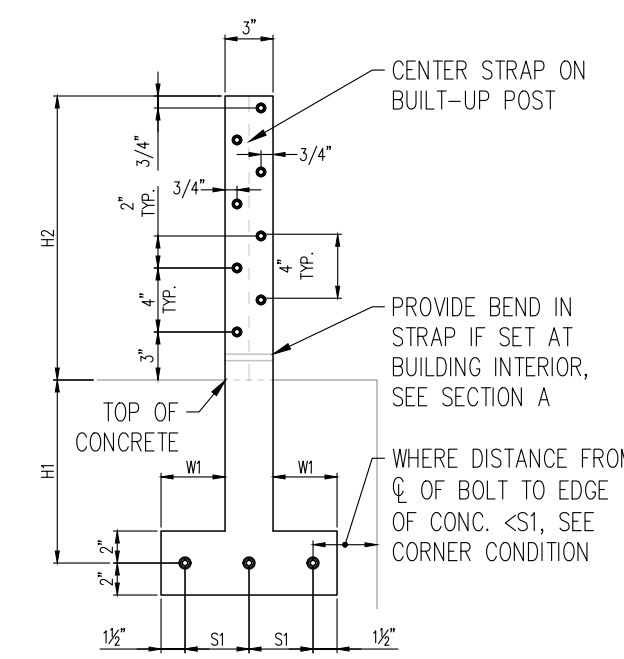
SECTION B - STRAP SET AT WALL EXTERIOR



SECTION C - STRAP AT EXISTING THICKENED SLAB EDGE



TENSION TIE ELEVATION VIEW - CORNER CONDITION

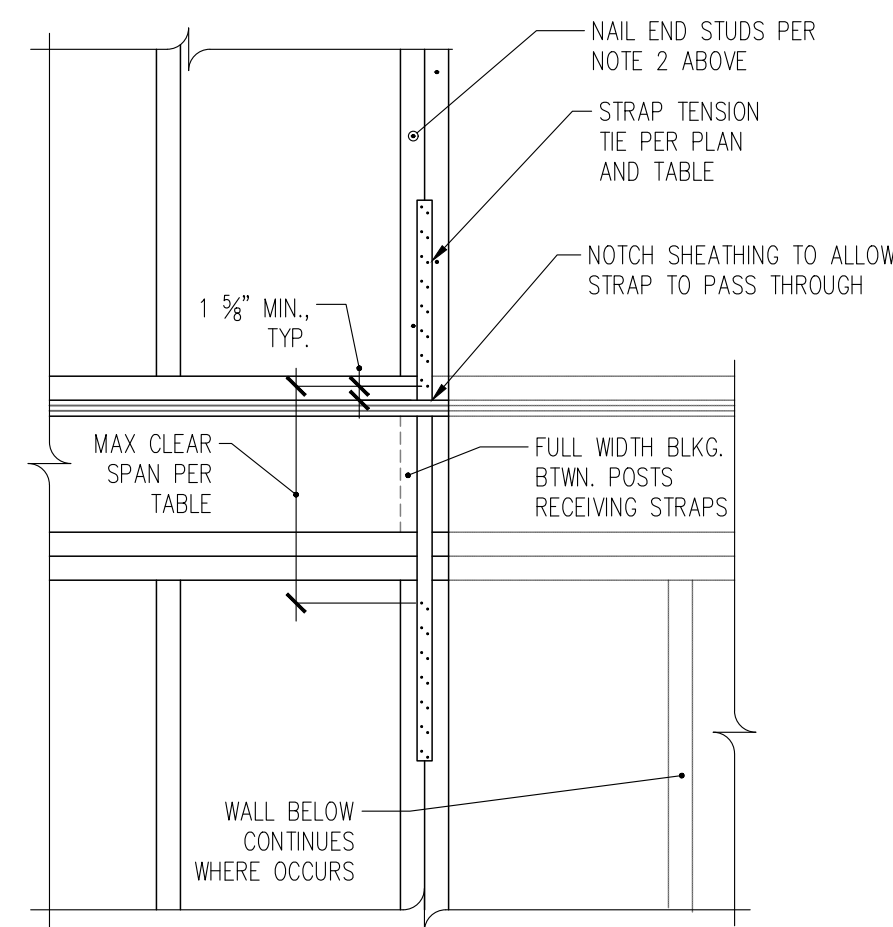


TENSION TIE ELEVATION VIEW - TYPICAL CONDITION

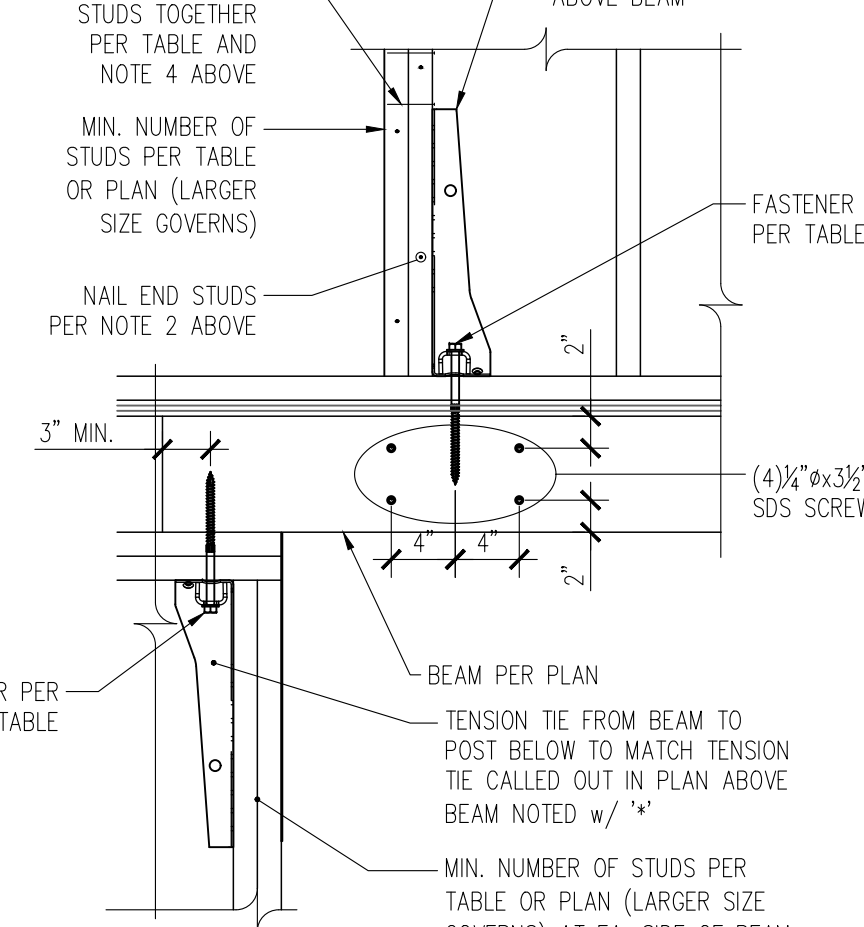
STRAP TENSION TIE SCHEDULE

TIE MARK	MIN. NUMBER OF STUDS	CLEAR SPAN - TOTAL FASTENERS	ASD CAPACITY	BUILT-UP STUD FACE NAILS OR SCREWS
HDU2	(2)2x	(6) 1/2" Ø x 2 1/2" SDS SCREWS	1,500#	10d @ 6" oc
MSTC28	(2)2x	16" - (16) 0.148" Ø x 3 1/4"	1,330#	10d @ 6" oc
MSTC40	(3)2x	16" - (32) 0.148" Ø x 3 1/4"	2,655#	(5) 1/2" Ø x 4 1/2" SDS
MSTC52	(3)2x	16" - (48) 0.148" Ø x 3 1/4"	3,985#	(8) 1/2" Ø x 4 1/2" SDS
MSTC66	(4)2x	16" - (68) 0.148" Ø x 3 1/4"	5,850#	(11) 1/2" Ø x 4 1/2" SDS

- TENSION TIE TYPES REFER TO SIMPSON STRONG-TIE CATALOG CALLOUTS.
 - NAIL PLYWOOD SHEATHING TO STUDS RECEIVING HOLDOWN WITH SCHEDULED PANEL EDGE NAILING, STAGGER NAILS SO THAT EACH STUD IS NAILED.
 - FASTENERS NOTED IN TABLE ABOVE REPRESENT THE TOTAL AMOUNT. FOR STRAPS, HALF OF THE FASTENERS SHALL BE PROVIDED INTO EACH STUD.
 - SCREWS SHALL BE SPACED EQUALLY ALONG FULL HEIGHT OF STUD ABOVE TENSION TIE. PROVIDE SCREWS AS NOTED IN TABLE AT ONE FACE OF BUILT-UP STUD, AND 10d @ 6" oc NAILS AT OPPOSITE FACE OF BUILT UP STUD.
- ^ DENOTES TENSION TIE THAT OCCURS ATOP OF A FRAMING MEMBER BELOW. FOR HDU2, PROVIDE A 3/8" LAG SCREW WITH 3" MINIMUM PENETRATION INTO THE BEAM



ELEVATION VIEW - TYPICAL CONDITION

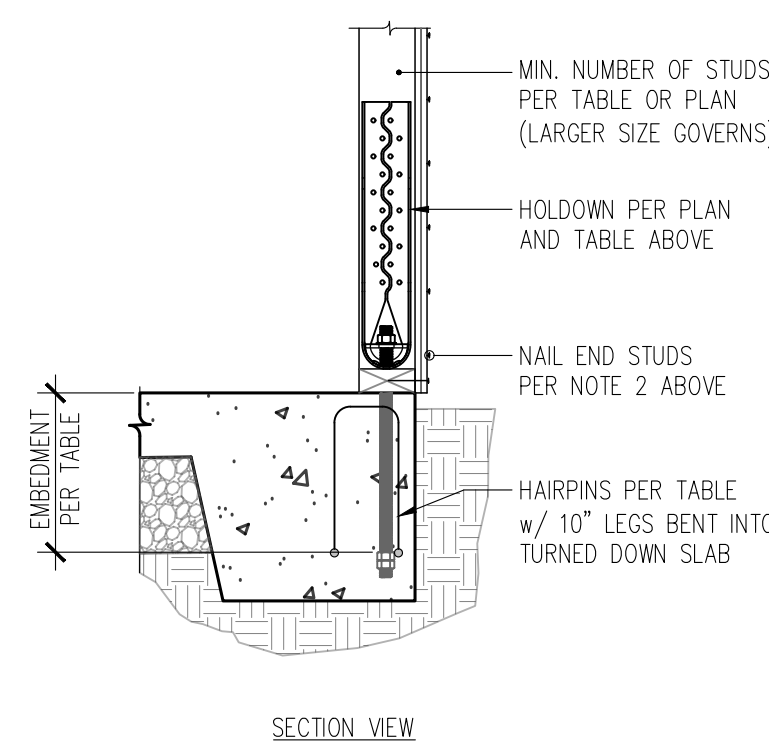


ELEVATION VIEW - TENSION TIE ABOVE BEAM

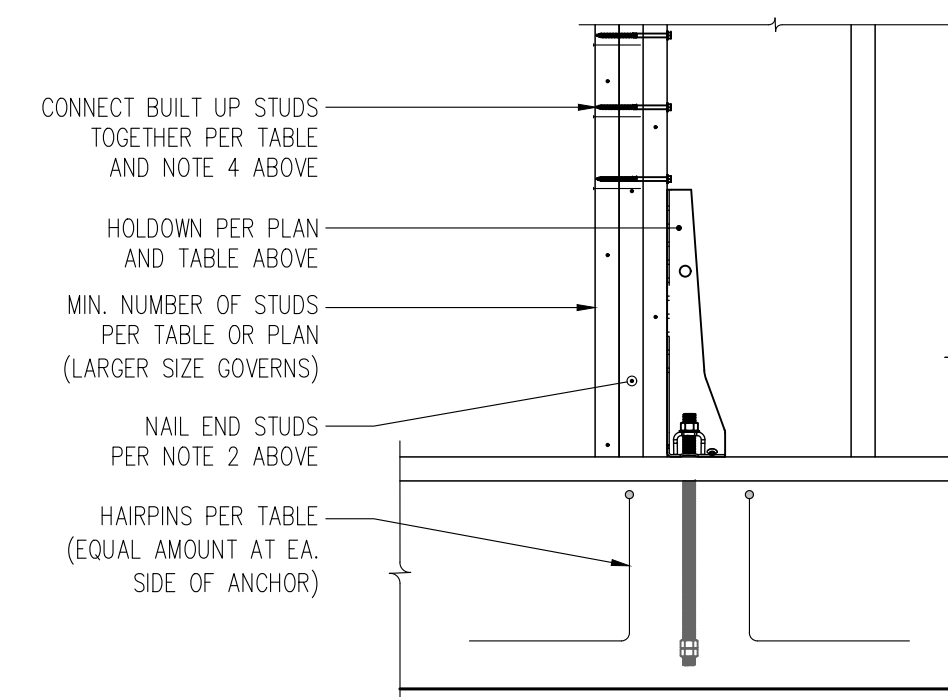
HOLDOWN TENSION TIE SCHEDULE

TIE MARK	MIN. NUMBER OF STUDS	ANCHOR (Ø x EMBEDMENT) and No. OF HAIRPIN DOWELS	FASTENERS FROM TIE TO STUD	ASD CAPACITY	BUILT-UP STUD FACE NAILS OR SCREWS
HDU2	(2)2x	3/8" Ø x 10" - (2) #4 HAIRPIN	(6) 1/2" Ø x 2 1/2" SDS SCREWS	3,075#	10d @ 6" oc
HDU2f	(2)2x	3/8" Ø EMBED 7 1/2" IN EPOXY GROUTED HOLE PER GSN#29	(6) 1/2" Ø x 2 1/2" SDS SCREWS	500#	10d @ 6" oc
HDU4	(3)2x	3/8" Ø x 20" - (2) #4 HAIRPIN	(10) 1/2" Ø x 2 1/2" SDS SCREWS	4,565#	(9) 1/2" Ø x 4 1/2" SDS
HDU8	(4)2x	3/8" Ø x 20" - (4) #4 HAIRPIN	(20) 1/2" Ø x 2 1/2" SDS SCREWS	7,870#	(15) 1/2" Ø x 4 1/2" SDS
HDU11	(5)2x	1" Ø x 20" - (4) #4 HAIRPIN	(30) 1/2" Ø x 2 1/2" SDS SCREWS	11,175#	(21) 1/2" Ø x 4 1/2" SDS

- TENSION TIE TYPES REFER TO SIMPSON STRONG-TIE CATALOG CALLOUTS.
- NAIL PLYWOOD SHEATHING TO STUDS RECEIVING HOLDOWN WITH SCHEDULED PANEL EDGE NAILING, STAGGER NAILS SO THAT EACH STUD IS NAILED.
- ANCHORS SHALL BE HEAVY HEX HEAD WITH DOUBLE NUT CAST INTO CONCRETE. ASTM F 1554 Gr. 36 FOR 3/8" ANCHOR
ASTM F 1554 Gr. 105 FOR 1/2" ANCHOR
ASTM F 1554 Gr. 55 FOR 1" ANCHOR
- SCREWS SHALL BE SPACED EQUALLY ALONG FULL HEIGHT OF STUD ABOVE TENSION TIE. PROVIDE SCREWS AS NOTED IN TABLE AT ONE FACE OF BUILT-UP STUD, AND 10d @ 6" oc NAILS AT OPPOSITE FACE OF BUILT UP STUD.



SECTION VIEW



ELEVATION VIEW

4 HOLDOWN DETAIL AND SCHEDULE
S6.5 1" = 1'-0"

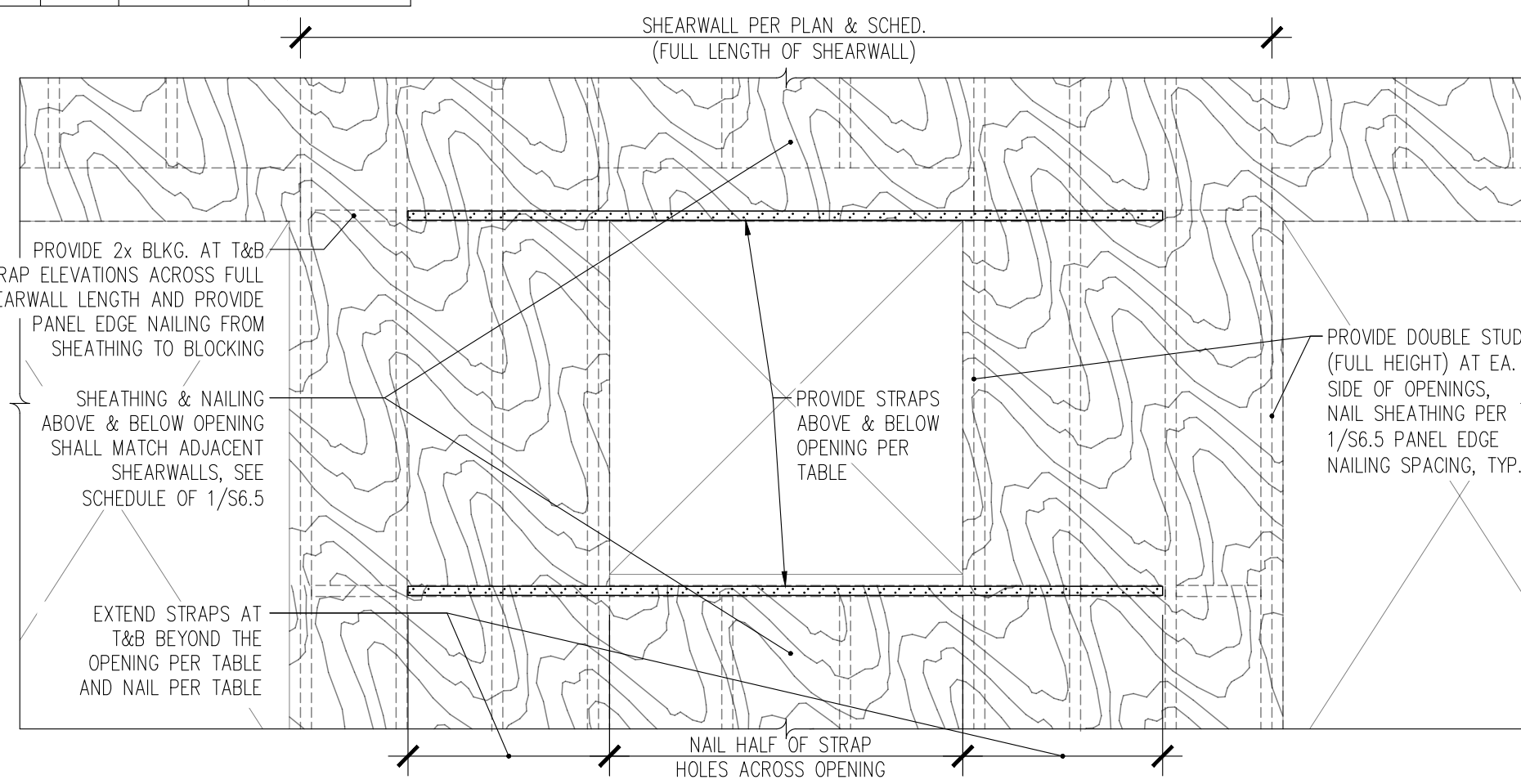
CUSTOM TENSION TIE SCHEDULE

TIE MARK	MIN. No. OF STUDS	STRAP DIMENSIONS					No. OF 1/2" Ø x 3 1/4" SDS SCREWS	No. OF KWIK HUS-EZ ANCHORS	ASD CAPACITY
		t	H1	H2	WT	S1			
CU1.5	(2)2x	12 ga.	4"	11 3/4"	2 1/2"	5"	(5)	(2) 3/8" Ø x 5 1/2"	1,500#
CU2.5	(2)2x	12 ga.	5"	15 3/4"	4"	4"	(7)	(3) 3/8" Ø x 5 1/2"	2,500#
CU3	(2)2x	10 ga.	6"	17 3/4"	4"	4"	(8)	(3) 3/8" Ø x 4 1/2"	3,000#
CU3.5	(2)2x	10 ga.	8"	19 3/4"	5"	5"	(9)	(3) 3/8" Ø x 4 1/2"	3,500#
CU5	(3)2x	10 ga.	8 1/2"	29 3/4"	6 3/4"	4 1/2"	(14)	(4) 3/8" Ø x 4 1/2"	5,000#
CU6	(4)2x	8 ga.	11 1/2"	33 3/4"	9"	6"	(16)	(5) 3/8" Ø x 4 1/2"	6,000#

- NAIL PLYWOOD SHEATHING TO STUDS RECEIVING HOLDOWN WITH SCHEDULED PANEL EDGE NAILING, STAGGER NAILS SO THAT EACH STUD IS NAILED.
- STRAPS SHALL BE ASTM A653 OR A1033, GRADE 33 WHERE STRAP THICKNESS IS LESS THAN 12 ga., AND GRADE 50 WHERE STRAP IS 10 ga. AND 8 ga.

8 HOLD DOWN DETAIL
S6.5 1" = 1'-0"

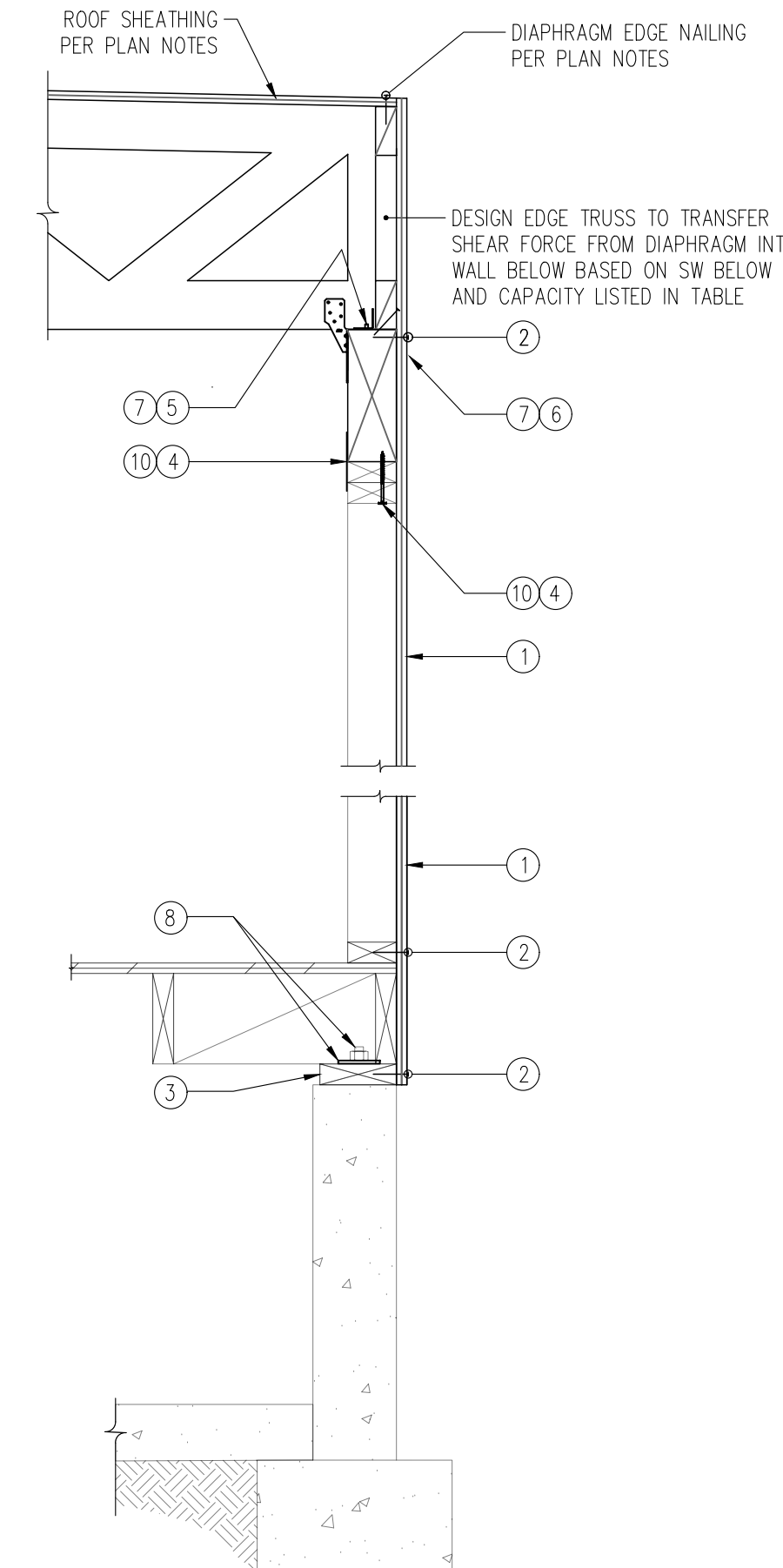
TYPE	STRAP	END LENGTH	NAILS
TYPE 1	CS14	59"	(30) 0.148" x 2 1/2"
TYPE 2	CS16	17"	(22) 0.148" x 2 1/2"
TYPE 3	CS16	34"	(22) 0.148" x 2 1/2"
TYPE 4	CS20	7"	(14) 0.148" x 2 1/2"
TYPE 5	CS20	25"	(14) 0.148" x 2 1/2"



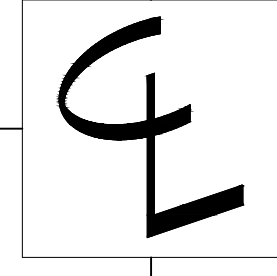
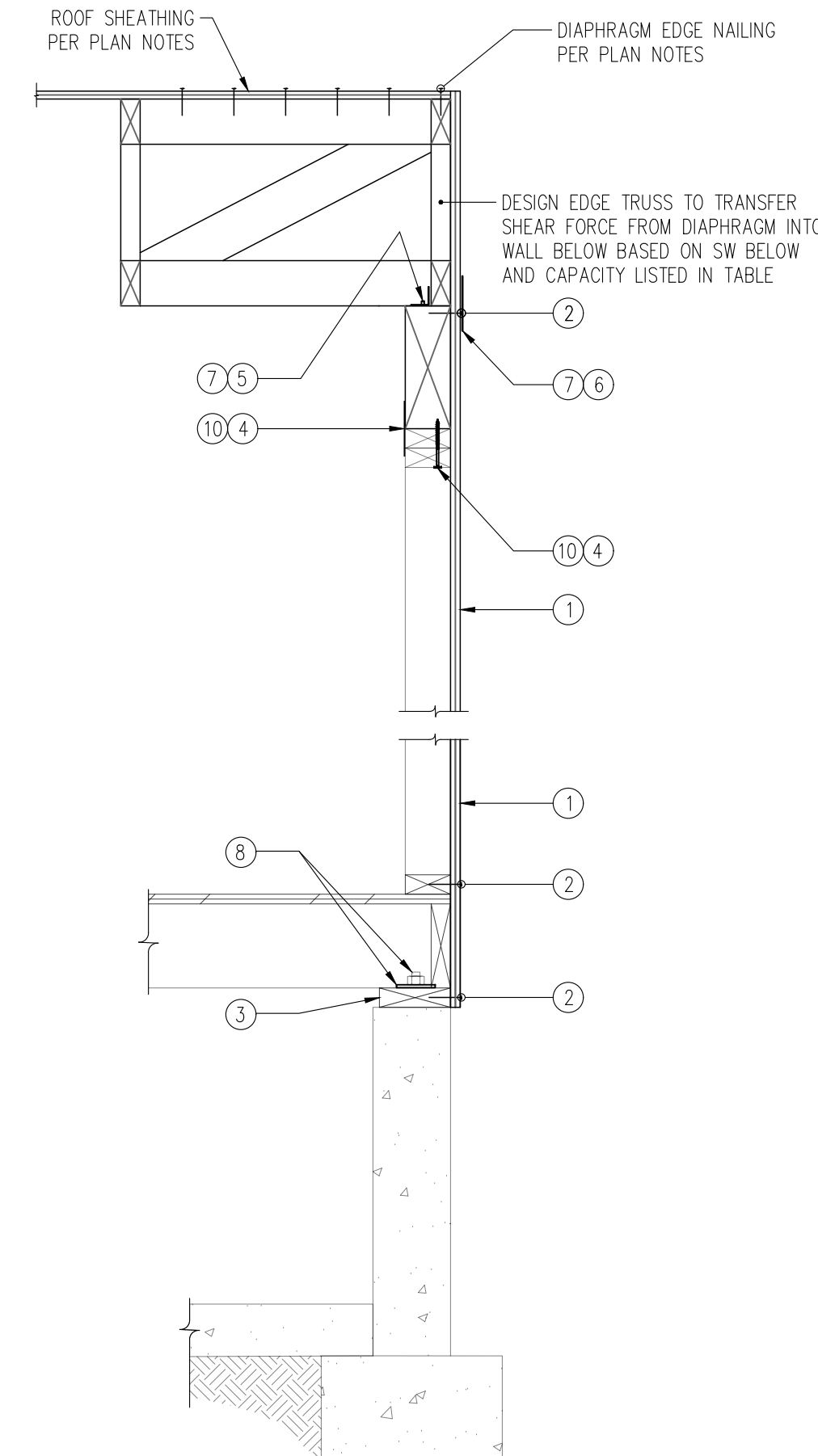
7 STRAPPED SHEARWALL DETAIL
S6.5 N.T.S.

SHEARWALL PANEL TYPE	SHEATHING THICKNESS	0.131" x 2 1/2" PANEL NAILING	STUD/BLKG. AT ABUTTING PANEL EDGES & SILL PLATE THICKNESS	CONN. OF BLKG. OR FRAMING TO TOP PLATE, AND SOLE PLATE TO SILL PLATE			ANCHOR BOLTS TO CONC.		ASD CAPACITY, PLF
				4" x 3 1/2" x 3 1/2" SDS SCREWS	A35 CLIPS	LTP4 PLATES	3/8" Ø	1/2" Ø	
SW-6	1/2"	6" oc	2x	11" oc	17" oc	17" oc	40" oc	48" oc	310
SW-4	1/2"	4" oc	3x	7" oc	12" oc	12" oc	27" oc	37" oc	460
SW-3	1/2"	3" oc	3x	5" oc	9" oc	9" oc	21" oc	29" oc	600
SW-2	1/2"	2" oc	3x	4" oc	7" oc	7" oc	16" oc	22" oc	770
SW-33	1/2"	3" oc EA. SIDE	3x	2" oc	4" oc	4" oc	10" oc	14" oc	1200

- SHEATHING SHALL CONSIST OF 1/2" PLYWOOD AND HAVE A MINIMUM SPAN RATING OF 2 1/2. PERMISSIBLE TO RE-USE EXISTING SHEATHING AT EXISTING STUD WALLS IF THICKNESS & SPAN RATING CAN BE VERIFIED AND STUDS & SHEATHING ARE IN SUITABLE CONDITION.
- PANEL NAILING APPLIES TO ALL SHEATHING PANEL EDGES. IF RE-USING EXISTING SHEATHING PER NOTE 1 ABOVE, PROVIDE ADDITIONAL FASTENERS AS REQUIRED TO MEET SPACING REQUIREMENTS. INSTALL BLOCKING AT ALL UNFRAMED PANEL EDGES. ENSURE SHEATHING IS NAILED TO EXISTING INTERMEDIATE FRAMING WITH PANEL NAILS AT 12" oc.
- DOUBLE 2x MEMBERS MAY BE SUBSTITUTED FOR 3x MEMBERS AT WALLS WITH ONLY ONE LAYER OF SHEATHING. 2x MEMBERS SHALL BE NAILED TOGETHER WITH 8d FACE: @ 5" oc FOR SW-6, @ 3 1/2" oc FOR SW-4, @ 2 1/2" oc FOR SW-3, AND @ 2" oc FOR SW-2 (116#/NAIL)
- ROWS OF NAILS AND SDS SCREWS SHALL BE OFFSET AT LEAST 1/2" AND STAGGERED. MINIMUM EDGE DISTANCE FOR NAILS AND SDS SCREWS INTO EDGE OF MEMBERS SHALL BE 3/8" (400#/SCREW)
- A35 CLIPS SHALL BE INSTALLED w/ (12) 0.131 x 1 1/2" NAILS (650#/CLIP)
- LTP4 LATERAL TIE PLATES MAY BE INSTALLED OVER SHEATHING w/ (12) 0.131 x 2 1/2" NAILS (625#/CLIP)
- CONTRACTOR SHALL USE A35 OR LTP4 CLIPS TO CONNECT ROOF TO DOUBLE TOP PLATE AND SDS SCREWS OR LTP4 CLIPS TO CONNECT SOLE PLATE TO RIM BOARD AT MAIN FLOOR. EXTEND SHEATHING TO BOTTOM OF SOLE PLATE AT MAIN FLOOR FOUNDATION WALL AND PROVIDE EDGE FASTENING AS NOTED IN TABLE.
- PLATE WASHERS IN 2x4 STUD WALLS SHALL BE 3"x3"x0.229". DOUBLE SIDED 2x6 SHEAR WALLS SHALL HAVE 4 1/2"x3"x0.229" PLATE WASHERS. THE EDGE OF PLATE WASHERS SHALL BE LOCATED WITHIN 1/2" OF THE EDGE OF BOTTOM PLATE ON THE SIDE WITH SHEATHING.
- CAST ANCHORS A MINIMUM OF 7" INTO CONCRETE. INSTALL ADDITIONAL ANCHOR BOLTS AT EACH SIDE OF PLATE BREAKS AND PENETRATIONS EXCEEDING THE "NO REINFORCING" HOLE SIZE PER 2/56.1. AT EXISTING STUD WALLS, A COMBINATION OF EXISTING AND NEW ANCHOR BOLTS CAN BE COUNTED TOWARDS THE SPACING REQUIREMENTS NOTE IN THE TABLE PROVIDED THEY ADHERE TO NOTE #8 ABOVE. NEW ANCHOR BOLTS SHALL BE 3/8" HLT1 KWIK HUS-EZ SCREW ANCHORS WITH 3" MINIMUM EMBEDMENT INTO CONCRETE. AS AN ALTERNATIVE TO NEW ANCHOR BOLTS, SIMPSON FRP RETROFIT FOUNDATION PLATES WITH (5) 1/2" SDS SCREWS THAT PENETRATE THE SILL PLATE 2 1/2" MAY BE USED (#1810/PLATE) IF SPACED ACCORDINGLY: @ 72" oc FOR SW-6, @ 56" oc FOR SW-4, @ 42" oc FOR SW-3, @ 32" oc FOR SW-2, AND @ 20" oc FOR SW-33

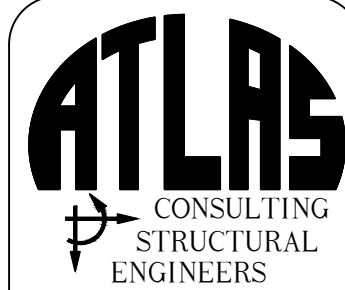


1 SHEARWALL SECTION AND SCHEDULE
S6.5 1" = 1'-0"



CENTERLINE
DESIGN
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SEATTLE
206.932.8706

www.Centerline-Design.com



Mahramni Residence
3859 83rd Avenue SE
Mercer Island, WA - 98040

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Lateral
Details

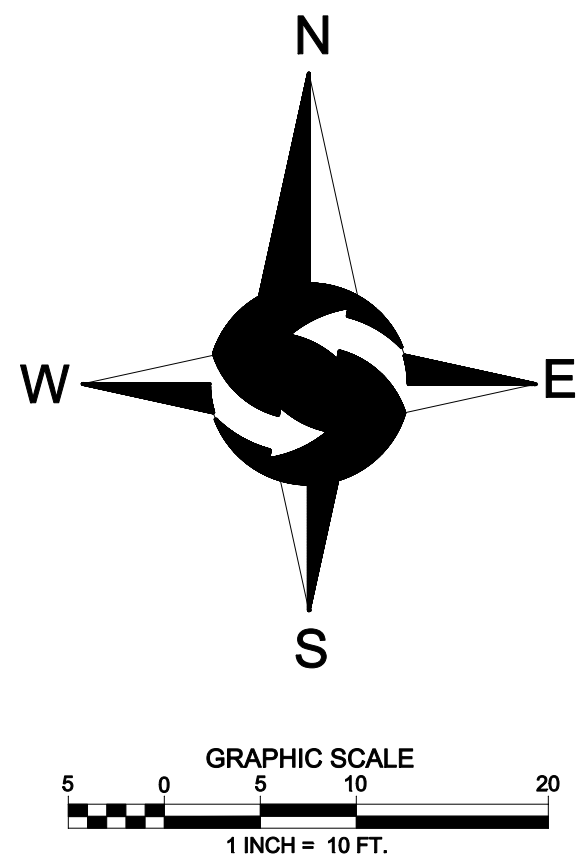
DRAWN BY

JDA

DATE

02.14.22

S6.5



VICINITY MAP
NTS

LEGEND

- | | | | |
|------|---|-------|--------------------|
| ○ | FOUND MONUMENT AS DESCRIBED | —OHP— | OVERHEAD POWER |
| ○ | FOUND REBAR AS DESCRIBED | —OHU— | OVERHEAD UTILITIES |
| ○ | FOUND MAG NAIL AS DESCRIBED | ☒ | CATCH BASIN |
| ○ | SET MAG NAIL AS DESCRIBED | ⊙ | YARD DRAIN |
| ● | SET 5/8" X 24" IRON ROD W/1" YELLOW PLASTIC CAP | ✉ | MAILBOX |
| ⊠ | POWER METER | ☆ | YARD LIGHT |
| ⊠ | UTILITY POLE | — | WOOD FENCE |
| ⊠ | GAS METER | ▬▬▬ | CONCRETE WALL |
| ⊠ | SANITARY SEWER MANHOLE | ▭ | ROCKERY |
| ⊠ | WATER VALVE | ▭ | ASPHALT SURFACE |
| ⊠ | FIRE HYDRANT | ▭ | CONCRETE SURFACE |
| ⊠ | WATER METER | PM | PALM |
| —SS— | APPROXIMATE LOCATION SANITARY SEWER LINE | DS | DECIDUOUS |
| —W— | APPROXIMATE LOCATION UNDERGROUND WATER LINE | | |

LEGAL DESCRIPTION

LOT 16, BLOCK 1, LUCAS HILL-DIVISION 2, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 56 OF PLATS, PAGE(S) 93, RECORDS OF KING COUNTY, WASHINGTON.
SITUATE IN THE CITY OF MERCER ISLAND, COUNTY OF KING, STATE OF WASHINGTON.

BASIS OF BEARINGS

THE PLAT OF LUCAS HILL-DIVISION 2, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 56 OF PLATS, PAGE(S) 93, RECORDS OF KING COUNTY, WASHINGTON.

PROJECT INFORMATION

SURVEYOR: SITE SURVEYING, INC.
21923 NE 11TH ST
SAMMAMISH, WA 98074
PHONE: 425.298.4412

PROPERTY OWNER: MOHAMMAD MAHRAMIA & LALEH MIRABBASZADEH
3859 83RD AVENUE SE
MERCER ISLAND, WA 98040

TAX PARCEL NUMBER: 445790-0050

PROJECT ADDRESS: 3859 83RD AVENUE SE
MERCER ISLAND, WA 98040

ZONING: R-9.8

JURISDICTION: CITY OF MERCER ISLAND

PARCEL ACREAGE: 11,167 SF (0.256 ACRES) AS SURVEYED

GENERAL NOTES

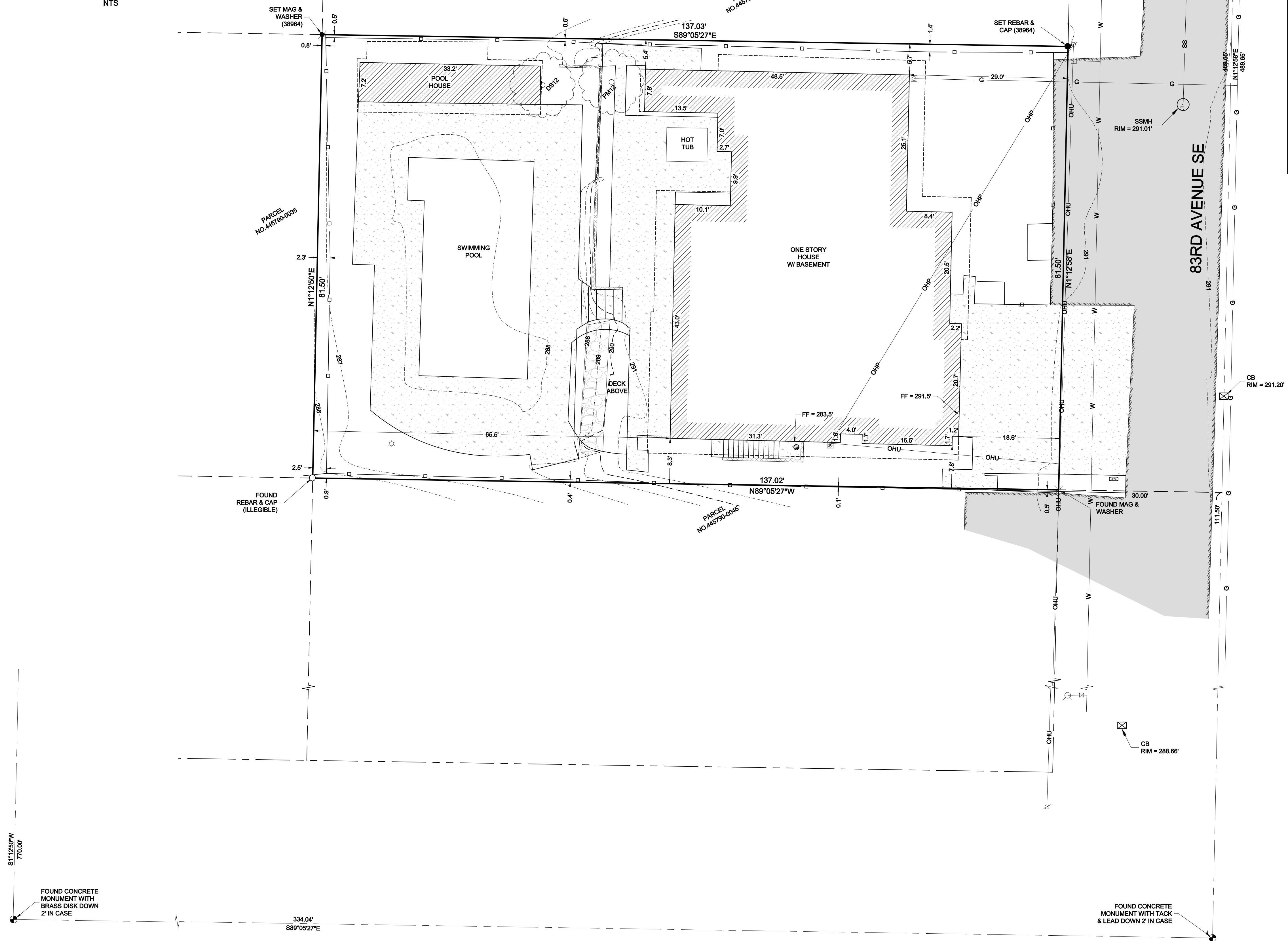
- THIS SURVEY WAS BASED ON FIDELITY NATIONAL TITLE COMPANY ORDER NO. 611282858TS, DATED MAY 18, 2021 AT 08:00 AM.
- INSTRUMENTATION FOR THIS SURVEY WAS A 3-SECOND SPECTRAPRECISION FOCUS 35 TOTAL STATION. PROCEDURES USED IN THIS SURVEY MEET OR EXCEED STANDARDS SET BY WAC 352-130-090.
- THE INFORMATION ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE IN JULY 2021 AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONDITIONS EXISTING AT THAT TIME.
- UTILITIES SHOWN ON THIS SURVEY ARE BASED UPON ABOVE GROUND OBSERVATIONS AND AS-BUILT PLANS WHERE AVAILABLE. ACTUAL LOCATIONS OF UNDERGROUND UTILITIES MAY VARY AND UTILITIES NOT SHOWN ON THIS SURVEY MAY EXIST ON THIS SITE.
- ALL MONUMENTS WERE LOCATED DURING THIS SURVEY UNLESS OTHERWISE NOTED.

VERTICAL DATUM & CONTOUR INTERVAL

ELEVATIONS SHOWN ON THIS DRAWING WERE DERIVED FROM INFORMATION PROVIDED BY WCCS SURVEY CONTROL DATABASE.

POINT ID NO. 217 (POINT NAME: 5513 - CONCRETE MONUMENT WITH 3/8" COPPER PIN, DOWN 0.9" IN CASE, 32± NORTH OF THE INTERSECTION OF 82ND AVE SE AND SE 38TH PL.
ELEVATION: 266.46 FEET (81.217 METERS) NAVD83

1.0' CONTOUR INTERVAL - THE EXPECTED VERTICAL ACCURACY IS EQUAL TO 1/3 THE CONTOUR INTERVAL OR PLUS / MINUS 0.5' FOR THIS PROJECT.



SE 1/4, SE 1/4, SEC 12, TWP 24N, RNG 4E, W.M.



DATE	REVISION	DRN

TOPOGRAPHIC SURVEY
FARID MOHAJERJASBI
3859 83RD AVENUE SE
MERCER ISLAND, WA 98040

PROJECT NO. 21-392
DRAWN BY: EFJ
CHECKED BY: TNW
DATE: 7/6/21
SHEET 1 OF 1