

PROJECT: LOO & WAI'S REMODEL
REMODEL INTERIOR, REPLACE WINDOWS, AND
BUMP OUT

SUBJECT SITE ADDRESS:
4124 94th PI SE Mercer Island 98040

LEGAL DESCRIPTION:
MERCERWOOD DIV #10
PLAT BLOCK:
PLAT LOT: 2

PARCEL TAX ID #: 546060-0020
YEAR BUILT: 1974
ZONE: R-8.4
JURISDICTION: MERCER ISLAND

Area Summary:	s.f.
Existing Main Floor	1650
Existing Finished Basement	1410
Existing Attached Garage	400
Existing Deck	364
Proposed Main Floor "Removal"	-8
Proposed Deck Removal	-114
Proposed Garage "Addition"	28
Total	3,730
Lot Size	12,351
% of Lot	30.2%
Impervious Surface Coverage s.f.	
(Pr) Principal Building Roof	2,426
(Ex) Conc. Driveway	280
(Ex) Deck w/ Removal	114
(Ex) Exterior Stairs	38
(Ex) Walkway + Landing Pad to Ext. Stairs	45
(Pr) Walkway (Main Entrance)	30
Total	2,993
Lot Size	12,351
% of Lot	23.7%
Lot Slope Calculation	
Highest Elevation Point of Lot	318.77'
Lowest Elevation Point of Lot	267.59'
Elevation Difference	51.18'
Horizontal Difference Low & High Point	146.84'
Calculation: $(51.18/146.84) \times 100 = 34.9\%$	

CODES

- 2018 International Building Code (IBC)
- 2018 International Residential Code (IRC)
- 2018 International Mechanical Code (IMC)
- 2018 International Fuel Gas Code (IFGC)
- 2018 International Fire Code (IFC)

DESIGN CRITERIA NOTES

ROOF DEAD LOAD	= 10.0 PSF		
ROOF LIVE LOAD	= 25.0 PSF		
FLOOR DEAD LOAD	= 10.0 PSF		
FLOOR LIVE LOAD	= 40.0 PSF		
DECK DEAD LOAD	= 10.0 PSF		
DECK LIVE LOAD	= 60.0 PSF		
SOIL BEARING CAPACITY	= 2000 PSF		
WIND			
BASIC WIND SPEED	= 110 MPH		
EXPOSURE	= B		
SEISMIC			
SOIL SITE CLASS	= D		
$S_s = 1.291$	$S_1 = 0.523$	$S_{D5} = 0.861$	$S_{D1} = 0.523$

CARBON MONOXIDE DETECTORS:

FOR NEW CONSTRUCTION, AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS IN DWELLING UNITS AND ON EACH LEVEL OF THE DWELLING AND IN ACCORDANCE WITH THE MANUFACTURERS DIRECTIONS.

SMOKE DETECTORS:

SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:
1. IN EACH SLEEPING ROOM.
2. OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.
3. ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS, BUT NOT INCLUDING CRAWLSPACES AND UNINHABITABLE ATTICS. IN DWELLINGS OR DWELLINGS UNITS WITH SPLIT LEVELS AND WITHOUT AN INTERVENING DOOR BETWEEN ADJACENT LEVELS, A SMOKE ALARM INSTALLED ON THE UPPER FLOOR SHALL SUFFICE FOR THE ADJACENT LOWER LEVEL PROVIDED THAT THE LOWER LEVEL IS LESS THAN ONE FULL STORY BELOW THE UPPER LEVEL.
4. SMOKE DETECTOS TO BE HARWIRE, INTERCONNECTED WITH BATTERY BACKUP.

RECESSED LIGHTING:

(R402.4.4)
* RECESSED LUMINAIRES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE TYPE IC-RATED AND CERTIFIED UNDER ASTM E283 AS HAVING AN AIR LEAKAGE RATE NOT MORE THAN 2 CFM WHEN TESTED AT A 1.57 PSF PRESSURE DIFFERENTIAL AND SHALL HAVE A LABEL ATTACHED SHOWING COMPLIANCE WITH THIS TEST METHOD. ALL RECESSED LUMINAIRES SHALL BE SEALED WITH A GASKET OR CAULK BETWEEN THE HOUSING AND THE INTERIOR WALL OR CEILING COVERING.

PROGRAMMABLE THERMOSTAT.

WHERE THE PRIMARY HEATING SYSTEM IS A FORCED-AIR FURNACE, AT LEAST ONE THERMOSTAT PER DWELLING UNIT SHALL BE CAPABLE OF CONTROLLING THE HEATING AND COOLING SYSTEM ON A DAILY SCHEDULE TO MAINTAIN DIFFERENT TEMPERATURE SET POINTS AT DIFFERENT TIMES OF THE DAY. THE THERMOSTAT SHALL ALLOW FOR, AT A MINIMUM, A 5-2 PROGRAMMABLE SCHEDULE (WEEKDAYS/WEEKENDS) AND BE CAPABLE OF PROVIDING AT LEAST TWO PROGRAMMABLE SETBACK PERIODS PER DAY. THIS THERMOSTAT SHALL INCLUDE THE CAPABILITY TO SET BACK OR TEMPORARILY OPERATE THE SYSTEM TO MAINTAIN ZONE TEMPERATURES DOWN TO 55°F (13°C) OR UP TO 85°F (29°C). THE THERMOSTAT SHALL INITIALLY BE PROGRAMMED WITH A HEATING TEMPERATURE SET POINT NO HIGHER THAN 70°F (21°C) AND A COOLING TEMPERATURE SET POINT NO LOWER THAN 78°F (26°C). THE THERMOSTAT AND/OR CONTROL SYSTEM SHALL HAVE AN ADJUSTABLE DEADBAND OF NOT LESS THAN 1.0°F.

SEALING

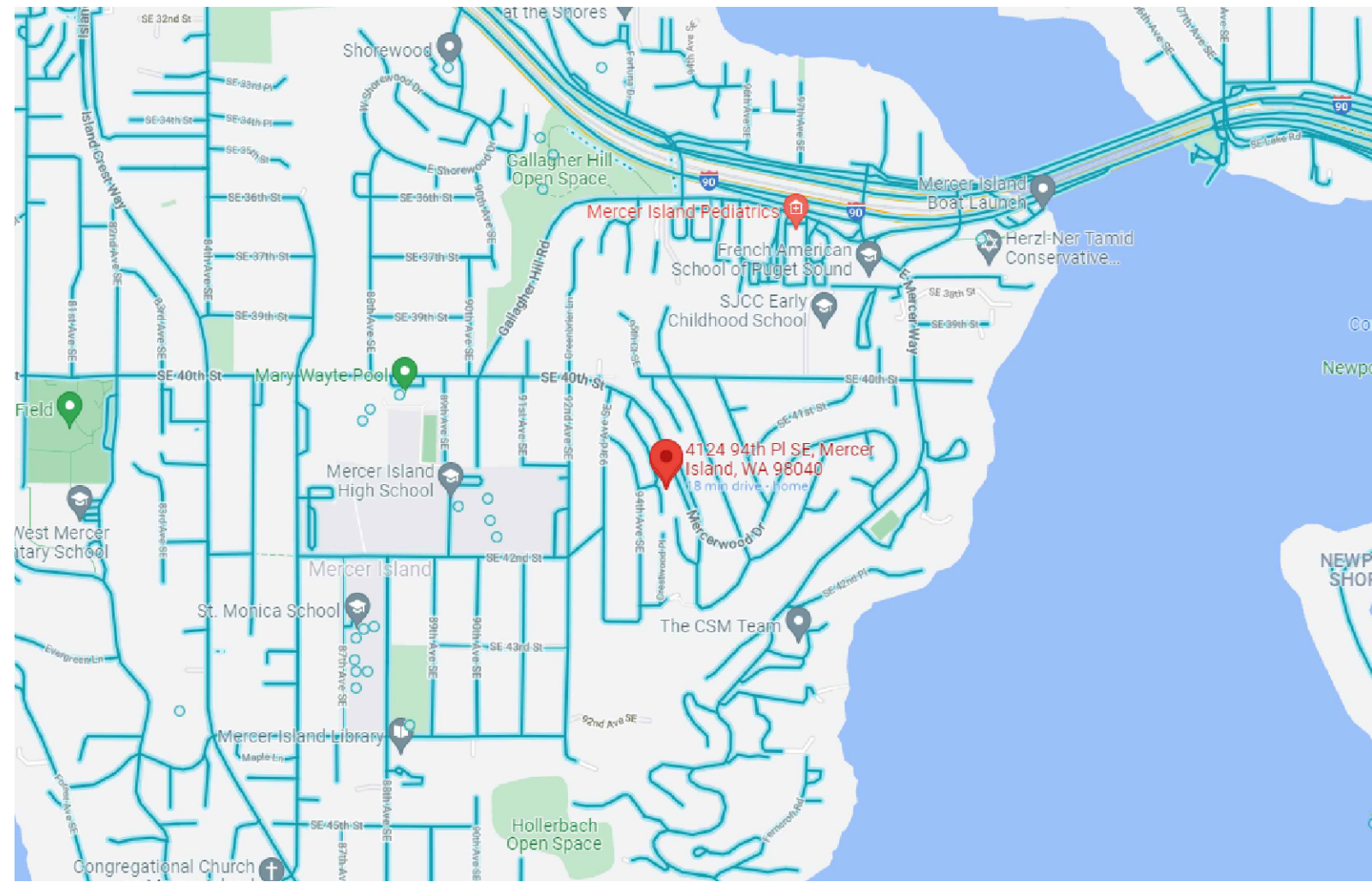
(R403.2.2)
DUCTS, AIR HANDLERS, AND FILTER BOXES SHALL BE SEALED. JOINTS AND SEAMS SHALL COMPLY WITH EITHER THE INTERNATIONAL MECHANICAL CODE OR INTERNATIONAL RESIDENTIAL CODE, AS APPLICABLE.

BUILDING CAVITIES

(R403.2.3)
BUILDING FRAMING CAVITIES SHALL NOT BE USED AS DUCTS OR PLENUMS. INSTALLATION OF DUCTS IN EXTERIOR WALLS, FLOORS OR CEILINGS SHALL NOT DISPLACE REQUIRED ENVELOPE INSULATION.

MECHANICAL SYSTEM PIPING INSULATION

(R403.3)
MECHANICAL SYSTEM PIPING CAPABLE OF CARRYING FLUIDS ABOVE 105°F (41°C) OR BELOW 55°F (13°C) SHALL BE INSULATED TO A MINIMUM OF R-6.



Vicinity Map

Lot Coverage Calculation:

Gross Lot Area	12,351 SF
Net Lot Area	11,458 SF
Allowed Lot Coverage Area	3437 SF
Allowed Lot Coverage	30%
Existing Lot Coverage	
Main Structure Roof Area	2072 SF
Vehicular Use (driveway)	280 SF
Covered Patio and Covered Decks	225 SF
Total (Ex) Lot Coverage	2577 SF
Total Lot Area Removed	49 SF
Total New Lot Coverage Area	354 SF
Main Structure Roof Area	354 SF
Total Project Lot Coverage Area	2882 SF
Proposed Lot Coverage Area	25.1 %

Hardscape Calculation:

Gross Lot Area	12,351 SF
Net Lot Area	11,458 SF
Allowed Hardscape Area	1031 SF
Total Existing Hardscape Area	
Uncovered Decks	364 SF
Walkways	391 SF
Stairs	69 SF
Total (Ex) Hardscape Area	824 SF
Total Hardscape Area Removed	74 SF
Total New Hardscape Area	50 SF
Walkways	50 SF
Total Project Hardscape Area	800 SF
Total Project Hardscape Area	7.0 %

NOTES:

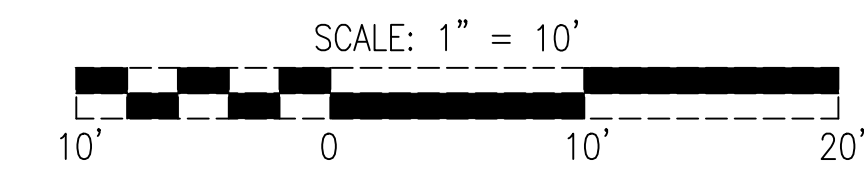
- ELECTRICAL OR PLUMBING UNDER SEPARATE PERMIT.
 - ALL REPLACED EGRESS WINDOWS AND DOORS REQUIRED INSPECTION.
 - EXISTING CEILING, WALL OR FLOOR CAVITIES EXPOSED DURING CONSTRUCTION PROVIDED THESE CAVITIES ARE FILLED WITH INSULATIONS, SHALL BE REINSULATED AS FOLLOWS:
- | | |
|-------------------|--------------------------------------|
| Wood Wall Use | R-21 int |
| Basement Wall Use | R-21 int + TB |
| Slab on Grade | R-10 perimeter and under entire slab |
| Below Grade | R-10 perimeter and under entire slab |
| Floor Use | R-30 |
| Ceiling Use | R-49 |

NT Engineers ~*~ 17614 NE 29th St - Redmond WA 98052 ~*~ housedesign4u@outlook.com ~*~ 425-900-7666 or 425-891-5111

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- 2.4 - (Pr) BASEMENT FLOOR PLAN
- 2.5 - (Pr) BASEMENT FRAMING
- 2.6 - (Pr) ROOF PLAN
- 3.1 - (Ex) ELEVATIONS
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- 4.1 - SECTIONS
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- 6.1 - Energy

SITE PLAN Was Moved to Sheet 1.2



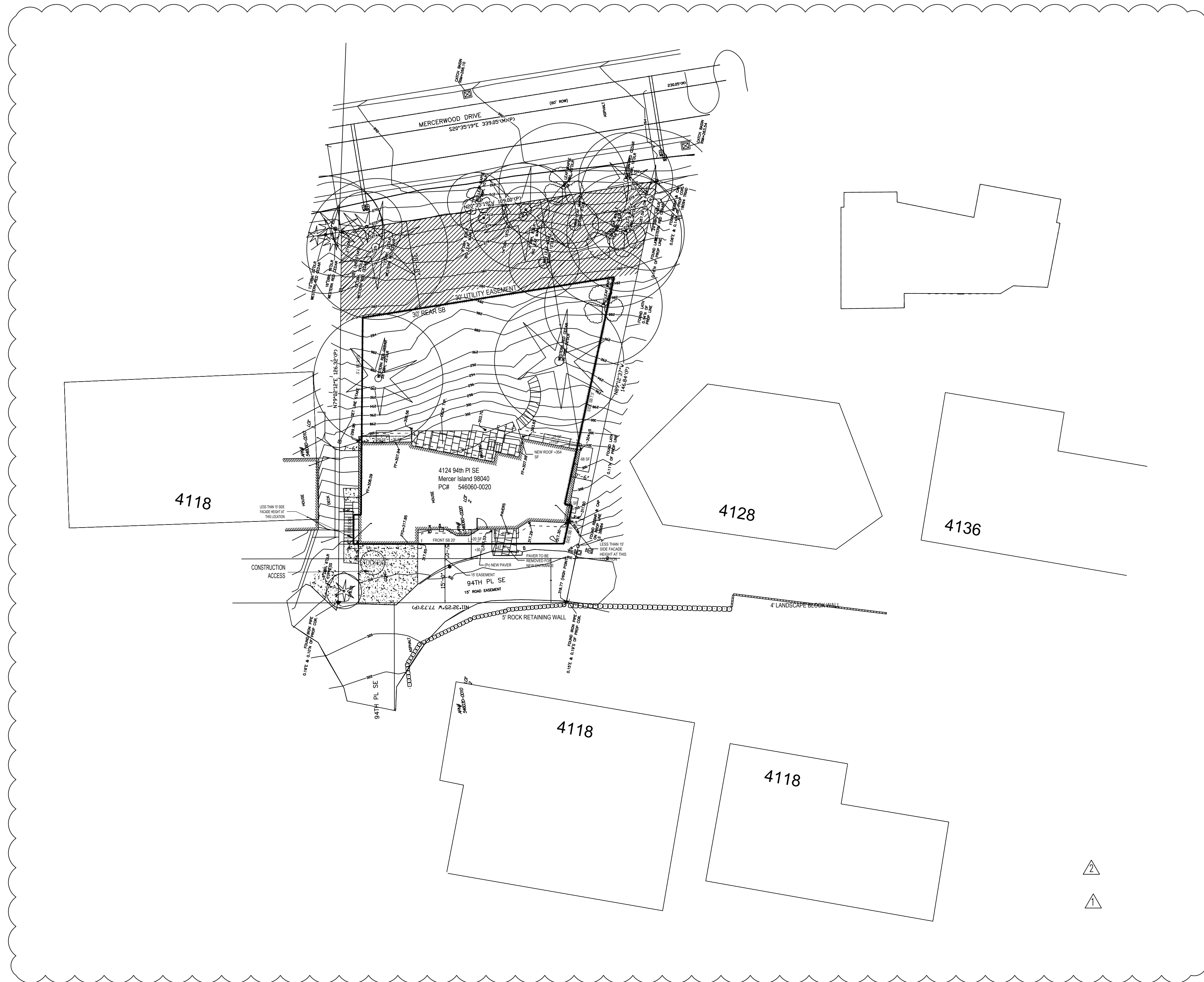
1-10-23 REV#

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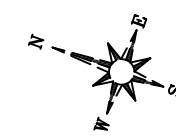


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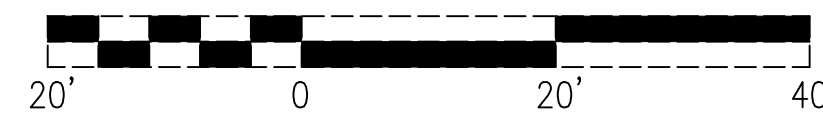
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GENERAL NOTES	SHEET
	1.1



SITE PLAN



SCALE: 1" = 20'



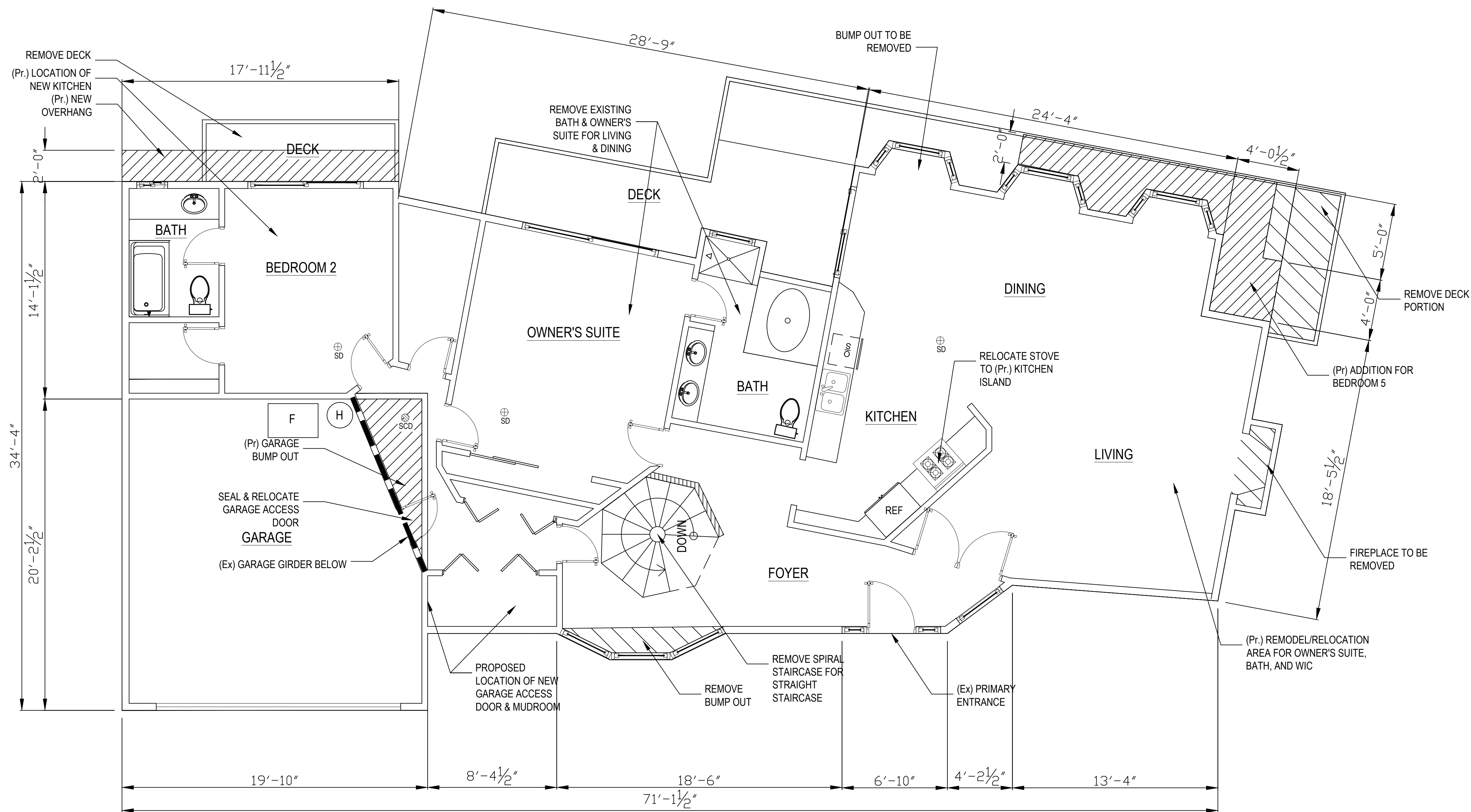
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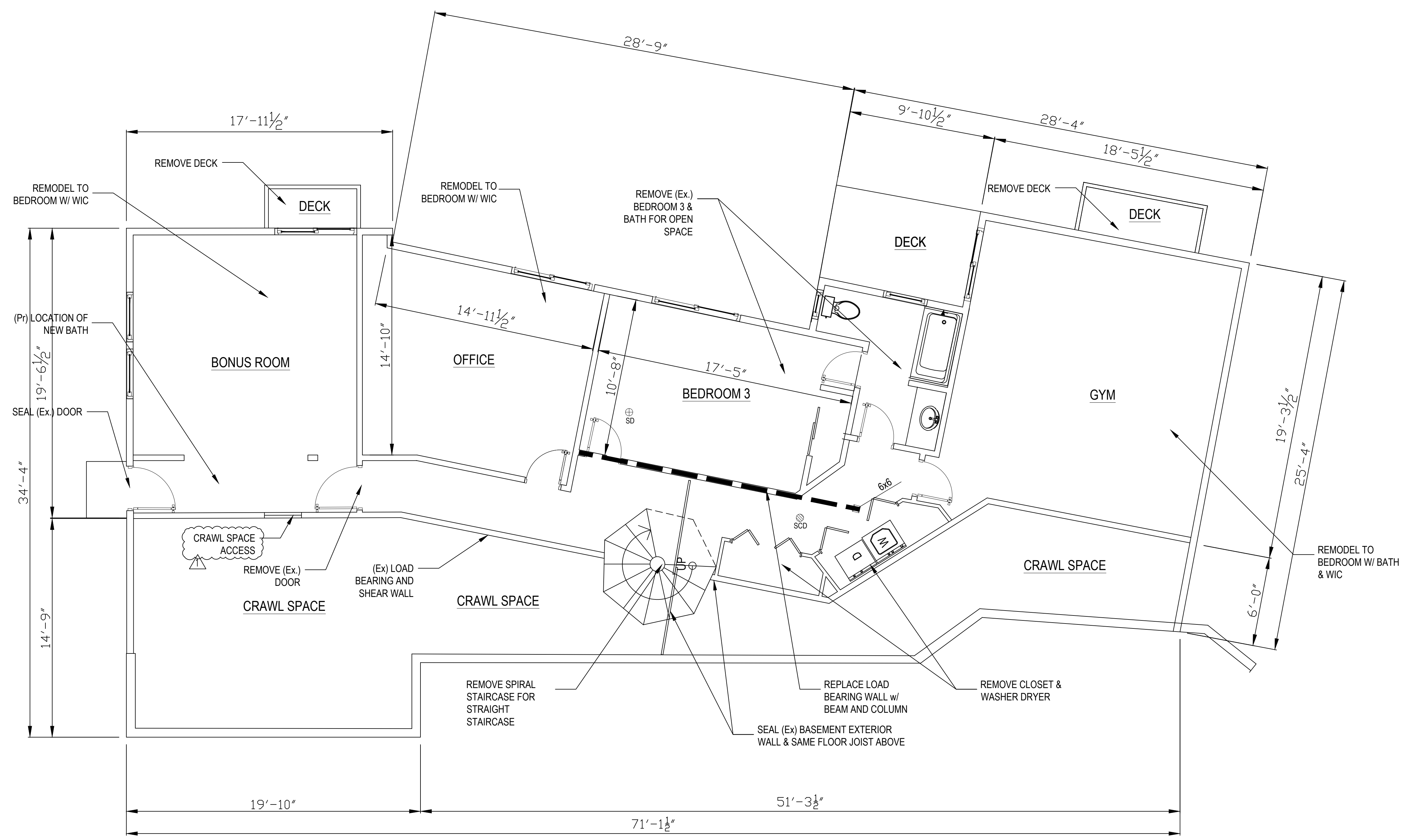
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SITE PLAN	SHEET
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(Ex) MAIN LEVEL FLOOR PLAN SCALE 1/4" = 1'-0"



Loo & Wai's Remodel 4124 94th Pl SE Mercer Island 98040	DATE 01-20 2022 SHEET 2.1 24x36"
EXISTING MAIN PLAN VIEW	



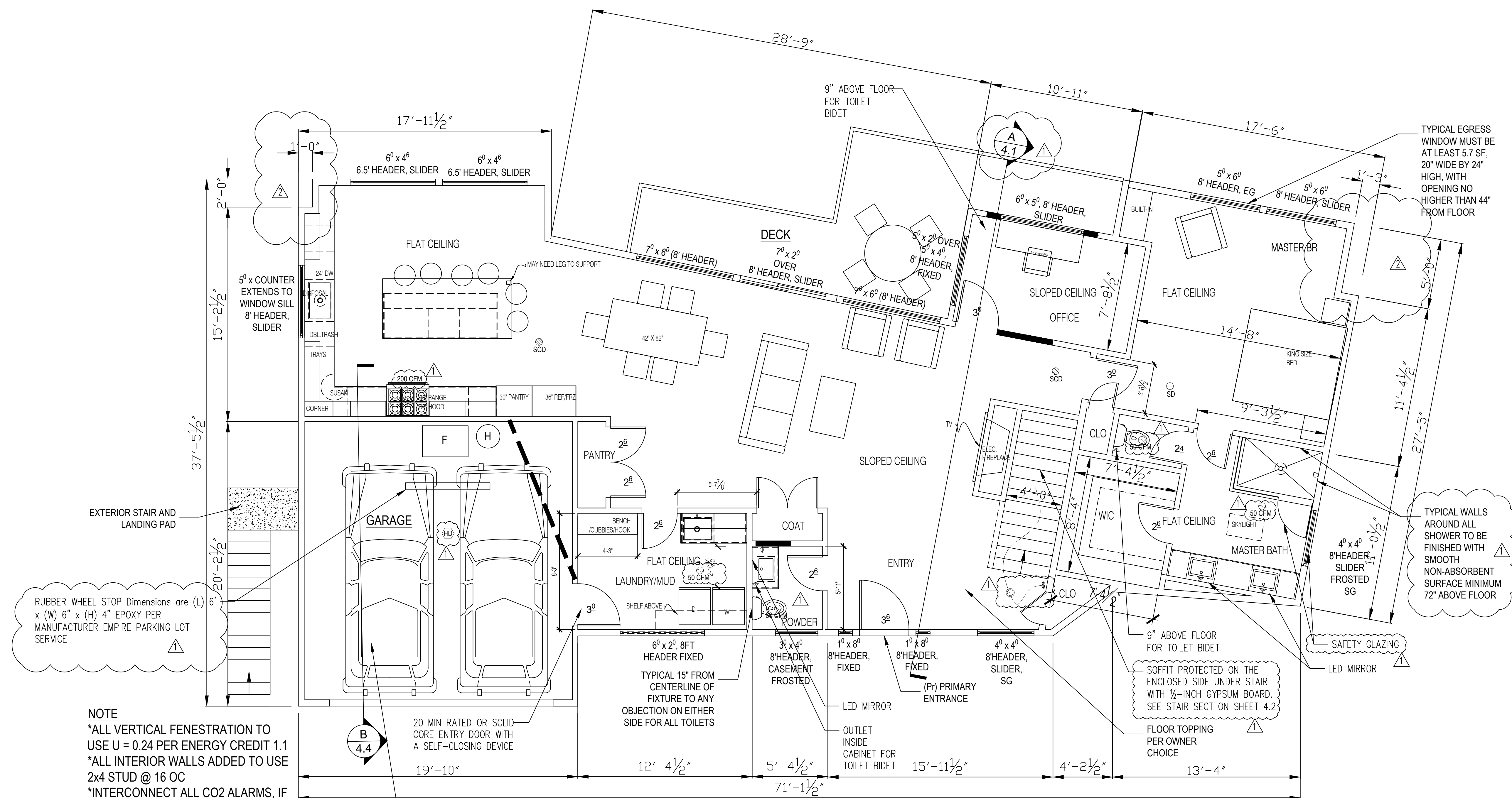
(Ex) BASEMENT FLOOR PLAN 
 SCALE 1/4" = 1'-0"



Loo & Wai's Remodel 4124 94th Pl SE Mercer Island 98040	DATE 01-20 2022 SHEET 2.2 24x36"
EXISTING BASEMENT PLAN VIEW	

FRAMING LUMBER:

- FRAMING LUMBER SHALL BE DOUGLAS FIR/LARCH NO. 1 FOR POSTS, BEAMS, AND HEADERS. HEM-FIR/LARCH NO. 2 (OR BETTER) AND STUDS, AND HEM FIR NO. 2 OR BETTER FOR ALL TOP AND BOTTOM PLATES (GRADES ARE TYPICAL UNLESS OTHERWISE NOTED ON PLANS). LUMBER TO BE GRADE MARKED PER WCLIB SPECIFICATIONS.
- STRUCTURAL SHEATHING SHALL BE APA RATED, EXPOSURE 1 SHEATHING CONFORMING TO EITHER COMMERCIAL STANDARDS PS 1-83, APA PRP-1 08, OR VOLUNTARY PRODUCT STANDARD PS 2-92. SHEATHING INDEXES AND THICKNESS ARE NOTED ON THE PLANS. PROVIDE MINIMUM OF 3/8" EDGE DISTANCE ON ALL NAILS AND A 1/8" EXPANSION JOINT BETWEEN ALL PANEL EDGES.
- NAILING SHALL CONFORM TO TABLE R602.3(1) OF THE IRC 2015 UNLESS NOTED OTHERWISE.
- NO STRUCTURAL MEMBER SHALL BE CUT OR NOTCHED UNLESS SPECIFICALLY DETAILED OR APPROVED IN WRITTEN BY THE STRUCTURAL ENGINEER.
- USE DOUBLE JOIST UNDER WALLS OR PARTITIONS PARALLEL TO JOISTS UNLESS SPECIFICALLY NOTED OTHERWISE. USE SOLID BLOCKING UNDER PARTITIONS PERPENDICULAR TO JOISTS.
- MAXIMUM MOISTURE CONTENT SHALL NOT EXCEED 16% FOR ALL STRUCTURAL MEMBERS.
- PROVIDE WASHERS UNDER HEADS AND NUTS OF ALL BOLTS AND LAG SCREWS BEARING ON WOOD.
- BOLT HOLES SHALL BE NOMINAL DIAMETER OF BOLT PLUS 1/16" UNLESS OTHERWISE NOTED. LAG BOLT, PILOT HOLES SHALL BE PRE-DRILLED TO 60% OF THE NOMINAL DIAMETER OF THE LAG BOLT UNLESS OTHERWISE NOTED.
- ALL SILL PLATES SHALL BE BOLTED TO THE FOUNDATION WITH 5/8" MINIMUM Ø BOLTS SPACED AT 48" O.C. MAXIMUM SPACING (EMBED 5" MINIMUM INTO CONCRETE OR MASONRY). SEE PLANS AND DETAILS FOR SPECIFIC REQUIREMENTS WHERE THEY OCCUR.
- ALL FRAMING LUMBER IN CONTACT WITH MASONRY OR CONCRETE SHALL BE PRESSURE TREATED (SEE NOTE 1 FOR MINIMUM GRADE INFORMATION).
- EXTERIOR STUD WALL SHALL BE 2x6 AT 24" O.C. UNLESS NOTED OTHERWISE. INTERIOR STUD BEARING WALLS SHALL BE CONSTRUCTED USING 2x4 AT 16" O.C. BELOW TOP TWO FLOORS. STUD NONBEARING WALLS SHALL BE CONSTRUCTED USING 2x4 AT 24" O.C. UNLESS OTHERWISE NOTED. SEE NOTE 1 FOR LUMBER GRADE OF STUDS AND PLATES.
- FRAMING ANCHORS FOR JOISTS PURLING AND POSTS SHALL BE SIMPSON, OR APPROVED EQUAL APPROVAL MUST BE OBTAINED IN WRITING PRIOR TO INSTALLATION. FILL ALL FASTENER HOLES WITH FASTENER TYPES (NAILS, BOLTS, ETC...), SIZES, AND QUANTITIES AS SPECIFIED BY THE MANUFACTURER.
- FASTENERS INSTALLED IN PRESERVATIVE-TREATED WOOD SHALL BE HOT-DIPPED ZINC-COATED GALVANIZED WITH A MINIMUM COATING WEIGHT COMPLYING WITH ASTM A 153. THIS INCLUDES NUTS AND WASHERS. FASTENERS OTHER THAN NAILS AND TIMBER RIVETS ARE PERMITTED TO BE MECHANICALLY DEPOSITED ZINC-COATED WITH COATING WEIGHTS COMPLYING WITH ASTM B 695, CLASS 55 MINIMUM. PLAIN CARBON STEEL FASTENERS IN WOOD PRESERVATIVE TREATED WITH SBX/DOT OR ZINC BORATE ARE NOT REQUIRED TO BE GALVANIZED. SEE IRC SECTION 317.3
- PER R302.11, FIRE BLOCKING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES, AND BETWEEN A TOP STORY AND THE ROOF SPACE



ELECTRICAL LEGEND:

- ⊕SD Smoke Detector
- ⊕HD Heat detector
- ⊕SCD Smoke + Carbon Detector
- ⊕EF Exhaust Fan (Vent to Exterior)
- ⊕50 CFM Recessed 13W LED Light Fixture
- ⊕ Ceiling Mounted Light Fixture
- ⊕ Wall Mounted Light Fixture
- ⊕ Switch
- ⊕ 3-Way Switch
- ⊕ \$3 110V Wall Outlet
- ⊕ 220V Wall Outlet
- ⊕ CAT 6E Ethernet 2 Sockets
- ⊕ Universal Serial Bus
- ⊕ Thermostat
- ⊕ Warm Air Supply
- ⊕ Warm Air Supply (ToeKick)
- ⊕ Whole House Ventilation (Vent to Exterior)
- ⊕ WHF Automation Panel
- ⊕ FLUOR LED Fluorescent Tube Light
- ⊕ SMA Solar Motion Activated LED

NOTE
 *ALL VERTICAL FENESTRATION TO USE U = 0.24 PER ENERGY CREDIT 1.1
 *ALL INTERIOR WALLS ADDED TO USE 2x4 STUD @ 16 OC
 *INTERCONNECT ALL CO2 ALARMS, IF ONE IS ACTIVATED ALL WILL ACTIVATE

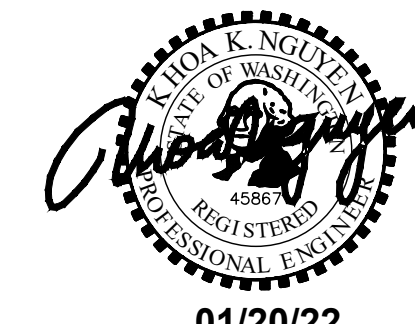
WINDOW & DOOR ABBREVIATION

59 36	= 5'-9"W x 3'-6"H
EG	= Egress
SG	= Safety Glazing
SL	= Slider Door
OB	= Obscure Glass
WS	= Weather Seals Door

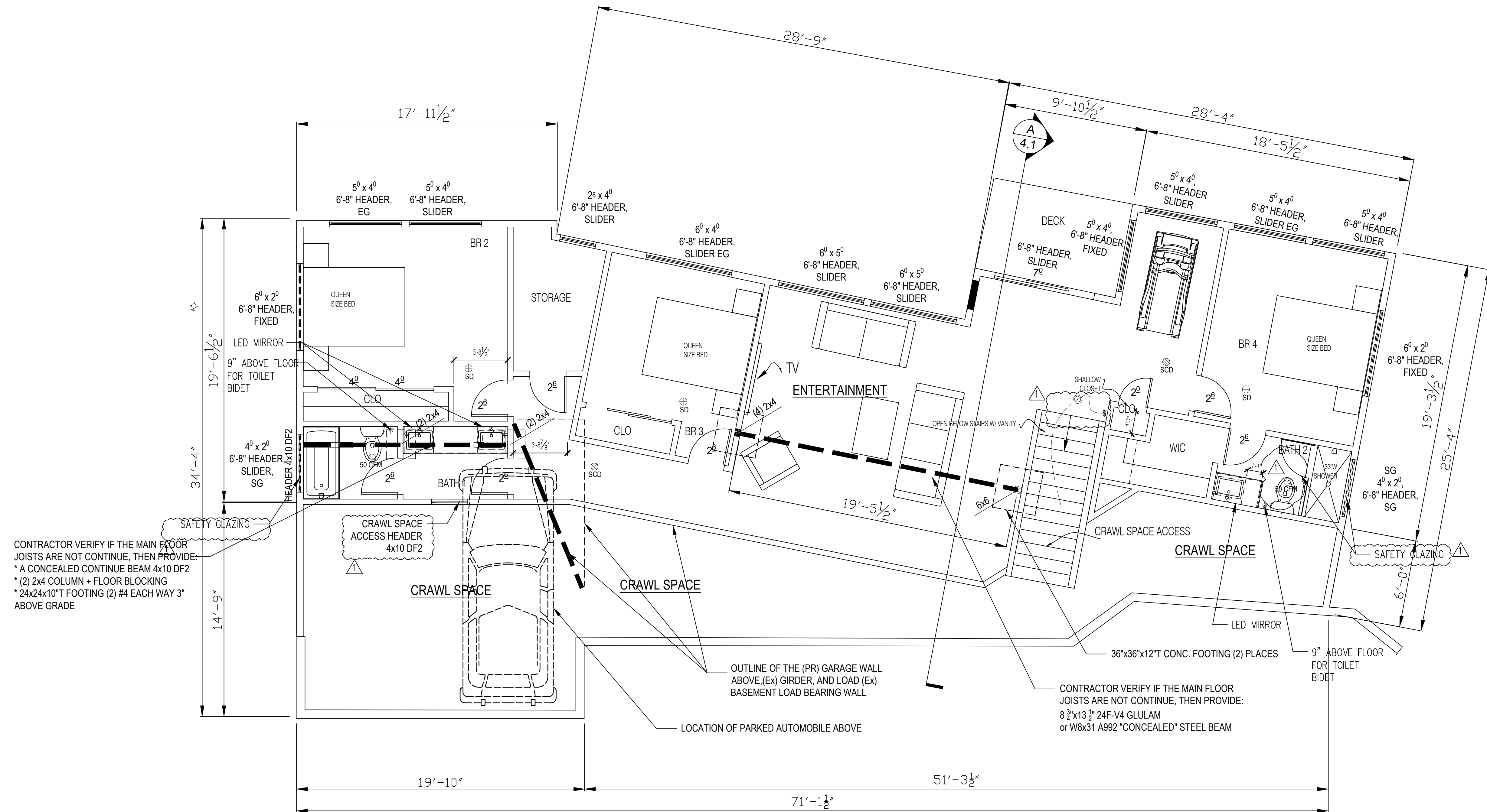
GARAGE SEPARATION REQUIREMENTS INCLUDE 5/8" TYPE X BETWEEN GARAGE AND HABITABLE SPACE ABOVE, 1/2" BETWEEN GARAGE AND HABITABLE SPACE ON GARAGE SIDE OF WALLS

(Pr) MAIN LEVEL FLOOR PLAN
 SCALE 1/4" = 1'-0"

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 11-28-22 REV #



Loo & Wai's Remodel		DATE
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PROPOSED MAIN LEVEL PLAN VIEW		SHEET
		2.3

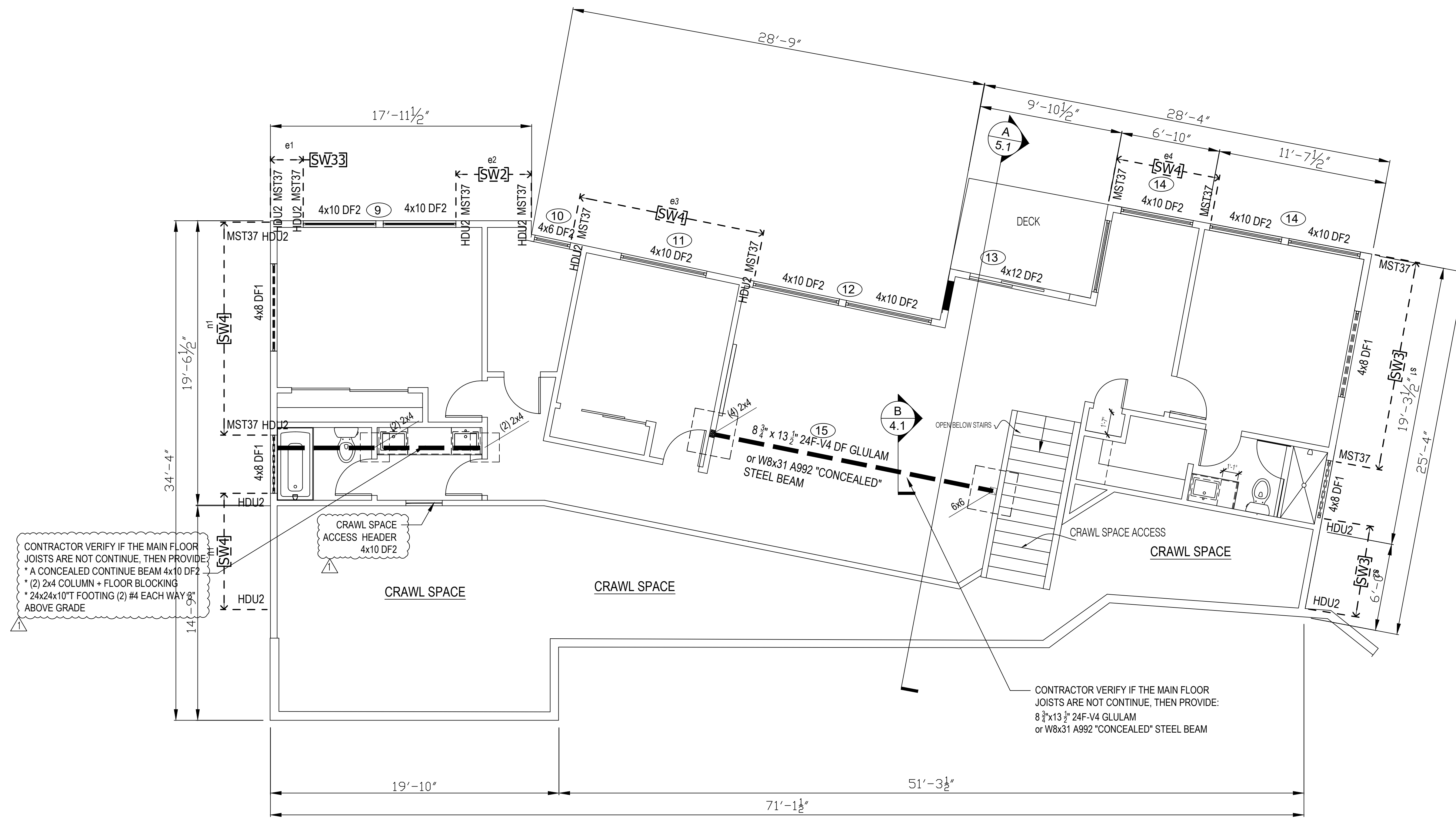


CONTRACTOR VERIFY IF THE MAIN FLOOR JOISTS ARE NOT CONTINUE, THEN PROVIDE:
 * A CONCEALED CONTINUE BEAM 4x10 DF2
 * (2) 2x4 COLUMN + FLOOR BLOCKING
 * 24x24x10" T FOOTING (2) #4 EACH WAY 3" ABOVE GRADE

CONTRACTOR VERIFY IF THE MAIN FLOOR JOISTS ARE NOT CONTINUE, THEN PROVIDE:
 8 1/2"x13 1/2" 24F-V4 GLULAM
 or W8x31 A992 "CONCEALED" STEEL BEAM

(Pr) BASEMENT FLOOR PLAN 
 SCALE 1/4" = 1'-0"



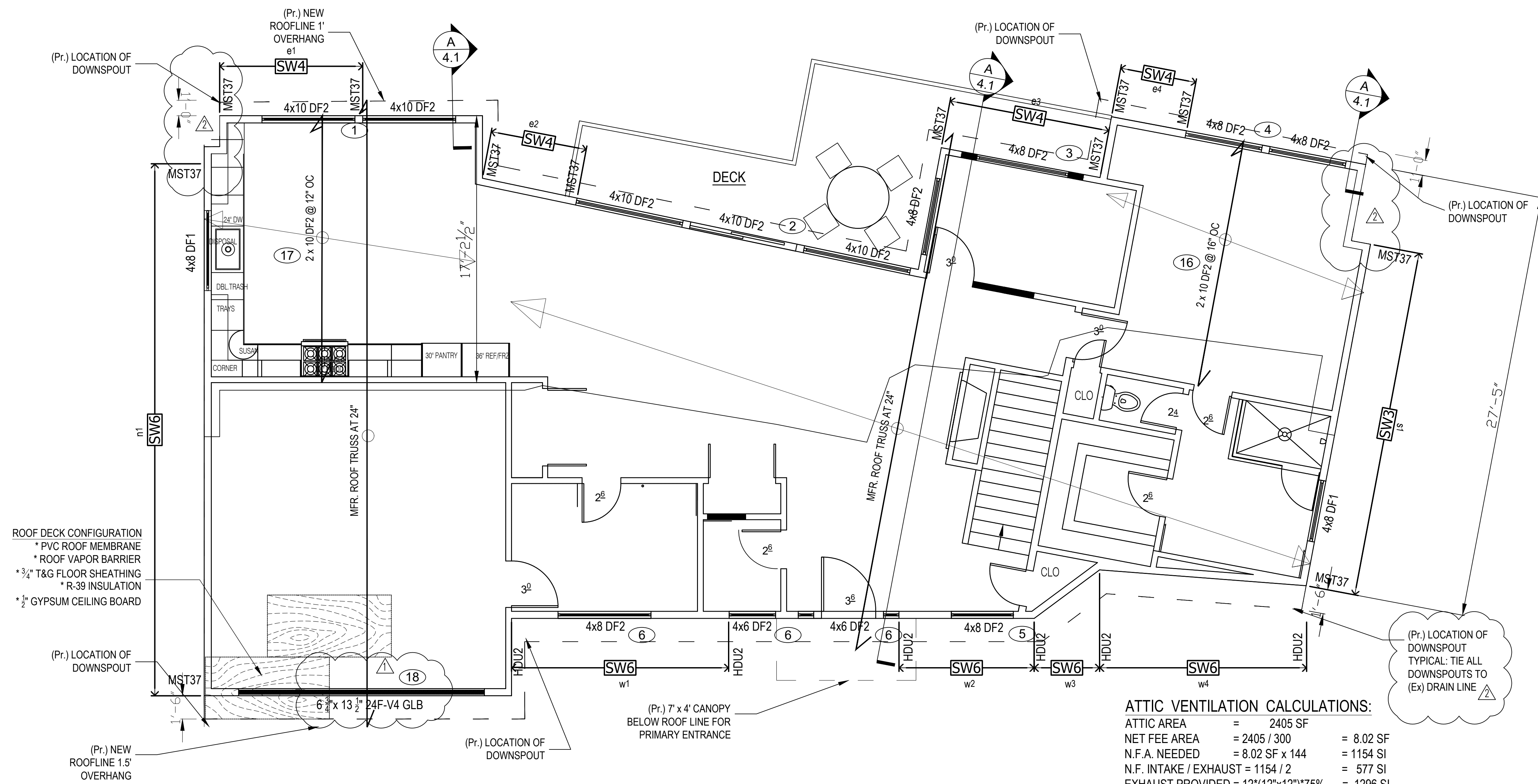


CONTRACTOR VERIFY IF THE MAIN FLOOR JOISTS ARE NOT CONTINUE, THEN PROVIDE:
 * A CONCEALED CONTINUE BEAM 4x10 DF2
 * (2) 2x4 COLUMN + FLOOR BLOCKING
 * 24x24x10" T FOOTING (2) #4 EACH WAY 8" ABOVE GRADE

(Pr) MAIN FLOOR FRAMING 
 SCALE 1/4" = 1'-0"



Loo & Wai's Remodel 4124 94th Pl SE Mercer Island 98040	DATE 01-20 2022
MAIN FLOOR FRAMING	SHEET 2.5

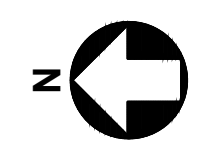


ROOF DECK CONFIGURATION
 * PVC ROOF MEMBRANE
 * ROOF VAPOR BARRIER
 * 3/4" T&G FLOOR SHEATHING
 * R-39 INSULATION
 * 1/2" GYPSUM CEILING BOARD

ATTIC VENTILATION CALCULATIONS:

ATTIC AREA	=	2405 SF
NET FEE AREA	=	2405 / 300 = 8.02 SF
N.F.A. NEEDED	=	8.02 SF x 144 = 1154 SI
N.F. INTAKE / EXHAUST	=	1154 / 2 = 577 SI
EXHAUST PROVIDED	=	12*(12"x12")*75% = 1296 SI
USED TOTAL (12) AT ROOF RIDGE		
EACH 2 1/2" Ø VENT HOLE AREA	=	4.9 SI
SIDE ELEV. INTAKE w/(3) HOLES @ 60 SPACES	=	882 SI
BOTH ELEV. = 2 * (882)*75%	=	1323 SI

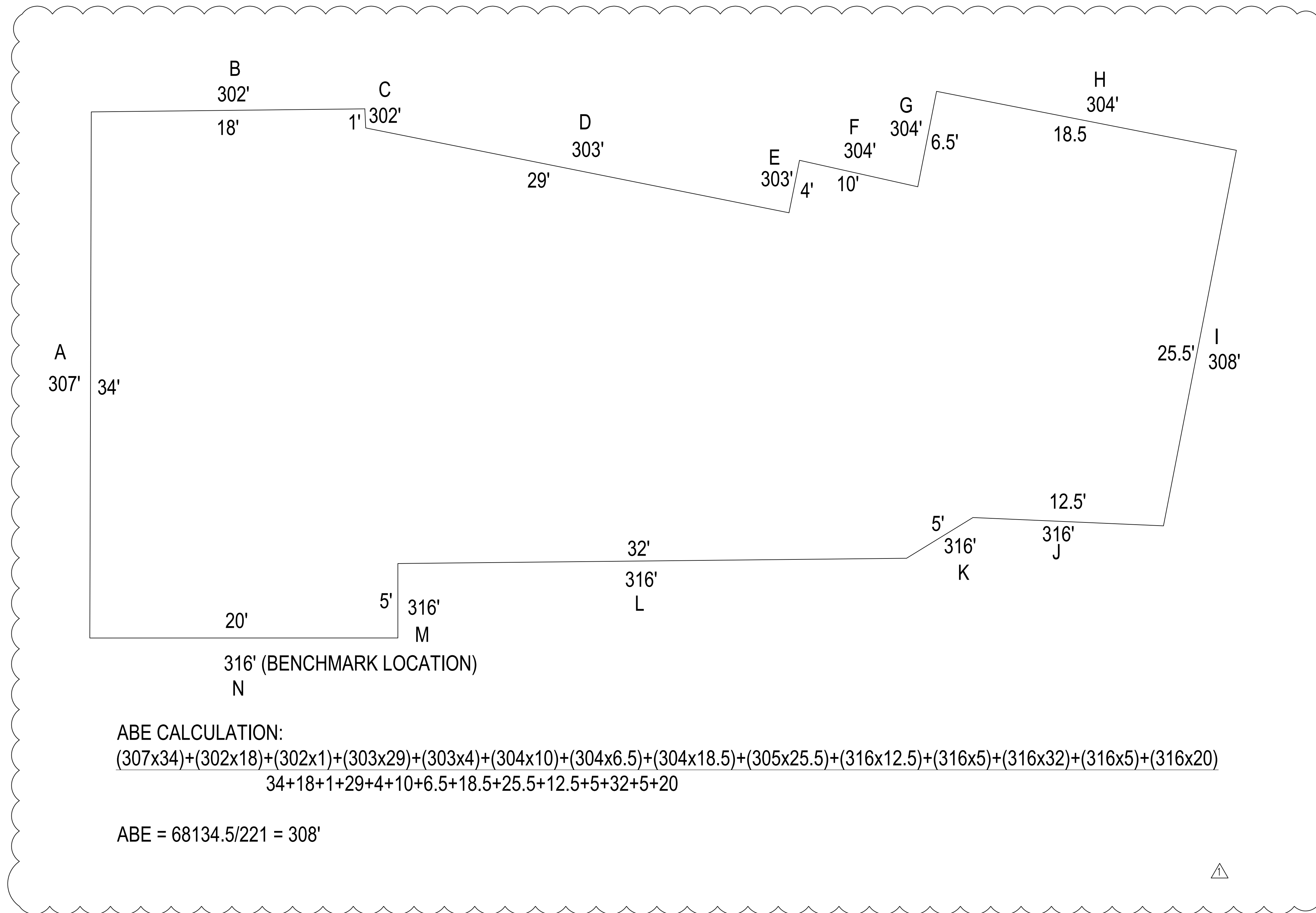
(Pr) ROOF & MAIN FLOOR FRAMING
PLAN SCALE 1/4" = 1'-0"



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ROOF PLAN	SHEET
	2.6

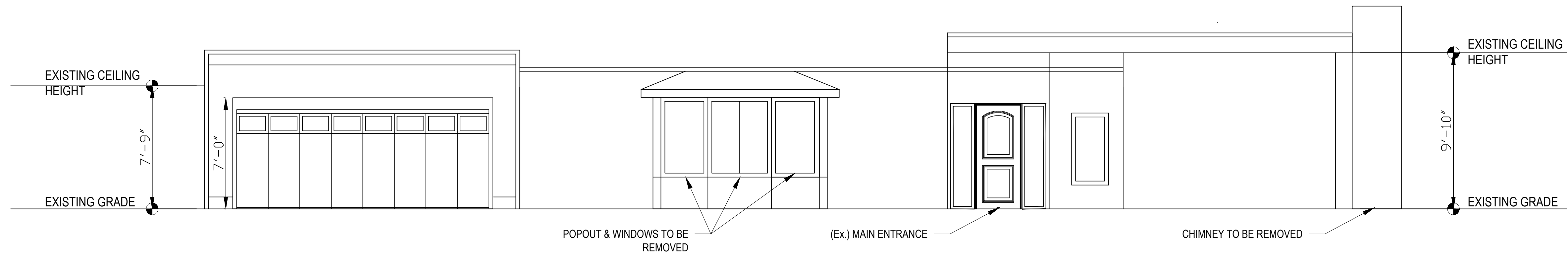
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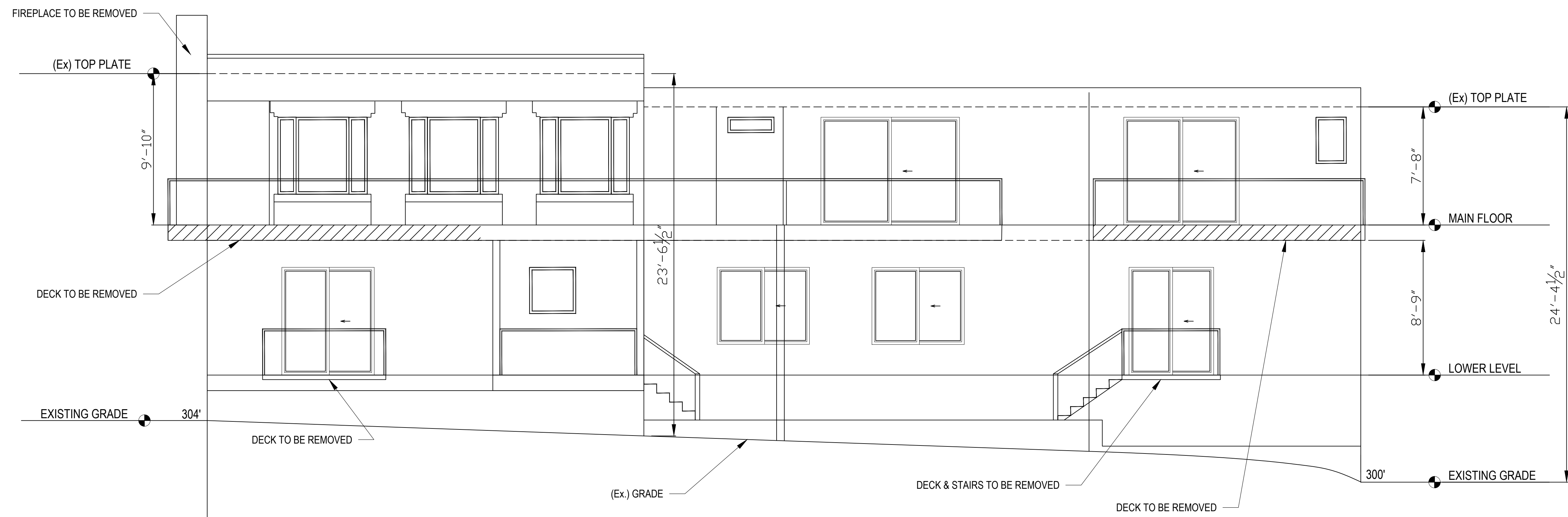
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Loo & Wai's Remodel 4124 94th Pl SE Mercer Island 98040	DATE 01-20 2022 SHEET 2.6 24x36"
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(Ex) WEST ELEVATION

SCALE 1/4" = 1'-0"



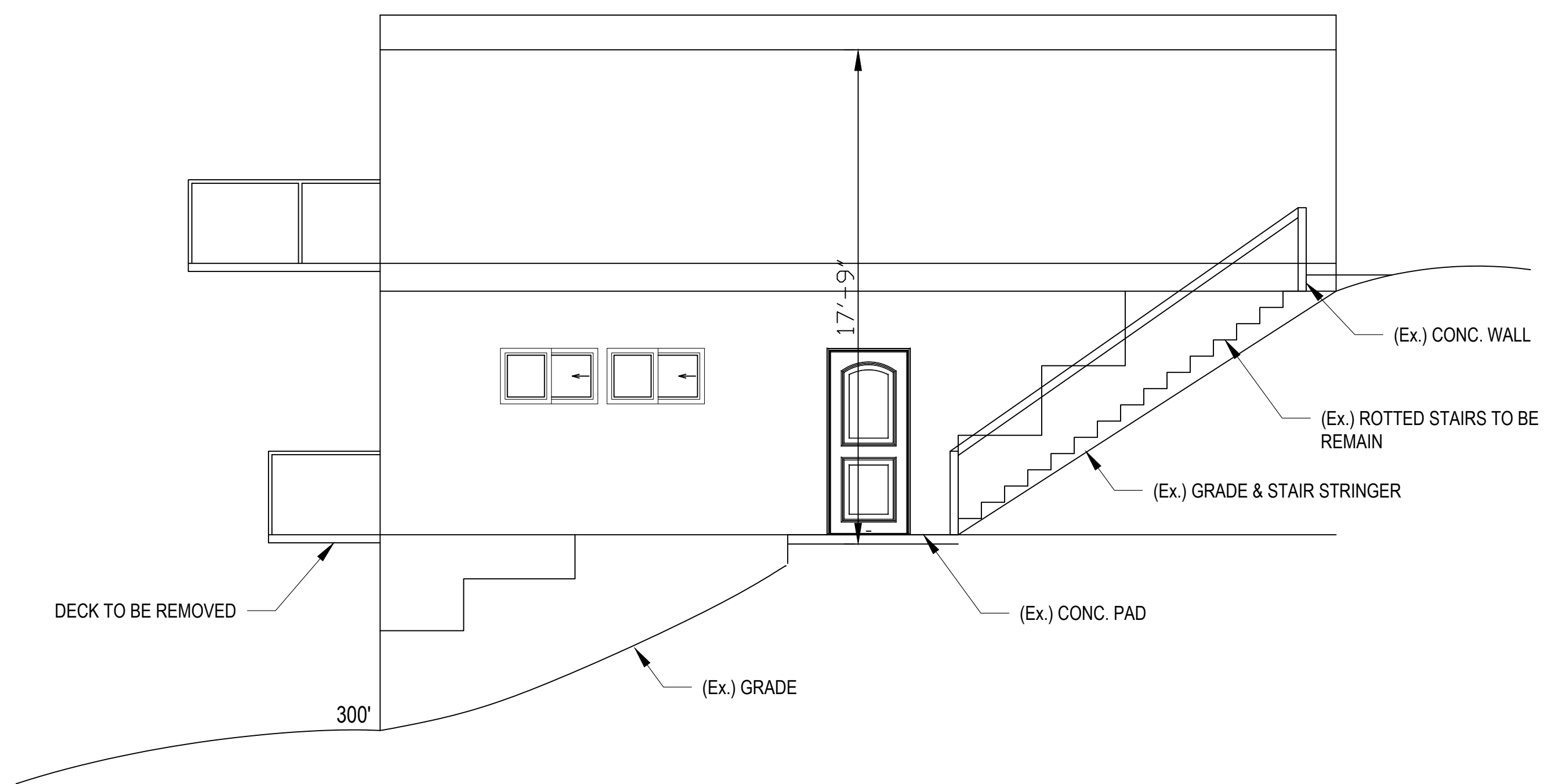
(Ex) EAST ELEVATION

SCALE 1/4" = 1'-0"



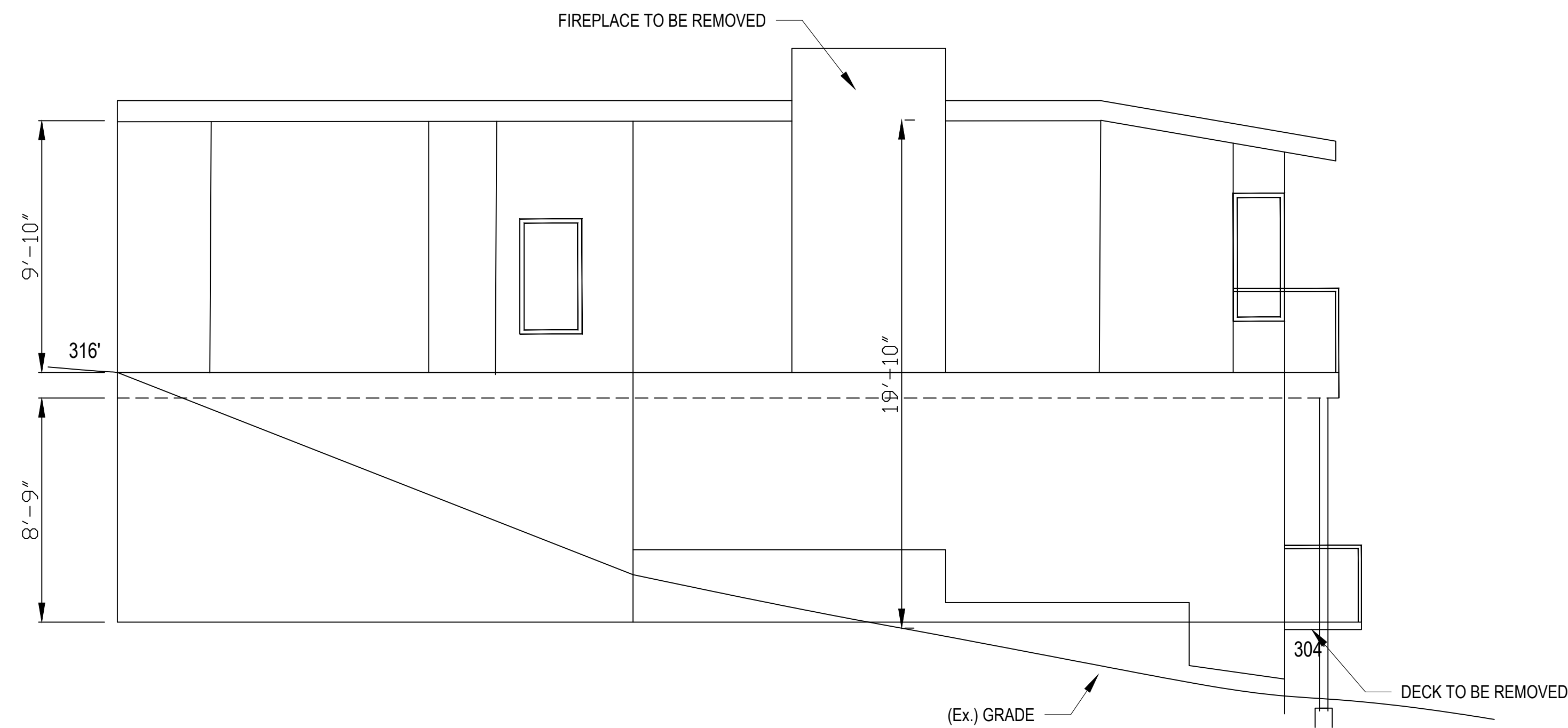
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Loo & Wai's Remodel 4124 94th Pl SE Mercer Island 98040 (Ex) ELEVATION	DATE 01-20 2022 SHEET 3.1
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(Ex) NORTH ELEVATION

SCALE 1/4" = 1'-0"



(Ex) SOUTH ELEVATION

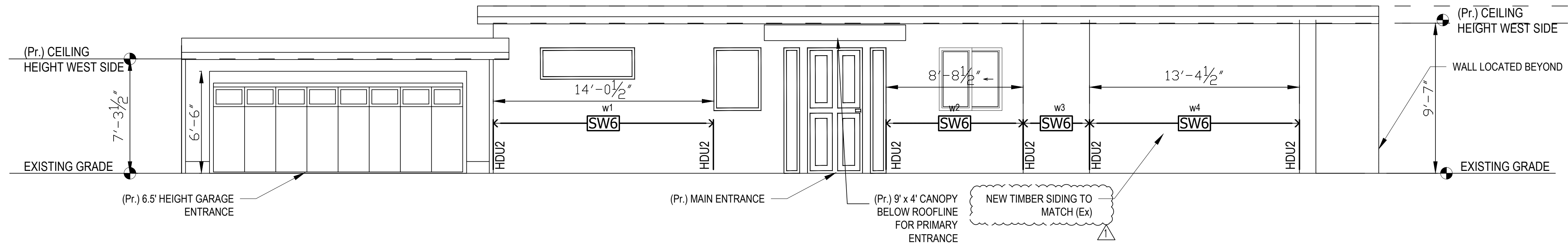
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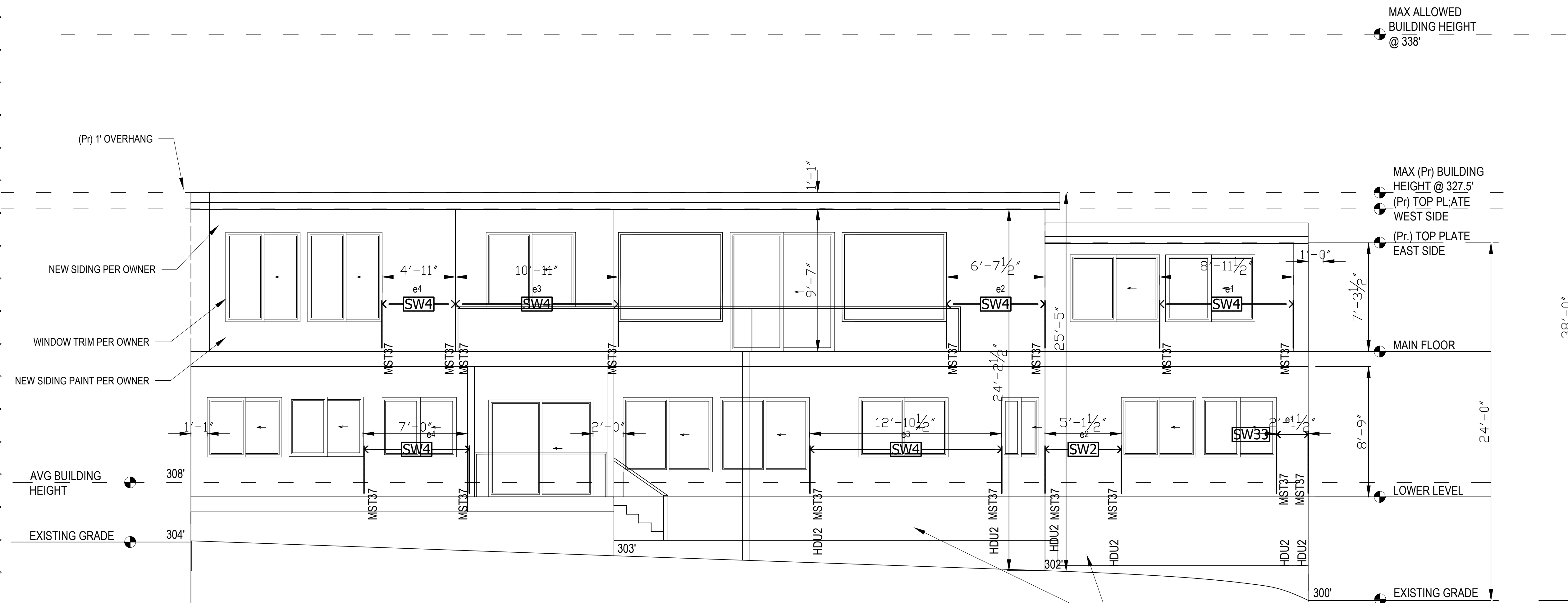
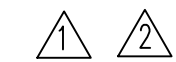
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(Ex) ELEVATIONS	SHEET
	3.2



(Pr) WEST ELEVATION

SCALE 1/4" = 1'-0"



(Pr) EAST ELEVATION

SCALE 1/4" = 1'-0"

MAX ALLOWED BUILDING HEIGHT @ 338'

MAX (Pr) BUILDING HEIGHT @ 327.5'
(Pr) TOP PLATE WEST SIDE
(Pr) TOP PLATE EAST SIDE

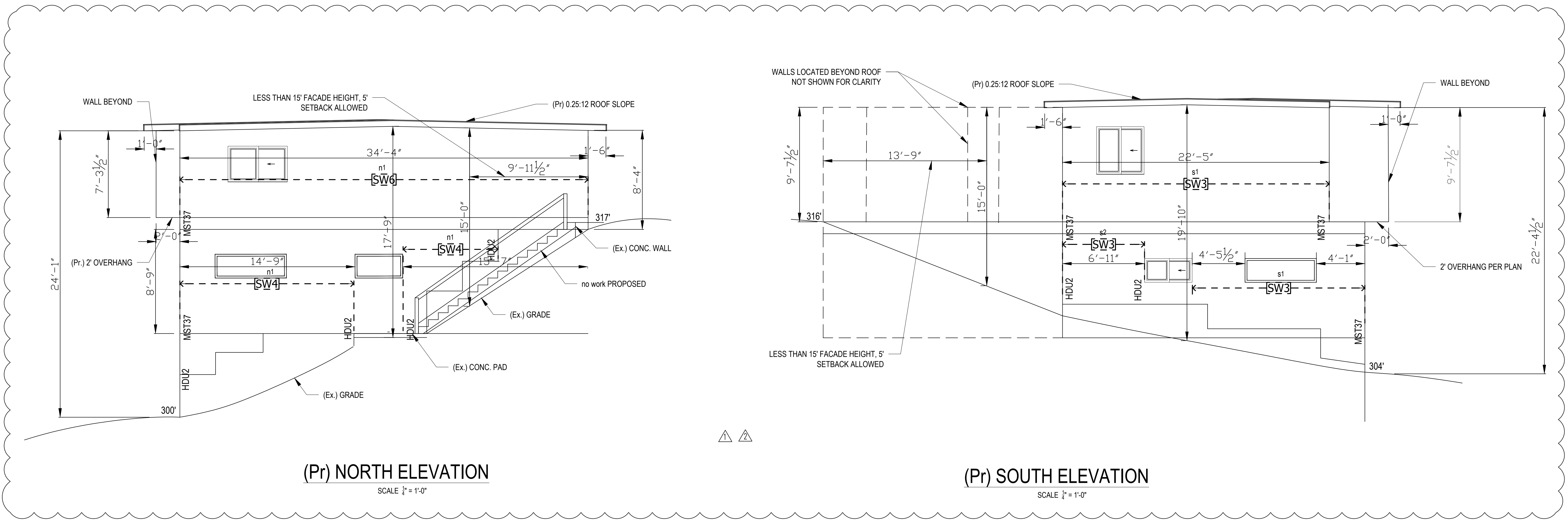
1-10-23 REV#

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(Pr) ELEVATIONS	SHEET
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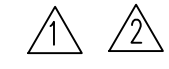


(Pr) NORTH ELEVATION

SCALE 1/4" = 1'-0"

(Pr) SOUTH ELEVATION

SCALE 1/4" = 1'-0"



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11-28-22 REV# 1



01/20/22

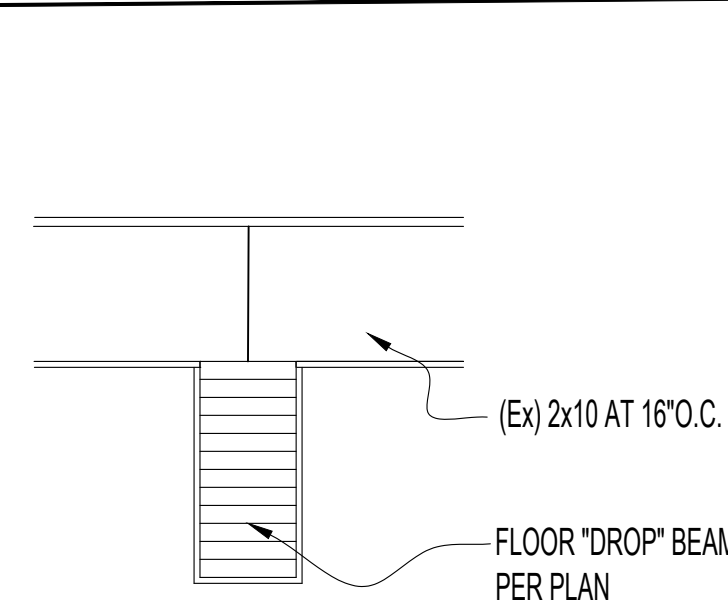
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(Pr) ELEVATIONS	SHEET
	3.4

JOIST HANGER SCHEDULE

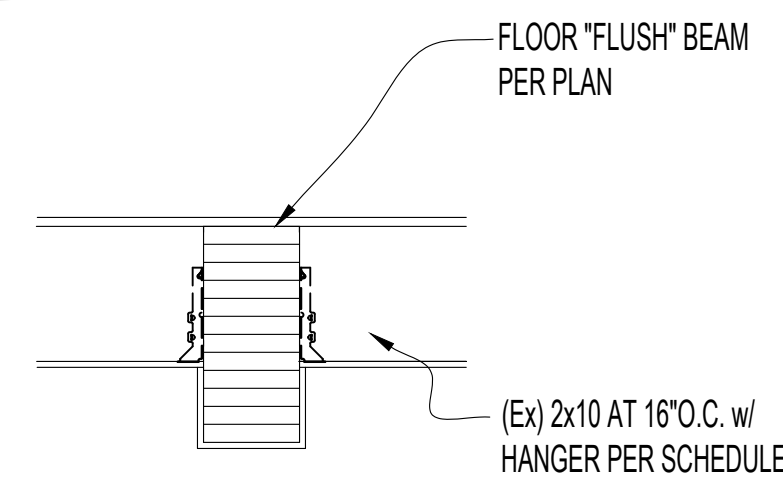
Joist	Single	Double	SKewed 45 DEG	CONCEALED FLANGES
Face Mount	IUS	HUS	SUR	IUC
Top Mount	ITS	MIT	SUR	-
Face Mount	LUS	LUS-2	SUR	LUC
Top Mount	HUS-TF	HUS-2TF	SUR	-

USE HSURight OR HSULeft HANGER FOR SKEWED 45 DEGREE

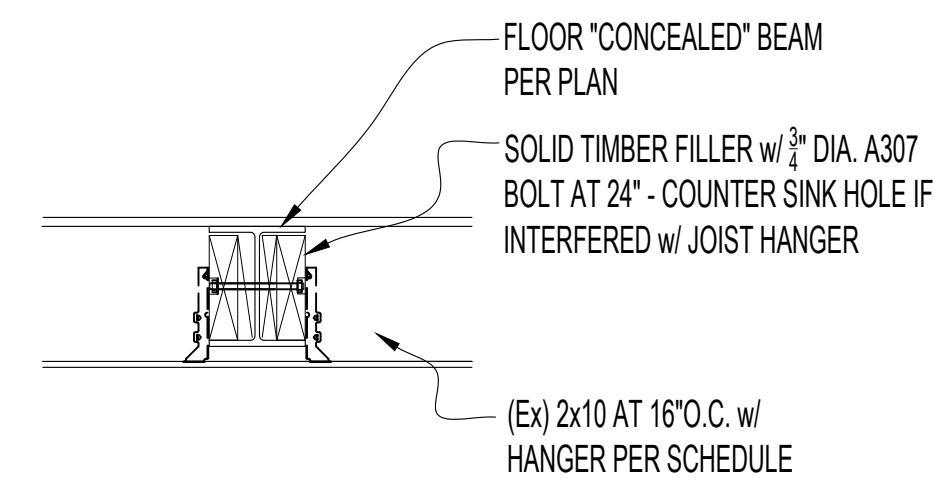
SOLID LUMBER TJI



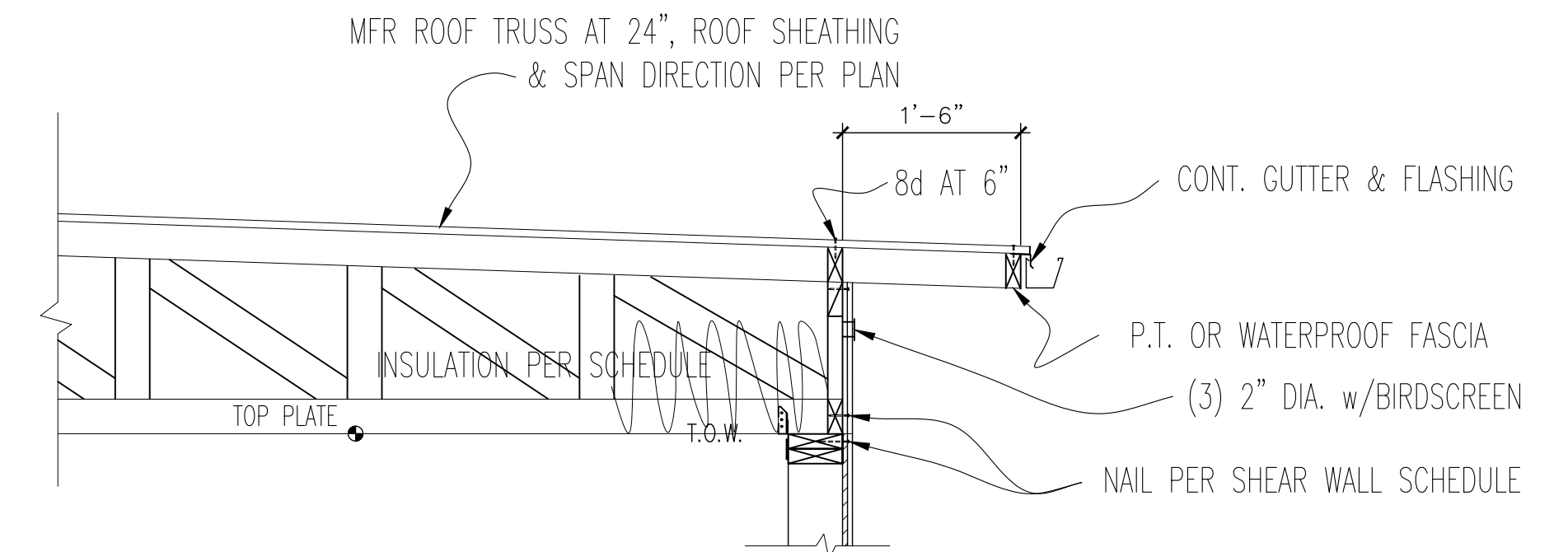
FLOOR SECTION (B)
SCALE 3/4" = 1'-0"
OWNER'S /AGENT OPTION TO SELECT



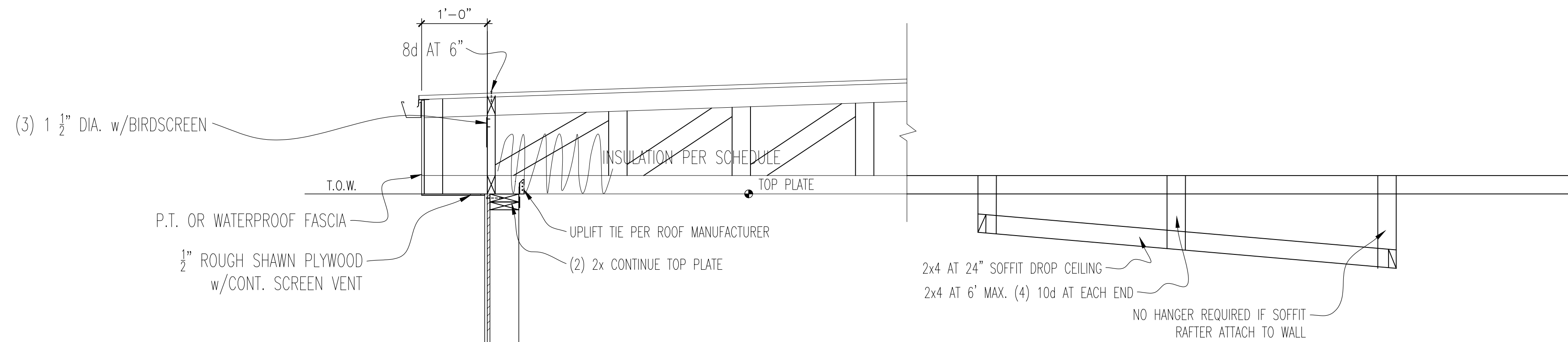
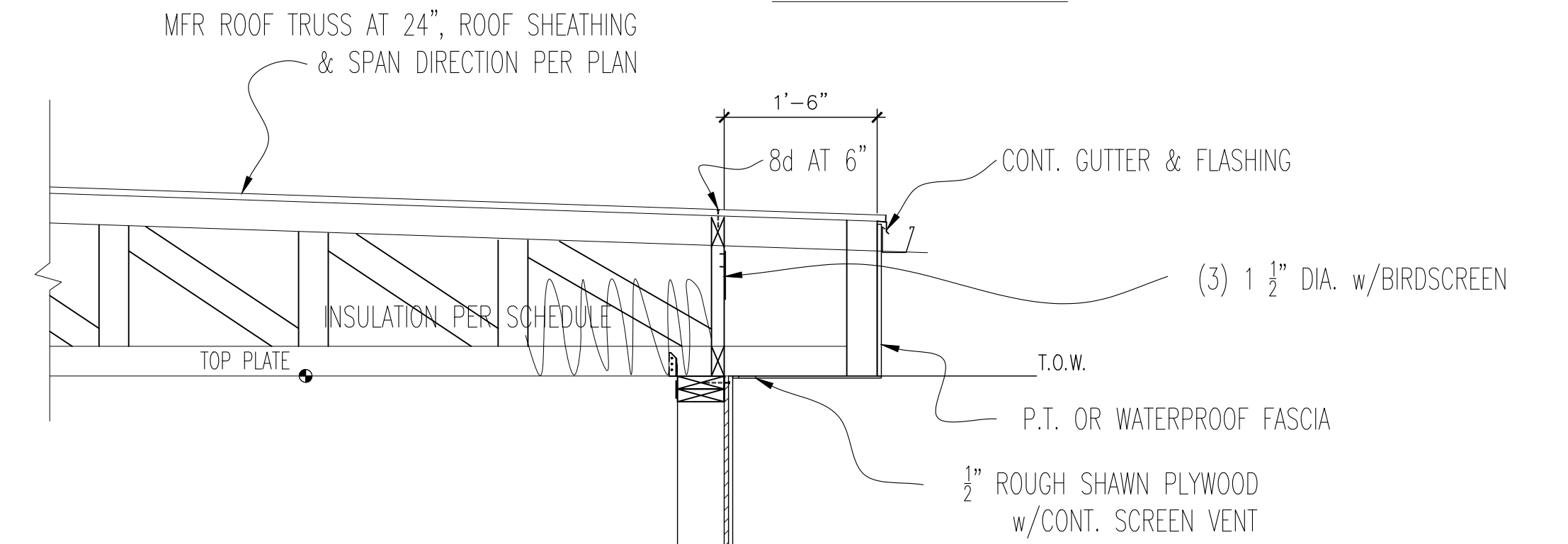
FLOOR SECTION (B)
SCALE 3/4" = 1'-0"
OWNER'S /AGENT OPTION TO SELECT



FLOOR SECTION (B)
SCALE 3/4" = 1'-0"
OWNER'S /AGENT OPTION TO SELECT

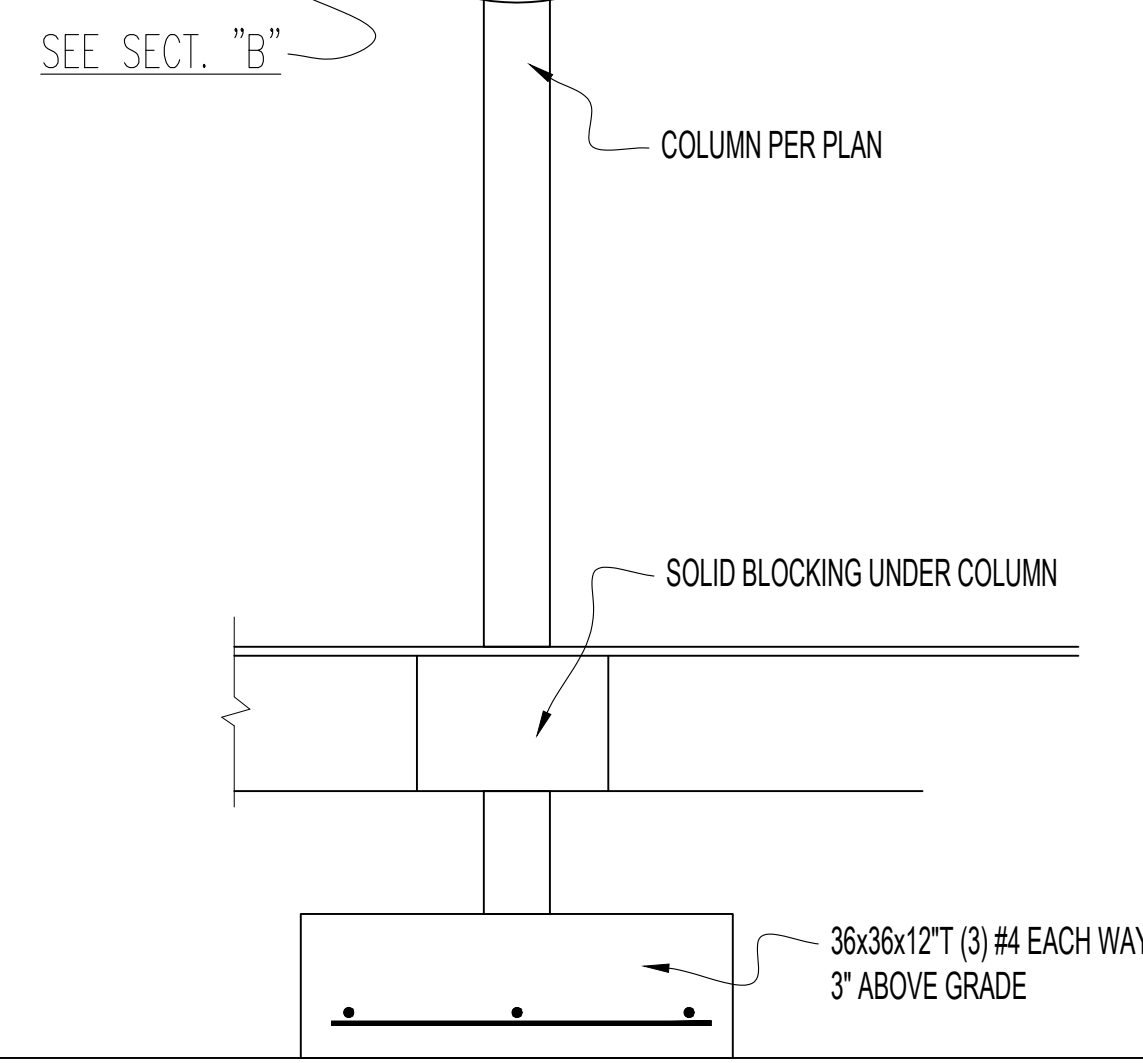
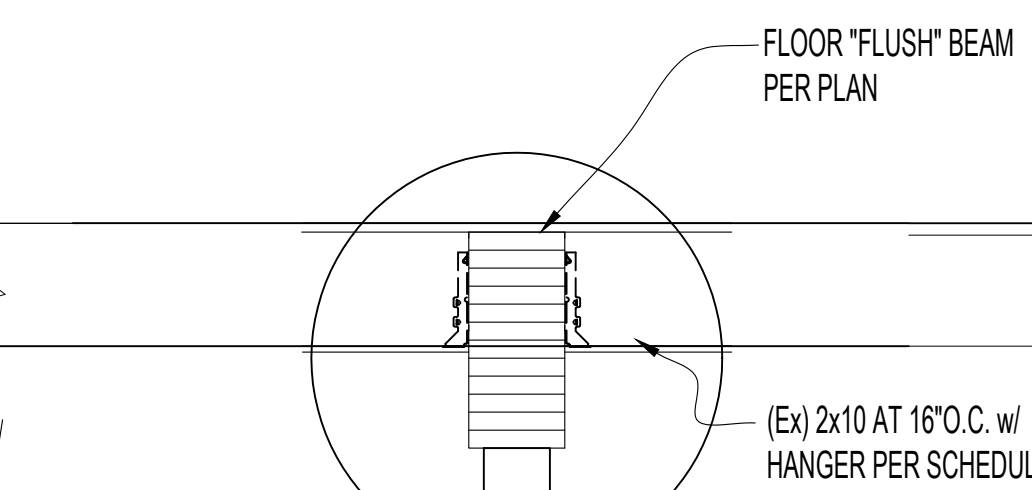
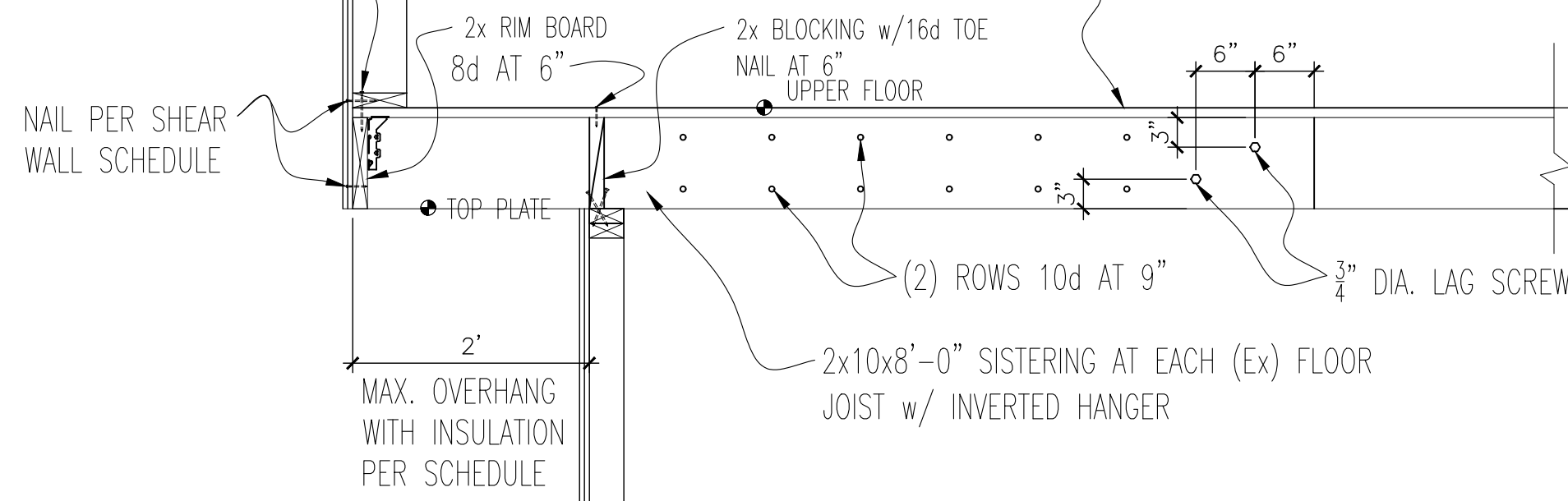


OVERHANG OPTION



- WALL CONFIGURATION:
 * SIDING PER PLAN
 * TYVEK WRAP
 * 7/16" CDX SHEATHING
 * 2x6 HF2 AT 16"
 * INSULATION PER SCHEDULE
 * 1/2" GYPSUM WALL BOARD

FLOOR PANEL NAIL 16d AT 6"

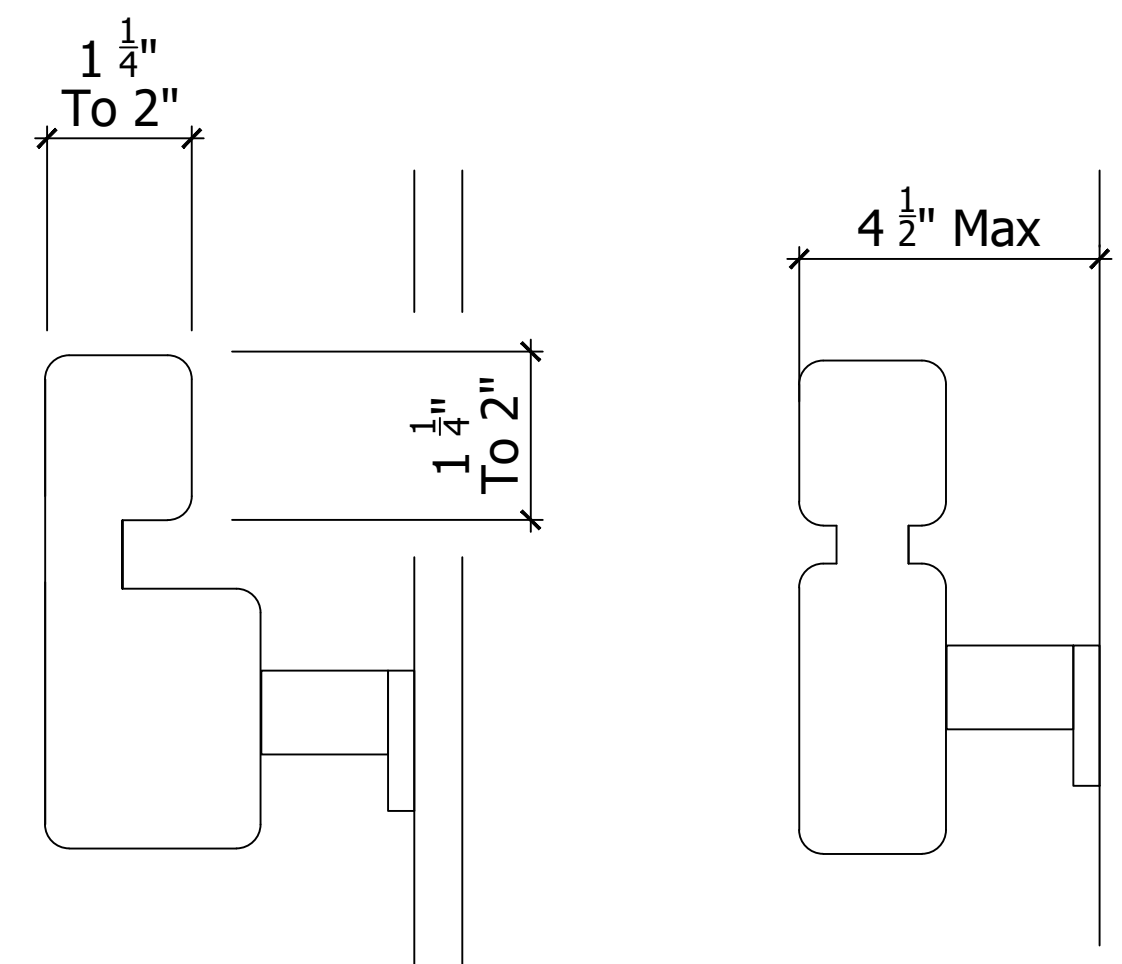
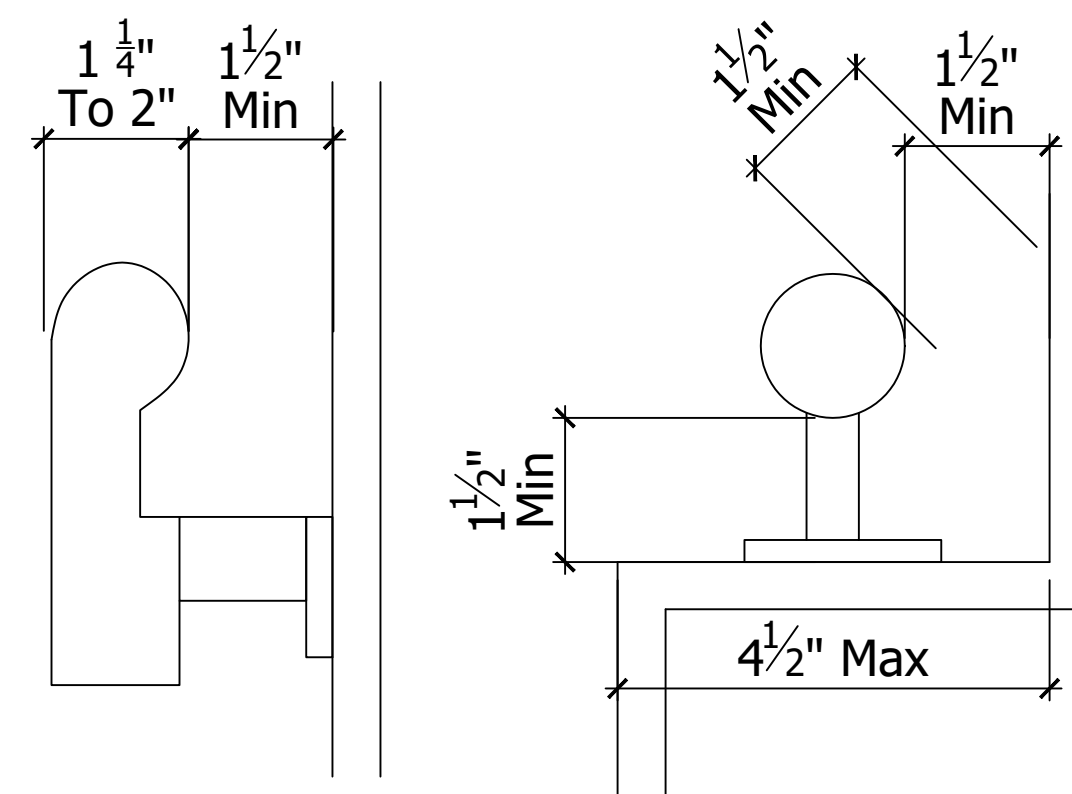
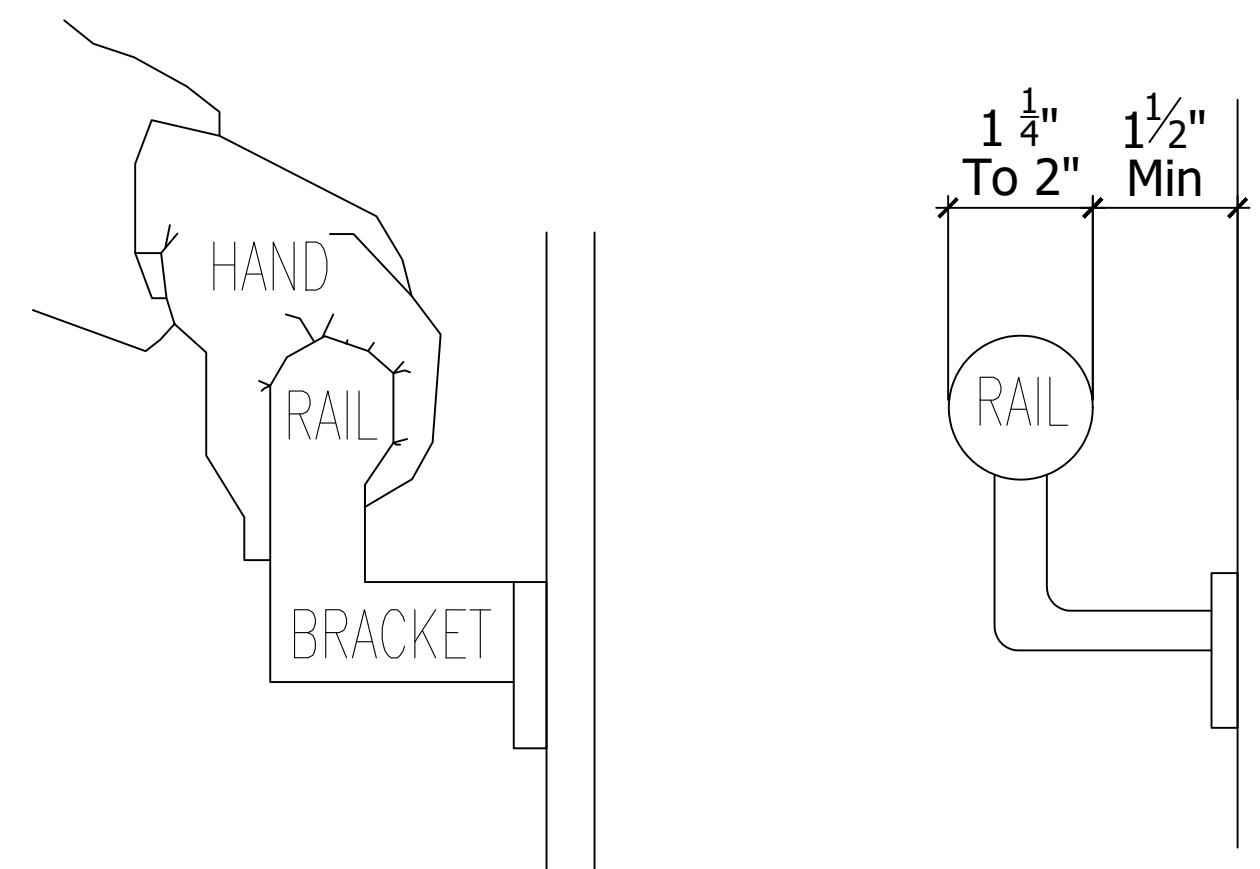


SECTION (A)
SCALE 3/4" = 1'-0"

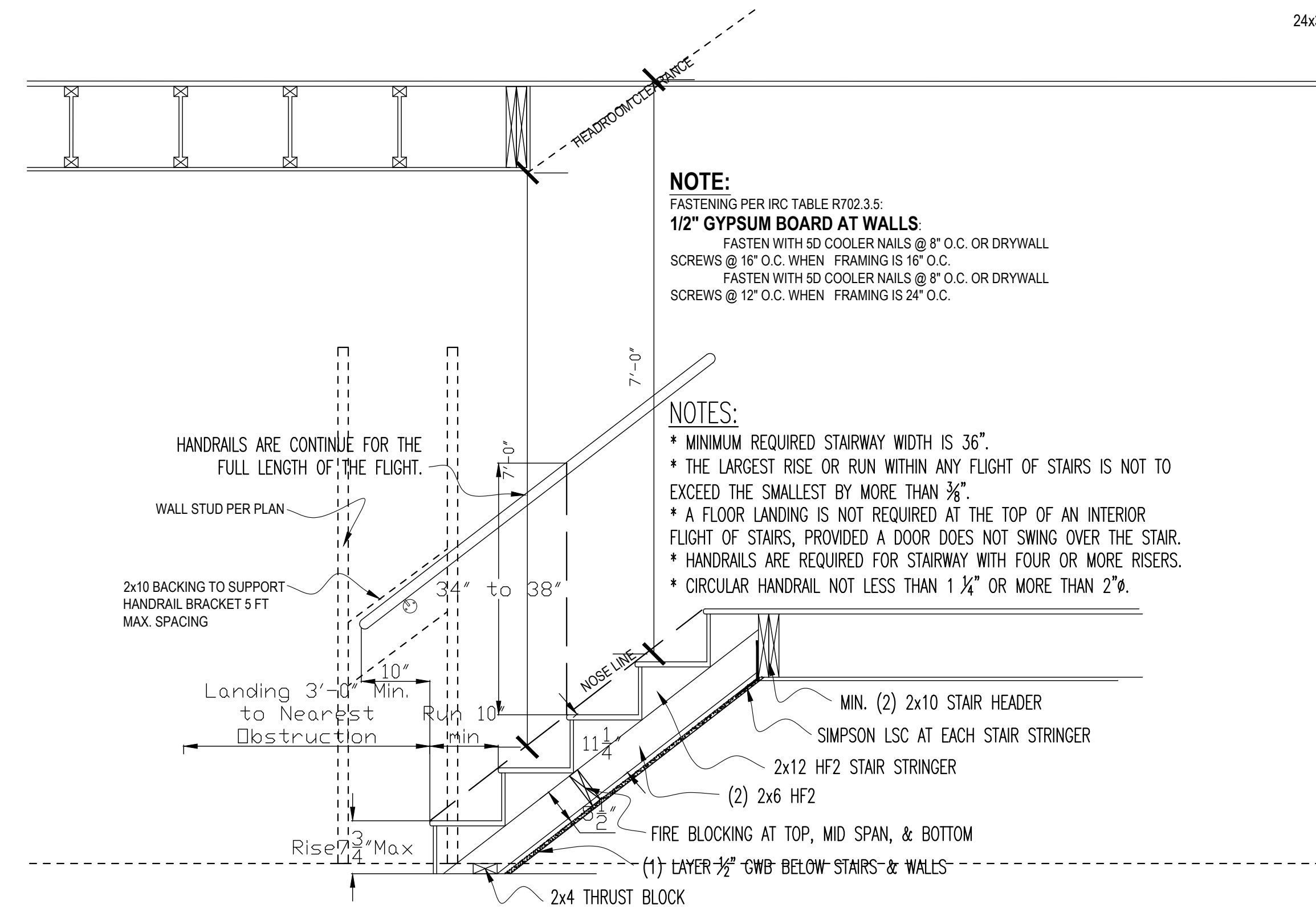
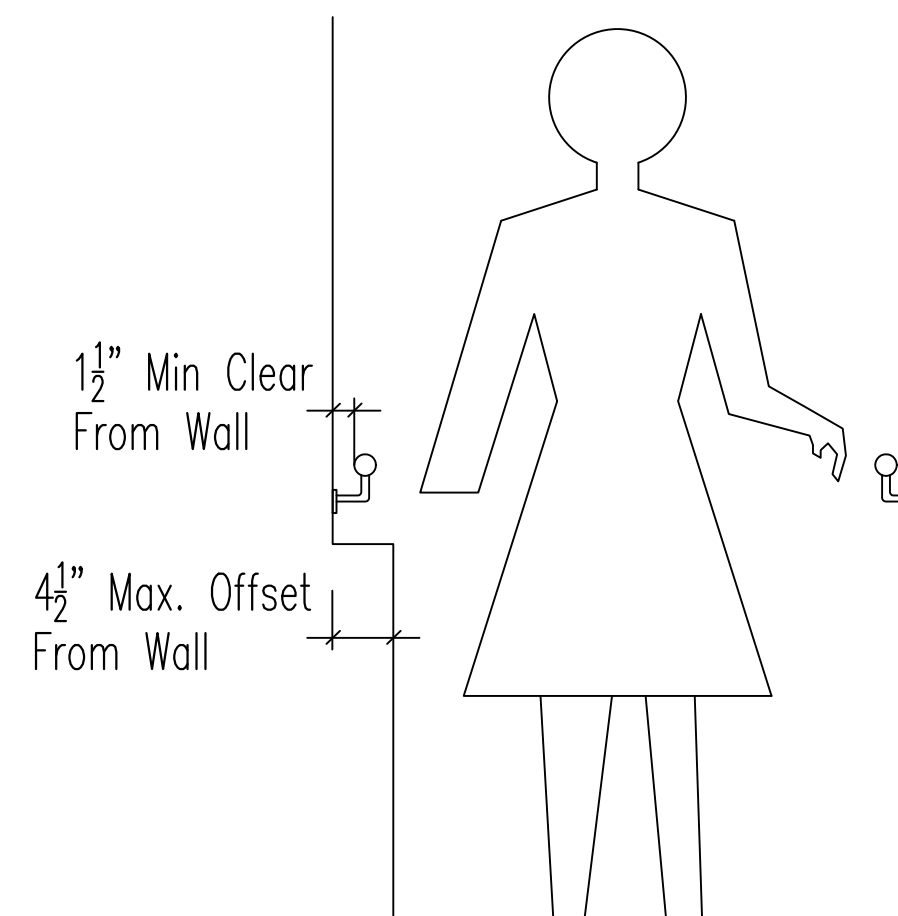


01/20/22

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SECTIONS DETAIL	



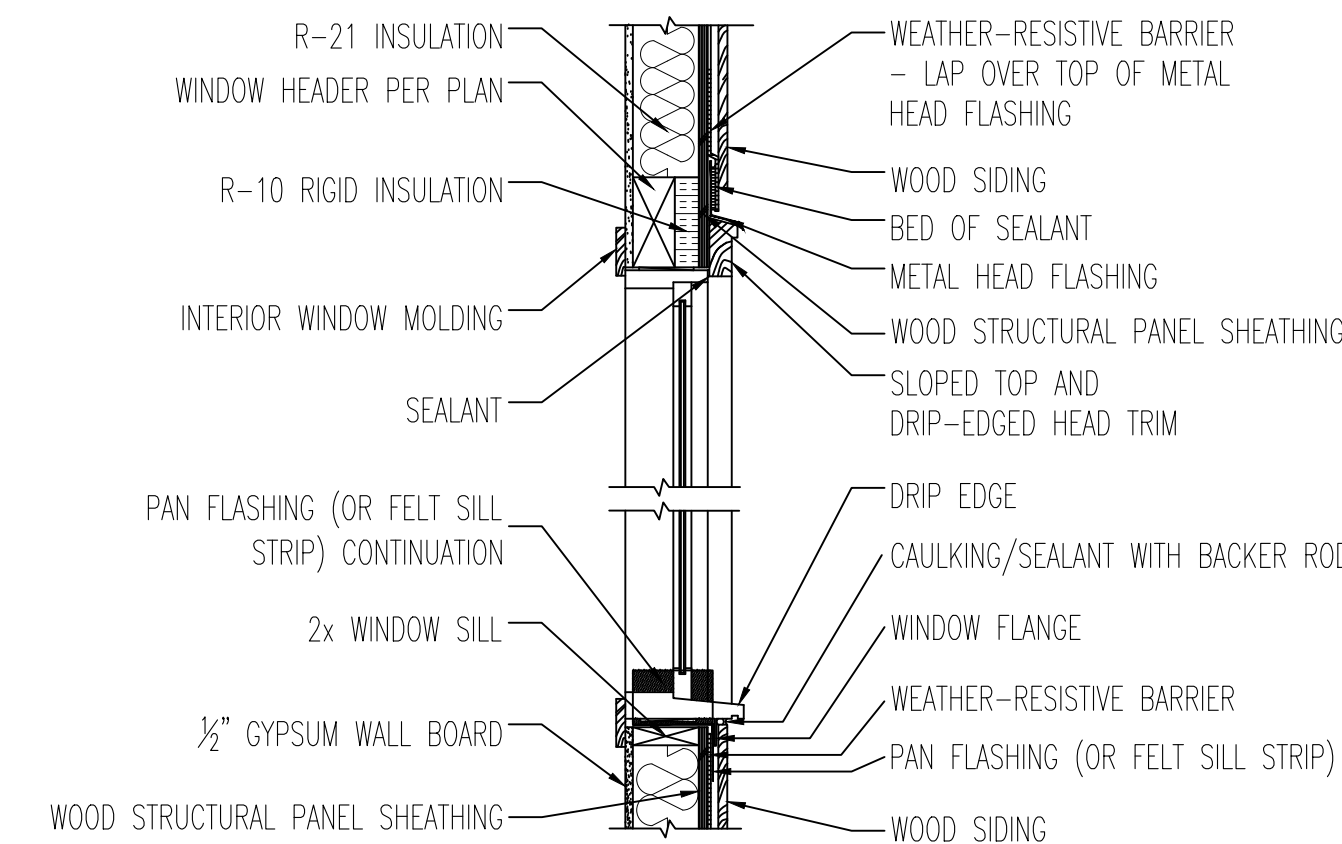
Required Stair Width



NOTE:
FASTENING PER IRC TABLE R702.3.5:
1/2" GYPSUM BOARD AT WALLS:
FASTEN WITH 5D COOLER NAILS @ 8" O.C. OR DRYWALL SCREWS @ 16" O.C. WHEN FRAMING IS 16" O.C.
FASTEN WITH 5D COOLER NAILS @ 8" O.C. OR DRYWALL SCREWS @ 12" O.C. WHEN FRAMING IS 24" O.C.

NOTES:
* MINIMUM REQUIRED STAIRWAY WIDTH IS 36".
* THE LARGEST RISE OR RUN WITHIN ANY FLIGHT OF STAIRS IS NOT TO EXCEED THE SMALLEST BY MORE THAN 3/8".
* A FLOOR LANDING IS NOT REQUIRED AT THE TOP OF AN INTERIOR FLIGHT OF STAIRS, PROVIDED A DOOR DOES NOT SWING OVER THE STAIR.
* HANDRAILS ARE REQUIRED FOR STAIRWAY WITH FOUR OR MORE RISERS.
* CIRCULAR HANDRAIL NOT LESS THAN 1 1/4" OR MORE THAN 2".

STAIR SECTION
SCALE 3/4"=1'-0"

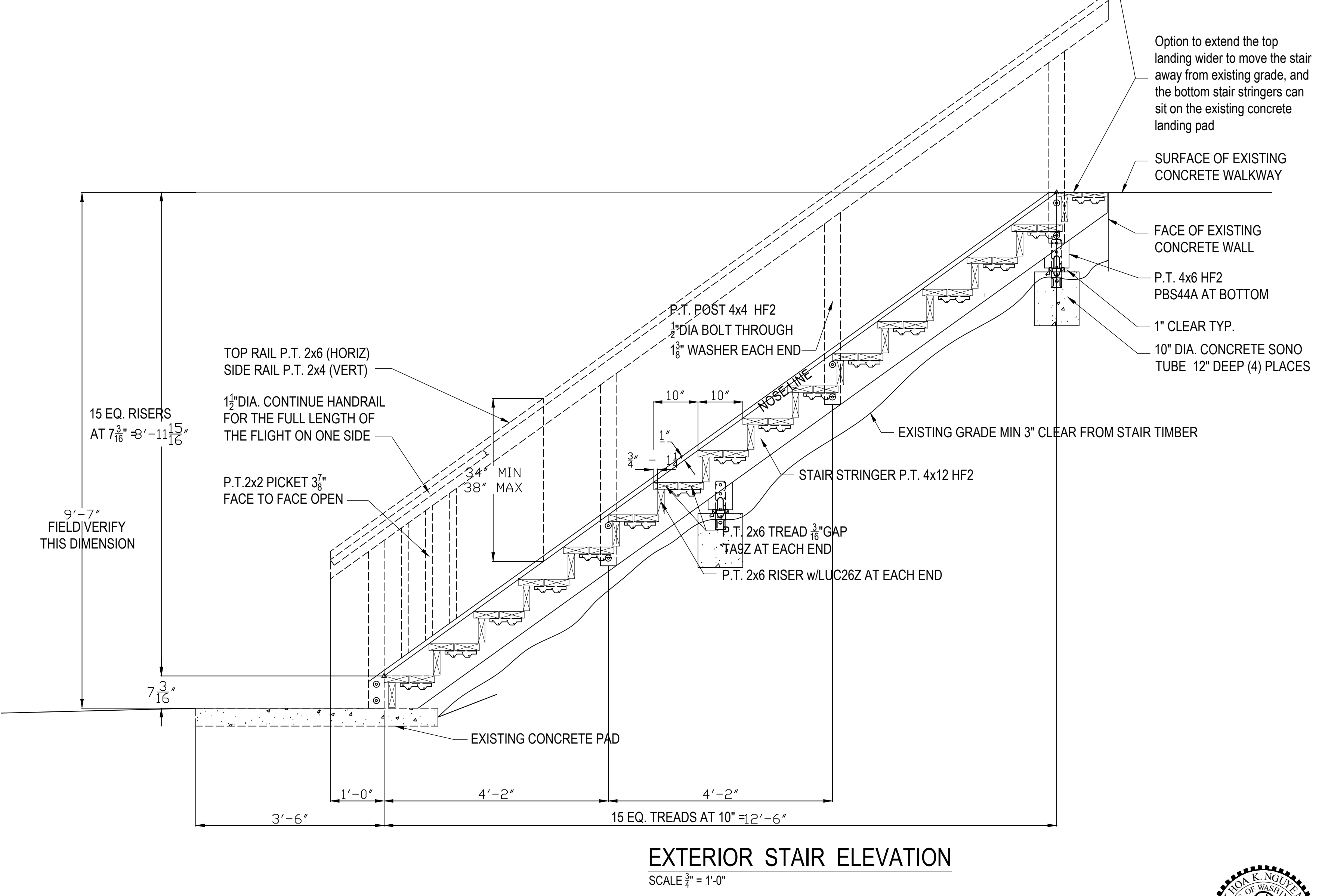
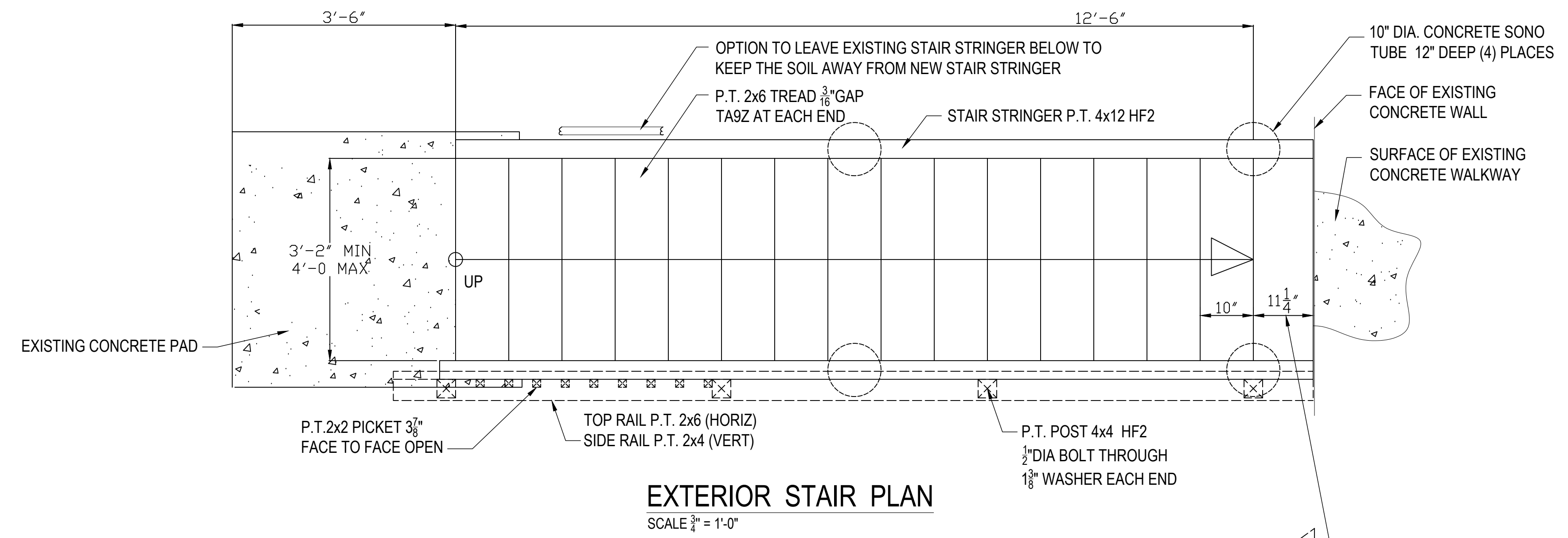


WINDOW HEADER & SILL DETAIL
SCALE 3/4"=1'-0"



01/20/22

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SECTION DETAILS	



Loo & Wai's Remodel 4124 94th Pl SE Mercer Island 98040	DATE 01-20 2022 SHEET 4.3
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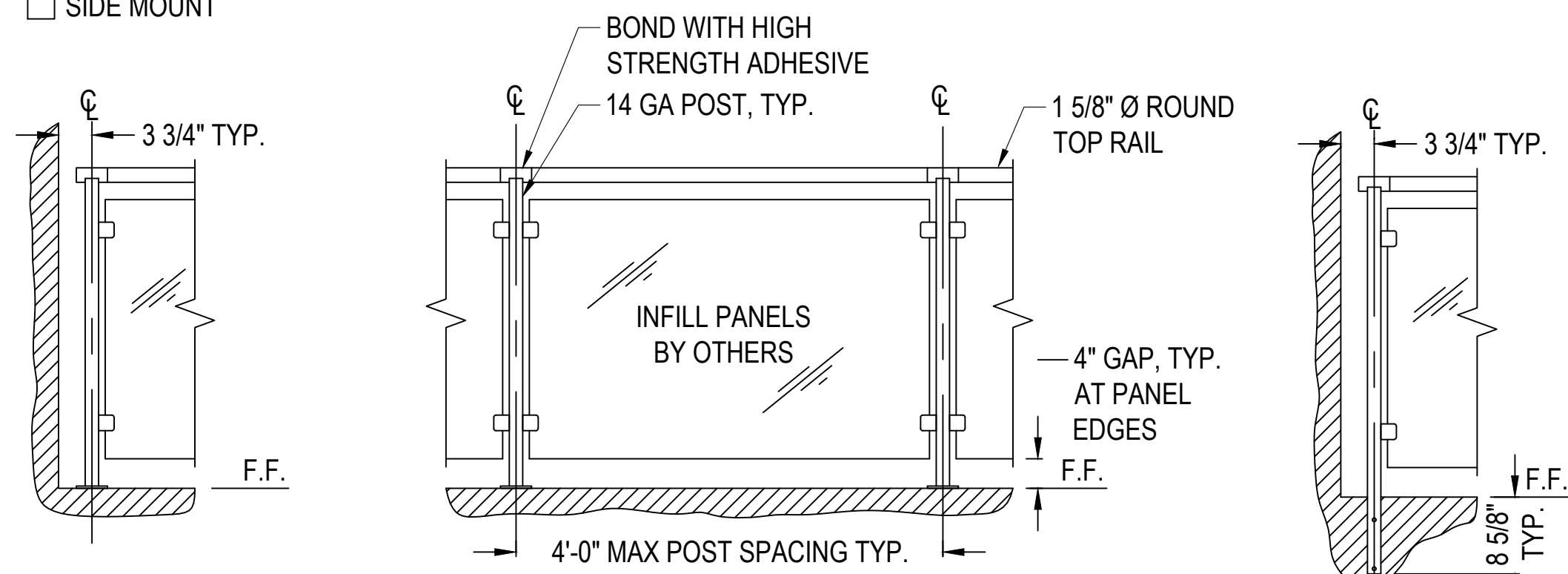


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 7873 NE DAY RD
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 FAX: (206) 842-8179
 www.agsstainless.com

SELECT DESIRED POST

TOP MOUNT

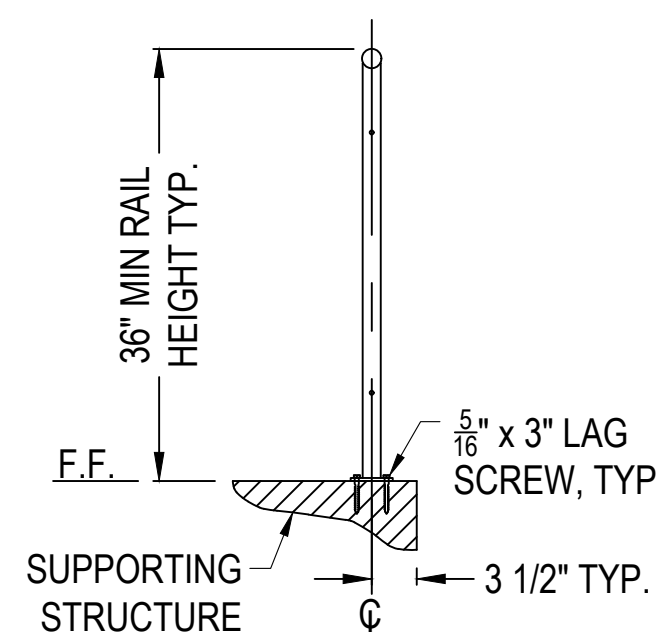
SIDE MOUNT



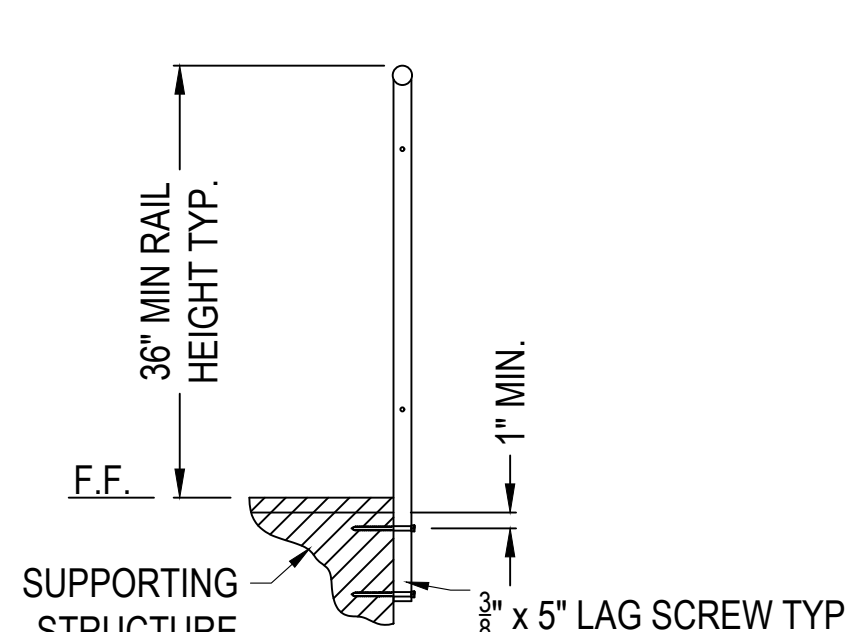
TOP MOUNT WALL CONNECTION ELEVATION

TOP MOUNT INTERMEDIATE POST ELEVATION

SIDE MOUNT WALL CONNECTION ELEVATION



TOP MOUNT POST DETAIL



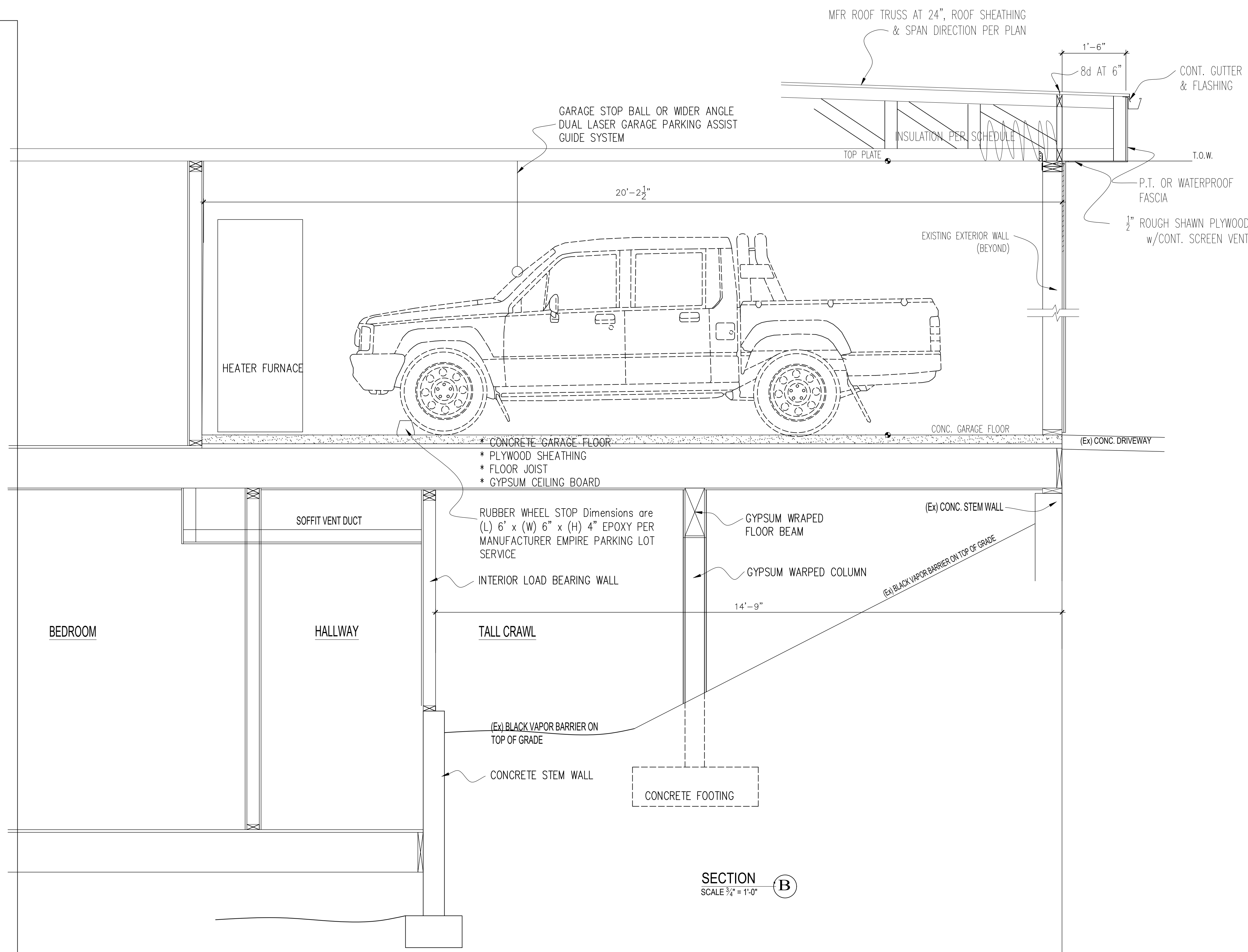
SIDE MOUNT POST DETAIL

NOTES:

1. CUSTOM LAYOUTS WILL BE DETAILED BY AGS.
2. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
3. DO NOT SCALE DRAWING.
4. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
5. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
6. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info AND ENTER REFERENCE NUMBER Mercer 1-10.

GRASS RAIL SYSTEMS

GLASS RAILING SYSTEM WITH ROUND TOP, 36 INCH



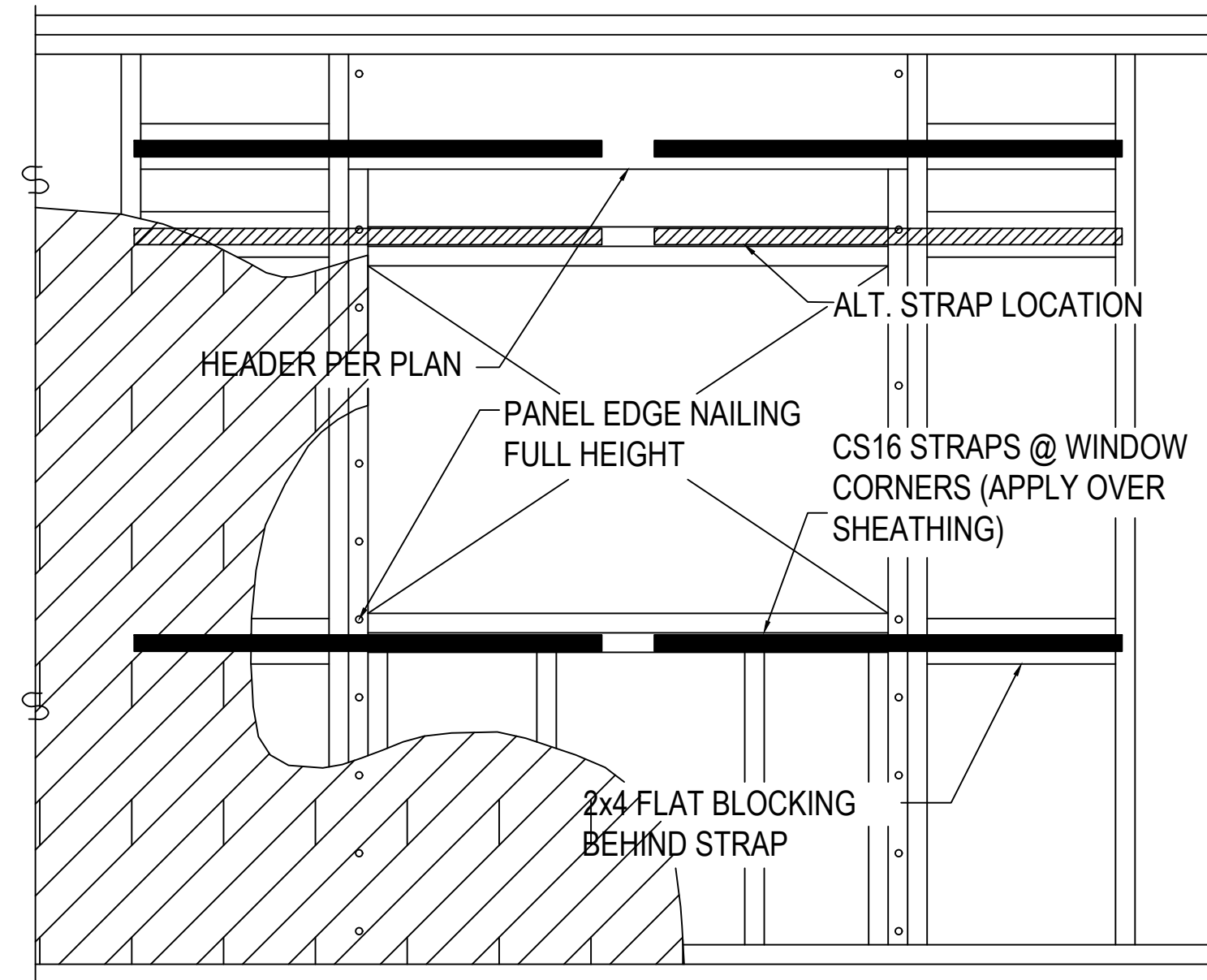
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Loo & Wai's Remodel
 4124 94th Pl SE
 Mercer Island 98040

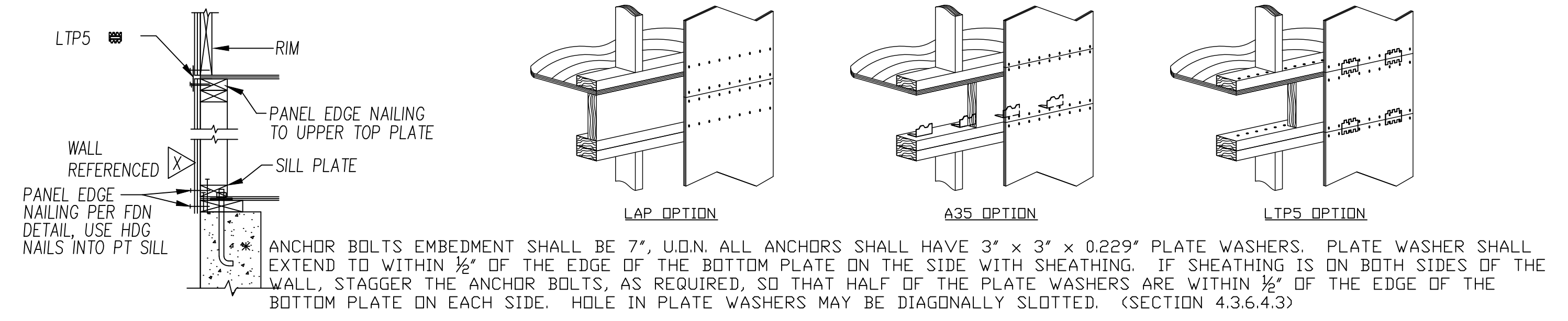
DATE
 01-20
 2022
 SHEET
 4.4

SECTION DETAILS



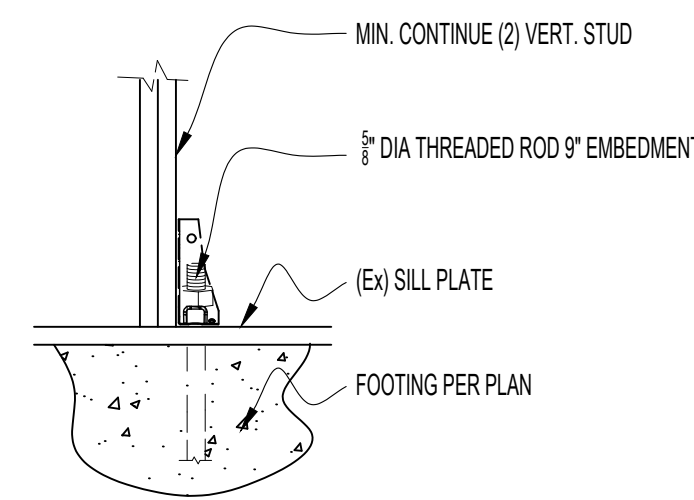
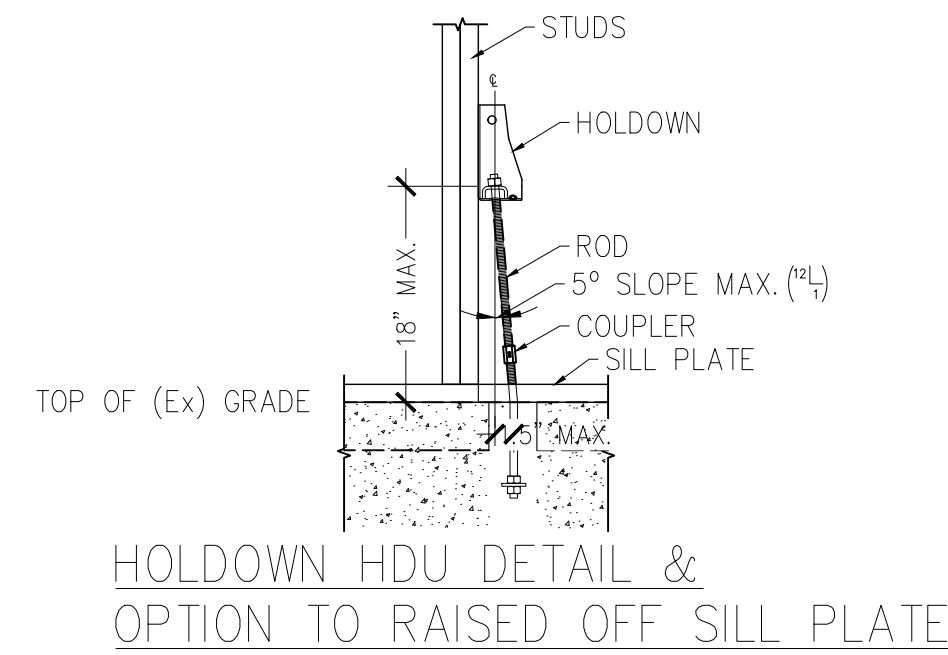
WINDOW SHEAR STRAPPING
N.T.S.

- * FACE NAILING APPLIES TO CONDITIONS WHERE FRAMING NAILS CAN BE STRAIGHT DRIVEN THRU FIRST MEMBER AND PENETRATE MAIN MEMBER MINIMUM OF 1 1/2". FRAMING NAILS SHALL BE 0.131"Ø x 3 1/4". 0.131"Øx3" NAILS MAY BE USED WHEN STITCHING TOGETHER (2)2x MEMBERS WITH NO SPACERS.
- * AT ADJOINING PANEL EDGES WHERE SHEATHING CANNOT LAP ON SINGLE MEMBER AND FACE NAILING CANNOT BE ACCOMPLISHED, FRAMING CLIPS SHALL BE USED TO FASTEN BUILT-UP MEMBERS.

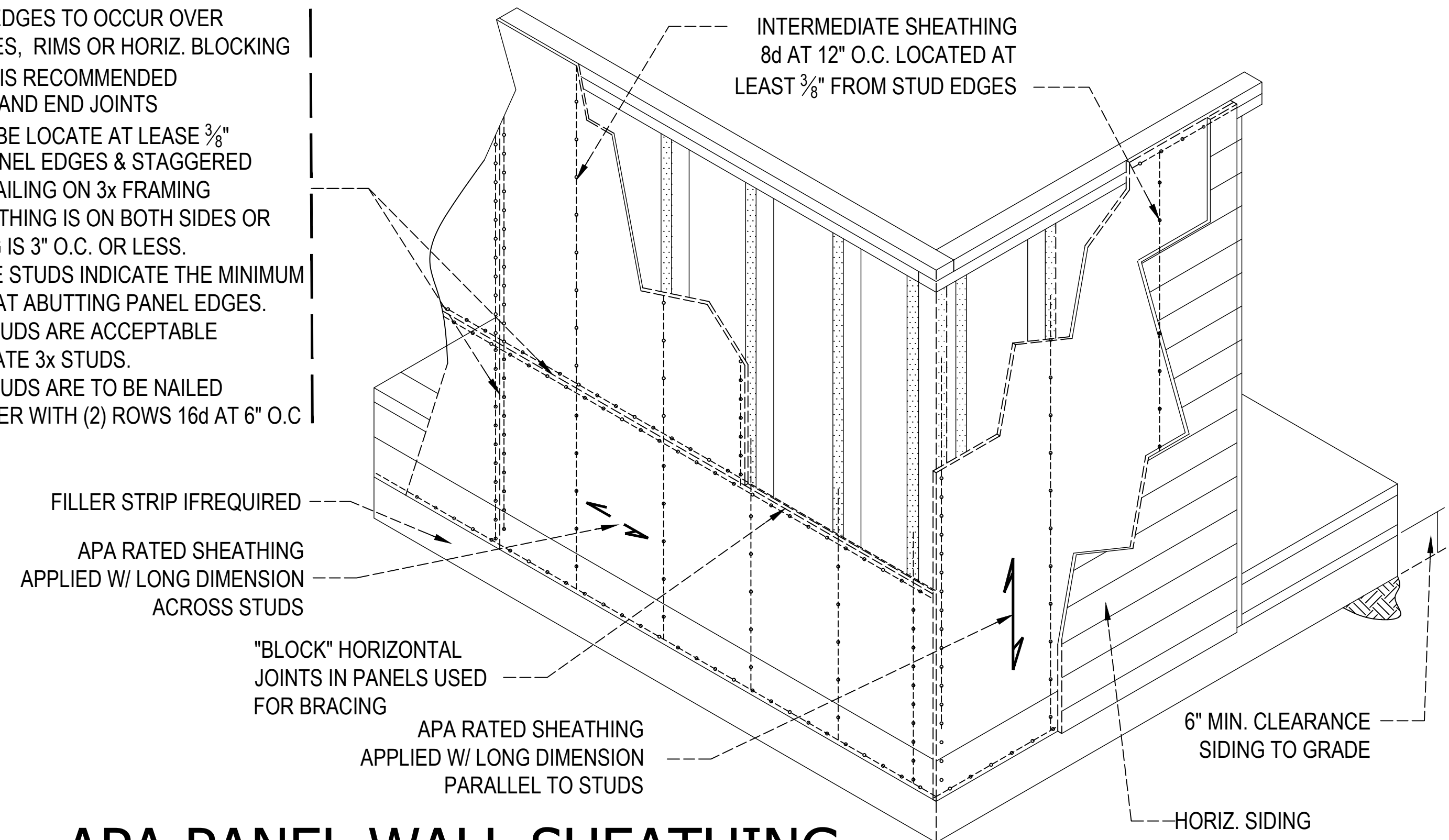


SHEAR WALL SCHEDULE

WALL	SHEATHING	PANEL EDGE NAILING (COMMON OR GALV BOX NAILS)	PANEL EDGE STUDS	MASA OR MASAP or A. BOLT -->	ANCHOR BOLTS, 5/8"Ø EMBED 7"	RIM CONNECTION		
						AT TOP PLATE	AT ROOF EAVE TOP PLATE	AT SILL PLATE (COMMON NAIL .162Ø x 3.5")
SW6	7/16" APA PLY ONE SIDE	8d AT 6" O.C.	2x	40" O.C. IN 2x PLATE	48" O.C. IN 2x PLATE	LTP5 AT 24" O.C.	RBC AT 16" O.C.	16d AT 6" O.C.
SW4	7/16" APA PLY ONE SIDE	8d AT 4" O.C.	2x	28" O.C. IN 2x PLATE	32" O.C. IN 2x PLATE	LTP5 AT 16" O.C.	RBC AT 12" O.C.	16d AT 4" O.C.
SW3	7/16" APA PLY ONE SIDE	8d AT 3" O.C.	3x	12" O.C. IN 2x PLATE	16" O.C. IN 2x PLATE	LTP5 AT 16" O.C.	RBC AT 8" O.C.	16d AT 3" O.C.
SW2	7/16" APA PLY ONE SIDE	8d AT 2" O.C.	3x	7" O.C. IN 2x PLATE	12" O.C. IN 2x PLATE	LTP5 AT 12" O.C.	RBC AT 8" O.C.	16d AT 2" O.C.
SW44	7/16" APA PLY TWO SIDES	8d AT 4" O.C. EA SIDE	3x	16" O.C. IN 3x PLATE	24" O.C. IN 3x PLATE	LTP5 AT 8" O.C.	N.A. AT ROOF EAVE	(2) ROWS 16d AT 4" O.C.
SW33	7/16" APA PLY TWO SIDES	8d AT 3" O.C. EA SIDE	3x	12" O.C. IN 3x PLATE	16" O.C. IN 3x PLATE	LTP5 AT 8" O.C.	N.A. AT ROOF EAVE	(2) ROWS 16d AT 3" O.C.
SW22	7/16" APA PLY TWO SIDES	8d AT 2" O.C. EA SIDE	3x	12" O.C. IN 3x PLATE	16" O.C. IN 3x PLATE	LTP5 AT 6" O.C.	N.A. AT ROOF EAVE	(2) ROWS 16d AT 2" O.C.
AT NEW SHEAR WALL ONLY								



- * ALL PANEL EDGES TO OCCUR OVER STUDS, PLATES, RIMS OR HORIZ. BLOCKING
- * 1/8" SPACING IS RECOMMENDED AT ALL EDGE AND END JOINTS
- * NAIL SHALL BE LOCATE AT LEASE 3/8" FROM THE PANEL EDGES & STAGGERED
- * STAGGER NAILING ON 3x FRAMING WHERE SHEATHING IS ON BOTH SIDES OR NAIL SPACING IS 3" O.C. OR LESS.
- * PANEL EDGE STUDS INDICATE THE MINIMUM STUD WIDTH AT ABUTTING PANEL EDGES.
 - (2) 2X STUDS ARE ACCEPTABLE ALTERNATE 3x STUDS.
 - (2) 2X STUDS ARE TO BE NAILED TOGETHER WITH (2) ROWS 16d AT 6" O.C



APA PANEL WALL SHEATHING
N.T.S.



Loo & Wai's Remodel 4124 94th Pl SE Mercer Island 98040	DATE 01-20 2022 SHEET 5.1
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