

MDT ENGINEERING

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STRUCTURAL CALCULATIONS
FOR MAWER/HACKETT REMODEL
7014 N MERCER WAY
MERCER ISLAND, WA 98040

February 3, 2025



Building Official: Please accept this engineering packet only for the site noted above.

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Scope of Work

MDT Engineering was asked to provide the structural calculations for the addition to the existing structure. The following calculations have been provided:

1. Lateral Analysis
2. Vertical Analysis
3. Foundation Design
4. Structural Plans, Notes and Details

We have provided the designer with a digital copy of the structural calculations and detail sheets for your use in obtaining a building permit for the referenced project. The scope of this project is for the design phase only. If additional site inspections are required by the Building Dept., these will be performed at an additional hourly fee of \$125.00 per hour. Also, revisions to the original design by the owner or required by the building department will be billed at an additional hourly fee of \$125.00 per hour. Questions about the attached information should be addressed to MDT Engineering.

Michelle D. Thompson, PE
MDT Engineering, Inc.

STRUCTURAL NOTES/CODES AND SPECIFICATIONS

1. INTERNATIONAL BUILDING CODE, 2021 EDITION, ASCE 7-22
2. INTERNATIONAL RESIDENTIAL CODE, 2021 EDITION
3. SIMPSON STRONG TIE WOOD CONTRUCTION CONNECTORS 2024-2025
4. FASTENERS IN CONTACT WITH PRESSURE TREATED WOOD MUST BE STAINLESS STEEL, ZMAX(G185HDG PER ASTM A653), BATCH/POST HOT-DIP GALVANIZED (PER ASTM B695, CLASS 55 OR GREATER). UNCOATED AND PAINTED PRODUCTS SHOULD NOT BE USED WITH TREATED WOOD. WHEN USING STAINLESS STEEL HOT-DIP GALVANIZED CONNECTORS, THE CONNECTORS AND FASTENERS SHOULD BE MADE OF THE SAME MATERIAL.

DESIGN CRITERIA

1. WIND LOAD: INTERNATIONAL BUILDING CODE, 2021, ASCE 7-22, SIMPLIFIED WIND LOAD DESIGN METHOD, ULTIMATE DESIGN WIND SPEED = 110 MPH, NOMINAL DESIGN WIND SPEED = 85 MPH, EXPOSURE B
2. SEISMIC: INTERNATIONAL BUILDING CODE, 2021, ASCE 7-22
RISK CATEGORY II
SEISMIC IMPORTANCE FACTOR, $I_e=1.0$
MAPPED SPECTRAL RESPONSE ACCELERATION PARAMETERS, $S_s=1.5$, $S_1=0.5$
SITE CLASS D
DESIGN SPECTRAL RESPONSE ACCELERATION PARAMETERS, $S_{ds}=1.0g$, $S_{d1}=0.5g$
SEISMIC DESIGN CATEGORY D2
BASIC SEISMIC FORCE-RESISTING SYSTEM: LIGHT FRAME WALLS WITH WOOD SHEAR WALLS
DESIGN BASE SHEAR, $V = F (S_{ds}) (W) / R = 0.1846 (W)$
RESPONSE MODIFICATION COEFFICIENT, $R=6.5$
ANALYSIS PROCEDURE USED: SIMPLIFIED ALTERNATIVE STRUCTURAL DESIGN FOR SIMPLE BEARING WALL SYSTEMS
3. ROOF LOAD: DL = 20 PSF (INCLUDING ROOF DECK TILE) LL = 25 PSF (ROOF SNOW LOAD)
4. FLOOR LOAD: DL = 10 PSF LL = 40 PSF
5. DECK LOAD: DL = 20 PSF (INCLUDING ROOF DECK TILE) LL = 60 PSF
6. SOILS: REFER TO GEOTECH CONSULTANTS REPORT DATED 12-24-24
1500 PSF ALLOWABLE SOIL BEARING
MAT FOUNDATION SUPPORTED BY 24" MINIMUM OF STRUCTURAL FILL
THICKENED EDGE SUPPORTED BY 12" MINIMUM OF STRUCTURAL FILL
SEE FULL REPORT FOR ADDITIONAL REQUIREMENTS FOR CONSTRUCTION
7. CONCRETE: 3000 PSI @ 28 DAYS (2500 PSI USED FOR DESIGN)
GRADE 40 REINFORCEMENT
MINIMUM 3" COVER FOR ALL REINFORCEMENT EXCEPT AS NOTED AT RETAINING WALLS OR OTHER DETAILS

TIMBER CONSTRUCTION NOTES

1. LUMBER GRADES AND ALLOWABLE STRESSES SHALL BE AS FOLLOWS UNLESS NOTED OTHERWISE ON PLAN:
ALL SAWN LUMBER HF#2 OR BETTER,
Fb = 875 PSI, Fv = 75 PSI, E = 1,300,000
GLULAM BEAMS 24F-V4, Fb = 2400 PSI, Fv = 165 PSI, E = 1,800,000
MICROLAM, LVL Fb = 2600 PSI, Fv = 285 PSI, E = 1,900,000
PARALLAMS, PSL Fb = 2600 PSI, Fv = 290 PSI, E = 2,000,000
2. WHEN TOP PLATE IS INTERRUPTED BY HEADER, HEADER SHALL HAVE STRAP CONNECTORS TO THE TOP PLATE EACH END, USE 2-SIMPSON MSTA24 CONNECTORS, UNLESS NOTED OTHERWISE.
3. ALL SHEAR WALL SHEATHING NAILS AND ANCHORS SHALL BE AS DETAILED ON THE DRAWINGS AND AS NOTED IN THE SHEAR WALL SCHEDULE.
4. FLOOR SHEATHING SHALL BE 3/4" MINIMUM APA RATED FLOOR SHEATHING WITH 10d COMMON @ 6" OC AT ALL SUPPORTED PANEL EDGES AND 10d @ 12" OC AT INTERMEDIATE SUPPORTS.
5. ROOF SHEATHING SHALL BE 7/16" MINIMUM APA RATED ROOF SHEATHING WITH 8d COMMON @ 6" OC AT ALL SUPPORTED PANEL EDGES AND 8d @ 12" OC AT INTERMEDIATE SUPPORTS.

GENERAL CONSTRUCTION NOTES

1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD. ANY VARIATIONS FROM THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER OR THE ENGINEER.
2. ADEQUATE SHORING AND BRACING OF ALL STRUCTURAL MEMBERS DURING CONSTRUCTION SHALL BE PROVIDED. ANY PROPOSED FIELD CHANGES MUST HAVE THE APPROVAL OF THE ENGINEER PRIOR TO CONSTRUCTION.

SHEAR WALL SCHEDULE

MARK	SHEATHING (NOTE 5)	FASTENER SPACING (COMMON OR GALVANIZED BOX)	BOTTOM PLATE NAILING OR ANCHOR BOLTS	FRAMING ANCHORS (NOTES 7 & 8)	ALLOWABLE SHEAR	NOTES
1A	7/16" MIN. APA RATED SHEATHING OR APA RATED SIDING 303 ONE SIDE	8d @ 6" OC	16d @ 8" OC OR ½" A.B. @ 5'-6" OC	RBC @ 32" OC LTP4 @ 48" OC A35 @ 48" OC	130 PLF	1, 2, 3, 11
1	7/16" MIN. APA RATED SHEATHING OR APA RATED SIDING 303 ONE SIDE	8d @ 6" OC	16d @ 6" OC OR ½" A.B. @ 3'-2" OC OR 5/8" A.B. @ 5'-0" OC	RBC @ 18" OC LTP4 @ 30" OC A35 @ 30" OC	242 PLF	1, 2, 3, 11
2	7/16" MIN. APA RATED SHEATHING OR APA RATED SIDING 303 ONE SIDE	8d @ 4" OC	16d @ 4" OC OR ½" A.B. @ 2'-2" OC OR 5/8" A.B. @ 3'-4" OC	RBC @ 12" OC LTP4 @ 18" OC A35 @ 18" OC	353 PLF	1, 2, 3, 11
3	7/16" MIN. APA RATED SHEATHING OR APA RATED SIDING 303 ONE SIDE	8d @ 3" OC	¼" X 5" LAG SCREW @ 8" OC OR ½" A.B. @ 1'-8" OC OR 5/8" A.B. @ 2'-8" OC	RBC @ 10" OC LTP4 @ 15" OC A35 @ 15" OC	456 PLF	1, 2, 3, 4, 9, 10, 11
4	7/16" MIN. APA RATED SHEATHING OR APA RATED SIDING 303 ONE SIDE	10d @ 3" OC	¼" X 5" LAG SCREW @ 6" OC OR ½" A.B. @ 1'-4" OC OR 5/8" A.B. @ 2'-0" OC	RBC @ 8" OC LTP4 @ 12" OC A35 @ 12" OC	558 PLF	1, 2, 3, 4, 9, 10, 11
5	7/16" MIN. APA RATED SHEATHING OR APA RATED SIDING 303 ONE SIDE	10d @ 2" OC	¼" X 5" LAG SCREW @ 5" OC OR ½" A.B. @ 1'-0" OC OR 5/8" A.B. @ 1'-8" OC	RBC @ 6" OC LTP4 @ 10" OC A35 @ 10" OC	716 PLF	1, 2, 3, 4, 9, 10, 11
6	19/32" MIN. APA RATED SHEATHING BOTH SIDES	10d @ 2" OC	¼" X 5" LAG SCREW @ 2" OC OR 3/4" A.B. @ 1'-0" OC	LTP4 @ 6" OC A35 @ 6" OC	1618 PLF	1, 2, 3, 4, 6, 9, 10, 11

1. ALL FASTENERS SHALL MEET THE FOLLOWING CRITERIA: 8d COMMON = 0.131" DIAMETER X 2 ½", 8d GALVANIZED BOX = 0.113 DIAMETER X 2 ½", 10d COMMON = 0.148" DIAMETER X 3", 10d GALVANIZED BOX = 0.128" DIAMETER X 3", 16d COMMON = 0.162" X 3 ½".

2. PANEL EDGES SHALL BE BACKED WITH 2" NOMINAL OR WIDER FRAMING. SPACE FASTENERS @ 12" OC ON INTERMEDIATE SUPPORTS.

3. PROVIDE ALL ANCHOR BOLTS WITH 3" X 3" X ¼" PLATE WASHERS. LOCATE WITHIN ½" OF SHEATHING.

4. AT GARAGE JAMBS, REFER TO LATERAL RESTRAINT PANEL DETAIL 401/51.

5. PROVIDE 7/16" APA RATED SHEATHING (PLYWOOD OR OSB) OR APA RATED SIDING 303 OR INNER SEAL OSB RATED PANEL SIDING ON ALL EXTERIOR WALLS DESIGNATED AS SHEAR WALLS.

6. WHERE PANELS ARE APPLIED ON BOTH SIDES OF A WALL AND NAIL SPACING IS LESS THAN 6" OC ON EITHER SIDE, PANEL JOINTS SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS OR FRAMING SHALL BE 3" NOMINAL OR THICKER AND NAILS ON EACH SIDE SHALL BE STAGGERED.

7. REFER TO TYPICAL SHEAR WALL DETAILS ON STRUCTURAL DETAIL SHEET FOR LOCATION OF FRAMING ANCHORS.

8. AT UPPER FLOOR INTERIOR SHEAR WALLS, REFER TO DETAIL 303/52 OR 304/52.

9. AT SHEAR WALL TYPES 3, 4, 5 AND 6, ALL FRAMING MEMBERS RECEIVING EDGE NAILING FROM ABUTTING PANELS SHALL NOT BE LESS THAN A SINGLE 3X MEMBER. FOR EXAMPLE, PROVIDE A 3X STUD AT VERTICAL JOINTS IN THE SHEATHING.

10. AT SHEAR WALL TYPES 3, 4, 5 AND 6, FOUNDATION SILL PLATES AND BOTTOM PLATES OF SHEAR WALLS, SHALL NOT BE LESS THAN A SINGLE 3X MEMBER. ALSO PROVIDE A 3X MINIMUM WIDTH MEMBER BELOW SHEAR WALL TO RECEIVE LAG SCREWS SUCH AS A 3X RIM JOIST, 3X JOIST OR BEAM OR BLOCKING BELOW SHEAR WALL.

11. FASTENERS AT PRESSURE PRESERVATIVE AND FIRE RETARDANT TREATED WOOD SHALL BE STAINLESS STEEL, G185 HDG. BATCH/POST HOT-DIP GALVANIZED OR MECHANICALLY GALVANIZED.

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Lateral Analysis

Wind Design: Per 2021 IBC and ASCE 7-22

Simplified Wind Load Design Method

Wind Speed, $V_{ult}=110$ MPH, $V_{asd}=85$ MPH

Exposure B

$P_{net} = 0.00256(V)(K_z)(C_{net})(K_{zt})$ or 16 PSF Minimum

$K_{zt} = 1.0$

$P = 1.0(16 \text{ PSF}) = 16 \text{ PSF}$

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Lateral Analysis

Seismic Design: Per 2021 IBC and ASCE 7-22, Sect. 12.14

Simplified Alternative Structural Design Criteria for Simple Bearing Wall Systems

Risk Category II

Site Class D

Seismic Importance Factor, I = 1.0

$$F_a = 1.0 \quad S_s = 1.5$$

$$F_v = 1.5 \quad S_1 = 0.5 \quad S_{m1} = F_v \times S_1 = 1.5 \times 0.5 = 0.75g$$

$$S_{ds} = \frac{2}{3} \times F_a \times S_s = \frac{2}{3} \times 1.0 \times 1.5 = 1.0g$$

$$S_{d1} = \frac{2}{3} \times S_{m1} = \frac{2}{3} \times 0.75 = 0.5g$$

From Table 11.6-1, Seismic Design Category D

$$V = (F \times S_{ds} \times W) / R$$

W = Dead Load

R = Response Modification Factor

R = 6.5 for light frame walls with wood shear walls

F = 1.0 for 1 story

F = 1.1 for 2 story

F = 1.2 for 3 story

$$V = (1.2 \times 1.0 \times W) / 6.5 = 0.1846 \times W$$

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Compare Wind and Seismic Base Shear

Wind: Use maximum wind load of 16 PSF in all directions.

$$V_{wind} = (25)(16 \text{ PSF}) = 400 \text{ PLF}$$

Seismic:

$$V_{eq} = 1.2 (1.0) (W) / 6.5 \\ = 0.1846W$$

$$W = \begin{array}{l} \text{Roof: } 17.17 (15) = 258 \\ \text{Walls: } 8 (2) (10) = 160 \\ \text{Floor: } 17.17 (10) = 172 \\ \text{Walls: } 2 (6) (10) = 120 \\ \text{Floor: } 17.17 (10) = 172 \\ \text{TOTAL} = 17.17 (10) = 172 \\ \text{Walls: } 2 (4) (10) = \frac{80}{100' \text{ PLF}} \end{array}$$

$$V_{eq} = 0.1846 (1002) = 185 / 1.4 = 132 \text{ PLF}$$

Redundancy Check: Max. increase = 1.3

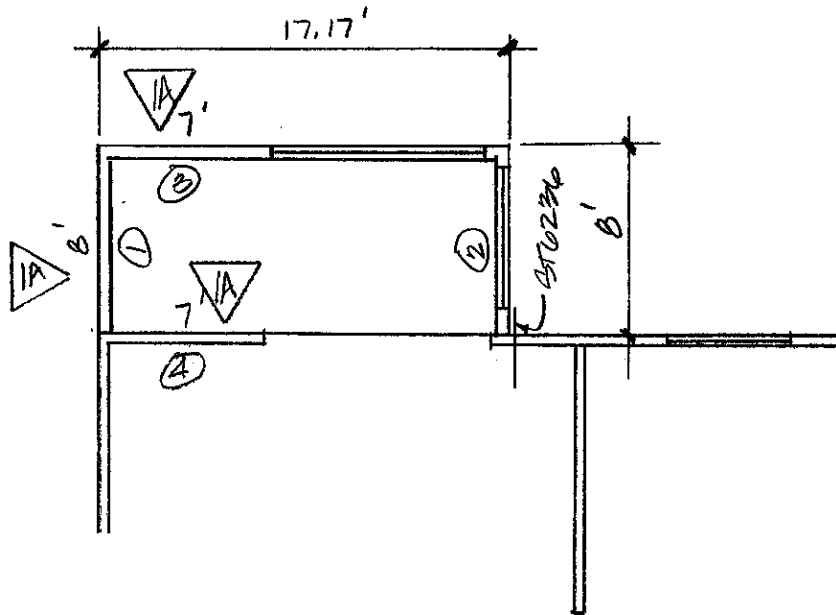
$$V_{eqmax} = 1.3 (132) = 172 \text{ PLF}$$

V_{wind}

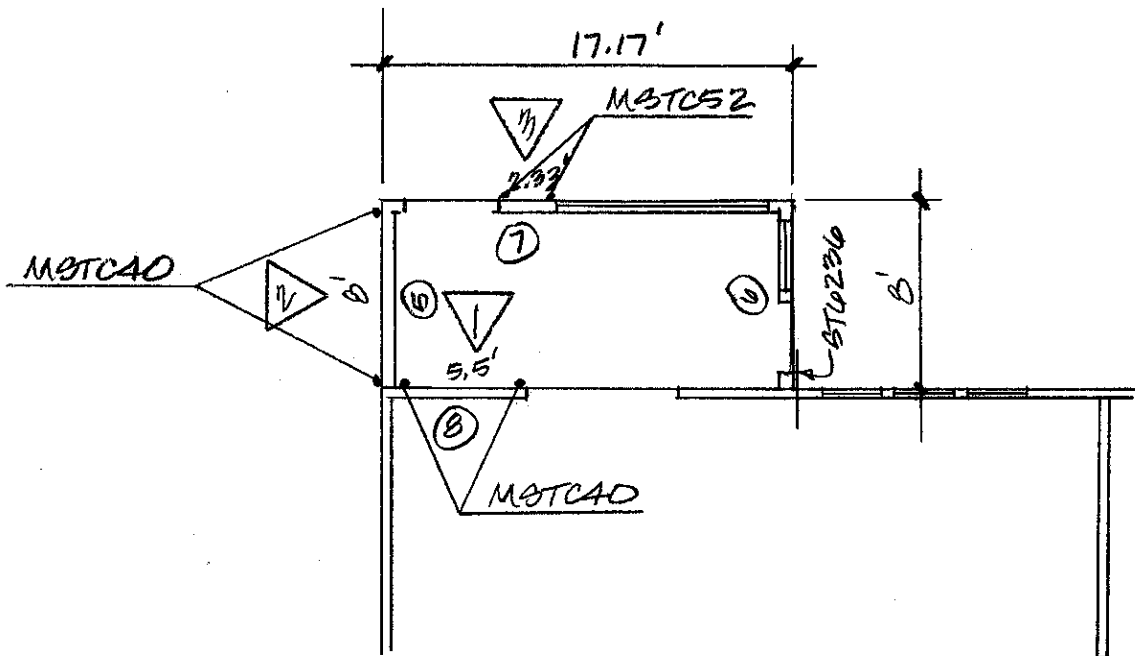
IS GREATER THAN

V_{eq}

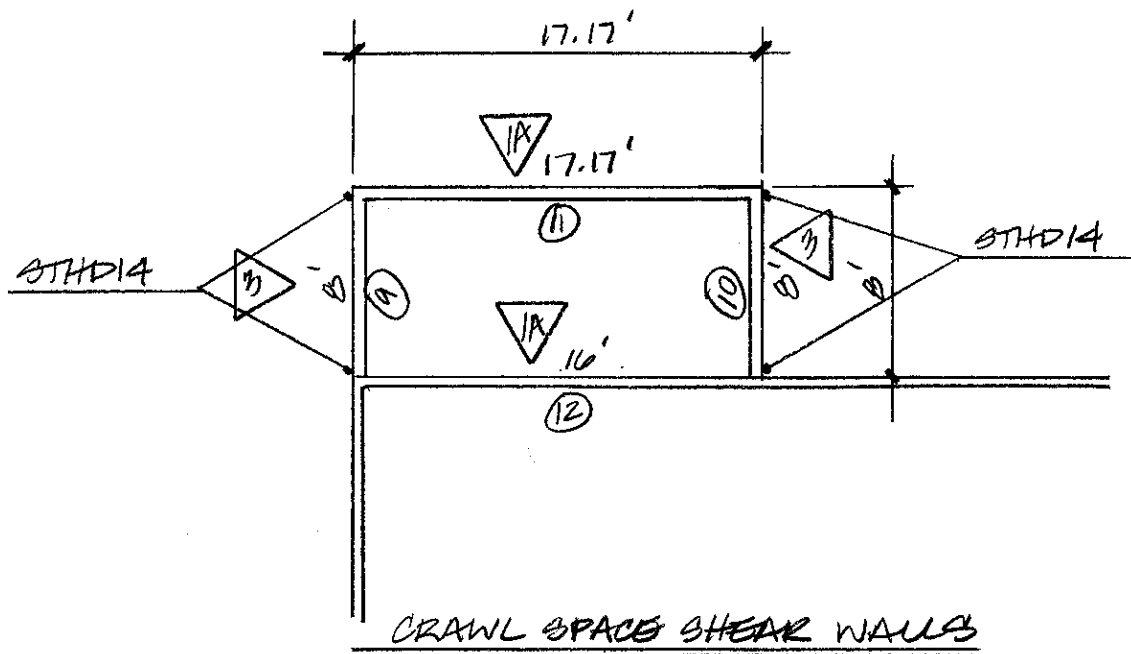
Wind Controls



UPPER FLOOR SHEAR WALLS



MAIN FLOOR SHEAR WALLS



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Wind Load	16							
SW#	ib Area	Wio Area	He	Total Shear	Wall Length	Total Wall Length	Shear Per Foot	sw type
1	8.5	7		952	8.00	8.00	119	1A
2	8.5	7		952	1.00	1.00	952	
3	4	7		448	7.00	7.00	64	1A
4	4	7		448	7.00	7.00	64	1A
5	8.5	9		2176	8.00	8.00	272	2
6	8.5	9		2176	1.00	1.00	2176	
7	4	9		1024	2.33	2.33	439	3
8	4	9		1024	5.50	5.50	186	1
9	8.5	7		3128	8.00	8.00	391	3
10	8.5	7		3128	8.00	8.00	391	3

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Wind Load	16							
SW#	ib Area	Wio Area	He	Total Shear	Wall Length	Total Wall Length	Shear Per Foot	sw type
11	4	7		1472	17.17	17.17	86	1A
12	4	7		1472	16.00	16.00	92	1A

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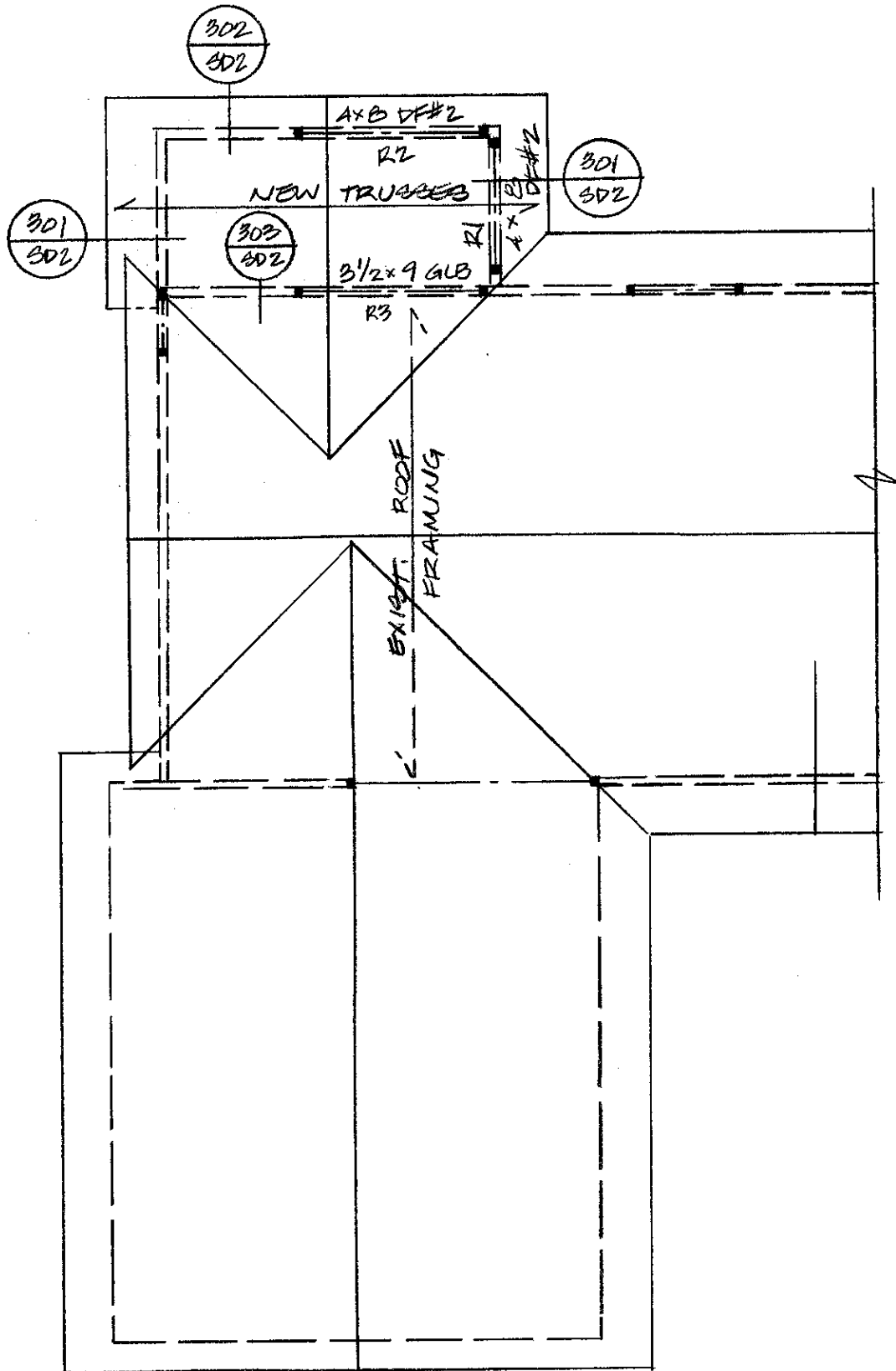
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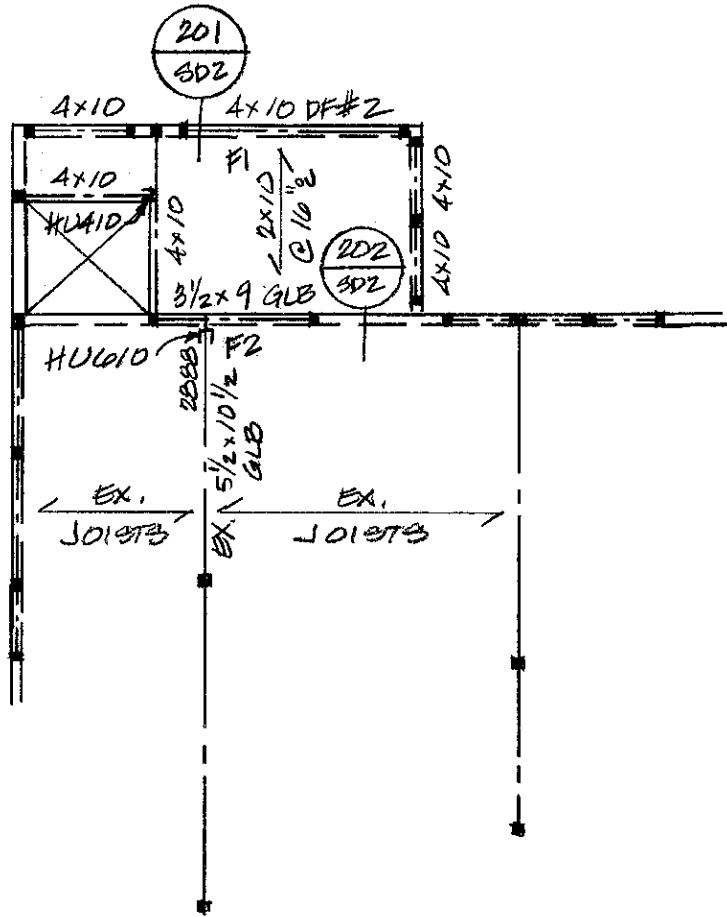
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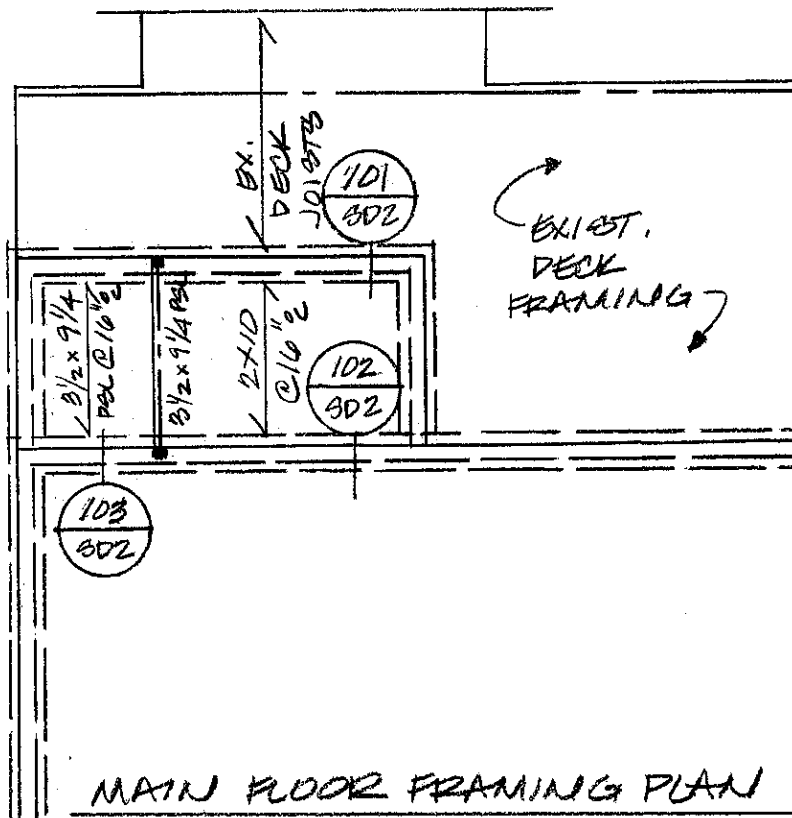
SW	Shear Per Foot	Length (feet)	Total Shear (lbs)	Dead load (lbs)	Wall Height (feet)	Gross Uplift (lbs)	Net Uplift (lbs)	Holddown/ Strap
1	119	8	952	150	8	952	352	NEGLECT
2	952	1	952					
3	64	7	448	150	8	512	-13	NO UPLIFT
4	64	7	448	150	8	512	-13	NO UPLIFT
5	272	8	2176	150	8	2176	1576	MSTC40
6	2176	1	2176					
7	439	2.33	1022.87	150	8	3512	3337	MSTC52
8	186	5.5	1023	150	8	1488	1076	MSTC40
9	391	8	3128	150	4	1564	964	STHD14
10	391	8	3128	150	4	1564	964	STHD14
11	86	17.17	1476.62	150	4	344	-944	NO UPLIFT
12	92	16	1472	150	4	368	-832	NO UPLIFT



ROOF FRAMING PLAN



UPPER FLOOR FRAMING PLAN



MANER/HACKETT/UPPER FLOOR

1/25

F1 $l = 9.5'$ $W = 4(50) + 80 + 2.5(40) = 380 \text{ PLF}$

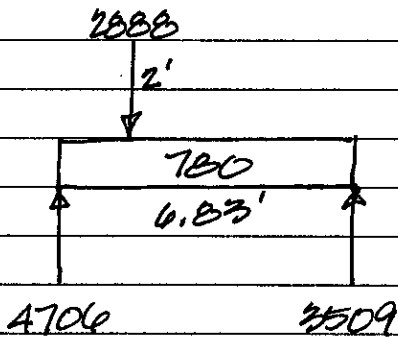
$M = 4287 \text{ l-#}$ $R = 1805 \text{ #}$

$S_{REQ} = 51$ $A_{REQ} = 21$

Ax10
DF#2

F2 $l = 6.83'$ $W = 4(50) + 80 + 12.5(40) = 780 \text{ PLF}$

$P = 10.5(50)(5.5) = 2888 \text{ # @ 2'}$



$M = 7893 \text{ l-#}$ $R = 4706 \text{ #}$

$S_{REQ} = 34$ $A_{REQ} = 33$

~~WAL~~

3 1/2 x 9
GLB

MAWER/HACKETT / MAIN FLOOR

1/25

JOISTS @ ELEVATOR PIT:

$$L = 8' \quad P = 5000 \#$$

$$M = 10000 \#$$

$$R = 2500 \#$$

$$SPEED = 50$$

$$AREA = 23$$

$3\frac{1}{2} \times 9\frac{1}{4}$
PBL

OR

$3\frac{1}{2} \times 9$
ALB