



## STRUCTURAL MEMO NO. 1

**ATTN** Erik Mosvold  
**TO** BDR Homes, LLC  
11100 Main Street, Suite 201  
Bellevue, WA 98004  
**T** 425.889.5400  
**RE** Kirkland II – Lot 3 Holdown and Window Framing Clarification

**DATE** January 25, 2016  
**FROM** Colton Litzenberger  
**PROJECT** Construction Administration  
0213-2014-15-30

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It is our understanding there is a question regarding whether or not holdowns at the foundation are required below the outdoor room posts. Foundation holdowns are not required at the previously stated location due to the dead load acting on the cripple wall below. Verify RS16 straps are installed from the post to the cripple wall below per plan, as shown on sheet A1.2.

It is our understanding the framing at the stair wall was not balloon framed as shown on the plans. Additionally, the low window at the stairs was raised to sit on the double top plates of the cripple wall. The double top plates of the cripple wall have adequate capacity to resist lateral forces acting at the window. Verify continuous double top plates on top of the cripple wall through the stair opening.

Please let us know if you have any questions or concerns.

Thank you.

Colton Litzenberger

