

**PROJECT INFORMATION**

ZONING DISTRICT R-6.6  
 PROPERTY OWNER HUANG DONGDONG  
 PARCEL NUMBER 531510-0281  
 LOT AREA 7,909 S.F.  
 OCCUPANCY CLASSIFICATION R-3 / U  
 CONSTRUCTION TYPE V-8

**LEGAL DESCRIPTION**

MC GILVRAS ISLAND ADD E 119.70 FT LESS N 66 FT  
 Plat Block: 4  
 Plat Lot: 12

**STRUCTURAL LOT COVERAGE**

NO CHANGE TO LOT COVERAGE

**IMPERVIOUS SURFACE COVERAGE**

NO CHANGE TO IMPERVIOUS SURFACE

**FLOOR AREA SUMMARY**

(E) LOWER FLOOR 1,040 SF  
 (E) UPPER FLOOR 1,152 SF  
 CONVERT (E) SHOP TO ADU 794 SF  
 TOTAL FLOOR AREA 2,986 SF

**ADU FLOOR AREA**

ALLOWED ADU FLOOR AREA 220-900 SF  
 PROPOSED ADU 794 SF

**PARKING SUMMARY**

REQUIRED PARKING < 3000 SF 2 STALLS  
 PROVIDED PARKING 2 STALLS

**BUILDING HEIGHT**

NO CHANGE TO BUILDING HEIGHT

**TREE TABLE**

NO TREE PROPOSED TO BE REMOVED

**SCOPE OF WORK**

1. CREATE NEW BEDROOM FROM EXISTING LIVING ROOM (UPPER FLOOR) AND EXISTING FAMILY ROOM (LOWER FLOOR), TWO NEW BEDROOMS ADDED
2. RELOCATE MAIN ENTRY TO MIDDLE OF THE BUILDING
3. CONVERT EXISTING WORKSHOP TO ADU

**CODE COMPLIANCE**

2018 INTERNATIONAL RESIDENTIAL CODE  
 2018 INTERNATIONAL MECHANICAL CODE  
 2018 UNIFORM PLUMBING CODE  
 2018 INTERNATIONAL FIRE CODE  
 2018 NATIONAL ELECTRICAL CODE  
 2018 WASHINGTON STATE ENERGY CODE  
 (ALL CODES ABOVE INCLUDE WASHINGTON STATEWIDE AMENDMENTS)

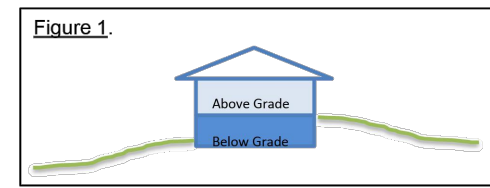
**ABBREVIATIONS**

BLKG	BLOCKING	HORIZ	HORIZONTAL
Q	CENTER LINE	MAX	MAXIMUM
CLR	CLEAR	MFR	MANUFACTURER
CONT	CONTINUOUS	MIN	MINIMUM
CS	CASEMENT WINDOW	OV	OVER
DBL	DOUBLE	O.C.	ON CENTER
DS	DOWNSPOUT	SD	SMOKE DETECTOR
EL	ELEVATION	SG	SAFETY GLASS
EO	EQUAL	SF	SQUARE FEET
EXIST / (E)	EXISTING	SIM	SIMILAR
FTG	FOOTING	SLD	SLIDING WINDOW
FX	FIXED WINDOW	TYP	TYPICAL
HDR	HEADER	UNO	UNLESS NOTED OTHERWISE
HDWD	HARDWOOD	w/	WITH
HGR	HANGER		

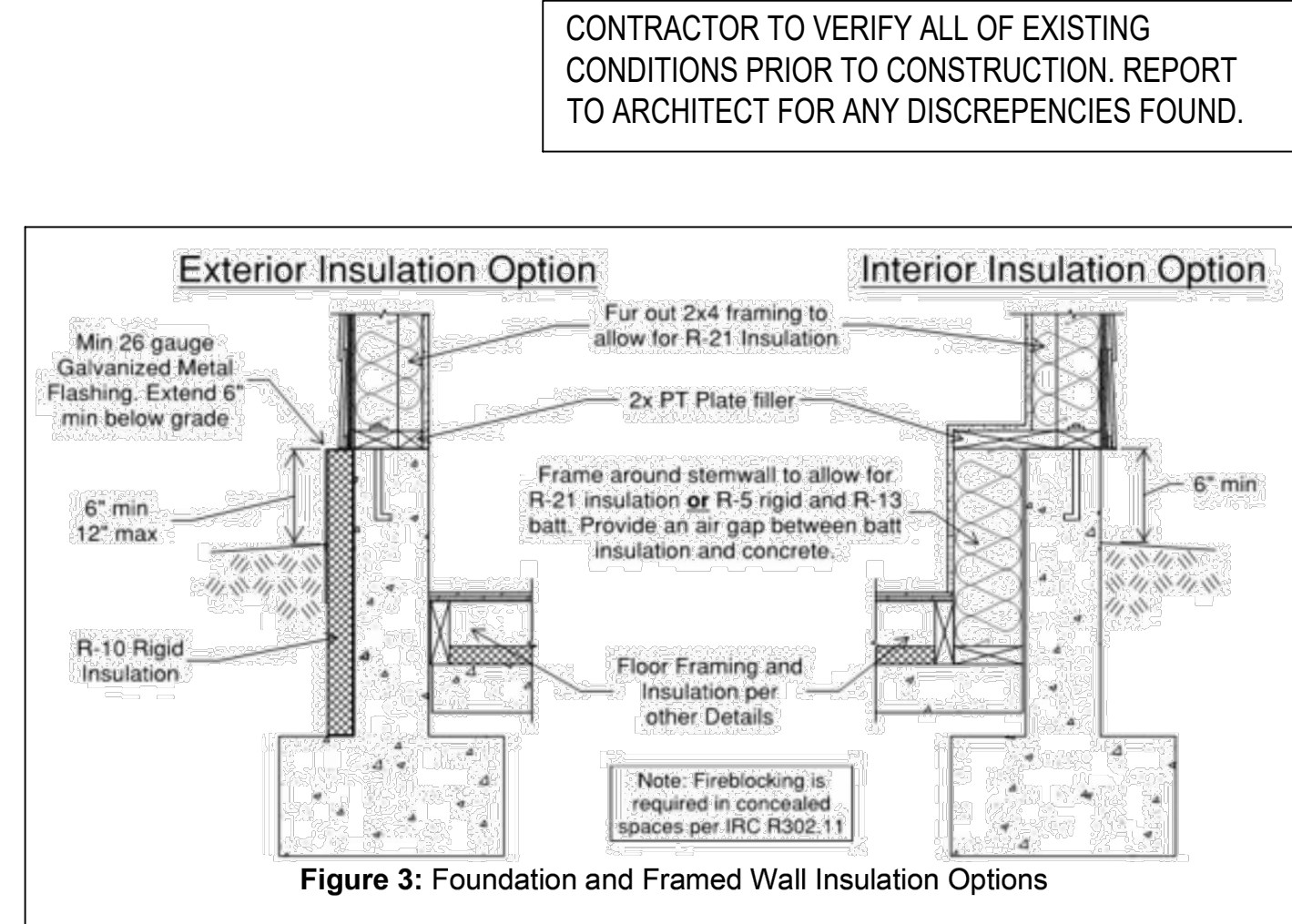
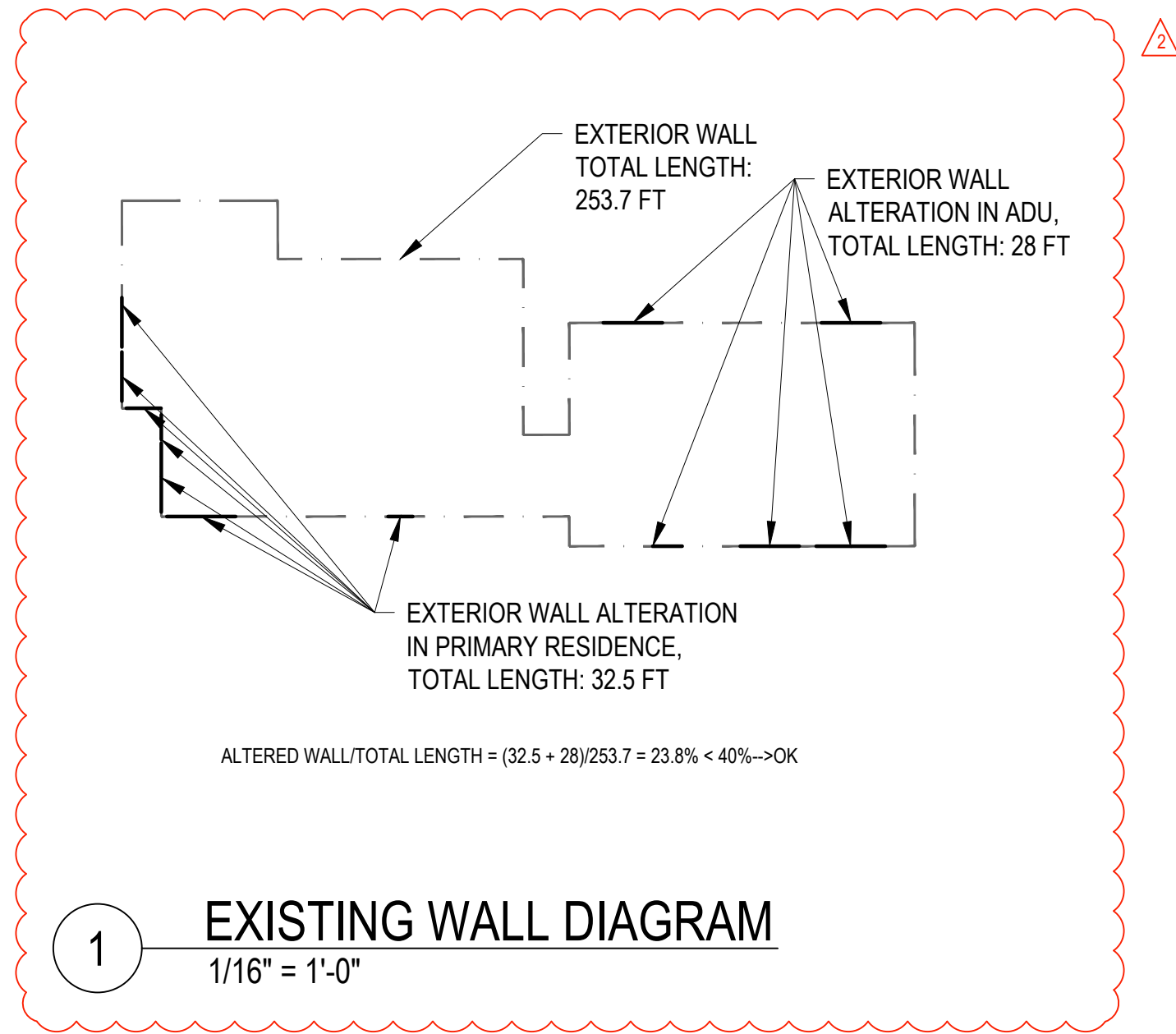
**Simple Heating System Size: Washington State**

This heating system sizing calculator is based on the Prescriptive Requirements of the 2018 Washington State Energy Code (WSEC) and ACCA Manuals J and S. This tool will calculate heating loads only. ACCA procedures for sizing cooling systems should be used to determine cooling loads. Please complete the green drop-downs and boxes that are applicable to your project. As you make selections in the drop-downs for each section, some values will be calculated for you. If you do not see the selection you need in the drop-down options, please contact the WSU Energy Program at energycode@energy.wsu.edu or (360) 956-2042 for assistance.

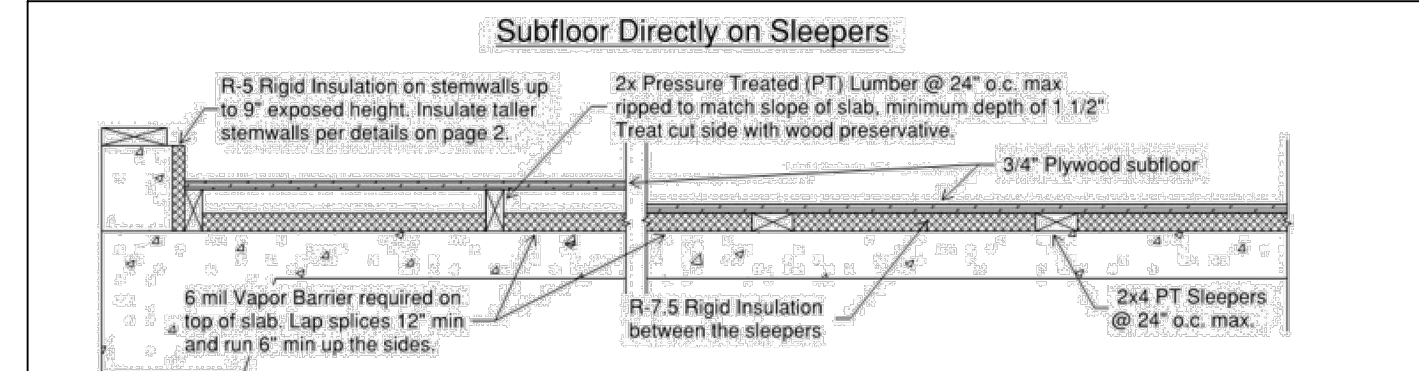
<b>Project Information</b>		<b>Contact Information</b>	
2273 Home Remodel 2273 74th Ave Se Mercer Island 98040		Mei Yang meiyang173@gmail.com	
<b>Heating System Type:</b> <input type="radio"/> All Other Systems <input checked="" type="radio"/> Heat Pump			
To see detailed instructions for each section, place your cursor on the word "Instructions"			
<b>Design Temperature</b>		Design Temperature Difference (ΔT) 45	
Instructions: Mercer Island		ΔT = Indoor (70 degrees) - Outdoor Design Temp	
<b>Area of Building</b>			
<b>Conditioned Floor Area</b>		Conditioned Floor Area (sq ft) 794	
Instructions: Conditioned Floor Area (sq ft)		Conditioned Volume 6,352	
<b>Average Ceiling Height</b>		Average Ceiling Height (ft) 8.0	
Instructions: Average Ceiling Height (ft)		U-Factor X Area = UA	
<b>Glazing and Doors</b>		U-Factor X Area = UA	
Instructions: U=0.25		0.250 X 142 = 35.50	
<b>Skylights</b>		U-Factor X Area = UA	
Instructions: U=0.50		0.50 X 0 = 0	
<b>Insulation</b>			
<b>Attic</b>		U-Factor X Area = UA	
Instructions: R=49		0.026 X 794 = 20.64	
<b>Single Rafter or Joist Vaulted Ceilings</b>		U-Factor X Area = UA	
Instructions: Select R-Value		No selection 0 = 0	
<b>Above Grade Walls (see Figure 1)</b>		U-Factor X Area = UA	
Instructions: R=21 Intermediate		0.056 X 782 = 43.79	
<b>Floors</b>		U-Factor X Area = UA	
Instructions: R=38		0.025 X 0 = 0	
<b>Below Grade Walls (see Figure 1)</b>		U-Factor X Area = UA	
Instructions: Select R-value		No selection 0 = 0	
<b>Slab Below Grade (see Figure 1)</b>		F-Factor X Length = UA	
Instructions: Select conditioning		No selection 0 = 0	
<b>Slab on Grade (see Figure 1)</b>		F-Factor X Length = UA	
Instructions: R-10 Fully Insulated		0.360 X 782 = 281.52	
<b>Location of Ducts</b>		Duct Leakage Coefficient 1.00	
Instructions: Conditioned Space		Sum of UA 381.46	
Envelope Heat Load		Sum of UA x ΔT 17,166 Btu / Hour	
Air Leakage Heat Load		Volume x 0.6 x ΔT x 0.018 3,087 Btu / Hour	
Building Design Heat Load		Air Leakage + envelope heat loss 20,253 Btu / Hour	
Building and Duct Heat Load		Ducts in unconditioned space: sum of building heat loss x 1.10 25,318 Btu / Hour	
Maximum Heat Equipment Output		Building and duct heat loss x 1.40 for forced air furnace 35,445 Btu / Hour	
Building and duct heat loss x 1.25 for heat pump			



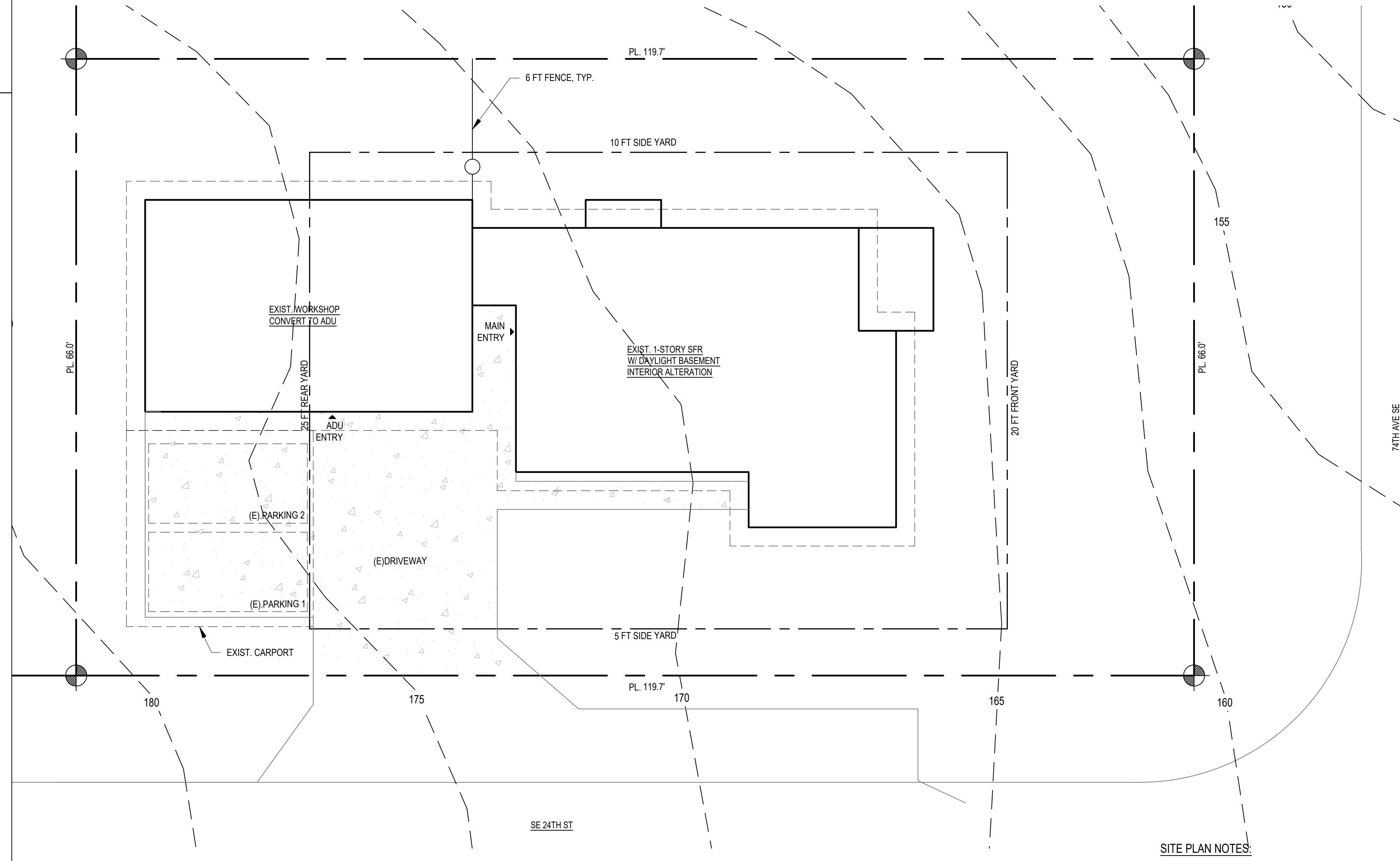
Sum of UA	381.46
Envelope Heat Load	17,166 Btu / Hour
Air Leakage Heat Load	3,087 Btu / Hour
Building Design Heat Load	20,253 Btu / Hour
Building and Duct Heat Load	25,318 Btu / Hour
Maximum Heat Equipment Output	35,445 Btu / Hour



1 WALL ASSEMBLY NTS



1 FLOOR ASSEMBLY NTS



1 SITE PLAN 1/8" = 1'-0"

CONTRACTOR TO VERIFY ALL OF EXISTING CONDITIONS PRIOR TO CONSTRUCTION. REPORT TO ARCHITECT FOR ANY DISCREPANCIES FOUND.

**2273 HOME REMODEL**  
 2273 74TH AVE SE  
 MERCER ISLAND WA 98040

**MJZ DESIGN**  
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 mjz.design.wa@gmail.com

NO.	DATE	DESCRIPTION OF REVISIONS
014/2024	PERMIT SET	
03/20/2024	CORRECTION #1	
04/20/2024	CORRECTION #2	

SITE PLAN

**SITE PLAN NOTES:**

1. ALL UTILITIES SERVING THE SITE IS TO BE UNDERGROUND.
2. THE ADDRESS IS TO BE PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY.

SHEET NUMBER **A1.0**

**PLAN NOTES:**

1. USE CONVENTIONAL FRAMING AND SHEATHING U.N.O.
2. ALL INTERIOR WALLS TO BE 2x4 FRAMING U.N.O.
3. ALL DOOR JAMBS TO BE SET OFF WALLS 6" TYP. U.N.O.
4. ALL DIMENSIONS ARE TO FACE OF FRAMING U.N.O.
5. ALL WINDOW HEADS TO BE 8'-0" TO FINISH FLOOR AT THIS FLOOR, U.N.O.
6. ALL EXHAUST FANS ARE TO VENTED TO OUTSIDE.
7. DOOR HT. AT THIS FLOOR IS 6'-8", TYP.
8. ALL SMOKE DETECTORS MUST BE PROVIDED w/ PRIMARY POWER FROM BUILDING WIRING, PROVIDED w/ BATTERY BACKUP, AND BE INTERCONNECTED.
9. CEILING HEIGHT = 88"
10. ESCAPE (EGRESS) WINDOW MUST HAVE A CLEAR OPENABLE AREA OF 5.7 S.F. w/ A MINIMUM NET CLEAR HEIGHT OF 24" AND WIDTH DIMENSION OF 20". THE SILL HEIGHT MUST NOT BE MORE THAN 44" ABOVE THE FLOOR.
11. ALL EXTERIOR COLUMNS, BEAMS, AND JOISTS THAT ARE EXPOSED TO THE WEATHER MUST BE PRESSURE-TREATED.
12. A MINIMUM OF 90% OF PERMANENTLY INSTALLED LIGHTING MUST BE HIGH-EFFICIENCY LAMPS WA ENERGY CODE R404.1

**ENERGY REQUIREMENTS (PERSPECTIVE):**

ADDITIONS LESS THAN 1500 SQUARE FEET 3.0 CREDIT REQUIRED

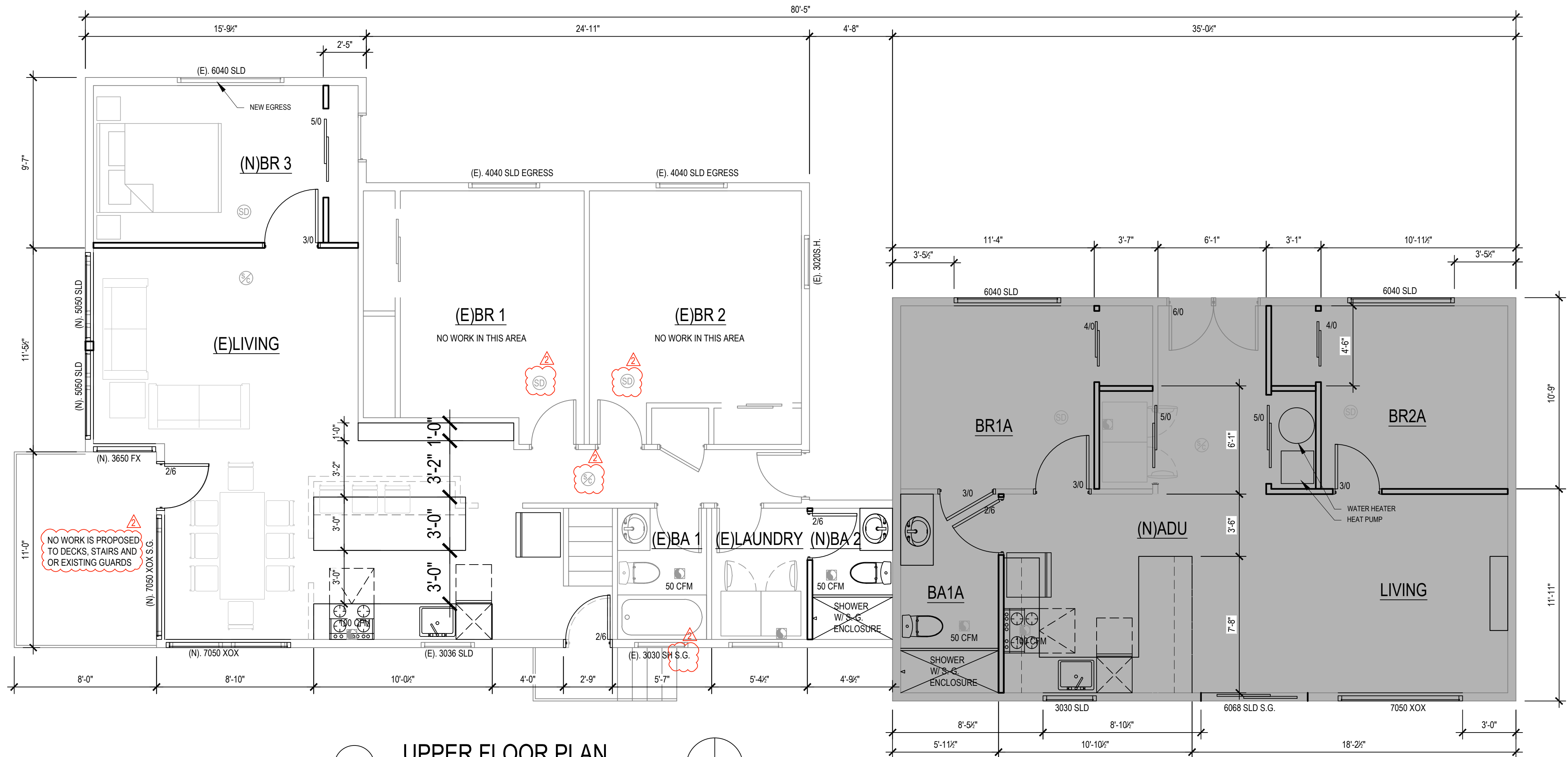
3.0 ENERGY CREDITS AS SELECTED AND LISTED BELOW:

4. FUEL NORMALIZATION CREDITS : 0.5 CREDIT FOR HEATING SYSTEM BASED ON ELECTRIC RESISTANCE WITH A DUCTLESS MINI-SPLIT HEAT PUMP SYSTEM IN ACCORDANCE WITH SECTION R403.7.1 INCLUDING THE EXCEPTION

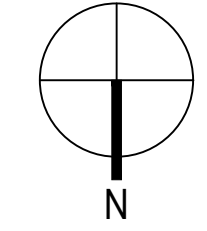
1.4 EFFICIENT BUILDING ENVELOPE: 1 CREDIT PRESCRIPTIVE COMPLIANCE IS BASED ON TABLE R402.1.1 WITH THE FOLLOWING MODIFICATIONS:  
VERTICAL FENESTRATION U = 0.25  
WALL R-21 PLUS R-4 CI  
FLOOR R-9

BASEMENT WALL R-21 INT PLUS R-5 CI  
SLAB ON GRADE R-10 PERIMETER AND UNDER ENTIRE SLAB  
BELOW GRADE SLAB R-10 PERIMETER AND UNDER ENTIRE SLAB

3.4 HIGH EFFICIENCY HVAC EQUIPMENT OPTIONS: 1.5 CREDIT  
DUCTLESS MINI-SPLIT HEAT PUMP SYSTEM ZONAL CONTROL: IN HOMES WHERE THE PRIMARY SPACE HEATING SYSTEM IS ZONAL ELECTRIC HEATING, A DUCTLESS MINI-SPLIT HEAT PUMP SYSTEM WITH A MINIMUM HSPF OF 10.0 SHALL BE INSTALLED AND PROVIDE HEATING TO THE LARGEST ZONE OF THE HOUSING UNIT.



1 UPPER FLOOR PLAN  
1/4" = 1'-0"



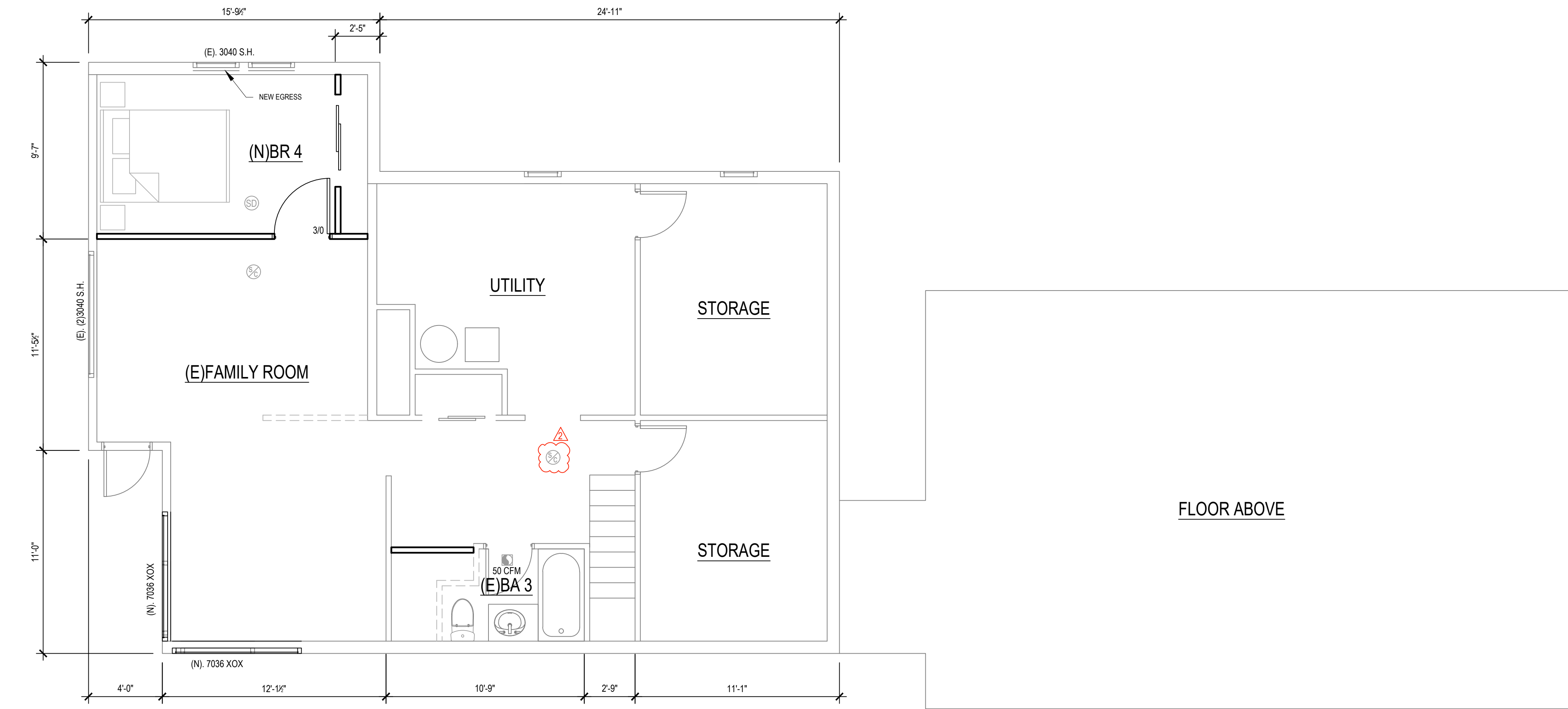
**WHOLE HOUSE VENTILATION SYSTEM CONTROLS:**  
ALL VENTILATION SYSTEM CONTROLS SHALL BE READILY ACCESSIBLE. INTERMITTENTLY OPERATED SYSTEMS SHALL HAVE A MANUAL CONTROL, AS WELL AS AN AUTOMATIC CONTROL, SUCH AS A CLOCK TIMER. THE AUTOMATIC CONTROL TIMER SHALL BE SET TO OPERATE THE WHOLE HOUSE FAN SYSTEM FOR AT LEAST 8 HOURS A DAY. IRC M1507.3.2

**FIREBLOCKING SHALL BE PROVIDED IN WOOD-FRAME CONSTRUCTION IN THE FOLLOWING LOCATIONS:**

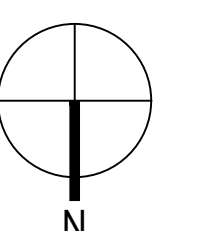
1. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS, AS FOLLOWS:
  - 1.1. VERTICALLY AT THE CEILING AND FLOOR LEVELS.
  - 1.2. HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET (3048 MM).
2. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS AND COVE CEILINGS.
3. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN. ENCLOSED SPACES UNDER STAIRS SHALL COMPLY WITH SECTION R302.7.
4. AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES AND WIRES AT CEILING AND FLOOR LEVEL, WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION. THE MATERIAL FILLING THIS ANNULAR SPACE SHALL NOT BE REQUIRED TO MEET THE ASTM E 136 REQUIREMENTS.

**SYMBOL**

- EXHAUST VENT
- SMOKE DETECTOR
- SMOKE/CO ALARM
- NEW WALL
- EXIST WALL
- DEMO WALL
- ADU



1 LOWER FLOOR PLAN  
1/4" = 1'-0"



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MAIN FLOOR PLAN

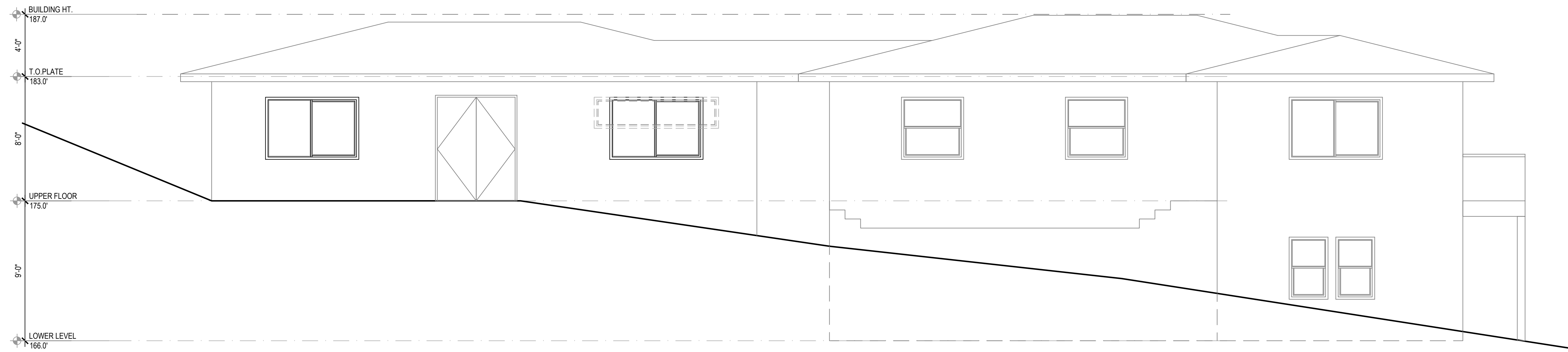
SHEET NUMBER  
**A2.0**

# 2273 HOME REMODEL

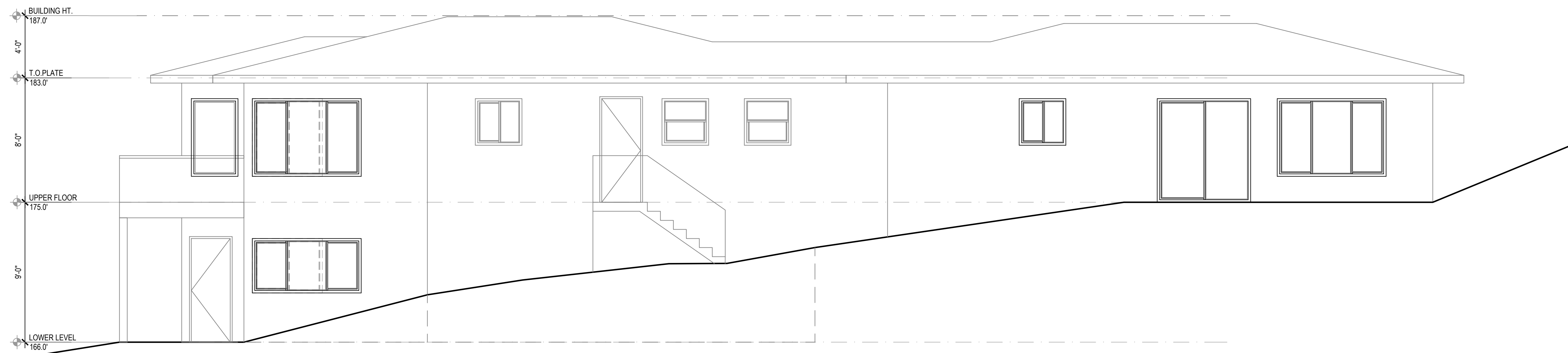
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1 SOUTH ELEVATION  
1/4" = 1'-0"



2 NORTH ELEVATION  
1/4" = 1'-0"

NO.	DATE	DESCRIPTION OF REVISIONS
	01/4/2024	PERMIT SET
△	03/20/2024	CORRECTION #1
△	04/20/2024	CORRECTION #2

ELEVATIONS

SHEET NUMBER

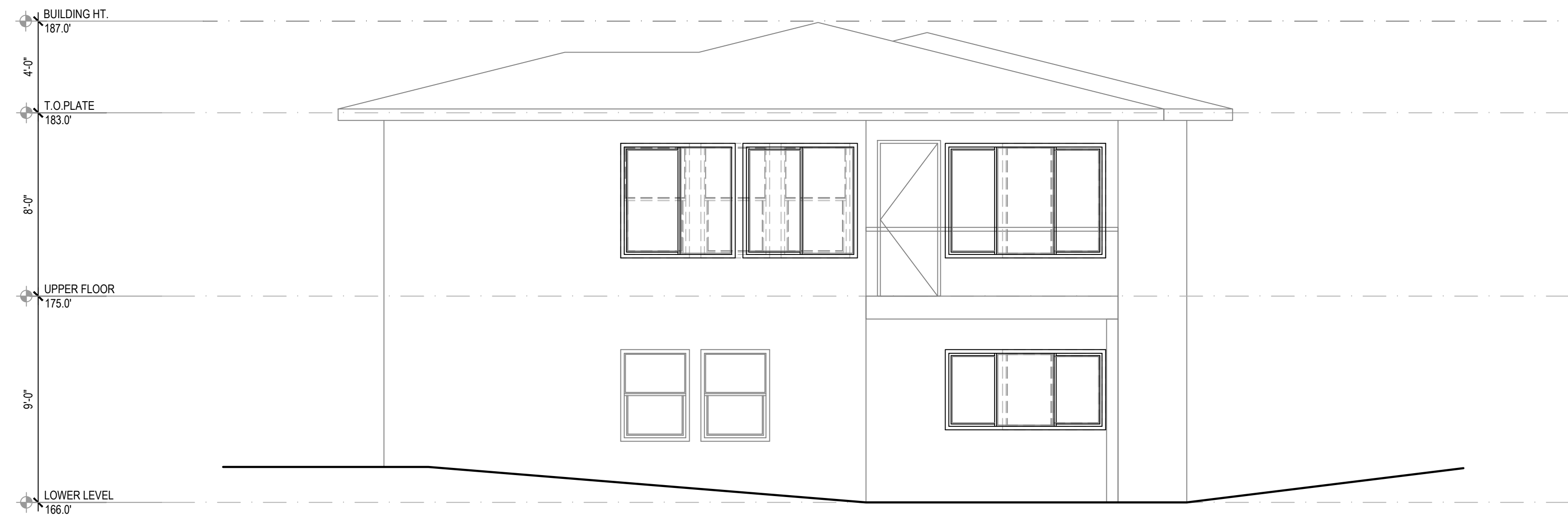
A3.0

**2273 HOME REMODEL**

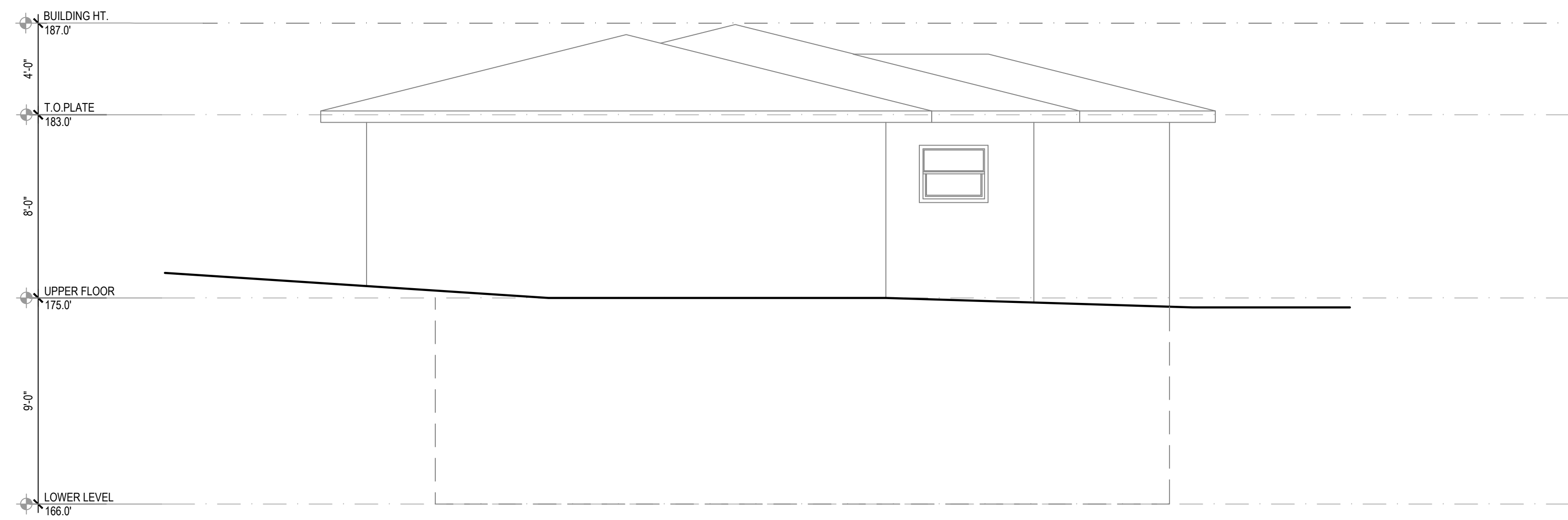
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**1 EAST ELEVATION**  
1/4" = 1'-0"



**2 WEST ELEVATION**  
1/4" = 1'-0"

NO.	DATE	DESCRIPTION OF REVISIONS
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ELEVATIONS

SHEET NUMBER

**A3.1**

GENERAL STRUCTURAL NOTES

(THE FOLLOWING APPLY UNLESS SHOWN OTHERWISE ON THE PLANS.)

A. GENERAL

- 1. ALL MATERIALS, WORKMANSHIP, DESIGN, AND CONSTRUCTION SHALL CONFORM TO THE DRAWINGS, SPECIFICATIONS, AND THE INTERNATIONAL BUILDING CODE (IBC), 2018 EDITION, AS AMENDED BY LOCAL JURISDICTION.

- 2. STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH ARCHITECTURAL DRAWINGS FOR BIDDING AND CONSTRUCTION. CONTRACTOR SHALL VERIFY DIMENSIONS AND CONDITIONS FOR COMPATIBILITY AND SHALL NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.

- 3. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAFETY PRECAUTIONS AND THE METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES REQUIRED TO PERFORM HIS WORK.

- 4. CONTRACTOR-INITIATED CHANGES SHALL BE SUBMITTED IN WRITING TO THE ARCHITECT AND STRUCTURAL ENGINEER FOR APPROVAL PRIOR TO FABRICATION OR CONSTRUCTION.

- 5. DRAWINGS INDICATE GENERAL AND TYPICAL DETAILS OF CONSTRUCTION.

- 6. ALL STRUCTURAL SYSTEMS WHICH ARE TO BE COMPOSED OF COMPONENTS TO BE FIELD ERCTED SHALL BE SUPERVISED BY THE SUPPLIER DURING MANUFACTURING, DELIVERY, HANDLING, STORAGE AND ERECTION IN ACCORDANCE WITH INSTRUCTIONS PREPARED BY THE SUPPLIER.

- 7. INSPECTIONS: INSPECTIONS OF THE WOOD FRAMING, THE STEEL REBAR AND WOOD FORMS FOR CONCRETE FOOTINGS & FOUNDATIONS, AND CONCRETE SLABS ARE REQUIRED PER IBC SECTION 109.3.

B. DESIGN CRITERIA

- 1. DESIGN LOADS
- ROOF SNOW LOAD 25 PSF
- RESIDENTIAL FLOOR LIVE LOAD 40 PSF
- BEDROOM FLOOR LIVE LOAD 30 PSF
- EXTERIOR BALCONY & DECK LIVE LOAD 60 PSF
- WIND (IBC) 110 MPH (LRFD)
- EARTHQUAKE (ASCE7) SEISMIC DESIGN CATEGORY D

FOUNDATION NOTES: ALLOWABLE SOIL PRESSURE AND LATERAL EARTH PRESSURE ARE ASSUMED AND THEREFORE MUST BE VERIFIED BY A QUALIFIED SOILS ENGINEER OR APPROVED BY THE BUILDING OFFICIAL.

- 2. LATERAL FORCE RESISTANCE SYSTEM
LIGHT-FRAMED WOOD WALLS SHEATHED WITH WOOD STRUCTURAL PANELS, R = 6.5

C. FOUNDATION

- 1. FOUNDATION EXCAVATION, BACKFILL AND COMPACTION SHALL CONFORM TO SPECIFICATION REQUIREMENTS. THIS CONSTRUCTION WORK, INCLUDING DRAINAGE, SHORING AND SUCH OTHER RELATED WORK AS REQUIRED, SHALL BE CONDUCTED BY THE CONTRACTOR UNDER THE OBSERVATION AND DIRECTION OF THE GEOTECHNICAL ENGINEER.

- 2. FOOTINGS SHALL BEAR ON SOLID UNDISTURBED EARTH (CONTROLLED, COMPACTED STRUCTURAL FILL OR BOTH) AT LEAST 18" BELOW LOWEST ADJACENT FINISHED GRADE.

- 3. FOOTINGS MAY BE POURED IN NEAT EXCAVATIONS PROVIDED SIZE IS INCREASED 3" AT EACH INTERFACE WITH SOIL.

- 4. ALL FOOTING EXCAVATIONS SHALL BE HAND CLEANED PRIOR TO PLACING CONCRETE.

- 5. ALL ABANDONED FOOTINGS, UTILITIES, ETC. THAT INTERFERE WITH NEW CONSTRUCTION SHALL BE REMOVED.

- 6. CONTRACTOR SHALL PROVIDE FOR DESIGN AND INSTALLATION OF ALL CRIBBING, SHEATHING, AND SHORING REQUIRED TO SAFELY RETAIN EXCAVATIONS.

D. CONCRETE

- 1. ULTIMATE STRENGTH DESIGN PER INTERNATIONAL BUILDING CODE AND ACI 318-14
2. CONCRETE FOR FOOTINGS AND SLABS-ON-GRADE SHALL CONFORM TO A 28- DAY STRENGTH OF fc = 2500 PSI.

- 3. REINFORCING STEEL SHALL BE DEFORMED BARS CONFORMING TO ASTM A615 (INCLUDING SUPPLEMENT S1), GRADE 60.

- 4. REINFORCING STEEL SHALL BE DETAILED (INCLUDING HOOKS AND BENDS) IN ACCORDANCE WITH ACI 318-18.

- 5. REINFORCING STEEL LAPS AND EMBEDMENT SHALL BE AS NOTED BELOW, UNLESS NOTED OTHERWISE.

- 6. CONCRETE PROTECTION (COVER) FOR REINFORCING STEEL SHALL BE AS FOLLOWS:

\*TOP BARS ARE HORIZONTAL REINFORCEMENT SO PLACED THAT MORE THAN 12" OF CONCRETE IS CAST IN THE MEMBER BELOW THE BAR.

- 7. CONCRETE WALL REINFORCING - PROVIDE THE FOLLOWING UNLESS DETAILED OTHERWISE:

- 8. EPOXY GROUTED ITEMS SPECIFIED ON THE DRAWINGS SHALL BE GROUTED WITH SIMPSON SET-XP ADHESIVE BY SIMPSON STRONG TIE.

E. CARPENTRY

- 1. GLUED LAMINATED MEMBERS SHALL BE FABRICATED IN CONFORMANCE WITH ANSI STANDARD A190.1.

- 2. FRAMING LUMBER SHALL BE GRADED AND MARKED IN CONFORMANCE WITH WCLIB STANDARD GRADING RULES FOR WEST COAST LUMBER.

Table with columns: MEMBER, SIZE, SPECIES GRADE, MIN. BASIC DESIGN STRESS. Includes rows for JOISTS AND RAFTERS, BEAMS AND STRINGERS, POSTS AND TIMBERS, TOP AND BOTTOM PLATE @ SHEAR AND BEARING WALLS, STUDS, PLATES & MISC., LIGHT FRAMING.

ALL LUMBER WITH A LEAST DIMENSION OF 2" (NOMINAL) SHALL BE STAMPED SURFACE-DRY AND SHALL HAVE A MOISTURE CONTENT WHEN SURFACED AND WHEN INSTALLED OF NOT MORE THAN 19 PERCENT.

- 3. MANUFACTURED LUMBER SHALL BE AS MANUFACTURED BY TRUS JOIST MacMILLAN OR APPROVED EQUAL.

- PSL (2.0E) Fb = 2,900 PSI; Fv = 290 PSI; E = 2,200,000 PSI
- LVL (2.0E) Fb = 2,600 PSI; Fv = 285 PSI; E = 2,000,000 PSI
- LSL (1.55E) Fb = 2,325 PSI; Fv = 310 PSI; E = 1,550,000 PSI

- 4. SHEATHING SHALL BE APA PERFORMANCE RATED PANELS PER APA "PLYWOOD DESIGN SPECIFICATION", INCLUDING APPLICABLE SUPPLEMENTS, UNLESS NOTED OTHERWISE.

- ROOF 19/32" THICK, 32/16, (OR 5/8" THICK), 32/16
- WALLS 15/32" THICK, 32/16, (OR 1/2" THICK), 24/0
- FLOORS 23/32" (OR 3/4") THICK, TONGUE & GROOVE, 48/24

UNLESS NOTED OTHERWISE ON THE PLANS, ROOF AND FLOOR SHEATHING SHALL BE LAID UP WITH GRAIN PERPENDICULAR TO SUPPORTS AND NAILED WITH 10d NAILS @ 6"oc TO FRAMED PANEL EDGES AND OVER STUD WALLS SHOWN ON PLANS AND @ 12"oc (10"oc AT FLOORS) TO INTERMEDIATE SUPPORTS.

UNLESS NOTED OTHERWISE ON THE PLANS, WALL SHEATHING MAY BE LAID UP HORIZONTALLY OR VERTICALLY, UNSUPPORTED EDGES SHALL BE BLOCKED AND ALL EDGES SHALL BE NAILED WITH 8d @ 6"oc, NAIL WITH 8d @ 12"oc AT INTERMEDIATE SUPPORTS.

SHEATHING NAILS SHALL BE DRIVEN FLUSH BUT SHALL NOT FRACTURE THE SURFACE OF THE SHEATHING.

- 5. ALL WOOD PLATES IN DIRECT CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE-TREATED WITH AN APPROVED PRESERVATIVE.

- 6. NOTATIONS ON DRAWINGS RELATING TO FRAMING CLIPS, JOIST HANGERS AND OTHER CONNECTING DEVICES REFER TO CATALOG NUMBERS OF CONNECTORS MANUFACTURED BY THE SIMPSON STRONG-TIE COMPANY.

- 7. STRUCTURAL CONNECTORS
ALL STRUCTURAL CONNECTORS TO BE BY SIMPSON STRONG TIE OR EQUAL.

- 8. WOOD TRUSSES
TRUSSES ARE TO BE METAL PLATED CONNECTED WOOD TRUSSES FABRICATED IN ACCORDANCE WITH THE IBC.

Table for ROOF TRUSSES: TOP CHORD = 25 PSF LIVE LOAD, 10 PSF DEAD LOAD, 5 PSF WIND UPLIFT. BOTTOM CHORD = 10 PSF LIVE LOAD, 5 PSF DEAD LOAD.

TRUSS SUPPLIERS NOTE: THE TRUSS CONFIGURATIONS, INCLUDING DEPTHS AND MEMBER SIZES, SHOWN ON THE DRAWINGS INDICATE THE DESIRED TRUSS CONFIGURATIONS AND ARE TO BE COMPLIED WITH WHERE POSSIBLE.

- 9. WOOD FRAMING NOTES - THE FOLLOWING APPLY UNLESS OTHERWISE SHOWN ON THE PLANS:

ALL WOOD FRAMING DETAILS NOT SHOWN OTHERWISE SHALL BE CONSTRUCTED TO THE MINIMUM STANDARDS OF THE INTERNATIONAL BUILDING CODE.

WALL FRAMING: ALL STUD WALLS SHOWN AND NOT OTHERWISE NOTED SHALL BE 2x4 STUDS @ 16"oc AT INTERIOR WALLS AND 2x6 STUDS @ 16"oc AT EXTERIOR WALLS.

FLOOR AND ROOF FRAMING: PROVIDE DOUBLE JOISTS UNDER ALL PARALLEL PARTITIONS AND AROUND ALL OPENINGS IN FLOORS OR ROOFS UNLESS OTHERWISE NOTED.

- JOIST, BEAM AND HEADER SHALL BE CONNECTED TO FLUSH MEMBER WITH THE FOLLOWING SIMPSON SERIES HANGER, U.N.O. ON PLAN, SKEW AND SLOPE ALL CONNECTORS AS REQUIRED:
- 2x JOIST, 'LUS' SERIES; DOUBLE 2x JOIST/HEADER, 'HU7/HUS' SERIES

FACE-NAIL ALL MULTI-JOIST BEAMS TOGETHER WITH 16d SPIKES @ 24"oc STAGGERED.

NAILS SHALL BE MANUFACTURED IN CANADA OR THE UNITED STATES IN SIZES AND TYPES AS FOLLOWS, UNLESS NOTED OTHERWISE:

- PNEUMATIC NAILING - PLAIN SHANK, COATED OR GALVANIZED
- 8d .131 DIAMETER x 2-1/2" MINIMUM LENGTH
- 10d .131 DIAMETER x 3" MINIMUM LENGTH
- 16d .131 DIAMETER x 3-1/2" MINIMUM LENGTH

F. SPECIAL CONDITIONS

CONTRACTOR TO COORDINATE ALL TRADES AND VERIFY DIMENSIONS IN THE FIELD, OBTAIN OWNERS APPROVAL PRIOR TO ALL FIELD CHANGES.

DEFLECTION OF CANTILEVERS SHALL BE CLOSELY MONITORED BY THE CONTRACTOR DURING CONSTRUCTION. CONTRACTOR TO VERIFY AND CONFIRM ALL POST CAPS AND POST BEARING CONNECTIONS ARE INSTALLED IN STRICT CONFORMANCE TO THE STRUCTURAL DRAWING.

LEGEND

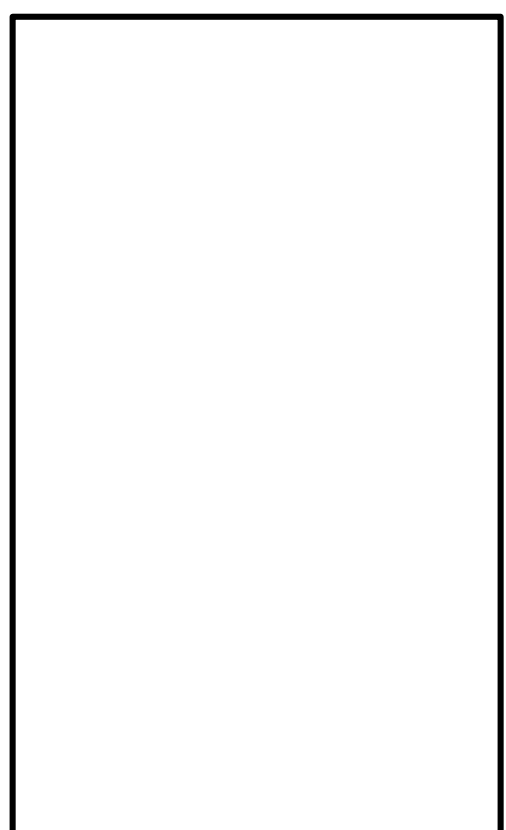
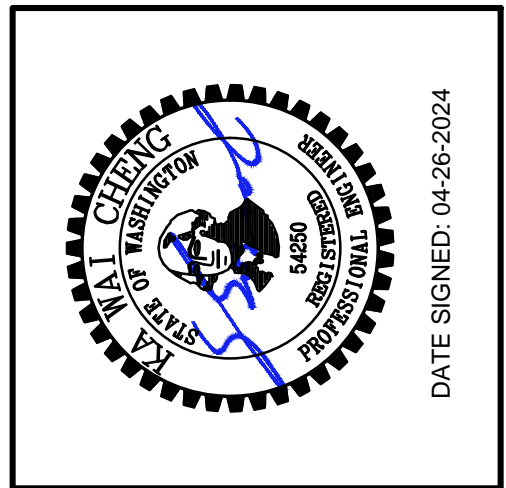
Legend table mapping symbols to building components like CONCRETE WALL, STUD WALL ABOVE, COLUMN CONTINUOUS, COLUMN BELOW FRAMING LEVEL, COLUMN ABOVE FRAMING LEVEL, COLUMN SIZE / SIMPSON CAP, SHEAR WALL HOLDOWN AT FRAMING LEVEL.

(THIS IS A COMPREHENSIVE LIST OF ABBREVIATIONS, SOME OF WHICH MAY NOT APPEAR ON THESE DRAWINGS.)

Table of abbreviations: AB ANCHOR BOLT, ACI AMERICAN CONCRETE INSTITUTE, ADDL ADDITIONAL, ADJ ADJACENT, AFF ABOVE FINISHED FLOOR, AISC AMERICAN INSTITUTE OF STEEL CONSTRUCTION, ALT ALTERNATE, ANSI AMERICAN NATIONAL STANDARDS INSTITUTE, APA AMERICAN PLYWOOD ASSOCIATION, APPROX APPROXIMATE; APPROXIMATELY, ARCH ARCHITECT; ARCHITECTURAL, ASSY ASSEMBLY, ASTM AMERICAN SOCIETY FOR TESTING & MATERIALS, AWS AMERICAN WELDING SOCIETY, BLD BUILDING, BLDG BLOCKING, BLKG BRICK MASONRY UNIT(S), BM BOTTOM OF SLAB, BOF BOTTOM OF FINISHED FLOOR, BOT BOTTOM BEARING, BRG BEARING, C CENTER OF GRAVITY OF STRANDS, CG CENTER OF GRAVITY OF STRANDS, CIP CAST-IN-PLACE, CJ CONSTRUCTION JOINT/CONTROL JOINT.

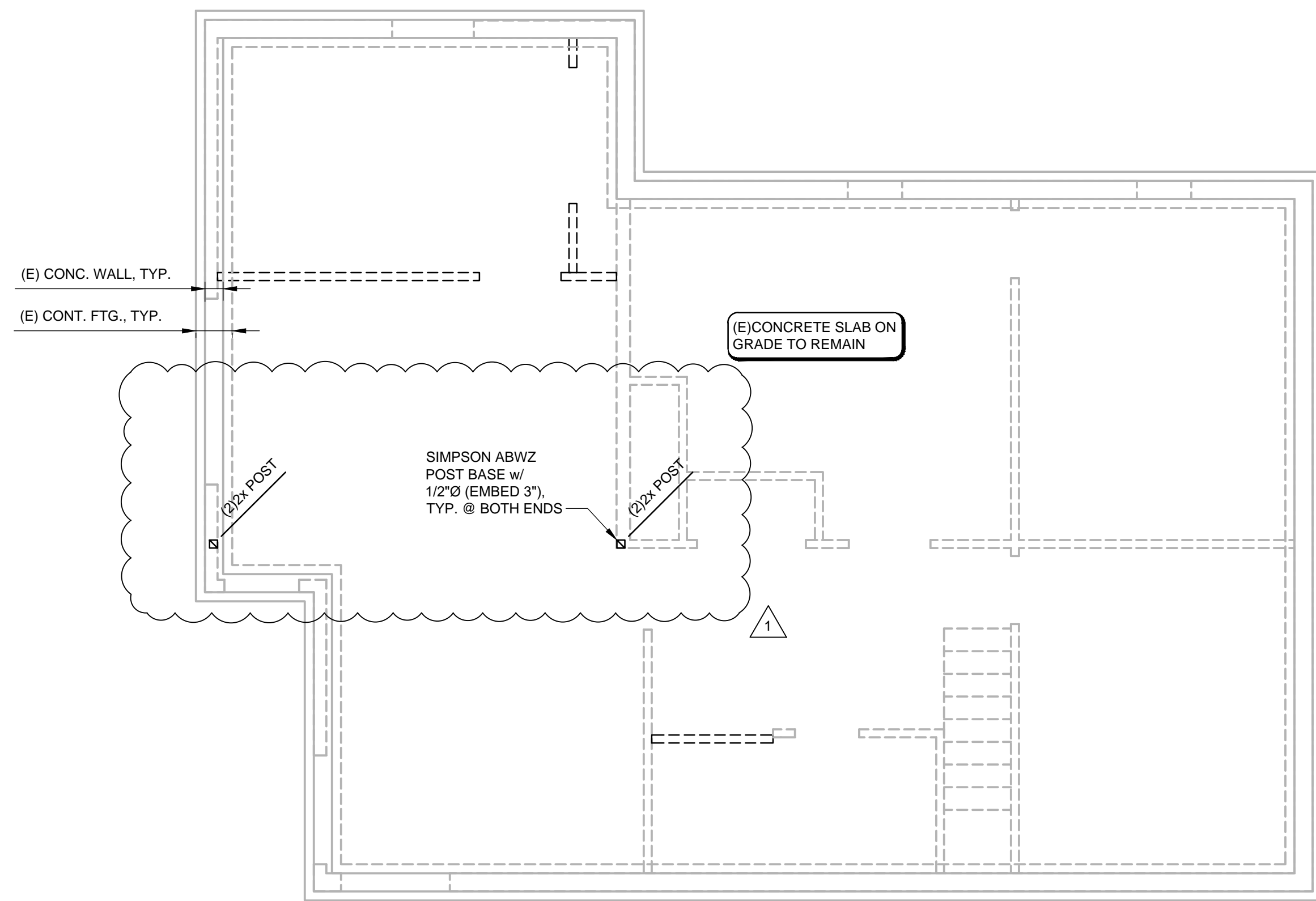
Table of abbreviations: EXISTING, GL GLUE-LAMINATED, LOC LOCATION, LONGIT LONGITUDINAL, LSL LONG SLOTTED HOLE, LVL LAMINATED VENEER LUMBER, LWC LIGHT WEIGHT CONCRETE, OPP OPPOSITE, OSB ORIENTED STRAND BOARD, STL STEEL STRUCT SYM, STEEL STRUCTURAL SYMMETRICAL, CONCRETE WALL (DS), INTERIOR STUD WALL BELOW; EXTERIOR BEARING STUD WALL BELOW (2) CS16, STUD WALL ABOVE, COLUMN CONTINUOUS, COLUMN BELOW FRAMING LEVEL, COLUMN ABOVE FRAMING LEVEL, COLUMN SIZE / SIMPSON CAP, SHEAR WALL HOLDOWN AT FRAMING LEVEL.

Table with columns: NO, DRAWING SUBMITTALS / REVISIONS, DATE. Includes rows for SUBMIT FOR PERMIT, SUBMIT FOR BID, SUBMIT FOR CONSTRUCTION, PERMIT COMMENT REVISION.

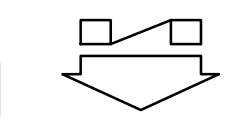


STRUCTURAL GENERAL NOTES
SHEET CONTENTS:
HUANG RESIDENCE REMODEL
2273 74TH AVE. SE.
MERCER ISLAND, WA 98040

Table with columns: CHECKED: KWC, DATE: 01-08-2024, SHEET NO: S0.1



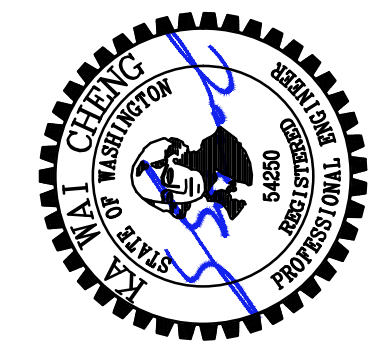
# FOUNDATION AND LOWER FLOOR PLAN



1/4" = 1'-0"

1. DO NOT SCALE DRAWINGS.
2. VERIFY ALL DIMENSIONS IN FIELD. REFER TO ARCHITECTURAL PLAN FOR WALL LAYOUT.
3. FOOTINGS SHALL BE PLACED ON UNDISTURBED NATIVE SOIL OR STRUCTURAL FILL COMPACTED TO 95% MAXIMUM WET DENSITY PLACED IN MAX. 12" LIFTS.
4. BOTTOM OF ALL FOOTINGS SHALL BE 18" MINIMUM BELOW LOWEST ADJACENT GRADE, U.N.O.
5. TYPICAL EXTERIOR WALL TO BE DETAILED AS SHEAR WALL TYPE W6 PER SHEAR WALL SCHEDULE, U.N.O.

NO.	DRAWING SUBMITTALS / REVISIONS	DATE
	SUBMIT FOR PERMIT	01-19-2024
	SUBMIT FOR BID	
	SUBMIT FOR CONSTRUCTION	
1	PERMIT COMMENT REVISION	04-26-2024



DATE SIGNED: 04-26-2024

FOUNDATION AND LOWER FLOOR PLAN

**HUANG RESIDENCE REMODEL**  
 2273 74TH AVE. SE,  
 MERCER ISLAND, WA 98040

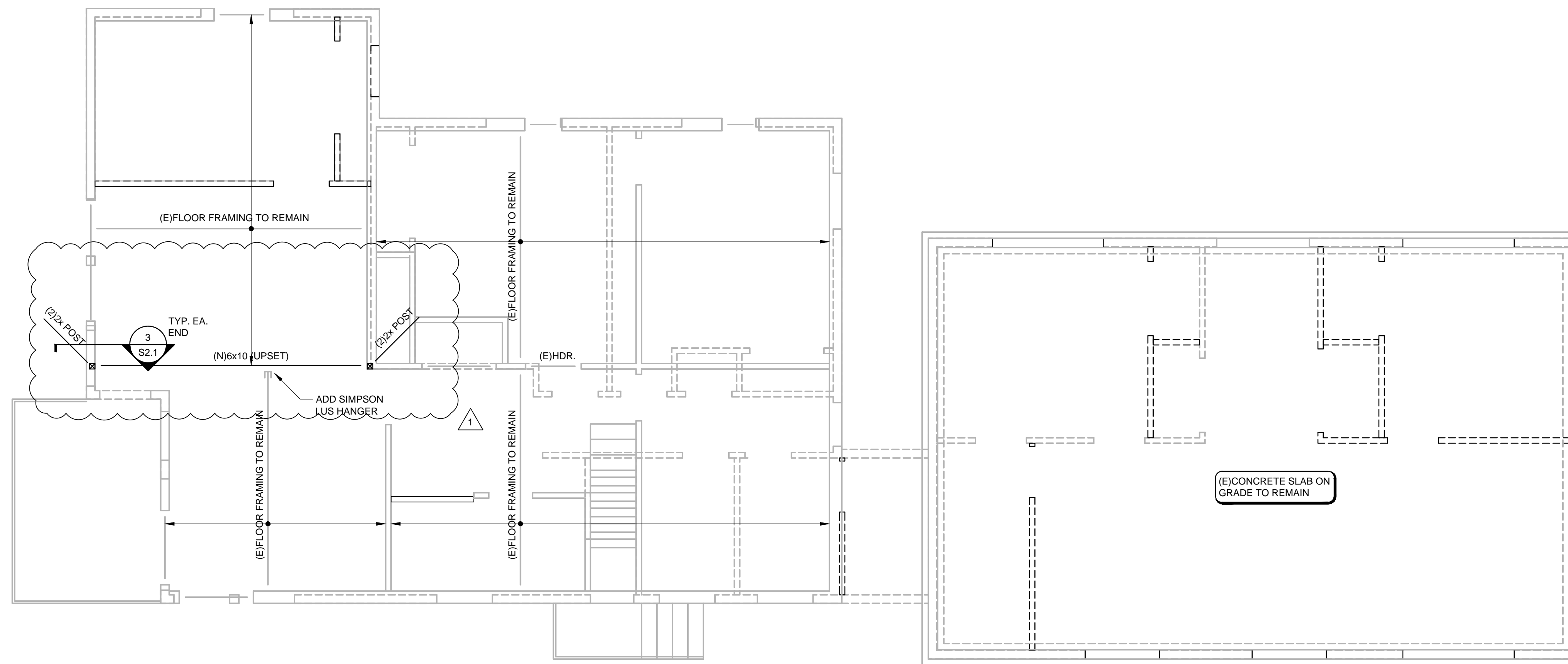
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CHECKED: KWC

DATE: 01-08-2024

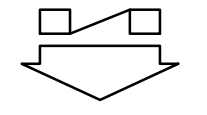
SHEET NO:

**S1.1**



CONTRACTOR TO FIELD VERIFY ALL EXISTING FRAMING SHOWN ON THIS PLAN DRAWING, INCLUDING INFORMATION FOR ALL FRAMING MEMBER SIZE, SPAN LENGTH, SPAN ORIENTATION AND ON-CENTER SPACING. NOTIFY E.O.R. IMMEDIATELY FOR ANY DISCREPANCY.

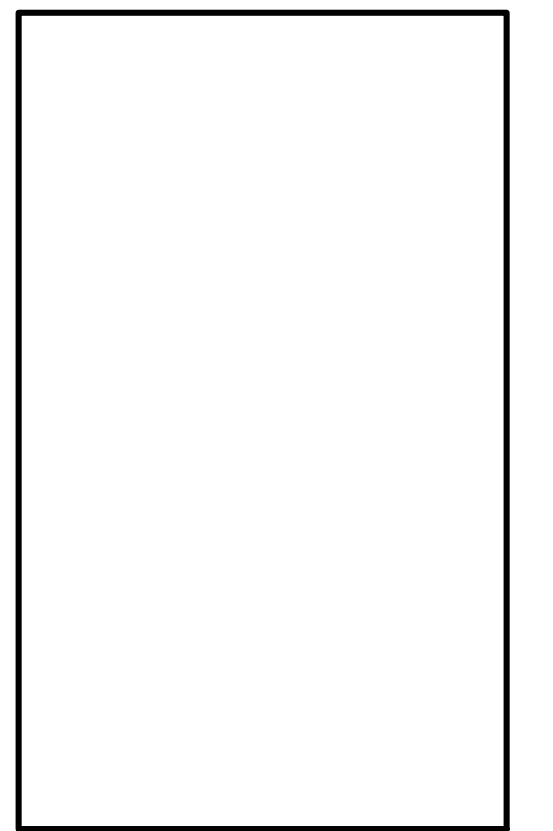
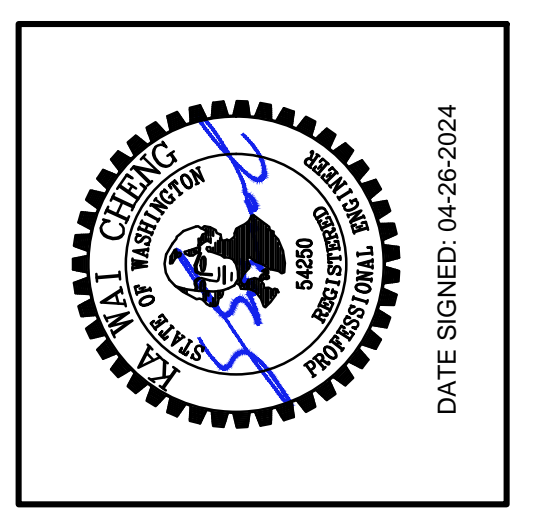
## MAIN FLOOR FRAMING PLAN



1/4" = 1'-0"

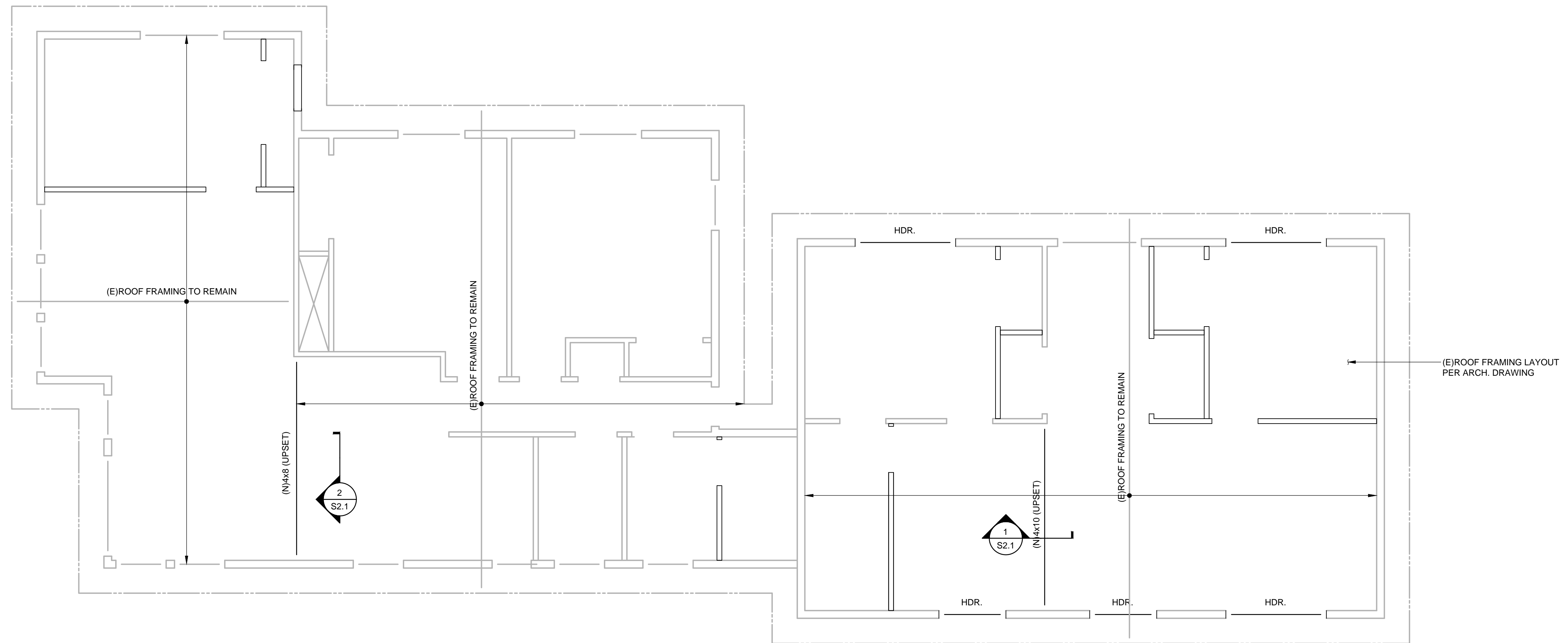
1. DO NOT SCALE DRAWINGS
2. VERIFY ALL DIMENSIONS IN FIELD. REFER TO ARCHITECTURAL PLAN FOR WALL LAYOUT.
3. TYPICAL FLOOR FRAMING CONSISTS OF 3/4" T&G PLYWOOD SHEATHING ON FLOOR JOISTS. NAIL ALL SUPPORTED PANEL EDGES WITH 10d NAILS @ 6"oc & ALL INTERMEDIATE SUPPORTS WITH 10d NAILS @ 12"oc. PROVIDE BLOCKING FOR ALL EDGES.
4. TYPICAL EXTERIOR WALL SHALL BE FRAMED WITH 2x6 DF STUDS @ 16"oc, U.N.O. TYPICAL INTERIOR WALL SHALL BE FRAMED WITH 2x4 DF STUDS @ 16"oc U.N.O. REFER TO ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION PERTAINING TO WALL THICKNESS.
5. TYPICAL EXTERIOR WALL HEADERS SHALL BE FRAMED WITH (2) PILES OF 2x10 DF#2. TYPICAL INTERIOR WALL HEADERS SHALL BE FRAMED WITH (2) PILES OF 2x8 DF#2, U.N.O.
6. TYPICAL EXTERIOR WALL TO BE DETAILED AS SHEAR WALL TYPE W6 PER SHEAR WALL SCHEDULE, U.N.O.
7. ALL WOOD FRAMING USED IN EXTERIOR APPLICATIONS AND EXPOSE TO THE WEATHER SHALL BE PRESSURE TREATED.

NO.	DRAWING SUBMITTALS / REVISIONS	DATE
	SUBMIT FOR PERMIT	01-19-2024
	SUBMIT FOR BID	
	SUBMIT FOR CONSTRUCTION	
1	PERMIT COMMENT REVISION	04-26-2024



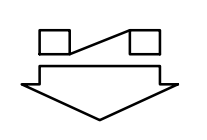
**HUANG RESIDENCE REMODEL**  
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 MERCER ISLAND, WA 98040

CHECKED: KWC
DATE: 01-08-2024
SHEET NO:
<b>S1.2</b>



CONTRACTOR TO FIELD VERIFY ALL EXISTING FRAMING SHOWN ON THIS PLAN DRAWING, INCLUDING INFORMATION FOR ALL FRAMING MEMBER SIZE, SPAN LENGTH, SPAN ORIENTATION AND ON-CENTER SPACING. NOTIFY E.O.R. IMMEDIATELY FOR ANY DISCREPANCY.

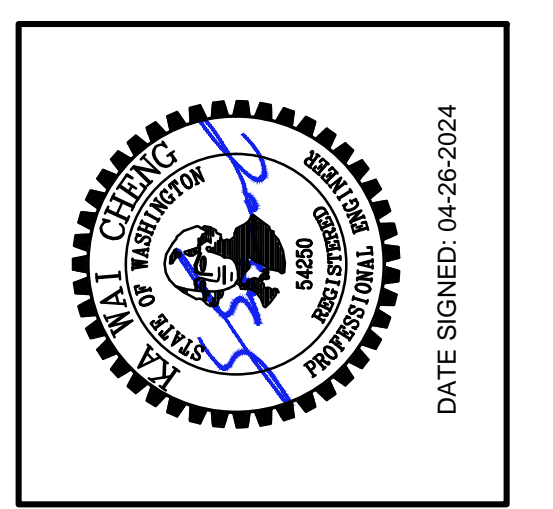
## ROOF FRAMING PLAN



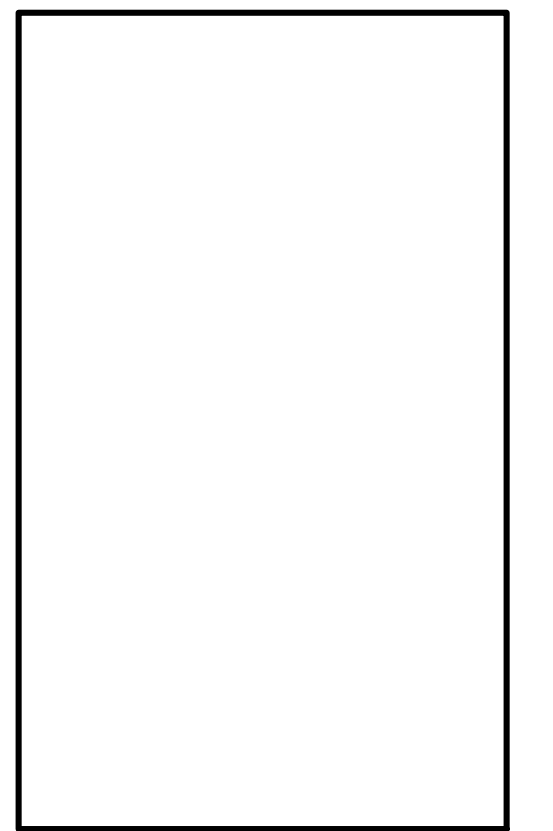
1/4" = 1'-0"

1. DO NOT SCALE DRAWINGS
2. VERIFY ALL DIMENSIONS IN FIELD. REFER TO ARCHITECTURAL PLAN FOR WALL LAYOUT.
3. TYPICAL ROOF FRAMING CONSISTS OF 5/8" PLYWOOD ON ENGINEERED WOOD TRUSSES OR RAFTERS. NAIL ALL SUPPORTED PANEL EDGES WITH 10d NAILS @ 6"oc & ALL INTERMEDIATE SUPPORTS WITH 10d NAILS @ 12"oc
4. TYPICAL EXTERIOR WALL SHALL BE FRAMED WITH 2x6 DF STUDS @ 16"oc U.N.O. TYPICAL INTERIOR WALL SHALL BE FRAMED WITH 2x4 DF STUDS @ 16"oc U.N.O. REFER TO ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION PERTAINING TO WALL THICKNESS.
5. TYPICAL EXTERIOR WALL HEADERS SHALL BE FRAMED WITH (2) PILES OF 2x10 DF#2. TYPICAL INTERIOR WALL HEADERS SHALL BE FRAMED WITH (2) PILES OF 2x8 DF#2, U.N.O.
6. TYPICAL EXTERIOR WALL TO BE DETAILED AS SHEAR WALL TYPE W6 PER SHEAR WALL SCHEDULE, U.N.O.

NO.	DRAWING SUBMITTALS / REVISIONS	DATE
	SUBMIT FOR PERMIT	01-19-2024
	SUBMIT FOR BID	
	SUBMIT FOR CONSTRUCTION	
1	PERMIT COMMENT REVISION	04-26-2024



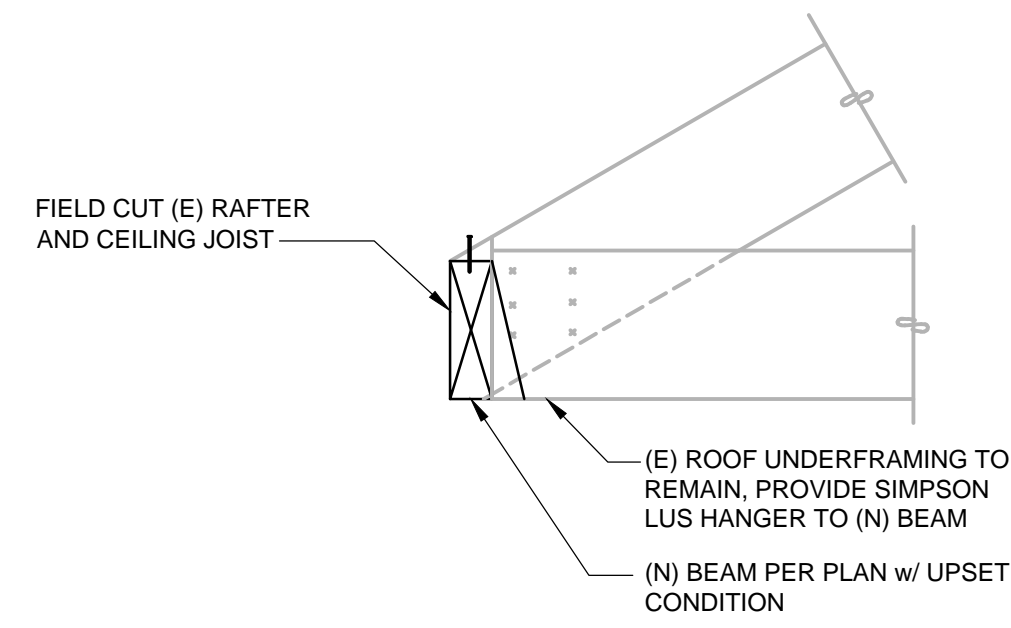
DATE SIGNED: 04-26-2024



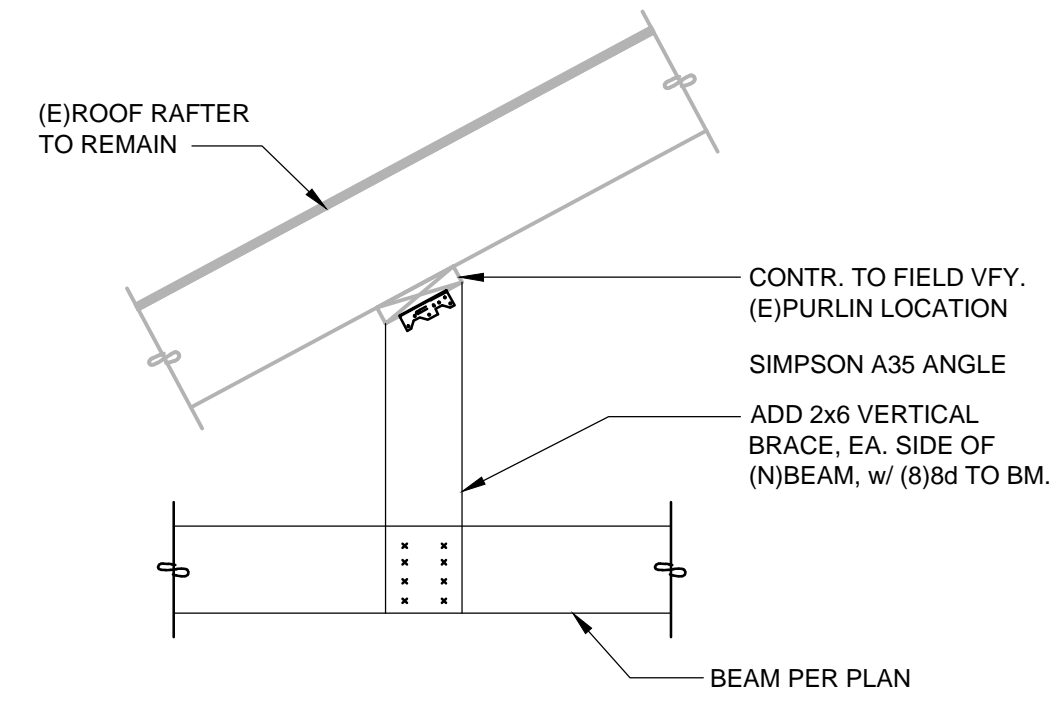
**ROOF FRAMING PLAN**  
**HUANG RESIDENCE REMODEL**  
 2273 74TH AVE. SE.  
 MERCER ISLAND, WA 98040

CHECKED: KWC
DATE: 01-08-2024
SHEET NO:
<b>S1.3</b>

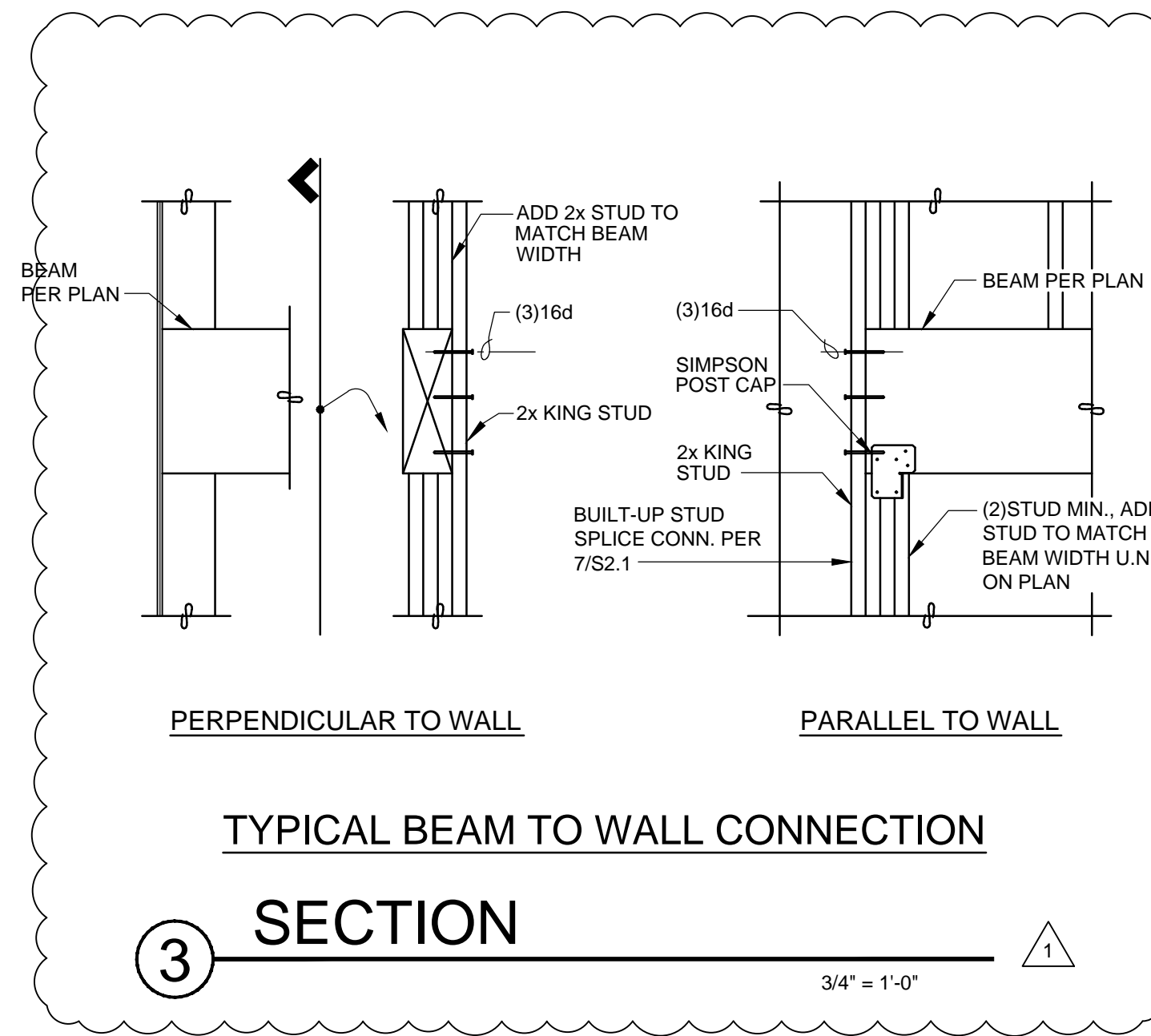




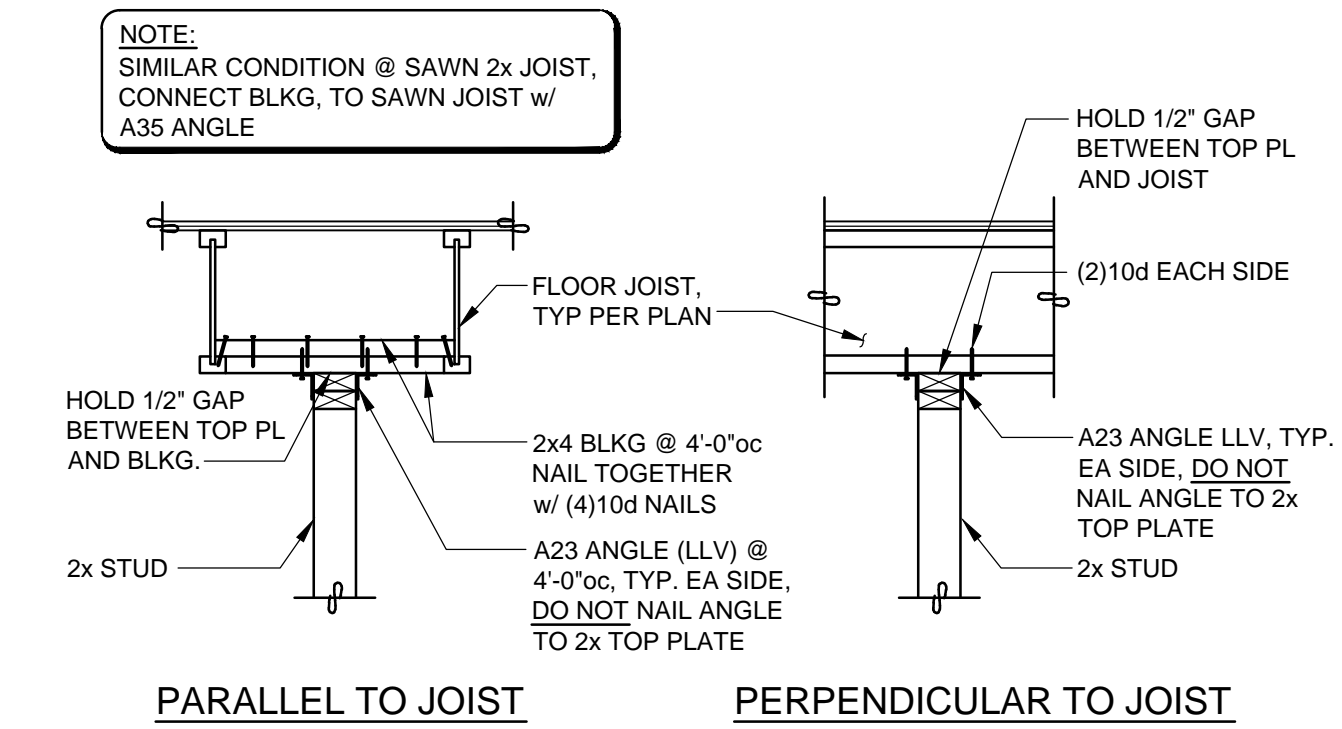
1 SECTION  
3/4" = 1'-0"



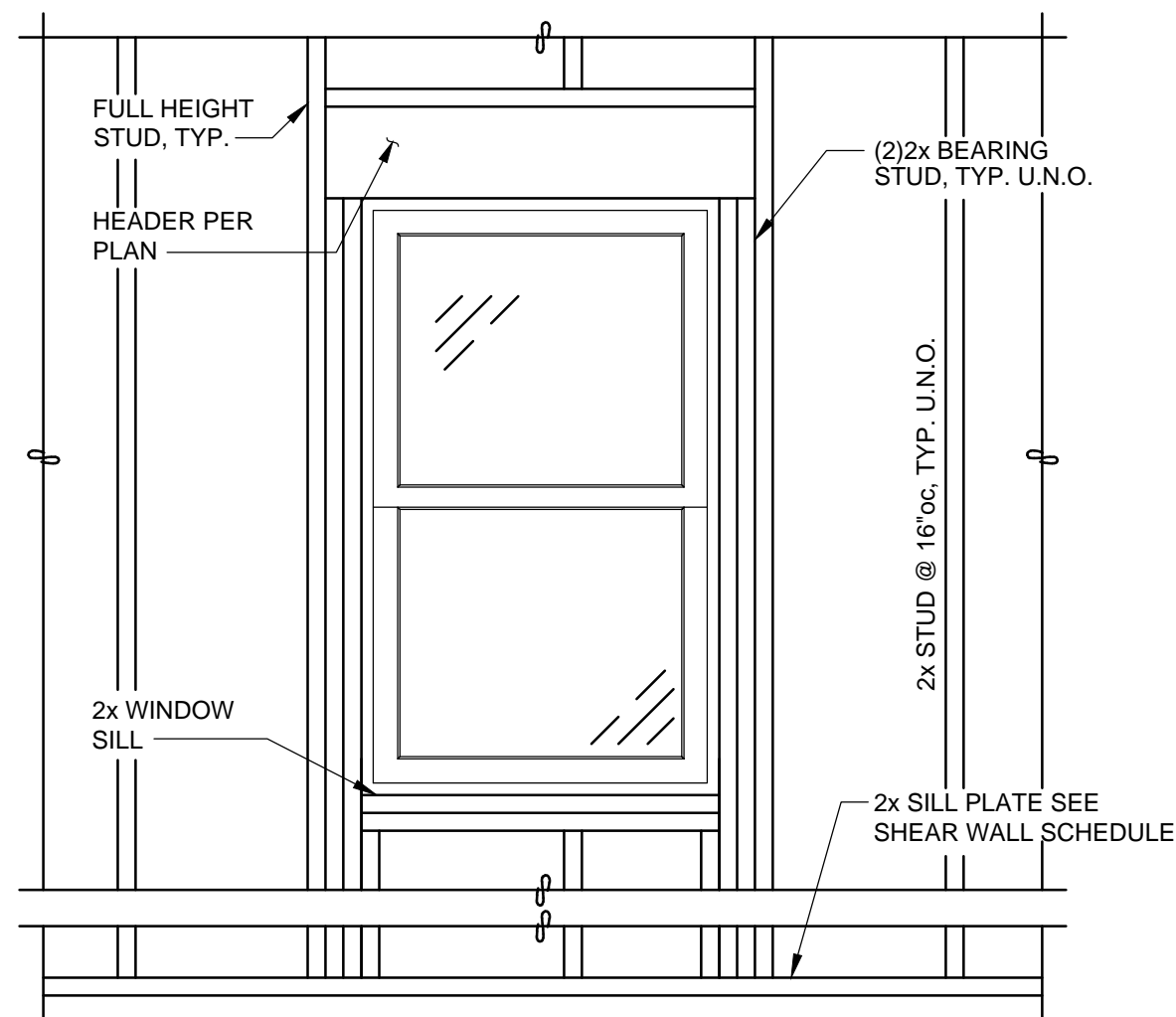
2 SECTION  
3/4" = 1'-0"



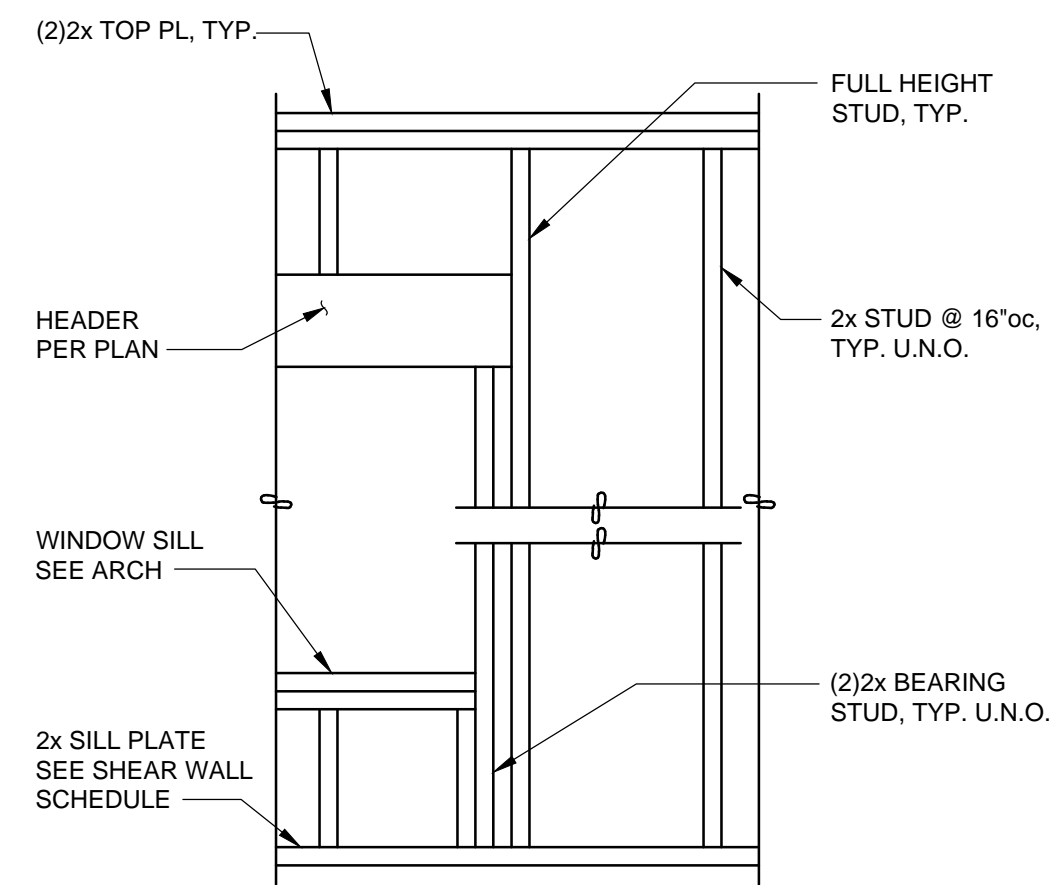
3 SECTION  
3/4" = 1'-0"



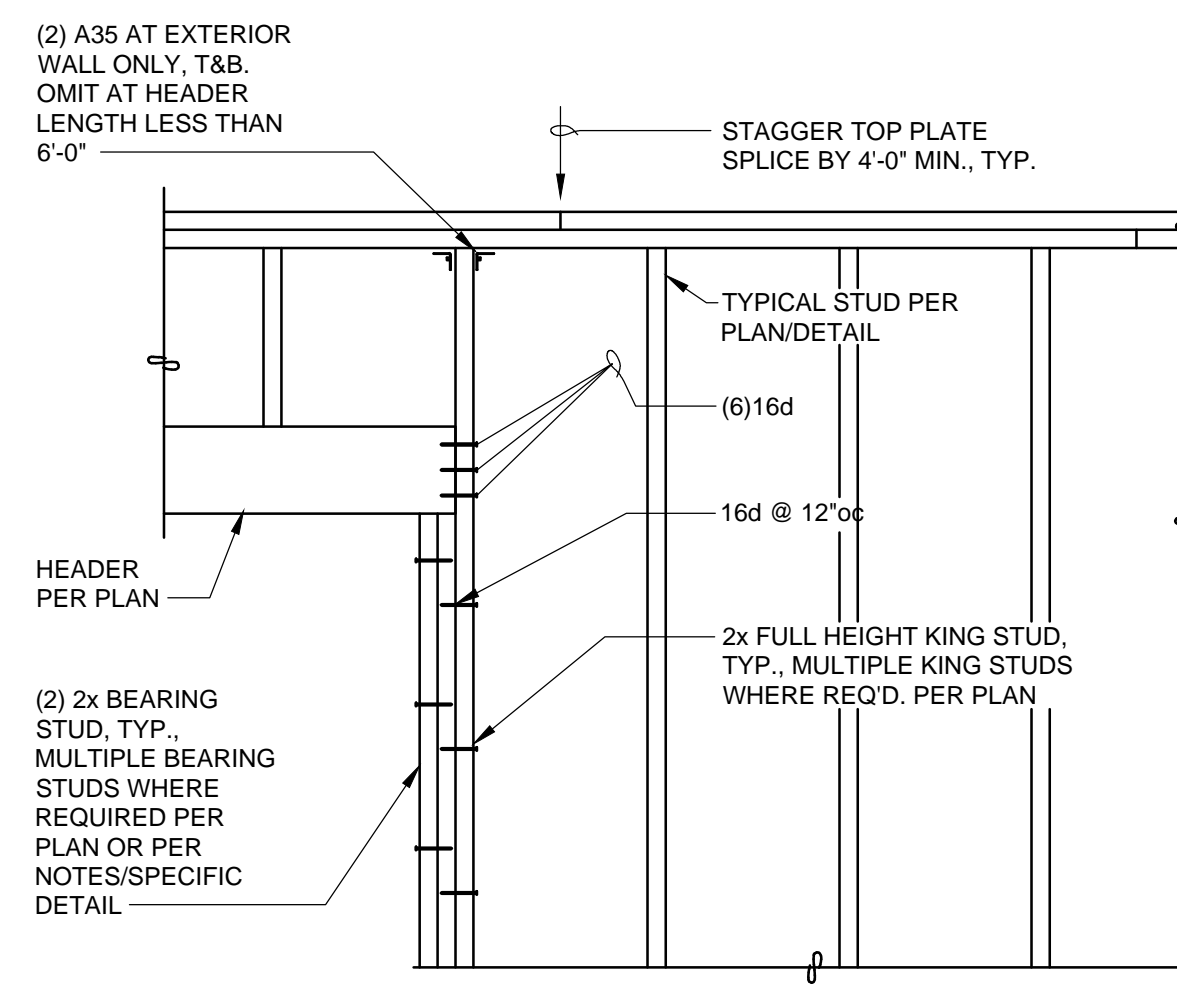
4 SECTION  
3/4" = 1'-0"



5 SECTION  
3/4" = 1'-0"

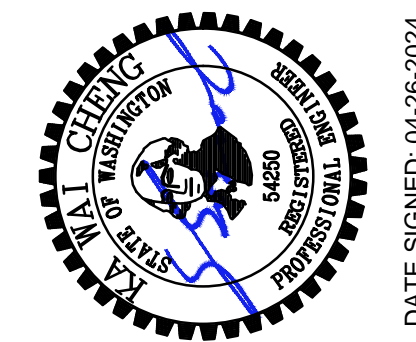


6 SECTION  
3/4" = 1'-0"

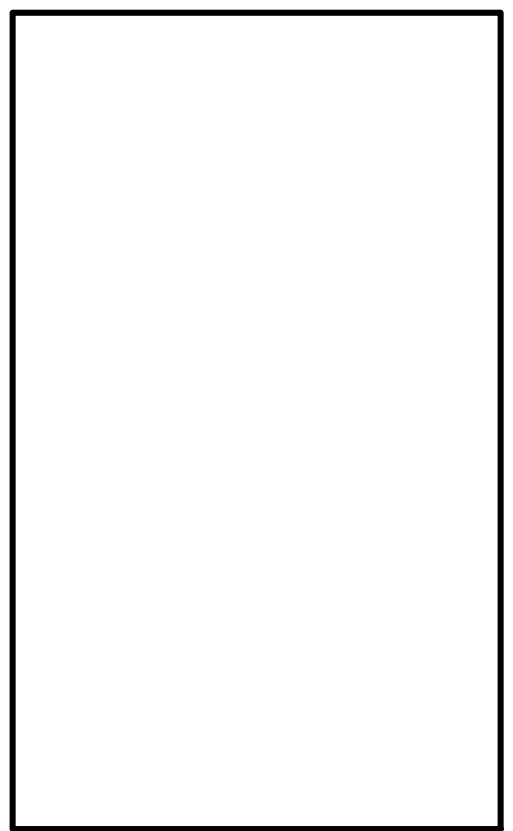


7 SECTION  
3/4" = 1'-0"

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	SUBMIT FOR BID	
	SUBMIT FOR CONSTRUCTION	
1	PERMIT COMMENT REVISION	04-26-2024



DATE SIGNED: 04-26-2024



STRUCTURAL SECTIONS

**HUANG RESIDENCE REMODEL**  
2273 74TH AVE. SE,  
MERCER ISLAND, WA 98040

CHECKED: KWC
DATE: 01-08-2024
SHEET NO:
<b>S2.1</b>