

**LEXICON**

	PROPERTY LINE
	BUILDING SETBACK LINE
	STREET CENTERLINE
	LINE OF BUILDING FOOTPRINT
	LINE OF BUILDING OVERHANG
	LINE OF ROOF OVERHANG
	AREA OF NEW CONCRETE PAVING, RETAINING WALLS, OR STAIRS ON GRADE
	AREA OF NEW 2nd STORY ADDITION
	AREA OF NEW ROOF DECK
	AREA OF NEW DRIP-THROUGH DECK
	ROCKERY
	PROPOSED CONTOUR LINE
	EXISTING CONTOUR LINE
	REMOVED CONTOUR LINE
	COMBINED SEWER LINE
	SIDE SEWER
	PERFORATED FOOTING DRAIN

**PLAN NOTES**

- This site plan was generated without the benefit of a survey. All items shown shall be verified in the field by the contractor.
- All information shown on the drawings relative to existing conditions is given as the best present knowledge, but without guarantee of accuracy. Where actual conditions conflict with the drawings, they shall be reported to the architect so that the proper revisions may be made.
- All existing items shall be verified in the field by the general contractor prior to construction.
- See the A2.00 sheets for enlarged plans.
- A pre-construction meeting is required between architect and contractor.
- Take necessary precautions to protect existing vegetation from damage.

**DRAINAGE NOTES**

**ROOF DRAINS**

- Number and size shall be in conformance with the uniform plumbing code.
- Downspouts shall be tied into a non-perforated, rigid, smooth-bore pipe, which drains to an approved storm system.
- Drainpipe shall meet material standards for D2729 for P.V.C. pipe, GR F-405 for smooth-bore H.D.P.E. pipe.
- Provide clean outs at the upper end of the system and at each cumulative change of direction in excess of 135 degrees.
- All pipe fittings shall be made of the same material as the straight pipe. glued joints shall use a bonding agent recommended by the pipe manufacturer.

**GENERAL DRAINAGE NOTES**

- Slope all drain lines at 2% minimum toward the outlet.
- Provide cleanouts or control structures as appropriate.
- All drainage piping and structures are subject to inspection prior to backfilling.
- Roof and footing drains may be combined beyond the lowest point of the footing drain. Use sand collars at CB connections to P.V.C. pipe.

**CONTRACTOR REQUIREMENTS**

- All companies working within the City limits, including all contractors, subcontractors, and other service providers are required to possess a valid City of Mercer Island business license. This license is required in addition to any other licenses required by the State of Washington, such as a contractors' license or state business license.
- A waste diversion plan is required for this project. The general contractor shall, as required by the City of Mercer Island, submit a waste diversion report within 60 days of final inspection approval.

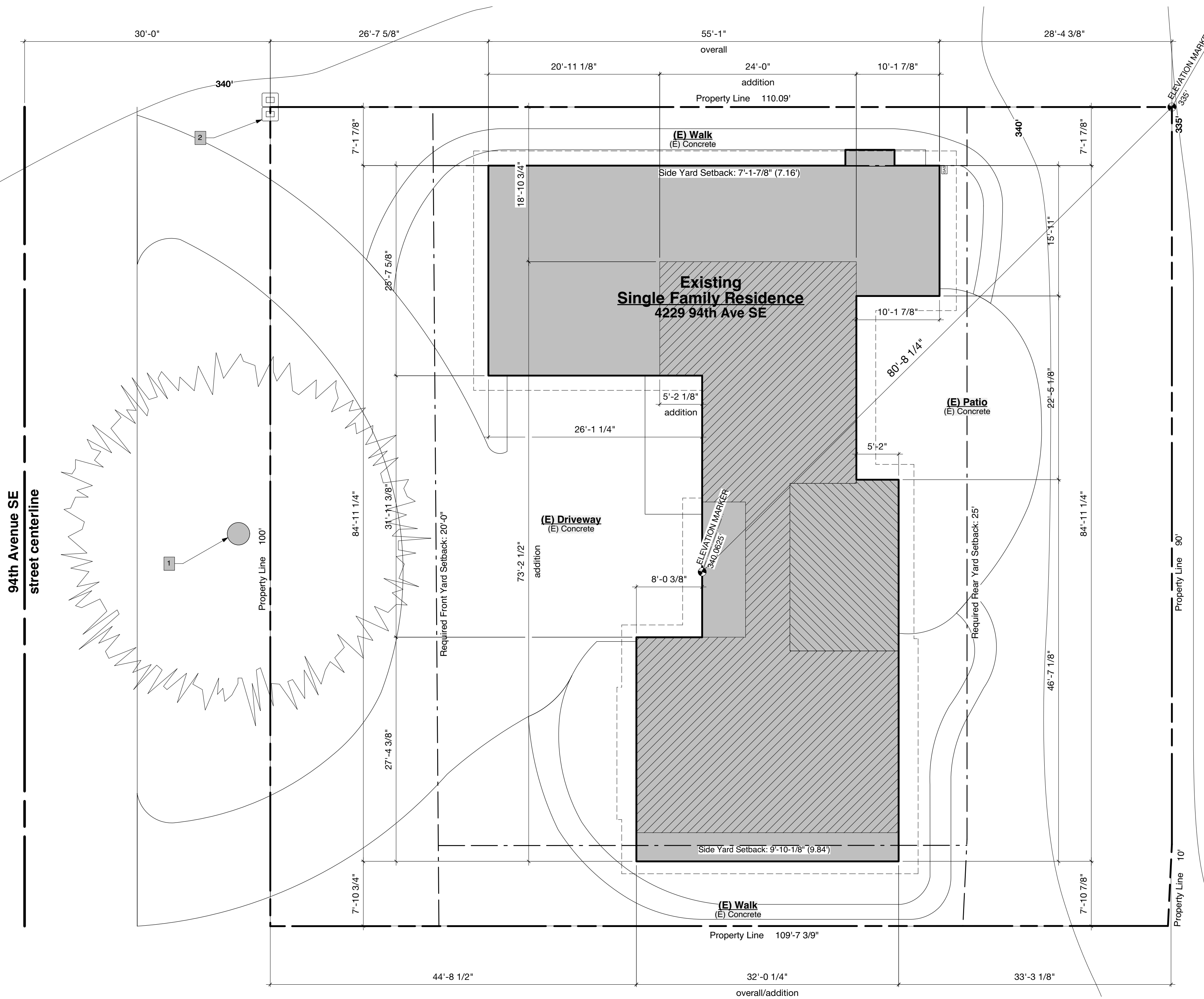
**ENERGY CODE NOTES**

- This project will comply with the State 2018 Energy Code.
- This building thermal envelope of this project will meet the Prescriptive Path criteria of Table R402.1.1 based on Climate Zone 4C. Refer to glazing schedule, sheets A2.05 & A2.06, and building sections, sheets A3.03, A3.04 & A3.05 for compliance information.
- A minimum of 90 percent of the lamps in permanently installed lamps in lighting fixtures shall be high-efficacy lamps.
- This project will achieve additional energy credits, for Medium Dwelling Unit, of 3.0 points. Refer to sheet A2.05 for energy credit information.
- Mandatory Measure - Provide a programmable thermostat for the primary space conditioning system within the dwelling unit.

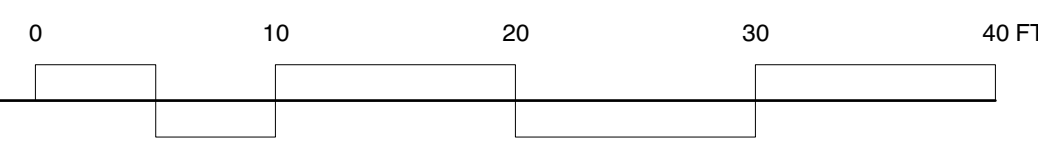
**SITE PLAN KEYNOTES**

- Existing cedar tree in ROW. Install and maintain tree protection fencing. No staging or material storage within the dripline.
- Existing water meter. Verify location on site.

94th Avenue SE street centerline



**SITE PLAN**  
Scale: 1/8" = 1'-0"



**ADDRESS:**

4224 94th Avenue SE  
Mercer Island, WA 98040

**PARCEL NUMBER:**

546030-0040

**LEGAL DESCRIPTION:**

MERCERWOOD DIV # 7 8 & N 10 FT OF 9  
Plat Block: E  
Plat Lot: 8-9

**PROJECT DESCRIPTION:**

An interior remodel to an existing single family residence.

**ZONING NOTES:**

R-8.4 Zone. See sheet A1.01a for zoning compliance info.

**SETBACKS:**

Front: 20'-0"  
Rear: 25'-0"  
Side: 5'-7 1/3" minimum, 17'-0" total required sum

**BUILDING CODE NOTES:**

2018 International Residential Code (IRC) with statewide and City amendments  
2018 International Building Code (IBC) with statewide and City amendments  
2018 International Mechanical Code (IMC) with statewide and City amendments  
2018 Uniform Plumbing Code  
2020 Washington State Energy Code, (WSEC) Residential Provisions  
2020 Washington Cities Electrical Code

Construction type: V-B  
Occupancy class: Single Family

**OWNER:**

Erik Anderson + Kelly Goodejohn  
4224 94th Avenue SE  
Mercer Island, WA 98040  
206.852.3094  
erlander@starbucks.com

**PROJECT CONTACT/ARCHITECT:**

Whitney Architecture  
Paul Whitney  
1537 NW Ballard Way  
Seattle, WA 98107  
206.789.3934 (o)  
paul@whitneyarchitecture.com

**STRUCTURAL ENGINEER:**

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Bykonen Carter Quinn  
820 John Street, Suite 201  
Seattle, WA 98109  
206.264.7784 (203) (v)  
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nvc@bcq-se.com

**GENERAL CONTRACTOR:**

Laura Rhodes, Chris Jolley  
Denizen Construction LLC  
117 East Louisa Street, #134  
Seattle, WA 98102  
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laura@denizendg.com, chris@denizendg.com  
WA State Contractor Lic: DENIZCL8140E

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**BUILDING AREAS**

Measured to exterior surface of exterior walls.

Area Description	Area
(R) ML Floor Area - A	162.5 sq ft
(E) ML Floor Area - A	2,210.2 sq ft
(N) UL Floor Area A	1,482.0 sq ft

**Total heated space 3,854.7 sq ft**

(E) ML Garage - A	544.6 sq ft
(N) UL Roof Deck A	270.4 sq ft

**Total unheated space 815.0 sq ft**

**LOT SLOPE CALCULATION**

340' MAX elevation on lot  
-335' MIN elevation on lot  
= 5' Elevation difference  
80'-8" Distance between elevation points  
5' / 80.67' = 6% MAX slope on lot  
See elevation points at NE corner of site plan.



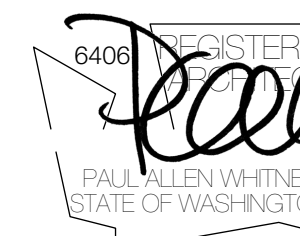
**WHITNEY**  
ARCHITECTURE

1537 NW Ballard Way Seattle WA 98107  
WhitneyArchitecture.com  
206.789.3934

**PROJECT:**

**Anderson + Goodejohn Residence**

A remodel & addition to an existing single family residence at  
**4224 94th Ave SE**  
Mercer Island, WA 98040



**ISSUES:**

Date	Mark	Issue Type
2021-12-24	-	Building Permit

**PLOTTED:**

2021-12-24

**FILE NAME:**

1519-Anderson+Goodejohn VW2019.vwx

**PROJECT NUMBER:**

1519

**DRAWN BY:**

LL

**SHEET TITLE:**

Permit

**Project Info**

Leave this space open for building department stamps.

**SHEET NUMBER:**

**A1.01**



WHITNEY ARCHITECTURE

1537 NW Ballard Way Seattle WA 98107  
WhitneyArchitecture.com  
206.789.3534

PROJECT:

# Anderson + Goodejohn Residence

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DRAWN BY:

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SHEET TITLE:

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# Land Use Compliance Diagrams

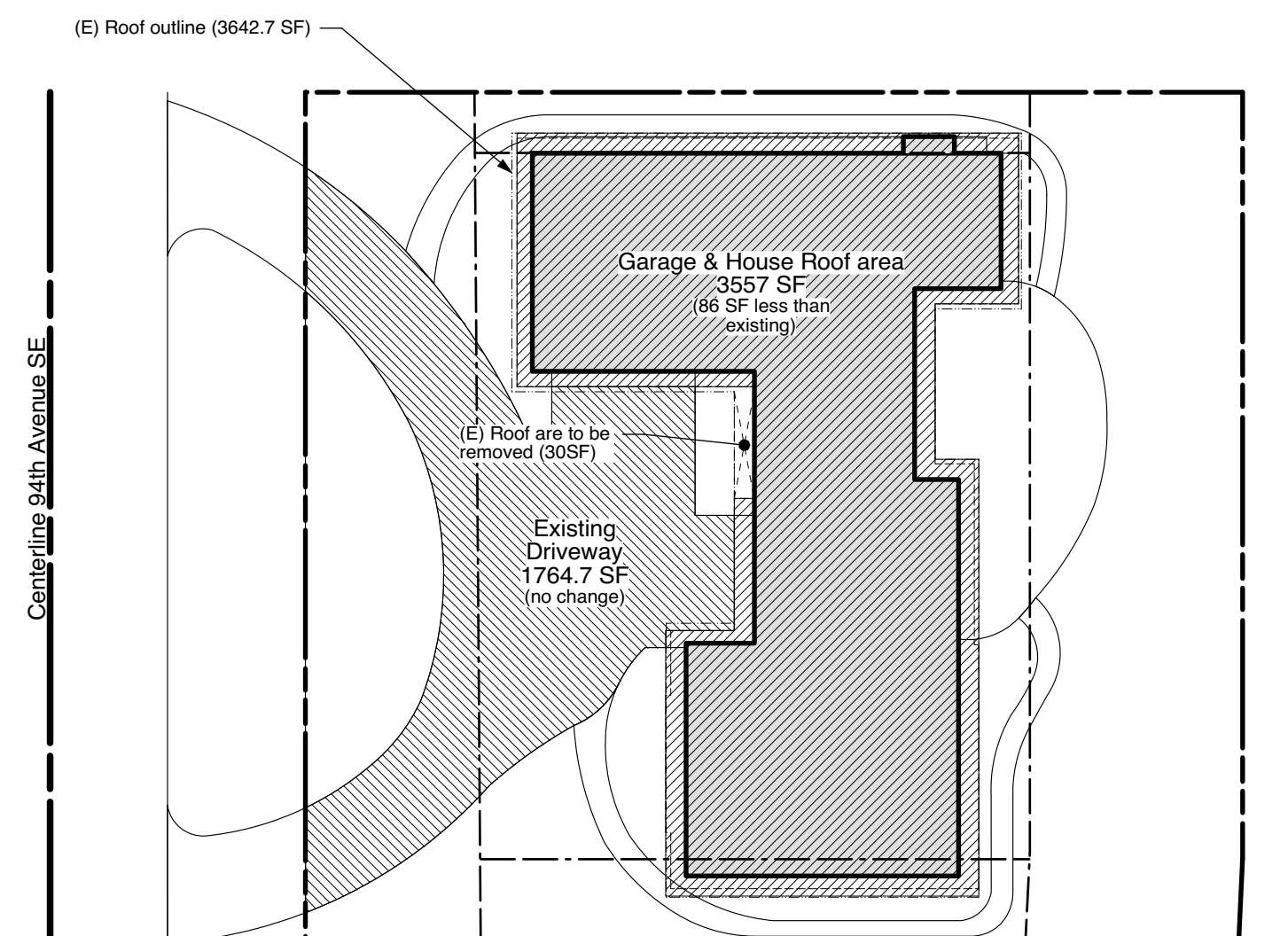
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# A1.01a

SHEET 2 OF 26

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**Lot Coverage Diagram**  
Scale: 1" = 20'-0"

### LOT COVERAGE (86 SF less than existing)

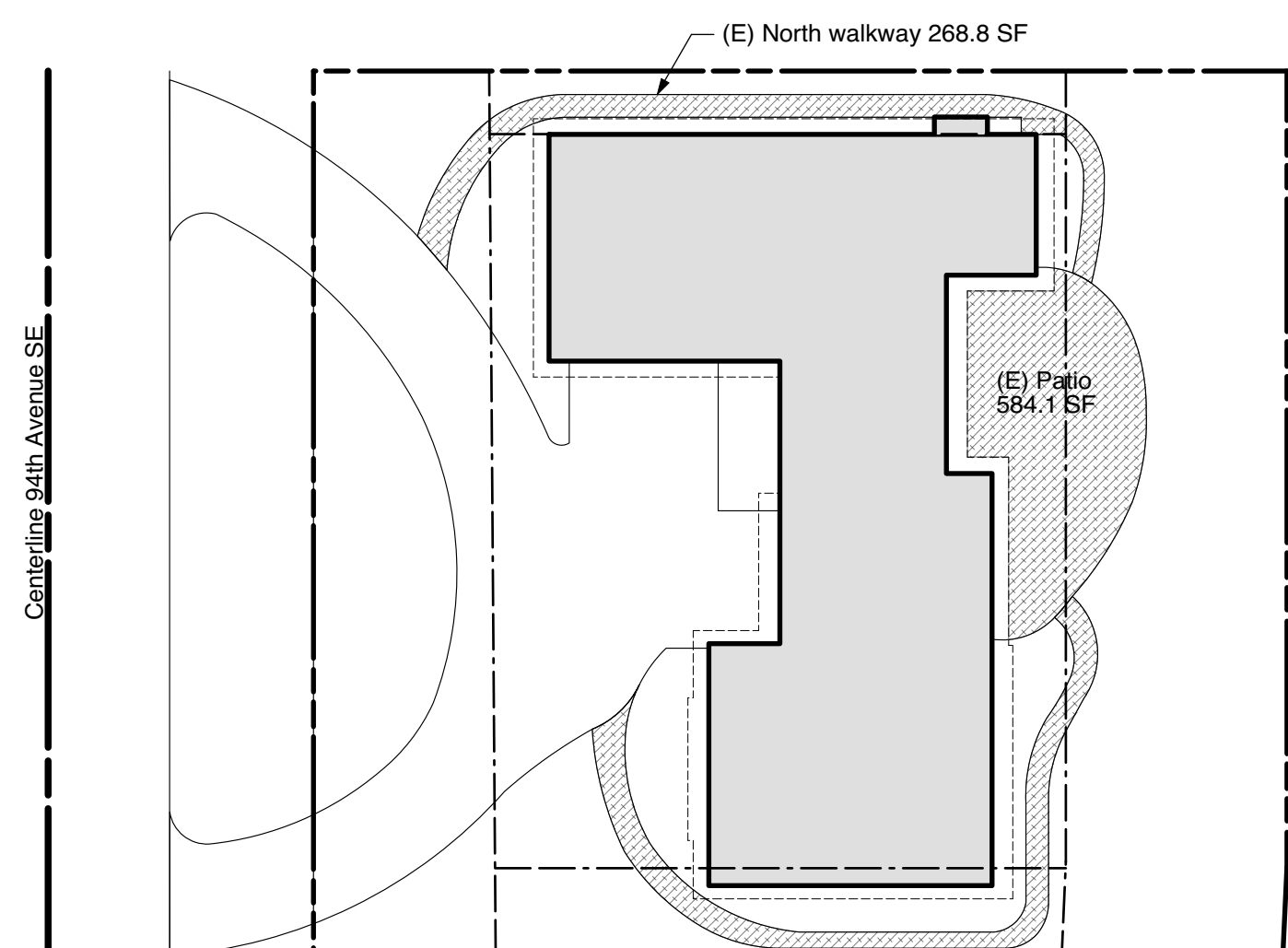
Lot Size 11,005.3 sq ft

Lot area modifications

**Total Lot Area 11,005.3 sq ft**  
Percentage of actual Lot Size 100.0 %

Component	Coverage	Area
(E) Driveway area on site		1,781.5 sq ft
Proposed House & Garage Roc		3,557.0 sq ft
<b>Total Covered Area</b>		<b>5,338.6 sq ft</b>

**Total coverage% 48.5 %**  
allowable w/ lot slope < 15% 40.0 %



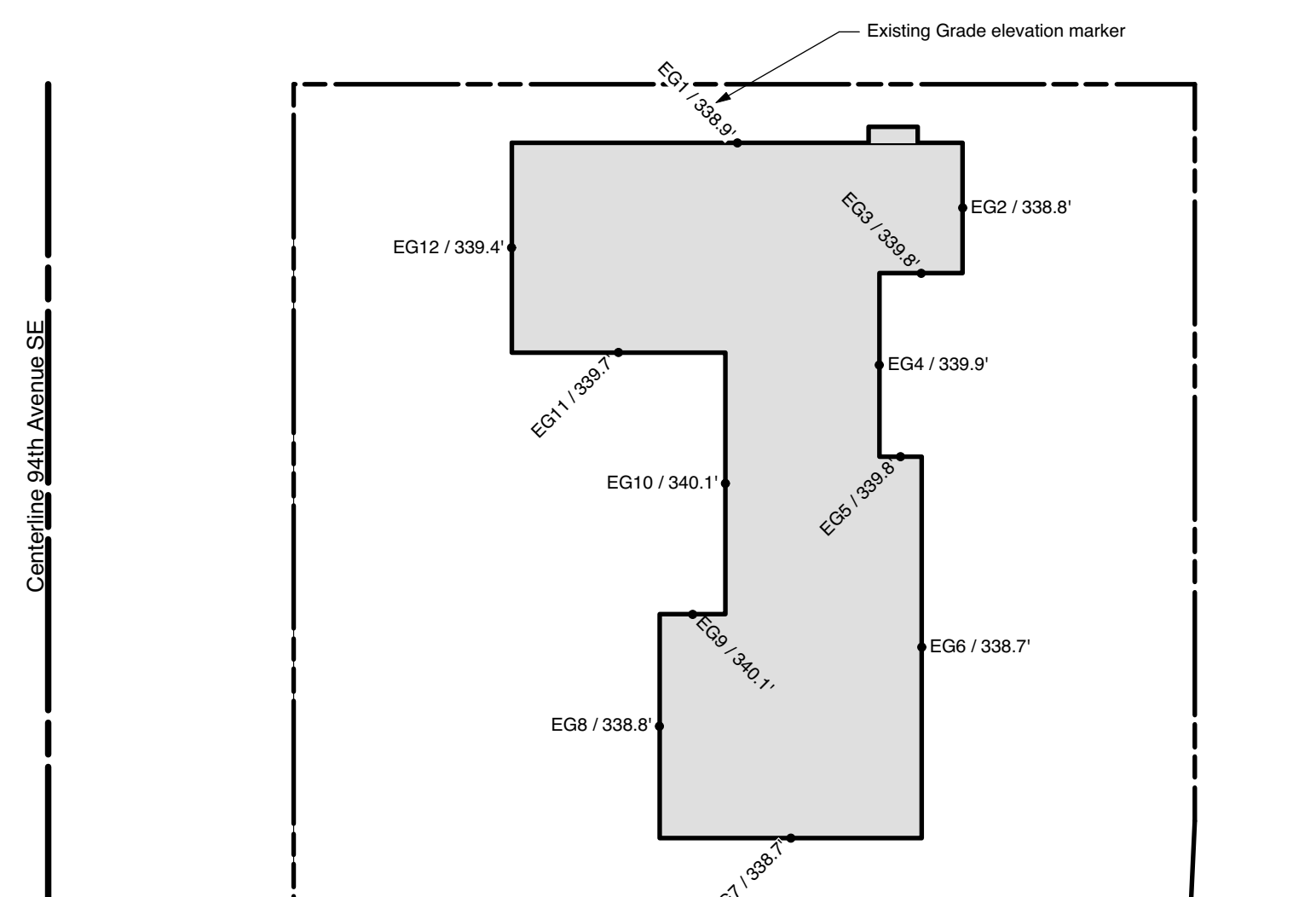
**Hardscape Diagram**  
Scale: 1" = 20'-0"

### HARDSCAPE AREA

Lot size 11,005.3 sq ft

Component	Coverage	Area
(E) Patio beyond roof OH		584.1 sq ft
(E) Walkway North		268.9 sq ft
(E) Walkway South		259.2 sq ft
<b>Total existing area (no change)</b>		<b>1,112.2 sq ft</b>

**Total Existing% 10.1 sq ft**  
allowable 9%



**ABE Diagram**  
Scale: 1" = 20'-0"

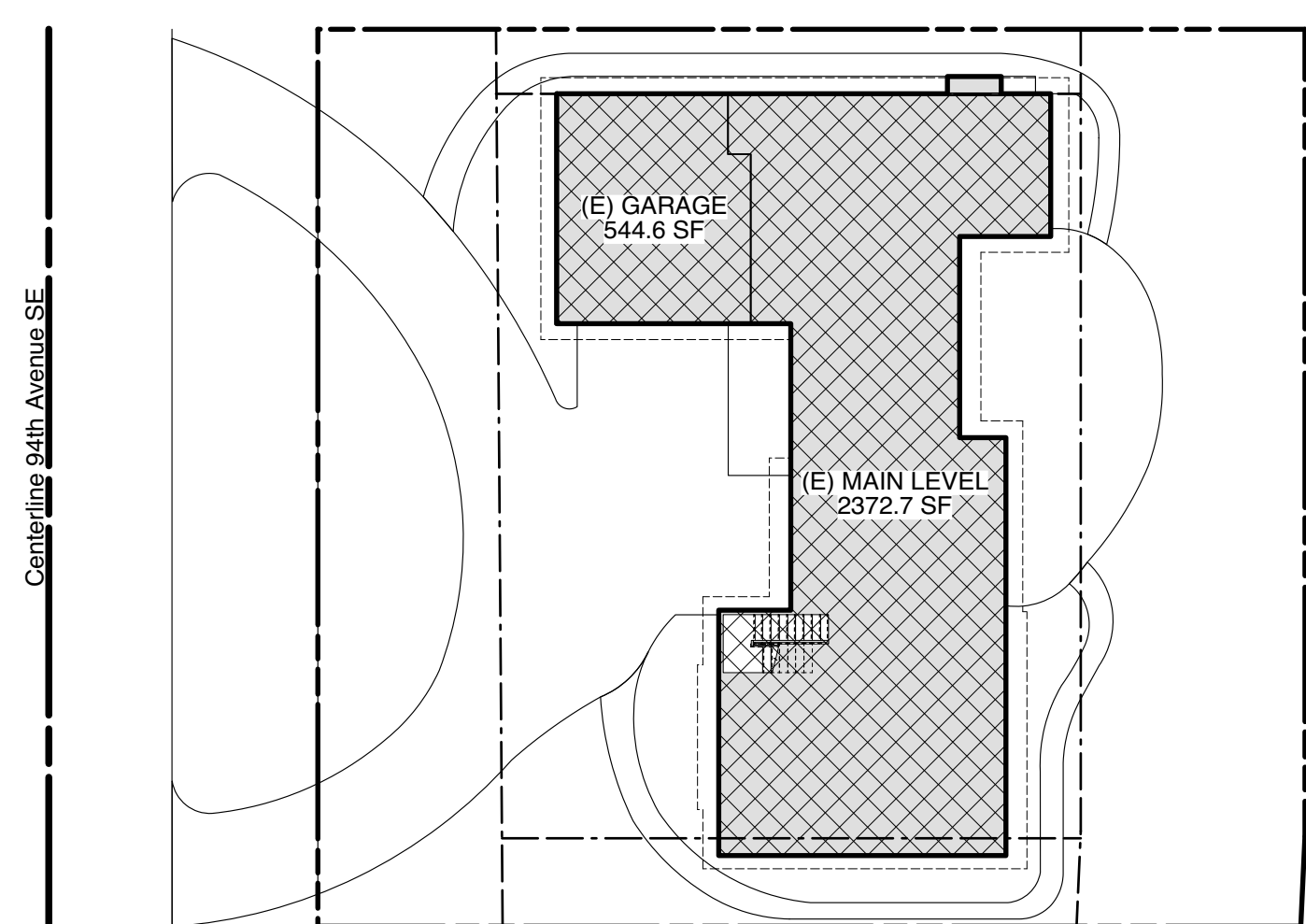
NOTE: Existing grade elevations were measured by the architect in May 2021. All elevations were measured from the existing floor level which is assumed to be 340'. This project will leave the existing grades unchanged.

### AVERAGE BUILDING ELEV (No change)

See plan diagram for spot elevation markers

Marker	Elevation	Length	Elev x Length
1	339 ft	55 ft	18665 ft
2	339 ft	16 ft	5393 ft
3	340 ft	10 ft	3451 ft
4	340 ft	22 ft	7622 ft
5	340 ft	5 ft	1756 ft
6	339 ft	47 ft	15776 ft
7	339 ft	32 ft	10837 ft
8	339 ft	27 ft	9269 ft
9	340 ft	8 ft	2731 ft
10	340 ft	32 ft	10862 ft
11	340 ft	26 ft	8866 ft
12	339 ft	26 ft	8700 ft
<b>Total</b>		<b>306.4 ft</b>	<b>103,929.4 ft</b>

**ABE** Ave. Existing Building Elev. **339.2 ft**  
**339'2 3/8"**



**GFA Diagram - Main Level (ML)**  
Scale: 1" = 20'-0"

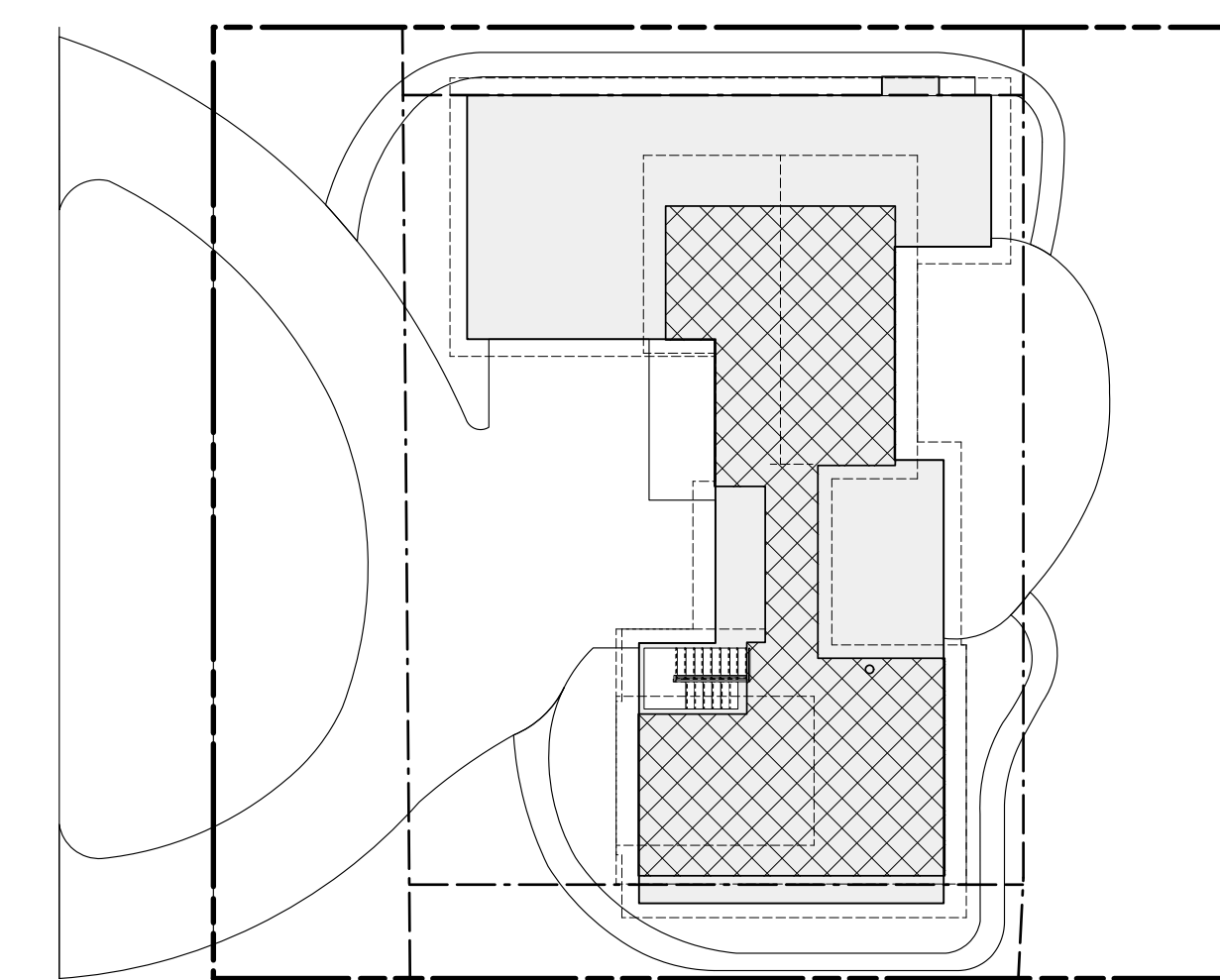
### GROSS FLOOR AREA SUMMARY

Measured to exterior surface of exterior walls.

Area Description	Area
(E) ML Floor Area -	2,372.7 sq ft
(E) ML Garage	544.6 sq ft
(N) UL Floor Area	1,387.3 sq ft

**Total Floor Area 4,304.7 sq ft**

Allowable floor area (40% of lot) **4,402.0 sq ft**  
Lot area = 11,005.3 sqft



**GFA Diagram - Upper Level (UL)**  
Scale: 1" = 20'-0"





PROJECT:

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LL

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Permit

# General Notes

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SHEET NUMBER:

# A1.03

## 2018 WASHINGTON STATE ENERGY CODE EXCERPTS

- WASHINGTON STATE ENERGY CODE, RESIDENTIAL PROVISIONS, excerpts included within this drawing set are for convenience only. The full code shall be followed and adhered to in any case or circumstance.

### WAC R401.1 GENERAL

- R401.1 Scope. This chapter applies to residential buildings.
- R401.2 Compliance. Projects shall comply with one of the following:
  - Sections R401 through R404. In addition, dwelling units and sleeping units in a residential building shall comply with Section R406.
  - Section R405. In addition, dwelling units and sleeping units in a residential building shall comply with Section R406.
  - Section R407.
- R401.3 Certificate. A permanent certificate shall be completed by the builder or other approved party and posted on a wall in the space where the furnace is located, a utility room, or an approved location inside the building. When located on an electrical panel, the certificate shall not cover or obstruct the visibility of the circuit directory label, service disconnect label, or other required labels. The certificate shall list the predominant R-values of insulation installed in or on ceiling/roof, walls, foundation (slab, below-grade wall, and/or floor) and ducts outside conditioned spaces; U-factor and fenestration and heat gain coefficient (SHGC) of fenestration; the results from any required duct system and building envelope air leakage testing done on the building; and the results from the whole-house mechanical ventilation system flow rate test. Where there is more than one value for each component, the certificate shall list the value covering the largest area. The certificate shall list the types and efficiencies of heating, cooling, whole-house mechanical ventilation, and service water heating appliances. Where a gas-fired unvented room heater, electric furnace, or baseboard electric heater is installed in the residence, the certificate shall list "gas-fired unvented room heater," "electric furnace" or "baseboard electric heater," as appropriate. An efficiency shall not be listed for gas-fired unvented room heaters, electric furnaces or electric baseboard heaters.

The code official may require that documentation for any required test results include an electronic record of the time, date and location of the test. A date-stamped smart phone photo or air leakage testing software may be used to satisfy this requirement.

### WAC R402.1 BUILDING THERMAL ENVELOPE

- R402.1 General (Prescriptive). The building thermal envelope shall meet the requirements of Sections R402.1.1 through R402.1.6.

Exception: The following buildings, or portions thereof, separated from the remainder of the building by building thermal envelope assemblies complying with this code shall be exempt from the building thermal envelope provisions of this code:

- Those with a peak design rate of energy usage less than 3.4 Btu/h · ft<sup>2</sup> (10.7 W/m<sup>2</sup>) or 1.0 watt/ft<sup>2</sup> of floor area for space conditioning purposes
- Those that do not contain conditioned space.
- Greenhouses isolated from any conditioned space and not intended for occupancy.
- R402.1.1 Insulation and fenestration criteria. The building thermal envelope shall meet the requirements of Table R402.1.1 based on the climate zone specified in Chapter 3.
- R402.1.2 R-value computation. Insulation R-value shall be determined as specified in Section R303.1.4. Insulation material used in layers, such as framing cavity insulation or continuous insulation, shall be summed to compute the corresponding component R-value. The manufacturer's settled R-value shall be used for blown insulation. Computed R-values shall not include an R-value for other building materials or air films. Where insulated siding is used for the purpose of complying with the continuous insulation requirements of Table R402.1.1, the manufacturer's labeled R-value for insulated siding shall be reduced by R-0.6.
- R402.1.3 U-factor alternative. An assembly with a U-factor equal to or less than that specified in Table R402.1.3 shall be permitted as an alternative to the R-value in Table R402.1.1. U-factors shall be determined as specified in Section R402.1.5.
- R402.1.4 Total UA alternative. If the proposed building thermal envelope UA is less than or equal to the target UA, the building shall be considered in compliance with Table R402.1.1. The proposed UA shall be calculated in accordance with Equation 2. The target UA shall be calculated in accordance with Equation 1. U-factors shall be determined as specified in Section R402.1.5.
- R402.1.5 U-factor reference and calculations. The U-factors for typical construction assemblies are included in Appendix A in chapter 51-11C WAC. These values shall be used for all calculations. Where proposed construction assemblies are not represented in Appendix A, values shall be calculated in accordance with the ASHRAE Handbook of Fundamentals using the framing factors listed in Appendix A where applicable and shall include the thermal bridging effects of framing materials. The SHGC requirements shall be met in addition to UA compliance. Fenestration U-factors shall comply with Section R303.1.3, Fenestration product rating.
- R402.1.6 Vapor retarder. Wall assemblies in the building thermal envelope shall comply with the vapor retarder requirements of Section R702.7 of the International Residential Code or Section 1405.3 of the International Building Code, as applicable.

### WAC TABLE R402.1.1 - ENERGY CODE COMPLIANCE

This project shall comply with the current Washington State Energy Code (WSEC).

This project meets the requirements of the energy code in that existing spaces are remaining unchanged, and in that the new construction complies with the applicable prescriptive approach of the WSEC- the following shall apply:

- The project is R3 occupancy.
- Construction is wood frame.
- All building components meet the requirements listed in Table R402.1.1 of the 2018 WSEC for Climate Zone 5 & marine 4. (Refer to building sections and glazed window & exterior door schedule included in the drawing set.)
- The project will meet all other provisions of the WSEC and SRC and IMC.

### WAC TABLE R402.1.1 - U VALUES AND R VALUES

In accordance with table R402.1.1 of the 2018 WSEC for climate zone 5 & marine 4, the U-values and R-values for this project shall be at least:

	CLIMATE ZONE 5 & MARINE 4
Fenestration U-Factor [b]:	U-0.30
Skylight U-Factor [b]:	U-0.50
Ceiling R-Value [e]:	R-49
Wood Frame Wall [g],[h] R-Value	R21 int
Floor R-Value	R-30
Below-Grade [c],[h] Wall R-Value	10/15/21 Int + STB
Slab [d],[f] R-Value & Depth	R-10, 2-feet
Opaque doors:	U-0.20
Vaulted ceiling[e]:	R-38

For SI: 1 foot = 304.8 mm, ci = continuous insulation, int = intermediate framing.  
[a] R-values are minimums. U-factors and SHGC are maximums. When insulation is installed in a cavity which is less than the label or design thickness of the insulation, the compressed R-value of the insulation from Appendix Table A101.4 shall not be less than the R-value specified in the table.

[b] The fenestration U-factor column excludes skylights.

[c] "10/15/21 +STB" means R-10 continuous insulation on the exterior of the wall, or R-15 continuous insulation on the interior of the wall, or R-21 cavity insulation plus a thermal break between the slab and the basement wall at the interior of the basement wall. "10/15/21 +STB" shall be permitted to be met with R-13 cavity insulation on the interior of the basement wall plus R-9 continuous insulation on the interior or exterior of the wall. "STB" means R-5 thermal break between floor slab and basement wall.

[d] R-10 continuous insulation is required under heated slab on grade floors. See Section R402.2.9.1.

[e] For single rafter- or joist-vaulted ceilings, the insulation may be reduced to R-38 if the full insulation depth extends over the top plate of the exterior wall.

[f] R-7.5 continuous insulation installed over an existing slab is deemed to be equivalent to the required perimeter slab insulation when applied to existing slabs complying with Section R503.1.1. If foam plastic is used, it shall meet the requirements for thermal barriers protecting foam plastics.

[g] For log structures developed in compliance with Standard ICC 400, log walls shall meet the requirements for climate zone 5 of ICC 400.

[h] Int. (intermediate framing) denotes framing and insulation as described in Section A103.2.2 including standard framing 16 inches on center, 79 percent of the wall cavity insulated and headers insulated with a minimum of R-10 insulation.

## M1505 MECHANICAL VENTILATION

- M1505.1 General. Where local exhaust or whole-house mechanical ventilation is provided, the equipment shall be designed in accordance with this section.
- M1505.2 Recirculation of air. Exhaust air from bathrooms and toilet rooms shall not be recirculated within a residence or circulated to another dwelling unit and shall be exhausted directly to the outdoors. Exhaust air from bathrooms, toilet rooms and kitchens shall not discharge into an attic, crawl space or other areas inside the building. This section shall not prohibit the installation of ductless range hoods in accordance with the exception to Section M1503.3.
- M1505.3 Exhaust equipment. Exhaust equipment serving single dwelling units shall be listed and labeled as providing the minimum required airflow in accordance with ANSI/AMCA 210-ANSI/ASHRAE 51.
- [W] M1505.4 Whole-house mechanical ventilation system. Each dwelling unit shall be equipped with a ventilation system. The whole-house mechanical ventilation systems shall be designed in accordance with Sections M1505.4.1 through M1505.4.4.
- [W] M1505.4.1 System design. The whole-house ventilation system shall consist of one or more supply exhaust fans, or an ERV/HRV with integral fans, and associated ducts and controls. Whole-house mechanical ventilation system with supply and exhaust fans per Sections M1505.4.1.2, M1505.4.1.3, M1505.4.1.4, and M1505.4.1.5. Local exhaust or supply fans are permitted to serve as part of the whole-house ventilation system when provided with the proper controls per Section M1505.4.2. The systems shall be designed and installed to exhaust and/or supply the minimum outdoor airflow rates per Section M1505.4.3 as modified by whole-house ventilation system coefficients in Section M1505.4.3.1 where applicable. The whole ventilation system shall operate continuously at the minimum ventilation rate determined per Section M1505.4.2 unless configured with intermittent off controls per Section M1505.4.3.2.
- M1505.4.1.1 Whole house system component requirements. Whole-house ventilation supply and exhaust fans specified in this section shall have a minimum efficacy as prescribed in the Washington State Energy Code. Design and installation of the system or equipment shall be carried out in accordance with manufacturers' installation instructions. Whole-house ventilation fans shall be rated for sound at no less than the minimum airflow rate required by Section M1505.4.3.1. Ventilation fans shall be rated for sound at a maximum of 1.0 sone. This sound rating shall be at a minimum of 0.1 in. w.e. (.25Pa) static pressure in accordance with HVI procedures specified in Sections M1505.4.1.2 and M1505.4.1.3.

Exception: HVAC air handlers, ERV/HRV units, and remote mounted fans need not meet the sound requirements. To be considered for this exception, a remote mounted fan must be mounted outside the habitable spaces, bathrooms, toilets, and hallways, and there must be at least 4 ft (1 m) of ductwork between the fan and the intake grille. The whole house supply fan shall provide ducted outdoor ventilation air to each habitable space within the residential unit.

Exception: Interior joining spaces provided with a 30 cfm whole house transfer fan or a permanent opening with an area of not less than 8 percent of the floor area of the interior adjoining space but not less than 25 square feet do not require ducted outdoor ventilation air to be supplied directly to the space. Whole house transfer fans shall meet the sone and minimum efficiency criteria per the rating of Section M1505.4.1.1 and shall have whole-house ventilation controls that comply with Section M1505.4.2.

- M1505.4.1.2 Exhaust fans. Exhaust fans required shall be ducted directly to the outside. Exhaust air outlets shall be designed to limit the pressure difference to the outside and equipped with backdraft dampers or motorized dampers in accordance with the Washington State Energy Code. Exhaust fans shall be tested and rated in accordance with the airflow and sound rating procedures of the Home Ventilating Institute (HVI 915, HVI Loudness Testing and Rating Procedure, HVI 916, HVI Airflow Test Procedure, and HVI 920, HVI Product Performance Certification Procedure, as applicable). Exhaust fans required in this section may be used to provide local ventilation. Bathroom exhaust fans that are designed for intermittent exhaust airflow rates higher than the continuous exhaust airflow rates in Table M1505.4.3(3) shall be provided with occupancy sensors or humidity sensors to automatically override the fan to the high-speed airflow rate. The exhaust fans shall be tested and the testing results shall be submitted and posted in accordance with Section M1505.4.1.6.

- M1505.4.1.3 Supply fans. Supply fans used in meeting the requirements of this section shall supply outdoor air from intake openings in accordance with IMC Sections 401.4 and 401.5. When designed for intermittent off operation, supply systems shall be equipped with motorized dampers in accordance with the Washington State Energy Code. Supply fans shall be tested and rated in accordance with the airflow and sound rating procedures of the Home Ventilating Institute (HVI 915, HVI Loudness Testing and Rating Procedure, HVI 916, HVI Airflow Test Procedure, and HVI 920, HVI Product Performance Certification Procedure, as applicable). Where outdoor air is provided by supply fan systems the outdoor air shall be filtered. The filter shall be accessible for regular maintenance and replacement. The filter shall have a Minimum Efficiency Rating Value (MERV) of at least 8.

- M1505.4.1.4 Balanced whole-house ventilation system. A balanced whole-house ventilation system shall include both supply and exhaust fans. The supply and exhaust fans shall have airflow that is within 10 percent of each other. The tested and balanced total mechanical exhaust airflow rate is within 10 percent or 5 cfm, whichever is greater, of the total mechanical supply airflow rate. The flow rate test results shall be submitted and posted in accordance with Section M1505.4.1.7. The exhaust fan shall meet the requirements of Section M1505.4.1.2. The supply fan shall meet the requirements of Section M1505.4.1.3. Balanced ventilation systems with both supply and exhaust fans in a packaged product, such as an ERV/HRV shall meet the requirements of HVI 920, as applicable, as well as intermittent dry exhaust, intermittent range hood exhaust, and intermittent toilet room exhaust airflow rates above the residential dwelling or sleeping unit minimum ventilation rate are exempt from the balanced airflow calculation.

- M1505.4.1.5 Furnace integrated supply. Systems using space heating and/or cooling air handler fans for outdoor air supply distribution are not permitted. Exception: Air handler fans shall have multispeed or variable speed supply airflow control capability with a low-speed operation not greater than 25 percent of the rated supply airflow capacity during ventilation only operation. Outdoor air intake openings must meet the provisions of Sections R303.5 and R303.6 and must include a motorized damper that is activated by the whole-house ventilation system controller. The motorized damper must be controlled to maintain the outdoor airflow intake airflow within 10 percent of the whole house mechanical exhaust airflow rate. The flow rate for the outdoor air intake must be tested and verified at the minimum ventilation fan speed and the maximum heating or cooling fan speed. The results of the test shall be submitted and posted in accordance with Section M1505.4.1.7.

- M1505.4.1.6 Testing. Whole-house mechanical ventilation systems shall be tested, balanced and verified to provide a flow rate not less than the minimum required by Sections M1505.4.3 and M1505.4.4. Testing shall be conducted according to the provisions of the mechanical ventilation fan's inlet terminals, outlet terminals or grilles or in the connected ventilation ducts. Where required by the building official, testing shall be conducted by an approved third party. A written report of the results of the test shall be signed by the party conducting the test and provided to the building official and be posted in the dwelling unit per Section M1505.4.1.7.

- M1505.4.1.7 Certificate. A permanent certificate shall be completed by the mechanical contractor, test and balance contractor or other approved party and posted on a wall in the space where the furnace is located, a utility room, or an approved location inside the building. When located on an electrical panel, the certificate shall not cover or obstruct the visibility of the circuit directory label, service disconnect label, or other required labels. The certificate shall list the flow rate determined from the delivered airflow of the whole-house mechanical ventilation system as installed and the type of mechanical whole-house ventilation system used to comply with Section M1505.4.3.1.

- [W] M1505.4.2. System Controls. The whole-house mechanical ventilation system shall be provided with controls that comply with the following:
  - The whole-house ventilation system shall be controlled with manual switches, timers or other means that provide for automatic operation of the ventilation system that are readily accessible by the occupant;
  - Whole-house mechanical ventilation system shall be provided with controls that enable manual override off of the system by the occupant during periods of poor outdoor air quality. Controls shall include permanent text or a symbol indicating their function. Recommended control permanent labeling to include text similar to the following: "Leave on unless outdoor air quality is very poor." Manual controls shall be readily accessible by the occupant;
  - Whole-house ventilation systems shall be configured to operate continuously except where intermittent off controls and sizing are provided per Section M1505.4.3.2.
- [W] M1505.4.3 Mechanical ventilation rate. The whole-house mechanical ventilation system shall provide outdoor air at a continuous rate as determined in accordance with Table M1505.4.3(1) or Equation 15-1.

(Equation 15-1)  
Ventilation rate in cubic feet per minute = (0.01 × total square foot area of house) + [7.5 × (number of bedrooms + 1)] but not less than 30 cfm for each dwelling unit.

- M1505.4.3.1 Ventilation quality adjustment. The minimum whole-house ventilation rate from Section 1505.4.3 shall be adjusted by the system coefficient in Table M1505.4.3(2) based on the system type not meeting the definition of a balanced whole-house ventilation system and/or not meeting the definition of a distributed whole-house ventilation system.
- M1505.4.3.2 Intermittent off operation. Whole-house mechanical ventilation systems shall be provided with advanced controls that are configured to operate the system with intermittent off operation shall operate for a least two hours in each four-hour segment. The whole house ventilation airflow rate determined in accordance with Section M1505.4.3 as corrected by Section M1505.4.3.1 is multiplied by the factor determined in accordance with Table M1505.4.3(3).
- [W] M1505.4.4 Local exhaust rates. Local exhaust systems shall be designed to have the capacity to exhaust the minimum airflow rate determined in accordance with Table M1505.4.4. If the local exhaust fan is included in the whole-house ventilation system, in accordance with Section 1505.4.1, then the exhaust fan shall be controlled to operate as specified in Section M1505.4.2.

## M1505 MECHANICAL VENTILATION (CON'T)

- M1505.4.4.1 Local exhaust. Bathrooms, toilet rooms, and kitchens shall include a local exhaust system. Such local exhaust systems shall have the capacity to exhaust the minimum airflow rate in accordance with Table M1505.4.4(1). Fans required by this section shall be provided with controls that enable manual override or automatic occupancy sensor, humidity sensor or pollutant sensor controls. An "on/off" switch shall meet this requirement for manual controls. Manual fan controls shall be readily accessible in the room served by the fan.

Per Table M1505.4.4(1)  
Kitchens = 100cfm intermittent or 30 cfm continuous  
Bathrooms/Toilet rooms = 50cfm intermittent or 20 cfm continuous

- M1505.4.4.2 Local exhaust fans. Exhaust fans shall meet the following criteria:
  - Ventilating Institute (HVI 915, HVI Loudness Testing and Rating Procedure, HVI 916, HVI Airflow Test Procedure, and HVI 920, HVI Product Performance Certification Procedure).Exception: Where a range hood or down-draft exhaust fan is used for local exhaust for a kitchen, the device is not required to be rated per these standards.
  - Fan airflow rating and duct system shall be designed and installed to deliver at least the exhaust airflow required by Table M1505.4.4(1). The airflows required refer to the delivered airflow of the system as installed and tested using a flow hood, flow grid, or other airflow measurement device. Local exhaust systems shall be tested, balanced, and verified to provide a flow rate not less than the minimum required by this section.
  - Design and installation of the system or equipment shall be carried out in accordance with manufacturers' installation instructions.
  - Fan airflow rating and duct system shall be designed and installed to deliver at least the exhaust airflow required by Table M1505.4.4(1).Exceptions:
  - An exhaust airflow rating at a pressure of 0.25 in. w.g. may be used, provided the duct sizing meets the prescriptive requirements of Table M1505.4.4(2).
  - Where a range hood or down-draft exhaust fan is used to satisfy the local ventilation requirements for kitchens, the range hood or down-draft exhaust shall not be less than 100 cfm at 0.10 in. w.g.

## M1504 EXHAUST DUCTS AND EXHAUST OPENINGS

- M1504.1 Duct construction. Where exhaust duct construction is not specified in this chapter, construction shall comply with Chapter 16.
- M1504.2 Duct length. The length of exhaust and supply ducts used with ventilating equipment shall not exceed the lengths determined in accordance with Table M1504.2. Exception: Duct length shall not be limited where the duct system complies with the manufacturer's design criteria or where the flow rate of the installed ventilating equipment is verified by the installer or approved third party using a flow hood, flow grid or other airflow measuring device.
- [W] M1504.3 Exhaust openings. Air exhaust openings shall terminate as follows:
  - Not less than 3 feet (914 mm) from property lines.
  - Not less than 3 feet (914 mm) from gravity air intake openings, operable windows and doors.
  - Not less than 10 feet (3048 mm) from mechanical air intake openings except where either of the following apply:
    - The exhaust opening is located not less than 3 feet (914 mm) above the air intake opening.
    - The exhaust opening is part of a factory-built intake/exhaust combination termination fitting installed in accordance with the manufacturer's instructions, and the exhaust air is drawing from a living space.
  - Openings shall comply with Sections R303.5.2 and R303.6.

## WHOLE-HOUSE VENTILATION NOTE:

Ventilation for the new upper floor to be accomplished using exhaust and supply fans controlled by timers and with manual override per M1505

## R806 ROOF VENTILATION

- R806.1 Ventilation required. Enclosed attics and enclosed rafter spaces formed where ceilings are applied directly to the underside of roof rafters shall have cross ventilation for each separate space by ventilating openings protected against the entrance of rain or snow. Ventilation openings shall have a least dimension of 1/16 inch (1.6 mm) minimum and 1/4 inch (6.4 mm) maximum. Ventilation openings having a least dimension larger than 1/4 inch (6.4 mm) shall be provided with corrosion-resistant wire cloth screening, hardware cloth, perforated vinyl or similar material with openings having a least dimension of 1/16 inch (1.6 mm) minimum and 1/4 inch (6.4 mm) maximum. Openings in roof framing members shall conform to the requirements of Section R802.7. Required ventilation openings shall open directly to the outside air and shall be protected to prevent the entry of birds, rodents, snakes and other similar creatures.

- R806.2 Minimum vent area. The minimum net free ventilating area shall be 1/150 of the area of the vented space.  
Exception: The minimum net free ventilation area shall be 1/300 of the vented space provided both of the following conditions are met:
  - In Climate Zones 6, 7 and 8, a Class I or II vapor retarder is installed on the warm-in-winter side of the ceiling.
  - Not less than 40 percent and not more than 50 percent of the required ventilating area is provided by ventilators located in the upper portion of the attic or rafter space. Upper ventilators shall be located not more than 3 feet (914 mm) below the ridge or highest point of the space, measured vertically. The balance of the required ventilation provided shall be located in the bottom one-third of the attic space. Where the location of wall or roof framing members conflicts with the installation of upper ventilators, installation more than 3 feet (914 mm) below the ridge or highest point of the space shall be permitted.
- R806.3 Vent and insulation clearance. Where eave or cornice vents are installed, blocking, bridging and insulation shall not block the free flow of air. Not less than a 1-inch (25 mm) space shall be provided between the insulation and the roof sheathing and at the location of the vent.
- R806.4 Installation and weather protection. Ventilators shall be installed in accordance with manufacturer's installation instructions. Installation of ventilators in roof systems shall be in accordance with the requirements of Section R903. Installation of ventilators in wall systems shall be in accordance with the requirements of Section R703.1.
- [W] R806.5 Unvented attic and unvented enclosed rafter assemblies. Unvented attics and unvented enclosed roof framing assemblies created by ceilings that are applied directly to the underside of the roof framing members and structural roof sheathing applied directly to the top of the roof framing members/rafters, shall be permitted where all the following conditions are met:
  - The unvented attic space is completely within the building thermal envelope.
  - Interior Class I vapor retarders are not installed on the ceiling side (attic floor) of the unvented attic assembly or on the ceiling side of the unvented enclosed roof framing assembly.
  - Where wood shingles or shakes are used, a minimum 1/4-inch (6.4 mm) vented airspace separates the shingles or shakes and the roofing underlayment above the structural sheathing.
  - Any air-impermeable insulation shall be a Class II vapor retarder, or shall have a Class II vapor retarder coating or covering in direct contact with the underside of the insulation.
  - Insulation shall comply with Item 5.3 and either Item 5.1 or 5.2:
    - Item 5.1, 1, 5.1.2, 5.1.3 or 5.1.4 shall be met, depending on the air permeability of the insulation directly under the structural roof sheathing.

5.1.1. Where only air-impermeable insulation is provided, it shall be applied in direct contact with the underside of the structural roof sheathing.

5.1.2. Where air-permeable insulation is installed directly below the structural sheathing, rigid board or sheet insulation shall be installed directly above the structural roof sheathing for condensation control.

5.1.3. Where both air-impermeable and air-permeable insulation are provided, minimum R-10 air-impermeable insulation shall be applied in direct contact with the underside of the structural roof sheathing in accordance with Item 5.1.1 for condensation control. The air-permeable insulation shall be installed directly under the air-impermeable insulation.

5.1.4. Alternatively, sufficient rigid board or sheet insulation shall be installed directly above the structural roof sheathing to maintain the monthly average temperature of the underside of the structural roof sheathing above 45°F (7°C). For calculation purposes, an interior air temperature of 68°F (20°C) is assumed and the exterior air temperature is assumed to be the monthly average outside air temperature of the three coldest months.

## R807.1 ATTIC ACCESS

- R807.1 Attic access. Buildings with combustible ceiling or roof construction shall have an attic access opening to attic areas that have a vertical height of 30 inches (762 mm) or greater over an area of not less than 30 square feet (2.8 m<sup>2</sup>). The vertical height shall be measured from the top of the ceiling framing members to the underside of the roof framing members. The rough-framed opening shall be not less than 22 inches by 30 inches (559 mm by 762 mm) and shall be located in a hallway or other location with ready access. Where located in a wall, the opening shall be not less than 22 inches wide by 30 inches high (559 mm wide by 762 mm high). Where the access is located in a ceiling, minimum unobstructed headroom in the attic space shall be 30 inches (762 mm) at some point above the access measured vertically from the bottom of ceiling framing members. See Section M1305.1.3 for access requirements where mechanical equipment is located in attics.

## FLASHING NOTES (S.M.A.C.N.A. STANDARDS)

- All flashing systems shall conform with applicable codes and S.M.A.C.N.A. standards. All materials used shall be approved for such use and shall be of appropriate composition and thickness. All flashing fabrication shall be performed by a S.M.A.C.N.A. approved professional contractor/fabricator. All flashings shall be reviewed and approved by the project architect before fabrication. All soldered joints shall be pretested before flashing installation.



WHITNEY ARCHITECTURE

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PROJECT:

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A remodel & addition to an existing single family residence at  
**4224 94th Ave SE  
Mercer Island, WA 98040**



ISSUES:

Date	Mark	Issue Type
2021-12-24	-	Building Permit

PLOTTED:

2021-12-24

FILE NAME:  
1519-Anderson+Goodejohn VW2019.vwx

PROJECT NUMBER:  
1519

DRAWN BY:  
LL

SHEET TITLE:

**Permit  
Crawl Space  
Plan**

SHEET NUMBER:

**A2.01**

SHEET 5 OF 26

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REMODEL LEXICON:

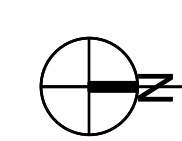
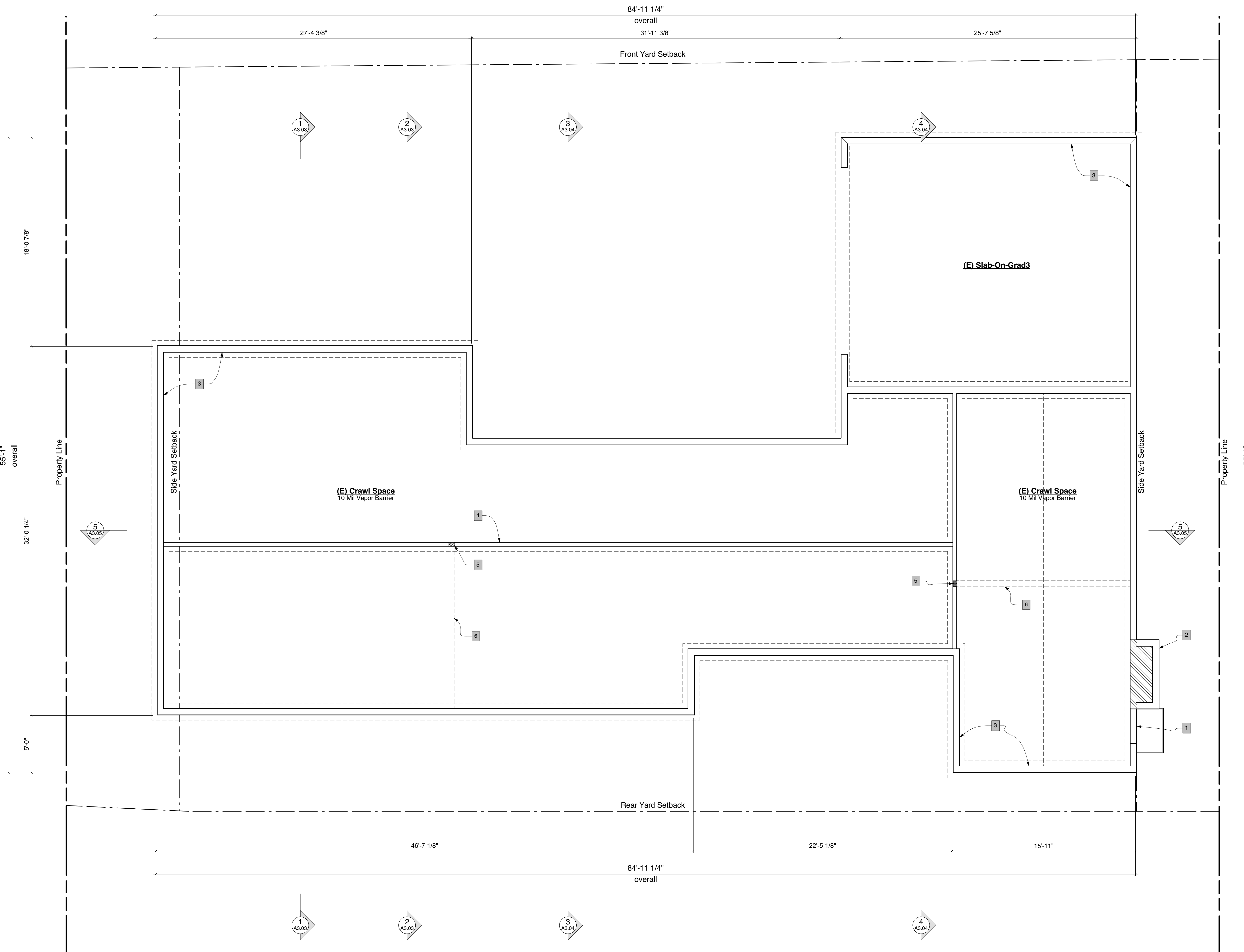
- Existing foundation wall
- Existing 2x6 stud wall
- Existing 2x4 stud wall
- New column
- New foundation wall
- New 2x6 stud wall
- New 2x4 stud wall
- New infill framing
- Demo wall
- HB. Hose bib
- Exhaust fan - vented to exterior, with flow rates per the General Notes, line & arrow indicate exhaust duct path
- N.G. Natural gas hookup
- DS. Downspout - tightline to existing storm drain line, typical
- CO Cleanout access location
- S.D. Smoke detector - hardwired w/ battery backup
- CM Carbon monoxide alarm - hardwired w/ battery backup
- 001 Door key, refer to door schedule
- 01 Window key, refer to window schedule
- 1 Keynote reference
- FD Perforated footing drain, see drainage notes on A1.01
- SS Side Sewer, see drainage notes on sheet A1.01
- TL Tight-line, see drainage notes on sheet A1.01
- H.R. Handrail- see General Notes
- G.R. Guardrail- see General Notes
- T.G. Tempered Glass
- (E) Existing to remain
- (R) Remodel / Replace
- (N) New
- Existing overhead

GENERAL NOTES

1. Verify all dimensions prior to construction. Notify architect of any discrepancies immediately
2. See sheet A2.04 for door & window schedules.
3. See A3.00 sheets for building elevations and building sections.
4. Repetitive items may be noted only once but shall be provided per note in all areas indicated by drawing.
5. Contractor to verify all door and window rough openings prior to placing window and door orders.

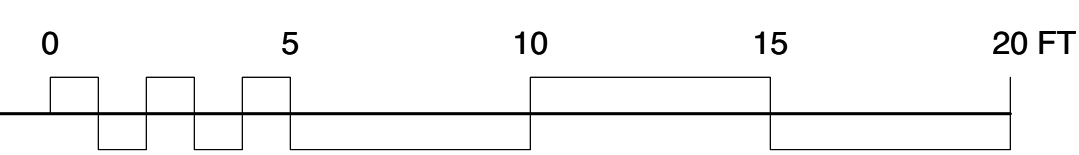
KEYNOTES 1

1. Existing crawl space access
2. Existing masonry fireplace chimney foundation
3. Existing concrete foundation wall and footing, refer to the structural drawings
4. Existing cripple-wall, refer to the structural drawings.
5. New post location; refer to the structural drawings.
6. New beam above. Refer to the structural drawings.












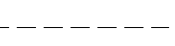


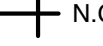




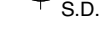
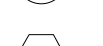

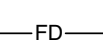
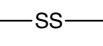
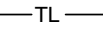
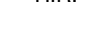
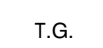
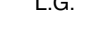
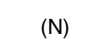
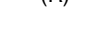

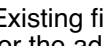
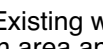

CRAWL SPACE PLAN

Scale: 1/4" = 1'-0"



Leave this space open for building department stamps.

**LEXICON:**

-  New column
-  New foundation wall
-  New 2x6 stud wall
-  New 2x4 stud wall
-  New infill framing
-  Existing 2x8 stud wall
-  Existing 2x6 stud wall
-  Existing 2x4 stud wall
-  Demo
-  Line of Structure Above
-  Line of Roof Above
-  Line of Structure Below
-  H.B. Hose bib
-  N.G. Natural gas hookup
-  DS. Downspout - tightline to existing storm drain line, typical
-  S.D. Smoke detector - hardwired w/ battery backup
-  CM Carbon monoxide alarm - hardwired w/ battery backup
-  CM S.D. Combination smoke & carbon monoxide detector - hardwired w/ battery backup
-  001 Door key, refer to door schedule on sheet A2.05
-  01 Window key, refer to window schedule on sheet A2.05
-  1 Key note reference
-  FD Perforated footing drain, see drainage notes on A1.01
-  SS Side Sewer, see drainage notes on sheet A1.01
-  TL Tight-line, see drainage notes on sheet A1.01
-  H.R. Handrail- see Handrail notes on sheet A1.02
-  G.R. Guardrail- see Guard notes on A1.02
-  T.G. Tempered Glass
-  L.G. Laminated Glass
-  (E) Existing
-  (N) New
-  (R) Remodeled/Replaced
-  (F) Future work (unfinished area)



1537 NW Ballard Way Seattle WA 98107  
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206.789.3534

**PROJECT:**  
**Anderson + Goodejohn Residence**

A remodel & addition to an existing single family residence at  
**4224 94th Ave SE  
Mercer Island, WA 98040**



**ISSUES:**

Date	Mark	Issue Type
2021-12-24	-	Building Permit

**PLOTTED:**  
2021-12-24

**FILE NAME:**  
1519-Anderson+Goodejohn VW2019.vwx

**PROJECT NUMBER:**  
1519

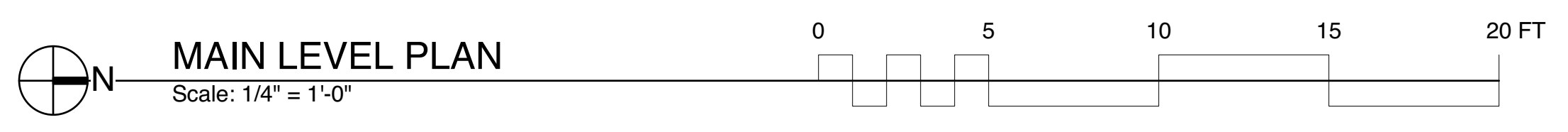
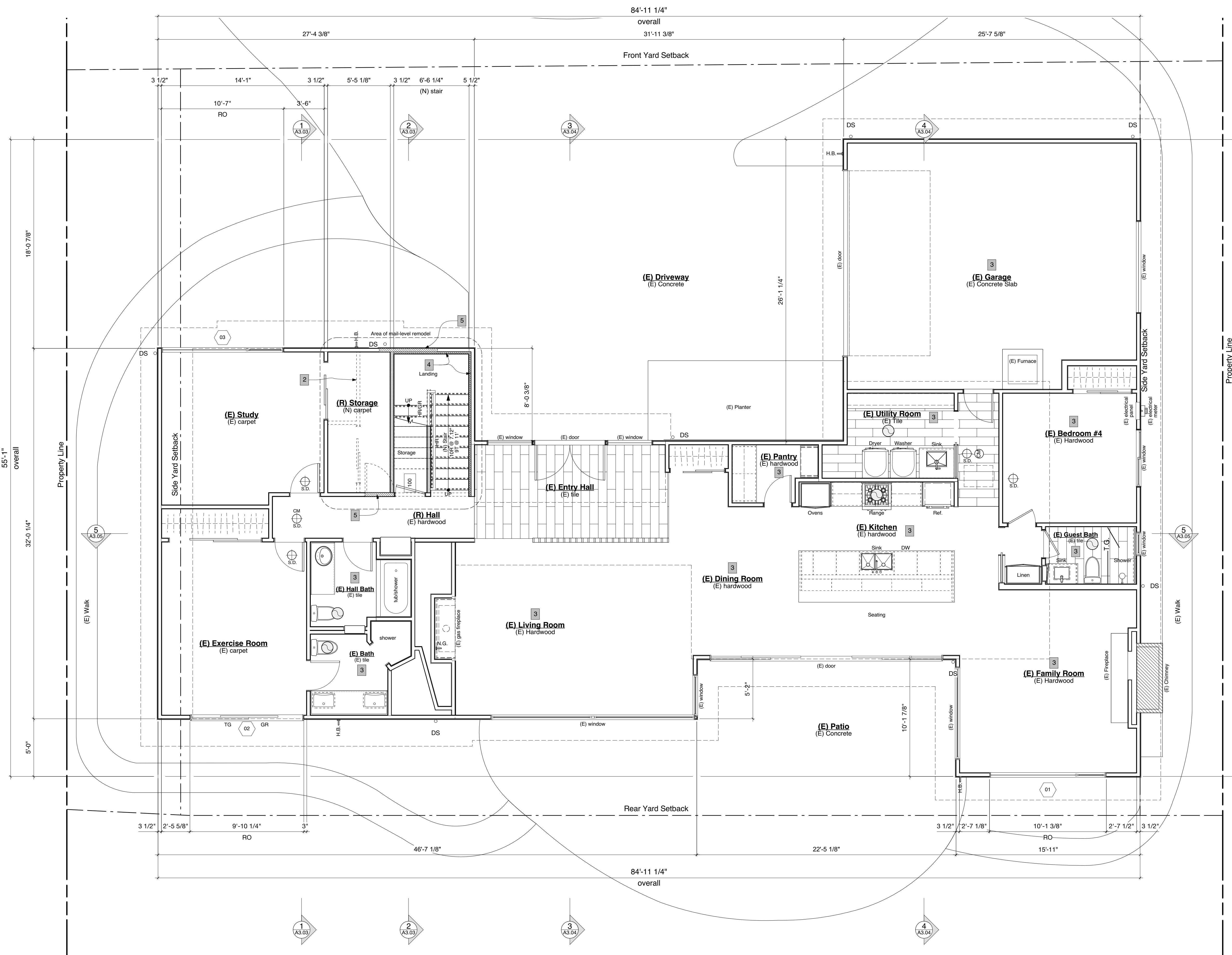
**DRAWN BY:**  
LL

**SHEET TITLE:**  
**Permit  
Main Level Plan**

**SHEET NUMBER:**

**A2.02**

SHEET 6 OF 26  
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**GROSS FLOOR AREA**  
*Measured to the exterior surface of the exterior walls.*

GFA ML Option 7	2,915.8 sq ft
GFA UL Option 7	1,483.9 sq ft
<b>Total Gross Floor Area</b>	<b>4,399.7 sq ft</b>

**FLOOR AREAS**  
*Measured to the exterior surface of the exterior walls.*

<b>(R) ML Floor Area - A</b>	<b>162.5 sq ft</b>
<b>(E) ML Floor Area - A</b>	<b>2,210.2 sq ft</b>
<b>Total Heated Area</b>	<b>2,372.7 sq ft</b>
<b>(E) ML Garage - A</b>	<b>544.6 sq ft</b>

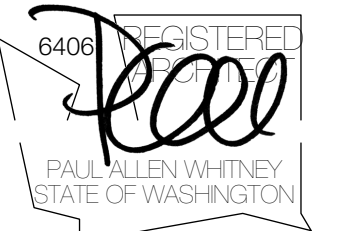


WHITNEY ARCHITECTURE

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206.789.3534

PROJECT:  
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A remodel & addition to an existing single family residence at  
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Mercer Island, WA 98040**



ISSUES:

Date	Mark	Issue Type
2021-12-24	-	Building Permit

PLOTTED:  
2021-12-24

FILE NAME:  
1519-Anderson+Goodejohn VW2019.vwx

PROJECT NUMBER:  
1519

DRAWN BY:  
LL

SHEET TITLE:  
**Permit**

**Upper Level Plan**

Leave this space open for building department stamps.

SHEET NUMBER:

**A2.03**

SHEET 7 OF 26

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LEXICON:

- New column
- New foundation wall
- New 2x6 stud wall
- New 2x4 stud wall
- New infill framing
- Existing 2x8 stud wall
- Existing 2x6 stud wall
- Existing 2x4 stud wall
- Demo
- Line of Structure Above
- Line of Roof Above
- Line of Structure Below
- H.B. Hose bib
- N.G. Natural gas hookup
- DS. Downspout - tightline to existing storm drain line, typical
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- CM s.d. Combination smoke & carbon monoxide detector - hardwired w/ battery backup
- 001 Door key, refer to door schedule on sheet A2.05
- 01 Window key, refer to window schedule on sheet A2.05
- 1 Key note reference
- FD Perforated footing drain, see drainage notes on A1.01
- SS Side Sewer, see drainage notes on sheet A1.01
- TL Tight-line, see drainage notes on sheet A1.01
- H.R. Handrail- see Handrail notes on sheet A1.02
- G.R. Guardrail- see Guard notes on A1.02
- T.G. Tempered Glass
- L.G. Laminated Glass
- (E) Existing
- (N) New
- (R) Remodeled/Replaced
- (F) Future work (unfinished area)

KEYNOTES

- 1. The line of the outer face of the stud of the existing exterior wall below
- 2. The outline of the existing roof structure

GENERAL NOTES

- 1. Verify all dimensions prior to construction. Notify architect of any discrepancies immediately.
- 2. Repetitive items may be noted only once but shall be provided per note in all areas indicated by drawing.
- 3. Contractor to verify all door and window rough openings prior to placing window and door orders.
- 4. Items not noted as new (N) are existing to remain.
- 5. All new lighting shall conform to the 2018 WAC. See note on Sheet A1.04

GROSS FLOOR AREA

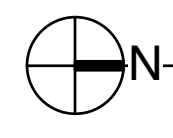
Measured to the exterior surface of the exterior walls.

GFA ML Option 7	2,915.8 sq ft
GFA UL Option 7	1,483.9 sq ft
<b>Total Gross Floor Area</b>	<b>4,399.7 sq ft</b>

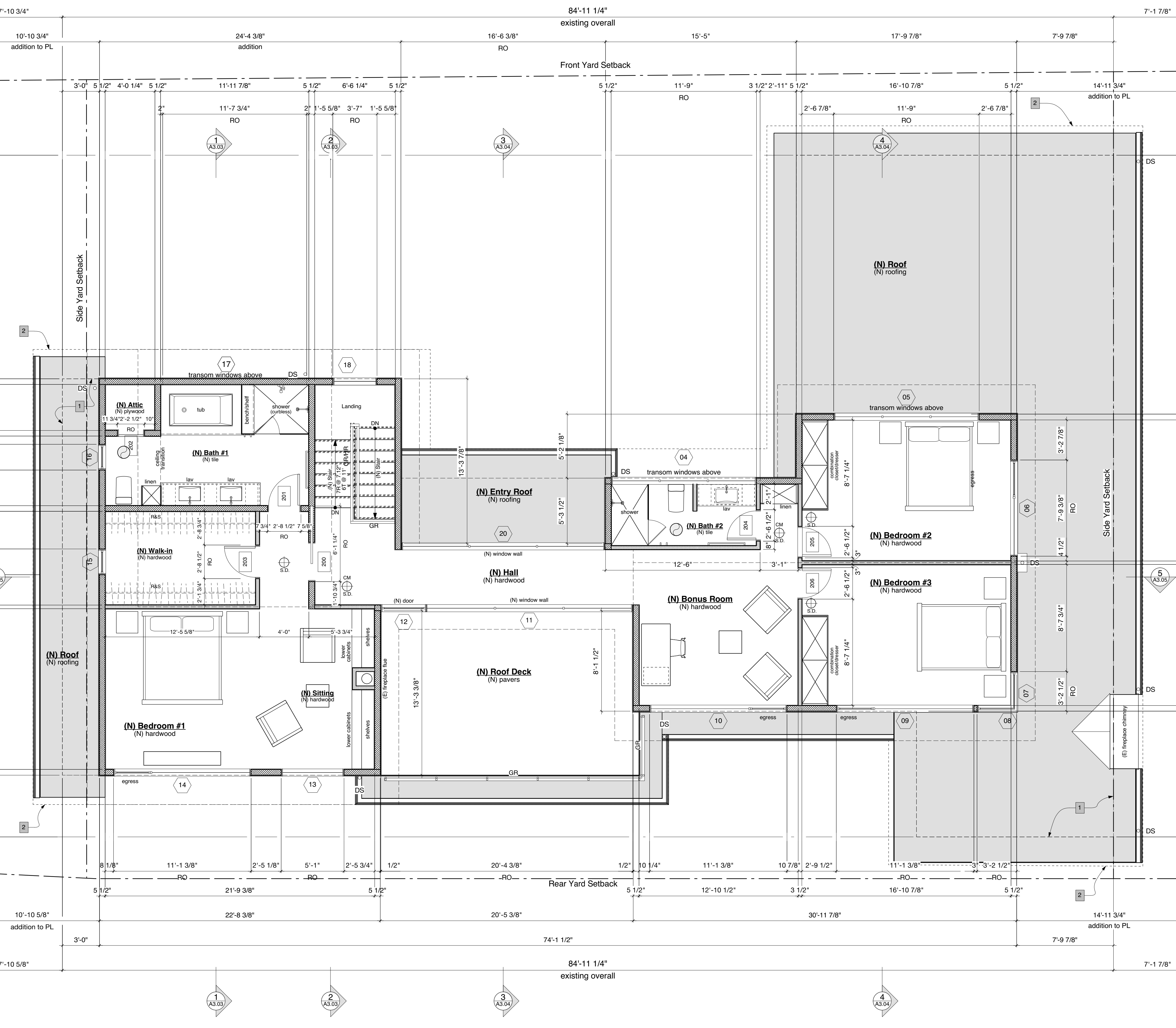
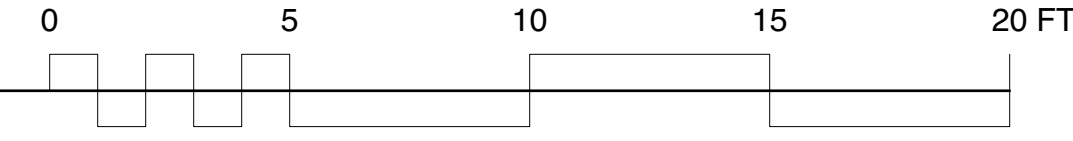
FLOOR AREAS

Measured to the exterior surface of the exterior walls.

(N) UL Floor Area A	1,482.0 sq ft
(N) UL Roof Deck A	270.4 sq ft



UPPER LEVEL PLAN  
Scale: 1/4" = 1'-0"





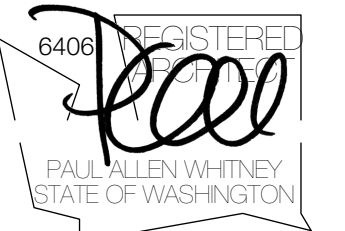
WHITNEY ARCHITECTURE

1537 NW Ballard Way Seattle WA 98107  
WhitneyArchitecture.com  
206.789.9534

PROJECT:

# Anderson + Goodejohn Residence

A remodel & addition to an existing single family residence at  
**4224 94th Ave SE**  
Mercer Island, WA 98040



ISSUES:

Date	Mark	Issue Type
2021-12-24	-	Building Permit

PLOTTED:

2021-12-24

FILE NAME:

1519-Anderson+Goodejohn VW2019.vwx

PROJECT NUMBER:

1519

DRAWN BY:

LL

SHEET TITLE:

Permit

## Roof plan

SHEET NUMBER:

# A2.04

SHEET 8 OF 26

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### LEXICON:

- Line of exterior wall below
- Area of new membrane roofing
- Key note reference
- O.H. Roof overhang

### GENERAL NOTES

- Verify all dimensions prior to construction. Notify architect of any discrepancies immediately
- See sheets A3.01-2 for building elevations, A3.03-4 for building sections.
- Repetitive items may be noted only once but shall be provided per note in all areas indicated by drawing.

### ROOF VENTILATION

- Roof ventilation shall be provided by eave vents, typical. All vents shall conform with roof ventilation notes below. See details on sheet A8.01.
- Enclosed attics and enclosed rafter spaces formed where ceilings are applied directly to the underside of roof rafters shall have cross-ventilation for each separate space by ventilating openings protected against the entrance of rain and snow.
- Where eave or cornice vents are installed, insulation shall not block the free flow of air. A minimum of 1 inch of air space shall be provided between the insulation and the roof sheathing.
- The net free ventilating area shall not be less than 1/150 of the area of the space ventilated, or 1/300 if half of the required venting area is provided by ventilators located in the upper portion of the space to ventilated, at least 3 feet above eave or cornice vents.
- Openings for ventilation shall be covered with corrosion resistant metal mesh with mesh openings of maximum 1/4 inch in dimension.

### ROOF NOTES

- Verify all dimensions prior to construction. Notify architect of any discrepancies immediately.
- See A3.00 sheets for building elevations and building sections.
- Miscellaneous flashing: At the juncture of the roof and vertical surfaces, flashing and counter flashing shall be provided per the roof manufacturer's instructions and, when of metal, shall not be less than 26 gage corrosion resistant metal.
- For roof slopes of 3:12 or less, use built-up or approved synthetic membrane roofing. Roofing work shall be performed by a certified roofing subcontractor an all work shall conform with the IRC and with the roofing manufacturer's specifications.
- Roofing shall be applied to decks that are firm, broom-clean, smooth, and dry.
- Provide suitable cant strips at all vertical intersections.
- Provide adequate attachment for base flashing and counter flashing on all vertical surfaces.
- Reglets shall be provided in wall or parapets receiving metal counter flashing, typical.
- Cricket flashing shall be made of one piece or shall have seams soldered. Pre-test all soldered joints prior to installation. Flashing shall not be less than 26 gage corrosion resistant metal.
- Roof drains to be connected to separate storm system where available.

### KEYNOTES

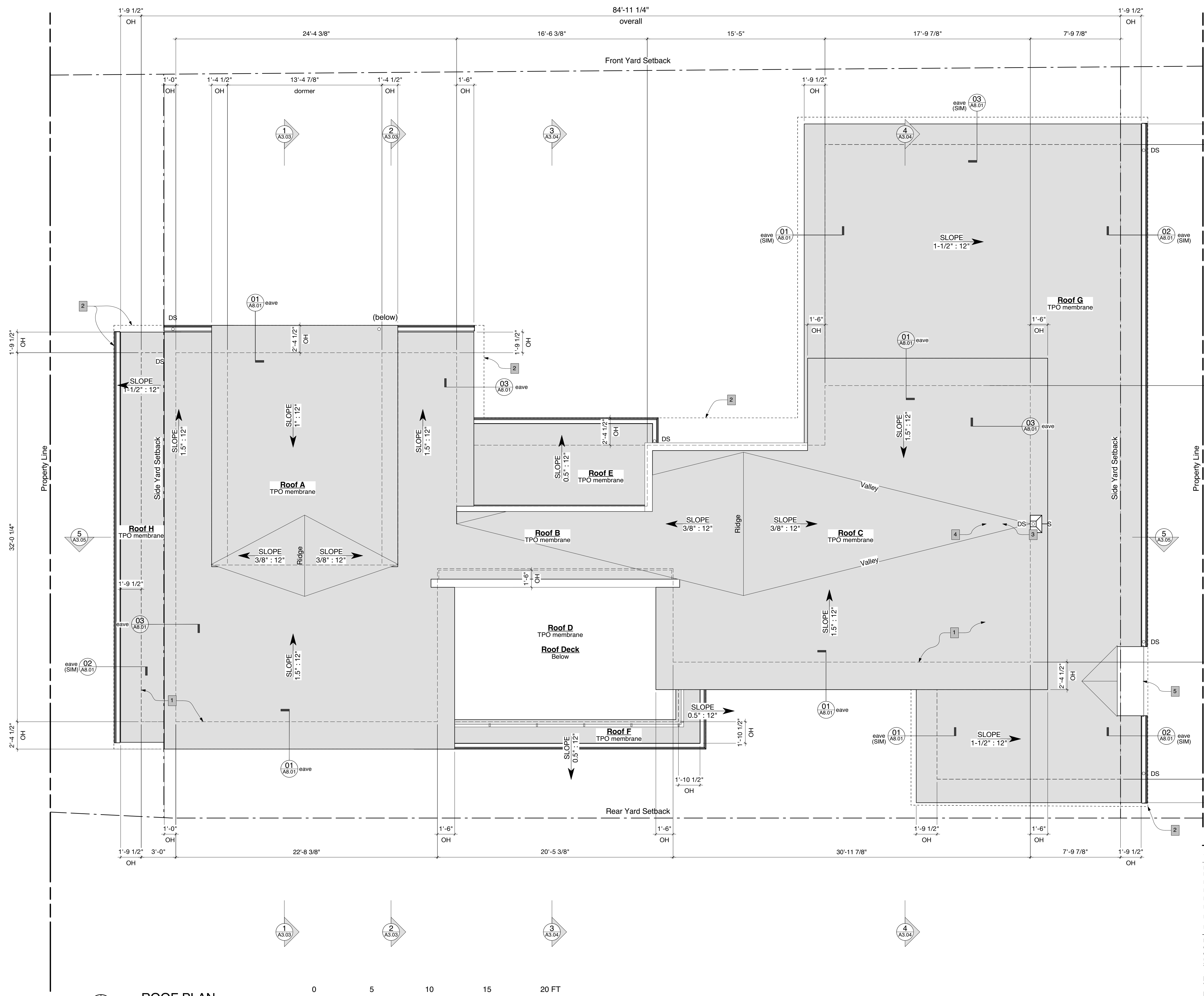
- The line of the outer face of the stud of the exterior wall below
- The outline of the existing roof structure
- Custom fabricated, through the wall, sheet metal overflow scupper drain with soldered joints. The drain shall have the same opening size as the adjacent scupper, with the inflow line to be located 2 inches above the lowest point of the roof.
- Custom fabricated roof sump drain & collection "conductor head" box with soldered joints. With a minimum vertical dimension of 4 inches.
- Existing fireplace chimney - to remain unchanged.

### ROOF VENTING AREAS

Roof segment	Roof segment area	Total roof venting area/150	Linear feet of eave/parapet venting	Venting area reqd. per linear foot	Notes
Roof Area A	757.9 sq ft	5.1 sq ft	47.0 ft	15.5 sq in	[1]
Roof Area B	84.2 sq ft	0.6 sq ft	37.0 ft	2.2 sq in	[2]
Roof Area C	687.8 sq ft	4.6 sq ft	64.3 ft	10.3 sq in	[3]
Roof Area D	273.9 sq ft	1.8 sq ft	35.8 ft	7.3 sq in	[4]
Roof Area E	126.6 sq ft	0.8 sq ft	16.5 ft	7.4 sq in	[7]
Roof Area F	98.8 sq ft	0.7 sq ft	26.0 ft	3.6 sq in	[7]
Roof Area G	884.4 sq ft	5.9 sq ft	110.0 ft	7.7 sq in	[4]
Roof Area H	96.1 sq ft	0.6 sq ft	64.0 ft	1.4 sq in	[6]

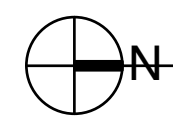
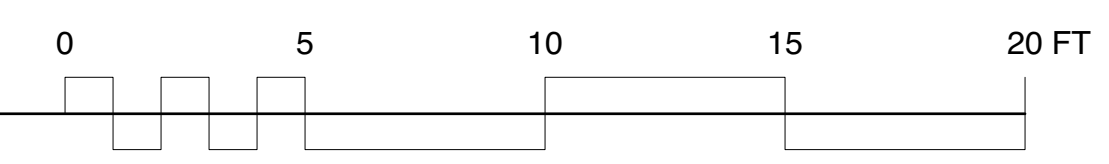
NOTES:  
General: Continuous, screened eave vents shall provide min. 22.3 sq.in. of clear venting area per linear foot. 1.5" dia. hole = 1.7 sq inches. 2" dia. hole = 3.1 sq inches. 2.5" dia hole = 4.9 sq inches. 3" dia hole = 7.1 sq inches. 3.5" dia hole = 9.6 sq inches.

- Provide min. (3) 3" dia. holes or (4) 2.5" dia. holes per linear foot, as per venting details on A8.00 sheets.
- Provide min. (1) 2" dia. holes or (2) 1.5" dia. holes per linear foot, as per venting details on A8.00 sheets.
- Provide min. (2) 3" dia. holes or (3) 2" dia. holes per linear foot, as per venting details on A8.00 sheets.
- Provide min. (2) 2.5" dia. holes or (3) 2" dia. holes per linear foot, as per venting details on A8.00 sheets.
- Provide min. (3) 1.5" dia. holes or (1) 2.5" hole per linear foot, as per venting details on A8.00 sheets.
- Provide min. (1) 1.5" dia. hole per linear foot, as per venting details on A8.00 sheets.
- Provide a continuous screened vent (22.3 sq.in. per linear foot)



### ROOF PLAN

Scale: 1/4" = 1'-0"







WHITNEY ARCHITECTURE

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PROJECT:

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**4224 94th Ave SE**  
Mercer Island, WA 98040



ISSUES:

Date	Mark	Issue Type
2021-12-24	-	Building Permit

PLOTTED:

2021-12-24

FILE NAME:

1519-Anderson+Goodejohn VW2019.vwx

PROJECT NUMBER:

1519

DRAWN BY:

LL

SHEET TITLE:

Permit

## Schedules

SHEET NUMBER:

# A2.05

SHEET 9 OF 26

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### WINDOWS & GLAZED DOORS

ID	Location	Type	Mulled	Manufacturer	Model	Unit width	Unit height	R.O. width	R.O. height	R.O. Area	Glazed Area	Vented Area	Hdr. Location	U-value (NFRC)	SHGC	Egress	Glazing	Interior Finish	Exterior Finish	Screens	Hardware	Notes		
01	(E) Family Room	Picture-Casement/Awning	mulled	Marvin	-	10'0 3/8"	6'5 1/8"	10'1 3/8"	6'6 1/8"	65.9 sq ft	63.4 sq ft	62.4 sq ft		0.240	0.00%		-						-	
03	(E) Study	Casement-Picture	mulled	Marvin	-	10'6"	3'6"	10'7"	3'7"	37.9 sq ft	32.6 sq ft	35.0 sq ft		0.240	0.00%	egress	-			yes			-	
04	(N) Bath #2	Picture-Picture-Picture	mulled	Marvin	-	11'8"	1'7 1/8"	11'9"	1'8 1/8"	19.7 sq ft	16.6 sq ft	17.0 sq ft		0.240	0.00%		-						-	
05	(N) Bedroom #2	Picture-Picture-Picture	mulled	Marvin	-	11'8"	1'7 1/8"	11'9"	1'8 1/8"	19.7 sq ft	16.6 sq ft	17.0 sq ft		0.240	0.00%		-						-	
06	Bedroom #2	Picture-Casement	mulled	Marvin	-	7'8 3/8"	5'6"	7'9 3/8"	5'7"	43.4 sq ft	37.4 sq ft	40.7 sq ft		0.240	0.00%	egress	-						-	
07	(N) Bedroom #3	Picture - corner window		Marvin	-	3'3"	5'6"	3'4"	5'7"	36.8 sq ft	13.8 sq ft	34.3 sq ft		0.240	0.00%		-						-	
08	(N) Bedroom #3	Picture - corner window		Marvin	-	3'3"	5'6"	3'4"	5'7"	36.8 sq ft	13.8 sq ft	34.3 sq ft		0.240	0.00%		-						-	
09	(N) Bedroom #3	Casement-Picture	mulled	Marvine	-	11'0 3/8"	5'6"	11'1 3/8"	5'7"	62.1 sq ft	55.3 sq ft	58.6 sq ft		0.240	0.00%	egress	-			yes			-	
10	(N) Bonus Room	Picture-Casement	mulled	Marvin	-	11'0 3/8"	5'6"	11'1 3/8"	5'7"	62.1 sq ft	55.3 sq ft	58.6 sq ft		0.240	0.00%	egress	-			yes			-	
11	(N) Hall	Picture-Picture-Picture	mulled	TBD	-	16'7 3/4"	8'0"	16'8 3/4"	8'1"	135.2 sq ft	128.1 sq ft	130.1 sq ft		0.240	0.00%		-			T.G.			-	
12	(N) Hall	Swing Door	mulled	TBD	-	3'7 1/2"	8'0"	3'8 1/2"	8'1"	30.0 sq ft	23.9 sq ft	27.6 sq ft		0.240	0.00%		-			T.G.			-	
13	(N) Bedroom #1	Picture/Awning	mulled	Marvin	-	5'0"	8'2 5/8"	5'1"	8'3 5/8"	42.2 sq ft	36.6 sq ft	39.5 sq ft		0.240	0.00%		-			yes			Operable window opening will not allow a 4-inch-diameter (102 mm) sphere to pass through where the openings are in their largest opened position.	
14	(N) Bedroom #1	Casement-Picture-Casement	mulled	Marvin	-	11'0 3/8"	5'11 1/8"	11'1 3/8"	6'0 1/8"	66.8 sq ft	59.8 sq ft	63.3 sq ft		0.240	0.00%	egress	-			yes			-	
15	(N) Walk-in Closet	Casement		Marvin	-	2'0"	1'11 1/8"	2'1"	2'0 1/8"	4.2 sq ft	2.3 sq ft	3.4 sq ft		0.240	0.00%		-			yes			-	
16	(N) Bath #1	Casement		Marvin	-	2'0"	1'11 1/8"	2'1"	2'0 1/8"	4.2 sq ft	2.3 sq ft	3.4 sq ft		0.240	0.00%		-		T.G.		yes		-	
17	(N) Bath #1	Picture-Picture-Picture	mulled	Marvin	-	11'6 3/4"	1'7 1/8"	11'7 3/4"	1'8 1/8"	19.5 sq ft	16.4 sq ft	16.8 sq ft		0.240	0.00%		-							-
18	(N) Stair	Picture - Corner Window		Marvin	-	3'6"	7'0"	3'7"	7'1"	25.4 sq ft	23.2 sq ft	23.2 sq ft		0.240	0.00%		-							-
20	(N) Hall	Picture-Picture-Picture	mulled	TBD	-	16'4 1/4"	8'0"	16'5 1/4"	8'1"	132.9 sq ft	125.8 sq ft	127.8 sq ft		0.240	0.00%		-			T.G.			-	
										844.6 sq ft total area	723.1 sq ft total area	792.8 sq ft total area	see diagram "flush bottom" indicates header is plane with floor or roof framing	Btu/h*12"²F										

NOTE: Contractor to verify all unit sizes, rough opening dimensions, and header heights prior to placing order. Contractor shall review window schedule with owner and review all operations prior to window order.

NOTE: All window and door headers shall be insulated to a minimum of R-10.

FENESTRATION PRODUCT RATING: Units to be NFRC 100 certified and labeled by manufacturer.

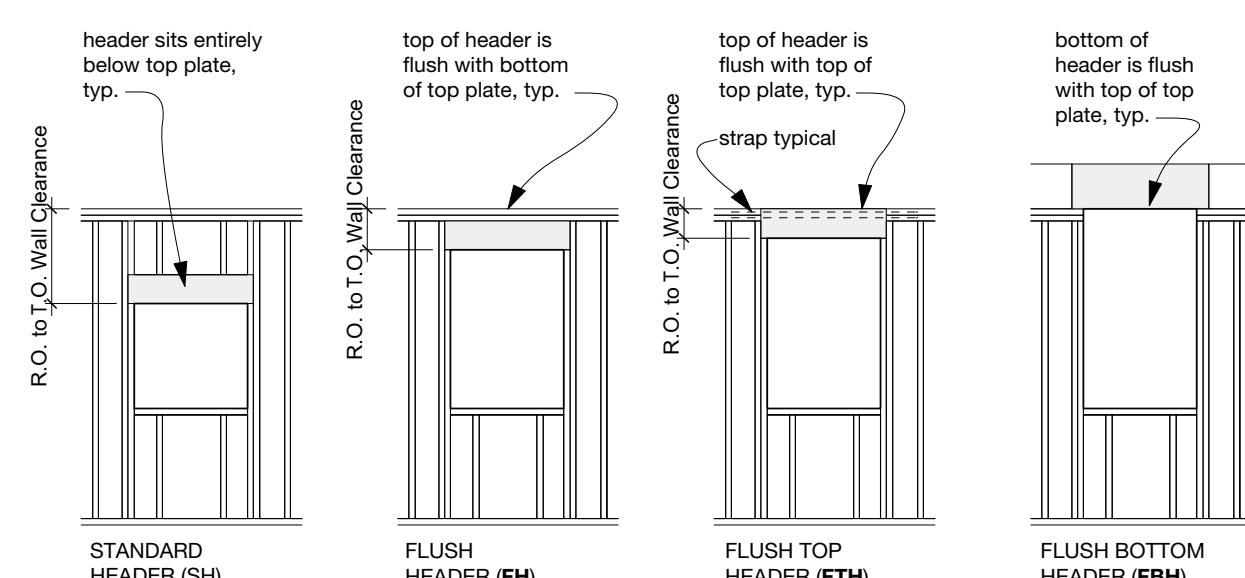
### Interior Doors

ID	Floor	Location	Type	Leaf Width (total)	Leaf Height	Leaf Thickness	Shim Gap	R.O. Width	Header Height	Panel Style	Material	Finish	Jamb Type	Jamb Thickness	Latchset	Door Stop	Notes
100	1st floor	Storage (below stair)	Swing	2'6"	6'8"	1 3/4"	1/2"	2'8 1/2"	6'10"	Flush	TBD	TBD	Single Rabbit	3/4"	-		-
200	2nd floor	(N) Bedroom #1	Pocket	3'0"	6'8"	1 3/4"	1/2"	6'1 1/4"	2'1"	Flush	TBD	TBD	-	3/4"	-		-
201	2nd floor	(N) Bath #1	Swing	2'6"	6'8"	1 3/4"	1/2"	2'8 1/2"	6'10"	Flush	TBD	TBD	Single Rabbit	3/4"	TBD	Yes	-
202	2nd floor	(N) Bath #1	Swing	2'0"	4'0"	1 3/4"	1/2"	2'2 1/2"	4'2"	Flush	TBD	TBD	Single Rabbit	3/4"	TBD		-
203	2nd floor	(N) Walk-in Closet	Swing	2'6"	6'8"	1 3/4"	1/2"	2'8 1/2"	6'10"	Flush	TBD	TBD	Single Rabbit	3/4"	TBD		-
204	2nd floor	(N) Bath #2	Swing	2'4"	6'8"	1 3/4"	1/2"	2'6 1/2"	6'10"	Flush	TBD	TBD	Single Rabbit	3/4"	Privacy		-
205	2nd floor	(N) Bedroom #2	Swing	2'4"	6'8"	1 3/4"	1/2"	2'6 1/2"	6'10"	Flush	TBD	TBD	Single Rabbit	3/4"	TBD		-
206	2nd floor	(N) Bedroom #3	Swing	2'4"	6'8"	1 3/4"	1/2"	2'6 1/2"	6'10"	Flush	TBD	TBD	Single Rabbit	3/4"	TBD		-

For swinging doors, rough opening width shall be 2 1/2" over door panel width, rough opening height shall be 2 1/2" higher than door panel height, unless noted otherwise on plans.

For pocket doors, rough opening width shall be [2x(door panel width) + shim gap + jamb], rough opening height shall be 5" higher than door panel height, unless noted otherwise on plans.

Contractor shall verify all unit sizes, rough opening dimensions, and header heights prior to placing order.  
Contractor shall review door schedule with owner and review all operations prior to door order.



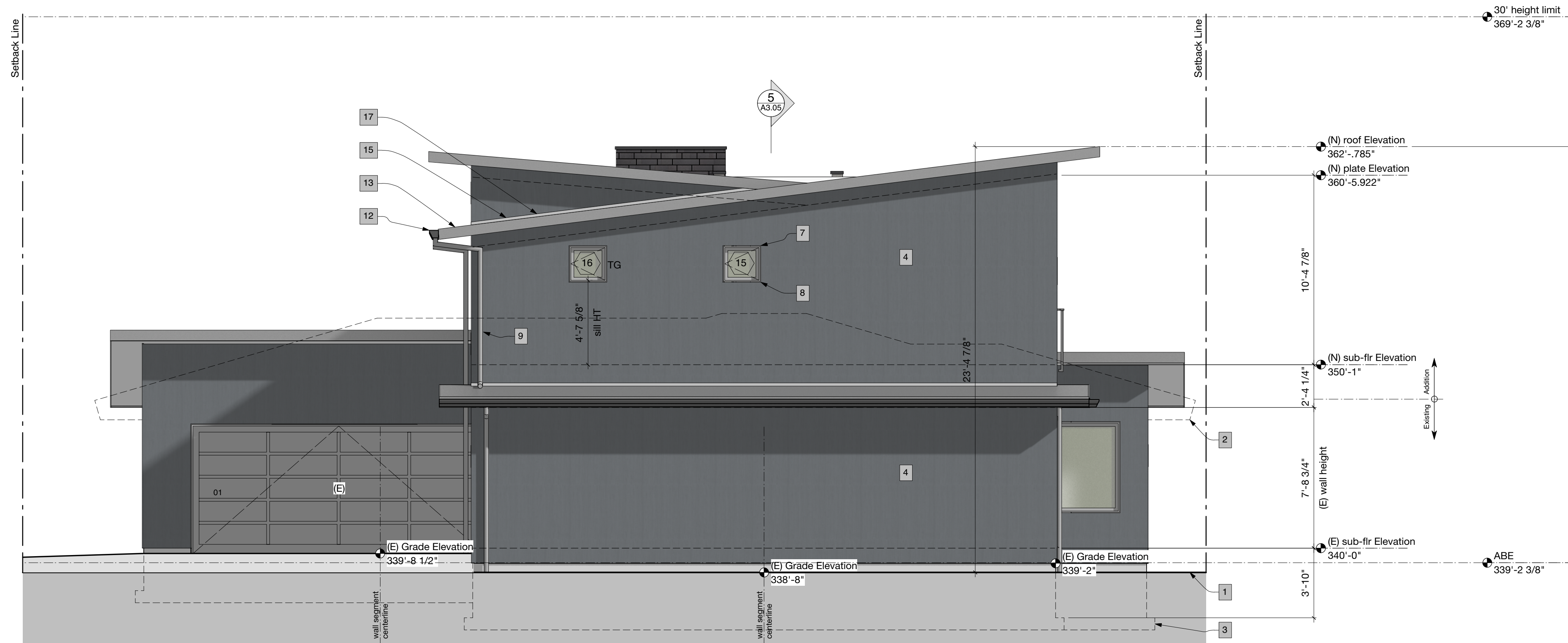
HEADER LOCATION DIAGRAM  
n.t.s.

SEATTLE ENERGY CODE - ADDITIONAL ENERGY REQUIREMENTS				
This project includes 1,483.9 sf of new heated floor area and must achieve 3.0 credits from Tables 406.2 & 406.3 of the 2018 Washington State Energy Code				
OPTION	NOTE	CRITERIA	CREDIT	NOTES
2	Heat Pump System	meets federal standards for the equipment listed in Table C403.3.2(1)C or C403.3.2(2)	1	Install heat pump meeting the standards listed in Table C403.3.2(1)C or C403.3.2(2)
1.1	Vertical fenestration	Prescriptive compliance is based on Table R402.1.1 with the following modifications: Vertical fenestration U = 0.24.	0.5	Vertical fenestration installed in addition to have a U-Value of 0.24 or lower
3.4	Ductless mini-split heat pump system, zonal control	Install 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	1.5	Install heat pump system with a minimum HSPF of 10.0
<b>Total Credit</b>			<b>3</b>	

Leave this space open for building department stamps.

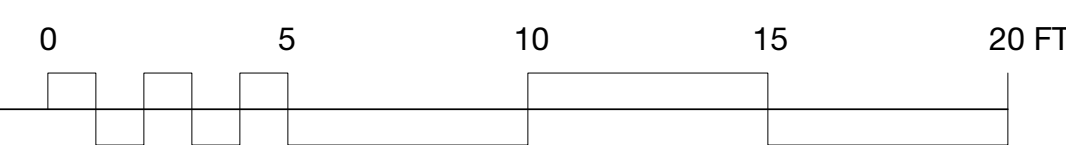


WEST



SOUTH

BUILDING ELEVATIONS Option #6  
Scale: 1/4" = 1'-0"



LEXICON:

- Line of foundation below grade
- Line of height limit / average grade see average grade information on sheet A1.02
- 1 Key note reference
- 001 Door key, refer to door schedule on sheet A2.04
- 01 Window key, refer to window schedule on sheet A2.04
- T.G. Tempered (safety) Glass
- H.R. Handrail- see Handrail notes on sheet A1.02
- G.R. Guardrail- see Guard notes on A1.02
- T.G. Tempered Glass
- (E) Existing
- (N) New
- (R) Remodeled/Replaced
- (F) Future work (unfinished area)
- ABE Average building elevation (per City of MI)

GENERAL NOTES

1. Verify all dimensions prior to construction. Notify architect of any discrepancies immediately.
2. See sheets A2.01-3 for floor plans, A2.04 for roof plan.
3. See sheet A2.05 for door & window schedules.
4. See sheet A1.01 for average grade diagram and calculations.
5. All exterior wood siding and trim shall be approved for exterior use by the supplier or manufacturer.
6. Exterior siding and siding installation shall conform to the 2018 International Residential Code (IRC) section R703, Exterior Covering.
7. Exterior flashing shall be approved by the architect prior to installation. All sheet metal flashing shall meet SMACNA standards (Sheet Metal and Air Conditioning Contractors National Association).
8. Repetitive items may be noted only once but shall be provided per note in all areas indicated by drawing.
9. Grade height elevations are assumed but are relative to existing conditions/structures.

ELEVATION KEYNOTES 1

1. The line of existing grade.
2. The outline of the existing structure refer to the site plan.
3. Existing concrete foundation, refer to the foundation plan.
4. EXTERIOR SIDING (Rain Screen).  
- Cementitious siding system (TBD) over a premanufactured weather membrane with an integral drain mat. Attach w/ corrosion-resistant fasteners, typical, per the manufacturer's specifications.
5. EXTERIOR SIDING  
- Brick cladding system (TBD), install per the manufacturer's specifications.
6. Pre-manufactured exterior railing system. Handrail and Guardrails are designed to resist a 200lb concentrated load on the top rail and 50 psf on all guardrail infill components. Refer to the Handrail and Guardrail notes on sheet A1.05.
7. Continuous, prefinished metal head flashing w/ hemmed drip edge and end dams, typical of all window and door openings and wall penetrations. Refer to architectural details.
8. Continuous, prefinished metal sill flashing w/ back-dam and hemmed drip edge, typical of all window and door openings. Refer to architectural details.
9. Prefinished metal round downspout. Connect to existing stormwater light-line. Refer to roof plan.
10. Custom fabricated, through the wall, sheet metal overflow scupper drain with soldered joints. The drain shall have the same opening size as the adjacent scupper, with the inflow line to be located 2 inches above the lowest point of the roof.
11. Custom fabricated roof sump drain & collection "conductor head" box with soldered joints. With a minimum vertical dimension of 4 inches.
12. Prefinished metal gutter system. Refer to roof plan.
13. Continuous, prefinished metal roof perimeter flashing w/ a hemmed drip edge. Refer to the roof plan.
14. New TPO membrane roofing system; refer to roof plan.
15. Continuous, prefinished side-wall flashing, refer to roof plan.
16. Continuous, prefinished metal cap flashing w/ a hemmed drip edge. Refer to architectural details.
17. Provide min 2-inch clearance between the bottom of the siding system and adjacent horizontal surface. Refer to the siding manufacturer's specifications.
18. Provide min 6-inch clearance between wood structure/bottom of siding and grade.
19. Premanufactured exhaust fan vent cap. Install per manufacturer's specifications.
20. Hose bib location.
21. Exterior waterproof outlet location.
22. The existing electrical meter location. General contractor to verify the location and required clearances. Adjust mast and weather head as needed.
23. The proposed gas meter location. General contractor to verify location w/ PSE.
24. Existing fireplace chimney - to remain unchanged.
25. Window fall protection. Operable window opening will not allow a 4-inch- diameter (102 mm) sphere to pass through where the openings are in their largest opened position.
26. Railing panels are laminated glass with two or more glass plies of equal thickness and of the same glass type.



WHITNEY ARCHITECTURE

1537 NW Ballard Way Seattle WA 98107  
WhitneyArchitecture.com  
206.789.9534

PROJECT:

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**4224 94th Ave SE  
Mercer Island, WA 98040**



ISSUES:

Date	Mark	Issue Type
2021-12-24	-	Building Permit

PLOTTED:

FILE NAME:  
1519-Anderson+Goodejohn VW2019.vwx

PROJECT NUMBER:  
1519

DRAWN BY:  
--

SHEET TITLE:

**Permit Elevations**

Leave this space open for building department stamps.

SHEET NUMBER:

**A3.01**

SHEET 10 OF 26

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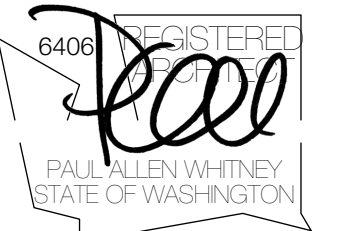


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LEXICON:

- Line of foundation below grade
- Line of height limit / average grade see average grade information on sheet A1.02
- 1 Key note reference
- 001 Door key, refer to door schedule on sheet A2.04
- 01 Window key, refer to window schedule on sheet A2.04
- T.G. Tempered (safety) Glass
- L.G. Laminated Glass
- H.R. Handrail- see Handrail notes on sheet A1.02
- G.R. Guardrail- see Guard notes on A1.02
- T.G. Tempered Glass
- (E) Existing
- (N) New
- (R) Remodeled/Replaced
- (F) Future work (unfinished area)
- ABE Average building elevation (per City of MI)

GENERAL NOTES

1. Verify all dimensions prior to construction. Notify architect of any discrepancies immediately.
2. See sheets A2.01-3 for floor plans, A2.04 for roof plan.
3. See sheet A2.05 for door & window schedules.
4. See sheet A1.01 for average grade diagram and calculations.
5. All exterior siding and trim shall be approved for exterior use by the supplier or manufacturer.
6. Exterior siding and siding installation shall conform to the 2018 International Residential Code (IRC) section R703, Exterior Covering.
7. Exterior flashing shall be approved by the architect prior to installation. All sheet metal flashing shall meet SMACNA standards (Sheet Metal and Air Conditioning Contractors National Association).
8. Repetitive items may be noted only once but shall be provided per note in all areas indicated by drawing.
9. Grade height elevations are assumed but are relative to existing conditions/structures.

ELEVATION KEYNOTES 1

1. The line of existing grade.
2. The outline of the existing structure refer to the site plan.
3. Existing concrete foundation, refer to the foundation plan.
4. EXTERIOR SIDING (Rain Screen).
  - Cementitious siding system (TBD) over a premanufactured weather membrane with an integral drain mat. Attach w/ corrosion-resistant fasteners, typical, per the manufacturer's specifications.
5. EXTERIOR SIDING
  - Brick cladding system (TBD), install per the manufacturer's specifications.
6. Pre-manufactured exterior railing system. Handrail and Guardrails are designed to resist a 200lb concentrated load on the top rail and 50 psf on all guardrail infill components. Refer to the Handrail and Guardrail notes on sheet A1.05.
7. Continuous, prefinished metal head flashing w/ hemmed drip edge and end dams, typical of all window and door openings and wall penetrations. Refer to architectural details.
8. Continuous, prefinished metal sill flashing w/ back-dam and hemmed drip edge, typical of all window and door openings. Refer to architectural details.
9. Prefinished metal round downspout. Connect to existing stormwater tight-line. Refer to roof plan.
10. Custom fabricated, through the wall, sheet metal overflow scupper drain with soldered joints. The drain shall have the same opening size as the adjacent scupper, with the inflow line to be located 2 inches above the lowest point of the roof.
11. Custom fabricated roof sump drain & collection "conductor head" box with soldered joints. With a minimum vertical dimension of 4 inches.
12. Prefinished metal gutter system. Refer to roof plan.
13. Continuous, prefinished metal roof perimeter flashing w/ a hemmed drip edge. Refer to the roof plan.
14. New TPO membrane roofing system; refer to roof plan.
15. Continuous, prefinished side-wall flashing, refer to roof plan.
16. Continuous, prefinished metal cap flashing w/ a hemmed drip edge. Refer to architectural details.
17. Provide min 2-inch clearance between the bottom of the siding system and adjacent horizontal surface. Refer to the siding manufacturer's specifications.
18. Provide min 6-inch clearance between wood structure/bottom of siding and grade.
19. Premanufactured exhaust fan vent cap. Install per manufacturer's specifications.
20. Hose bib location.
21. Exterior waterproof outlet location.
22. The existing electrical meter location. General contractor to verify the location and required clearances. Adjust mast and weather head as needed.
23. The proposed gas meter location. General contractor to verify location w/ PSE.
24. Existing fireplace chimney - to remain unchanged.
25. Window fall protection. Operable window opening will not allow a 4-inch- diameter (102 mm) sphere to pass through where the openings are in their largest opened position.
26. Railing panels are laminated glass with two or more glass plies of equal thickness and of the same glass type.

ISSUES:

Date	Mark	Issue Type
2021-12-24	-	Building Permit

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FILE NAME:  
1519-Anderson+Goodejohn VW2019.vwx

PROJECT NUMBER:  
1519  
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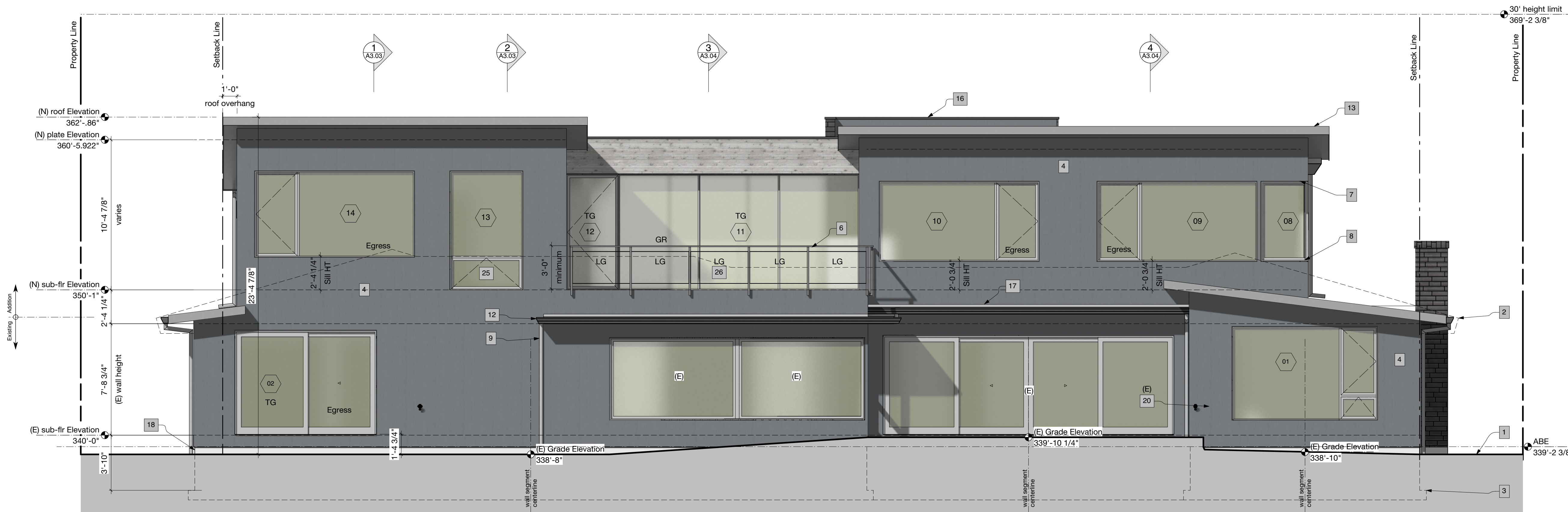
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**Permit Elevations**

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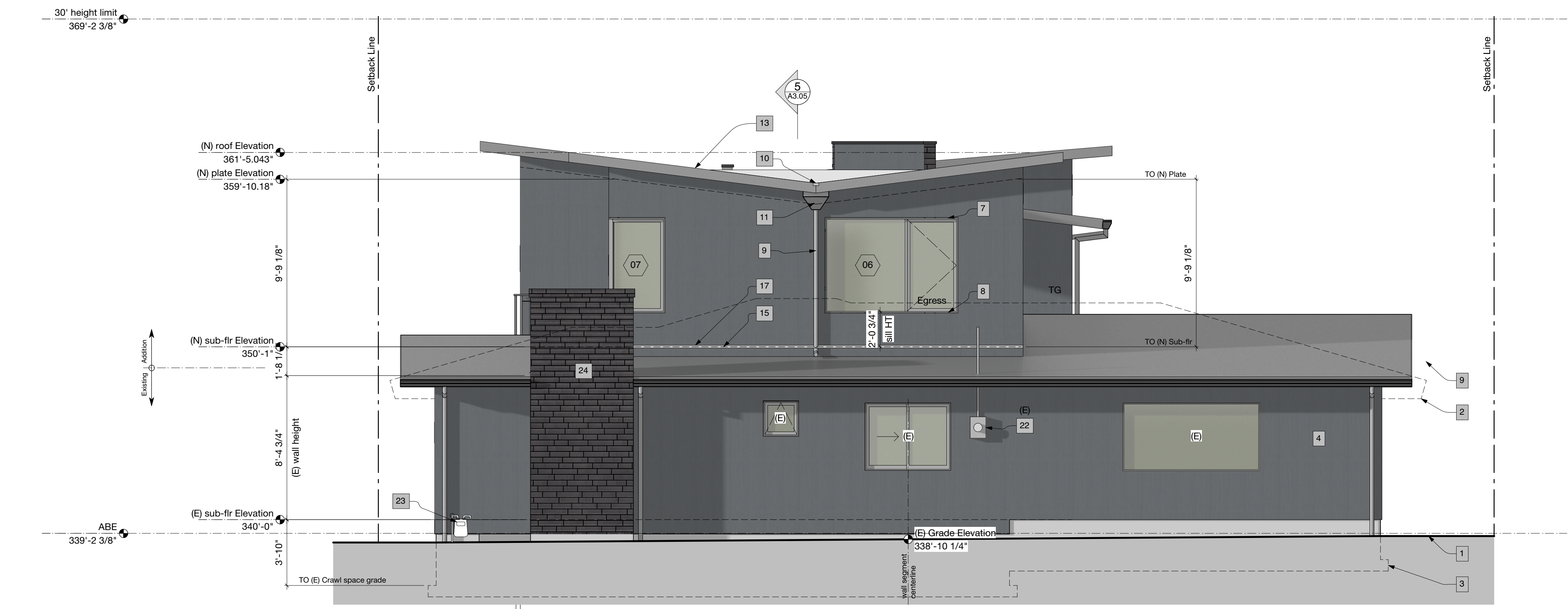
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**A3.02**

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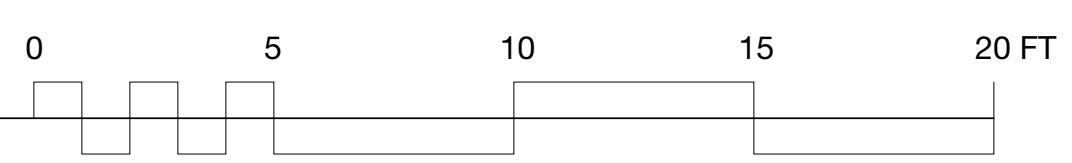


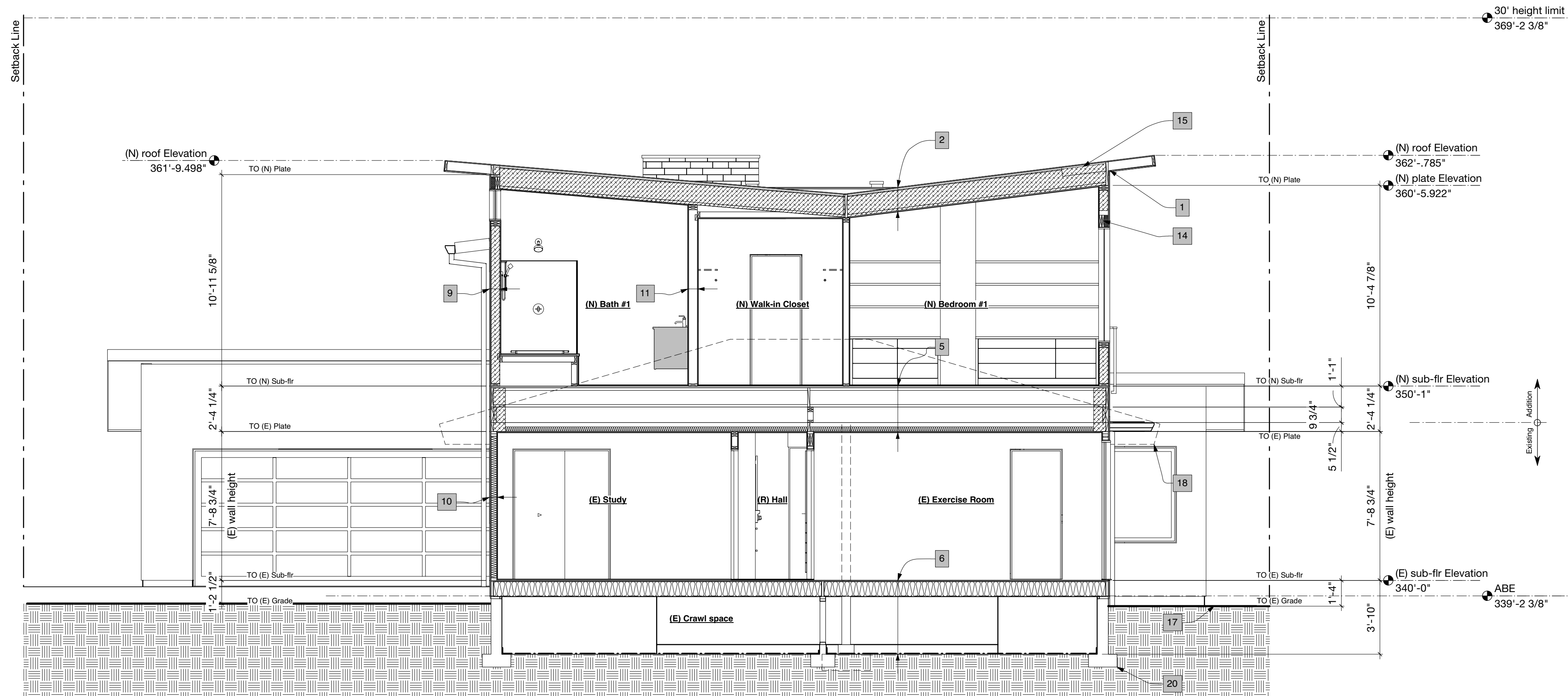
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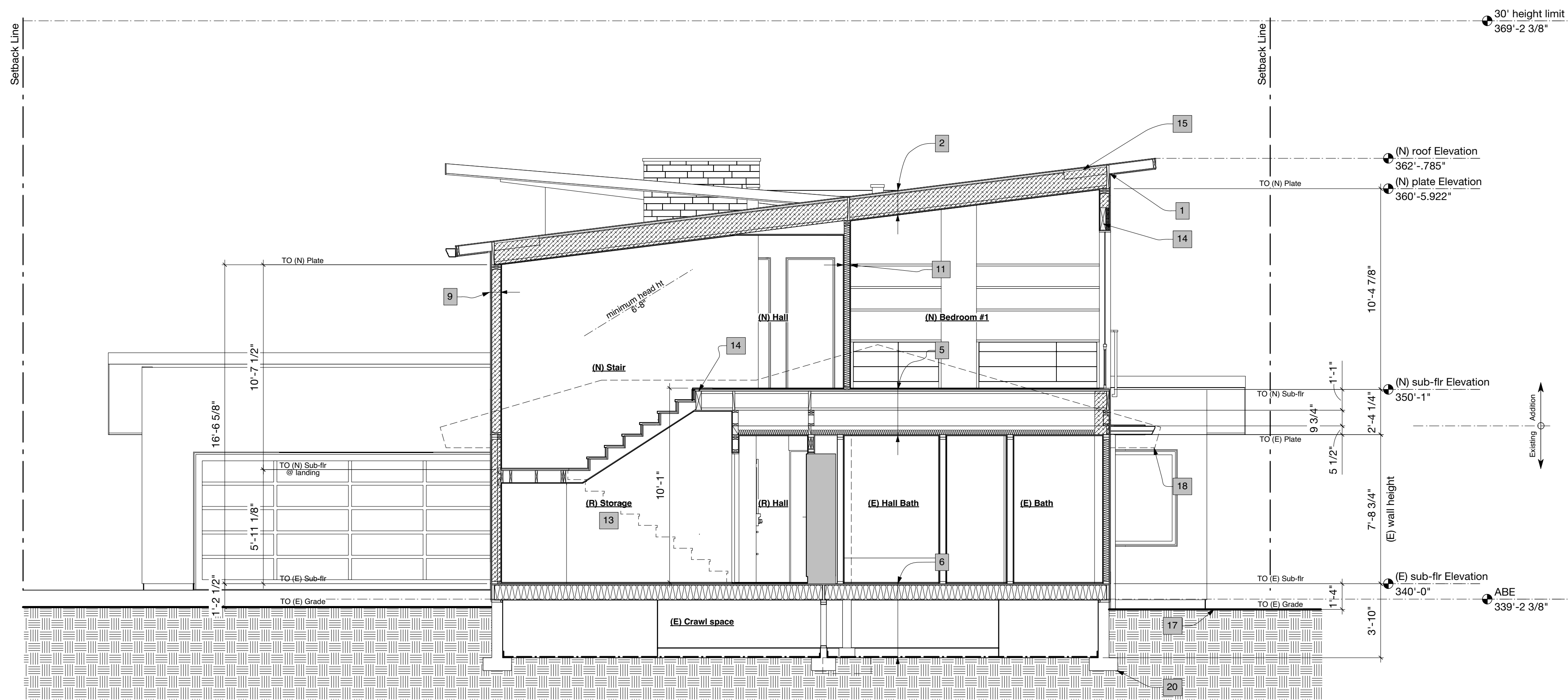
NORTH

BUILDING ELEVATIONS Option #6  
Scale: 1/4" = 1'-0"

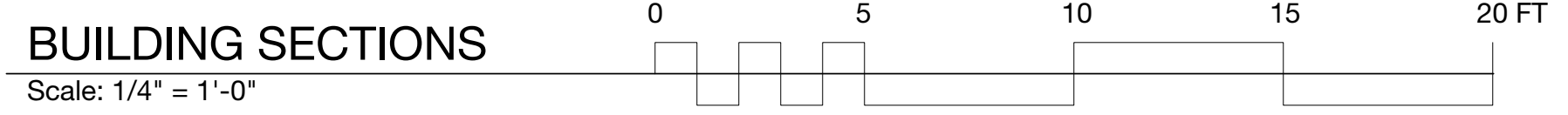




1 Building Section 1 Option 6  
Scale: 1/4" = 1'-0"



2 Building Section 2 Option 6  
Scale: 1/4" = 1'-0"



**LEXICON:**

- batt insulation – refer to Energy Code notes
- rigid insulation – refer to Energy Code notes
- spray-foam insulation – refer to Energy Code notes
- high-density blown-in insulation – refer to Energy Code notes
- area of reinforced concrete

1 keynote reference

- BO Bottom Of
- TO Top Of
- (N) New
- (E) Existing
- (R) Replace/Remodel
- ABE Average building elevation

**GENERAL NOTES**

1. Verify all dimensions prior to construction. Notify architect of any discrepancies immediately.
2. See sheets A2.01-2 for floor plans, A2.03 for roof plan.
3. See sheet A2.04 for door & window schedules.
4. Insulation shall be approved by the manufacturer for the specific location indicated. Review with architect.
5. Repetitive items may be noted only once but shall be provided per note in all areas indicated by drawing.

**SECTION KEYNOTES**

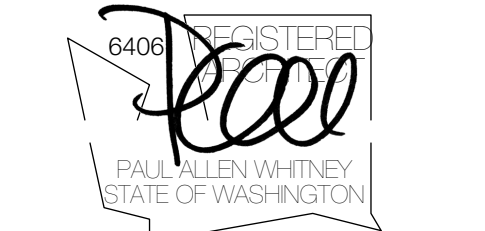
1. ROOF EAVE VENT
  - Continuous, pre-finished perforated metal roof vent screen, refer to the roof plan.
2. ROOF ASSEMBLY #1 R-50
  - Membrane system, refer to the roof plan.
  - Roofing underlayment per the roofing manufacturer.
  - Plywood roof sheathing with seams taped for airtightness, refer to the structural drawings.
  - Roof joists, refer to the structural drawings
  - Air-space, 1-inch minimum clear for venting, refer to the roof plan.
  - High-density BIB fiberglass insulation - R-50
  - 5/8" GWB w/ level 4 finish, prime & paint, typical.
3. ROOF ASSEMBLY #2
  - Membrane roofing, refer to the roof plan.
  - Roofing underlayment per the roofing manufacturer.
  - 1/2-inch protection board per roofing manufacturer's specifications
  - EPS insulation (tapered for drainage) 1/2-inches minimum
  - Plywood roof sheathing, refer to the structural drawings.
  - Roof joists, refer to the structural drawings
  - Air-space, 1-inch minimum clear for venting, refer to the roof plan.
  - (E) ceiling joists, refer to the structural drawings
  - 5/8" TYPE "X" GWB, prime & paint, typical.
4. ROOF ASSEMBLY #3
  - Membrane roofing, refer to the roof plan.
  - Roofing underlayment per the roofing manufacturer.
  - Plywood roof sheathing, refer to the structural drawings for structural rating.
  - 2x roof joists refer to structural drawings.
  - High-density BIB fiberglass insulation - R-50 (omit @ unheated areas)
  - (E) ceiling joists
  - (E) 2x ceiling joists refer to the structural drawings.
  - (E) GWB, patch and repair as required, typical.
5. FLOOR ASSEMBLY #1
  - Floor finish, refer to the floor plan.
  - (E) Plywood sub-floor sheathing, refer to the structural drawings.
  - TJI floor joists, refer to the structural drawings.
  - Rockwool sound batt insulation, ROCKWOL SAFE 'N' SOUND or approved equal.
  - (E) 2x ceiling joists refer to the structural drawings.
  - (E) GWB, patch and repair as required, typical.
6. FLOOR ASSEMBLY #2
  - Floor finish, refer to the floor plan.
  - (E) Plywood sub-floor sheathing, refer to the structural drawings.
  - (E) 2x floor joists, refer to the structural drawings.
  - Minimum R-30 batt insulation
  - (E) crawl space
  - Minimum 10 Mil polyethylene vapor barrier with joints lapped up & taped to the foundation wall.
  - Native undisturbed soil
7. FLOOR ASSEMBLY #3
  - (E) Concrete slab on grade, refer to the structural drawings.
  - (E) Native undisturbed soil.
8. DECK ASSEMBLY #1 R-50 MIN.
  - Porcelain pavers.
  - Adjustable deck paver pedestals.
  - Membrane roofing, refer to the roof plan.
  - Roofing underlayment per roofing manufacturer.
  - Plywood roof sheathing, refer to the structural drawings.
  - Roof joists, refer to the structural drawings.
  - High-density BIB fiberglass insulation - R-50 (omit @ unheated areas)
  - (E) ceiling joists
  - (E) GWB, patch and repair as required, typical.
9. WALL ASSEMBLY #1 R-21 MIN.
  - Exterior cladding system per the exterior elevations (rainscreen).
  - WRB, Vapro Shield WrapShield IT or approved equal.
  - Plywood sheathing, tape & seal seams for air tightness typical, refer to the structural drawings.
  - 2x wood studs, refer to the structural drawings.
  - High-density fiberglass BIB insulation, R-21 minimum.
  - 5/8" GWB with level 4 finish, prime & paint typical.
10. WALL ASSEMBLY #2
  - Exterior cladding system per the exterior elevations (rainscreen).
  - WRB, Vapro Shield WrapShield IT or approved equal.
  - Plywood sheathing, tape & seal seams for air tightness typical, refer to the structural drawings.
  - (E) 2x wood studs, refer to the structural drawings.
  - (E) insulation.
  - (E) GWB, patch and repair as required, typical.
11. WALL ASSEMBLY #3
  - 5/8" GWB with level 4 finish, prime, and paint, typical.
  - 2x studs, refer to the structural drawings
  - Sound batt insulation, 3" thick ROCKWOOL SAFE 'N' SOUND or approved equal. (Typical @ bath & bedrooms only)
  - 5/8" GWB with level 4 finish, prime, and paint, typical.
12. WALL ASSEMBLY #4
  - (E) GWB, patch and repair as required, typical.
  - 2x studs, refer to the structural drawings
  - (E) GWB, patch and repair as required, typical.
13. UNDER STAIR SPACE
  - Provide 1/2" type "X" GWB at walls and ceiling/underside of stair @ useable & accessible area under stair typical. Refer to general notes on sheet A1.02.
14. BEAM/HEADER
  - Refer to structural drawings. Headers in exterior walls to include R-10 rigid insulation typical.
15. INSULATION Baffle
  - Provide vapor-permeable insulation baffle to maintain 1-inch minimum ventilation clearance between the underside of the roof sheathing and top of the insulation.
16. DWELLING/GARAGE FIRE SEPARATION
  - Provide a minimum of 1/2" type "X" GWB at garage walls and 5/8" type "X" GWB at ceilings separating the garage from dwelling unit, typical. Provide 1/2" type "X" GWB wrapping all posts, beams, and walls supporting the dwelling above the garage, typical. Refer to notes on sheet A1.02
17. GRADE
  - Existing grade to remain unchanged.
18. EXISTING STRUCTURE
  - The outline of the existing structure (built-in 1959). Refer to the site plan and as-built drawings
19. EXISTING CHIMNEY
  - Existing fireplace chimney - to remain unchanged.
20. EXISTING FOUNDATION
  - Existing concrete foundation to remain; refer to the crawl space plan and structural drawings.
21. NEW INSULATION
  - (N) Closed-cell spray foam insulation, R-50 minimum, use where space is limited. Maintain R-50 insulation value and 1-inch clear ventilation space typical.



1537 NW Ballard Way Seattle WA 98107  
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206.789.9934

**PROJECT:**  
**Anderson + Goodejohn Residence**

A remodel & addition to an existing single family residence at  
**4224 94th Ave SE  
Mercer Island, WA 98040**



**ISSUES:**

Date	Mark	Issue Type
2021-12-24	-	Building Permit

**PLOTTED:**

**FILE NAME:**  
1519-Anderson+Goodejohn VW2019.vwx

**PROJECT NUMBER:**  
1519

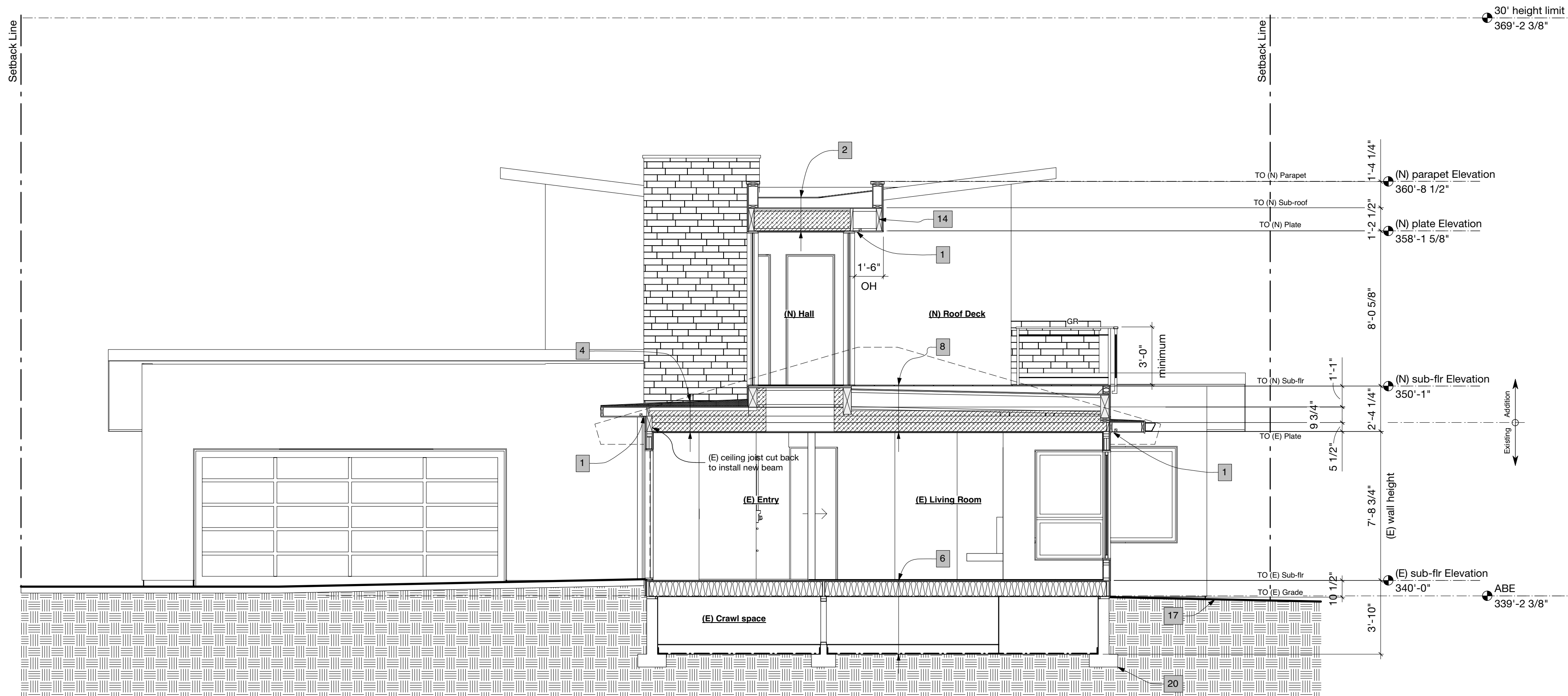
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**SHEET TITLE:**  
**Permit  
Building Sections**

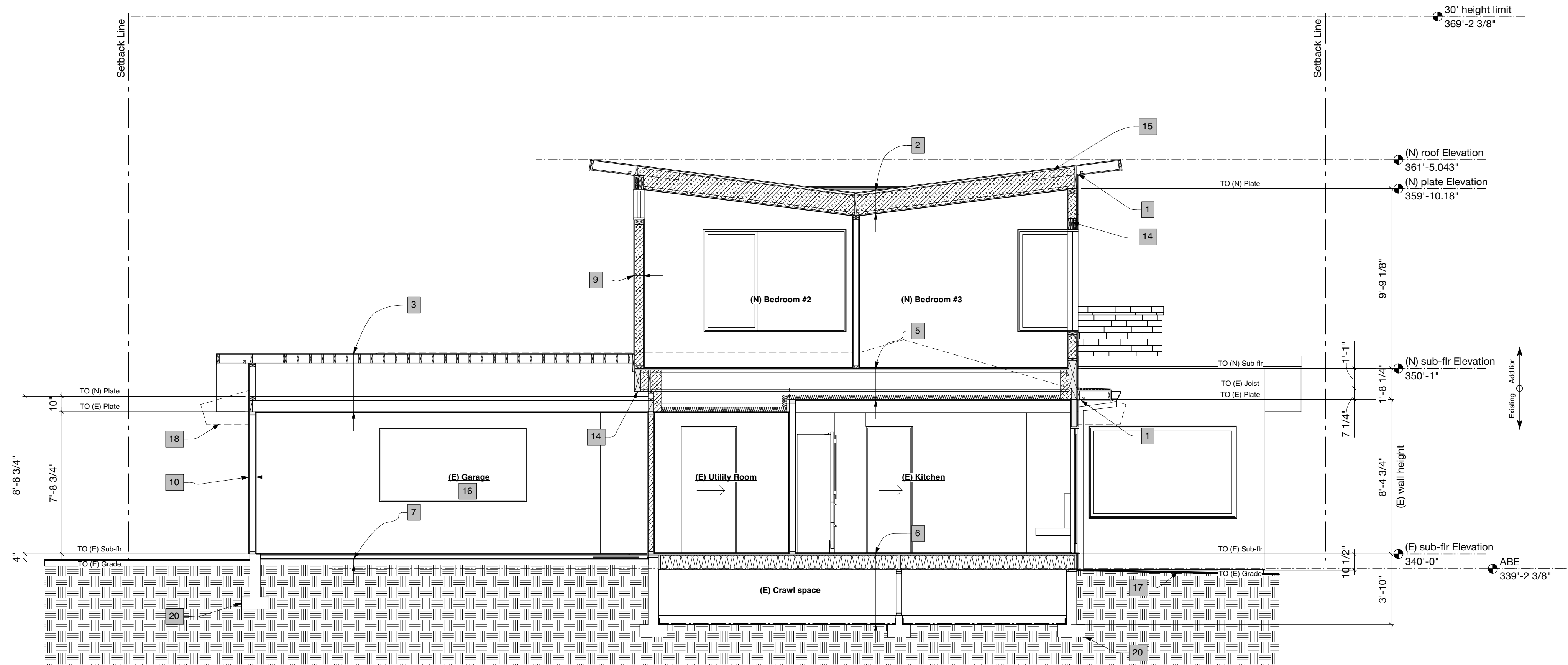
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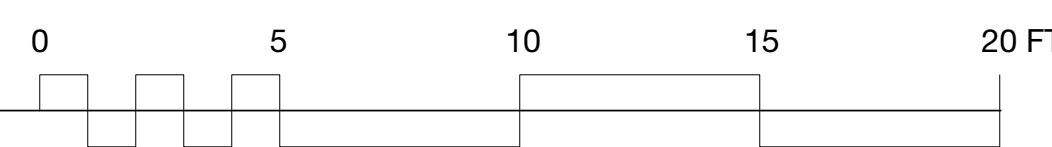


3 Building Section 3  
Scale: 1/4" = 1'-0"



4 Building Section 4  
Scale: 1/4" = 1'-0"

**BUILDING SECTIONS**  
Scale: 1/4" = 1'-0"



**LEXICON:**

- batt insulation – refer to Energy Code notes
- rigid insulation – refer to Energy Code notes
- spray-foam insulation – refer to Energy Code notes
- high-density blown-in insulation – refer to Energy Code notes
- area of reinforced concrete

- 1 keynote reference
- BO Bottom Of
- TO Top Of
- (N) New
- (E) Existing
- (R) Replace/Remodel
- ABE Average building elevation

**GENERAL NOTES**

1. Verify all dimensions prior to construction. Notify architect of any discrepancies immediately.
2. See sheets A2.01-2 for floor plans, A2.03 for roof plan.
3. See sheet A2.04 for door & window schedules.
4. Insulation shall be approved by the manufacturer for the specific location indicated. Review with architect.
5. Repetitive items may be noted only once but shall be provided per note in all areas indicated by drawing.

**SECTION KEYNOTES**

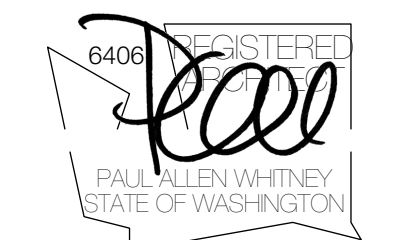
1. ROOF EAVE VENT
  - Continuous, pre-finished perforated metal roof vent screen, refer to the roof plan.
2. ROOF ASSEMBLY #1 R-50
  - Membrane system, refer to the roof plan.
  - Roofing underlayment per the roofing manufacturer.
  - Plywood roof sheathing with seams taped for airtightness, refer to the structural drawings.
  - Roof joists, refer to the structural drawings
  - Air-space, 1-inch minimum clear for venting, refer to the roof plan.
  - High-density BIB fiberglass insulation - R-50
  - 5/8" GWB w/ level 4 finish, prime & paint, typical.
3. ROOF ASSEMBLY #2
  - Membrane roofing, refer to the roof plan.
  - Roofing underlayment per the roofing manufacturer.
  - 1/2-inch protection board per roofing manufacturer's specifications
  - EPS insulation (tapered for drainage) 1/2-inches minimum
  - Plywood roof sheathing, refer to the structural drawings.
  - Roof joists, refer to the structural drawings
  - Air-space, 1-inch minimum clear for venting, refer to the roof plan.
  - (E) ceiling joists, refer to the structural drawings
  - 5/8" TYPE "X" GWB, prime & paint, typical.
4. ROOF ASSEMBLY #3
  - Membrane roofing, refer to the roof plan.
  - Roofing underlayment per the roofing manufacturer.
  - Plywood roof sheathing, refer to the structural drawings for structural rating.
  - 2x roof joists refer to structural drawings.
  - High-density BIB fiberglass insulation - R-50 (omit @ unheated areas)
  - (E) ceiling joists
  - (E) GWB, patch and repair as required, typical.
5. FLOOR ASSEMBLY #1
  - Floor finish, refer to the floor plan.
  - Plywood sub-floor sheathing, refer to the structural drawings.
  - TJI floor joists, refer to the structural drawings.
  - Rockwool sound batt insulation, ROCKWOL SAFE 'N' SOUND or approved equal
  - (E) 2x ceiling joists refer to the structural drawings.
  - (E) GWB, patch and repair as required, typical.
6. FLOOR ASSEMBLY #2
  - Floor finish, refer to the floor plan.
  - (E) Plywood sub-floor sheathing, refer to the structural drawings.
  - (E) 2x floor joists, refer to the structural drawings.
  - Minimum R-30 batt insulation
  - (E) crawl space
  - Minimum 10 Mil polyethylene vapor barrier with joints lapped up & taped to the foundation wall.
  - Native undisturbed soil
7. FLOOR ASSEMBLY #3
  - (E) Concrete slab on grade, refer to the structural drawings.
  - (E) Native undisturbed soil.
8. DECK ASSEMBLY #1 R-50 MIN.
  - Porcelain pavers.
  - Adjustable deck paver pedestals.
  - Membrane roofing, refer to the roof plan.
  - Roofing underlayment per roofing manufacturer.
  - Plywood roof sheathing, refer to the structural drawings.
  - Roof joists, refer to the structural drawings.
  - High-density BIB fiberglass insulation - R-50 (omit @ unheated areas)
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  - (E) GWB, patch and repair as required, typical.
9. WALL ASSEMBLY #1 R-21 MIN.
  - Exterior cladding system per the exterior elevations (rainscreen).
  - WRB, Vapro Shield WrapShield IT or approved equal.
  - Plywood sheathing, tape & seal seams for air tightness typical, refer to the structural drawings.
  - 2x wood studs, refer to the structural drawings.
  - High-density fiberglass BIB insulation, R-21 minimum.
  - 5/8" GWB with level 4 finish, prime & paint typical.
10. WALL ASSEMBLY #2
  - Exterior cladding system per the exterior elevations (rainscreen).
  - WRB, Vapro Shield WrapShield IT or approved equal.
  - Plywood sheathing, tape & seal seams for air tightness typical, refer to the structural drawings.
  - (E) 2x wood studs, refer to the structural drawings.
  - (E) insulation.
  - (E) GWB, patch and repair as required, typical.
11. WALL ASSEMBLY #3
  - 5/8" GWB with level 4 finish, prime, and paint, typical.
  - 2x studs, refer to the structural drawings
  - Sound batt insulation, 3" thick ROCKWOOL SAFE 'N' SOUND or approved equal. (Typical @ bath & bedrooms only)
  - 5/8" GWB with level 4 finish, prime, and paint, typical.
12. WALL ASSEMBLY #4
  - (E) GWB, patch and repair as required, typical.
  - 2x studs, refer to the structural drawings
  - (E) GWB, patch and repair as required, typical.
13. UNDER STAIR SPACE
  - Provide 1/2" type "X" GWB at walls and ceiling/underside of stair @ useable & accessible area under stair typical. Refer to general notes on sheet A1.02.
14. BEAM/HEADER
  - Refer to structural drawings. Headers in exterior walls to include R-10 rigid insulation typical.
15. INSULATION BAFFLE
  - Provide vapor-permeable insulation baffle to maintain 1-inch minimum ventilation clearance between the underside of the roof sheathing and top of the insulation.
16. DWELLING/GARAGE FIRE SEPARATION
  - Provide a minimum of 1/2" type "X" GWB at garage walls and 5/8" type "X" GWB at ceilings separating the garage from dwelling unit, typical. Provide 1/2" type "X" GWB wrapping all posts, beams, and walls supporting the dwelling above the garage, typical. Refer to notes on sheet A1.02
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  - Existing fireplace chimney - to remain unchanged.
20. EXISTING FOUNDATION
  - Existing concrete foundation to remain; refer to the crawl space plan and structural drawings.
21. NEW INSULATION
  - (N) Closed-cell spray foam insulation, R-50 minimum, use where space is limited. Maintain R-50 insulation value and 1-inch clear ventilation space typical.



1537 NW Ballard Way Seattle WA 98107  
WhitneyArchitecture.com  
206.789.9934

**PROJECT:**  
**Anderson + Goodejohn Residence**

A remodel & addition to an existing single family residence at  
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Mercer Island, WA 98040**



**ISSUES:**

Date	Mark	Issue Type
2021-12-24	-	Building Permit

**PLOTTED:**

**FILE NAME:**  
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**PROJECT NUMBER:**  
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**A3.04**

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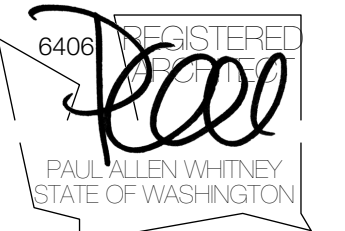
WHITNEY ARCHITECTURE

1537 NW Ballard Way Seattle WA 98107  
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206.789.9534

PROJECT:

Anderson + Goodejohn Residence

A remodel & addition to an existing single family residence at  
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ISSUES:

Date	Mark	Issue Type
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Building Sections

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SHEET NUMBER:

A3.05

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LEXICON:

- batt insulation – refer to Energy Code notes
- rigid insulation – refer to Energy Code notes
- spray-foam insulation – refer to Energy Code notes
- high-density blown-in insulation – refer to Energy Code notes
- area of reinforced concrete

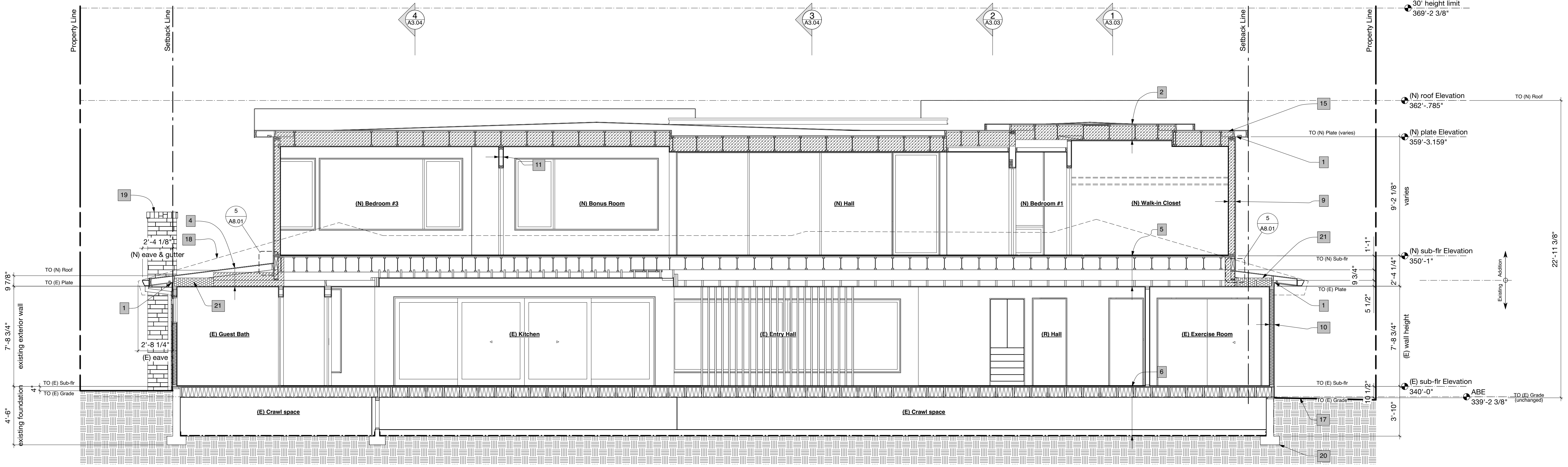
- 1 keynote reference
- BO Bottom Of
- TO Top Of
- (N) New
- (E) Existing
- (R) Replace/Remodel
- ABE Average building elevation

GENERAL NOTES

- Verify all dimensions prior to construction. Notify architect of any discrepancies immediately.
- See sheets A2.01-2 for floor plans, A2.03 for roof plan.
- See sheet A2.04 for door & window schedules.
- Insulation shall be approved by the manufacturer for the specific location indicated. Review with architect.
- Repetitive items may be noted only once but shall be provided per note in all areas indicated by drawing.

SECTION KEYNOTES

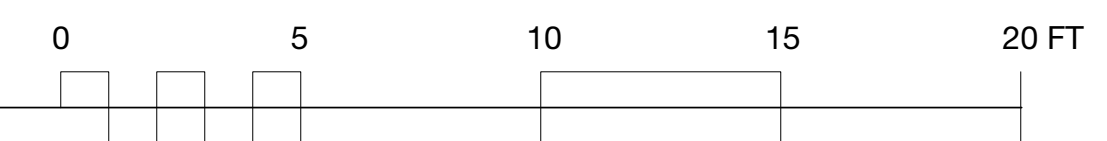
- ROOF EAVE VENT
  - Continuous, pre-finished perforated metal roof vent screen, refer to the roof plan.
- ROOF ASSEMBLY #1 R-50
  - Membrane roofing, refer to the roof plan.
  - Roofing underlayment per the roofing manufacturer.
  - Plywood roof sheathing with seams taped for airtightness, refer to the structural drawings.
  - Roof joists, refer to the structural drawings
  - Air-space, 1-inch minimum clear for venting, refer to the roof plan.
  - High-density BIB fiberglass insulation - R-50
  - 5/8" GWB w/ level 4 finish, prime & paint, typical.
- ROOF ASSEMBLY #2
  - Membrane roofing, refer to the roof plan.
  - 1/2-inch protection board per roofing manufacturer's specifications
  - EPS insulation (tapered for drainage) 1/2-inches minimum
  - Plywood roof sheathing, refer to the structural drawings
  - Roof joists, refer to the structural drawings
  - Air-space, 1-inch minimum clear for venting, refer to the roof plan.
  - (E) ceiling joists, refer to the structural drawings
  - 5/8" TYPE "X" GWB, prime & paint, typical.
- ROOF ASSEMBLY #3
  - Membrane roofing, refer to the roof plan.
  - Roofing underlayment per the roofing manufacturer.
  - Plywood roof sheathing, refer to the structural drawings for structural rating.
  - 2x roof joists refer to structural drawings.
  - High-density BIB fiberglass insulation - R-50 (Omit @ unheated areas)
  - (E) ceiling joists
  - (E) GWB, patch and repair as required, typical.
- FLOOR ASSEMBLY #1
  - Floor finish, refer to the floor plan.
  - Plywood sub-floor sheathing, refer to the structural drawings.
  - TJI floor joists, refer to the structural drawings.
  - Rockwool sound batt insulation, ROXUL SafeN'Sound or approved equal.
  - (E) 2x ceiling joists refer to the structural drawings.
  - (E) GWB, patch and repair as required, typical.
- FLOOR ASSEMBLY #2
  - Floor finish, refer to the floor plan.
  - (E) Plywood sub-floor sheathing, refer to the structural drawings.
  - (E) 2x floor joists, refer to the structural drawings.
  - Minimum R-30 batt insulation
  - (E) crawl space
  - Minimum 10 Mil polyethylene vapor barrier with joints lapped 12-inches minimum & taped. Perimeter lapped up & taped to the foundation wall.
  - Native undisturbed soil
- FLOOR ASSEMBLY #3
  - (E) Concrete slab on grade, refer to the structural drawings.
  - Native undisturbed soil.
- DECK ASSEMBLY #1 R-50 MIN.
  - Porcelain pavers.
  - Adjustable deck paver pedestals.
  - Membrane roofing, refer to the roof plan.
  - Roofing underlayment per roofing manufacturer.
  - Plywood roof sheathing, refer to the structural drawings.
  - Roof joists, refer to the structural drawings.
  - High-density BIB fiberglass insulation - R-50 (Omit @ unheated areas)
  - (E) ceiling joists
  - (E) GWB, patch and repair as required, typical.
- WALL ASSEMBLY #1 R-21 MIN.
  - Exterior cladding system per the exterior elevations (rainscreen).
  - WRB, Vapro Shield WrapShield IT or approved equal.
  - Plywood sheathing, tape & seal seams for air tightness typical, refer to the structural drawings.
  - 2x wood studs, refer to the structural drawings.
  - High-density fiberglass BIB insulation, R-21 minimum.
  - 5/8" GWB with level 4 finish, prime & paint typical.
- WALL ASSEMBLY #2
  - Exterior cladding system per the exterior elevations (rainscreen).
  - WRB, Vapro Shield WrapShield IT or approved equal.
  - Plywood sheathing, tape & seal seams for air tightness typical, refer to the structural drawings.
  - (E) 2x wood studs, refer to the structural drawings.
  - (E) insulation.
  - (E) GWB, patch and repair as required, typical.
- WALL ASSEMBLY #3
  - 5/8" GWB with level 4 finish, prime, and paint, typical.
  - 2x studs, refer to the structural drawings
  - Sound batt insulation, 3" thick ROCKWOOL SAFE N' SOUND or approved equal. (Typical @ bath & bedrooms only)
  - 5/8" GWB with level 4 finish, prime, and paint, typical.
- WALL ASSEMBLY #4
  - (E) GWB, patch and repair as required, typical.
  - 2x studs, refer to the structural drawings
  - (E) GWB, patch and repair as required, typical.
- UNDER STAIR SPACE
  - Provide 1/2" type 'X' GWB at walls and ceiling/underside of stair @ useable & accessible area under stair typical. Refer to general notes on sheet A1.02.
- BEAM/HEADER
  - Refer to structural drawings. Headers in exterior walls to include R-10 rigid insulation typical.
- INSULATION BAFFLE
  - Provide vapor-permeable insulation baffle to maintain 1-inch minimum ventilation clearance between the underside of the roof sheathing and top of the insulation.
- DWELLING/GARAGE FIRE SEPARATION
  - Provide a minimum of 1/2" type 'X' GWB at garage walls and 5/8" type 'X' GWB at ceilings separating the garage from dwelling unit, typical. Provide 1/2" type 'X' GWB wrapping all posts, beams, and walls supporting the dwelling above the garage, typical. Refer to notes on sheet A1.02
- GRADE
  - Existing grade to remain unchanged.
- EXISTING STRUCTURE
  - The outline of the existing structure (built-in 1959). Refer to the site plan and as-built drawings
- EXISTING CHIMNEY
  - Existing fireplace chimney - to remain unchanged.
- EXISTING FOUNDATION
  - Existing concrete foundation to remain; refer to the crawl space plan and structural drawings.
- NEW INSULATION
  - (N) Closed-cell spray foam insulation, R-50 minimum, use where space is limited. Maintain R-50 insulation value and 1-inch clear ventilation space typical.



5 Building Section 5  
Scale: 1/4" = 1'-0"

BUILDING SECTIONS

Scale: 1/4" = 1'-0"





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PROJECT:

# Anderson + Goodejohn Residence

A remodel & addition to an existing single family residence at  
**4224 94th Ave SE  
Mercer Island, WA 98040**



ISSUES:

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PROJECT NUMBER:

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SHEET TITLE:

Permit

# Vertical Circulation

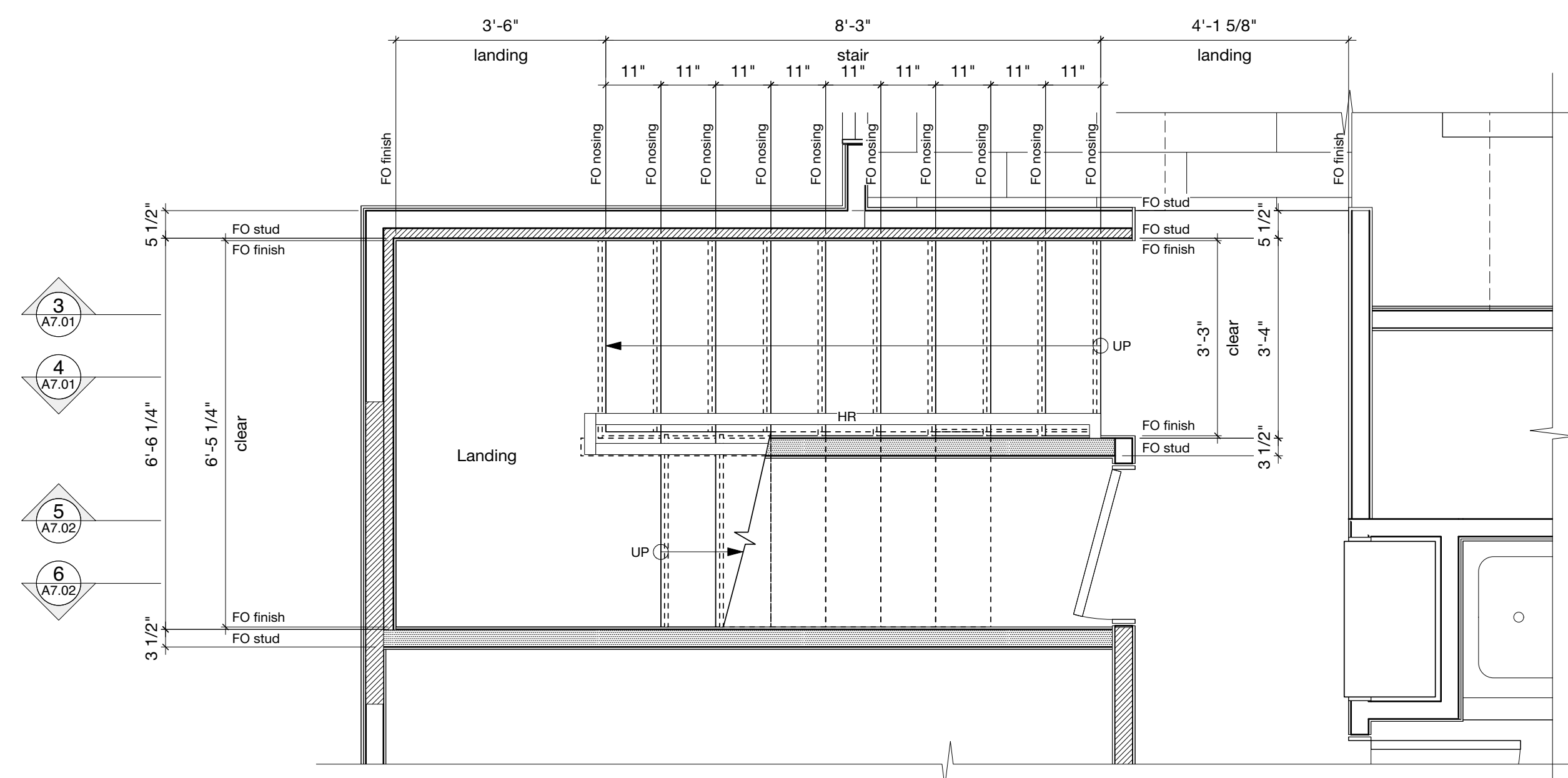
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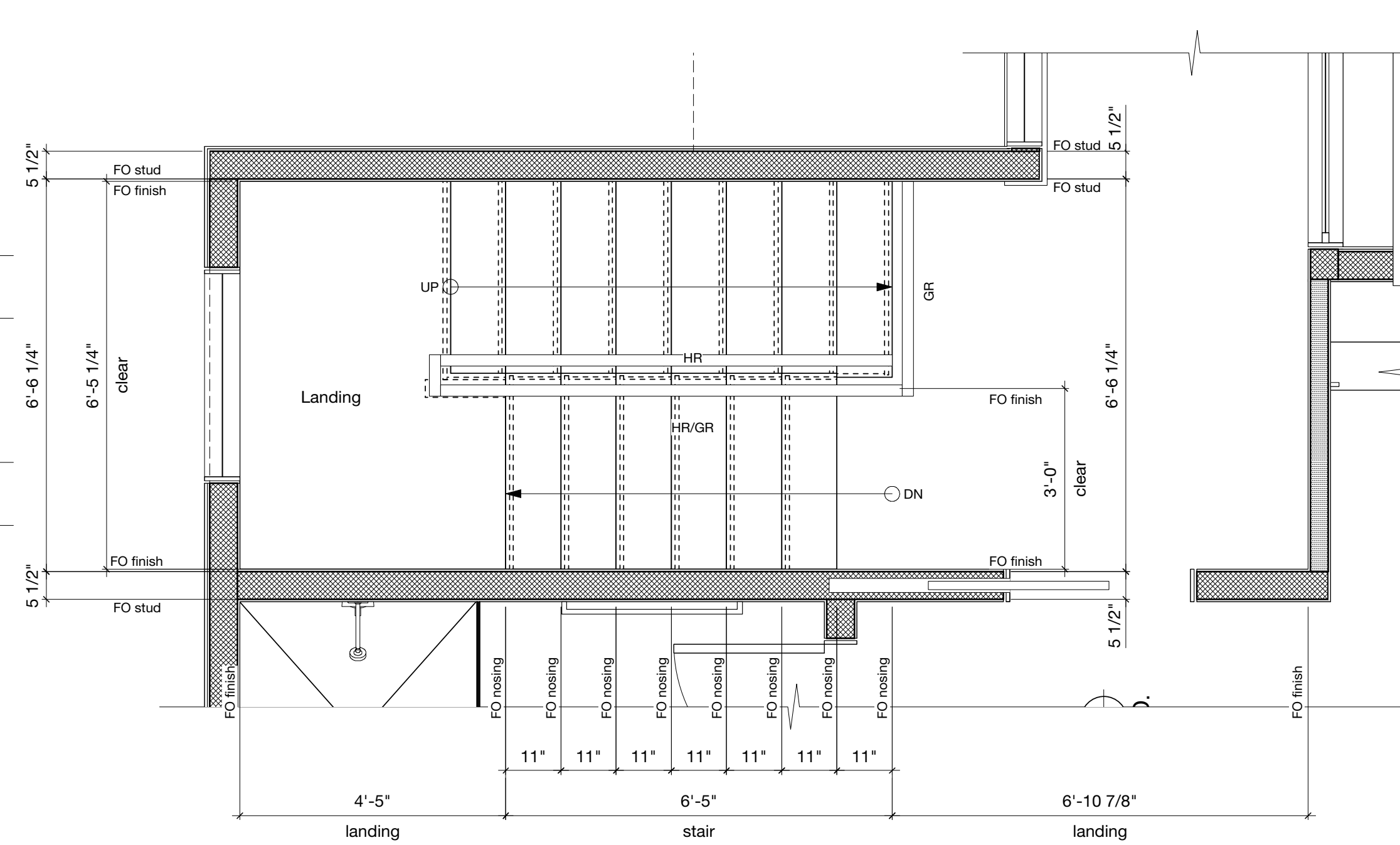
# A7.01

SHEET 15 OF 26

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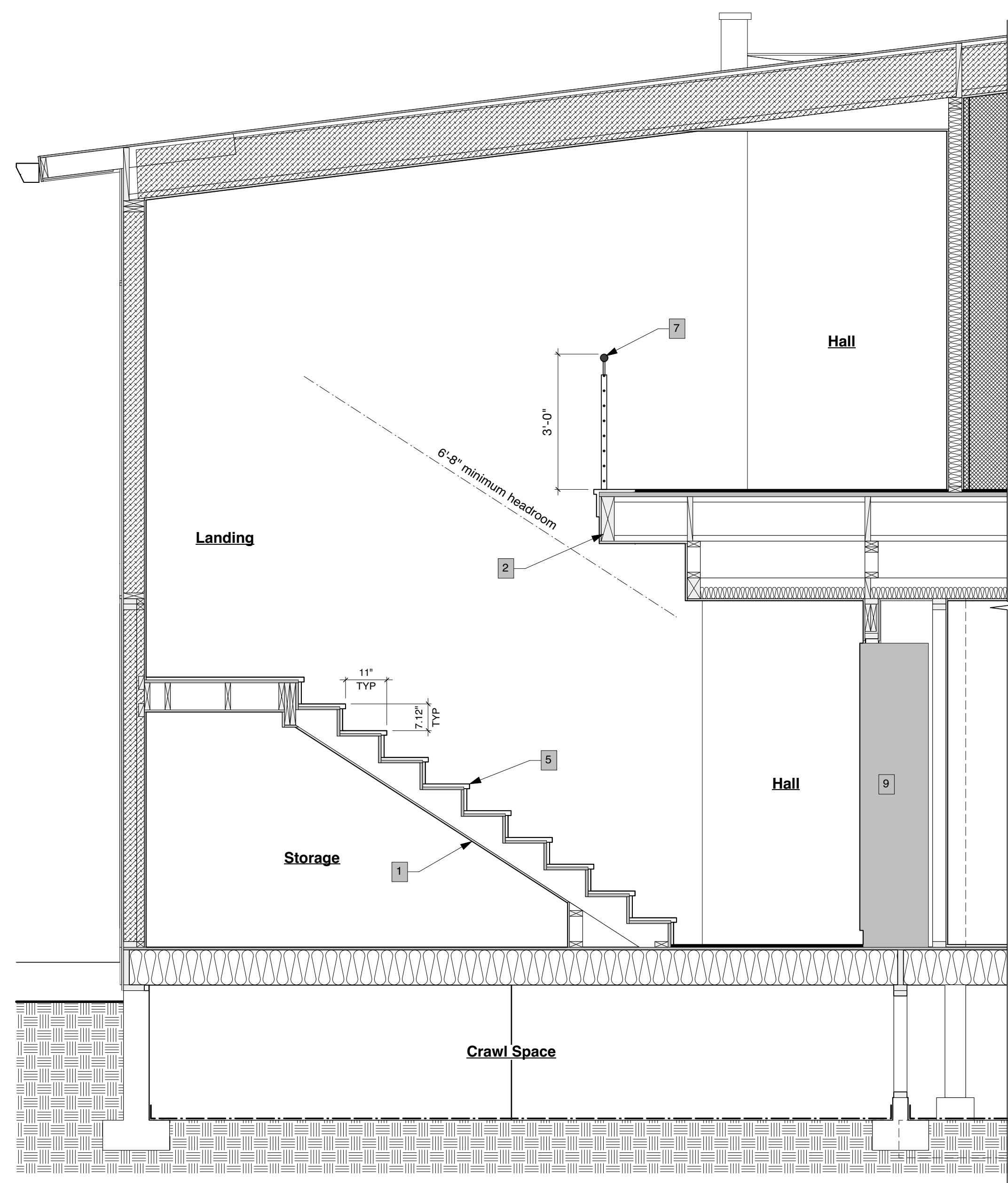
1 Main Level Stair Plan  
Scale: 1/2" = 1'-0"



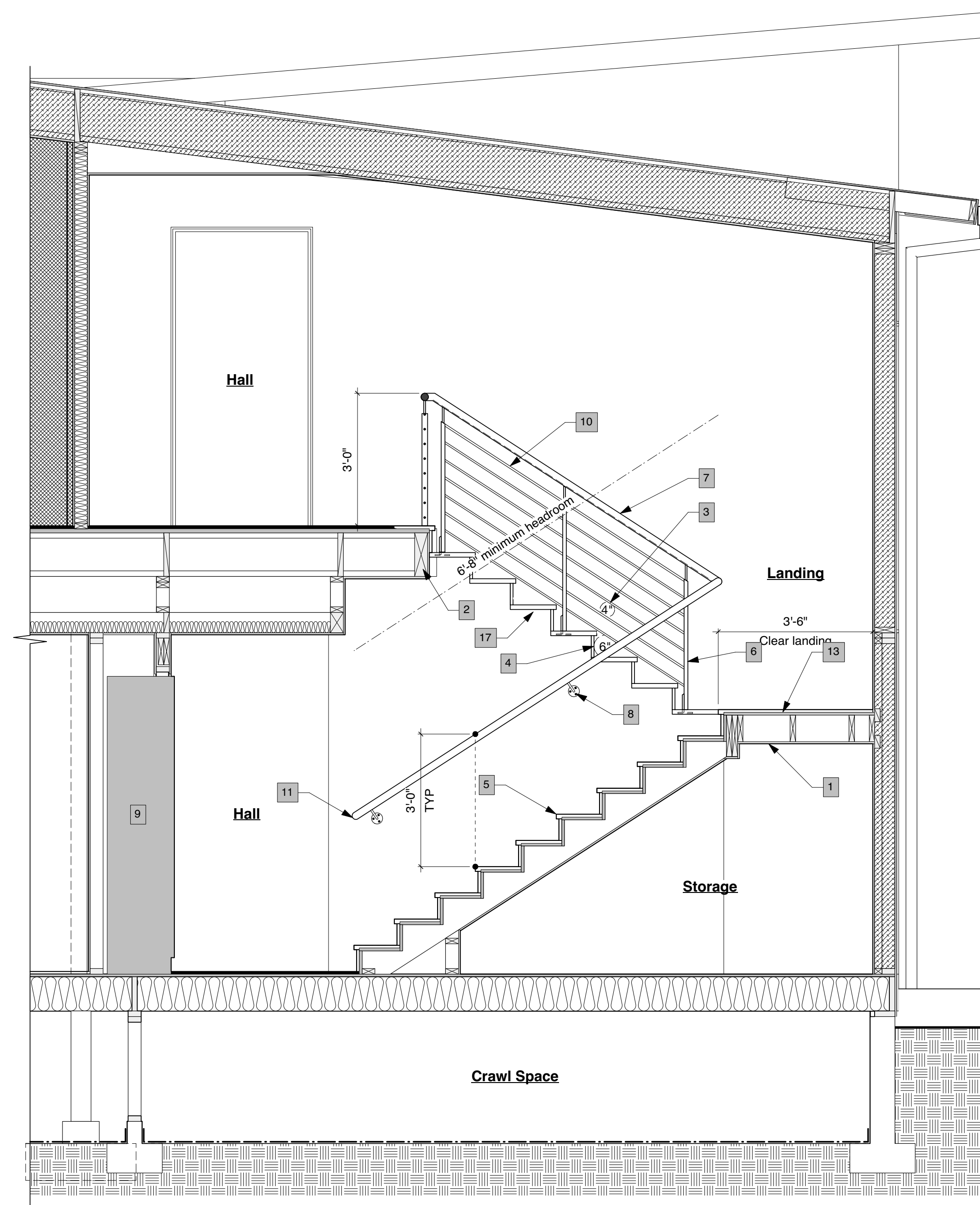
2 Upper Level Stair Plan  
Scale: 1/2" = 1'-0"

### STAIR KEYNOTES

- Provide 5/8" GWB at walls and ceiling/underside of stair @ useable & accessible area under stair typical.
- A flush floor beam, refer to the structural drawings.
- The outline of a 4-inch sphere.
- The outline of a 6-inch sphere.
- Wood tread and riser, to match hardwood flooring.
- Custom steel rail post with concealed mounting plate and rail cap mounting flange. Powder coat finish, color to be determined. TYP
- 1-1/2 diameter round solid wood handrail cap. Cap to match hardwood flooring in wood species and color. Handrail to be continuous the entire stair.
- Custom steel rail wall mounting bracket with concealed rail cap mounting flange. Powder coat finish, color to be determined.
- Existing hall closet to remain.
- Custom steel guardrail panel with flush fastener attachment to post. Powder coat finish, color to be determined. The spacing of members shall prohibit the passage of a 4-inch diameter sphere through the guardrail.
- Return the handrail to wall.
- The outline of the stair beyond
- The outline of the stair in the foreground.
- The stair construction, as shown, includes 3/4-inch thick plywood sub-flooring at both the treads and risers. At specific locations, the 3/4-inch plywood on the riser will help accommodate structural hardware.
- 3/4-inch thick plywood sub-flooring at landing.
- 1 - 1/8-inch thick plywood sub-flooring at floor level typical, refer to the structural drawings.
- Stair caps wall below



3 Stair Section 1  
Scale: 1/2" = 1'-0"



4 Stair Section 2  
Scale: 1/2" = 1'-0"

PROJECT:

**Anderson +  
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Residence**

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STAIR KEYNOTES 1

1. Provide 5/8" GWB at walls and ceiling/underside of stair @ useable & accessible area under stair typical.
2. A flush floor beam, refer to the structural drawings.
3. The outline of a 4-inch sphere.
4. The outline of a 6-inch sphere.
5. Wood tread and riser, to match hardwood flooring.
6. Custom steel rail post with concealed mounting plate and rail cap mounting flange. Powder coat finish, color to be determined. TYP
7. 1-1/2 diameter round solid wood handrail cap. Cap to match hardwood flooring in wood species and color. Handrail to be continuous the entire stair.
8. Custom steel rail wall mounting bracket with concealed rail cap mounting flange. Powder coat finish, color to be determined.
9. Existing hall closet to remain.
10. Custom steel guardrail panel with flush fastener attachment to post. Powder coat finish, color to be determined. The spacing of members shall prohibit the passage of a 4-inch diameter sphere through the guardrail.
11. Return the handrail to wall.
12. The outline of the stair beyond
13. The outline of the stair in the foreground.
14. The stair construction, as shown, includes 3/4-inch thick plywood sub-flooring at both the treads and risers. At specific locations, the 3/4-inch plywood on the riser will help accommodate structural hardware.
15. 3/4-inch thick plywood sub-flooring at landing.
16. 1-1/8-inch thick plywood sub-flooring at floor level typical, refer to the structural drawings.
17. Stair caps wall below

ISSUES:

Date	Mark	Issue Type
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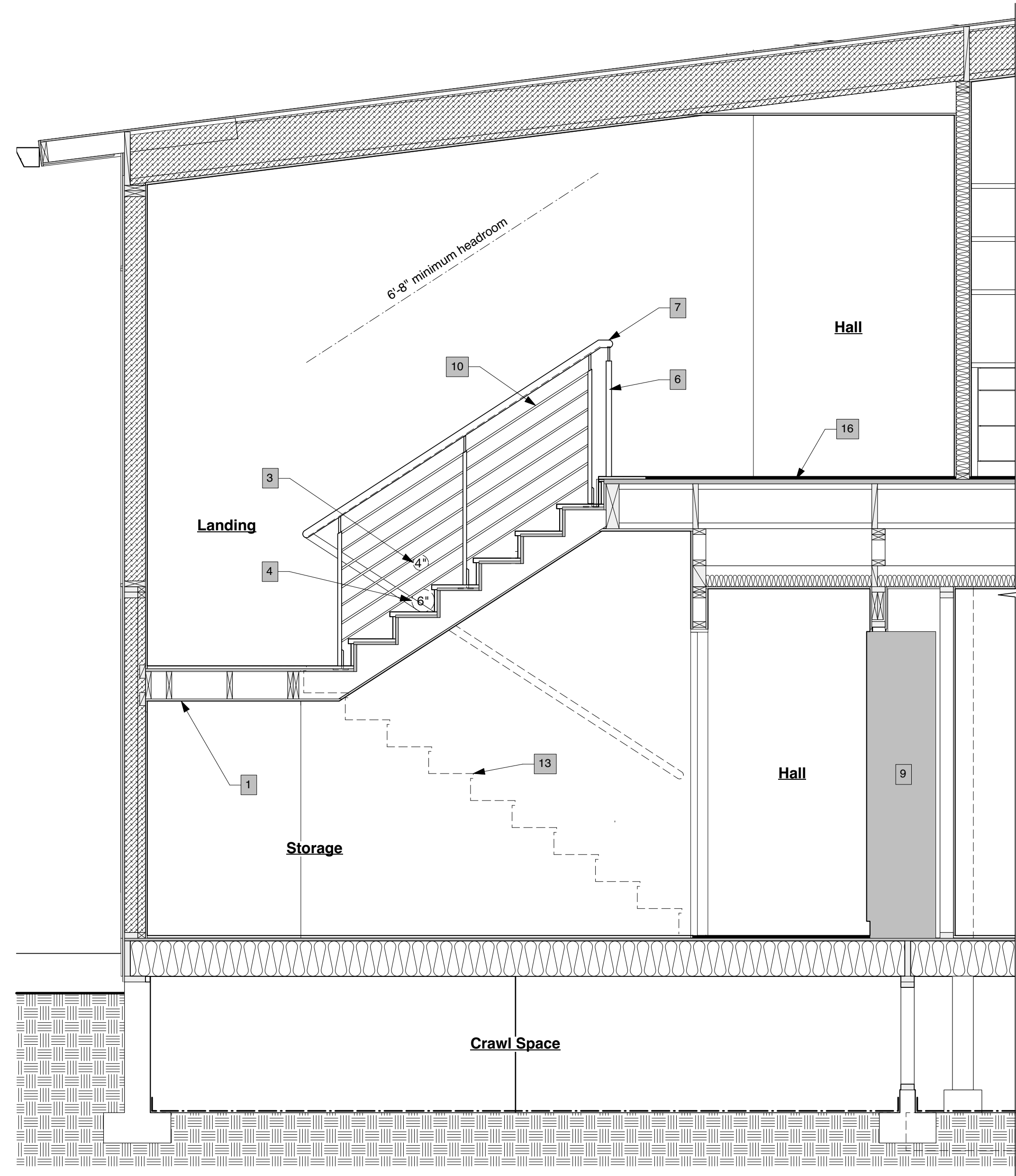
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**Permit  
Vertical  
Circulation**

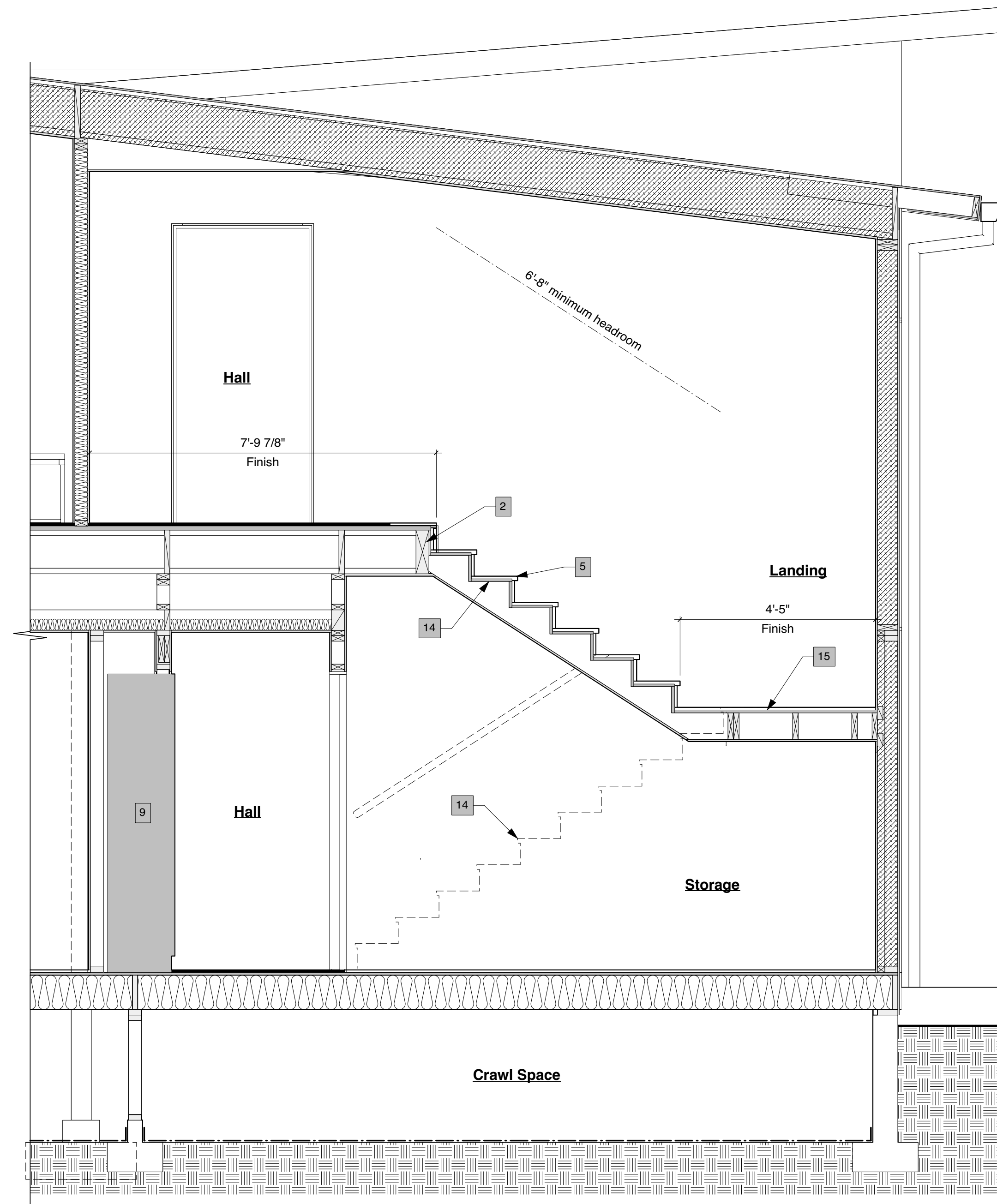
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**A7.02**



5 Stair Section 3  
Scale: 1/2" = 1'-0"



6 Stair section 4  
Scale: 1/2" = 1'-0"





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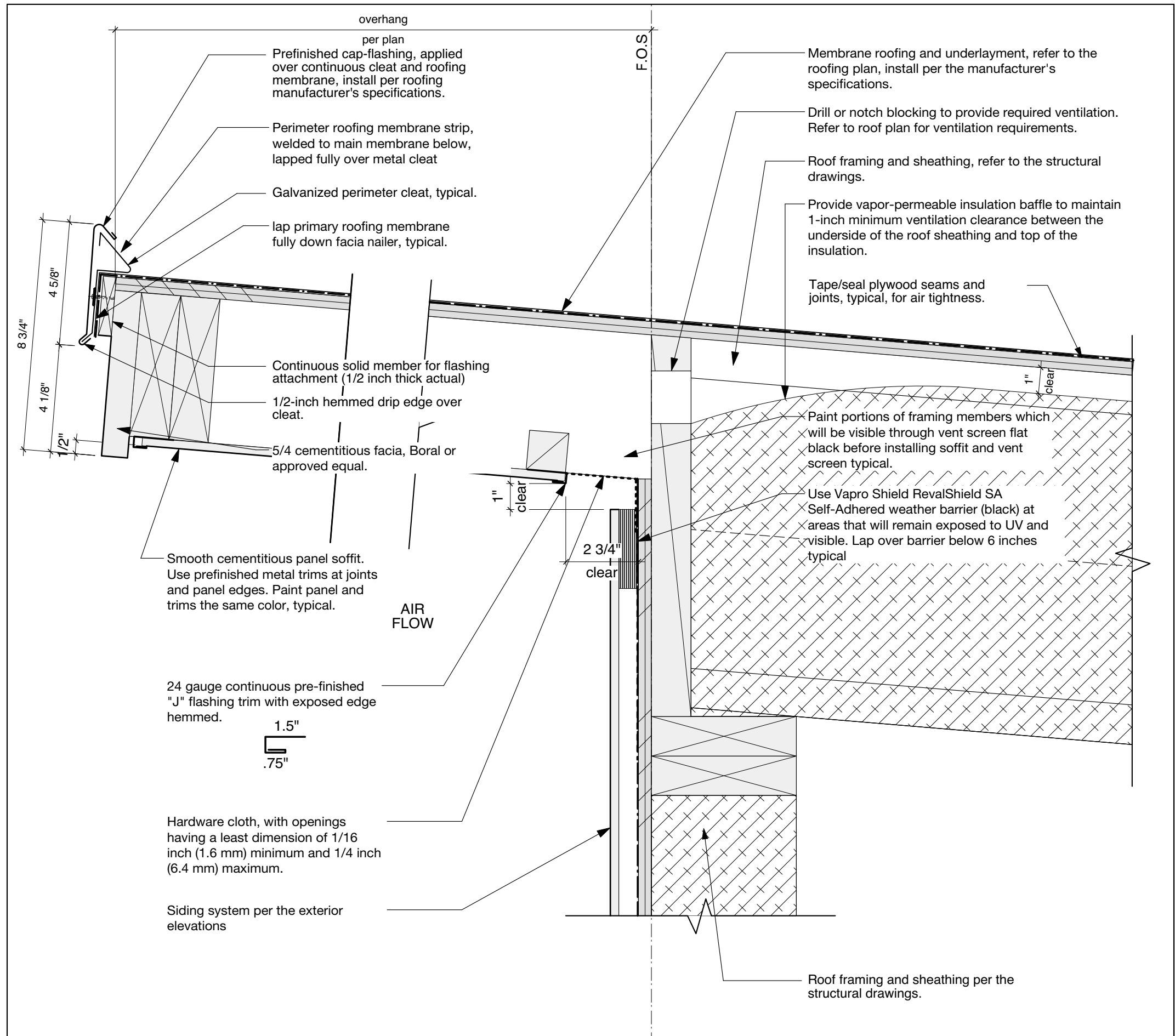
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**Architectural Details**

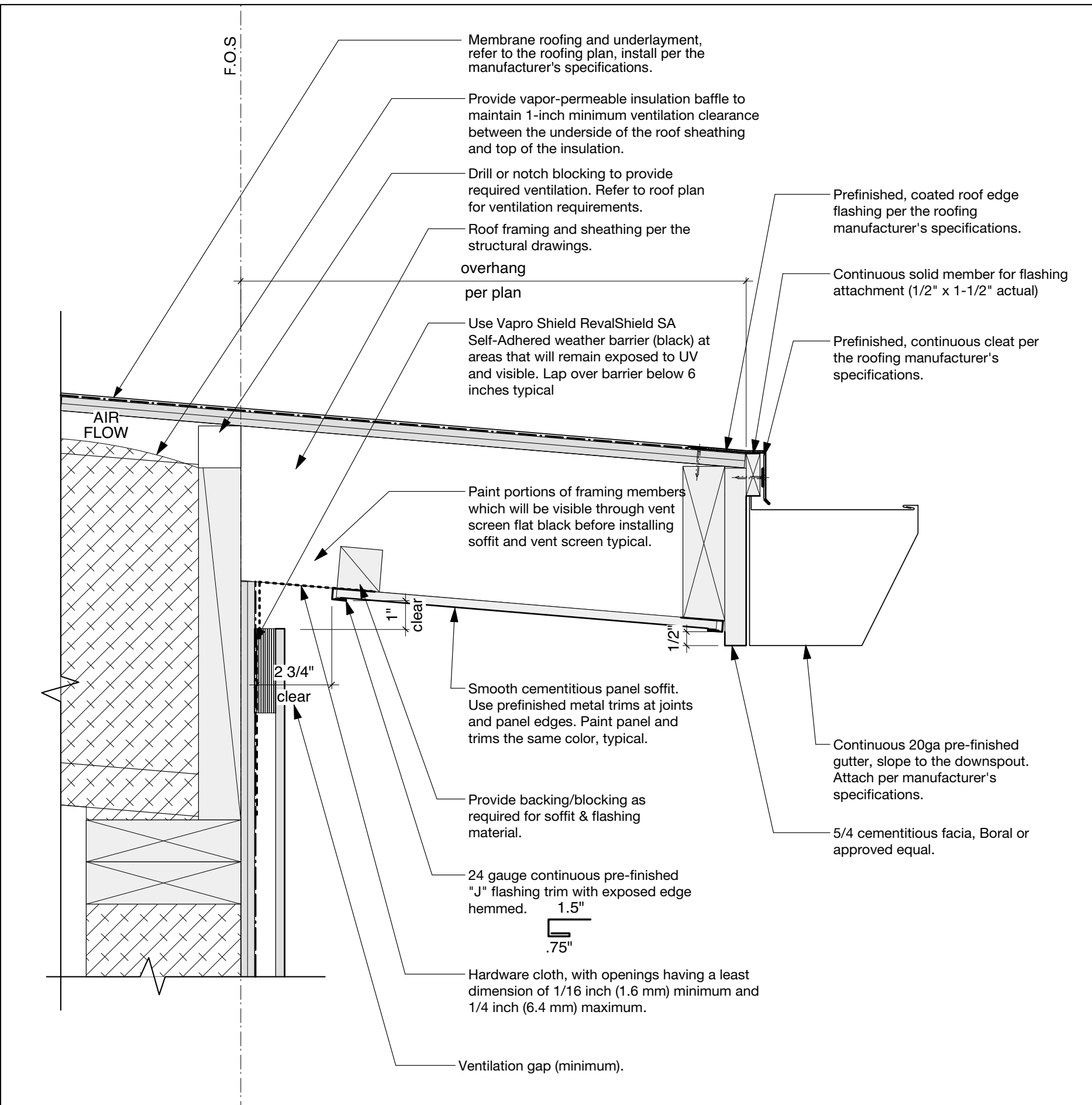
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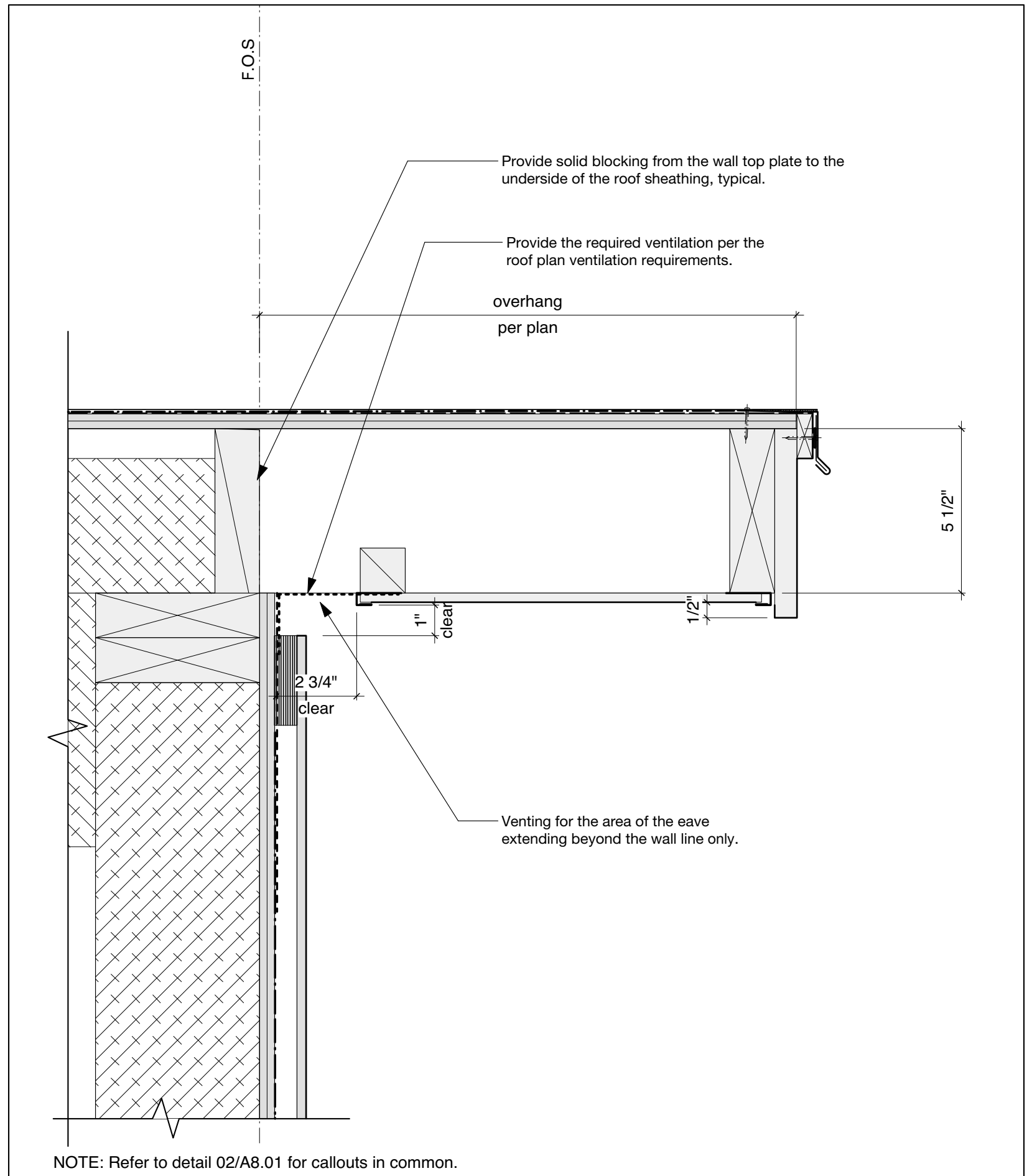
**A8.01**



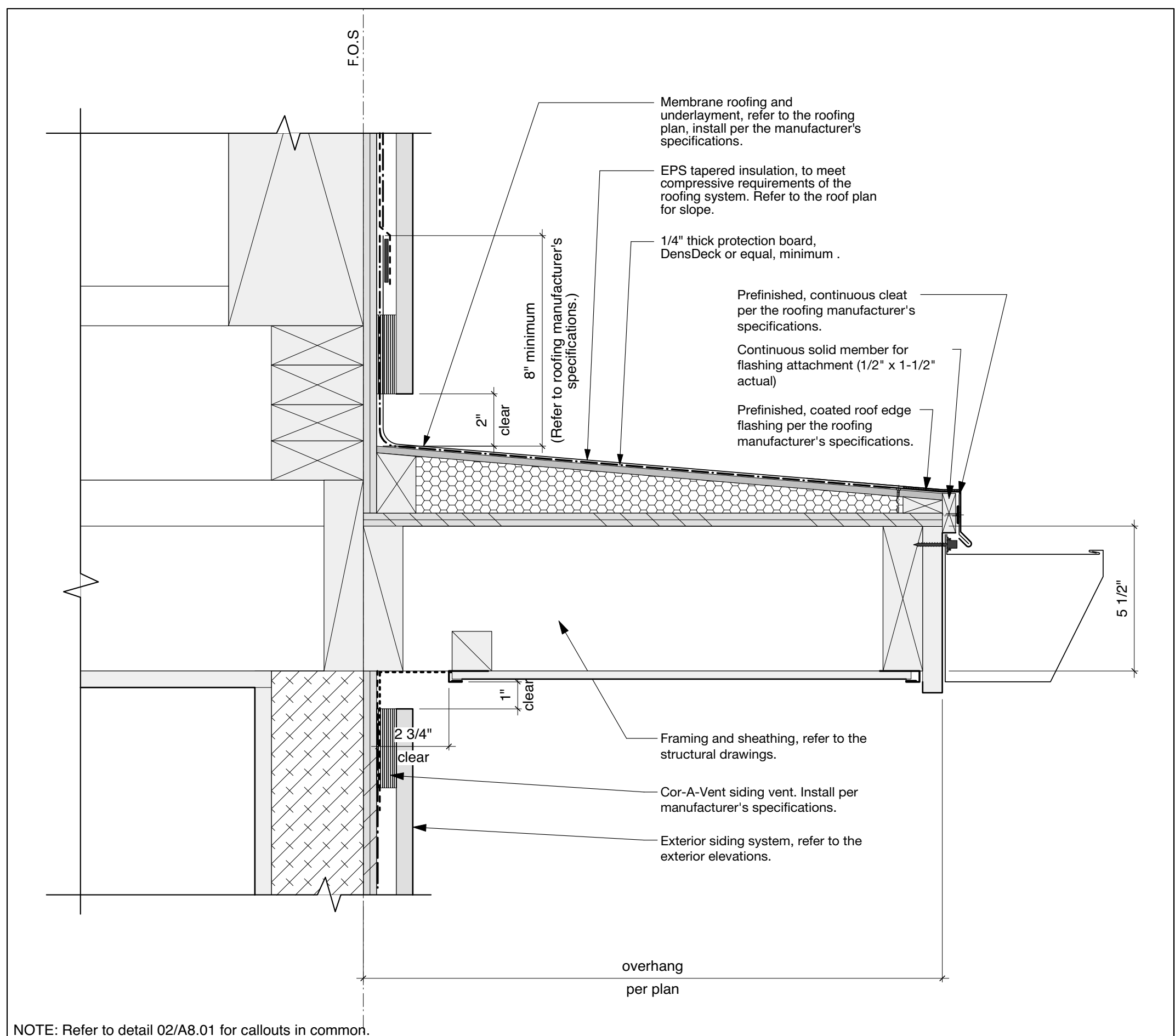
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Scale: 3" = 1'-0"  
2021-07-24



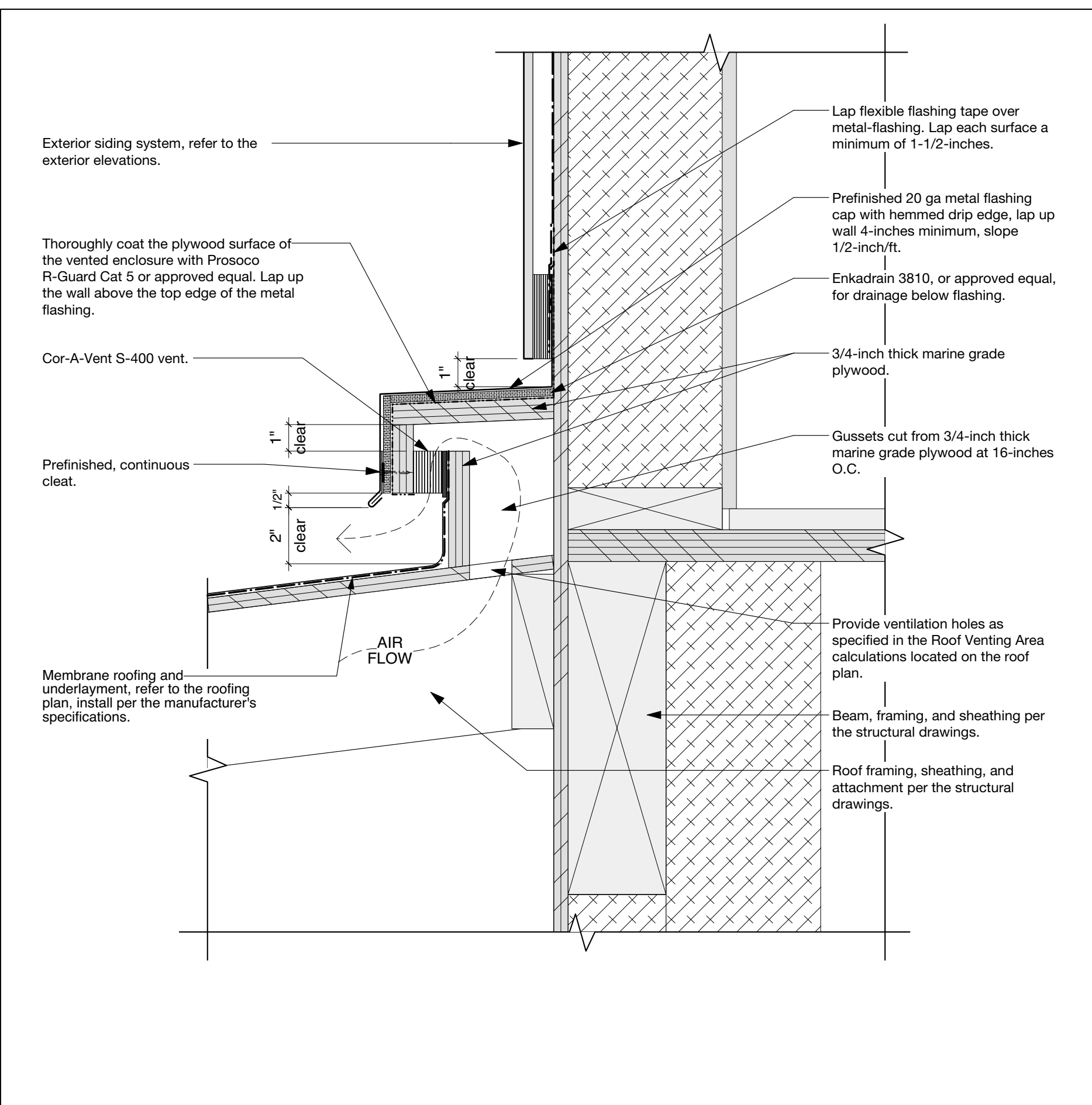
**02** Roof Eave Detail  
Scale: 3" = 1'-0"  
2021-07-24



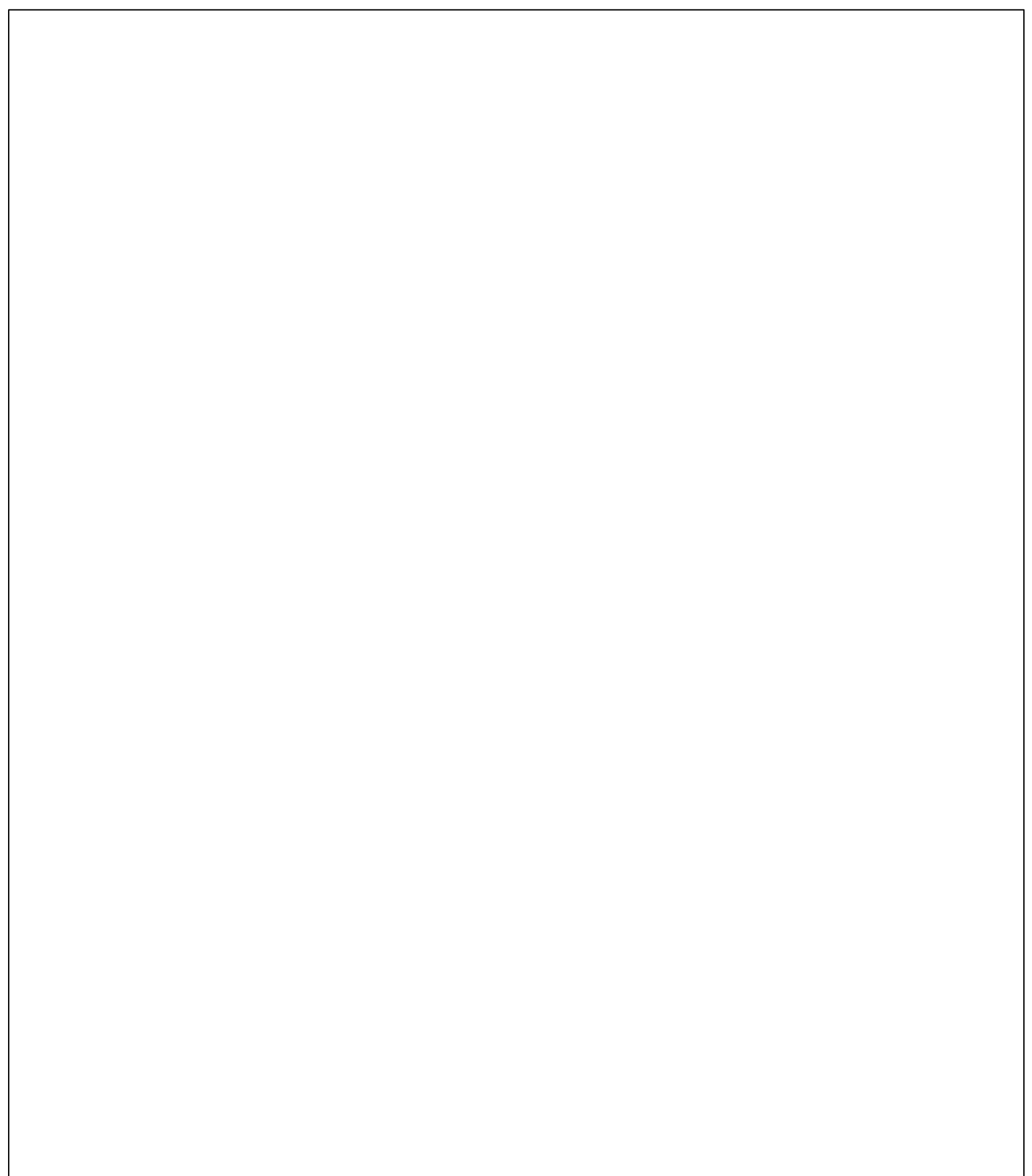
**03** Roof Eave Detail  
Scale: 3" = 1'-0"  
2021-07-24



**04** Roof Eave Detail  
Scale: 3" = 1'-0"  
2021-07-24



**05** Roof Venting Detail  
Scale: 3" = 1'-0"  
2021-07-24



**06** NOT USED  
Scale: 3" = 1'-0"  
2021-07-24



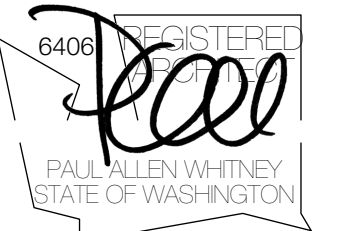
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PROJECT:

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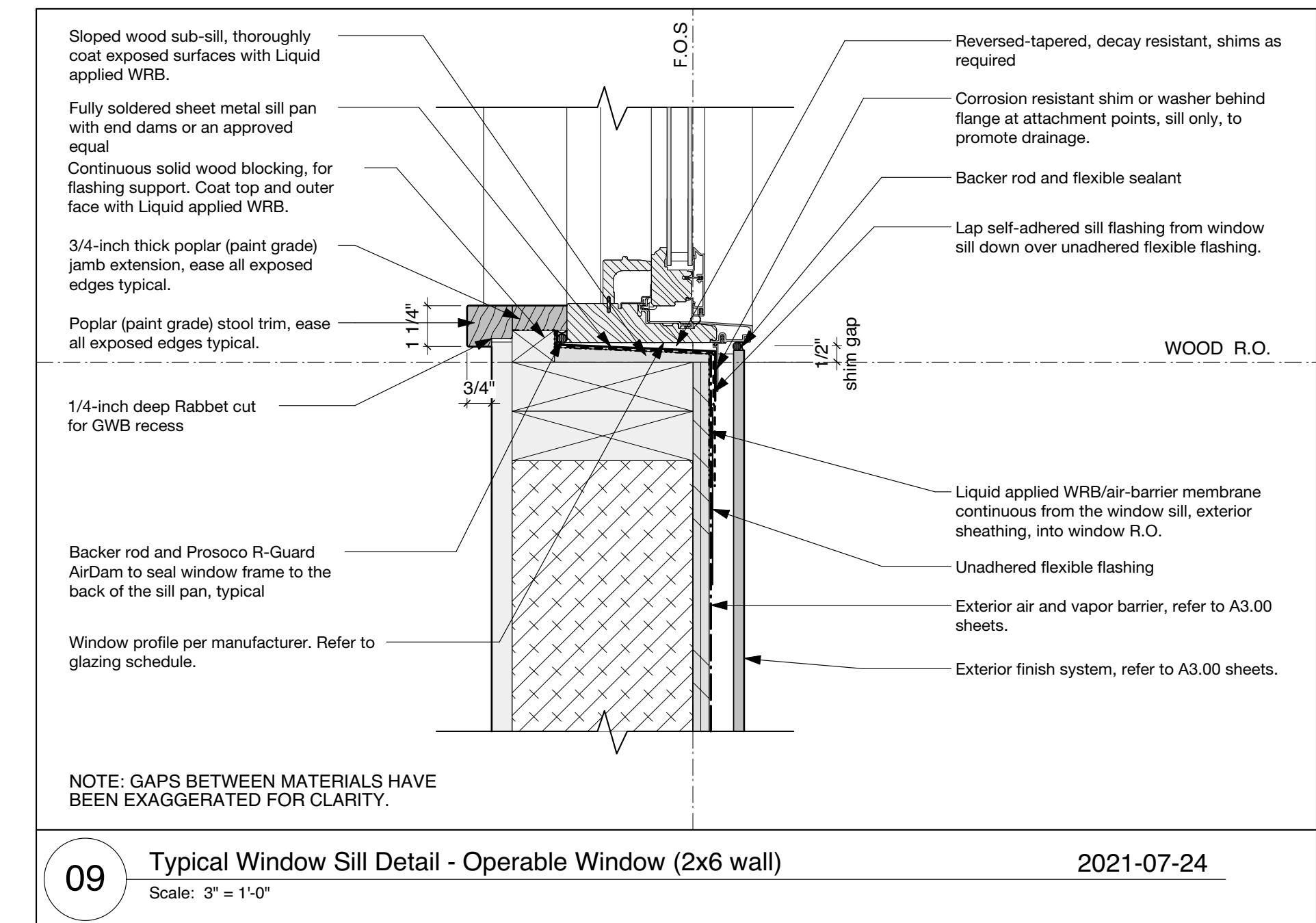
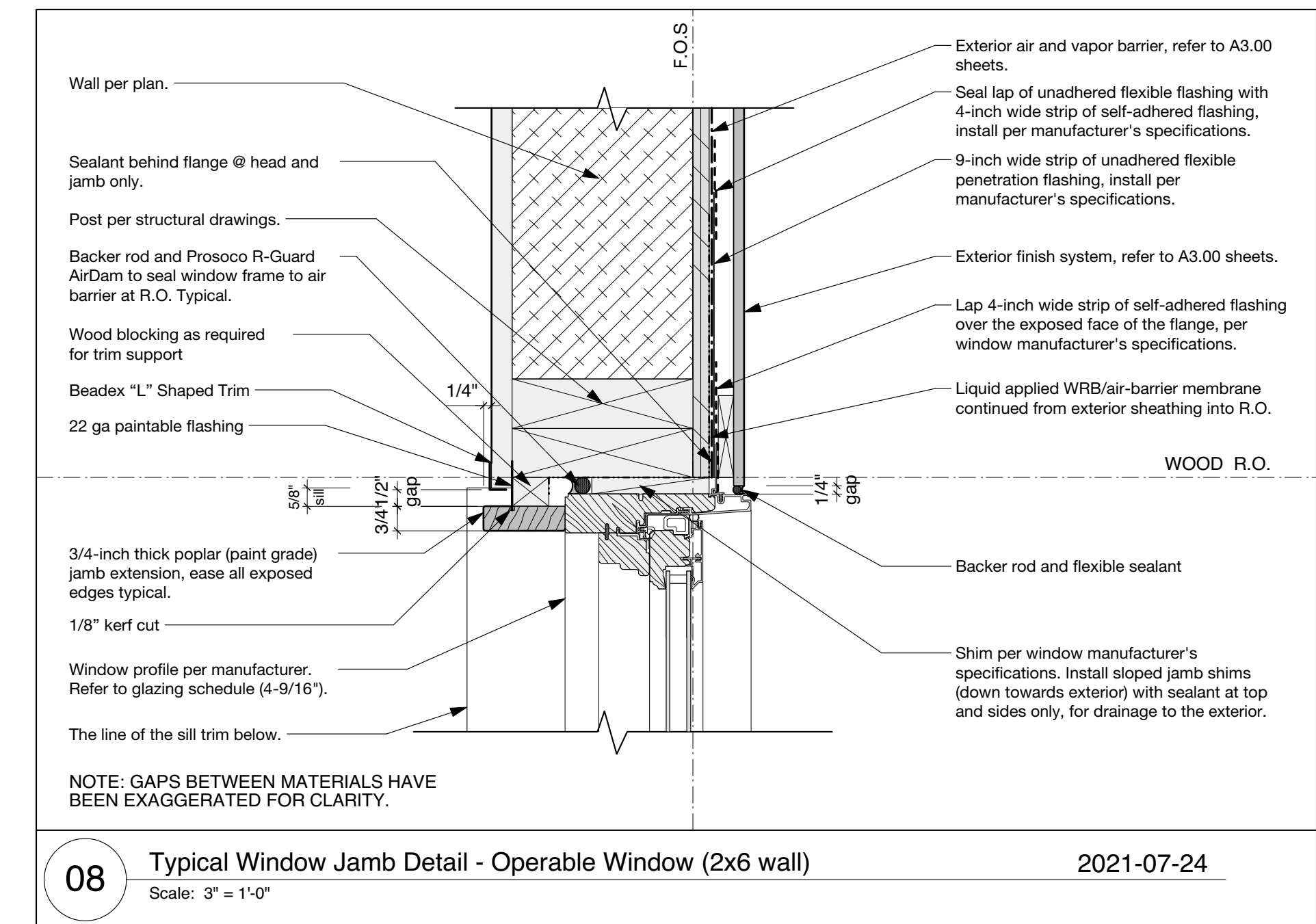
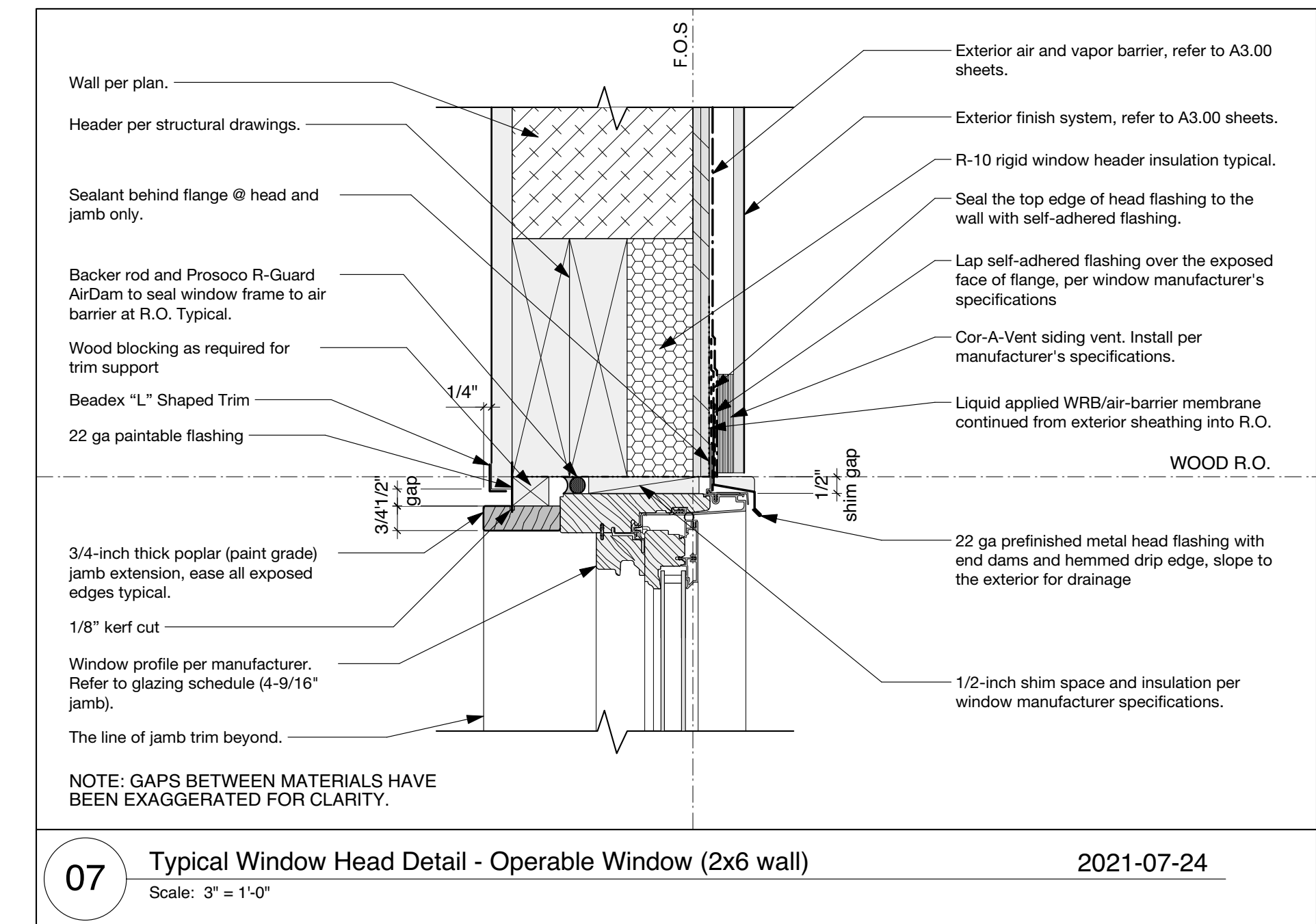
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## KEYNOTES 1

- Line of attic access above
- Existing linen cabinet
- Existing gas fireplace insert
- Existing roof overhang
- Existing furnace
- Existing masonry fireplace

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# As-Built Main Level Plan

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# As2.02

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Property Line

(E) Walk

Property Line

(E) Walk

Front Yard Setback

(E) Driveway  
(E) Concrete

(E) Garage  
(E) Concrete

(E) Bedroom #2  
(E) Carpet

(E) Bedroom #3  
(E) Carpet

(E) Utility Room  
(E) Tile

(E) Bedroom #3  
(E) Hardwood

(E) Hall  
(E) Hardwood

(E) Entry Hall  
(E) Tile

(E) Pantry  
(E) Hardwood

(E) Kitchen  
(E) Hardwood

(E) Guest Bath  
(E) Tile

(E) Bedroom #1  
(E) Carpet

(E) Bath #2  
(E) Tile

(E) Bath #1  
(E) Tile

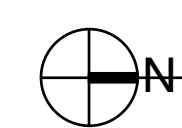
(E) Living Room  
(E) Hardwood

(E) Dining Room  
(E) Hardwood

(E) Family Room  
(E) Hardwood

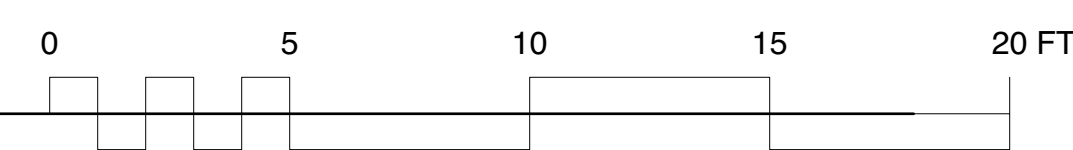
(E) Patio  
(E) Concrete

Rear Yard Setback



## As-Built MAIN LEVEL PLAN

Scale: 1/4" = 1'-0"



## FLOOR AREAS

Measured to interior surface of exterior walls excluding areas open to below.

(E) ML Floor Area	2,351.3 sq ft
(E) ML Garage Area	537.5 sq ft



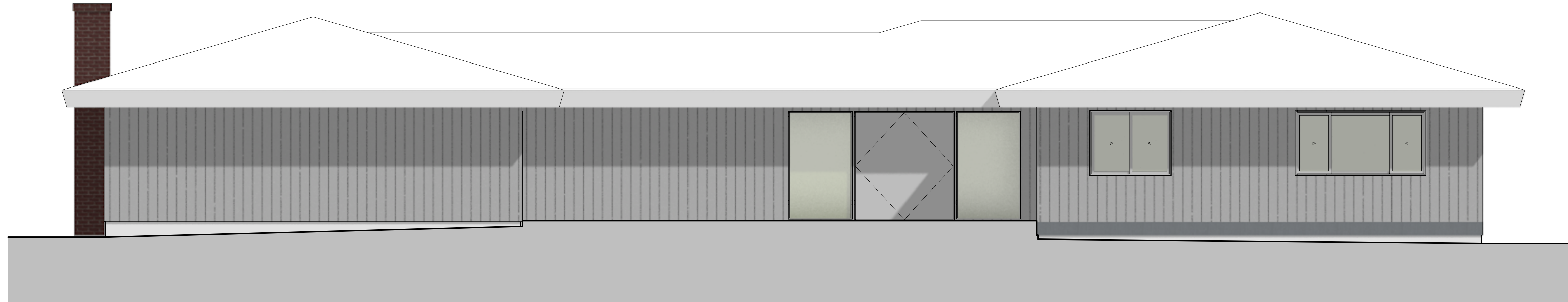
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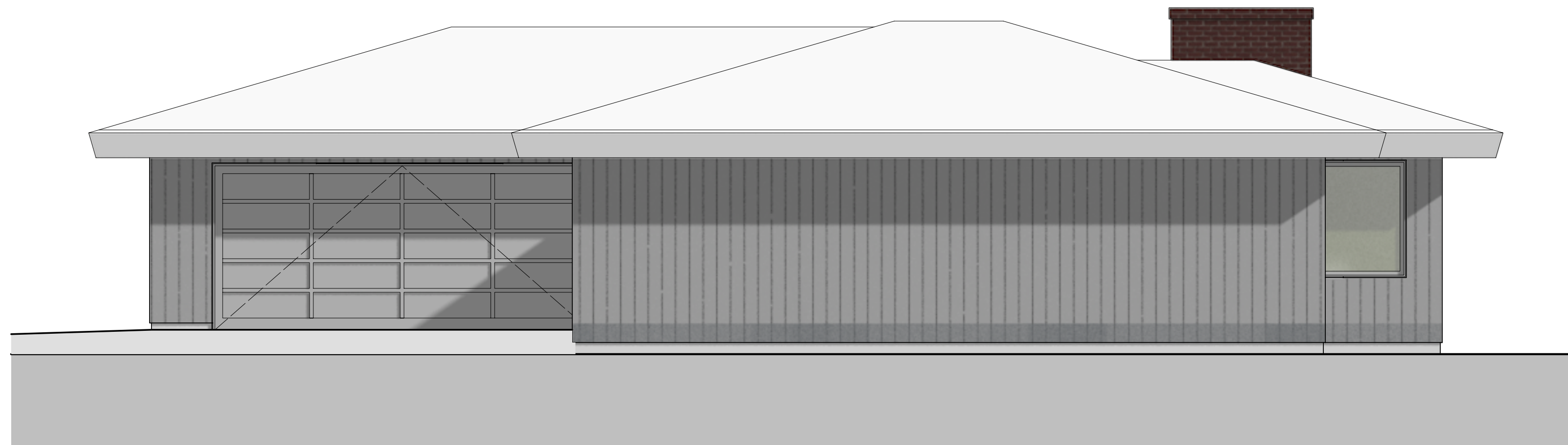
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WEST



SOUTH

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**Permit  
As-Built Elevations**

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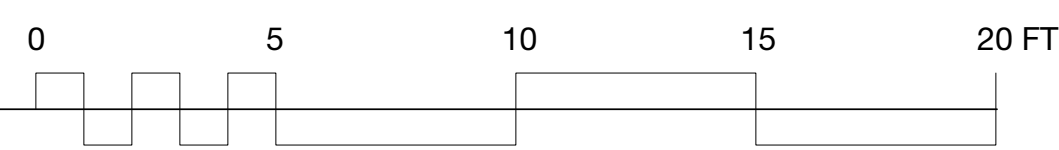
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**As3.01**

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As-Built BUILDING ELEVATIONS  
Scale: 1/4" = 1'-0"





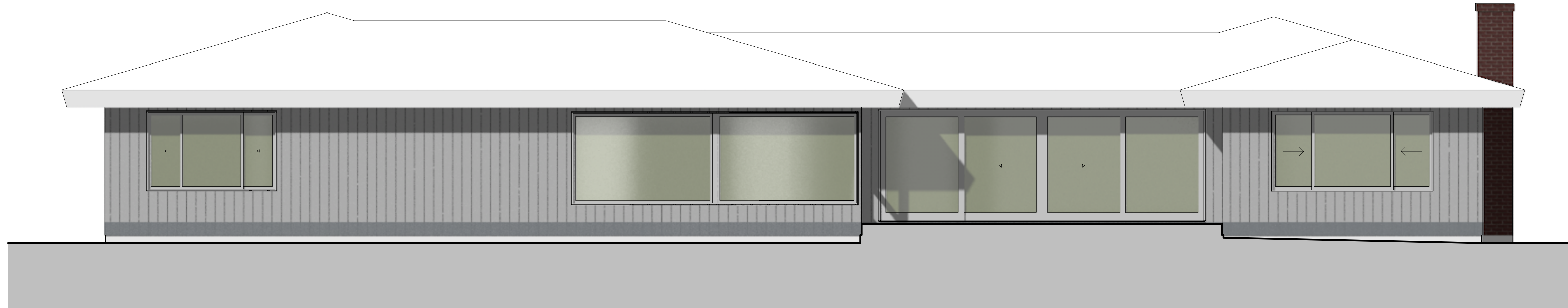
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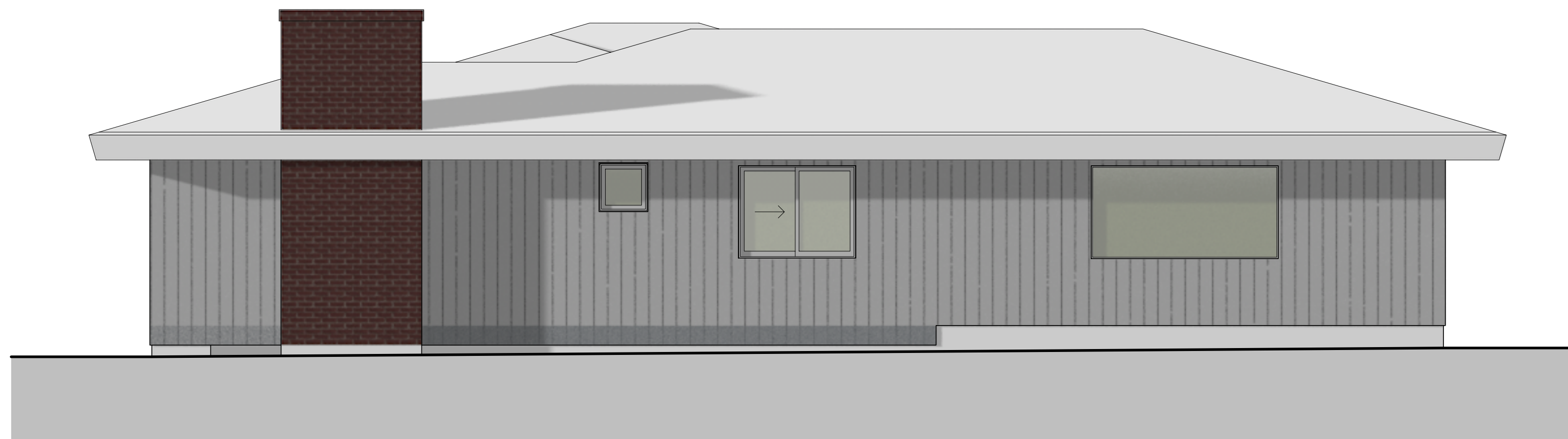
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EAST



NORTH

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**Permit  
As-Built  
Elevations**

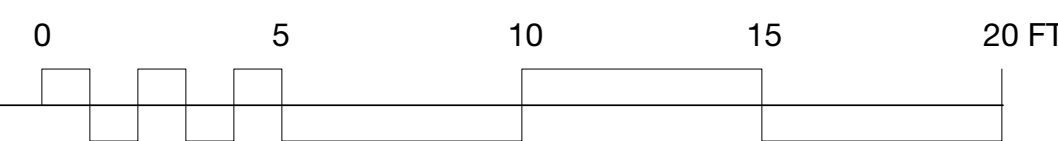
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As-Built BUILDING ELEVATIONS  
Scale: 1/4" = 1'-0"



# GENERAL RESIDENTIAL STRUCTURAL NOTES

THE FOLLOWING APPLY UNLESS SHOWN OTHERWISE ON THE PLANS

## CRITERIA

- ALL MATERIALS, WORKMANSHIP, DESIGN, AND CONSTRUCTION SHALL CONFORM TO THE DRAWINGS, SPECIFICATIONS, AND THE 2018 INTERNATIONAL BUILDING CODE (IBC) INCLUDING WASHINGTON STATE MODIFICATIONS.
- DESIGN LOADING CRITERIA

SNOW LOAD	ROOF SNOW LOAD, P <sub>s</sub> = 25 PSF
FLOOR LIVE LOAD (RESIDENTIAL)	40 PSF
RESIDENTIAL DECK	60 PSF
WIND (MAIN WIND FORCE RESISTING SYSTEM)	BASIC WIND SPEED = 98 MPH IMPORTANCE FACTOR, I <sub>w</sub> = 1.0 RISK CATEGORY = II TOPOGRAPHIC FACTOR, K <sub>zt</sub> = 1.9 EXPOSURE CATEGORY = B INTERNAL PRESSURE COEFFICIENT, (GC <sub>pi</sub> ) = 0.18/-0.18 WIND BASE SHEAR (EM) = 23.71 KIP WIND BASE SHEAR (NS) = 14.1 KIP

EARTHQUAKE (EQUIVALENT LATERAL FORCE PROCEDURE)	S <sub>s</sub> = 1.412 S <sub>1</sub> = 1.130 S <sub>0.1</sub> = 0.491 S <sub>0.2</sub> = 0.592 IMPORTANCE FACTOR, I <sub>e</sub> = 1.0 SITE CLASS D SEISMIC DESIGN CATEGORY = D RISK CATEGORY = II R = 6.5 FOR WOOD STRUCTURAL PANEL SHEAR WALLS OVER STRENGTH FACTOR, Ω <sub>e</sub> = 2.5
	DEFLECTION AMPLIFICATION FACTOR, C <sub>d</sub> = 4.0 REDUNDANCY FACTOR = 1.0 SEISMIC RESPONSE COEFFICIENT, C <sub>s</sub> = 0.174 SEISMIC BASE SHEAR = 19.3 KIP
RAIN INTENSITY	1.0 INCHES/HOUR

- 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. ALL DIMENSIONS SHOWN ON THE STRUCTURAL DRAWINGS ARE INTENDED FOR REFERENCE ONLY. REFER TO ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS.
- CONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS, MEMBER SIZES, AND CONDITIONS PRIOR TO COMMENCING ANY WORK. ALL DIMENSIONS OF EXISTING CONSTRUCTION SHOWN ON THE STRUCTURAL DRAWINGS ARE INTENDED AS GUIDELINES ONLY AND MUST BE VERIFIED.
- CONTRACTOR SHALL PROVIDE TEMPORARY BRACING FOR THE STRUCTURE AND STRUCTURAL COMPONENTS UNTIL ALL FINAL CONNECTIONS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE PLANS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAFETY PRECAUTIONS AND THE METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES REQUIRED TO PERFORM THE WORK. THE STRUCTURAL ENGINEER HAS NO OVERALL SUPERVISORY AUTHORITY OR ACTUAL AND/OR DIRECT RESPONSIBILITY FOR THE SPECIFIC WORKING CONDITIONS AT THE SITE AND/OR FOR ANY HAZARDS RESULTING FROM THE ACTIONS OF ANY TRADE CONTRACTOR. THE STRUCTURAL ENGINEER HAS NO DUTY TO INSPECT, SUPERVISE, NOTE, CORRECT, OR REPORT ANY HEALTH OR SAFETY DEFICIENCIES OF THE OWNER, CONTRACTORS, OR OTHER ENTITIES OR PERSONS AT THE PROJECT SITE.
- CONTRACTOR-INITIATED CHANGES SHALL BE SUBMITTED IN WRITING TO THE ARCHITECT AND STRUCTURAL ENGINEER FOR APPROVAL PRIOR TO FABRICATION OR CONSTRUCTION. CHANGES SHOWN ON SHOP DRAWINGS ONLY WILL NOT SATISFY THIS REQUIREMENT.
- DRAWINGS INDICATE GENERAL AND TYPICAL DETAILS OF CONSTRUCTION. WHERE CONDITIONS ARE NOT SPECIFICALLY INDICATED, BUT ARE OF SIMILAR CHARACTER TO DETAILS SHOWN, SIMILAR DETAILS OF CONSTRUCTION SHALL BE USED, SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT AND THE STRUCTURAL ENGINEER.
- ALL STRUCTURAL SYSTEMS WHICH ARE TO BE COMPOSED OF COMPONENTS TO BE FIELD ERRECTED SHALL BE SUPERVISED BY THE SUPPLIER DURING MANUFACTURING, DELIVERY, HANDLING, STORAGE, AND ERECTION IN ACCORDANCE WITH INSTRUCTIONS PREPARED BY THE SUPPLIER.

## GEOTECHNICAL

- FOUNDATION NOTES: ALLOWABLE BEARING PRESSURE AND COEFICIENT OF FRICTION HAVE BEEN ASSUMED PER IBC TABLE 1806.2. LATERAL EARTH PRESSURES HAVE BEEN ASSUMED PER IBC TABLE 1610.1. IT HAS BEEN ASSUMED THAT EXISTING SOILS ARE A COMBINATION OF SAND, SILTY SAND, AND POORLY GRADED SAND-SILT/SAND GRAVEL MIXES. IF SOILS ARE FOUND TO BE OTHER THAN ASSUMED, NOTIFY THE STRUCTURAL ENGINEER FOR POSSIBLE FOUNDATION REDESIGN.

FOOTINGS SHALL BEAR ON FIRM, UNDISTURBED EARTH AT LEAST 18" BELOW ADJACENT FINISHED GRADE, UNLESS OTHERWISE NOTED, FOOTINGS SHALL BE CENTERED BELOW COLUMNS OR WALLS ABOVE.

BACKFILL BEHIND ALL RETAINING WALLS WITH FREE DRAINING, GRANULAR FILL AND PROVIDE FOR SUBSURFACE DRAINAGE.

ALLOWABLE SOIL PRESSURE	2,000 PSF
-------------------------	-----------

## RENOVATION

- DEMOLITION: CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS BEFORE COMMENCING ANY DEMOLITION. SHORING SHALL BE INSTALLED TO SUPPORT EXISTING CONSTRUCTION AS REQUIRED, AND IN A MANNER SUITABLE TO THE WORK SEQUENCES. EXISTING REINFORCING SHALL BE SAVED WHERE AND AS NOTED ON THE PLANS. SAW CUTTING, IF AND WHERE USED, SHALL NOT CUT EXISTING REINFORCING THAT IS TO BE SAVED. DEMOLITION DEBRIS SHALL NOT BE ALLOWED TO DAMAGE OR OVERLOAD THE EXISTING STRUCTURE. LIMIT CONSTRUCTION LOADING (INCLUDING DEMOLITION DEBRIS) ON EXISTING FLOOR SYSTEMS TO 40 PSF.
  - ALL NEW OPENINGS THROUGH EXISTING WALLS, SLABS AND BEAMS SHALL BE ACCOMPLISHED BY SAW CUTTING WHEREVER POSSIBLE. OVERCUTTING AT CORNERS SHALL NOT BE PERMITTED.
  - CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND LOCATION OF MEMBERS PRIOR TO CUTTING ANY OPENINGS.
  - SMALL ROUND OPENINGS SHALL BE ACCOMPLISHED BY CORE DRILLING, IF POSSIBLE.
  - WHERE NEW REINFORCING TERMINATES AT EXISTING CONCRETE, THREADED BARS INTO THREADED EXPANSION INSERTS IN EXISTING CONCRETE SHALL BE PROVIDED TO MATCH HORIZONTAL REINFORCING, UNLESS OTHERWISE NOTED ON PLANS.

- CONTRACTOR SHALL CHECK FOR DRY ROT AT ALL EXTERIOR WALLS, EXISTING TOILET ROOM FLOORS AND WALLS, AREAS SHOWING WATER STAINS, AND ALL WOOD MEMBERS IN BASEMENT AND CRAWL SPACES. ALL ROT SHALL BE REMOVED AND DAMAGED MEMBERS SHALL BE REPLACED OR REPAIRED AS DIRECTED BY THE STRUCTURAL ENGINEER.
- CONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS, MEMBER SIZES, AND CONDITIONS PRIOR TO COMMENCING ANY WORK. ALL DIMENSIONS OF EXISTING CONSTRUCTION SHOWN ON THE DRAWINGS ARE INTENDED AS GUIDELINES ONLY AND MUST BE VERIFIED. THE CONTRACTOR SHALL BRING ALL CONFLICTS AND DISCREPANCIES TO THE ATTENTION OF THE ARCHITECT AND STRUCTURAL ENGINEER.

## CONCRETE

- CONCRETE SHALL BE MIXED, PROPORTIONED, CONVEYED, AND PLACED IN ACCORDANCE WITH ACI 318-14 AND ACI 301-16. CONCRETE SHALL ATTAIN A 28-DAY STRENGTH (f<sub>c</sub>) OF 3500 PSI BASED ON EXPOSURE CLASS F1. SHALL CONTAIN NO LESS THAN 5-1/2 SACKS OF CEMENT, HAVE A MAXIMUM WATER/CEMENT RATIO OF 0.45, MAXIMUM AGGREGATE OF 3/4-INCH, AND A SLUMP OF 5 INCHES OR LESS. CONCRETE HAS BEEN DESIGNED BASED ON A CONCRETE STRENGTH (f<sub>c</sub>) OF 2500 PSI PER INTERNATIONAL BUILDING CODE SECTION 1705.3 EXCEPTION 2.3 TO AVOID SPECIAL INSPECTIONS AND MATERIAL TESTING.

ALL CONCRETE WITH SURFACES EXPOSED TO STANDING WATER SHALL BE AIR-ENTRAINED WITH AN AIR-ENTRAINING AGENT CONFORMING TO ASTM C260, C494M, AND C618. UNLESS OTHERWISE NOTED THE TOTAL AIR CONTENT SHALL BE 5%. AIR CONTENT SHALL BE SAMPLED IN ACCORDANCE WITH ASTM C172 AND AIR CONTENT MEASURED IN ACCORDANCE WITH ASTM C231 OR C173.

- REINFORCING STEEL SHALL CONFORM TO ASTM A615 (INCLUDING SUPPLEMENTS S1), GRADE 60, F<sub>y</sub> = 60,000 PSI. EXCEPTIONS: ANY BARS SPECIFICALLY SO NOTED ON THE DRAWINGS SHALL BE GRADE 40, F<sub>y</sub> = 40,000 PSI.

WELDED WIRE FABRIC SHALL CONFORM TO ASTM A-185

- DETAILING OF REINFORCING STEEL (INCLUDING HOOKS AND BENDS) SHALL BE IN ACCORDANCE WITH ACI SP-66-04 AND ACI 318-14 CHAPTER 25. LAP ALL REINFORCEMENTS AS FOLLOWS:

BAR SIZE	MINIMUM LAP LENGTH	MINIMUM HOOK EMBEDMENT
#3	24-INCHES	6-INCHES
#4	31-INCHES	8-INCHES
#5	39-INCHES	11-INCHES

PROVIDE CORNER BARS AT ALL WALL AND FOOTING INTERSECTIONS. LAP ADJACENT MATS OF WELDED WIRE FABRIC A MINIMUM OF 8" AT SIDES AND ENDS.

NO BARS PARTIALLY EMBEDDED IN HARDENED CONCRETE SHALL BE FIELD BENT UNLESS SPECIFICALLY SO DETAILED OR APPROVED BY THE STRUCTURAL ENGINEER. FIELD BENDING OF GRADE 60 REINFORCEMENT SHALL NOT BE ALLOWED.

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

FOOTINGS AND OTHER UNFORMED SURFACES CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH	3"
ALL OTHER CASES	1-1/2"

- SLABS-ON-GRADE: UNLESS NOTED OTHERWISE SHALL BE 4" CONCRETE, REINFORCED WITH 6X6 W1.4XW1.4 WELDED WIRE FABRIC CENTERED IN SLAB. UNLESS OTHERWISE DIRECTED BY SOILS REPORT PROVIDE MINIMUM 10 MIL VAPOR BARRIER OVER 4" OF COMPACTED SAND OR GRAVEL.
- CAST-IN-PLACE CONCRETE: SEE ARCHITECTURAL DRAWINGS FOR EXACT LOCATIONS AND DIMENSIONS OF DOOR AND WINDOW OPENINGS IN ALL CONCRETE WALLS. SEE MECHANICAL DRAWINGS FOR SIZE AND LOCATION OF MISCELLANEOUS MECHANICAL OPENINGS THROUGH CONCRETE WALLS. SEE ARCHITECTURAL DRAWINGS FOR ALL GROOVES, NOTCHES, CHAMFERS, FEATURE STRIPS, COLOR, TEXTURE, AND OTHER FINISH DETAILS AT ALL EXPOSED CONCRETE SURFACES. TOLERANCES FOR ALL STRUCTURAL CONCRETE AND REINFORCEMENT SHALL BE IN ACCORDANCE WITH ACI 117-10 AND ACI 117.1R-14.

## POST INSTALLED ANCHORS

- POST-INSTALLED ANCHORS SHALL ONLY BE USED WHERE SPECIFIED ON THE CONSTRUCTION DOCUMENTS. THE CONTRACTOR SHALL OBTAIN APPROVAL FROM THE ENGINEER-OF-RECORD PRIOR TO INSTALLING POST-INSTALLED ANCHORS IN PLACE OF MISSING OR MISPLACED CAST-IN-PLACE ANCHORS. CARE SHALL BE TAKEN IN PLACING POST-INSTALLED ANCHORS TO AVOID CONFLICTS WITH EXISTING REINFORCEMENT. HOLES SHALL BE DRILLED AND CLEANED IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN INSTRUCTIONS AND ICC-ES REPORT. SUBSTITUTION REQUESTS, FOR PRODUCTS OTHER THAN THOSE SPECIFIED BELOW, SHALL BE SUBMITTED BY THE CONTRACTOR TO THE ENGINEER-OF-RECORD ALONG WITH CALCULATIONS THAT ARE PREPARED & SEALED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF WASHINGTON. THE CALCULATIONS SHALL DEMONSTRATE THAT THE SUBSTITUTED PRODUCT IS CAPABLE OF ACHIEVING EQUIVALENT PERFORMANCE VALUES (MINIMUM) OF THE SPECIFIED PRODUCT USING THE APPROPRIATE DESIGN PROCEDURE AND/OR STANDARD(S) AS REQUIRED BY THE INTERNATIONAL BUILDING CODE. SUBSTITUTIONS SHALL HAVE CURRENT ICC-ES APPROVAL.

### A. CONCRETE ANCHORS

- MECHANICAL ANCHORS FOR USE IN CRACKED AND UNCRACKED CONCRETE SHALL HAVE BEEN TESTED AND QUALIFIED FOR USE IN ACCORDANCE WITH ACI 308.2 AND ICC-ES AC108. PRE-APPROVED MECHANICAL ANCHORS INCLUDE:
  - SIMPSON STRONG-TIE "STRONG-BOLT 2" (ICC-ES ESR-3037)
  - SIMPSON STRONG-TIE "TITEN-HD" (ICC-ES ESR-2713)
  - HILTI "KWIK BOLT TZ" (ICC-ES ESR-1917)

- ADHESIVE ANCHORS FOR USE IN CRACKED AND UNCRACKED CONCRETE SHALL HAVE BEEN TESTED AND QUALIFIED FOR USE IN ACCORDANCE WITH ICC-ES AC308. PRE-APPROVED ADHESIVE ANCHORS INCLUDE:
  - SIMPSON STRONG-TIE "SET-XP" (ICC-ES ESR-2508)
  - SIMPSON STRONG-TIE "AT-XP" (IAMPO UES ER-263)
  - HILTI "HIT-RE 500-V3" (ICC-ES ESR-3814)
  - HILTI "HIT-HY 200" (ICC-ES ESR-3187)

### B. ANCHORAGE TO SOLID-GROUTED CONCRETE MASONRY

- MECHANICAL AND CONCRETE SCREW ANCHORS FOR USE IN SOLID-GROUTED CONCRETE MASONRY SHALL HAVE BEEN TESTED AND QUALIFIED FOR USE IN ACCORDANCE WITH ICC-ES AC101 OR AC106, RESPECTIVELY. PRE-APPROVED MECHANICAL AND CONCRETE SCREW ANCHORS INCLUDE:
  - SIMPSON STRONG-TIE "WEDGE-ALL" (ICC-ES ESR-1396)
  - SIMPSON STRONG-TIE "TITEN-HD" (ICC-ES ESR-1056)
  - HILTI "HIT-HY 200" (ICC-ES ESR-3963)
  - HILTI "KWIK BOLT-3" (ICC-ES ESR-1385)

- ADHESIVE ANCHORS FOR USE IN SOLID-GROUTED CONCRETE MASONRY SHALL HAVE BEEN TESTED AND QUALIFIED FOR USE IN ACCORDANCE WITH ICC-ES AC58. PRE-APPROVED ADHESIVE ANCHORS INCLUDE:
  - SIMPSON STRONG-TIE "SET-XP" (IAMPO UES ER-265)
  - SIMPSON STRONG-TIE "AT-XP" (IAMPO UES ER-281)
  - HILTI "HIT-HY 270" (ICC-ES ESR-4143)

## STEEL

- STRUCTURAL STEEL DESIGN, FABRICATION, AND ERECTION SHALL BE BASED ON THE LATEST EDITIONS OF THE A.I.S.C. SPECIFICATIONS AND CODES AS FOLLOWS:

- AISC 360-16 SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS.
- AISC 303-16 CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES, AMENDED BY THE DELETION OF THE FOLLOWING SENTENCE IN PARAGRAPH 4.2.1: "THIS APPROVAL CONSTITUTES THE OWNER'S ACCEPTANCE OF ALL RESPONSIBILITY FOR THE DESIGN ADEQUACY OF ANY DETAIL CONFIGURATION OF CONNECTIONS DEVELOPED BY THE FABRICATOR AS PART OF HIS PREPARATION OF THESE SHOP DRAWINGS."
- SPECIFICATION FOR STRUCTURAL JOINTS USING ASTM A325 OR A490 BOLTS.
- AMERICAN WELDING SOCIETY (AWS) STRUCTURAL WELDING CODE D1.1 AND D1.4

- STRUCTURAL STEEL SHALL CONFORM TO THE FOLLOWING REQUIREMENTS:

TYPE OF MEMBER	ASTM SPECIFICATION	F <sub>y</sub>
PLATES, ANGLES, AND RODS	A36	36 KSI
WIDE FLANGE SHAPES AND CHANNELS	A992	50 KSI
STRUCTURAL TUBING (SQUARE OR RECTANGULAR)	A500 (GRADE B)	46 KSI
ANCHOR BOLTS (EMBEDDED IN MASONRY OR CONCRETE)	A307	
CONNECTION BOLTS (3/4" ROUND, UNLESS SHOWN OTHERWISE)	A325-N	

- ALL BEAM PENETRATIONS NOT SPECIFICALLY INDICATED ON THE STRUCTURAL DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT AND STRUCTURAL ENGINEER FOR REVIEW PRIOR TO FABRICATION.

- ALL A-325 CONNECTION BOLTS SHALL BE INSTALLED TO THE SNUG-TIGHT CONDITION PER AISC SPECIFICATIONS. INSTALL IN STRICT ACCORDANCE WITH THE MANUFACTURER'S PUBLISHED RECOMMENDATIONS.

- ALL WELDING SHALL BE IN CONFORMANCE WITH AISC AND AWS STANDARDS AND SHALL BE PERFORMED BY WABO CERTIFIED WELDERS USING E70 XX ELECTRODES UNLESS OTHERWISE NOTED. ONLY PREQUALIFIED WELDS (AS DEFINED BY AWS) SHALL BE USED.



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## PROJECT:

**Anderson +  
Goodejohn  
Residence**

A remodel & addition to an existing single family residence at  
**4224 94th Ave SE  
Mercer Island, WA 98040**



## ISSUES:

Date	Mark	Issue Type
2021-12-24	-	Building Permit

## PLOTTED:

## FILE NAME:

1519-Anderson+Goodejohn VW2019.vwx

## PROJECT NUMBER:

1519

## DRAWN BY:

LL

## SHEET TITLE:

Permit

**Structural  
Notes**

Leave this space open for building department stamps.

## SHEET NUMBER:

**S1.01**

SHEET 22 OF 26

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PROJECT:

**Anderson + Goodejohn Residence**

A remodel & addition to an existing single family residence at **4224 94th Ave SE Mercer Island, WA 98040**



ISSUES:

Date	Mark	Issue Type
2021-12-24	-	Building Permit

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FILE NAME:  
1519-Anderson+Goodejohn VW2019.vwx

PROJECT NUMBER:  
1519

DRAWN BY:  
LL

SHEET TITLE:

**Permit**

**Structural Notes**

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SHEET NUMBER:

**S1.02**

**GENERAL RESIDENTIAL STRUCTURAL NOTES**

THE FOLLOWING APPLY UNLESS SHOWN OTHERWISE ON THE PLANS

**WOOD**

26. FRAMING LUMBER SHALL BE KILN DRIED OR MC-19, AND GRADED AND MARKED IN CONFORMANCE WITH WCLIB STANDARD GRADING RULES FOR WEST COAST LUMBER NO. 17, LATEST EDITION. FURNISH TO THE FOLLOWING MINIMUM STANDARDS.

<b>JOISTS:</b> (2X, 3X, AND 4X MEMBERS)	HEM-FIR NO. 2 MINIMUM BASE VALUE, F <sub>b</sub> = 850 PSI
<b>BEAM AND STRINGERS:</b> (6 X AND LARGER MEMBERS)	DOUGLAS FIR LARCH NO. 1 MINIMUM BASIC DESIGN STRESS, F <sub>b</sub> = 1,350 PSI
<b>POSTS AND TIMBERS:</b> (6 X AND LARGER MEMBERS)	DOUGLAS FIR LARCH NO. 1 MINIMUM BASIC DESIGN STRESS, F <sub>b</sub> = 1,200 PSI, F <sub>c</sub> = 1,000 PSI
<b>STUDS PLATES &amp; MISCELLANEOUS LIGHT FRAMING</b>	DOUGLAS FIR LARCH OR HEM-FIR NO. 2 MINIMUM BASIC DESIGN STRESS F <sub>b</sub> = 850 PSI, F <sub>c</sub> = 1,300 PSI

27. **GLUED LAMINATED MEMBERS** SHALL BE FABRICATED AND IDENTIFIED AS REQUIRED BY ASTM D3737 AND AITC A190.1. EACH MEMBER SHALL BEAR AN AITC IDENTIFICATION MARK AND SHALL BE ACCOMPANIED BY AN AITC CERTIFICATE OF CONFORMANCE.

ALL GLUED LAMINATED MEMBERS SHALL CONFORM TO APA PERFORMANCE STANDARD PRG-305. UNLESS OTHERWISE NOTED ALL SIMPLE SPAN BEAMS SHALL BE DOUGLAS FIR COMBINATION 24F-V4, F<sub>b</sub> = 2,400 PSI, F<sub>v</sub> = 265 PSI, E = 1,800,000 PSI. ALL CANTILEVERED BEAMS SHALL BE DOUGLAS FIR COMBINATION 24F-V8, F<sub>b</sub> = 2,400 PSI, F<sub>v</sub> = 265 PSI, E = 1,800,000 PSI.

GLUED LAMINATED COLUMNS SHALL BE COMBINATION 2-DF-L2 AS FOLLOWS:

TWO LAMINATIONS	F <sub>c</sub> = 1600 PSI, F <sub>t</sub> = 1250 PSI, F <sub>bx</sub> = 1700 PSI, F <sub>by</sub> = 1300 PSI, E <sub>total</sub> = 1,600,000 PSI
THREE LAMINATIONS	F <sub>c</sub> = 1600 PSI, F <sub>t</sub> = 1250 PSI, F <sub>bx</sub> = 1700 PSI, F <sub>by</sub> = 1600 PSI, E <sub>total</sub> = 1,600,000 PSI
FOUR OR MORE LAMINATIONS	F <sub>c</sub> = 1950 PSI, F <sub>t</sub> = 1250 PSI, F <sub>bx</sub> = 1700 PSI, F <sub>by</sub> = 1800 PSI, E <sub>total</sub> = 1,600,000 PSI

WHERE REQUIRED BEAMS AND COLUMNS SHALL BE PRESSURE TREATED AFTER MANUFACTURE IN ACCORDANCE WITH AMERICAN WOOD-PRESERVATIVES ASSOCIATION STANDARD U1.

28. **PARALLEL STRAND LUMBER (PSL):** EACH PIECE SHALL BEAR A STAMP OR STAMPS NOTING THE NAME AND PLANT NUMBER OF THE MANUFACTURER, THE GRADE, PRODUCT DESIGNATION OR TYPE, THE PRODUCTION DATE, SPECIES OR SPECIES GROUP DESIGNATION, AND THE QUALITY CONTROL AGENCY. MEMBERS SHALL BE GLUED WITH A WATERPROOF ADHESIVE MEETING THE REQUIREMENTS OF ASTM D2559 WITH ALL GRAIN PARALLEL WITH THE LENGTH OF THE MEMBER. STRUCTURAL CAPACITIES SHALL BE ESTABLISHED IN ACCORDANCE WITH ASTM D5456 AND PRODUCT SHALL HAVE AN APPROVED ICC-ES EVALUATION REPORT. MEMBERS SHALL BE TRANSPORTED AND STORED PER MANUFACTURERS RECOMMENDATIONS AND SHALL NOT BE EXPOSED TO PROLONGED MOISTURE. MINIMUM REQUIRED DESIGN PROPERTIES: F<sub>b</sub> = 2900 PSI, E = 2000,000 PSI, F<sub>v</sub> = 290 PSI.

DESIGN SHOWN ON PLANS IS BASED ON LUMBER MANUFACTURED BY THE WEYERHAEUSER. ALTERNATE MANUFACTURERS MAY BE USED SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT AND STRUCTURAL ENGINEER. ALTERNATE JOIST HANGERS AND OTHER HARDWARE MAY BE SUBSTITUTED FOR ITEMS SHOWN PROVIDED THEY HAVE ICC-ES APPROVAL FOR EQUAL OR GREATER LOAD CAPACITIES. ALL JOIST HANGERS AND OTHER HARDWARE SHALL BE COMPATIBLE IN SIZE WITH MEMBERS PROVIDED.

29. **LAMINATED VENEER LUMBER (LVL):** EACH PIECE SHALL BEAR A STAMP OR STAMPS NOTING THE NAME AND PLANT NUMBER OF THE MANUFACTURER, THE GRADE, PRODUCT DESIGNATION OR TYPE, THE PRODUCTION DATE, SPECIES OR SPECIES GROUP DESIGNATION, AND THE QUALITY CONTROL AGENCY. MEMBERS SHALL BE GLUED WITH A WATERPROOF ADHESIVE MEETING THE REQUIREMENTS OF ASTM D2559 WITH ALL GRAIN PARALLEL WITH THE LENGTH OF THE MEMBER. STRUCTURAL CAPACITIES SHALL BE ESTABLISHED IN ACCORDANCE WITH ASTM D5456 AND PRODUCT SHALL HAVE AN APPROVED ICC-ES EVALUATION REPORT. MEMBERS SHALL BE TRANSPORTED AND STORED PER MANUFACTURERS RECOMMENDATIONS AND SHALL NOT BE EXPOSED TO PROLONGED MOISTURE. MINIMUM REQUIRED DESIGN PROPERTIES: F<sub>b</sub> = 2600 PSI, F<sub>v</sub> = 285 PSI, E = 2,000,000 PSI.

DESIGN SHOWN ON PLANS IS BASED ON LUMBER MANUFACTURED BY WEYERHAEUSER. ALTERNATE MANUFACTURERS MAY BE USED SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT AND STRUCTURAL ENGINEER. ALTERNATE JOIST HANGERS AND OTHER HARDWARE MAY BE SUBSTITUTED FOR ITEMS SHOWN PROVIDED THEY HAVE ICC-ES APPROVAL FOR EQUAL OR GREATER LOAD CAPACITIES. ALL JOIST HANGERS AND OTHER HARDWARE SHALL BE COMPATIBLE IN SIZE WITH MEMBERS PROVIDED.

30. **LAMINATED STRAND LUMBER (LSL):** EACH PIECE SHALL BEAR A STAMP OR STAMPS NOTING THE NAME AND PLANT NUMBER OF THE MANUFACTURER, THE GRADE, PRODUCT DESIGNATION OR TYPE, THE PRODUCTION DATE, SPECIES OR SPECIES GROUP DESIGNATION, AND THE QUALITY CONTROL AGENCY. MEMBERS SHALL BE GLUED WITH A WATERPROOF ADHESIVE MEETING THE REQUIREMENTS OF ASTM D2559 WITH ALL GRAIN PARALLEL WITH THE LENGTH OF THE MEMBER. STRUCTURAL CAPACITIES SHALL BE ESTABLISHED IN ACCORDANCE WITH ASTM D5456 AND PRODUCT SHALL HAVE AN APPROVED ICC-ES EVALUATION REPORT. MEMBERS SHALL BE TRANSPORTED AND STORED PER MANUFACTURERS RECOMMENDATIONS AND SHALL NOT BE EXPOSED TO PROLONGED MOISTURE. MINIMUM REQUIRED DESIGN PROPERTIES: F<sub>b</sub> = 2325 PSI, F<sub>v</sub> = 310 PSI, E = 1,550,000 PSI.

LSL RIM JOISTS SHALL CONFORM TO ANSI/APA PRR 410 AND SHALL BE MARKED IN ACCORDANCE WITH THE STANDARD.

DESIGN SHOWN ON PLANS IS BASED ON LUMBER MANUFACTURED BY WEYERHAEUSER. ALTERNATE MANUFACTURERS MAY BE USED SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT AND STRUCTURAL ENGINEER. ALTERNATE JOIST HANGERS AND OTHER HARDWARE MAY BE SUBSTITUTED FOR ITEMS SHOWN PROVIDED THEY HAVE ICC-ES APPROVAL FOR EQUAL OR GREATER LOAD CAPACITIES. ALL JOIST HANGERS AND OTHER HARDWARE SHALL BE COMPATIBLE IN SIZE WITH MEMBERS PROVIDED.

31. **PREFABRICATED PLYWOOD WEB JOIST** DESIGN SHOWN ON PLANS IS BASED ON JOIST MANUFACTURED BY THE WEYERHAEUSER. ALTERNATE PLYWOOD WEB JOIST MANUFACTURERS MAY BE USED SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT AND STRUCTURAL ENGINEER. ALTERNATE JOIST HANGERS AND OTHER HARDWARE MAY BE SUBSTITUTED FOR ITEMS SHOWN PROVIDED THEY HAVE ICC-ES APPROVAL FOR EQUAL OR GREATER LOAD CAPACITIES. ALL JOIST HANGERS AND OTHER HARDWARE SHALL BE COMPATIBLE IN SIZE WITH PLYWOOD WEB JOIST PROVIDED.

32. **PLYWOOD SHEATHING** SHALL BE GRADE C-D, EXTERIOR GLUE OR STRUCTURAL II, EXTERIOR GLUE IN CONFORMANCE WITH DOC PS 1-09 OR PS 2-18 AND AMERICAN PLYWOOD ASSOCIATION PERFORMANCE STANDARD PRP-108. ORIENTED STRAND BOARD OF EQUIVALENT THICKNESS, EXPOSURE RATING AND PANEL INDEX MAY BE USED IN LIEU OF PLYWOOD. SEE PLANS FOR THICKNESS, PANEL IDENTIFICATION INDEX AND NAILING REQUIREMENTS. EACH PANEL SHALL BE IDENTIFIED FOR GRADE AND GLUE TYPE BY THE TRADEMARKS OF AN APPROVED TESTING AND GRADING AGENCY.

33. **ALL WOOD PLATES** IN DIRECT CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE-TREATED WITH AN APPROVED PRESERVATIVE. PROVIDE 2 LAYERS OF ASPHALT IMPREGNATED BUILDING PAPER BETWEEN UNTREATED LEDGERS, BLOCKING, ETC. AND CONCRETE OR MASONRY.

PRESSURE TREATED LUMBER SHALL COMPLY WITH THE AMERICAN WOOD PROTECTION ASSOCIATION (AWPA) STANDARD U1. COMMODITY SPECIFICATION A AS INDICATED BELOW OR HAVE EQUIVALENT ICC-ES APPROVAL.

PROPOSED USE		AWPA USE CATEGORY
RESIDENTIAL DECKS	DECKING	3B
	JOISTS ABOVE GROUND	3B
	JOISTS IN CONTACT WITH GROUND	4A
	POSTS	4A
	RAILING	3B
	LEDGERS	3B
SAWN LUMBER	ABOVE GROUND	3B
	GROUND CONTACT	4A
PLYWOOD	DAMP ABOVE GROUND	2
	EXTERIOR ABOVE GROUND	3B
	GROUND CONTACT	4A
POLES	ROUND	4B
	SAWN	3B
FENCING	PICKETS, SLATS, AND TRIM	3B
	SAWN POSTS	4A
	ROUND POSTS	4A
	RAILS	3B
SILL PLATES	IN CONTACT WITH CONCRETE OR MASONRY	2
INTERIOR LEDGERS	IN CONTACT WITH CONCRETE OR MASONRY	2

ALL TREATED LUMBER SHALL BEAR THE QUALITY MARK OF AN ACCREDITED INSPECTION AGENCY. THE QUALITY MARK SHALL INCLUDE:

- A. IDENTIFICATION OF TREATING MANUFACTURER
- B. TYPE OF PRESERVATIVE USED
- C. MINIMUM PRESERVATIVE RETENTION (PCF)
- D. END USE FOR WHICH THE PRODUCT IS TREATED
- E. IDENTITY OF THE ACCREDITED INSPECTION AGENCY
- F. STANDARD TO WHICH THE PRODUCT IS TREATED

34. **TIMBER CONNECTORS** CALLED OUT BY LETTERS AND NUMBERS SHALL BE "STRONG-TIE" BY SIMPSON COMPANY, AS SPECIFIED IN THEIR CATALOG NUMBER C-C-2019. EQUIVALENT DEVICES BY OTHER MANUFACTURERS MAY BE SUBSTITUTED, PROVIDED THEY HAVE ICC-ES APPROVAL FOR EQUAL OR GREATER LOAD CAPACITIES. PROVIDE NUMBER AND SIZE OF FASTENERS AS SPECIFIED BY MANUFACTURER TO ACHIEVE THE MAXIMUM PUBLISHED ALLOWABLE LOAD. ALL CONNECTORS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. WHERE CONNECTOR STRAPS CONNECT TWO MEMBERS, PLACE ONE-HALF OF THE NAILS OR BOLTS IN EACH MEMBER. SHIMS, WHERE REQUIRED, SHALL BE SEASONED AND DRIED AND THE SAME GRADE (MINIMUM) AS MEMBERS CONNECTED.

ALL BOLTS IN WOOD MEMBERS SHALL CONFORM TO ASTM A307. PROVIDE WASHERS UNDER THE HEADS AND NUTS OF ALL BOLTS AND LAG SCREWS BEARING ON WOOD. ALL LAG SCREWS SHALL BE INSTALLED IN PRE-DRILLED HOLES.

UNLESS NOTED OTHERWISE ALL SAWN LUMBER JOISTS SHALL BE CONNECTED TO FLUSH BEAMS WITH "LUS" SERIES JOIST HANGERS AND ALL PREFABRICATED PLYWOOD WEB JOISTS SHALL BE CONNECTED TO FLUSH BEAMS WITH "IUS" SERIES JOIST HANGERS.

ALL CONNECTIONS/FASTENERS IN CONTACT WITH PRESERVATIVE-TREATED OR FIRE-RETARDANT-TREATED WOOD, SHALL BE OF HOT DIPPED ZINC-COATED GALVANIZED STEEL OR STAINLESS STEEL. HOT DIPPED GALVANIZED FASTENERS SHOULD CONFORM TO ASTM STANDARD 153, AND HOT DIPPED GALVANIZED CONNECTORS SHOULD CONFORM TO ASTM STANDARD A653 (CLASS G-185). STAINLESS STEEL FASTENERS AND CONNECTORS SHOULD BE TYPE 304 OR 316. NOTE: ELECTROPLATED GALVANIZED FASTENERS AND CONNECTORS ARE NOT TO BE USED WITH PRESSURE TREATED WOOD. SIMPSON PRODUCT FINISHES CORRESPONDING TO THE ABOVE REQUIREMENTS ARE ZMAX (HOT DIPPED GALVANIZED) AND SST300 (STAINLESS STEEL). STAINLESS STEEL HARDWARE AND FASTENERS SHALL NOT BE COMBINED WITH UNTREATED OR GALVANIZED MATERIAL.

35. **WOOD FASTENERS:**

A. **NAIL SIZES** SPECIFIED ON DRAWINGS ARE BASED ON THE FOLLOWING SPECIFICATIONS:

SIZE	LENGTH	DIAMETER
6d	2"	0.113"
8d	2-1/2"	0.131"
10d	3"	0.148"
12d	3-1/4"	0.148"
16d	3-1/2"	0.162"

DESIGN IS BASED ON COMMON STEEL WIRE NAILS MEETING THE REQUIREMENTS OF ASTM F1667. USE OF ALTERNATE FASTENERS MUST BE SUBMITTED FOR REVIEW AND APPROVAL BY THE STRUCTURAL ENGINEER PRIOR TO THE START OF CONSTRUCTION.

B. **NAILS - PLYWOOD (APA RATED SHEATHING)** FASTENERS TO FRAMING SHALL BE DRIVEN FLUSH TO FACE OF SHEATHING WITH NO COUNTERSINKING PERMITTED.

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

A. ALL WOOD FRAMING DETAILS NOT SHOWN OTHERWISE SHALL BE CONSTRUCTED TO THE MINIMUM STANDARDS OF THE INTERNATIONAL BUILDING CODE. MINIMUM NAILING, UNLESS OTHERWISE NOTED, SHALL CONFORM TO TABLE 2304.10.1 OF THE INTERNATIONAL BUILDING CODE. UNLESS NOTED OTHERWISE, ALL NAILS SHALL BE AS SPECIFIED ABOVE. COORDINATE THE SIZE AND LOCATION OF ALL OPENINGS WITH MECHANICAL AND ARCHITECTURAL DRAWINGS. PROVIDE WASHERS UNDER THE HEADS AND NUTS OF ALL BOLTS AND LAG SCREWS BEARING ON WOOD. INSTALLATION OF BOLTS AND LAG SCREWS SHALL CONFORM TO SECTIONS 12.1.3 AND 12.1.4 OF THE 2018 NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION. NATURALLY DURABLE OR PRESSURE TREATED WOOD SHALL BE PROVIDED WHERE REQUIRED BY SECTION 2304.12 OF THE INTERNATIONAL BUILDING CODE.

B. WALL FRAMING: ALL STUD WALLS SHOWN AND NOT OTHERWISE NOTED SHALL BE 2X6 AT 16" O.C. TWO STUDS MINIMUM SHALL BE PROVIDED AT THE END OF ALL WALLS AND AT EACH SIDE OF ALL OPENINGS. TWO 2 X 8 HEADERS SHALL BE PROVIDED OVER ALL OPENINGS NOT OTHERWISE NOTED AND SHALL BEAR FULLY ON A MINIMUM OF TWO STUDS. SOLID BLOCKING FOR WOOD COLUMNS SHALL BE PROVIDED THROUGH FLOORS TO SUPPORTS BELOW. PROVIDE SOLID BLOCKING BETWEEN STUDS AT MID-HEIGHT OF ALL STUD WALLS OVER 10' IN HEIGHT.

STUDS MAY BE NOTCHED, CUT, OR PENETRATED WITH ROUND BORED HOLES AS FOLLOWS:

STUD SIZE	MAXIMUM NOTCH / CUT	MAXIMUM BORED HOLE
2X4	7/8"	1-3/8"
2X6	1-3/8"	2-1/8"

BORED HOLES SHALL NOT BE LOCATED WITH 5/8" FROM THE EDGE OF THE STUD OR AT THE SAME LOCATION AS A NOTCH OR CUT.

WALLS SHALL HAVE A SINGLE BOTTOM PLATE AND A DOUBLE TOP PLATE. END NAIL TOP PLATE TO EACH STUD WITH TWO 16d NAILS, AND TOENAIL OR END NAIL EACH STUD TO BOTTOM PLATE WITH TWO 16d NAILS. FACE NAIL DOUBLE TOP PLATE WITH 16d AT 12" O.C. AND LAP MINIMUM 4'-0" AT JOINTS AND PROVIDE EIGHT 16d NAILS AT 4" O.C. EACH SIDE OF JOINT.

ALL STUD WALLS SHALL HAVE THEIR LOWER WOOD PLATES ATTACHED TO WOOD FRAMING BELOW WITH 16d NAILS AT 12" O.C. STAGGERED OR BOLTED TO CONCRETE WITH 5/8" DIAMETER ANCHOR BOLTS (WITH 7" MINIMUM EMBEDMENT) @ 4'-0" O.C. UNLESS INDICATED OTHERWISE. PROVIDE 3"x3" x1/4" HOT-DIPPED GALVANIZED PLATE WASHERS AT ALL ANCHOR BOLTS. INDIVIDUAL MEMBERS OF BUILT-UP POSTS SHALL BE NAILED TO EACH OTHER WITH 16d NAILS @ 12" O.C. STAGGERED. REFER TO THE PLANS AND SHEAR WALL SCHEDULE FOR REQUIRED SHEATHING AND NAILING. WHEN NOT OTHERWISE NOTED, PROVIDE GYPSUM WALLBOARD ON INTERIOR SURFACES NAILED TO ALL STUDS, TOP AND BOTTOM PLATES AND BLOCKING WITH NAILS AT 7" O.C. USE 5d COOLER NAILS FOR 12" GWB AND 6d COOLER NAILS FOR 5/8" GWB. PROVIDE 15/32" APA RATED SHEATHING (SPAN RATING 240) ON EXTERIOR SURFACES NAILED AT ALL PANEL EDGES (BLOCK UNSUPPORTED EDGES), TOP AND BOTTOM PLATES WITH 8d NAILS @ 8" O.C. AND TO ALL INTERMEDIATE STUDS AND BLOCKING WITH NAILS @ 12" O.C. ALLOW 1/8" SPACING AT ALL PANEL EDGES AND ENDS.

C. FLOOR AND ROOF FRAMING: PROVIDE DOUBLE JOISTS UNDER ALL PARALLEL PARTITIONS THAT EXTEND OVER MORE THAN HALF THE JOIST LENGTH AND AROUND ALL OPENINGS IN FLOORS OR ROOFS UNLESS OTHERWISE NOTED. PROVIDE SOLID BLOCKING AT ALL BEARING POINTS.

NOTCHES AT THE END OF JOISTS AND RAFTERS SHALL NOT EXCEED 1/4 THE DEPTH OF THE MEMBER. NOTCHES IN THE TOP OR BOTTOM SHALL NOT EXCEED 1/8 THE DEPTH OF THE MEMBER AND SHALL NOT BE LOCATED WITHIN THE MIDDLE 1/3 OF THE SPAN. THE DIAMETER OF ROUND HOLES BORED IN JOISTS AND RAFTERS SHALL NOT EXCEED 1/3 OF THE DEPTH OF THE MEMBER AND SHALL NOT BE LOCATED WITHIN 2" FROM THE TOP OR BOTTOM EDGE.

TOENAIL JOISTS TO SUPPORTS WITH TWO 16d NAILS. ATTACH TIMBER JOISTS TO FLUSH HEADERS OR BEAMS WITH SIMPSON METAL JOIST HANGERS IN ACCORDANCE WITH NOTES ABOVE. NAIL ALL MULTI-JOIST BEAMS TOGETHER WITH TWO ROWS OF 16d @ 12" O.C. ATTACH RAFTERS AND ROOF TRUSSES AT BEARING LINES WITH H2.5 @ 24" O.C. UNLESS OTHER METAL CONNECTIONS ARE INDICATED.

UNLESS OTHERWISE NOTED ON THE PLANS, APA RATED ROOF AND FLOOR SHEATHING SHALL BE LAID UP WITH STRENGTH AXIS PERPENDICULAR TO SUPPORTS AND ATTACHED WITH 16d NAILS @ 8" O.C. TO FRAMED PANEL EDGES AND OVER STUD WALLS AS SHOWN ON PLANS AND @ 12" O.C. TO INTERMEDIATE SUPPORTS. PROVIDE APPROVED PLYWOOD EDGE CLIPS CENTERED BETWEEN JOISTS/TRUSSES AT UNBLOCKED ROOF SHEATHING EDGES. ALL FLOOR SHEATHING EDGES SHALL HAVE APPROVED TONGUE-AND-GROOVE JOINTS OR SHALL BE SUPPORTED WITH SOLID BLOCKING. ALLOW 1/8" SPACING AT ALL PANEL EDGES AND ENDS OF ALL ROOF AND FLOOR SHEATHING. TOENAIL BLOCKING TO SUPPORTS WITH 16d NAILS @ 12" O.C. UNLESS OTHERWISE NOTED. AT BLOCKED FLOOR AND ROOF DIAPHRAGMS PROVIDE FLAT 2X BLOCKING AT ALL UNFRAMED PANEL EDGES AND FASTEN SHEATHING TO FRAMING/BLOCKING AS SPECIFIED.

TONGUE AND GROOVE STRUCTURAL ROOF AND FLOOR DECKING SHALL BE INSTALLED AS FOLLOWS:

A. 2X DECKING SHALL BE TOENAILED THROUGH THE TONGUE AND FACE NAILED WITH ONE 16d NAIL PER PIECE PER SUPPORT.

B. 3X AND 4X DECKING SHALL BE TOENAILED WITH ONE 40d NAIL AND FACE NAILED WITH ONE 60d NAIL PER SUPPORT. COURSES SHALL BE SPIKED TOGETHER WITH 8" SPIKES AT 30" O.C. (MAXIMUM) AND AT 10" (MAXIMUM) FROM EACH END OF EACH PIECE. SPIKES SHALL BE INSTALLED IN PREDRILLED EDGE HOLES.



WHITNEY ARCHITECTURE

1537 NW Ballard Way Seattle WA 98107  
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PROJECT:

**Anderson + Goodejohn Residence**

A remodel & addition to an existing single family residence at  
**4224 94th Ave SE  
Mercer Island, WA 98040**



ISSUES:

Date	Mark	Issue Type
2021-12-24	-	Building Permit

PLOTTED:

FILE NAME:  
1519-Anderson+Goodejohn VW2019.vwx

PROJECT NUMBER:  
1519

DRAWN BY:  
PW

SHEET TITLE:

Permit

**Foundation / Main Floor Framing Plan**

Leave this space open for building department stamps.

SHEET NUMBER:

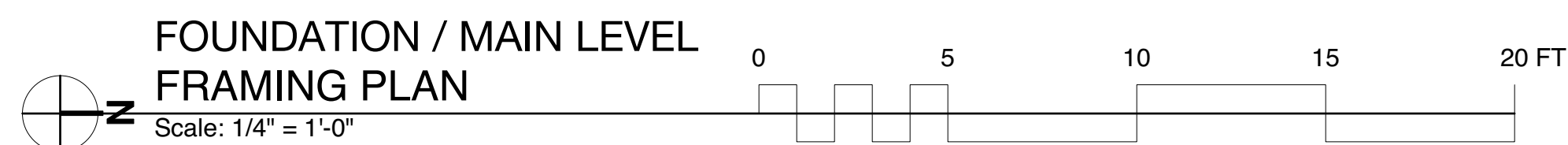
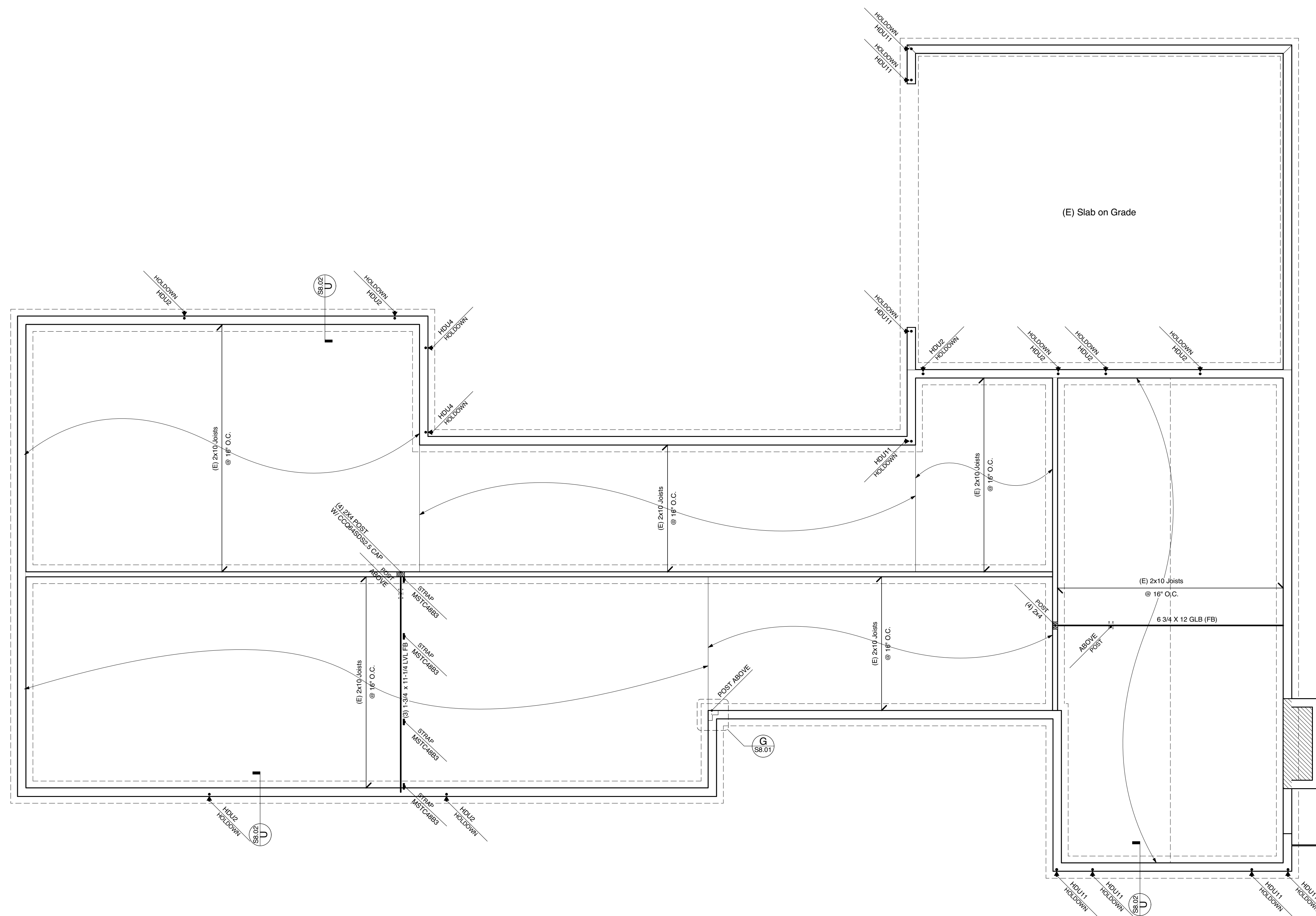
**S2.01**

SHEET 24 OF 26

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LEXICON:

- LINE OF FOOTING BELOW GRADE
- AREA OF NEW REINFORCED CONCRETE
- EXISTING FOUNDATION WALL
- AREA OF NEW ROOF OVER FRAMING
- INDICATES JOIST DIRECTION
- INDICATES EXTENT OF FRAMING
- DETAIL REFERENCE. INDICATES DETAIL NUMBER & SHEET NUMBER
- HANGER HU412 INDICATES SIMPSON HANGER
- HOLDOWN HOL2 SD62.5 INDICATES SIMPSON HOLDOWN
- STRAP MST48 INDICATES SIMPSON FRAMING STRAP
- SH STANDARD HEADER. (See header location diagram).
- FH FLUSH HEADER. (See header location diagram).
- FTH FLUSH TOP HEADER. (See header location diagram).
- FBH FLUSH BOTTOM HEADER (See header location diagram).
- FB FLUSH BEAM (In plane with adjacent floor or roof framing).
- SW1 SHEARWALL KEY - REFER TO SHEARWALL SCHEDULE







WHITNEY ARCHITECTURE

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PROJECT:

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ISSUES:

Date	Mark	Issue Type
2021-12-24	-	Building Permit

PLOTTED:

FILE NAME:  
1519-Anderson+Goodejohn VW2019.vwx

PROJECT NUMBER:  
1519

DRAWN BY:  
LL

SHEET TITLE:  
Permit

# Upper Floor Framing Plan

Leave this space open for building department stamps.

SHEET NUMBER:

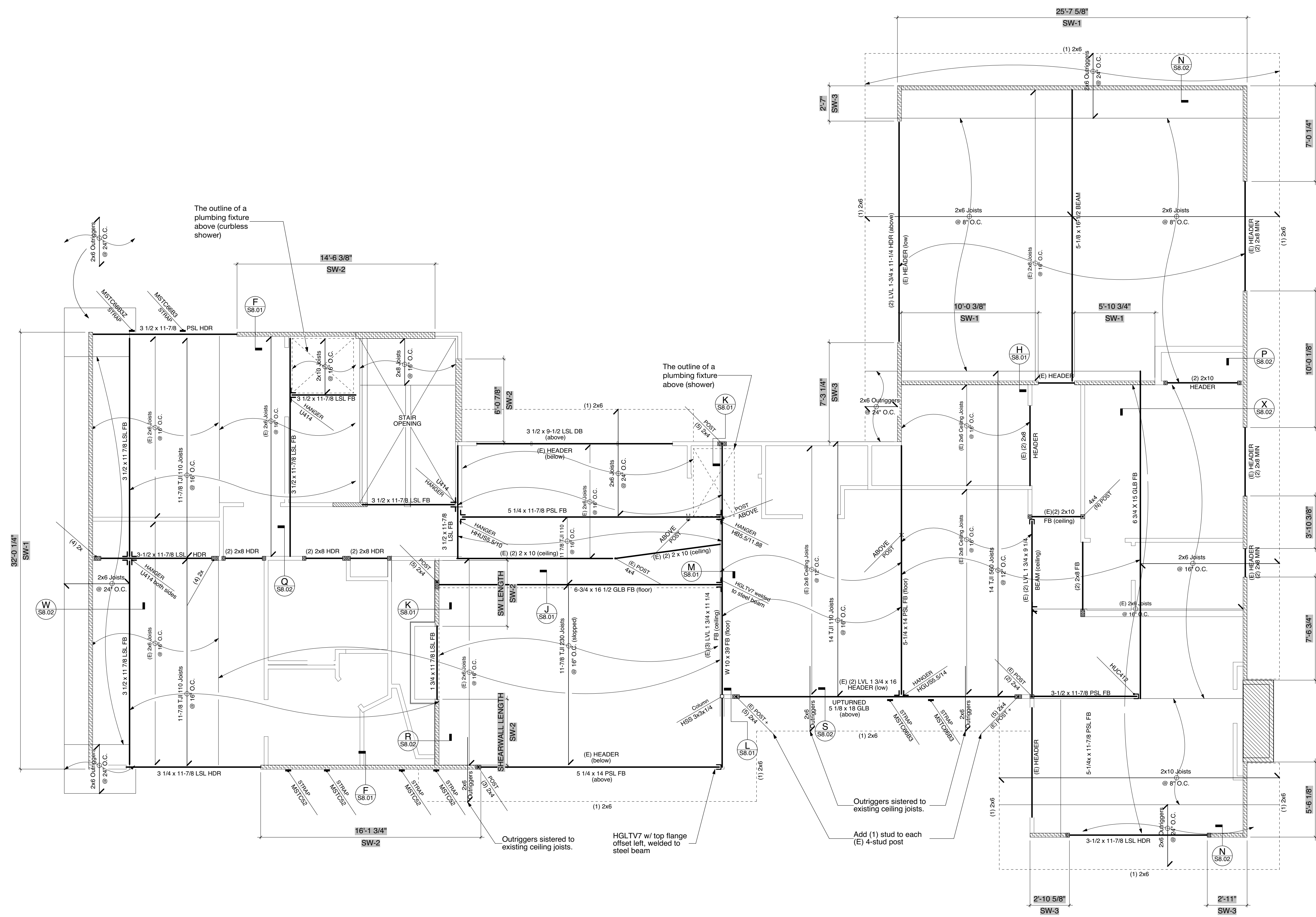
# S2.02

SHEET 25 OF 26

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### LEXICON:

- LINE OF FOOTING BELOW GRADE
- AREA OF NEW REINFORCED CONCRETE
- EXISTING FOUNDATION WALL
- AREA OF NEW ROOF OVER FRAMING
- INDICATES JOIST DIRECTION
- INDICATES EXTENT OF FRAMING
- DETAIL REFERENCE, INDICATES DETAIL NUMBER & SHEET NUMBER
- INDICATES SIMPSON HANGER
- INDICATES SIMPSON HOLDOWN
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- FBH FLUSH BOTTOM HEADER. (See header location diagram).
- FB FLUSH BEAM (In plane with adjacent floor or roof framing).
- SW1 SHEARWALL KEY - REFER TO SHEARWALL SCHEDULE



SW Schedule

Mark	Sheathing	Blocking	Panel Nailing <sup>1</sup>	Attachment to top plate <sup>2</sup>	LSL Rim Joists	Nailing to wood below <sup>3</sup>	A. Bolts to concrete below <sup>4</sup>	Capacity (pif, Seismic)	Capacity (pif, wind)
SW 1	15/32" APA Sheathing	Yes	8d @ 6" oc	CLIP @ 24" oc	2x/1 1/2" LSL	16d @ 6" oc	5/8" @ 48" oc	240	336
SW 2	15/32" APA Sheathing	Yes	8d @ 4" oc	CLIP @ 20" oc	2x/1 1/2" LSL	16d @ 4" oc	5/8" @ 48" oc	355	497
SW 3	15/32" APA Sheathing	Yes	8d @ 3" oc	CLIP @ 16" oc	2x/1 1/2" LSL	16d @ 3" oc	5/8" @ 36" oc	455	637
SW 4	15/32" APA Sheathing	Yes	8d @ 2" oc	CLIP @ 12" oc	4x/3 1/2" LSL	(2) Rows 16d @ 5" oc	5/8" @ 24" oc	595	833

<sup>1</sup> Nails shall be 8d box. Nailing applies to all panel edges (block all unsupported panel edges), top & bottom plates and blocking. Nail to intermediate framing members w/ 8d @ 12" oc. (Note: where stud spacing is 24" oc, nail to intermediate framing members with 8d@6" oc)

<sup>2</sup> Framing at adjoining panel edges shall be 3-inch nominal or wider and nails shall be staggered.

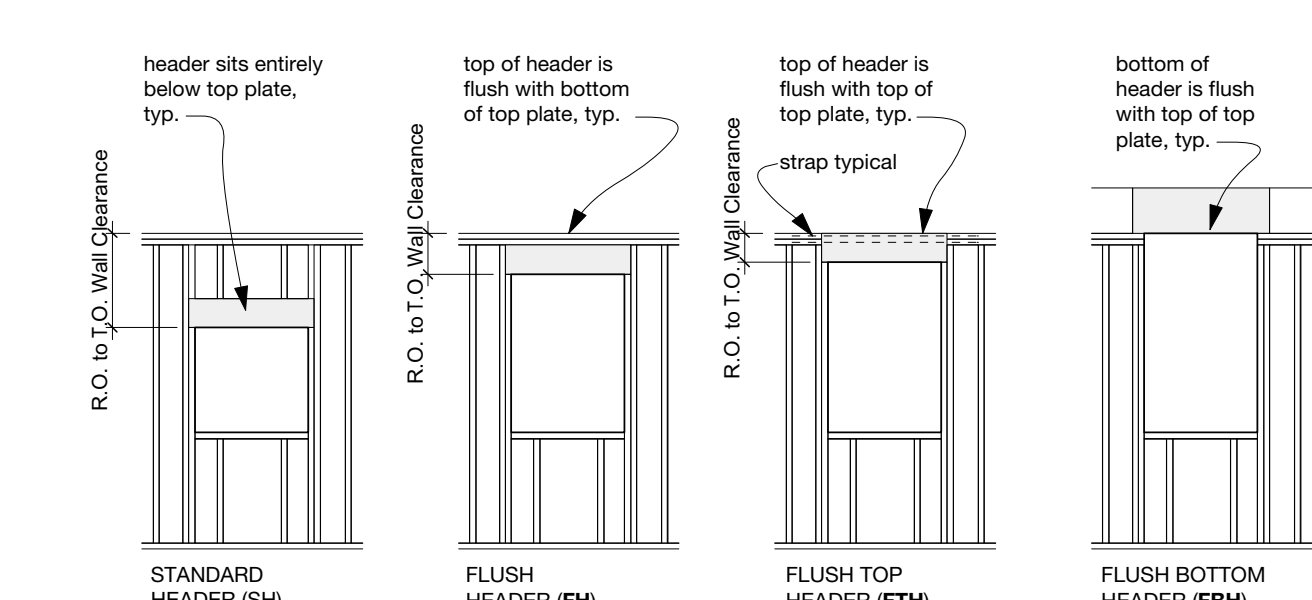
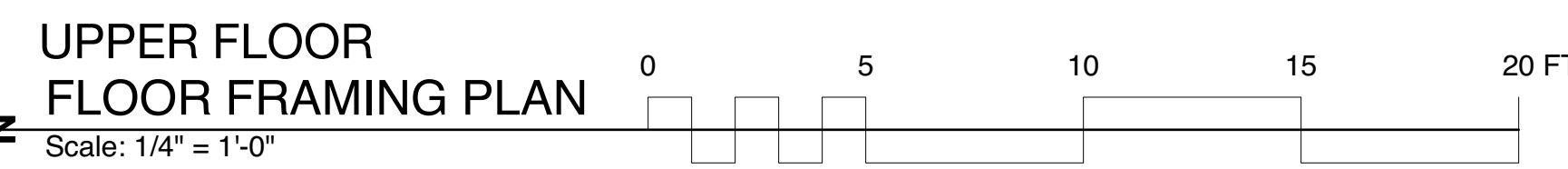
<sup>3</sup> Clip shall be either A35, LTP4

<sup>4</sup> Rows must be offset at least 1/2" and staggered.

<sup>5</sup> Nails shall be 16d box (0.1350x3/4") or 10d common (0.1480x3/4")

Screws shall be Simpson SDS25500 (1/4"x5" min)

<sup>6</sup> Provide 3"x3"x0.229" plate washer at all anchor bolts. Anchor bolts shall be positioned such that plate edge of plate washer is with 1/2" of the edge of the bottom plate. (Plate washers may be diagonally slotted with a width of up to 13/16" and a length not to exceed 1 1/4")



Floor Framing Plan Notes

- Floor sheathing shall be 23/32" APA Rated sheathing with a panel index of 40/20. Nail to framing with 10d common nails at 6" oc at panel edges and 12" oc in field unless noted otherwise on plans.
- All headers and beams shall be (2) 2x8 minimum, u.n.o. Refer to note 3 for support requirements.
- All columns shall be double stud minimum, u.n.o., with the beam or header bearing fully on the column. Individual studs shall be nailed together per the general structural notes.
- Exterior wall sheathing shall be 15/32" APA Rated sheathing with a panel index of 24/0 (Oriented strand board of equivalent thickness, exposure rating, and panel index may be used in lieu of plywood at contractor's option).



WHITNEY ARCHITECTURE

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PROJECT:

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Mercer Island, WA 98040**



ISSUES:

Date	Mark	Issue Type
2021-12-24	-	Building Permit

PLOTTED:

FILE NAME:  
1519-Anderson+Goodejohn VW2019.vwx

PROJECT NUMBER:  
1519

DRAWN BY:  
--

SHEET TITLE:

Permit

# Roof Framing Framing Plan

Leave this space open for building department stamps.

SHEET NUMBER:

# S2.03

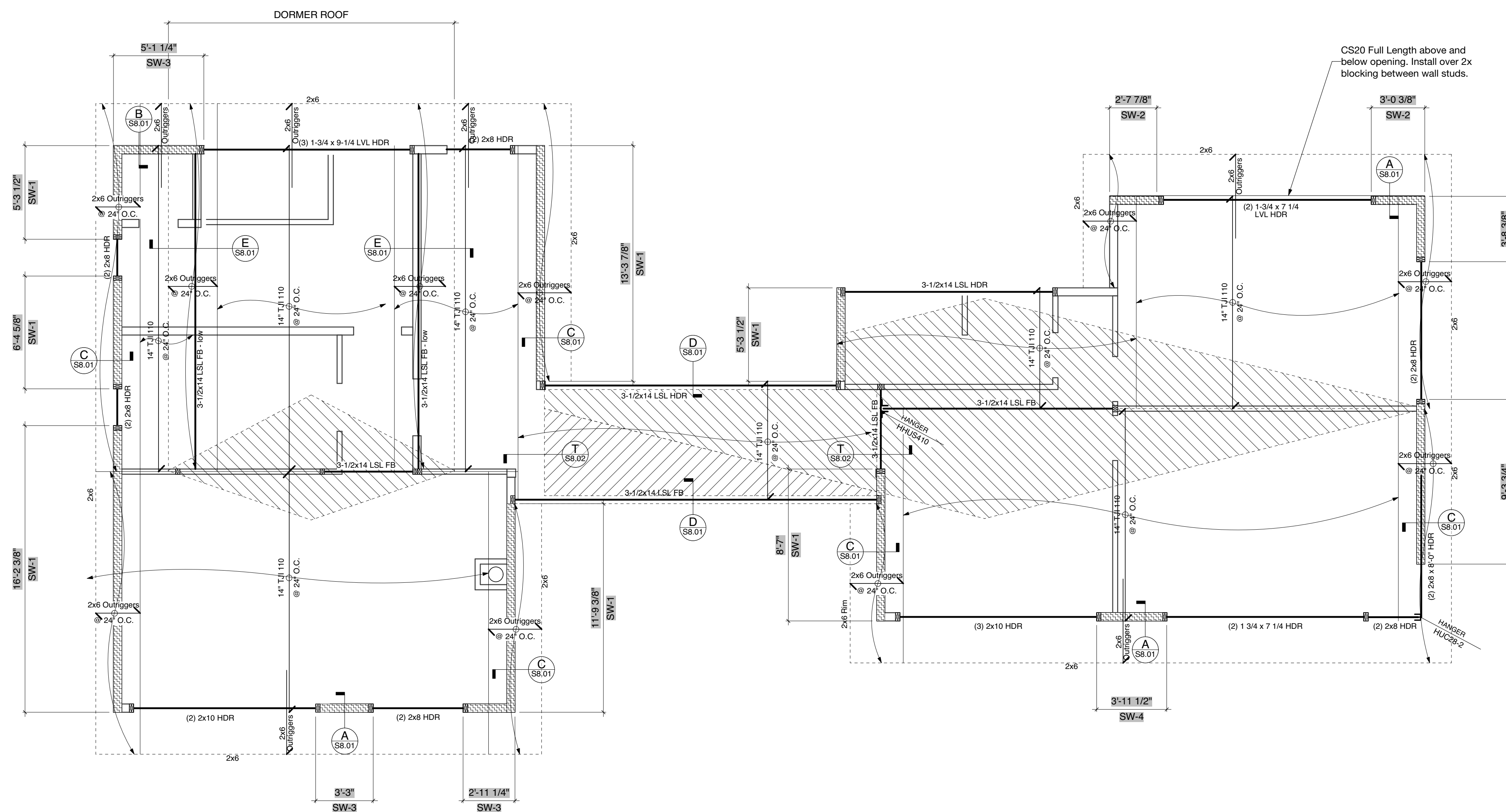
SHEET 26 OF 26

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### LEXICON:

- LINE OF FOOTING BELOW GRADE
- AREA OF NEW REINFORCED CONCRETE
- EXISTING FOUNDATION WALL
- AREA OF NEW ROOF OVER FRAMING
- INDICATES JOIST DIRECTION
- INDICATES EXTENT OF FRAMING
- DETAIL REFERENCE, INDICATES DETAIL NUMBER & SHEET NUMBER
- INDICATES SIMPSON HANGER
- INDICATES SIMPSON HOLDOWN
- INDICATES SIMPSON FRAMING STRAP

- SH STANDARD HEADER. (See header location diagram).
- FH FLUSH HEADER. (See header location diagram).
- FTH FLUSH TOP HEADER. (See header location diagram).
- FBH FLUSH BOTTOM HEADER. (See header location diagram).
- FB FLUSH BEAM (In plane with adjacent floor or roof framing)
- SW1 SHEARWALL KEY - REFER TO SHEARWALL SCHEDULE



SW Schedule

Mark	Sheathing	Blocking	Panel Nailing <sup>1</sup>	Attachment to top plate <sup>2</sup>	LSL Rim Joists	Nailing to wood below <sup>3</sup>	A. Bolts to concrete below <sup>4</sup>	Capacity (pif, Seismic)	Capacity (pif, wind)
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SW 3	15/32" APA Sheathing	Yes	8d @ 3" oc	CLIP @ 16" oc	2x/1 1/2" LSL	16d @ 3 1/2" oc	5/8" @ 36" oc	455	637
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<sup>1</sup> Nails shall be 8d box. Nailing applies to all panel edges (block all unsupported panel edges), top & bottom plates and blocking. Nail to intermediate framing members w/ 8d @ 12" oc. (Note: where stud spacing is 24" oc, nail to intermediate framing members with 8d@6" oc)

<sup>2</sup> Framing at adjoining panel edges shall be 3-inch nominal or wider and nails shall be staggered.

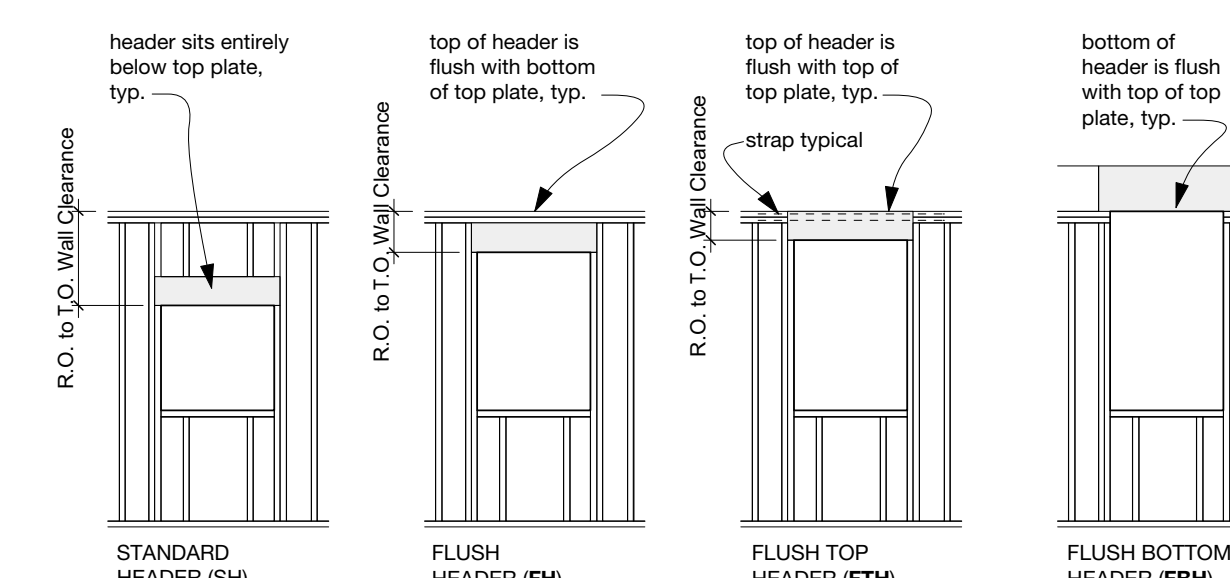
<sup>3</sup> Clip shall be either A35, LTP4

<sup>4</sup> Rows must be offset at least 1/2" and staggered.

<sup>5</sup> Nails shall be 16d box (0.1350x3 1/2") or 10d common (0.1480x3 1/2")

<sup>6</sup> Screws shall be Simpson SDS25500 (1/4"x5" min)

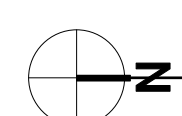
<sup>7</sup> Provide 3"x3"x0.229" plate washer at all anchor bolts. Anchor bolts shall be positioned such that plate edge of plate washer is with 1/2" of the edge of the bottom plate. (Plate washers may be diagonally slotted with a width of up to 13/16" and a length not to exceed 1 1/4")



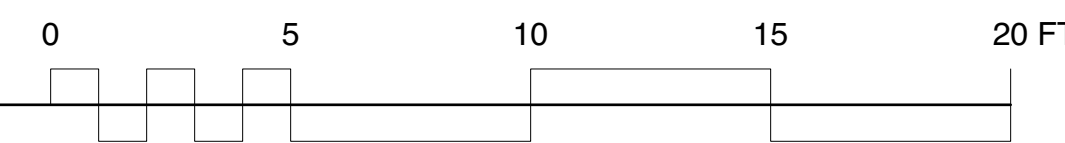
HEADER LOCATION DIAGRAM  
n.t.s.

### Roof Framing Plan Notes

- Roof sheathing shall be 15/32" APA Rated sheathing with a panel index of 24/0. Nail to framing with 8d common nails at 6" oc at panel edges and 12" oc in field unless noted otherwise on plans. Where noted on the plans all panel edges shall be block with minimum 2x material.
- All headers and beams shall be (2) 2x8 minimum, u.n.o. Refer to note 3 for support requirements.
- All columns shall be double stud minimum, u.n.o., with the beam or header bearing fully on the column. Individual studs shall be nailed together per the general structural notes.
- Exterior wall sheathing shall be 15/32" APA Rated sheathing with a panel index of 24/0 (Oriented strand board of equivalent thickness, exposure rating, and panel index may be used in lieu of plywood at contractor's option).
- Refer to Detail T for nailing and blocking requirements at roof steps.



ROOF FRAMING  
Scale: 1/4" = 1'-0"

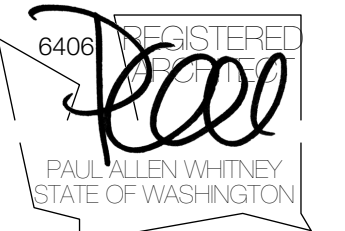




PROJECT:

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2021-12-24		Building Permit

PLOTTED:

FILE NAME:  
1519-Anderson+Goodejohn VW2019.vwx

PROJECT NUMBER:  
1519

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LL

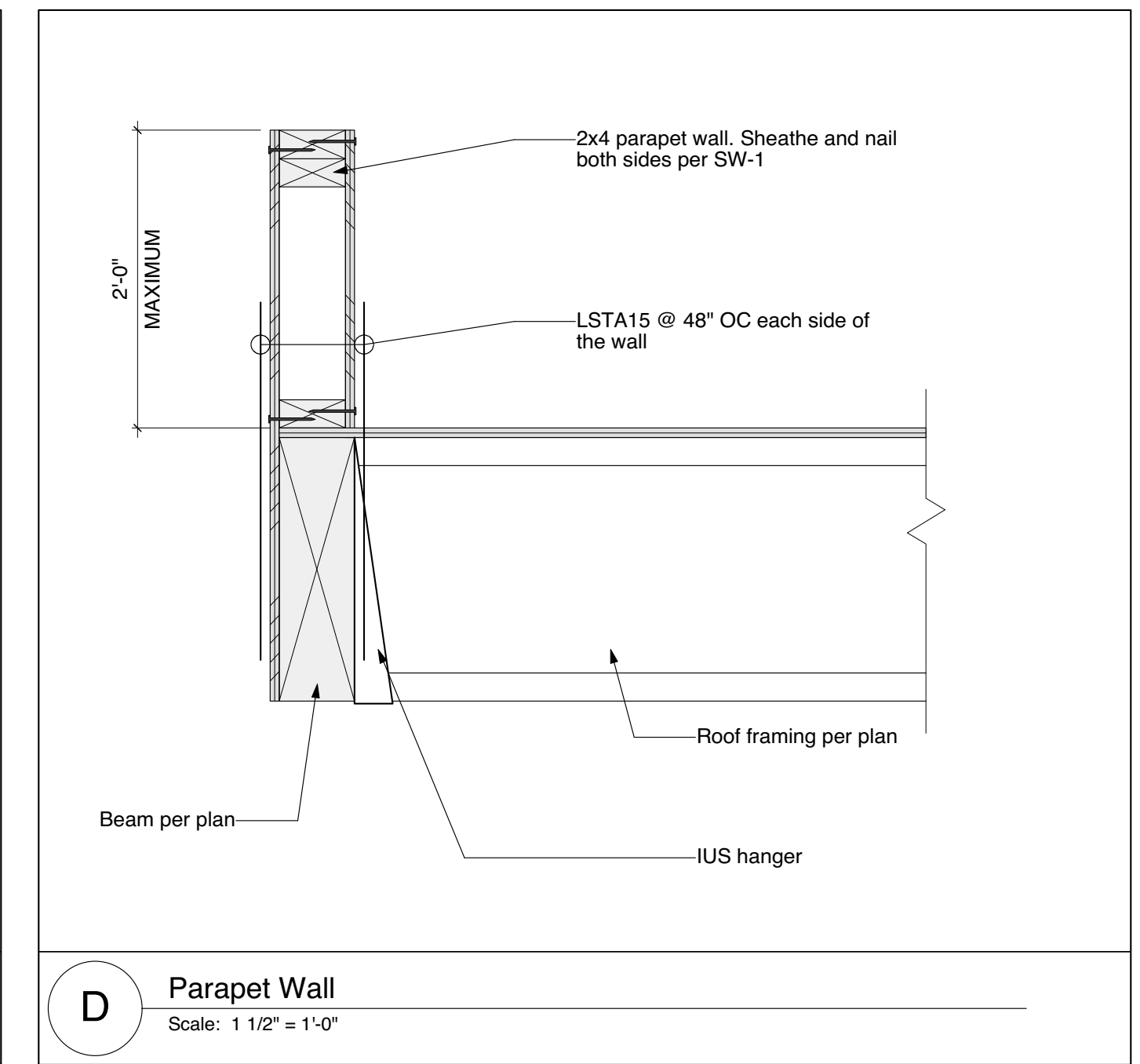
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**Permit  
Structural  
Details**

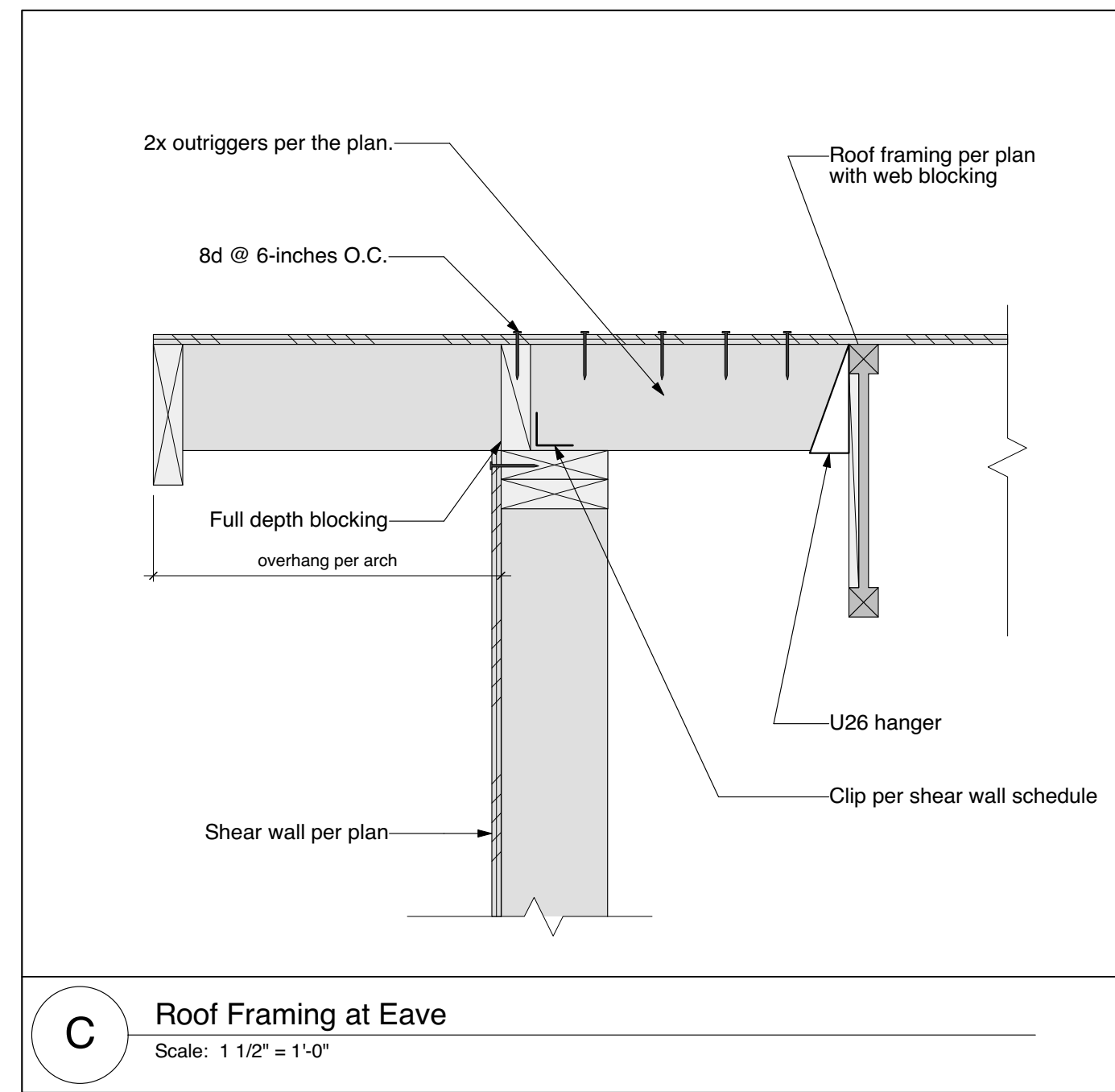
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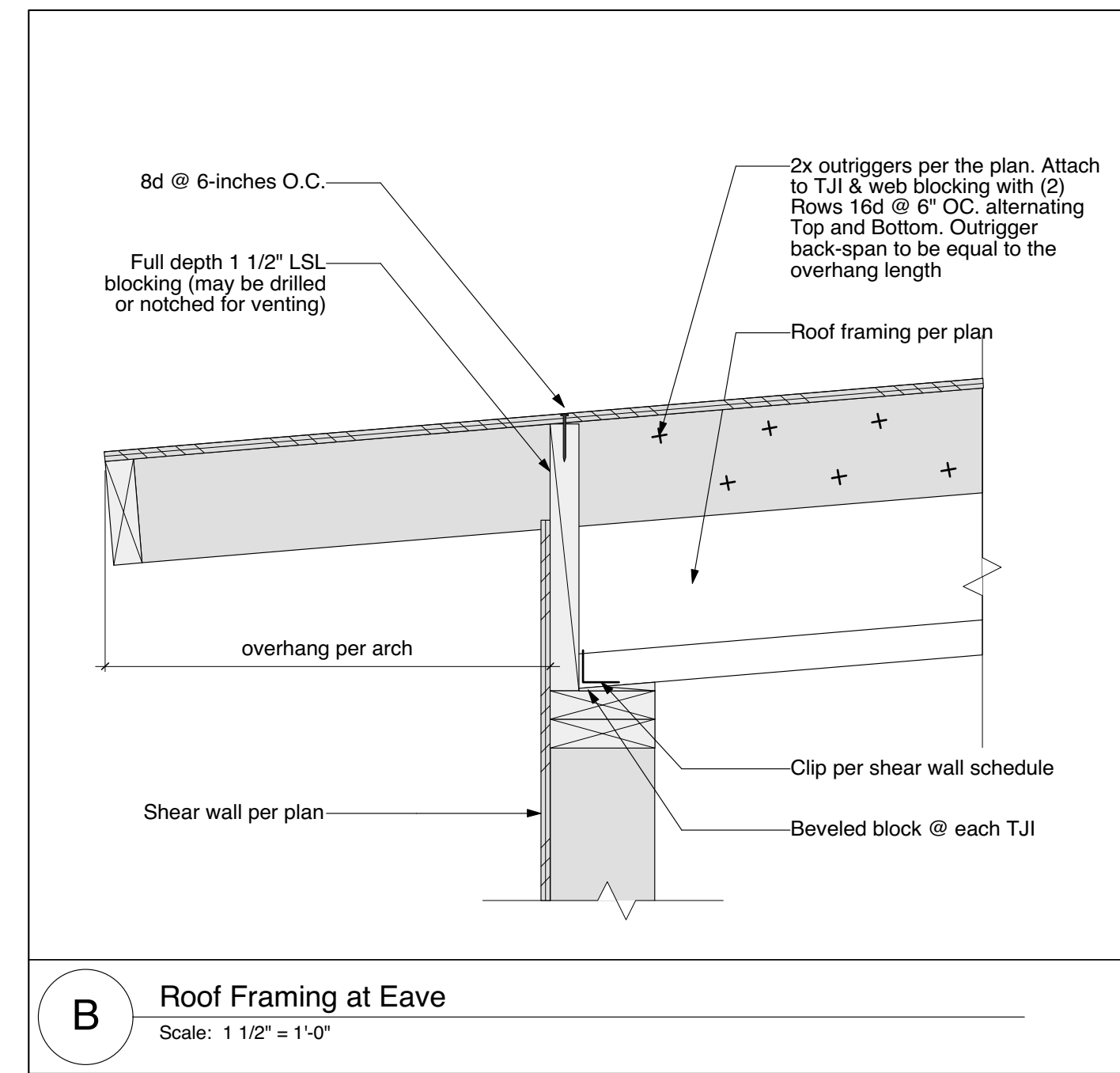
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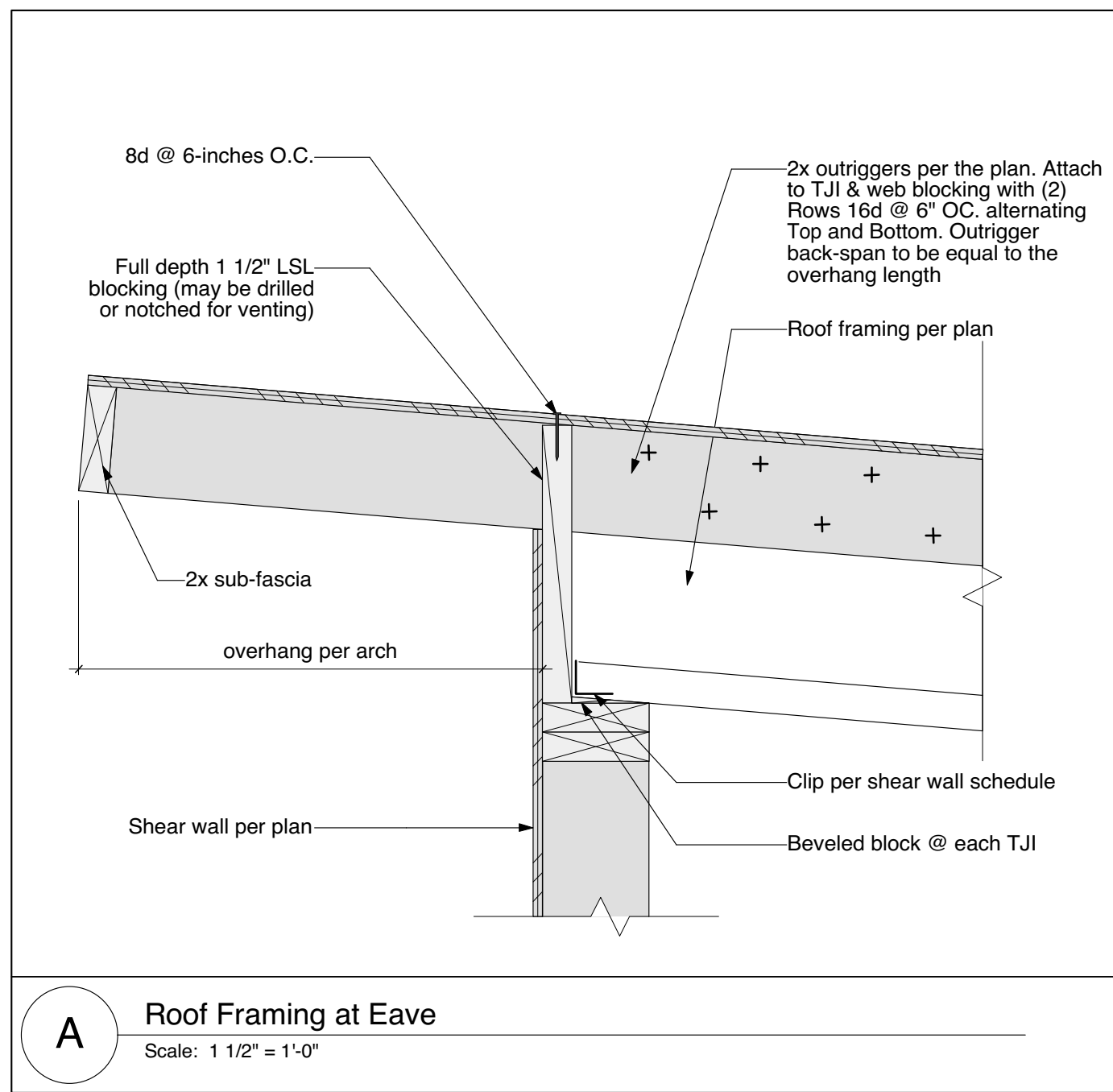
**D Parapet Wall**  
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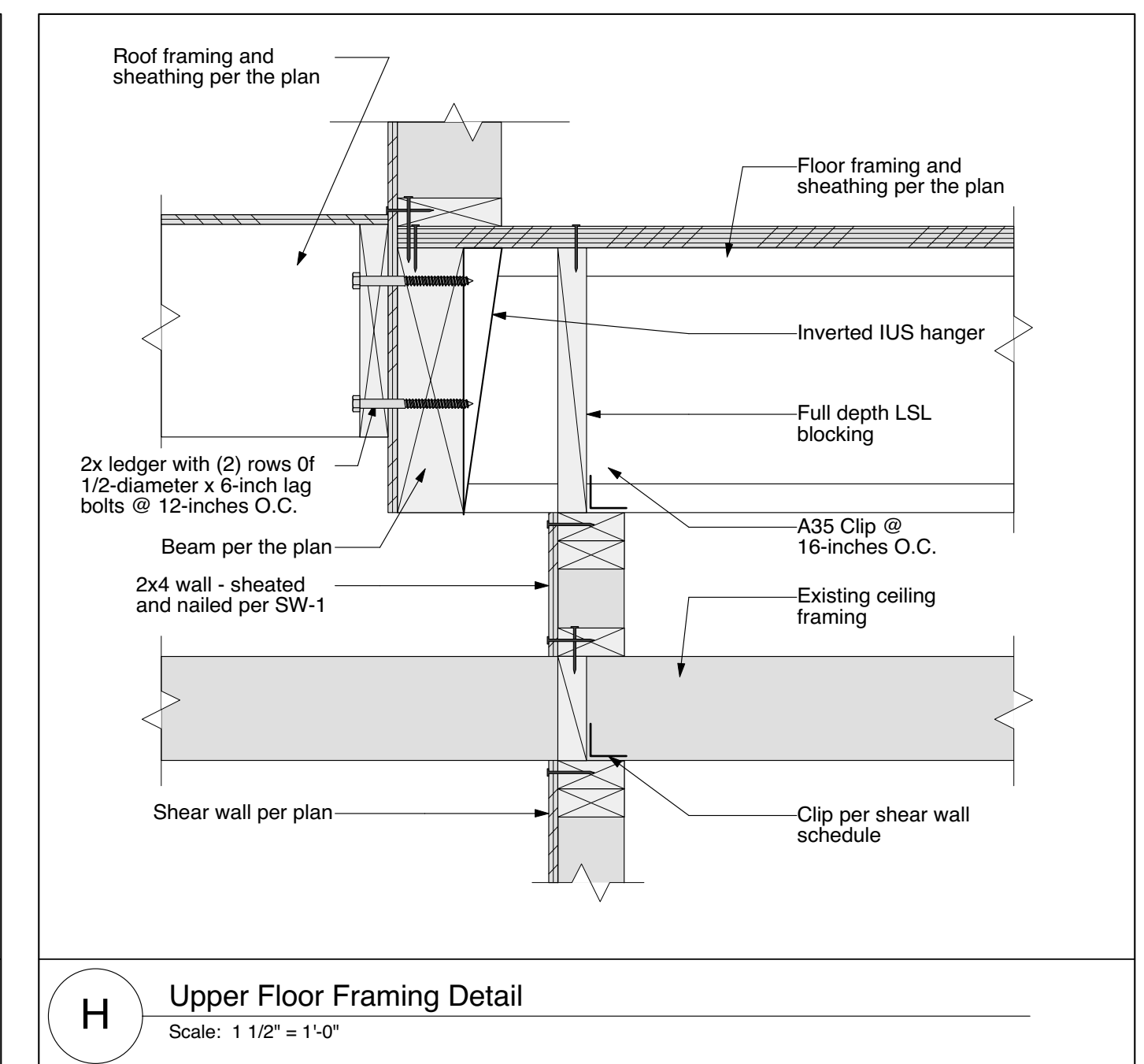
**C Roof Framing at Eave**  
Scale: 1 1/2" = 1'-0"



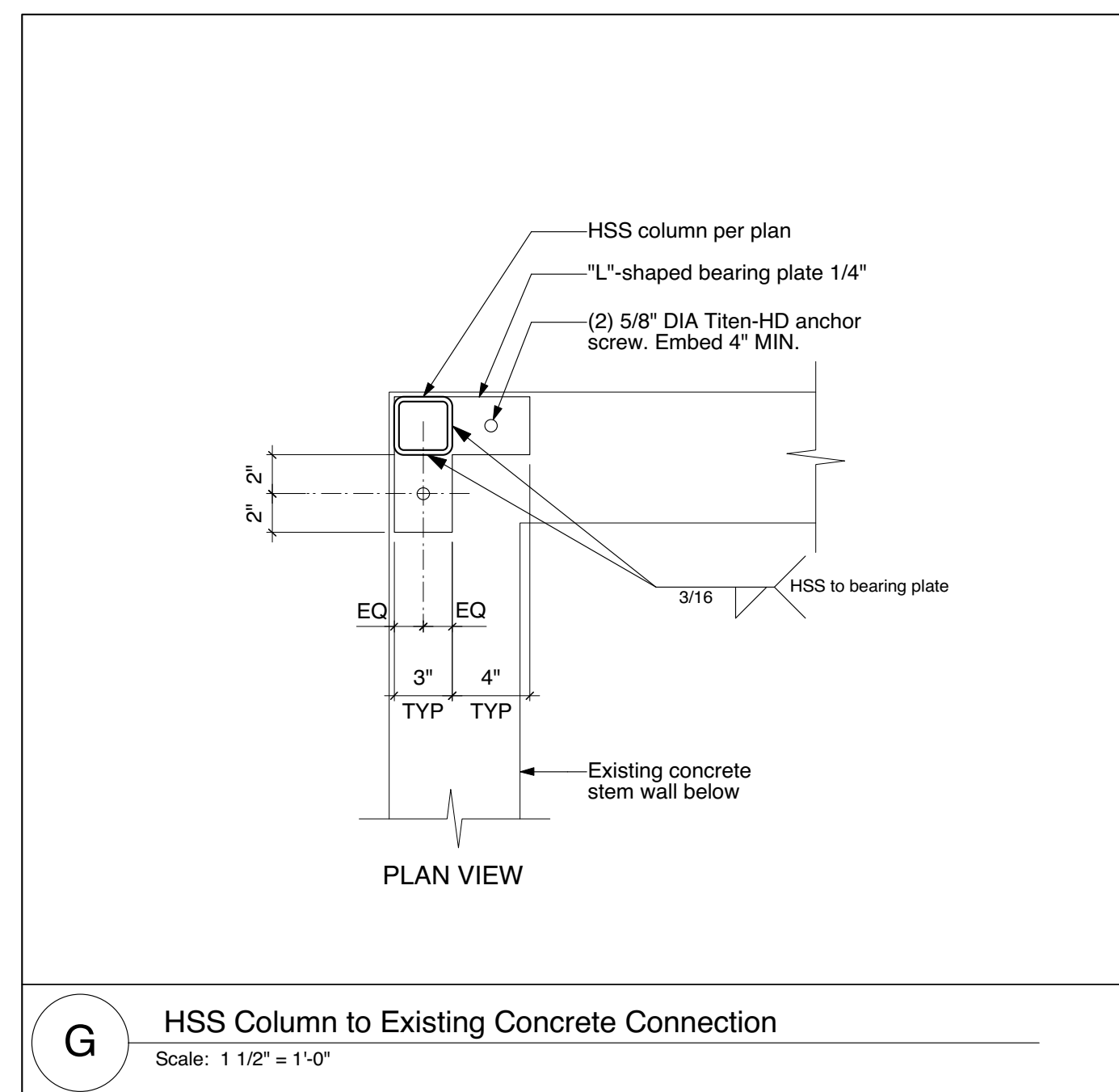
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Scale: 1 1/2" = 1'-0"



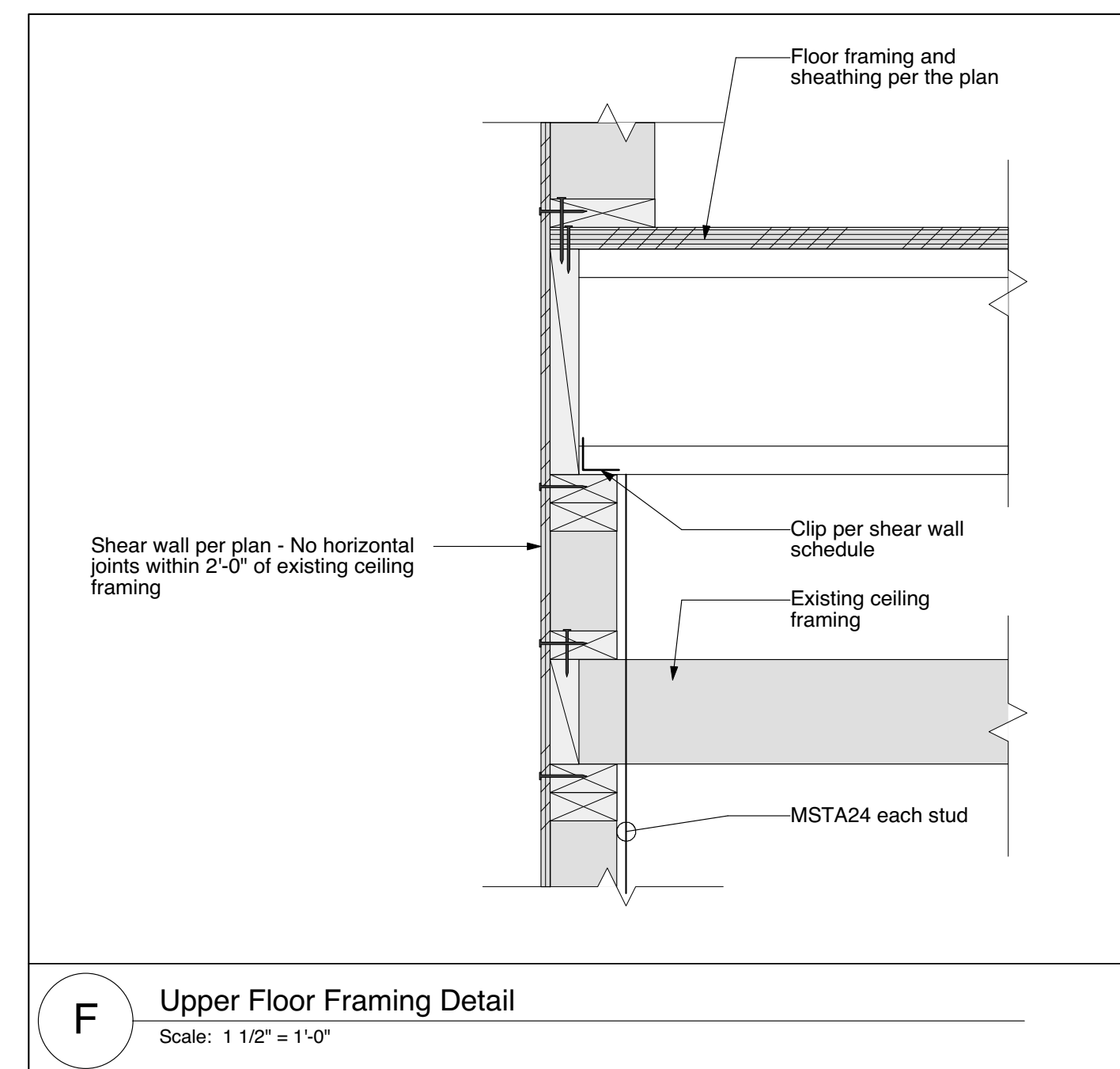
**A Roof Framing at Eave**  
Scale: 1 1/2" = 1'-0"



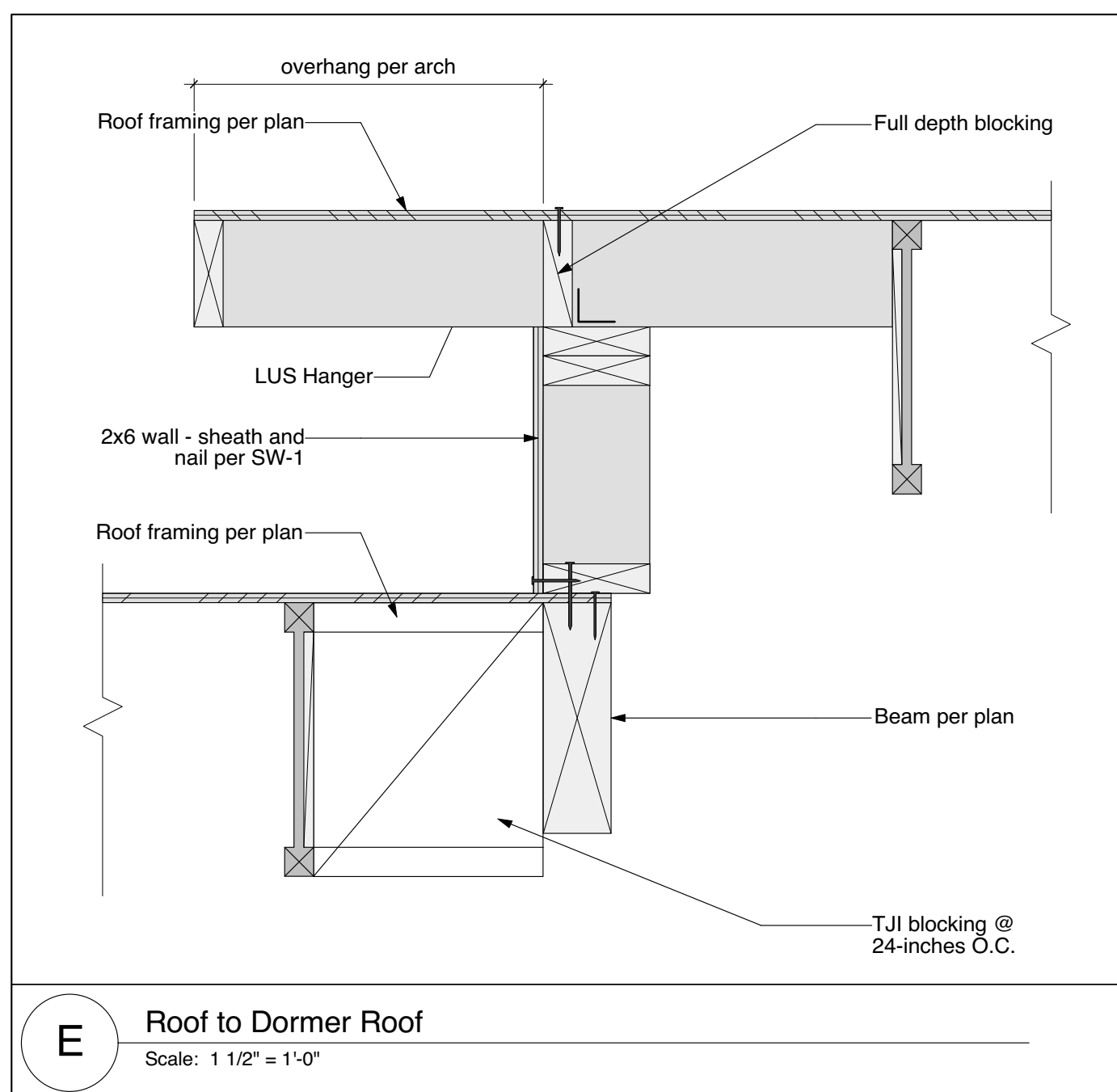
**H Upper Floor Framing Detail**  
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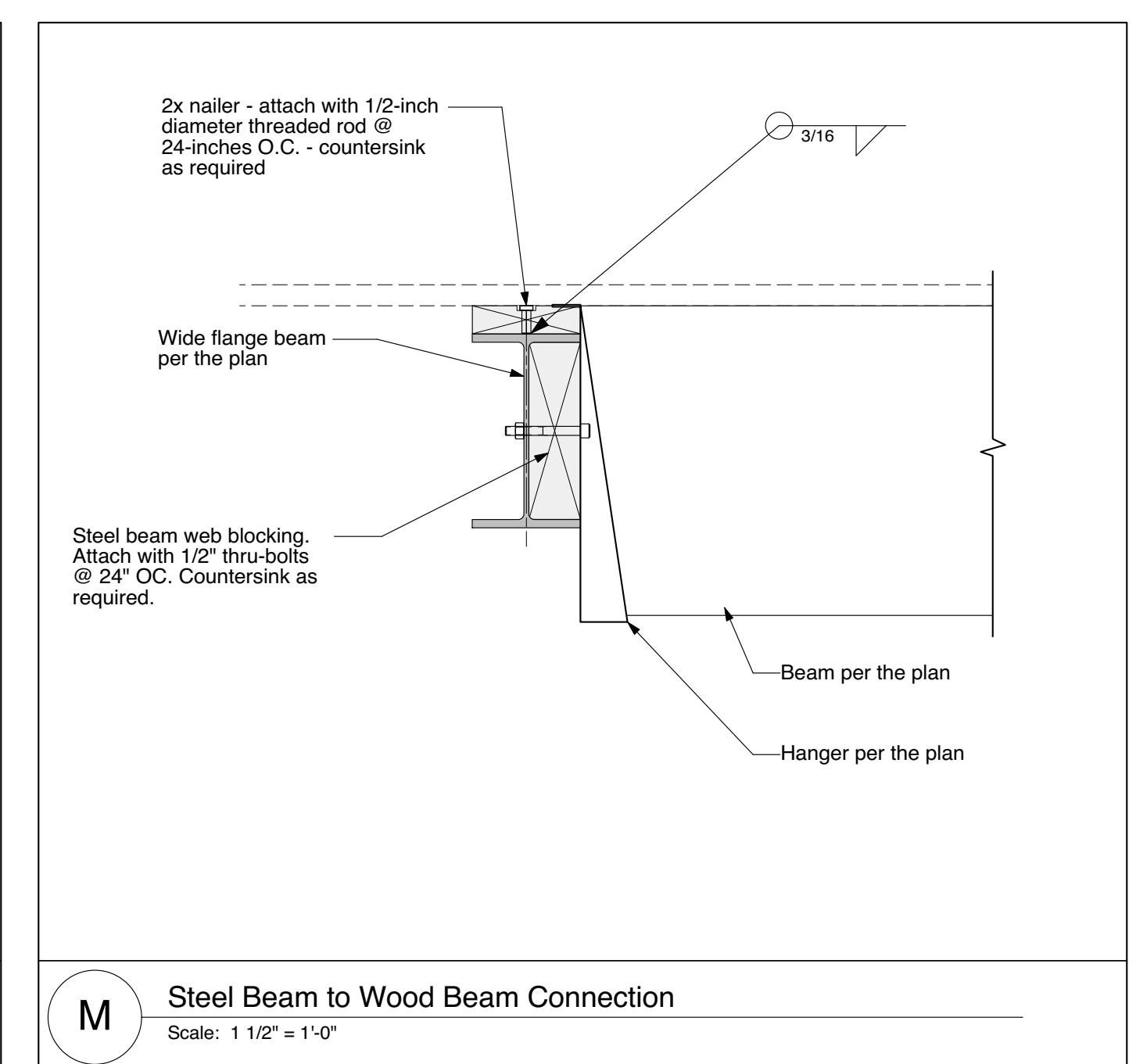
**G HSS Column to Existing Concrete Connection**  
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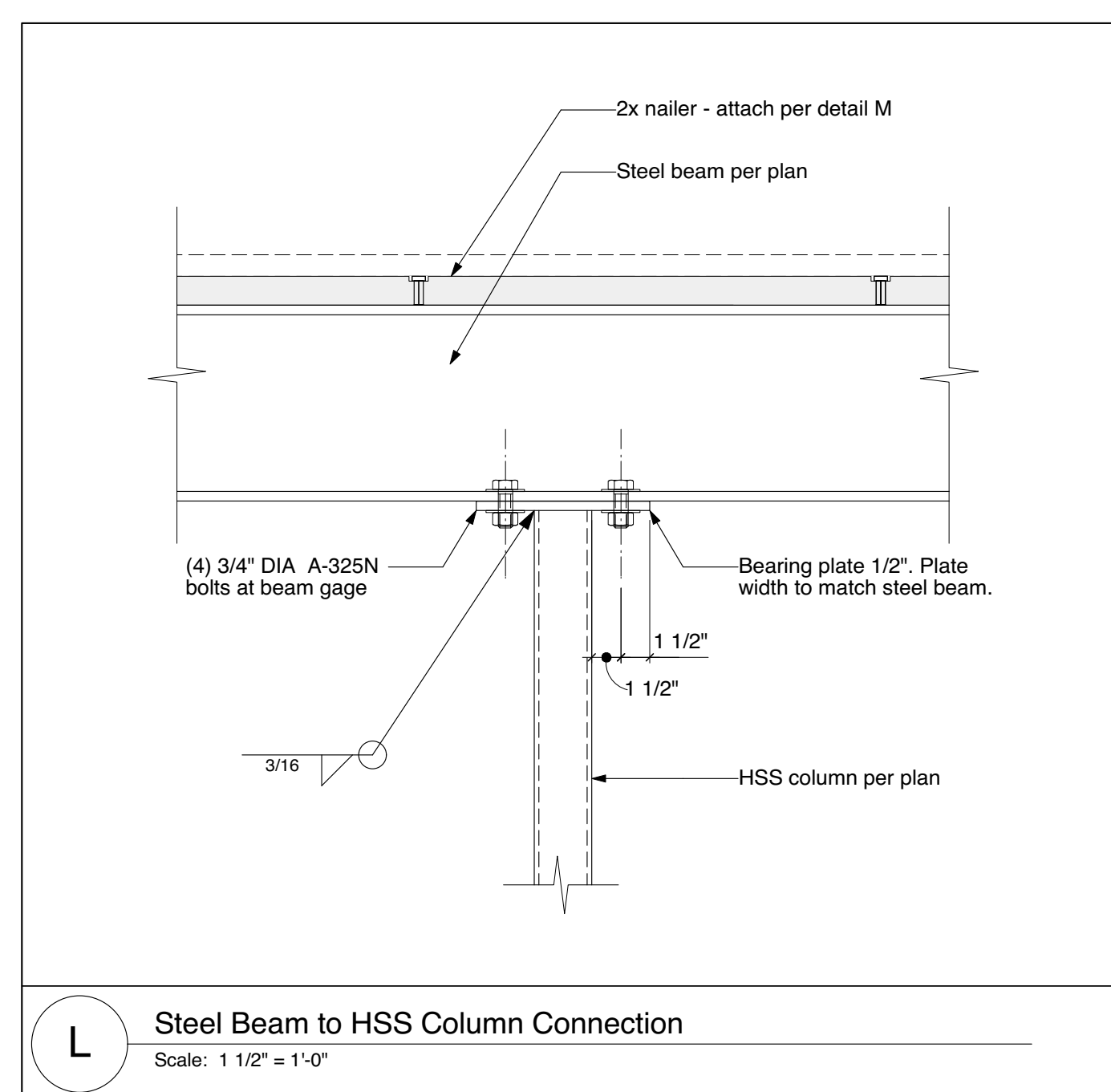
**F Upper Floor Framing Detail**  
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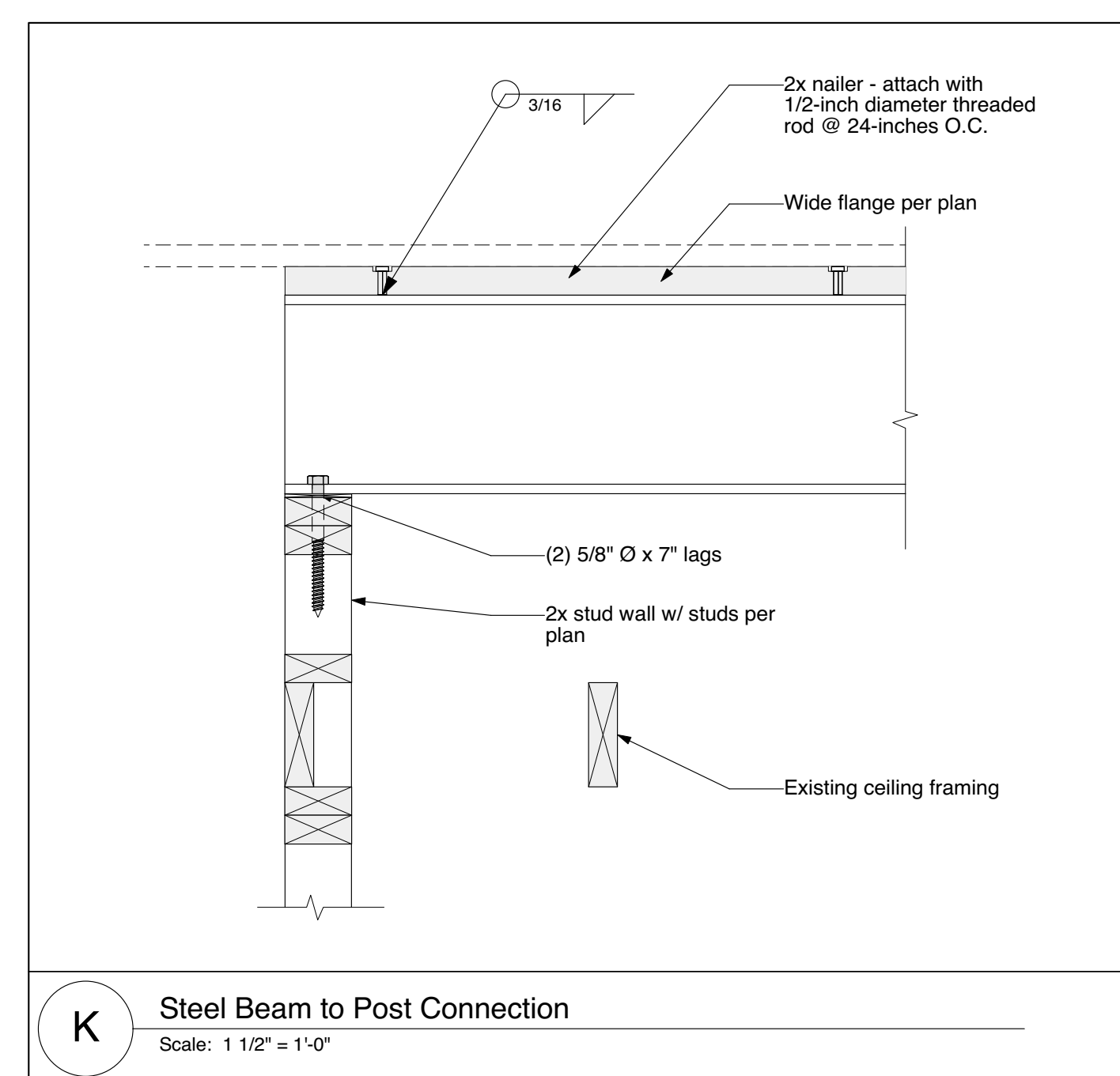
**E Roof to Dormer Roof**  
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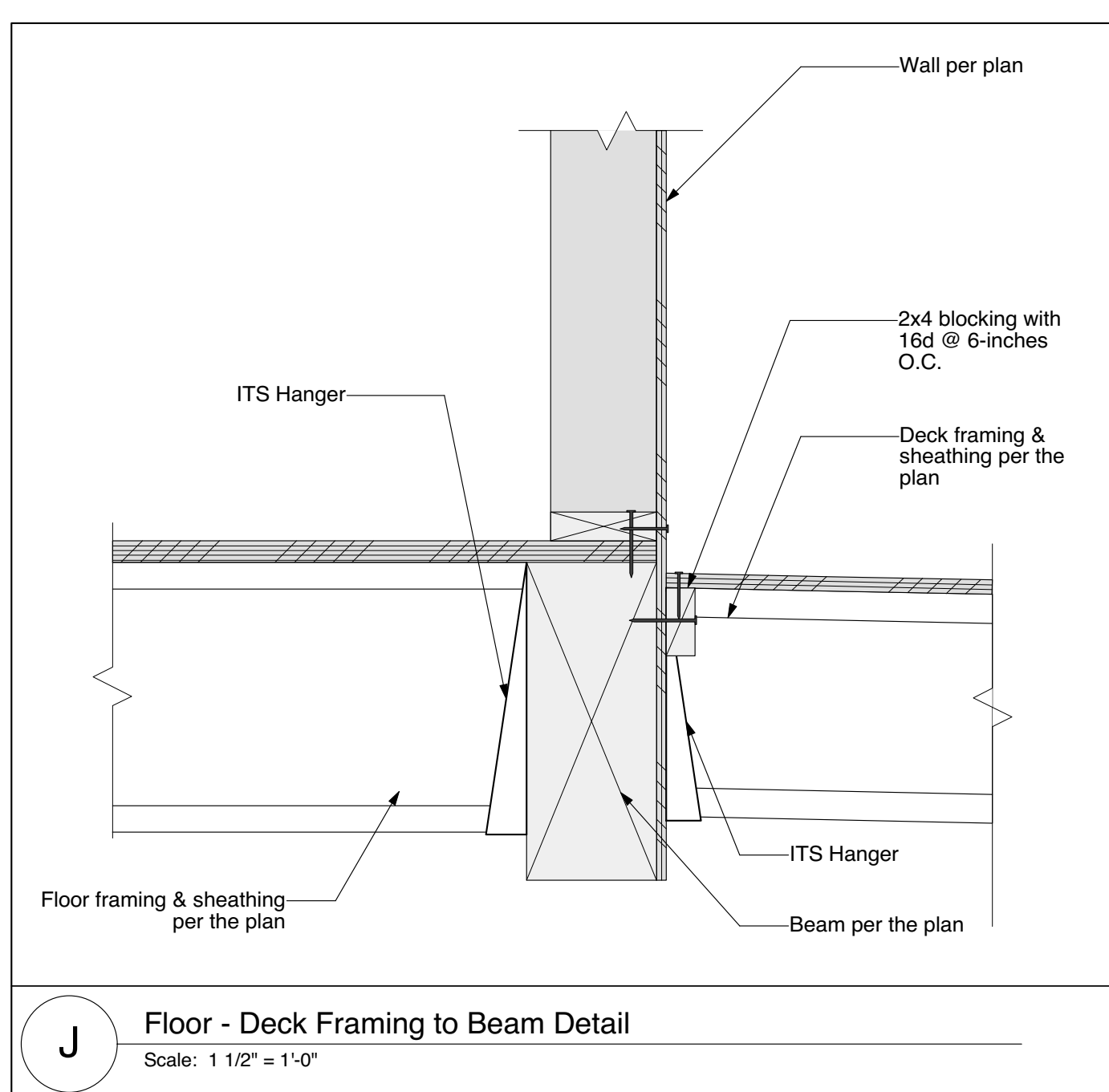
**M Steel Beam to Wood Beam Connection**  
Scale: 1 1/2" = 1'-0"



**L Steel Beam to HSS Column Connection**  
Scale: 1 1/2" = 1'-0"



**K Steel Beam to Post Connection**  
Scale: 1 1/2" = 1'-0"



**J Floor - Deck Framing to Beam Detail**  
Scale: 1 1/2" = 1'-0"



WHITNEY ARCHITECTURE

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206.789.9534

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ISSUES:

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2021-12-24	-	Building Permit

PLOTTED:

FILE NAME:  
1519-Anderson+Goodejohn VW2019.vwx

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DRAWN BY:  
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SHEET TITLE:

## Permit Structural Details

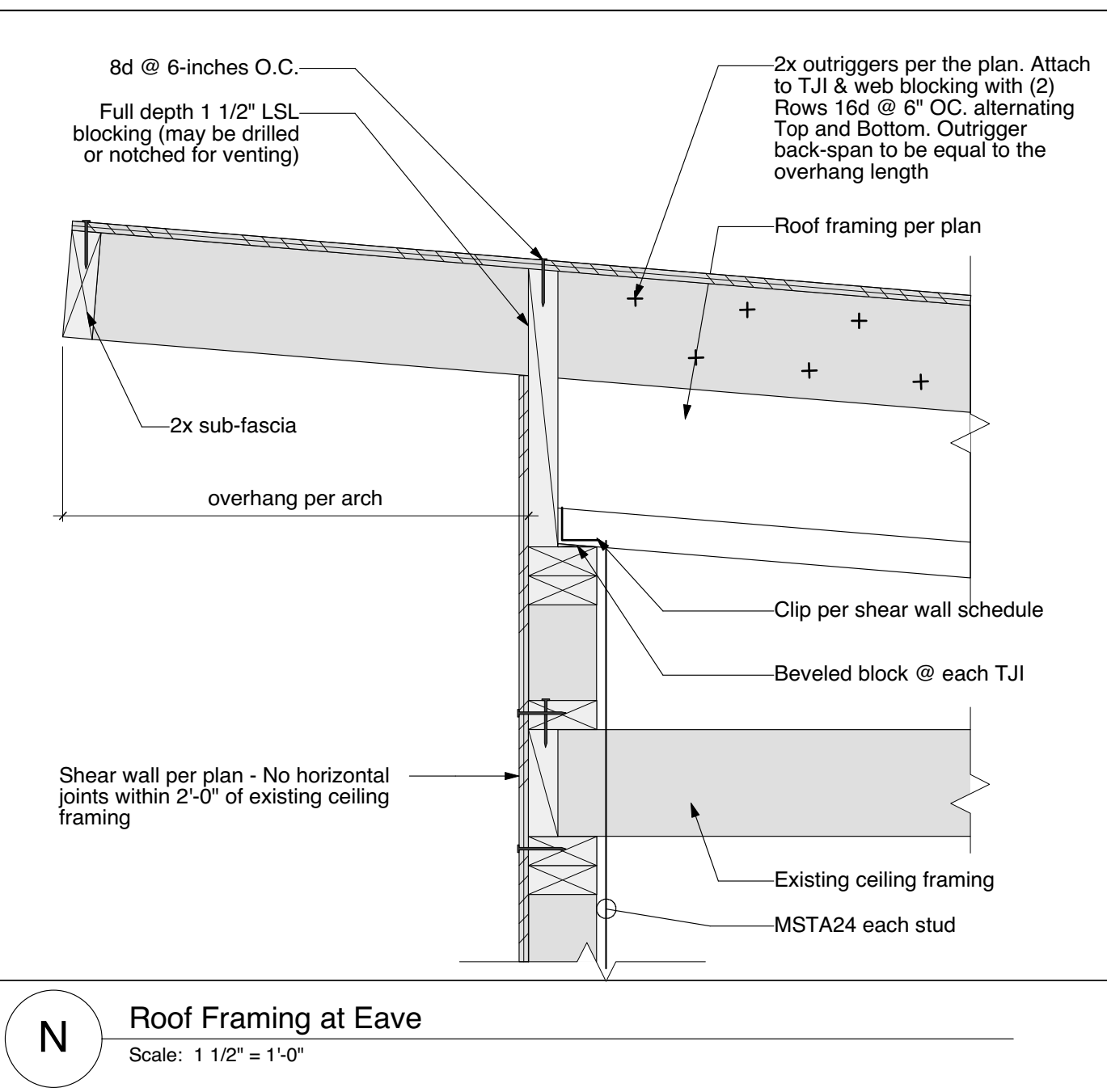
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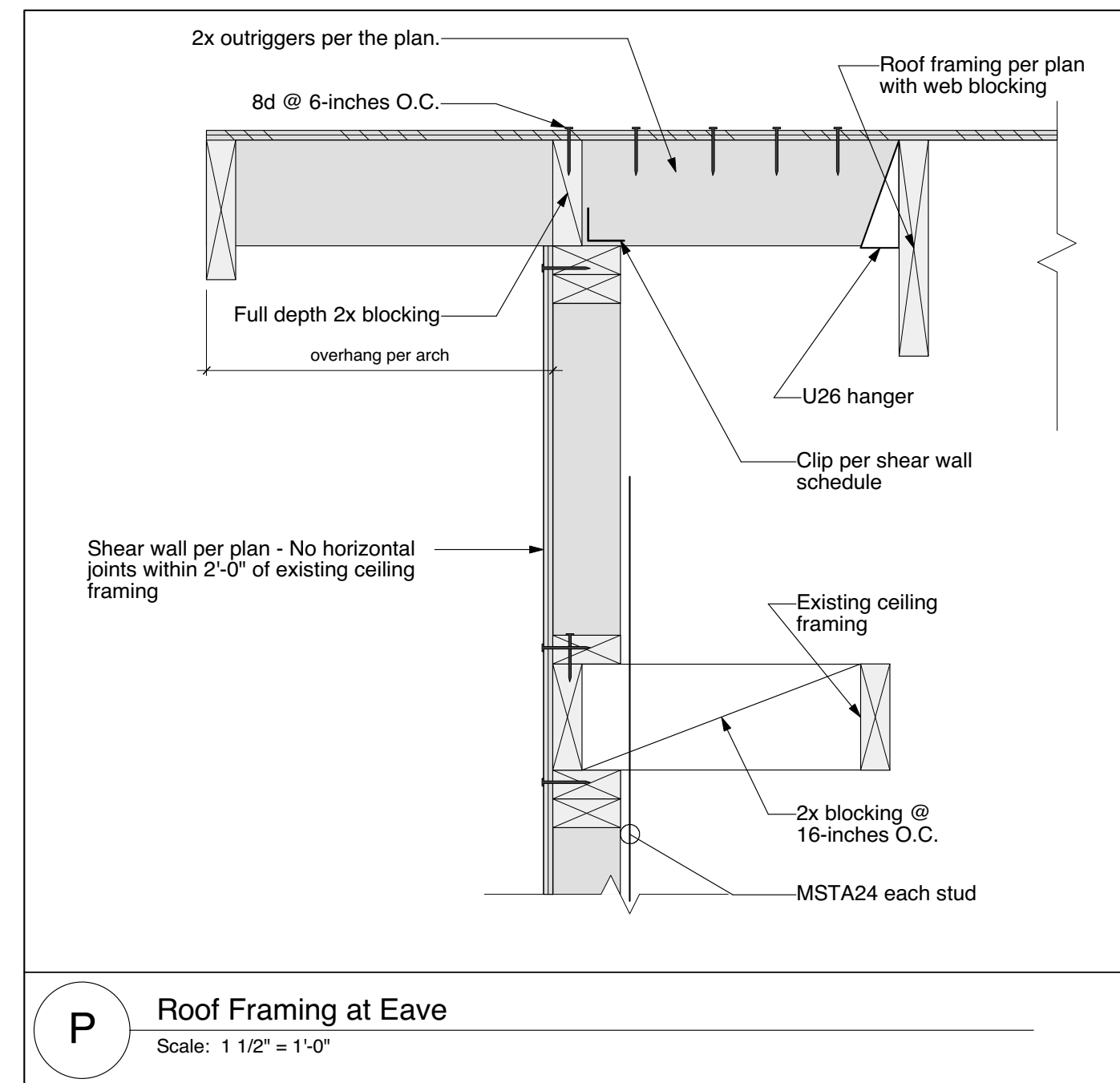
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SHEET 28 OF 26

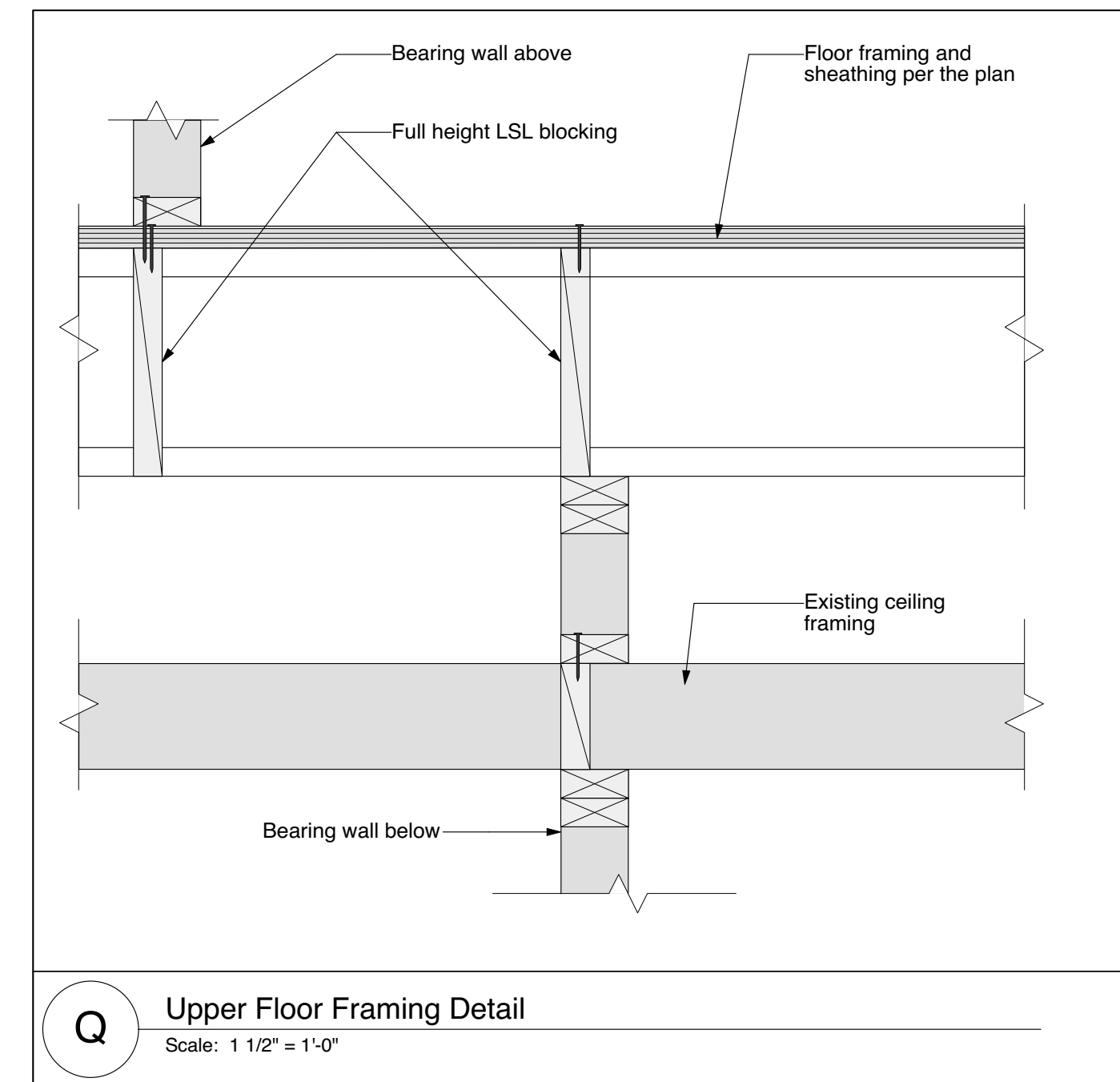
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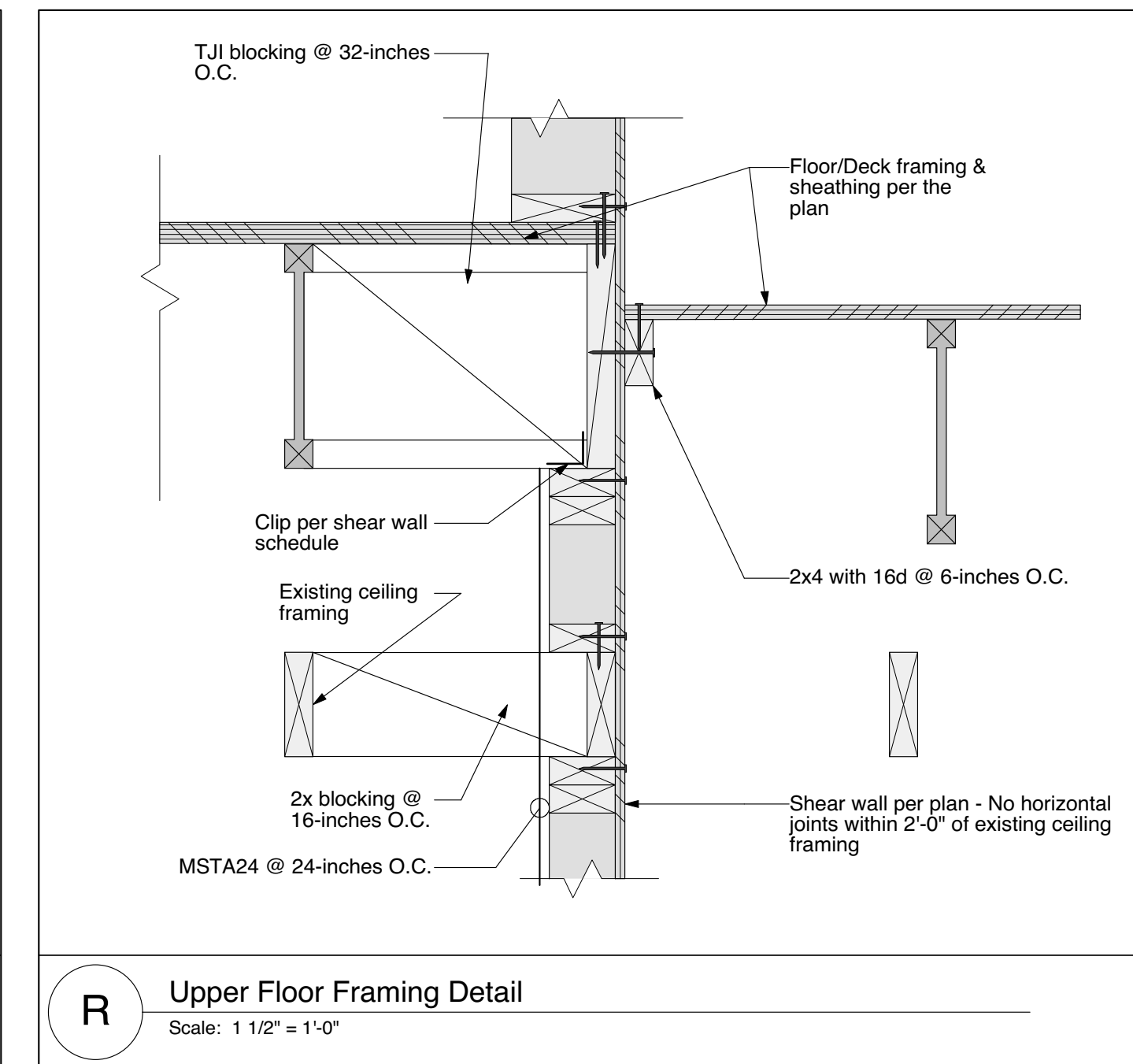
**N** Roof Framing at Eave  
Scale: 1 1/2" = 1'-0"



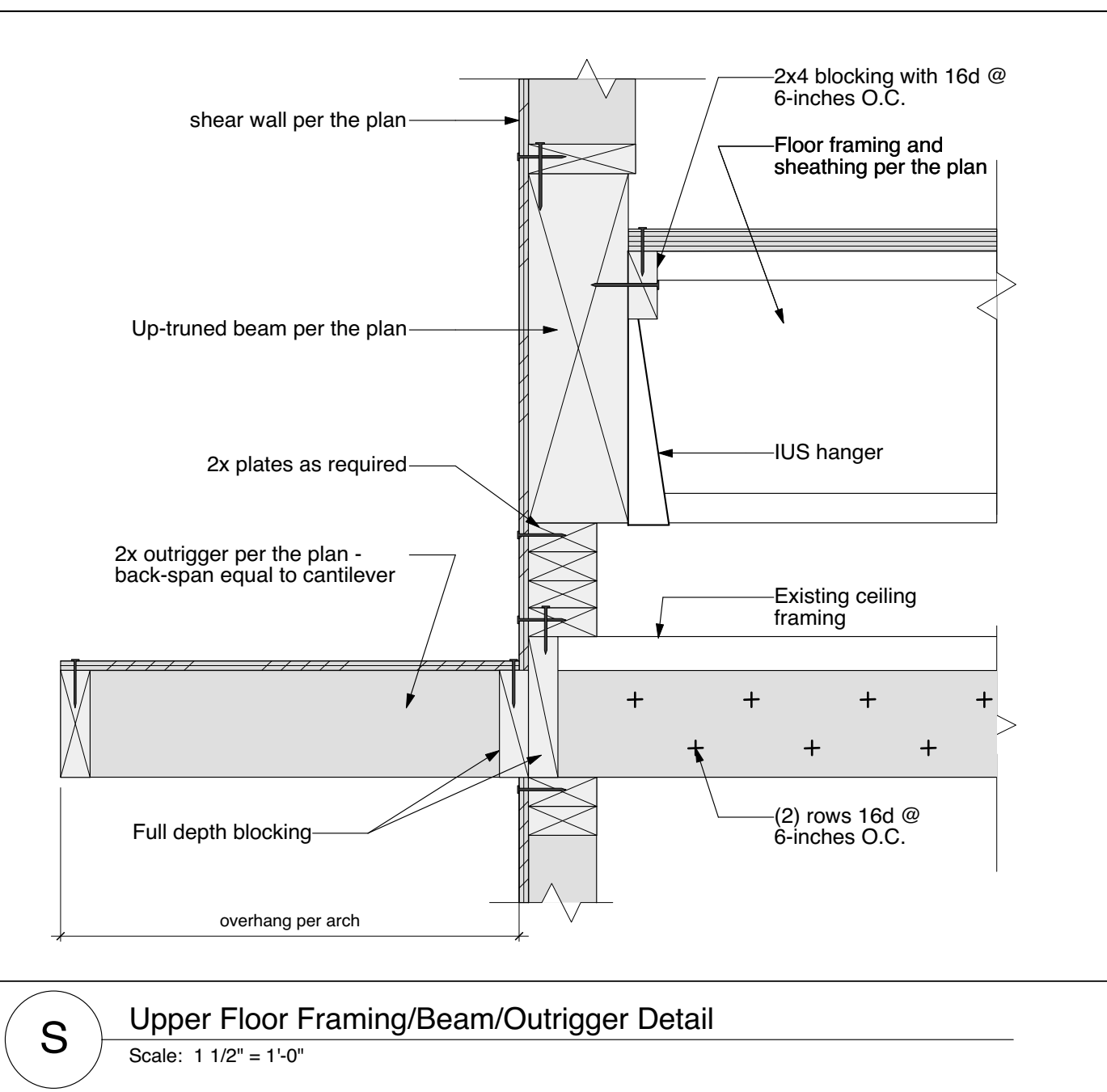
**P** Roof Framing at Eave  
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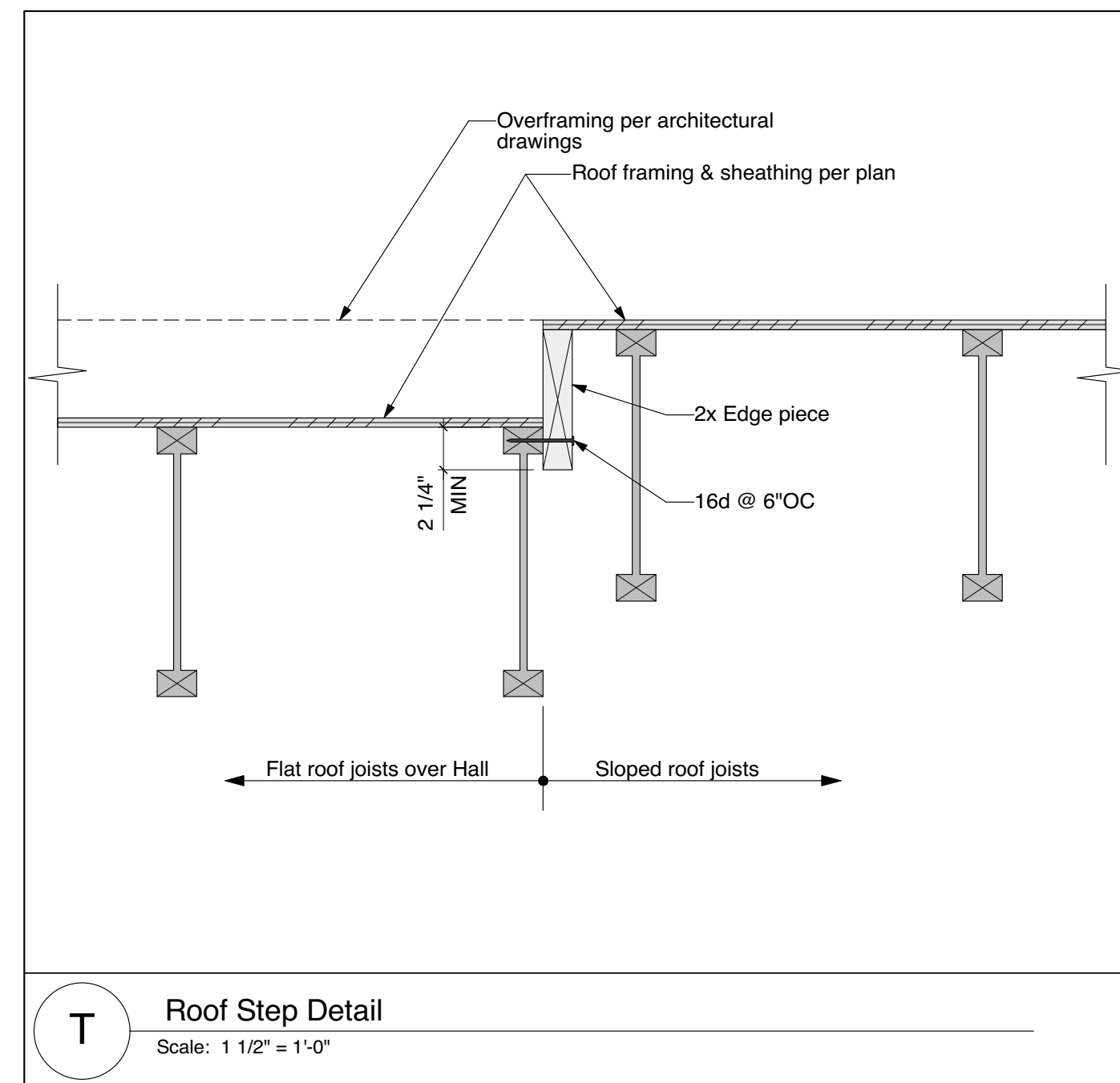
**Q** Upper Floor Framing Detail  
Scale: 1 1/2" = 1'-0"



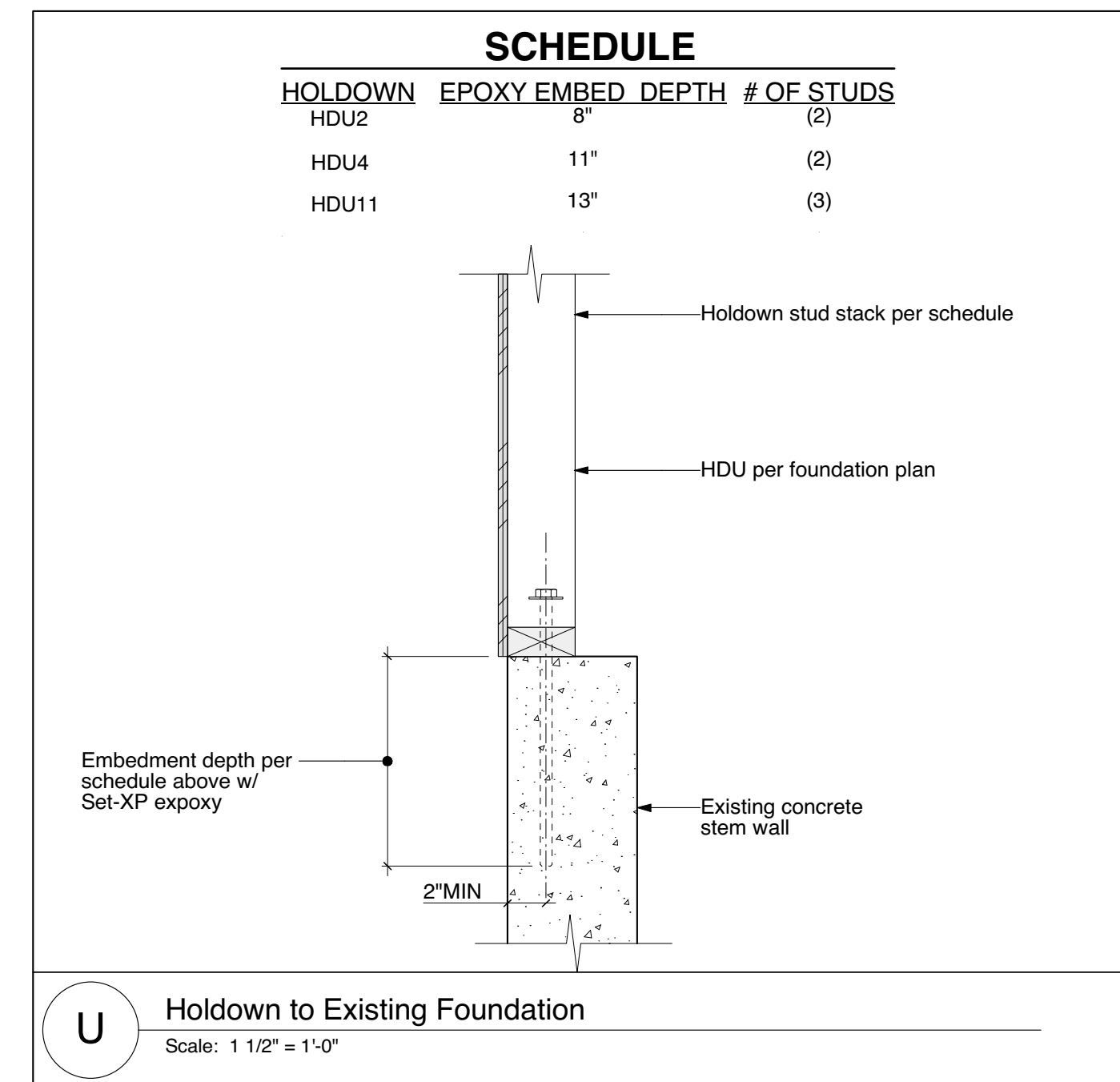
**R** Upper Floor Framing Detail  
Scale: 1 1/2" = 1'-0"



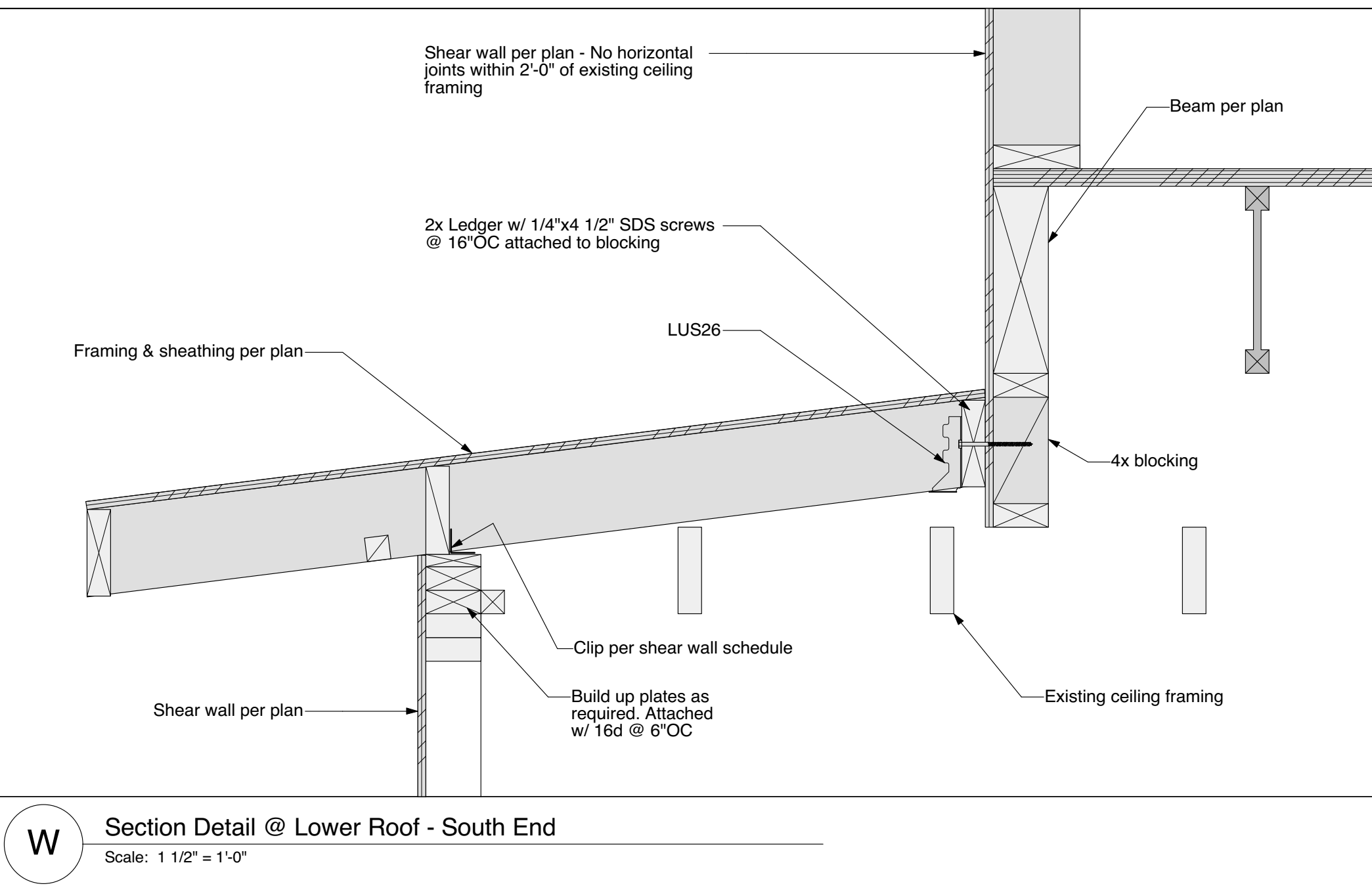
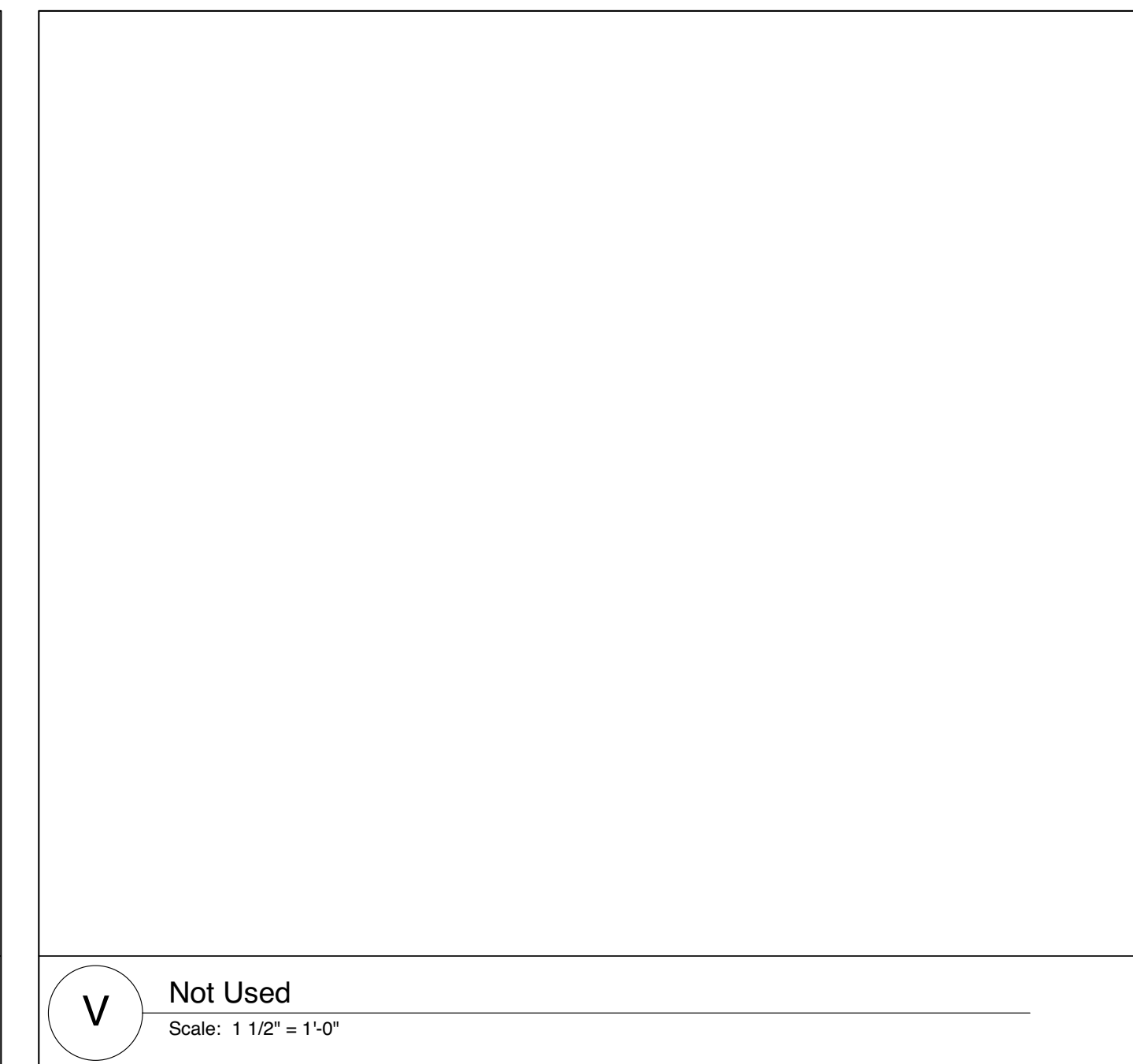
**S** Upper Floor Framing/Beam/Outrigger Detail  
Scale: 1 1/2" = 1'-0"



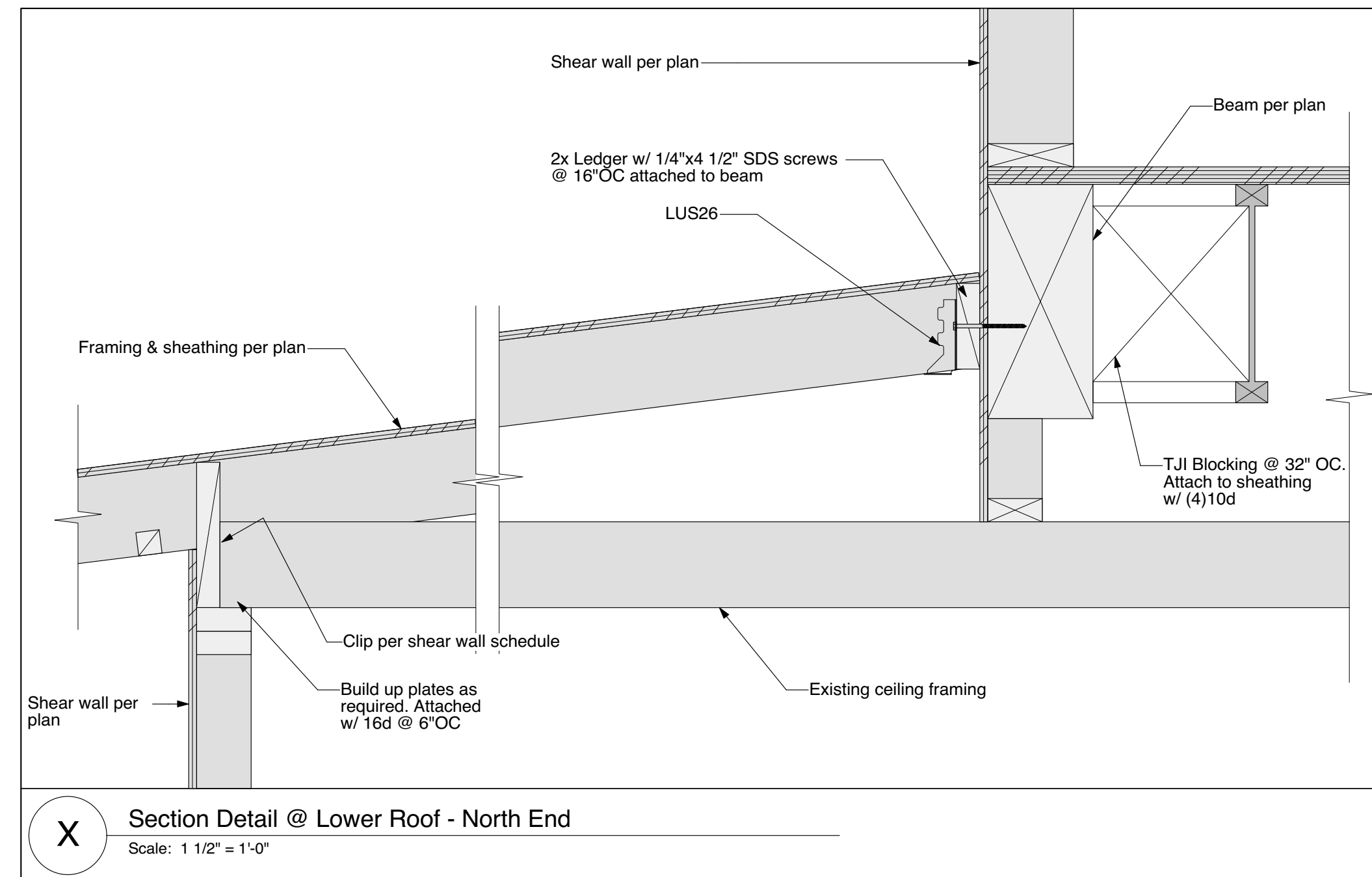
**T** Roof Step Detail  
Scale: 1 1/2" = 1'-0"



**U** Holdown to Existing Foundation  
Scale: 1 1/2" = 1'-0"



**W** Section Detail @ Lower Roof - South End  
Scale: 1 1/2" = 1'-0"



**X** Section Detail @ Lower Roof - North End  
Scale: 1 1/2" = 1'-0"