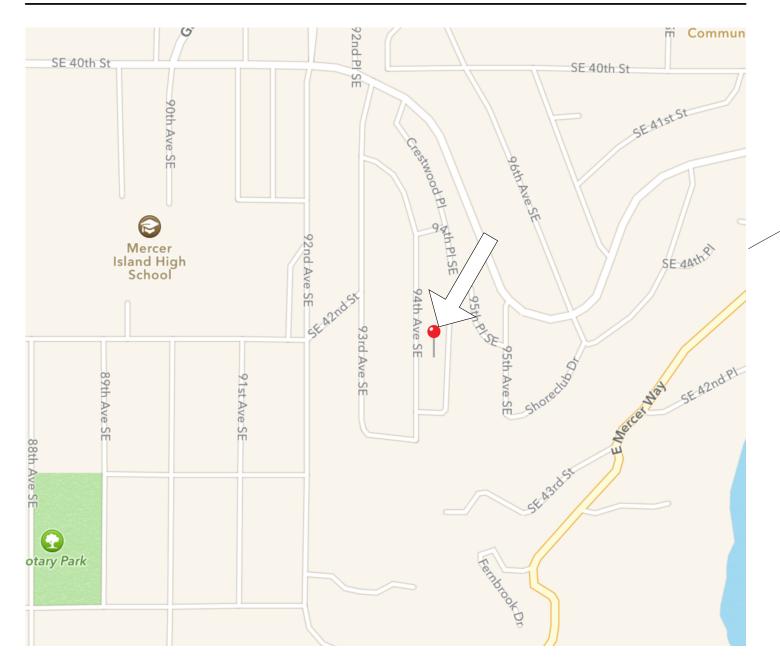
VICINITY MAP NOT TO SCALE



LEXICON

LEXICON		PLAN NOTES			e	<
	PROPERTY LINE	1. This site plan was generated without the benefit of a survey. All items shown shall be verified in the field by the contractor.		94th Avenue SE	centerline	$\left \right\rangle$
	BUILDING SETBACK LINE	2	All information shown on the drawings	bwn on the drawings	Cer	
	STREET CENTERLINE		relative to existing conditions is given as	Ч Ч		\sim
	LINE OF BUILDING FOOTPRINT		the best present knowledge, but without guarantee of accuracy. Where actual conditions conflict with the drawings, they	94tl	street	L
	LINE OF BUILDING OVERHANG		shall be reported to the architect so that the proper revisions may be made.		j 8	~_
	LINE OF ROOF OVERHANG	3.	All existing items shall be verified in the field by the general contractor prior to			
	AREA OF NEW CONCRETE PAVING, RETAINING WALLS, OR	construction.	construction.		1	
4.	STAIRS ON GRADE	4.	See the A2.00 sheets for enlarged plans.			
	AREA OF NEW 2nd STORY ADDITION	5.	A pre-construction meeting is required between architect and contractor.			
	AREA OF NEW ROOF DECK	6.	Take necessary precautions to protect existing vegetation from damage.			
	AREA OF NEW DRIP-THROUGH DECK					
	ROCKERY			l	j •	
	PROPOSED CONTOUR LINE					
	EXISTING CONTOUR LINE					
	REMOVED CONTOUR LINE					
PS	COMBINED SEWER LINE					
SS	SIDE SEWER					
FD	PERFORATED FOOTING DRAIN					

DRAINAGE NOTES

ROOF DRAINS

- 1. Number and size shall be in conformance with the uniform plumbing code.
- 2. Downspouts shall be tied into a non-perforated, rigid, smooth-bore pipe, which drains to an approved storm system.
- 3. Drainpipe shall meet material standards for D2729 for P.V.C. pipe, GR F-405 for smooth-bore H.D.P.E. pipe.
- 4. Provide clean outs at the upper end of the system and at each cumulative change of direction in excess of 135 degrees.
- 5. 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

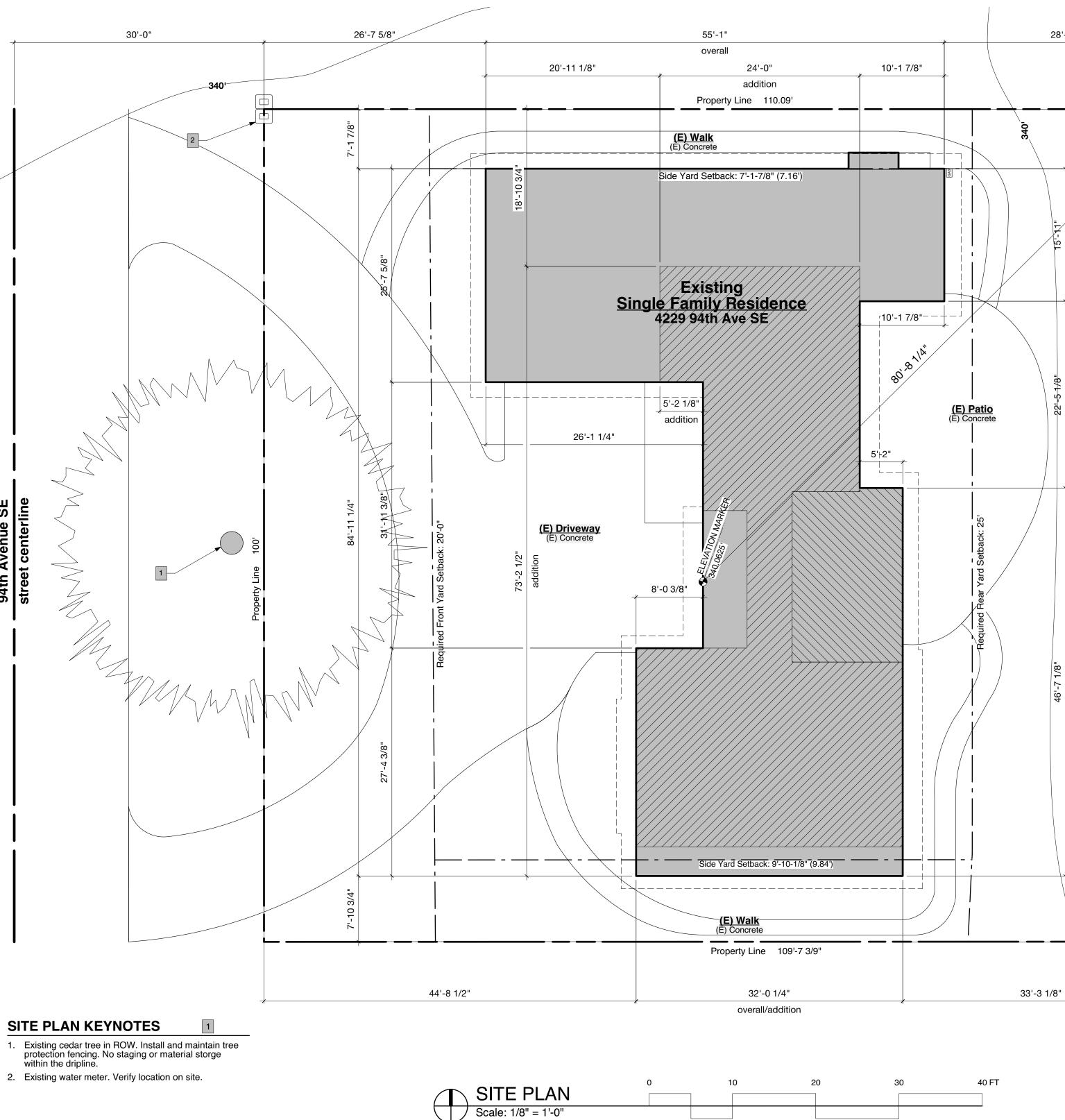
- 1. Slope all drain lines at 2% minimum toward the outlet.
- 2. Provide cleanouts or control structures as appropriate.
- 3. All drainage piping and structures are subject to inspection prior to backfilling.
- 4. Roof and footing drains may be combined beyond the lowest point of the footing drain. Use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

CONTRACTOR REQUIREMENTS

- 1. 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.
- 2. 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 inpsection approval.

ENERGY CODE NOTES

- 1. 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 3. 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.
- 5. Mandatory Measure Provide a programmable thermostat for the primary space conditioning system within the dwelling unit.



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



28'-4 3/8"

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 eriander@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:

Nick Carter Bykonen Carter Quinn 820 John Street, Suite 201 Seattle, WA 98109 206.264.7784 (203) (v) 206-264-7769 (f) nvc@bcq-se.com

GENERAL CONTRACTOR:

Laura Rhodes, Chris Jolley Denizen Construction LLC 117 East Louisa Street, #134 Seattle, WA 98102 206-347-3472 laura@denizendg.com, chris@denizendg.com WA State Contractor Lic: DENIZCL814OE

DRAWING INDEX:

S8.01

S8.02

	Architectural
A1.01 (1)	Project Info
A1.01a (2)	Land Use Compliance Diagrams
A1.02 (3)	General Notes
A1.03 (4)	General Notes
A2.01 (5)	Crawl Space Plan
A2.02 (6)	Main Level Plan
A2.03 (7)	Upper Level Plan
A2.04 (8)	Roof plan
A2.05 (9)	Schedules
A3.01 (10)	Elevations
A3.02 (11)	Elevations
A3.03 (12)	BuildingSections
A3.04 (13)	BuildingSections
A3.05 (14)	BuildingSections
A7.01 (15)	VerticalCirculation
A7.02 (16)	VerticalCirculation
A8.01 (17)	ArchitecturalDetails
A8.02 (18)	ArchitecturalDetails
As2.02 (19)	As-Built Main Level Plan
As3.01 (20)	As-BuiltElevations
As3.02 (21)	As-BuiltElevations
	Structural
S1.01 (22)	StructuralNotes
S1.02 (23)	StructuralNotes
S2.01 (24)	Foundation /Main Floor Framing Plan

(24) Foundation /Main Floor Framing Plan

- (25) Upper FloorFraming Plan S2.02 S2.03
 - (26) Roof FramingFraming Plan
 - (27) StructuralDetails (28) StructuralDetails

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.



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:		
Mark	Issue Type	
-	Building Permit	

2021	12-24		
FILE	NAME:		
1519	Anderson-	⊦Goodejohn	vW2019.vw
PRC	JECT N	UMBER:	
1519			
	WN BY:		

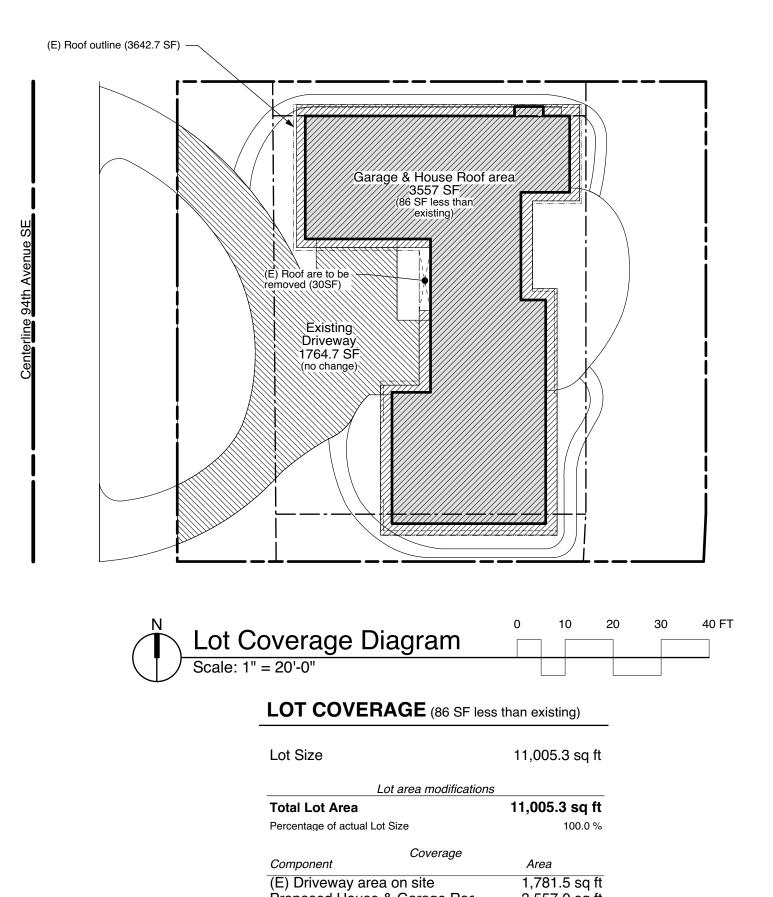
SHEET TITLE: Permit

Project Info

Leave this space open for building deptartment stamps

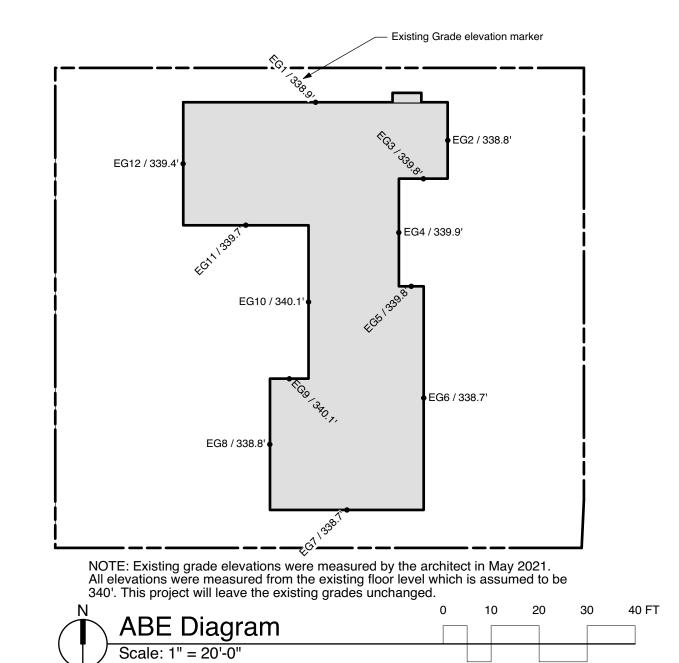
SHEET NUMBER:

A1.01 SHEET 1 OF 26 COPYRIGHT 2021 P.A. WHITNEY ARCHITECTURE inc.



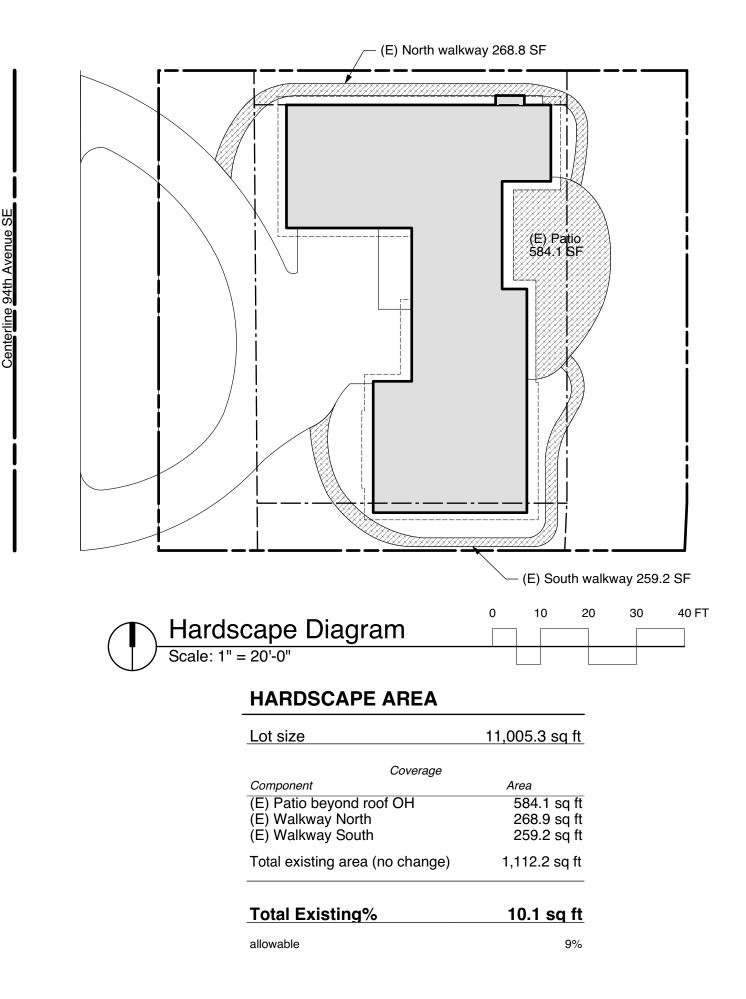
3,557.0 sq ft Proposed House & Garage Roc 5,338.6 sq ft **Total Covered Area** 48.5 % Total coverage%

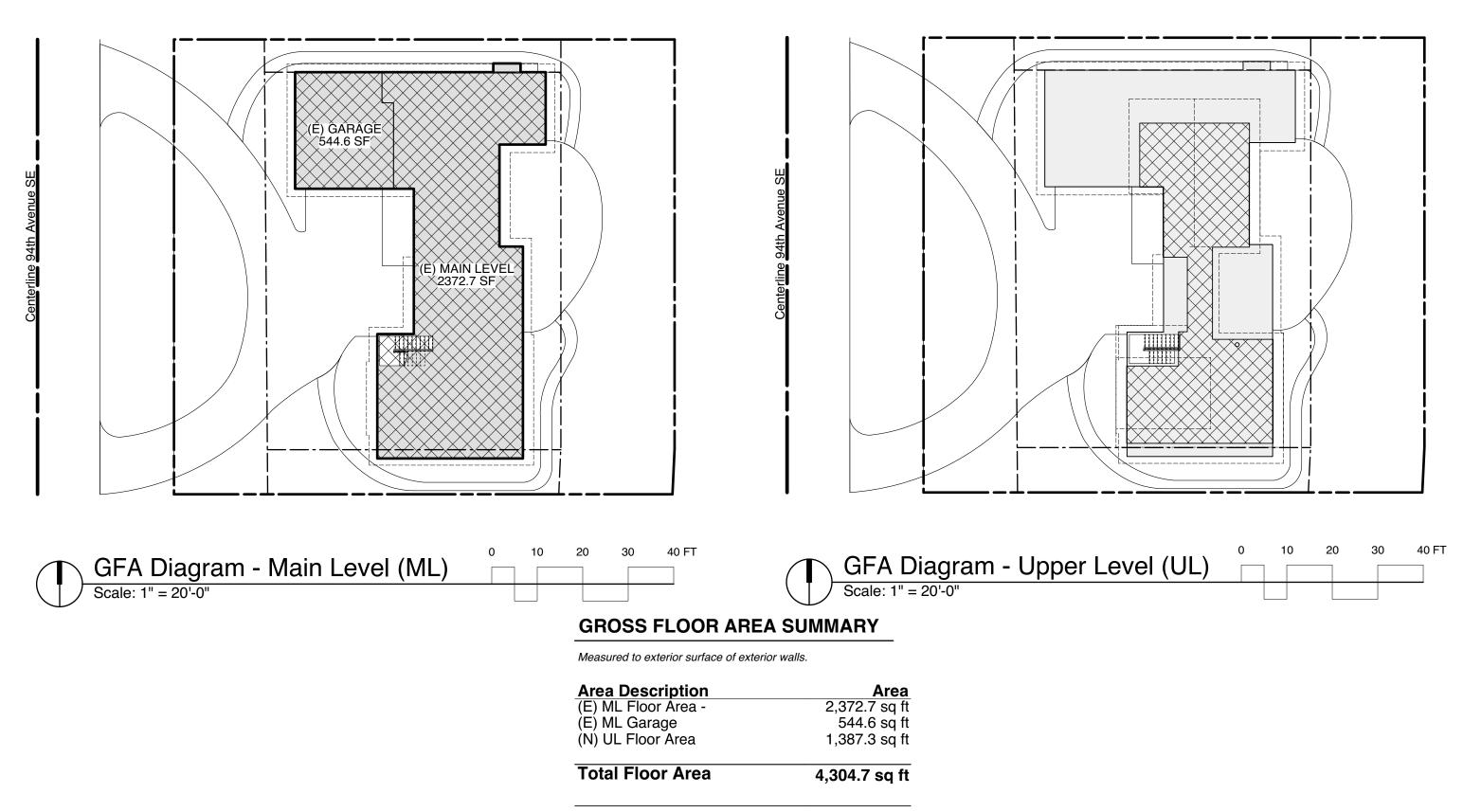
allowable w/ lot slope < 15% 40.0 %



AVERAGE BUILDING ELEV (No change)

AVERAGE BUILDING ELEV (No change)					
Se	See plan diagram for spot elevation markers				
Marker	Elevation	Length	Elev x Length		
1	339 ft	55 ft	18665 ft		
	339 ft	16 ft	5393 ft		
3	340 ft	10 ft	3451 ft		
4	340 ft	22 ft	7622 ft		
2 3 4 5 6	340 ft	5 ft	1756 ft		
6	339 ft	47 ft	15776 ft		
7 8	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		
Total		306.4 ft	103,929.4 ft		
ABE	Ave. Existing	Building Elev.	339.2 ft		
			339'2 3/8"		





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

LEXICON

 PROPERTY LINE
 BUILDING SETBACK LINE

STREET CENTERLINE

LINE OF ROOF OVERHANG

(E)

(N) ML UL EXISTING NEW (PROPOSED) MAIN LEVEL UPPER LEVEL

LINE OF BUILDING FOOTPRINT

(building roof and driveway areas)

LOT COVERAGE AREA

HARDSCAPE AREA

GROSS FLOOR AREA



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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: EW

SHEET TITLE: Permit

Land Use Compliance Diagrams

Leave this space open for building deptartment stam

SHEET NUMBER:

A1.01a SHEET 2 OF 26

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DRAWING SYMBOLS

(01)	Window Key	igodol	Datum Symbol / Elevation Mark
001	Door Type Reference		Revision Reference
1 Ax.xx	Detail Reference	S.D.	Smoke Detector
1 Ax.xx	Wall Section Reference	CM	Carbon Monoxide Alarm
\bigcirc	Exhaust Fan	1	Key Note Reference
\bigcirc^{DS}	Downspout	—HB	Hose Bib
\bigcirc^{co}	Cleanout	——— ^{NG}	Natural Gas Connection
1 Ax.xx	Building Section Reference	1-A5.01	Interior Elevation Reference

ABBREVIATIONS

Anchor Bolt Acoustical Acoustic Ceiling Tile Adjustable Above Finished Floor Aggregate Architect Above Sub Floor
Building Beam Bottom Of Bottom
Carpet Catch Basin Ceiling Control Joint Carbon Monoxide detector Concrete Masonry Unit Clean out Column Concrete Continuous Center Line
Clothes Dryer Degrees Diameter Douglas Fir Dimension Disposal Down Down Spout Dishwasher
Existing Each Egress Elevation Electrical Expansion Joint Equal Equivalent Existing Exposed Exterior
Forced Air Unit Flush Beam Flush Bottom Header Floor Drain Foundation Fire Extinguisher Fire Extinguisher Cabinet Fine Extinguisher Cabinet Fine Hose Cabinet Fine Hose Cabinet Finish Floor Face Of Face Of Face Of Brick Face Of Brick Face Of Box Face Of Concrete Face Of Shuk Furnished By Owner/ Installed By Contractor Face Of Stud Fire Retardant Treated Foot, Feet Footing Flush Top Header

GA GALV GFCI	Gauge Galvanized Ground Fault Circuit Interrupter	R (R) RB RAD
GR GWB	Guardrail Gypsum Wall Board	REF REINF REQ
HB HDF HDO HDR HM HORIZ HR hr HT	Hose Bib High Density Fiberboard High Density Overlay Header Hollow Metal Horizontal Handrail Hour Height	RO SCHED SC SD SEC SF SG SH
HWH ID	Hot Water Heater	SHT SIM SM
ig in insul int	Insulated Glass Inches Insulation Interior	SOG SPEC SQ SS
JT JST	Joint Joist Kiln Dried	STL STRUCT SYM
KD LAM	Laminate	SV T
LT LV	Light Low Voltage	TBD TG
M MACH MAX MDF	Mirror Machine Maximum Medium Density Fiberboard	THK TO TOC TOP TOS
MDO MECH MET MFR MIL	Medium Density Overlay Mechanical Metal Manufacturer 1/1000 (usually 1/000 inch)	TOSF TS TSTAT TYP
MIN MISC	Minimum Miscellaneous	UNO UV VB
(N) NFVA NG NIC NO NOM	New Net Free Vent Area Natural Gas Not In Contract Number Nominal	VC VCT VERT VG VIF
NTS OA OC OD OH OPNG OZ	Not To Scale Overall On Center Outside Diameter Overhang Opening Ounce	W WA WD WH WL WP
P PLAM PLS PL PT PWD	Paint Plate Plastic Laminate Plastic Property Line Pressure Treated Plywood	WWF W/ W/O

D F INF Q	Riser(s) Remodel/Replace Rubber Base Radius Refrigerator Reinforcing Required Rough Opening
HED C T M G EC L RUCT M	Schedule Solid Core Smoke Detector Security Subfloor Safety Glass Standard Header Sheet Similar Sheet Metal Slab On Grade Specifications Square Stainless Steel Steel Structural Symmetrical Sheet Vinyl
D K C P S S F TAT P O	Tread(s) To Be Determined Tempered Glass Thick(ness) Top Of Top Of Concrete Top Of Plate Top Of Slab Top Of Slab Top Of SubFloor Tube Steel Thermostat Typical Unless Noted Othe Ultraviolet
T RT	Vapor Barrier Vent Cap Vinyl Composition Vertical Vertical Grain Vertify In Field
	Clothes Washer Washed Aggregate Water Closet Wood

Water Heater Wet Location Waterproof

Welded Wire Fabric With Without

GENERAL NOTES

1. Do not scale drawings.

- that are inconsistent with these drawings.
- 3. Contract documents which describe existing construction have been based on field inspection, and dimensions and conditions before proceeding with work.
- existing areas until permanent supports and stiffening are in place.
- standards, and policies.
- own expense.
- or to center line of openings unless noted otherwise.
- 10. All angles are 90 or 45 degrees or match existing unless otherwise noted.
- 12. Place all mechanical or electrical wall and roof penetrations at locations as indicated on drawings.
- Review with architect all locations before installation.
- otherwise.
- 16. The contractor shall be responsible for safety in the area of work. Safety measures shall be in accordance with all applicable safety codes.

requirement

- their application

- manufacturer's recommendations/specifications for that item or system.
- before the start of work.

2018 IRC CODE EXCERPTS

followed and adhered to in any case or circumstance.

R302.5 DWELLING/GARAGE PROTECTION

- be in accordance with Sections R302.5.1 through R302.5.3.
- self-closing or automatic-closing device.
- other approved material and shall not have openings into the garage.
- protected as required by Section R302.11, Item 4.

R302.6 DWELLING/GARAGE FIRE SEPARATION

that are perpendicular to the adjacent dwelling unit wall.

TABLE R302.6 DWELLING/GARAGE SEPERATION

1. SEPERATION

From the residence and attics

From habitable rooms above the garage

Structure(s) supporting floor/ceiling assemblies used for separation

required by this section

Garages located less than 3 feet from a dwelling unit on the same lot

R302.7 UNDER STAIR PROTECTION

on the enclosed side with 1/2-inch (12.7 mm) gypsum board.

R302.11 FIREBLOCKING

- between a top story and the roof space.
- or staggered studs, as follows:
- 1.1. Vertically at the ceiling and floor levels. 1.2. Horizontally at intervals not exceeding 10 feet (3048 mm).

drop ceilings and cove ceilings.

4. At openings around vents, pipes, ducts, cables and wires at ceiling and floor level, with an approved material to resist the free passage of flame and products of combustion. The material filling this annular space shall not be required to meet the ASTM E 136 requirements.

2. The general contractor shall verify dimensions before proceeding with work. The general contractor shall obtain approval from architect before proceeding with all changes, discrepancies, or alterations

owner supplied information, but not extensive field measurements, the opening of concealed conditions or excavated of buried items. In field conditions may not accurately follow the original contract documents. The intent of these documents is as a guide to the contractor who shall verify

4. The contractor is responsible for all construction means, methods and procedures involved with this project. The contractor is responsible for erecting, bracing and shoring necessary on both new and

5. All construction must comply with the City of Seattle Development Standards, the Seattle City Code, the Seattle Residential Building Code (SRC), permit conditions, and all other applicable codes,

6. Each contractor shall be responsible for damage to adjacent work and shall repair said damage at their

7. Floor elevations given are to the top of concrete slab or top of the subfloor. 8. Plan dimensions are to face of the stud, the face of concrete, face of CMU block, centerline of columns

9. Verify location of all existing utilities. Cap, mark and protect as necessary to comply with the work.

11. Repetitive features may be drawn or noted only once but shall be provided as if drawn in full.

13. All flashing and sheet metal shall comply with S.M.A.C.N.A. standards and all applicable codes.

14. All doors shall be centered in openings or hallways or with minimum 4.5-inch returns unless noted

15. Refer to structural drawings for additional notes and symbols. Layout framing to accept all light fixtures, grills, and ductwork. Provide furring as required to conceal mechanical and electrical work in finished areas. Consult with the architect before covering all mechanical and electrical work.

17. Contractor-initiated changes shall be submitted in writing to the architect and engineer for approval before fabrication or construction. Changes shown in shop drawings only will NOT satisfy this

18. Referencing of general and keynotes are for contractor convenience only and do not limit or restrict

19. Coordination: The general contractor shall be responsible for the verification and coordination of the work of all trades to assure compliance with the drawings, specifications and applicable codes. 20. The plans approved by the local municipality must be on the site whenever construction is in progress. The general contractor is responsible for maintaining and providing access to said documents.

21. Where the drawings/documents refer to or call out specific products, the contractor shall follow the

22. The contractor shall follow the manufacturer's recommendations/specifications for systems or products that are installed as part of this project. If a conflict arises between the manufacturer's specifications and the information included in this drawing set, the contractor shall notify the architect in writing

1. Code excerpts included within this drawing set are for convenience only. The full code shall be

Openings and penetrations through the walls or ceilings separating the dwelling from the garage shall

2. R302.5.1 Opening protection. Openings from a private garage directly into a room used for sleeping purposes shall not be permitted. Other openings between the garage and residence shall be equipped with solid wood doors not less than 1-3/8 inches (35 mm) in thickness, solid or honeycomb core steel doors not less than 1-3/8 inches (35 mm) thick, or 20-minute fire-rated doors, equipped with a

3. R302.5.2 Duct penetration. Ducts in the garage and ducts penetrating the walls or ceilings separating the dwelling from the garage shall be constructed of a minimum No. 26 gage (0.48 mm) sheet steel or

4. R302.5.3 Other penetrations. Penetrations through the separation required in Section R302.6 shall be

1. R302.6 Dwelling-garage fire separation. The garage shall be separated as required by Table R302.6. Openings in garage walls shall comply with Section R302.5. Attachment of gypsum board shall comply with Table R702.3.5. The wall separation provisions of Table R302.6 shall not apply to garage walls

1. MATERIAL

Not less than 1/2-inch gypsum board or equivalent applied to the garage side

Not less than 5/8-inch Type X gypsum

board or equivalent

Not less than 1/2-inch gypsum board or equivalent

Not less than 1/2-inch gypsum board or equivalent applied to the interior side of exterior walls that are within this area

1. Enclosed accessible space under stairs shall have walls, under-stair surface and any soffits protected

1. R302.11 Fireblocking. In combustible construction, fireblocking shall be provided to cut off both vertical and horizontal concealed draft openings and to form an effective fire barrier between stories, and

Fireblocking shall be provided in wood-frame construction in the following locations:

1. In concealed spaces of stud walls and partitions, including furred spaces and parallel rows of studs

2. At all interconnections between concealed vertical and horizontal spaces such as occur at soffits,

3. In concealed spaces between stair stringers at the top and bottom of the run. Enclosed spaces under stairs shall comply with Section R302.7.

5. For the fireblocking of chimneys and fireplaces, see Section R1003.19.

6. Fireblocking of cornices of a two-family dwelling is required at the line of dwelling unit separation.

R302.11.1 FIREBLOCKING MATERIALS 1. R302.11.1 Fireblocking materials. Except as provided in Section R302.11, Item 4, fireblocking shall consist

of the following materials.

- 1. Two-inch (51 mm) nominal lumber.
- Two thicknesses of 1-inch (25.4 mm) nominal lumber with broken lap joints. 3. One thickness of 23/32-inch (18.3 mm) wood structural panels with joints backed by 23/32-inch (18.3 mm) wood structural panels.
- 4. One thickness of 3/4-inch (19.1 mm) particleboard with joints backed by 3/4-inch (19.1 mm) particleboard.
- 5. One-half-inch (12.7 mm) gypsum board. 6. One-quarter-inch (6.4 mm) cement-based millboard.
- 7. Batts or blankets of mineral wool or glass fiber or other approved materials installed in such a manner as to be securely retained in place. 8. Cellulose insulation installed as tested in accordance with ASTM E 119 or UL 263, for the specific
- application R302.11.1.1 Batts or blankets of mineral or glass fiber. Batts or blankets of mineral or glass fiber or other
- approved nonrigid materials shall be permitted for compliance with the 10-foot (3048 mm) horizontal fireblocking in walls constructed using parallel rows of studs or staggered studs. R302.11.1.2 Unfaced fiberglass. Unfaced fiberglass batt insulation used as fireblocking shall fill the entire cross section of the wall cavity to a height of not less16 inches (406 mm) measured vertically. Where
- piping, conduit or similar obstructions are encountered, the insulation shall be packed tightly around the obstruction 4
- R302.11.1.3 Loose-fill insulation material. Loose-fill insulation material shall not be used as a fireblock unless specifically tested in the form and manner intended for use to demonstrate its ability to remain in place and to retard the spread of fire and hot gases.

R311.7 STAIRWAYS 1. R311.7 Stairways.

R311.7.1 Width. Stairways shall be not less than 36 inches (914 mm) in clear width at all points above the permitted handrail height and below the required headroom height. Handrails shall not project more than 4.5 inches (114 mm) on either side of the stairway and the clear width of the stairway at and below the handrail height, including treads and landings, shall not be less than 31-1/2 inches (787 mm) where a handrail is installed on one side and 27 inches (698 mm) where handrails are provided on both sides.

Exception: The width of spiral stairways shall be in accordance with Section R311.7.10.1.

R311.7.2 Headroom. The headroom in stairways shall not be less than 6 feet 8 inches (2032 mm) measured vertically from the sloped line adjoining the tread nosing or from the floor surface of the landing or platform on that portion of the stairway.

Exceptions:

1. Where the nosings of treads at the side of a flight extend under the edge of a floor opening through which the stair passes, the floor opening shall be allowed to project horizontally into the required headroom, not more than 4-3/4 inches (121 mm).

2. The headroom for spiral stairways shall be in accordance with Section R311.7.10.1.

R311.7.3 Vertical rise. A flight of stairs shall not have a vertical rise larger than 151 inches (3835 mm) between floor levels or landings.

R311.7.4 Walkline. The walkline across winder treads and landings shall be concentric to the turn and parallel to the direction of travel entering and exiting the turn. The walkline shall be located 12 inches (305 mm) from the inside of the turn. The 12-inch (305 mm) dimension shall be measured from the widest point of the clear stair width at the walking surface. Where winders are adjacent within a flight, the point of the widest clear stair width of the adjacent winders shall be used.

R311.7.5 Stair treads and risers. Stair treads and risers shall meet the requirements of this section. For the purposes of this section, dimensions and dimensioned sur-faces shall be exclusive of carpets, rugs or runners.

R311.7.5.1 Risers. The riser height shall be not more than 73/4 inches (196 mm). The riser shall be measured vertically between leading edges of the adjacent treads. The greatest riser height within any flight of stairs shall not exceed the smallest by more than 3/8 inch (9.5 mm). Risers shall be vertical or sloped from the underside of the nosing of the tread above at an angle not more than 30 degrees (0.51 rad) from the vertical. At open risers, openings located more than 30 inches (762 mm), as measured vertically, to the floor or grade below shall not permit the passage of a 4-inch-diameter (102 mm) sphere. Exceptions:

The opening between adjacent treads is not limited on spiral stairways. The riser height of spiral stairways shall be in accordance with Section R311.7.10.1.

R311.7.5.2 Treads. The tread depth shall be not less than 10-inches (254 mm). The tread depth shall be measured horizontally between the vertical planes of the foremost projection of adjacent treads and at a right angle to the tread's leading edge. The greatest tread depth within any flight of stairs shall not exceed the smallest by more than 3/8 inch (9.5 mm).

R311.7.5.2.1 Winder treads. Winder treads shall have a tread depth of not less than 10 inches (254 mm) measured between the vertical planes of the foremost projection of adjacent treads at the intersections with the walkline. Winder treads shall have a tread depth of not less than 6 inches (152 mm) at any point within the clear width of the stair. Within any flight of stairs, the largest winder tread depth at the walkline shall not exceed the smallest winder tread by more than 3/8 inch (9.5 mm). Consistently shaped winders at the walkline shall be allowed within the same flight of stairs as rectangular treads and shall not be required to be within 3/8 inch (9.5 mm) of the rectangular tread depth. Exception: The tread depth at spiral stairways shall be in accordance with Section R311.7.10.1.

R311.7.5.3 Nosings. Nosings at treads, landings and floors of stairways shall have a radius of curvature at the nosing not greater than 9/16 inch (14 mm) or a bevel not greater than 1/2 inch (12.7 mm). A nosing projection not less than 3/4 inch (19 mm) and not more than 11/4 inches (32 mm) shall be provided on stairways. The greatest nosing projection shall not exceed the smallest nosing projection by more than 3/8 inch (9.5 mm) within a stairway. Exception: A nosing projection is not required where the tread depth is not less than 11 inches (279 mm).

R311.7.6 Landings for stairways. There shall be a floor or landing at the top and bottom of each stairway.

The width perpendicular to the direction of travel shall be not less than the width of the flight served. For landings of shapes other than square or rectangular, the depth at the walk line and the total area shall be not less than that of a quarter circle with a radius equal to the required landing width. Where the stairway has a straight run, the depth in the direction of travel shall be not less than 36 inches (914 mm). Exception: A floor or landing is not required at the top of an interior flight of stairs, including stairs in an enclosed garage, provided that a door does not swing over the stairs.

R311.7.7 Stairway walking surface. The walking surface of treads and landings of stairways shall be sloped no steeper than one unit vertical in 48 inches horizontal (2- percent slope).

R311.7.8 HANDRAILS

1. R311.7.8 Handrails. Handrails shall be provided on not less than one side of each continuous run of treads or flight with four or more risers.

R311.7.8.1 Height. Handrail height, measured vertically from the sloped plane adjoining the tread nosing, or finish surface of ramp slope, shall be not less than 34 inches (864 mm) and not more than 38 inches (965 mm).

Exceptions 1. The use of a volute, turnout or starting easing shall be allowed over the lowest tread. 2. When handrail fittings or bendings are used to provide continuous transition between flights, transitions at winder treads, the transition from handrail to guard, or used at the start of a flight, the handrail height at the fittings or bendings shall be permitted to exceed 38 inches (956 mm).

R311.7.8.2 Handrail projection. Handrails shall not project more than 4-1/2 inches (114 mm) on either side of the stairway. Exception: Where nosings of landings, floors or passing flights project into the stairway reducing the clearance at passing handrails, handrails shall project not more than 6-1/2 inches (165 mm) into the

stairway, provided that the stair width and handrail clearance are not reduced to less than that required. R311.7.8.3 Handrail clearance. Handrails adjacent to a wall shall have a space of not less than 11/ inches (38 mm) between the wall and the handrails.

R311.7.8.4 Continuity. Handrails shall be continuous for the full length of the flight, from a point directly above the top riser of the flight to a point directly above the lowest riser of the flight. Handrail ends shall be returned or shall terminate in newel posts or safety terminals.

Exceptions: Handrail continuity shall be permitted to be interrupted by a newel post at a turn in a flight with winders, at a landing, or over the lowest tread. 2. A volute, turnout or starting easing shall be allowed to terminate over the lowest tread.

R311.7.8.5 Grip size. Required handrails shall be of one of the following types or provide equivalent graspability.

Type I. Handrails with a circular cross-section shall have an outside diameter of not less than 1-1/4 inches (32 mm) and not greater than 2 inches (51 mm). If the handrail is not circular, it shall have a perimeter of not less than 4 inches (102 mm) and not greater than 6-1/4 inches (160 mm) and a cross-section of not more than 2-1/4 inches (57 mm). Edges shall have a radius of not less than 0.01 inch (0.25 mm).

Type II. Handrails with a perimeter greater than 6-1/4 inches (160 mm) shall have a graspable finger recess area on both sides of the profile. The finger recess shall begin within 3/4 inch (19 mm) measured vertically from the tallest portion of the profile and have a depth of not less than 5/16 inch (8 mm) within 7/8 inch (22 mm) below the widest portion of the profile. This required depth shall continue for not less than 3/8-inch (10 mm) to a level that is not less than 1-3/4 inches (45 mm) below the tallest portion of the profile. The width of the handrail above the recess shall be not less than 1-1/4 inches (32) mm) and not more than 2-3/4 inches (70 mm). Edges shall have a radius of not less than 0.01 inch (0.25

R312 GUARDS & WINDOW FALL PROTECTION

R312.1 Guards. Guards shall be provided in accordance with Sections R312.1.1 through R312.1.4.

R312.1.1 Where required. Guards shall be located along open-sided walking surfaces, including stairs, ramps and landings, that are located more than 30 inches (762 mm) measured vertically to the floor or grade below at any point within 36 inches (914 mm) horizontally to the edge of the open side. Insect screening shall not be considered as a guard.

R312.1.2 Height. Required guards at open-sided walking surfaces, including stairs, porches, balconies or landings, shall be not less than 36 inches (914 mm) in height as measured vertically above the adjacent walking surface or the line connecting the leading edges of the treads.

Exceptions: 1. Guards on the open sides of stairs shall have a height not less than 34 inches (864 mm) measured vertically from a line connecting the leading edges of the treads.

2. Where the top of the guard serves as a handrail on the open sides of stairs, the top of the guard shall not be less than 34 inches (864 mm) and not more than 38 inches (965 mm) measured vertically from a line connecting the leading edges of the treads.

R312.1.3 Opening limitations. Required guards shall not have openings from the walking surface to the required quard height that allow passage of a sphere 4 inches (102 mm) in diameter. Exceptions:

1. The triangular openings at the open side of stair, formed by the riser, tread and bottom rail of a guard, shall not allow passage of a sphere 6 inches (153 mm) in diameter.

2. Guards on the open side of stairs shall not have openings which allow passage of a sphere 4-3/8 inches (111 mm) in diameter

R312.2 Window fall protection. Window fall protection shall be provided in accordance with Sections R312.2.1 and R312.2.2.

R312.2.1 Window sills. In dwelling units, where the top of the sill of an operable window opening is located less than 24 inches (610 mm) above the finished floor and greater than 72 inches (1829 mm) above the finished grade or surface below on the exterior of the building, the operable window shall comply with one of the following.

1. Operable windows with openings that will not allow a 4-inch-diameter (102) sphere to pass through the opening where the opening is in its largest opened position. 2. Operable windows that are provided with window fall prevention devices that comply with ASTM F

3. Operable windows that are provided with window opening control devices that comply with Section R312.2.2.

R312.2.2 Window opening control devices. Window opening control devices shall comply with ASTM F 2090. The window opening control device, after operation, to release the control device allowing the window to fully open, shall not reduce the minimum net clear opening area of the window unit to less than the area required by Section R310.2.1.

R314 SMOKE ALARMS

- R314.1 General. Smoke alarms shall comply with NFPA 72 and Section R314 R314.1.1 Listings. Smoke alarms shall be listed in accordance with UL 217. Combination smoke and carbon monoxide alarms shall be listed in accordance with UL 217 and UL 2034.
- R314.2 Where required. Smoke alarms shall be provided in accordance with this section.
- R314.2.1 New construction. Smoke alarms shall be provided in dwelling units. R314.2.2 Alterations, repairs and additions. Where alterations, repairs or additions requiring a permit occur, the individual dwelling unit shall be equipped with smoke alarms located as required for new dwellings.

Exceptions: 1. Work involving the exterior surfaces of dwellings, such as the replacement of roofing or siding, the addition or replacement of windows or doors, or the addition of a porch or deck. 2. Installation, alteration or repairs of plumbing or mechanical systems

- R314.3 Location. Smoke alarms shall be installed in the following locations:
- 1-In each sleeping room. 2-Outside each separate sleeping area in the immediate vicinity of the bedrooms.

3-On each additional story of the dwelling, including basements and habitable attics but not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper

4-Smoke alarms shall be installed not less than 3 feet (914) horizontally from the door or opening of a bathroom that contains a bathtub or shower unless this would prevent placement of a smoke alarm required by Section R314.3.

R314.3.1 Installation near cooking appliances. Smoke alarms shall not be installed in the following locations unless this would prevent placement of a smoke alarm in a location required by Section R314.3.

1. Ionization smoke alarms shall not be installed less than 20 feet (6096 mm) horizontally from a permanently installed cooking appliance.

2. Ionization smoke alarms with an alarm-silencing switch shall not be installed less than 10 feet (3048 mm) horizontally from a permanently installed cooking appliance. 3. Photoelectric smoke alarms shall not be installed less than 6 feet (1828 mm) horizontally from a permanently installed cooking appliance.

- R314.4 Interconnection. Where more than one smoke alarm is required to be installed within an individual dwelling unit in accordance with Section R314.3, the alarm devices shall be interconnected in such a manner that the actuation of one alarm will activate all of the alarms in the individual dwelling unit. Physical interconnection of smoke alarms shall not be required where listed wireless alarms are installed and all alarms sound upon activation of one alarm.
- R314.5 Combination alarms. Combination smoke and carbon monoxide alarms shall be permitted to be used in lieu of smoke alarms.
- R314.6 Power source. Smoke alarms shall receive their primary power from the building wiring when such wiring is served from a commercial source, and when primary power is interrupted, shall receive power from a battery. Wiring shall be permanent and without a disconnecting switch other than those required for overcurrent protection.

Exceptions: 1. Smoke alarms shall be permitted to be battery operated when installed in buildings without commercial power.

2. Smoke alarms installed in accordance with Section R314.2.2 shall be permitted to be battery powered.

R315.1 CARBON MONOXIDE ALARMS

- R315.1 General. Carbon monoxide alarms shall comply with Section R315. R315.1.1 Listings. Carbon monoxide alarms shall be listed in accordance with UL 2034. Combination
- carbon monoxide and smoke alarms shall be listed in accordance with UL 2034 and UL 217. R315.2 Where required. Carbon monoxide alarms shall be provided in accordance with Sections R315.2.1 and R315.2.2.

R315.2.1 New construction. For new construction, car- bon monoxide alarms shall be provided in dwelling units where either or both of the following conditions exist. The dwelling unit contains a fuel-fired appliance.

The dwelling unit has an attached garage with an opening that communicates with the dwelling unit. R315.2.2 Alterations, repairs and additions. Where alterations, repairs or additions requiring a permit

occur, the individual dwelling unit shall be equipped with carbon monoxide alarms located as required for new dwellings. Exceptions:

1. Work involving the exterior surfaces of dwellings, such as the replacement of roofing or siding, or the addition or replacement of windows or doors, or the addition of a porch or deck. 2. Installation, alteration or repairs of plumbing or mechanical systems.

- R315.3 Location. Carbon monoxide alarms in dwelling units shall be installed outside of each separate sleeping area in the immediate vicinity of the bedrooms. Where a fuel-burning appliance is located within a bedroom or its attached bathroom, a carbon monoxide alarm shall be installed within the bedroom.
- R315.4 Combination alarms. Combination carbon monoxide and smoke alarms shall be permitted to be used in lieu of carbon monoxide alarms.
- R315.5 Interconnectivity. Where more than one carbon monoxide alarm is required to be installed within an individual dwelling unit in accordance with Section R315.3, the alarm devices shall be interconnected in such a manner that the actuation of one alarm will activate all of the alarms in the individual dwelling unit. Physical interconnection of carbon monoxide alarms shall not be required where listed wireless alarms are installed and all alarms sound upon activation of one alarm. Exception: Interconnection of carbon monoxide alarms in existing areas shall not be required where alterations or repairs do not result in removal of interior wall or ceiling finishes exposing the structure. unless there is an attic, crawl space or basement available that could provide access for interconnection without the removal of interior finishes.
- R315.6 Power source. Carbon monoxide alarms shall receive their primary power from the building wiring where such wiring is served from a commercial source and, where primary power is interrupted, shall receive power from a battery. Wiring shall be permanent and without a disconnecting switch other than those required for overcurrent protection. Exceptions:

Carbon monoxide alarms shall be permitted to be battery operated where installed in buildings without commercial power. Carbon monoxide alarms installed in accordance with Section R315.2.2 shall be permitted to be battery powered.



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:

PLOTTED:

FILE NAME:

DRAWN BY:

2021-12-24

1519

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

SHEET TITLE

PROJECT NUMBER:

Permit **General Notes**

1519-Anderson+Goodejohn VW2019.vwx

eave this space open for building deptartment stamps

SHEET NUMBER:



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2018 WASHINGTON STATE ENERGY CODE EXCERPTS

circumstance.

WAC R401.1 GENERAL

- 1. R401.1 Scope. This chapter applies to residential buildings. 2. R401.2 Compliance. Projects shall comply with one of the following: 1) Sections R401 through R404. In addition, dwelling units and sleeping units in a residential building shall comply with Section R406. 2) Section R405. In addition, dwelling units and sleeping units in a residential building shall comply with Section R406.
- 3) Section R407.

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

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:

- watt/ft2 of floor area for space conditioning purposes 2. Those that do not contain conditioned space.
- 2. R402.1.1 Insulation and fenestration criteria. The building thermal envelope shall meet the
- 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.
- U-factors shall be determined as specified in Section R402.1.5
- R402.1.5.
- rating.
- 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:

- A) The project is R3 occupancy.
- B) Construction is wood frame.
- included in the drawing set.)

R-values for this project shall be at least:

Fenestration U-Factor [b]: Skylight U-Factor [b]: Ceiling R-Value [e] Wood Frame Wall [g],[h] R-Value Floor R-Value Below-Grade [c],[h] Wall R-value Slab [d],[f] R-Value & Depth

Opaque doors: Vaulted ceiling[e]:

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 +5TB" 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 +5TB" shall be permitted to be met with R-13 cavity insulation on the interior of the basement wall plus R-5 continuous insulation on the interior or exterior of the wall. "5TB" means R-5 thermal break between floor slab and basement wall.

[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.

requirements for thermal barriers protecting foam plastics.

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, 78 percent of the wall cavity insulated and headers insulated with a minimum of R-10 insulation.

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.
- 2. 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:

1. 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.

2. Not less than 40 percent and not more than 50 percent of the required ventilating area s 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.

- 3. 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. 3. 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 Il 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:

5.1. 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 m2). 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)

1. 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.

1. 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

M1505 MECHANICAL VENTILATION

- 1. M1505.1 General. Where local exhaust or whole-house mechanical ventilation is provided, the equipment shall be designed in accordance with this section.
- 2. 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.
- 4. [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 house 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.
- 6. 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.c. (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 rating of Section M1505.4.1.1 and shall have whole-house ventilation controls that comply with Section M1505.4.2.

- 7. 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.
- 8. 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. Intermittent dryer 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.
- 10. 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.
- 11. 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 performed according to the ventilation equipment manufacturer's instructions, or by using a flow hood, flow grid, or other airflow measuring device at 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.
- 12. 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.
- 13. [W] M1505.4.2. System Controls. The whole-house mechanical ventilation system shall be provided with controls that comply with the following 1. 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: 2. 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; 3. 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.

14. [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 = $(0.01 \times \text{total square foot area of house}) + [7.5 \times (\text{number of } 1000 \text{ square foot area})$ bedrooms + 1)] but not less than 30 cfm for each dwelling unit.

- 15. 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.
- 16. 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.

3. 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-factors for fenestration and the solar 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.

1. R402.1 General (Prescriptive). The building thermal envelope shall meet the requirements of

1. Those with a peak design rate of energy usage less than 3.4 Btu/h • ft2 (10.7 W/m2) or 1.0

Greenhouses isolated from any conditioned space and not intended for occupancy.

requirements of Table R402.1.1 based on the climate zone specified in Chapter 3.

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

4. 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.

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

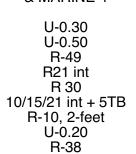
6. R402.1.5 U-factor reference and calculations. The U-factors for typical construction assemblies are included in Appendix A in chapter 51-11C WAC. These values shall be used for all calculations. Where proposed construction assemblies are not represented in Appendix A. values shall be calculated in 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

7. 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

Climate Zone 5 & marine 4. (Refer to building sections and glazed window & exterior door schedule

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 **CLIMATE ZONE 5**



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

[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

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

C) All building components meet the requirements listed in Table R402.1.1 of the 2018 WSEC for

D) The project will meet all other provisions of the WSEC and SRC and IMC.

& MARINE 4

M1505 MECHANICAL VENTILATION (CON'T)

1. 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: 1. 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. 2.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.

3. Design and installation of the system or equipment shall be carried out in accordance with manufacturers' installation instructions. 4. 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: 1.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). 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

- 1. 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. 2. Not less than 3 feet (914 mm) from gravity air intake openings, operable windows and doors. 3. Not less than 10 feet (3048 mm) from mechanical air intake openings except where either of the following apply: 3.1 The exhaust opening is located not less than 3 feet (914 mm) above the air intake opening. 3.2 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. 4. 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



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:

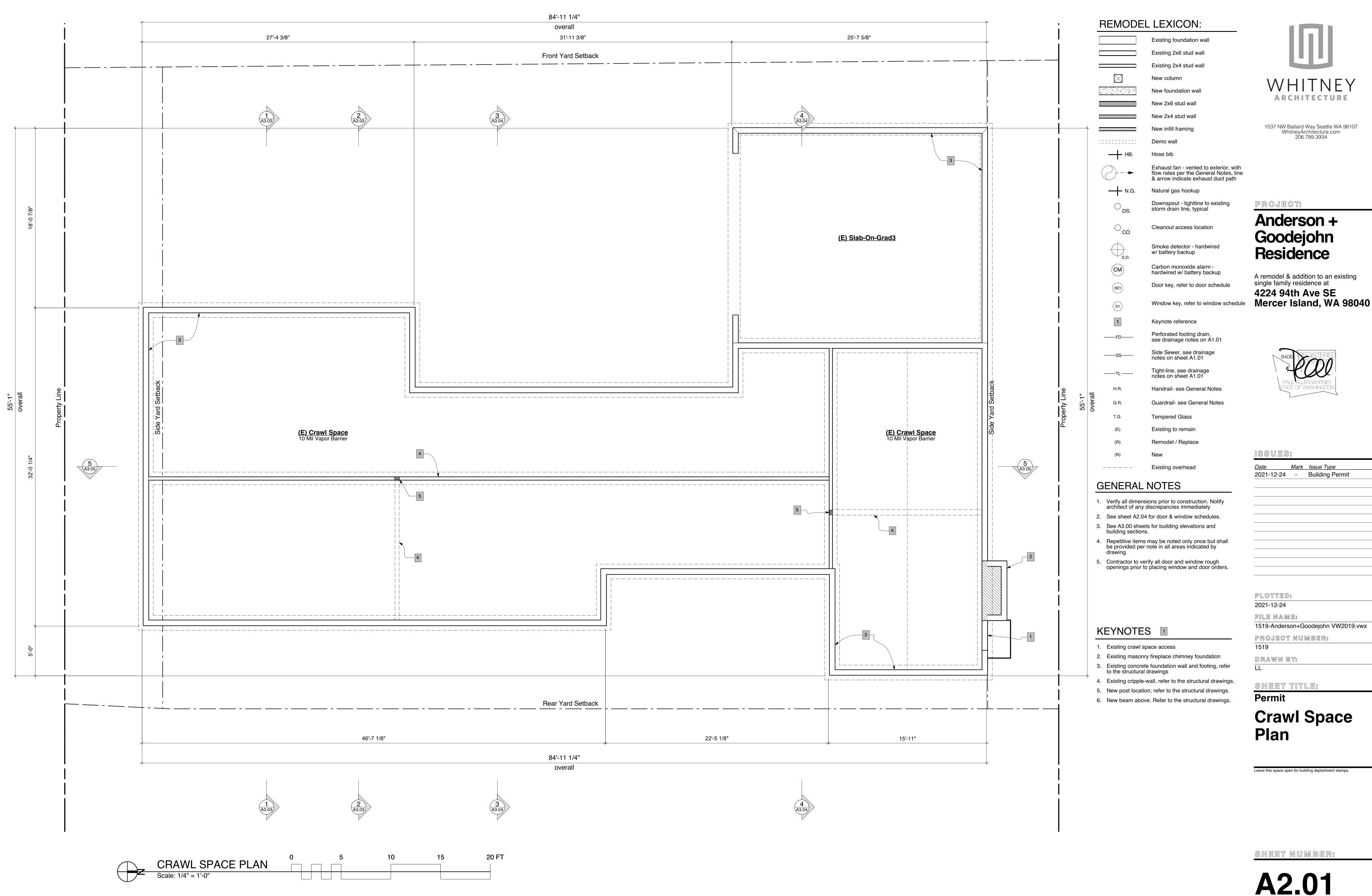
Permit

General Notes

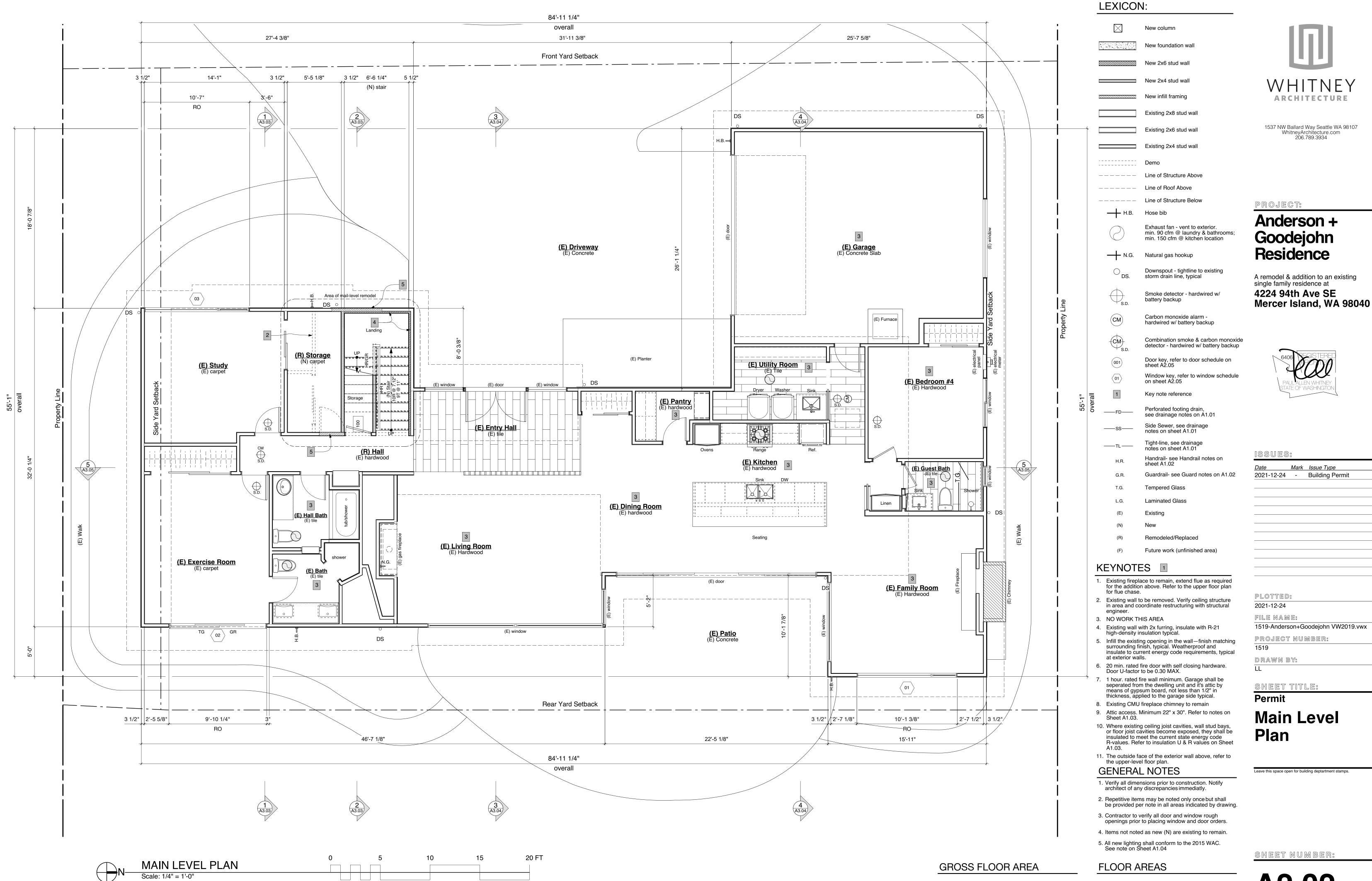
eave this space open for building deptartment stamps

SHEET NUMBER:

SHEET 4 OF 26 COPYRIGHT 2021 P.A. WHITNEY ARCHITECTURE inc.



SHEET 5 OF 26 COPYRIGHT 2021 P.A. WHITNEY ARCHITECTURE inc.



Measured to the exterior surface of the e	exterior walls.
GFA ML Option 7 GFA UL Option 7	2,915.8 sq ft 1,483.9 sq ft
Fotal Gross Floor Area	4,399.7 sq ft

162.5 sq ft 2,210.2 sq ft 2,372.7 sq ft 544.6 sq ft

Measured to the exterior surface of the exterior walls.

(R) ML Floor Area - A

(E) ML Floor Area - A

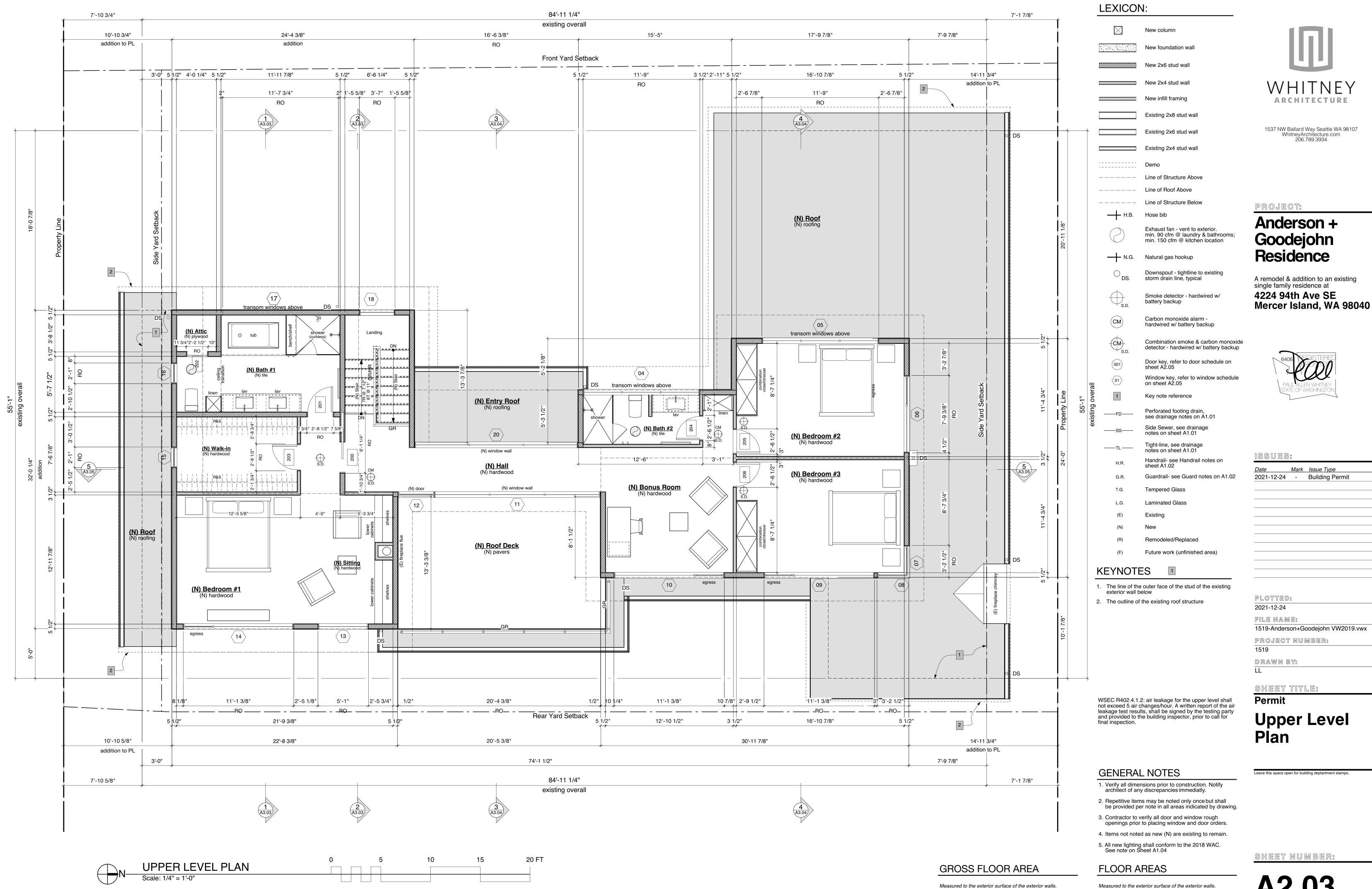
Total Heated Area

(E) ML Garage - A

SHEET NUMBER:

A2.02

SHEET 6 OF 26 COPYRIGHT 2021 P.A. WHITNEY ARCHITECTURE inc.



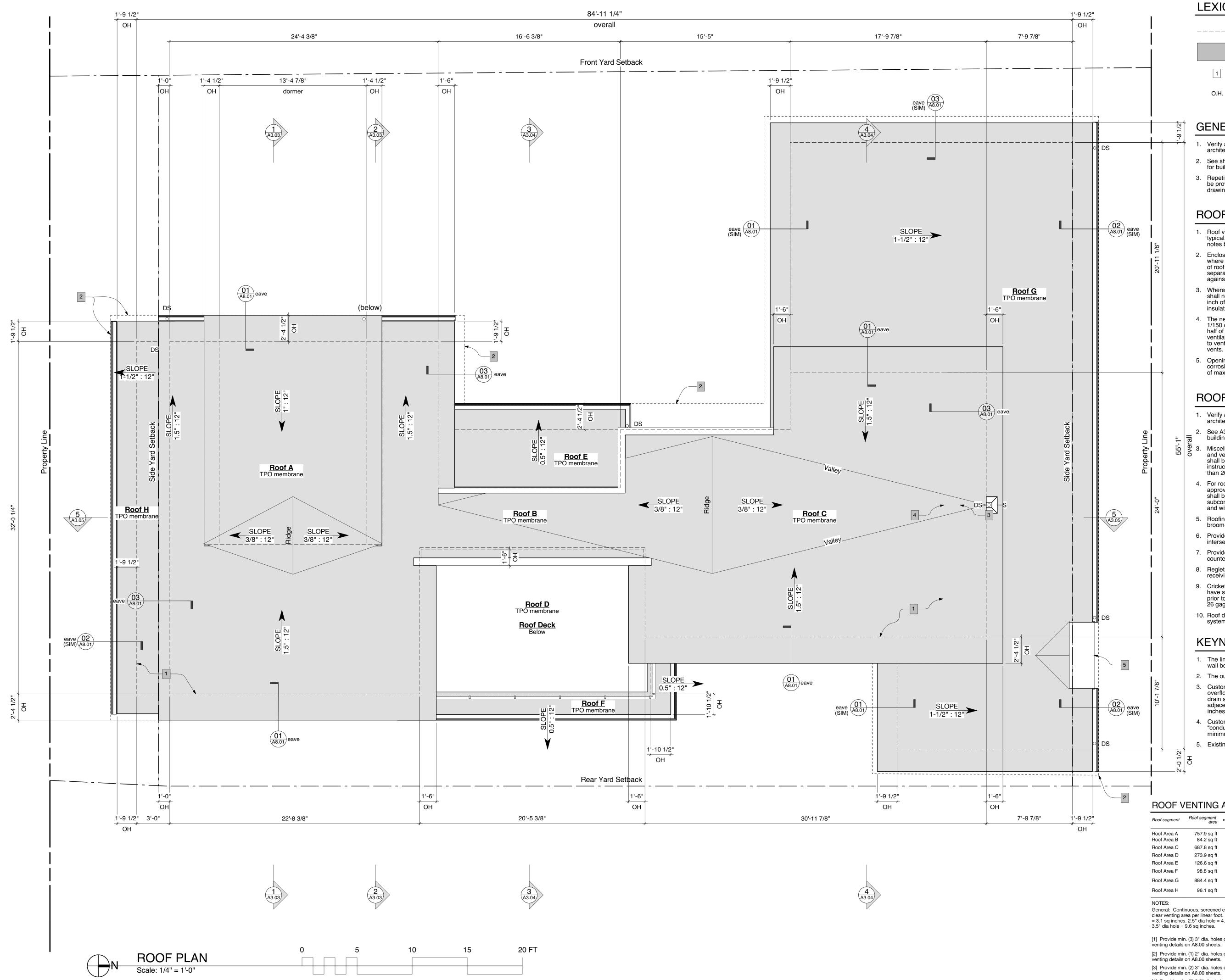
GFA ML Option 7 2	
Measured to the exterior surface of the exterior	walls.

GFA ML Option 7	2,915.8 sq ft
GFA UL Option 7	1,483.9 sq ft
otal Gross Floor Area	4,399.7 sq ft

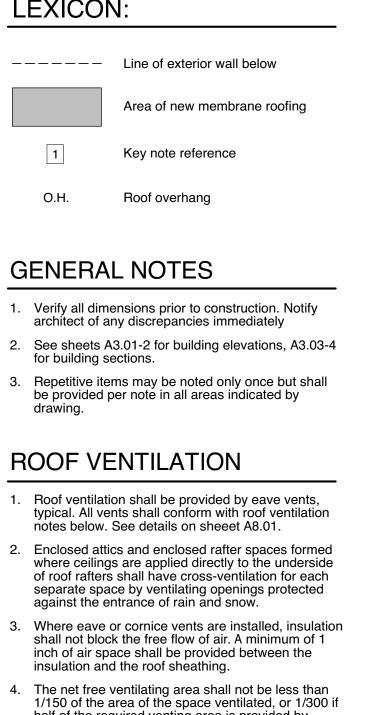
1,482.0 sq ft (N) UL Floor Area A 270.4 sq ft (N) UL Roof Deck A

A2.03

SHEET 7 OF 26 COPYRIGHT 2021 P.A. WHITNEY ARCHITECTURE inc.







- 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.
- 5. Openings for ventilation shall be covered with corrosion resistant metal mesh with mesh openings of maximum 1/4 inch in dimension.

ROOF NOTES

- 1. Verify all dimensions prior to construction. Notify architect of any discrepancies immediately.
- 2. See A3.00 sheets for building elevations and building sections.
- 3. 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.
- 4. 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.
- 5. Roofing shall be applied to decks that are firm, broom-clean, smooth, and dry.
- 6. Provide suitable cant strips at all vertical
- intersections. 7. Provide adequate attachment for base flashing and
- counter flashing on all vertical surfaces.
- 8. Reglets shall be provided in wall or parapets receiving metal counter flashing, typical.
- 9. 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.
- 10. Roof drains to be connected to separate storm system where available.

KEYNOTES

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

ROOF VENTING AREAS

Roof segment	Roof segment area	Total reqd. venting area at area/150	Linear feet of eave/parapet venting	Venting area reqd. per linear foot	Notes
Roof Area A Roof Area B	757.9 sq ft 84.2 sq ft	5.1 sq ft 0.6 sq ft	47.0 ft 37.0 ft	15.5 sq in 2.2 sq in	[1] [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]

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.

[1] Provide min. (3) 3" dia. holes or (4) 2.5" dia. holes per linear foot, as per venting details on A8.00 sheets.

[2] Provide min. (1) 2" dia. holes or (2) 1.5" dia. holes per linear foot, as per venting details on A8.00 sheets. [3] Provide min. (2) 3" dia. holes or (3) 2" dia. holes per linear foot, as per

[4] Provide min. (2) 2.5" dia. holes or (3) 2" dia. holes per linear foot, as per venting details on A8.00 sheets.

[5] Provide min. (3) 1.5" dia. holes or (1) 2.5" hole per linear foot, as per venting details on A8.00 sheets.

[6] Provide min. (1) 1.5" dia. hole per linear foot, as per venting details on A8.00 sheets [7] Provide a continuous screened vent (22.3 sq.in. per linear foot)



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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: 2021-12-24

FILE NAME: 1519-Anderson+Goodejohn VW2019.vwx

PROJECT NUMBER:

1519

DRAWN BY: LL

SHEET TITLE:

Permit Roof plan

Leave this space open for building deptartment starr

SHEET NUMBER:

A2.04 SHEET 8 OF 26

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WINDOWS & GLAZED DOORS																					
ID Location	Туре	Mulleo	d Manufacturer	Model	Unit width	Unit heigh	t R.O. width	R.O. height	R.O. Area	Glazed Area	Vented Area	Hdr. Location	U-value (NFRC)	SHGC	Egress	Glazing	Interior Finish Ex	cterior Finish	Screens	Hardware	Notes
01 (E) Family Room	Picture-Casement/Awning	mulleo	d 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	mulleo	d 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	mulleo	d 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	mulleo	d 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	mulleo	d 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	mulleo	d 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	mulleo	d 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	mulleo	d 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	mulleo	d 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	mulleo	d Marvin	-	5'0"	8'2 5/8"	5'1"	8'3 5/8"	42.2 sq ft	36.6 sq ft	39.5 sq fl		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	mulleo	d 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	mulleo	d 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	mulleo	d 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.					-
heights prior to pl	r to verify all unit sizes, rough lacing order. Contractor shall erations prior to window orde	review	ng dimensions, window sched	and header ule with owne	r				844.6 sq ft total area	723.1 sq ft total area	792.8 sq ft total area	see diagram 'flush bottom' indicates header in plane with floor or roof framing	Btu/h*ft2*°F								ж

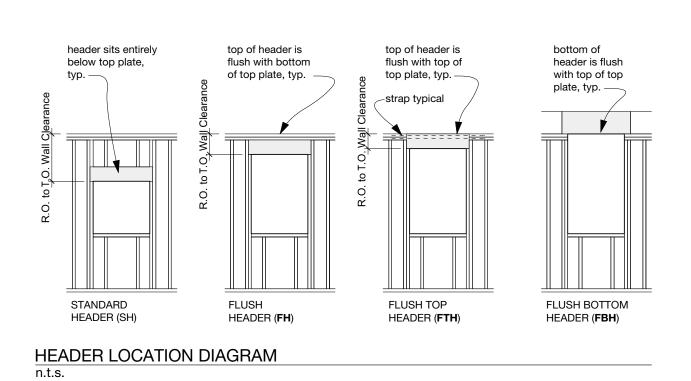
NOTE: All window and door headers shall be insulated to a minimum of R-10.

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

F	loor	Location	Туре	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
1:	st 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"	-		-
0 2	nd floor	(N) Bedroom #1	Pocket	3'0"	6'8"	1 3/4"	1/2"	6'1 1/4"	7'1"	Flush	TBD	TBD	-	3/4"	-		-
01 2	nd floor	(N) Bath #1	Swing	2'6"	6'8"	1 3/4"	1/2"	2'8 1/2"	6'10"	Flush	TBD	TBD	Single Rabbet	3/4"	TBD	Yes	-
02 21	nd floor	(N) Bath #1	Swing	2'0"	4'0"	1 3/4"	1/2"	2'2 1/2"	4'2"	Flush	TBD	TBD	Single Rabbet	3/4"	TBD		-
03 21	nd 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 Rabbet	3/4"	TBD		-
04 21	nd floor	(N) Bath #2	Swing	2'4"	6'8"	1 3/4"	1/2"	2'6 1/2"	6'10"	Flush	TBD	TBD	Single Rabbet	3/4"	Privacy		-
05 21	nd floor	(N) Bedroom #2	Swing	2'4"	6'8"	1 3/4"	1/2"	2'6 1/2"	6'10"	Flush	TBD	TBD	Single Rabbet	3/4"	TBD		-
06 21	nd floor	(N) Bedroom #3	Swing	2'4"	6'8"	1 3/4"	1/2"	2'6 1/2"	6'10"	Flush	TBD	TBD	Single Rabbet	3/4"	TBD		-

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.



SEATTLE ENERGY CODE - ADDITIONAL ENERGY REQUIREMENTS

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
		Total Credit	3	



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:

_	
Mark	Issue Type
-	Building Permit

PLOTTED: 2021-12-24 FILE NAME:

1519-Anderson+Goodejohn VW2019.vwx

PROJECT NUMBER: 1519

DRAWN BY: LL

SHEET TITLE:

Permit Schedules

Leave this space open for building deptartment stamps

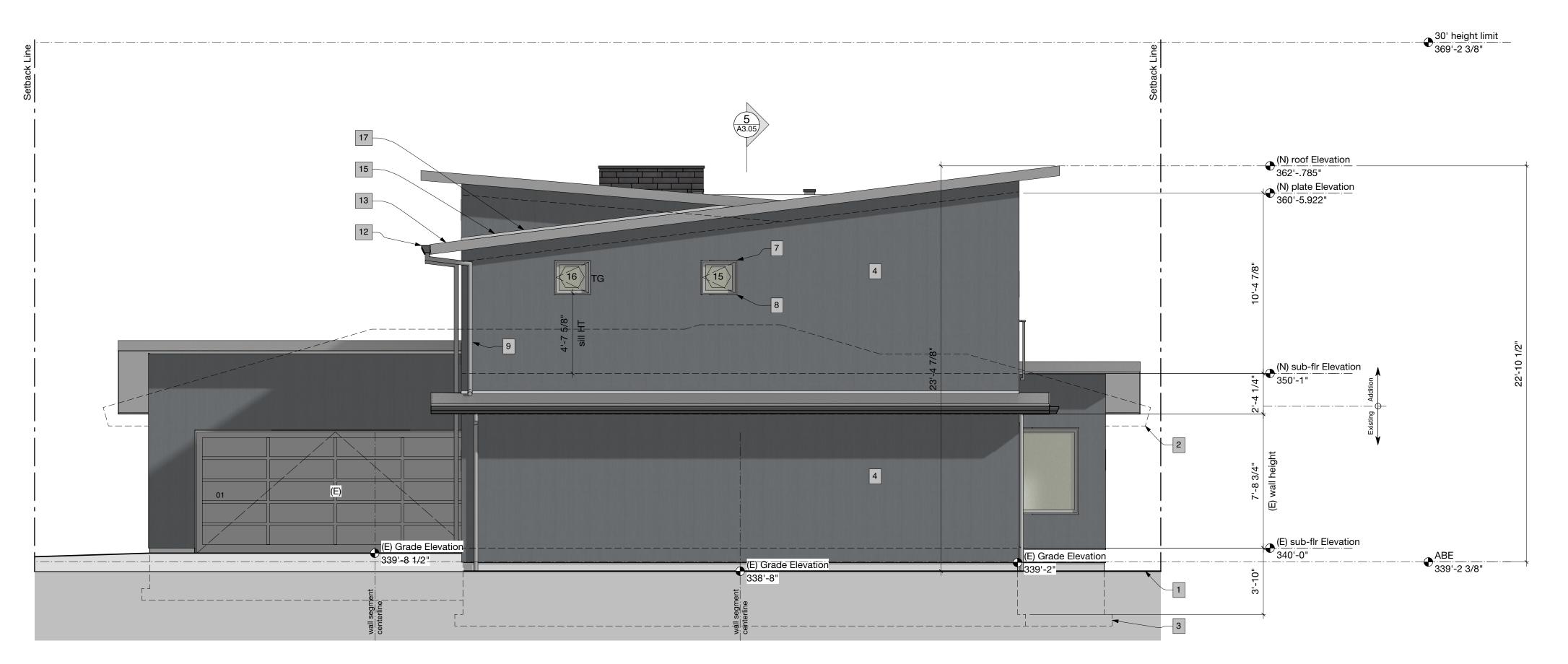
A2.05

SHEET NUMBER:

SHEET 9 OF 26 COPYRIGHT 2021 P.A. WHITNEY ARCHITECTURE inc.



WEST



SOUTH

	0	5	10	15	20 FT
ption #6					

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
	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.
- 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.
 Exterior siding and siding installation shall conform to the 2018 International Residential Code (IRC) section R703, Exterior Covering.
- 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.
- 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.
- 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.
 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.
- 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.
- Prefinished metal round downspout. Connect to existing stormwater tight-line. Refer to roof plan.
 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.
- Prefinished metal gutter system. Refer to roof plan.
 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.
- 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.



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:

FILE NAME:

1519-Anderson+Goodejohn VW2019.vwx PROJECT NUMBER:

1519

DRAWN BY:

SHEET TITLE:

Permit

Elevations

Leave this space open for building deptartment stamps

SHEET NUMBER:

A3.01 Sheet 10 OF 26

C O P Y R I G H T 2021 P.A. WHITNEY ARCHITECTURE inc.

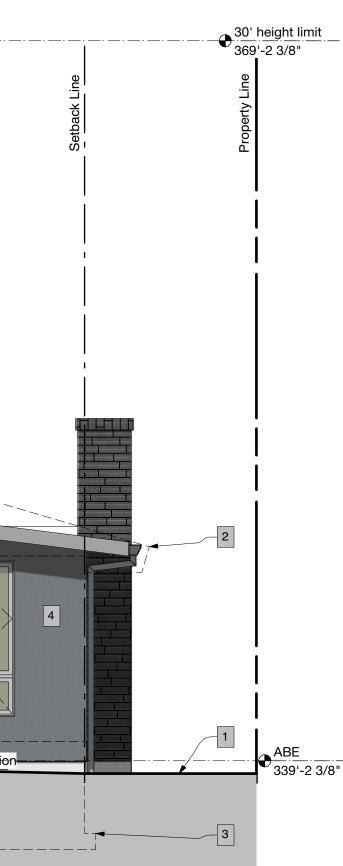


EAST



NORTH

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
	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.
- All exterior siding and trim shall be approved for exterior use by the supplier or manufacturer.
- Exterior siding and siding installation shall conform to the 2018 International Residential Code (IRC) section R703, Exterior Covering.
- 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. 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 Ğuardrail 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.
- 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.
- 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.



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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

1519

DRAWN BY:

SHEET TITLE:

Permit

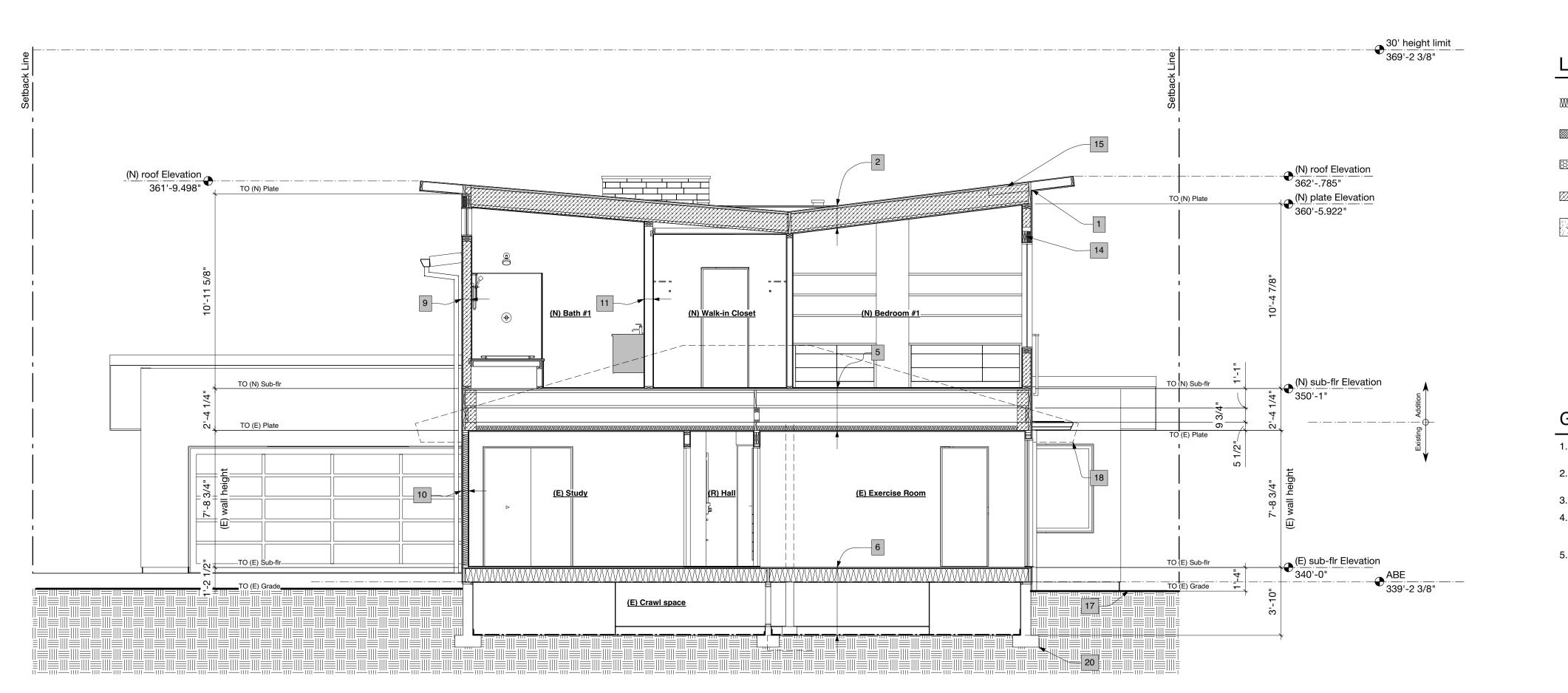
Elevations

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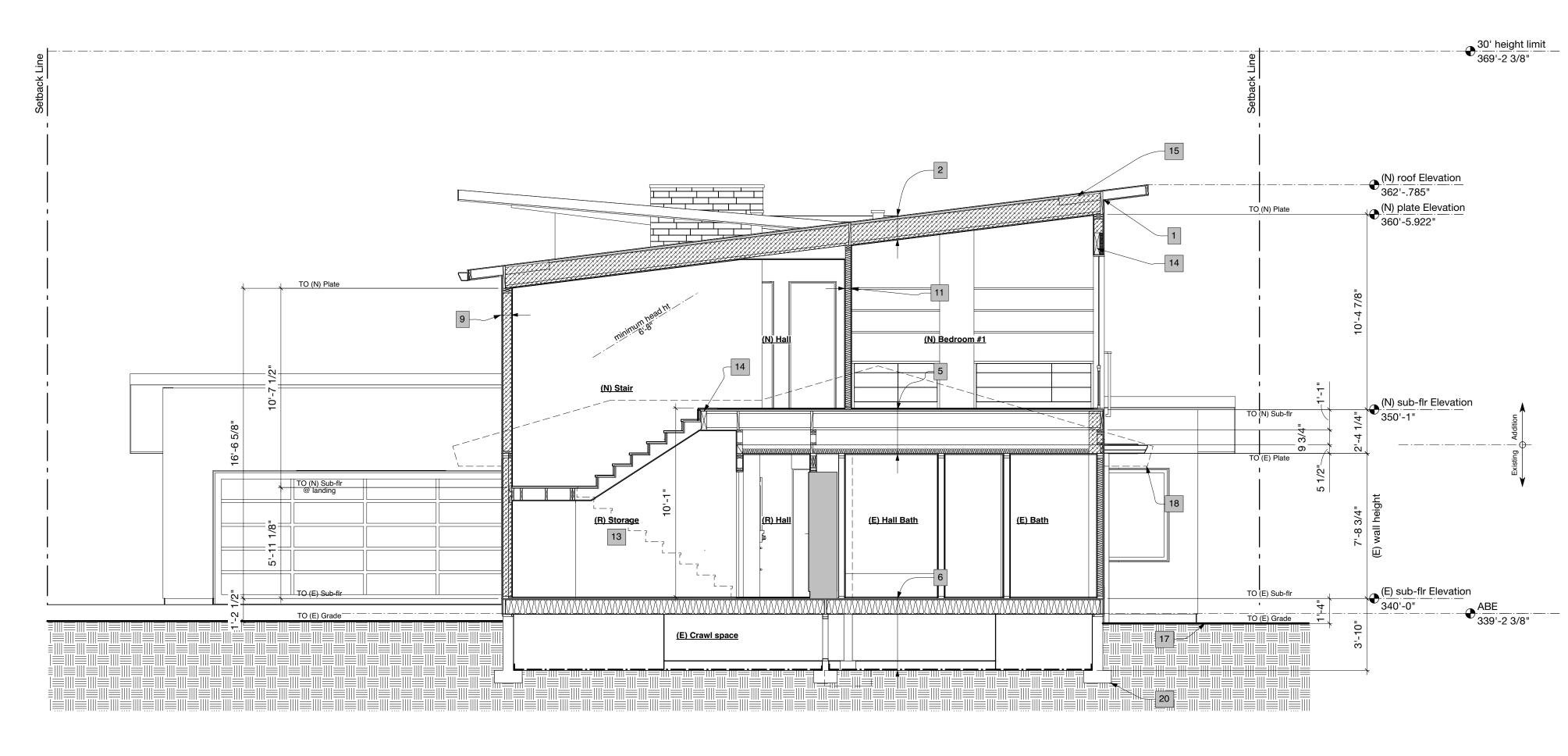
SHEET NUMBER:

SHEET 11 OF 26 COPYRIGHT 2021 P.A. WHITNEY ARCHITECTURE inc.

PROJECT NUMBER:



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



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

0

20 FT 10 15 5

LEXICON:

	batt insulation – refer to Energy Code notes
	rigid insulation – refer to Energy Code notes
8338333333333333	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
то	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.
- 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.

1

- 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, ROXUL 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 12-inches minimum & taped. Perimeter
- 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
- 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, tvpical.

- 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

typical.

- 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



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:

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

PLOTTED:

FILE NAME:

1519-Anderson+Goodejohn VW2019.vwx PROJECT NUMBER:

1519

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SHEET TITLE:

Permit

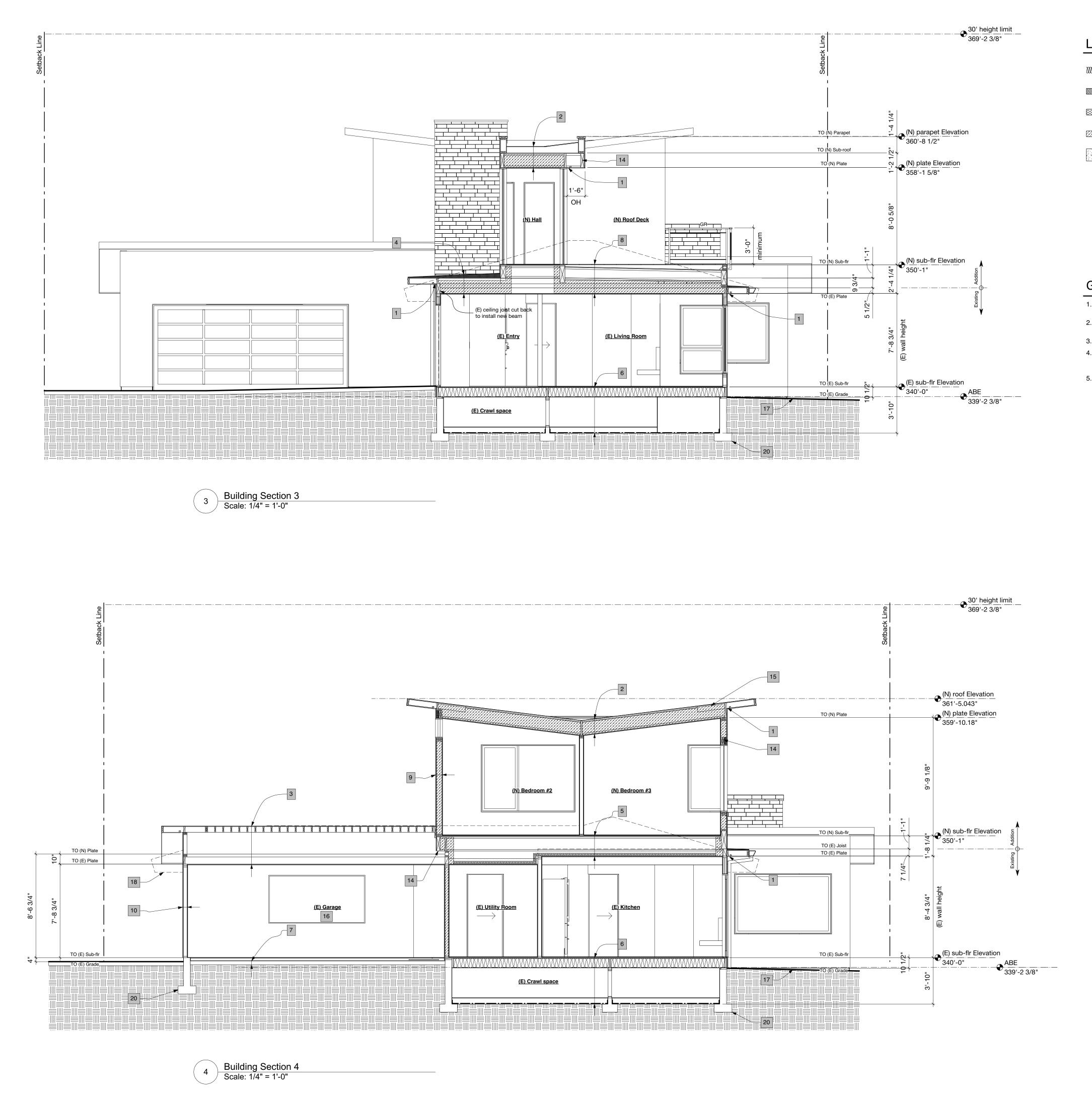
Building **Sections**

Leave this space open for building deptartment stamps

SHEET NUMBER:

A3.03

SHEET 12 OF 26 COPYRIGHT 2021 P.A. WHITNEY ARCHITECTURE inc.



0

15

10

20 FT

LEXICON:

	batt insulation – refer to Energy Code notes
	rigid insulation – refer to Energy Code notes
8333333333333333	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
ТО	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.
- 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.

1

- 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, ROXUL
- 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 12-inches minimum & taped. Perimeter
- 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
- 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.



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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:

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

PLOTTED:

FILE NAME:

1519-Anderson+Goodejohn VW2019.vwx PROJECT NUMBER:

1519

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SHEET TITLE:

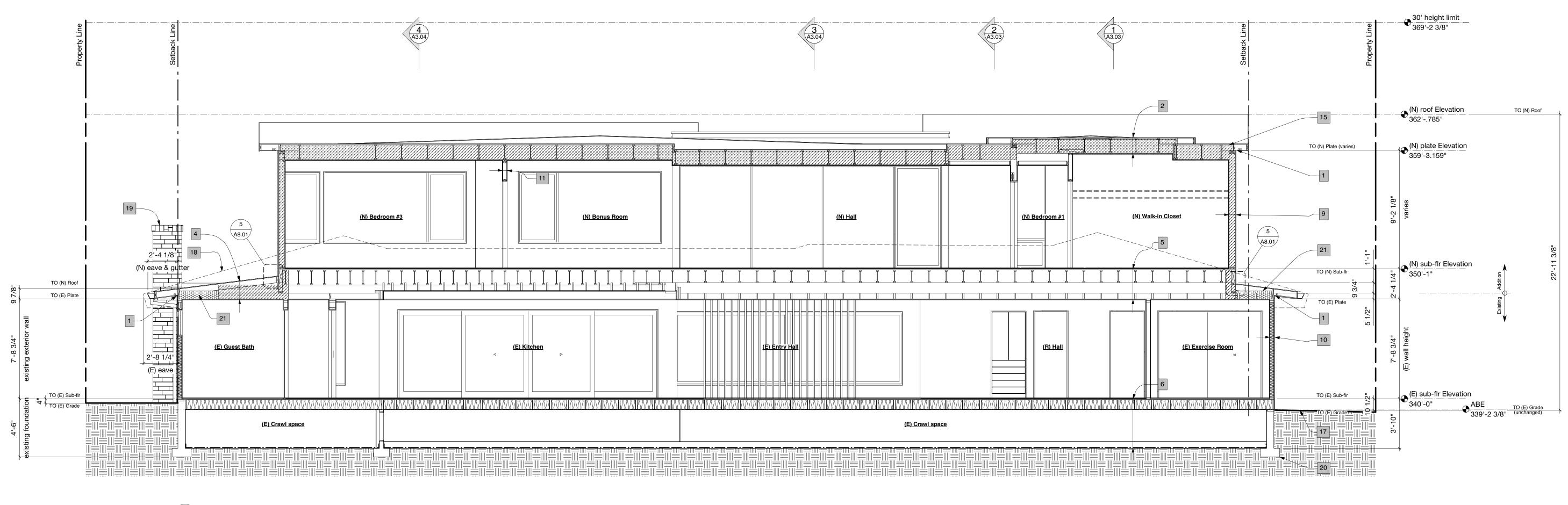
Permit Building **Sections**

SHEET NUMBER:

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A3.04 SHEET 13 OF 26 COPYRIGHT 2021

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5 Building Section 5 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
ТО	Top Of
(N)	New
(E)	Existing
(R)	Replace/Remodel
ABE	Average building elevation

GENERAL NOTES

Review with architect.

- 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.
- 5. Repetitive items may be noted only once but shall be provided per note in all areas indicated by drawing.

SECTION KEYNOTES 1

1.	ROOF EAVE VENT • Continuous, pre-finished perforated metal roof vent screen, refer to the roof plan.	8.
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. 	9.
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. 	10.
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. 	11.
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, ROXUL Safe'N'Sound or approved equal. (E) 2x ceiling joists refer to the structural drawings. (E) GWB, patch and repair as required, typical. 	12. 13.
6.	FLOOR ASSEMBLY #2	

- 6. FLOOR ASSEMBLY #2Floor 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 7. FLOOR ASSEMBLY #3
- (E) Concrete slab on grade, refer to the structural drawings. • (E) Native undisturbed soil.

20 FT

10

15

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.

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. 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.



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PROJECT:

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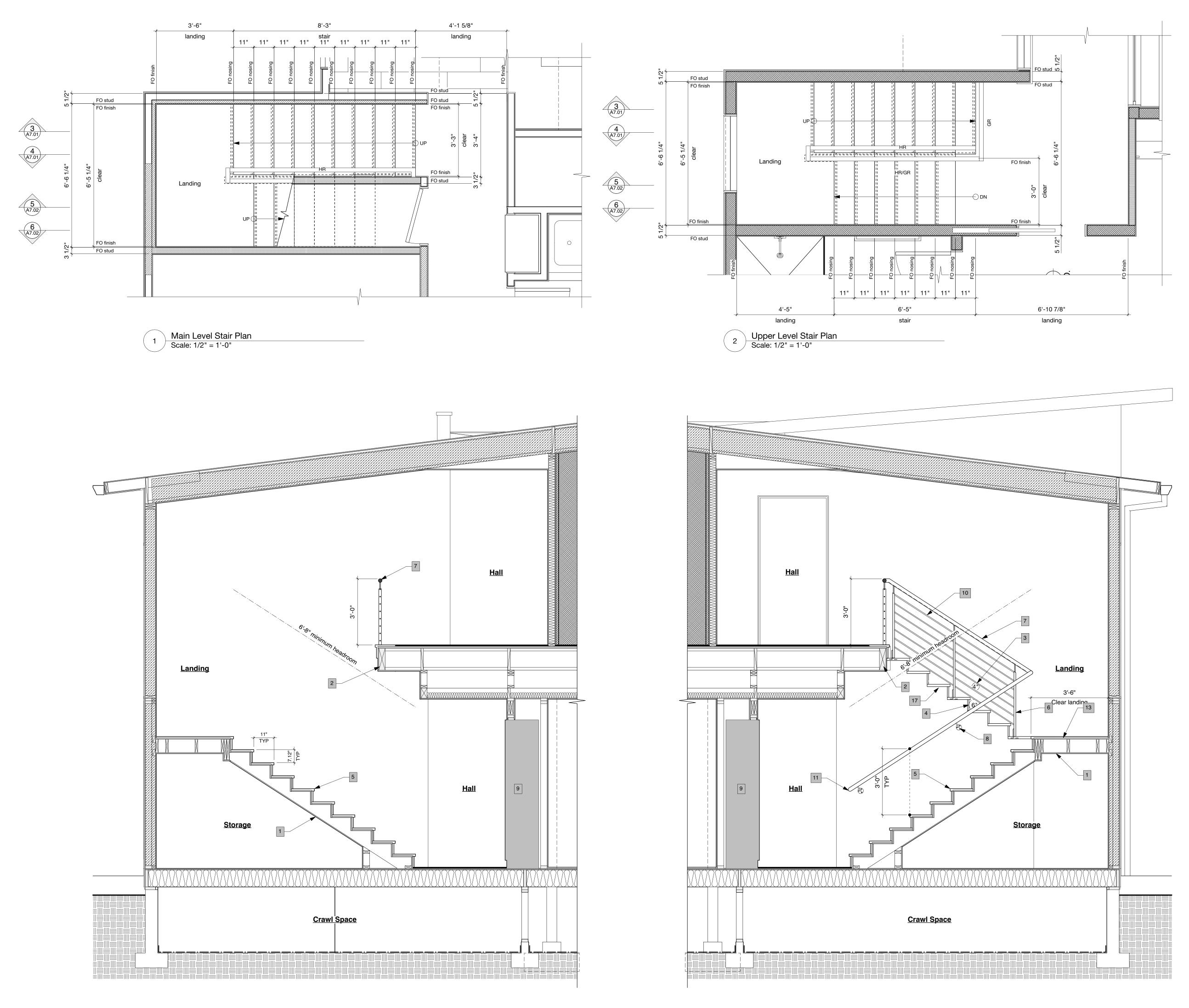
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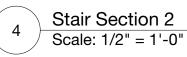
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STAIR KEYNOTES

- 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. 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. 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 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. 1-1/8-inch thick plywood sub-flooring at floor level typical, refer to the structural drawings.
- 17. Stair caps wall below



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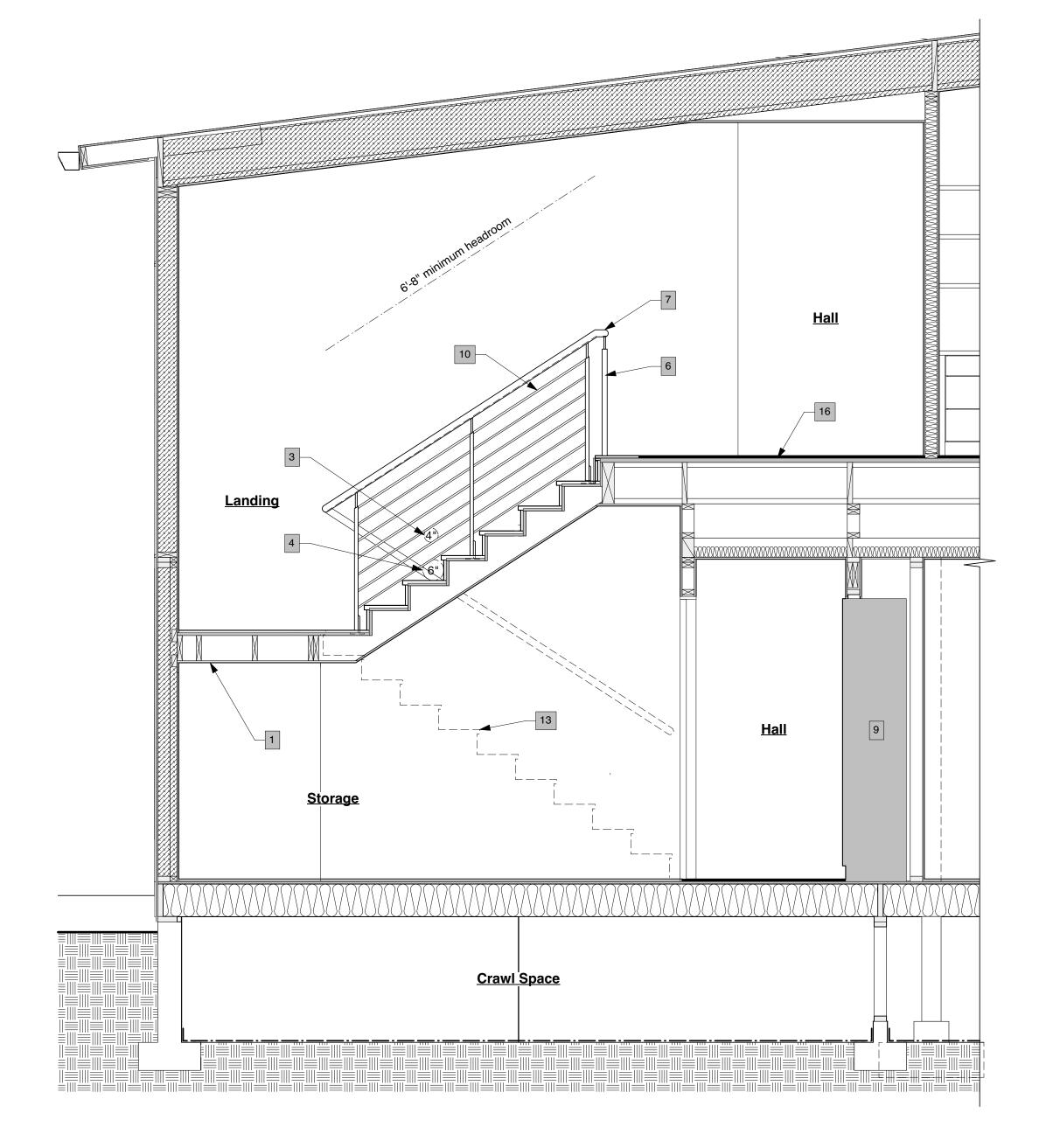
SHEET TITLE:

Permit Vertical Circulation

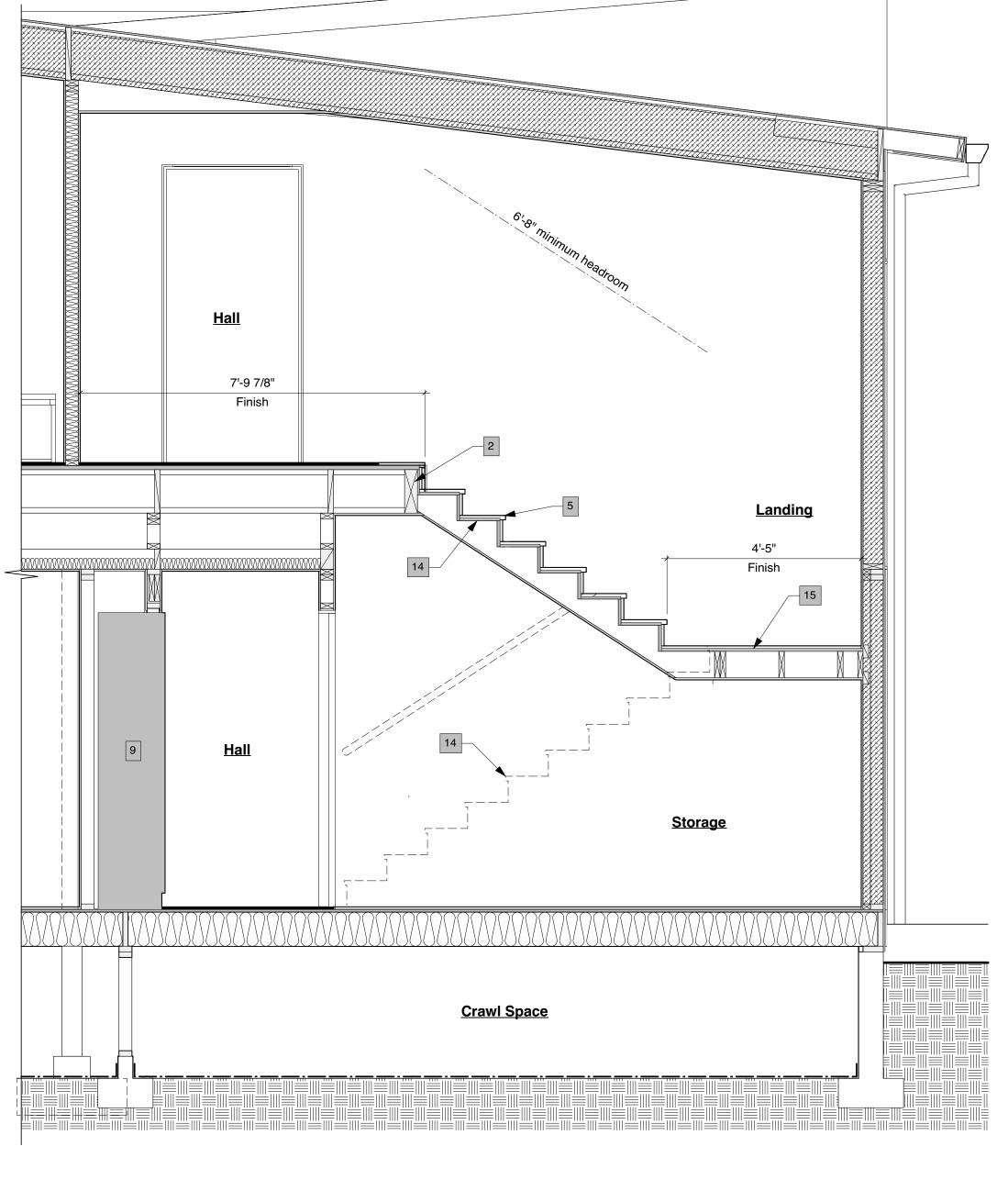
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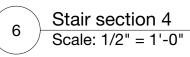
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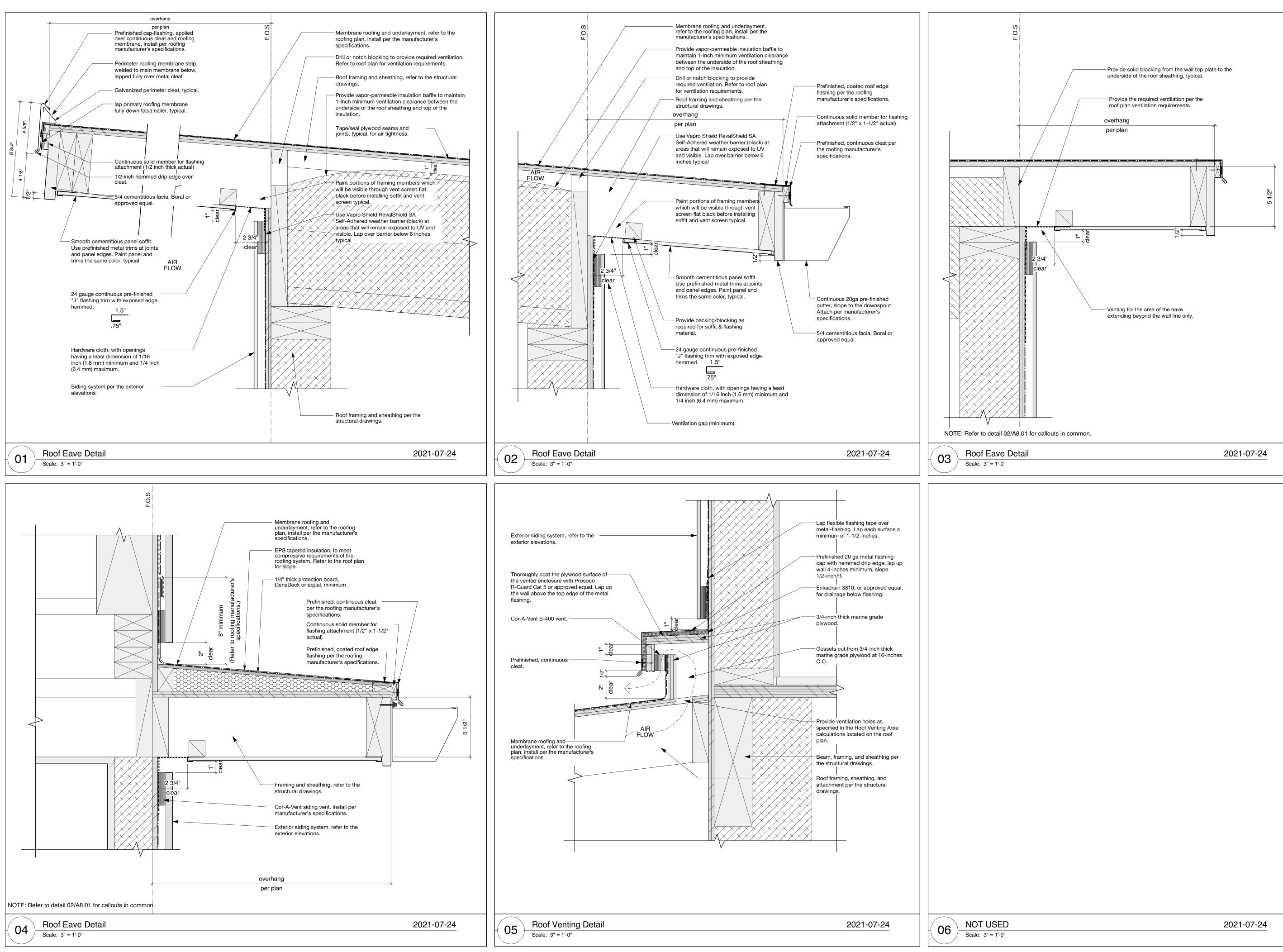
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A7.02

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- 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. 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.
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- 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. 1-1/8-inch thick plywood sub-flooring at floor level typical, refer to the structural drawings.
- 17. Stair caps wall below





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Wall per plan.	
Header per structural drawings.	
Sealant behind flange @ head and —	
jamb only.	
Backer rod and Prosoco R-Guard — AirDam to seal window frame to air barrier at R.O. Typical.	
Wood blocking as required for trim support	
Beadex "L" Shaped Trim	_
22 ga paintable flashing	_
3/4-inch thick poplar (paint grade) — jamb extension, ease all exposed edges typical.	
1/8" kerf cut	
Window profile per manufacturer. — Refer to glazing schedule (4-9/16" jamb).	
The line of jamb trim beyond.	
NOTE: GAPS BETWEEN MATERIA BEEN EXAGGERATED FOR CLAR	
Typical Window He	
	20
07 Scale: 3" = 1'-0"	
U7 Scale: 3" = 1'-0"	
U7 Scale: 3" = 1'-0"	
U7 Scale: 3" = 1'-0"	
U7 Scale: 3" = 1'-0" Wall per plan.	
U/ Scale: 3" = 1'-0" Wall per plan.	
V7 Scale: 3" = 1'-0" Wall per plan. Sealant behind flange @ head and	
Vall per plan. Sealant behind flange @ head and jamb only. Post per structural drawings. Backer rod and Prosoco R-Guard AirDam to seal window frame to air barrier at R.O. Typical. Wood blocking as required	
Scale: 3" = 1'-0" Wall per plan. Sealant behind flange @ head and jamb only. Post per structural drawings. Backer rod and Prosoco R-Guard AirDam to seal window frame to air barrier at R.O. Typical. Wood blocking as required for trim support	
V Scale: 3" = 1'-0" Wall per plan. Sealant behind flange @ head and	
V Scale: 3" = 1'-0" Wall per plan. Sealant behind flange @ head and	
V Scale: 3" = 1'-0" Wall per plan. Sealant behind flange @ head and	
V Scale: 3" = 1'-0" Wall per plan. Sealant behind flange @ head and	
V Scale: 3" = 1'-0" Wall per plan. Sealant behind flange @ head and	
V Scale: 3" = 1'-0" Wall per plan. Sealant behind flange @ head and	

NOTE: GAPS BETWEEN MATERIALS HAVE BEEN EXAGGERATED FOR CLARITY.



Scale: 3" = 1'-0"

Sloped wood sub-sill, thoroughly coat exposed surfaces with Liquid applied WRB.

Fully soldered sheet metal sill pan with end dams or an approved equal

Continuous solid wood blocking, for flashing support. Coat top and outer face with Liquid applied WRB.

3/4-inch thick poplar (paint grade) jamb extension, ease all exposed edges typical.

Poplar (paint grade) stool trim, ease all exposed edges typical.

1/4-inch deep Rabbet cut for GWB recess

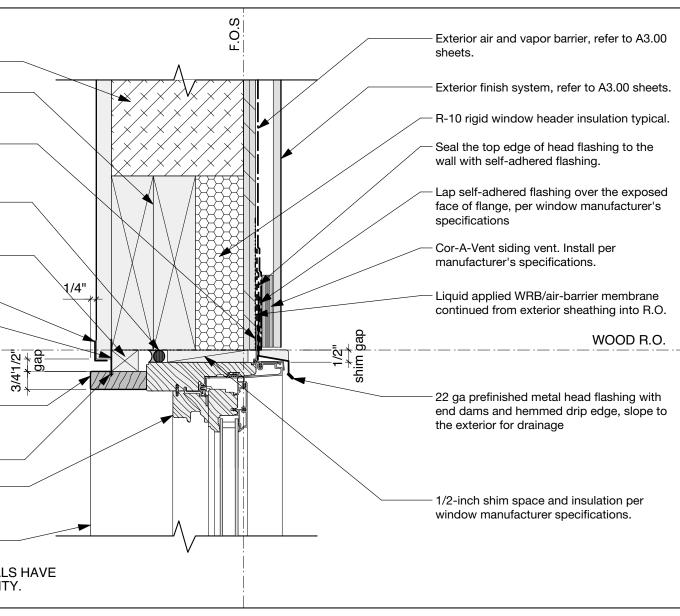
Backer rod and Prosoco R-Guard AirDam to seal window frame to the back of the sill pan, typical

Window profile per manufacturer. Refer to glazing schedule.

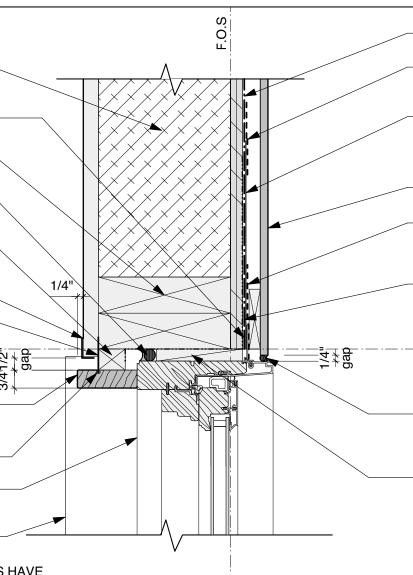
NOTE: GAPS BETWEEN MATERIALS HAVE BEEN EXAGGERATED FOR CLARITY.



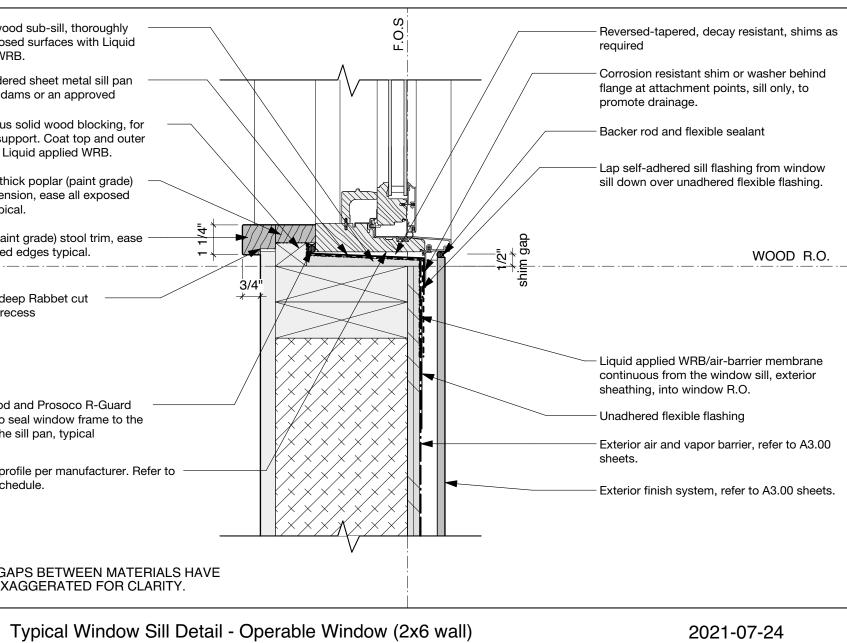
Scale: 3" = 1'-0"



ead Detail - Operable Window (2x6 wall)



Typical Window Jamb Detail - Operable Window (2x6 wall)



WHITNEY ARCHITECTURE

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PROJECT:

WOOD R.O.

2021-07-24

- Exterior air and vapor barrier, refer to A3.00

- Seal lap of unadhered flexible flashing with 4-inch wide strip of self-adhered flashing, install per manufacturer's specifications. - 9-inch wide strip of unadhered flexible

- Exterior finish system, refer to A3.00 sheets.

- Lap 4-inch wide strip of self-adhered flashing over the exposed face of the flange, per

window manufacturer's specifications.

- Backer rod and flexible sealant

- Shim per window manufacturer's

specifications. Install sloped jamb shims

(down towards exterior) with sealant at top and sides only, for drainage to the exterior.

- Liquid applied WRB/air-barrier membrane

continued from exterior sheathing into R.O.

penetration flashing, install per manufacturer's specifications.

sheets.

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2021-07-24

WOOD R.O.

SHEET TITLE: Permit Architectural **Details**

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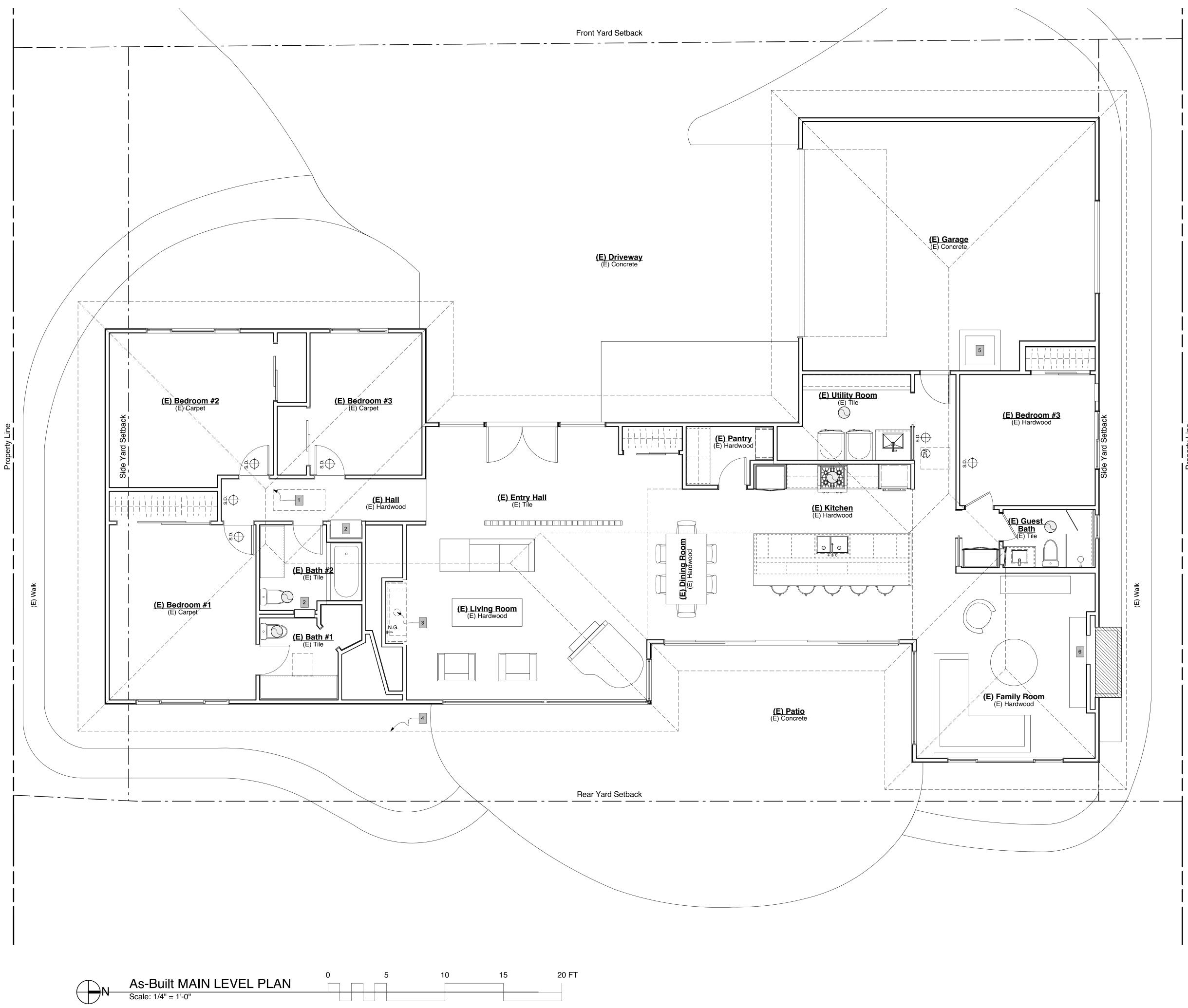
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KEYNOTES	·
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1. Line of attic access above

2. Existing linen cabinet

3. Existing gas fireplace insert

4. Existing roof overhang

5. Existing furnace

6. Existing masonry fireplace

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SHEET TITLE:

Permit As-Built Main Level Plan

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FLOOR AREAS

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

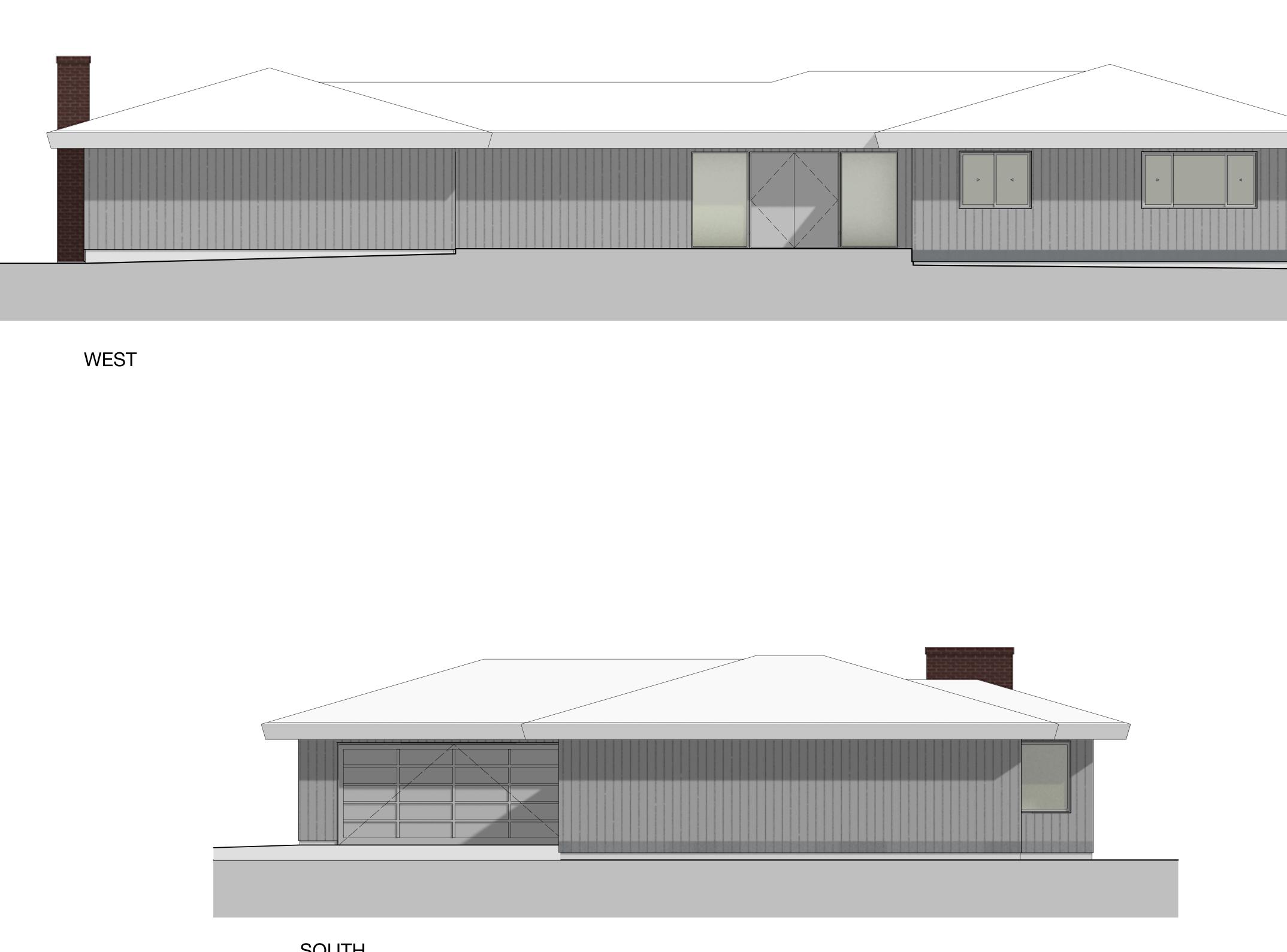
(E) ML Floor Area (E) ML Garage Area

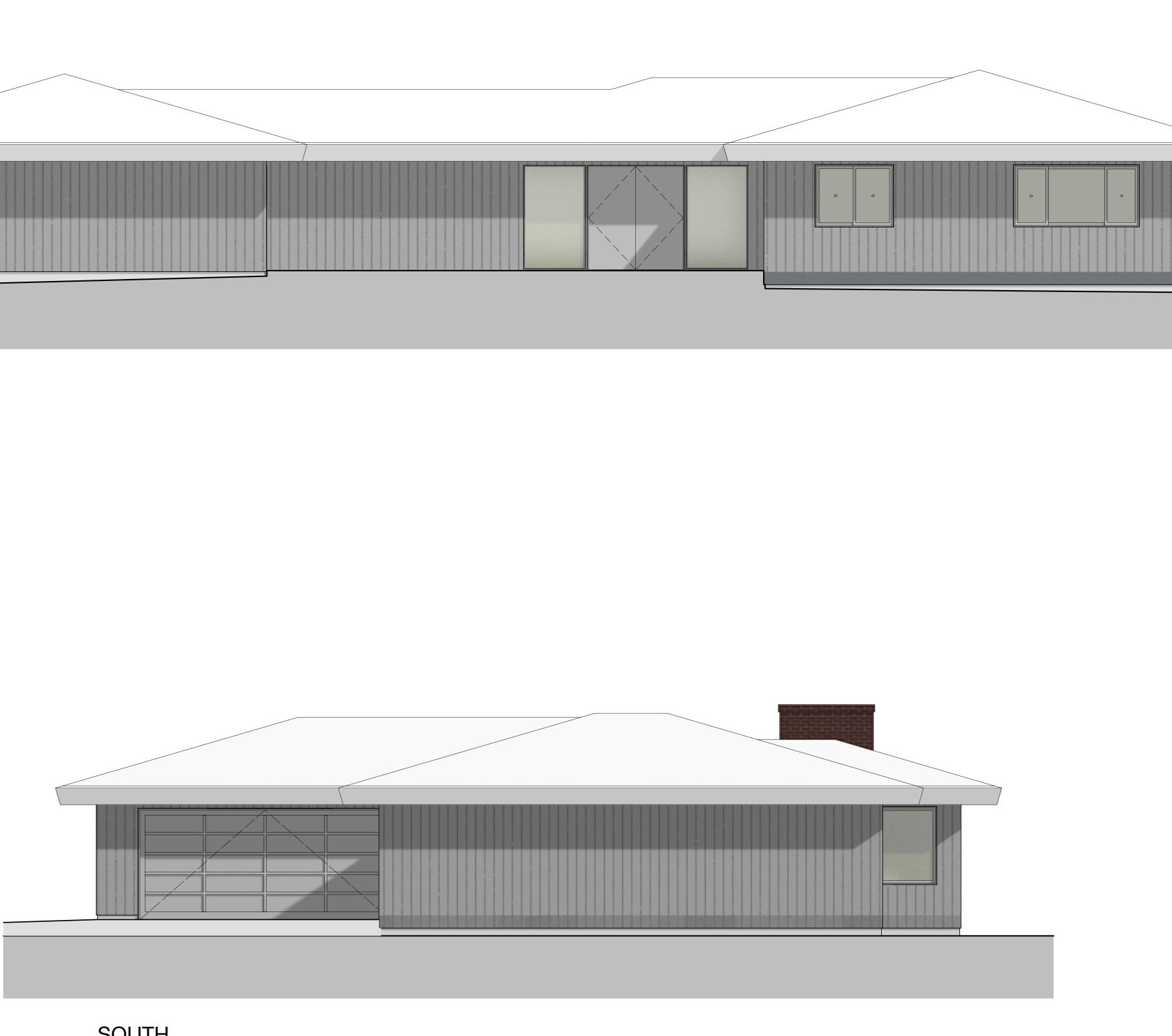
2,351.3 sq ft 537.5 sq ft

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SOUTH

0 5 20 FT 10 15



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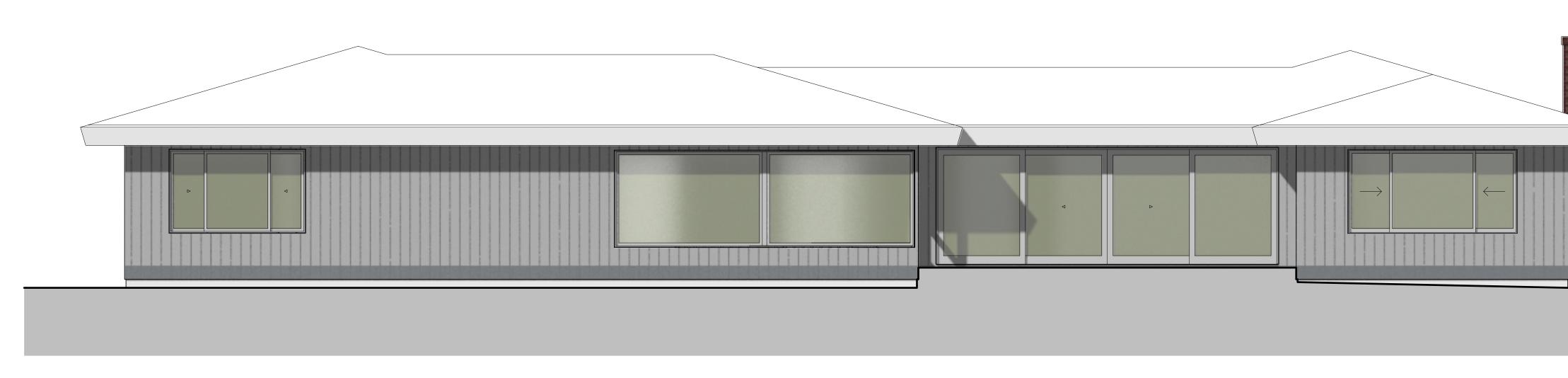
As-Built Elevations

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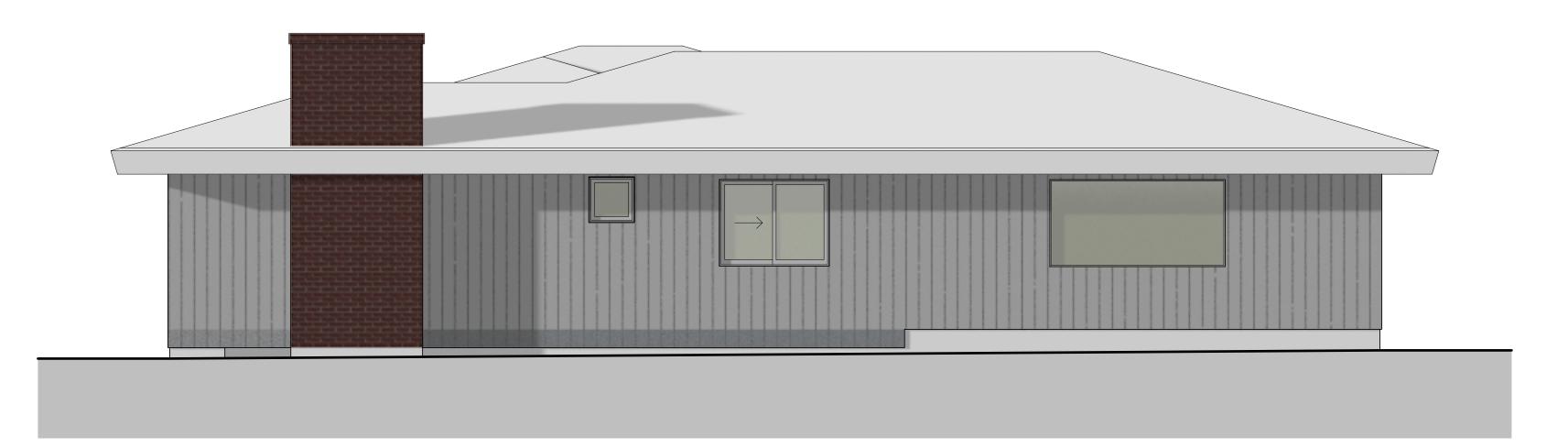
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As3.01

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EAST



NORTH

0 5 20 FT 10 15



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SHEET TITLE: Permit

As-Built **Elevations**

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SHEET NUMBER:



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CRITERIA

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

DESIGN LOADING CRITERIA

		13.
SNOW LOAD	ROOF SNOW LOAD, Pf = 25 PSF	7
FLOOR LIVE LOAD (RESIDENTIAL)	40 PSF	
RESIDENTIAL DECK	60 PSF	
WIND (MAIN WIND FORCE RESISTING SYSTEM)	BASIC WIND SPEED = 98 MPH	
	IMPORTANCE FACTOR, $I_w = 1.0$	
	RISK CATEGORY = II	14.
	TOPOGRAPHIC FACTOR, $K_{zt} = 1.9$	
	EXPOSURE CATEGORY = B	
	INTERNAL PRESSURE COEFFICIENT, (GCpi)= 0.18/-0.18	
	WIND BASE SHEAR (E/W) = 23.71 KIP	7
	WIND BASE SHEAR (N/S) = 14.1 KIP	

	F	_
EARTHQUAKE (EQUIVALENT LATERAL FORCE PROCEDURE)	S _s =1.412	
	S _{ds} = 1.130	
	S ₁ =0.491	7
	S _{d1} = 0.592	7
	IMPORTANCE FACTOR, Ie= 1.0	7
	SITE CLASS D	7
	SEISMIC DESIGN CATEGORY= D	7
	RISK CATEGORY = II	7
	R = 6.5 FOR WOOD STRUCUTRAL PANEL SHEAR WALLS	7
	OVER STRENGTH FACTOR, $\Omega_0 = 2.5$	7
		_
	DEFLECTION AMPLIFICATION FACTOR, $C_d = 4.0$	
	REDUNDANCY FACTOR = 1.0	
	SEISMIC RESPONSE COEFFICIENT, C _s = 0.174	7
	SEISMIC BASE SHEAR = 19.3 KIP	7
RAIN INTENSITY	1.0 INCHES/HOUR	
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 ERECTED SHALL BE SUPERVISED BY 9 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 10. 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.

RENOVATION

- DEMOLITION: CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS BEFORE COMMENCING ANY DEMOLITION. SHORING SHALL 11. 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 а.
 - 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.

GENERAL RESIDENTIAL STRUCTURAL NOTES

THE FOLLOWING APPLY UNLESS SHOWN OTHERWISE ON THE 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'c) 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 34-INCH, AND A SLUMP OF 5 INCHES OR LESS. CONCRETE HAS BEEN DESIGNED BASED ON A CONCRETE STRENGTH (f'c) 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, Fy = 60,000 PSI. EXCEPTIONS: ANY BARS SPECIFICALLY SO NOTED ON THE DRAWINGS SHALL BE GRADE 40, Fy = 40,000 PSI.

WELDED WIRE FABRIC SHALL CONFORM TO ASTM A-185

12.

15

18.

19.

20.

DETAILING OF REINFORCING STEEL (INCLUDING HOOKS AND BENDS) SHALL BE IN ACCORDANCE WITH ACI SP-66-04 AND ACI 318-4 CHAPTER 25. LAP ALL REINFORCEMENTS AS FOLLOWS:

BAR SIZE	MINIMUM LAP LENGTH	MINIMUM HOOK EMBEDDMENT
#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.

17. 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

- 1. MECHANICAL ANCHORS FOR USE IN CRACKED AND UNCRACKED CONCRETE SHALL HAVE BEEN TESTED AND QUALIFIED FOR USE IN ACCORDANCE WITH ACI 355.2 AND ICC-ES AC193. PRE-APPROVED MECHANICAL ANCHORS INCLUDE:
 - a. SIMPSON STRONG-TIE "STRONG-BOLT 2" (ICC-ES ESR-3037)
 - b. SIMPSON STRONG-TIE "TITEN-HD" (ICC-ES ESR-2713) c. HILTI "KWIK BOLT TZ" (ICC-ES ESR-1917)
- 2. 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:
 - a. SIMPSON STRONG-TIE "SET-XP" (ICC-ES ESR-2508)
 - b. SIMPSON STRONG-TIE "AT-XP" (IAPMO UES ER-263) c. HILTI "HIT-RE 500-V3" (ICC-ES ESR-3814)
 - d. HILTI "HIT-HY 200" (ICC-ES ESR-3187)

B. ANCHORAGE TO SOLID-GROUTED CONCRETE MASONRY

- 1. 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:
 - a. SIMPSON STRONG-TIE "WEDGE-ALL" (ICC-ES ESR-1396)
 - b. SIMPSON STRONG-TIE "TITEN-HD" (ICC-ES ESR-1056) c. HILTI "HIT-HY 200" (ICC-ES ESR-3963)
 - d. HILTI "KWIK BOLT-3" (ICC-ES ESR-1385)
- 2. 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:
 - a. SIMPSON STRONG-TIE "SET-XP" (IAMPO UES ER-265)
 - b. SIMPSON STRONG-TIE "AT-XP" (IAMPO UES ER-281) c. HILTI "HIT-HY 270" (ICC-ES ESR-4143)

21.	STRUCTURAL STEEL DESIGN SPECIFICATIONS AND COE
	 AISC 360-16 SPECIF AISC 303-16 CODE (FOLLOWING SENTE RESPONSIBILITY FO FABRICATOR AS PA SPECIFICATION FO AMERICAN WELDIN
22.	STRUCTURAL STEEL SHAL
	TYPE OF MEMBER
	PLATES, ANGLES, AND RO
	WIDE FLANGE SHAPES AN
	STRUCTURAL TUBING (SQ ANCHOR BOLTS (EMBEDD
	CONNECTION BOLTS (3/4"
23.	ALL BEAM PENETRATIONS
	ARCHITECT AND STRUCTU
24	

- 25. USED.



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STEEL

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

FICATION FOR STRUCTURAL STEEL BUILDINGS.

OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES, AMENDED BY THE DELETION OF THE ENCE IN PARAGRAPH 4.2.1: "THIS APPROVAL CONSTITUTES THE OWNER'S ACCEPTANCE OF ALL OR THE DESIGN ADEQUACY OF ANY DETAIL CONFIGURATION OF CONNECTIONS DEVELOPED BY THE ART OF HIS PREPARATION OF THESE SHOP DRAWINGS." R STRUCTURAL JOINTS USING ASTM A325 OR A490 BOLTS.

NG SOCIETY (AWS) STRUCTURAL WELDING CODE D1.1 AND D1.4

L CONFORM TO THE FOLLOWING REQUIREMENTS:

	ASTM SPECIFICATION	Fy
ODS	A36	36 KSI
ND CHANNELS	A992	50 KSI
QUARE OR RECTANGULAR)	A500 (GRADE B)	46 KSI
DED IN MASONRY OR CONCRETE)	A307	
" ROUND, UNLESS SHOWN OTHERWISE)	A325-N	

NOT SPECIFICALLY INDICATED ON THE STRUCTURAL DRAWINGS SHALL BE SUBMITTED TO THE JRAL 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

PROJECT:

Anderson + Goodejohn Residence

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



ISSUES:

Mark Issue Type 2021-12-24 - Building Permit

PLOTTED:

FILE NAME: 1519-Anderson+Goodejohn VW2019.vwx PROJECT NUMBER: 1519

DRAWN BY:

SHEET TITLE:

Permit Structura

Notes

Leave this space open for building deptartment stamp

SHEET NUMBER:

SHEET 22 OF 26 COPYRIGHT 2021 P.A. WHITNEY ARCHITECTURE inc. WOOD

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

JOISTS:	HEM-FIR NO. 2
(2X, 3X, AND 4X MEMBERS)	MINIMUM BASE VALUE, $F_b = 850 PSI$
BEAM AND STRINGERS:	DOUGLAS FIR LARCH NO. 1
(6 X AND LARGER MEMBERS)	MINIMUM BASIC DESIGN STRESS, Fb = 1,350 PSI
POSTS AND TIMBERS:	DOUGLAS FIR LARCH NO. 1
(6 X AND LARGER MEMBERS)	MINIMUM BASIC DESIGN STRESS, $F_b = 1,200$ PSI, $F_c = 1,000$ PSI
STUDS PLATES & MISCELLANEOUS LIGHT FRAMING	DOUGLAS FIR LARCH OR HEM-FIR NO. 2,
	MINIMUM BASIC DESIGN STRESS F_b = 850 PSI, F_c = 1,300 PSI

GLUED LAMINATED MEMBERS SHALL BE FABRICATED AND IDENTIFIED AS REQUIRED BY ASTM D3737 AND AITC A190.1. EACH 27. 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_b = 2,400 PSI, F_V = 265 PSI, E = 1,800,000 PSI. ALL CANTILEVERED BEAMS SHALL BE DOUGLAS FIR COMBINATION 24F-V8, Fb = 2,400 PSI, Fv = 265 PSI, E = 1,800,000 PSI.

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

TWO LAMINATIONS	F _c = 1600 PSI, F _t = 1250 PSI, Fbx = 1700 PSI, Fby = 1300 PSI,	E _{axial} = 1,600,000 PSI
THREE LAMINATIONS	$F_c = 1600 \text{ PSI}, F_t = 1250 \text{ PSI}, \text{ Fbx} = 1700 \text{ PSI}, \text{ Fby} = 1600 \text{ PSI},$	E _{axial} = 1,600,000 PSI
FOUR OR MORE LAMINATIONS	F _c = 1950 PSI, F _t = 1250 PSI, Fbx = 1700 PSI, Fby = 1800 PSI,	E _{axial} = 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: Fb = 2900 PSI, E = 2000,000 PSI, Fv = 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.

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: $F_b = 2600 \text{ PSI}$, Fv = 285 PSI, E = 2,000,000 PSI.

34.

30

31.

32.

33.

GENERAL RESIDENTIAL STRUCTURAL NOTES

THE FOLLOWING APPLY UNLESS SHOWN OTHERWISE ON THE PLANS

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.

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: $F_b = 2325$ PSI, Fv = 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.

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.

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.

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

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 MAXMUM 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.

WOOD FASTENERS:

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.

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

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	
2X4	
2X6	

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 1/2" GWB AND 6d COOLER NAILS FOR 5/8" GWB. PROVIDE 15/32" APA RATED SHEATHING (SPAN RATING 24/0) ON EXTERIOR SURFACES NAILED AT ALL PANEL EDGES (BLOCK UNSUPPORTED EDGES), TOP AND BOTTOM PLATES WITH 8d NAILS @ 6" 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 1/6 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 10d NAILS @ 6" 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:

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.

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

MAXIMUM NOTCH / CUT	MAXIMUM BORED HOLE
7/8"	1-3/8"
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

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



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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:

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

PLOTTED:

FILE NAME: 1519-Anderson+Goodejohn VW2019.vwx PROJECT NUMBER: 1519

DRAWN BY:

SHEET TITLE:

Permit

Structura Notes

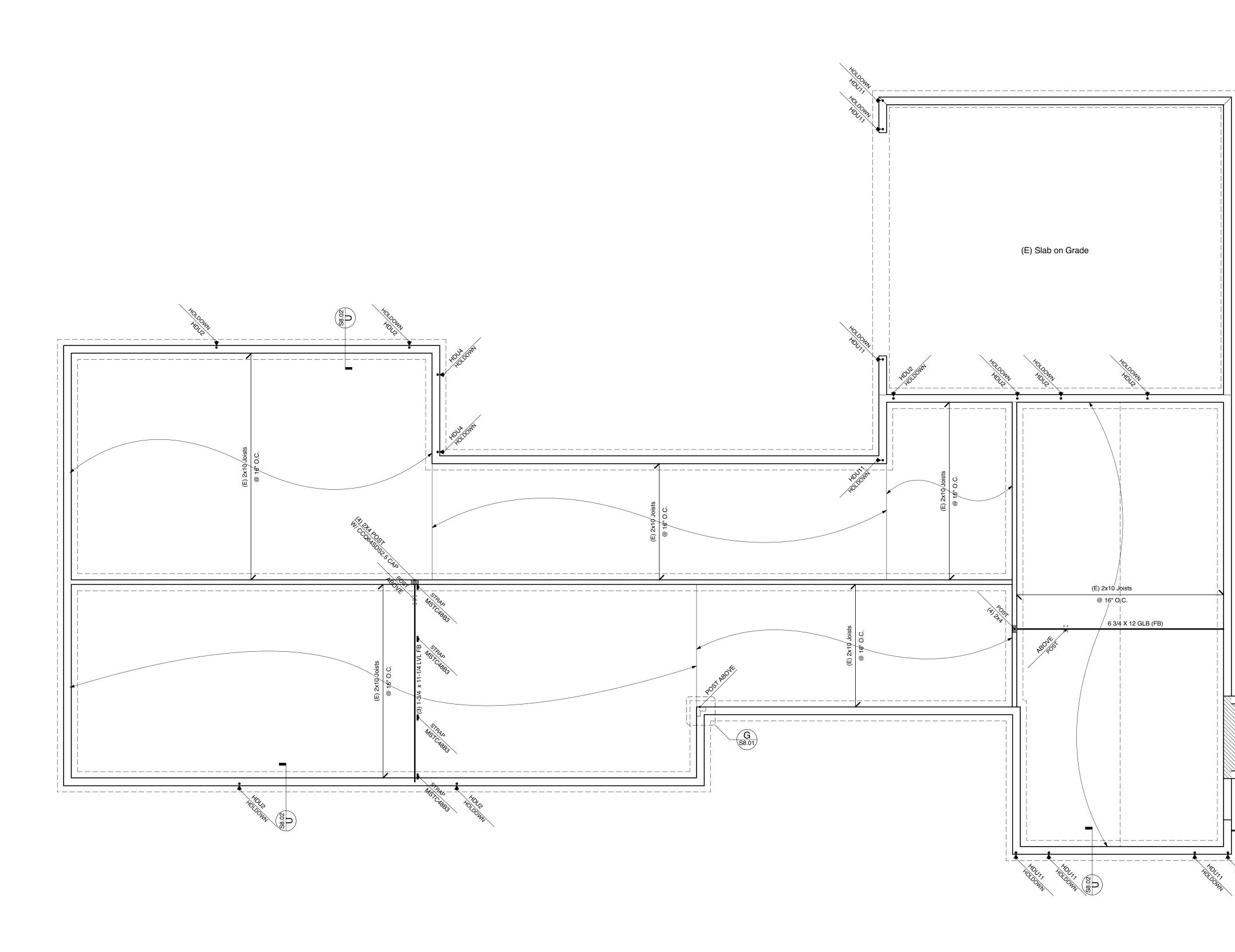
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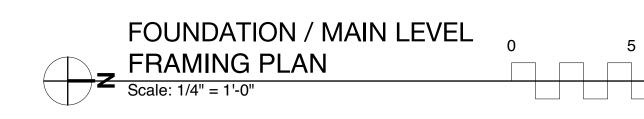
SHEET NUMBER:

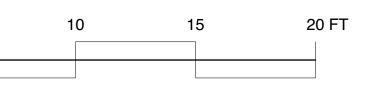
SHEET 23 OF 26

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LEXICON:

_		LINE OF FOOTING BELOW GRADE
- 		AREA OF NEW REINFORCED CONCRETE
		EXISTING FOUNDATION WALL
		AREA OF NEW ROOF OVER FRAMING
_		VINDICATES JOIST DIRECTION
		-INDICATES EXTENT OF FRAMING
	X X0.00	DETAIL REFERENCE, INDICATES DETAIL NUMBER & SHEET NUMBER
	HANGER HUA12	INDICATES SIMPSON HANGER
HDJ2	OLDOWN SDS2.5	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



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:

DateMarkIssue Type2021-12-24-Building Permit

PLOTTED:

FILE NAME: 1519-Anderson+Goodejohn VW2019.vwx PROJECT NUMBER: 1519

DRAWN BY: **PW**

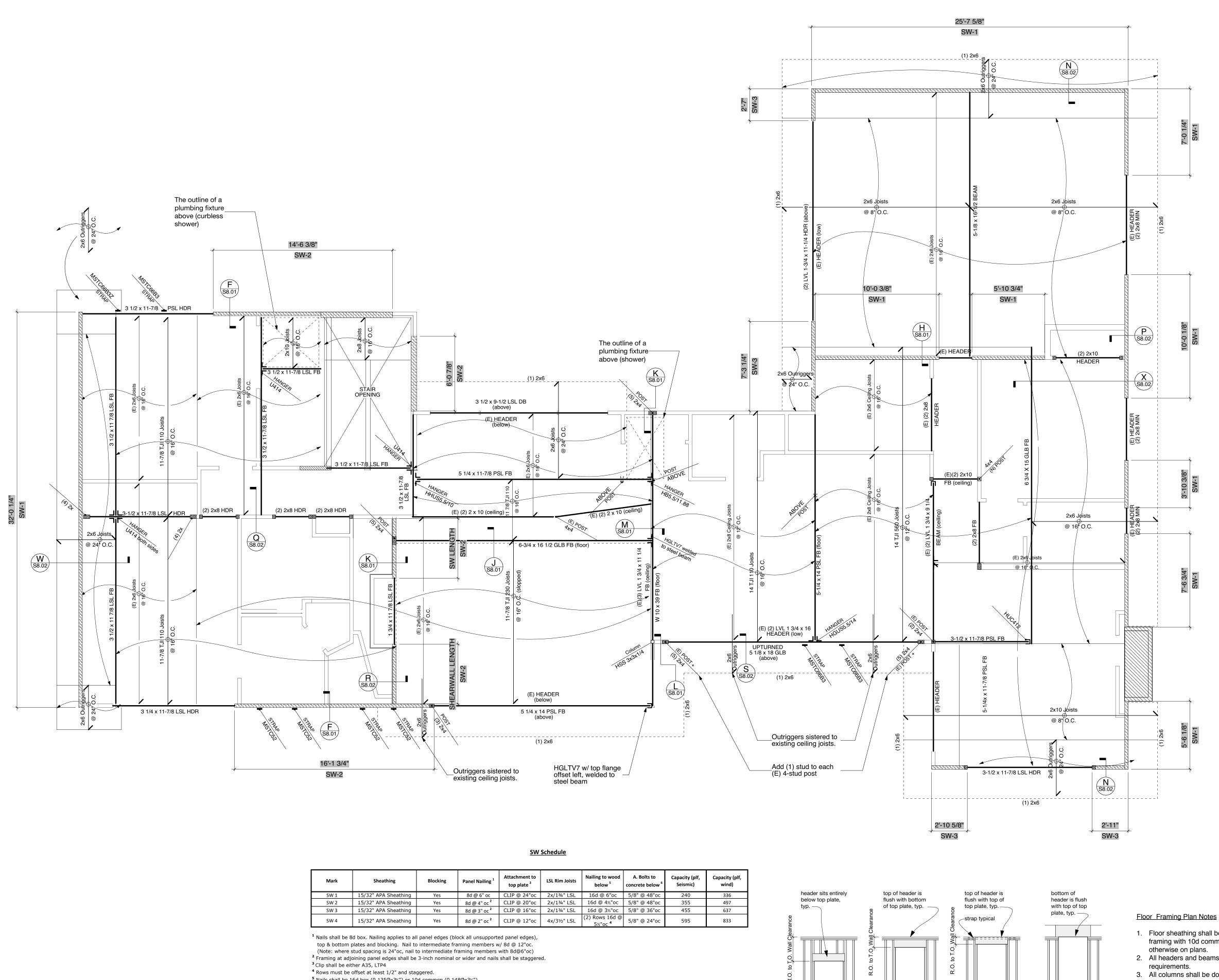
SHEET TITLE:

Permit Foundation / Main Floor Framing Plan

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SHEET NUMBER:

S2.01 SHEET 24 OF 26 COPYRIGHT 2021 P.A. WHITNEY ARCHITECTURE inc.



Sheathing	Blocking
15/32" APA Sheathing	Yes
	15/32" APA Sheathing 15/32" APA Sheathing 15/32" APA Sheathing

⁵ Nails shall be 16d box (0.135Øx3½") or 10d common (0.148Øx3½") Screws shall be Simpson SDS25500 (1/4"Øx5"min)

⁶ 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 134")



15

HEADER LOCATION DIAGRAM n.t.s.

FLUSH

HEADER (**FH**)

FLUSH TOP

HEADER (**FTH**)

FLUSH BOTTOM

HEADER (**FBH**)

STANDARD

20 FT

HEADER (SH)

LEXICON:

 $\overline{}$

X (X0.00)

SH

FH

FTH

FBH

FB

SW1

---- LINE OF FOOTING BELOW GRADE

AREA OF NEW ROOF OVER FRAMING

AREA OF NEW REINFORCED CONCRETE

EXISTING FOUNDATION WALL

VINDICATES JOIST DIRECTION

INDICATES EXTENT OF FRAMING

DETAIL REFERENCE, INDICATES DETAIL NUMBER & SHEET NUMBER

INDICATES SIMPSON HANGER

INDICATES SIMPSON HOLDOWN

STANDARD HEADER. (See header location diagram).

FLUSH TOP HEADER. (See header

FLUSH BEAM (In plane with adjacent

SHEARWALL KEY - REFER TO SHEARWALL SCHEDULE

FLUSH BOTTOM HEADER (See header location diagram).

FLUSH HEADER. (See header

location diagram).

location diagram).

floor or roof framing)

INDICATES SIMPSON FRAMING STRAP

- 1. 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
- 2. All headers and beams shall be (2) 2x8 minimum, u.n.o. Refer to note 3 for support
- 3. 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.
- 4. 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).



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

PLOTTED:

FILE NAME: 1519-Anderson+Goodejohn VW2019.vwx PROJECT NUMBER: 1519 DRAWN BY: LL

SHEET TITLE: Permit

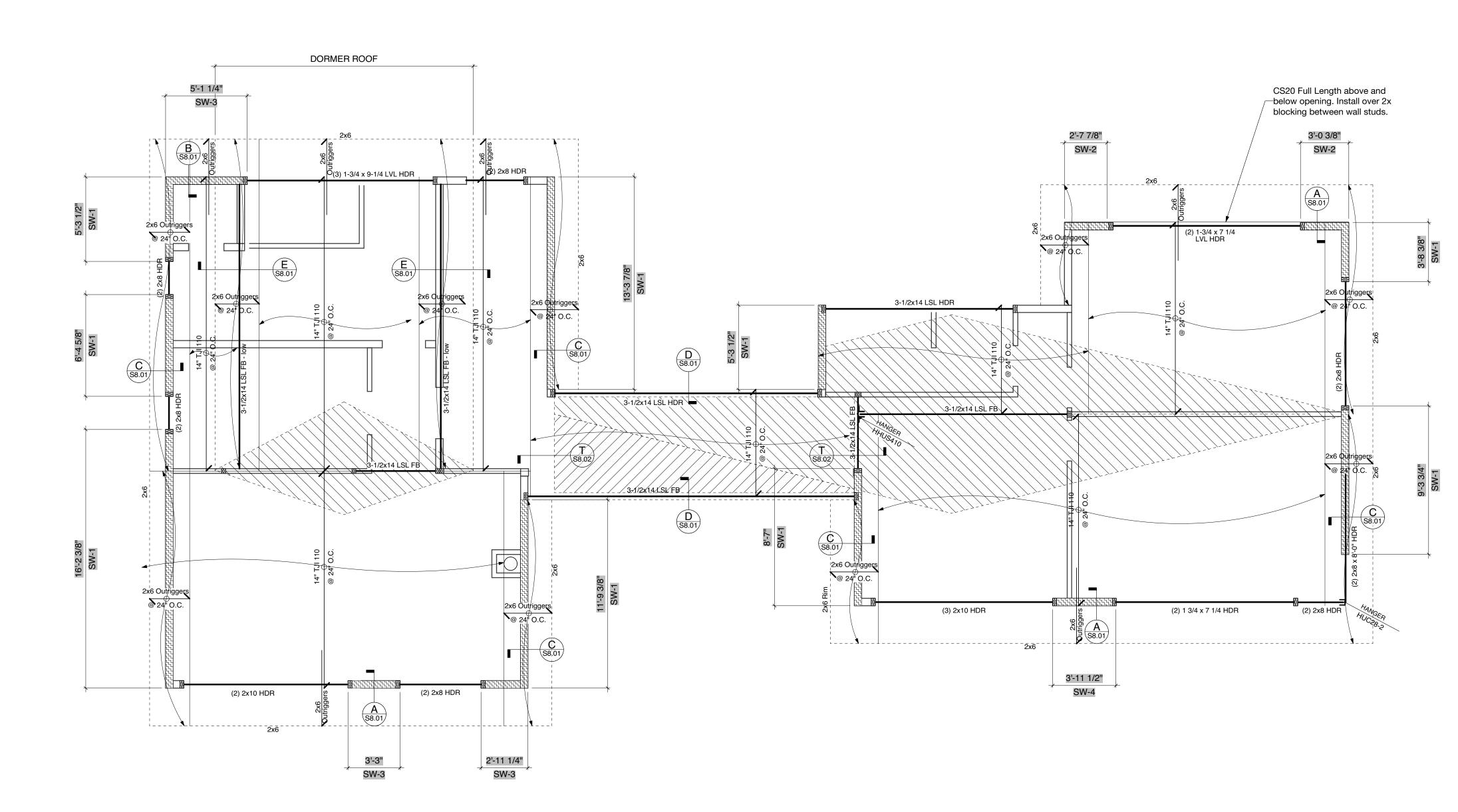
Upper Floor Framing Plan

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SHEET NUMBER:

S2.02

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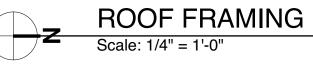
Mark	Sheathing	Blocking	Panel Nailing ¹	Attachment to top plate ³	LSL Rim Joists	Nailing to wood below ⁵	A. Bolts to concrete below ⁶	Capacity (plf, Seismic)	Capacity (plf, wind)
SW 1	15/32" APA Sheathing	Yes	8d @ 6" oc	CLIP @ 24"oc	2x/1¾" LSL	16d @ 6"oc	5/8" @ 48"oc	240	336
SW 2	15/32" APA Sheathing	Yes	8d @ 4" oc ²	CLIP @ 20"oc	2x/1¾" LSL	16d @ 4½"oc	5/8" @ 48"oc	355	497
SW 3	15/32" APA Sheathing	Yes	8d @ 3" oc ²	CLIP @ 16"oc	2x/1¾" LSL	16d @ 3½"oc	5/8" @ 36"oc	455	637
SW 4	15/32" APA Sheathing	Yes	8d @ 2" oc ²	CLIP @ 12"oc	4x/3½" LSL	(2) Rows 16d @ 5½"oc ⁴	5/8" @ 24"oc	595	833

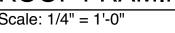
¹ Nails shall be 8d box. Nailing applies to all panel edges (block all unsupported panel edges), top & bottom plates and blocking. Nail to intermediate framing members w/ 8d @ 12"oc. (Note: where stud spacing is 24"oc, nail to intermediate framing members with 8d@6"oc) ² Framing at adjoining panel edges shall be 3-inch nominal or wider and nails shall be staggered. ³ Clip shall be either A35, LTP4

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

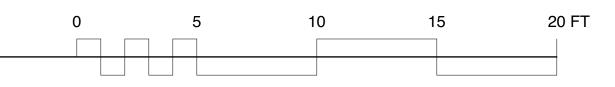
⁵ Nails shall be 16d box (0.135Øx3½") or 10d common (0.148Øx3½") Screws shall be Simpson SDS25500 (1/4"Øx5"min) ⁶ Provide 3"x3"x0.229" plate washer at all anchor bolts. Anchor bolts shall be positioned such that plate edge of plate washer is with 1/2" of the edge of the bottom plate.

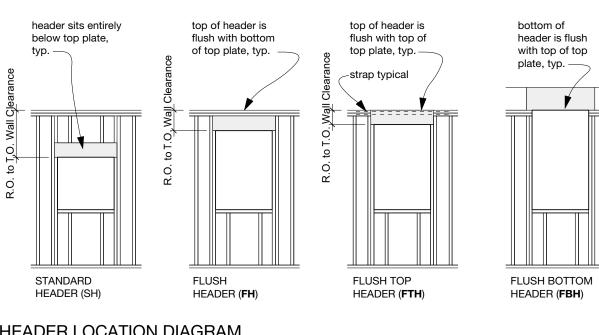
(Plate washers may be diagonally slotted with a width of up to 13/16" and a length not to exceed 134")





SW Schedule





HEADER LOCATION DIAGRAM n.t.s.

LEXICON:

	LIN
	ARE
	EXI
	ARE
	~IND
	-IND
X X0.00	DET DET
HANGER HU412	IND
HOLDOWN HOU2 SDS2.5	IND
STRAP MST48	IND
SH	STA loca
	FUU

LINE OF FOOTING BELOW GRADE
AREA OF NEW REINFORCED CONCRET
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

DICATES 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



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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:

SHEET TITLE:

Permit Roof Framing Framing Plan

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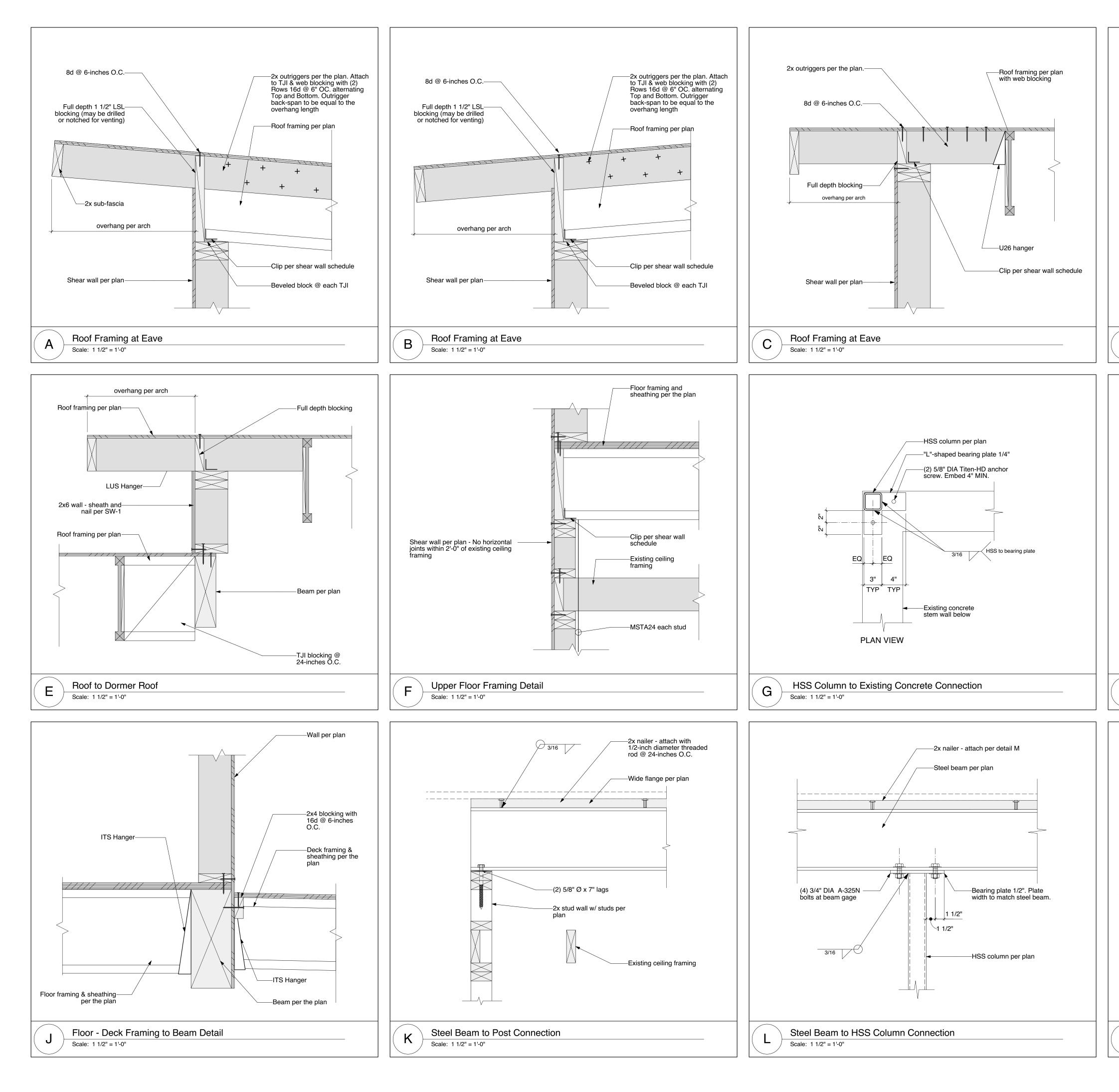
Roof Framing Plan Notes

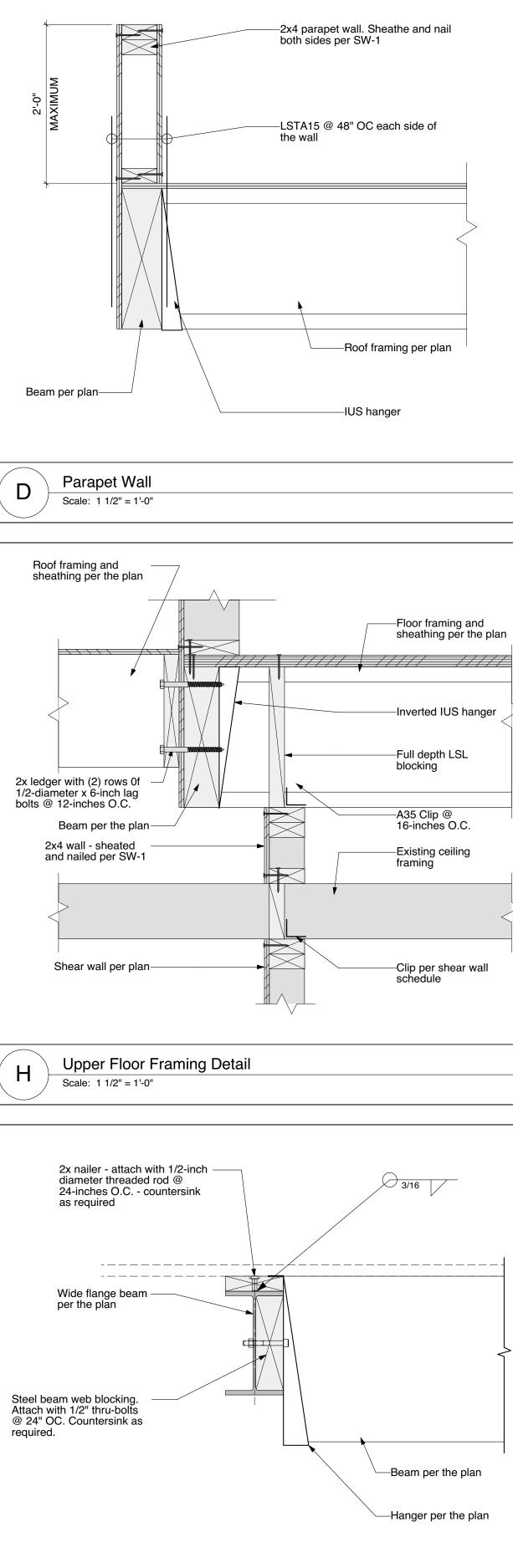
- 1. Roof sheathing shall be 15/32" APA Rated sheathing with a panel index of 24/0. Nail to framing with 8d common nails at 6" oc at panel edges and 12" oc in field unless noted otherwise on plans. Where noted on the plans all panel edges shall be block with minimum 2x material.
- 2. All headers and beams shall be (2) 2x8 minimum, u.n.o. Refer to note 3 for support requirements.
- 3. 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.
- 4. 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). 5. Refer to Detail T for nailing and blocking requirements at roof steps.

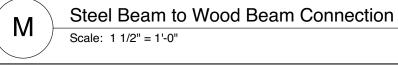
SHEET NUMBER:

S2.03

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PROJECT:

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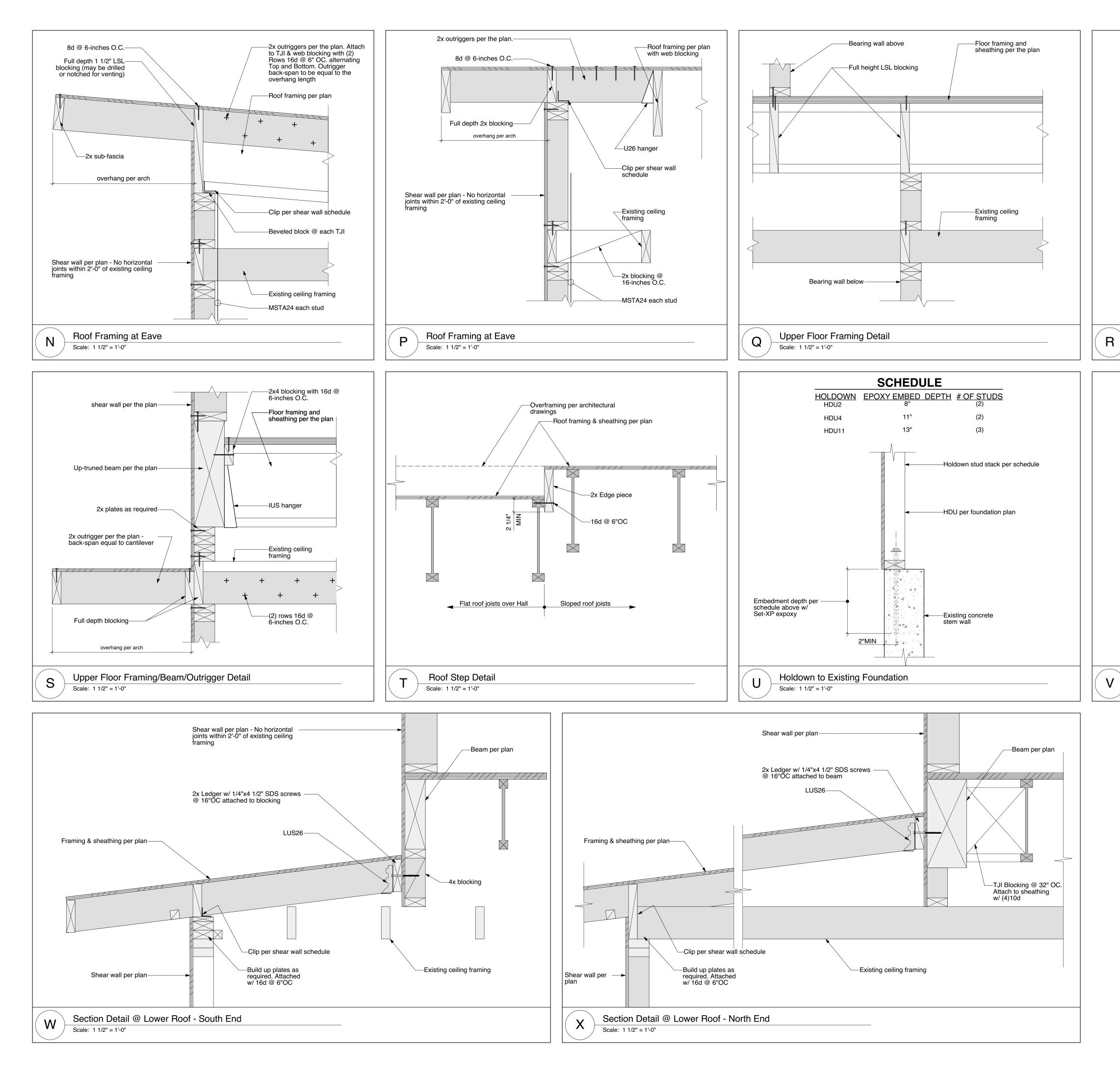
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PROJECT NUME	BER:	
1519		
DRAWN BY: LL		
LL		

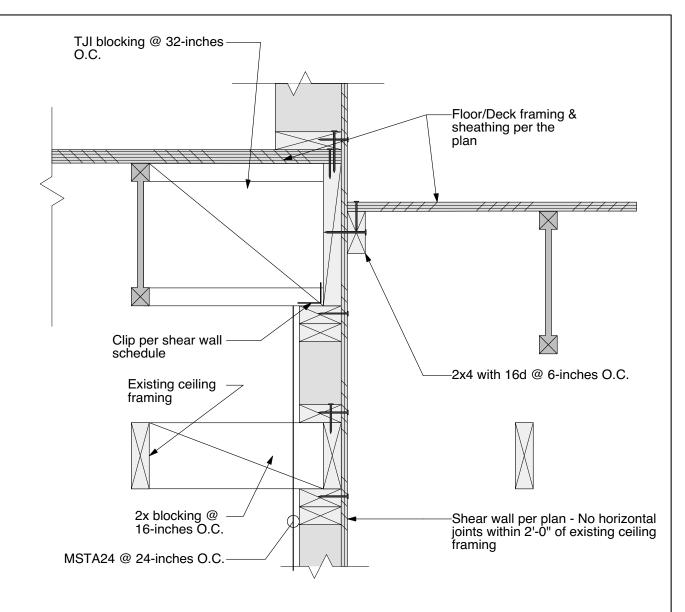
Permit Structural Details

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SHEET NUMBER:

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



Not Used Scale: 1 1/2" = 1'-0"



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ISSUES:

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SHEET TITLE:

Permit

Structural **Details**

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