

Chitturi Residence Addition

GENERAL SITE INFORMATION

PROJECT OWNER:
NAME: LINDA CHITTURI
3719 82ND AVE SE
MERCER ISLAND, WA 98040
PH: (206) 432-1347

LEGAL DESCRIPTION: LUCAS HILL DIV # 3

ASSESSOR PARCEL NUMBER: 445810-0105

SECTION / TOWNSHIP / RANGE: SE 12-24-4

LOT COVERAGE:
LOT AREA = 11844 SF
EXISTING BUILDING = 2303 SF
EXISTING CARPORT(S) = 428 SF
(E) TOTAL COVERAGE: 2731 SF = 24% COVERAGE

NEW ADDITION: 355 SF (NO GROUND DISTURBANCE)

PERMITTING AGENCIES:
CITY OF MERCER ISLAND
9611 SE 36TH ST
MERCER ISLAND, WA 98040
P: (206) 275-7600
F: (206) 275-7663

APPLICABLE CODES AND REGULATIONS:
2018 International Residential Code (IRC)
2018 International Mechanical Code (IMC)
2018 International Fuel Gas Code (IFGC)
2018 Uniform Plumbing Code (UPC)
2018 International Fire Code (IFC)
2018 International Existing Building Code
2018 Washington State Energy Code (WCEC)
ICC/ANSI A117.1-09, Accessible and Usable Buildings and Facilities, with statewide and City amendments

CODE CRITERIA:
OCCUPANCY GROUP: R-3
CONSTRUCTION TYPE: V-B
ZONING: R 9.6

LOCATION ON PROPERTY:
NEAREST OCCUPIED STRUCTURE IS GREATER THAN 5'-0" AWAY

SUMMARY OF WORK:
REMOVE AND REPLACE EXISTING DECK WITH 355 SF SUNROOM AND UTILITY / LAUNDRY ROOM EXPANSION. ADDITIONAL MODIFICATIONS INCLUDE 116 SF STUDY UNDER DECK SPACE, AND CONVERSION OF EXISTING BEDROOM INTO HOME WORK AREA WITH BATHROOM.

GENERAL NOTES

- VERIFY DRAWINGS BY DIMENSION ONLY, SCALE IS FOR VISUAL REFERENCE ONLY.
- ALL DIMENSIONS ARE TO FACE OF EXISTING CONCRETE WALLS, AND TO CENTERLINE OF COLUMNS AND NEW INTERIOR PARTITION WALLS UNLESS OTHERWISE NOTED.
- CONTRACTOR TO IDENTIFY, MAINTAIN AND PROTECT EXISTING UNDERGROUND SYSTEMS DURING EXCAVATION AND INSTALLATION OF NEW UTILITIES.
- PROVIDE REPETITIVE FEATURES NOT FULLY SHOWN OR NOTED IN DRAWINGS AS IF FULLY SHOWN.
- PLANS WHICH APPEAR AS BACKGROUNDS ON CIVIL, STRUCTURAL, PLUMBING, HVAC, AND ELECTRICAL DRAWINGS ARE FOR THE PURPOSE ONLY OF ILLUSTRATING GENERAL PLAN CONFIGURATION. REFER TO THE APPROPRIATE DISCIPLINE FOR EACH SPECIFIC PORTION OF WORK.
- PLACE NO MAINS, PIPING, CONDUIT, OR OBSTRUCTIONS OF ANY KIND SO AS TO IMPAIR GIVEN CEILING HEIGHTS AND ARCHITECTURAL CLEARANCES.
- PROVIDE 2X SOLID BLOCKING FOR ALL JOISTS, RAFTERS, AND TRUSSES AT BEARING POINTS TO PREVENT ROTATION OR LATERAL DISPLACEMENT.
- CONSTRUCTION TO BE STABILIZED AGAINST LATERAL MOVEMENT IN ACCORDANCE WITH THE REQUIREMENTS OF THE LATEST ADOPTED EDITION OF THE INTERNATIONAL AND RESIDENTIAL BUILDING CODES. MAXIMUM ACCEPTABLE DISTANCE FOR BRACES SHALL BE 12'-0".
- ELECTRICAL AND MECHANICAL PERMITTING DOCUMENTS TO BE SUBMITTED BY CONTRACTOR AND ARE REQUIRED TO COMPLY WITH ALL CODES AND REGULATIONS OF THE JURISDICTION HAVING AUTHORITY.
- PROVIDE SAFETY IN THE AREA OF WORK IN ACCORDANCE TO APPLICABLE SAFETY CODES.
- INDEMNIFY AND HOLD THE OWNER/ARCHITECT HARMLESS FOR INJURY OR DEATH TO PERSONS OR FOR DAMAGE TO PROPERTY CAUSED BY THE NEGLIGENCE OF THE CONTRACTOR, CONTRACTOR'S AGENTS, EMPLOYEES OR SUBCONTRACTORS.
- EACH CONTRACTOR IS RESPONSIBLE FOR DAMAGE TO ADJACENT WORK AND IS TO REPAIR SAID DAMAGE AT CONTRACTOR'S EXPENSE.
- CODES: WORK IS TO CONFORM TO THE APPLICABLE BUILDING CODES AND ORDINANCES. IN CASE OF ANY CONFLICT WHERE THE METHODS OR STANDARDS OF INSTALLATION OF THE MATERIALS SPECIFIED DO NOT EQUAL OR EXCEED THE REQUIREMENTS OF THE LAWS OR ORDINANCES, THE LAWS OR ORDINANCES SHALL GOVERN. NOTIFY ARCHITECT OF CONFLICTS.
- INFORMATION SHOWN ON THE DRAWINGS RELATIVE TO EXISTING CONDITIONS ARE BASED ON BEST PRESENT KNOWLEDGE BUT WITHOUT GUARANTEE OF ACCURACY. FIELD VERIFY EXISTING CONDITIONS AND DIMENSIONS AND NOTIFY THE ARCHITECT OF DISCREPANCIES OR CONDITIONS ADVERSELY AFFECTING THE DESIGN PRIOR TO PROCEEDING WITH THE WORK.

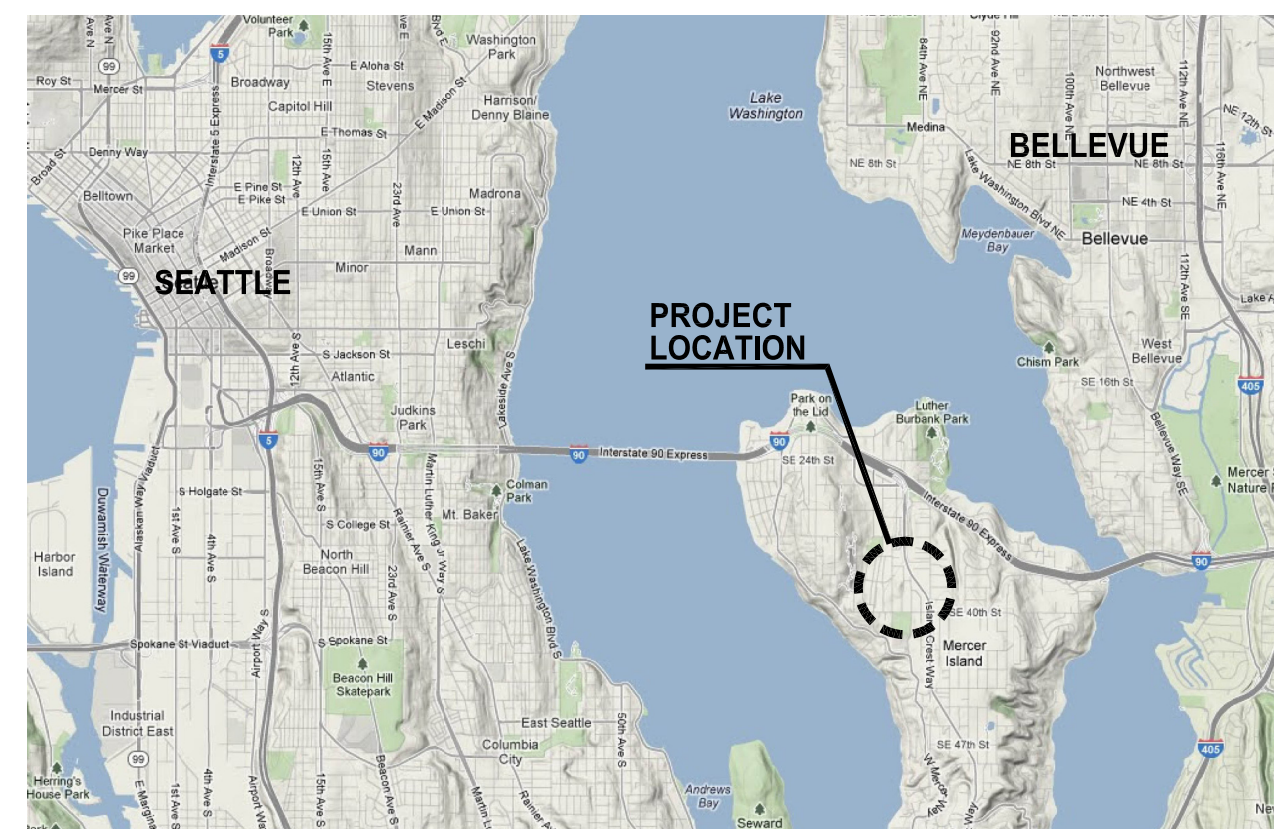
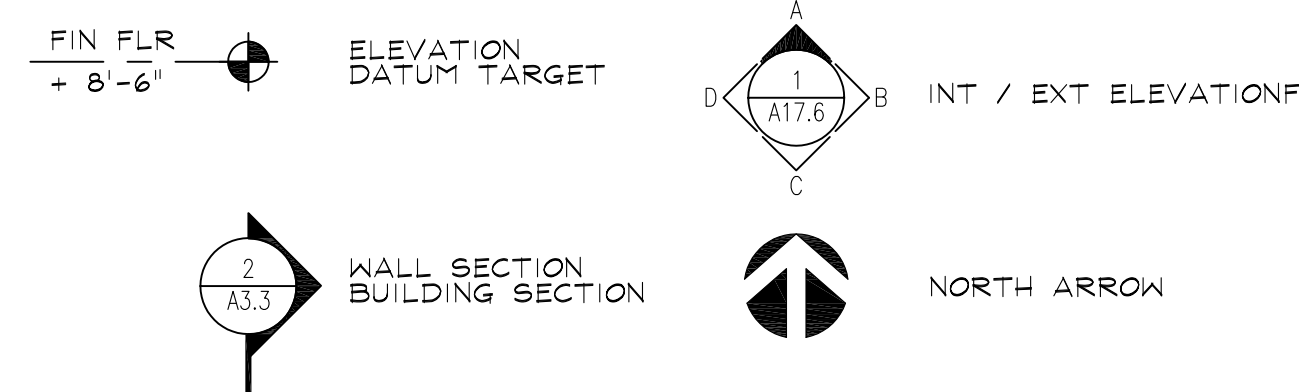
SHEET INDEX

- A1.0 COVER SHEET / SITE PLAN / GENERAL INFORMATION
 - A2.0 DEMOLITION PLAN
 - A3.0 LOWER LEVEL PLAN
 - A3.1 MAIN LEVEL PLAN
 - A3.2 CEILING / LIGHTING PLAN
 - A3.3 ROOF PLAN
 - A4.0 EXTERIOR ELEVATIONS
 - A5.0 BUILDING SECTION
 - A6.0 DOOR, WINDOW, FINISH SCHEDULES
 - A7.0 INTERIOR ELEVATIONS
 - S1.1 FOUNDATION / FRAMING PLANS
 - S1.2 STRUCTURAL DETAILS
 - S1.3 STRUCTURAL DETAILS
 - S1.4 STRUCTURAL DETAILS
- NOTE: MECHANICAL, ELECTRICAL, AND PLUMBING ITEMS TO BE DEFERRED SUBMITTALS ASSOCIATED WITH THIS PERMIT

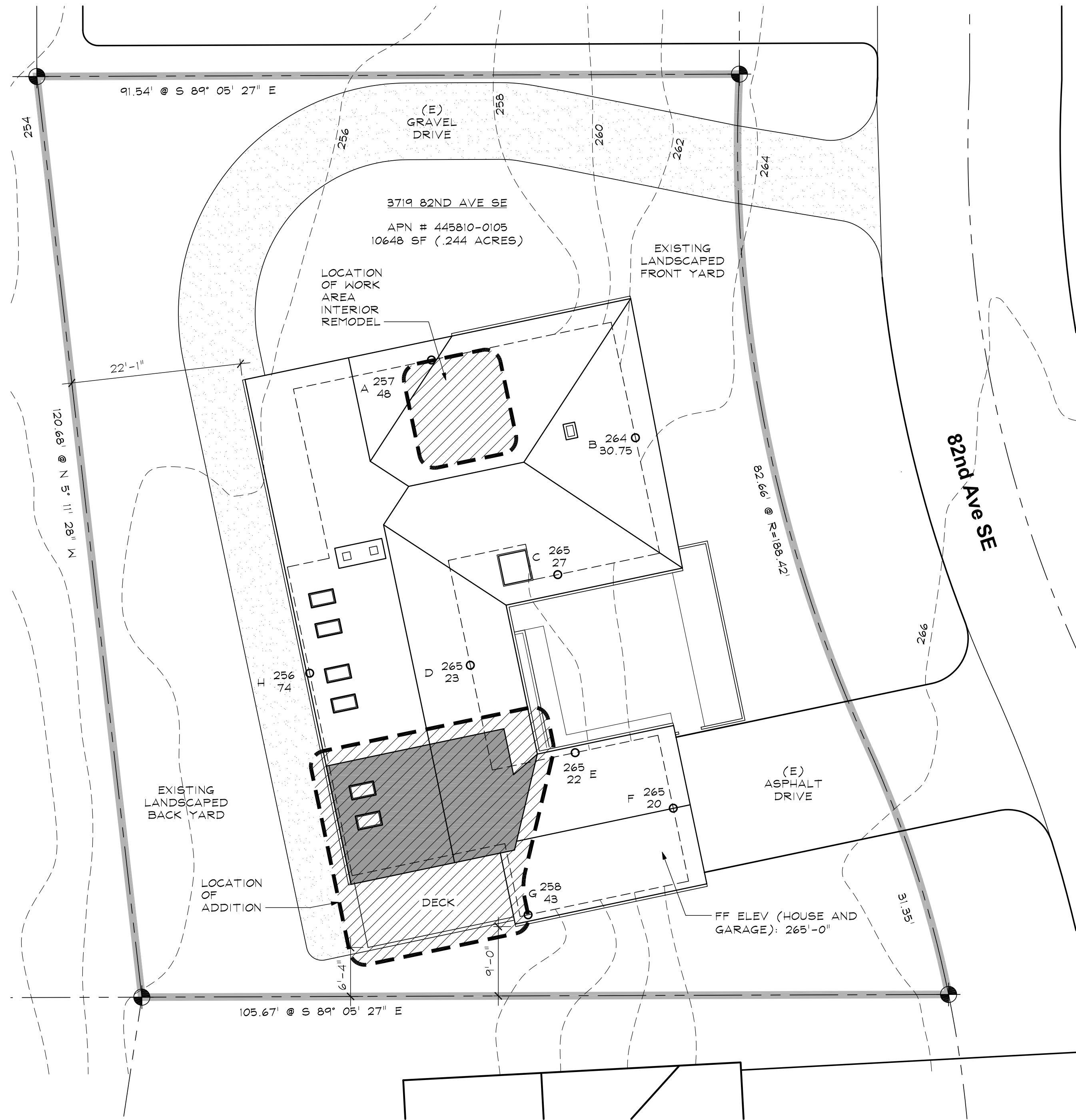
ABBREVIATIONS

AFF APPROX	FINISH FLOOR APPROXIMATE	MTL METAL
ARCH ARCHITECT(URAL)	ARCHITECT(URAL)	N NORTH
BLDG BUILDING	BUILDING	NC NOT IN CONTRACT
BM BENCHMARK	BEAM	NO NUMBER
CLG CENTER LINE	CEILING	NTS NOT TO SCALE
CMU CONCRETE MASONRY UNIT	CONCRETE	OC ON CENTER
CONC CONTINUOUS	CONCRETE	OD OUTSIDE DIAMETER
DEMO DEMOLITION/DEMOLISH	DIAMETER	OPP OPPOSITE
DIA DIAMETER	DOWN DOWN	PLND PLYWOOD
DN DIMENSION	DOWN DOWN	PLR PAIR
DS DOWNSPOUT	DRAWING	PT PAINT, PRESSURE TREATED
DWG DRAWING	EAST EAST	PTN PARTITION
E EXISTING	EACH EACH	R RADIUS, RISER
ELEC ELECTRIC(AL)	ELEVATION	RCP REFLECTED CEILING PLAN
ELEV ELEVATION	EXTerior	REF REFERENCE, REFRIGERATOR
EXT EXTERIOR	FA FIRE ALARM	REINF REINFORCED
FA FIRE ALARM	FLOOR DRAIN	RM ROOM
FD FIRE EXTINGUISHER	FINISH(ED)	SCHED SCHEDULE(D)
FIN FINISH(ED)	FACE OF COLUMN	SECT SECTION
FOC FACE OF COLUMN	FACE OF STUD	SHT SHEET
FOS FACE OF STUD	FEET/FOOT	SHM SIMILAR
FT FEET/FOOT	FURN FURNACE	SO SQUARE
FTG FOOTING	GAGE	SS STAINLESS STEEL
FURR FURR	GALV GALVANIZED	STD STANDARD
FURN FURN	GYP GYPSUM (BOARD)	STL STEEL
GA GAGE	HDR HOLLOW METAL	STOR STORAGE
GALV GALVANIZED	HORIZ HORIZONTAL	STRUCT STRUCTURAL
GYP GYPSUM (BOARD)	HORIZ HORIZONTAL	SYM SYMBOL
HDR HOLLOW METAL	HORIZ HORIZONTAL	T TREAD
HORIZ HORIZONTAL	INSUL INSULATION	T&G TONGUE AND GROOVE
INSUL INSULATION	INT INTERIOR	TOB TOP OF BEAM
INT INTERIOR	MAX MAXIMUM	TOC TOP OF CURB/CONCRETE
MAX MAXIMUM	MECH MECHANICAL	TOP TOP OF PAVEMENT / PLATE
MECH MECHANICAL	MFR MANUFACTURER	TOS TOP OF STEEL/SLAB
MFR MANUFACTURER	MISC MISCELLANEOUS	TOW TOP OF WALL
MISC MISCELLANEOUS		TYP TYPICAL
		UNO UNLESS NOTED OTHERWISE
		VERT VERTICAL
		W WEST, WIDTH, WASTE
		W/ WITH
		W/O WITHOUT
		WH WATER HEATER
		WTR WATER

SYMBOLS



VICINITY PLAN



LOT SLOPE CALCULATION:

- HIGHEST ELEVATION POINT ON LOT: 266'-0"
- LOWEST ELEVATION POINT ON LOT: 256'-0"
- ELEVATION DIFFERENCE: 10'-0"
- HORIZONTAL DIFFERENCE BETWEEN HIGH AND LOW POINTS: 101'-0"
- LOT SLOPE: 9.90%

AVERAGE BUILDING ELEVATION:

MID x WALL		
A 257 x 48	=	12336
B 264 x 30.75	=	8118
C 265 x 27	=	7155
D 265 x 23	=	6095
E 265 x 22	=	5830
F 265 x 20	=	5300
G 258 x 43	=	11094
H 256 x 74	=	18944
267.75		74872
267.75 / 74872	=	260.2

Allowable Building Height (ABE + 30 ft.): 290.2
Proposed Bldg Height: 277.1 (unchanged)
Benchmark Elevation: 265

HARDSCAPE CALCULATIONS

A. Gross Lot Area:	11844	SF
B. Net Lot Area:	11344	SF
C. Area Borrowed from Lot Coverage:	0	SF
D. Allowed Hardscape Area = 9% of lot area + C:	1021	SF
E. Allowed Hardscape Area:		
F. Total Existing Hardscape Area:	209	SF
1. Uncovered Decks:	491	SF
2. Uncovered Patios:	50	SF
3. Walkways:	58	SF
4. Stairs:	18944	SF
5. Rockeries and Retaining Walls:	1885	SF
6. Other (GRAVEL DRIVE):	2698	SF
7. Total Existing Hardscape Area (F1+F2+F3+F4+F5+F6):	0	SF
G. Total Hardscape Area Removed:	0	SF
H. Total New Hardscape Area:	0	SF
1. Uncovered Decks:	0	SF
2. Uncovered Patios:	0	SF
3. Walkways:	0	SF
4. Stairs:	0	SF
5. Rockeries and Retaining Walls:	0	SF
6. Other:	0	SF
7. Total New Hardscape Area (H1+H2+H3+H4+H5+H6):	2698	SF
I. Total Project Hardscape Area = (F7 - G) + H7:	23.8	%
J. Total Project Hardscape Area = (I/B)x100:		

SITE PLAN

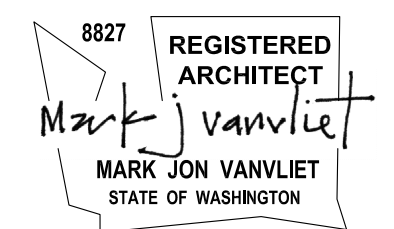
SCALE: 1" = 10'-0"

Chitturi Residence Addition

3719 82nd Ave SE
Mercer Island, WA 98040

Project #: 21003

Project Engineer:



Revisions:

Sheet Title:

SITE PLAN GENERAL INFO

Scale: AS NOTED

Date: 01/21/22

Drawn By: MJV

Checked By: MJV

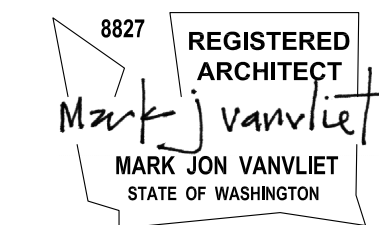
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AS BUILT /
DEMOLITION
PLAN

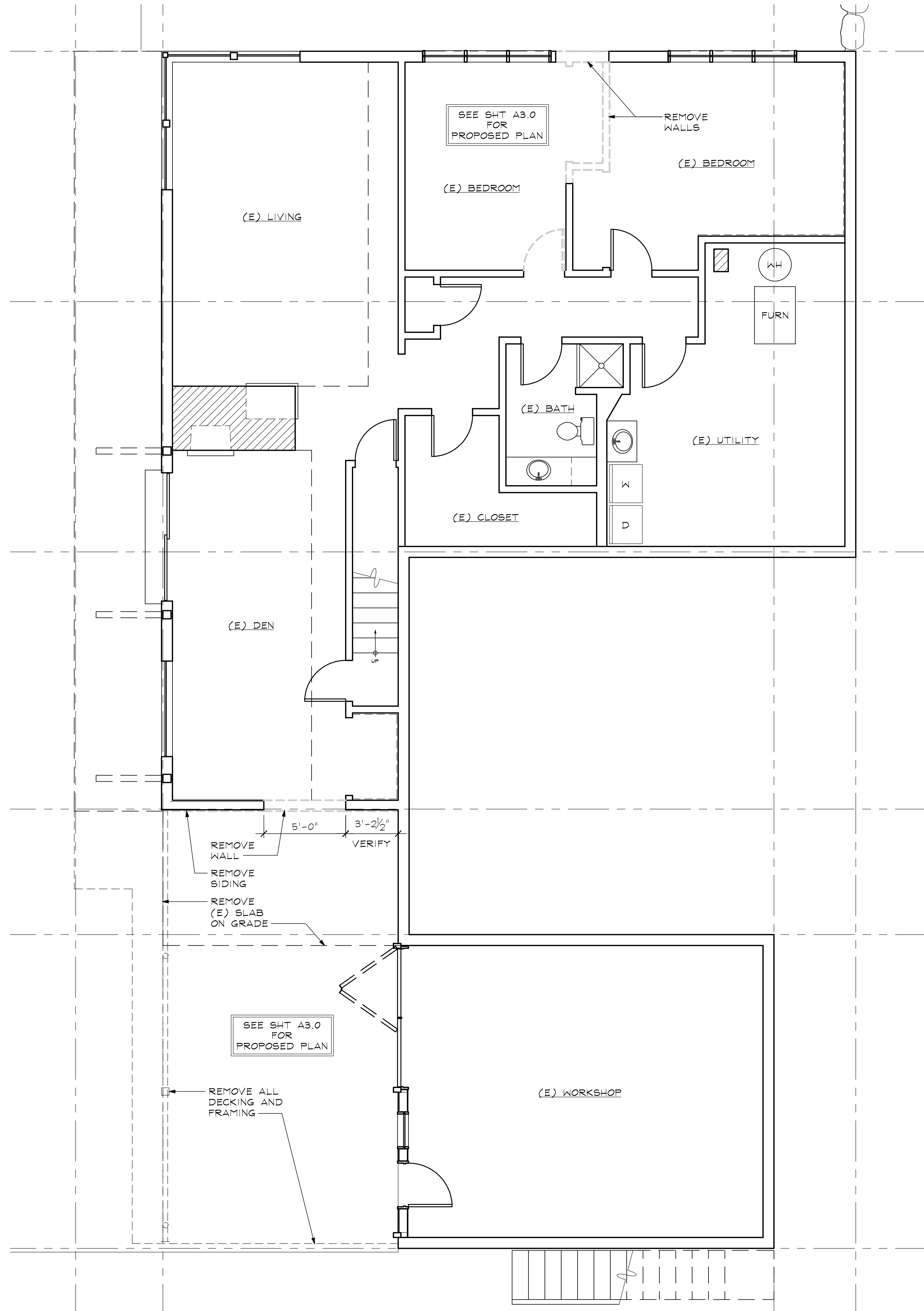
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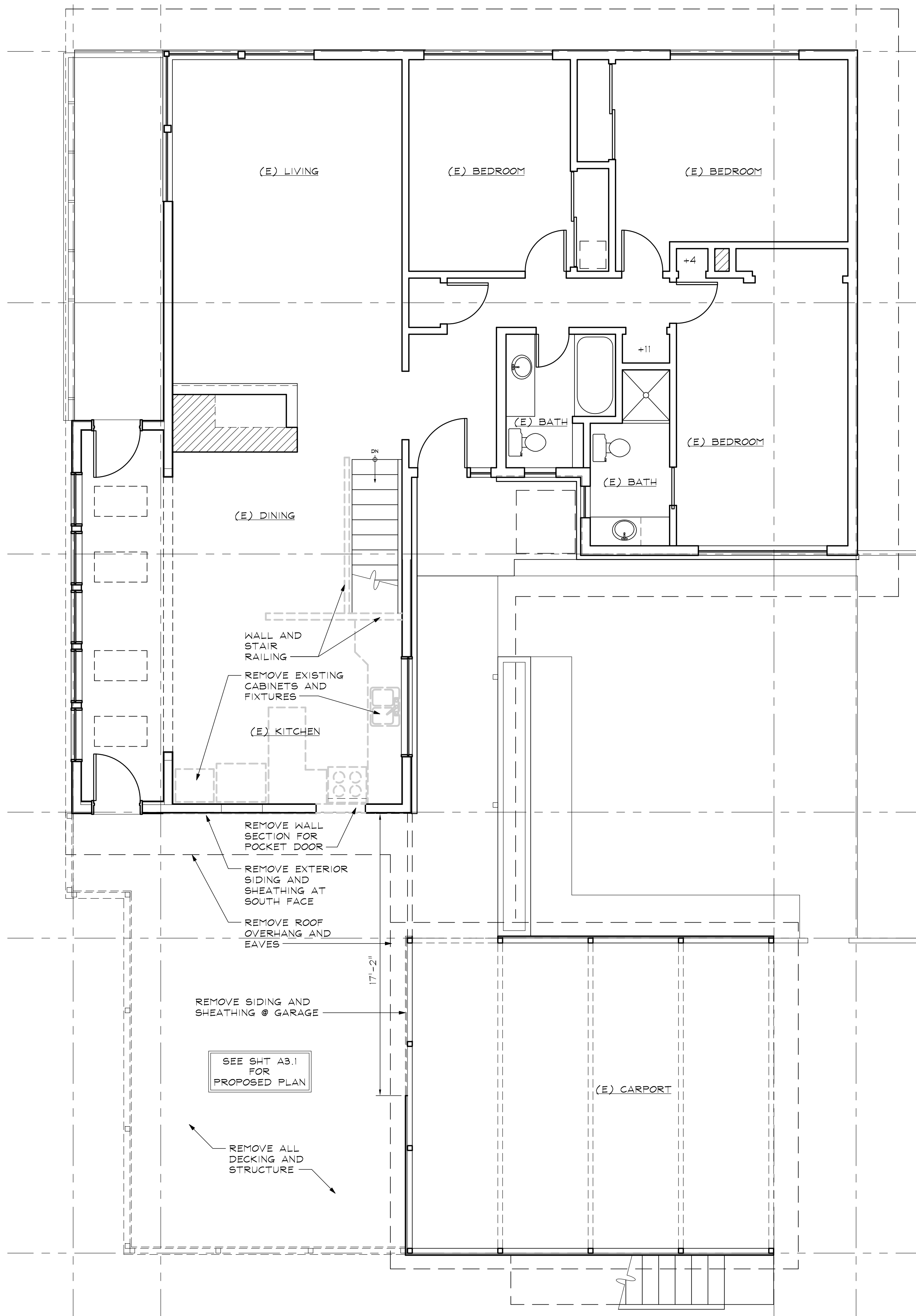
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DEMO PLAN - LOWER LEVEL

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



DEMO PLAN - MAIN LEVEL

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



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LOWER LEVEL FLOOR PLAN

Scale: AS NOTED

Date: 01/21/22

Drawn By: MJV

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A3.0

PLAN LEGEND

- EXISTING WALLS TO REMAIN
- NEW WALL CONSTRUCTION

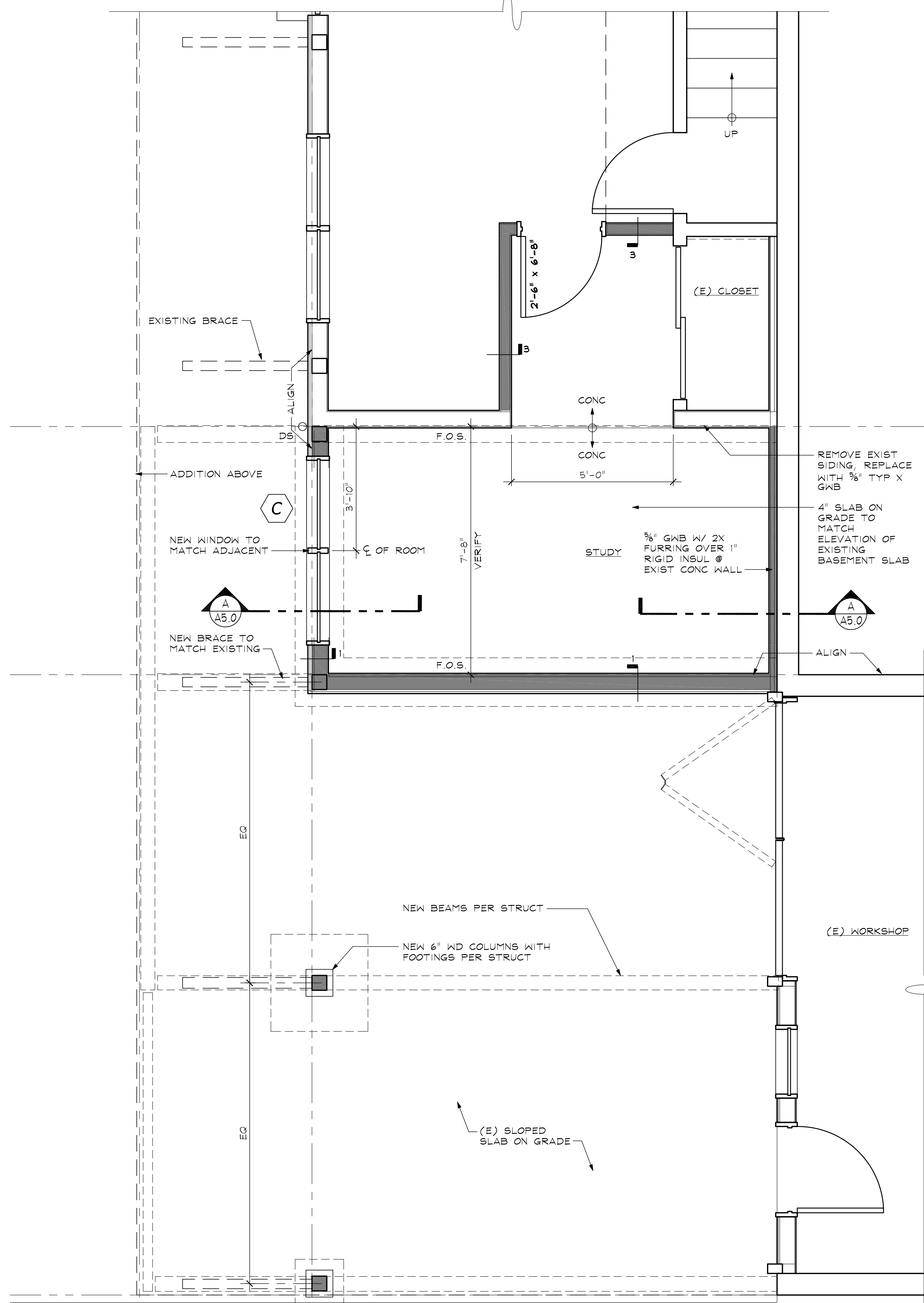
NOTE: ALL NEW INTERIOR WALLS ARE NON-BEARING

- 1 2x6 WD STUDS W/ 5/8" TYPE "X" GWB @ INTERIOR, 7/16" EXT FLYWD EXTERIOR SHEATHING, CEDAR SIDING TO MATCH, SOUND BATT INSULATION
- 2 2x6 WD STUDS W/ 5/8" TYPE "X" GWB EA SIDE, SOUND BATT INSULATION
- 3 2x4 WD STUDS W/ 5/8" TYPE "X" GWB EA SIDE, SOUND BATT INSULATION

- NEW DOORS AND SIZE
- NEW WINDOWS AND SIZE

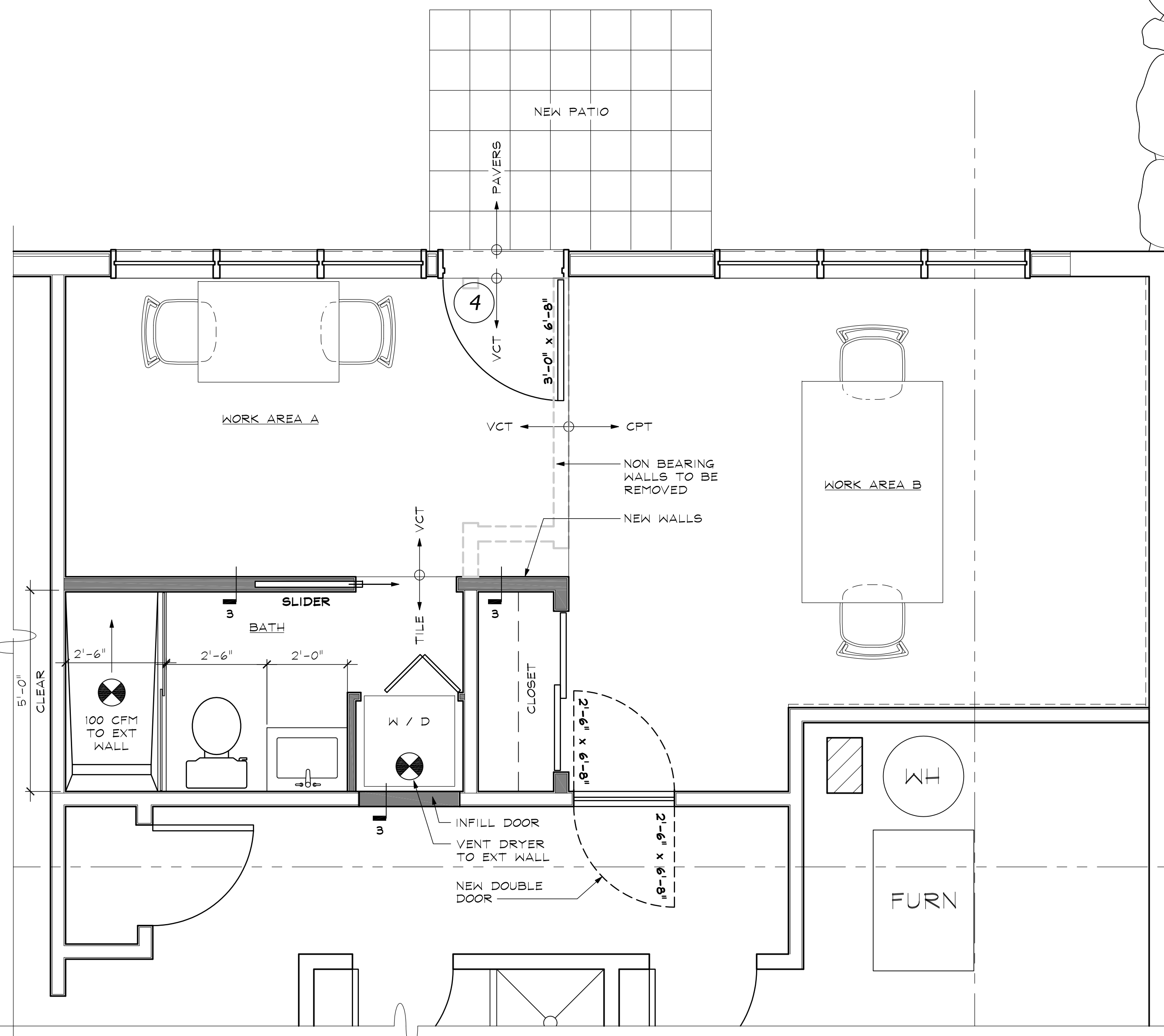
PLAN NOTES

1. ELECTRICAL AND MECHANICAL LAYOUT AND PERMITTING PROVIDED BY CONTRACTOR.
2. DO NOT SCALE DRAWINGS. SEE DRAWINGS FOR ALL DIMENSIONS.
3. ALL HEADERS SHALL BE (2) 2X8'S UNLESS NOTED OTHERWISE. PROVIDE (2) BEARING STUDS EACH END OF ALL HEADERS AND BEAMS UNLESS NOTED OTHERWISE.



LOWER LEVEL PLAN - SOUTH

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




LOWER LEVEL PLAN - NORTH

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

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Project Engineer:

 8827 REGISTERED ARCHITECT
 MARK JON VANVLIET
 STATE OF WASHINGTON

Revisions:

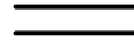

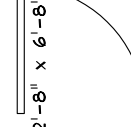
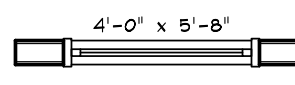



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MAIN LEVEL FLOOR PLAN

Scale: AS NOTED
 Date: 01/21/22
 Drawn By: MJV
 Checked By: MJV

A3.1

PLAN LEGEND

-  EXISTING WALLS TO REMAIN
-  NEW WALL CONSTRUCTION
- NOTE: ALL NEW INTERIOR WALLS ARE NON-BEARING
- 1 2X6 WD STUDS W/ 5/8" TYPE "X" GWB @ INTERIOR, 7/16" EXT PLYWD EXTERIOR SHEATHING, CEDAR SIDING TO MATCH, SOUND BATT INSULATION
- 2 2X6 WD STUDS W/ 5/8" TYPE "X" GWB EA SIDE, SOUND BATT INSULATION
- 3 2X4 WD STUDS W/ 5/8" TYPE "X" GWB EA SIDE, SOUND BATT INSULATION
-  NEW DOORS AND SIZE  NEW WINDOWS AND SIZE
-  SMOKE DETECTOR
-  APPROVED CARBON MONOXIDE DETECTOR
-  EXHAUST FAN

PLAN NOTES

1. ELECTRICAL AND MECHANICAL LAYOUT AND PERMITTING PROVIDED BY CONTRACTOR.
2. DO NOT SCALE DRAWINGS. SEE DRAWINGS FOR ALL DIMENSIONS.
3. ALL HEADERS SHALL BE (2) 2X8'S UNLESS NOTED OTHERWISE. PROVIDE (2) BEARING STUDS EACH END OF ALL HEADERS AND BEAMS UNLESS NOTED OTHERWISE.

SITE DEVELOPMENT CALCULATION

GROSS FLOOR AREA CALCULATIONS

Building Area	Existing Area	Removed Area	New/Addition Area	Total
Upper Floor	0	0	0	0
Main Floor	1793	0	357	2150
Gross Basement Area	1696	0	130	2016
Garage/Carport	435	0	455	890
Total Floor Area	4124	0	477	4601
Accessory Buildings	0	0	0	0
Accessory Dwelling Unit	0	0	0	0
Decks	0	0	0	0
Basement Area	0	0	0	0
Excluded	0	0	0	0
150% GFA Modifier* (main and upper floor x2)	0	0	0	0
200% GFA Modifier* (main and upper floor x2)	0	0	0	0
Staircase GFA Modifier* (x2 for a three story staircase, x3 for a four story staircase)	0	0	0	0
TOTAL Building Area	4124	0	477	4601

*Enter the actual room area

	11344	Square Feet
A. Lot Area	11344	Square Feet
B. Zone R-8.4 <input type="checkbox"/> R-9.6 <input checked="" type="checkbox"/> R-12 <input type="checkbox"/> R-15 <input type="checkbox"/>	11344	Square Feet
C. Allowed Gross Floor Area (refer to "allowed GFA")	4538	% of Lot
D. Allowed Gross Floor Area	4601	Square Feet
E. Proposed Gross Floor Area	41	% of Lot
F. Proposed Gross Floor Area		

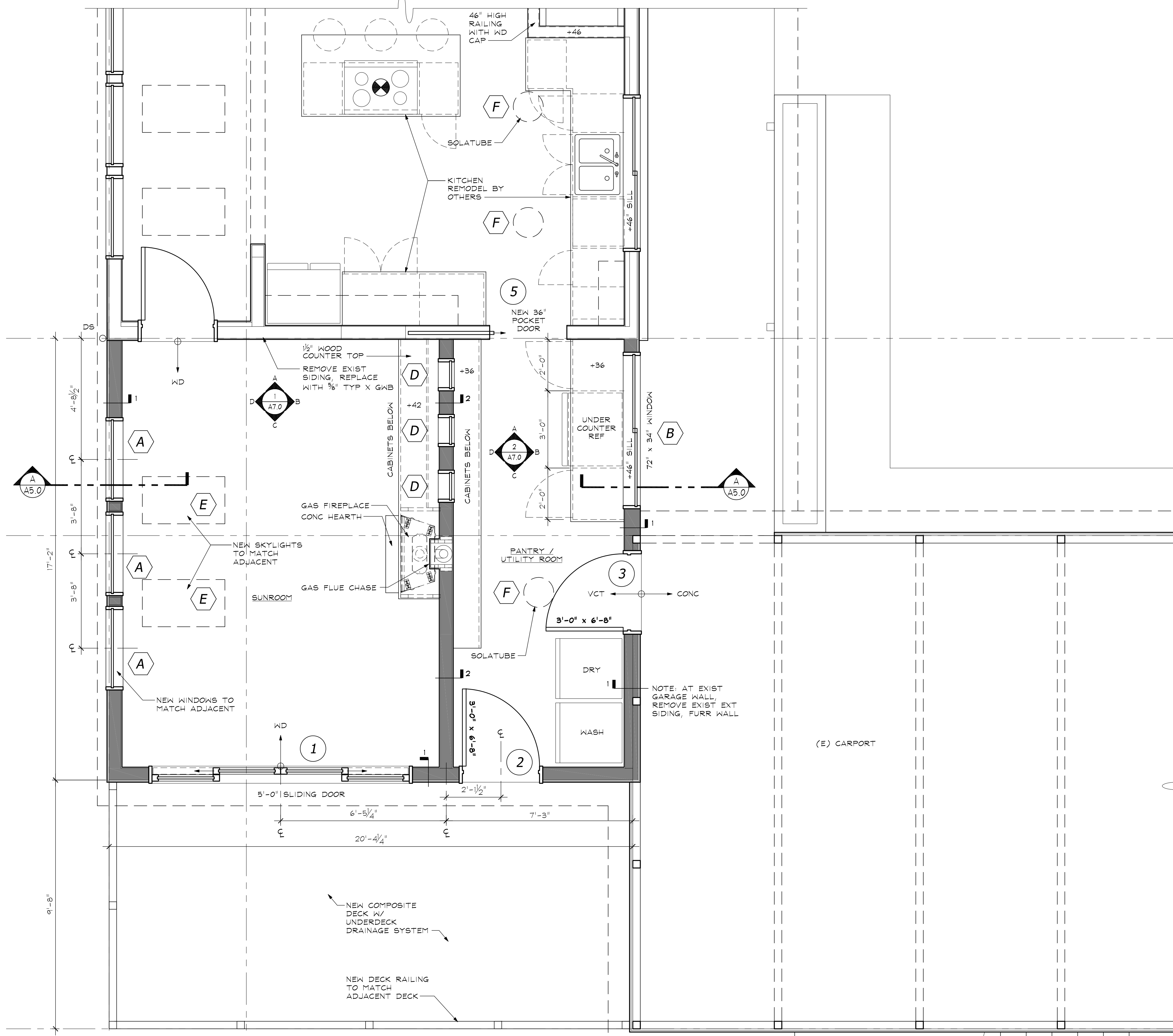
ENERGY CODE COMPLIANCE

INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT (WSEC TABLE R402.1.1)

CLIMATE ZONE	5 AND MARINE 4
FENESTRATION	U-FACTOR 0.30
SKYLIGHT	U-FACTOR 0.50
GLAZED FENESTRATION	SUGC NR
CEILING	R-VALUE 49
WOOD FRAME WALL	R-VALUE 21 int
MASS WALL	R-VALUE 21 / 21
FLOOR	R-VALUE 30
BELOW-GRADE WALL	R-VALUE 0/15/21 int + TB
SLAB	R-VALUE / DEPTH 10, 2 ft

VENTILATION NOTES

1. WHOLE HOUSE VENTILATION SYSTEM SHALL BE INTERMITTENT AND COMPLY WITH IRC M1507 USING A BROAN MPIOO MULTIPORT INLINE VENTILATOR (OR EQUAL, 100 CFM MIN).
2. FANS WITH EXHAUST DUCTS LEADING TO THE SHOWER, TOILET AND LAUNDRY ARE CONTROLLED WITH TIMERS.
3. FRESH AIR INLETS TO MEET REQUIREMENTS OF IRC M1507.3.4



MAIN LEVEL PLAN
 SCALE: 1/2" = 1'-0"

CEILING PLAN LEGEND

- ⊕ LED RECESSED CAN FIXTURE
- ⊗ LED RECESSED MONO POINT ART LIGHT
- ⊕ EXTERIOR ENTRY LIGHT
- ⊖ SMOKE DETECTOR
- ⊙ APPROVED CARBON MONOXIDE DETECTOR PER IRC R315.1
- ⊗ EXHAUST FAN

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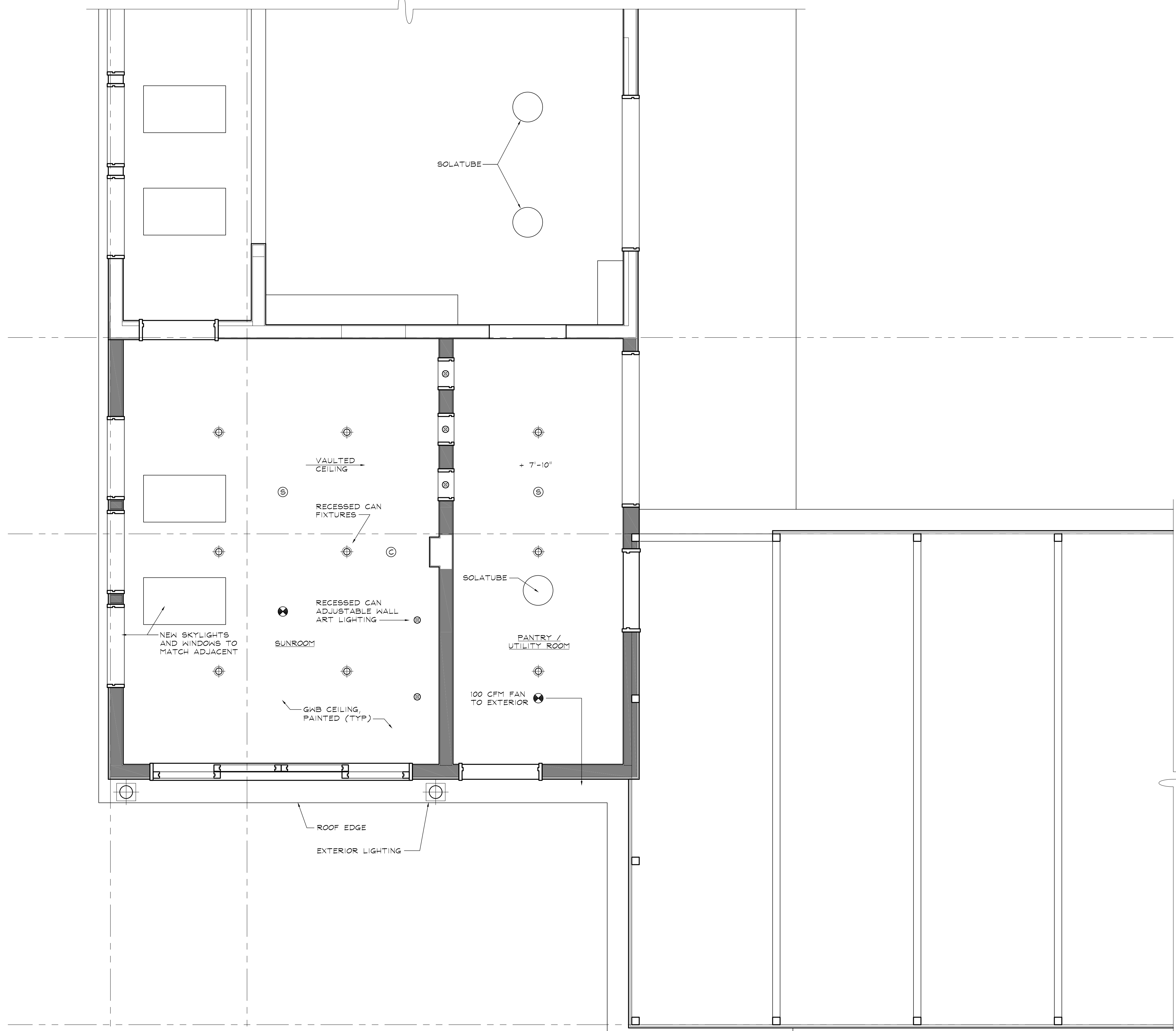
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MAIN LEVEL
 CEILING PLAN

Scale: AS NOTED
 Date: 01/21/22
 Drawn By: MJV
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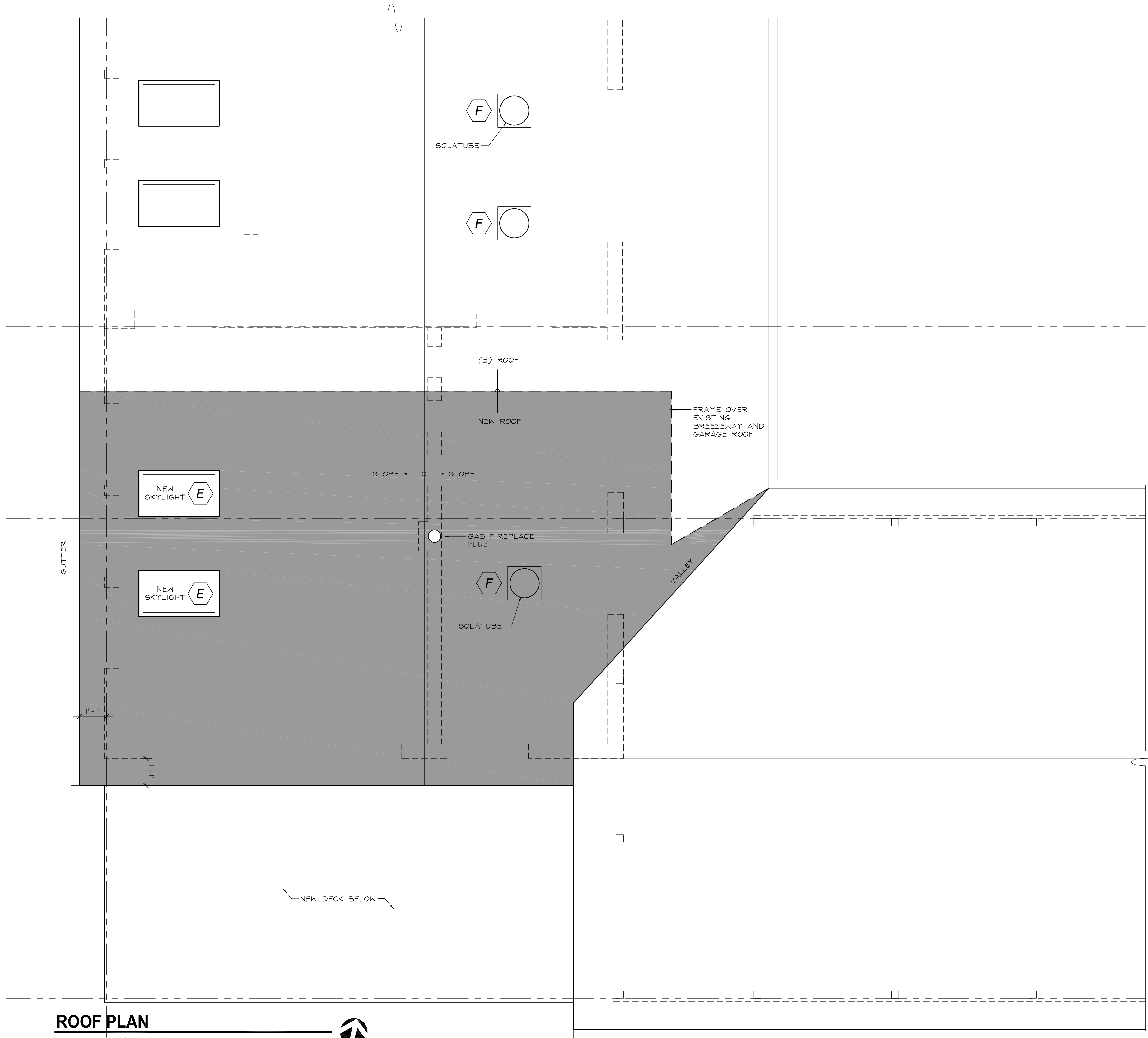
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MAIN LEVEL CEILING PLAN

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





ROOF PLAN

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



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ROOF PLAN

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Checked By: MJV

A3.3

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EXTERIOR ELEVATIONS

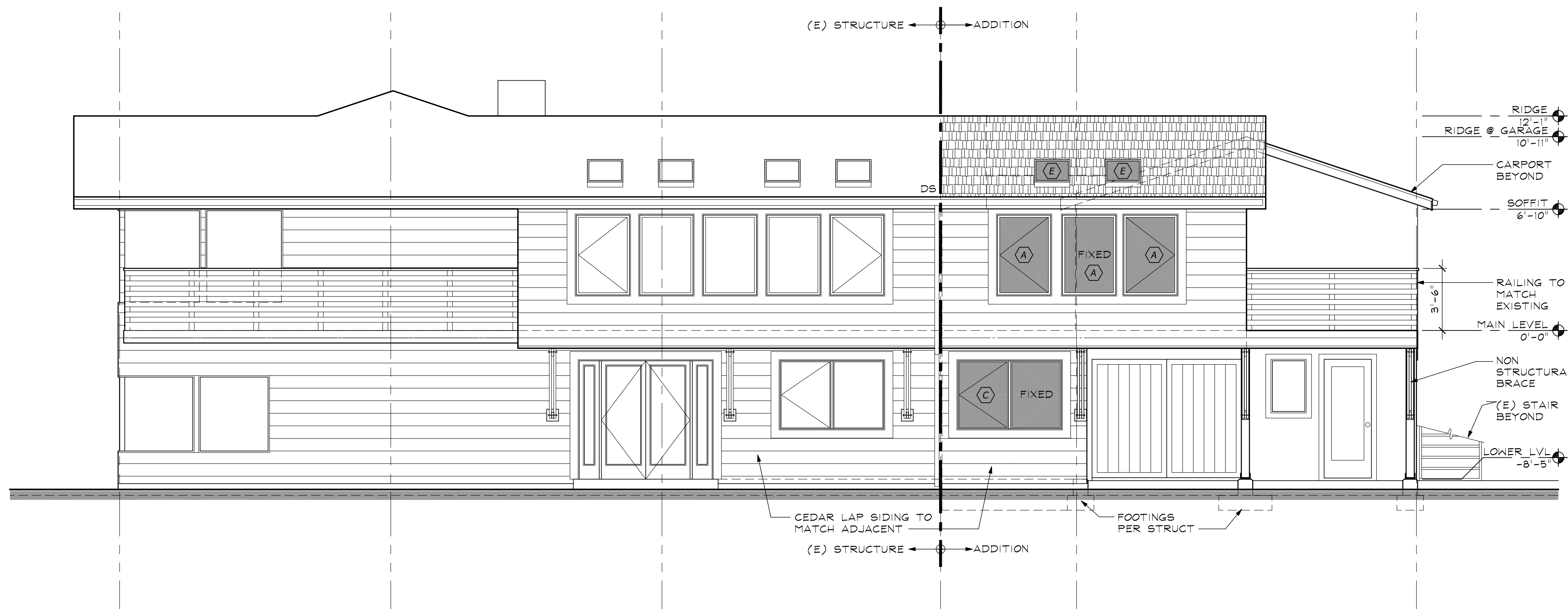
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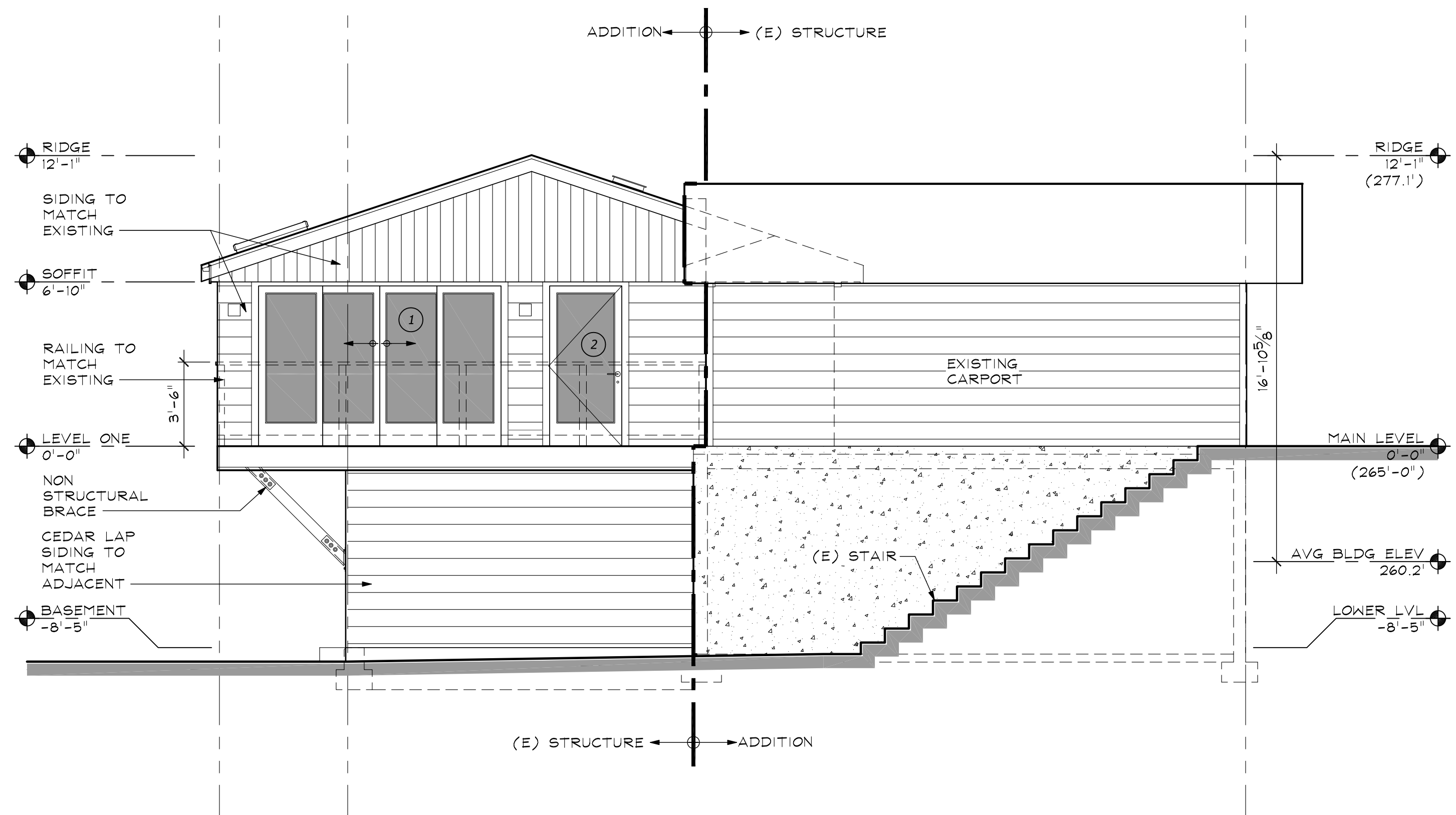
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EXTERIOR ELEVATION - WEST

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



EXTERIOR ELEVATION - SOUTH

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

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BUILDING SECTION

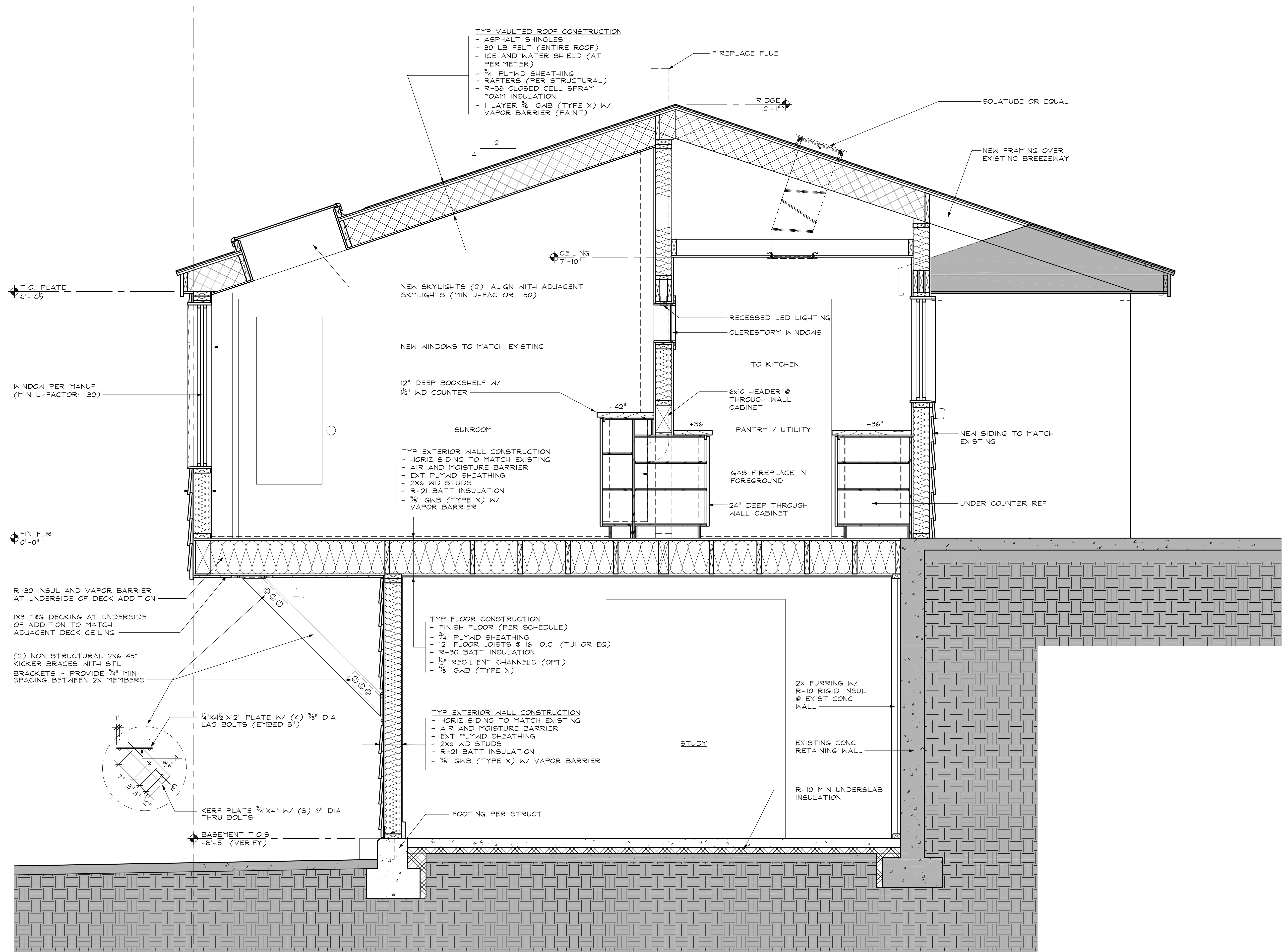
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Checked By: MJV

A5.0



- TYP VAULTED ROOF CONSTRUCTION
- ASPHALT SHINGLES
 - 30 LB FELT (ENTIRE ROOF)
 - ICE AND WATER SHIELD (AT PERIMETER)
 - 3/4" PLYWD SHEATHING
 - RAFTERS (PER STRUCTURAL)
 - R-38 CLOSED CELL SPRAY FOAM INSULATION
 - 1 LAYER 5/8" GMB (TYPE X) W/ VAPOR BARRIER (PAINT)

- TYP EXTERIOR WALL CONSTRUCTION
- HORIZ SIDING TO MATCH EXISTING
 - AIR AND MOISTURE BARRIER
 - EXT PLYWD SHEATHING
 - 2X6 WD STUDS
 - R-21 BATT INSULATION
 - 5/8" GMB (TYPE X) W/ VAPOR BARRIER

- TYP FLOOR CONSTRUCTION
- FINISH FLOOR (PER SCHEDULE)
 - 3/4" PLYWD SHEATHING
 - 12" FLOOR JOISTS @ 16" O.C. (TJI OR EQ)
 - R-30 BATT INSULATION
 - 1/2" RESILIENT CHANNELS (OPT)
 - 5/8" GMB (TYPE X)

- TYP EXTERIOR WALL CONSTRUCTION
- HORIZ SIDING TO MATCH EXISTING
 - AIR AND MOISTURE BARRIER
 - EXT PLYWD SHEATHING
 - 2X6 WD STUDS
 - R-21 BATT INSULATION
 - 5/8" GMB (TYPE X) W/ VAPOR BARRIER

T.O. PLATE
6'-10 1/2"

WINDOW PER MANUF
(MIN U-FACTOR: .30)

FIN FLR
0'-0"

R-30 INSUL AND VAPOR BARRIER
AT UNDERSIDE OF DECK ADDITION

1X3 T&G DECKING AT UNDERSIDE
OF ADDITION TO MATCH
ADJACENT DECK CEILING

(2) NON STRUCTURAL 2X6 45°
KICKER BRACES WITH STL
BRACKETS - PROVIDE 3/4" MIN
SPACING BETWEEN 2X MEMBERS

1/4"x4 1/2"x12" PLATE W/ (4) 3/8" DIA
LAG BOLTS (EMBED 3")

KERF PLATE 3/4"x4" W/ (3) 1/2" DIA
THRU BOLTS

BASEMENT T.O.S.
-8'-5" (VERIFY)

NEW SKYLIGHTS (2). ALIGN WITH ADJACENT
SKYLIGHTS (MIN U-FACTOR: .50)

NEW WINDOWS TO MATCH EXISTING

12" DEEP BOOKSHELF W/
1/2" WD COUNTER

SUNROOM

FIREPLACE FLUE

RIDGE
12'-1"

SOLATUBE OR EQUAL

NEW FRAMING OVER
EXISTING BREEZEWAY

CEILING
7'-10"

RECESSED LED LIGHTING
CLERESTORY WINDOWS

TO KITCHEN

6x10 HEADER @
THROUGH WALL
CABINET

PANTRY / UTILITY

GAS FIREPLACE IN
FOREGROUND

24" DEEP THROUGH
WALL CABINET

NEW SIDING TO MATCH
EXISTING

UNDER COUNTER REF

2X FURRING W/
R-10 RIGID INSUL
@ EXIST CONC
WALL

EXISTING CONC
RETAINING WALL

R-10 MIN UNDERSLAB
INSULATION

STUDY

FOOTING PER STRUCT

BUILDING SECTION A - A

SCALE: 3/4" = 1'-0"

DOOR SCHEDULE																	
ITEM				SIZE			DOOR					DETAIL			ENERGY		REMARKS
DOOR NO.	ROOM NAME	# OF	MFR	WIDTH	HEIGHT	THICKNESS	MATERIAL	RATING	FINISH	HARDWARE #	FRAME	HEAD	JAMB	THRESH	U VALUE	SHGC	
1	SUNROOM	2	T.B.D.	5'-0"	6'-8"	PER PLAN	WOOD	NONE	-	-	WOOD	X XX	X XX	X XX	.30	.25	THERMALLY INSULATED DOOR W/ SAFETY GLAZING
2	UTILITY	1	T.B.D.	3'-0"	6'-8"	PER PLAN	WOOD	NONE	-	-	WOOD	X XX	X XX	X XX	.30	.25	THERMALLY INSULATED DOOR
3	GARAGE	1	T.B.D.	3'-0"	6'-8"	PER PLAN	WOOD	NONE	-	-	WOOD	X XX	X XX	X XX	.66	.25	THERMALLY INSULATED DOOR
4	WORK AREA	1	T.B.D.	3'-0"	6'-8"	PER PLAN	WOOD	NONE	-	-	WOOD	X XX	X XX	X XX	.66	.25	THERMALLY INSULATED DOOR
5	KITCHEN / UTILITY	1	T.B.D.	3'-0"	6'-8"	PER PLAN	WOOD	NONE	-	-	WOOD	X XX	X XX	X XX	N/A	N/A	SLIDING POCKET DOOR
TOTAL NEW DOORS		6															

DOOR NOTES:

- PROVIDE INDUSTRY APPROVED SEPARATIONS WHENEVER METALS OF DIFFERENT RANGE, SUCH AS ALUMINUM TRESHOLDS AND HOLLOW METAL FRAMES, WILL CONTACT ONE ANOTHER.
- PROVIDE SEALANT FOR TIGHT FIT PRIOR TO PAINTING AND/ OR FINISH WHERE THERE ARE ANY VISIBLE CLEARANCES BETWEEN WINDOW / DOOR FRAME AND WALL.
- ALL DOORS TO BE UNDERCUT 1/2" MAX, UNO. COORDINATE UNDERCUT WITH DOOR HARDWARE FOR PROPER CLEARANCES AND ADJUST AS REQUIRED.
- ALLOW FOR HORIZONTAL AND VERTICAL THERMAL EXPANSION AND CONTRACTION IN ALL METAL AND GLASS WORK.

WINDOW SCHEDULE																	
ITEM				SIZE (OVERALL)			WINDOW					DETAIL			ENERGY		REMARKS
WIN NO.	ROOM NAME	# OF	MFR	WIDTH	HEIGHT	WALL THICKNESS	SILL HEIGHT	OPERATION	GLASS TYPE	FRAME	HEAD	JAMB	THRESH	U VALUE	SHGC		
A	SUNROOM	3	ANDERSON 400 SERIES	3'-0"	4'-6"	7/2"	2'-0"	(2) CASEMENT (1) FIXED	-	WOOD	X XX	X XX	X XX	.30	.25	THERMALLY INSUL WINDOW - MATCH ADJACENT	
B	UTILITY	1	TBD	6'-0"	2'-10"	7/2"	3'-10"	SLIDER	-	WOOD	X XX	X XX	X XX	.30	.25	THERMALLY INSUL WINDOW - MATCH ADJACENT	
C	STUDY	1	TBD	5'-10"	3'-10"	7/2"	3'-10"	CASEMENT (ONE SIDE)	-	WOOD	X XX	X XX	X XX	.30	.25	THERMALLY INSUL WINDOW - MATCH ADJACENT	
D	UTILITY / SUNROOM	3	TBD	12"	12"	6 1/2"	5'-8"	FIXED	-	WOOD	X XX	X XX	X XX	N/A	N/A	INT CLERESTORY WINDOW	
E	SUNROOM	2	VELUX OR EQUAL	22"	38"	N/A	N/A	FIXED	-	WOOD	X XX	X XX	X XX	.50	N/A	SKYLIGHT TO MATCH ADJACENT / EXISTING	
F	UTILITY / SUNROOM	3	SOLATUBE 240 1SN	14" DIA	PER PLANS	N/A	N/A	FIXED	-	PER MFR	X XX	X XX	X XX	N/A	N/A	ILLUMINATED SOLAR LIGHT TUBE	
TOTAL NEW WINDOWS		13															

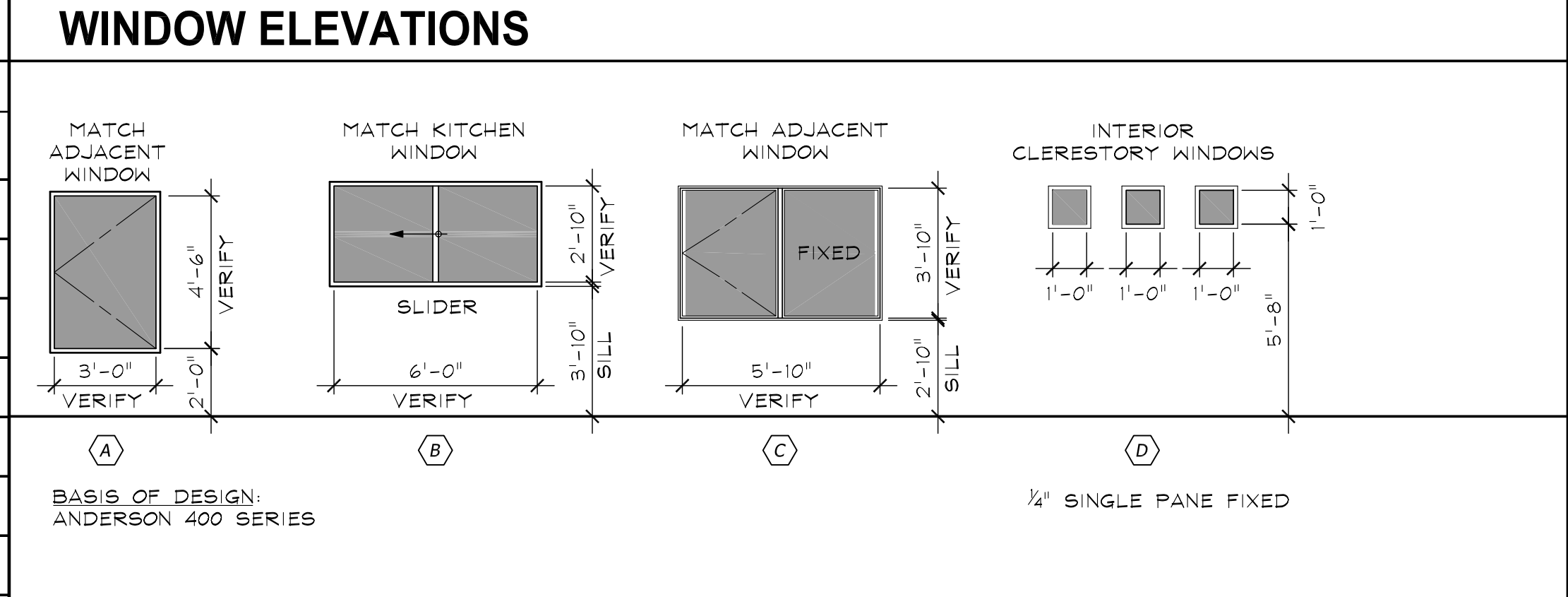
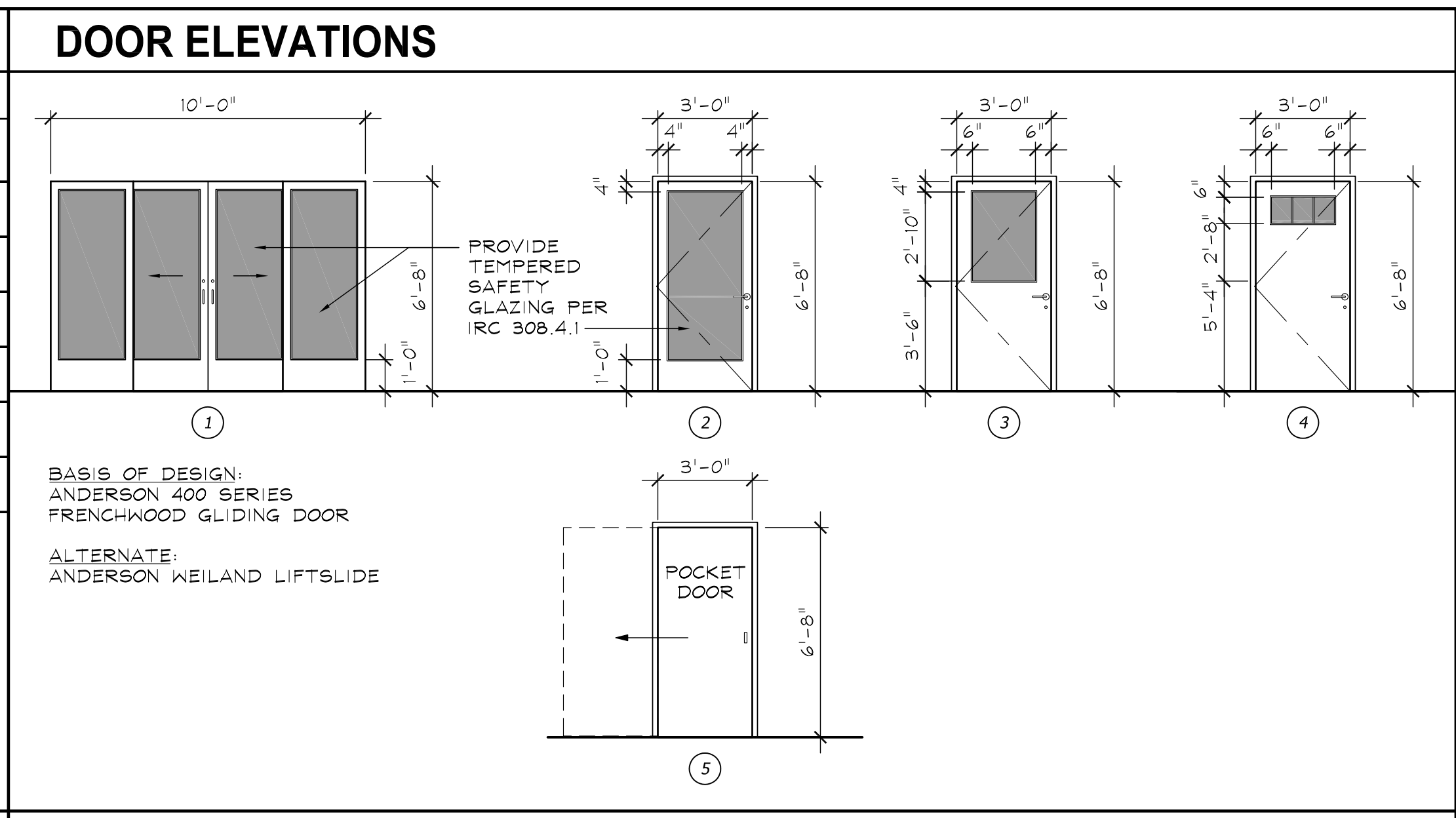
WINDOW NOTES:

- PROVIDE INDUSTRY APPROVED SEPARATIONS WHENEVER METALS OF DIFFERENT RANGE, SUCH AS ALUMINUM TRESHOLDS AND HOLLOW METAL FRAMES, WILL CONTACT ONE ANOTHER.
- PROVIDE SEALANT FOR TIGHT FIT PRIOR TO PAINTING AND/ OR FINISH WHERE THERE ARE ANY VISIBLE CLEARANCES BETWEEN WINDOW/ DOOR FRAME AND WALL.
- CONTINUALLY SEAL ALL EXTERIOR WINDOW FRAMES TO PREVENT MOISTURE PENETRATION.
- ALLOW FOR HORIZONTAL AND VERTICAL THERMAL EXPANSION AND CONTRACTION IN ALL METAL AND GLASS WORK.

FINISH SCHEDULE								
ROOM NAME	FLOOR	WALLS				CEILING		REMARKS
		NORTH	EAST	SOUTH	WEST	HEIGHT	FINISH	
SUNROOM	WOOD	PAINT	PAINT	PAINT	PAINT	VARIABLES	PAINT	HARDWOOD FLOORING TO MATCH ADJACENT ROOM
UTILITY / LAUNDRY ROOM	VCT	PAINT	PAINT	PAINT	PAINT	7'-10"	PAINT	VINYL COMPOSITE TILE (MARMOLEUM CLICK OR EQUAL)
WORK AREA A	VCT	PAINT	PAINT	PAINT	PAINT	8'-0"	PAINT	VINYL COMPOSITE TILE (MARMOLEUM CLICK OR EQUAL)
WORK AREA B	CPT	PAINT	PAINT	PAINT	PAINT	8'-0"	PAINT	CARPET, LOW PILE
STUDY	CPT	PAINT	PAINT	PAINT	PAINT	8'-0"	PAINT	CARPET, LOW PILE

FINISH NOTES:

-



mark j vanvliet architect

LEED AP
1812 NW 35th St
Seattle, WA 98117
phone: 206.784.2560
mjvanvliet@comcast.net

Chitturi Residence Addition

3719 82nd Ave SE
Mercer Island, WA 98040

Project #: 21003

Project Engineer:

Revisions:

Sheet Title:

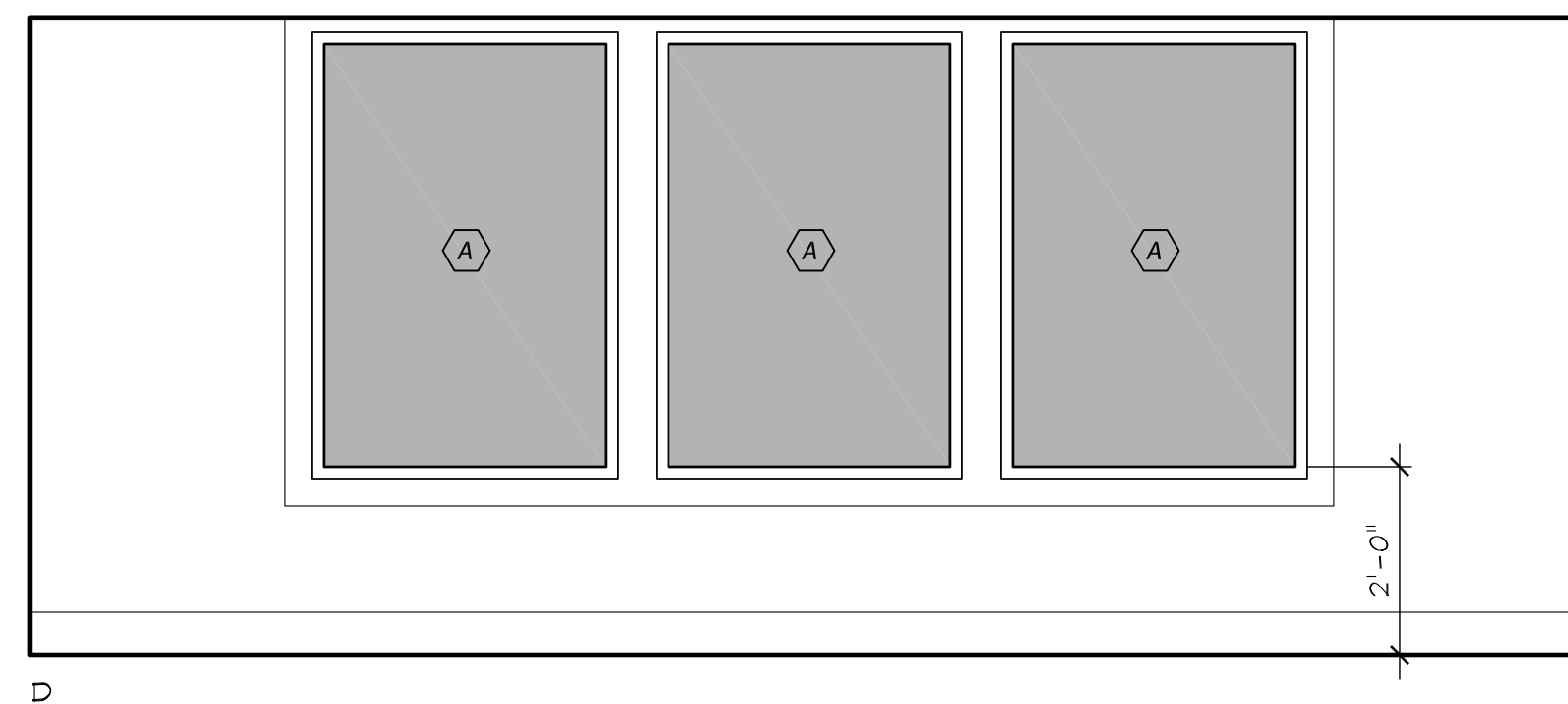
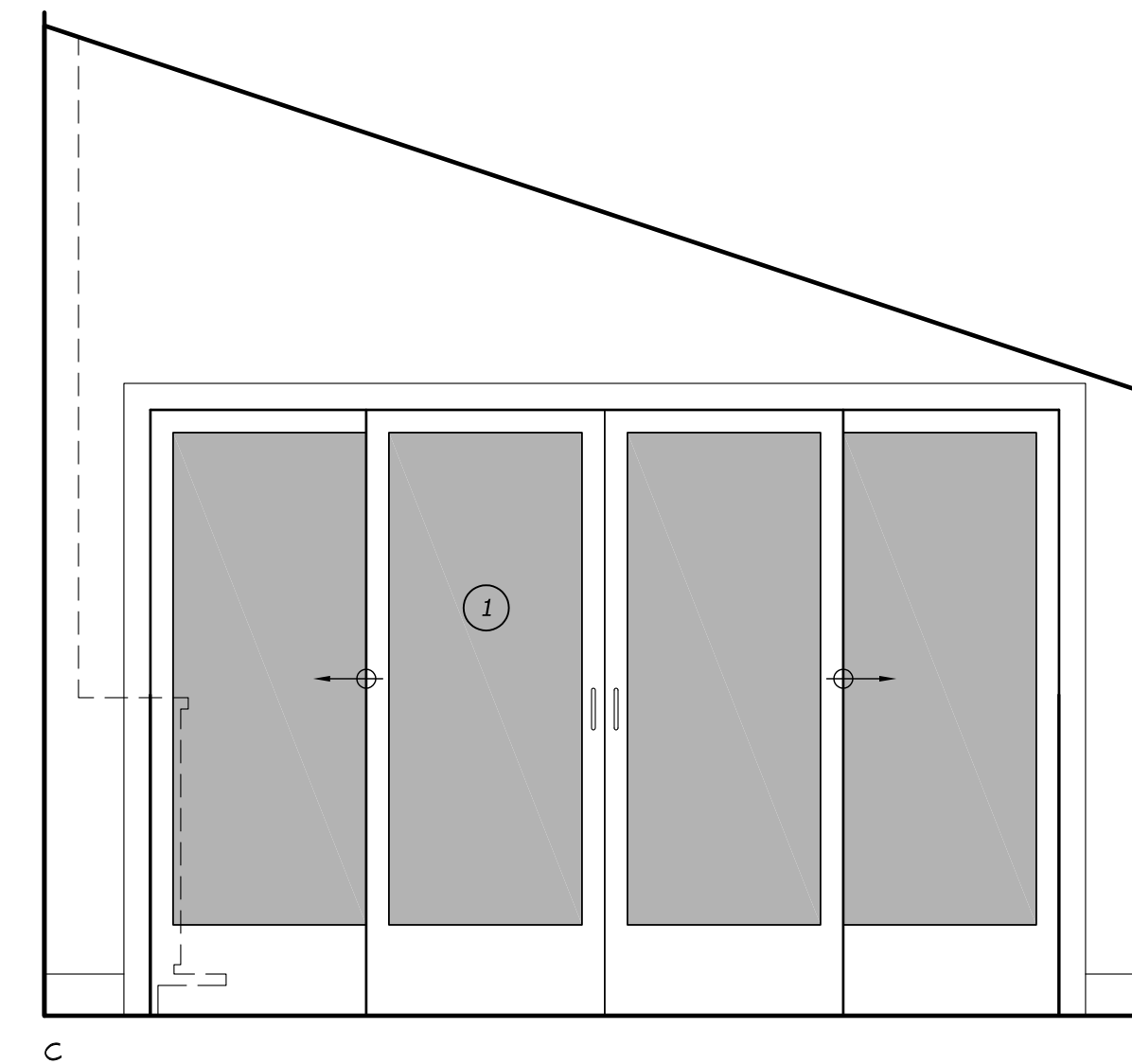
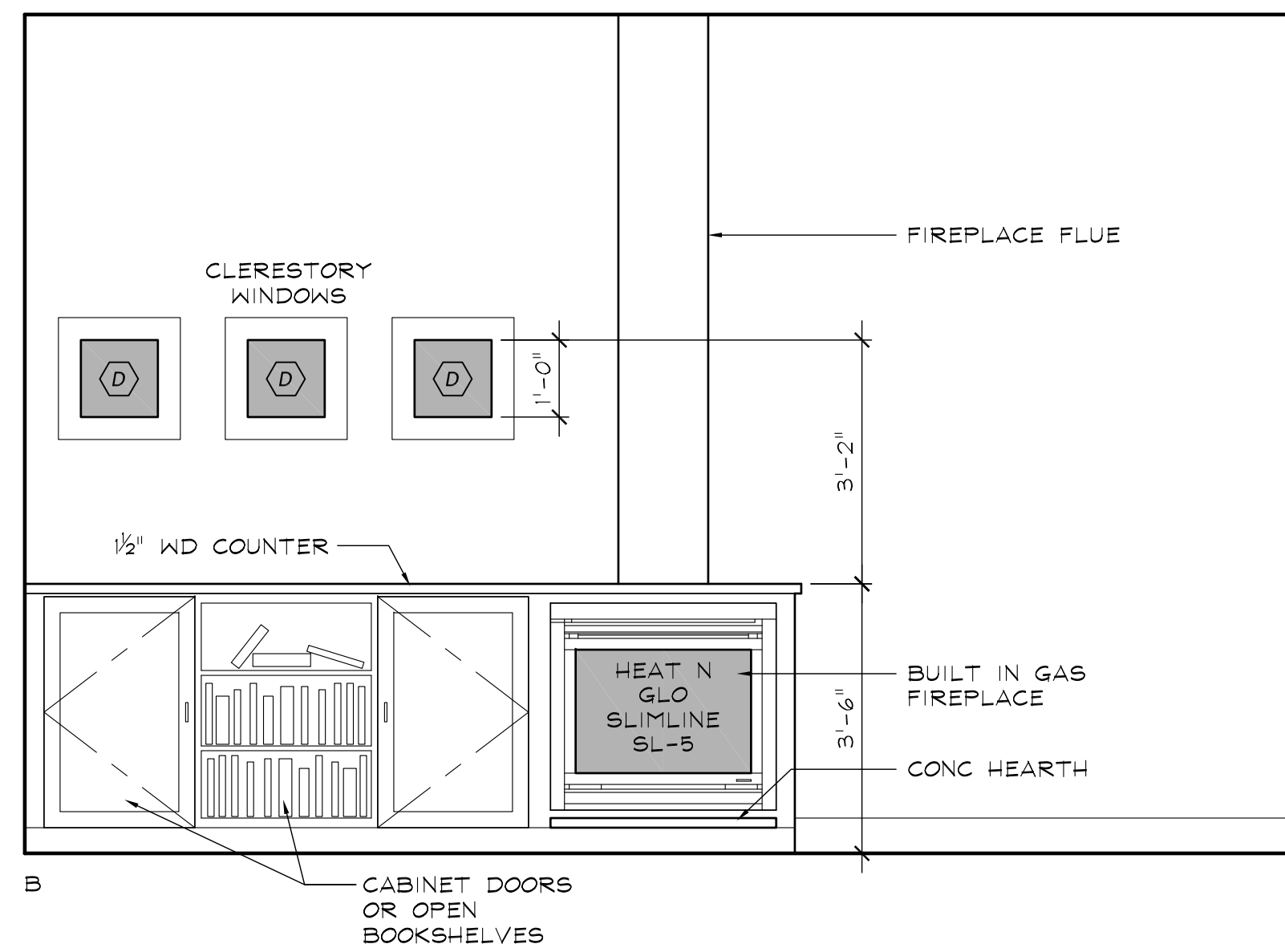
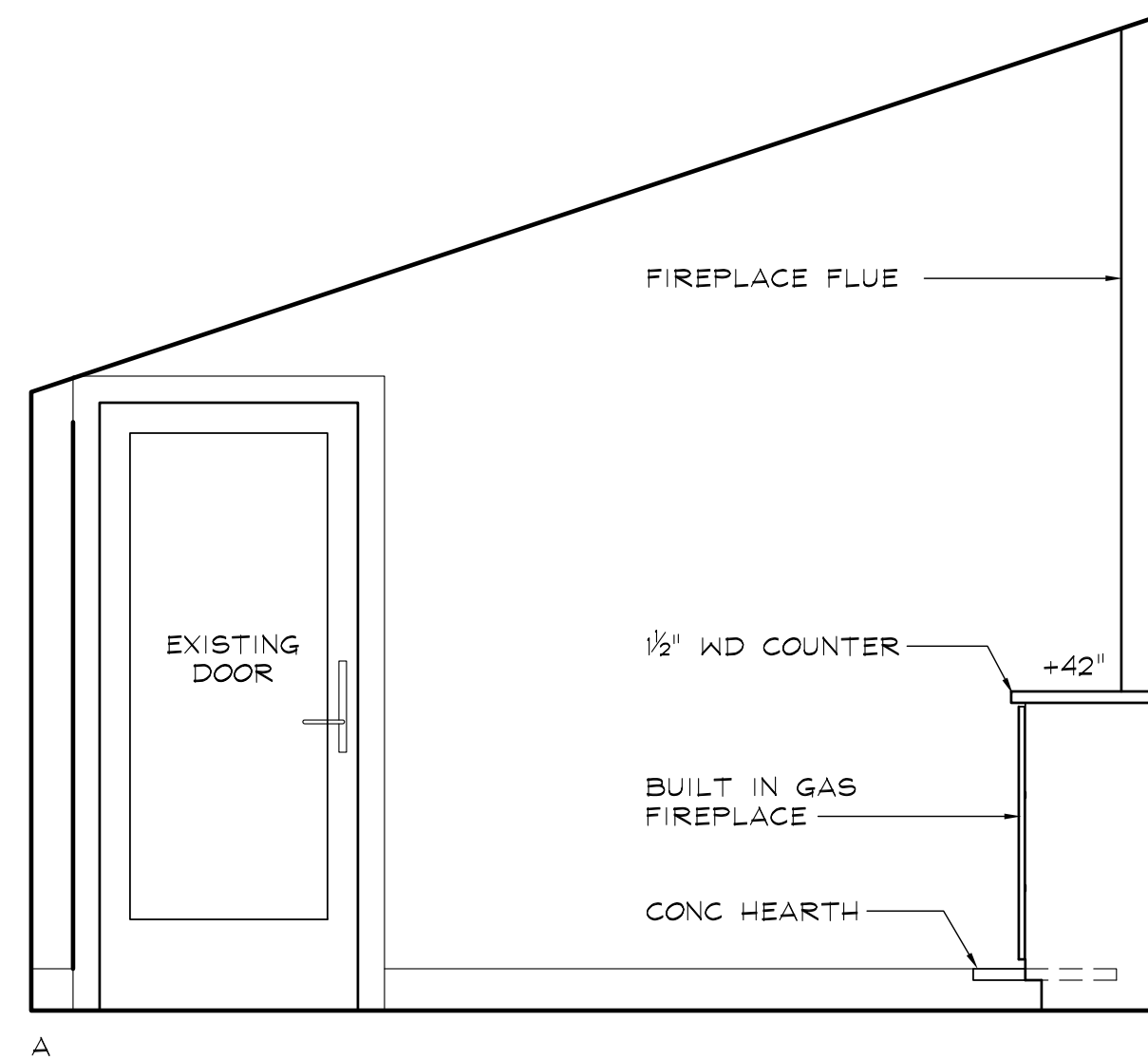
DOOR, WINDOW AND FINISH SCHEDULES

DETAILS

Scale: AS NOTED
Date: 01/21/22
Drawn By: MJV
Checked By: MJV

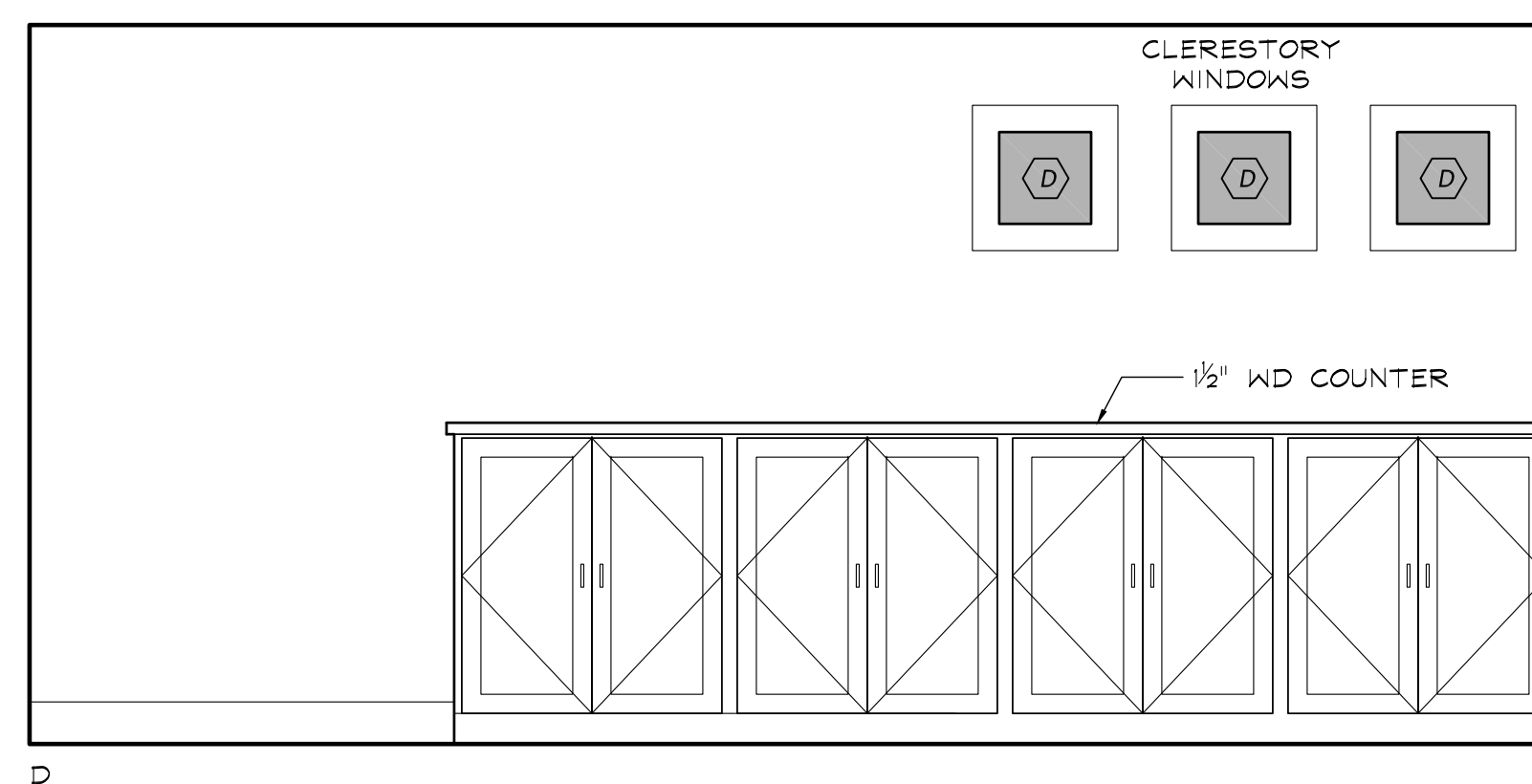
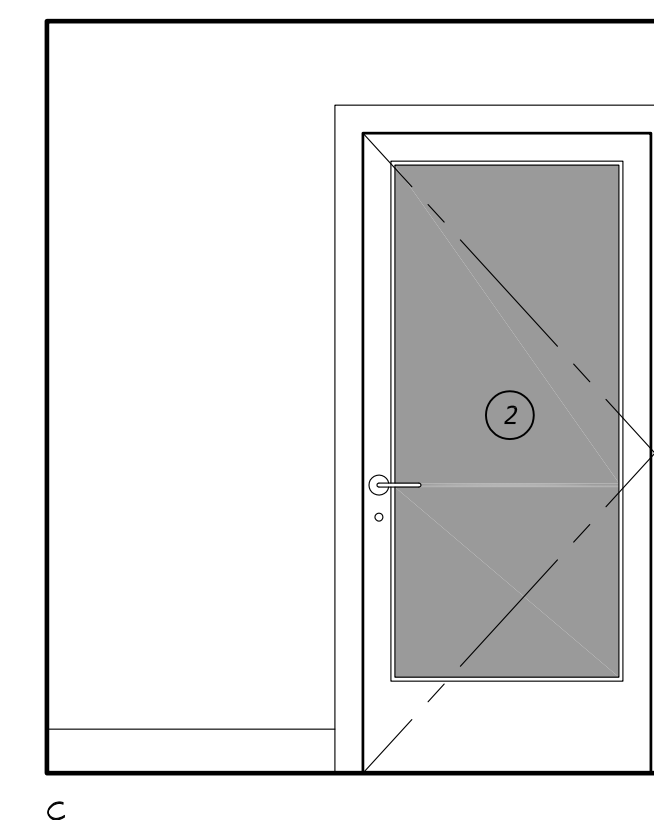
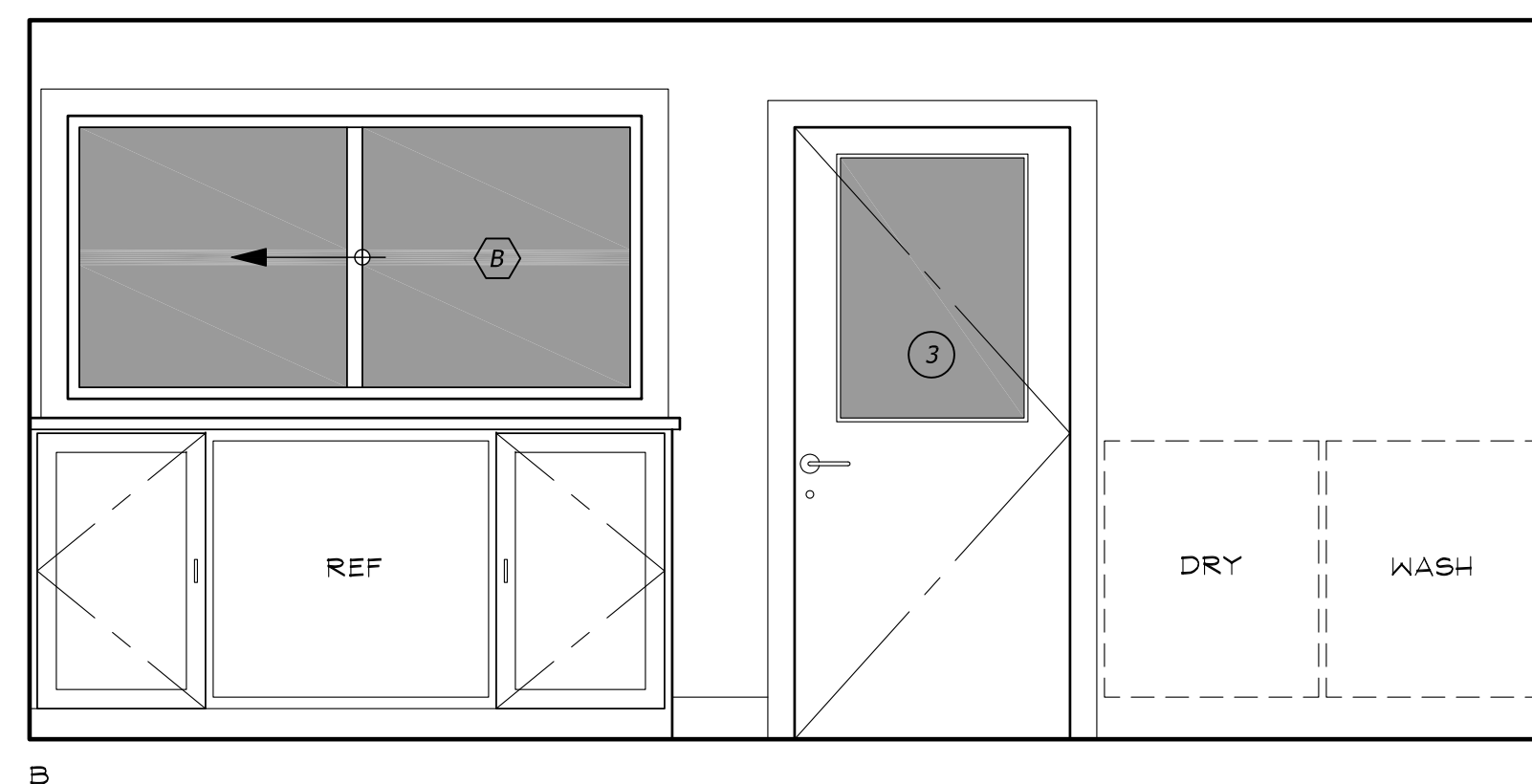
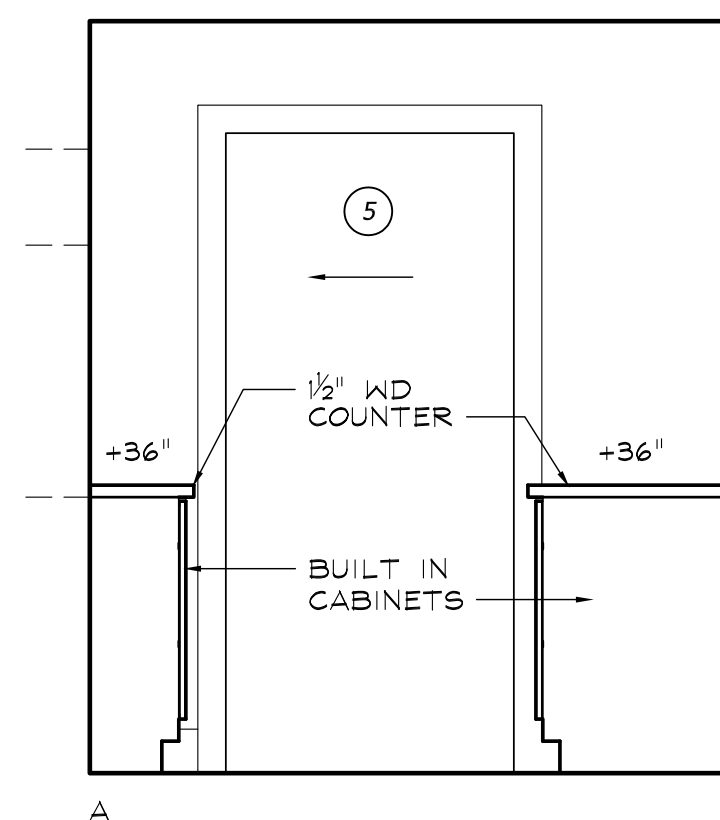
A6.0

9 of 15



1 INTERIOR ELEVATIONS - SUNROOM

SCALE: 3/4" = 1'-0"



2 INTERIOR ELEVATIONS - PANTRY / UTILITY

SCALE: 3/4" = 1'-0"

Chitturi Residence Addition
 3719 82nd Ave SE
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Project #: 21003

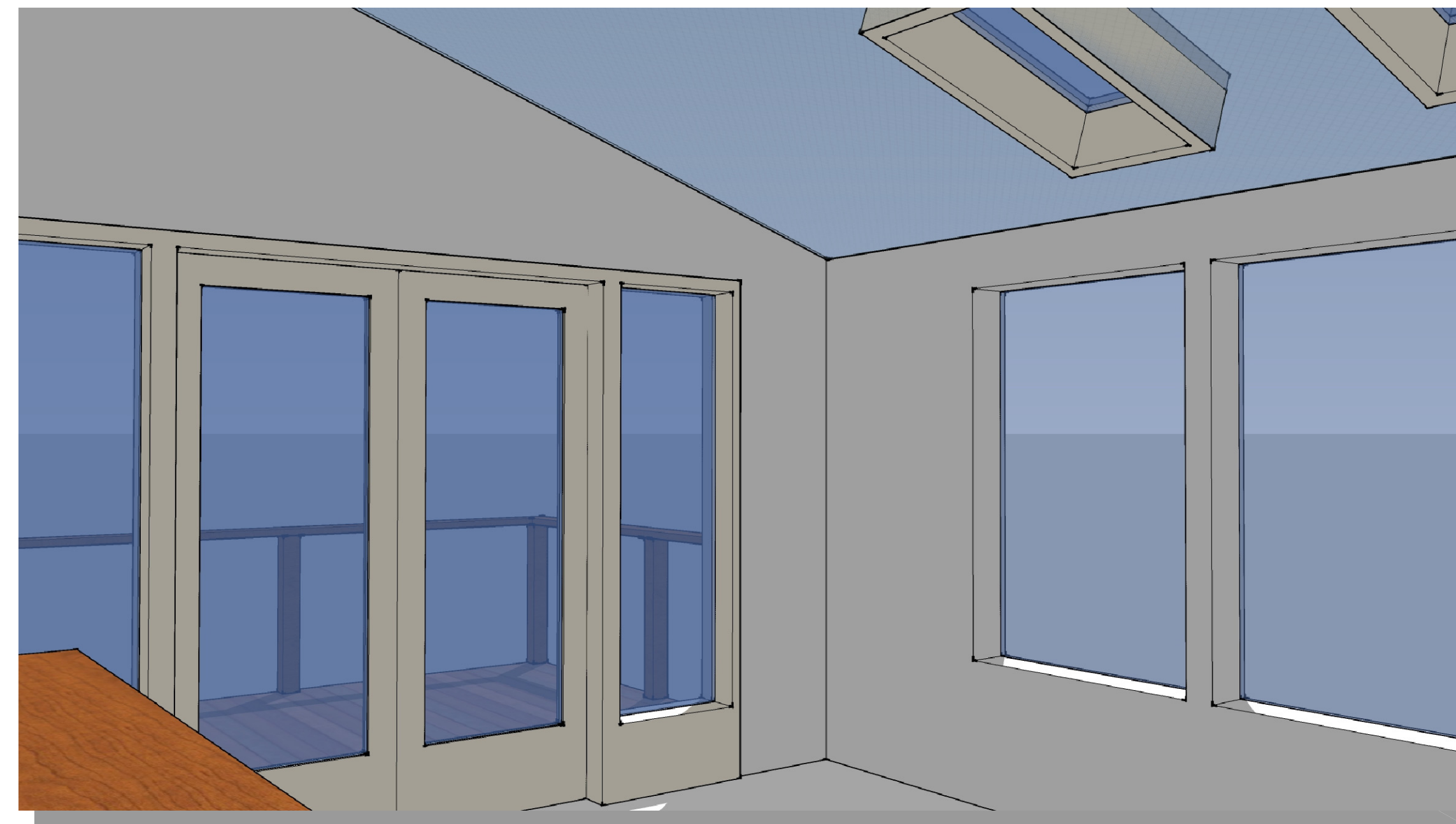
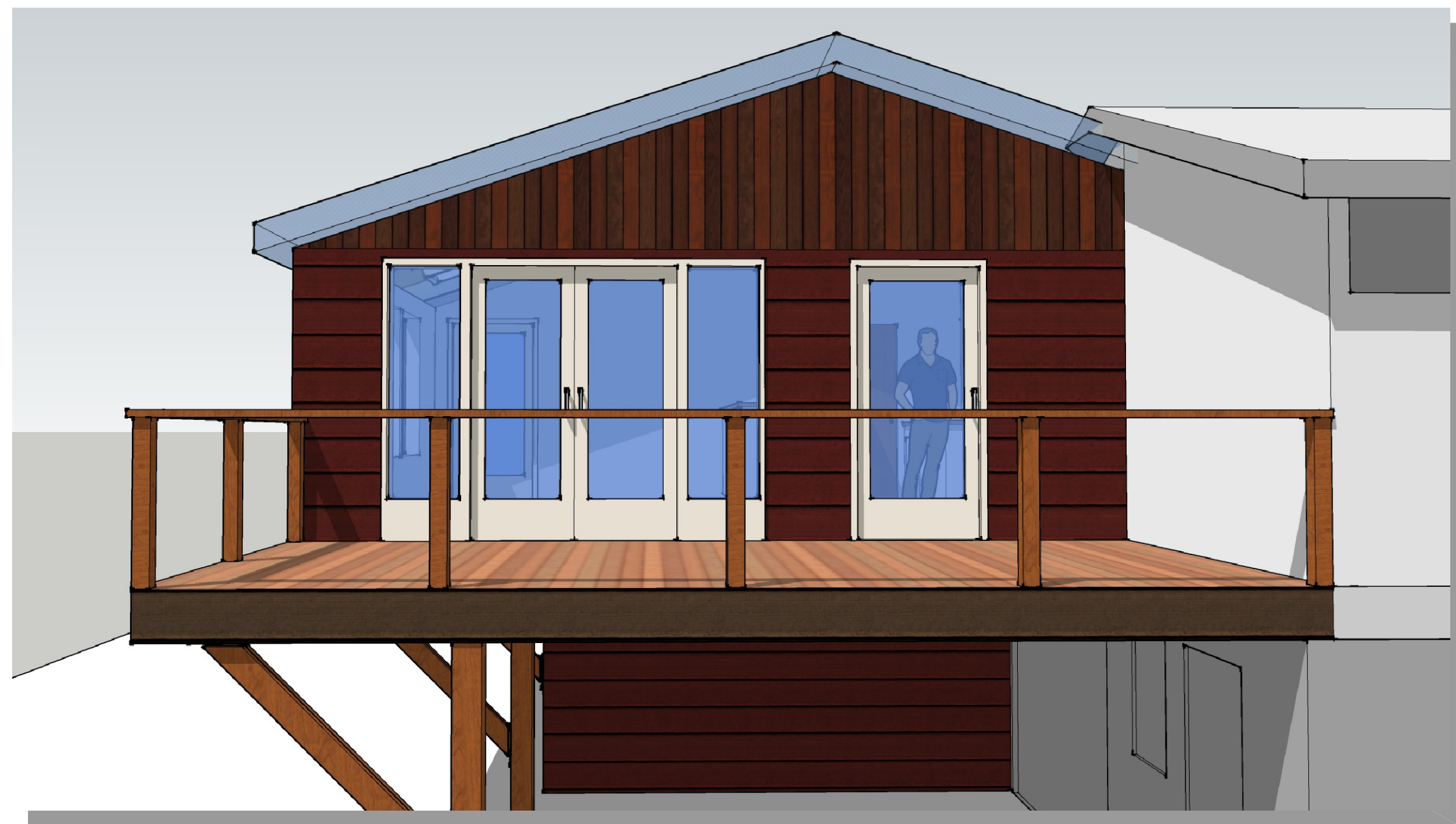
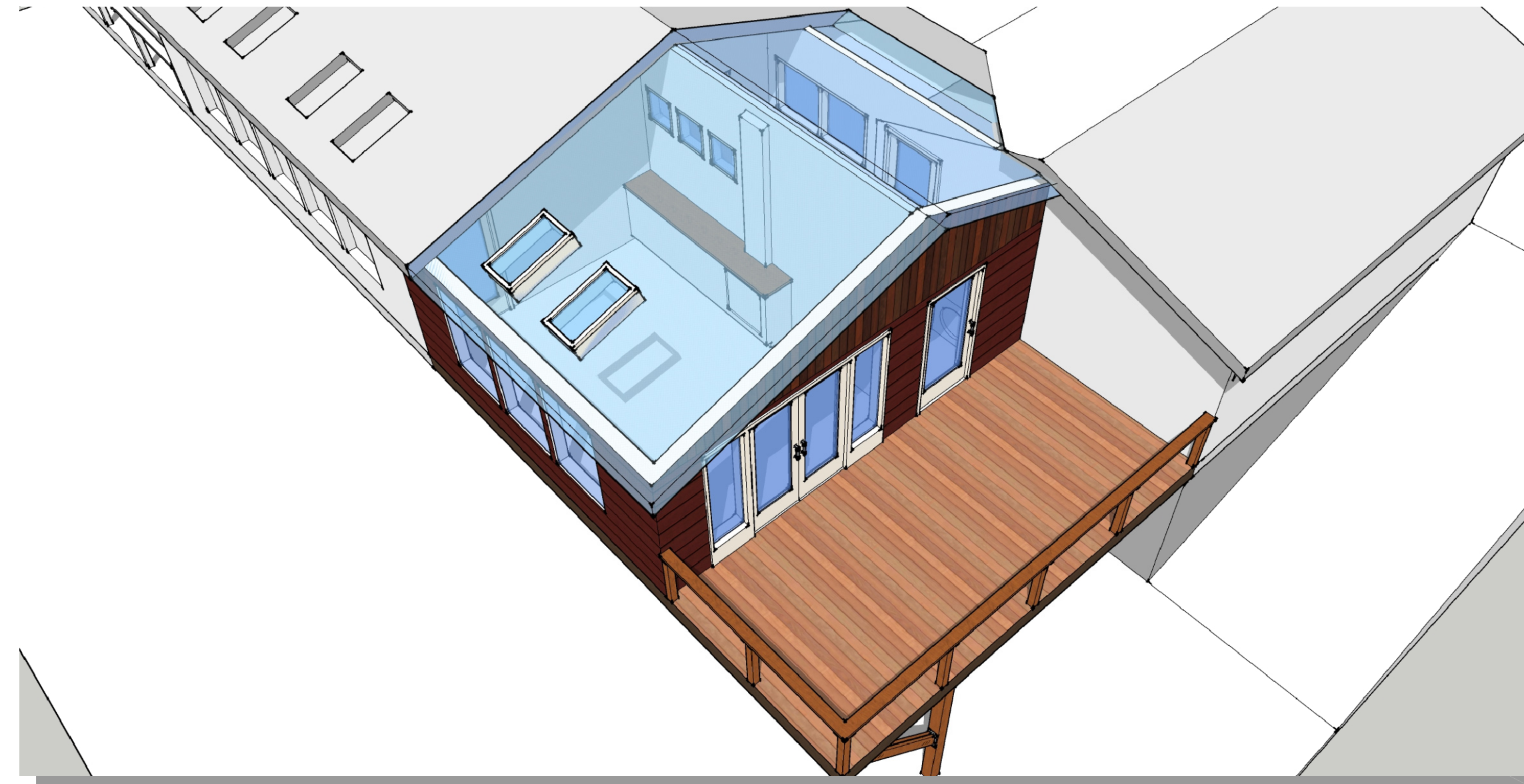
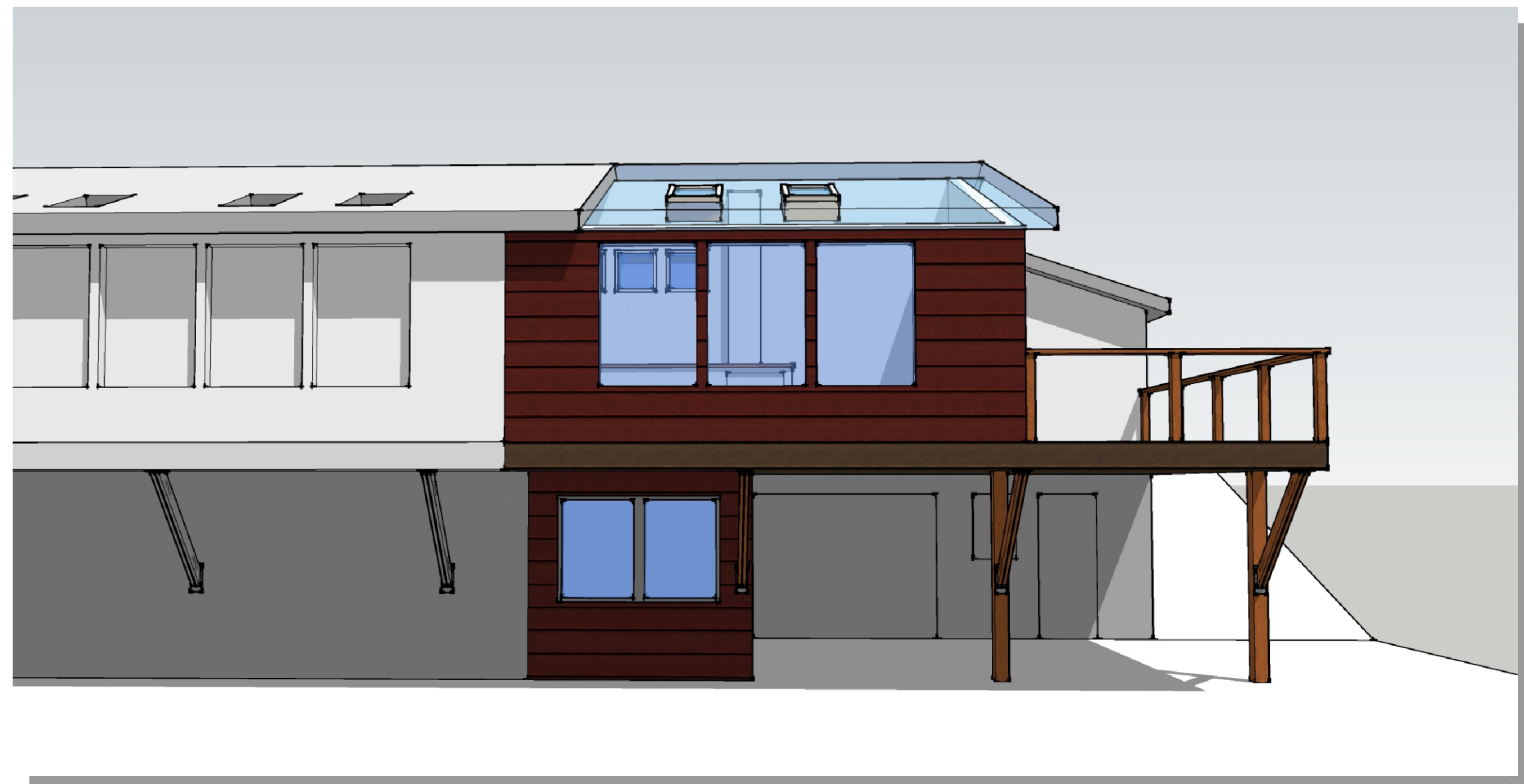
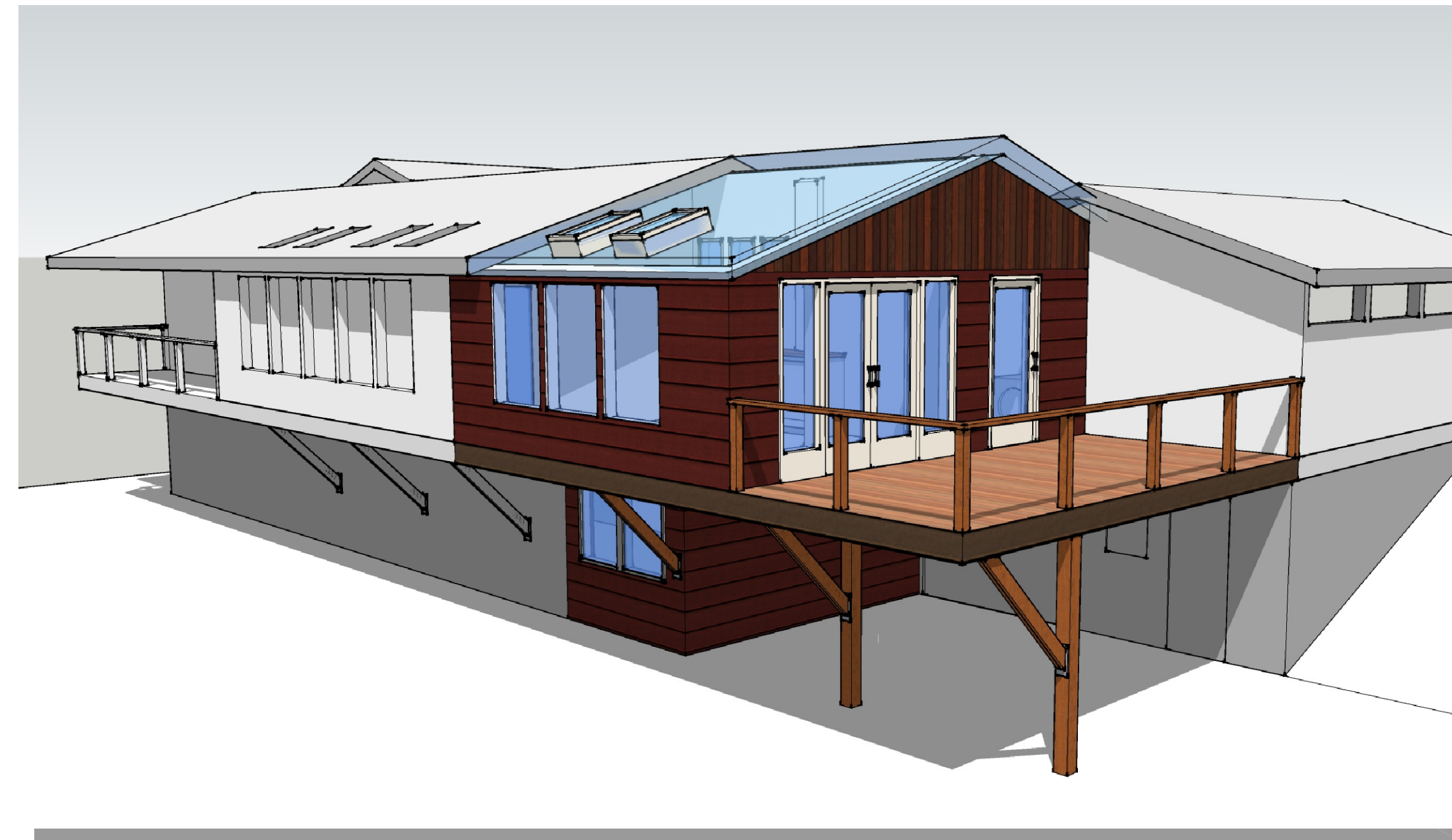
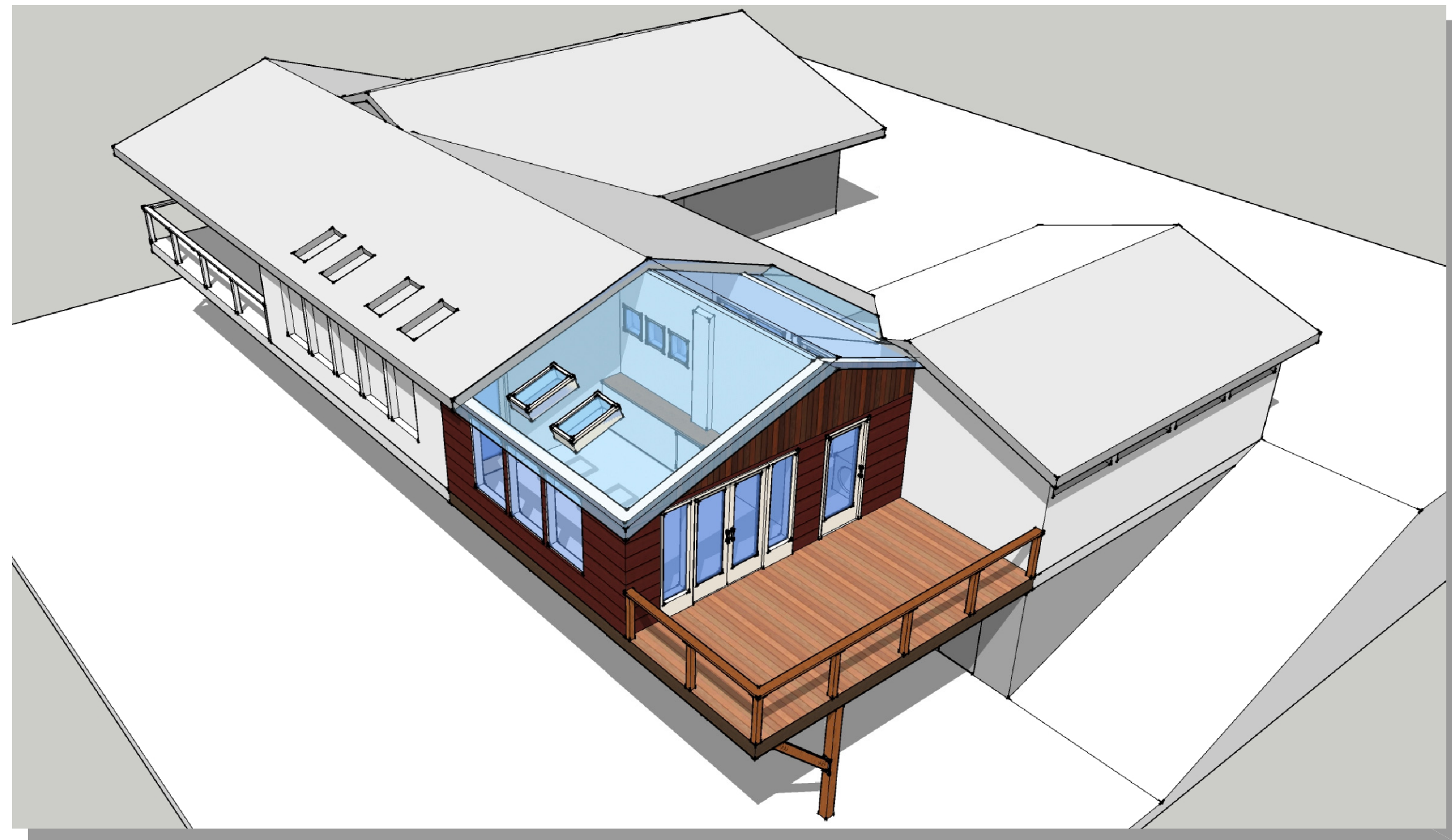
Project Engineer:
 8827 REGISTERED ARCHITECT
 Mark J VanVliet
 MARK JON VANVLIET
 STATE OF WASHINGTON

Revisions:

Sheet Title:
 INTERIOR ELEVATIONS

Scale: AS NOTED
 Date: 01/21/22
 Drawn By: MJV
 Checked By: MJV

A7.0



Chitturi Residence Addition

3719 82nd Ave SE
Mercer Island, WA 98040

Project #: 21003

Project Engineer:



Revisions:

Sheet Title:

MODEL VIEWS

Scale: AS NOTED

Date: 01/21/22

Drawn By: MJV

Checked By: MJV

A8.0

Chitturi Residence Addition
 3719 82nd Ave SE
 Mercer Island, WA 98040

Project #: 20005

Project Engineer:



Revisions:

Sheet Title:

**STRUCTURAL
 FOUNDATION,
 MAIN, AND
 ROOF PLANS**

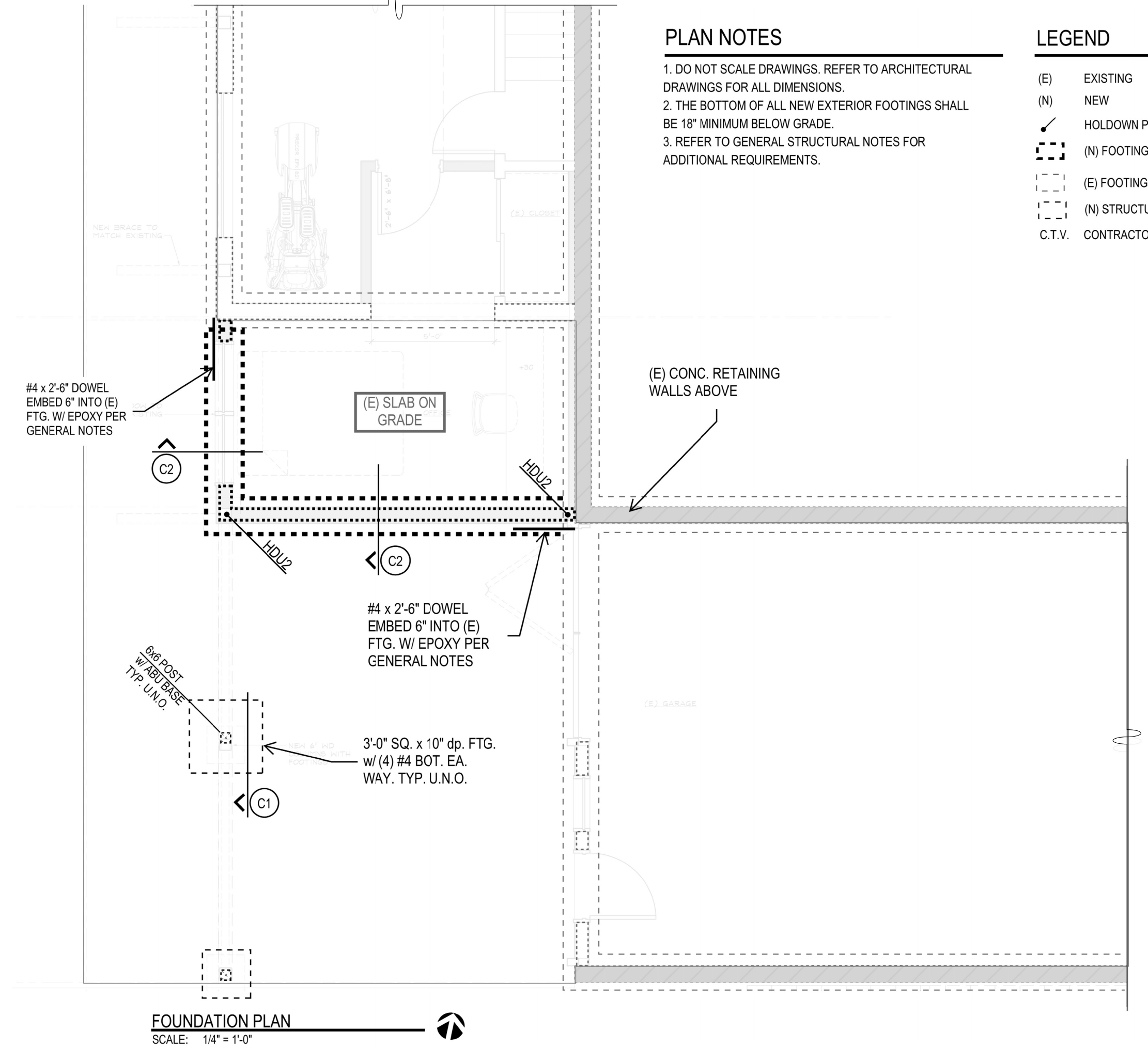
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Date: 01/21/22

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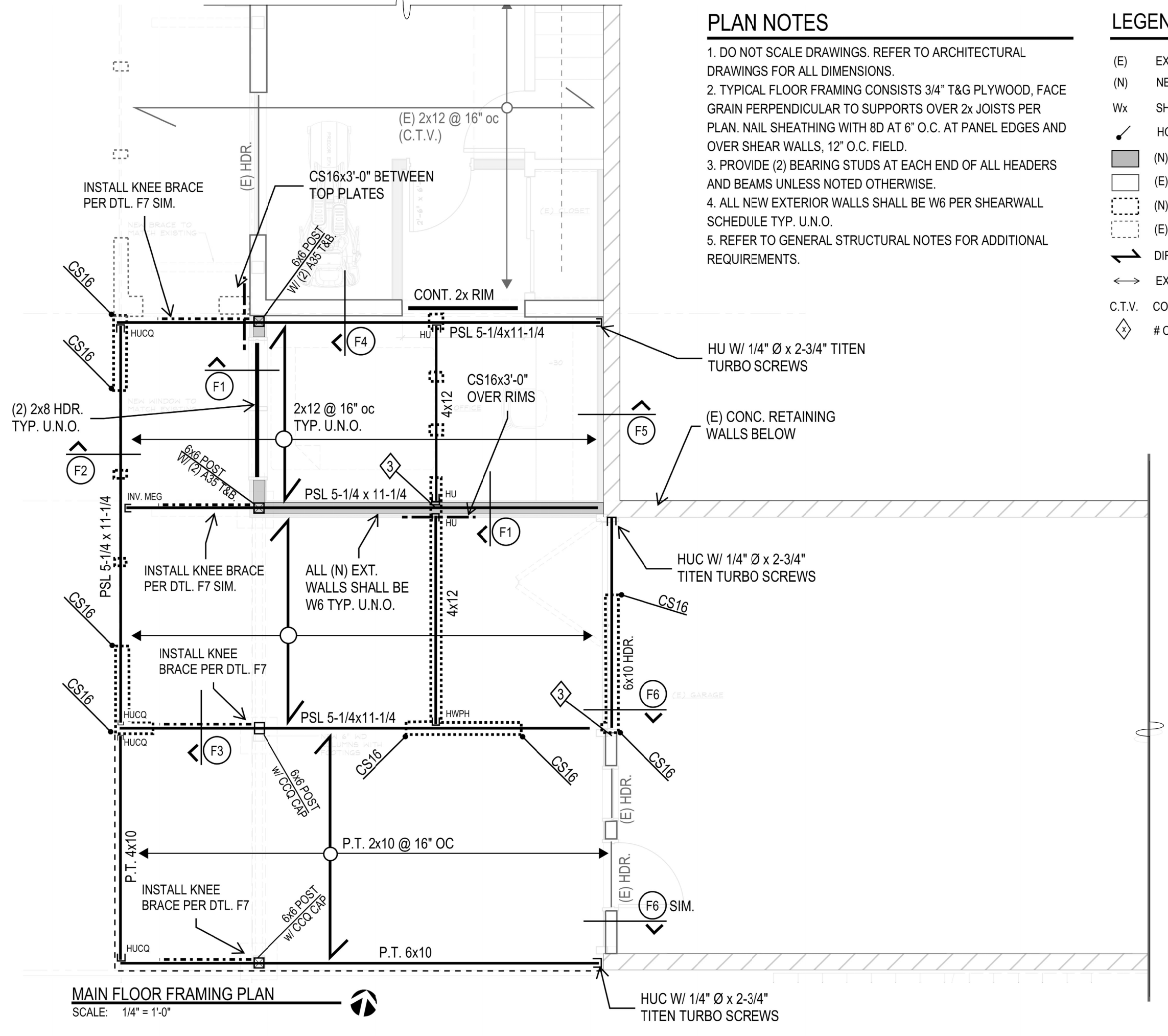
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S1.1



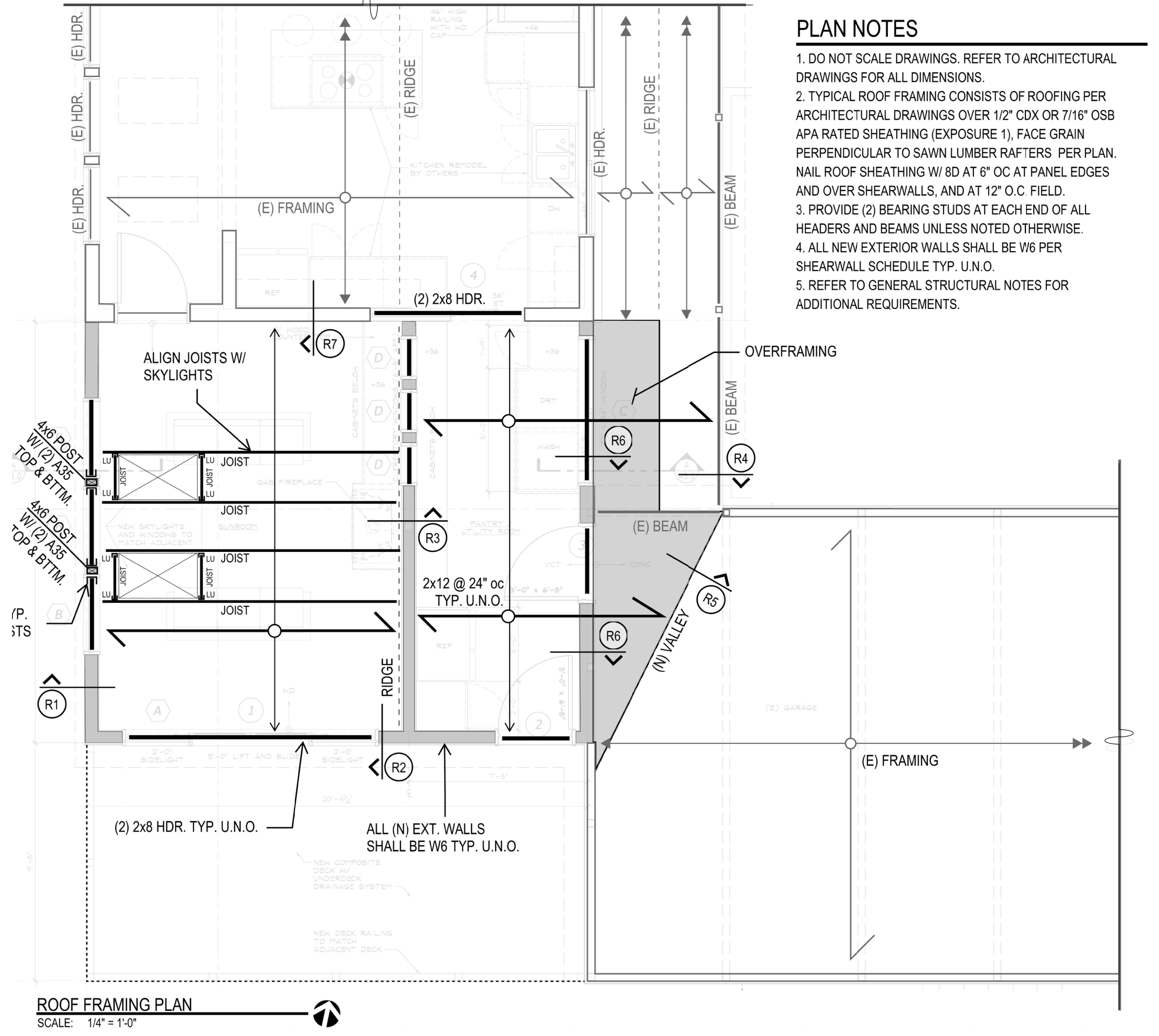
- PLAN NOTES**
1. DO NOT SCALE DRAWINGS. REFER TO ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS.
 2. THE BOTTOM OF ALL NEW EXTERIOR FOOTINGS SHALL BE 18" MINIMUM BELOW GRADE.
 3. REFER TO GENERAL STRUCTURAL NOTES FOR ADDITIONAL REQUIREMENTS.

- LEGEND**
- (E) EXISTING
 - (N) NEW
 - ✓ HOLDOWN PER PLAN
 - (N) FOOTING
 - (E) FOOTING
 - (N) STRUCTURAL WALL ABOVE
 - (E) STRUCTURAL WALL BELOW
 - (N) STRUCTURAL WALL ABOVE
 - (E) STRUCTURAL WALL ABOVE
 - DIRECTION OF FRAMING
 - ↔ EXTENT OF FRAMING
 - C.T.V. CONTRACTOR TO VERIFY
 - ◇ # OF BUNDLED STUDS



- PLAN NOTES**
1. DO NOT SCALE DRAWINGS. REFER TO ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS.
 2. TYPICAL FLOOR FRAMING CONSISTS 3/4" T&G PLYWOOD, FACE GRAIN PERPENDICULAR TO SUPPORTS OVER 2x JOISTS PER PLAN. NAIL SHEATHING WITH 8D AT 6" O.C. AT PANEL EDGES AND OVER SHEAR WALLS, 12" O.C. FIELD.
 3. PROVIDE (2) BEARING STUDS AT EACH END OF ALL HEADERS AND BEAMS UNLESS NOTED OTHERWISE.
 4. ALL NEW EXTERIOR WALLS SHALL BE W6 PER SHEARWALL SCHEDULE TYP. U.N.O.
 5. REFER TO GENERAL STRUCTURAL NOTES FOR ADDITIONAL REQUIREMENTS.

- LEGEND**
- (E) EXISTING
 - (N) NEW
 - Wx SHEARWALL PER SCHEDULE
 - ✓ HOLDOWN PER PLAN
 - (N) STRUCTURAL WALL BELOW
 - (E) STRUCTURAL WALL BELOW
 - (N) STRUCTURAL WALL ABOVE
 - (E) STRUCTURAL WALL ABOVE
 - DIRECTION OF FRAMING
 - ↔ EXTENT OF FRAMING
 - C.T.V. CONTRACTOR TO VERIFY
 - ◇ # OF BUNDLED STUDS



- PLAN NOTES**
1. DO NOT SCALE DRAWINGS. REFER TO ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS.
 2. TYPICAL ROOF FRAMING CONSISTS OF ROOFING PER ARCHITECTURAL DRAWINGS OVER 1/2" CDX OR 7/16" OSB APA RATED SHEATHING (EXPOSURE 1), FACE GRAIN PERPENDICULAR TO SAWN LUMBER RAFTERS PER PLAN. NAIL ROOF SHEATHING W/ 8D AT 6" OC AT PANEL EDGES AND OVER SHEARWALLS, AND AT 12" O.C. FIELD.
 3. PROVIDE (2) BEARING STUDS AT EACH END OF ALL HEADERS AND BEAMS UNLESS NOTED OTHERWISE.
 4. ALL NEW EXTERIOR WALLS SHALL BE W6 PER SHEARWALL SCHEDULE TYP. U.N.O.
 5. REFER TO GENERAL STRUCTURAL NOTES FOR ADDITIONAL REQUIREMENTS.

- LEGEND**
- (E) EXISTING
 - (N) NEW
 - Wx SHEARWALL PER SCHEDULE
 - (N) STRUCTURAL WALL BELOW
 - (E) STRUCTURAL WALL BELOW
 - (N) STRUCTURAL WALL ABOVE
 - (E) STRUCTURAL WALL ABOVE
 - DIRECTION OF FRAMING
 - ↔ EXTENT OF FRAMING
 - C.T.V. CONTRACTOR TO VERIFY
 - ◇ # OF BUNDLED STUDS

Chitturi Residence Addition
 3719 82nd Ave SE
 Mercer Island, WA 98040

Project #: 2000B

Project Engineer:



Revisions:

Sheet Title:

STRUCTURAL
 DETAILS

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S1.2

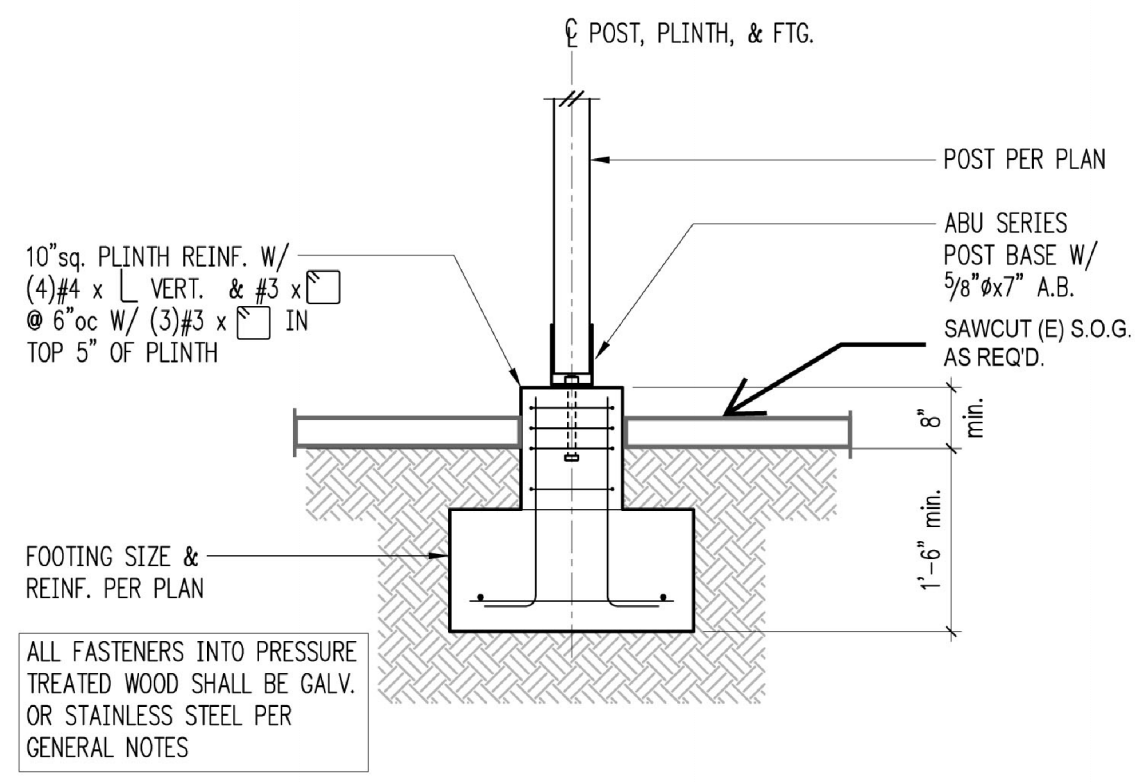
Shearwall Schedule

Mark	Sheathing	Panel Edge Nailing	Top Plate Connection		Base Plate Connection	
			if TJI	if Wood	at Wood	at Concrete
W6	15/32" CDX PLYWOOD	8d @ 6"oc	16d @ 6"oc	ASD @ 24"oc	16d @ 6"oc	3/8" A.B. @ 48"oc
W4	15/32" CDX PLYWOOD	8d @ 6"oc	16d @ 4"oc	ASD @ 18"oc	(2)rows 16d @ 6"oc	3/8" A.B. @ 32"oc
W3	15/32" CDX PLYWOOD	8d @ 6"oc	(2)rows 16d @ 4"oc	ASD @ 12"oc	(2)rows 16d @ 6"oc	3/8" A.B. @ 24"oc
W2	15/32" CDX PLYWOOD	8d @ 2"oc	(2)rows 16d @ 4"oc	ASD @ 6"oc	(2)rows 16d @ 6"oc	3/8" A.B. @ 18"oc

1 BLOCK PANEL EDGES WITH 2x MIN. LAD FLAT AND NAIL PANELS TO INTERMEDIATE SUPPORTS WITH 8d @ 12"oc.
 2 8d NAILS SHALL BE 0.131" x 2 1/2" (common) - 16d NAILS SHALL BE 0.135" x 3 1/2" (batt).
 3 DUBED ANCHOR BOLTS AT LEAST 2" SPACING BOLTS MAY BE SUBSTITUTED FOR ANCHOR BOLTS WITH 4" EMBEDMENT. STEEL HI-TENSION ANCHORS MAY BE SUBSTITUTED FOR ANCHOR BOLTS W/ 4" EMBEDMENT. ALL BOLTS SHALL HAVE 3" x 3" x 1/4" MIN. PLATE WASHERS. PLATE WASHERS SHALL EXTEND TO WITHIN 1/2" OF THE EDGE OF THE BOTTOM PLATE ON THE SIDE WITH SHEATHING. SEE DETAIL C.
 4 3x STUDS OR DOUBLE STUDS NAILLED TOGETHER W/ BASE PLATE NAILING ARE REQUIRED AT ABUTTING PANEL EDGES OF W3 AND W2. SEE DETAIL B. WHERE 3x STUDS ARE USED FOR W2, STAGGER WALLS AT ABUTTING PANEL EDGES.
 5 TWO STUDS MINIMUM ARE REQUIRED AT EACH END OF ALL SHEARWALLS AND ALL END STUDS SHALL RECEIVE PANEL EDGE NAILING. SEE PLANS AND HOLDOWN SCHEDULE FOR ALTERNATE REQUIREMENTS.
 6 ALL EXTERIOR WALLS SHALL BE W6, UNLESS NOTED OTHERWISE.
 7 7/16" O.S.B. MAY BE SUBSTITUTED FOR 15/32" CDX.
 8 LPS4s (HORIZONTAL ORIENTATION) BY 8x COMMON MAY BE SUBSTITUTED FOR ASDs AT CONTRACTORS OPTION.
 9 A 2x NAILER ATTACHED BY BASE PLATE NAILING PER DETAIL A MAY BE SUBSTITUTED FOR ASDs AT CONTRACTORS OPTION.
 10 AT MULTI-ROW NAILING, MINIMUM OFFSET BETWEEN ROWS AND ROW SPACING 1/2". SEE DETAIL D.
 11 PROVIDE (3) ROWS 16d @ 6"oc AT LN. RIMS.

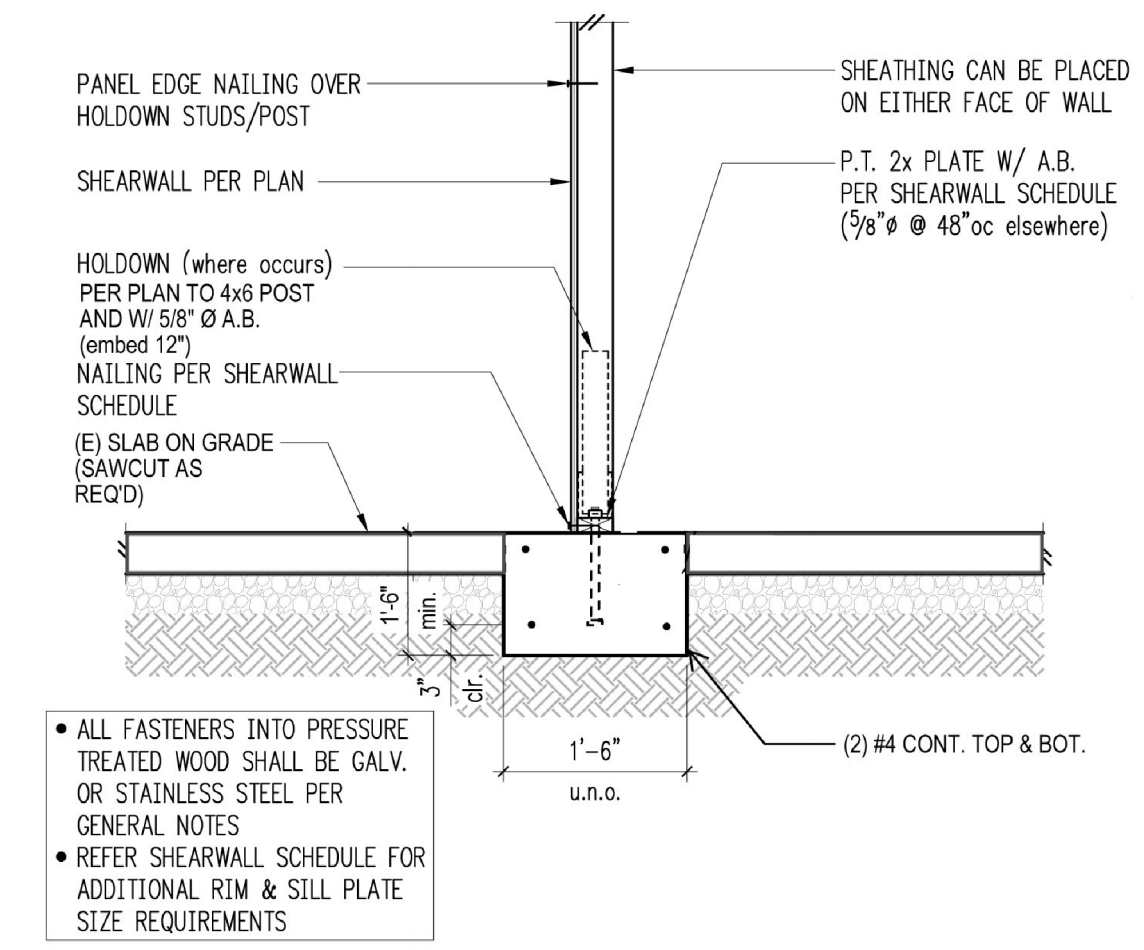
Shearwall Schedule - (Sheathed One Side)

C1



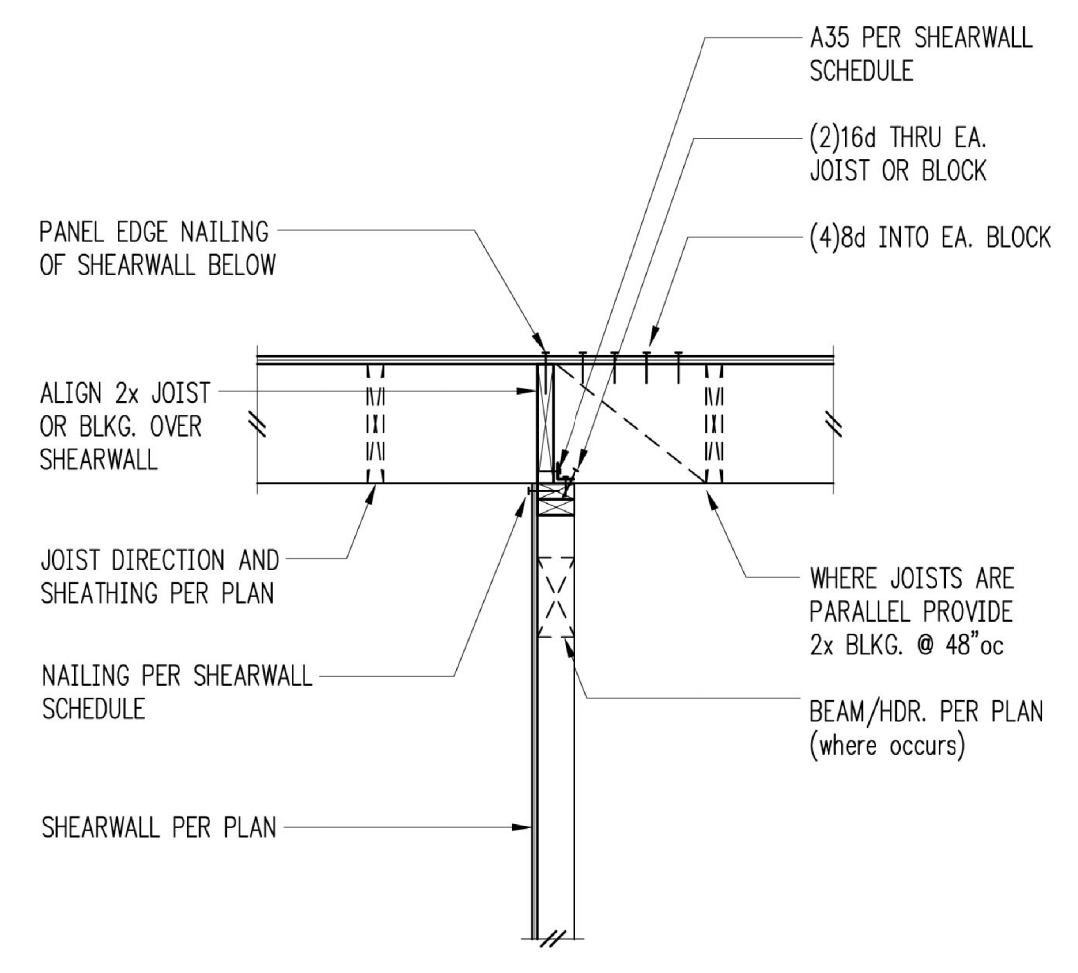
Deck or Canopy Post Footing - Square Plinth

C2



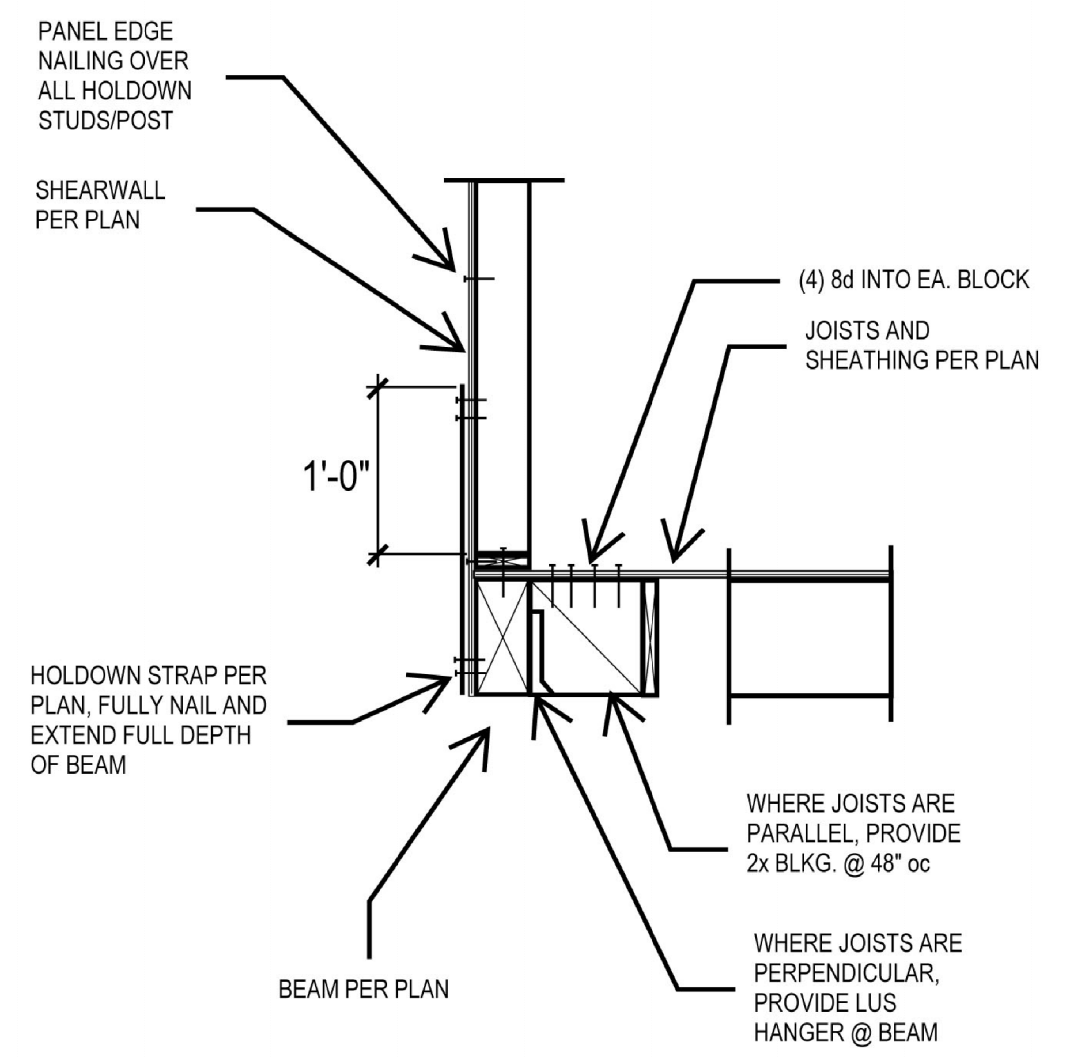
Interior Wall w/ Thickened Slab

F1

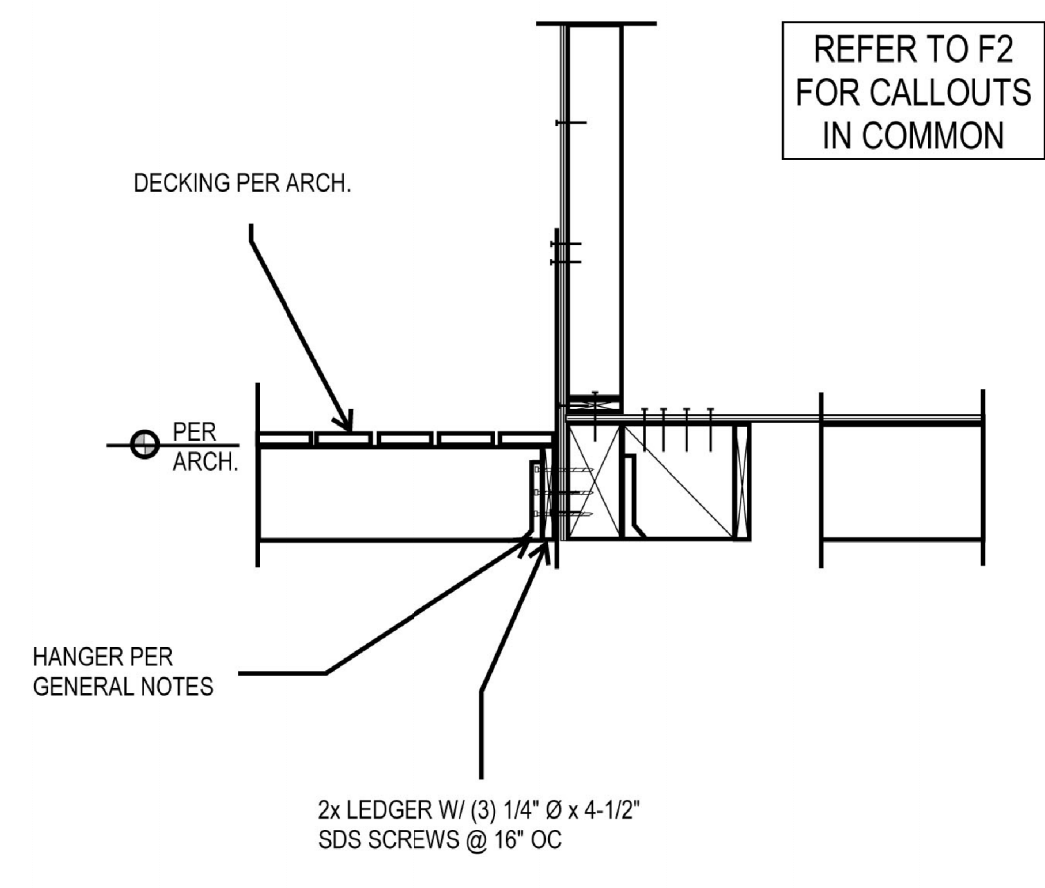


Interior Shearwall Below Floor

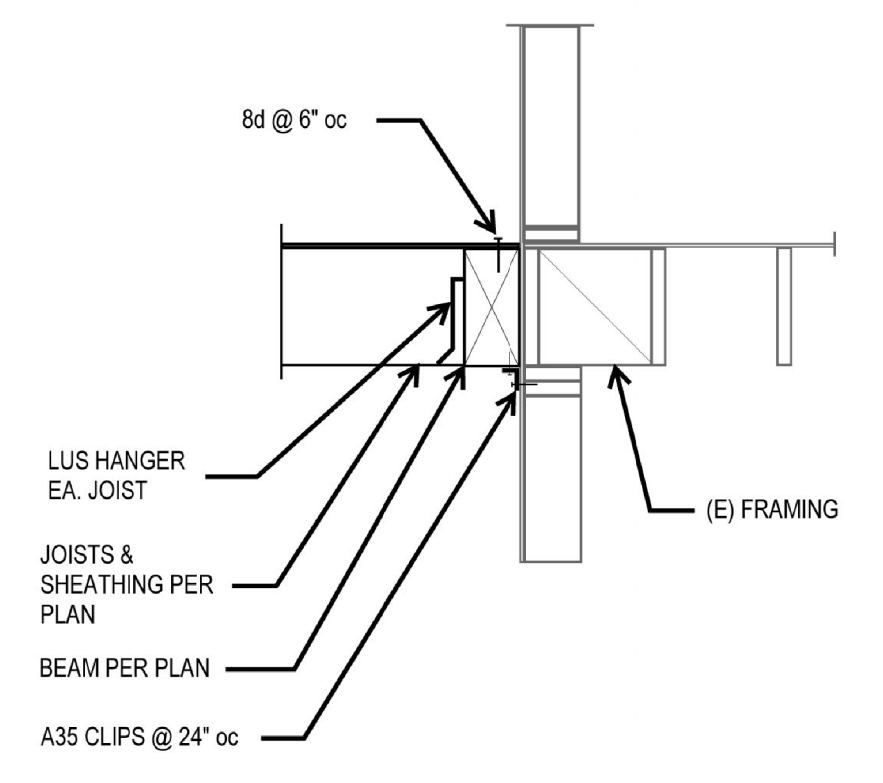
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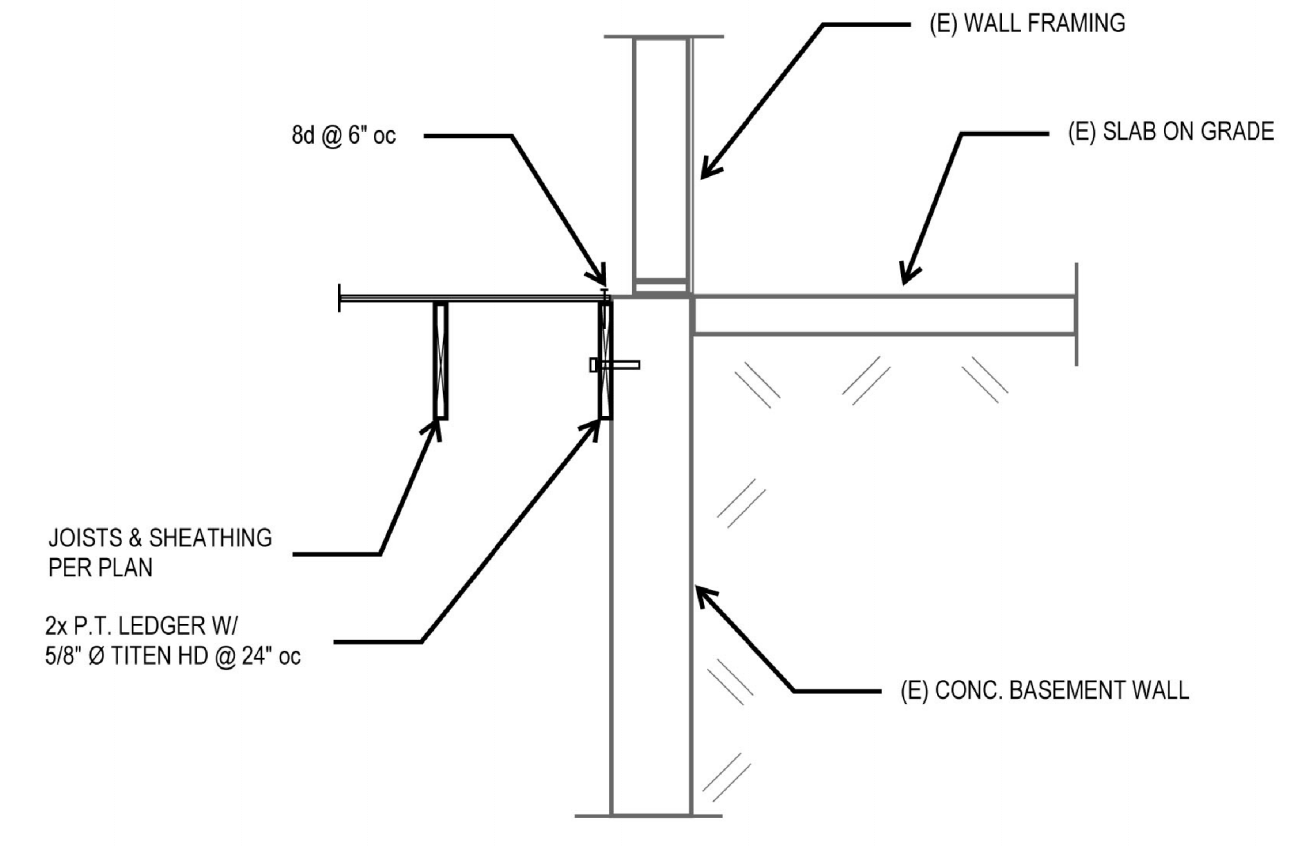
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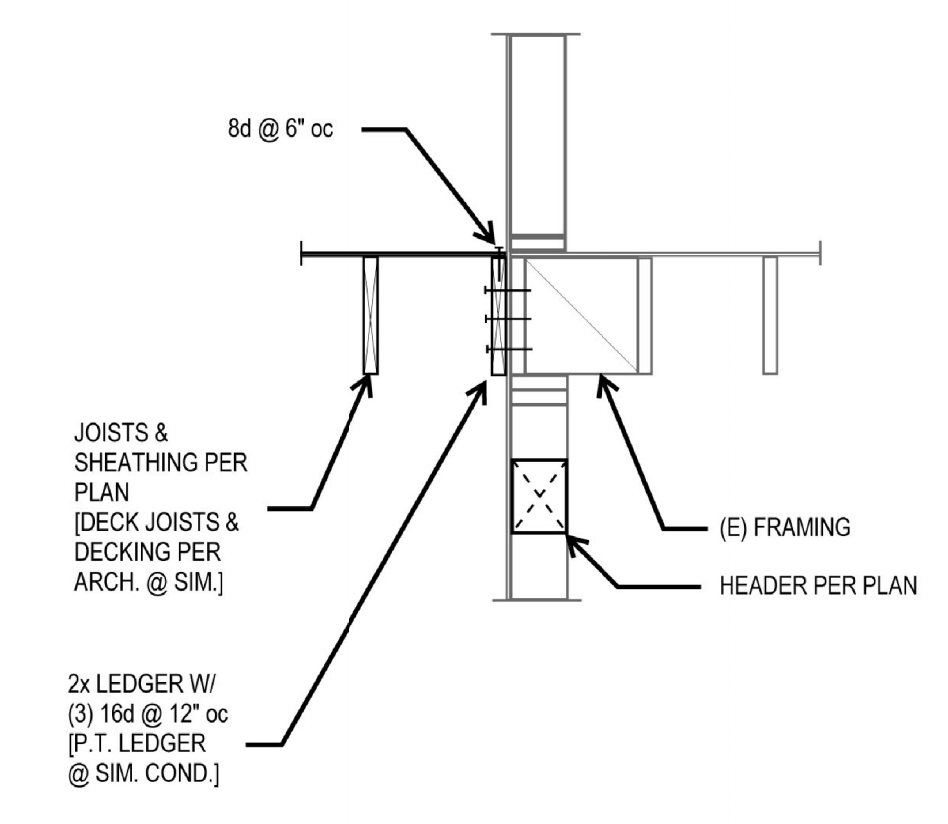
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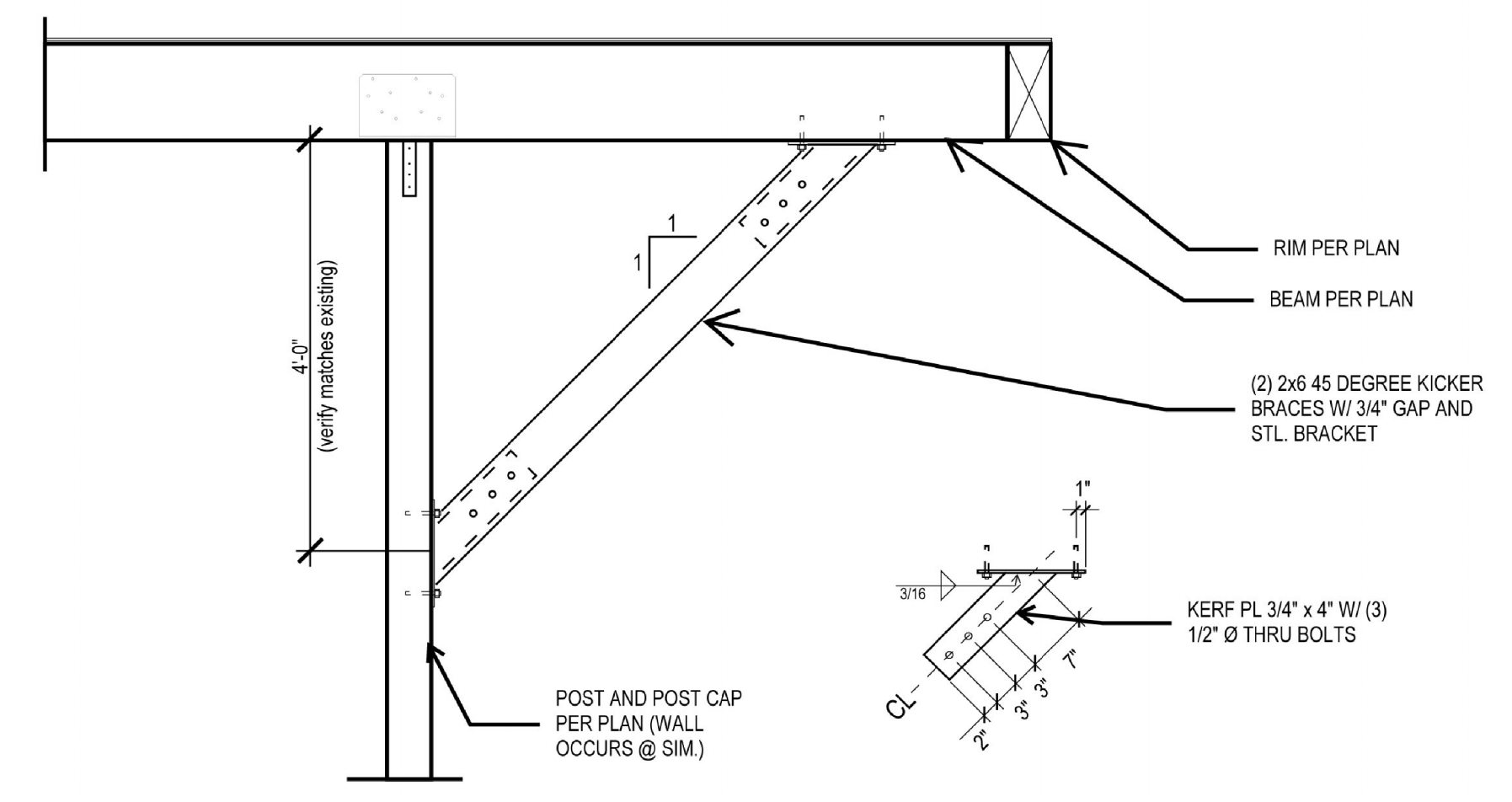
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F6




F7



Chitturi Residence Addition
 3719 82nd Ave SE
 Mercer Island, WA 98040

Project #: 20005

Project Engineer:


Revisions:

Sheet Title:
 STRUCTURAL
 DETAILS

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 Date: 01/21/22
 Drawn By: MJV
 Checked By: MJV

S1.3

Chitturi Residence Addition
 3719 82nd Ave SE
 Mercer Island, WA 98040

Project #: 20005

Project Engineer:



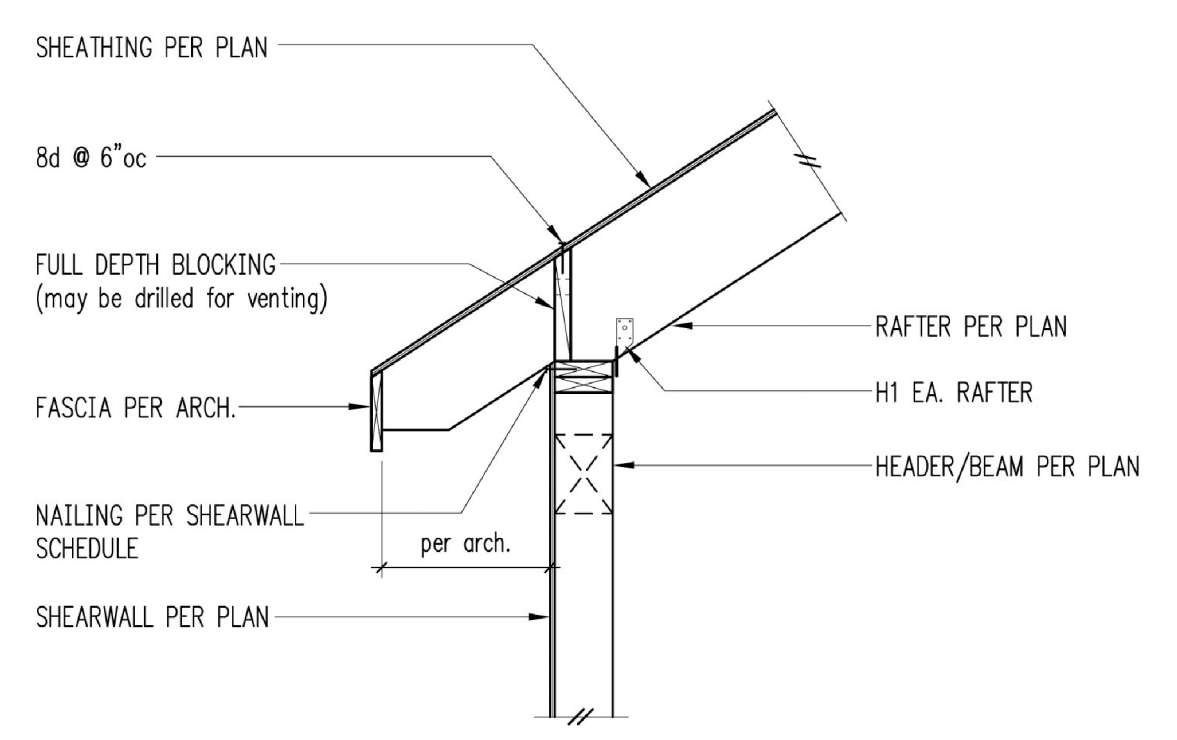
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Sheet Title:
**STRUCTURAL
 DETAILS**

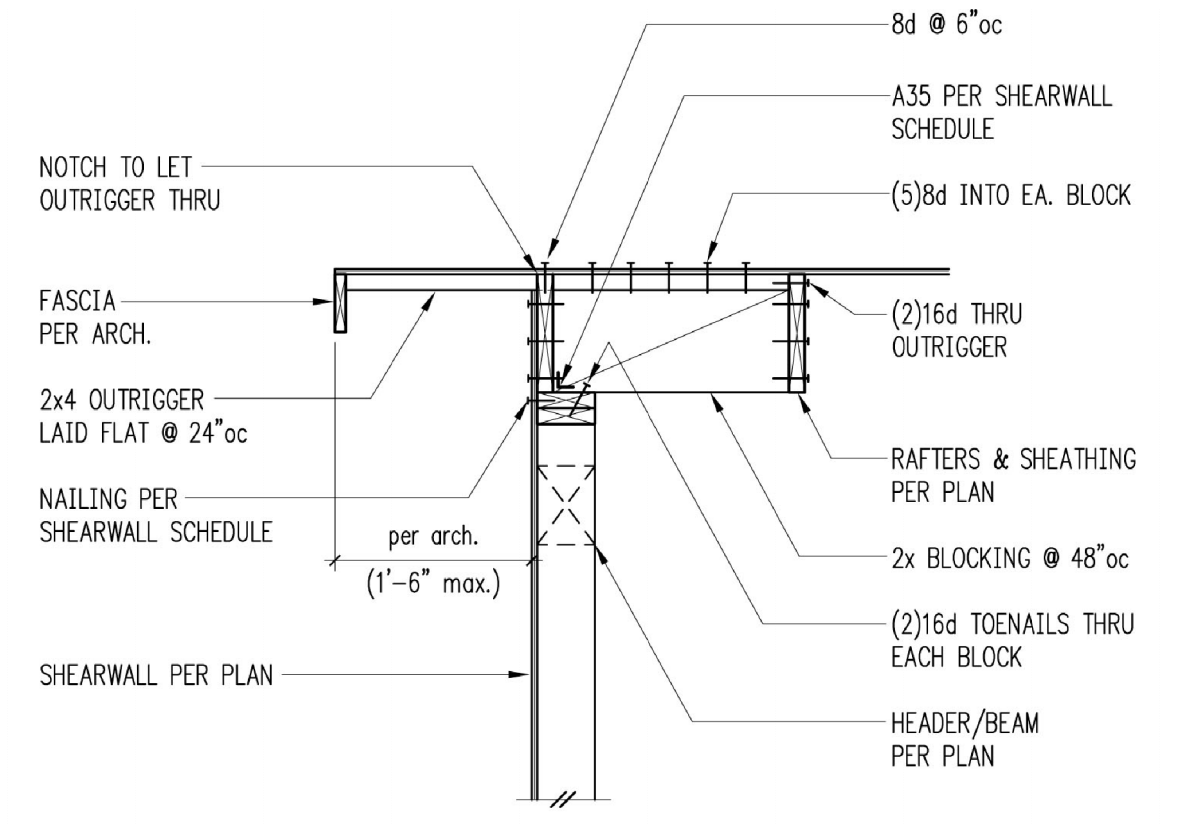
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 Checked By: MJV

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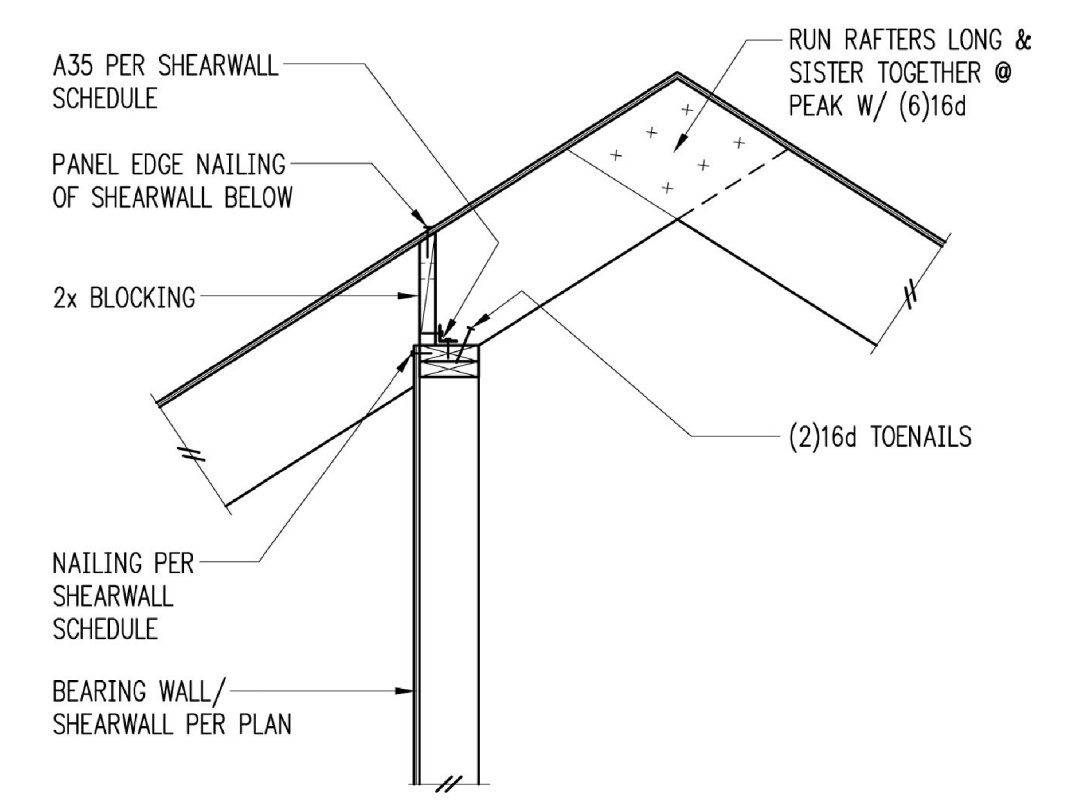
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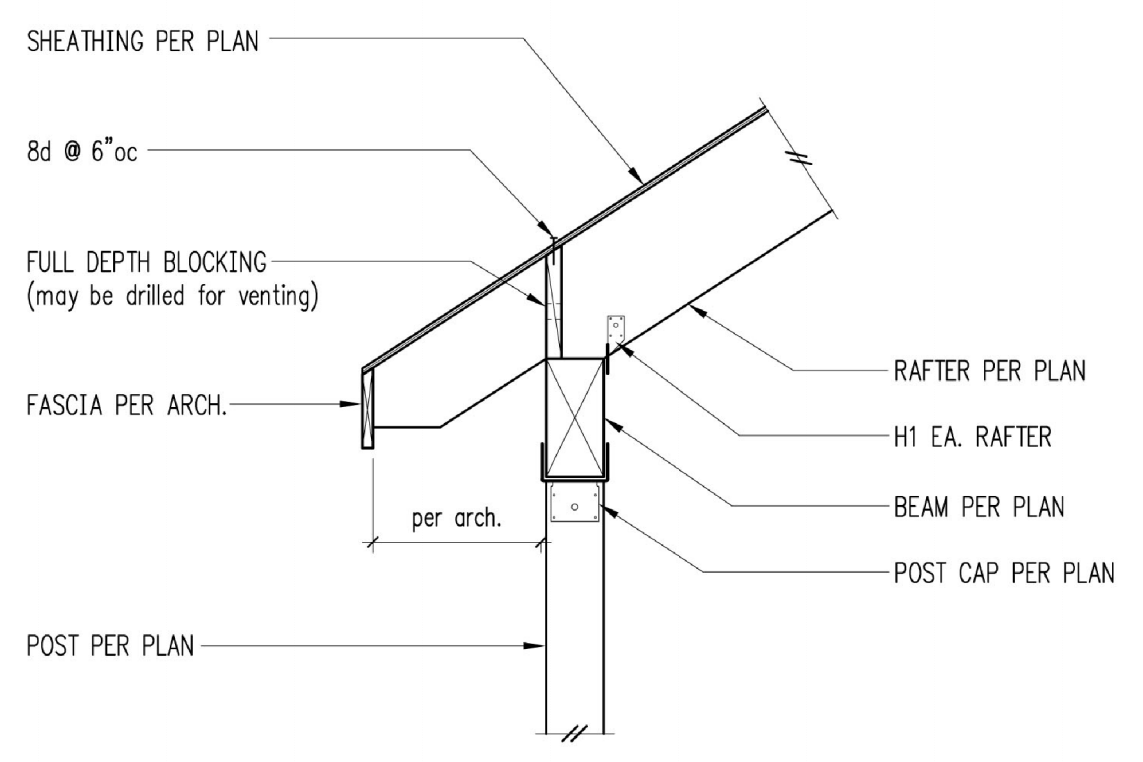
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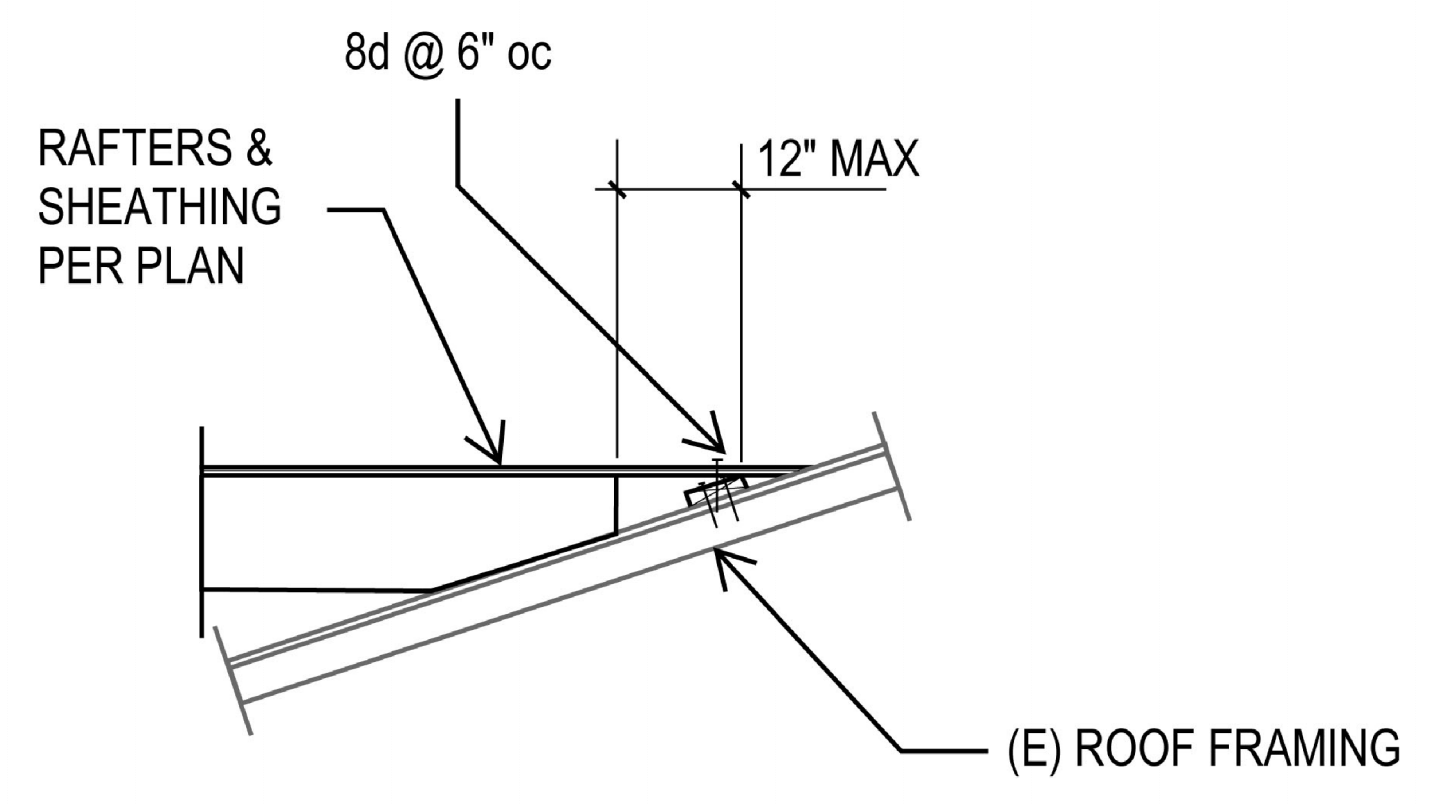
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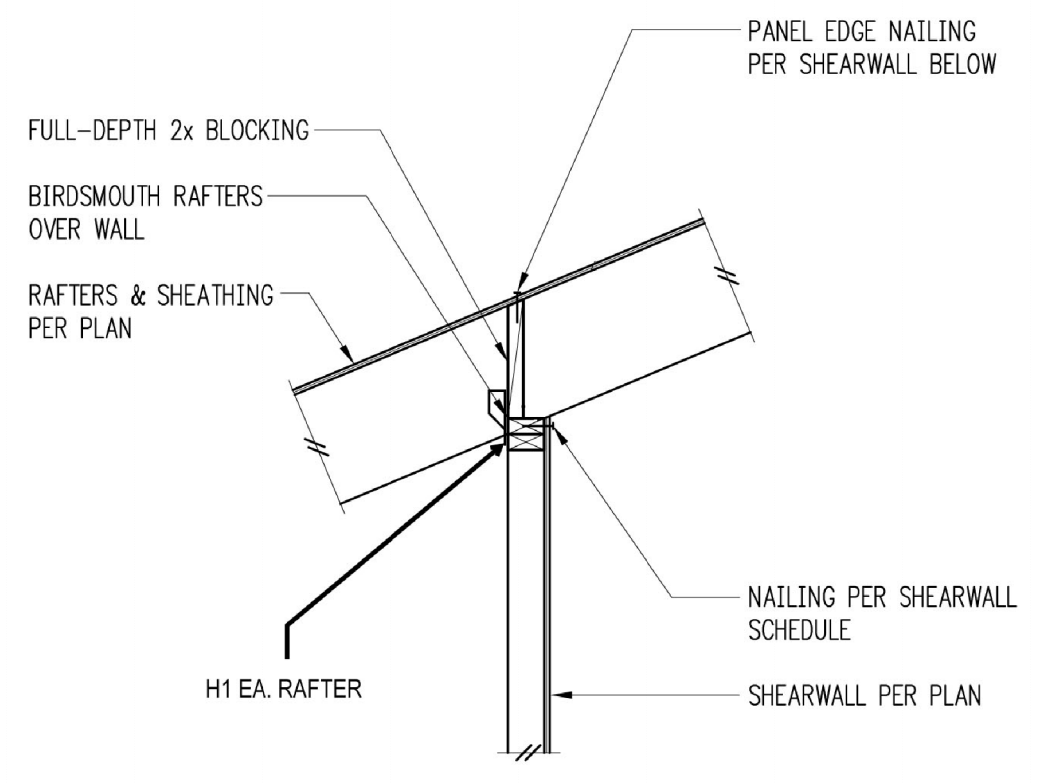
R4



R5



R6



R7

