

MUNSON RESIDENCE

PROJECT DESCRIPTION:

REMOVE ROTTING EXTERIOR EXPOSED ENTRY AND FRONT DECK. ADD ENCLOSED ENTRY AND NEW DECKS. REMODEL KITCHEN AND BATHROOMS.

LEGAL DESCRIPTION:

WLY 22& FT OF POR OF S 5 AC OF N 11 AC OF GL 5 LY ELY OF FOREST AVE SE LESS NLY 93.22 FT OF WLY 167 FT LESS POR ELY & SLY OF LN BEG NW COR LOT 19 PLAT OF LAKE ISLE TH N 00-05-56 W 3.88 FT TH N 14-49-53 W 184.32 FT TO S LN OF N 6 AC TH E ALG SD 5 LN 167 FT TO BEG OF LN TH S 14-49-53 E TO PT 20 FT N OF N LN PLAT OF LAKE ISLE TH SWLY TO NE COR LOT 19 SD ADD & TERMINUS OF LN.

LAND USE DATA:

SITE ADDRESS 4628 FOREST AVE SE, MERCER ISLAND, WA 98040
 TAX PARCEL NO. 132404-9031
 ZONE R-15
 JURISDICTION: CITY OF MERCER ISLAND

IMPERVIOUS SURFACE:

LOT AREA = 14,355 SF (PER ASSESSOR'S INFO)
 IMPERVIOUS SURFACES (BEFORE REMODEL/ADDITION):
 ROOFS = 2,727 SF
 IMPERVIOUS DECKS (w/ PLASTIC OR PATIO) = 853 SF
 PATIO (OUTSIDE OF ROOF & IMPERVIOUS DECKS) = 0 SF
 DRIVEWAY (OUTSIDE OF ROOFS) = 1,029 SF
 TOTAL IMPERVIOUS SURFACES (BEFORE REMODEL/ADDITION) = 4,609.00 SF

IMPERVIOUS SURFACES (AFTER REMODEL/ADDITION):
 ROOFS = 3,507 SF
 IMPERVIOUS DECKS (w/ PLASTIC OR PATIO) = 342 SF
 PATIO (OUTSIDE OF ROOF & IMPERVIOUS DECKS) = 0 SF
 DRIVEWAY (OUTSIDE OF ROOFS) = 1,006 SF
 TOTAL IMPERVIOUS SURFACES (AFTER REMODEL/ADDITION) = 4,855.00 SF

TOTAL NEW IMPERVIOUS SURFACES = 246 SF

LOT COVERAGE:

AVERAGE SLOPE = 19.7% SLOPE
 LOT AREA = 14,355 SF (PER ASSESSOR'S INFO)
 MAX LOT COVERAGE ALLOWED = 35% = 5024.25 SF

EXISTING COVERAGE:
 ROOFS = 2,920 SF
 DRIVEWAY (OUTSIDE OF ROOFS) = 1,029 SF
 TOTAL EXISTING COVERAGE = 3,949.00 SF

COVERAGE REMOVED:
 ROOFS (PLASTIC ROOF / BASEMENT PATIO & BELOW FIRST FLR DECK) = 302 SF
 DRIVEWAY = 23 SF

COVERAGE ADDED:
 ROOFS (FOYER & REAR YARD DECKS) = 783 SF

NEW COVERAGE:
 ROOFS = 3,401 SF
 DRIVEWAY (OUTSIDE OF ROOFS) = 1,006 SF
 TOTAL NEW COVERAGE = 4,407.00 SF

NEW COVERAGE - EXISTING COVERAGE = 458 SF
 LOT COVERAGE = 30.7%

GROSS FLOOR AREA:

MAXIMUM GFA = 45% = 6459.75 SF
 LOT AREA = 14,355.00 SF (PER ASSESSOR'S INFO)
 FLOOR AREA:

	EXISTING	REMOVED	NEW	TOTAL
2ND FLR	405.9	0	0	405.9
1ST FLR	2238.0	0	162.5	2400.5
(NET) BASEMENT	991.8	0	214.0	1205.8
GARAGE	503.0	0	0	503.0
TOTAL	4138.7	0	376.5	4515.2

MAXIMUM HEIGHT:

MAXIMUM ALLOWED = 30'-0" DOWNHILL/ 30'-0" FROM AVE GRADE
 NOT INCREASING (E) HEIGHT

HARDSCAPES:

MAXIMUM HARDSCAPES = 9% = 1,291.95 SF
 LOT AREA = 14,355.00 SF (PER ASSESSOR'S INFO)
 TOTAL HARDSCAPES (OUTSIDE OF ROOF STRUCTURES) = 1,049.30 SF = 7.3%
 DECKS = 920.00
 PORCH = 129.30

ENERGY CODE:

ADDITION IS LESS THAN 500 SF,
 0.5 ENERGY CREDITS TO BE ACHIEVED AS FOLLOWS:

1A: U-VALUE = 0.28 OR BETTER, R-10 RIGID UNDER ENTIRE SLAB

TREES:

16" LL TOTAL DIA OF (E) ON-SITE TREES = 83" TOTAL
 16" LL WE CAN REMOVE UP TO 30% OF 83" = 24.9"
 10" M
 28" F
 14" M
 WE ARE APPLYING TO REMOVE (1) 14" MAPLE, AND
 WILL REPLACE WITH (6) TREES, LOCATED AT
 NE CORNER OF PROPERTY, OF EITHER:
 - CONIFEROUS TREE OF AT LEAST 6" TALL
 - DECIDUOUS TREE OF AT LEAST 1.5" IN CALIPER

PROTECT REMAINING TREES BY INSTALLING TREE PROTECTION FENCING OUTSIDE THE ENTIRE TREE CANOPIES, IF POSSIBLE OTHERWISE AIM FOR 10' FROM TRUNK. NO SOIL DISTURBANCE OR ACTIVITY (INCLUDING STORAGE) IS ALLOWED WITHIN THIS AREA. PROTECTION FENCING CAN BE CHAIN LINK, WIRE MESH OR SIMILAR RIGID MATERIAL BUT NO PLYWOOD. IF ROOTS GREATER THAN 2" STICK OUTSIDE OF FENCING, HAND DIG, CUT CLEANLY, KEEP COVERED AND MOIST. USE 3" MIN LAYER OF WOOD CHIP MULCH OUTSIDE FENCED AREA TO PROTECT FEEDER ROOTS.

ABBREVIATIONS:

= CENTERLINE
 W.R.C. = WESTERN RED CEDAR
 P.T. = PRESSURE TREATED
 (E) = OVER
 F.O.B. = FACE OF BEAM
 VTOS = VENT TO OUTSIDE
 (E) = EXISTING
 EQ = EQUAL

DRAWING INDEX:

A1.1	COVER SHEET & SITE PLAN SURVEY
A1.2	GENERAL NOTES
A2.1	BASEMENT PLAN
A2.2	FIRST FLOOR PLAN
A2.3	SECOND FLOOR PLAN
A2.4	ROOF PLAN
A3.1	ELEVATIONS
A3.2	ELEVATIONS
A3.3	ELEVATIONS
A3.4	ELEVATIONS
A4.1	BUILDING SECTIONS
A4.2	BUILDING SECTIONS
A5.1	DETAILS
A5.2	DETAILS
A6.1	DOOR & WINDOW SCHEDULE & DETAILS
A7.1	INTERIOR ELEVATIONS
A7.2	INTERIOR ELEVATIONS
A7.3	INTERIOR ELEVATIONS
S1.1	STRUCTURAL GENERAL NOTES
S2.1	BASEMENT FOUNDATION
S2.2	FIRST FLOOR FRAMING & FOUNDATION
S2.3	SECOND FLOOR FRAMING/ FIRST FLOOR ROOF FRAMING
S2.4	SECOND FLOOR ROOF FRAMING
S3.1	STRUCTURAL DETAILS
S3.2	STRUCTURAL DETAILS
E1.1	BASEMENT ELECTRICAL LAYOUT
E2.1	FIRST FLOOR ELECTRICAL LAYOUT

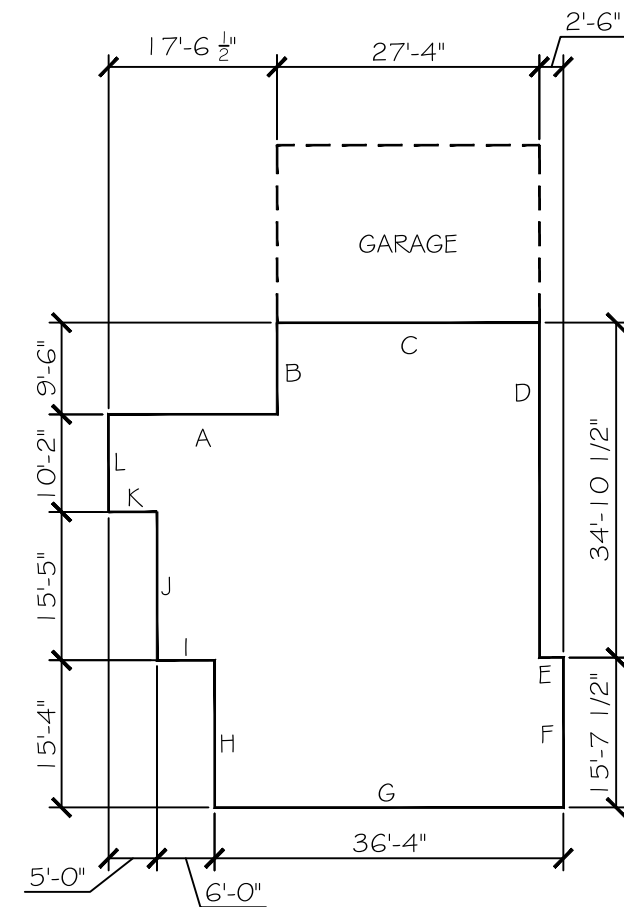
CONTACTS:

OWNER
 MARG & TRACY MUNSON
 4628 FOREST AVE SE
 MERCER ISLAND, WA 98040
 303-345-3982
 tracymunson728@hotmail.com

ARCHITECT
 DEBBI CLEARY
 CLEARY DESIGN STUDIO, LLC
 130 105TH AVE SE #301
 BELLEVUE, WA 98004
 425-442-6788
 clearydesignstudio@comcast.net

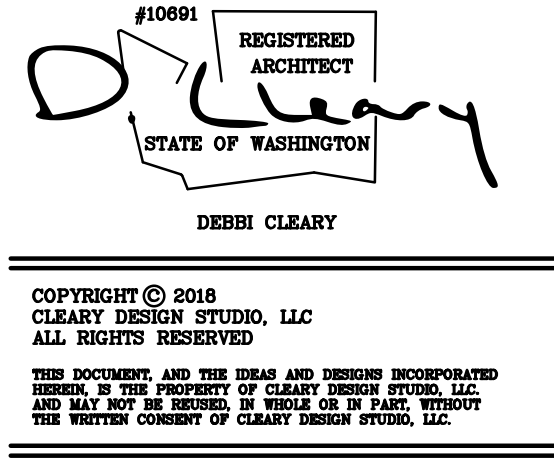
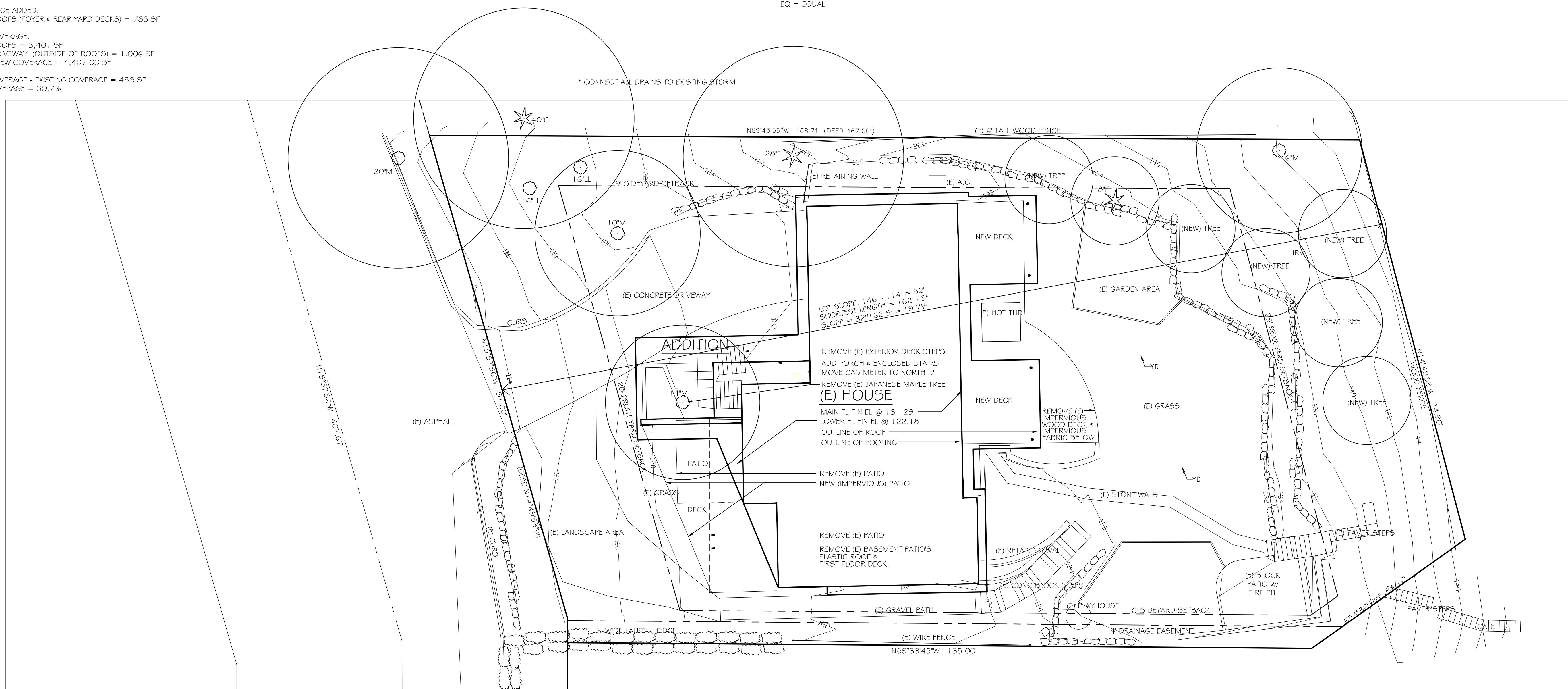
STRUCTURAL ENGINEER
 BRIAN LAMPE
 BTL ENGINEERING
 19011 WOODINVILLE - SNOHOMISH RD NE, STE 100
 WOODINVILLE, WA 98072
 425-814-8448
 brian.lampe@btlenr.net

GENERAL CONTRACTOR
 JOHN KAEHLIN
 K2 CONSTRUCTION
 2914 200TH AVE SE
 SAMMAMISH, WA 98075
 206-730-8878
 k2quality@comcast.net



WALL SEGMENT	LENGTH	COVERAGE	RESULT
A	17.5	0%	17.5
B	9.5	0%	9.5
C	27.3	100%	0.0
D	34.8	100%	0.0
E	2.5	100%	0.0
F	15.7	100%	0.0
G	36.3	0%	36.3
H	15.3	0%	15.3
I	6.0	0%	6.0
J	15.4	0%	15.4
K	5.0	0%	5.0
L	10.1	0%	10.1
TOTALS	195.4		115.1

115.1/195.4 = 58.9%
 58.9% OF BASEMENT COUNTS TOWARD GFA:
 GROSS BASEMENT AREA = 1,683.8
 1,683.8 X 0.589 = 991.75
 NET BASEMENT AREA = 991.75

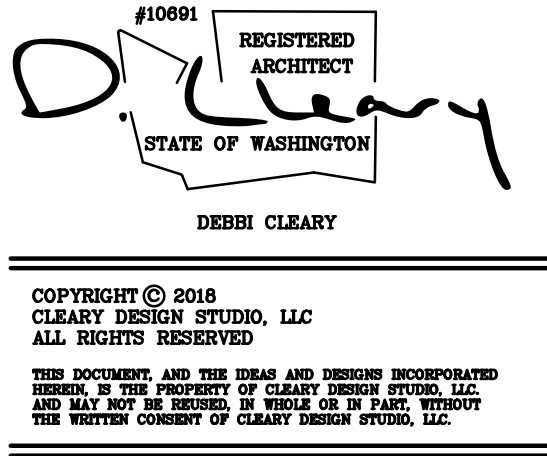


CLEARY DESIGN STUDIO, LLC
 130 105th Ave SE #301
 Bellevue, WA 98004
 425.442.6788

PROJECT NAME:
MUNSON RESIDENCE
 4628 Forest Avenue SE
 Mercer Island, WA 98040
 DATE OF ISSUE:
 4-16-19

REVISIONS:

DRAWING TITLE
A1.1 SITE PLAN



CLEARY DESIGN STUDIO, LLC

130 105th Ave SE #301
Bellevue, WA 98004
425.442.6788

PROJECT NAME: MUNSON RESIDENCE

4628 Forest Avenue SE

Mercer Island, WA 98040

DATE OF ISSUE:
4-11-19

REVISIONS:

DRAWING TITLE

A1.2 GENERAL NOTES

BUILDING CODE DATA:

ALL CONSTRUCTION SHALL COMPLY WITH THE APPLICABLE CODES LISTED BELOW FOR TYPE V-B CONSTRUCTION AS AMENDED BY THE WASHINGTON STATE BUILDING CODE AND AS ADOPTED BY THE JURISDICTION.

- 2015 INTERNATIONAL RESIDENTIAL CODE
- 2015 INTERNATIONAL PLUMBING CODE
- 2015 INTERNATIONAL MECHANICAL CODE
- 2015 INTERNATIONAL FUEL GAS CODE
- 2015 WASHINGTON STATE ENERGY CODE
- 2015 WASHINGTON STATE VENTILATION AND INDOOR AIR QUALITY CODE
- WOOD FRAME CONSTRUCTION MANUAL

ENERGY CODE:

METHOD OF COMPLIANCE - PRESCRIPTIVE METHOD FOR GROUP R OCCUPANCY, CLIMATE ZONE 4C

- NEW VERTICAL GLAZING = 0.28 U-VALUE OR BETTER
- NEW OVERHEAD GLAZING = 0.50 U-VALUE OR BETTER
- NEW DOORS = 0.20 U-VALUE OR BETTER
- NEW CEILING = R-49 OR BETTER
- NEW VAULTED CEILING = R-38 OR BETTER
- NEW EXTERIOR WALLS ABOVE GRADE = R-21 OR BETTER WITH INTERMEDIATE FRAMING
- NEW EXTERIOR WALLS BELOW GRADE = N/A
- NEW FLOORS = R-38 OR BETTER
- NEW SLAB ON GRADE = R-10 OR BETTER UNDER ENTIRE SLAB

GENERAL NOTES:

OCCUPANCY:
OCCUPANCY MUST COMPLY WITH IRC R 10

STRUCTURAL:
STRUCTURAL DESIGN MUST MEET DESIGN CRITERIA SET FORTH IN IRC R301.

GENERAL CONTRACTOR:
THE CONTRACTOR IS RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION AND ALL JOB RELATED SAFETY STANDARDS SUCH AS OSHA AND DOSH.

IN CASE OF DISCREPANCIES BETWEEN THE GENERAL NOTES, DRAWINGS, AND SPECIFICATIONS, THE ARCHITECT OR ENGINEER SHALL DETERMINE WHICH SHALL GOVERN. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT OR ENGINEER BEFORE PROCEEDING WITH THE WORK. SHOULD ANY DISCREPANCIES BE FOUND IN THE CONTRACT DOCUMENTS, THE CONTRACTOR WILL BE DEEMED TO HAVE INCLUDED IN THE PRICE THE MOST EXPENSIVE WAY OF COMPLETING THE WORK, UNLESS PRIOR TO THE SUBMISSION OF THE PRICE, THE CONTRACTOR ASKS FOR A DECISION FROM THE ARCHITECT/ENGINEER AS TO WHICH SHALL GOVERN. ACCORDINLY, ANY CONFLICT IN OR BETWEEN THE CONTRACT DOCUMENTS SHALL NOT BE A BASIS FOR ADJUSTMENT IN THE CONTRACT PRICE.

ALTERNATE PRODUCTS OF SIMILAR STRENGTH, NATURE AND FORM FOR SPECIFIED ITEMS MAY BE SUBMITTED WITH ADEQUATE TECHNICAL DOCUMENTATION TO THE ARCHITECT/ENGINEER FOR REVIEW. ALTERNATE MATERIALS THAT ARE SUBMITTED WITHOUT ADEQUATE TECHNICAL DOCUMENTATION OR THAT SIGNIFICANTLY DEVIATE FROM THE DESIGN INTENT OF MATERIALS SPECIFIED MAY BE RETURNED WITHOUT REVIEW. ALTERNATES THAT REQUIRE SUBSTANTIAL EFFORT TO REVIEW WILL NOT BE REVIEWED UNLESS AUTHORIZED BY THE OWNER.

DO NOT SCALE THE DRAWINGS. DIMENSIONS GOVERN.

WHERE CONSTRUCTION DETAILS ARE NOT SHOWN OR NOTED FOR ANY PART OF THE WORK, THE DETAILS SHALL BE THE SAME AS FOR OTHER SIMILAR WORK. THE CONTRACTOR SHALL ASSUME CONSISTANT CONSTRUCTION PRACTICES OCCUR IN AREAS WHERE DETAILS DO NOT INDICATE SPECIFIC MATERIAL OR PROCEDURES. TYPICAL CONSTRUCTION AND INDUSTRY STANDARDS SHALL BE FOLLOWED THROUGHOUT.

THE CONTRACTOR IS TO VERIFY ALL DIMENSIONS AND EXISTING CONSTRUCTION PRIOR TO COMMENCEMENT OF WORK AND NOTIFY ARCHITECT OF ANY DISCREPANCIES. CONTRACTOR TO VERIFY ALL DOOR AND WINDOW ROUGH OPENING SIZES FOR COMPATIBILITY WITH SELECTED MANUFACTURER. MECHANICAL, ELECTRICAL, AND PLUMBING IS ALL BIDDER DESIGN AND TO BE SUBMITTED SEPERATELY.

CONTRACTOR TO COORDINATE FRAMING LAYOUT WITH MECHANICAL AND ELECTRICAL PLANS.

WATER HEATERS:
WATER HEATERS SHALL BE ANCHORED AGAINST MOVEMENT AND OVERTURNING IN ACCORDANCE WITH IRC M1307.2.

GARAGE:
OPENINGS BETWEEN GARAGE AND SLEEPING SPACES ARE NOT PERMITTED. OPENINGS BETWEEN GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH A SOLID WOOD DOOR NOT LESS THAN 1 3/8" THICK OR A 20 MIN FIRE RATED DOOR, PER IRC R302.5.1

DUCTS IN THE GARAGE AND DUCTS PENETRATING THE CEILINGS SEPERATING THE DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF A MIN NO 26 GAUGE SHEET STEEL OR OTHER APPROVED MATERIAL AND SHALL HAVE NO OPENINGS INTO THE GARAGE. IRC R302.5.2

DWELLING/GARAGE SEPERATION PER IRC TABLE R302.6. 1/2" GYP ON ALL WALLS AND CEILINGS, EXCEPT FOR BELOW SLEEPING ROOMS WHICH REQUIRE 5/8" TYPE X GYP.

INSULATION:
PER IRC R302.10
COMBUSTIBLE INSULATION SHALL BE SEPERATED A MIN OF 3" FROM RECESSED LUMINAIRE, FAN MOTORS AND OTHER HEAT PRODUCING DEVICES. IRC R302.13

RECESSED LUMINAIRES SHALL MEET THE REQ'S OF IRC 402.4.4.

EXTERIOR ROOF, FLOOR AND WALL CAVITIES EXPOSED DURING CONSTRUCTION SHALL BE INSULATED TO FULL DEPTH WITH INSULATION.

DUCTS LOCATED OUTSIDE OF THERMAL ENVELOPE SHALL BE INSULATED BY R-8 MIN. IRC 403.2.1.

FIREBLOCKING:
PER IRC R302.111, MATERIALS PER IRC R302.111.1

DRAFTSTOPPING:
DRAFTSTOPPING SHALL BE INSTALLED SO THAT THE AREA OF THE CONCEALED (FLOOR/CEILING) SPACE DOES NOT EXCEED 1,000 SF. DRAFTSTOPPING SHALL DIVIDE THE CONCEALED SPACE INTO APPROXIMATELY EQUAL AREAS. IRC R302.12

DRAFTSTOPPING MATERIALS SHALL NOT BE LESS THAN 1/2" GYP OR 3/8" WOOD STRUCTURAL PANELS.

LIGHTING, VENTILATION AND HEATING:
GLAZING IN HABITABLE ROOMS SHALL BE ATLEAST 8% OF THE ROOM FLOOR AREA. MIN OPENABLE AREA (VENTILATION) SHALL BE ATLEAST 4% OF THE ROOM FLOOR AREA. IRC R303.1

VENTILATION REQ'S CAN ALSO BE MET THRU ADJOINING ROOMS IF THE AREA OF OPENING BETWEEN THE ROOMS IS ATLEAST 10% OF THE AREA OF THE INTERIOR ROOM AND HALF THE WALL SEPERATING THE TWO ROOMS IS OPEN. IRC R303.2.

VENTILATION REQ'S CAN ALSO BE MET THRU A SUNROOM PER IRC R303.2.

BATHROOMS AND WATER CLOSETS SHALL BE PROVIDED WITH GLAZING OF NOT LESS THAN 3 SF OF WHICH 1/2" MUST BE OPENABLE UNLESS ARTIFICIAL VENTILATION IS SUPPLIED BY A 50 CFM FAN.

OUTDOOR AIR INTAKE OPENINGS SHALL BE LOCATED ATLEAST 10 FEET FROM ANY HAZARDOUS OR NOXIOUS CONTAMINANT SUCH AS VENTS, CHIMNEYS, PLUMBING VENTS, STREETS, ALLEYS AND LOADING DOCKS, UNLESS LOCATED 3' MIN BELOW.

EVERY DWELLING SHALL BE EQUIPPED WITH A WHOLE HOUSE VENTILATION SYSTEM AND SHALL COMPLY WITH MECHANICAL CODE 403.8.1 THRU 403.8.11. SYSTEMS SHALL BE DESIGNED TO SATISFY REQ'S OF TABLE 403.8.1.

FLR AREA (SF)	# OF BEDROOMS				
	0-1	2-3	4-5	6-7	>7
<1500	30	45	60	75	90
1501-3000	45	60	75	90	105
3001-4500	60	75	90	105	120
4501-6000	75	90	105	120	135
6001-7500	90	105	120	135	150

EXTERIOR WALL VENT OPENINGS SHALL BE PROTECTED WITH CORROSION RESISTANT SCREENS, LOUVERS OR GRILLES HAVING A MIN OPENING SIZE OF 1/4" AND MAX OF 1/2" PER IRC R303.5. DO NOT USE FLEXIBLE LOUVERS - THESE ALLOW BIRDS TO NEST IN THE VENTS AND THEREFORE CAN CLOG THE VENTS.

FORCED AIR HEATING SYSTEMS PER MECHANICAL CODE 705.1. COMBUSTION AIR AND DILUTION AIR SHALL BE SUPPLIED AT MIN RATE OF 1 CFM PER 2400BTU/H.

INTERIOR AND EXTERIOR STAIRS SHALL BE ILLUMINATED WITH NOT LESS THAN 1 FOOT CANDLE OF LIGHTING MEASURED FROM THE CENTER OF TREADS. THE ILLUMINATION OF EXTERIOR STAIRS SHALL BE CONTROLLED FROM THE INTERIOR OF THE DWELLING. IRC R303.6

RECESSED LUMINAIRES SHALL MEET THE REQ'S OF IRC 402.4.4.

75% OF ALL PERMANANTLY INSTALLED LAMP'S SHALL BE HIGH EFFICACY. IRC 404.1

REQUIRED GLAZED OPENINGS SHALL OPEN DIRECTLY TO THE OUTDOORS PER IRC R303.7 OR TO A SUNROOM WITH CEILING GREATER THAN 7'-0" PER IRC R303.7.1.

CEILING HEIGHTS:
HABITABLE SPACES SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 7'-0". NOT MORE THAN 50% OF THE REQ'D FLOOR AREA IS PERMITTED TO HAVE A SLOPED CEILING LESS THAN 7'-0" IN HEIGHT WITH NO PORTION LOWER THAN 5'-0". BATHROOMS SHALL HAVE A MIN CEILING HEIGHT OF 6'-8" OVER THE FRONT OF FIXTURE. IRC R305.1. BASEMENTS THAT DO NOT CONTAIN HABITABLE SPACE, HALLWAYS, BATHROOMS, TOILET ROOMS AND LAUNDRY ROOMS SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 6'-8". BEAMS, GIRDERS, DUCTS OR OTHER OBSTRUCTIONS MAY PROJECT TO WITHIN 6'-4" OF THE FINISHED FLOOR.

BATHROOMS:
WALLS CONTAINING OR SURROUNDING SHOWER HEADS SHALL BE FACED WITH A NON ABSORBANT SURFACE TO A HEIGHT OF ATLEAST 6'-0" ABOVE THE FLOOR. IRC R307.2

MIN FIXTURE CLEARANCES PER IRC TABLE R307.1. WATERCLOSETS SHALL HAVE MIN 30" CLEAR WIDTH AND MIN 21" FRONT CLEARANCE. IRC R307.2

GLAZING:
SAFETY GLAZING IS REQ'D IN ALL FIXED AND OPERABLE PANELS OF SWINGING, SLIDING AND BI-FOLD DOORS.

SAFETY GLAZING IS REQ'D WHEN IT'S VERTICAL EDGE IS WITHIN A 24" ARC OF A DOOR IN A CLOSED POSITION AND WHOSE BOTTOM EDGE IS LESS THAN 60" ABOVE THE FLOOR OR WALKING SURFACE, UNLESS THERE IS A PERMANENT BARRIER BETWEEN THE DOOR AND GLAZING OR IT IS ADJACENT TO THE FIXED PANEL OF A SLIDING DOOR. IRC R 308.4

SAFETY GLAZING IS REQ'D WHEN THE INDIVIDUAL PANEL MEETS ALL OF THE FOLLOWING CONDITIONS: IT IS LARGER THAN 9 SF, THE BOTTOM EDGE IS LESS THAN 18" ABOVE THE FLOOR, THE TOP EDGE IS MORE THAN 36" ABOVE THE FLOOR AND A WALKING SURFACE IS WITHING 36". IRC R308.4

SAFETY GLAZING IS REQ'D IN ALL GLASS RAILINGS, WET ROOM ENCLOSURES WITH BOTTOM EDGE LESS THAN 60" ABOVE THE WALKING SURFACE, AREAS ADJACENT TO STAIRS AND LANDINGS WITHIN 36" HORIZONTALLY AND 60" VERTICALLY.

SLOPED GLAZING PER 308.6. ALL UNIT SKYLIGHTS INSTALLED IN A ROOF WITH A PITCH FLATTER THAN 3:12 SHALL BE MOUNTED ON A CURB EXTENDING AT LEAST 4" ABOVE THE ROOF PLANE. IRC R308.6.8.

EXTERIOR WINDOWS AND DOORS:
WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72" ABOVE FINISH GRADE, THE SILL MUST BE A MINIMUM OF 24" ABOVE FINISH FLOOR. IF THE SILL IS ANY LOWER, IT MUST NOT ALLOW A 4" SPHERE TO PASS THRU OR BE PROVIDED WITH A WINDOW GUARD PER IRC R61.2.

EMERGENCY ESCAPE AND RESCUE OPENINGS:
PER IRC R310. BASEMENTS, HABITABLE ATTICS AND EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPERABLE EMERGENCY ESCAPE AND RESCUE OPENING. ESCAPES SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44" ABOVE THE FLOOR. ESCAPES SHALL OPEN DIRECTLY INTO A YARD OR PUBLIC WAY. ESCAPES SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SF. MINIMUM OPENING HEIGHT SHALL BE 24" AND MINIMUM OPENING WIDTH SHALL BE 20".

WINDOW WELLS SHALL HAVE A MINIMUM FLOOR AREA OF 9 SF. LADDERS OR STEPS CAN ENCR OACH 6". WINDOW WELLS WITH A VERTICAL DEPTH GREATER THAN 44" SHALL BE EQUIPPED WITH A PERMANENT LADDER OR STEPS PER IRC R310.2.1. BARS, GRILLES, COVERS, OR SCREENS ARE ALLOWED PROVIDED THAT ONE CAN EXIT WITHOUT USE OF A KEY, TOOL OR ANY SPECIAL FORCE.

EGRESS:
AT LEAST ONE EGRESS DOOR SHALL BE PROVIDED FOR EACH DWELLING UNIT. IT SHALL BE SIDE-HINGED AND HAVE A MIN CLEAR WIDTH OF 32" AND MIN CLEAR HEIGHT OF 78". IT SHALL BE OPENABLE WITHOUT A KEY OR SPECIAL KNOWLEDGE OR EFFORT. IRC R311.2.

ALL EXTERIOR LANDINGS SHALL HAVE A WIDTH NO LESS THAN THE DOOR BEING SERVED AND DEPTH SHALL BE NO LESS THAN 36" MEASURED IN THE DIRECTION OF TRAVEL. LANDINGS ARE PERMITTED TO HAVE A SLOPE LESS THAN 1/4" PER FOOT DIRECTED AWAY FROM STRUCTURE. IRC R311.3. LANDINGS SHALL NOT BE LOWER THAN 1 1/2" BELOW THE TOP OF THRESHOLD. IF THE DOOR DOES NOT SWING OVER THE LANDING, THE LANDING MAY BE UP TO 7 1/2" BELOW THE TOP OF THRESHOLD.

THE MINIMUM WIDTH OF A HALLWAY SHALL NOT BE LESS THAN 3'-0"

STAIRS & RAMPS:
WIDTH SHALL NOT BE LESS THAN 3'-0". MINIMUM HEADROOM IN ALL PARTS OF STAIRWAY SHALL NOT BE LESS THAN 6'-8".

THE MAXIMUM RISER HEIGHT SHALL BE 7 1/2". THE MINIMUM TREAD DEPTH SHALL BE 10". WINDER TREADS PER IRC R311.7.4.2.

SOLID RISER NOSINGS SHALL BE BETWEEN 3/4" AND 1 1/2". OPEN RISERS ARE ALLOWED PROVIDED THAT THE OPENING BETWEEN TREADS DOES NOT ALLOW A 4" SPHERE TO PASS THRU. NOSINGS ARE NOT REQ'D IF TREAD DEPTH IS A MINIMUM OF 11". OPENINGS BETWEEN TREADS ARE NOT LIMITED PROVIDED THE STAIRS ARE LESS THAN 30" HIGH.

HANDRAILS SHALL BE PROVIDED ON AT LEAST ONE SIDE OF EACH CONTINUOUS RUN OF TREADS WITH FOUR OR MORE RISERS. HEIGHT SHALL BE BETWEEN 34" AND 38" ABOVE TREADS. GRIP SIZE PER IRC R311.7.7.3.

STAIRS SHALL BE ILLUMINATED IN ACCORDANCE WITH IRC R303.6.

SPIRAL STAIRWAYS PER IRC R311.7.9.1.

A 6" SPHERE IS NOT ALLOWED TO PASS THRU THE SIDE OPENINGS BETWEEN GUARDS/RAILING AND STAIRS. IRC R312.3

RAMPS PER IRC R311.8.

ALL ENCLOSED UNDER STAIR SIDE SURFACES SHALL BE FACED WITH 1/2" GYP. PER IRC R302.7

GUARDS NOT LESS THAN 36" REQ'D ALONG OPEN-SIDED WALKING SURFACES, INCLUDING STAIRS, RAMPS AND LANDINGS THAT ARE LOCATED MORE THAN 30" VERTICALLY ABOVE ANY POINT WITHIN 36" HORIZONTAL. GUARDRAILS AND HANDRAILS SHALL WITHSTAND A LIVE LOAD OF ATLEAST 200 LB/SF. IRC TABLE R301.5

SMOKE ALARMS:
SMOKE ALARMS SHALL BE INSTALLED ON EACH FLOOR INCLUDING HABITABLE ATTICS AND BASEMENTS. THEY SHALL ALSO BE LOCATED IN EVERY SLEEPING ROOM. THEY SHALL BE INTERCONNECTED SO THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT. IRC R314.3

CARBON MONOXIDE ALARMS:
IN NEW CONSTRUCTION, APPROVED CARBON MONOXIDE ALARMS ARE REQ'D OUTSIDE OF EACH SLEEPING AREA WHEN THERE ARE FUEL FIRED APPLIANCES WITHIN THE DWELLING. IN ADDITIONS AND OR ALTERATIONS REQUIRING A PERMIT, CARBON MONOXIDE ALARMS ARE ALSO REQ'D IN THE SAME LOCATIONS. IRC R315

GAS APPLIANCES:
CONTRACTOR TO MAKE SURE PLUMBER ACCOUNTS FOR THE TOTAL BTU'S OF ALL GAS EQUIPMENT AND LENGTH OF GAS LINE TO DETERMINE DIAMETER OF NEW PIPES. EXTERIOR GAS SHUT-OFF VALVE PLACEMENT TO BE LOCATED WITHIN 3'-12" FROM GAS GRILL.

WOOD:
WOOD IN LOCATIONS LISTED IN IRC R317.1 SHALL BE PROTECTED PER IRC R317.1 BY USE OF NATURALLY DURABLE WOOD OR WOOD THAT IS PRESERVATIVE TREATED IN ACCORDANCE WITH APWU U1. THIS INCLUDES ALL WOOD IN CONTACT WITH THE GROUND, CONCRETE, OR WITHIN MINIMAL CLEARANCE LIMITS OF SUCH.

FASTENERS AND CONNECTIONS IN CONTACT WITH PRESERVATIVE OR FIRE RETARDANT TREATED WOOD SHALL BE IN ACCORDANCE WITH IRC R317.3.

VENEER:
STONE AND MASONRY VENEER ANCHORAGE, DETAILS, FLASHING AND WEEPHOLES PER IRC R703.7

CLEARING AND GRADING:
THE GRADE SHALL FALL A MINIMUM OF 6" WITHIN THE FIRST 10' AROUND THE PERIMETER OF THE HOUSE. WHERE PHYSICAL BARRIERS PROHIBIT SUCH SLOPE, DRAINS OR SWALES MAY BE CONSTRUCTED. IMPERVIOUS SURFACES WITHIN 10' OF BUILDING MUST HAVE A MINIMUM 2% SLOPE AWAY FROM THE BUILDING. IRC R401.3

ALL LOCATIONS OF EXISTING UTILITIES HAVE BEEN ESTABLISHED BY FIELD SURVEY OR OBTAINED FROM AVAILABLE RECORDS AND SHOULD THEREFORE BE CONSIDERED ONLY APPROXIMATE AND NOT NECESSARILY COMPLETE. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO INDEPENDENTLY VERIFY THE ACCURACY OF ALL UTILITY LOCATIONS AND TO DISCOVER AND AVOID ANY OTHER UTILITIES NOT SHOWN WHICH MAY BE EFFECTED BY THE WORK.

ALL CLEARING AND GRADING MUST BE IN ACCORDANCE WITH LOCAL JURISDICTION CLEARING AND GRADING EROSION CONTROL STANDARDS, DEVELOPMENT STANDARDS, LAND USE CODE, INTERNATIONAL RESIDENTIAL CODE, PERMIT CONDITIONS, AND ALL OTHER APPLICABLE CODES, ORDINANCES AND STANDARDS. THE DESIGN ELEMENTS WITH THESE PLANS HAVE BEEN REVIEWED TO THESE REQUIREMENTS. ANY VARIANCE FROM THE ADOPTED EROSION CONTROL STANDARDS IS NOT ALLOWED UNLESS SPECIFICALLY APPROVED BY THE LOCAL JURISDICTION PRIOR TO CONSTRUCTION.

SOILS:
UNLESS A SOILS REPORT ENGINEER IS PROVIDED AND ATTACHED, THIS OFFICE ASSUMES NO RESPONSIBILITY AS TO THE PHYSICAL CHARACTERISTICS OF THE SOIL. FOUNDATION DESIGN IS BASED ON AN ASSUMED AVERAGE SOIL BEARING OF 2,000 PSF. ALL FOOTINGS SHALL BE CAST ON UNDISTURBED FIRM NATURAL SOIL OR COMPACTED SOIL OF 2,000 PSF BEARING CAPACITY AT LEAST 1'-6" BELOW LOWEST ADJACENT GRADE, FREE OF ORGANIC MATERIALS. FOOTING EXCAVATION SHALL BE FREE OF LOOSE SOILS, DEBRIS AND FREE OF WATER AT ALL TIMES. THIS OFFICE TAKES NO RESPONSIBILITY IN VERIFYING THE ACCURACY OF ENGINEERING DATA SUPPLIED BY OTHERS.

WATERPROOFING & DAMPROOFING:
EXTERIOR FOUNDATION WALLS THAT RETAIN EARTH AND ENCLOSE INTERIOR LIVING SPACE SHALL BE WATERPROOFED FROM TOP OF FOOTING TO FINISHED GRADE IN ACCORDANCE WITH ONE OF THE METHODS LISTED IN IRC R406.2.

EXTERIOR WALLS THAT ARE TO BE MODIFIED FOR OPENINGS ARE TO BE REPAIRED IN SUCH A MANNER AS TO ENSURE THAT THE EXISTING CONTINUOUS VAPOR BARRIER IS INTACT. THE VAPOR BARRIER IS TO BE ON THE WARM SIDE OF THE WALL WITH RESPECT TO ITS RELATIONSHIP TO THE INSULATION.

DOORS AND WINDOWS SHALL BE FLASHED PER IRC R703.8. REFER TO WINDOW INSTALLATION DETAIL SHEET AG.1.

UNLESS INDICATED OTHERWISE, ALL NEW INTERIOR WALLS SHALL BE FRAMED WITH 2x4 STUDS 16" O.C. WITH 1/2" GYPSUM BOARD EA. SIDE. WALLS THAT ARE TO RECIEVE TILE OR STONE MAY OMIT THE GYPSUM IN LIEU OF AN APPROPRIATE BACKING MATERIAL. SHOWER STALL WAINSCOT SHALL BE A MINIMUM OF 72 INCHES ABOVE THE FLOOR.

CRAWLSPACE:
UNDER FLOOR AREAS SHALL BE VENTILATED BY AN APPROVED MECHANICAL MEANS OR BY OPENINGS IN EXTERIOR FOUNDATION WALL. SUCH OPENINGS SHALL HAVE A NET AREA OF NOT LESS THAN 1 SF FOR EACH 150 SF OF UNDER-FLOOR AREA. ONE OPENING SHALL BE WITHIN 3' OF EACH CORNER WHEREVER POSSIBLE. THE REQUIRED AREA OF SUCH OPENINGS SHALL BE APPROXIMATELY EQUALLY DISTRIBUTED ALONG THE LENGTH OF ATLEAST TWO OPPOSITE SIDES. IRC R408. FOUNDATION VENTS SHALL BE PLACED SO HAT THE TOP OF VENT IS LOWER THAN THE BOTTOM OF FLOOR INSULATION. IF VENTS ARE NOT LOWER, A Baffle MUST BE INSTALLED PER IRC 402.2.7. IF USING A MECHANICAL SYSTEM, THE EXHAUST RATE SHALL BE NOT LESS THAN 0.02 SFM PER SF OF HORIZONTAL AREA AND SHALL BE AUTOMATICALLY CONTROLLED TO OPERATE WHEN THE RELATIVE HUMIDITY OF THE SPACE SERVED EXCEEDS 60%. PER MECHANICAL CODE 406.1. SYSTEM MUST ALSO MEET CITY OF SEATTLE ADDITIONAL REQ'S TO CODE.

CRAWLSPACE UNOBSSTRUCTED ACCESS TO BE MINIMUM 18" X 24". IRC R408.4

PROVIDE 18" MINIMUM CRAWL SPACE UNDER WOOD JOIST AND 12" MINIMUM CRAWL SPACE UNDER WOOD GIRDERS.

A GROUND VAPOR BARRIER OF MIN 6 MIL POLYETHYLENE (OR EQUIVALENT) SHALL BE INSTALLED IN ALL CRAWL SPACES, JOINTS LAPPED 12". EXTEND UP FOUNDATION WALL AND SECURE TO SILL PLATE WHEREVER PRACTICAL. IRC R 405.2.2

CRAWL SPACE ACCESS MUST BE PROVIDED PER IRC R408.4. ACCESS CLEARANCE THRU A FLOOR SHALL BE A MINIMUM OF 18" X 24". ACCESS CLEARANCE THRU A PERIMETER WALL SHALL BE A MINIMUM OF 16" X 24".

STRUCTURAL INSULATED PANEL WALL CONSTRUCTION:
SIPS SHALL CONFORM TO IRC R613. THEIR USE IS LIMITED TO BUILDINGS NOT GREATER THAN 60' IN LENGTH (PERPENDICULAR TO JOIST), 40' IN WIDTH (PARALLEL TO JOIST) AND 10' IN HEIGHT. THEY ARE ALSO LIMITED TO SEISMIC DESIGN CATEGORIES A, B AND C, SNOW LOAD OF 70LBS PER FOOT AND MAX WIND SPEED OF 130 MILES PER HOUR.

SOLAR SYSTEMS
PHOTOVOLTAIC SOLAR SYSTEMS THAT GENERATE ELECTRICITY SHALL BE INSTALLED IN ACCORDANCE WITH THE 2009 IBC AND IF IN SEATTLE, ALSO IN ACCORDANCE WITH ARTICLE 690 OF THE SEATTLE ELECTRICAL CODE. SYSTEMS INTERCONNECTED TO THE ELECTRIC GRID SHALL COMPLY WITH ADDITIONAL REQ'S OF SEATTLE CITY LIGHT. PER MECHANICAL CODE 1401.1.

FACTORY BUILT CHIMNEYS AND FIREPLACES:
WHERE MASONRY IS USED TO VENEER A FRAMED CHIMNEY, THROUGH FLASHING AND WEEP HOLES SHALL BE INSTALLED AS REQUIRED BY IRC SECTION R703.

FACTORY BUILT FIREPLACES TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND INSTRUCTIONS. PER IRC SECTION R1005

CLEARY DESIGN STUDIO, LLC

130 105th Ave SE #301
 Bellevue, WA 98004
 425.442.6788

PROJECT NAME:
 MUNSON RESIDENCE

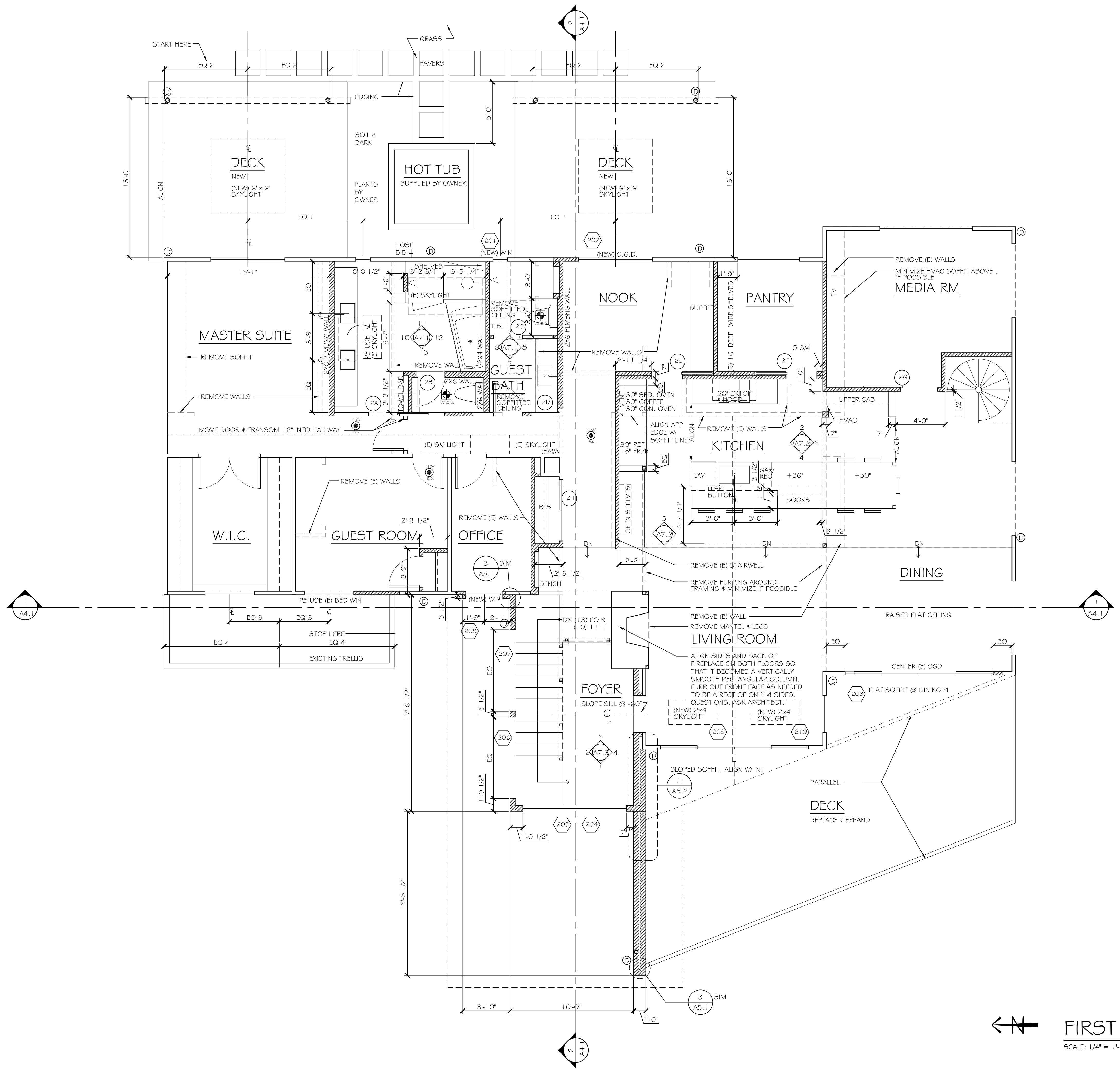
4628 Forest Avenue SE
 Mercer Island, WA 98040

DATE OF ISSUE:
 4-11-19

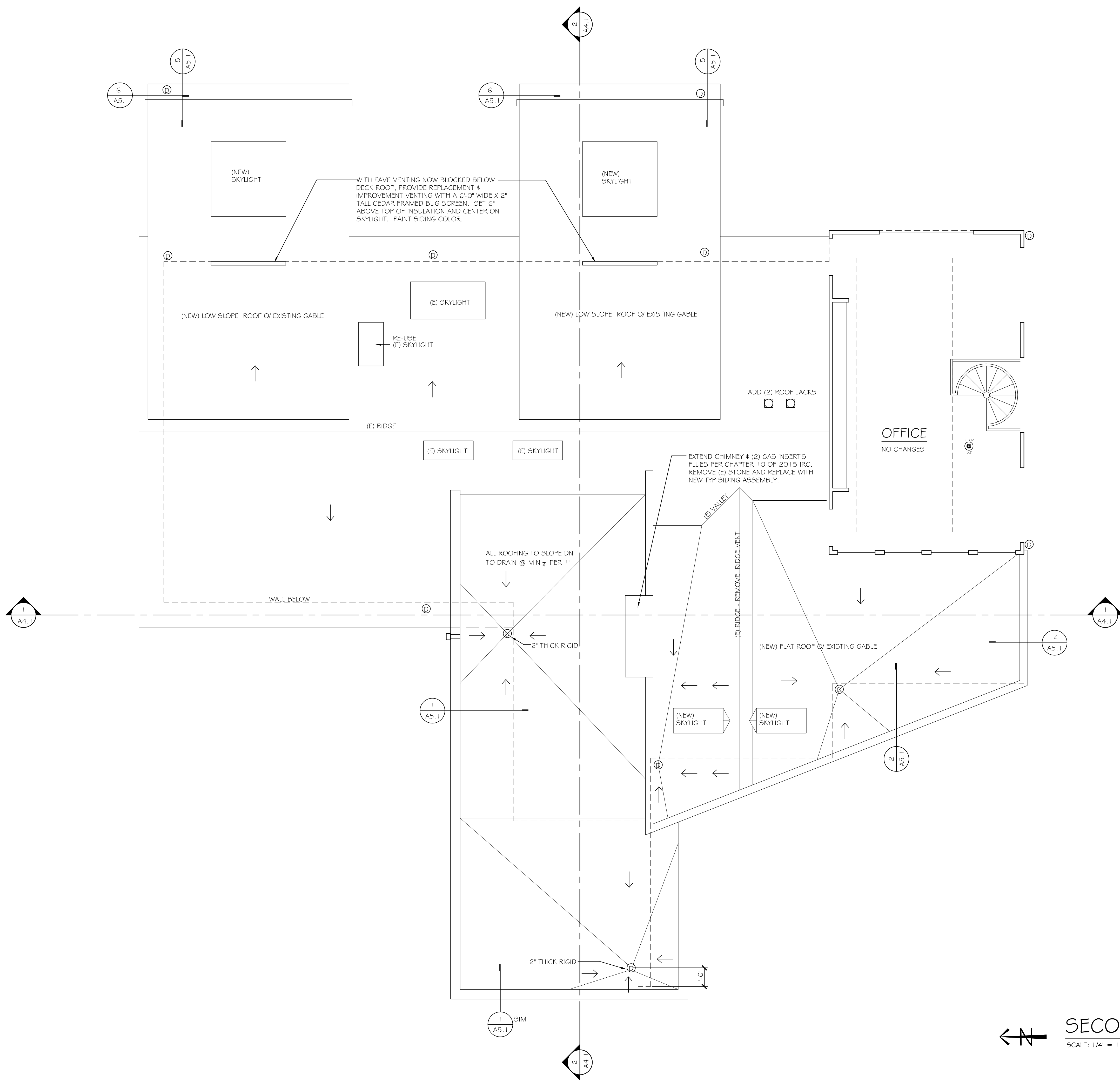
REVISIONS:

DRAWING TITLE
 A2.2
 FIRST FLOOR PLAN

- KEY**
- REMOVE
 - EXISTING WALL
 - NEW WALL
 - VENT TO OUTSIDE
 - SMOKE DETECTOR/ CARBON MONOXIDE ALARM
 - WINDOW CALL OUT REFER TO SCHEDULE, SHEET AG.1
 - DOOR CALL OUT REFER TO SCHEDULE, SHEET AG.1
 - DOWNSPOUT



← N →
FIRST FLOOR PLAN
 SCALE: 1/4" = 1'-0"



KEY

- REMOVE
- EXISTING WALL
- NEW WALL
- VENT TO OUTSIDE
- SMOKE DETECTOR/ CARBON MONOXIDE ALARM
- WINDOW CALL OUT REFER TO SCHEDULE, SHEET AG.1
- DOOR CALL OUT REFER TO SCHEDULE, SHEET AG.1
- DOWNSPOUT
- DOWNSPOUT SCUPPER & OVERFLO
- DOWNWARD SLOPE @ 1/4" PER 1' MIN. U.N.O.

EXISTING ROOFS

- * MAINTAIN CROSS VENTILATION PER IRC 806.

NEW "FLAT" ROOFS

- * STUFF NEW OVER-FRAMED CAVITIES, BELOW NEW "FLAT" ROOFS WITH BATT INSULATION.
- * NEW "FLAT" ROOFS ARE TO BE FULLY INSULATED AND NON-VENTED.

#10691 REGISTERED ARCHITECT STATE OF WASHINGTON
DEBBI CLEARY
 COPYRIGHT © 2018 CLEARY DESIGN STUDIO, LLC ALL RIGHTS RESERVED
 THIS DOCUMENT AND THE IDEAS AND DESIGN INCORPORATED HEREIN IS THE PROPERTY OF CLEARY DESIGN STUDIO, LLC AND SHALL NOT BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS WITHOUT THE WRITTEN CONSENT OF CLEARY DESIGN STUDIO, LLC.

CLEARY DESIGN STUDIO, LLC

130 105th Ave SE #301
 Bellevue, WA 98004
 425.442.6788

PROJECT NAME:
MUNSON RESIDENCE

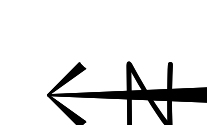
4628 Forest Avenue SE
 Mercer Island, WA 98040

DATE OF ISSUE:
 4-11-19

REVISIONS:

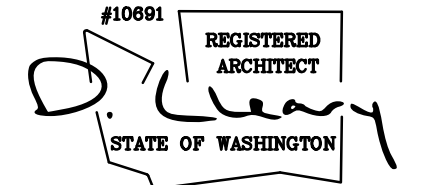
DRAWING TITLE

A2.3
SECOND FLOOR PLAN



SECOND FLOOR PLAN

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



DEBHI CLEARY

COPYRIGHT © 2018
CLEARY DESIGN STUDIO, LLC
ALL RIGHTS RESERVED

THIS DOCUMENT AND THE IDEAS AND DESIGN INCORPORATED
HEREIN IS THE PROPERTY OF CLEARY DESIGN STUDIO, LLC
AND SHALL NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS,
ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION
SYSTEMS WITHOUT THE WRITTEN CONSENT OF CLEARY DESIGN STUDIO, LLC.

CLEARY DESIGN STUDIO, LLC

130 105th Ave SE #301
Bellevue, WA 98004
425.442.6788

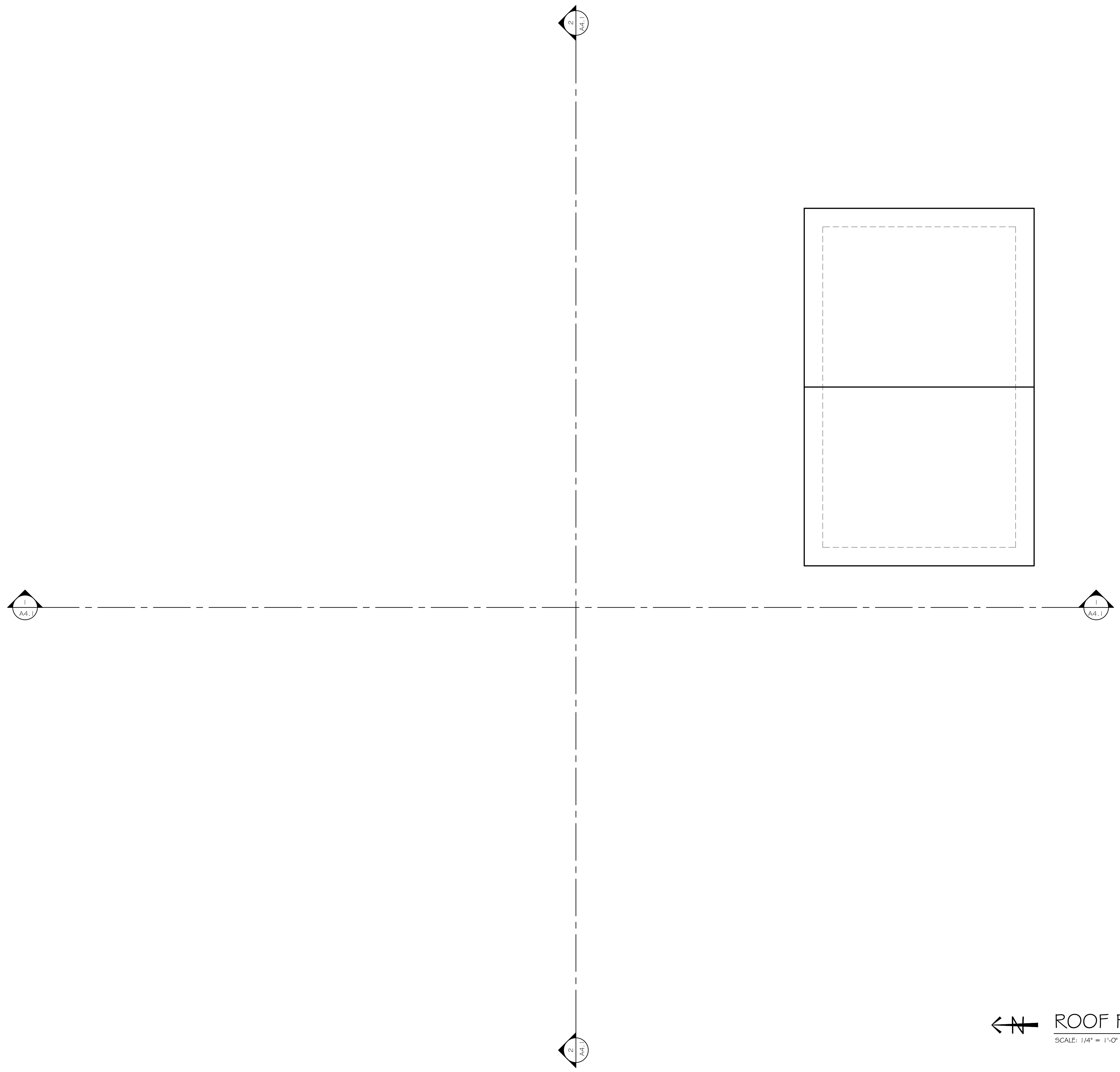
PROJECT NAME:
MUNSON
RESIDENCE

4628 Forest Avenue SE
Mercer Island, WA 98040

DATE OF ISSUE:
4-11-19

REVISIONS:

DRAWING TITLE
A2.4
ROOF PLAN



← N ROOF PLAN
SCALE: 1/4" = 1'-0"



WEST ELEVATION - AFTER
 SCALE: 1/4" = 1'-0"



WEST ELEVATION - BEFORE
 SCALE: 1/4" = 1'-0"

CLEARY DESIGN STUDIO, LLC

130 105th Ave SE #301
 Bellevue, WA 98004
 425.442.6788

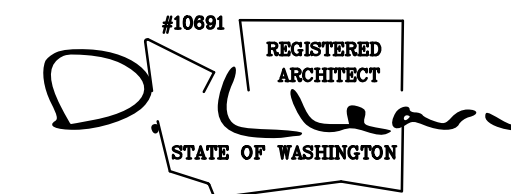
PROJECT NAME:
 MUNSON
 RESIDENCE

4628 Forest Avenue SE
 Mercer Island, WA 98040

DATE OF ISSUE:
 4-11-19

REVISIONS:

DRAWING TITLE
 A3.1
 WEST
 ELEVATIONS



DEBBI CLEARY

COPYRIGHT © 2018
 CLEARY DESIGN STUDIO, LLC
 ALL RIGHTS RESERVED
 THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED
 HEREIN IS THE PROPERTY OF CLEARY DESIGN STUDIO, LLC
 AND MAY NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM
 WITHOUT THE WRITTEN CONSENT OF CLEARY DESIGN STUDIO, LLC.

CLEARY DESIGN STUDIO, LLC

130 105th Ave SE #301
 Bellevue, WA 98004
 425.442.6788



SOUTH ELEVATION - AFTER
 SCALE: 1/4" = 1'-0"



SOUTH ELEVATION - BEFORE
 SCALE: 1/4" = 1'-0"

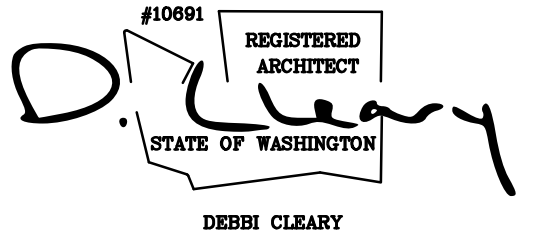
PROJECT NAME:
 MUNSON
 RESIDENCE

4628 Forest Avenue SE
 Mercer Island, WA 98040

DATE OF ISSUE:
 4-16-19

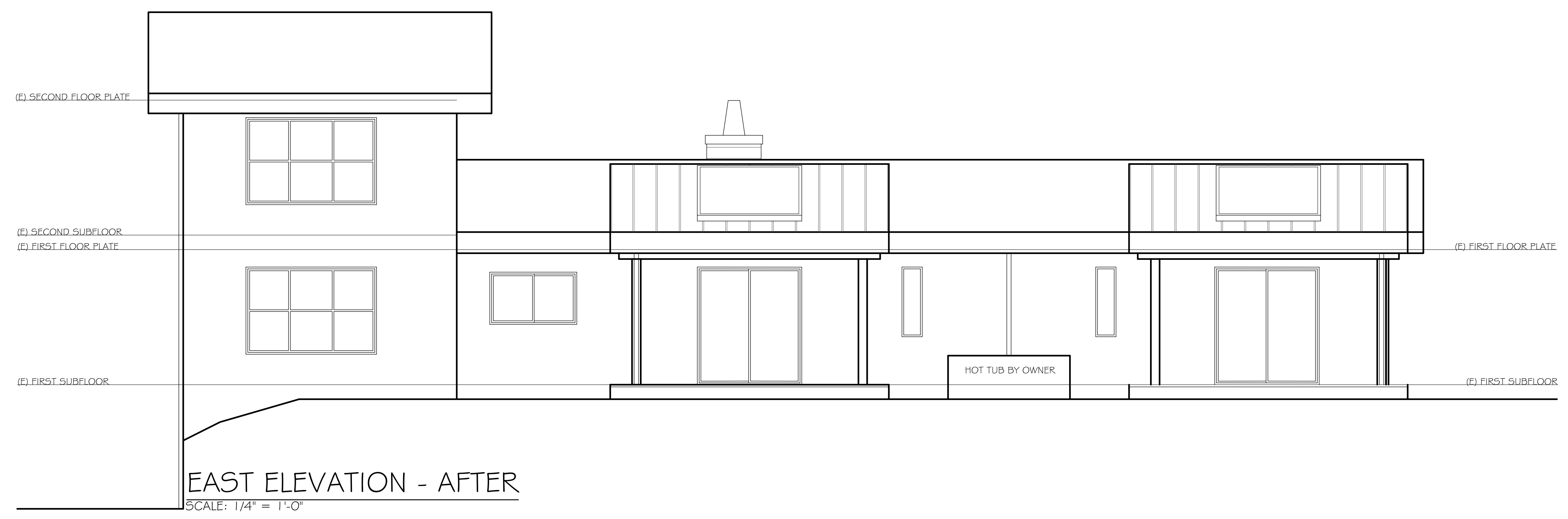
REVISIONS:

DRAWING TITLE
 A3.2
 SOUTH
 ELEVATIONS

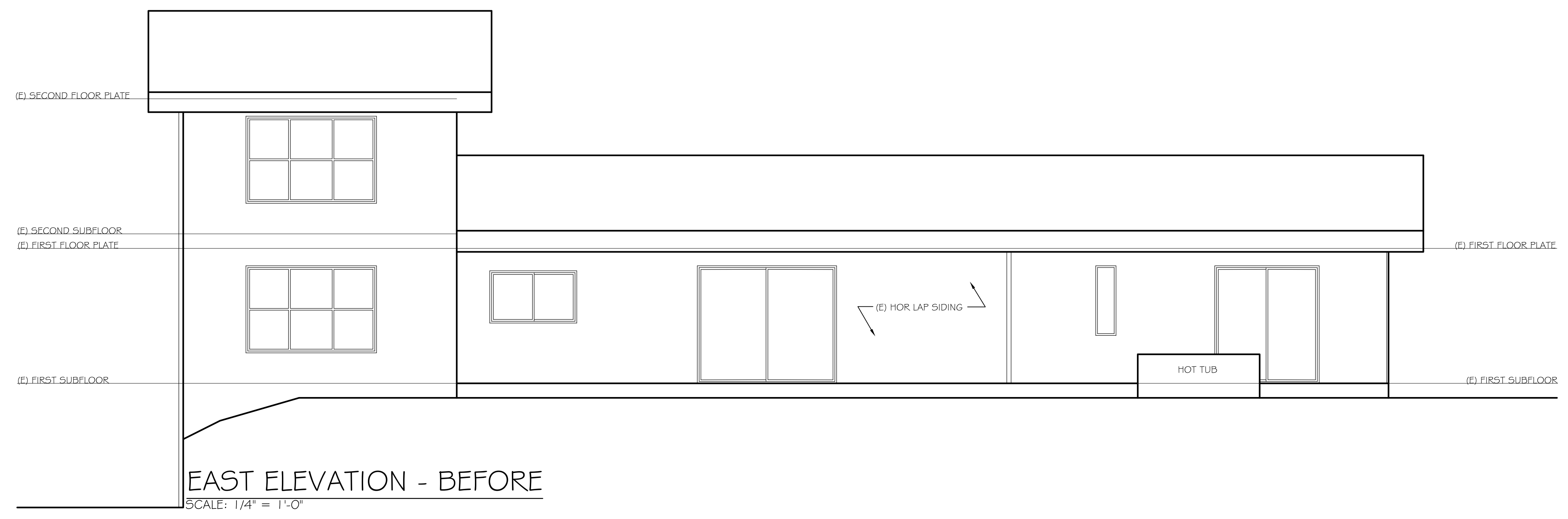


COPYRIGHT © 2018
 CLEARY DESIGN STUDIO, LLC
 ALL RIGHTS RESERVED
 THIS DOCUMENT AND THE IDEAS AND DESIGN INCORPORATED
 HEREIN IS THE PROPERTY OF CLEARY DESIGN STUDIO, LLC
 AND MAY NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM,
 WITHOUT THE WRITTEN CONSENT OF CLEARY DESIGN STUDIO, LLC.

CLEARY DESIGN STUDIO, LLC
 130 105th Ave SE #301
 Bellevue, WA 98004
 425.442.6788



EAST ELEVATION - AFTER
 SCALE: 1/4" = 1'-0"



EAST ELEVATION - BEFORE
 SCALE: 1/4" = 1'-0"

PROJECT NAME:
 MUNSON
 RESIDENCE

4628 Forest Avenue SE
 Mercer Island, WA 98040

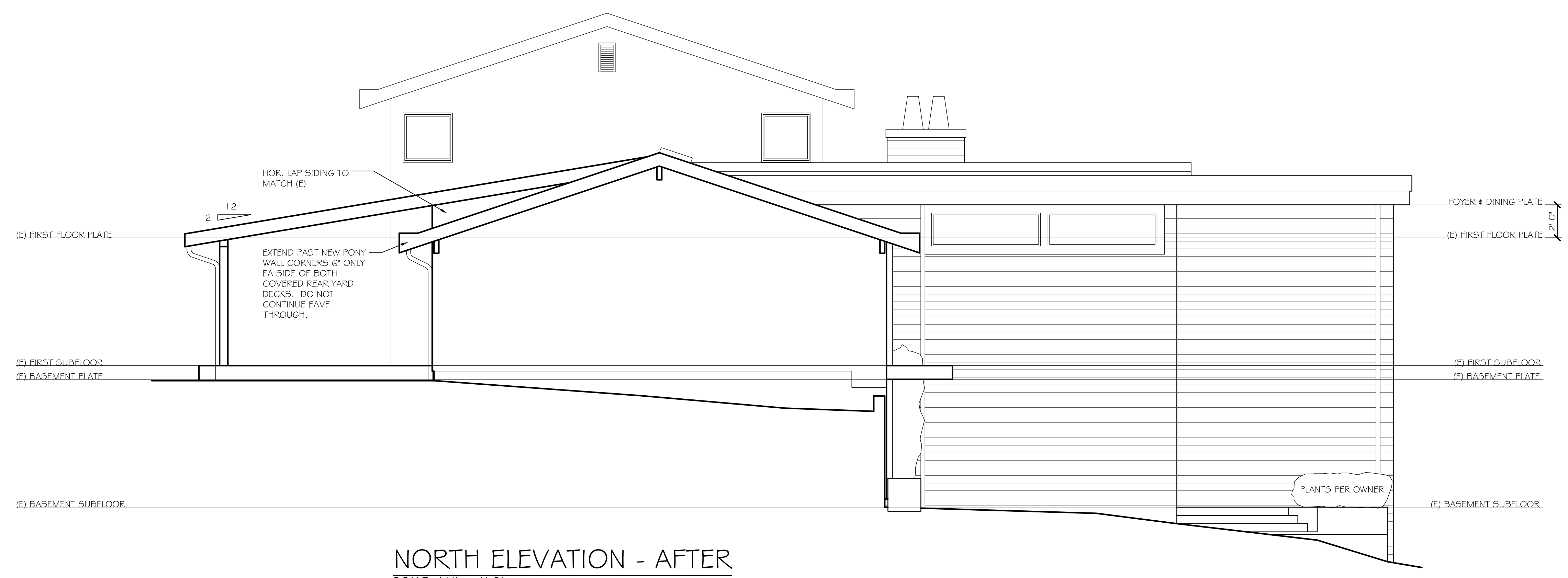
DATE OF ISSUE:
 4-11-19

REVISIONS:

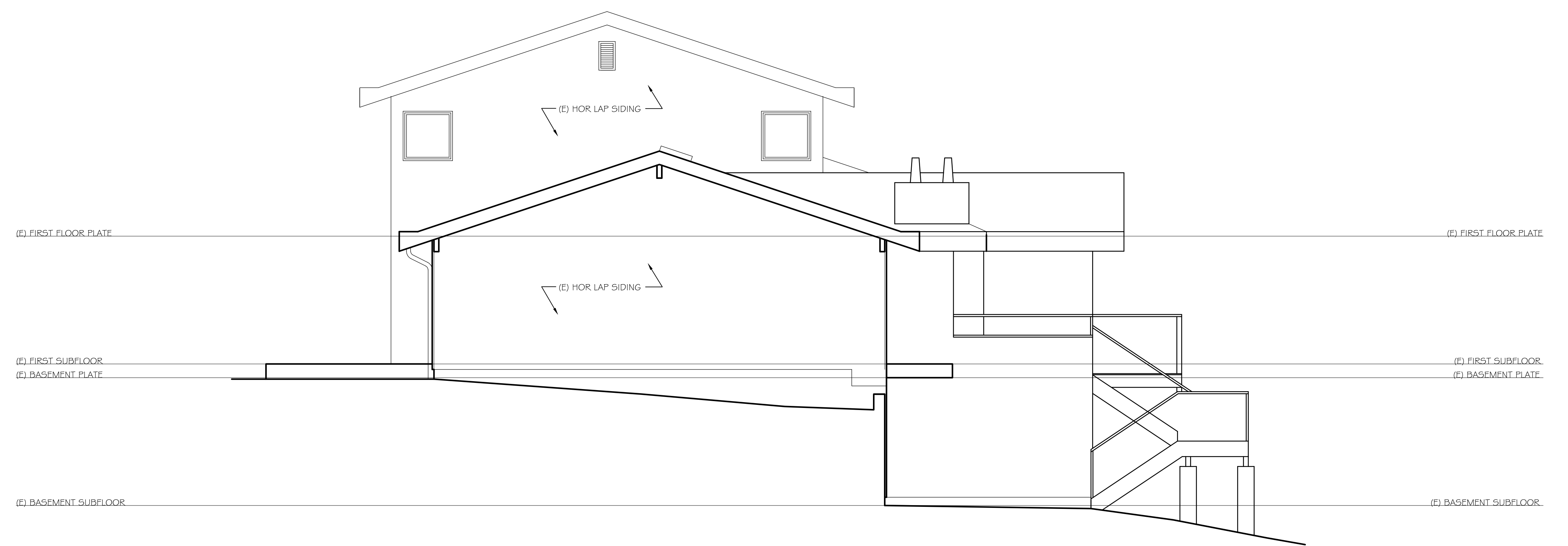
DRAWING TITLE
 A3.3
 EAST
 ELEVATIONS

CLEARY DESIGN STUDIO, LLC

130 105th Ave SE #301
 Bellevue, WA 98004
 425.442.6788



NORTH ELEVATION - AFTER
 SCALE: 1/4" = 1'-0"



NORTH ELEVATION - BEFORE
 SCALE: 1/4" = 1'-0"

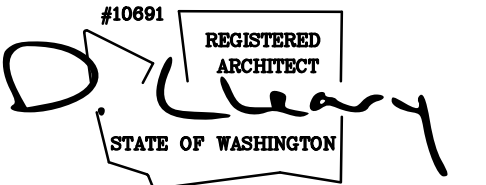
PROJECT NAME:
MUNSON RESIDENCE

4628 Forest Avenue SE
 Mercer Island, WA 98040

DATE OF ISSUE:
 4-11-19

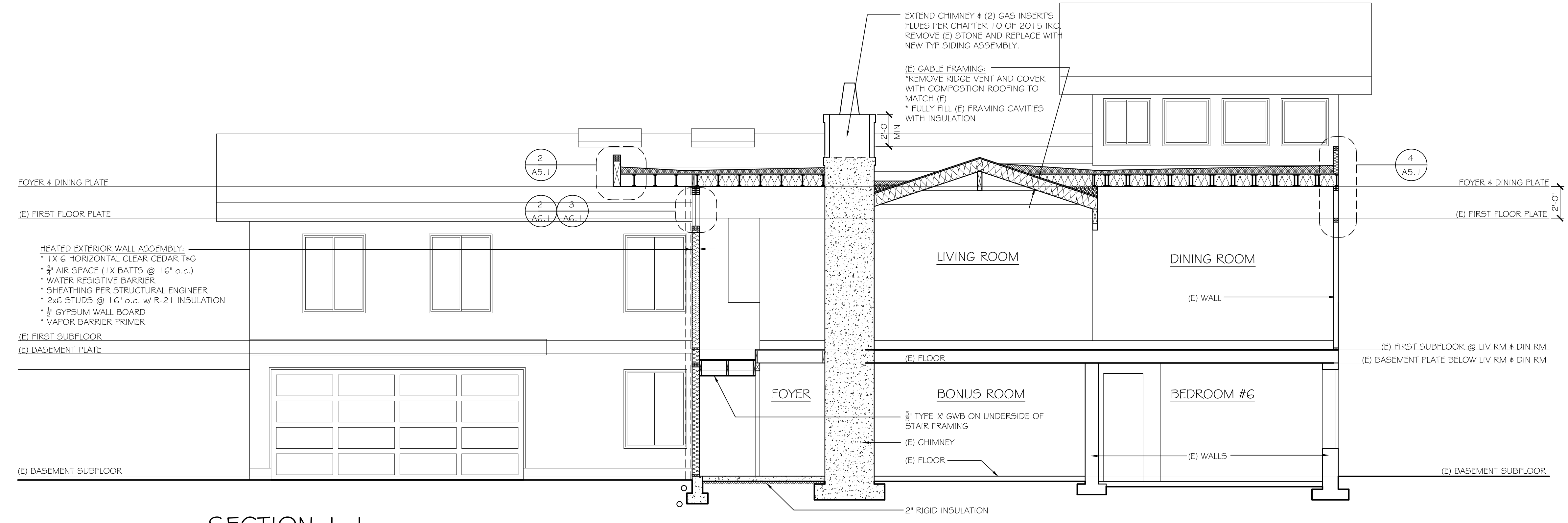
REVISIONS:

DRAWING TITLE
A3.4 NORTH ELEVATIONS

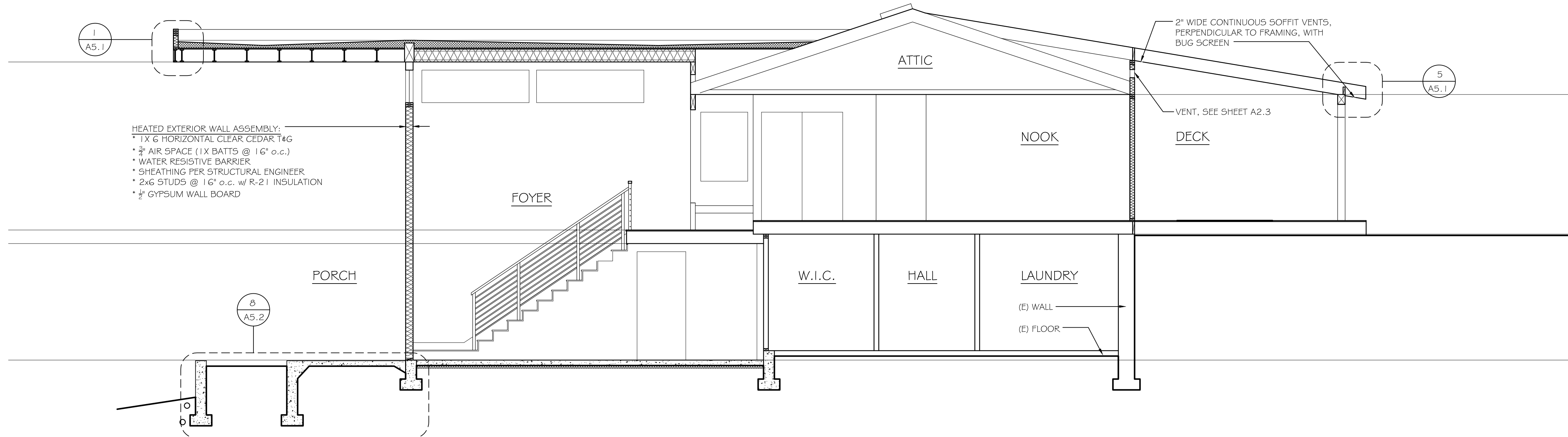


DEBBI CLEARY

COPYRIGHT © 2018
 CLEARY DESIGN STUDIO, LLC
 ALL RIGHTS RESERVED
 THIS DOCUMENT AND THE IDEAS AND DESIGN INCORPORATED
 HEREIN IS THE PROPERTY OF CLEARY DESIGN STUDIO, LLC
 AND MAY NOT BE REPRODUCED, COPIED, OR TRANSMITTED
 IN ANY FORM OR BY ANY MEANS, WITHOUT THE
 WRITTEN CONSENT OF CLEARY DESIGN STUDIO, LLC.



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



SECTION 2-2
 SCALE: 1/4" = 1'-0"

CLEARY DESIGN STUDIO, LLC
 130 105th Ave SE #301
 Bellevue, WA 98004
 425.442.6788

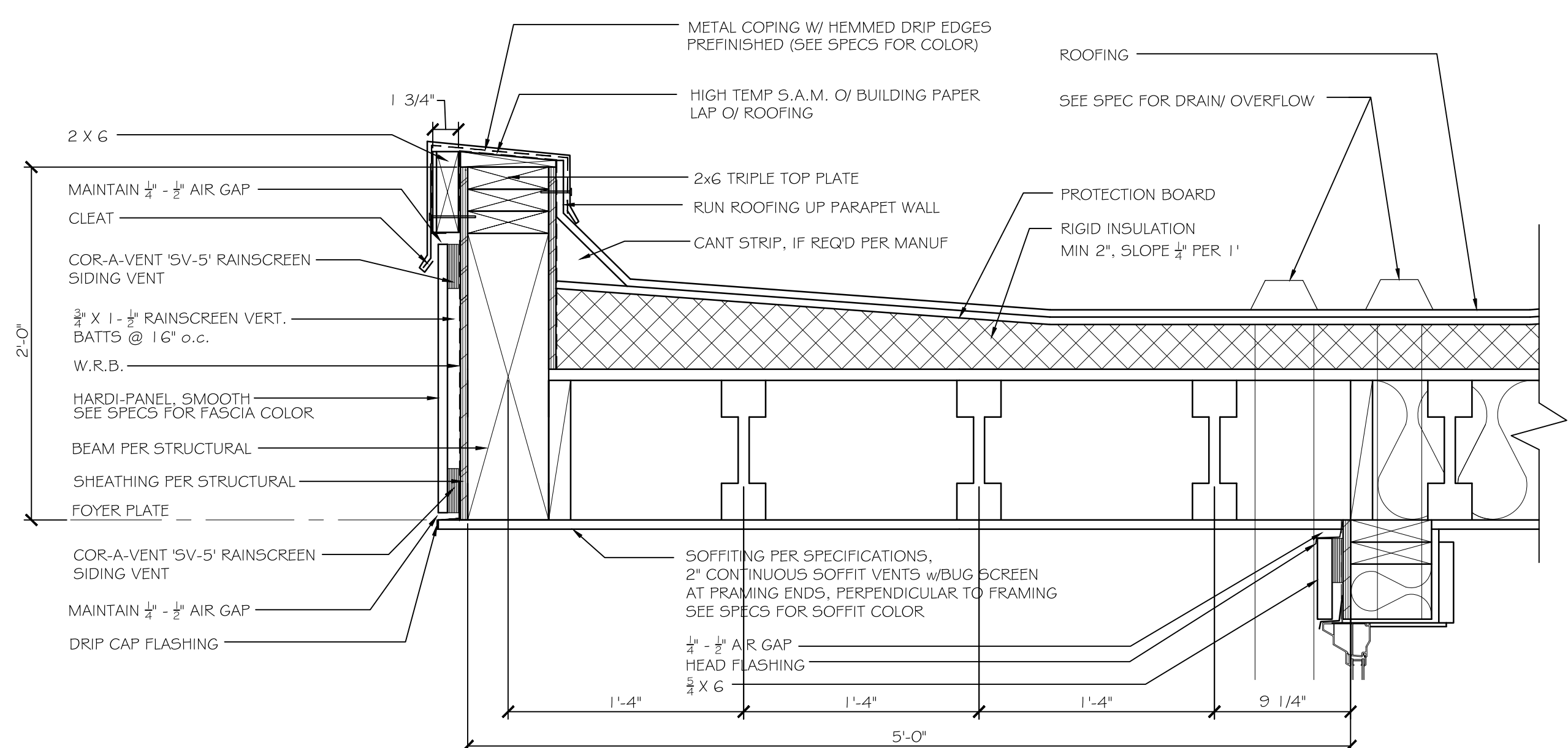
PROJECT NAME:
**MUNSON
 RESIDENCE**

4628 Forest Avenue SE
 Mercer Island, WA 98040

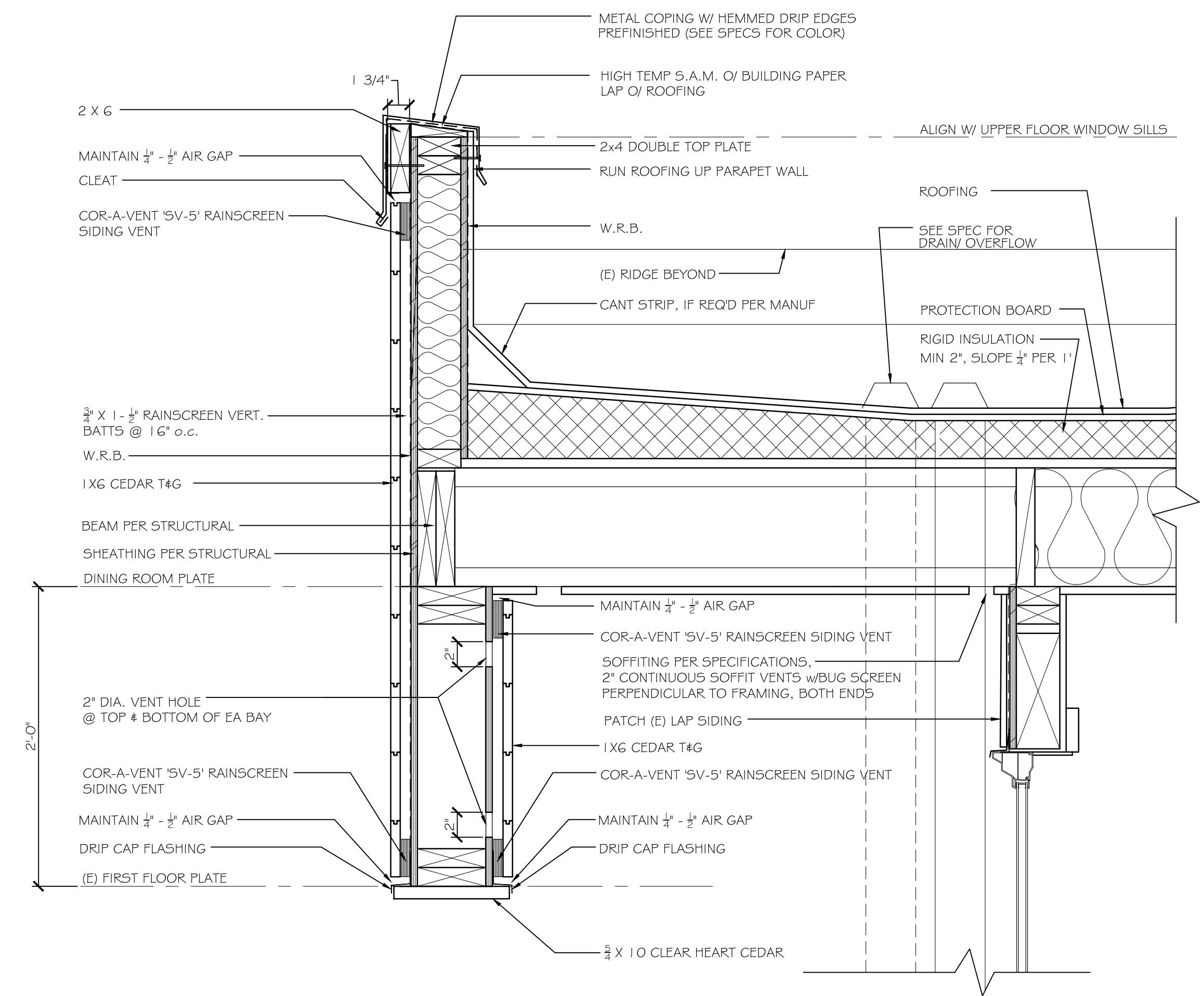
DATE OF ISSUE:
 4-11-19

REVISIONS:

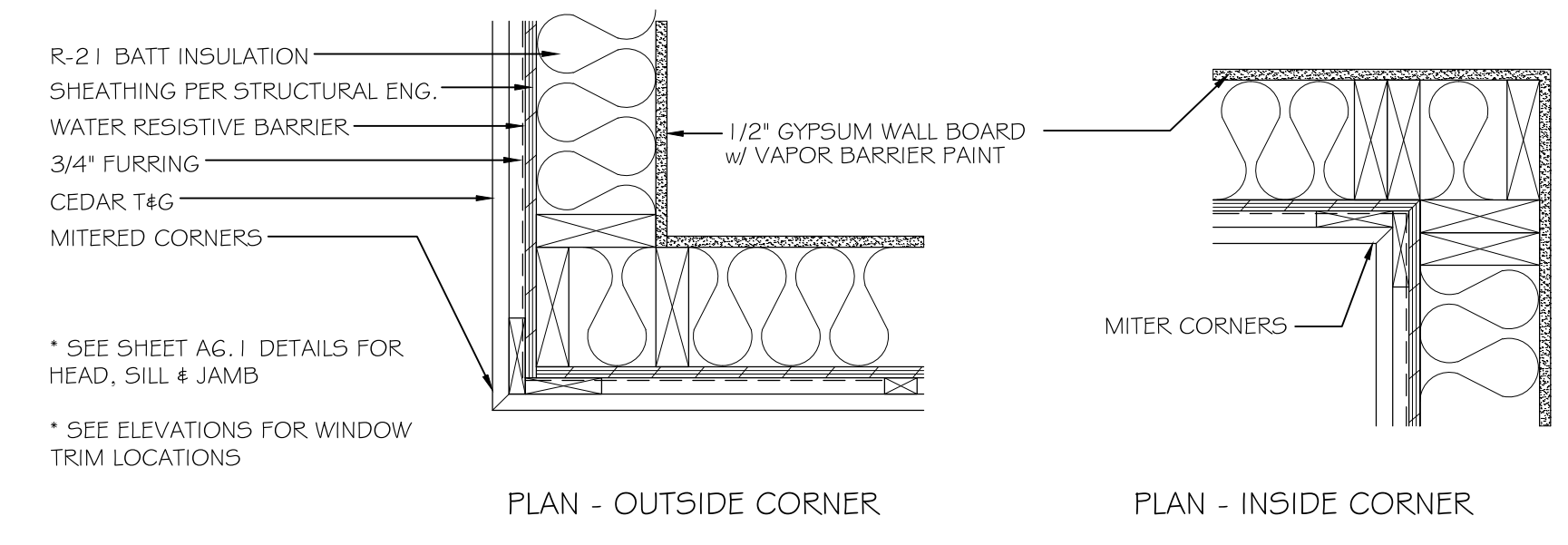
DRAWING TITLE
**A4.1
 SECTIONS**



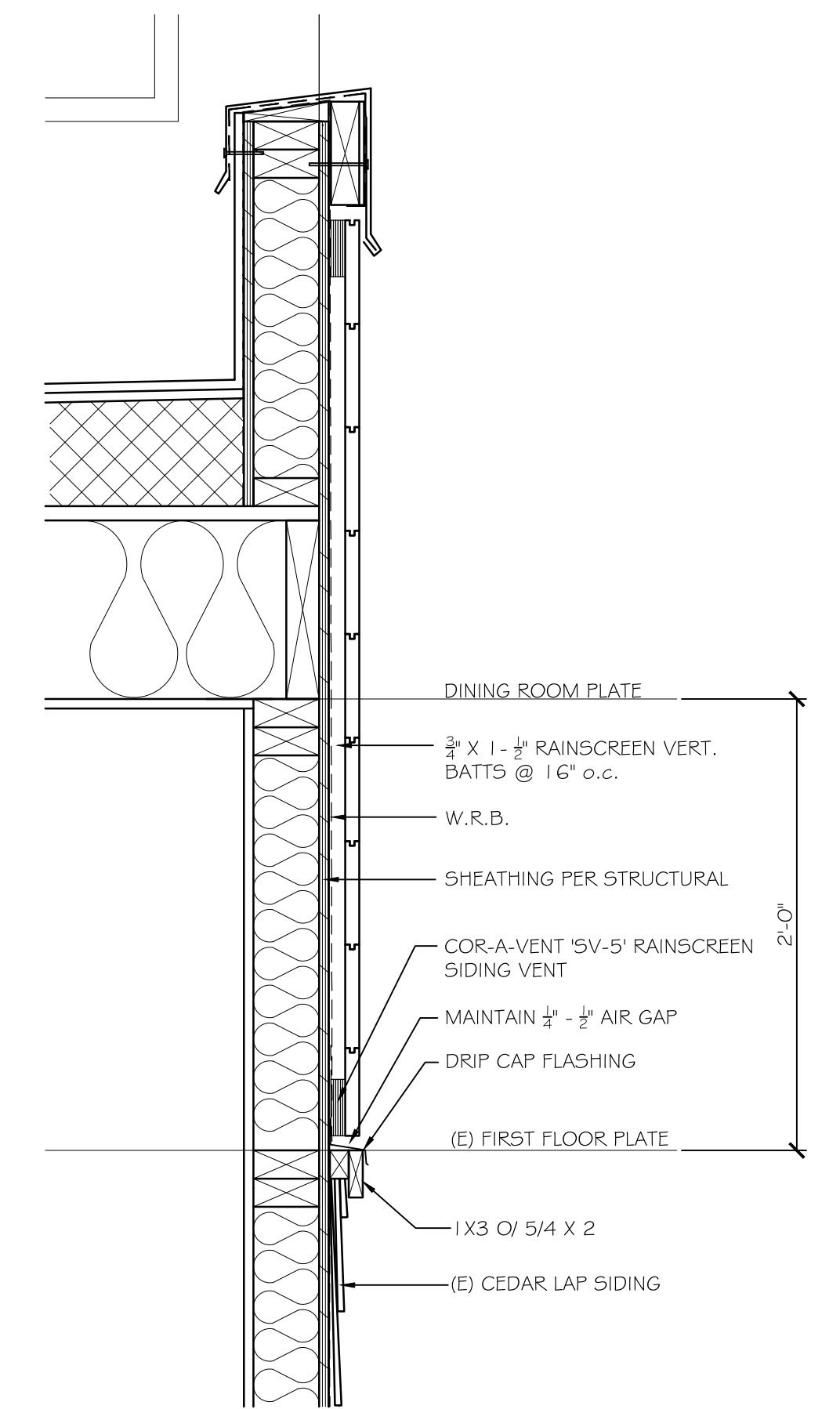
1 - FOYER ROOF & PARAPET
 SCALE: 1/2" = 1'-0"



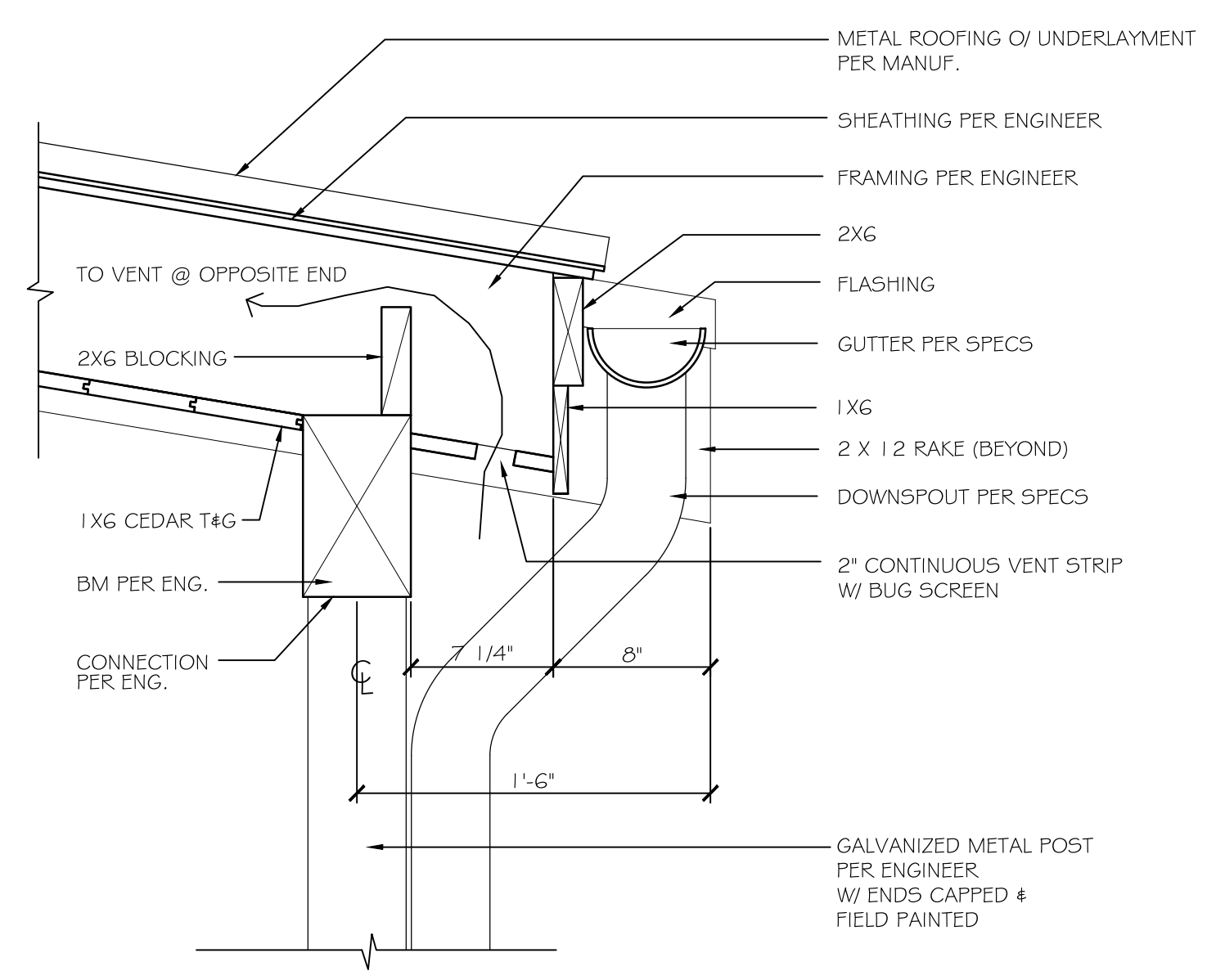
2 - DINING ROOM ROOF & PARAPET
 SCALE: 1/2" = 1'-0"



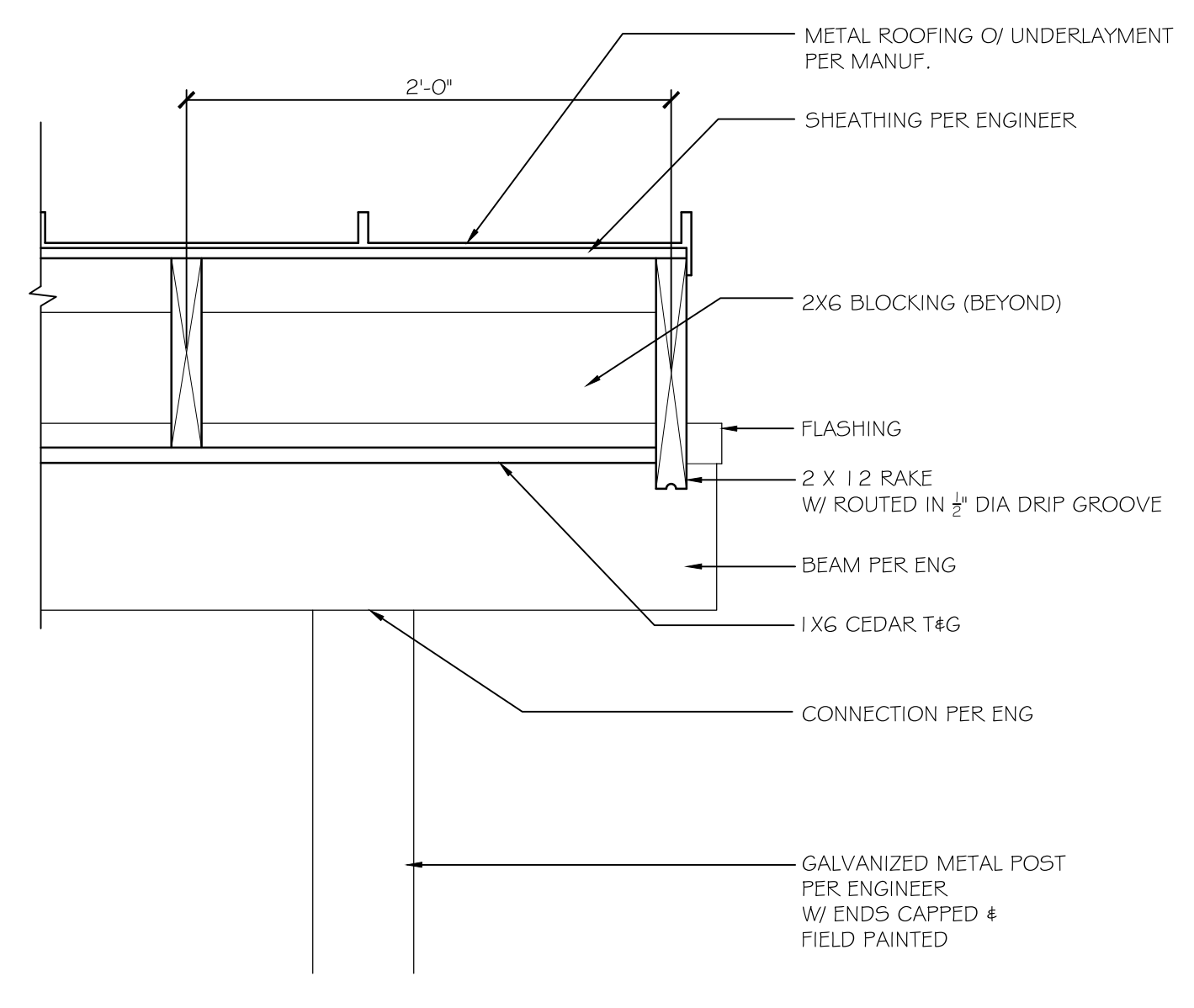
3 - CEDAR T&G SIDING
 SCALE: 1/2" = 1'-0"



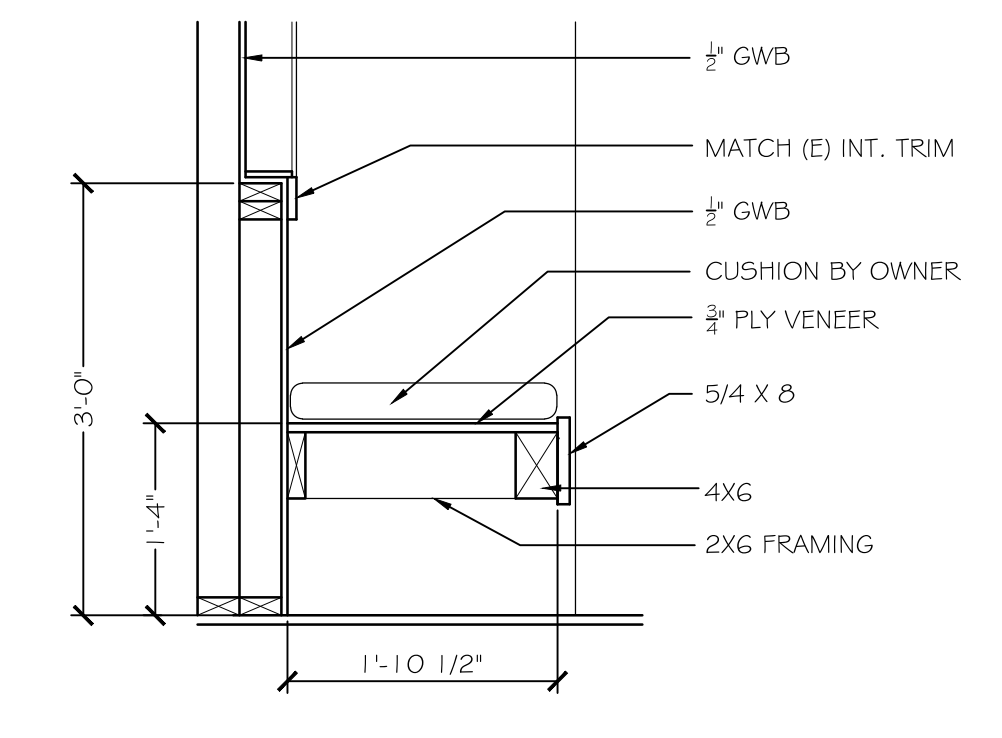
4 - SIDING TRANSITION
 SCALE: 1/2" = 1'-0"



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



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

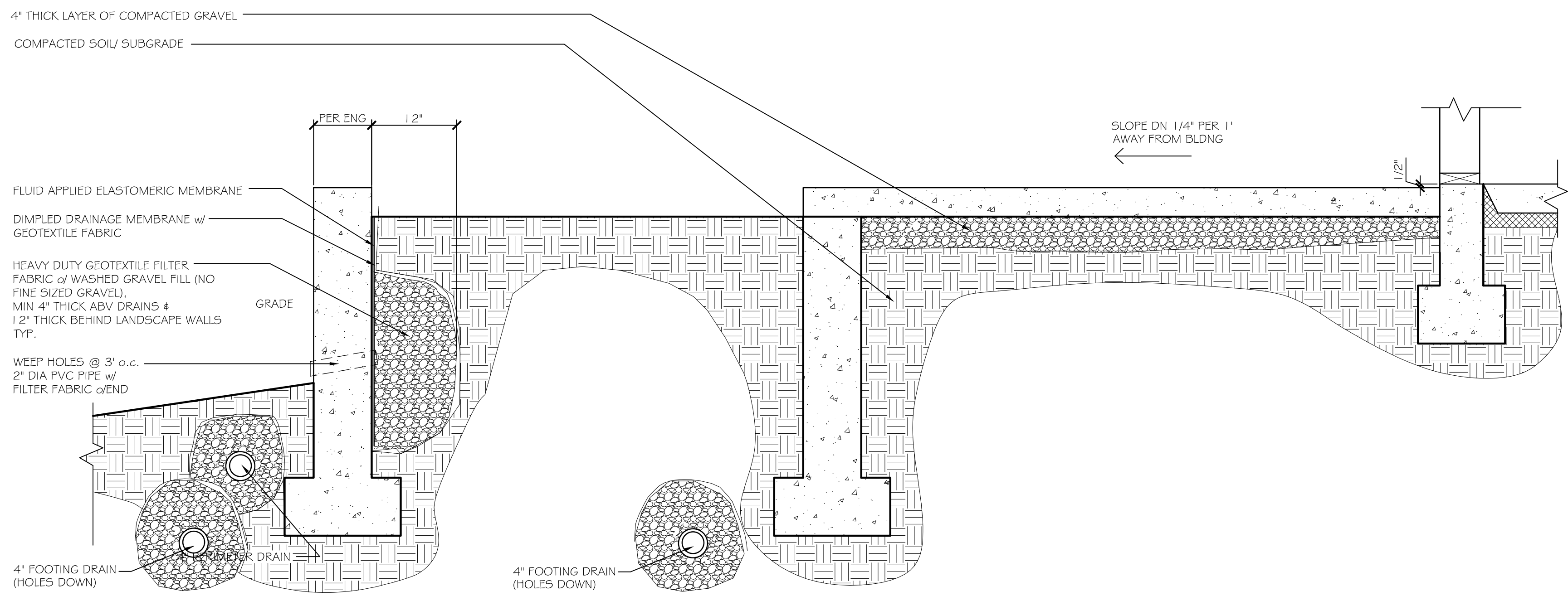


7 - BENCH
 SCALE: 3/4" = 1'-0"

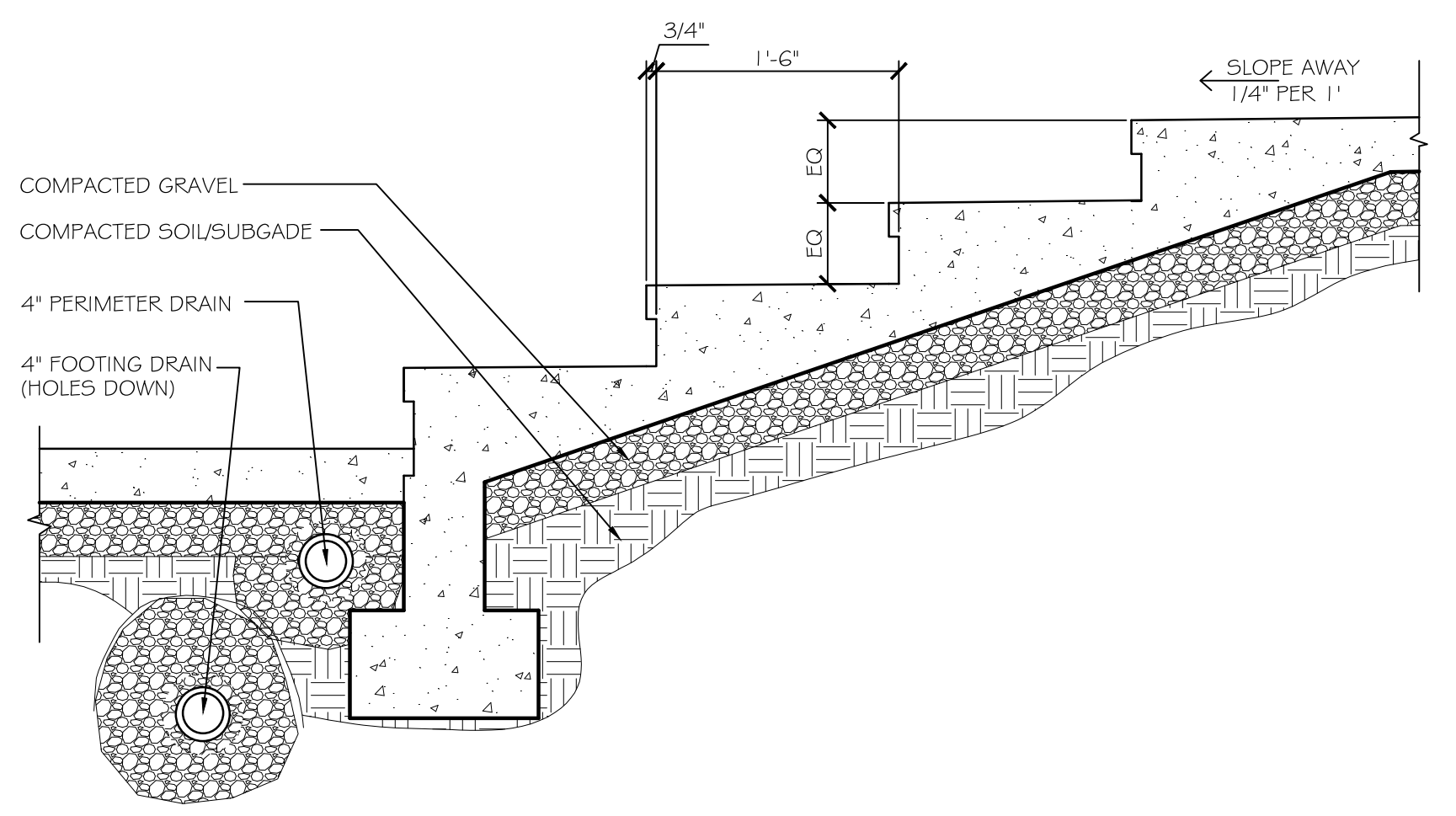
PROJECT NAME:
MUNSON RESIDENCE
 4628 Forest Avenue SE
 Mercer Island, WA 98040
 DATE OF ISSUE:
 4-11-19

REVISIONS:

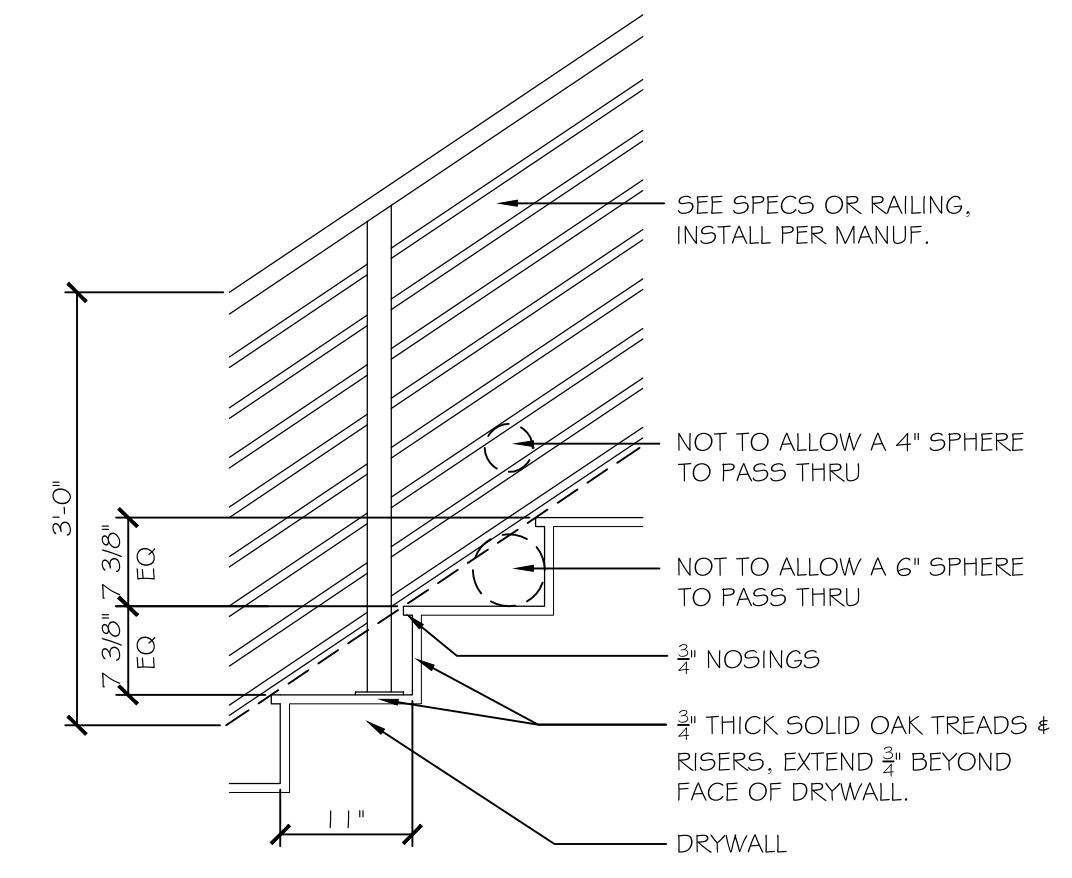
DRAWING TITLE
A5.1 DETAILS



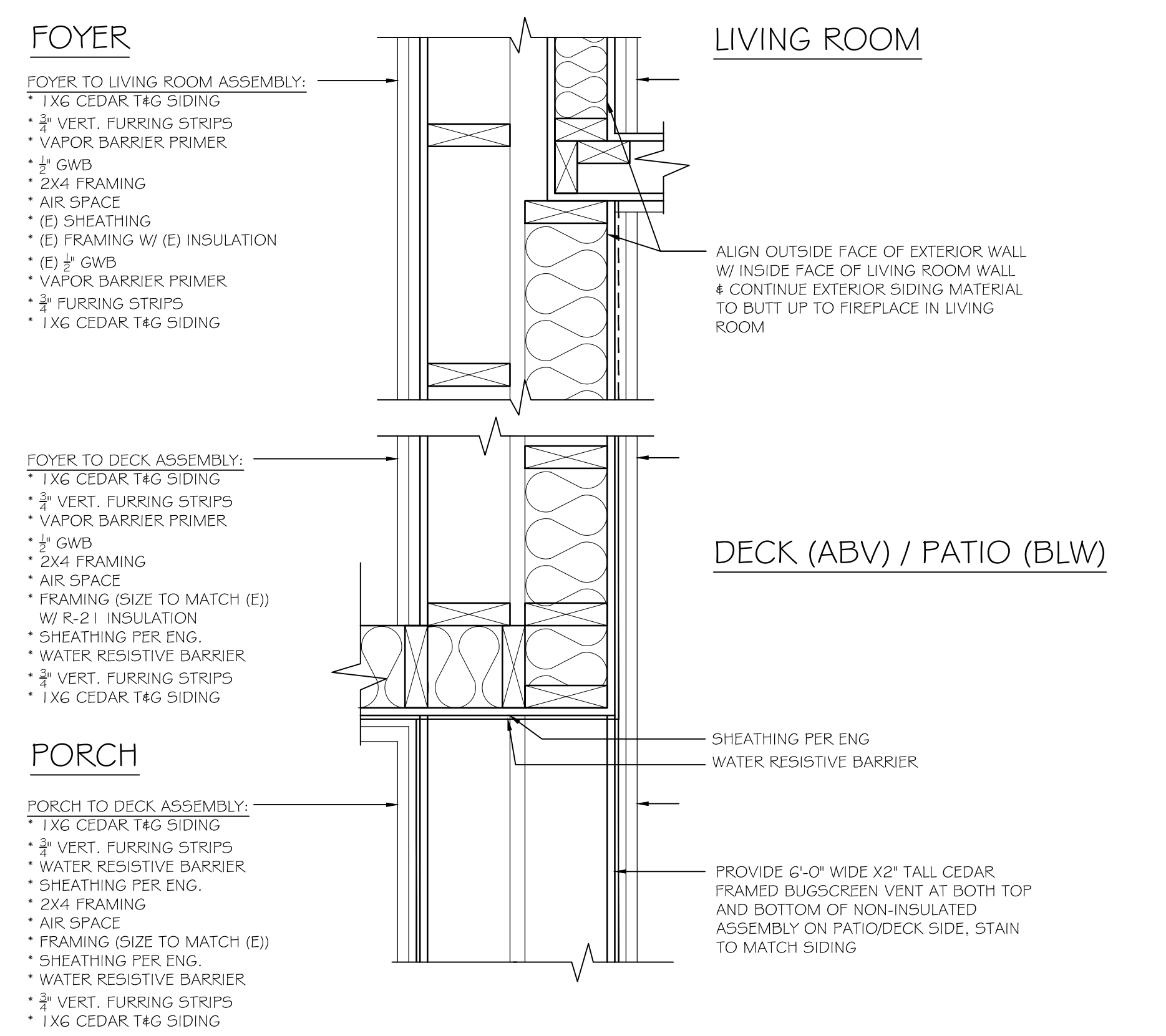
8 - PORCH
 SCALE: 1" = 1'-0"



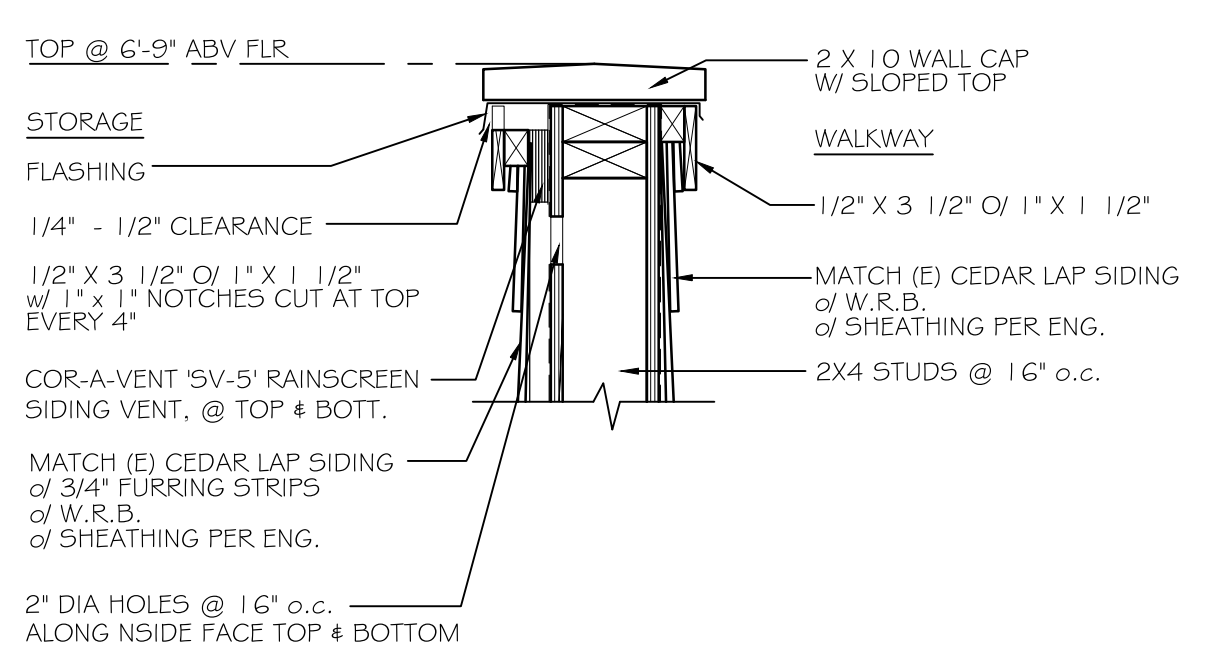
9 - PORCH STEPS
 SCALE: 1" = 1'-0"



10 - FOYER STAIRS
 SCALE: 3/4" = 1'-0"



11 - W.R.B. & VENTING
 SCALE: 1 1/2" = 1'-0"



12 - STORAGE WALL
 SCALE: 1 1/2" = 1'-0"

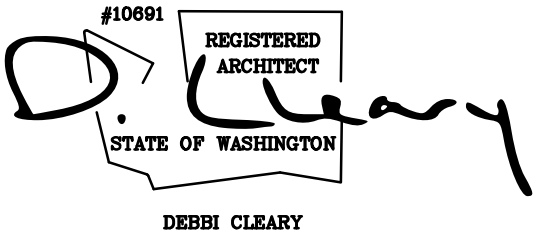
PROJECT NAME:
MUNSON RESIDENCE

4628 Forest Avenue SE
 Mercer Island, WA 98040

DATE OF ISSUE:
 4-11-19

REVISIONS:

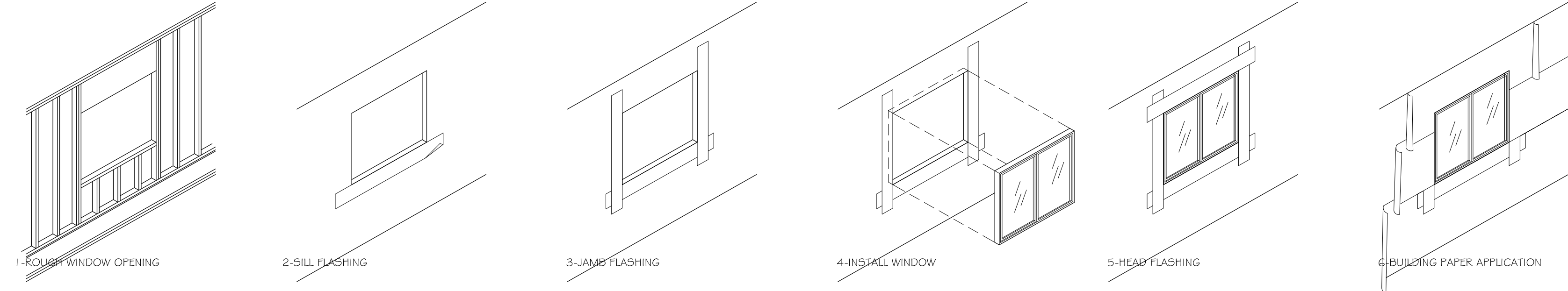
DRAWING TITLE
A5.2 DETAILS



DEBBI CLEARY
 COPYRIGHT © 2018
 CLEARY DESIGN STUDIO, LLC
 ALL RIGHTS RESERVED
 THIS DOCUMENT AND THE IDEAS AND DESIGN INCORPORATED
 HEREIN IS THE PROPERTY OF CLEARY DESIGN STUDIO, LLC
 AND MAY NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM
 WITHOUT THE WRITTEN CONSENT OF CLEARY DESIGN STUDIO, LLC.

GENERAL NOTES

1. WINDOW MANUFACTURER: MATCH EXISTING
2. ALL GLAZING SHALL BE DOUBLE GLAZED W/ (1) LAYER OF LOW-E COATING & 2" AIRSPACE FILLED WITH ARGON GAS AS REQD. AVERAGE U-VALUE TO BE .20 OR BETTER.
3. ALL DOOR & WINDOW HEAD CASINGS TO ALIGN, U.N.O.
4. G.C./SUB-CONTRACTOR TO VERIFY UNIT HEIGHT AND ROUGH OPENING W/ WINDOW MANUFACTURER AND ADJUST AS NEEDED TO ALLOW DOOR & WINDOW HEIGHTS TO ALIGN.
5. WINDOW SUPPLIER TO VERIFY LOCATION OF ALL SAFETY GLASS PER CURRENT CODE REQUIREMENTS.
6. ALL HEADER HEIGHTS ARE MEASURED FROM THE TOP OF SUBFLOOR, U.N.O.
7. PROVIDE SCREENS AT ALL OPERABLE WINDOWS.
8. G.C./SUB-CONTRACTOR TO VERIFY EGRESS WINDOWS MEET IRC CODE W/ MIN CLEAR OPENING OF 20" WIDTH & 24" HEIGHT & MIN 5.7 SF NET OPENING & 44" MAX SILL HEIGHT.
9. PROVIDE A LIMITER NOT MORE THAN 4" ABOVE SILL HEIGHTS OF LESS THAN 24" TYP.
10. ALL EXTERIOR DOORS, OF HEATED SPACES, SHALL HAVE LOW PROFILE THRESHOLDS AND WEATHERSTRIPPING.



PENETRATION FLASHING RECOMMENDATIONS BY NORTHWEST WALL AND CEILING BUREAU

FLASHING PAPER: VAPOR BARRIER COATED & REINFORCED, GRADE A OR B. DO NOT USE BUILDING PAPER, ROOFING FELTS OR SPUNBONDED POLYOLEFIN/HOUSEWRAPS AS FLASHING.

INSTALLATION 2: ATTACH SILL FLASHING AT EDGE OF OPENING ONLY, EXTEND PAST JAMB FLASHING.

3: ATTACH JAMB PIECES, LAP OVER SILL PIECE AND LEAVE BOTTOM TABS UNATTACHED. SILICONE SEALANT PER ASTM C-920.

4: APPLY A CONTINUOUS BEAD OF SEALANT WITHIN 1/2" OF OPENING. SET WINDOW ONTO SEALANT AND FASTEN TO STRUCTURE. INSPECT WINDOW FINIS FOR DAMAGE. DRIP FLASHING: EXTERIOR GRADE PVC MEETING ASTM D-1784 OR MINIMUM 24 GA GALVANIZED STEEL.

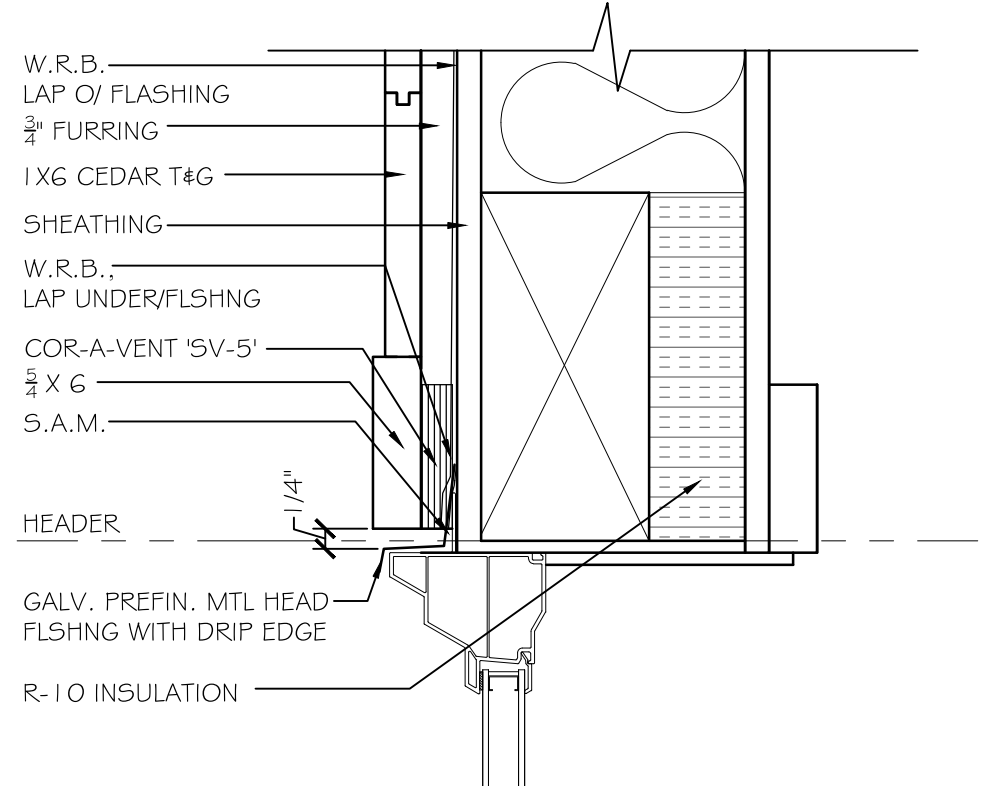
5: APPLY FLASHING PAPER @ HEAD OF WINDOW OVER NAIL FLANGE. NOTE: REMOVE WRINKLES AND INSPECT FOR TEARS.

6: SLIP WATER RESISTIVE BARRIER UNDER SILL FLASHING. 2ND COURSE OF BUILDING PAPER LAPS OVER JAMB FLASHING AND 3RD COURSE LAPS OVER HEAD FLASHING; BUILDING PAPER MUST HAVE HORIZONTAL LAPS OF 2" MIN (4" TO 6" RECOMMENDED), VERTICAL LAPS MUST BE 6" MIN. (8" TO 12" RECOMMENDED). NOTE: SILL FLASHING AND JAMB TABS ARE EXPOSED AND WILL SHED WATER DOWN AND ONTO THE BUILDING PAPER AND MUST BE ALLOWED TO ULTIMATELY WEEP OUT.

PENETRATION FLASHING RECOMMENDATIONS BY NORTHWEST WALL AND CEILING BUREAU

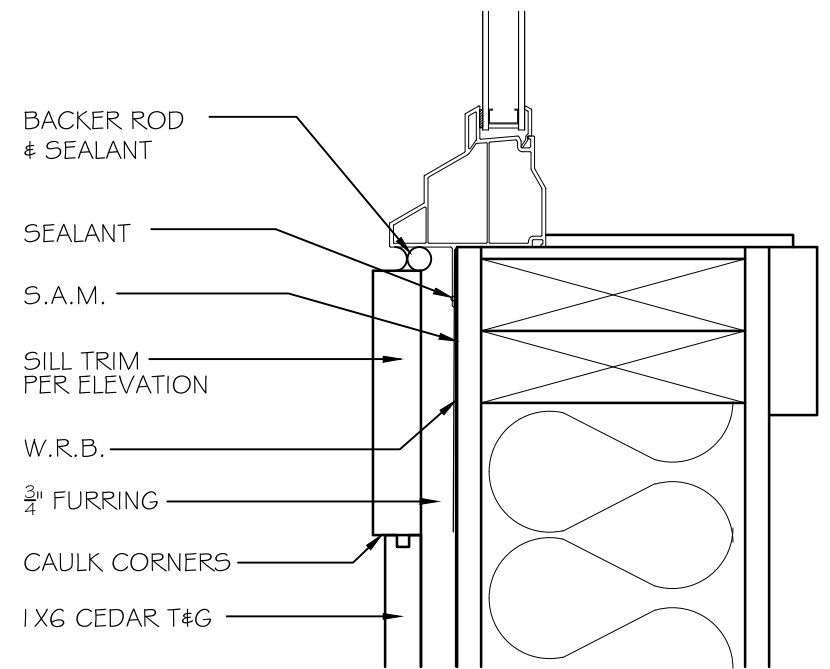
1 - WINDOW INSTALLATION

NOT TO SCALE



2 - WINDOW HEAD

SCALE: 3" = 1'-0"



3 - WINDOW SILL & JAMB

SCALE: 3" = 1'-0"

WINDOW SCHEDULE

WINDOW	SIZE	OPERATION (SEE PLANS & ELEV'S)	HEADER HEIGHT (ABOVE SUBFLOOR)	SAFETY GLAZED	HARDWARE (MATCH (E))	EGRESS	COMMENTS
101	3'-0" X MATCH HEIGHT OF (E) MSTR WIC WIN	AWN	(E)	YES		YES	
201	MATCH (E) MSTR BATH WIN						
202	MATCH (E) MSTR BED SGD						
203	MATCH (E) SGD WIDTH X 2'-0" TALL	PIC	2'-5 1/2" ABV SGD HEAD	YES			IF WIDTH IS NOT POSSIBLE, IT CAN BE DIVIDED IN HALF FOR 2 MULLED TOGETHER.
204	3'-0" X 6'-0"	PIC	ALIGN W/ MSTR W.L.C.	YES			
205	FIELD VERIFY X 2'-0"	PIC	CENTER WIN BETWEEN WIN BLW & PL				
206	FIELD VERIFY X 2'-0"	PIC	ALIGN W/ #204				
207	FIELD VERIFY X 2'-0"	PIC	ALIGN W/ #204				
208	3'-0" X MATCH HEIGHT OF (E) MSTR WIC WIN	PIC	ALIGN W/ MSTR W.L.C.	YES			
209	2'-0" X 4'-0" SKYLIGHT	PIC					
210	2'-0" X 4'-0" SKYLIGHT	PIC					

DOOR SCHEDULE

DOOR	DOOR SIZE	HDR HEIGHT	OPERATION (SEE PLANS & ELEV'S)	SAFETY GLAZED	HARDWARE	EGRESS	COMMENTS
1A	2'-8" X 6'-8"	6'-10 1/2"	SWING				
1B	2'-8" X 6'-8"	6'-10 1/2"	SWING				
1C	2'-8" X 6'-8"	6'-10 1/2"	SWING				
1D	2'-6" X 6'-8"	PER MANUF	POCKET				
1E	3'-0" X 6'-8"	6'-10 1/2"	SWING				
1F	3'-0" X 6'-8"	6'-10 1/2"	SWING			YES	EXTERIOR DOOR, SEE SPECIFICATIONS
1G	16'-0" X 7'-0"	EXISTING	OVERHEAD GARAGE DOOR				SEE SPECIFICATIONS
2A	2'-6" X 6'-8"	PER MANUF	POCKET				
2B	2'-4" X 6'-8"	6'-10 1/2"	SWING				
2C	2'-4" X 6'-8"	PER MANUF	POCKET				
2D	2'-4" X 6'-8"	6'-10 1/2"	SWING				
2E	2'-6" X 6'-8"	PER MANUF	POCKET				
2F	2'-6" X 6'-8"	PER MANUF	POCKET				
2G	3'-0" X 7'-0"	PER MANUF	BARN DOOR				SEE SPECIFICATIONS
2H	5'-0" X 6'-8"	PER MANUF	BI-PASS				

CLEARY DESIGN STUDIO, LLC
 130 105th Ave SE #301
 Bellevue, WA 98004
 425.442.6788

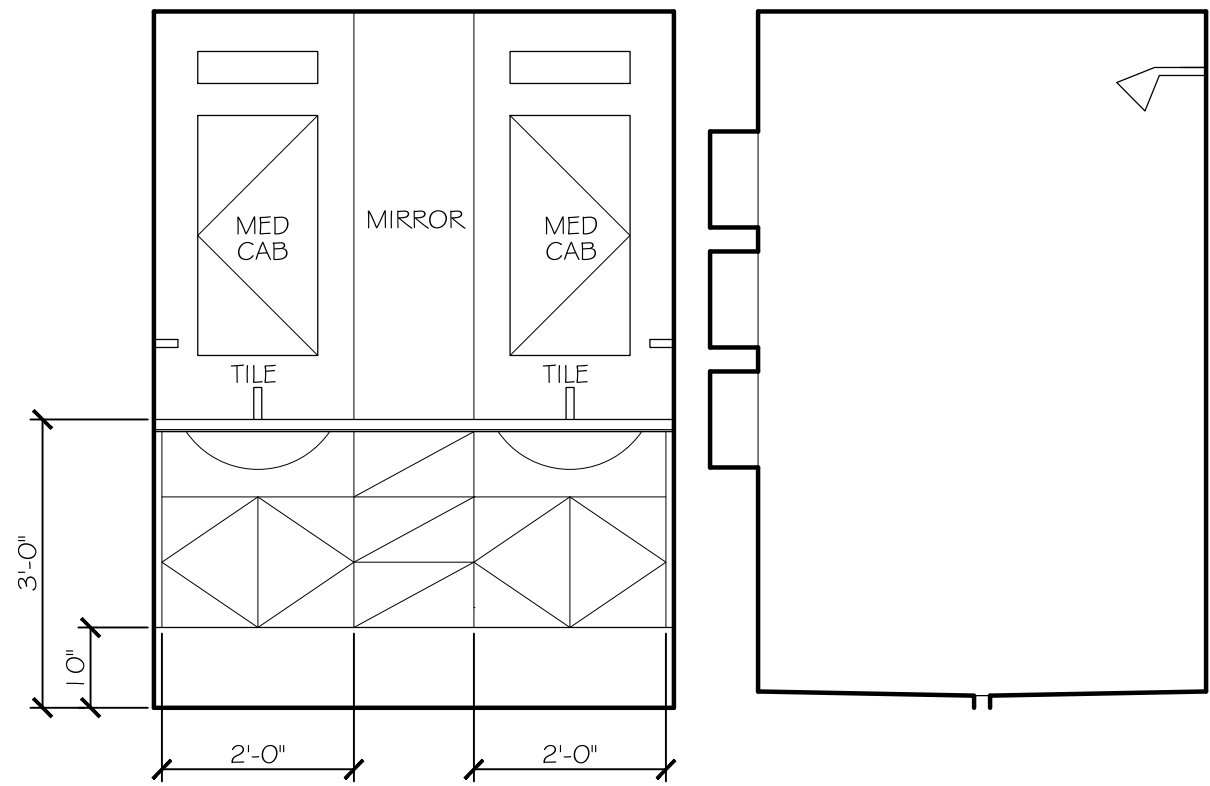
PROJECT NAME:
MUNSON RESIDENCE

4628 Forest Avenue SE
 Mercer Island, WA 98040

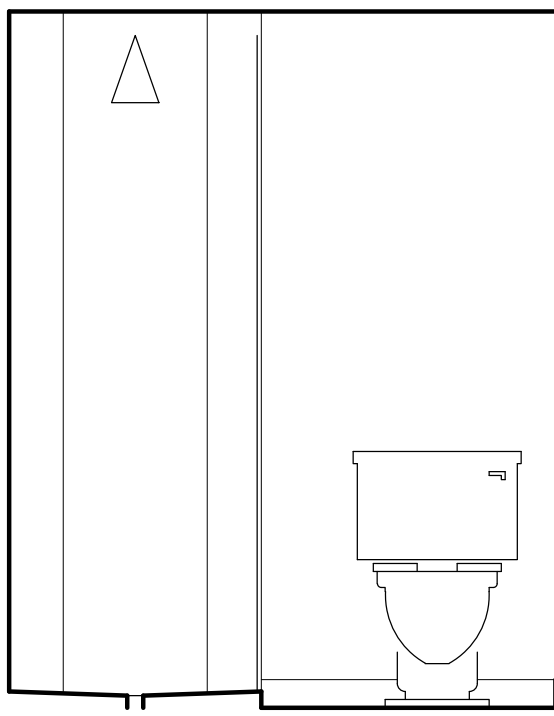
DATE OF ISSUE:
 4-11-19

REVISIONS:

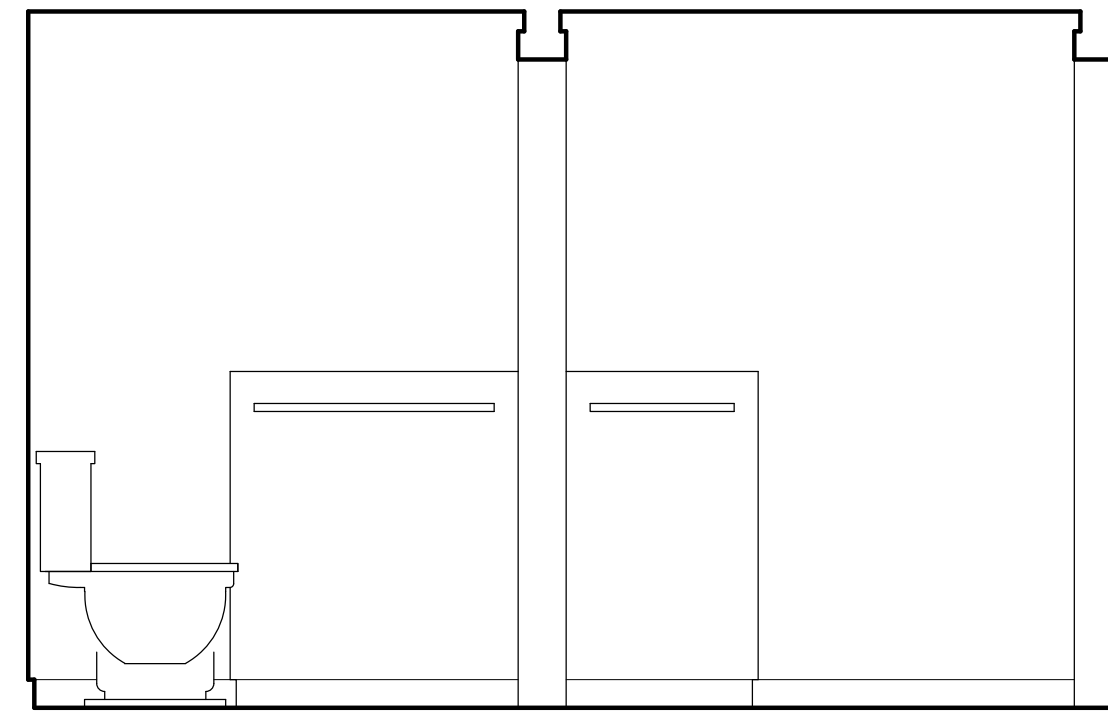
DRAWING TITLE
A6.1 DR & WIN DETAILS



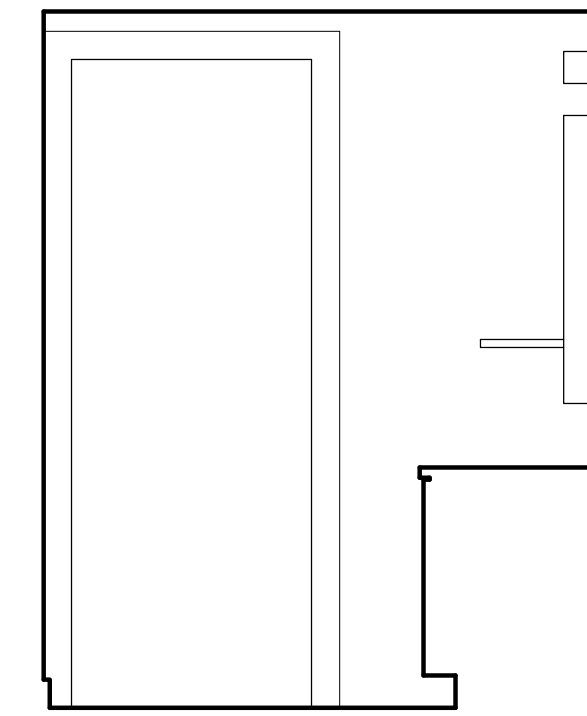
1-KID'S BATH
 SCALE: 1/2" = 1'-0"



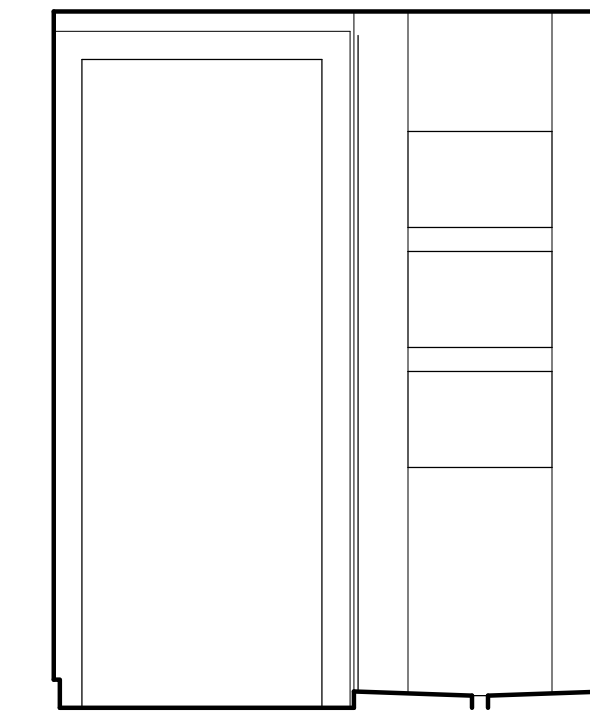
2-KID'S BATH
 SCALE: 1/2" = 1'-0"



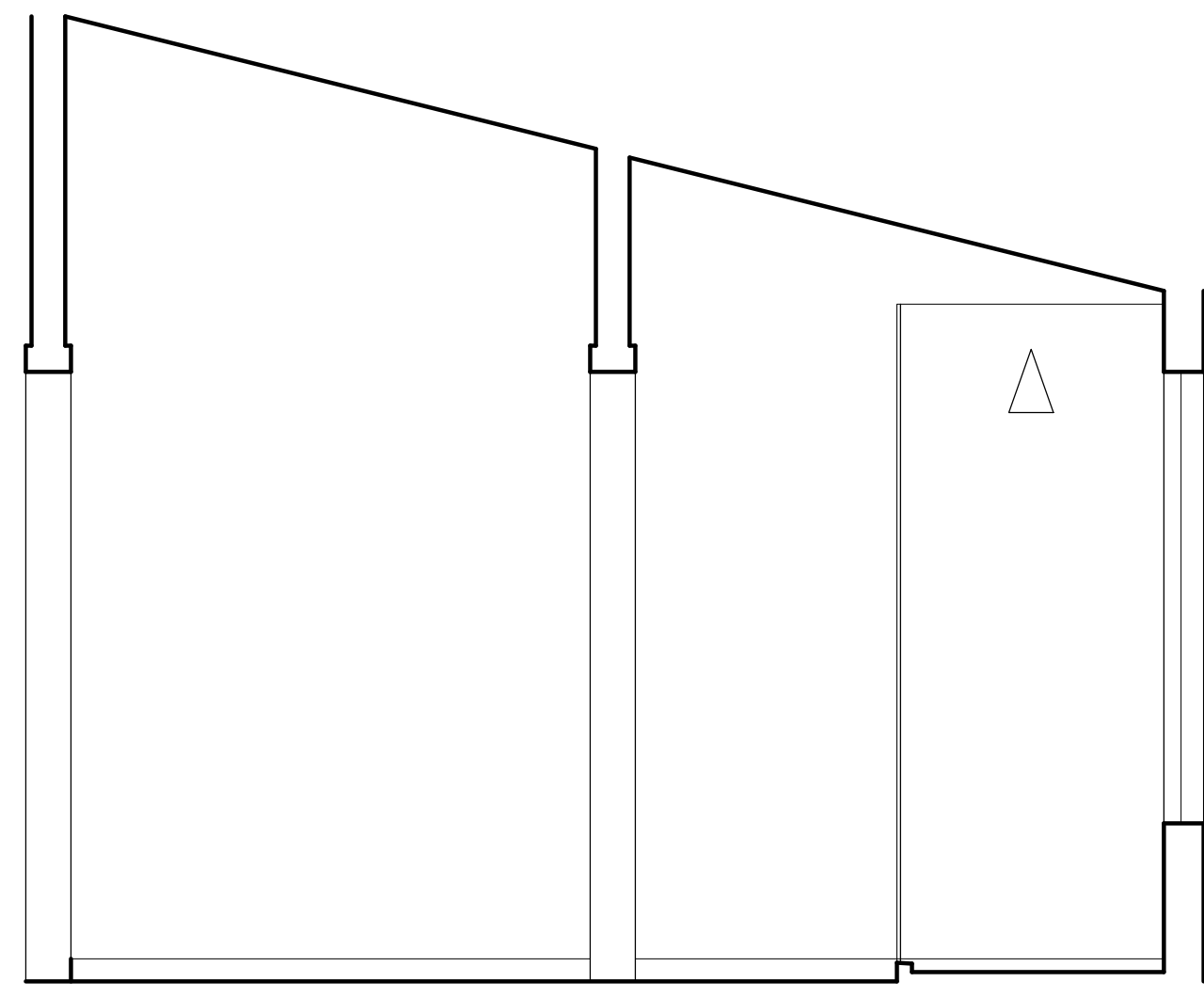
3-KID'S BATH
 SCALE: 1/2" = 1'-0"



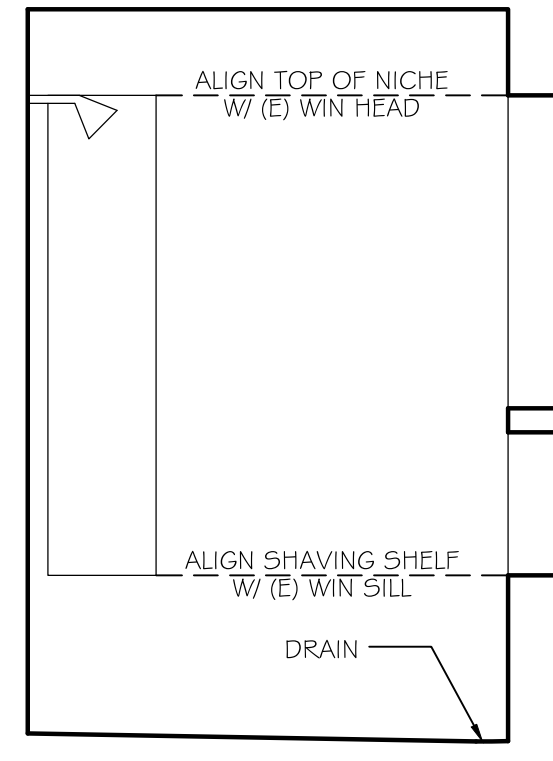
4-KID'S BATH
 SCALE: 1/2" = 1'-0"



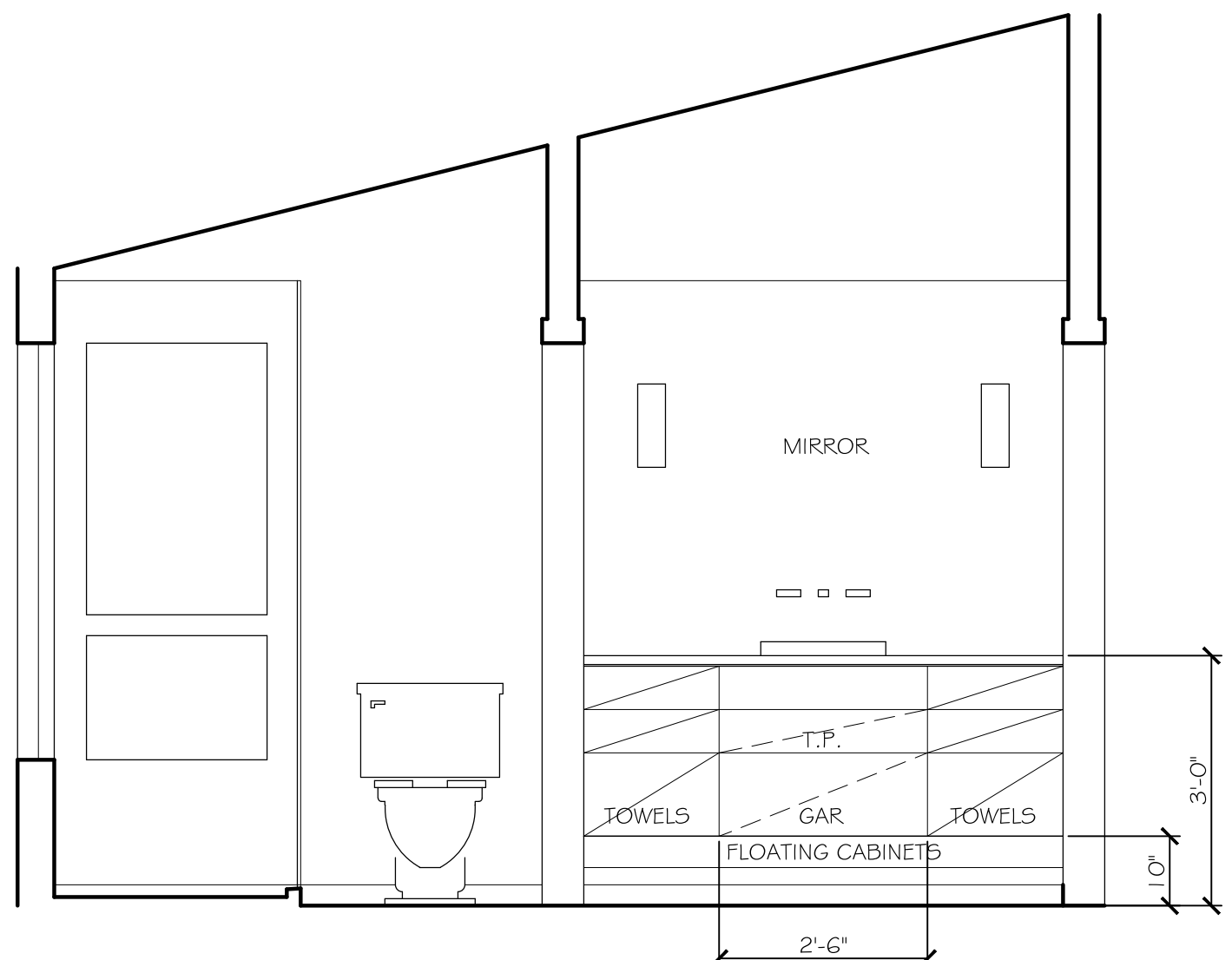
5-KID'S BATH
 SCALE: 1/2" = 1'-0"



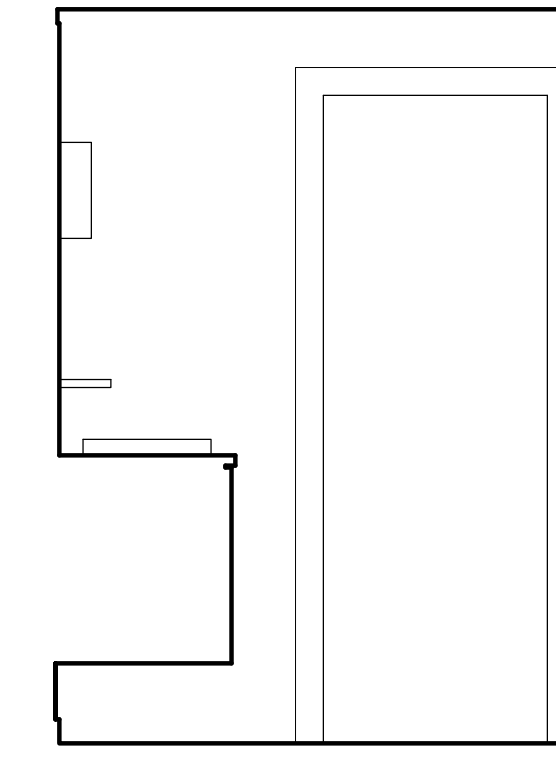
6-GUEST BATH
 SCALE: 1/2" = 1'-0"



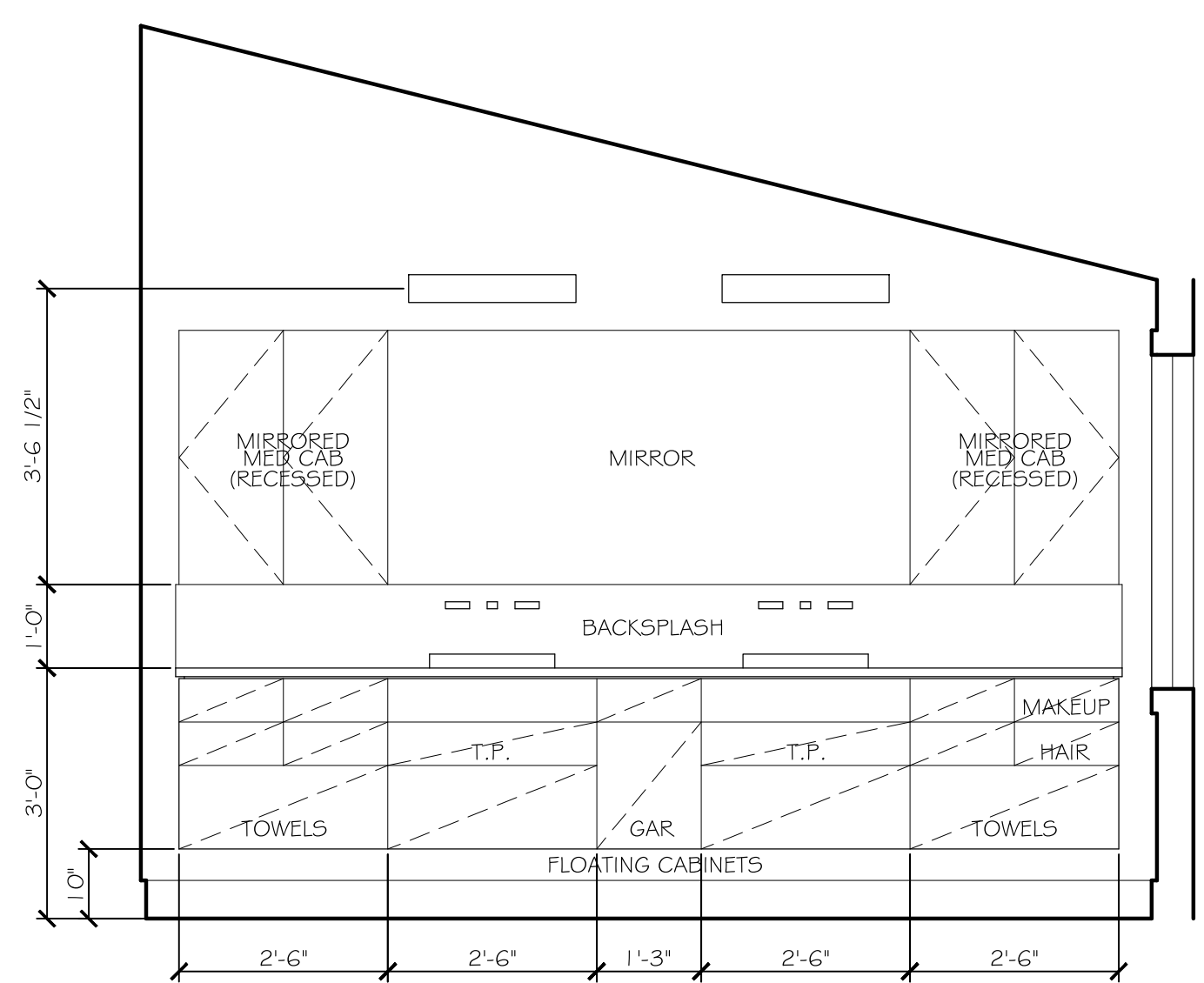
7-GUEST BATH
 SCALE: 1/2" = 1'-0"



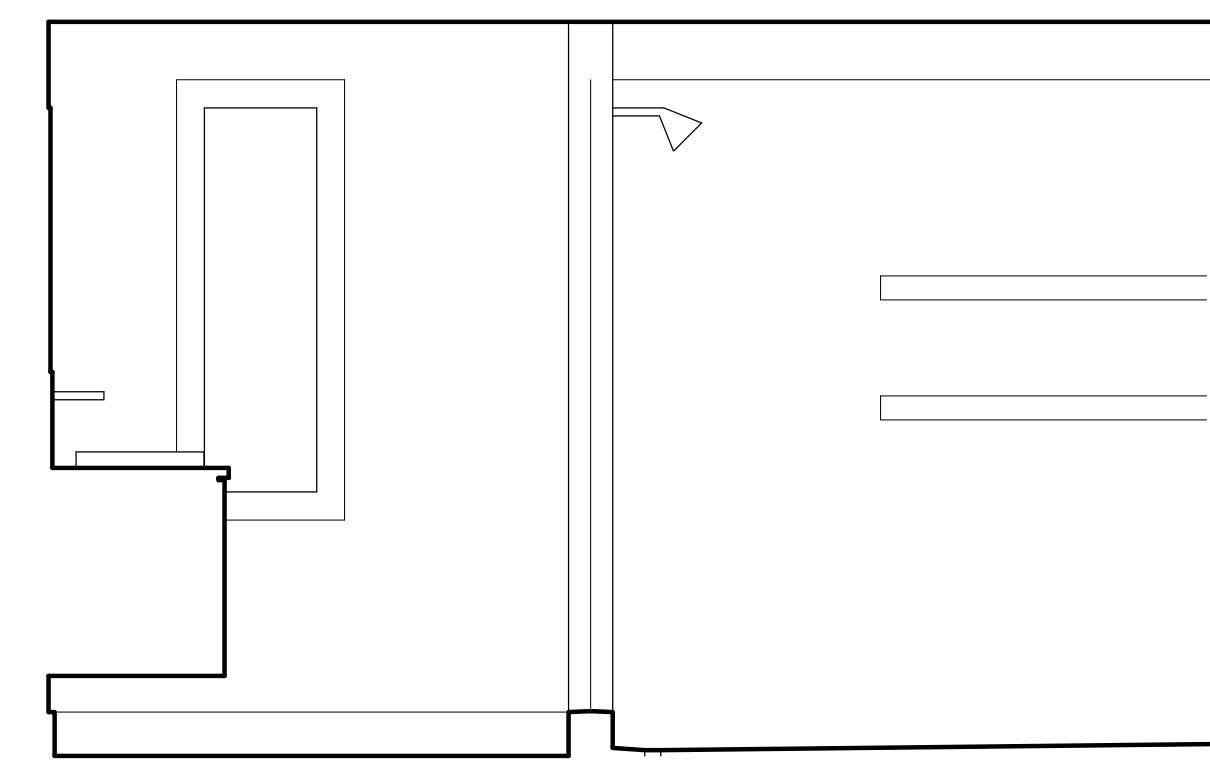
8-GUEST BATH
 SCALE: 1/2" = 1'-0"



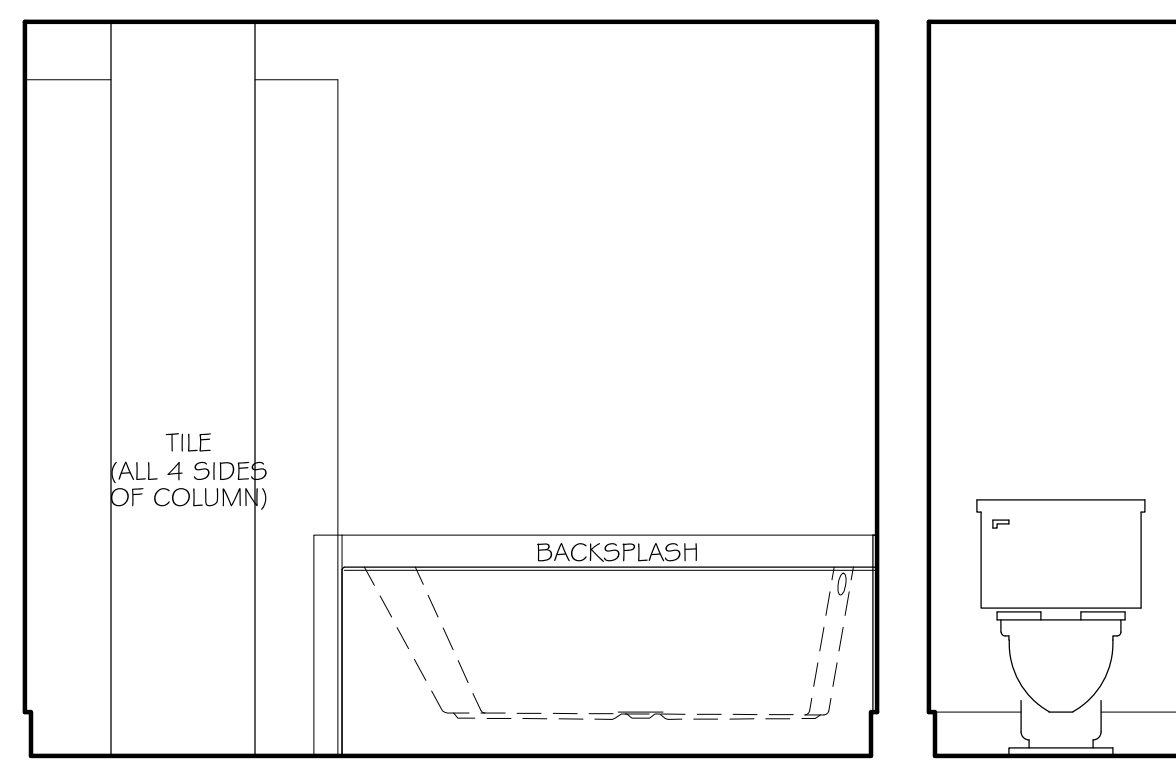
9-GUEST BATH
 SCALE: 1/2" = 1'-0"



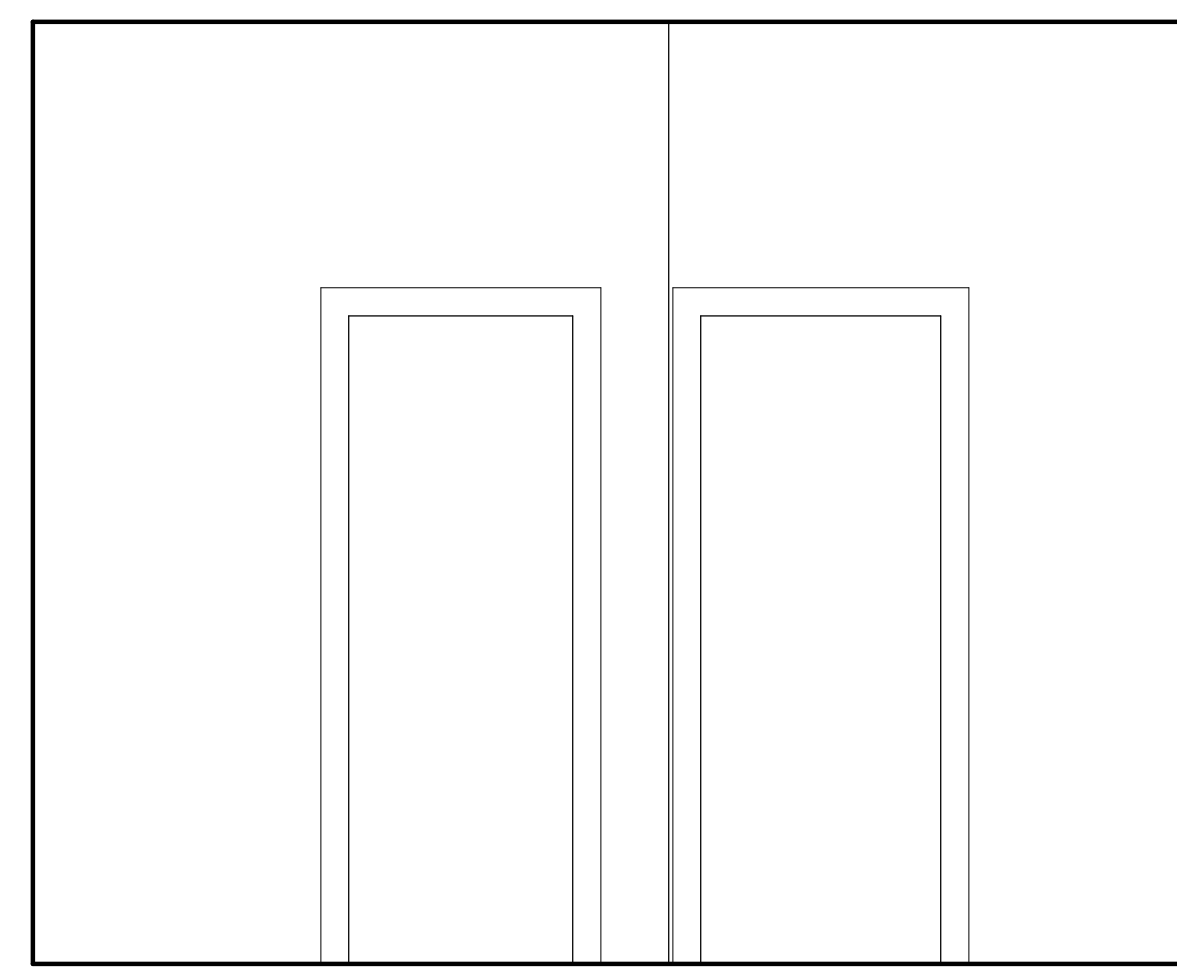
10-MASTER BATH
 SCALE: 1/2" = 1'-0"



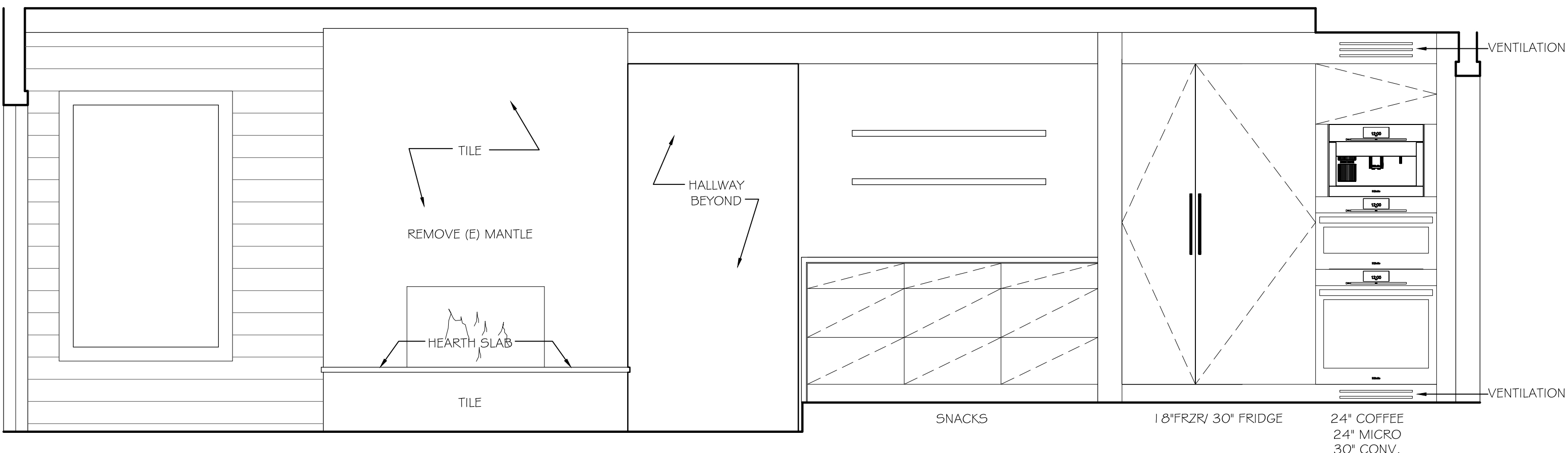
11-MASTER BATH
 SCALE: 1/2" = 1'-0"



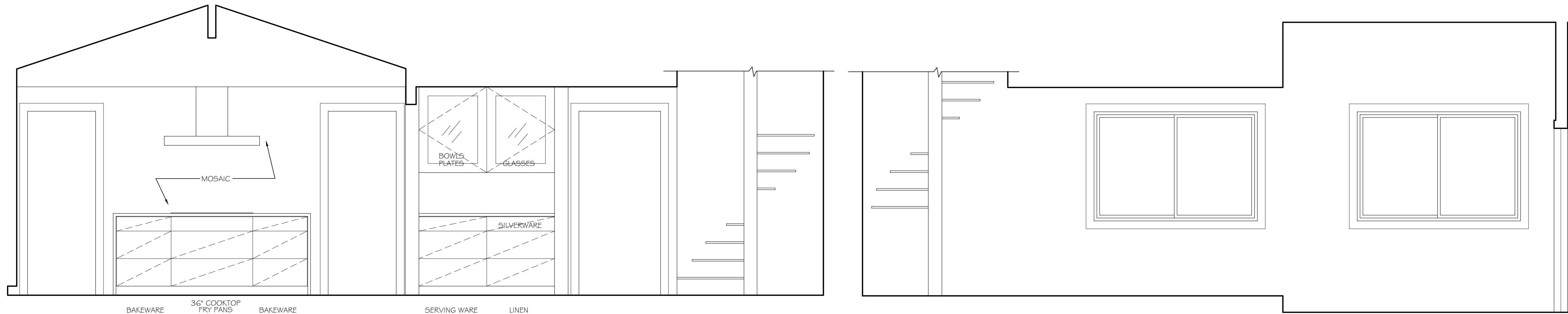
12-MASTER BATH
 SCALE: 1/2" = 1'-0"



13-MASTER BATH
 SCALE: 1/2" = 1'-0"

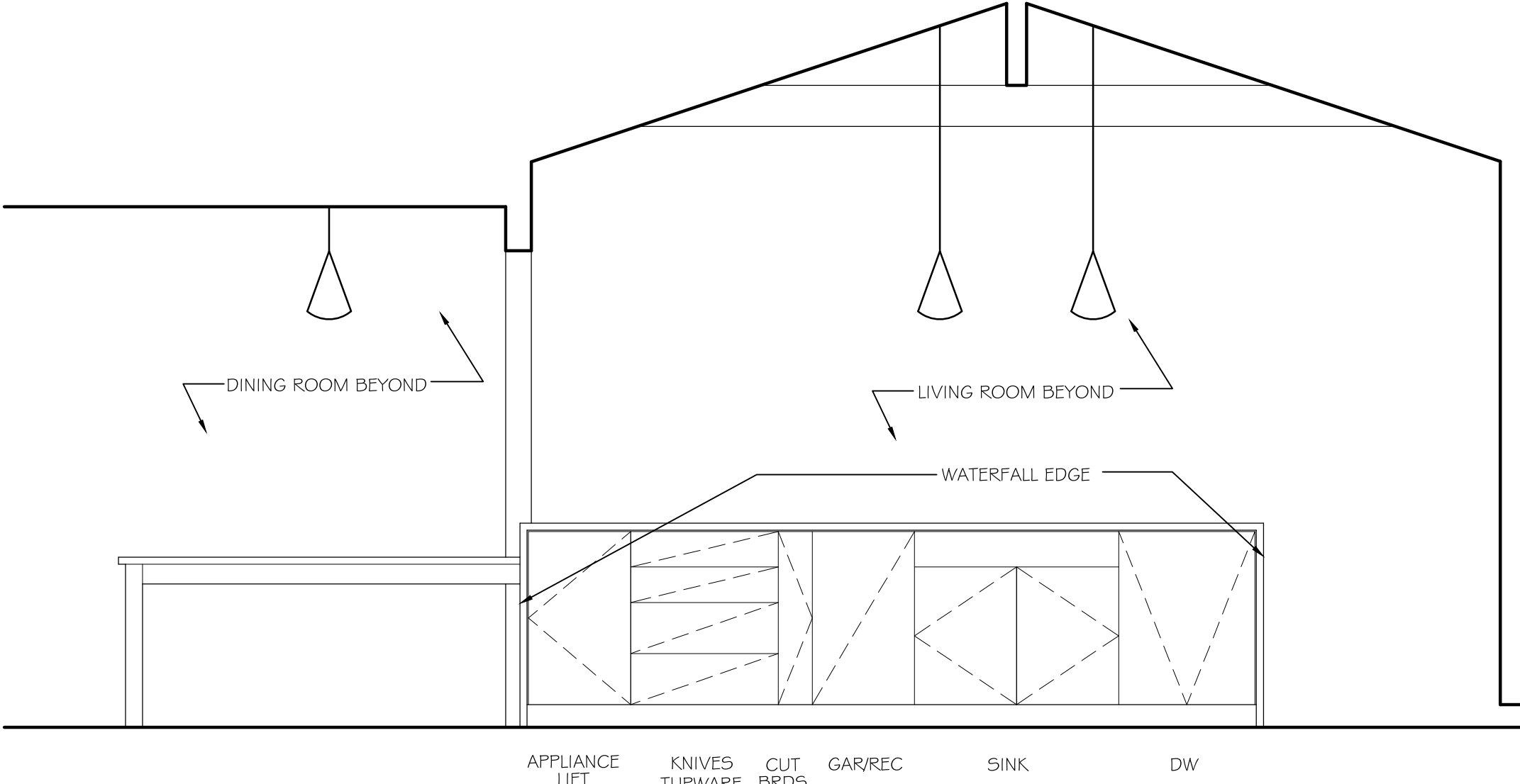


1-LIVING ROOM/ KITCHEN
 SCALE: 1/2" = 1'-0"

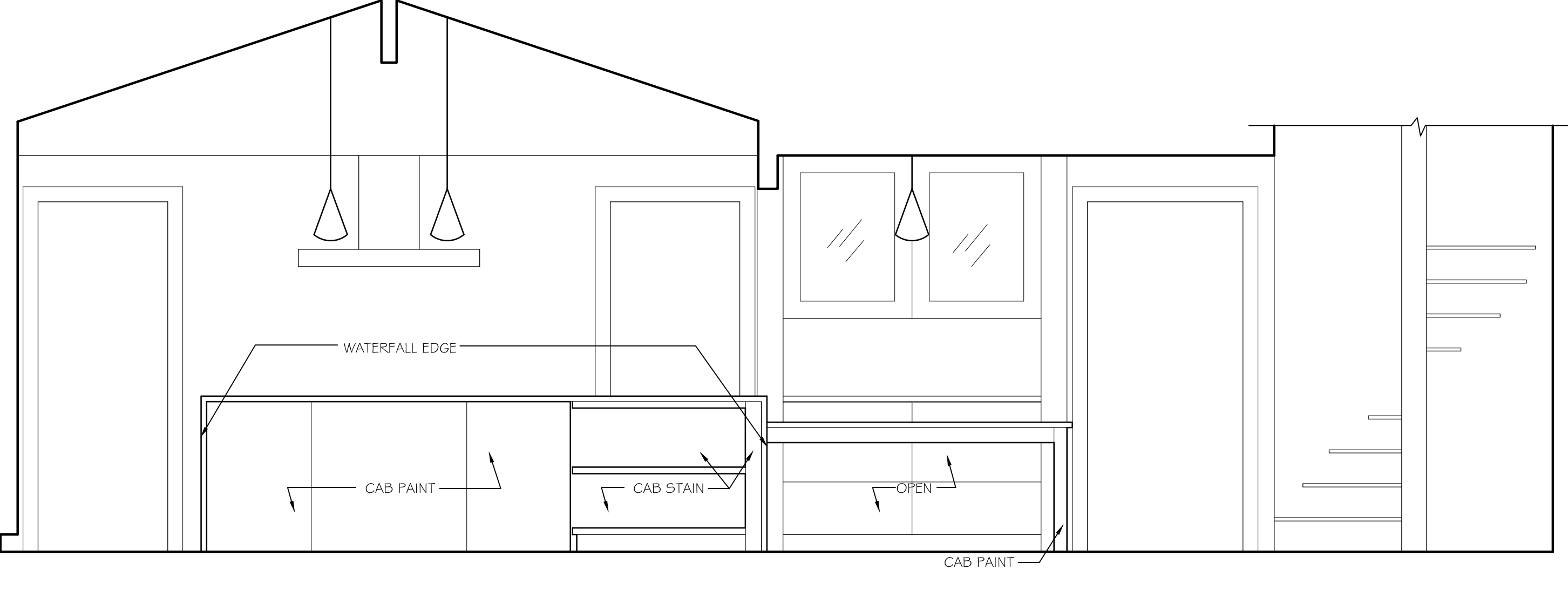


2-KITCHEN
 SCALE: 1/2" = 1'-0"

3-KITCHEN/ DINING RM
 SCALE: 1/2" = 1'-0"



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



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

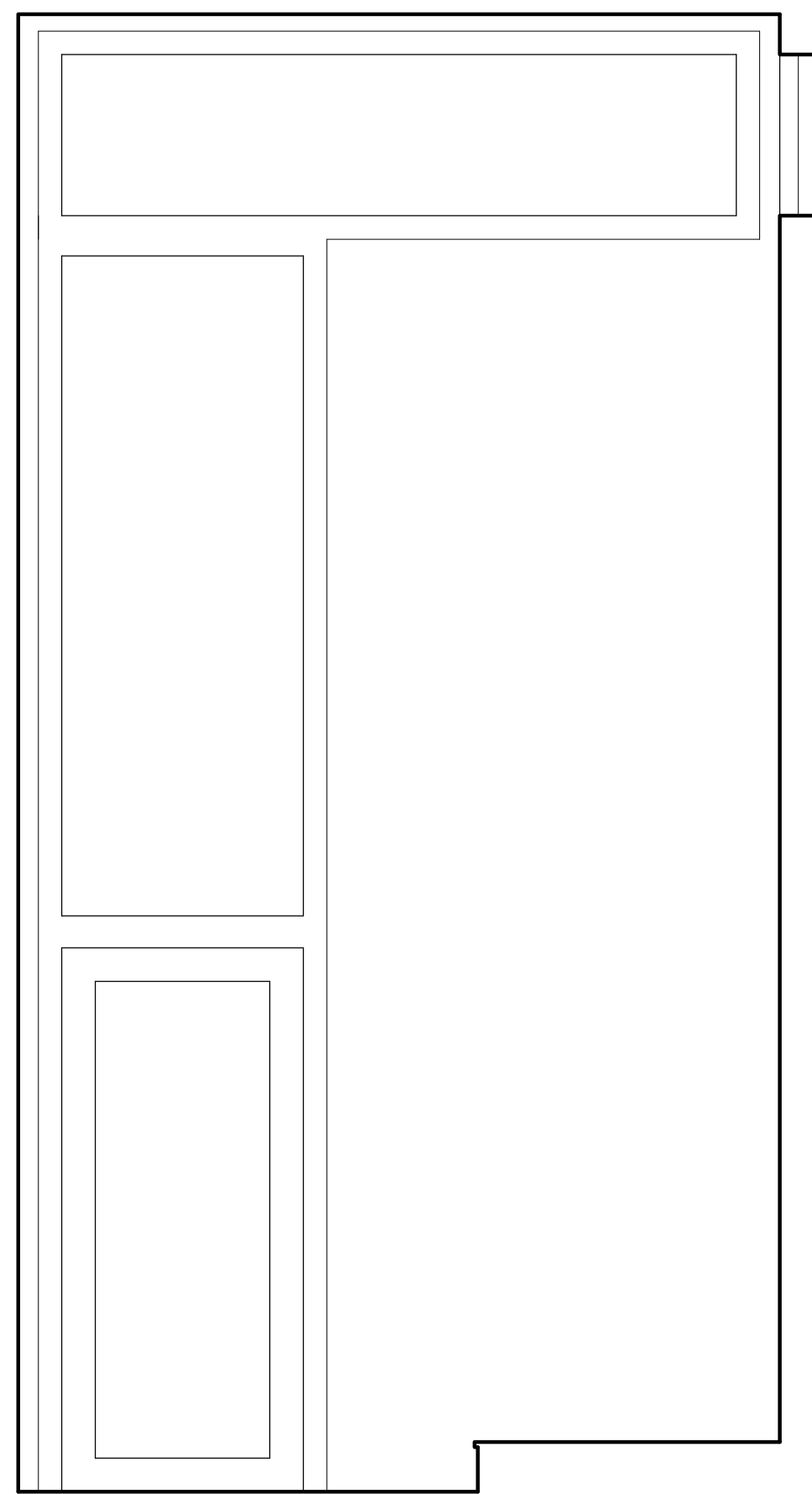
PROJECT NAME:
 MUNSON
 RESIDENCE

4628 Forest Avenue SE
 Mercer Island, WA 98040

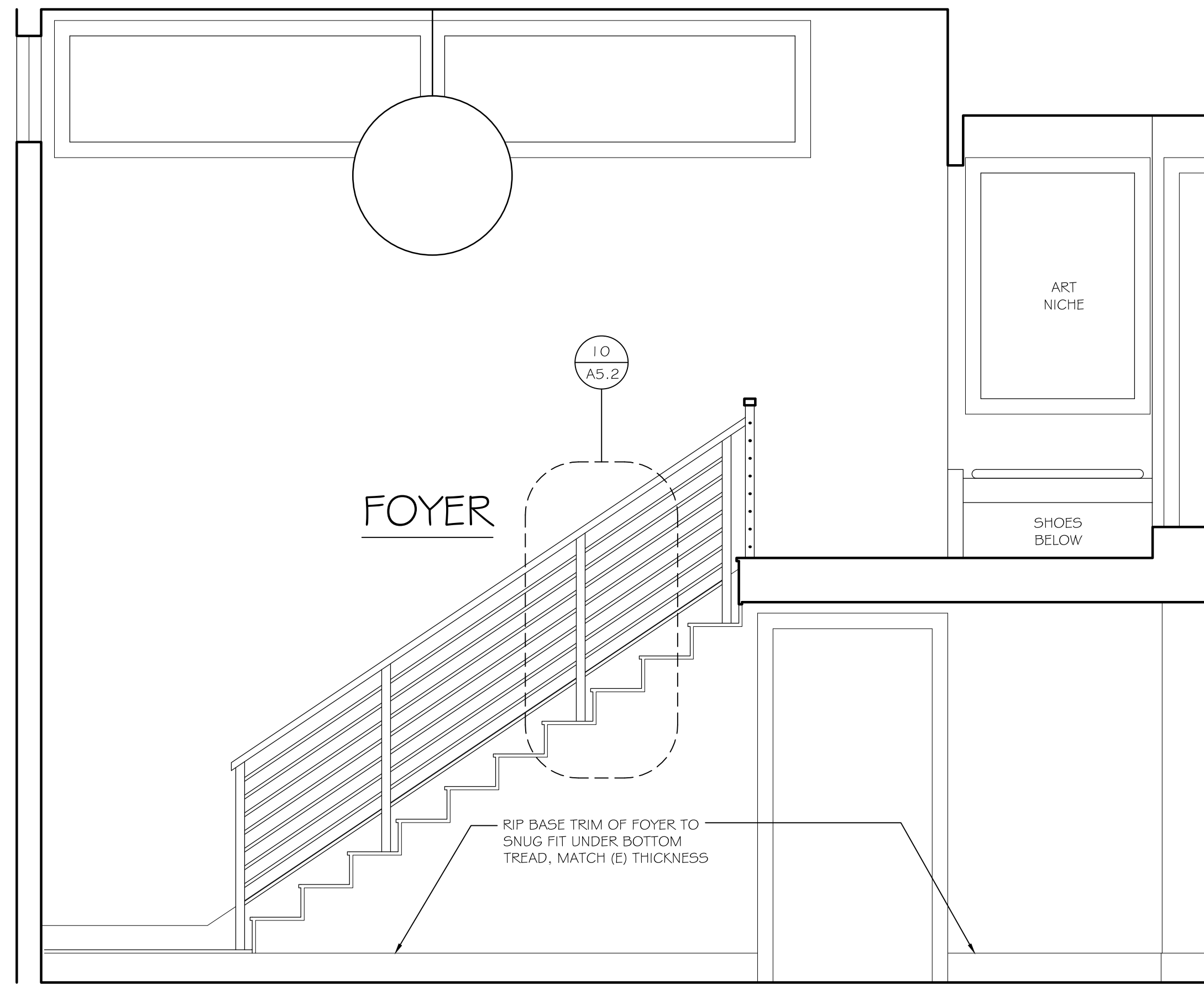
DATE OF ISSUE:
 4-11-19

REVISIONS:

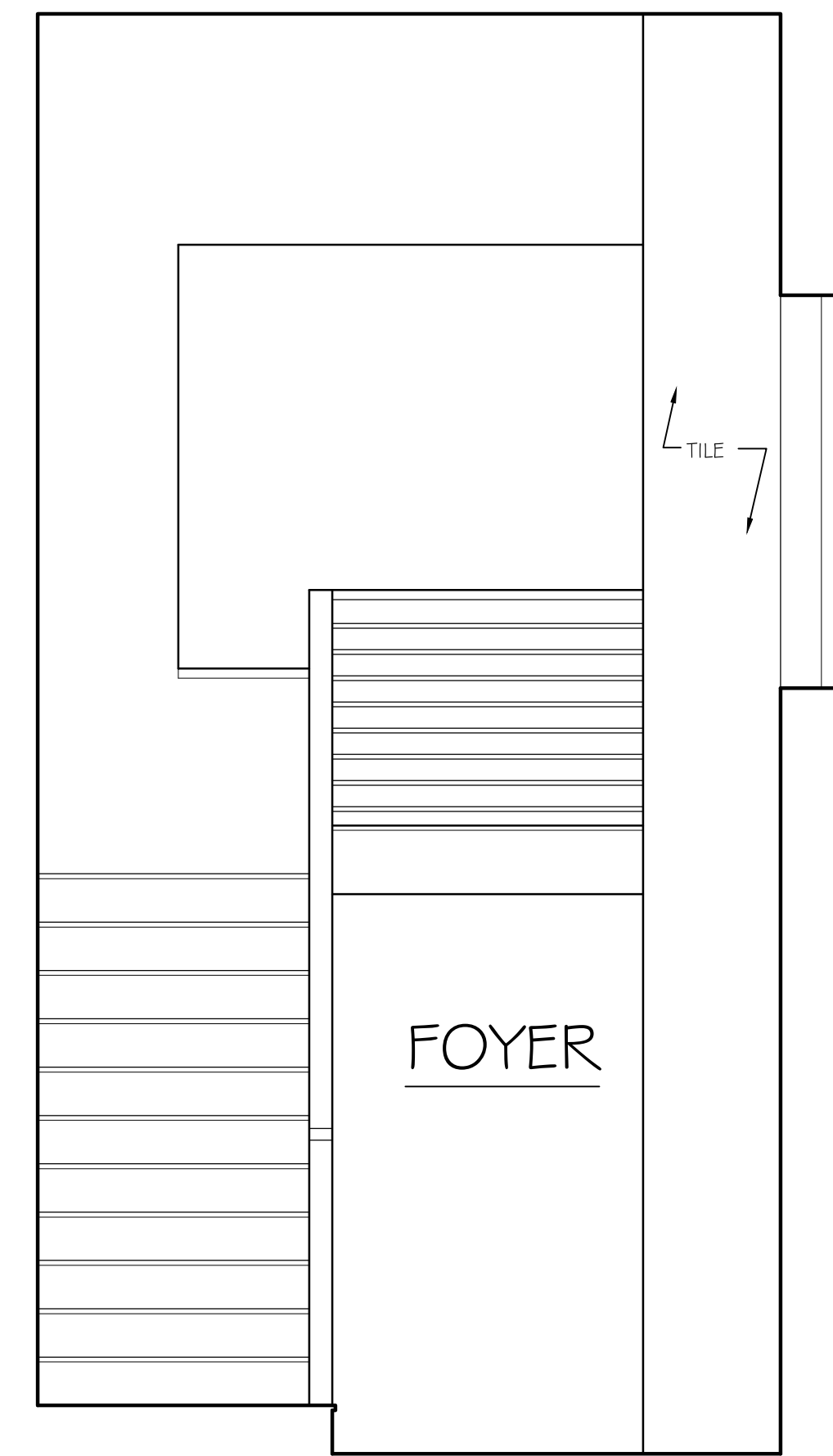
DRAWING TITLE
 A7.2
 INT.ELEVS



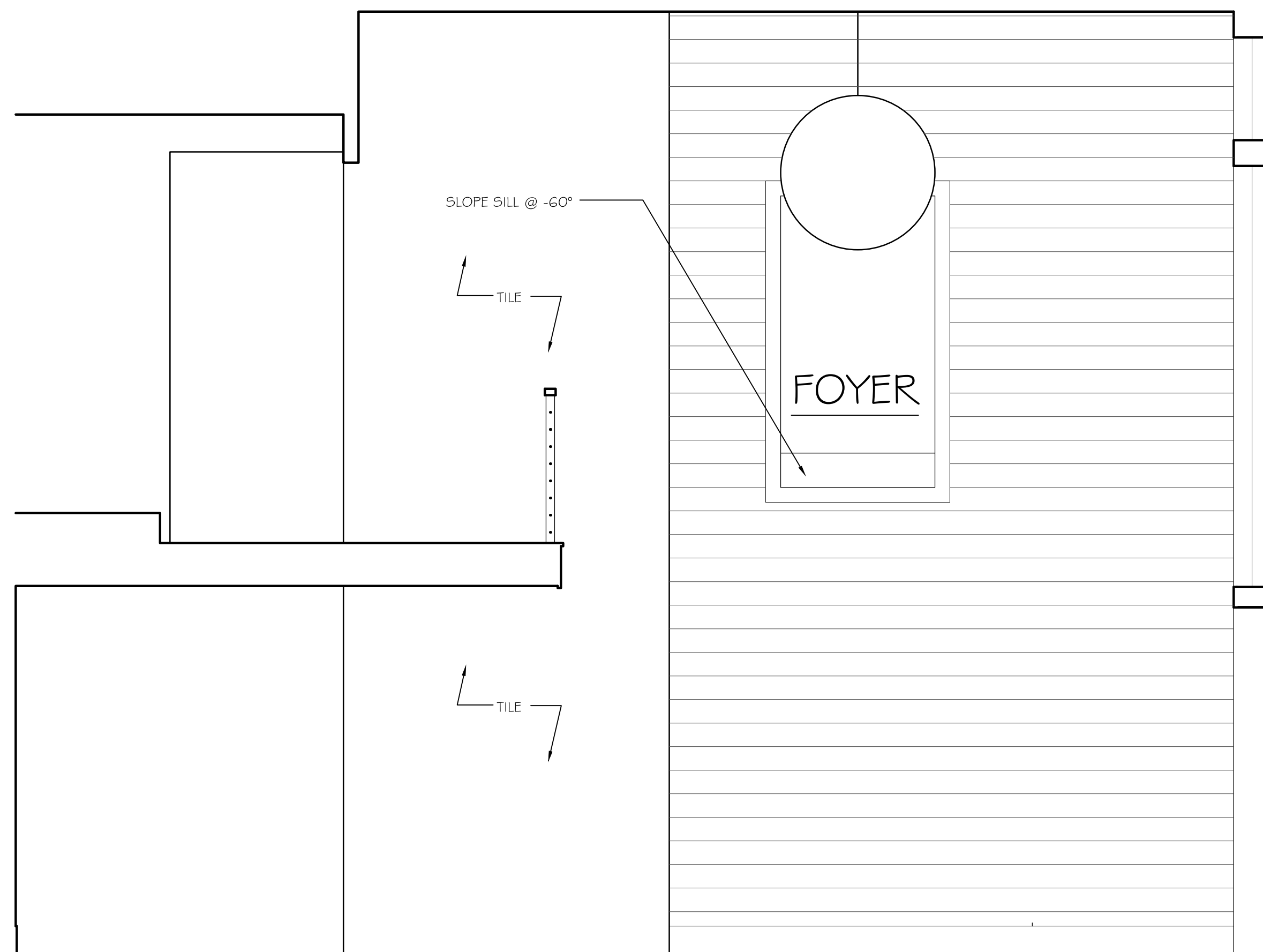
1-FOYER
SCALE: 1/2" = 1'-0"



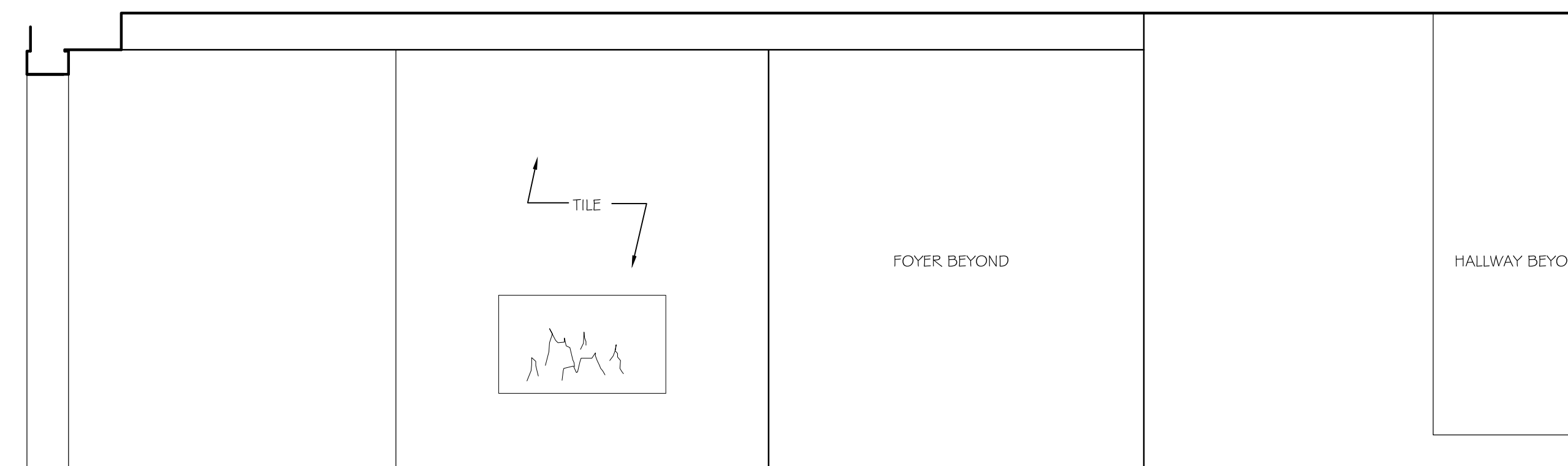
2-FOYER
SCALE: 1/2" = 1'-0"



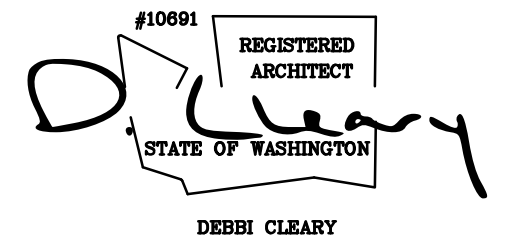
3-FOYER
SCALE: 1/2" = 1'-0"



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



5-BONUS ROOM
SCALE: 1/2" = 1'-0"



DEBBI CLEARY

COPYRIGHT © 2018
CLEARY DESIGN STUDIO, LLC
ALL RIGHTS RESERVED

THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED
HEREIN, IS THE PROPERTY OF CLEARY DESIGN STUDIO, LLC
AND MAY NOT BE REPRODUCED, COPIED, OR TRANSMITTED
IN ANY FORM OR BY ANY MEANS, WITHOUT THE
WRITTEN CONSENT OF CLEARY DESIGN STUDIO, LLC.

CLEARY DESIGN STUDIO, LLC

130 105th Ave SE #301
Bellevue, WA 98004
425.442.6788

PROJECT NAME:
MUNSON
RESIDENCE

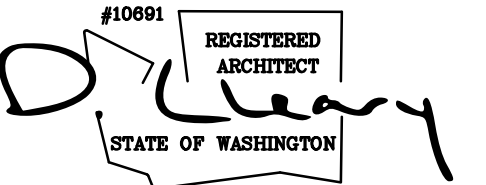
4628 Forest Avenue SE
Mercer Island, WA 98040

DATE OF ISSUE:
4-11-19

REVISIONS:

DRAWING TITLE

A7.3
INT.ELEVS



DEBBI CLEARY

COPYRIGHT © 2018
CLEARY DESIGN STUDIO, LLC
ALL RIGHTS RESERVED
THIS DOCUMENT AND THE IDEAS AND DESIGN INCORPORATED
HEREIN IS THE PROPERTY OF CLEARY DESIGN STUDIO, LLC
AND SHALL BE KEPT IN CONFIDENCE. IT IS NOT TO BE
REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY
MEANS, ELECTRONIC OR MECHANICAL, INCLUDING
PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION
SYSTEMS WITHOUT THE WRITTEN CONSENT OF CLEARY DESIGN STUDIO, LLC.

CLEARY DESIGN STUDIO, LLC

130 105th Ave SE #301
Bellevue, WA 98004
425.442.6788

PROJECT NAME:
**MUNSON
RESIDENCE**
4628 Forest Avenue SE
Mercer Island, WA 98040
DATE OF ISSUE:
4-11-19
REVISIONS:

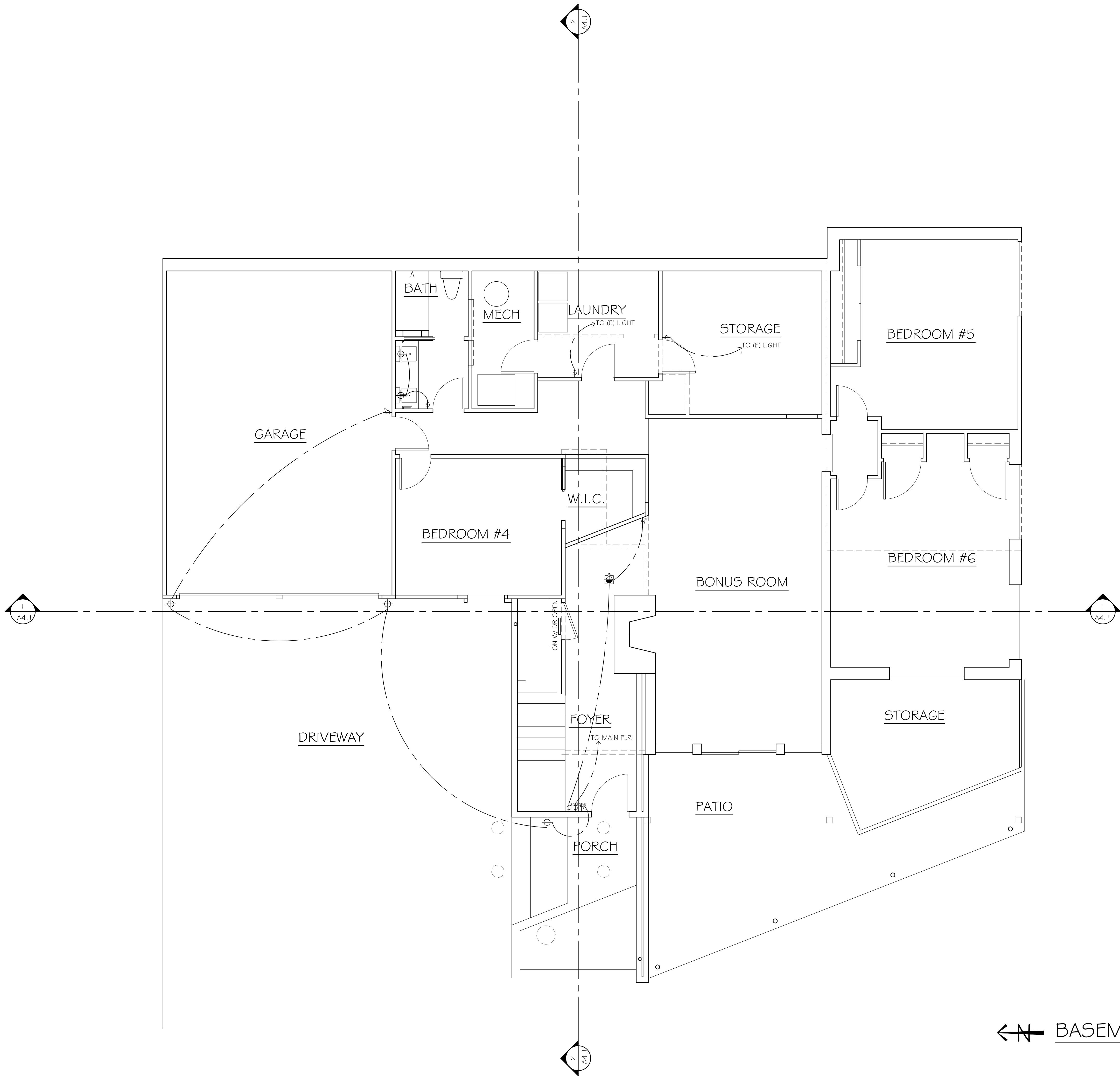
DRAWING TITLE
**E1.1
1ST FLOOR
ELECTRICAL**

PLAN NOTES

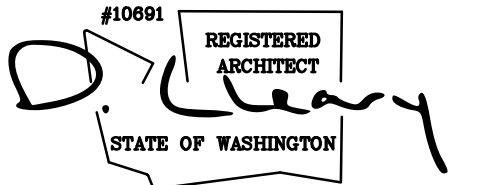
1. CONTRACTOR OR BIDDER DESIGN ELECTRICAL TO VERIFY EXISTING ELECTRICAL PANEL SIZE CAN HANDLE ALL NEW ELECTRICAL REQUIREMENTS. OTHERWISE LARGER PANEL IS REQUIRED.
2. BIDDER DESIGN ELECTRICAL IS RESPONSIBLE FOR CODE COMPLIANCE OF ALL ELECTRICAL OUTLETS AND FIXTURES. THOSE INDICATED ON THIS DWG REPRESENT EITHER THE MINIMUM ACCEPTABLE OR A REQUIREMENT OF THE OWNER.
3. SMOKE DETECTOR POWER SOURCES TO BE INSTALLED IN ACCORDANCE WITH NFPA 72 & IRC R313. ALL ALARM DEVICES SHALL BE INTERCONNECTED PER IRC313.1. SMOKE ALARMS SHALL BE INSTALLED ON EACH FLOOR INCLUDING HABITABLE ATTICS AND BASEMENTS. THEY SHALL ALSO BE LOCATED IN EVERY SLEEPING ROOM. THEY SHALL BE INTERCONNECTED SO THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT. IRC R314.3
4. CARBON MONOXIDE ALARMS IN NEW CONSTRUCTION, APPROVED CARBON MONOXIDE ALARMS ARE REQD OUTSIDE OF EACH SLEEPING AREA WHEN THERE ARE FUEL FIRED APPLIANCES WITHIN THE DWELLING. IN ADDITIONS AND OR ALTERATIONS REQUIRING A PERMIT, CARBON MONOXIDE ALARMS ARE ALSO REQD IN THE SAME LOCATIONS. IRC R315
5. PLEASE SEE PLANS AND ELEVATIONS FOR FURTHER INFO REGARDING PLACEMENT OF ELECTRICAL ITEMS.
6. ALL BULBS TO BE LED 2700K OR SIM, U.N.O.

ELECTRICAL SYMBOLS

- G.F.I. ⚡ GROUND FAULT INTERRUPTER
- WP ⚡ WATER-PROOF OUTLET
- ⚡ DUPLEX
- 240 ⚡ 240V
- ⚡ SOFFIT OR FLOOR OUTLET
- PENDANT
- ⊕ WALL SCONCE
- ⊕ CHANDELIER
- ⊕ CEILING MOUNT FLUSH
- STEP LIGHTS
- PUCK LIGHT
- ⊕ 4" DIA. RECESSED LED CAN WHITE INTERIOR
- ⊕ CEILING FAN W/ LIGHT
- ⊕ RECESSED SPOTLIGHT
- ⊕ VENT TO OUTSIDE
- ⊕ SMOKE DETECTOR
- △ ETHERNET
- TV ▲ CABLE TV
- ⊕ SWITCH
- ⊕ 3-WAY SWITCH
- ⊕ 4-WAY SWITCH
- ⊕ DIMMER SWITCH
- ⊕ DOOR BELL
- ⊕ CHIME
- ⊕ THERMOSTAT
- ⊕ UNDER CAB LED STRIPS



← **BASEMENT FLOOR PLAN**



DEBBI CLEARY

COPYRIGHT © 2018
 CLEARY DESIGN STUDIO, LLC
 ALL RIGHTS RESERVED

THIS DOCUMENT AND THE IDEAS AND DESIGN INCORPORATED
 HEREIN IS THE PROPERTY OF CLEARY DESIGN STUDIO, LLC
 AND SHALL BE KEPT IN CONFIDENCE. IT IS NOT TO BE REPRODUCED
 OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE
 WRITTEN CONSENT OF CLEARY DESIGN STUDIO, LLC.

CLEARY DESIGN STUDIO, LLC
 130 105th Ave SE #301
 Bellevue, WA 98004
 425.442.6788

PROJECT NAME:
**MUNSON
 RESIDENCE**

4628 Forest Avenue SE
 Mercer Island, WA 98040

DATE OF ISSUE:
 4-11-19

REVISIONS:

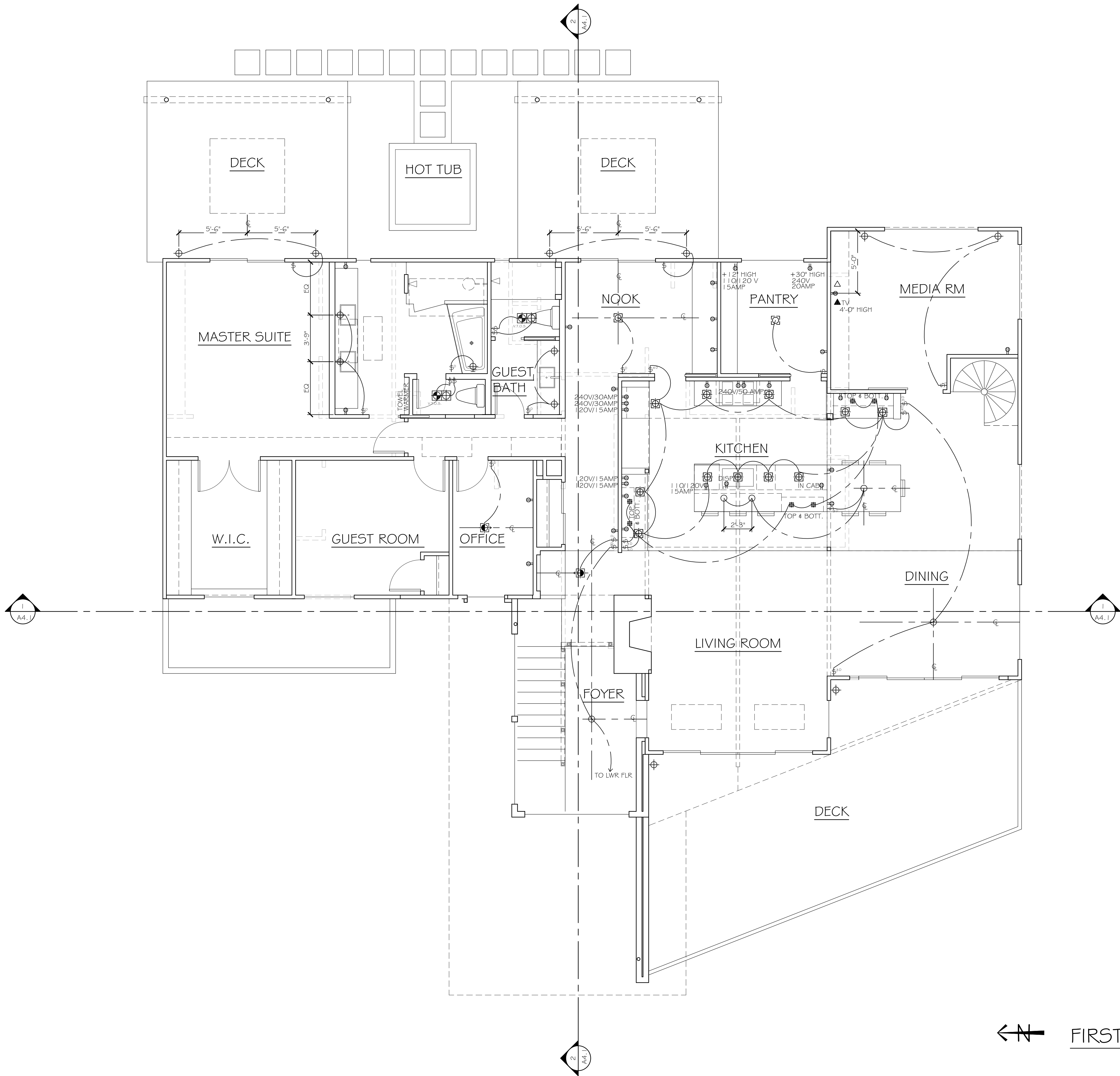
DRAWING TITLE
**E2.1
 2ND FLOOR
 ELECTRICAL**

PLAN NOTES

1. CONTRACTOR OR BIDDER DESIGN ELECTRICAL TO VERIFY EXISTING ELECTRICAL PANEL SIZE CAN HANDLE ALL NEW ELECTRICAL REQUIREMENTS. OTHERWISE LARGER PANEL IS REQUIRED.
2. BIDDER DESIGN ELECTRICAL IS RESPONSIBLE FOR CODE COMPLIANCE OF ALL ELECTRICAL OUTLETS AND FIXTURES. THOSE INDICATED ON THIS DWG REPRESENT EITHER THE MINIMUM ACCEPTABLE OR A REQUIREMENT OF THE OWNER.
3. SMOKE DETECTOR POWER SOURCES TO BE INSTALLED IN ACCORDANCE WITH NFPA 72 & IRC R313. ALL ALARM DEVICES SHALL BE INTERCONNECTED PER IRC313.1. SMOKE ALARMS SHALL BE INSTALLED ON EACH FLOOR INCLUDING HABITABLE ATTICS AND BASEMENTS. THEY SHALL ALSO BE LOCATED IN EVERY SLEEPING ROOM. THEY SHALL BE INTERCONNECTED SO THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT. IRC R314.3
4. CARBON MONOXIDE ALARMS IN NEW CONSTRUCTION, APPROVED CARBON MONOXIDE ALARMS ARE REQ'D OUTSIDE OF EACH SLEEPING AREA WHEN THERE ARE FUEL FIRED APPLIANCES WITHIN THE DWELLING. IN ADDITIONS AND OR ALTERATIONS REQUIRING A PERMIT, CARBON MONOXIDE ALARMS ARE ALSO REQ'D IN THE SAME LOCATIONS. IRC R315
5. PLEASE SEE PLANS AND ELEVATIONS FOR FURTHER INFO REGARDING PLACEMENT OF ELECTRICAL ITEMS.
6. ALL BULBS TO BE LED 2700K OR SIM, U.N.O.

ELECTRICAL SYMBOLS

- G.F.I. GROUND FAULT INTERRUPTER
- WP WATER-PROOF OUTLET
- DUPLEX
- 240 240V
- SOFFIT OR FLOOR OUTLET
- PENDANT
- WALL SCONCE
- CHANDELIER
- CEILING MOUNT FLUSH
- STEP LIGHTS
- PUCK LIGHT
- 4" DIA. RECESSED LED CAN WHITE INTERIOR
- CEILING FAN W/ LIGHT
- RECESSED SPOTLIGHT
- VENT TO OUTSIDE
- SMOKE DETECTOR
- ETHERNET
- TV CABLE TV
- SWITCH
- 3-WAY SWITCH
- 4-WAY SWITCH
- DIMMER SWITCH
- DOOR BELL
- CHIME
- THERMOSTAT
- UNDER CAB LED STRIPS



← FIRST FLOOR PLAN

GENERAL STRUCTURAL NOTES:

CRITERIA:

- 1.1 All Materials, workmanship, design, and construction shall conform to the drawings, specifications, and the International Building Code (IBC), 2015 Edition.
- 1.2 Design Loading Criteria
The Design Loading of the Structure is as follows:

Live Loads (in accordance with IBC Table 1607.1)			
Occupancy or Use	Uniform Live Load	Concentrated Live Load	Notes
Floor, Residential	40-psf	-	
Balconies & Decks	60-psf	-	1.5 x Occupancy Load
Uninhabitable attic, with storage	20-psf	-	Concurrent with Snow Loads
Uninhabitable attic, without storage	10-psf	-	Non-concurrent with Snow Loads
Handrails and Guards	-	200-lbs	Any point, any direction (ASCE 7-10, Section 4.5.1)

Wind Design Data ASCE 7-10, Chapter 28: Simplified Envelope Procedure		Seismic Design Data ASCE 7-10, Section 12.8: Equivalent Lateral Force Procedure	
Ultimate Design Wind Speed (3-sec gust), V_{ult}	110-mph	Risk Category	II
Nominal Wind Speed, V_{nom}	85-mph	Seismic Importance Factor, I_s	1.0
Risk Category	II	Mapped Spect. Accel., Short Period, S_s	1.500
Wind Exposure	B	Mapped Spect. Accel., 1-Sec, S_1	0.500
Internal Pressure Coefficient	N/A	Site Class	D
Exterior Components and Cladding	25-psf	Spectral Response Coeff., Short Period, S_{ps}	1.000
Topographical Factor, K_{zt}	1.00	Spectral Response Coeff., 1-Sec, S_{p1}	0.500
Snow Loads (ASCE 7-10, Chapter 7)		Seismic Design Category	D
Ground Snow Load, P_g	25-psf	Basic Seismic-Force-Resistance System	Ply. Shear Walls
Flat Roof Snow Load, $P_f = 0.7 C_e C_t I_s P_g$	25-psf	Response Modification Factor, R	6.5
* Snow Exposure Factor, C_e	1.0	Seismic Response Coefficient, C_s	0.13
* Snow Load Importance Factor, I_s	1.0	Design Base Shear, V	0.13 x Weight
* Thermal Factor, C_t	1.2		

See Drawings for Additional Loading Criteria.

- 1.3 Structural Drawings shall be used in conjunction with all other project documents for bidding and construction. Contractor shall verify dimensions and conditions for compatibility and shall notify architect of all discrepancies prior to construction.
- 1.4 Contractor shall provide Temporary Bracing for the structure and structural components until all final connections have been completed in accordance with the drawings.
- 1.5 Contractor shall be responsible for all safety precautions and the methods, techniques, sequences or procedures required to perform the work.
- 1.6 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.
- 1.7 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.
- 1.8 All structural systems composed of components to be field erected shall be supervised by the Supplier during manufacturing, delivery, handling, storage and erection in accordance with instructions prepared by the Supplier.

GEOTECHNICAL:

- 2.1 Allowable Soil Pressure, Lateral Earth Pressure, and Soil Profile Type are assumed and therefore must be verified. 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.

Geotechnical Properties	
Soil Site Class	D
Allowable Soil Bearing Pressure	1500-psf
Active Lateral Earth Pressure (Restrained)	60-pcf
Active Lateral Earth Pressure (Unrestrained)	35-pcf
Seismic Lateral Earth Pressure	6H-psf
Passive Lateral Earth Pressure	300-pcf
Base Friction Coefficient	0.35

CONCRETE:

- 3.1 Concrete shall be mixed, proportioned, conveyed and placed in accordance with IBC Chapter 19 and ACI 318-14. Mix shall be proportioned to produce a slump of 5" or less. All concrete with surfaces exposed to standing water shall be air-entrained with an air-content conforming to ACI 318-14 Table 4.2.1. Concrete Strength, based on IBC Section 1904.1, shall be as follows:

Type or Location of Concrete Construction (Moderate Exposure)	Min. 28-Day Compressive Strength, f_c
Interior Slabs-on-Grade	2500-psi
Footings, Basement Walls, Foundation/Stem Walls	3000-psi ¹

¹ Specified compressive strength (f_c) specifications address serviceability requirements. Design strength of concrete is 2500-psi, therefore, strength tests are not required. Provided concrete mix tickets verifying strength specifications.

- 3.2 Reinforcing Steel shall conform to ASTM A615-12 and the following:

Bar Size	Steel Grade
#5 bar and larger	Grade 60, $f_y = 60,000$ -psi
#4 bar and smaller	Grade 40, $f_y = 40,000$ -psi

Welded Wire Fabric shall conform to ASTM A1064-15

- 3.3 Reinforcing Steel shall be detailed (including hooks and bends) in accordance with ACI 318-14. Lap all continuous reinforcement (#5 and smaller) 40 bar diameters or 2'-0" minimum. Provide corner bars at all wall and footing intersections. Lap corner bars (#5 and smaller) 40 bar diameters or 2'-0" minimum. Laps of larger bars shall be made in accordance with ACI 318-14, Class B. 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 otherwise noted on the drawings or approved by the structural engineer.

- 3.4 Concrete Protection (cover) for Reinforcing Steel shall be as follows:

Condition	Clear Cover
Footings and Unformed Surfaces cast against and permanently exposed to Earth	3"
Formed Surfaces exposed to Earth or Weather (#6 bars or larger)	2"
Formed Surfaces exposed to Earth or Weather (#5 bars or smaller)	1½"
Slabs and Walls, interior face (#11 bars and smaller)	¾"
Column Ties or Spirals and Beam Stirrups	1½"

WOOD:

- 6.1 Framing Lumber shall be kiln dried or MC-19, and graded and marked in conformance with WCLB Standard Grading Rules for West Coast Lumber No. 17. Unless otherwise noted, furnish to the following minimum standards:

Member Use	Size	Species	Grade
Studs	2x, 3x	Hem-Fir or SPF	STUD
Joists/Rafters	2x, 3x	Hem-Fir	No. 2
Plates/Misc.	2x, 3x	Hem-Fir	No. 2
Beams	4x	Douglas Fir-Larch	No. 2
Posts	4x	Douglas Fir-Larch	No. 2
Timber, Beams	6x & Larger	Douglas Fir-Larch	No. 2
Timber, Posts	6x & Larger	Douglas Fir-Larch	No. 2

- 6.2 Glued Laminated Members shall be fabricated in conformance with ASTM and AITC Standards. Each member shall bear an AITC Identification Mark and shall be accompanied by an AITC certificate of conformance. Furnish to the following minimum standards:

Member Use	Combination	Species	F_{axx}	F_{bx}	F_{c1x}	F_{vx}	E_x
Beams	24F-V4	DF/DF	2400-psi	1850-psi	650-psi	265-psi	1800-ksi

Camber all glulam beams to 3,500' radius, unless otherwise noted. Glued laminated members exposed to weather or moisture shall be treated with an approved preservative.

- 6.3 Engineered Wood shown on the drawings are based on product manufactured by Weyerhaeuser in accordance with ICC Report No. ES ESR-1387. Alternate manufacturers may be used subject to review and approval by the Architect and Structural Engineer. All hangers and other hardware not shown shall be designed and supplied by the Joist Manufacturer. Each piece shall bear a stamp or stamps noting the name and plant number of the manufacturer, the grade, the ICC report number, and the quality control agency. Furnish to the following minimum standards:

Member Use	Product	F_b	F_{c1}	F_v	E
Beams	1.55E Laminated Strand Lumber (LSL)	2325-psi	800-psi	310-psi	1550-ksi
Beams	2.0E Laminated Veneer Lumber (LVL)	2600-psi	750-psi	285-psi	2000-ksi
Beams	2.0E Parallel Strand Lumber (PSL)	2900-psi	750-psi	290-psi	2000-ksi
Rim Boards	Laminated Strand Lumber (LSL)	1700-psi	680-psi	400-psi	1300-ksi

- 6.4 Engineered Wood I-Joists shown on the drawings are based on joists manufactured by Weyerhaeuser in accordance with ICC Report No. ES ESR-1153. Alternate Engineered Wood I-Joists manufacturers may be used subject to review and approval by the Architect and Structural Engineer.

- 6.5 Prefabricated Connector Plate Wood Trusses shall be designed by the manufacturer in accordance with TPI 1-2007 for the spans and conditions shown on the drawings. Wood trusses shall utilize approved connector plates (MITEK, ITW or other approved Truss Plate Manufacturer).

Unless otherwise noted, loading shall be as follows:

Roof Truss Design Loading	
Member	Uniform Load
Top Chord Snow Load	25-psf
Top Chord Wind Load (Uplift)	15-psf
Top Chord Dead Load	7-psf
Bottom Chord Live Load	10-psf
Bottom Chord Dead Load	5-psf

Floor Truss Design Loading	
Member	Uniform Load
Top Chord Live Load	40-psf
Top Chord Dead Load	10-psf
Bottom Chord Dead Load	5-psf

Submit shop drawings and design calculations prior to fabrication. Submitted documents shall bear the stamp and signature of a registered Professional Engineer, State of Washington. Truss design drawings shall include, at a minimum, the following:

- Slope or Depth, Span and Spacing
- Location of all Joints and Support Locations
- Number of Piles if greater than one
- Required Bearing Widths
- Design Loads and Locations: Include Top and Bottom Chord Live and Dead Loads, Girder Loads, and Environmental Loads (Seismic, Wind, Snow, etc.)
- Other Lateral Loads, including Drag Strut Loads
- Adjustments to Wood and Metal Connector Plate Design Value for Conditions of Use
- Maximum Reaction Force and Direction (including Maximum Uplift)
- Metal-Connector-Plate Type, Size, Thickness, and Location
- Size Species and Grade for each Member
- Truss-to-Truss Connections and Truss Field Assembly Requirements
- Calculated Span-to-Deflection Ratio and maximum Vertical and Horizontal Deflection for Live and Total Loads
- Maximum Axial Tension and Compression Forces in each Truss Member
- Required Permanent Individual Truss Member Restraint Location and the Method and Details of Restraint Bracing to be used
- Placement Layout including Bearing Points, Intersections, Hips, Valleys, etc.
- Truss-to-Truss and Truss-to-Beam Connection Details and Hardware

- 6.6 Roof, Floor & Wall Sheathing shall be APA Rated, Exterior or Exposure 1 Plywood or OSB manufactured under the provisions of Voluntary Product Standards DOC PS-1 or DOC PS-2, or APA PRP-108 Performance Standards and Policies for Structural Use Panels. See Drawings for thickness, span rating, and nailing requirements. Unless otherwise noted, wall sheathing shall be ½" (nominal) with Span Rating of 24/0. Glue floor sheathing to all supporting members with adhesive conforming to APA Specification AFG-01.

- 6.7 Wood members shall be protected against decay and termites in accordance with IBC Section 2304.12. Where required, members shall be naturally durable species or shall be treated with waterborne preservatives wood in accordance with American Wood Protection Association specification AWPA U1. Members shall be clearly labeled. Modified treated members (ripped or end cut) shall be field treated in accordance with specification AWPA M4.

- 6.8 Timber Connectors and Proprietary Fasteners shall be "Strong-Tie" by Simpson Company, as specified in their current catalog. Provide number and size of fasteners as specified by manufacturer. Connectors shall be installed in accordance with the manufacturer's instructions. Where connector straps connect two members, center strap on joint and provide number and size of fasteners as specified by manufacturer, with equal number and size of fasteners in each member.

Alternate hardware manufacturer substitutions, such as USP Connectors, shall be ICC approval for equal or greater load capacities. All joint hangers and other hardware shall be compatible in size with specified framing members. See Hanger Conversion Table for pre-approved substitutions.

Timber Connectors and their fasteners shall be protected from corrosion in accordance with manufacturer's recommendations or ASTM A 653, Type G185.

- 6.9 Dowel-Type Fasteners (Bolts, Lag Screws, Wood Screws and Nails) shall conform to Sections 11 and 12 of the ANSI/AWC NDS-2015.

Dowel Type Fastener	Grade	Requirements at Exterior Use or when in Contact w/ Treated Lumber	Installation
Bolts	ASTM A307	ASTM B 695, Class 55 Galvanized or Stainless Steel	ANSI/AWC NDS-2015 Section 12.1.3 Hole = Bolt \varnothing + (1/32" to 1/16") Washer @ Bolt Head and @ Nut
All-Thread/Threaded Rod	ASTM F1554	ASTM B 695, Class 55 Galvanized or Stainless Steel	ANSI/AWC NDS-2015 Section 12.1.3 Hole = Rod \varnothing + (1/32" to 1/16") Washer @ Each Nut
Lag Screws	ASTM A307	ASTM A 153 Galvanized or Stainless Steel	ANSI/AWC NDS-2015 Section 12.1.4 Lead Hole = 0.5 x Shank \varnothing ; Shank \varnothing = Shank \varnothing Washer @ Lag Head
Wood Screws		ASTM A 153 Galvanized or Stainless Steel	ANSI/AWC NDS-2015 Section 12.1.5 Pilot Hole = 0.75 x Root \varnothing (Unless Self-Boring)
Nails	ASTM F1667	ASTM A 153 Galvanized or Stainless Steel	ANSI/AWC NDS-2015 Section 12.1.6 Avoid Overdriving or Underdriving; Avoid Wood Splitting Toenails 30°, 1/3 Nail Length from Joint

Nails specified on the drawings shall be as follows:

Nail Use	Penny Weight	Grade
Framing Nails	12d Box	0.131" \varnothing x 3¼"
Sheathing Nails	8d Common	0.131" \varnothing x 2½"

All Metal Fasteners exposed to weather or in contact with treated wood shall be protected from corrosion according to table above. Nuts and bolts exposed to weather or in contact with treated wood shall be galvanized in accordance with ASTM A 153 or Stainless Steel. See above for Proprietary Fastener requirements. Do not substitute standard Dowel-Type Fasteners for Proprietary Fasteners unless specifically allowed.

WOOD (Continued):

- 6.10 Wood Framing Notes: The following apply unless otherwise noted on the drawings:

- All wood framing details shall be constructed to the minimum standards of the IBC. Nailing not specified on the drawings shall conform to IBC Table 2304.10.1 or ICC ES ESR-1539. Coordinate the size and location of all openings with Mechanical and Architectural Drawings.
- Wall Framing: Stud wall size and spacing shall be in accordance with the plan notes. Two studs minimum shall be provided at the ends of all walls, at each side of all openings, and at the ends of all beams and headers. All stud bearing walls on wood framing shall have their lower wood plates attached to framing or concrete below per P1-6 of the shear wall schedule.
- Individual members of Built-Up stud posts shall be nailed to each other with framing nails @ 12"oc, staggered. Individual members of Built-Up joist beams shall be nailed to each other with framing nails @ 12"oc, staggered.
- Solid blocking for wood columns shall be provided through floors to supports below.
- Floor and Roof Framing: Provide solid blocking at all bearing points. Toenail joists to supports with two framing nails. Attach timber joists to flush headers or beams with metal joist hangers in accordance with notes above.
- Roof and floor sheathing shall be laid up with grain perpendicular to supports and nailed per plan notes. Allow 1/8" spacing at all panel edges and ends of floor and roof sheathing. Provide approved panel edge clips centered between joists/russes at unblocked roof sheathing edges. All floor sheathing edges shall have approved tongue-and-groove joints. Toenail blocking to supports with framing nails @ 12"oc. At blocked floor and roof diaphragms, provide flat 2x blocking at all unframed panel edges and nail with edge nailing specified.

QUALITY ASSURANCE:

- 7.1 Standard inspections shall be in accordance with IBC Section 110. Special Inspection is not required.
- 7.2 Structural Observation is not required.

FOUNDATION PLAN NOTES:

- Slab-on-Grade shall be 4" thick with 6x6 W1.4xW1.4 WWM at center, u.o.n. Slab shall be poured over 10mil Vapor Barrier placed over Free-Draining Granular Fill. See Architectural Drawings for Slab Elevation, Depression, and Slope requirements.
- Bottom of Footings shall be set on competent, properly compacted Bearing Soil below Frost Depth.
- Anchor Bolts for Exterior Stud Walls shall be in accordance with P1-6 of the Shear Wall Schedule of 1/3S1.1, u.o.n.

WALL FRAMING PLAN NOTES:

- Exterior Walls shall be Shear Wall type P1-6 with 2x6 Studs @ 16"oc, u.o.n.
- Interior Walls shall be 2x4 Studs @ 16"oc, u.o.n.

Where adjacent Shear Walls are in contact, nail studs together per 13/S3.1. See 1/S3.1 for special stud requirements at Shear Wall types P1-3 and P1-2.

- Headers shall be 4x10, u.o.n. See Detail 19/S3.1.
- Built-up Stud Groups in Walls supporting Beams, Posts or Girder Trusses above shall be (2) Studs, u.o.n. See General Structural Notes for fastening requirements.

FLOOR FRAMING PLAN NOTES:

- Floor Sheathing shall be ¾" thick T&G (Panel Span Rating 48/24). Glue Sheathing to all Framing Members and Blocking below with adhesive conforming to A.P.A. Specification AFG-01. Fasten Sheathing to Framing with WSNTL2LS Subfloor Screws (R8 x 2") or 0.131" \varnothing x 2½" Nails as follows:

Framing, Edges	6"oc
Framing, Field	10"oc
Boundaries, Blocking, Struts	6"oc

See Drawings for other Sheathing Nailing requirements.

- Joists shall be as indicated on plan.

ROOF FRAMING PLAN NOTES:

- Roof Sheathing shall be ¾" thick (Panel Span Rating 32/16) [or ¾" thick (Panel Span Rating 24/16)]. Fasten Sheathing to Framing with 0.131" \varnothing x 2½" Nails as follows:

Framing, Edges	6"oc
Framing, Field	12"oc
Boundaries, Blocking, Struts	6"oc

At Unframed Panel Edges, provide PSCA Framing Clips centered between each Framing Member. See Drawings for other Sheathing Nailing requirements.

- Roof Framing shall be as indicated on plan.

- Overframing Members shall be 2x4 @ 24"oc. Post down to Framing Members below w/ 2x4 @ 48"oc, staggered.

- Provide solid Flat Blocking at all Valleys. Fasten Sheathing to Blocking in accordance with Note 1.

Hanger Conversion Table		
TYPE	SIMPSON STRONG-TIE PRODUCT #	USP CONNECTORS PRODUCT #
HOLDDOWNS	HDXx-SDS2.5	PHDxA
	STHD14/STHD14RJ	STAD14/STAD14RJ
	DTT11Z	LTS19-TZ w/ 1"x1"X¼" PLATE WASHER (TO ACCOMMODATE 2" LAG SCREW)
STRAPS	MST48	KST248
	ST2215	KST216
	ST6224	KST224
	CS16	RS150
	MASA / MASAP	FA4
	CMSTC16	CMSTC16
ANGLES/TIES	LGT2	LUGT2
	LTP4	MP4F
	LTP5	MP6F
	A34	MP34
	A35	MPA1
	H1	RT15
	H2.5	RT7
	H2.5A	RT7A
	LPCxZ	PBxx-6TZ
POST CAPS	LCE4	PBES74
	EPCxx	EPCMxx
	CCQxxSDS5.5	KCCQxx
	ECCQxxSDS5.5	KECCQxx
	ACx	PBSxx
POST BASES	PBxx	WExx
	ABUxx	PAUxx
	ABAx	PAXxE
DRAG STRUTS	HTS30C	HTW30C
	HTS30	HTW30
	DSC5	DSC4
HANGERS	LUSxx	JUSxx
	IUSxx	THFxx
	ITTxx	THOxx
	HUxx / HUCxx	HDxx / HDxxIF
	MUxx	THFxx
	HUSxx	HUSxx



CLEARY DESIGN STUDIO, LLC

130 105th Ave SE #301
Bellevue, WA 98004
425.442.6788

PROJECT NAME

MUNSON RESIDENCE

4628 Forest Avenue SE
Mercer Island, WA 98040

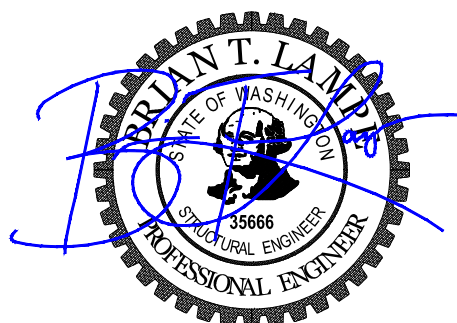
DATE OF ISSUE:

4/10/2019

REVISIONS

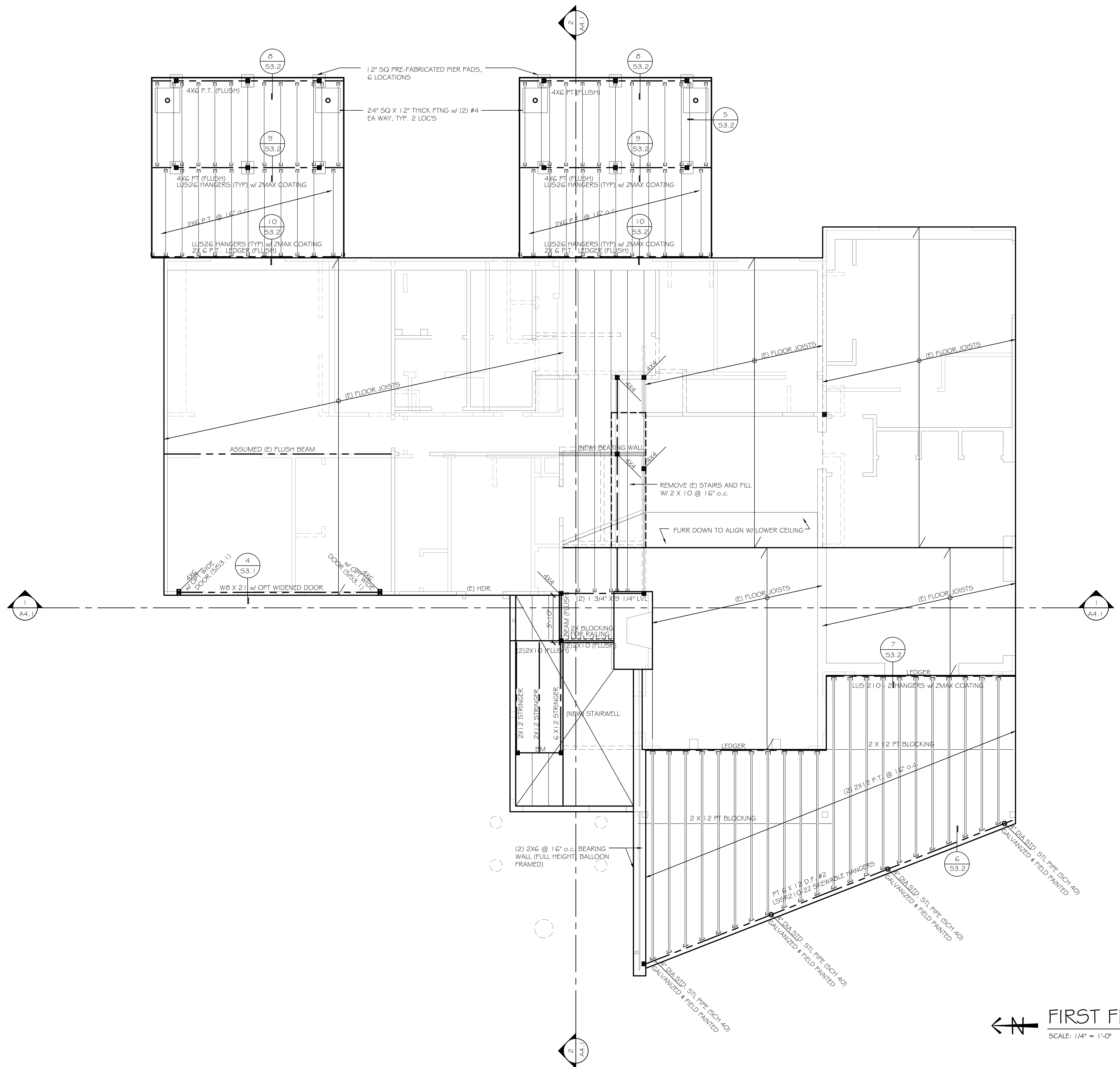
PERMIT

4/10/2019



DRAWING TITLE

S.I.I
STRUCTURAL
NOTES



FRAMING NOTES

- 1. SEE SHEET S1.1 FOR STRUCTURAL PLAN NOTES.
- PT-X INDICATES SHEAR WALL BELOW PER 1/53.1
- PT LOAD - SOLID BLOCKING THRU FLOOR, MATCH POST SIZE ABOVE.

COPYRIGHT © 2018
 CLEARY DESIGN STUDIO, LLC
 ALL RIGHTS RESERVED
 THIS DOCUMENT AND THE IDEAS AND DESIGN INCORPORATED
 HEREIN IS THE PROPERTY OF CLEARY DESIGN STUDIO, LLC
 AND SHALL NOT BE REPRODUCED, COPIED, OR TRANSMITTED
 IN ANY FORM OR BY ANY MEANS, WITHOUT THE
 WRITTEN CONSENT OF CLEARY DESIGN STUDIO, LLC.

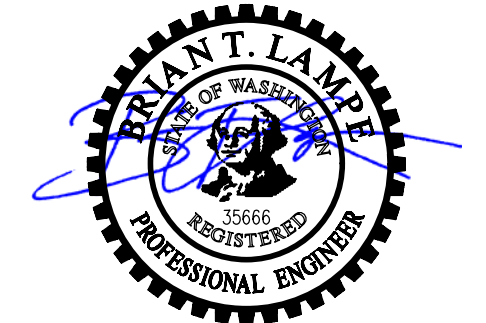
CLEARY DESIGN STUDIO, LLC
 130 105th Ave SE #301
 Bellevue, WA 98004
 425.442.6788

PROJECT NAME:
**MUNSON
 RESIDENCE**

4628 Forest Avenue SE
 Mercer Island, WA 98040

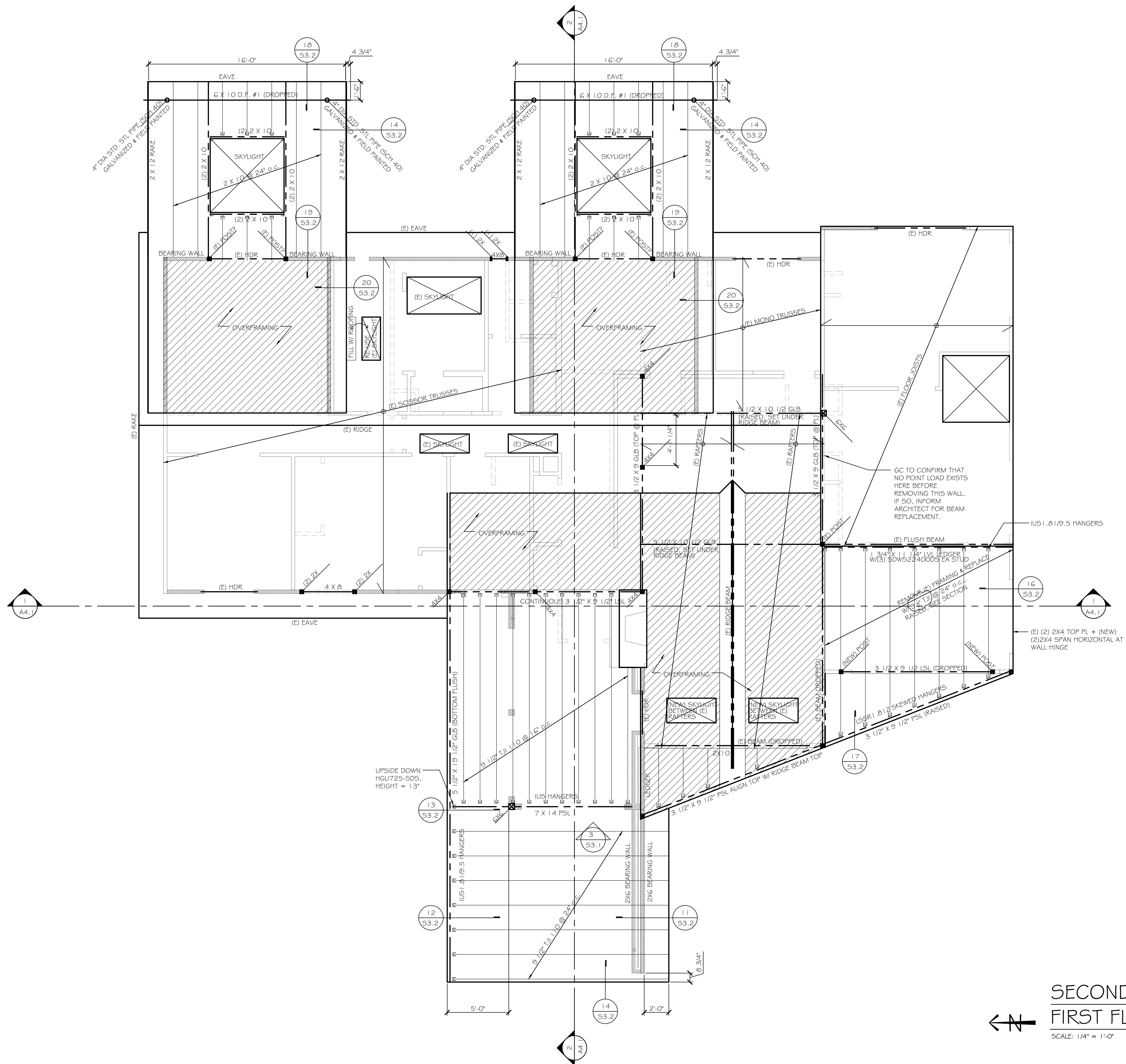
DATE OF ISSUE:
 4-16-19

REVISIONS:



DRAWING TITLE
**S2.2
 1ST FLR**

FIRST FLOOR FRAMING PLAN
 SCALE: 1/4" = 1'-0"



FRAMING NOTES

- 1. SEE SHEET S1.1 FOR STRUCTURAL PLAN NOTES.
- PI-X INDICATES SHEAR WALL BELOW PER 1/S3.1
- PT LOAD - SOLID BLOCKING THRU FLOOR, MATCH POST SIZE ABOVE

COPYRIGHT © 2018
 CLEARY DESIGN STUDIO, LLC
 ALL RIGHTS RESERVED
 THIS DOCUMENT AND THE IDEAS AND DESIGN INCORPORATED HEREIN IS THE PROPERTY OF CLEARY DESIGN STUDIO, LLC AND SHALL NOT BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS WITHOUT THE WRITTEN CONSENT OF CLEARY DESIGN STUDIO, LLC.

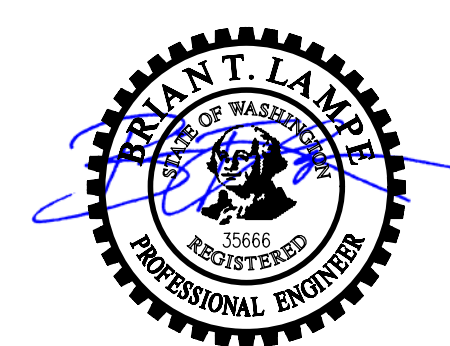
CLEARY DESIGN STUDIO, LLC
 130 105th Ave SE #301
 Bellevue, WA 98004
 425.442.6788

PROJECT NAME:
MUNSON RESIDENCE

4628 Forest Avenue SE
 Mercer Island, WA 98040

DATE OF ISSUE:
 4-16-19

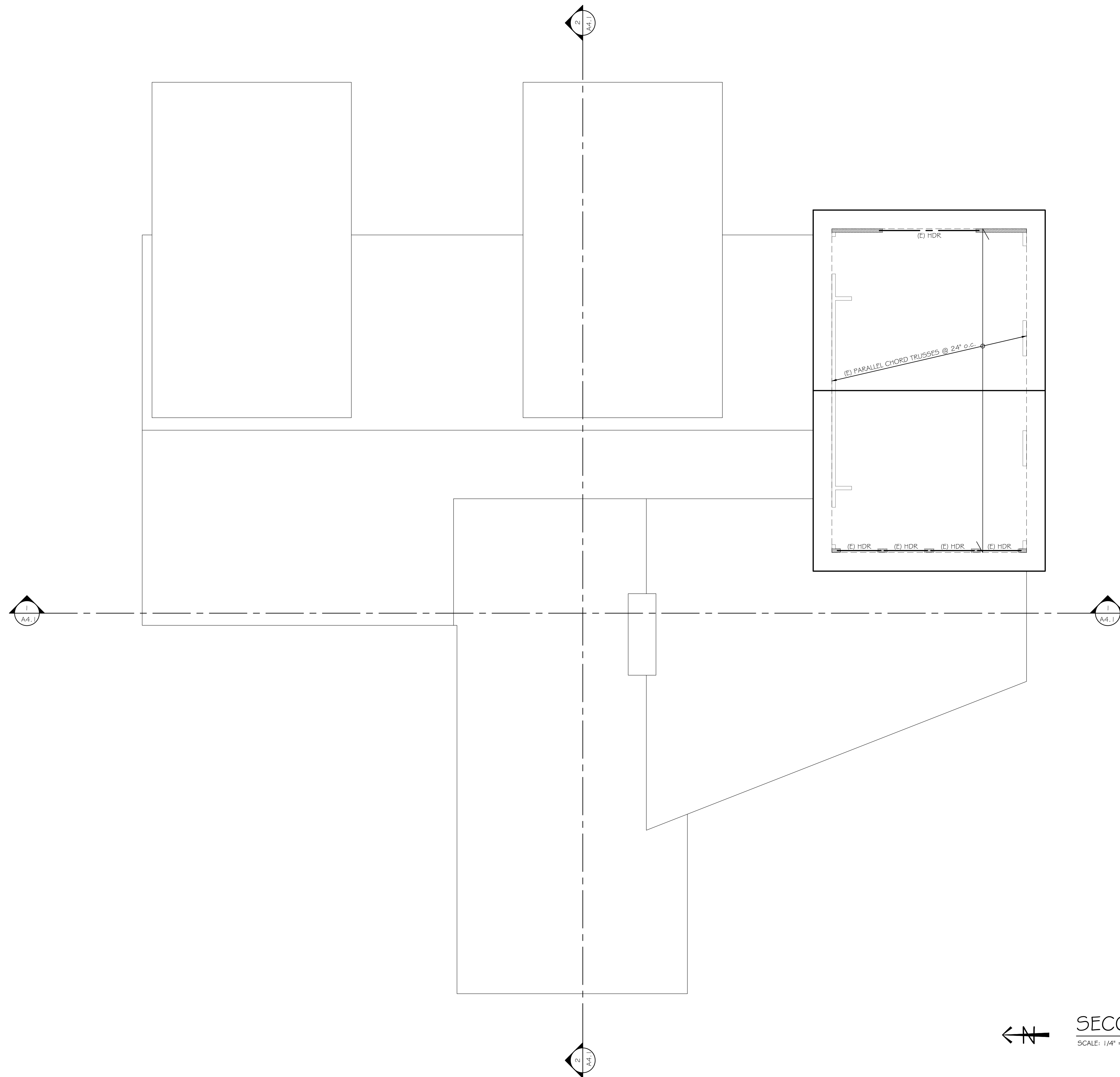
REVISIONS:



**SECOND FLR FRAMING PLAN/
 FIRST FLR ROOF FRAMING**

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

DRAWING TITLE
**S2.3
 2ND FLR /
 1ST ROOF**



FRAMING NOTES

1. SEE SHEET S1.1 FOR STRUCTURAL PLAN NOTES.

P1-X INDICATES SHEAR WALL BELOW PER 1/53.1

COPYRIGHT © 2018
 CLEARY DESIGN STUDIO, LLC
 ALL RIGHTS RESERVED
 THIS DOCUMENT AND THE IDEAS AND DESIGN INCORPORATED
 HEREIN IS THE PROPERTY OF CLEARY DESIGN STUDIO, LLC
 AND MAY NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM
 WITHOUT THE WRITTEN CONSENT OF CLEARY DESIGN STUDIO, LLC.

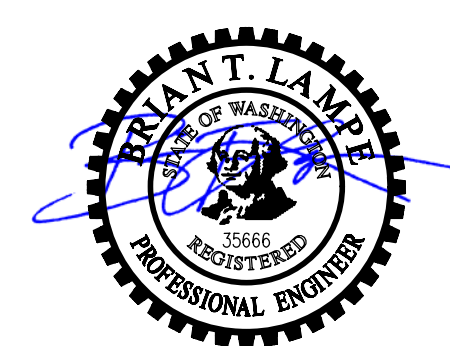
CLEARY DESIGN STUDIO, LLC
 130 105th Ave SE #301
 Bellevue, WA 98004
 425.442.6788

PROJECT NAME:
**MUNSON
 RESIDENCE**

4628 Forest Avenue SE
 Mercer Island, WA 98040

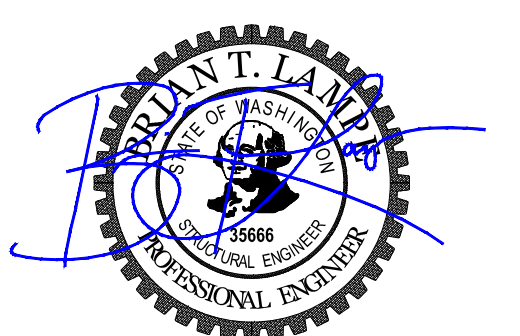
DATE OF ISSUE:
 4-16-19

REVISIONS:



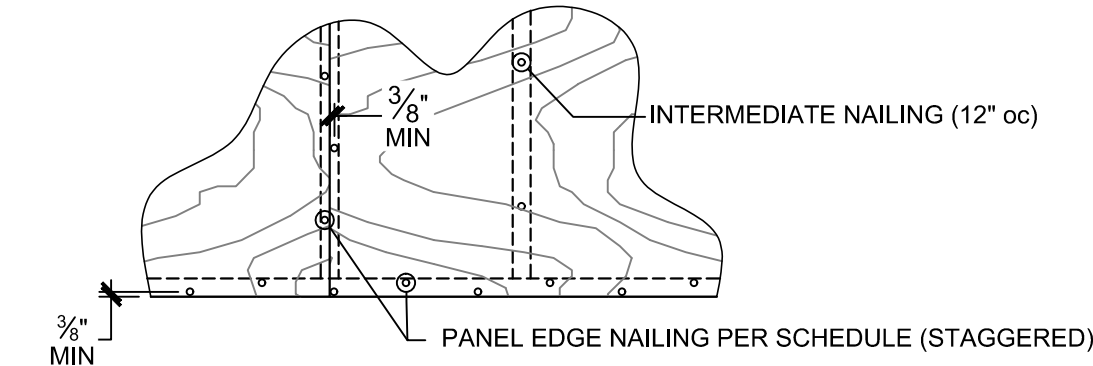
←↑
SECOND FLR ROOF FRAMING
 SCALE: 1/4" = 1'-0"

DRAWING TITLE
**S2.4
 2ND FLR
 ROOF**

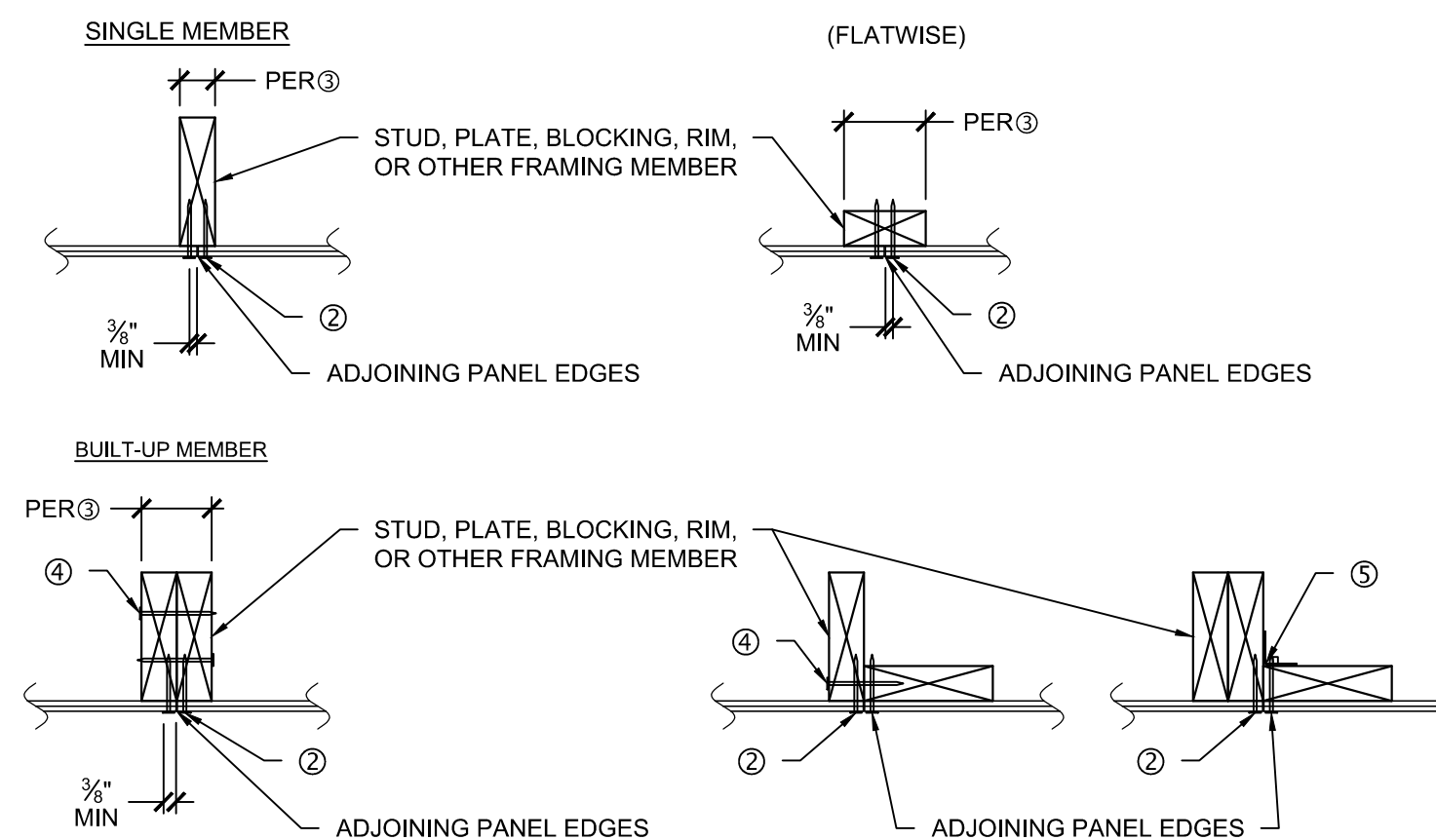


SHEAR WALL SCHEDULE											
(IN ACCORDANCE W/ ANSIAF&PA SDPWS-2015 SECTION 4.3)											
WALL TYPE	SHEATHING	PANEL EDGE NAILING ②	MINIMUM WIDTH OF NAILED FACE OF FRAMING @ ADJOINING PANEL EDGES ③		MUDSILL PLATE	FACE NAILING ④	FRAMING CLIPS ⑤	ANCHORAGE TO CONCRETE ⑥		SEISMIC CAPACITY h/b = 2 h/b = 3.5	WIND CAPACITY h/b = 2 h/b = 3.5
			SINGLE MEMBER	BUILT-UP MEMBER				ANCHOR BOLTS	MUDSILL ANCHORS		
P1-6	1 SIDE	6" oc	2x	2x	2x	6" oc	A35 @ 30" oc or LTP5 @ 26" oc	3/8" @ 48" oc	MASAP @ 48" oc	240-plf 194-plf	240-plf 194-plf
P1-4	1 SIDE	4" oc	2x	2x	2x	4" oc	A35 @ 20" oc or LTP5 @ 18" oc	3/8" @ 40" oc	MASAP @ 36" oc	350-plf 284-plf	490-plf 398-plf

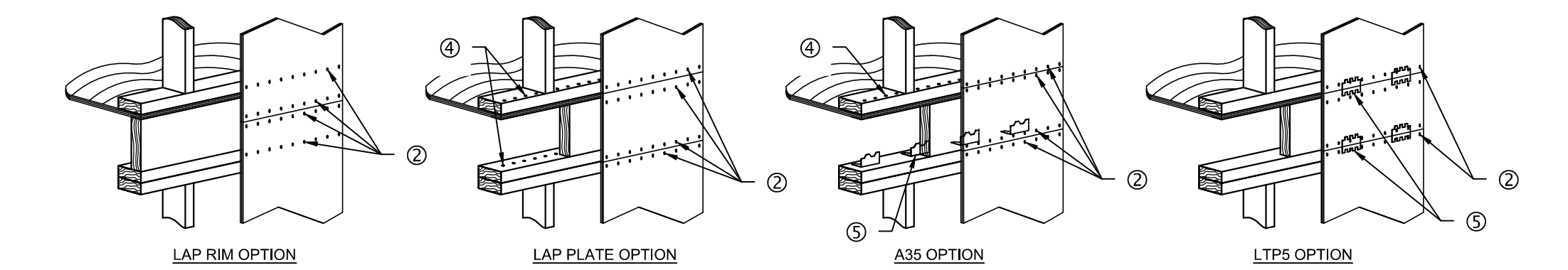
SHEAR WALL SCHEDULE NOTES
 (SECTION 4.3.7.1.1)
 1/4" OSB or 1/2" PLYWOOD SHEATHING OR SIDING EXCEPT GROUP 5 SPECIES. MINIMUM PANEL SPAN RATING OF (24/0). PANELS SHALL NOT BE LESS THAN 4'x8', EXCEPT AT BOUNDARIES AND CHANGES IN FRAMING. ALL EDGES OF ALL PANELS SHALL BE SUPPORTED BY AND FASTENED TO FRAMING MEMBERS OR BLOCKING.
 ② (SECTION 4.3.7.1.2, & SECTION 4.3.7.1.3)
 PANEL EDGE NAILING APPLIES TO ALL SHEATHING PANEL EDGES. NAIL SHEATHING TO INTERMEDIATE FRAMING MEMBERS WITH SHEATHING NAILS @ 12" oc. MAXIMUM STUD SPACING SHALL BE 16" oc. SHEATHING NAILS SHALL BE 0.131"Ø x 2 1/2". PLYWOOD EDGE NAILING SHALL BE STAGGERED. NAILS SHALL BE LOCATED AT LEAST 3/8" FROM THE PANEL EDGES.
 ③ (SECTION 4.3.7.1.4)
 THE MINIMUM NOMINAL WIDTH OF THE NAILED FACE OF FRAMING AND BLOCKING AT ADJOINING PANEL EDGES SHALL BE AS INDICATED IN THE SCHEDULE.



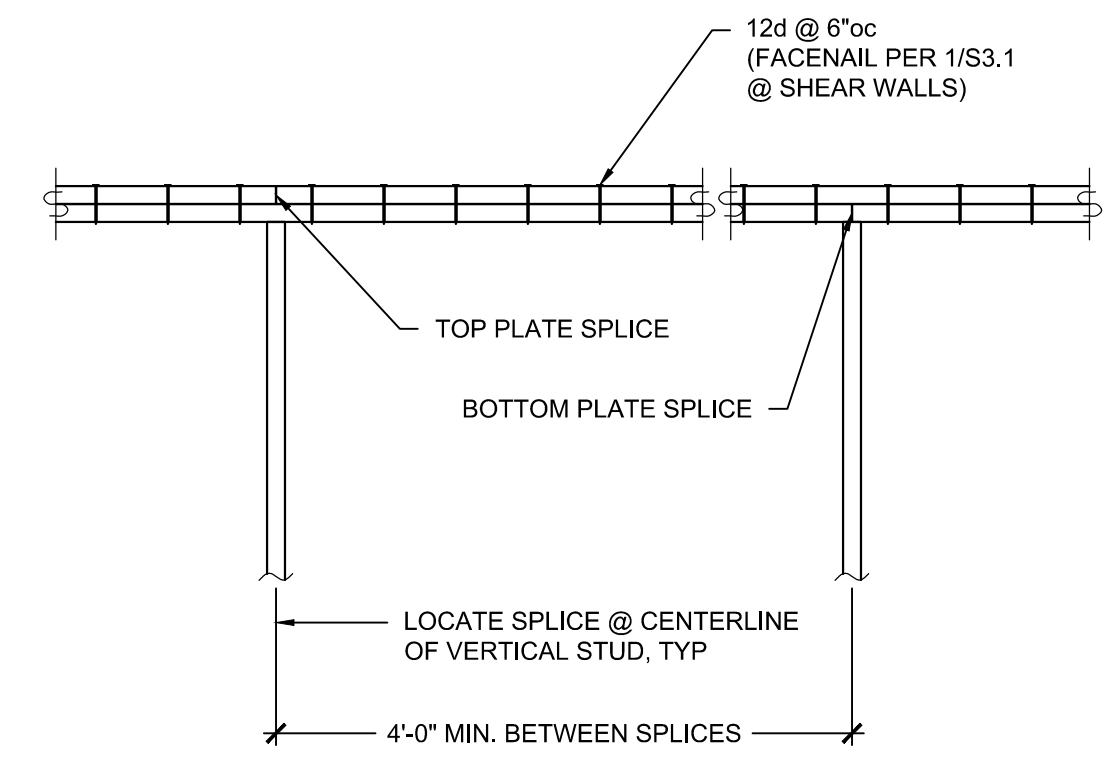
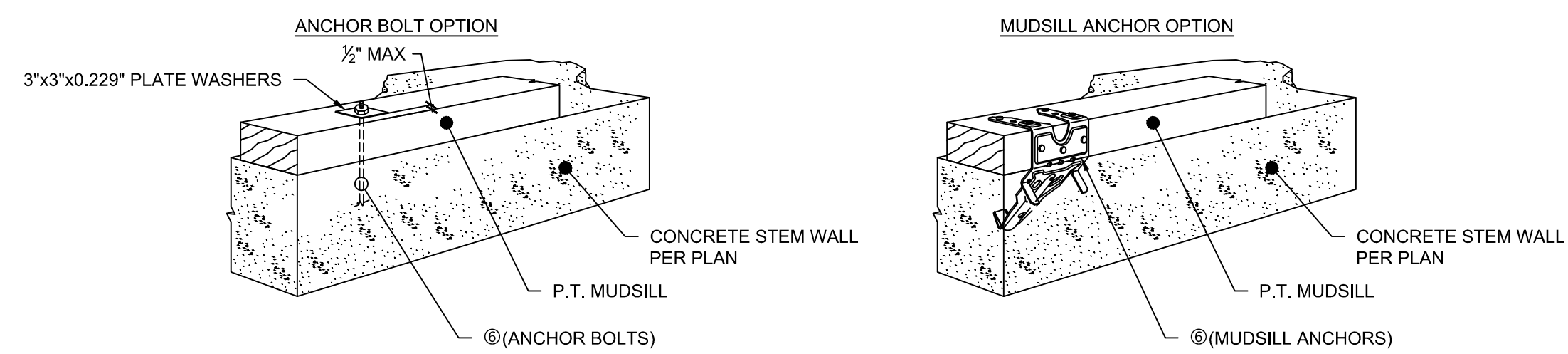
③ (SECTION 4.3.7.1.4)
 THE MINIMUM NOMINAL WIDTH OF THE NAILED FACE OF FRAMING AND BLOCKING AT ADJOINING PANEL EDGES SHALL BE AS INDICATED IN THE SCHEDULE.



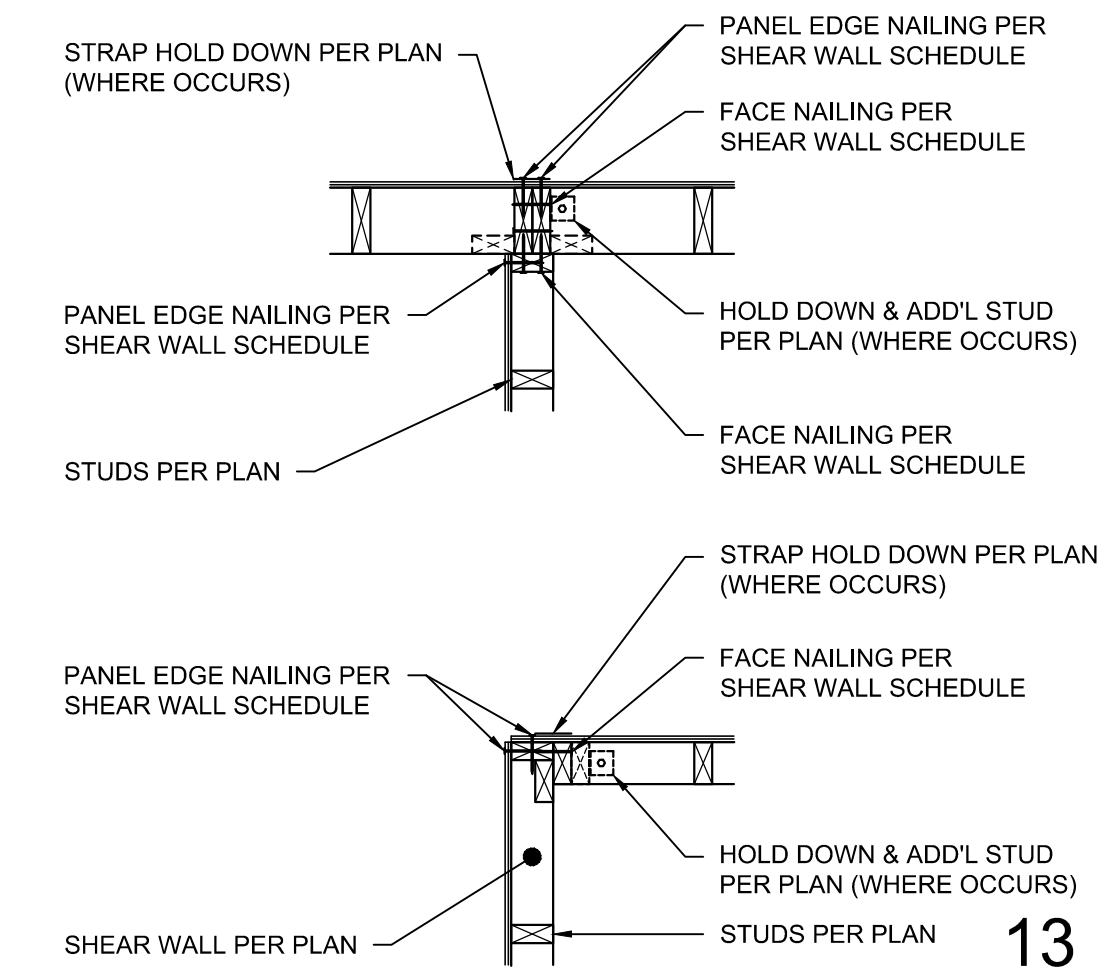
④ FACE NAILING APPLIES TO CONDITIONS WHERE FRAMING NAILS CAN BE STRAIGHT DRIVEN THRU FIRST MEMBER AND PENETRATE MAIN MEMBER MINIMUM OF 1 1/2". FRAMING NAILS SHALL BE 0.131"Ø x 3/4". 0.131"Ø x 3" NAILS MAY BE USED WHEN STITCHING TOGETHER (2)2x MEMBERS WITH NO SPACERS.
 ⑤ AT ADJOINING PANEL EDGES WHERE SHEATHING CANNOT LAP ON SINGLE MEMBER AND FACE NAILING CANNOT BE ACCOMPLISHED, FRAMING CLIPS SHALL BE USED TO FASTEN BUILT-UP MEMBERS.



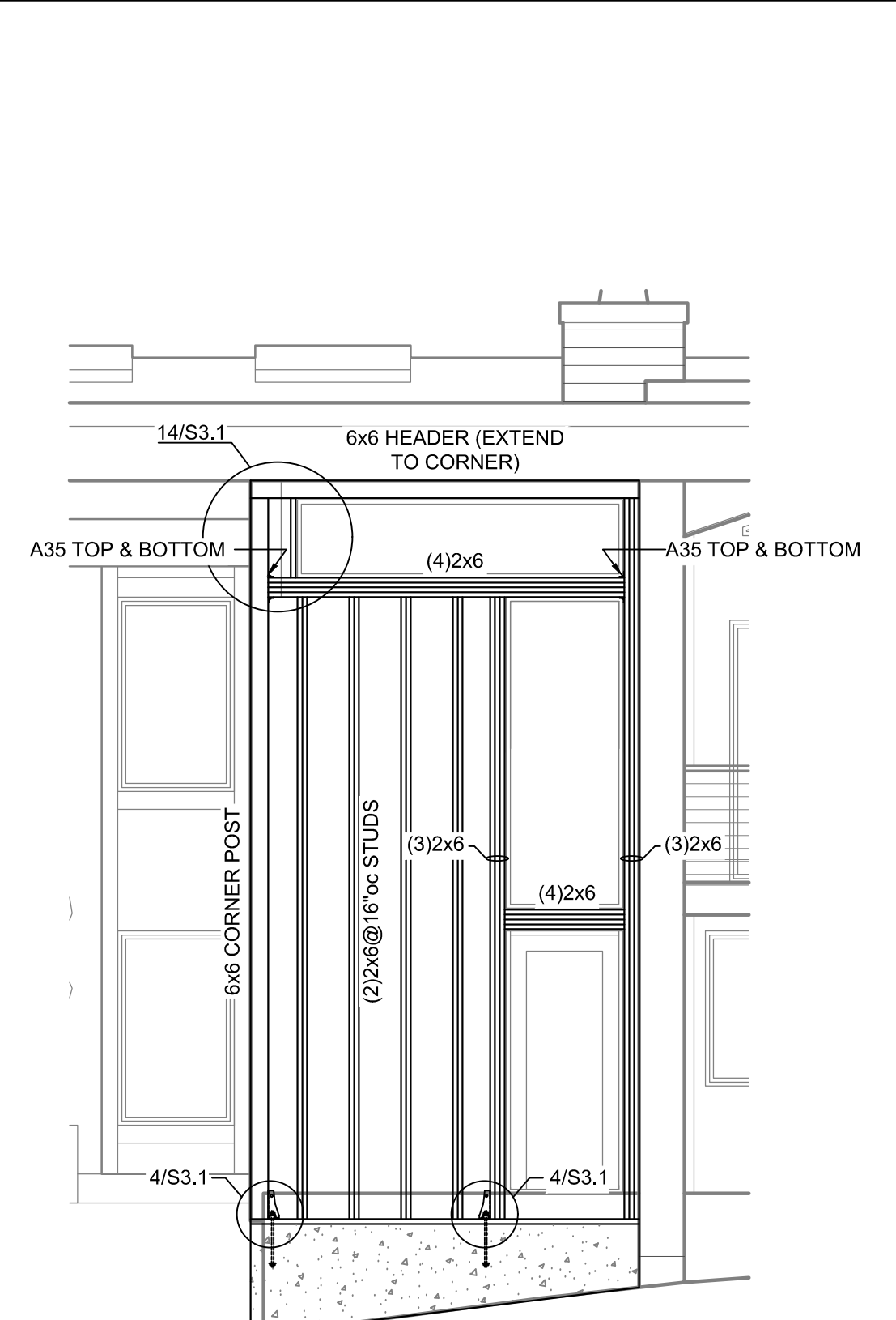
⑥ (SECTION 4.3.6.4.3)
 ANCHOR BOLTS EMBEDMENT SHALL BE 7", U.O.N. ALL ANCHORS SHALL HAVE 3" x 3" x 0.229" PLATE WASHERS. PLATE WASHER SHALL EXTEND TO WITHIN 1/2" OF THE EDGE OF THE BOTTOM PLATE ON THE SIDE WITH SHEATHING. IF SHEATHING IS ON BOTH SIDES OF THE WALL, STAGGER THE ANCHOR BOLTS, AS REQUIRED, SO THAT HALF OF THE PLATE WASHERS ARE WITHIN 1/2" OF THE EDGE OF THE BOTTOM PLATE ON EACH SIDE. HOLE IN PLATE WASHERS MAY BE DIAGONALLY SLOTTED.



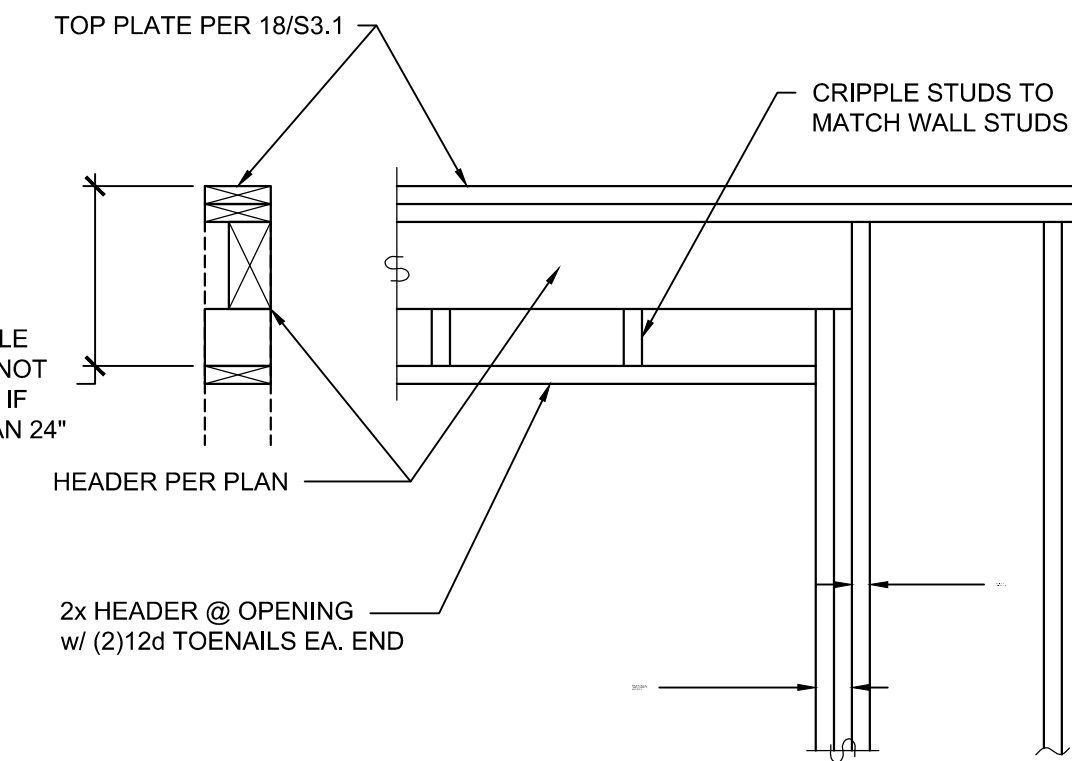
18



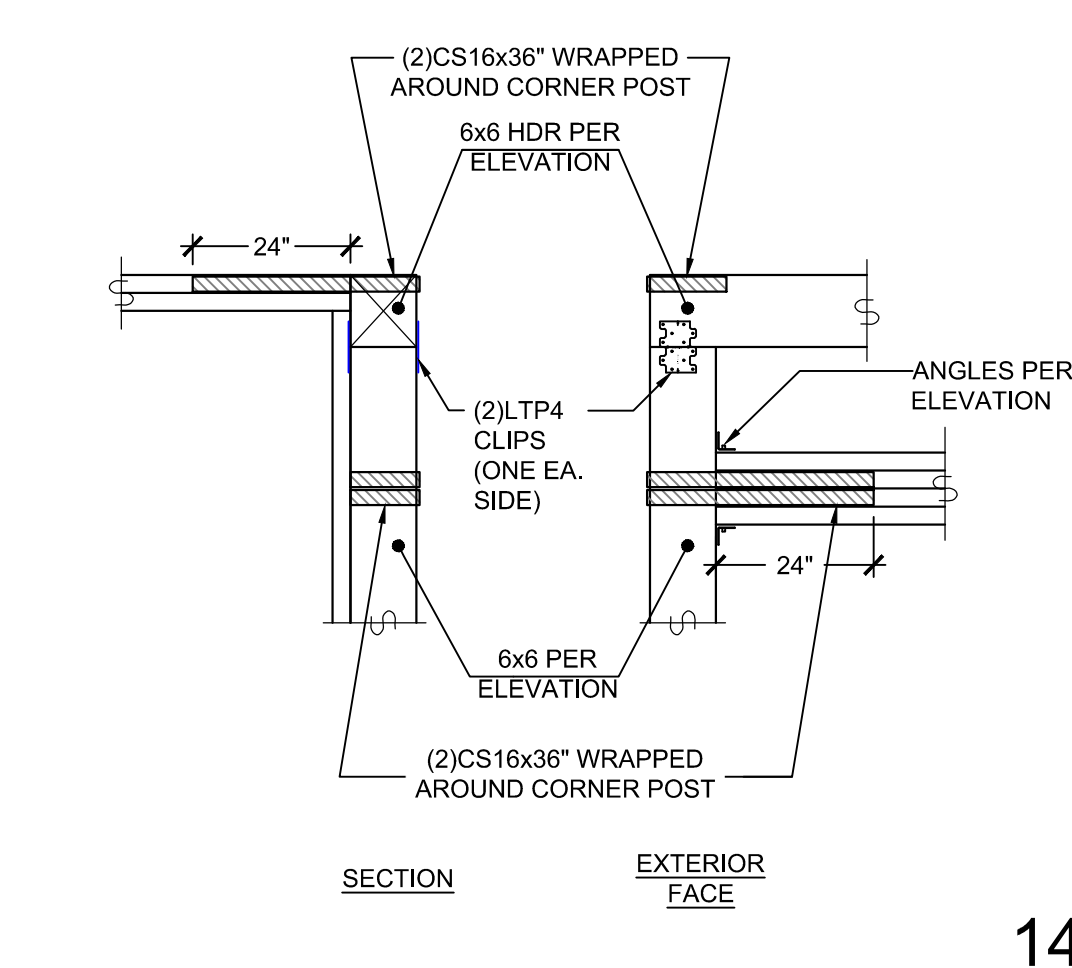
13



3



20



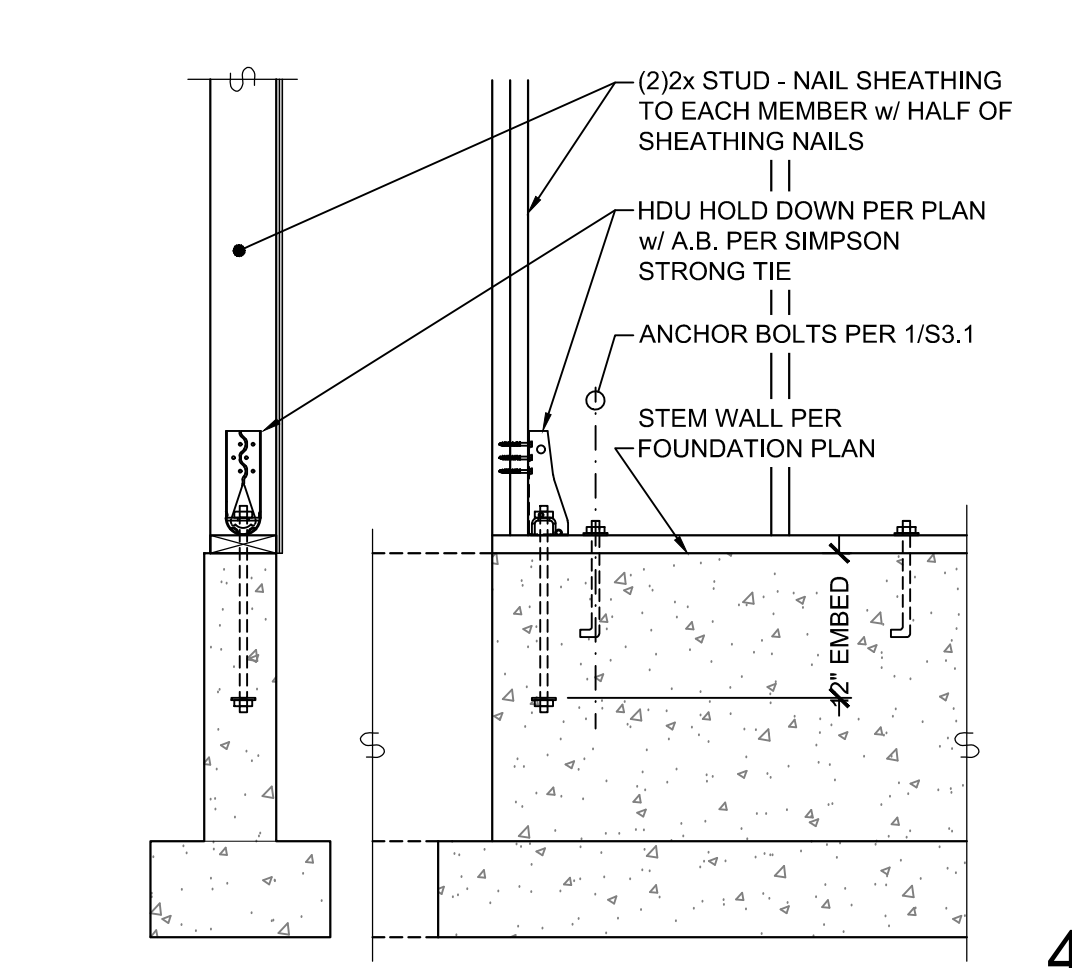
19

14



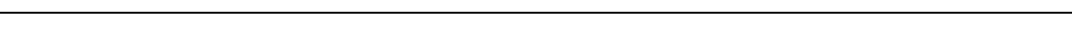
10

9



4

5



5

20

19

18

14

13

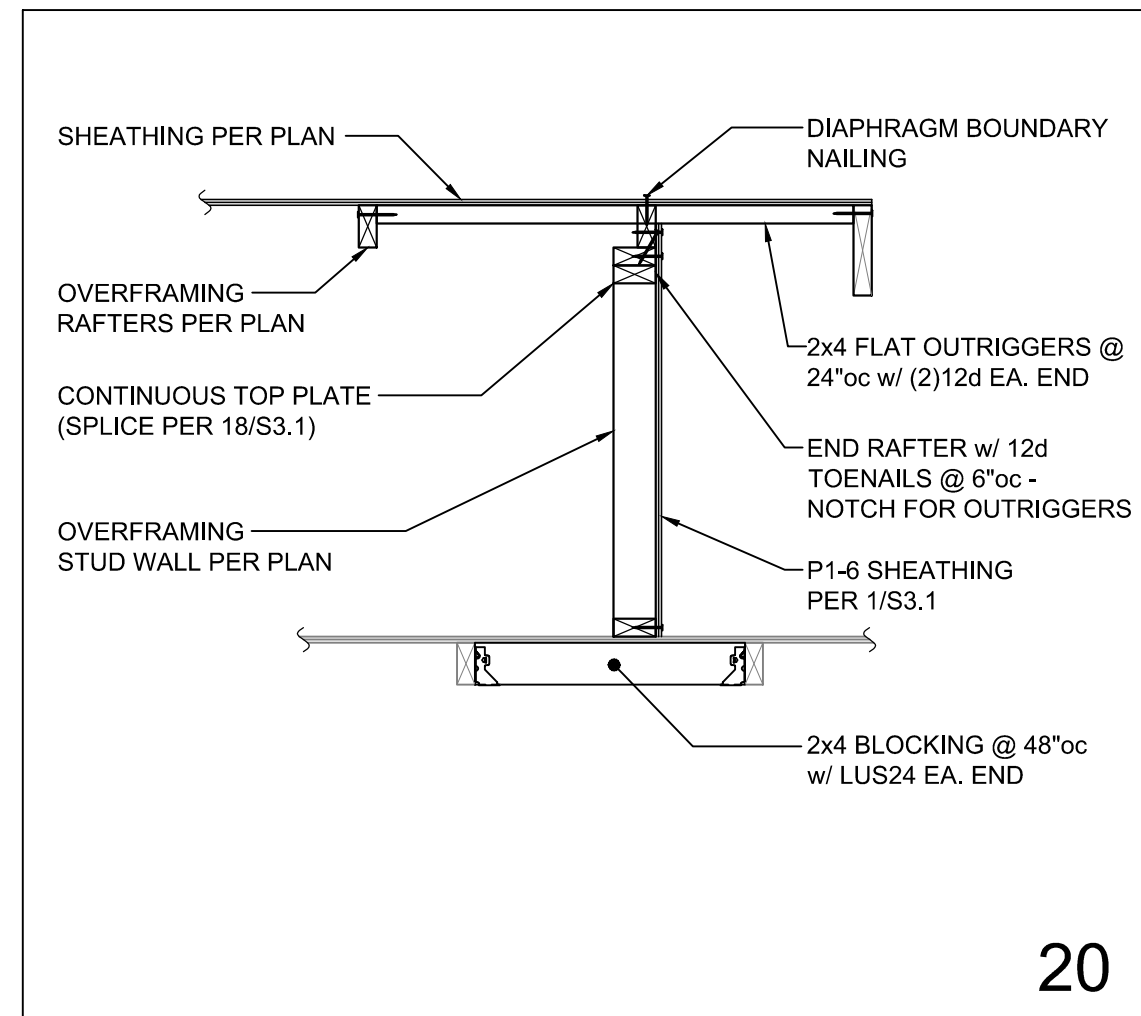
10

9

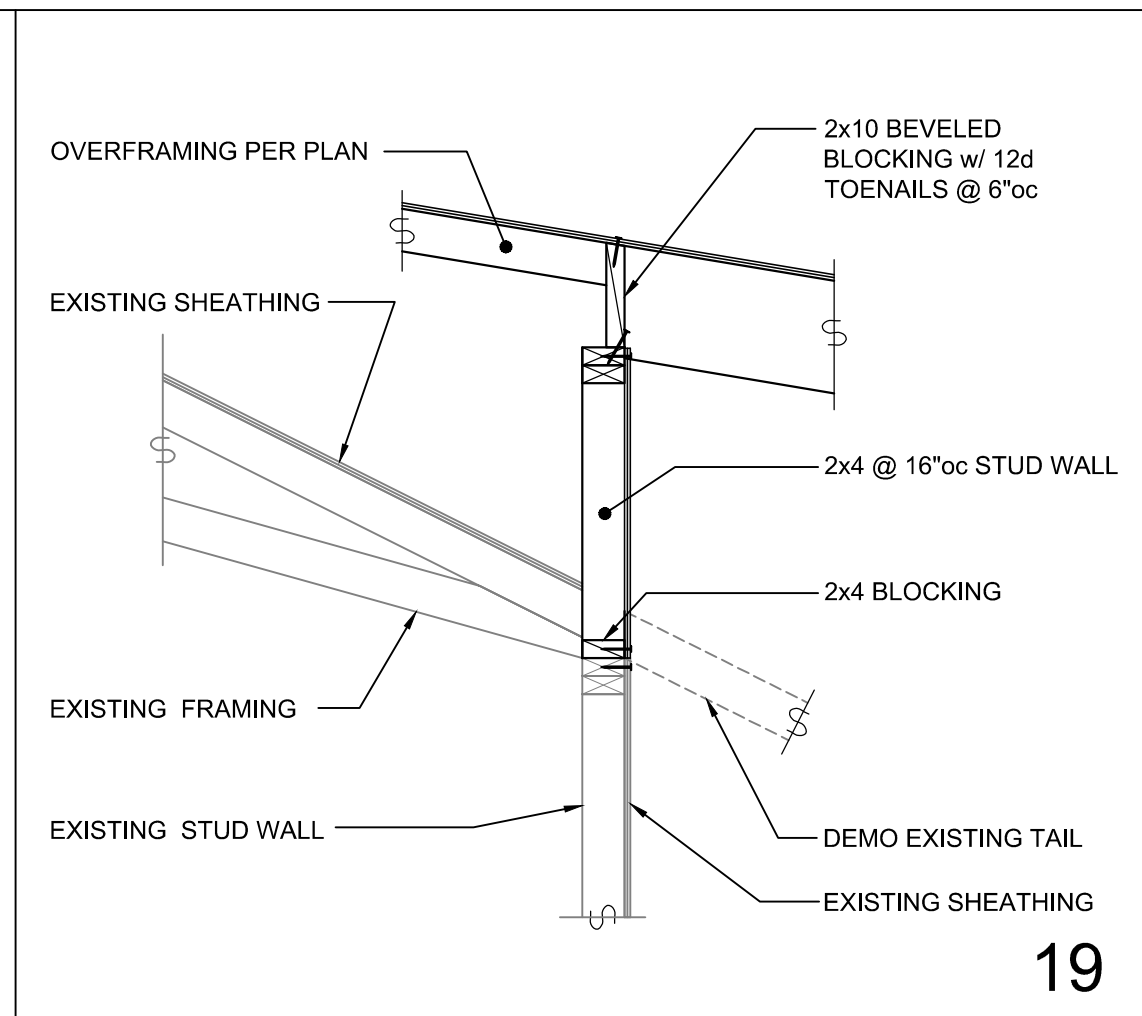
5

4

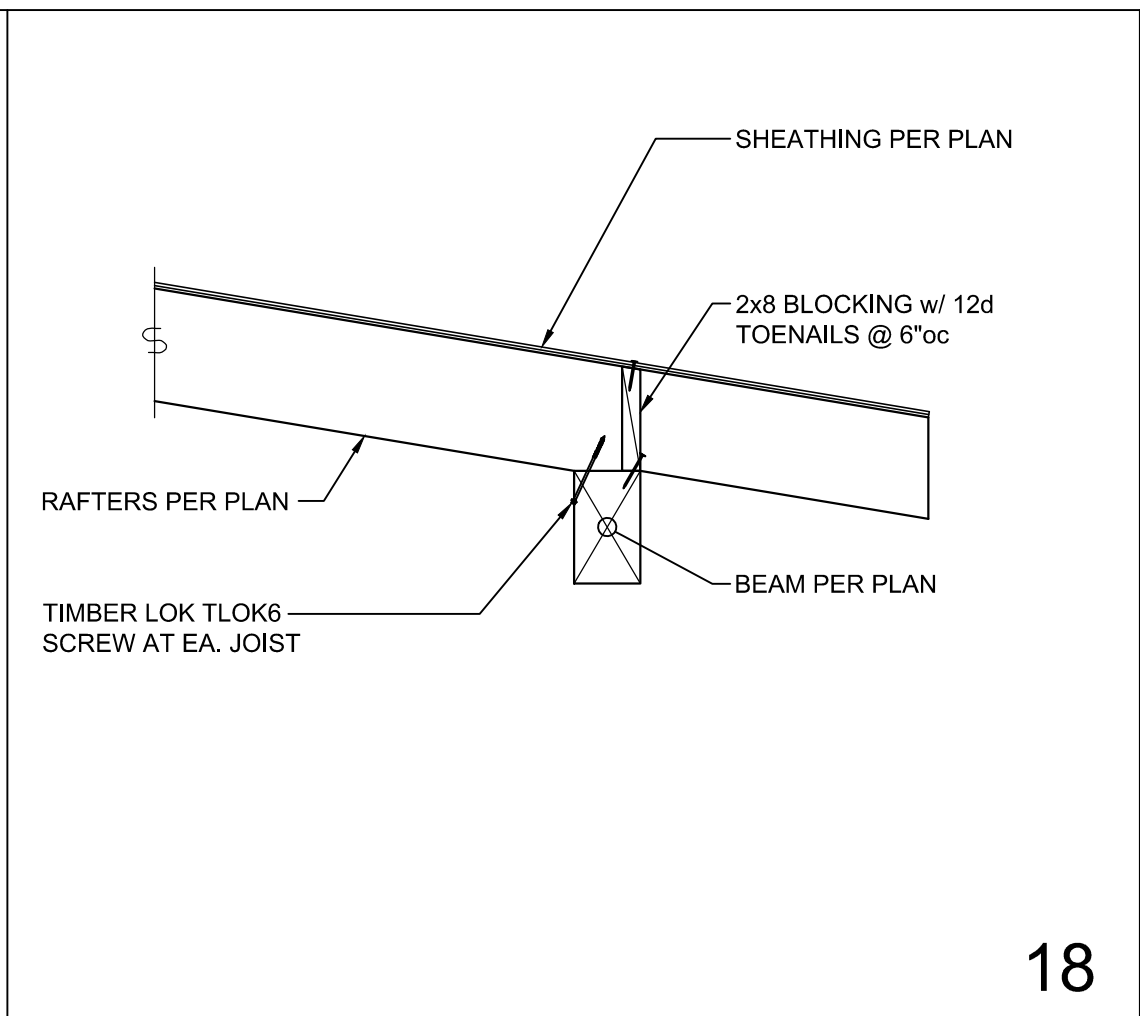
3



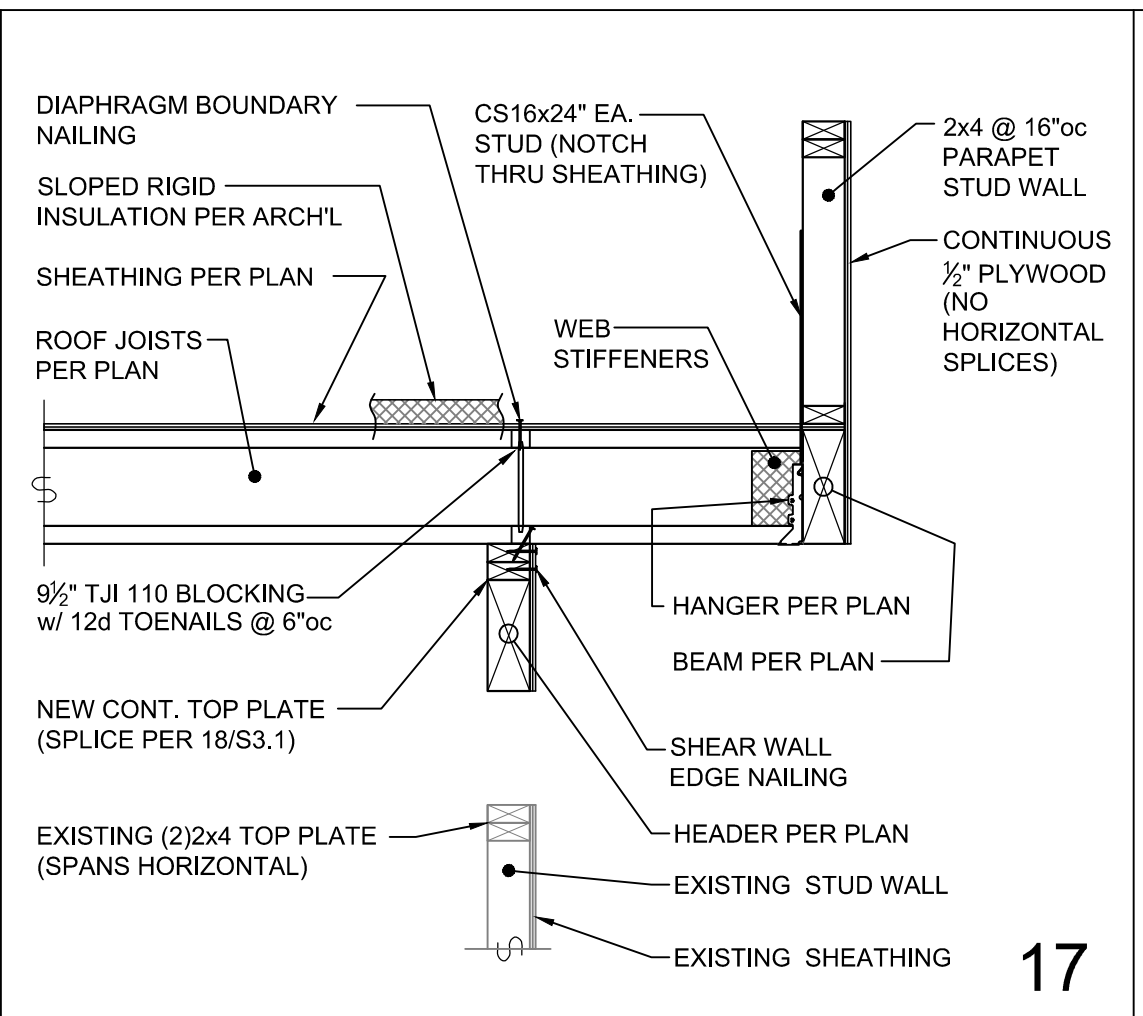
20



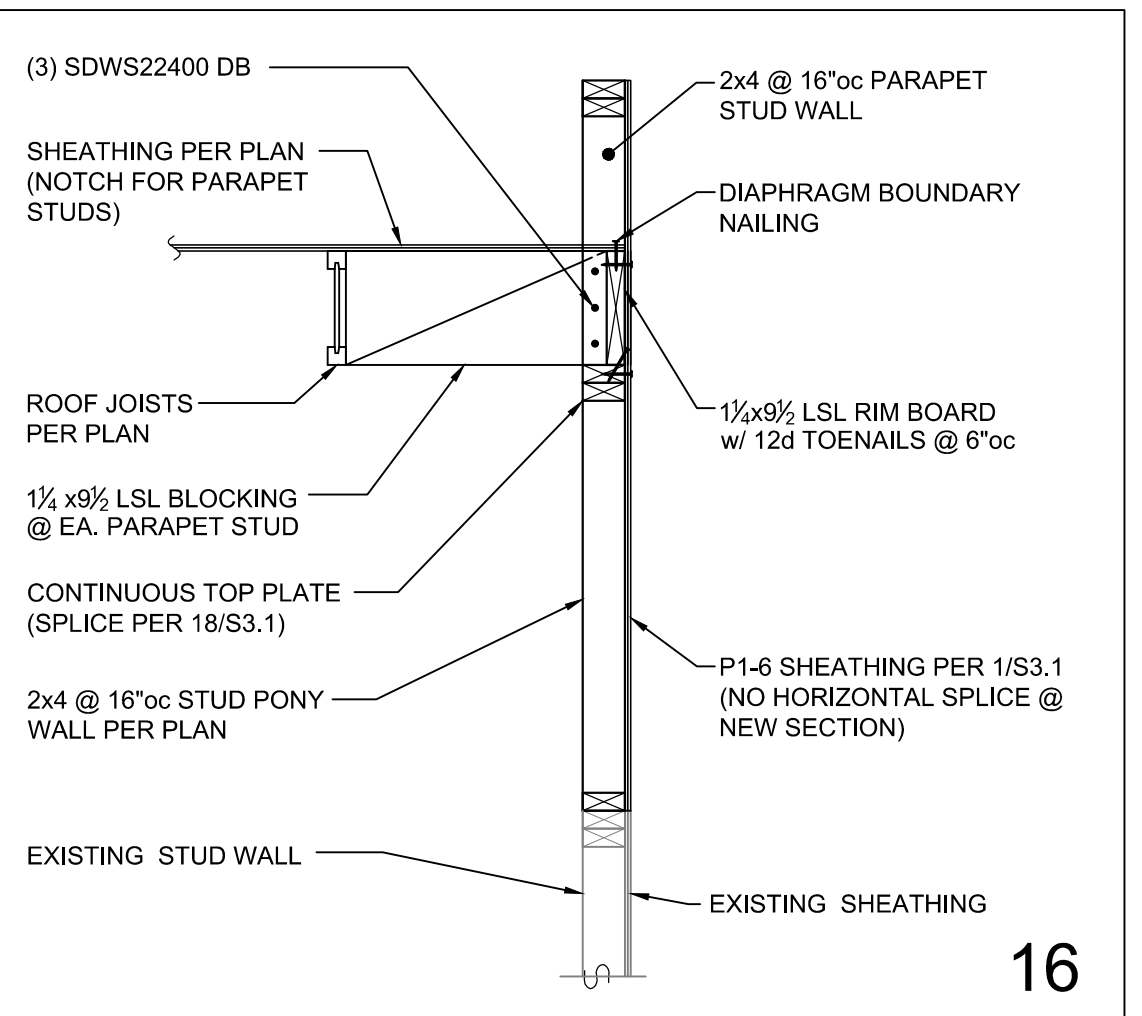
19



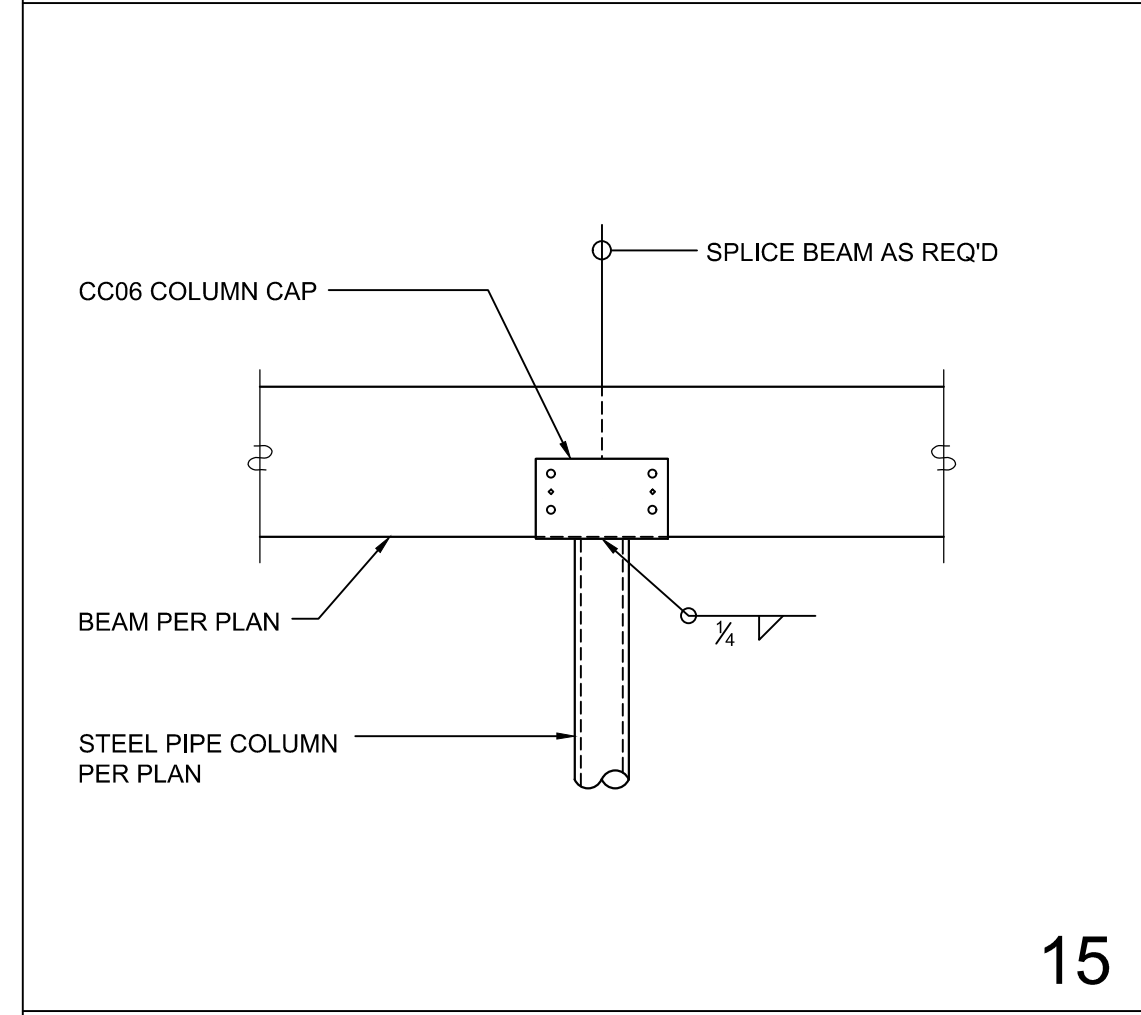
18



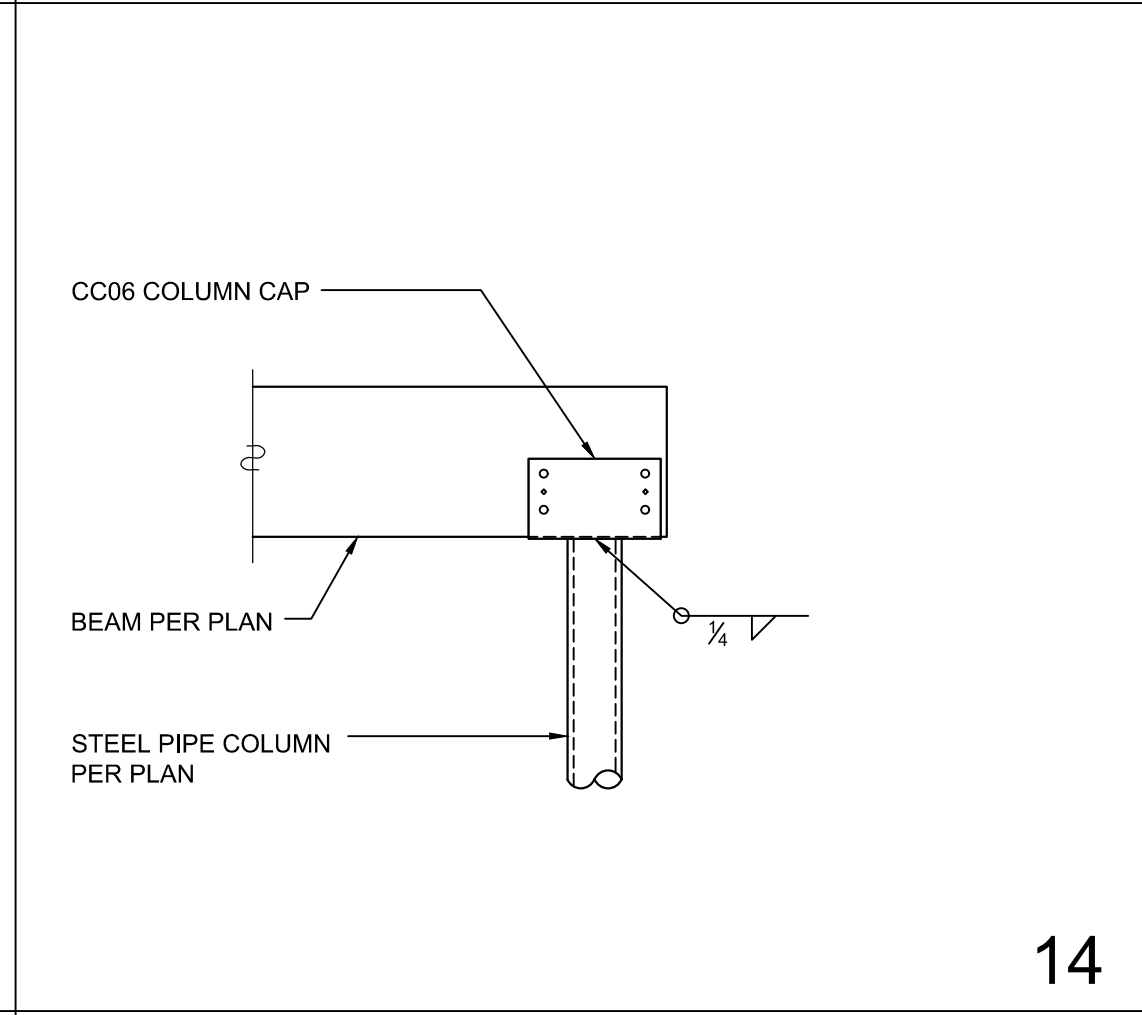
17



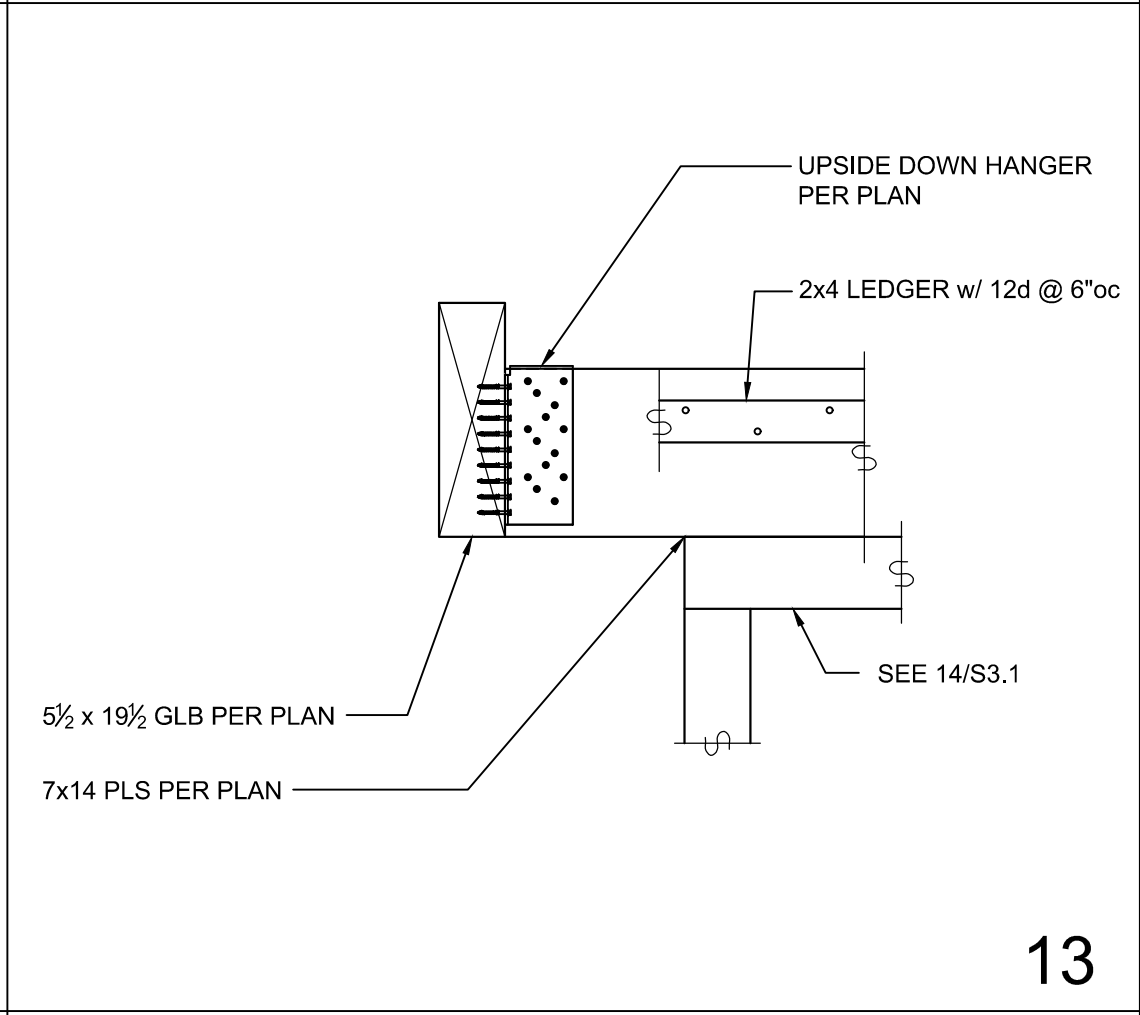
16



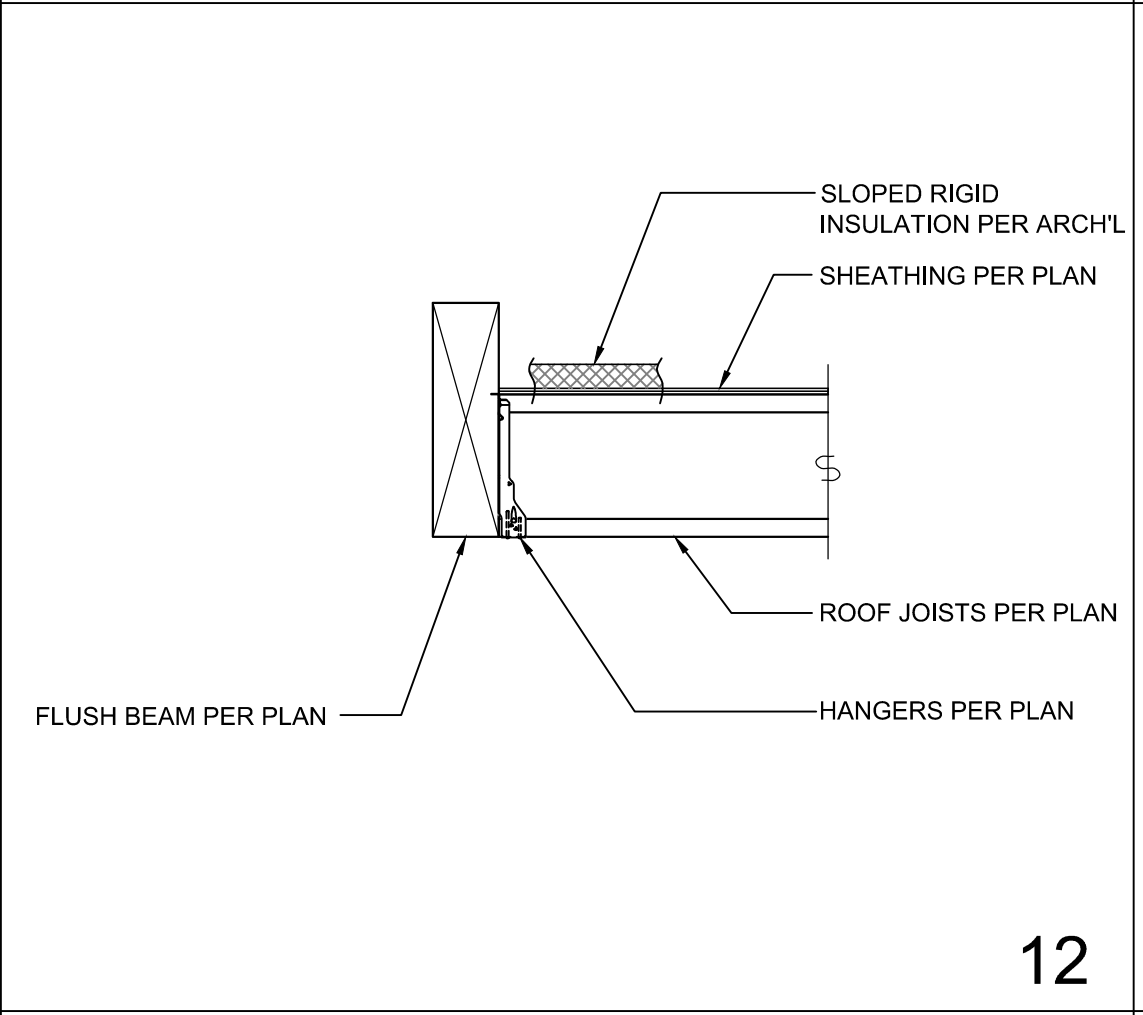
15



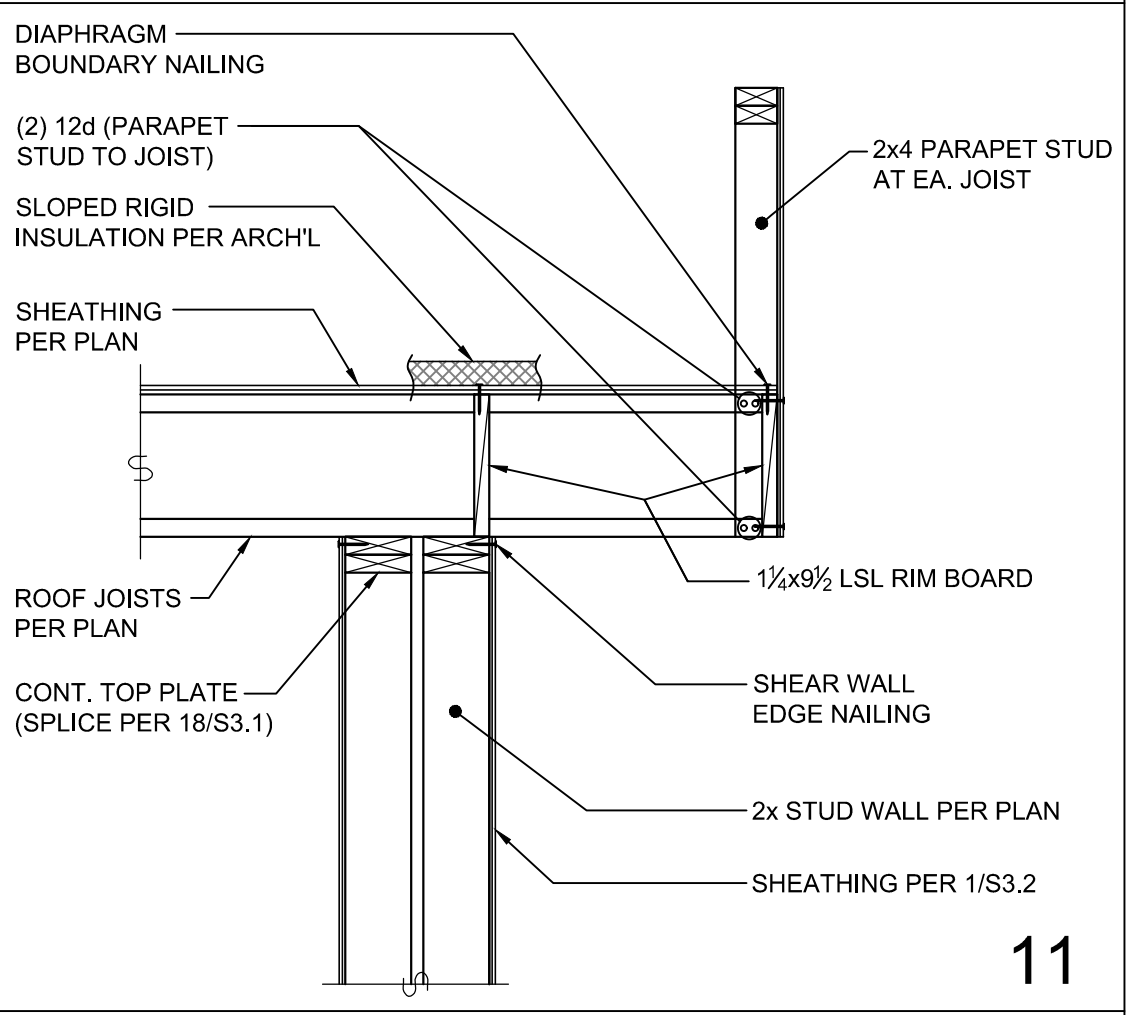
14



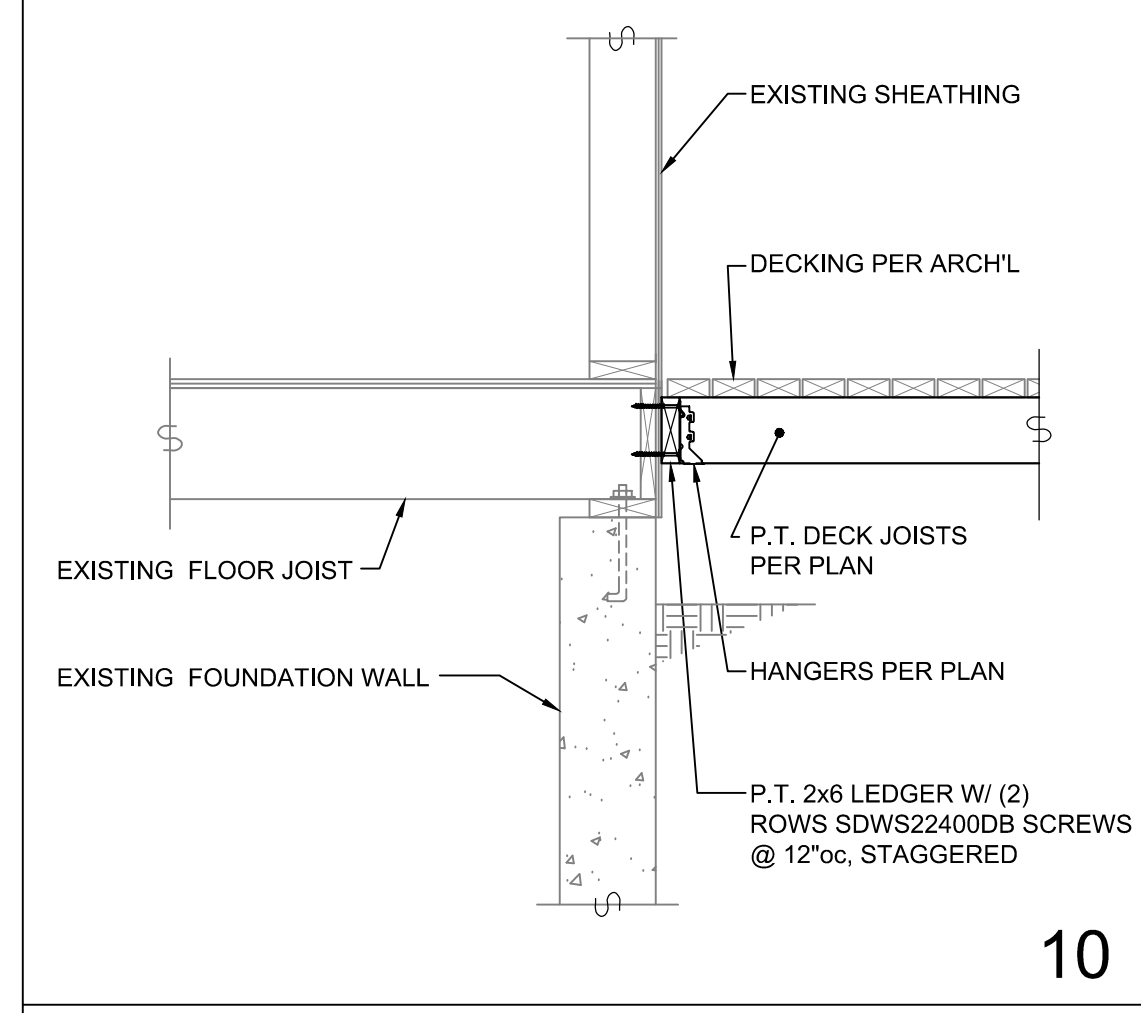
13



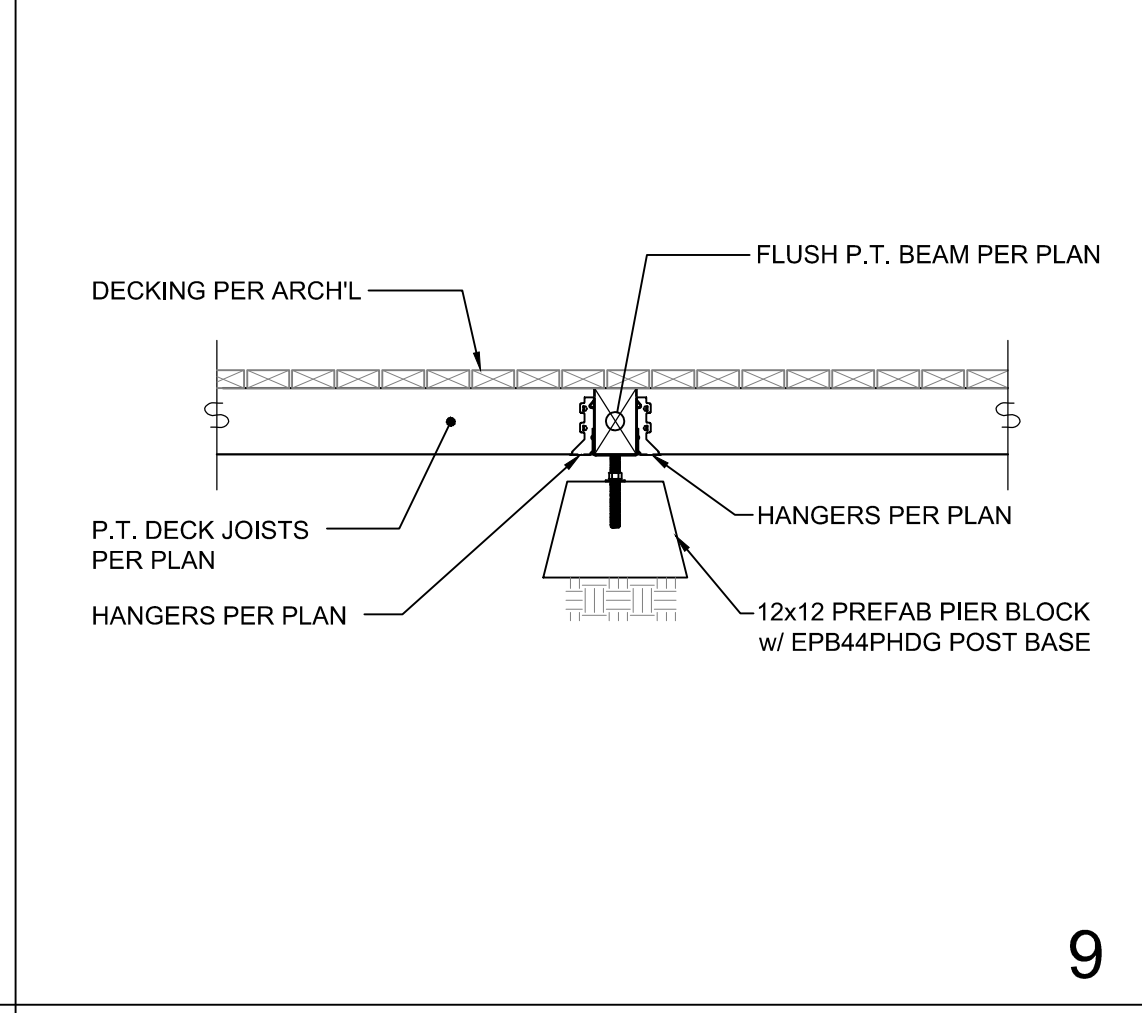
12



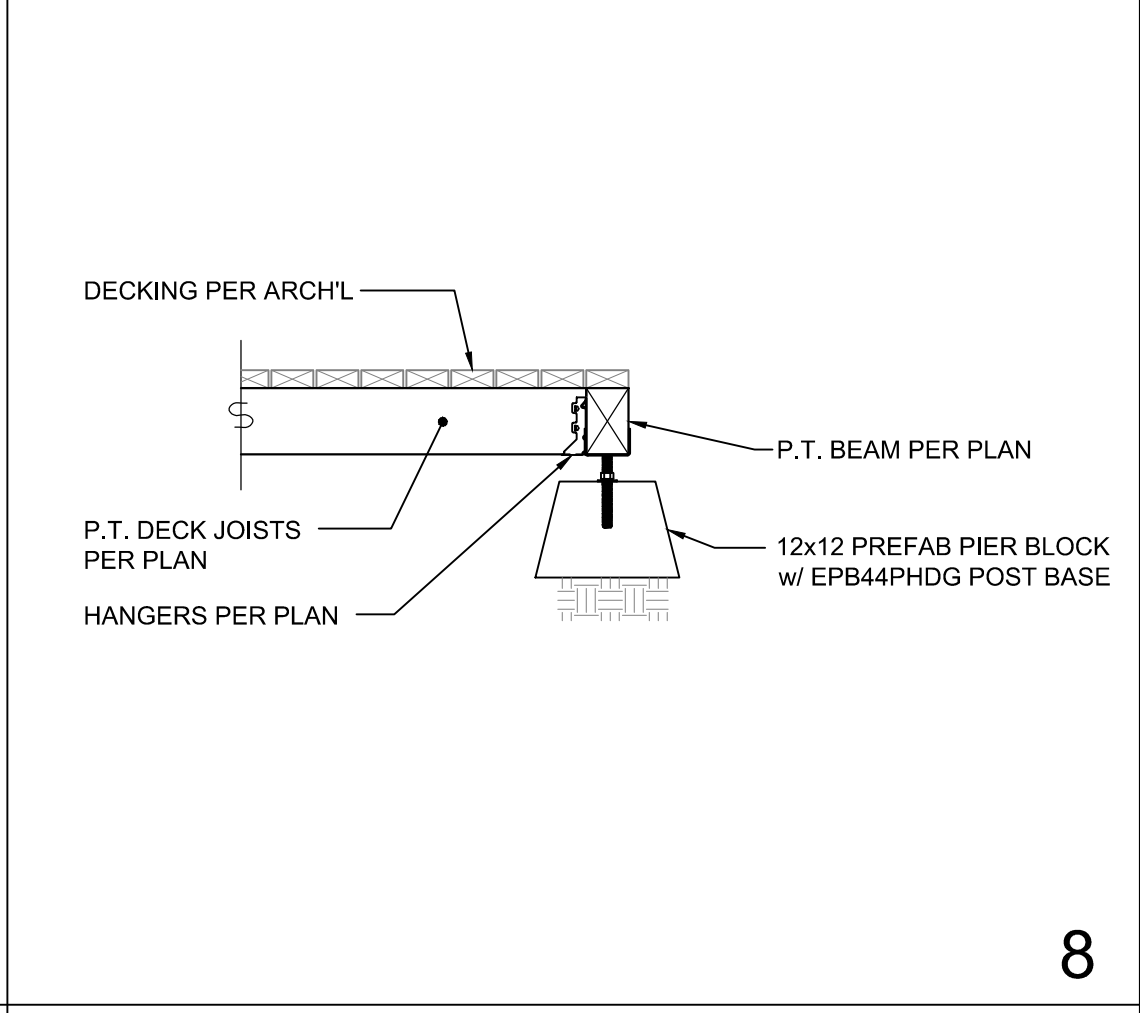
11



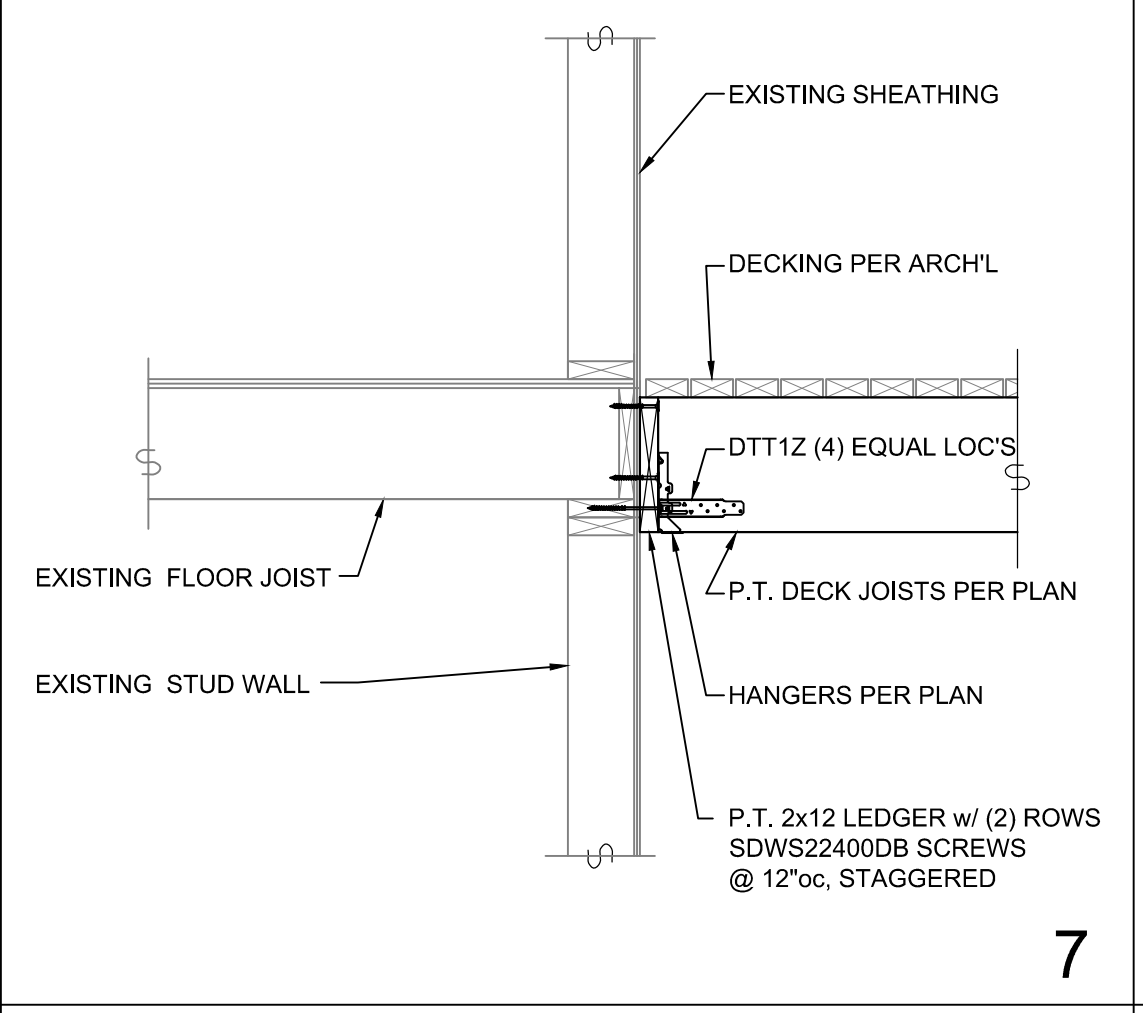
10



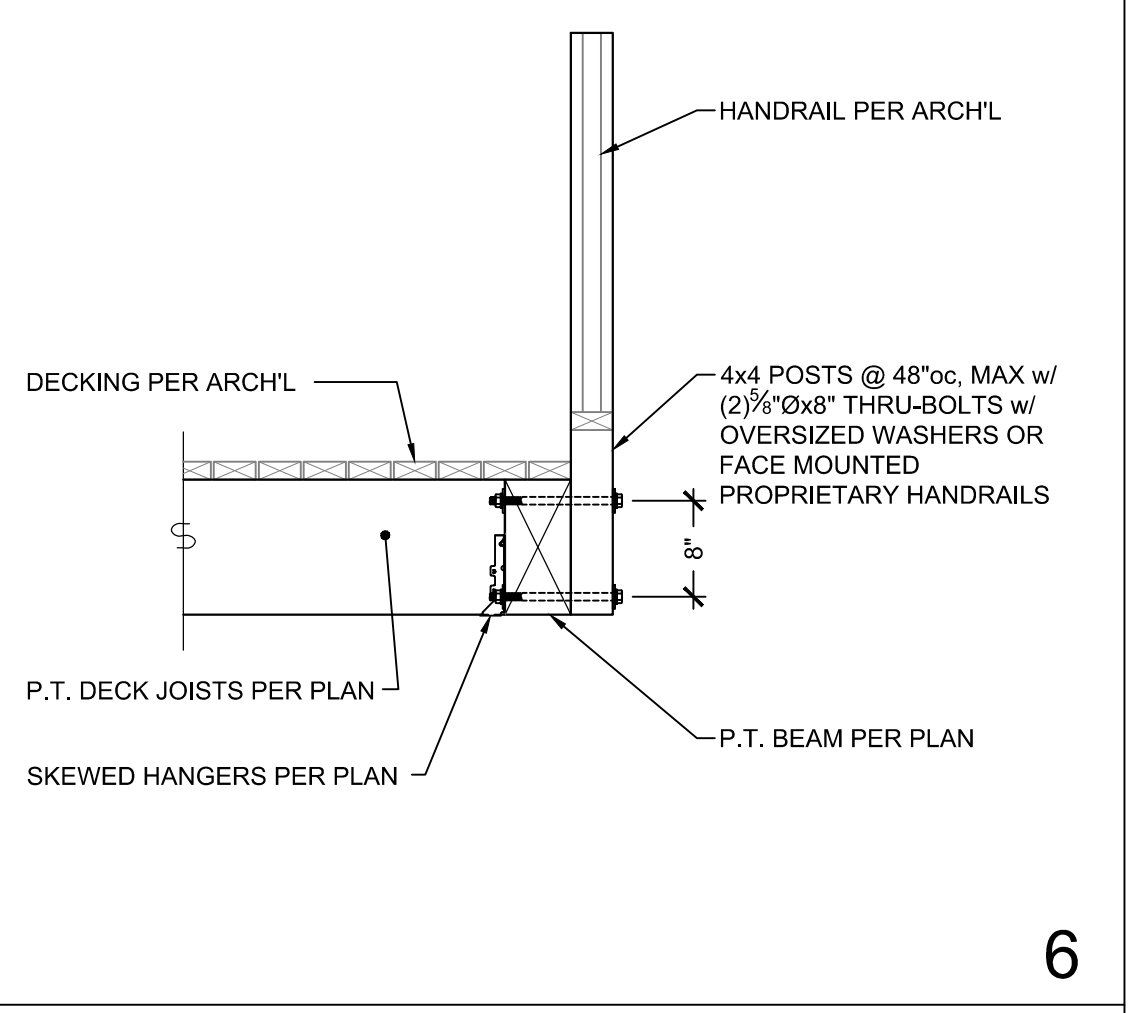
9



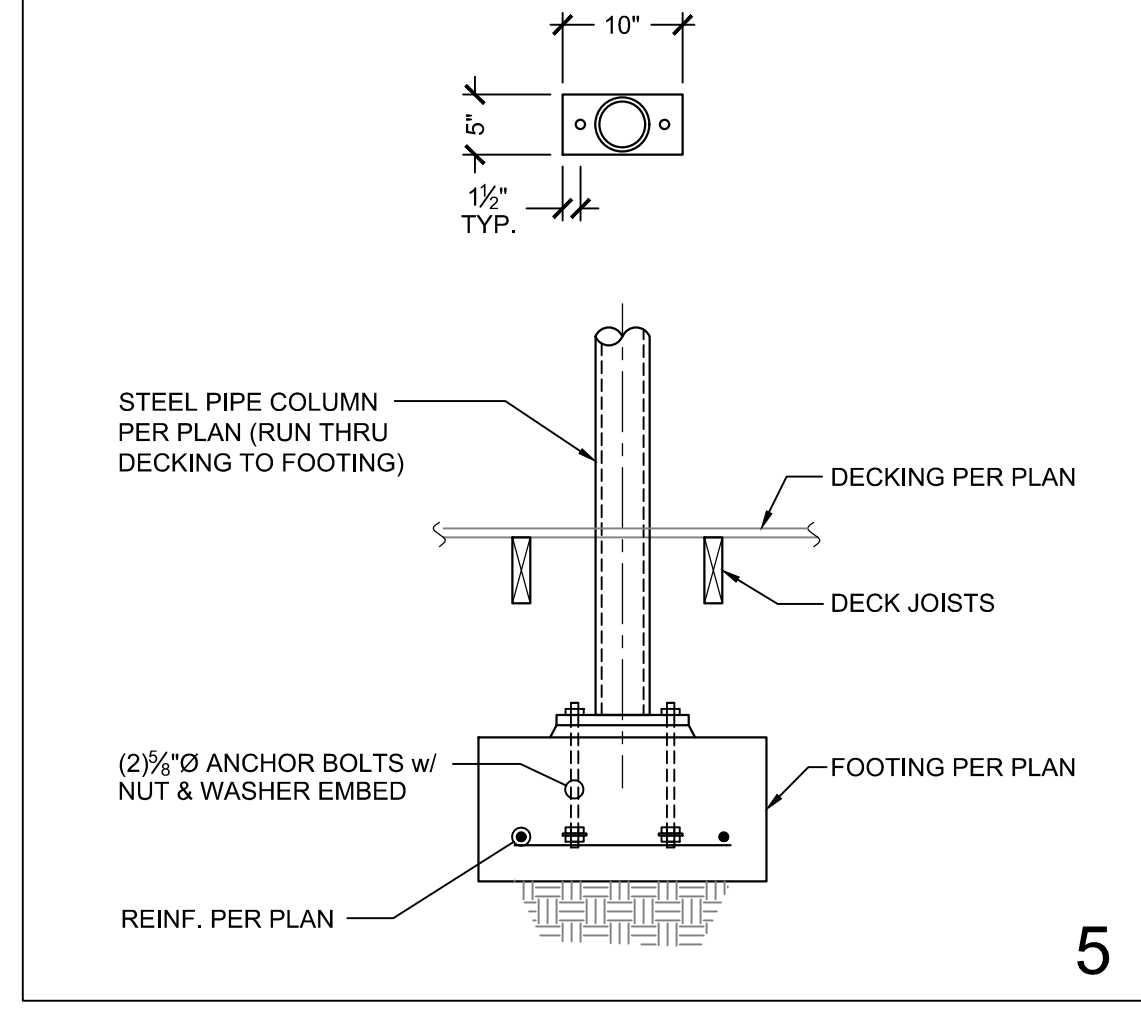
8



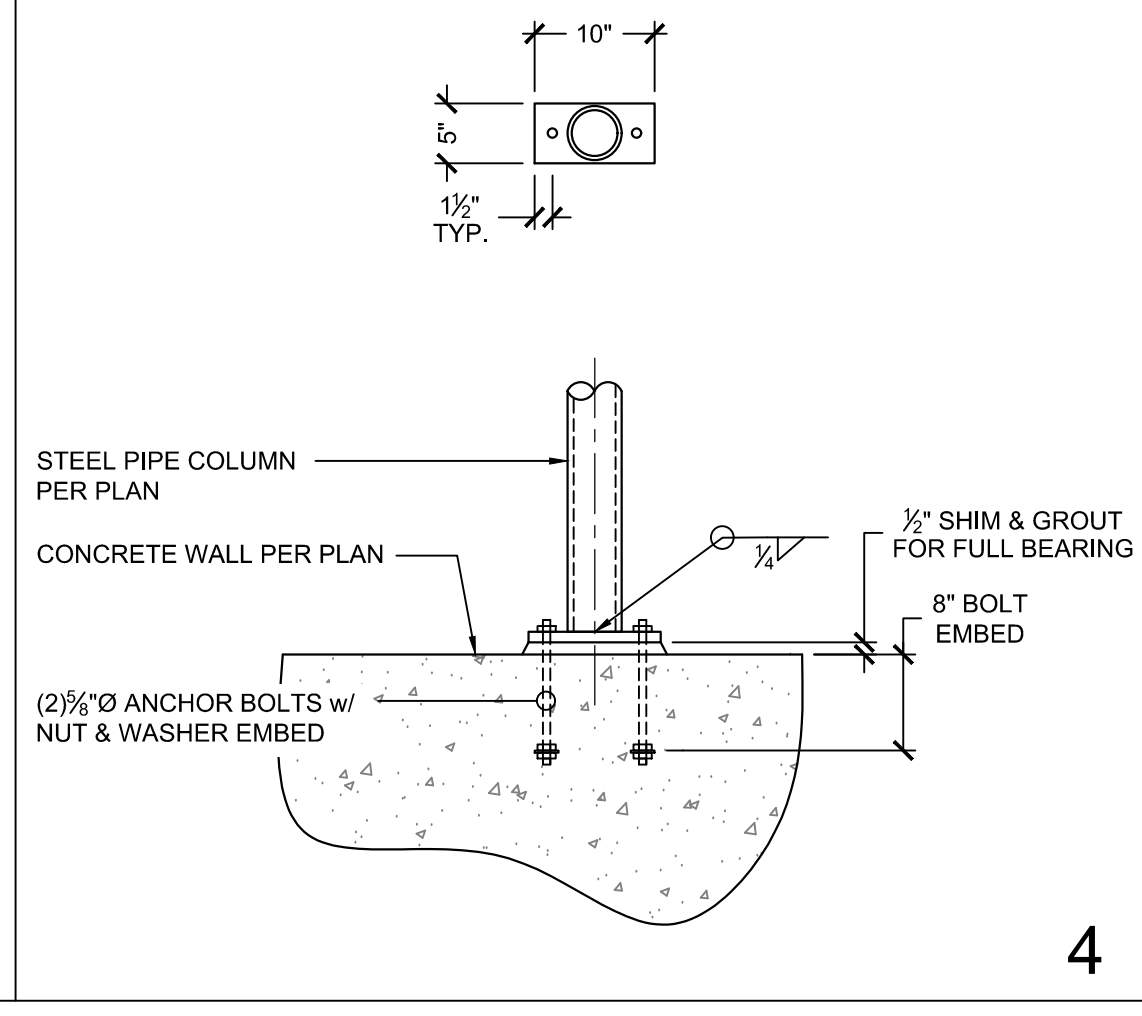
7



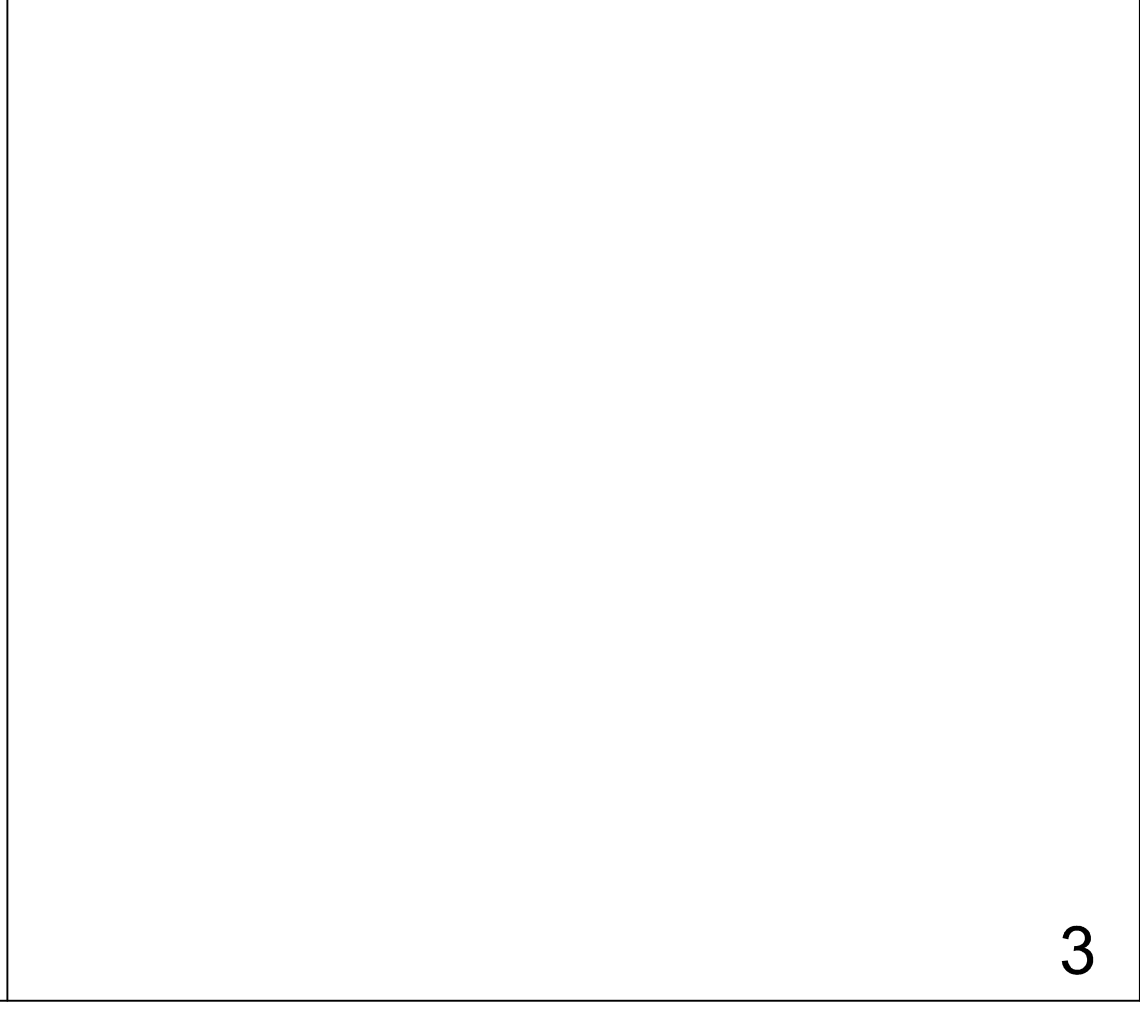
6



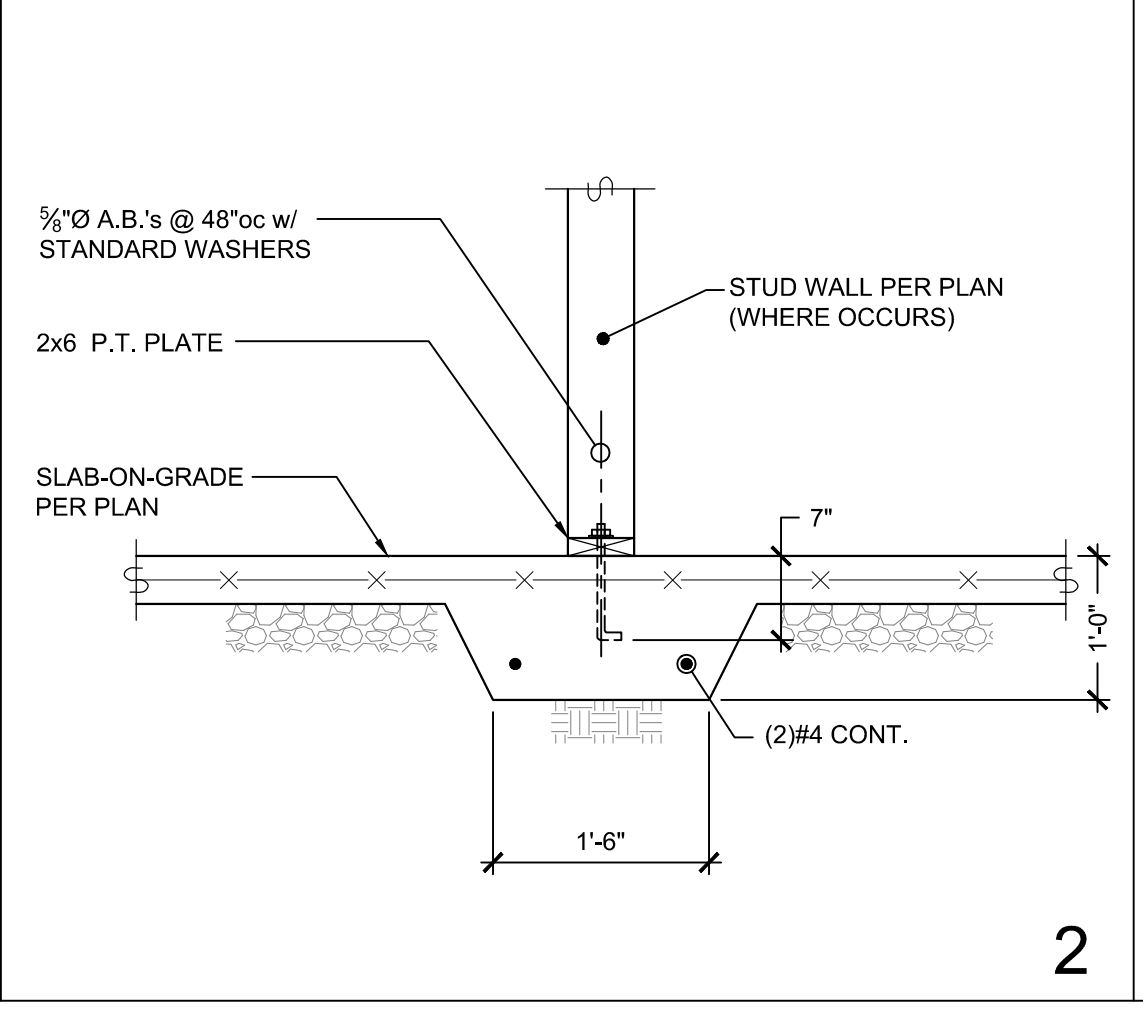
5



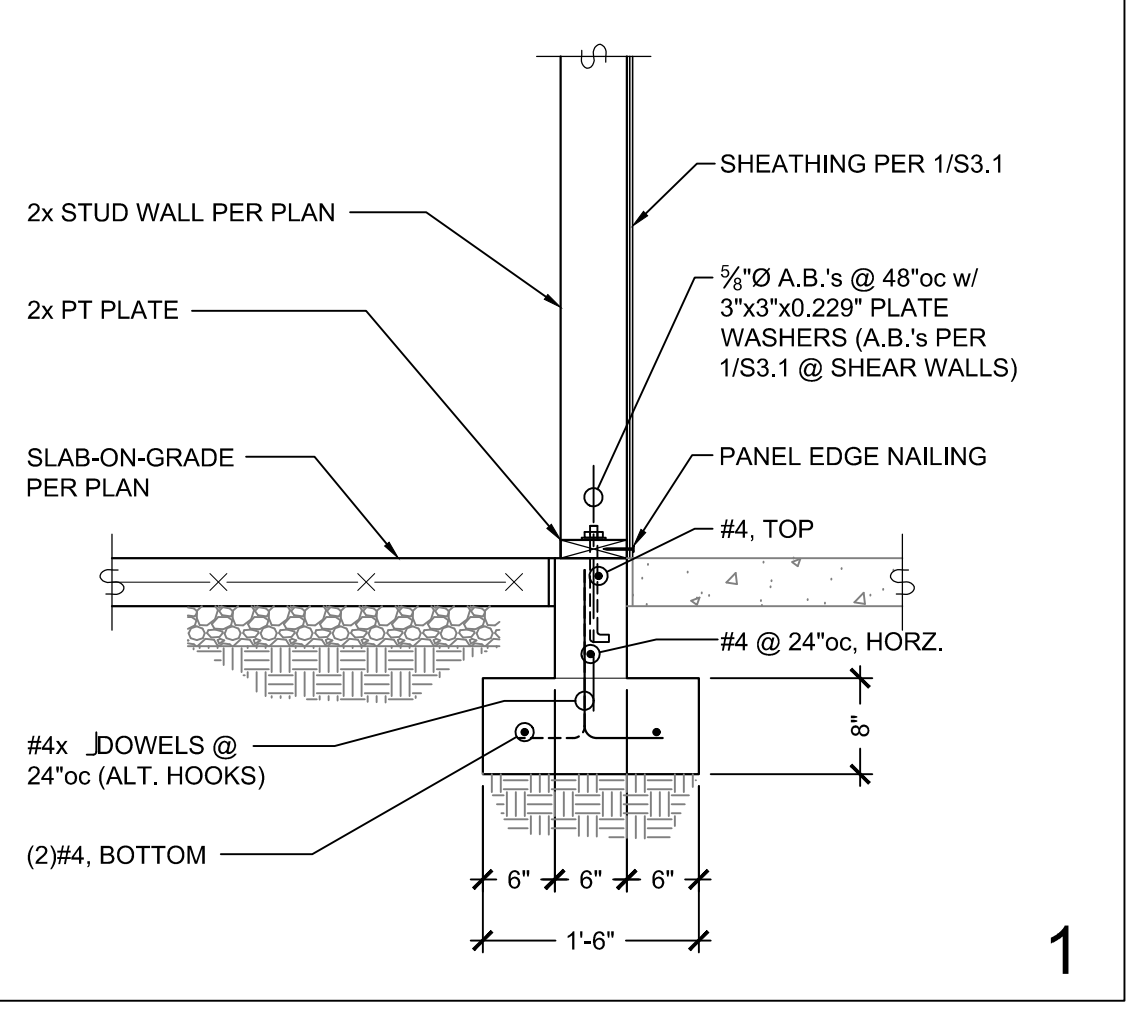
4



3



2



1

