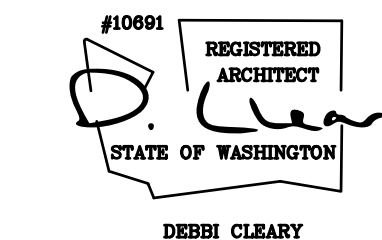


MUNSON RESIDENCE



PROJECT DESCRIPTION:

REMOVE LARGE REAR CURVED DECK AND FIREPIT. ADD SMALL PERGOLA OVER MODIFIED EXISTING DECK. ADD DETACHED OUTDOOR LIVING SPACE.

LEGAL DESCRIPTION:

WLY 22.8 FT OF POR OF S 5 AC OF N 1 1 AC OF GL 5 LY ELY OF FOREST AVE SE LESS NLY 93.22 FT OF WLY 1.67 FT LESS POR ELY 4.5 ELY 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 1.84-32 FT TO S LN OF N 6 AC TH E ALG SD 5 LN 1.67 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 4 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 ADDITION):
 ROOFS = 3,046 SF
 IMPERVIOUS DECKS (DECK OF PLASTIC OR PATIO) = 303 SF + 636 SF = 939 SF
 PATIO (OUTSIDE OF ROOF & IMPERVIOUS DECKS) = 0 SF
 DRIVEWAY (OUTSIDE OF ROOFS) = 1,006 SF
 TOTAL IMPERVIOUS SURFACES (BEFORE REMODEL/ADDITION) = 4,991.00 SF

IMPERVIOUS SURFACES (AFTER ADDITION):
 ROOFS = 3,046 SF + 125.49 SF + 808.11 = 3,979.60
 IMPERVIOUS DECKS (of PLASTIC OR PATIO) = 303 SF = 303.00 SF
 PATIO (OUTSIDE OF ROOF & IMPERVIOUS DECKS) = 0 SF
 DRIVEWAY (OUTSIDE OF ROOFS) = 1,006 SF
 TOTAL IMPERVIOUS SURFACES (AFTER REMODEL/ADDITION) = 5,288.60 SF

NET INCREASE = 5288.60 SF - 4991.00 = 297.60 < 500 SF

LOT COVERAGE:

AVERAGE SLOPE = 19.7% SLOPE
 LOT AREA = 14,355 SF (PER ASSESSOR'S INFO)
 MAX LOT COVERAGE ALLOWED = 35% = 5,024.25 SF

EXISTING COVERAGE:
 ROOFS = 3,046.00 SF
 DRIVEWAY (OUTSIDE OF ROOFS) = 1,006.00 SF
 TOTAL EXISTING COVERAGE = 4,052.00 SF

COVERAGE ADDED:
 OUTDOOR LIVING SPACE ROOF = 623.1 SF
 PERGOLA ROOF = 128.0 SF
 HOT TUB ROOF = 177.4 SF
 TOTAL ADDED: 928.5 SF

TOTAL NEW COVERAGE = 4,980.5 SF
 LOT COVERAGE = 34.7%

GROSS FLOOR AREA:

FLOOR AREA:	EXISTING	REMOVED	NEW	TOTAL
2ND FLR	405.9	0	0	405.9
1ST FLR	2400.5	0	0	2400.5
PERGOLA	0	0	128.00	128.00
O.L.S.	0	0	447.86	447.86
HOT TUB ROOF	0	0	244.35	244.35
(NET) BASEMENT	1137.14	0	0	1137.14
GARAGE	503.0	0	0	503.0
TOTAL	4446.54	0	820.21	5266.75

MAXIMUM HEIGHT:

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

HARDSCAPES:

LOT AREA = 14,355.00 SF (PER ASSESSOR'S INFO)
 MAXIMUM HARDSCAPES = 9% = 1,291.95 SF
 FLEXIBILITY OF 0.3% FROM LOT COVERAGE CALC. = 9.3% = 1,335.01 SF ALLOW. HRDSCAPE
 TOTAL HARDSCAPES (OUTSIDE OF ROOF STRUCTURES) = 1,324.13 SF = 9.22%
 DECKS (UNCOVERED PORTION) = 303.00 SF (FRONT) + 211.69 SF (REAR) = 514.69 SF
 PATIO (FRONT) = 303.00
 DRIVEWAY WALKWAY EXTENSION (UNCOVERED) = 20.70
 ROCKERIES = 230.00
 FRONT YARD STONE STEPS = 35.00 SF
 CONC BLOCK PATH = 28.00 SF
 REAR YARD PAVR STEPS = 82.84 SF
 REAR YARD CMU RETAINING WALLS = 67.00 SF
 A.C. = 9.00

ENERGY CODE:

CLIMATE ZONE: 4C
 ADDITION LESS THAN 500 SF NEEDS 1.5 ENERGY CREDITS:
 0.5 CREDIT ACHIEVED WITH ELECTRIC DUCTLESS MINI-SPLIT PUMP PER R403.7.1
 0.5 CREDIT ACHIEVED WITH AIR LEAKAGE TEST PER R402.4.1.2
 0.5 CREDIT ACHIEVED WITH ENERGY STAR MINI FRIDGE

TREES:

16" LL TOTAL DIA OF (E) ON-SITE TREES = 69" TOTAL
 16" LL
 10" M NOT REMOVING ANY OF THESE TREES
 28" F

ABBREVIATIONS:

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

DRAWING INDEX:

- A1.1 COVER SHEET & SITE PLAN SURVEY
- A1.2 GENERAL NOTES
- A2.1 N/A
- A2.2 FIRST FLOOR PLAN
- A2.3 FIRST FLOOR ROOF PLAN
- A3.1 OUTDOOR LIVING SPACE ELEVATIONS
- A3.2 PERGOLA ELEVATIONS
- A4.1 BUILDING SECTIONS
- A5.1 EXTERIOR DETAILS
- A5.2 EXTERIOR DETAILS
- A5.3 EXTERIOR DETAILS
- A6.1 DOOR & WINDOW SCHEDULE, DETAILS
- A6.2 DOOR & WINDOW INSTALLATION
- A7.1 N/A
- S1.1 STRUCTURAL GENERAL NOTES
- S2.1 FOUNDATION PLAN
- S2.2 FIRST FLOOR FRAMING
- S2.3 FIRST FLOOR ROOF FRAMING
- S3.1 STRUCTURAL DETAILS
- S3.2 STRUCTURAL DETAILS
- E1.1 N/A

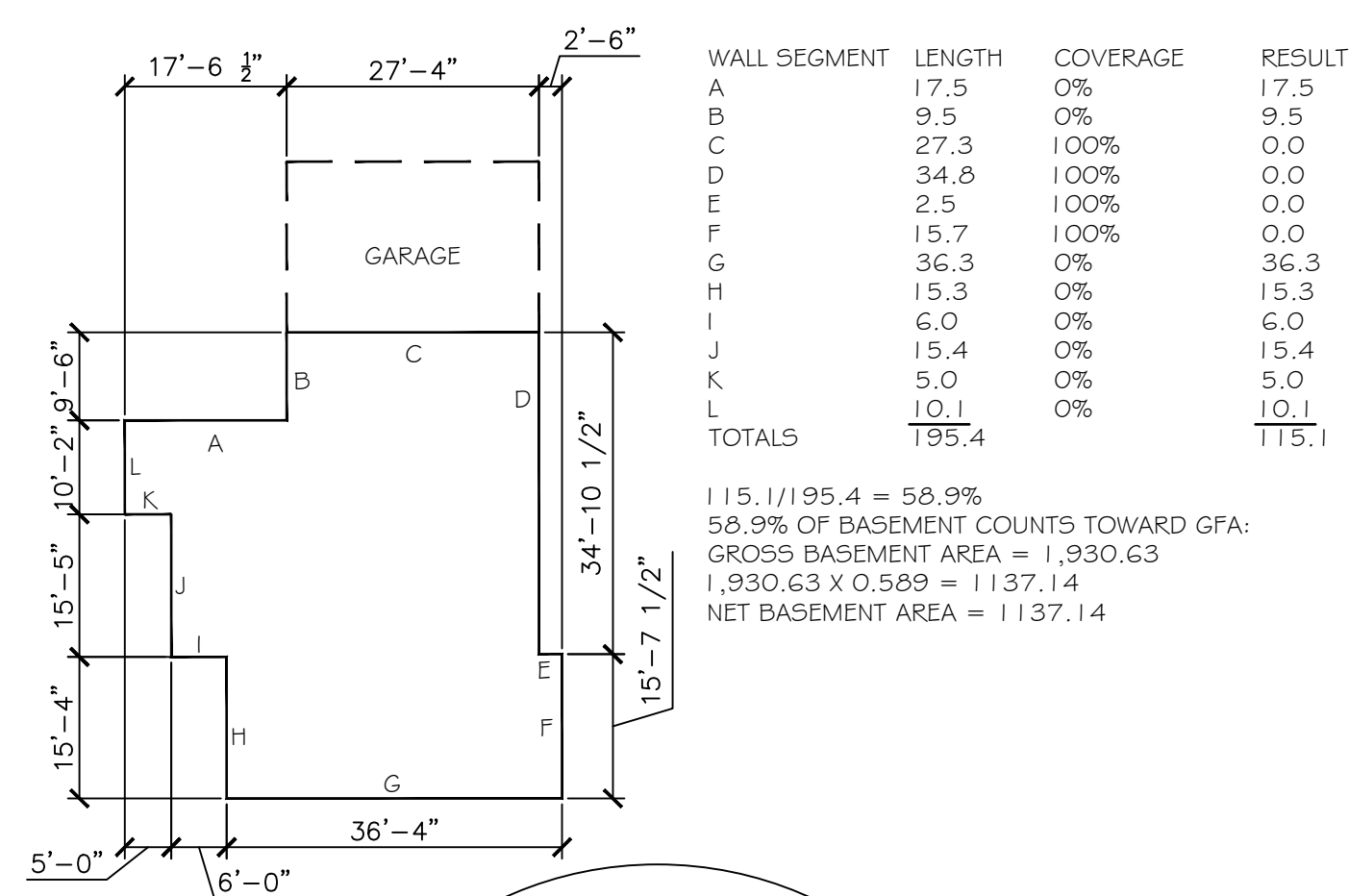
CONTACTS:

OWNER
 MARC & TRACY MUNSON
 4628 FOREST AVE SE
 MERCER ISLAND, WA 98040
 303-345-3992
 tracymunson728@hotmail.com

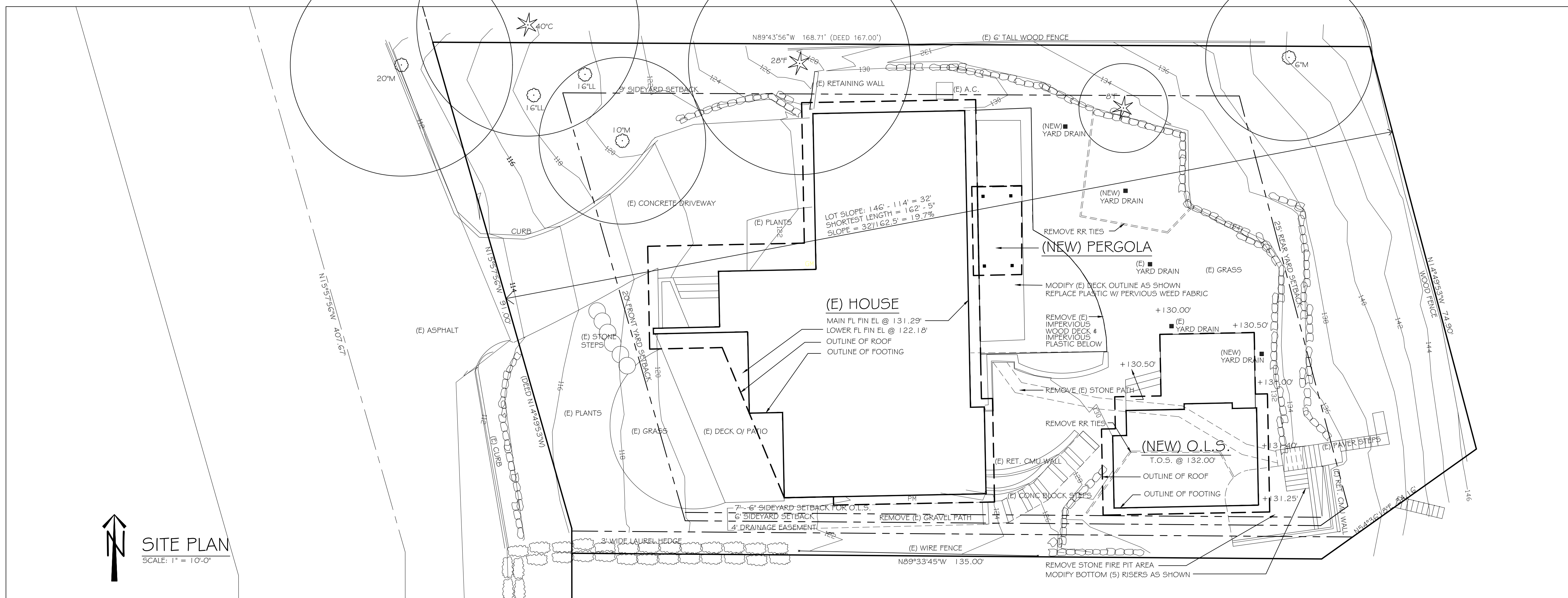
STRUCTURAL ENGINEER
 BRIAN LAMPE
 BTL ENGINEERING
 1901 J WOODINVILLE - SNOHOMISH RD NE, STE 100
 WOODINVILLE, WA 98072
 425-814-8448
 brian.lampe@btleneg.net

ARCHITECT
 DEBBI CLEARY
 CLEARY DESIGN STUDIO, LLC
 1901 5 NE 13TH ST
 BELLEVUE, WA 98008
 425-442-6788
 clearydesignstudio@comcast.net

GENERAL CONTRACTOR
 JOHN KAELIN
 K2 CONSTRUCTION
 19601 SE 29th
 SAMMAMISH, WA 98075
 206-730-8878
 k2quality@comcast.net



115.1/195.4 = 58.9%
 58.9% OF BASEMENT COUNTS TOWARD GFA:
 GROSS BASEMENT AREA = 1,930.63
 1,930.63 X 0.589 = 1,137.14
 NET BASEMENT AREA = 1,137.14



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 Bellevue, WA 98008
 425.442.6788

PROJECT NAME:

MUNSON RESIDENCE

4628 Forest Avenue SE

Mercer Island, WA 98040

DATE OF ISSUE:

02-15-22

REVISIONS:

DRAWING TITLE

**A1.1
 SITE PLAN**

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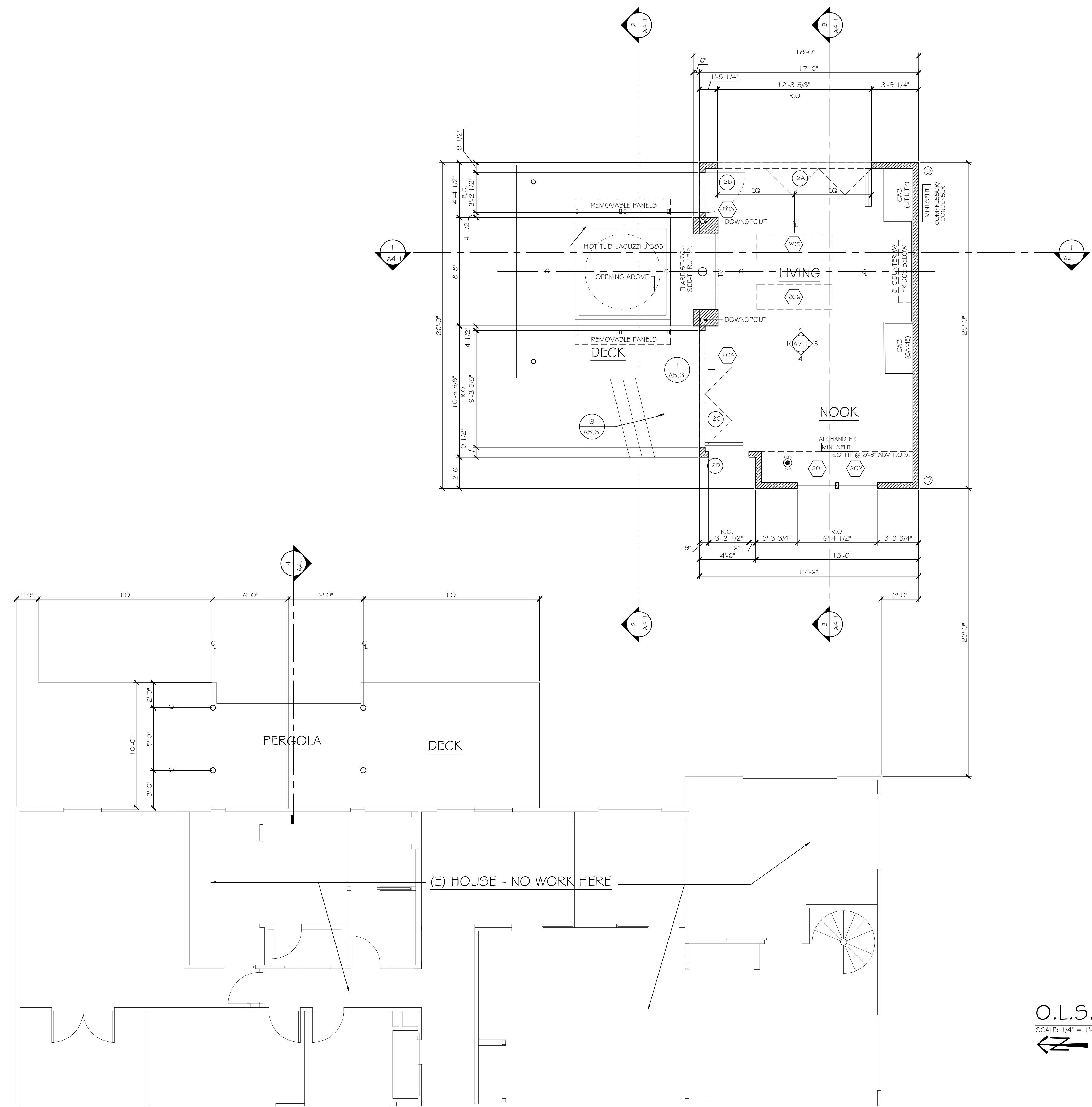
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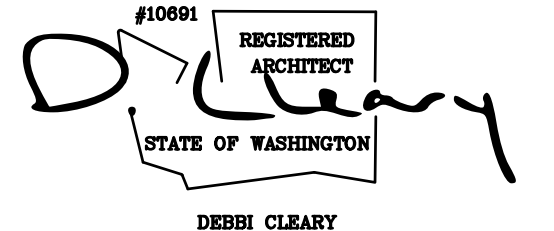
REVISIONS:

DRAWING TITLE
A2.2 FIRST FLOOR PLAN

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



O.L.S. PLAN
 SCALE: 1/4" = 1'-0"



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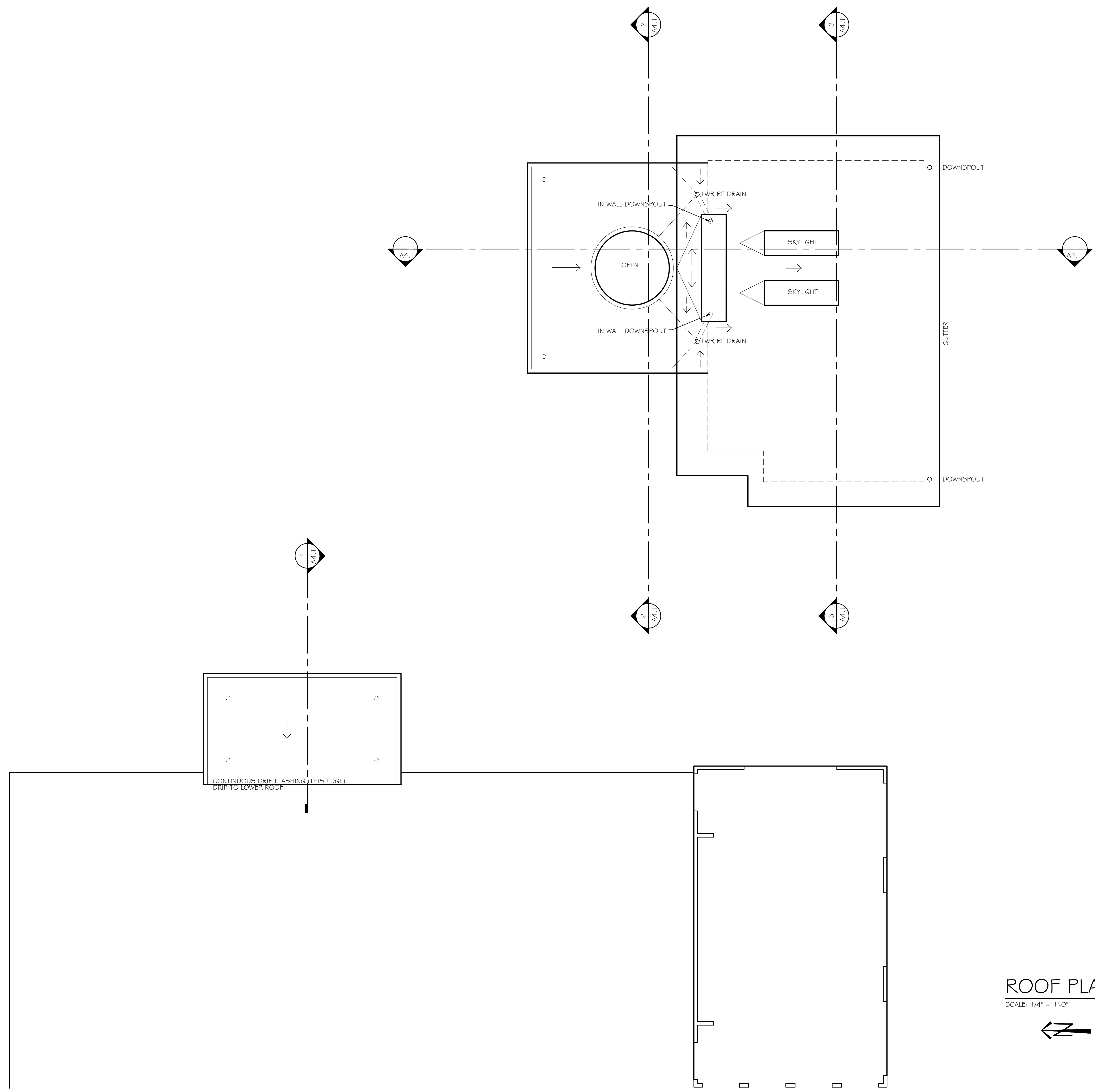
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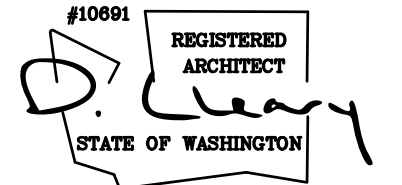
REVISIONS:

DRAWING TITLE
 A2.3
 ROOF PLAN

- KEY
- REMOVE
 - EXISTING WALL
 - == NEW WALL
 - ⊙ DOWNSPOUT
 - DOWNSPOUT SCUPPER & OVERFLO
 - ← DOWNWARD SLOPE @ 1/4" PER 1' MIN, U.N.D.



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



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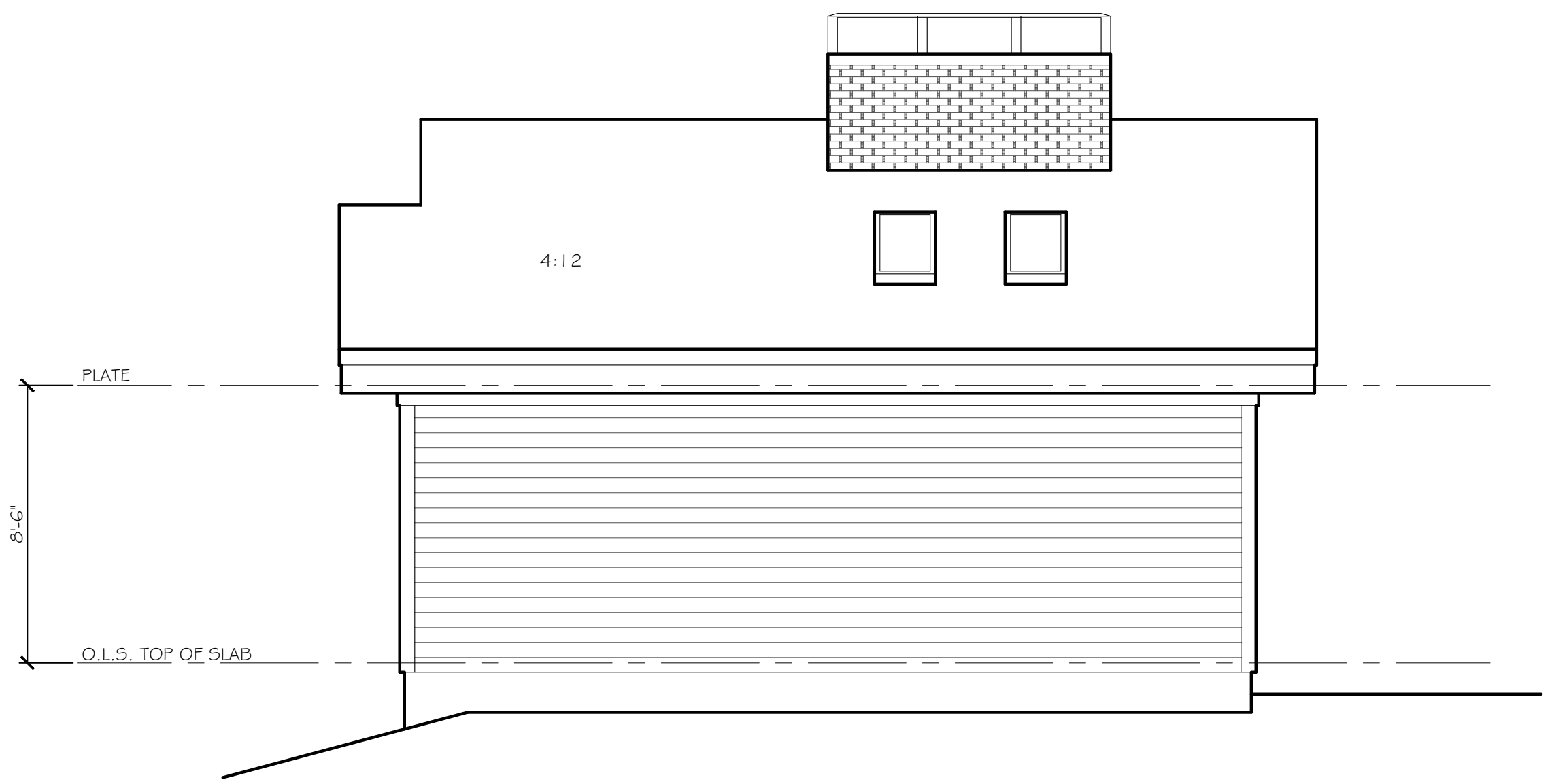
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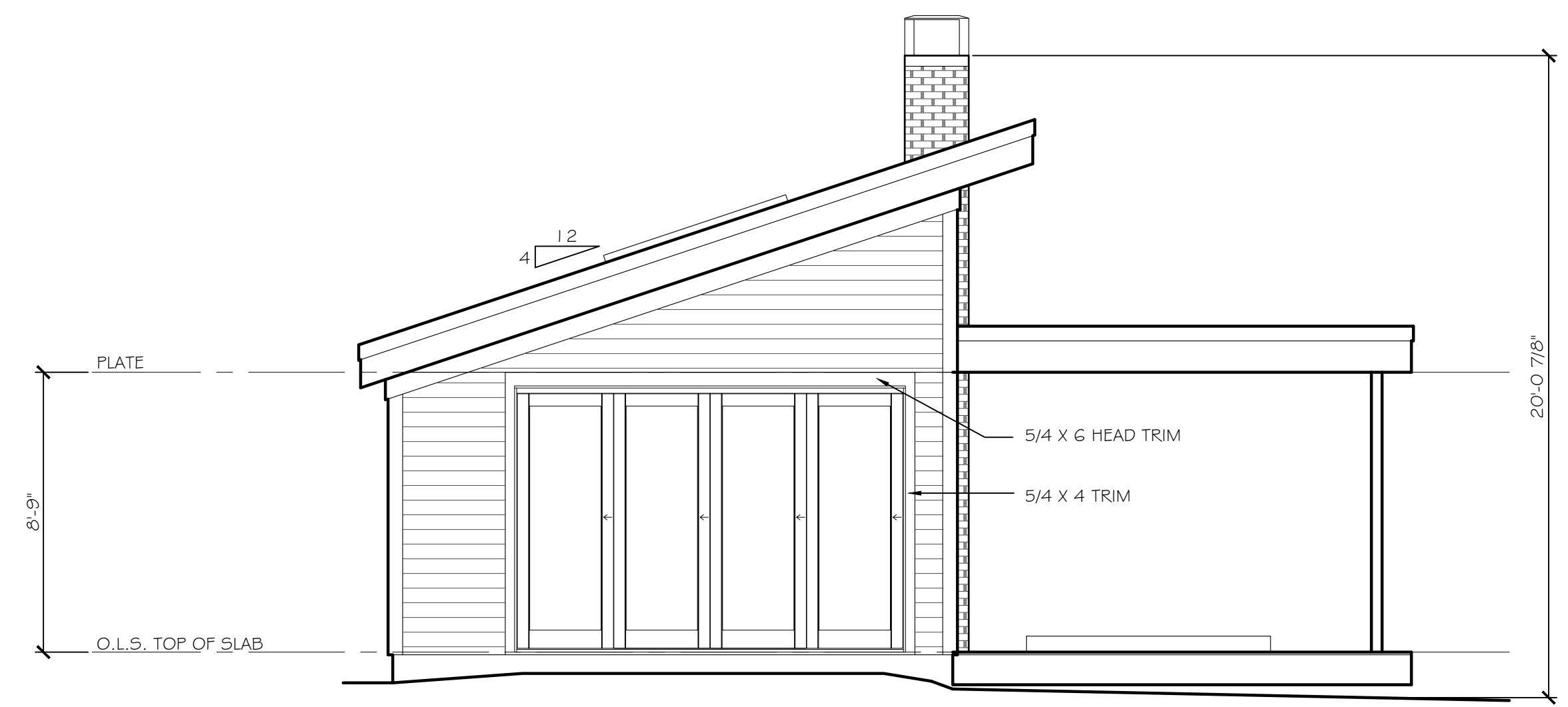
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A3.1
O.L.S.
ELEVATIONS



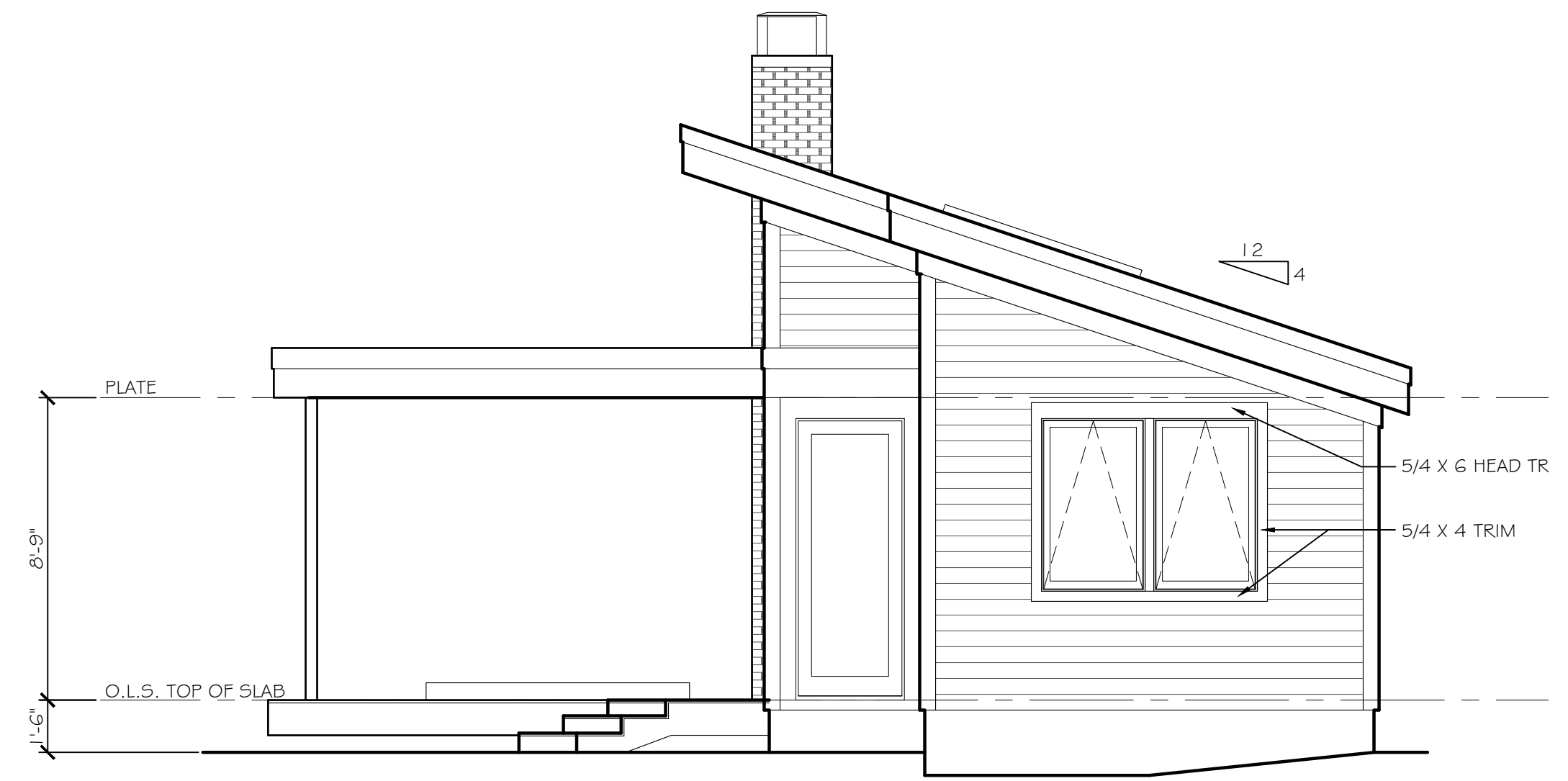
O.L.S.: NORTH ELEV
SCALE: 1/4" = 1'-0"



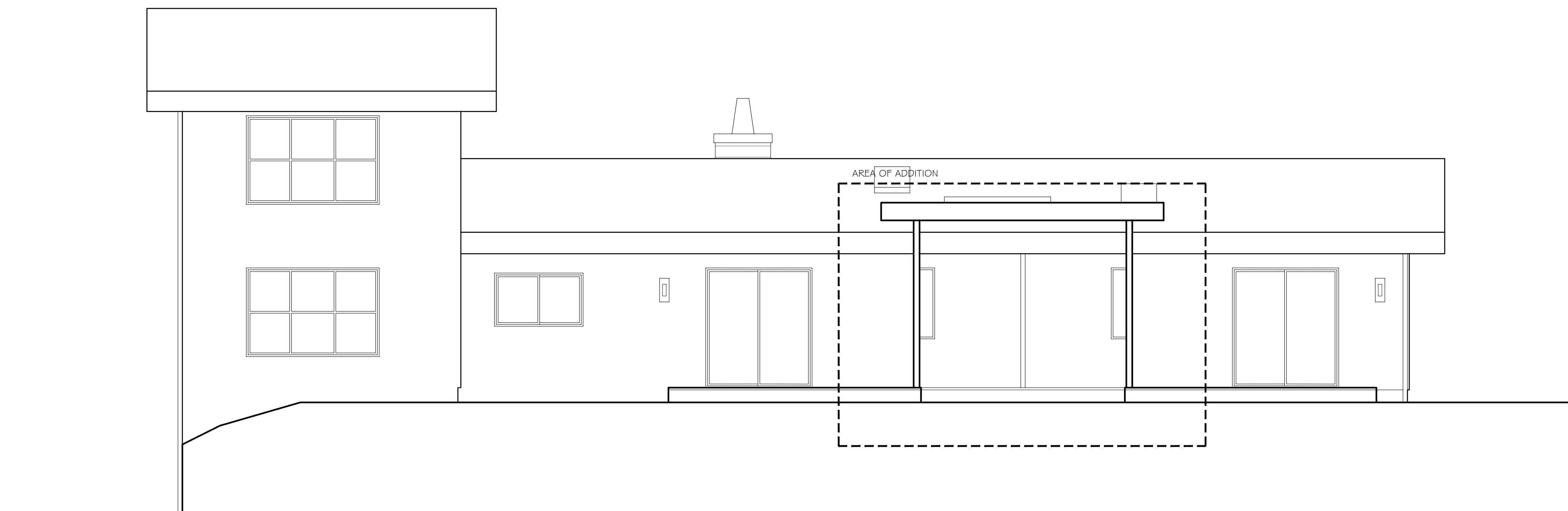
O.L.S.: SOUTH ELEV
SCALE: 1/4" = 1'-0"



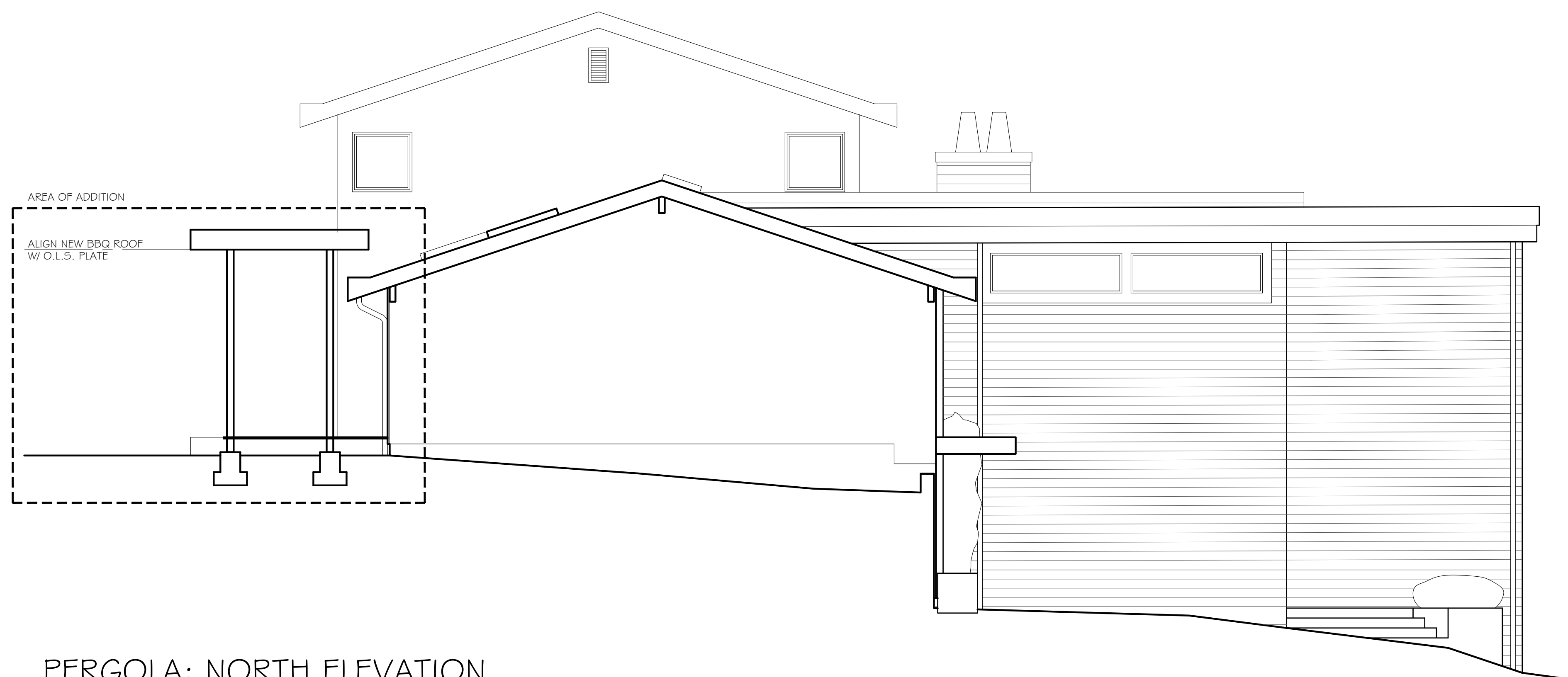
O.L.S.: EAST ELEV
SCALE: 1/4" = 1'-0"



O.L.S.: WEST ELEV
SCALE: 1/4" = 1'-0"



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



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

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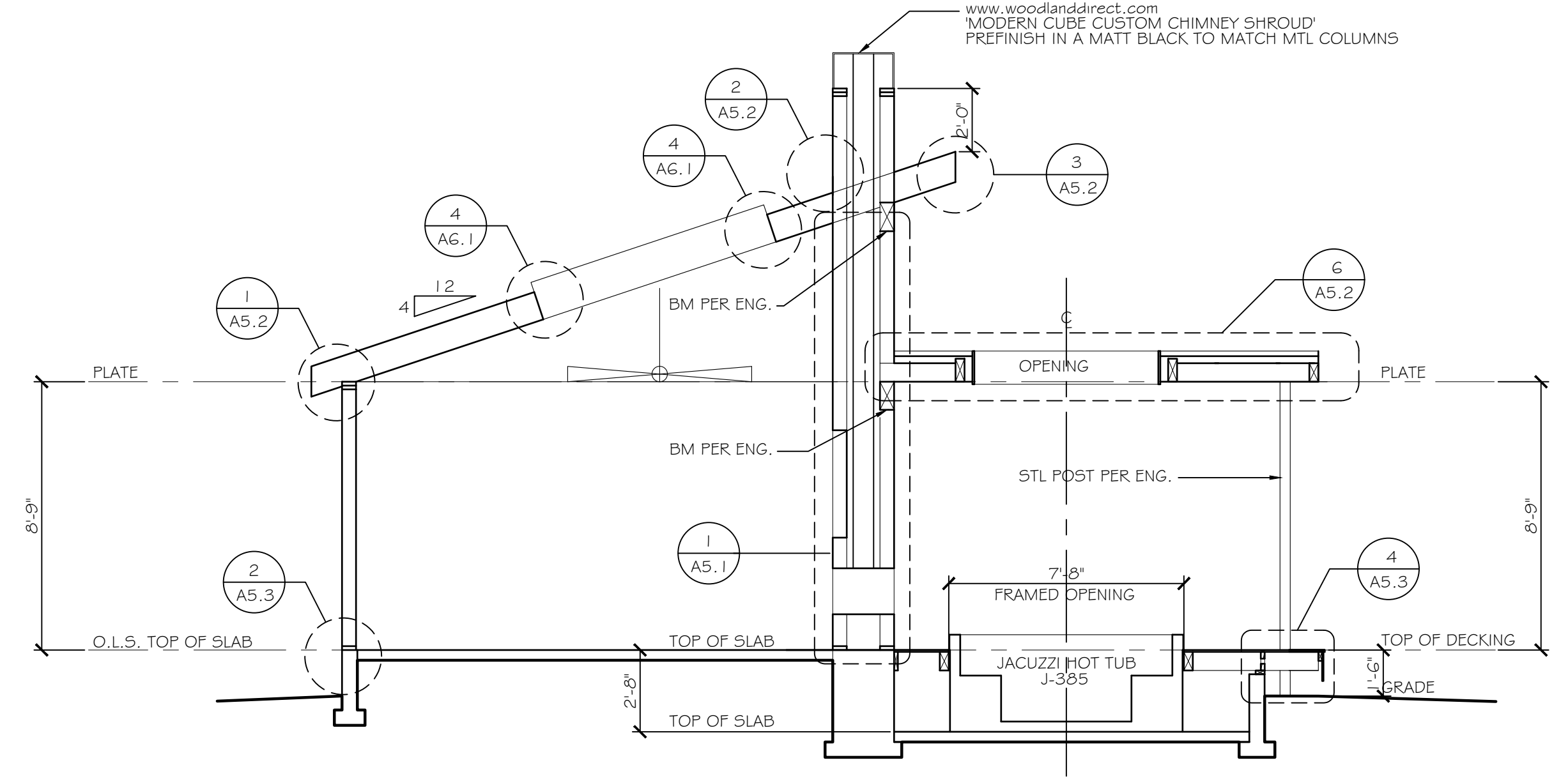
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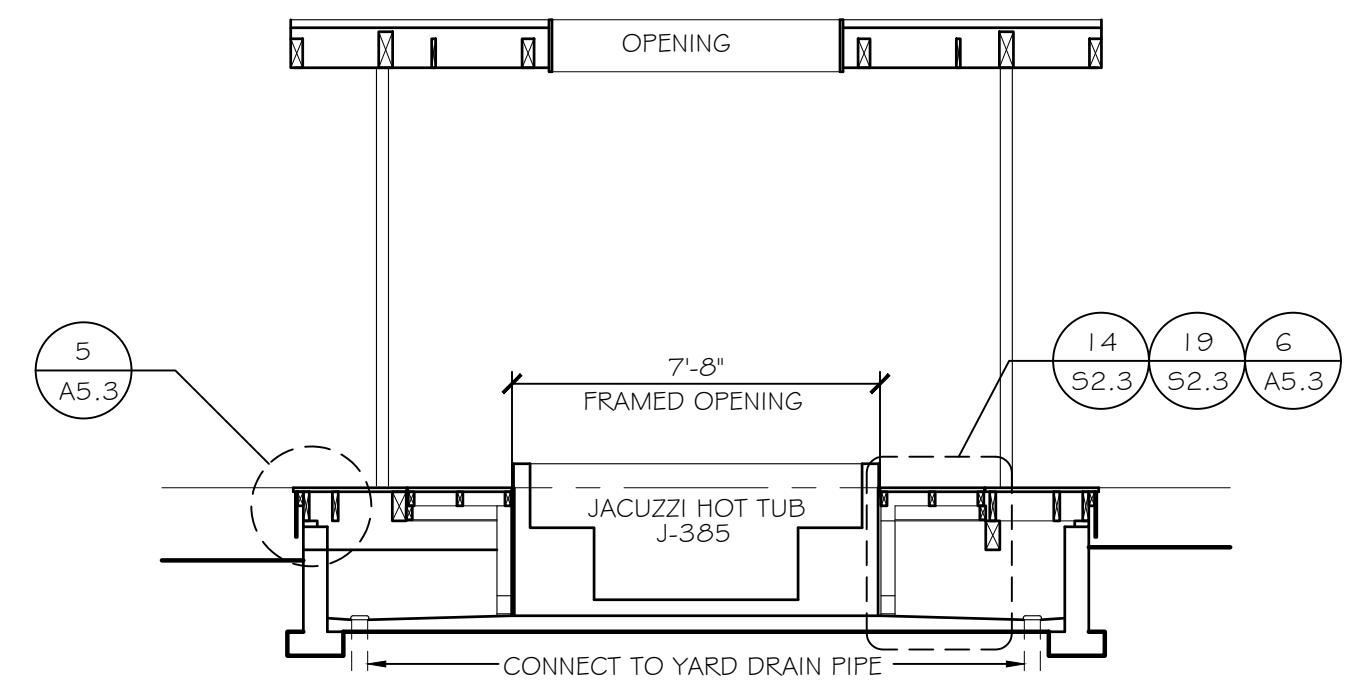
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A3.2
 PERGOLA
 ELEVATIONS

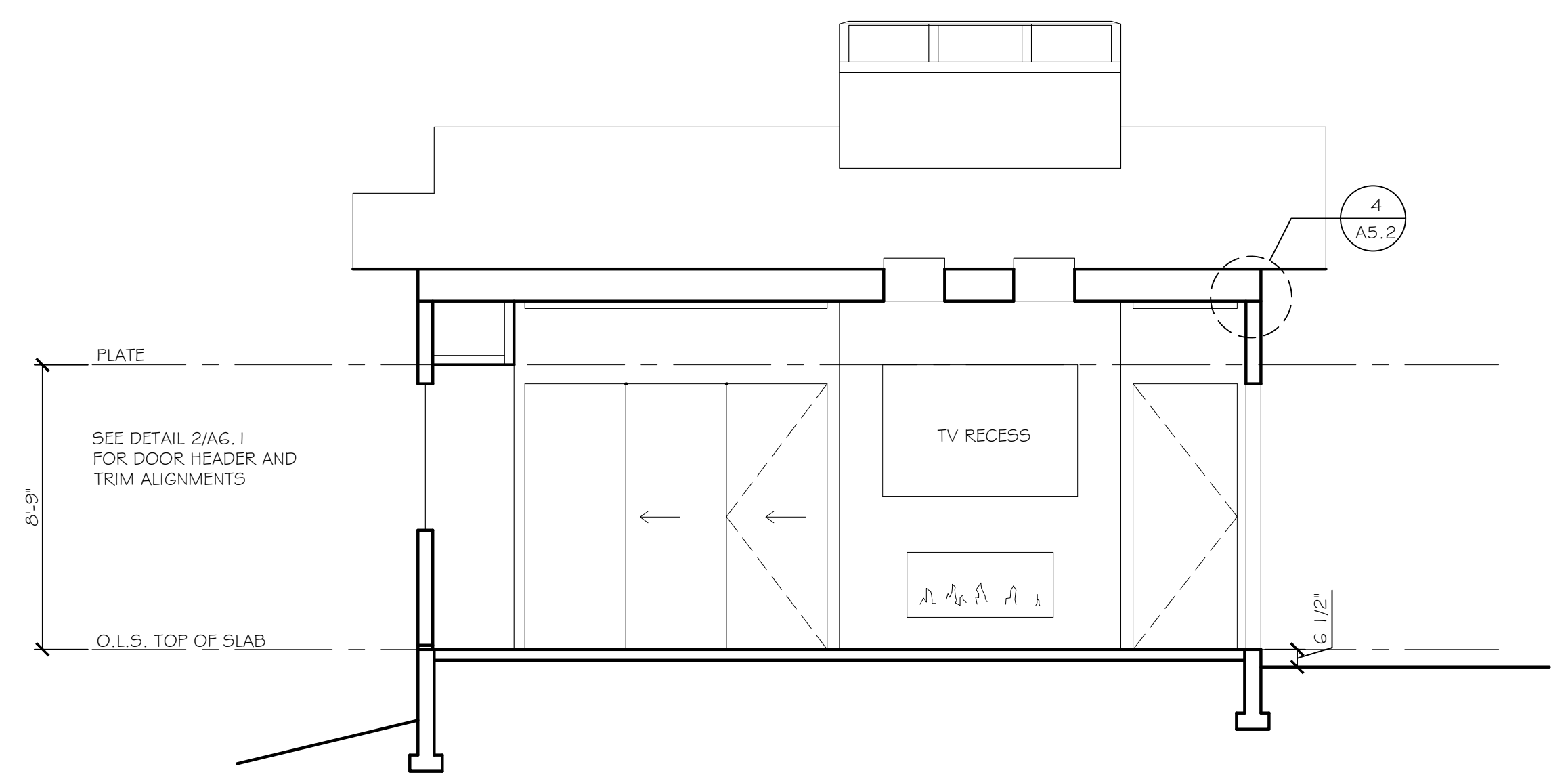
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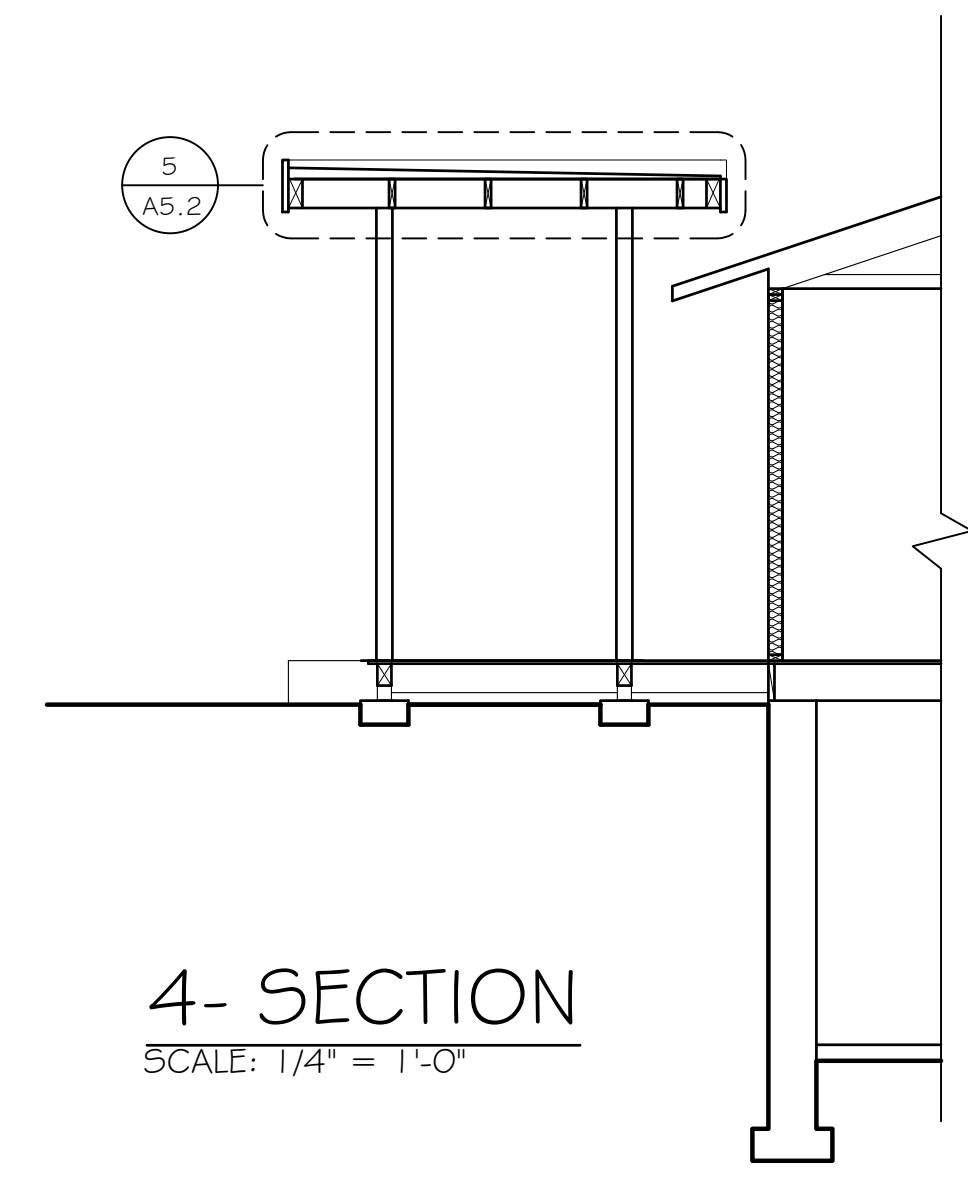
1 - SECTION
 SCALE: 1/4" = 1'-0"



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



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



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

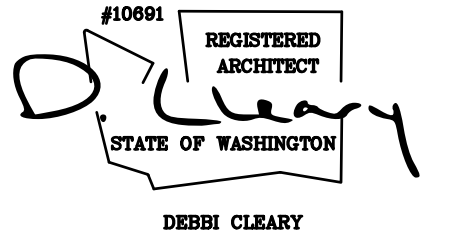
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A4.1 BUILDING SECTIONS

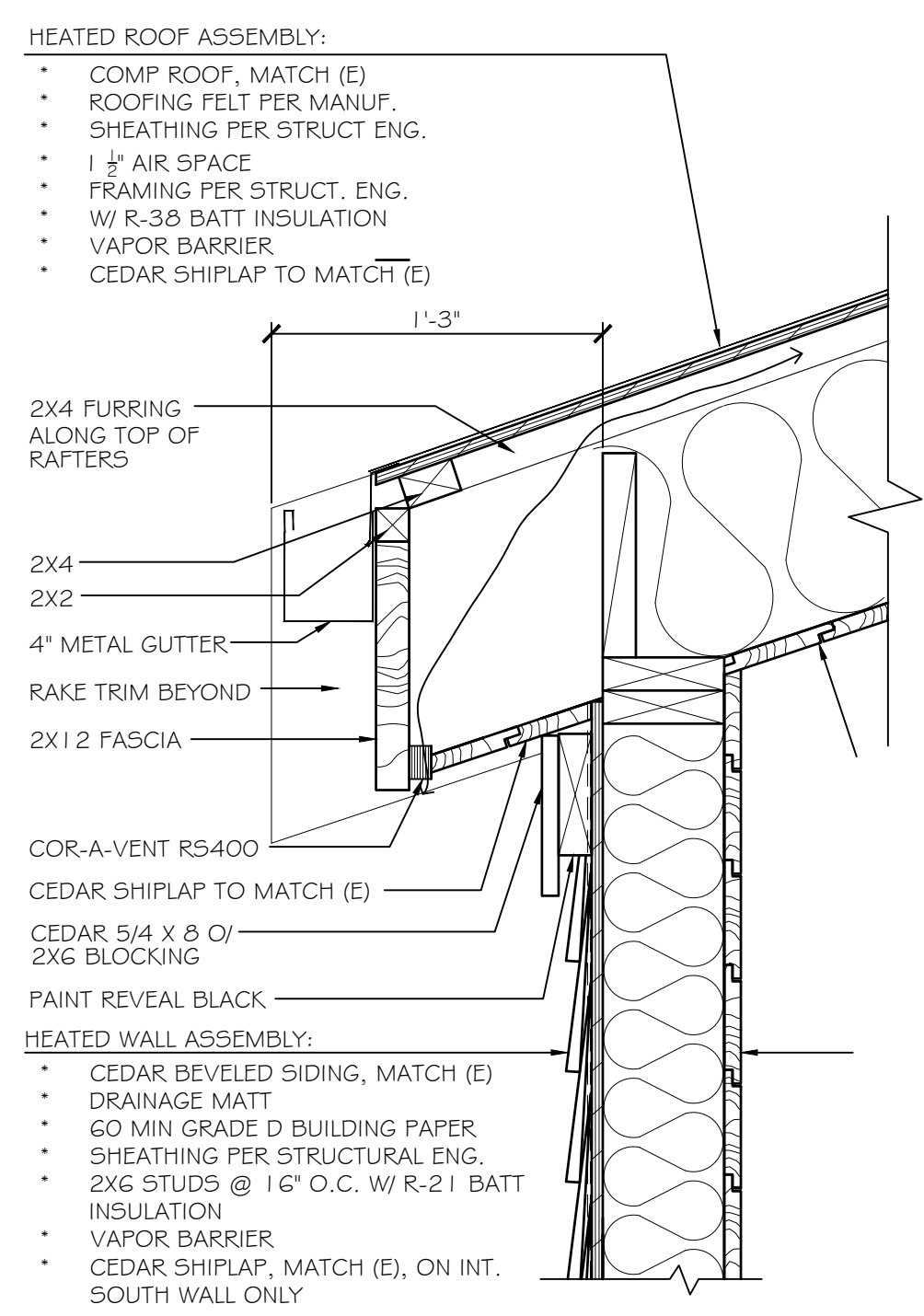


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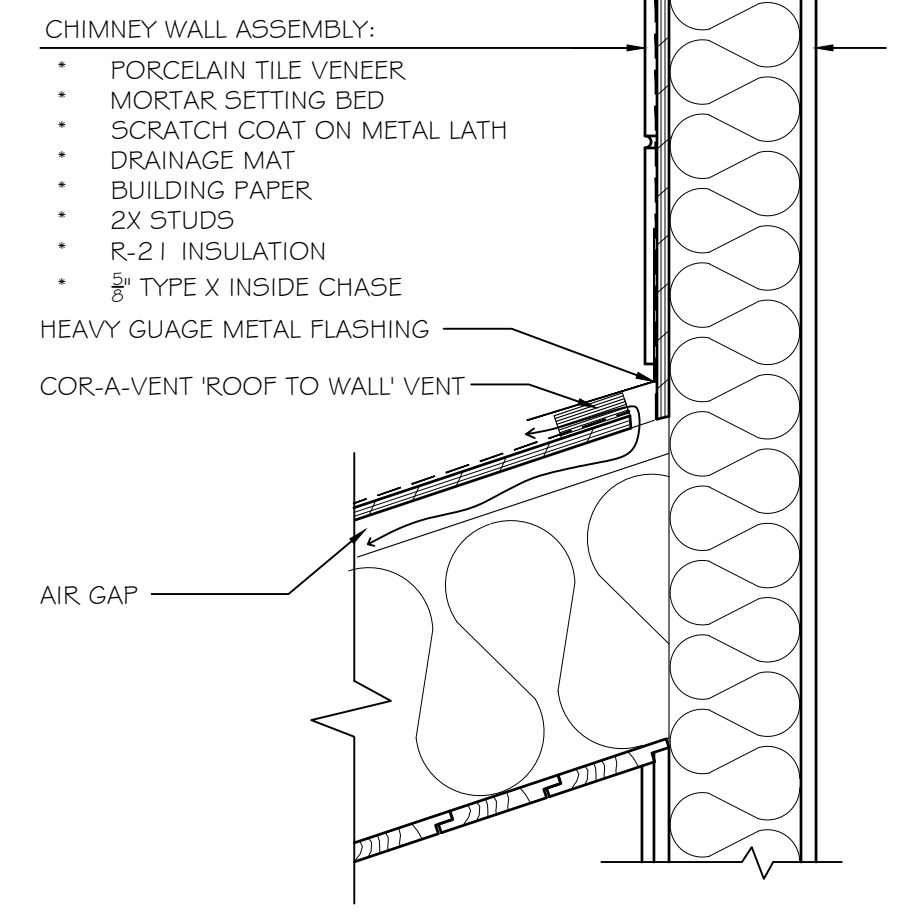
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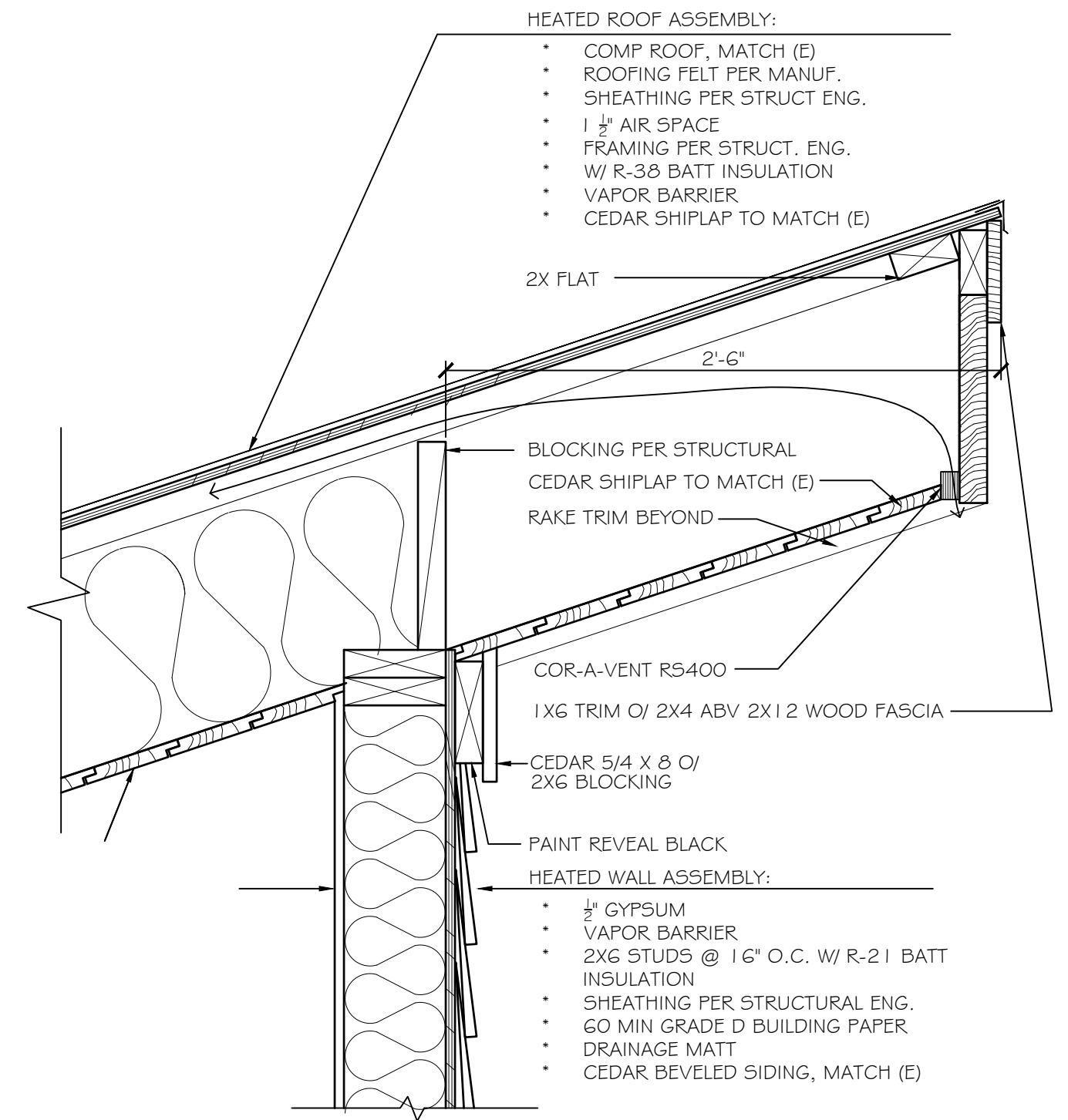
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A5.2
DETAILS



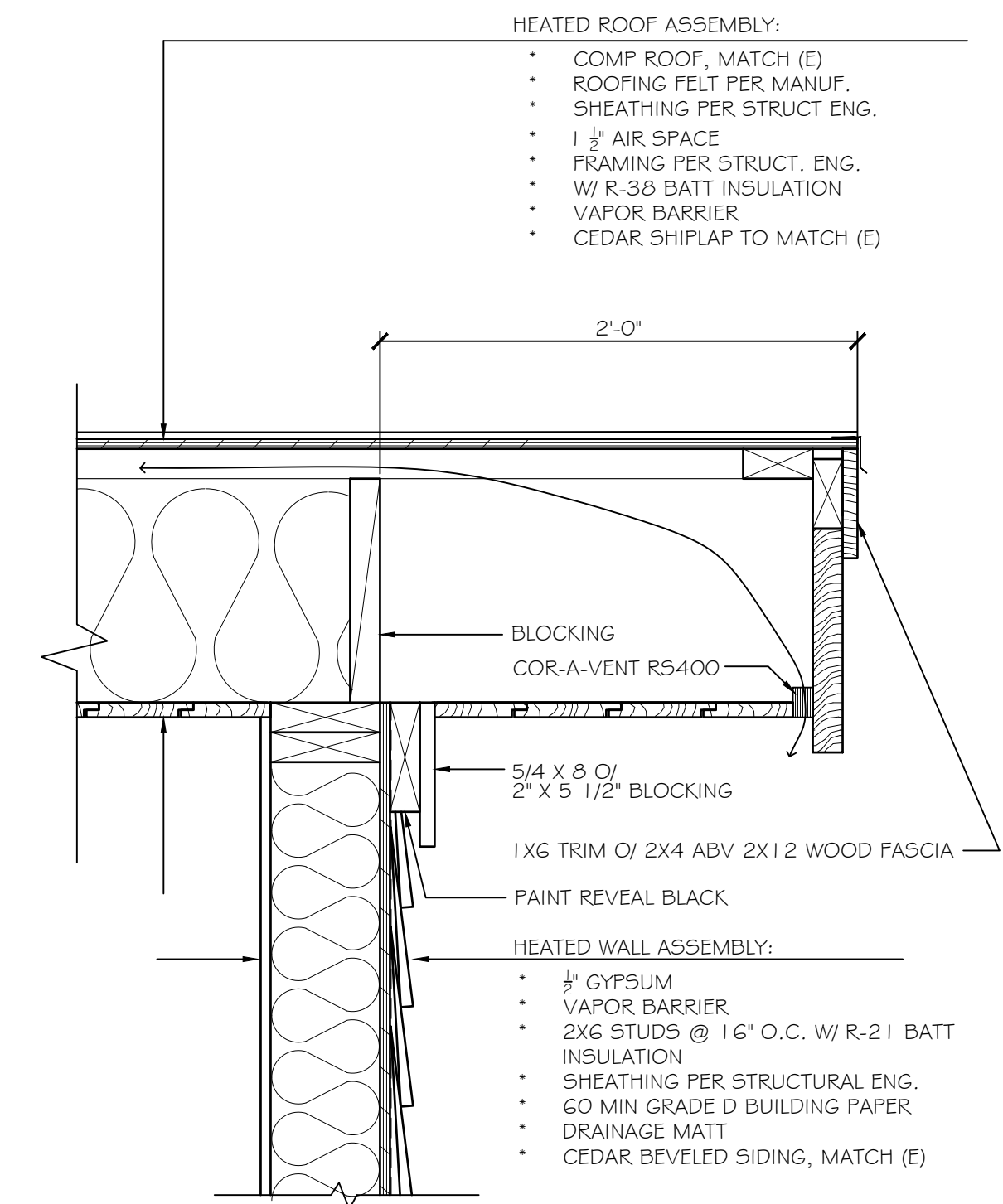
1 - SLOPED ROOF - LWR EAVE
 SCALE: 1 1/2" = 1'-0"



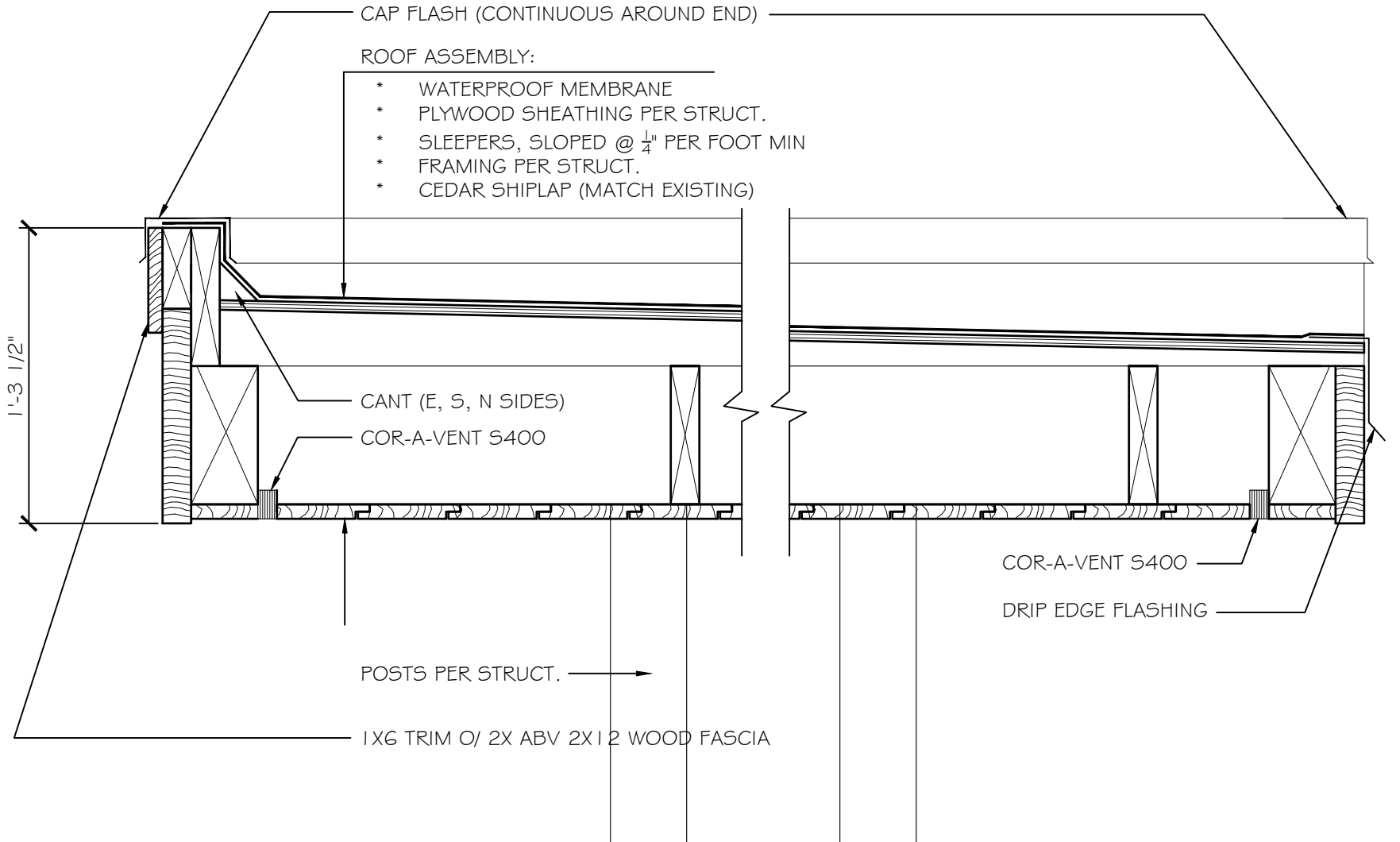
2 - SLOPED ROOF - @ FIREPLACE
 SCALE: 1 1/2" = 1'-0"



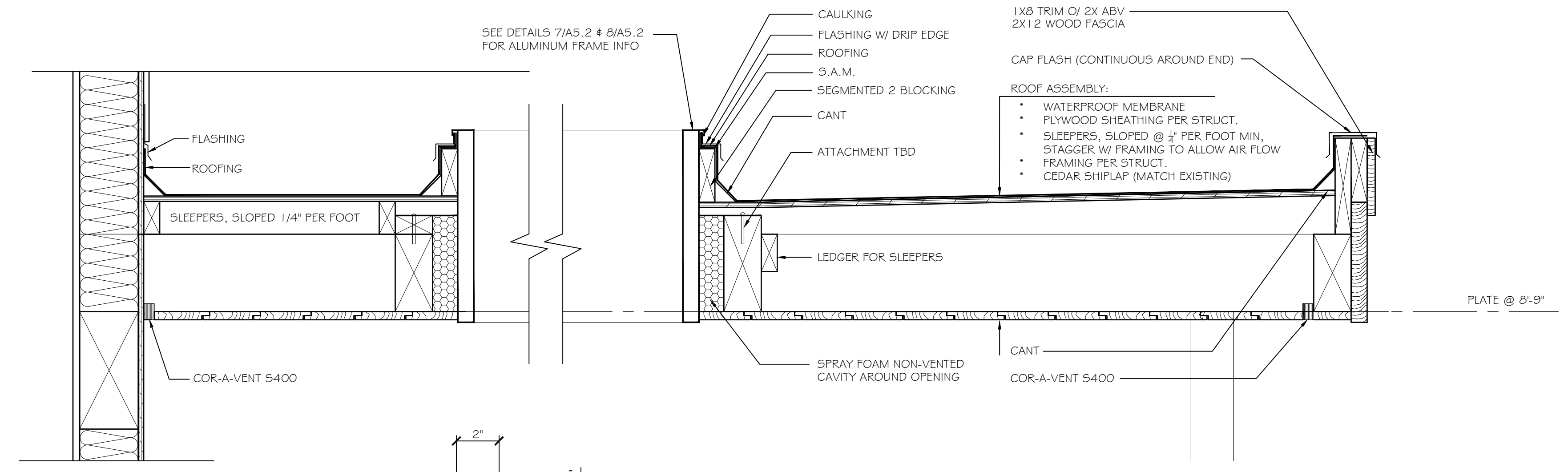
3 - SLOPED ROOF - UPRR EAVE
 SCALE: 1 1/2" = 1'-0"



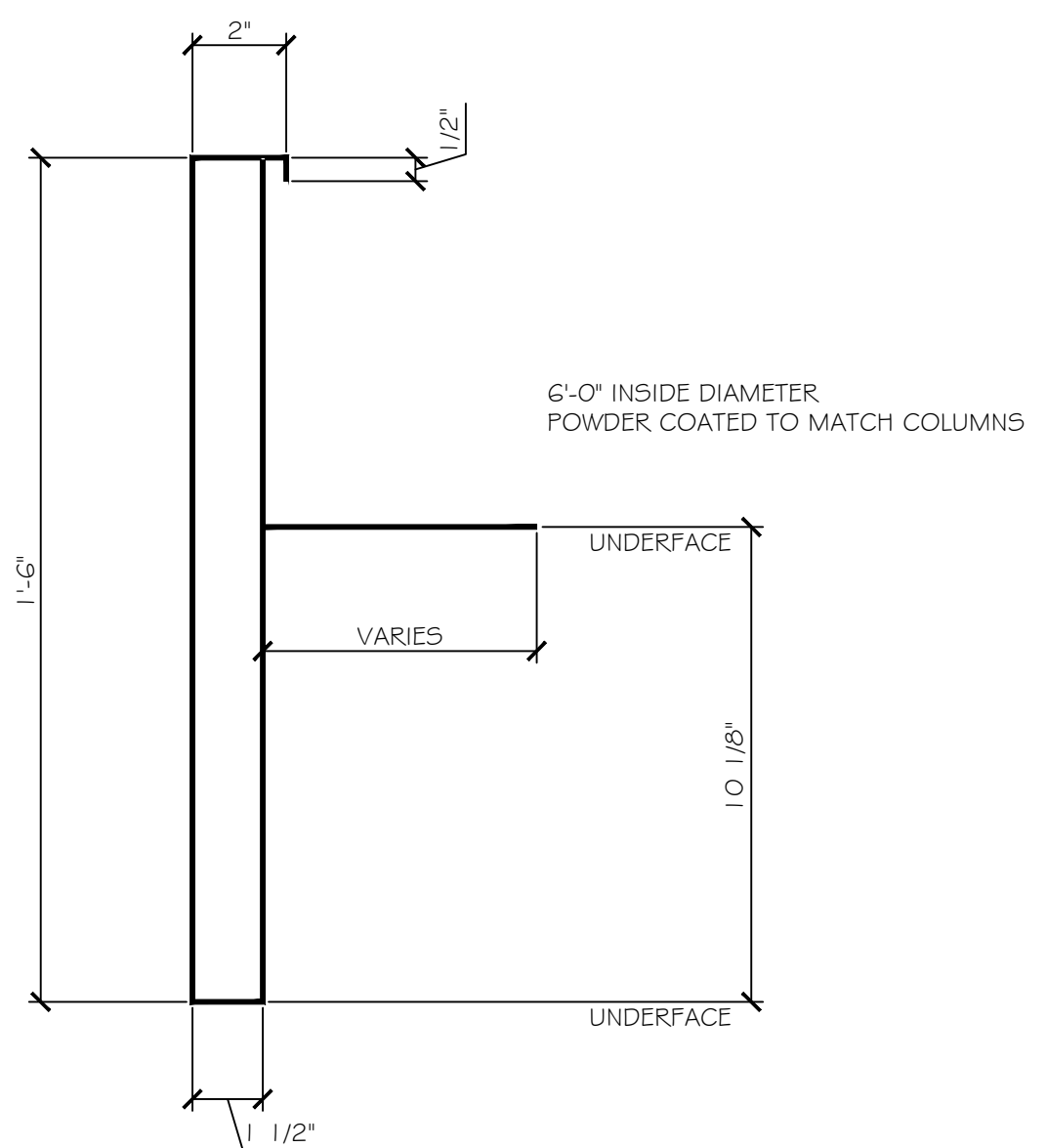
4 - SLOPED ROOF - RAKE
 SCALE: 1 1/2" = 1'-0"



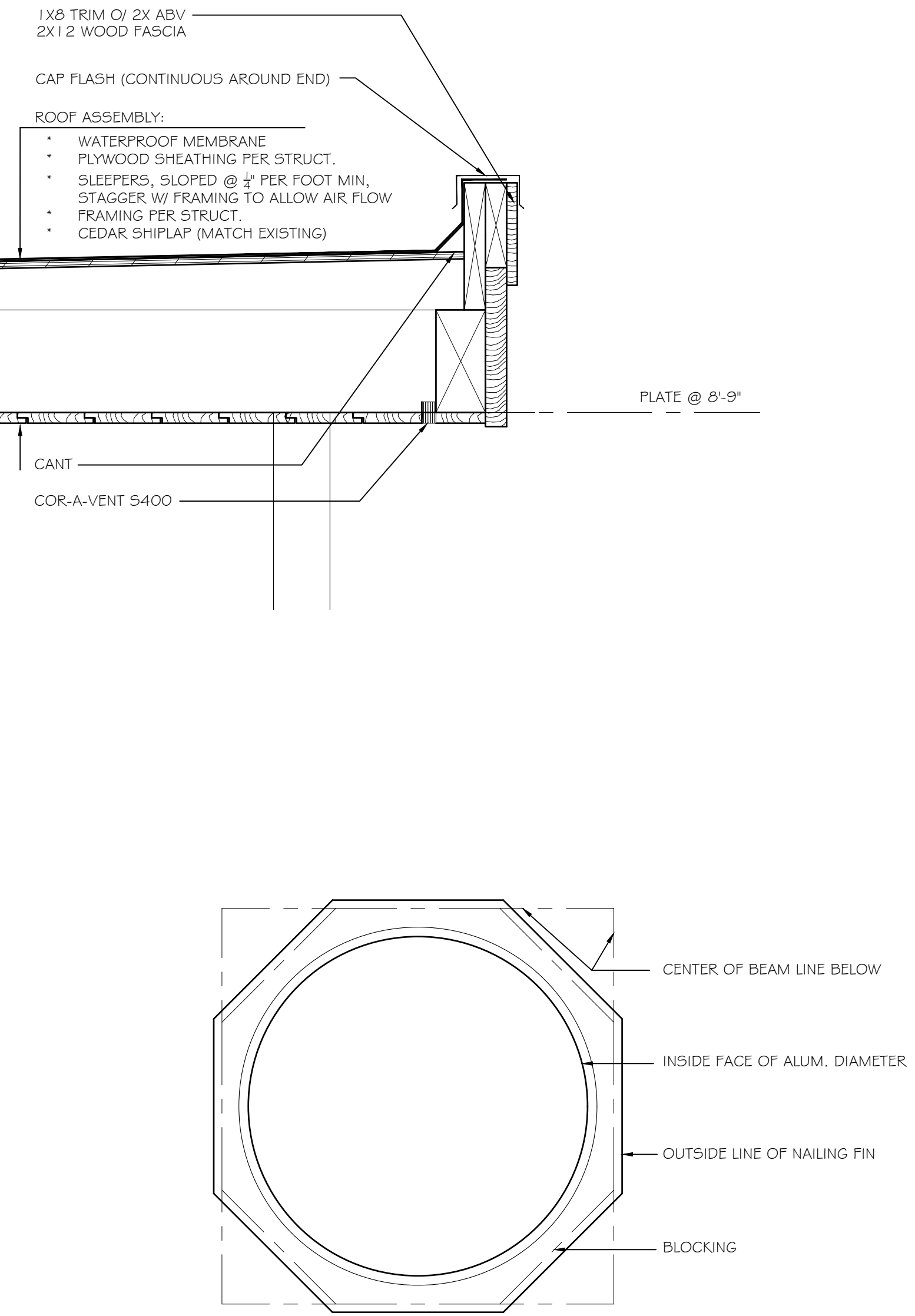
5- PERGOLA ROOF
 SCALE: 1 1/2" = 1'-0"



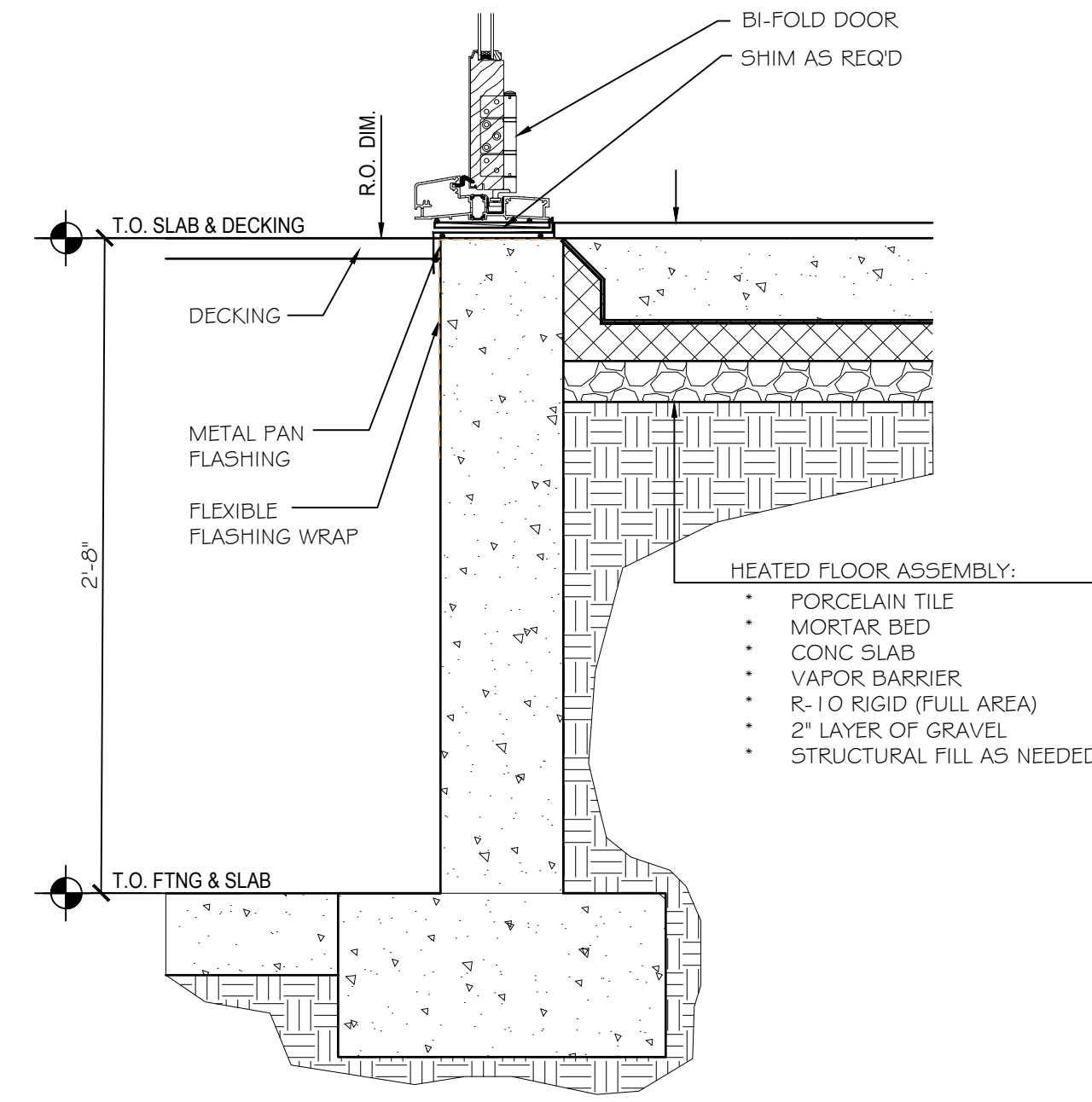
6- HOT TUB ROOF
 SCALE: 1 1/2" = 1'-0"



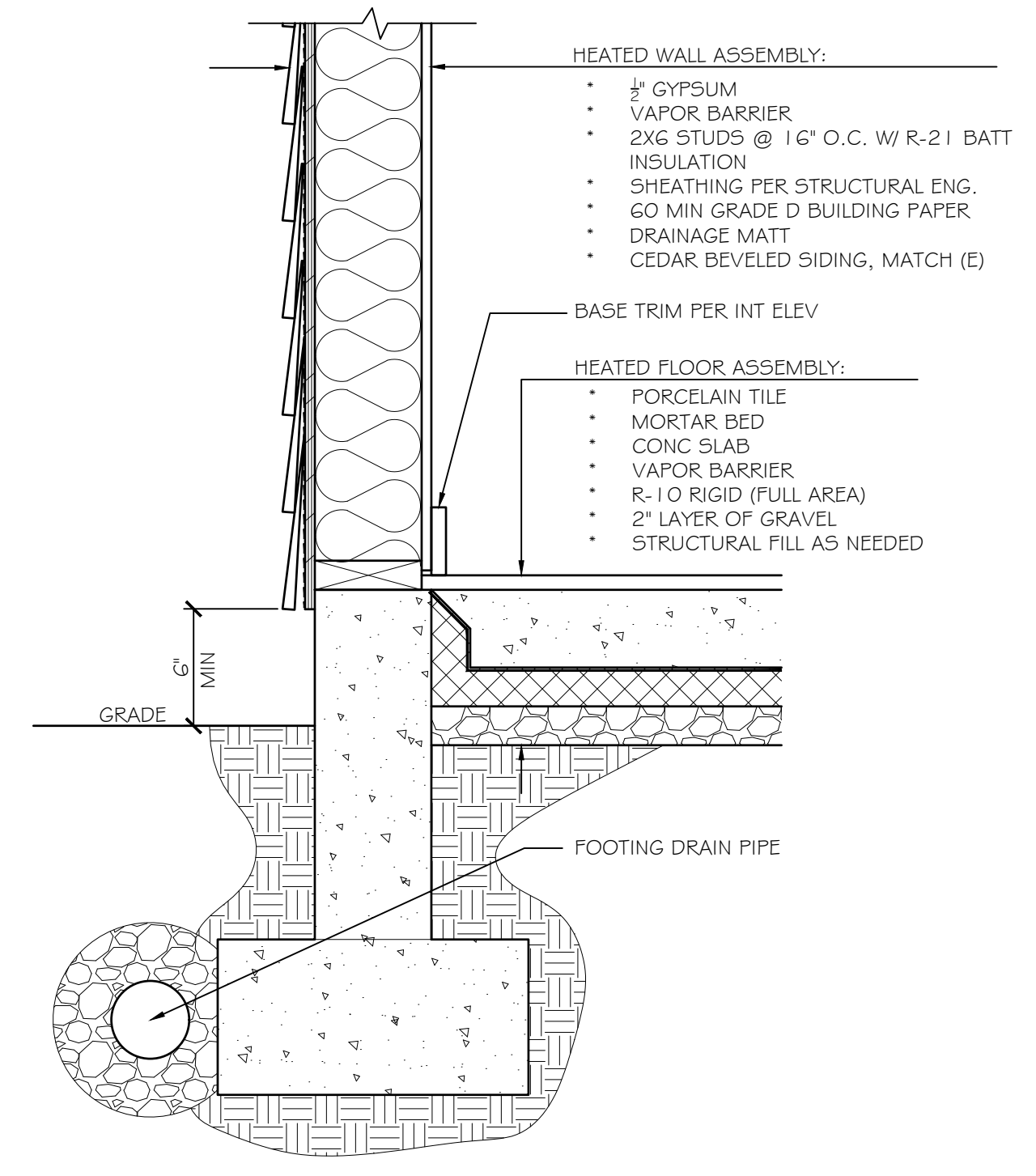
7- ALUM FRAMED OPENING SECTION
 SCALE: 1 1/2" = 1'-0"



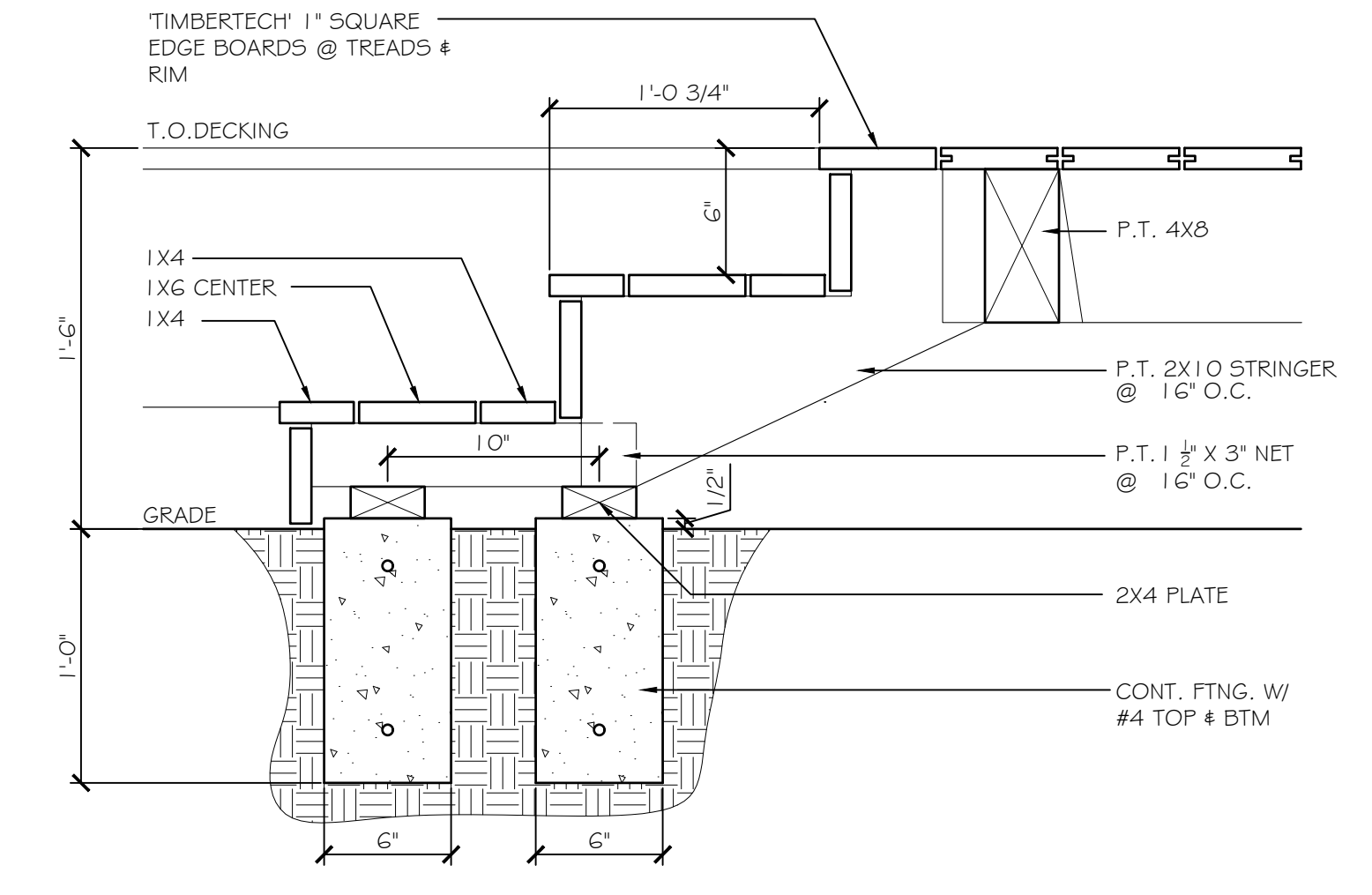
8- ALUM FRAMED OPENING PLAN VIEW
 SCALE: 1/2" = 1'-0"



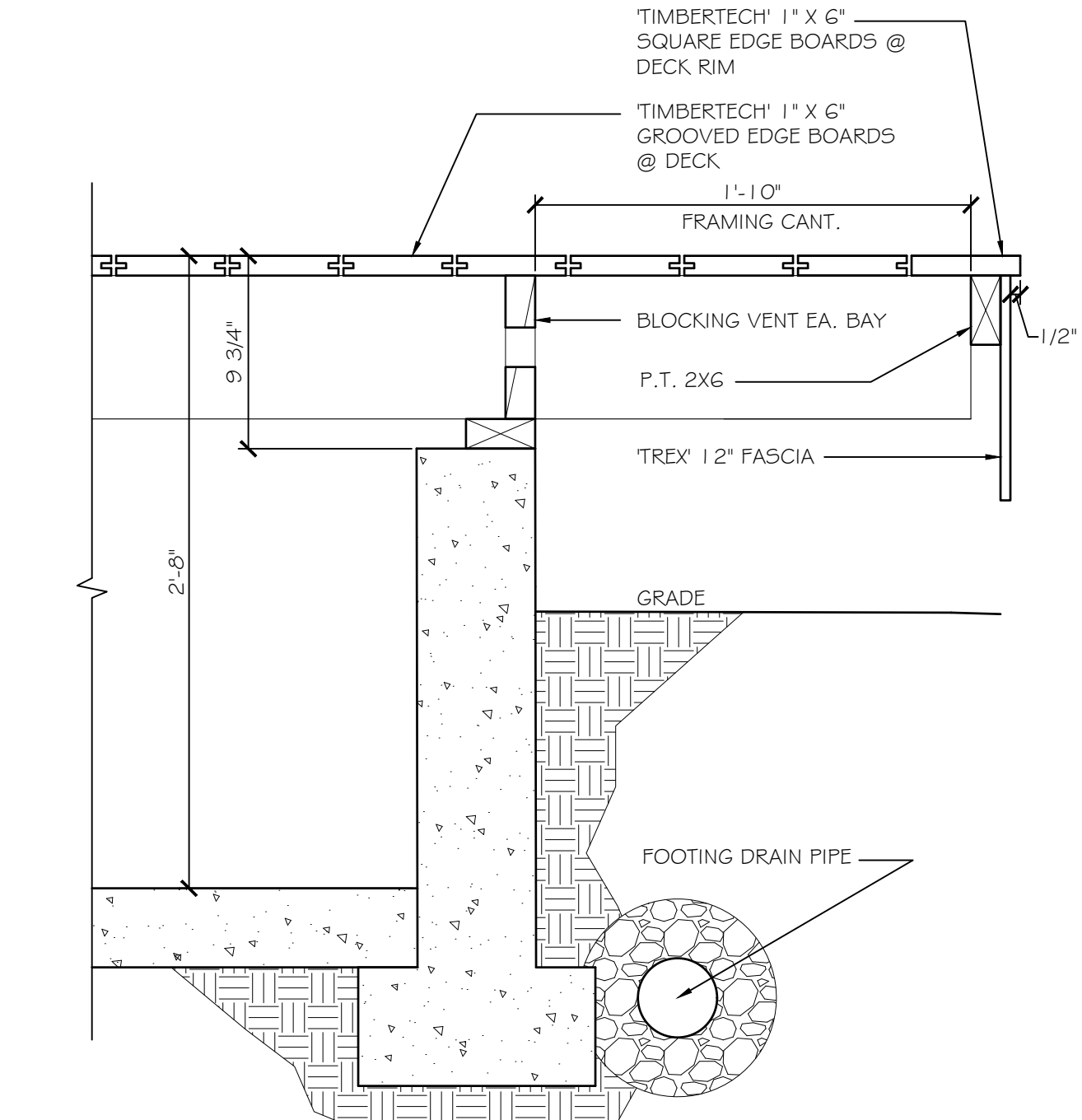
1 - FLOOR TRANSITION @ BI-FOLD SILL
 SCALE: 1/2" = 1'-0"



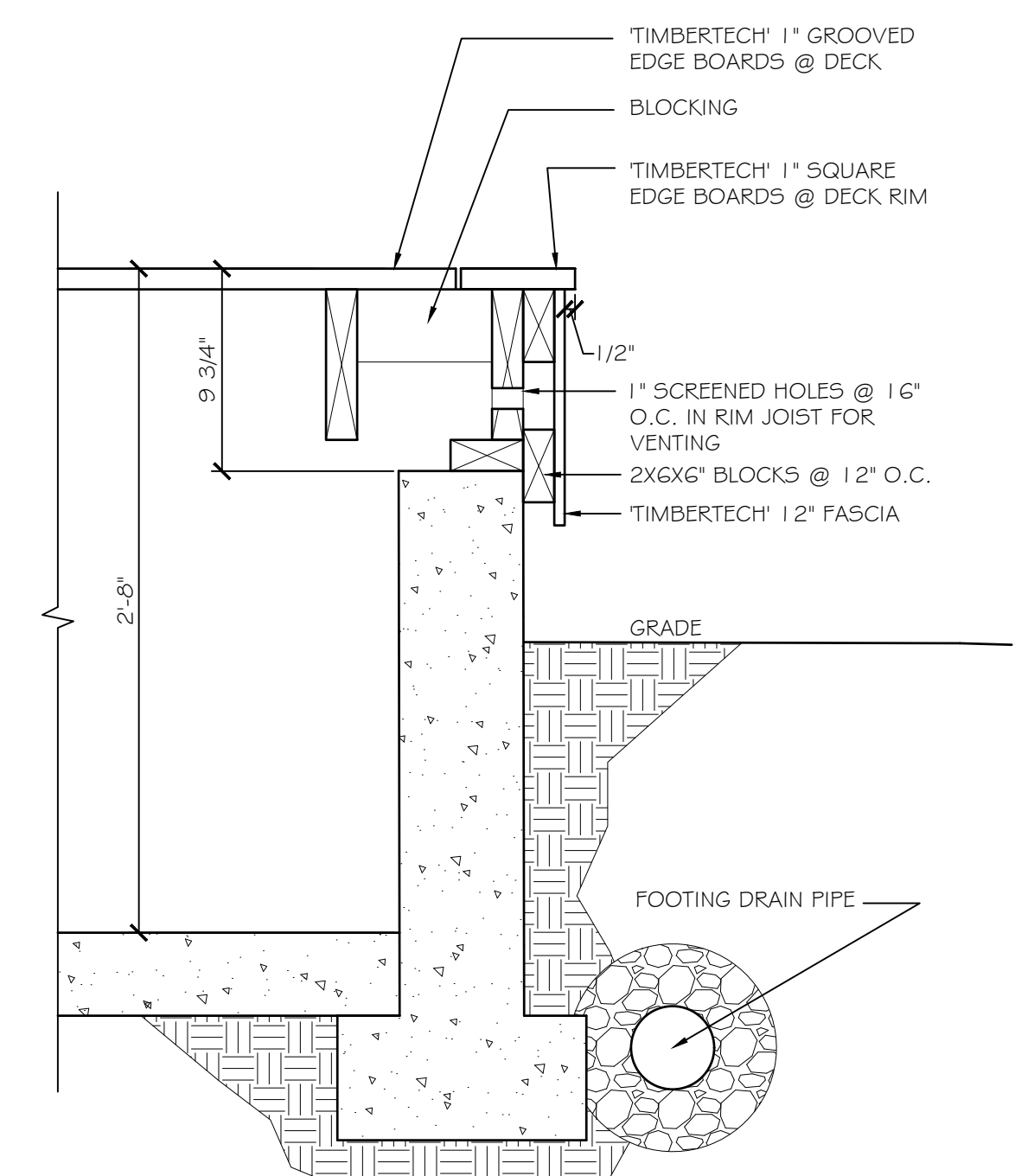
2 - FLOOR TRANSITION @ BI-FOLD SILL
 SCALE: 1/2" = 1'-0"



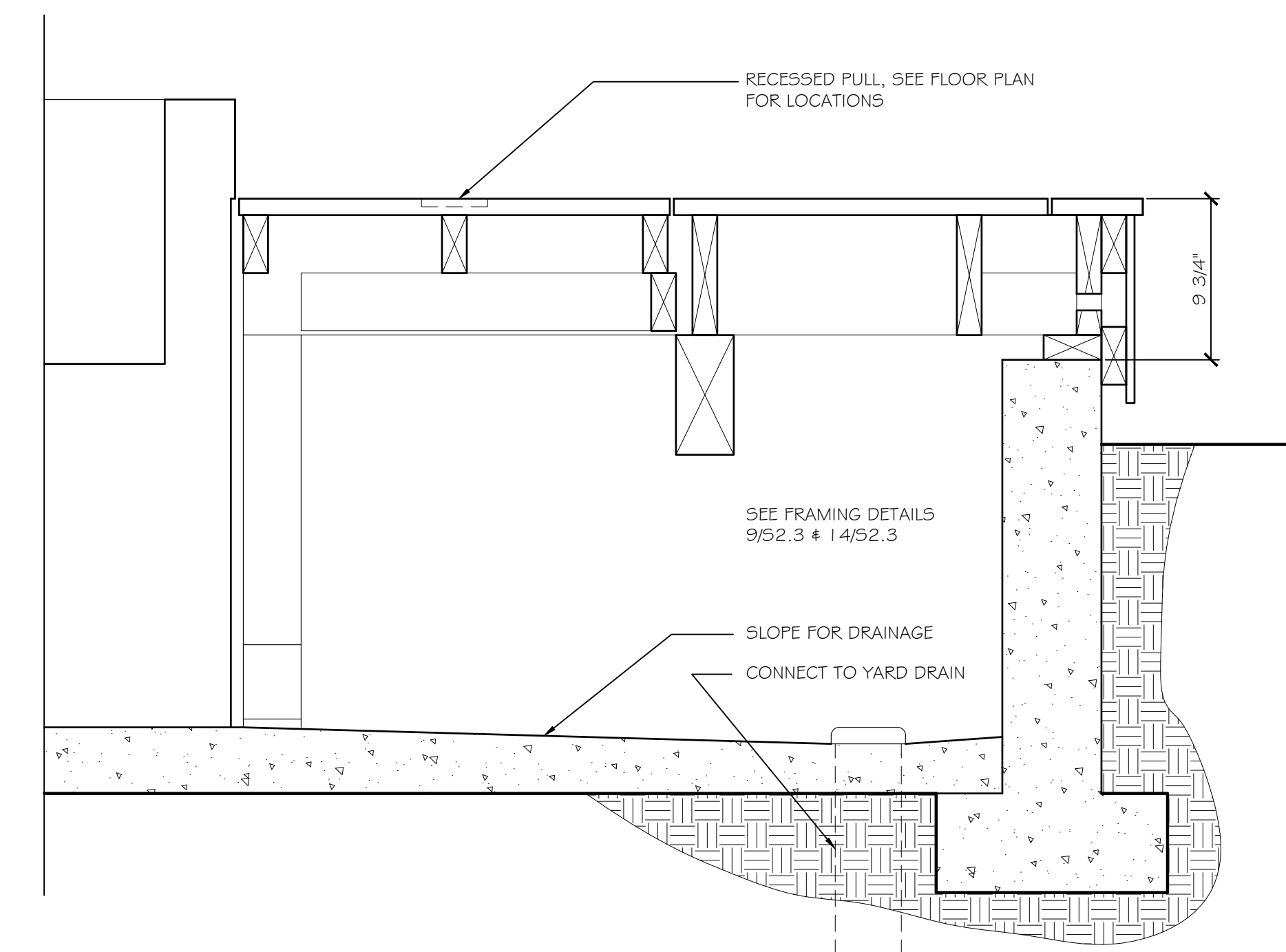
3 - DECK STAIR
 SCALE: 1/2" = 1'-0"



4 - DECK EDGE (NORTH END)
 SCALE: 1/2" = 1'-0"



5 - DECK EDGE (EAST & WEST END)
 SCALE: 1/2" = 1'-0"



6 - DECK HATCH PANEL
 SCALE: 1/2" = 1'-0"

PROJECT NAME:
MUNSON RESIDENCE
 4628 Forest Avenue SE
 Mercer Island, WA 98040
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 REVISIONS:

WINDOW SCHEDULE

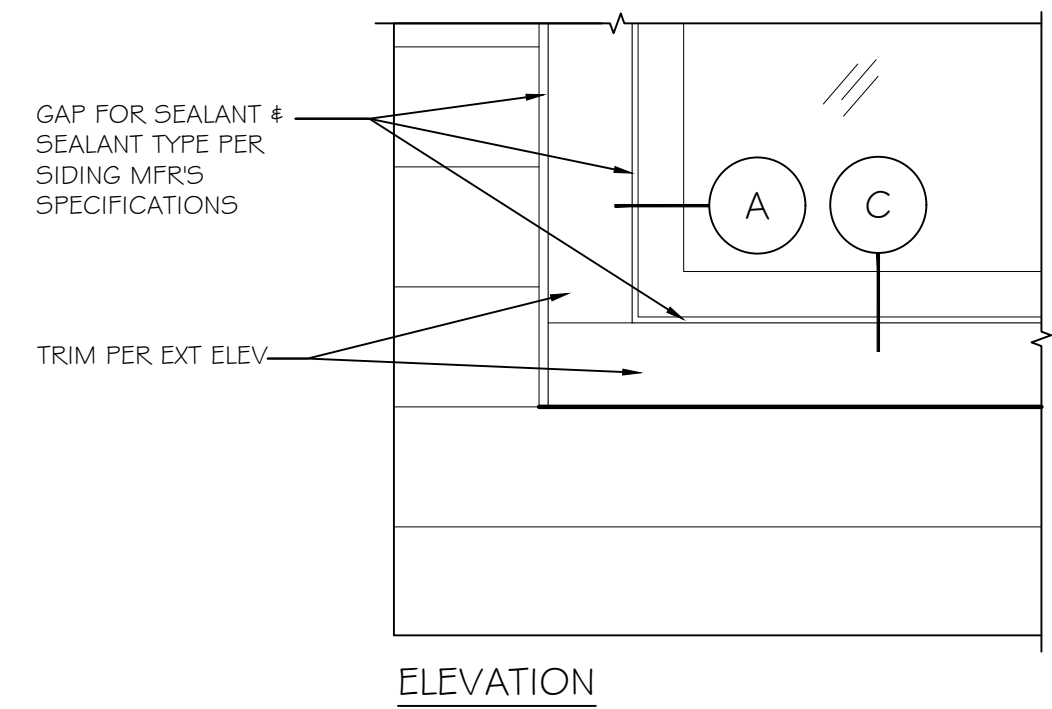
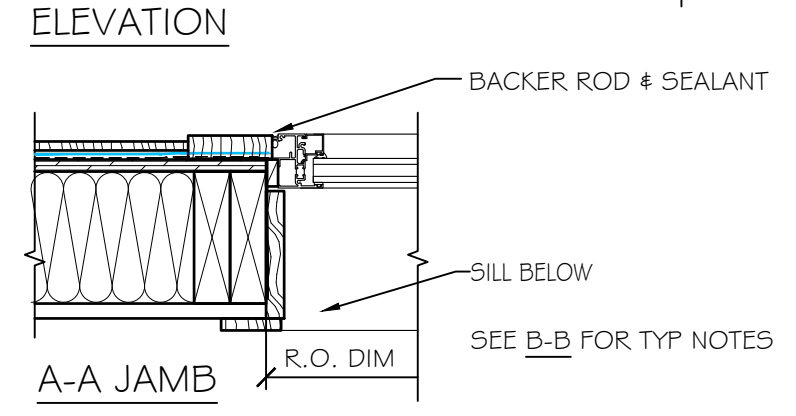
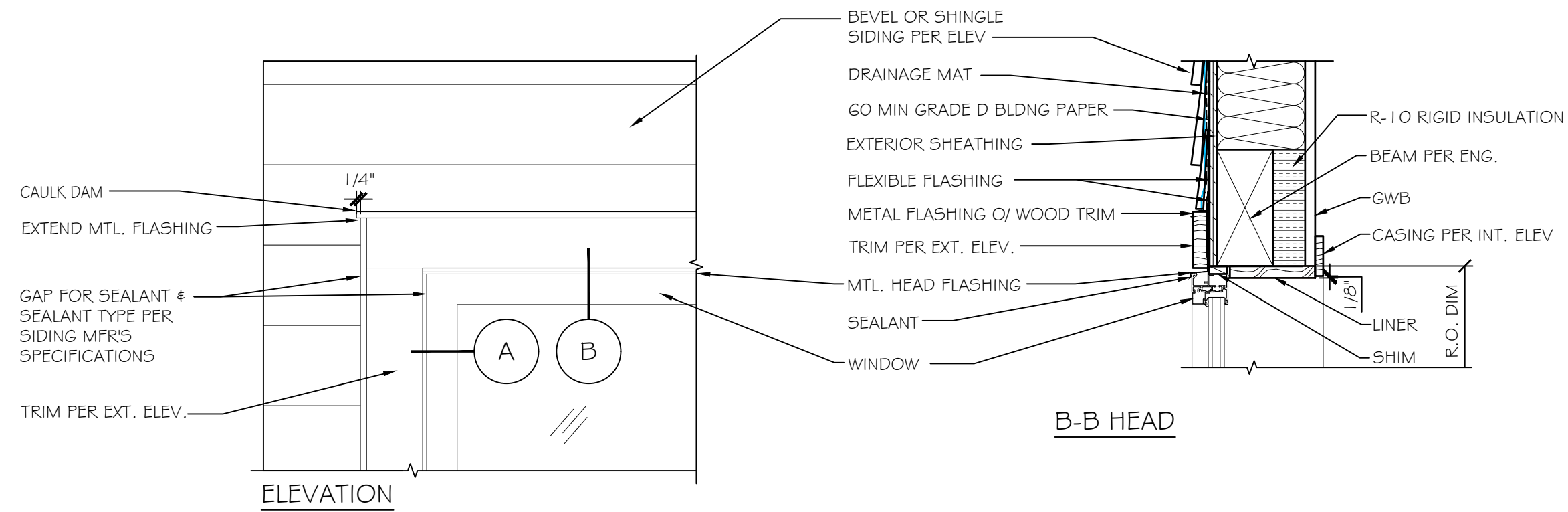
SIERRA PACIFIC WINDOWS: ALUM CLAD WOOD (WEATHERED CAPE ROYALE ALUM, V.G.FIR.)
VELUX SKYLIGHTS: BLACK

WINDOW	ROUGH OPENING OR ROUGH OPENING	FRAME SIZE OR SKYLIGHT SIZE	HEADER HEIGHT (ABOVE SUBFLOOR)	OPERATION (SEE PLANS & ELEVATIONS)	SAFETY GLAZED	HARDWARE	EGRESS	U VALUE	COMMENTS
201	36 3/4" X 60 3/4"	36" X 60"	8" - 2 1/2"	ASPEN AWNING	NO	MATT BLACK	NO	30 OR BETTER	ALIGN WITH DOOR 2B
202	36 3/4" X 60 3/4"	36" X 60"	8" - 2 1/2"	ASPEN AWNING	NO	MATT BLACK	NO	30 OR BETTER	ALIGN WITH DOOR 2B
203	36 7/16" X 32 3/4"	37 1/16" X 32"	13" - 3 3/4"	FIXED	NO	MATT BLACK	NO	30 OR BETTER	(1) PICTURE WIN TO ALIGN WITH SWING DOOR BELOW
204	111 5/8" X 32 3/4"	110 5/8" X 32"	13" - 3 3/4"	FIXED	NO	MATT BLACK	NO	30 OR BETTER	(3) PICTURE WIN TIGHTLY MULLED TO ALIGN WITH 3X FOLDING DOOR BELOW
205	22 1/2" X 70 1/2"	2270	N/A	FIXED	YES	NONE	NO	30 OR BETTER	VELUX - BLACK
206	22 1/2" X 70 1/2"	2270	N/A	FIXED	YES	NONE	NO	30 OR BETTER	VELUX - BLACK

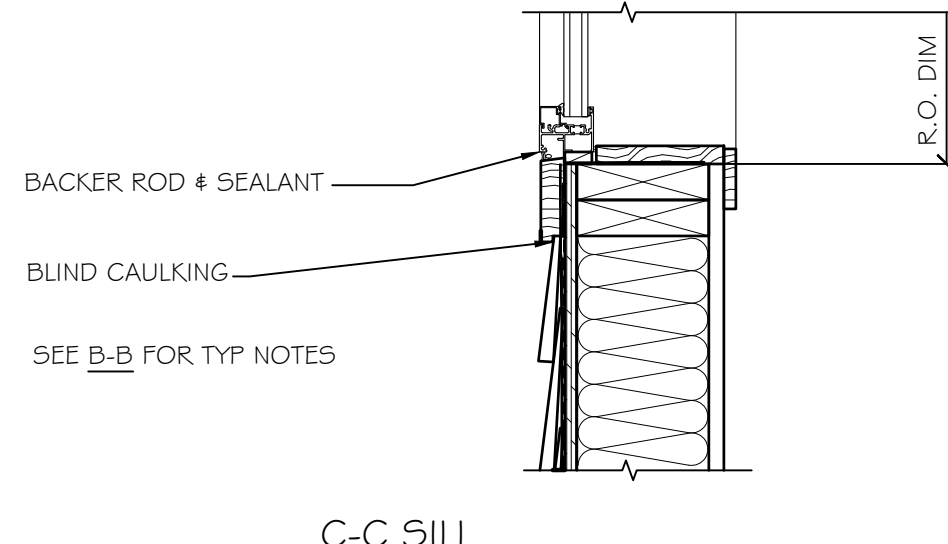
DOOR SCHEDULE

SIERRA PACIFIC DOORS: ALUM CLAD WOOD (WEATHERED CAPE ROYALE ALUM, V.G.FIR.)

DOOR	ROUGH OPENING	FRAME SIZE	HDR HEIGHT (ABOVE SUBFLOOR)	OPERATION (SEE PLANS & ELEVATIONS)	HARDWARE	EGRESS	U VALUE	COMMENTS	
2A	147 5/8" X 100 5/8"	146 5/8" X 99 7/8"	8" - 4 5/8"	4 PANEL BI-FOLD IN-SWING	YES	MATT BLACK - DALLAS CONTEMPORARY	NO	30 OR BETTER	ALL DOOR RAIL HEIGHTS AND THICKNESSES SHOULD ALIGN
2B	36 7/16" X 98 1/2"	37 1/16" X 97 3/4"	8" - 2 1/2"	IN - SWING	YES	MATT BLACK - DALLAS CONTEMPORARY	YES	30 OR BETTER	ALL DOOR RAIL HEIGHTS AND THICKNESSES SHOULD ALIGN
2C	111 5/8" X 100 5/8"	110 5/8" X 99 7/8"	8" - 4 5/8"	3 PANEL BI-FOLD IN-SWING	YES	MATT BLACK - DALLAS CONTEMPORARY	NO	30 OR BETTER	ALL DOOR RAIL HEIGHTS AND THICKNESSES SHOULD ALIGN
2D	36 7/16" X 98 1/2"	37 1/16" X 97 3/4"	8" - 2 1/2"	FIXED	YES	NONE	NO	30 OR BETTER	ALL DOOR RAIL HEIGHTS AND THICKNESSES SHOULD ALIGN

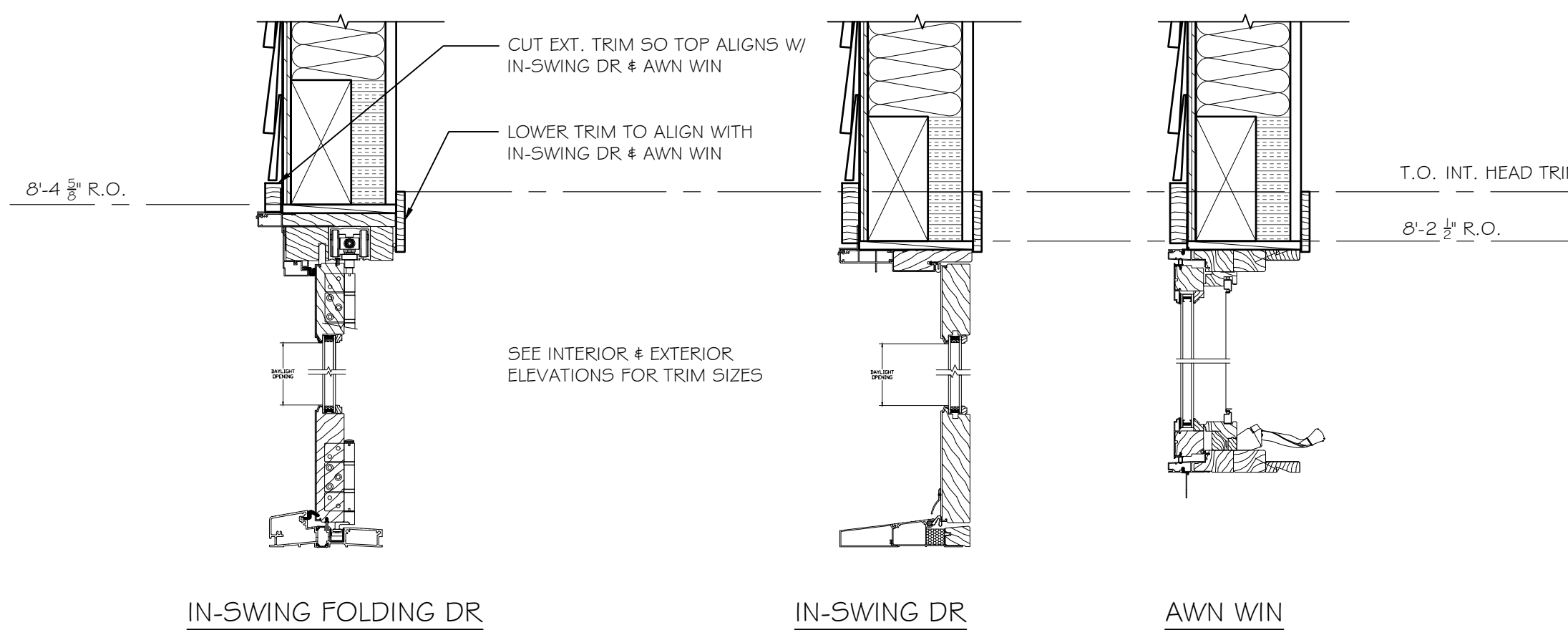


NOTES:
1. REFER TO THE TYPICAL "FLASHING & WINDOW INSTALLATION DETAIL" FOR INFORMATION RELATING TO THE SEQUENCING & INSTALLATION OF SELF-ADHESIVE FLEXIBLE FLASHING & BUILDING PAPER.
2. SIDING TO BE INSTALLED PER MFR'S SPECIFICATIONS



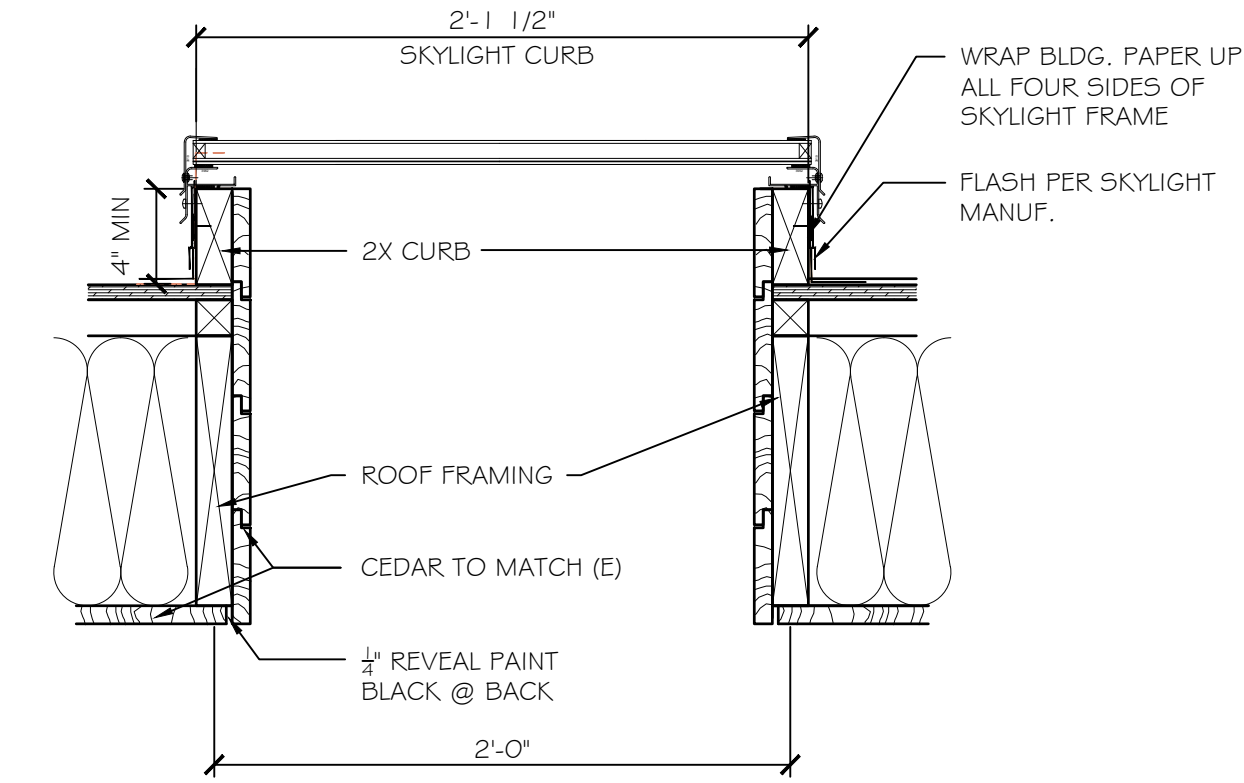
1 - TYP FLASHING & SEALANT DETAILS @ NAILFLANGE

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



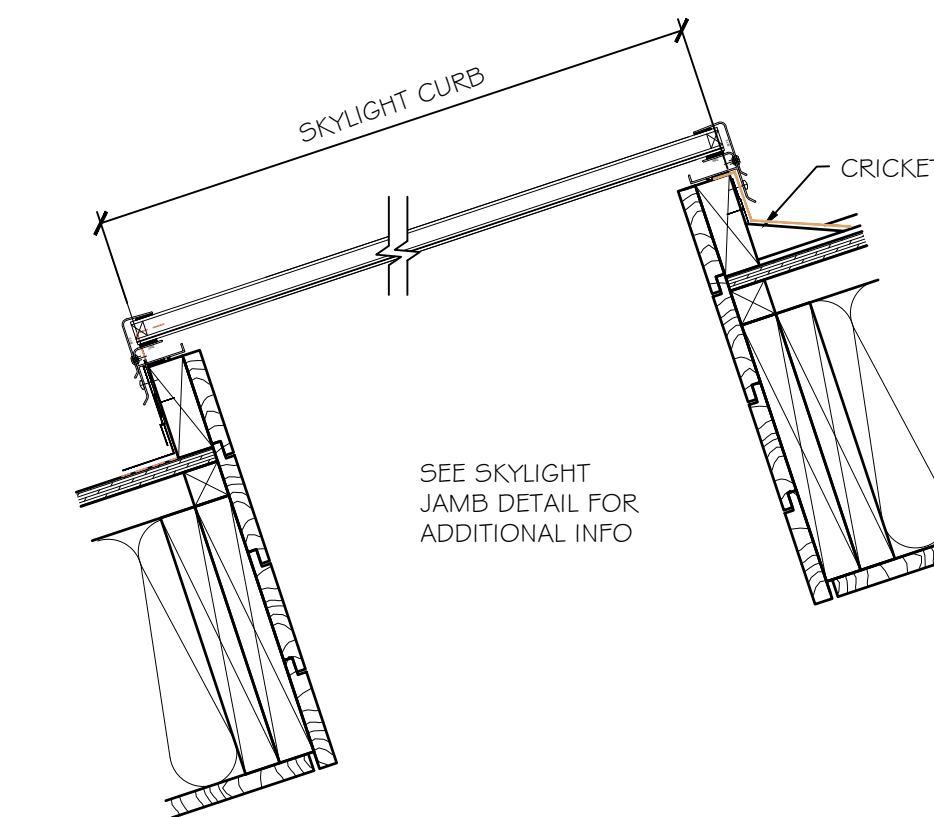
2- ALIGNMENTS OF RAILS AND TRIM

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



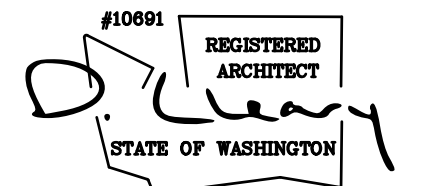
3- SKYLIGHT JAMB

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



4- SKYLIGHT SILL & HEADER

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



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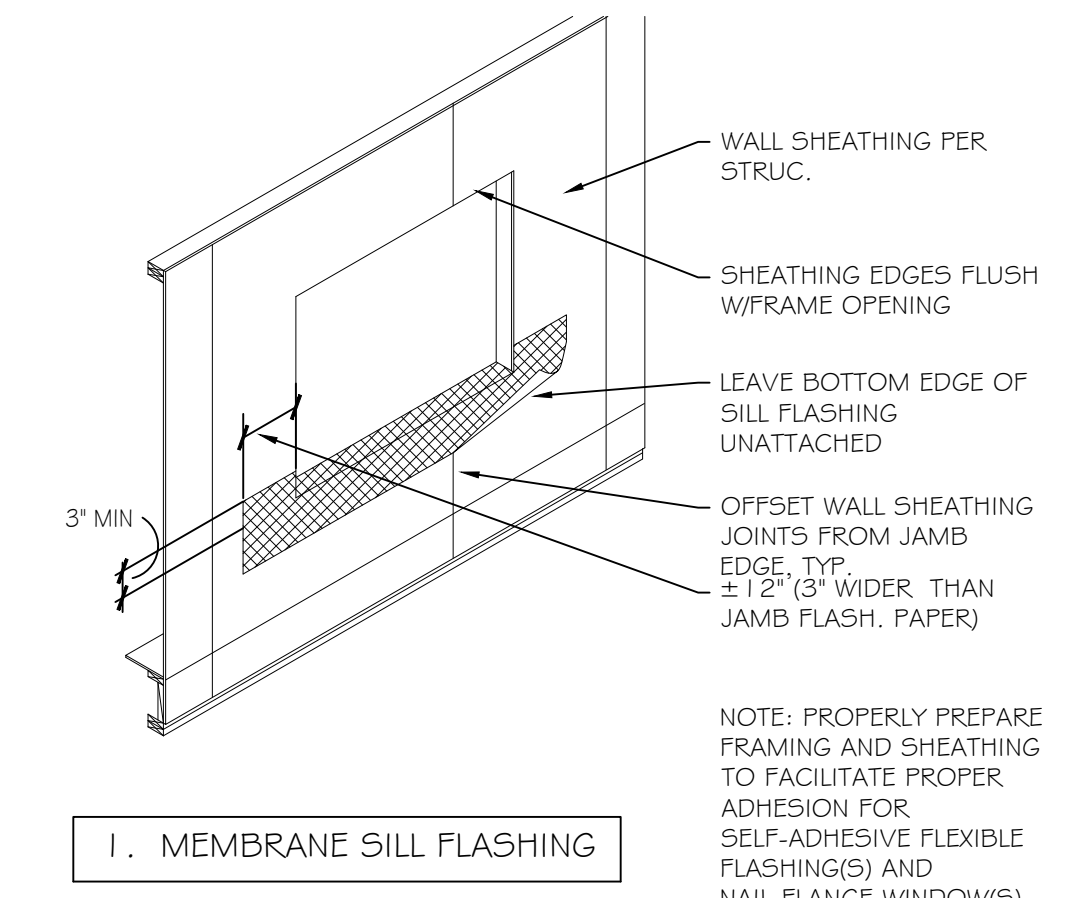
DATE OF ISSUE:
02-15-22

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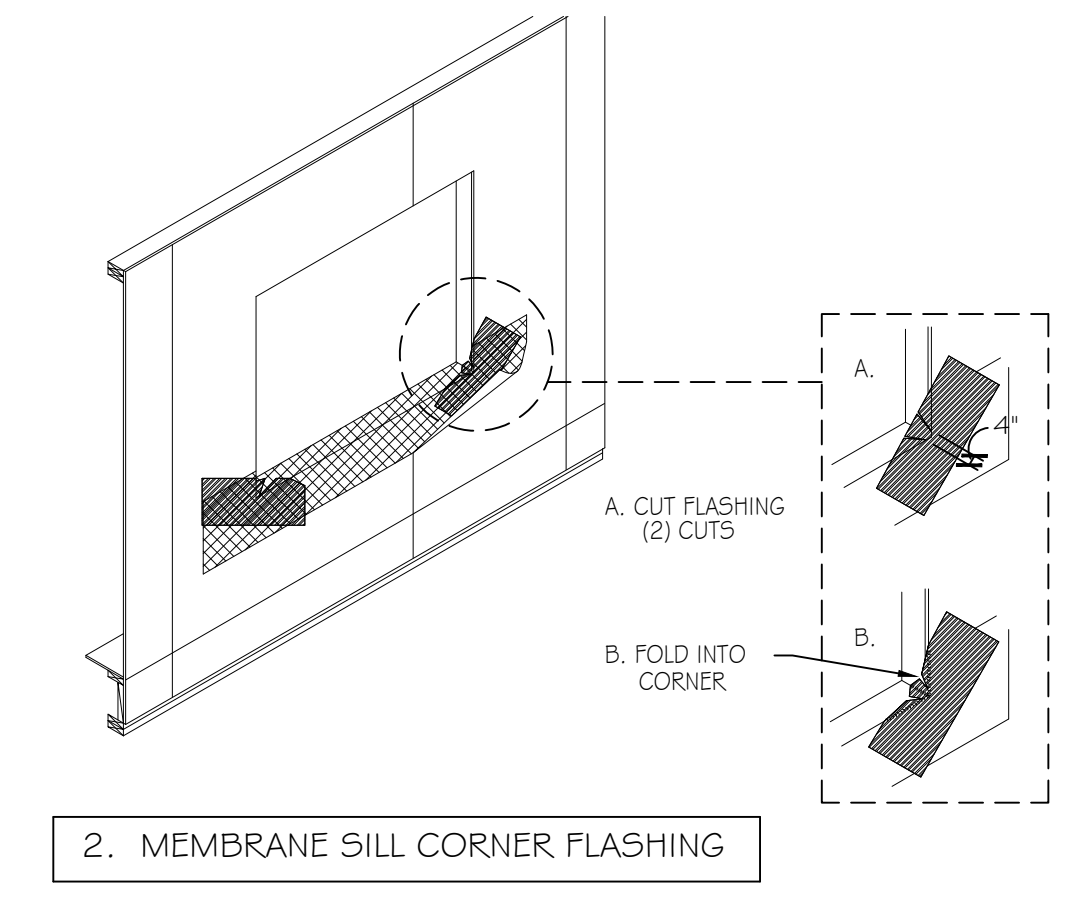
DRAWING TITLE

A6.1
DR & WIN
DTLS &
SCHED

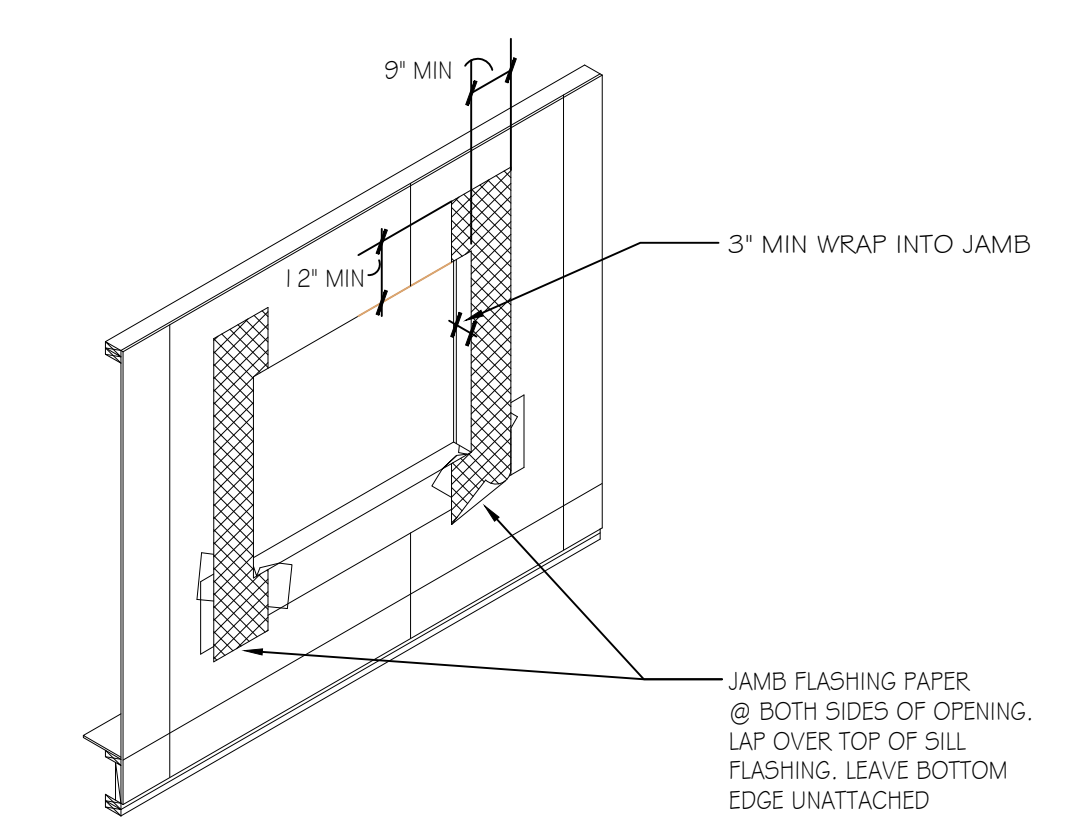
- CUT AND FOLD SELF-ADHESIVE FLEXIBLE SILL FLASHING INTO FRAME OPENING; LEAVE BOTTOM EDGE OF SILL FLASHING UNATTACHED.
- CUT AND FOLD SELF-ADHESIVE FLEXIBLE CORNER FLASHING INTO BOTH BOTTOM CORNERS OF FRAME OPENING
- CUT AND FOLD SELF-ADHESIVE FLEXIBLE FLASHING INTO JAMB FRAME OPENING; LEAVE BOTTOM EDGES OF JAMB FLASHING UNATTACHED
- CUT AND FOLD SELF-ADHESIVE FLEXIBLE FLASHING INTO HEAD FRAME OPENING.
- SEAL WINDOW FRAME TO OPENING. APPLY CONT. BEAD OF SEALANT WITHIN 1/2" OF EDGE OF OPENING OR APPLY CONT. SEALANT ON BACKSIDE OF WINDOW FLANGES @ HEAD, JAMB & SILL; THEN INSTALL FRAME TO OPENING.
 CHECK WINDOW FINIS FOR DAMAGE. REPAIR OR REPLACE DAMAGED FINIS.
 **FASTENERS TO BE STAINLESS STEEL ROOFING NAILS (1 1/2") OR EQUAL. MINIMUM PENETRATION INTO FRAMING TO BE 1" **
 GALVANIZED FASTENERS ALLOWED WHEN INSTALLING VINYL WINDOWS
- WHEN INSTALLING A WINDOW: NAIL BOTTOM CORNER FIRST. SET WINDOW STRAIGHT, PLUMB & LEVEL BEFORE SECURING. PROVIDE CONTINUOUS SUPPORT OR SHIMS UNDER FRAME OF SILL IF REQUIRED BY MFR. FASTEN THROUGH SIDES OF FRAME. DO NOT FASTEN THROUGH HEAD UNLESS PERMITTED BY WINDOW MFR.
- INSTALL BUILDING PAPER FROM THE BOTTOM TO TOP OF THE WALL SHINGLE EACH COURSE TO FACILITATE PROPER DRAINAGE.



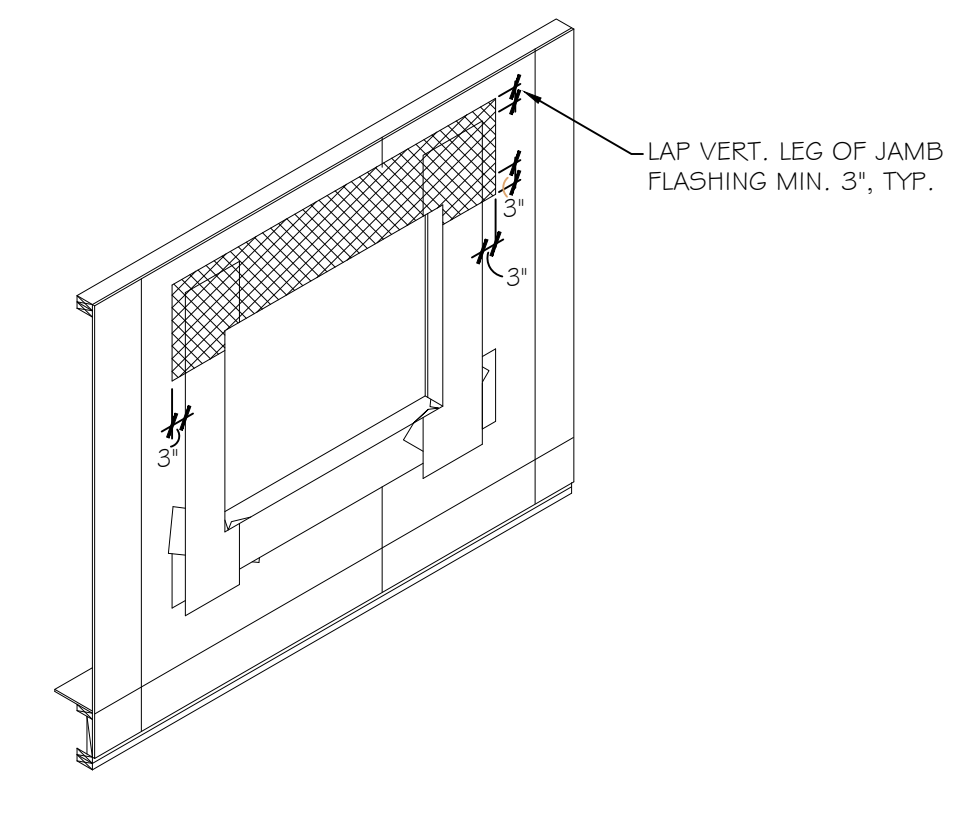
1. MEMBRANE SILL FLASHING



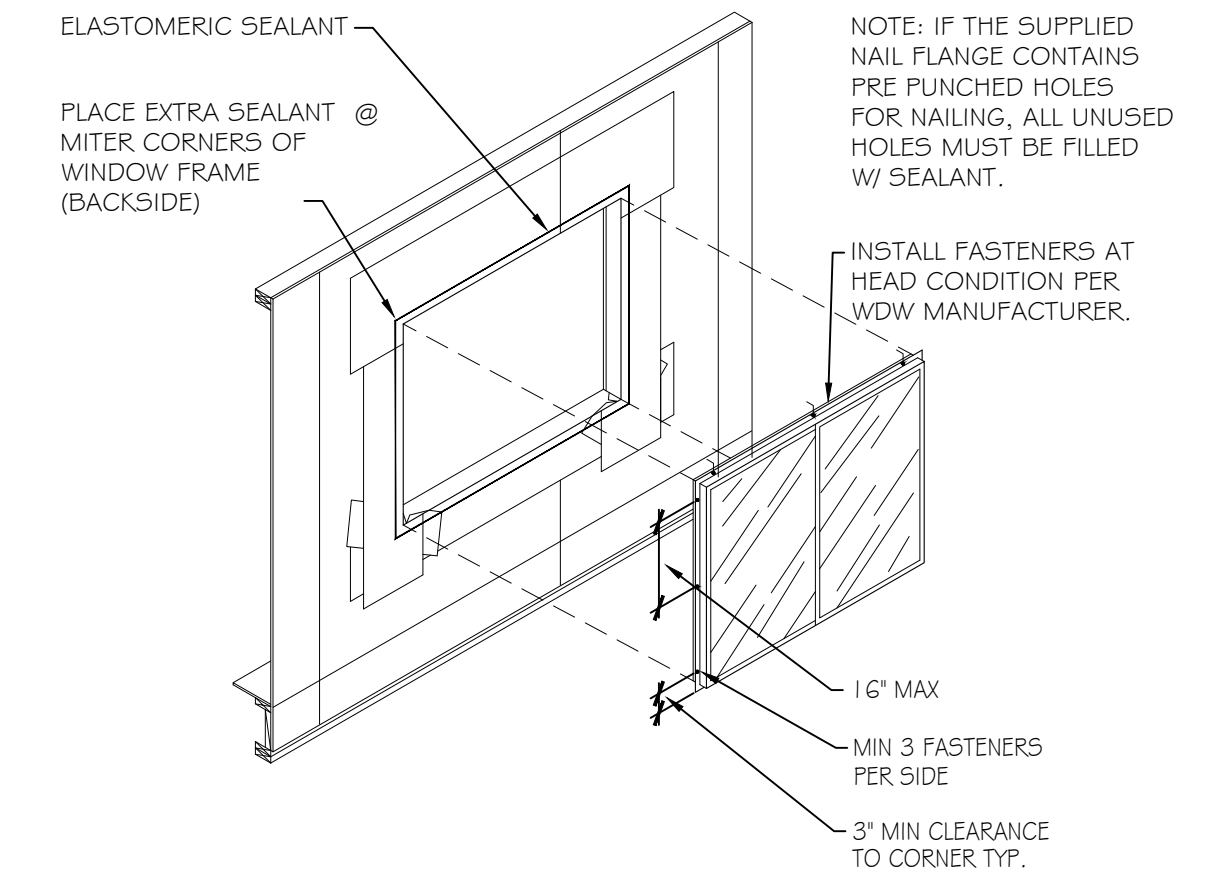
2. MEMBRANE SILL CORNER FLASHING



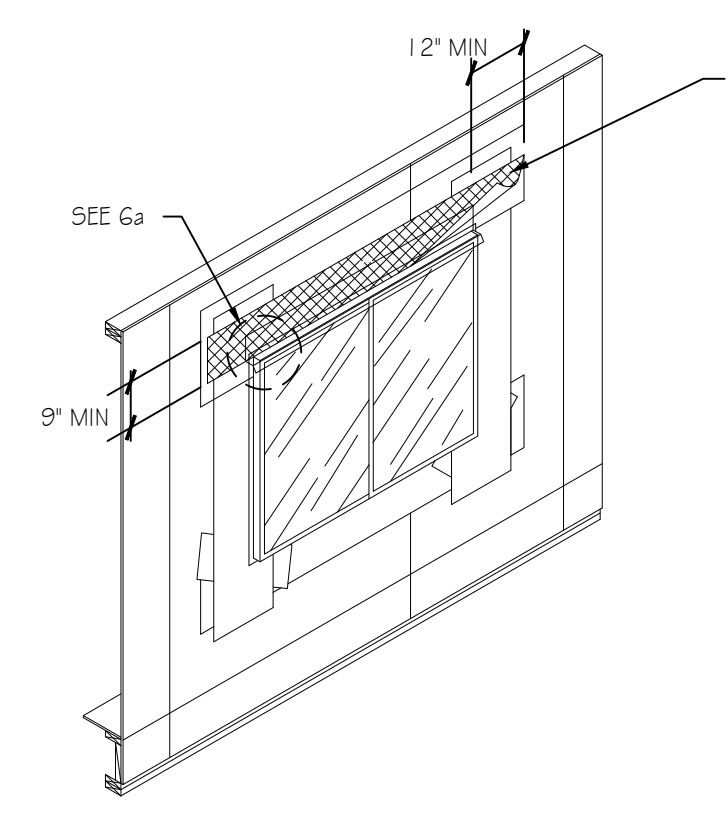
3. MEMBRANE JAMB FLASHING



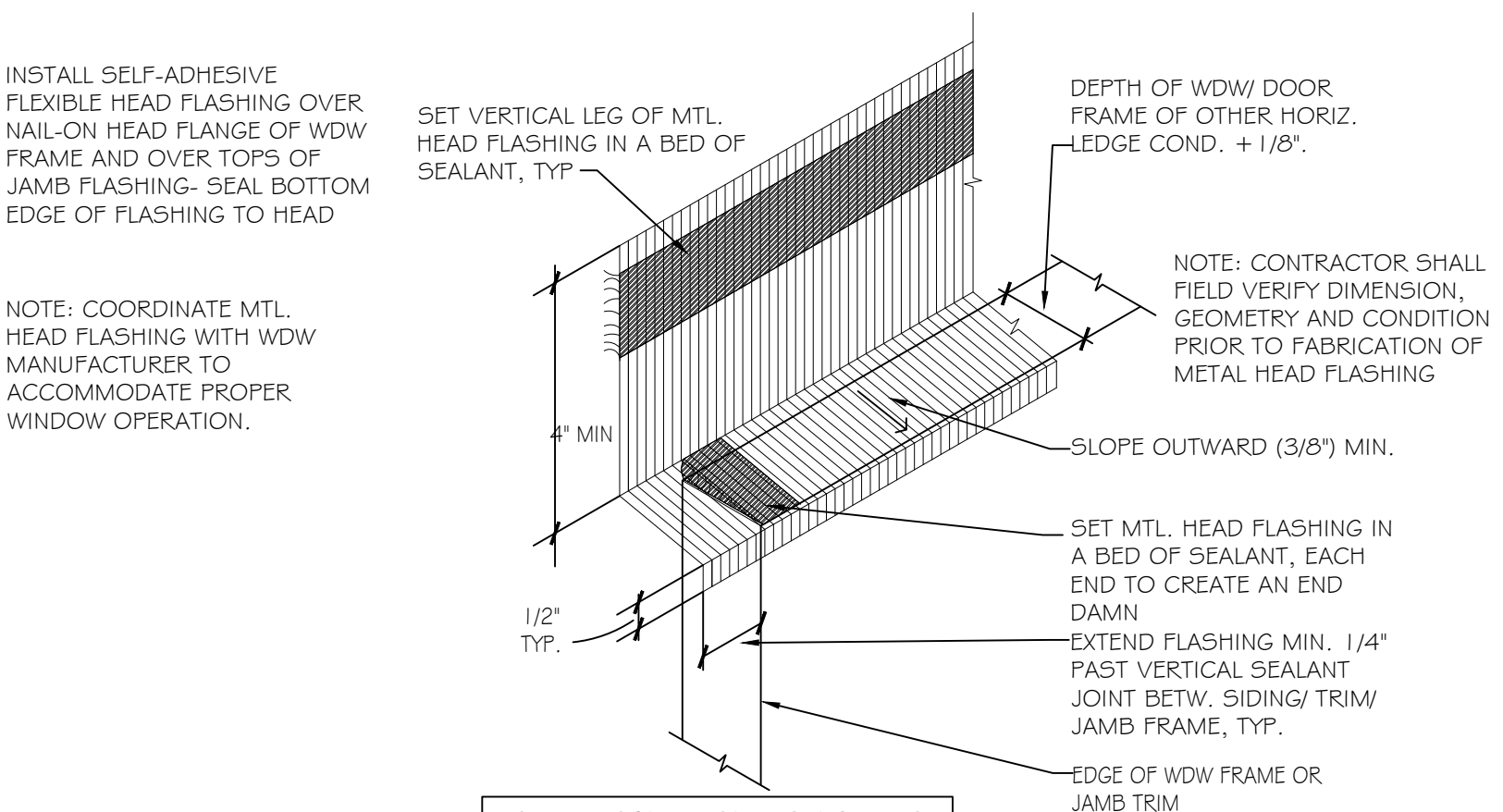
4. MEMBRANE HEAD FLASHING



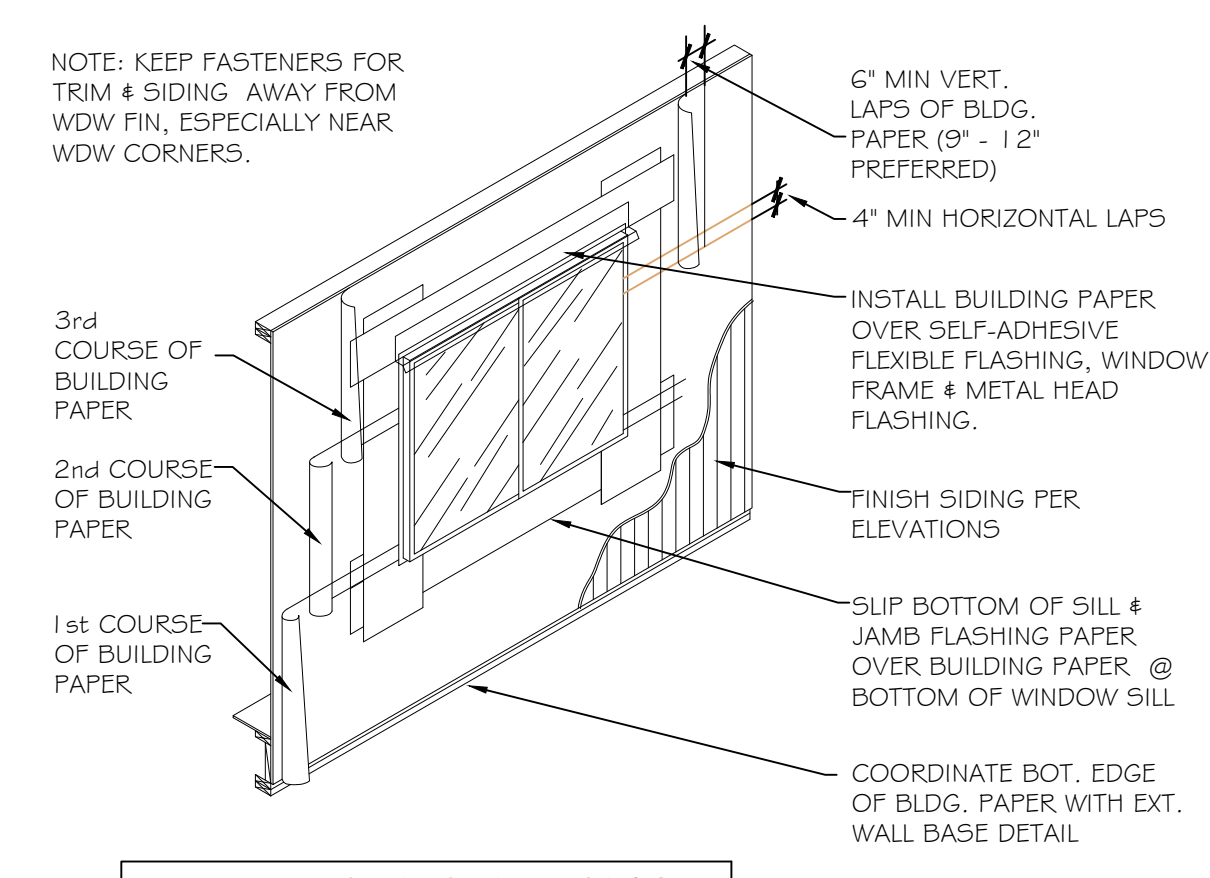
5. WINDOW INSTALLATION



6. HEAD FLASHING SEQUENCE



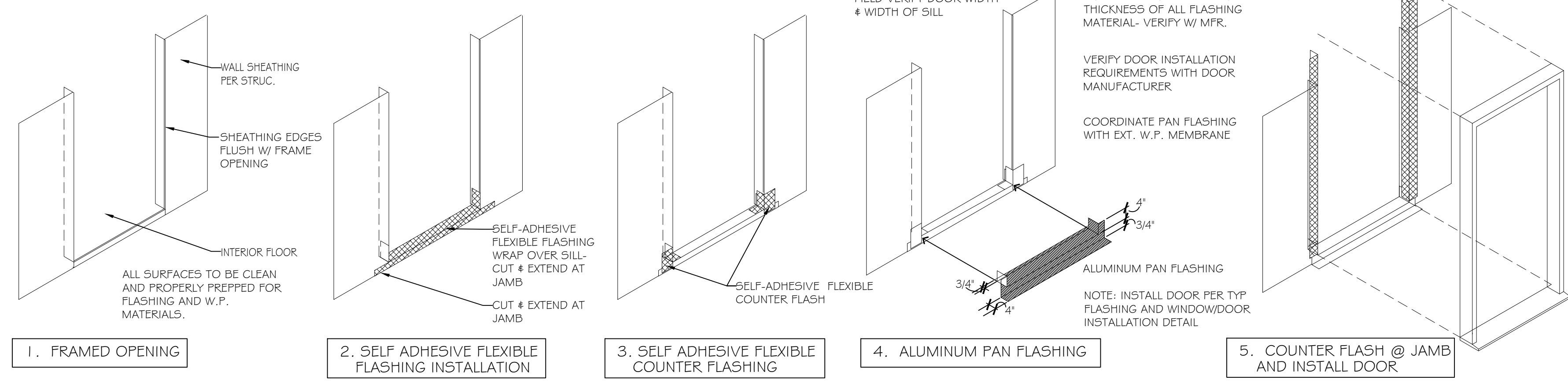
6a. METAL HEAD FLASHING



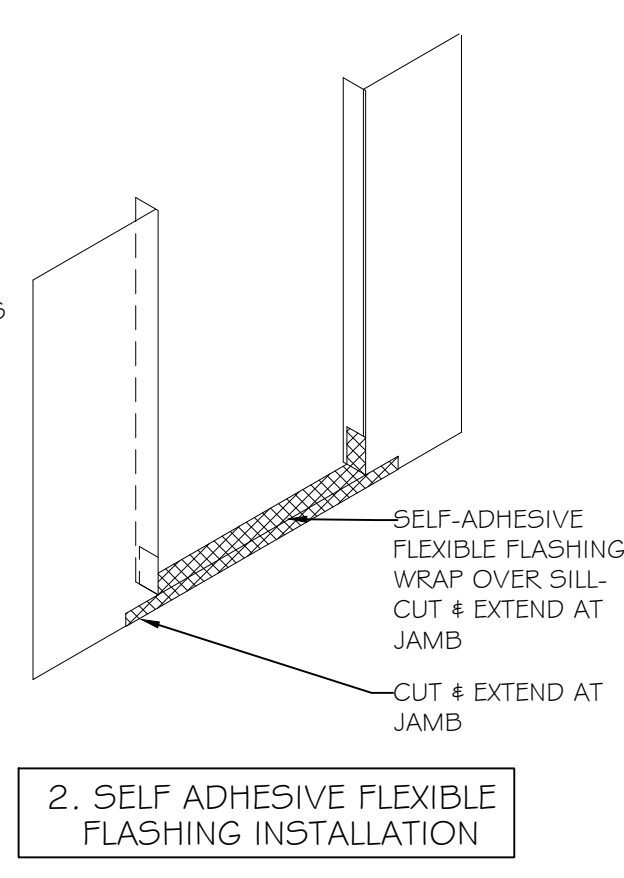
7. BUILDING PAPER APPLICATION

1 - FLASHING & WINDOW INSTALLATION

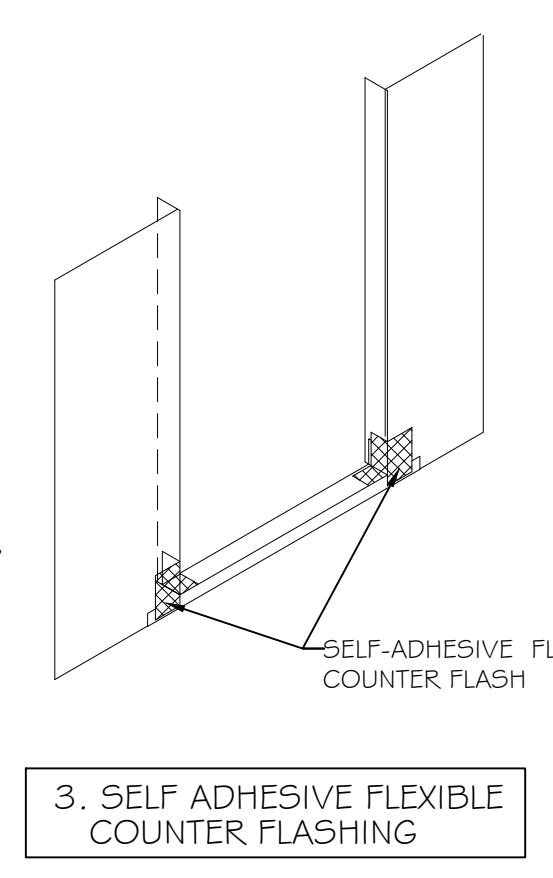
N.T.S.



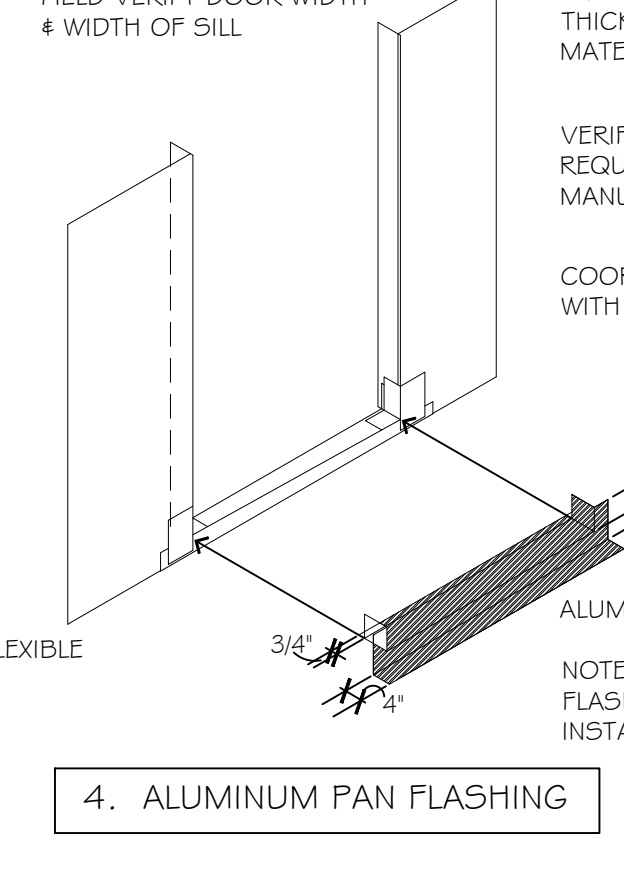
1. FRAMED OPENING



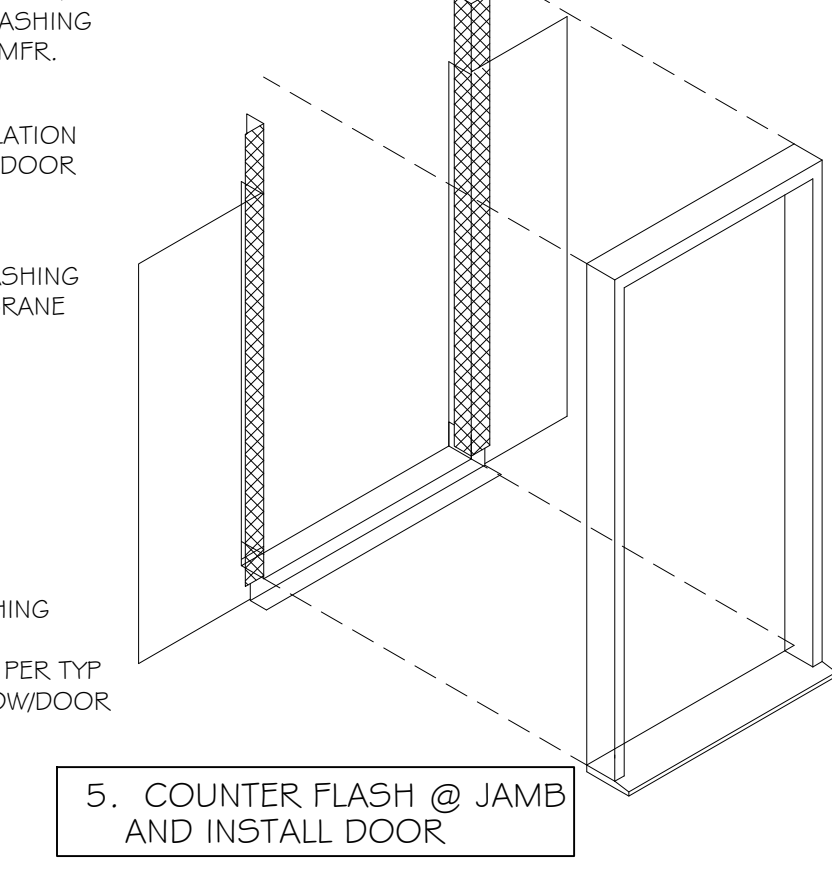
2. SELF ADHESIVE FLEXIBLE FLASHING INSTALLATION



3. SELF ADHESIVE FLEXIBLE COUNTER FLASHING



4. ALUMINUM PAN FLASHING



5. COUNTER FLASH @ JAMB AND INSTALL DOOR

2 - DOOR PAN INSTALLATION

N.T.S.

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A6.2 DR & WIN DETAILS

GENERAL STRUCTURAL NOTES:

CRITERIA:

- 1.1 All Materials, workmanship, design, and construction shall conform to the drawings, specifications, and the International Building Code (IBC), 2018 Edition.
1.2 Design Loading Criteria
The Design Loading of the Structure is as follows:

Table with columns: Occupancy or Use, Uniform Live Load, Concentrated Live Load, Notes. Includes rows for Floor, Residential; Balconies & Decks; Uninhabitable attic, with storage; Uninhabitable attic, without storage; Handrails and Guards.

Wind Design Data ASCE 7-10, Chapter 28: Simplified Envelope Procedure and Seismic Design Data ASCE 7-10, Section 12.8: Equivalent Lateral Force Procedure. Includes Risk Category, Seismic Importance Factor, and various coefficients.

Snow Loads (ASCE 7-10, Chapter 7) including Ground Snow Load, Flat Roof Snow Load, and various exposure and thermal factors.

- 1.3 Structural Drawings shall be used in conjunction with all other project documents for bidding and 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.
1.7 Drawings indicate general and typical details of construction.
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.

Geotechnical Properties: Geotechnical Engineering Study by Associated earth sciences incorporated. Project No. 180490E001. Dated November 9th, 2018. Table with columns: Property, Value.

ALL PIN PILE INSTALLATION AND PIN PILE LOAD TESTING SHALL BE DIRECTLY AND CONTINUOUSLY SUPERVISED BY THE GEOTECHNICAL SPECIAL INSPECTOR

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:

Table with columns: Type or Location of Concrete Construction (Moderate Exposure), Min. 28-Day Compressive Strength, Fc. Includes rows for Interior Slabs-on-Grade, Footings, Basement Walls, Foundation/Stem Walls.

Specified compressive strength (fc) 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:

Table with columns: Bar Size, Steel Grade. Includes rows for #5 bar and larger, #4 bar and smaller.

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.

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:

Table with columns: Condition, Clear Cover. Includes rows for Footings and Unformed Surfaces cast against and permanently exposed to Earth, Formed Surfaces exposed to Earth or Weather (#6 bars or larger), Formed Surfaces exposed to Earth or Weather (#5 bars or smaller), Slabs and Walls, interior face (#11 bars and smaller), Column Ties or Spirals and Beam Stirrups.

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:

Table with columns: Member Use, Size, Species, Grade. Includes rows for Studs, Joists/Rafters, Plates/Misc., Beams, Posts, Timber, Beams, Timber, Posts.

- 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:

Table with columns: Member Use, Combination, Species, Fbx+, Fbx-, Fc-lx, Fvx, Ex. Includes row for Beams.

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.

Table with columns: Member Use, Product, Fb, Fc-l, Fv, E. Includes rows for Beams, Beams, Beams, Rim Boards.

- 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 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.

- 6.6 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.

- 6.7 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.

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.

- 6.8 Dowel-Type Fasteners (Bolts, Lag Screws, Wood Screws and Nails) shall conform to Sections 11 and 12 of the ANSI/AWC NDS-2018.

Table with columns: Dowel Type Fastener, Grade, Requirements at Exterior Use or when in Contact w/ Treated Lumber, Installation. Includes rows for Bolts, All-Thread/Threaded Rod, Lag Screws, Wood Screws, Nails.

Nails specified on the drawings shall be as follows:

Table with columns: Nail Use, Penny Weight, Grade. Includes rows for Framing Nails, Sheathing Nails.

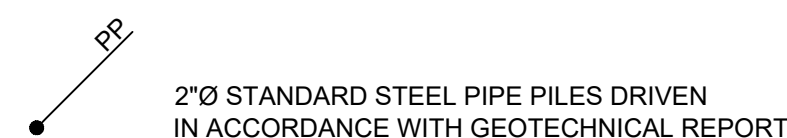
All Metal Fasteners exposed to weather or in contact with treated wood shall be protected from corrosion according to table above. Nuts and bolts exposed to weather or in contact with treated wood shall be galvanized in accordance with ASTM A 153 or Stainless Steel. See above for Proprietary Fastener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

PILE NOTES:

Refer to Geotechnical Report (cited in General Structural Notes) for pin pile installation and specifications, summarized below:

- Material Specification: 2"Ø, galvanized Scheduled 80, ASTM A-53 Grade A Pipes
Driven to refusal, defined as follows in accordance with the Geotechnical Report:
Hammer Size Refusal Criteria
90-lbs 60 secs per inch

- refer to Geotechnical Report
At least one or more 200% verification tests to be performed with the procedure outlined in the Geotechnical report.
Geotechnical engineer of record or his/her representative shall provide full time observation of pile installation and testing.
Minimum embedment depth into competent native bearing deposits - refer to Geotechnical Report
Pipe Pile splicing shall be compression friction sleeve couplers - refer to Geotechnical Report



WOOD (Continued):

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

- A. 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.
B. 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.
C. Individual members of Built-Up stud posts shall be nailed to each other with framing nails @ 12"oc, staggered.
D. Solid blocking for wood columns shall be provided through floors to supports below.
E. 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.
F. 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.

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 1/53.1, 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 13/53.1. See 1/53.1 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 3/4" thick 1x6 (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 (#8 x 2") or 0.131"Ø x 2 1/2" Nails as follows:

Table with columns: Framing, Edges; Framing, Field; Boundaries, Blocking, Struts. Values: 6"oc, 10"oc, 6"oc.

See Drawings for other Sheathing Nailing requirements.

- Joists shall be as indicated on plan.

ROOF FRAMING PLAN NOTES:

- Roof Sheathing shall be 3/4" thick (Panel Span Rating 32/16) [or 7/8" thick (Panel Span Rating 24/16)]. Fasten Sheathing to Framing with 0.131"Ø x 2 1/2" Nails as follows:

Table with columns: Framing, Edges; Framing, Field; Boundaries, Blocking, Struts. Values: 6"oc, 12"oc, 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. Table with columns: TYPE, SIMPSON STRONG-TIE PRODUCT #, USP CONNECTORS PRODUCT #. Includes rows for HOLDDOWNS, STRAPS, ANGLES/TIES, POST CAPS, POST BASES, DRAG STRUTS, HANGERS.

BTL ENGINEERING P.S.

1901 Woodville Snohomish Road NE, Suite 100 WOODINVILLE, WA 98072-4436 PHONE: 425-814-8448 FAX: 425-821-2120

CLEARY DESIGN STUDIO, LLC

130 105th Ave SE #301 Bellevue, WA 98004 425-442-6788

PROJECT NAME

MUNSON RESIDENCE

Outdoor Patio

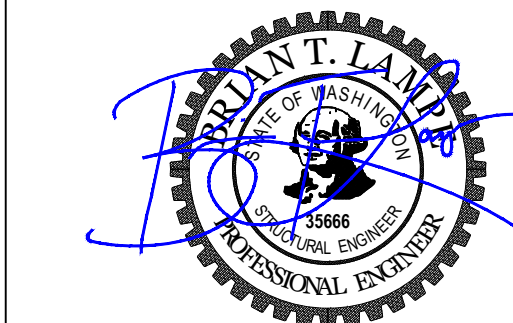
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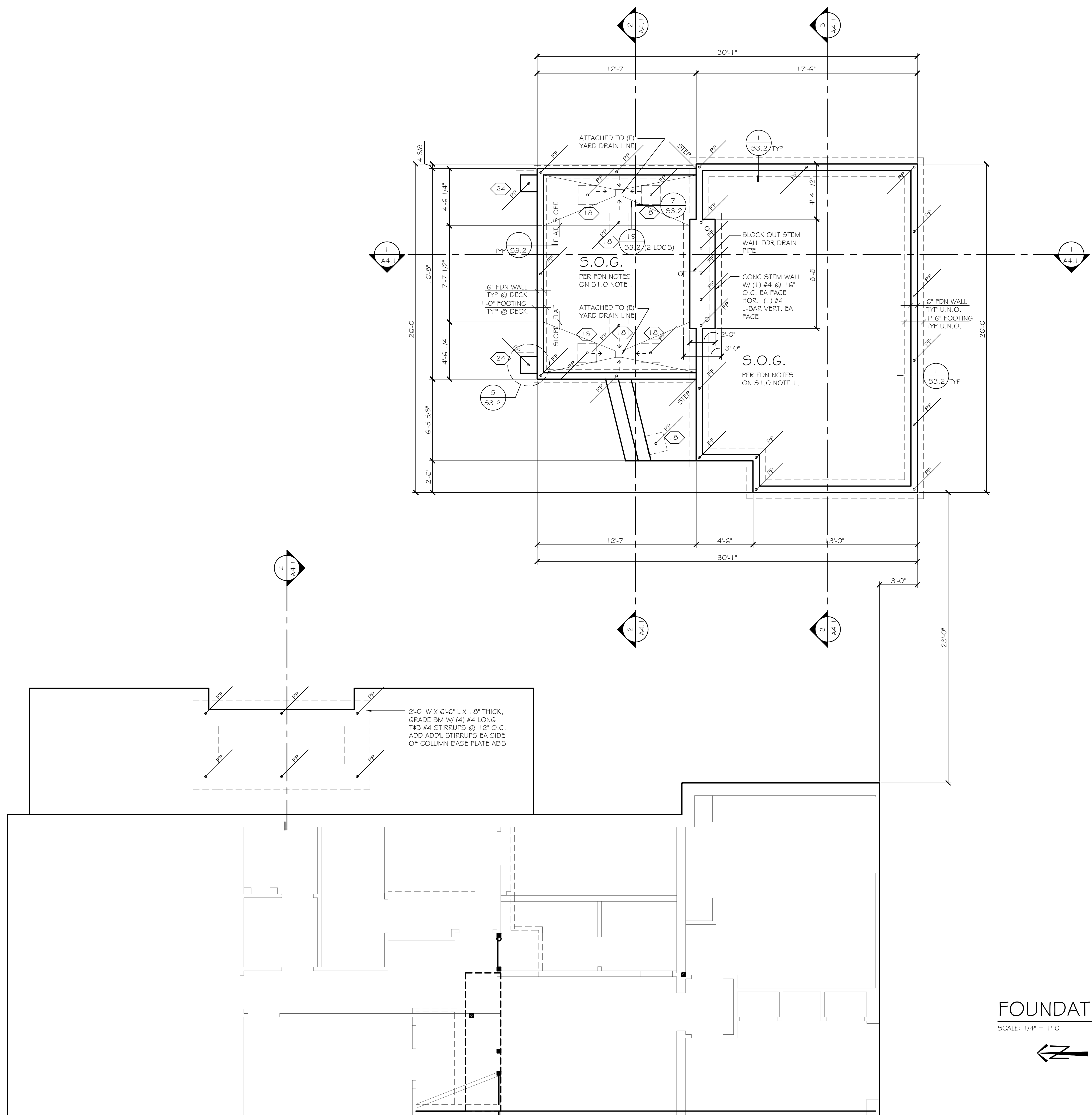
REVISIONS

PERMIT 02/15/2022



DRAWING TITLE

S.I.I STRUCTURAL NOTES



FRAMING NOTES

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

XX FOOTING PER 1.3/5.3.2

P1-X INDICATES SHEAR WALL BELOW PER 1.5/3.1

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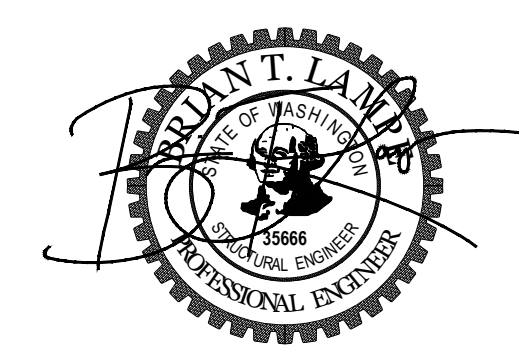
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FOUNDATION PLAN
 SCALE: 1/4" = 1'-0"



DRAWING TITLE
**S2.1
 FOUNDATION
 PLAN**

FRAMING NOTES

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

PI-X INDICATES SHEAR WALL BELOW PER 1/53.1

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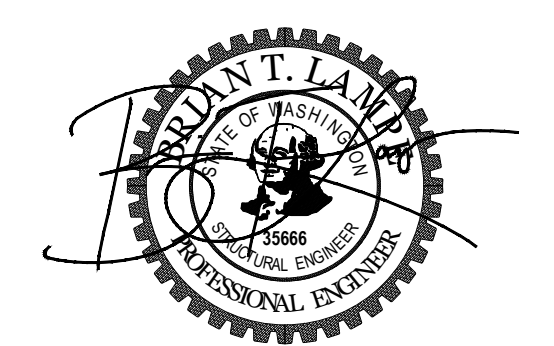
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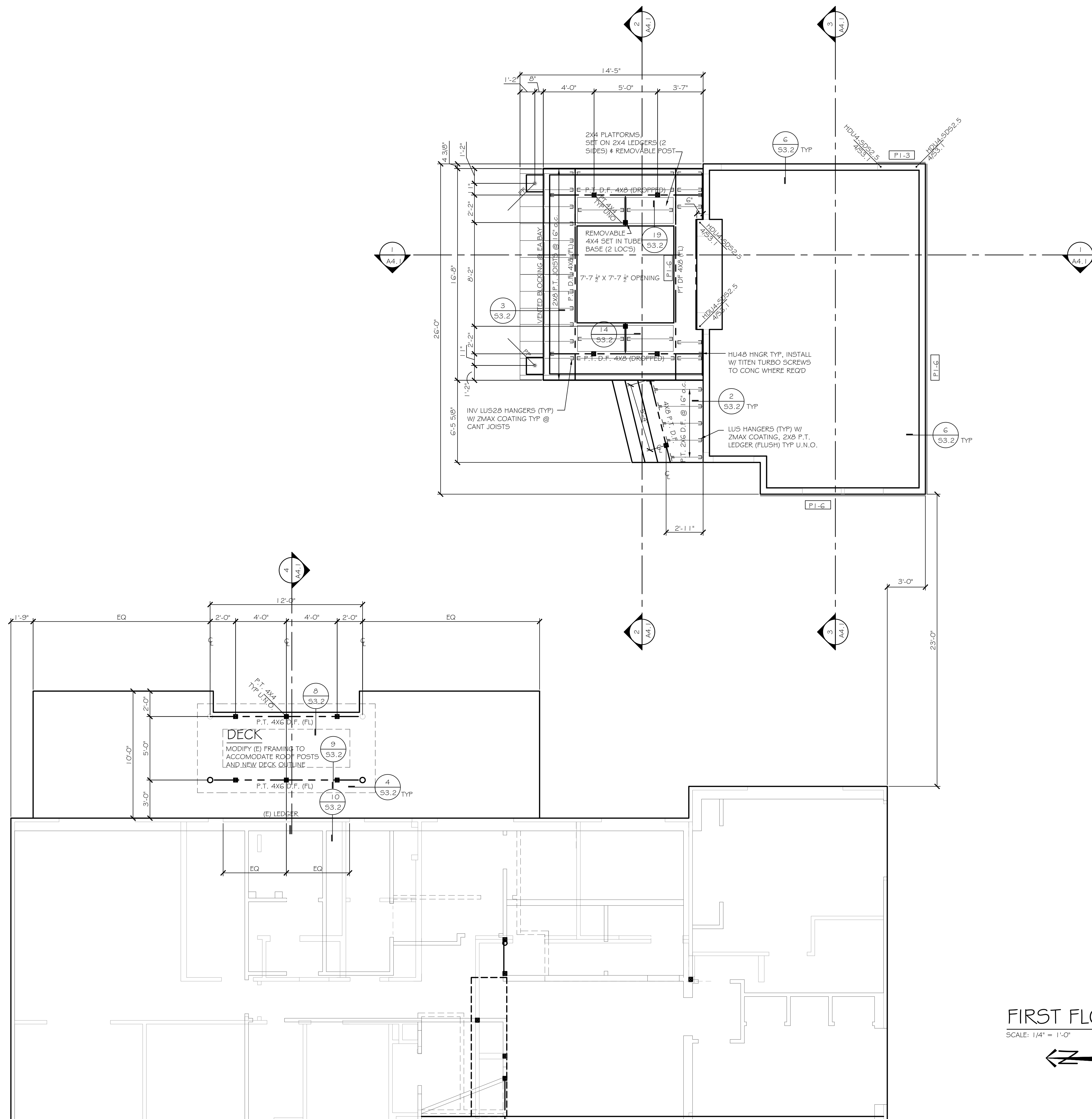
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DRAWING TITLE
**S2.2
 FIRST FLR
 FRAMING**



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



FRAMING NOTES

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

P1-X INDICATES SHEAR WALL BELOW PER 1/S3.1

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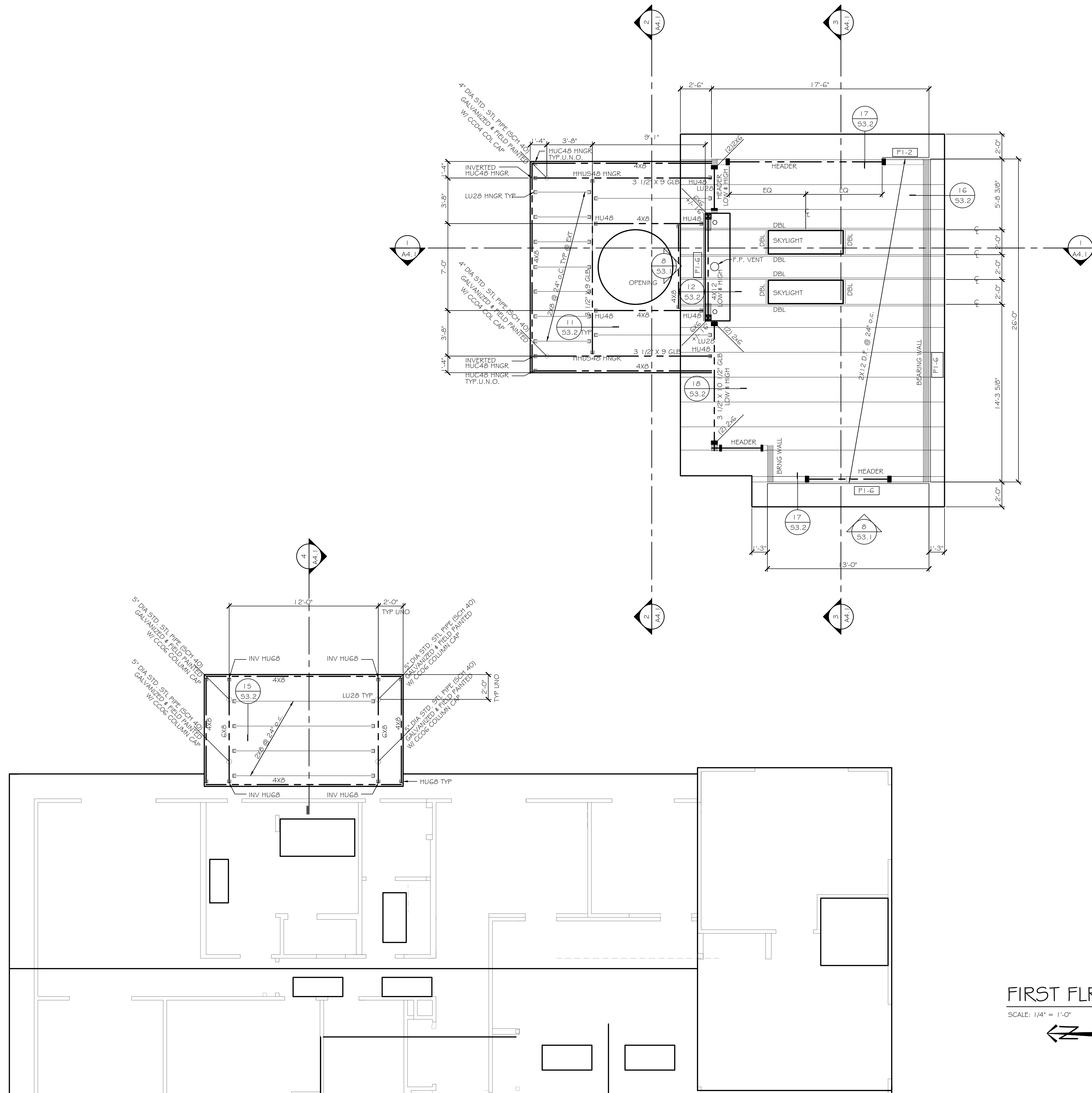
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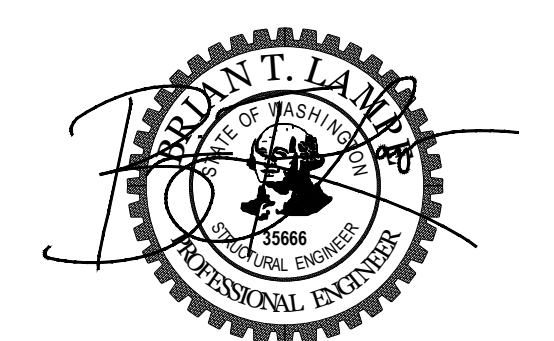


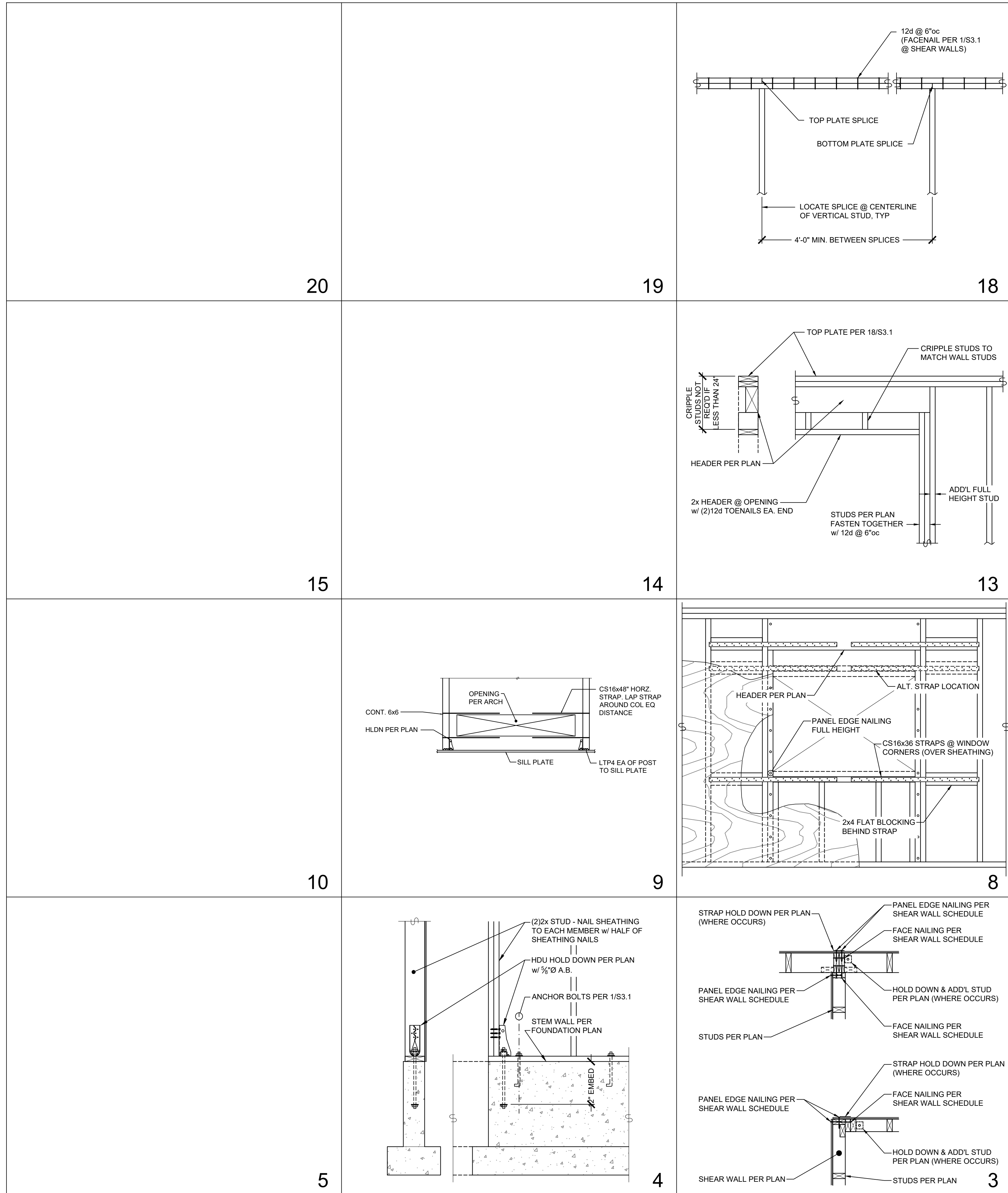
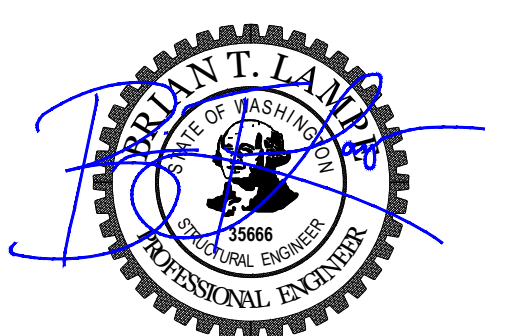
FIRST FLR ROOF FRAMING

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



DRAWING TITLE
 S2.3
 FIRST FLR
 ROOF
 FRAMING



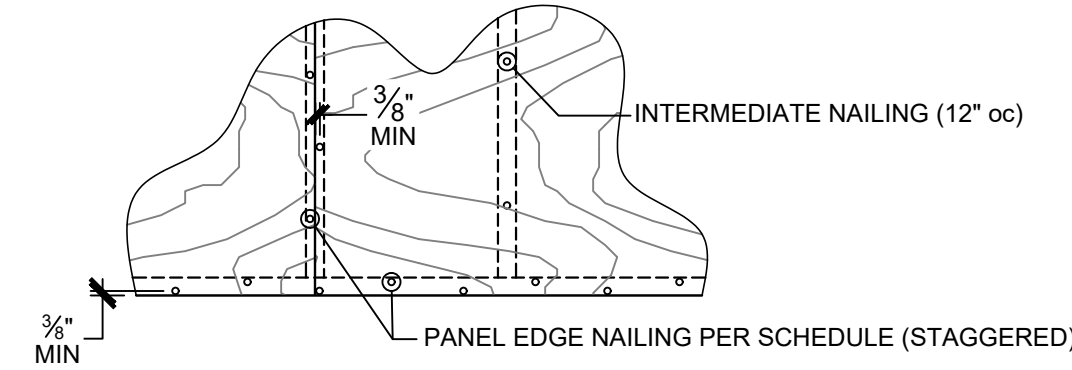


SHEAR WALL SCHEDULE
(IN ACCORDANCE w/ ANSI/AF&PA SDPWS-2015 SECTION 4.3)

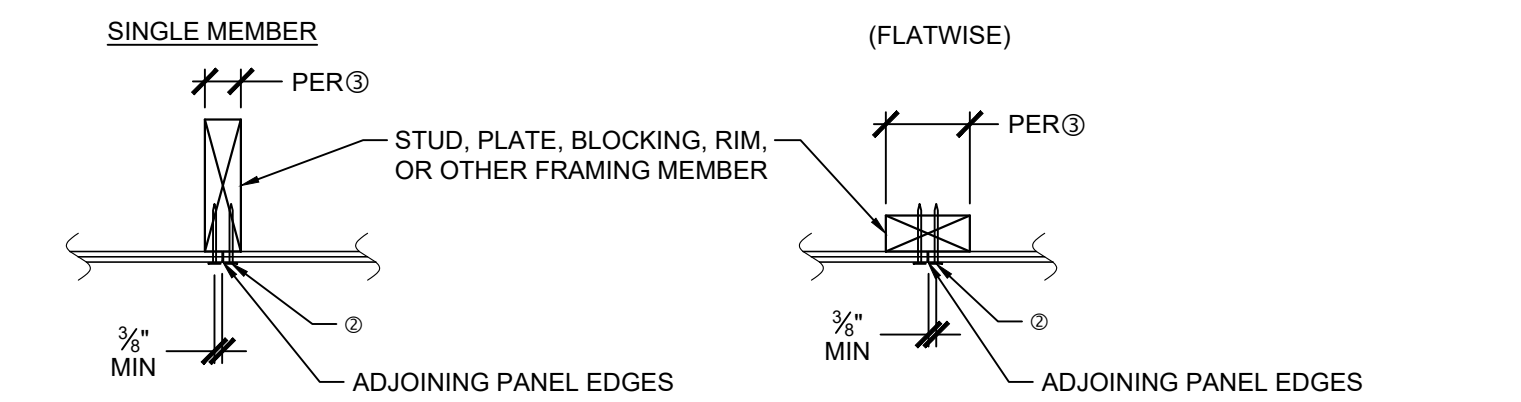
WALL TYPE	SHEATHING	PANEL EDGE NAILING ②	MINIMUM WIDTH OF NAILED FACE OF FRAMING @ ADJOINING PANEL EDGES ①		MUDSILL PLATE	FACE NAILING ④	FRAMING CLIPS ⑤	ANCHORAGE TO CONCRETE ⑥		SEISMIC CAPACITY h/b = 2 h/b = 3.5	WIND CAPACITY h/b = 2 h/b = 3.5
			SINGLE MEMBER	BUILT-UP MEMBER				ANCHOR BOLTS	MUDSILL ANCHORS		
P1-6	1 SIDE	6" oc	2x	2x	2x	6" oc	A35 @ 30" oc or LTP5 @ 26" oc	5/8"Ø @ 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	5/8"Ø @ 40" oc	MASAP @ 36" oc	350-plf 284-plf	490-plf 398-plf

SHEAR WALL SCHEDULE NOTES
(SECTION 4.3.7.1.1)
1/16" OSB or 1/8" 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.

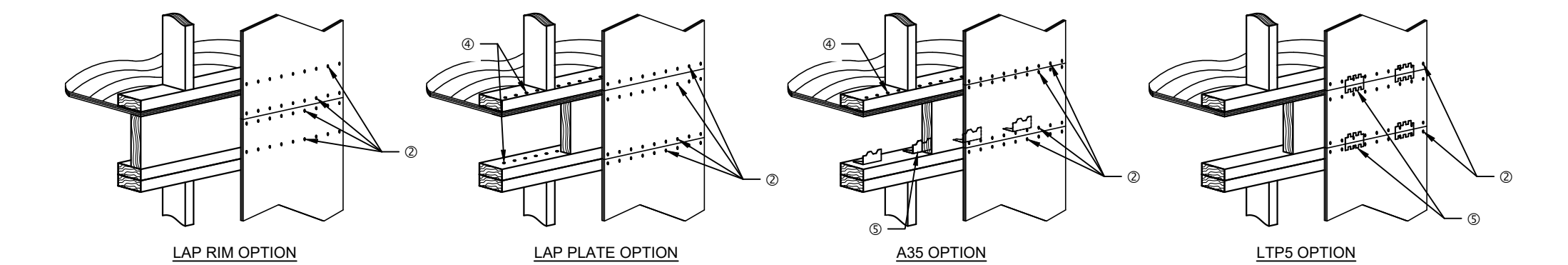


③ (SECTION 4.3.7.1.4)
THE MINIMUM NOMINAL WIDTH OF THE NAILED FACE OF FRAMING AND BLOCKING AT ADJOINING PANEL EDGES SHALL BE AS INDICATED IN THE SCHEDULE.

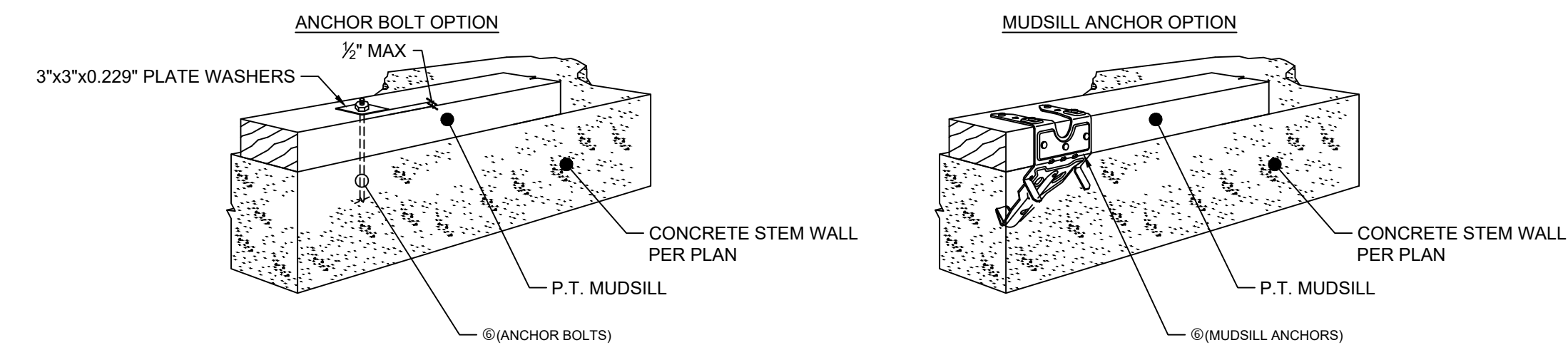


④ FACE NAILING APPLIES TO CONDITIONS WHERE FRAMING NAILS CAN BE STRAIGHT DRIVEN THRU FIRST MEMBER AND PENETRATE MAIN MEMBER MINIMUM OF 1 1/2". FRAMING NAILS SHALL BE 0.131"Ø x 3 1/2". 0.131"Øx3" NAILS MAY BE USED WHEN STITCHING TOGETHER (2)2x MEMBERS WITH NO SPACERS.

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.



PROJECT NAME

MUNSON RESIDENCE
Outdoor Patio

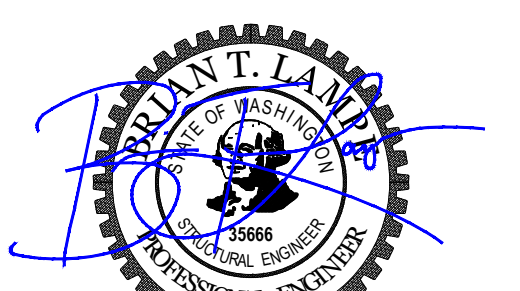
4628 Forest Avenue SE
Mercer Island, WA 98040

DATE OF ISSUE:
01/25/2022

REVISIONS

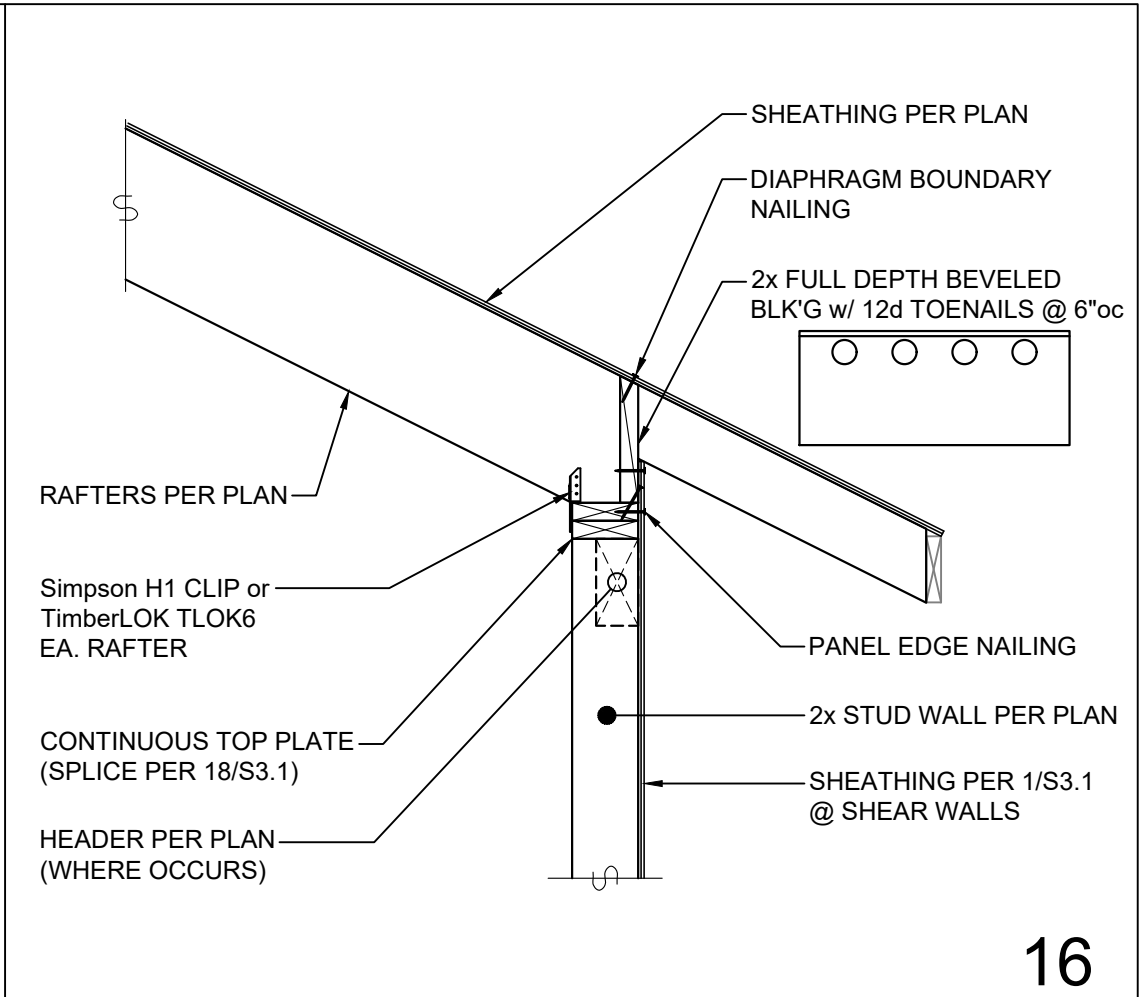
PERMIT 02/15/2022

PILES 9/19/2019

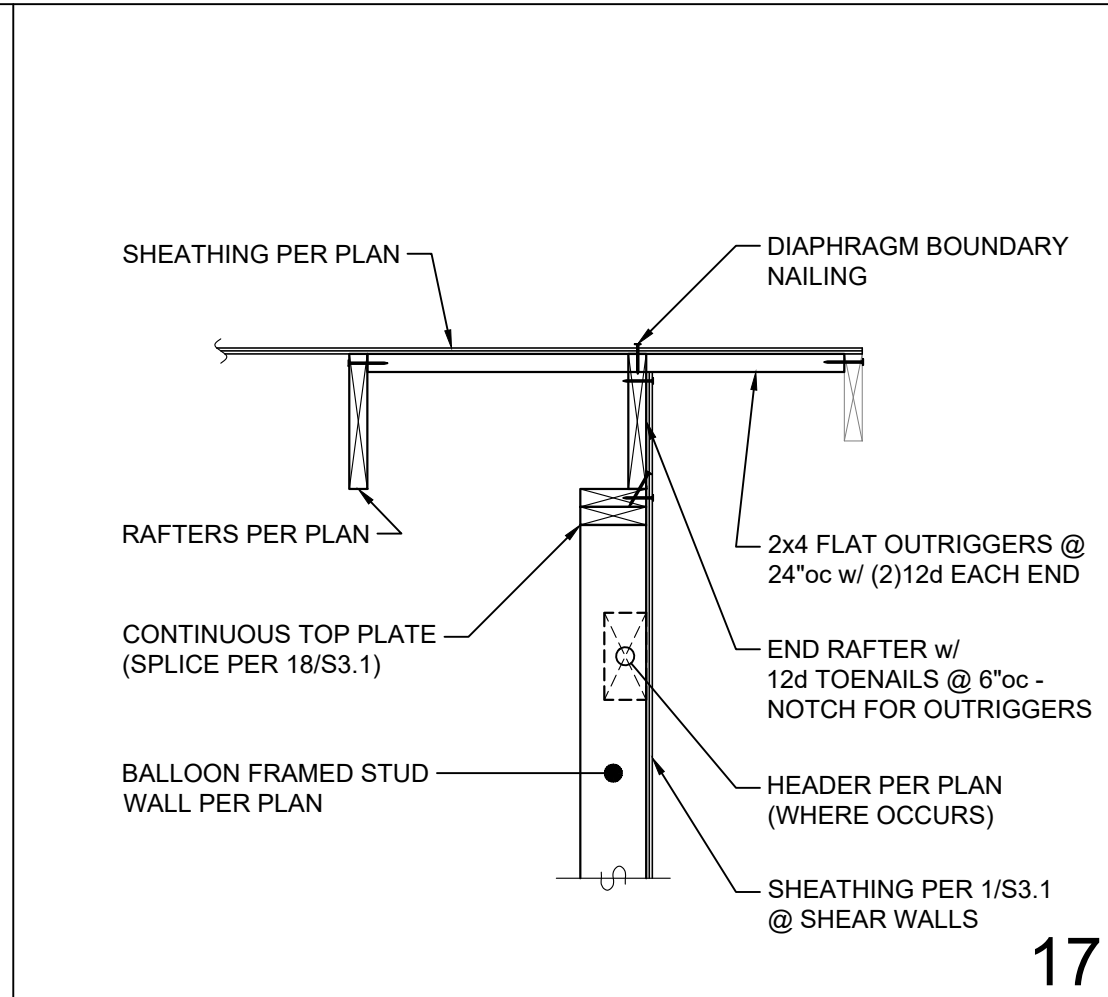


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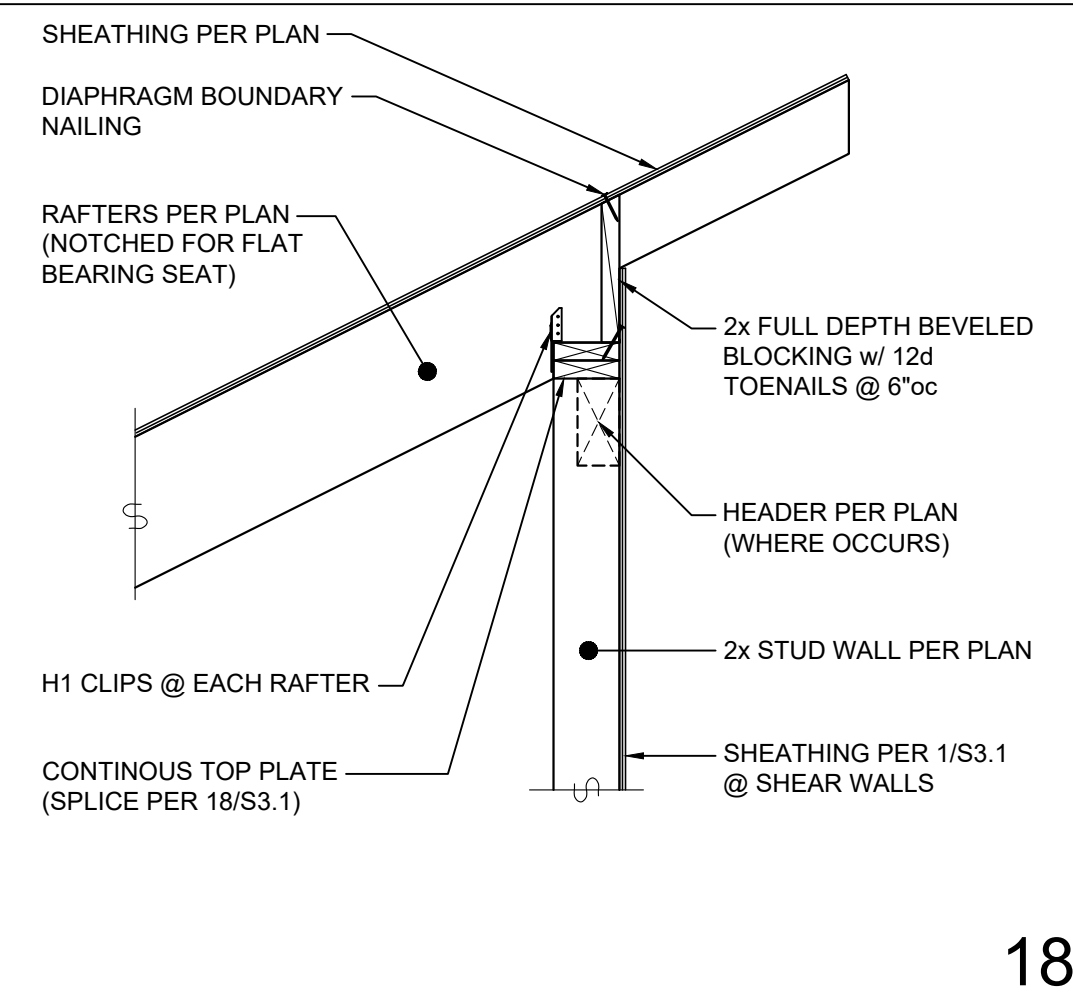
S3.2
FRAMING
DETAILS



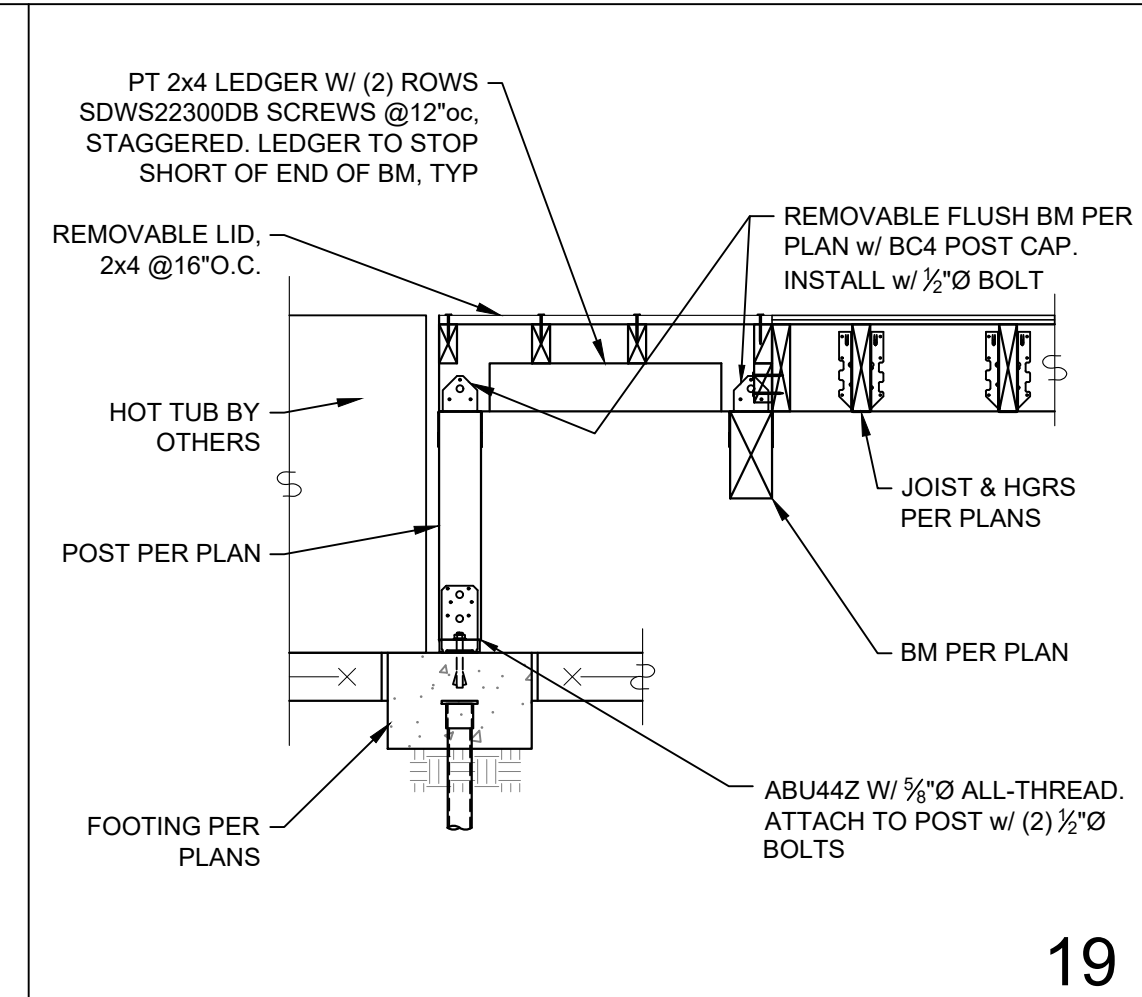
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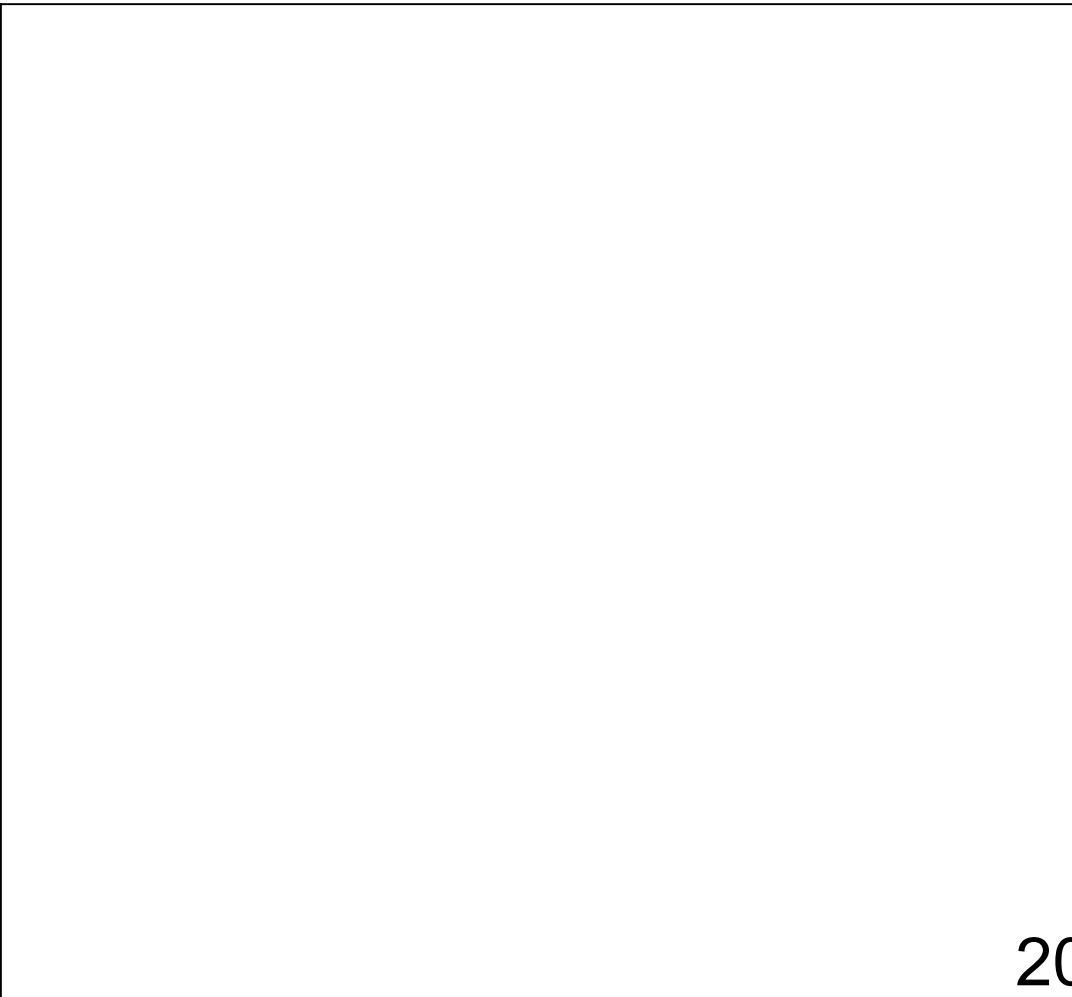
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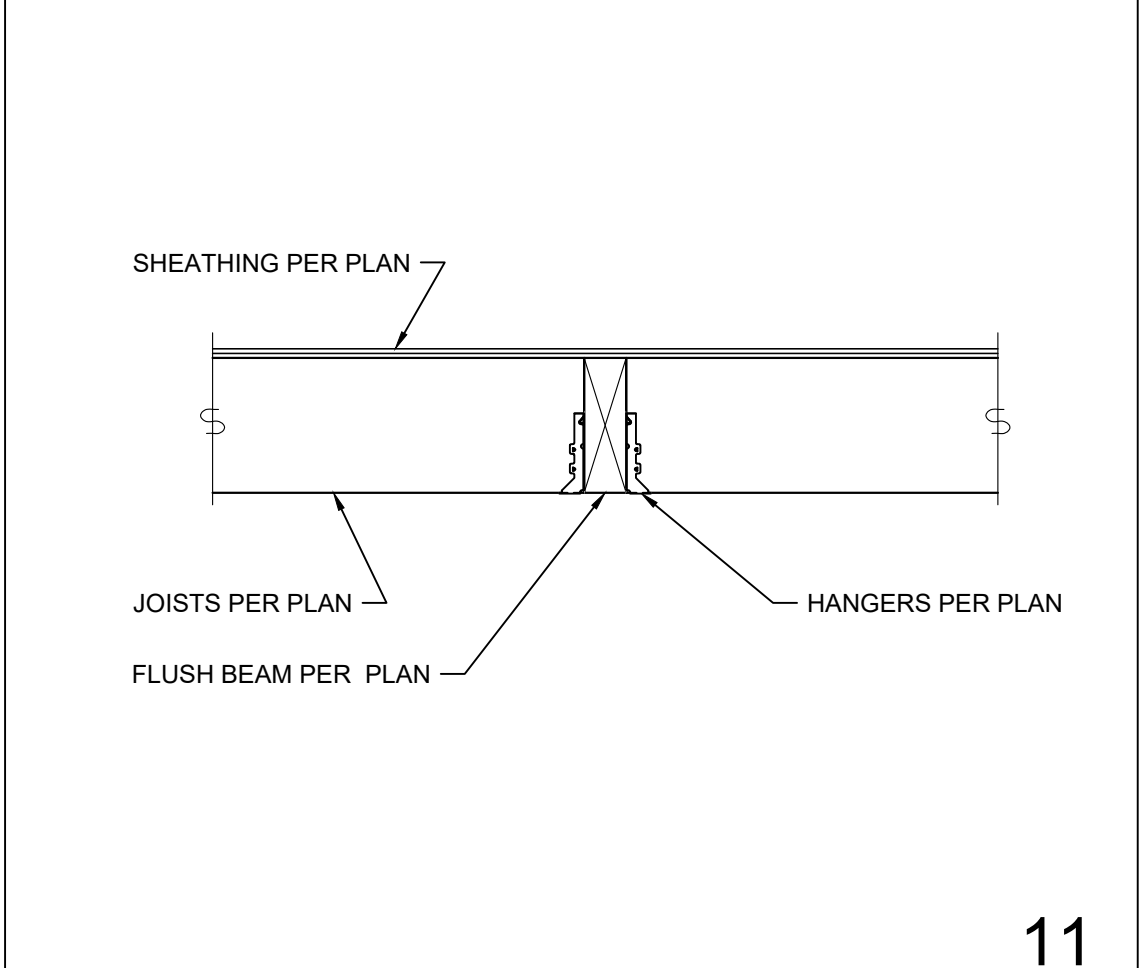
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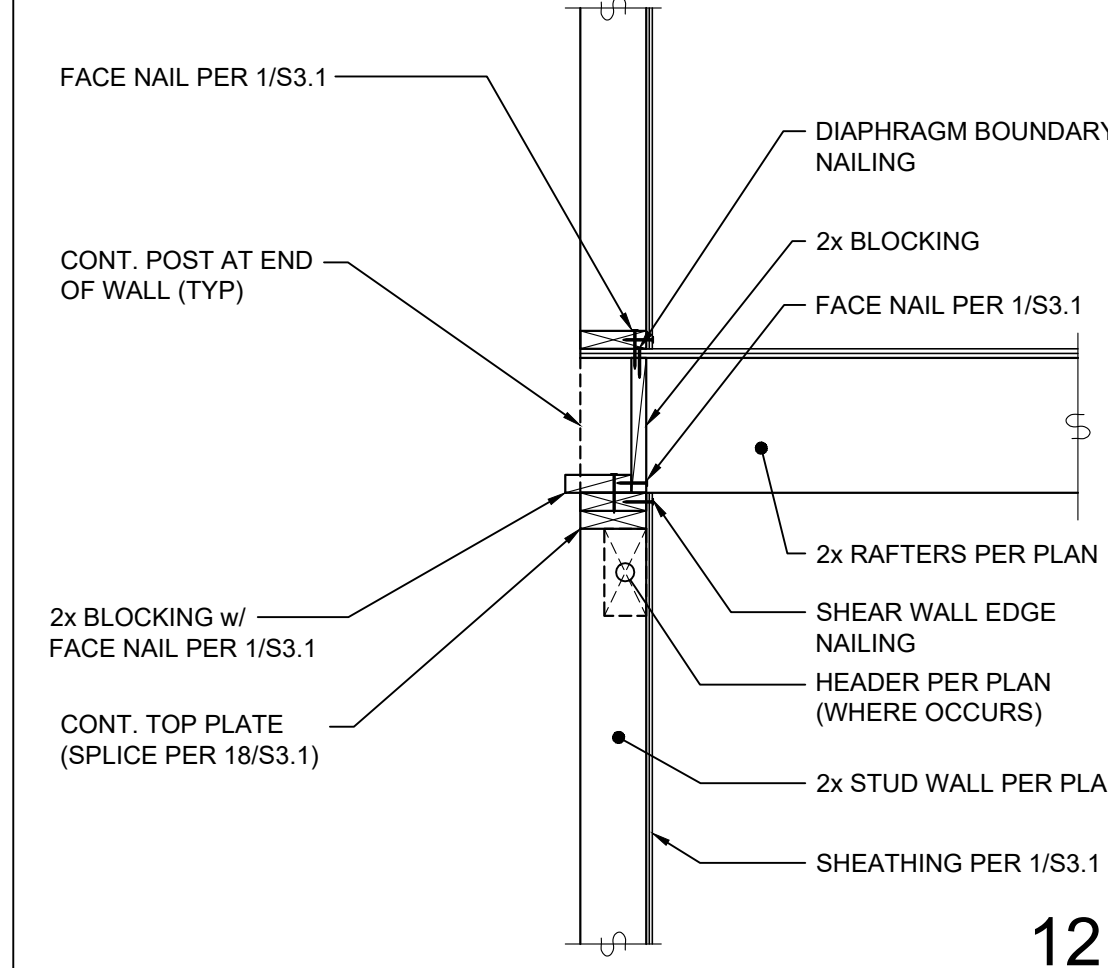
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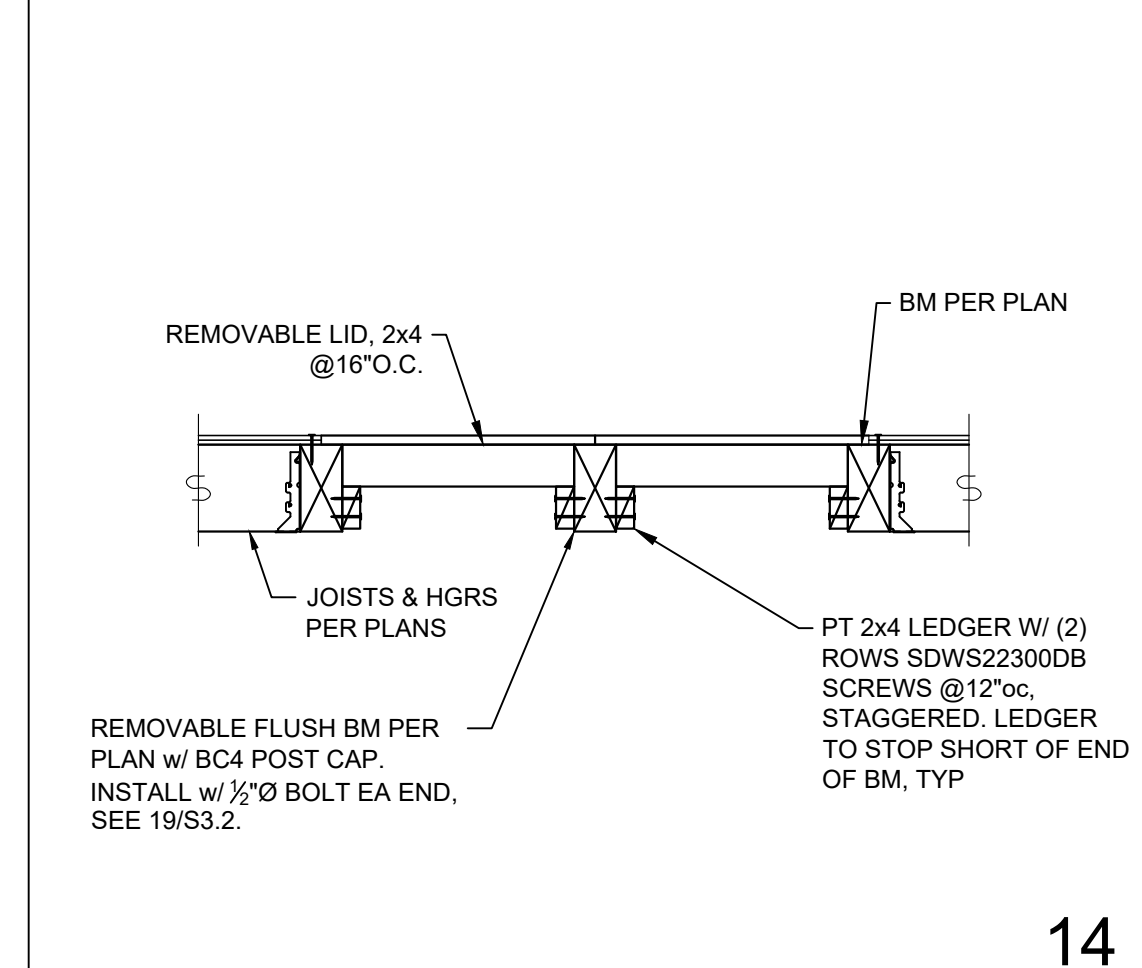
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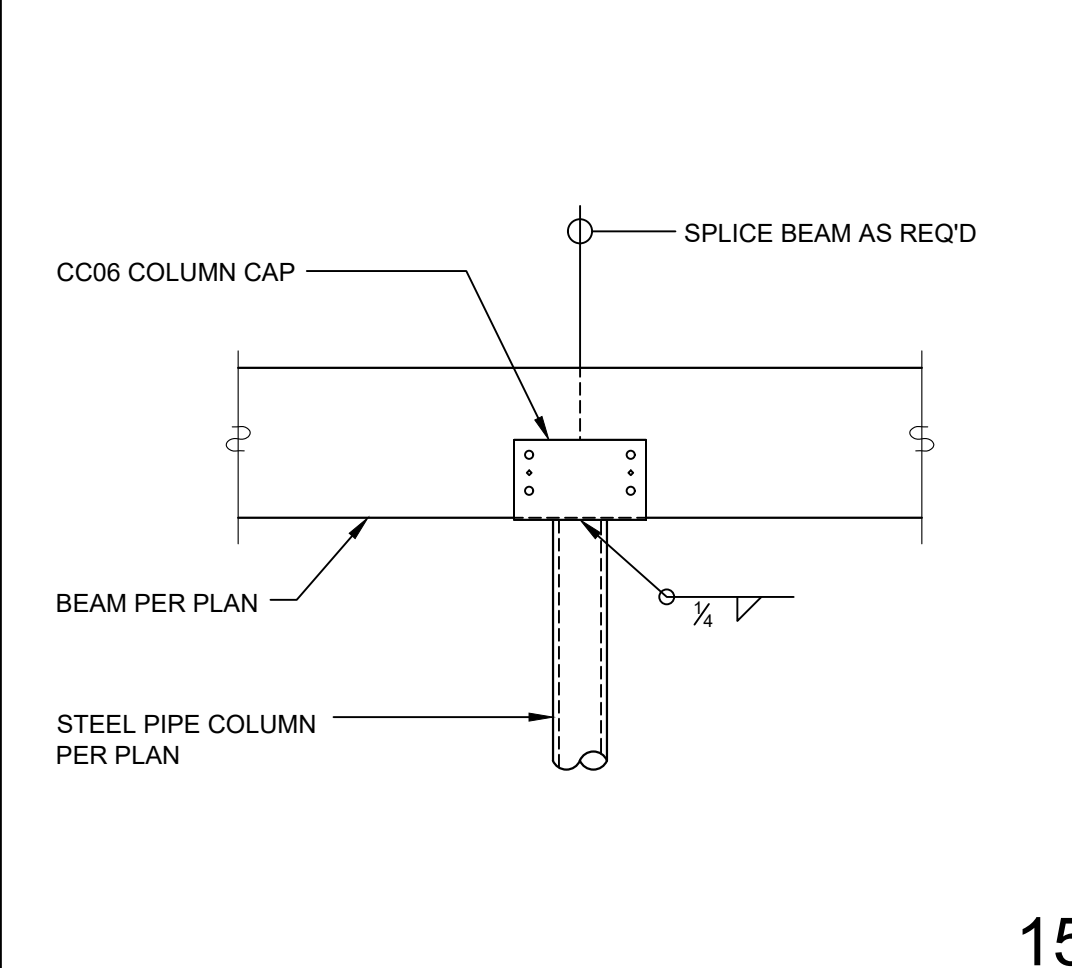
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PLAN CALLOUT	SIZE	REINFORCING	DETAIL REFERENCE
18	18" sq x 12" thick	NO REINF.	-
24	24" sq x 12" thick	(2) #4 EA. WAY BOTTOM	-
30	30" sq x 12" thick	(3) #4 EA. WAY BOTTOM	-

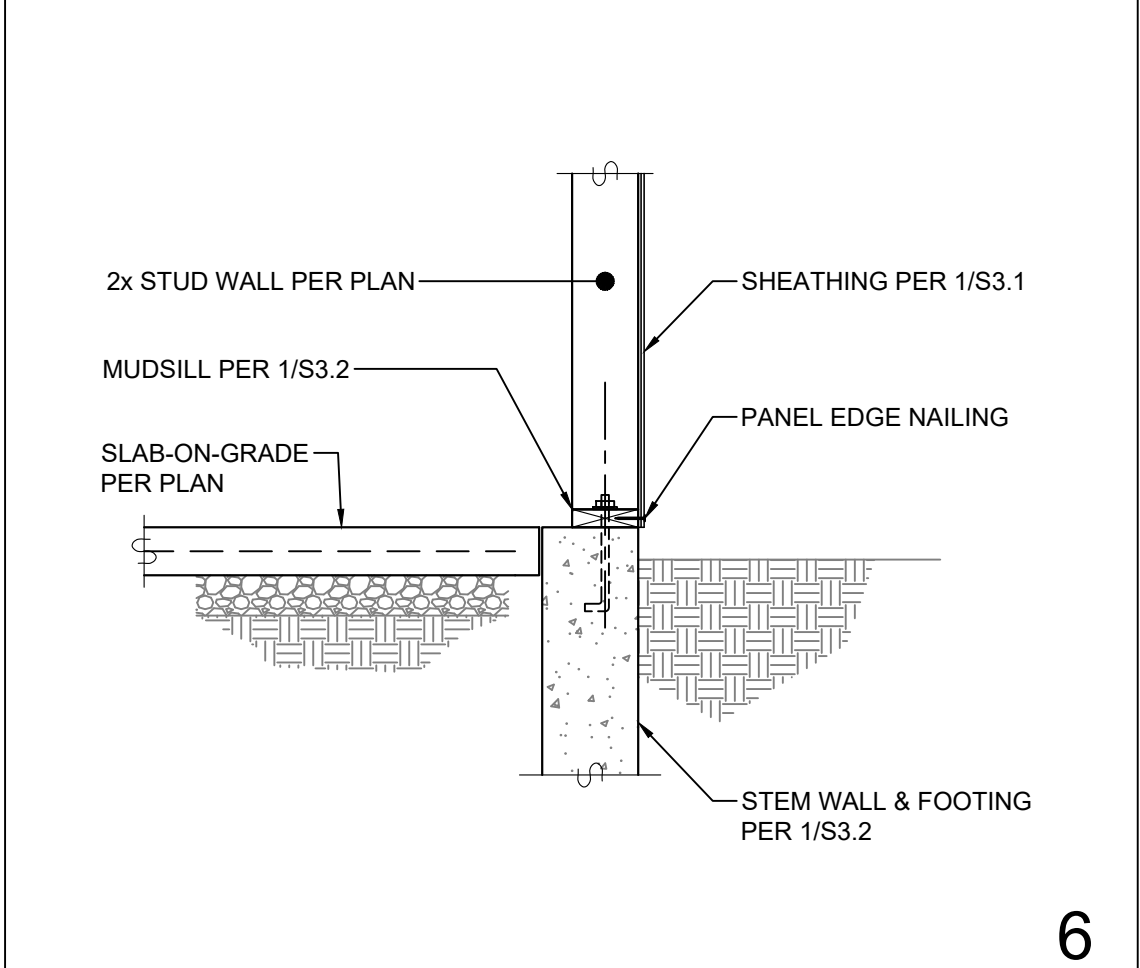
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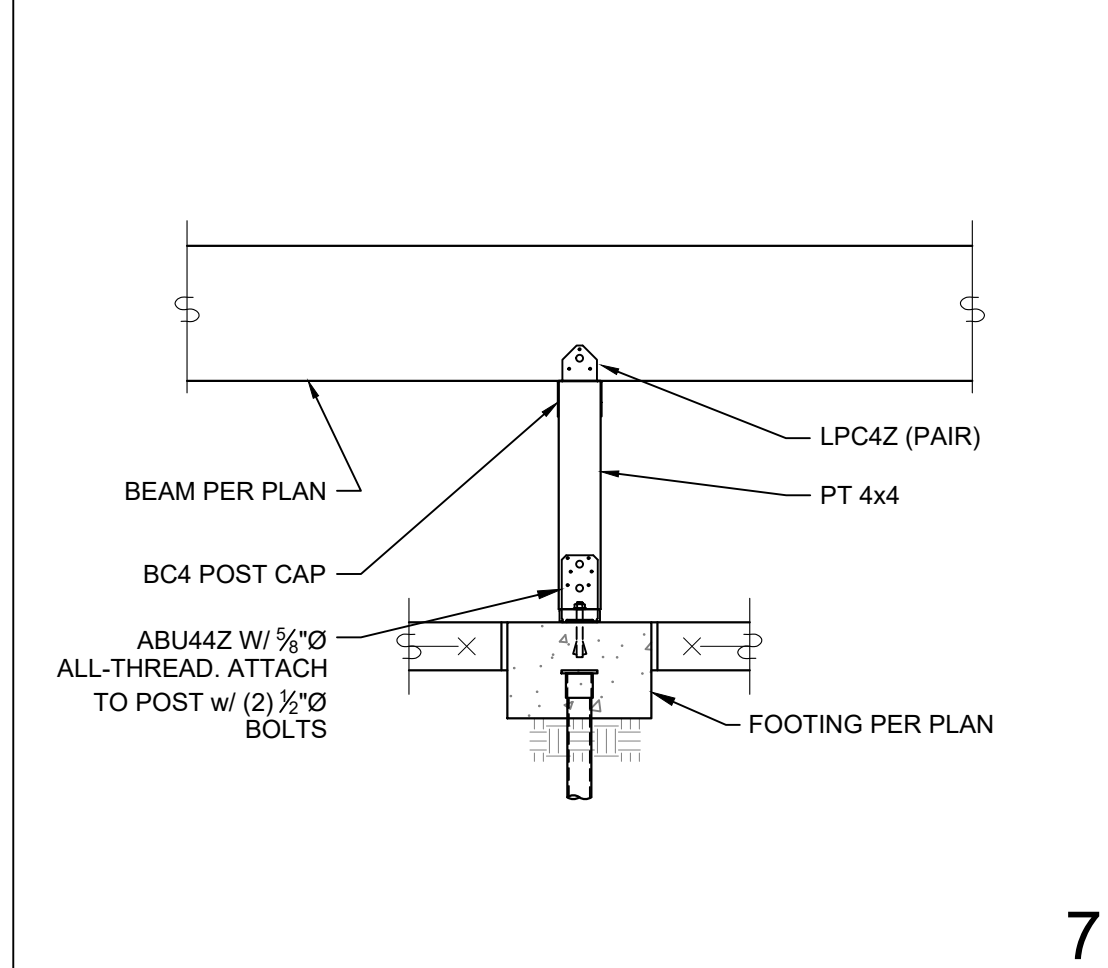
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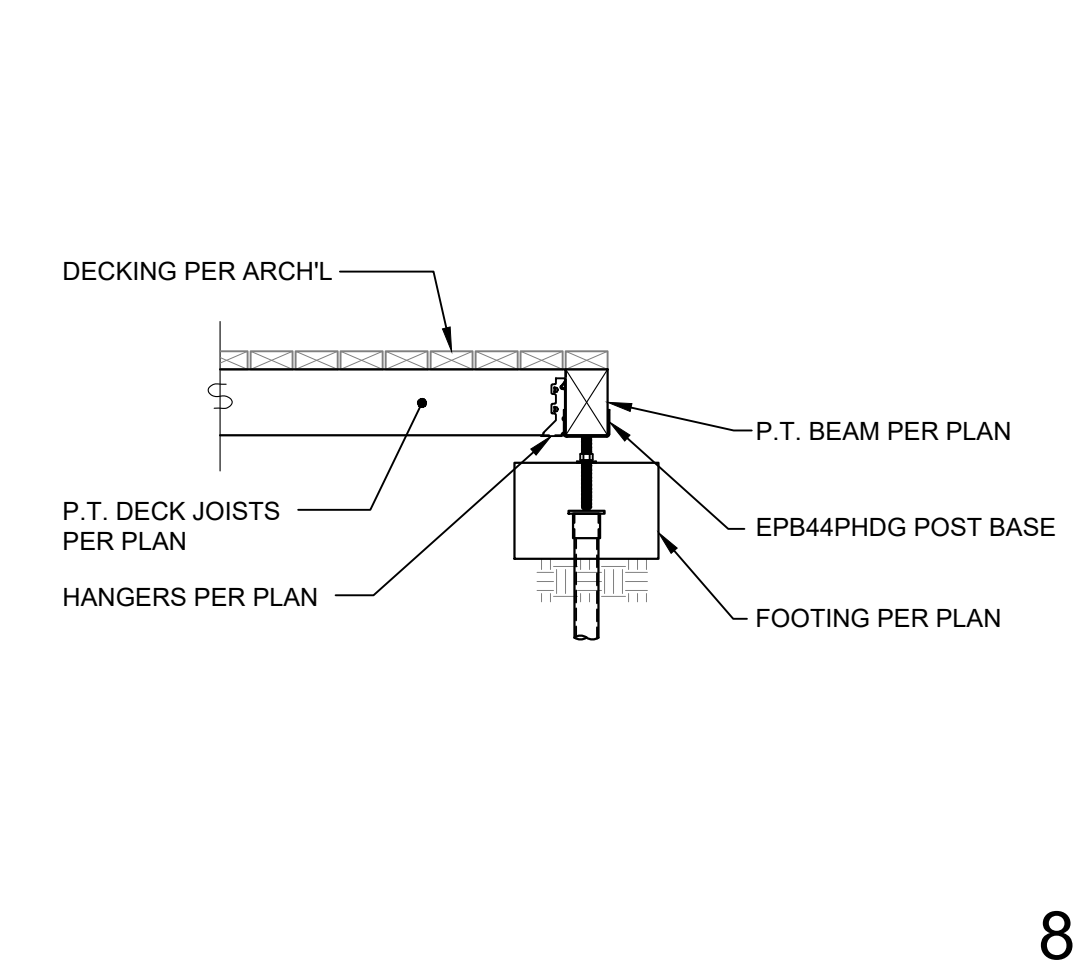
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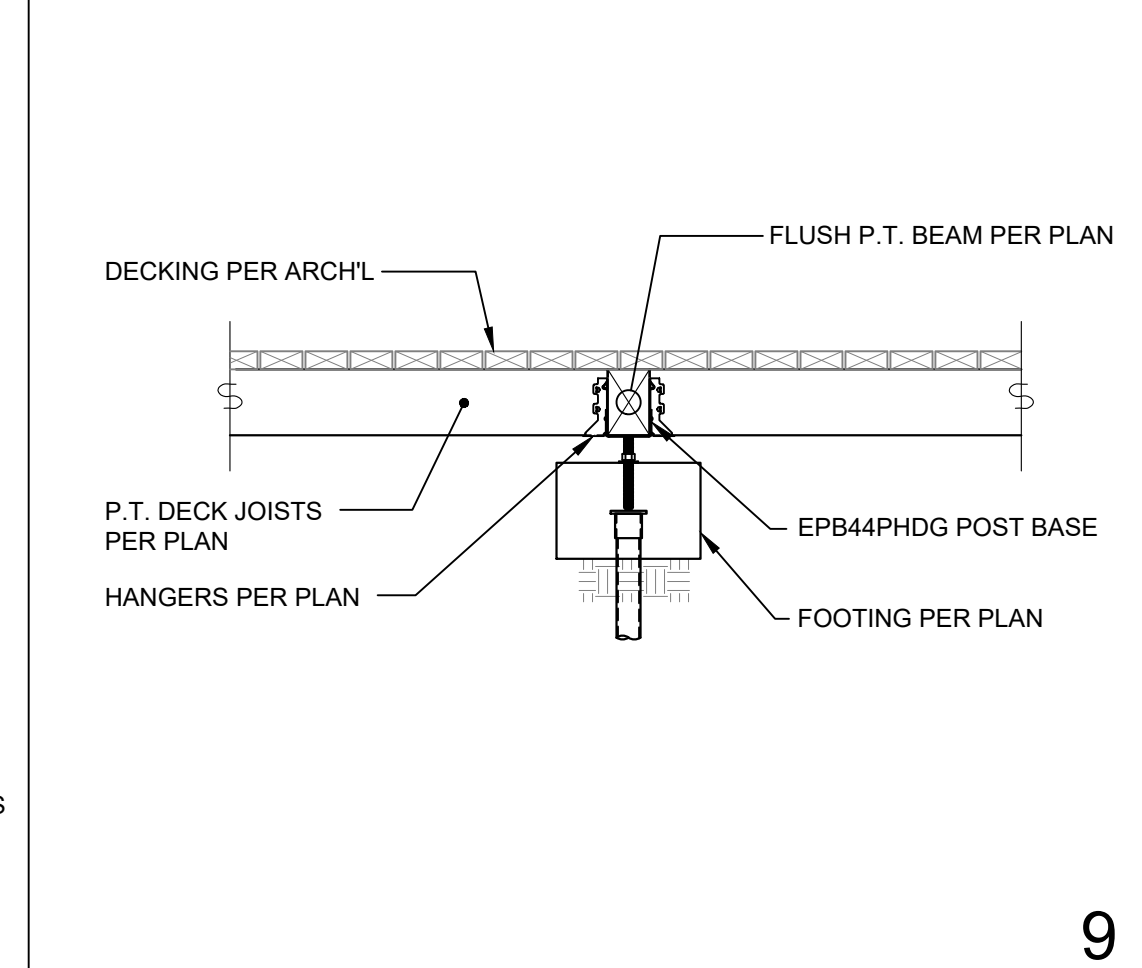
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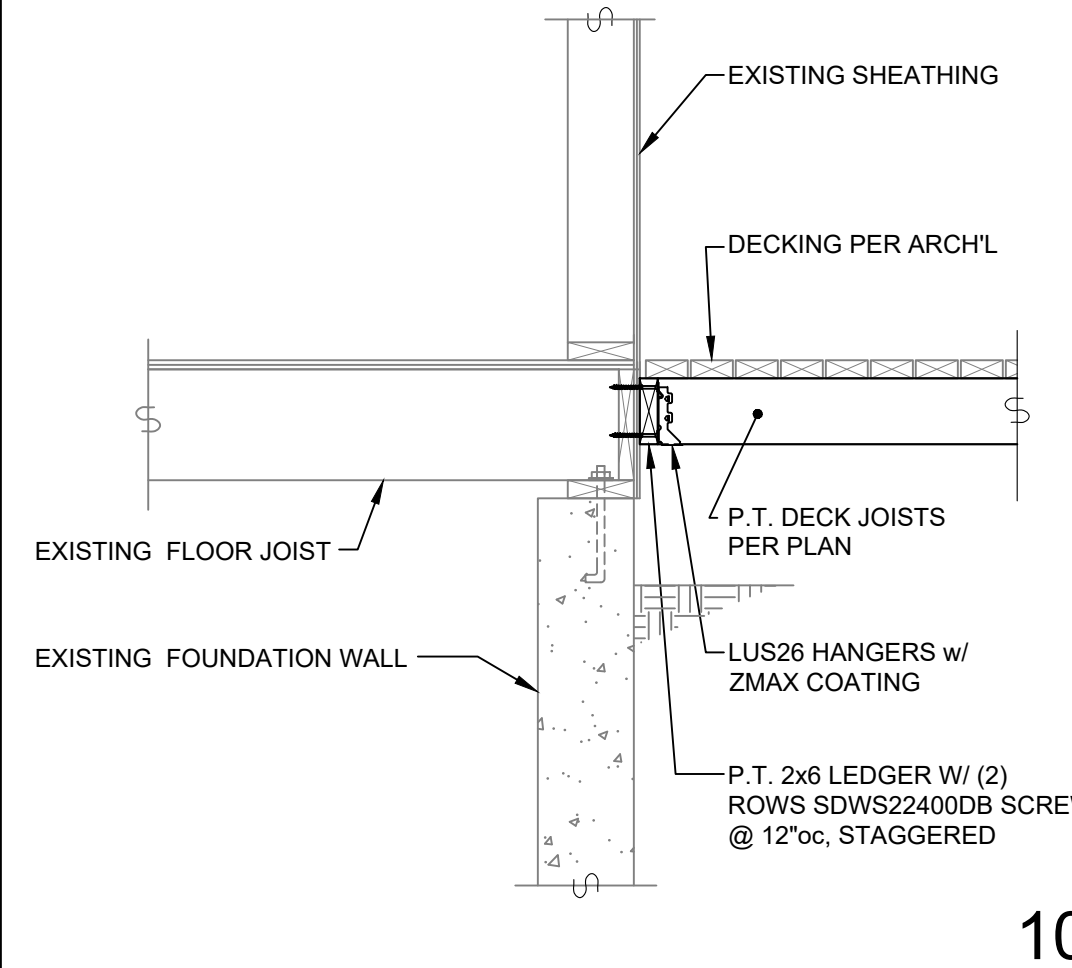
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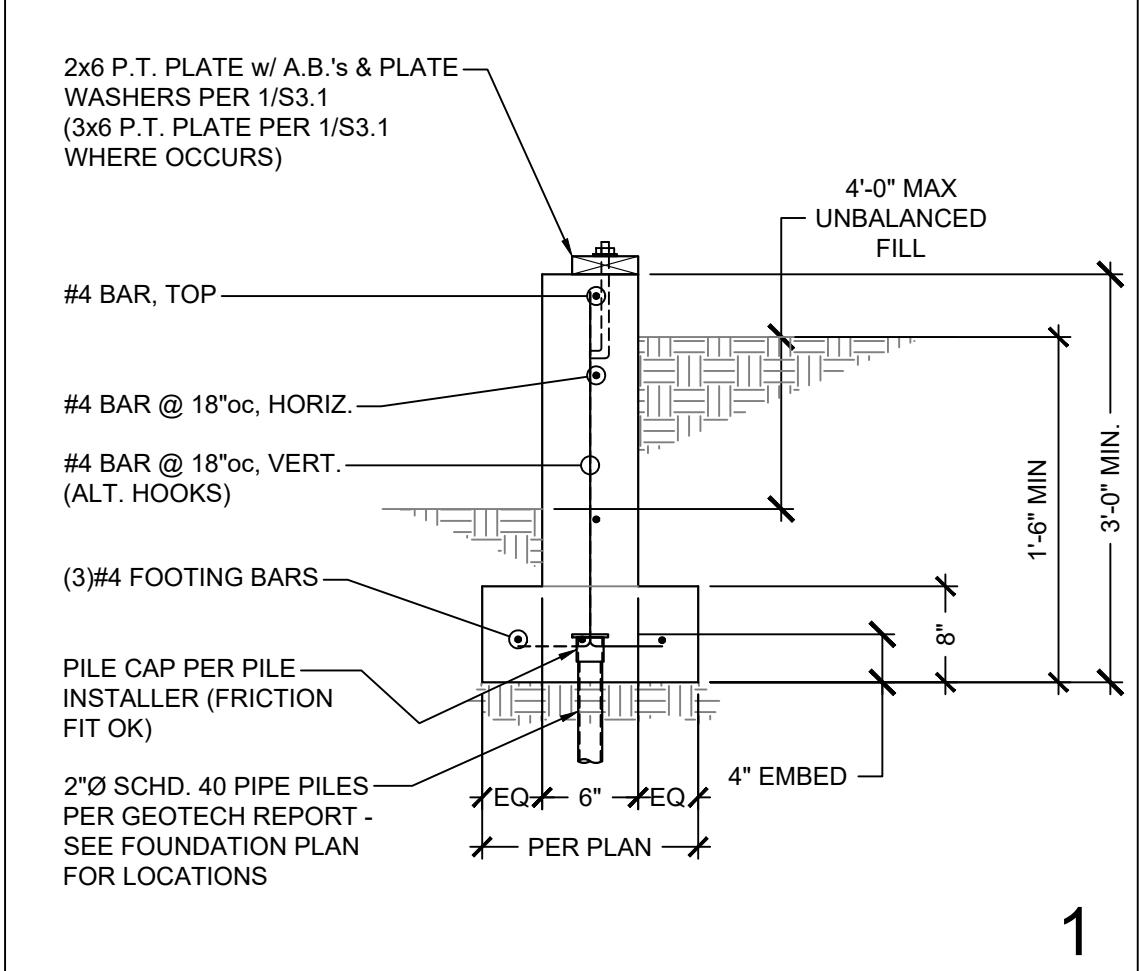
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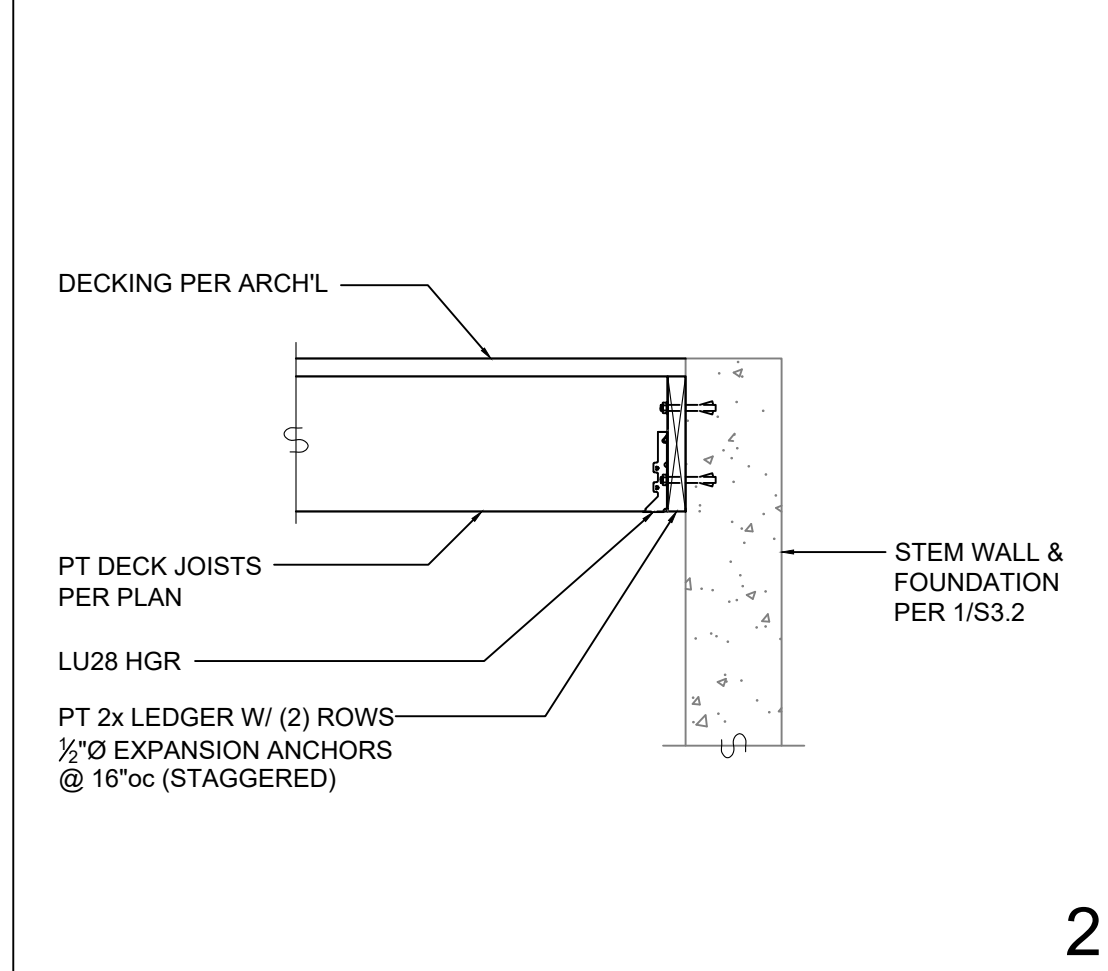
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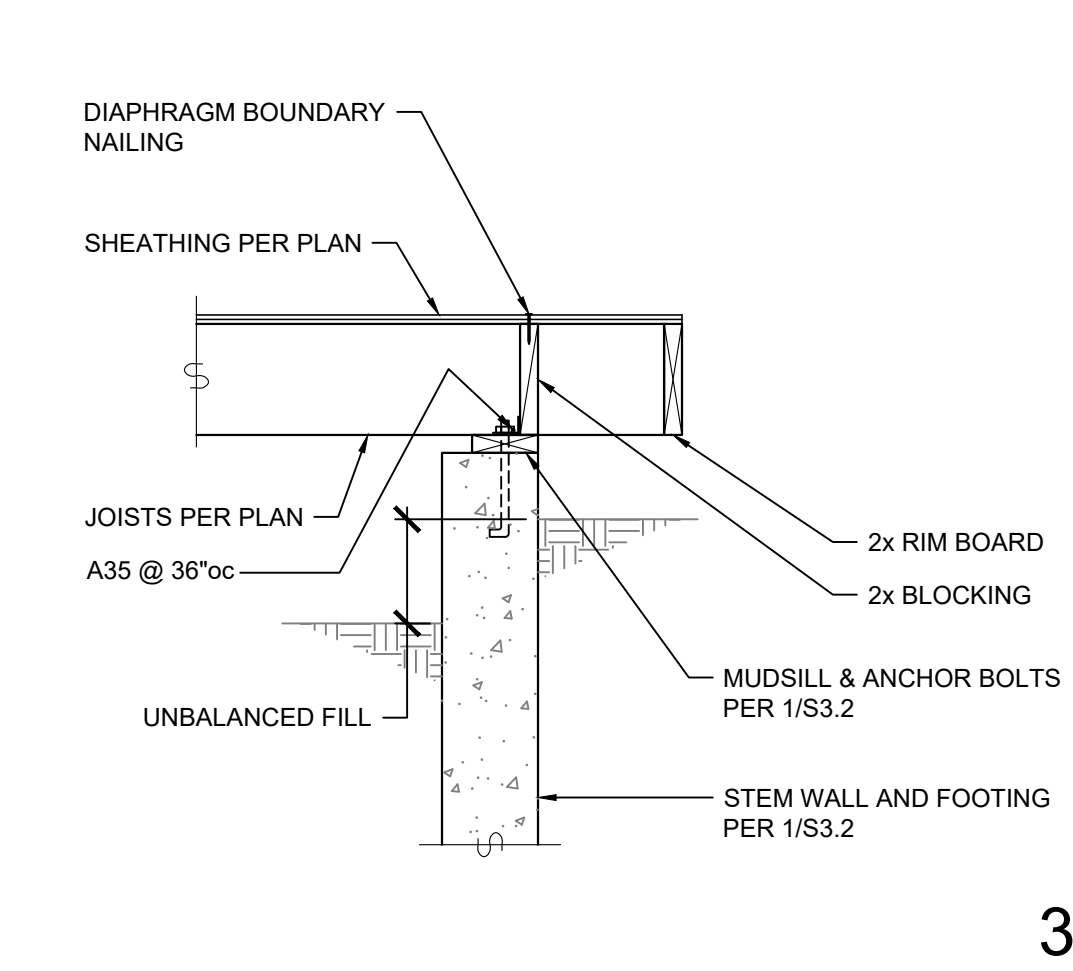
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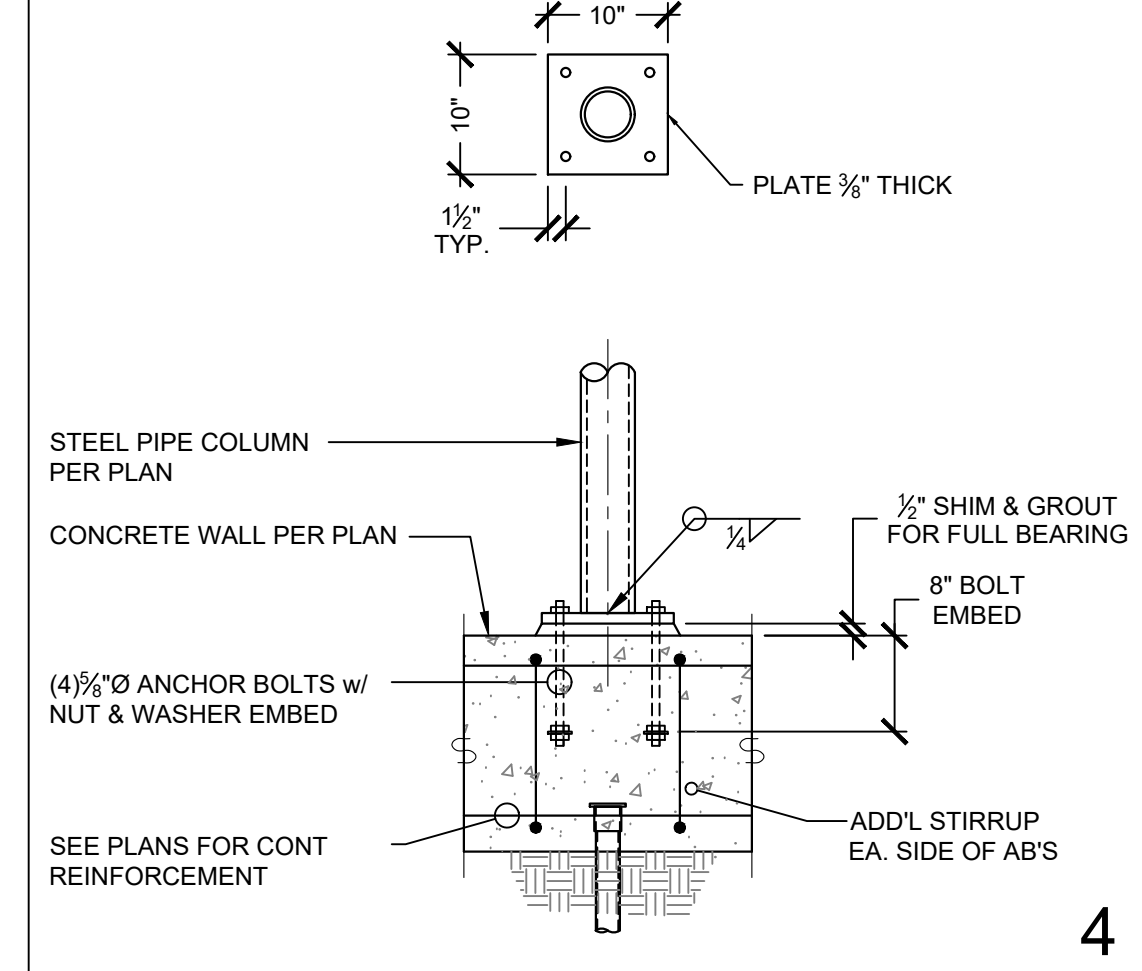
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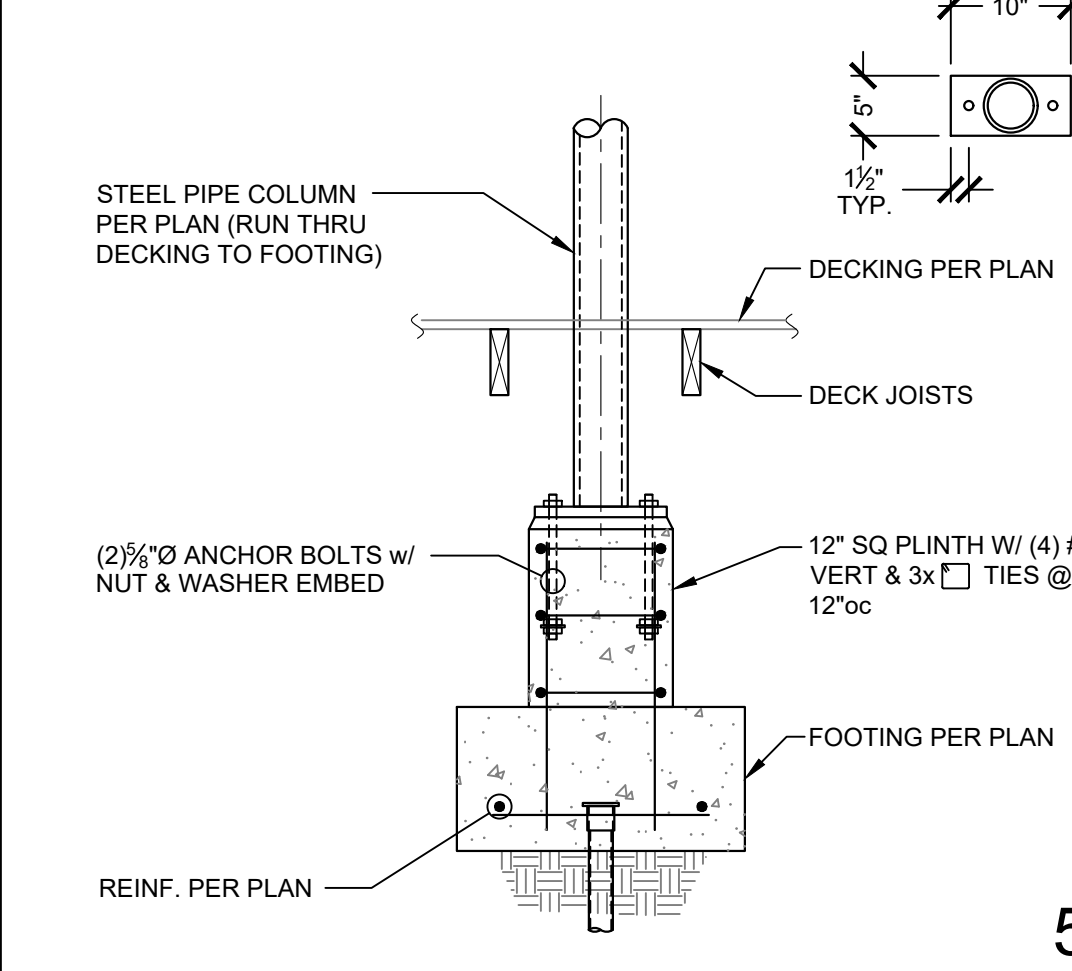
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