

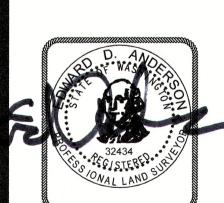
TBM 'B' - SQUARE AT SE CORNER TOP OF BLOCK STEP IN REAR YARD OF

PROPERTY AS SHOWN ON SURVEY, EL=130.07'



DAVID EVANS
AND ASSOCIATES INC. 20300 Woodinville Snohomish Rd NE

Woodinville Washington 98072 Phone: 425.415.2000



10-9-18 STAMP NOT VALID

UNLESS SIGNED AND DATED FIRST SUBMITTAL DATE: 10/9/18

SCALE: HORIZ.: 1"=10' VERT.:

OWDV00750001

BUILDING CODE DATA:

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

2018 INTERNATIONAL RESIDENTIAL CODE

2018 INTERNATIONAL PLUMBING CODE

2018 INTERNATIONAL MECHANICAL CODE

2018 INTERNATIONAL FUEL GAS CODE 2018 WASHINGTON STATE ENERGY CODE

2018 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 = 0.30 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/ANEW FLOORS = R-30 OR BETTER

NEW SLAB ON GRADE = R-10 OR BETTER, FULL FLOOR

GENERAL NOTES:

OCCUPANCY MUST COMPLY WITH IRC R110

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

THE CONTRACTOR IS RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION AND ALL JOB RELATED SAFETY STANDARTS SUCH AS OSHA AND

IN CASE OF DISCREPENCIES BETWEEN THE GENERAL NOTES, DRAWINGS, AND SPECIFICATIONS, THE ARCHITECT OR ENGINEER SHALL DETERMINE WHICH SHALL GOVERN. DISCREPENCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT OR ENGINEER BEFORE PROCEEDING WITH THE WORK. SHOULD ANY DISCREPENCIES 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 SIMILIAR 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 COMMENCMENT 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.

OPENINGS BETWEEN GARAGE AND SLEEPING SPACES ARE NOT PERMITTED. OPENINGS BETWEEN GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH A SOLID WOOD DOOR NOT LESS THE 13" THICK OR A 20 MIN FIRE RATED DOOR, PER IRC

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. 2" GYP ON ALL WALLS AND CEILINGS, EXCEPT FOR BELOW SLEEPING ROOMS WHICH REQUIRE § TYPE X

PER IRC R302.10

COMBUSTIBLE INSULATION SHALL BE SEPERATED A MIN OF 3" FROM RECESSED LUMINAIRED, 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.

PER IRC R302.11, MATERIALS PER IRC R302.11.1

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

DRAFTSTOPPING MATERIALS SHALL NOT BE LESS THAN 3" GYP OR 3" 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.

VENITLATION 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 12 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 REQS OF TABLE 403.8.1.

OF BEDROOMS FLR AREA (SF) 0-1 2-3 4-5 6-7 >7 30 45 60 75 90 <1500 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 1/2" AND MAX OF 3" 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 LAMPS SHALL BE HIGH EFFICACY. IRC

REQUIRED GLAZED OPENINGS SHALL OPEN DIRECTLY TO THE OUTDOORS PER IRC R303.7 OR TO A SUNROOM WITH CEILING GREATER THAN 7'-0" PER IRC303.7.1.

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.

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

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 R612.

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 ENCROACH 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.

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 PER FOOT DIRECTED AWAY FROM STRUCTURE. IRC R311.3. LANDINGS SHALL NOT BE LOWER THAN 13" BELOW THE TOP OF THRESHOLD. IF THE DOOR DOES NOT SWING OVER THE LANDING, THE LANDING MAY BE UP TO 73" BELOW THE TOP OF

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

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 73. THE MINIMUM TREAD DEPTH SHALL BE 10". WINDER TREADS PER IRC R311.7.4.2.

SOLID RISER NOSINGS SHALL BE BETWEEN 3" AND 11". 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 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

PSF. INFILL COMPONENTS SHALL RESIST A MIN 50 PSF LOAD. IRC TABLE

R301.5.

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 EQUIPTMENT AND LENGTH OF GAS LINE TO DETERMINE DIAMETER OF NEW PIPES. EXTERIOR GAS SHUT-OFF VALVE PLACEMENT TO BE LOCATED WITH IN 3'-12' FROM GAS GRILL.

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 AWPU U1. THIS INCLUDES ALL WOOD IN CONTACT WITH THE GROUND, CONCRETE, OR WITHIN MINIMAL CLEARANCE LIMITS

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

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

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 COSTRUCTED. IMPERVIOUS SURFACES WITHIN 10' OF BUILDING MUST HAVE A MINIMUM 2% SLOPE AWAY FROM THE BUILDING. IRC

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.

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 A6.1.

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.

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 REQS TO CODE.

CRAWLSPACE UNOBSTRUCTED 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".

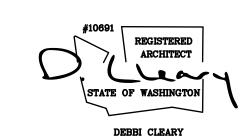
STRUCTURAL INSULATED PANEL WALL CONSTRUCTION: SIP'S SHALL CONFORM TO IRC R613. THEIR USE IS LIMITED TO BUILDINGS NOT GREATER THAN 60' IN LENGTH (PERPENDICULAR TO JOIST), 40' IN WIDTH (PARALLEL TO JOIST) AND 10' IN HEIGHT. THEY ARE ALSO LIMITED TO SEISMIC DESIGN CATEGORIES A, B AND C, SNOW LOAD OF 70LBS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

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 REQS 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



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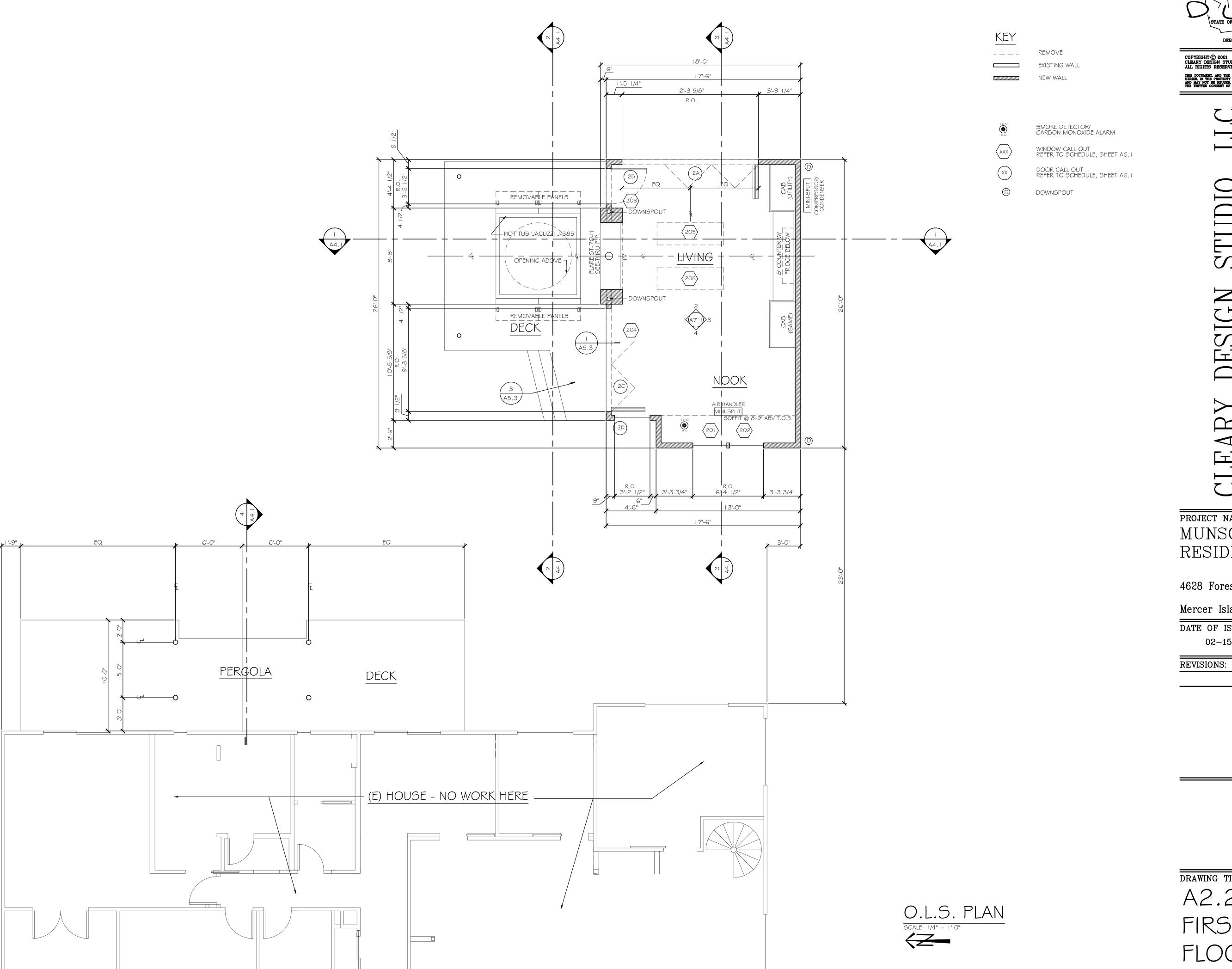
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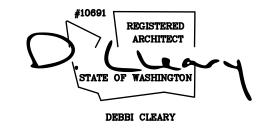
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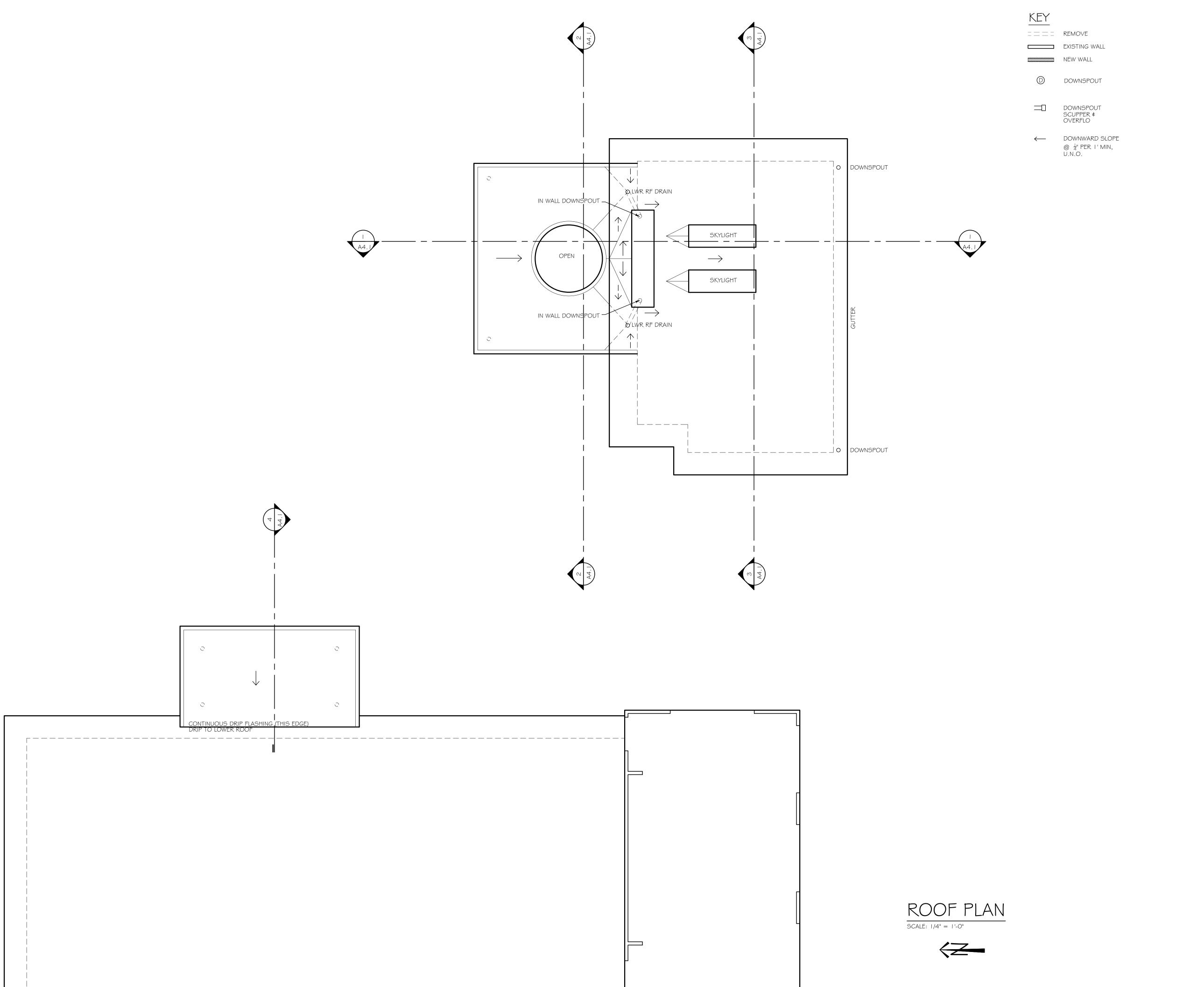


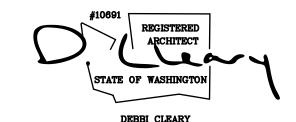


PROJECT NAME: MUNSON RESIDENCE

4628 Forest Avenue SE Mercer Island, WA 98040 DATE OF ISSUE: 02-15-22

DRAWING TITLE A2.2 FIRST FLOOR PLAN





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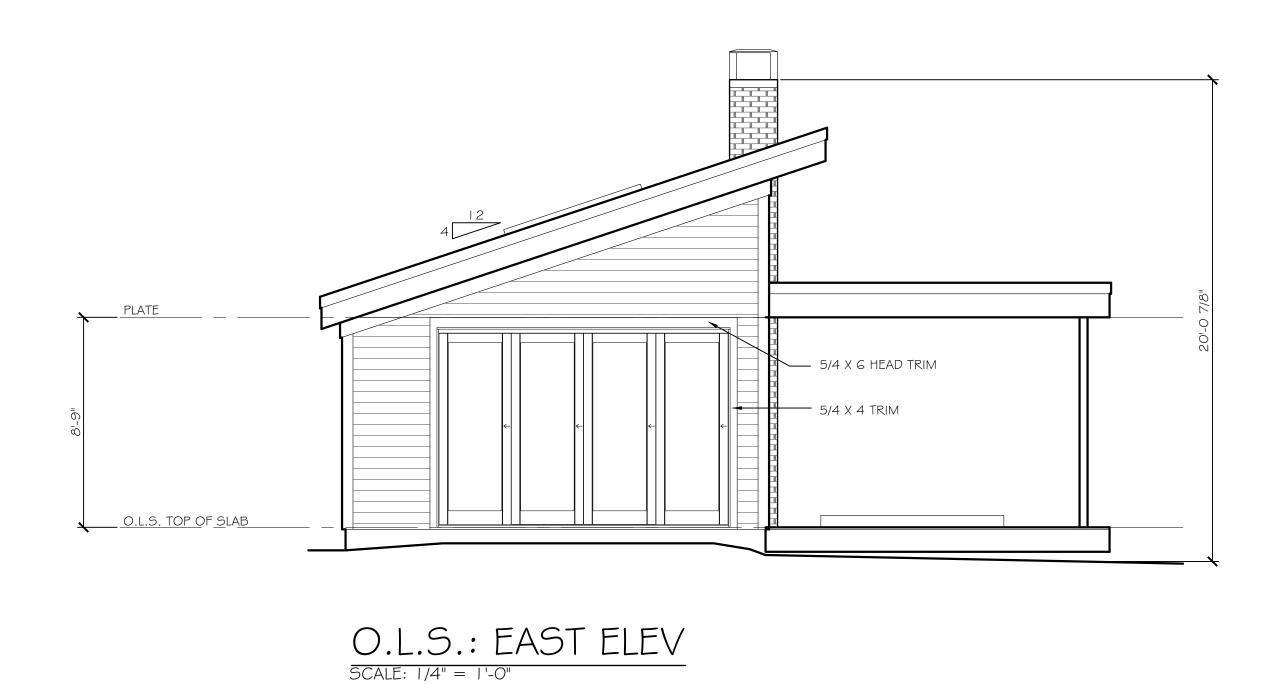
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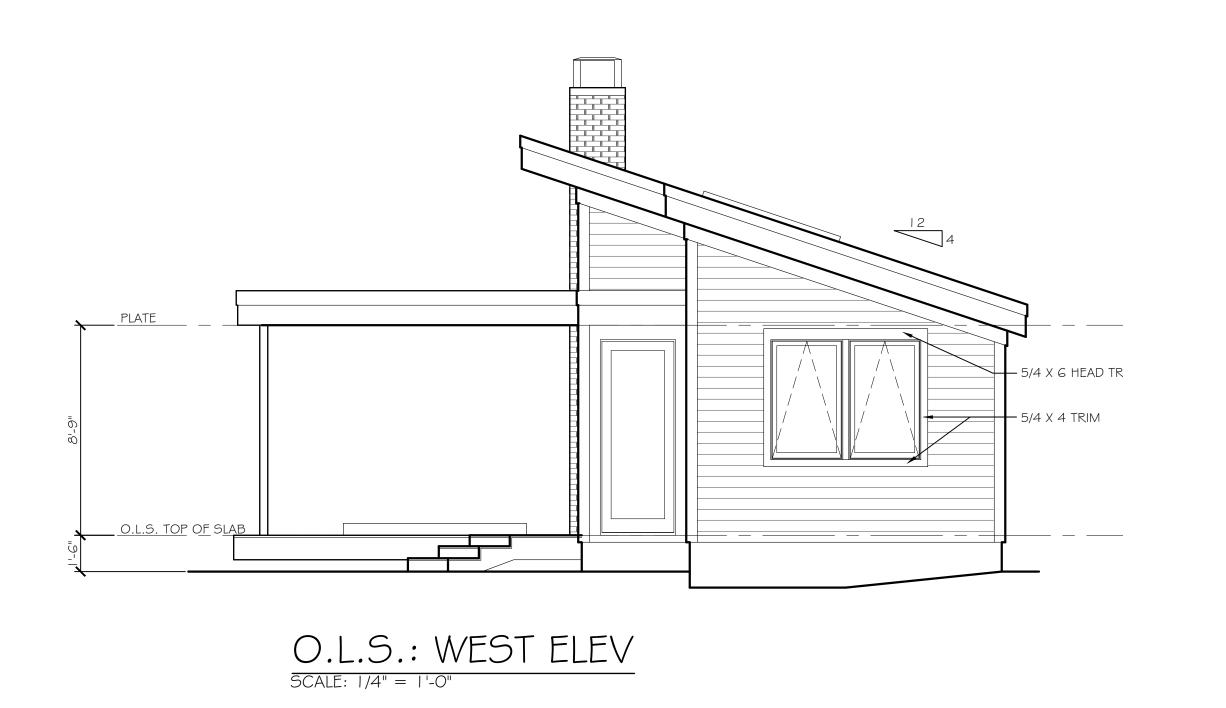
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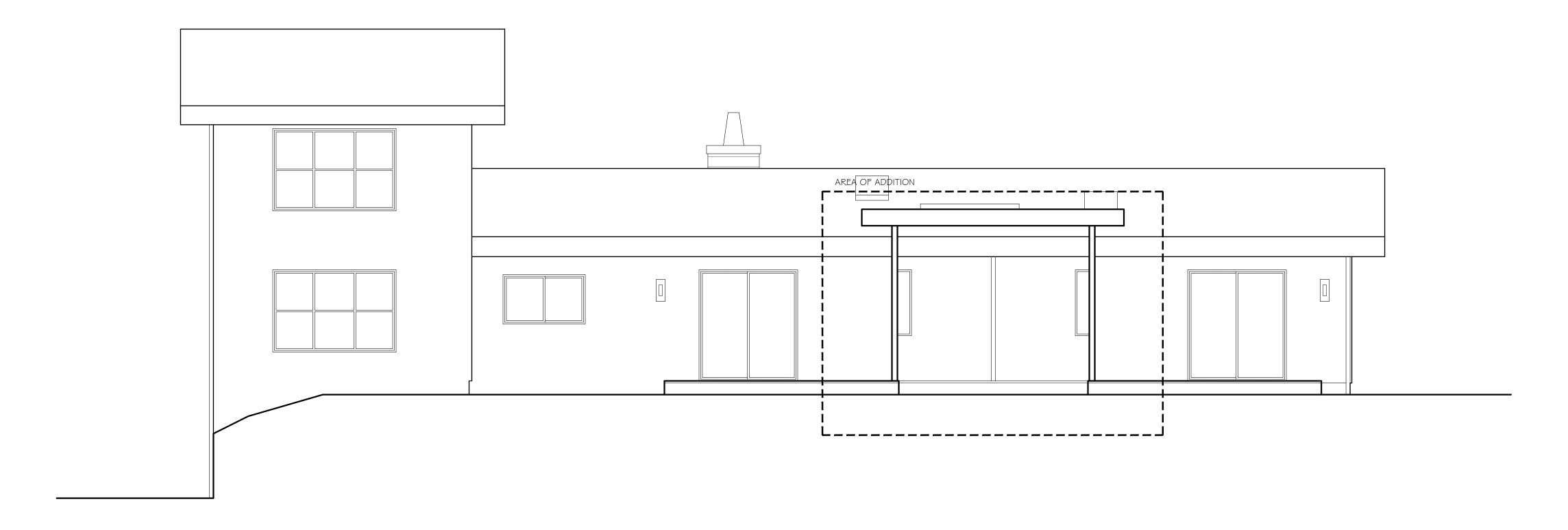
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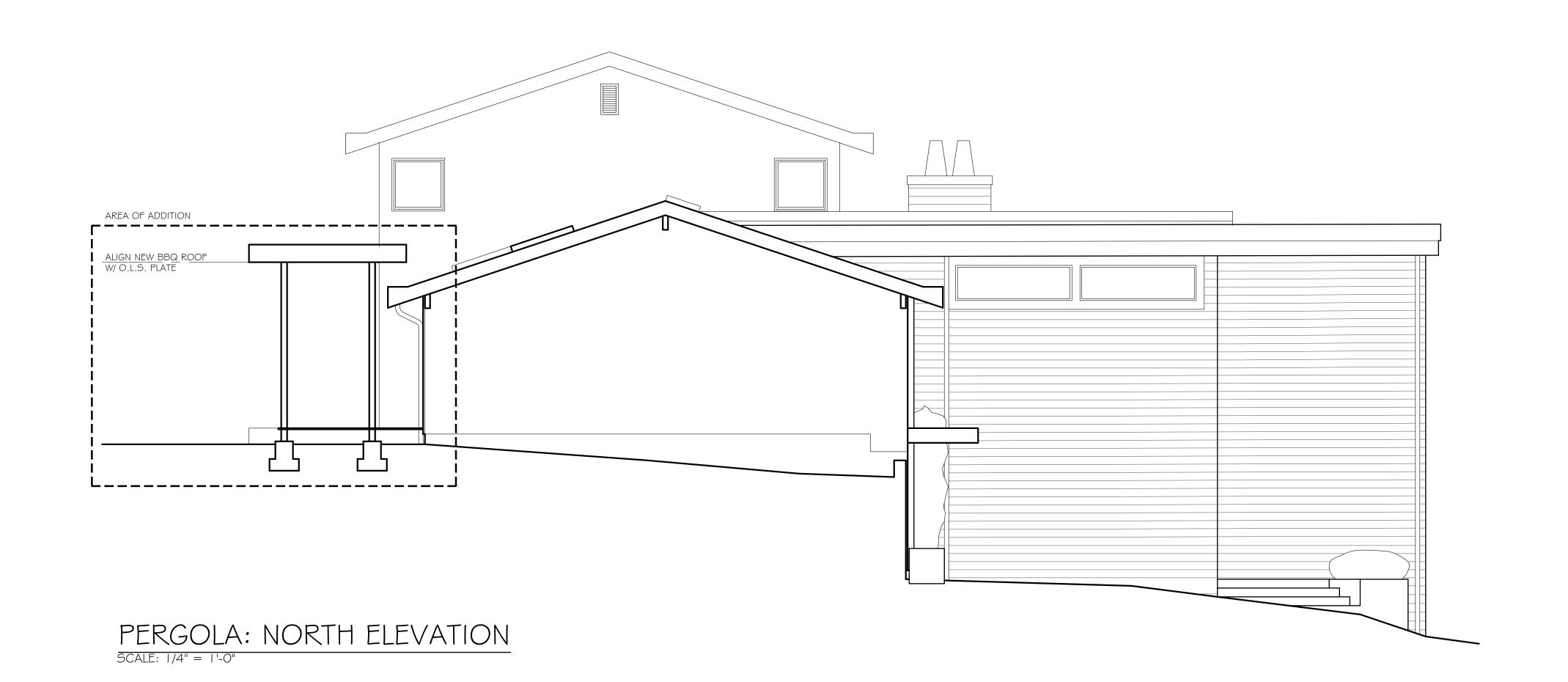
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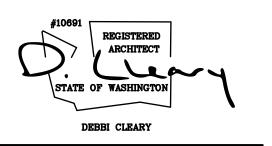
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A3.1
O.L.S.
ELEVATIONS



PERGOLA: EAST ELEVATION

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





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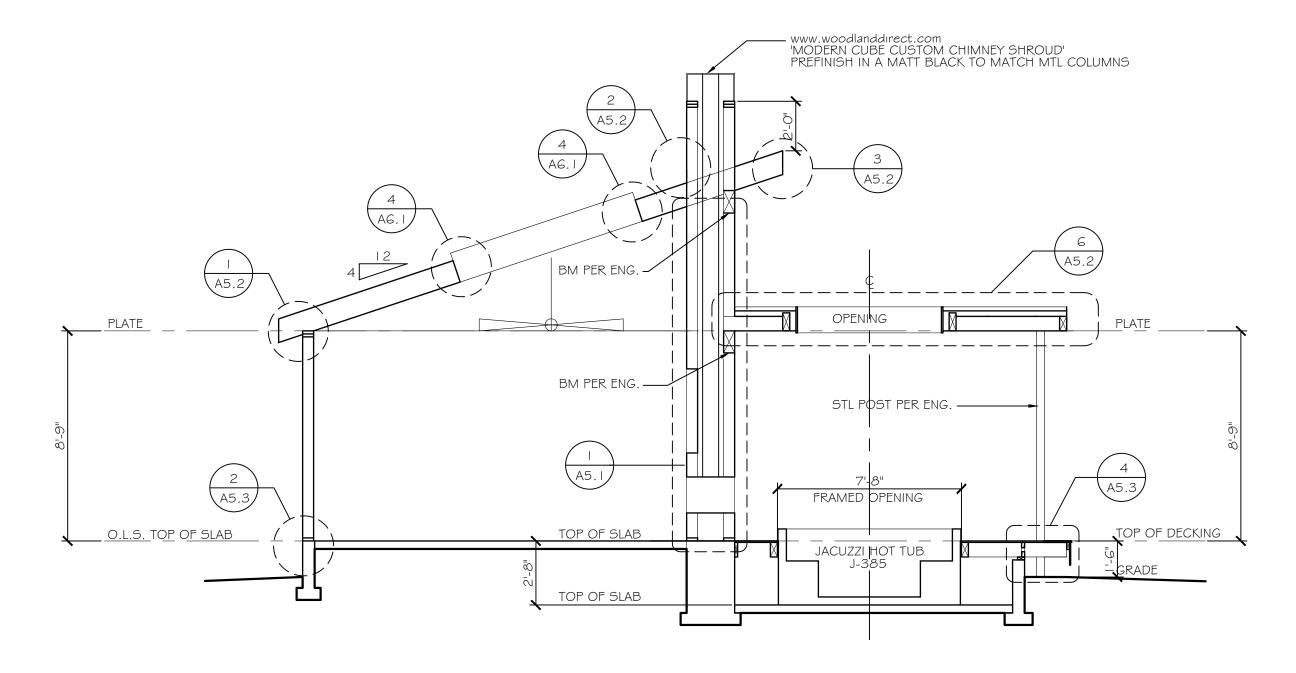
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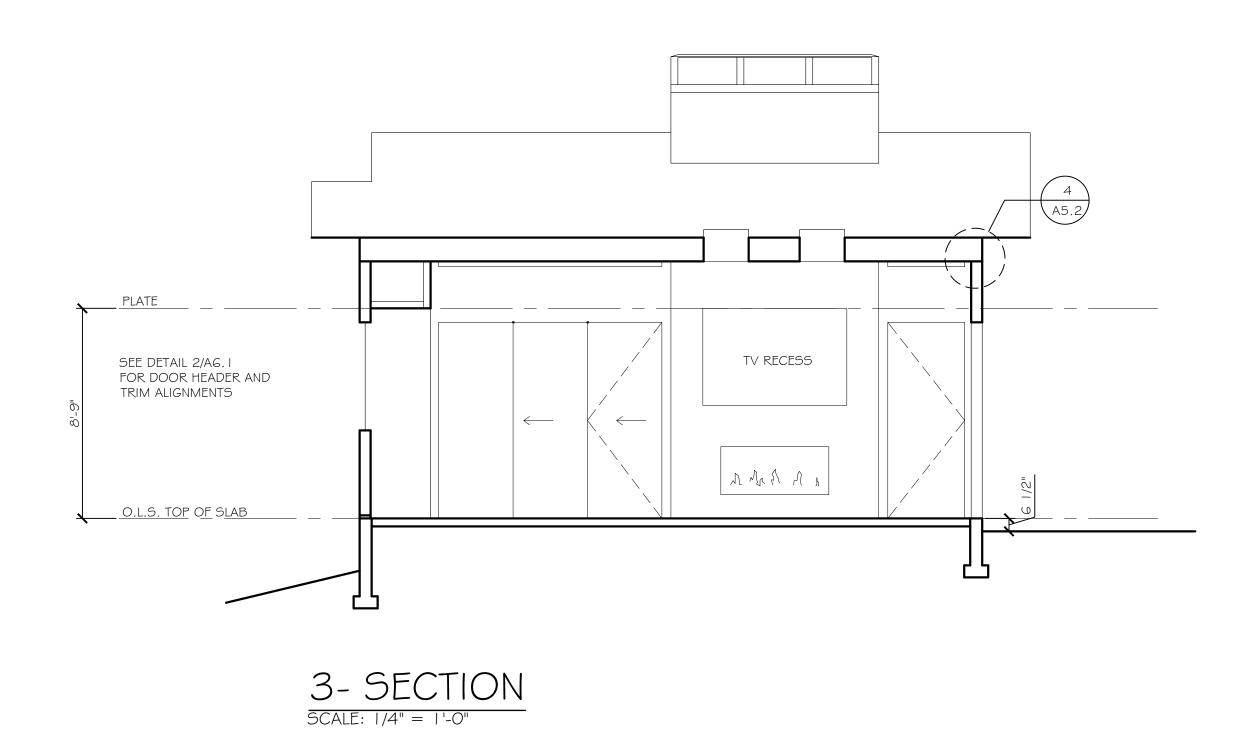
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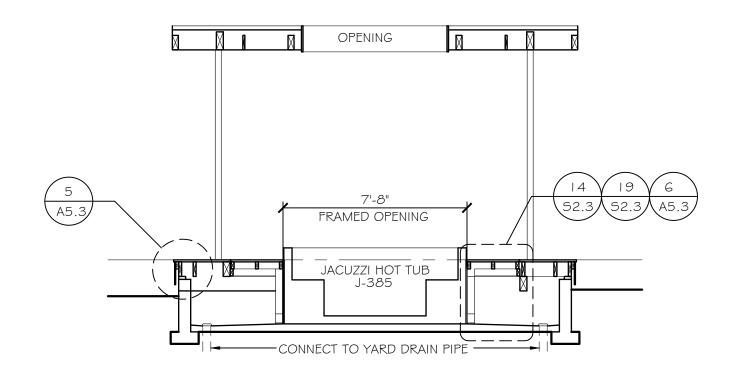
DRAWING TITLE
A3.2
PERGOLA
ELEVATIONS



I - SECTION

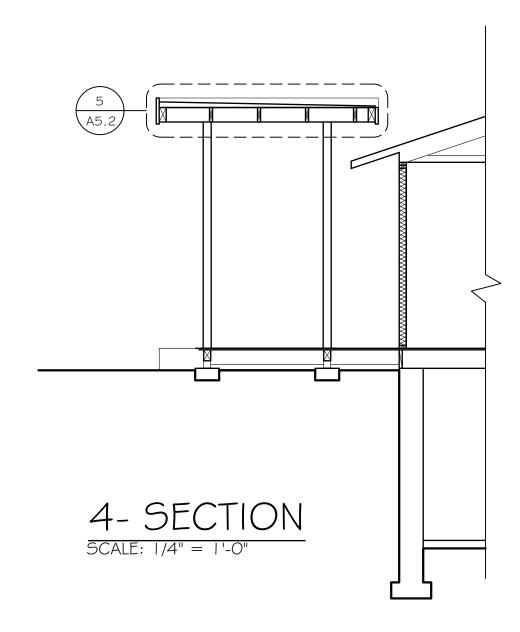
SCALE: 1/4" = 1'-0"

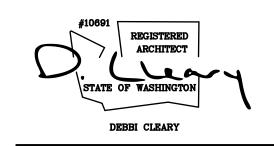




2 - SECTION

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





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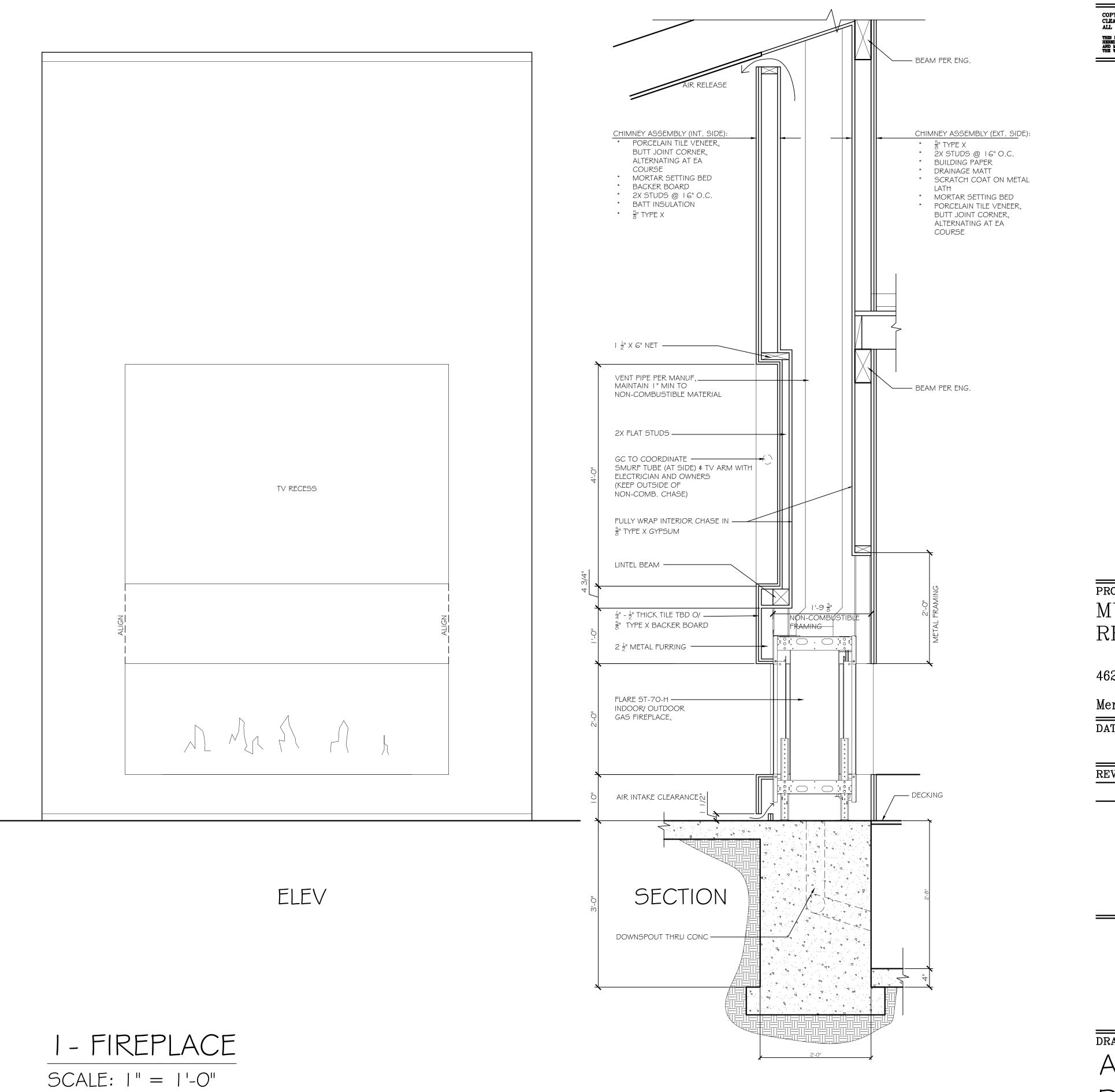
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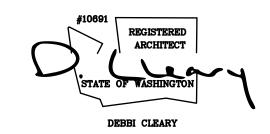
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A4. I

BUILDING

SECTIONS





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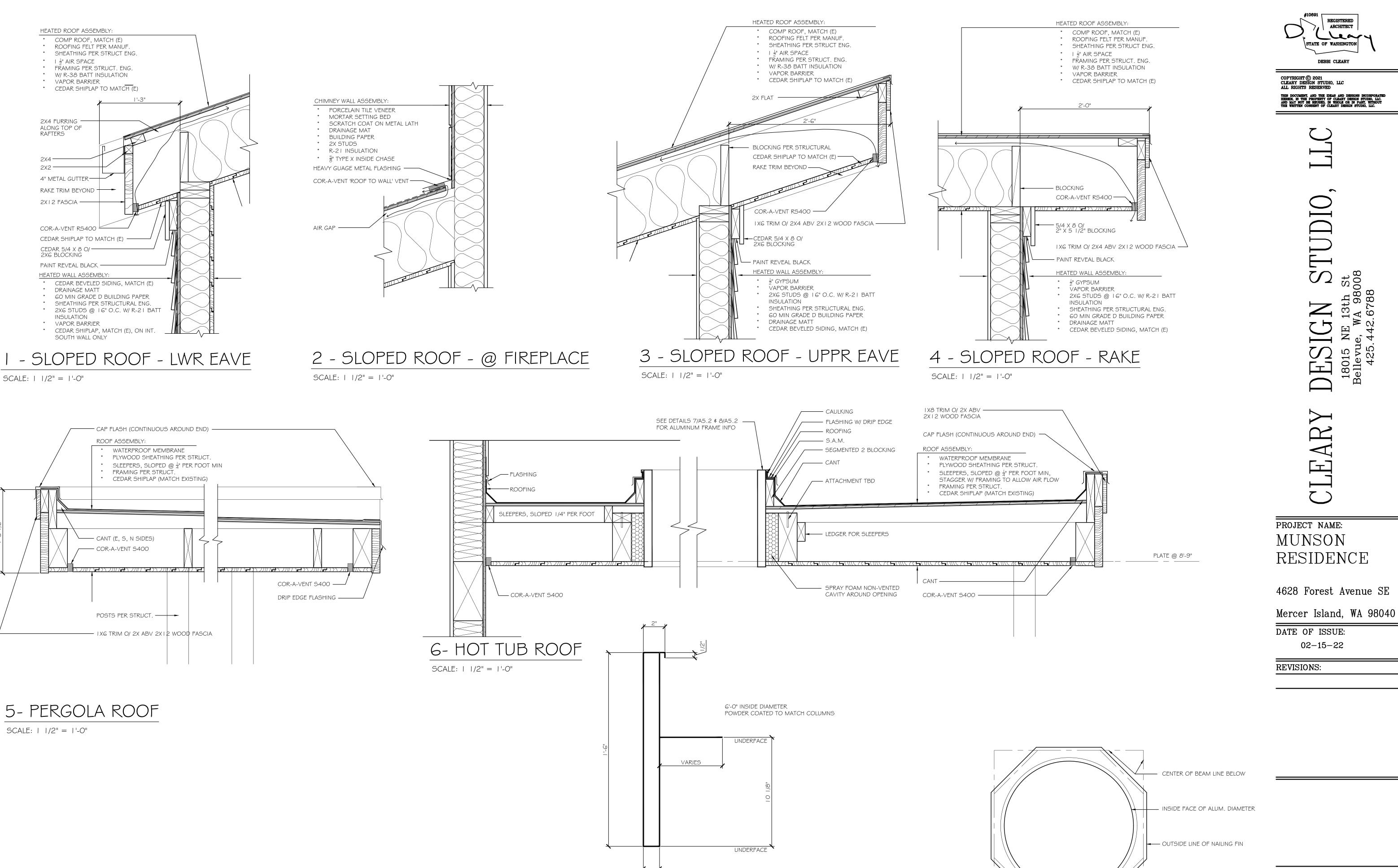
Mercer Island, WA 98040

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02-15-22

REVISIONS:

DRAWING TITLE
A5.1
DETAILS



7- ALUM FRAMED OPENING SECTION

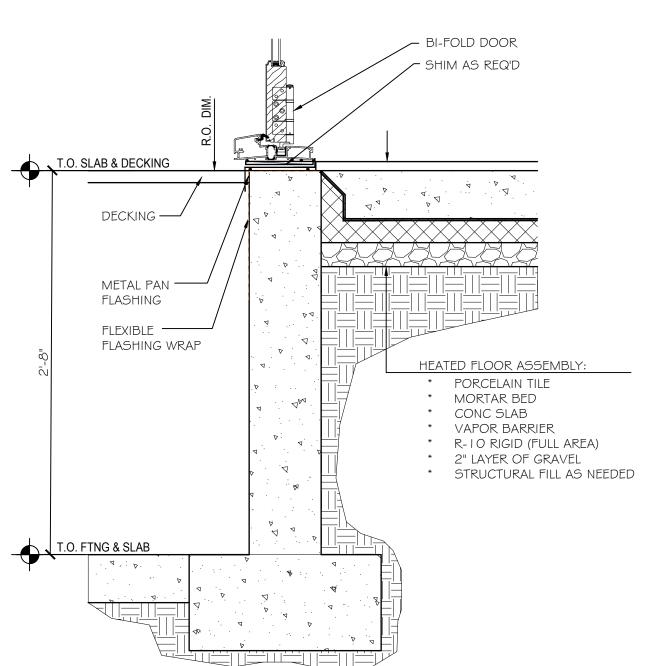
SCALE: | |/2" = |'-0"

8- ALUM FRAMED OPENING PLAN VIEW

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

- BLOCKING

A5.2
DETAILS

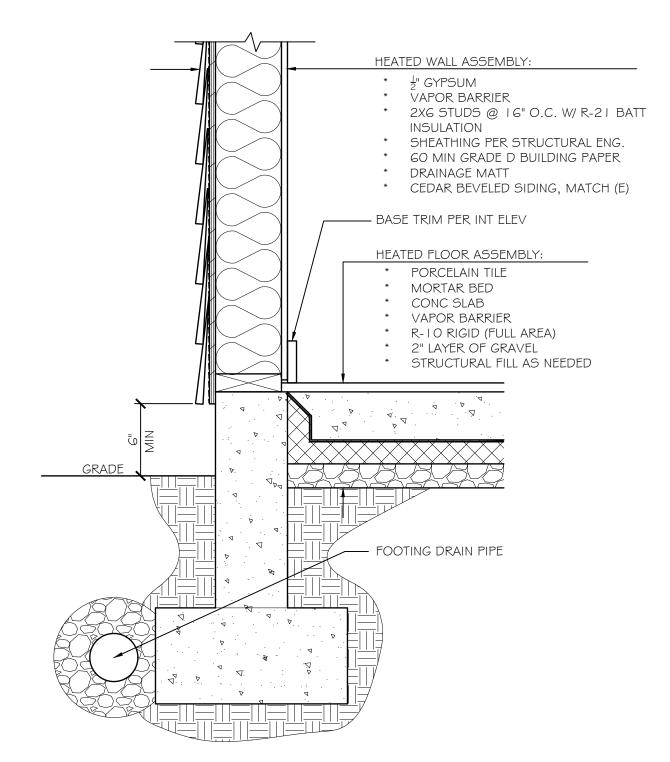


I - FLOOR TRANSITION @ BI-FOLD SILL

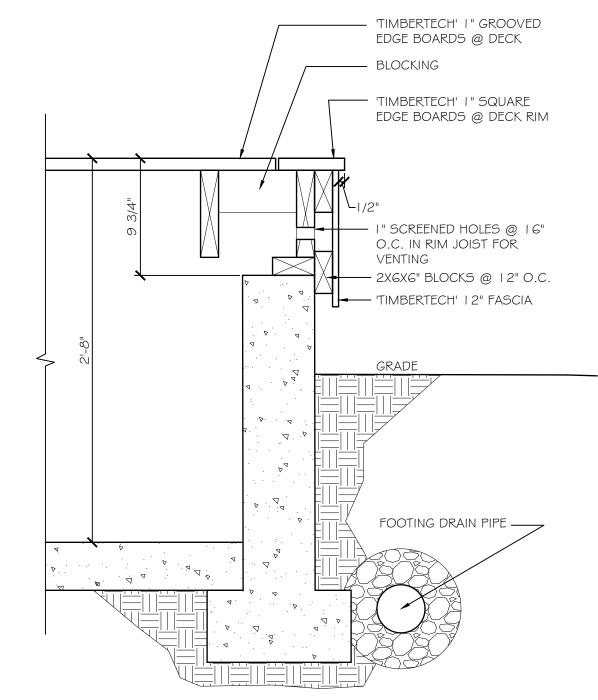
SCALE: | |/2" = |'-0" 'TIMBERTECH' I " X 6" ———— SQUARE EDGE BOARDS @ DECK RIM 'TIMBERTECH' | " X 6" GROOVED EDGE BOARDS @ DECK 1'-10" FRAMING CANT. — BLOCKING VENT EA. BAY 'TREX' | 2" FASCIA —

FOOTING DRAIN PIPE —

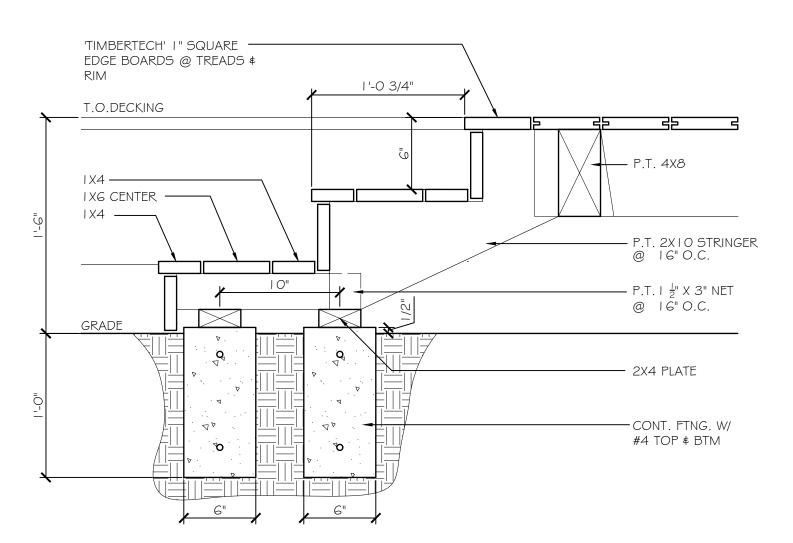
4 - DECK EDGE (NORTH END) SCALE: | |/2" = |'-0"



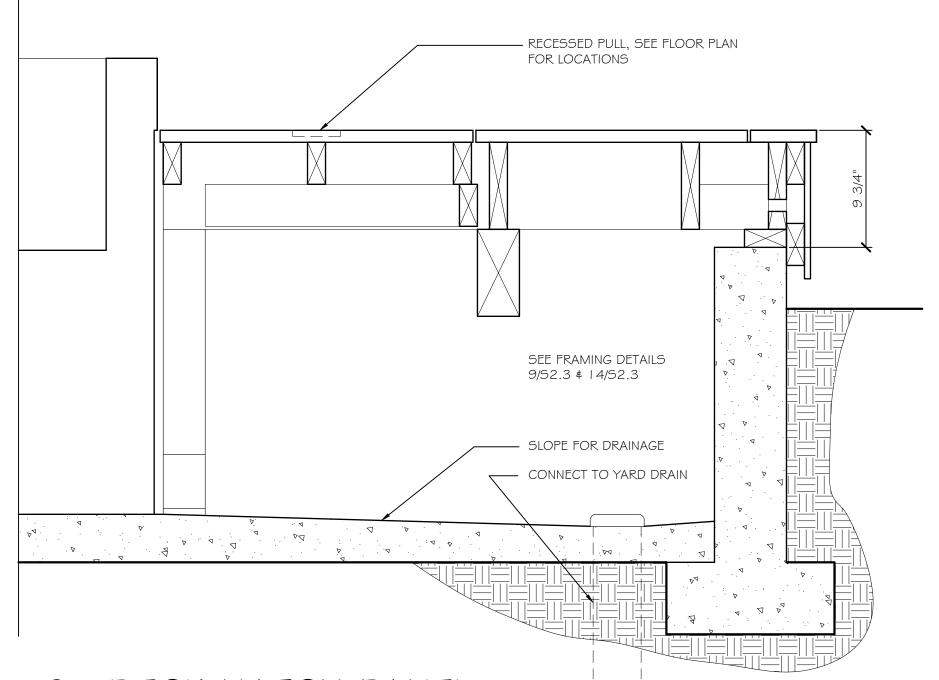
2 - FLOOR TRANSITION @ BI-FOLD SILL SCALE: | |/2" = |'-0"



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

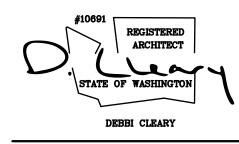


3 - DECK STAIR SCALE: | 1/2" = 1'-0"



6 - DECK HATCH PANEL

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



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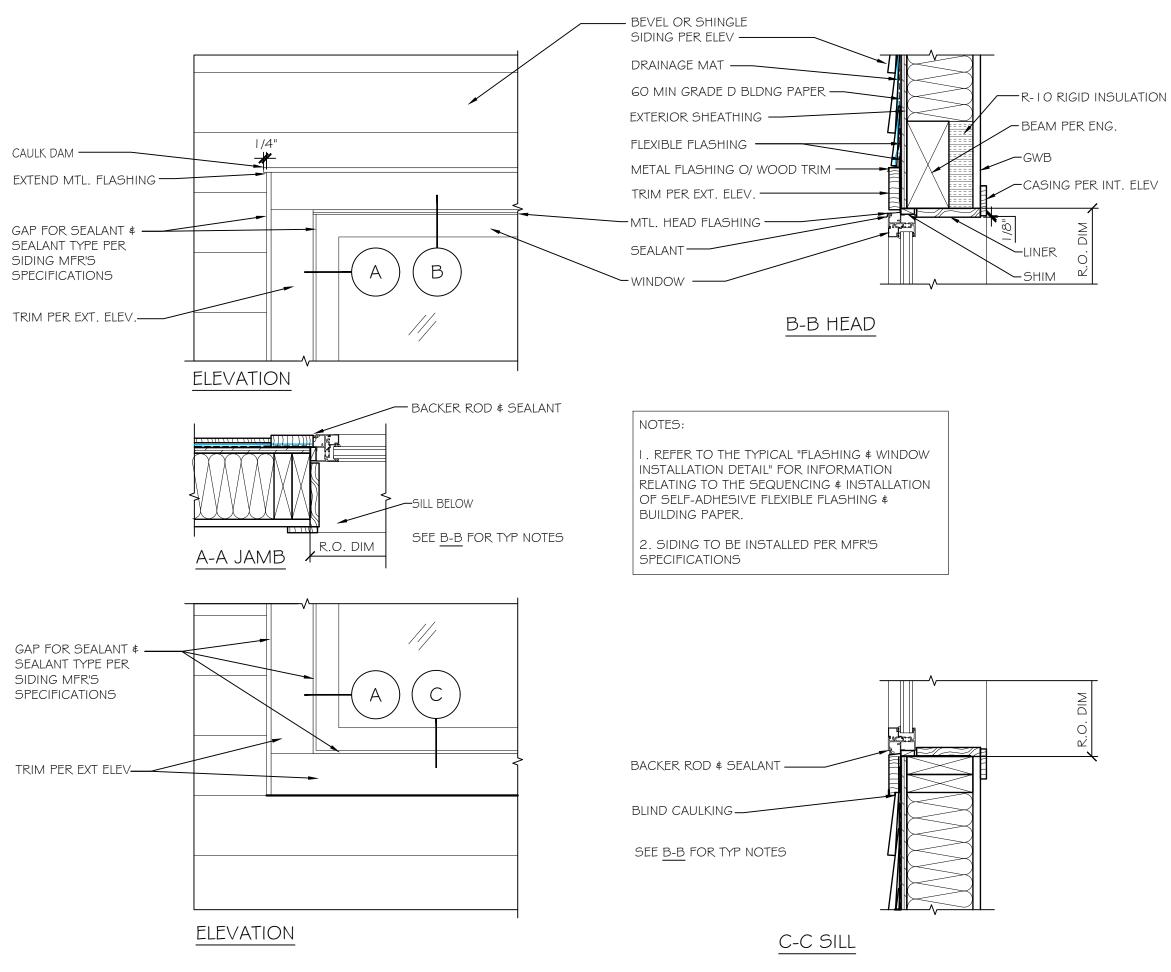
REVISIONS:

DRAWING TITLE A5.3 DETAILS

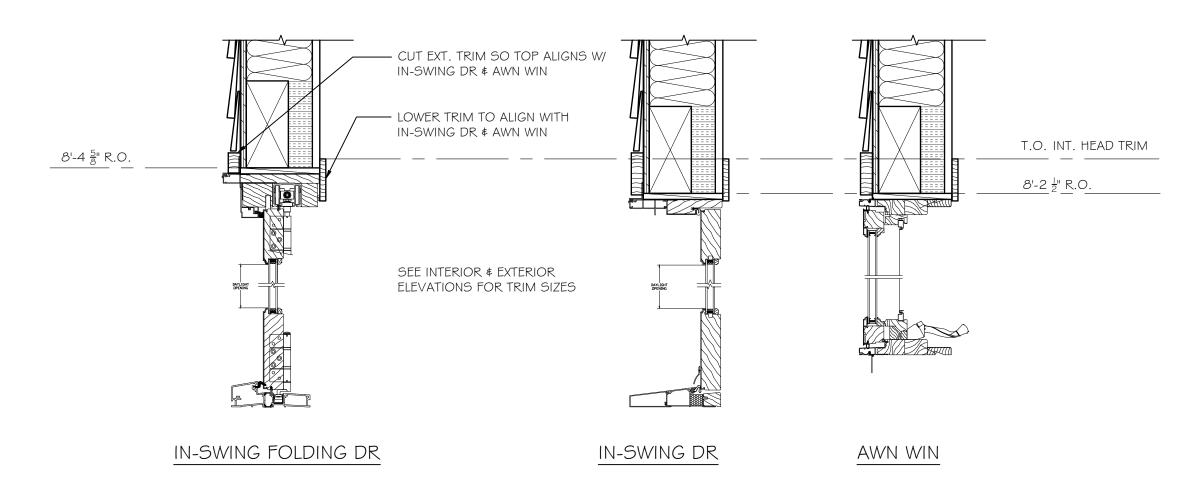
WINDOW SCHEDULE SIERRA PACIFIC WINDOWS: ALUM CLAD WOOD (WEATHERED CAFE ROYALE ALUM, V.G.FIR.)

			VELOX SITTEIOTTIS: DET (OIT						
WINDOW	ROUGH OPENING OR ROUGH OPENING	FRAME SIZE OR SKYLIGHT SIZE	HEADER HEIGHT (ABOVE SUBFLOOR)	OPERATION (SEE PLANS \$ ELEVS)	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	38 7/16" X 32 3/4"	37 / 6" X 32"	13' - 3 3/4"	FIXED	NO	MATT BLACK	NO	30 OR BETTER	(I) 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"	PIXED	NO	MATT BLACK	NO	30 OR BETTER	(3) PICTURE WIN TIGHLY MULLED TO ALIGN WITH 3X FOLDING DOOR BELOW
205	22 I/2" X 70 I/2"	2270	N/A	FIXED	YES	NONE	NO	30 OR BETTER	VELUX - BLACK
206	22 I/2" X 70 I/2"	2270	N/A	PIXED	YES	NONE	NO	30 OR BETTER	VELUX - BLACK

DC	OR SCH	EDULE	SIERRA PACIFIC DOORS: ALUM CLAI) WOOD (WEATHERED CAFE ROYALE ALL	JM, V.G.FIR)				
DOOR	ROUGH OPENING	FRAME SIZE	HDR HEIGHT (ABOVE SUBFLOOR)	OPERATION (SEE PLANS ∉ ELEVS)		HARDWARE	EGRESS	U VALUE	COMMENTS
2Δ	147 5/8" X 100 5/8"	46 5/8" X 99 7/8"	8' - 4 5/8"	4 PANEL BI-FOLD IN-SWING	YFS	MATT BLACK - DALLAS CONTEMPORARY	NO	30 OR BETTER	ALL DOOR RAIL HEIGHTS AND THICKNESSES SHOULD ALIGN
2B	38 7/16" X 98 1/2"	37 / 6" 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 ALL DOOR RAIL HEIGHTS AND THICKNESSES SHOULD ALIGN
2C		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	38 7/16" X 98 1/2"	37 / 6" X 97 3/4"	8' - 2 1/2"	FIXED	YES	NONE	NO	30 OR BETTER	ALL DOOR RAIL HEIGHTS AND THICKNESSES SHOULD ALIGN

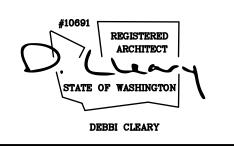


I - TYP FLASHING & SEALANT DETAILS @ NAILFLANGE SCALE: | |/2" = |'-0"



2- ALIGNMENTS OF RAILS AND TRIM

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



— WRAP BLDG. PAPER UP ALL FOUR SIDES OF SKYLIGHT FRAME

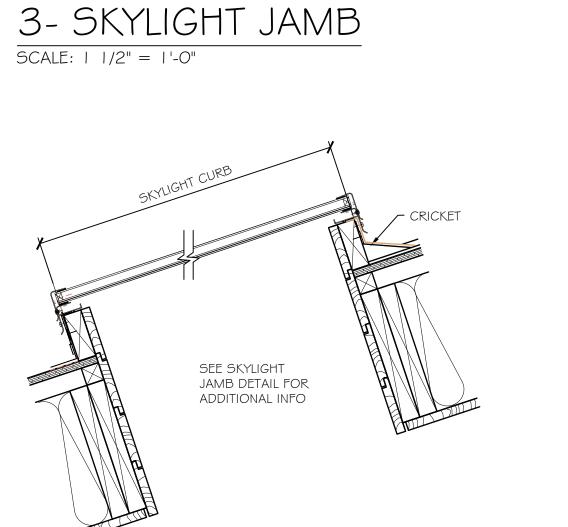
--- FLASH PER SKYLIGHT

PROJECT NAME: MUNSON RESIDENCE

4628 Forest Avenue SE Mercer Island, WA 98040

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SKYLIGHT CURB

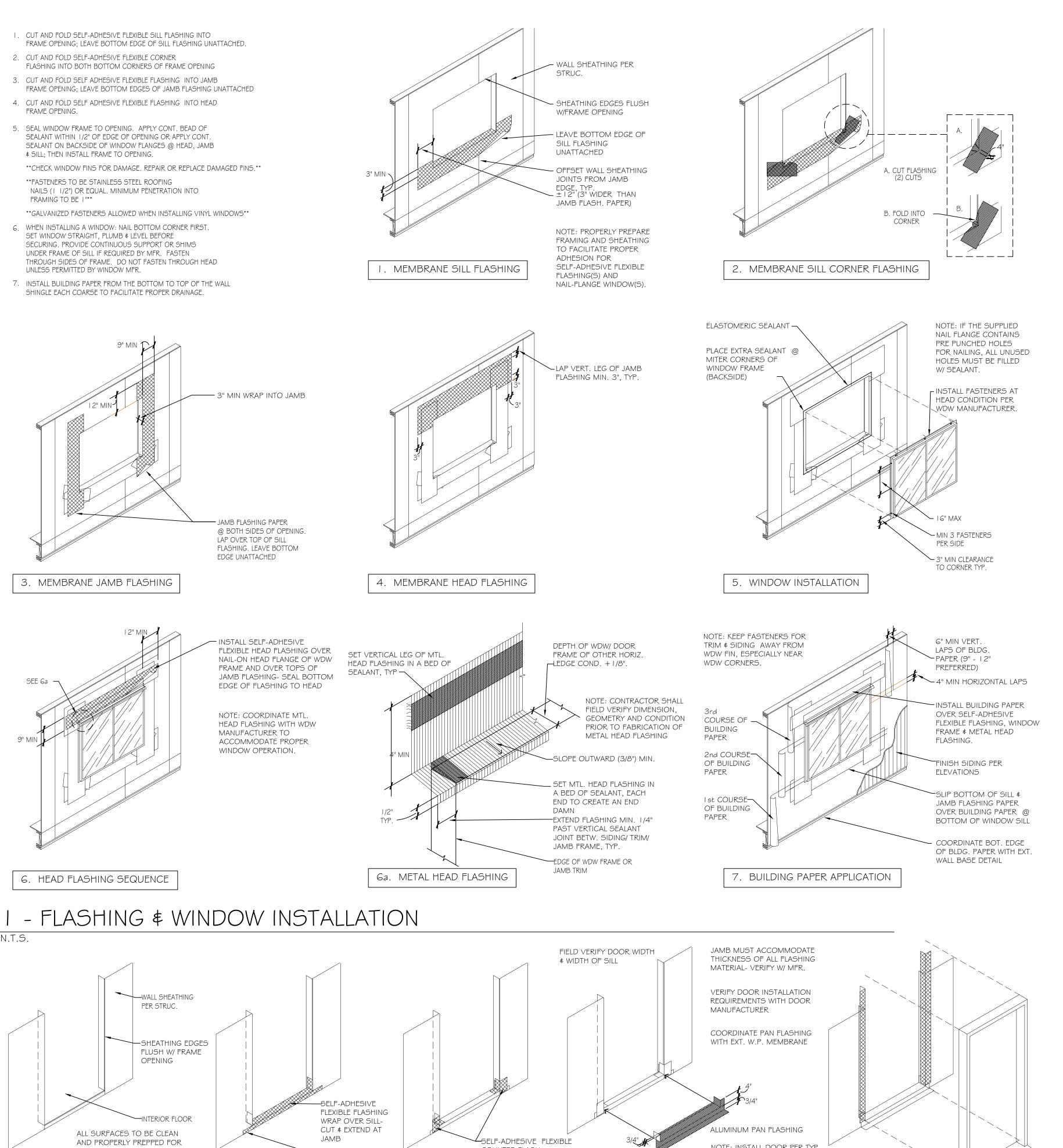
- CEDAR TO MATCH (E)

BLACK @ BACK

 $\frac{1}{4}$ " REVEAL PAINT

4- SKYLIGHT SILL & HEADER SCALE: | |/2" = |'-0"

> DRAWING TITLE A6.1 DR & WIN DTLS \$ SCHED



SELF-ADHESIVE FLEXIBLE

COUNTER FLASH

3. SELF ADHESIVE FLEXIBLE

COUNTER FLASHING

—CUT ¢ EXTEND AT

JAMB

2. SELF ADHESIVE FLEXIBLE

FLASHING INSTALLATION

NOTE: INSTALL DOOR PER TYP

INSTALLATION DETAIL

4. ALUMINUM PAN FLASHING

FLASHING AND WINDOW/DOOR

5. COUNTER FLASH @ JAMB

AND INSTALL DOOR

2 - DOOR PAN INSTALLATION

FLASHING AND W.P.

MATERIALS.

I. FRAMED OPENING

N.T.S.

DEBBI CLEARY

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E E S F

PROJECT NAME: MUNSON RESIDENCE

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Mercer Island, WA 98040

DATE OF ISSUE: 02-15-22

REVISIONS:

DRAWING TITLE DETAILS

A6.2 DR & WIN

GENERAL STRUCTURAL NOTES:

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:

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			
Unihabitable 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} Nominal Wind Speed, V _{asd}		110-mph 85-mph	Risk Catagory	II	
		II	Seismic Importance Factor, I _e	1.0	
Risk Catagory			Mapped Spect. Accel., Short Period, S _S	1.500	
Wind Exposure		В	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 _{DS}	1.000	
Topographical Factor, K _{zt}		1.00	Spectral Response Coeff., 1-Sec, S _{D1}	0.500	
7 2			Seismic Design Catagory	D	
Snow Loads			Basic Seismic-Force-Resistance System	Ply. Shear Walls	
(ASCE 7-10, Chapter 7)			Response Modification Factor, R	6.5	
Ground Snow Load, $P_{\rm g}$		25-psf	Seismic Response Coefficient, C _S	0.13	
Flat Roof Snow Load, P _f = 0.7 C _e C _t I _s P _g * Snow Exposure Factor, C _e	1.0	25-psf	Design Base Shear, V	0.13 x Weight	
* Snow Load Importance Factor, I _s * Thermal Factor, C _t	1.0 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.

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: Geotechnnical Engineering Study by Associated earnicorporated. Project No. 180490E001 Dated November 9th, 2018	arth sciences
Soil Site Class	D
Driven Pile Capacity (2"Ø Std Steel Pipe)	4-kips
Active Lateral Earth Pressure (Restrained)	60-pcf
Active Lateral Earth Pressure (Unrestrained)	35-pcf
Seismic Lateral Earth Pressure	5H/10H-psf
Passive Lateral Earth Pressure *	200-pcf
Base Friction Coefficient	N/A

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

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, fy = 60,000-psi		
#4 bar and smaller	Grade 40, fy = 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:

Solicities Total (cover) for Reinfording 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)	3/4"			
Column Ties or Spirals and Beam Stirrups	1½"			

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 _{bx+}	F _{bx-}	$F_{c^{\perp}x}$	F _{vx}	Ex
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 _c ⊥	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 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.
- 6.6 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. Members shall be clearly labeled. Modifed treated members (ripped or end cut) shall be field treated in accordance with specification AWPA M4.
- 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 joist 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.

Dowel Type Fastener	Grade	Requirements at Exterior Use or when in Contact w/ Treated Lumber	Installation
Bolts ASTM A307 ASTM B 695, Class 55 Galva or Stainless Steel		ASTM B 695, Class 55 Galvanized or Stainless Steel	ANSI/AWC NDS-2018 Section 12.1.3 Hole = Bolt Ø + (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-2018 Section 12.1.3 Hole = Rod Ø + (1/32" to 1/16") Washer @ Each Nut
Lag Screws	ASTM A307	ASTM A 153 Galvanized or Stainless Steel	ANSI/AWC NDS-2018 Section 12.1.4 Lead Hole = 0.5 x Shank Ø; Shank Hole = Shank Ø Washer @ Lag Head
Wood Screws		ASTM A 153 Galvanized or Stainless Steel	ANSI/AWC NDS-2018 Section 12.1.5 Pilot Hole = 0.75 x Root Ø (Unless Self-Boring)
Nails ASTM F1667		ASTM A 153 Galvanized or Stainless Steel	ANSI/AWC NDS-2018 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"Ø x 3¼"
Sheathing Nails	8d Common	0.131"Ø 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.

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

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

2"Ø STANDARD STEEL PIPE PILES DRIVEN IN ACCORDANCE WITH GEOTECHNICAL REPORT

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

to framing or concrete below per P1-6 of the shear wall schedule.

- 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. Coordinate the size and location of all openings with Mechanical and Architectural Drawings. 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. All stud bearing walls on wood framing shall have their lower wood plates attached
- C. 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.
- 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. Provide approved panel edge clips centered between joists/trusses 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.

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

7.2 Structural Observation is not required.

ab-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.

- 2. Bottom of Footings shall be set on competent, properly compacted Bearing Soil below Frost Depth.
- 3. Anchor Bolts for Exterior Stud Walls shall be in accordance with P1-6 of the Shear Wall Schedule of 1/S3.1, u.o.n.

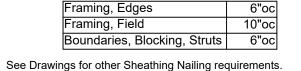
WALL FRAMING PLAN NOTES:

4. 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.
- 5. Headers shall be 4x10, u.o.n. See Detail 19/S3.1.
- 6. 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:

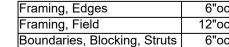
 7. Floor Sheathing shall be ¾" thick T&G (Panel Span Rating 48/24). Glue Sheathing to all Framing Members and Blocking below with adhesive conforming to A.P.A.Specification AFG-01. Fasten Sheathing to Framing with WSNTL2LS Subfloor Screws (#8 x 2") or 0.131"Ø x 2½" Nails as follows:



8. Joists shall be as indicated on plan.

ROOF FRAMING PLAN NOTES

Roof Sheathing shall be \(\frac{\partial}{3} \) thick (Panel Span Rating 32/16) [or \(\frac{\partial}{6} \) thick (Panel Span Rating 24/16)]. Fasten Sheathing to Framing with 0.131"\(\text{Ø} \times 2\frac{\partial}{2} \) Nails as follows:



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

Hanger Conversion Table

- 10. Roof Framing shall be as indicated on plan.
- 11. Overframing Members shall be 2x4 @ 24"oc. Post down to Framing Members below w/ 2x4 @ 48"oc, staggered.
- 12. Provide solid Flat Blocking at all Valleys. Fasten Sheathing to Blocking in accordance with Note 1

	<u> </u>	
TYPE	SIMPSON STRONG-TIE PRODUCT #	USP CONNECTORS PRODUCT #
	HDUx-SDS2.5	PHDxA
	STHD14/STHD14RJ	STAD14/STAD14RJ
HOLDOWNS	DTT1Z	LTS19-TZ w/ 1"x1"x1/4" PLATE WASHER (TO ACCOMMODATE %" LAG SCREW)
	MST48	KST248
	ST2215	KST216
CTDADC	ST6224	KST224
STRAPS	CS16	RS150
	MASA / MASAP	FA4
	CMSTC16	CMSTC16
	LGT2	LUGT2
	LTP4	MP4F
	LTP5	MP6F
ANOLEO/TIEO	A34	MP34
ANGLES/TIES	A35	MPA1
	H1	RT15
	H2.5	RT7
	H2.5A	RT7A
	LPCxZ	PBxx-6TZ
	LCE4	PBES74
DOOT OADO	EPCxx	EPCMxx
POST CAPS	CCQxxSDS5.5	KCCQxx
	ECCQxxSDS5.5	KECCQxx
	ACx	PBSxx
	PBxx	WExx
POST BASES	ABUxx	PAUxx
	ABAxx	PAxxE
	HTS30C	HTW30C
DRAG STRUTS	HTS30	HTW30
	DSC5	DSC4
	LUSxx	JUSxx
	IUSxx	THFxx
LIANOEDO	ITTxx	THOxx
HANGERS	HUxx / HUCxx	HDxx / HDxxIF
	MIUxx	THFxx
	HUSxx	HUSxx

NGINEERING P.S. 19011 Woodinville Snohomish Road NE, Suite 100 WOODINVILLE, WA 98072-4436

PHONE: 425-814-8448 FAX: 425-821-2120

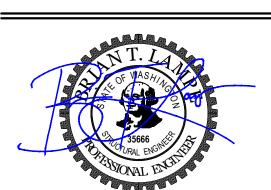
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4628 Forest Avenue SE Mercer Island, WA 98040

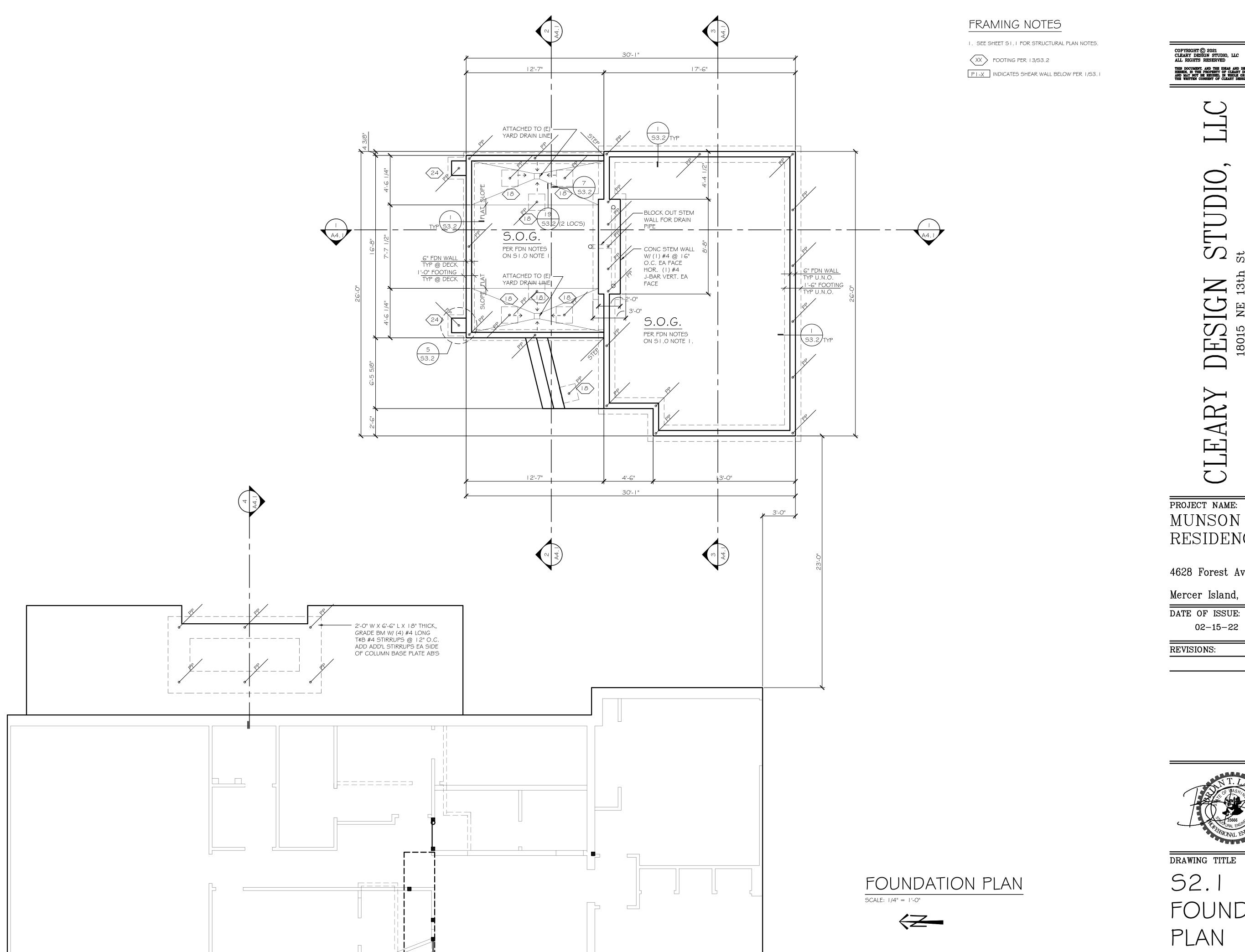
Outdoor Patio

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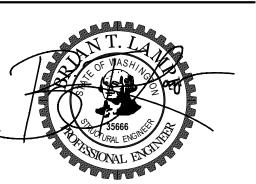
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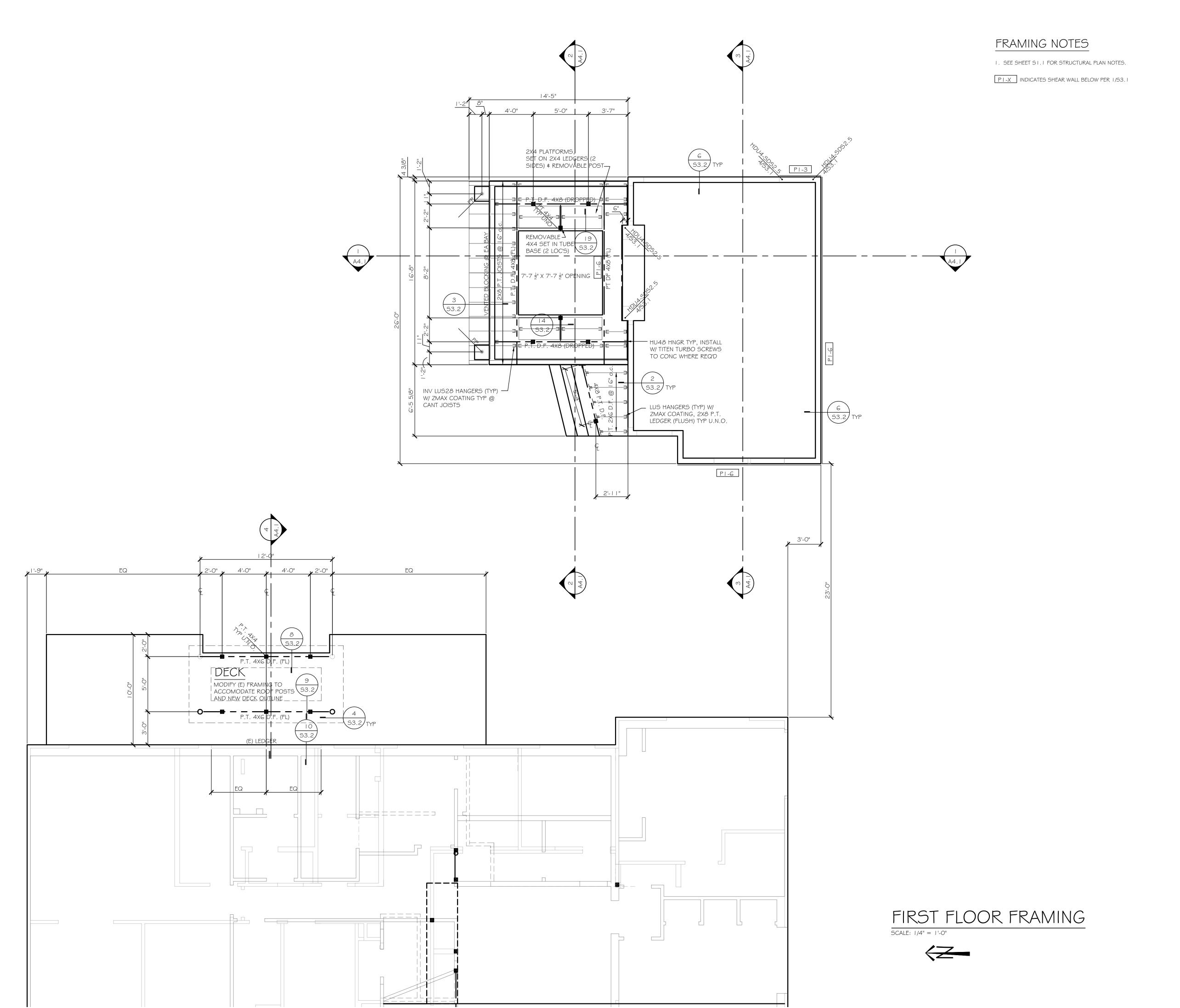
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DRAWING TITLE S2.1 FOUNDATION



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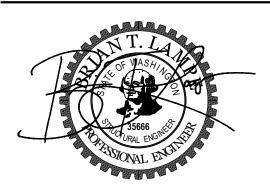
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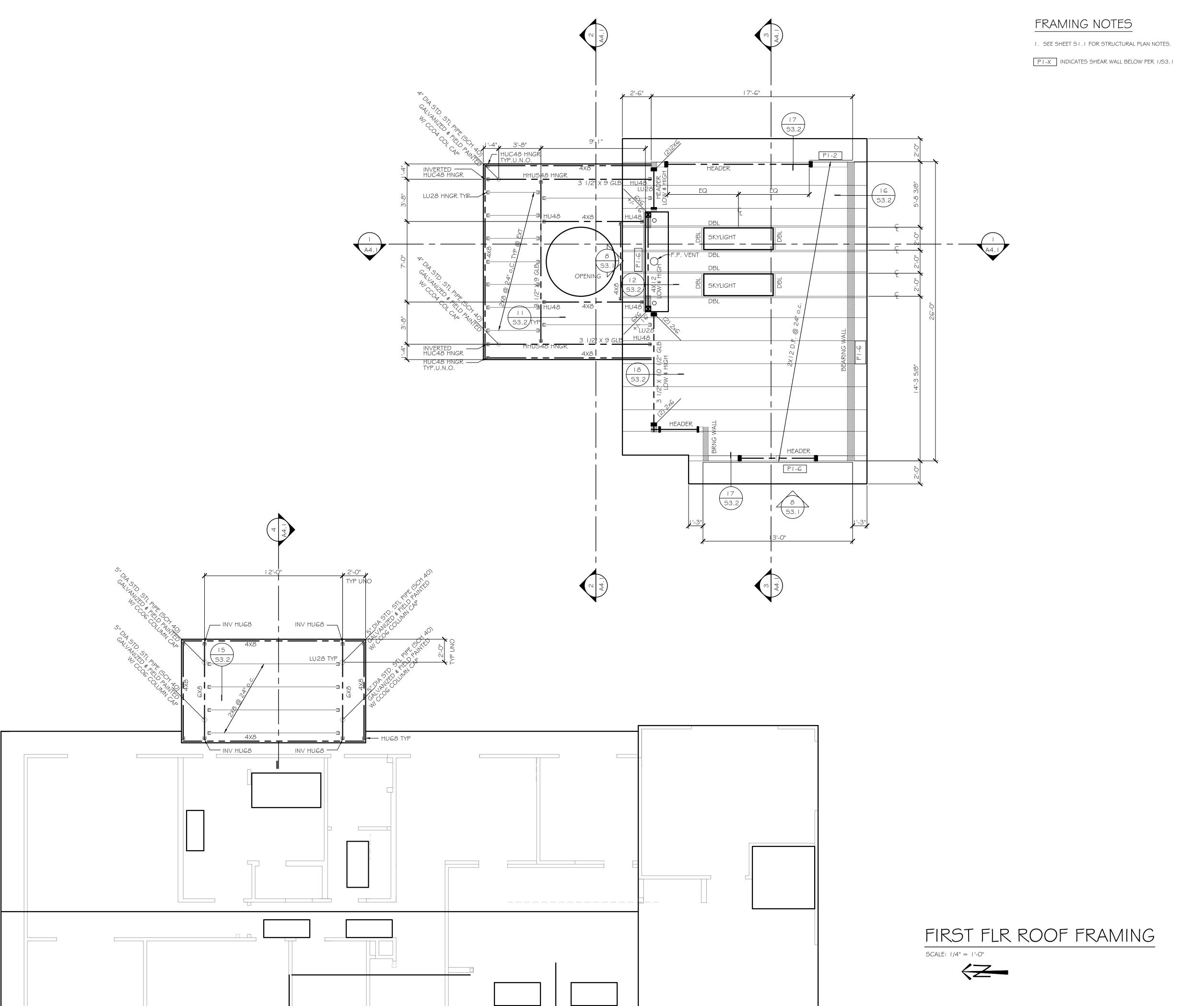
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02-15-22

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DRAWING TITLE
S2.2
FIRST FLR
FRAMING



DR STRUCTURAL PLAN NOTES.

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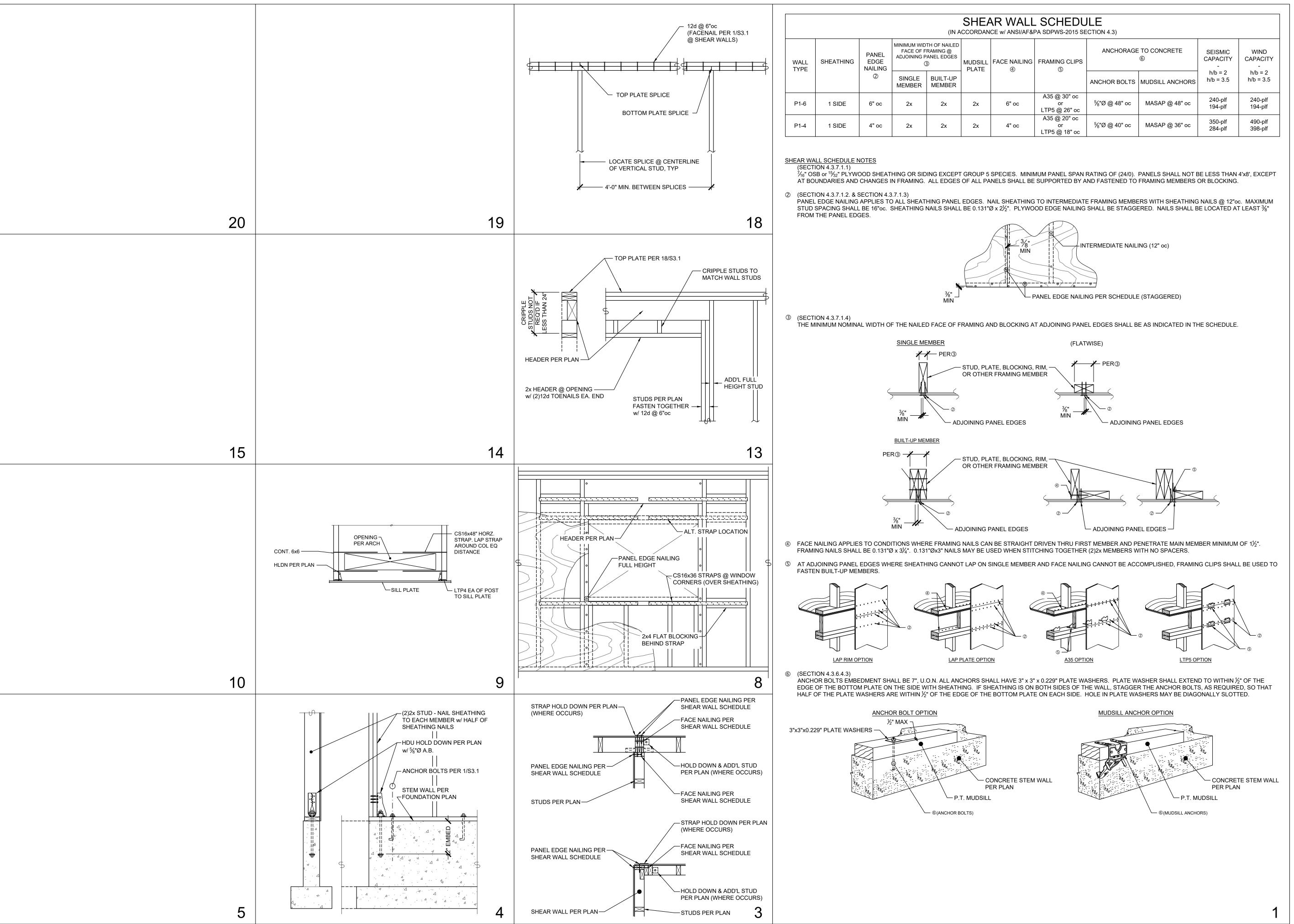
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S2.3
FIRST FLR
ROOF
FRAMING





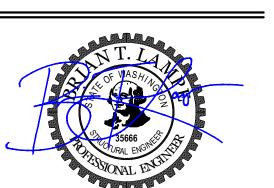
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S3.1

LATERAL

DETAILS

