

STRUCTURAL FRAMING NOTES

- 1) PROVIDE SIMPSON C816 STRAP FROM DBL TOP PLATE (13' END LENGTH) TO UNDERSIDE OF 2x BLOCKING BETWEEN TRUSS BOTTOM CHORDS FOR (3) TRUSS BAYS (6'-0" MIN) PROVIDE 2x BLOCKING AT TOP CHORDS OF TRUSSES AND SHEATHING BETWEEN TOP CHORD AND BOTTOM CHORD BLOCKING FASTENED WITH 2 #2@13" NAILS AT 6" O.C. AT SHEATHING EDGES. FASTEN ROOF SHEATHING TO BLOCKING WITH 2 #2@13" NAILS AT 6" O.C.
- 2) PROVIDE SIMPSON C816 STRAP FROM DOUBLE TOP PLATE (13' END LENGTH) TO BOTTOM CHORD OF ROOF DRAG TRUSS (13' END LENGTH)
- 3) HD-5 FROM ABOVE PLUS HD-1 @ BASE OF WALL TO FOUNDATION BELOW. PROVIDE (2) 2x MIN @ HD'S
- 4) PROVIDE 1/2" OSB OR 3/4" PLYWOOD FASTENED PER TYP. EXTERIOR WALL SHEATHING SPECIFICATIONS (SEE NOTES ON 802.0)
- 5) PROVIDE C816 STRAP FROM TOP OF DBL TOP PLATE (13' MIN END LENGTH) TO BOTTOM OF FULL HT. TRUSS BLOCKING BETWEEN FLOOR TRUSSES (3'-0" MIN) FASTEN FLOOR SHEATHING TO BLOCKING W/ 2 #2@13" NAILS @ 6" O.C.
- 6) PROVIDE C816 STRAP FROM BOTTOM OF FLUSH BOTTOM OF BEAM (13' MIN END LENGTH) TO BOTTOM OF FULL HT. TRUSS BLOCKING BETWEEN FLOOR TRUSSES (3'-0" MIN) FASTEN FLOOR SHEATHING TO BLOCKING W/ 2 #2@13" NAILS @ 6" O.C.
- 7) HD-5 FROM ABOVE 4 HD-1 @ BASE OF WALL TO FRAMING BELOW. PROVIDE (2) 2x @ HD
- 8) HD-1 FROM ABOVE WRAP END LENGTH AROUND FLUSH BOTTOM BEAM AS REQUIRED
- 9) PROVIDE 1/2" OSB OR 3/4" PLYWOOD FASTENED PER 3" O.C. EDGE NAILING SPECIFICATIONS (SEE NOTE 802.0)
- 10) FASTEN FT END SHEARWALL STUD TO FOUNDATION WALL W/ 1/2" x 3" LONG TAPLON SCREWS @ 6" O.C. (18 TOTAL) SEE DETAIL 19/SD.02 FOR MORE INFO.
- 11) PROVIDE MSTC66 STRAP FROM BOTTOM OF GLB TO BOTTOM OF DRAG TRUSS (NOT REQUIRED @ CONTINUOUS DRAG TRUSSES)
- 12) PROVIDE CONTINUOUS OSB RIM ABOVE GLB TO UNDERSIDE OF SHEATHING (TYP. OSB HVAC HOLES PERMITTED) FASTEN SHEATHING TO OSB RIM W/ 2 #2@13" NAILS AT 3" O.C. FASTEN RIM TO GLB W/ ASS CLIPS AT 12" O.C.
- 13) HD-5 FROM ABOVE 4 HD-1 AT BASE OF WALL TO FOUNDATION BELOW. PROVIDE (2) 2x MIN @ HD'S
- 14) BALLOON FRAME KING STUDS
- 15) HD-5 FROM ABOVE WRAP END LENGTH AROUND GIRDER TRUSS AS REQUIRED.

SYMBOLS AND LEGEND

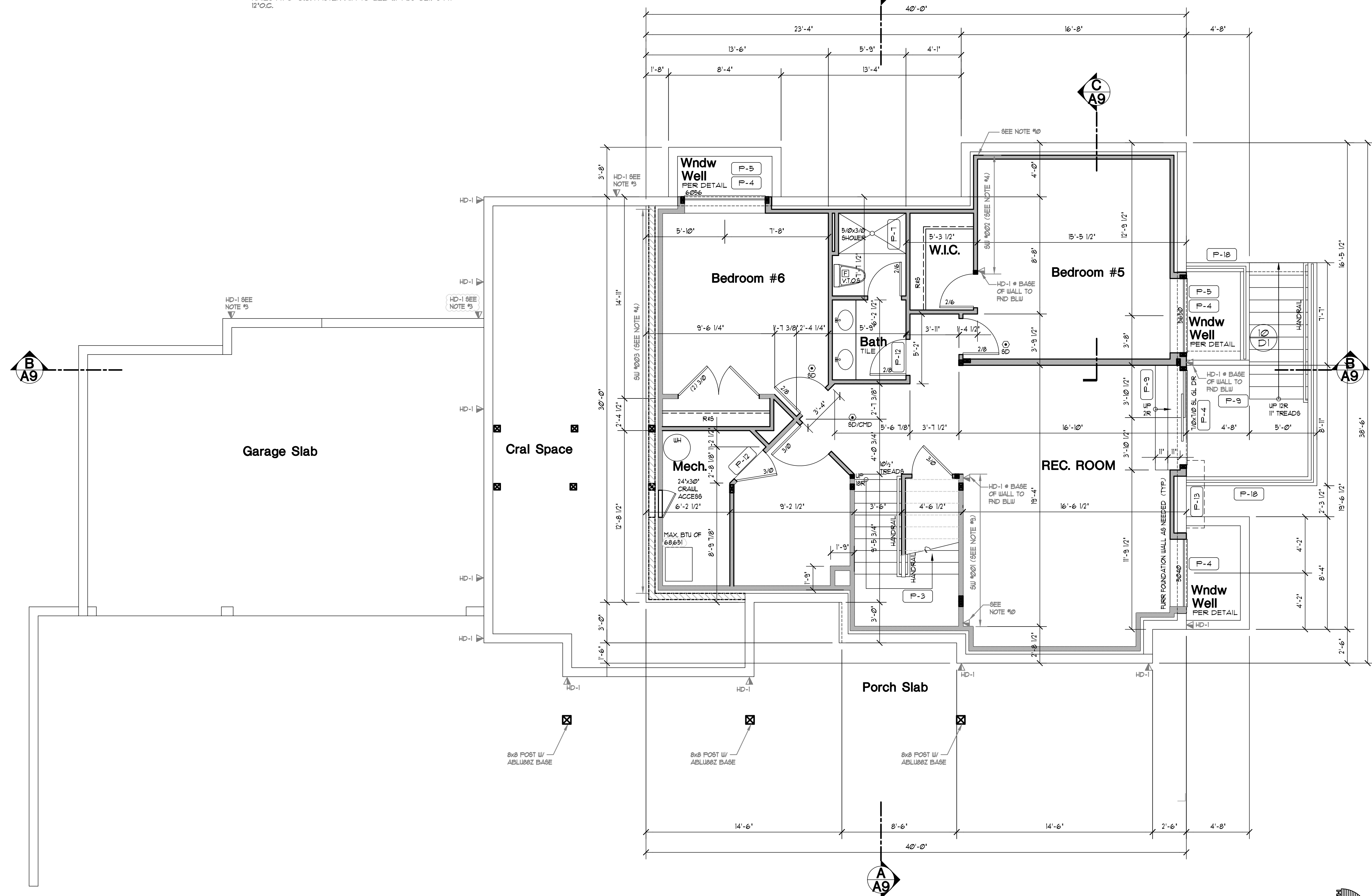
- FAN - DIRECT VENT TO OUTSIDE
 - BATHROOMS/LAUNDRY 50 CFM MIN.
 - KITCHEN EXHAUST HOOD TO BE MIN. OF 100CFM. IF EXHAUST HOOD EXCEEDS 400 CFM MAKE UP AIR MUST BE PROVIDED PER SECTION M1803.6.
- WHOLE-HOUSE FAN TO RUN CONTINUOUS 4 CONFORM TO IRC, M1805.4. FAN SIZE PER PLAN. FAN RATE TO BE ADJUSTED BY A FACTOR OF 15 FOR A NON-BALANCED NON-DISTRIBUTED SYSTEM. FRESH AIR TO BE PROVIDED BY THE FORCED AIR SYSTEM DUCTS PER SECTION M1805.4.1. FAN TO HAVE A SONE RATING OF 10 OR LESS MEASURED AT 0.1 INCHES WATER GAUGE
- THERMOSTAT @ 50" ABOVE FLOOR
- 100V SMOKE ALARM PER IRC, R314 WITH BATTERY BACKUP INTERCONNECTED. USE A COMBINATION SMOKE/CARBON MONOXIDE ALARM WHEN NOTED PER SECTION M1803.6.
- MECHANICAL, PLUMBING, AND ELECTRICAL SYSTEM FOR UNITS: PER DIV. 15.16 SEE SHEET A1
- FURN (WH)
 - A. PROVIDE 6" DIAMETER FRESH AIR INTAKE FROM OUTSIDE TO RETURN AIR PLENUM AT FURNACE WITH MOTORIZED FLOW DAMPERS.
 - B. PROVIDE THERMAL EXPANSION TANK AT WATER HEATER
 - C. STRAP WATER HEATER TO FRAMING TOP AND BOTTOM.
 - D. PROVIDE PRESSURE RELIEF LINE PLUMBED TO OUTSIDE.

GENERAL PLAN NOTES

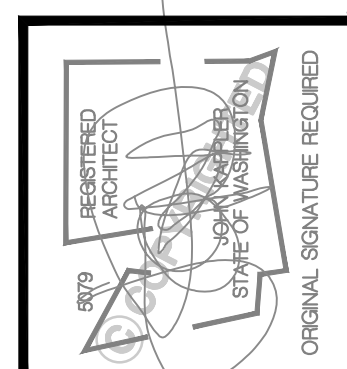
1. SEE SHEET A-1 FOR ALL GENERAL NOTES AND REQUIREMENTS.
2. ENERGY AND AIR QUALITY INFORMATION SEE DIV. 11 SHEET A-1
3. SEE BUILDING ELEVATION FOR WINDOW OPERATION SEE DIV. 8 SHEET A-1
4. SEE TYP. MATERIALS LIST ON SECTION SHEET
5. SEE SHEET A-1 FOR ALL NOTES AND REQUIREMENTS CONCERNING MECHANICAL, PLUMBING, AND ELECTRICAL.

FLOOR PLAN KEY NOTES

- P-1 OCCUPANCY SEPARATION: APPLY (1) LAYER OF 1/2" GIB. TO GARAGE SIDE OF RESIDENCE, ATTIC SPACES, AND TO ALL BEAMS AND POSTS SUPPORTING A FLOOR-CEILING ASSEMBLY. APPLY (1) LAYER OF 5/8" TYPE 'X' GIB. TO GARAGE CEILING WHEN UNDER HABITABLE ROOF. DUCTS THROUGH WALL OR CEILING COMMON TO HOUSE SHALL HAVE MINIMUM 26 GAUGE STEEL SEE DIV. 01002.6.A SHEET A-1.
- P-2 1/2" MIN. SELF-CLOSING SOLID WOOD CORE HONEY-COMB CORE STEEL OR 20-MINUTE FIRE RATED DOOR SEE DIV. 01002.6.B SHEET A-1
- P-3 STAIR ASSEMBLY NOTES: PER IRC, SECTION R311.5 AND DETAIL 4/D
 - A. HEADROOM MIN. 6'-8". WIDTH MIN. 3'-0".
 - B. TREADS 10" MIN. DEPTH AND MIN. WIDTH OF 36" ABOVE HANDRAIL HEIGHT, RISERS 7 1/2" MAX. HT. TREAD NOSING TO BE MINIMUM 3/4" AND A MAXIMUM OF 1 1/4" ON STAIRS WITH SOLID RISERS.
 - C. HANDRAIL MIN. 34" TO MAX 38" ABOVE TREAD NOSING. HANDRAIL TYPE 1 CIRCULAR TO HAVE 1 1/4" MIN. TO 2" MAX. CROSS SECTION DIMENSION AND 1 1/2" MIN. CLEAR FROM WALL. RETURN RAIL ENDS. HANDRAILS SHALL BE STRONG ENOUGH TO RESIST A 200 POUND POINT LOAD IN ANY DIRECTION PER IRC, TABLE R301.5
 - D. INSTALL FIRE BLOCKING BETWEEN STRINGERS AT THE TOP AND BOTTOM OF EACH RUN PER IRC, SECTION R302.11
 - E. COVER USABLE SPACE UNDER STAIR W/ 1/2" GIB. PER IRC, SECTION R302.1
 - F. INTERMEDIATE BALUSTERS SHALL BE SPACED W/ LESS THAN 4" BETWEEN BALUSTERS.
 - G. PROVIDE STAIRWAY ILLUMINATION PER IRC, SECTION R302.6.
- P-4 SAFETY GLAZING PER IRC, SECTION R308
 - A. WINDOWS WITHIN 18" OF FLOOR
 - B. WINDOWS WITHIN A 24" ARC OF DOORS
 - C. WINDOWS AT TUBS AND SHOWERS
 - D. GLAZING IN DOORS
 - E. LESS THAN 60" HORIZ. FROM THE BOT. STAIR TREAD NOSING. 4 BOT. EDGE OF GLAZING IS LESS THAN 36" ABV. LANDING/WALKING SURFACE SEE DIV. 08800 SHEET A-1
- P-5 EGRESS WINDOW PER IRC, SECTION R310 SEE DIV. 08600 SHEET A-1
- P-6 IGNITERS FOR GAS FIRED APPLIANCES IN GARAGE TO BE 18" MIN. ABOVE TOP OF SLAB. SEE DIV. 15 SHEET A-1
- P-7 COVER WALLS ADJACENT TO TUBS AND SHOWERS WITH NON-ABSORBENT MATERIAL TO 12" ABOVE DRAIN INLETS. PER IRC, SECTION 3012. SEE DIV. 09250 SHEET A-1
- P-8 (2) LAYERS OF FLOOR SHEATHING OVER FRAMING
- P-9 7/8" MAX. RISER WITH 10" MIN. RUN. IF MORE THAN (3) RISERS, HANDRAIL REQUIRED PER IRC, SECTION R311.8. SEE DIV. 01002.1 SHEET A-1
- P-10 18"x24" CRAWL SPACE ACCESS. INSULATE AND WEATHER STRIP. SEE DIV. 01002.1 SHEET A-1
- P-11 22"x30" ATTIC SPACE ACCESS W/ 30" HEAD CLEARANCE. INSULATE AND WEATHER STRIP. SEE DIV. 01002.2 SHEET A-1
- P-12 FLOOR MATERIAL BREAK LINE
- P-13 WALL LINE ABOVE
- P-14 WALL LINE BELOW
- P-15 FIREPLACE ASSEMBLY NOTES:
 - A. DIRECT VENT GAS FIREPLACES MUST BE LISTED, LABELED, INSTALLED PER MFG. SPECIFICATIONS, SHALL CONFORM TO IRC REQUIREMENTS. SEE DIV. 01002.12 SHEET A-1
 - B. ZERO CLEARANCE FIREPLACES SHALL CONFORM TO IRC REQUIREMENTS. SEE DIV. 01002.12 SHT A-1
 - C. HEARTH SHALL CONFORM TO IRC REQUIREMENT SEE DIV. 01002.12
 - D. FIREBLOCK OPENINGS AROUND PENETRATIONS @ EACH FLOOR PER IRC, SECTION R1003.15
 - E. FIREPLACE MUST COMPLY WITH UL 127 TESTING
- P-16 SEE SITE PLAN FOR EXTENT OF WALKS & DRIVEWAYS
- P-17 3" DIAMETER STEEL POST
- P-18 36" GUARDRAIL PER IRC, SECTION R312 & TABLE R301.5 CONTRACTOR TO VERIFY TO INSPECTOR THAT ALL GUARDS & RAILINGS ARE CAPABLE OF RESISTING 200lb LOAD ON TOP RAIL ACTING IN ANY DIRECTION SEE DETAIL 8/D1.
- P-19 15" VENT FOR MECHANICAL. 1" CLEARANCE ALL SIDES PER IRC, SECTION R302.11 SEE DIV. 15 SHEET A-1
- P-20 PLANT SHELF
- P-21 UPPER AND LOWER LINEN CABINETS
- P-22 SOFFIT AREA
- P-23 INTEGRATED MAKE UP AIR
- P-24 2x6 STUDS W/ R-21 INSULATION MIN.



LOWER FLOOR PLAN
Scale 1/4"=1'-0"



Date	By	Description
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07/22/21	SM	JURISDICTIONAL COMMENTS
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JOB NO.: 1903521
STARTING NO.: 1903505

SHEET
A2.1

STRUCTURAL FRAMING NOTES

- 1) PROVIDE SIMPSON C816 STRAP FROM DBL TOP PLATE (13' END LENGTH) TO UNDERSIDE OF 2x BLOCKING BETWEEN TRUSS BOTTOM CHORDS FOR (3) TRUSS BAYS (6'-0" MIN). PROVIDE 2x BLOCKING AT TOP CHORDS OF TRUSSES AND SHEATHING BETWEEN TOP CHORD AND BOTTOM CHORD. BLOCKING FASTENED WITH 2 1/2"x0.131" NAILS AT 6" O.C. AT SHEATHING EDGES. FASTEN ROOF SHEATHING TO BLOCKING WITH 2 1/2"x0.131" NAILS AT 6" O.C.
- 2) PROVIDE SIMPSON C816 STRAP FROM DOUBLE TOP PLATE (13' END LENGTH) TO BOTTOM CHORD OF ROOF DRAG TRUSS (13' END LENGTH)
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GENERAL FRAMING NOTES

1. SEE TYPICAL MATERIALS LIST ON SECTION SHEET
2. SEE SHEET A-1 FOR ALL GENERAL NOTES AND FOR ALL REQUIREMENTS CONCERNING MECHANICAL, PLUMBING, AND ELECTRICAL.
3. TRUSS DESIGN BY MFG. TRUSS PLAN SHOWN IS FOR GENERAL LAYOUT ONLY. SEE DIV. 6100 SHEET A-1 - TRUSS LOADING. SEE DIV. 010010A SHEET A-1 - TRUSS SPAN PER FLOOR PLANS - TRUSS TYPE PER ROOF FRAMING PLAN
4. ROOF FRAMING SPACING, 24" o.c. UNO.
5. ROOF PITCH - EXTERIOR PER ELEVATION INTERIOR PER SECTION.
6. RAFTER TAIL 2x4. VERIFY.
7. ROOF TAIL AND RAKE OVERHANG PER ROOF PLAN.
8. ALL HEADERS ARE 4x10 DF #2 UNO. [B] PROVIDE (1) TRIMMER STUD UP TO 4'-0" SPAN AND (2) TRIMMER STUDS OVER 4'-0" UNO. SEE DIV. 06100 SHEET A-1
9. STUD NOTCHING AND BORING PER I.R.C. SECT. R602.6 - BEARING OR EXTERIOR WALL. MAXIMUM NOTCH 25% BORING 40% - 60% MAXIMUM BORING IF DOUBLED WITH NOT MORE THAN (2) SUCCESSIVE STUDS BORED. - NON-BEARING MAXIMUM NOTCH 40% BORING 60% - HOLES NO CLOSER THAN 5/8" TO FACE OF STUD.

FRAMING PLAN KEYNOTES

- F-1 BACK FRAMING AND SOFFIT AREA AS REQUIRED TO ALLOW FOR HVAC DUCTING.
- F-2 RAKED PONY WALL ON TOP OF LOWER ROOF FRAMING MEMBERS SUPPORTING UPPER ROOF FRAMING MEMBERS.
- F-3 ALIGN EDGE OF JOIST WITH FACE OF WALL
- F-4 ALIGN INSIDE FACE OF BEAM WITH OUTSIDE FACE OF WALL
- F-5 UPSET - BOTTOM OF BEAM EVEN W/ BOTTOM OF JOIST AND TOP OF BEAM EXTENDS UP ABOVE JOISTS
- F-6 TOP OF BEAM IS FLUSH WITH BOTTOM OF JOIST WITH NO TOP PLATE. CUT ADJACENT FRAMING MEMBERS INTO BEAM FOR ADEQUATE SUPPORT.
- F-7 ATTIC SPACE VENT SEE CALCULATION SEE DIV. 01002.3.B SHEET A-1
- F-8 FLOOR JOIST - SEE SCHEDULE DUG. SEE DIV. 06100 SHEET A-1
- F-9 SEE ELEVATIONS AND SECTIONS FOR PLATE HEIGHT
- F-10 PRESSURE BLOCKING SEE DIV. 06100 SHEET A-1
- F-11 FLUSH - BOTTOM OF BEAM EVEN W/ BOTTOM OF JOISTS
- F-12 TOP OF BEAM FLUSH W/ TOP OF JOIST AND BEAM EXTENDS DOWN BELOW JOISTS
- F-13 TOP OF BEAM 3" BELOW TOP OF FLOOR TRUSS. FLOOR TRUSSES TO BE TOP CHORD BEARING.
- F-14 2x OVERFRAMING @ 24" O.C. PROVIDE 2x6 STRONGBACK FURLINS AND 2x KICKERS AT 6'-0" o.c. TO TRUSSES BELOW.
- F-15 2x6 CEILING JOISTS @ 24" O.C.

ROOF VENT CALCULATION

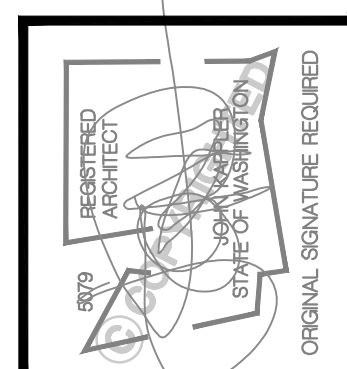
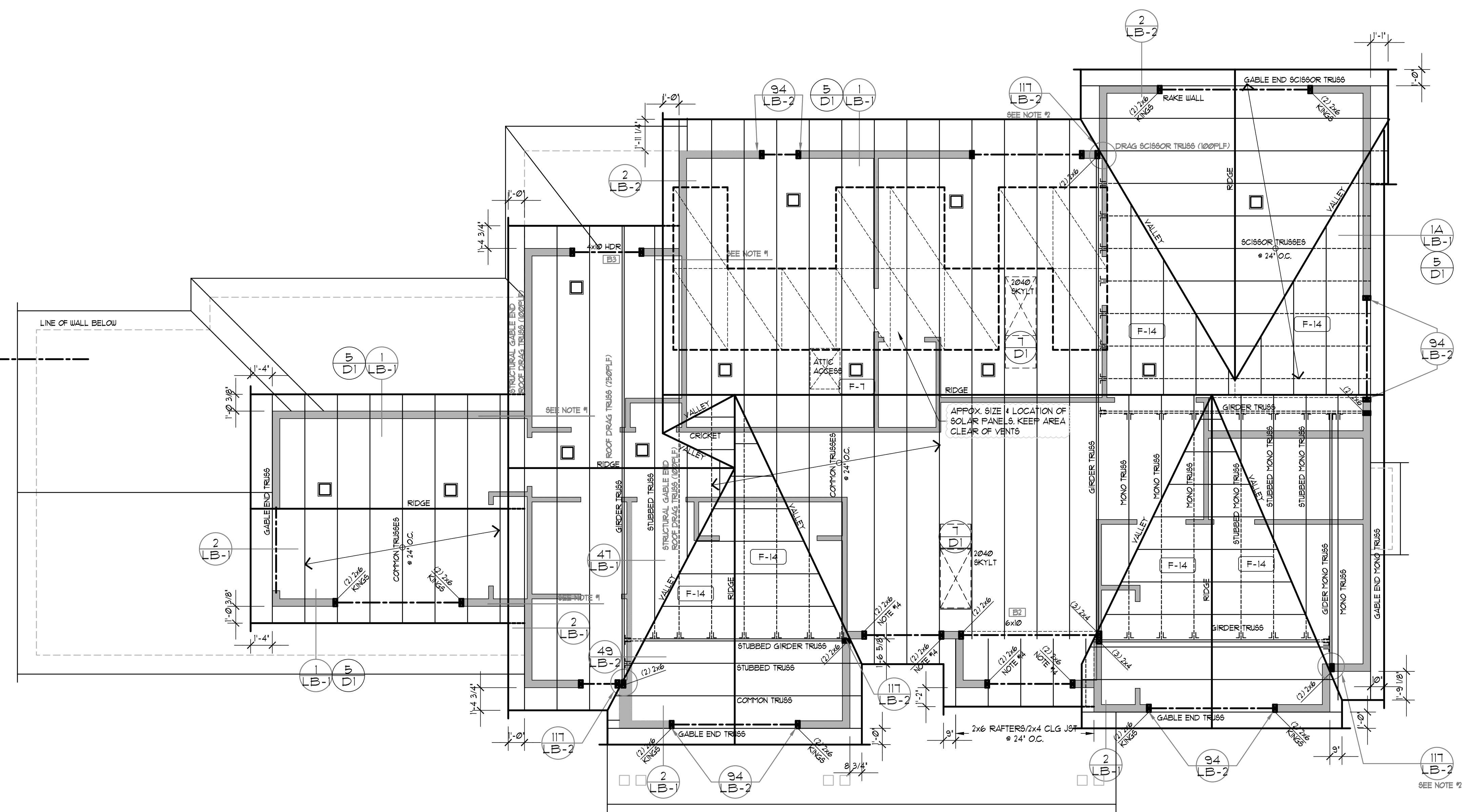
TOTAL ROOF AREA	1947	SF/300	= 6.49	SF OF VENT AREA REQ
40% MIN. AT 36" MAX BELOW RIDGE	= 26	SF MIN.		
50% MAX. AT 36" MAX BELOW RIDGE	= 324	SF MAX.		
9	ROOF JACKS AT 50 SQ. IN. EACH	450	SQ. IN. = 312	SF
107	L.F. OF EAVE VENTS AT 3.3-SQ. IN./L.F.	3531	SQ. IN. = 245	SF
3	ROOF JACKS AT 50 SQ. IN. EACH	150	SQ. IN. = 104	SF
	(36" MAX. ABOVE EAVES)		TOTAL = 349	SF
			TOTAL SF OF VENTILATION PROVIDED	= 661

SYMBOLS & LEGEND

- POINT LOADS FROM ABOVE
- POINT LOADS FROM ABOVE W/ LOADING
- POINT LOAD TRANSFERING DOWN
- POINT LOAD TRANSFERING DOWN W/ LOADING
- HANGER
- POINT LOAD TRANSFERED BY KICKER
- HOLD DOWN WITH SIZE DESIGNATION
- VERTICAL STRAP WITH SIZE DESIGNATION TO BE USED ON FLOOR BELOW
- HORIZONTAL STRAP WITH SIZE DESIGNATION
- INDICATES BEAM CALCULATION WITH INDEXED NUMBER
- ▬ WALL ABOVE ▬ WALL BELOW

UPPER ROOF FRAMING PLAN

SCALE 1/4"=1'-0"



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JOB NO.:	1903521
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SHEET
A6

NOTE: UNLESS OTHERWISE NOTED, ENGINEERING AND CALCULATIONS ARE NOT PROVIDED IN THESE DRAWINGS.

TYPICAL BUILDING MATERIALS

ROOF CONSTRUCTION

ROOFING: (DIV. 7)
 BUILDING PAPER: (DIV. 7)
 SHEATHING: (DIV. 6)

FRAMING: (DIV. 6)
 INSULATION: (DIV. 7)
 SOFFIT: (DIV. 7)
 GWB: (DIV. 9)
 SKYLIGHTS: (DIV. 8)

SHINGLES (DIV. 01000.5)
 30# BUILDING PAPER
 7/16" O.S.B. OR EQUAL

PER PLAN
 R-49 BLOWN-IN/R-38 BATT • VAULTS
 PER SPECIFICATIONS
 5/8" GWB
 LAMINATED GLAZING U=0.50 MAX.

EXTERIOR WALL CONSTRUCTION

SIDING MATERIAL: (DIV. 7)
 BUILDING WRAP: (DIV. 7)
 SHEATHING: (DIV. 6)
 FRAMING: (DIV. 6)
 INSULATION: (DIV. 7)

WOOD SIDING (DIV. 0100.5)
 15# BUILDING PAPER
 1/2" CDX PLYWOOD OR EQUAL
 2 X 6 STUDS AT 16" O.C.
 R-21 BATT W/ INTEGRAL VAPOR BARRIER
 PROVIDE CLASS II VAPOR RETARDER
 IN MARINE ZONE 4
 1/2" GWB
 U=0.20
 U=0.30

FLOOR CONSTRUCTION

FLOORING: (DIV. 9)
 SUBFLOOR: (DIV. 6)
 FRAMING: (DIV. 6)
 INSULATION: (DIV. 7)
 SOFFIT: (DIV. 7)

FINISH PER PLANS (DIV. 0100.5)
 3/4" T&G PLYWD, COMPLY, OR EQ)
 PER PLANS
 R-30 BATT
 PER SPECIFICATIONS

TRIM (DIV. 6)

WINDOW:
 (WITH NO BRICK MOLD)

CORNER BOARDS:
 FASCIA:

HEAD: 5/4x3 OVER 2x8
 JAMB: 5/4x4
 SILL: 2x6 WITH 2x3 STOOL
 INSIDE: 2x2
 OUTSIDE: 5/4x4 / 5/4x3
 5/4x8 UNO

ENERGY CODE REQUIREMENTS

- THE BUILDER SHALL COMPLETE AND POST AN "INSULATION CERTIFICATE FOR RESIDENTIAL CONSTRUCTION" WITHIN 3' OF THE ELECTRICAL PANEL PRIOR TO FINAL INSPECTION. THE CERTIFICATE SHALL LIST THE PREDOMINANT R-VALUES OF INSULATION INSTALLED IN OR ON CEILING/ROOF, WALLS, FOUNDATION (SLAB, BELOW-GRADE WALL, AND/OR FLOOR) AND DUCTS OUTSIDE CONDITIONED SPACES; U-FACTORS FOR FENESTRATION AND THE SOLAR HEAT GAIN COEFFICIENT (SHGC) OF FENESTRATION; THE RESULTS FROM ANY REQUIRED DUCT SYSTEM AND BUILDING ENVELOPE AIR LEAKAGE TESTING DONE ON THE BUILDING; AND THE RESULTS FROM THE WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM FLOW RATE TEST.
- A MINIMUM OF 90% PERMANENTLY INSTALLED LAMPS IN LIGHTING FIXTURES SHALL BE HIGH-EFFICIENCY LAMPS.

ENERGY CREDITS

2 FUEL NORMALIZATION 10 CREDIT

HEAT PUMP

35 HIGH EFFICIENCY HVAC 15 CREDIT

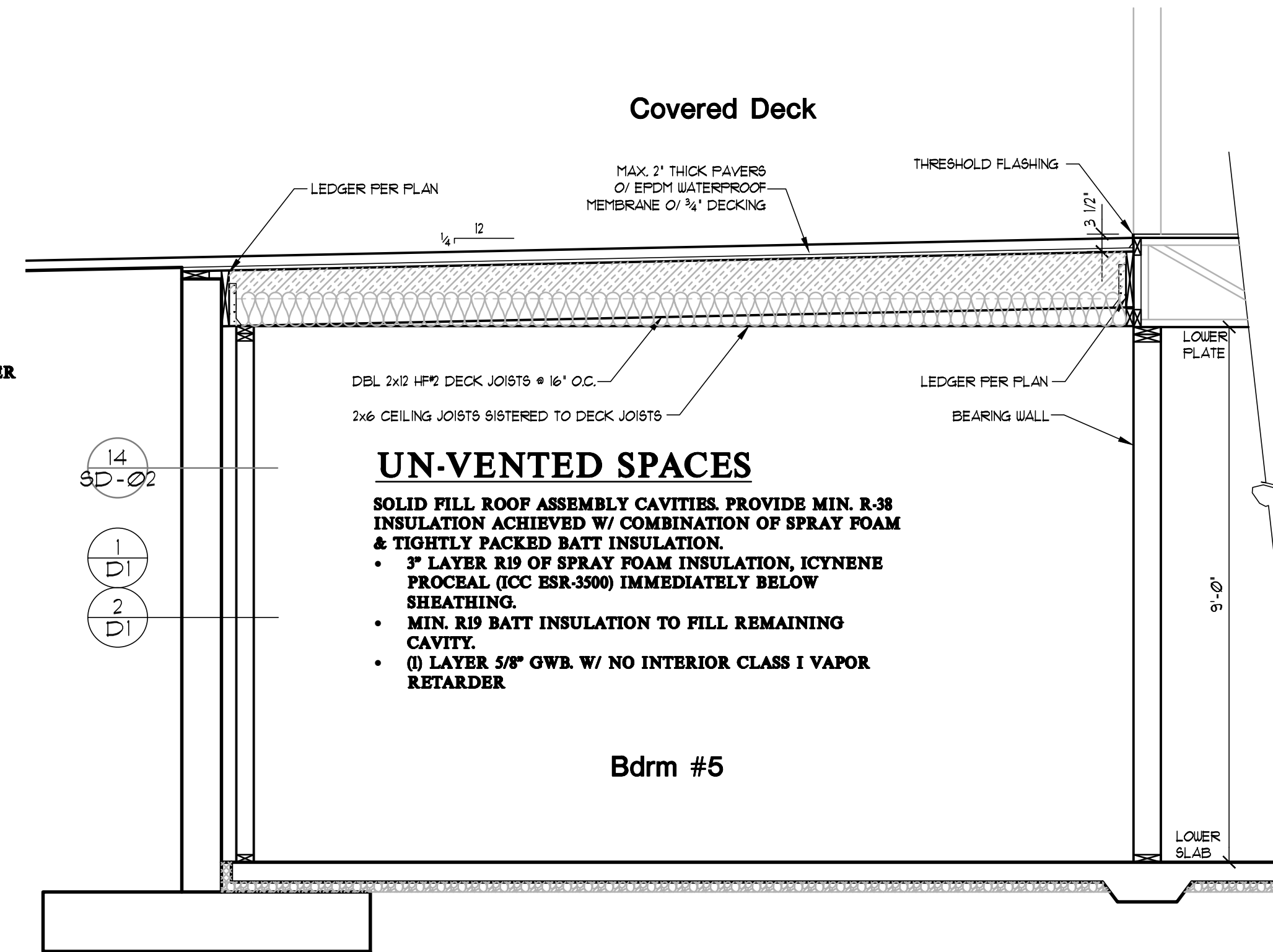
AIR-SOURCE, CENTRALLY DUCTED HEAT PUMP WITH MINIMUM HSPF OF 11.0

52 EFFICIENT WATER HEATING 0.5 CREDIT

ENERGY STAR RATED GAS WATER HEATER WITH A MINIMUM UEF OF 0.80

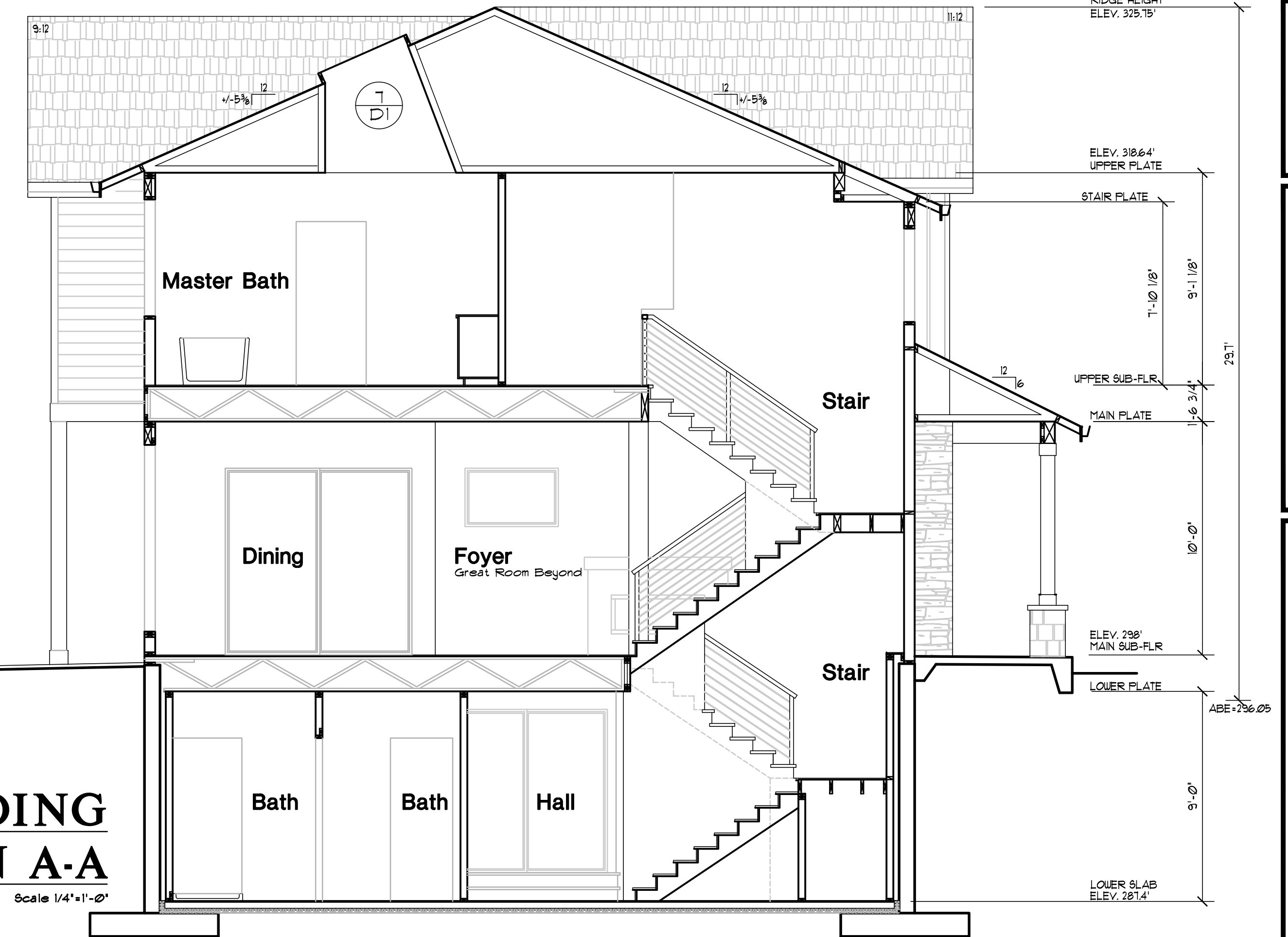
61 RENEWABLE ELECTRIC ENERGY 3.0 CREDIT

SOLAR PANELS WITH A MINIMUM OF 3600 kWh OF ELECTRICAL GENERATION PER HOUSING UNIT PROVIDED ANNUALLY



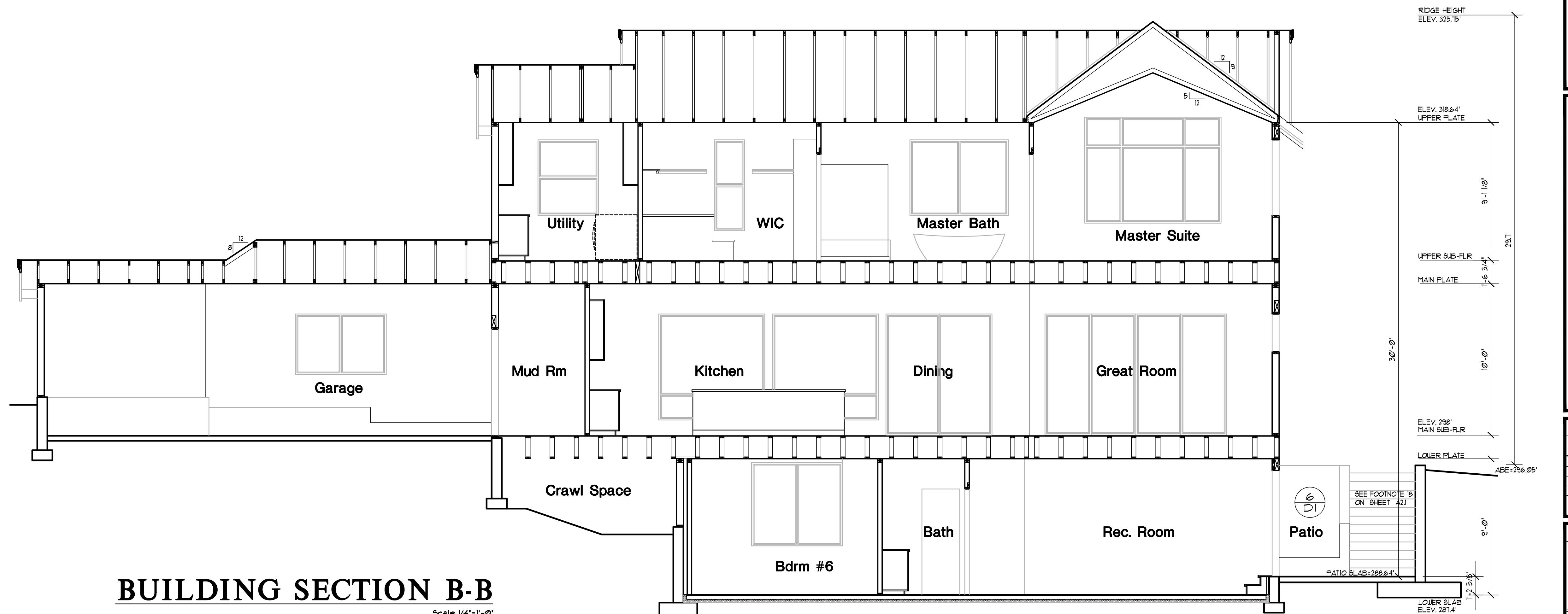
PARTIAL DECK SECTION C

Scale 1/4"=1'-0"



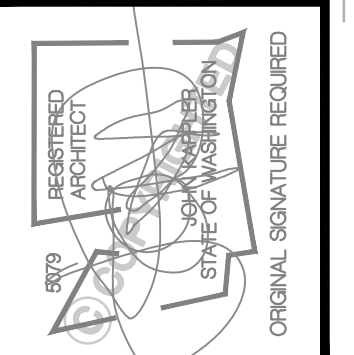
BUILDING SECTION A-A

Scale 1/4"=1'-0"



BUILDING SECTION B-B

Scale 1/4"=1'-0"



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