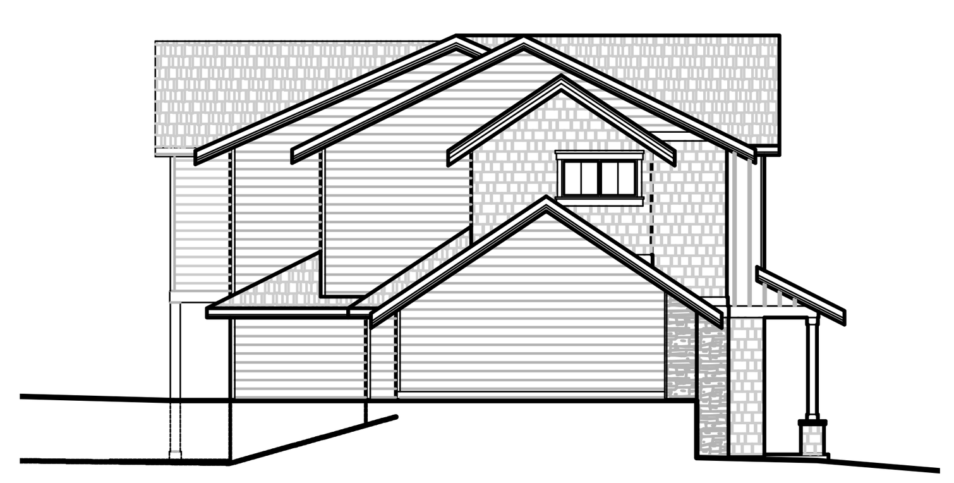
Side Elevation

Rear Elevation



Side Elevation

DRAWING INDEX

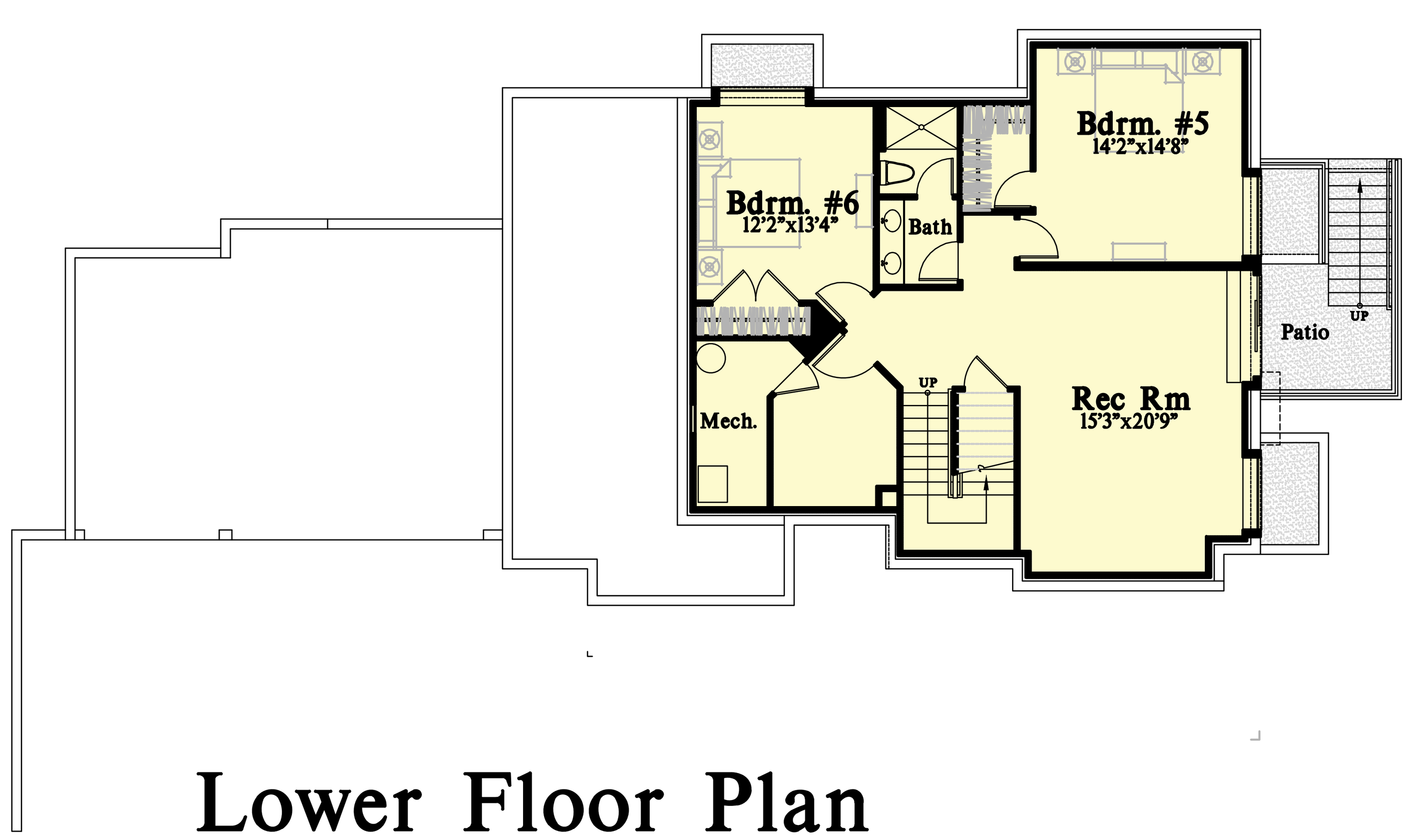
Pratt Plat

Lot 2

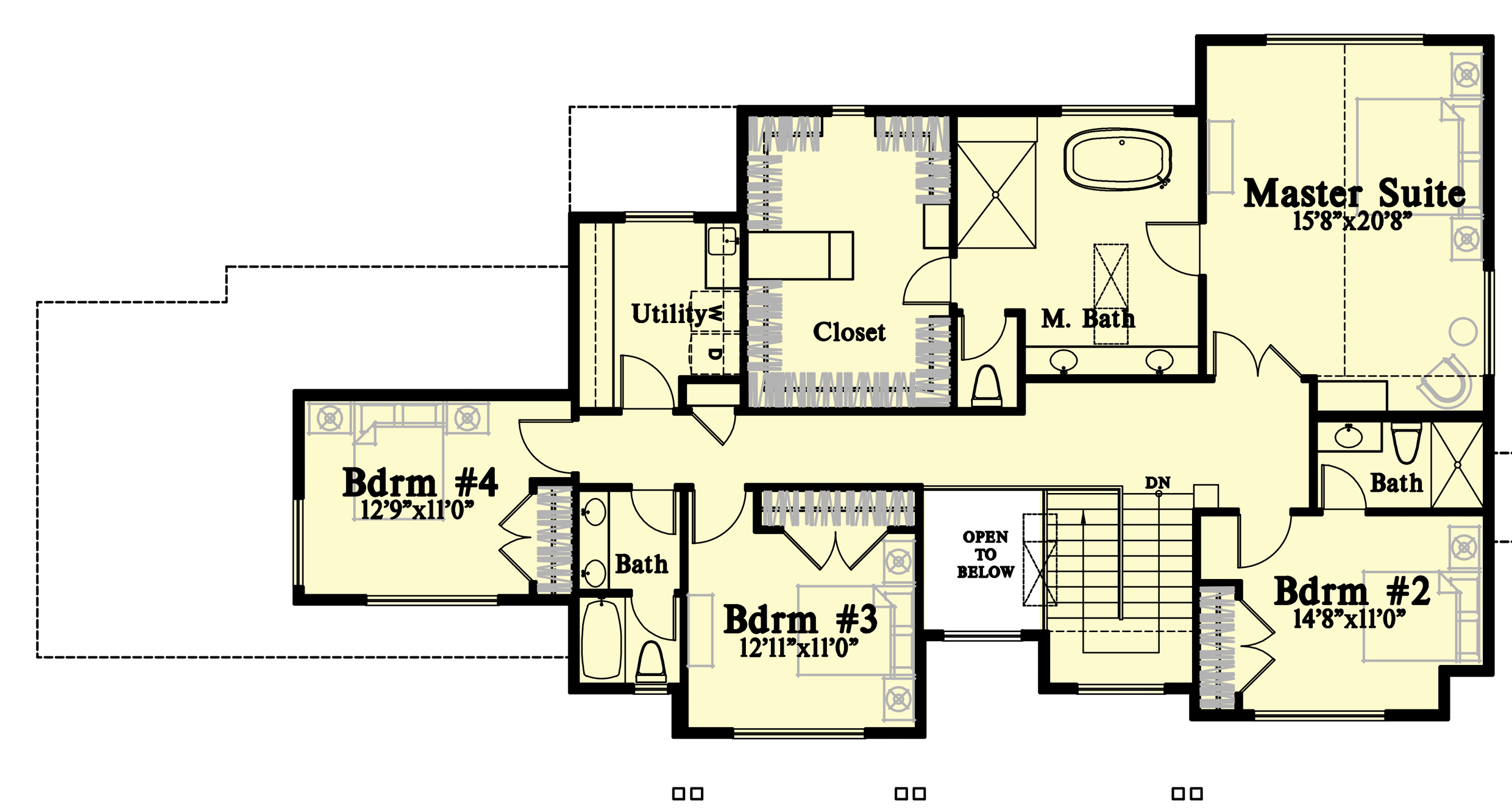
7921 SE 72nd PL Mercer Island, WA 98040

SQUARE FOOTAGE

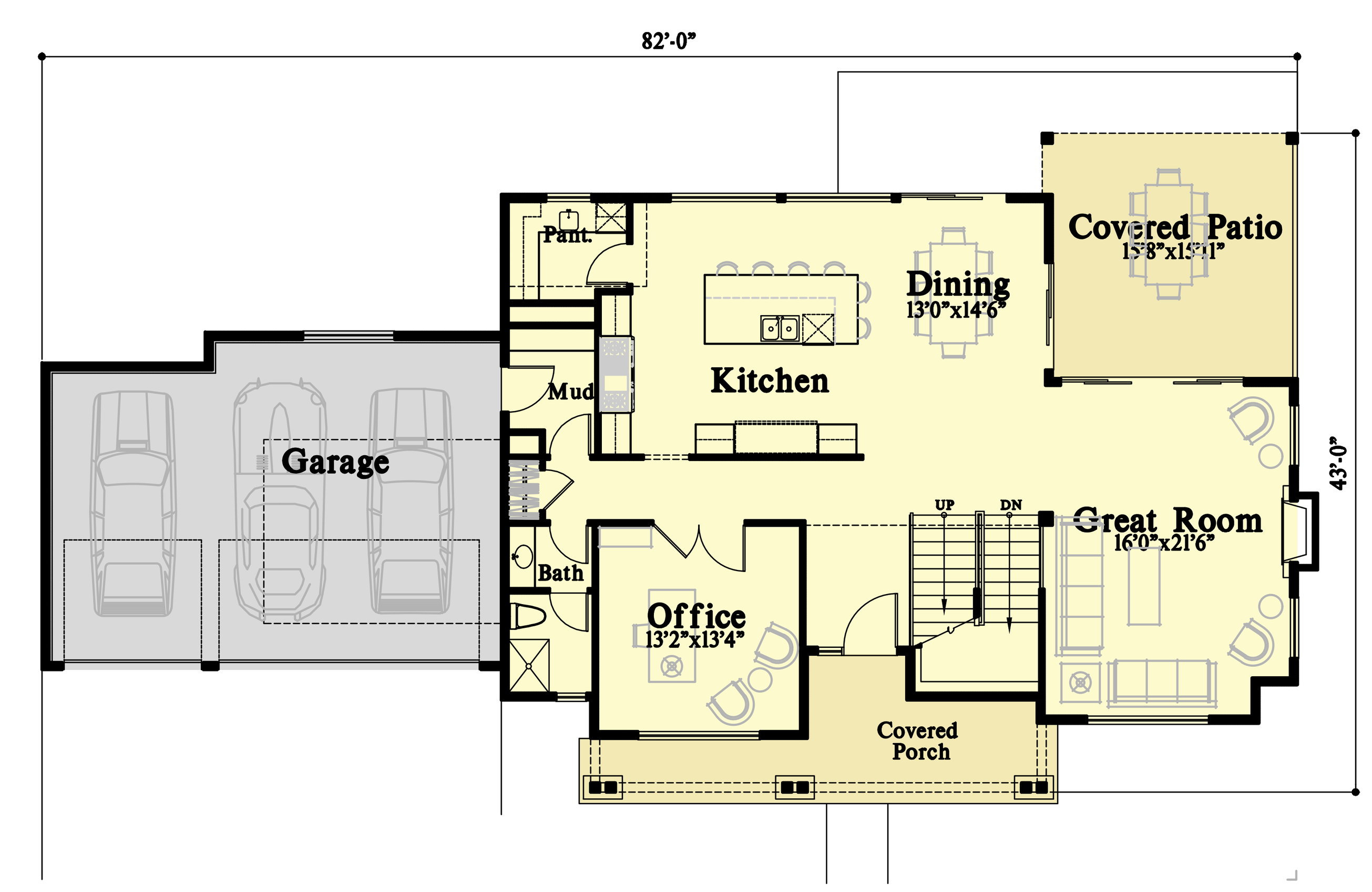
MAIN FLOOR	1558 SF
UPPER FLOOR	1793 SF
LOWER FLOOR	1260 SF
TOTAL	4611 SF
GARAGE	639 SF
PORCH/PATIO	224/259 SF



Lower Floor Plan



Upper Floor Plan



Main Floor Plan

REGISTERED ARCHITECT
5879
JOHN KAPPLER
STATE OF WASHINGTON
ORIGINAL SIGNATURE REQUIRED

Date	By	Description
04/30/21	SM	PERMIT SET

Pratt Plat
Lot 2
7921 SE 72nd PL Mercer Island, WA 98040

ARCHITECTURAL INNOVATIONS, P.S.
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Bellevue, WA 98007
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TITLE

JOB NO. : 19035.05
STARTING NO. : 19035.03

SHEET

COVER SHEET

Division 1
GENERAL REQUIREMENTS

01000 GENERAL

1. This coversheet has been prepared in a generic outline form following the standards set by the Construction Standards Institute (CSI). It is for the convenience of the Contractor/Owner. This outline is intended to work with a material selection list following the (CSI) format. Not all items are necessarily required to complete this specific project. Coordinate with Contractor/Owner for complete listing of specifications. Within this coversheet it will state, 'Coordinate with materials finish selection schedule'.

2. These drawings are copyrighted. ARCHITECTURAL INNOVATIONS P.S. retains all rights, ownership and copyright of this design under the federal copyright act. Reproductions of illustrations or working drawings in any form is by authorization of ARCHITECTURAL INNOVATIONS P.S. only.

3. Authorized reproductions must bear the name of ARCHITECTURAL INNOVATIONS P.S.

4. Construction/working drawings by their very nature are diagrammatic and do not purport to show all details or conditions of construction. Questions generally arise to the architectural/design intent and to construction technical detailing within these drawings. As clarifications, interpretations, and revisions are all part of the construction process. ARCHITECTURAL INNOVATIONS P.S., therefore shall not be liable for any direct, indirect, or consequential damages as a result of not participating in the construction process.

5. Do not vary or modify the work shown, except with written instruction from ARCHITECTURAL INNOVATIONS P.S. Report discrepancies and/or omissions to the architect immediately.

6. Due to the nature of construction and the building process there will be bidder design and Contractor/Owner selection of the building products, components, and assemblies. This set of working drawings is considered a "builder set" and does not include specifications or building materials list. Therefore it is the Contractor/Owners responsibility to provide and coordinate specifications, including product selection and installation or assembly. ARCHITECTURAL INNOVATIONS P.S. assumes no liability or responsibility for discrepancies or conflicts which occur through Contractor/Owner specified materials and their respective installation. ARCHITECTURAL INNOVATIONS P.S. assumes no liability or responsibility for any items, which may be called out or referred to by manufacturer as brand name. Items called out are done so for convenience only.

7. Do not scale these drawings for critical dimensions. Verify all dimensions and datum's before commencing work and be responsible for their accuracy. Report discrepancies and/or omissions to the architect immediately.

8. The Contractor/Owner is responsible for coordinating work with all trades to ensure proper and adequate interface of all trade works. The contractor shall be responsible for all required safety precautions and procedures required to do this work.

9. Except as specifically defined otherwise, interpretation for all definitions, abbreviations, and supplemental definitions shall follow accepted referenced standards.

10. All work within this contract shall represent that of industry standards for the respective trades in the location in which the project is built.

All references to I.R.C, I.B.C., and W.S.E.C are references to the 2018 code updates & WA state Amendments.

01002 MISCELLANEOUS ASSEMBLY REQUIREMENTS

1. Provide crawl space access, minimum 18" x 24" unobstructed access through the floor, 16" x 24" through perimeter walls and below grade access, per I.R.C. section R408.4. Insulate and weather-strip per W.S.E.C R402.2.4. Allow 18" minimum space under wood joists and 12" minimum space under wood girders.
2. Provide attic access, minimum 22" x 30" with 30" minimum headroom, at unobstructed readily accessible opening, per I.R.C. section R807.1. Insulate and weather-strip per WSEC R402.2.4. requirements.
3. Provide ventilation per I.R.C. as follows:
A) Crawl space ventilation: Minimum net area shall be not less than 1 s.f. per 300 s.f. under floor area. Required openings shall be evenly placed to provide cross ventilation of the space except one side of the building shall be permitted to have no ventilation openings per section R408.2.
B) Attic ventilation: Minimum net area shall be not less than 1 s.f. per 150 s.f. of attic area or 1 s.f. per 300 s.f. of attic area if at least 40 percent, and not more than 50 percent, of the required ventilating area is provided by ventilators located in the upper portion of the space to be ventilated, and is no more than 3 feet below the ridge or highest point of the space. The balance of required ventilation to be provided by eave or cornice vents per I.R.C. section R806.2 and W.S.E.C. requirements.
4. Slope all decks, walks, driveways, exterior door landings, and patios away from building. Minimum 1/4" per foot.
5. Provide approved numbers or addresses in such a position as to be plainly visible and legible from the street or road fronting the property per I.R.C. section R319.1.
6. Garage/House separation:
A) Garage ceilings separating attic spaces shall be protected with 1/2" G.W.B. When garages are beneath habitable rooms, the ceilings shall be covered with 5/8" type "x" GWB on the garage side. Where the separation is a floor/ceiling assembly, the structure shall be protected with 1/2" G.W.B. per I.R.C. table R302.6.
B) Door between garage and house shall be a self closing solid wood core, honeycomb core steel, or 20-minute fire rated door having a minimum thickness of 1-3/8" per I.R.C. section R302.5.1.
C) Ducts in the garage and ducts penetrating the walls or ceilings separating the dwelling from the garage shall be constructed of a minimum No. 26 gage sheet steel or other approved material and shall have not openings into the garage per I.R.C. R302.5.2.
D) Garage floor shall slope to facilitate the movement of liquids to a drain or toward the main vehicle entry doorway.
7. Stair assembly:
A) Minimum headroom height 6'-8" per I.R.C. section R311.7.2.
B) Minimum stair tread depth 10" with a 36" minimum width, measured above handrail height. Maximum riser height 7-3/4" per I.R.C. sections R311.7.5
C) Top of handrail shall be 34" minimum and 38" maximum above tread nosing and not less than 1-1/2" from the wall. Return rail ends to wall per I.R.C. section R311.7.8.
D) Install fire blocking between stringers at the top and bottom of each run per I.R.C. section R302.11.
E) Cover usable space under stairs with 1/2" GWB per I.R.C. section R302.7.
8. Laundry Chutes & Dumbwaiter Shafts - provide 5/8" type 'x' GWB or 26 gage sheet metal with lock joints on all openings to shaft surfaces shall be self closing solid core door 1-3/8".
9. Fireblocking shall be provided in wood-frame construction in the following locations:
A) In concealed spaces of stud walls and partitions, including furred spaces and parallel rows of studs or staggered studs, as follows:
1. Vertically at the ceiling and floor levels.
2. Horizontally at intervals not exceeding 10 feet.
B) At all interconnections between concealed vertical and horizontal spaces such as occur at soffits, drop ceilings and cove ceilings.
C) In concealed spaces between stair stringers at the top and bottom of the run. Enclosed spaces under stairs shall comply with Section R302.7.
D) At openings around vents, pipes, ducts, cables and wires at ceiling and floor level, with and approved material to resist the free passage of flame and products of combustion.
E) For the fireblocking of chimneys and fireplaces, see Section R1003.19.
F) Fireblocking of cornices of a two-family dwelling is required at the line of swelling unit separation.
10. Fireblocking shall consist of the following materials per I.R.C. R302.11.1.
A) 2" nominal lumber.
B) Two thickness of 1" nominal lumber with broken lap joints.
C) One thickness of 23/32" wood structural panels with joints backed by 23/32" wood structural panels.
D) One thickness of 3/4" particleboard with joints backed by 3/4" particleboard.
E) One 1/2" gypsum board.
F) One 1/4" cement-based millboard.
G) Batts or blankets of mineral wool or glass fiber or other approved materials installed in such a manner as to be securely retained in place.
11. Structural design criteria: These notes are provided for convenience only and do not imply that complete structural analysis has been done on this structure.
A) Truss Loading: (U.N.O.)
Top chord live load: 25psf
Top chord dead load: 7psf
(15 psf, if tile)
Bottom chord live load: 10psf without storage
20psf if limited storage
30psf if sleeping room
TOTAL LOAD: 42psf
or 52psf
or 62psf
B) Roof live load: 25 psf (U.N.O.)
C) Floor live load: 40 psf (U.N.O.) Deck Live Load 60 psf U.N.O.
D) Stair and corridor live load: 40 psf
E) Mechanical units: weights provided by manufacturer
F) Wind: 110 mph (U.N.O.)
G) Seismic Design Category: D(2) (U.N.O.)
H) Allowable soil pressure: Unless a soils report by a qualified engineer is provided, all footings and foundations shall be on assumed 1,500 psf bearing capacity unless otherwise noted on drawing.
J) Equivalent fluid pressure 35 pcf. (U.N.O.)
K) All footings to be located below the frost line depth: 18" (U.N.O.)

01002 MISCELLANEOUS ASSEMBLY REQUIREMENTS CONT.

12. Prefabricated Fireplaces and Solid Fuel Burning Appliances per I.M.C. and I.R.C. Chapter 101:
A) Solid fuel burning appliances include airtight stoves, fireplace stoves, room heaters/fireplace stoves, factory built fireplaces, and fireplace inserts, and all shall comply with the provisions of I.M.C.
B) Metal Chimneys shall be enclosed above the story in which the appliance served is located, in walls having one hour fire resistance rating, and with a space on all sides between chimney and enclosing walls sufficient for examination and repair for entire chimney. Walls shall be without openings per I.M.C.
C) Provide fireblocking at chimney per I.R.C. section R302.11.
D) Install metal fireplace with hearth and surrounds per manufacturers specifications.
E) Prefabricated fireplaces, chimneys, and related components to bear U.L. or ICBO seal of approval and be installed per manufacturers requirements.
13. Fireblocking per I.R.C. sections R302.11.

01060 REGULATORY REQUIREMENTS

1. All construction shall conform to the 2018 International Residential Code (I.R.C.), 2018 International Building Code (I.B.C.), 2018 International Fire Code (I.F.C.), 2018 International Mechanical Code (I.M.C.), 2018 Uniform Plumbing Code (U.P.C.), 2018 Washington State Energy Code (W.S.E.C.) and be in accordance with all State Laws and Regulations and various codes imposed by jurisdictional requirements and local authorities.
2. Arrange inspections that are mandatory due to jurisdictional requirements.

01500 CONSTRUCTION FACILITIES AND TEMPORARY CONTROLS

1. Provide Temporary Facilities - including electricity, water, and temporary toilet, per jurisdictional requirements.
2. Provide Contemporary Controls - including erosion sediment and surface water control and entrapment during construction per jurisdictional requirements.

END DIVISION 1

Division 2
SITE WORK

02200 EARTHWORK
Part 3 - Execution
1. Rough grading: 4" below finish grading unless otherwise specified.
2. Finish grading: Landscaping division 02900.
3. Excavation, backfilling, and compacting for structures as needed.
4. Excavation, backfilling, and compacting for pavement as needed.
5. Hauling and disposal of excavated material as needed.
6. Importing of material as needed.
7. Rock removal as needed.

02500 PAVING AND SURFACING

Part 2 - Product
1. Walk, road, and parking paving:
A. Asphalt 2", class B, over 3" crushed rock or 2" ATB.
B. Crushed rock 5/8" minus.
C. Concrete per Division 3:
1. Finish and color:
Coordinate with materials finish selection schedule.
2. Unit Pavers: 1. Coordinate with materials finish selection schedule.
3. Pavement marking: 1. Coordinate with materials finish selection schedule.

02700 SEWAGE AND DRAINAGE

Part 2 - Product
1. Subdrainage systems:
A. Foundation drainage 4" SDR 35 or sched. 40 rigid PVC perforated pipe embedded in pea gravel or clean crushed rock and wrapped in filter fabric.
2. Storm sewage systems:
A. Exterior catchasins, grates, and frames:
1. Coordinate with materials finish selection schedule.
B. Culverts:
1. Coordinate with materials finish selection schedule.
C. Drain pipe: 4" ADS non-perforated tight line.
3. Sanitary sewage systems:
A. Sewage collection lines 8" PVC unless cast iron is noted.
B. Septic system: Per drawings of bidders designer.
Part 3 - Execution
1. Subdrainage system:
A. Slope to drain and surround in well draining material per details.
2. Surface drainage per I.R.C. section R401.3.

02800 SITE IMPROVEMENTS

Part 2 - Product
1. Irrigation system: Bidder design
1. Coordinate with materials finish selection schedule.
2. Fences and gates:
1. Coordinate with materials finish selection schedule.

02900 LANDSCAPING

Part 2 - Product
Bidder Design

END DIVISION 2

Division 3
CONCRETE

03100 CONCRETE FORMWORK

Part 3 - Execution
1. Formwork and bracing for structural cast-in place concrete shall be by subcontractor and meet the requirements of the drawings and industry standards.
2. All formwork shall be placed in such a manner as to allow cast-in place concrete to be placed on solid substrate and to allow structural support members to sit below the frost line.

03200 CONCRETE REINFORCING

REFER TO GENERAL STRUCTURAL NOTES ON SHEET S-0.0

03250 CONCRETE ACCESSORIES

Part 2 - Product
1. Anchor bolts: 1/2"φ triple zinc ZMAX (G185 per ASTM A653) hot dipped galvanized steel (ASTM 153 for Anchors), with a minimum 7" embedment, per I.R.C. section R403.1.6., unless otherwise noted per Engineer.
2. Washers: 3"x3"x1/4" sq. triple zinc ZMAX (G185 per ASTM A653) hot dipped galv. steel (ASTM 153 for Anchors), plate washers per I.R.C. section R602.11.1. Unless otherwise noted per Engineer.
Part 3 - Execution
1. Anchor bolts at 6'-0" o.c. max. for one story & 4'-0" o.c. for buildings over two stories in height, 12" from corners and joints, with a minimum embedment of 7". Provide a minimum of (2) bolts per plate section per I.R.C. section R403.1.6.

03300 CAST-IN-PLACE CONCRETE

REFER TO GENERAL STRUCTURAL NOTES ON SHEET S-0.0

END DIVISION 3

Division 4
MASONRY

04100 MORTAR
Part 2 - Product
1. Type "M" or "S" mortar with integral waterproofing agent per I.R.C. section R606.2.7
Part 3 - Execution
1. Per I.R.C. section R606.2

04150 MASONRY ACCESSORIES
Part 2 - Product
1. Anchors and Ties: To be corrosion-resistant metal ties per I.R.C. section R703.8.4.
2. Joint reinforcement: Standard strand no. 9 U.S. gage wire per I.R.C. section R703.8.
Part 3 - Execution
1. Per I.R.C. Chapter 7.

04200 UNIT MASONRY
Part 2 - Product
1. Brick masonry:
A. Exterior locations: name/mfg:
1. Coordinate with materials finish selection schedule (by others).
B. Interior locations: name/mfg:
1. Coordinate with materials finish selection schedule (by others).
C. Pavers/planters: name/mfg:
1. Coordinate with materials finish selection schedule (by others).
2. Concrete masonry units: grade N-1 CMU, unless otherwise indicated sizes per drawings.
A. Special units:
1. Coordinate with materials finish selection schedule (by others).
3. Glass masonry units: (glass block) Per I.R.C. section R607.
A. Exterior locations: name/mfg:
1. Coordinate with materials finish selection schedule (by others).
B. Interior locations: name/mfg:
1. Coordinate with materials finish selection schedule (by others).

Part 3 Execution
1. Brick and Veneer:
A. Brick veneer shall be supported on footings, foundation, or other non-combustible supports. It shall have 15# felt backing and No. 9 gauge, non corrosive ties at 1 per each 2 s.f. of veneer. Provide 1" minimum air space between veneer and backing. Provide approved flashing at base of veneer with 3/16" min. round weepholes at 33" o.c. max., located immediately above the flashing, extending from the air space to the exterior. Veneer shall support no load other than its own weight and the vertical dead lead of veneer above. Provide angle iron support at doors, windows, and other openings per R606.10.
2. Concrete masonry unit (CMU)
A. Concrete masonry unit walls shall be constructed to conform to ASTM C90. It shall be laid up, reinforced, and anchored as shown on drawings.

04400 STONE
Part 2 - Product
1. As shown on drawings.
A. Exterior locations: name/mfg:
1. Coordinate with materials finish selection schedule (by others).
B. Interior locations: name/mfg:
1. Coordinate with materials finish selection schedule (by others).

Part 3 Execution
1. Stone Veneer:Adhered per manufacturer's installation instructions and in accordance with I.R.C. R703.12.1
A. On exterior stud walls, adhered masonry veneer shall be installed:
1. Minimum of 4 inches above the earth.
2. Minimum of 2 inches above paved areas. or
3. Minimum of 1/2 inch above exterior walking surfaces which are supported by the same foundation that supports the exterior wall.
B. Flashing at foundation:
1. A corrosion-risistant screed or flashing of a minimum 0.019-inch or 26-gage galvanized or plastic with a minimum vertical attachment flange of 3½ inches shall be installed.

END DIVISION 4

DIVISION 5
METALS

05050 METAL FASTENINGS
Part 2 - Product
1. Bolts: Use sizes and shapes per dwgs, or as needed for intended purposes. Bolts, nuts and cut washers in contact with treated wood to be triple zinc ZMAX (G185 per ASTM A653) hot dipped galvanized steel (ASTM 153 for Anchors).

05500 METAL FABRICATION
Part 2 - Product
1. Handrails and guardrails: Provide in sizes and locations as shown per dwg.

END DIVISION 5

Division 6
WOOD AND PLASTICS

06100 ROUGH CARPENTRY

REFER TO GENERAL STRUCTURAL NOTES ON SHEET S-0.0

Part 3 - Execution
1. The following will apply unless shown on drawings. All wood framing details shall be constructed to the minimum standards in the I.RC. All framing shall conform to the requirements of Chapters 5,6, and 8 of the I.R.C. Minimum nailing shall conform to table R602.3(1) of the I.R.C. Height and spacing of studs shall conform to table R602.3(5) of the I.R.C.

06200 FINISH CARPENTRY
Part 2 - Product
1. Cabinets:
A. Coordinate with materials finish selection schedule (by others).
2. Millwork and casing:
A. Coordinate with materials finish selection schedule (by others).
3. Paneling:
A. Coordinate with materials finish selection schedule (by others).
4. Stair and handrail by:
A. Coordinate with materials finish selection schedule (by others).
B. See division 01002.7 misc. assembly requirements.
5. Bookcases and built-in shelves:
A. Coordinate with materials finish selection schedule (by others).
6. Plastic laminate and solid surface material:
A. Coordinate with materials finish selection schedule (by others).

END DIVISION 6

Division 7
THERMAL AND MOISTURE PROTECTION

07150 WATER PROOFING & DAMP PROOFING
Part 2 - Product
1. Per I.R.C. section R406.
Part 3 - Execution
1. Per I.R.C. section R406.

07190 VAPOR AND AIR RETARDER
Part 2 - Product
1. Ground cover: 6 mil polyethylene: black, with 12" minimum lap.
2. Building wrap: see the "TYPICAL BUILDING MATERIALS" list on the drawings.

Part 3 - Execution
1. See Division 17, Energy Requirements.

07200 INSULATION
Part 2 - Product
1. Fiberglass or mineral wood batts, bloom mineral wool, and extruded polystyrene:
A. Walls: 1. See the "TYPICAL BUILDING MATERIALS" list on the dwgs.
B. Ceiling: 1. See the "TYPICAL BUILDING MATERIALS" list on the dwgs.
C. Floor: 1. See the "TYPICAL BUILDING MATERIALS" list on the dwgs.
D. Slab on Grade: R-10 (per W.S.E.C. Table R402.1.1).
2. Insulating foam: A. Standard sealant foam.

Part 3 - Execution
1. See division 17: energy requirements
2. Provide insulation markers for blown-in or sprayed insulation every 300 sq ft. Markers shall face the attic access per IECC Sec 303.1.1.1
3. Crawl Space/Cantilevered floors: Insulation shall be installed to maintain permanent contact with the underside of the sub-floor decking. Insulation supports shall be installed so spacing is no more than 24" on center. Cantilevered floor vents shall be placed below the lower surface of the floor insulation.

07300 ROOFING MATERIAL
Part 2 - Product
1. Shingles and roofing tiles:
A. See the "TYPICAL BUILDING MATERIALS" list on the drawings
2. Membrane roofing: A. 3-ply hot mopped.

Part 3 - Execution
1. Install per manufacturer's recommendation and Chapter 9 of the I.R.C.

07460 SIDING MATERIAL
Part 2 - Product
1. Siding: A. See the "TYPICAL BUILDING MATERIALS" list on the drawings.
2. Trim: A. See the "TYPICAL BUILDING MATERIALS" list on the dwgs.
3. Soffits: A. See the "TYPICAL BUILDING MATERIALS" list on the drawings.
4. Other: A. See the "TYPICAL BUILDING MATERIALS" list on the drawings.

Part 3 - Execution
1. Install per manufacturer's recommendation and Chapter 7 of the I.R.C.

07600 FLASHING AND SHEET METAL
Part 2 - Product
1. Min. 26 Gauge galvanized, prefinished.

Part 3 - Execution
1. Install per Chapter 7 and 9 of the I.R.C.
A) Flashing against a vertical sidewall shall be by the step-flashing method. The flashing shall be a minimum of 4" high and 4" wide. At the end of the vertical sidewall the step flashing shall be turned out in a manner that directs water away from the wall and onto the roof and/or gutter, Per I.R.C. R903.2.1

07700 ROOFING SPECIALTIES
Part 2 - Product
1. Vents:
A. Ridge vent: manufactured by:
1. Coordinate with materials finish selection schedule (by others).
B. Mushroom vent: manufactured by:
1. Coordinate with materials finish selection schedule (by others).
2. Gutters:
A. Continuous alum. precoated:
1. Style: K profile
2. Color: Match fascia
3. Downspouts:
A. 2x3 rectangular aluminum precoated:
1. Color: Match fascia & trim
B. Tie to 1 drain system.

07800 SKYLIGHTS
Part 2 - Product
1. Skylights to conform with I.R.C. section R308.6.
2. Manufacturer: A. Coordinate with materials finish selection schedule (by others).

07900 SEALANTS AND CAULKING
Part 2 - Product
1. Caulking A. Styrene butadene caulking (SBR) 1. Color: Match siding

END DIVISION 7

Division 8
DOORS AND WINDOWS

08200 WOOD DOORS (Lower Level, Main Level, Upper Level)

Part 2 - Product
1. Panel wood doors: A. Coordinate with materials finish selection schedule (by others).
2. Flush wood doors: A. Coordinate with materials finish selection schedule (by others).
3. Stile and rail(store door): A. Coordinate w/materials finish selection schedule (by others).
4. Patio door: A. Coordinate with materials finish selection schedule (by others).
5. Other: A. Coordinate with materials finish selection schedule (by others).

08300 SPECIALTY DOORS
Part 2 - Product
1. Sliding glass door:
A. Coordinate with materials finish selection schedule (by others).
2. Garage door: (make/style): (see division 11450)
A. Coordinate with materials finish selection schedule (by others).

08600 WOOD/VINYL WINDOWS
Part 2 - Product
1. Note: Egress -
A. Every sleeping room shall have at least one operable window with a net clear opening of 5.7 s.f. The net clear opening height shall be a minimum of 24", with a minimum net clear width of 20", and a finished sill height of not more than 44" above the floor, per I.R.C. section R310.
B. Safety glaze per I.R.C. section R308.
C. See plans for egress and operation.
2. Manufactured by:
A. Color: 1. Coordinate with materials finish selection schedule (by others).
B. Style: 1. Coordinate with materials finish selection schedule (by others).

08700 HARDWARE
Part 2 - Product
1. Type: A. Coordinate with materials finish selection schedule (by others).
2. Weather Stripping: A. Coordinate with materials finish selection schedule (by others).
3. Thresholds: A. Coordinate with materials finish selection schedule (by others).

08800 GLAZING
Part 2 - Product
1. Glass thickness to be determined by size and wind loading per I.R.C. section R308.
2. Safety glaze per I.R.C. section R308.
3. Mirrors to be silvered 1/4" float plate glass.

END DIVISION 8

Division 9
FINISHES

09250 GYPSUM WALLBOARD
Part 2 - Product
1. Walls: See the "TYPICAL BUILDING MATERIALS" list on the drawings.
A. Finish: 1. Coordinate with Contractor/Owner material selections.
2. Ceiling: See the "TYPICAL BUILDING MATERIALS" list on the drawings.
A. Finish: 1. Coordinate with materials finish selection schedule.
3. Wall and ceiling finishes shall have a flame spread index of not greater than 200, and a smoke-developed index of not greater than 450 per I.R.C. R302.9.
4. Code required areas:
A. Type "X: GWB as required.
1. See division 01002 misc. assembly requirements.
B. Waterproof GWB as req'd at wet or damp locations per I.R.C. section R702.4.2.
5. Wonderboard or durock at all tile locations (U.N.O.)
6. Metal corner bead profile:
1. Coordinate with materials finish selection schedule.

Part 3 - Execution
1. Apply as required in I.R.C. Chapter 7 and Table R702.1(3). Nail or screw in place per table.

09300 TILE
Part 2 - Product
1. Ceramic, quarry, and marble tiles:
A. Coordinate with materials finish selection schedule (by others).

Part 3 - Execution
1. Refer to manufacturer's recommendations.

09550 WOOD FLOORING
Part 2 - Products 1. Type:
A. Coordinate with materials finish selection schedule (by others).

09650 RESILIENT FLOORING
Part 2 - Products 1. Type:
A. Coordinate with materials finish selection schedule (by others).

09680 CARPETING
Part 2 - Products 1. Carpet and Pad:
A. Coordinate with materials finish selection schedule (by others).

09900 PAINTING
Part 2 - Products
1. Painting over prepared surface per manufacturer's recommendations
A. Coordinate with materials finish selection schedule (by others).

09950 WALL COVERINGS
Part 2 - Products
1. Type: A. Coordinate with materials finish selection schedule (by others).

END DIVISION 9

Division 10
SPECIALTIES

10200 LOUVERS AND VENTS
Part 2 - Products
1. Hardware cloth screen 1/4" x 1/4" on soffit vents as detailed.
2. Continuous 2" performed metal soffit vent as detailed.
3. Roof vent (See Division 07700)
4. Other vents as noted per plans.

10300 PREFABRICATED FIREPLACES
Part 2 - Products
1. Location/Model/Accessories:
A. Coordinate with materials finish selection schedule (by others).
Part 3 - Execution
1. See division 01002.12 for misc. assembly requirements for fireplaces.

10400 IDENTIFYING DEVICES
Part 2 - Products
1. Building numbers:
A. Coordinate with materials finish selection schedule (by others).
Part 3 - Execution
1. Install in location per jurisdictional requirements.

10800 TOILET AND BATH ACCESSORIES
Part 2 - Products
1. Toilet and bath accessories:
A. Coordinate with materials finish selection schedule (by others).

10900 WARDROBE AND CLOSET SPECIALTIES
Part 2 - Products
1. Storage Closet:
A. Coordinate with materials finish selection schedule (by others).
2. Clothes Closets:
A. Coordinate with materials finish selection schedule (by others).
3. Pantry.

END DIVISION 10

Division 11
EQUIPMENT

11010 MAINTENANCE EQUIPMENT
Part 2 - Products
1. Vacuum cleaning system:
A. Coordinate with materials finish selection schedule (by others).

11450 RESIDENTIAL EQUIPMENT
Part 2 - Products
1. Garage door opener(s).
A. Coordinate with materials finish selection schedule (by others).
2. Ironing board cabinet (or drawer).
A. Coordinate with materials finish selection schedule (by others).
3. Free-standing appliances:
A. Coordinate with materials finish selection schedule (by others).

END DIVISION 11

Division 12
FURNISHINGS

12500 WINDOW TREATMENT
Part 2 - Products
1. Window treatment: A. Coordinate with materials finish selection schedule (by others).

END DIVISION 12

Division 13
SPECIAL CONSTRUCTION

13150 POOLS
Part 2 - Products 1. Bidder design

13156 HOT TUB
Part 2 - Products
1. By:
A. Coordinate with materials finish selection schedule (by others).

END DIVISION 13

Division 14
CONVEYING SYSTEMS

14100 DUMBWAITER
Part 2 - Products
1. Dumbwaiter: A. Manufacturer/model number:
1. Coordinate with materials finish selection schedule (by others).

END DIVISION 14

Division 15
MECHANICAL

15000 GENERAL
Part 1 - General
1. Mechanical system to be bidder design.
2. Regulatory requirements:
A. Refer to Division 1 General Requirements.
B. See plans for total maximum Btu.
C. Heating and cooling equipment shall be sized based on building loads calculated in accordance with ACCA manual J or other approved heating and cooling calculation methodologies. Per M1401.3
3. Contractor work out plumbing and HVAC diagram layout.
A. Coordinate with other trades.

15400 PLUMBING
Part 2 - Product
1. Pipes and Fittings:
A. Waste & soil: ABS plastic of sizes req'd for the intended purpose.
1. Provide cast iron with compression neoprene joints per locations shown on the drawings.
2. Provide clean-outs at bends.
B. Vents: ABS
C. Gas: Per code, verify location of appliances.
1. Provide an approved earthquake shutoff valve installed in the building supply line immediately after the gas meter. The valve shall be located outside of the structure and be accessible.
D. Water Line:
1. Below Grade: 1 1/4" type K with/hard solder
2. Above Grade: Type L w/soft solder
2. Plumbing equipment:
A. Hot water heater: (Duals in tandem)
1. Size per U.P.C. 501 and Table 501.1 and jurisdictional amendments.
2. Coordinate with owner's material selection (by others).
B. Hose bib, frost proof type: Mansfield units
C. Main shut-off valve in garage.
D. Plumbing fixtures 1. Coordinate with owners material selection (by others).
3. Irrigation: (bidder design)
A. Provide "T" connection in main line in garage by main shut-off valve with separate shut-off and drain valve.

15400 PLUMBING (cont.)
4. Automatic Sprinkler System: (bidder design)

Part 3 - Execution
1. The installer to design the system to appropriate jurisdictional requirements and function in a manner consistent with industry standards. Refer to general requirements.

15500 HVAC
Part 2 - Product
1. Forced Air:
A. Furnace system:
1. Coordinate with materials finish selection schedule (by others).
B. Duct work and insulation:
1. Coordinate with materials finish selection schedule (by others).
C. Air cleaner:
1. Coordinate with materials finish selection schedule (by others).
D. Controls:
1. Coordinate with materials finish selection schedule (by others).
E. Registers with adjustable supply:
1. Coordinate with materials finish selection schedule (by others).
F. Provide firestopping at 'B' vent location per I.R.C. sections R302.11.
2. Fans: see division 17 energy requirements.
3. See floor plans for Whole House Ventilation requirements.
4. Vents:
1. Coordinate with materials finish selection schedule (by others).
5. Exhaust Ducts:
A. Terminate outside building and equip with backdraft dampers per I.R.C. section M1507.3.3.
6. Dryer Ducts:
A. Cloths Dryers shall be exhausted in accordance with manufactures instructions & I.R.C. M1502.
B. Protective shield plates shall be placed per I.R.C. M1502.5.

Part 3 - Execution
1. The installer to design the system to appropriate jurisdictional requirements and function in a manner consistent with industry standards. Refer to general requirements.

END DIVISION 15

Division 16
ELECTRICAL

16000 GENERAL
Part 1 - General
1. Electrical systems to be bidder designed.
2. Regulatory requirements: refer to Division 1 - General Requirements.
3. Contractor to provide electrical diagramming layouts, design circuitry: follow lighting plan if provided.
A. Coordinate with other trades.

16200 POWER
Part 2 - Product
1. Wire and Boxes.
A. Volt: 12 6A (3) Wire
1. GFI @ Damp Locations
B. Low voltage: standard type
2. Panels: Circuit breaker box fully labeled
A. Capacity: Bidder Design
B. Circuitry: Bidder Design
3. Grounding:
A. Provide (1) 2 1/2" schedule 80 PVC conduit at concrete stem wall for electrical service and (1) 5/8" diameter x 8'0" long galvanized rod (& Ufer ground) for electrical grounding.
4. Smoke Detectors:
A. Provide and install per I.R.C. section R314.
5. Fire alarm:
A. Provide and install per N.E.C. and as required by governing fire marshal.

Part 3 - Execution
1. The installer to design the system to appropriate jurisdictional requirements and function in a manner consistent with the industry standards. Refer to general requirements and I.R.C.

16200 COMMUNICATIONS
Part 2 - Product
1. Intrusion alarm and security detection systems:
A. Coordinate with materials finish selection schedule (by others).
2. Phone system:
A. Coordinate with materials finish selection schedule (by others).
3. Intercommunication systems:
A. Coordinate with materials finish selection schedule (by others).
4. Stereo system:
A. Coordinate with materials finish selection schedule (by others).

16500
LIGHTING

Part 2 - Product
1. Fixtures: 1. Coordinate with materials finish selection schedule (by others).
Note: A minimum of 75% of all luminaries shall be high efficiency per W.S.E.C. R404.1.
2. Control: A. Switches:1. Coordinate with materials finish selection schedule.
3. Dimmers: 1. Coordinate with materials finish selection schedule (by others).
4. Boxes: 1. Coordinate with materials finish selection schedule (by others).
5. Other: 1. Coordinate with materials finish selection schedule (by others).

Part 3 - Execution
1. The installer to design the system to appropriate jurisdictional requirements and function in a manner consistent with the industry standards. Refer to general requirements.

END DIVISION 16

Division 17
ENERGY REQUIREMENTS

WASHINGTON STATE ENERGY CODE:
General Notes:
1. Per WSEC R402.4. The building Envelope shall be constructed to limit the air leakage rate not to exceed 5 air changes per hour. The results of the test shall be signed by the party conducting the test and provided to the code official (R402.4.1.2).
2. Per WSEC R403.1.1. at least one thermostat per dwelling unit shall be capable of controlling the heating and cooling system on a daily schedule.
3. Per WSEC R403.3.2. ducts, air handlers, and filter boxes shall be sealed.

REGISTERED ARCHITECT
5079
JOHN KAPPLER
STATE OF WASHINGTON
ORIGINAL SIGNATURE REQUIRED

Date	By	Description
04/30/21	SM	PERMIT SET

Pratt Plat
Lot 2
7921 SE 72nd PL Mercer Island, WA 98040

ARCHITECTURAL INNOVATIONS, P.S.
Forward Thinking Design Solutions For Your Environment
14311 SE 16th St
Bellevue, WA 98007
1-800-888-4517
www.kapplerhomeplans.com

TITLE

JOB NO.: 19035.05
STARTING NO.: 19035.03

SHEET
A1

BUILDING HEIGHT CALCULATION

City of Mercer Island Avg. Grade Calculations

Midpoint Datum Elevation			F or E	Wall Segment Length					
A	=	294.30	E	a	=	2.50	A*a	=	735.75
B	=	294.30	E	b	=	2.50	B*b	=	735.75
C	=	294.60	E	c	=	14.50	C*c	=	4271.70
D	=	295.00	E	d	=	1.50	D*d	=	442.50
E	=	295.30	E	e	=	8.50	E*e	=	2510.05
F	=	295.60	E	f	=	3.00	F*f	=	886.80
G	=	295.90	E	g	=	6.50	G*g	=	1923.35
H	=	296.10	E	h	=	5.50	H*h	=	1628.55
I	=	296.60	E	i	=	14.20	I*i	=	4211.72
J	=	297.20	E	j	=	2.50	J*j	=	743.00
K	=	297.50	E	k	=	5.80	K*k	=	1725.50
L	=	297.80	E	l	=	2.00	L*l	=	595.60
M	=	297.90	F	m	=	30.00	M*m	=	8937.00
N	=	301.00	F	n	=	20.00	N*n	=	6020.00
O	=	299.90	F	o	=	10.70	O*o	=	3208.93
P	=	299.30	F	p	=	2.00	P*p	=	598.60
Q	=	298.00	F	q	=	19.30	Q*q	=	5751.40
R	=	297.50	F	r	=	9.00	R*r	=	2677.50
S	=	297.00	E	s	=	35.30	S*s	=	10484.10
T	=	296.20	E	t	=	4.00	T*t	=	1184.80
U	=	296.00	E	u	=	16.70	U*u	=	4943.20
V	=	288.60	F	v	=	36.00	V*v	=	10389.60
		6521.60				252.00			74605.40
Job Name		Pratt Plat Lot 2					296.05		AVG. GRADE

City of Mercer Island GFA Calculations

Lower Level Area Calculation (Lot 2)

Wall	Length	Percentage	Finish or Existing	Result
A	2.5	75.1%	E	1.9
B	2.5	75.5%	E	1.9
C	14.5	80.0%	E	11.6
D	1.5	83.7%	E	1.3
E	8.5	89.0%	E	7.6
F	3	90.0%	E	2.7
g	14.5	94.4%	E	13.7
h	30	100.0%	E	30.0
i	23.3	100.0%	E	23.3
j	4	100.0%	E	4.0
k	16.75	94.3%	E	15.8
f	36	63.1%	E/F	22.7
	157.05			136.4
	Total Average Result			0.9
Flr	Sq Ft	Result		Excluded Area
	1260	0.8684161		1094.204298

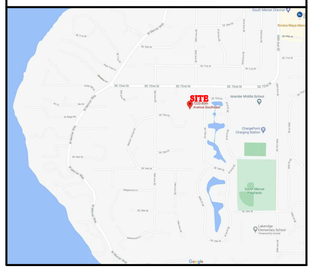
Garage Area Calculation (Lot 2)

Wall	Length	Percentage	Finish or Existing	Result
a	30	0.0%	F	0.0
b	20	35.0%	F	7.0
c	10.7	27.9%	F	3.0
d	2	23.0%	F	0.5
e	19.3	11.6%	F	2.2
f	22	0.0%	F	0.0
	104			12.7
	Total Average Result			0.1
Flr	Sq Ft	Result		Excluded Area
	639	0.1219625		77.9340375

Lot Size = 10,348 SF x 40% = 4139 SF

Main Floor	1615	(1558+57) AREA >16'
Garage	561	(639-78) EXCLUDED
Upper Floor	1793	(1890-97) STAIRS
Lower Floor	166	(1260-1094) EXCLUDED
	4135	

VICINITY MAP



SITE INFO

STREET ADDRESSES:
7921 SE 72nd PL, Mercer Island, WA 98040

PARCEL NUMBER:
tbd
SITE DEVELOPMENT PERMIT:
1903-061

LEGAL DESCRIPTION:
LOT(S) 2, CAYSON FIELDS, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 295 OF PLATS, PAGE 69, RECORDS OF KING COUNTY, WASHINGTON.

ZONING

ZONING: R-9.6

SINGLE FAMILY RESIDENTIAL SETBACKS
FRONT YARD - 20.0'
REAR YARD - 25.0'
SIDE YARD - 17.68' COMBINED (17% OF 104')
VARIABLE MIN. 5.83'(33% OF 17.68'), 7.5' OR 10'

LOT COVERAGE
40% - LOT SLOPE IS LESS THAN 15%

REQUIRED LANDSCAPE AREA
60% - LOT SLOPE IS LESS THAN 15%

HARDSCAPE COVERAGE
5%

ALLOWED GFA
40%

ALLOWABLE BUILDING HEIGHT
30' ABOVE AVERAGE BUILDING ELEVATION TO TOP OF STRUCTURE
30' ABOVE LOWEST GRADE TO TOP OF WALL

SITE CALCULATIONS

LOT AREA
10,348 SF GROSS LOT AREA

COVERAGE CALCULATION
10,348 SF LOT AREA
x 40%
4,139 SF ALLOWABLE IMPERVIOUS COVERAGE

2,464 SF HOUSE ROOF (includes gutters)
551 SF COVRED PATIO & PORCH (includes gutters)
823 SF DRIVEWAY (excludes area under eaves)
3,808 SF / 36.7% TOTAL COVERAGE

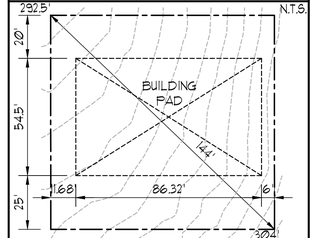
HARDSCAPE COVERAGE CALCULATION
10,298 SF LOT AREA
x 5%
927 SF ALLOWABLE HARDSCAPE COVERAGE

73 SF FRONT WALK (excludes portion u/ eaves)
181 SF WINDOW WELLS (excludes portion u/ eaves)
123 SF UNCOVERED PATIO (excludes portion u/ eaves)
23 SF RETAINING WALLS (excludes protion u/ eaves)
400 SF / 3.8% TOTAL HARDSCAPE COVERAGE

LEGEND

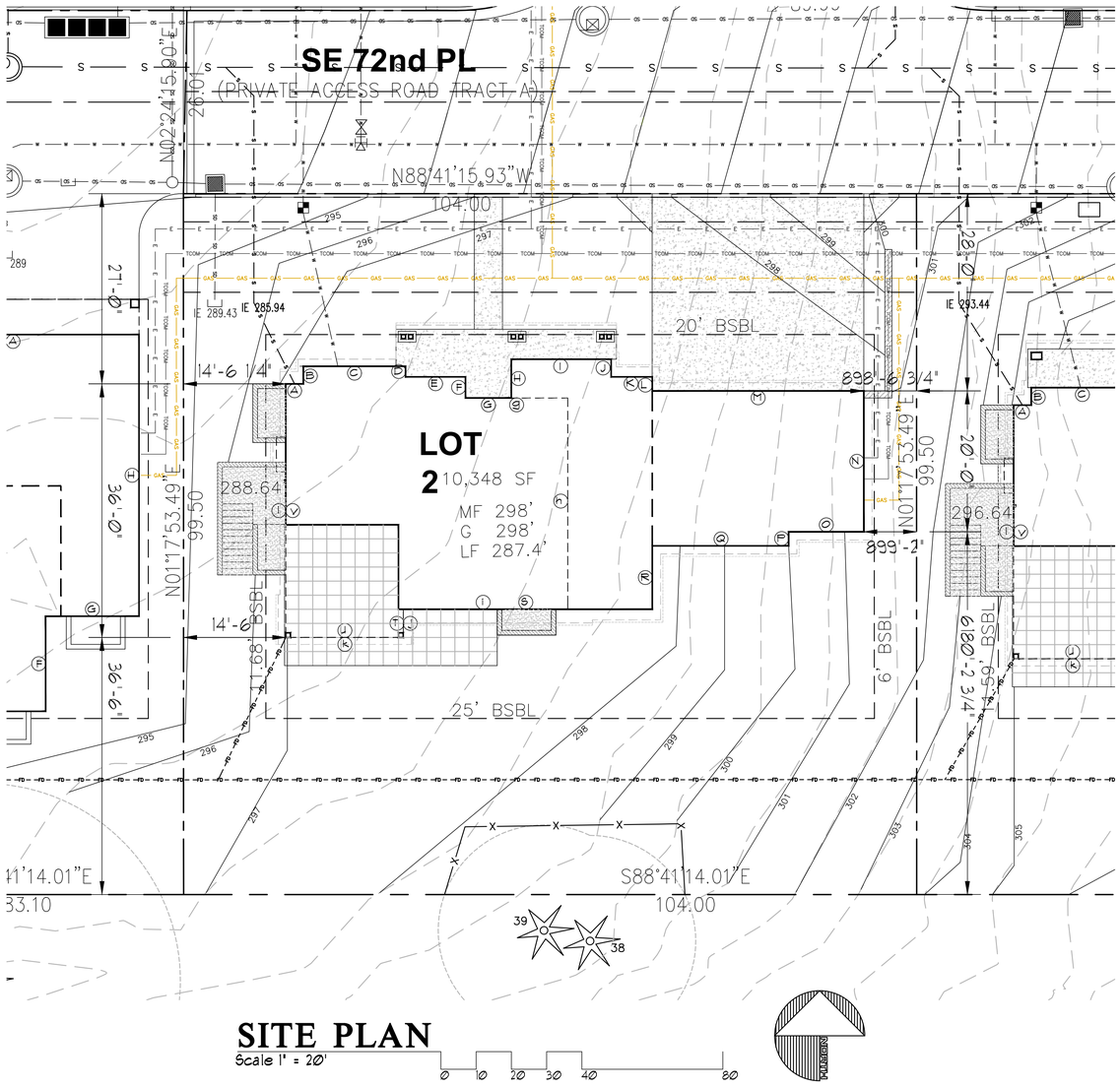
- W — DESIGNATES WATER
- S — DESIGNATES SEWER
- SD — DESIGNATES STORM
- FD — DESIGNATES FOOTING DRAIN
- GAS — DESIGNATES GAS
- E — DESIGNATES ELECTRICAL
- TCOM — DESIGNATES TELECOMMUNICATIONS
- DESIGNATES EXISTING GRADE
- DESIGNATES FINISHED GRADE
- DESIGNATES TREE DRIPLINE
- X — DESIGNATES TREE FENCING

LOT SLOPE CALCULATION



304-292.5=11.5'/144'=.079x100=7.9%

NOTE:
WEEDS TO BE REMOVED FROM SITE



SITE PLAN

Scale 1" = 20'

0 10 20 30 40 80

NORTH

SUBMITTED ARCHITECT
STATE OF WASHINGTON
ORIGINAL SIGNATURE REQUIRED

Date	By	Description
04/05/21	SK	PERMIT SET

Pratt Plat

Lot 2
7921 SE 72nd PL Mercer Island, WA 98040

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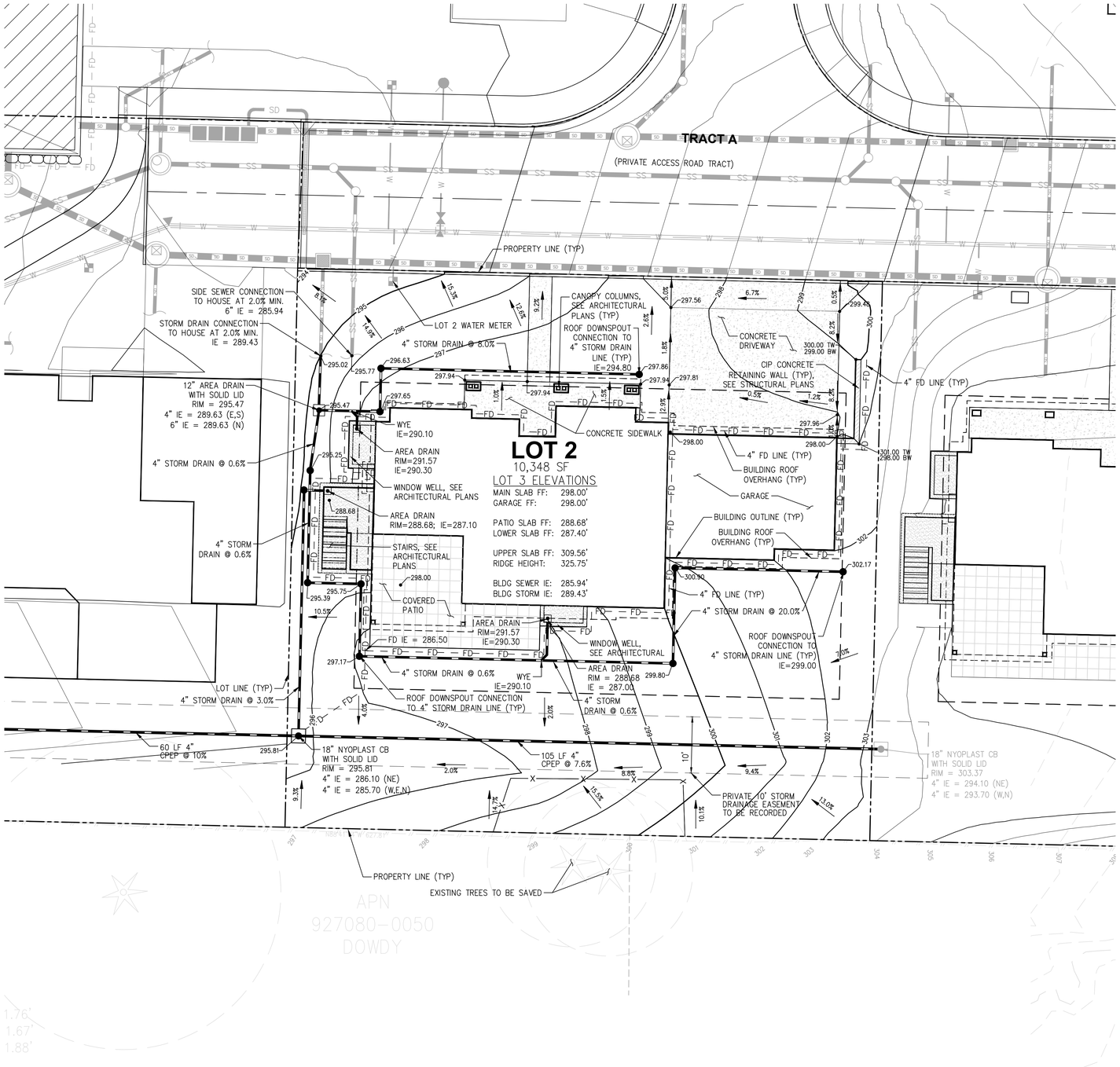
Forward Thinking Design Solutions For Your Environment
14311 SE 16th St
Bellevue, WA 98007
1-800-888-4517
www.kaprielhomeplans.com

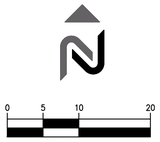
TITLE

JOB NO.: 18143.14.2
STARTING NO.:

SHEET
A1.1

SEC. 25, TWP. 24 N., RGE. 4 E., W.M.





SITE

- PROPERTY LINE
- BUILDING LINE
- CROSSWALK
- BOLLARDS
- CURB RAMP
- 401 MINOR CONTOUR
- 400 MAJOR CONTOUR
- RIDGE RIDGE LINE
- xxx.xx SPOT ELEVATION
- 1.3% SLOPE ARROWS
- ROCKERY
- CIP CONCRETE WALL
- ASPHALT
- CONCRETE DRIVEWAY
- SIDEWALK
- LANDSCAPE
- GRAVEL PATH
- FD FOUNDATION DRAIN LINE
- STORM DRAIN LINE
- FD FOUNDATION DRAIN
- STORM CLEANOUT
- NYOPLAST DRAIN PER DETAIL 1/C2.4 OF THE FINAL ENGINEERING PLANS

GEOTECHNICAL SPECIAL INSPECTIONS

1. MONITORING OF EROSION CONTROL.
2. OBSERVATION AND MONITORING OF EXCAVATION.
3. SUBSURFACE DRAINAGE INSTALLATION.

GRADING NOTES (NAVIX)

1. THE SPOT ELEVATIONS INDICATED ON THIS PLAN REPRESENT THE DESIGN TOP OF PAVEMENT OR SURFACE, UNLESS OTHERWISE NOTED.
2. CONTRACTOR IS RESPONSIBLE FOR DEMOLITION OF EXISTING STRUCTURES INCLUDING REMOVAL OF ANY EXISTING UTILITIES SERVING THE STRUCTURE. UTILITIES ARE TO BE REMOVED TO THE RIGHT-OF-WAY.
3. CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO ALL SLOPES 3H:1V OR STEEPER. CONTRACTOR SHALL STABILIZE DISTURBED AREAS IN ACCORDANCE WITH LOCAL SPECIFICATION.
4. ALL CUT AND FILL SLOPES SHALL BE 3:1 OR FLATTER UNLESS OTHERWISE NOTED.
5. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDING FOR ALL NATURAL AND PAVED AREAS AND SHALL GRADE ALL AREAS TO PRECLUDE PONDING OF WATER.
6. ALL POLLUTANTS OTHER THAN SEDIMENT ON-SITE DURING CONSTRUCTION SHALL BE HANDLED AND DISPOSED OF IN A MANNER THAT DOES NOT CAUSE CONTAMINATION OF STORMWATER. THE CONTRACTOR SHALL ADHERE TO ALL TERMS AND CONDITIONS AS OUTLINED IN THE GENERAL N.P.D.E.S. PERMIT FOR STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
7. PROPERTIES AND WATERWAYS DOWNSTREAM OF THE SITE SHALL BE PROTECTED FROM EROSION DUE TO INCREASES IN THE VOLUME, VELOCITY AND PEAK FLOW RATE OF STORMWATER RUNOFF FROM PROJECT SITE.
8. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
9. CONTRACTOR TO REMOVE UNSUITABLE SOILS LOCATED WITHIN THE BUILDINGS FOOTING AREA.
10. FOR BOUNDARY AND TOPOGRAPHIC INFORMATION REFER TO PROJECT SURVEY AND FINAL ENGINEERING PLANS.
11. ALL GRADING, SITE PREPARATION, AND EARTHWORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PROJECT GEOTECHNICAL ENGINEERING REPORT, PROJECT 16-106, PREPARED BY PANGEO, DATED APRIL 28, 2016 AND GEOTECHNICAL EVALUATION, PROJECT T-8177, PREPARED BY TERRA ASSOCIATES INC., DATED JUNE 11, 2019.
12. ALL FILL MATERIAL SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT AND COMPACTION.
13. IF NEW FILL IS PLACED OVER EXISTING SLOPES OF 20% OR GREATER, THE STRUCTURAL FILL SHOULD BE KEYED AND BENCHED INTO COMPETENT NATIVE SLOPE SOILS. SEE FIGURE 4 ON SHEET C-2.6.
14. ALL EXISTING TREES THAT CAN FEASIBLY BE RETAINED WILL BE PRESERVED. CONTRACTOR WILL WORK WITH CITY ARBORIST AND OTHER STAFF TO MAXIMIZE TREE RETENTION.
15. THE TOTAL IMPERVIOUS SURFACE ON LOT WILL NOT EXCEED THE NET MAXIMUM LOT COVERAGE AREA.

LOT INFORMATION

		LOT COVERAGE CALCULATIONS			
LOT#	LOT AREA (SF)	GROSS MAX LOT COVERAGE ALLOWED (% / SF)		GROSS MAX LOT COVERAGE PROVIDED (% / SF)	
2	10,348	40%	4,139	39%	4,135

NAVIX
SITE | CIVIL
11235 s.e. 6th street | suite 150
bellevue, wa 98004
t: 425.453.9501 | f: 425-453-8208
www.navixeng.com

CLIENT/OWNER

CAYSON FIELDS LLC
P.O. BOX 791
MERCER ISLAND, WASHINGTON 98040

PROJECT NAME

PRATT PROPERTY

NAVIX PROJECT NUMBER: 50-215-003

PROJECT ADDRESS

7233 80TH AVE SE
MERCER ISLAND, WA 98040

STAMP

REVISIONS

REV	ISSUED FOR:	DATE
	BUILDING PERMIT	04.29.21

SECTION, TOWNSHIP, RANGE:

SECTION 25, TOWNSHIP 24 NORTH, RANGE 4 EAST, W.M.

PROJECT TEAM

REVIEWED BY: J. TAFLIN
DESIGNED BY: K. GREKOV

SHEET NAME

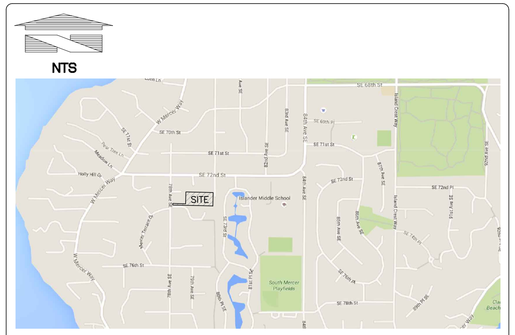
LOT 2 GRADING AND DRAINAGE PLAN

SHEET NUMBER

C4.2

B:\Washington\Mercer Island\Wes G\Pratt\2Drawings\PRTT_142L.dwg Apr 30, 2021 - 11:01am

BOUNDARY AND TOPOGRAPHIC SURVEY



LEGAL DESCRIPTION

THE EAST 427.40 FEET OF THE SOUTH 210.00 FEET OF THE NORTH 450.00 FEET OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 24 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON;
TOGETHER WITH THE SOUTH 25 FEET OF THE SOUTH 110 FEET OF THE NORTH 450 FEET OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION, LYING WEST OF THE WEST LINE OF THE EAST 427.40 FEET OF SAID SUBDIVISION;
EXCEPT PORTION CONVEYED TO KING COUNTY FOR ROAD PURPOSES BY DEED RECORDED UNDER RECORDING NO. 1626935.
SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

SPECIAL EXCEPTIONS

1. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SHOWN IN THE DOCUMENT
RECORDING DATE: JUNE 12, 1950
RECORDING NO.: 4024150
PURPOSE: INGRESS AND EGRESS
AFFECTS: EAST 30 FEET **(AS SHOWN)**

2. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: PUGET SOUND POWER & LIGHT COMPANY
PURPOSE: ELECTRIC TRANSMISSION
RECORDING DATE: AUGUST 11, 1954
RECORDING NO.: 4474176
(BLANKET EASEMENT LOCATED WITHIN THE EAST 30' AS SHOWN)

3–6. ARE GENERAL OR TAX EXCEPTIONS, NOT APPLICABLE TO BE SHOWN ON THIS SURVEY.

BASIS OF BEARING

BASIS OF BEARING FOR THIS SURVEY IS A LINE BETWEEN CITY OF MERCER ISLAND MI 1056 AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 25, T24N, R04E, W.M. AND MERCER ISLAND 1519 AT THE SOUTHWEST CORNER OF SAID QUARTER. BEARING BETWEEN THESE MONUMENTS WAS TAKEN AS SOUTH 46°01'02" WEST.

BASIS OF ELEVATION

BASIS OF NAVD88 ELEVATION WAS TAKEN FROM MERCER ISLAND CONTROL MONUMENT 3190 AT THE INTERSECTION OF SE 72ND STREET AND 80TH AVENUE SE. ELEVATION TAKEN AS 302.674'

CHECKED WITH HIGH ACCURACY LEVEL NETWORK TO CITY OF MERCER ISLAND 3188 WITH A CLOSURE OF 0.000' FROM PUBLISHED. ELEVATION OF 3188 WAS TAKEN AT 260.671'.

ADDRESS

7233 80TH AVENUE SE
MERCER ISLAND, WA 98040

TAX PARCEL NO. AND AREA

252404–9111, 94,764± SQ. FT. (2.175± ACRES)

FLOOD INFORMATION

PROPERTY IS LOCATED ON FEMA MAP MAP NUMBER 53033C0675 F, NOT PRINTED.

PROCEDURE / NARRATIVE:

A FIELD TRAVERSE USING A FOCUS 30 ROBOTIC TOTAL STATION AND A SPECTRA PRECISION RANGER 3 DATA COLLECTOR SUPPLEMENTED WITH FIELD NOTES AND TOPCON GR5 NETWORK RTK GPS ROVER, WAS PERFORMED, ESTABLISHING THE ANGULAR, DISTANCE, AND VERTICAL RELATIONSHIPS BETWEEN THE MONUMENTS, PROPERTY LINES AND IMPROVEMENTS. THE RESULTING DATA MEETS OR EXCEEDS THE STANDARDS FOR LAND BOUNDARY SURVEYS AS SET FORTH IN WAC 332–130–090.

REFERENCE SURVEYS:

R1) PLAT OF WEST RIDGE LANE, VOL. 96, PAGE 49
R2) MERCER ISLAND SHORT PLAT AMENDMENT NO. SUB06–016, REC. NO. 20070530900002
R3) ROS REC. NO. 20110923900002
R4) ROS REC. NO. 20080717900012

NOTES

1. ALL DISTANCES ON THIS SURVEY ARE SHOWN IN US SURVEY FOOT

2. UTILITIES ON THIS SURVEY ARE SHOWN PER SURFACE OBSERVATIONS OBTAINED IN THE FIELD AT TIME OF SURVEY. UNDERGROUND UTILITY LOCATE PAINT MARKS WERE PLACED AS PART OF THIS SURVEY AND UTILITIES SHOWN ARE A RESULT OF THESE PAINT MARKINGS AND OTHER SURFACE OBSERVATIONS AS WELL AS READILY AVAILABLE UTILITY MAPS.

3. TICOR TITLE COMPANY COMMITMENT NUMBER 70042742, EFFECTIVE DATE FEBRUARY 22, 2016 AT 08:00 A.M. WAS UTILITZED FOR THIS SURVEY.

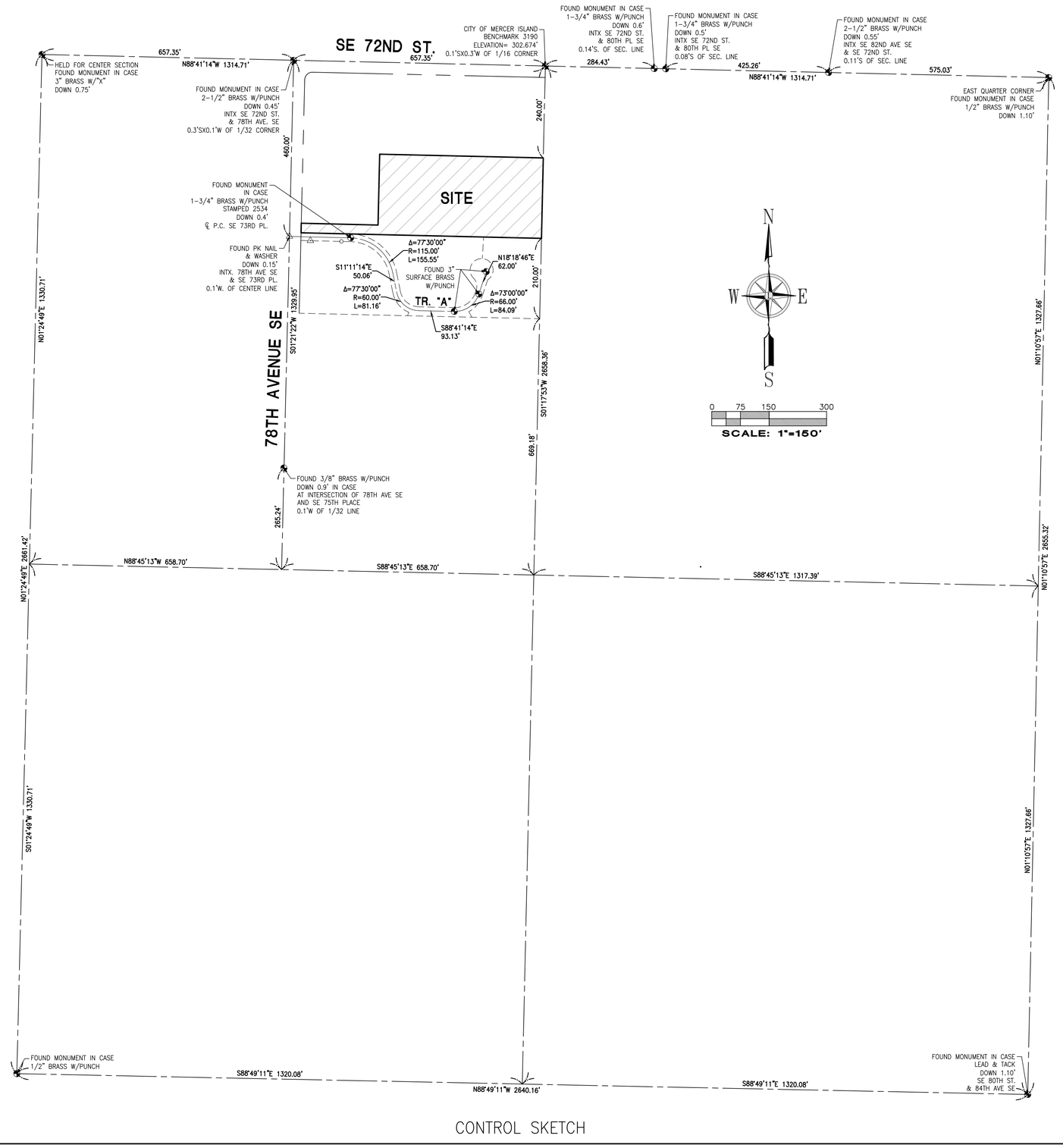
4. FIELD SURVEY WAS PERFORMED ON APRIL 13, 14 & 16, 2016 AND MONUMENTS SHOWN AS FOUND WERE VISITED ON THIS DAY.

SURVEYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY UPON WHICH IT IS BASED WERE MADE BY ME OR UNDER MY DIRECTION AND CORRECTLY REFLECTS THE CONDITIONS OF THIS SITE AS OF THE DATE OF THE FIELD SURVEY.

TREVOR S. LANKTREE P.L.S.
WASHINGTON REGISTRATION NO. 45789

2-02-2017
DATE



CONTROL SKETCH

No.	Date	By	Chkd.	Appr.	Revision
1	2/2/17	JSK	TSL	TSL	ADDED TOPO FOR WATER EXTENSION ALONG 80TH AVE. SE

Title: BOUNDARY AND TOPOGRAPHIC SURVEY
PTN OF THE NW1/4, OF THE SE1/4 OF SEC. 25, TWP. 24 N., RGE 4 EAST, W. M.
CITY OF MERCER ISLAND
KING COUNTY STATE OF WASHINGTON

For: BELLEVUE PACIFIC PROPERTIES GROUP, LLC
3029 92ND AVENUE NE
CLYDE HILL, WA 98004

Scale: Horizontal 1"=150' Vertical

Designed —— Drawn BGM Checked TSL/JK Approved TSL Date 4/22/16

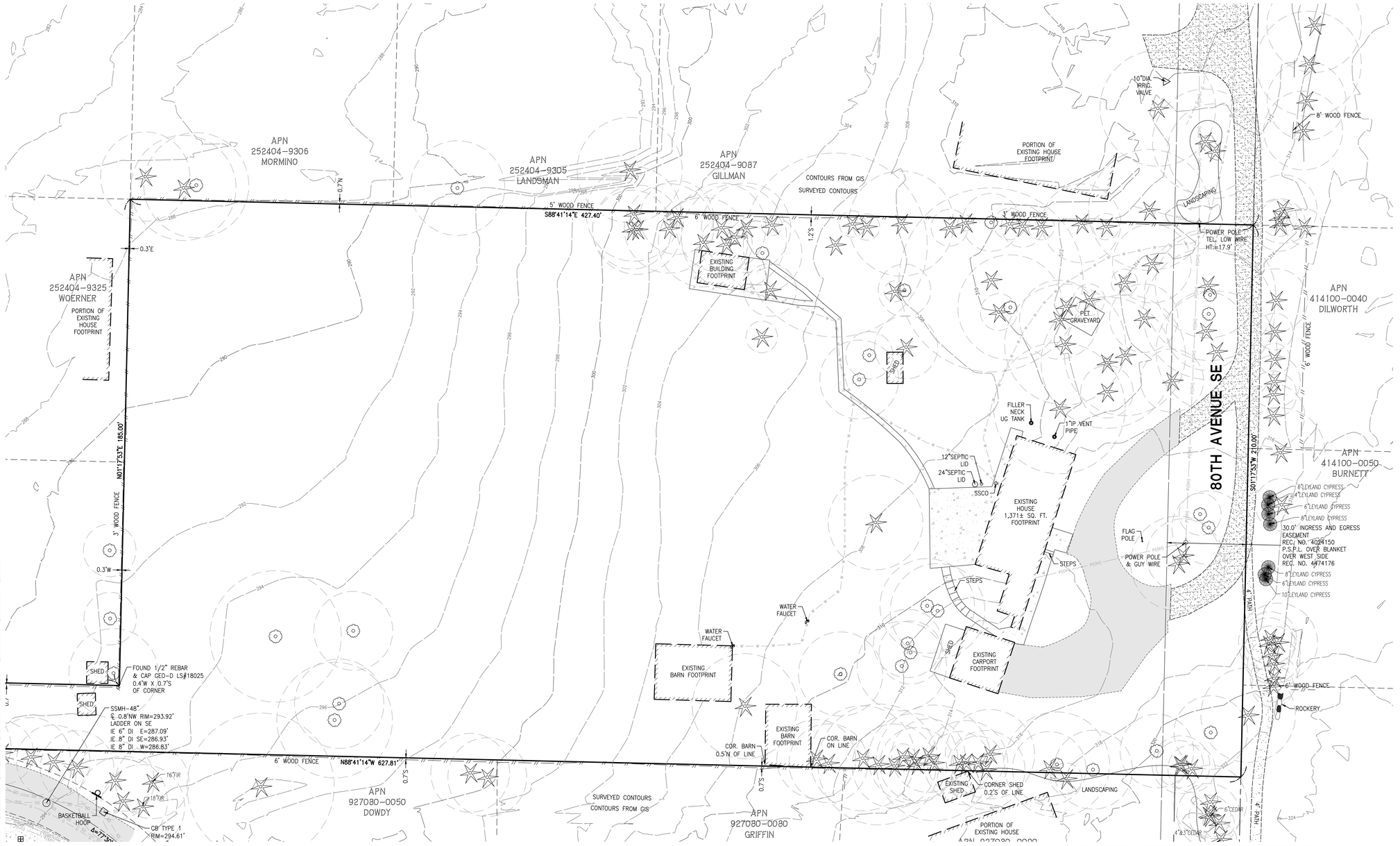
LANKTREE LAND SURVEYING, INC.
32320 111TH PLACE S.E., AUBURN, WA 98092
PHONE: (253) 653–6423
FAX: (253) 793–1616
WWW.LANKTREELANDSURVEYING.COM

Job Number 2120
Sheet T001
1 of 4

File: P:\2120 Davido 80th Avenue SE\Survey\Drawings\2120T001_1_1_8416.DWG Date/Time: Feb 02, 2017 – 8:07am Scale: 1"=3' jkies Xrefs:

BOUNDARY AND TOPOGRAPHIC SURVEY

SEE MATCHLINE B SHEET 3 OF 4



SEE MATCHLINE A SHEET 3 OF 4

SEE MATCHLINE C SHEET 3 OF 4

TREVOR S. LANKTREE
STATE OF WASHINGTON
45789
REGISTERED PROFESSIONAL LAND SURVEYOR
DATE SIGNED 2-02-2017

No.	Date	By	Chkd.	Appr.	Revision
1	2/2/17	JSK	TSL	TSL	ADDED TOPO FOR WATER EXTENSION ALONG 80TH AVE. SE

Title: BOUNDARY AND TOPOGRAPHIC SURVEY
PTN OF THE NW1/4, OF THE SE1/4 OF SEC. 25, TWP. 24 N., RGE 4 EAST, W. M.
CITY OF MERCER ISLAND
KING COUNTY STATE OF WASHINGTON

For: BELLEVUE PACIFIC PROPERTIES GROUP, LLC
3029 92ND AVENUE NE
CLYDE HILL, WA 98004

Scale: Horizontal 1"=20' Vertical

Designed — BGM
Drawn — TSL/JK
Checked — TSL
Approved — TSL
Date — 4/22/16

LANKTREE LAND SURVEYING, INC.
32320 111TH PLACE S.E., AUBURN, WA 98092
PHONE: (253) 653-6423
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Job Number 2120
Sheet T002
2 of 4

File: P:\2120 Davido 80th Avenue SE\Survey\Drawings\2120T001_1_1_8416.DWG Date/Time: Feb 02, 2017 - 8:08am Scale: 1"=3' jkies Xrefs:

FOUNDATION DRAINAGE/WATERPROOFING

EXTERIOR FOUNDATION WALLS THAT RETAIN EARTH AND ENCLOSE INTERIOR SPACES AND FLOORS BELOW SHALL BE WATERPROOFED FROM THE HIGHER OF THE TOP OF THE FOOTING OR 6" BELOW THE TO OF THE BASEMENT FLOOR, TO THE FINISHED GRADE.

Provisions for wall drainage should consist of a rigid 4-inch diameter perforated drainpipe behind and at the base of the wall footings. The drainpipe should be embedded in 12 to 18 inches of pea gravel or clean crushed rock. A minimum 12-inch wide layer of free draining granular soils (i.e. pea gravel or washed rock) is recommended adjacent to the wall for the full height of the wall. Alternatively, a composite drainage material, such as Miradrain 6000 may be used in lieu of a vertical free draining granular soil layer. The composite drainage material should be installed per the manufacturer's recommendations. The drainpipe at the base of the wall should be graded to direct water to a suitable outlet.

CRAWL SPACE VENTS

1. CRAWL SPACE AREA 408 SF
2. CRAWL SPACE AREA / 300 = 1.36 SF OF VENT AREA REQUIRED
3. TYPICAL VENT SIZE = 14"x8"x.75 (75% EFFICIENCY) = .58 SF PER VENT NET FREE AREA
4. VENT AREA / .58 = 2.34 VENTS REQUIRED.
5. 3 VENTS SHOWN (SEE PLAN FOR LOCATION)
6. 3 VENTS x .58 = 1.74 SF OF VENT AREA PROVIDED.
7. VENTS SHALL BE COVERED WITH CORROSION RESISTANT WIRE MESH WITH OPENINGS OF 1/4" MAX.
8. VENTS LOCATED IN RIM JOIST MUST BE PERMANENTLY BAFFLED. WSEC 502.1.4.7

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. 01002.10A SHEET A-1
   - TRUSS SPAN PER FLOOR PLANS
   - TRUSS TYPE PER ROOF FRAMING PLAN
4. ROOF FRAMING SPACING, 24" o.c. U.N.O.
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 U.N.O.
   PROVIDE (1) TRIMMER STUD UP TO 4'-0" SPAN AND (2) TRIMMER STUDS OVER 4'-0" U.N.O.
   SEE DIV. 06100 SHEET A-1
   HEADERS TO BE INSULATED W/ MIN. R-10 INSULATION
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

FOUNDATION KEYNOTES

FP-1	CONCRETE STEM WALL 8" WIDE WITH MIN. 15"x7" FOOTING. SEE DETAILS FOR ADDITIONAL INFORMATION. SEE DIV. 3 SHEET A-1
FP-2	CONCRETE STEM WALL 6" WIDE WITH MIN. 12"x6" FOOTING. SEE DETAILS FOR ADDITIONAL INFORMATION. SEE DIV. 3 SHEET A-1
FP-3	CONCRETE SLAB ON GRADE SHALL BE 4" THICK STEEL TROWELED FINISH, W/ 6x6 W1.4xW1.4 WWF ON 4" GRANULAR FILL. SLOPE 2" TO DOOR. PROVIDE THICKENED EDGE AT DOOR SEE DIV. 3 SHEET A-1
FP-4	PROVIDE A 6-MIL POLYETHYLENE OR APPROVED VAPOR RETARDER WITH JOINTS LAPPED NOT LESS THAN 6" BETWEEN THE CONCRETE SLAB AND THE BASE COURSE OR PREPARED SUBGRADE.
FP-5	CRAWL SPACE VENT. SEE CALCULATION. SEE DIV. 1 SHEET A-1
FP-6	ALL CRIPPLE WALLS ARE 2x6 OR 3x4 @ 16" o.c. U.N.O. 14" MIN STUD LENGTH PER IRC SEE DIV. 6 SHEET A-1
FP-7	4x10 BEAM LINE, U.N.O. MIN. 1" CLEARANCE FROM CONCRETE AT END OF BEAMS SEE DIV. 6 SHEET A-1
FP-8	4x4 PRESSURE TREATED POST (SCAB POST AND BEAM WITH 2x4) ON 90# FELT ON MAT FOOTING U.N.O. PROVIDE 4x6 POST @ BEAM SPLICE & POSITIVE CONNECTION FROM POST TO FOOTING. PER DETAIL 16/D1. SEE DIV. 6 SHEET A-1
FP-9	6 MIL BLACK POLYETHYLENE GROUND COVER ON GRADE. SEE DIV. 7 SHEET A-1
FP-10	ELECTRICAL SERVICE: PROVIDE (1) 2 1/2" SCHEDULE 80 PVC CONDUIT FOR ELECTRICAL SERVICE AND (1) 5/8"x20' LONG GALVANIZED ROD FOR ELECTRICAL GROUNDING. SEE DIV. 16 AND VERIFY W/ SITE CONDITIONS
FP-11	BLOCK OUT IN STEM WALL FOR DOORS, HVAC, ETC. AS REQUIRED
FP-12	18"x24" CRAWL SPACE ACCESS. INSULATE AND WEATHER STRIP. SEE DIV. 01002.1 SHEET A-1
FP-13	24"X24"X12" MAT FOOTING ON SOLID SUBSTRATE W/ (2) #4 BAR EACH WAY OR 12"X7" STRIP FOOTING
FP-14	24"X24"X16" MAT FOOTING ON SOLID SUBSTRATE W/ (2) #4 BAR EACH WAY OR 12"X7" STRIP FOOTING
FP-15	30"X30"X12" MAT FOOTING ON SOLID SUBSTRATE W/ (2) #4 BAR EACH WAY OR 15"X7" STRIP FOOTING
FP-16	36"X36"X12" MAT FOOTING ON SOLID SUBSTRATE W/ (2) #4 BAR EACH WAY
FP-17	STUB STEEL 12" INTO SLAB @ 12"oc
FP-18	FLOOR JOIST SEE DIV. 6 SHEET A-1
FP-19	4x8 BEAM LINE, SOLID BLOCKING BETWEEN JOIST OVER SUPPORT. SEE DIVISION 06100 SHEET A-1
FP-20	PROVIDE SOLID BLOCKING THRU JOIST SYSTEM TO PROVIDE SAME AREA OF BEAM SUPPORT AS ABOVE AND BELOW SEE DIV. 6 SHEET A-1
FP-21	MIN. 1" CLEARANCE FROM CONCRETE AT END OF BEAMS
FP-22	EXTEND PIER MIN 18" BELOW SURROUNDING GRADE
FP-23	3" DIAMETER STEEL POST
FP-24	EDGE OF CONCRETE

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

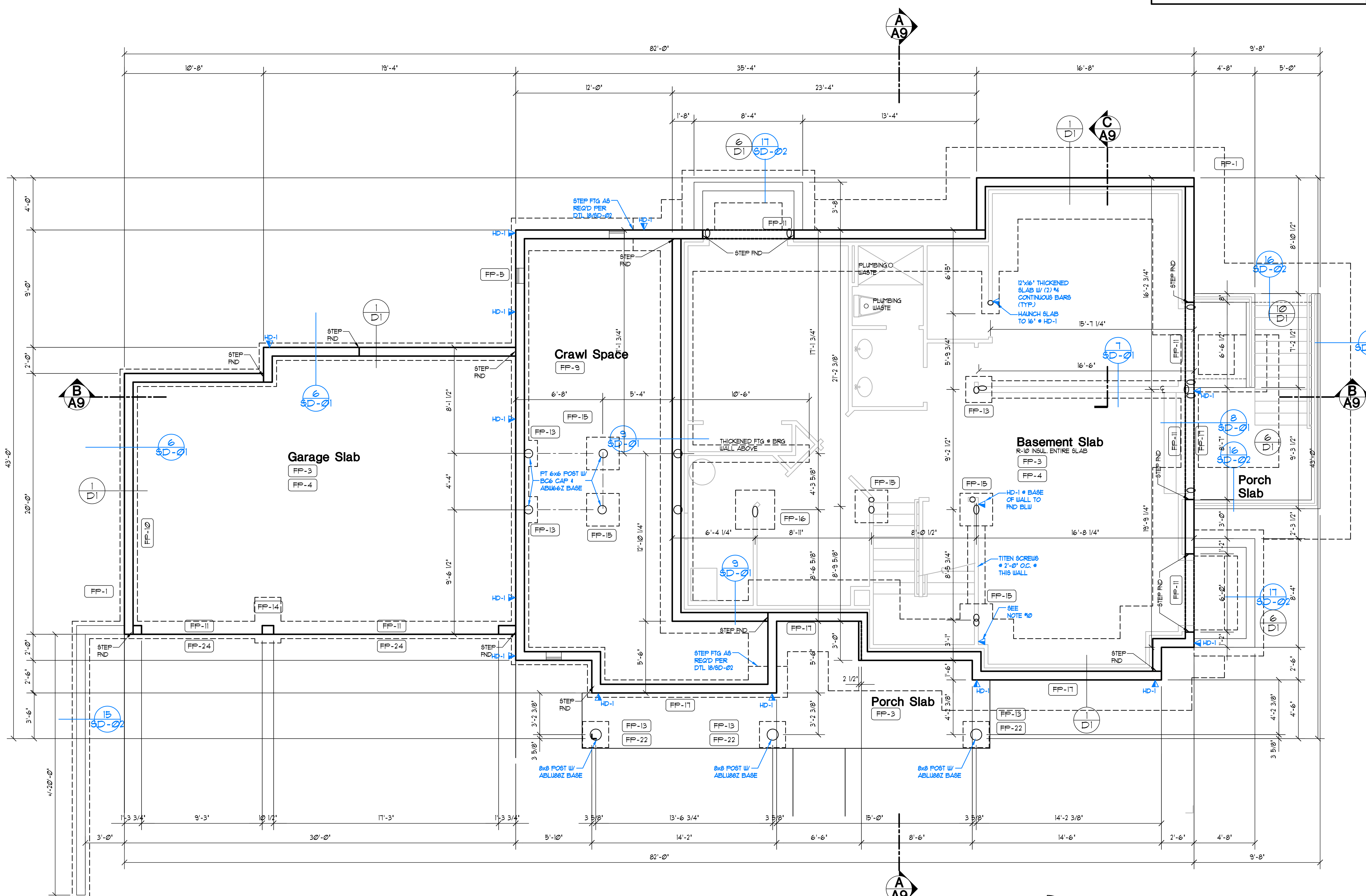
VERTICAL STRAP WITH SIZE DESIGNATION TO BE USED ON FLOOR BELOW

STxx HORIZONTAL STRAP WITH SIZE DESIGNATION

INDICATES BEAM CALCULATION WITH INDEXED NUMBER

WALL ABOVE — WALL BELOW

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



FOUNDATION PLAN

Scale 1/4"=1'-0"

REGISTERED ARCHITECT 5879 JOHN KAPPLER STATE OF WASHINGTON

ORIGINAL SIGNATURE REQUIRED

Date	By	Description
04/30/21	SM	PERMIT SET

Pratt Plat

Lot 2

7921 SE 72nd PL Mercer Island, WA 98040

ARCHITECTURAL INNOVATIONS, P.S.
Forward Thinking Design Solutions For Your Environment
14311 SE 16th St
Bellevue, WA 98007
1-800-888-4517
www.kapplerhomeplans.com

TITLE

JOB NO.: 19035.05
STARTING NO.: 19035.03

SHEET

A2.0

STRUCTURAL FRAMING NOTES

1) PROVIDE SIMPSON CS16 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 CS16 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 AT HD's
4) PROVIDE 7/16" OSB OR 15/32" PLYWOOD FASTENED PER TYP. EXTERIOR WALL SHEATHING SPECIFICATIONS (SEE NOTES ON S0.0)
5) PROVIDE CS16 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 1/2"x0.131" NAILS @ 6" O.C.
6) PROVIDE CS16 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 1/2"x0.131" NAILS @ 6" O.C.
7) HD-5 FROM ABOVE & HD-7 @ BASE OF WALL TO FRAMING BELOW. PROVIDE (2) 2x @ HD
8) HD-7 FROM ABOVE WRAP END LENGTH AROUND FLUSH BOTTOM BEAM AS REQUIRED
9) PROVIDE 7/16" OSB OR 15/32" PLYWOOD FASTENED PER 3" O.C. EDGE NAILING SPECIFICATIONS (SEE NOTE S0.0)
10) FASTEN PT END SHEARWALL STUD TO FOUNDATION WALL W/ 1/4"d x2 3/4" 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 TRUSS)
12) PROVIDE CONTINUOUS OSB RIM ABOVE GLB TO UNDERSIDE OF SHEATHING (TYP. OSB HVAC HOLES PERMITTED) FASTEN SHEATHING TO OSB RIM W/ 2 1/2"x0.131" NAILS AT 3" O.C. FASTEN RIM TO GLB W/ A35 CLIPS AT 12"O.C.
13) HD-5 FROM ABOVE & 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

[F] 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 M1503.4.

[WF] WHOLE-HOUSE FAN ON TIMER, SYSTEMS TO CONFORM TO IRC, M1507.3. FAN SIZE PER PLAN. TIMER TO BE LOCATED AT THE FAU WITH A MANUAL OVERRIDE SWITCH AT THE FAN LOCATION. TIMER TO BE SET TO RUN 50% IN EACH 4-HOUR SEGMENT. FRESH AIR TO BE PROVIDED BY THE FORCED AIR SYSTEM DUCTS PER SECTION M1507.3.6.1. FAN TO HAVE A SONE RATING OF 1.0 OR LESS MEASURED AT 0.1 INCHES WATER GAUGE

[T] THERMOSTAT @ 50" ABOVE FLOOR

110v SMOKE ALARM PER I.R.C. R314 WITH BATTERY BACKUP INTERCONNECTED USE A COMBINATION SMOKE/CARBON MONOXIDE ALARM WHEN NOTED

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 QUAILITY INFORMATION SEE DIV. 17 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" G.W.B. 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' G.W.B. TO GARAGE CEILING WHEN UNDER HABITABLE ROOMS.
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 3/8" 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 I.R.C. SECTION R311.5 AND DETAIL 4/D1.
A. HEADROOM MIN. 6'-8", WIDTH MIN. 3'-0".
B. TREADS 10" MIN. DEPTH AND MIN. WIDTH OF 36" ABOVE HANDRAIL HEIGHT, RISERS 7 3/4" 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 I.R.C. TABLE R301.5
D. INSTALL FIRE BLOCKING BETWEEN STRINGERS AT THE TOP AND BOTTOM OF EACH RUN PER I.R.C. SECTION R302.11.
E. COVER USABLE SPACE UNDER STAIR W/ 1/2" G.W.B. PER I.R.C. SECTION R302.7.
F. INTERMEDIATE BALUSTERS SHALL BE SPACED W/ LESS THAN 4" BETWEEN BALUSTERS.
G. PROVIDE STAIRWAY ILLUMINATION PER I.R.C. SECTION R303.6.
SEE DIV. 01002.7 SHEET A-1.

P-4 SAFETY GLAZING PER I.R.C., 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, & BOT. EDGE OF GLAZING IS LESS THAN 36" ABV. LANDING/WALKING SURFACE
SEE DIV. 08800 SHEET A-1

P-5 EGRESS WINDOW PER I.R.C., 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 72" ABOVE DRAIN INLETS, PER I.R.C. SECTION 307.2. SEE DIV. 09250 SHEET A-1

P-8 (2) LAYERS OF FLOOR SHEATHING OVER FRAMING.

P-9 7 3/4" MAX. RISER WITH 10" MIN. RUN, IF MORE THAN (3) RISERS, HANDRAIL REQUIRED PER I.R.C. SECTION R311.7.8. SEE DIV. 01002.7 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 I.R.C.REQUIREMENTS. SEE DIV. 01002.12 SHEET A-1
B. ZERO CLEARANCE FIREPLACES SHALL CONFORM TO I.R.C. REQUIREMENTS. SEE DIV. 01002.12 SHT A-1
C. HEARTH SHALL CONFORM TO I.R.C REQUIREMENT SEE DIV. 01002.12
D. FIREBLOCK OPENINGS AROUND PENETRATIONS @ EACH FLOOR PER I.R.C. SECTION R1003.19.
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 I.R.C. 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 'B' VENT FOR MECHANICAL. 1" CLEARANCE ALL SIDES PER I.R.C. SECTION R302.11. SEE DIV. 15 SHEET A-1

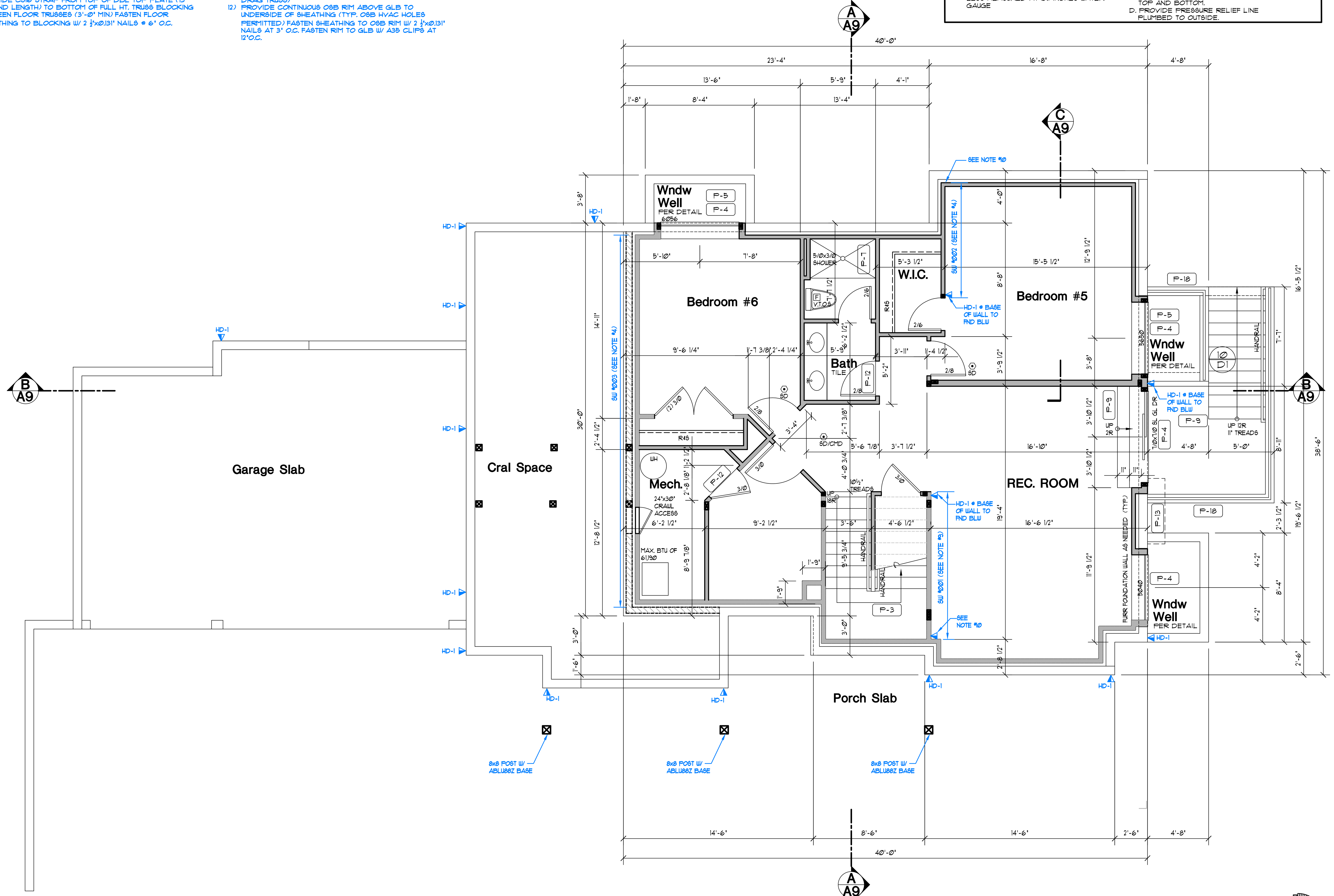
P-20 PLANT SHELF

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"

REGISTERED ARCHITECT 5079 JOHN KAPPLER STATE OF WASHINGTON
ORIGINAL SIGNATURE REQUIRED

Date	By	Description
04/30/21	SM	PERMIT SET

Pratt Plat
Lot 2
7921 SE 72nd PL Mercer Island, WA 98040

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TITLE
JOB NO.: 19035.05
STARTING NO.: 19035.03

SHEET
A2.1

STRUCTURAL FRAMING NOTES

1) PROVIDE SIMPSON CS16 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 ½"x0.131" NAILS AT 6"O.C. AT SHEATHING EDGES. FASTEN ROOF SHEATHING TO BLOCKING WITH 2 ½"x0.131" NAILS AT 6" O.C.
2) PROVIDE SIMPSON CS16 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 AT HD's
4) PROVIDE 7/16" OSB OR 15/32" PLYWOOD FASTENED PER TYP. EXTERIOR WALL SHEATHING SPECIFICATIONS (SEE NOTES ON S0.0)
5) PROVIDE CS16 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 ½"x0.131" NAILS @ 6" O.C.
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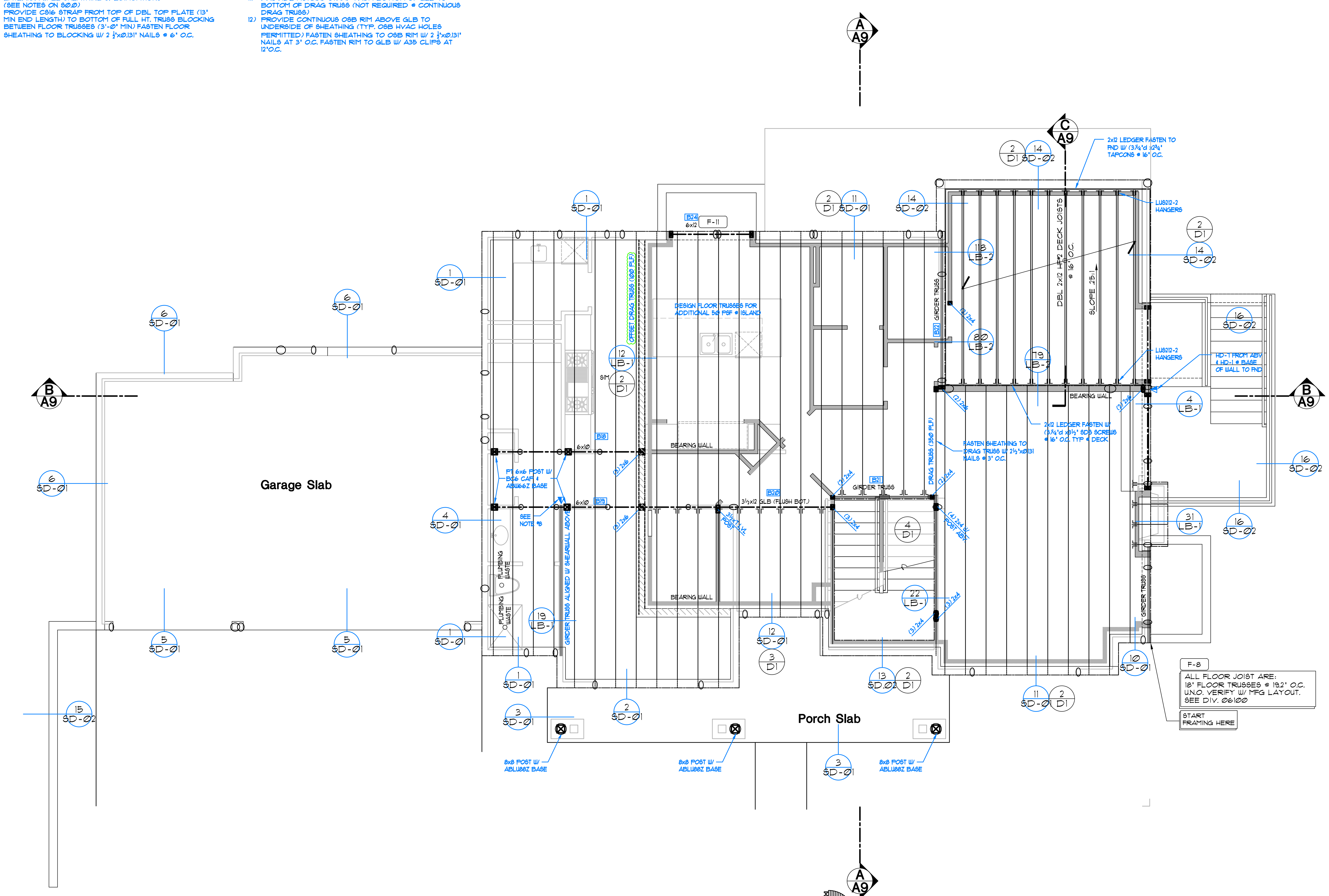
7) HD-5 FROM ABOVE & HD-7 @ BASE OF WALL TO FRAMING BELOW. PROVIDE (2) 2x @ HD
8) HD-7 FROM ABOVE WRAP END LENGTH AROUND FLUSH BOTTOM BEAM AS REQUIRED
9) PROVIDE 7/16" OSB OR 15/32" PLYWOOD FASTENED PER 3" O.C. EDGE NAILING SPECIFICATIONS (SEE NOTE S0.0)
10) FASTEN PT END SHEARWALL STUD TO FOUNDATION WALL W/ ¼"d x2 ¾" 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 TRUSS)
12) PROVIDE CONTINUOUS OSB RIM ABOVE GLB TO UNDERSIDE OF SHEATHING (TYP. OSB HVAC HOLES PERMITTED) FASTEN SHEATHING TO OSB RIM W/ 2 ½"x0.131" NAILS AT 3" O.C. FASTEN RIM TO GLB W/ A35 CLIPS AT 12"O.C.
13) HD-5 FROM ABOVE & 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.



MAIN FLOOR FRAMING PLAN

Scale 1/4"=1'-0"

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. 01002.10A SHEET A-1
   - TRUSS SPAN PER FLOOR PLANS
   - TRUSS TYPE PER ROOF FRAMING PLAN
4. ROOF FRAMING SPACING, 24" o.c. U.N.O.
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 U.N.O. B1 PROVIDE (1) TRIMMER STUD UP TO 4'-0" SPAN AND (2) TRIMMER STUDS OVER 4'-0" U.N.O. SEE DIV. 06100 SHEET A-1 HEADERS TO BE INSULATED W/ MIN. R-10 INSULATION
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. SEE DIV.15 SHEET A-1
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 DWG. 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" OC. PROVIDE 2x6 STRONGBACK PURLINS AND 2x KICKERS AT 6'-0" oc TO TRUSSES BELOW.
F-15	2X6 CEILING JOISTS @ 24" OC

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
- STxx HORIZONTAL STRAP WITH SIZE DESIGNATION
- INDICATES BEAM CALCULATION WITH INDEXED NUMBER
- WALL ABOVE
- WALL BELOW

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

REGISTERED ARCHITECT 5679 JOHN KAPPLER STATE OF WASHINGTON
ORIGINAL SIGNATURE REQUIRED

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04/30/21	SM	PERMIT SET

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TITLE
JOB NO.: 19035.05
STARTING NO.: 19035.03

SHEET
A2.2

STRUCTURAL FRAMING NOTES

1) PROVIDE SIMPSON CS16 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 ½"x0.131" NAILS AT 6"O.C. AT SHEATHING EDGES. FASTEN ROOF SHEATHING TO BLOCKING WITH 2 ½"x0.131" NAILS AT 6" O.C.
2) PROVIDE SIMPSON CS16 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 AT HD's
4) PROVIDE 7/16" OSB OR 15/32" PLYWOOD FASTENED PER TYP. EXTERIOR WALL SHEATHING SPECIFICATIONS (SEE NOTES ON S0.0)
5) PROVIDE CS16 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 ½"x0.131" NAILS @ 6" O.C.
6) PROVIDE CS16 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 ½"x0.131" NAILS @ 6" O.C.
7) HD-5 FROM ABOVE & HD-7 @ BASE OF WALL TO FRAMING BELOW. PROVIDE (2) 2x @ HD
8) HD-7 FROM ABOVE WRAP END LENGTH AROUND FLUSH BOTTOM BEAM AS REQUIRED
9) PROVIDE 7/16" OSB OR 15/32" PLYWOOD FASTENED PER 3" O.C. EDGE NAILING SPECIFICATIONS (SEE NOTE S0.0)
10) FASTEN PT END SHEARWALL STUD TO FOUNDATION WALL W/ ¼"d x2 ¾" 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 TRUSS)
12) PROVIDE CONTINUOUS OSB RIM ABOVE GLB TO UNDERSIDE OF SHEATHING (TYP. OSB HVAC HOLES PERMITTED) FASTEN SHEATHING TO OSB RIM W/ 2 ½"x0.131" NAILS AT 3" O.C. FASTEN RIM TO GLB W/ A35 CLIPS AT 12"O.C.
13) HD-5 FROM ABOVE & 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

[F] 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 M1503.4.

[WF] WHOLE-HOUSE FAN ON TIMER, SYSTEMS TO CONFORM TO IRC, M1507.3. FAN SIZE PER PLAN. TIMER TO BE LOCATED AT THE FAU WITH A MANUAL OVERRIDE SWITCH AT THE FAN LOCATION. TIMER TO BE SET TO RUN 50% IN EACH 4-HOUR SEGMENT. FRESH AIR TO BE PROVIDED BY THE FORCED AIR SYSTEM DUCTS PER SECTION M1507.3.6.1. FAN TO HAVE A SONE RATING OF 1.0 OR LESS MEASURED AT 0.1 INCHES WATER GAUGE

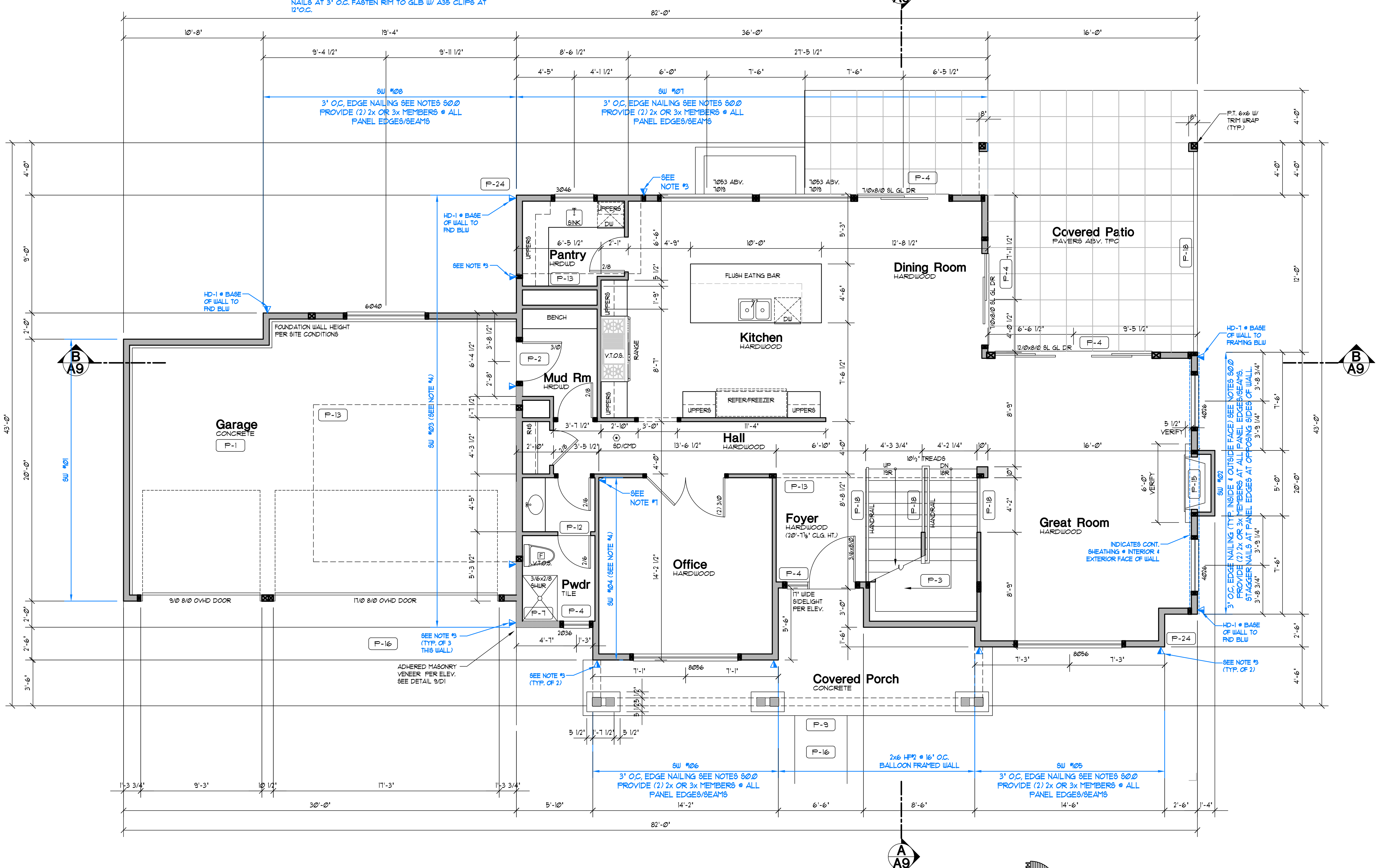
[T] THERMOSTAT @ 50" ABOVE FLOOR

110v SMOKE ALARM PER I.R.C. R314 WITH BATTERY BACKUP INTERCONNECTED USE A COMBINATION SMOKE/CARBON MONOXIDE ALARM WHEN NOTED

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.



MAIN FLOOR PLAN

Scale 1/4"=1'-0"

GENERAL PLAN NOTES

1. SEE SHEET A-1 FOR ALL GENERAL NOTES AND REQUIREMENTS.
2. ENERGY AND AIR QUAILITY INFORMATION SEE DIV. 17 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 ½" G.W.B. TO GARAGE SIDE OF RESIDENCE, ATTIC SPACES, AND TO ALL BEAMS AND POSTS SUPPORTING A FLOOR-CEILING ASSEMBLY.
APPLY (1) LAYER OF ⅝" TYPE 'X' G.W.B. TO GARAGE CEILING WHEN UNDER HABITABLE ROOMS.
DUCTS THROUGH WALL OR CEILING COMMON TO HOUSE SHALL HAVE MINIMUM 26 GAUGE STEEL
SEE DIV. 01002.6.A. SHEET A-1.

P-2 1⅜" 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 I.R.C. SECTION R311.5 AND DETAIL 4/D1.
A. HEADROOM MIN. 6'-8", WIDTH MIN. 3'-0".
B. TREADS 10" MIN. DEPTH AND MIN. WIDTH OF 36" ABOVE HANDRAIL HEIGHT, RISERS 7¾" 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 1¼" 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 I.R.C. TABLE R301.5
D. INSTALL FIRE BLOCKING BETWEEN STRINGERS AT THE TOP AND BOTTOM OF EACH RUN PER I.R.C. SECTION R302.11.
E. COVER USABLE SPACE UNDER STAIR W/ ½" G.W.B. PER I.R.C. SECTION R302.7.
F. INTERMEDIATE BALUSTERS SHALL BE SPACED W/ LESS THAN 4" BETWEEN BALUSTERS.
G. PROVIDE STAIRWAY ILLUMINATION PER I.R.C. SECTION R303.6.
SEE DIV. 01002.7 SHEET A-1.

P-4 SAFETY GLAZING PER I.R.C., 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, & BOT. EDGE OF GLAZING IS LESS THAN 36" ABV. LANDING/WALKING SURFACE
SEE DIV. 08800 SHEET A-1

P-5 EGRESS WINDOW PER I.R.C., 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 72" ABOVE DRAIN INLETS, PER I.R.C. SECTION 307.2. SEE DIV. 09250 SHEET A-1

P-8 (2) LAYERS OF FLOOR SHEATHING OVER FRAMING.

P-9 7¾" MAX. RISER WITH 10" MIN. RUN, IF MORE THAN (3) RISERS, HANDRAIL REQUIRED PER I.R.C. SECTION R311.7.8. SEE DIV. 01002.7 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 I.R.C.REQUIREMENTS. SEE DIV. 01002.12 SHEET A-1
B. ZERO CLEARANCE FIREPLACES SHALL CONFORM TO I.R.C. REQUIREMENTS. SEE DIV. 01002.12 SHT A-1
C. HEARTH SHALL CONFORM TO I.R.C REQUIREMENT SEE DIV. 01002.12
D. FIREBLOCK OPENINGS AROUND PENETRATIONS @ EACH FLOOR PER I.R.C. SECTION R1003.19.
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 I.R.C. 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 'B' VENT FOR MECHANICAL. 1" CLEARANCE ALL SIDES PER I.R.C. 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.

SQUARE FOOTAGE

MAIN FLOOR	1558 SF
UPPER FLOOR	1793 SF
LOWER FLOOR	1260 SF
TOTAL	4611 SF
GARAGE	639 SF
PORCH/PATIO	224/259 SF

Date	By	Description
04/30/21	SM	PERMIT SET

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TITLE
JOB NO. : 19035.05
STARTING NO. : 19035.03

SHEET
A3

STRUCTURAL FRAMING NOTES

1) PROVIDE SIMPSON CS16 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 ¼"x0.131" NAILS AT 6"O.C. AT SHEATHING EDGES. FASTEN ROOF SHEATHING TO BLOCKING WITH 2 ¼"x0.131" NAILS AT 6" O.C.
2) PROVIDE SIMPSON CS16 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 AT HD's
4) PROVIDE ½" OSB OR ⅜" PLYWOOD FASTENED PER TYP. EXTERIOR WALL SHEATHING SPECIFICATIONS (SEE NOTE 6 ON S0.0)
5) PROVIDE CS16 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 ¼"x0.131" NAILS @ 6" O.C.
6) PROVIDE CS16 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 ¼"x0.131" NAILS @ 6" O.C.
7) HD-5 FROM ABOVE @ HD-7 @ 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 ½" OSB OR ⅜" PLYWOOD FASTENED PER 3" O.C. EDGE NAILING SPECIFICATIONS (SEE NOTE 8 ON S0.0)
10) FASTEN PT END SHEARWALL STUD TO FOUNDATION WALL W/ ½ct x2 ½" LONG TAPCON SCREWS @ 6" O.C. (18 TOTAL) SEE DETAIL 19/S0.02 FOR MORE INFO.
11) PROVIDE MSTC66 STRAP FROM BOTTOM OF GLB TO BOTTOM OF DRAG TRUSS (NOT REQUIRED @ CONTINUOUS DRAG TRUSS)
12) PROVIDE CONTINUOUS OSB RIM ABOVE GLB TO UNDERSIDE OF SHEATHING (TYP. OSB HVAC HOLES PERMITTED) FASTEN SHEATHING TO OSB RIM W/ 2 ¼"x0.131" NAILS AT 3" O.C. FASTEN RIM TO GLB W/ A35 CLIPS AT 12"O.C.
13) HD-5 FROM ABOVE @ 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.

UN-VENTED SPACES

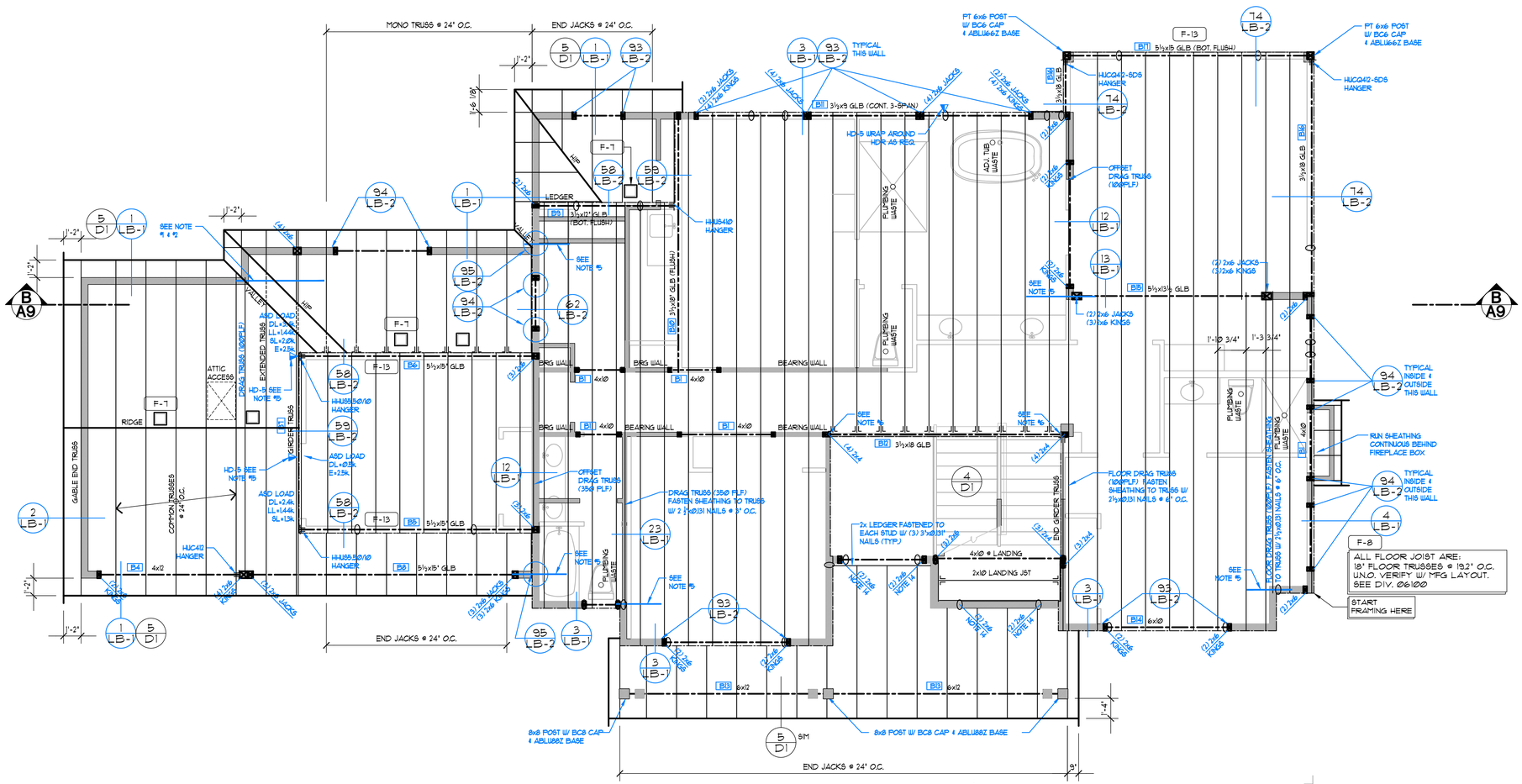
1) NO INTERIOR CLASS I VAPOR RETARDERS ARE INSTALLED ON THE CEILING SIDE (ATTIC FLOOR) OF THE UN-VENTED ATTIC ASSEMBLY OR ON THE CEILING SIDE OF THE UN-VENTED ENCLOSED RAFTER ASSEMBLY.

2) EITHER ITEMS 5.1, 5.2 OR 5.3 SHALL BE MET, DEPENDING ON THE AIR PERMEABILITY OF THE INSULATION DIRECTLY UNDER THE STRUCTURAL SHEATHING.

5.1 AIR-IMPERMEABLE INSULATION ONLY. INSULATION SHALL BE APPLIED IN DIRECT CONTACT WITH THE UNDERSIDE OF THE STRUCTURAL ROOF SHEATHING.

5.2 AIR-PERMEABLE INSULATION ONLY. IN ADDITION TO THE AIR-PERMEABLE INSULATION INSTALLED DIRECTLY BELOW THE STRUCTURAL SHEATHING, RIGID BOARD OR SHEET INSULATION SHALL BE INSTALLED DIRECTLY ABOVE THE STRUCTURAL SHEATHING AS SPECIFIED IN TABLE R806.5 FOR CONDENSATION CONTROL.

5.3 AIR-IMPERMEABLE AND AIR-PERMEABLE INSULATION. THE AIR-IMPERMEABLE INSULATION SHALL BE APPLIED IN DIRECT CONTACT WITH THE UNDERSIDE OF THE STRUCTURAL ROOF SHEATHING AS SPECIFIED IN THE TABLE R806.5 FOR CONDENSATION CONTROL. THE AIR-PERMEABLE INSULATION SHALL BE INSTALLED DIRECTLY UNDER THE AIR-IMPERMEABLE INSULATION.



UPPER FLOOR/LOWER ROOF FRAMING PLAN

Scale 1/4"=1'-0"

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. 6 \@ SHEET A-1
   - TRUSS LOADING SEE DIV. 01 \@ 2.10 A SHEET A-1
   - TRUSS SPAN PER FLOOR PLANS
   - TRUSS TYPE PER ROOF FRAMING PLAN
4. ROOF FRAMING SPACING, 24" o.c. U.N.O.
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 U.N.O. B1
   PROVIDE (1) TRIMMER STUD UP TO 4'-0" SPAN AND (2) TRIMMER STUDS OVER 4'-0" U.N.O.
   SEE DIV. 06 \@ SHEET A-1
   HEADERS TO BE INSULATED W/ MIN. R-10 INSULATION
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. SEE DIV.15 SHEET A-1
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. 01 \@ 2.3 B SHEET A-1
F-8	FLOOR JOIST - SEE SCHEDULE DWG. SEE DIV. 06 \@ SHEET A-1
F-9	SEE ELEVATIONS AND SECTIONS FOR PLATE HEIGHT
F-10	PRESSURE BLOCKING SEE DIV. 06 \@ 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" OC. PROVIDE 2x6 STRONGBACK PURLINS AND 2x KICKERS AT 6'-0" oc TO TRUSSES BELOW.
F-15	2X6 CEILING JOISTS @ 24" OC

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
- STxx — HORIZONTAL STRAP WITH SIZE DESIGNATION
- (1) INDICATES BEAM CALCULATION WITH INDEXED NUMBER
- WALL ABOVE / WALL BELOW

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

REGISTERED ARCHITECT 8079 STATE OF WASHINGTON — ORIGINAL SIGNATURE REQUIRED

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TITLE

JOB NO.: 19035.05
STARTING NO.: 19035.03

SHEET
A4

STRUCTURAL FRAMING NOTES

1) PROVIDE SIMPSON CS16 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 CS16 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 AT HD's
4) PROVIDE 7/16" OSB OR 15/32" PLYWOOD FASTENED PER TYP. EXTERIOR WALL SHEATHING SPECIFICATIONS (SEE NOTES ON S0.0)
5) PROVIDE CS16 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 1/2"x0.131" NAILS @ 6" O.C.
6) PROVIDE CS16 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 1/2"x0.131" NAILS @ 6" O.C.
7) HD-5 FROM ABOVE & HD-7 @ BASE OF WALL TO FRAMING BELOW. PROVIDE (2) 2x @ HD
8) HD-7 FROM ABOVE WRAP END LENGTH AROUND FLUSH BOTTOM BEAM AS REQUIRED
9) PROVIDE 7/16" OSB OR 15/32" PLYWOOD FASTENED PER 3" O.C. EDGE NAILING SPECIFICATIONS (SEE NOTE S0.0)
10) FASTEN PT END SHEARWALL STUD TO FOUNDATION WALL W/ 1/4"d x2 3/4" 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 TRUSS)
12) PROVIDE CONTINUOUS OSB RIM ABOVE GLB TO UNDERSIDE OF SHEATHING (TYP. OSB HVAC HOLES PERMITTED) FASTEN SHEATHING TO OSB RIM W/ 2 1/2"x0.131" NAILS AT 3" O.C. FASTEN RIM TO GLB W/ A35 CLIPS AT 12"O.C.
13) HD-5 FROM ABOVE & 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

[F] 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 M1503.4.

[WF] WHOLE-HOUSE FAN ON TIMER, SYSTEMS TO CONFORM TO IRC, M1507.3. FAN SIZE PER PLAN. TIMER TO BE LOCATED AT THE FAU WITH A MANUAL OVERRIDE SWITCH AT THE FAN LOCATION. TIMER TO BE SET TO RUN 50% IN EACH 4-HOUR SEGMENT. FRESH AIR TO BE PROVIDED BY THE FORCED AIR SYSTEM DUCTS PER SECTION M1507.3.6.1. FAN TO HAVE A SONE RATING OF 1.0 OR LESS MEASURED AT 0.1 INCHES WATER GAUGE

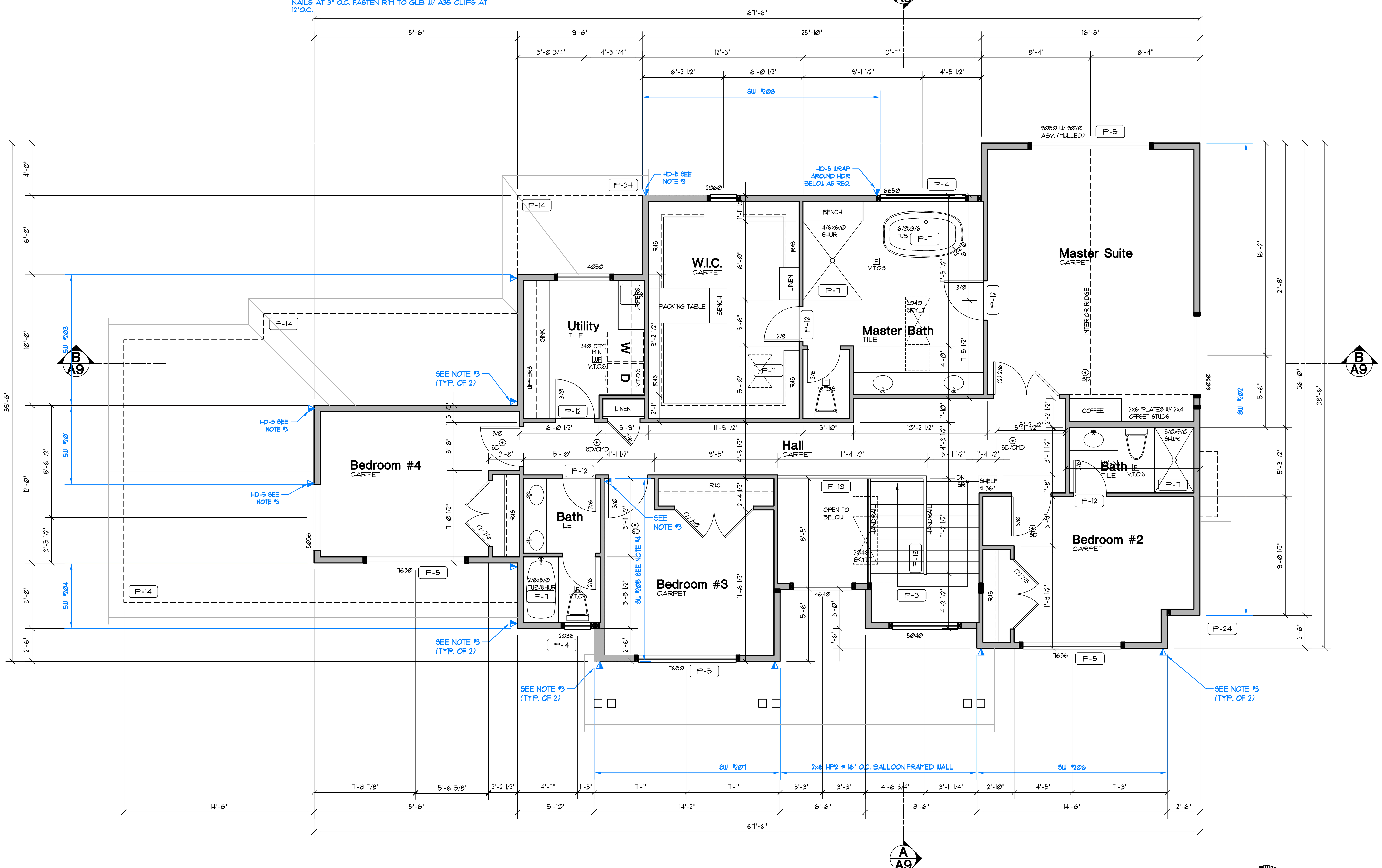
[T] THERMOSTAT @ 50" ABOVE FLOOR

110v SMOKE ALARM PER I.R.C. R314 WITH BATTERY BACKUP INTERCONNECTED USE A COMBINATION SMOKE/CARBON MONOXIDE ALARM WHEN NOTED

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.



UPPER FLOOR PLAN

Scale 1/4"=1'-0"

GENERAL PLAN NOTES

1. SEE SHEET A-1 FOR ALL GENERAL NOTES AND REQUIREMENTS.
2. ENERGY AND AIR QUAILITY INFORMATION SEE DIV. 17 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" G.W.B. 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' G.W.B. TO GARAGE CEILING WHEN UNDER HABITABLE ROOMS.
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 3/8" 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 I.R.C. SECTION R311.5 AND DETAIL 4/D1.
A. HEADROOM MIN. 6'-8", WIDTH MIN. 3'-0".
B. TREADS 10" MIN. DEPTH AND MIN. WIDTH OF 36" ABOVE HANDRAIL HEIGHT, RISERS 7 3/4" 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 I.R.C. TABLE R301.5
D. INSTALL FIRE BLOCKING BETWEEN STRINGERS AT THE TOP AND BOTTOM OF EACH RUN PER I.R.C. SECTION R302.11.
E. COVER USABLE SPACE UNDER STAIR W/ 1/2" G.W.B. PER I.R.C. SECTION R302.7.
F. INTERMEDIATE BALUSTERS SHALL BE SPACED W/ LESS THAN 4" BETWEEN BALUSTERS.
G. PROVIDE STAIRWAY ILLUMINATION PER I.R.C. SECTION R303.6.
SEE DIV. 01002.7 SHEET A-1.

P-4 SAFETY GLAZING PER I.R.C., 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, & BOT. EDGE OF GLAZING IS LESS THAN 36" ABV. LANDING/WALKING SURFACE SEE DIV. 08800 SHEET A-1

P-5 EGRESS WINDOW PER I.R.C., 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 72" ABOVE DRAIN INLETS, PER I.R.C. SECTION 307.2. SEE DIV. 09250 SHEET A-1

P-8 (2) LAYERS OF FLOOR SHEATHING OVER FRAMING.

P-9 7 3/4" MAX. RISER WITH 10" MIN. RUN, IF MORE THAN (3) RISERS, HANDRAIL REQUIRED PER I.R.C. SECTION R311.7.8. SEE DIV. 01002.7 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 I.R.C.REQUIREMENTS. SEE DIV. 01002.12 SHEET A-1
B. ZERO CLEARANCE FIREPLACES SHALL CONFORM TO I.R.C. REQUIREMENTS. SEE DIV. 01002.12 SHT A-1
C. HEARTH SHALL CONFORM TO I.R.C REQUIREMENT SEE DIV. 01002.12
D. FIREBLOCK OPENINGS AROUND PENETRATIONS @ EACH FLOOR PER I.R.C. SECTION R1003.19.
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 I.R.C. 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 'B' VENT FOR MECHANICAL. 1" CLEARANCE ALL SIDES PER I.R.C. SECTION R302.11. SEE DIV. 15 SHEET A-1

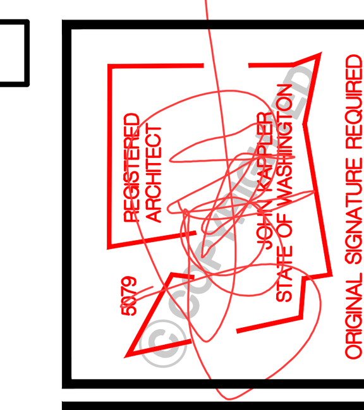
P-20 PLANT SHELF

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.



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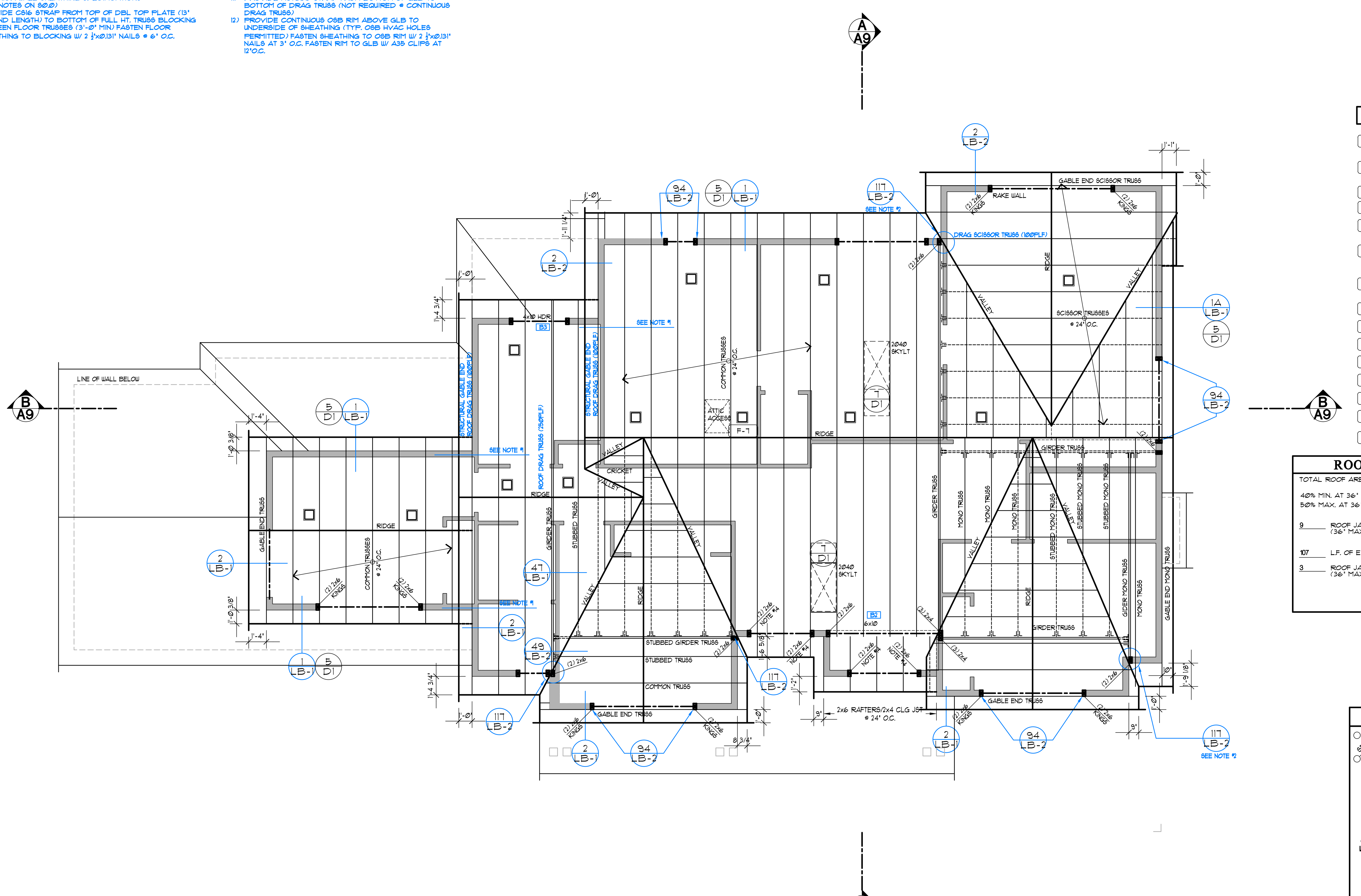
STARTING NO. : 19035.03

SHEET

A5

STRUCTURAL FRAMING NOTES

1) PROVIDE SIMPSON CS16 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 CS16 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 AT HD's
4) PROVIDE 7/16" OSB OR 15/32" PLYWOOD FASTENED PER TYP. EXTERIOR WALL SHEATHING SPECIFICATIONS (SEE NOTES ON S0.0)
5) PROVIDE CS16 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 1/2"x0.131" NAILS @ 6" O.C.
6) PROVIDE CS16 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 1/2"x0.131" NAILS @ 6" O.C.
7) HD-5 FROM ABOVE & HD-7 @ BASE OF WALL TO FRAMING BELOW. PROVIDE (2) 2x @ HD
8) HD-7 FROM ABOVE WRAP END LENGTH AROUND FLUSH BOTTOM BEAM AS REQUIRED
9) PROVIDE 7/16" OSB OR 15/32" PLYWOOD FASTENED PER 3" O.C. EDGE NAILING SPECIFICATIONS (SEE NOTE S0.0)
10) FASTEN PT END SHEARWALL STUD TO FOUNDATION WALL W/ 1/4"d x2 3/4" 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 TRUSS)
12) PROVIDE CONTINUOUS OSB RIM ABOVE GLB TO UNDERSIDE OF SHEATHING (TYP. OSB HVAC HOLES PERMITTED) FASTEN SHEATHING TO OSB RIM W/ 2 1/2"x0.131" NAILS AT 3" O.C. FASTEN RIM TO GLB W/ A35 CLIPS AT 12"O.C.
13) HD-5 FROM ABOVE & 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.



UPPER ROOF FRAMING PLAN

SCALE 1/4"=1'-0"

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. 01002.10A SHEET A-1
   - TRUSS SPAN PER FLOOR PLANS
   - TRUSS TYPE PER ROOF FRAMING PLAN
4. ROOF FRAMING SPACING, 24" o.c. U.N.O.
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 U.N.O. B1 PROVIDE (1) TRIMMER STUD UP TO 4'-0" SPAN AND (2) TRIMMER STUDS OVER 4'-0" U.N.O. SEE DIV. 06100 SHEET A-1 HEADERS TO BE INSULATED W/ MIN. R-10 INSULATION
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. SEE DIV.15 SHEET A-1
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 DWG. 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" OC. PROVIDE 2x6 STRONGBACK PURLINS AND 2x KICKERS AT 6'-0" oc TO TRUSSES BELOW.
F-15	2X6 CEILING JOISTS @ 24" OC

ROOF VENT CALCULATION

TOTAL ROOF AREA 1947 SF/300 =6.49 SF OF VENT AREA REQ.

40% MIN. AT 36" MAX BELOW RIDGE = 2.6 SF MIN.
50% MAX. AT 36" MAX BELOW RIDGE = 3.24 SF MAX.

9	ROOF JACKS AT 50 SQ. IN. EACH= (36" MAX. BELOW RIDGE)	450	SQ. IN.=	3.12	SF
107	L.F. OF EAVE VENTS AT 3.3*SQ. IN./LF=	353.1	SQ. IN.=	2.45	SF
3	ROOF JACKS AT 50 SQ. IN. EACH= (36" MAX. ABOVE EAVES)	150	SQ. IN.=	1.04	SF
			TOTAL =	3.49	SF

TOTAL SF OF VENTILATION PROVIDED = 6.61 SF

SYMBOLS & LEGEND

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

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

REGISTERED ARCHITECT 5879 JOHN KAPPLER STATE OF WASHINGTON
ORIGINAL SIGNATURE REQUIRED

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SHEET

A6

NORTH ELEVATION

Scale 1/4"=1'-0"

WEST ELEVATION

Scale 1/4"=1'-0"

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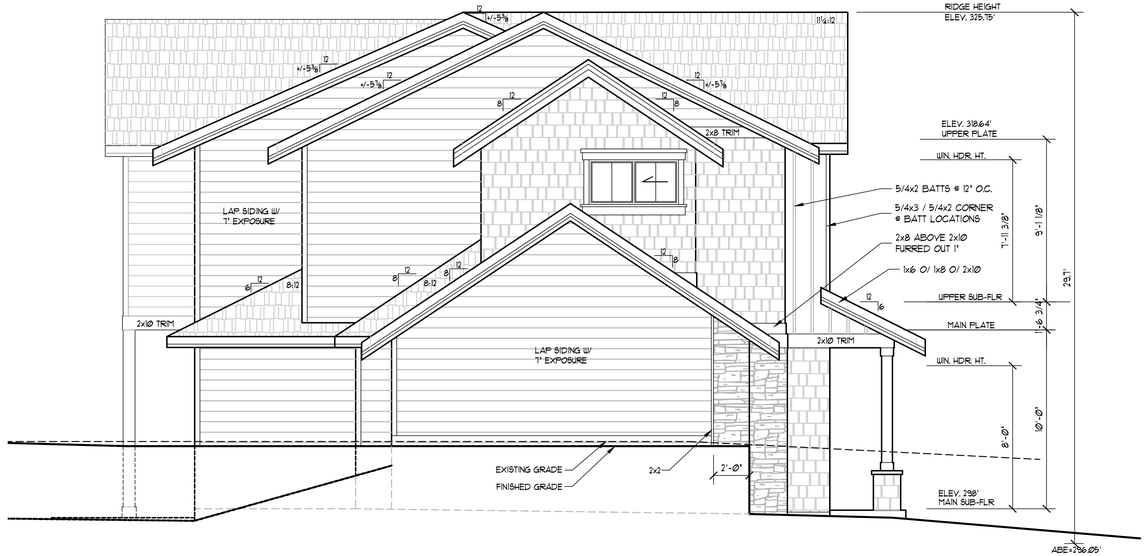
SHEET

A7

SOUTH ELEVATION

Scale 1/4"=1'-0"



EAST ELEVATION

Scale 1/4"=1'-0"

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STARTING NO. :	19035.03

SHEET

A8

TYPICAL BUILDING MATERIALS

ROOF CONSTRUCTION

ROOFING: (DIV. 7)	SHINGLES (DIV. 01000.5)
BUILDING PAPER: (DIV. 7)	30# BUILDING PAPER
SHEATHING: (DIV. 6)	7/16" O.S.B. OR EQUAL
FRAMING: (DIV. 6)	PER PLAN
INSULATION: (DIV. 7)	R-49 BLOWN-IN
SOFFIT: (DIV. 7)	PER SPECIFICATIONS
GWB: (DIV. 9)	5/8" GWB
SKYLIGHTS: (DIV. 8)	LAMINATED GLAZING U=0.50 MAX.

EXTERIOR WALL CONSTRUCTION

SIDING MATERIAL: (DIV. 7)	WOOD SIDING (DIV. 0100.5)
BUILDING WRAP: (DIV. 7)	15# BUILDING PAPER
SHEATHING: (DIV. 6)	1/2" CDX PLYWOOD OR EQUAL
FRAMING: (DIV. 6)	2 X 6 STUDS AT 16" OC
INSULATION: (DIV. 7)	R-21 BATT W/ INTEGRAL VAPOR BARRIER PROVIDE CLASS II VAPOR RETARDER IN MARINE ZONE 4
GWB: (DIV. 9)	1/2" GWB
DOORS: (DIV. 8)	U=0.20
WINDOWS: (DIV. 8)	U=0.28

FLOOR CONSTRUCTION

FLOORING: (DIV. 9)	FINISH PER PLANS (DIV. 0100.5)
SUBFLOOR: (DIV. 6)	3/4" T&G (PLYWD, COMPLY, OR EQ.)
FRAMING: (DIV. 6)	PER PLANS
INSULATION: (DIV. 7)	R-38 BATT
SOFFIT: (DIV. 7)	PER SPECIFICATIONS

TRIM:(DIV. 6)

WINDOW: (WITH NO BRICK MOLD)	HEAD: 5/4x3 OVER 2x8 JAMB: 5/4x4 SILL: 2x6 WITH 2x3 STOOL
CORNER BOARDS:	INSIDE: 2x2 OUTSIDE: 5/4x4 / 5/4x3
FASCIA:	5/4x8 UNO

ENERGY CODE REQUIREMENTS

- AIR LEAKAGE SHALL NOT EXCEED 5 AIR CHANGES/ HOUR. A WRITTEN REPORT OF THE AIR LEAKAGE TEST RESULTS SHALL BE SIGNED BY THE TESTING PARTY AND PROVIDED TO THE BUILDING INSPECTOR PRIOR TO CALL FOR FINAL INSPECTION.
- THE BUILDER SHALL COMPLETE AND POST AN "INSULATION CERTIFICATE FOR RESIDENTIAL CONSTRUCTION" WITHIN 3' OF THE ELECTRICAL PANEL PRIOR TO FINAL INSPECTION.
- A MINIMUM OF 75% PERMANENTLY INSTALLED LAMPS IN LIGHTING FIXTURES SHALL BE HIGH-EFFICIENCY LAMPS.

ENERGY CREDITS

2 FUEL NORMALIZAION 1.0 CREDIT

HEAT PUMP

1.3 EFFICIENT BUILDING ENVELOPE 0.5 CREDIT

VERTICAL FENESTRATION MIN U=.28
FLOOR R-38
SLAB ON GRADE R-10 UNDER ENTIRE SLAB

3.5 EFFICIENT BUILDING ENVELOPE 1.5 CREDIT

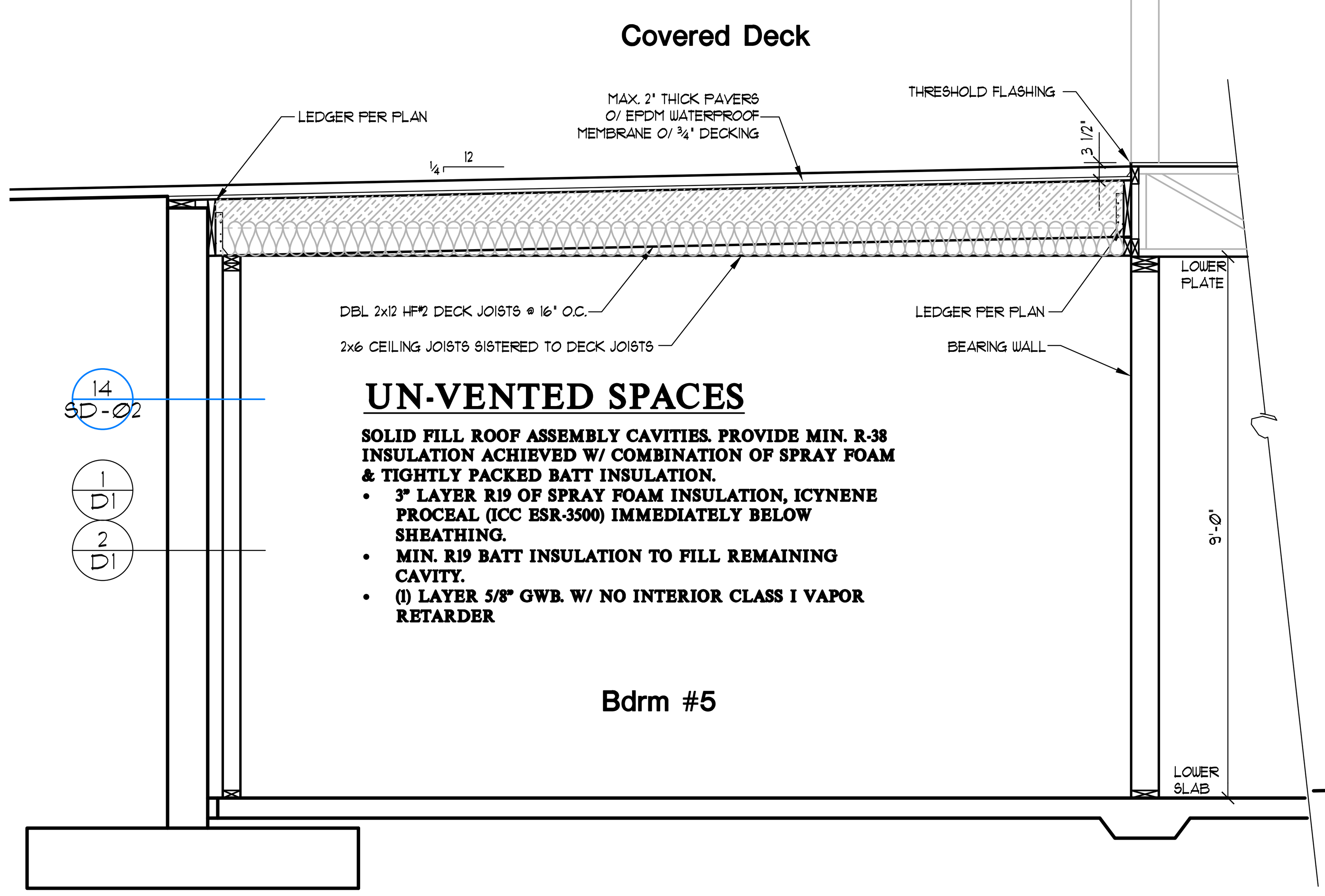
AIR-SOURCE, CENTRALLY DUCTED HEAT PUMP WITH MINIMUM HSPF OF 11.0

4.2 HIGH EFFICIENCY HVAC DISTRUBUTION 1.0 CREDIT

All duct systems shall be located completely within the continuous air barrier and within the building thermal envelope.
All heating, cooling and ventilation system components shall be installed inside the conditioned space including, but not limited to, forced air ducts, hydronic piping, hydronic floor heating loops, convectors and radiators. Combustion equipment shall be direct vent or sealed combustion.
For forced air ducts, a maximum of 10 linear feet of return ducts and 5 linear feet of supply ducts is permitted to be located outside the conditioned space, provided they are insulated to a minimum of R-8.
Metallic ducts located outside the conditioned space must have both transverse and longitudinal joints sealed with mastic.
If flex ducts are used, they cannot contain splices. Flex duct connections must be made with nylon straps and installed using a plastic strapping tensioning tool.

5.5 EFFICIENT WATER HEATING 2.0 CREDIT

ELECTRIC HEAT PUMP WATER HEATER MEETING THE STANDARDS FOR TIER III OF NEEA's ADVANCED WATER HEATING SPECIFICATION.



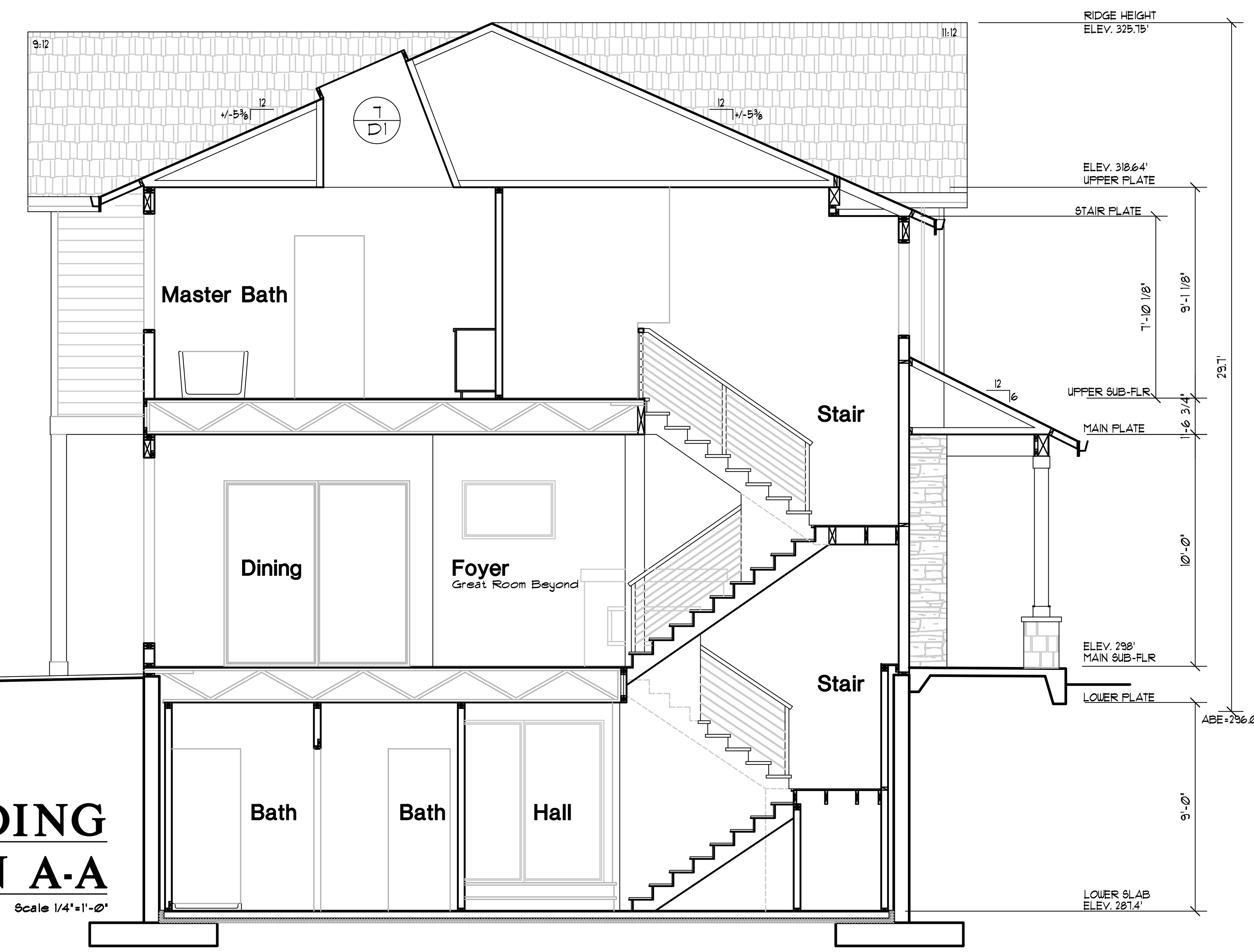
UN-VENTED SPACES

SOLID FILL ROOF ASSEMBLY CAVITIES. PROVIDE MIN. R-38 INSULATION ACHIEVED W/ COMBINATION OF SPRAY FOAM & TIGHTLY PACKED BATT INSULATION.

- 3" LAYER R19 OF SPRAY FOAM INSULATION, ICYNENE PROCEAL (ICC ESR-3500) IMMEDIATELY BELOW SHEATHING.
- MIN. R19 BATT INSULATION TO FILL REMAINING CAVITY.
- (1) LAYER 5/8" GWB. W/ NO INTERIOR CLASS I VAPOR RETARDER

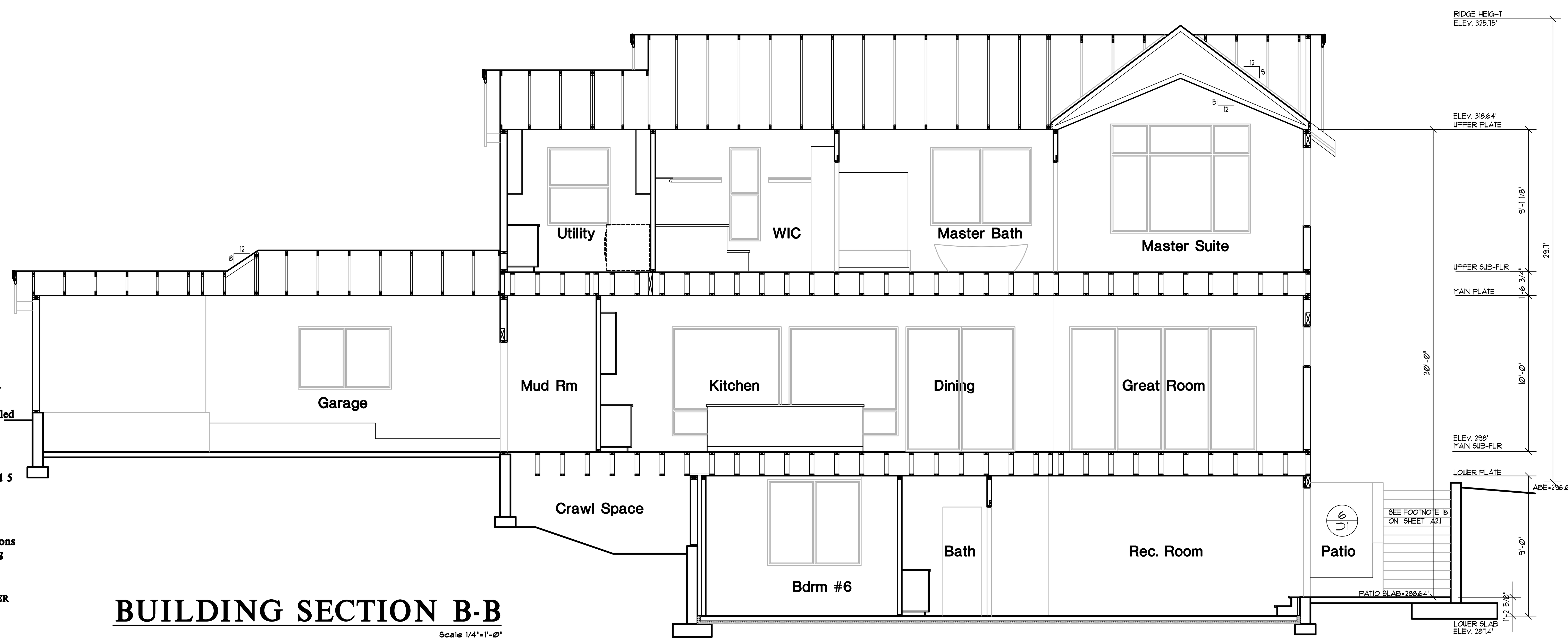
PARTIAL DECK SECTION C

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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REGISTERED ARCHITECT
5079
JOHN KAPPLER
STATE OF WASHINGTON

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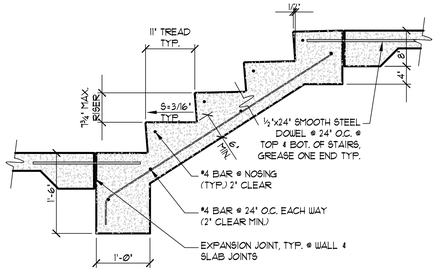
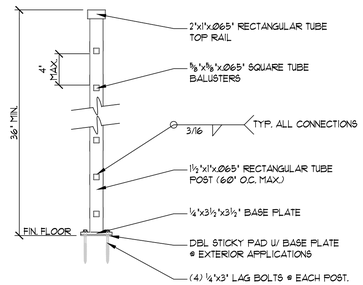
SHEET

A9

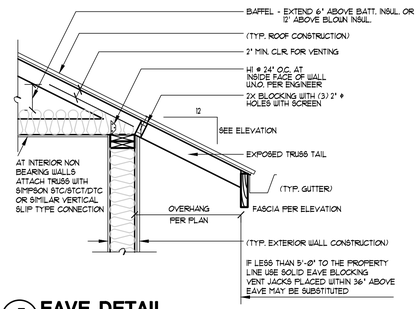


- SEE PLANS FOR STAIR LOCATIONS & APPROXIMATE NUMBER OF RISERS. CONTRACTOR TO FIELD DETERMINE RISER QUANTITY BASED ON SITE CONDITIONS.
- SEE PLANS FOR LOCATIONS OF GUARDS & HANDRAILS
- PROVIDE MEDIUM BROOM FINISH ON ALL STAIR TREADS UNLESS OTHERWISE SPECIFIED

10 EXTERIOR STAIRWAY DETAIL
3/4"=1'-0"

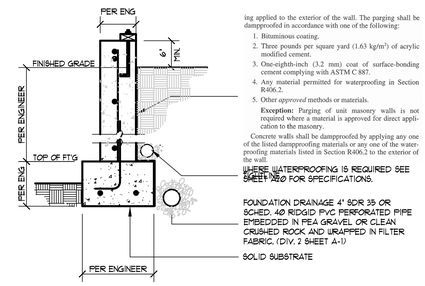


8 STANDARD RAIL DETAIL
1 1/2"=1'-0"



5 EAVE DETAIL
3/4"=1'-0"

08100-07300-01



ing applied to the exterior of the wall. The parging shall be dampproofed in accordance with one of the following:

1. Bituminous coating.
2. Three pounds per square yard (1.63 kg/m²) of acrylic modified cement.
3. One-eighth-inch (3.2 mm) coat of surface-bonding cement complying with ASTM C 887.
4. Any material permitted for waterproofing in Section R406.2.
5. Other *approved* methods or materials.

Exception: Parging of unit masonry walls is not required where a material is approved for direct application to the masonry.

Concrete walls shall be dampproofed by applying any one of the listed dampproofing materials or any one of the waterproofing materials listed in Section R406.2 to the exterior of the wall.

WHERE WATERPROOFING IS REQUIRED SEE SHEET A2.0 FOR SPECIFICATIONS.

FOUNDATION DRAINAGE 4" SDR 35 OR SCHED. 40 RIDGID PVC PERFORATED PIPE EMBEDDED IN PEA GRAVEL OR CLEAN CRUSHED ROCK AND WRAPPED IN FILTER FABRIC. (DIV. 2 SHEET A-1)

SOLID SUBSTRATE

1 DAMP PROOFING DETAIL
3/4"=1'-0"

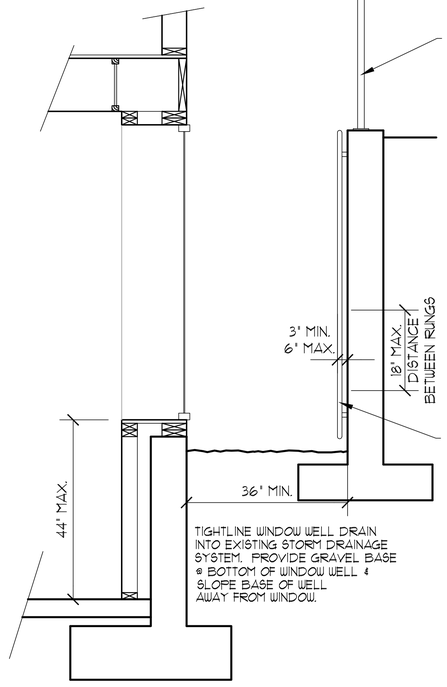
03300-07300-01

WINDOW WELL

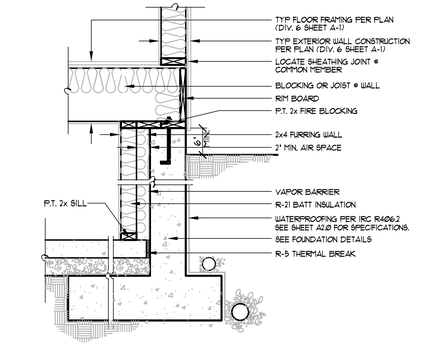
R310.2 Window wells. The minimum horizontal area of the window well shall be 9 square feet (0.9 m²), with a minimum horizontal projection and width of 36 inches (914 mm). The area of the window well shall allow the emergency escape and rescue opening to be fully opened.

Exception: The ladder or steps required by Section R310.2.1 shall be permitted to encroach a maximum of 6 inches (152 mm) into the required dimensions of the window well.

R310.2.1 Ladder and steps. Window wells with a vertical depth greater than 44 inches (1118 mm) shall be equipped with a permanently affixed ladder or steps usable with the window in the fully open position. Ladders or steps required by this section shall not be required to comply with Sections R311.7 and R311.8. Ladders or rungs shall have an inside width of at least 12 inches (305 mm), shall project at least 3 inches (76 mm) from the wall and shall be spaced not more than 18 inches (457 mm) on center vertically for the full height of the window well.



6 WINDOW WELL DETAIL
3/4"=1'-0"



2 FURRING DETAIL (NON INSULATED FLR)
3/4"=1'-0"

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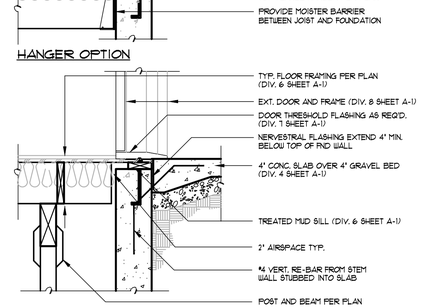

3 EXT. DOOR THRESHOLD DETAIL
3/4"=1'-0"

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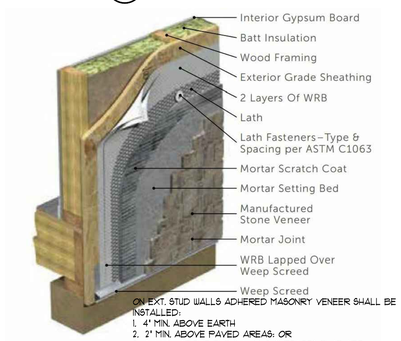
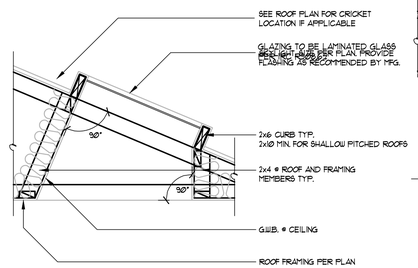


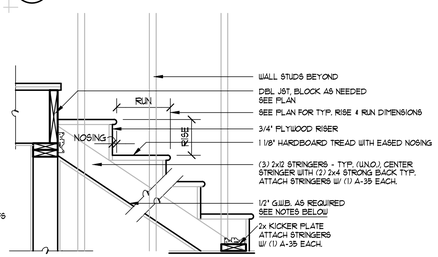
ON EXT. STUD WALLS ADHERED MASONRY VENEER SHALL BE INSTALLED:
1. 4" MIN. ABOVE EARTH
2. 2" MIN. ABOVE PAVED AREAS; OR
3. ½" MIN. ABOVE EXT. WALKING SURFACES THAT ARE SUPPORTED BY THE SAME FND. SUPPORTING THE EXT. WALL

9 STONE VENEER DETAIL
N.T.S.



7 SKYLIGHT FLARE WELL DETAIL
3/4"=1'-0"

07300-06100-01



1. HEADROOM MIN. 6'-8", WIDTH MIN. 3'-0" PER I.R.C. SECTION R311.7.
2. TREADS 10" MIN. DEPTH FROM LEADING EDGES OF NOSING TO NOSING AND RISERS 7¾" MAX. HEIGHT PER I.R.C. SECTION R311.5.
3. HANDRAIL MIN. 34" TO MAX. 38" ABOVE TREAD NOSING. HANDRAIL TYPE I 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 I.R.C. TABLE R301.5
4. INSTALL FIRE BLOCKING BETWEEN STRINGERS AT THE TOP AND BOTTOM OF EACH RUN PER I.R.C. SECTION R602.8.
5. COVER USABLE SPACE UNDER STAIR WITH 1/2" GWB. PER I.R.C. SECTION R302.7.
6. INTERMEDIATE BALUSTERS SHALL BE SPACED W/ LESS THAN 4" BETWEEN BALUSTERS PER I.R.C. SECTION R312.2.
7. TREAD NOSING TO HAVE A MAX. RADIUS OF 9/16 PROJECT A MIN. 3/4" AND A MAX. OF 1 1/4" ON STAIRS W/ SOLID RISERS. BEVELING OF NOSING NOT TO EXCEED 1/2", PER I.R.C. SECTION R311.5.3

4 STAIR SECTION DETAIL
3/4"=1'-0"

08200-08100-01

REGISTERED ARCHITECT 8879 STATE OF WASHINGTON
ORIGINAL SIGNATURE REQUIRED

Date	By	Description
04/30/21	SM	PERMIT SET

Pratt Plat

Lot 2
Mercer Island, WA 98040

7921 SE 72nd PL

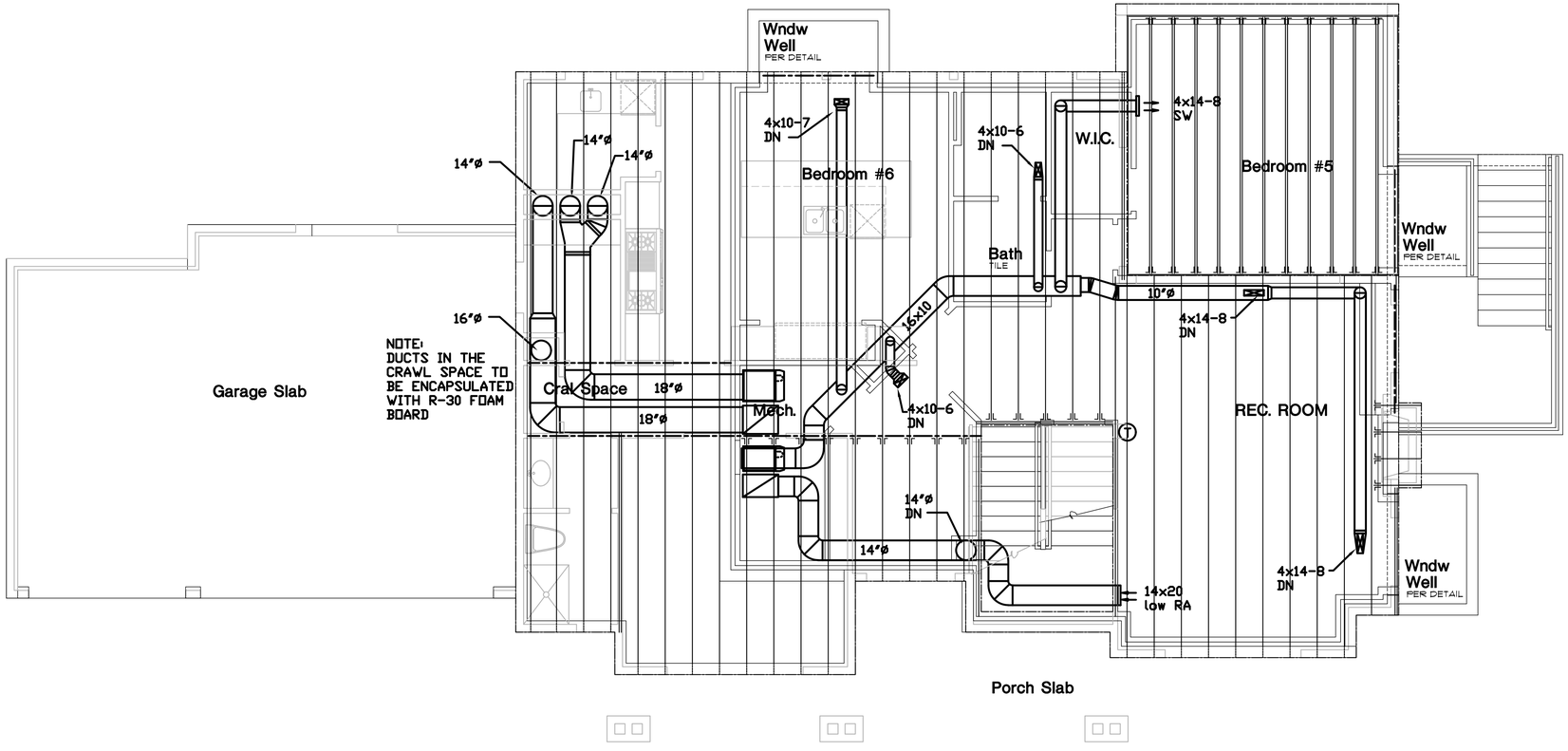
ARCHITECTURAL INNOVATIONS, P.S.
Forward Thinking Design Solutions For Your Environment
14311 SE 16th St
Bellevue, WA 98007
1-800-888-4517
www.kapplerhomeplans.com

TITLE

JOB NO. :	19035.05
STARTING NO. :	19035.03

SHEET

D1



LOWER FLOOR HVAC PLAN

Scale 1/4"=1'-0"

REGISTERED ARCHITECT
STATE OF WASHINGTON
ORIGINAL SIGNATURE REQUIRED

Date	By	Description
04/30/21	SH	PERMIT SET

Pratt Plat

Lot 2
Mercer Island, WA 98040

7921 SE 72nd PL

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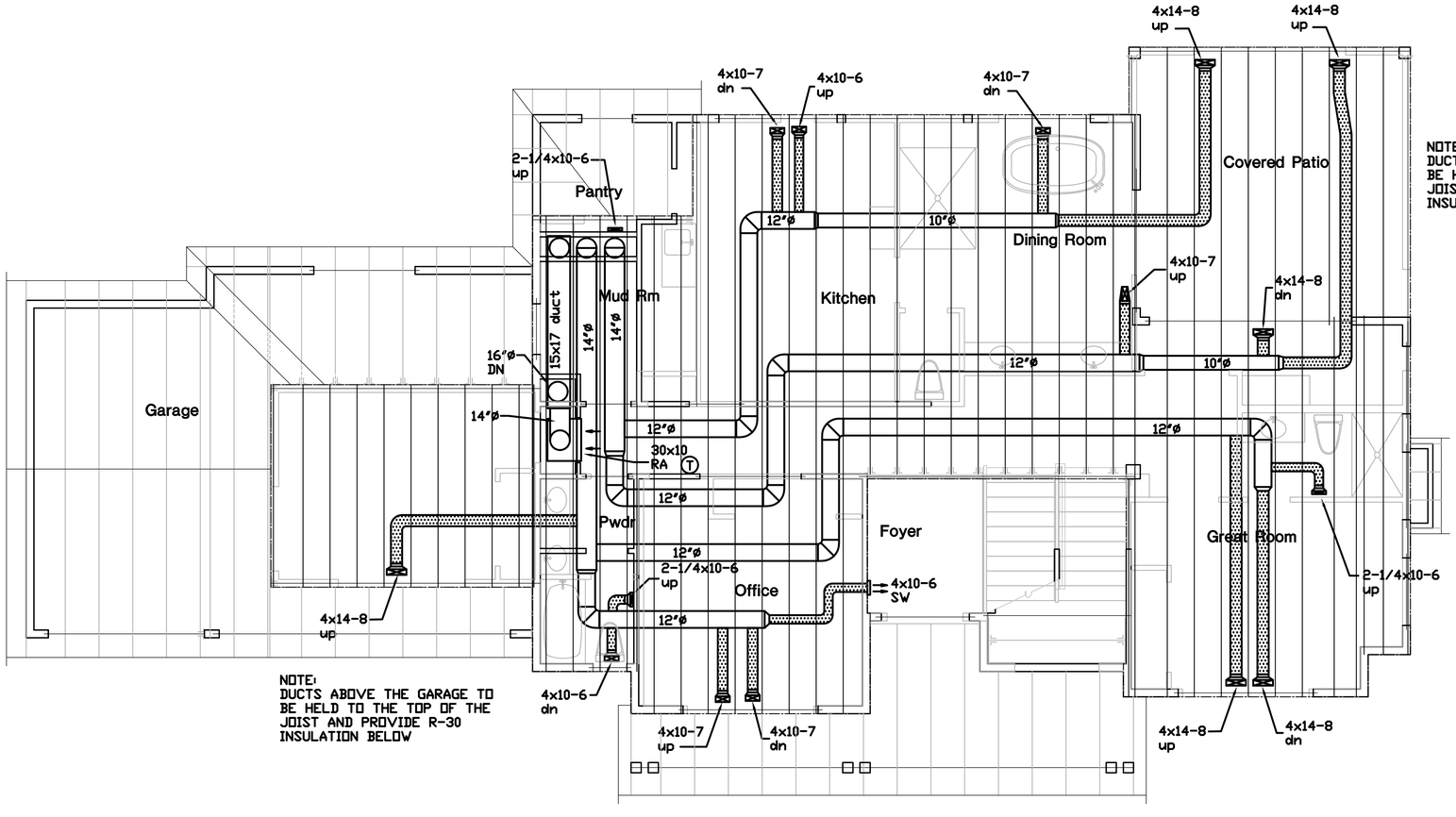
Bellevue, WA 98007
1-800-888-4517
www.kapitzhomeplans.com

TITLE

JOB NO.: 19035.05
STARTING NO.: 19035.03

SHEET

M1



NOTE:
DUCTS ABOVE THE PATIO TO BE HELD TO THE TOP OF THE JOIST AND PROVIDE R-30 INSULATION BELOW

NOTE:
DUCTS ABOVE THE GARAGE TO BE HELD TO THE TOP OF THE JOIST AND PROVIDE R-30 INSULATION BELOW

MAIN FLOOR HVAC PLAN

Scale 1/4"=1'-0"

REGISTERED ARCHITECT
STATE OF WASHINGTON
ORIGINAL SIGNATURE REQUIRED

Date	By	Description
04/30/21	SM	PERMIT SET

Pratt Plat

Lot 2
7921 SE 72nd PL Mercer Island, WA 98040

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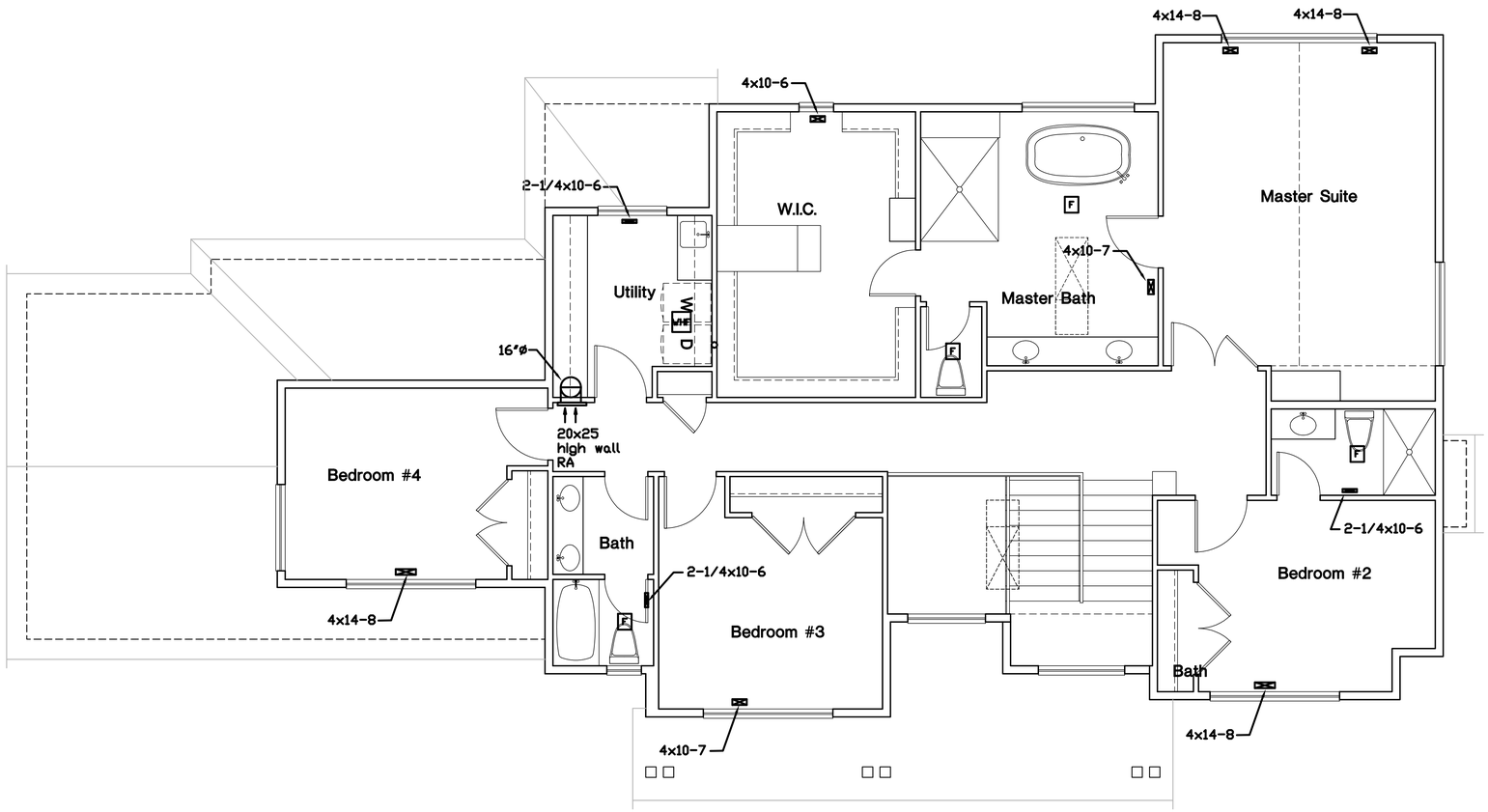
1-800-888-4517
www.kaplerhomeplans.com

TITLE

JOB NO. : 19035.05
STARTING NO. : 19035.03

SHEET
M2



UPPER FLOOR HVAC PLAN

Scale 1/4"=1'-0"

REGISTERED ARCHITECT
STATE OF WASHINGTON
ORIGINAL SIGNATURE REQUIRED

Date	By	Description
04/30/21	SH	PERMIT SET

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TITLE

JOB NO. : 19035.05
STARTING NO. : 19035.03

SHEET

M3

BASEMENT SLAB

4" CONC. SLAB ON 6 MIL VAPOR BARRIER ON 4" MIN. GRANULAR FILL ON 95% COMPACTED FILL/VIRGIN SOIL

GARAGE SLAB

4" CONC. SLAB ON 4" MIN. GRANULAR FILL ON 95% COMPACTED FILL/VIRGIN SOIL

PORCH SLAB

4" CONC. SLAB ON GRADE ON 6 MIL VAPOR BARRIER ON 4" MIN. GRANULAR FILL ON 95% COMPACTED FILL/VIRGIN SOIL

GENERAL STRUCTURAL NOTES

FOUNDATION

- DESIGN IS BASED ON 2018 INTERNATIONAL RESIDENTIAL CODE
- DESIGN LOADS:
  SOIL 3,000 PSF ALLOWABLE BEARING PRESSURE PER PANGEO SOILS REPORT DATED 4/28/2016
- CONCRETE SHALL ATTAIN THE FOLLOWING MINIMUM COMPRESSIVE STRENGTHS IN 28 DAYS, U.N.O.:
  f'_c = 3,000 psi: .... FOUNDATION WALLS
  3,000 psi: .... FOOTINGS
  2,500 psi: .... INTERIOR SLABS ON GRADE
  3,500 psi: .... GARAGE & EXT. SLABS ON GRADE
  f_y = 60,000 psi
- ALL CONCRETE EXPOSED TO THE WEATHER SHALL NOT HAVE LESS THAN 5% OR MORE THAN 7% AIR ENTRAINMENT.
- FOUNDATION WALL DESIGN IS BASED ON BACKFILL SOIL CLASSIFICATIONS OF SC, ML-CL, OR CL (60 pcf) SOIL.
- TYPICAL REINFORCEMENT DETAILS: LAP ALL REBAR 24" MIN.; BEND BARS AND LAP AT CORNERS; PROVIDE 6" HOOK INTO SUPPORTING FOOTINGS WHEN FOOTINGS INTERSECT; PROVIDE 3" MINIMUM COVER AT THE BOTTOM BARS AND 1 1/2" COVER AT THE SIDES.
- FOUNDATION WALLS SHALL BE BRACED, PRIOR TO BACKFILLING, BY EITHER ADEQUATE TEMPORARY BRACING OR INSTALLATION OF FIRST FLOOR DECK.
- ALL FOOTINGS SHALL BEAR BELOW FROST LINE. CONSULT SOILS REPORT/ LOCAL MUNICIPALITY FOR MINIMUM DEPTH BELOW GRADE.
- FOOTINGS AND SLABS ON GRADE SHALL BEAR ON VIRGIN SOIL OR 95% COMPACTED FILL.
- PROVIDE CONTROL JOINTS AT ALL INSIDE CORNERS OF SLAB EDGES, AND OTHER LOCATIONS WHERE SLAB CRACKS ARE LIKELY TO DEVELOP. (15'-0" O.C.)
- FASTEN SILL PLATES TO FOUNDATION WALLS WITH 5/8" DIA. ANCHOR BOLTS w/ MIN. 3"x3"x 1/4" PLATE WASHERS (EDGE OF WASHER TO BE LOCATED WITHIN 1/2" OF EXTERIOR EDGE OF SILL PLATE) & NUTS @ 6'-0" O.C. @ UP TO 2-STORY & 4'-0" O.C. @ 3-STORY CONDITIONS w/ 7" MIN. EMBEDMENT INTO CONC. PROVIDE A MINIMUM OF 2 ANCHORS PER PLATE, 12" MAXIMUM FROM PLATE ENDS, U.N.O. (SEE FND. DTL'S).
- ALL LUMBER EXPOSED TO WEATHER OR IN CONTACT W/ CONCRETE OR MASONRY FOUNDATION SHALL BE PRESERVATIVE TREATED HEM FIR #2.
- BUILDER TO VERIFY CORROSION-RESISTANCE COMPATIBILITY OF HARDWARE & FASTENERS IN CONTACT w/ PRESERVATIVE-TREATED WOOD. CONTACT LUMBER & HARDWARE SUPPLIERS TO COORDINATE. FASTENERS MAY BE ZMAX HOT-DIPPED GALVANIZED, STAINLESS STEEL, OR MEET ASTM A 153, ASTM A 653 OR AS OTHERWISE SPECIFIED IN IBC 2304.10.5.1.
- ARCH/BUILDER TO VERIFY ALL DIMENSIONS

" 2018 IRC" - JAN 2020

LOADING AND DESIGN PARAMETERS

GRAVITY DESIGN LOADS:

DEAD LOAD (PSF):

ROOF TRUSS TOP CHORD :	10
ROOF TRUSS BOTTOM CHORD :	7
FLOOR (TRUSSES) :	15
FLOOR (2x) :	10
TILE FLOORS :	10
DECK PAVERS:	25

LIVE LOAD (PSF):

ROOF :	20
RESIDENTIAL LIVING AREAS :	40
RESIDENTIAL SLEEPING AREAS :	30
RESIDENTIAL WOOD DECKS :	60
GARAGE :	50

SNOW LOAD:

GROUND SNOW LOAD (P_g) (PSF) :	25
FLAT ROOF SNOW LOAD (P_f) (PSF) :	25
SNOW EXPOSURE FACTOR (C_e) :	0.9
SNOW LOAD IMPORTANCE FACTOR (I) :	1.0
THERMAL FACTOR (C_t) :	1.2

LATERAL DESIGN LOADS:

WIND LOAD: (IBC 1609)

SPEED (V_{ult}) (MPH) :	100
WIND RISK CATEGORY :	II
IMPORTANCE FACTOR (I_W) :	1.0
EXPOSURE CATEGORY :	B
INTERNAL PRESSURE COEFF. (GC_{pi}) :	±0.18
TOPOGRAPHIC FACTOR (K_{zt}) :	1.6

SEISMIC LOAD: (IBC 1613)

SEISMIC RISK CATEGORY :	II
SEISMIC IMPORTANCE FACTOR (I_e) :	1.0
MAPPED SPECTRAL RESPONSE : S_S: 1.460 S_1: 0.560	
SITE CLASS :	C
SPECTRAL RESPONSE COEFF. : S_{DS}: 1.168 S_{D1}: 0.538	
SEISMIC DESIGN CATEGORY:	D

BASIC SEISMIC-FORCE-RESISTING SYS : LIGHT FRAMED WALLS W/WOOD STRUCTURAL PANELS
ULTIMATE BASE SHEAR: TRANS: 18 K LONG: 18 K
SEISMIC RESPONSE COEFF. (C_s) : TRANS: 0.180 LONG: 0.180
RESPONSE MODIFICATION FACTOR (R) : TRANS: 6.5 LONG: 6.5
ANALYSIS PROCEDURE USED: EQUIVALENT LATERAL FORCE

LATERAL BRACING NOTES

THIS HOME HAS BEEN ENGINEERED TO RESIST LATERAL FORCES RESULTING FROM: 100 MPH WIND SPEED, EXP. B (ASCE 7-16 WIND MAP, PER IRC R301.2.1.1) RISK CAT. 2 & SEISMIC CAT. D2.

110 MPH WIND IN 2018 IRC MAP

ENGINEERED DESIGN WAS COMPLETED PER 2018 IBC (SECTION 1609 & 1613) & ASCE 7-16, AS PERMITTED BY R301.1.3 OF THE 2018 IRC. ACCORDINGLY, THIS MODEL, AS DOCUMENTED AND DETAILED HEREWITHIN, IS ADEQUATE TO RESIST THE CODE REQUIRED LATERAL FORCES, AND DOES NOT NEED TO CONFORM TO THE PRESCRIPTIVE PROVISIONS OF R602.10.

STANDARD EXTERIOR WALL SHEATHING SPECIFICATIONS

(INTERIOR WALL SPECIFICATION WHERE NOTED ON PLANS)

- 7/16" OSB OR 15/32" PLYWOOD:
  FASTEN SHEATHING w/ 2 1/2"x0.131" NAILS @ 6"o.c. AT ALL SUPPORTED PANEL EDGES AND 12" O.C. IN THE PANEL FIELD. ALL SHEATHING SHEET PANEL EDGES SHALL OCCUR OVER WALL FRAMING MEMBERS OR 2x HORIZONTAL BLOCKING SHALL BE PROVIDED TO SUPPORT PANEL EDGE. ALL EXTERIOR WALLS SHALL BE CONSTRUCTED PER THIS SPECIFICATION U.N.O. ON PLANS.

3" o.c. EDGE NAILING

(WHERE NOTED ON PLANS)

- 7/16" OSB OR 15/32" PLYWOOD:
  ONLY AT LOCATIONS INDICATED ON PLANS - SHEATHE WALL SHOWN WITH 7/16" OSB. FASTEN SHEATHING w/ 2 1/2"x0.131" NAILS @ 3" O.C. AT EDGES AND 12" O.C. AT CENTER. ALL SHEATHING SHEET PANEL EDGES SHALL OCCUR OVER WALL FRAMING MEMBERS OR 2x HORIZONTAL BLOCKING SHALL BE PROVIDED TO SUPPORT PANEL EDGE AND 3" O.C. FASTENING.

NOTES:

1. LATERAL ANALYSIS ASSUMES STUD SPACING @ 16" o.c.
2. ALL SHEAR WALLS SHALL HAVE DOUBLE TOP PLATES FASTENED TOGETHER w/ 3"x0.131" NAILS @ 8" O.C. USE (12)3 1/2"x0.135" NAILS AT EACH LAP SPLICE, (6) EACH SIDE OF JOINT (TYP. U.N.O)
3. ALL EXTERIOR WALLS ARE CONTINUOUSLY SHEATHED.
4. ALL INTERIOR SHEAR WALLS AND EXTERIOR WALLS ARE SHEATHED ABOVE AND BELOW OPENINGS.

LEGEND

- INTERIOR BEARING WALL
- BEARING WALL ABOVE (B.W.A.), OR SHEARWALL ABOVE (S.W.A.)
- BEAM / HEADER
- INTERIOR SHEAR WALL PANEL OR EXTERIOR SHEAR WALL w/ 3" o.c. EDGE NAILING
- AREA OF OVERFRAMING

METAL HANGER

INDICATES POST ABOVE. PROVIDE SOLID BLOCKING UNDER POST OR JAMB ABOVE.

INDICATES HOLDOWN.

NICHOLAS J. MARTIGNETTI
STATE OF WASHINGTON
56478
REGISTERED
PROFESSIONAL ENGINEER

SPECIAL INSPECTIONS REQUIRED

IBC SECTION 1705.3

- SPECIAL INSPECTION OF CONCRETE FOUNDATION WALLS AND FOOTINGS IS REQUIRED, EXCEPT FOR ISOLATED SPREAD CONCRETE FOOTINGS PER EXCEPTION 1 ON SECTION 1705.3 AND FOOTINGS SUPPORTING LIGHT-FRAMED WALLS PER EXCEPTION 2.

IBC SECTION 1705.11.1

- SHEARWALL EDGE NAILING MUST BE SPECIAL INSPECTED FOR ALL WALLS WITH THE FASTENING SPACING TIGHTER THAN 4" ON CENTER.

HOLD-DOWN SCHEDULE

SYMBOL	SPECIFICATION
HD-1	SIMPSON STHD14 (RJ) HOLD-DOWN
HD-5	SIMPSON CS16 STRAP TIE (14" END LENGTH)
HD-6	SIMPSON MSTC40 STRAP TIE (CENTER STRAP ON FLOOR SYSTEM U.N.O.)
HD-7	SIMPSON MSTC66 STRAP TIE (CENTER STRAP ON FLOOR SYSTEM U.N.O.)

MEANS & METHODS NOTES

THE STRUCTURE IS DESIGNED TO BE SELF SUPPORTING AND STABLE AFTER THE BUILDING IS FINISHED AND ALL PLAN, DETAIL, AND NOTE SPECIFICATIONS HAVE BEEN COMPLETED. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE THE ERECTION PROCEDURES AND SEQUENCE TO INSURE THE SAFETY OF THE BUILDING AND ITS COMPONENTS DURING CONSTRUCTION. THIS INCLUDES, BUT IS NOT LIMITED TO, THE ADDITION OF NECESSARY SHORING, SHEETING, TEMPORARY BRACING, GUYS, AND TIE-DOWNS. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SHORING AND BRACING REQUIRED TO STABILIZE AND PROTECT EXISTING AND ADJACENT STRUCTURES AND SYSTEMS DURING COURSE OF DEMOLITION AND CONSTRUCTION OF THE PROJECT.

STRUCTURAL DESIGN AND SPECIFICATIONS ASSUME THAT ALL SUPPORTING AND NON-SUPPORTING ELEMENTS IN CONTACT WITH FLOOR FRAMING ARE LEVEL, INCLUDING, BUT NOT LIMITED TO; FOUNDATIONS, SLABS ON GRADE, BEAMS, WALLS, AND NON-BEARING ELEMENTS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY LEVELNESS AND MAKE ADJUSTMENTS AS NECESSARY, INCLUDING CONSIDERATION OF THOSE AREAS THAT MAY BE WITHIN CONTRACTUAL, INDUSTRY, OR WARRANTY TOLERANCES.

ADDITIONAL NOTES FOR TRUSS & I-JOIST MANUFACTURER

ROOF TRUSS, FLOOR TRUSS AND ENGINEERED JOISTS SHALL BE DESIGNED TO MEET THE DIFFERENTIAL DEFLECTION CRITERIA BELOW, UNLESS NOTED OTHERWISE ON PLAN. MULHERN & KULP CANNOT BE HELD RESPONSIBLE FOR ANY STRUCTURAL ISSUES RELATED TO ANY BUILDING COMPONENT IF COMPONENT SHOP DRAWINGS ARE NOT SUBMITTED TO M&K FOR REVIEW PRIOR TO FABRICATION, DELIVERY, OR INSTALLATION.

TRUSSES SHALL BE DESIGNED SO THAT DIFFERENTIAL DEFLECTION BETWEEN ADJACENT PARALLEL TRUSSES OR GIRDER TRUSSES DOES NOT EXCEED THE FOLLOWING:

A. ROOF TRUSSES:
   1/4" DEAD LOAD
B. FLOOR TRUSSES, ATTIC TRUSSES, & I-JOISTS:
   1/8" DEAD LOAD
C. FLOOR TRUSSES & ATTIC TRUSSES ADJACENT TO FLOOR FRAMING BY OTHERS:
   LIMIT ABSOLUTE TRUSS DEFLECTION TO 3/16" DEAD LOAD. (NOT DIFFERENTIAL DEFLECTION)

GENERAL STRUCTURAL NOTES

DESIGN PARAMETERS

- DESIGN IS BASED ON 2018 INTERNATIONAL RESIDENTIAL CODE & 2018 INTERNATIONAL BUILDING CODE
- WOOD FRAME ENGINEERING IS BASED ON NDS, "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION" - LATEST EDITION.

GENERAL FRAMING

- EXTERIOR BEARING WALLS SHALL BE 2x4 OR 2x6 (AS SHOWN ON PLANS) @ 16" O.C. (W/ DOUBLE TOP PLATE) HEM FIR (HF) "STUD" GRADE LUMBER, OR BETTER, U.N.O.
- INTERIOR BEARING WALLS SHALL BE 2x4 OR 2x6 (AS SHOWN ON PLANS) @ 16" O.C. (W/ DOUBLE TOP PLATE) HEM FIR (HF) "STUD" GRADE LUMBER, OR BETTER, U.N.O.
- ALL NON-BEARING INTERIOR STUD WALLS SHALL BE CONSTRUCTED WITH 2x 'STUD' GRADE MEMBERS SPACED @ 24" O.C. (MAX.)
- ALL WALLS TALLER THEN TYP. PLATE HEIGHT SHALL BE CONSIDERED BALLOON FRAMED & SHALL BE CONSTRUCTED FROM FLOOR TO UNDERSIDE OF FRAMING AT NEXT LEVEL. B.F. WALLS SHALL BE 2x4 OR 2x6 (AS SHOWN ON PLANS) HEM FIR (HF) #2 GRADE LUMBER, OR BETTER.
- ALL HEADERS SHALL BE SUPPORTED BY (1)2x JACK STUD & (1)2x KING STUD, MINIMUM.
  - THE NUMBER OF STUDS SPECIFIED AT A SUPPORT INDICATES THE NUMBER OF JACK STUDS REQUIRED, U.N.O..
- ALL 2x6 AND LARGER SOLID SAWN BEAMS/HEADERS SHALL BE HEM FIR #2 (HF #2) OR BETTER. ALL 4x6 AND LARGER SOLID SAWN LUMBER SHALL BE DOUG FIR #2 (DF #2) OR BETTER.
- ALL FRAMING LUMBER SHALL BE KILN DRIED TO 15% MC (KD-15).
- ALL TYP. NAIL FASTENER REQUIREMENTS ARE NOTED IN GENERAL NOTES, IN DETAILS, OR ON PLANS. ALL NAILS SPECIFIED ARE MIN DIAMETER AND LENGTH REQUIRED FOR CONNECTION. ALL HANGER NAILS SHALL BE INSTALLED PER MANUFACTURER'S REQUIREMENTS FOR MAX CHARTED CAPACITY. NOTE: HANGERS USE COMMON NAIL DIAMETERS NOT TYPICAL FRAMING GUN NAILS.
- FASTEN ALL BEAMS TO COLUMNS w/ (4) 3"x0.131" TOENAILS (MIN.), TYP. U.N.O.
- PROVIDE SOLID BLOCKING IN FLOOR SYSTEM UNDER ALL POSTS & HOLD-DOWNS CONTINUOUS TO FOUNDATION/BEARING. BLOCKING TO MATCH POST ABOVE.
- ENGINEERED LUMBER TO MEET OR EXCEED THE FOLLOWING:
  - LSL MEMBERS - Fb=2325 PSI; Fv=310 PSI; E=1.55x10^6 PSI
  - LVL MEMBERS - Fb=2600 PSI; Fv=285 PSI; E=2.0x10^6 PSI
  - GLB MEMBERS - Fb(+)=2400 PSI; Fb(-)=1850 PSI; Fv=265 PSI; E=1.8x10^6 PSI; DF/DF; 24F-V4 (U.N.O)
- ENGINEERED LUMBER POSTS TO MEET OR EXCEED THE FOLLOWING:
  - LVL MEMBERS - Fb=2400 PSI; Fc‖=2500 PSI; E=1.8x10^6 PSI
- FACE NAIL MULTI-PLY 2x BEAMS & HEADERS W/ 3-ROWS OF 3"x0.131" NAILS (MIN.) @ 12" O.C. STAGGERED. APPLY NAILING FROM BOTH FACES @ 3-PLY OR MORE CONDITIONS. UTILIZE 2 ROWS OF NAILS FOR 2x6 & 2x8 MEMBERS.
- ALL MEMBERS SPECIFIED AS MULTI-PLY 1 3/4" SHALL BE FASTENED TOGETHER PER MANUFACTURER. EQUIVALENT WIDTH SOLID MATERIAL MAY BE USED AS EQUAL.
- FASTEN 2x WOOD PLATES TO TOP FLANGE OF STEEL BEAMS w/P.A.F.s ('HILTI' X-U PINS OR EQUAL (0.157" DIA. x 2" LONG MIN.)) @ 16" O.C. STAGGERED, OR 1/2" DIA. BOLTS @ 48" O.C., STAGGERED.
- REFER TO IRC FASTENING SCHEDULE TABLE R602.3(1) FOR ALL CONNECTIONS, TYP. U.N.O.

FLOOR FRAMING

- I-JOISTS/TRUSSES SHALL BE DESIGNED BY MANUF. TO MEET OR EXCEED L/480 LIVE LOAD DEFLECTION CRITERIA AND SHALL RUN CONTINUOUS OVER SUPPORTS WHEREVER POSSIBLE. ALL LOADS SHOWN ON PLAN FOR MANUF. DESIGNS ARE ASD LEVEL LOADS, U.N.O. (EXCLUDES STONE/MARBLE OR WET BED CONSTRUCTED FLOORS - CONTACT M&K FOR EXCLUDED DESIGNS).
- ALL METAL I-JOIST/TRUSS HANGERS SHALL BE SPECIFIED BY I-JOIST/TRUSS MANUFACTURER, UNLESS OTHERWISE NOTED.
- I-JOIST/TRUSS SHOP DRAWINGS SHALL BE SUBMITTED TO ARCHITECT AND ENGINEER FOR REVIEW AND APPROVAL PRIOR TO FABRICATION OR DELIVERY.
- 2x FLOOR JOISTS HAVE BEEN DESIGNED TO MEET OR EXCEED L/360 LIVE LOAD DEFLECTION CRITERIA.
- TYPICAL 2x JOIST HANGERS (U.N.O. ON PLANS):
  SINGLE PLY: SIMPSON LUS210
  DOUBLES: SIMPSON LUS210-2
- FLOOR SHEATHING SHALL BE 23/32" A.P.A. RATED 'STURD-I-FLOOR' 24" O.C, EXPOSURE I (OR APPROVED EQUAL) WITH TONGUE AND GROOVE EDGES. FASTEN TO FRAMING MEMBERS W/ GLUE AND 2 1/2" x 0.131" NAILS @ 6"o.c. @ PANEL EDGES & @ 12"o.c. FIELD.
- ALL FLUSH CONNECTIONS SHALL BE CONNECTED WITH HANGER APPROPRIATE FOR MEMBER SIZE. U.N.O.
- FASTEN HANGERS TO SINGLE PLY FLUSH BEAMS w/ 1 1/2" LONG NAILS.

ROOF FRAMING

- FASTEN EACH ROOF TRUSS TO TOP PLATE W/ (4) 3"x0.131" TOENAILS (MIN.) & (1) 'SIMPSON' SDWC15600 SCREW @ ALL BEARING POINTS. PROVIDE (2) 'SIMPSON' SDWC15600 SCREWS AT 2-PLY GIRDER TRUSSES, (3) 'SIMPSON' SDWC15600 SCREWS AT 3-PLY GIRDER TRUSSES AT ALL BEARING POINTS.
- FASTEN EACH ROOF RAFTER TO TOP PLATE WITH (1) 'SIMPSON' SDWC15600 SCREW. PROVIDE (2) 'SIMPSON' SDWC15600 SCREWS AT FLUSH BEAMS IN THE ROOF - AT ALL BEARING POINTS.
- ROOF SHEATHING SHALL BE 7/16" A.P.A. RATED SHEATHING 24/16 EXPOSURE I (OR APPROVED EQUAL). FASTEN TO FRAMING MEMBERS w/ 2 1/2" x 0.131" NAILS @ 6"o.c. AT PANEL EDGES & @ 12" O.C. AT INTERMEDIATE SUPPORTS. ROOF SHEATHING SHALL EXTEND BELOW ALL INSTANCES OF OVERFRAMING. BLOCKING SHALL BE INSTALLED AS REQUIRED TO LIMIT ROOF SHEATHING SPANS TO 24" MAX.
- WITHIN 48" OF ALL ROOF EDGES, RIDGES, & HIPS FASTEN ROOF SHEATHING FIELDS PER EDGE NAILING SPEC.
- ALL METAL HANGERS SHALL BE SPECIFIED BY THE TRUSS MANUFACTURER, UNLESS OTHERWISE NOTED.
- ROOF TRUSS SHOP DRAWINGS SHALL BE SUBMITTED TO ARCHITECT AND ENGINEER FOR REVIEW AND APPROVAL PRIOR TO FABRICATION OR DELIVERY.
- ROOF TRUSS SHOP DRAWINGS & CALCULATIONS SHALL BE PREPARED BY A WASHINGTON STATE LICENSED ENGINEER AND SHALL BE DESIGNED FOR UNBALANCED SNOW LOADING PER ASCE7-10, SECTION 7.6.
- ERECT AND INSTALL ROOF TRUSSES PER WTCA & TPI'S BCSI 1-08 "GUIDE TO GOOD PRACTICE FOR HANDLING, INSTALLING & BRACING OF METAL PLATE CONNECTED WOOD TRUSSES."
- FASTEN OVER-FRAMED TRUSS SETS TO TRUSSES BELOW w/ (2) 3"x0.131" TOENAILS AT EA. TRUSS.
- SUPPORT PORCH & SHORT SPAN ROOF TRUSSES (UP TO 6' TRIB.) w/2x6 LEDGER FASTENED TO FRAMING w/(3) 3"x0.131" NAILS @ 16" o.c.
- FASTEN ALL INTERIOR NON-BEARING PARTITION WALLS TO TRUSS BOTTOM CHORD ABOVE WITH SIMPSON STC CLIPS AT 24" o.c. MAX. PROVIDE BLOCKING BETWEEN THE TRUSS BOTTOM CHORDS AS REQUIRED FOR THE PARALLEL CONDITIONS.

" 2018 IRC" - OCT 2020

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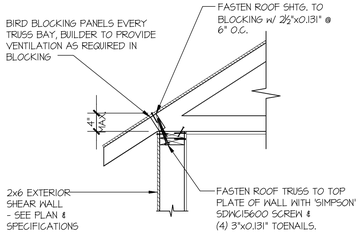
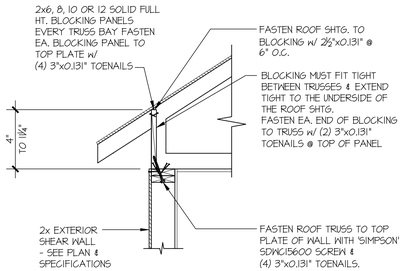
sheet:

S-0.0



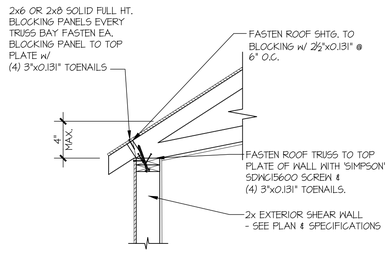
1 TYPICAL SHEAR TRANSFER DETAIL @ ROOF

SCALE: 3/4"=1'-0" HEEL HEIGHT LESS THAN 4"



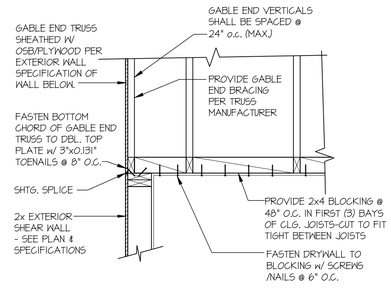
1 TYPICAL SHEAR TRANSFER DETAIL @ ROOF

SCALE: 3/4"=1'-0" HEEL HEIGHT BETWEEN 4" - 11¼"



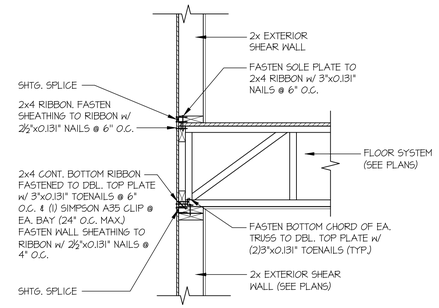
1A TYPICAL SHEAR TRANSFER DETAIL @ VAULTED CEILING

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



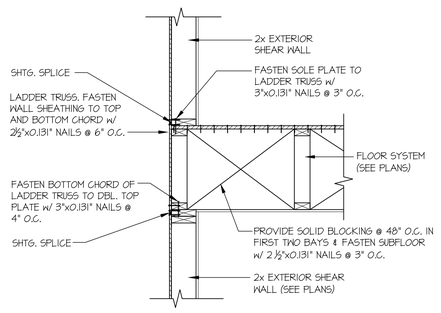
2 TYPICAL GABLE END DETAIL

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



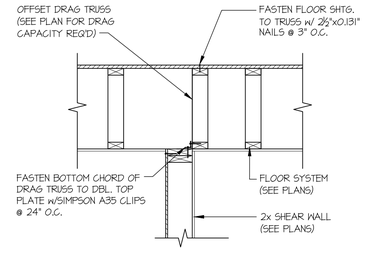
3 TYPICAL SHEAR TRANSFER DETAIL BETWEEN FLOORS @ EXTERIOR WALL

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



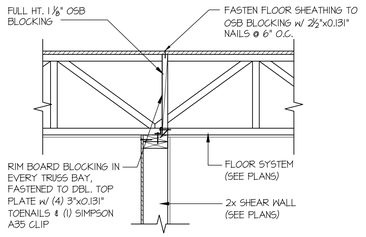
4 TYPICAL SHEAR TRANSFER DETAIL BETWEEN FLOORS @ EXTERIOR WALL

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



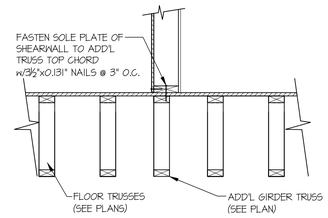
12 SHEAR TRANSFER DETAIL @ SHEAR WALL BELOW

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



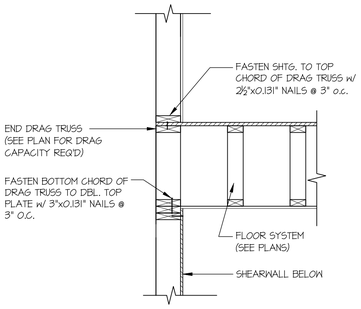
13 SHEAR TRANSFER DETAIL @ SHEAR WALL BELOW

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



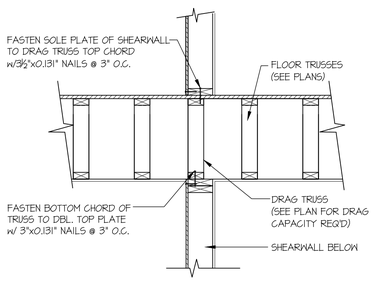
19 SHEAR TRANSFER DETAIL @ INTERIOR SHEARWALL ABOVE

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



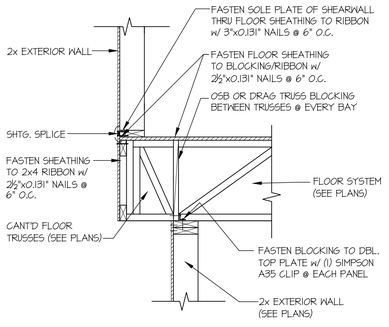
22 TYPICAL SHEAR TRANSFER DETAIL BETWEEN FLOORS @ EXTERIOR WALL

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



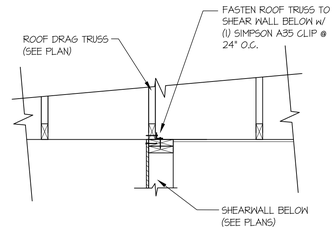
23 SHEAR TRANSFER DETAIL @ INTERIOR SHEAR WALL

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



31 SHEAR TRANSFER DETAIL BETWEEN FLOORS @ CANT'D EXT. WALL

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



47 SHEAR TRANSFER DETAIL @ INTERIOR SHEARWALL BELOW

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

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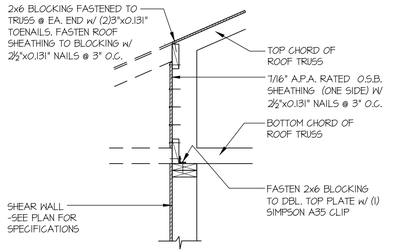
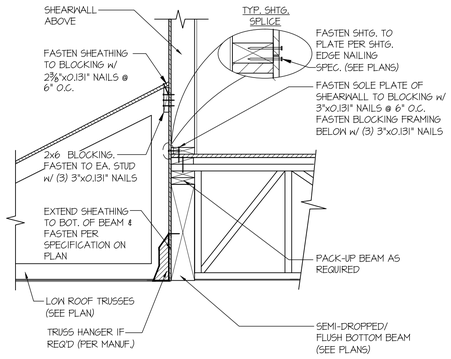


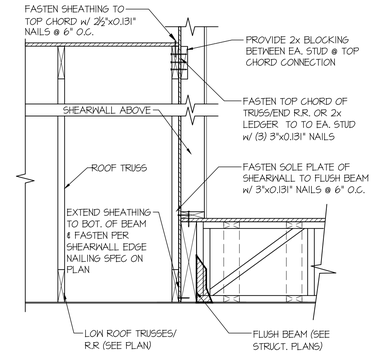
SHEAR TRANSFER DETAIL @ SHEARWALL BELOW

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



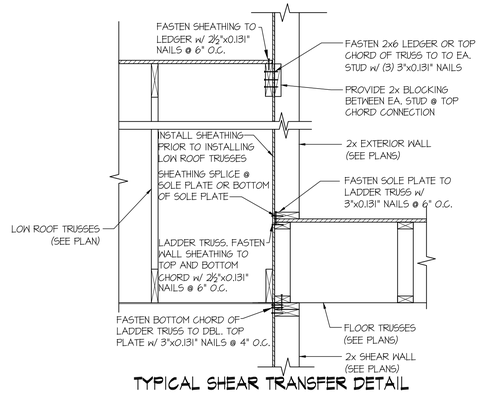
SHEAR TRANSFER DETAIL @ EXTERIOR SHEARWALL ABOVE

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



SHEAR TRANSFER DETAIL @ EXTERIOR SHEARWALL ABOVE

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



TYPICAL SHEAR TRANSFER DETAIL BETWEEN FLOORS @ INTERIOR WALL

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

SHEAR TRANSFER DETAIL @ EXTERIOR SHEARWALL ABOVE

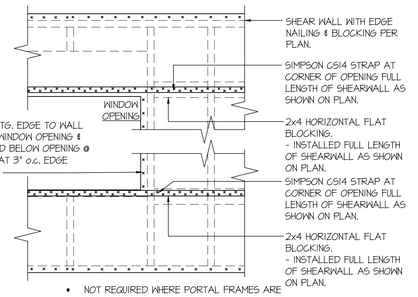
74 SCALE: 3/4"=1'-0"

TYPICAL SHEAR TRANSFER DETAIL @ EXT. DECK FRAMING

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

TYPICAL SHEAR TRANSFER DETAIL @ EXT. DECK FRAMING

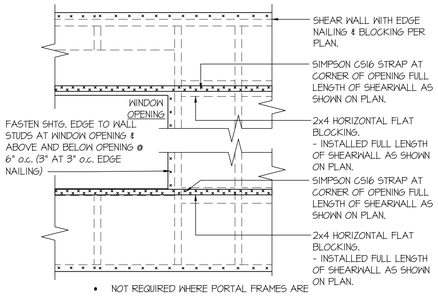
80 SCALE: 3/4"=1'-0"



- NOT REQUIRED WHERE PORTAL FRAMES ARE SPECIFIED (SEE PLANS).
- ONLY REQUIRED WERE SPECIFIED ON STRUCTURAL PLANS

EXT. WALL & INT. SHEARWALL OPENING ELEVATION

93 SCALE: NTS



- NOT REQUIRED WHERE PORTAL FRAMES ARE SPECIFIED (SEE PLANS).
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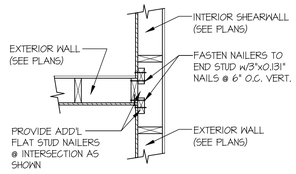
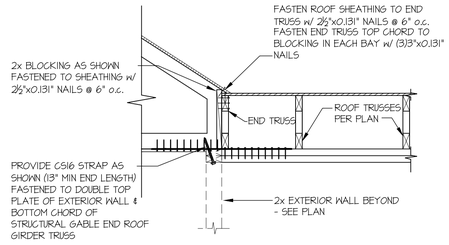
EXT. WALL & INT. SHEARWALL OPENING ELEVATION

94 SCALE: NTS



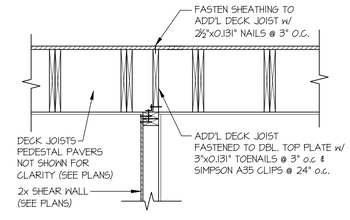
SHEAR TRANSFER DETAIL @ INTERSECTING INT. SHEARWALL

95 SCALE: 3/4"=1'-0" SHTG. ON SAME FACE



117 STRAP DETAIL

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



SHEAR TRANSFER DETAIL @ INTERIOR SHEAR WALL

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

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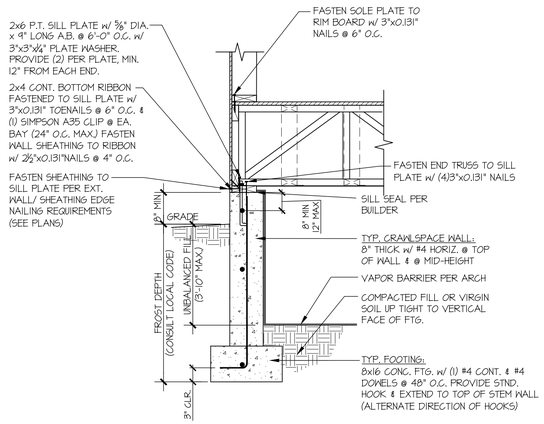
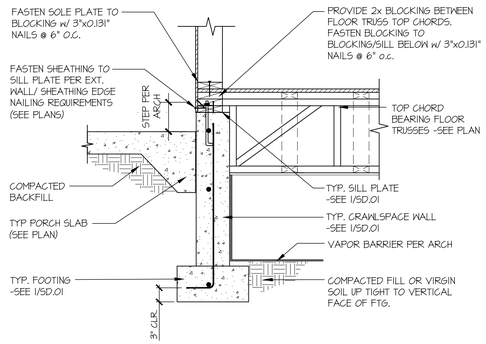
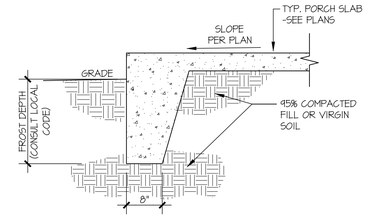


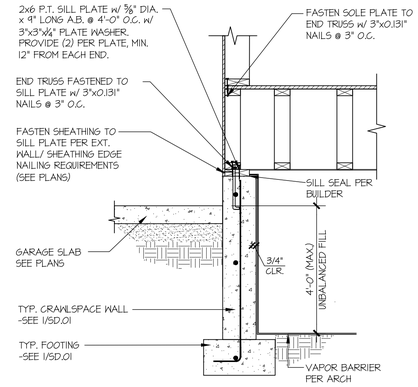
1 TYPICAL CRAWLSPACE FOUNDATION
SCALE: 3/4"=1'-0"



2 TYPICAL CRAWLSPACE FOUNDATION @ PORCH SLAB
SCALE: 3/4"=1'-0"



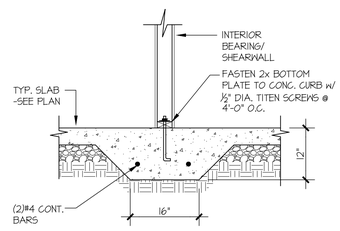
3 TYPICAL FOOTING @ PORCH SLAB
SCALE: 3/4"=1'-0"



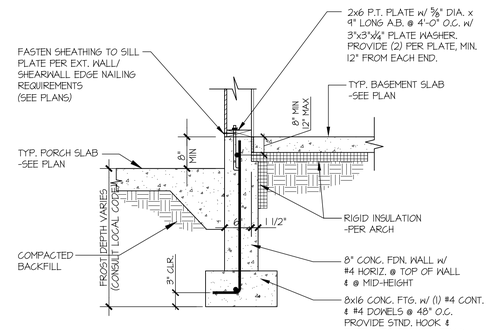
4 TYPICAL CRAWLSPACE FOUNDATION @ GARAGE SLAB
SCALE: 3/4"=1'-0"

5 TYPICAL FOUNDATION @ GARAGE DOOR OPENING
SCALE: 3/4"=1'-0"

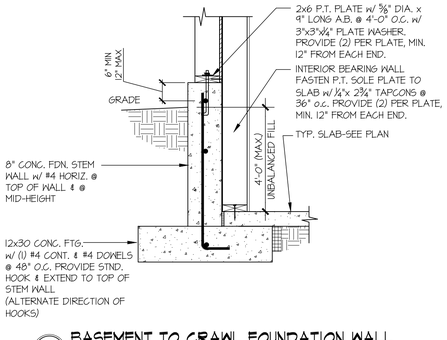
6 TYPICAL EXT. GARAGE FOUNDATION
SCALE: 3/4"=1'-0"



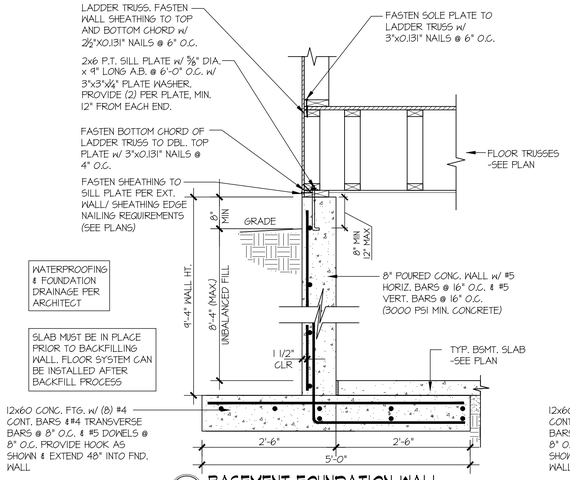
7 TYPICAL THICKENED SLAB @ INTERIOR BEARING WALL
SCALE: 3/4"=1'-0"



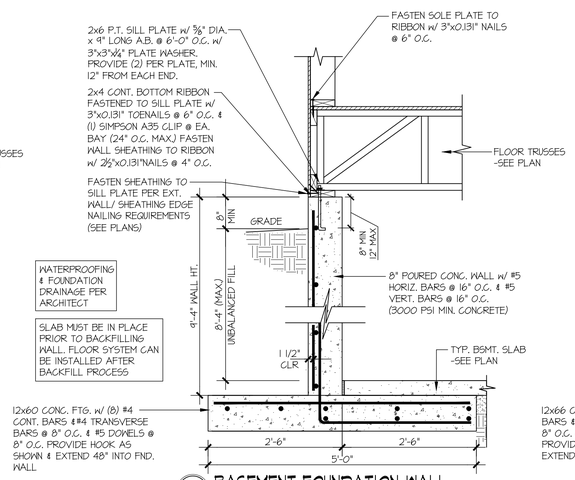
8 TYPICAL FOOTING @ WALKOUT BASEMENT
SCALE: 3/4"=1'-0"



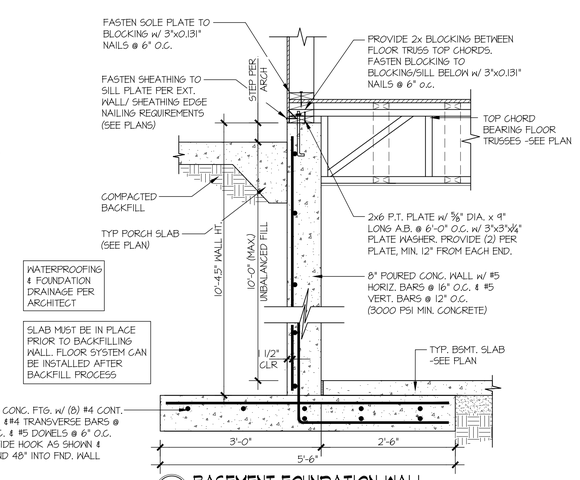
9 BASEMENT TO CRAWL FOUNDATION WALL
SCALE: 3/4"=1'-0"



10 BASEMENT FOUNDATION WALL
SCALE: 3/4"=1'-0"



11 BASEMENT FOUNDATION WALL
SCALE: 3/4"=1'-0"



12 BASEMENT FOUNDATION WALL
SCALE: 3/4"=1'-0"

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date:	initial:

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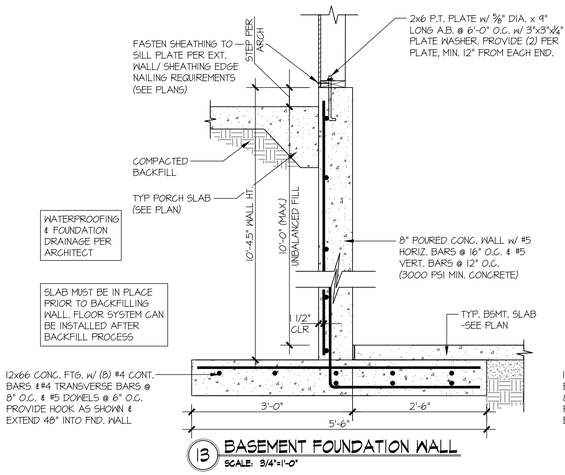
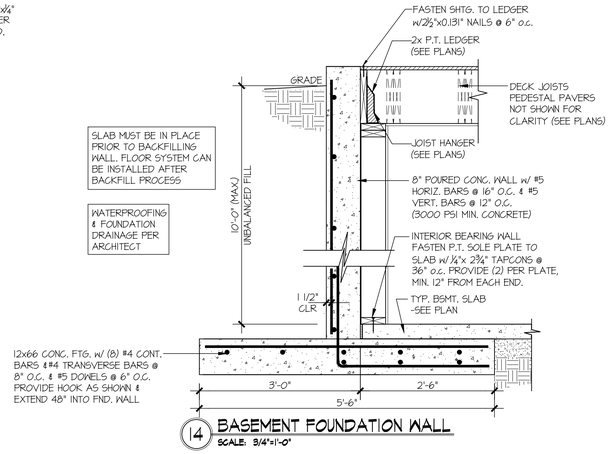
STRUCTURAL DETAILS

PRATT PLOT - LOT 2
7233 80TH AVE SE
MERCER ISLAND, WASHINGTON

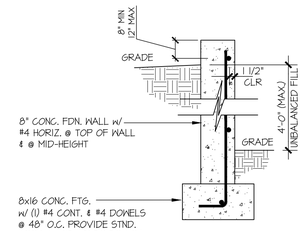
sheet:
SD.01



13 BASEMENT FOUNDATION WALL
SCALE: 3/4"=1'-0"



14 BASEMENT FOUNDATION WALL
SCALE: 3/4"=1'-0"



15 WALL @ LOW GRADE
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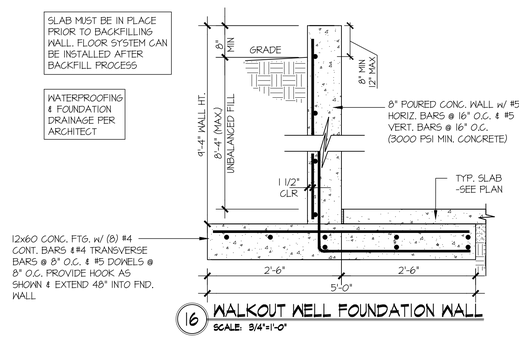

16 WALKOUT WELL FOUNDATION WALL
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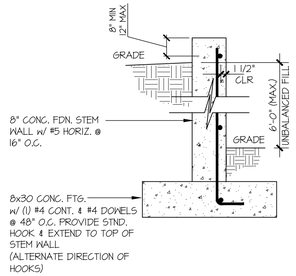
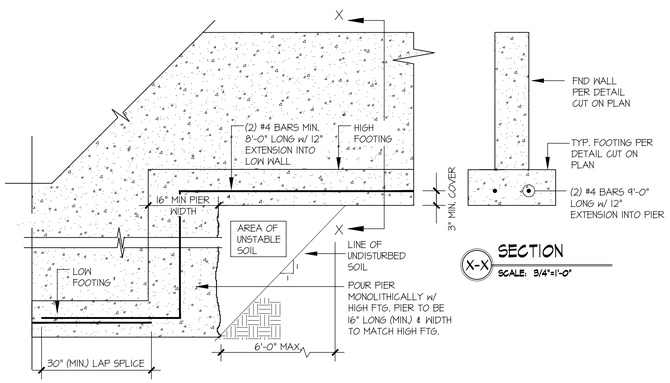
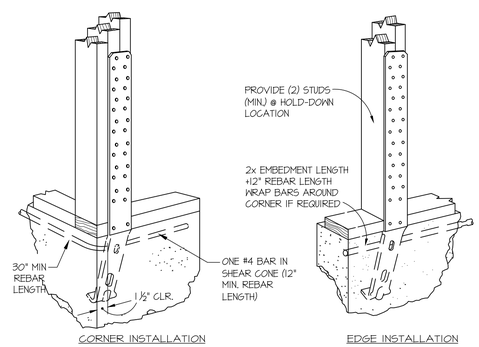


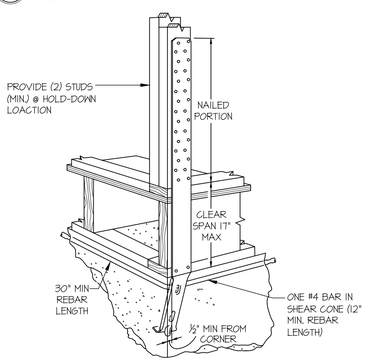
17 WALL @ LOW GRADE
SCALE: 3/4"=1'-0"



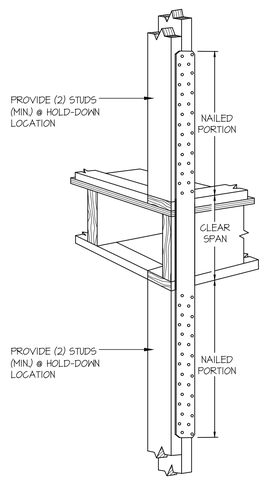
18 TYPICAL STEPPED FOOTING
SCALE: 3/4"=1'-0"



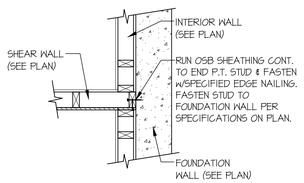
A TYPICAL HOLD-DOWN INSTALLATION
NOT TO SCALE
SIMPSON STHD HD @ FOUNDATION



B TYPICAL HOLD-DOWN INSTALLATION
NOT TO SCALE
SIMPSON STHD HD @ FLOOR FRAMING



C TYPICAL HOLD-DOWN INSTALLATION
NOT TO SCALE
SIMPSON STRAP HD @ FLOOR FRAMING



19 DETAIL @ INTERSECTING INT. SHEARWALL
SCALE: 3/4"=1'-0"

seal:

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issue date: 12-22-20

REVISIONS:
date: initial:

ARCHITECTURAL INNOVATIONS

STRUCTURAL DETAILS

PRATT PLOT - LOT 2
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MERCER ISLAND, WASHINGTON

sheet:
SD.02