



Side Elevation



Rear Elevation



Side Elevation



DRAWING INDEX

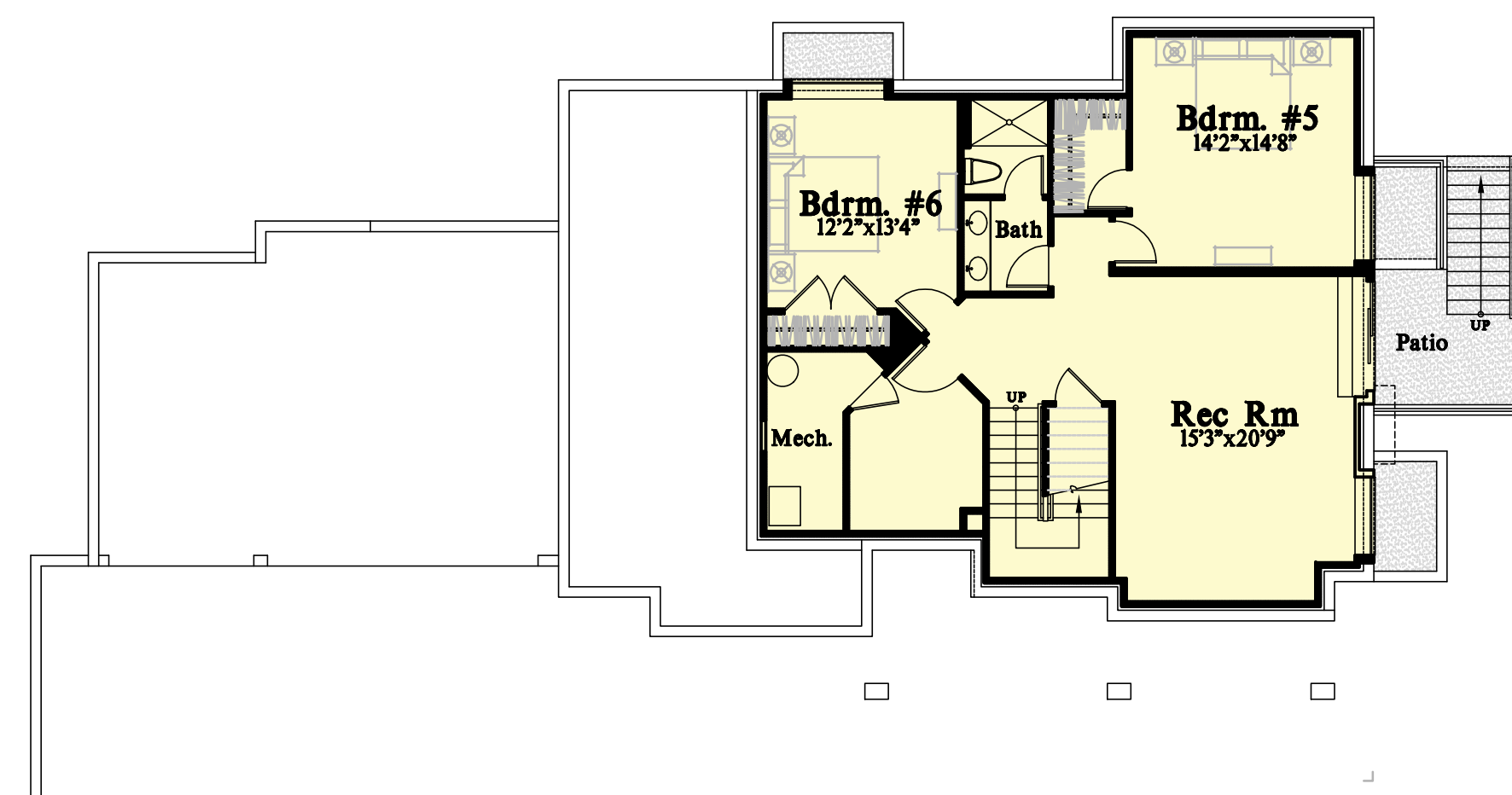
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- C4.3. GRADING & DRAINAGE PLAN
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- T002. SURVEY
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Permit #2105-176
Pratt Plat

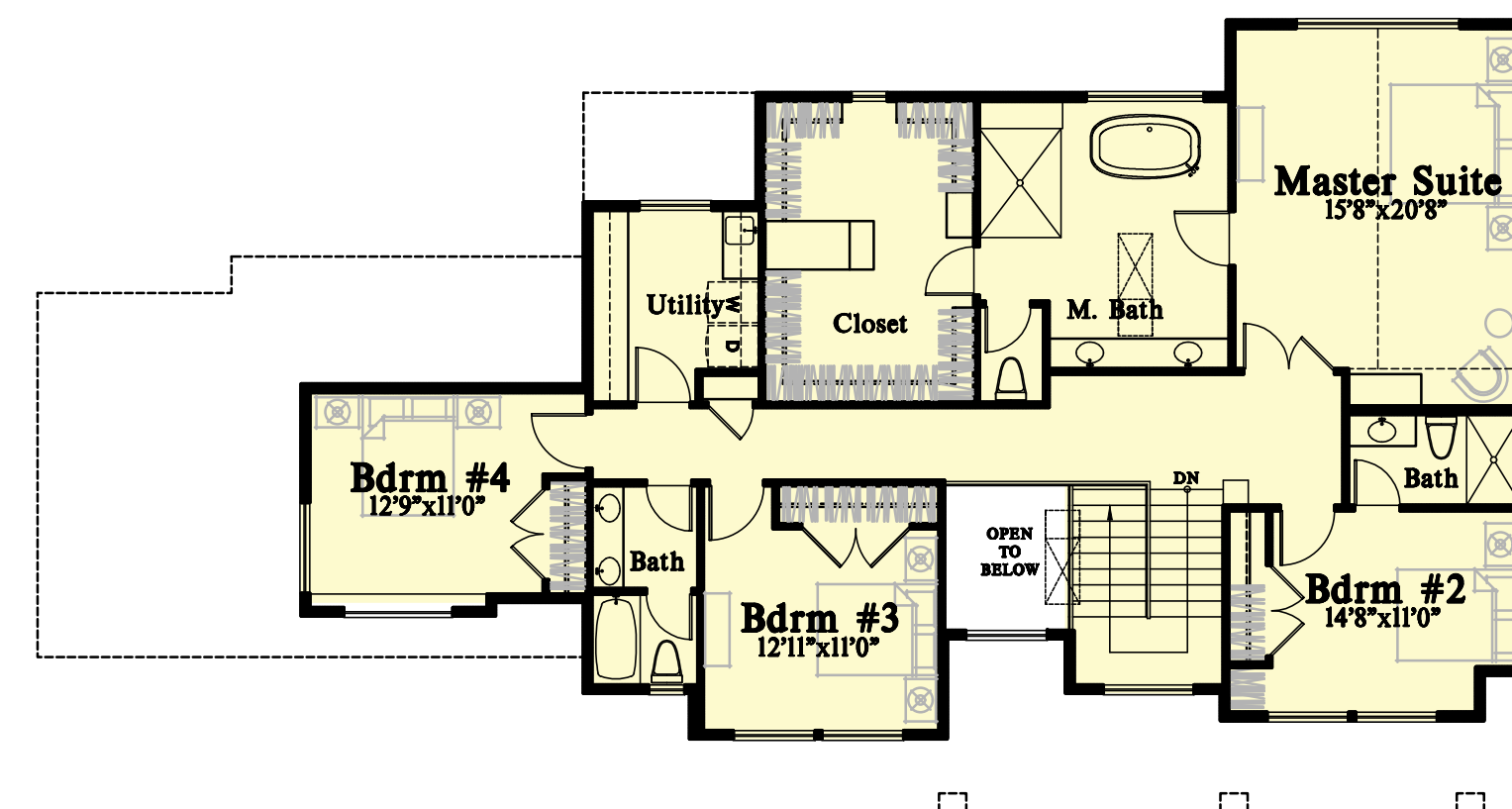
7931 SE 72nd PL Lot 3
Mercer Island, WA 98040

SQUARE FOOTAGE

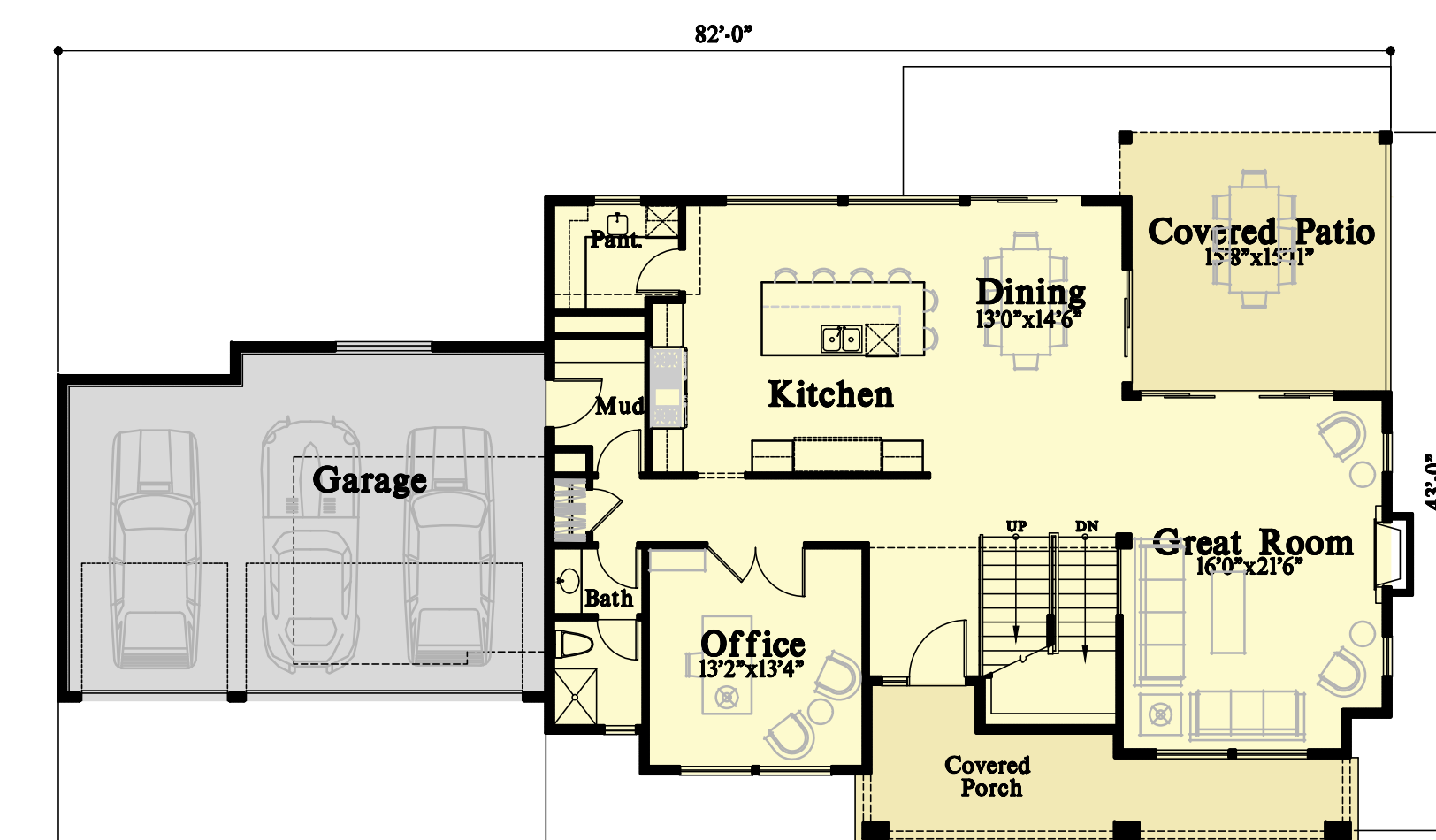
MAIN FLOOR	1558 SF
UPPER FLOOR	1793 SF
LOWER FLOOR	1260 SF
TOTAL	4611 SF
GARAGE	639 SF
PORCH/PATIO	191/259 SF



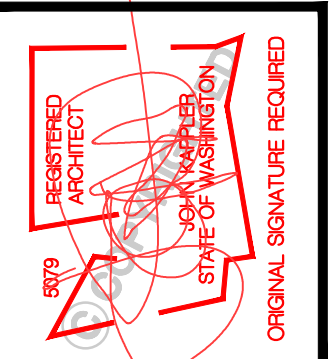
Lower Floor Plan



Upper Floor Plan



Main Floor Plan



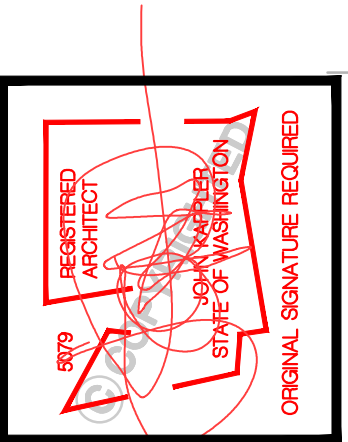
Date	By	Description
4/30/21	SM	PERMIT SET
07/22/21	SM	JURISDICTIONAL COMMENTS

Permit #2105-176
Pratt Plat
Lot 3
Mercer Island, WA 98040
7931 SE 72nd PL
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TITLE	
JOB NO.:	19036.21
STARTING NO.:	19036.05

SHEET
COVER SHEET



Date	By	Description
4/20/21	SM	PERMIT SET
07/14/21	SM	JURISDICTIONAL COMMENTS

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TITLE
JOB NO. : 19036.21
STARTING NO. : 19036.05

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. Per WSEC R403.11, at least one thermostat per dwelling unit shall be capable of controlling the heating and cooling system on a daily schedule.
 3. Per WSEC R403.3.3, duct, air handlers, and filter boxes shall be sealed.

SHEET
A1

**Division B
MECHANICAL**

B000 GENERAL
 Part 1 - General
 Mechanical system to be bidder design.
 2. Sequence of operations:
 A. Refer to Division I General Requirements.
 B. See plans for total maximum flow.
 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 H400.3.
 3. Contractor work out plumbing and HVAC diagram layout.
 A. Coordinate with other trades.

B400 PLUMBING
 Part 2 - Product
 1. Pipes and Fittings:
 A. Waste 4 soil; ABS plastic of sizes req'd for the intended purpose.
 1. Provide cast iron with compression neoprene joints per locations shown on the drawing.
 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 1/4" type K unhard solder
 2. Above Grade: Type L unhard solder

2. Plumbing equipment:
 A. Hot water heater: (Dual in tandem)
 1. Size per IRC S60 and Table S60 and Jurisdictional amendments.
 2. Coordinate with owner's material selection (by others).
 B. Hose bib, frost proof type: Handled units
 1. Provide frost protection in garage.
 C. Plumbing fixtures: 1. Coordinate with owners material selection (by others).
 3. Trigon: (Bidder design)
 1. Provide TT connection in main line in garage by main shut-off valve with separate shut-off and drain valve.

B400 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.

B500 HVAC
 Part 2 - Product
 1. Forced air:
 A. Furnace system:
 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:
 Coordinate with materials finish selection schedule (by others).
 D. Controls:
 Coordinate with materials finish selection schedule (by others).
 E. Registers with adjustable supply:
 1. Coordinate with materials finish selection schedule (by others).
 2. Provide freetrapping at 'B' vent location per IRC sections R302.1.
 3. Fans: see division II energy requirements.
 3. See floor plans for whole house ventilation requirements.

4. Vents:
 Coordinate with materials finish selection schedule (by others).
 4. Exhaust Ducts:
 1. terminate outside building and equip with backdraft dampers per IRC section M1013.3.
 M102.1.
 M102.
 B. Protective shroud plates shall be placed per IRC M102.5.
 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 B

**Division 16
ELECTRICAL**

B600 GENERAL
 Part 1 - General
 1. Electrical systems to be bidder designed.
 2. Regulatory requirements: refer to Division I - General Requirements.
 3. Codes: per provide electrical diagramming layout, design circuitry; follow lighting plan if provided.
 A. Coordinate with other trades.

B600 POWER
 Part 2 - Product
 Wire and Boxes:
 A. Vols: 2 GA (3) wire
 1. QF + Damp Locations
 B. Low voltage: standard type
 2. Panels: Circuit breaker box fully labeled
 A. Capacity: Bidder Design
 B. Circuitry: Bidder Design
 3. Grounding:
 1. (1) (1) (1) 1/2" schedule 80 PVC conduit at concrete stem wall for electrical service and (1) 3/8" diameter x 8'0" long galvanized rod (1/4" ground rod) for electrical grounding.
 4. Smoke Detection.
 A. Coordinate and install per IRC section R314.
 5. Fire Alarm:
 A. Provide and install per NEC, 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 IRC.

B600 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. Intercomunications systems:
 A. Coordinate with materials finish selection schedule (by others).
 4. Stereo system:
 A. Coordinate with materials finish selection schedule (by others).

B600 LIGHTING
 Part 2 - Product
 1. Fixtures: 1. Coordinate with materials finish selection schedule (by others).
 Note: A minimum of 15% of all luminaires shall be high efficiency per WSEC R404.1.
 2. Control: A. Switches: 1. Coordinate with materials finish selection schedule (by others).
 3. Dimmers: 1. Coordinate with materials finish selection schedule (by others).
 B. Switch: 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**

W400 DRYWALL
 Part 2 - Product
 1. Ductwork: A. Manufacturer/model number:
 1. Coordinate with materials finish selection schedule (by others).
END DIVISION 14

**Division 9
FINISHES**

0900 GYPSUM WALLBOARD
 Part 1 - Product
 1. Walls: See the 'TYPICAL BUILDING MATERIALS' list on the drawings.
 2. Ceiling: See the 'TYPICAL BUILDING MATERIALS' list on the drawings.
 A. Finish: 1. Coordinate with materials finish selection schedule.
 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 IRC R302.5.
 4. Code required areas:
 A. Type 'X' GIB as required.
 1. See division 09022 misc. assembly requirements.
 B. Waterproof GIB as req'd at wet or damp locations per IRC section R102.4.2.
 5. Underlayment or durco at all tile locations (UNO).
 6. Metal corner bead profile:
 1. Coordinate with materials finish selection schedule.

Part 3 - Execution
 1. Apply as required in IRC Chapter 7 and Table R102.13). 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.

09500 WOOD FLOORING
 Part 2 - Products 1. Type:
 A. Coordinate with materials finish selection schedule (by others).

09600 RESILIENT FLOORING
 Part 2 - Product
 A. Coordinate with materials finish selection schedule (by others).

09600 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).

09900 WALL COVERINGS
 Part 2 - Products
 1. Type: A. Coordinate with materials finish selection schedule (by others).

END DIVISION 9

**Division 10
SPECIALTIES**

W000 DOORS AND WINDOWS
 Part 2 - Products
 1. Hardware: cloth screen (1/4" x 1/4" on soffit vents as detailed).
 2. Continuous 'T' performed metal soffit vent as detailed.
 3. Roof vent: (See Division 07100)
 4. Other vents: as noted per plans.

W000 PREFABRICATED FIREPLACES
 Part 2 - Products
 1. Location/Model/Accessories:
 A. Coordinate with materials finish selection schedule (by others).
 Part 3 - Execution
 1. See division 09022.12 for misc. assembly requirements for fireplaces.

W000 IDENTIFYING DEVICES
 Part 2 - Products
 1. Building numbers:
 A. Coordinate with materials finish selection schedule (by others).
 2. Gutter:
 A. Continuous aluminum precastoid:
 1. Style: K profile
 2. Color: Match fascia
 3. Downspouts:
 A. 2x3 rectangular aluminum precastoid:
 1. Color: Match fascia 4 trim
 B. Tie to 1" drain system.

W000 WARDROBE AND CLOSET SPECIALTIES
 Part 2 - Product
 1. Storage Closets:
 A. Coordinate with materials finish selection schedule (by others).
 2. Closets: Closets:
 A. Coordinate with materials finish selection schedule (by others).
 3. Pantry:
 A. Coordinate with materials finish selection schedule (by others).

END DIVISION 10

**Division 11
EQUIPMENT**

W100 MAINTENANCE EQUIPMENT
 Part 1 - Product
 1. Vacuum cleaning system:
 A. Coordinate with materials finish selection schedule (by others).

W100 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
FINISHINGS**

W200 WINDOW TREATMENT
 Part 1 - Product
 1. Window treatment: A. Coordinate with materials finish selection schedule (by others).

END DIVISION 12

**Division 13
SPECIAL CONSTRUCTION**

W300 POOLS
 Part 2 - Products 1. Bidder design
W300 HOT TUB
 Part 2 - Products
 1. By:
 A. Coordinate with materials finish selection schedule (by others).

END DIVISION 13

**Division 14
CONCRETE SYSTEMS**

W400 DRYWALL
 Part 2 - Product
 1. Manufacturer/model number:
 1. Coordinate with materials finish selection schedule (by others).
END DIVISION 14

**Division 7
FLOORING AND MOISTURE PROTECTION**

0700 WATER PROOFING / DAMP PROOFING
 Part 2 - Product
 1. Per IRC section R406.
 Part 3 - Execution
 1. Per IRC section R406.2

0700 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 II, Energy Requirements.

0700 INSULATION
 Part 2 - Product
 1. Fiberglass or mineral wool batts, blown mineral wool, and extruded polystyrene:
 A. Walls: 1. See the 'TYPICAL BUILDING MATERIALS' list on the drawings.
 B. Ceiling: 1. See the 'TYPICAL BUILDING MATERIALS' list on the drawings.
 C. Floor: 1. See the 'TYPICAL BUILDING MATERIALS' list on the drawings.
 D. Slab on Grade: R-10 (per WSEC Table R402.11).
 2. Insulating foam: A. Standard sealant foam.

Part 3 - Execution
 1. See division II, energy requirements
 2. Provide insulation barriers for blow-in or sprayed insulation every 300 sq ft.
 3. Seal Splices: (unvented 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. (Unvented floor vents shall be placed below the lower surface of the floor insulation.

0700 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 topped.

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

0700 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 drawings.
 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 IRC.

0700 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 IRC.
 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 IRC R303.2.

0700 ROOFING SPECIALTIES
 Part 2 - Product
 1. Vents:
 A. Ridge vent: manufactured by:
 1. Coordinate with materials finish selection schedule (by others).
 B. Bathroom vent: manufactured by:
 1. Coordinate with materials finish selection schedule (by others).

0700 METAL FASTENINGS
 Part 2 - Product
 1. Continuous aluminum precastoid:
 1. Style: K profile
 2. Color: Match fascia
 3. Downspouts:
 A. 2x3 rectangular aluminum precastoid:
 1. Color: Match fascia 4 trim
 B. Tie to 1" drain system.

0700 METAL FABRICATION
 Part 2 - Product
 1. Handrails and guardrails: Provide in sizes and locations as shown per diag.

END DIVISION 7

**Division 8
DOORS AND WINDOWS**

0800 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. Sills and rail/stone doors: A. Coordinate with 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).

0800 SPECIALTY DOORS
 Part 2 - Product
 1. Sliding glass door:
 A. Coordinate with materials finish selection schedule (by others).
 A. Coordinate with materials finish selection schedule (by others).

0800 WOOD/VINYL WINDOWS
 Part 1 - Product
 1. Note: Egress -
 1. Every sleeping room shall have at least one operable window with a net clear opening of 5.7'. 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 IRC section R310.
 2. Safety glaze per IRC section R306.
 3. 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).

0800 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).

0800 GLAZING
 Part 2 - Product
 1. Glass thickness to be determined by size and wind loading per IRC section R306.
 2. Safety glaze per IRC section R306.
 3. Minors to be silvered 1/4" float plate glass.

END DIVISION 8

**Division 4
MASONRY**

0400 MORTAR
 Part 2 - Product
 1. Type 'M' or 'S' mortar with integral waterproofing agent per IRC section R606.1
 Part 3 - Execution
 1. Per IRC section R606.2

0400 MASONRY ACCESSORIES
 Part 2 - Product
 1. Anchor bolts: 1/2" x triple zinc DMAX (G85 per ASTM A653) hot dipped galvanized steel (ASTM B3 for Anchors) with a minimum IT embedment, per IRC section R403.6, unless otherwise noted per Engineer.
 2. Washers: 3/4" x 1/4" sq. triple zinc DMAX (G85 per ASTM A653) hot dipped galv. steel (ASTM B3 for Anchors), plate washers per IRC section R602.11, 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 1". Provide a minimum of (2) bolts per plate section per IRC section R403.6.

0400 UNIT MASONRY
 Part 2 - Product
 1. Brick masonry:
 A. Exterior locations: name/fg:
 1. Coordinate with materials finish selection schedule (by others).
 B. Interior locations: name/fg:
 1. Coordinate with materials finish selection schedule (by others).
 C. Flues/partials: name/fg:
 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 IRC section R607.
 B. Interior locations: name/fg:
 1. Coordinate with materials finish selection schedule (by others).
 C. Flues/partials: name/fg:
 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 5/8" felt backing and No. 3 gauge non-corrosive ties at 1" per each 2 sf. of veneer. Provide 1" minimum air space between veneer and backing. Provide approved flashing at base of veneer with 3/8" min round weeps 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 load of veneer above. Provide angle iron support at doors, windows, and other openings per R606.10.
 2. Excavation backfilling and compacting for pavement as needed.
 3. 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.

0400 STONE
 Part 2 - Product
 1. As shown on drawings.
 A. Exterior locations: name/fg:
 1. Coordinate with materials finish selection schedule (by others).
 B. Interior locations: name/fg:
 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 IRC R1001.1.
 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. Flanking at foundation:
 1. A corrosion-resistant screed or flashing of a minimum 0.019-inch or 26-gauge galvanized or plastic with a minimum vertical attachment flange of 3/4 inches shall be installed.

END DIVISION 4

**Division 5
FIBERGLASS**

0500 METAL FASTENINGS
 Part 2 - Product
 1. Continuous aluminum precastoid:
 1. Style: K profile
 2. Color: Match fascia
 3. Downspouts:
 A. 2x3 rectangular aluminum precastoid:
 1. Color: Match fascia 4 trim
 B. Tie to 1" drain system.

0500 METAL FABRICATION
 Part 2 - Product
 1. Handrails and guardrails: Provide in sizes and locations as shown per diag.

END DIVISION 5

**Division 6
WOOD AND PLASTICS**

0600 CAST-IN-PLACE CONCRETE
 REFER TO GENERAL STRUCTURAL NOTES ON SHEET S-0-0

0200 MISCELLANEOUS ASSEMBLY REQUIREMENTS CONT.

12. Prefabricated Fireplaces and Solid Fuel Burning Appliances per IMC and IRC Chapter 10:
 A) Solid fuel burning appliances include airtight stoves, fireplace stoves, room heaters/fireplace stoves, factory built fireplaces, and fireplace inserts, and shall comply with the provisions of IMC.
 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 chimneys and enclosing walls sufficient for examination and repair for entire chimney. Walls shall be without openings per IMC.
 C) Provide fireblocking at chimney per IRC section R307.1.
 D) Install metal fireplace with hearth and surround per manufacturers specifications.
 E) Prefabricated fireplaces, chimneys, and related components to bear UL or ICBO seal of approval and be installed per manufacturers requirements.
 13. Fireblocking per IRC sections R307.1.

0200 REGULATORY REQUIREMENTS
 1. All construction shall conform to the 2018 International Residential Code (IRC), 2018 International Building Code (IBC), 2018 International Fire Code (IFC), 2018 International Mechanical Code (IMC), 2018 Uniform Plumbing Code (UPC), 2018 Washington State Energy Code (WSEC) 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.

0200 CONSTRUCTION FACILITIES AND TEMPORARY CONTROLS
 1. Provide Temporary Facilities - including electricity, water, and temporary toilet, per Jurisdictional requirements.
 2. Provide Controlling Controls - including erosion sediment and surface water control and entrapment during construction per Jurisdictional requirements.

END DIVISION 1

**Division 2
SITE WORK**

0200 EARTHWORK
 Part 3 - Execution
 1. Rough grading: 4' below finish grading unless otherwise specified.
 2. Finish grading: Landscaping division 07300.
 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.

0200 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.

Part 3 Execution
 1. Stone Veneer: Adhered per manufacturer's installation instructions and in accordance with IRC R1001.1.
 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. Flanking at foundation:
 1. A corrosion-resistant screed or flashing of a minimum 0.019-inch or 26-gauge galvanized or plastic with a minimum vertical attachment flange of 3/4 inches shall be installed.

END DIVISION 2

**Division 3
CONCRETE**

0300 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 supports members to sit below the frost line.

REFER TO GENERAL STRUCTURAL NOTES ON SHEET S-0-0

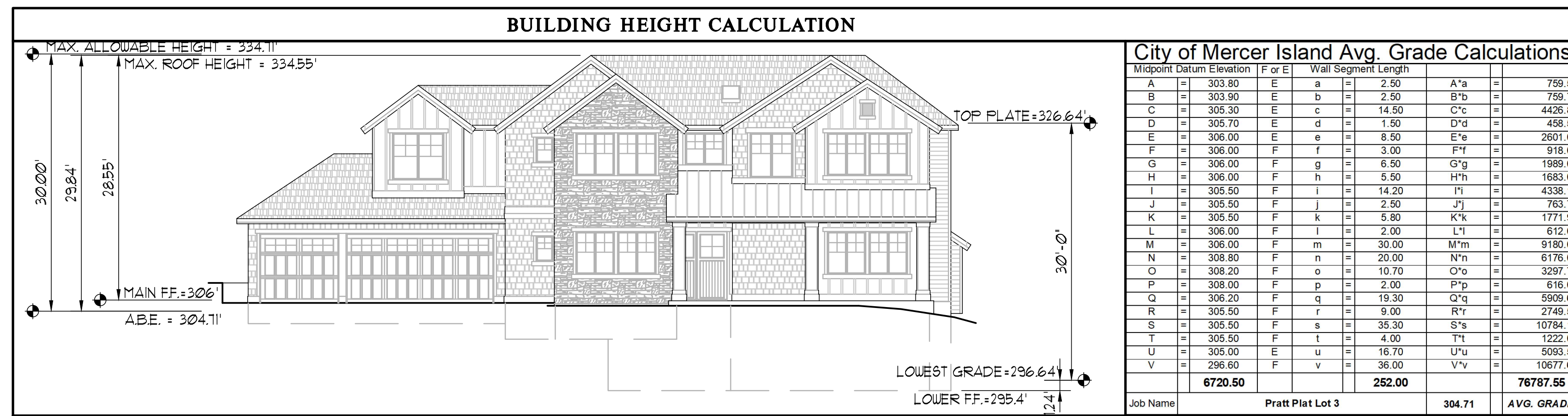
**Division 3
CONCRETE**

0300 CONCRETE ACCESSORIES
 Part 2 - Product
 1. Anchor bolts: 1/2" x triple zinc DMAX (G85 per ASTM A653) hot dipped galvanized steel (ASTM B3 for Anchors) with a minimum IT embedment, per IRC section R403.6, unless otherwise noted per Engineer.
 2. Washers: 3/4" x 1/4" sq. triple zinc DMAX (G85 per ASTM A653) hot dipped galv. steel (ASTM B3 for Anchors), plate washers per IRC section R602.11, 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 1". Provide a minimum of (2) bolts per plate section per IRC section R403.6.

REFER TO GENERAL STRUCTURAL NOTES ON SHEET S-0-0

**Division 3
CONCRETE**

0300 CAST-IN-PLACE CONCRETE
 REFER TO GENERAL

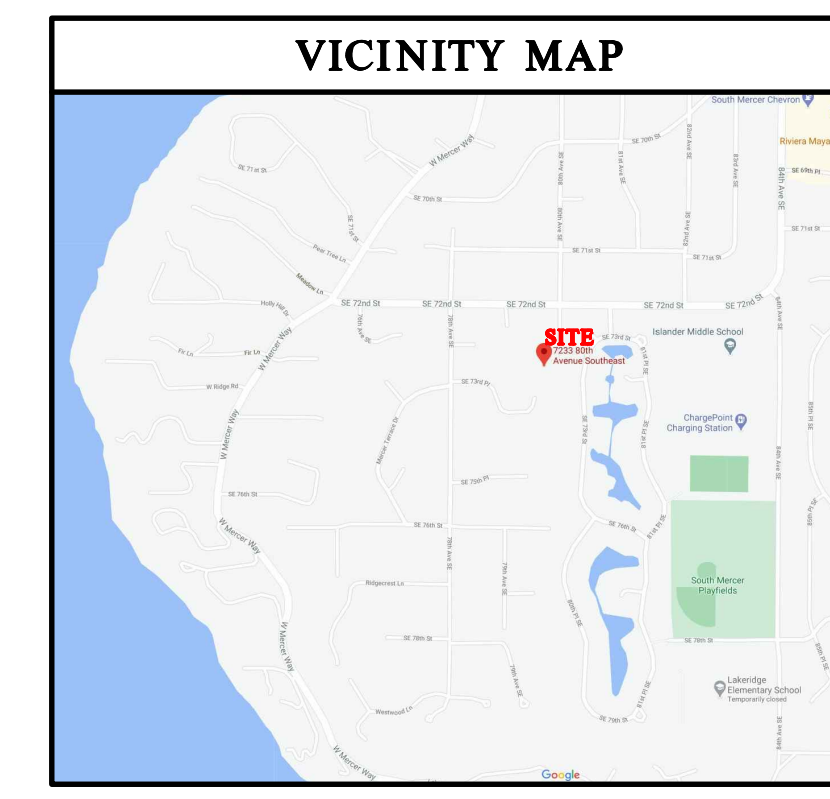


City of Mercer Island GFA Calculations

Lot Size = 10,298 SF x 40% = 4119 SF

Wall Length	Percentage	Finish or Blasting	Result	
A	2.5	92.8%	E	2.3
B	2.5	94.4%	E	2.4
C	14.5	99.8%	E	14.5
D	1.5	100.0%	F	1.5
E	8.5	100.0%	F	8.5
F	3	100.0%	F	3.0
G	14.5	100.0%	F	14.5
H	30	100.0%	F	30.0
I	23.3	100.0%	F	23.3
J	4	100.0%	F	4.0
K	16.75	99.5%	E/F	16.7
L	30	63.5%	E/F	22.9
Total	157.05		143.5	
Total Average Result			0.9	
FR	Sq Ft	Result	Excluded Area	
1260	0.9135768		1151.106677	

Wall Length	Percentage	Finish or Blasting	Result	
a	30	0.0%	F	0.0
b	20	22.5%	F	4.5
c	10.7	22.1%	F	2.4
d	2	21.0%	F	0.4
e	19.3	6.2%	F	1.2
f	22	0.0%	F	0.0
Total	104		8.5	
Total Average Result			0.1	
FR	Sq Ft	Result	Excluded Area	
639	0.081551		52.11106442	



SITE INFO

STREET ADDRESSES:
7931 SE 72nd PL, Mercer Island, WA 98040

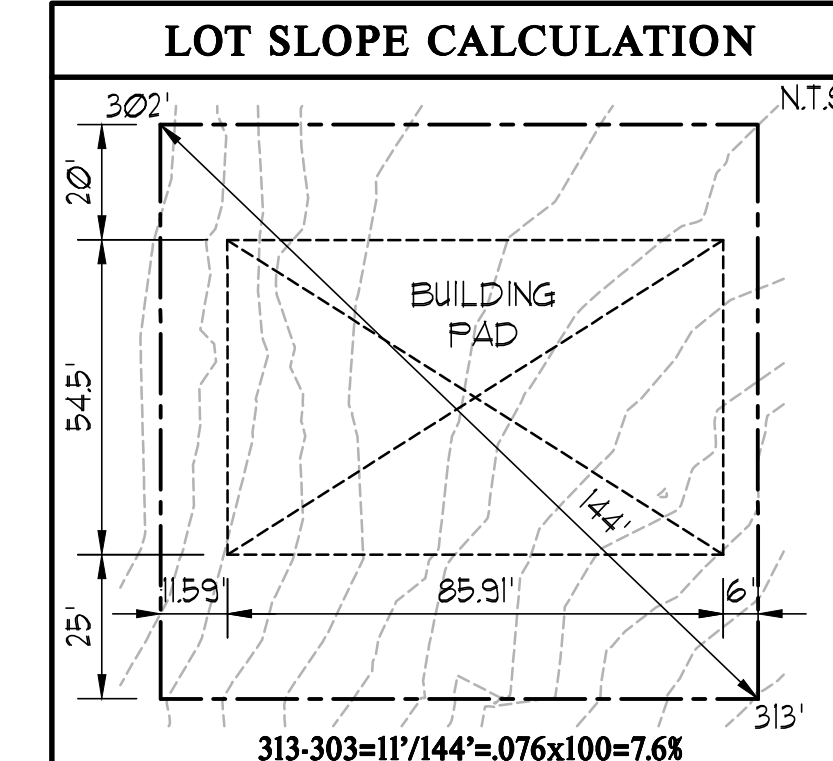
PARCEL NUMBER:
143890-0030

SITE DEVELOPMENT PERMIT:
1903-061

LEGAL DESCRIPTION:
LOTS 1, CAYSON FIELDS, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 295 OF PLATS, PAGE 69, RECORDS OF KING COUNTY, WASHINGTON.

TREE RETENTION SCHEDULE

#	TREE SPECIES	SCIENTIFIC NAME	DBH	CANOPY RAD. FT.	COND.
4546	Scots pine	<i>Pinus sylvestris</i>	20.0	23	2 - Good
4547	Coast Redwood	<i>Sequoia sempervirens</i>	28.5	20	2 - Good
4548	Scots pine	<i>Pinus sylvestris</i>	20.5	15	3 - Fair
4549	Douglas-fir	<i>Pseudotsuga menziesii</i>	11.3	15	2 - Good



ZONING

ZONING: R-96
SINGLE FAMILY RESIDENTIAL SETBACKS
 FRONT YARD - 20'
 REAR YARD - 25'
 SIDE YARD - 17.5' COMBINED (7% OF 103.5')
 VARIABLE MIN. 5% (3% OF 17.5', 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 GEA
40%

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

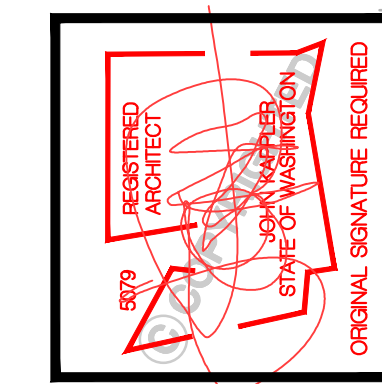
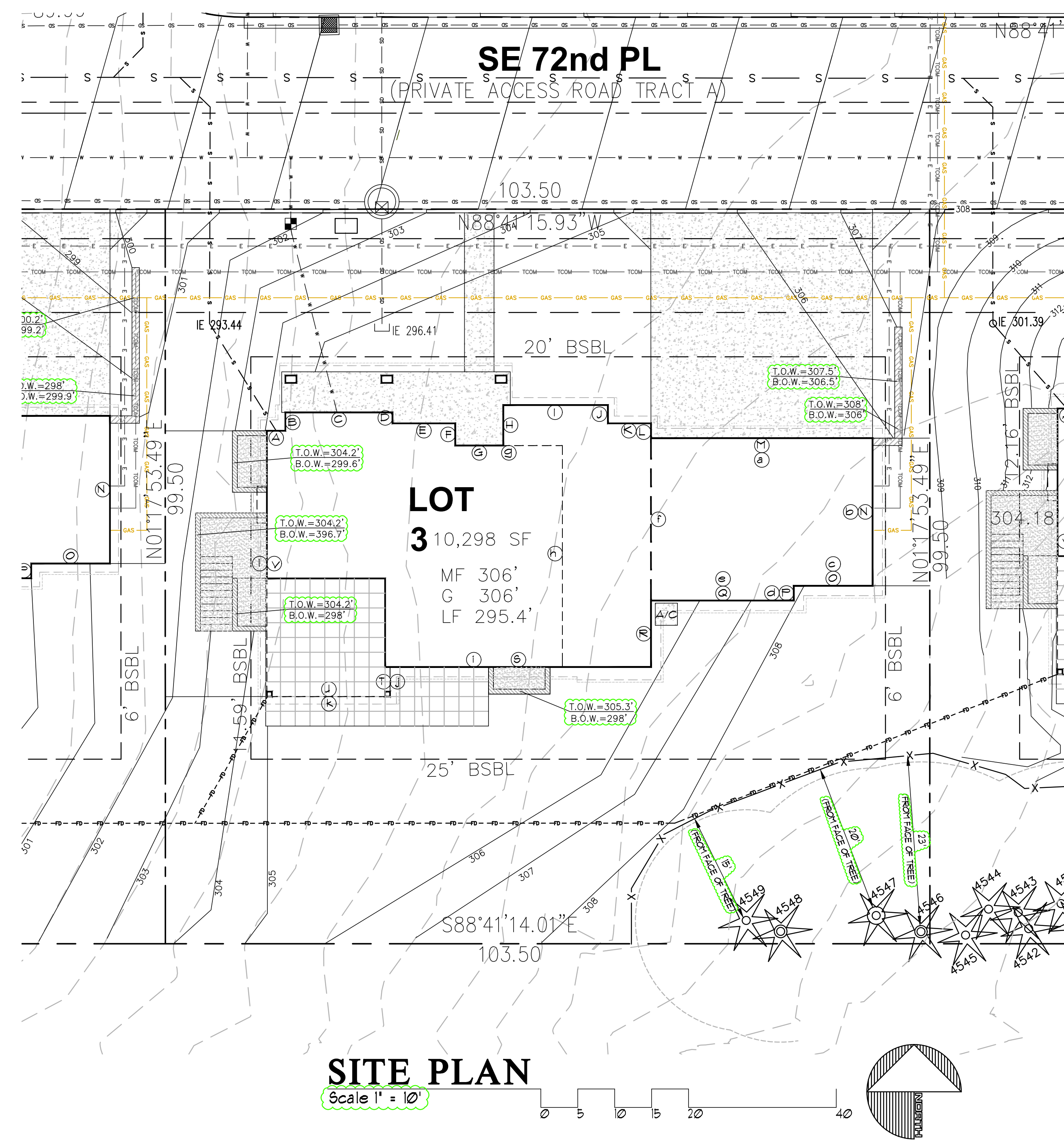
SITE CALCULATIONS

LOT AREA	10,298 SF	GROSS LOT AREA
COVERAGE CALCULATION	10,298 SF	LOT AREA
x 40%	4,119 SF	ALLOWABLE IMPERVIOUS COVERAGE
2,473 SF	HOUSE ROOF (includes gutters)	
552 SF	COVERED PATIO & PORCH (includes gutters)	
4 SF	AC PAD (excludes area under eaves)	
910 SF	DRIVEWAY (excludes area under eaves)	
3,999 SF / 38.2%	TOTAL COVERAGE	
HARDSCAPE COVERAGE CALCULATION	10,298 SF	LOT AREA
x 5%	515 SF	ALLOWABLE HARDSCAPE COVERAGE
83 SF	FRONT WALK (excludes portion w/ eaves)	
179 SF	WINDOW WELLS (excludes portion w/ eaves)	
131 SF	UNCOVERED PATIO (excludes portion w/ eaves)	
17 SF	RETAINING WALLS (excludes portion w/ eaves)	
410 SF / 3.9%	TOTAL HARDSCAPE COVERAGE	

LEGEND

- w --- w --- DESIGNATES WATER
- s --- s --- DESIGNATES SEWER
- sd --- sd --- DESIGNATES STORM
- fd --- fd --- fd --- DESIGNATES FOOTING DRAIN
- GAS --- GAS --- DESIGNATES GAS
- E --- E --- E --- DESIGNATES ELECTRICAL
- TCOM --- TCOM --- DESIGNATES TELECOMMUNICATIONS
- --- --- DESIGNATES EXISTING GRADE
- --- --- DESIGNATES FINISHED GRADE
- --- --- DESIGNATES TREE DRIFLINE
- X --- X --- DESIGNATES TREE FENCING

NOTE:
WEEDS TO BE REMOVED FROM SITE



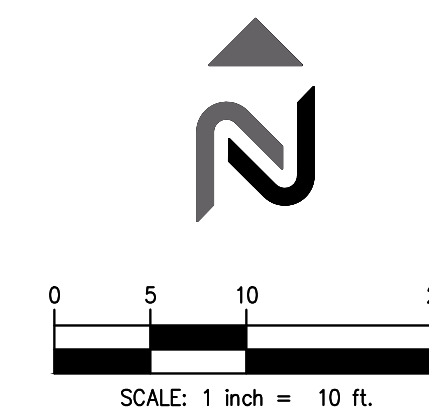
Date	By	Description
04/30/21	SM	PERMIT SET
07/14/21	SM	JURISDICTIONAL COMMENTS
09/14/21	SM	JURISDICTIONAL COMMENTS

Permit 2105-176
Pratt Plat
 Lot 3
 7931 SE 72nd PL
 Mercer Island, WA 98040
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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.: 18143143
STARTING NO.:

SHEET
A1.1



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
- FOUNDATION DRAIN
- STORM CLEANOUT
- NYOPLAST DRAIN PER DETAIL 1/C2.4 OF THE FINAL ENGINEERING PLANS



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

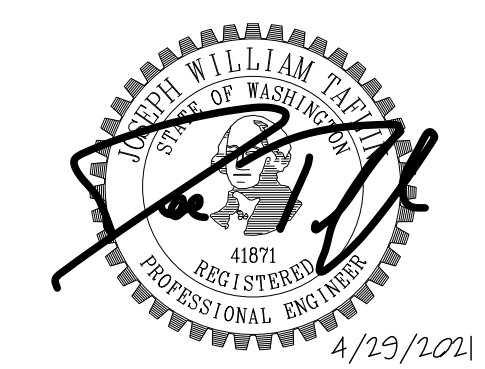
**PRATT
PROPERTY**

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 3 GRADING
AND DRAINAGE
PLAN**

SHEET NUMBER

C4.3

GEOTECHNICAL SPECIAL INSPECTIONS

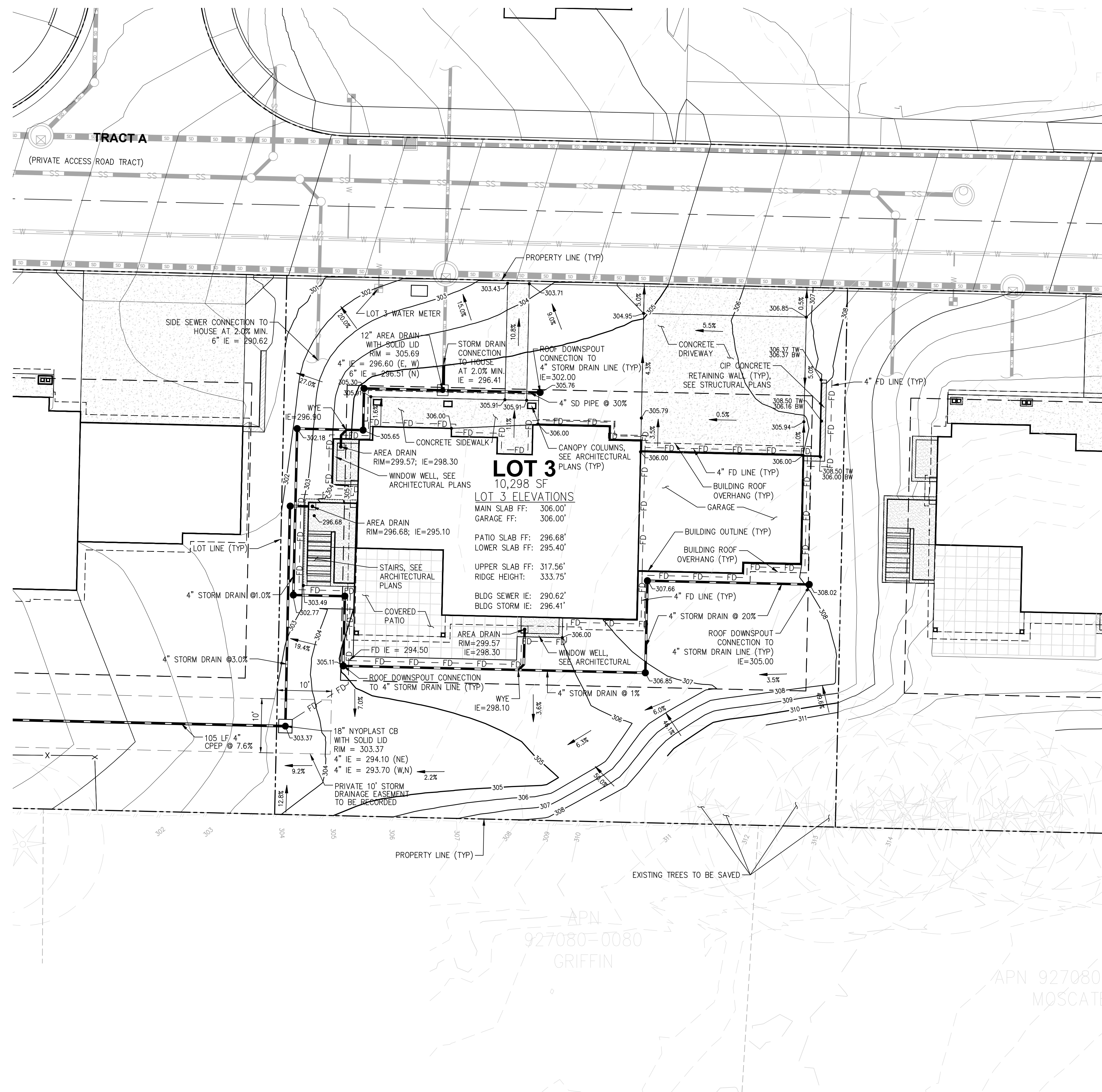
- MONITORING OF EROSION CONTROL.
- OBSERVATION AND MONITORING OF EXCAVATION.
- SUBSURFACE DRAINAGE INSTALLATION.

GRADING NOTES (NAVIX)

- THE SPOT ELEVATIONS INDICATED ON THIS PLAN REPRESENT THE DESIGN TOP OF PAVEMENT OR SURFACE, UNLESS OTHERWISE NOTED.
- 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.
- CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO ALL SLOPES 3H:1V OR STEEPER. CONTRACTOR SHALL STABILIZE DISTURBED AREAS IN ACCORDANCE WITH LOCAL SPECIFICATION.
- ALL CUT AND FILL SLOPES SHALL BE 3:1 OR FLATTER UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDING FOR ALL NATURAL AND PAVED AREAS AND SHALL GRADE ALL AREAS TO PRECLUDE PONDING OF WATER.
- 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.
- 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.
- CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
- CONTRACTOR TO REMOVE UNSUITABLE SOILS LOCATED WITHIN THE BUILDINGS FOOTING AREA.
- FOR BOUNDARY AND TOPOGRAPHIC INFORMATION REFER TO PROJECT SURVEY AND FINAL ENGINEERING PLANS.
- ALL GRADING, SITE PREPARATION, AND EARTHWORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PROJECT GEOTECHNICAL ENGINEERING REPORT, PROJECT 16-106, PREPARED BY PANGELO, DATED APRIL 28, 2016 AND GEOTECHNICAL EVALUATION, PROJECT T-8177, PREPARED BY TERRA ASSOCIATES INC., DATED JUNE 11, 2019.
- ALL FILL MATERIAL SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT AND COMPACTION.
- 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.
- ALL EXISTING TREES THAT CAN FEASIBLY BE RETAINED WILL BE PRESERVED. CONTRACTOR WILL WORK WITH CITY ARBORIST AND OTHER STAFF TO MAXIMIZE TREE RETENTION.
- THE TOTAL IMPERVIOUS SURFACE ON LOT WILL NOT EXCEED THE NET MAXIMUM LOT COVERAGE AREA.

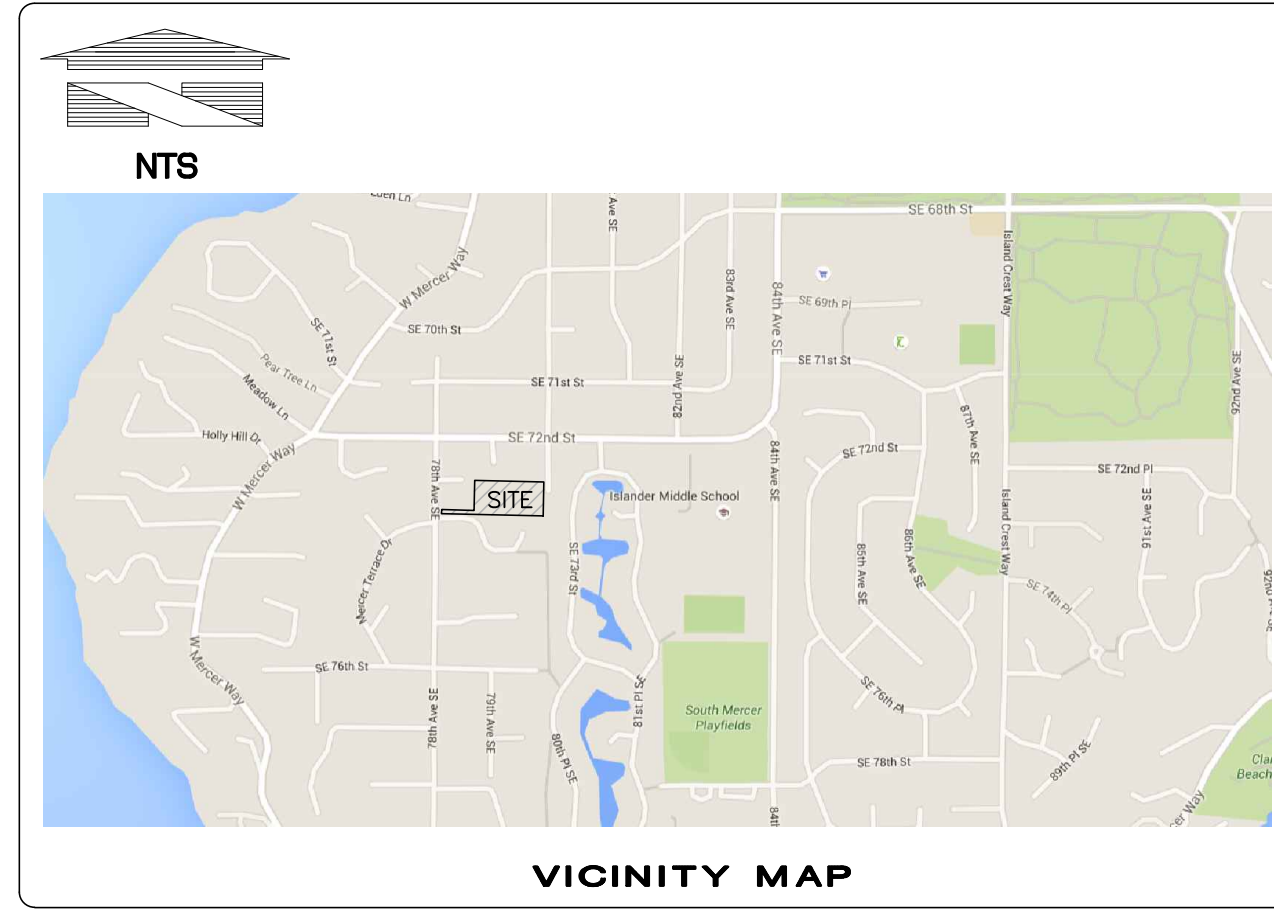
LOT INFORMATION

LOT#	LOT AREA (SF)	LOT COVERAGE CALCULATIONS			
		GROSS MAX LOT COVERAGE ALLOWED (% / SF)	GROSS MAX LOT COVERAGE PROVIDED (% / SF)	GROSS MAX LOT COVERAGE ALLOWED (% / SF)	GROSS MAX LOT COVERAGE PROVIDED (% / SF)
3	10,298	40%	4,119	39%	4,104



B: \\Washington\Mercer Island\Wes G\Pratt\2Drawings\PRTT_143L.dwg Apr 30, 2021 - 10:56am

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

- 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)
- 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 GRS 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

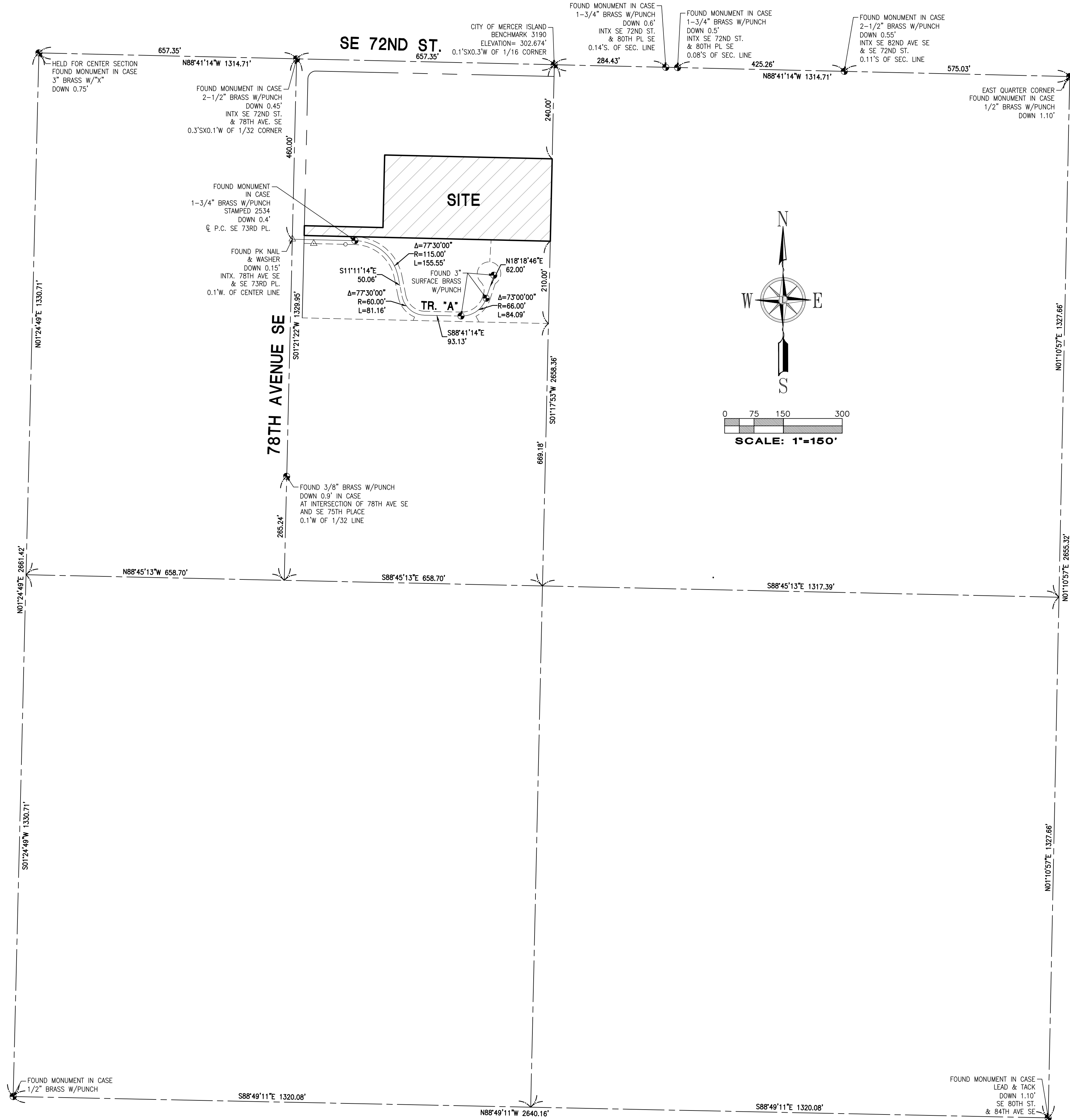
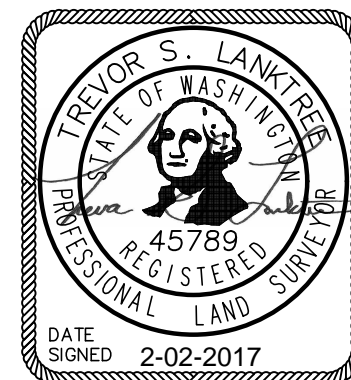
- ALL DISTANCES ON THIS SURVEY ARE SHOWN IN US SURVEY FOOT
- UTILITIES ON THIS SURVEY ARE SHOWN PER SURFACE OBSERVATIONS OBTAINED IN THE FIELD AT TIME OF SURVEY. UNDERGROUND UTILITY LOCATE PAINT MARKS WERE PLACED AS PART OF THIS SURVEY AND UTILITIES SHOWN ARE A RESULT OF THESE PAINT MARKINGS AND OTHER SURFACE OBSERVATIONS AS WELL AS READILY AVAILABLE UTILITY MAPS.
- TICOR TITLE COMPANY COMMITMENT NUMBER 70042742, EFFECTIVE DATE FEBRUARY 22, 2016 AT 08:00 A.M. WAS UTILIZED FOR THIS SURVEY.
- 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

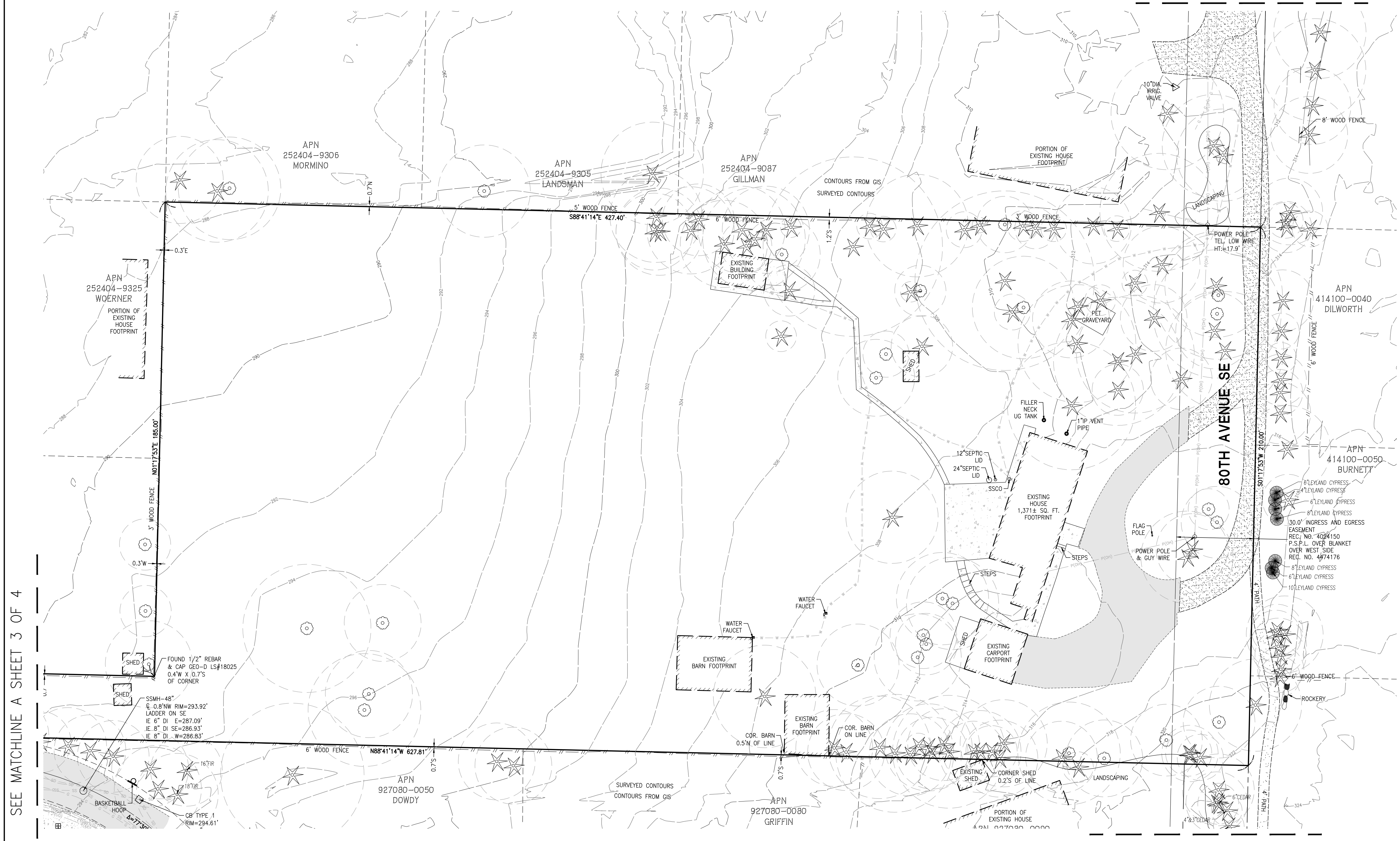


CONTROL SKETCH

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 1"=150' Designed: [] Drawn: [] Checked: [] Approved: [] Date: 4/22/16 Designer: [] Checker: [] Approver: []
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: TO01 of 4

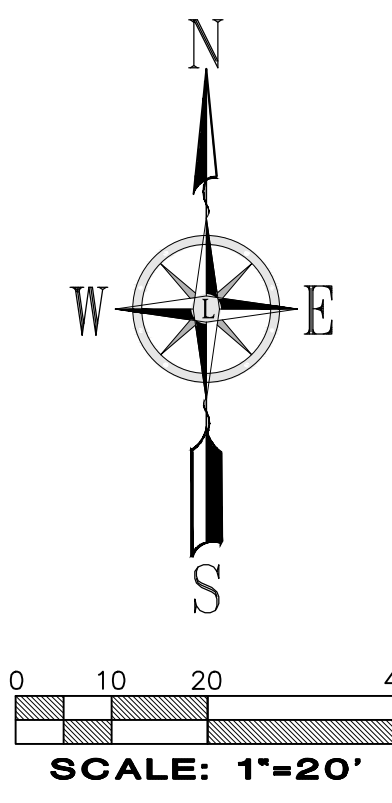
BOUNDARY AND TOPOGRAPHIC SURVEY

SEE MATCHLINE B SHEET 3 OF 4



SEE MATCHLINE A SHEET 3 OF 4

SEE MATCHLINE C SHEET 3 OF 4



No.	Date	By	Chk.	Appr.	Revision
1	2/2/17	JSK	TSL	TSL	ADDED TOPO FOR WATER EXTENSION ALONG BOTH 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

Designed	Drawn	Checked	Approved	Date
—	BGM	TSL/JSK	TSL	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: **TO02**
 of **4**



STRUCTURAL FRAMING NOTES

- 1) PROVIDE SIMPSON C816 STRAP FROM DBL TOP PLATE (13' END LENGTH) TO UNDERSIDE OF 2x DBL BLOCKING BETWEEN TRUSS BOTTOM CHORDS FOR (3) TRUSS BAYS (6'-0" MIN) PROVIDE 2x BLOCKING AT TOP CHORDS OF TRUSSES AND SHEATHING BETWEEN TOP CHORD AND BOTTOM CHORD BLOCKING FASTENED WITH 2 #2@13" NAILS AT 6" O.C. AT SHEATHING EDGES. FASTEN ROOF SHEATHING TO BLOCKING WITH 2 #2@13" NAILS AT 6" O.C.
- 2) PROVIDE SIMPSON C816 STRAP FROM DOUBLE TOP PLATE (13' END LENGTH) TO BOTTOM CHORD OF ROOF DRAG TRUSS (13' END LENGTH)
- 3) HD-5 FROM ABOVE PLUS HD-1 @ BASE OF WALL TO FOUNDATION BELOW. PROVIDE (2) 2x MIN @ HD'S
- 4) PROVIDE 2" OSB OR 3" PLYWOOD FASTENED PER TYP. EXTERIOR WALL SHEATHING SPECIFICATIONS (SEE NOTES ON 502.0)
- 5) PROVIDE C816 STRAP FROM TOP OF DBL TOP PLATE (13' MIN END LENGTH) TO BOTTOM OF FULL HT. TRUSS BLOCKING BETWEEN FLOOR TRUSSES (3'-0" MIN) FASTEN FLOOR SHEATHING TO BLOCKING W/ 2 #2@13" NAILS @ 6" O.C.
- 6) PROVIDE C816 STRAP FROM BOTTOM OF FLUSH BOTTOM OF BEAM (13' MIN END LENGTH) TO BOTTOM OF FULL HT. TRUSS BLOCKING BETWEEN FLOOR TRUSSES (3'-0" MIN) FASTEN FLOOR SHEATHING TO BLOCKING W/ 2 #2@13" NAILS @ 6" O.C.
- 7) HD-5 FROM ABOVE 4 HD-1 @ BASE OF WALL TO FRAMING BELOW. PROVIDE (2) 2x MIN @ HD'S
- 8) HD-1 FROM ABOVE WRAP END LENGTH AROUND FLUSH BOTTOM BEAM AS REQUIRED
- 9) PROVIDE 2" OSB OR 3" PLYWOOD FASTENED PER 3" O.C. EDGE NAILING SPECIFICATIONS (SEE NOTE 502.0)
- 10) FASTEN FT END SHEARWALL STUD TO FOUNDATION WALL W/ 1/4" x 3" LONG TAPLON SCREWS @ 6" O.C. (18 TOTAL) SEE DETAIL 19/502.02 FOR MORE INFO.
- 11) PROVIDE M8TC66 STRAP FROM BOTTOM OF GLB TO BOTTOM OF DRAG TRUSS (NOT REQUIRED @ CONTINUOUS DRAG TRUSSES)
- 12) PROVIDE CONTINUOUS OSB RIM ABOVE GLB TO UNDERSIDE OF SHEATHING (TYP. OSB HVAC HOLES PERMITTED) FASTEN SHEATHING TO OSB RIM W/ 2 #2@13" NAILS AT 3" O.C. FASTEN RIM TO GLB W/ ASS CLIPS AT 12" O.C.
- 13) HD-5 FROM ABOVE 4 HD-1 AT BASE OF WALL TO FOUNDATION BELOW. PROVIDE (2) 2x MIN @ HD'S
- 14) BALLOON FRAME KING STUDS
- 15) HD-5 FROM ABOVE WRAP END LENGTH AROUND GIRDER TRUSS AS REQUIRED.

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 drainage behind and at the base of the wall footing. The drainage should be embedded in 12 to 18 inches of pea gravel or clean crushed rock. A minimum 1/2-inch wide layer of free draining granular soil (1/2 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 drainage 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"x15" (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 = 174 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. USEC 502.1.4.1

GENERAL FRAMING NOTES

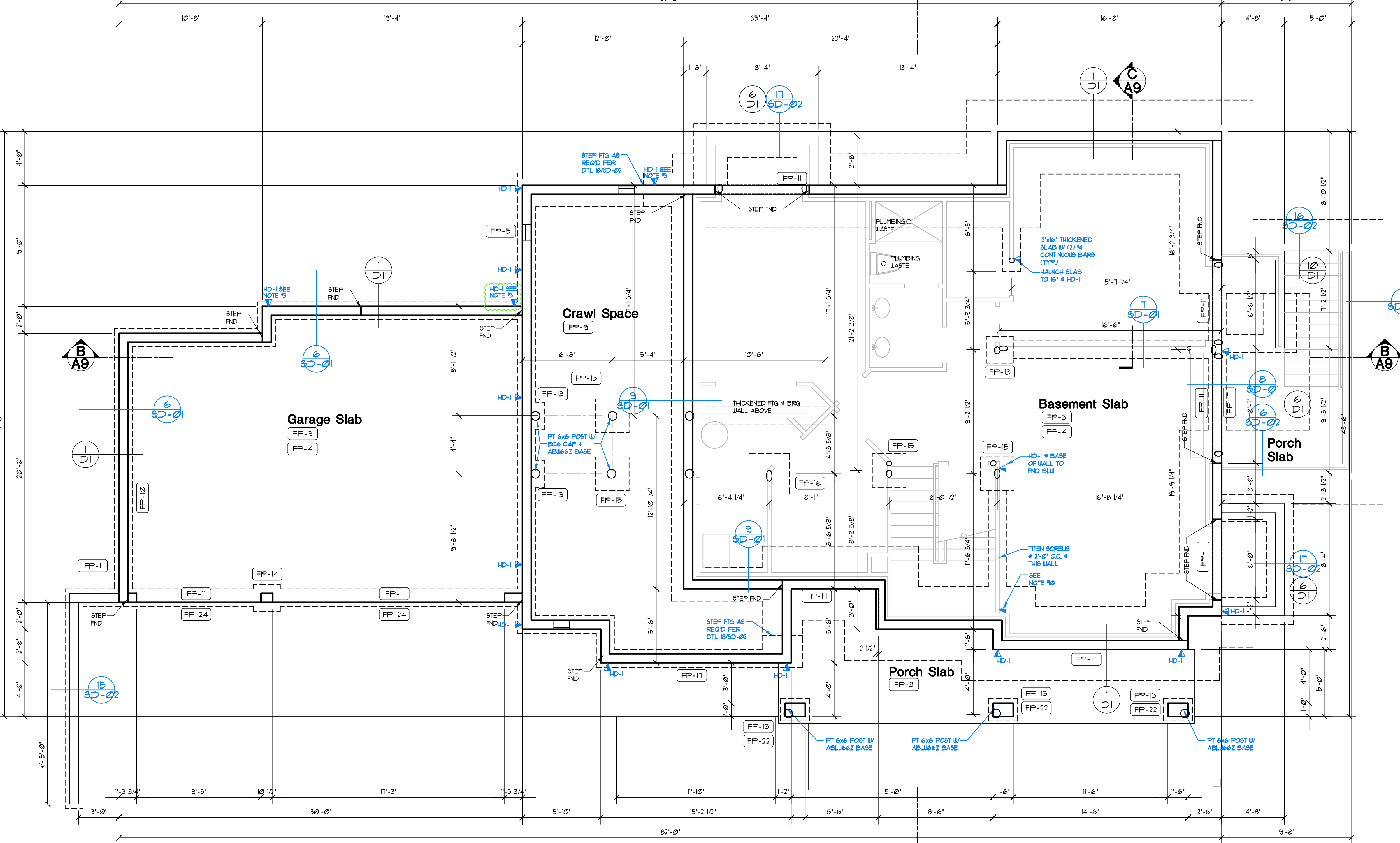
1. SEE TYPICAL MATERIALS LIST ON SECTION SHEET
2. SEE SHEET A-1 FOR ALL GENERAL NOTES AND FOR ALL REQUIREMENTS CONCERNING MECHANICAL, PLUMBING, AND ELECTRICAL.
3. TRUSS DESIGN BY HEG. TRUSS PLAN SHOWN IS FOR GENERAL LAYOUT ONLY. SEE DIV. 0502.10A SHEET A-1 - TRUSS LOADING. SEE DIV. 0502.10A SHEET A-1 - TRUSS SPAN PER FLOOR PLANS - TRUSS TYPE PER ROOF FRAMING PLAN
4. ROOF FRAMING SPACING, 24" o.c. UNO.
5. ROOF PITCH - EXTERIOR PER ELEVATION INTERIOR PER SECTION.
6. RAFTER TAIL, 2x4. VERIFY.
7. ROOF TAIL AND RAKE OVERHANG PER ROOF PLAN.
8. ALL HEADERS ARE 4x10 DF #2 UNO. PROVIDE (1) TRIMMER STUD UP TO 4'-0" SPAN AND (2) TRIMMER STUDS OVER 4'-0" UNO. SEE DIV. 06100 SHEET A-1
9. STUD NOTCHING AND BORING PER I.R.C. SECT. R602.6 - BEARING OR EXTERIOR WALL. MAXIMUM NOTCH 25%, BORING 40% - 60% MAXIMUM BORING IF DOUBLED WITH NOT MORE THAN (2) SUCCESSIVE STUDS BORED. - NON-BEARING MAXIMUM NOTCH 40%, BORING 60%. SEE DIV. 06100 SHEET A-1 TO EACH STUD

FOUNDATION KEYNOTES

- FF-1 CONCRETE STEM WALL, 8" WIDE WITH MIN. 15"x1' FOOTING. SEE DETAILS FOR ADDITIONAL INFORMATION. SEE DIV. 3 SHEET A-1
- FF-2 CONCRETE STEM WALL, 6" WIDE WITH MIN. 12"x6' FOOTING. SEE DETAILS FOR ADDITIONAL INFORMATION. SEE DIV. 3 SHEET A-1
- FF-3 CONCRETE SLAB ON GRADE SHALL BE 4" THICK STEEL TROULED FINISH W/ 6x6 W/4x14 WUF ON 4" GRANULAR FILL. SLOPE 2' TO DOOR. PROVIDE THICKENED EDGE AT DOOR. SEE DIV. 3 SHEET A-1
- FF-4 PROVIDE A 6-MIL POLYETHYLENE OR APPROVED VAPOR BARRIER WITH JOINTS LAPPED NOT LESS THAN 6" BETWEEN THE CONCRETE SLAB AND THE BASE COURSE OR PREPARED SUBGRADE.
- FF-5 CRAWL SPACE VENT. SEE CALCULATION. SEE DIV. 1 SHEET A-1
- FF-6 ALL CRIPPLE WALLS ARE 2x6 OR 3x4 @ 16" o.c. UNO. 24" MIN. STUD LENGTH PER IRC. SEE DIV. 6 SHEET A-1
- FF-7 4x10 BEAM LINE UNO. MIN. 1' CLEARANCE FROM CONCRETE AT END OF BEAMS. SEE DIV. 6 SHEET A-1
- FF-8 4x4 PRESSURE TREATED POST (SCAB POST AND BEAM WITH 2x4) ON 80# FELT ON MAT FOOTING UNO. PROVIDE 4x6 POST @ BEAM SPICE & POSITIVE CONNECTION FROM POST TO FOOTING. PER DETAIL 16/D1. SEE DIV. 6 SHEET A-1
- FF-9 6 MIL BLACK POLYETHYLENE GROUND COVER. SEE DIV. 1 SHEET A-1
- FF-10 ELECTRICAL SERVICE: PROVIDE (1) 1/2" SCHEDULE 80 PVC CONDUIT FOR ELECTRICAL SERVICE AND (1) 5/8" GALVANIZED ROD FOR ELECTRICAL GROUNDING. SEE DIV. 16 AND VERIFY W/ SITE CONDITIONS. SEE DIV. 1 SHEET A-1
- FF-11 BLOCK OUT IN STEM WALL FOR DOORS, HVAC, ETC. AS REQUIRED
- FF-12 18"x24" CRAWL SPACE ACCESS. INSULATE AND WEATHER STRIP. SEE DIV. 0502.1 SHEET A-1
- FF-13 24"x24"x12" MAT FOOTING ON SOLID SUBSTRATE W/ (2) #4 BAR EACH WAY OR 12"x1" STRIP FOOTING
- FF-14 24"x24"x16" MAT FOOTING ON SOLID SUBSTRATE W/ (2) #4 BAR EACH WAY OR 12"x1" STRIP FOOTING
- FF-15 30"x30"x12" MAT FOOTING ON SOLID SUBSTRATE W/ (2) #4 BAR EACH WAY OR 15"x1" STRIP FOOTING
- FF-16 36"x36"x12" MAT FOOTING ON SOLID SUBSTRATE W/ (2) #4 BAR EACH WAY
- FF-17 8TB STEEL 12" INTO SLAB @ 12" o.c.
- FF-18 FLOOR JOIST SEE DIV. 6 SHEET A-1
- FF-19 4x8 BEAM LINE, SOLID BLOCKING BETWEEN JOIST OVER SUPPORT. SEE DIVISION 06100 SHEET A-1
- FF-20 PROVIDE SOLID BLOCKING THRU JOIST SYSTEM TO PROVIDE SAME AREA OF BEAM SUPPORT AS ABOVE AND BELOW SEE DIV. 6 SHEET A-1
- FF-21 MIN. 1' CLEARANCE FROM CONCRETE AT END OF BEAMS
- FF-22 EXTEND PIER MIN 18" BELOW SURROUNDING GRADE
- FF-23 3" DIAMETER STEEL POST
- FF-24 EDGE OF CONCRETE

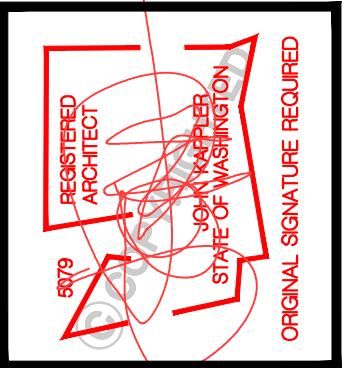
SYMBOLS & LEGEND

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



FOUNDATION PLAN

Scale 1/4"=1'-0"



Date	By	Description
4/30/21	SM	PERMIT SET
07/22/21	SM	JURISDICTIONAL COMMENTS

Permit #2105-176
Pratt Plat
 Lot 3
 7931 SE 72nd PL
 Mercer Island, WA 98040
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TITLE
JOB NO.: 1903621
STARTING NO.: 1903605

SHEET
A2.0

STRUCTURAL FRAMING NOTES

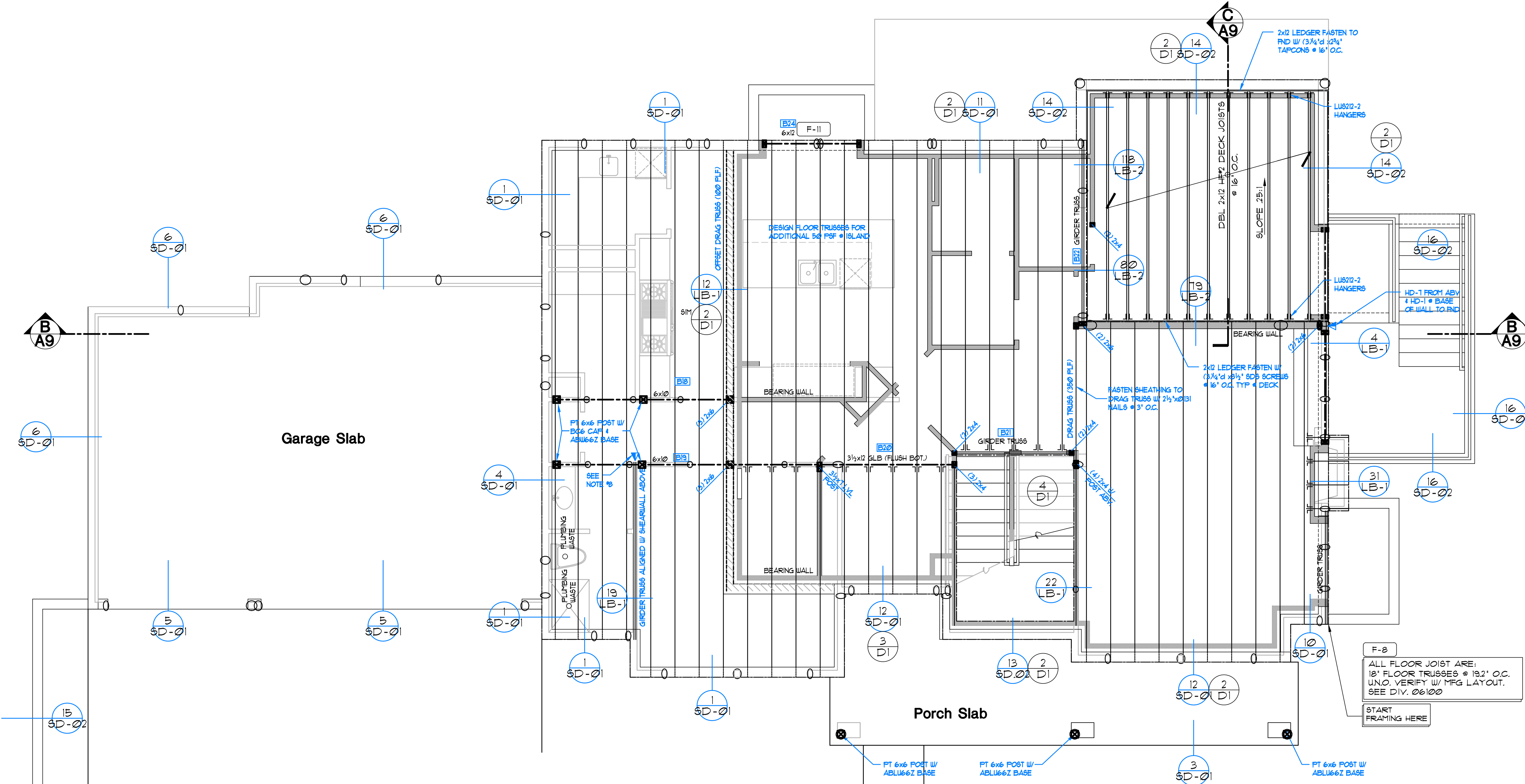
- 1) PROVIDE SIMPSON C816 STRAP FROM DBL TOP PLATE (13' END LENGTH) TO UNDERSIDE OF 2x BLOCKING BETWEEN TRUSS BOTTOM CHORDS FOR (3) TRUSS BAYS (6'-0" MIN). PROVIDE 2x BLOCKING AT TOP CHORDS OF TRUSSES AND SHEATHING BETWEEN TOP CHORD AND BOTTOM CHORD BLOCKING FASTENED WITH 2 1/2"x0.131" NAILS AT 6" O.C. AT SHEATHING EDGES. FASTEN ROOF SHEATHING TO BLOCKING WITH 2 1/2"x0.131" NAILS AT 6" O.C.
- 2) PROVIDE SIMPSON C816 STRAP FROM DOUBLE TOP PLATE (13' END LENGTH) TO BOTTOM CHORD OF ROOF DRAG TRUSS (13' END LENGTH)
- 3) HD-5 FROM ABOVE PLUS HD-1 @ BASE OF WALL TO FOUNDATION BELOW. PROVIDE (2) 2x MIN AT HD'S
- 4) PROVIDE 2" OSB OR 3/4" PLYWOOD FASTENED PER TYP. EXTERIOR WALL SHEATHING SPECIFICATIONS (SEE NOTES ON S020)
- 5) PROVIDE C816 STRAP FROM TOP OF DBL TOP PLATE (13' MIN END LENGTH) TO BOTTOM OF FULL HT. TRUSS BLOCKING BETWEEN FLOOR TRUSSES (3'-0" MIN). FASTEN FLOOR SHEATHING TO BLOCKING W/ 2 1/2"x0.131" NAILS @ 6" O.C.
- 6) PROVIDE C816 STRAP FROM BOTTOM OF FLUSH BOTTOM OF BEAM (13' MIN END LENGTH) TO BOTTOM OF FULL HT. TRUSS BLOCKING BETWEEN FLOOR TRUSSES (3'-0" MIN). FASTEN FLOOR SHEATHING TO BLOCKING W/ 2 1/2"x0.131" NAILS @ 6" O.C.
- 7) HD-5 FROM ABOVE # HD-1 @ BASE OF WALL TO FRAMING BELOW. PROVIDE (2) 2x # HD
- 8) HD-1 FROM ABOVE WRAP END LENGTH AROUND FLUSH BOTTOM BEAM AS REQUIRED
- 9) PROVIDE 2" OSB OR 3/4" PLYWOOD FASTENED PER 3" O.C. EDGE NAILING SPECIFICATIONS (SEE NOTE S020)
- 10) FASTEN FT END SHEARWALL STUD TO FOUNDATION WALL W/ 1/2" x 2 1/2" LONG TAPLON SCREWS @ 6" O.C. (18 TOTAL). SEE DETAIL 19/SD.02 FOR MORE INFO.
- 11) PROVIDE M8TC66 STRAP FROM BOTTOM OF GLB TO BOTTOM OF DRAG TRUSS (NOT REQUIRED @ CONTINUOUS DRAG TRUSSES)
- 12) PROVIDE CONTINUOUS OSB RIM ABOVE GLB TO UNDERSIDE OF SHEATHING (TYP. OSB HVAC HOLES PERMITTED) FASTEN SHEATHING TO OSB RIM W/ 2 1/2"x0.131" NAILS AT 3" O.C. FASTEN RIM TO GLB W/ ASS 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.

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. 02000 SHEET A-1 - TRUSS LOADING. SEE DIV. 02000 SHEET A-1 - TRUSS SPAN PER FLOOR PLANS - TRUSS TYPE PER ROOF FRAMING PLAN
4. ROOF FRAMING SPACING, 24" o.c. UNO.
5. ROOF PITCH- EXTERIOR PER ELEVATION INTERIOR PER SECTION.
6. RAFTER TAIL 2x4. VERIFY.
7. ROOF TAIL AND RAKE OVERHANG PER ROOF PLAN.
8. ALL HEADERS ARE 4x10 DF #2 UNO. (B) PROVIDE (1) TRIMMER STUD UP TO 4'-0" SPAN AND (2) TRIMMER STUDS OVER 4'-0" UNO. SEE DIV. 06100 SHEET A-1
9. STUD NOTCHING AND BORING PER I.R.C. SECT. R602.6 - BEARING OR EXTERIOR WALL MAXIMUM NOTCH 25% BORING 40% - 60% MAXIMUM BORING IF DOUBLED WITH NOT MORE THAN (2) SUCCESSIVE STUDS BORED. NON-BEARING MAXIMUM NOTCH 40% BORING 60% - HOLES NO CLOSER THAN 5/8" TO FACE OF STUD.

FRAMING PLAN KEYNOTES

- F-1 BACK FRAMING AND SOFFIT AREA AS REQUIRED TO ALLOW FOR HVAC DUCTING. SEE DIV.0 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. 02000 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 FURLINS AND 2x KICKERS AT 6'-0" OC TO TRUSSES BELOW.
- F-15 2x6 CEILING JOISTS @ 24" OC



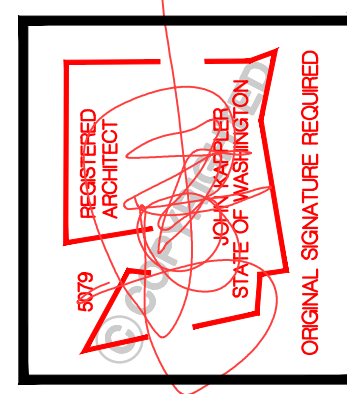
MAIN FLOOR FRAMING PLAN

Scale 1/4"=1'-0"

SYMBOLS & LEGEND

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

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



Date	By	Description
4/30/21	SM	PERMIT SET
07/14/21	SM	JURISDICTIONAL COMMENTS

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Pratt Plat
 Lot 3
 7931 SE 72nd PL
 Mercer Island, WA 98040
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TITLE
JOB NO.: 19036.21
STARTING NO.: 19036.05

SHEET
A2.2

STRUCTURAL FRAMING NOTES

- 1) PROVIDE SIMPSON C816 STRAP FROM DBL TOP PLATE (13' END LENGTH) TO UNDERSIDE OF 2x BLOCKING BETWEEN TRUSS BOTTOM CHORDS FOR (3) TRUSS BAYS (6'-0" MIN). PROVIDE 2x BLOCKING AT TOP CHORDS OF TRUSSES AND SHEATHING BETWEEN TOP CHORD AND BOTTOM CHORD BLOCKING FASTENED WITH 2 1/2"x0.131" NAILS AT 6" O.C. AT SHEATHING EDGES. FASTEN ROOF SHEATHING TO BLOCKING WITH 2 1/2"x0.131" NAILS AT 6" O.C.
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- 3) HD-5 FROM ABOVE PLUS HD-1 @ BASE OF WALL TO FOUNDATION BELOW. PROVIDE (2) 2x MIN AT HD'S.
- 4) PROVIDE 2" OSB OR 3/4" PLYWOOD FASTENED PER TYP. EXTERIOR WALL SHEATHING SPECIFICATIONS (SEE NOTES ON S0.0).
- 5) PROVIDE C816 STRAP FROM TOP OF DBL TOP PLATE (13' MIN END LENGTH) TO BOTTOM OF FULL HT. TRUSS BLOCKING BETWEEN FLOOR TRUSSES (3'-0" MIN). FASTEN FLOOR SHEATHING TO BLOCKING W/ 2 1/2"x0.131" NAILS @ 6" O.C.
- 6) PROVIDE C816 STRAP FROM BOTTOM OF FLUSH BOTTOM OF BEAM (13' MIN END LENGTH) TO BOTTOM OF FULL HT. TRUSS BLOCKING BETWEEN FLOOR TRUSSES (3'-0" MIN). FASTEN FLOOR SHEATHING TO BLOCKING W/ 2 1/2"x0.131" NAILS @ 6" O.C.
- 7) HD-5 FROM ABOVE 4 HD-1 @ BASE OF WALL TO FRAMING BELOW. PROVIDE (2) 2x @ HD.
- 8) HD-1 FROM ABOVE WRAP END LENGTH AROUND FLUSH BOTTOM BEAM AS REQUIRED.
- 9) PROVIDE 2" OSB OR 3/4" PLYWOOD FASTENED PER 3" O.C. EDGE NAILING SPECIFICATIONS (SEE NOTE S0.0).
- 10) FASTEN FT END SHEARWALL STUD TO FOUNDATION WALL W/ 1/2" x 3" LONG TAPLON SCREWS @ 6" O.C. (18 TOTAL). SEE DETAIL 19/SD.02 FOR MORE INFO.
- 11) PROVIDE M5TC66 STRAP FROM BOTTOM OF GLB TO BOTTOM OF DRAG TRUSS (NOT REQUIRED @ CONTINUOUS DRAG TRUSSES).
- 12) PROVIDE CONTINUOUS OSB RIM ABOVE GLB TO UNDERSIDE OF SHEATHING (TYP. OSB HVAC HOLES PERMITTED). FASTEN SHEATHING TO OSB RIM W/ 2 1/2"x0.131" NAILS AT 3" O.C. FASTEN RIM TO GLB W/ ASS CLIPS AT 12" O.C.
- 13) HD-5 FROM ABOVE 4 HD-1 AT BASE OF WALL TO FOUNDATION BELOW. PROVIDE (2) 2x MIN @ HD'S.
- 14) BALLOON FRAME KING STUDS.
- 15) HD-5 FROM ABOVE WRAP END LENGTH AROUND GIRDER TRUSS AS REQUIRED.

SYMBOLS AND LEGEND

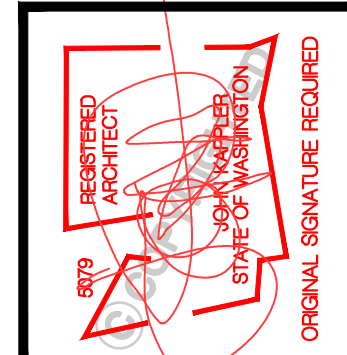
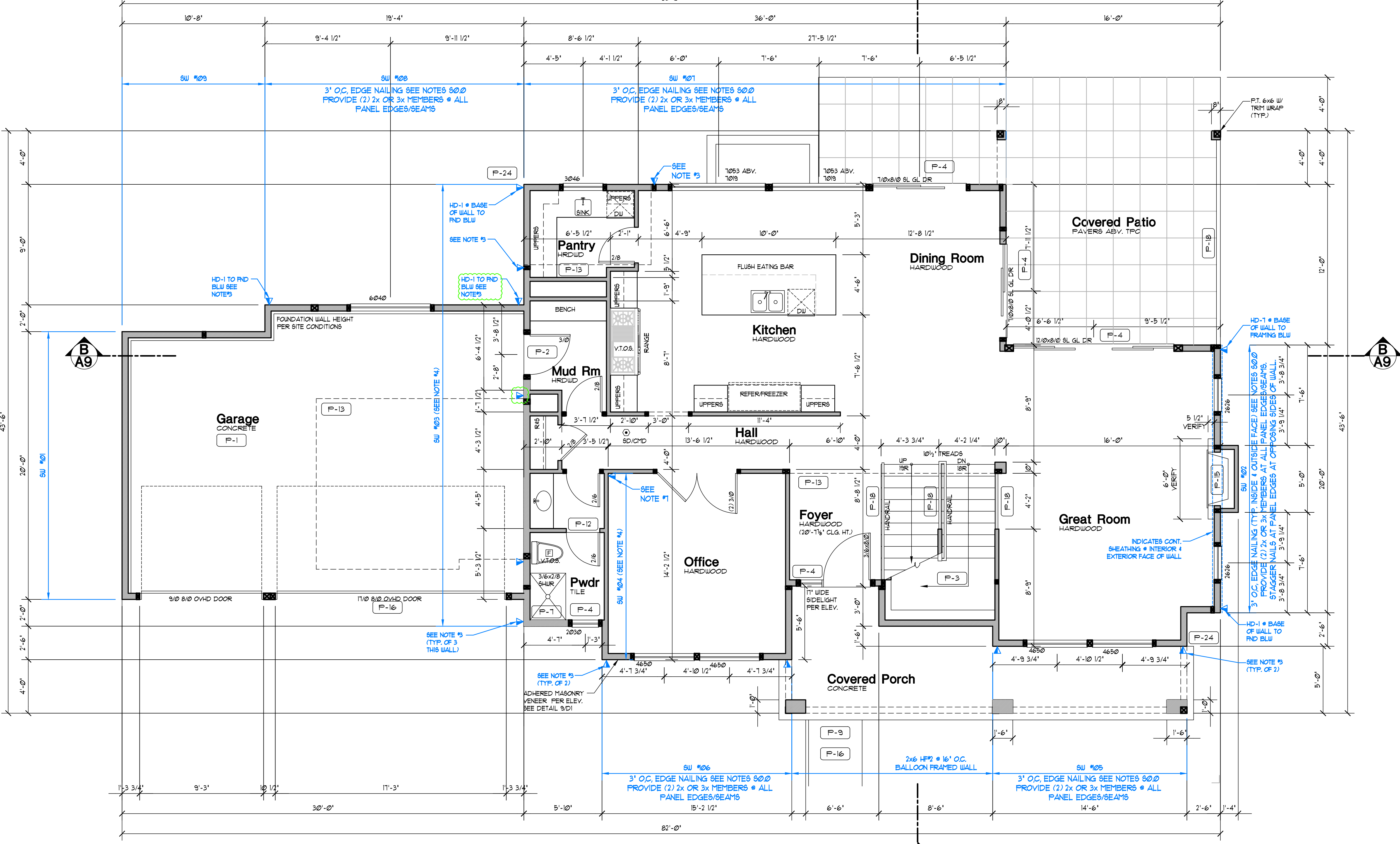
- FAN - DIRECT VENT TO OUTSIDE
 - BATHROOMS/LAUNDRY 50 CFM MIN.
 - KITCHEN EXHAUST HOOD TO BE MIN. OF 100CFM. IF EXHAUST HOOD EXCEEDS 400 CFM MAKE UP AIR MUST BE PROVIDED PER SECTION M1503.6.
- WHOLE-HOUSE FAN TO RUN CONTINUOUS 4 CONFORM TO IRC, M1505.4. FAN SIZE PER PLAN. FAN RATE TO BE ADJUSTED BY A FACTOR OF 15 FOR A NON-BALANCED NON-DISTRIBUTED SYSTEM. FRESH AIR TO BE PROVIDED BY THE FORCED AIR SYSTEM DUCTS PER SECTION M1505.4.1. FAN TO HAVE A SONE RATING OF 10 OR LESS MEASURED AT 0.1 INCHES WATER GAUGE.
- THERMOSTAT @ 50" ABOVE FLOOR.
- 100V SMOKE ALARM PER IRC, R314 WITH BATTERY BACKUP INTERCONNECTED. USE A COMBINATION SMOKE/CARBON MONOXIDE ALARM WHEN NOTED PER SECTION M1503.6.
- MECHANICAL, PLUMBING, AND ELECTRICAL SYSTEM FOR UNITS: PER DIV. 15.16 SEE SHEET A-1.
- FURN (U4)
 - A. PROVIDE 6" DIAMETER FRESH AIR INTAKE FROM OUTSIDE TO RETURN AIR PLENUM AT FURNACE WITH MOTORIZED FLOW DAMPERS.
 - B. PROVIDE THERMAL EXPANSION TANK AT WATER HEATER.
 - C. STRAP WATER HEATER TO FRAMING TOP AND BOTTOM.
 - D. PROVIDE PRESSURE RELIEF LINE PLUMBED TO OUTSIDE.

GENERAL PLAN NOTES

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

FLOOR PLAN KEY NOTES

- P-1 OCCUPANCY SEPARATION: APPLY (1) LAYER OF 1/2" GIBB. TO GARAGE SIDE OF RESIDENCE, ATTIC SPACES, AND TO ALL BEAMS AND POSTS SUPPORTING A FLOOR-CEILING ASSEMBLY. APPLY (1) LAYER OF 1/2" TYPE 'X' GIBB. 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 1/2" MIN. SELF-CLOSING SOLID WOOD CORE, HONEY-COMB CORE STEEL OR 20-MINUTE FIRE RATED DOOR SEE DIV. 01002.6.B SHEET A-1.
- P-3 STAIR ASSEMBLY NOTES: PER IRC, SECTION R310.5 AND DETAIL 47/D.
 - A. HEADROOM MIN. 6'-8". WIDTH MIN. 3'-0".
 - B. TREADS 10" MIN. DEPTH AND MIN. WIDTH OF 36" ABOVE HANDRAIL HEIGHT. RISERS 7 1/2" MAX. HT. TREAD NOSING TO BE MINIMUM 3/4" AND A MAXIMUM OF 1/4" ON STAIRS WITH SOLID RISERS.
 - C. 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 IRC, TABLE R301.5.
 - D. INSTALL FIRE BLOCKING BETWEEN STRINGERS AT THE TOP AND BOTTOM OF EACH RUN PER IRC, SECTION R302.11.
 - E. COVER USABLE SPACE UNDER STAIR W/ 1/2" GIBB. PER IRC, SECTION R302.1.
 - F. INTERMEDIATE BALUSTERS SHALL BE SPACED W/ LESS THAN 4" BETWEEN BALUSTERS.
 - G. PROVIDE STAIRWAY ILLUMINATION PER IRC, SECTION R303.6.
- P-4 SAFETY GLAZING PER IRC, SECTION R308
 - A. WINDOWS WITHIN 18" OF FLOOR.
 - B. WINDOWS WITHIN A 24" ARC OF DOORS.
 - C. WINDOWS AT TUBS AND SHOWERS.
 - D. GLAZING IN DOORS.
 - E. LESS THAN 60" HORIZ. FROM THE BOT. STAIR TREAD NOSING. 4 BOT. EDGE OF GLAZING IS LESS THAN 36" ABV. LANDING/WALKING SURFACE SEE DIV. 08800 SHEET A-1.
- P-5 EGRESS WINDOW PER IRC, SECTION R310 SEE DIV. 08600 SHEET A-1.
- P-6 IGNITERS FOR GAS FIRED APPLIANCES IN GARAGE TO BE 18" MIN. ABOVE TOP OF SLAB. SEE DIV. 15 SHEET A-1.
- P-7 COVER WALLS ADJACENT TO TUBS AND SHOWERS WITH NON-ABSORBENT MATERIAL TO 12" ABOVE DRAIN INLETS. PER IRC, SECTION 3012. SEE DIV. 09250 SHEET A-1.
- P-8 (2) LAYERS OF FLOOR SHEATHING OVER FRAMING.
- P-9 3/4" MAX. RISER WITH 10" MIN. RUN. IF MORE THAN (3) RISERS, HANDRAIL REQUIRED PER IRC, SECTION R311.8. SEE DIV. 01002.1 SHEET A-1.
- P-10 18"x24" CRAWL SPACE ACCESS. INSULATE AND WEATHER STRIP. SEE DIV. 01002.1 SHEET A-1.
- P-11 22"x30" ATTIC SPACE ACCESS W/ 30" HEAD CLEARANCE. INSULATE AND WEATHER STRIP. SEE DIV. 01002.2 SHEET A-1.
- P-12 FLOOR MATERIAL BREAK LINE.
- P-13 WALL LINE ABOVE.
- P-14 WALL LINE BELOW.
- P-15 FIREPLACE ASSEMBLY NOTES:
 - A. DIRECT VENT GAS FIREPLACES MUST BE LISTED, LABELED, AND INSTALLED PER MFG. SPECIFICATIONS. SHALL CONFORM TO IRC REQUIREMENTS. SEE DIV. 01002.12 SHEET A-1.
 - B. ZERO CLEARANCE FIREPLACES SHALL CONFORM TO IRC REQUIREMENTS. SEE DIV. 01002.12 SHEET A-1.
 - C. HEARTH SHALL CONFORM TO IRC REQUIREMENT SEE DIV. 01002.12.
 - D. FIREBLOCK OPENINGS AROUND PENETRATIONS @ EACH FLOOR PER IRC, SECTION R1003.15.
 - E. FIREPLACE MUST COMPLY WITH UL 127 TESTING.
- P-16 SEE SITE PLAN FOR EXTENT OF WALKS & DRIVEWAYS.
- P-17 3" DIAMETER STEEL POST.
- P-18 36" GUARDRAIL PER IRC, SECTION R312 & TABLE R301.5 CONTRACTOR TO VERIFY TO INSPECTOR THAT ALL GUARDS & RAILINGS ARE CAPABLE OF RESISTING 200LB LOAD ON TOP RAIL ACTING IN ANY DIRECTION SEE DETAIL 8/D.1.
- P-19 15" VENT FOR MECHANICAL. 1" CLEARANCE ALL SIDES PER IRC, SECTION R302.11. SEE DIV. 15 SHEET A-1.
- P-20 PLANT SHELF.
- P-21 UPPER AND LOWER LINEN CABINETS.
- P-22 SOFFIT AREA.
- P-23 INTEGRATED MAKE UP AIR.
- P-24 2x6 STUDS W/ R-21 INSULATION MIN.



Date	By	Description
4/30/21	SM	PERMIT SET
07/22/21	SM	JURISDICTIONAL COMMENTS

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TITLE
JOB NO.: 19036.21
STARTING NO.: 19036.05

SHEET
A3

SQUARE FOOTAGE

MAIN FLOOR	1558 SF
UPPER FLOOR	1793 SF
LOWER FLOOR	1260 SF
TOTAL	4611 SF
GARAGE	639 SF
PORCH/PATIO	191/259 SF

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

STRUCTURAL FRAMING NOTES

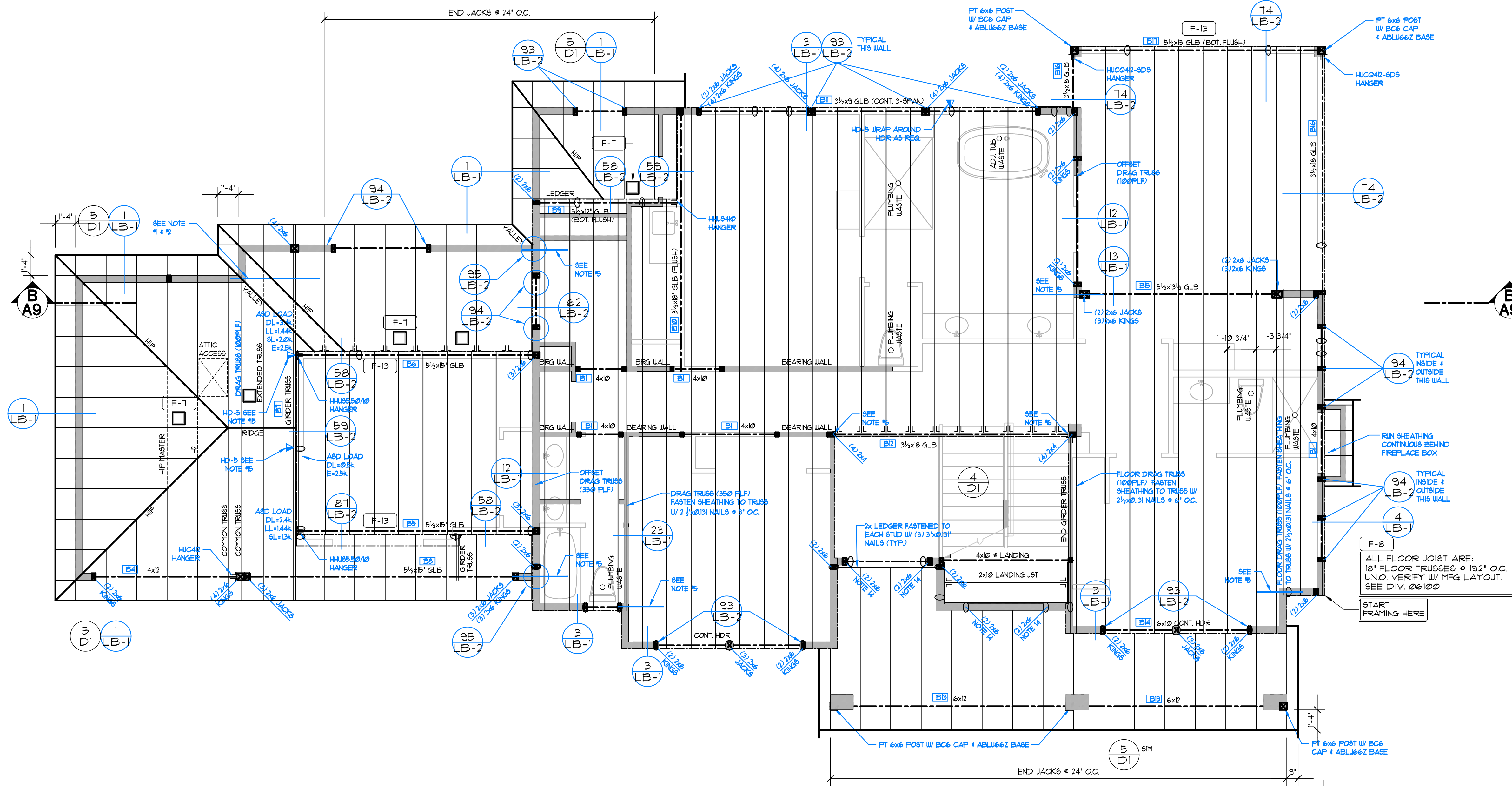
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- 3) HD-5 FROM ABOVE PLUS HD-1 @ BASE OF WALL TO FOUNDATION BELOW. PROVIDE (2) 2x MIN AT HD'S (SEE NOTES ON 802D)
- 4) PROVIDE 1/2" OSB OR 3/4" PLYWOOD FASTENED PER TYP. EXTERIOR WALL SHEATHING SPECIFICATIONS
- 5) PROVIDE C816 STRAP FROM TOP OF DBL TOP PLATE (13' MIN END LENGTH) TO BOTTOM OF FULL HT. TRUSS FLOOR SHEATHING TO BLOCKING W/ 2 1/2"x0.131" NAILS @ 6" O.C.
- 6) PROVIDE C816 STRAP FROM BOTTOM OF FLUSH BOTTOM OF BEAM (13' MIN END LENGTH) TO BOTTOM OF FULL HT. TRUSS BLOCKING BETWEEN FLOOR TRUSSES (3'-0" MIN) FASTEN FLOOR SHEATHING TO BLOCKING W/ 2 1/2"x0.131" NAILS @ 6" O.C.
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- 10) FASTEN FT END SHEARWALL STUD TO FOUNDATION WALL W/ 1/2" x 2 1/2" LONG TAPCON SCREWS @ 6" O.C. (18 TOTAL) SEE DETAIL 19/SD.02 FOR MORE INFO.
- 11) PROVIDE M8TC66 STRAP FROM BOTTOM OF GLB TO BOTTOM OF DRAG TRUSS (NOT REQUIRED @ CONTINUOUS DRAG TRUSSES)
- 12) PROVIDE CONTINUOUS OSB RIM ABOVE GLB TO UNDERSIDE OF SHEATHING (TYP. OSB HVAC HOLES PERMITTED) FASTEN SHEATHING TO OSB RIM W/ 2 1/2"x0.131" NAILS AT 3" O.C. FASTEN RIM TO GLB W/ ASS 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.

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. 06100 SHEET A-1 - TRUSS LOADING. SEE DIV. 0102010A SHEET A-1 - TRUSS SPAN PER FLOOR PLANS - TRUSS TYPE PER ROOF FRAMING PLAN
4. ROOF FRAMING SPACING, 24" o.c. UNO.
5. ROOF PITCH- EXTERIOR PER ELEVATION INTERIOR PER SECTION.
6. RAFTER TAIL 2x4. VERIFY.
7. ROOF TAIL AND RAKE OVERHANG PER ROOF PLAN.
8. ALL HEADERS ARE 4x10 DF #2 UNO. [B] PROVIDE (1) TRIMMER STUD UP TO 4'-0" SPAN AND (2) TRIMMER STUDS OVER 4'-0" UNO. SEE DIV. 06100 SHEET A-1
9. STUD NOTCHING AND BORING PER I.R.C. SECT. R602.6 - BEARING OR EXTERIOR WALL MAXIMUM NOTCH 25% BORING 40% - 60% MAXIMUM BORING IF DOUBLED WITH NOT MORE THAN (2) SUCCESSIVE STUDS BORED. NON-BEARING MAXIMUM NOTCH 40% BORING 60% - HOLES NO CLOSER THAN 5/8" TO FACE OF STUD.

FRAMING PLAN KEYNOTES

- F-1 BACK FRAMING AND SOFFIT AREA AS REQUIRED TO ALLOW FOR HVAC DUCTING. SEE DIV. 06100 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. 06023.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" O.C. PROVIDE 2x6 STRONGBACK FURLINS AND 2x KICKERS AT 6'-0" o.c. TO TRUSSES BELOW.
- F-15 2x6 CEILING JOISTS @ 24" O.C.



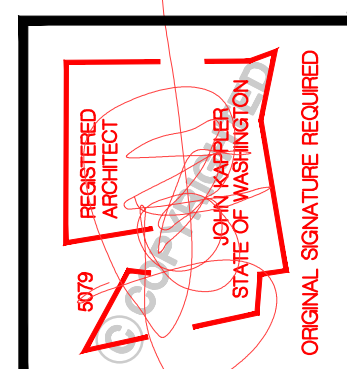
UPPER FLOOR/LOWER ROOF FRAMING PLAN

Scale 1/4"=1'-0"

SYMBOLS & LEGEND

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

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



Date	By	Description
4/30/21	SM	PERMIT SET
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TITLE
JOB NO.: 1903621
STARTING NO.: 1903605

SHEET
A4

STRUCTURAL FRAMING NOTES

- 1) PROVIDE SIMPSON C816 STRAP FROM DBL TOP PLATE (13' END LENGTH) TO UNDERSIDE OF 2x BLOCKING BETWEEN TRUSS BOTTOM CHORDS FOR (3) TRUSS BAYS (6'-0" MIN) PROVIDE 2x BLOCKING AT TOP CHORDS OF TRUSSES AND SHEATHING BETWEEN TOP CHORD AND BOTTOM CHORD BLOCKING FASTENED WITH 2 #10@13" NAILS AT 6" O.C. AT SHEATHING EDGES. FASTEN ROOF SHEATHING TO BLOCKING WITH 2 #10@13" NAILS AT 6" O.C.
- 2) PROVIDE SIMPSON C816 STRAP FROM DOUBLE TOP PLATE (13' END LENGTH) TO BOTTOM CHORD OF ROOF DRAG TRUSS (13' END LENGTH)
- 3) HD-5 FROM ABOVE PLUS HD-1 @ BASE OF WALL TO FOUNDATION BELOW. PROVIDE (2) 2x MIN AT HD'S
- 4) PROVIDE 2" OSB OR 3/4" PLYWOOD FASTENED PER TYP. EXTERIOR WALL SHEATHING SPECIFICATIONS (SEE NOTES ON 802.0)
- 5) PROVIDE C816 STRAP FROM TOP OF DBL TOP PLATE (13' MIN END LENGTH) TO BOTTOM OF FULL HT. TRUSS BLOCKING BETWEEN FLOOR TRUSSES (3'-0" MIN) FASTEN FLOOR SHEATHING TO BLOCKING W/ 2 #10@13" NAILS @ 6" O.C.
- 6) PROVIDE C816 STRAP FROM BOTTOM OF FLUSH BOTTOM OF BEAM (13' MIN END LENGTH) TO BOTTOM OF FULL HT. TRUSS BLOCKING BETWEEN FLOOR TRUSSES (3'-0" MIN) FASTEN FLOOR SHEATHING TO BLOCKING W/ 2 #10@13" NAILS @ 6" O.C.
- 7) HD-5 FROM ABOVE 4 HD-1 @ BASE OF WALL TO FRAMING BELOW. PROVIDE (2) 2x @ HD
- 8) HD-1 FROM ABOVE WRAP END LENGTH AROUND FLUSH BOTTOM BEAM AS REQUIRED
- 9) PROVIDE 2" OSB OR 3/4" PLYWOOD FASTENED PER 3" O.C. EDGE NAILING SPECIFICATIONS (SEE NOTE 802.0)
- 10) FASTEN FT END SHEARWALL STUD TO FOUNDATION WALL W/ 1/2" x 3" LONG TAPCON SCREWS @ 6" O.C. (18 TOTAL) SEE DETAIL 19/SD.02 FOR MORE INFO.
- 11) PROVIDE M5TC66 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 #10@13" NAILS AT 3" O.C. FASTEN RIM TO GLB W/ ASS CLIPS AT 12" O.C.
- 13) HD-5 FROM ABOVE 4 HD-1 AT BASE OF WALL TO FOUNDATION BELOW. PROVIDE (2) 2x MIN @ HD'S
- 14) BALLOON FRAME KING STUDS
- 15) HD-5 FROM ABOVE WRAP END LENGTH AROUND GIRDER TRUSS AS REQUIRED.

SYMBOLS AND LEGEND

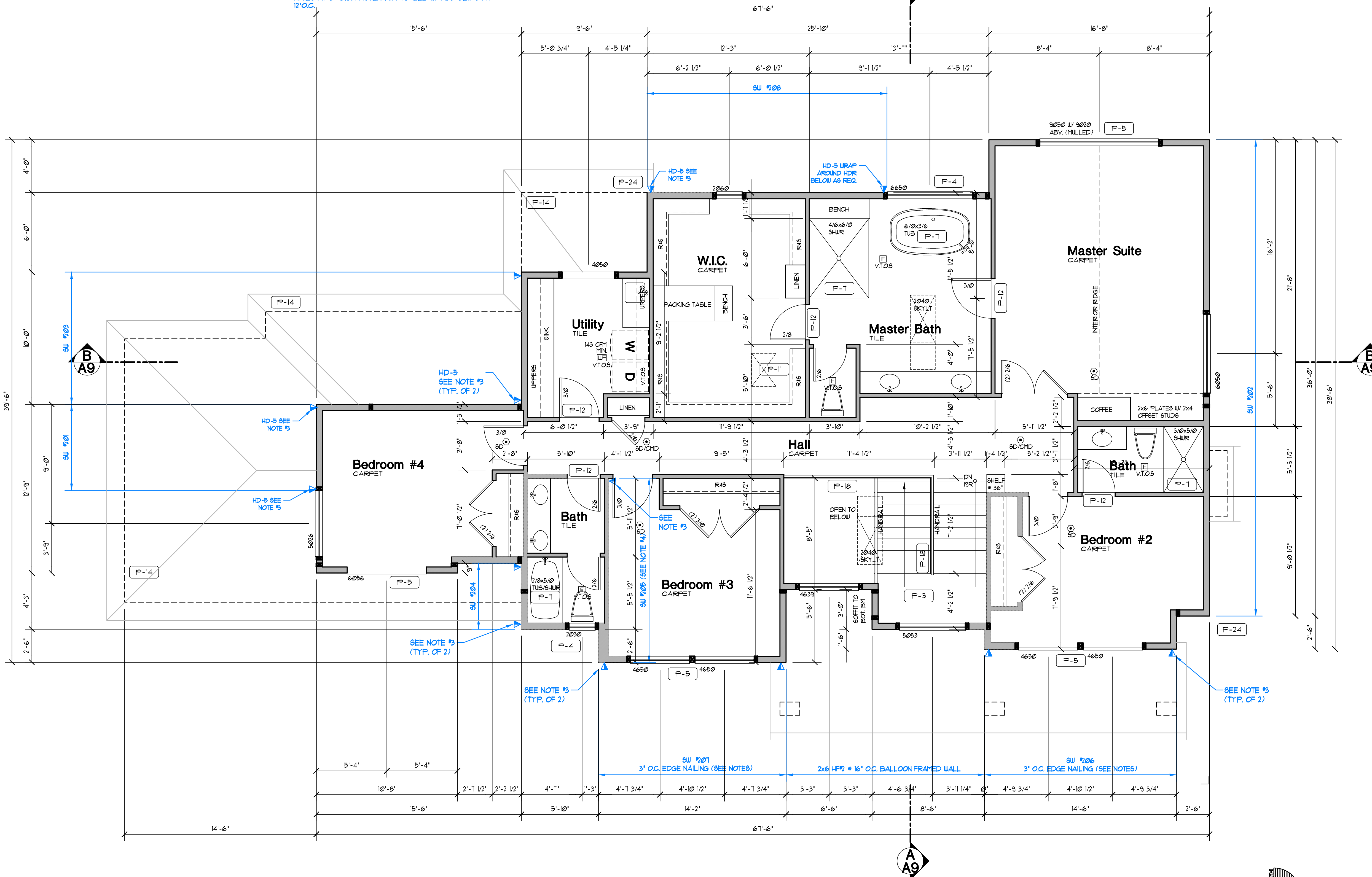
- FAN - DIRECT VENT TO OUTSIDE
 - BATHROOMS/LAUNDRY 50 CFM MIN.
 - KITCHEN EXHAUST HOOD TO BE MIN. OF 100CFM. IF EXHAUST HOOD EXCEEDS 400 CFM MAKE UP AIR MUST BE PROVIDED PER SECTION M1503.6.
- WHOLE-HOUSE FAN TO RUN CONTINUOUS 4 CONFORM TO IRC M1503.4 FAN SIZE PER PLAN. FAN RATE TO BE ADJUSTED BY A FACTOR OF 15 FOR A NON-BALANCED NON-DISTRIBUTED SYSTEM. FRESH AIR TO BE PROVIDED BY THE FORCED AIR SYSTEM DUCTS PER SECTION M1503.4.1. FAN TO HAVE A SONG RATING OF 10 OR LESS MEASURED AT 0.1 INCHES WATER GAUGE
- THERMOSTAT @ 50" ABOVE FLOOR
- 110V SMOKE ALARM PER IRC 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 (FURN)
 - A. PROVIDE 6" DIAMETER FRESH AIR INTAKE FROM OUTSIDE TO RETURN AIR PLENUM AT FURNACE WITH MOTORIZED FLOW DAMPERS.
 - B. PROVIDE THERMAL EXPANSION TANK AT WATER HEATER.
 - C. STRAP WATER HEATER TO FRAMING TOP AND BOTTOM.
 - D. PROVIDE PRESSURE RELIEF LINE PLUMBED TO OUTSIDE.

GENERAL PLAN NOTES

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

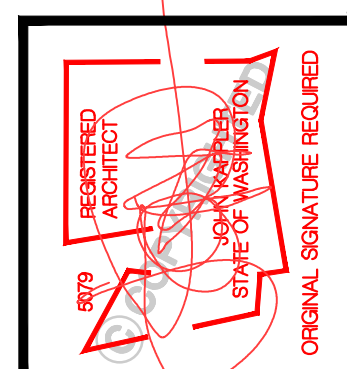
FLOOR PLAN KEY NOTES

- P-1 OCCUPANCY SEPARATION: APPLY (1) LAYER OF 5/8" G.I.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.I.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 1/2" MIN. SELF-CLOSING SOLID WOOD CORE, HONEY-COMB CORE STEEL OR 20-MINUTE FIRE RATED DOOR SEE DIV. 01002.6.B SHEET A-1
- P-3 STAIR ASSEMBLY NOTES: PER IRC SECTION R315 AND DETAIL 4/D
 - A. HEADROOM MIN. 6'-8". WIDTH MIN. 3'-0".
 - B. TREADS 10" MIN. DEPTH AND MIN. WIDTH OF 36" ABOVE HANDRAIL HEIGHT, RISERS 7 1/2" MAX. HT. TREAD NOSING TO BE MINIMUM 3/4" AND A MAXIMUM OF 1/4" ON STAIRS WITH SOLID RISERS.
 - C. HANDRAIL MIN. 34" TO MAX 38" ABOVE TREAD NOSING. HANDRAIL TYPE 1 CIRCULAR TO HAVE 1/4" MIN. TO 2" MAX. CROSS SECTION DIMENSION AND 1 1/2" MIN. CLEAR FROM WALL. RETURN RAIL ENDS. HANDRAILS SHALL BE STRONG ENOUGH TO RESIST A 200 POUND POINT LOAD IN ANY DIRECTION PER IRC TABLE R301.5
 - D. INSTALL FIRE BLOCKING BETWEEN STRINGERS AT THE TOP AND BOTTOM OF EACH RUN PER IRC SECTION R302.11
 - E. COVER USABLE SPACE UNDER STAIR W/ 1/2" G.I.B. PER IRC SECTION R302.1
 - F. INTERMEDIATE BALUSTERS SHALL BE SPACED W/ LESS THAN 4" BETWEEN BALUSTERS.
 - G. PROVIDE STAIRWAY ILLUMINATION PER IRC SECTION R303.6. SEE DIV. 01002.1 SHEET A-1.
- P-4 SAFETY GLAZING PER IRC SECTION R308
 - A. WINDOWS WITHIN 18" OF FLOOR
 - B. WINDOWS WITHIN A 24" ARC OF DOORS
 - C. WINDOWS AT TUBS AND SHOWERS
 - D. GLAZING IN DOORS
 - E. LESS THAN 60" HORIZ. FROM THE BOT. STAIR TREAD NOSING 4" BOT. EDGE OF GLAZING IS LESS THAN 36" ABV. LANDING/WALKING SURFACE SEE DIV. 08000 SHEET A-1
- P-5 EGRESS WINDOW PER IRC SECTION R310 SEE DIV. 08000 SHEET A-1
- P-6 IGNITERS FOR GAS FIRED APPLIANCES IN GARAGE TO BE 18" MIN. ABOVE TOP OF SLAB. SEE DIV. 15 SHEET A-1
- P-7 COVER WALLS ADJACENT TO TUBS AND SHOWERS WITH NON-ABSORBENT MATERIAL TO 12" ABOVE DRAIN INLETS. PER IRC SECTION 302.12. SEE DIV. 09250 SHEET A-1
- P-8 (2) LAYERS OF FLOOR SHEATHING OVER FRAMING
- P-9 3/4" MAX. RISER WITH 10" MIN. RUN. IF MORE THAN (3) RISERS, HANDRAIL REQUIRED PER IRC SECTION R311.8. SEE DIV. 01002.1 SHEET A-1
- P-10 18"x24" CRAWL SPACE ACCESS. INSULATE AND WEATHER STRIP. SEE DIV. 01002.1 SHEET A-1
- P-11 22"x30" ATTIC SPACE ACCESS W/ 30" HEAD CLEARANCE. INSULATE AND WEATHER STRIP. SEE DIV. 01002.2 SHEET A-1
- P-12 FLOOR MATERIAL BREAK LINE
- P-13 WALL LINE ABOVE
- P-14 WALL LINE BELOW
- P-15 FIREPLACE ASSEMBLY NOTES:
 - A. DIRECT VENT GAS FIREPLACES MUST BE LISTED, LABELED, INSTALLED PER MFG. SPECIFICATIONS, SHALL CONFORM TO IRC REQUIREMENTS. SEE DIV. 01002.12 SHEET A-1
 - B. ZERO CLEARANCE FIREPLACES SHALL CONFORM TO IRC REQUIREMENTS. SEE DIV. 01002.12 SHEET A-1
 - C. HEARTH SHALL CONFORM TO IRC REQUIREMENT SEE DIV. 01002.12
 - D. FIREBLOCK OPENINGS AROUND PENETRATIONS @ EACH FLOOR PER IRC SECTION R1003.15
 - E. FIREPLACE MUST COMPLY WITH UL 127 TESTING
- P-16 SEE SITE PLAN FOR EXTENT OF WALKS & DRIVEWAYS
- P-17 3" DIAMETER STEEL POST
- P-18 36" GUARDRAIL PER IRC SECTION R312 & TABLE R301.5 CONTRACTOR TO VERIFY TO INSPECTOR THAT ALL GUARDS & RAILINGS ARE CAPABLE OF RESISTING 200LB LOAD ON TOP RAIL ACTING IN ANY DIRECTION SEE DETAIL 8/D1.
- P-19 15" VENT FOR MECHANICAL. 1" CLEARANCE ALL SIDES PER IRC SECTION R302.11 SEE DIV. 15 SHEET A-1
- P-20 PLANT SHELF
- P-21 UPPER AND LOWER LINEN CABINETS
- P-22 SOFFIT AREA
- P-23 INTEGRATED MAKE UP AIR
- P-24 2x6 STUDS W/ R-21 INSULATION MIN.



UPPER FLOOR PLAN

Scale 1/4"=1'-0"



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07/14/21	SM	JURISDICTIONAL COMMENTS

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TITLE	
JOB NO.:	1903621
STARTING NO.:	1903605

SHEET
A5

STRUCTURAL FRAMING NOTES

- 1) PROVIDE SIMPSON C816 STRAP FROM DBL TOP PLATE (13' END LENGTH) TO UNDERSIDE OF 2x BLOCKING BETWEEN TRUSS BOTTOM CHORDS FOR (3) TRUSS BAYS (6'-0" MIN) PROVIDE 2x BLOCKING AT TOP CHORDS OF TRUSSES AND SHEATHING BETWEEN TOP CHORD AND BOTTOM CHORD BLOCKING FASTENED WITH 2 1/2"x0.131" NAILS AT 6" O.C. AT SHEATHING EDGES. FASTEN ROOF SHEATHING TO BLOCKING WITH 2 1/2"x0.131" NAILS AT 6" O.C.
- 2) PROVIDE SIMPSON C816 STRAP FROM DOUBLE TOP PLATE (13' END LENGTH) TO BOTTOM CHORD OF ROOF DRAG TRUSS (13' END LENGTH)
- 3) HD-5 FROM ABOVE PLUS HD-1 @ BASE OF WALL TO FOUNDATION BELOW. PROVIDE (2) 2x MIN AT HD'S
- 4) PROVIDE 1/2" OSB OR 3/4" PLYWOOD FASTENED PER TYP. EXTERIOR WALL SHEATHING SPECIFICATIONS (SEE NOTES ON 802.0)
- 5) PROVIDE C816 STRAP FROM TOP OF DBL TOP PLATE (13' MIN END LENGTH) TO BOTTOM OF FULL HT. TRUSS BLOCKING BETWEEN FLOOR TRUSSES (3'-0" MIN) FASTEN FLOOR SHEATHING TO BLOCKING W/ 2 1/2"x0.131" NAILS @ 6" O.C.
- 6) PROVIDE C816 STRAP FROM BOTTOM OF FLUSH BOTTOM OF BEAM (13' MIN END LENGTH) TO BOTTOM OF FULL HT. TRUSS BLOCKING BETWEEN FLOOR TRUSSES (3'-0" MIN) FASTEN FLOOR SHEATHING TO BLOCKING W/ 2 1/2"x0.131" NAILS @ 6" O.C.
- 7) HD-5 FROM ABOVE 4 HD-1 @ BASE OF WALL TO FRAMING BELOW. PROVIDE (2) 2x @ HD
- 8) HD-1 FROM ABOVE WRAP END LENGTH AROUND FLUSH BOTTOM BEAM AS REQUIRED
- 9) PROVIDE 1/2" OSB OR 3/4" PLYWOOD FASTENED PER 3" O.C. EDGE NAILING SPECIFICATIONS (SEE NOTE 802.0)
- 10) FASTEN FT END SHEARWALL STUD TO FOUNDATION WALL W/ 1/2" x 3" LONG TAPLON SCREWS @ 6" O.C. (18 TOTAL) SEE DETAIL 19/SD.02 FOR MORE INFO.
- 11) PROVIDE 1/2" OSB STRAP FROM BOTTOM OF GLB TO BOTTOM OF DRAG TRUSS @ 24" O.C. CONTINUOUS DRAG TRUSSES
- 12) PROVIDE CONTINUOUS OSB RIM ABOVE GLB TO UNDERSIDE OF SHEATHING (TYP. OSB HVAC HOLES PERMITTED) FASTEN SHEATHING TO OSB RIM W/ 2 1/2"x0.131" NAILS AT 3" O.C. FASTEN RIM TO GLB W/ ASS CLIPS AT 12" O.C.
- 13) HD-5 FROM ABOVE 4 HD-1 AT BASE OF WALL TO FOUNDATION BELOW. PROVIDE (2) 2x MIN @ HD'S
- 14) BALLOON FRAME KING STUDS
- 15) HD-5 FROM ABOVE WRAP END LENGTH AROUND GIRDER TRUSS AS REQUIRED.

GENERAL FRAMING NOTES

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

FRAMING PLAN KEYNOTES

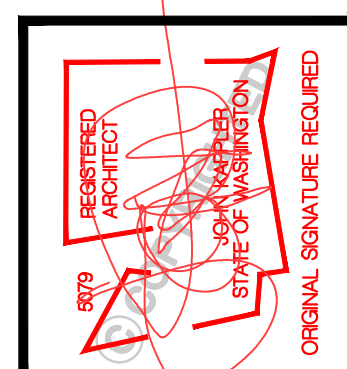
- F-1 BACK FRAMING AND SOFFIT AREA AS REQUIRED TO ALLOW FOR HVAC DUCTING.
- F-2 RAKED PONY WALL ON TOP OF LOWER ROOF FRAMING MEMBERS SUPPORTING UPPER ROOF FRAMING MEMBERS.
- F-3 ALIGN EDGE OF JOIST WITH FACE OF WALL
- F-4 ALIGN INSIDE FACE OF BEAM WITH OUTSIDE FACE OF WALL
- F-5 UPSET - BOTTOM OF BEAM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

ROOF VENT CALCULATION

TOTAL ROOF AREA	955	SF/200	= 655	SF OF VENT AREA REQ
40% MIN. AT 36" MAX BELOW RIDGE	= 26	SF MIN.		
50% MAX. AT 36" MAX BELOW RIDGE	= 325	SF MAX.		
9 ROOF JACKS AT 50 SQ. IN. EACH (36" MAX. BELOW RIDGE)	= 450	SQ. IN. x 318	SF	
150 L.F. OF EAVE VENTS AT 3.3 SQ. IN./L.F.	= 495	SQ. IN. x 343	SF	
TOTAL SF OF VENTILATION PROVIDED	= 655	SF		

SYMBOLS & LEGEND

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



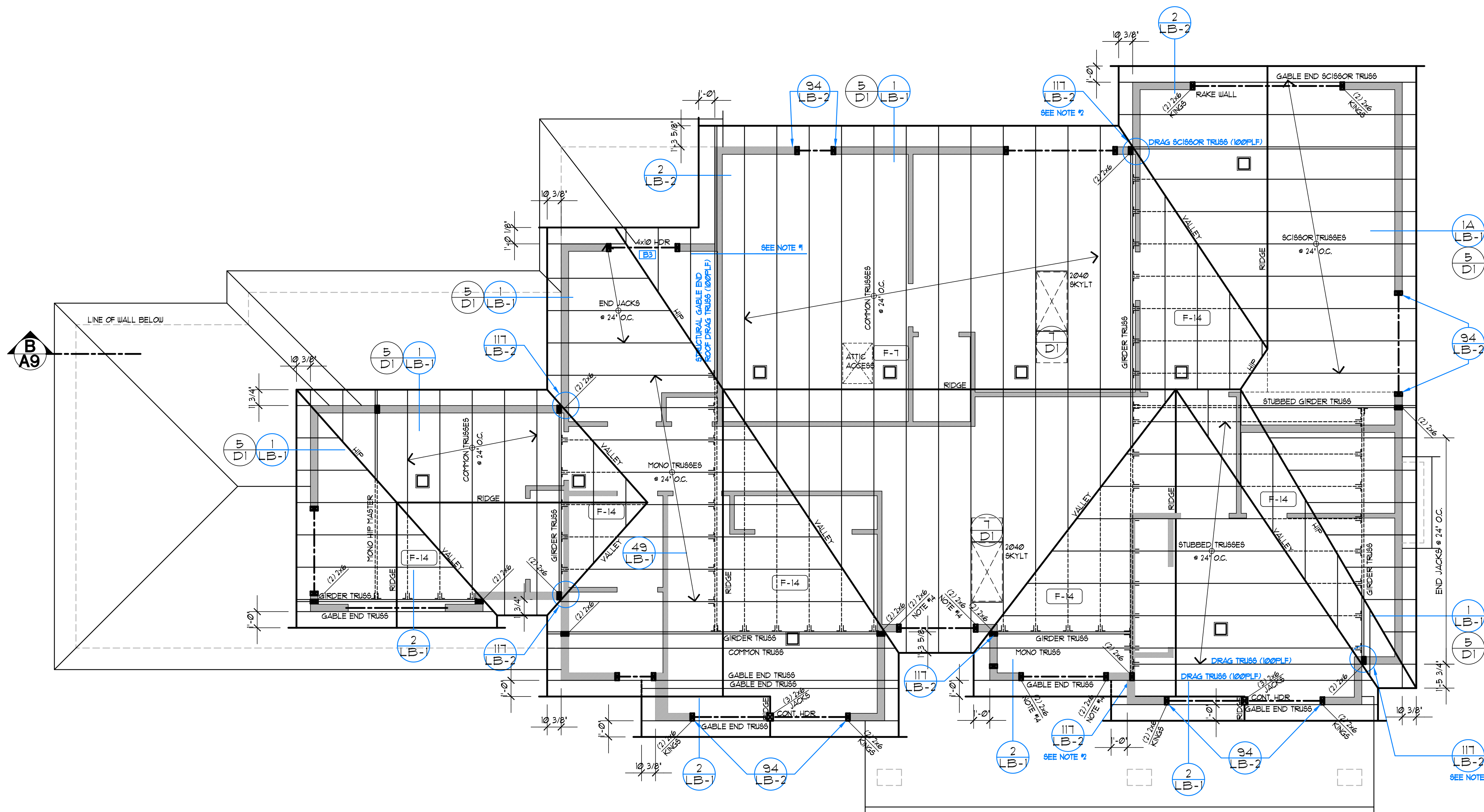
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TITLE	
JOB NO.:	1903621
STARTING NO.:	1903605

SHEET
A6



UPPER ROOF FRAMING PLAN

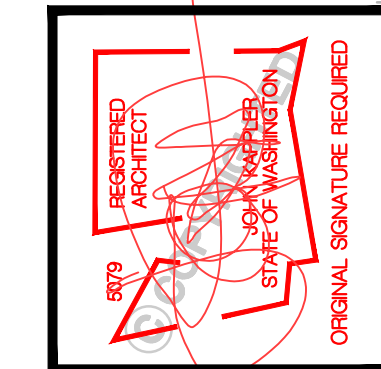
SCALE 1/4"=1'-0"



NORTH ELEVATION
Scale 1/4"=1'-0"



WEST ELEVATION
Scale 1/4"=1'-0"



Date	By	Description
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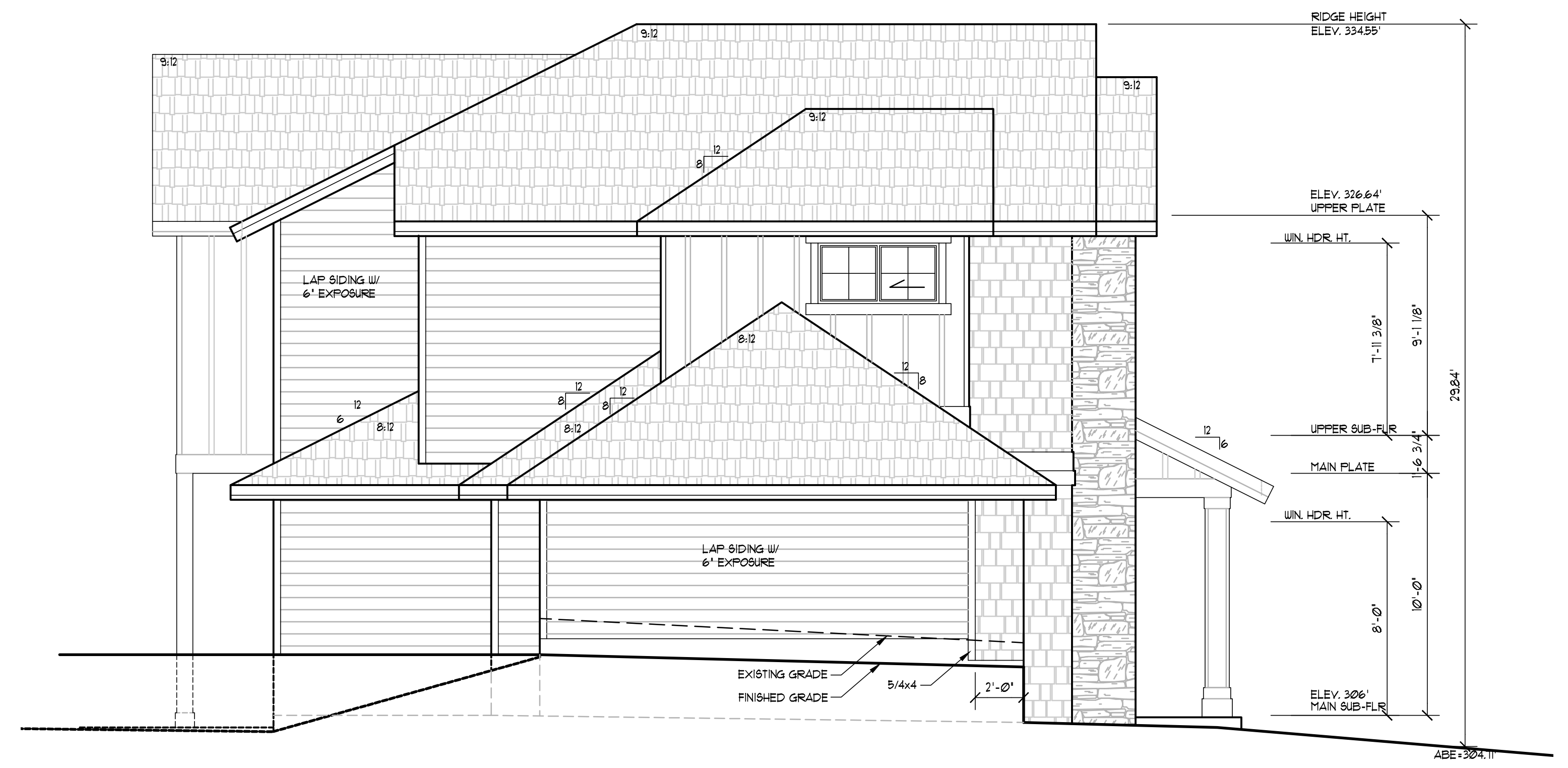
TITLE	
JOB NO.:	19036.21
STARTING NO.:	19036.05

SHEET
A7



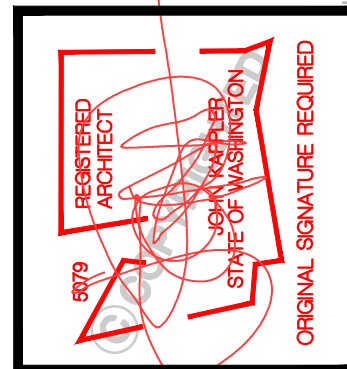
SOUTH ELEVATION

Scale 1/4"=1'-0"



EAST ELEVATION

Scale 1/4"=1'-0"



Date	By	Description
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 Lot 3
 7931 SE 72nd PL Mercer Island, WA 98040
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TITLE
JOB NO.: 19036.21
STARTING NO.: 19036.05

SHEET
A8

TYPICAL BUILDING MATERIALS

ROOF CONSTRUCTION

ROOFING: (DIV. 7)
 BUILDING PAPER: (DIV. 7)
 SHEATHING: (DIV. 6)
 FRAMING: (DIV. 6)
 INSULATION: (DIV. 7)
 SOFFIT: (DIV. 7)
 GWB: (DIV. 9)
 SKYLIGHTS: (DIV. 8)

SHINGLES (DIV. 01000.5)
 30# BUILDING PAPER
 7/16" O.S.B. OR EQUAL
 PER PLAN
 R-49 BLOWN-IN/R-38 BATT + VAULTS
 PER SPECIFICATIONS
 5/8" GWB
 LAMINATED GLAZING U=0.50 MAX.

EXTERIOR WALL CONSTRUCTION

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

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

GWB: (DIV. 9)
 DOORS: (DIV. 8)
 WINDOWS: (DIV. 8)

U=0.20
 U=0.20

FLOOR CONSTRUCTION

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

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

TRIM: (DIV. 6)

WINDOW: (WITH NO BRICK MOLD)
 CORNER BOARDS:
 FASCIA:

HEAD: 2x6 EXTEND 2 1/2" PAST SIDE TRIM
 JAMB: 5/4x4
 SILL: 2x6 EXTEND 2 1/2" PAST SIDE TRIM
 INSIDE: 2x2
 OUTSIDE: 5/4x4 / 5/4x3
 5/4x8 UNO

ENERGY CODE REQUIREMENTS

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

• A MINIMUM OF 90% PERMANENTLY INSTALLED LAMPS IN LIGHTING FIXTURES SHALL BE HIGH-EFFICIENCY LAMPS.

ENERGY CREDITS

2 FUEL NORMALIZATION 1.0 CREDIT
 HEAT PUMP

12 EFFICIENT BUILDING ENVELOPE 1.0 CREDIT
 VERTICAL FENESTRATION MIN U=20

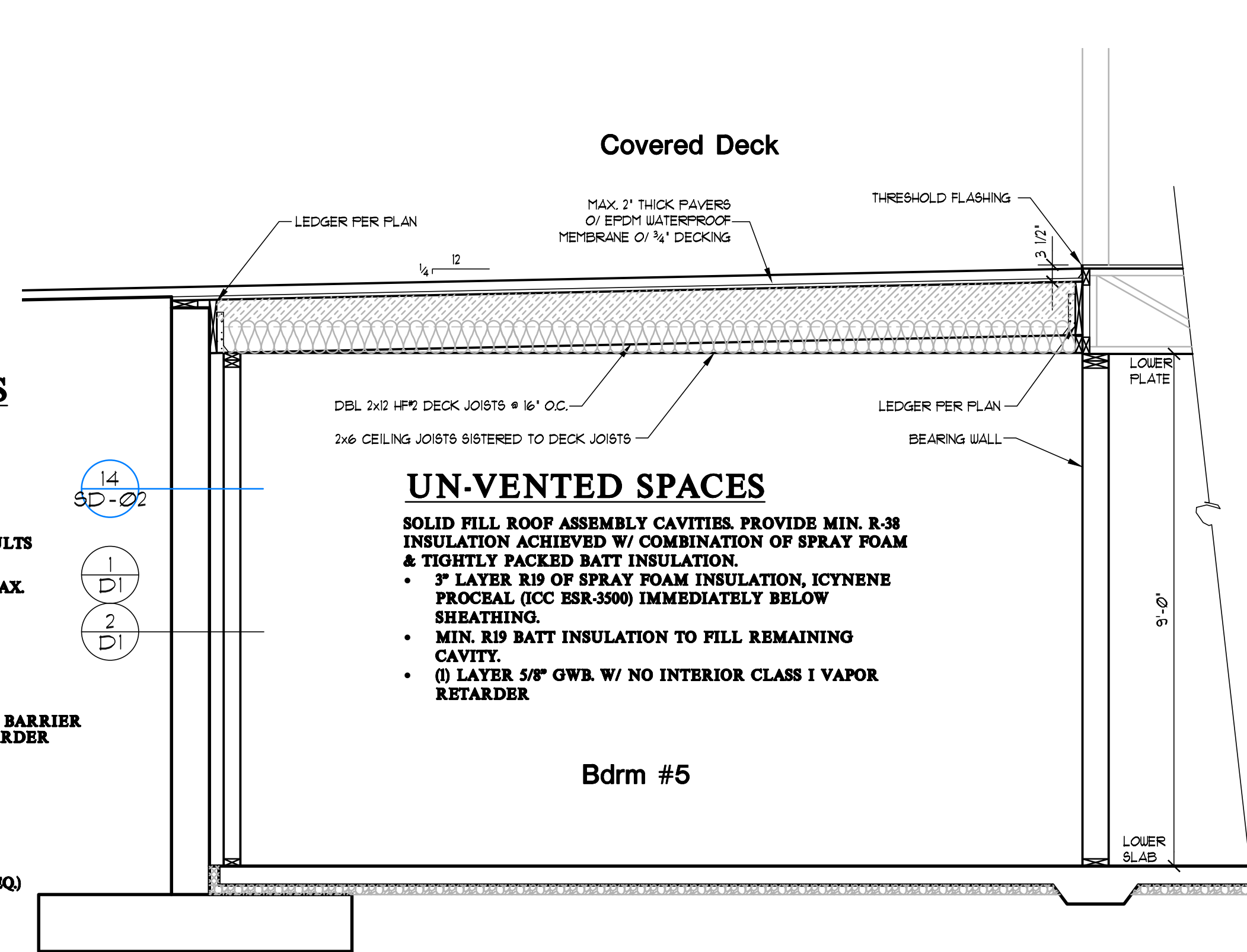
21 AIR LEAKAGE CONTROL & EFFICIENT VENTILATION 5 CREDIT

Reduce the tested air leakage to 3.0 air changes per hour maximum at 50 Pascals

And
 All whole house ventilation requirements as determined by Section M15073 of the International Residential Code or Section 403.8 of the International Mechanical Code shall be met with a high efficiency fan(s) (maximum 0.35 watts/cfm), not interlocked with the furnace fan (if present). Ventilation systems using a furnace including an ECM motor are allowed, provided that they are controlled to operate at low speed in ventilation only mode.

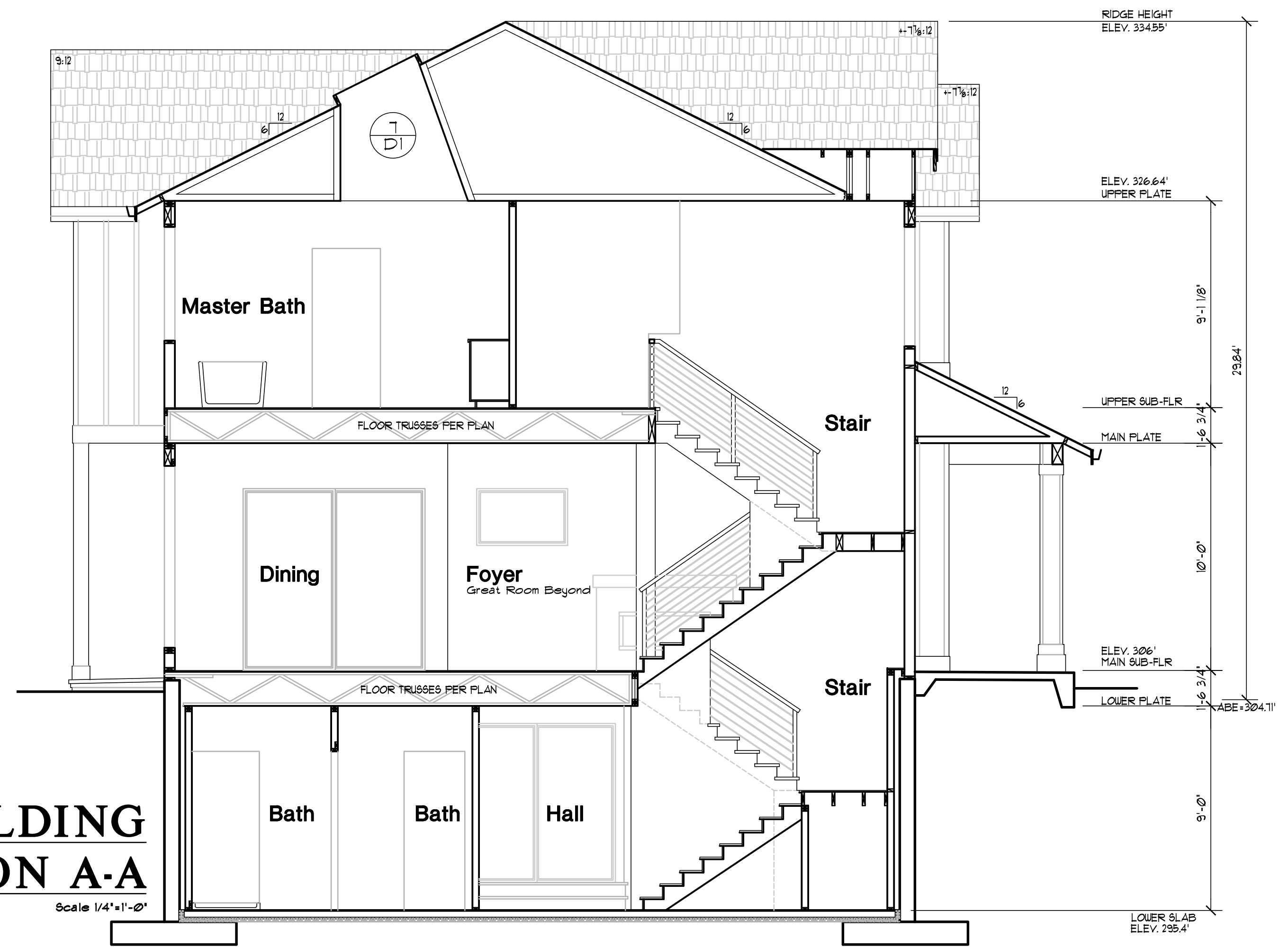
35 HIGH EFFICIENCY HVAC 1.5 CREDIT
 AIR-SOURCE, CENTRALLY DUCTED HEAT PUMP WITH MINIMUM HSPF OF 11.0

55 EFFICIENT WATER HEATING 2.0 CREDIT
 ELECTRIC HEAT PUMP WATER HEATER MEETING THE STANDARDS FOR TIER III OF NEEA's ADVANCED WATER HEATING SPECIFICATION.



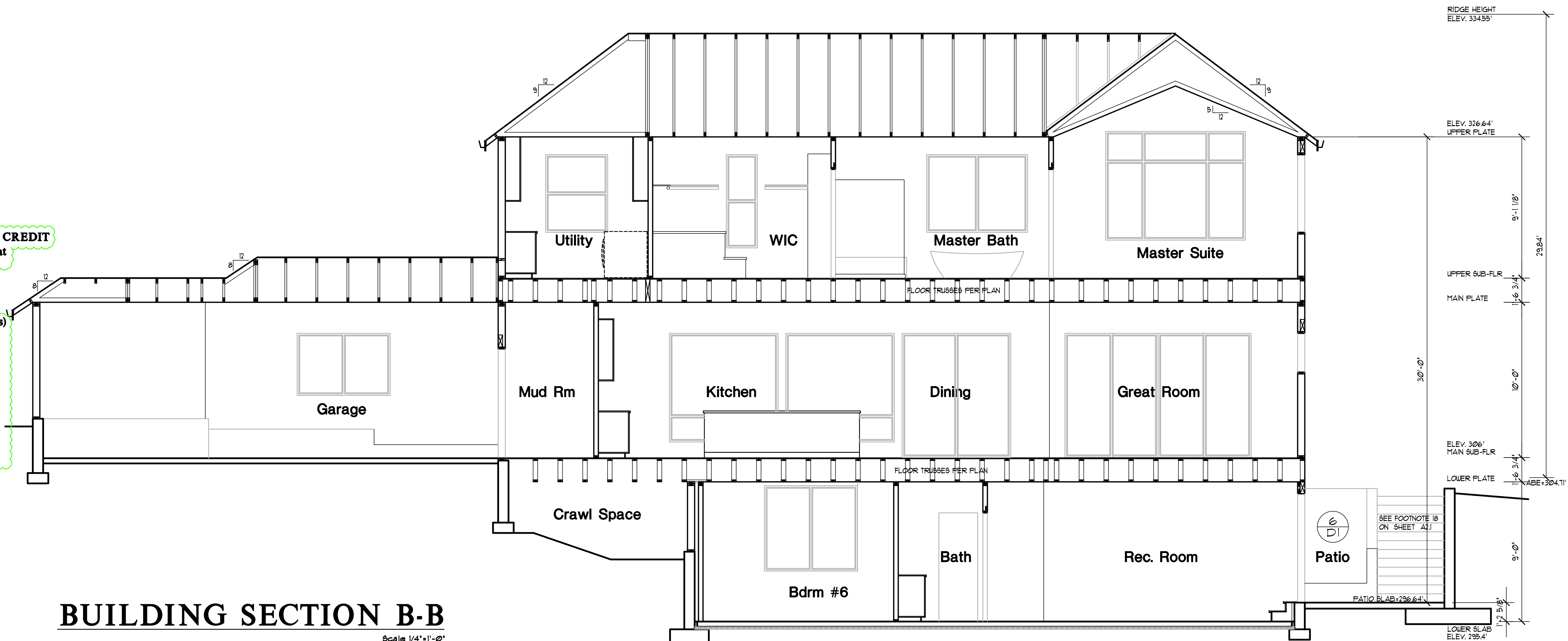
PARTIAL DECK SECTION C

Scale 1/4"=1'-0"



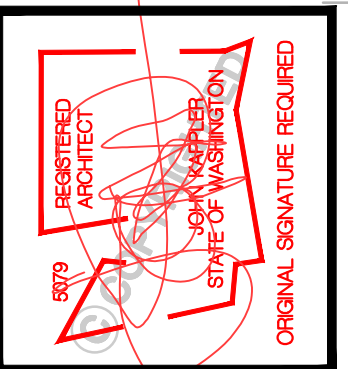
BUILDING SECTION A-A

Scale 1/4"=1'-0"



BUILDING SECTION B-B

Scale 1/4"=1'-0"



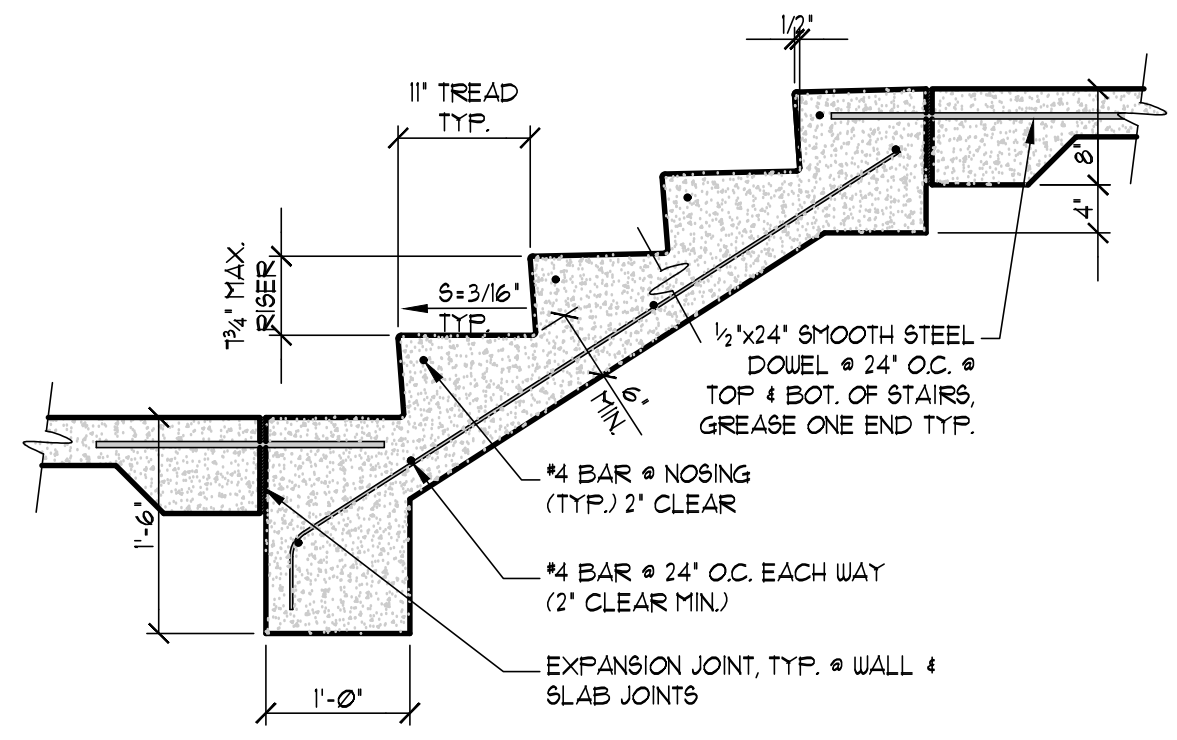
Date	By	Description
4/30/21	SM	PERMIT SET
07/22/21	SM	JURISDICTION COMMENTS

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Pratt Plat
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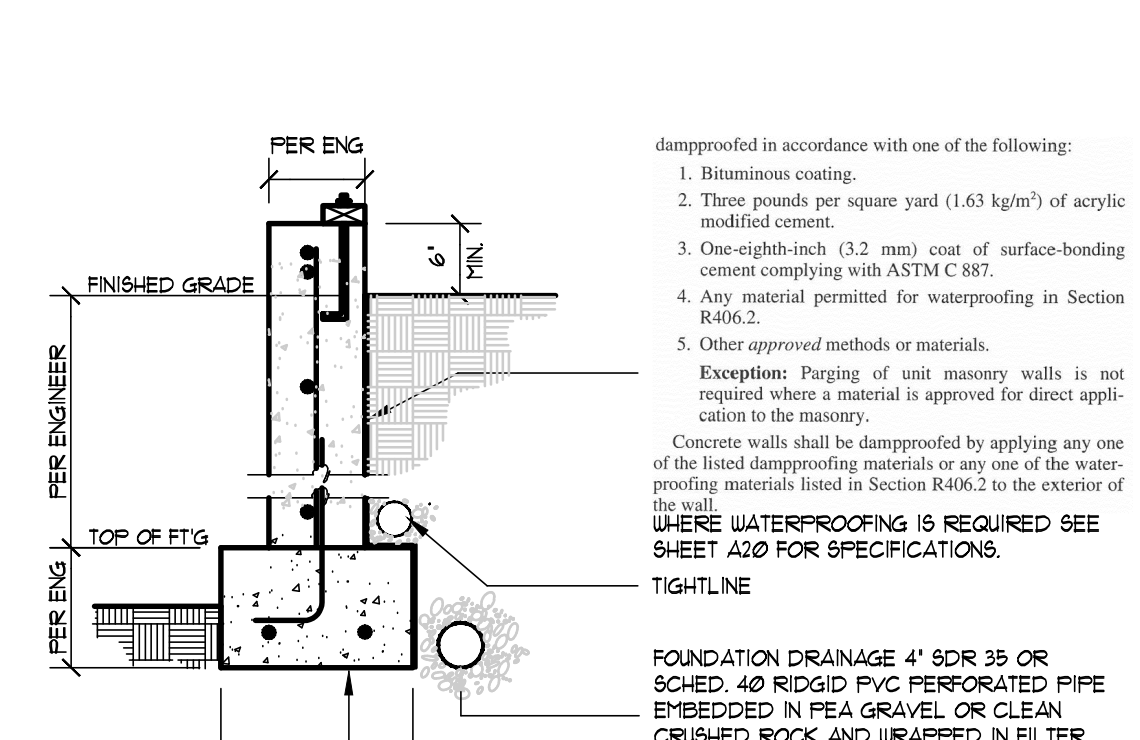
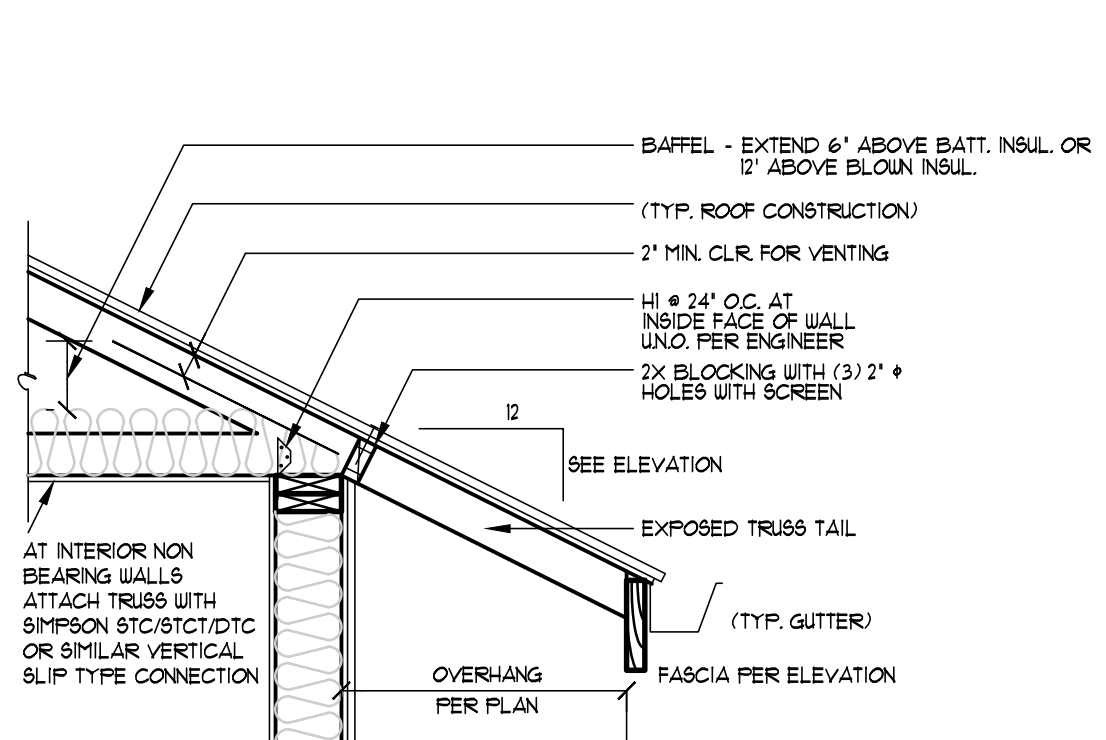
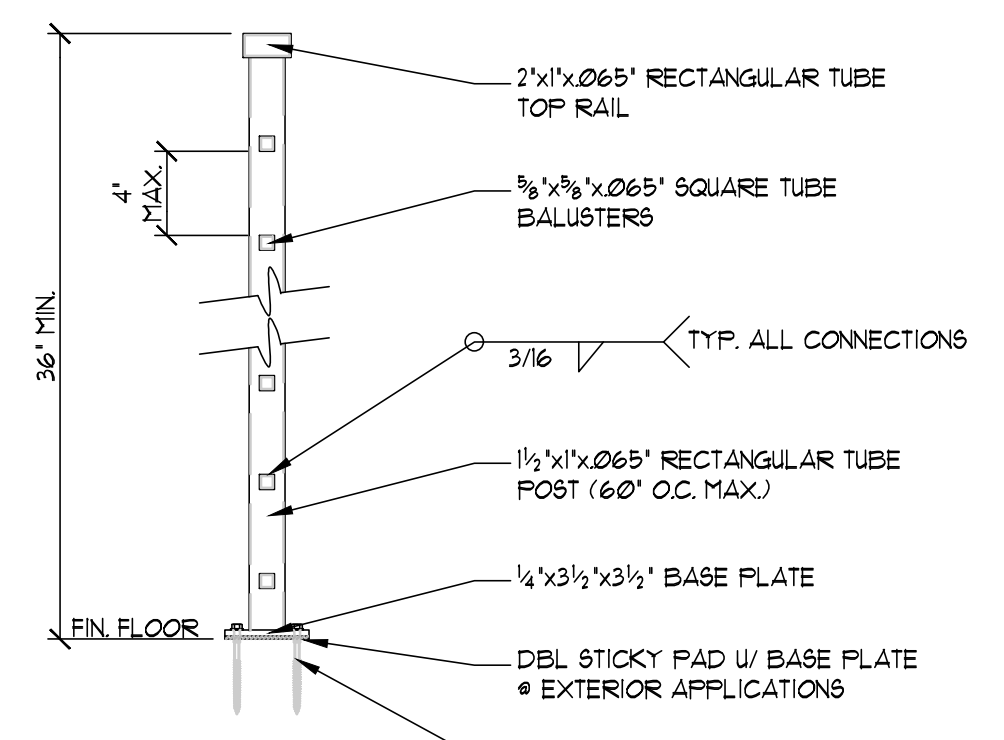
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TITLE	
JOB NO.:	1903621
STARTING NO.:	1903605

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"

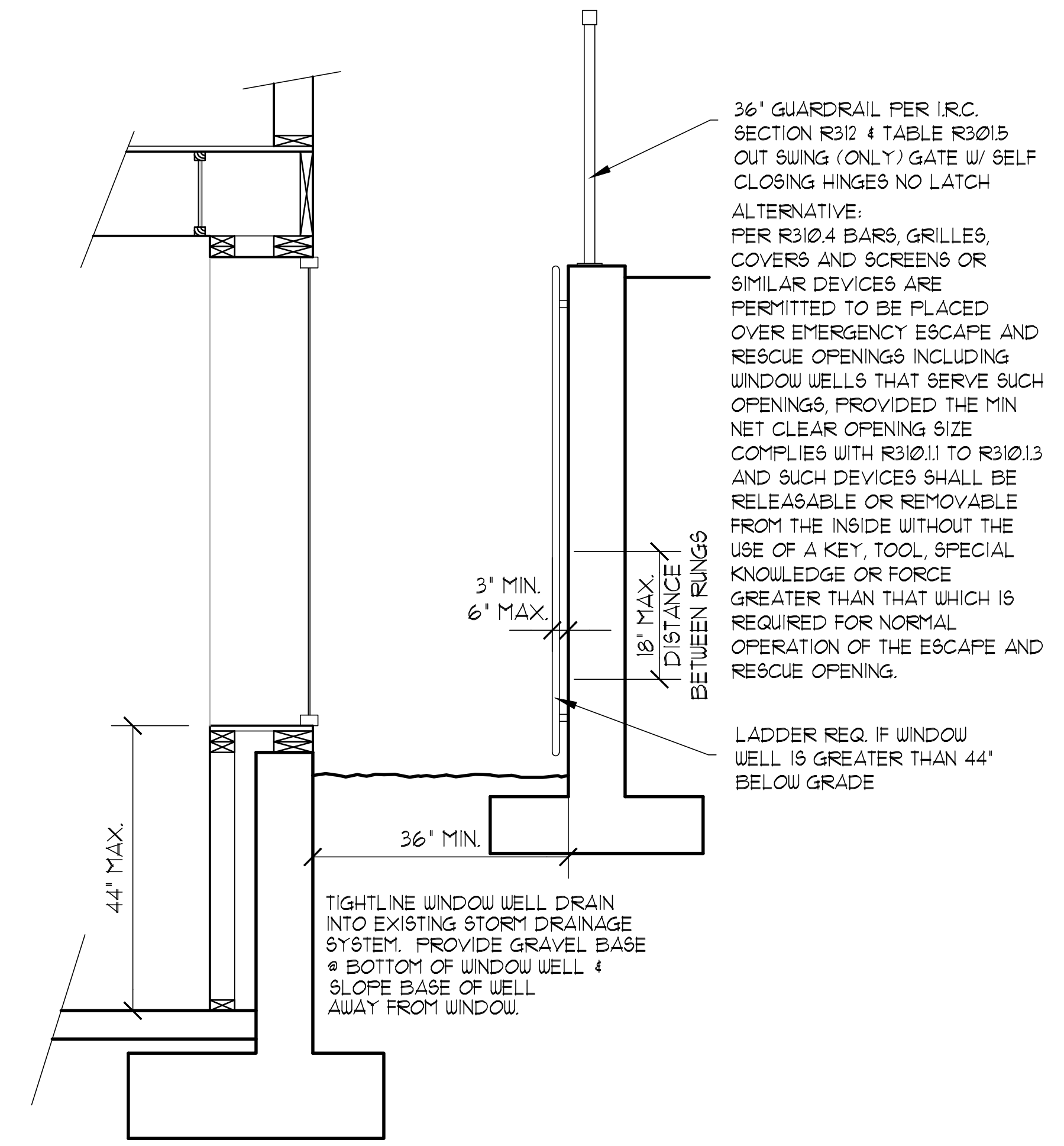
1 DAMP PROOFING DETAIL
3/4"=1'-0"

WINDOW WELL

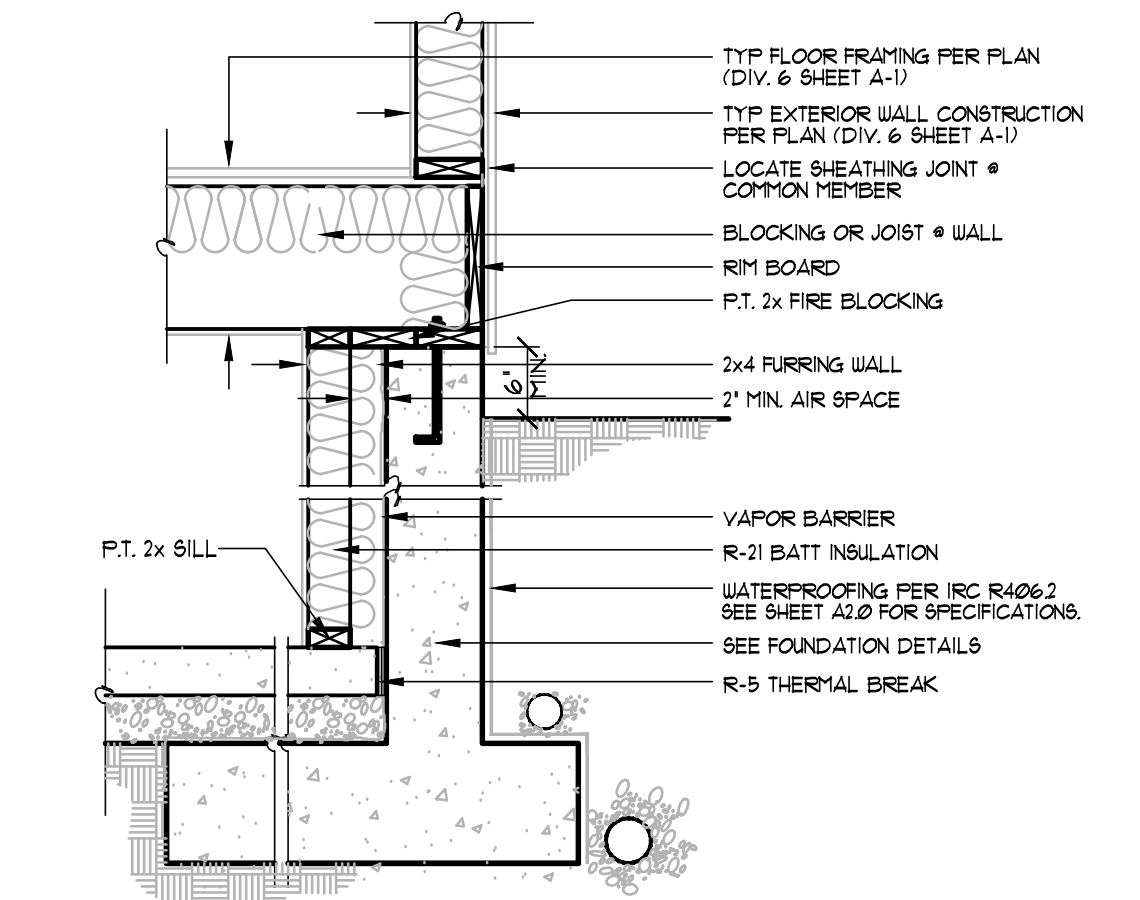
R310.2 Window wells. The minimum horizontal area of the window well shall be 9 square feet (0.9 m²), with a minimum horizontal projection and width of 36 inches (914 mm). The area of the window well shall allow the emergency escape and rescue opening to be fully opened.

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.

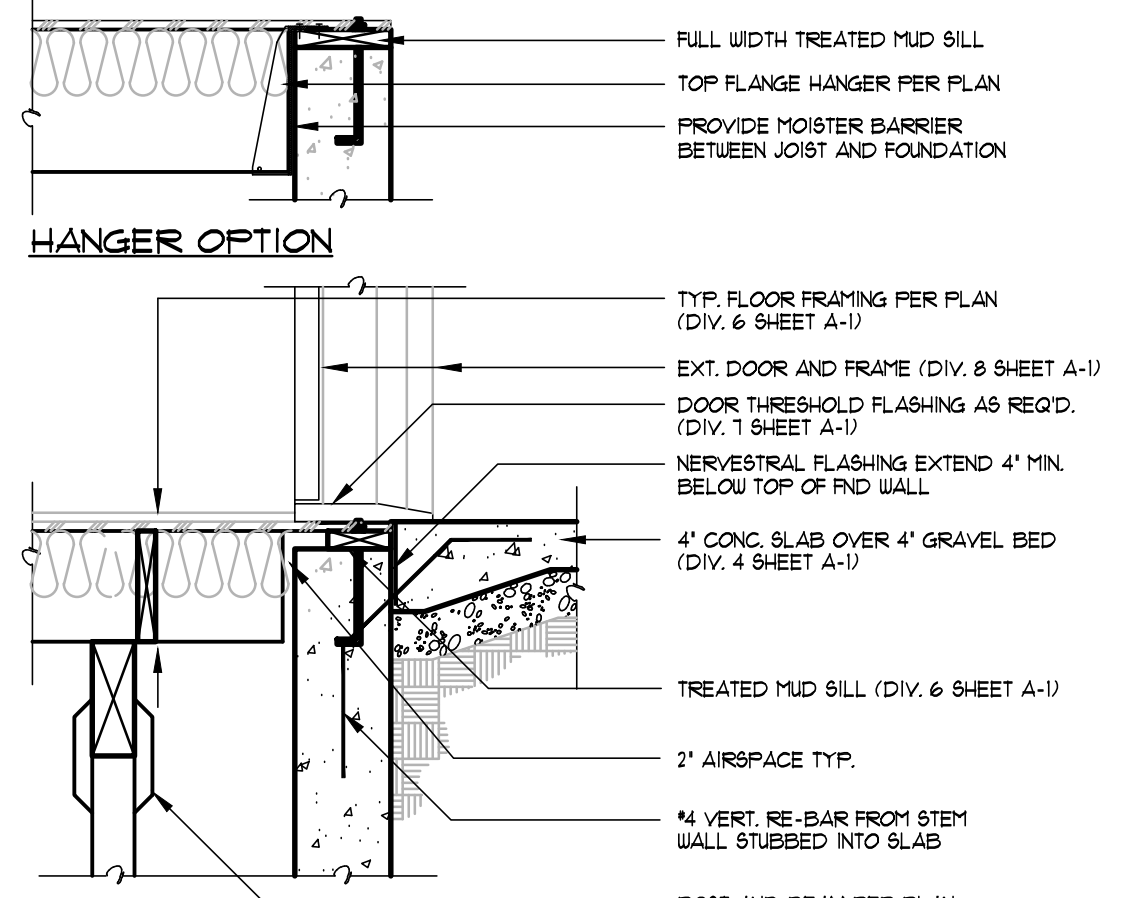
R310.2.1 Ladder and steps. Window wells with a vertical depth greater than 44 inches (1118 mm) shall be equipped with a permanently affixed ladder or steps usable with the window in the fully open position. Ladders or steps required by this section shall not be required to comply with Sections R311.7 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.



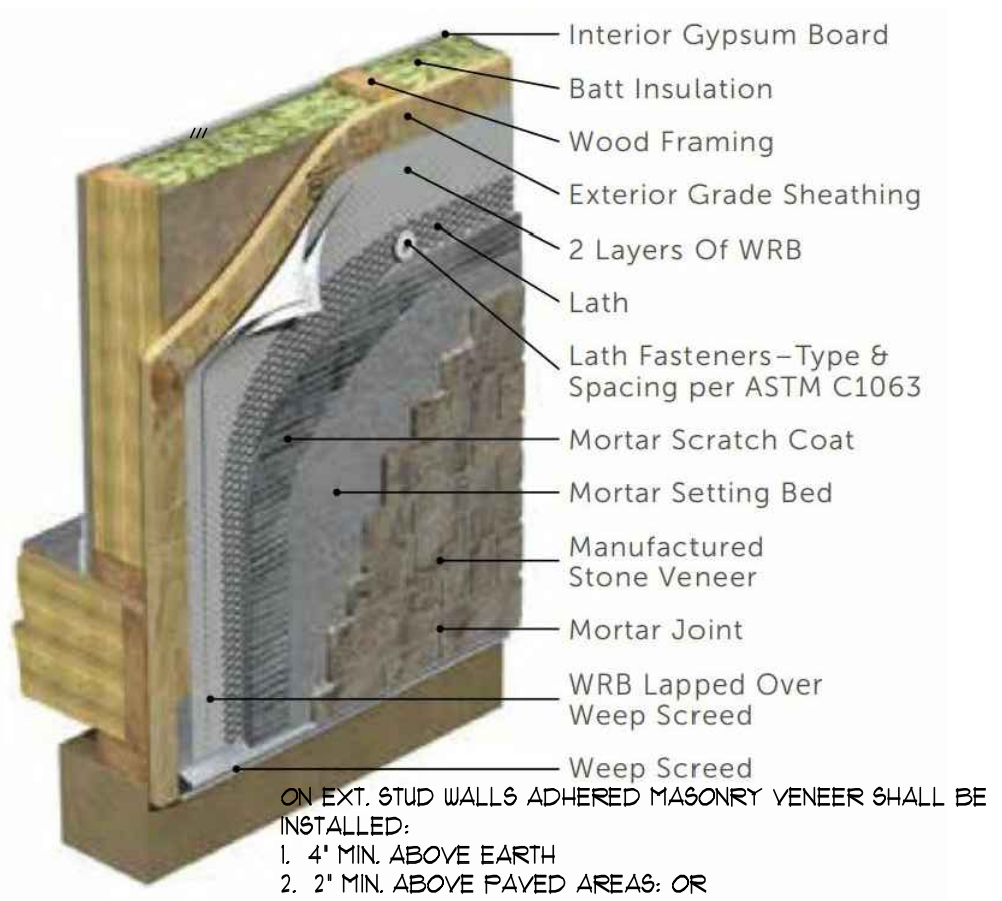
6 WINDOW WELL DETAIL
3/4"=1'-0"



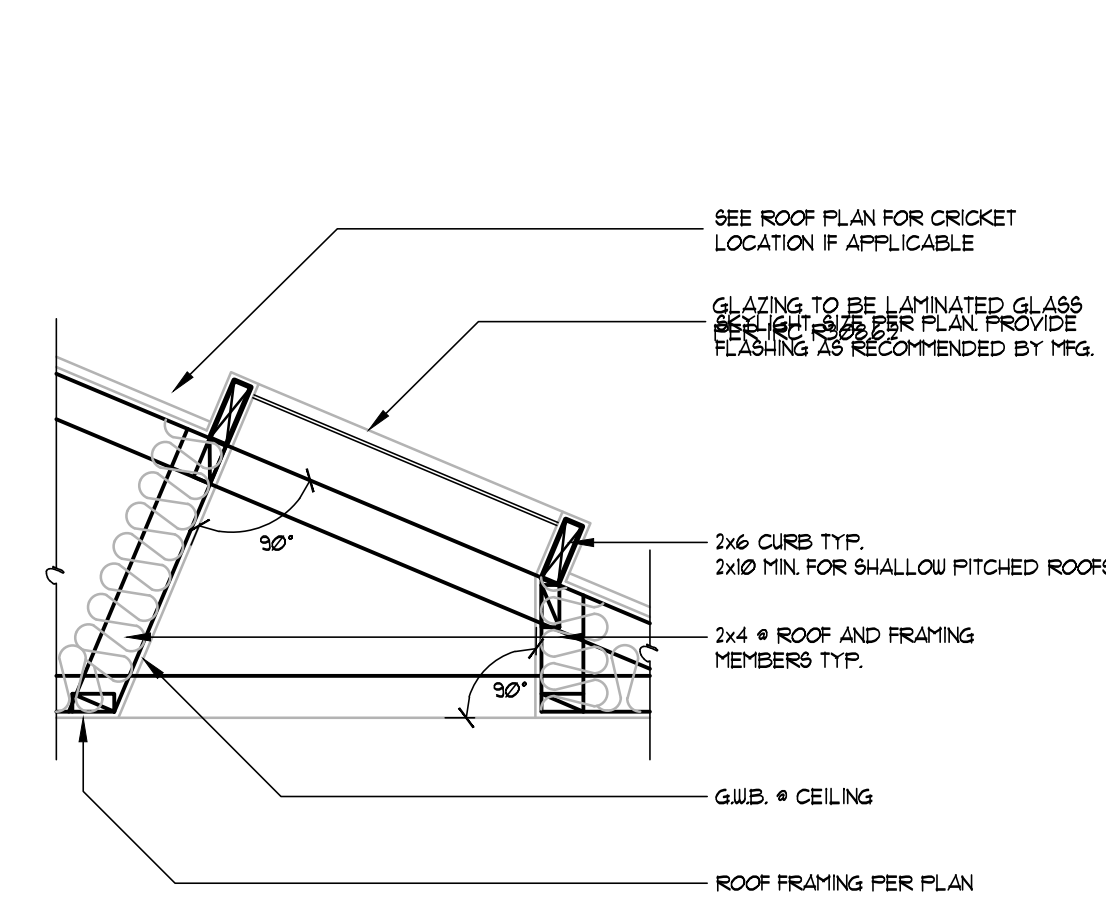
2 FURRING DETAIL (NON INSULATED FLR)
3/4"=1'-0"



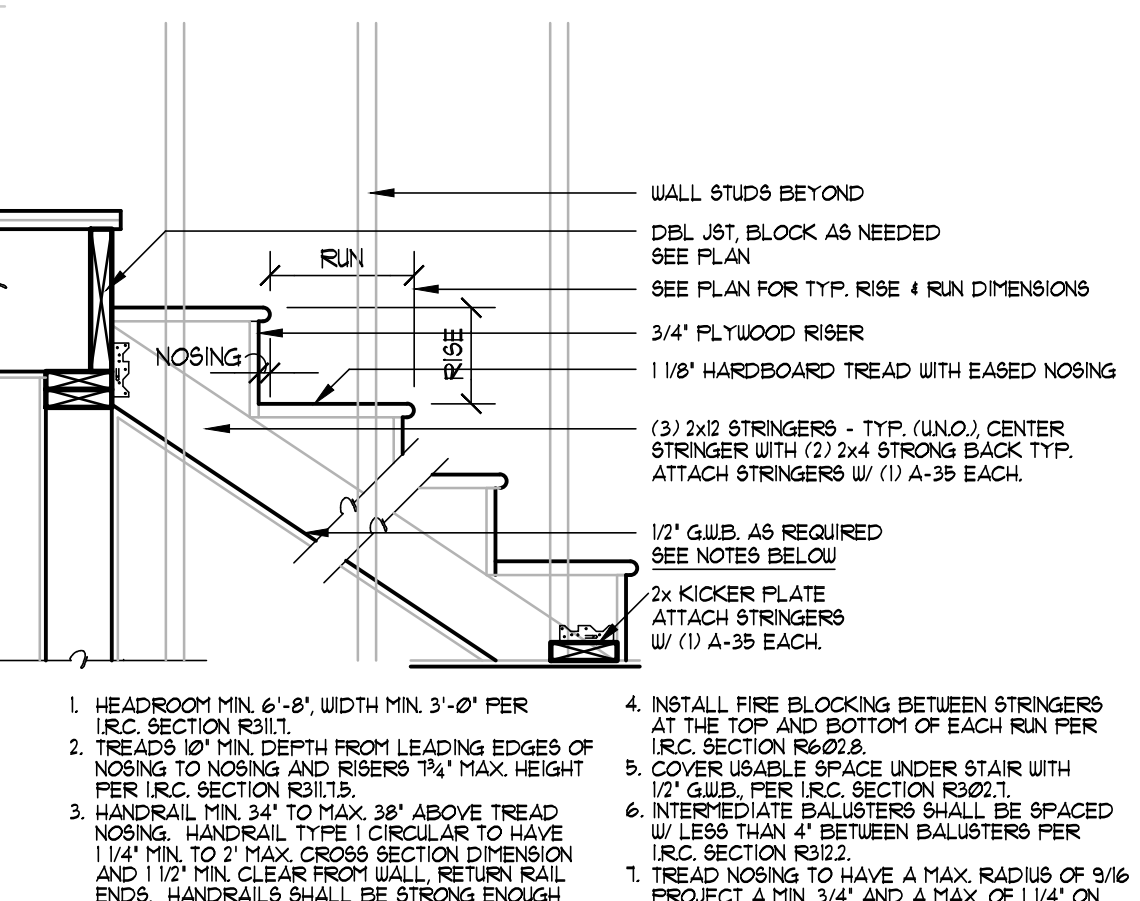
3 EXT. DOOR THRESHOLD DETAIL
3/4"=1'-0"



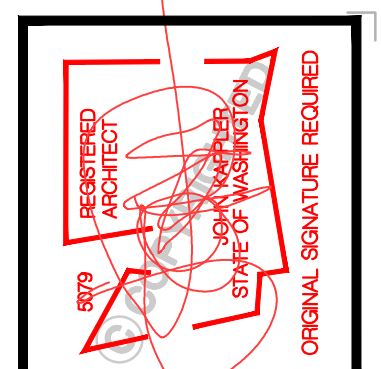
9 STONE VENEER DETAIL
N.T.S.



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



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



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TITLE
JOB NO.: 19036.21
STARTING NO.: 19036.05

SHEET
D1

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	
<ul style="list-style-type: none"> DESIGN IS BASED ON 2018 INTERNATIONAL RESIDENTIAL CODE DESIGN LOADS: <ul style="list-style-type: none"> SOIL: 3000 PSF ALLOWABLE BEARING PRESSURE PER PANGEO SOILS REPORT DATED 4/28/2016 CONCRETE SHALL ATTAIN THE FOLLOWING MINIMUM COMPRESSIVE STRENGTHS IN 28 DAYS, UNO: <ul style="list-style-type: none"> $f_c = 3000$ psi: FOUNDATION WALLS 3000 psi: FOOTINGS 2500 psi: INTERIOR SLABS ON GRADE 3500 psi: GARAGE & EXT. SLABS ON GRADE $f_y = 60000$ 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 pct) 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. (5'-0" O.C.) FASTEN SILL FLATES TO FOUNDATION WALLS WITH 5/8" DIA. ANCHOR BOLTS W/ MIN. 3"x3"x1/2" 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/ T- MIN. EMBEDMENT INTO CONC. PROVIDE A MINIMUM OF 2 ANCHORS PER PLATE. (2" MAXIMUM FROM PLATE ENDS, UNO. (SEE PRD. DT1.5)) 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 2X MAX HOT-DIPPED GALVANIZED STAINLESS STEEL, OR MEET ASTM A 193, ASTM A 653 OR AS OTHERWISE SPECIFIED IN IBC 2304.10.5.1. ARCH/BUILDER TO VERIFY ALL DIMENSIONS 	

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 1604)	
SPEED (V _w) (MPH) :	100
WIND RISK CATEGORY :	II
IMPORTANCE FACTOR (I _w) :	1.0
EXPOSURE CATEGORY :	B
INTERNAL PRESSURE COEFF. (GC _p) :	±0.18
TOPOGRAPHIC FACTOR (K _z) :	1.6
SEISMIC LOAD: (IBC 1619)	
SEISMIC RISK CATEGORY :	II
SEISMIC IMPORTANCE FACTOR (I _s) :	1.0
MAPPED SPECTRAL RESPONSE:	
S_{MS} 1470	S_{MS} 0.508
SITE CLASS :	C
SPECTRAL RESPONSE COEFF. :	
S_{MS} 1176	S_{MS} 0.505
SEISMIC DESIGN CATEGORY:	D
BASIC SEISMIC-FORCE-RESISTING SYS :	
LIGHT FRAMED WALLS	
W/ WOOD STRUCTURAL PANELS	
ULTIMATE BASE SHEAR:	
TRANS: 19 K	LONG: 19 K
SEISMIC RESPONSE COEFF. (C _s) :	
TRANS: 0.18	LONG: 0.18
RESPONSE MODIFICATION FACTOR (R _m) :	
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 1604 & 1613) & ASCE 7-16, AS PERMITTED BY R301.3 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)	
<ul style="list-style-type: none"> 1/8" OSB OR 1/2" PLYWOOD: 	
<p>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 UNO. ON PLANS.</p>	
3" O.C. EDGE NAILING	
(WHERE NOTED ON PLANS)	
<ul style="list-style-type: none"> 1/8" OSB OR 1/2" PLYWOOD: <p>ONLY AT LOCATIONS INDICATED ON PLANS - SHEATH WALL SHOWN WITH 1/8" 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.</p>	
NOTES:	
<ol style="list-style-type: none"> LATERAL ANALYSIS ASSUMES STUD SPACING @ 16" O.C. ALL SHEAR WALLS SHALL HAVE DOUBLE TOP PLATES FASTENED TOGETHER W/ 3"x0.131" NAILS @ 8" O.C. USE (2) 2 1/2"x0.131" NAILS AT EACH LAP SPlice. (6) EACH SIDE OF JOINT (TYP. UNO.) ALL EXTERIOR WALLS ARE CONTINUOUSLY SHEATHED. ALL INTERIOR SHEAR WALLS AND EXTERIOR WALLS ARE SHEATHED ABOVE AND BELOW OPENINGS. 	

GENERAL STRUCTURAL NOTES	
DESIGN PARAMETERS	
<ul style="list-style-type: none"> 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	
<ul style="list-style-type: none"> EXTERIOR BEARING WALLS SHALL BE 2x4 OR 2x6 (AS SHOWN ON PLANS) @ 16" O.C. (w/ DOUBLE TOP PLATE) HEM FIR (HF) #2UD GRADE LUMBER, OR BETTER, UNO. INTERIOR BEARING WALLS SHALL BE 2x4 OR 2x6 (AS SHOWN ON PLANS) @ 16" O.C. (w/ DOUBLE TOP PLATE) HEM FIR (HF) #2UD GRADE LUMBER, OR BETTER, UNO. ALL NON-BEARING INTERIOR STUD WALLS SHALL BE CONSTRUCTED WITH 2x STUD GRADE MEMBERS SPACED @ 24" O.C. (MAX.) ALL WALLS TALLER THAN TYP. PLATE HEIGHT SHALL BE CONSIDERED BALLOON FRAMED & SHALL BE CONSTRUCTED FROM FLOOR TO UNDERSIDE OF FRAMING AT NEXT LEVEL. BF. 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, UNO. 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. (HANGER CAPACITY). NOTE: HANGERS USE COMMON NAIL DIAMETERS NOT TYPICAL FRAMING SIZE NAILS. FASTEN ALL BEAMS TO COLUMNS, OR FLUSH BEAMS TO SUPPORTING BEAMS, W/ (4) 3"x0.131" TOENAILS (MIN), TYP. UNO. 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: <ul style="list-style-type: none"> L.S.L. MEMBERS - Fb=2325 Psi; Fv=310 Psi; E=1.55x10⁶ Psi L.V.L. MEMBERS - Fb=2600 Psi; Fv=285 Psi; E=2.0x10⁶ Psi GLB MEMBERS - Fb=2400 Psi; Fv=1850 Psi; Fv=265 Psi; E=1.8x10⁶ Psi; D₁/D₂: 24F-V4 (UNO.) ENGINEERED LUMBER POSTS TO MEET OR EXCEED THE FOLLOWING: <ul style="list-style-type: none"> L.V.L. MEMBERS - Fb=2400 Psi; Fc=12500 Psi; E=1.8x10⁶ 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 1/2" 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/ 4x FLUSH BEAMS (MULTI X) FINIS OR EQUAL (0.131" 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. UNO. 	
FLOOR FRAMING	
<ul style="list-style-type: none"> 1-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 ADD LEVEL LOADS, UNO. (EXCLUDES STONE/MARBLE OR NET BED CONSTRUCTED FLOORS - CONTACT MKK FOR EXCLUDED DESIGNS). ALL METAL 1-JOIST/TRUSS HANGERS SHALL BE SPECIFIED BY 1-JOIST/TRUSS MANUFACTURER, UNLESS OTHERWISE NOTED. 1-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 (UNO. ON PLANS): <ul style="list-style-type: none"> SINGLE PLY: SIMPSON LUS20 DOUBLES: SIMPSON LUS20-2 FLOOR SHEATHING SHALL BE 23/32" A.P.A. RATED 5/16" I-FLOOR 24" O.C. EXPOSURE 1 (OR APPROVED EQUAL) WITH TONGUE AND GROOVE EDGES. FASTEN TO FRAMING MEMBERS W/ GULLE 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, UNO. FASTEN HANGERS TO SINGLE PLY FLUSH BEAMS W/ 1/2" LONG NAILS. 	
ROOF FRAMING	
<ul style="list-style-type: none"> FASTEN EACH ROOF TRUSS TO TOP PLATE W/ (4) 3"x0.131" TOENAILS (MIN) & (1) SIMPSON SDNCS600 SCREW @ ALL BEARING POINTS. PROVIDE (2) SIMPSON SDNCS600 SCREWS AT 2-PLY GIRDER TRUSSES, (3) SIMPSON SDNCS600 SCREWS AT 3-PLY GIRDER TRUSSES AT ALL BEARING POINTS. FASTEN EACH ROOF RAFTER TO TOP PLATE WITH (1) SIMPSON SDNCS600 SCREW. PROVIDE (2) SIMPSON SDNCS600 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 1 (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 ASCE 7-16, SECTION 7.6. ERECT AND INSTALL ROOF TRUSSES PER NTCA & TP1'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. 	

SPECIAL INSPECTIONS REQUIRED	
<u>IBC SECTION 1705.3</u>	
<ul style="list-style-type: none"> 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. 	
<u>IBC SECTION 1705.11.1</u>	
<ul style="list-style-type: none"> 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 5THD14 (R.J) HOLD-DOWN
▶ HD-5	SIMPSON CS16 STRAP TIE (14" END LENGTH)
▶ HD-6	SIMPSON MSTC40 STRAP TIE (CENTER STRAP ON FLOOR SYSTEM UNO.)
▶ HD-7	SIMPSON MSTC66 STRAP TIE (CENTER STRAP ON FLOOR SYSTEM UNO.)

MEANS & METHODS NOTES	
<p>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.</p> <p>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.</p>	

ADDITIONAL NOTES FOR TRUSS & I-JOIST MANUFACTURER	
<p>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 MKK FOR REVIEW PRIOR TO FABRICATION, DELIVERY, OR INSTALLATION.</p> <p>TRUSSES SHALL BE DESIGNED SO THAT DIFFERENTIAL DEFLECTION BETWEEN ADJACENT PARALLEL TRUSSES OR GIRDER TRUSSES DOES NOT EXCEED THE FOLLOWING:</p> <p>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)</p>	

LEGEND	
• [Symbol]	INTERIOR BEARING WALL
• [Symbol]	BEARING WALL ABOVE (B.W.A.) OR SHEARWALL ABOVE (S.W.A.)
• [Symbol]	BEAM / HEADER
• [Symbol]	INTERIOR SHEAR WALL PANEL OR EXTERIOR SHEAR WALL W/ 3" O.C. EDGE NAILING
• [Symbol]	AREA OF OVERFRAMING
• [Symbol]	METAL HANGER
* [Symbol]	INDICATES POST ABOVE. PROVIDE SOLID BLOCKING UNDER POST OR JAMB ABOVE.
▶ [Symbol]	INDICATES HOLD-DOWN.



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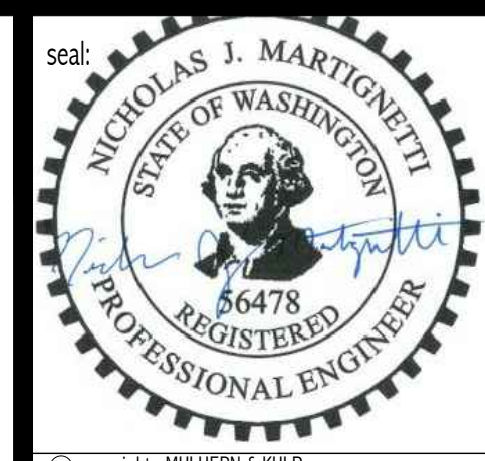
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project mgr:	NJM
drawn by:	RJD
issue date:	02-24-21
REVISIONS:	
date:	initial:
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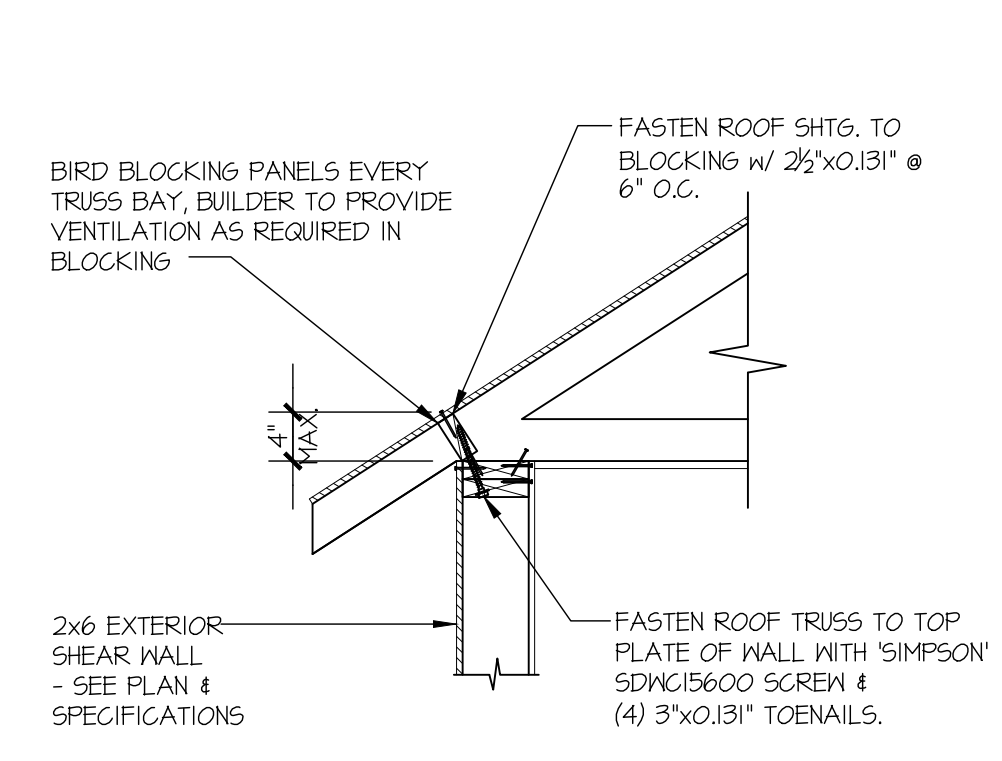
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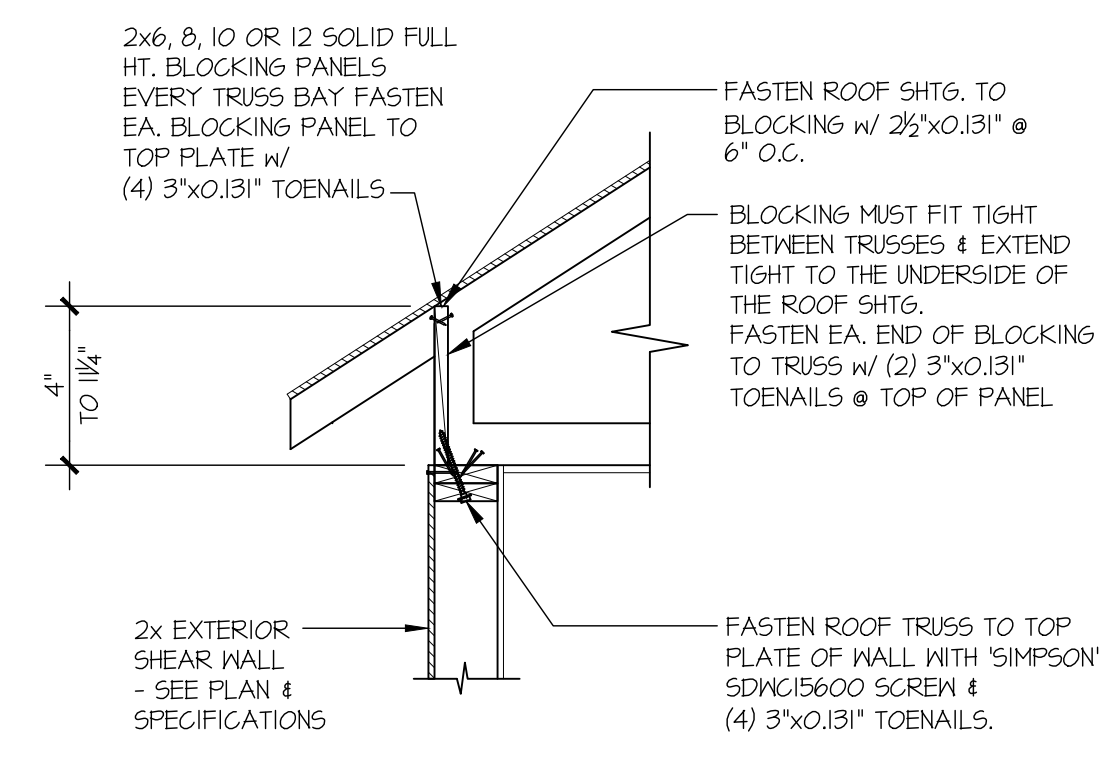
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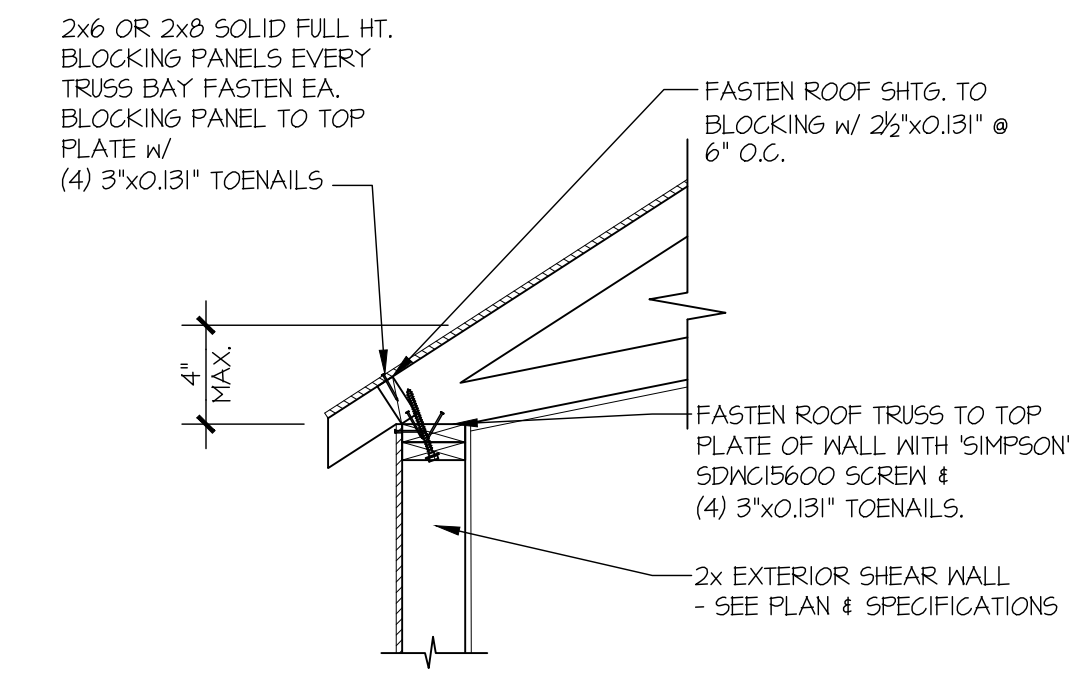
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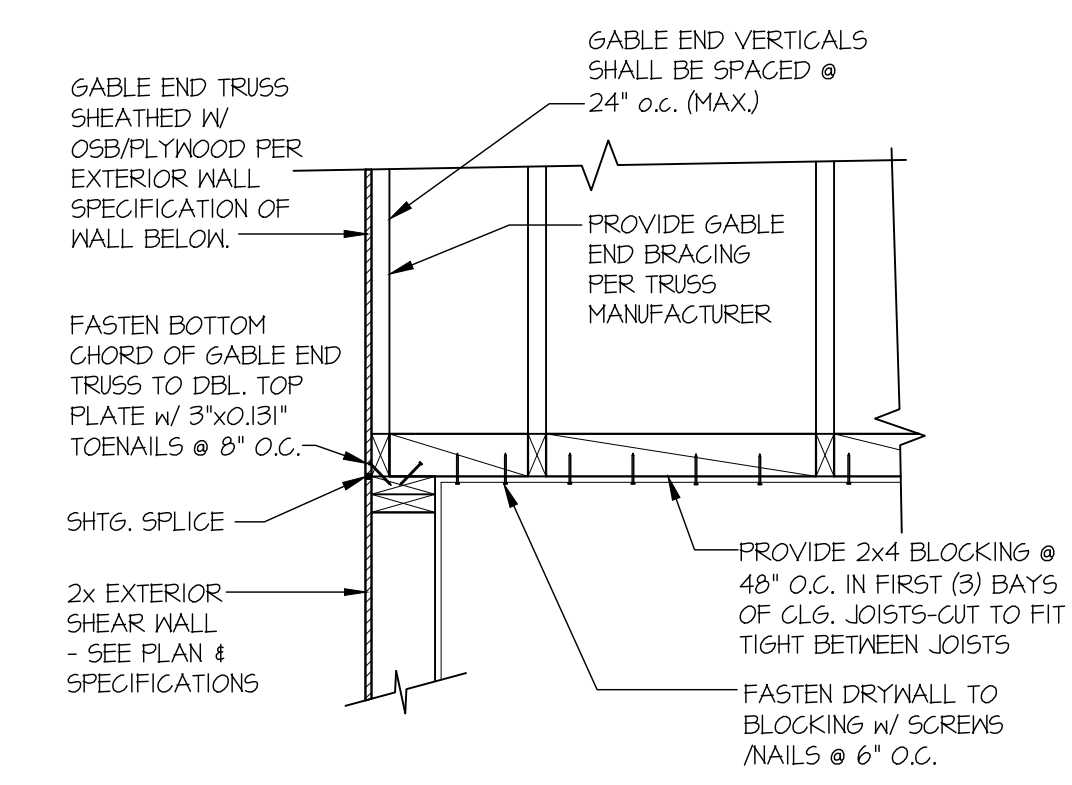
1 TYPICAL SHEAR TRANSFER DETAIL @ ROOF
SCALE: 3/4"=1'-0" HEEL HEIGHT LESS THAN 4"



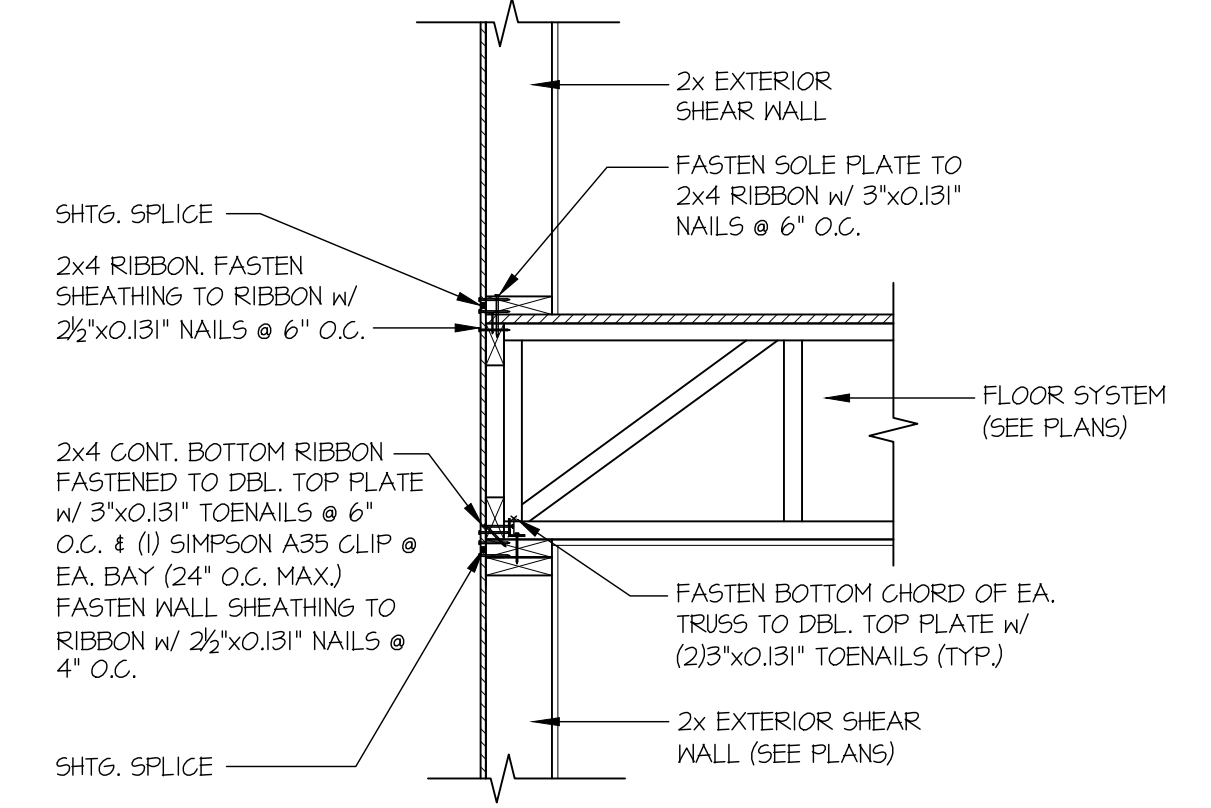
1 TYPICAL SHEAR TRANSFER DETAIL @ ROOF
SCALE: 3/4"=1'-0" HEEL HEIGHT BETWEEN 4" - 1 1/2"



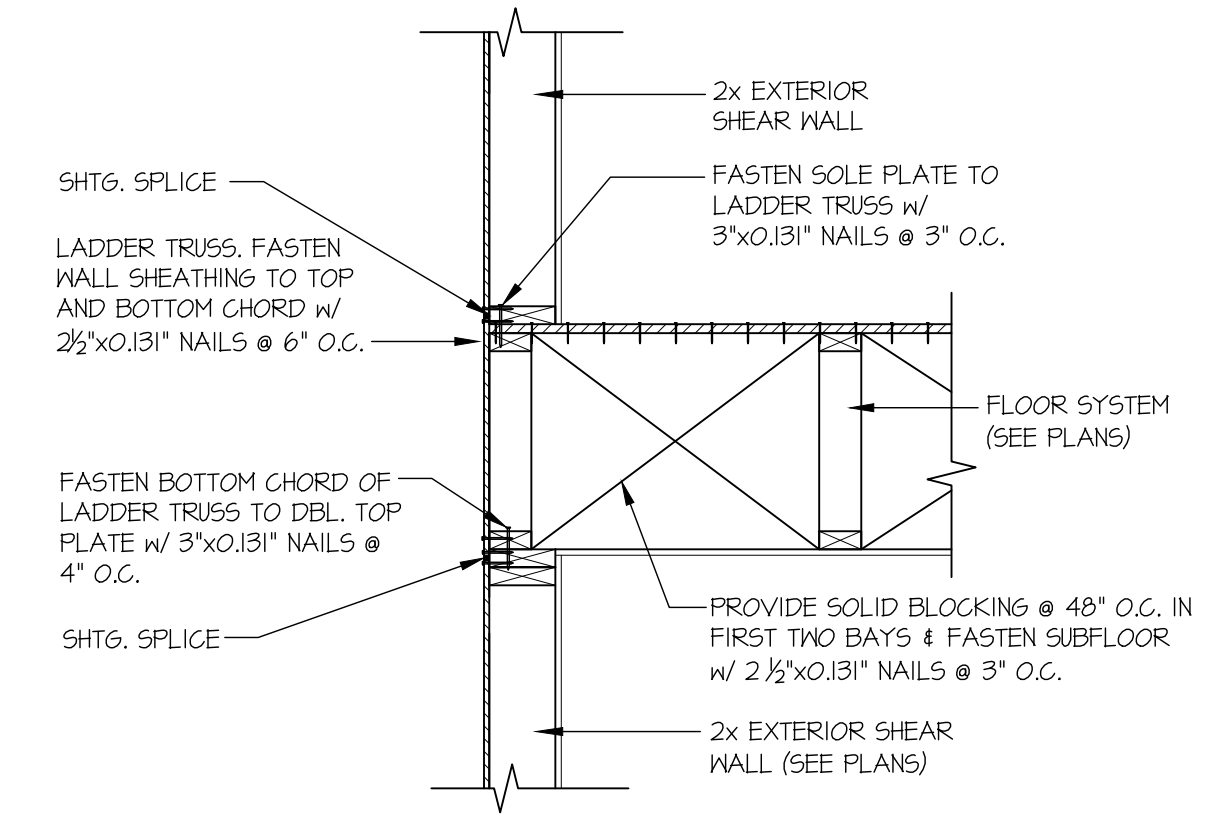
1A TYPICAL SHEAR TRANSFER DETAIL @ VAULTED CEILING
SCALE: 3/4"=1'-0"



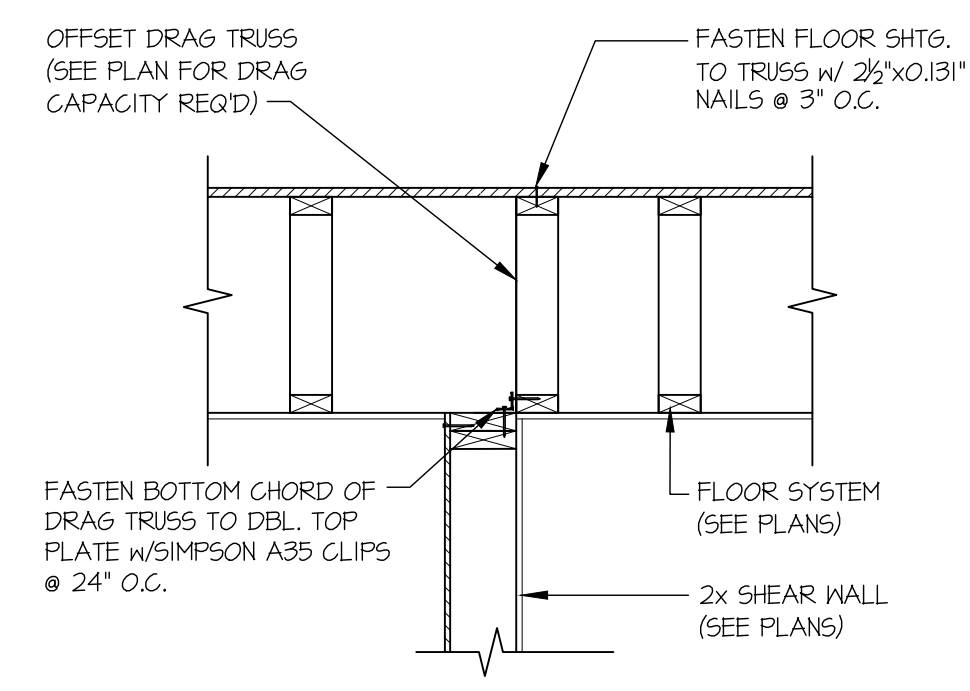
2 TYPICAL GABLE END DETAIL
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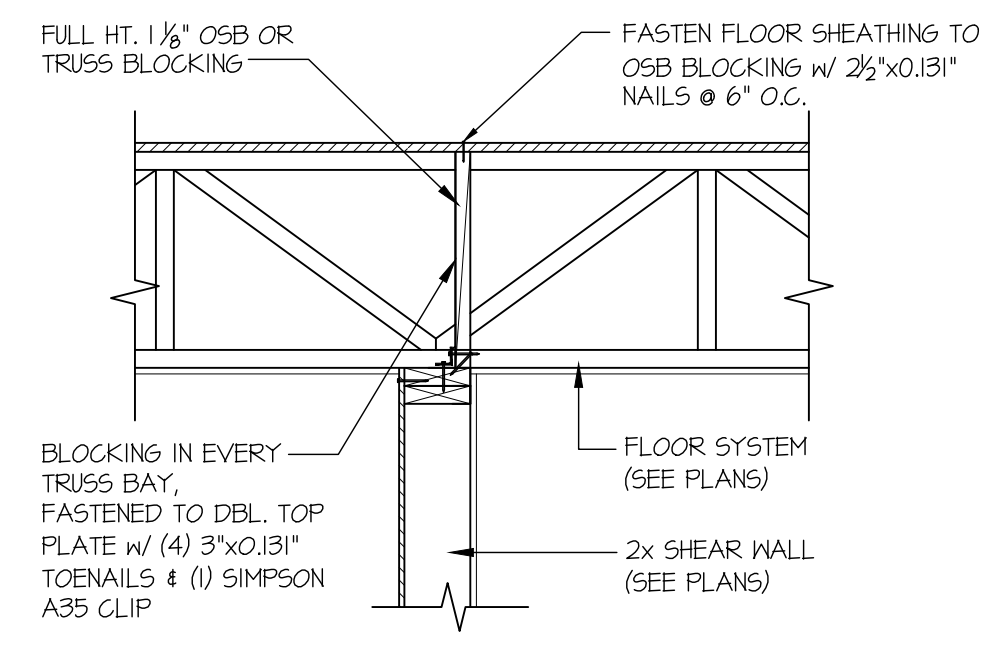
3 TYPICAL SHEAR TRANSFER DETAIL BETWEEN FLOORS @ EXTERIOR WALL
SCALE: 3/4"=1'-0" PERPENDICULAR FRAMING



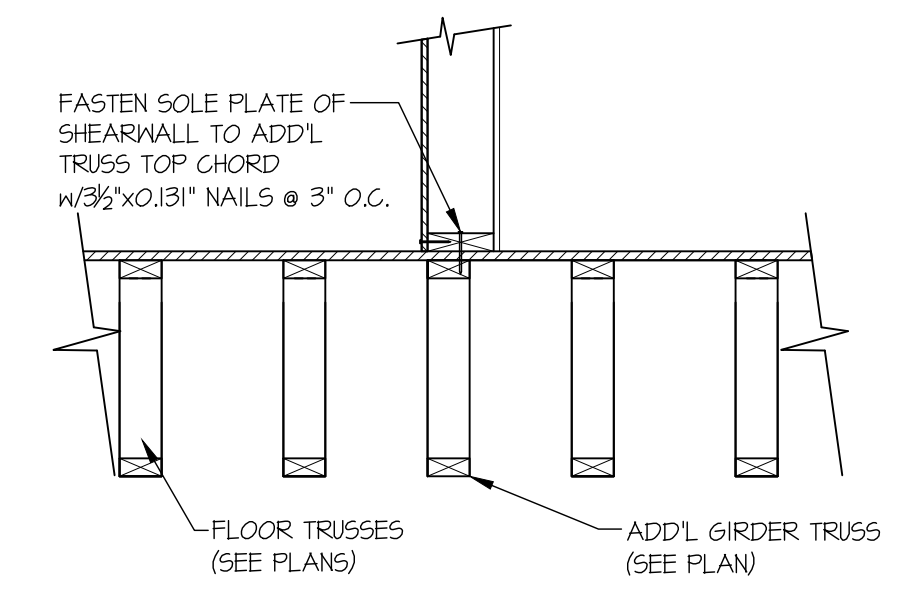
4 TYPICAL SHEAR TRANSFER DETAIL BETWEEN FLOORS @ EXTERIOR WALL
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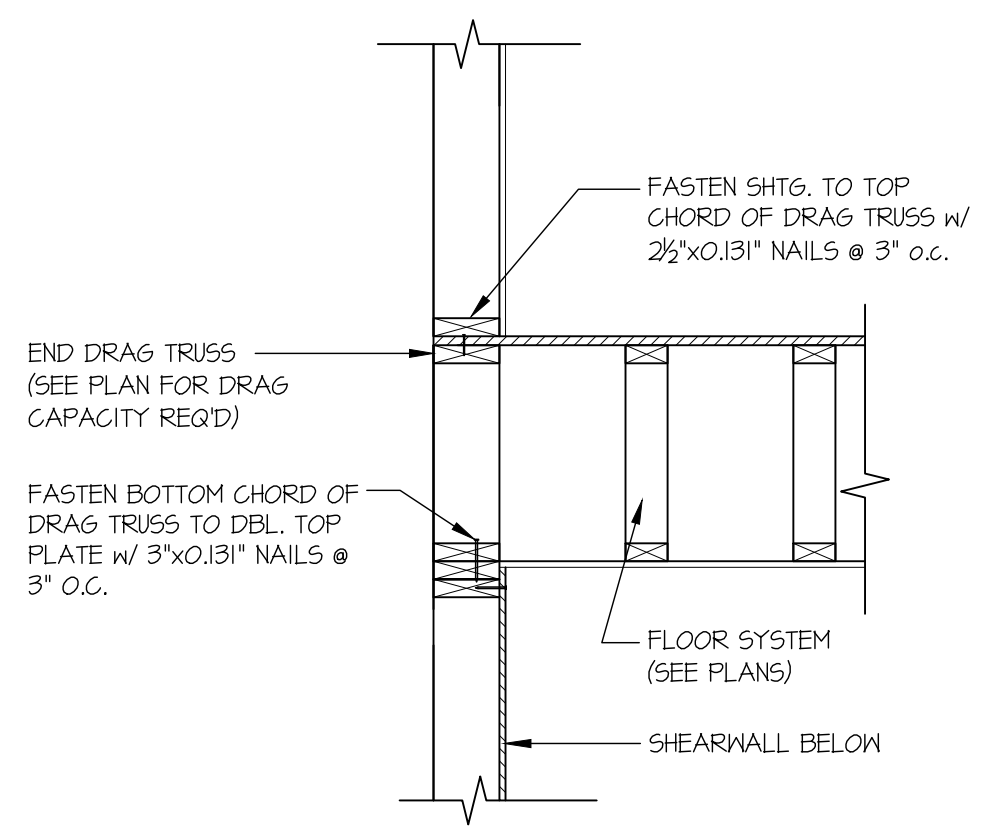
12 SHEAR TRANSFER DETAIL @ SHEAR WALL BELOW
SCALE: 3/4"=1'-0"



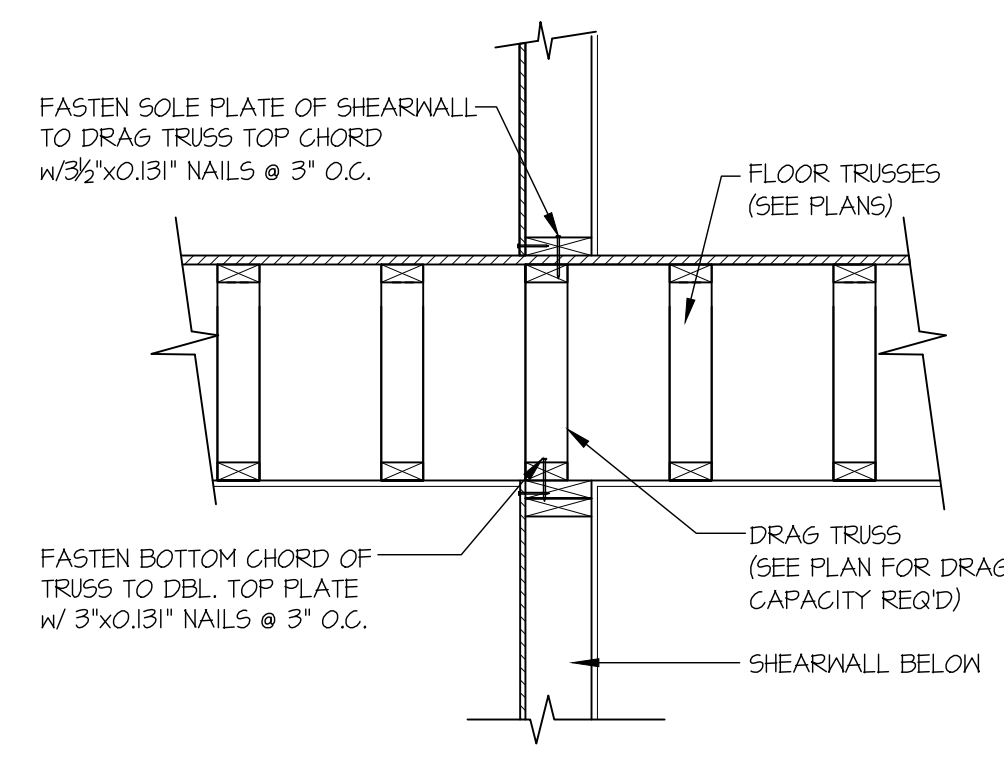
13 SHEAR TRANSFER DETAIL @ SHEAR WALL BELOW
SCALE: 3/4"=1'-0"



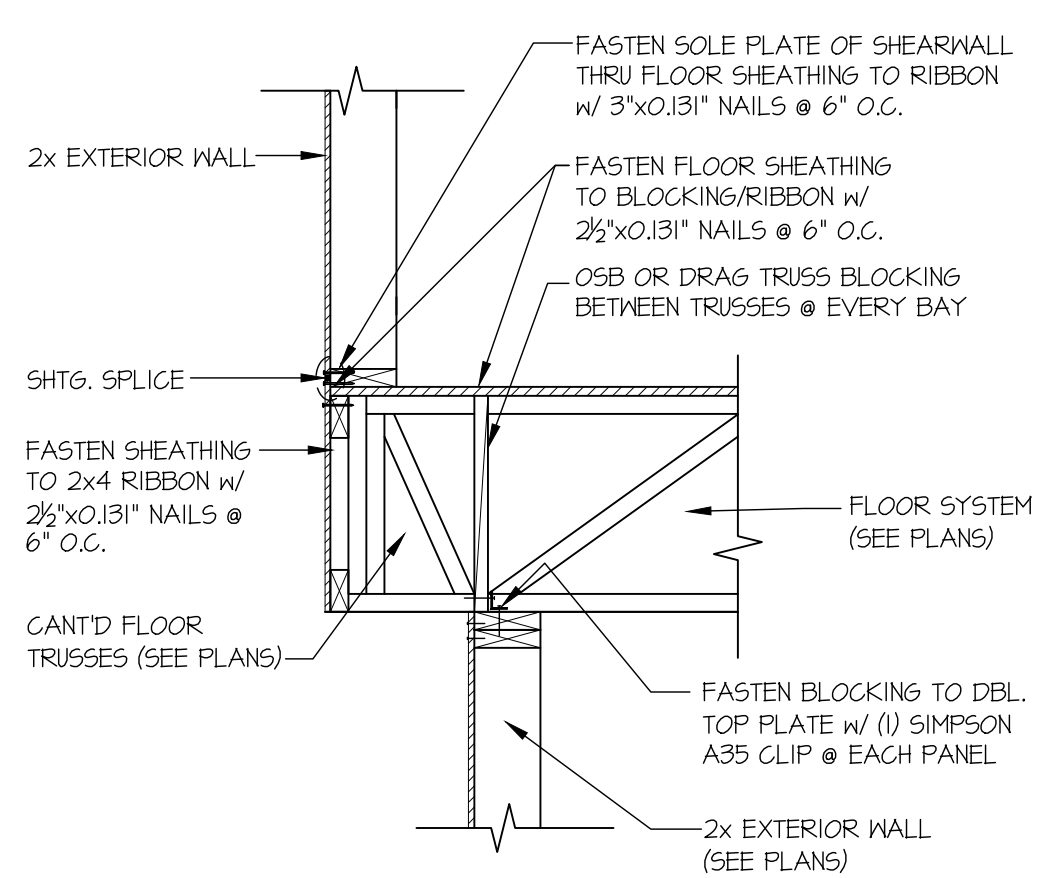
19 SHEAR TRANSFER DETAIL @ INTERIOR SHEARWALL ABOVE
SCALE: 3/4"=1'-0" PARALLEL FRAMING



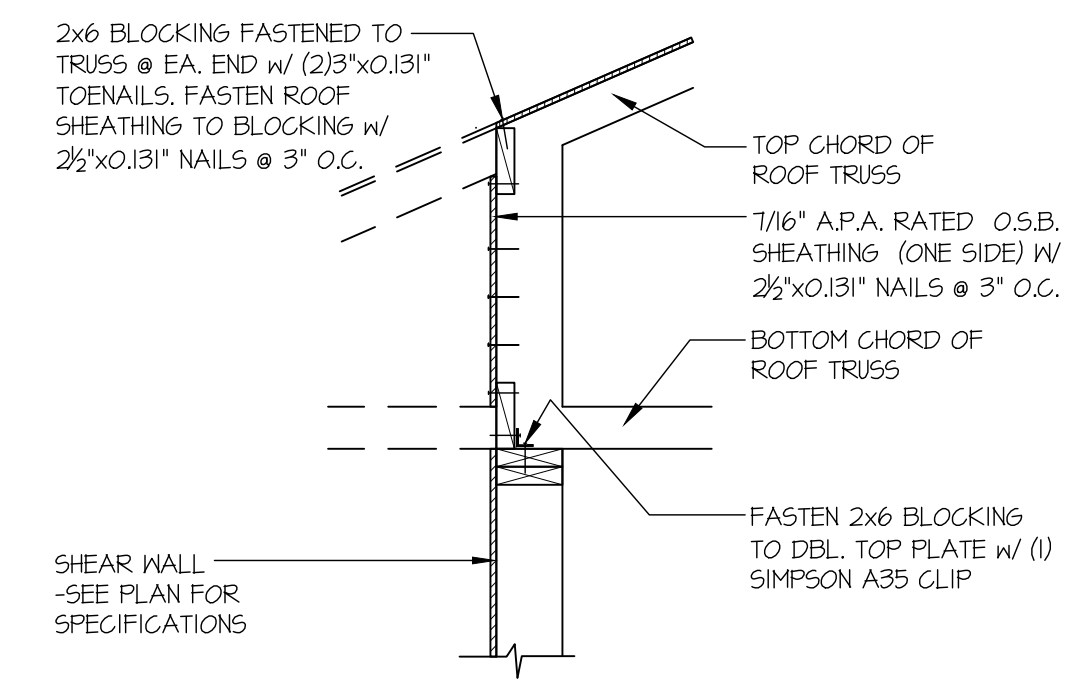
22 TYPICAL SHEAR TRANSFER DETAIL BETWEEN FLOORS @ EXTERIOR WALL
SCALE: 3/4"=1'-0"



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"



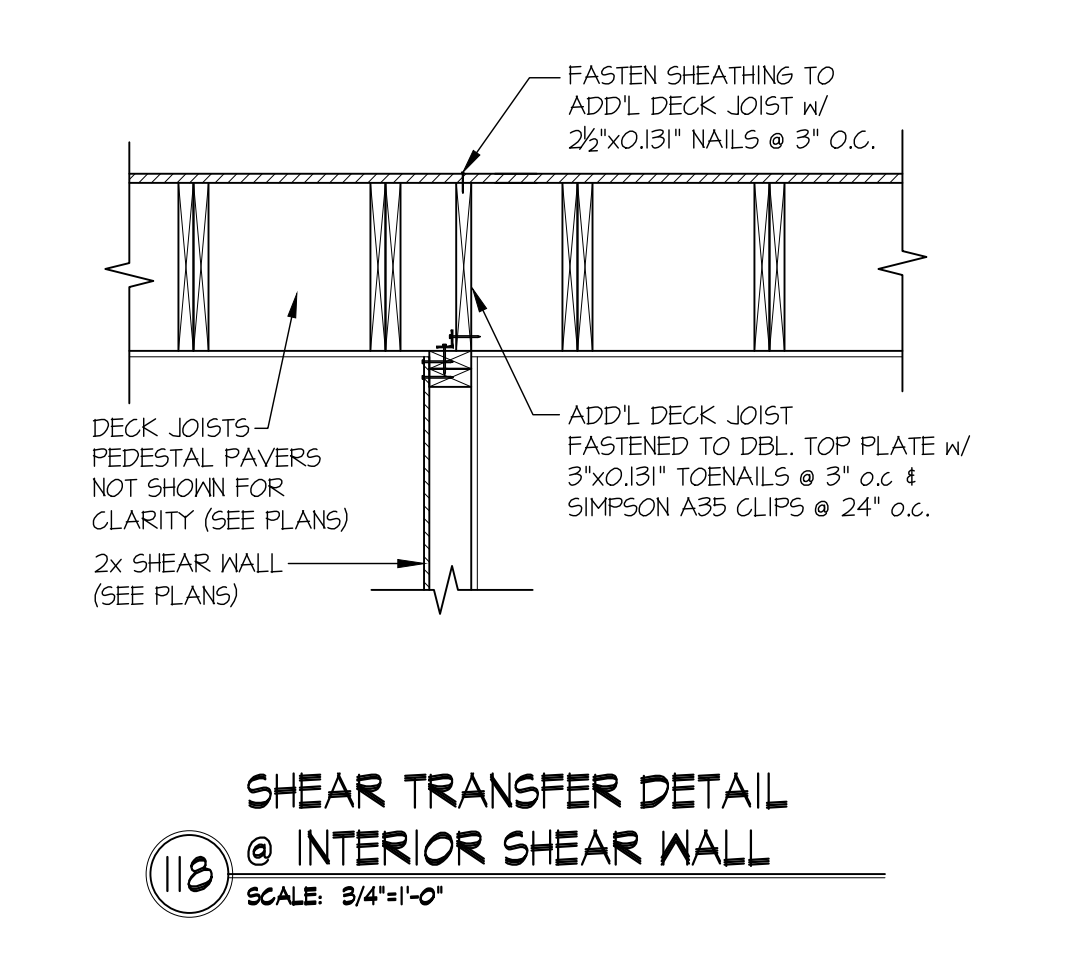
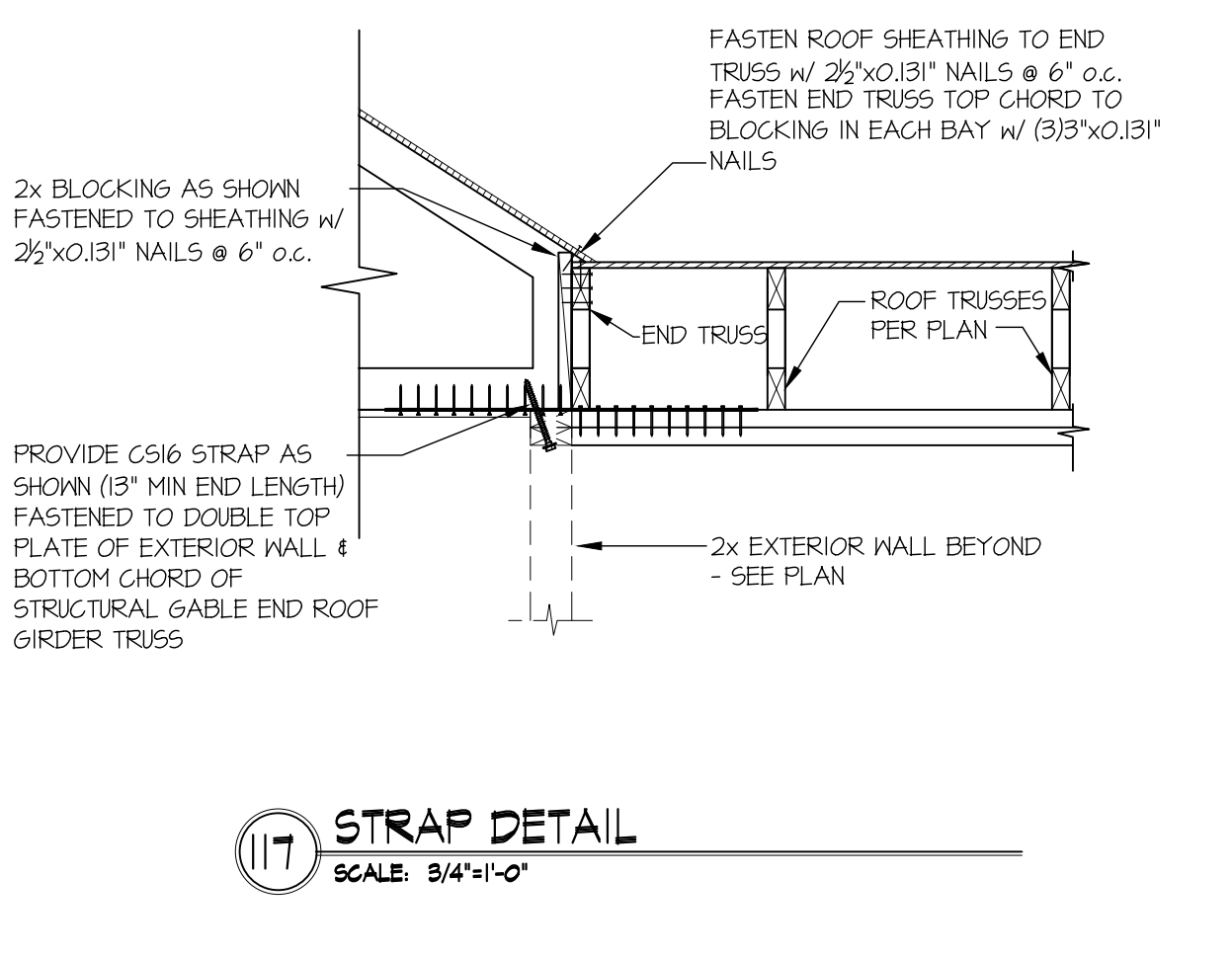
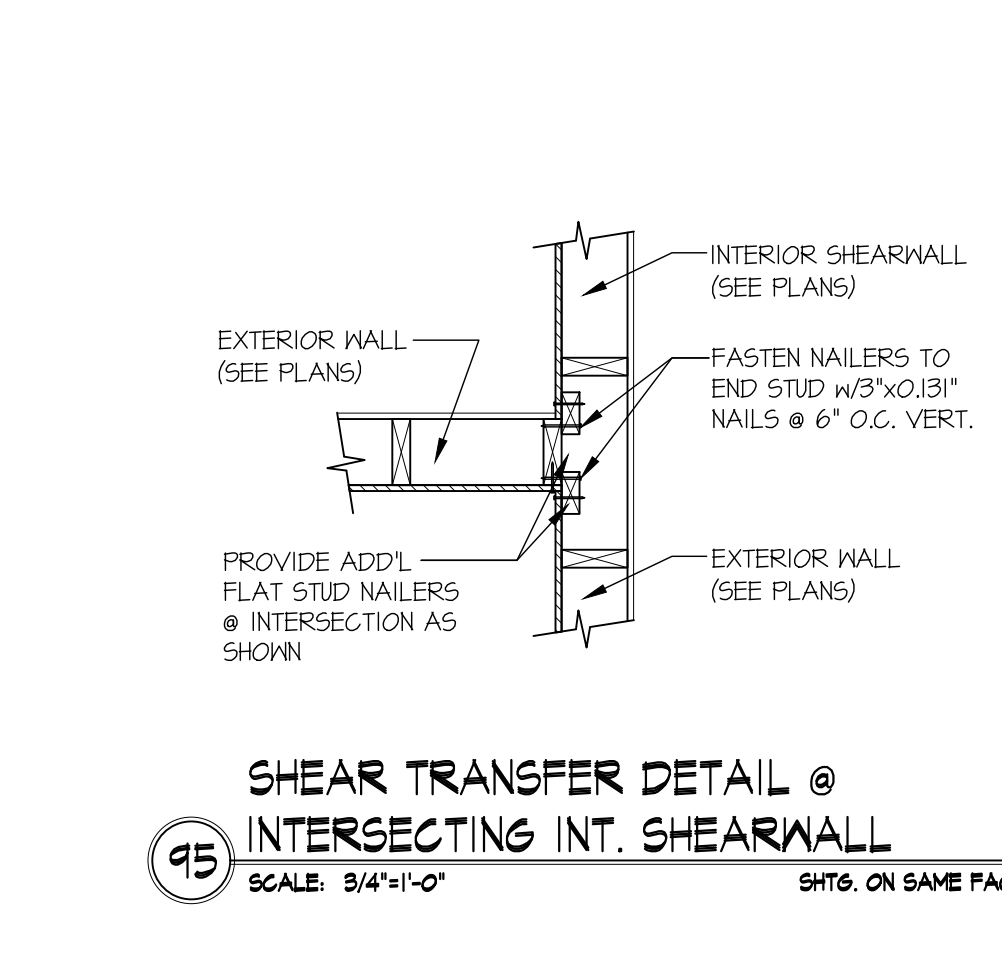
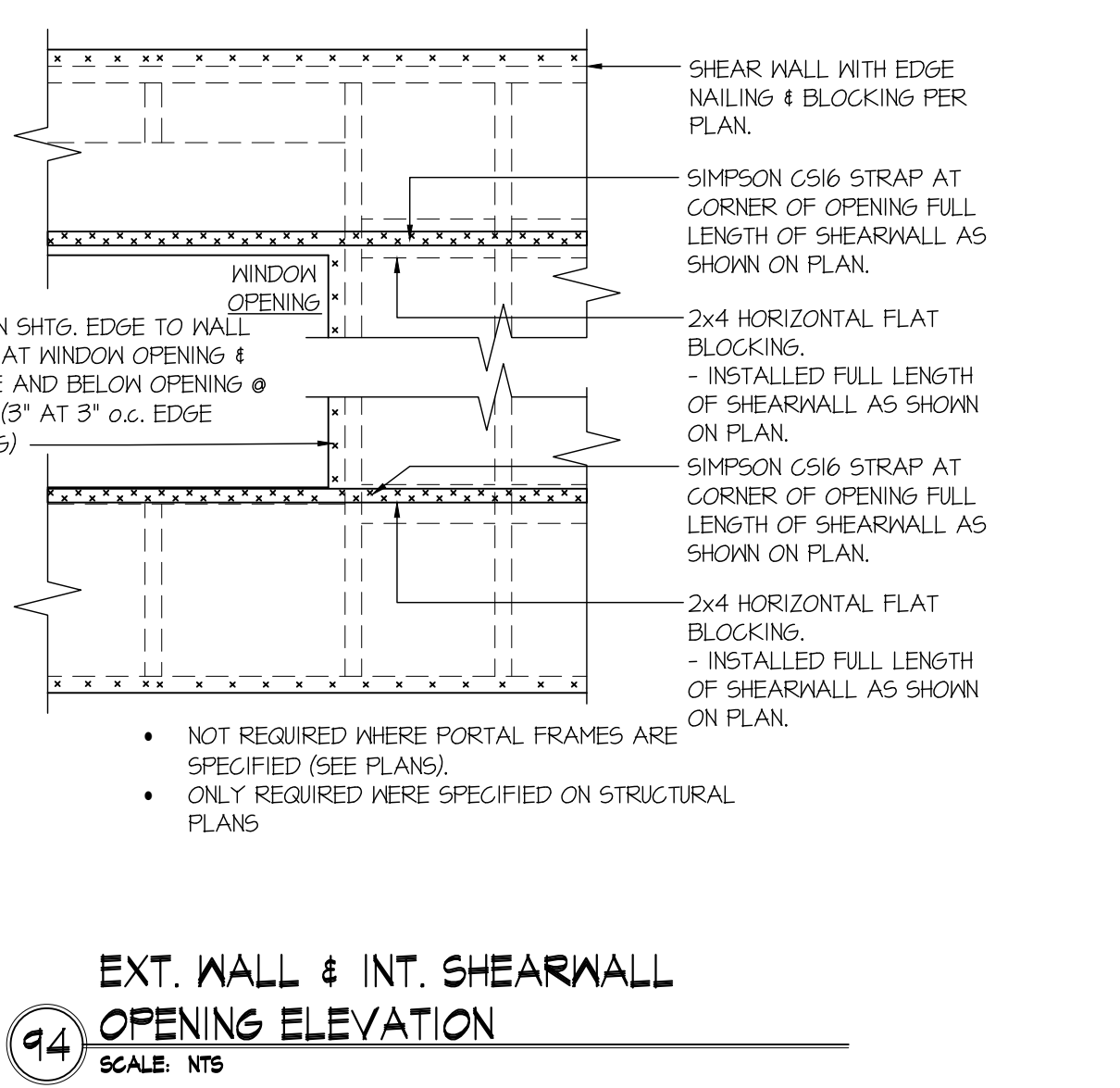
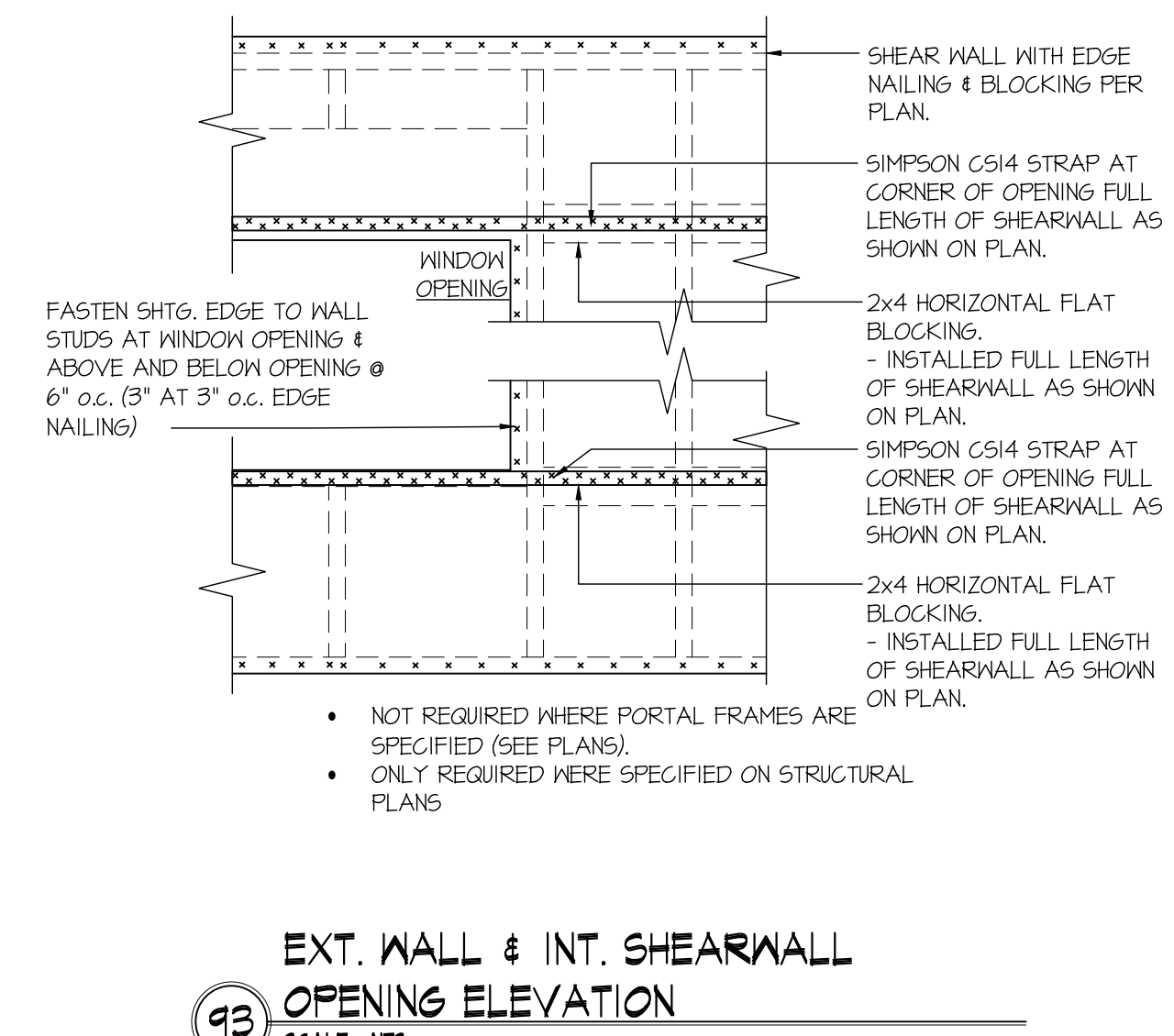
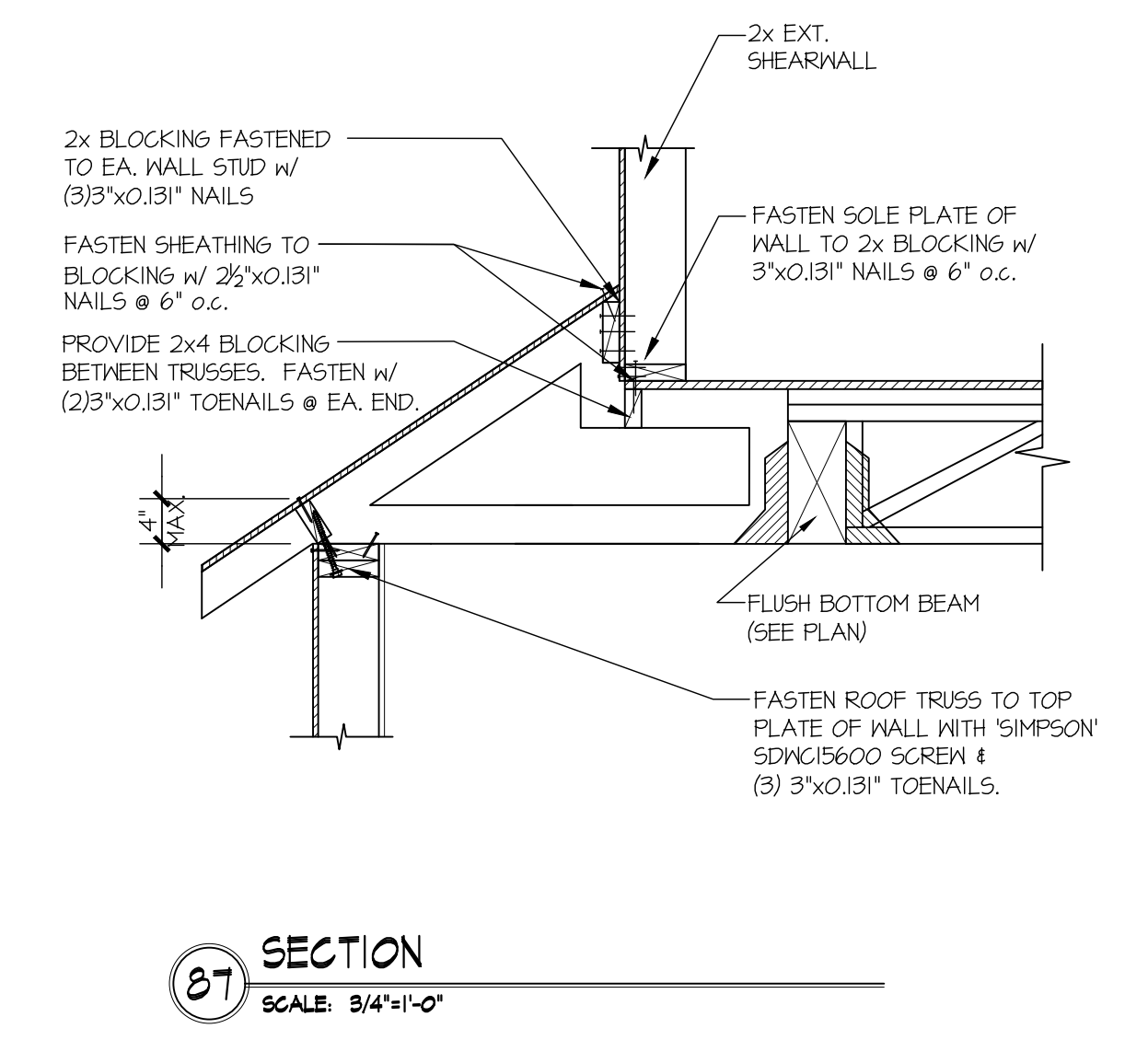
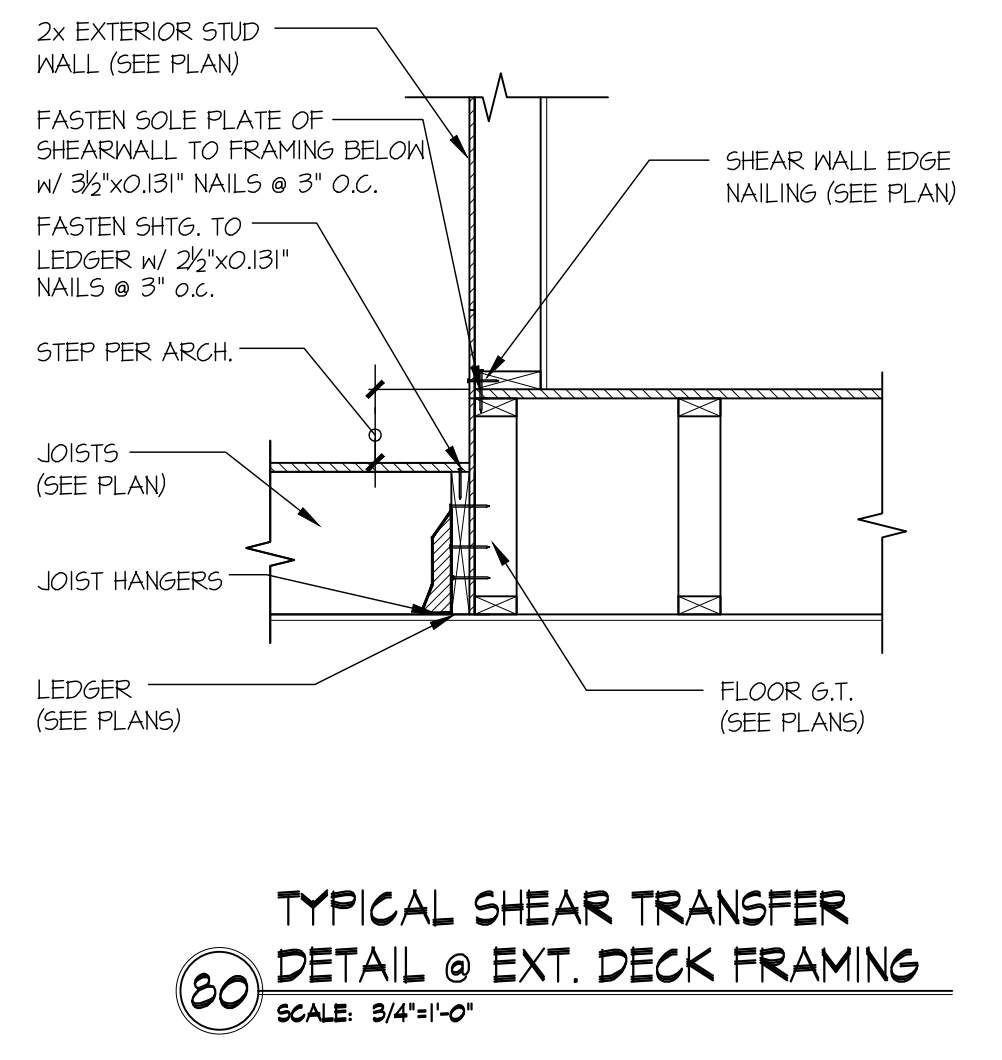
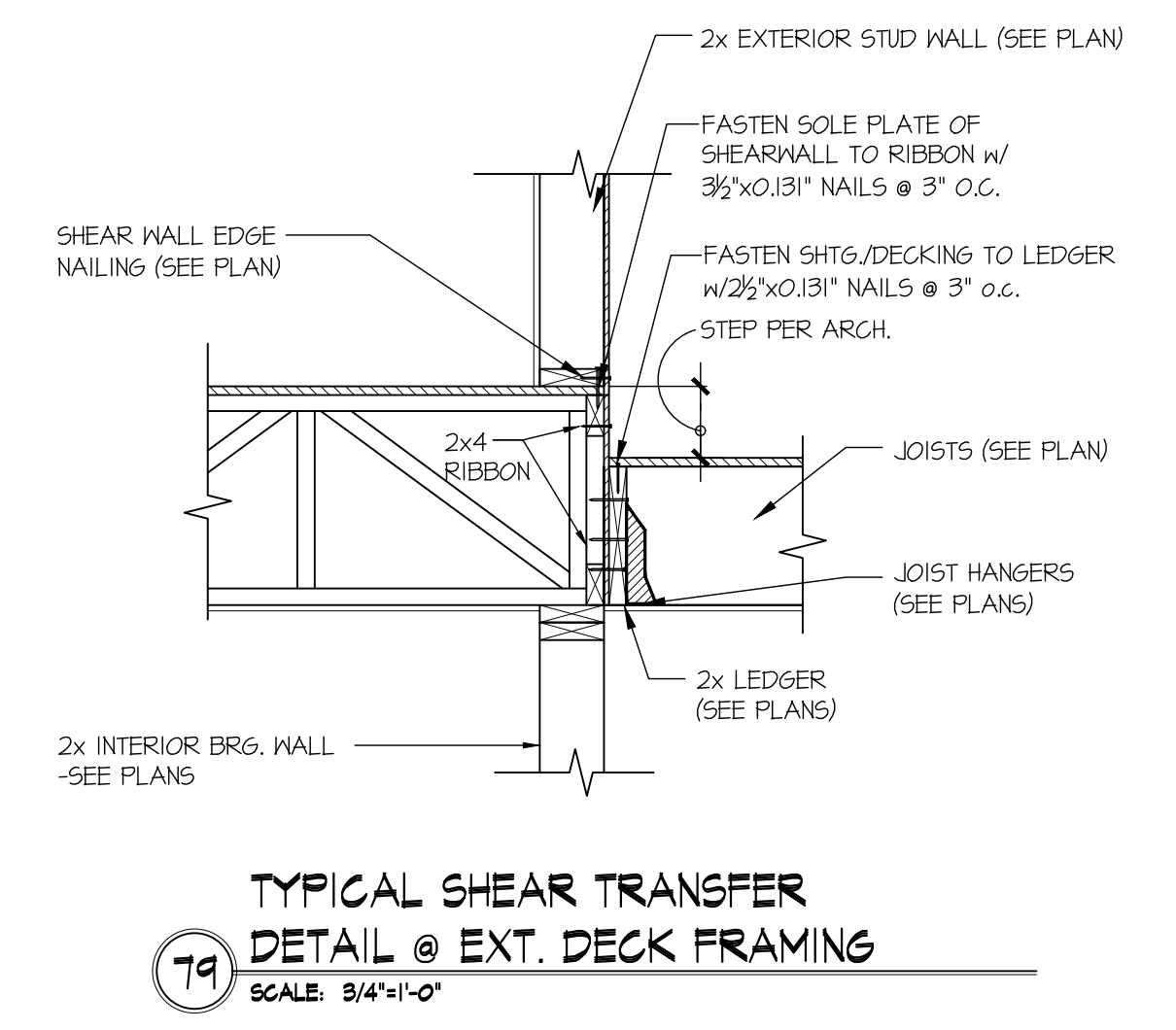
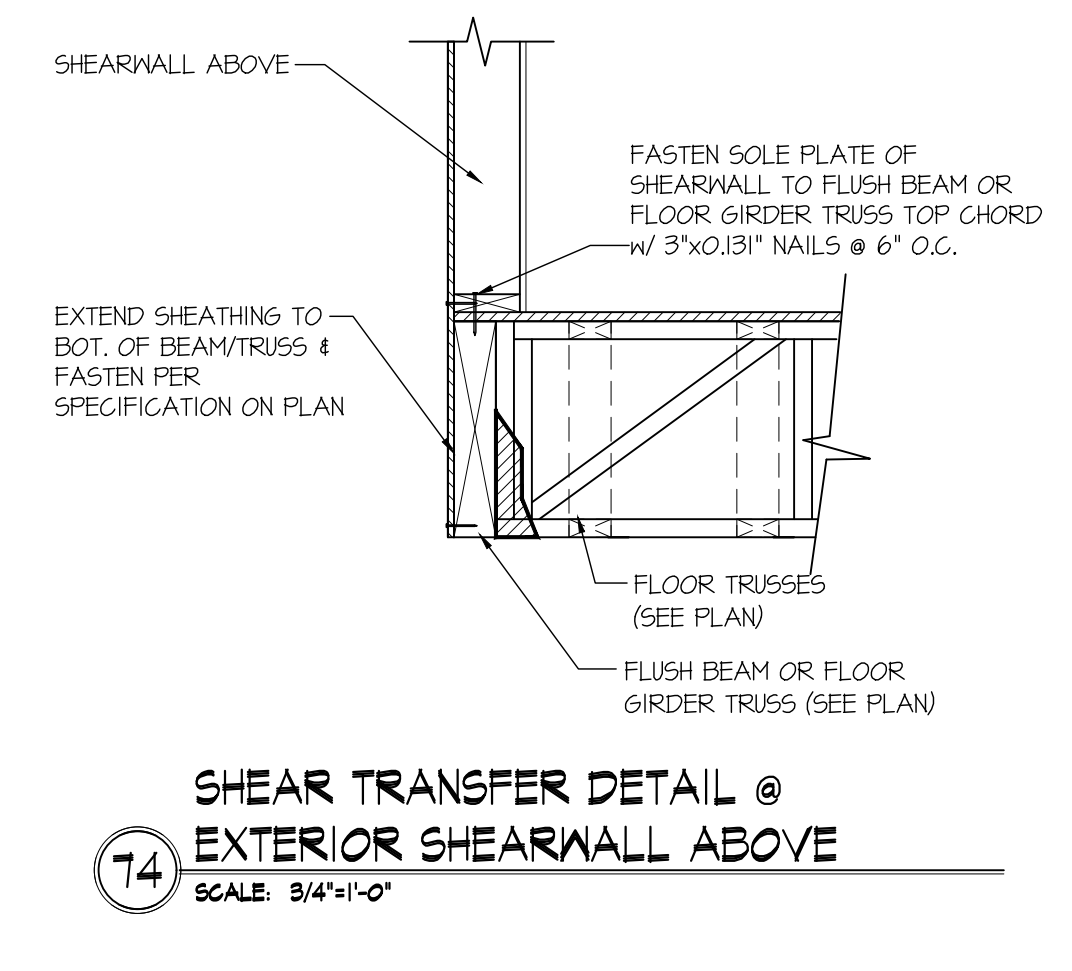
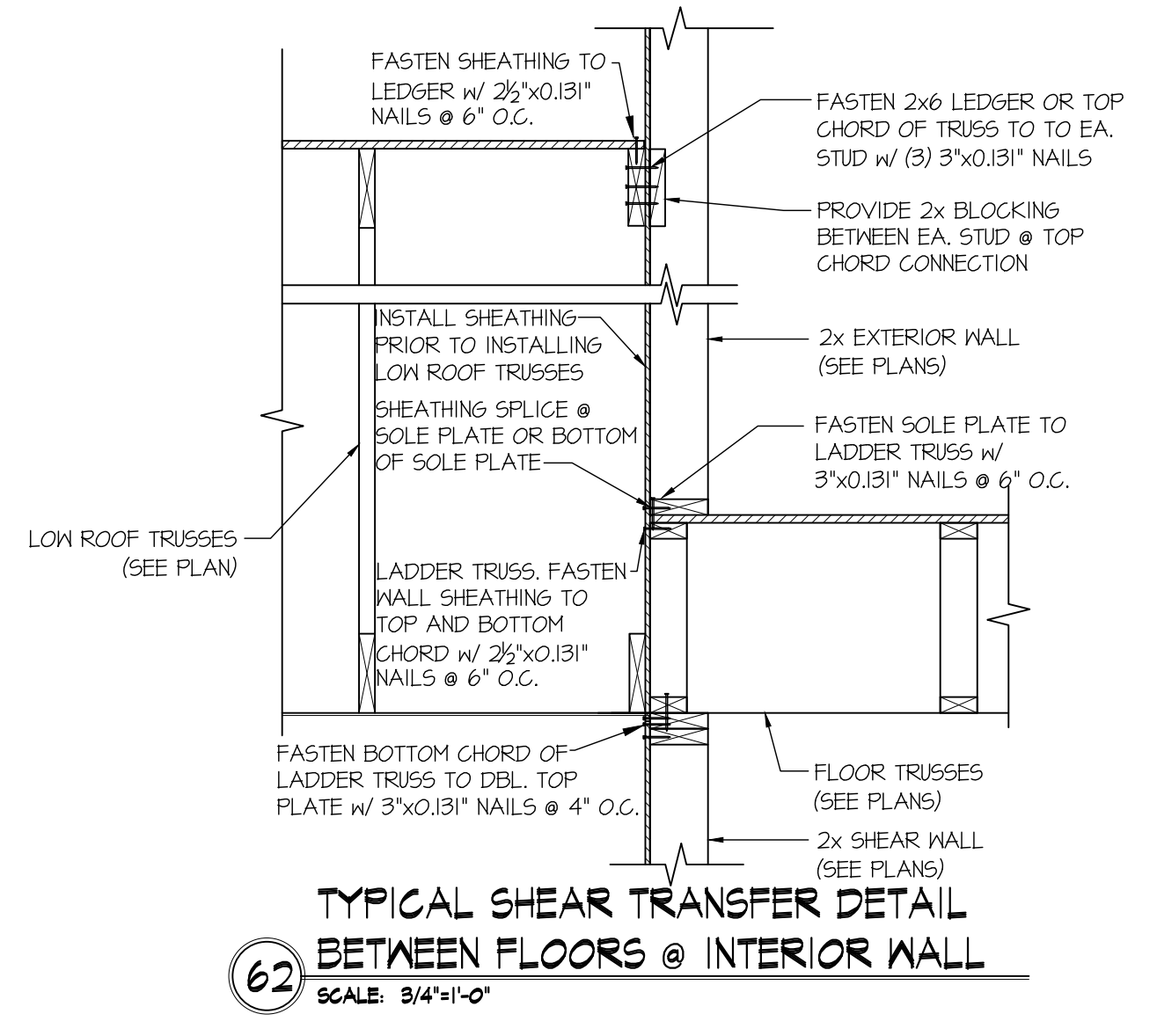
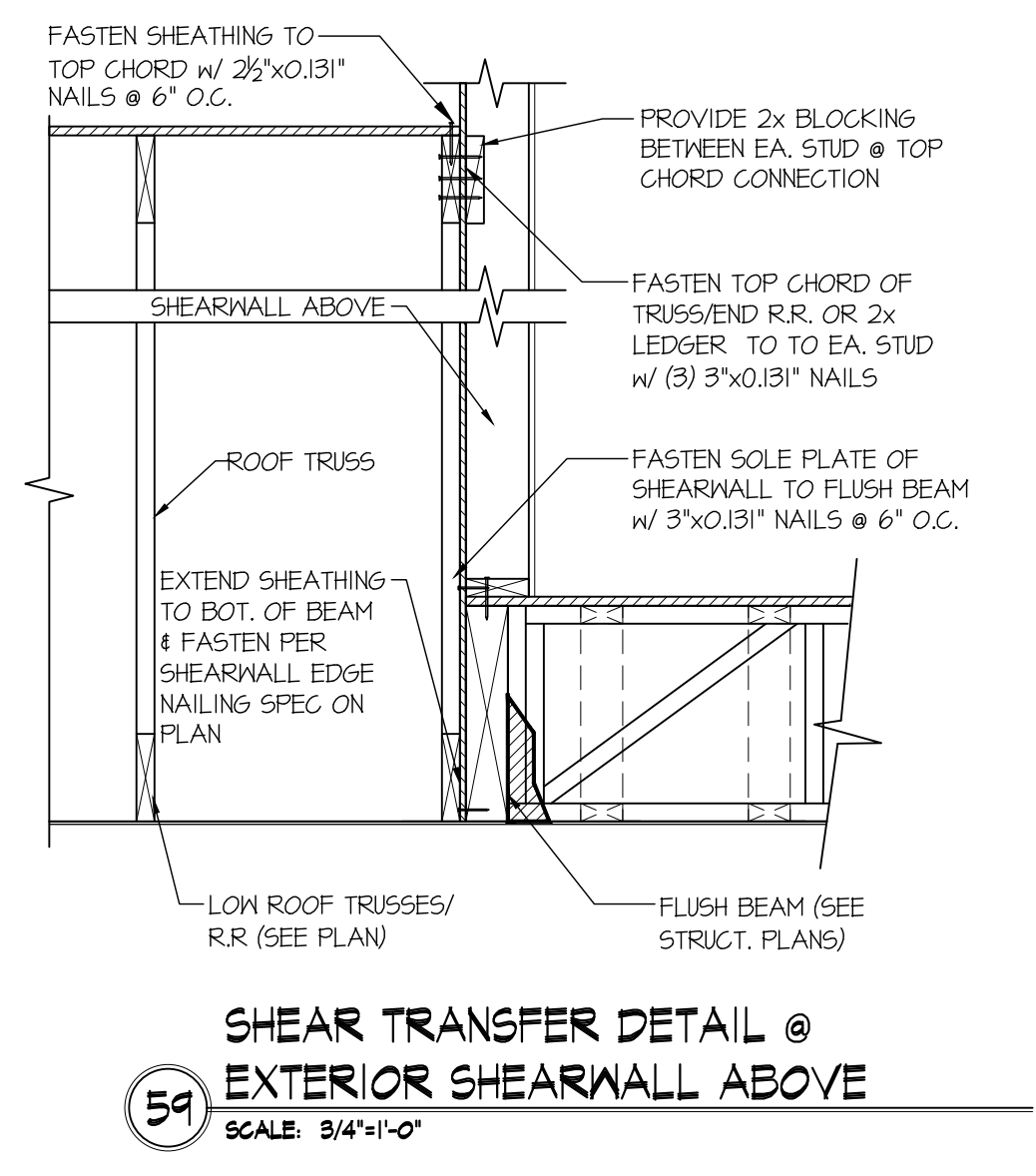
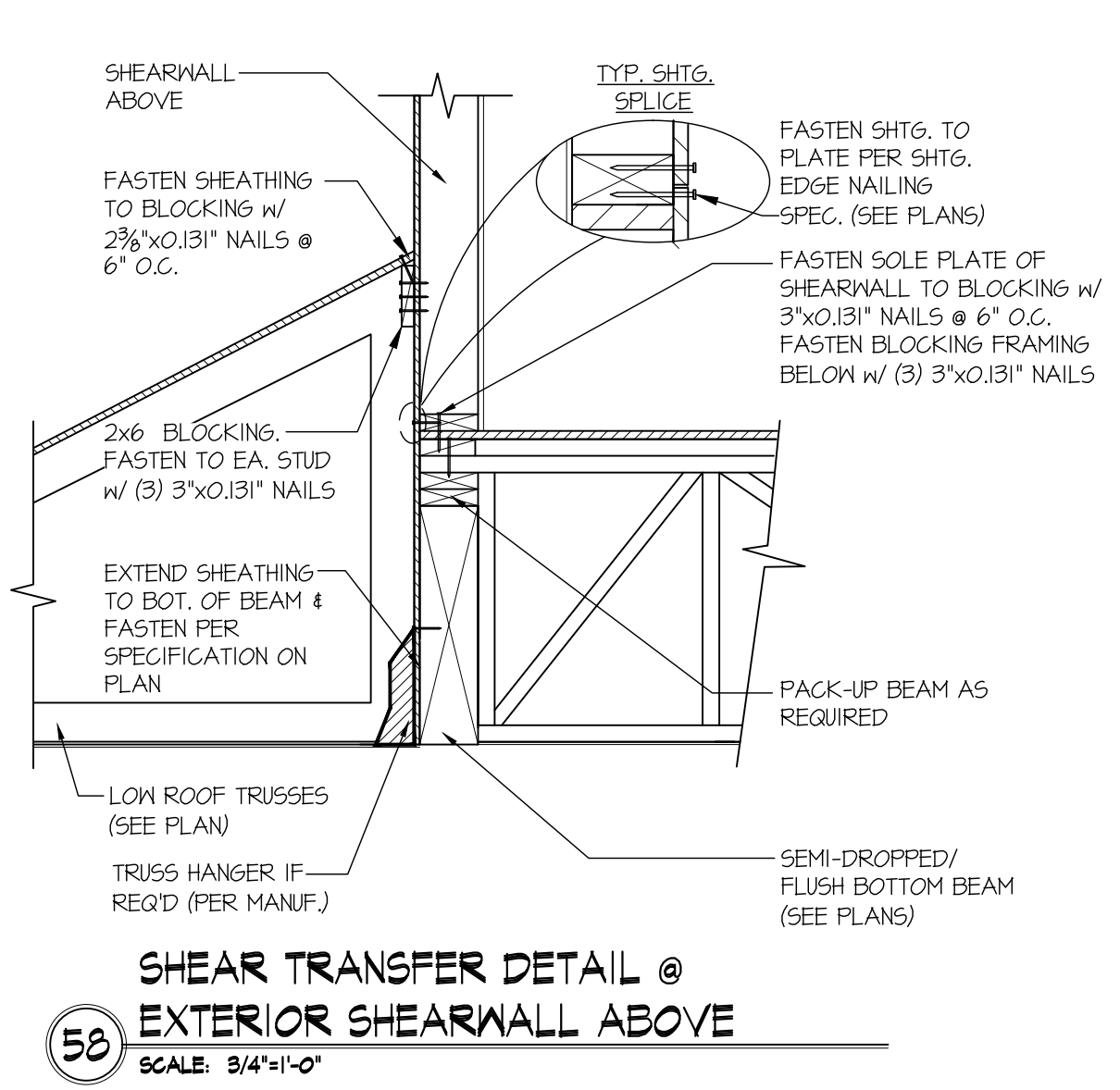
49 SHEAR TRANSFER DETAIL @ SHEARWALL BELOW
SCALE: 3/4"=1'-0"

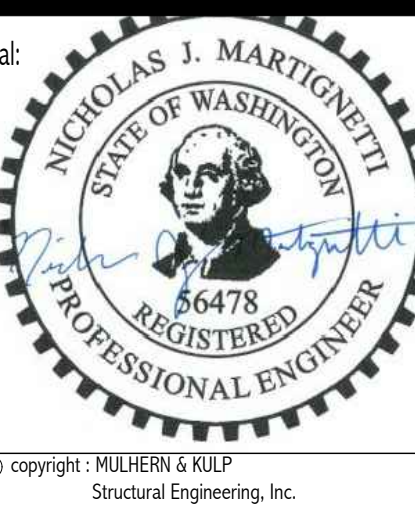
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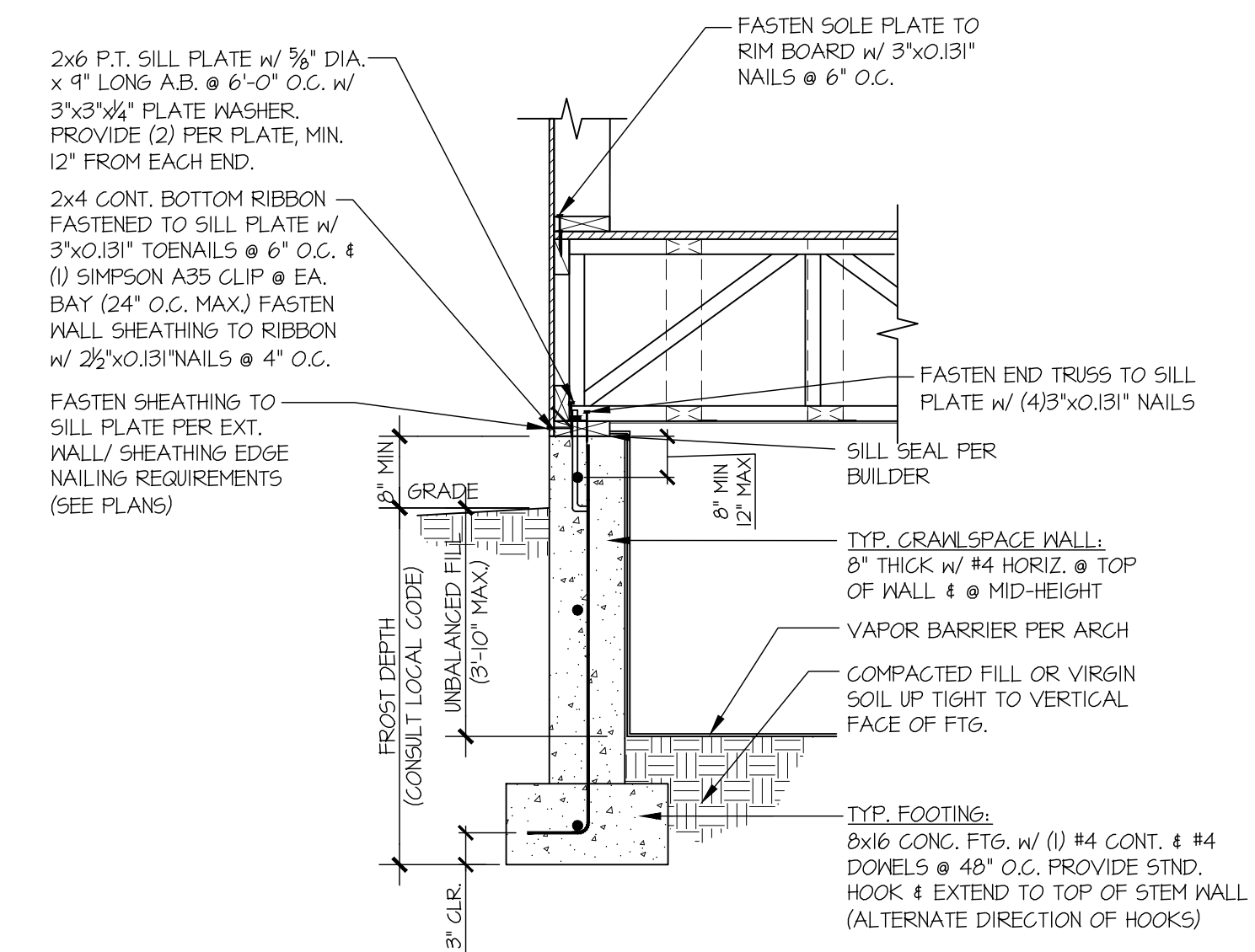
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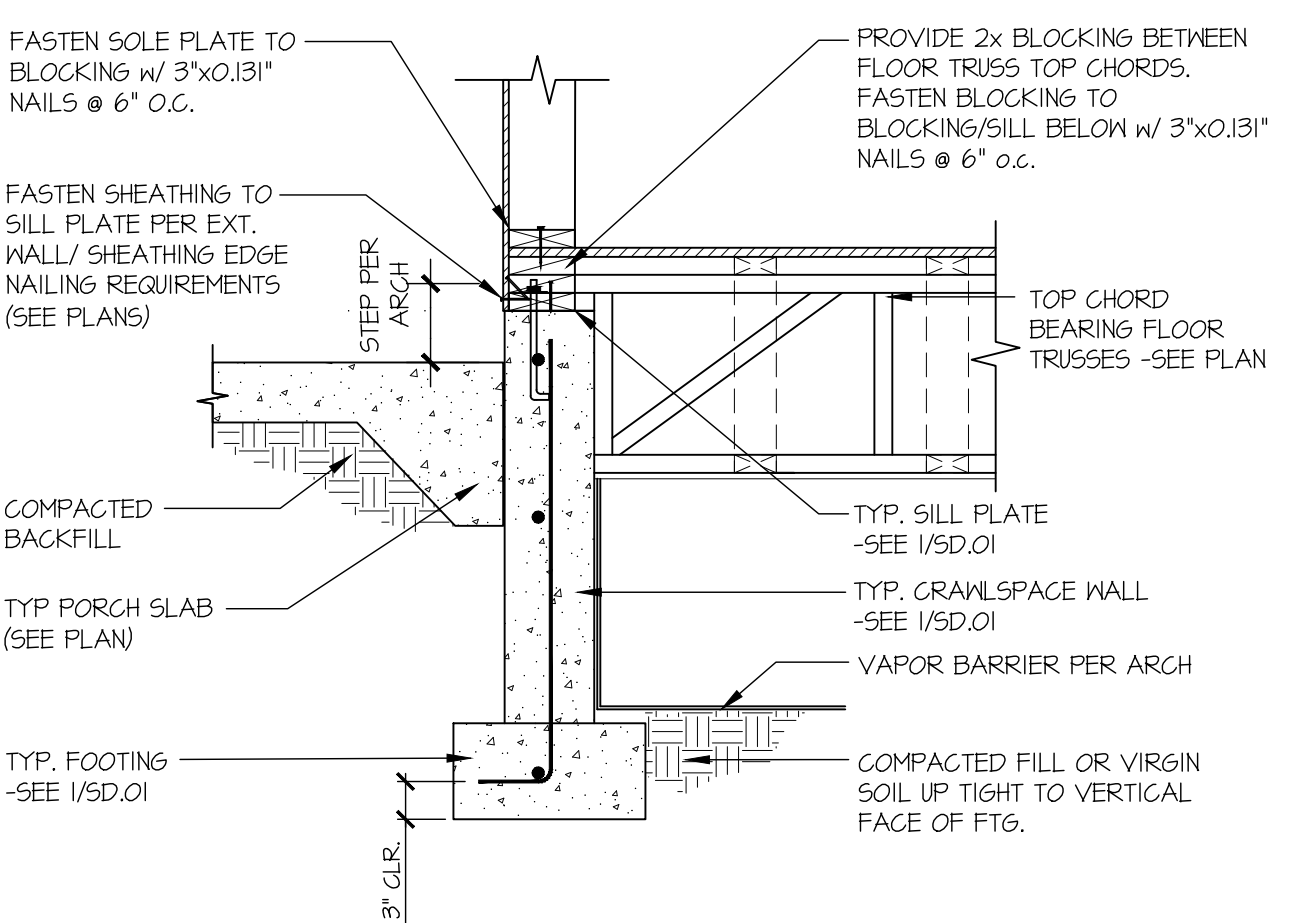
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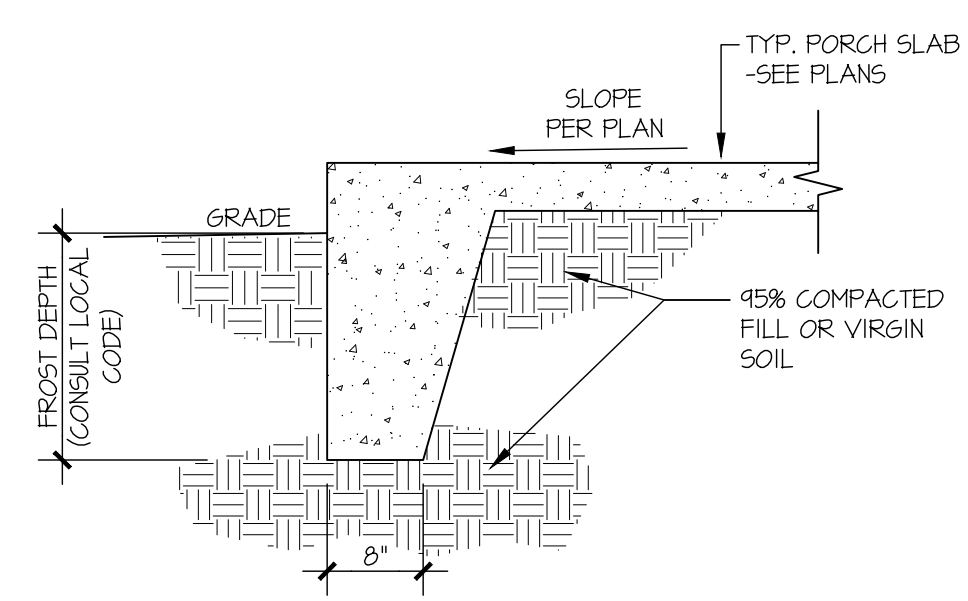
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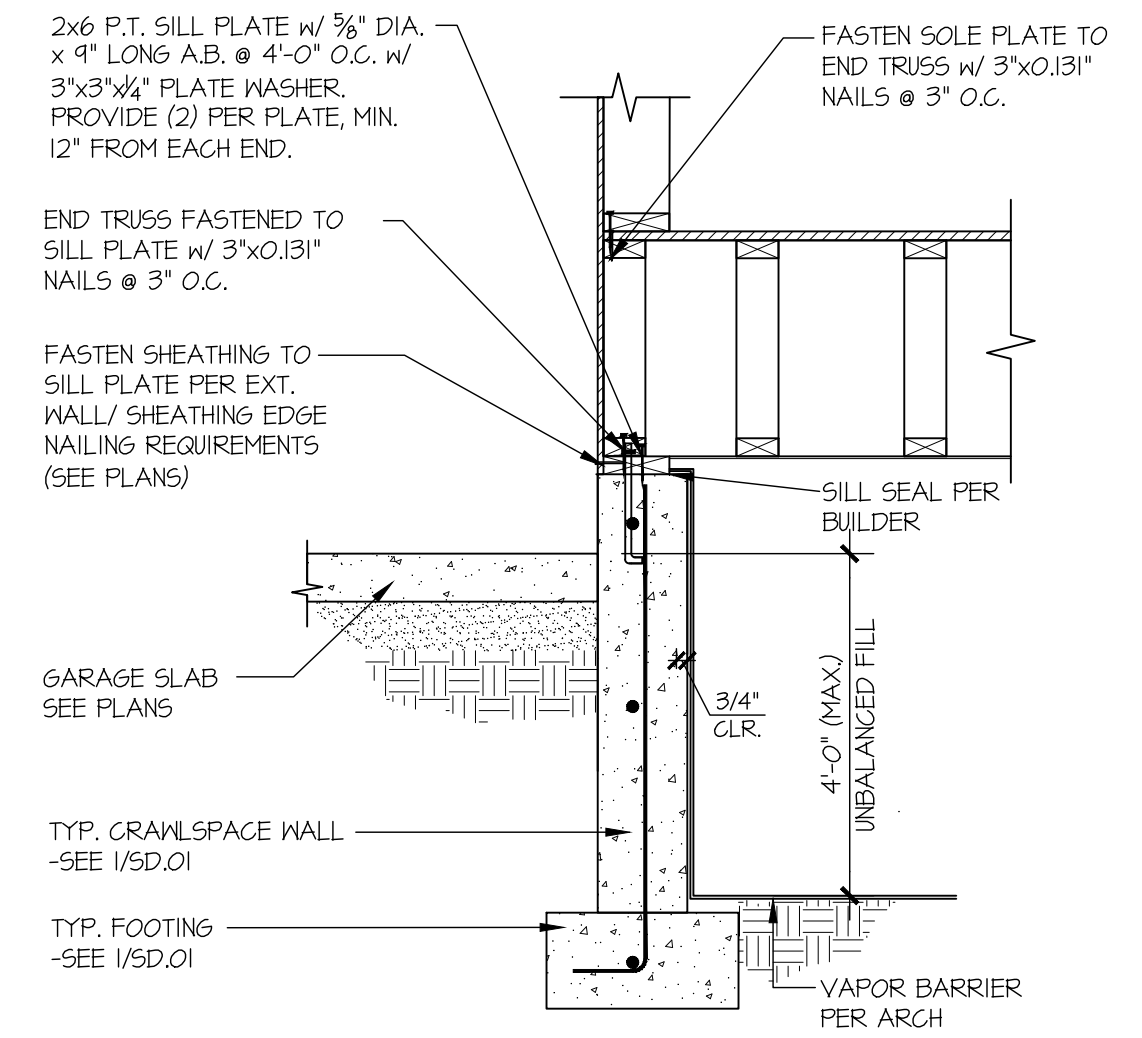
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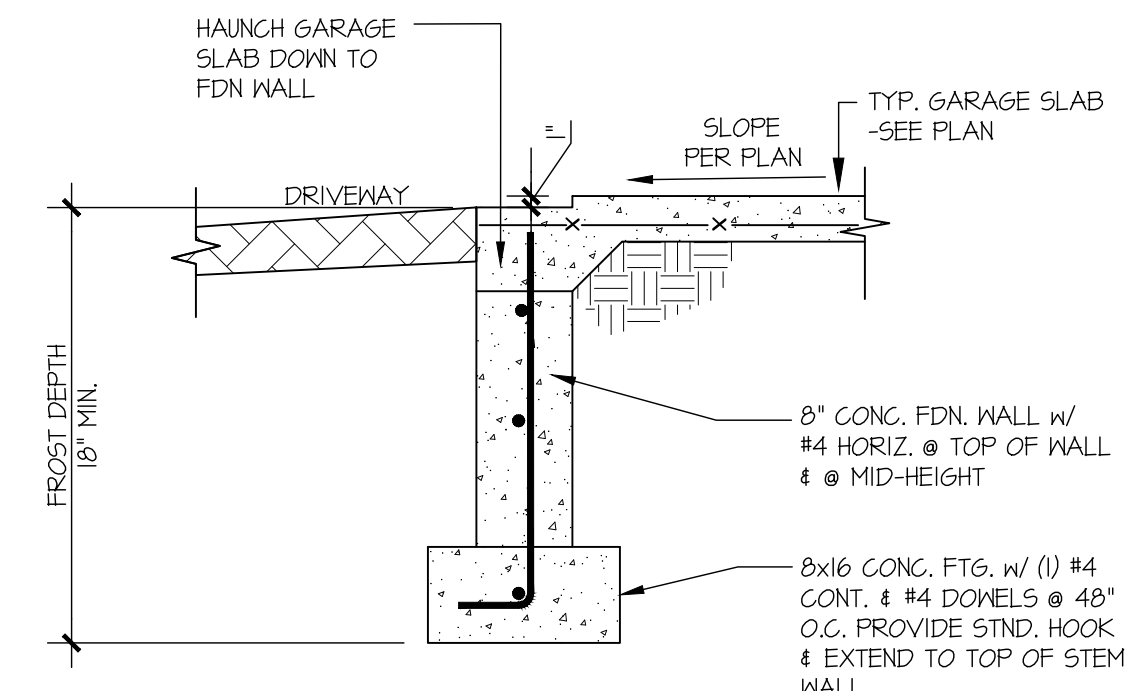
2 TYPICAL CRAWLSPACE FOUNDATION @ PORCH SLAB
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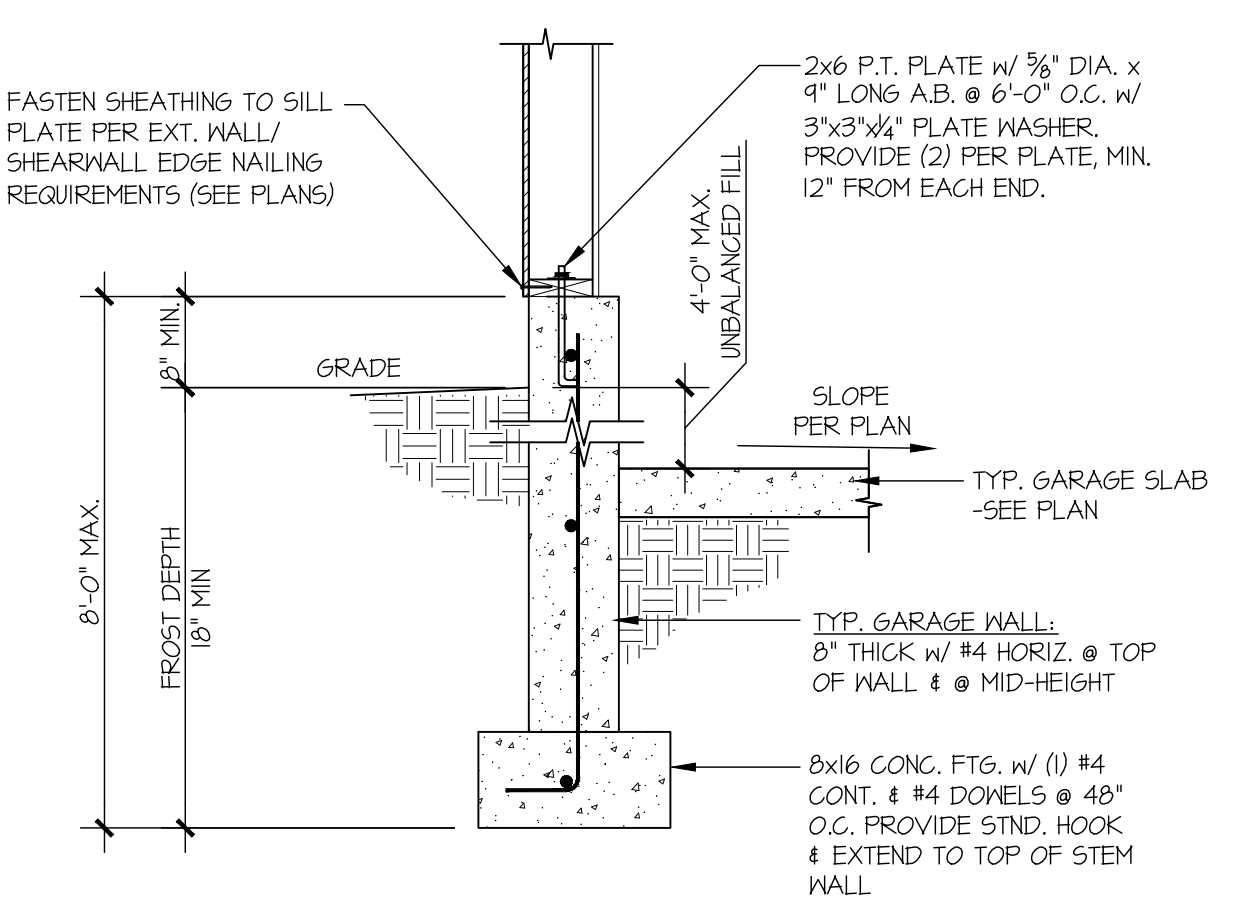
3 TYPICAL FOOTING @ PORCH SLAB
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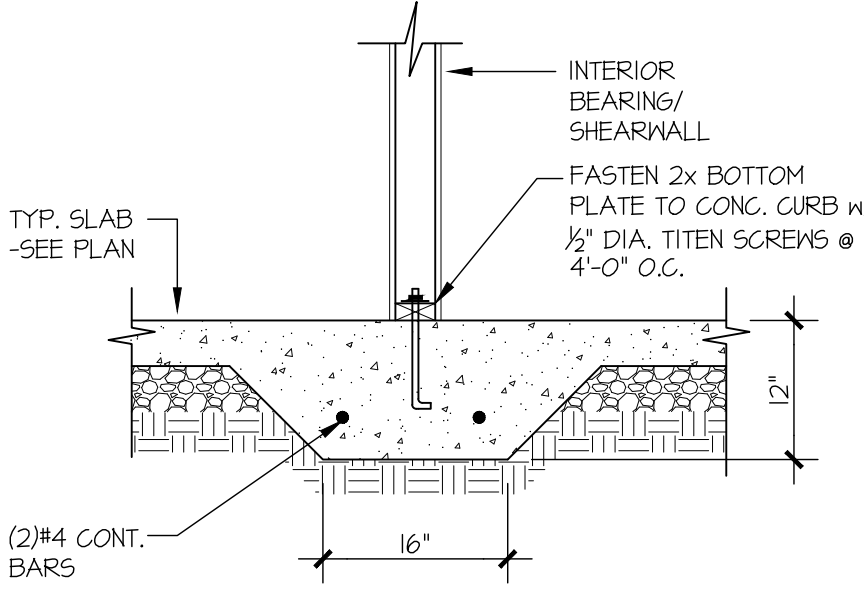
4 TYPICAL CRAWLSPACE FOUNDATION @ GARAGE SLAB
SCALE: 3/4"=1'-0"



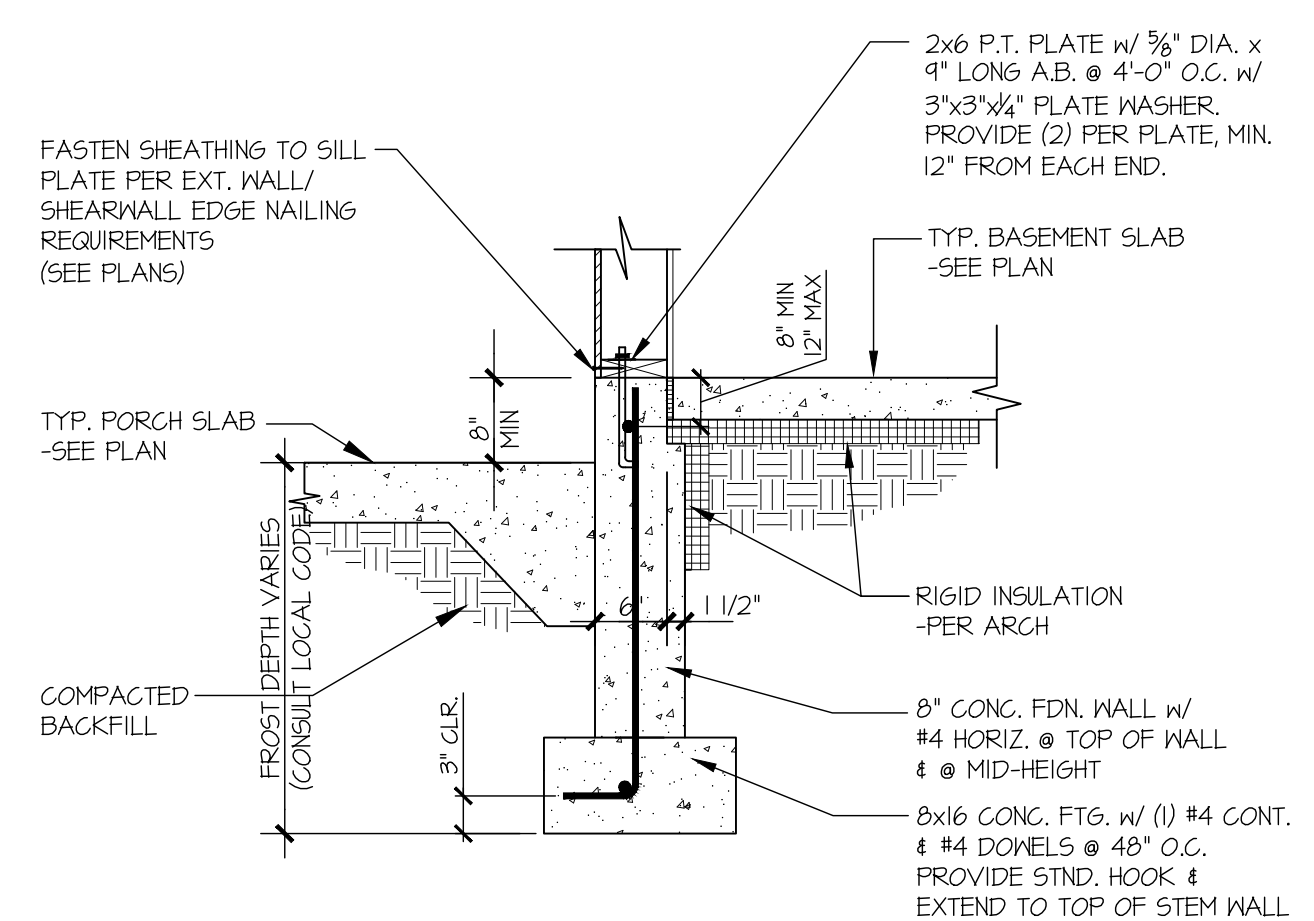
5 TYPICAL FOUNDATION @ GARAGE DOOR OPENING
SCALE: 3/4"=1'-0"



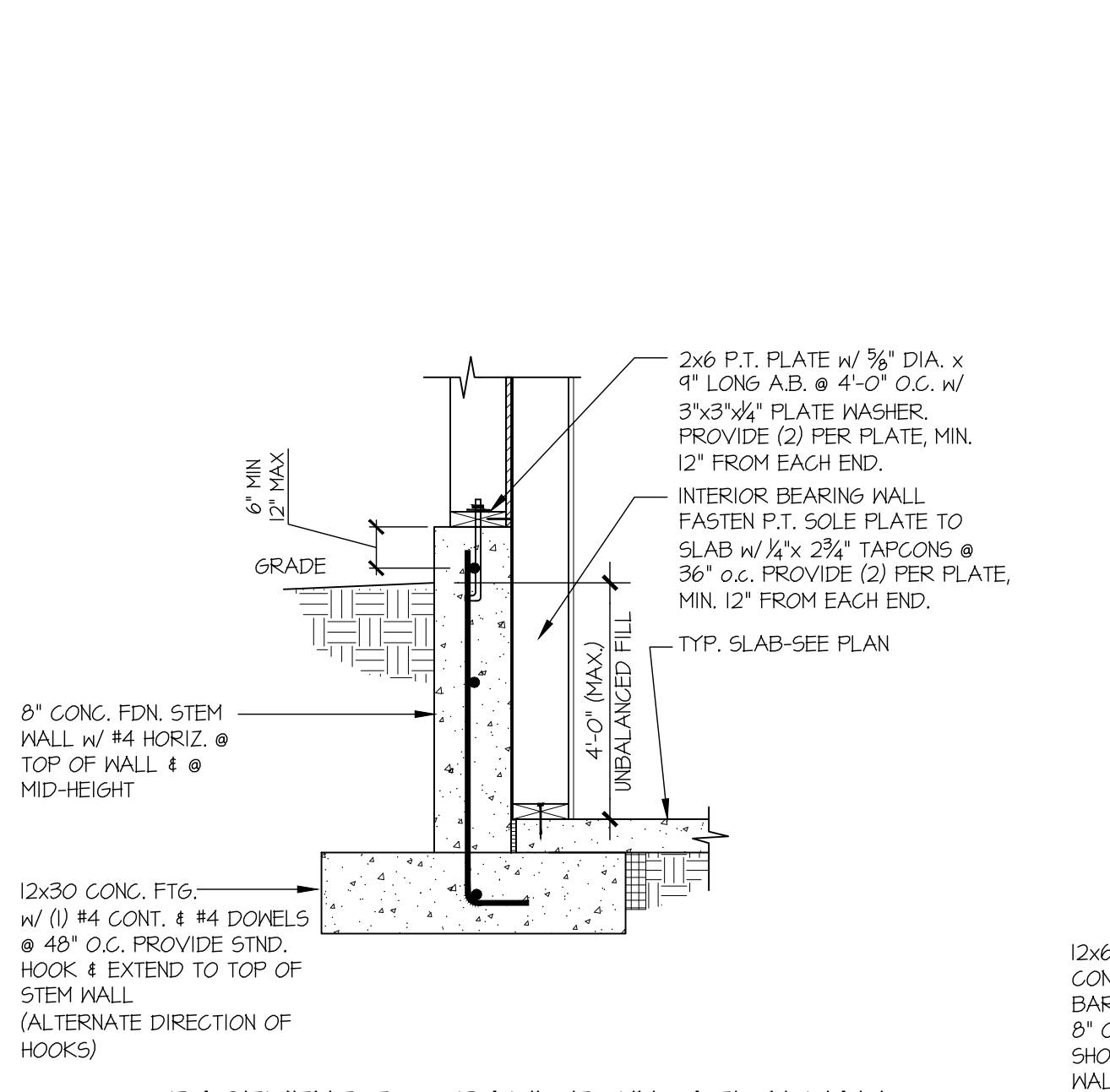
6 TYPICAL EXT. GARAGE FOUNDATION
SCALE: 3/4"=1'-0"



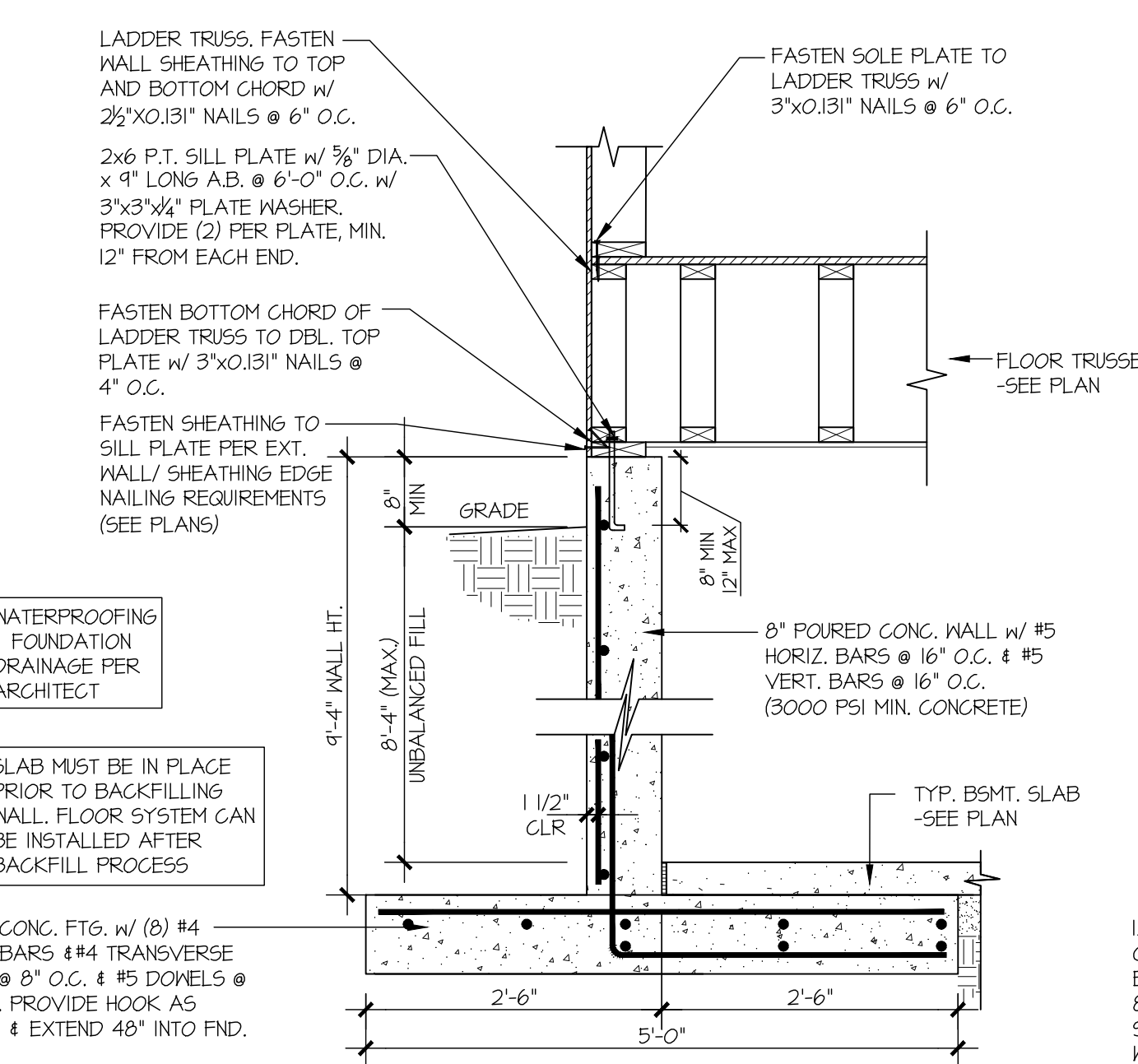
7 TYPICAL THICKENED SLAB @ INTERIOR BEARING WALL
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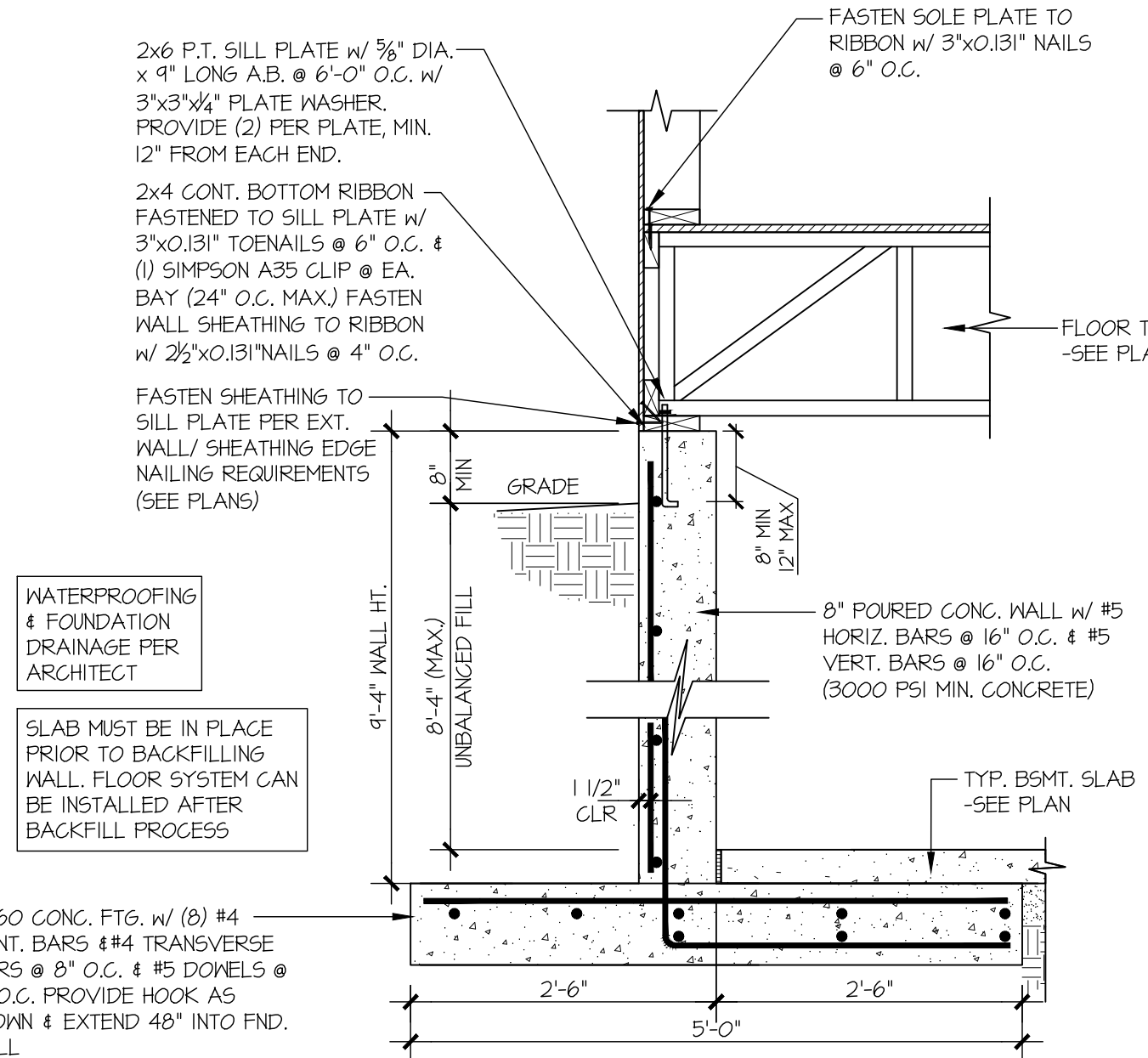
8 TYPICAL FOOTING @ WALKOUT BASEMENT
SCALE: 3/4"=1'-0"



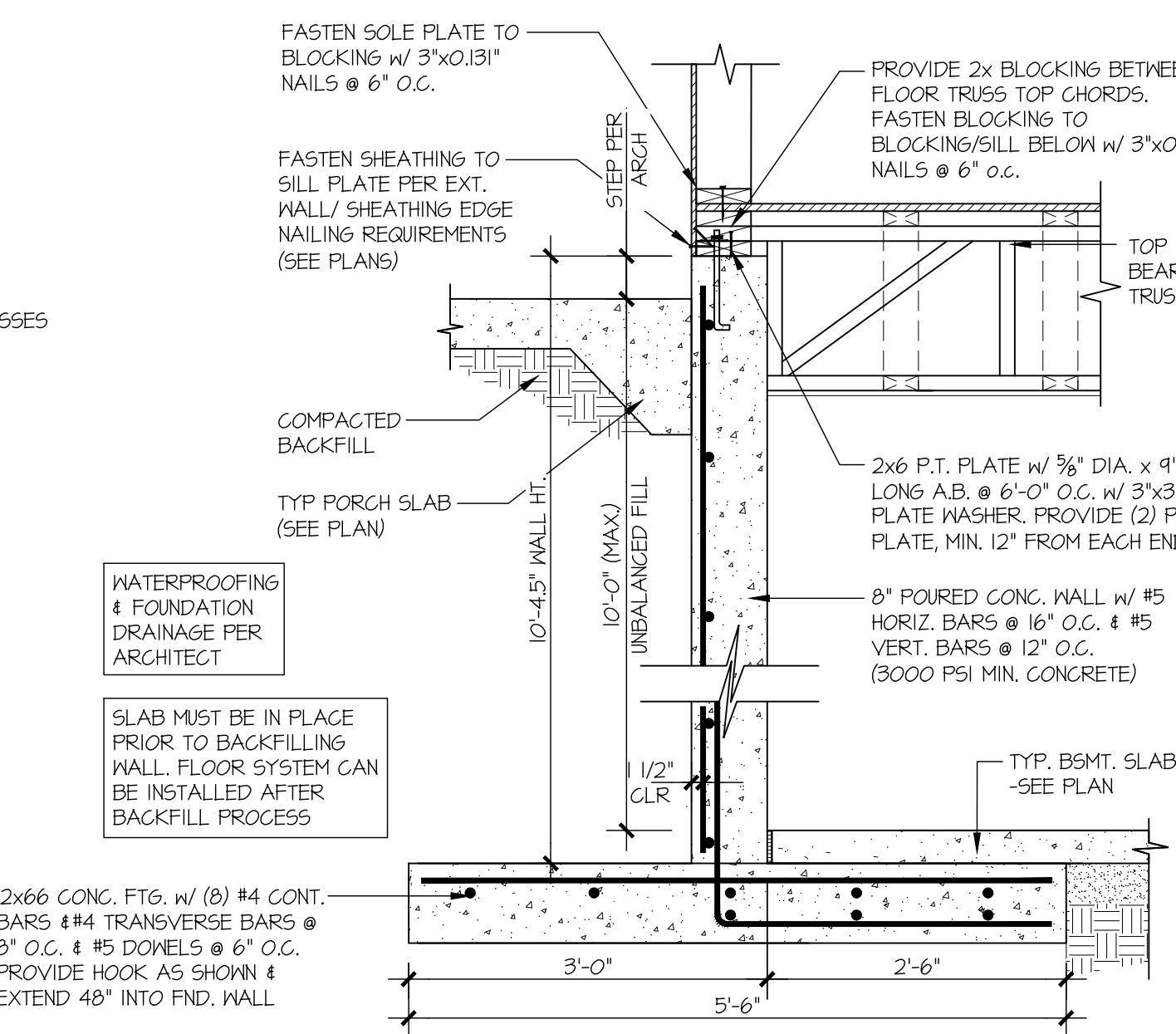
9 BASEMENT TO CRAWL FOUNDATION WALL
SCALE: 3/4"=1'-0"



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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