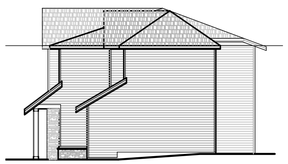
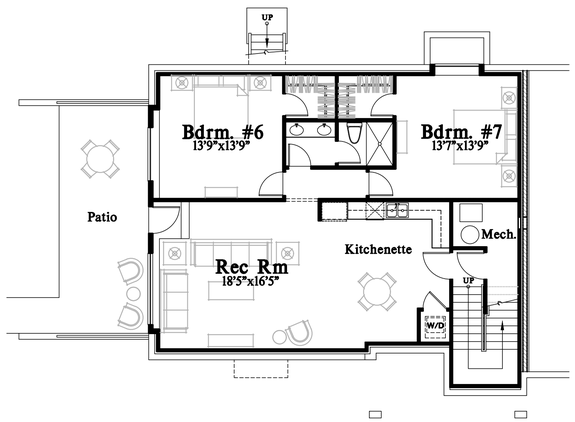
Rear Elevation



Side Elevation

Side Elevation



Lower Floor Plan

DRAWING INDEX

Permit No. 2112-193

Pratt Plat

Lot 5

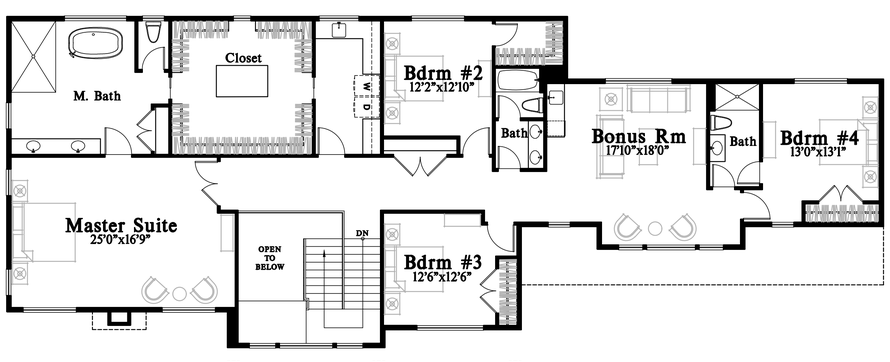
7920 SE 72nd PL Mercer Island, WA 98040

NFPA 13d Fire Sprinkler System Required

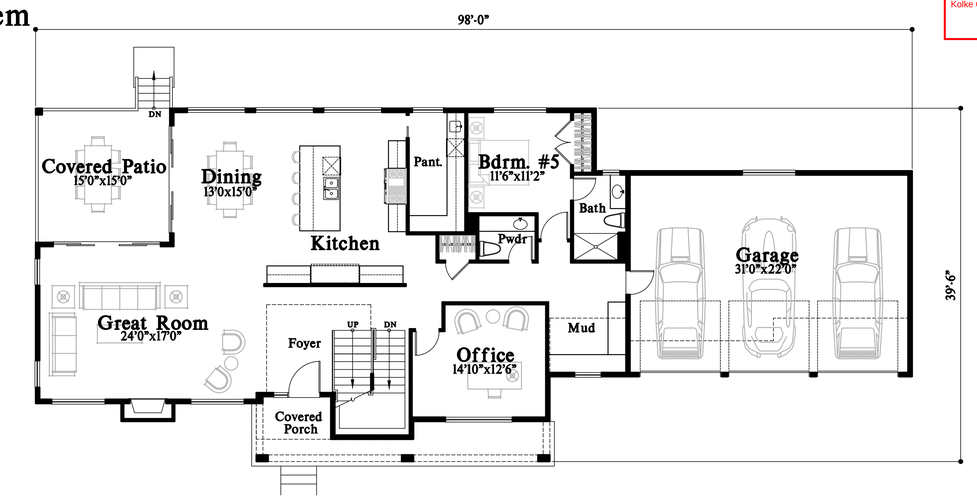
SQUARE FOOTAGE

MAIN FLOOR	1977 SF
UPPER FLOOR	2510 SF
LOWER FLOOR	1351 SF
TOTAL	5838 SF
GARAGE	725 SF
PORCH	146 SF
PATIO	225 SF

Reviewed
Kolke Consulting Group, Inc.
C. Kolke
02/24/2022



Upper Floor Plan



Main Floor Plan

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

Date	By	Description
10/15/21	SM	PERMIT SET
2/23/22	SM	JURISDICTIONAL COMMENTS

REGISTERED ARCHITECT
STATE OF WASHINGTON
ORIGINAL SIGNATURE REQUIRED

Permit No. 2112-193
Pratt Plat
Lot 5
7920 SE 72nd PL Mercer Island, WA 98040

TITLE

JOB NO. : 19038.21
STARTING NO. : 19038.05

SHEET

COVER SHEET

Division 1
GENERAL REQUIREMENTS

01000 GENERAL

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

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

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

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

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

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

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

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

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

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

01002 MISCELLANEOUS ASSEMBLY REQUIREMENTS

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

01002 MISCELLANEOUS ASSEMBLY REQUIREMENTS CONT.

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

01060 REGULATORY REQUIREMENTS

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

01500 CONSTRUCTION FACILITIES AND TEMPORARY CONTROLS

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

END DIVISION 1

Division 2
SITE WORK

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

02500 PAVING AND SURFACING

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

02700 SEWAGE AND DRAINAGE

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

02800 SITE IMPROVEMENTS

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

02900 LANDSCAPING

Part 2 - Product
Bidder Design

END DIVISION 2

Division 3
CONCRETE

03100 CONCRETE FORMWORK

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

03200 CONCRETE REINFORCING

REFER TO GENERAL STRUCTURAL NOTES ON SHEET S-0.0

03250 CONCRETE ACCESSORIES

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

03300 CAST-IN-PLACE CONCRETE

REFER TO GENERAL STRUCTURAL NOTES ON SHEET S-0.0

END DIVISION 3

Division 4
MASONRY

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

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

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

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

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

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

END DIVISION 4

DIVISION 5
METALS

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

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

END DIVISION 5

Division 6
WOOD AND PLASTICS

06100 ROUGH CARPENTRY

REFER TO GENERAL STRUCTURAL NOTES ON SHEET S-0.0

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

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

END DIVISION 6

Division 7
THERMAL AND MOISTURE PROTECTION

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

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

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

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

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

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

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

07460 SIDING MATERIAL
Part 2 - Product
1. Siding: A. See the "TYPICAL BUILDING MATERIALS" list on the drawings.
2. Trim: A. See the "TYPICAL BUILDING MATERIALS" list on the 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 I.R.C.

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

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

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

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

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

END DIVISION 7

Division 8
DOORS AND WINDOWS

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

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

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

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

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

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

END DIVISION 8

Division 9
FINISHES

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

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

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

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

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

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

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

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

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

END DIVISION 9

Division 10
SPECIALTIES

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

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

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

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

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

END DIVISION 10

Division 11
EQUIPMENT

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

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

END DIVISION 11

Division 12
FURNISHINGS

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

END DIVISION 12

Division 13
SPECIAL CONSTRUCTION

13150 POOLS
Part 2 - Products 1. Bidder design

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

END DIVISION 13

Division 14
CONVEYING SYSTEMS

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

END DIVISION 14

Division 15
MECHANICAL

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

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

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

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

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

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

END DIVISION 15

Division 16
ELECTRICAL

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

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

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

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

16500
LIGHTING

Part 2 - Product
1. Fixtures: 1. Coordinate with materials finish selection schedule (by others).
Note: A minimum of 90% of all luminaries shall be high efficiency per W.S.E.C. R404.1.
2. Control: A. Switches:1. Coordinate with materials finish selection schedule.
3. Dimmers: 1. Coordinate with materials finish selection schedule (by others).
4. Boxes: 1. Coordinate with materials finish selection schedule (by others).
5. Other: 1. Coordinate with materials finish selection schedule (by others).

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

END DIVISION 16

Division 17
ENERGY REQUIREMENTS

WASHINGTON STATE ENERGY CODE:
General Notes:
1. Per WSEC R402.4. The building Envelope shall be constructed to limit the air leakage rate not to exceed 3.0 air changes per hour maximum at 50 Pascals. The results of the test shall be signed by the party conducting the test and provided to the code official (R402.4.1.2).
2. Per WSEC R403.1.1. at least one thermostat per dwelling unit shall be capable of controlling the heating and cooling system on a daily schedule.
3. Per WSEC R403.3.2. ducts, air handlers, and filter boxes shall be sealed.

Reviewed
Kolke Consulting Group, Inc.
C. Kolke
02/24/2022

5079 REGISTERED ARCHITECT
JOHN KAPPLER
STATE OF WASHINGTON
ORIGINAL SIGNATURE REQUIRED

Date	By	Description
12/13/21	SM	PERMIT SET
2/23/22	SM	JURISDICTIONAL COMMENTS

Permit No. 2112-193
Pratt Plat
Lot 5
7920 SE 72nd PL Mercer Island, WA 98040

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14311 SE 16th St
Bellevue, WA 98007
1-800-888-4517
www.kapplerhomeplans.com

TITLE
JOB NO. : 19038.21
STARTING NO. : 19038.05

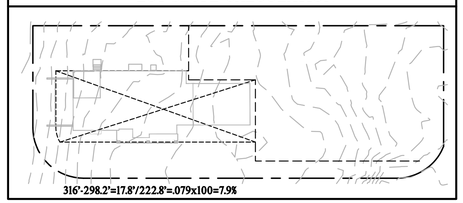
SHEET
A1

BUILDING HEIGHT CALCULATION

City of Mercer Island Avg. Grade Calculations

Midpoint	Datum	Elevation	F or E	Wall Segment	Length			
A	=	307.00	E	a	=	40.50	A*a	=	12433.50
B	=	305.80	E	b	=	5.00	B*b	=	1529.00
C	=	305.40	E	c	=	15.25	C*c	=	4657.35
D	=	305.20	E	d	=	2.00	D*d	=	610.40
E	=	305.10	E	e	=	9.25	E*e	=	2822.18
F	=	304.90	E	f	=	4.75	F*f	=	1448.28
G	=	304.50	E	g	=	7.60	G*g	=	2314.20
H	=	304.40	E	h	=	0.75	H*h	=	228.30
I	=	303.90	E	i	=	25.40	I*i	=	7719.06
J	=	297.70	F	j	=	33.00	J*j	=	9824.10
K	=	303.50	E	k	=	62.70	K*k	=	19029.45
L	=	305.10	E	l	=	7.00	L*l	=	2135.70
M	=	306.50	F	m	=	35.30	M*m	=	10819.45
N	=	308.50	F	n	=	23.00	N*n	=	7049.50
		4265.50				271.50			82620.46
Job Name		Pratt Plat Lot 5					304.31		AVG. GRADE

LOT SLOPE CALCULATION



City of Mercer Island GFA Calculations

Lower Level Area Calculation (Lot 5)

Wall	Length	Percentage	Finish or Existing		Result
E	9.25	96.2%	E		8.9
F	4.75	94.0%	E		4.5
G	7.6	92.0%	E		7.0
H	0.75	88.8%	E		0.7
I	25.4	81.1%	E		20.6
J	33	10.3%	E/F		3.4
a	42.25	71.3%	E		30.1
b	37	89.4%	E		33.1
	160				108.2
Total Average Result					0.7
Flr	Sq Ft	Result			Excluded Area
	1351	0.6763652			913.7693261

Lot Size =	18,938 SF	x 40% =	7,575 SF
Main Floor	2106	(1977+129)	AREA >16'
Garage	725		
Upper Floor	2510	(2614-104)	STAIRS
Lower Floor	437	(1351-914)	EXCLUDED
	5778	/30.5%	

ZONING

ZONING: R-9.6

SINGLE FAMILY RESIDENTIAL SETBACKS
FRONT YARD - 20.0'
REAR YARD - 25.0'
SIDE YARD - 30.0' COMBINED (17ft OF 227.6')
VARIABLE MIN. 12.77' (33ft OF 30.0')

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

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

HARDSCAPE COVERAGE
5%

ALLOWED GFA
40%

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

SITE CALCULATIONS

LOT AREA
18,938 SF GROSS LOT AREA

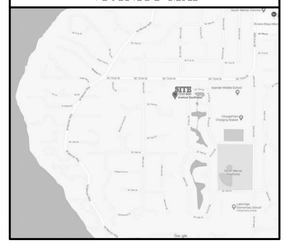
COVERAGE CALCULATION
18,938 SF LOT AREA
x 40%
7,575 SF ALLOWABLE IMPERVIOUS COVERAGE

2,985 SF HOUSE ROOF (includes gutters)
479 SF COVERED PATIO & PORCH (includes gutters)
5 SF A/C PAD (excludes area under eaves)
830 SF DRIVEWAY (excludes area under eaves)
4,299 SF / 22.7% TOTAL COVERAGE

HARDSCAPE COVERAGE CALCULATION
18,938 SF LOT AREA
x 5%
1,704 SF ALLOWABLE HARDSCAPE COVERAGE

52 SF FRONT WALK (excludes portion u/ eaves)
16 SF WINDOW WELLS (excludes portion u/ eaves)
24 SF STAIRS/LANDING (excludes portion u/ eaves)
294 SF UNCOVERED PATIO (excludes portion u/ eaves)
1,191 SF CURB & SIDEWALK
1,577 SF / 8.3% TOTAL HARDSCAPE COVERAGE

VICINITY MAP



SITE INFO

STREET ADDRESSES:
7920 SE 72nd PL, Mercer Island, WA 98040

PARCEL NUMBER:
1428800-0050

SITE DEVELOPMENT PERMIT:
1903-061

LEGAL DESCRIPTION:
LOT(S) 5, CAYSON FIELDS, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 295 OF PLATS, PAGE 69, RECORDS OF KING COUNTY, WASHINGTON.

TREE SCHEDULE

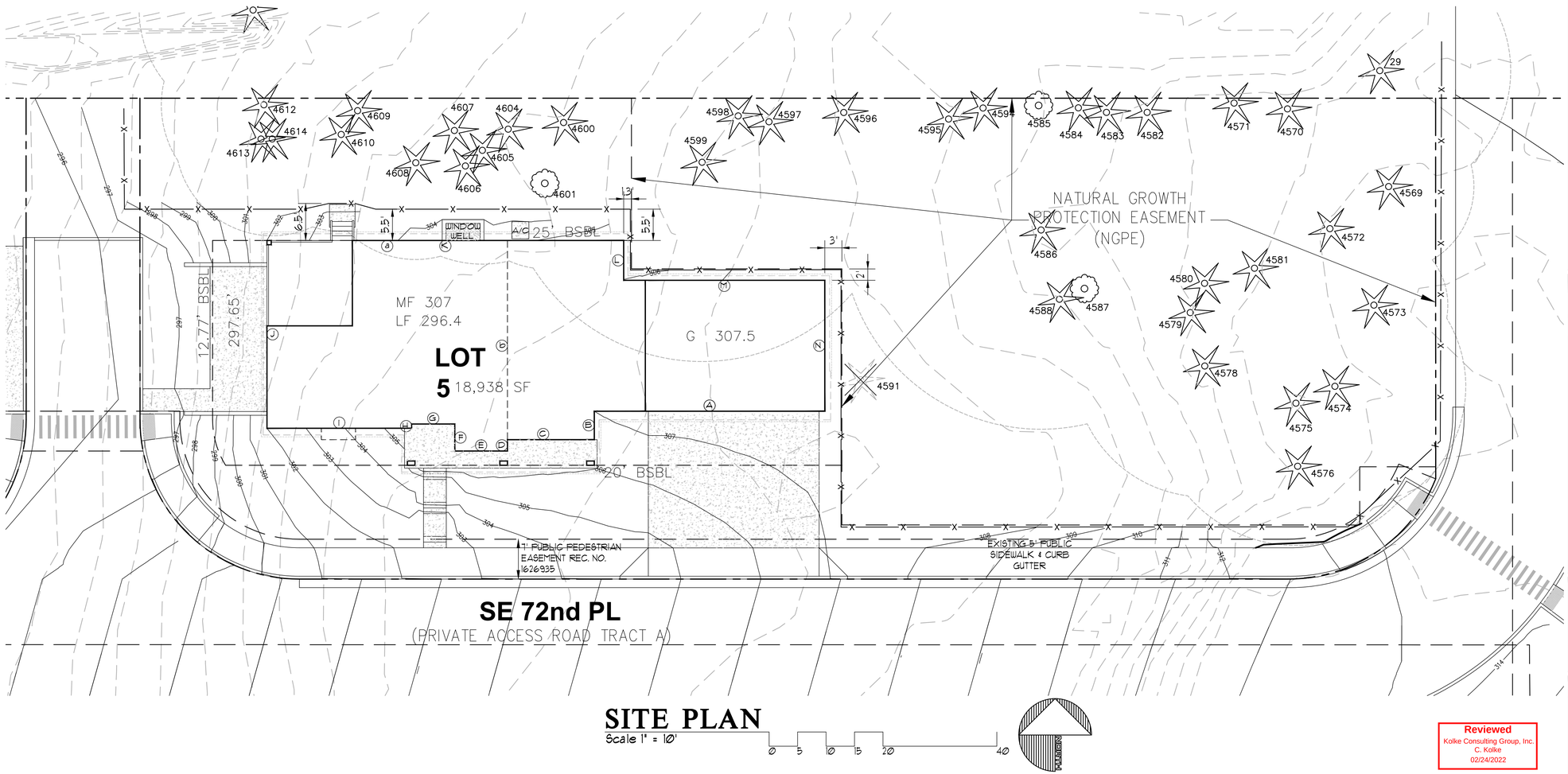
#	SPECIES	DBH	CANOPY RAD. FT	COND.
4569	Douglas-fir	20.0	15	2 - Good
4570	Incense cedar	3.2	5	2 - Good
4571	Douglas-fir	18.5	15	2 - Good
4572	Douglas-fir	17.7	16	2 - Good
4573	Douglas-fir	11.8	13	2 - Good
4574	Douglas-fir	21.5	23	3 - Fair
4575	Douglas-fir	37.8	25	2 - Good
4576	Douglas-fir	6.0	10	2 - Good
4578	Douglas-fir	33.4	23	2 - Good
4579	Douglas-fir	9.3	15	4 - Poor
4580	Incense cedar	1.0	2	2 - Good
4581	Douglas-fir	2.0	6	3 - Fair
4582	Incense cedar	5.1	5	2 - Good
4583	Mountain hem	4.4	8	3 - Fair
4584	Incense cedar	6.3	6	3 - Fair
4585	Portuguese lau	8.3	11	2 - Good
4586	Douglas-fir	42.6	35	1 - Excelle
4587	Pacific madron	11.0	20	3 - Fair
4588	Douglas-fir	3.2	7	3 - Fair
4591	Douglas-fir	13.7	12	3 - Fair
4594	Douglas-fir	2.0	3	3 - Fair
4595	Douglas-fir	4.0	7	4 - Poor
4596	Douglas-fir	22.4	20	3 - Fair
4597	Incense cedar	4.6	5	3 - Fair
4598	Incense cedar	5.0	5	3 - Fair
4599	Douglas-fir	50.5	35	2 - Good
4600	Incense cedar	4.0	4	3 - Fair
4601	Hedge Maple	8.8	15	3 - Fair
4604	Douglas-fir	15.5	17	4 - Poor
4605	Douglas-fir	16.0	20	2 - Good
4606	Douglas-fir	4.5	10	3 - Fair
4607	Douglas-fir	18.2	17	4 - Poor
4608	Douglas-fir	16.8	17	2 - Good
4609	Douglas-fir	15.4	14	2 - Good
4610	Douglas-fir	17.4	17	2 - Good
4612	Douglas-fir	17.3	18	3 - Fair
4613	Austrian pine	17.7	15	2 - Good
4614	Douglas-fir	16.5	17	3 - Fair

LEGEND

- DESIGNATES WATER
- DESIGNATES SEWER
- DESIGNATES STORM
- DESIGNATES FOOTING DRAIN
- DESIGNATES GAS
- DESIGNATES ELECTRICAL
- DESIGNATES TELECOMUNICATIONS
- DESIGNATES EXISTING GRADE
- DESIGNATES FINISHED GRADE
- DESIGNATES TREE DRIPLINE
- DESIGNATES TREE FENCING
- 6' TALL CHAIN LINK FENCING REQUIRED

NOTE:
WEEDS TO BE REMOVED FROM SITE

NFPA 13d Fire Sprinkler System Required



SITE PLAN

Scale 1" = 10'

0 5 10 15 20 40

PUBLISHED

Reviewed
Kolke Consulting Group, Inc.
C. Kolke
02/24/2022

SUBMITTED ARCHITECT
REGISTERED ARCHITECT
STATE OF WASHINGTON
ORIGINAL SIGNATURE REQUIRED

Date	By	Description
	SW	PERMIT SET

Pratt Plat

Lot 5
7920 SE 72nd PL Mercer Island, WA 98040

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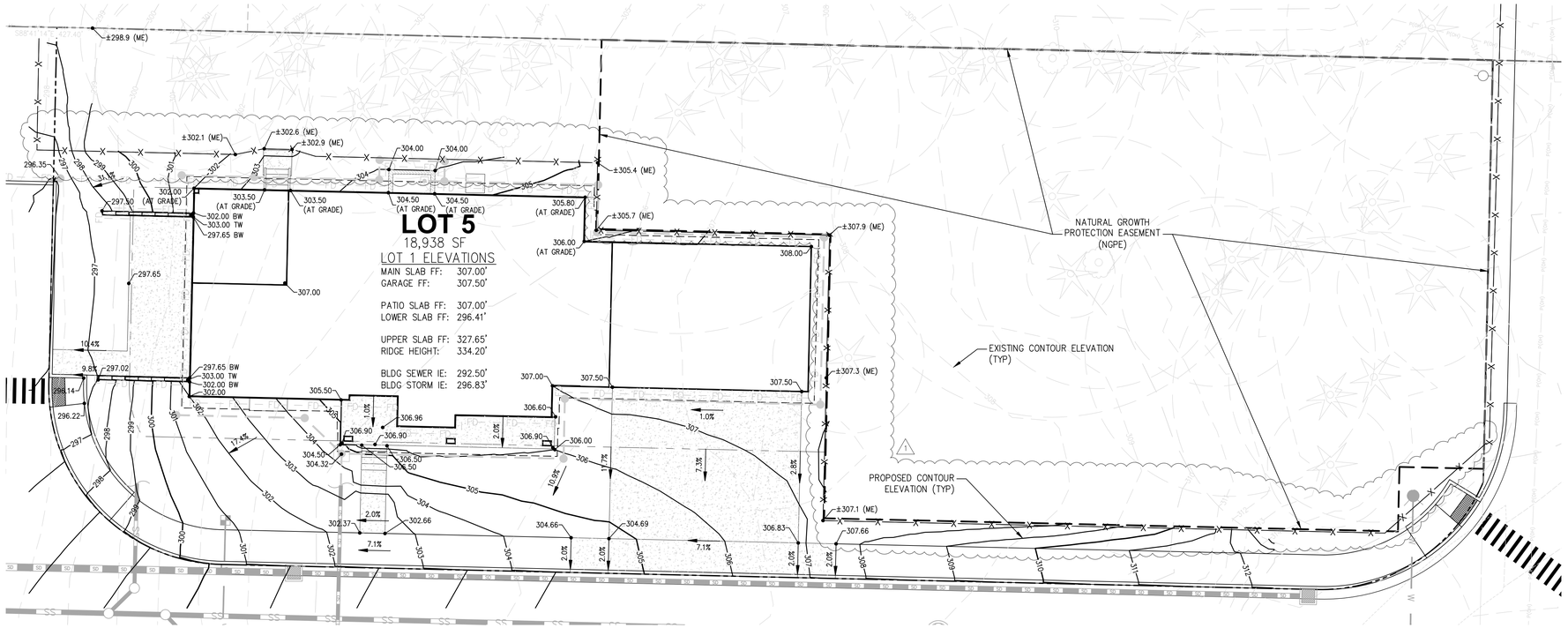
Bellevue, WA 98007
1-800-888-4517
www.kanplerhomeplans.com

TITLE

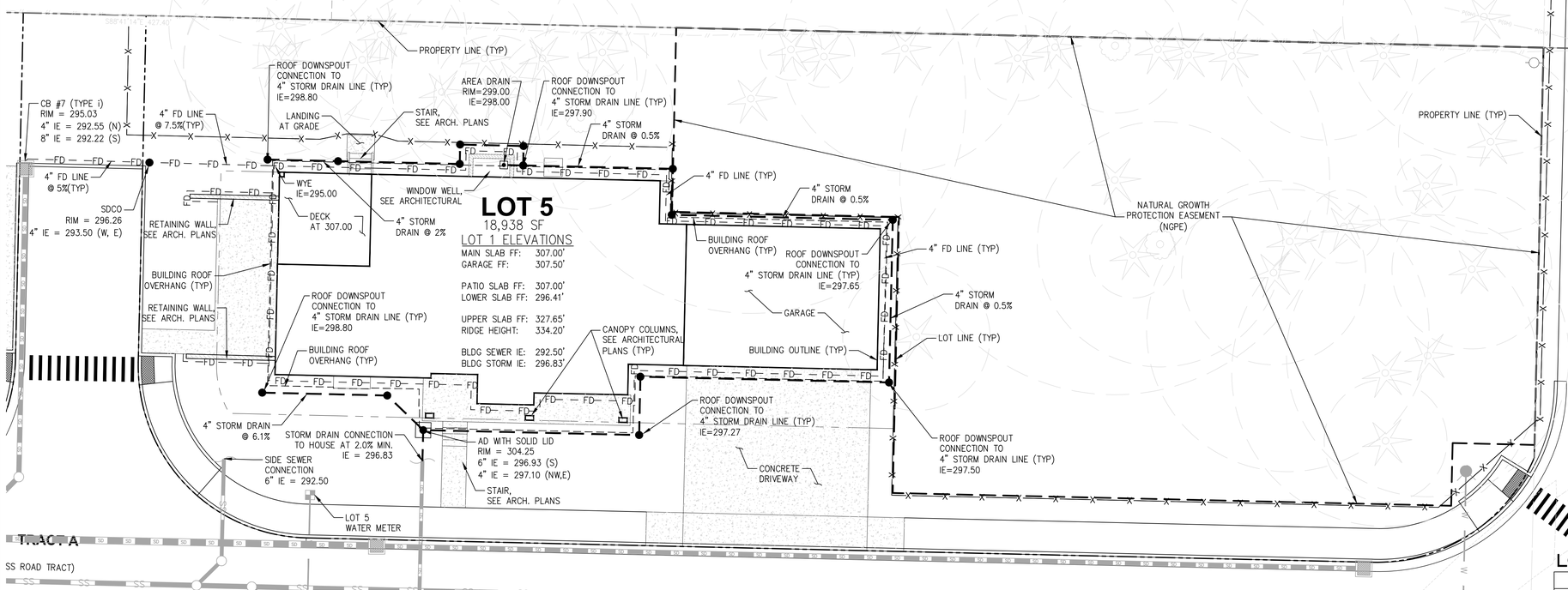
JOB NO.: 18143.14.5
STARTING NO.:

SHEET
A1.1

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



LOT #1 - GRADING (A)
1" = 10'



LOT #1 - DRAINAGE (B)
1" = 10'

SITE

SCALE: 1 inch = 10 ft.

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

GEOTECHNICAL SPECIAL INSPECTIONS

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

GRADING NOTES (NAVIX)

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

LOT INFORMATION

LOT#	LOT AREA (SF)	LOT COVERAGE CALCULATIONS			
		GROSS MAX LOT COVERAGE ALLOWED (% / SF)		GROSS MAX LOT COVERAGE PROVIDED (% / SF)	
5	18,938	40%	7,575	30.5%	5,778

Reviewed
Kolke Consulting Group, Inc.
C. Kolke
02/24/2022

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

CLIENT/OWNER

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

PROJECT NAME

PRATT PROPERTY

NAVIX PROJECT NUMBER: 50-215-003

PROJECT ADDRESS

7233 80TH AVE SE
MERCER ISLAND, WA 98040

STAMP

JOSEPH WILLIAM TAFLIN
STATE OF WASHINGTON
41871
REGISTERED
PROFESSIONAL ENGINEER
01/12/2022

REVISIONS

REV	ISSUED FOR:	DATE
	BUILDING PERMIT	08.03.21
1	BUILDING PERMIT	01.12.22

811

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 5 GRADING AND DRAINAGE PLAN

SHEET NUMBER

C4.5

B:\Washington\Mercer Island\Wes G\Pratt\20rawings\PRTT_145L-1mp.dwg Jan 12, 2022 - 12:46pm

BOUNDARY AND TOPOGRAPHIC SURVEY

LEGAL DESCRIPTION

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

SPECIAL EXCEPTIONS

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

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

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

BASIS OF BEARING

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

BASIS OF ELEVATION

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

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

ADDRESS

7233 80TH AVENUE SE
MERCER ISLAND, WA 98040

TAX PARCEL NO. AND AREA

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

FLOOD INFORMATION

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

PROCEDURE / NARRATIVE:

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

REFERENCE SURVEYS:

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

NOTES

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

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

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

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

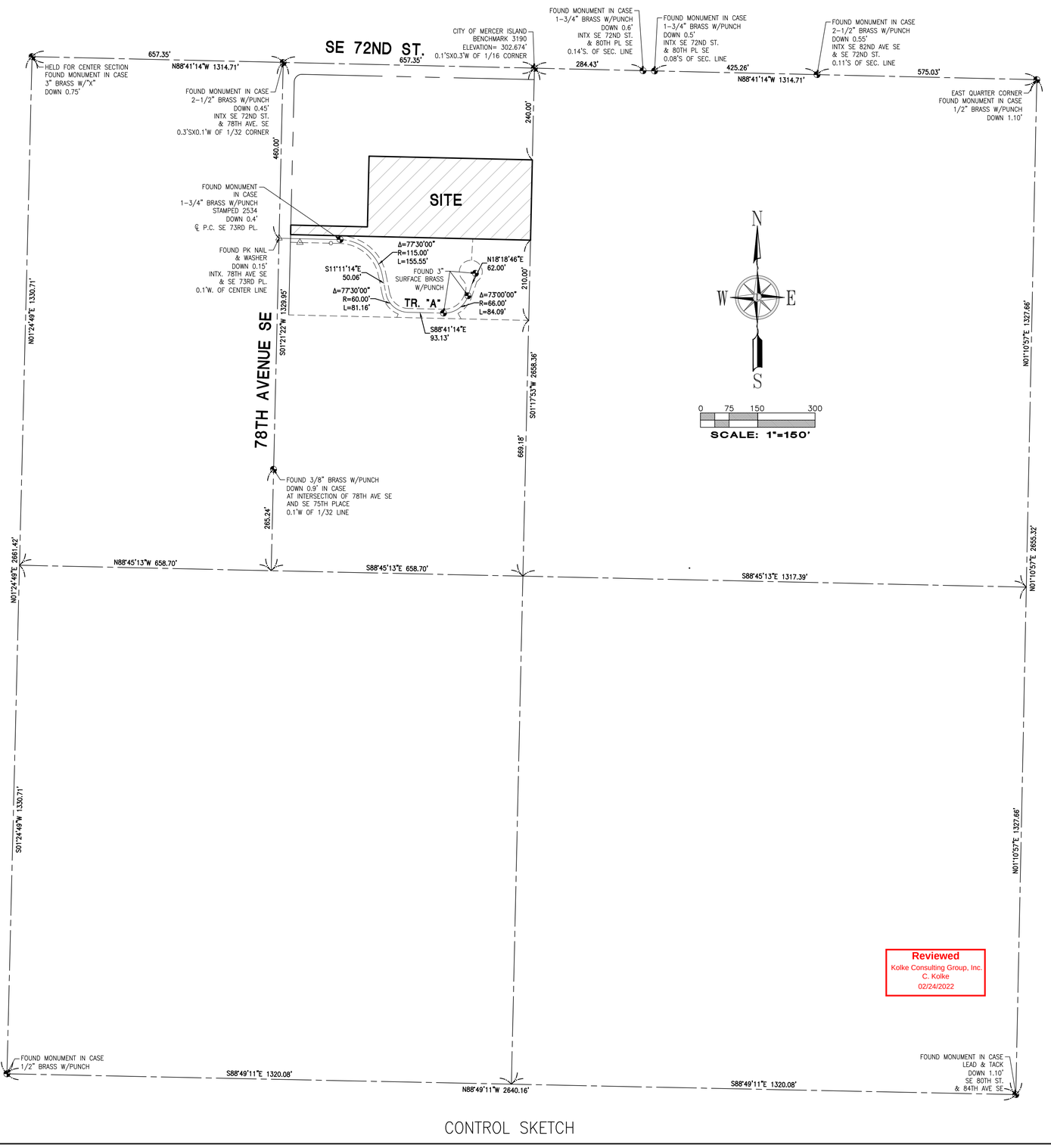
SURVEYOR'S CERTIFICATE:

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

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

2-02-2017
DATE

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



CONTROL SKETCH

Reviewed
Kolke Consulting Group, Inc.
C. Kolke
02/24/2022

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

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

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

Scale: Horizontal 1"=150' Vertical

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

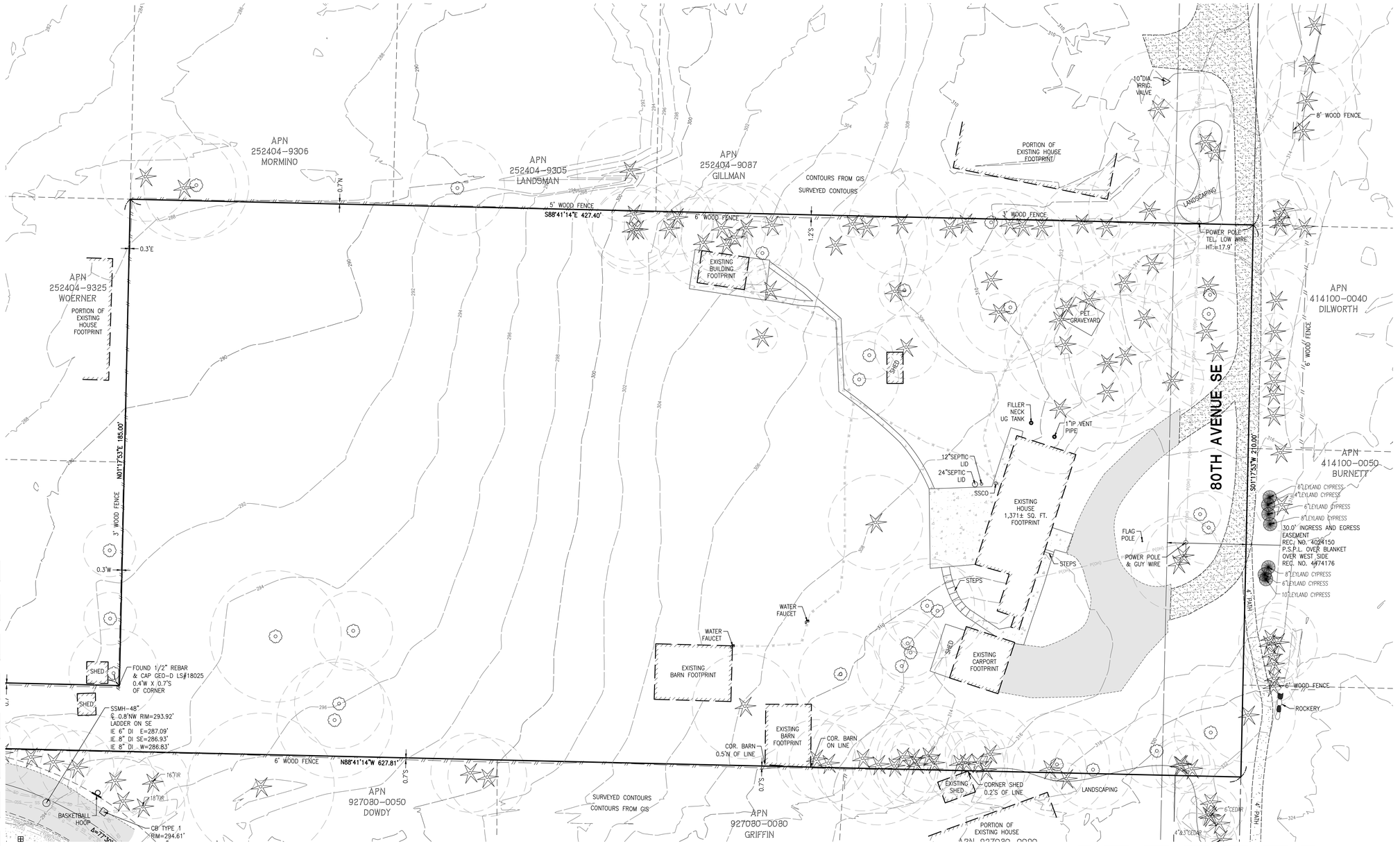
LANKTREE LAND SURVEYING, INC.
32320 111TH PLACE S.E., AUBURN, WA 98092
PHONE: (253) 653–6423
FAX: (253) 793–1616
WWW.LANKTREELANDSURVEYING.COM

Job Number 2120
Sheet T001
1 of 4

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

BOUNDARY AND TOPOGRAPHIC SURVEY

SEE MATCHLINE B SHEET 3 OF 4



SEE MATCHLINE A SHEET 3 OF 4

SEE MATCHLINE C SHEET 3 OF 4

Reviewed
Kolke Consulting Group, Inc.
C. Kolke
02/24/2022

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

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

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

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

Scale: Horizontal 1"=20' Vertical

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

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

Job Number 2120
Sheet T002
2 of 4

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

CRAWL SPACE VENTS

1. CRAWL SPACE AREA 791 SF
2. CRAWL SPACE AREA / 300 = 2.63 SF OF VENT AREA REQUIRED
3. TYPICAL VENT SIZE = 14"x8"x.75 (75% EFFICIENCY) = .58 SF PER VENT NET FREE AREA
4. VENT AREA / .58 = 4.54 VENTS REQUIRED.
5. 5 VENTS SHOWN (SEE PLAN FOR LOCATION)
6. 5 VENTS x .58 = 2.9 SF OF VENT AREA PROVIDED.
7. VENTS SHALL BE COVERED WITH CORROSION RESISTANT WIRE MESH WITH OPENINGS OF 1/4" MAX.
8. VENTS LOCATED IN RIM JOIST MUST BE PERMANENTLY BAFFLED. WSEC 502.1.4.7

FOUNDATION DRAINAGE/WATERPROOFING

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

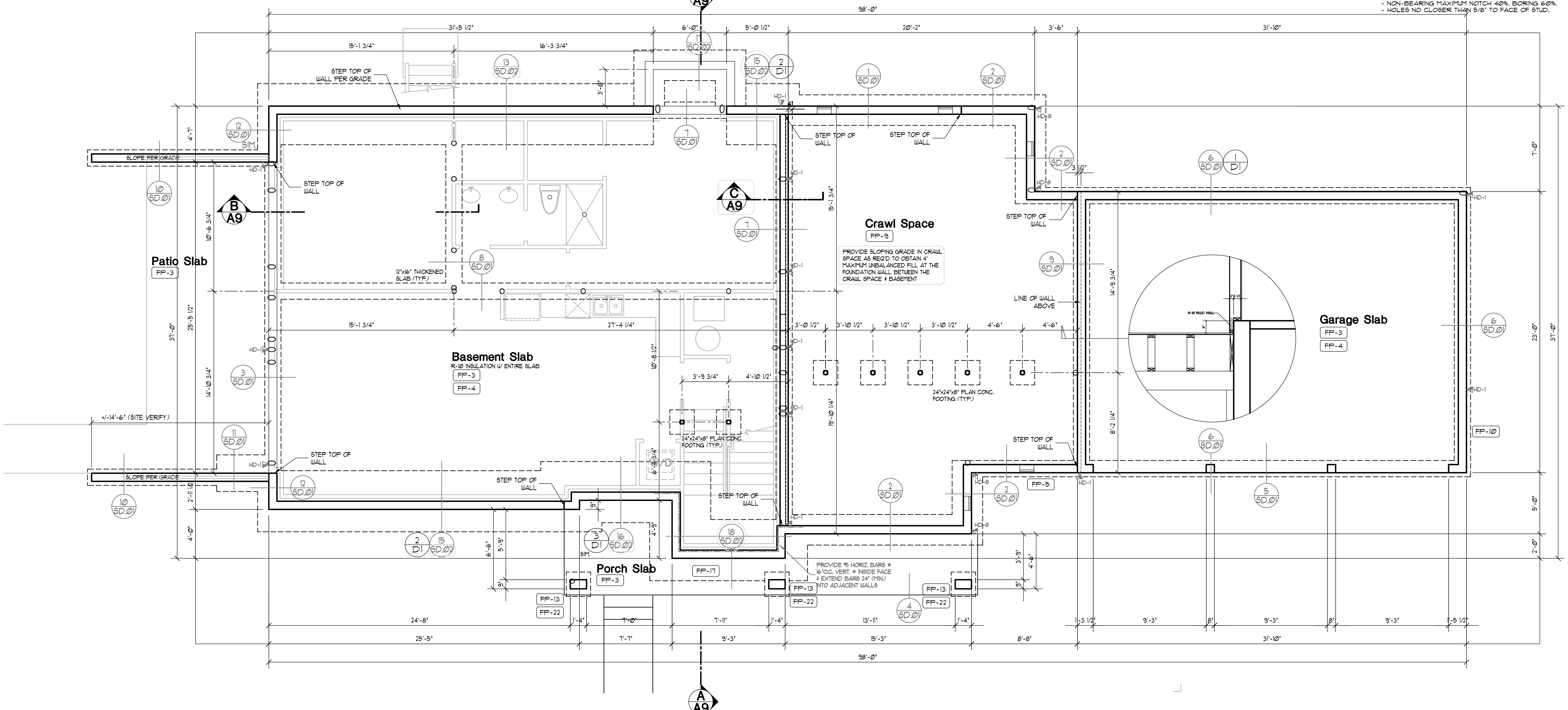
Provisions for wall drainage should consist of a rigid 4-inch diameter perforated drainpipe behind and at the base of the wall footings. The drainpipe should be embedded in 12 to 18 inches of pea gravel or clean crushed rock. A minimum 12-inch wide layer of free draining granular soils (i.e. pea gravel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

FOUNDATION KEYNOTES

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

GENERAL FRAMING NOTES

1. SEE TYPICAL MATERIALS LIST ON SECTION SHEET
2. SEE SHEET A-1 FOR ALL GENERAL NOTES AND FOR ALL REQUIREMENTS CONCERNING MECHANICAL, PLUMBING, AND ELECTRICAL.
3. TRUSS DESIGN BY MFG. TRUSS PLAN SHOWN IS FOR GENERAL LAYOUT ONLY. SEE DIV. 6100 SHEET A-1
   - TRUSS LOADING. SEE DIV. 01002.10A SHEET A-1
   - TRUSS SPAN PER FLOOR PLANS
   - TRUSS TYPE PER ROOF FRAMING PLAN
4. ROOF FRAMING SPACING, 24" o.c. U.N.O.
5. ROOF PITCH- EXTERIOR PER ELEVATION INTERIOR PER SECTION.
6. RAFTER TAIL 2x4. VERIFY.
7. ROOF TAIL AND RAKE OVERHANG PER ROOF PLAN.
8. ALL HEADERS ARE 4x10 DF #2 U.N.O. PROVIDE (1) TRIMMER STUD UP TO 4'-0" SPAN AND (2) TRIMMER STUDS OVER 4'-0" U.N.O. SEE DIV. 06100 SHEET A-1 HEADERS TO BE INSULATED W/ MIN. R-10 INSULATION
9. STUD NOTCHING AND BORING PER I.R.C. SECT. R602.6
   - BEARING OR EXTERIOR WALL MAXIMUM NOTCH 25%, BORING 40%.
   - 60% MAXIMUM BORING IF DOUBLED WITH NOT MORE THAN (2) SUCCESSIVE STUDS BORED.
   - NON-BEARING MAXIMUM NOTCH 40%, BORING 60%.
   - HOLES NO CLOSER THAN 5/8" TO FACE OF STUD.



FOUNDATION PLAN

Scale 1/4"=1'-0"

ORIGINAL SIGNATURE REQUIRED

Date	By	Description
12/13/21	SM	PERMIT SET
2/23/22	SM	JURISDICTIONAL COMMENTS

Permit No. 2112-193

Pratt Plat

Lot 5

7920 SE 72nd PL Mercer Island, WA 98040

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

TITLE

JOB NO.: 19038.21
STARTING NO.: 19038.05

SHEET

A2.0

Reviewed
Kolke Consulting Group, Inc.
C. Kolke
02/24/2022

FLOOR PLAN KEY NOTES

P-1 OCCUPANCY SEPARATION:
APPLY (1) LAYER OF ½" G.W.B. TO GARAGE SIDE OF RESIDENCE, ATTIC SPACES, AND TO ALL BEAMS AND POSTS SUPPORTING A FLOOR-CEILING ASSEMBLY. APPLY (1) LAYER OF ⅝" TYPE 'X' G.W.B. TO GARAGE CEILING WHEN UNDER HABITABLE ROOMS. DUCTS THROUGH WALL OR CEILING COMMON TO HOUSE SHALL HAVE MINIMUM 26 GAUGE STEEL SEE DIV. 01 00 02.6.A. SHEET A-1.

P-2 1⅜" MIN. SELF CLOSING SOLID WOOD CORE, HONEY-COMB CORE STEEL, OR 20-MINUTE FIRE RATED DOOR. SEE DIV. 01 00 02.6.B. SHEET A-1

P-3 STAIR ASSEMBLY NOTES: PER I.R.C. SECTION R311.5 AND DETAIL 4/D1.
A. HEADROOM MIN. 6'-8", WIDTH MIN. 3'-0".
B. TREADS 10" MIN. DEPTH AND MIN. WIDTH OF 36" ABOVE HANDRAIL HEIGHT, RISERS 7¾" MAX. HT. TREAD NOSING TO BE MINIMUM 3/4" AND A MAXIMUM OF 1 1/4" ON STAIRS WITH SOLID RISERS.
C. HANDRAIL MIN. 34" TO MAX. 38" ABOVE TREAD NOSING. HANDRAIL TYPE I CIRCULAR TO HAVE 1¼" MIN. TO 2" MAX. CROSS SECTION DIMENSION AND 1 1/2" MIN. CLEAR FROM WALL. RETURN RAIL ENDS. HANDRAILS SHALL BE STRONG ENOUGH TO RESIST A 200 POUND POINT LOAD IN ANY DIRECTION PER I.R.C. TABLE R301.5
D. INSTALL FIRE BLOCKING BETWEEN STRINGERS AT THE TOP AND BOTTOM OF EACH RUN PER I.R.C. SECTION R302.11.
E. COVER USABLE SPACE UNDER STAIR W/ ½" G.W.B. PER I.R.C. SECTION R302.7.
F. INTERMEDIATE BALUSTERS SHALL BE SPACED W/ LESS THAN 4" BETWEEN BALUSTERS.
G. PROVIDE STAIRWAY ILLUMINATION PER I.R.C. SECTION R303.6.
SEE DIV. 01 00 02.7 SHEET A-1.

P-4 SAFETY GLAZING PER I.R.C. SECTION R308
A. WINDOWS WITHIN 18" OF FLOOR
B. WINDOWS WITHIN A 24" ARC OF DOORS
C. WINDOWS AT TUBS AND SHOWERS
D. GLAZING IN DOORS
E. LESS THAN 60" HORIZ. FROM THE BOT. STAIR TREAD NOSING, & BOT. EDGE OF GLAZING IS LESS THAN 36" ABV. LANDING/WALKING SURFACE SEE DIV. 08 80 00 SHEET A-1

P-5 EGRESS WINDOW PER I.R.C., SECTION R310 SEE DIV. 08 60 00 SHEET A-1

P-6 IGNITERS FOR GAS FIRED APPLIANCES IN GARAGE TO BE 18" MIN. ABOVE TOP OF SLAB. SEE DIV. 15 SHEET A-1

P-7 COVER WALLS ADJACENT TO TUBS AND SHOWERS WITH NON-ABSORBENT MATERIAL TO 72" ABOVE DRAIN INLETS, PER I.R.C. SECTION 307.2. SEE DIV. 09 250 SHEET A-1

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

P-9 7⅞" MAX. RISER WITH 10" MIN. RUN. IF MORE THAN (3) RISERS, HANDRAIL REQUIRED PER I.R.C. SECTION R311.7.8. SEE DIV. 01 00 02.1 SHEET A-1

P-10 18"x24" CRAWL SPACE ACCESS. INSULATE AND WEATHER STRIP. SEE DIV. 01 00 02.1 SHEET A-1

P-11 22"x30" ATTIC SPACE ACCESS W/ 30" HEAD CLEARANCE. INSULATE AND WEATHER STRIP. SEE DIV. 01 00 02.2 SHEET A-1

P-12 FLOOR MATERIAL BREAK LINE

P-13 WALL LINE ABOVE

P-14 WALL LINE BELOW

P-15 FIREPLACE ASSEMBLY NOTES:
A. DIRECT VENT GAS FIREPLACES, MUST BE LISTED, LABELED & INSTALLED PER MFG. SPECIFICATIONS, SHALL CONFORM TO I.R.C. REQUIREMENTS. SEE DIV. 01 00 02.12 SHEET A-1
B. ZERO CLEARANCE FIREPLACES SHALL CONFORM TO I.R.C. REQUIREMENTS. SEE DIV. 01 00 02.12 SHT A-1
C. HEARTH SHALL CONFORM TO I.R.C. REQUIREMENT SEE DIV. 01 00 02.12
D. FIREBLOCK OPENINGS AROUND PENETRATIONS @ EACH FLOOR PER I.R.C. SECTION R1003.19.
E. FIREPLACE MUST COMPLY WITH UL 127 TESTING

P-16 SEE SITE PLAN FOR EXTENT OF WALKS & DRIVEWAYS

P-17 3" DIAMETER STEEL POST

P-18 36" GUARDRAIL PER I.R.C. SECTION R312 & TABLE R301.5 CONTRACTOR TO VERIFY TO INSPECTOR THAT ALL GUARDS & RAILINGS ARE CAPABLE OF RESISTING 200lb LOAD ON TOP RAIL ACTING IN ANY DIRECTION. SEE DETAIL 8/D1.

P-19 15" VENT FOR MECHANICAL, 1" CLEARANCE ALL SIDES PER I.R.C. SECTION R302.11. SEE DIV. 15 SHEET A-1

P-20 PLANT SHELF

P-21 UPPER AND LOWER LINEN CABINETS

P-22 SOFFIT AREA

P-23 PROVIDE A HEAT DETECTOR OR HEAT ALARM RATED FOR THE AMBIENT OUTDOOR TEMPERATURES & HUMIDITY. INSTALL IN A CENTRAL LOCATION AND IN ACCORDANCE W/ THE MANF. INSTRUCTIONS. CONNECT TO AN ALARM OR SMOKE ALARM IN THE DWELLING IN A LOCATION THAT WILL PROVIDE OCCUPANT NOTIFICATION.

P-24 2x6 STUDS W/ R-21 INSULATION MIN.

SYMBOLS AND LEGEND

F FAN- DIRECT VENT TO OUTSIDE
-BATHROOMS/LAUNDRY 50 CFM MIN.
-KITCHEN EXHAUST HOOD TO BE MIN. OF 100CFM. IF EXHAUST HOOD EXCEEDS 400 CFM MAKE UP AIR MUST BE PROVIDED PER SECTION M1503.6.

WH WHOLE-HOUSE FAN TO RUN CONTINUOUS & CONFORM TO IRC, M1505.4. FAN SIZE PER PLAN. FAN RATE TO BE ADJUSTED BY A FACTOR OF 1.5 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 1.0 OR LESS MEASURED AT Ø.1 INCHES WATER GAUGE

T THERMOSTAT @ 50" ABOVE FLOOR

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

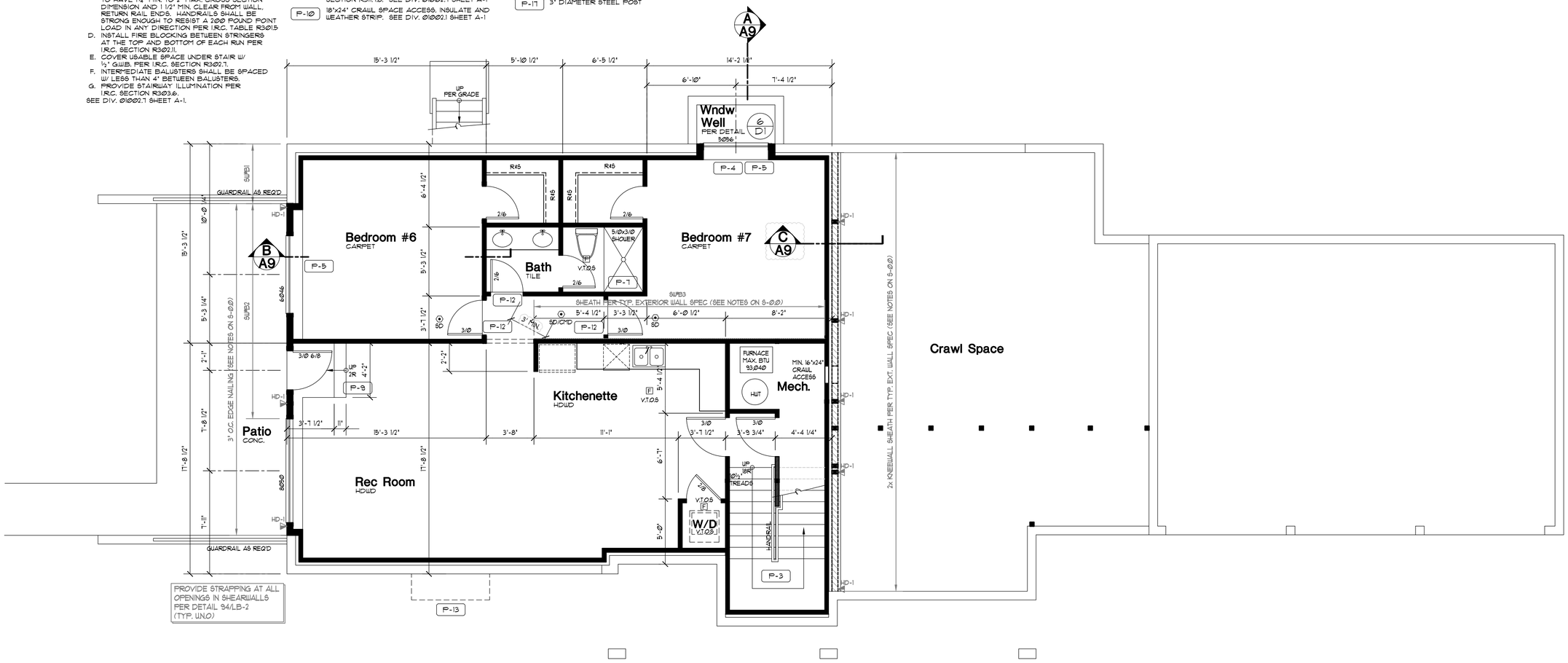
MECHANICAL, PLUMBING, AND ELECTRICAL SYSTEM FOR UNITS: PER DIV. 15,16 SEE SHEET A1

FURN WH

A. PROVIDE 6" DIAMETER FRESH AIR INTAKE FROM OUTSIDE TO RETURN AIR PLENUM AT FURNACE WITH MOTORIZED FLOW DAMPERS.
B. PROVIDE THERMAL EXPANSION TANK AT WATER HEATER.
C. STRAP WATER HEATER TO FRAMING TOP AND BOTTOM.
D. PROVIDE PRESSURE RELIEF LINE PLUMBED TO OUTSIDE.

GENERAL PLAN NOTES

1. SEE SHEET A-1 FOR ALL GENERAL NOTES AND REQUIREMENTS.
2. ENERGY AND AIR QUALITY INFORMATION SEE DIV. 17 SHEET A-1
3. SEE BUILDING ELEVATION FOR WINDOW OPERATION SEE DIV. 8 SHEET A-1
4. SEE TYP. MATERIALS LIST ON SECTION SHEET
5. SEE SHEET A-1 FOR ALL NOTES AND REQUIREMENTS CONCERNING MECHANICAL, PLUMBING, AND ELECTRICAL.



LOWER FLOOR PLAN

Scale 1/4"=1'-Ø"

Reviewed
Kolke Consulting Group, Inc.
C. Kolke
02/24/2022

REGISTERED ARCHITECT RICHARD C. KAPLER STATE OF WASHINGTON ORIGINAL SIGNATURE REQUIRED

Date	By	Description
12/9/21	SM	PERMIT SET
2/23/22	SM	JURISDICTIONAL COMMENTS

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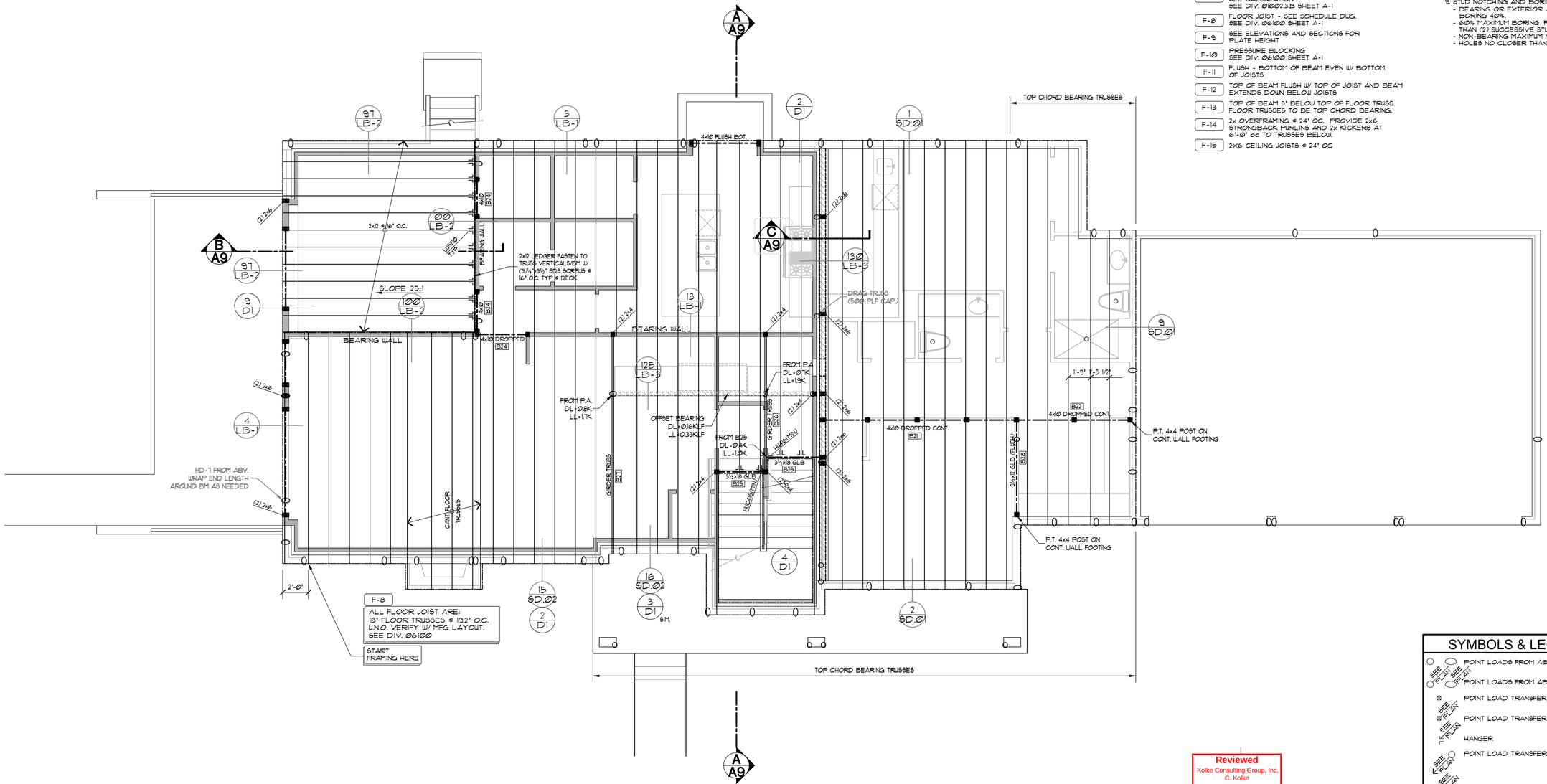
TITLE

JOB NO. : 19038.21
STARTING NO. : 19038.05

SHEET
A2.1



FRAMING PLAN KEYNOTES

- F-1 BACK FRAMING AND SOFFIT AREA AS REQUIRED TO ALLOW FOR HVAC DUCTING. SEE DIV.15 SHEET A-1
- F-2 RAKED PONY WALL ON TOP OF LOWER ROOF FRAMING MEMBERS SUPPORTING UPPER ROOF FRAMING MEMBERS.
- F-3 ALIGN EDGE OF JOIST WITH FACE OF WALL
- F-4 ALIGN INSIDE FACE OF BEAM WITH OUTSIDE FACE OF WALL
- F-5 UPSET - BOTTOM OF BEAM EVEN W/ BOTTOM OF JOIST AND TOP OF BEAM EXTENDS UP ABOVE JOISTS
- F-6 TOP OF BEAM IS FLUSH WITH BOTTOM OF JOIST WITH NO TOP PLATE. CUT ADJACENT FRAMING MEMBERS INTO BEAM FOR ADEQUATE SUPPORT.
- F-7 ATTIC SPACE VENT SEE CALCULATION SEE DIV. Ø1ØØ7.3.B SHEET A-1
- F-8 FLOOR JOIST - SEE SCHEDULE DWG. SEE DIV. Ø6100 SHEET A-1
- F-9 SEE ELEVATIONS AND SECTIONS FOR PLATE HEIGHT
- F-10 PRESSURE BLOCKING SEE DIV. Ø6100 SHEET A-1
- F-11 FLUSH - BOTTOM OF BEAM EVEN W/ BOTTOM OF JOISTS
- F-12 TOP OF BEAM FLUSH W/ TOP OF JOIST AND BEAM EXTENDS DOWN BELOW JOISTS
- F-13 TOP OF BEAM 3" BELOW TOP OF FLOOR TRUSS. FLOOR TRUSSES TO BE TOP CHORD BEARING.
- F-14 2x OVERFRAMING @ 24" OC. PROVIDE 2x6 STRONGBACK PURLINS AND 2x KICKERS AT 6'-Ø" oc TO TRUSSES BELOW.
- F-15 2X6 CEILING JOISTS @ 24" OC

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. Ø1ØØ2.1ØA SHEET A-1
   - TRUSS SPAN PER FLOOR PLANS.
   - TRUSS TYPE PER ROOF FRAMING PLAN
4. ROOF FRAMING SPACING, 24" o.c. U.N.O.
5. ROOF PITCH- EXTERIOR PER ELEVATION INTERIOR PER SECTION.
6. RAFTER TAIL 2x4, VERIFY.
7. ROOF TAIL AND RAKE OVERHANG PER ROOF PLAN.
8. ALL HEADERS ARE 4x10 OF 'I' U.N.O. B23
   PROVIDE (1) TRIMMER STUD UP TO 4'-Ø" SPAN AND (2) TRIMMER STUDS OVER 4'-Ø" U.N.O.
   SEE DIV. Ø6100 SHEET A-1
   HEADERS TO BE INSULATED W/ MIN. R-10 INSULATION
9. STUD NOTCHING AND BORING PER I.R.C. SECT. R602.6
   - BEARING OR EXTERIOR WALL MAXIMUM NOTCH 25%, BORING 40%.
   - 60% MAXIMUM BORING IF DOUBLED WITH NOT MORE THAN (2) SUCCESSIVE STUDS BORED.
   - NON-BEARING MAXIMUM NOTCH 40%, BORING 60%.
   - HOLES NO CLOSER THAN 5/8" TO FACE OF STUD.

Reviewed
Kolke Consulting Group, Inc.
C. Kolke
02/24/2022

SYMBOLS & LEGEND

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

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

MAIN FLOOR FRAMING PLAN

Scale 1/4"=1'-Ø"

REGISTERED ARCHITECT
RAY'D
STATE OF WASHINGTON
ORIGINAL SIGNATURE REQUIRED

Date	By	Description
9/29/21	SM	PERMIT SET
2/23/22	SM	JURISDICTIONAL COMMENTS

Permit No. 2112-193

Pratt Plat

7920 SE 72nd PL Lot 5 Mercer Island, WA 98040

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

TITLE

JOB NO. : 19038.21
STARTING NO. : 19038.05

SHEET

A2.2

FLOOR PLAN KEY NOTES

P-1 OCCUPANCY SEPARATION:
APPLY (1) LAYER OF ½" G.W.B. TO GARAGE SIDE OF RESIDENCE, ATTIC SPACES, AND TO ALL BEAMS AND POSTS SUPPORTING A FLOOR-CEILING ASSEMBLY APPLY (1) LAYER OF ⅝" TYPE 'X' G.W.B. TO GARAGE CEILING WHEN UNDER HABITABLE ROOMS. DUCTS THROUGH WALL OR CEILING COMMON TO HOUSE SHALL HAVE MINIMUM 26 GAUGE STEEL SEE DIV. 01 00 02.6.A. SHEET A-1.

P-2 1⅜" MIN. SELF CLOSING SOLID WOOD CORE, HONEY-COMB CORE STEEL, OR 20-MINUTE FIRE RATED DOOR. SEE DIV. 01 00 02.6.B. SHEET A-1

P-3 STAIR ASSEMBLY NOTES: PER I.R.C. SECTION R311.5 AND DETAIL 4/D1.
A. HEADROOM MIN. 6'-8", WIDTH MIN. 3'-0".
B. TREADS 10" MIN. DEPTH AND MIN. WIDTH OF 36" ABOVE HANDRAIL HEIGHT, RISERS 7¾" MAX. HT. TREAD NOSING TO BE MINIMUM 3/4" AND A MAXIMUM OF 1 1/4" ON STAIRS WITH SOLID RISERS.
C. HANDRAIL MIN. 34" TO MAX. 38" ABOVE TREAD NOSING. HANDRAIL TYPE I CIRCULAR TO HAVE 1¼" MIN. TO 2" MAX. CROSS SECTION DIMENSION AND 1 1/2" MIN. CLEAR FROM WALL. RETURN RAIL ENDS. HANDRAILS SHALL BE STRONG ENOUGH TO RESIST A 200 POUND POINT LOAD IN ANY DIRECTION PER I.R.C. TABLE R301.5
D. INSTALL FIRE BLOCKING BETWEEN STRINGERS AT THE TOP AND BOTTOM OF EACH RUN PER I.R.C. SECTION R302.11.
E. COVER USABLE SPACE UNDER STAIR W/ ½" G.W.B. PER I.R.C. SECTION R302.7.
F. INTERMEDIATE BALUSTERS SHALL BE SPACED W/ LESS THAN 4" BETWEEN BALUSTERS.
G. PROVIDE STAIRWAY ILLUMINATION PER I.R.C. SECTION R303.6.
SEE DIV. 01 00 02.7 SHEET A-1.

P-4 SAFETY GLAZING PER I.R.C. SECTION R308
A. WINDOWS WITHIN 18" OF FLOOR
B. WINDOWS WITHIN A 24" ARC OF DOORS
C. WINDOWS AT TUBS AND SHOWERS
D. GLAZING IN DOORS
E. LESS THAN 60" HORIZ. FROM THE BOT. STAIR TREAD NOSING, & BOT. EDGE OF GLAZING IS LESS THAN 36" ABV. LANDING/WALKING SURFACE SEE DIV. 08 80 00 SHEET A-1

P-5 EGRESS WINDOW PER I.R.C., SECTION R310 SEE DIV. 08 60 00 SHEET A-1

P-6 IGNITERS FOR GAS FIRED APPLIANCES IN GARAGE TO BE 18" MIN. ABOVE TOP OF SLAB. SEE DIV. 15 SHEET A-1

P-7 COVER WALLS ADJACENT TO TUBS AND SHOWERS WITH NON-ABSORBENT MATERIAL TO 72" ABOVE DRAIN INLETS, PER I.R.C. SECTION 307.2. SEE DIV. 09 250 SHEET A-1

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

P-9 7¾" MAX. RISER WITH 10" MIN. RUN, IF MORE THAN (3) RISERS, HANDRAIL REQUIRED PER I.R.C. SECTION R311.7.8. SEE DIV. 01 00 02.1 SHEET A-1

P-10 18"x24" CRAWL SPACE ACCESS, INSULATE AND WEATHER STRIP. SEE DIV. 01 00 02.1 SHEET A-1

P-11 22"x30" ATTIC SPACE ACCESS W/ 30" HEAD CLEARANCE. INSULATE AND WEATHER STRIP. SEE DIV. 01 00 02.2 SHEET A-1

P-12 FLOOR MATERIAL BREAK LINE

P-13 WALL LINE ABOVE

P-14 WALL LINE BELOW

P-15 FIREPLACE ASSEMBLY NOTES:
A. DIRECT VENT GAS FIREPLACES, MUST BE LISTED, LABELED & INSTALLED PER MFG. SPECIFICATIONS, SHALL CONFORM TO I.R.C.REQUIREMENTS. SEE DIV. 01 00 02.12 SHEET A-1
B. ZERO CLEARANCE FIREPLACES SHALL CONFORM TO I.R.C. REQUIREMENTS. SEE DIV. 01 00 02.12 SHT A-1
C. HEARTH SHALL CONFORM TO I.R.C. REQUIREMENT SEE DIV. 01 00 02.12
D. FIREBLOCK OPENINGS AROUND PENETRATIONS @ EACH FLOOR PER I.R.C. SECTION R1003.19.
E. FIREPLACE MUST COMPLY WITH UL 127 TESTING

P-16 SEE SITE PLAN FOR EXTENT OF WALKS & DRIVEWAYS

P-17 3" DIAMETER STEEL POST

P-18 36" GUARDRAIL PER I.R.C. SECTION R312 & TABLE R301.5 CONTRACTOR TO VERIFY TO INSPECTOR THAT ALL GUARDS & RAILINGS ARE CAPABLE OF RESISTING 200lb LOAD ON TOP RAIL ACTING IN ANY DIRECTION. SEE DETAIL 8/D1.

P-19 15" VENT FOR MECHANICAL, 1" CLEARANCE ALL SIDES PER I.R.C. SECTION R302.11, SEE DIV. 15 SHEET A-1

P-20 PLANT SHELF

P-21 UPPER AND LOWER LINEN CABINETS

P-22 SOFFIT AREA

P-23 PROVIDE A HEAT DETECTOR OR HEAT ALARM RATED FOR THE AMBIENT OUTDOOR TEMPERATURES & HUMIDITY. INSTALL IN A CENTRAL LOCATION AND IN ACCORDANCE W/ THE MANF. INSTRUCTIONS. CONNECT TO AN ALARM OR SMOKE ALARM IN THE DWELLING IN A LOCATION THAT WILL PROVIDE OCCUPANT NOTIFICATION.

P-24 2x6 STUDS W/ R-21 INSULATION MIN.

SYMBOLS AND LEGEND

F FAN- DIRECT VENT TO OUTSIDE
-BATHROOMS/LAUNDRY 50 CFM MIN.
-KITCHEN EXHAUST HOOD TO BE MIN. OF 100CFM. IF EXHAUST HOOD EXCEEDS 400 CFM MAKE UP AIR MUST BE PROVIDED PER SECTION M1503.6.

WH WHOLE-HOUSE FAN TO RUN CONTINUOUS & CONFORM TO IRC, M1505.4. FAN SIZE PER PLAN. FAN RATE TO BE ADJUSTED BY A FACTOR OF 1.5 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 1.0 OR LESS MEASURED AT Ø.1 INCHES WATER GAUGE

T THERMOSTAT @ 50" ABOVE FLOOR

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

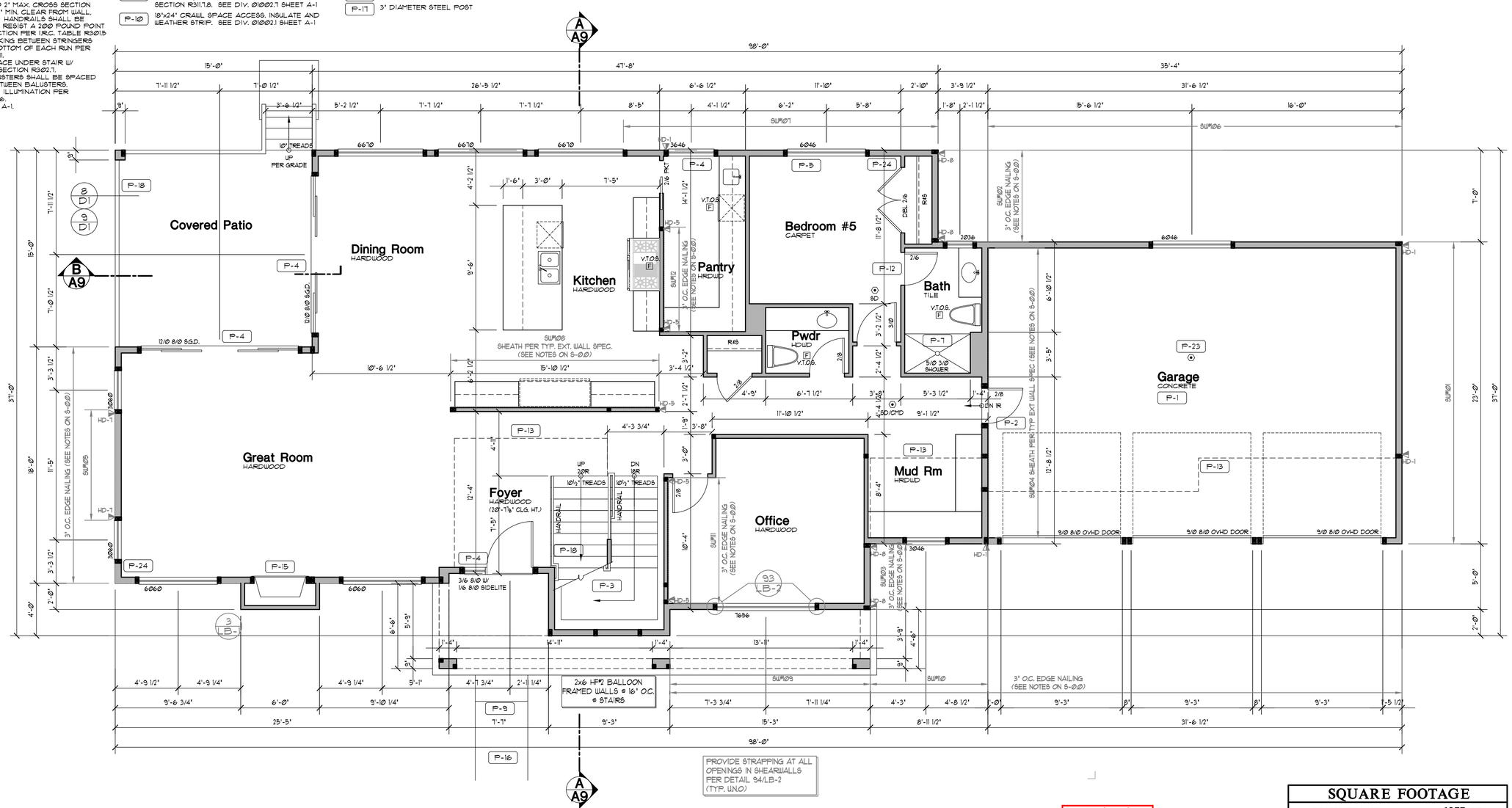
MECHANICAL, PLUMBING, AND ELECTRICAL SYSTEM FOR UNITS: PER DIV. 15,16 SEE SHEET A1

FURN WH

A. PROVIDE 6" DIAMETER FRESH AIR INTAKE FROM OUTSIDE TO RETURN AIR PLENUM AT FURNACE WITH MOTORIZED FLOW DAMPERS.
B. PROVIDE THERMAL EXPANSION TANK AT WATER HEATER.
C. STRAP WATER HEATER TO FRAMING TOP AND BOTTOM.
D. PROVIDE PRESSURE RELIEF LINE PLUMBED TO OUTSIDE.

GENERAL PLAN NOTES

1. SEE SHEET A-1 FOR ALL GENERAL NOTES AND REQUIREMENTS.
2. ENERGY AND AIR QUALITY INFORMATION SEE DIV. 17 SHEET A-1
3. SEE BUILDING ELEVATION FOR WINDOW OPERATION SEE DIV. 8 SHEET A-1
4. SEE TYP. MATERIALS LIST ON SECTION SHEET
5. SEE SHEET A-1 FOR ALL NOTES AND REQUIREMENTS CONCERNING MECHANICAL, PLUMBING, AND ELECTRICAL.



Reviewed
Kolke Consulting Group, Inc.
C. Kolke
02/24/2022

SQUARE FOOTAGE

MAIN FLOOR	1977 SF
UPPER FLOOR	2510 SF
LOWER FLOOR	1351 SF
TOTAL	5838 SF
GARAGE	725 SF
PORCH	146 SF
PATIO	225 SF

MAIN FLOOR PLAN

Scale 1/4"=1'-0"

REGISTERED ARCHITECT RITA CHRISTINE KAPPLER STATE OF WASHINGTON ORIGINAL SIGNATURE REQUIRED

Date	By	Description
10/15/21	SM	PERMIT SET
2/23/22	SM	JURISDICTIONAL COMMENTS

Permit No. 2112-193

Pratt Plat

Lot 5
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Bellevue, WA 98007
1-800-888-4517
www.kapplerhomeplans.com

TITLE

JOB NO. : 19038.21
STARTING NO. : 19038.05

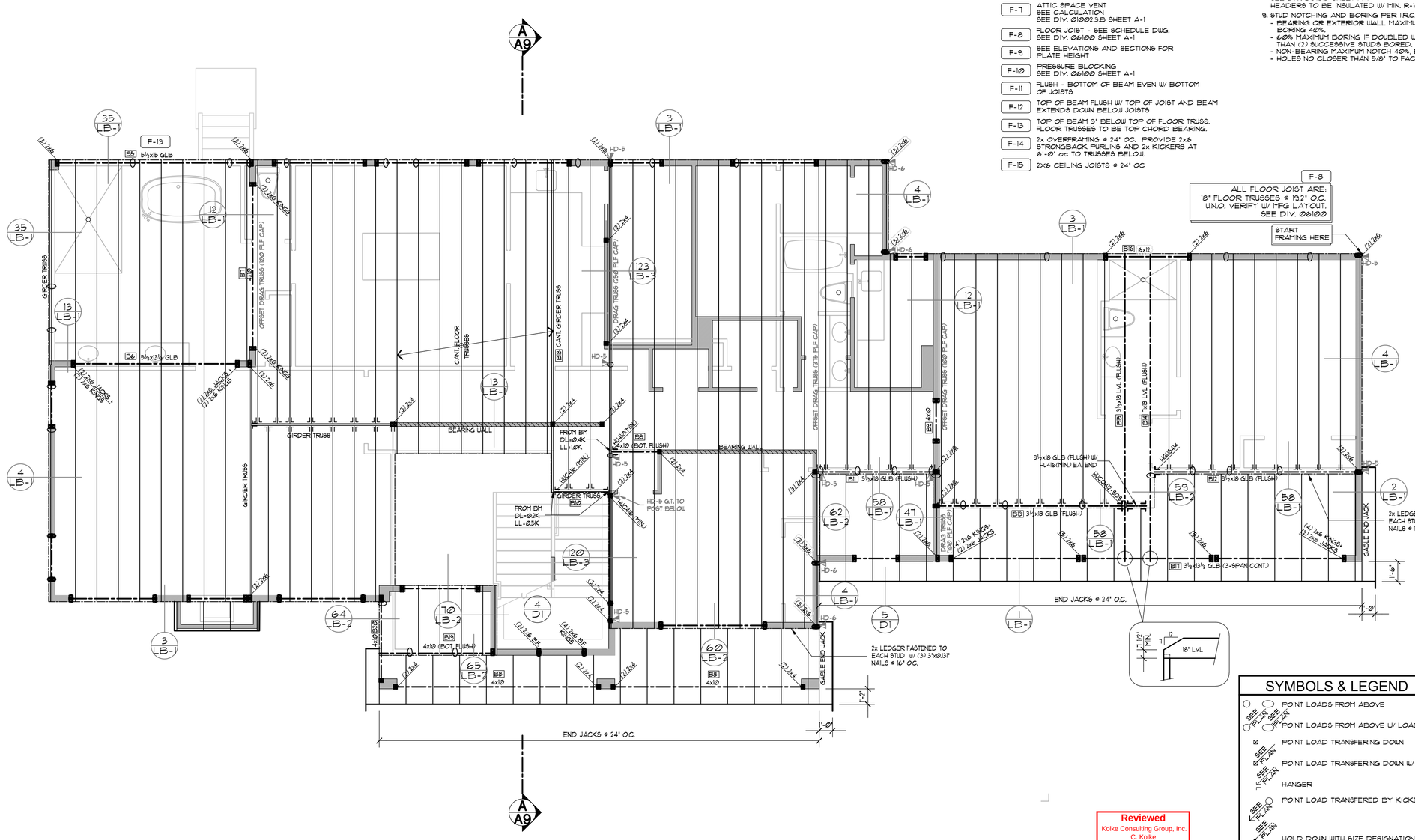
SHEET
A3

FRAMING PLAN KEYNOTES

- F-1 BACK FRAMING AND SOFFIT AREA AS REQUIRED TO ALLOW FOR HVAC DUCTING. SEE DIV.15 SHEET A-1
- F-2 RAKED PONY WALL ON TOP OF LOWER ROOF FRAMING MEMBERS SUPPORTING UPPER ROOF FRAMING MEMBERS.
- F-3 ALIGN EDGE OF JOIST WITH FACE OF WALL
- F-4 ALIGN INSIDE FACE OF BEAM WITH OUTSIDE FACE OF WALL
- F-5 UPSET - BOTTOM OF BEAM EVEN W/ BOTTOM OF JOIST AND TOP OF BEAM EXTENDS UP ABOVE JOISTS
- F-6 TOP OF BEAM IS FLUSH WITH BOTTOM OF JOIST WITH NO TOP PLATE. CUT ADJACENT FRAMING MEMBERS INTO BEAM FOR ADEQUATE SUPPORT.
- F-7 ATTIC SPACE VENT SEE CALCULATION SEE DIV. 01007.3B SHEET A-1
- F-8 FLOOR JOIST - SEE SCHEDULE DWG. SEE DIV. 06100 SHEET A-1
- F-9 SEE ELEVATIONS AND SECTIONS FOR PLATE HEIGHT
- F-10 PRESSURE BLOCKING SEE DIV. 06100 SHEET A-1
- F-11 FLUSH - BOTTOM OF BEAM EVEN W/ BOTTOM OF JOISTS
- F-12 TOP OF BEAM FLUSH W/ TOP OF JOIST AND BEAM EXTENDS DOWN BELOW JOISTS
- F-13 TOP OF BEAM 3" BELOW TOP OF FLOOR TRUSS. FLOOR TRUSSES TO BE TOP CHORD BEARING.
- F-14 2x OVERFRAMING @ 24" OC. PROVIDE 2x6 STRONGBACK PURLINS AND 2x KICKERS AT 6'-0" oc TO TRUSSES BELOW.
- F-15 2X6 CEILING JOISTS @ 24" OC

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. 01002.10A SHEET A-1
   - TRUSS SPAN PER FLOOR PLANS.
   - TRUSS TYPE PER ROOF FRAMING PLAN
4. ROOF FRAMING SPACING, 24" o.c. U.N.O.
5. ROOF PITCH- EXTERIOR PER ELEVATION INTERIOR PER SECTION.
6. RAFTER TAIL 2x4, VERIFY.
7. ROOF TAIL AND RAKE OVERHANG PER ROOF PLAN.
8. ALL HEADERS ARE 4x10 OF 7 U.N.O. B4 PROVIDE (1) TRIMMER STUD UP TO 4'-0" SPAN AND (2) TRIMMER STUDS OVER 4'-0" U.N.O. SEE DIV. 06100 SHEET A-1 HEADERS TO BE INSULATED W/ MIN. R-10 INSULATION
9. STUD NOTCHING AND BORING PER I.R.C. SECT. R602.6
   - BEARING OR EXTERIOR WALL MAXIMUM NOTCH 25%, BORING 40%.
   - 60% MAXIMUM BORING IF DOUBLED WITH NOT MORE THAN (2) SUCCESSIVE STUDS BORED.
   - NON-BEARING MAXIMUM NOTCH 40%, BORING 60%.
   - HOLES NO CLOSER THAN 5/8" TO FACE OF STUD.



SYMBOLS & LEGEND

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

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

Reviewed
Kolke Consulting Group, Inc.
C. Kolke
02/24/2022

UPPER FLOOR/LOWER ROOF FRAMING PLAN

Scale 1/4"=1'-Ø"

REGISTERED ARCHITECT
8079
STATE OF WASHINGTON
ORIGINAL SIGNATURE REQUIRED

Date	By	Description
9/29/21	SM	PERMIT SET
2/23/22	SM	JURISDICTIONAL COMMENTS

ARCHITECTURAL INNOVATIONS, P.S.
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1-800-888-4517
www.kapiteknorellans.com

Permit No. 2112-193

Pratt Plat

Lot 5

7920 SE 72nd PL Mercer Island, WA 98040

TITLE

JOB NO.: 19038.21
STARTING NO.: 19038.05

SHEET
A4

FLOOR PLAN KEY NOTES

P-1 OCCUPANCY SEPARATION:
APPLY (1) LAYER OF ½" G.W.B. TO GARAGE SIDE OF RESIDENCE, ATTIC SPACES, AND TO ALL BEAMS AND POSTS SUPPORTING A FLOOR-CEILING ASSEMBLY APPLY (1) LAYER OF ⅝" TYPE 'X' G.W.B. TO GARAGE CEILING WHEN UNDER HABITABLE ROOMS. DUCTS THROUGH WALL OR CEILING COMMON TO HOUSE SHALL HAVE MINIMUM 26 GAUGE STEEL SEE DIV. 01 00 02.6.A. SHEET A-1.

P-2 1⅜" MIN. SELF CLOSING SOLID WOOD CORE, HONEY-COMB CORE STEEL, OR 20-MINUTE FIRE RATED DOOR. SEE DIV. 01 00 02.6.B. SHEET A-1

P-3 STAIR ASSEMBLY NOTES: PER I.R.C. SECTION R311.5 AND DETAIL 4/D1.
A. HEADROOM MIN. 6'-8", WIDTH MIN. 3'-0".
B. TREADS 10" MIN. DEPTH AND MIN. WIDTH OF 36" ABOVE HANDRAIL HEIGHT, RISERS 7¾" MAX. HT. TREAD NOSING TO BE MINIMUM 3/4" AND A MAXIMUM OF 1 1/4" ON STAIRS WITH SOLID RISERS.
C. HANDRAIL MIN. 34" TO MAX. 38" ABOVE TREAD NOSING. HANDRAIL TYPE I CIRCULAR TO HAVE 1¼" MIN. TO 2" MAX. CROSS SECTION DIMENSION AND 1 1/2" MIN. CLEAR FROM WALL. RETURN RAIL ENDS. HANDRAILS SHALL BE STRONG ENOUGH TO RESIST A 200 POUND POINT LOAD IN ANY DIRECTION PER I.R.C. TABLE R301.5
D. INSTALL FIRE BLOCKING BETWEEN STRINGERS AT THE TOP AND BOTTOM OF EACH RUN PER I.R.C. SECTION R302.11.
E. COVER USABLE SPACE UNDER STAIR W/ ½" G.W.B. PER I.R.C. SECTION R302.7.
F. INTERMEDIATE BALUSTERS SHALL BE SPACED W/ LESS THAN 4" BETWEEN BALUSTERS.
G. PROVIDE STAIRWAY ILLUMINATION PER I.R.C. SECTION R303.6.
SEE DIV. 01 00 02.7 SHEET A-1.

P-4 SAFETY GLAZING PER I.R.C. SECTION R308
A. WINDOWS WITHIN 18" OF FLOOR
B. WINDOWS WITHIN A 24" ARC OF DOORS
C. WINDOWS AT TUBS AND SHOWERS
D. GLAZING IN DOORS
E. LESS THAN 60" HORIZ. FROM THE BOT. STAIR TREAD NOSING, 4 BOT. EDGE OF GLAZING IS LESS THAN 36" ABV. LANDING/WALKING SURFACE SEE DIV. 08 80 00 SHEET A-1

P-5 EGRESS WINDOW PER I.R.C., SECTION R310 SEE DIV. 08 60 00 SHEET A-1

P-6 IGNITERS FOR GAS FIRED APPLIANCES IN GARAGE TO BE 18" MIN. ABOVE TOP OF SLAB. SEE DIV. 15 SHEET A-1

P-7 COVER WALLS ADJACENT TO TUBS AND SHOWERS WITH NON-ABSORBENT MATERIAL TO 72" ABOVE DRAIN INLETS, PER I.R.C. SECTION 307.2. SEE DIV. 09 250 SHEET A-1

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

P-9 7¾" MAX. RISER WITH 10" MIN. RUN. IF MORE THAN (3) RISERS, HANDRAIL REQUIRED PER I.R.C. SECTION R311.7.8. SEE DIV. 01 00 02.7 SHEET A-1

P-10 18"x24" CRAWL SPACE ACCESS. INSULATE AND WEATHER STRIP. SEE DIV. 01 00 02.1 SHEET A-1

P-11 22"x30" ATTIC SPACE ACCESS W/ 30" HEAD CLEARANCE. INSULATE AND WEATHER STRIP. SEE DIV. 01 00 02.2 SHEET A-1

P-12 FLOOR MATERIAL BREAK LINE

P-13 WALL LINE ABOVE

P-14 WALL LINE BELOW

P-15 FIREPLACE ASSEMBLY NOTES:
A. DIRECT VENT GAS FIREPLACES, MUST BE LISTED, LABELED & INSTALLED PER MFG. SPECIFICATIONS, SHALL CONFORM TO I.R.C. REQUIREMENTS. SEE DIV. 01 00 02.12 SHEET A-1
B. ZERO CLEARANCE FIREPLACES SHALL CONFORM TO I.R.C. REQUIREMENTS. SEE DIV. 01 00 02.12 SHT A-1
C. HEARTH SHALL CONFORM TO I.R.C. REQUIREMENT SEE DIV. 01 00 02.12
D. FIREBLOCK OPENINGS AROUND PENETRATIONS @ EACH FLOOR PER I.R.C. SECTION R1003.19.
E. FIREPLACE MUST COMPLY WITH UL 127 TESTING

P-16 SEE SITE PLAN FOR EXTENT OF WALKS & DRIVEWAYS

P-17 3" DIAMETER STEEL POST

P-18 36" GUARDRAIL PER I.R.C. SECTION R312 & TABLE R301.5 CONTRACTOR TO VERIFY TO INSPECTOR THAT ALL GUARDS & RAILINGS ARE CAPABLE OF RESISTING 200lb LOAD ON TOP RAIL ACTING IN ANY DIRECTION. SEE DETAIL 8/D1.

P-19 15" VENT FOR MECHANICAL, 1" CLEARANCE ALL SIDES PER I.R.C. SECTION R302.11, SEE DIV. 15 SHEET A-1

P-20 PLANT SHELF

P-21 UPPER AND LOWER LINEN CABINETS

P-22 SOFFIT AREA

P-23 PROVIDE A HEAT DETECTOR OR HEAT ALARM RATED FOR THE AMBIENT OUTDOOR TEMPERATURES & HUMIDITY. INSTALL IN A CENTRAL LOCATION AND IN ACCORDANCE W/ THE MANF. INSTRUCTIONS. CONNECT TO AN ALARM OR SMOKE ALARM IN THE DWELLING IN A LOCATION THAT WILL PROVIDE OCCUPANT NOTIFICATION.

P-24 2x6 STUDS W/ R-21 INSULATION MIN.

SYMBOLS AND LEGEND

F FAN- DIRECT VENT TO OUTSIDE
-BATHROOMS/LAUNDRY 50 CFM MIN.
-KITCHEN EXHAUST HOOD TO BE MIN. OF 100CFM. IF EXHAUST HOOD EXCEEDS 400 CFM MAKE UP AIR MUST BE PROVIDED PER SECTION M1503.6.

WH WHOLE-HOUSE FAN TO RUN CONTINUOUS & CONFORM TO IRC, M1505.4. FAN SIZE PER PLAN. FAN RATE TO BE ADJUSTED BY A FACTOR OF 1.5 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 1.0 OR LESS MEASURED AT Ø.1 INCHES WATER GAUGE

T THERMOSTAT @ 50" ABOVE FLOOR

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

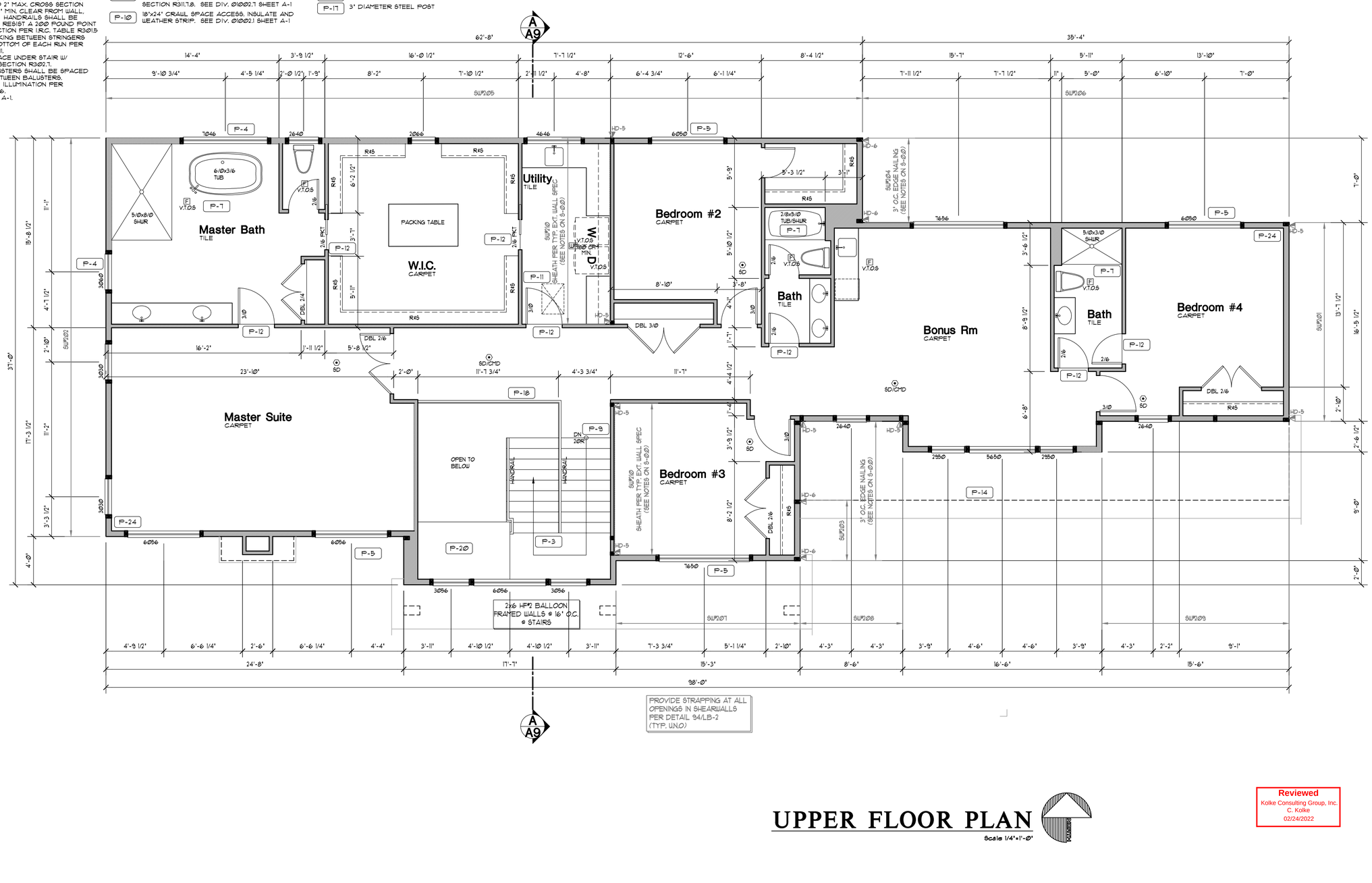
MECHANICAL, PLUMBING, AND ELECTRICAL SYSTEM FOR UNITS: PER DIV. 15,16 SEE SHEET A1

FURN WH

A. PROVIDE 6" DIAMETER FRESH AIR INTAKE FROM OUTSIDE TO RETURN AIR PLENUM AT FURNACE WITH MOTORIZED FLOW DAMPERS.
B. PROVIDE THERMAL EXPANSION TANK AT WATER HEATER.
C. STRAP WATER HEATER TO FRAMING TOP AND BOTTOM.
D. PROVIDE PRESSURE RELIEF LINE PLUMBED TO OUTSIDE.

GENERAL PLAN NOTES

1. SEE SHEET A-1 FOR ALL GENERAL NOTES AND REQUIREMENTS.
2. ENERGY AND AIR QUALITY INFORMATION SEE DIV. 17 SHEET A-1
3. SEE BUILDING ELEVATION FOR WINDOW OPERATION SEE DIV. 8 SHEET A-1
4. SEE TYP. MATERIALS LIST ON SECTION SHEET
5. SEE SHEET A-1 FOR ALL NOTES AND REQUIREMENTS CONCERNING MECHANICAL, PLUMBING, AND ELECTRICAL.



UPPER FLOOR PLAN

Scale 1/4"=1'-Ø"

Reviewed
Kolke Consulting Group, Inc.
C. Kolke
02/24/2022

REGISTERED ARCHITECT
RICHARD C. KAPLER
STATE OF WASHINGTON
ORIGINAL SIGNATURE REQUIRED

Date	By	Description
12/9/21	SM	PERMIT SET
2/23/22	SM	JURISDICTIONAL COMMENTS

Permit No. 2112-193

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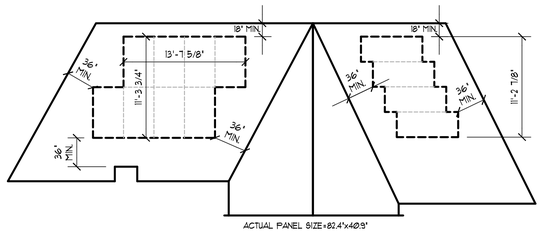
TITLE

JOB NO. : 19038.21
STARTING NO. : 19038.05

SHEET
A5



ACTUAL PANEL SIZE=82.4"x40.9"

SOLAR PANEL LAYOUT

SCALE 1/8"=1'-0"

ROOF VENT CALCULATION

TOTAL ROOF AREA 2743 SF/300 = 9.14 SF OF VENT AREA REQ

40% MIN. AT 36" MAX BELOW RIDGE = 365 SF MIN.
50% MAX. AT 36" MAX BELOW RIDGE = 457 SF MAX.

12 ROOF JACKS AT 50 SQ. IN. EACH= 600 SQ. IN.= 4.16 SF (36" MAX. BELOW RIDGE)

238 L.F. OF EAVE VENTS AT 3.3=SQ. IN./LF= 785.4 SQ. IN.= 5.45 SF

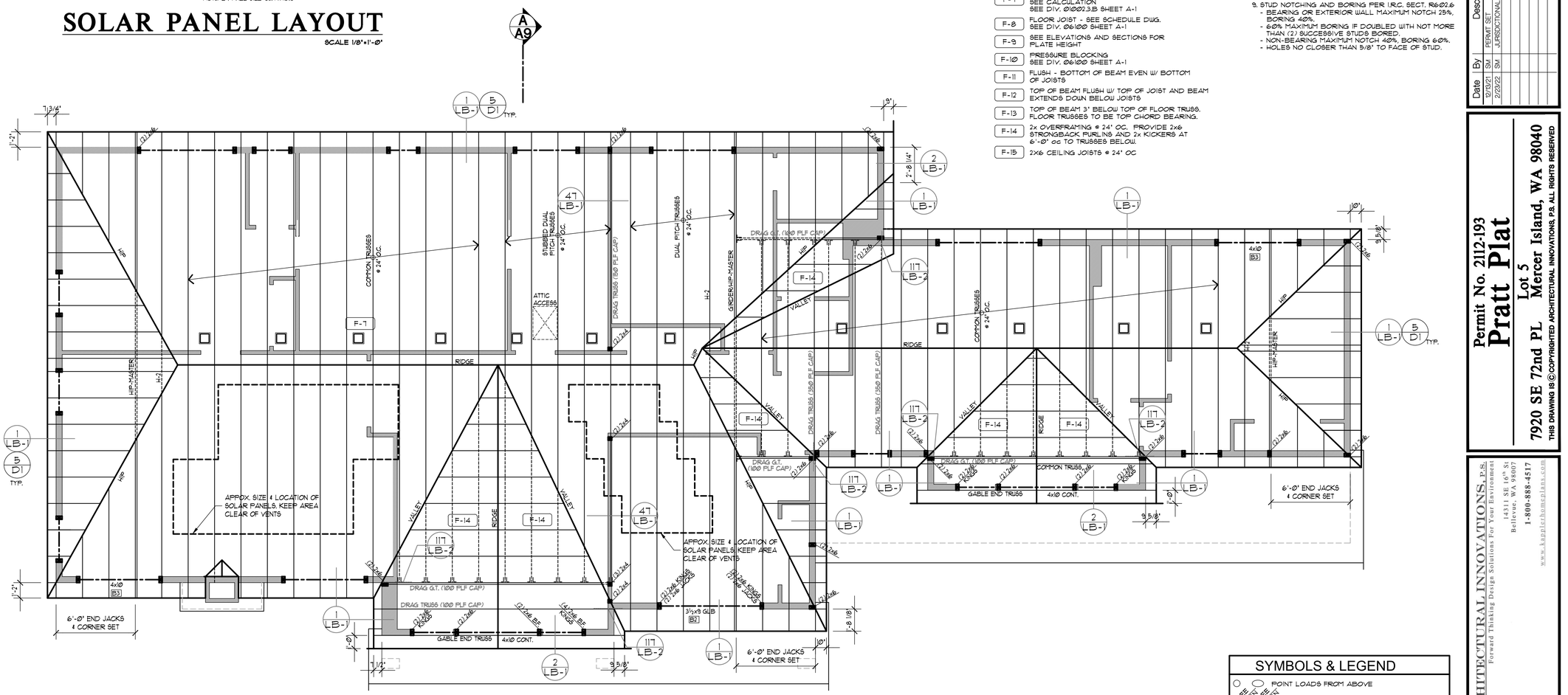
TOTAL SF OF VENTILATION PROVIDED = 9.61 SF

FRAMING PLAN KEYNOTES

- F-1 BACK FRAMING AND SOFFIT AREA AS REQUIRED TO ALLOW FOR HVAC DUCTING. SEE DIV.15 SHEET A-1
- F-2 RAKED PONY WALL ON TOP OF LOWER ROOF FRAMING MEMBERS SUPPORTING UPPER ROOF FRAMING MEMBERS.
- F-3 ALIGN EDGE OF JOIST WITH FACE OF WALL
- F-4 ALIGN INSIDE FACE OF BEAM WITH OUTSIDE FACE OF WALL
- F-5 UPSET - BOTTOM OF BEAM EVEN W/ BOTTOM OF JOIST AND TOP OF BEAM EXTENDS UP ABOVE JOISTS
- F-6 TOP OF BEAM IS FLUSH WITH BOTTOM OF JOIST WITH NO TOP PLATE. CUT ADJACENT FRAMING MEMBERS INTO BEAM FOR ADEQUATE SUPPORT.
- F-7 ATTIC SPACE VENT SEE CALCULATION SEE DIV. 01007.3.B SHEET A-1
- F-8 FLOOR JOIST - SEE SCHEDULE DWG. SEE DIV. 06100 SHEET A-1
- F-9 SEE ELEVATIONS AND SECTIONS FOR PLATE HEIGHT
- F-10 PRESSURE BLOCKING SEE DIV. 06100 SHEET A-1
- F-11 FLUSH - BOTTOM OF BEAM EVEN W/ BOTTOM OF JOISTS
- F-12 TOP OF BEAM FLUSH W/ TOP OF JOIST AND BEAM EXTENDS DOWN BELOW JOISTS
- F-13 TOP OF BEAM 3" BELOW TOP OF FLOOR TRUSS. FLOOR TRUSSES TO BE TOP CHORD BEARING.
- F-14 2x OVERFRAMING @ 24" OC. PROVIDE 2x6 STRONGBACK PURLINS AND 2x KICKERS AT 6'-0" oc TO TRUSSES BELOW.
- F-15 2X6 CEILING JOISTS @ 24" OC

GENERAL FRAMING NOTES

1. SEE TYPICAL MATERIALS LIST ON SECTION SHEET
2. SEE SHEET A-1 FOR ALL GENERAL NOTES AND FOR ALL REQUIREMENTS CONCERNING MECHANICAL, PLUMBING, AND ELECTRICAL.
3. TRUSS DESIGN BY MFG. TRUSS PLAN SHOWN IS FOR GENERAL LAYOUT ONLY. SEE DIV. 6100 SHEET A-1
   - TRUSS LOADING. SEE DIV. 01002.10A SHEET A-1
   - TRUSS SPAN PER FLOOR PLANS.
   - TRUSS TYPE PER ROOF FRAMING PLAN
4. ROOF FRAMING SPACING, 24" o.c. U.N.O.
5. ROOF PITCH- EXTERIOR PER ELEVATION INTERIOR PER SECTION.
6. RAFTER TAIL 2x4, VERIFY.
7. ROOF TAIL AND RAKE OVERHANG PER ROOF PLAN.
8. ALL HEADERS ARE 4x10 DF #1 U.N.O. B1
   PROVIDE (1) TRIMMER STUD UP TO 4'-0" SPAN AND (2) TRIMMER STUDS OVER 4'-0" U.N.O.
   SEE DIV. 06100 SHEET A-1
   HEADERS TO BE INSULATED W/ MIN. R-10 INSULATION
9. STUD NOTCHING AND BORING PER I.R.C. SECT. R602.6
   - BEARING OR EXTERIOR WALL MAXIMUM NOTCH 25%, BORING 40%.
   - 60% MAXIMUM BORING IF DOUBLED WITH NOT MORE THAN (2) SUCCESSIVE STUDS BORED.
   - NON-BEARING MAXIMUM NOTCH 40%, BORING 60%.
   - HOLES NO CLOSER THAN 5/8" TO FACE OF STUD.



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

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

REGISTERED ARCHITECT
RAY B. KAPLE
STATE OF WASHINGTON
ORIGINAL SIGNATURE REQUIRED

Date	By	Description
9/29/21	SM	PERMIT SET
2/23/22	SM	JURISDICTIONAL COMMENTS

Permit No. 2112-193

Pratt Plat

Lot 5
7920 SE 72nd PL Mercer Island, WA 98040

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TITLE

JOB NO. : 19038.21
STARTING NO. : 19038.05

SHEET
A6

SOUTH ELEVATION

Scale 1/4"=1'-0"

WEST ELEVATION

Scale 1/4"=1'-0"

Reviewed
Kolke Consulting Group, Inc.
C. Kolke
02/24/2022

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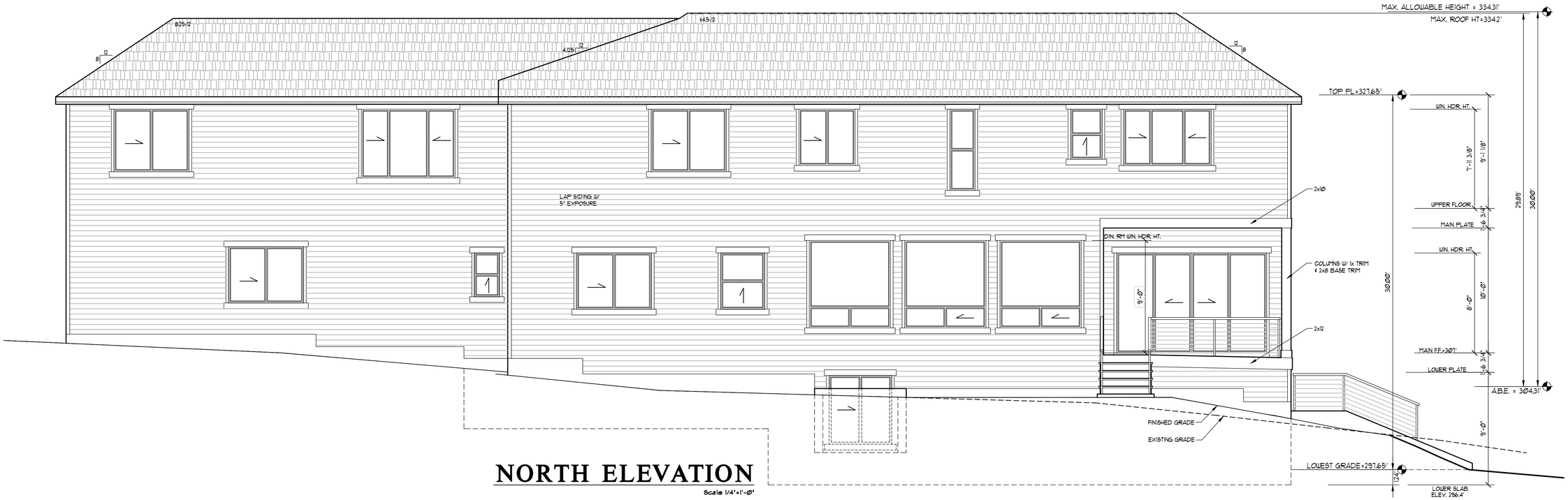
TITLE

JOB NO. : 19038.21
STARTING NO. : 19038.05

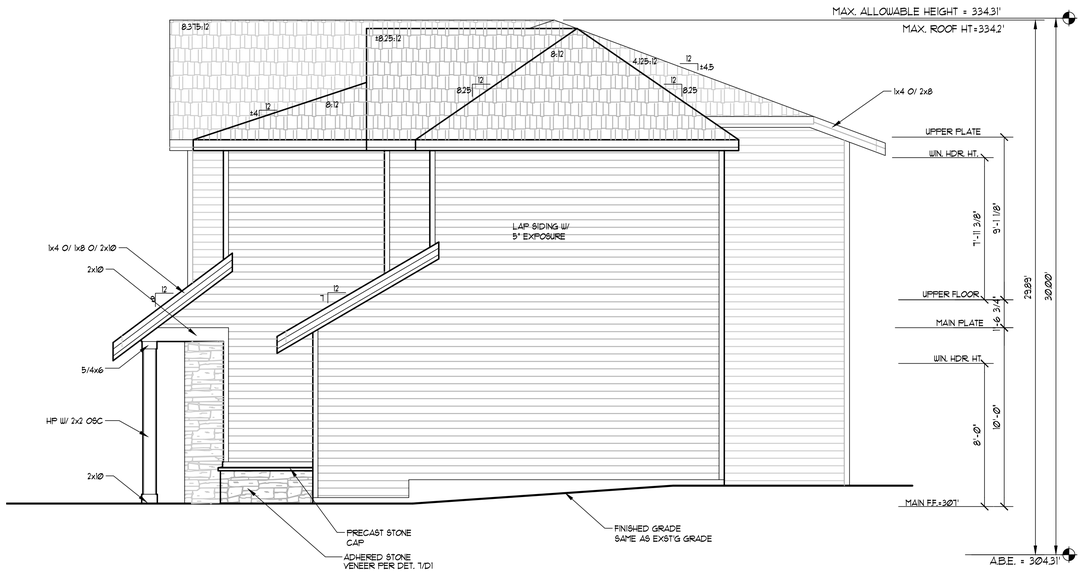
SHEET

A7



NORTH ELEVATION

Scale 1/4"=1'-0"



EAST ELEVATION

Scale 1/4"=1'-0"

Reviewed
Kolke Consulting Group, Inc.
C. Kolke
02/24/2022

REGISTERED ARCHITECT
STATE OF WASHINGTON
ORIGINAL SIGNATURE REQUIRED

Date	By	Description
12/15/21	SM	PERMIT SET
2/23/22	SM	J.J.RISDICTIONAL COMMENTS

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STARTING NO. : 19038.05

SHEET

A8

TYPICAL BUILDING MATERIALS

ROOF CONSTRUCTION

ROOFING: (DIV. 7)	SHINGLES (DIV. 01000.5)
BUILDING PAPER: (DIV. 7)	30# BUILDING PAPER
SHEATHING: (DIV. 6)	7/16" O.S.B. OR EQUAL
FRAMING: (DIV. 6)	PER PLAN
INSULATION: (DIV. 7)	R-49 BLOWN-IN/R-38 BATT • VAULTS
SOFFIT: (DIV. 7)	PER SPECIFICATIONS
GWB: (DIV. 9)	5/8" GWB

EXTERIOR WALL CONSTRUCTION

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

FLOOR CONSTRUCTION

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

TRIM:(DIV. 6)

WINDOW: (WITH NO BRICK MOLD)	HEAD: 2x6 EXTEND 3" JAMB: 5/4x4
CORNER BOARDS:	INSIDE: 2x2 OUTSIDE: 5/4x4 / 5/4x3
FASCIA:	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.
- DUCTS MUST BE LEAK TESTED IN ACCORDANCE WITH WSU RS-33. TOTAL LEAKAGE MUST BE VERIFIED BY EITHER THE ROUGH-IN TEST OR POSTCONSTRUCTION TEST PER WSEC R403.3. TOTAL LEAKAGE MUST BE LESS THAN OR EQUAL TO 4 cfm PER 100 S.F. OF CONDITIONED FLOOR AREA WHEN TESTED AT A PRESSURE DIFFERENTIAL OF 0.1" w.g. (25 Pa) ACROSS THE ENTIRE SYSTEM.

ENERGY CREDITS

1.3 EFFICIENT BUILDING ENVELOPE 0.5 CREDIT

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

2.1 AIR LEAKAGE CONTROL & EFFICIENT VENTILATION 0.5 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 M1507.3 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.

3.1 HIGH EFFICIENCY HVAC 1.0 CREDIT

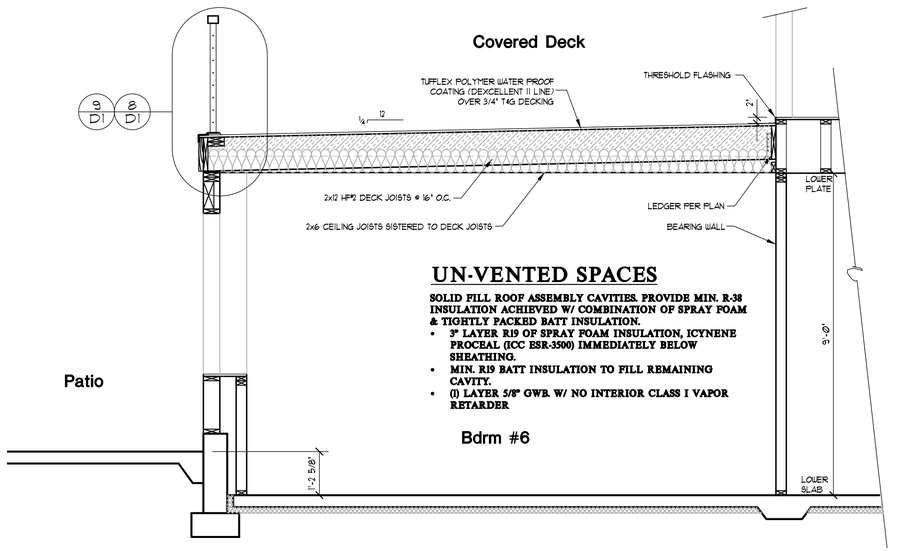
ENERGY STAR RATED GAS FURNACE WITH A MINIMUM AFUE OF 95%

5.5 EFFICIENT WATER HEATING 2.0 CREDIT

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

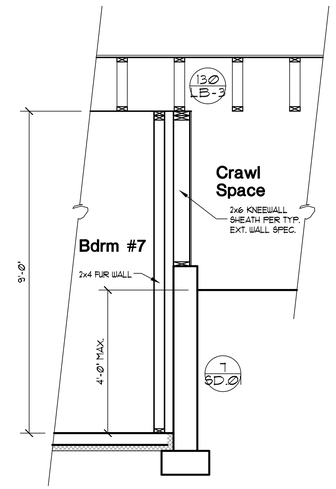
6.1 RENEWABLE ELECTRIC ENERGY 3.0 CREDIT

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



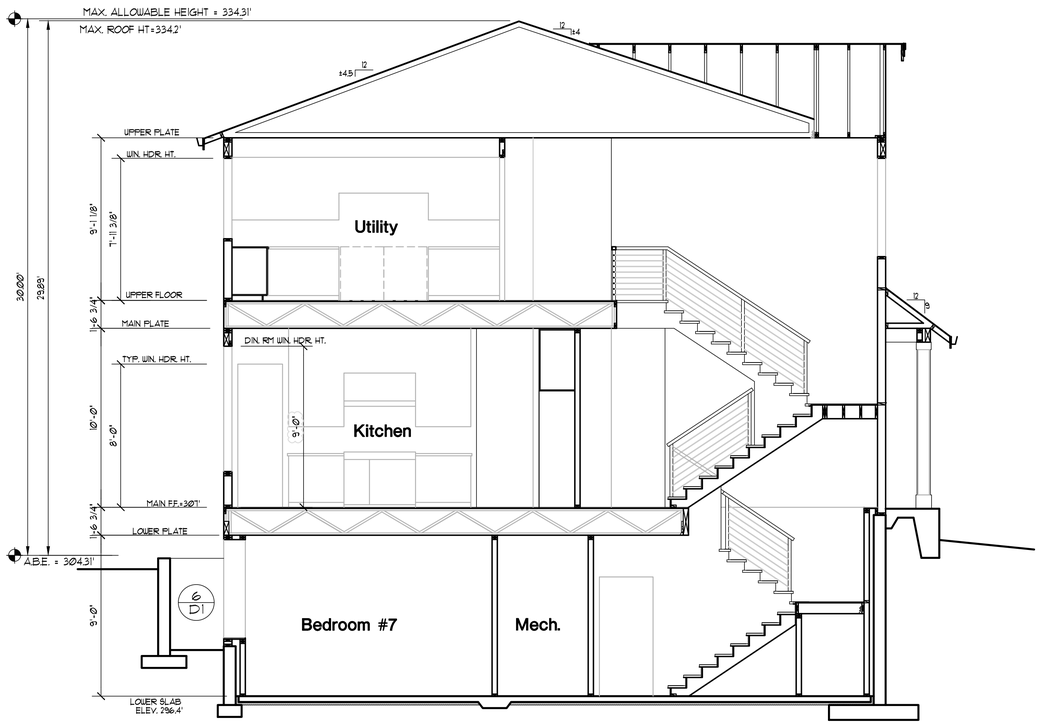
PARTIAL DECK SECTION B

Scale 1/2"=1'-0"



PARTIAL SECTION C

Scale 1/2"=1'-0"



BUILDING SECTION A-A

Scale 1/4"=1'-0"

Reviewed
Kolke Consulting Group, Inc.
C. Kolke
02/24/2022

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Permit No. 2112.193

Pratt Plat

Lot 5
Mercer Island, WA 98040

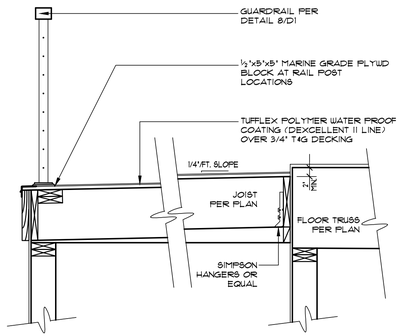
7920 SE 72nd PL

TITLE

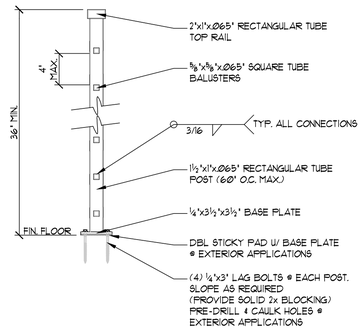
JOB NO. : 19038.21
STARTING NO. : 19038.05

SHEET

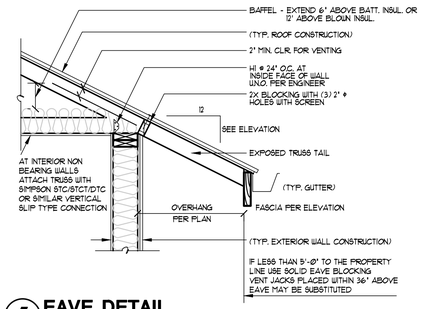
A9



9 DECK DETAIL
3/4"=1'-0"

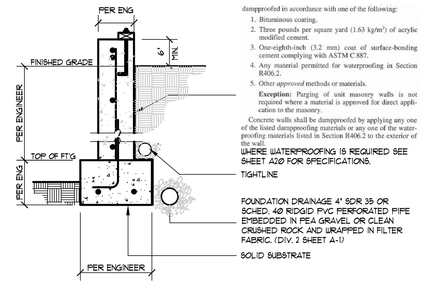


8 STANDARD RAIL DETAIL
1 1/2"=1'-0"



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

06100-07300-01



dampproofed in accordance with one of the following:

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

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

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

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

TIGHTLINE

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

SOLID SUBSTRATE

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

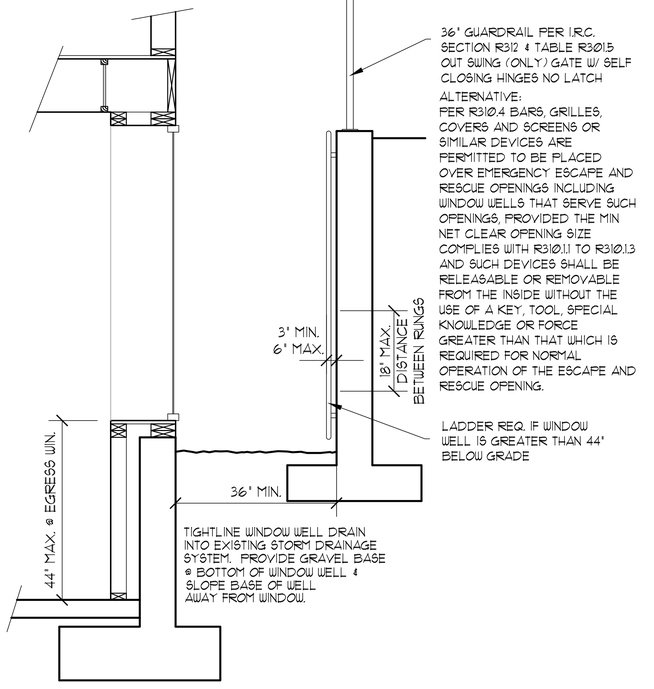
03300-07100-01

WINDOW WELL

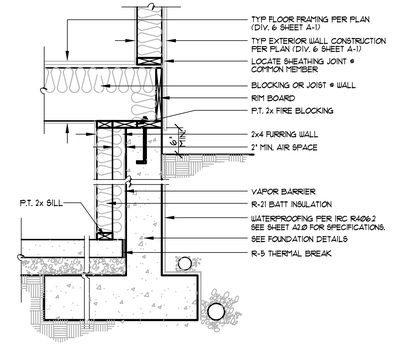
R310.2 Window wells. The minimum horizontal area of the window well shall be 9 square feet (0.9 m²), with a minimum horizontal projection and width of 36 inches (914 mm). The area of the window well shall allow the emergency escape and rescue opening to be fully opened.

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

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

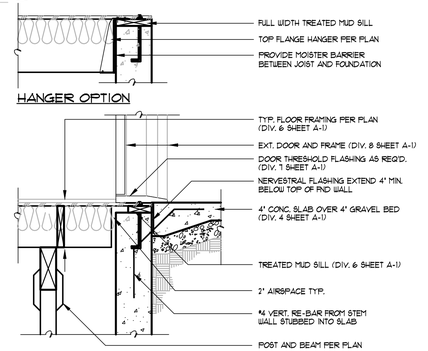


6 WINDOW WELL DETAIL
3/4"=1'-0"



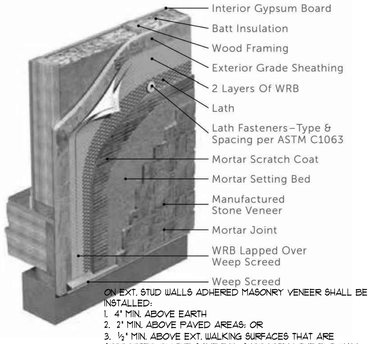
2 FURRING DETAIL (NON INSULATED FLR)
3/4"=1'-0"

06100-03300-2L_CUT



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

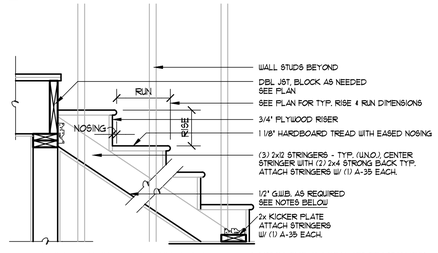
06100-03300-06_CUT



ON EXT. STUD WALLS ADHERED MASONRY VENEER SHALL BE INSTALLED:

1. 4" MIN. ABOVE EARTH
2. 2" MIN. ABOVE PAVED AREAS; OR
3. ½" MIN. ABOVE EXT. WALKING SURFACES THAT ARE SUPPORTED BY THE SAME FND. SUPPORTING THE EXT. WALL

7 STONE VENEER DETAIL
N.T.S.



1. HEADROOM MIN. 6'-8", WIDTH MIN. 3'-0" PER I.R.C. SECTION R311.7.
2. TREADS 10" MIN. DEPTH FROM LEADING EDGES OF NOSING TO NOSING AND RISERS 7¾" MAX. HEIGHT PER I.R.C. SECTION R311.5.
3. HANDRAIL MIN. 34" TO MAX. 38" ABOVE TREAD NOSING. HANDRAIL TYPE I CIRCULAR TO HAVE 1 1/4" MIN. TO 2" MAX. CROSS SECTION DIMENSION AND 1 1/2" MIN. CLEAR FROM WALL. RETURN RAIL ENDS. HANDRAILS SHALL BE STRONG ENOUGH TO RESIST A 200# POUND POINT LOAD IN ANY DIRECTION PER IRC TABLE R301.5
4. INSTALL FIRE BLOCKING BETWEEN STRINGERS AT THE TOP AND BOTTOM OF EACH RUN PER I.R.C. SECTION R602.8.
5. COVER USABLE SPACE UNDER STAIR WITH 1/2" GWB. PER I.R.C. SECTION R302.7.
6. INTERMEDIATE BALUSTERS SHALL BE SPACED W/ LESS THAN 4" BETWEEN BALUSTERS PER I.R.C. SECTION R312.2.
7. TREAD NOSING TO HAVE A MAX. RADIUS OF 9/16 PROJECT A MIN. 3/4" AND A MAX. OF 1 1/4" ON STAIRS W/ SOLID RISERS. BEVELING OF NOSING NOT TO EXCEED 1/2", PER I.R.C. SECTION R311.5.3.3

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

06200-08100-01

Reviewed
Kolke Consulting Group, Inc.
C. Kolke
02/24/2022

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RICHARD P. KAPITEKNORELLANS
ORIGINAL SIGNATURE REQUIRED

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Pratt Plat

Lot 5
Mercer Island, WA 98040

7920 SE 72nd PL

TITLE

JOB NO.:	19038.21
STARTING NO.:	19038.05

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

SPECIAL INSPECTIONS REQUIRED

IBC SECTION 1705.3

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

GENERAL STRUCTURAL NOTES

FOUNDATION

- DESIGN IS BASED ON 2018 INTERNATIONAL RESIDENTIAL CODE & 2018 INTERNATIONAL BUILDING CODE
- DESIGN LOADS:
  SOIL 3,000 PSF ALLOWABLE BEARING PRESSURE PER PANGEO SOILS REPORT DATED 4/28/2016
- CONCRETE SHALL ATTAIN THE FOLLOWING MINIMUM COMPRESSIVE STRENGTHS IN 28 DAYS, U.N.O.:
  f'c = 2500 psi: ..... FOUNDATION WALLS*
  2500 psi: ..... FOOTINGS*
  2500 psi: ..... INTERIOR SLABS ON GRADE
  3500 psi: ..... GARAGE & EXT. SLABS ON GRADE
  fy = 60,000 psi
  * UTILIZE 5½" SACK 2500 PSI CONCRETE MIXES THAT ARE EQUIVALENT TO 3,000 PSI CONCRETE FOR FEATHERING POTENTIAL
- ALL CONCRETE EXPOSED TO THE WEATHER SHALL NOT HAVE LESS THAN 5% OR MORE THAN 7% AIR ENTRAINMENT.
- FOUNDATION WALL DESIGN IS BASED ON BACKFILL SOIL CLASSIFICATIONS OF SC, ML-CL, OR CL (60 pcf) SOIL.
- TYPICAL REINFORCEMENT DETAILS: LAP ALL REBAR 24" MIN; BEND BARS AND LAP AT CORNERS; PROVIDE 6" HOOK INTO SUPPORTING FOOTINGS WHEN FOOTINGS INTERSECT; PROVIDE 3" MINIMUM COVER AT THE BOTTOM BARS AND 1 1/2" COVER AT THE SIDES.
- FOUNDATION WALLS SHALL BE BRACED, PRIOR TO BACKFILLING, BY EITHER ADEQUATE TEMPORARY BRACING OR INSTALLATION OF FIRST FLOOR DECK.
- ALL FOOTINGS SHALL BEAR BELOW FROST LINE. CONSULT SOILS REPORT/ LOCAL MUNICIPALITY FOR MINIMUM DEPTH BELOW GRADE.
- FOOTINGS AND SLABS ON GRADE SHALL BEAR ON VIRGIN SOIL OR 95% COMPACTED FILL.
- PROVIDE CONTROL JOINTS AT ALL INSIDE CORNERS OF SLAB EDGES, AND OTHER LOCATIONS WHERE SLAB CRACKS ARE LIKELY TO DEVELOP. (15'-0" O.C.)
- FASTEN SILL PLATES TO FOUNDATION WALLS WITH ⅝" DIA. ANCHOR BOLTS w/ MIN. 3"x3"x ¼" PLATE WASHERS (EDGE OF WASHER TO BE LOCATED WITHIN ½" OF EXTERIOR EDGE OF SILL PLATE) & NUTS @ 6'-0" O.C. @ 2-STORY & 4'-0" O.C. @ 3-STORY CONDITIONS w/ 1" MIN. EMBEDMENT INTO CONC. PROVIDE A MINIMUM OF 2 ANCHORS PER PLATE, 12" MAXIMUM FROM PLATE ENDS, U.N.O. (SEE FND. DETAILS).
- 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.
- ARCH/BUILDER TO VERIFY ALL DIMENSIONS

HOLD-DOWN SCHEDULE

SYMBOL	SPECIFICATION
HD-1	SIMPSON STHD14 (R.I.) HOLD-DOWN
HD-5	SIMPSON CS16 STRAP TIE (14" END LENGTH)
HD-6	SIMPSON MSTC40 STRAP TIE (CENTER STRAP ON FLOOR SYSTEM U.N.O.)
HD-7	SIMPSON MSTC66 STRAP TIE (CENTER STRAP ON FLOOR SYSTEM U.N.O.)
HD-8	SIMPSON HDUII-SDS2.5 HOLD-DOWN

MEANS & METHODS NOTES

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

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

ADDITIONAL NOTES FOR TRUSS & I-JOIST MANUFACTURER

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

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

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

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

LIVE LOAD (PSF):

ROOF :	20
RESIDENTIAL LIVING AREAS :	40
RESIDENTIAL SLEEPING AREAS :	30

SNOW LOAD:

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

LATERAL DESIGN LOADS:

WIND LOAD: (IBC 1609)

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

SEISMIC LOAD: (IBC 1613)

SEISMIC RISK CATEGORY :	II
SEISMIC IMPORTANCE FACTOR (I_e) :	1.0
MAPPED SPECTRAL RESPONSE :	
S_{DS}: 1.470	S_1: 0.508
SITE CLASS :	C
SPECTRAL RESPONSE COEFF. :	
S_{DS}: 1.176	S_{D1}: 0.505
SEISMIC DESIGN CATEGORY:	D
BASIC SEISMIC-FORCE-RESISTING SYS :	LIGHT FRAMED WALLS w/WOOD STRUCTURAL PANELS
ULTIMATE BASE SHEAR:	TRANS: 20 K LONG: 20 K
SEISMIC RESPONSE COEFF. (C_s) :	TRANS: 0.181 LONG: 0.181
RESPONSE MODIFICATION FACTOR (R) :	TRANS: 6.5 LONG: 6.5
ANALYSIS PROCEDURE USED:	EQUIVALENT LATERAL FORCE

LATERAL BRACING NOTES

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

110 MPH WIND IN 2018 IRC MAP

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

STANDARD EXTERIOR WALL SHEATHING SPECIFICATIONS

(INTERIOR WALL SPECIFICATION WHERE NOTED ON PLANS)

- 7/16" OSB OR 15/32" PLYWOOD:

  FASTEN SHEATHING w/ 2½"x0.131" NAILS @ 6"o.c. AT ALL SUPPORTED PANEL EDGES AND 12" O.C. IN THE PANEL FIELD. ALL SHEATHING SHEET PANEL EDGES SHALL OCCUR OVER WALL FRAMING MEMBERS OR 2x HORIZONTAL BLOCKING SHALL BE PROVIDED TO SUPPORT PANEL EDGE. ALL EXTERIOR WALLS SHALL BE CONSTRUCTED PER THIS SPECIFICATION U.N.O. ON PLANS.

3" o.c. EDGE NAILING

(WHERE NOTED ON PLANS)

- 7/16" OSB OR 15/32" PLYWOOD:

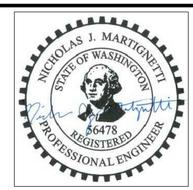
  ONLY AT LOCATIONS INDICATED ON PLANS - SHEATHE WALL SHOWN WITH 7/16" OSB. FASTEN SHEATHING w/ 2½"x0.131" NAILS @ 3" O.C. AT EDGES AND 12" O.C. AT CENTER. ALL SHEATHING SHEET PANEL EDGES SHALL OCCUR OVER WALL FRAMING MEMBERS OR 2x HORIZONTAL BLOCKING SHALL BE PROVIDED TO SUPPORT PANEL EDGE AND 3" O.C. FASTENING.

NOTES:

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

LEGEND

- INTERIOR BEARING WALL
- BEARING WALL ABOVE (B.W.A.), OR SHEARWALL ABOVE (S.W.A.)
- BEAM / HEADER
- INTERIOR SHEAR WALL PANEL OR EXTERIOR SHEAR WALL w/ 3" o.c. EDGE NAILING
- AREA OF OVERFRAMING
- JL METAL HANGER
- ✳ INDICATES POST ABOVE. PROVIDE SOLID BLOCKING UNDER POST OR JAMB ABOVE.
- INDICATES HOLDOWN.



Reviewed
Kolke Consulting Group, Inc.
C. Kolke
02/24/2022

GENERAL STRUCTURAL NOTES

DESIGN PARAMETERS

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

GENERAL FRAMING

- EXTERIOR BEARING WALLS SHALL BE 2x4 OR 2x6 (AS SHOWN ON PLANS) @ 16" O.C. (w/ DOUBLE TOP PLATE) HEM FIR (HF) "STUD" GRADE LUMBER, OR BETTER, U.N.O.
- INTERIOR BEARING WALLS SHALL BE 2x4 OR 2x6 (AS SHOWN ON PLANS) @ 16" O.C. (w/ DOUBLE TOP PLATE) HEM FIR (HF) "STUD" GRADE LUMBER, OR BETTER, U.N.O.
- ALL NON-BEARING INTERIOR STUD WALLS SHALL BE CONSTRUCTED WITH 2x "STUD" GRADE MEMBERS SPACED @ 24" O.C. (MAX.)
- ALL WALLS TALLER THEN TYP. PLATE HEIGHT SHALL BE CONSIDERED BALLOON FRAMED & SHALL BE CONSTRUCTED FROM FLOOR TO UNDERSIDE OF FRAMING AT NEXT LEVEL. B.F. WALLS SHALL BE 2x4 OR 2x6 (AS SHOWN ON PLANS) HEM FIR (HF) #2 GRADE LUMBER, OR BETTER.
- ALL HEADERS SHALL BE SUPPORTED BY (1)2x JACK STUD & (1)2x KING STUD, MINIMUM.
  - THE NUMBER OF STUDS SPECIFIED AT A SUPPORT INDICATES THE NUMBER OF JACK STUDS REQUIRED, U.N.O..
- ALL 2x6 AND LARGER SOLID SAWN BEAMS/HEADERS SHALL BE HEM FIR #2 (HF #2) OR BETTER. ALL 4x6 AND LARGER SOLID SAWN LUMBER SHALL BE DOUG FIR #2 (DF #2) OR BETTER.
- ALL FRAMING LUMBER SHALL BE KILN DRIED TO 15% MC (KD-15).
- ALL TYP. NAIL FASTENER REQUIREMENTS ARE NOTED IN GENERAL NOTES, IN DETAILS, OR ON PLANS. ALL NAILS SPECIFIED ARE MIN DIAMETER AND LENGTH REQUIRED FOR CONNECTION. ALL HANGER NAILS SHALL BE INSTALLED PER MANUFACTURER'S REQUIREMENTS FOR MAX CHARTED CAPACITY. NOTE: HANGERS USE COMMON NAIL DIAMETERS NOT TYPICAL FRAMING GUN NAILS.
- FASTEN ALL BEAMS TO COLUMNS, OR FLUSH BEAMS TO SUPPORTING BEAMS, w/ (4) 3"x0.131" TOENAILS (MIN.), TYP. U.N.O.
- PROVIDE SOLID BLOCKING IN FLOOR SYSTEM UNDER ALL POSTS & HOLD-DOWNS CONTINUOUS TO FOUNDATION/BEARING. BLOCKING TO MATCH POST ABOVE.
- ENGINEERED LUMBER TO MEET OR EXCEED THE FOLLOWING:
  - LSL MEMBERS - Fb=2325 PSI; Fv=310 PSI; E=1.55x10^6 PSI
  - LVL MEMBERS - Fb=2600 PSI; Fv=285 PSI; E=2.0x10^6 PSI
  - GLB MEMBERS - Fb(+)=2400 PSI; Fb(-)=1850 PSI; Fv=265 PSI; E=1.8x10^6 PSI; DF/DF; 24F-V4 (U.N.O.)
- ENGINEERED LUMBER POSTS TO MEET OR EXCEED THE FOLLOWING:
  - LVL MEMBERS - Fb=2400 PSI; Fc⊥=2500 PSI; E=1.8x10^6 PSI
- FACE NAIL MULTI-PLY 2x BEAMS & HEADERS W/ 3-ROWS OF 3"x0.131" NAILS (MIN.) @ 12" O.C. STAGGERED. APPLY NAILING FROM BOTH FACES @ 3-PLY OR MORE CONDITIONS. UTILIZE 2 ROWS OF NAILS FOR 2x6 & 2x8 MEMBERS.
- ALL MEMBERS SPECIFIED AS MULTI-PLY 1¾" SHALL BE FASTENED TOGETHER PER MANUFACTURER. EQUIVALENT WIDTH SOLID MATERIAL MAY BE USED AS EQUAL.
- FASTEN 2x WOOD PLATES TO TOP FLANGE OF STEEL BEAMS w/P.A.F.s ('HILTI' X-U PINS OR EQUAL (0.157" DIA. x 2" LONG MIN.) @ 16" O.C. STAGGERED, OR 1/2" DIA. BOLTS @ 48" O.C., STAGGERED.
- REFER TO IRC FASTENING SCHEDULE TABLE R602.3(1) FOR ALL CONNECTIONS, TYP. U.N.O.

FLOOR FRAMING

- I-JOISTS/TRUSSES SHALL BE DESIGNED BY MANUF. TO MEET OR EXCEED L/480 LIVE LOAD DEFLECTION CRITERIA AND SHALL RUN CONTINUOUS OVER SUPPORTS WHEREVER POSSIBLE. ALL LOADS SHOWN ON PLAN FOR MANUF. DESIGNS ARE ASD LEVEL LOADS, U.N.O. (EXCLUDES STONE/MARBLE OR WET BED CONSTRUCTED FLOORS - CONTACT M&K FOR EXCLUDED DESIGNS).
- ALL METAL I-JOIST/TRUSS HANGERS SHALL BE SPECIFIED BY I-JOIST/TRUSS MANUFACTURER, UNLESS OTHERWISE NOTED.
- I-JOIST/TRUSS SHOP DRAWINGS SHALL BE SUBMITTED TO ARCHITECT AND ENGINEER FOR REVIEW AND APPROVAL PRIOR TO FABRICATION OR DELIVERY.
- 2x FLOOR JOISTS HAVE BEEN DESIGNED TO MEET OR EXCEED L/360 LIVE LOAD DEFLECTION CRITERIA.
- TYPICAL 2x JOIST HANGERS (U.N.O. ON PLANS):
  SINGLE PLY: SIMPSON LUS210
  DOUBLES: SIMPSON LUS210-2
- FLOOR SHEATHING SHALL BE 23/32" A.P.A. RATED 'STURD-I-FLOOR' 24" O.C., EXPOSURE 1 (OR APPROVED EQUAL) WITH TONGUE AND GROOVE EDGES. FASTEN TO FRAMING MEMBERS W/ GLUE AND 2 ½" x 0.131" NAILS @ 6"o.c. @ PANEL EDGES & @ 12"o.c. FIELD.
- ALL FLUSH CONNECTIONS SHALL BE CONNECTED WITH HANGER APPROPRIATE FOR MEMBER SIZE. U.N.O.
- FASTEN HANGERS TO SINGLE PLY FLUSH BEAMS w/ ½" LONG NAILS.

ROOF FRAMING

- FASTEN EACH ROOF TRUSS TO TOP PLATE W/ (4) 3"x0.131" TOENAILS (MIN.) & (1) 'SIMPSON' SDWC15600 SCREW @ ALL BEARING POINTS. PROVIDE (2) 'SIMPSON' SDWC15600 SCREWS AT 2-PLY GIRDER TRUSSES, (3) 'SIMPSON' SDWC15600 SCREWS AT 3-PLY GIRDER TRUSSES AT ALL BEARING POINTS.
- FASTEN EACH ROOF RAFTER TO TOP PLATE WITH (1) 'SIMPSON' SDWC15600 SCREW. PROVIDE (2) 'SIMPSON' SDWC15600 SCREWS AT FLUSH BEAMS IN THE ROOF - AT ALL BEARING POINTS.
- ROOF SHEATHING SHALL BE 7/16" A.P.A. RATED SHEATHING 24/16 EXPOSURE 1 (OR APPROVED EQUAL). FASTEN TO FRAMING MEMBERS w/ 2 ½" 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 WTCA & TPI'S BCSI 1-08 "GUIDE TO GOOD PRACTICE FOR HANDLING, INSTALLING & BRACING OF METAL PLATE CONNECTED WOOD TRUSSES."
- FASTEN OVER-FRAMED TRUSS SETS TO TRUSSES BELOW w/ (2) 3"x0.131" TOENAILS AT EA. TRUSS.
- SUPPORT PORCH & SHORT SPAN ROOF TRUSSES (UP TO 6' TRIB.) w/2x6 LEDGER FASTENED TO FRAMING w/(3) 3"x0.131" NAILS @ 16" o.c.
- FASTEN ALL INTERIOR NON-BEARING PARTITION WALLS TO TRUSS BOTTOM CHORD ABOVE WITH SIMPSON STC CLIPS AT 24" o.c. MAX. PROVIDE BLOCKING BETWEEN THE TRUSS BOTTOM CHORDS AS REQUIRED FOR THE PARALLEL CONDITIONS.

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M&K project number: 203-21004

project mgr:	RJZ
drawn by:	RJD
issue date:	11-19-21

REVISIONS:

date:	initial:
02/04/22 PLAN REVIEW RESPONSE	RJD

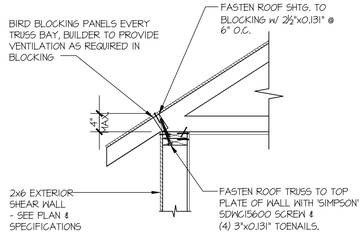
ARCHITECTURAL INNOVATIONS

STRUCTURAL NOTES

PRATT PLAT - LOT 5

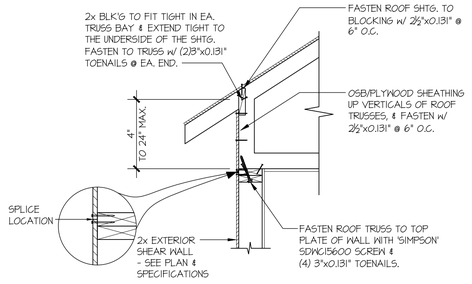
MERCER ISLAND, WASHINGTON

sheet: S-0.0



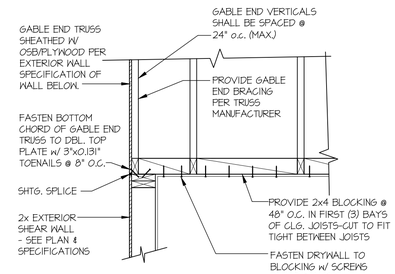
1 TYPICAL SHEAR TRANSFER DETAIL @ ROOF

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



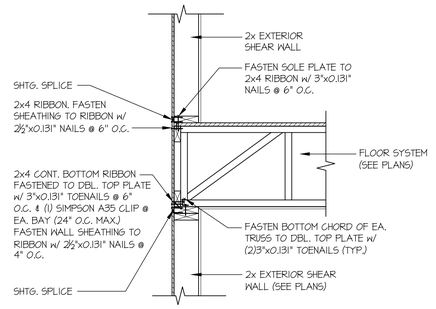
1 TYPICAL SHEAR TRANSFER DETAIL @ RAISED HEEL TRUSS

SCALE: 3/4"=1'-0" HEEL HEIGHT UP TO 24" MAX.



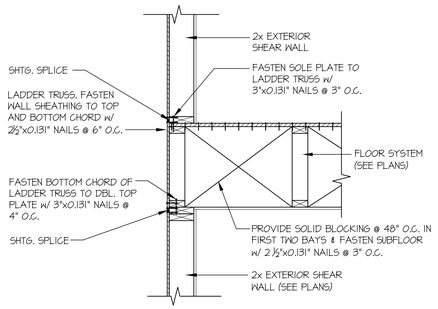
2 TYPICAL GABLE END DETAIL

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



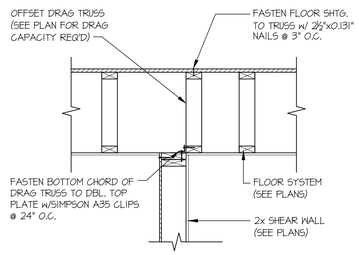
3 TYPICAL SHEAR TRANSFER DETAIL BETWEEN FLOORS @ EXTERIOR WALL

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



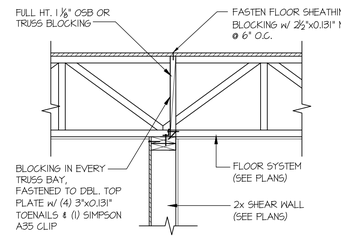
4 TYPICAL SHEAR TRANSFER DETAIL BETWEEN FLOORS @ EXTERIOR WALL

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



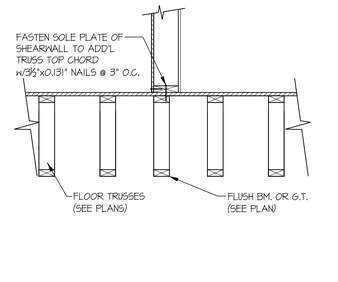
12 SHEAR TRANSFER DETAIL @ SHEAR WALL BELOW

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



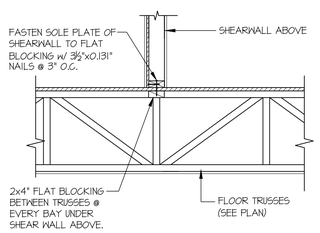
13 SHEAR TRANSFER DETAIL @ SHEAR WALL BELOW

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



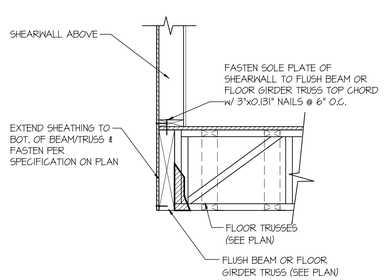
19 SHEAR TRANSFER DETAIL @ INTERIOR SHEARWALL ABOVE

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



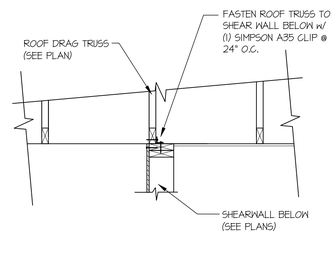
20 SHEAR TRANSFER DETAIL @ INTERIOR SHEAR WALL

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



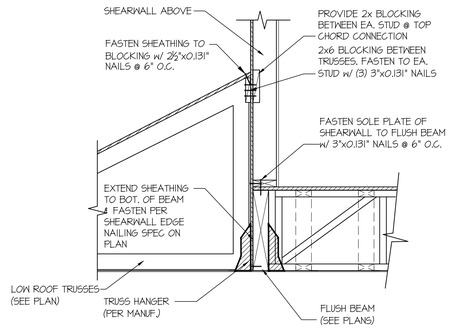
35 SHEAR TRANSFER DETAIL @ EXTERIOR SHEARWALL ABOVE

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



47 SHEAR TRANSFER DETAIL @ INTERIOR SHEARWALL BELOW

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



58 SHEAR TRANSFER DETAIL @ EXTERIOR SHEARWALL ABOVE

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

Reviewed
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02/04/22 PLAN REVIEW RESPONSE	RJD

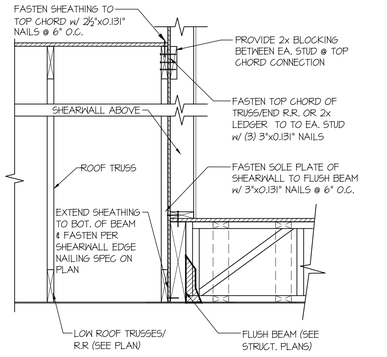
ARCHITECTURAL INNOVATIONS

STRUCTURAL DETAILS

PRATT PLAT - LOT 5

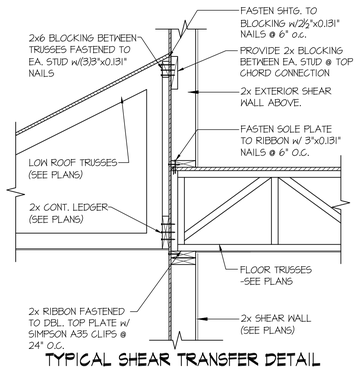
MERCER ISLAND, WASHINGTON

sheet: LB-1



59 SHEAR TRANSFER DETAIL @ EXTERIOR SHEARWALL ABOVE

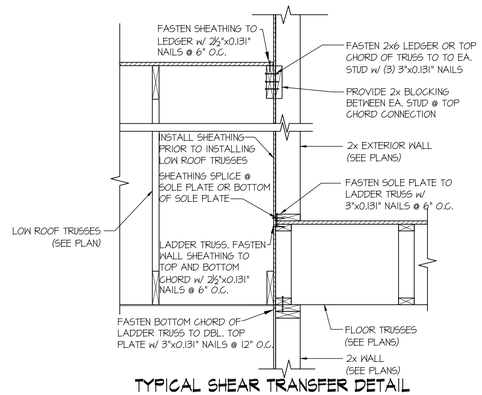
SCALE: 3/4"=1'-0"



60 TYPICAL SHEAR TRANSFER DETAIL BETWEEN FLOORS

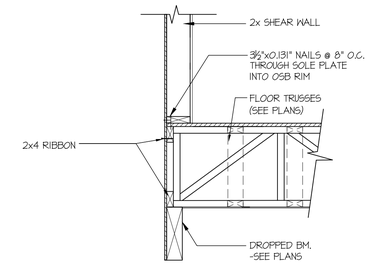
SCALE: 3/4"=1'-0"

PERPENDICULAR FRAMING



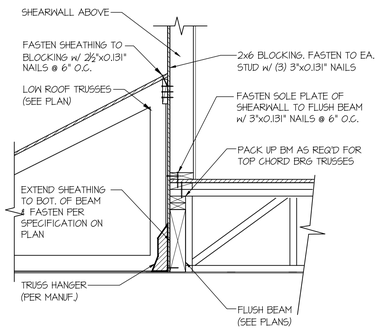
62 TYPICAL SHEAR TRANSFER DETAIL BETWEEN FLOORS @ INTERIOR WALL

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



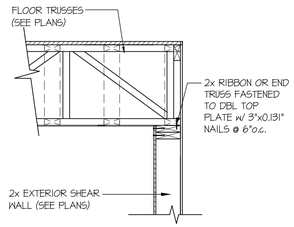
64 SHEAR TRANSFER DETAIL BETWEEN FLOORS @ END WALL

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



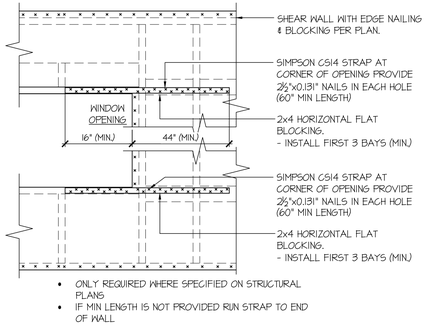
65 SHEAR TRANSFER DETAIL @ EXTERIOR SHEARWALL ABOVE

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



70 SECTION

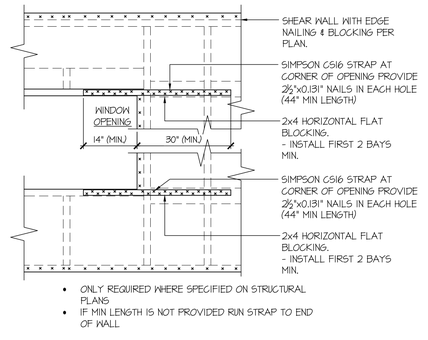
SCALE: 3/4"=1'-0"



- ONLY REQUIRED WHERE SPECIFIED ON STRUCTURAL PLANS
- IF MIN LENGTH IS NOT PROVIDED RUN STRAP TO END OF WALL

93 EXT. WALL & INT. SHEARWALL OPENING ELEVATION

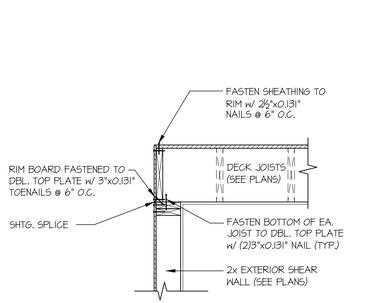
SCALE: NTS



- ONLY REQUIRED WHERE SPECIFIED ON STRUCTURAL PLANS
- IF MIN LENGTH IS NOT PROVIDED RUN STRAP TO END OF WALL

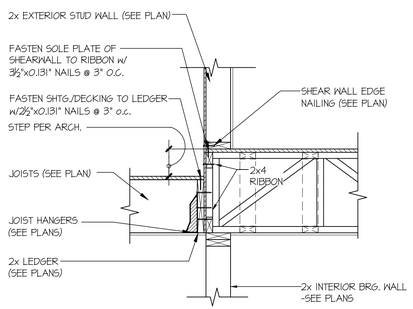
94 EXT. WALL & INT. SHEARWALL OPENING ELEVATION

SCALE: NTS



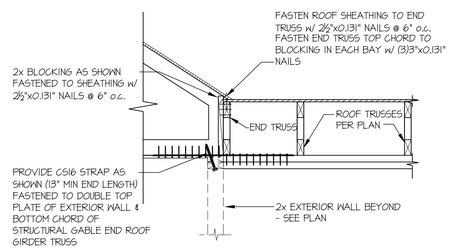
97 TYPICAL SHEAR TRANSFER DETAIL @ DECK & EXTERIOR WALL

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



100 TYPICAL SHEAR TRANSFER DETAIL @ EXT. DECK FRAMING

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



117 STRAP DETAIL

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

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02/24/2022

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M&K project number: 203-21004

project mgr:	RJZ
drawn by:	RJD
issue date:	11-19-21

REVISIONS:

date:	initial:
02/04/22 PLAN REVIEW RESPONSE	RJD

ARCHITECTURAL INNOVATIONS

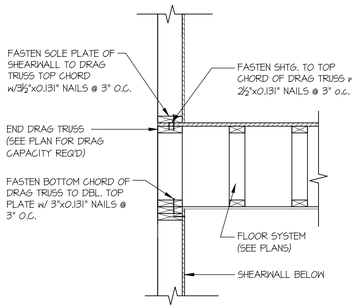
STRUCTURAL DETAILS

PRATT PLAT - LOT 5

MERCER ISLAND, WASHINGTON

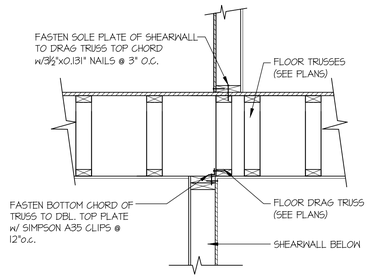
sheet:

LB-2



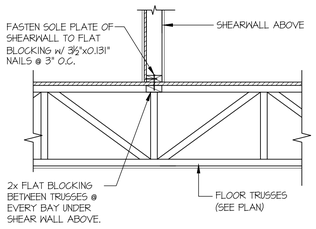
TYPICAL SHEAR TRANSFER DETAIL BETWEEN FLOORS

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



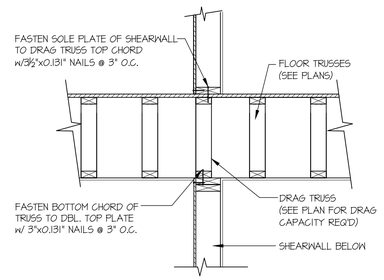
SHEAR TRANSFER DETAIL @ INTERIOR SHEAR WALL

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



SHEAR TRANSFER DETAIL @ INTERIOR SHEAR WALL

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



SHEAR TRANSFER DETAIL @ INTERIOR SHEAR WALL

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

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PRATT PLAT - LOT 5

MERCER ISLAND, WASHINGTON

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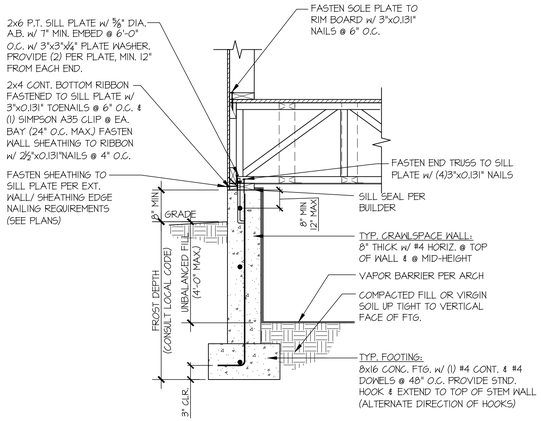
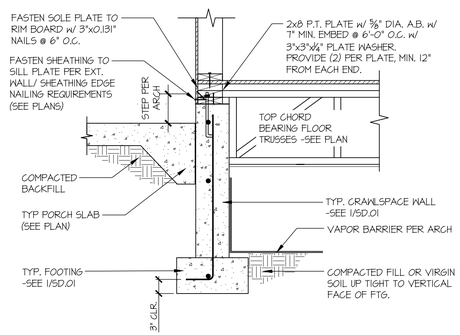
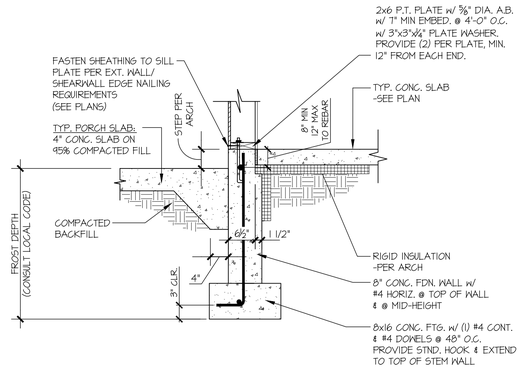


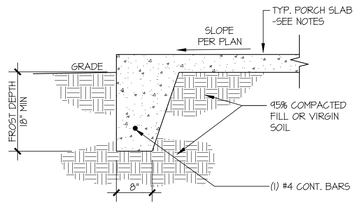
1 TYPICAL CRAWLSPACE FOUNDATION
SCALE: 3/4"=1'-0"



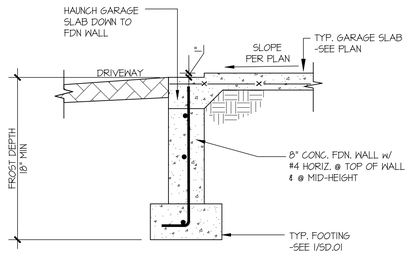
2 TYPICAL CRAWLSPACE FOUNDATION @ PORCH SLAB
SCALE: 3/4"=1'-0"



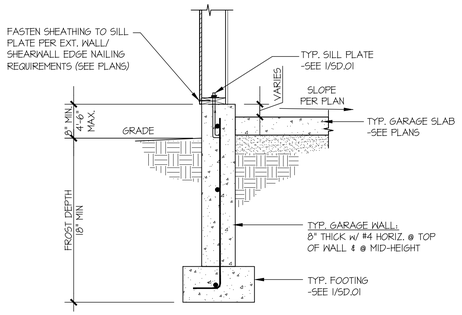
3 TYPICAL SLAB ON GRADE PERIMETER FOOTING
SCALE: 3/4"=1'-0" @ PORCH SLAB



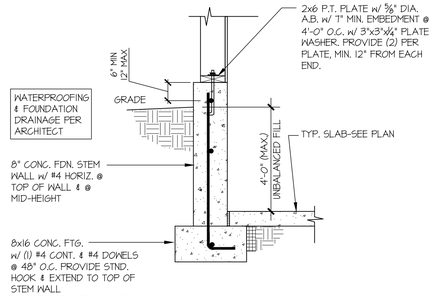
4 TYPICAL FOOTING @ PORCH SLAB
SCALE: 3/4"=1'-0"



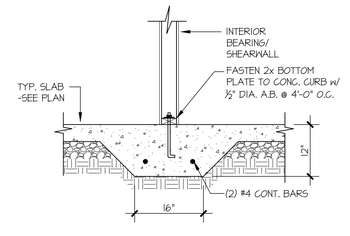
5 TYPICAL CONCRETE FOOTING @ GARAGE DOOR OPENING
SCALE: 3/4"=1'-0"



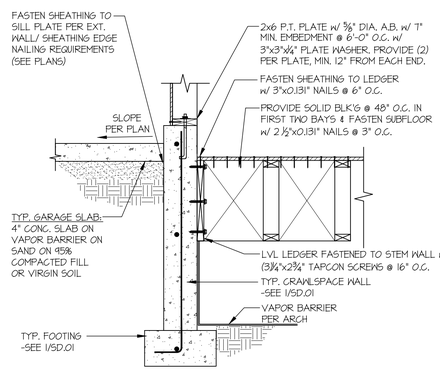
6 TYPICAL EXT. GARAGE FOUNDATION
SCALE: 3/4"=1'-0"



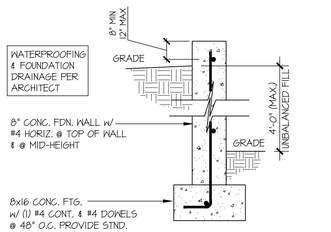
7 BASEMENT TO CRAWL FOUNDATION WALL
SCALE: 3/4"=1'-0"



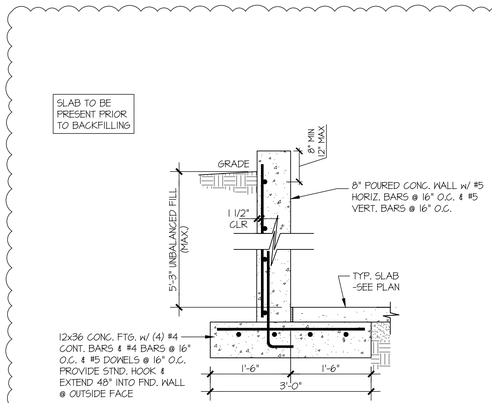
8 TYPICAL THICKENED SLAB @ INTERIOR BEARING WALL
SCALE: 3/4"=1'-0"



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



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



11 TYPICAL STEPPED FND. WALL
SCALE: 3/4"=1'-0"

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

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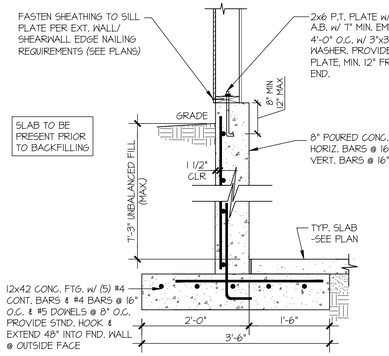
FOUNDATION DETAILS

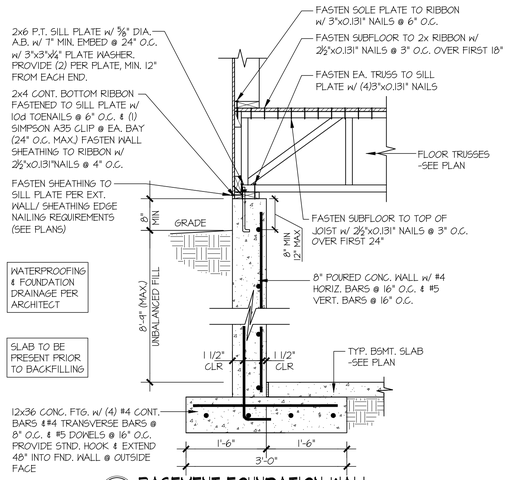
PRATT PLAT - LOT 5

MERCER ISLAND, WASHINGTON

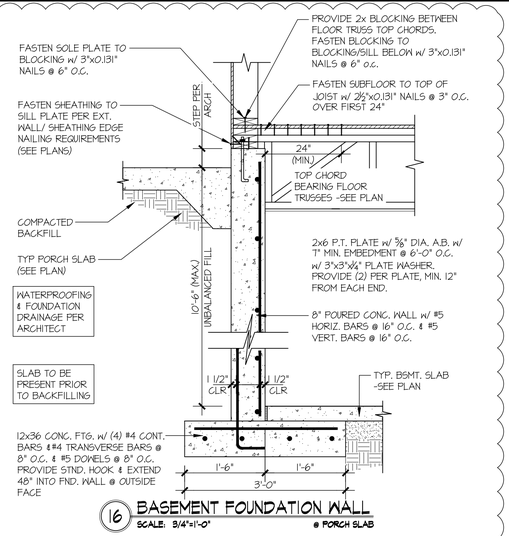
sheet: SD.01



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



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



16 BASEMENT FOUNDATION WALL
SCALE: 3/4"=1'-0" @ PORCH SLAB

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

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

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PRATT PLAT - LOT 5

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SD.02