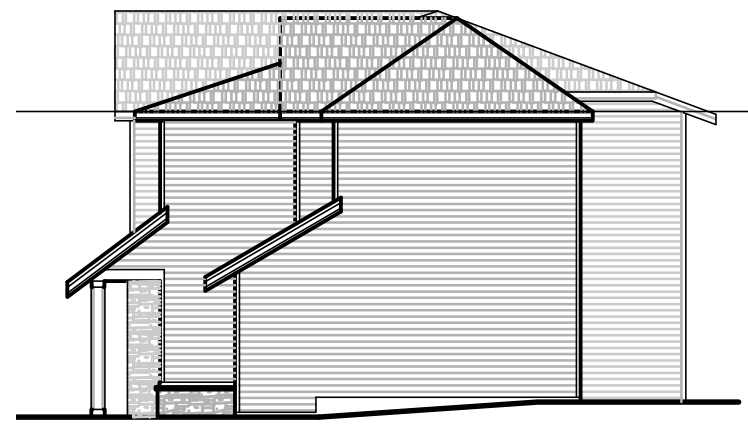




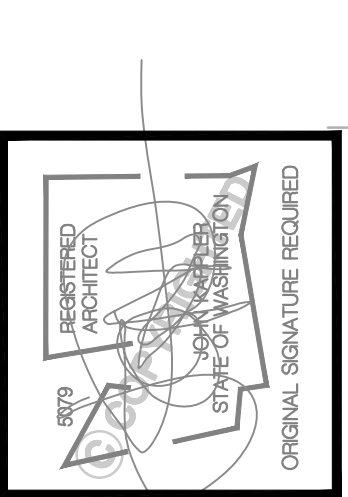
Rear Elevation



Side Elevation



Side Elevation



Date	By	Description
12/12/21	SM	PERMIT SET

**Pratt Plat**  
 Lot 5  
 7920 SE 72nd PL  
 Mercer Island, WA 98040  
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**DRAWING INDEX**

- A1. CODE NOTES
- A1.1. SITE PLAN
- C4.5. GRADING & DRAINAGE PLAN
- T001. SURVEY
- T002. SURVEY
- A2.0. FOUNDATION PLAN
- A2.1. LOWER FLOOR PLAN
- A2.2. MAIN FLOOR FRAMING PLAN
- A3. MAIN FLOOR PLAN
- A4. UPPER FLOOR FRAMING PLAN
- A5. UPPER FLOOR PLAN
- A6. UPPER ROOF
- A7. ELEVATIONS
- A8. ELEVATIONS
- A9. BUILDING SECTIONS
- DI. STANDARD DETAILS
- S-0.0. STRUCTURAL NOTES
- LB-1. STRUCTURAL DETAILS
- LB-2. STRUCTURAL DETAILS
- SD.1. STRUCTURAL DETAILS
- SD.02. STRUCTURAL DETAILS

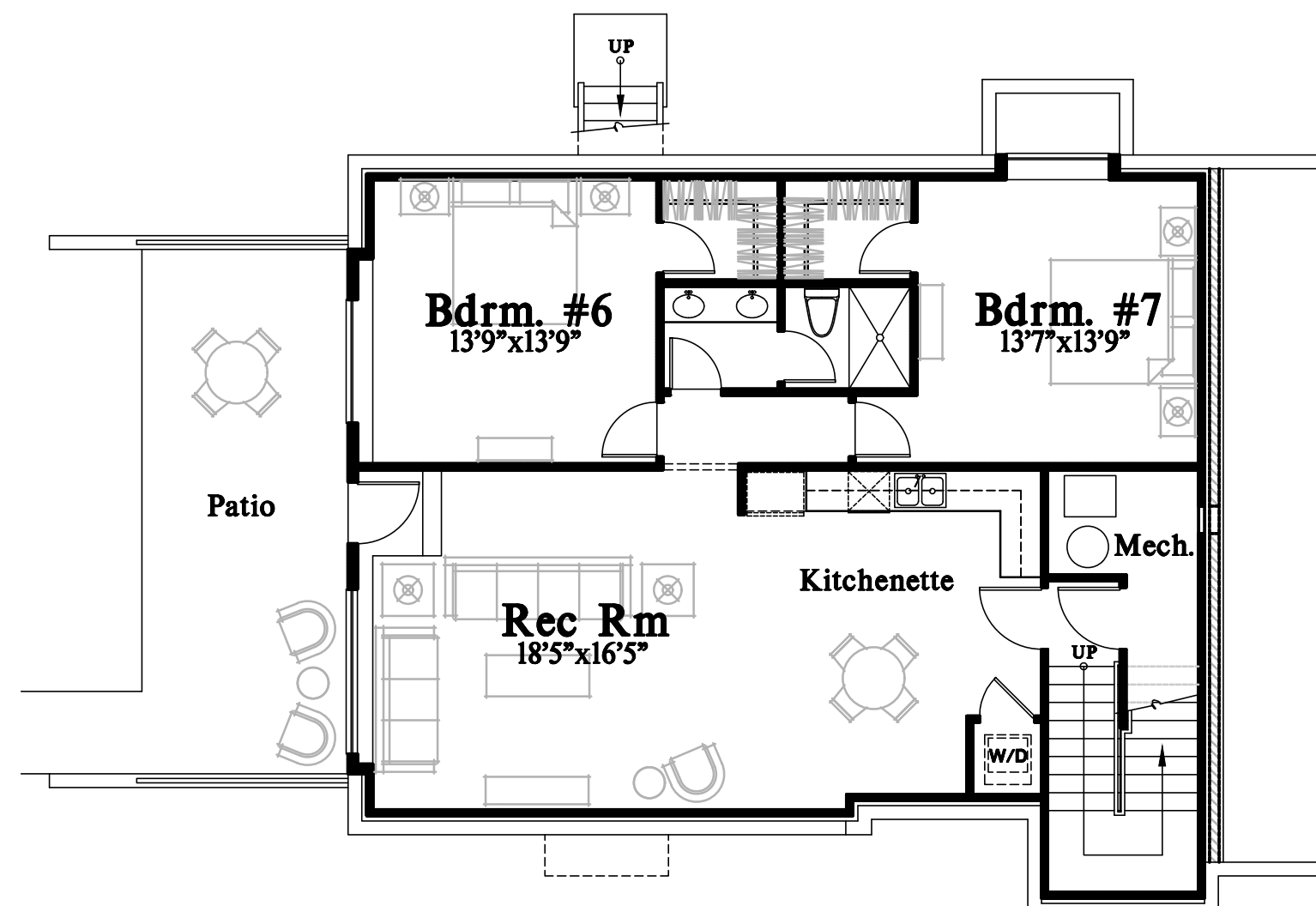
# Pratt Plat

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

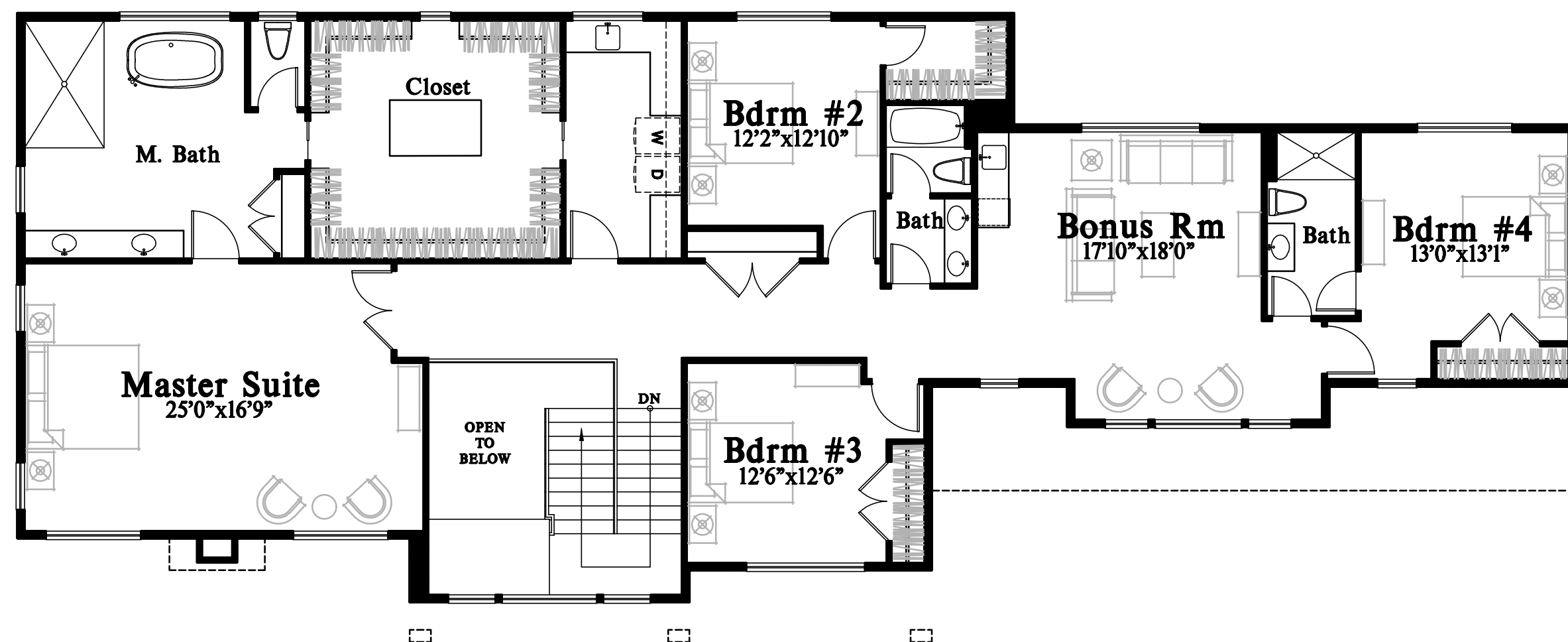
NFPA 13d Fire  
 Sprinkler System  
 Required

**SQUARE FOOTAGE**

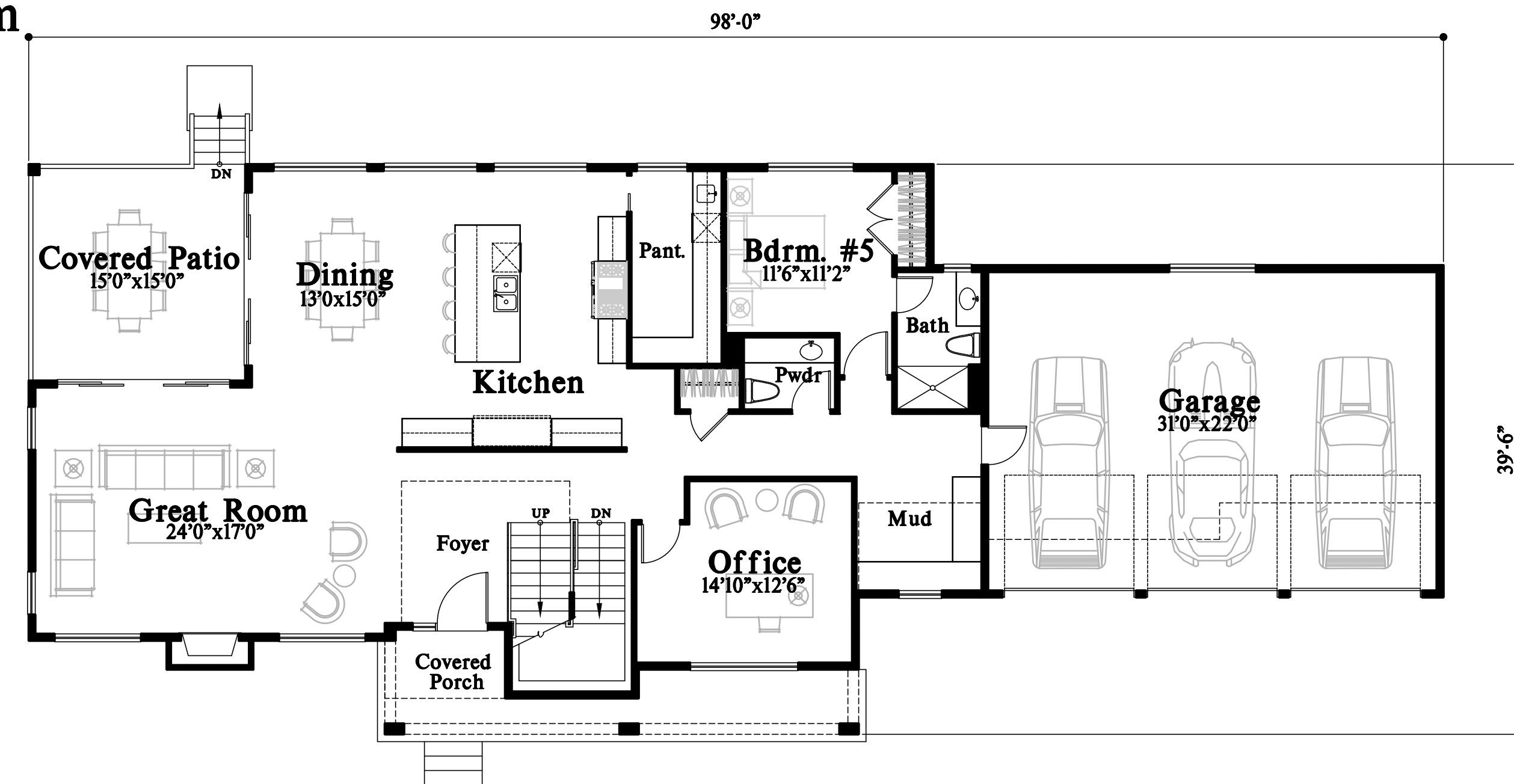
MAIN FLOOR	1977 SF
UPPER FLOOR	2510 SF
LOWER FLOOR	1351 SF
<b>TOTAL</b>	<b>5838 SF</b>
GARAGE	725 SF
PORCH	146 SF
PATIO	225 SF



Lower Floor Plan



Upper Floor Plan



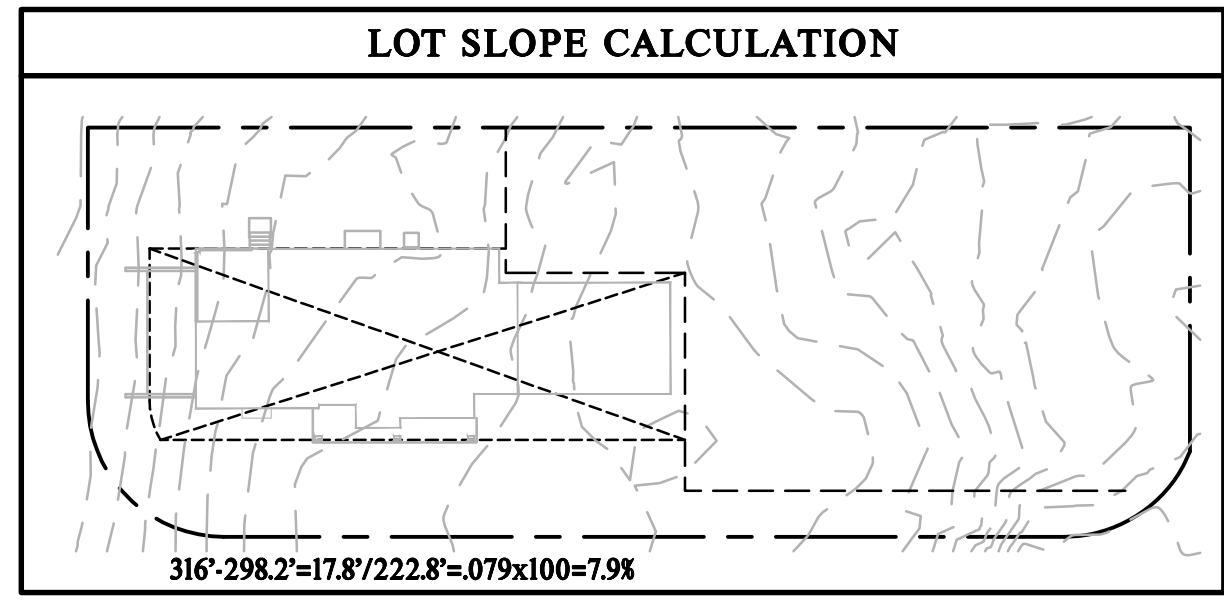
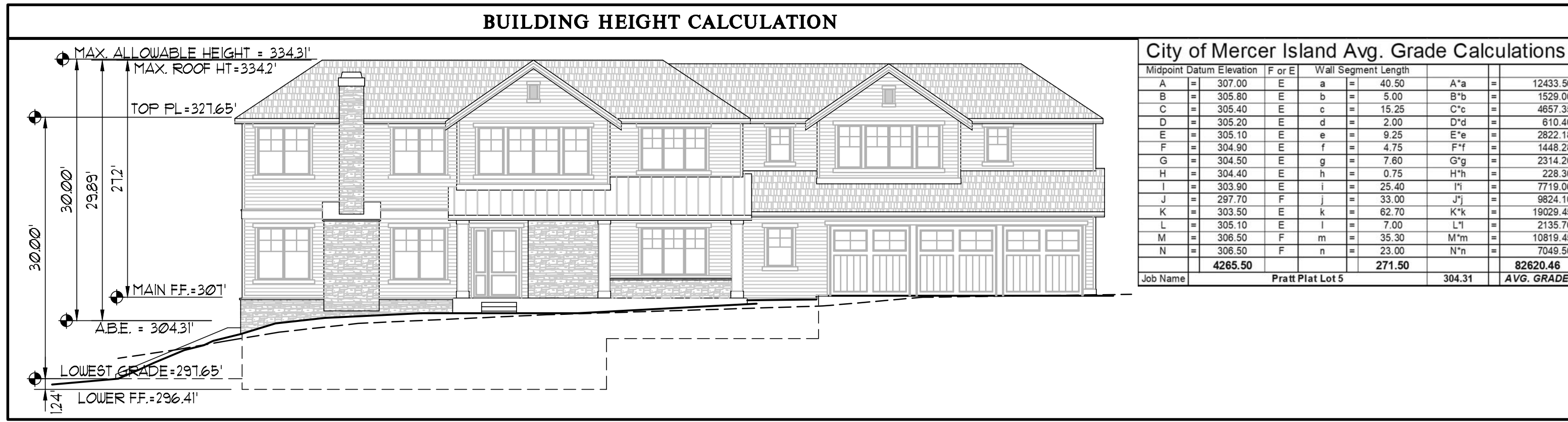
Main Floor Plan

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

TITLE
JOB NO. : 19038.05
STARTING NO. : 19038.03

SHEET  
**COVER SHEET**





### City of Mercer Island GFA Calculations

Wall Length	Percentage	Result	Area
E 19.25	56.2%	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
K 42.25	71.3%	E	30.1
L 37	98.4%	E	33.1
M 160			108.2
N 150			108.2
Total Average Result			208.2
Excluded Area			813.7892381

Lot Size = 18,938 SF x 40% = 7,575 SF

### ZONING

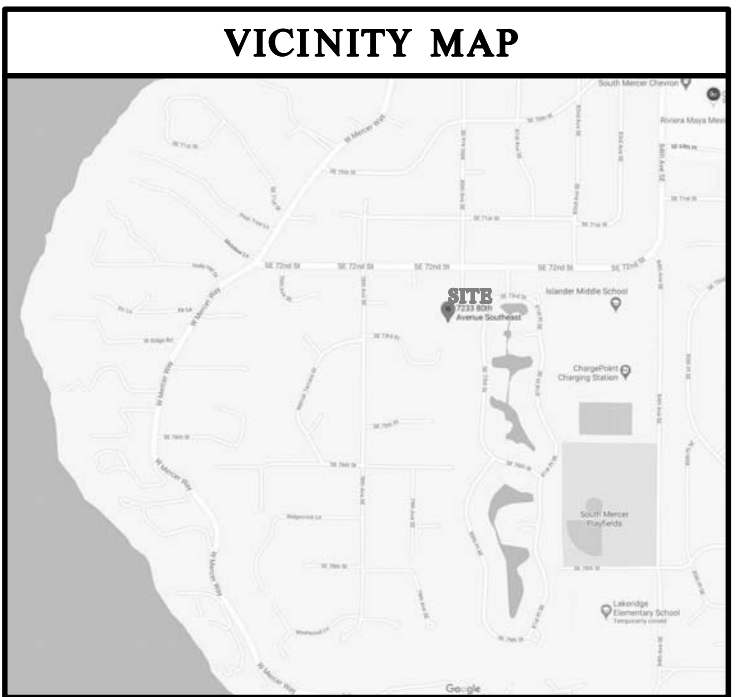
ZONING: R-66  
SINGLE FAMILY RESIDENTIAL SETBACKS  
FRONT YARD - 20'  
REAR YARD - 25'  
SIDE YARD - 36" COMBINED (7% OF 2216)  
VARIABLE MIN. 12.77 (3% OF 3809)

LOT COVERAGE  
40% - LOT SLOPE IS LESS THAN 1%  
REQUIRED LANDSCAPE AREA  
40% - LOT SLOPE IS LESS THAN 1%

HARDSCAPE COVERAGE  
1%

ALLOWED GFA  
40%

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



### TREE SCHEDULE

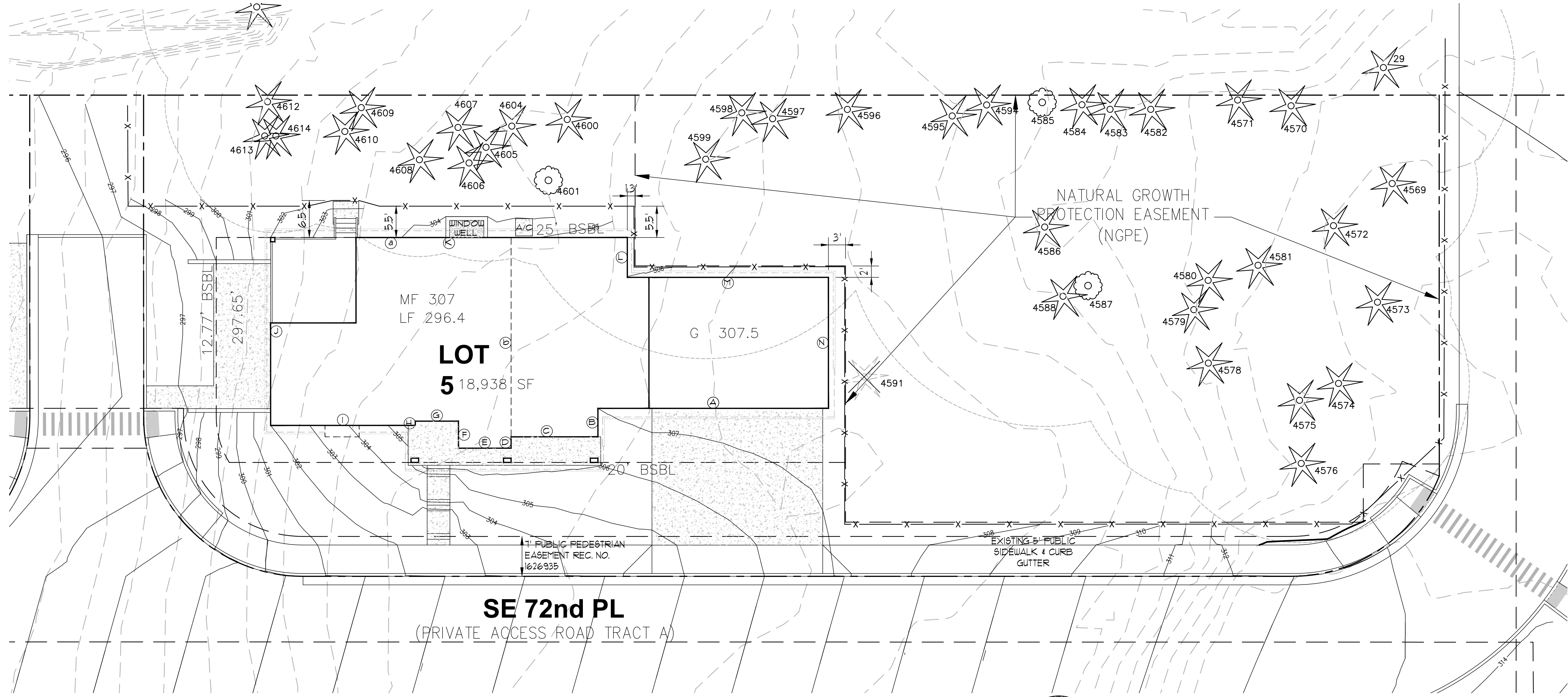
#	SPECIES	DBH	CANOPY RAD. FT.	COND.
4569	Douglas-fir	20.0	15	2-Good
4570	Incense cedar	3.2	5	2-Good
4571	Douglas-fir	18.5	15	2-Good
4572	Douglas-fir	17.7	16	2-Good
4573	Douglas-fir	11.8	13	2-Good
4574	Douglas-fir	21.5	23	3-Fair
4575	Douglas-fir	37.8	25	2-Good
4576	Douglas-fir	6.0	10	2-Good
4578	Douglas-fir	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-Excellent
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 TELECOMMUNICATIONS  
DESIGNATES EXISTING GRADE  
DESIGNATES FINISHED GRADE  
DESIGNATES TREE DRIPLINE  
DESIGNATES TREE FENCING  
4" TALL CHAIN LINK FENCING REQUIRED

NOTE:  
WEEDS TO BE REMOVED FROM SITE

## NFPA 13d Fire Sprinkler System Required



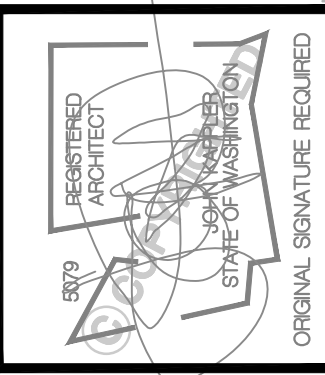
### SITE INFO

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

PARCEL NUMBER:  
14388-0050

SITE DEVELOPMENT PERMIT:  
1900-061

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



Date	By	Description
	SM	PERMIT SET

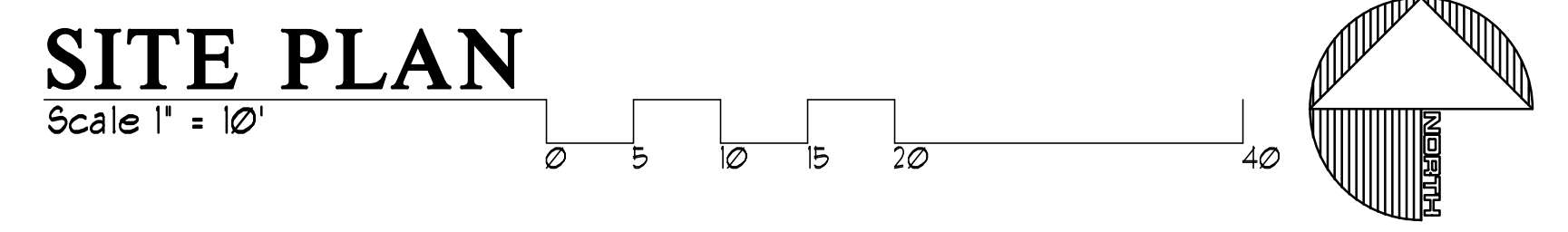
**Pratt Plat**  
Lot 5  
7920 SE 72nd PL  
Mercer Island, WA 98040  
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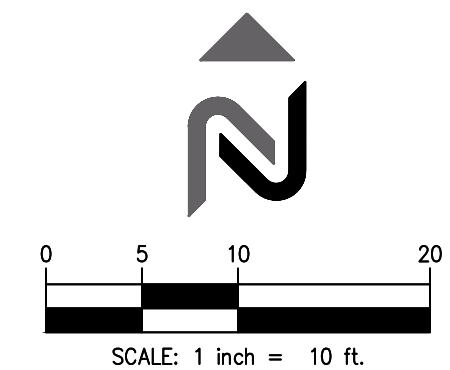
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Forward Thinking Design Solutions For Your Environment  
14311 SE 16th St  
Bellevue, WA 98007  
1-800-888-4517  
www.kingplatt.com

TITLE

JOB NO.: 1814345  
STARTING NO.:

SHEET  
**A1.1**





**SITE**

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



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

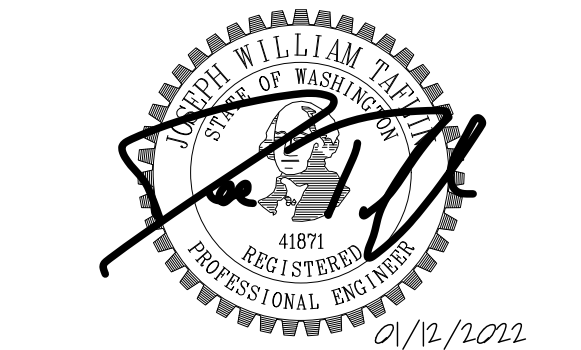
**CLIENT/OWNER**  
**CAYSON FIELDS LLC**  
 P.O. BOX 791  
 MERCER ISLAND,  
 WASHINGTON 98040

**PROJECT NAME**  
**PRATT PROPERTY**

NAVIX PROJECT NUMBER: 50-215-003  
**PROJECT ADDRESS**

**7233 80TH AVE SE  
 MERCER ISLAND, WA 98040**

**STAMP**



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



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

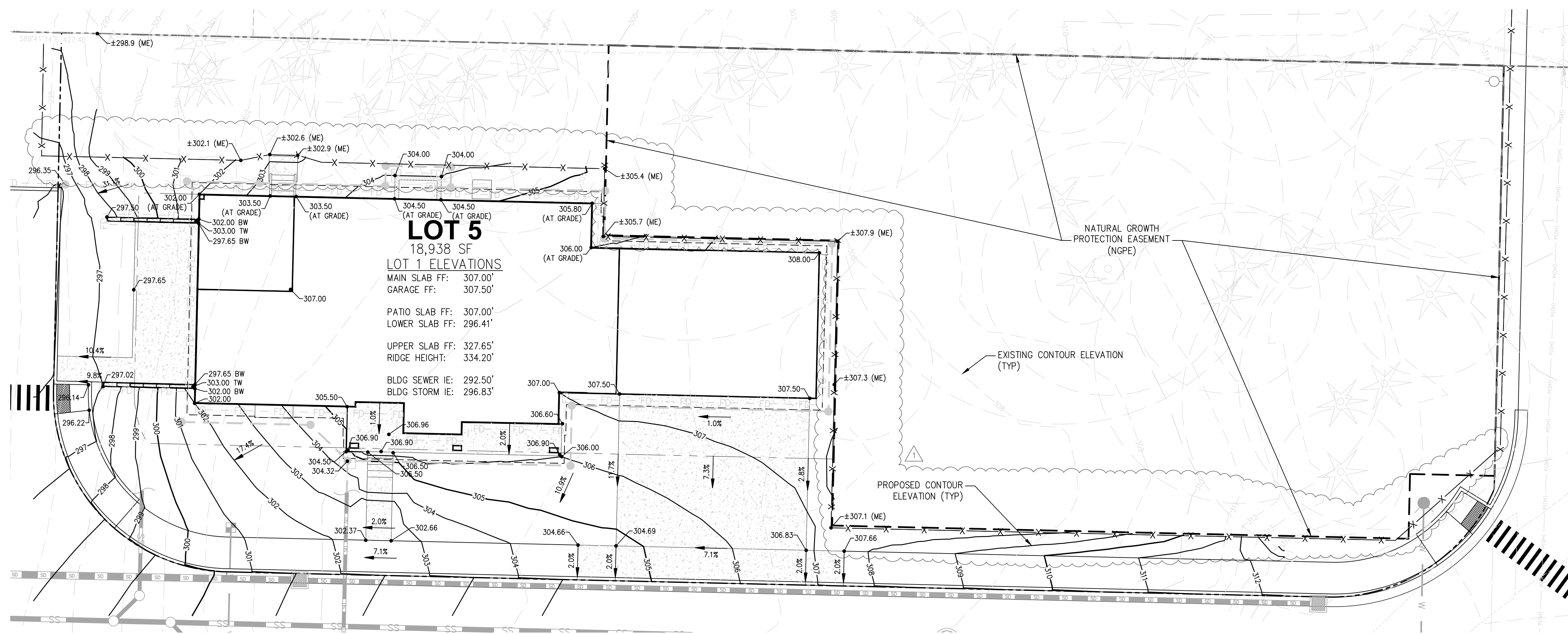
**PROJECT TEAM**  
 REVIEWED BY: J. TAFLIN  
 DESIGNED BY: K. GREKOV

**SHEET NAME**

**LOT 5 GRADING  
 AND DRAINAGE  
 PLAN**

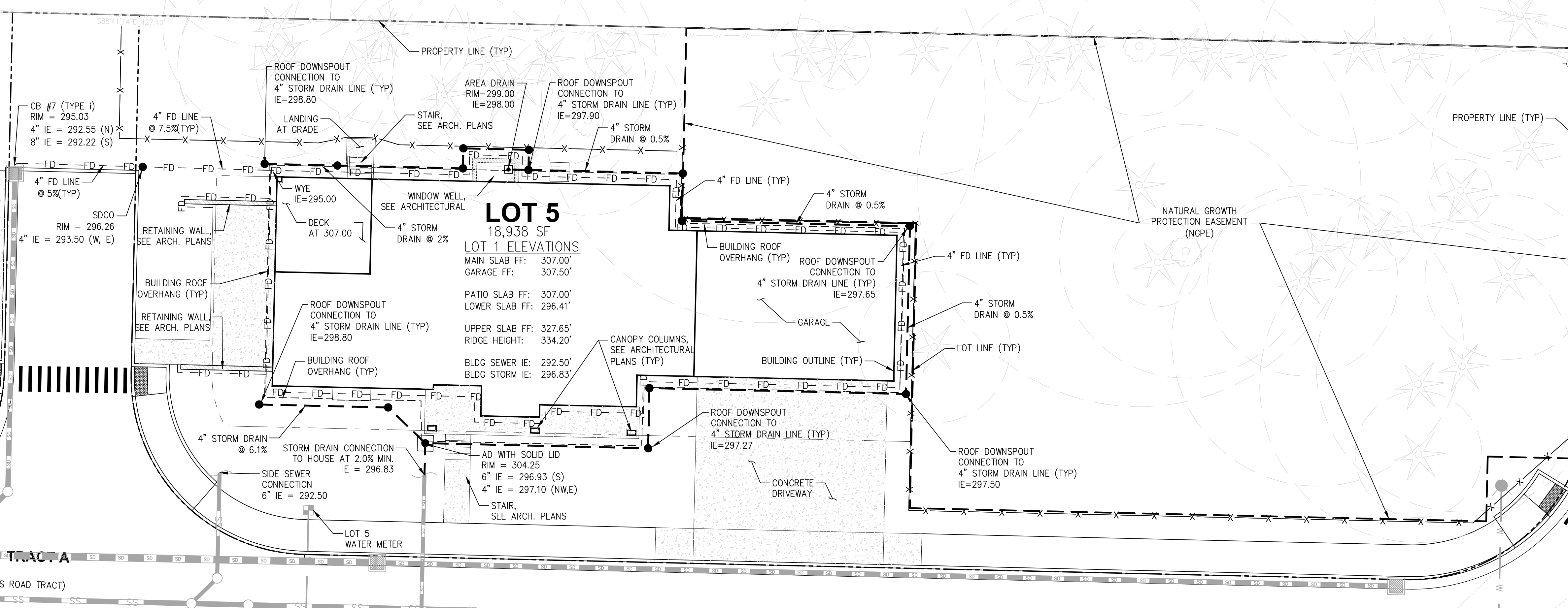
**SHEET NUMBER**

**C4.5**



**LOT #1 - GRADING**  
 1" = 10"

**A**



**LOT #1 - DRAINAGE**  
 1" = 10"

**B**

**GEOTECHNICAL SPECIAL INSPECTIONS**

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

**GRADING NOTES**

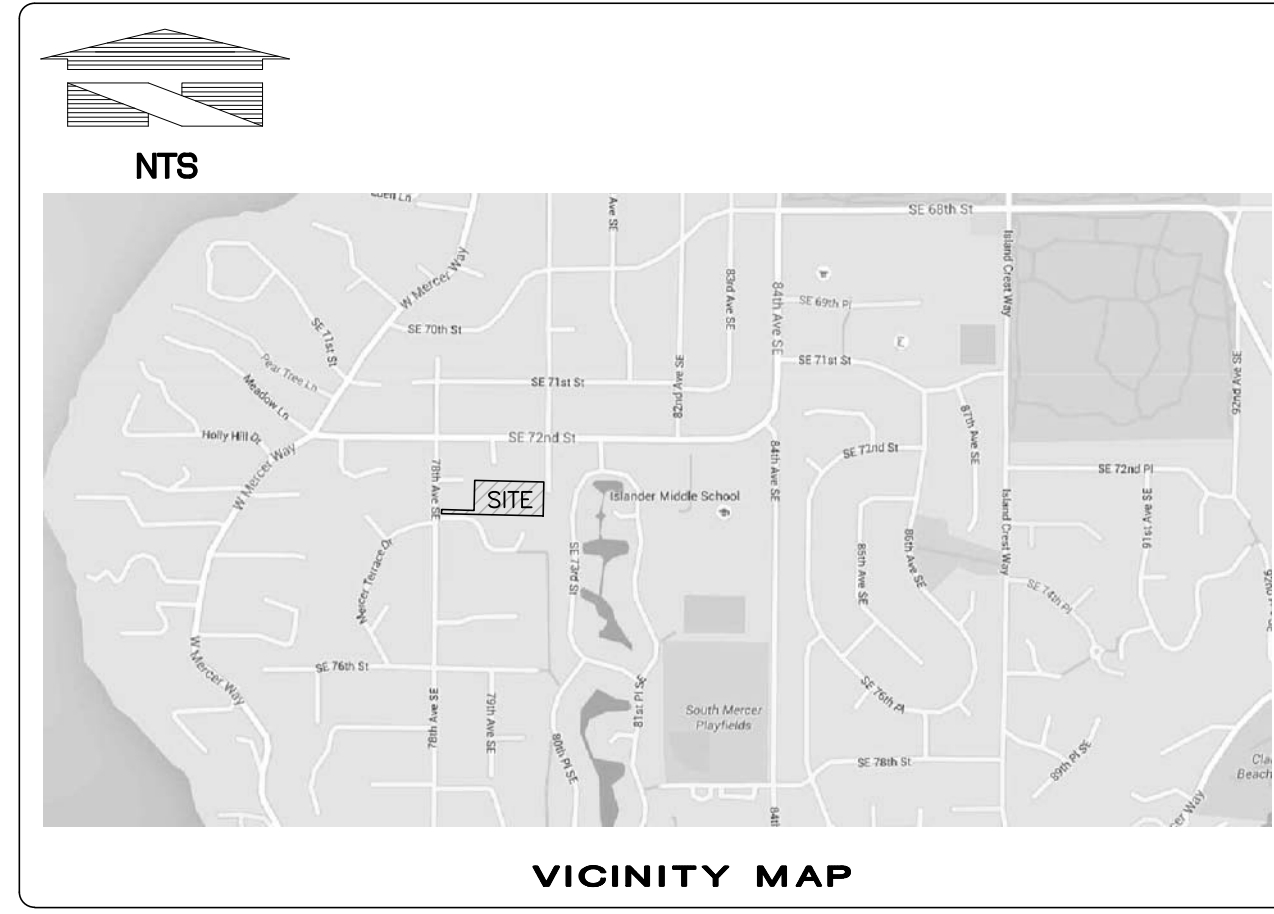
1. THE SPOT ELEVATIONS INDICATED ON THIS PLAN REPRESENT THE DESIGN TOP OF PAVEMENT OR SURFACE, UNLESS OTHERWISE NOTED.
2. CONTRACTOR IS RESPONSIBLE FOR DEMOLITION OF EXISTING STRUCTURES INCLUDING REMOVAL OF ANY EXISTING UTILITIES SERVING THE STRUCTURE. UTILITIES ARE TO BE REMOVED TO THE RIGHT-OF-WAY.
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 PANGELO, 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

B:\Washington\Mercer Island\Wes G\Pratt\2Drawings\PRTT\_1451-temp.dwg Jun 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

- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SHOWN IN THE DOCUMENT:  
RECORDING DATE: JUNE 12, 1950  
RECORDING NO.: 4024150  
PURPOSE: INGRESS AND EGRESS  
AFFECTS: EAST 30 FEET (AS SHOWN)
- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:  
GRANTED TO: PUGET SOUND POWER & LIGHT COMPANY  
PURPOSE: ELECTRIC TRANSMISSION  
RECORDING DATE: AUGUST 11, 1954  
RECORDING NO.: 4474176  
(BLANKET EASEMENT LOCATED WITHIN THE EAST 30' AS SHOWN)
- 3-6. ARE GENERAL OR TAX EXCEPTIONS, NOT APPLICABLE TO BE SHOWN ON THIS SURVEY.

### BASIS OF BEARING

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

### BASIS OF ELEVATION

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

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

### ADDRESS

7233 80TH AVENUE SE  
MERCER ISLAND, WA 98040

### TAX PARCEL NO. AND AREA

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

### FLOOD INFORMATION

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

### PROCEDURE / NARRATIVE:

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

### REFERENCE SURVEYS:

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

### NOTES

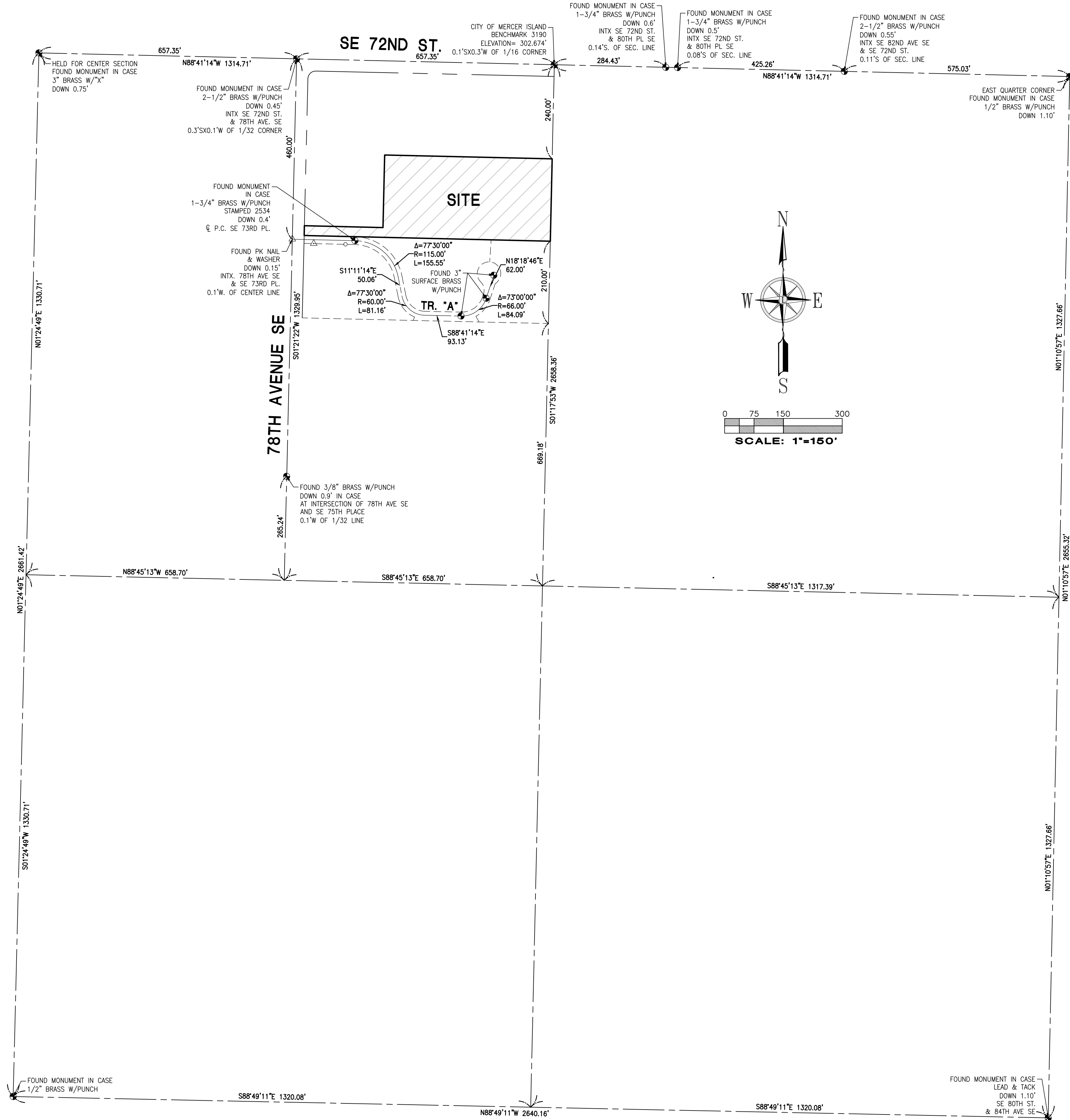
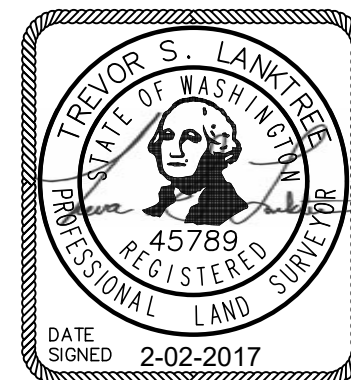
- ALL DISTANCES ON THIS SURVEY ARE SHOWN IN US SURVEY FOOT
- UTILITIES ON THIS SURVEY ARE SHOWN PER SURFACE OBSERVATIONS OBTAINED IN THE FIELD AT TIME OF SURVEY. UNDERGROUND UTILITY LOCATE PAINT MARKS WERE PLACED AS PART OF THIS SURVEY AND UTILITIES SHOWN ARE A RESULT OF THESE PAINT MARKINGS AND OTHER SURFACE OBSERVATIONS AS WELL AS READILY AVAILABLE UTILITY MAPS.
- TICOR TITLE COMPANY COMMITMENT NUMBER 70042742, EFFECTIVE DATE FEBRUARY 22, 2016 AT 08:00 A.M. WAS UTILIZED FOR THIS SURVEY.
- FIELD SURVEY WAS PERFORMED ON APRIL 13, 14 & 16, 2016 AND MONUMENTS SHOWN AS FOUND WERE VISITED ON THIS DAY.

### SURVEYOR'S CERTIFICATE:

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

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

2-02-2017  
DATE

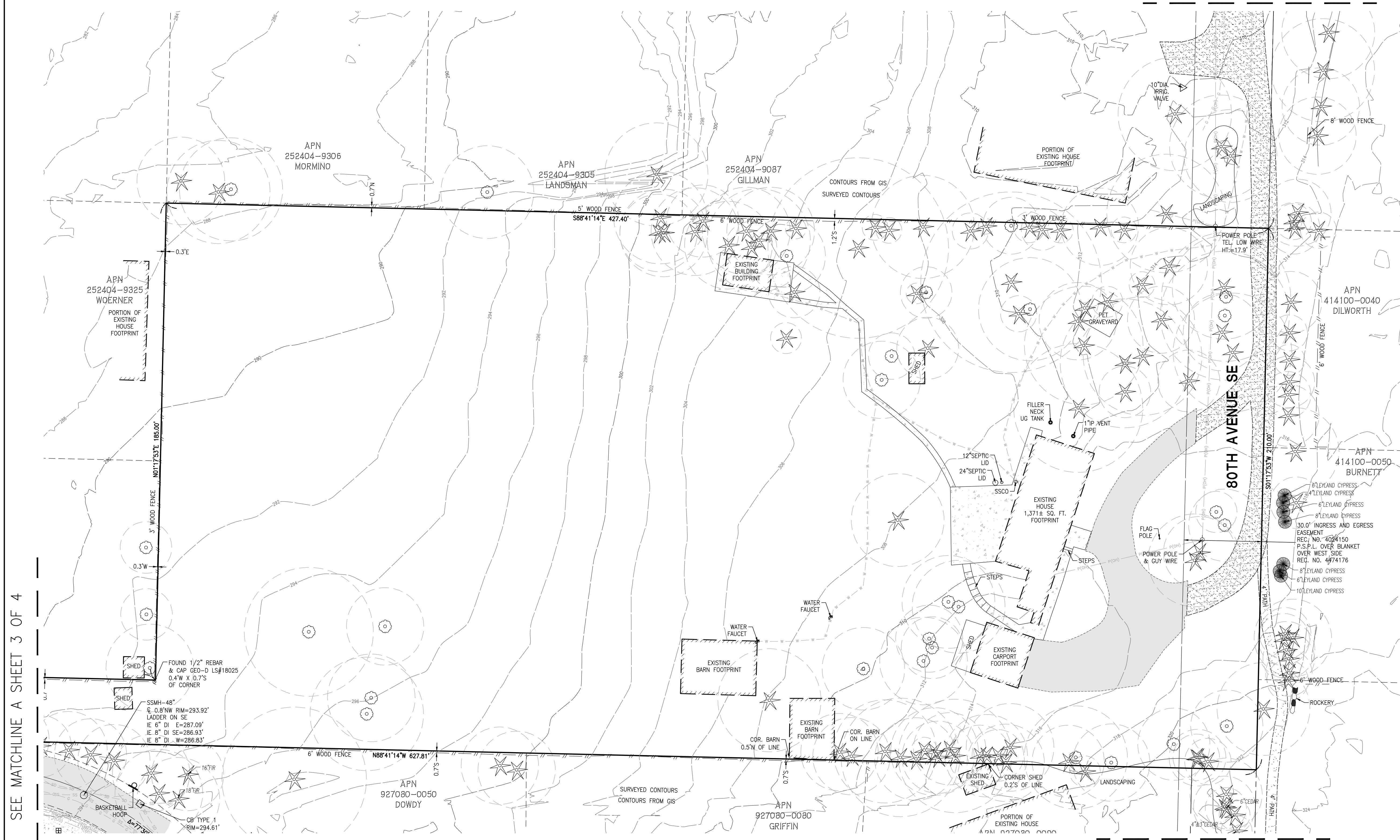


CONTROL SKETCH

<b>Title:</b> 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	
<b>For:</b> BELLEVUE PACIFIC PROPERTIES GROUP, LLC 3029 92ND AVENUE NE CLYDE HILL, WA 98004	1 2/2/17 JSK TSL TSL TSL No. Date By Ckd. Appr.
<b>Scale:</b> Horizontal 1"=150' Vertical 1"=150'	Designed _____ Drawn _____ Checked TSL/JSK Approved TSL Date 4/22/16
<b>LANKTREE LAND SURVEYING, INC.</b> 32320 111TH PLACE S.E., AUBURN, WA 98092 PHONE: (253) 653-6423 FAX: (253) 793-1616 WWW.LANKTREELANDSURVEYING.COM	Job Number <b>2120</b>
Sheet <b>TO01</b>	of <b>4</b>

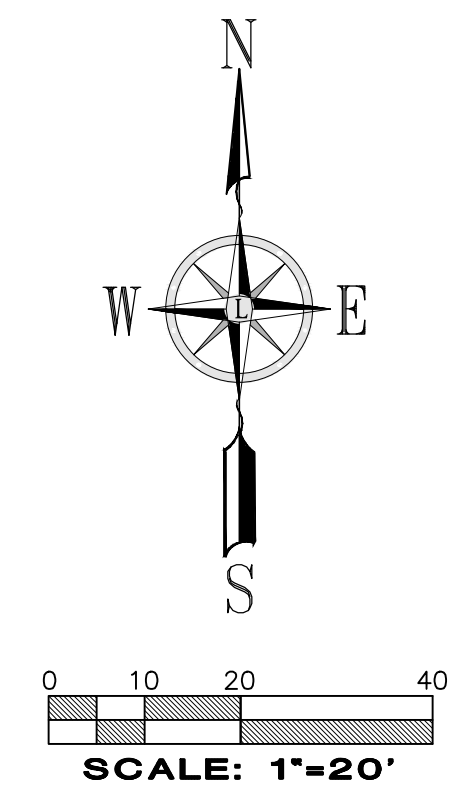
# BOUNDARY AND TOPOGRAPHIC SURVEY

SEE MATCHLINE B SHEET 3 OF 4



SEE MATCHLINE A SHEET 3 OF 4

SEE MATCHLINE C SHEET 3 OF 4



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

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

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

Job Number: **2120**  
 Sheet: **TO02**  
 of **4**



- ### CRAWL SPACE VENTS
- CRAWL SPACE AREA = 791 SF
  - CRAWL SPACE AREA / 300 = 2.63 SF OF VENT AREA REQUIRED
  - TYPICAL VENT SIZE = 14"x8"x15" (75% EFFICIENCY) = 5.9 SF PER VENT NET FREE AREA
  - VENT AREA / 5.9 = 48.4 VENTS REQUIRED
  - 5 VENTS SHOWN (SEE PLAN FOR LOCATION)
  - 5 VENTS x 5.9 = 29.5 SF OF VENT AREA PROVIDED
  - VENTS SHALL BE COVERED WITH CORROSION RESISTANT WIRE MESH WITH OPENINGS OF 1/4" MAX.
  - VENTS LOCATED IN RIM JOIST MUST BE PERMANENTLY BAFFLED, W/SEC 502.1.1

### 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 TOP OF THE BASEMENT FLOOR, TO THE FINISHED GRADE.

Provisions for wall drainage should consist of a rigid 4-inch diameter perforated drainage behind and at the base of the wall footing. The drainage should be encased in 12 to 18 inches of pea gravel or clean crushed rock. A minimum 2-inch side 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 Tri-Drain 6000 may be used in lieu of a vertical free draining granular soil layer. The composite drainage material should be installed per the manufacturer's recommendations. The drainage at the base of the wall should be graded to direct water to a suitable outlet.

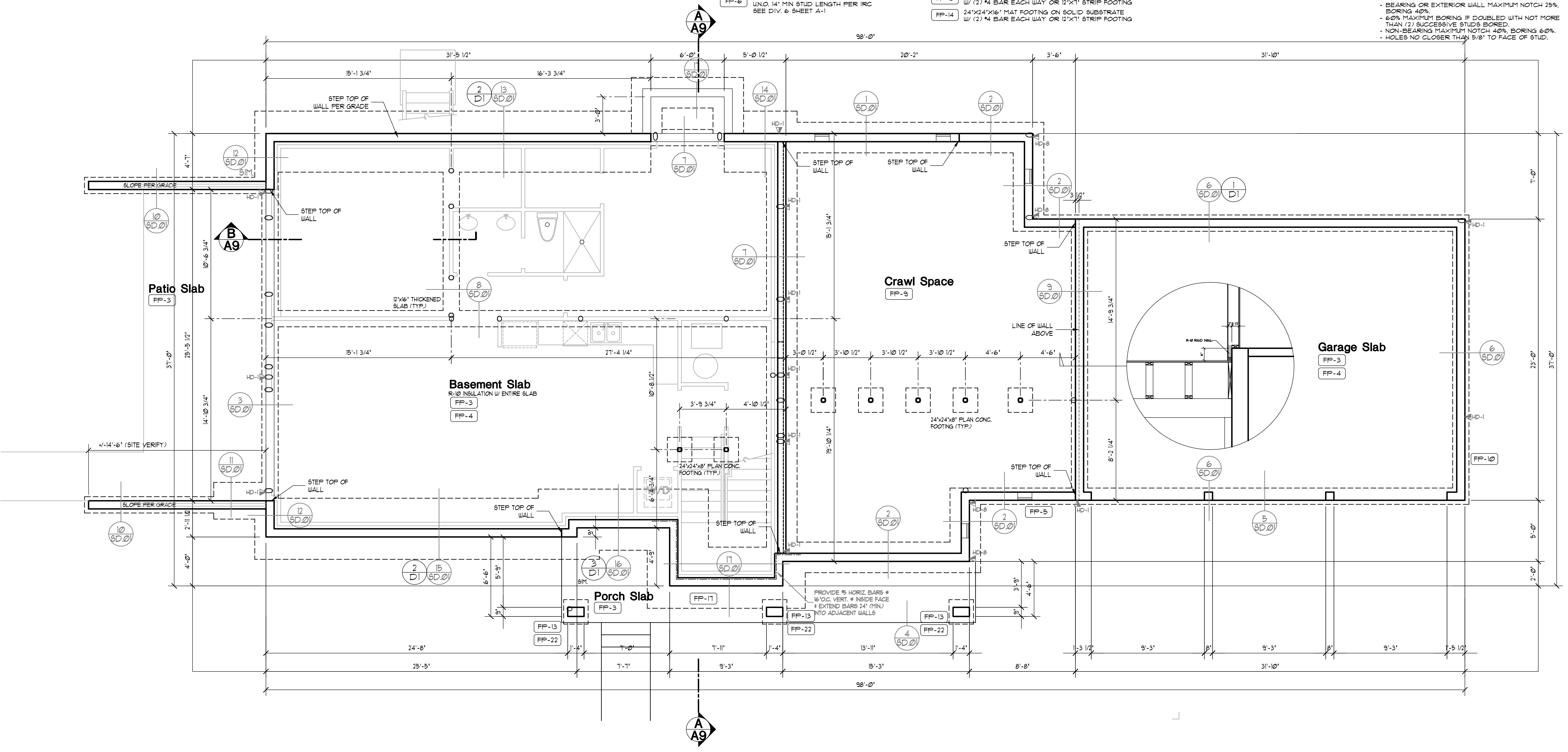
### FOUNDATION KEYNOTES

- FF-1 CONCRETE STEM WALL, 8" WIDE WITH MIN. 15"x1' FOOTING. SEE DETAILS FOR ADDITIONAL INFORMATION. SEE DIV. 3 SHEET A-1
- FF-2 CONCRETE STEM WALL, 6" WIDE WITH MIN. 12"x6' FOOTING. SEE DETAILS FOR ADDITIONAL INFORMATION. SEE DIV. 3 SHEET A-1
- FF-3 CONCRETE SLAB ON GRADE SHALL BE 4" THICK STEEL TROUZELED FINISH, W/ 6x6 W/4x4 WUF ON 4" GRANULAR FILL. SLOPE 2' TO DOOR. PROVIDE THICKENED EDGE AT DOOR. SEE DIV. 3 SHEET A-1
- FF-4 PROVIDE A 6-MIL POLYETHYLENE OR APPROVED VAPOR BARRIER WITH JOINTS LAPPED NOT LESS THAN 6" BETWEEN THE CONCRETE SLAB AND THE BASE COURSE OR PREPARED SUBGRADE.
- FF-5 CRAWL SPACE VENT. SEE CALCULATION. SEE DIV. 1 SHEET A-1
- FF-6 ALL CRIPPLE WALLS ARE 2x6 OR 3x4 @ 16" o.c. UNO. 14" MIN STUD LENGTH PER IRC. SEE DIV. 6 SHEET A-1
- FF-7 4x4 BEAM LINE, UNO. MIN. 1' CLEARANCE FROM CONCRETE AT END OF BEAMS. SEE DIV. 6 SHEET A-1
- FF-8 4x4 PRESSURE TREATED POST (SCAB POST AND BEAM WITH 2x4) ON 20" FELT ON MAT FOOTING UNO. PROVIDE 4x6 POST @ BEAM SPICE & POSITIVE CONNECTION FROM POST TO FOOTING. PER DETAIL 16/D1. SEE DIV. 6 SHEET A-1
- FF-9 6 MIL BLACK POLYETHYLENE GROUND COVER ON GRADE. SEE DIV. 1 SHEET A-1
- FF-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
- FF-11 BLOCK OUT IN STEM WALL FOR DOORS, HVAC, ETC. AS REQUIRED
- FF-12 18"x24" CRAWL SPACE ACCESS. INSULATE AND WEATHER STRIP. SEE DIV. 02021 SHEET A-1
- FF-13 24"x24"x12" MAT FOOTING ON SOLID SUBSTRATE W/ (2) #4 BAR EACH WAY OR 12"x1' STRIP FOOTING
- FF-14 24"x24"x16" MAT FOOTING ON SOLID SUBSTRATE W/ (2) #4 BAR EACH WAY OR 12"x1' STRIP FOOTING

- FF-15 30"x30"x12" MAT FOOTING ON SOLID SUBSTRATE W/ (2) #4 BAR EACH WAY OR 15"x1' STRIP FOOTING
- FF-16 36"x36"x12" MAT FOOTING ON SOLID SUBSTRATE W/ (2) #4 BAR EACH WAY
- FF-17 STUB STEEL 12" INTO SLAB @ 12" o.c.
- FF-18 FLOOR JOIST SEE DIV. 6 SHEET A-1
- FF-19 4x8 BEAM LINE, SOLID BLOCKING BETWEEN JOIST OVER SUPPORT. SEE DIVISION 06100 SHEET A-1
- FF-20 PROVIDE SOLID BLOCKING THRU JOIST SYSTEM TO PROVIDE SAME AREA OF BEAM SUPPORT AS ABOVE AND BELOW SEE DIV. 6 SHEET A-1
- FF-21 MIN. 1' CLEARANCE FROM CONCRETE AT END OF BEAMS
- FF-22 EXTEND PIER MIN 18" BELOW SURROUNDING GRADE
- FF-23 3" DIAMETER STEEL POST
- FF-24 EDGE OF CONCRETE

### GENERAL FRAMING NOTES

- SEE TYPICAL MATERIALS LIST ON SECTION SHEET
- SEE SHEET A-1 FOR ALL GENERAL NOTES AND FOR ALL REQUIREMENTS CONCERNING MECHANICAL, PLUMBING, AND ELECTRICAL.
- TRUSS DESIGN BY MFG. TRUSS PLAN SHOWN IS FOR GENERAL LAYOUT ONLY. SEE DIV. 0500 SHEET A-1.
  - TRUSS LOADING, SEE DIV. 020210A SHEET A-1
  - TRUSS SPAN PER FLOOR PLANS
  - TRUSS TYPE PER ROOF FRAMING PLAN
- ROOF FRAMING SPACING, 24" o.c. UNO.
- ROOF PITCH- EXTERIOR PER ELEVATION INTERIOR PER SECTION.
- RAFTER TAIL, 2x4. VERIFY.
- ALL HEADERS ARE 4x10 DF #2 UNO. PROVIDE (1) TRIMMER STUD UP TO 4'-0" SPAN AND (2) TRIMMER STUDS OVER 4'-0" UNO. SEE DIV. 06100 SHEET A-1
- 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.



APPROVED  
DATE: 12/12/21  
BY: [Signature]  
PROJECT: PERMIT SET

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JOB NO.: 19038.05  
STARTING NO.: 19038.03

SHEET  
**A2.0**

**FOUNDATION PLAN**  
Scale: 1/4"=1'-0"

**FLOOR PLAN KEY NOTES**

- P-1 OCCUPANCY SEPARATION:  
APPLY (1) LAYER OF 1/2" G.W.B. TO GARAGE SIDE OF RESIDENCE, ATTIC SPACES, AND TO ALL BEAMS AND POSTS SUPPORTING A FLOOR-CEILING ASSEMBLY. APPLY (1) LAYER OF 5/8" TYPE 'X' G.W.B. TO GARAGE CEILING WHEN UNDER HABITABLE ROOMS. DUCTS THROUGH WALL OR CEILING COMMON TO HOUSE SHALL HAVE MINIMUM 26 GAUGE STEEL. SEE DIV. 01020.6.A SHEET A-1.
- P-2 3/4" MIN. SELF CLOSING SOLID WOOD CORE, HONEY-COMB CORE STEEL, OR 20-MINUTE FIRE RATED DOOR. SEE DIV. 01020.9.B SHEET A-1.
- P-3 STAIR ASSEMBLY NOTES: PER I.R.C. SECTION R311.5 AND DETAIL 4/D1.  
A. HEADROOM MIN. 6'-8" WIDTH MIN. 3'-0".  
B. TREADS 10" MIN. DEPTH AND MIN. WIDTH OF 36" ABOVE HANDRAIL HEIGHT. RISERS 7 1/4" MAX. HT. TREAD NOSING TO BE MINIMUM 3/4" AND A MAXIMUM OF 1 1/4" ON STAIRS WITH SOLID RISERS.  
C. HANDRAIL MIN. 34" TO MAX 38" ABOVE TREAD NOSING. HANDRAIL TYPE 1 CIRCULAR TO HAVE 1 1/4" MIN. TO 2" MAX. CROSS SECTION DIMENSION AND 1 1/2" MIN. CLEAR FROM WALL. RETURN RAIL ENDS. HANDRAILS SHALL BE STRONG ENOUGH TO RESIST A 200 POUND POINT LOAD IN ANY DIRECTION PER I.R.C. TABLE R302.5.  
D. INSTALL FIRE BLOCKING BETWEEN STRINGERS AT THE TOP AND BOTTOM OF EACH RUN PER I.R.C. SECTION R302.11.  
E. COVER USABLE SPACE UNDER STAIR W/ 1/2" G.W.B. PER I.R.C. SECTION R302.7.  
F. INTERMEDIATE BALUSTERS SHALL BE SPACED W/ LESS THAN 4" BETWEEN BALUSTERS.  
G. PROVIDE STAIRWAY ILLUMINATION PER I.R.C. SECTION R303.6. SEE DIV. 01020.7 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. GLAZING IN TUBS AND SHOWERS  
D. GLAZING IN DOORS  
E. LESS THAN 60" HORIZ. FROM THE BOT. STAIR TREAD NOSING; 4 BOT. EDGES OF GLAZING IS LESS THAN 36" ABV. LANDING/WALKING SURFACE. SEE DIV. 08000 SHEET A-1.
- P-5 EGRESS WINDOW PER I.R.C. SECTION R310 SEE DIV. 08000 SHEET A-1.
- P-6 IGNITERS FOR GAS FIRED APPLIANCES IN GARAGE TO BE 18" MIN. ABOVE TOP OF SLAB. SEE DIV. 19 SHEET A-1.
- P-7 COVER WALLS ADJACENT TO TUBS AND SHOWERS WITH NON-ABSORBENT MATERIAL TO 12" ABOVE DRAIN INLETS, PER I.R.C. SECTION 3012. SEE DIV. 09200 SHEET A-1.
- P-8 (2) LAYERS OF FLOOR SHEATHING OVER FRAMING.
- P-9 7/4" MAX. RISER WITH 10" MIN. RUN. IF MORE THAN (3) RISERS, HANDRAIL REQUIRED PER I.R.C. SECTION R311.8. SEE DIV. 01020.7 SHEET A-1.
- P-10 18"x24" CRAWL SPACE ACCESS. INSULATE AND WEATHER STRIP. SEE DIV. 01020.1 SHEET A-1.

- P-11 22"x30" ATTIC SPACE ACCESS W/ 30" HEAD CLEARANCE. INSULATE AND WEATHER STRIP. SEE DIV. 01020.2 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. 01020.12 SHEET A-1.  
B. ZERO CLEARANCE FIREPLACES SHALL CONFORM TO I.R.C. REQUIREMENTS. SEE DIV. 01020.12 SHEET A-1.  
C. HEARTH SHALL CONFORM TO I.R.C. REQUIREMENT SEE DIV. 01020.12.  
D. FIREBLOCK OPENINGS AROUND PENETRATIONS \* EACH FLOOR PER I.R.C. SECTION R1003.13.  
E. FIREPLACE MUST COMPLY WITH UL 121 TESTING  
P-16 SEE SITE PLAN FOR EXTENT OF WALKS & DRIVEWAYS  
P-17 3" DIAMETER STEEL POST

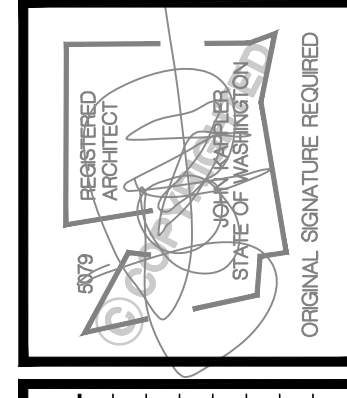
- P-18 36" GUARDRAIL PER I.R.C. SECTION R312 & TABLE R301.5 CONTRACTOR TO VERIFY TO INSPECTOR THAT ALL GUARDS & RAILINGS ARE CAPABLE OF RESISTING 200LB LOAD ON TOP RAIL ACTING IN ANY DIRECTION. SEE DETAIL 8/D1.
- P-19 1" VENT FOR MECHANICAL. 1" CLEARANCE ALL SIDES PER I.R.C. SECTION R302.11. SEE DIV. 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 MFG. INSTRUCTIONS. CONNECT TO AN ALARM OR SMOKE ALARM IN THE DUELLING IN A LOCATION THAT WILL PROVIDE OCCUPANT NOTIFICATION.
- P-24 2x6 STUDS W/ R-21 INSULATION MIN.

**SYMBOLS AND LEGEND**

- FAN- DIRECT VENT TO OUTSIDE  
-BATHROOMS/LAUNDRY 50 CFM MIN.  
-KITCHEN EXHAUST HOOD TO BE MIN. OF 100CFM. IF EXHAUST HOOD EXCEEDS 400 CFM MAKE UP AIR MUST BE PROVIDED PER SECTION M1503.6.
- WHOLE-HOUSE FAN TO RUN CONTINUOUS & CONFORM TO I.R.C. M1503.4. FAN SIZE PER PLAN. FAN RATE TO BE ADJUSTED BY A FACTOR OF 15 FOR A NON BALANCED NON DISTRIBUTED SYSTEM. FRESH AIR TO BE PROVIDED BY THE FORCED AIR SYSTEM DUCTS PER SECTION M1503.4.1. FAN TO HAVE A SONE RATING OF 10 OR LESS MEASURED AT 0.1 INCHES WATER GAUGE.
- THERMOSTAT @ 50" ABOVE FLOOR
- 100V SMOKE ALARM PER I.R.C. R314 WITH BATTERY BACKUP INTERCONNECTED. USE A COMBINATION SMOKE/CARBON MONOXIDE ALARM WHEN NOTED PER SECTION M1503.6.
- MECHANICAL, PLUMBING, AND ELECTRICAL SYSTEM FOR UNITS; PER DIV. 15.16 SEE SHEET A1
- FURN (UH)
- A. PROVIDE 6" DIAMETER FRESH AIR INTAKE FROM OUTSIDE TO RETURN AIR PLENUM AT FURNACE WITH MOTORIZED FLOW DAMPERS.  
B. PROVIDE THERMAL EXPANSION TANK AT WATER HEATER.  
C. STRAP WATER HEATER TO FRAMING TOP AND BOTTOM.  
D. PROVIDE PRESSURE RELIEF LINE PLUMBED TO OUTSIDE.

**GENERAL PLAN NOTES**

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



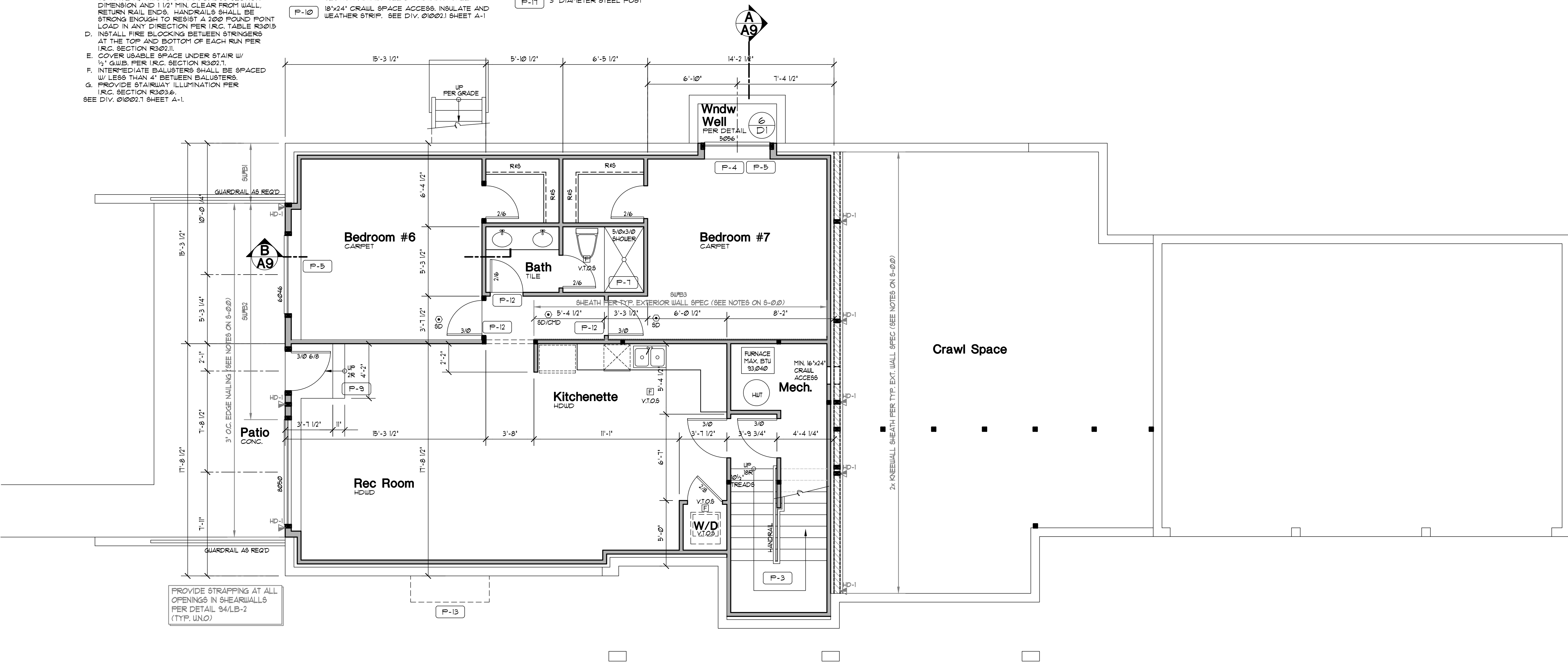
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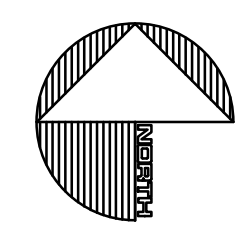
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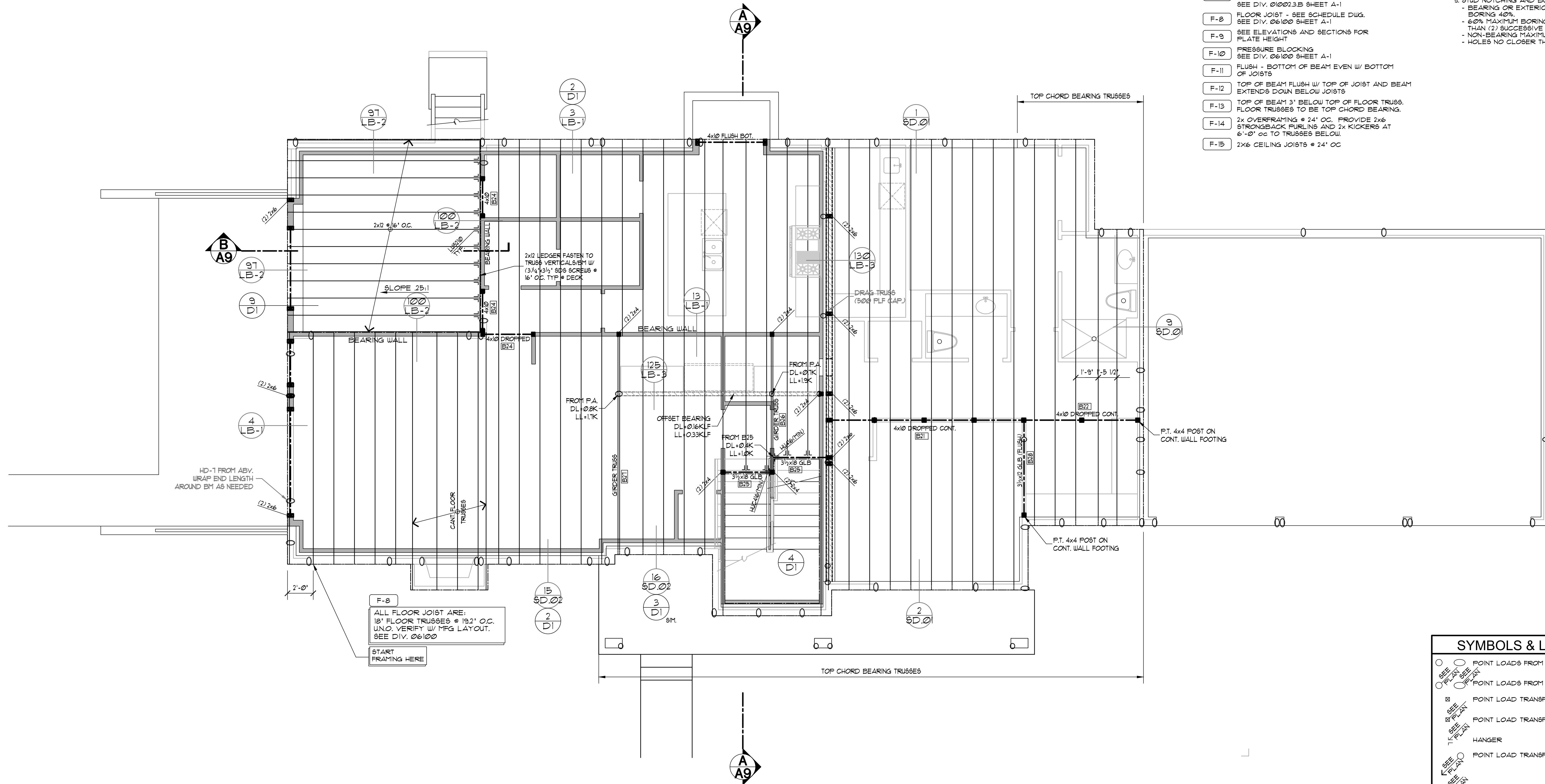
SHEET  
**A2.1**



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







F-8  
ALL FLOOR JOIST ARE:  
18" FLOOR TRUSSES @ 18" O.C.  
UNO. VERIFY W/ MFG LAYOUT.  
SEE DIV. 06100

START FRAMING HERE

**FRAMING PLAN KEYNOTES**

- F-1 BACK FRAMING AND SOFFIT AREA AS REQUIRED TO ALLOW FOR HVAC DUCTING. SEE DIV. 05 SHEET A-1
- F-2 RAKED PONY WALL ON TOP OF LOWER ROOF FRAMING MEMBERS SUPPORTING UPPER ROOF FRAMING MEMBERS.
- F-3 ALIGN EDGE OF JOIST WITH FACE OF WALL
- F-4 ALIGN INSIDE FACE OF BEAM WITH OUTSIDE FACE OF WALL
- F-5 UPSET - BOTTOM OF BEAM EVEN W/ BOTTOM OF JOIST AND TOP OF BEAM EXTENDS UP ABOVE JOISTS
- F-6 TOP OF BEAM IS FLUSH WITH BOTTOM OF JOIST WITH NO TOP PLATE. CUT ADJACENT FRAMING MEMBERS INTO BEAM FOR ADEQUATE SUPPORT.
- F-7 ATTIC SPACE VENT SEE CALCULATION SEE DIV. 01002.3.B SHEET A-1
- F-8 FLOOR JOIST - SEE SCHEDULE DWG. SEE DIV. 06100 SHEET A-1
- F-9 SEE ELEVATIONS AND SECTIONS FOR PLATE HEIGHT
- F-10 PRESSURE BLOCKING SEE DIV. 06100 SHEET A-1
- F-11 FLUSH - BOTTOM OF BEAM EVEN W/ BOTTOM OF JOISTS
- F-12 TOP OF BEAM 3" BELOW TOP OF FLOOR TRUSS. FLOOR TRUSSES TO BE TOP CHORD BEARING.
- F-13 2x OVERFRAMING @ 24" O.C. PROVIDE 2x6 STRONGBACK PURLINS AND 2x KICKERS AT 6'-0" oc TO TRUSSES BELOW.
- F-14 2x6 CEILING JOISTS @ 24" O.C.

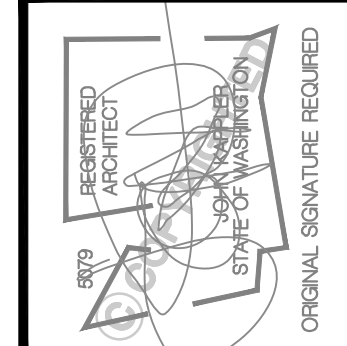
**GENERAL FRAMING NOTES**

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. 01002.10.A SHEET A-1 - TRUSS SPAN PER FLOOR PLANS - TRUSS TYPE PER ROOF FRAMING PLAN
4. ROOF FRAMING SPACING, 24" o.c. UNO.
5. ROOF PITCH- EXTERIOR PER ELEVATION INTERIOR PER SECTION.
6. RAFTER TAIL 2x4. VERIFY.
7. ROOF TAIL AND RAKE OVERHANG PER ROOF PLAN.
8. ALL HEADERS ARE 4x10 OF 12 UNO. [B3] PROVIDE (1) TRIMMER STUD UP TO 4'-0" SPAN AND (2) TRIMMER STUDS OVER 4'-0" UNO. 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
- HORIZONTAL STRAP WITH SIZE DESIGNATION
- INDICATES BEAM CALCULATION WITH INDEXED NUMBER
- WALL ABOVE — WALL BELOW

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



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STARTING NO.: 19038.03

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**A2.2**

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

**FLOOR PLAN KEY NOTES**

- P-1 OCCUPANCY SEPARATION: APPLY (1) LAYER OF 1/2" G.W.B. TO GARAGE SIDE OF RESIDENCE, ATTIC SPACES, AND TO ALL BEAMS AND POSTS SUPPORTING A FLOOR-CEILING ASSEMBLY. APPLY (1) LAYER OF 5/8" TYPE 'X' G.W.B. TO GARAGE CEILING WHEN UNDER HABITABLE ROOMS. DUCTS THROUGH WALL OR CEILING COMMON TO HOUSE SHALL HAVE MINIMUM 26 GAUGE STEEL. SEE DIV. 01020.6.A SHEET A-1.
- P-2 3/4" MIN. SELF CLOSING SOLID WOOD CORE, HONEY-COMB CORE STEEL, OR 20-MINUTE FIRE RATED DOOR. SEE DIV. 01020.5.B SHEET A-1.
- P-3 STAIR ASSEMBLY NOTES: PER I.R.C. SECTION R311.5 AND DETAIL 4/D1.
  - A. HEADROOM MIN. 6'-8" WIDTH MIN. 3'-0".
  - B. TREADS 10" MIN. DEPTH AND MIN. WIDTH OF 36" ABOVE HANDRAIL HEIGHT. RISERS 7 1/4" MAX. HT. TREAD NOSING TO BE MINIMUM 3/4" AND A MAXIMUM OF 1 1/4" ON STAIRS WITH SOLID RISERS.
  - C. HANDRAIL MIN. 34" TO MAX 38" ABOVE TREAD NOSING. HANDRAIL TYPE I CIRCULAR TO HAVE 1 1/4" MIN. TO 2" MAX. CROSS SECTION DIMENSION AND 1 1/2" MIN. CLEAR FROM WALL. RETURN RAIL ENDS. HANDRAILS SHALL BE STRONG ENOUGH TO RESIST A 200 POUND POINT LOAD IN ANY DIRECTION PER I.R.C. TABLE R302.1.1.
  - D. INSTALL FIRE BLOCKING BETWEEN STRINGERS AT THE TOP AND BOTTOM OF EACH RUN PER I.R.C. SECTION R302.1.1.
  - E. COVER USABLE SPACE UNDER STAIR W/ 1/2" G.W.B. PER I.R.C. SECTION R302.1.
  - F. INTERMEDIATE BALUSTERS SHALL BE SPACED W/ LESS THAN 4" BETWEEN BALUSTERS.
  - G. PROVIDE STAIRWAY ILLUMINATION PER I.R.C. SECTION R303.6.

- 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. 08000 SHEET A-1.
- P-5 EGRESS WINDOW PER I.R.C. SECTION R310. SEE DIV. 08060 SHEET A-1.
- P-6 IGNITERS FOR GAS FIRED APPLIANCES IN GARAGE TO BE 18" MIN. ABOVE TOP OF SLAB. SEE DIV. 19 SHEET A-1.
- P-7 COVER WALLS ADJACENT TO TUBS AND SHOWERS WITH NON-ABSORBENT MATERIAL TO 7' ABOVE DRAIN INLETS, PER I.R.C. SECTION 307.2. SEE DIV. 09200 SHEET A-1.
- P-8 (2) LAYERS OF FLOOR SHEATHING OVER FRAMING.
- P-9 7/8" MAX. RISER WITH 10" MIN. RUN. IF MORE THAN (3) RISERS, HANDRAIL REQUIRED PER I.R.C. SECTION R311.1.8. SEE DIV. 01020.7 SHEET A-1.
- P-10 18"x24" CRAWL SPACE ACCESS, INSULATE AND WEATHER STRIP. SEE DIV. 01021 SHEET A-1.

- P-11 22"x30" ATTIC SPACE ACCESS W/ 30" HEAD CLEARANCE. INSULATE AND WEATHER STRIP. SEE DIV. 01022 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. 01020.12 SHEET A-1.
  - B. ZERO CLEARANCE FIREPLACES SHALL CONFORM TO I.R.C. REQUIREMENTS. SEE DIV. 01020.12 SHT A-1.
  - C. HEARTH SHALL CONFORM TO I.R.C. REQUIREMENT. SEE DIV. 01020.12.
  - D. FIREBLOCK OPENINGS AROUND PENETRATIONS \* EACH FLOOR PER I.R.C. SECTION R1003.13.
  - E. FIREPLACE MUST COMPLY WITH UL 121 TESTING.
- P-16 SEE SITE PLAN FOR EXTENT OF WALKS & DRIVEWAYS.
- P-17 3" DIAMETER STEEL POST.

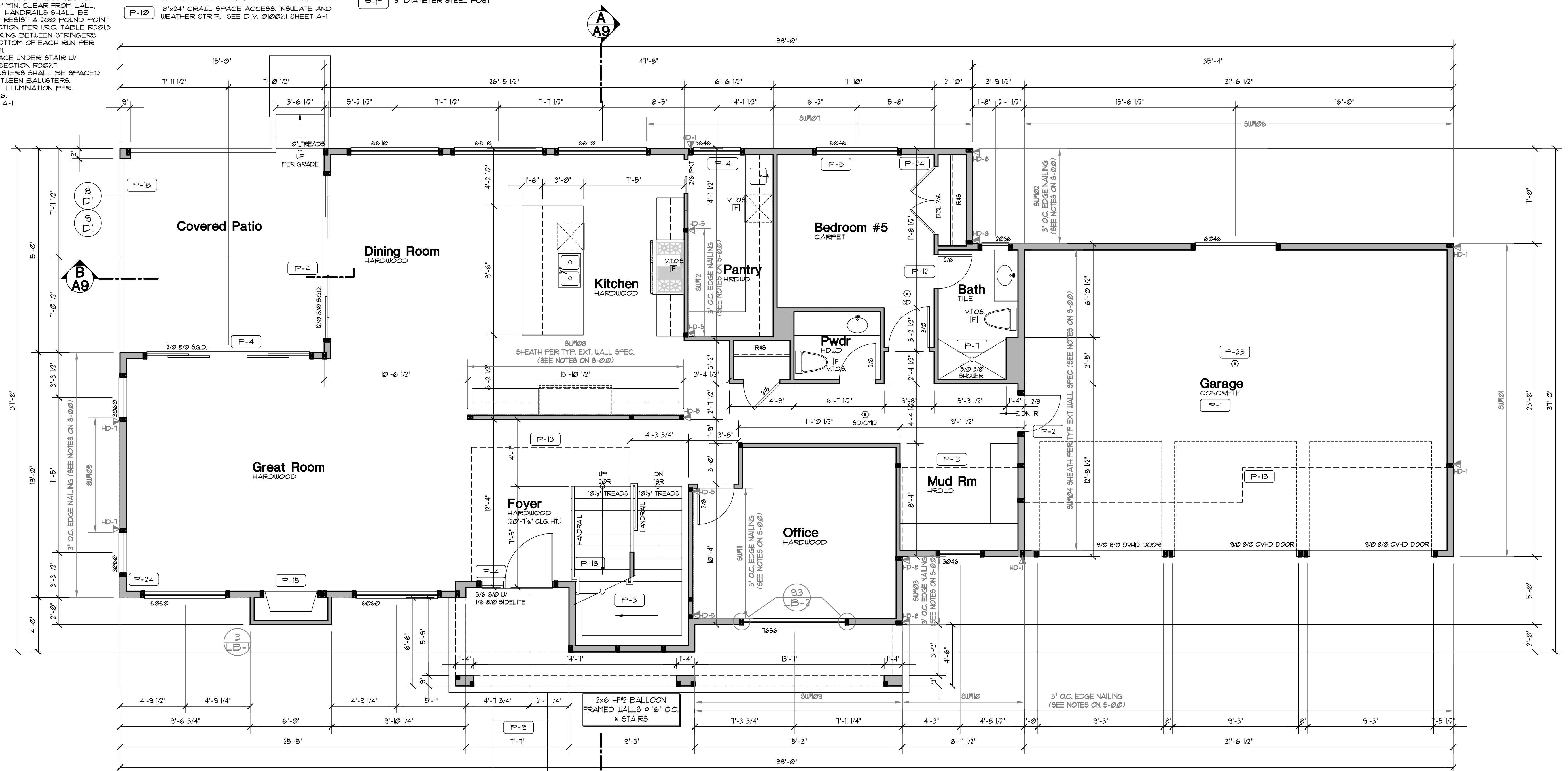
- P-18 36" GUARDRAIL PER I.R.C. SECTION R312 & TABLE R301.5. CONTRACTOR TO VERIFY TO INSPECTOR THAT ALL GUARDS & RAILINGS ARE CAPABLE OF RESISTING 200LB LOAD ON TOP RAIL ACTING IN ANY DIRECTION. SEE DETAIL 8/D1.
- P-19 1" VENT FOR MECHANICAL. 1" CLEARANCE ALL SIDES PER I.R.C. SECTION R302.11. SEE DIV. 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 MFG. INSTRUCTIONS. CONNECT TO AN ALARM OR SMOKE ALARM IN THE DUELLING IN A LOCATION THAT WILL PROVIDE OCCUPANT NOTIFICATION.
- P-24 2x6 STUDS W/ R-21 INSULATION MIN.

**SYMBOLS AND LEGEND**

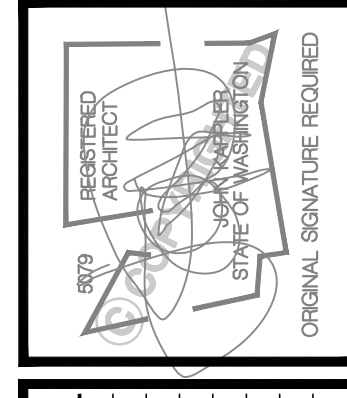
- FAN- DIRECT VENT TO OUTSIDE.
  - BATHROOMS/LAUNDRY 50 CFM MIN.
  - KITCHEN EXHAUST HOOD TO BE MIN. OF 100CFM. IF EXHAUST HOOD EXCEEDS 400 CFM MAKE UP AIR MUST BE PROVIDED PER SECTION M1503.6.
- WHOLE-HOUSE FAN TO RUN CONTINUOUS & CONFORM TO I.R.C. M1505.4. FAN SIZE PER PLAN. FAN RATE TO BE ADJUSTED BY A FACTOR OF 15 FOR A NON BALANCED NON DISTRIBUTED SYSTEM. FRESH AIR TO BE PROVIDED BY THE FORCED AIR SYSTEM DUCTS PER SECTION M1505.4.1. FAN TO HAVE A SONE RATING OF 10 OR LESS MEASURED AT 01 INCHES WATER GAUGE.
- THERMOSTAT @ 50" ABOVE FLOOR.
- 10V SMOKE ALARM PER I.R.C. R314 WITH BATTERY BACKUP INTERCONNECTED. USE A COMBINATION SMOKE/CARBON MONOXIDE ALARM WHEN NOTED PER SECTION M1503.6.
- MECHANICAL, PLUMBING, AND ELECTRICAL SYSTEM FOR UNITS; PER DIV. 15.16 SEE SHEET A1.
- FURN (UH)
- A. PROVIDE 6" DIAMETER FRESH AIR INTAKE FROM OUTSIDE TO RETURN AIR PLENUM AT FURNACE WITH MOTORIZED FLOW DAMPERS.
- B. PROVIDE THERMAL EXPANSION TANK AT WATER HEATER.
- C. STRAP WATER HEATER TO FRAMING TOP AND BOTTOM.
- D. PROVIDE PRESSURE RELIEF LINE PLUMBED TO OUTSIDE.

**GENERAL PLAN NOTES**

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



PROVIDE STRAPPING AT ALL OPENINGS IN SHEARWALLS PER DETAIL 94/LB-2 (TYP. UNO)



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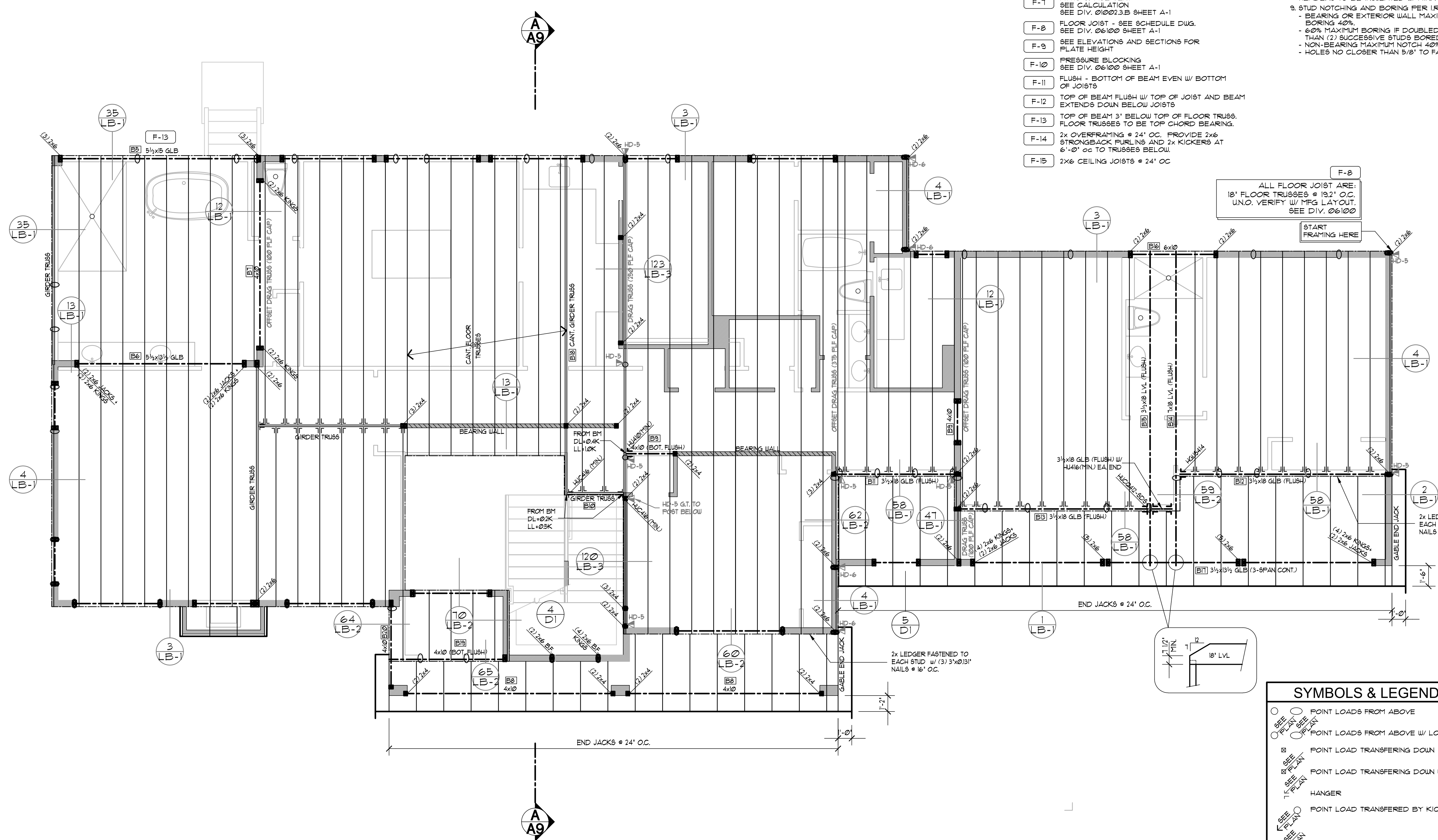
TITLE  
 JOB NO.: 19038.05  
 STARTING NO.: 19038.03

SHEET  
**A3**

SQUARE FOOTAGE	
MAIN FLOOR	1977 SF
UPPER FLOOR	2510 SF
LOWER FLOOR	1351 SF
<b>TOTAL</b>	<b>5838 SF</b>
GARAGE	725 SF
PORCH	146 SF
PATIO	225 SF

**MAIN FLOOR PLAN**

Scale 1/4"=1'-0"



**FRAMING PLAN KEYNOTES**

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

**GENERAL FRAMING NOTES**

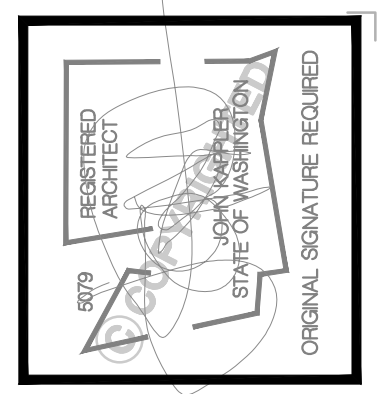
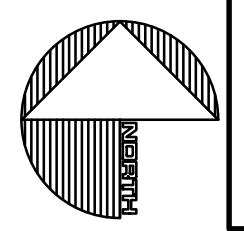
1. SEE TYPICAL MATERIALS LIST ON SECTION SHEET
2. SEE SHEET A-1 FOR ALL GENERAL NOTES AND FOR ALL REQUIREMENTS CONCERNING MECHANICAL, PLUMBING, AND ELECTRICAL.
3. TRUSS DESIGN BY MFG. TRUSS PLAN SHOWN IS FOR GENERAL LAYOUT ONLY. SEE DIV. 06100 SHEET A-1
  - TRUSS LOADING SEE DIV. 01002.10.A SHEET A-1
  - TRUSS SPAN PER FLOOR PLANS
  - TRUSS TYPE PER ROOF FRAMING PLAN
4. ROOF FRAMING SPACING, 24' o.c. UNO.
5. ROOF PITCH- EXTERIOR PER ELEVATION INTERIOR PER SECTION.
6. RAFTER TAIL 2x4. VERIFY.
7. ROOF TAIL AND RAKE OVER-HANG PER ROOF PLAN.
8. ALL HEADERS ARE 4x10 OF 12 UNO. [B] PROVIDE (1) TRIMMER STUD UP TO 4'-0" SPAN AND (2) TRIMMER STUDS OVER 4'-0" UNO. SEE DIV. 06100 SHEET A-1
9. STUD NOTCHING AND BORING PER I.R.C. SECT. R602.6
  - BEARING OR EXTERIOR WALL MAXIMUM NOTCH 25% BORING 40%
  - 60% MAXIMUM BORING IF DOUBLED WITH NOT MORE THAN (2) SUCCESSIVE STUDS BORED.
  - NON-BEARING MAXIMUM NOTCH 40%, BORING 60%.
  - HOLES NO CLOSER THAN 5/8" TO FACE OF STUD.

**SYMBOLS & LEGEND**

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

**UPPER FLOOR/LOWER ROOF FRAMING PLAN**

Scale 1/4"=1'-0"



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SHEET  
**A4**

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

**FLOOR PLAN KEY NOTES**

- P-1** OCCUPANCY SEPARATION:  
APPLY (1) LAYER OF 1/2" G.W.B. TO GARAGE SIDE OF RESIDENCE, ATTIC SPACES, AND TO ALL BEAMS AND POSTS SUPPORTING A FLOOR-CEILING ASSEMBLY. APPLY (1) LAYER OF 1/2" 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. 01020.6.A SHEET A-1.
- P-2** 3/4" MIN. SELF CLOSING SOLID WOOD CORE, HONEY-COMB CORE STEEL, OR 20-MINUTE FIRE RATED DOOR. SEE DIV. 01020.6.B SHEET A-1.
- P-3** STAIR ASSEMBLY NOTES: PER I.R.C. SECTION R311.5 AND DETAIL 4/D1.  
A. HEADROOM MIN. 6'-8" WIDTH MIN. 3'-0".  
B. TREADS 10" MIN. DEPTH AND MIN. WIDTH OF 36" ABOVE HANDRAIL HEIGHT. RISERS 7 1/4" MAX. HT. TREAD NOSING TO BE MINIMUM 3/4" AND A MAXIMUM OF 1 1/4" ON STAIRS WITH SOLID RISERS.  
C. HANDRAIL MIN. 34" TO MAX 38" ABOVE TREAD NOSING. HANDRAIL TYPE 1 CIRCULAR TO HAVE 1 1/4" MIN. TO 2" MAX. CROSS SECTION DIMENSION AND 1 1/2" MIN. CLEAR FROM WALL. RETURN RAIL ENDS. HANDRAILS SHALL BE STRONG ENOUGH TO RESIST A 200 POUND POINT LOAD IN ANY DIRECTION PER I.R.C. TABLE R302.1.1.  
D. INSTALL FIRE BLOCKING BETWEEN STRINGERS AT THE TOP AND BOTTOM OF EACH RUN PER I.R.C. SECTION R302.1.1.  
E. COVER USABLE SPACE UNDER STAIR W/ 1/2" G.W.B. PER I.R.C. SECTION R302.1.1.  
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. 01020.7 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. 08000 SHEET A-1.
- P-5** EGRESS WINDOW PER I.R.C. SECTION R310 SEE DIV. 08000 SHEET A-1.
- P-6** IGNITERS FOR GAS FIRED APPLIANCES IN GARAGE TO BE 18" MIN. ABOVE TOP OF SLAB. SEE DIV. 19 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. 09200 SHEET A-1.
- P-8** (2) LAYERS OF FLOOR SHEATHING OVER FRAMING.
- P-9** 7/8" MAX. RISER WITH 10" MIN. RUN. IF MORE THAN (3) RISERS, HANDRAIL REQUIRED PER I.R.C. SECTION R311.7.8. SEE DIV. 01020.7 SHEET A-1.
- P-10** 18"x24" CRAWL SPACE ACCESS. INSULATE AND WEATHER STRIP. SEE DIV. 01020.1 SHEET A-1.

- P-11** 22"x30" ATTIC SPACE ACCESS W/ 30" HEAD CLEARANCE. INSULATE AND WEATHER STRIP. SEE DIV. 01020.2 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. 01020.12 SHEET A-1.  
B. ZERO CLEARANCE FIREPLACES SHALL CONFORM TO I.R.C. REQUIREMENTS. SEE DIV. 01020.12 SHT A-1.  
C. HEARTH SHALL CONFORM TO I.R.C. REQUIREMENT SEE DIV. 01020.12.  
D. FIREBLOCK OPENINGS AROUND PENETRATIONS \* EACH FLOOR PER I.R.C. SECTION R1003.13.  
E. FIREPLACE MUST COMPLY WITH UL 127 TESTING.
- P-16** SEE SITE PLAN FOR EXTENT OF WALKS & DRIVEWAYS
- P-17** 3" DIAMETER STEEL POST

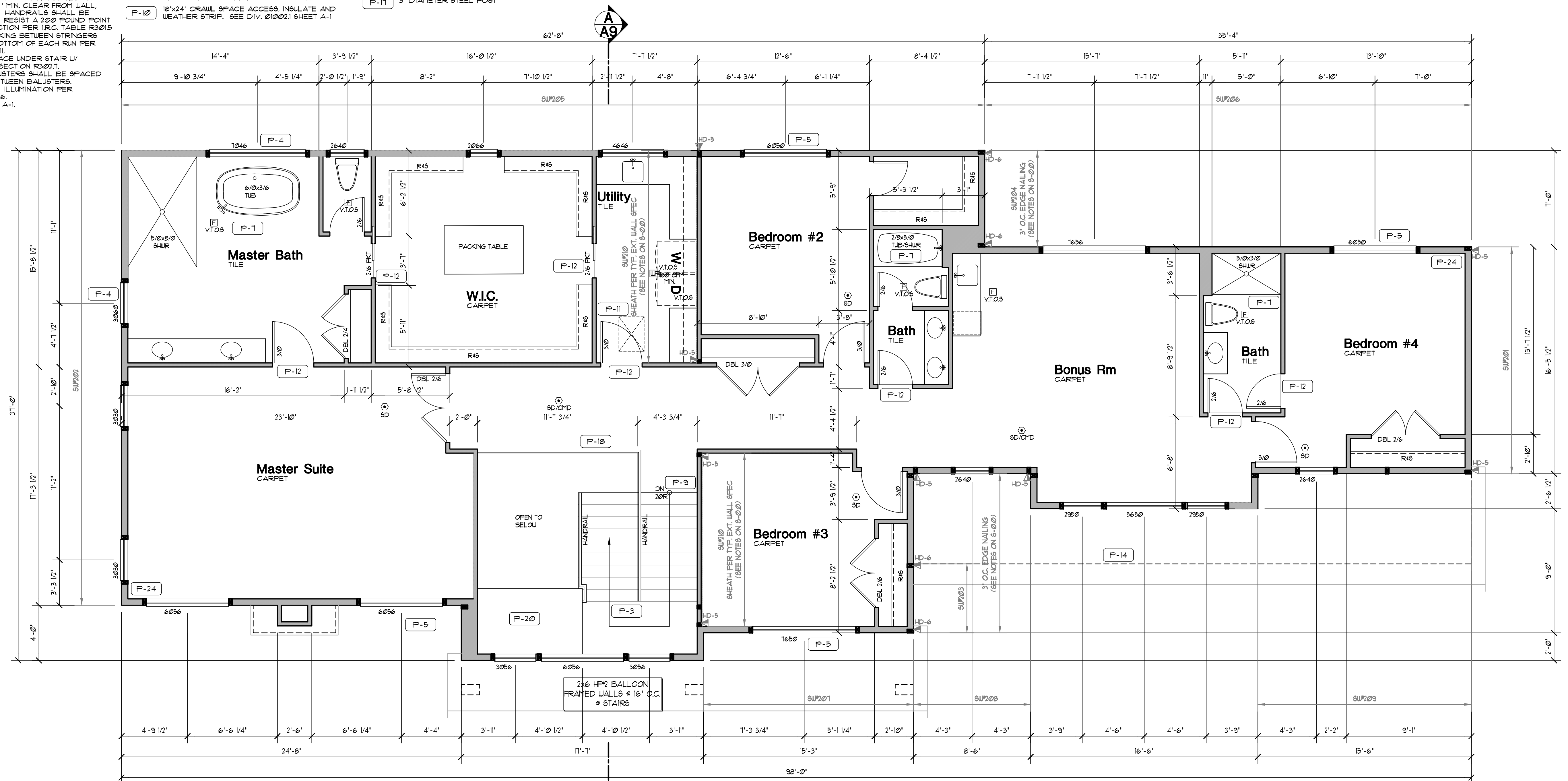
- P-18** 36" GUARDRAIL PER I.R.C. SECTION R312 & TABLE R301.5 CONTRACTOR TO VERIFY TO INSPECTOR THAT ALL GUARDS & RAILINGS ARE CAPABLE OF RESISTING 200LB LOAD ON TOP RAIL ACTING IN ANY DIRECTION. SEE DETAIL 8/D1.
- P-19** 1" VENT FOR MECHANICAL. 1" CLEARANCE ALL SIDES PER I.R.C. SECTION R302.1.1. SEE 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 MFG. INSTRUCTIONS. CONNECT TO AN ALARM OR SMOKE ALARM IN THE DUELLING 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 I.R.C. M1503.4. FAN SIZE PER PLAN. FAN RATE TO BE ADJUSTED BY A FACTOR OF 15 FOR A NON BALANCED NON DISTRIBUTED SYSTEM. FRESH AIR TO BE PROVIDED BY THE FORCED AIR SYSTEM DUCTS PER SECTION M1503.4.1. FAN TO HAVE A SONE RATING OF 10 OR LESS MEASURED AT 0.1 INCHES WATER GAUGE.
- T** THERMOSTAT \* 50' ABOVE FLOOR
- SA** 100% SMOKE ALARM PER I.R.C. R314 WITH BATTERY BACKUP INTERCONNECTED. USE A COMBINATION SMOKE/CARBON MONOXIDE ALARM WHEN NOTED PER SECTION M1503.6.
- FURN** MECHANICAL, PLUMBING, AND ELECTRICAL SYSTEM FOR UNITS. PER DIV. 15.16 SEE SHEET A1
- UW** FURN
- A** PROVIDE 6" DIAMETER FRESH AIR INTAKE FROM OUTSIDE TO RETURN AIR PLENUM AT FURNACE WITH MOTORIZED FLOW DAMPERS.
- B** PROVIDE THERMAL EXPANSION TANK AT WATER HEATER.
- C** STRAP WATER HEATER TO FRAMING TOP AND BOTTOM.
- D** PROVIDE PRESSURE RELIEF LINE PLUMBED TO OUTSIDE.

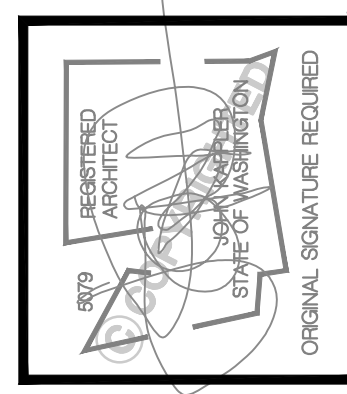
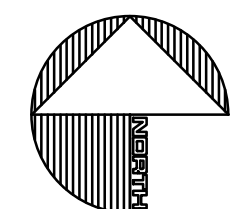
**GENERAL PLAN NOTES**

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



**UPPER FLOOR PLAN**

Scale 1/4"=1'-0"



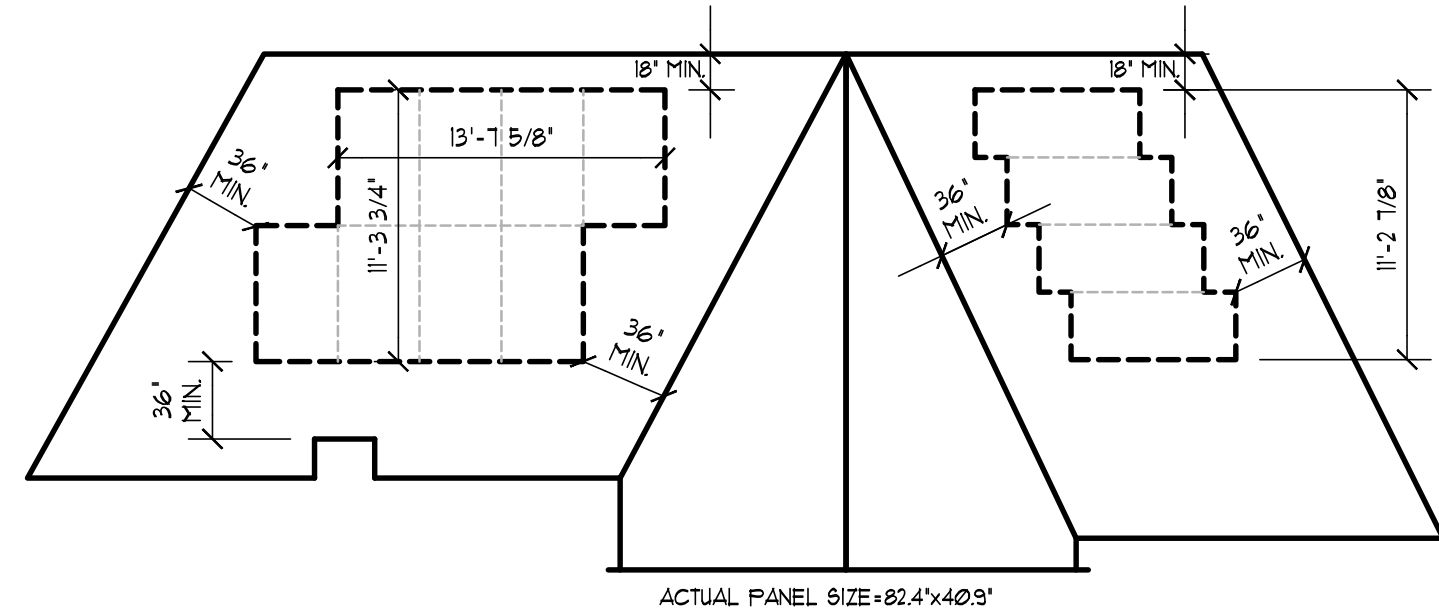
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**A5**



### SOLAR PANEL LAYOUT

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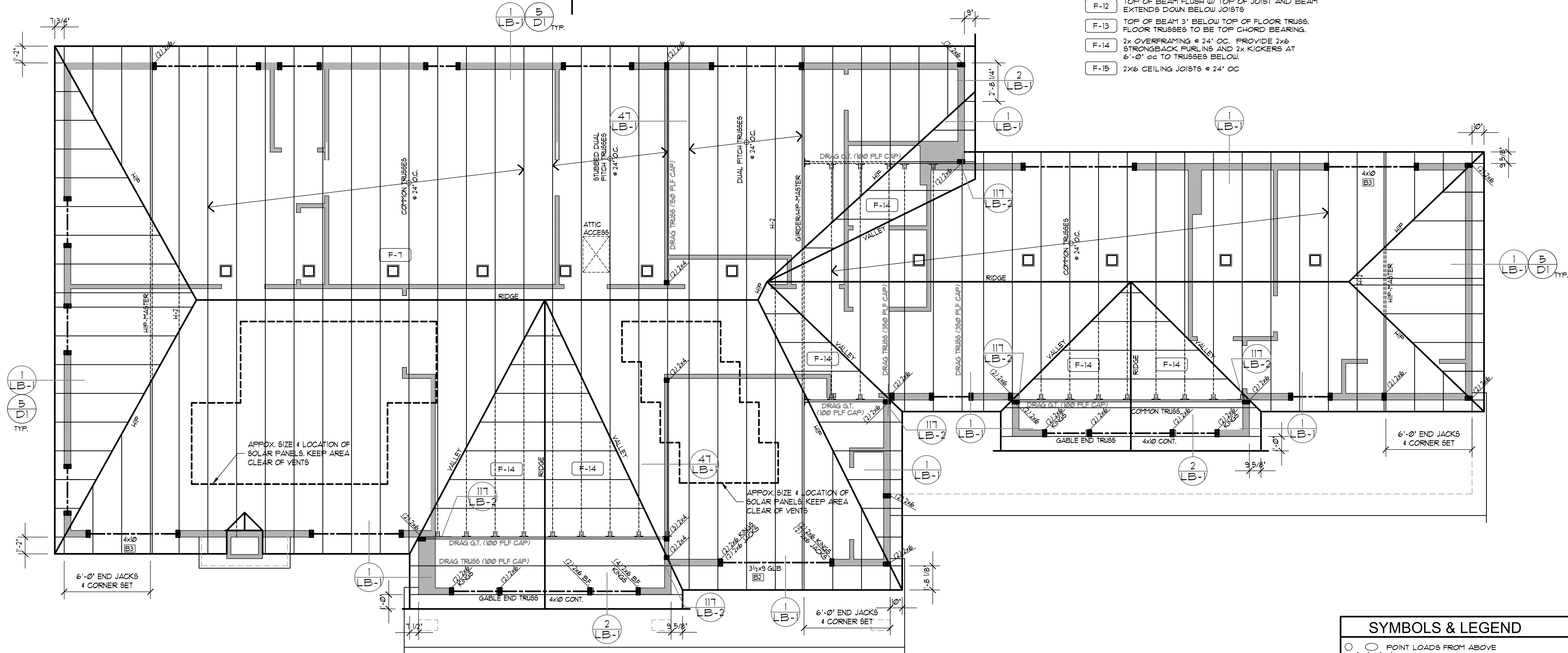
ROOF VENT CALCULATION	
TOTAL ROOF AREA	2743 SF/900 = .914 SF OF VENT AREA REQ
40% MIN. AT 36" MAX BELOW RIDGE	= 365 SF MIN.
50% MAX. AT 36" MAX BELOW RIDGE	= 457 SF MAX.
12 ROOF JACKS AT 50 SQ. IN. EACH	600 SQ. IN. = 416 SF
(36" MAX. BELOW RIDGE)	
238 L.F. OF EAVE VENTS AT 3.3 SQ. IN./L.F.	785.4 SQ. IN. = 545 SF
TOTAL SF OF VENTILATION PROVIDED = 961 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. 01002.3.B SHEET A-1
- F-8 FLOOR JOIST - SEE SCHEDULE DWG. SEE DIV. 06100 SHEET A-1
- F-9 SEE ELEVATIONS AND SECTIONS FOR PLATE HEIGHT
- F-10 PRESSURE BLOCKING SEE DIV. 06100 SHEET A-1
- F-11 FLUSH - BOTTOM OF BEAM EVEN W/ BOTTOM OF JOISTS
- F-12 TOP OF BEAM FLUSH W/ TOP OF JOIST AND BEAM EXTENDS DOWN BELOW JOISTS
- F-13 TOP OF BEAM 3" BELOW TOP OF FLOOR TRUSS. FLOOR TRUSSES TO BE TOP CHORD BEARING.
- F-14 2x OVERFRAMING @ 24" OC. PROVIDE 2x6 STRONGBACK PURLINS AND 2x KICKERS AT 6'-0" oc TO TRUSSES BELOW.
- F-15 2x6 CEILING JOISTS @ 24" OC

### 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. 01000 SHEET A-1
  - TRUSS LOADING SEE DIV. 01000.10A SHEET A-1
  - TRUSS SPAN PER FLOOR PLANS
  - TRUSS TYPE PER ROOF FRAMING PLAN
4. ROOF FRAMING SPACING, 24" o.c. UNO.
5. ROOF PITCH - EXTERIOR PER ELEVATION INTERIOR PER SECTION
6. RAFTER TAIL 2x4. VERIFY.
7. ROOF TAIL AND RAKE OVER-HANG PER ROOF PLAN.
8. ALL HEADERS ARE 4x10 OF 12 UNO. [B] PROVIDE (1) TRIMMER STUD UP TO 4'-0" SPAN AND (2) TRIMMER STUDS OVER 4'-0" UNO. SEE DIV. 06100 SHEET A-1 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.



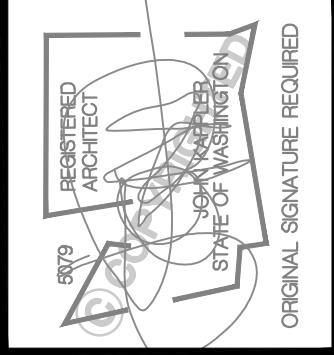
### UPPER ROOF FRAMING PLAN

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
- 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.



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SHEET  
**A6**



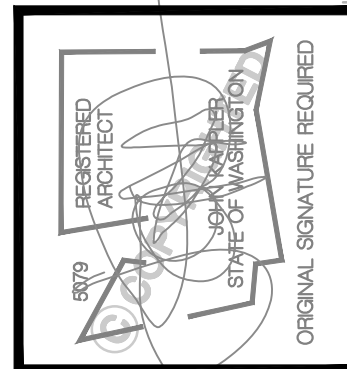
**SOUTH ELEVATION**

Scale 1/4"=1'-0"



**WEST ELEVATION**

Scale 1/4"=1'-0"



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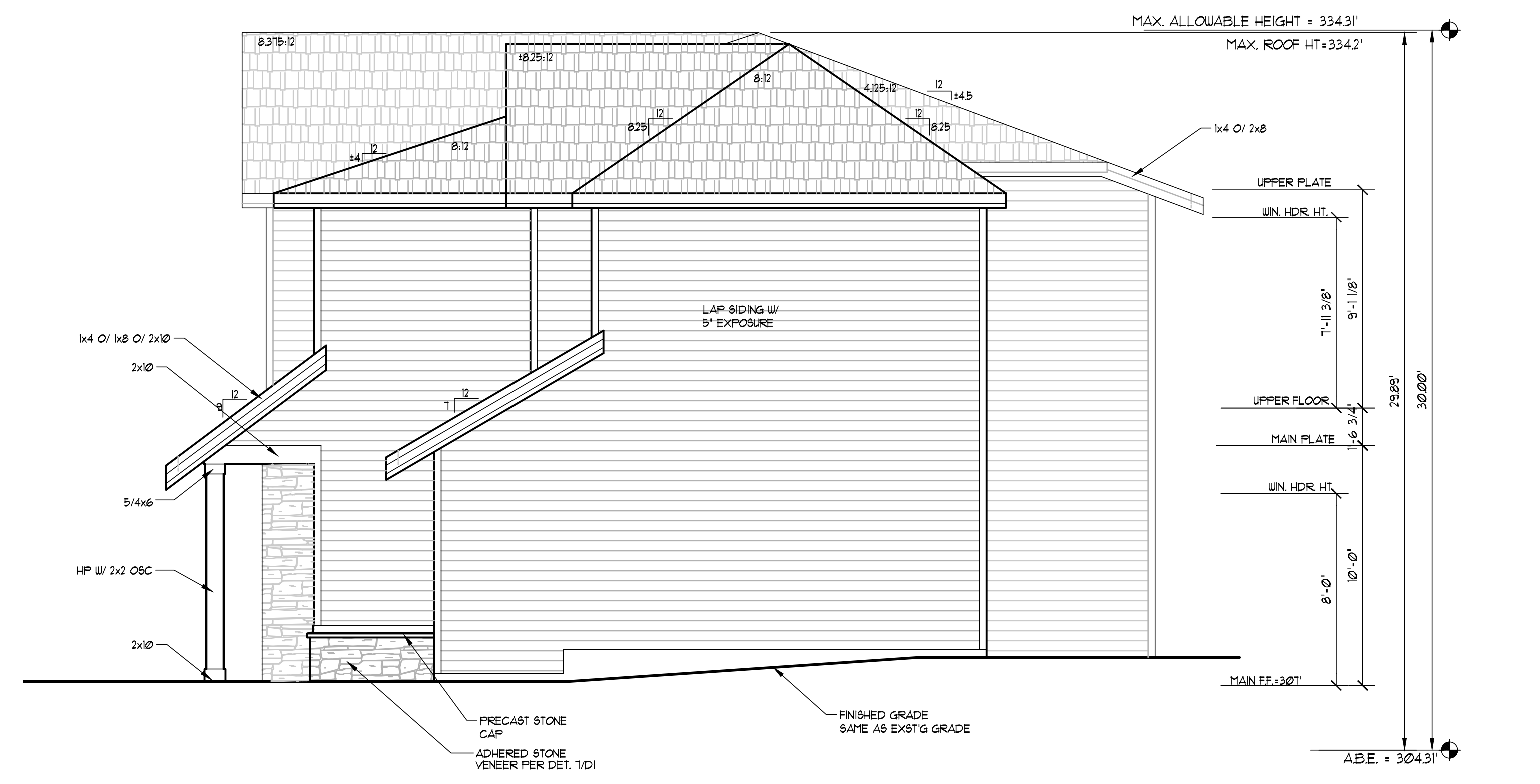
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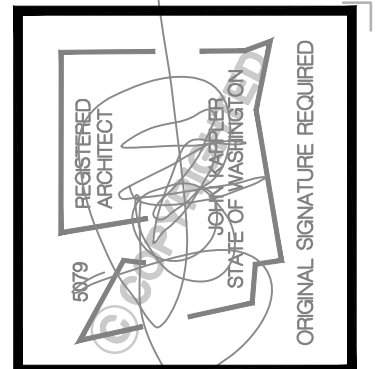
SHEET  
**A7**



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



**EAST ELEVATION**  
Scale 1/4"=1'-0"



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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 BLOW-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 BQ)  
 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: 5/4x3 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 WSBC R4033. TOTAL LEAKAGE MUST BE LESS THAN OR EQUAL TO 4 cfm PER 100 SF OF CONDITIONED FLOOR AREA WHEN TESTED AT A PRESSURE DIFFERENTIAL OF 0.1" w.g. (25 Pa) ACROSS THE ENTIRE SYSTEM.

**ENERGY CREDITS**

**13 EFFICIENT BUILDING ENVELOPE 0.5 CREDIT**

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

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

**31 HIGH EFFICIENCY HVAC 1.0 CREDIT**

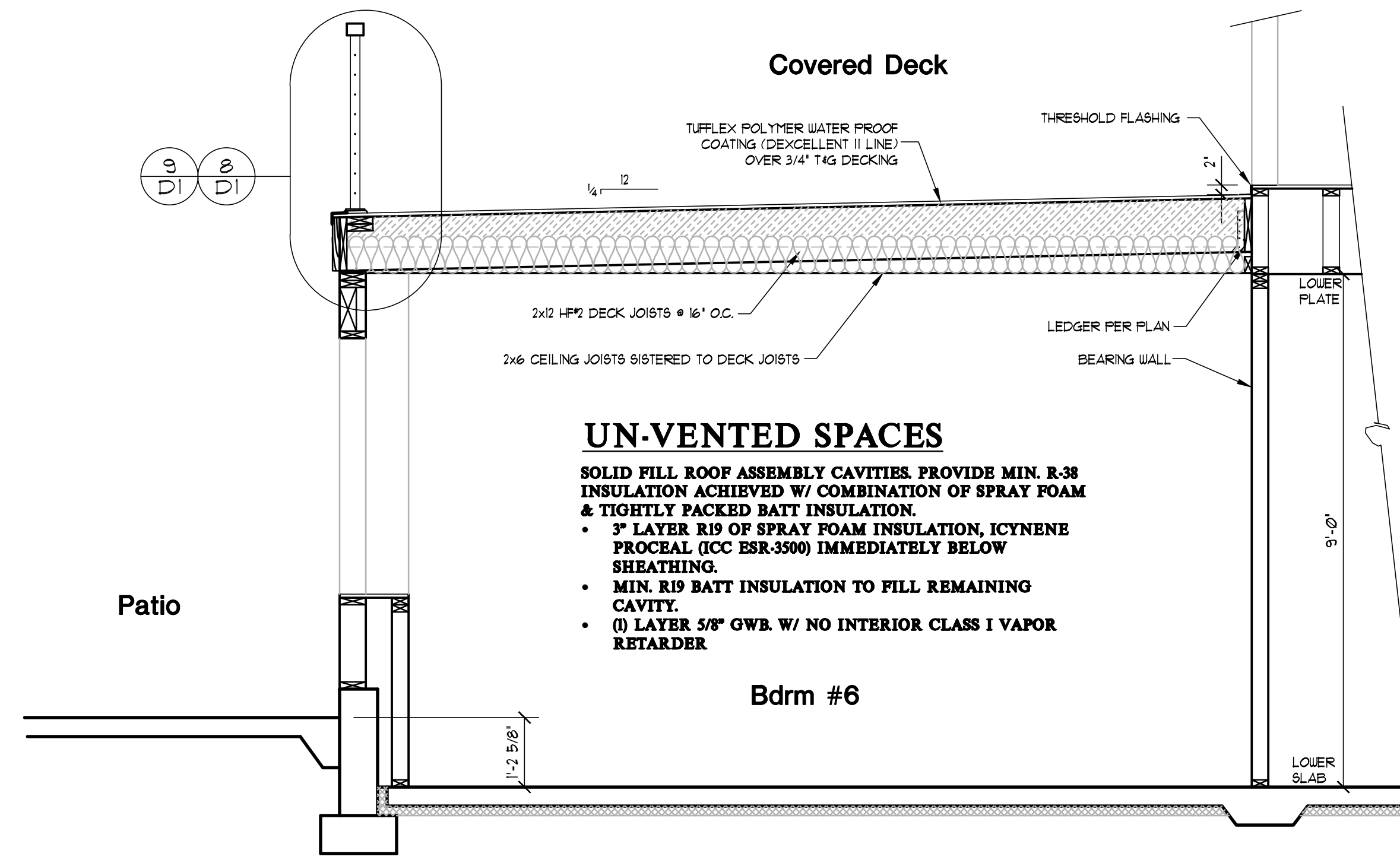
ENERGY STAR RATED GAS FURNACE WITH A MINIMUM AFUE OF 95%

**55 EFFICIENT WATER HEATING 2.0 CREDIT**

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

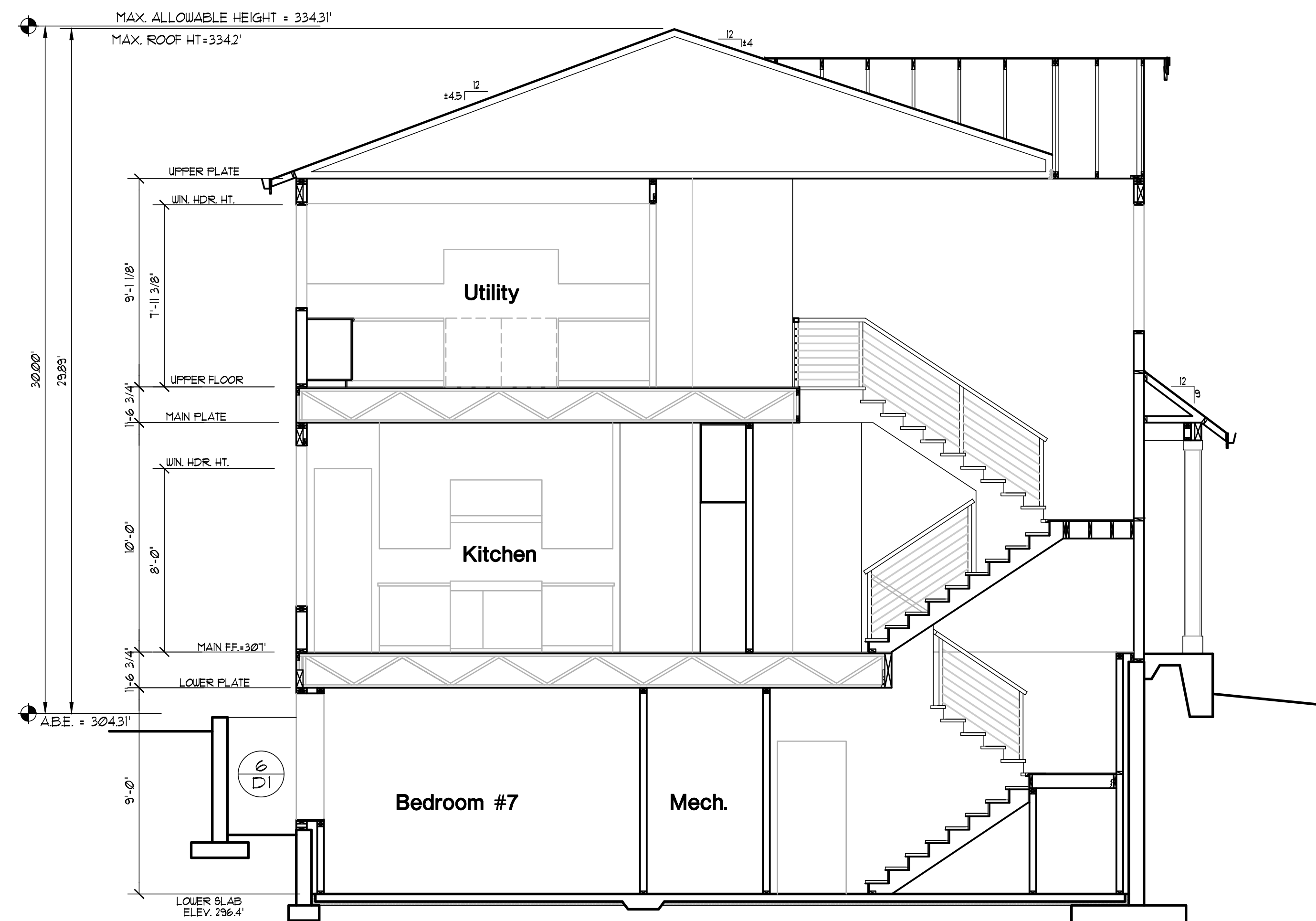
**61 RENEWABLE ELECTRIC ENERGY 3.0 CREDIT**

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



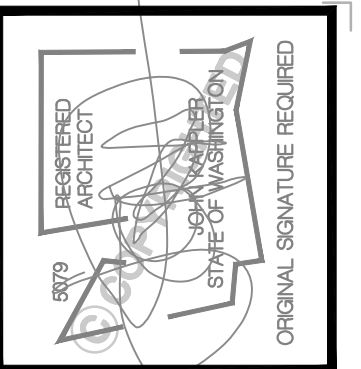
**PARTIAL DECK SECTION B**

Scale 1/2"=1'-0"



**BUILDING SECTION A-A**

Scale 1/4"=1'-0"



Date	By	Description
2/13/21	SM	PERMIT SET

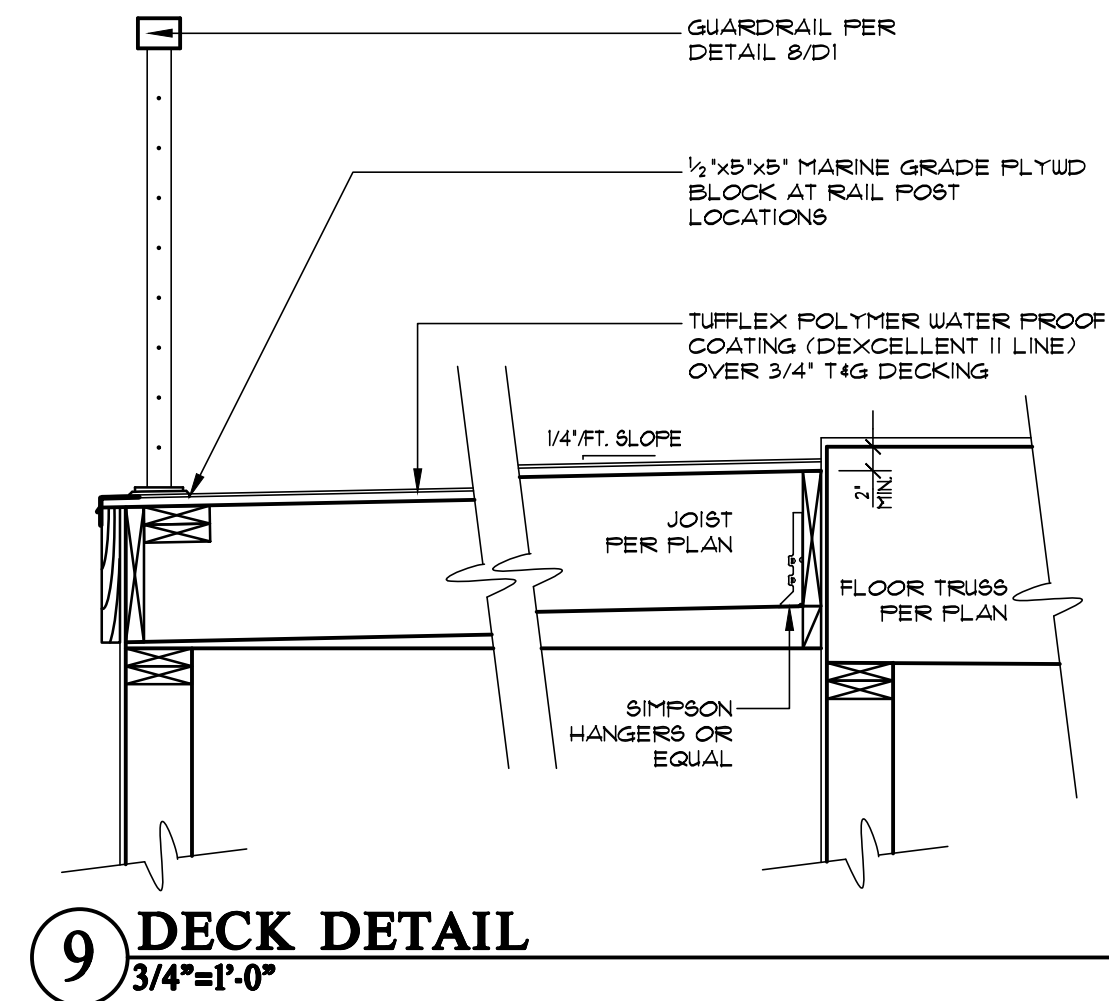
**Pratt Plat**  
 Lot 5  
 7920 SE 72nd PL  
 Mercer Island, WA 98040  
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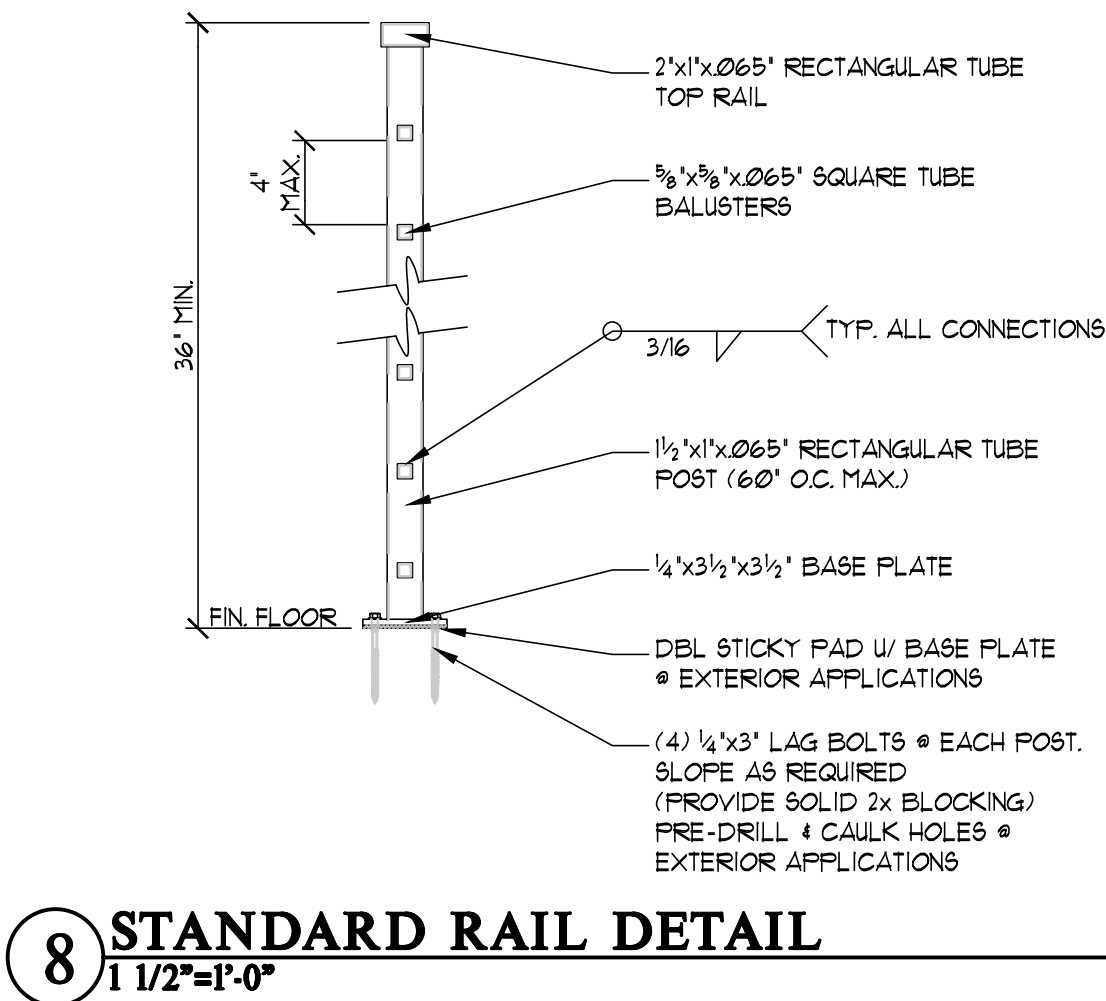
TITLE
JOB NO.: 19038.05
STARTING NO.: 19038.03

SHEET  
**A9**

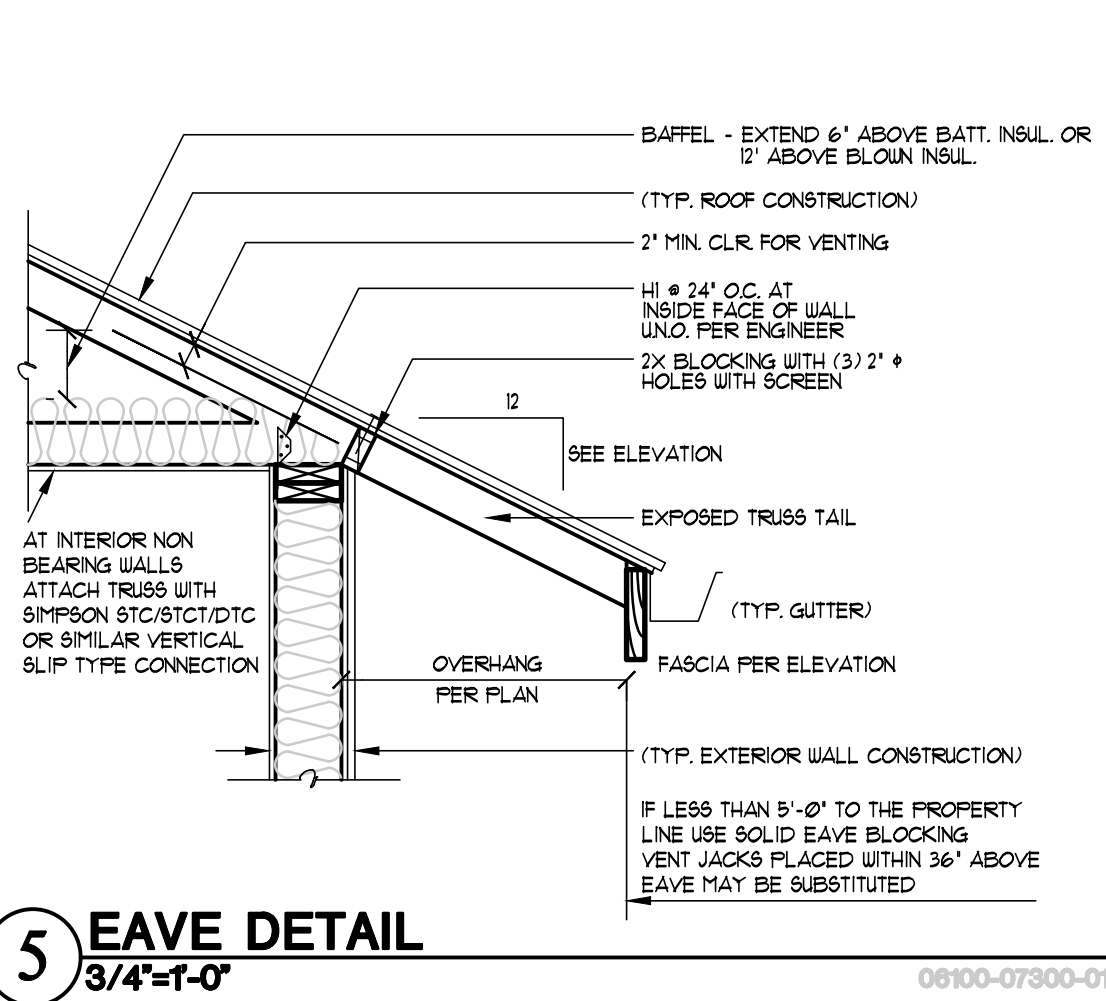




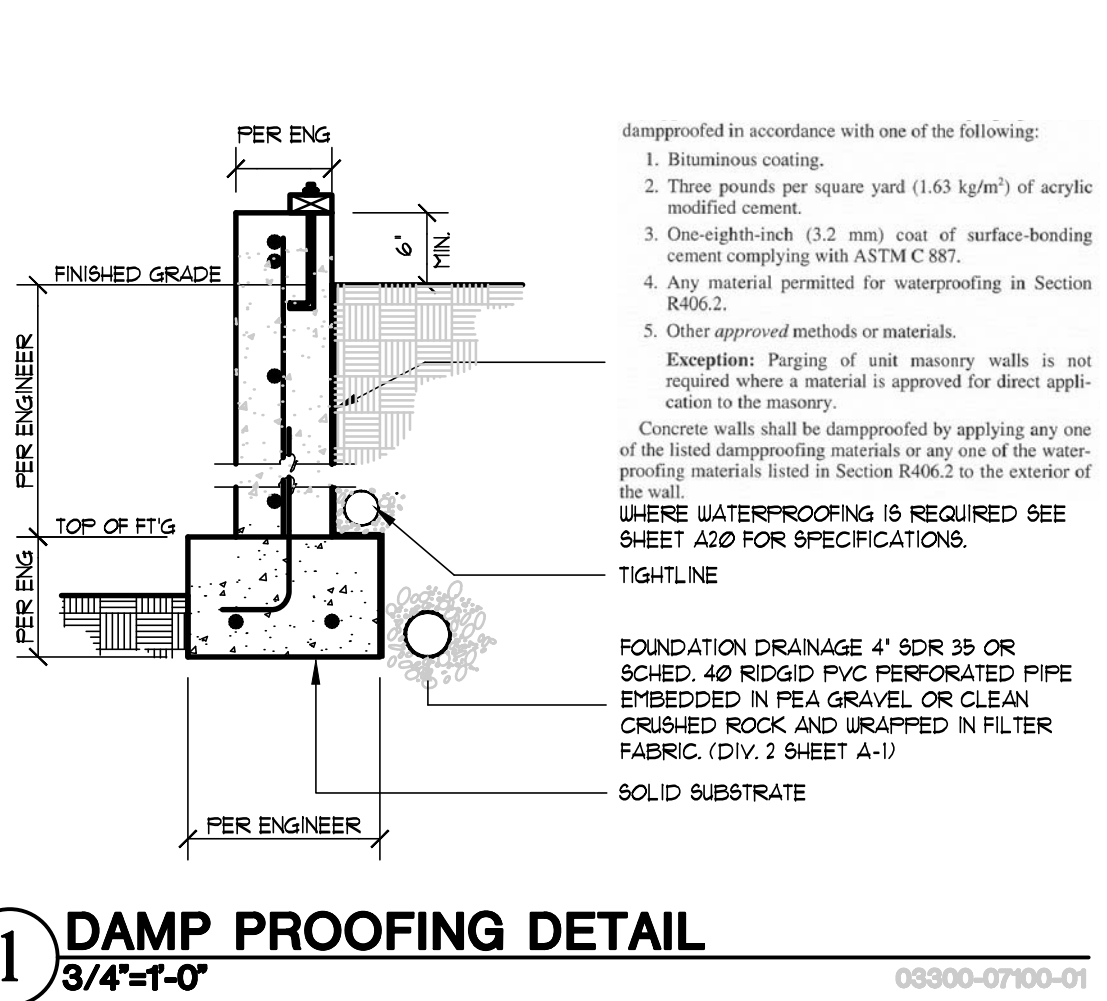
**9 DECK DETAIL**  
3/4"=1'-0"



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



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



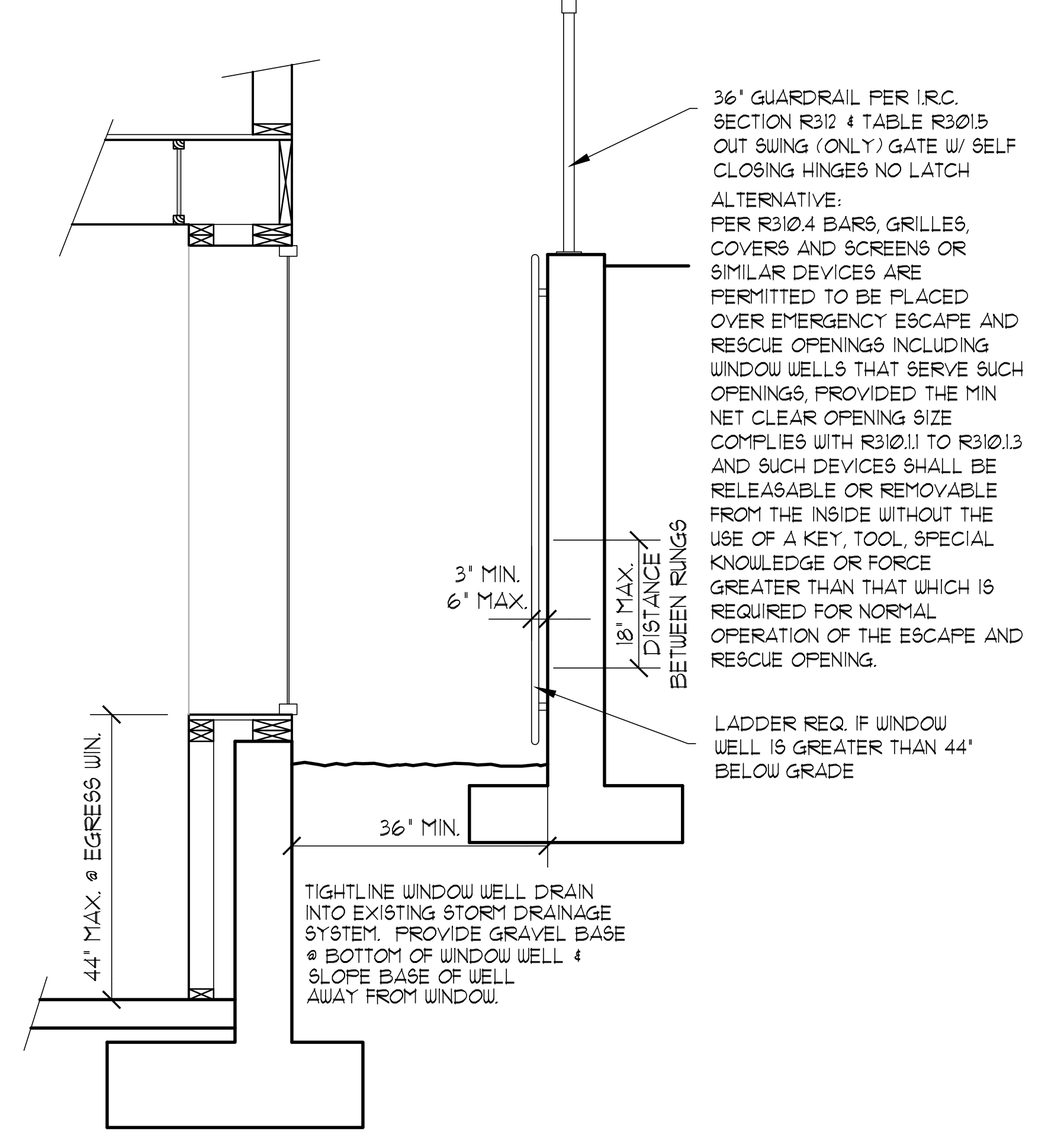
**1 DAMP PROOFING DETAIL**  
3/4"=1'-0"

**WINDOW WELL**

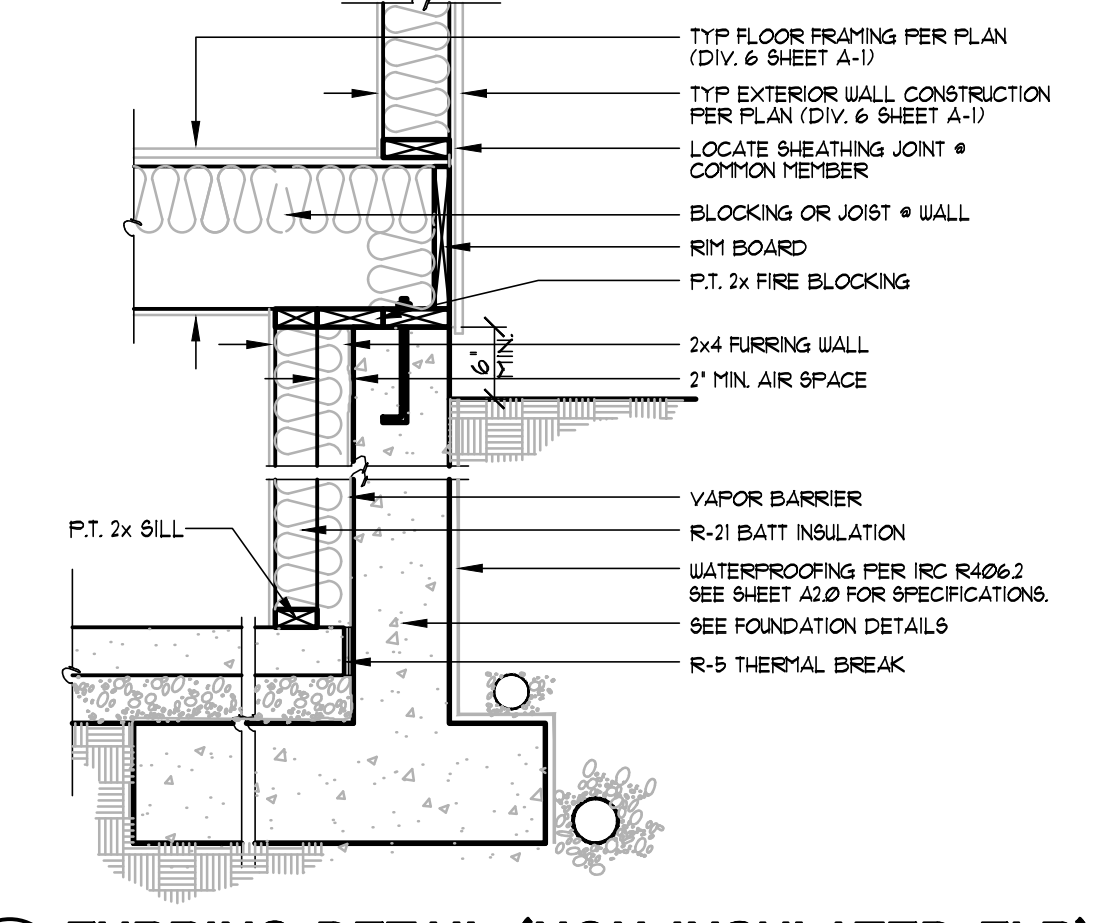
**R310.2 Window wells.** The minimum horizontal area of the window well shall be 9 square feet (0.9 m<sup>2</sup>), with a minimum horizontal projection and width of 36 inches (914 mm). The area of the window well shall allow the emergency escape and rescue opening to be fully opened.

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

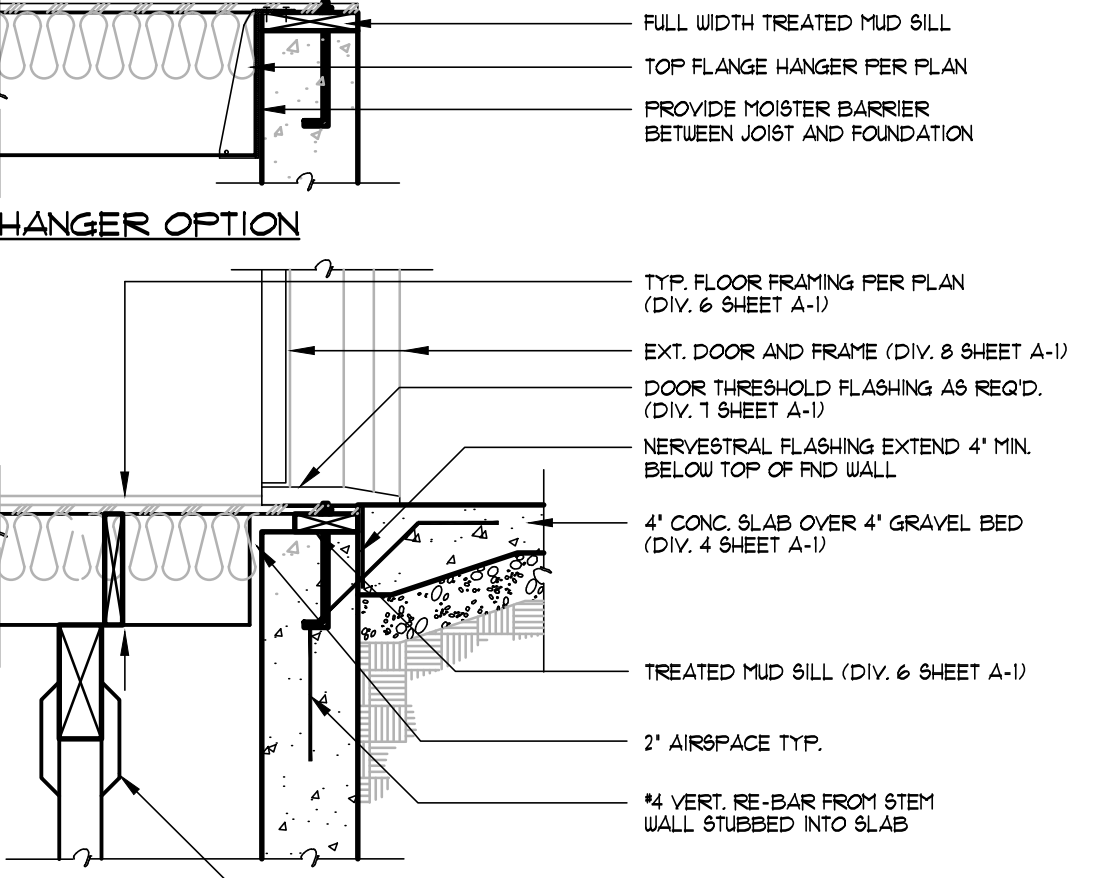
**R310.2.1 Ladder and steps.** Window wells with a vertical depth greater than 44 inches (1118 mm) shall be equipped with a permanently affixed ladder or steps usable with the window in the fully open position. Ladders or steps required by this section shall not be required to comply with Sections R311.7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



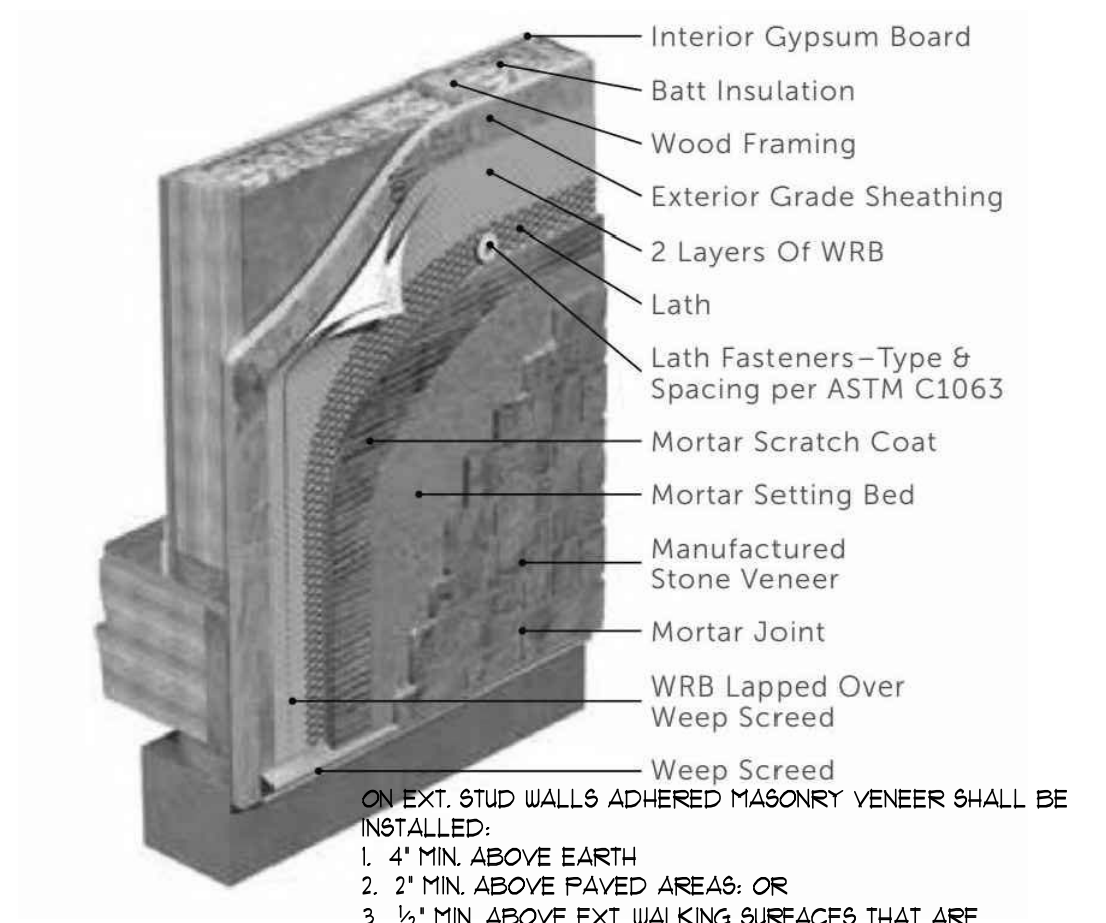
**6 WINDOW WELL DETAIL**  
3/4"=1'-0"



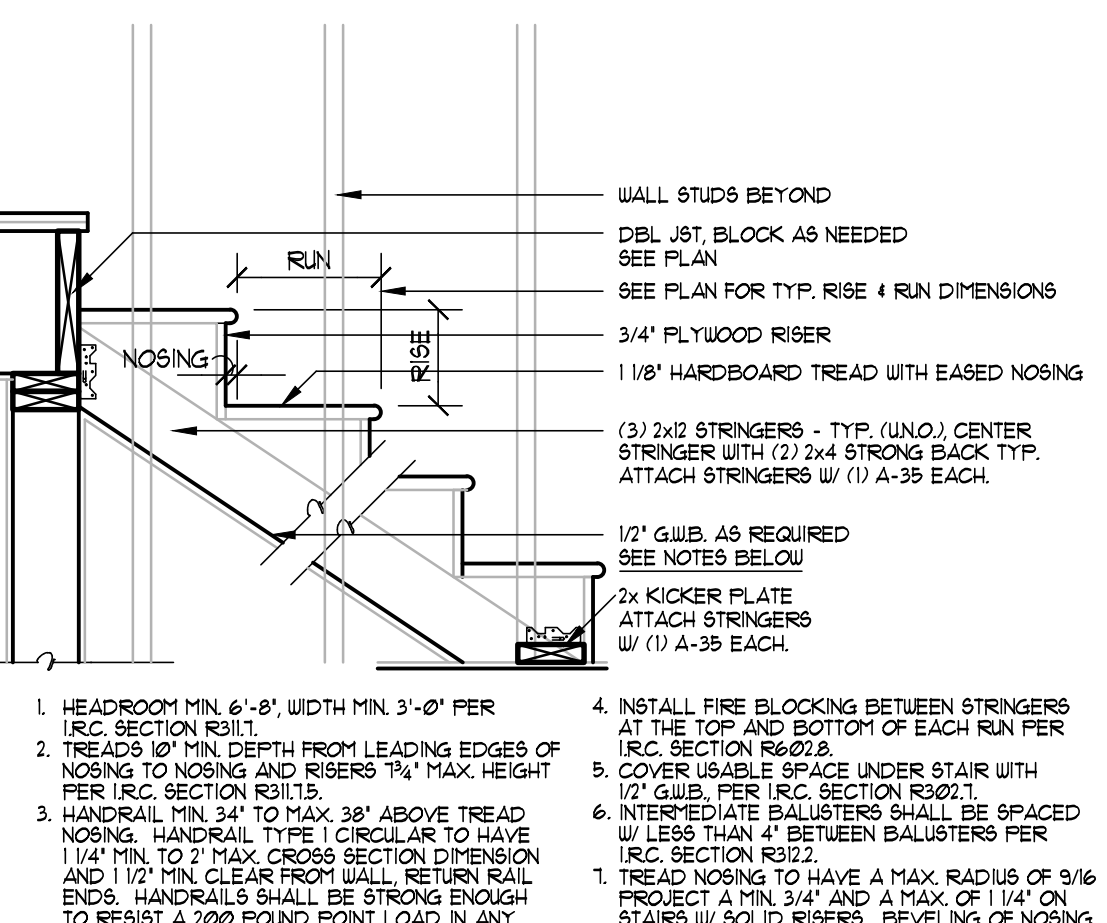
**2 FURRING DETAIL (NON INSULATED FLR)**  
3/4"=1'-0"



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



**7 STONE VENEER DETAIL**  
N.T.S.



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

APPROVED	DATE	DESCRIPTION

**Pratt Plat**  
Lot 5  
Mercer Island, WA 98040  
7920 SE 72nd PL  
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TITLE
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JOB NO.:	19038.05
STARTING NO.:	19038.03

SHEET
<b>D1</b>

08200-08100-01

<b>BASEMENT SLAB</b>
4" CONC. SLAB ON 6 MIL VAPOR BARRIER ON 4" MIN. GRANULAR FILL ON 95% COMPACTED FILL/VIRGIN SOIL
<b>GARAGE SLAB</b>
4" CONC. SLAB ON 4" MIN. GRANULAR FILL ON 95% COMPACTED FILL/VIRGIN SOIL
<b>PORCH SLAB</b>
4" CONC. SLAB ON GRADE ON 6 MIL VAPOR BARRIER ON 4" MIN. GRANULAR FILL ON 95% COMPACTED FILL/VIRGIN SOIL

<b>SPECIAL INSPECTIONS REQUIRED</b>
<u>IBC SECTION 1705.3</u>
<ul style="list-style-type: none"> <li>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.</li> </ul>

GENERAL STRUCTURAL NOTES	
FOUNDATION	
<ul style="list-style-type: none"> <li>DESIGN IS BASED ON 2018 INTERNATIONAL RESIDENTIAL CODE &amp; 2018 INTERNATIONAL BUILDING CODE</li> <li>DESIGN LOADS: <ul style="list-style-type: none"> <li>3000 PSF ALLOWABLE BEARING PRESSURE PER PANGELO SOILS REPORT DATED 4/28/2016</li> </ul> </li> <li>CONCRETE SHALL ATTAIN THE FOLLOWING MINIMUM COMPRESSIVE STRENGTHS IN 28 DAYS, UNO: <ul style="list-style-type: none"> <li>F<sub>c</sub> = 2500 psi: FOUNDATION WALLS*</li> <li>2500 psi: FOOTINGS*</li> <li>2500 psi: INTERIOR SLABS ON GRADE</li> <li>3500 psi: GARAGE &amp; EXT. SLABS ON GRADE</li> <li>f<sub>y</sub> = 60,000 psi</li> </ul> </li> <li>* UTILIZE 50' SACK 2500 PSI CONCRETE MIXES THAT ARE EQUIVALENT TO 3000 PSI CONCRETE FOR WEATHERING POTENTIAL</li> <li>ALL CONCRETE EXPOSED TO THE WEATHER SHALL NOT HAVE LESS THAN 5% OR MORE THAN 7% AIR ENTRAINMENT.</li> <li>FOUNDATION WALL DESIGN IS BASED ON BACKFILL SOIL CLASSIFICATIONS OF SC, ML-CL, OR CL (60 pcf) SOIL.</li> <li>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.</li> <li>FOUNDATION WALLS SHALL BE BRACED PRIOR TO BACKFILLING BY EITHER ADEQUATE TEMPORARY BRACING OR INSTALLATION OF FIRST FLOOR DECK.</li> <li>ALL FOOTINGS SHALL BEAR BELOW FROST LINE. CONSULT SOILS REPORT/ LOCAL MUNICIPALITY FOR MINIMUM DEPTH BELOW GRADE.</li> <li>FOOTINGS AND SLABS ON GRADE SHALL BEAR ON VIRGIN SOIL OR 95% COMPACTED FILL.</li> <li>PROVIDE CONTROL JOINTS AT ALL INSIDE CORNERS OF SLAB EDGES, AND OTHER LOCATIONS WHERE SLAB CRACKS ARE LIKELY TO DEVELOP. (5'-0" O.C.)</li> <li>FASTEN SILL PLATES TO FOUNDATION WALLS WITH 5/8" DIA. ANCHOR BOLTS W/ MIN. 3"x3"x 1/2" PLATE WASHERS (EDGE OF WASHER TO BE LOCATED WITHIN 1/2" OF EXTERIOR EDGE OF SILL PLATE) &amp; NUTS @ 6'-0" O.C. @ 2-STORY &amp; 4'-0" O.C. @ 3-STORY CONDITIONS W/ 7" MIN. EMBEDMENT INTO CONC. PROVIDE A MINIMUM OF 2 ANCHORS PER PLATE, 12" MAXIMUM FROM PLATE ENDS, UNO. (SEE FIN. DETAILS).</li> <li>ALL LUMBER EXPOSED TO WEATHER OR IN CONTACT W/ CONCRETE OR MASONRY FOUNDATION SHALL BE PRESERVATIVE-TREATED HEM FIR #2.</li> <li>BUILDER TO VERIFY CORROSION-RESISTANCE COMPATIBILITY OF HARDWARE &amp; FASTENERS IN CONTACT W/ PRESERVATIVE-TREATED WOOD. CONTACT LUMBER &amp; HARDWARE SUPPLIERS TO COORDINATE.</li> <li>ARCH/BUILDER TO VERIFY ALL DIMENSIONS</li> </ul>	

HOLD-DOWN SCHEDULE	
SYMBOL	SPECIFICATION
▶ HD-1	SIMPSON 5THD14 (R.J) HOLD-DOWN
▶ HD-5	SIMPSON CS16 STRAP TIE (14" END LENGTH)
▶ HD-6	SIMPSON MSTC40 STRAP TIE (CENTER STRAP ON FLOOR SYSTEM UNO.)
▶ HD-7	SIMPSON MSTC66 STRAP TIE (CENTER STRAP ON FLOOR SYSTEM UNO.)
▶ HD-8	SIMPSON HDU11-SDS2.5 HOLD-DOWN

MEANS & METHODS NOTES	
<p>THE STRUCTURE IS DESIGNED TO BE SELF SUPPORTING AND STABLE AFTER THE BUILDING IS FINISHED AND ALL PLAN, DETAIL, AND NOTE SPECIFICATIONS HAVE BEEN COMPLETED. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE THE ERECTION PROCEDURES AND SEQUENCE TO INSURE THE SAFETY OF THE BUILDING AND ITS COMPONENTS DURING CONSTRUCTION. THIS INCLUDES, BUT IS NOT LIMITED TO, THE ADDITION OF NECESSARY SHORING, SHEETING, TEMPORARY BRACING, GUTS, AND TIE-DOWNS. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SHORING AND BRACING REQUIRED TO STABILIZE AND PROTECT EXISTING AND ADJACENT STRUCTURES AND SYSTEMS DURING COURSE OF DEMOLITION AND CONSTRUCTION OF THE PROJECT.</p> <p>STRUCTURAL DESIGN AND SPECIFICATIONS ASSUME THAT ALL SUPPORTING AND NON-SUPPORTING ELEMENTS IN CONTACT WITH FLOOR FRAMING ARE LEVEL, INCLUDING, BUT NOT LIMITED TO; FOUNDATIONS, SLABS ON GRADE, BEAMS, WALLS, AND NON-BEARING ELEMENTS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY LEVELNESS AND MAKE ADJUSTMENTS AS NECESSARY, INCLUDING CONSIDERATION OF THOSE AREAS THAT MAY BE WITHIN CONTRACTUAL, INDUSTRY, OR WARRANTY TOLERANCES.</p>	

ADDITIONAL NOTES FOR TRUSS & I-JOIST MANUFACTURER	
<p>ROOF TRUSS, FLOOR TRUSS AND ENGINEERED JOISTS SHALL BE DESIGNED TO MEET THE DIFFERENTIAL DEFLECTION CRITERIA BELOW UNLESS NOTED OTHERWISE ON PLAN. MULHERN &amp; KULP CANNOT BE HELD RESPONSIBLE FOR ANY STRUCTURAL ISSUES RELATED TO ANY BUILDING COMPONENT IF COMPONENT SHOP DRAWINGS ARE NOT SUBMITTED TO MKK FOR REVIEW PRIOR TO FABRICATION, DELIVERY, OR INSTALLATION.</p> <p>TRUSSES SHALL BE DESIGNED SO THAT DIFFERENTIAL DEFLECTION BETWEEN ADJACENT PARALLEL TRUSSES OR GIRDER TRUSSES DOES NOT EXCEED THE FOLLOWING:</p> <p>A. ROOF TRUSSES: 1/4" DEAD LOAD B. FLOOR TRUSSES, ATTIC TRUSSES, &amp; I-JOISTS: 1/8" DEAD LOAD C. FLOOR TRUSSES &amp; ATTIC TRUSSES ADJACENT TO FLOOR FRAMING BY OTHERS: LIMIT ABSOLUTE TRUSS DEFLECTION TO 3/16" DEAD LOAD. (NOT DIFFERENTIAL DEFLECTION)</p>	

LOADING AND DESIGN PARAMETERS	
GRAVITY DESIGN LOADS:	
DEAD LOAD (PSF):	
ROOF TRUSS TOP CHORD :	10
ROOF TRUSS BOTTOM CHORD :	7
FLOOR (TRUSSES) :	15
TILE FLOORS :	10
LIVE LOAD (PSF):	
ROOF :	20
RESIDENTIAL LIVING AREAS :	40
RESIDENTIAL SLEEPING AREAS :	30
SNOW LOAD:	
GROUND SNOW LOAD (P <sub>g</sub> ) (PSF) :	25
FLAT ROOF SNOW LOAD (P <sub>f</sub> ) (PSF) :	25
SNOW EXPOSURE FACTOR (C <sub>e</sub> ) :	0.9
SNOW LOAD IMPORTANCE FACTOR (I <sub>s</sub> ) :	1.0
THERMAL FACTOR (C <sub>t</sub> ) :	1.2
LATERAL DESIGN LOADS:	
WIND LOAD: (IBC 1609)	
SPEED (V <sub>w</sub> ) (MPH) :	100
WIND RISK CATEGORY :	II
IMPORTANCE FACTOR (I <sub>w</sub> ) :	1.0
EXPOSURE CATEGORY :	B
INTERNAL PRESSURE COEFF. (GC <sub>p</sub> ) :	±0.18
TOPOGRAPHIC FACTOR (K <sub>z</sub> ) :	1.6
SEISMIC LOAD: (IBC 1601)	
SEISMIC DESIGN CATEGORY :	II
SEISMIC IMPORTANCE FACTOR (I <sub>s</sub> ) :	1.0
MAPPED SPECTRAL RESPONSE:	
S <sub>e</sub> 1.0	S <sub>e</sub> 0.508
SITE CLASS :	C
SPECTRAL RESPONSE COEFF. :	
S <sub>m</sub> 1.176	S <sub>m</sub> 0.505
SEISMIC DESIGN CATEGORY:	D
BASIC SEISMIC-FORCE-RESISTING SYS :	
LIGHT FRAMED WALLS	
W/ WOOD STRUCTURAL PANELS	
W/ WOOD STRUCTURAL PANELS	
ULTIMATE BASE SHEAR:	
TRANS: 20 K	LONG: 20 K
SEISMIC RESPONSE COEFF. (C <sub>d</sub> ) :	
TRANS: 0.18	LONG: 0.18
RESPONSE MODIFICATION FACTOR (R) :	
TRANS: 6.5	LONG: 6.5
ANALYSIS PROCEDURE USED:	
EQUALIZED 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 R301.3 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)

- 1/8" OSB OR 1/2" PLYWOOD:

FASTEN SHEATHING W/ 2 1/2"x0.131" NAILS @ 6" O.C. AT ALL SUPPORTED PANEL EDGES AND 12" O.C. IN THE PANEL FIELD. ALL SHEATHING SHEET PANEL EDGES SHALL OCCUR OVER WALL FRAMING MEMBERS OR 2x HORIZONTAL BLOCKING SHALL BE PROVIDED TO SUPPORT PANEL EDGE. ALL EXTERIOR WALLS SHALL BE CONSTRUCTED PER THIS SPECIFICATION UNO. ON PLANS.

**3" O.C. EDGE NAILING**

(WHERE NOTED ON PLANS)

- 1/8" OSB OR 1/2" PLYWOOD:

ONLY AT LOCATIONS INDICATED ON PLANS - SHEATH WALL SHOWN WITH 1/8" OSB. FASTEN SHEATHING W/ 2 1/2"x0.131" NAILS @ 3" O.C. AT EDGES AND 12" O.C. AT CENTER. ALL SHEATHING SHEET PANEL EDGES SHALL OCCUR OVER WALL FRAMING MEMBERS OR 2x HORIZONTAL BLOCKING SHALL BE PROVIDED TO SUPPORT PANEL EDGE AND 3" O.C. FASTENING.

- NOTES:**
- LATERAL ANALYSIS ASSUMES STUD SPACING @ 16" O.C.
  - ALL SHEAR WALLS SHALL HAVE DOUBLE TOP PLATES FASTENED TOGETHER W/ 3"x0.131" NAILS @ 8" O.C. USE (2) 2 1/2"x0.131" NAILS AT EACH LAP SPLICED (6) EACH SIDE OF JOINT (TYP. UNO.)
  - ALL EXTERIOR WALLS ARE CONTINUOUSLY SHEATHED.
  - ALL INTERIOR SHEAR WALLS AND EXTERIOR WALLS ARE SHEATHED ABOVE AND BELOW OPENINGS.

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



GENERAL STRUCTURAL NOTES	
DESIGN PARAMETERS	
<ul style="list-style-type: none"> <li>DESIGN IS BASED ON 2018 INTERNATIONAL RESIDENTIAL CODE &amp; 2018 INTERNATIONAL BUILDING CODE</li> <li>WOOD FRAME ENGINEERING IS BASED ON NDS, NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION - LATEST EDITION</li> </ul>	
GENERAL FRAMING	
<ul style="list-style-type: none"> <li>EXTERIOR BEARING WALLS SHALL BE 2x4 OR 2x6 (AS SHOWN ON PLANS) @ 16" O.C. (W/ DOUBLE TOP PLATE) HEM FIR (HF) #2UD GRADE LUMBER, OR BETTER, UNO.</li> <li>INTERIOR BEARING WALLS SHALL BE 2x4 OR 2x6 (AS SHOWN ON PLANS) @ 16" O.C. (W/ DOUBLE TOP PLATE) HEM FIR (HF) #2UD GRADE LUMBER, OR BETTER, UNO.</li> <li>ALL NON-BEARING INTERIOR STUD WALLS SHALL BE CONSTRUCTED WITH 2x STUD GRADE MEMBERS SPACED @ 24" O.C. (MAX.)</li> <li>ALL WALLS TALLER THAN TYP. PLATE HEIGHT SHALL BE CONSIDERED BALLOON FRAMED &amp; SHALL BE CONSTRUCTED FROM FLOOR TO UNDERSIDE OF FRAMING AT NEXT LEVEL. BF. WALLS SHALL BE 2x4 OR 2x6 (AS SHOWN ON PLANS) HEM FIR (HF) #2 GRADE LUMBER, OR BETTER.</li> <li>ALL HEADERS SHALL BE SUPPORTED BY (1) 2x JACK STUD &amp; (1) 2x KING STUD, MINIMUM. THE NUMBER OF STUDS SPECIFIED AT A SUPPORT INDICATES THE NUMBER OF JACK STUDS REQUIRED, UNO.</li> <li>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.</li> <li>ALL FRAMING LUMBER SHALL BE KILN DRIED TO 15% MC (KD-15).</li> <li>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. ALLOWED CAPACITY. NOTE: HANGERS USE COMMON NAIL DIAMETERS NOT TYPICAL FRAMING SIZE NAILS.</li> <li>FASTEN ALL BEAMS TO COLUMNS, OR FLUSH BEAMS TO SUPPORTING BEAMS, W/ (4) 3"x0.131" TOENAILS (MIN), TYP. UNO.</li> <li>PROVIDE SOLID BLOCKING IN FLOOR SYSTEM UNDER ALL POSTS &amp; HOLD-DOWNS CONTINUOUS TO FOUNDATION/BEARING. BLOCKING TO MATCH POST ABOVE.</li> <li>ENGINEERED LUMBER TO MEET OR EXCEED THE FOLLOWING: <ul style="list-style-type: none"> <li>L.S. MEMBERS - Fb=2325 PSI; Fv=310 PSI; E=1.55x10<sup>6</sup> PSI</li> <li>L.VL MEMBERS - Fb=2600 PSI; Fv=285 PSI; E=2.0x10<sup>6</sup> PSI</li> <li>GLB MEMBERS - Fb=2400 PSI; Fv=1850 PSI; Fv=265 PSI; E=1.8x10<sup>6</sup> PSI; D<sub>1</sub>/D<sub>2</sub>: 2.4F-V4 (UNO.)</li> </ul> </li> <li>ENGINEERED LUMBER POSTS TO MEET OR EXCEED THE FOLLOWING: <ul style="list-style-type: none"> <li>L.VL MEMBERS - Fb=2400 PSI; F<sub>v1</sub>=2500 PSI; E=1.8x10<sup>6</sup> PSI</li> </ul> </li> <li>FACE NAIL MULTI-PLY 2x BEAMS &amp; 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 &amp; 2x8 MEMBERS.</li> <li>ALL MEMBERS SPECIFIED AS MULTI-PLY 1 1/2" SHALL BE FASTENED TOGETHER PER MANUFACTURER. EQUIVALENT WIDTH SOLID MATERIAL MAY BE USED AS EQUAL.</li> <li>FASTEN 2x WOOD PLATES TO TOP FLANGE OF STEEL BEAMS W/ 4x4 (MULTI X) FINIS OR EQUAL (0.131" DIA. x 2" LONG MIN) @ 16" O.C. STAGGERED, OR 1/2" DIA. BOLTS @ 48" O.C. STAGGERED.</li> <li>REFER TO IRC FASTENING SCHEDULE TABLE R602.3(1) FOR ALL CONNECTIONS, TYP. UNO.</li> </ul>	
FLOOR FRAMING	
<ul style="list-style-type: none"> <li>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 ADD LEVEL LOADS, UNO. (EXCLUDES STONE/MARBLE OR NET BED CONSTRUCTED FLOORS - CONTACT MKK FOR EXCLUDED DESIGNS).</li> <li>ALL METAL I-JOIST/TRUSS HANGERS SHALL BE SPECIFIED BY I-JOIST/TRUSS MANUFACTURER, UNLESS OTHERWISE NOTED.</li> <li>I-JOIST/TRUSS SHOP DRAWINGS SHALL BE SUBMITTED TO ARCHITECT AND ENGINEER FOR REVIEW AND APPROVAL PRIOR TO FABRICATION OR DELIVERY.</li> <li>2x FLOOR JOISTS HAVE BEEN DESIGNED TO MEET OR EXCEED L/360 LIVE LOAD DEFLECTION CRITERIA.</li> <li>TYPICAL 2x JOIST HANGERS (UNO. ON PLANS): <ul style="list-style-type: none"> <li>SINGLE PLY: SIMPSON LUS20</li> <li>DOUBLES: SIMPSON LUS20-2</li> </ul> </li> <li>FLOOR SHEATHING SHALL BE 23/32" A.P.A. RATED 5/16" FLOOR 24" O.C. EXPOSURE 1 (OR APPROVED EQUAL) WITH TONGUE AND GROOVE EDGES. FASTEN TO FRAMING MEMBERS W/ GULIE AND 2 1/2" x 0.131" NAILS @ 6" O.C. @ PANEL EDGES &amp; @ 12" O.C. FIELD.</li> <li>ALL FLUSH CONNECTIONS SHALL BE CONNECTED WITH HANGER APPROPRIATE FOR MEMBER SIZE, UNO.</li> <li>FASTEN HANGERS TO SINGLE PLY FLUSH BEAMS W/ 1/2" LONG NAILS.</li> </ul>	
ROOF FRAMING	
<ul style="list-style-type: none"> <li>FASTEN EACH ROOF TRUSS TO TOP PLATE W/ (4) 3"x0.131" TOENAILS (MIN) &amp; (1) SIMPSON SDNCS600 SCREW @ ALL BEARING POINTS. PROVIDE (2) SIMPSON SDNCS600 SCREWS AT 2-PLY GIRDER TRUSSES, (3) SIMPSON SDNCS600 SCREWS AT 3-PLY GIRDER TRUSSES AT ALL BEARING POINTS.</li> <li>FASTEN EACH ROOF RAFTER TO TOP PLATE WITH (1) SIMPSON SDNCS600 SCREW. PROVIDE (2) SIMPSON SDNCS600 SCREWS AT FLUSH BEAMS IN THE ROOF - AT ALL BEARING POINTS.</li> <li>ROOF SHEATHING SHALL BE 7/16" A.P.A. RATED SHEATHING 24/16 EXPOSURE 1 (OR APPROVED EQUAL). FASTEN TO FRAMING MEMBERS W/ 2 1/2" x 0.131" NAILS @ 6" O.C. AT PANEL EDGES &amp; @ 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.</li> <li>WITHIN 48" OF ALL ROOF EDGES, RIDGES, &amp; HIPS FASTEN ROOF SHEATHING FIELDS PER EDGE NAILING SPEC.</li> <li>ALL METAL HANGERS SHALL BE SPECIFIED BY THE TRUSS MANUFACTURER, UNLESS OTHERWISE NOTED.</li> <li>ROOF TRUSS SHOP DRAWINGS SHALL BE SUBMITTED TO ARCHITECT AND ENGINEER FOR REVIEW AND APPROVAL PRIOR TO FABRICATION OR DELIVERY.</li> <li>ROOF TRUSS SHOP DRAWINGS &amp; 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.</li> <li>ERECT AND INSTALL ROOF TRUSSES PER MTGA &amp; TP15 BCSI 1-08 GUIDE TO GOOD PRACTICE FOR HANDLING, INSTALLING &amp; BRACING OF METAL PLATE CONNECTED WOOD TRUSSES.</li> <li>FASTEN OVER-FRAMED TRUSS SETS TO TRUSSES BELOW W/ (2) 3"x0.131" TOENAILS AT EA. TRUSS.</li> <li>SUPPORT PORCH &amp; SHORT SPAN ROOF TRUSSES (UP TO 6' TRIB.) W/ 2x6 LEDGER FASTENED TO FRAMING W/ (3) 3"x0.131" NAILS @ 16" O.C.</li> <li>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.</li> </ul>	

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7720 Trade Street, Suite 350, San Diego, CA 92121  
619-660-0010 ▶ mulhernkulp.com

M&K project number:	203-21004
project mgr:	R.JZ
drawn by:	RJD
issue date:	11-19-21
REVISIONS:	
date:	initial:

**ARCHITECTURAL INNOVATIONS**

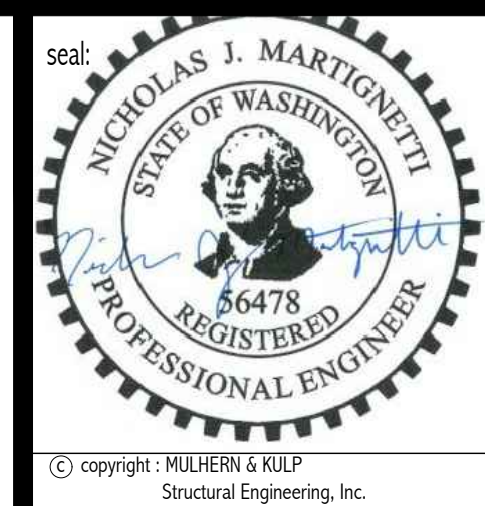
**STRUCTURAL NOTES**

**PRATT PLAT - LOT 5**

MERCER ISLAND, WASHINGTON

sheel:

**S-O.O**



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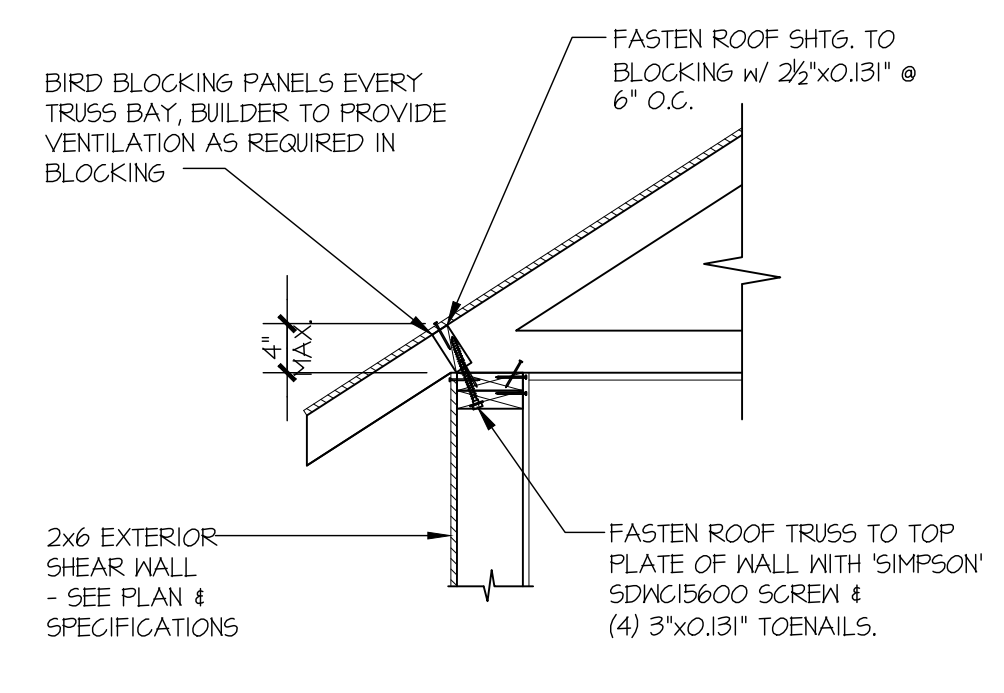
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issue date: 11-19-21

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date:	initial:

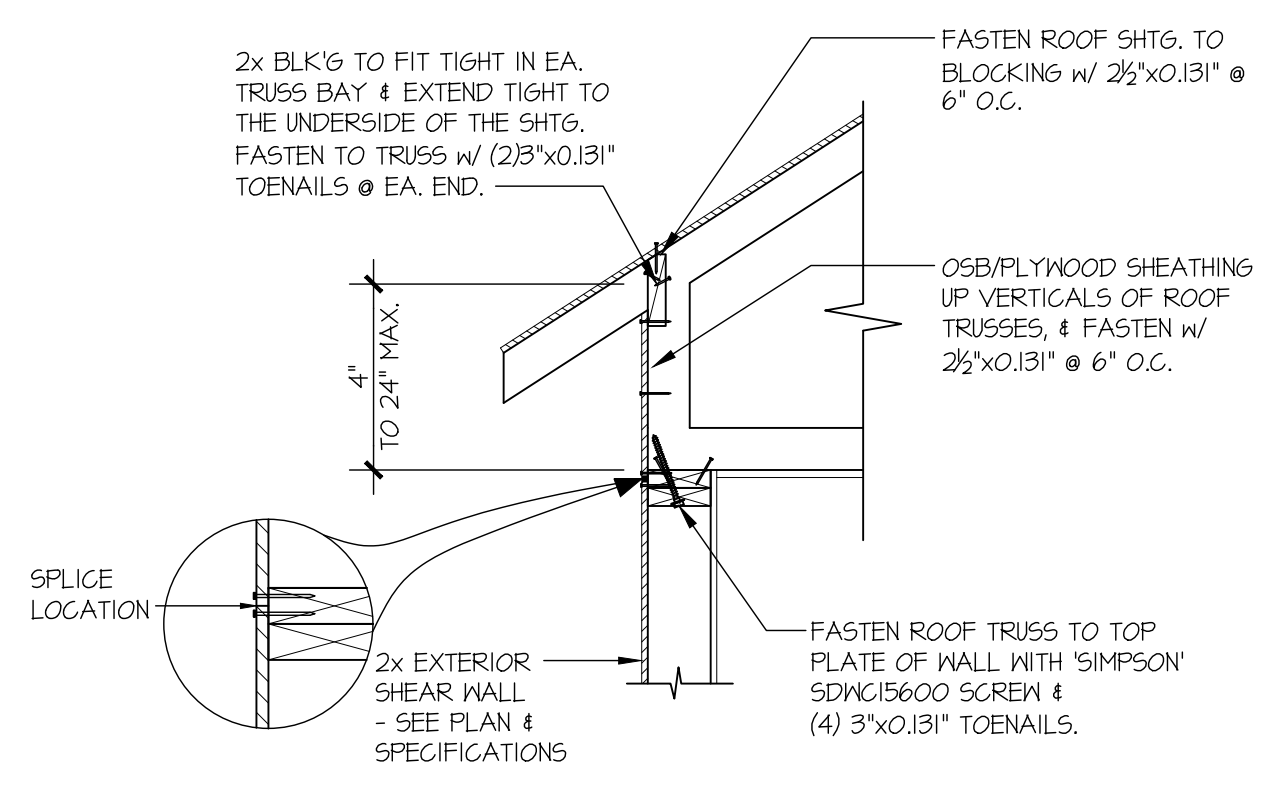
ARCHITECTURAL  
INNOVATIONS

STRUCTURAL DETAILS  
PRATT PLAT - LOT 5  
MERCER ISLAND, WASHINGTON

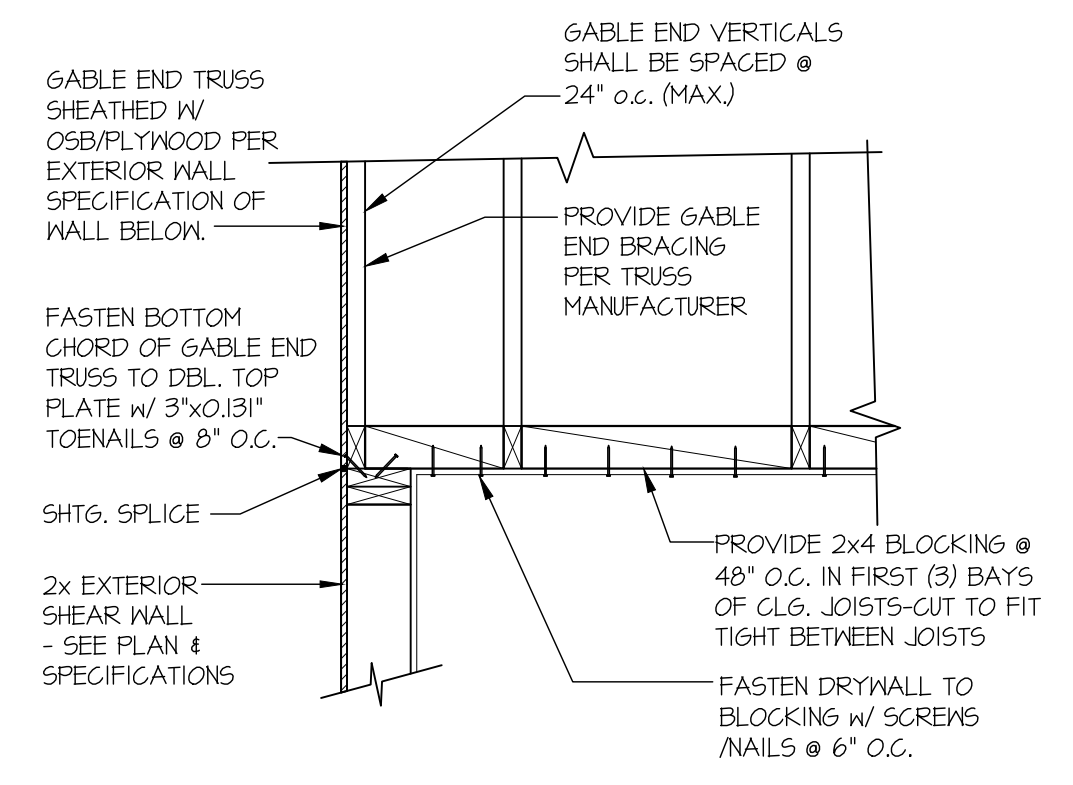
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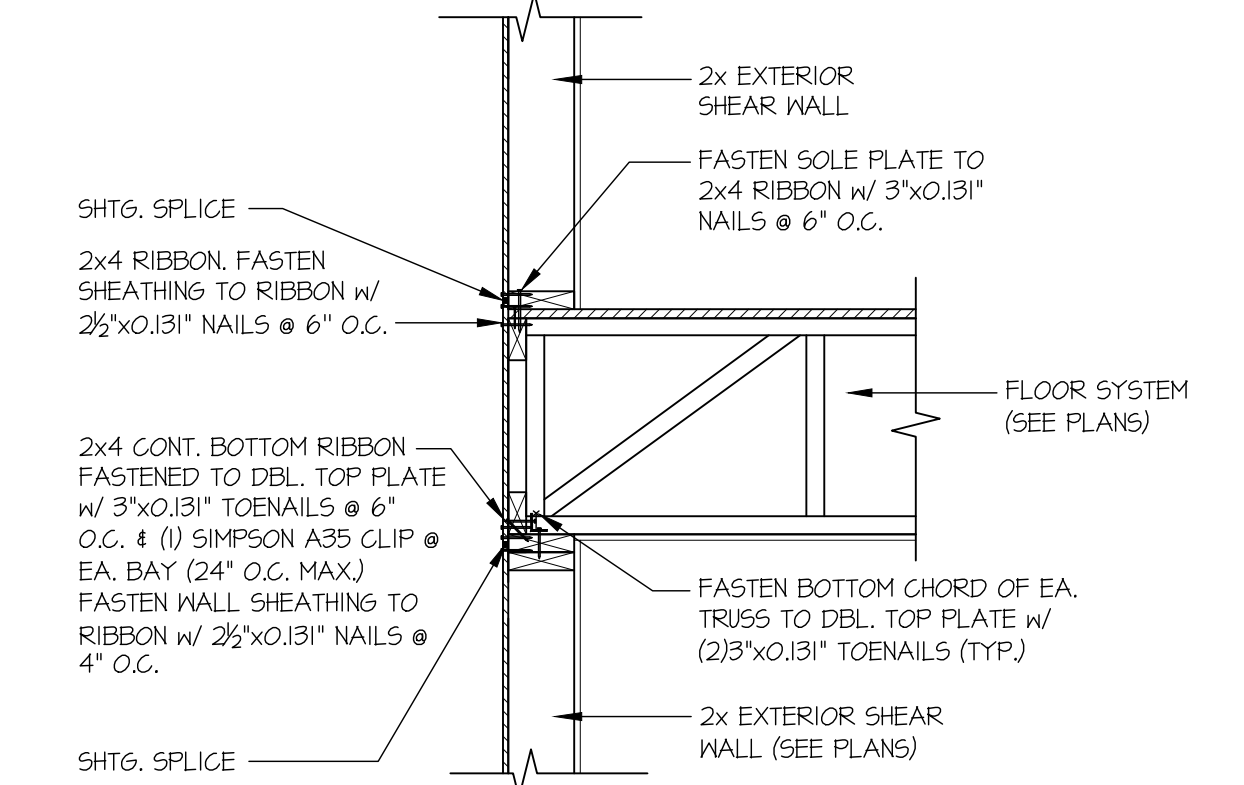
**1** TYPICAL SHEAR TRANSFER DETAIL @ ROOF  
SCALE: 3/4"=1'-0" HEEL HEIGHT LESS THAN 4"



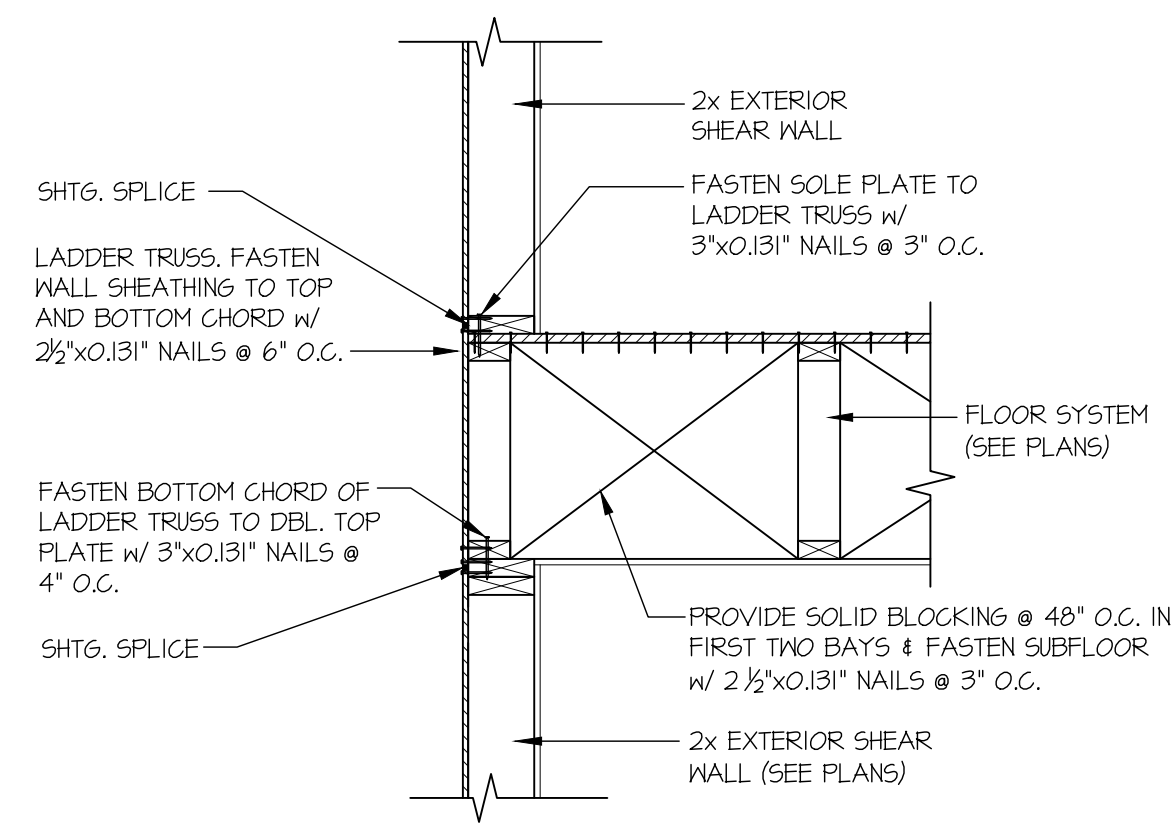
**1** TYPICAL SHEAR TRANSFER DETAIL @ RAISED HEEL TRUSS  
SCALE: 3/4"=1'-0" HEEL HEIGHT UP TO 24" MAX.



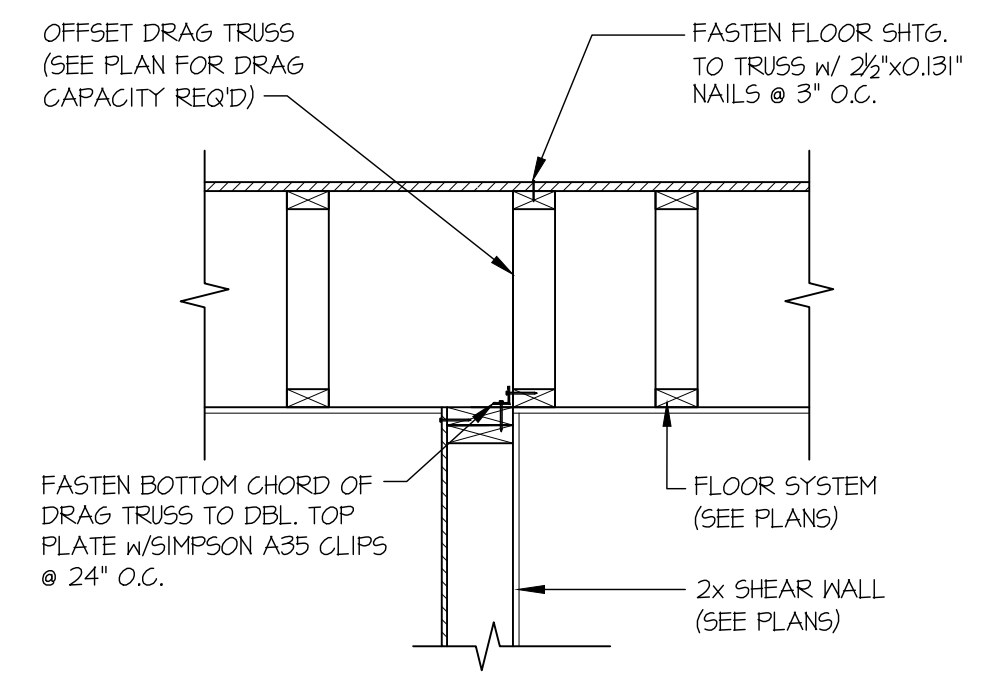
**2** TYPICAL GABLE END DETAIL  
SCALE: 3/4"=1'-0"



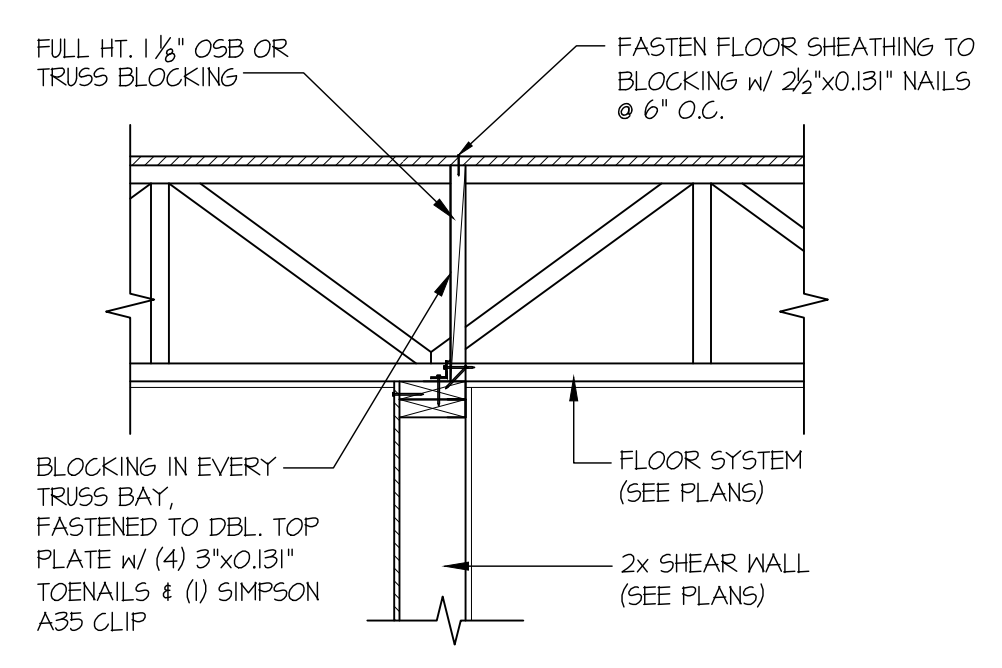
**3** TYPICAL SHEAR TRANSFER DETAIL BETWEEN FLOORS @ EXTERIOR WALL  
SCALE: 3/4"=1'-0" PERPENDICULAR FRAMING



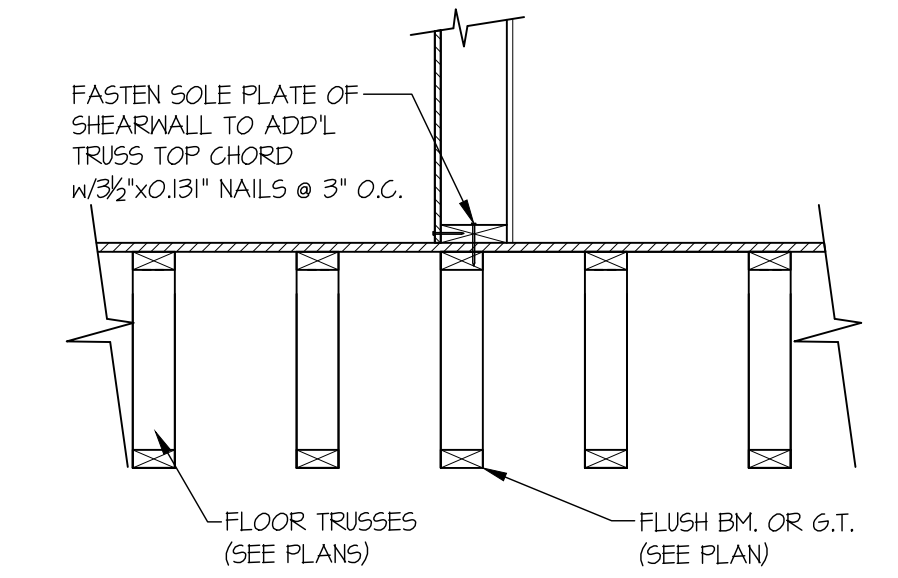
**4** TYPICAL SHEAR TRANSFER DETAIL BETWEEN FLOORS @ EXTERIOR WALL  
SCALE: 3/4"=1'-0" PARALLEL FRAMING



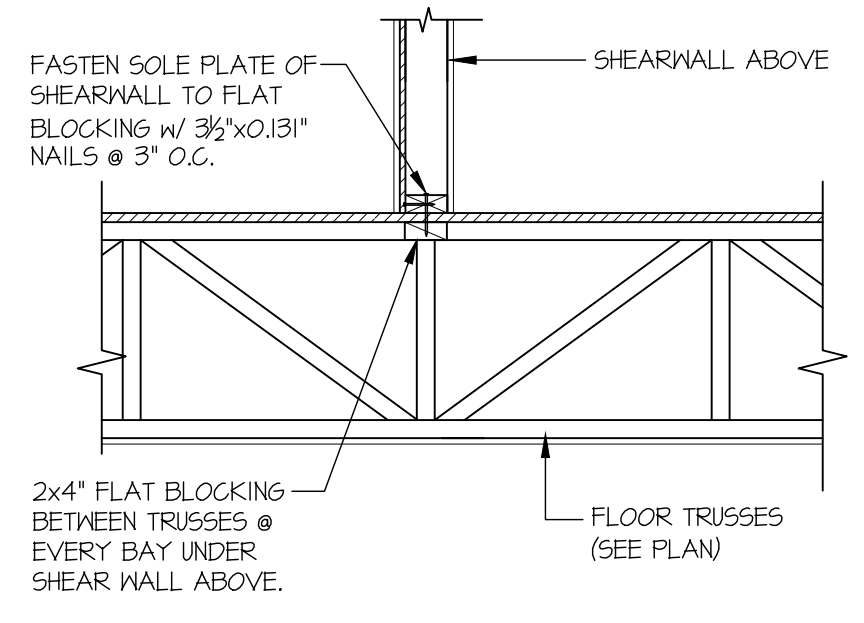
**12** SHEAR TRANSFER DETAIL @ SHEAR WALL BELOW  
SCALE: 3/4"=1'-0"



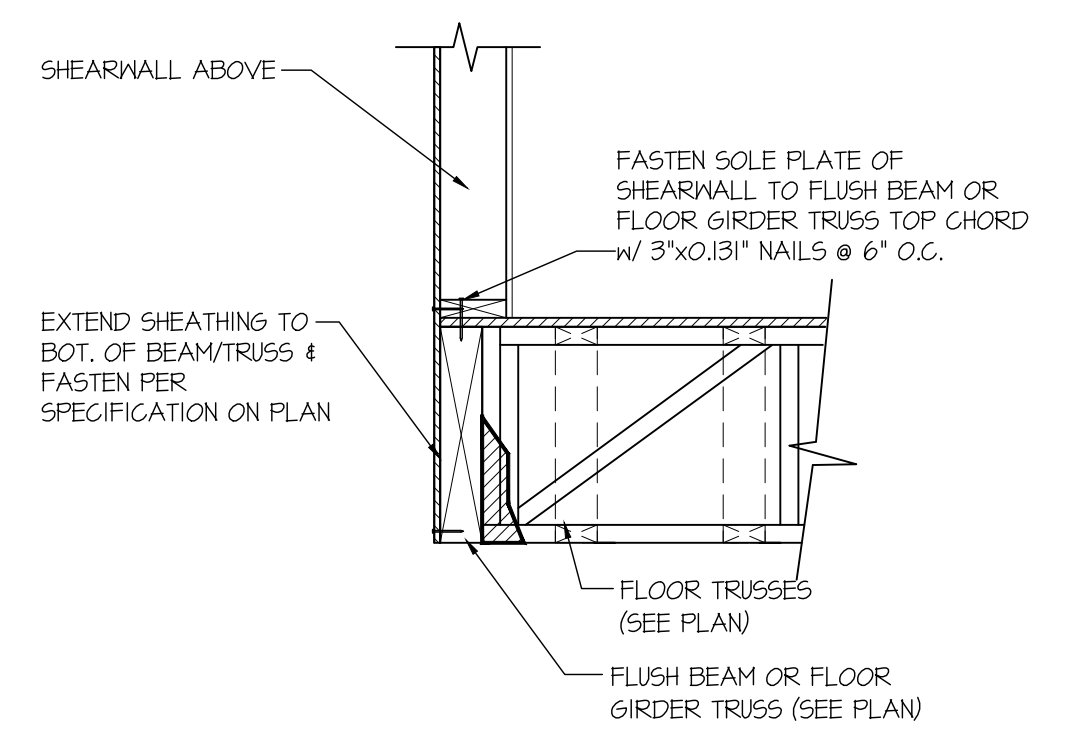
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SCALE: 3/4"=1'-0"



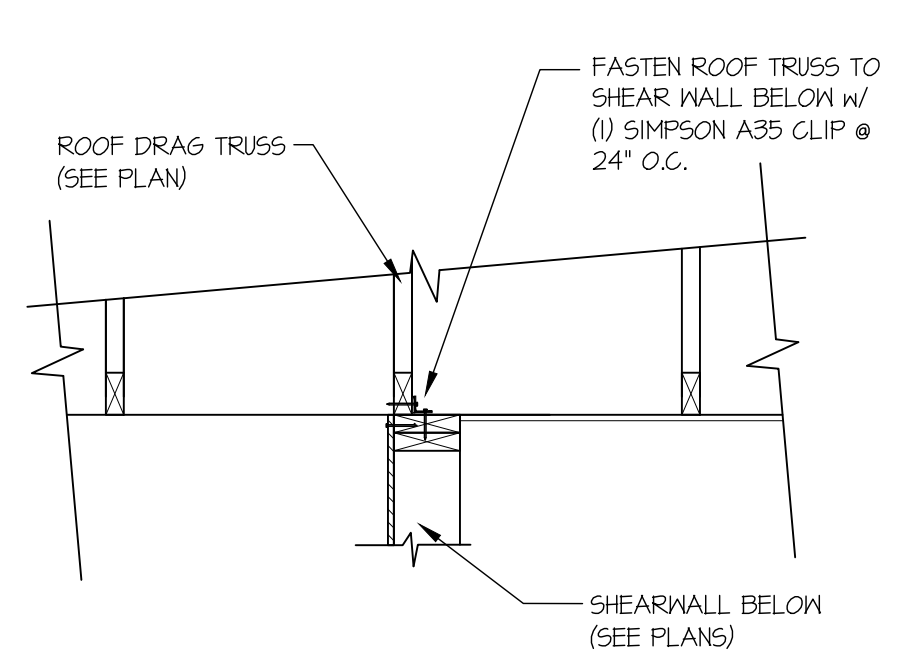
**19** SHEAR TRANSFER DETAIL @ INTERIOR SHEARWALL ABOVE  
SCALE: 3/4"=1'-0" PARALLEL FRAMING



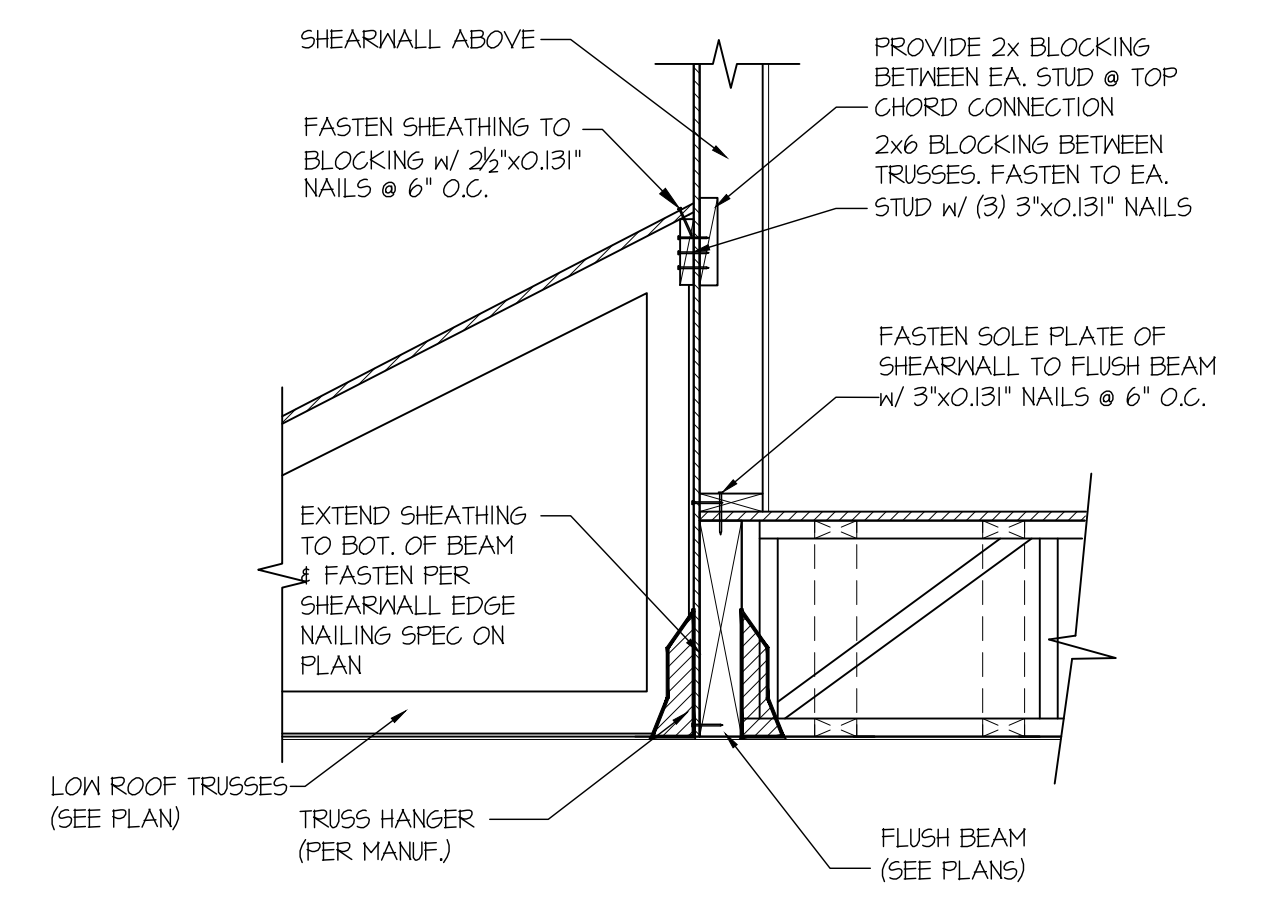
**20** SHEAR TRANSFER DETAIL @ INTERIOR SHEAR WALL  
SCALE: 3/4"=1'-0" PERPENDICULAR FRAMING



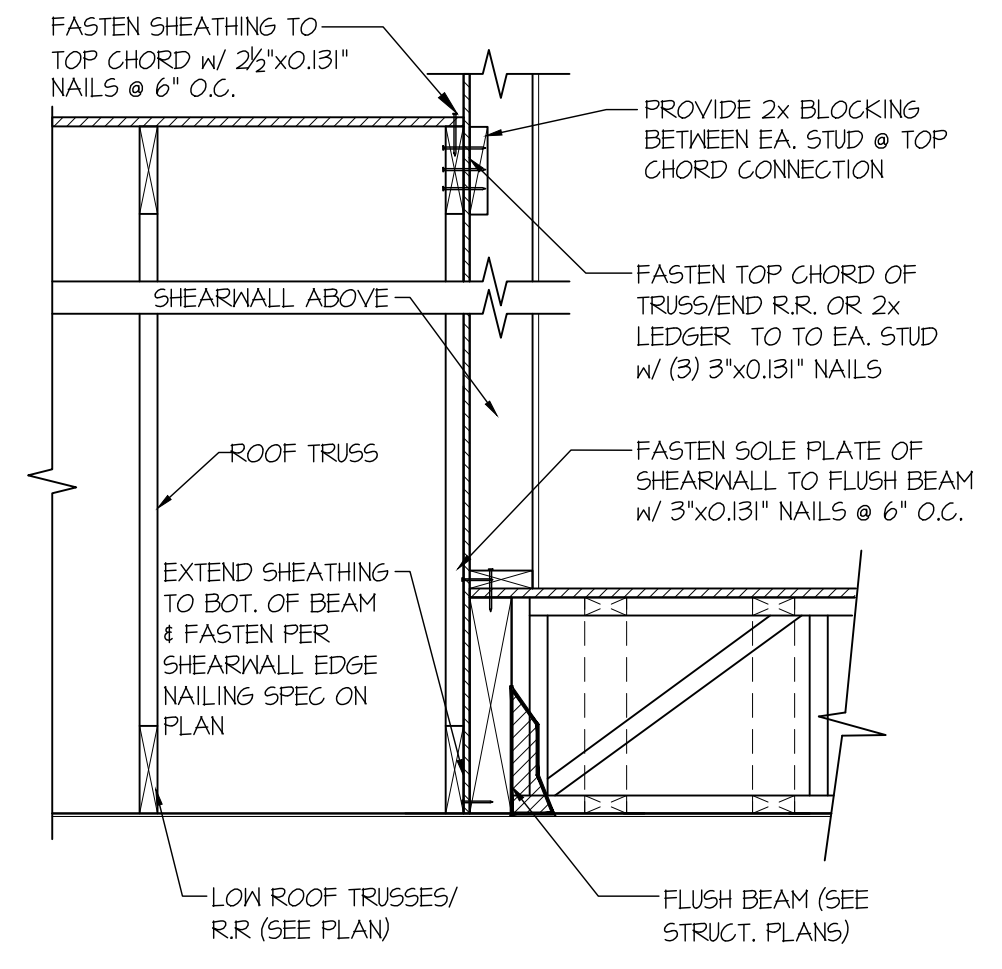
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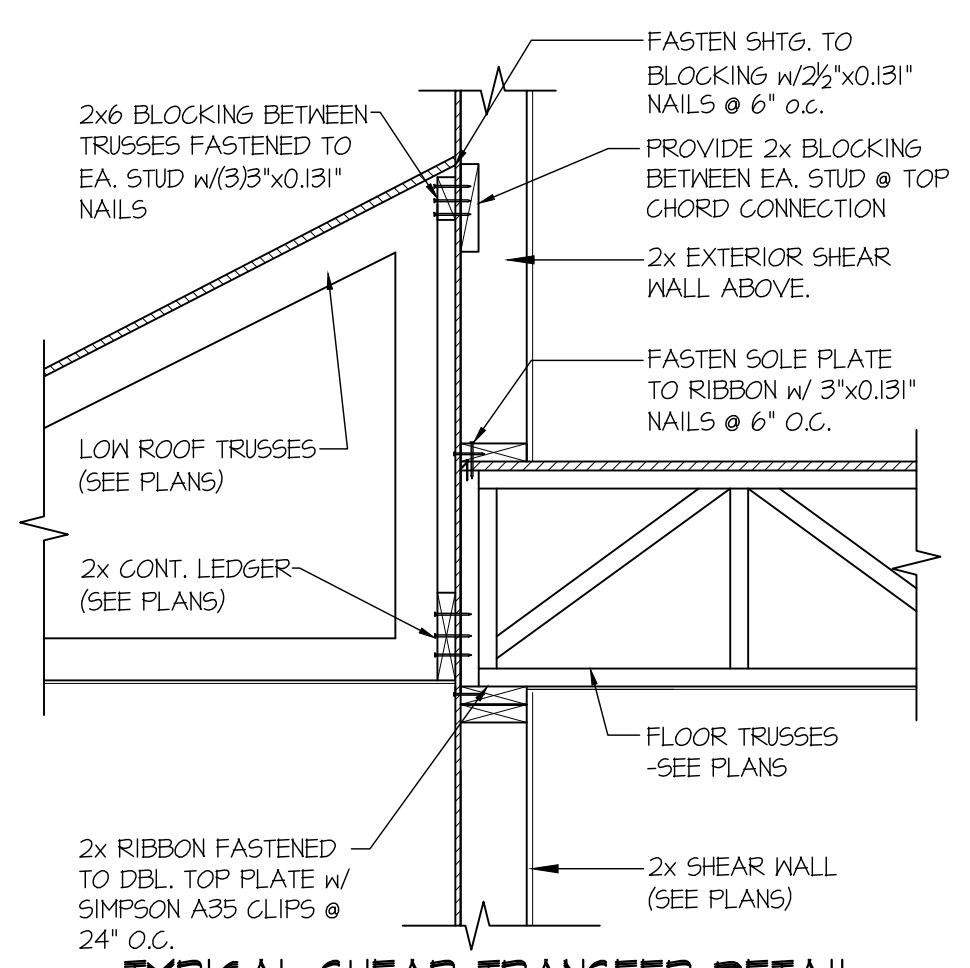
**47** SHEAR TRANSFER DETAIL @ INTERIOR SHEARWALL BELOW  
SCALE: 3/4"=1'-0"



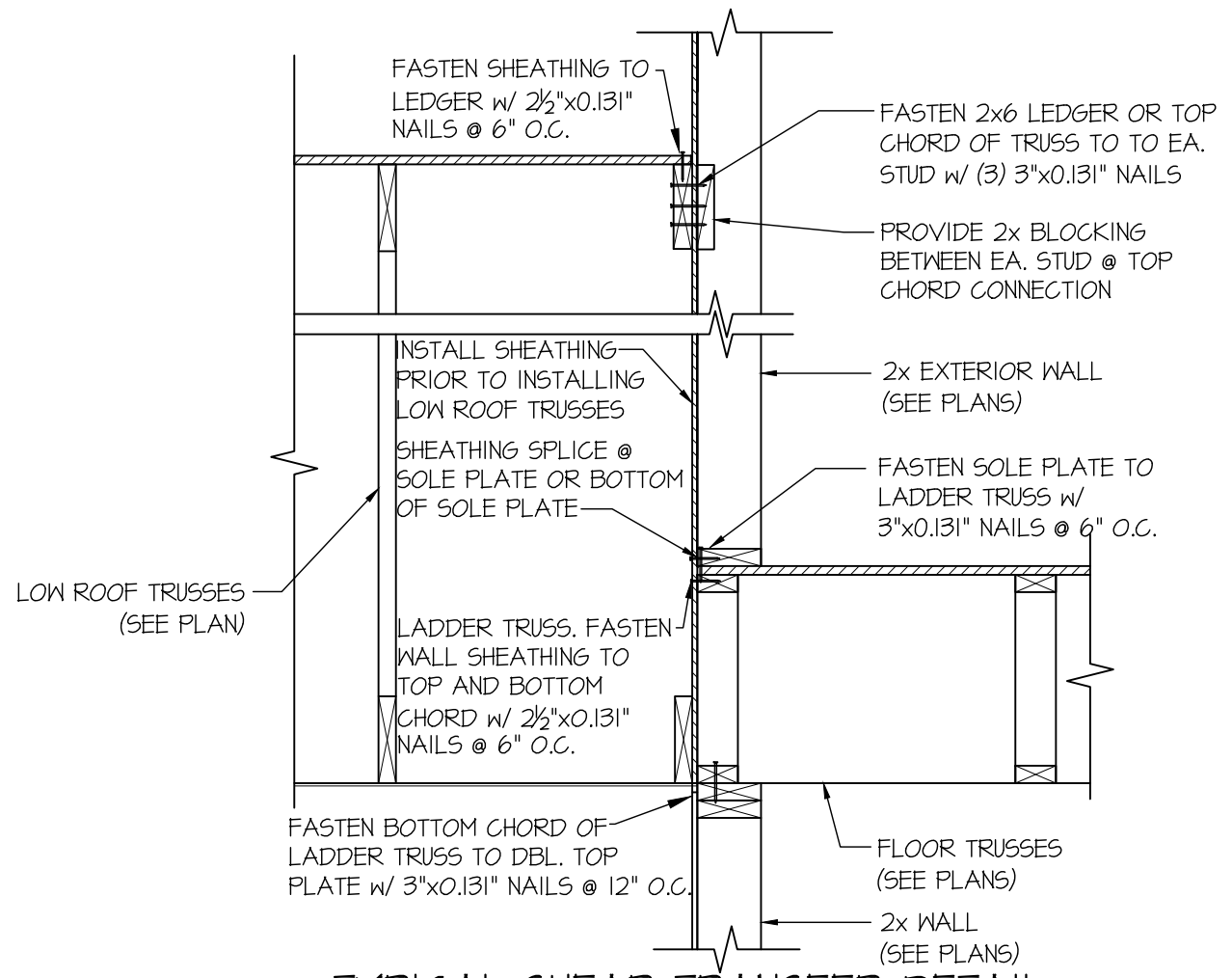
**50** SHEAR TRANSFER DETAIL @ EXTERIOR SHEARWALL ABOVE  
SCALE: 3/4"=1'-0"



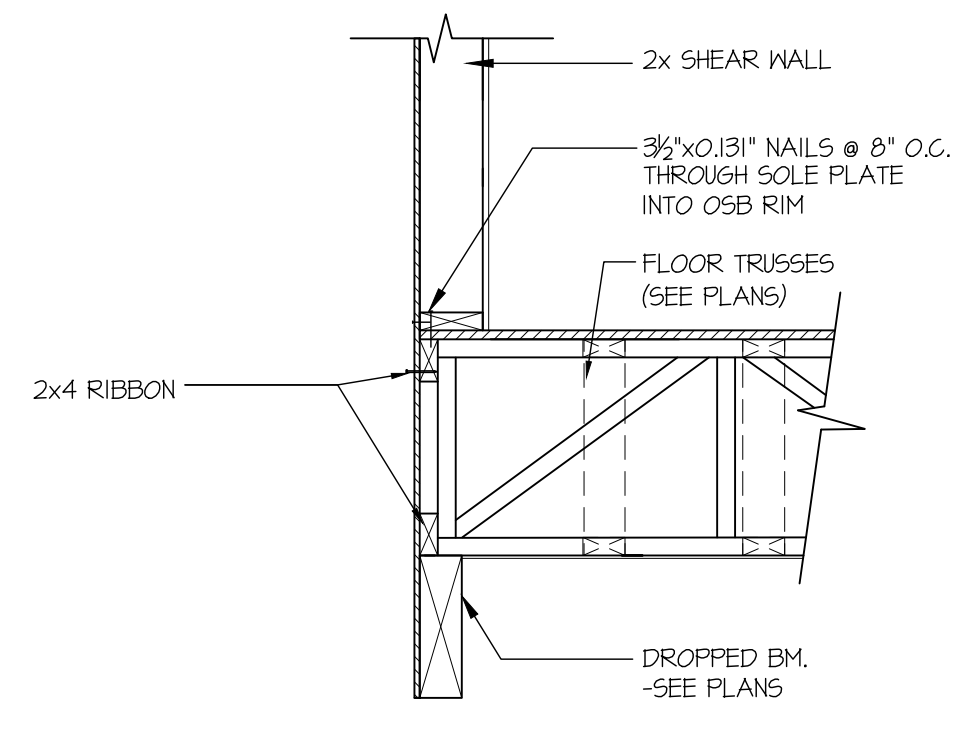
**59** SHEAR TRANSFER DETAIL @ EXTERIOR SHEARWALL ABOVE  
 SCALE: 3/4"=1'-0"



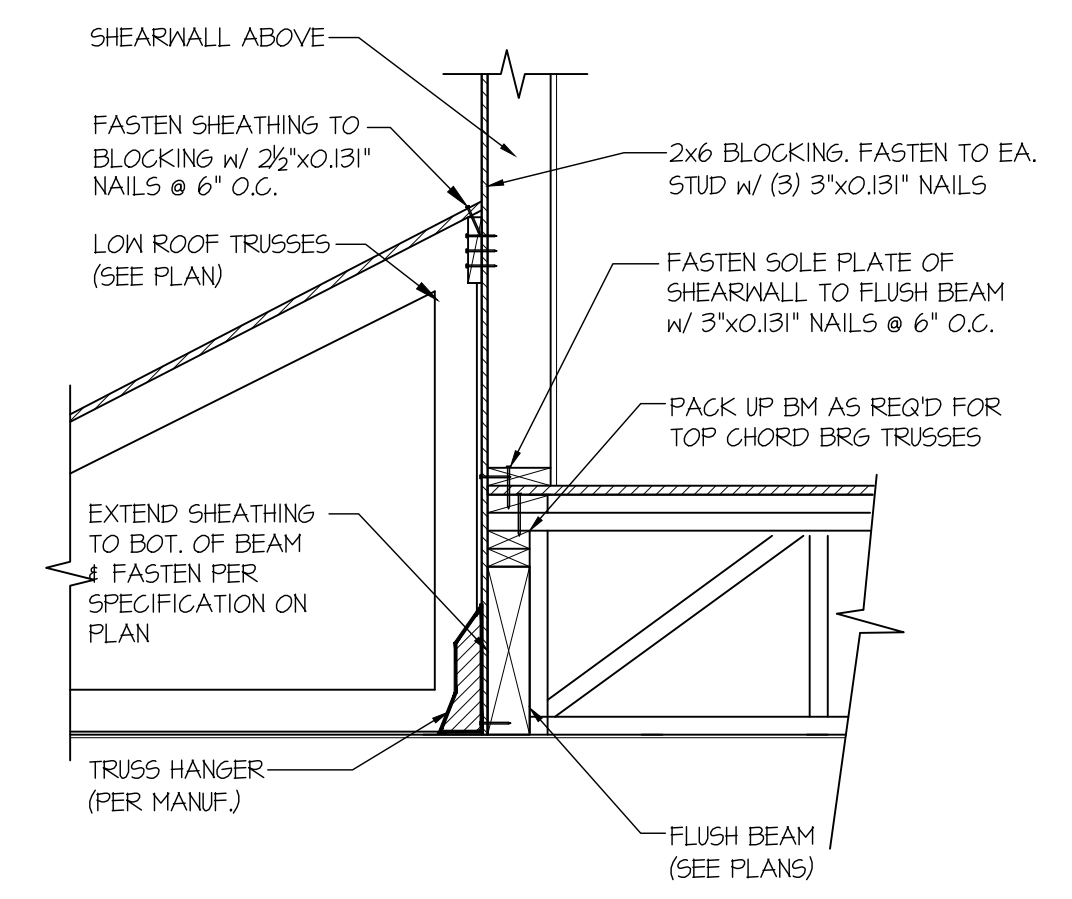
**60** TYPICAL SHEAR TRANSFER DETAIL BETWEEN FLOORS  
 SCALE: 3/4"=1'-0" PERPENDICULAR FRAMING



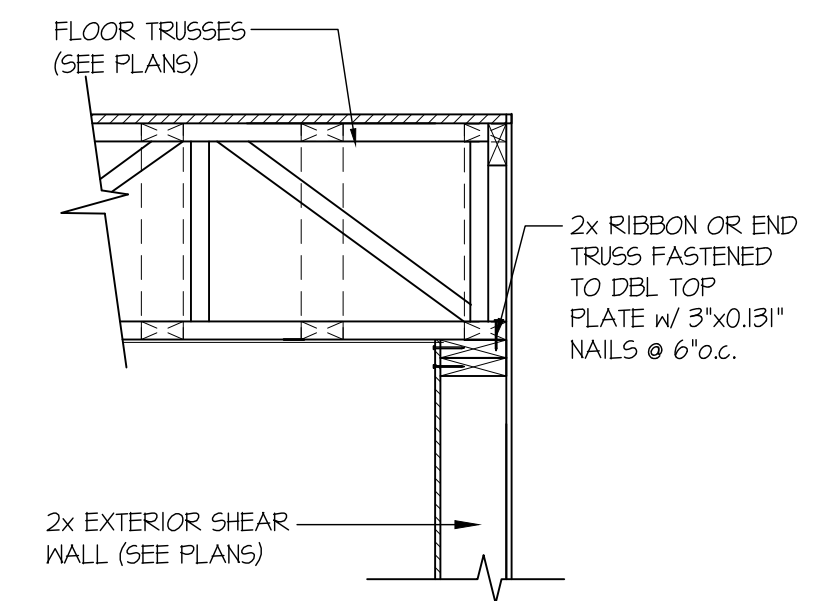
**62** TYPICAL SHEAR TRANSFER DETAIL BETWEEN FLOORS @ INTERIOR WALL  
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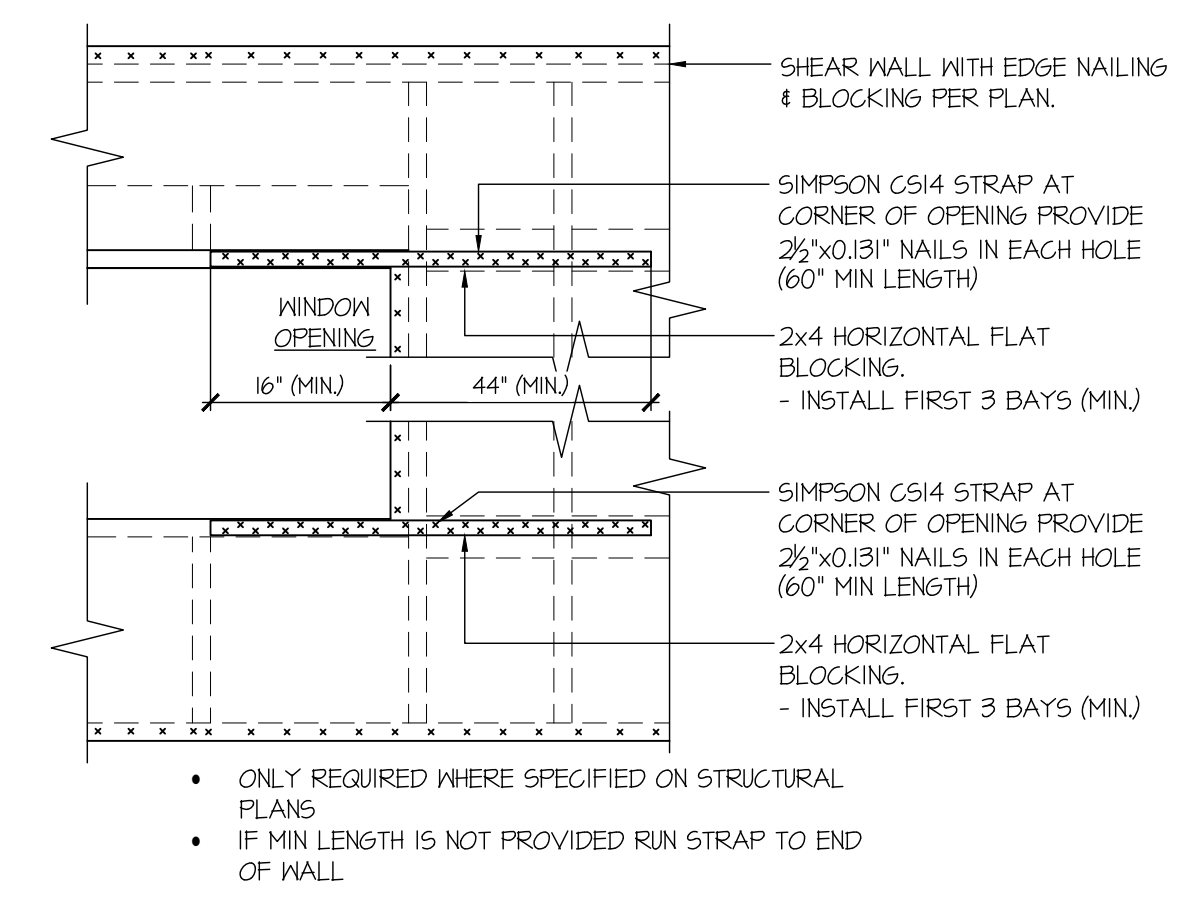
**64** SHEAR TRANSFER DETAIL BETWEEN FLOORS @ END WALL  
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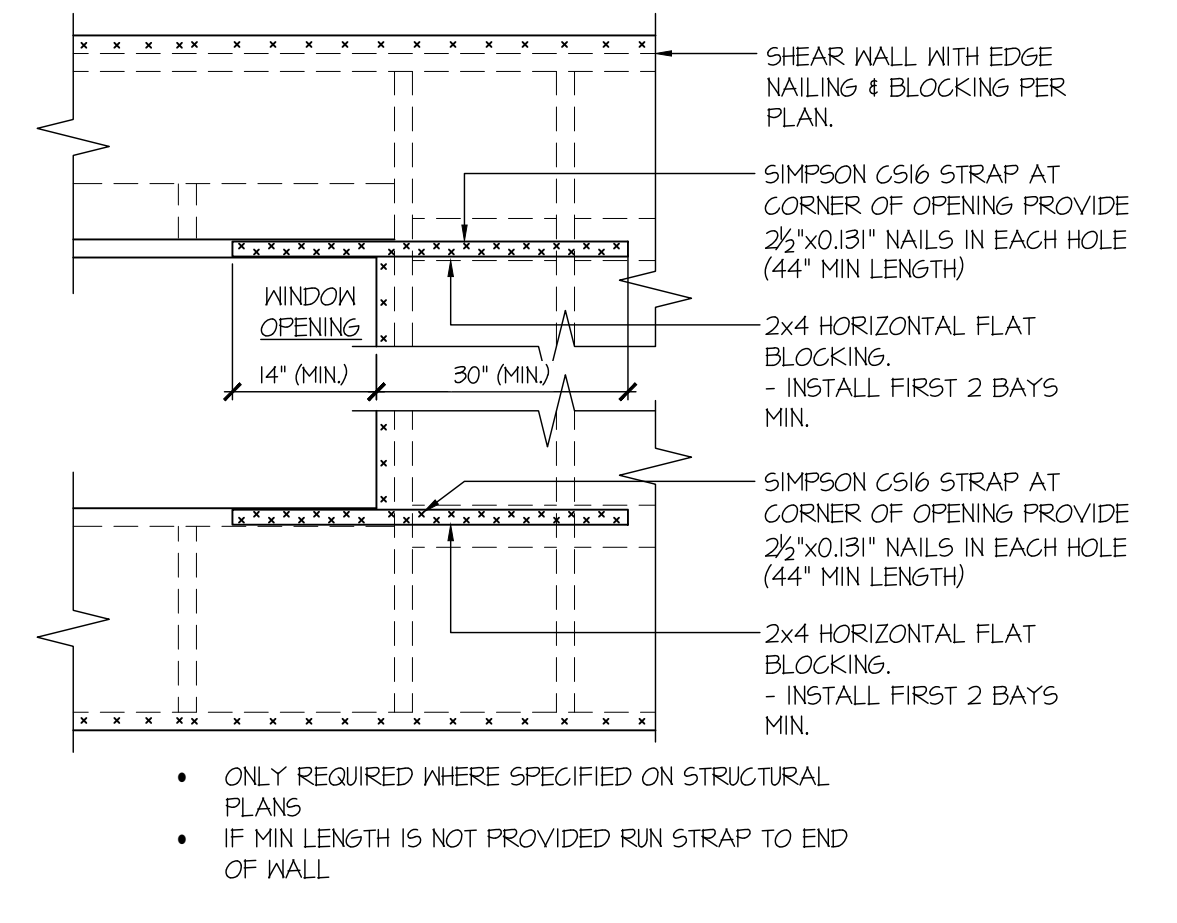
**65** SHEAR TRANSFER DETAIL @ EXTERIOR SHEARWALL ABOVE  
 SCALE: 3/4"=1'-0"



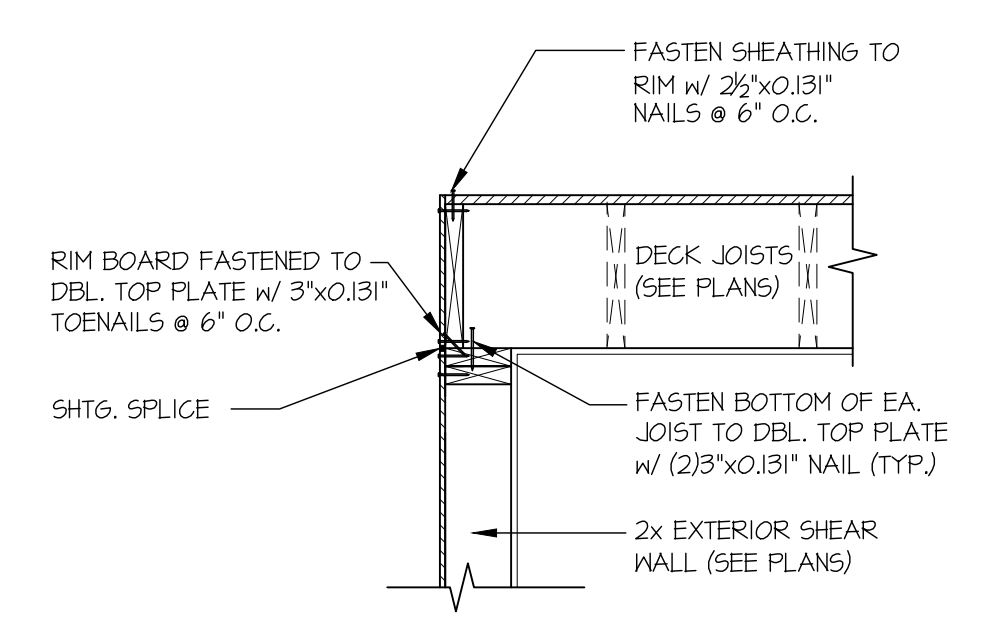
**70** SECTION  
 SCALE: 3/4"=1'-0"



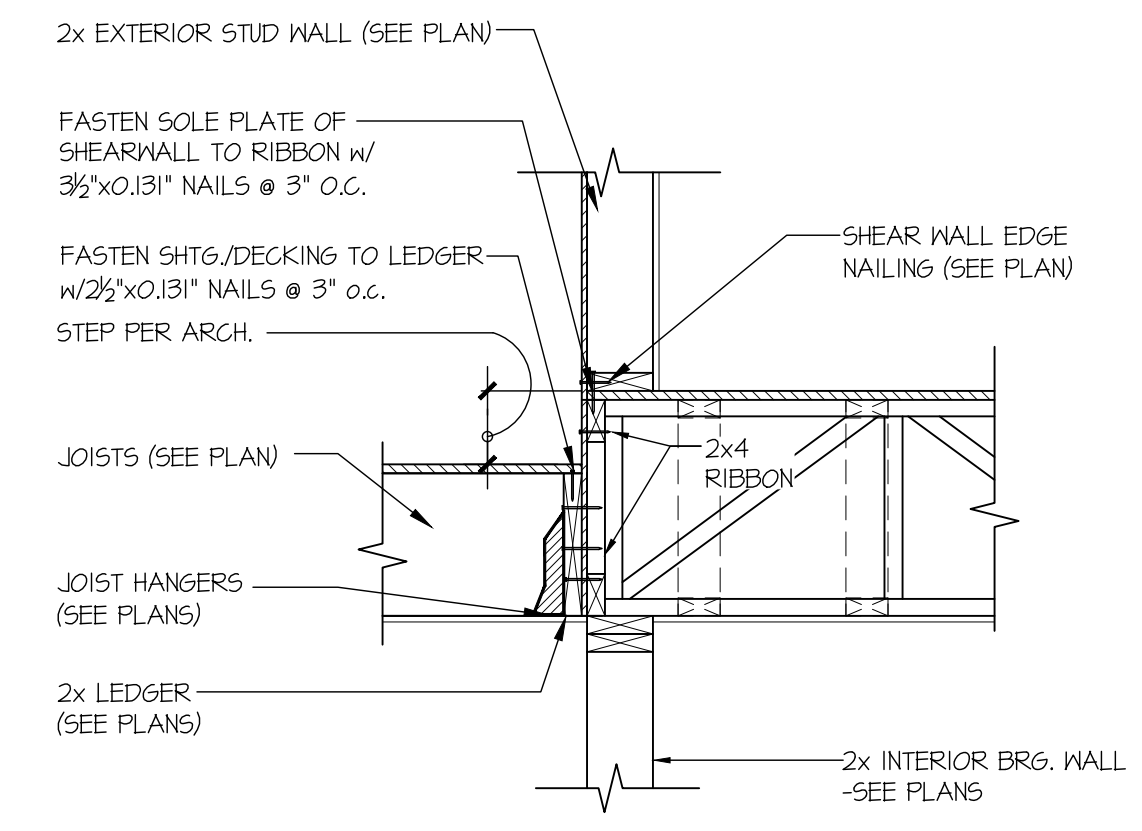
**93** EXT. WALL & INT. SHEARWALL OPENING ELEVATION  
 SCALE: NTS



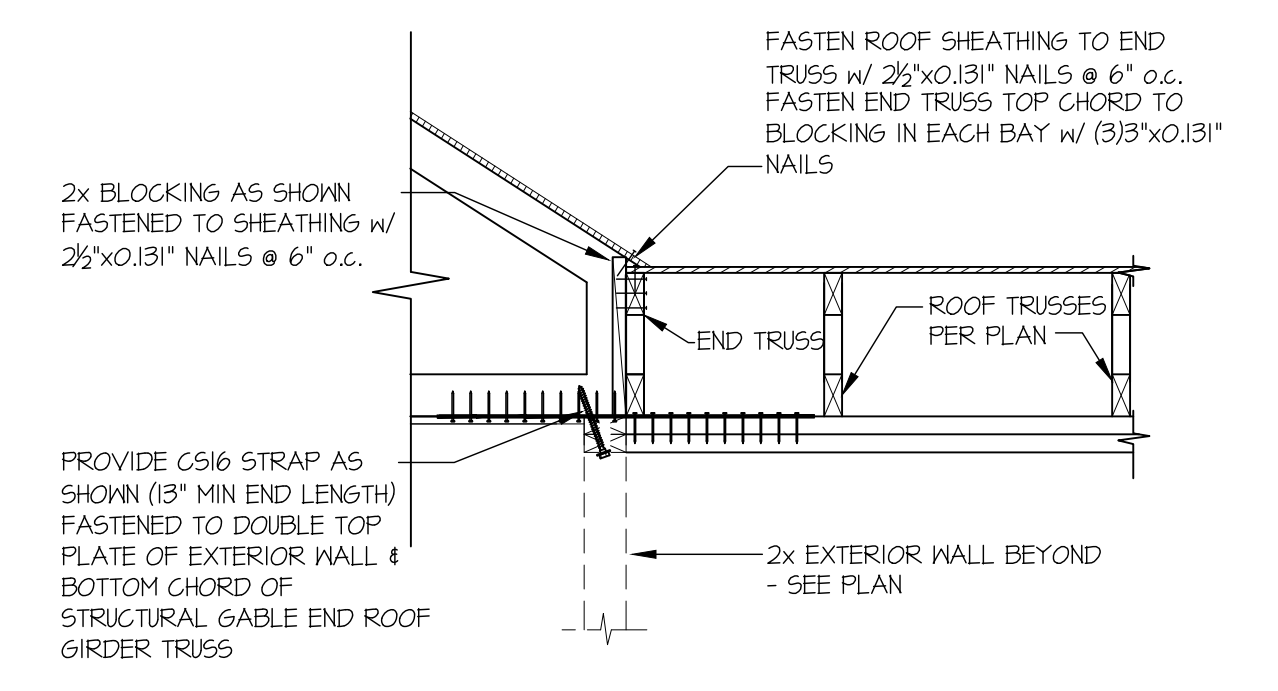
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 SCALE: NTS



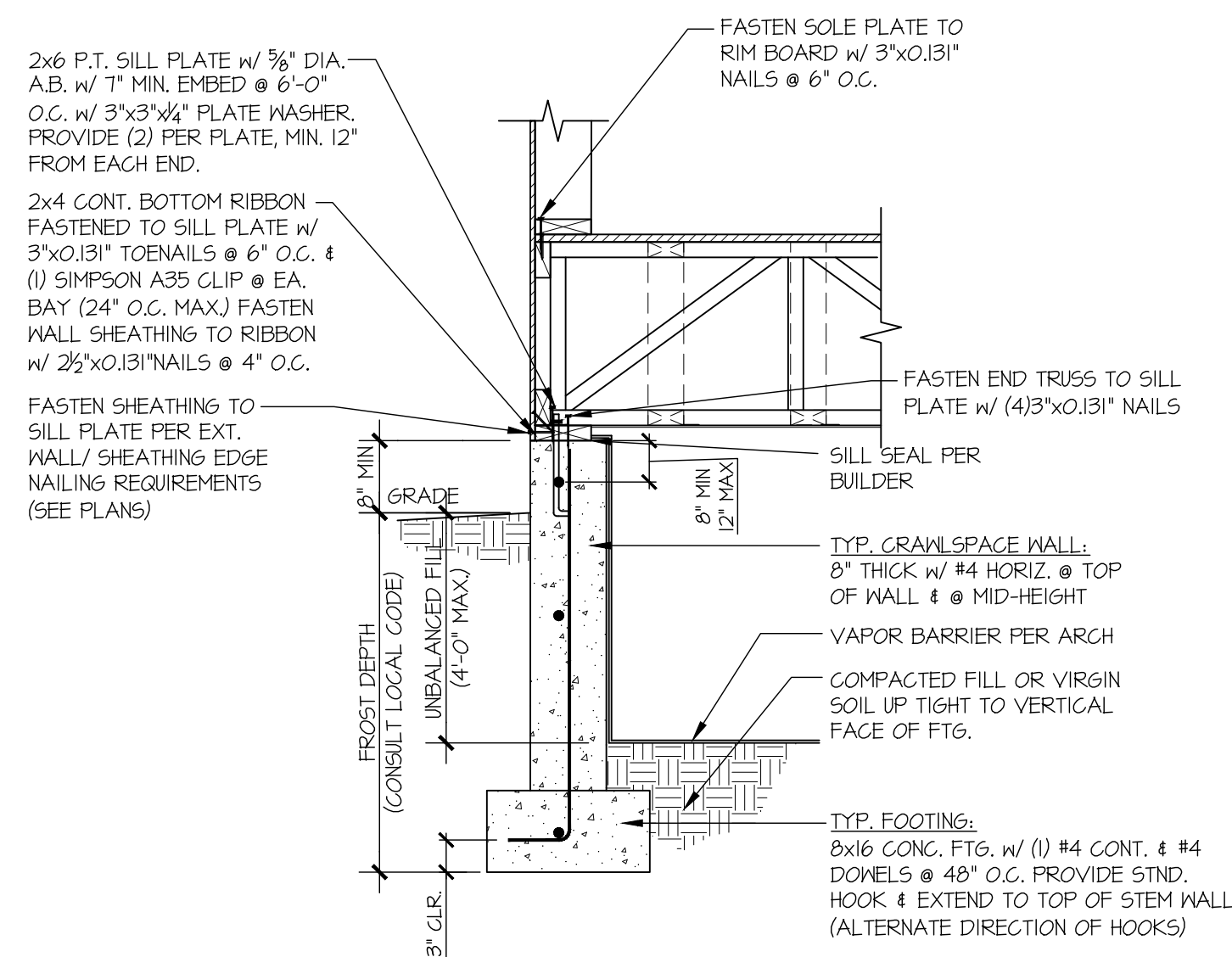
**97** TYPICAL SHEAR TRANSFER DETAIL @ DECK & EXTERIOR WALL  
 SCALE: 3/4"=1'-0"



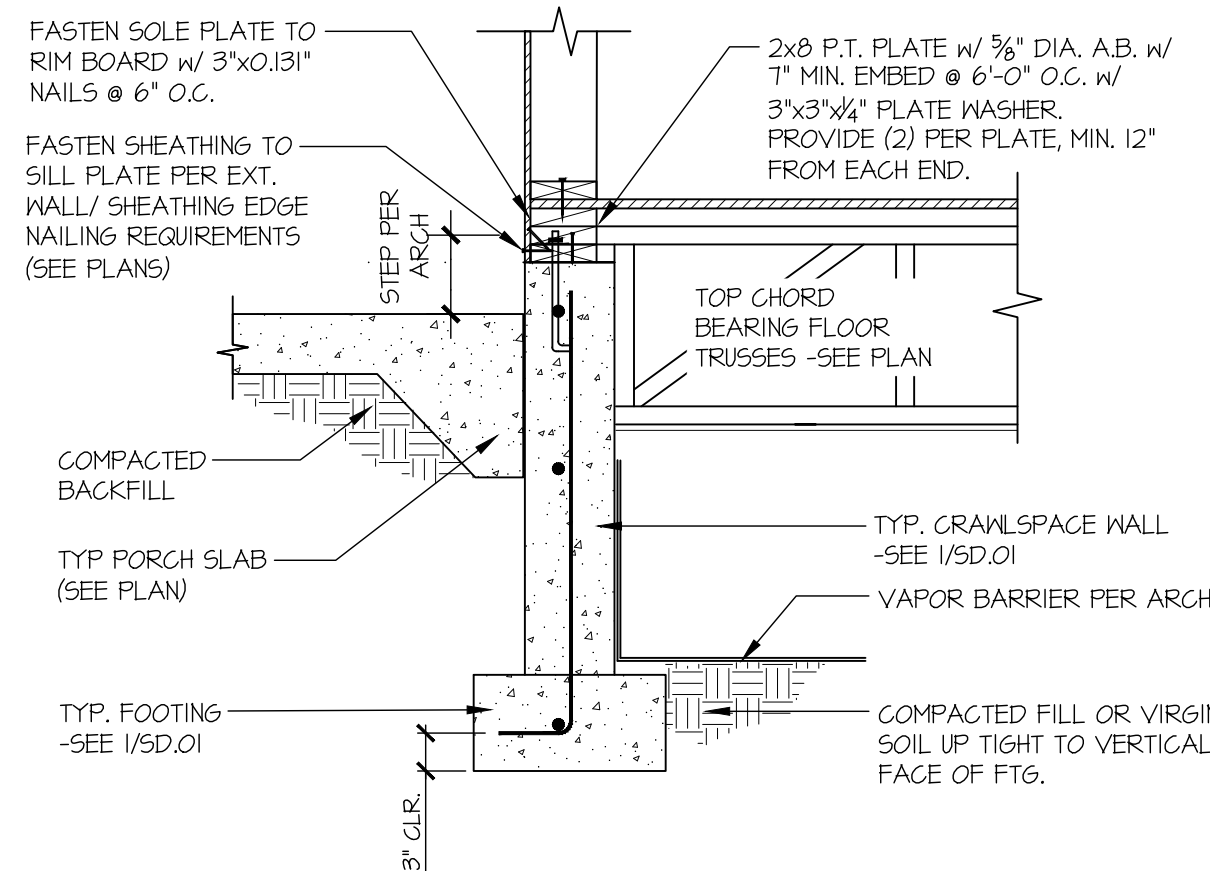
**100** TYPICAL SHEAR TRANSFER DETAIL @ EXT. DECK FRAMING  
 SCALE: 3/4"=1'-0"



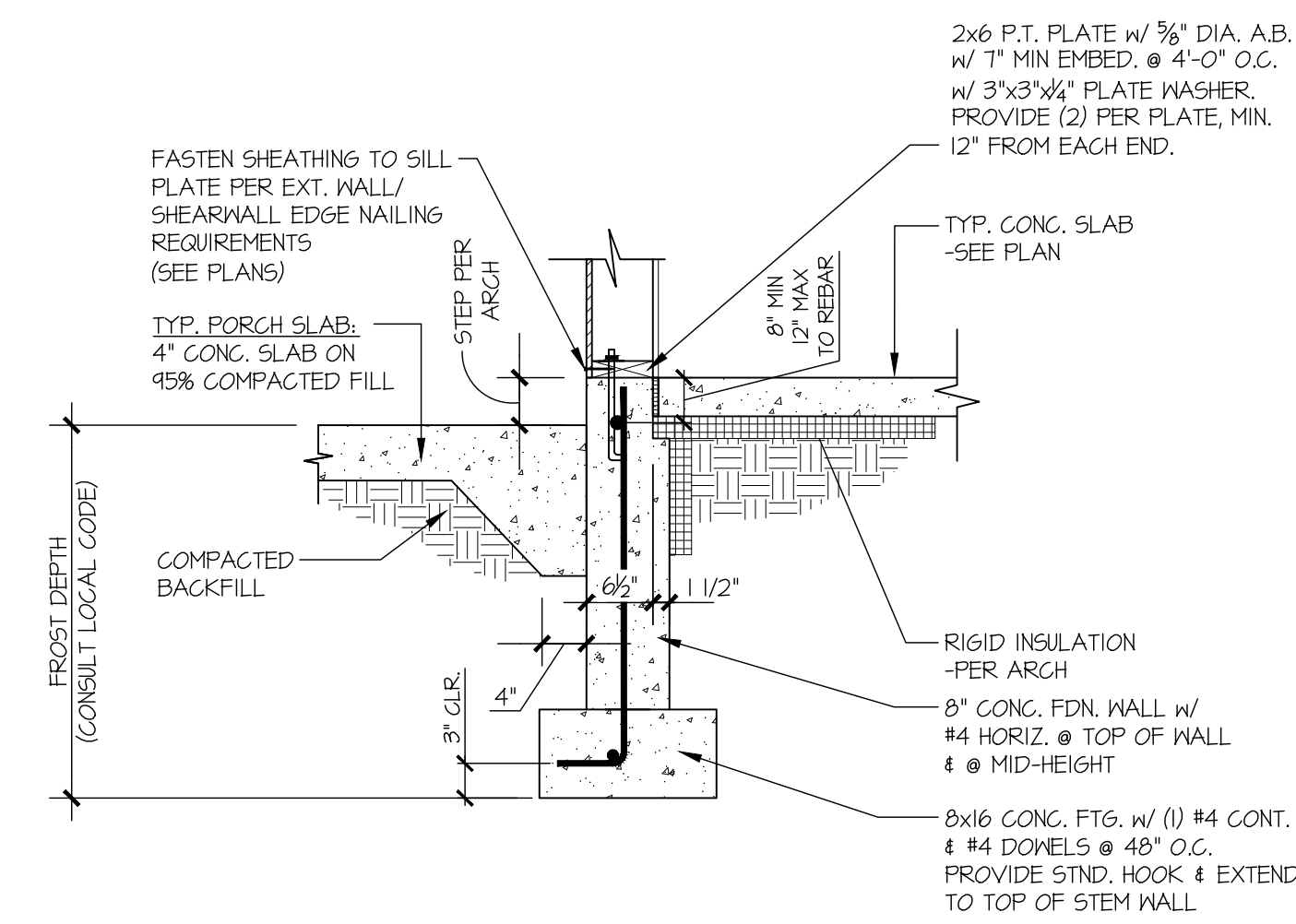
**117** STRAP DETAIL  
 SCALE: 3/4"=1'-0"



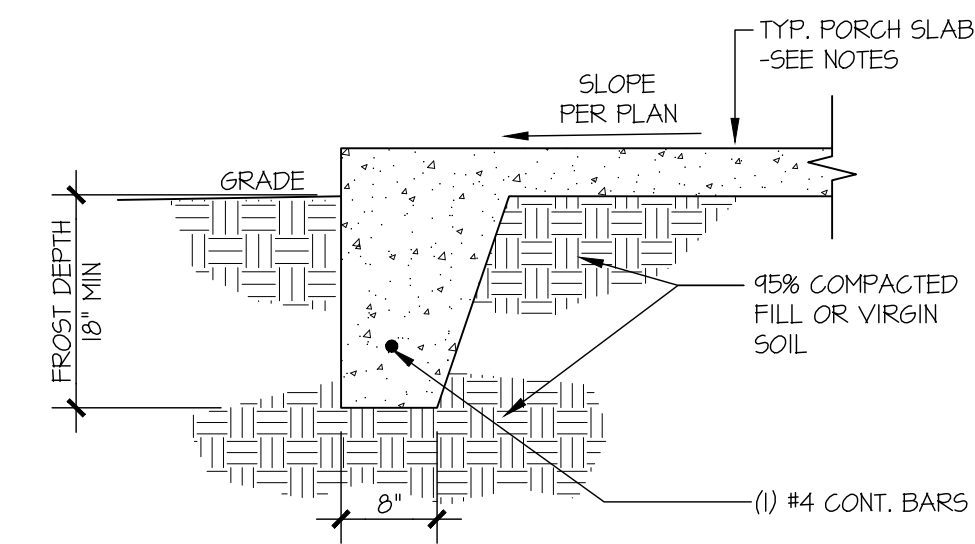
1 TYPICAL CRAWLSPACE FOUNDATION  
SCALE: 3/4"=1'-0"



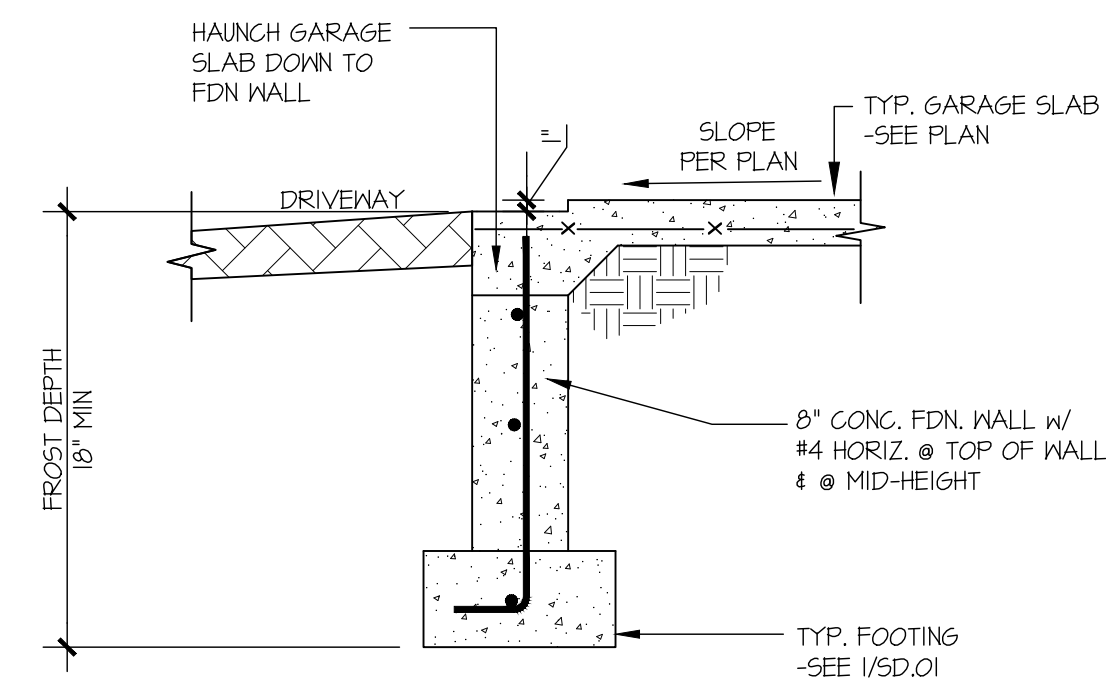
2 TYPICAL CRAWLSPACE FOUNDATION @ PORCH SLAB  
SCALE: 3/4"=1'-0"



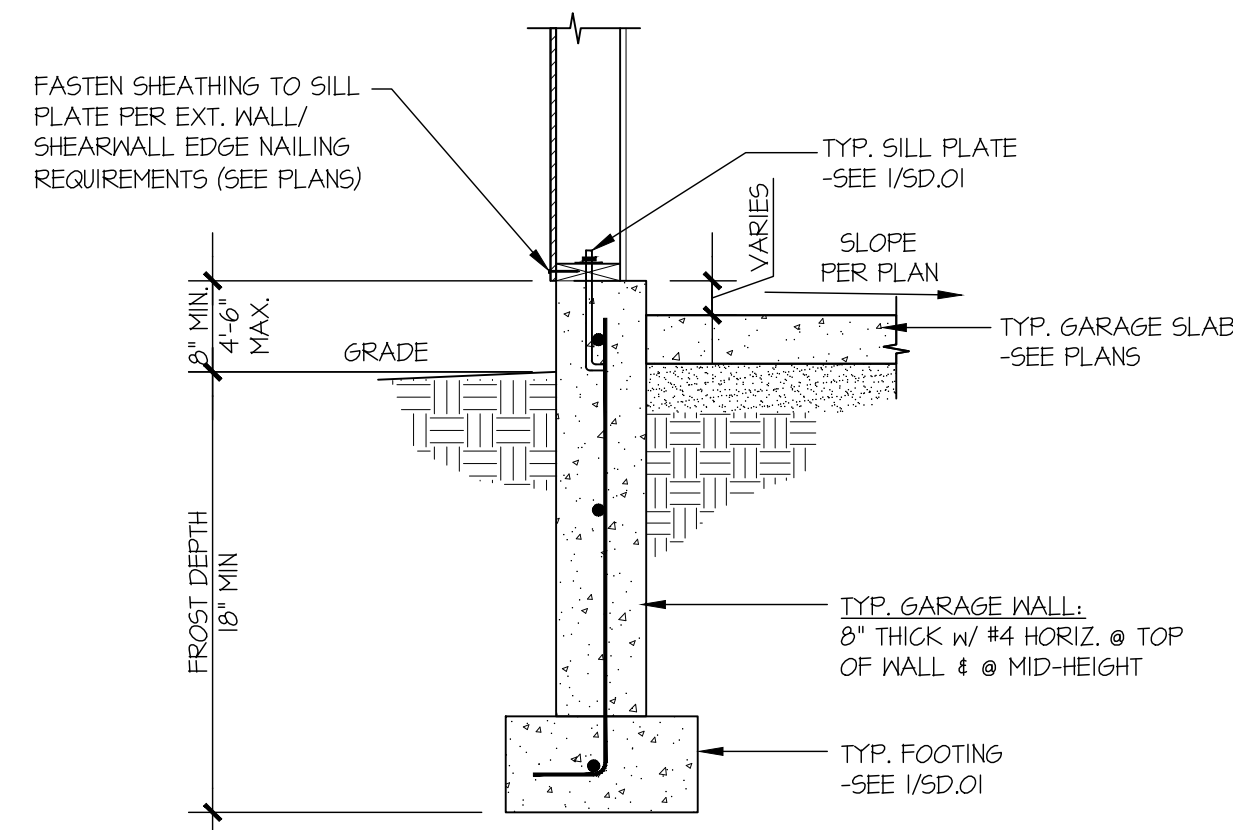
3 TYPICAL SLAB ON GRADE PERIMETER FOOTING @ PORCH SLAB  
SCALE: 3/4"=1'-0"



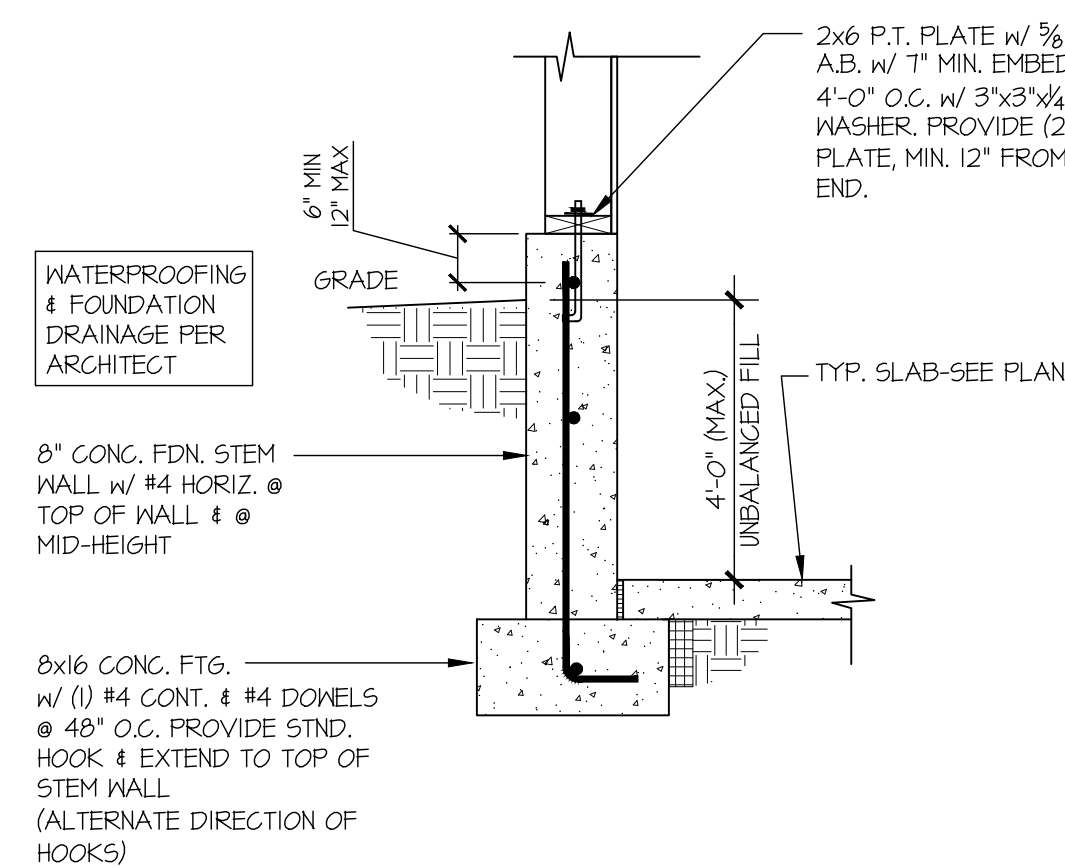
4 TYPICAL FOOTING @ PORCH SLAB  
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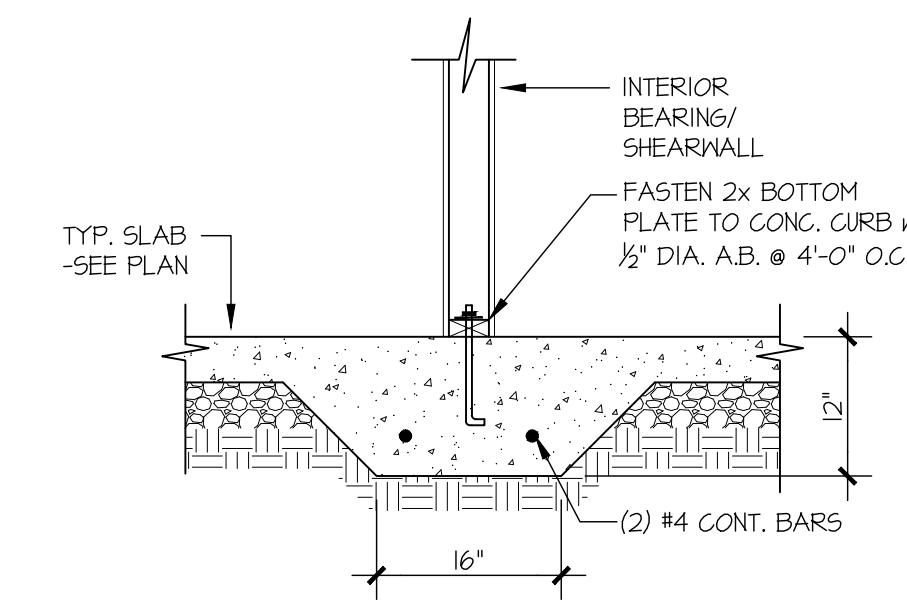
5 TYPICAL CONCRETE FOOTING @ GARAGE DOOR OPENING  
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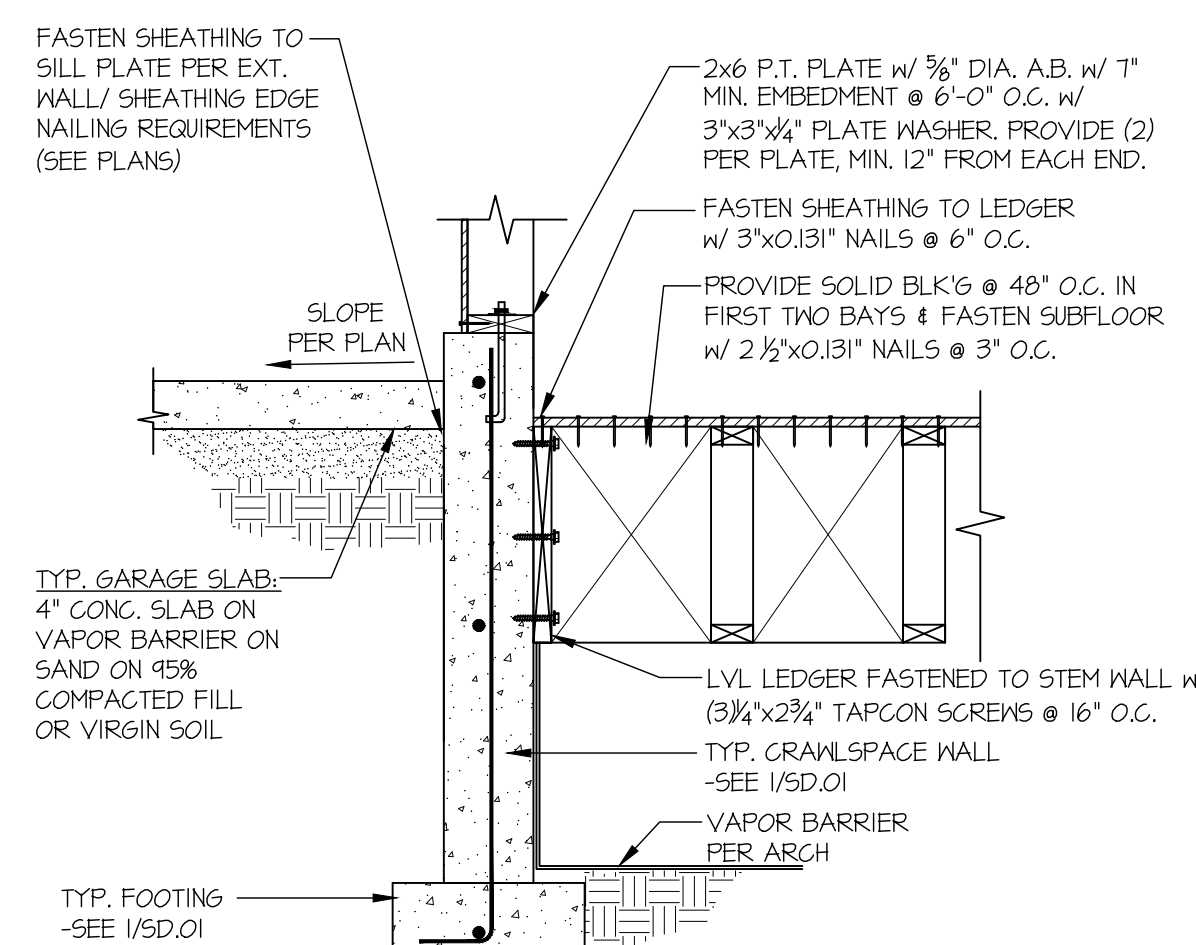
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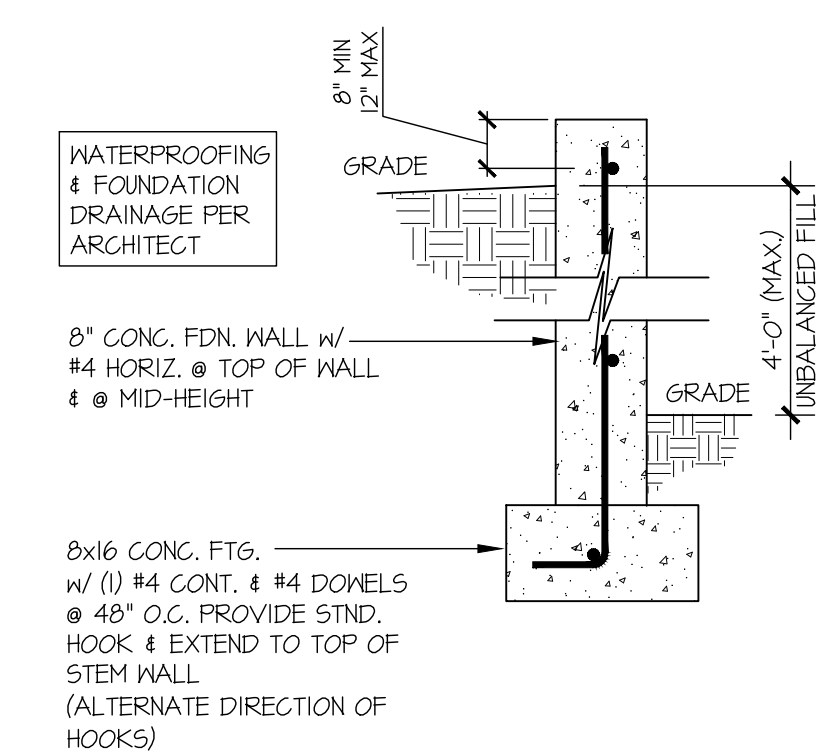
7 BASEMENT TO CRAWL FOUNDATION WALL  
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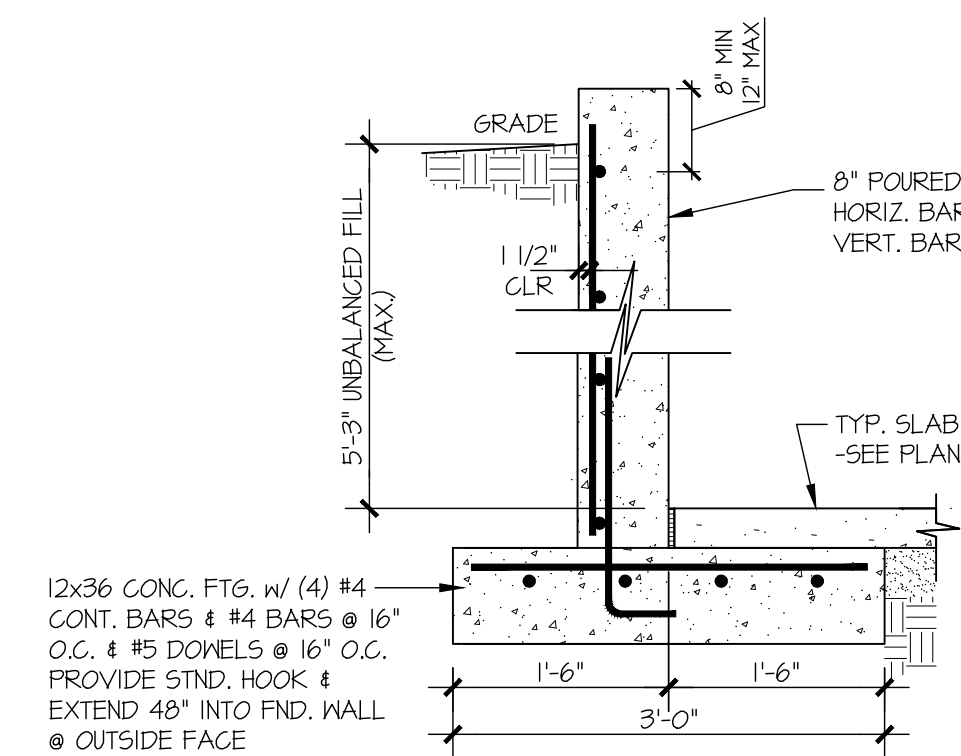
8 TYPICAL THICKENED SLAB @ INTERIOR BEARING WALL  
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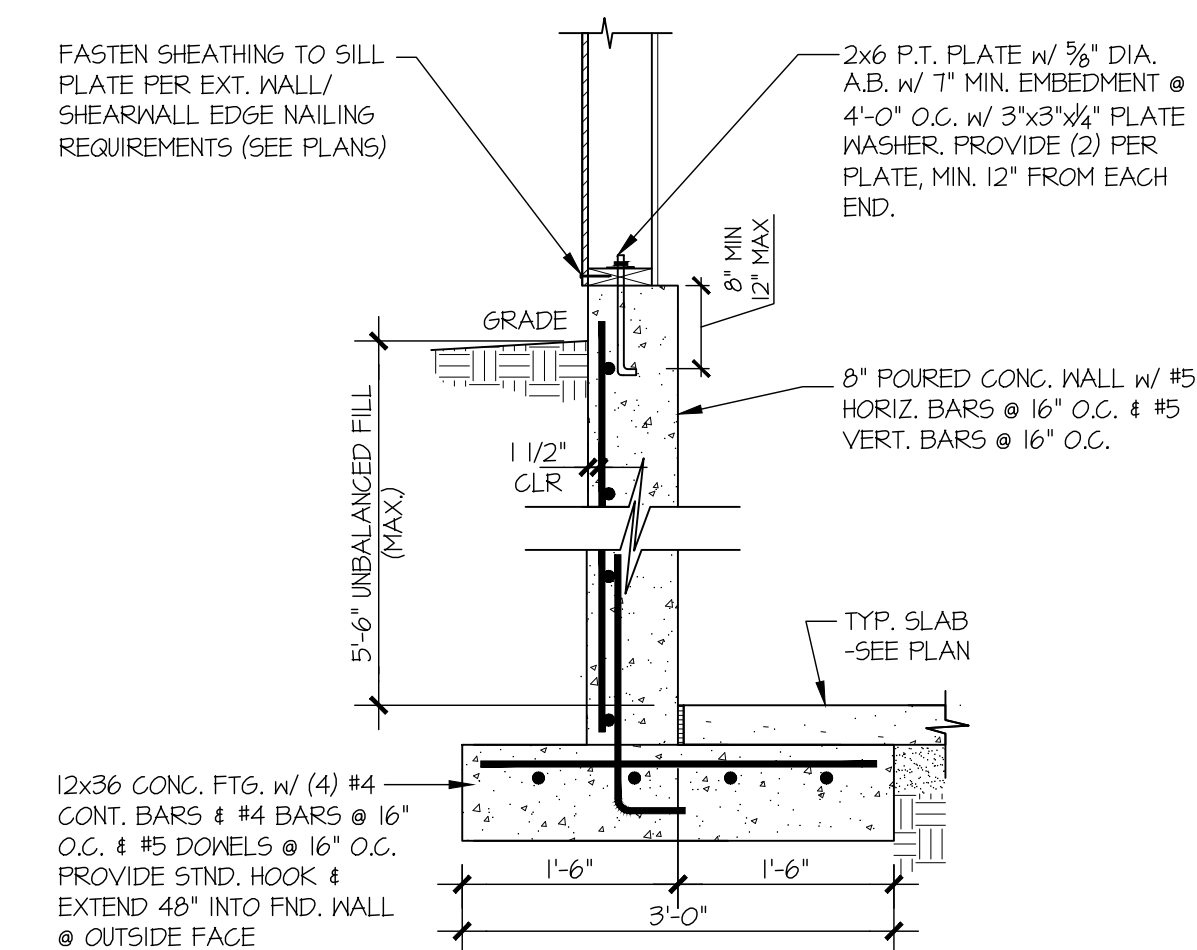
9 TYPICAL CRAWLSPACE FOUNDATION @ GARAGE  
SCALE: 3/4"=1'-0"



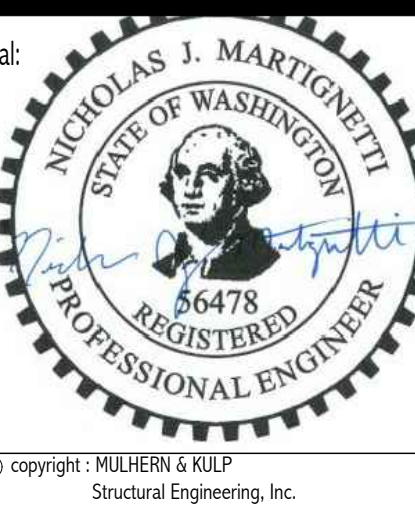
10 WALL @ LOW GRADE  
SCALE: 3/4"=1'-0"



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



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



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7220 Trade Street, Suite 350, San Diego, CA 92121  
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M&K project number:  
203-21004

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

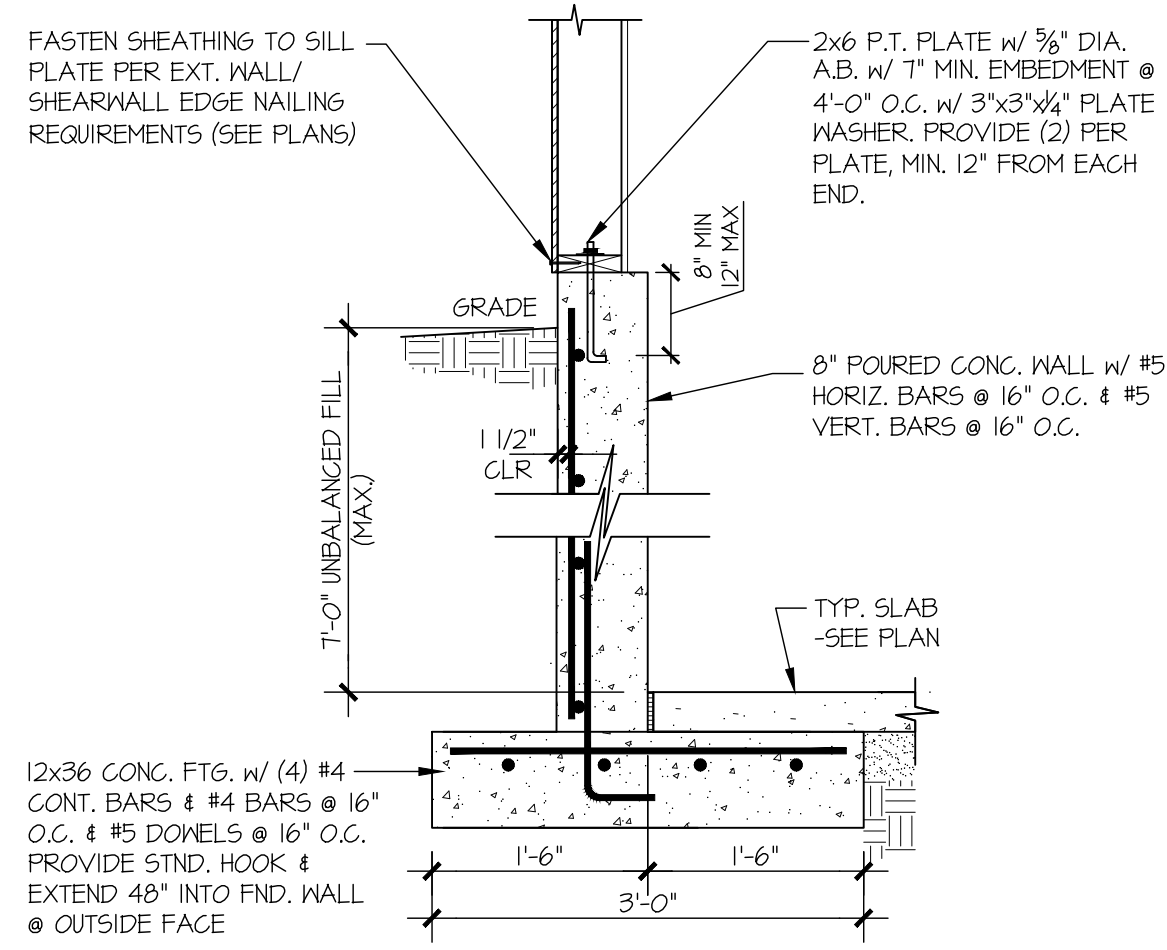
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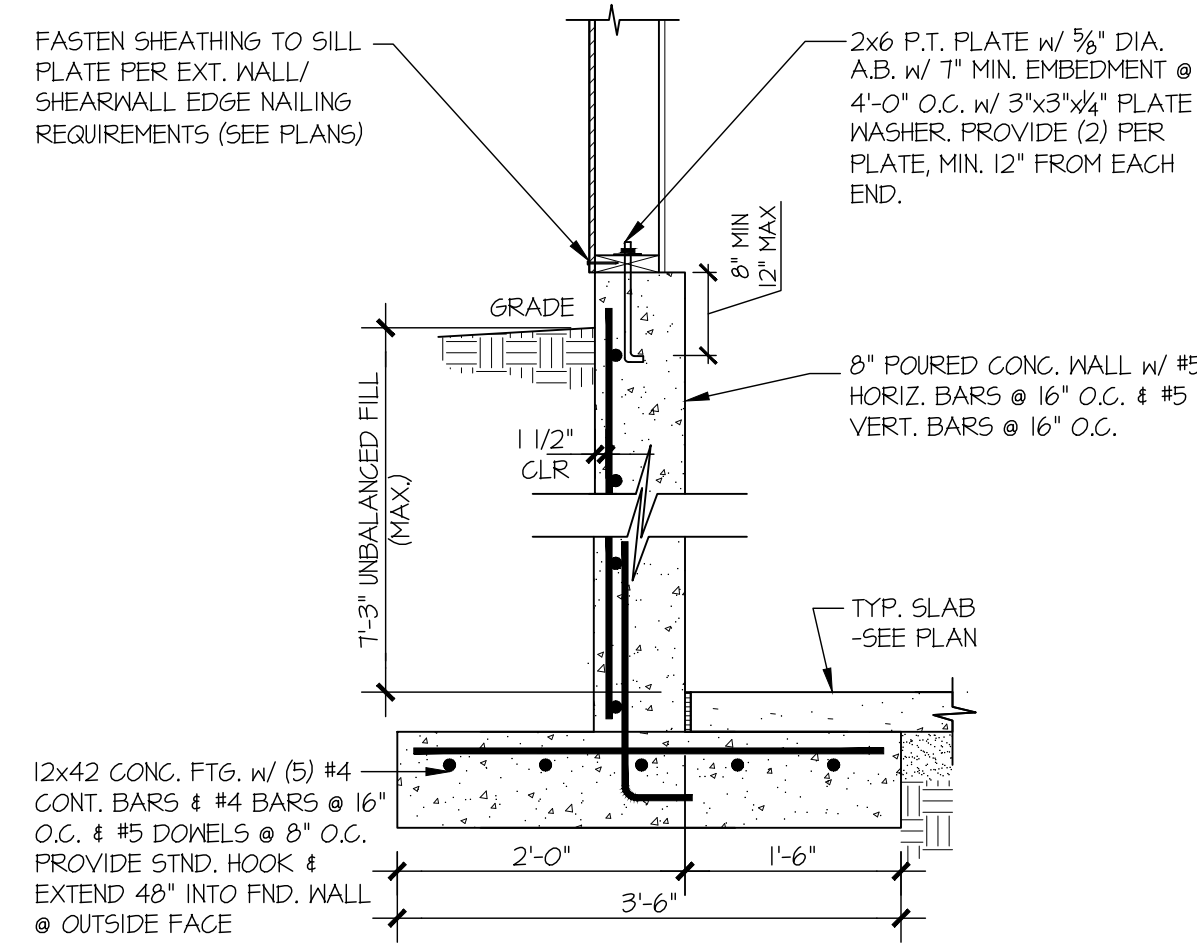
ARCHITECTURAL INNOVATIONS

FOUNDATION DETAILS  
PRATT PLAT - LOT 5  
MERCER ISLAND, WASHINGTON

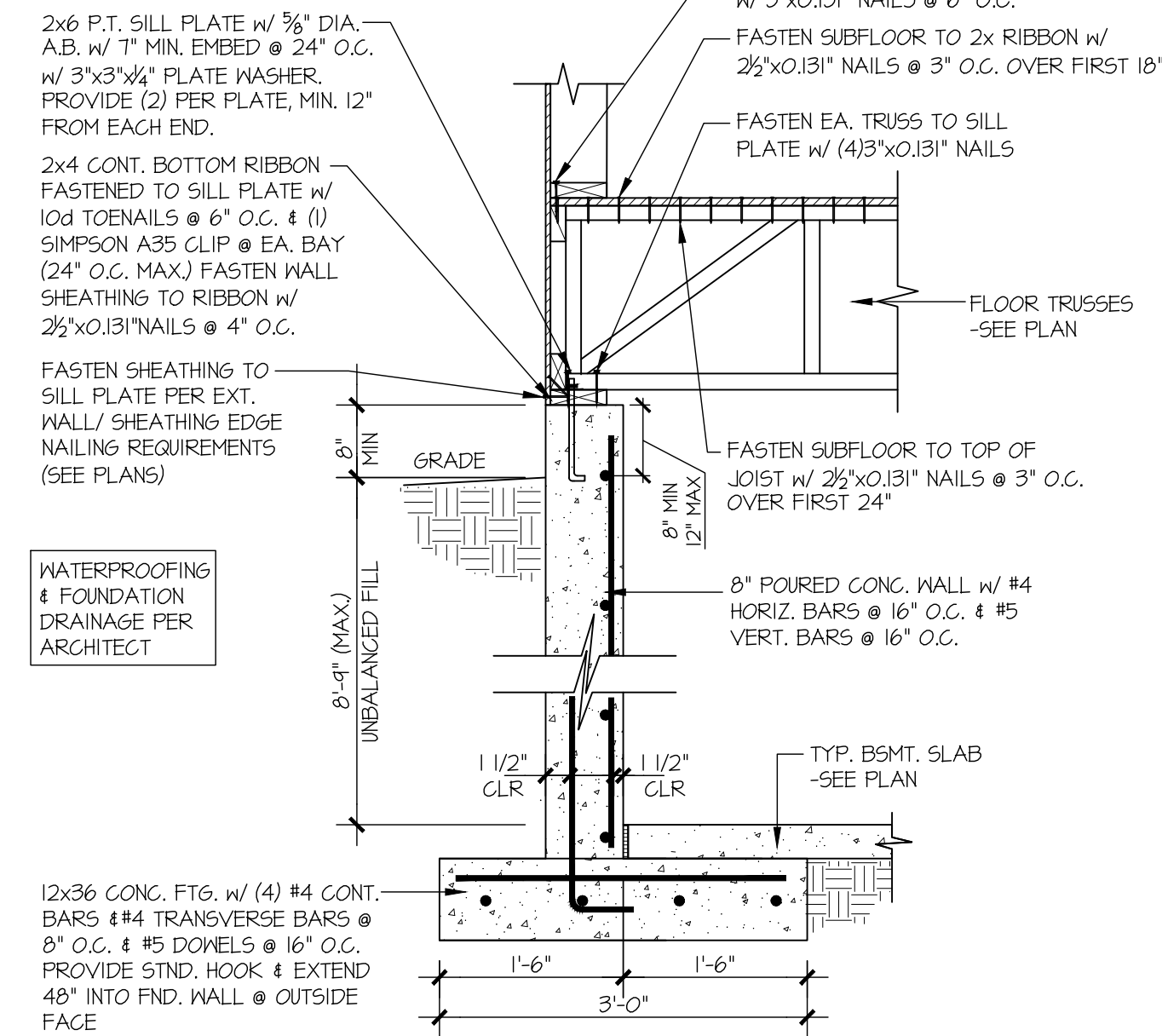
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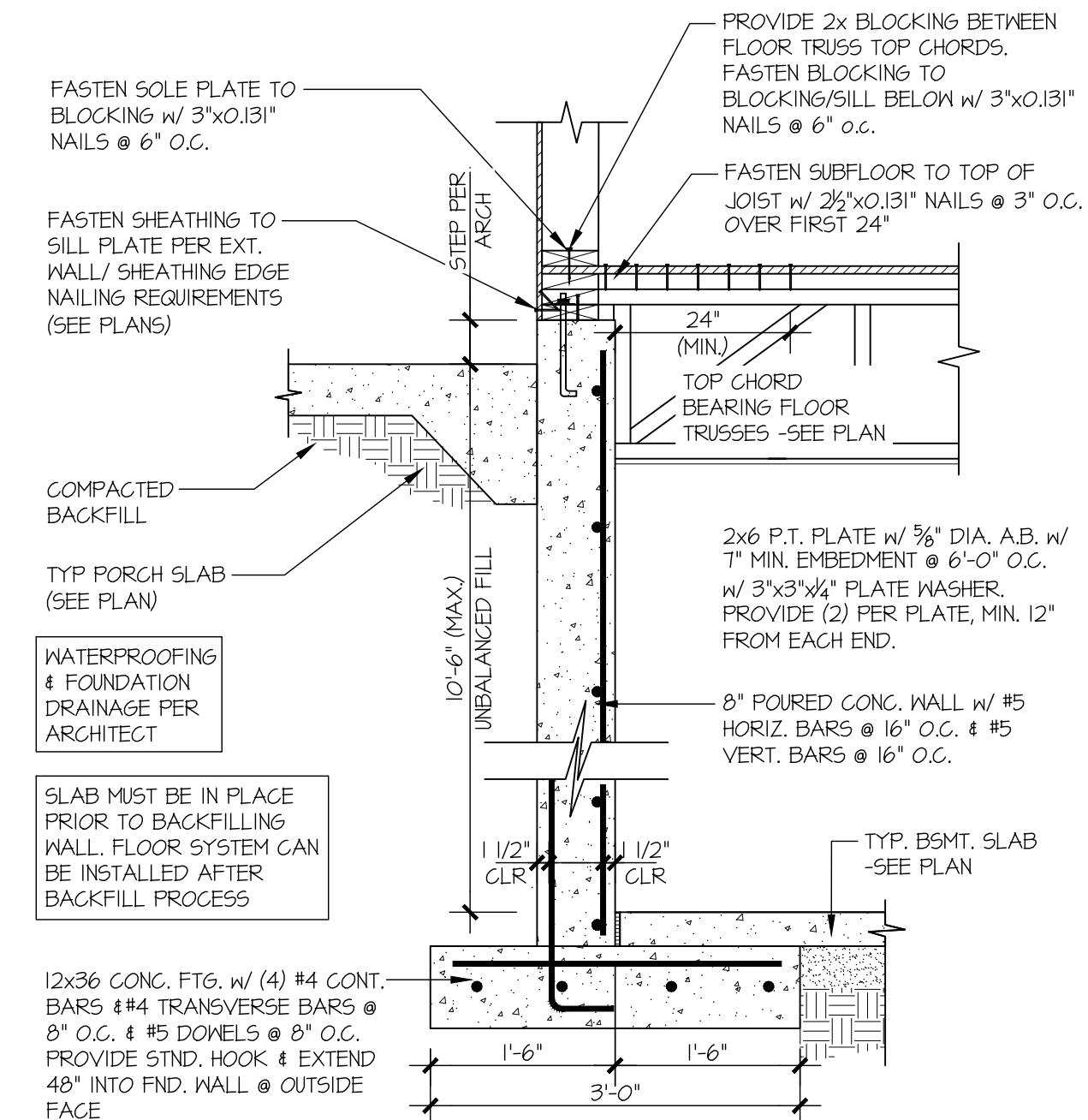
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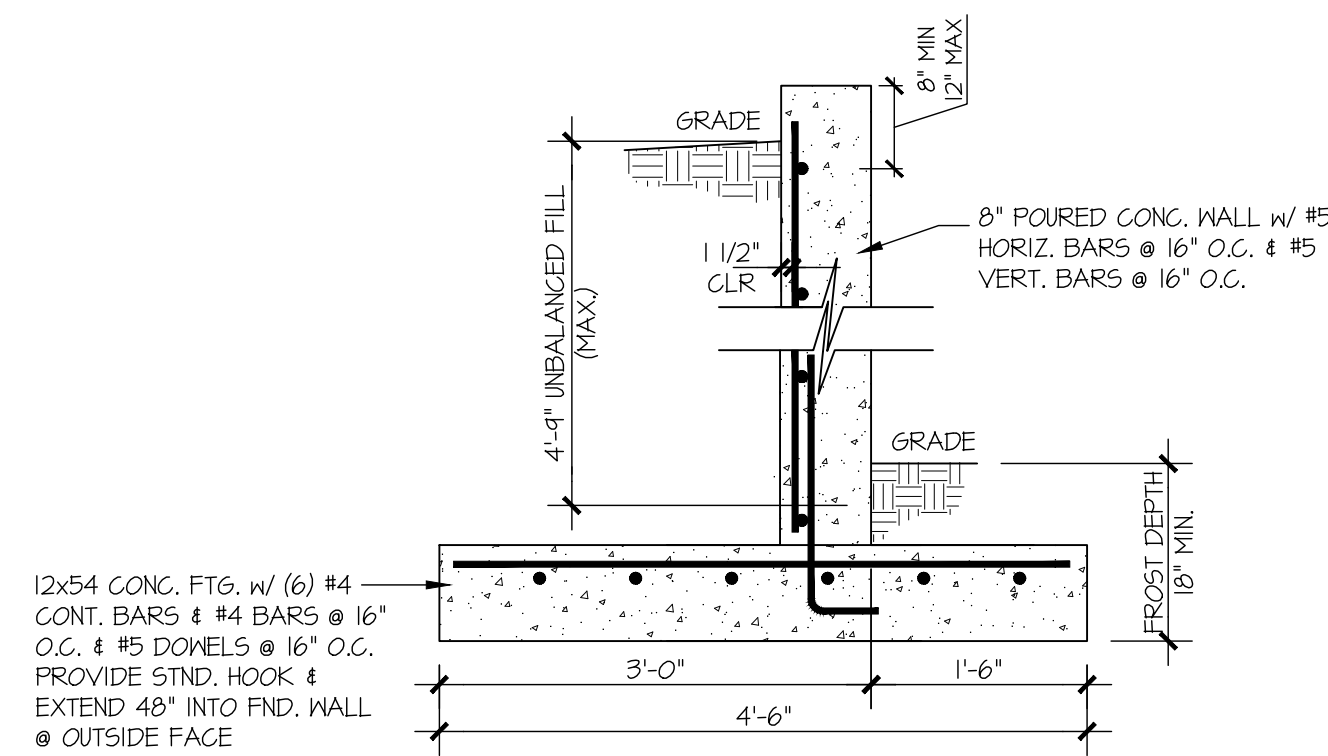
**14 SECTION**  
SCALE: 3/4"=1'-0"



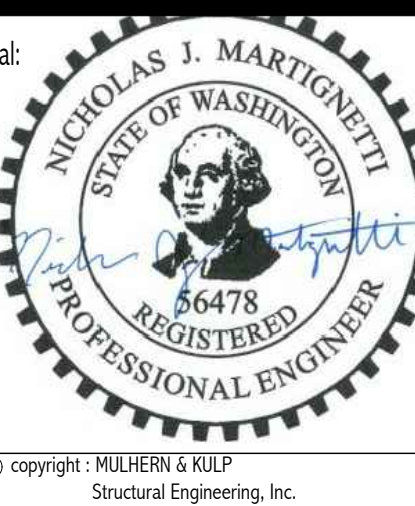
**15 BASEMENT FOUNDATION WALL**  
SCALE: 3/4"=1'-0"



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



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



**MULHERN+KULP**  
RESIDENTIAL STRUCTURAL ENGINEERING  
7220 Trade Street, Suite 350, San Diego, CA 92121  
p 619-660-0010 > mulhernkulp.com

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ARCHITECTURAL  
INNOVATIONS

FOUNDATION DETAILS  
PRATT PLAT - LOT 5  
MERCER ISLAND, WASHINGTON

sheet:  
**SD.02**