



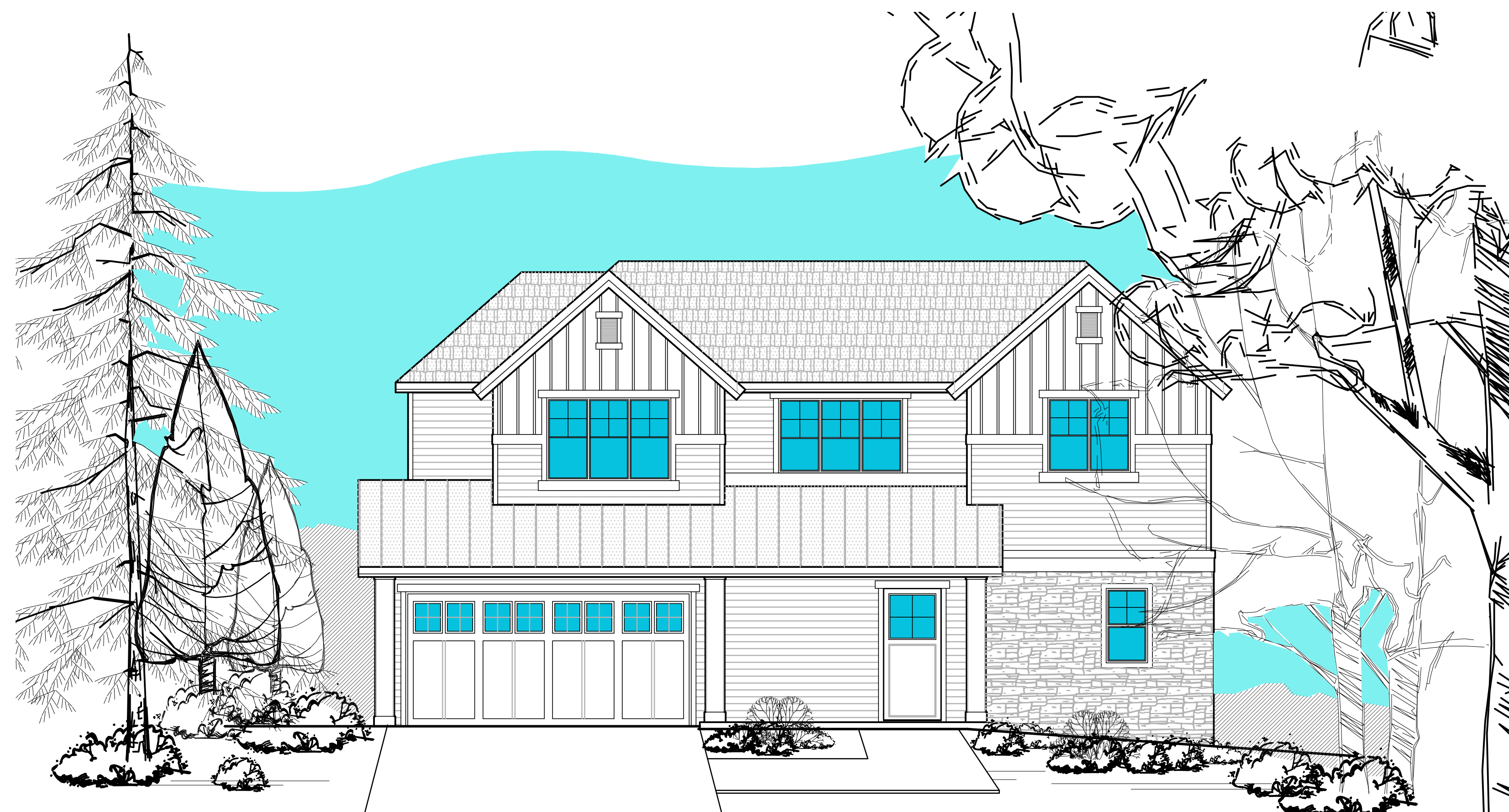
Side Elevation



Rear Elevation



Side Elevation



DRAWING INDEX

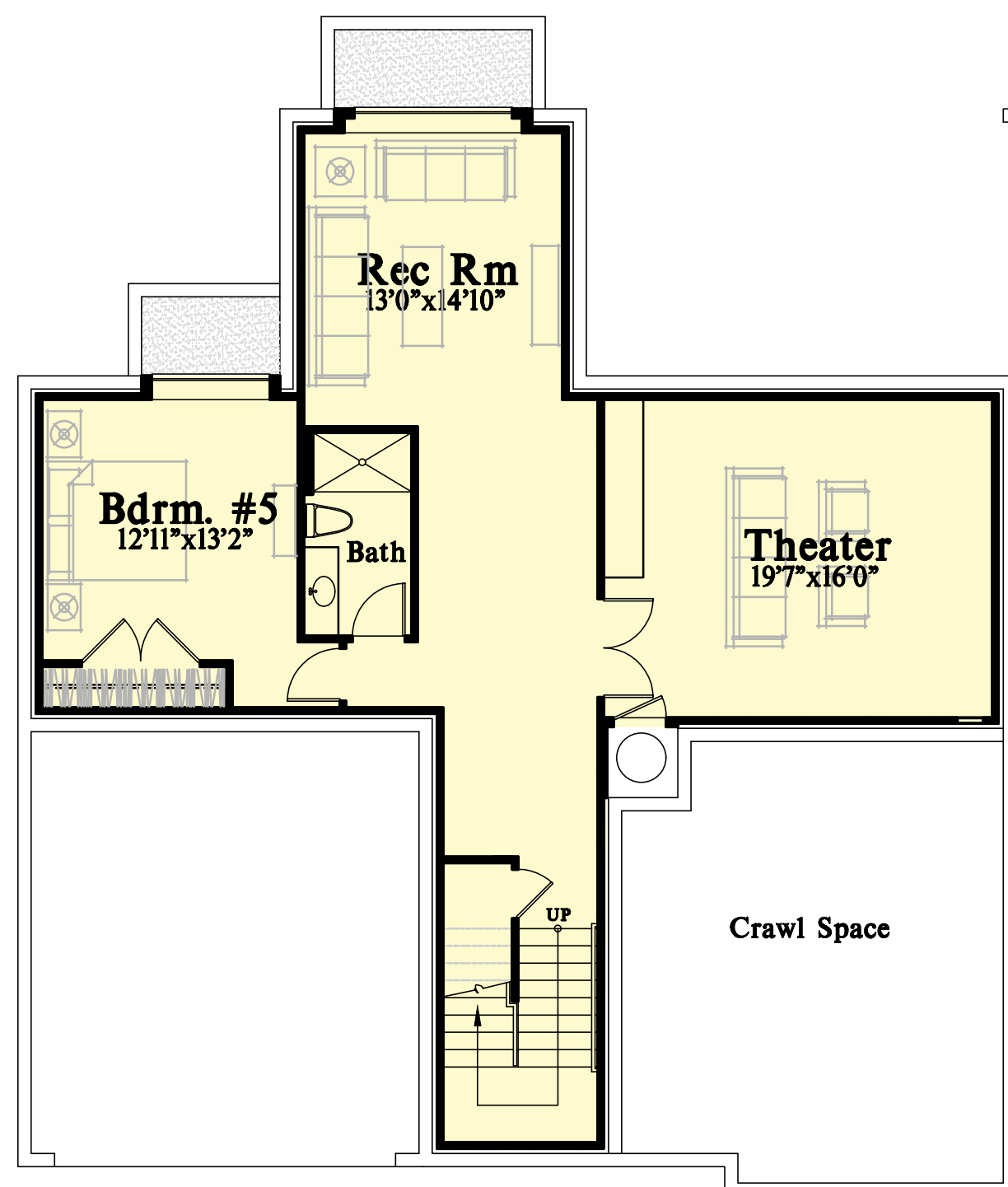
- A1. CODE NOTES
- A1.1. SITE PLAN
- C4.1. GRADING & DRAINAGE PLAN
- T001. SURVEY
- T002. SURVEY
- A2.0. FOUNDATION PLAN
- A2.1. LOWER FLOOR PLAN
- A2.2. MAIN FLOOR FRAMING PLAN
- A3. MAIN FLOOR PLAN
- A4. UPPER FLOOR FRAMING PLAN
- A5. UPPER FLOOR PLAN
- A6. UPPER ROOF
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-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

Pratt Plat

7911 SE 72nd PL Lot 1
Mercer Island, WA 98040

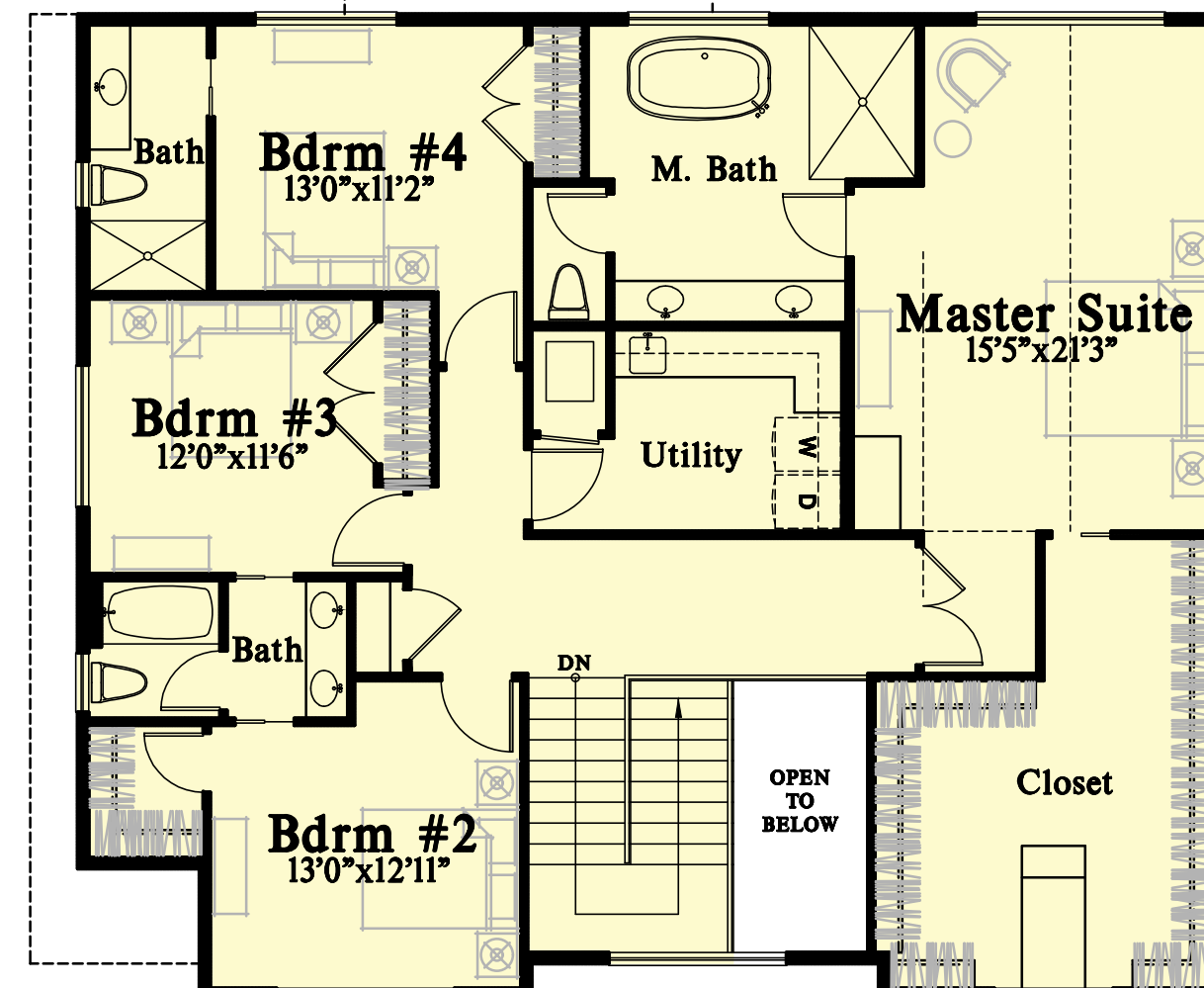
SQUARE FOOTAGE

MAIN FLOOR	1800 SF
UPPER FLOOR	1791 SF
LOWER FLOOR	1228 SF
TOTAL	4819 SF
GARAGE	451 SF
PORCH	83 SF
PATIO	294 SF

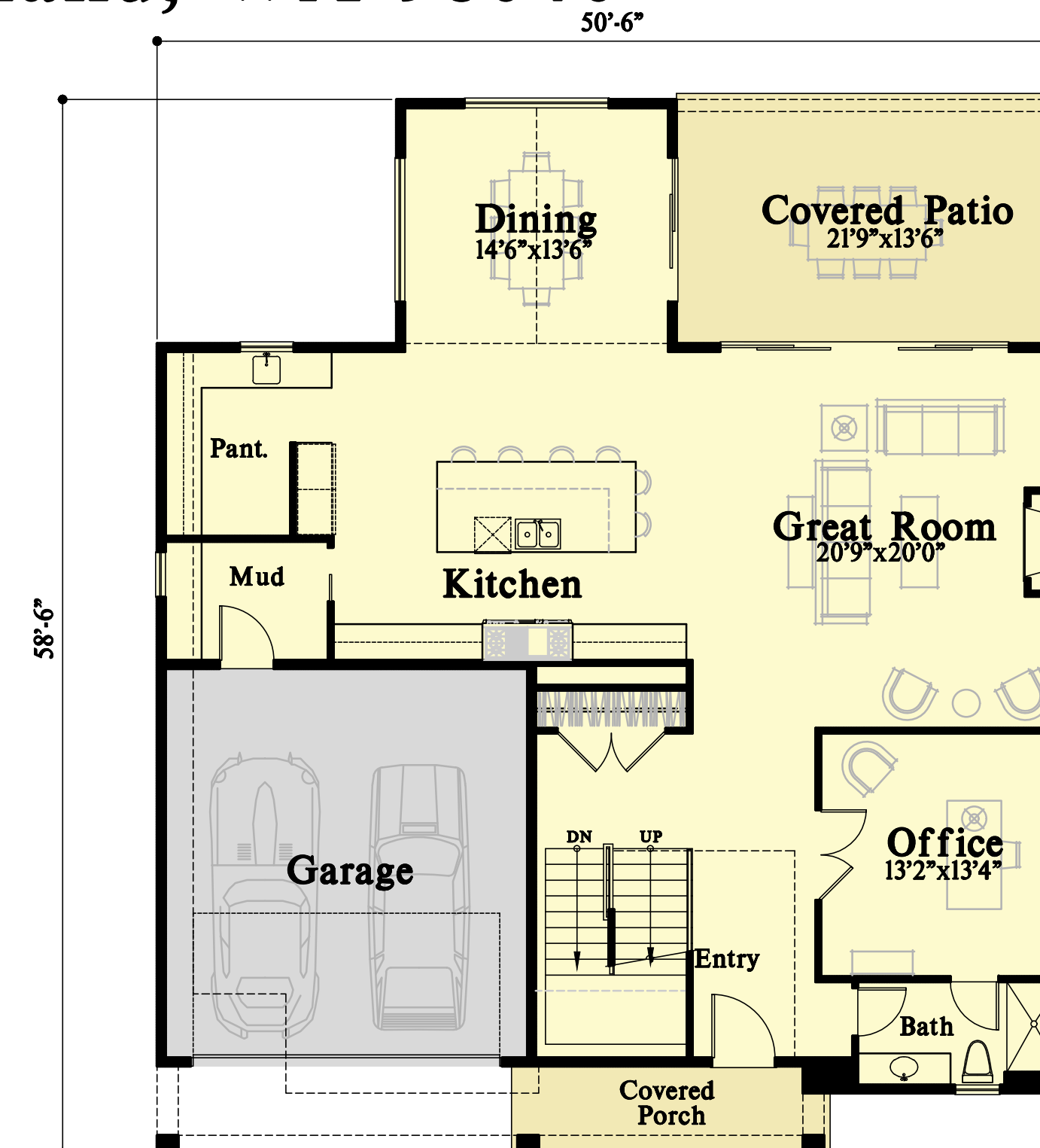


Lower Floor Plan

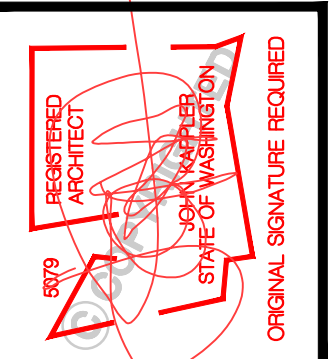
NFPA 13d Fire Sprinkler System Required



Upper Floor Plan



Main Floor Plan



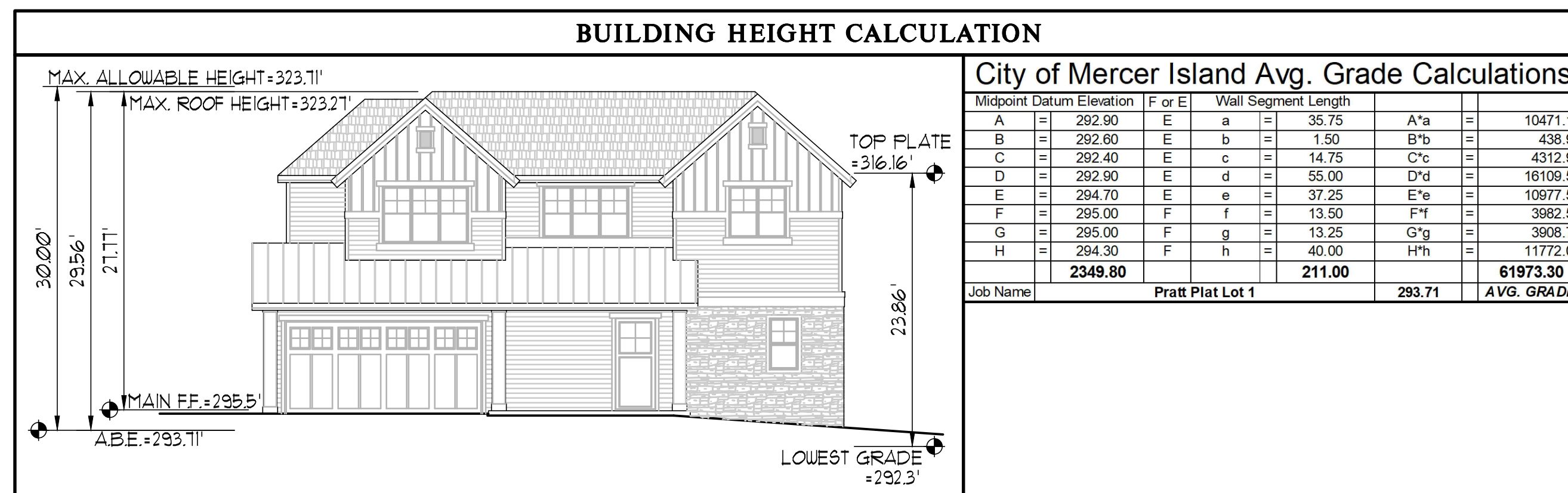
Date	By	Description
08/02/21	SM	PERMIT SET

Pratt Plat
Lot 1
Mercer Island, WA 98040
7911 SE 72nd PL
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1-800-888-4517
www.kapichanbank.com

TITLE	
JOB NO.:	19034.05
STARTING NO.:	19034.03

SHEET
COVER SHEET

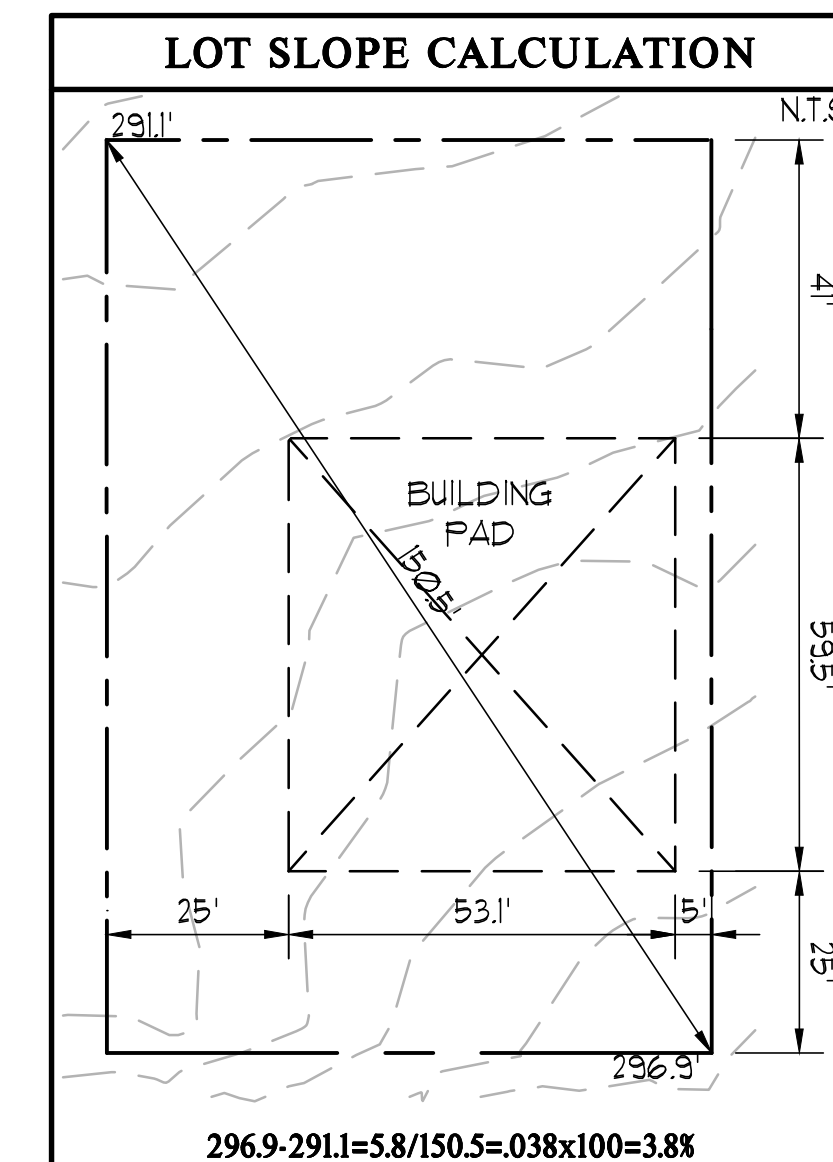


City of Mercer Island GFA Calculations

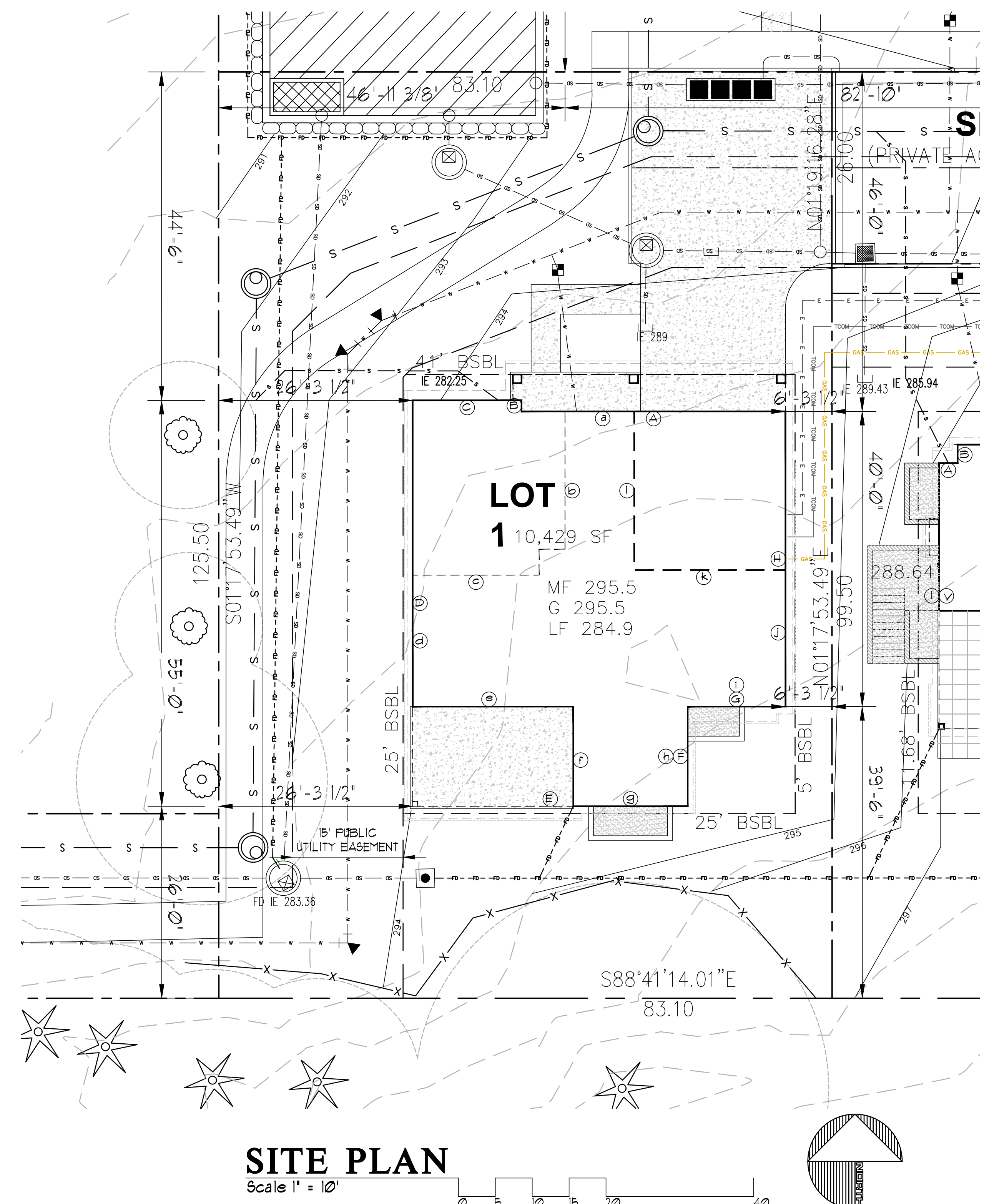
Wall Length	Percentage	Fin or Base	Result
a	87.2%	E	8.2
b	94.1%	E	20.9
c	96.4%	E	19.9
d	91.0%	E	16.2
e	98.3%	E	21.4
f	100.0%	E	13.5
g	100.0%	E	15.5
h	100.0%	E	13.5
i	100.0%	E	13.3
j	100.0%	E	18.5
k	100.0%	E	20.5
l	95.8%	E	20.6
208.1			202.0
Total Average Result: 1.0			

Lot Size = 10,429 SF x 40% = 4172 SF

Main Floor	1868	(1800+68) AREA >16'
Garage	451	
Upper Floor	1791	(1895-104) STAIRS
Lower Floor	38	(1228-1192) EXCLUDED
Total G.F.A. = 4146		



NOTE:
 WEEDS TO BE REMOVED FROM SITE



SITE INFO

STREET ADDRESSES:
 7911 SE 72nd Pl., Mercer Island, WA 98040

PARCEL NUMBER:
 14380-0010

SITE DEVELOPMENT PERMIT:
 1903-061

LEGAL DESCRIPTION:
 LOTS 1, CAYSON FIELDS, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 294 OF PLATS, PAGE 49, RECORDS OF KING COUNTY, WASHINGTON.

ZONING

ZONING: R-96
SINGLE FAMILY RESIDENTIAL SETBACKS
 FRONT YARD - 20'
 REAR YARD - 25'
 SIDE YARD - 5' MIN.

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

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

HARDSCAPE COVERAGE
 5%

ALLOWED GFA
 408

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

SITE CALCULATIONS

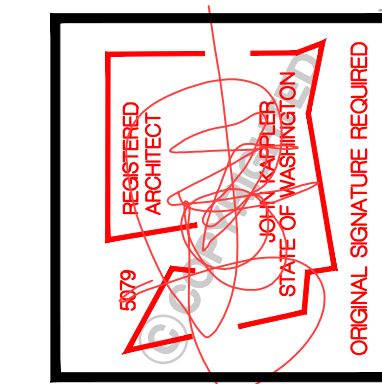
LOT AREA	10,429 SF	GROSS LOT AREA
COVERAGE CALCULATION	10,429 SF	LOT AREA
x 40%	4,172 SF	ALLOWABLE IMPERVIOUS COVERAGE
2,426 SF	HOUSE ROOF (includes gutters)	
615 SF	COVERED PATIO & PORCH (includes gutters)	
381 SF	DRIVEWAY (includes area under eaves)	
4,022 SF / 38.5%	TOTAL COVERAGE	

HARDSCAPE COVERAGE CALCULATION	10,429 SF	LOT AREA
x 5%	521 SF	ALLOWABLE HARDSCAPE COVERAGE
85 SF	FRONT WALK (excludes portion w/ eaves)	
58 SF	WINDOW WELLS (excludes portion w/ eaves)	
706 SF	PEDESTRIAN WALKWAY	
851 SF / 8.1%	TOTAL HARDSCAPE COVERAGE	

LEGEND

- DESIGNATES WATER
- s-s-s- DESIGNATES SEWER
- so-so-so- DESIGNATES STORM
- f-f-f-f- DESIGNATES FOOTING DRAIN
- gas-gas-gas- DESIGNATES GAS
- e-e-e-e- DESIGNATES ELECTRICAL
- TODM-TODM-TODM- DESIGNATES TELECOMMUNICATIONS
- DESIGNATES EXISTING GRADE
- DESIGNATES FINISHED GRADE
- DESIGNATES TREE DRIFLINE
- X- DESIGNATES TREE FENCING

NFPA 13d Fire Sprinkler System Required



Date	By	Description
08/03/21	SM	PERMIT SET

Pratt Plat

Lot 1
 Mercer Island, WA 98040

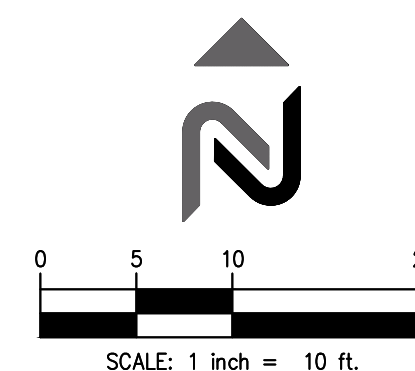
7911 SE 72nd PL
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TITLE	
JOB NO.:	18143141
STARTING NO.:	

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



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www.navixeng.com

CLIENT/OWNER

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

PROJECT NAME

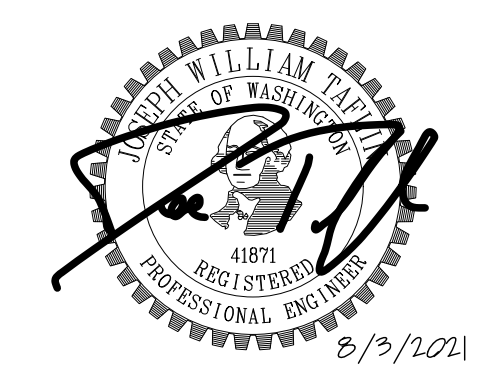
**PRATT
PROPERTY**

NAVIX PROJECT NUMBER: 50-215-003

PROJECT ADDRESS

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

STAMP



GEOTECHNICAL SPECIAL INSPECTIONS

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

GRADING NOTES (NAVIX)

1. THE SPOT ELEVATIONS INDICATED ON THIS PLAN REPRESENT THE DESIGN TOP OF PAVEMENT OR SURFACE, UNLESS OTHERWISE NOTED.
2. CONTRACTOR IS RESPONSIBLE FOR DEMOLITION OF EXISTING STRUCTURES INCLUDING REMOVAL OF ANY EXISTING UTILITIES SERVING THE STRUCTURE. UTILITIES ARE TO BE REMOVED TO THE RIGHT-OF-WAY.
3. CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO ALL SLOPES 3H:1V OR STEEPER. CONTRACTOR SHALL STABILIZE DISTURBED AREAS IN ACCORDANCE WITH LOCAL SPECIFICATION.
4. ALL CUT AND FILL SLOPES SHALL BE 3:1 OR FLATTER UNLESS OTHERWISE NOTED.
5. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDING FOR ALL NATURAL AND PAVED AREAS AND SHALL GRADE ALL AREAS TO PRECLUDE PONDING OF WATER.
6. ALL POLLUTANTS OTHER THAN SEDIMENT ON-SITE DURING CONSTRUCTION SHALL BE HANDLED AND DISPOSED OF IN A MANNER THAT DOES NOT CAUSE CONTAMINATION OF STORMWATER. THE CONTRACTOR SHALL ADHERE TO ALL TERMS AND CONDITIONS AS OUTLINED IN THE GENERAL N.P.D.E.S. PERMIT FOR STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
7. PROPERTIES AND WATERWAYS DOWNSTREAM OF THE SITE SHALL BE PROTECTED FROM EROSION DUE TO INCREASES IN THE VOLUME, VELOCITY AND PEAK FLOW RATE OF STORMWATER RUNOFF FROM PROJECT SITE.
8. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
9. CONTRACTOR TO REMOVE UNSUITABLE SOILS LOCATED WITHIN THE BUILDINGS FOOTING AREA.
10. FOR BOUNDARY AND TOPOGRAPHIC INFORMATION REFER TO PROJECT SURVEY AND FINAL ENGINEERING PLANS.
11. ALL GRADING, SITE PREPARATION, AND EARTHWORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PROJECT GEOTECHNICAL ENGINEERING REPORT, PROJECT 16-106, PREPARED BY 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 KEED 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.



SECTION, TOWNSHIP, RANGE:

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

PROJECT TEAM

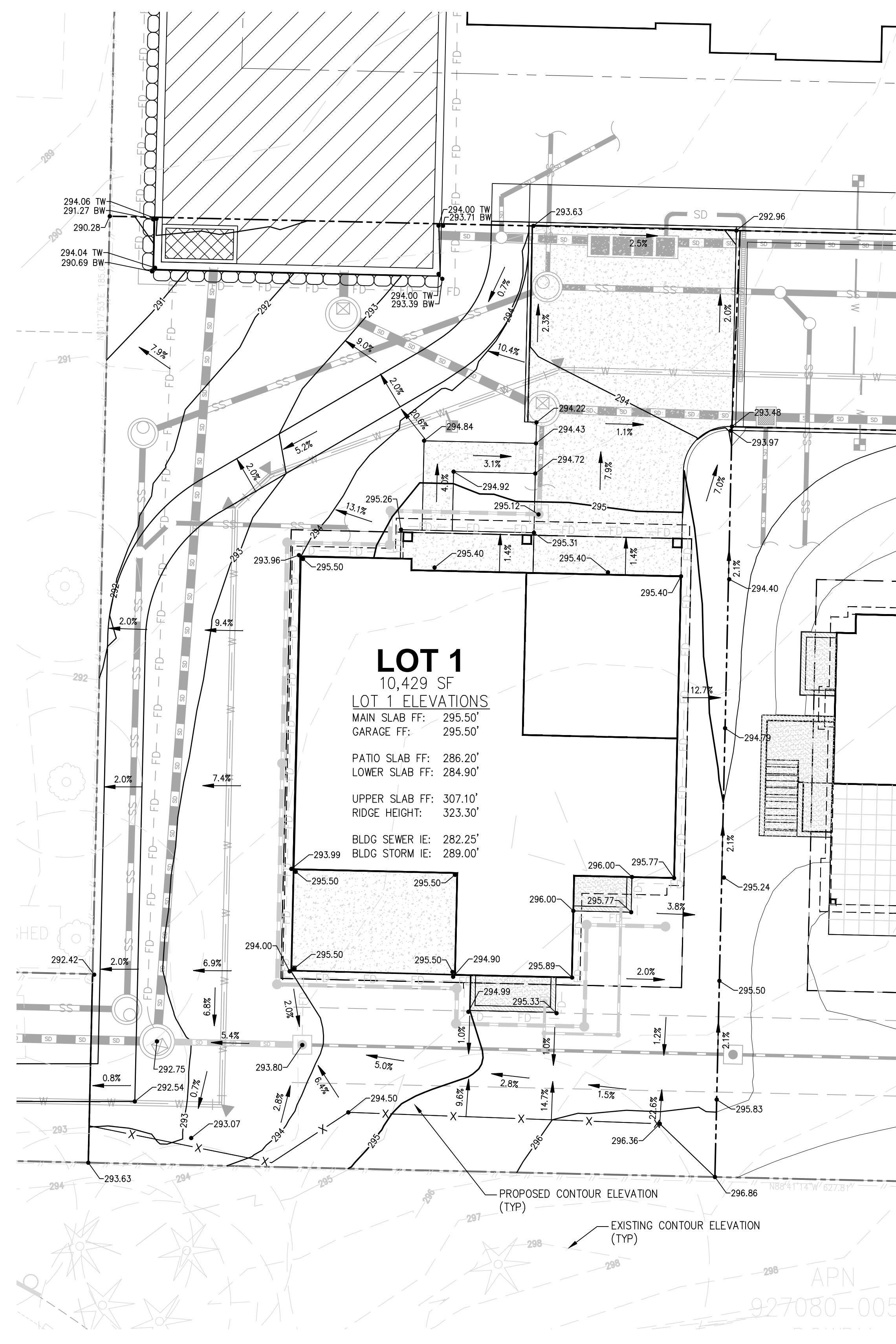
REVIEWED BY: J. TAFLIN
DESIGNED BY: K. GREKOV

SHEET NAME

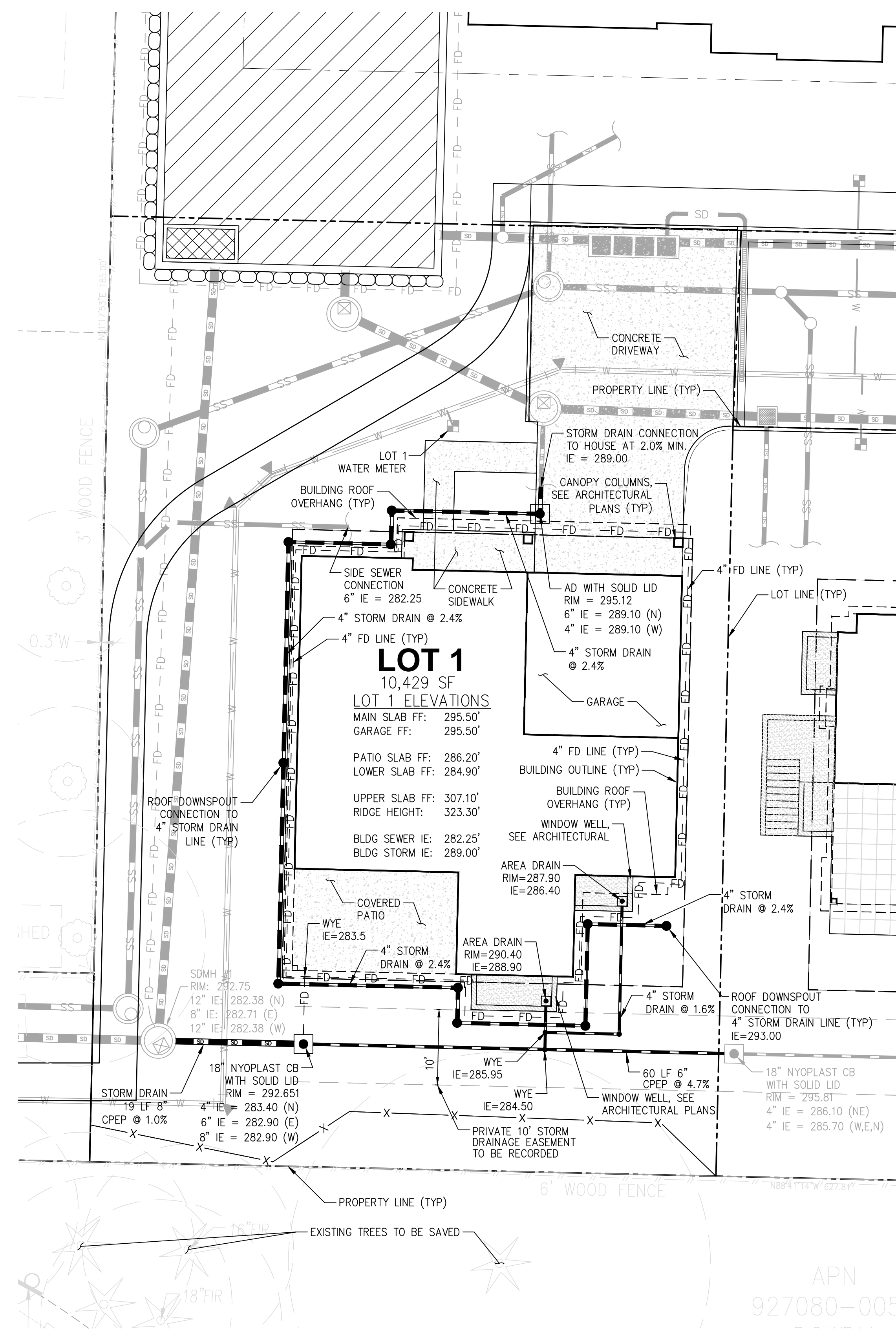
**LOT 1 GRADING
AND DRAINAGE
PLAN**

SHEET NUMBER

C4.1



LOT #1 - GRADING
1" = 10'



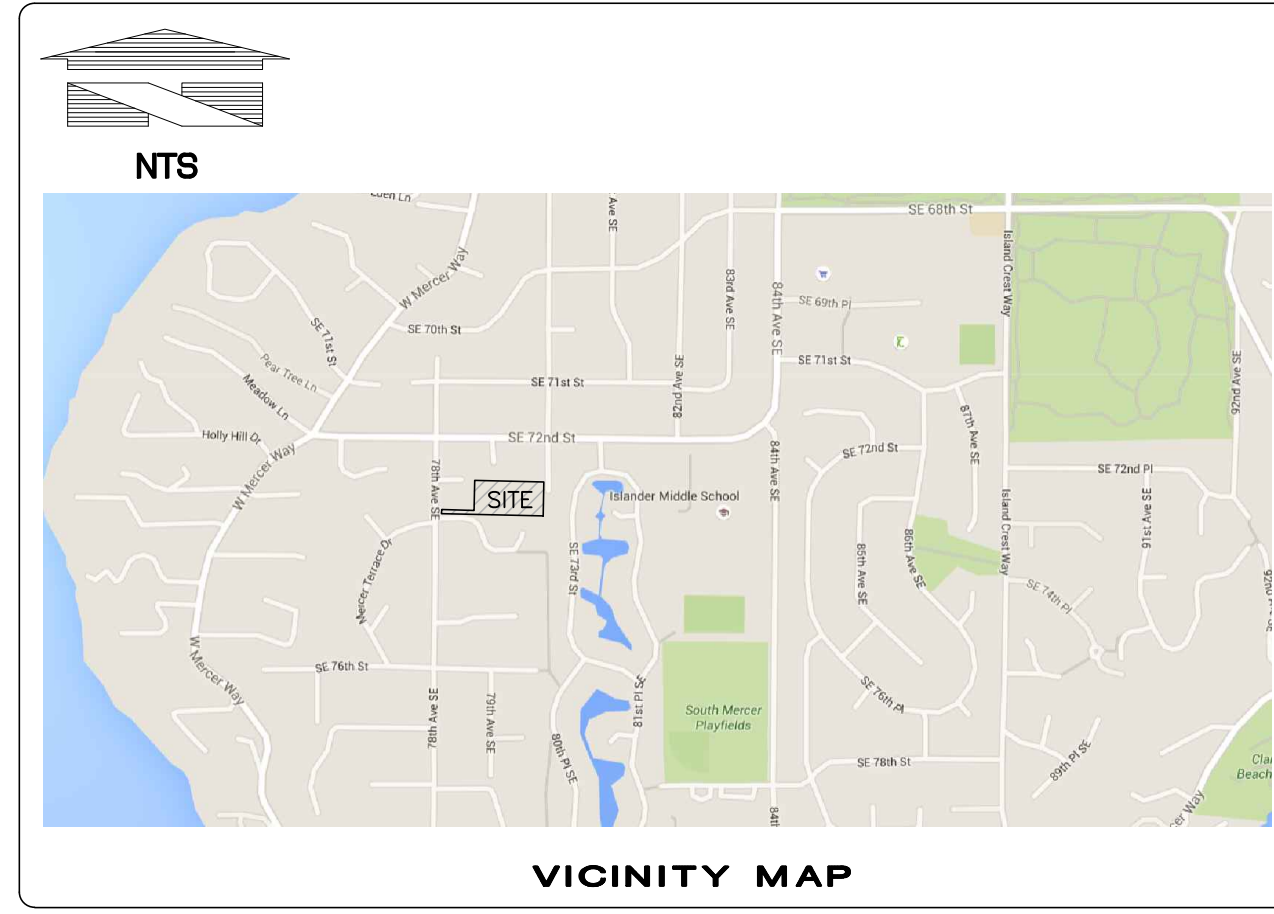
LOT #1 - DRAINAGE
1" = 10'

LOT INFORMATION

LOT#	LOT AREA (SF)	LOT COVERAGE CALCULATIONS			
		GROSS MAX LOT COVERAGE ALLOWED (% / SF)	GROSS MAX LOT COVERAGE PROVIDED (% / SF)		
1	10,429	40%	4,172	39%	4,022

B: \\Washington\Mercer Island\Wes G\Pratt\2Drawings\PRTT_1411-1tmp.dwg Aug 03, 2021 11:01am

BOUNDARY AND TOPOGRAPHIC SURVEY



LEGAL DESCRIPTION

THE EAST 427.40 FEET OF THE SOUTH 210.00 FEET OF THE NORTH 450.00 FEET OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 24 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON;

TOGETHER WITH THE SOUTH 25 FEET OF THE SOUTH 110 FEET OF THE NORTH 450 FEET OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION, LYING WEST OF THE WEST LINE OF THE EAST 427.40 FEET OF SAID SUBDIVISION;

EXCEPT PORTION CONVEYED TO KING COUNTY FOR ROAD PURPOSES BY DEED RECORDED UNDER RECORDING NO. 1626935.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

SPECIAL EXCEPTIONS

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

BASIS OF BEARING

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

BASIS OF ELEVATION

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

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

ADDRESS

7233 80TH AVENUE SE
 MERCER ISLAND, WA 98040

TAX PARCEL NO. AND AREA

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

FLOOD INFORMATION

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

PROCEDURE / NARRATIVE:

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

REFERENCE SURVEYS:

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

NOTES

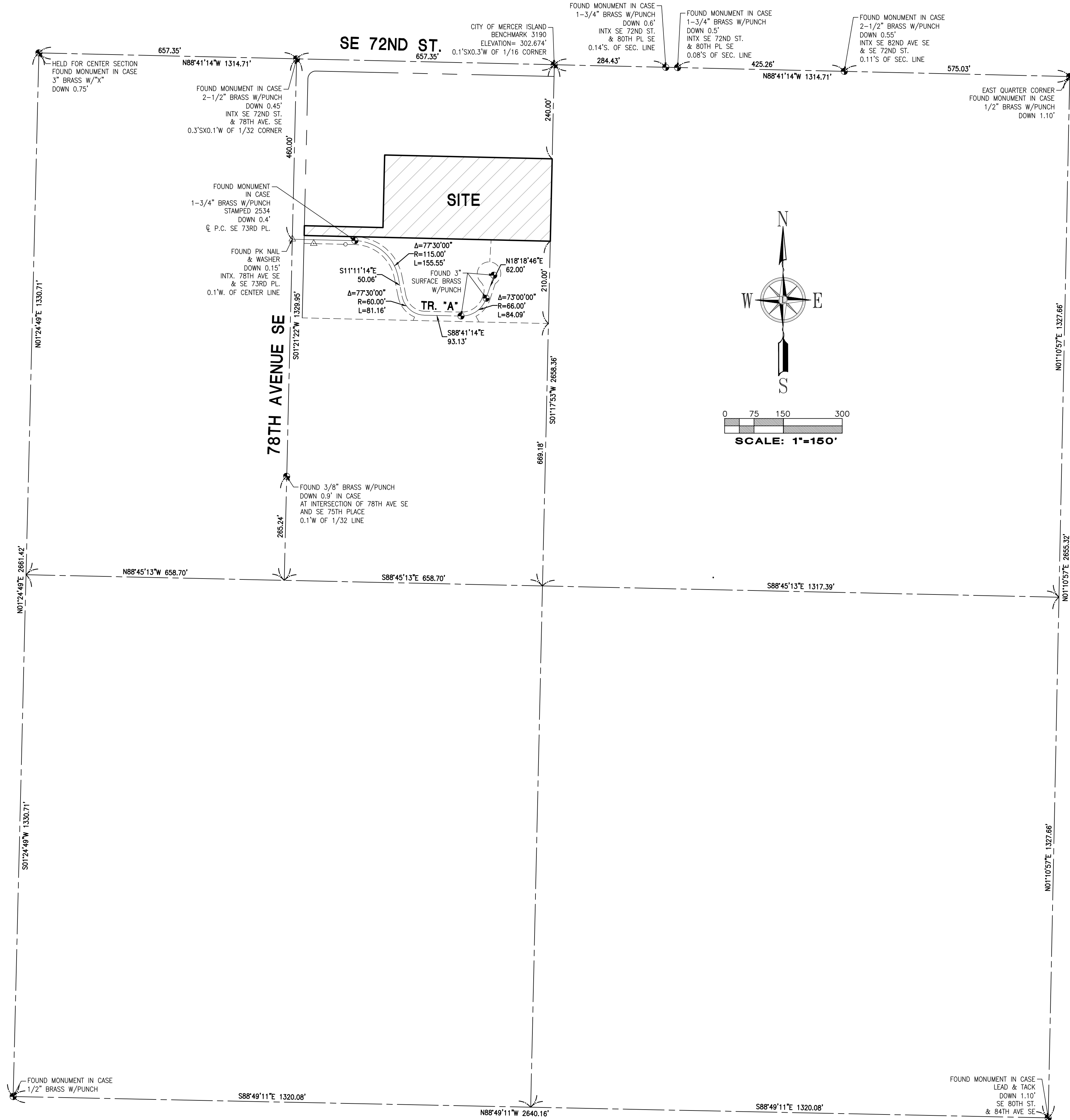
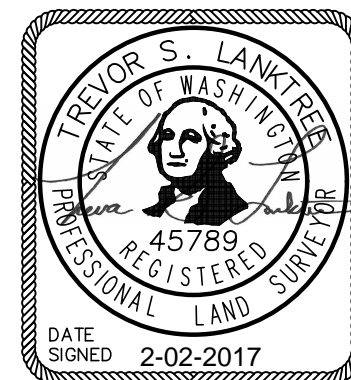
- ALL DISTANCES ON THIS SURVEY ARE SHOWN IN US SURVEY FOOT
- UTILITIES ON THIS SURVEY ARE SHOWN PER SURFACE OBSERVATIONS OBTAINED IN THE FIELD AT TIME OF SURVEY. UNDERGROUND UTILITY LOCATE PAINT MARKS WERE PLACED AS PART OF THIS SURVEY AND UTILITIES SHOWN ARE A RESULT OF THESE PAINT MARKINGS AND OTHER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

SURVEYOR'S CERTIFICATE:

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

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

2-02-2017
 DATE

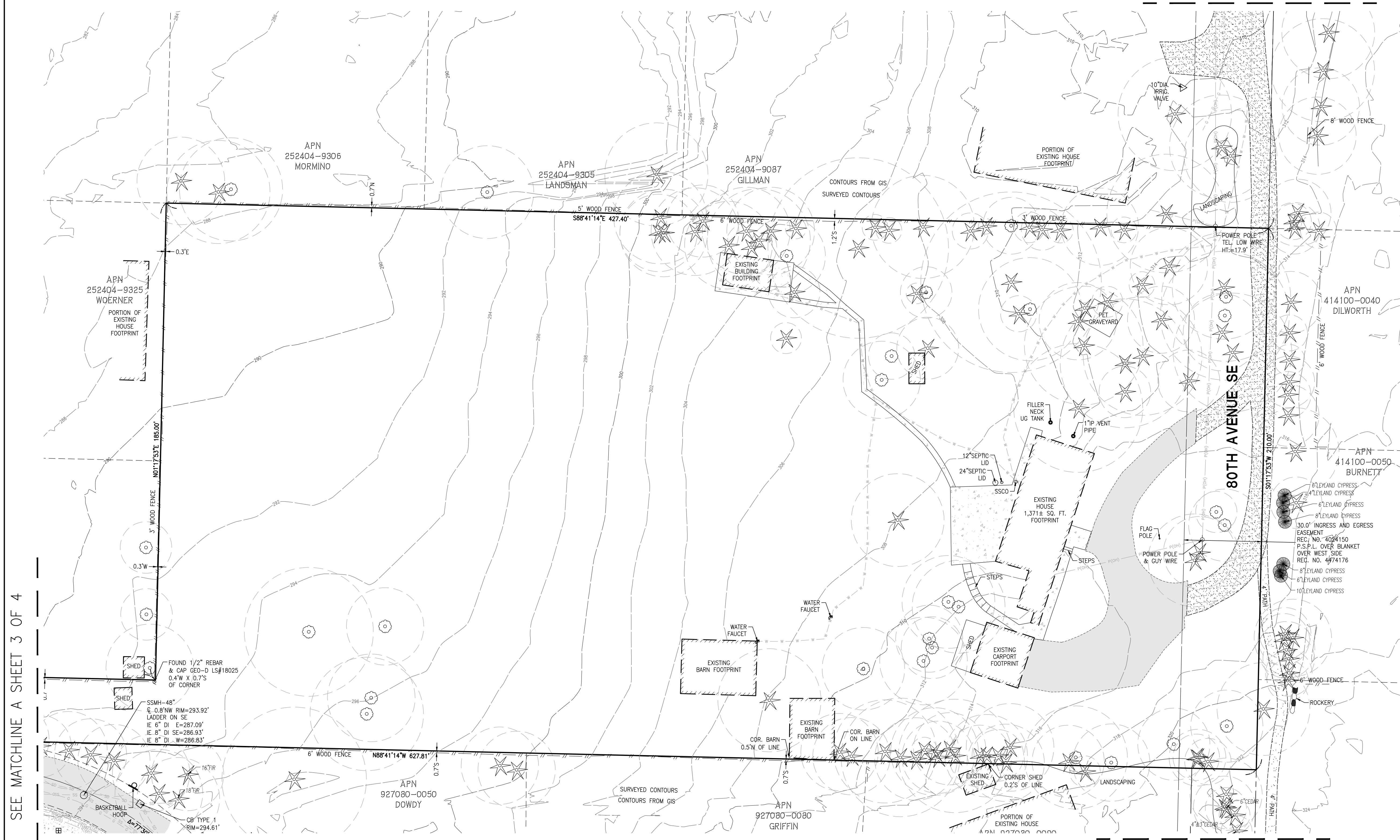


CONTROL SKETCH

Title: BOUNDARY AND TOPOGRAPHIC SURVEY PTN OF THE NW1/4, OF THE SE1/4 OF SEC. 25, TWP. 24 N., RGE 4 EAST, W. M. CITY OF MERCER ISLAND KING COUNTY STATE OF WASHINGTON	
For: BELLEVUE PACIFIC PROPERTIES GROUP, LLC 3029 92ND AVENUE NE CLYDE HILL, WA 98004	
Scale: Horizontal 1"=150' Vertical	Designed: _____ Drawn: _____ Checked: _____ Approved: _____ Date: 4/22/16
LANKTREE LAND SURVEYING, INC. 32320 111TH PLACE S.E., AUBURN, WA 98092 PHONE: (253) 653-6423 FAX: (253) 793-1616 WWW.LANKTREELANDSURVEYING.COM	Job Number: 2120 Sheet: TO01 of 4

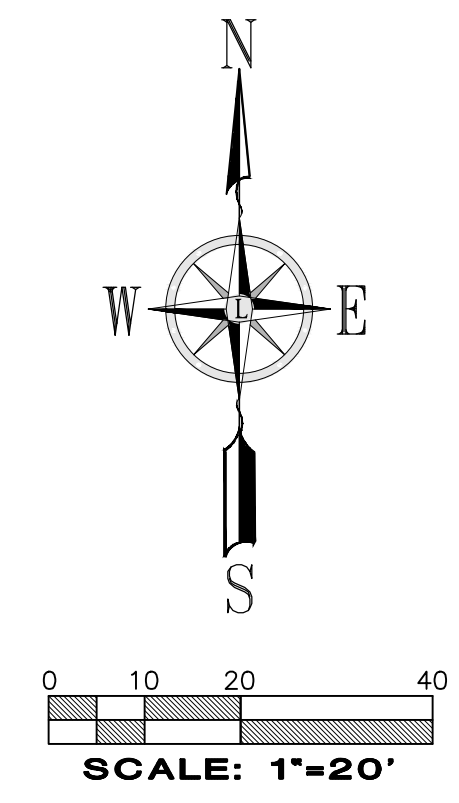
BOUNDARY AND TOPOGRAPHIC SURVEY

SEE MATCHLINE B SHEET 3 OF 4



SEE MATCHLINE A SHEET 3 OF 4

SEE MATCHLINE C SHEET 3 OF 4



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

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

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

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

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

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

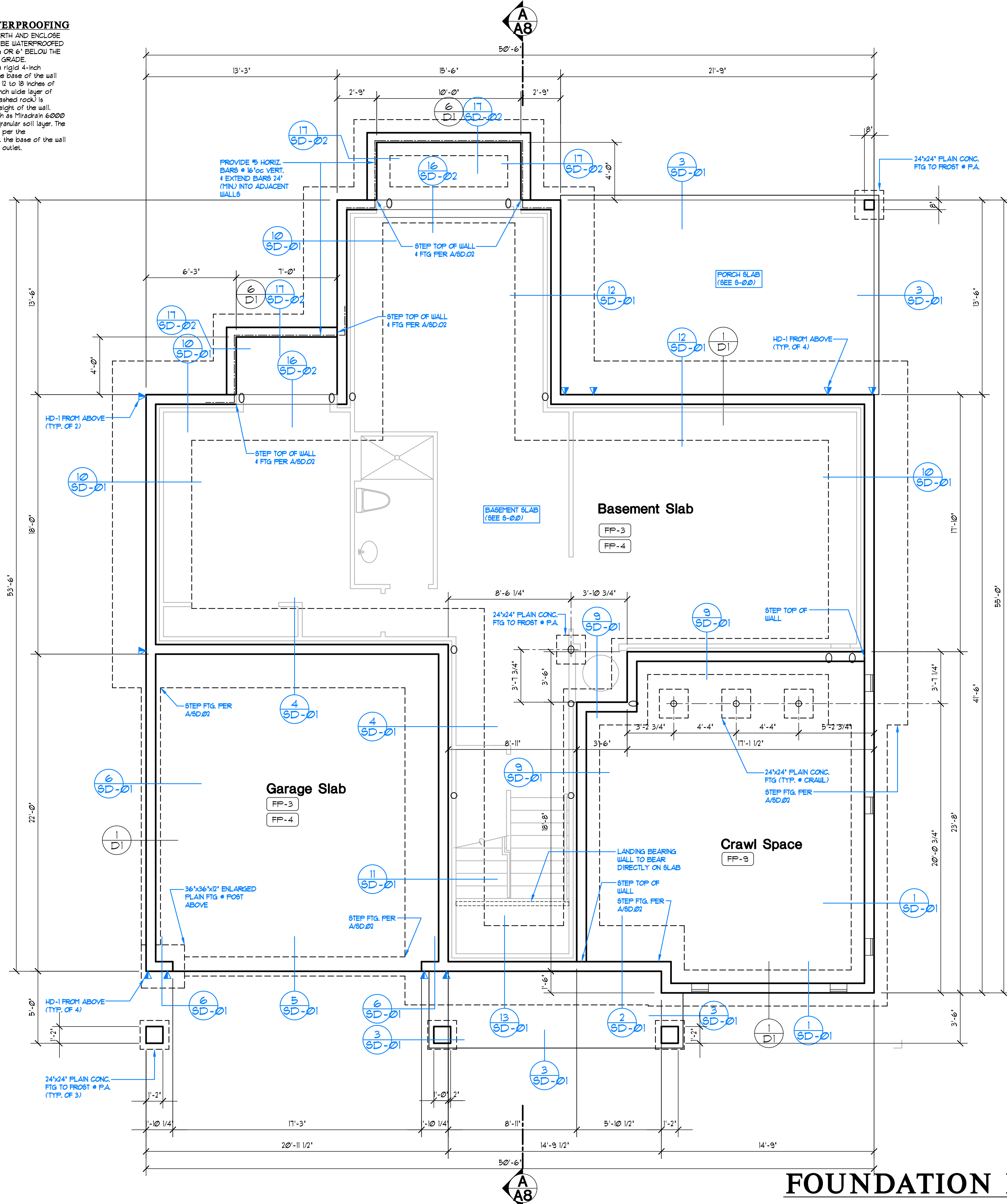


- ### CRAWL SPACE VENTS
- CRAWL SPACE AREA / 479 SF
 - CRAWL SPACE AREA / 300 SF
 - TYPICAL VENT SIZE = 14"x8"x15" (75% EFFICIENCY) = 5.9 SF PER VENT NET FREE AREA
 - VENT AREA / 58 = 2.15 VENTS REQUIRED
 - 5 VENTS SHOWN (SEE PLAN FOR LOCATION)
 - 5 VENTS x 5.9 = 2.9 SF OF VENT AREA PROVIDED
 - VENTS SHALL BE COVERED WITH CORROSION RESISTANT WIRE MESH WITH OPENINGS OF 1/4" MAX.
 - VENTS LOCATED IN RIM JOIST MUST BE PERMANENTLY BARRILED. USE 602.1.1

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 TO OF THE BASEMENT FLOOR TO THE FINISHED GRADE.

Provisions for wall drainage should consist of a rigid 4-inch diameter perforated drainage behind and at the base of the wall footing. The drainage should be embedded in 12 to 18 inches of pea gravel or clean crushed rock. A minimum 12-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 PLAN
Scale 1/4"=1'-0"

- ### 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 REG. TRUSS PLAN SHOWN IS FOR GENERAL LAYOUT ONLY. SEE DIV. 6/100 SHEET A-1.
 - TRUSS LACING SEE DIV. 6/100 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.
 - ROOF TAIL AND RAKE OVERHANG PER ROOF PLAN.
 - ALL HEADERS ARE 4x10 OF #2 UNO. PROVIDE (1) TRIMMER STUD UP TO 4'-0" SPAN AND (2) TRIMMER STUDS OVER 4'-0" UNO. SEE DIV. 6/100 SHEET A-1
 - HEADERS TO BE INSULATED W/ MIN. R-10 INSULATION
 - STUD NOTCHING AND BORING PER I.R.C. SECT. R602.6 BORING 40%.
 - BEARING OR EXTERIOR WALL MAXIMUM NOTCH 25%.
 - 60% MAXIMUM BORING IF DOUBLED WITH NOT MORE THAN (2) SUCCESSIVE STUDS BORED.
 - NON-BEARING MAXIMUM NOTCH 40% BORING 60%.
 - NO BORING CLOSER THAN 5/8" TO EDGE OF STUD

- ### FOUNDATION KEYNOTES
- CONCRETE STEM WALL, 8" WIDE WITH MIN. 15"x1' FOOTING. SEE DETAILS FOR ADDITIONAL INFORMATION. SEE DIV. 3 SHEET A-1
 - CONCRETE STEM WALL, 6" WIDE WITH MIN. 12"x6' FOOTING. SEE DETAILS FOR ADDITIONAL INFORMATION. SEE DIV. 3 SHEET A-1
 - CONCRETE SLAB ON GRADE SHALL BE 4" THICK STEEL TROULED FINISH W/ 6x6 W/4x4 WLF ON 4" GRANULAR FILL. SLOPE 2" TO DOOR. PROVIDE THICKENED EDGE AT DOOR. SEE DIV. 3 SHEET A-1
 - 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.
 - CRAWL SPACE VENT. SEE CALCULATION. SEE DIV. 1 SHEET A-1
 - ALL CRIPPLE WALLS ARE 2x6 OR 3x4 @ 16" o.c. UNO. 14" MIN. STUD LENGTH PER IRC. SEE DIV. 6 SHEET A-1
 - 4x10 BEAM LINE UNO. MIN. 1" CLEARANCE FROM CONCRETE AT END OF BEAMS. SEE DIV. 6 SHEET A-1
 - 4x4 PRESSURE TREATED POST (SCAB POST) AND BEAM WITH 2x4 ON 20# FELT ON MAT FOOTING UNO. PROVIDE 4x6 POST @ BEAM SPLICE & POSITIVE CONNECTION FROM POST TO FOOTING. PER DETAIL 16/D1. SEE DIV. 6 SHEET A-1
 - 6 MIL BLACK POLYETHYLENE GROUND COVER ON GRADE. SEE DIV. 7 SHEET A-1
 - ELECTRICAL SERVICE: PROVIDE (1) 2 1/2" SCHEDULE 80 PVC CONDUIT FOR ELECTRICAL SERVICE AND (1) 5/8"x10" LONG GALVANIZED ROD FOR ELECTRICAL GROUNDING. SEE DIV. 16 AND VERIFY W/ SITE CONDITIONS. SEE DIV. 1 SHEET A-1
 - BLOCK OUT IN STEM WALL FOR DOORS, HVAC, ETC. AS REQUIRED
 - 18"x24" CRAWL SPACE ACCESS. INSULATE AND WEATHER STRIP. SEE DIV. 6/100 SHEET A-1
 - 24"x24"x12" MAT FOOTING ON SOLID SUBSTRATE W/ (2) #4 BAR EACH WAY OR 12"x1" STRIP FOOTING
 - 24"x24"x16" MAT FOOTING ON SOLID SUBSTRATE W/ (2) #4 BAR EACH WAY OR 12"x1" STRIP FOOTING
 - 30"x30"x12" MAT FOOTING ON SOLID SUBSTRATE W/ (2) #4 BAR EACH WAY OR 15"x1" STRIP FOOTING
 - 36"x36"x12" MAT FOOTING ON SOLID SUBSTRATE W/ (2) #4 BAR EACH WAY
 - STUB STEEL 12" INTO SLAB @ 12" o.c.
 - FLOOR JOIST SEE DIV. 6 SHEET A-1
 - 4x8 BEAM LINE, SOLID BLOCKING BETWEEN JOIST OVER SUPPORT. SEE DIVISION 6/100 SHEET A-1
 - PROVIDE SOLID BLOCKING THRU JOIST SYSTEM TO PROVIDE SAME AREA OF BEAM SUPPORT AS ABOVE AND BELOW SEE DIV. 6 SHEET A-1
 - MIN. 1" CLEARANCE FROM CONCRETE AT END OF BEAMS
 - EXTEND PIER MIN 18" BELOW SURROUNDING GRADE
 - 3" DIAMETER STEEL POST
 - EDGE OF CONCRETE

SYMBOLS & LEGEND

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

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

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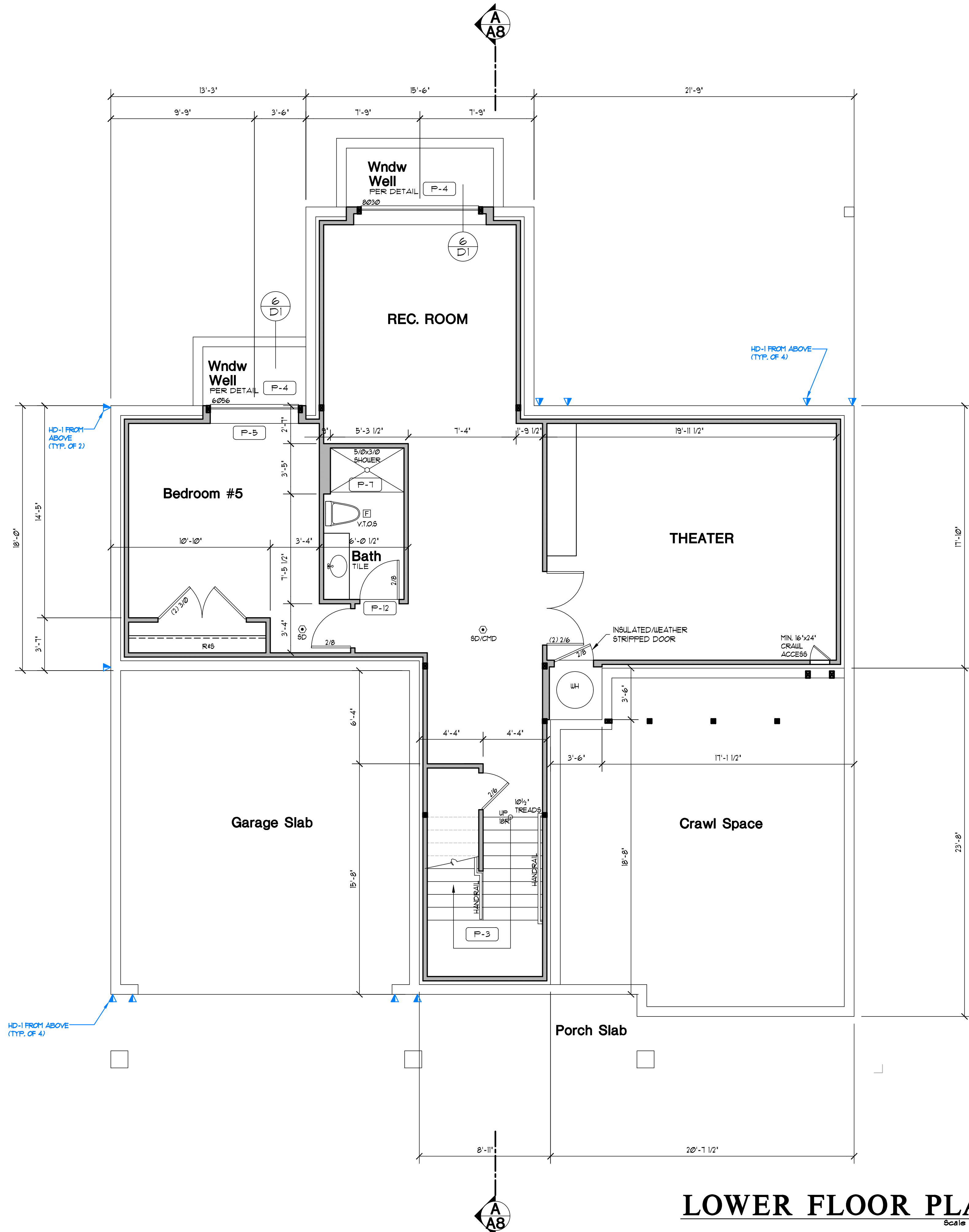
TITLE

JOB NO.: 19034.05
STARTING NO.: 19034.03

SHEET

A2.0

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 M1003.6.
	WHOLE-HOUSE FAN TO RUN CONTINUOUS & CONFORM TO IRC, M1003.4. 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 M1003.4.1. FAN TO HAVE A SONE RATING OF 10 OR LESS MEASURED AT 0.1 INCHES WATER GAUGE.
	THERMOSTAT @ 50' ABOVE FLOOR
	110V SMOKE ALARM PER I.R.C. R314 WITH BATTERY BACKUP INTERCONNECTED. USE A COMBINATION SMOKE/CARBON MONOXIDE ALARM WHEN NOTED PER SECTION M1003.6.
MECHANICAL, PLUMBING, AND ELECTRICAL SYSTEM FOR UNITS; PER DIV. 15.16 SEE SHEET A-1	
	FURN
	WH
	A. PROVIDE 6" DIAMETER FRESH AIR INTAKE FROM OUTSIDE TO RETURN AIR FLENUM 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.

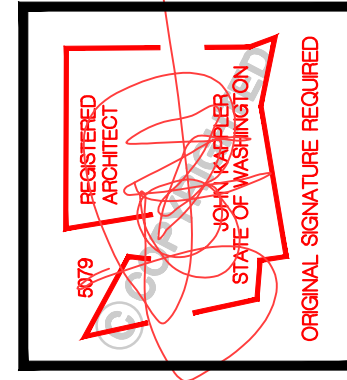


GENERAL PLAN NOTES

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

FLOOR PLAN KEY NOTES

- P-1 OCCUPANCY SEPARATION:
APPLY (1) LAYER OF 1/2" G.I.B. TO GARAGE SIDE OF RESIDENCE, ATTIC SPACES, AND TO ALL BEAMS AND POSTS SUPPORTING A FLOOR-CEILING ASSEMBLY. APPLY (1) LAYER OF 3/4" TYPE 'X' G.I.B. TO GARAGE CEILING WHEN UNDER HABITABLE ROOMS. DUCTS THROUGH WALL OR CEILING COMMON TO HOUSE SHALL HAVE MINIMUM 26 GAUGE STEEL SEE DIV. 01002.6.A SHEET A-1.
- P-2 1 3/4" MIN. SELF-CLOSING SOLID WOOD CORE, HONEY-COMB CORE STEEL OR 20-MINUTE FIRE RATED DOOR SEE DIV. 01002.6.B SHEET A-1
- P-3 STAIR ASSEMBLY NOTES: PER I.R.C. SECTION R310 AND DETAIL 47/D
A. HEADROOM MIN. 6'-8", WIDTH MIN. 3'-0".
B. TREADS 10" MIN. DEPTH AND MIN. WIDTH OF 36" ABOVE HANDRAIL HEIGHT, RISERS 1 3/4" MAX. HT. TREAD NOSING TO BE MINIMUM 3/4" AND A MAXIMUM OF 1/4" ON STAIRS WITH SOLID RISERS.
C. HANDRAIL MIN. 34" TO MAX 38" ABOVE TREAD NOSING. HANDRAIL TYPE 1 CIRCULAR TO HAVE 1 1/4" MIN. TO 2" MAX. CROSS SECTION DIMENSION AND 1 1/2" MIN. CLEAR FROM WALL. RETURN RAIL ENDS. HANDRAILS SHALL BE STRONG ENOUGH TO RESIST A 200 POUND POINT LOAD IN ANY DIRECTION PER I.R.C. TABLE R301.9
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.I.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. SEE DIV. 01002.1 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. 08800 SHEET A-1
- P-5 EGRESS WINDOW PER I.R.C. SECTION R310 SEE DIV. 08600 SHEET A-1
- P-6 IGNITERS FOR GAS FIRED APPLIANCES IN GARAGE TO BE 18" MIN. ABOVE TOP OF SLAB. SEE DIV. 15 SHEET A-1
- P-7 COVER WALLS ADJACENT TO TUBS AND SHOWERS WITH NON-ABSORBENT MATERIAL TO 12" ABOVE DRAIN INLETS. PER I.R.C. SECTION 3012. SEE DIV. 09250 SHEET A-1
- P-8 (2) LAYERS OF FLOOR SHEATHING OVER FRAMING
- P-9 1 3/4" MAX. RISER WITH 10" MIN. RUN. IF MORE THAN 3" RISERS, HANDRAIL REQUIRED PER I.R.C. SECTION R311.8. SEE DIV. 01002.1 SHEET A-1
- P-10 18"x24" CRAWL SPACE ACCESS. INSULATE AND WEATHER STRIP. SEE DIV. 01002.1 SHEET A-1
- P-11 22"x30" ATTIC SPACE ACCESS W/ 30" HEAD CLEARANCE. INSULATE AND WEATHER STRIP. SEE DIV. 01002.2 SHEET A-1
- P-12 FLOOR MATERIAL BREAK LINE
- P-13 WALL LINE ABOVE
- P-14 WALL LINE BELOW
- P-15 FIREPLACE ASSEMBLY NOTES:
A. DIRECT VENT GAS FIREPLACES, MUST BE LISTED, LABELED, INSTALLED PER MFG. SPECIFICATIONS, SHALL CONFORM TO I.R.C. REQUIREMENTS. SEE DIV. 01002.12 SHEET A-1
B. ZERO CLEARANCE FIREPLACES SHALL CONFORM TO I.R.C. REQUIREMENTS. SEE DIV. 01002.12 SHT A-1
C. HEARTH SHALL CONFORM TO I.R.C. REQUIREMENT SEE DIV. 01002.12
D. FIREBLOCK OPENINGS AROUND PENETRATIONS @ EACH FLOOR PER I.R.C. SECTION R1003.15
E. FIREPLACE MUST COMPLY WITH UL 127 TESTING
- P-16 SEE SITE PLAN FOR EXTENT OF WALKS & DRIVEWAYS
- P-17 3" DIAMETER STEEL POST
- P-18 36" GUARDRAIL PER I.R.C. SECTION R312 & TABLE R301.5 CONTRACTOR TO VERIFY TO INSPECTOR THAT ALL CONTRACTOR & RAILINGS ARE CAPABLE OF RESISTING 200lb LOAD ON TOP RAIL ACTING IN ANY DIRECTION SEE DETAIL 8/D1
- P-19 18" VENT FOR MECHANICAL. 1" CLEARANCE ALL SIDES PER I.R.C. SECTION R302.11 SEE DIV. 15 SHEET A-1
- P-20 PLANT SHELF
- P-21 UPPER AND LOWER LINEN CABINETS
- P-22 SOFFIT AREA
- P-23 INTEGRATED MAKE UP AIR
- P-24 2x6 STUDS W/ R-21 INSULATION MIN.



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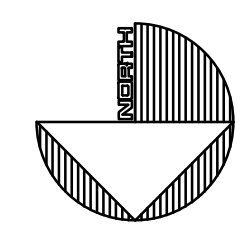
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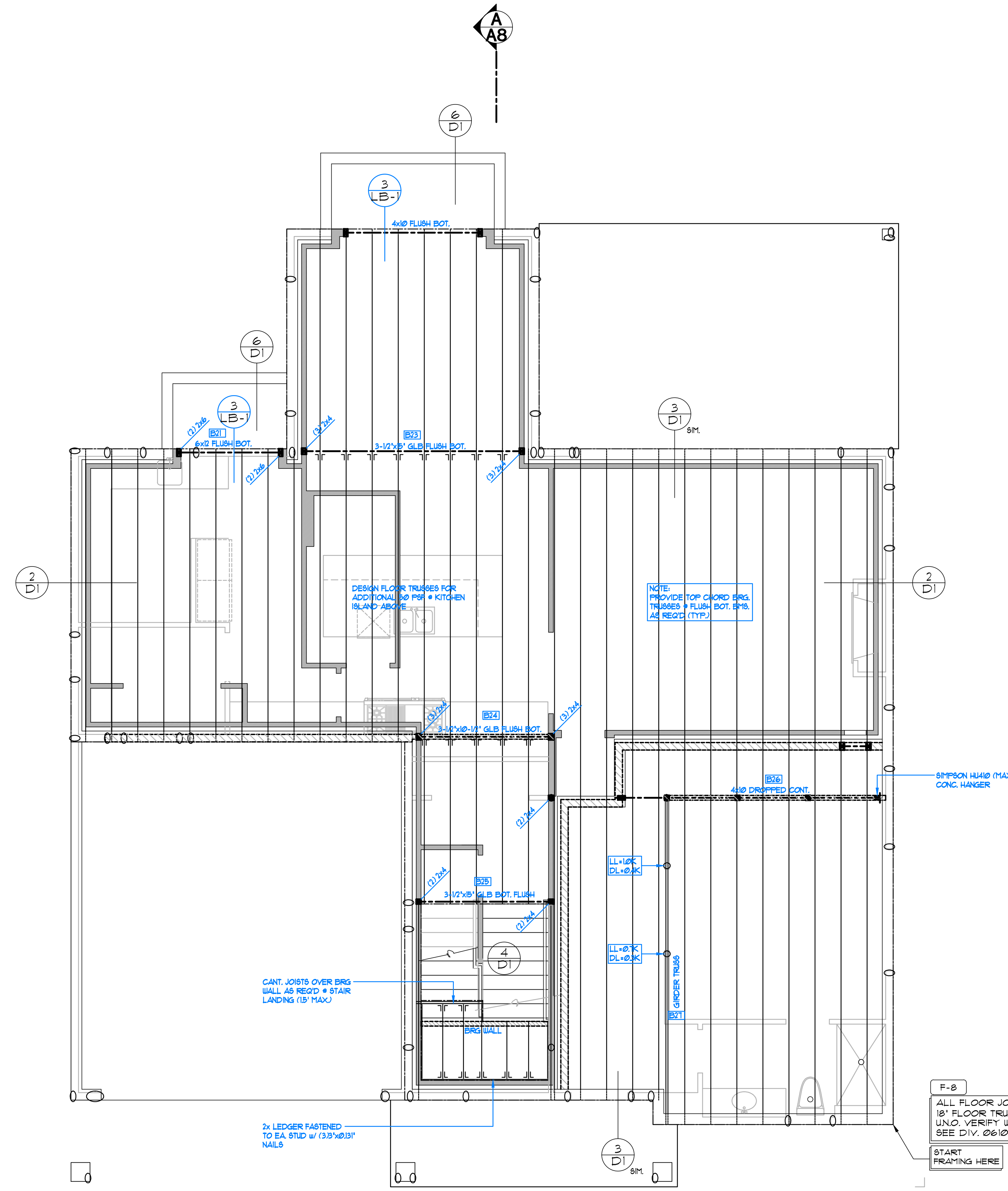
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JOB NO.: 19034.05
STARTING NO.: 19034.03

SHEET
A2.1

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





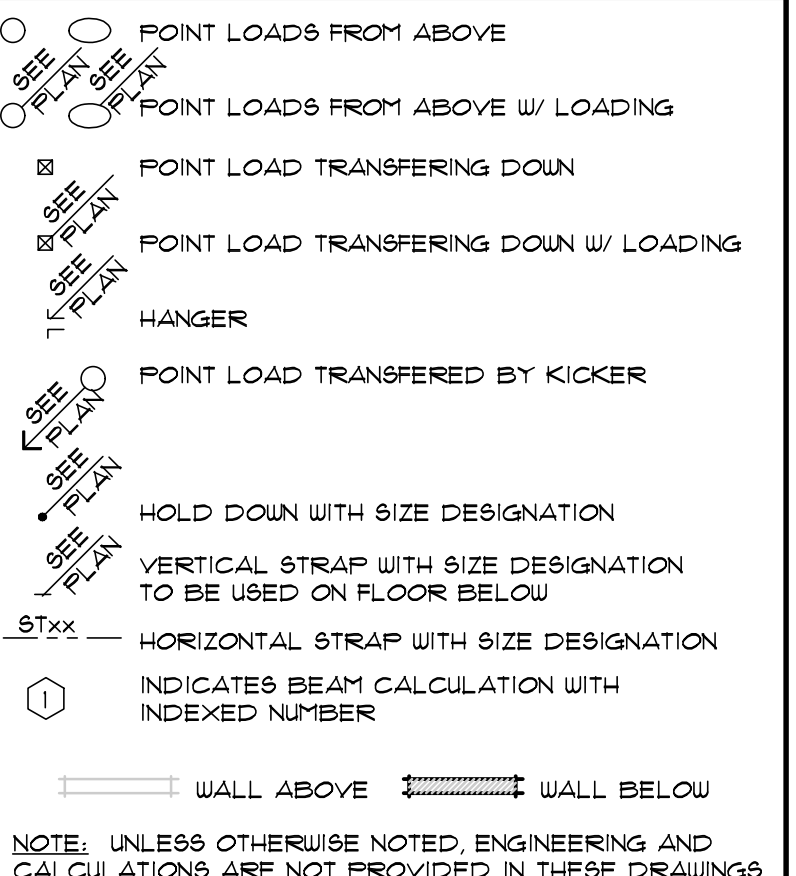
GENERAL FRAMING NOTES

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

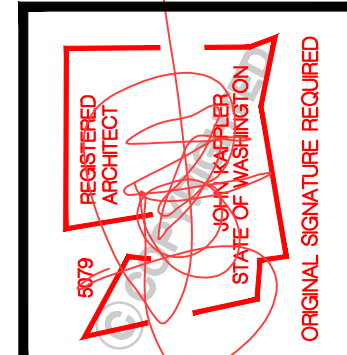
FRAMING PLAN KEYNOTES

- F-1 BACK FRAMING AND SOFFIT AREA AS REQUIRED TO ALLOW FOR HVAC DUCTING. SEE DIV. 06100 SHEET A-1
- F-2 RAKED PONY WALL ON TOP OF LOWER ROOF FRAMING MEMBERS SUPPORTING UPPER ROOF FRAMING MEMBERS.
- F-3 ALIGN EDGE OF JOIST WITH FACE OF WALL
- F-4 ALIGN INSIDE FACE OF BEAM WITH OUTSIDE FACE OF WALL
- F-5 UPSET - BOTTOM OF BEAM EVEN W/ BOTTOM OF JOIST AND TOP OF BEAM EXTENDS UP ABOVE JOISTS
- F-6 TOP OF BEAM IS FLUSH WITH BOTTOM OF JOIST WITH NO TOP PLATE. CUT ADJACENT FRAMING MEMBERS INTO BEAM FOR ADEQUATE SUPPORT.
- F-7 ATTIC SPACE VENT SEE CALCULATION SEE DIV. 06023.B SHEET A-1
- F-8 FLOOR JOIST - SEE SCHEDULE DWG. SEE DIV. 06100 SHEET A-1
- F-9 SEE ELEVATIONS AND SECTIONS FOR PLATE HEIGHT
- F-10 PRESSURE BLOCKING SEE DIV. 06100 SHEET A-1
- F-11 FLUSH - BOTTOM OF BEAM EVEN W/ BOTTOM OF JOISTS
- F-12 TOP OF BEAM FLUSH W/ TOP OF JOIST AND BEAM EXTENDS DOWN BELOW JOISTS
- F-13 TOP OF BEAM 3" BELOW TOP OF FLOOR TRUSS. FLOOR TRUSSES TO BE TOP CHORD BEARING.
- F-14 2x OVERFRAMING @ 24' OC. PROVIDE 2x6 STRONGBACK FURLINS AND 2x KICKERS AT 6'-0" OC TO TRUSSES BELOW.
- F-15 2x6 CEILING JOISTS @ 24' OC

SYMBOLS & LEGEND



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



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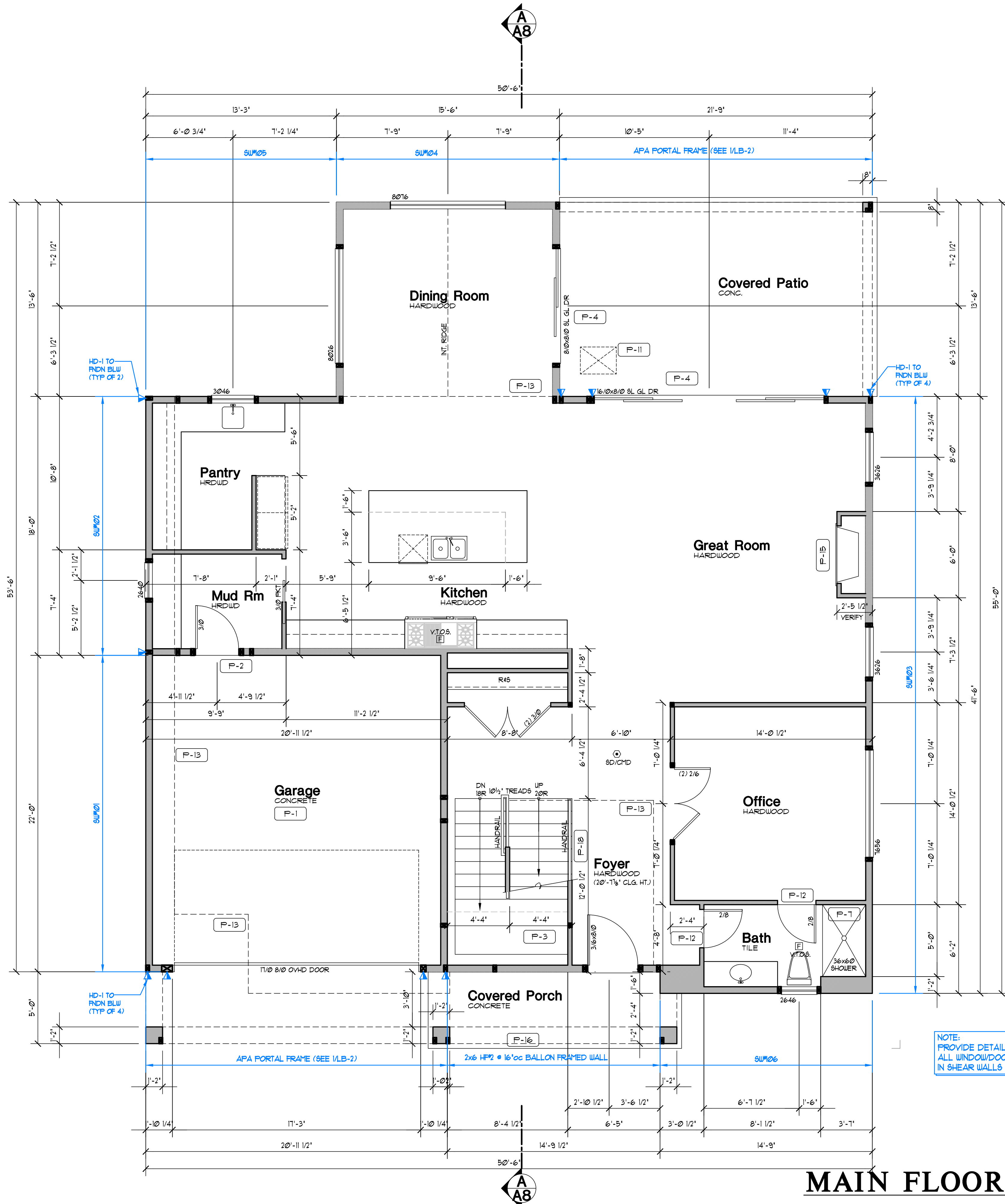
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JOB NO.: 19034.05
STARTING NO.: 19034.03

SHEET
A2.2

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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 M1003.6.
 - WHOLE-HOUSE FAN TO RUN CONTINUOUS & CONFORM TO IRC, M1003.4. 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 M1003.4.1. FAN TO HAVE A SONE RATING OF 1.0 OR LESS MEASURED AT 0.1 INCHES WATER GAUGE.
 - THERMOSTAT @ 50' ABOVE FLOOR
 - 110V SMOKE ALARM PER I.R.C. R314 WITH BATTERY BACKUP INTERCONNECTED. USE A COMBINATION SMOKE/CARBON MONOXIDE ALARM WHEN NOTED PER SECTION M1003.6.
- MECHANICAL, PLUMBING, AND ELECTRICAL SYSTEM FOR UNITS; PER DIV. 15.16 SEE SHEET A1
- FURN
- WH
- A PROVIDE 6" DIAMETER FRESH AIR INTAKE FROM OUTSIDE TO RETURN AIR FLENUM AT FURNACE WITH MOTORIZED FLOW DAMPERS.
 - B PROVIDE THERMAL EXPANSION TANK AT WATER HEATER.
 - C STRAP WATER HEATER TO FRAMING TOP AND BOTTOM.
 - D PROVIDE PRESSURE RELIEF LINE PLUMBED TO OUTSIDE.



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

GENERAL PLAN NOTES

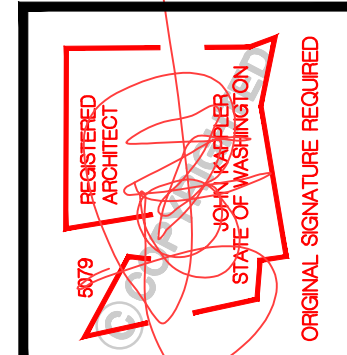
1. SEE SHEET A-1 FOR ALL GENERAL NOTES AND REQUIREMENTS.
2. ENERGY AND AIR QUALITY INFORMATION SEE DIV. 11 SHEET A-1.
3. SEE BUILDING ELEVATION FOR WINDOW OPERATION SEE DIV. 8 SHEET A-1.
4. SEE TYP. MATERIALS LIST ON SECTION SHEET.
5. SEE SHEET A-1 FOR ALL NOTES AND REQUIREMENTS CONCERNING MECHANICAL,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

FLOOR PLAN KEY NOTES

- P-1 OCCUPANCY SEPARATION:
A. APPLY (1) LAYER OF 2" G.I.B. TO GARAGE SIDE OF RESIDENCE, ATTIC SPACES, AND TO ALL BEAMS AND POSTS SUPPORTING A FLOOR-CEILING ASSEMBLY.
B. APPLY (1) LAYER OF 3/4" TYPE 'X' G.I.B. TO GARAGE CEILING WHEN UNDER HABITABLE ROOMS.
C. DUCTS THROUGH WALL OR CEILING COMMON TO HOUSE SHALL HAVE MINIMUM 26 GAUGE STEEL SEE DIV. 01002.6.A SHEET A-1.
- P-2 1 1/2" MIN. SELF-CLOSING SOLID WOOD CORE, HONEY-COMB CORE STEEL OR 20-MINUTE FIRE RATED DOOR SEE DIV. 01002.6.B SHEET A-1.
- P-3 STAIR ASSEMBLY NOTES: PER I.R.C. SECTION R301.5 AND DETAIL 47/D
A. HEADROOM MIN. 6'-8", WIDTH MIN. 3'-0".
B. TREADS 10" MIN. DEPTH AND MIN. WIDTH OF 36" ABOVE HANDRAIL HEIGHT, RISERS 7 1/2" MAX. HT. TREAD NOSING TO BE MINIMUM 3/4" AND A MAXIMUM OF 1/4" ON STAIRS WITH SOLID RISERS.
C. HANDRAIL MIN. 34" TO MAX. 38" ABOVE TREAD NOSING. HANDRAIL TYPE 1 CIRCULAR TO HAVE 1/4" MIN. TO 2" MAX. CROSS SECTION DIMENSION AND 1/2" MIN. CLEAR FROM WALL. RETURN RAIL ENDS. HANDRAILS SHALL BE STRONG ENOUGH TO RESIST A 200 POUND POINT LOAD IN ANY DIRECTION PER I.R.C. TABLE R301.5.
D. INSTALL FIRE BLOCKING BETWEEN STRINGERS AT THE TOP AND BOTTOM OF EACH RUN PER I.R.C. SECTION R302.11.
E. COVER USABLE SPACE UNDER STAIR W/ 1/2" G.I.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. SEE DIV. 01002.1 SHEET A-1.
- P-4 SAFETY GLAZING PER I.R.C. SECTION R308
A. WINDOWS WITHIN 18" OF FLOOR
B. WINDOWS WITHIN A 24" ARC OF DOORS
C. WINDOWS AT TUBS AND SHOWERS
D. GLAZING IN DOORS
E. LESS THAN 60" HORIZ. FROM THE BOT. STAIR TREAD NOSING & BOT. EDGE OF GLAZING IS LESS THAN 36" ABV. LANDING/WALKING SURFACE SEE DIV. 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. 15 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 307.2. SEE DIV. 09250 SHEET A-1.
- P-8 (2) LAYERS OF FLOOR SHEATHING OVER FRAMING.
- P-9 3/4" MAX. RISER WITH 10" MIN. RUN. IF MORE THAN (3) RISERS, HANDRAIL REQUIRED PER I.R.C. SECTION R311.8. SEE DIV. 01002.1 SHEET A-1.
- P-10 18"x24" CRAWL SPACE ACCESS. INSULATE AND WEATHER STRIP. SEE DIV. 01002.1 SHEET A-1.
- P-11 22"x30" ATTIC SPACE ACCESS W/ 30" HEAD CLEARANCE. INSULATE AND WEATHER STRIP. SEE DIV. 01002.2 SHEET A-1.
- P-12 FLOOR MATERIAL BREAK LINE
- P-13 WALL LINE ABOVE
- P-14 WALL LINE BELOW
- P-15 FIREPLACE ASSEMBLY NOTES:
A. DIRECT VENT GAS FIREPLACES MUST BE LISTED, LABELED, INSTALLED PER MFG. SPECIFICATIONS, SHALL CONFORM TO I.R.C. REQUIREMENTS. SEE DIV. 01002.12 SHEET A-1.
B. ZERO CLEARANCE FIREPLACES SHALL CONFORM TO I.R.C. REQUIREMENTS. SEE DIV. 01002.12 SHEET A-1.
C. HEARTH SHALL CONFORM TO I.R.C. REQUIREMENT SEE DIV. 01002.12.
D. FIREBLOCK OPENINGS AROUND PENETRATIONS @ EACH FLOOR PER I.R.C. SECTION R1003.15.
E. FIREPLACE MUST COMPLY WITH UL 127 TESTING SEE DETAIL 8/D1.
F. VENT FOR MECHANICAL. 1" CLEARANCE ALL SIDES PER I.R.C. SECTION R302.11. SEE DIV. 15 SHEET A-1.
- 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 R312.4 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 18" 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 80FFIT AREA
- P-23 INTEGRATED MAKE UP AIR
- P-24 2x6 STUDS W/ R-21 INSULATION MIN.

SQUARE FOOTAGE

MAIN FLOOR	1800 SF
UPPER FLOOR	1791 SF
LOWER FLOOR	1228 SF
TOTAL	4819 SF
GARAGE	451 SF
PORCH	83 SF
PATIO	294 SF



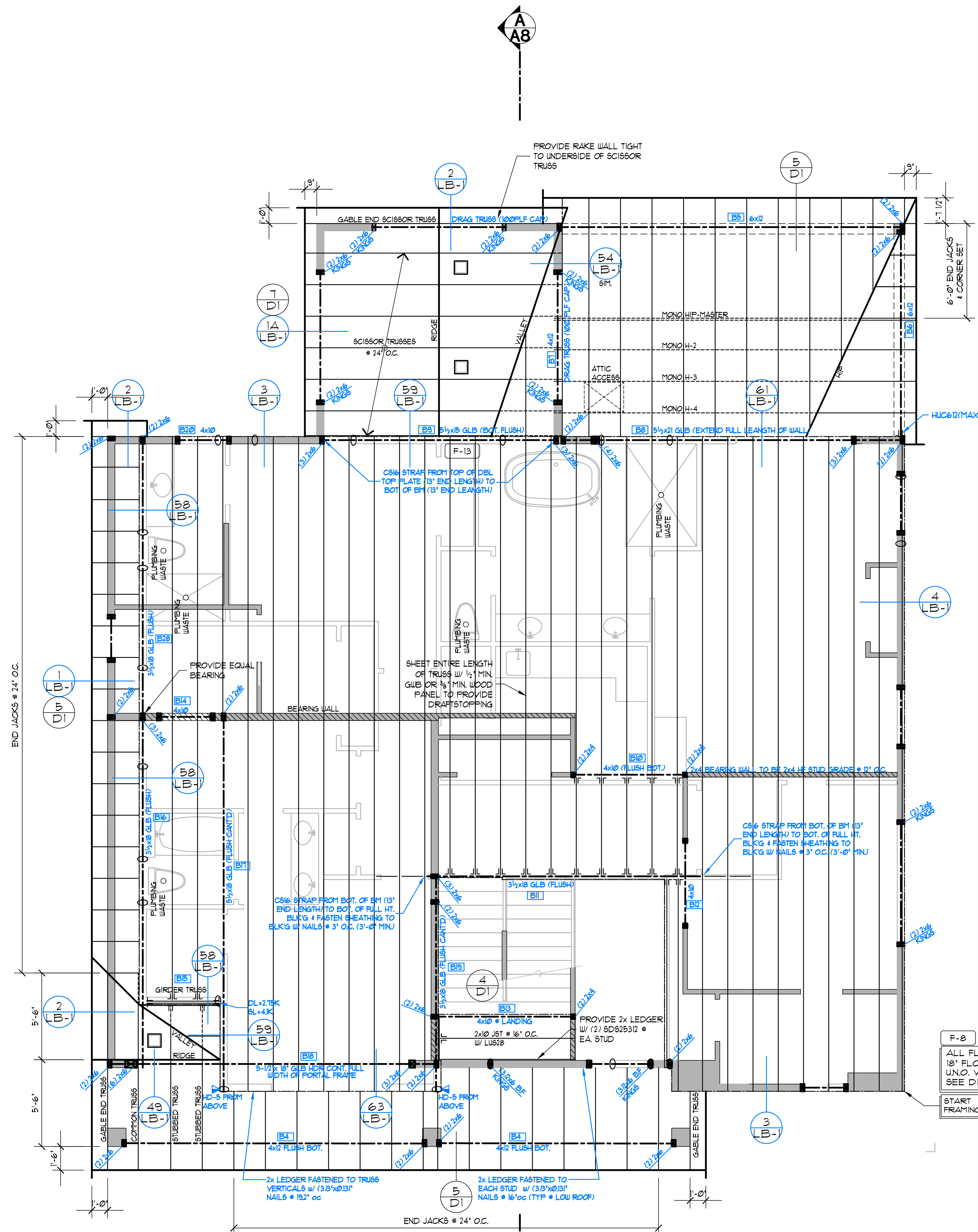
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JOB NO.: 19034.05
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SHEET
A3



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. 06100 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.
- ROOF TAIL AND RAKE OVERHANG PER ROOF PLAN.
- ALL HEADERS ARE 4x10 DF #2 UNO. [B] PROVIDE (1) TRIMMER STUD UP TO 4'-0" SPAN AND (2) TRIMMER STUDS OVER 4'-0" UNO. SEE DIV. 06100 SHEET A-1
- HEADERS TO BE INSULATED W/ MIN. R-10 INSULATION
- STUD NOTCHING AND BORING PER I.R.C. SECT. R602.6
 - BORING 40%
 - BEARING OR EXTERIOR WALL MAXIMUM NOTCH 25%
 - 60% MAXIMUM BORING IF DOUBLED WITH NOT MORE THAN (2) SUCCESSIVE STUDS BORED.
 - NON-BEARING MAXIMUM NOTCH 40% BORING 60%.
 - HOLES NO CLOSER THAN 5/8" TO FACE OF STUD.

FRAMING PLAN KEYNOTES

- F-1 BACK FRAMING AND SOFFIT AREA AS REQUIRED TO ALLOW FOR HVAC DUCTING. SEE DIV. 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. 02023.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 CAPPED BEARING.
- F-14 2x OVERFRAMING @ 24' OC. PROVIDE 2x6 STRONGBACK FURLINS AND 2x KICKERS AT 6'-0" OC TO TRUSSES BELOW.
- F-15 2x6 CEILING JOISTS @ 24' OC

DINING RM/ PATIO		ROOF VENT CALCULATION	
TOTAL ROOF AREA	503 SF/300	167	SF OF VENT AREA REQ
40% MIN. AT 36" MAX BELOW RIDGE	= 67	SF MIN.	
50% MAX. AT 36" MAX BELOW RIDGE	= 84	SF MAX.	
2	ROOF JACKS AT 50 SQ. IN. EACH = 100	SQ. IN. = 69	SF
49	L.F. OF EA VE VENTS AT 33x59. IN./LF. = 1617	SQ. IN. = 112	SF
TOTAL SF OF VENTILATION PROVIDED		181 SF	

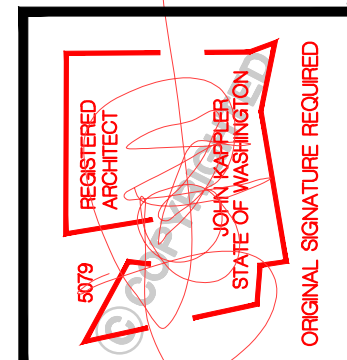
GARAGE/ PORCH/PANT.		ROOF VENT CALCULATION	
TOTAL ROOF AREA	262 SF/300	87	SF OF VENT AREA REQ
40% MIN. AT 36" MAX BELOW RIDGE	= 34	SF MIN.	
50% MAX. AT 36" MAX BELOW RIDGE	= 44	SF MAX.	
1	ROOF JACKS AT 50 SQ. IN. EACH = 50	SQ. IN. = 34	SF
71	L.F. OF EA VE VENTS AT 33x59. IN./LF. = 2343	SQ. IN. = 162	SF
TOTAL SF OF VENTILATION PROVIDED		196 SF	

SYMBOLS & LEGEND

- POINT LOADS FROM ABOVE
- POINT LOADS FROM ABOVE W/ LOADING
- POINT LOAD TRANSFERING DOWN
- POINT LOAD TRANSFERING DOWN W/ LOADING
- 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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A4

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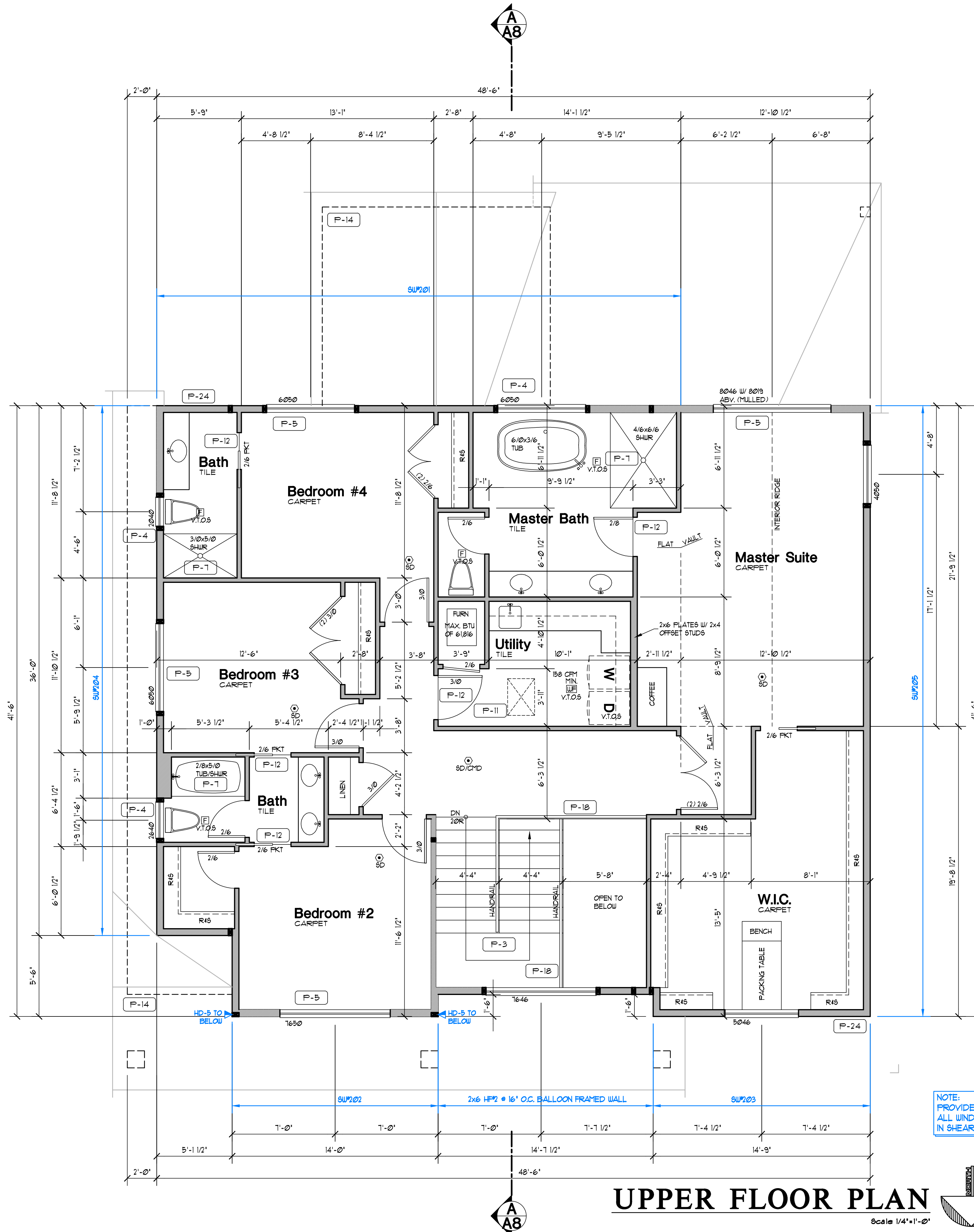
SYMBOLS AND LEGEND

- 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 M1003.6.
- WHOLE-HOUSE FAN TO RUN CONTINUOUS & CONFORM TO IRC, M1003.4. 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 M1003.4.1. FAN TO HAVE A SONE RATING OF 1.0 OR LESS MEASURED AT 0.1 INCHES WATER GAUGE.
- THERMOSTAT @ 50' ABOVE FLOOR
- 110V SMOKE ALARM PER I.R.C. R314 WITH BATTERY BACKUP INTERCONNECTED. USE A COMBINATION SMOKE/CARBON MONOXIDE ALARM WHEN NOTED PER SECTION M1003.6.
- MECHANICAL, PLUMBING, AND ELECTRICAL SYSTEM FOR UNITS; PER DIV. 15.16 SEE SHEET A1

MECHANICAL, PLUMBING, AND ELECTRICAL SYSTEM FOR UNITS; PER DIV. 15.16 SEE SHEET A1



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



UPPER FLOOR PLAN

Scale 1/4"=1'-0"

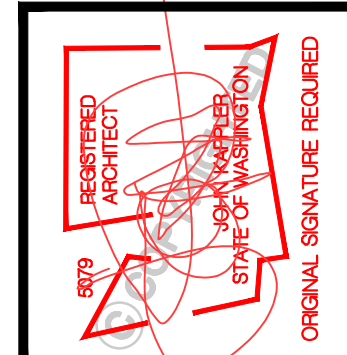
NOTE: PROVIDE DETAIL 94/LB-1 AT ALL WINDOW/DOOR OPENINGS IN SHEAR WALLS (TYP.)

GENERAL PLAN NOTES

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

FLOOR PLAN KEY NOTES

- P-1 OCCUPANCY SEPARATION: APPLY (1) LAYER OF 1/2" G.I.B. TO GARAGE SIDE OF RESIDENCE, ATTIC SPACES, AND TO ALL BEAMS AND POSTS SUPPORTING A FLOOR-CEILING ASSEMBLY. APPLY (1) LAYER OF 3/4" TYPE 'X' G.I.B. TO GARAGE CEILING WHEN UNDER HABITABLE ROOMS. DUCTS THROUGH WALL OR CEILING COMMON TO HOUSE SHALL HAVE MINIMUM 26 GAUGE STEEL SEE DIV. 0202.6.A SHEET A-1.
- P-2 1 3/4" MIN. SELF-CLOSING SOLID WOOD CORE, HONEY-COMB CORE STEEL OR 20-MINUTE FIRE RATED DOOR SEE DIV. 0202.6.B SHEET A-1
- P-3 STAIR ASSEMBLY NOTES: PER I.R.C. SECTION R310 AND DETAIL 47/D
A. HEADROOM MIN. 6'-8", WIDTH MIN. 3'-0".
B. TREADS 10" MIN. DEPTH AND MIN. WIDTH OF 36" ABOVE HANDRAIL HEIGHT, RISERS 1 3/4" MAX. HT. TREAD NOSING TO BE MINIMUM 3/4" AND A MAXIMUM OF 1/4" ON STAIRS WITH SOLID RISERS.
C. HANDRAIL MIN. 34" TO MAX 38" ABOVE TREAD NOSING. HANDRAIL TYPE 1 CIRCULAR TO HAVE 1 1/4" MIN. TO 2" MAX. CROSS SECTION DIMENSION AND 1 1/2" MIN. CLEAR FROM WALL. RETURN RAIL ENDS. HANDRAILS SHALL BE STRONG ENOUGH TO RESIST A 200 POUND POINT LOAD IN ANY DIRECTION PER I.R.C. TABLE R301.5
D. INSTALL FIRE BLOCKING BETWEEN STRINGERS AT THE TOP AND BOTTOM OF EACH RUN PER I.R.C. SECTION R302.11
E. COVER USABLE SPACE UNDER STAIR W/ 1/2" G.I.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. SEE DIV. 0202.1 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. 0800 SHEET A-1
- P-5 EGRESS WINDOW PER I.R.C. SECTION R310 SEE DIV. 0800 SHEET A-1
- P-6 IGNITERS FOR GAS FIRED APPLIANCES IN GARAGE TO BE 18" MIN. ABOVE TOP OF SLAB. SEE DIV. 15 SHEET A-1
- P-7 COVER WALLS ADJACENT TO TUBS AND SHOWERS WITH NON-ABSORBENT MATERIAL TO 12" ABOVE DRAIN INLETS. PER I.R.C. SECTION 3012. SEE DIV. 09250 SHEET A-1
- P-8 (2) LAYERS OF FLOOR SHEATHING OVER FRAMING
- P-9 1 3/4" MAX. RISER WITH 10" MIN. RUN. IF MORE THAN (3) RISERS, HANDRAIL REQUIRED PER I.R.C. SECTION R311.8. SEE DIV. 01002.1 SHEET A-1
- P-10 18"x24" CRAWL SPACE ACCESS. INSULATE AND WEATHER STRIP. SEE DIV. 01002.1 SHEET A-1
- P-11 22"x30" ATTIC SPACE ACCESS W/ 30" HEAD CLEARANCE. INSULATE AND WEATHER STRIP. SEE DIV. 01002.2 SHEET A-1
- P-12 FLOOR MATERIAL BREAK LINE
- P-13 WALL LINE ABOVE
- P-14 WALL LINE BELOW
- P-15 FIREPLACE ASSEMBLY NOTES:
A. DIRECT VENT GAS FIREPLACES MUST BE LISTED, LABELED, INSTALLED PER MFG. SPECIFICATIONS, SHALL CONFORM TO I.R.C. REQUIREMENTS. SEE DIV. 01002.12 SHEET A-1
B. ZERO CLEARANCE FIREPLACES SHALL CONFORM TO I.R.C. REQUIREMENTS. SEE DIV. 01002.12 SHT A-1
C. HEARTH SHALL CONFORM TO I.R.C. REQUIREMENT SEE DIV. 01002.12
D. FIREBLOCK OPENINGS AROUND PENETRATIONS @ EACH FLOOR PER I.R.C. SECTION R1003.15
E. FIREPLACE MUST COMPLY WITH UL 127 TESTING
- P-16 SEE SITE PLAN FOR EXTENT OF WALKS & DRIVEWAYS
- P-17 3" DIAMETER STEEL POST
- P-18 36" GUARDRAIL PER I.R.C. SECTION R312 & TABLE R301.5 CONTRACTOR TO VERIFY TO INSPECTOR THAT ALL GARDERS & RAILINGS ARE CAPABLE OF RESISTING 200LB LOAD ON TOP RAIL ACTING IN ANY DIRECTION SEE DETAIL 8/D1
- P-19 15" VENT FOR MECHANICAL. 1" CLEARANCE ALL SIDES PER I.R.C. SECTION R302.11 SEE DIV. 15 SHEET A-1
- P-20 PLANT SHELF
- P-21 UPPER AND LOWER LINEN CABINETS
- P-22 80FFIT AREA
- P-23 INTEGRATED MAKE UP AIR
- P-24 2x6 STUDS W/ R-21 INSULATION MIN.



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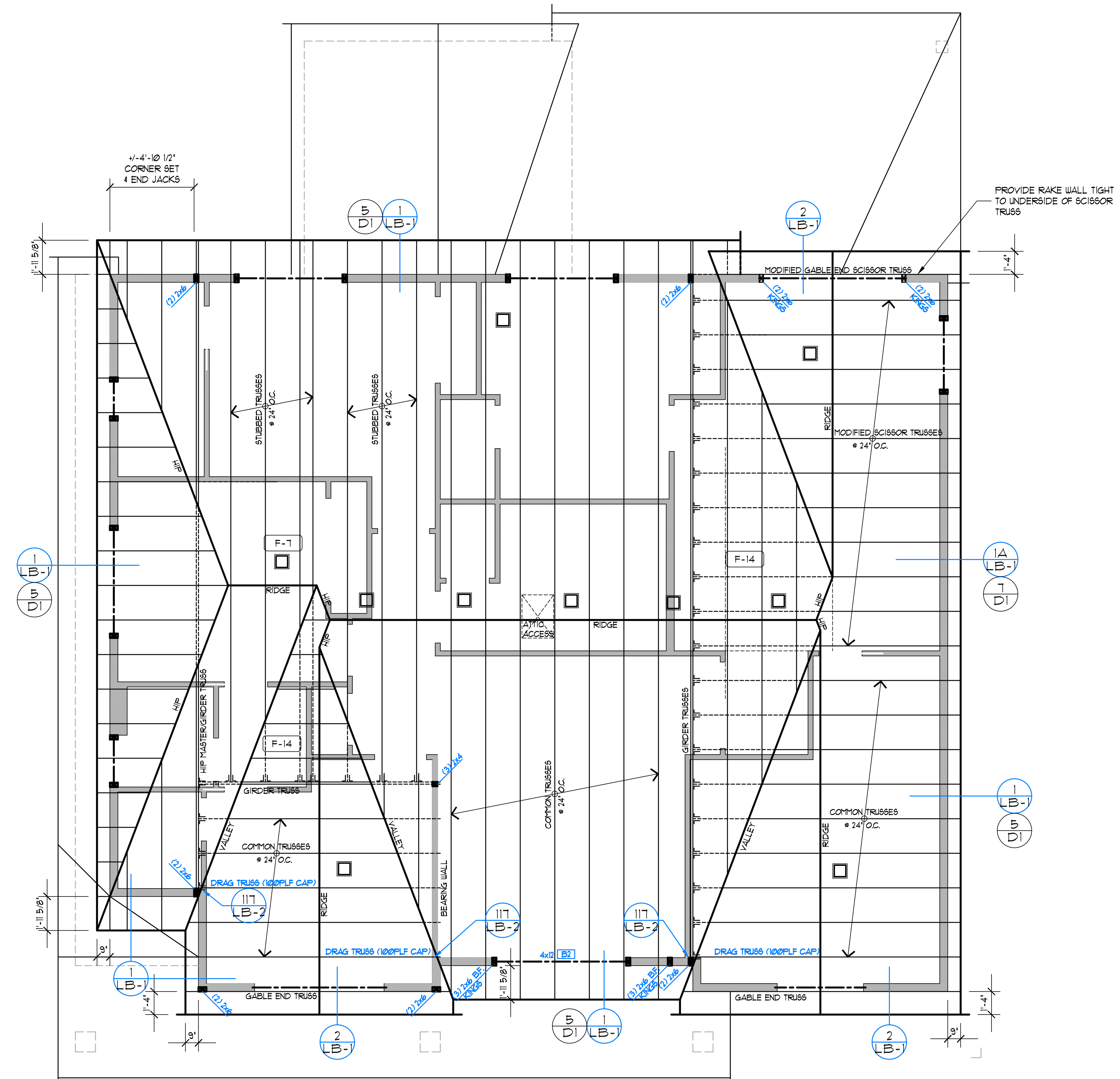
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SHEET
A5

A
A8



A
A8

UPPER ROOF FRAMING PLAN

SCALE 1/4"=1'-0"

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. 6100 SHEET A-1
 - TRUSS LOADING. SEE DIV. 010010A 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.
- ROOF TAIL AND RAKE OVERHANG PER ROOF PLAN.
- ALL HEADERS ARE 4x10 DF #2 UNO. [B] PROVIDE (1) TRIMMER STUD UP TO 4'-0" SPAN AND (2) TRIMMER STUDS OVER 4'-0" UNO. SEE DIV. 06100 SHEET A-1
- HEADERS TO BE INSULATED W/ MIN. R-10 INSULATION
- STUD NOTCHING AND BORING PER I.R.C. SECT. R602.6
 - BEARING OR EXTERIOR WALL MAXIMUM NOTCH 25% BORING 40%
 - 60% MAXIMUM BORING IF DOUBLED WITH NOT MORE THAN (2) SUCCESSIVE STUDS BORED.
 - NON-BEARING MAXIMUM NOTCH 40% BORING 60%.
 - HOLES NO CLOSER THAN 5/8" TO FACE OF STUD.

FRAMING PLAN KEYNOTES

- F-1 BACK FRAMING AND SOFFIT AREA AS REQUIRED TO ALLOW FOR HVAC DUCTING. SEE DIV. 6 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. 010023B 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 GIRD BEARING.
- F-14 2x OVERFRAMING @ 24' OC. PROVIDE 2x6 STRONGBACK FURLINS AND 2x KICKERS AT 6'-0" OC TO TRUSSES BELOW.
- F-15 2x6 CEILING JOISTS @ 24' OC

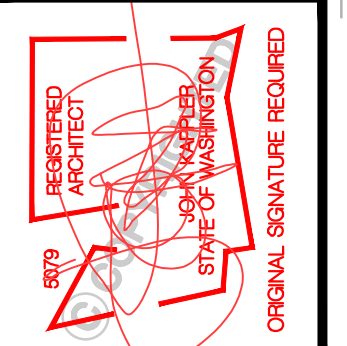
ROOF VENT CALCULATION

TOTAL ROOF AREA	1952	SF/300	.65	SF OF VENT AREA REQ
40% MIN. AT 36" MAX BELOW RIDGE	26			SF MIN.
50% MAX. AT 36" MAX BELOW RIDGE	325			SF MAX.
9 ROOF JACKS AT 50 SQ. IN. EACH	450	SQ. IN.	3.12	SF
141 LF. OF EAVE VENTS AT 3.3 SQ. IN./LF.	4663	SQ. IN.	3.23	SF
1 ROOF JACKS AT 50 SQ. IN. EACH	50	SQ. IN.	.34	SF
				TOTAL = 357 SF
TOTAL SF OF VENTILATION PROVIDED				= 669 SF

SYMBOLS & LEGEND

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

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



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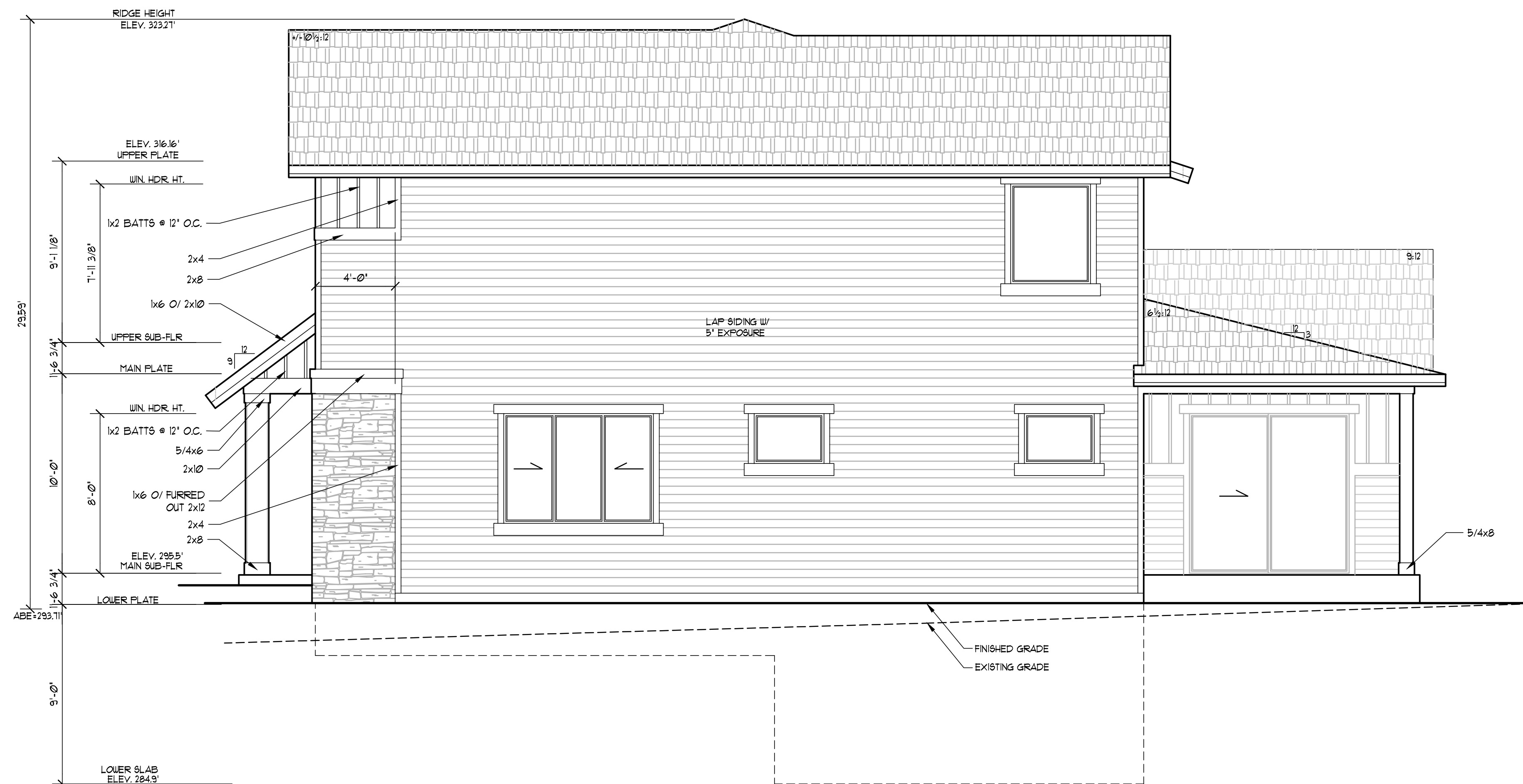
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SHEET
A6



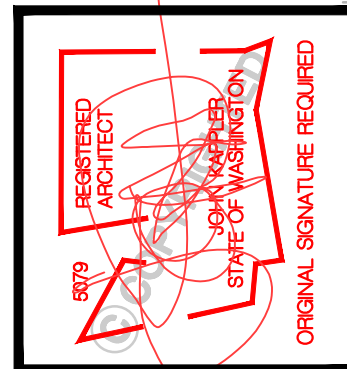
NORTH ELEVATION

Scale 1/4"=1'-0"



WEST ELEVATION

Scale 1/4"=1'-0"



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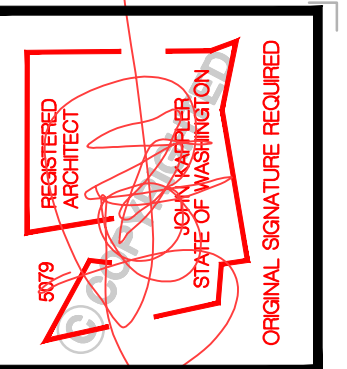
SOUTH ELEVATION

Scale 1/4"=1'-0"



EAST ELEVATION

Scale 1/4"=1'-0"



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TYPICAL BUILDING MATERIALS

ROOF CONSTRUCTION

ROOFING: (DIV. 7)	SHINGLES (DIV. 01000.5)
BUILDING PAPER: (DIV. 7)	30# BUILDING PAPER
SHEATHING: (DIV. 6)	7/16" O.S.B. OR EQUAL
FRAMING: (DIV. 6)	PER PLAN
INSULATION: (DIV. 7)	R-49 BLOWN-IN/R-38 BATT @ VAULTS
SOFFIT: (DIV. 7)	PER SPECIFICATIONS
GWB: (DIV. 9)	5/8" GWB
SKYLIGHTS: (DIV. 8)	LAMINATED GLAZING U=0.50 MAX.

EXTERIOR WALL CONSTRUCTION

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

FLOOR CONSTRUCTION

FLOORING: (DIV. 9)	FINISH PER PLANS (DIV. 0100.5)
SUBFLOOR: (DIV. 6)	3/4" T&G PLYWD, COMPLY, OR EQ.
FRAMING: (DIV. 6)	PER PLANS
INSULATION: (DIV. 7)	R-30 BATT
SOFFIT: (DIV. 7)	PER SPECIFICATIONS

TRIM: (DIV. 6)

WINDOW:	HEAD: 2x6 EXTEND 2 1/2"
(WITH NO BRICK MOLD)	JAMB: 5/4x4
CORNER BOARDS:	SILL: 2x6 EXTEND 2 1/2"
FASCIA:	INSIDE: 2x2
	OUTSIDE: 5/4x4 / 5/4x3
	5/4x8 UNO

ENERGY CODE REQUIREMENTS

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

ENERGY CREDITS

2 FUEL NORMALIZATION 1.0 CREDIT

HEAT PUMP

1.2 EFFICIENT BUILDING ENVELOPE 1.0 CREDIT

VERTICAL FENESTRATION MIN U=20

2.1 AIR LEAKAGE CONTROL & EFFICIENT VENTILATION .5 CREDIT

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

And

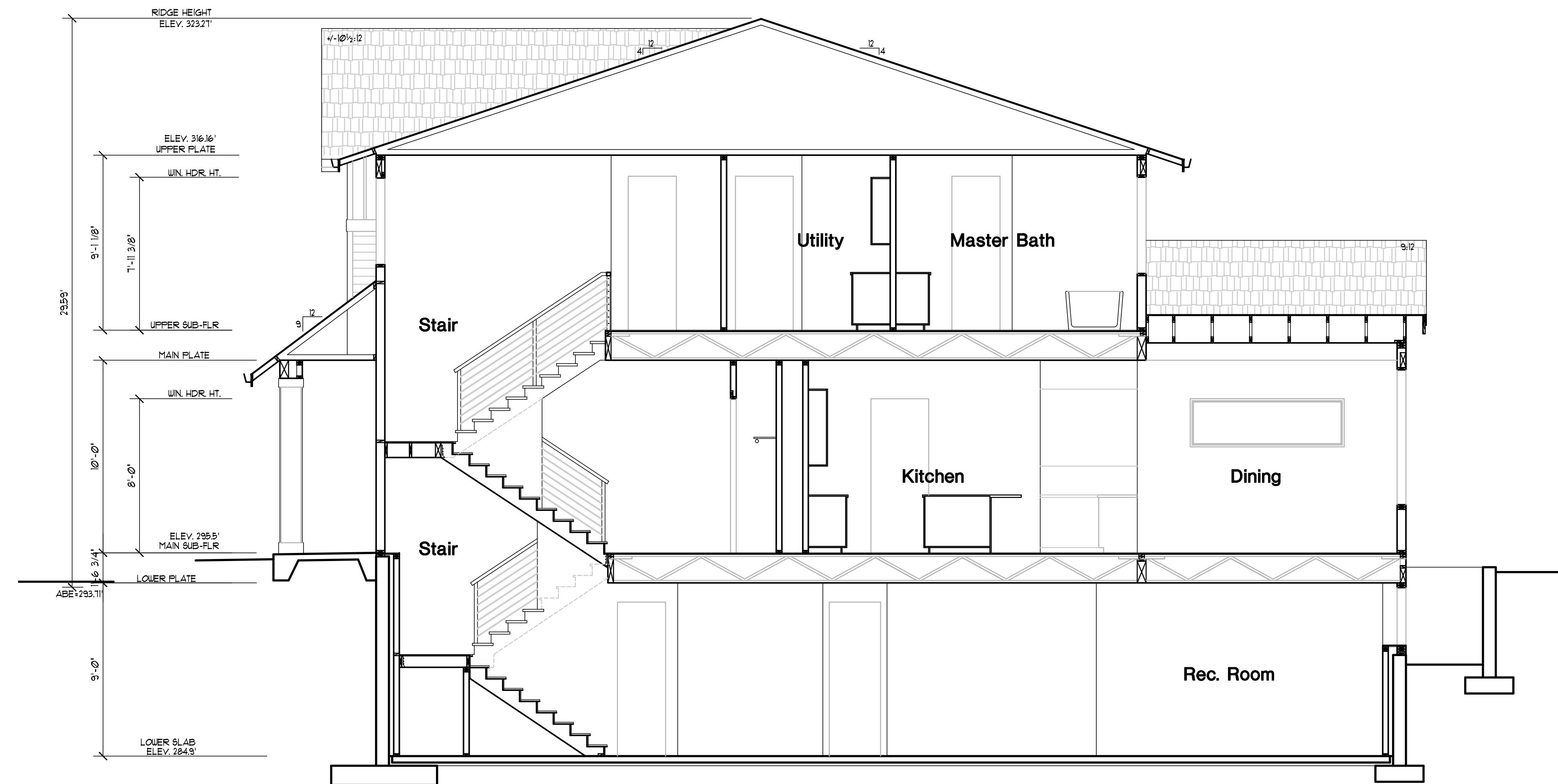
All whole house ventilation requirements as determined by Section M1507.3 of the International Residential Code or Section 403.8 of the International Mechanical Code shall be met with a high efficiency fan(s) (maximum 0.35 watts/cfm), not interlocked with the furnace fan (if present). Ventilation systems using a furnace including an ECM motor are allowed, provided that they are controlled to operate at low speed in ventilation only mode.

3.5 HIGH EFFICIENCY HVAC 1.5 CREDIT

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

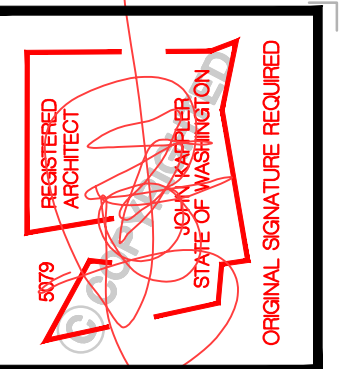
5.5 EFFICIENT WATER HEATING 2.0 CREDIT

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



BUILDING SECTION A-A

Scale 1/4"=1'-0"



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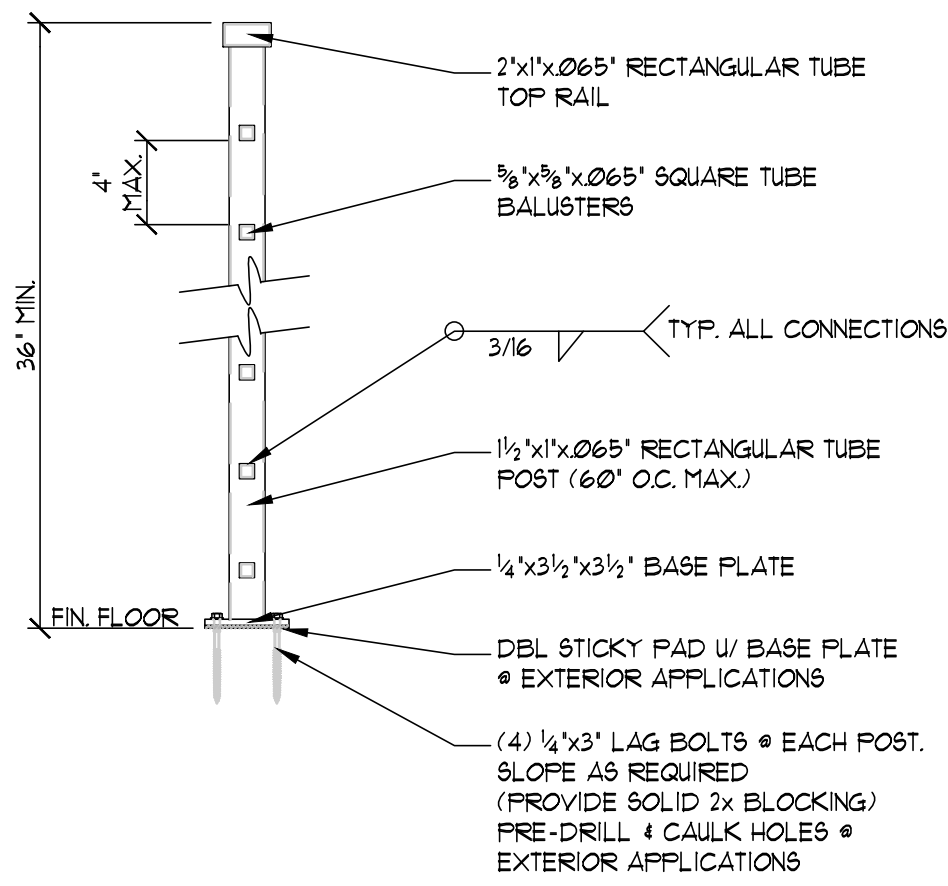
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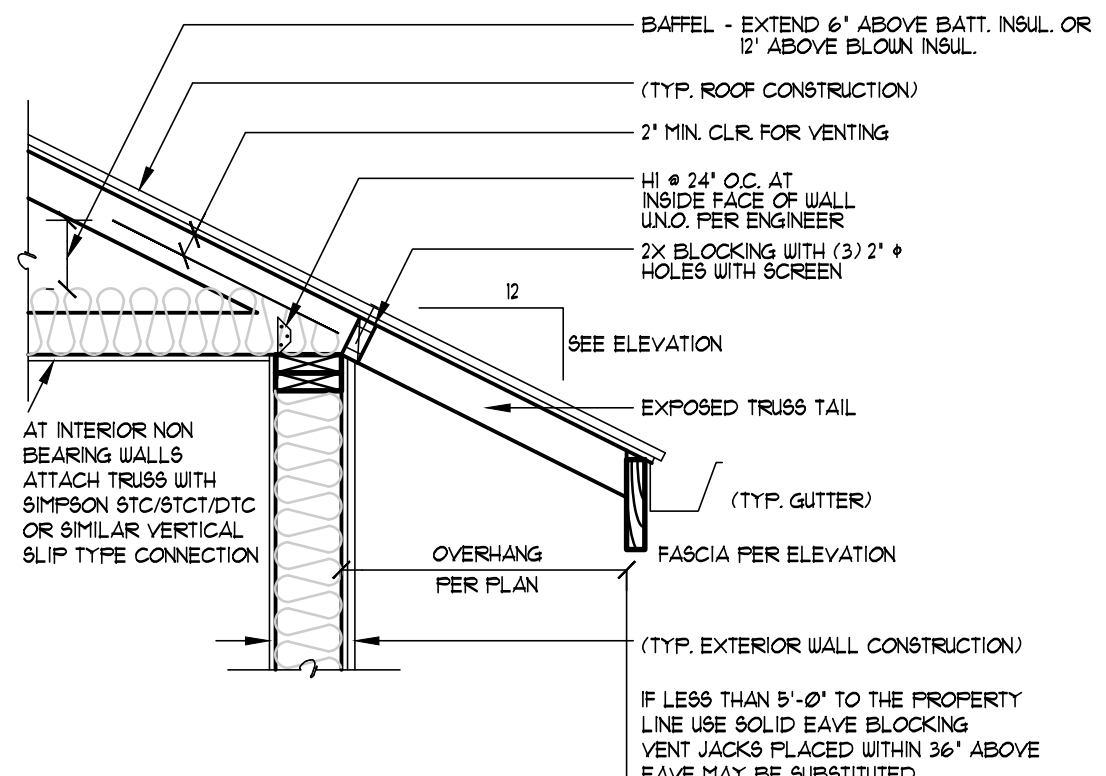
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STARTING NO.: 19034.03

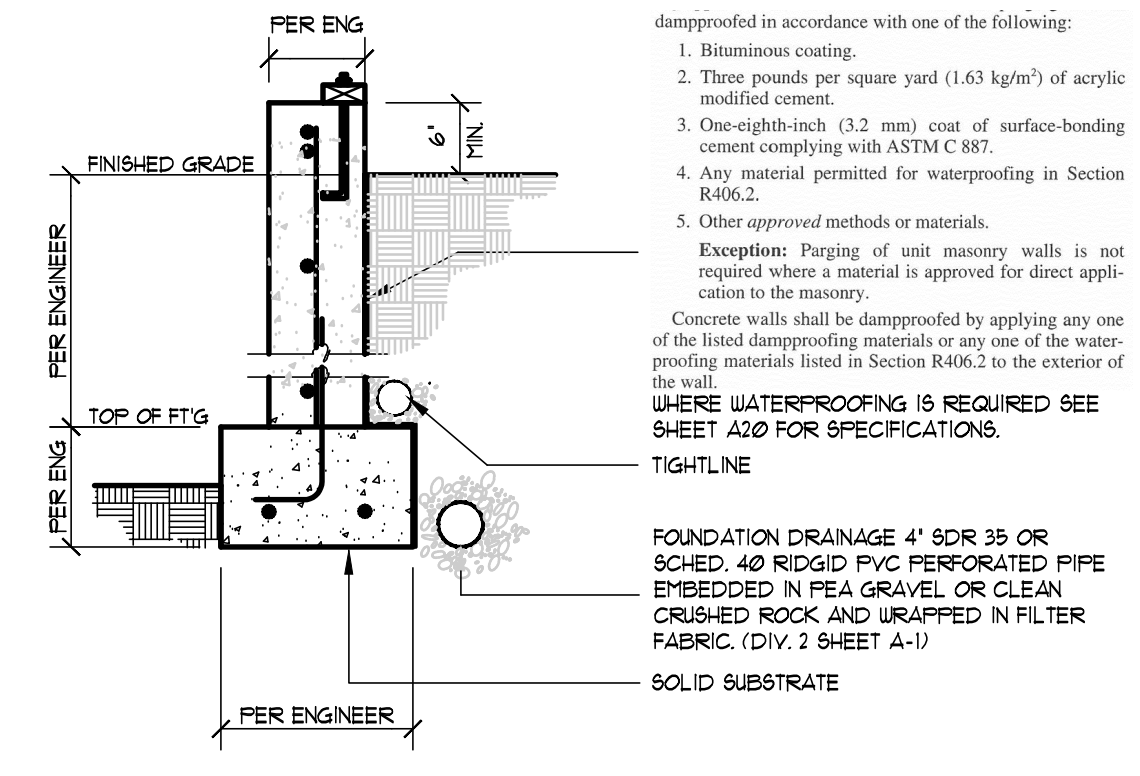
SHEET
A9



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



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



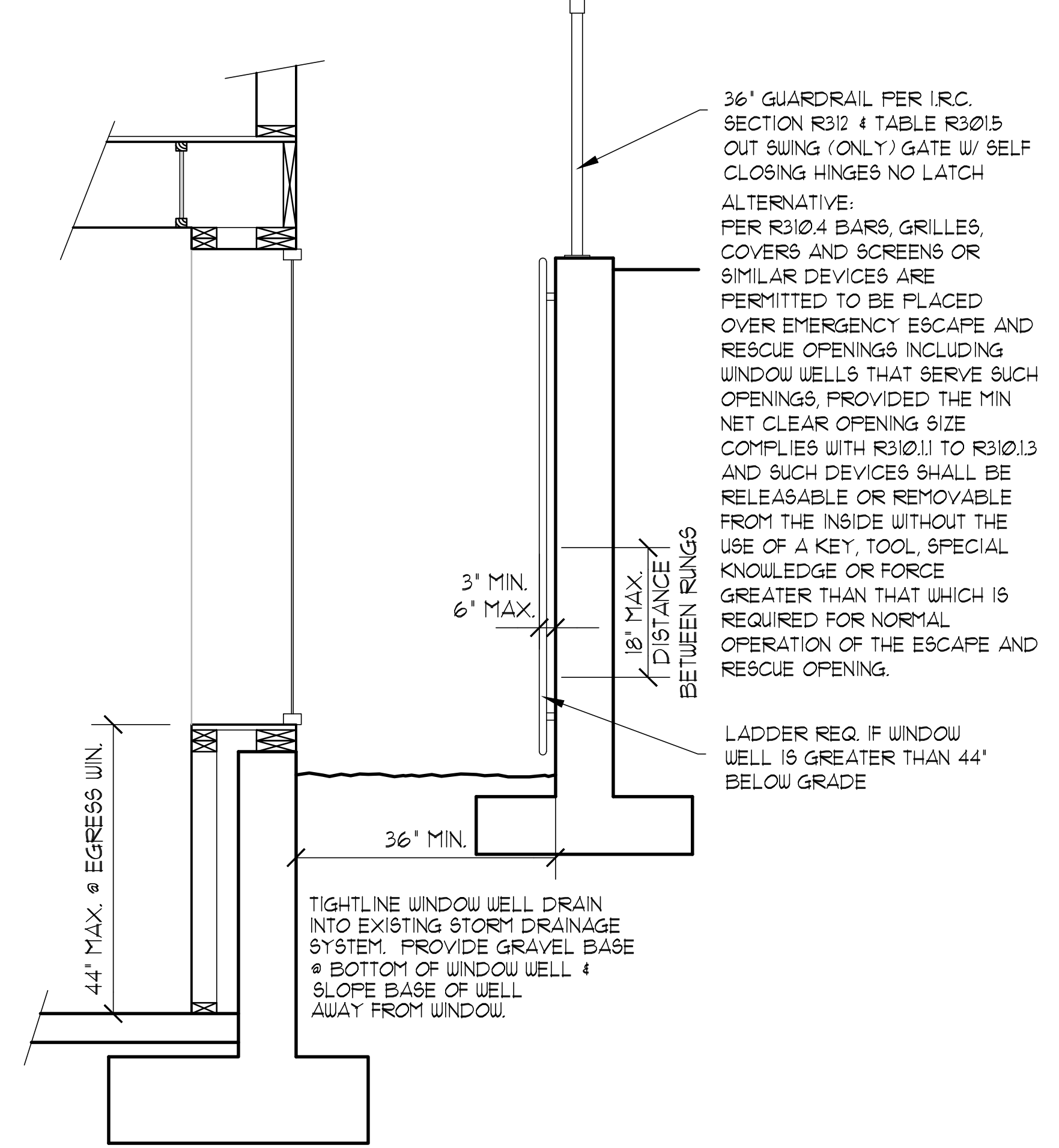
1 DAMP PROOFING DETAIL
3/4"=1'-0"

WINDOW WELL

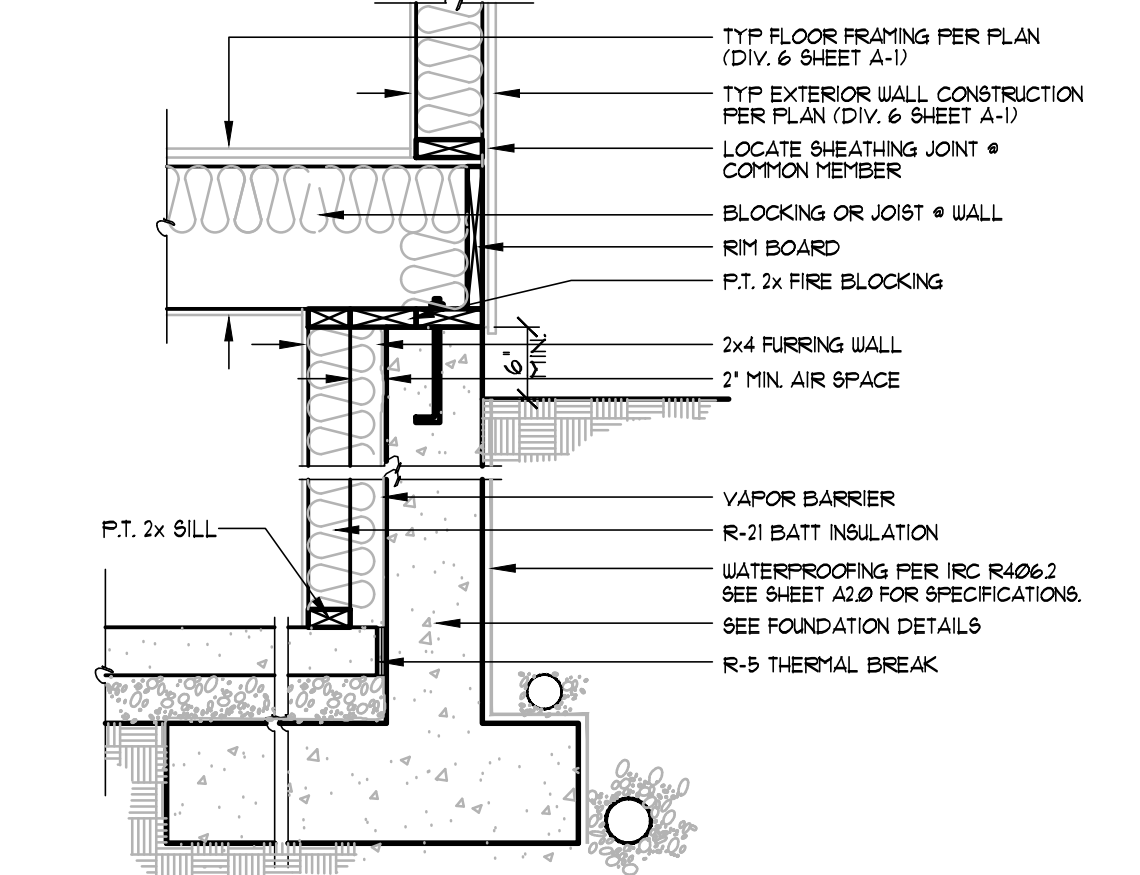
R310.2 Window wells. The minimum horizontal area of the window well shall be 9 square feet (0.9 m²), with a minimum horizontal projection and width of 36 inches (914 mm). The area of the window well shall allow the emergency escape and rescue opening to be fully opened.

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

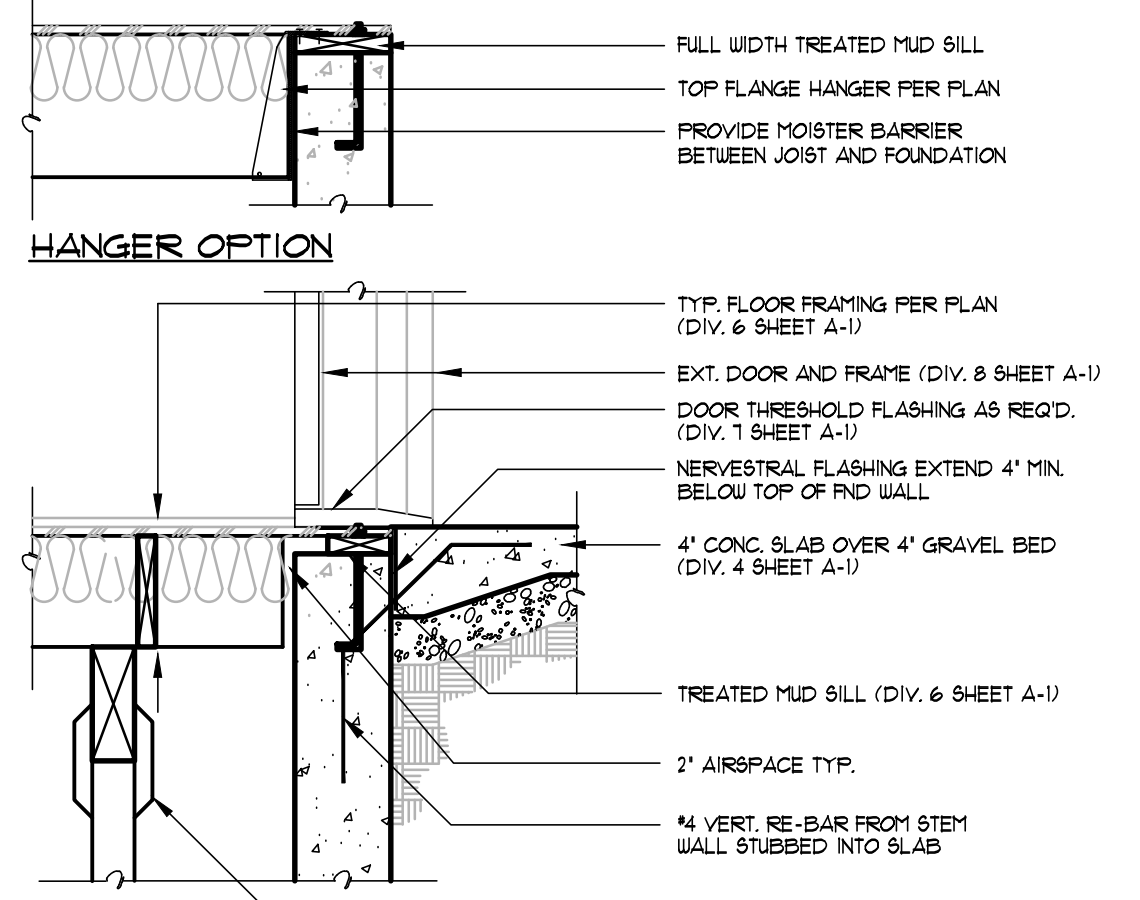
R310.2.1 Ladder and steps. Window wells with a vertical depth greater than 44 inches (1118 mm) shall be equipped with a permanently affixed ladder or steps usable with the window in the fully open position. Ladders or steps required by this section shall not be required to comply with Sections R311.7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



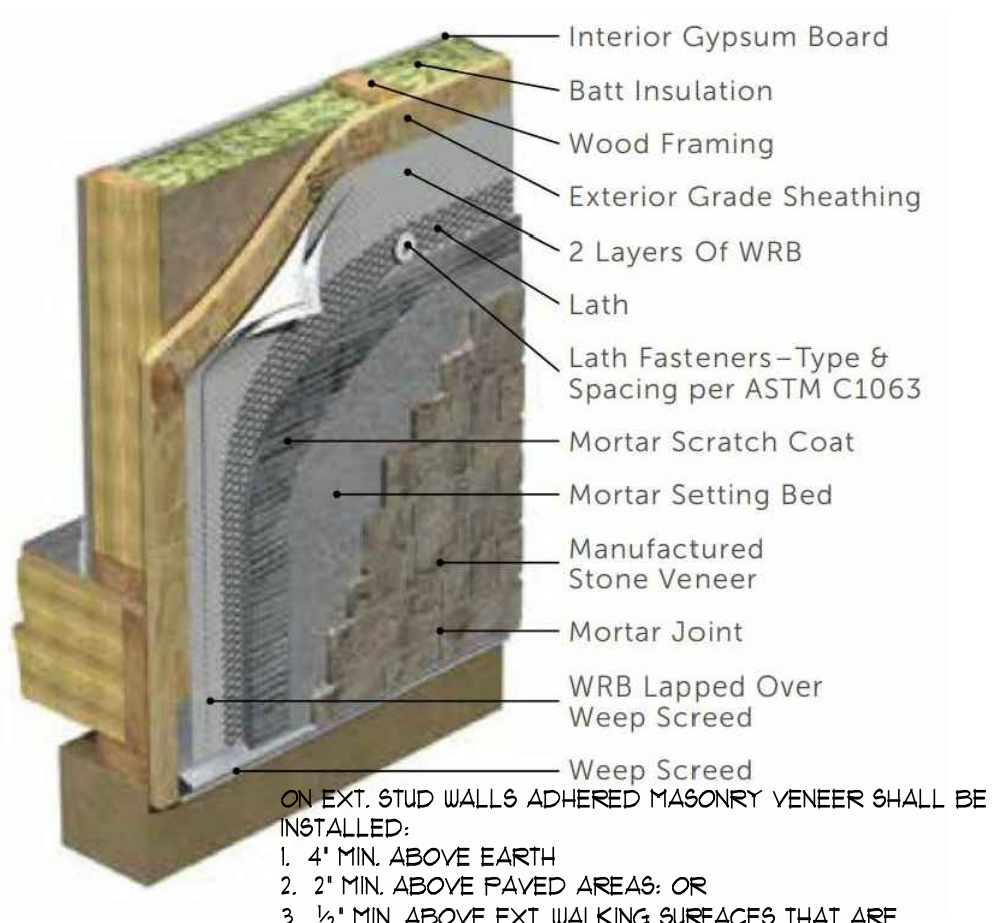
6 WINDOW WELL DETAIL
3/4"=1'-0"



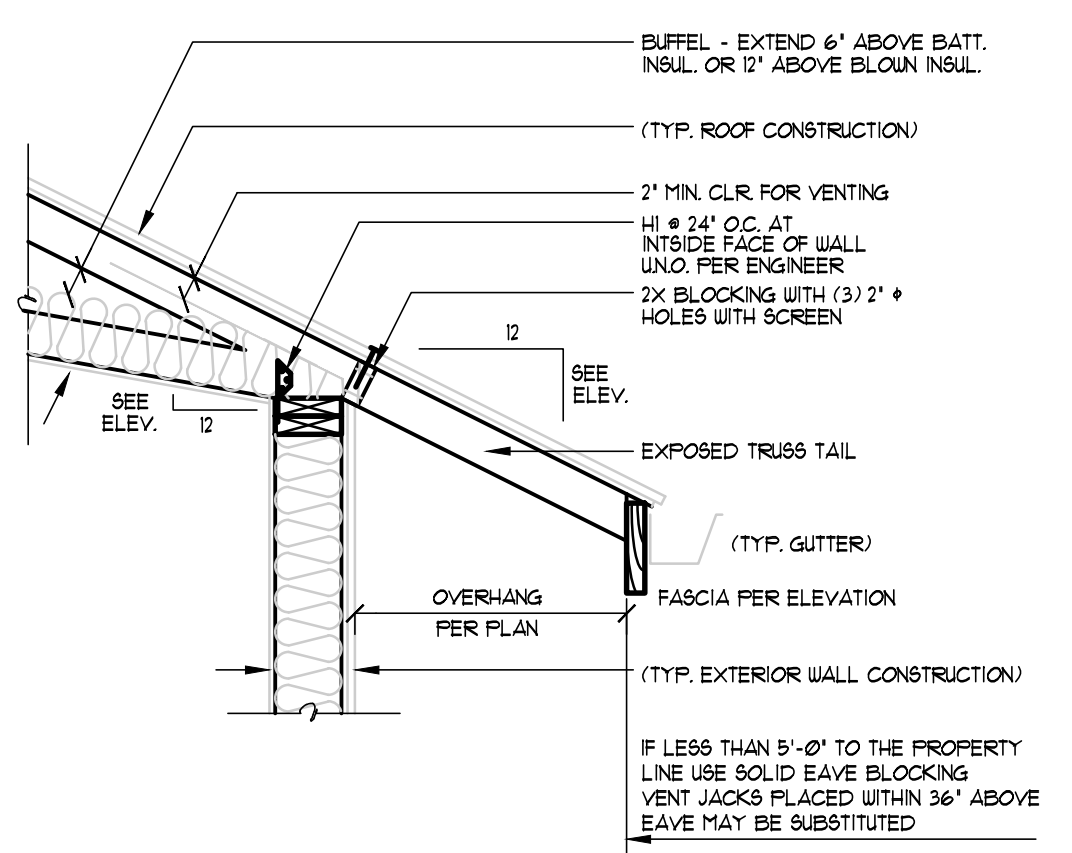
2 FURRING DETAIL (NON INSULATED FLR)
3/4"=1'-0"



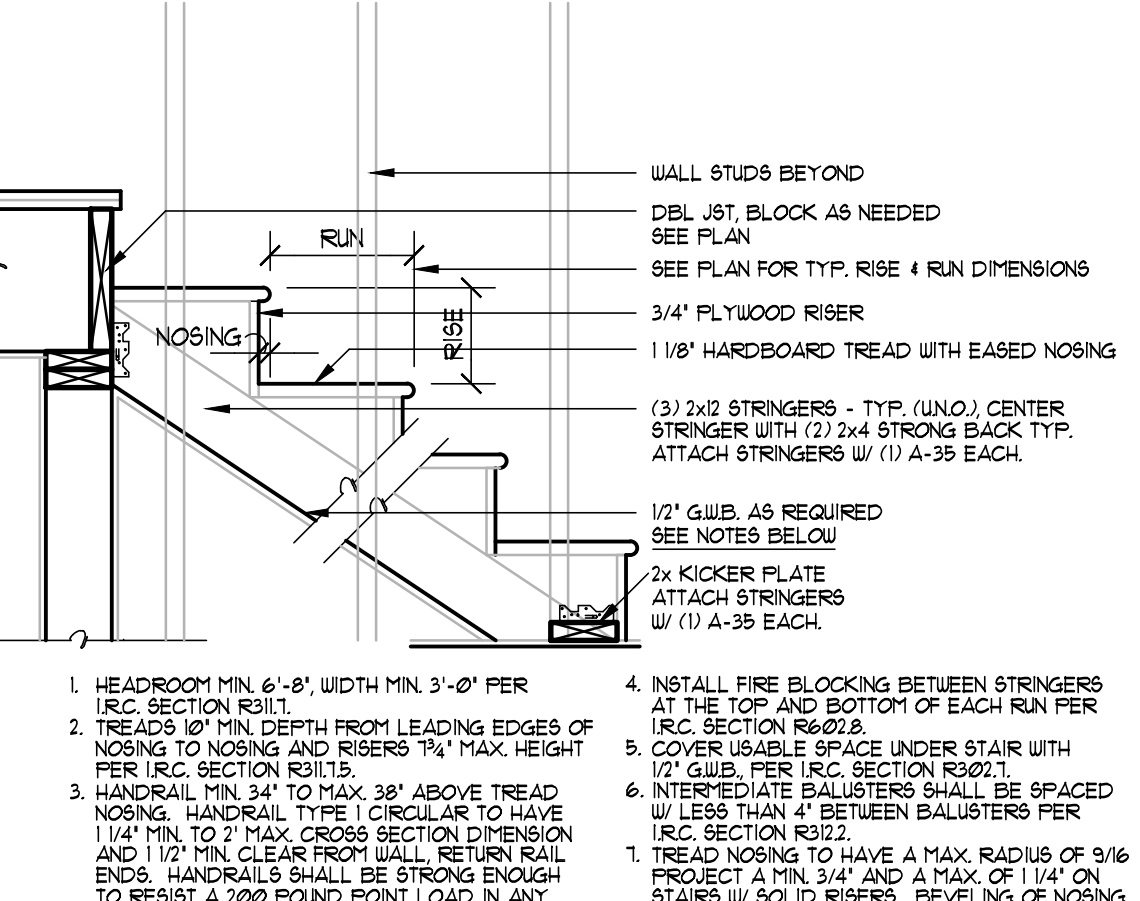
3 EXT. DOOR THRESHOLD DETAIL
3/4"=1'-0"



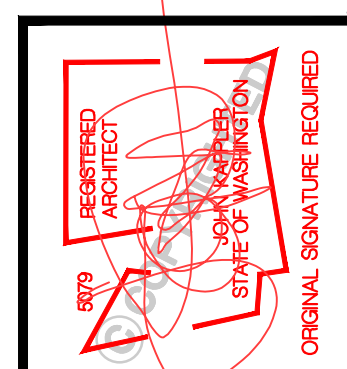
9 STONE VENEER DETAIL
N.T.S.



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



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



Date	By	Description
08/02/21	SM	PERMIT SET

Pratt Plat
Lot 1
Mercer Island, WA 98040
7911 SE 72nd PL
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TITLE

JOB NO.: 19034.05
STARTING NO.: 19034.03

SHEET
D1

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

GENERAL STRUCTURAL NOTES	
FOUNDATION	
<ul style="list-style-type: none"> DESIGN IS BASED ON 2018 INTERNATIONAL RESIDENTIAL CODE & 2018 INTERNATIONAL BUILDING CODE DESIGN LOADS: <ul style="list-style-type: none"> SOIL: 3000 PSF ALLOWABLE BEARING PRESSURE PER PANGEO SOILS REPORT DATED 4/28/2016 CONCRETE SHALL ATTAIN THE FOLLOWING MINIMUM COMPRESSIVE STRENGTHS IN 28 DAYS, UNO: <ul style="list-style-type: none"> FC = 2500 psi: FOUNDATION WALLS* 2500 psi: FOOTINGS* 2500 psi: INTERIOR SLABS ON GRADE 3500 psi: GARAGE & EXT. SLABS ON GRADE fy = 60,000 psi * UTILIZE 5# SACK 2500 PSI CONCRETE MIXES THAT ARE EQUIVALENT TO 3000 PSI CONCRETE FOR WEATHERING POTENTIAL ALL CONCRETE EXPOSED TO THE WEATHER SHALL NOT HAVE LESS THAN 5% OR MORE THAN 7% AIR ENTRAINMENT. FOUNDATION WALL DESIGN IS BASED ON BACKFILL SOIL CLASSIFICATIONS OF SC, ML-CL, OR CL (60 pcf) SOIL. TYPICAL REINFORCEMENT DETAILS: LAP ALL REBAR 24" MIN. BEND BARS AND LAP AT CORNERS; PROVIDE 6" HOOK INTO SUPPORTING FOOTINGS WHEN FOOTINGS INTERSECT; PROVIDE 3" MINIMUM COVER AT THE BOTTOM BARS AND 1 1/2" COVER AT THE SIDES. FOUNDATION WALLS SHALL BE BRACED, PRIOR TO BACKFILLING, BY EITHER ADEQUATE TEMPORARY BRACING OR INSTALLATION OF FIRST FLOOR DECK. ALL FOOTINGS SHALL BEAR BELOW FROST LINE. CONSULT SOILS REPORT/ LOCAL MUNICIPALITY FOR MINIMUM DEPTH BELOW GRADE. FOOTINGS AND SLABS ON GRADE SHALL BEAR ON VIRGIN SOIL OR 95% COMPACTED FILL. PROVIDE CONTROL JOINTS AT ALL INSIDE CORNERS OF SLAB EDGES, AND OTHER LOCATIONS WHERE SLAB CRACKS ARE LIKELY TO DEVELOP. (5'-0" O.C.) FASTEN SILL PLATES TO FOUNDATION WALLS WITH 5/8" DIA. ANCHOR BOLTS W/ MIN. 3"x3"x1/2" PLATE WASHERS (EDGE OF WASHER TO BE LOCATED WITHIN 1/2" OF EXTERIOR EDGE OF SILL PLATE) & NUTS @ 6'-0" O.C. @ 2-STORY & 4'-0" O.C. @ 3-STORY CONDITIONS W/ 7" MIN. EMBEDMENT INTO CONC. PROVIDE A MINIMUM OF 2 ANCHORS PER PLATE, 12" MAXIMUM FROM PLATE ENDS, UNO. (SEE FND. DETAILS). ALL LUMBER EXPOSED TO WEATHER OR IN CONTACT W/ CONCRETE OR MASONRY FOUNDATION SHALL BE PRESERVATIVE TREATED HEM FIR #2. BUILDER TO VERIFY CORROSION-RESISTANCE COMPATIBILITY OF HARDWARE & FASTENERS IN CONTACT W/ PRESERVATIVE-TREATED WOOD. CONTACT LUMBER & HARDWARE SUPPLIERS TO COORDINATE. ARCH/BUILDER TO VERIFY ALL DIMENSIONS 	

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 (Pg) (PSF) :	25
FLAT ROOF SNOW LOAD (Ps) (PSF) :	2.5
SNOW EXPOSURE FACTOR (Ce) :	0.9
SNOW LOAD IMPORTANCE FACTOR (I) :	1.0
THERMAL FACTOR (Ct) :	1.2
LATERAL DESIGN LOADS:	
WIND LOAD: (IBC 1609)	
SPEED (Vw) (MPH) :	100
WIND RISK CATEGORY :	II
IMPORTANCE FACTOR (Iw) :	1.0
EXPOSURE CATEGORY :	B
INTERNAL PRESSURE COEFF. (GCp) :	±0.18
TOPOGRAPHIC FACTOR (Kzt) :	1.6
SEISMIC LOAD: (IBC 1601)	
SEISMIC RISK CATEGORY :	II
SEISMIC IMPORTANCE FACTOR (Iw) :	1.0
MAPPED SPECTRAL RESPONSE:	
Ss: 1.460	Ss: 0.560
SITE CLASS :	C
SPECTRAL RESPONSE COEFF.:	
Ss: 1.168	Ss: 0.588
SEISMIC DESIGN CATEGORY:	D
BASIC SEISMIC-FORCE-RESISTING SYSTEMS:	
LIGHT FRAMED WALLS	
WOOD STRUCTURAL PANELS	
W/WOOD STRUCTURAL PANELS	
TRANS: 14 K	LONG: 14 K
SEISMIC RESPONSE COEFF. (Ca) :	
TRANS: 0.180	LONG: 0.180
RESPONSE MODIFICATION FACTOR (R) :	
TRANS: 6.5	LONG: 6.5
ANALYSIS PROCEDURE USED:	
EQUIVALENT LATERAL FORCE	

LATERAL BRACING NOTES

THIS HOME HAS BEEN ENGINEERED TO RESIST LATERAL FORCES RESULTING FROM: 100 MPH WIND SPEED, EXP. B (ASCE 7-16 WIND MAP, PER IRC R201.2.1.1) RISK CAT. 2 & SEISMIC CAT. D2.

110 MPH WIND IN 2018 IRC MAP

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

STANDARD EXTERIOR WALL SHEATHING SPECIFICATIONS

(INTERIOR WALL SPECIFICATION WHERE NOTED ON PLANS)

- 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

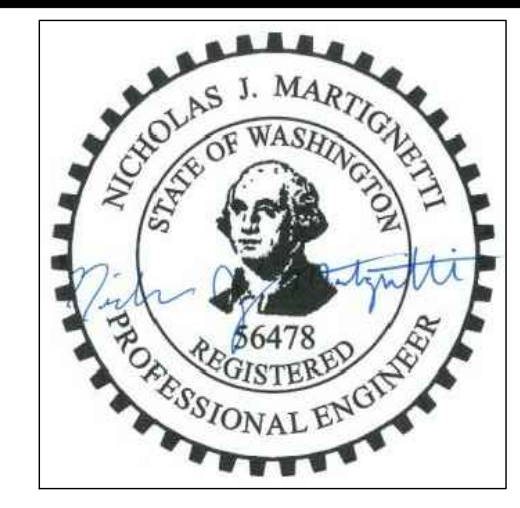
(WHERE NOTED ON PLANS)

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

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



GENERAL STRUCTURAL NOTES	
DESIGN PARAMETERS	
<ul style="list-style-type: none"> DESIGN IS BASED ON 2018 INTERNATIONAL RESIDENTIAL CODE & 2018 INTERNATIONAL BUILDING CODE WOOD FRAME ENGINEERING IS BASED ON NDS, NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION - LATEST EDITION 	
GENERAL FRAMING	
<ul style="list-style-type: none"> EXTERIOR BEARING WALLS SHALL BE 2x4 OR 2x6 (AS SHOWN ON PLANS) @ 16" O.C. (w/ DOUBLE TOP PLATE) HEM FIR (HF) "STUD" GRADE LUMBER, OR BETTER, UNO. INTERIOR BEARING WALLS SHALL BE 2x4 OR 2x6 (AS SHOWN ON PLANS) @ 16" O.C. (w/ DOUBLE TOP PLATE) HEM FIR (HF) "STUD" GRADE LUMBER, OR BETTER, UNO. ALL NON-BEARING INTERIOR STUD WALLS SHALL BE CONSTRUCTED WITH 2x "STUD" GRADE MEMBERS SPACED @ 24" O.C. (MAX.) ALL WALLS TALLER THAN TYP. PLATE HEIGHT SHALL BE CONSIDERED BALLOON FRAMED & SHALL BE CONSTRUCTED FROM FLOOR TO UNDERSIDE OF FRAMING AT NEXT LEVEL. BF. WALLS SHALL BE 2x4 OR 2x6 (AS SHOWN ON PLANS) HEM FIR (HF) #2 GRADE LUMBER, OR BETTER. ALL HEADERS SHALL BE SUPPORTED BY (1) 2x JACK STUD @ (1) 2x KING STUD, MINIMUM. THE NUMBER OF STUDS SPECIFIED AT A SUPPORT INDICATES THE NUMBER OF JACK STUDS REQUIRED, UNO. ALL 2x6 AND LARGER SOLID SAWN BEAMS/HEADERS SHALL BE HEM FIR #2 (HF #2) OR BETTER. ALL 4x6 AND LARGER SOLID SAWN LUMBER SHALL BE DOUG FIR #2 (DF #2) OR BETTER. ALL FRAMING LUMBER SHALL BE KILN DRIED TO 15% MC (KD-15). ALL TYP. NAIL FASTENER REQUIREMENTS ARE NOTED IN GENERAL NOTES, IN DETAILS, OR ON PLANS. ALL NAILS SPECIFIED ARE MIN DIAMETER AND LENGTH REQUIRED FOR CONNECTION. ALL HANGER NAILS SHALL BE INSTALLED PER MANUFACTURER'S REQUIREMENTS FOR MAX. GRANTED CAPACITY. NOTE: HANGERS USE COMMON NAIL DIAMETERS NOT TYPICAL FRAMING SIZES NAILS. FASTEN ALL BEAMS TO COLUMNS, OR FLUSH BEAMS TO SUPPORTING BEAMS, W/ (4) 3"x0.131" TOENAILS (MIN), TYP. UNO. PROVIDE SOLID BLOCKING IN FLOOR SYSTEM UNDER ALL POSTS & HOLD-DOWNS CONTINUOUS TO FOUNDATION/BEARING. BLOCKING TO MATCH POST ABOVE. ENGINEERED LUMBER TO MEET OR EXCEED THE FOLLOWING: <ul style="list-style-type: none"> L5L MEMBERS - Fb=2325 PSI; Fv=310 PSI; E=1.55x10⁶ PSI LVL MEMBERS - Fb=2600 PSI; Fv=285 PSI; E=2.0x10⁶ PSI GLB MEMBERS - Fb=2400 PSI; Fv=1850 PSI; Fv=265 PSI; E=1.8x10⁶ PSI; DF=DF; 2#F-V4 (UNO) ENGINEERED LUMBER POSTS TO MEET OR EXCEED THE FOLLOWING: <ul style="list-style-type: none"> LVL MEMBERS - Fb=2400 PSI; Fc=12500 PSI; E=1.8x10⁶ PSI FACE NAIL MULTI-PLY 2x BEAMS & HEADERS W/ 3-ROWS OF 3"x0.131" NAILS (MIN) @ 12" O.C. STAGGERED. APPLY NAILING FROM BOTH FACES @ 3-PLY OR MORE CONDITIONS. UTILIZE 2 ROWS OF NAILS FOR 2x6 & 2x8 MEMBERS. ALL MEMBERS SPECIFIED AS MULTI-PLY 1 1/2" SHALL BE FASTENED TOGETHER PER MANUFACTURER. EQUIVALENT WIDTH SOLID MATERIAL MAY BE USED AS EQUAL. FASTEN 2x WOOD PLATES TO TOP FLANGE OF STEEL BEAMS W/ 4x FLUSH BEAMS (MULTI X) FINIS OR EQUAL (0.131" DIA. x 2" LONG MIN) @ 16" O.C. STAGGERED, OR 1/2" DIA. BOLTS @ 48" O.C. STAGGERED. REFER TO IRC FASTENING SCHEDULE TABLE R602.3(1) FOR ALL CONNECTIONS, TYP. UNO. 	
FLOOR FRAMING	
<ul style="list-style-type: none"> 1-JOISTS/TRUSSES SHALL BE DESIGNED BY MANUF. TO MEET OR EXCEED L/480 LIVE LOAD DEFLECTION CRITERIA AND SHALL RUN CONTINUOUS OVER SUPPORTS WHEREVER POSSIBLE. ALL LOADS SHOWN ON PLAN FOR MANUF. DESIGNS ARE ADD LEVEL LOADS, UNO. (EXCLUDES STONE/MARBLE OR NET BED CONSTRUCTED FLOORS - CONTACT MKK FOR EXCLUDED DESIGNS). ALL METAL 1-JOIST/TRUSS HANGERS SHALL BE SPECIFIED BY 1-JOIST/TRUSS MANUFACTURER, UNLESS OTHERWISE NOTED. 1-JOIST/TRUSS SHOP DRAWINGS SHALL BE SUBMITTED TO ARCHITECT AND ENGINEER FOR REVIEW AND APPROVAL PRIOR TO FABRICATION OR DELIVERY. 2x FLOOR JOISTS HAVE BEEN DESIGNED TO MEET OR EXCEED L/360 LIVE LOAD DEFLECTION CRITERIA. TYPICAL 2x JOIST HANGERS (UNO. ON PLANS): <ul style="list-style-type: none"> SINGLE PLY: SIMPSON LUS20 DOUBLES: SIMPSON LUS20-2 FLOOR SHEATHING SHALL BE 2387' 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/ GLUE AND 2 1/2" x 0.131" NAILS @ 6" O.C. @ PANEL EDGES & @ 12" O.C. FIELD. ALL FLUSH CONNECTIONS SHALL BE CONNECTED WITH HANGER APPROPRIATE FOR MEMBER SIZE, UNO. FASTEN HANGERS TO SINGLE PLY FLUSH BEAMS W/ 1/2" LONG NAILS. 	
ROOF FRAMING	
<ul style="list-style-type: none"> FASTEN EACH ROOF TRUSS TO TOP PLATE W/ (4) 3"x0.131" TOENAILS (MIN) & (1) SIMPSON SDNCS600 SCREW @ ALL BEARING POINTS. PROVIDE (2) SIMPSON SDNCS600 SCREWS AT 2-PLY GIRDER TRUSSES, (3) SIMPSON SDNCS600 SCREWS AT 3-PLY GIRDER TRUSSES AT ALL BEARING POINTS. FASTEN EACH ROOF RAFTER TO TOP PLATE WITH (1) SIMPSON SDNCS600 SCREW. PROVIDE (2) SIMPSON SDNCS600 SCREWS AT FLUSH BEAMS IN THE ROOF - AT ALL BEARING POINTS. ROOF SHEATHING SHALL BE 716' A.P.A. RATED SHEATHING 24/16 EXPOSURE 1 (OR APPROVED EQUAL). FASTEN TO FRAMING MEMBERS W/ 2 1/2" x 0.131" NAILS @ 6" O.C. AT PANEL EDGES & @ 12" O.C. AT INTERMEDIATE SUPPORTS. ROOF SHEATHING SHALL EXTEND BELOW ALL INSTANCES OF OVERFRAMING. BLOCKING SHALL BE INSTALLED AS REQUIRED TO LIMIT ROOF SHEATHING SPANS TO 24" MAX. WITHIN 48" OF ALL ROOF EDGES, RIDGES, & HIPs FASTEN ROOF SHEATHING FIELDS PER EDGE NAILING SPEC. ALL METAL HANGERS SHALL BE SPECIFIED BY THE TRUSS MANUFACTURER, UNLESS OTHERWISE NOTED. ROOF TRUSS SHOP DRAWINGS SHALL BE SUBMITTED TO ARCHITECT AND ENGINEER FOR REVIEW AND APPROVAL PRIOR TO FABRICATION OR DELIVERY. ROOF TRUSS SHOP DRAWINGS & CALCULATIONS SHALL BE PREPARED BY A WASHINGTON STATE LICENSED ENGINEER AND SHALL BE DESIGNED FOR UNBALANCED SNOW LOADING PER ASCE 7-16, SECTION 7.6. ERECT AND INSTALL ROOF TRUSSES PER NTCA & TP15 BCSI 1-08 GUIDE TO GOOD PRACTICE FOR HANDLING, INSTALLING & BRACING OF METAL PLATE CONNECTED WOOD TRUSSES. FASTEN OVER-FRAMED TRUSS SETS TO TRUSSES BELOW W/ (2) 3"x0.131" TOENAILS AT EA. TRUSS. SUPPORT PORCH & SHORT SPAN ROOF TRUSSES (UP TO 6' TRIB.) W/ 2x6 LEDGER FASTENED TO FRAMING W/ (3) 3"x0.131" NAILS @ 16" O.C. FASTEN ALL INTERIOR NON-BEARING PARTITION WALLS TO TRUSS BOTTOM CHORD ABOVE WITH SIMPSON STC CLIPS AT 24" O.C. MAX. PROVIDE BLOCKING BETWEEN THE TRUSS BOTTOM CHORDS AS REQUIRED FOR THE PARALLEL CONDITIONS. 	

seal:

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M&K project number:	203-21002
project mgr:	RJZ
drawn by:	RJD
issue date:	06-18-21
REVISIONS:	
date:	initial:

ARCHITECTURAL INNOVATIONS

SPECIAL INSPECTIONS REQUIRED	
IBC SECTION 1705.3	
<ul style="list-style-type: none"> SPECIAL INSPECTION OF CONCRETE FOUNDATION WALLS AND FOOTINGS IS REQUIRED, EXCEPT FOR ISOLATED SPREAD CONCRETE FOOTINGS PER EXCEPTION 1 ON SECTION 1705.3 AND FOOTINGS SUPPORTING LIGHT-FRAMED WALLS PER EXCEPTION 2. 	

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

MEANS & METHODS NOTES

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

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

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

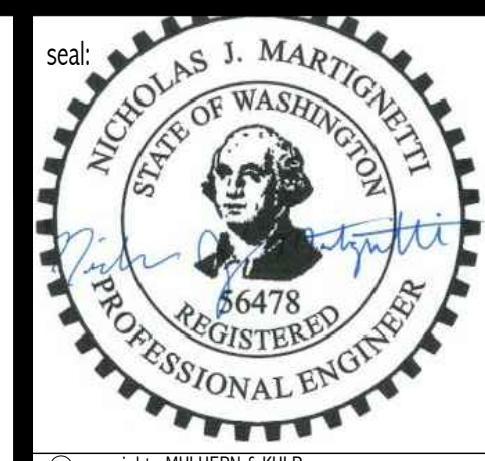
STRUCTURAL NOTES

PRATT PLAT - LOT 1

MERCER ISLAND, WASHINGTON

sheel:

S-O.O



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203-21002

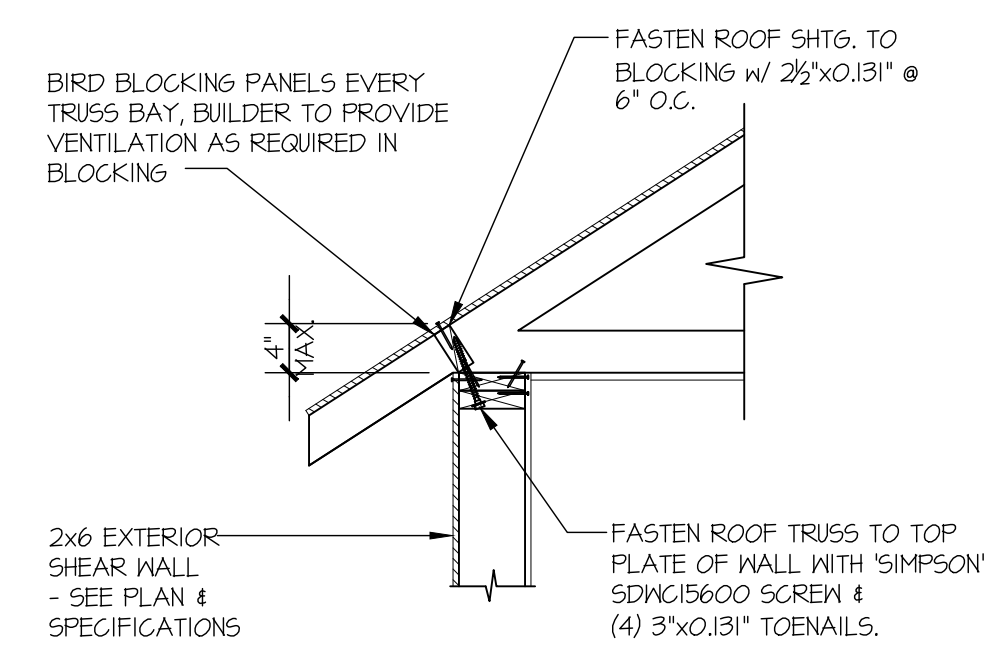
project mgr: RJZ
drawn by: RJD
issue date: 06-18-21

REVISIONS:
date: initial:

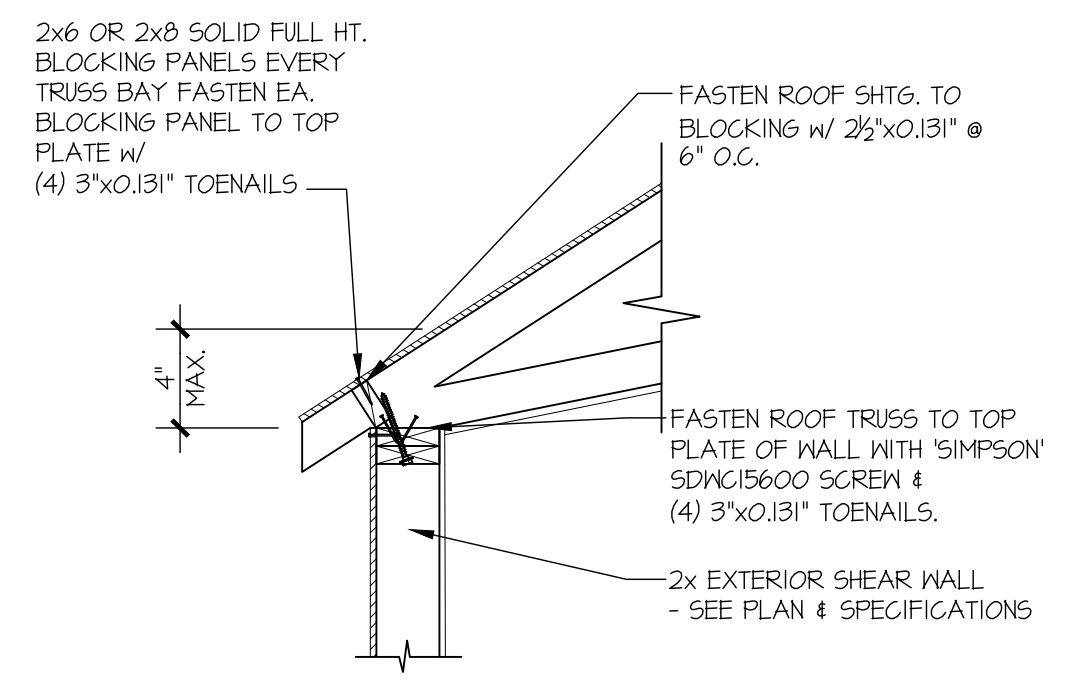
ARCHITECTURAL
INNOVATIONS

STRUCTURAL DETAILS
PRATT PLAT - LOT 1
MERCER ISLAND, WASHINGTON

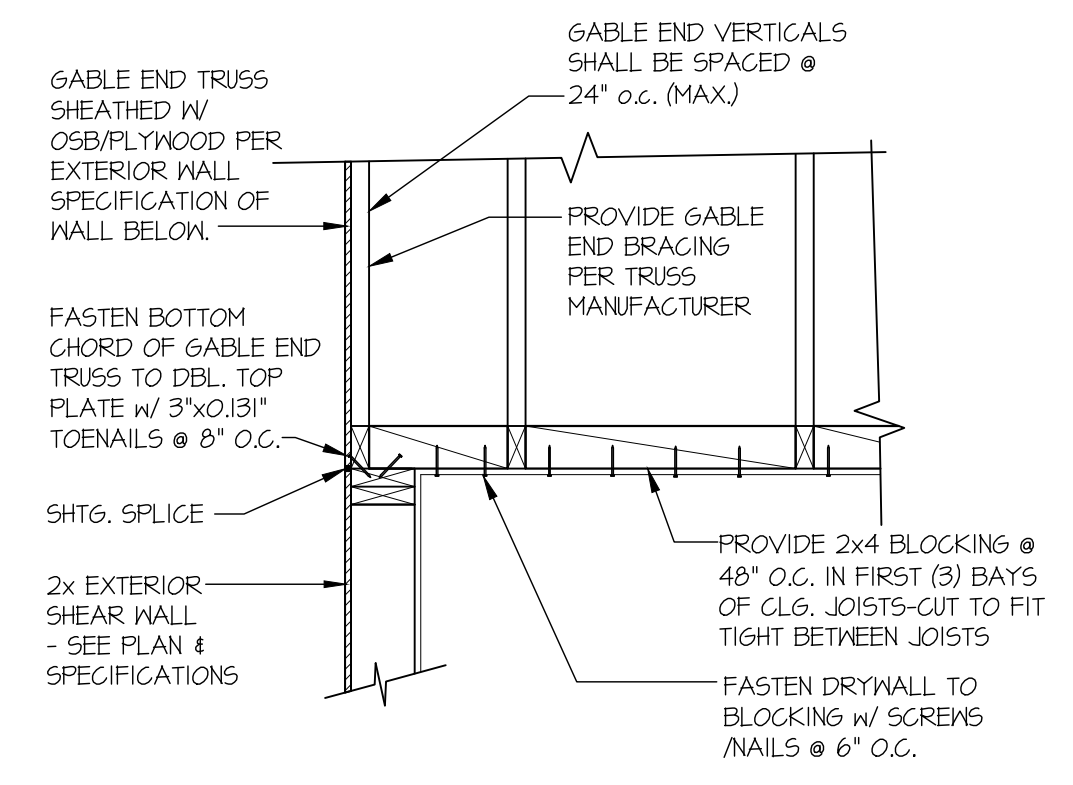
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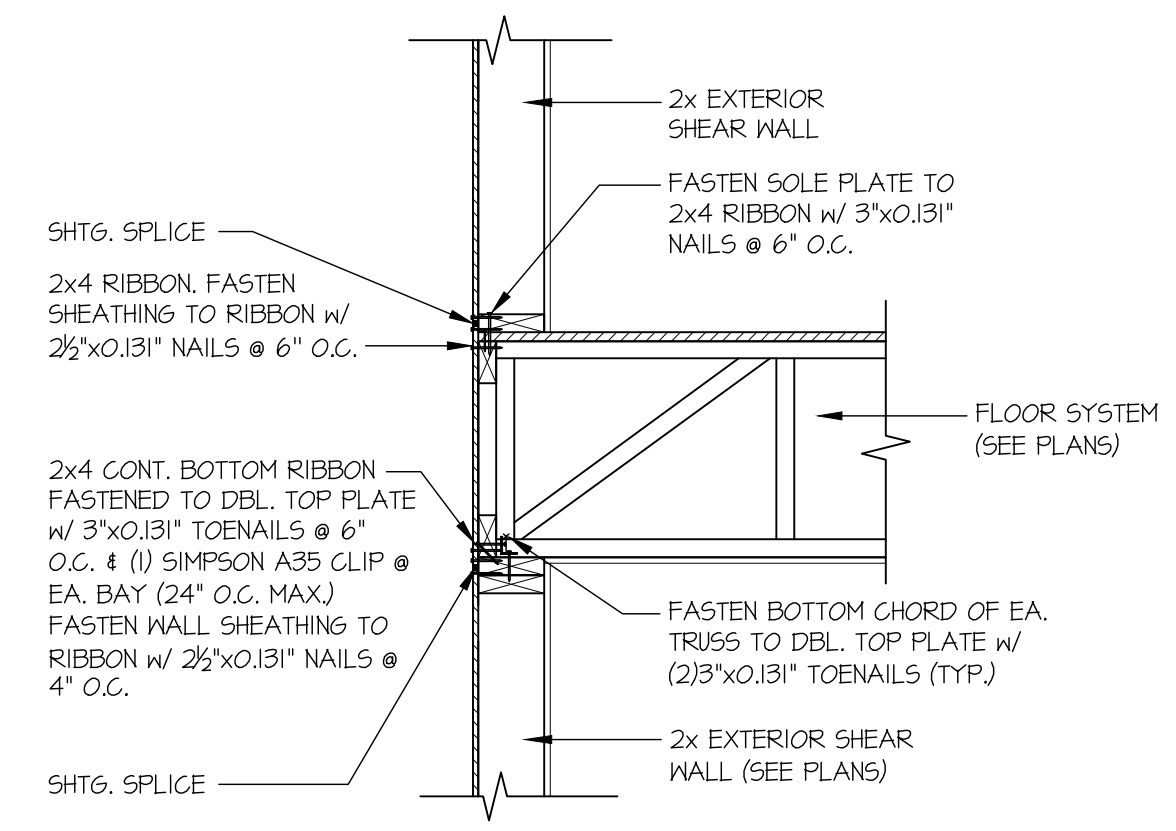
1 TYPICAL SHEAR TRANSFER DETAIL @ ROOF
SCALE: 3/4"=1'-0" HEEL HEIGHT LESS THAN 4"



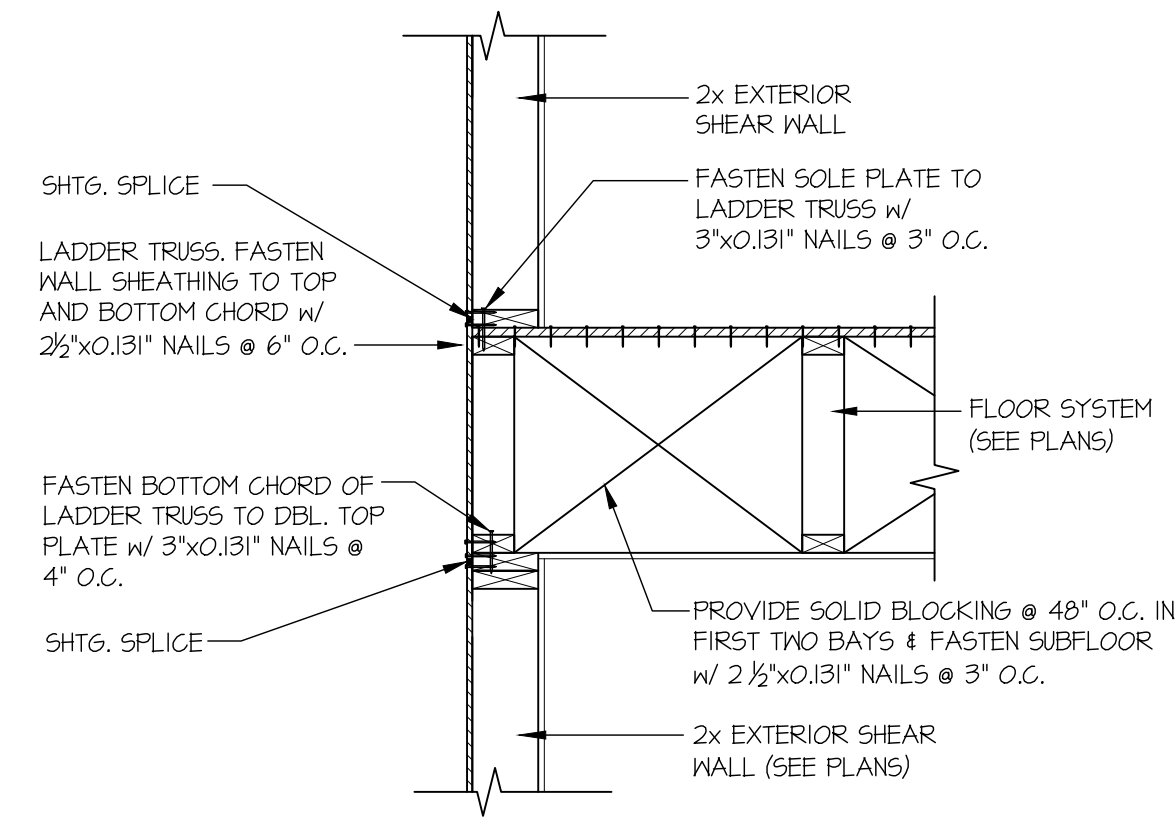
1A TYPICAL SHEAR TRANSFER DETAIL @ VAULTED CEILING
SCALE: 3/4"=1'-0"



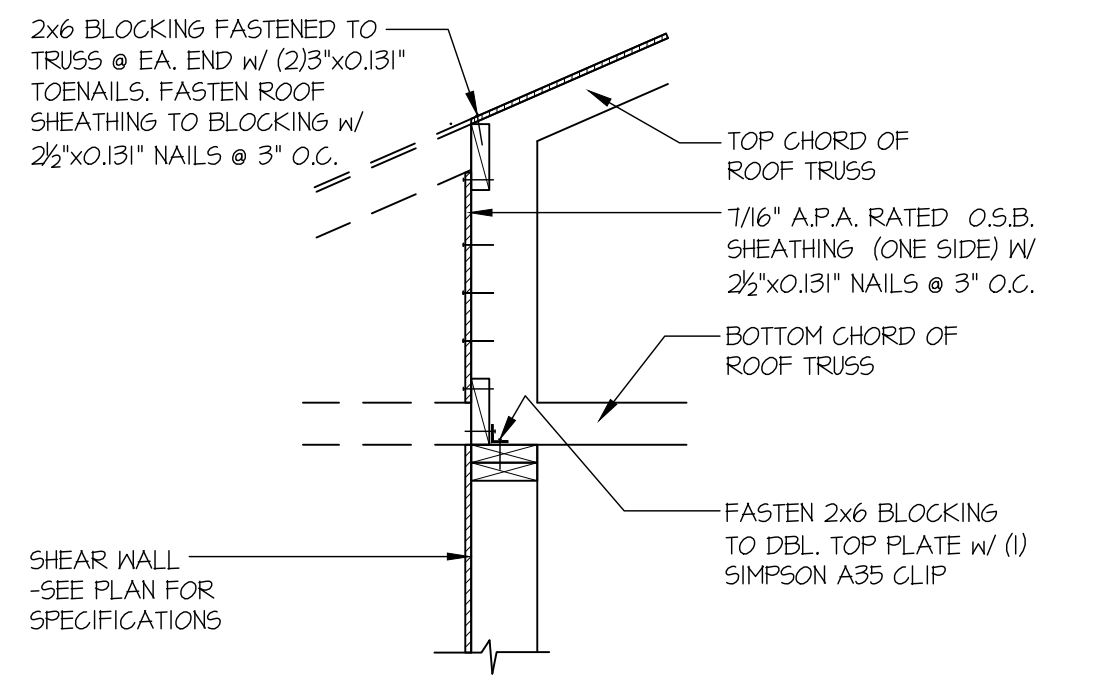
2 TYPICAL GABLE END DETAIL
SCALE: 3/4"=1'-0"



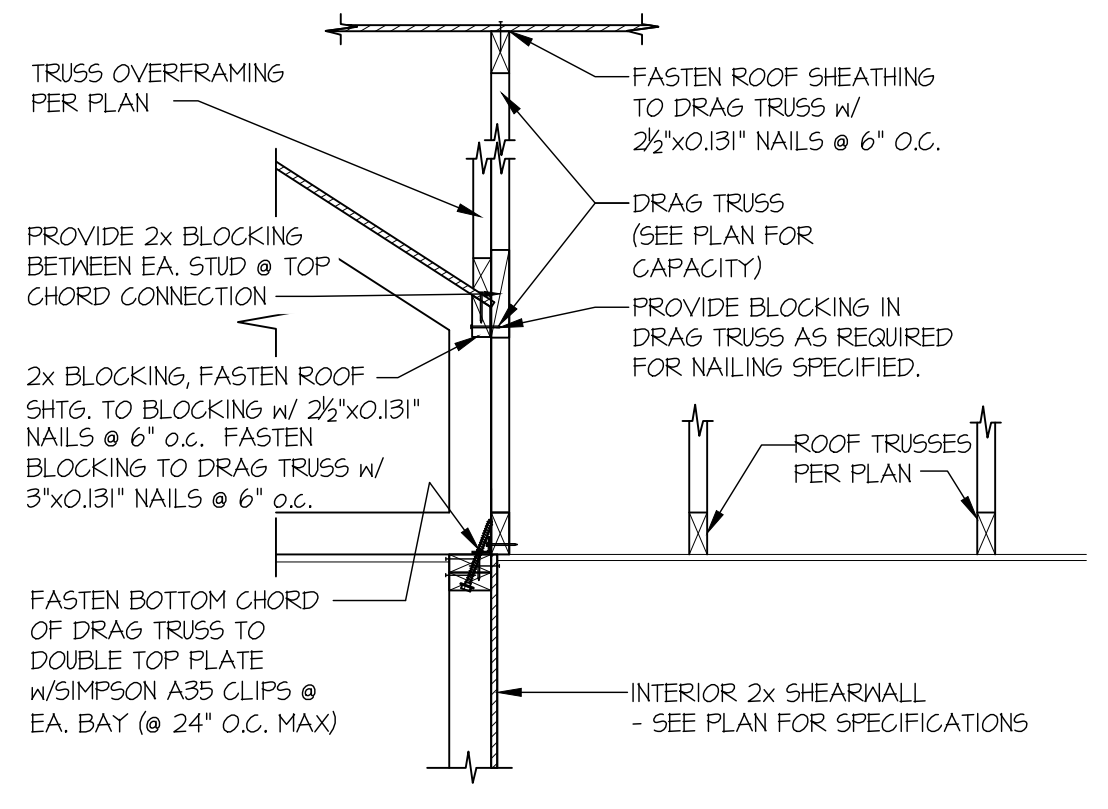
3 TYPICAL SHEAR TRANSFER DETAIL BETWEEN FLOORS @ EXTERIOR WALL
SCALE: 3/4"=1'-0" PERPENDICULAR FRAMING



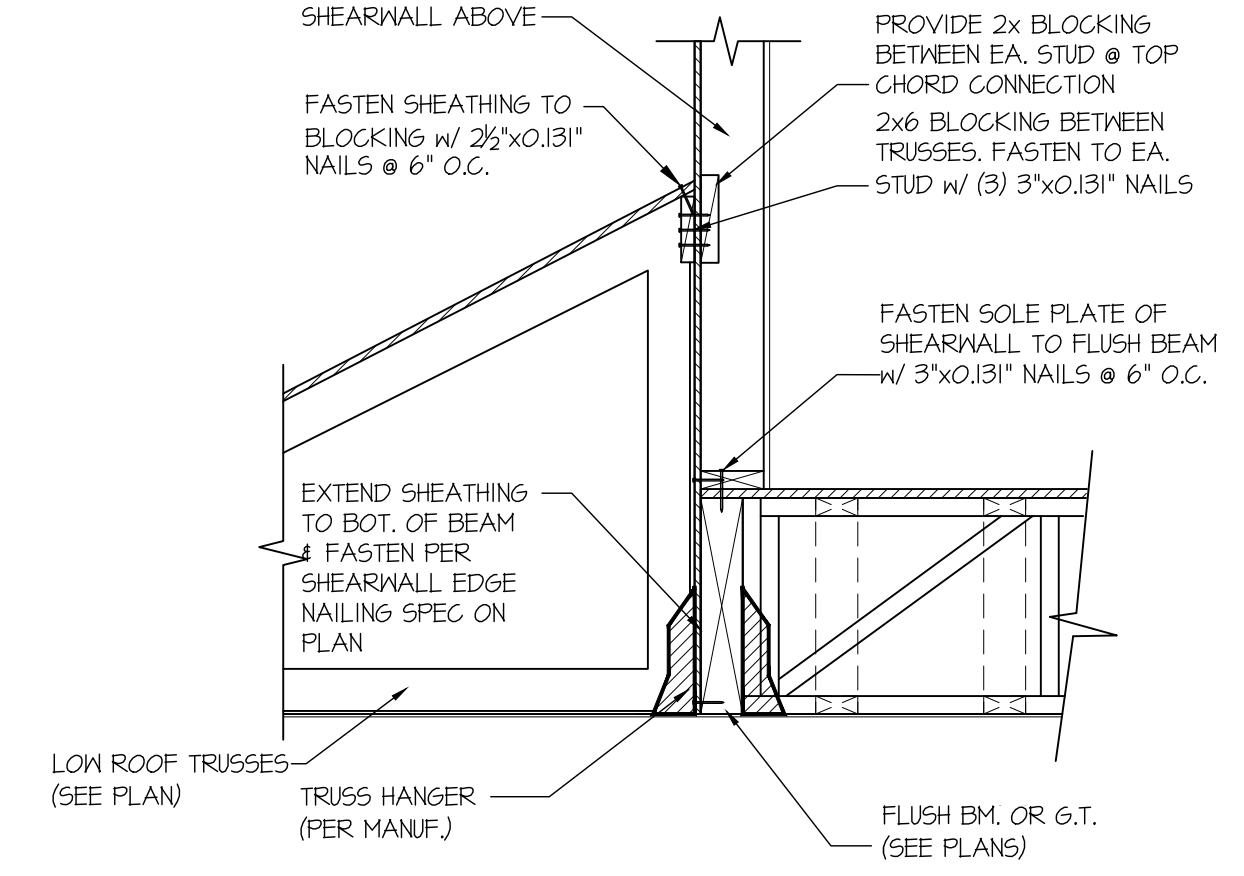
4 TYPICAL SHEAR TRANSFER DETAIL BETWEEN FLOORS @ EXTERIOR WALL
SCALE: 3/4"=1'-0" PARALLEL FRAMING



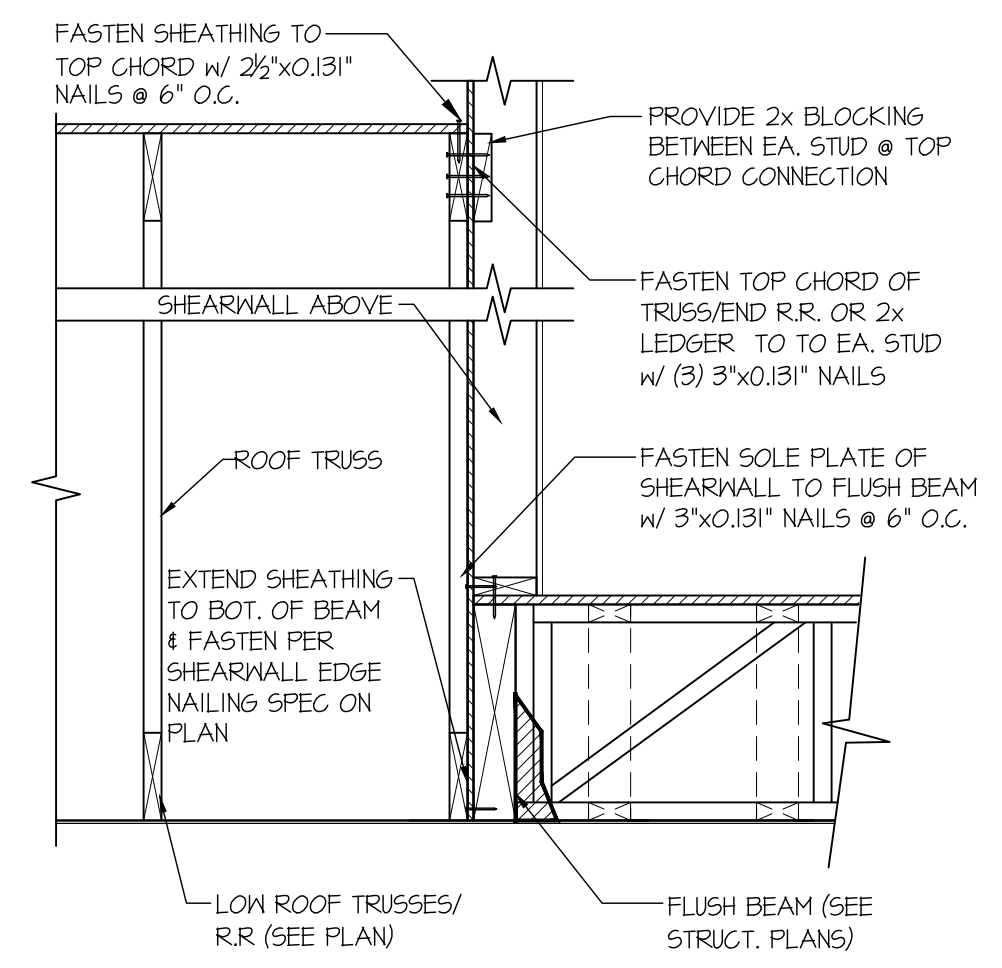
49 SHEAR TRANSFER DETAIL @ SHEARWALL BELOW
SCALE: 3/4"=1'-0"



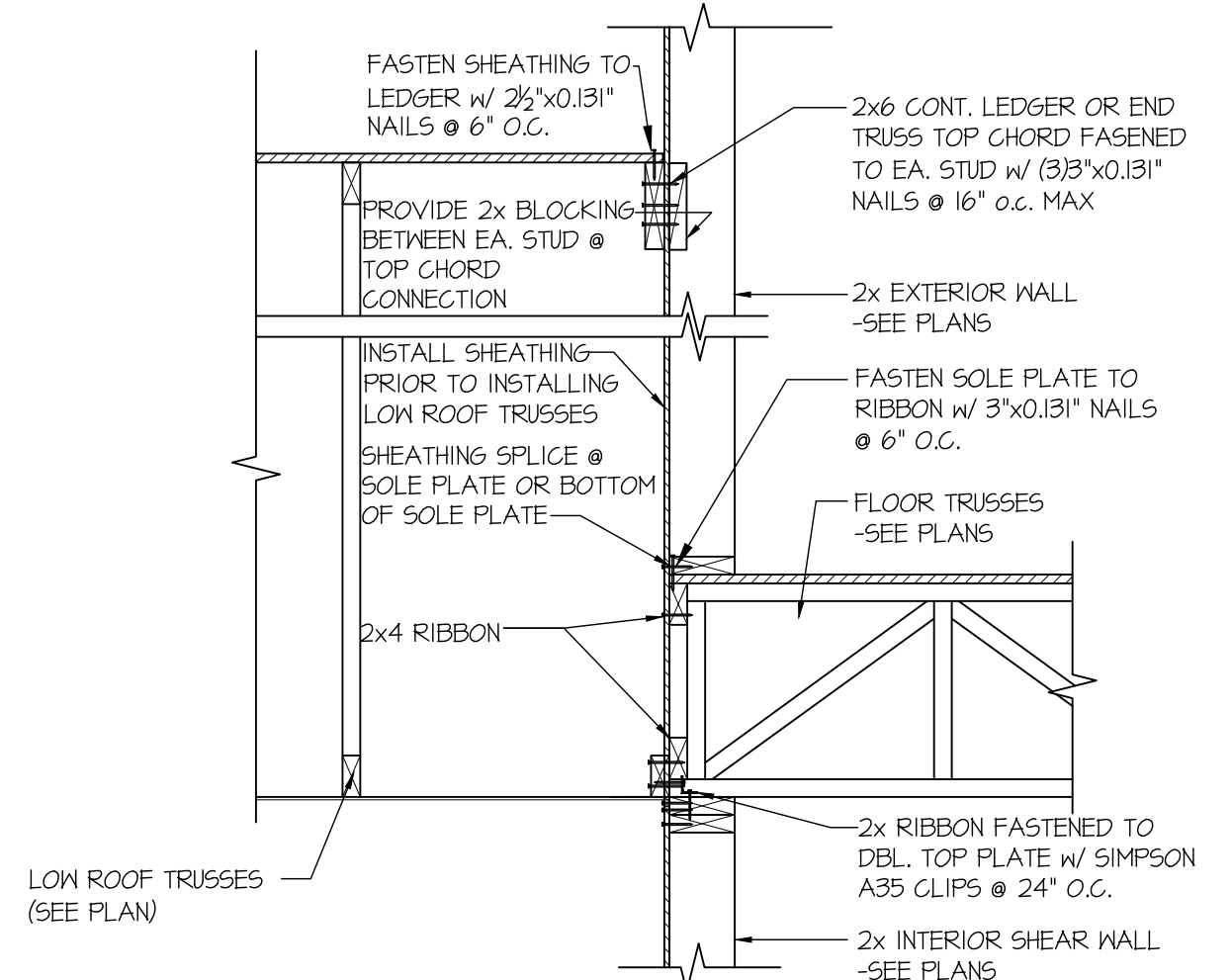
54 SHEAR TRANSFER DETAIL @ INTERIOR SHEARWALL BELOW
SCALE: 3/4"=1'-0"



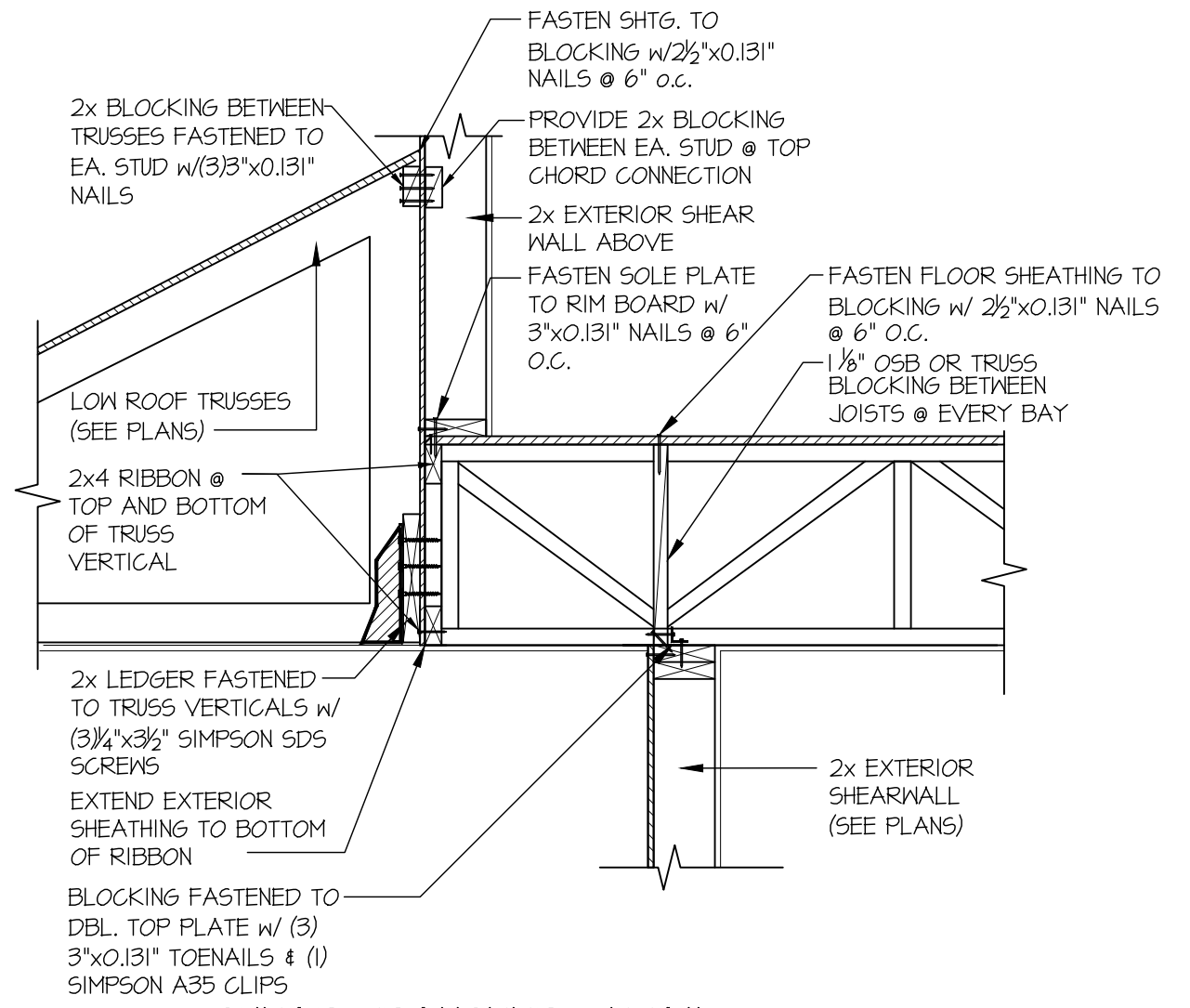
58 SHEAR TRANSFER DETAIL @ EXTERIOR SHEARWALL ABOVE
SCALE: 3/4"=1'-0"



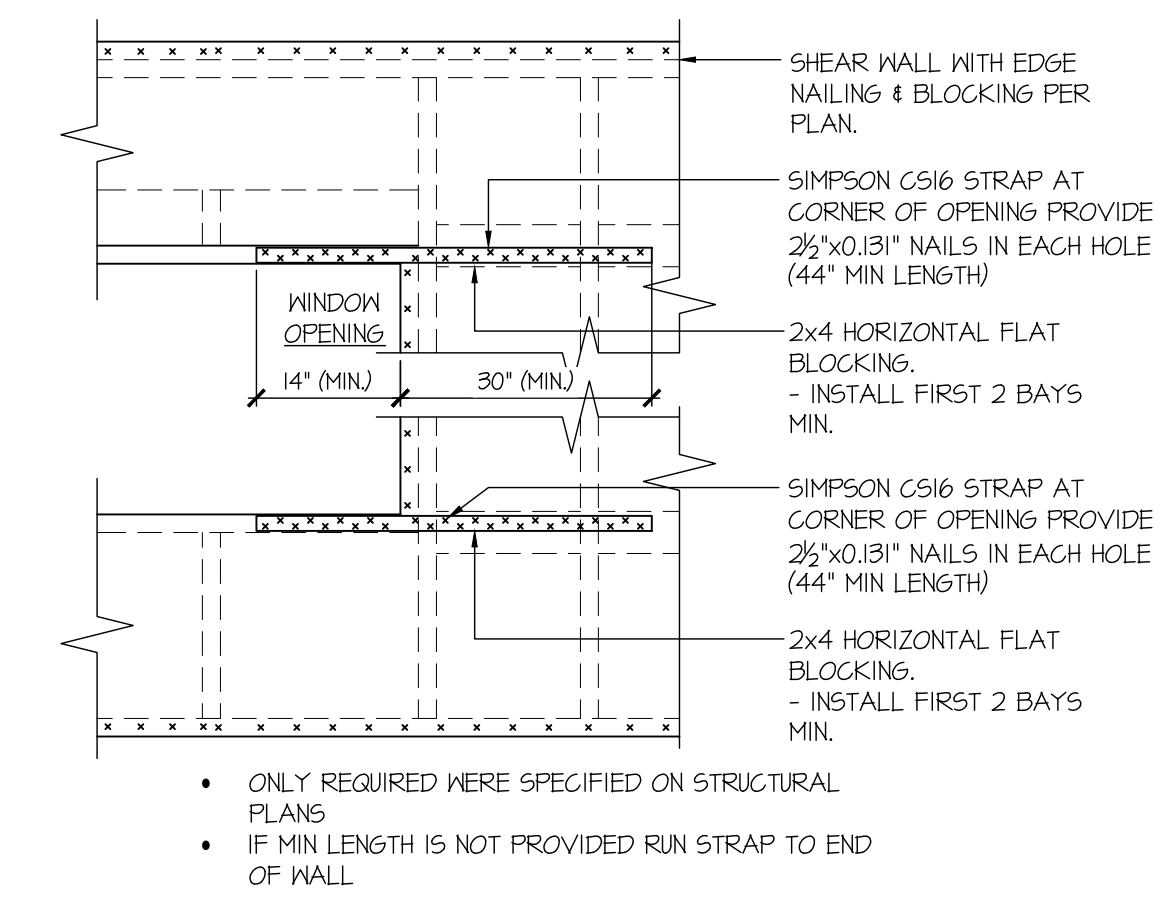
59 SHEAR TRANSFER DETAIL @ EXTERIOR SHEARWALL ABOVE
SCALE: 3/4"=1'-0"



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

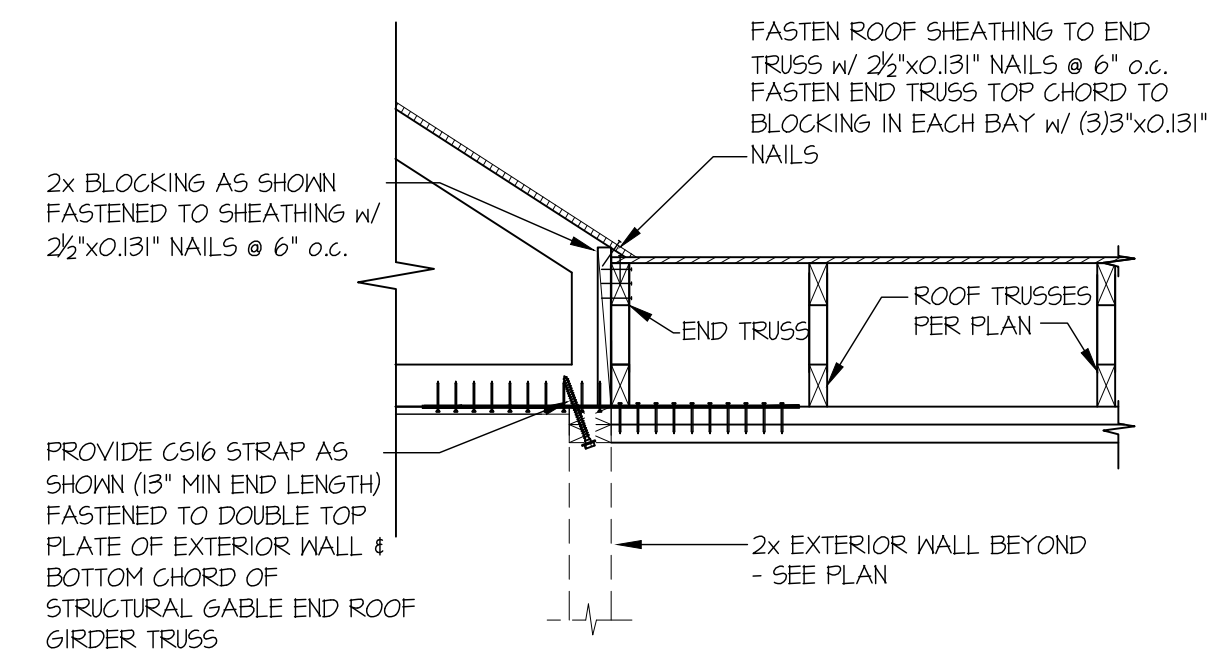
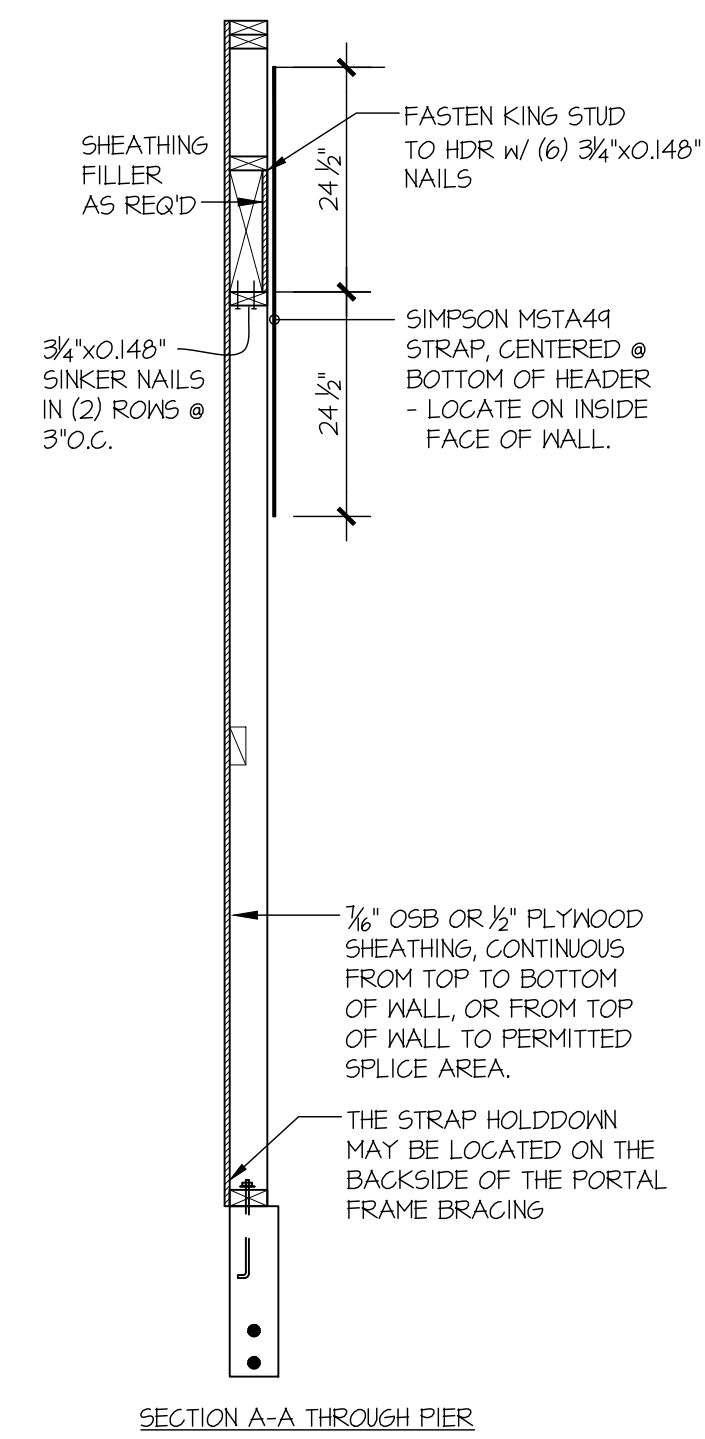
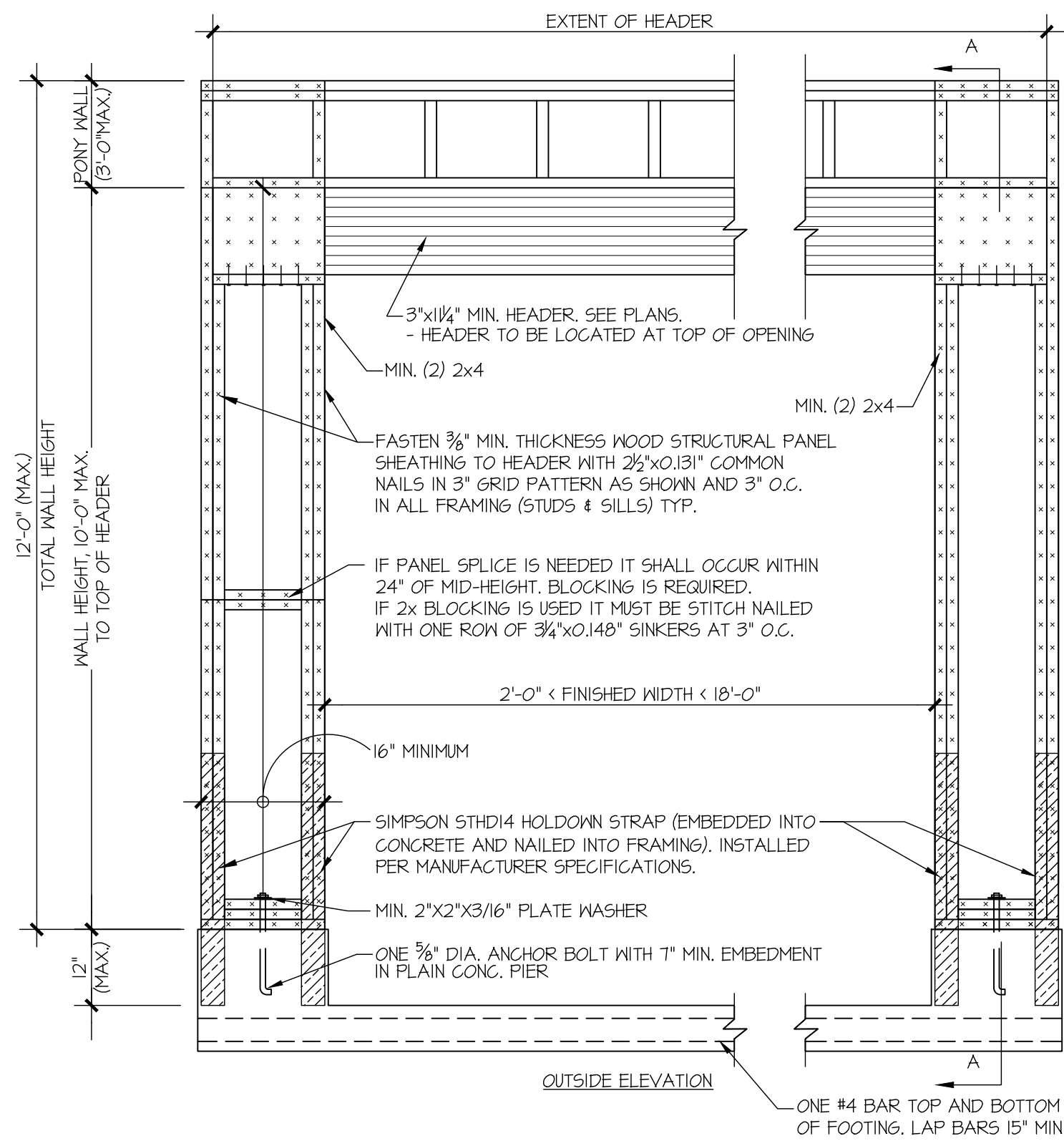


63 SHEAR TRANSFER DETAIL @ CANT'D EXTERIOR WALL ABOVE
SCALE: 3/4"=1'-0"

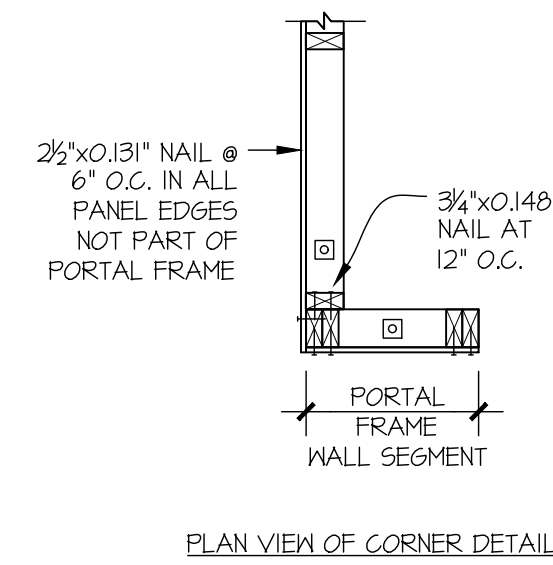
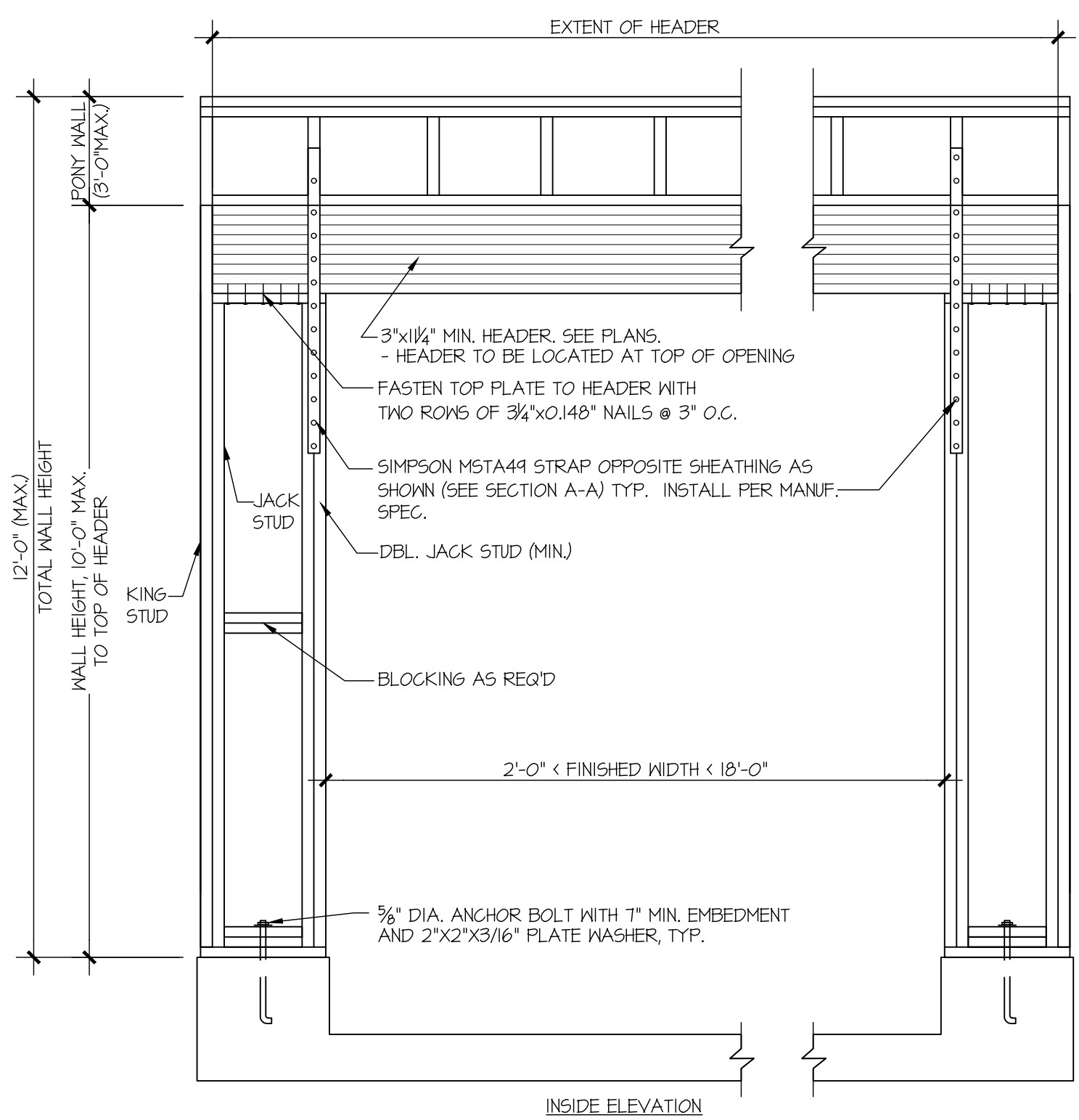


64 EXT. WALL & INT. SHEARWALL OPENING ELEVATION
SCALE: NTS

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



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



118 APA PORTAL FRAME DETAIL WITH HOLDOWNS
SCALE: N.T.S.



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M&K project number:
203-21002

project mgr: RJZ
drawn by: RJD
issue date: 06-18-21

REVISIONS:

date:	initial:

ARCHITECTURAL
INNOVATIONS

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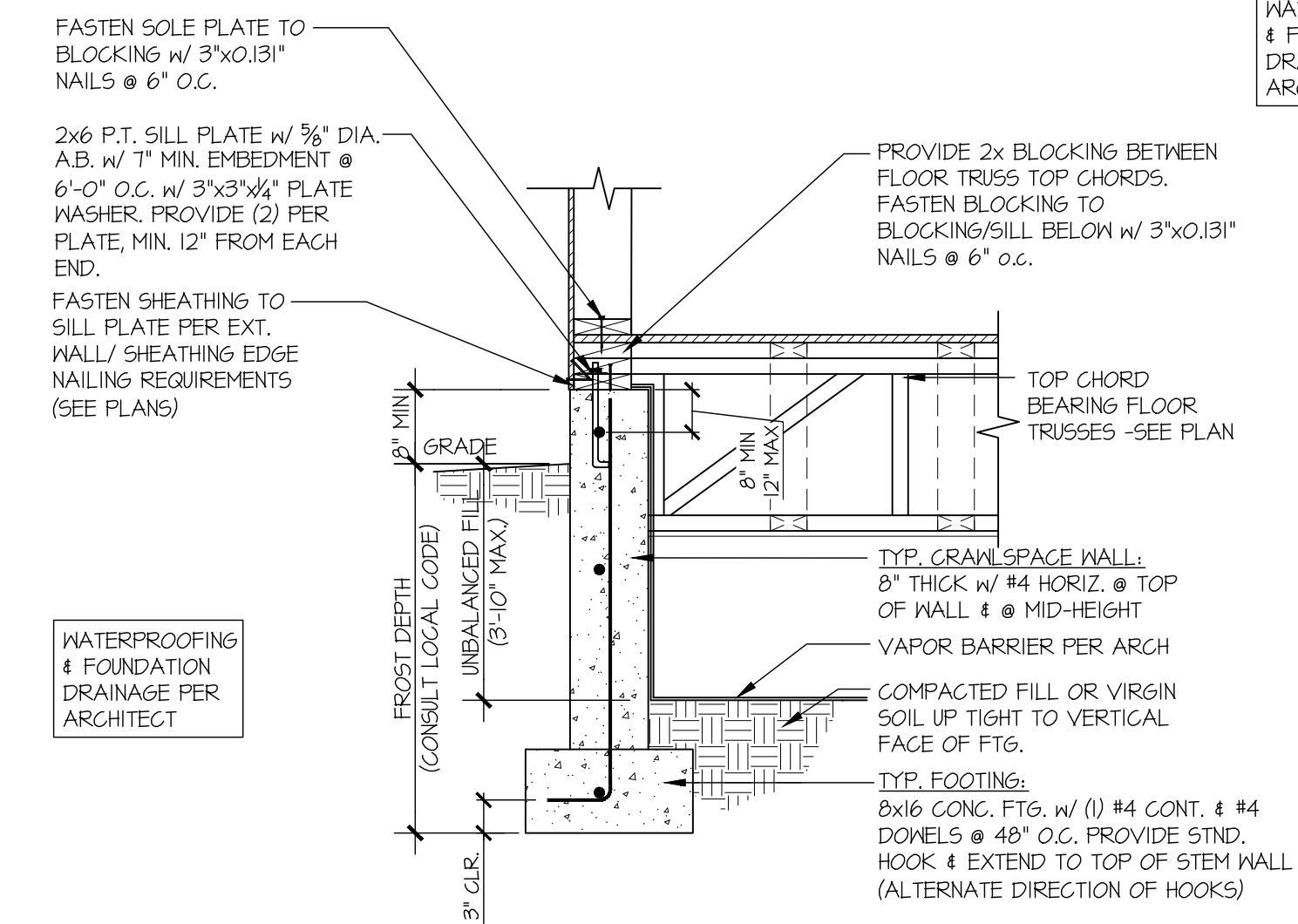
project mgr: **RJZ**
drawn by: **RJD**
issue date: **06-18-21**

REVISIONS:
date: initial:

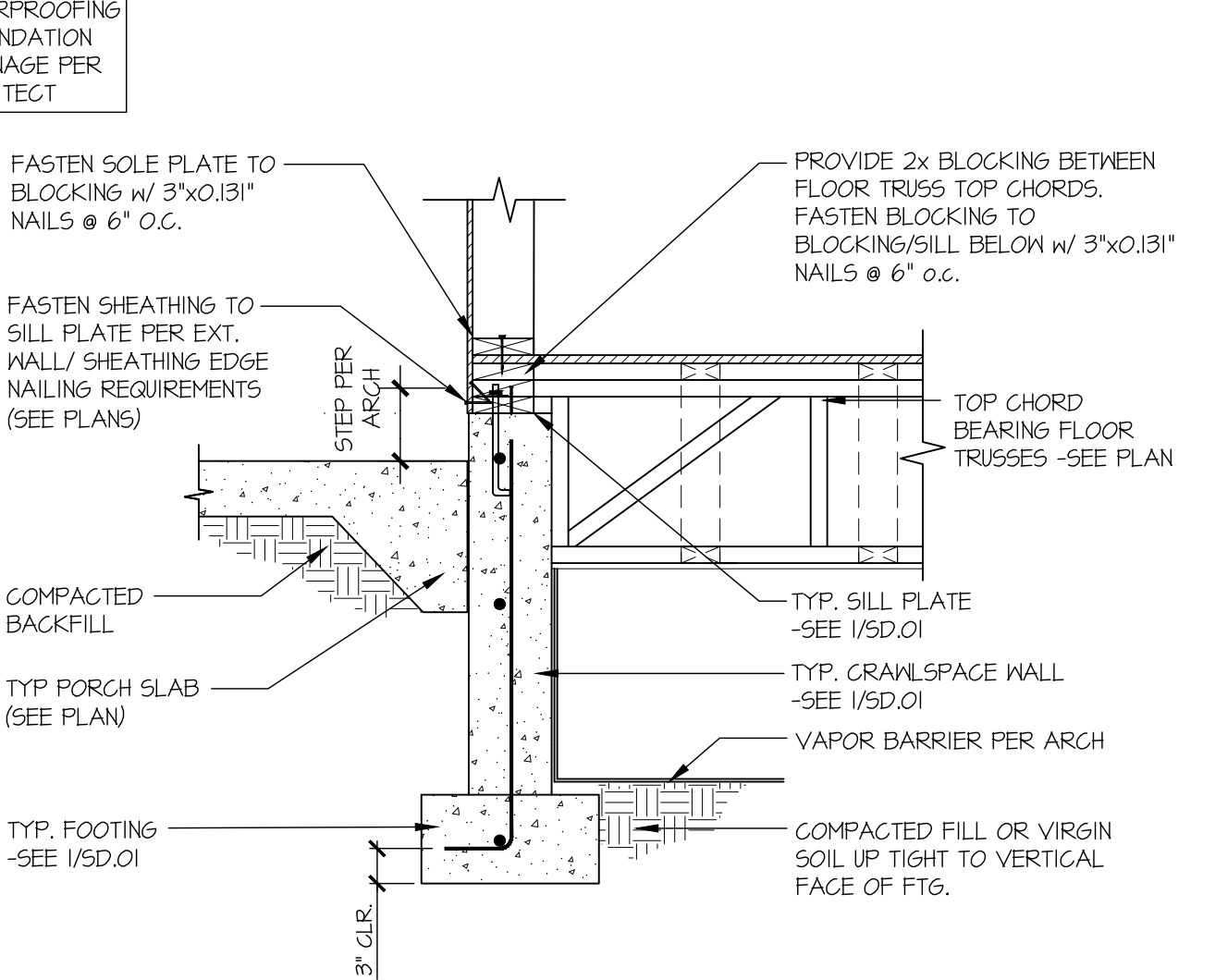
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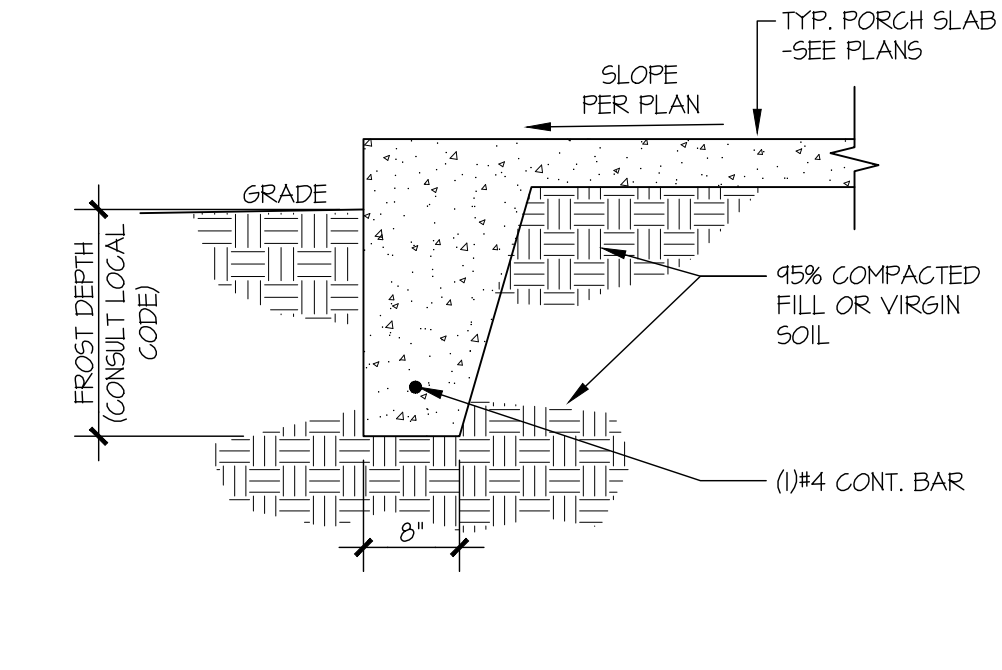
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SD.01



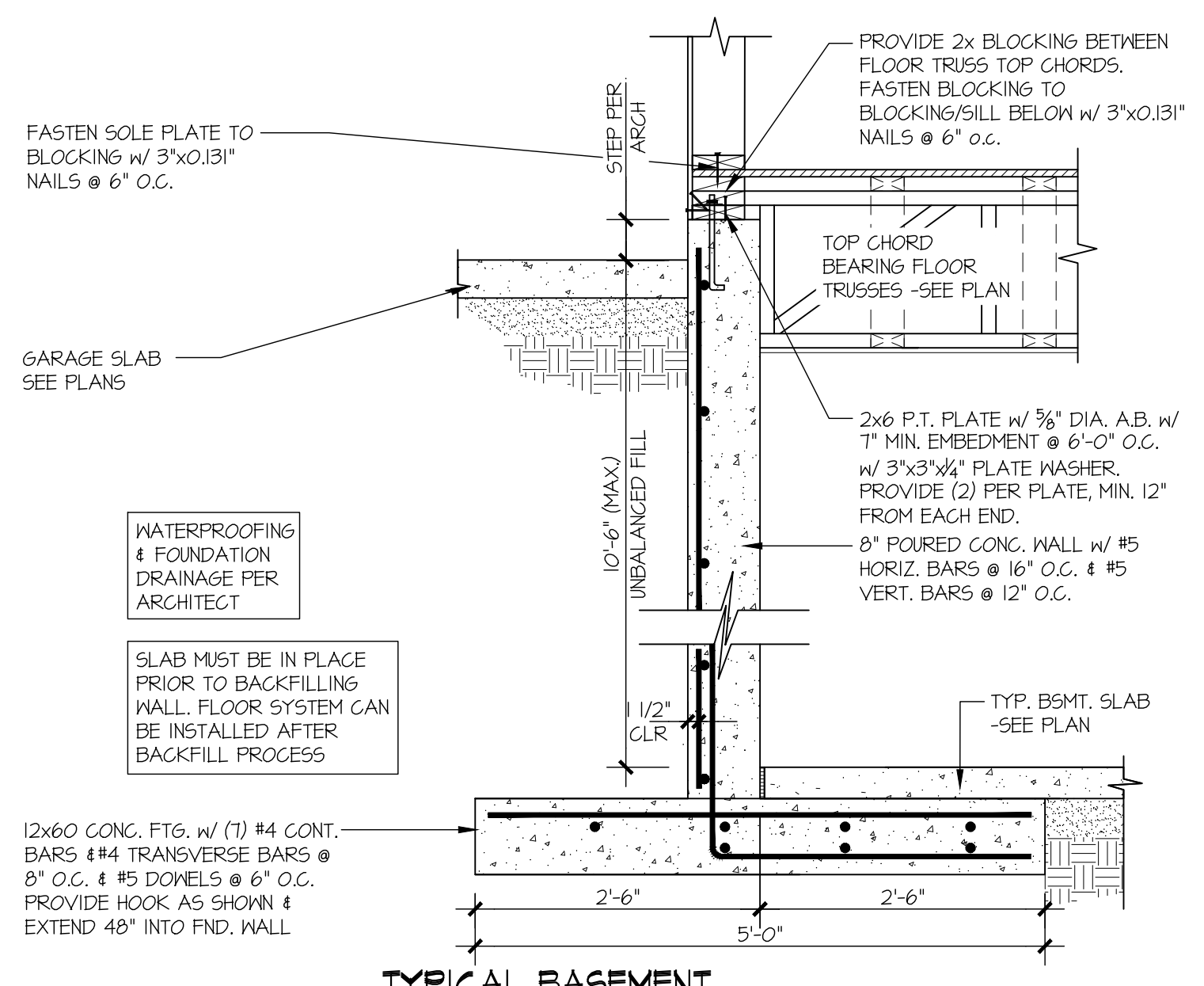
1 TYPICAL CRAWLSPACE FOUNDATION
SCALE: 3/4"=1'-0"



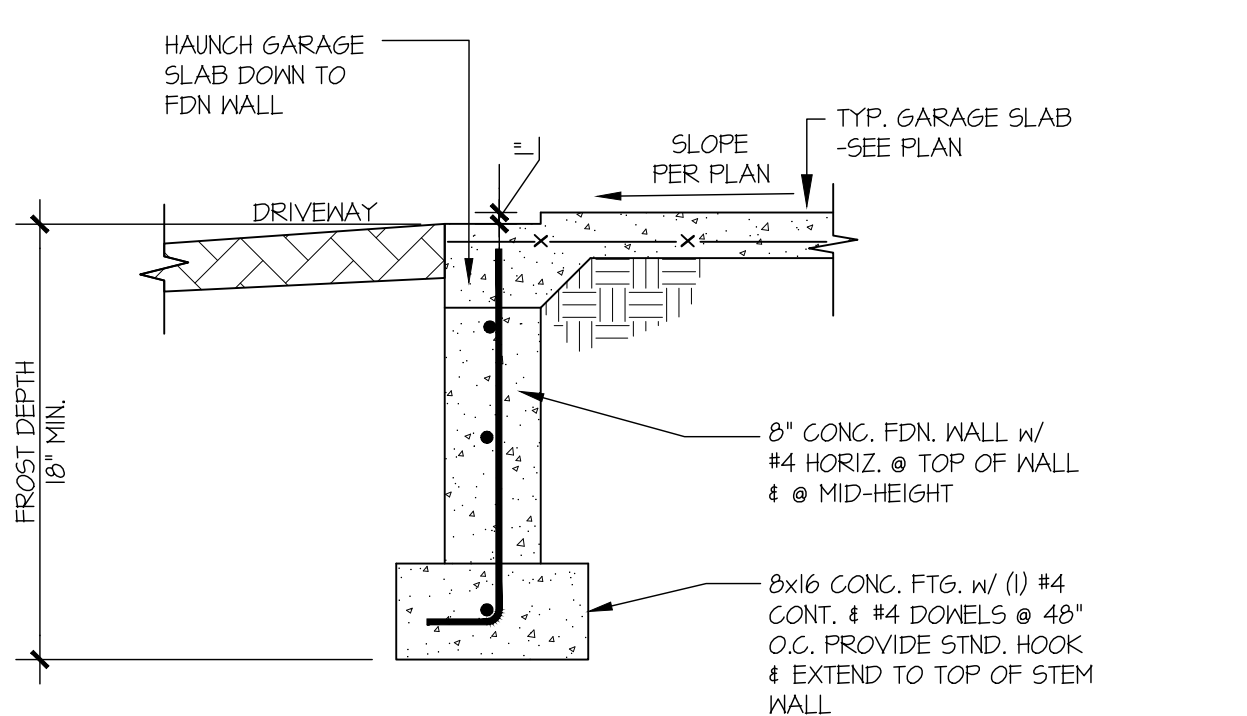
2 TYPICAL CRAWLSPACE FOUNDATION @ PORCH SLAB
SCALE: 3/4"=1'-0"



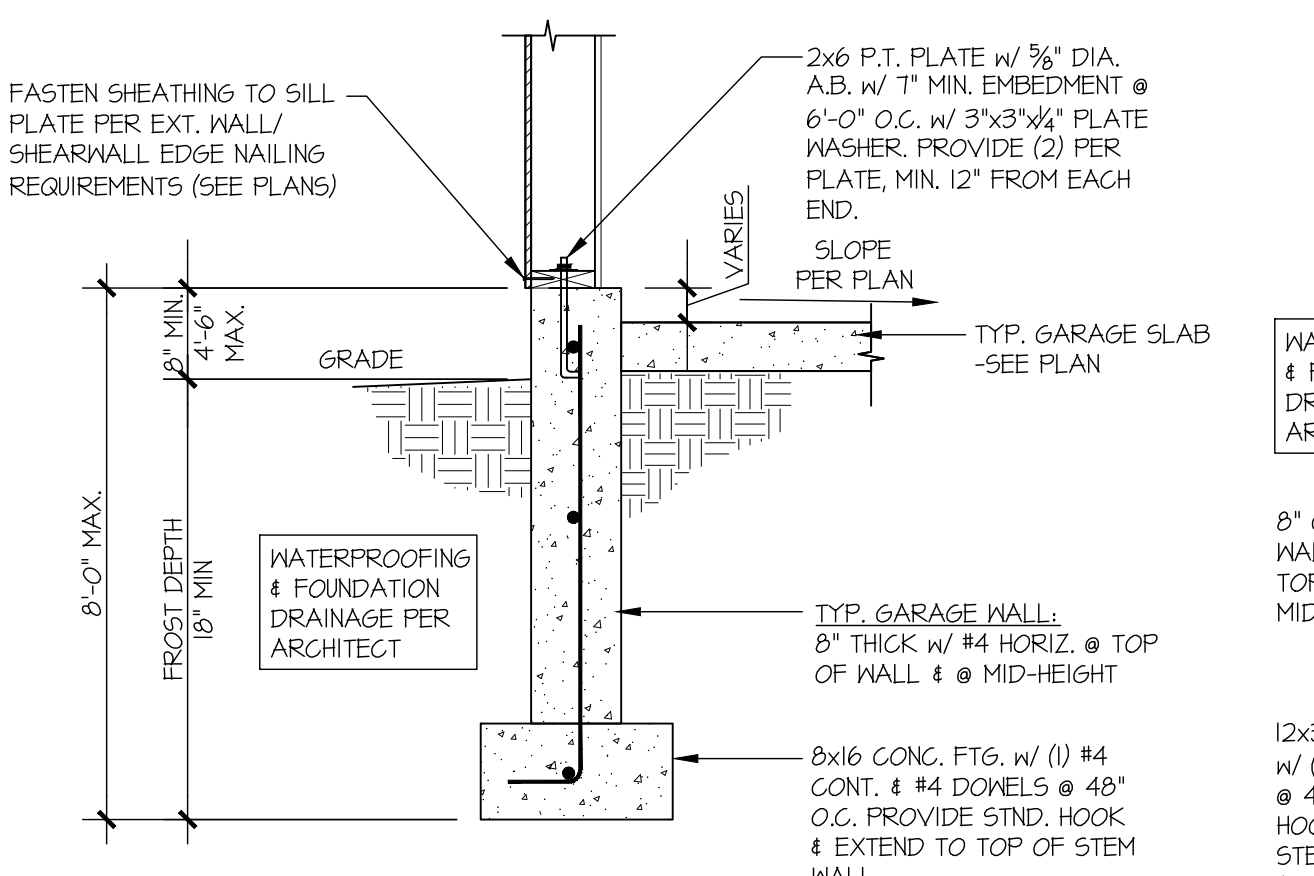
3 TYPICAL FOOTING @ PORCH SLAB
SCALE: 3/4"=1'-0"



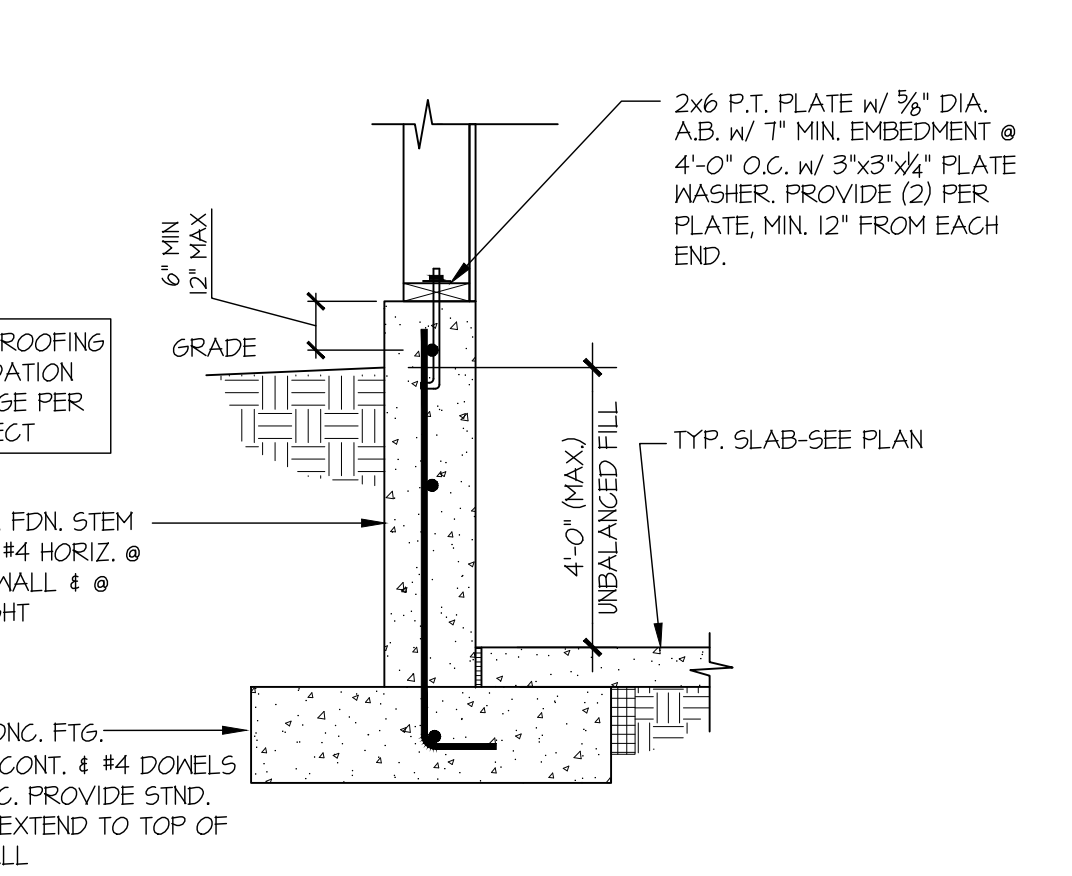
4 TYPICAL BASEMENT FOUNDATION @ GARAGE SLAB
SCALE: 3/4"=1'-0"



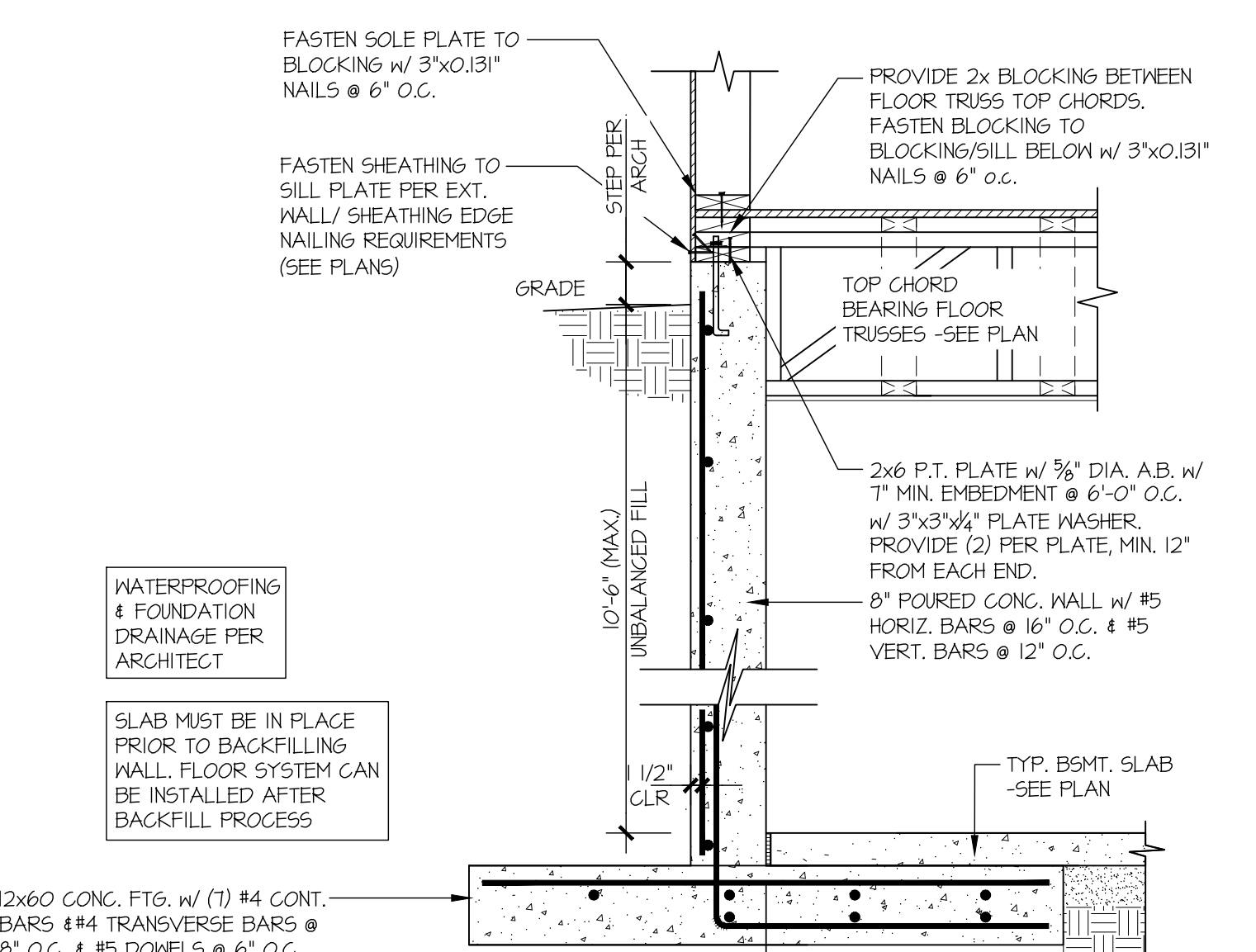
5 TYPICAL FOUNDATION @ GARAGE DOOR OPENING
SCALE: 3/4"=1'-0"



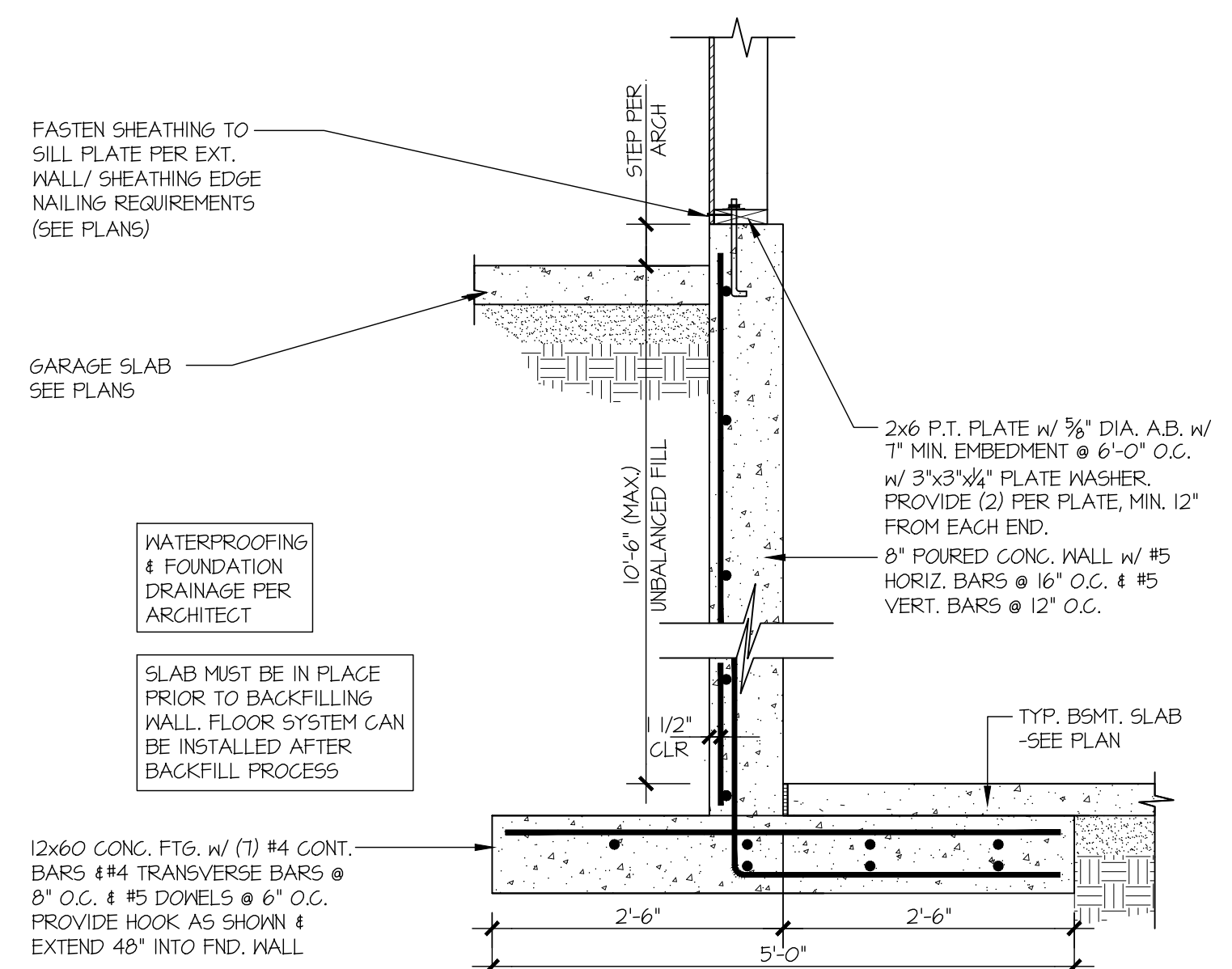
6 TYPICAL EXT. GARAGE FOUNDATION
SCALE: 3/4"=1'-0"



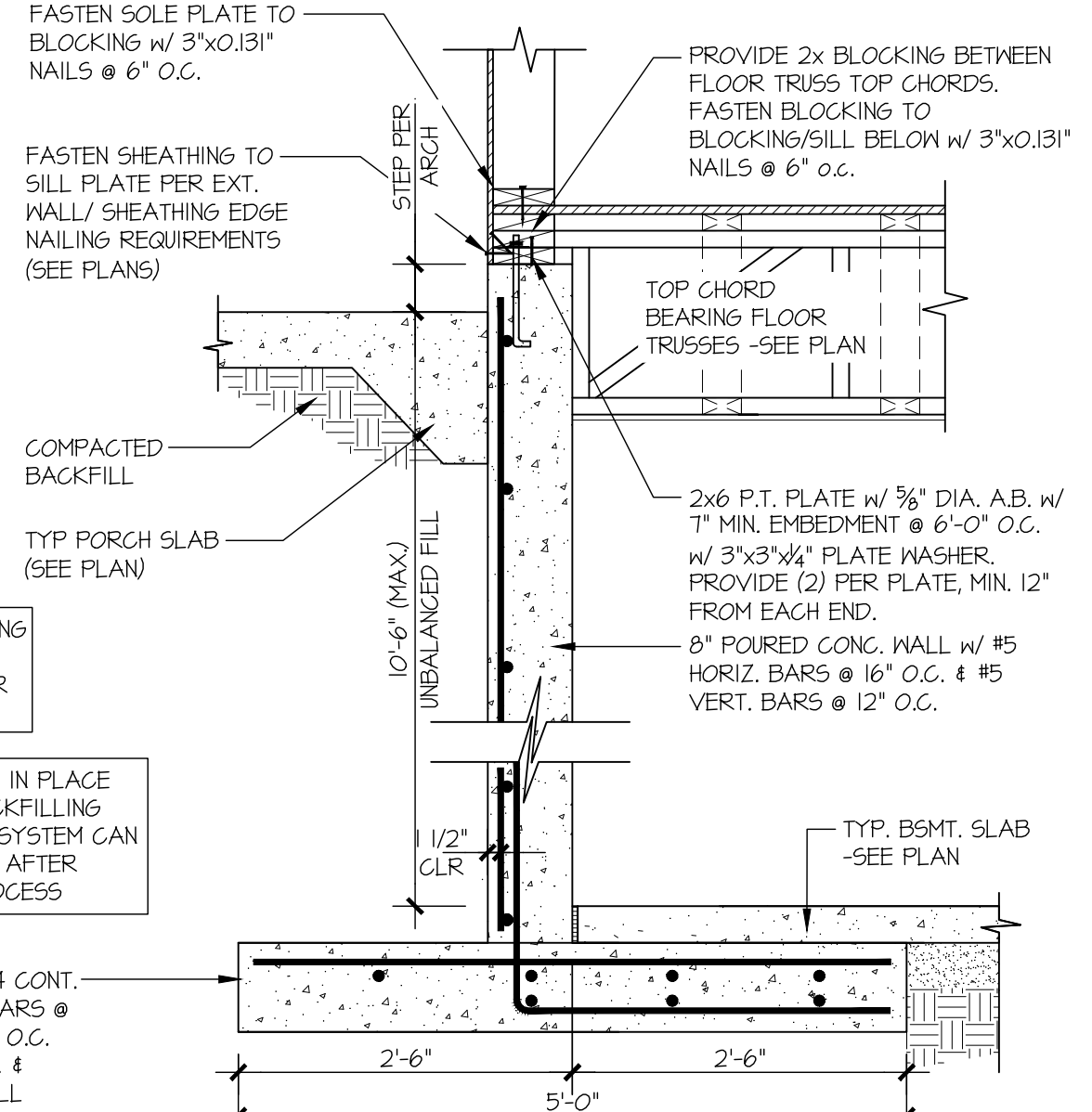
9 BASEMENT TO CRAWL FOUNDATION WALL
SCALE: 3/4"=1'-0"



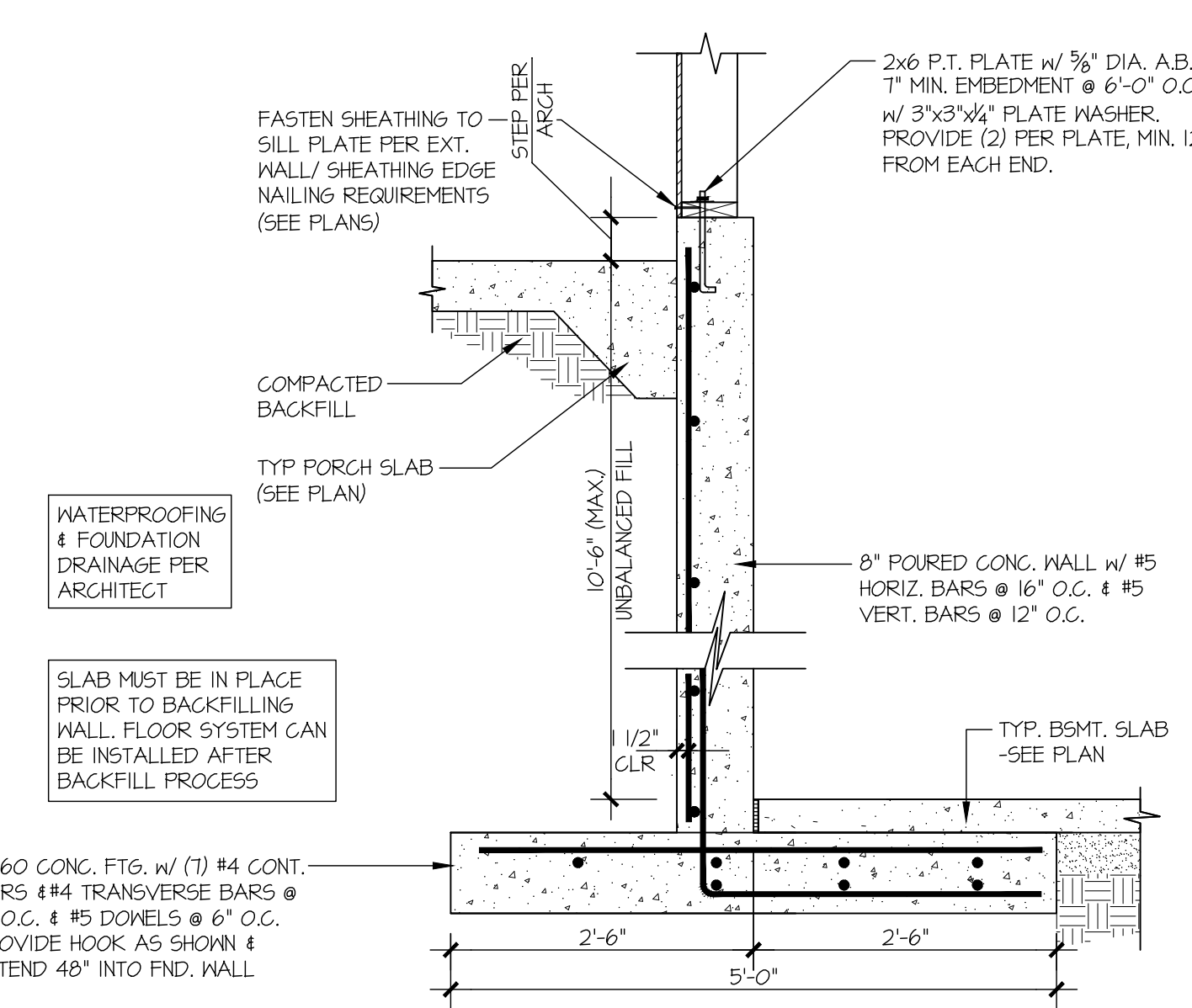
10 BASEMENT FOUNDATION WALL
SCALE: 3/4"=1'-0"



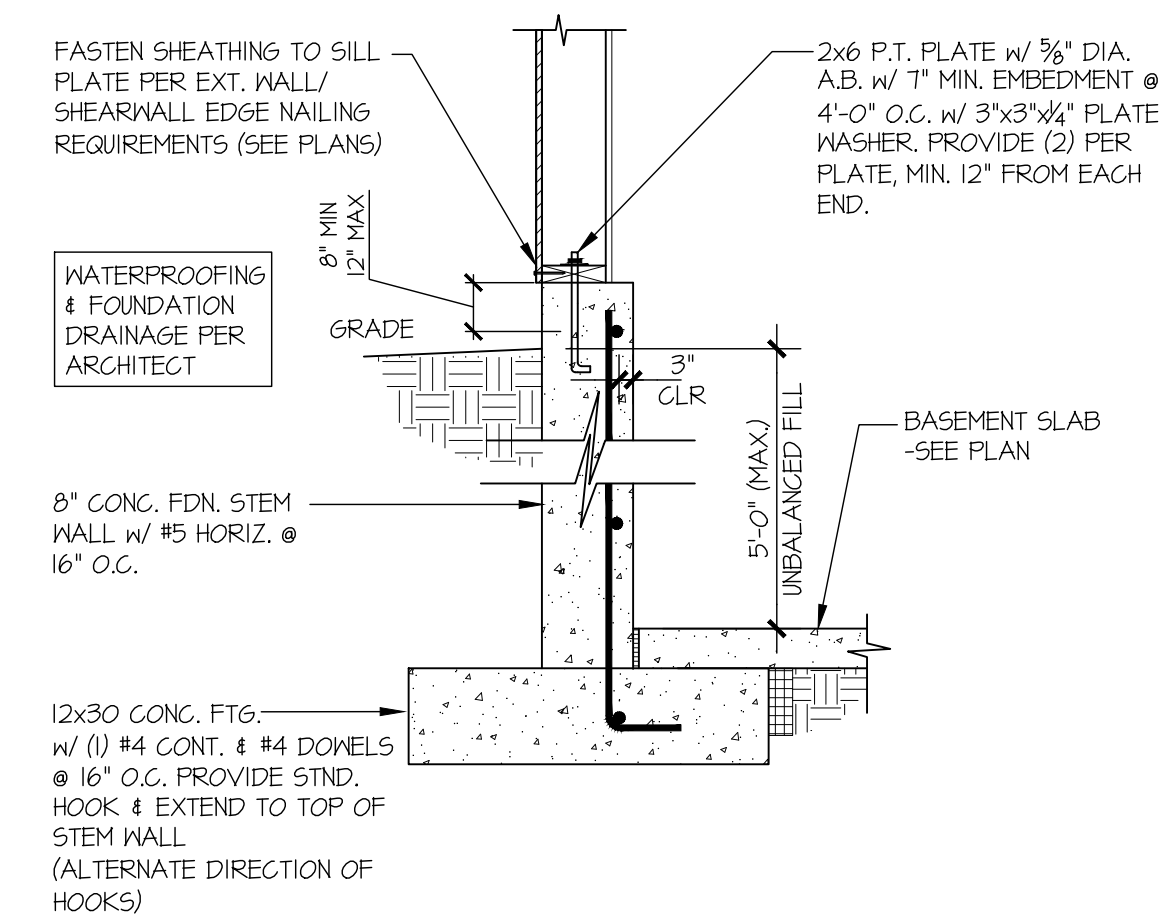
11 GARAGE FOUNDATION WALL
SCALE: 3/4"=1'-0"



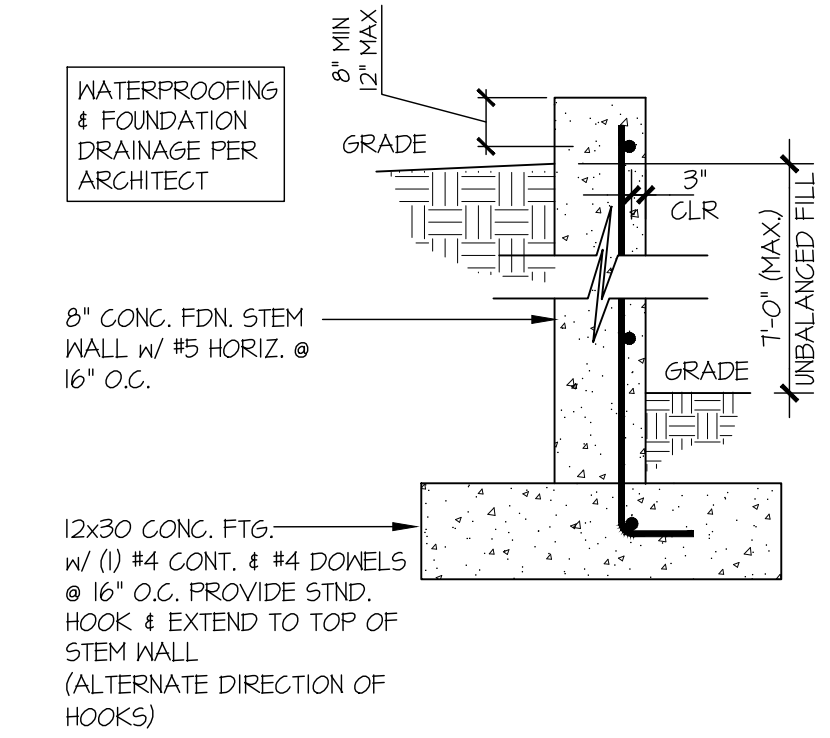
12 BASEMENT FOUNDATION WALL
SCALE: 3/4"=1'-0"



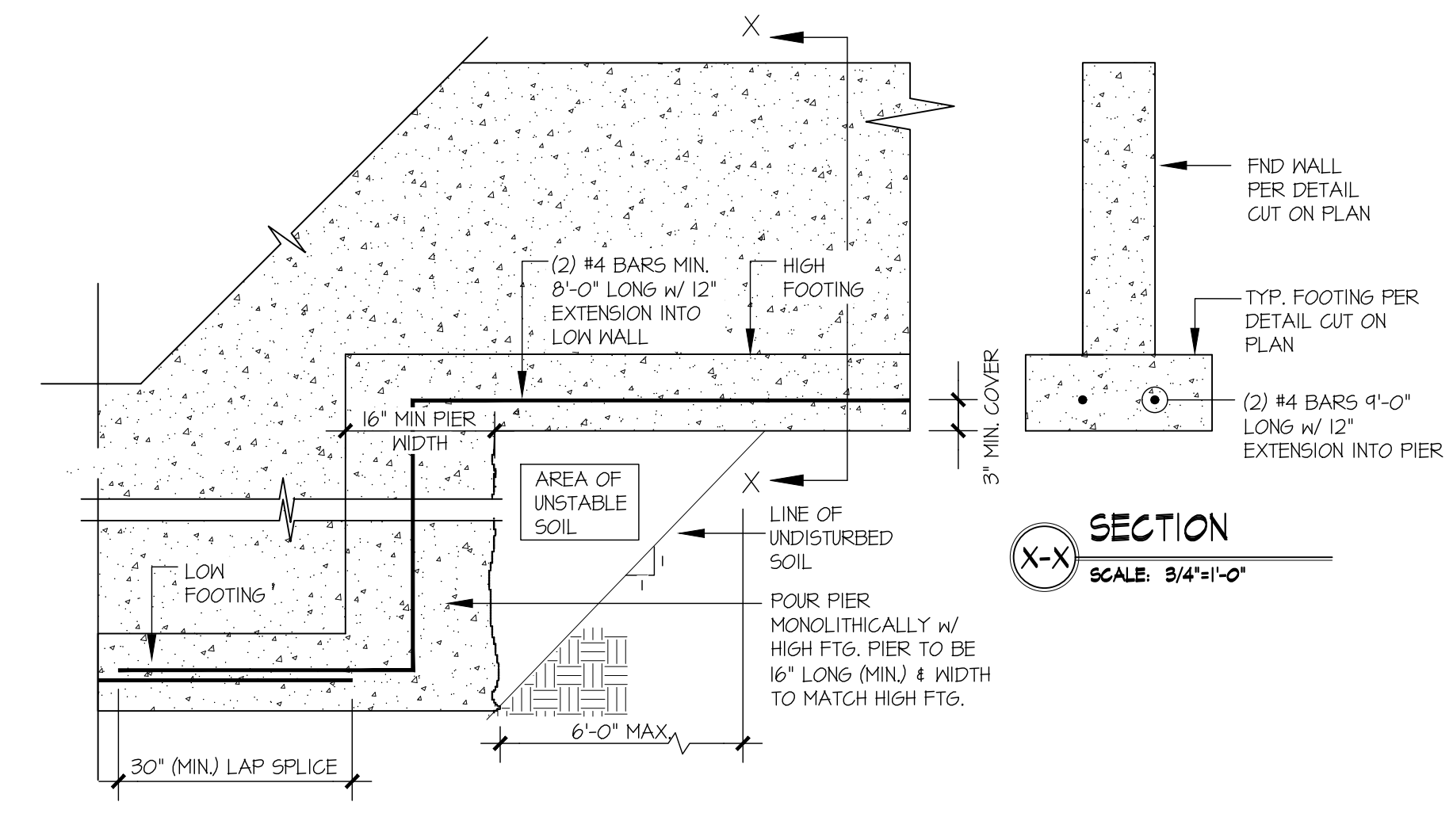
13 BASEMENT FOUNDATION WALL
SCALE: 3/4"=1'-0"



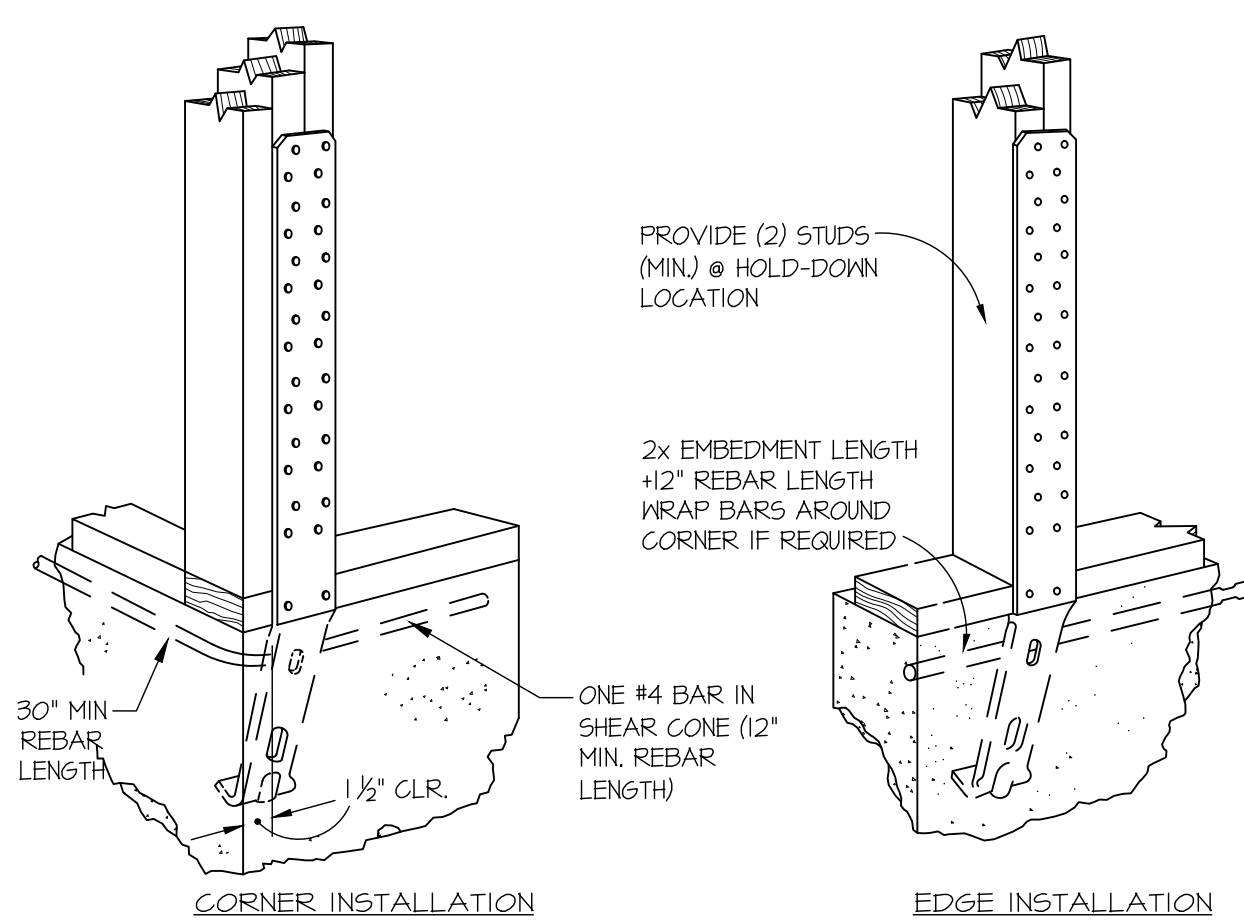
16 SECTION
SCALE: 3/4"=1'-0"



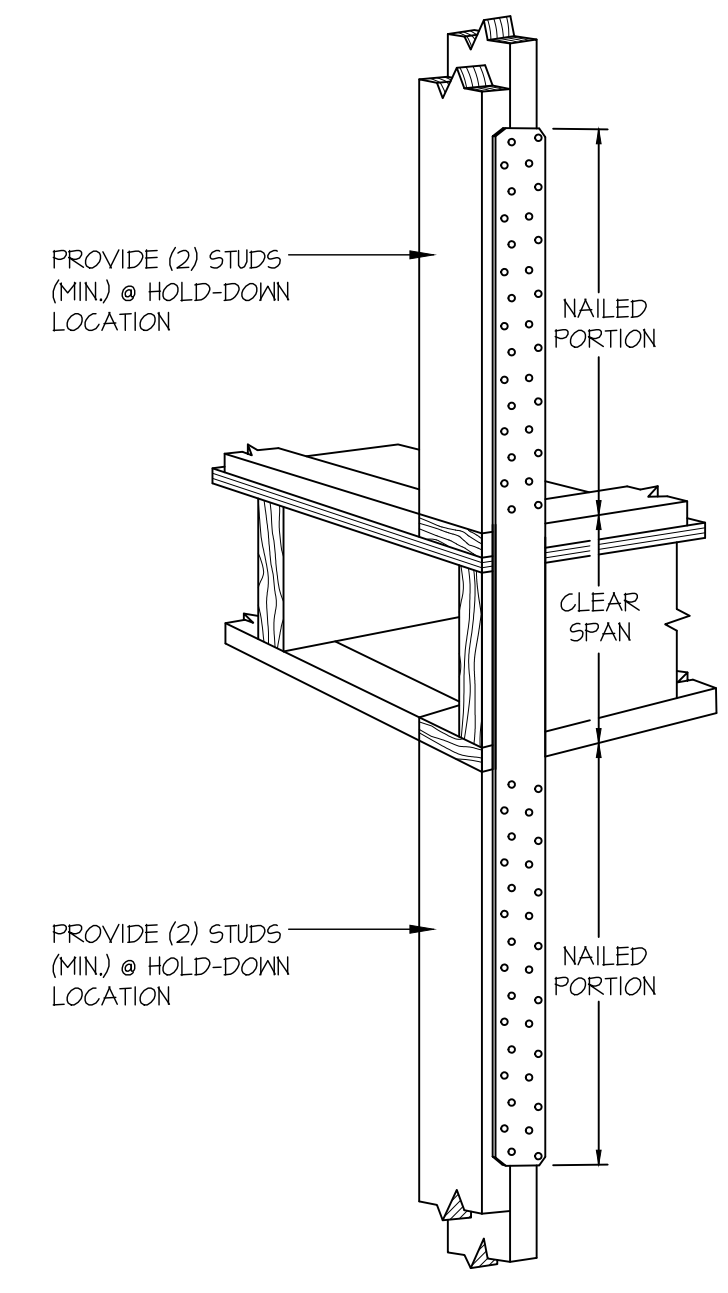
17 SECTION
SCALE: 3/4"=1'-0"



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



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



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



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