

CITY OF MERCER ISLAND

Community Planning & Development

9611 SE 36TH STREET | MERCER ISLAND, WA 98040
PHONE: 206.275.7605 | www.mercerisland.gov



INSPECTION REQUESTS:

online:



voicemail: (206) 275-7730

NOTE: ALL RECORDS AND DRAWINGS ARE SUBJECT TO PUBLIC DISCLOSURE AS REQUIRED BY RCW 42.56

CONTACT INFORMATION:

Applicant is to complete the following information.

Applicant Contact information prior to permit issuance: Name, Address, Phone, Email
Applicant Contact information post permit issuance: Name, Address, Phone, Email

REQUIRED SPECIAL INSPECTIONS / STRUCTURAL OBSERVATIONS:

It is the Engineer of Record's responsibility to specify all required Special Inspections or Structural Observation (check items below). The owner is responsible for hiring an approved private Special Inspector for the checked inspections noted below.

STRUCTURAL OBSERVATION BY ENGINEER OF RECORD (EOR): Engineer of Record, Company, Phone, General Conformance to Construction Documents, Other

SOILS / GEOTECHNICAL: Special Inspector, Company, Phone, Erosion control measures, Subsurface drainage placement, Shoring installation and monitoring, Verify fill material and compaction, etc.

REINFORCED CONCRETE: Special Inspector, Company, Phone, Concrete strength, Retaining wall construction, Reinforcing steel and concrete placement, etc.

STRUCTURAL STEEL: Special Inspector, Company, Phone, Fabrication and shop welds, Moment Frame construction, Structural steel erection, field welds and bolting, etc.

STRUCTURAL MASONRY: Special Inspector, Company, Phone, Mortar strength, Glass unit masonry installation, Masonry unit strength, Wall panel and veneer installation, etc.

WOOD: Special Inspector / Engineer of Record, Company, Phone, Lateral resisting system construction, High strength diaphragm construction, etc.

OTHER SPECIAL INSPECTIONS: Special Inspector, Company, Phone, Epoxy grout installations, Stucco installation, Expansion anchor installations, Infiltration System, etc.

DEFERRED SUBMITTALS:

The Applicant is required to select all deferred submittals / shop drawings for submittal to the City for review and approval prior to item fabrication / construction.

Connector plate wood trusses, Post tension layout, Metal joist / metal trusses, Exterior cladding, etc.

ENERGY CODE COMPLIANCE INFORMATION:

Indicate where the following information is located in the drawing set. Alternatively, incorporate or include the Residential Energy Code Prescriptive Compliance (RECPC) Form into the drawing set.

Sheet: Building envelope, Air Leakage Testing, Whole house ventilation, Duct Leakage Testing, Energy Credit Information, etc.

TO BE COMPLETED BY CPD

PROJECT ALERTS: Construction of the project shall be from approved plans only. No deviation from the approved project plans is allowed without prior approval from the City of Mercer Island.

TREE PROTECTION REQUIREMENTS: Tree protection as shown on approved drawings shall be installed at tree dripline prior to start of any site work and must remain in place throughout the project.

FIRE PROTECTION REQUIREMENTS: Separate Permits are required for ALL fire protection systems. Fire Sprinkler, Monitored Household Fire Alarm, etc.

WATER SUPPLY REQUIREMENTS: Fire sprinkler design calculations must be provided prior to determining water supply system requirements. Water Supply system upgrade required, etc.

DRAINAGE REQUIREMENTS: On site detention system required, Direct discharge into the lake, No Storm Water permit required, etc.

SIDE SEWER REQUIREMENTS: Side sewer requires a backflow preventer when connecting to the lake line or when the elevation of the lowest plumbing fixture is lower than the elevation of the upstream manhole rim.

APPROVED CODE ALTERNATIVES: Code alternatives must be inspected. Refer to the Inspection Checklist. CA1, CA2

SURVEY REQUIREMENTS: Surveyor shall verify points chosen for height calculations and point verification shall be submitted at the time of City foundation inspection.

MAXIMUM 40 PERCENT ALTERATION INSPECTION: A Building Inspection prior to demolition is required for all legally nonconforming single family dwelling to ensure no more than 40 percent of the dwelling's exterior walls are structurally altered.

GEOTECHNICAL INFORMATION: Land clearing, grading, filling and foundation work within geologic hazard areas is NOT PERMITTED between October 1 and April 1 without an approved Seasonal Development Limitation Waiver.

SEASONAL DEVELOPMENT LIMITATION RESTRICTION: Applies (Geologic Hazard area). Grading not permitted between October 1 through April 1. Waiver approved. Grading and excavation permitted subject to all conditions noted in Seasonal Development Limitation Waiver Permit.

TO BE COMPLETED BY CPD

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REQUIRED CONSTRUCTION INSPECTIONS: Inspector shall initial and date appropriate inspection only if approved. Tree protection, Erosion control, Sewer disconnect and cap, etc.

TO BE COMPLETED BY CPD

90 DAY TEMPORARY CERTIFICATE OF OCCUPANCY (TCO): Applicant option. Additional fees will be required and must be approved prior to occupancy. TCO requires tree plantings be completed.

ADDITIONAL REQUIRED CITY INSPECTIONS: Call the appropriate contact to arrange the inspection. Required Inspection(s), Contact, Phone, Scheduling

IMPACT FEES: Impact fees apply and are due prior to Final Inspection or on Date. PLAN REVIEW APPROVALS: Not all review disciplines may be required to review the documents.

TO BE COMPLETED BY APPLICANT

TO BE COMPLETED BY APPLICANT



PERMIT NUMBER 2306-282

CERTIFICATE OF OCCUPANCY Issued after all required inspections have been performed and approved.

PROJECT NAME:

PROJECT ADDRESS:

APPROVED DRAWINGS MUST BE KEPT ON THE BUILDING SITE AT ALL TIMES REVIEWED FOR CODE COMPLIANCE

# Pattison Residence

## 8019 SE 20th St Mercer Island, WA



### PROJECT LOCATION



6608 REGISTERED PROFESSIONAL ENGINEER  
 H. CHARLES FRITZSCHEIMER  
 STATE OF WASHINGTON

### REVISIONS

NO.	DATE	DESCRIPTION

### GENERAL NOTES

**GENERAL:**

- THE WORK SHALL CONFORM TO THE APPLICABLE BUILDING CODE AND OTHER ORDINANCES, CODES AND REGULATIONS LISTED ON THE DRAWINGS, AND AS REQUIRED BY LOCAL BUILDING AUTHORITIES. THE GOVERNING CODES, RULES AND REGULATIONS ARE COLLECTIVELY REFERRED TO AS "THE CODE." THE CONTRACTOR SHALL REPORT ANY INCONSISTENCIES, CONFLICTS OR OMISSIONS DISCOVERED TO THE ARCHITECT FOR INTERPRETATION PRIOR TO PERFORMING THE WORK.
- THE CONTRACTOR SHALL COORDINATE WITH THE HOME OWNER THE STORAGE OF MATERIALS AND SHALL PROVIDE PROTECTION AS NECESSARY TO PREVENT VANDALISM AND LOSS OF MATERIALS BY THEFT OR DAMAGE SUSTAINED DUE TO EXPOSURE TO INAPPROPRIATE ENVIRONMENTAL CONDITIONS AND WILL REPAIR & REPLACE DAMAGE OR LOSSES AT THE CONTRACTOR'S EXPENSE WITHOUT CHARGE TO THE HOME OWNER.
- THE CONTRACTOR SHALL PROTECT THE PROPERTY OF THE BUILDING OWNER. THE CONTRACTOR SHALL PROTECT ADJOINING PROPERTY. DAMAGE CAUSED BY THE CONTRACTOR'S WORK OR WORKMEN MUST BE MADE GOOD, IN A TIMELY FASHION. PATCHING AND REPLACEMENT OF DAMAGED WORK SHALL BE PERFORMED AT THE COST OF THE CONTRACTOR. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ALL SUB-CONTRACTORS. IF THE CONTRACTOR FAILS TO COMPLETE THE REPAIRS IN A TIMELY FASHION, SAID REPAIRS WILL BE MADE BY A CONTRACTOR SELECTED BY THE OWNER'S REPRESENTATIVE AND BACK CHARGED ACCORDINGLY.
- THE CONTRACTOR SHALL INDEMNIFY AND SAVE HARMLESS THE HOME OWNER, ARCHITECT AND CONSULTANTS AGAINST ANY AND ALL CLAIMS AND DEMANDS FOR THE DAMAGE TO THE PROPERTY OF ANY PERSON, FIRM OR INDIVIDUAL OR FOR PERSONAL INJURIES (INCLUDING DEATH) ARISING OUT OF, OR SUFFERED WHILE ENGAGED IN, OR CAUSED, IN WHOLE OR IN PART, BY THE EXECUTION OF THE WORK; THE CONTRACTOR SHALL WELL AND TRULY DEFEND THE HOME OWNER, ARCHITECT AND CONSULTANTS AND SHALL PAY ALL MONIES AWARDED FOR SUCH DAMAGES OR INJURIES (INCLUDING DEATH), ALL COSTS INCLUDING ATTORNEY'S FEES SUSTAINED, AND SHALL OBTAIN A FULL ACQUAINTANCE AND RELEASE IN FAVOR OF THE HOME OWNER, ARCHITECT AND CONSULTANTS, UNLESS SUCH LIABILITY RESULTS SOLELY FROM THE NEGLIGENCE OF THE HOME OWNER, ARCHITECT AND CONSULTANTS AND THEIR AGENTS OR EMPLOYEES.
- THE ARCHITECT SHALL NOT BE HELD RESPONSIBLE FOR THE PERFORMANCE OF ANY WORK, NOR FOR THE MEANS AND METHODS OF CONSTRUCTION CHOSEN BY THE CONTRACTOR OR ANY SUB-CONTRACTORS, NOR SHALL THE ARCHITECT GUARANTEE THE PERFORMANCE OF THEIR CONTRACTS.
- ALL CONTRACTORS SHALL CARRY PROPERTY DAMAGE AND PUBLIC LIABILITY INSURANCE AS REQUIRED BY ANY GOVERNING AGENCIES HAVING JURISDICTION AND COMPLYING WITH STATUTORY REQUIREMENTS FOR DISABILITY AND WORKMEN'S COMPENSATION.
- THE CLIENT, ARCHITECT, CONSULTANTS AND ALL INSPECTORS FROM PERTINENT AGENCIES SHALL BE PERMITTED ACCESS TO THE JOB SITE AT ALL TIMES DURING NORMAL WORKING HOURS.
- THE CONTRACTOR SHALL CONFIRM THE AVAILABILITY/DELIVERY TIMES FOR ALL SPECIFIED MATERIALS/EQUIPMENT REQUIRED TO PERFORM THE WORK UPON RECEIPT OF THE CONTRACT DOCUMENTS. SHOULD THE AVAILABILITY OF ITEMS POSE A DELAY TO THE PROJECT, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY AND PROPOSE AN EQUIVALENT SUBSTITUTION TO BE REVIEWED BY THE ARCHITECT IF SUCH A DELAY IS NOT ACCEPTABLE.

- BIDDERS, BEFORE SUBMITTING PROPOSALS, SHALL VISIT AND CAREFULLY EXAMINE THE AREA AFFECTED BY THE WORK TO FAMILIARIZE THEMSELVES WITH THE EXISTING CONDITIONS AND THE DIFFICULTIES THAT WILL AFFECT THE EXECUTION OF THE WORK. SUBMISSION OF A PROPOSAL WILL BE CONSTRUED AS EVIDENCE THAT SUCH AN EXAMINATION HAS BEEN MADE, AND LATER CLAIMS WILL NOT BE RECOGNIZED FOR EXTRA LABOR, EQUIPMENT, OR MATERIALS, REQUIRED BECAUSE OF DIFFICULTIES ENCOUNTERED WHICH COULD HAVE BEEN REASONABLY FORESEEN HAD SUCH AN EXAMINATION BEEN MADE. THE GENERAL CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS ON THE JOB SITE AND REPORT ANY AND ALL DISCREPANCIES AND/OR UNUSUAL CONDITIONS TO THE ARCHITECT PRIOR TO FINALIZING BIDS OR COMMENCEMENT OF ANY CONSTRUCTION.
- THE GENERAL CONTRACTOR SHALL MAKE KNOWN ANY AND ALL LIMITATIONS, EXCLUSIONS, OR MODIFICATIONS TO THE PROJECT DURING THE BID SELECTIONS PERIOD. ANY AND ALL LIMITATIONS, EXCLUSIONS, OR MODIFICATIONS NOT ITEMIZED IN THE BID PROPOSAL DOCUMENTS ARE PRESUMED "INCLUDED", IN WHICH CASE NO ADDITIONAL MONIES WILL BE ALLOCATED FOR THIS WORK.
- ALL COSTS FOR PERMITTING, INSPECTIONS AND/OR TESTS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. UNO
- THE CONTRACTOR SHALL MAKE ALL ARRANGEMENTS, MAINTAIN AND PAY ALL COSTS FOR TEMPORARY WATER, PLUMBING, POWER, LIGHTING, HEATING OR VENTILATION REQUIRED TO PROPERLY CONDUCT THE WORK.
- THE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, AND EQUIPMENT NECESSARY TO EXECUTE ALL WORK, EXCEPT WHERE NOTED AS NOT IN CONTRACT (NIC).
- THE CONTRACTOR AND EACH SUBCONTRACTOR SHALL WARRANTEE ALL WORK PERFORMED BY HIM DIRECTLY FOR A MINIMUM PERIOD OF ONE (1) YEAR AS SPECIFIED IN THE CONSTRUCTION CONTRACT. ALL DEFECTS OCCURRING IN THE GUARANTEED PERIOD SHALL BE CORRECTED AT NO ADDITIONAL COST.
- INSTALL ALL EQUIPMENT AND MATERIALS PER MANUFACTURERS' RECOMMENDATIONS. ANY DIFFICULTIES ARE TO BE REPORTED TO THE ARCHITECT IMMEDIATELY.
- THE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL PROVIDE PUBLIC PROTECTION, AS NECESSARY AND REQUIRED BY GOVERNING AGENCIES HAVING JURISDICTION.
- THE CONTRACTOR IS ADVISED THAT THE PREMISES HAS NOT BEEN TESTED FOR LEAD PAINT OR OTHER POTENTIALLY HAZARDOUS MATERIALS. THE CONTRACTOR SHALL USE ALL APPROPRIATE PRECAUTIONS IN THE CARRYING OUT OF ALL CONSTRUCTION OPERATIONS WHICH MIGHT DISTURB SUCH MATERIALS. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER IN THE EVENT THAT MOLD OR ASBESTOS IS UNCOVERED. THE OWNER SHALL RETAIN A QUALIFIED CONSULTANT WHO SHALL ARRANGE FOR THE PROMPT IDENTIFICATION, TESTING, TREATMENT, REMEDIATION AND STORAGE OF THE MOLD OR ASBESTOS AS REQUIRED BY LAW AND GOOD CONSTRUCTION PRACTICES. THE ARCHITECT SHALL BEAR NO RESPONSIBILITY FOR WORK RELATED TO THESE MATERIALS.
- MINOR DETAILS NOT SHOWN OR SPECIFIED, BUT NECESSARY FOR PROPER CONSTRUCTION OF ANY PART OF THE WORK, SHALL BE INCLUDED AS IF THEY WERE INDICATED IN THE DRAWINGS, UNLESS OTHERWISE AGREED UPON. WHERE THE CONTRACT, CONSTRUCTION NOTES OR DRAWINGS CALL FOR ANY WORK OF A MORE STRINGENT NATURE THAN THAT REQUIRED BY THE BUILDING CODE, OR ANY OTHER ENTITY HAVING JURISDICTION OVER THE WORK, THE WORK OF THE MORE STRINGENT NATURE CALLED SHALL BE FURNISHED IN ALL CASES.

- DETAILS ARE INTENDED TO SHOW THE INTENT OF THE DESIGN. MINOR MODIFICATIONS MAY BE REQUIRED TO SUITE FIELD CONDITIONS. REQUIRED MODIFICATIONS SHALL BE INCLUDED AS PART OF THE WORK.
- ALL WORK SHALL BE EXECUTED IN A WORKMANLIKE MANNER BY MECHANICS AND TRADESPERSONS SKILLED IN THEIR RESPECTIVE TRADES AND IN ACCORDANCE WITH THE BEST TRADE PRACTICES.
- FOR ALL NEW WOOD PRODUCTS INCLUDING BUT NOT LIMITED TO PARTICLE BOARD, MDF, PLYWOOD, OSB AND WOOD DOORS, THE CONTRACTOR SHALL FURNISH MATERIALS THAT CONTAIN NO ADDED UREA-FORMALDEHYDE.
- THE PRESENCE OF A REPRESENTATIVE OF THE ARCHITECT ON THE JOB SITE DOES NOT IMPLY CONCURRENCE WITH OR THE APPROVAL OF ANY WORK. THE CONTRACTOR SHALL CALL TO THE ATTENTION OF THE ARCHITECT, IN WRITING, ALL SPECIFIC ITEMS FOR WHICH ARCHITECT'S REVIEW IS REQUIRED.
- CHANGES IN THE SCOPE OF WORK OR IN CONSTRUCTION DETAILS, WHETHER DUE TO FIELD CONDITIONS OR OMISSIONS BY THE CONTRACTOR, ARCHITECT OR OWNER, SHALL BE DOCUMENTED BY THE ARCHITECT AND APPROVED, PRIOR TO EXECUTION.
- THE CONTRACTOR SHALL PREPARE SUBMITTALS FOR REVIEW BY THE ARCHITECT, FOR ALL MATERIALS AND EQUIPMENT SPECIFIED. IF THE CONTRACTOR, THE OWNER, OR THE OWNER'S REPRESENTATIVE SUBSTITUTES A MATERIAL, METHOD OF ATTACHMENT, REVISES A CONSTRUCTION DETAIL, OR IN ANY WAY ALTERS THE WORK SUCH THAT IT NO LONGER CONFORMS TO THESE DOCUMENTS, WITHOUT THE WRITTEN ACCEPTANCE OF THE ARCHITECT, SUCH ACTION WILL RELIEVE THE ARCHITECT OF ANY RESPONSIBILITY OR LIABILITY INCLUDING, BUT NOT LIMITED TO, AESTHETIC CONSEQUENCES, SUBSEQUENT FAILURE(S) AND PERSONAL OR PROPERTY DAMAGE ATTRIBUTABLE TO THIS CHANGE.
- REVIEW OF SUBMITTALS SHALL NOT RELIEVE THE CONTRACTOR OF OBLIGATIONS OR RESPONSIBILITIES FOR DEVIATIONS FROM THE REQUIREMENTS OF THESE CONTRACT DOCUMENTS, UNLESS THE ARCHITECT IS NOTIFIED AND SPECIFICALLY APPROVES OF, THE DEVIATIONS AT THE TIME OF SUBMISSION.
- REVIEW OF SUBMITTALS SHALL NOT RELIEVE THE CONTRACTOR OF OBLIGATIONS OR RESPONSIBILITIES FOR DEVIATIONS FROM THE REQUIREMENTS OF THESE CONTRACT DOCUMENTS, UNLESS THE ARCHITECT IS NOTIFIED AND SPECIFICALLY APPROVES OF, THE DEVIATIONS AT THE TIME OF SUBMISSION.
- REVIEW OF SUBMITTALS SHALL NOT RELIEVE THE CONTRACTOR'S OBLIGATION FOR COORDINATION NOR WAIVE RESPONSIBILITY FOR ERRORS AND OMISSIONS IN THE SUBMITTALS, INCLUDING "FIELD MEASURE."
- REVIEW OF A SPECIFIC ITEM SHALL NOT INCLUDE REVIEW OF AN ASSEMBLY OF WHICH THE ITEM IS A COMPONENT.
- THE CONTRACTOR SHALL MAINTAIN AT THE SITE, ONE RECORD COPY OF ALL DRAWINGS, PERMITS, SUBMITTALS AND SAMPLES ON WHICH TO RECORD ALL CHANGES DURING CONSTRUCTION. ACCESS TO THESE SHALL BE PROVIDED FOR THE USE OF ALL TRADES, CLIENT REPRESENTATIVES AND THE ARCHITECT, DURING ALL PHASES OF CONSTRUCTION.

### RESIDENTIAL CODE NOTES

**ENERGY/WEATHERPROOFING:**

- ALL EXTERIOR OPENINGS, FLASHINGS, COUNTERFLASHINGS, EXPANSION JOINTS AND THE LIKE SHALL BE CONSTRUCTED IN SUCH A MANNER AS TO MAKE THEM "WEATHERPROOF". REFER TO SECTION 703 OF THE INTERNATIONAL RESIDENTIAL CODE (IRC) FOR MORE INFORMATION.
- SERVICE WATER PIPES IN UNHEATED SPACES SHALL BE INSULATED PER WASHINGTON STATE ENERGY CODES.
- METAL DUCTS - JOINTS TAPED, INSULATED.
- OPENINGS TO BE CAULKED, SEALED AND/OR WEATHERSTRIPPED.
- BATT INSULATION - TEARS, JOINTS SEALED WITH TAPE
- SHOWERS - FLOW CONTROL LIMITED PER WASHINGTON STATE CODE SECTION 408.2.
- WATER HEATER SHALL MEET REQUIREMENTS OF THE 2015 NATIONAL APPLIANCE ENERGY CONSERVATION ACT.
- MOISTURE CONTROL TO BE PROVIDED PER WASHINGTON STATE ENERGY CODE.
- GROUND COVER WITHIN CRAWL SPACE: COVER WITH MINIMUM 6 MIL BLACK VISUENE, LAPPED 12" AT EACH JOINT AND EXTENDED TO FOUNDATION WALLS PER WASHINGTON STATE ENERGY CODE.
- PROVIDE MINIMUM 22" X 30" ATTIC ACCESS PER R807 OF THE 2015 INTERNATIONAL RESIDENTIAL CODE.
- WATER-RESISTIVE BARRIER (WRB): ONE LAYER OF 15# FELT OR OTHER APPROVED BARRIER FREE FROM HOLES & BREAKS. REFER TO SECTION 703 OF THE INTERNATIONAL RESIDENTIAL CODE (IRC) FOR MORE INFORMATION.
- PROVIDE BUILDING AIR LEAKAGE TESTING PER WASHINGTON STATE ENERGY CODE 502.4 AND 602.8 AND DUCT LEAKAGE TESTING PER WSEC 503.10 AND 603.1 DURING CONSTRUCTION.
- MECHANICAL AND PLUMBING ITEMS NOT CONTAINED WITHIN THE BUILDING ENVELOPE TO BE INSULATED PER WSEC.
- HIGH EFFICIENCY HVAC EQUIPMENT SHALL BE INSTALLED IN COMPLIANCE WITH CHAPTER 9 OF THE WSEC.

### FIRE PROTECTION:

- FIRE SPRINKLER SYSTEM PROVIDED SHALL MEET NFPA 13R AND APPLICABLE MERCER ISLAND AMENDMENTS.
- METAL FIREBOXES SHALL BE UL LISTED AND ICBO APPROVED PER CURRENT IRC. ALL FIREPLACES SHALL HAVE GLASS DOORS AND MINIMUM 6 SQUARE INCH OUTSIDE COMBUSTION AIR WITH DAMPER TO FIREBOX PER WASHINGTON STATE MECHANICAL CODE. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
- PROVIDE FIREBLOCKING. DRAFTSTOPS AND FIRESTOPS PER CURRENT IRC.
- ESCAPE/RESCUE WINDOW CLEAR OPENING SHALL BE MINIMUM 24" HIGH, MINIMUM 20" WIDE, MINIMUM 5.7 SQUARE FEET AND MAXIMUM 44" ABOVE FINISHED FLOOR.
- SMOKE DETECTORS TO BE HARDWIRED AND INTERCONNECTED WITH BATTERY BACKUP, 110 VOLTS PER IRC R313.
- CARBON MONOXIDE DETECTORS SHALL BE PROVIDED OUTSIDE BEDROOM AREAS. UNIT SHALL BE UL-2034 COMPLIANT.
- FIRE BLOCK VERTICAL TO HORIZONTAL SPACE AND EVERY 10' HORIZONTALLY PER IRC R602.8.

### ZONING/CODE INFORMATION

ZONING: R8  
 CLIMATE ZONE: 4C KING CTY  
 CONSTRUCTION TYPE: V-B  
 OCCUPANCY CLASSIFICATION: RESIDENTIAL (SINGLE FAMILY)

APPLICABLE CODES:

2018 INTERNATIONAL RESIDENTIAL CODE (IRC)  
 2018 INTERNATIONAL MECHANICAL CODE (IMC)  
 2018 INTERNATIONAL FUEL GAS CODE (IFGC)  
 2018 UNIFORM PLUMBING CODE (UPC)  
 2018 INTERNATIONAL FIRE CODE (IFC)

WASHINGTON STATE ENERGY CODE (WSEC):  
 COMPLIANCE WITH THE 2018 WASHINGTON STATE ENERGY CODE IS PER SECTIONS 406.2 AND 406.3. SEE SHEET EC1.0.

### BUILDING FLOOR AREAS

GROSS AREAS (ADJUSTED)			
LEVEL	NAME	AREA	ADJUSTED AREA
LOWER LEVEL	LOWER LEVEL	1944 SF	669 SF
LOWER LEVEL	EXISTING GARAGE	996 SF	343 SF
LOWER LEVEL	EXISTING GARAGE	693 SF	239 SF
LOWER LEVEL	GARAGE	876 SF	302 SF
Grand total:	4	4509 SF	1552 SF

GROSS AREAS		
LEVEL	NAME	AREA
LOWER LEVEL	LOWER LEVEL	1944 SF
LOWER LEVEL	EXISTING GARAGE	996 SF
LOWER LEVEL	EXISTING GARAGE	693 SF
LOWER LEVEL	GARAGE	876 SF
MAIN LEVEL	MAIN LEVEL	3268 SF
UPPER LEVEL	UPPER LEVEL GROSS AREA	2887 SF
Grand total:	6	10664 SF

### NET AREAS

LEVEL	NAME	AREA
LOWER LEVEL	HEATED FIRST FLOOR	1806 SF
LOWER LEVEL	UNHEATED GARAGE	957 SF
LOWER LEVEL	UNHEATED GARAGE	657 SF
LOWER LEVEL	UNHEATED GARAGE	858 SF
MAIN LEVEL	HEATED SECOND FLOOR	3289 SF
UPPER LEVEL	HEATED THIRD FLOOR	2711 SF

### DEFERRED SUBMITTALS (BY OTHERS)

HVAC/PLUMBING  
 ELECTRICAL/LIGHTING  
 FIRE SPRINKLER SYSTEM

### PROJECT INFORMATION

**PROJECT SCOPE:**

NEW SINGLE FAMILY 3 LEVEL HOME ATTACHED TO (2) EXISTING GARAGES

### PROJECT CONTACTS

<b>PROJECT CONTACT/APPLICANT/ ARCHITECT OF RECORD:</b>	<b>HOME OWNER/GENERAL CONTRACTOR:</b>
CHARLES FRITZEMEIER HCFRITZEMEIER_1@OUTLOOK.COM 206.434.1100	BLAZE PATTISON PACIFIC CONSTRUCTION SERVICES, LLC BLAZE.PATTISON@OUTLOOK.COM 206-510-3651

### LEGAL DESCRIPTION

PARCEL B, CITY OF MERCER ISLAND SHORT PLAT NO. 77-12-047 AS RECORDED UNDER KING COUNTY RECORDING NO. 7802100693

### SHEET INDEX

SHEET NO.	SHEET NAME	ISSUE DATE	REVISION	REVISION DATE
000 GENERAL				
G1.0	COVERSHEET	6/19/23	#1	2/14/2024
G1.1	AREA CALCULATIONS	6/19/23		
SU1.0	SURVEY	6/19/23		
AR1.0	TREE SURVEY & ANALYSIS	6/19/23	#1	2/14/2024
001 CIVIL				
SD-01	DRAINAGE PLAN	6/19/2023	#1	2/14/2024
GR-01	GRADING PLAN	6/19/2023	#1	2/14/2024
ESC-01	EROSION&SEDIMENT CNTRL	6/19/2023	#1	2/14/2024
TP01	TREE PROTECTION PLAN	6/9/2023	#1	2/14/2024
DT-01	DETAILS		#1	2/14/2024
002 STRUCTURAL				
S1.1	GENERAL STRUCTURAL NOTES	5/19/23		
S1.2	GENERAL STRUCTURAL NOTES	5/19/23		
S2.1	FOUNDATION PLAN	5/19/23		
S2.2	MAIN FLOOR FRAMING PLAN	5/19/23		
S2.3	UPPER FLOOR FRAMING PLAN	5/19/23		
S2.4	ROOF FRAMING PLAN	5/19/23		
S2.5	GARAGE FRAMING PLANS	5/19/23		
S3.1	TYPICAL CONCRETE DETAILS	5/19/23		
S3.2	TYPICAL CONCRETE DETAILS	5/19/23		
S4.1	TYPICAL WOOD DETAILS	5/19/23		
S4.2	TYPICAL WOOD DETAILS	5/19/23		
S5.1	TYPICAL STEEL DETAILS	5/19/23		
SH1	GENERAL SHORING NOTES	5/19/23		
SH2	SHORING PLAN	5/19/23		
SH3	TYPICAL SHORING DETAILS	5/19/23		
003 ARCHITECTURAL				
A1.0	ARCHITECTURAL SITE PLAN	6/19/23		
A1.1	LOWER LEVEL PLAN	6/19/23		
A1.2	MAIN LEVEL PLAN	6/19/23		
A1.3	UPPER LEVEL PLAN	6/19/23		
A1.4	GARAGE PLANS	6/19/23		
A1.5	ROOF PLAN	6/19/23		
A1.6	ROOF PLAN CONTINUED	6/19/23		
A2.1	EXTERIOR ELEVATIONS	6/19/23		
A2.2	EXTERIOR ELEVATIONS	6/19/23		
A2.3	EXTERIOR ELEVATIONS	6/19/23		
A2.5	EXTERIOR ELEVATIONS	6/19/23		
A2.6	EXTERIOR ELEVATIONS	6/19/23		
A3.1	BUILDING SECTION	6/19/23		
A3.2	BUILDING SECTIONS	6/19/23		
A5.1	DETAILS	6/19/23		
A5.2	DETAILS	6/19/23		
A6.1	SCHEDULES	6/19/23		

Pattison  
**Residence**  
 8019 SE 20th St Mercer Island, WA  
**COVERSHEET**  
 PERMIT DRAWINGS

PROJECT NO.

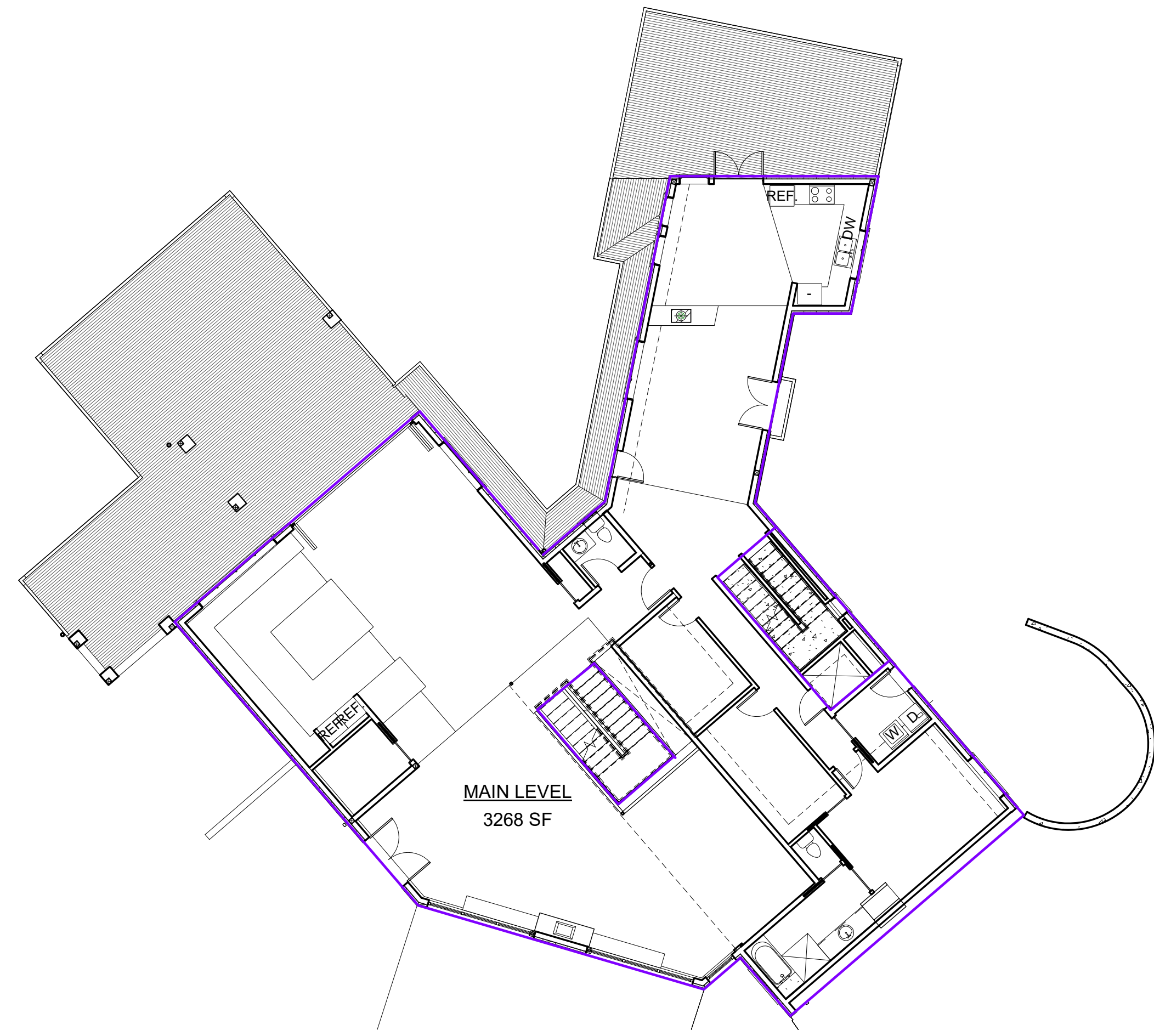
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DATE

6/19/23

DRAWING NO

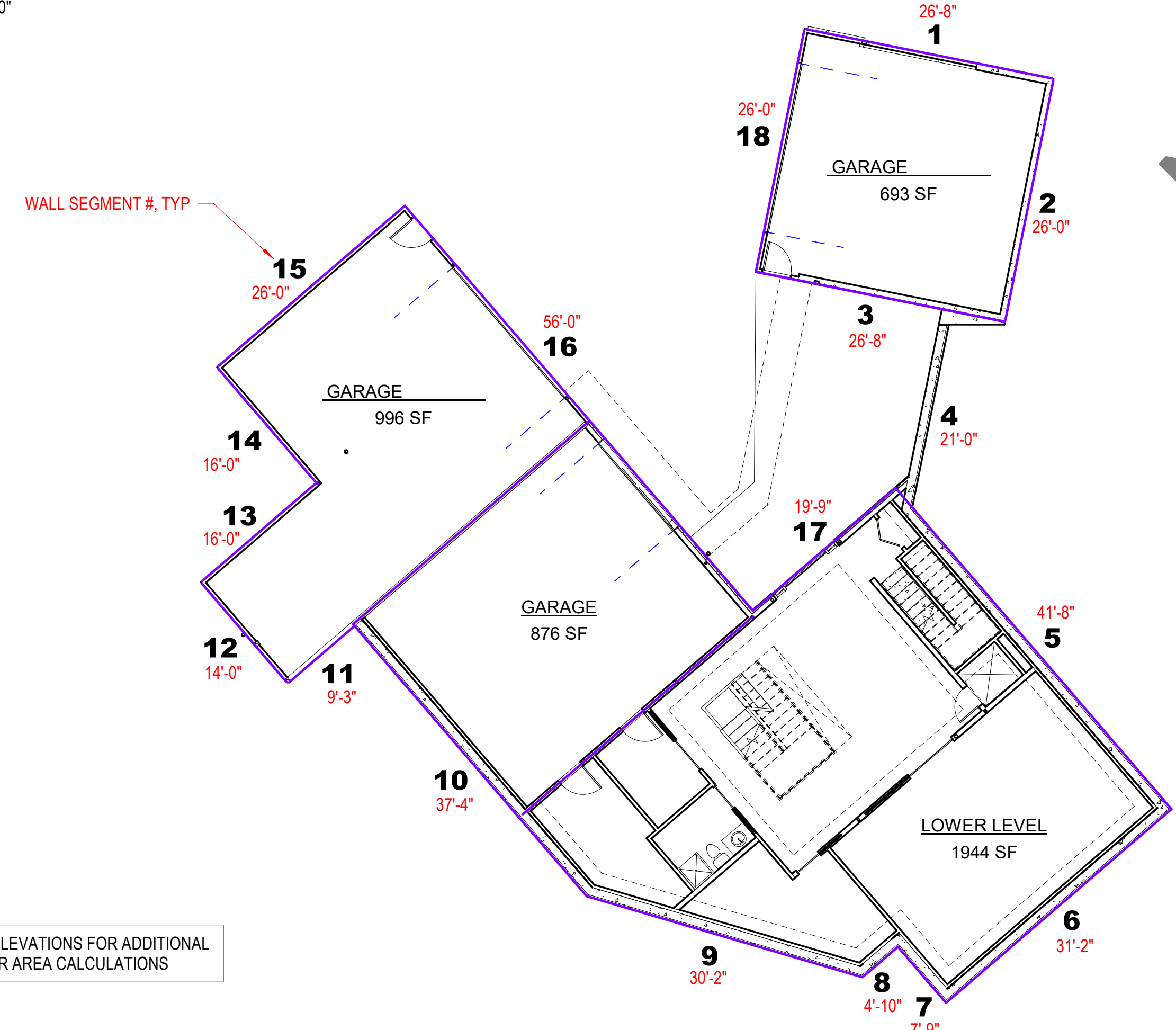
# G1.0



2  
G1.1  
MAIN LEVEL  
3/32" = 1'-0"

3  
G1.1  
UPPER LEVEL  
3/32" = 1'-0"

DRAFT  
NOT FOR CONSTRUCTION



1  
G1.1  
LOWER LEVEL  
3/32" = 1'-0"

GROSS FLOOR AREA		BUILDING AREA ALLOWED WITHOUT AMENDMENT:		LOT AREA		WITH EXCEPTIONS	
				40%		CEILING HEIGHT	
				18,720.00		BELOW GRADE	
				7,488.00 GSF		DECKS	
UPPER LEVEL	2887 GSF	CEILING HEIGHT AT GREAT ROOM:		HT FACTOR:		0 0 <12' CEILING	
ALL	0	STAIRWAY 1		0			
	0	STAIRWAY 2		0			
		elevator		0			
				364 DEDUCTED IN CALCULATED NUMBER			
UPPER LEVEL	2523.00 GSF ADJUSTED						
MAIN LEVEL	3268 GSF	NO CEILING HEIGHT REDUCTION: AT GREAT ROOM:		ROOM AREA		L W R	
ALL	0	STAIRWAY 1		624		0.5	
	0	STAIRWAY 2					
		elevator					
				364 DEDUCTED IN CALCULATED NUMBER			
				360 ADDED TO CALCULATED NUMBER			
MAIN LEVEL	3264.00 GSF ADJUSTED						
LOWER LEVEL	ALL	4510	1945	998	693	874	
DELTA	0					4510	
A	TOTAL BASEMENT AREA:						
B	WALL SEGMENT COVERAGE:						
C	WALL SEGMENT LENGTH:						
	DELTA: (AxB)/C						
PORTION OF EXCLUDED BASEMENT FLOOR AREA:							
(WS)	# FLOORS	WALL LENGTH	WALL HEIGHT	WALL AREA	AREA BELOW	WALL COVER-	DELTA
1	1	26	11.0	286.0	120.0	42.0%	10.91
2	1	26	11.0	286.0	275.0	96.2%	25.00
3	1	26	11.0	286.0	220.0	76.9%	20.00
4	1	22	11.0	242.0	242.0	100.0%	22.00
5	2	42	20.0	840.0	690.0	82.1%	34.50
6	1	28	20.0	560.0	448.0	80.0%	22.40
7	2	7.8	20.0	156.0	148.0	94.9%	7.40
8	2	8.8	20.0	176.0	169.0	96.0%	8.45
9	2	35.67	11.0	392.4	467.0	119.0%	42.45
10	1	31.33	11.0	344.6	242.0	70.2%	22.00
11	1	7.8	11.0	85.8	11.0	12.8%	1.00
12	1	14	11.0	154.0	12.5	8.1%	1.14
13	1	14.9	11.0	163.9	24.0	14.6%	2.18
14	1	15.5	11.0	170.5	26.0	15.2%	2.36
15	1	26	11.0	286.0	0.0	0.0%	-
16	1	54	11.0	594.0	431.0	72.6%	39.18
17	1	20	11.0	220.0	230.0	104.5%	20.91
18	1	26	11.0	286.0	14.0	4.9%	1.27
				431.8	3,769.50	283.16	
					65.58%	% AREA EXCLUDED	
				4,510.00	FLOOR AREA		
				2,957.50	AREA EXCLUDED		
LOWER LEVEL	1552.50 GSF	ADJUSTED		1,552.50	AREA INCLUDED		
		7,488.00 40% of Site Area		TOTAL FLOOR AREA:		7339.50	
148.50 DELTA AVAILABLE				UNDER MAXIMUM ALLOWABLE AREA			

\*SEE EXTERIOR ELEVATIONS FOR ADDITIONAL BASEMENT FLOOR AREA CALCULATIONS

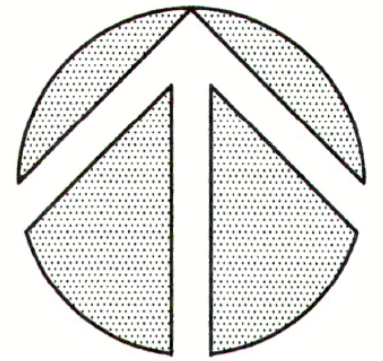
6608 REGISTERED PROFESSIONAL ENGINEER  
H. CHARLES FRITZENMEIER  
STATE OF WASHINGTON

REVISIONS		
NO.	DATE	DESCRIPTION

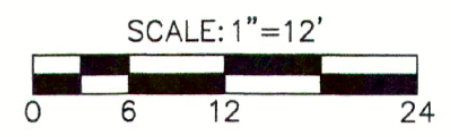
Pattison  
**Residence**  
8019 SE 20th St Mercer Island, WA  
**AREA CALCULATIONS**  
PERMIT DRAWINGS

PROJECT NO.	-
DATE	6/19/23
DRAWING NO	<b>G1.1</b>





NORTH



REVISION  
FEBRUARY 10, 2024  
ADJUSTMENTS TO  
CIVIL ENGINEERING  
CHANGES

- EXISTING STRUCTURE
- NEW STRUCTURE
- LIMIT OF EXCAVATION
- NEW & OLD OVERLAP



Arborist Report  
September 5th, 2020

Prepared by:  
Seattle Tree Consulting  
Douglas Smith (Certified Arborist PN 6116-A/TRAQ)  
117 E. Louisa St. #731  
Seattle, Wa. 98102  
(206)457-5706  
[doug@seattletreeconsulting.com](mailto:doug@seattletreeconsulting.com)

AR 1.0



DESIGNATION	EXCEPTIONAL	QUALIFIED AS EXCEPTIONAL	PRIORITIZED TREE DUE TO DIAMETER (24"+)	LARGE TREE CLASSIFICATION (10"+)
1. Douglas Fir. Pseudotsuga menziesii. 34" DSH. 24' DLR. Condition-1.	30"	YES	YES	YES
2. Big Leaf Maple. Acer macrophyllum. 35" DSH. 30' DLR. Condition1.	30"	YES	YES	YES
3. Western Red Cedar. Thuja plicata. 19" DSH. 15' DLR. Condition-1.	30"	NO	NO	YES
4. Big Leaf Maple. Acer macrophyllum. 15" DSH. 20' DLR. Condition1.	30"	NO	NO	YES
5. Western Red Cedar. Thuja plicata. 16" DSH. 15' DLR. Condition 1.	30"	NO	NO	YES
6. Big Leaf Maple. Acer macrophyllum. 30" DSH. Condition-4. 10' Dead Snag.	30"	NO	YES	YES
7. Western Red Cedar. Thuja plicata. 20" DSH. 14' DLR. Condition-1.	30"	NO	NO	YES
8. Douglas Fir. Pseudotsuga menziesii. 34" DSH. 20' DLR. Condition-1.	30"	YES	YES	YES
9. Western Red Cedar. Thuja plicata. 24" DSH. 22' DLR. Condition-1. TO BE REMOVED	30"	NO	NO	YES
10. Western Red Cedar. Thuja plicata. 15" DSH. 12' DLR. Condition-1.	30"	NO	NO	YES
11. Western Red Cedar. Thuja plicata. 19" DSH. 15' DLR. Condition-1.	30"	NO	NO	YES
12. Apple. Malus sp. 10" DSH. 15' DLR. Condition-1. TO BE REMOVED	20"	NO	NO	YES
13. Apple. Malus sp. 13" DSH. 15' DLR. Condition-1.	20"	NO	NO	YES
14. Apple. Malus sp. 12" DSH. 15' DLR. Condition-1.	20"	NO	NO	YES
15. Red Alder. Alnus rubra. 8" DSH. 10' DLR. Condition-1.	XX	NO	NO	YES

30% EQUATES TO 5 TREES MUST BE RETAINED

NOTES

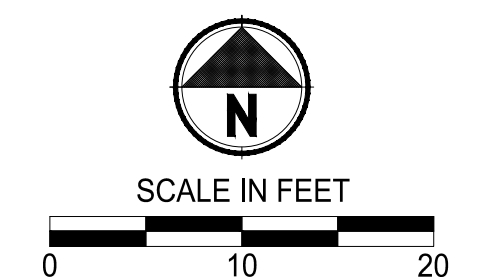
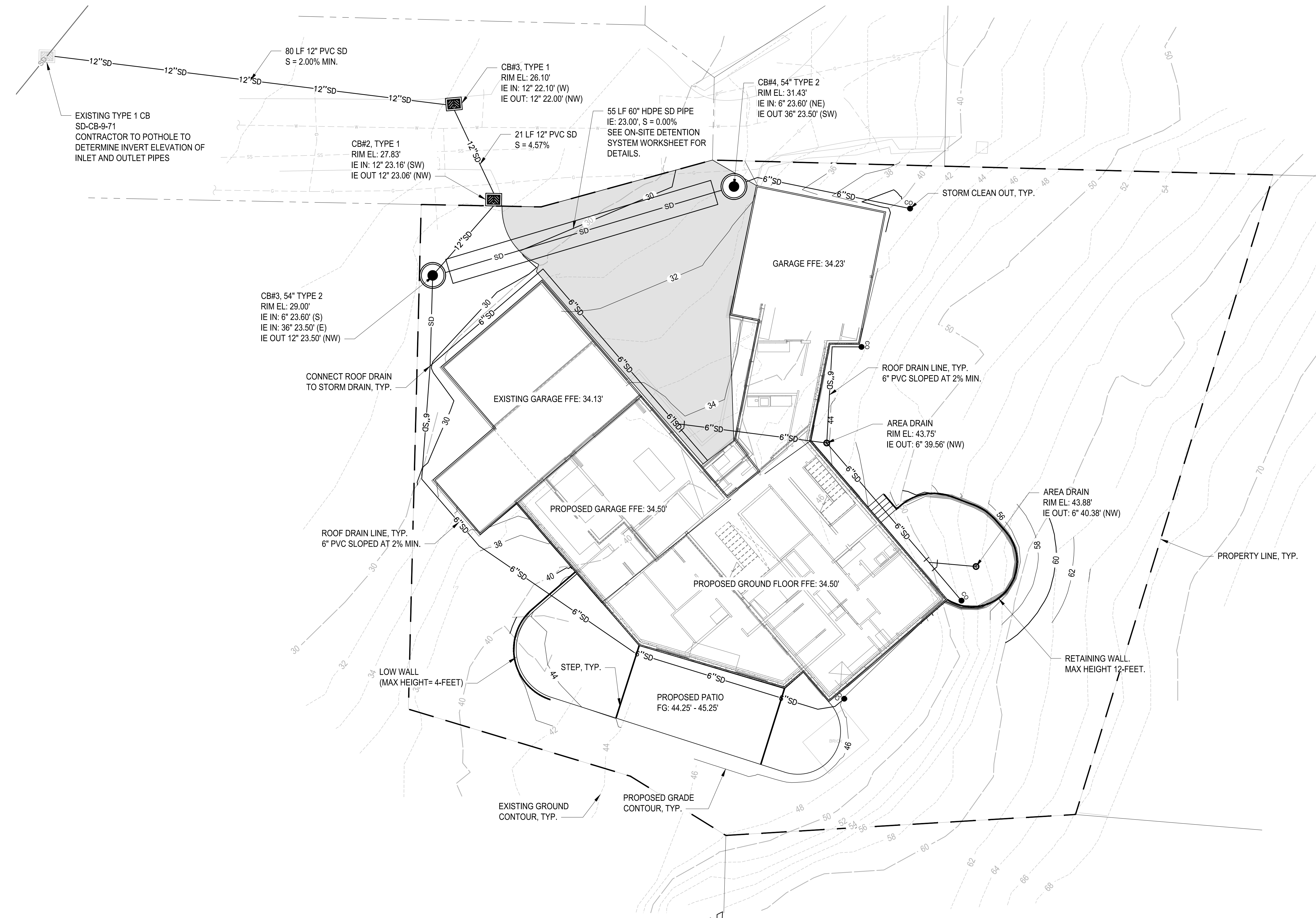
PER SECT AT LEAST

PER SECTION MIC 19.10.060 A3  
EXCEPTIONAL TREES LARGER THAT 24" SHALL BE LIMITED BY THE FOLLOWING:  
RETENTION WILL RESULT IN AN UNAVOIDABLE HAZARDOUS SITUATION.  
RETENTION WILL LIMIT THE CONSTRUCTIBLE GROSS FLOOR ARE TO LESS THAN 85% OF THE MAXIMIM GROSS FLOOR AREA ALLOWED UNDER  
MICC 19.02

PATH: U:\PSO\Projects\Clients\7368-Mercer-Island\217-7368-001 Pattison Residence\995\cs\CADD\DWG PLOTTED BY: GarretW DATE: Wednesday, January 24, 2024 2:04:23 PM LAYOUT: SD01

LEGEND	
	PROPERTY BOUNDARY
	STORM DRAIN (SIZE SPECIFIED IN PLANS)
	TYPE 1 CATCH BASIN
	CLEANOUT
	AREA DRAIN

- NOTES**
1. STORMWATER RUNOFF FROM THE ROOFTOP WILL BE COLLECTED IN GUTTERS AND CONVEYED FROM DOWNSPOUTS TO A STORM DRAIN LINE.
  2. THE STORM DRAIN LINE WILL CONVEY RUNOFF TO THE CITY'S STORMWATER SYSTEM.
  3. THE PROJECT WILL RESULT IN A NEW STORMWATER MAIN EXTENSION OF THE CITY'S SYSTEM.
  4. THE UNDERGROUND DETENTION SYSTEM WAS DESIGNED FOLLOWING THE CITY OF MERCER ISLAND TABLE 1 AND WORKSHEET.



**100 % REVIEW SUBMITTAL**  
NOT FOR CONSTRUCTION

REVISIONS	DATE	BY	DESIGNED

**ONE INCH AT FULL SCALE, IF NOT, SCALE ACCORDINGLY**  
FILE NAME  
JOB No. 217-7368-001  
DATE SEPTEMBER 2023




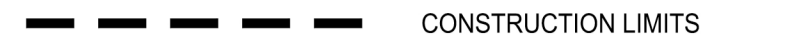
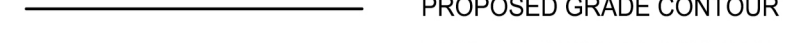

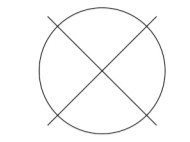
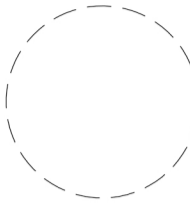
**Parametrix**  
ENGINEERING · PLANNING · ENVIRONMENTAL SCIENCES

PROJECT NAME  
**PATTISON FAMILY HOUSE**  
MERCER ISLAND, WA

**DRAINAGE PLAN**

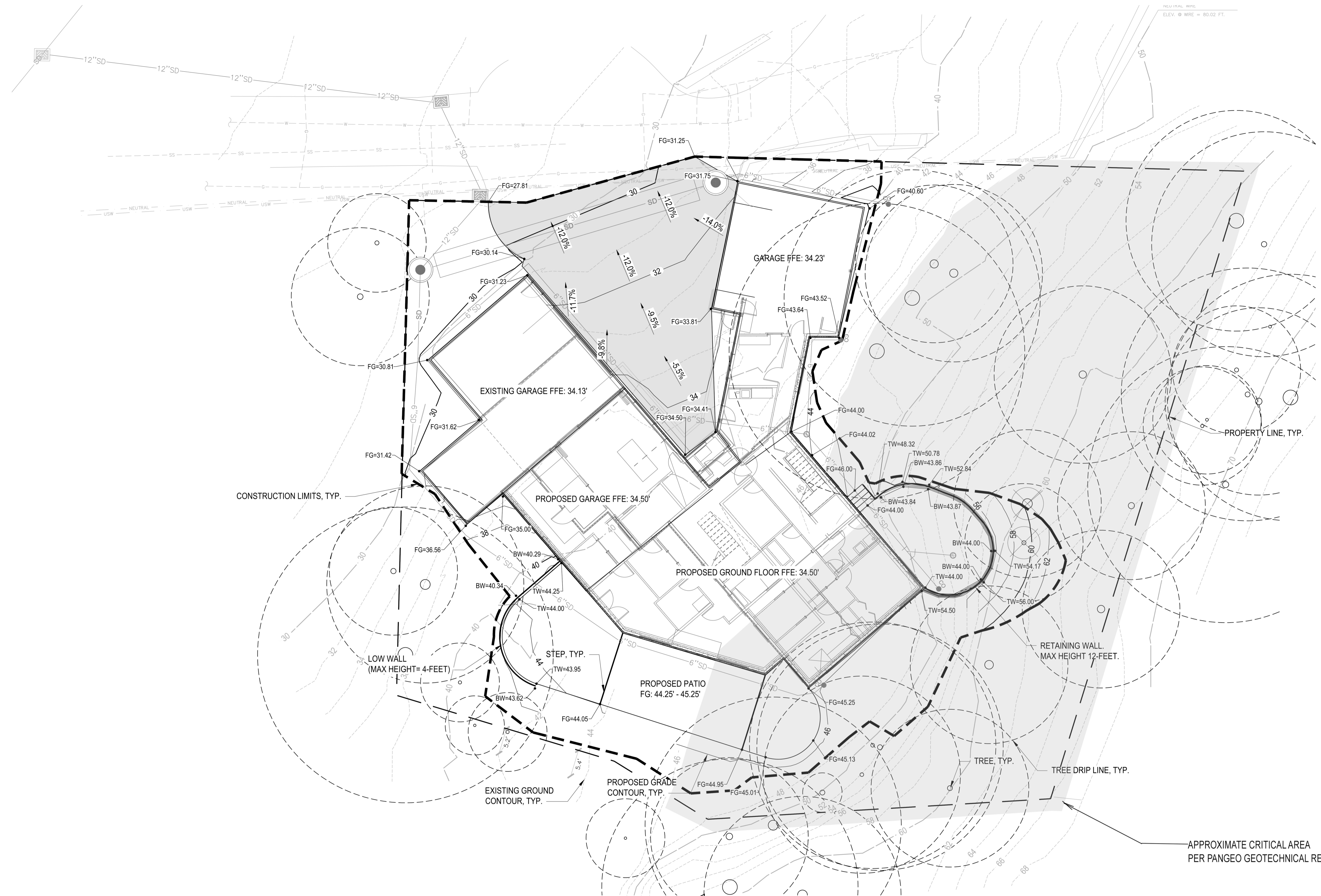
DRAWING NO.  
3 OF 5  
**SD-01**

**LEGEND**

-  PROPERTY BOUNDARY
-  CONSTRUCTION LIMITS
-  PROPOSED GRADE CONTOUR
-  EXISTING GROUND CONTOUR
-  TREE REMOVAL
-  TREE DRIP LINE RADIUS

**NOTES**

1. THE ESTIMATED EARTHWORK QUANTITIES ARE AS FOLLOWS:
  - CUT: 950 CY
  - FILL: 60 CY
  - NET: 890 CY (EXPORT)



SCALE IN FEET  
0 10 20

**100 % REVIEW SUBMITTAL**  
NOT FOR CONSTRUCTION

PLOTTED BY: Garrahi DATE: Wednesday, January 24, 2024 2:04:20 PM  
 LAYOUT: GR01 PATH: U:\PSD\Projects\Clients\7368-Mercer Island\217-7368-001 Pattison Residence\995vcs\CADD\DWG

REVISIONS	DATE	BY	DESIGNED

**ONE INCH AT FULL SCALE.**  
IF NOT, SCALE ACCORDINGLY  
FILE NAME  
JOB No. 217-7368-001  
DATE SEPTEMBER 2023



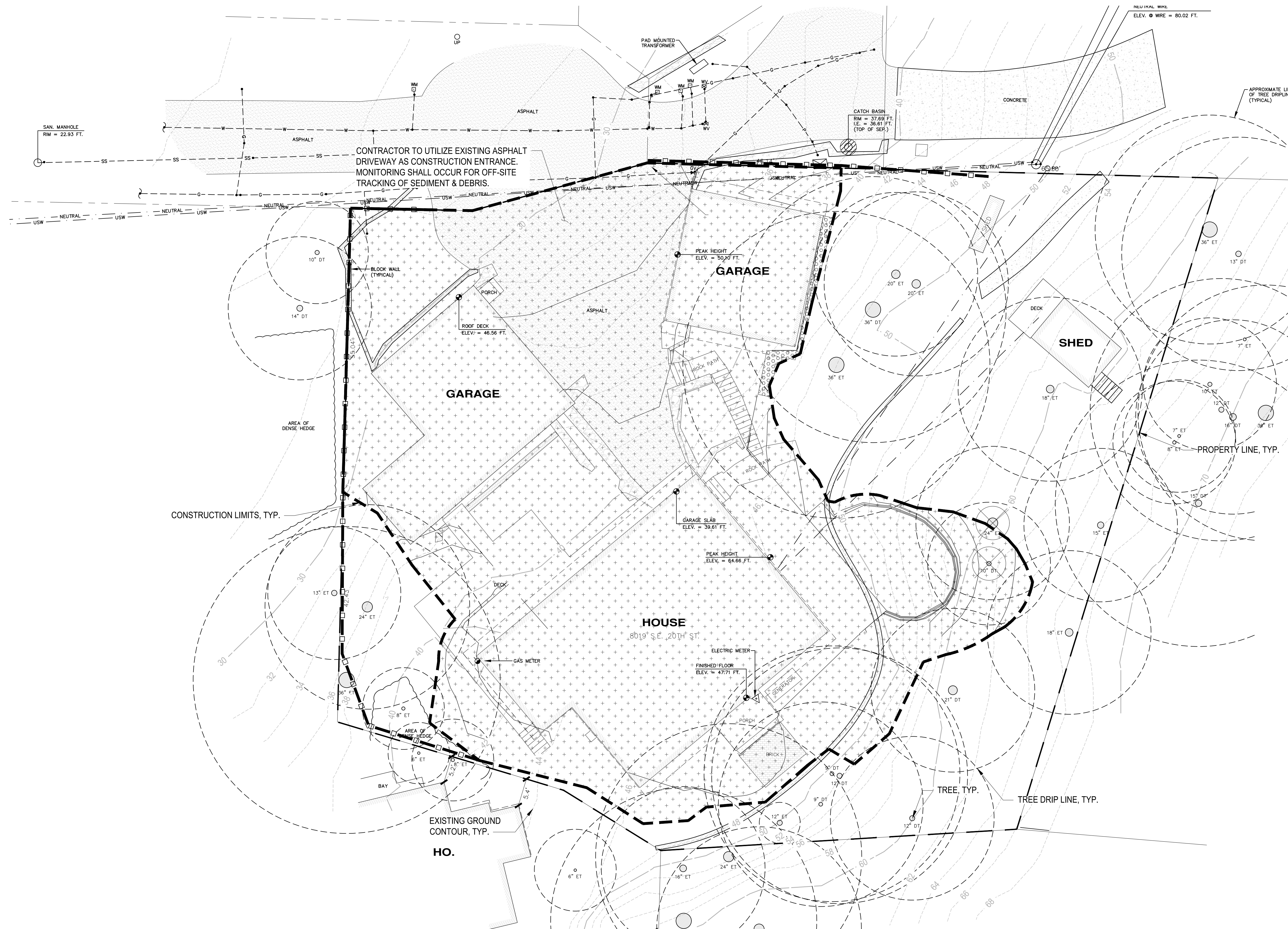
**Parametrix**  
ENGINEERING · PLANNING · ENVIRONMENTAL SCIENCES

PROJECT NAME  
**PATTISON FAMILY HOUSE**  
MERCER ISLAND, WA

**GRADING PLAN**

DRAWING NO.  
2 OF 5  
**GR-01**

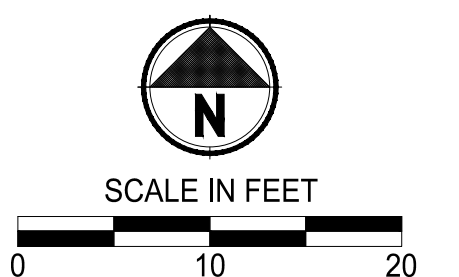
PATH: u:\p50\Projects\Clients\7368-Mercer-Island\217-7368-001 Pattison Residence\995ves\CADD\DWG PLOTTED BY: Garrowil DATE: Wednesday, January 24, 2024 2:04:15 PM  
 LAYOUT: ESC01



**LEGEND**

- PROPERTY BOUNDARY
- CONSTRUCTION LIMITS
- EXISTING GROUND CONTOUR
- SILT FENCE (BMP C233)
- STORM DRAIN/INLET PROTECTION (BMP C233)
- CLEARING, GRUBBING, & DEMOLITION
- TREE REMOVAL
- TREE DRIP LINE RADIUS
- INNER CRITICAL ROOT ZONE. GROUND DISTURBING ACTIVITIES TO OBSERVED BY ARBORIST.

- NOTES**
1. ALL DISTURBED AREAS TO BE STABILIZED TO PRE-CONSTRUCTION CONDITION OR BETTER.
  2. CONTRACTOR TO POTHOLE ALL UTILITY LOCATIONS BEFORE PROPOSED CONNECTIONS ARE MADE.
  3. EXPOSED SOILS SHALL BE STABILIZED AFTER TWO DAYS OF BEING UNWORKED IN WET WEATHER SEASON AND SEVEN DAYS IN THE DRY SEASON.
  4. THE ADJACENT ROAD SHALL BE SWEEPED DAILY IN ORDER TO PREVENT TRACK OUT. MORE FREQUENT SWEEPING MAY BE NEEDED DEPENDING ON THE SITUATION.
  5. IF TRACK OUT CANNOT BE CONTAINED WITH TRADITIONAL METHODS, A WHEEL WASH WILL BE REQUIRED.



**100 % REVIEW SUBMITTAL**  
NOT FOR CONSTRUCTION

REVISIONS	DATE	BY	DESIGNED	DRAWN	CHECKED	APPROVED

**ONE INCH AT FULL SCALE. IF NOT, SCALE ACCORDINGLY**  
 FILE NAME  
 JOB No. 217-7368-001  
 DATE SEPTEMBER 2023



**Parametrix**  
ENGINEERING · PLANNING · ENVIRONMENTAL SCIENCES

PROJECT NAME  
**PATTISON FAMILY HOUSE**  
MERCER ISLAND, WA

**EROSION & SEDIMENT CONTROL PLAN**

DRAWING NO.  
1 OF 5  
**ESC-01**

PATH: U:\P50\Projects\Clients\7368-Mercer\Island\217-7368-001 Pattison Residence\995\cs\CADD\DWG PLOTTED BY: GarraWill DATE: Wednesday, January 24, 2024 2:04:17 PM  
 LAYOUT: TP01



**LEGEND**

- PROPERTY BOUNDARY
- CONSTRUCTION LIMITS
- PROPOSED GRADE CONTOUR
- EXISTING GROUND CONTOUR
- TREE PROTECTION FENCING TO FOLLOW CONSTRUCTION LIMITS EXCEPT WHERE SHOWN
- EXISTING BUILDING FOOTPRINTS
- ADDITIONAL 5" OF WOOD CHIP MULCH OUTSIDE OF TREE PROTECTION FENCING
- TREE REMOVAL
- POTENTIAL TREE REPLACEMENT PLANTING AREA

**TREE PROTECTION NOTES**

1. FENCING SHALL BE INSTALLED PRIOR TO CONSTRUCTION ACTIVITIES AND REMAIN IN PLACE FOR THE DURATION OF THE PROJECT. FENCING SHOULD ONLY BE MOVED TEMPORARILY IF MINOR DISTURBANCES MUST OCCUR WITHIN THE DRIPLINE AND FENCING SHOULD BE REPLACED IMMEDIATELY ONCE THAT PORTION OF WORK IS COMPLETED.
2. THE TREE PROTECTION AREA IS DESIGNATED TO BE AN AREA OF NO IMPACT, NO STORING OF MATERIALS, NO ENCROACHMENT, AND NO STAGING OF DEBRIS.
3. TREE PROTECTION FENCING SHOULD HAVE SIGNS EVERY 8' FACING ACCESS THAT INDICATE THE AREA IS TREE PROTECTION ZONE.
4. TRENCHING THROUGH THE CRZ FOR UTILITIES IS NOT PERMITTED (TUNNELING IS PREFERRED METHOD).
5. NO ATTACHING ANYTHING TO THE TREE WITH CINCHING KNOTS OR HARDWARE.
6. VEHICLE MAINTENANCE AND WASHING OF EQUIPMENT IS NOT PERMITTED WITHIN THE CRZ.
7. ANY HEAVY DIGGING THAT OCCURS WITHIN THE CRZ SHALL WORK TOWARDS THE TREE AND ANY ROOTS ENCOUNTERED THAT ARE OVER 1" IN DIAMETER ARE EXCAVATED AROUND WITH HAND TOOLS AND CUT CLEAN WITH A SHARP SAW BEHIND THE EXCAVATION ZONE SO THAT THE ROOT CAN BIFURCATE AND CONTINUE TO GROW.
8. CONTRACTOR TO PROVIDE ADDITIONAL 5" OF COURSE WOOD CHIP MULCH AT ALL LOCATIONS FEASIBLE OUTSIDE OF TREE PROTECTION FENCING BUT WITHIN CRZS OF TREES TO BE RETAINED DURING CONSTRUCTION UNTIL FINISHED GRADING IS TO BE COMPLETED IN ADDITION TO HATCHED AREA.

**TREE PROTECTION AREA (TPZ)**

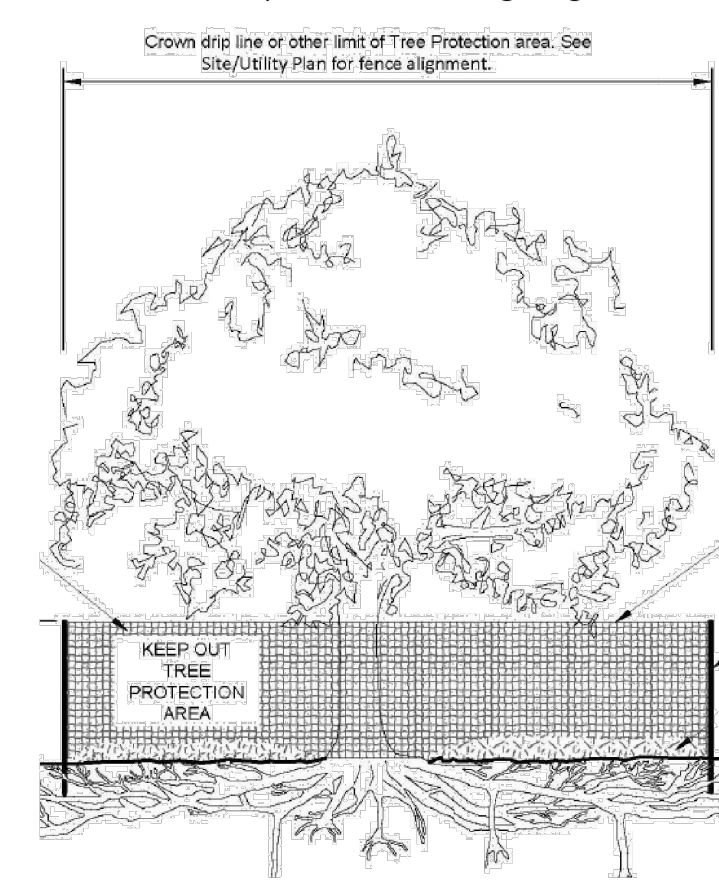
**KEEP OUT!**

**DO NOT REMOVE OR ADJUST THE APPROVED LOCATION OF THIS TREE PROTECTION AREA**

Trees enclosed by this fence are protected and are subject to the conditions of the tree permit. Violation of tree conditions may lead to:

1. Correction Notices or Stop Work Orders until compliance is achieved
2. RE Inspection Fees/financial penalties
3. Arborist reports recommending mitigation

- Notes**
1. No pruning shall be performed unless under the direction of the Project Arborist. Including limbing trees up.
  2. No grading, excavation, storage (materials, equipment, vehicles, etc.), or other unpermitted activity shall occur inside the protective fencing.
  3. Penalties for damaging by root damage/compaction or removing a saved tree may be a fine up to three times the value of the tree plus restoration (MICC 19.10.160).
  4. Any work in approved TPZ must be with the permission of the City Arborist (206) 275-7713, [john.kenney@mercergov.org](mailto:john.kenney@mercergov.org).
  5. 5" course woodchips within the tree protection zone, but not against the tree trunk.

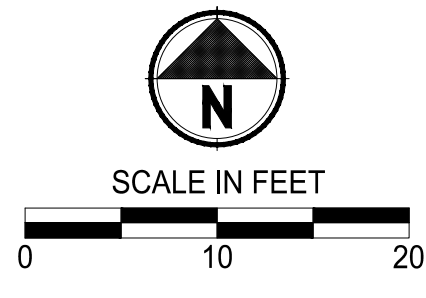


Tree protection fence: 6' chain link fence, solidly anchored into the ground, or if authorized High-density polyethylene fencing with 3.5" x 1.5" openings; color orange. Steel posts installed at 8' o.c.

2" x 6" steel posts or approved equal

Maintain existing grade with the tree protection fence unless otherwise indication on the plans

Any Work in the protected area must be with the permission of the City Arborist [john.kenney@mercergov.org](mailto:john.kenney@mercergov.org)



PRELIMINARY

REVISIONS	DATE	BY	DESIGNED	DRAWN	CHECKED	APPROVED

**ONE INCH AT FULL SCALE. IF NOT, SCALE ACCORDINGLY**

FILE NAME

JOB No. 217-7368-001

DATE SEPTEMBER 2023



PROJECT NAME

**PATTISON FAMILY HOUSE**  
MERCER ISLAND, WA

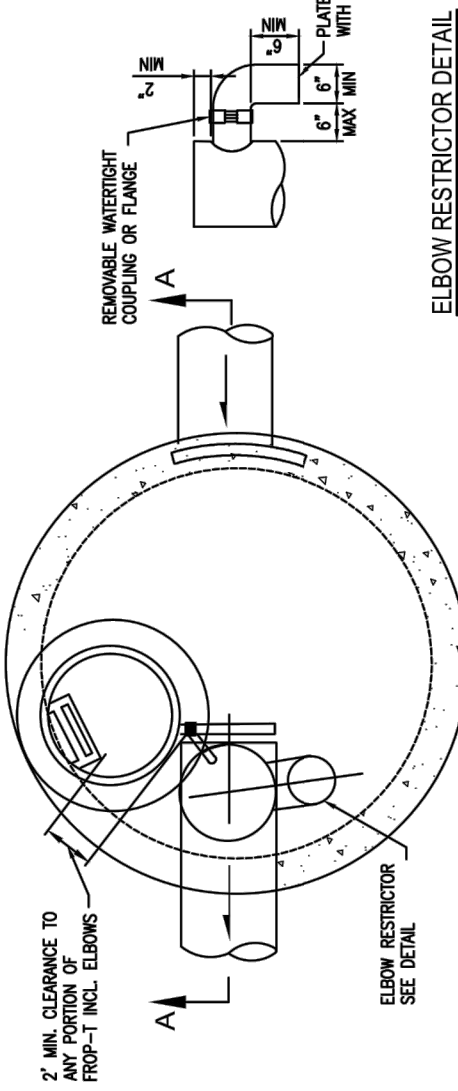
**TREE PROTECTION PLAN**

DRAWING NO.  
2 OF 5

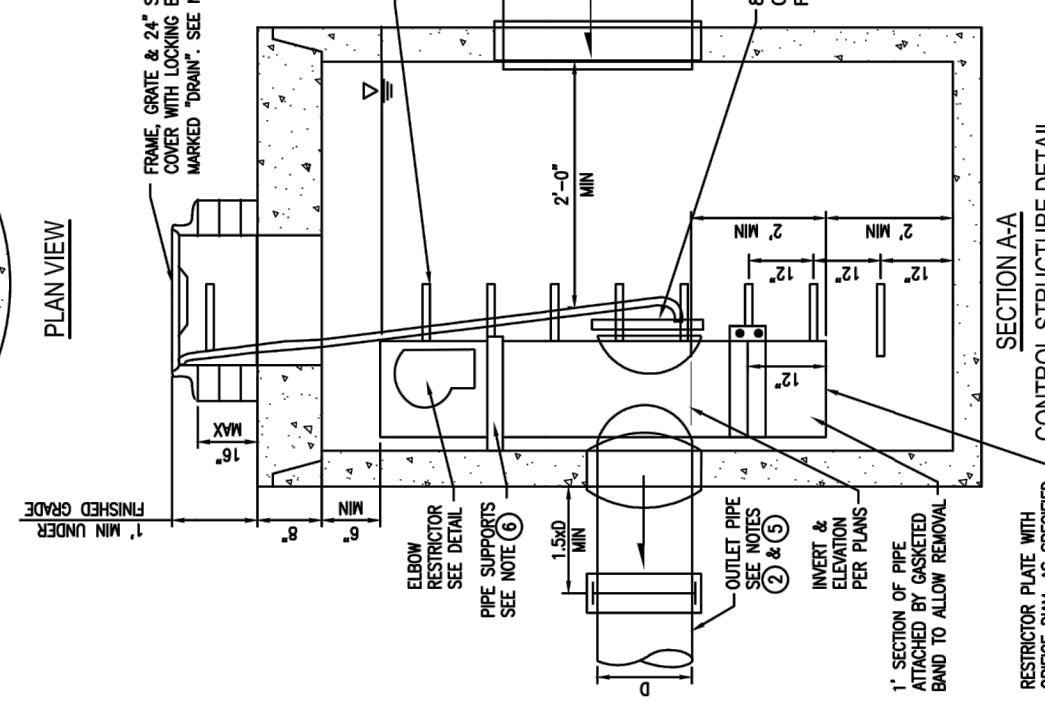
**TP01**

**100% REVIEW SUBMITTAL**  
NOT FOR CONSTRUCTION

**ATTACHMENT 1**  
**CITY OF MERCER ISLAND**  
**ON-SITE DETENTION SYSTEM WORKSHEET**  
**(FOR NEW PLUS REPLACED IMPERVIOUS**  
**AREA OF 9,500 SF OR LESS)**

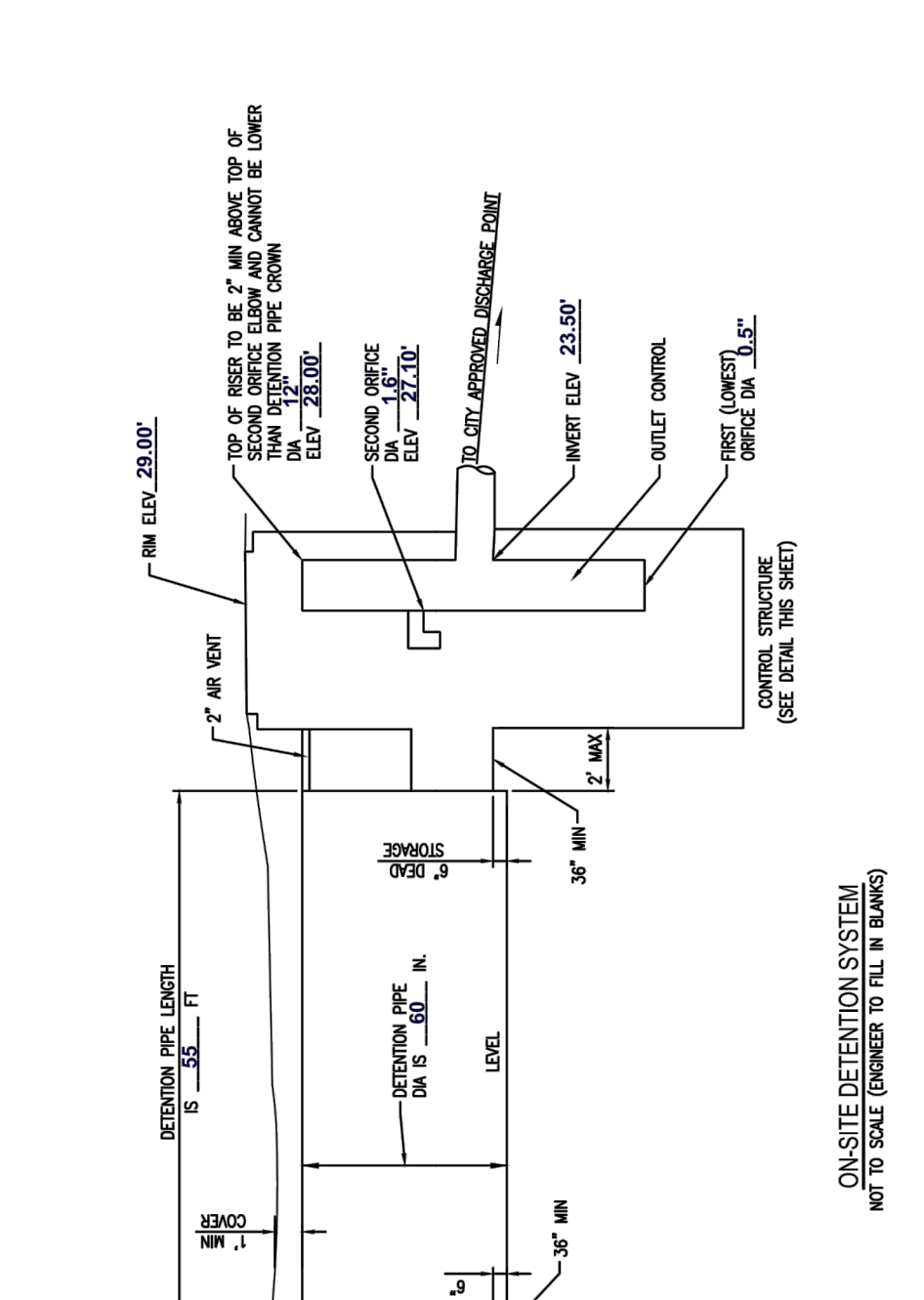


**ELBOW RESTRICTOR DETAIL**



**CONTROL STRUCTURE DETAIL**  
 NOT TO SCALE

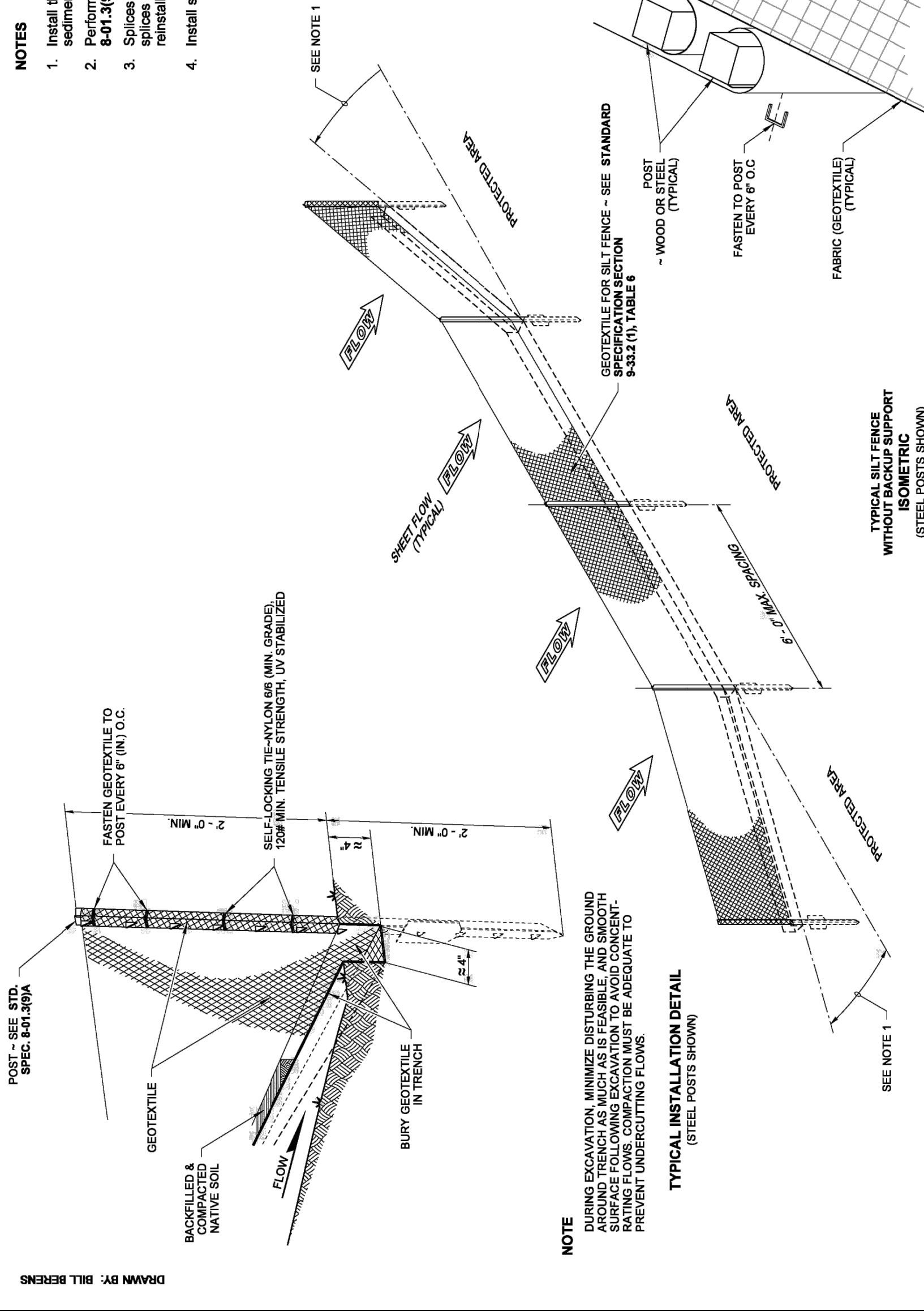
OWNER: Blaise Pattison ADDRESS: 8019 SEE 20th STREET MERCER ISLAND, WA 98040 PREPARED BY: ZAC GARRARD  
 PERMIT F. TBD PHONE: 509-416-6850  
 CONTRIBUTING SURFACE AREA (SQ. FT.): 8,855 DETENTION PIPE DIA. (INCH): 60\"/>



**ON-SITE DETENTION SYSTEM**  
 NOT TO SCALE (OWNER TO FILL IN BLANKS)

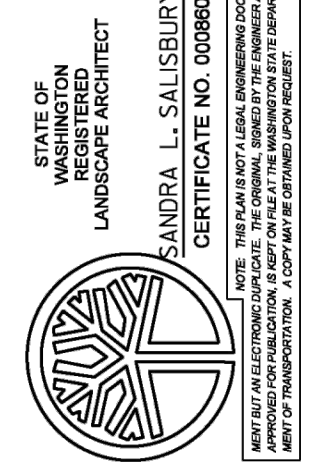
**ON-SITE DETENTION SYSTEM NOTES:**  
 1. CALL DEVELOPMENT SERVICES (206-725-7665) 24 HOURS IN ADVANCE FOR A DETENTION SYSTEM INSPECTION BEFORE BACKFILL AND FOR FINAL INSPECTIONS.  
 2. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE OF THE STORAGE PIPE. STORAGE PIPE MUST BE REMOVED FROM CATCH BASIN TO ALLOW PROPER OPERATION.  
 3. PIPE MATERIAL, JOINT AND JOINT PROTECTION SHALL BE IN ACCORDANCE WITH SECTION 8-01.3(9) AND 8-01.3(15).  
 4. FOOTING DRAINS SHALL NOT BE CONNECTED TO THE DETENTION SYSTEM.

**CONTROL STRUCTURE NOTES:**  
 1. USE A MINIMUM OF A 5/8 IN. DIA. TYPE 2 DITCH BASIN. THE ACTUAL SIZE IS DEPENDENT ON BACKFILL PIPE MATERIAL AND DIRECTION.  
 2. OUTLET PIPE: MIN. 8 INCH.  
 3. METAL PARTS: CORROSION RESISTANT. NON-GALVANIZED PARTS PREFERRED. GALVANIZED PIPE PARTS TO HAVE SPECIAL TREATMENT 1.  
 4. FRAME AND LADDER OR STEPS MUST BE:  
 A. CLEANOUT GATE IS VISIBLE FROM TOP.  
 B. FRAME IS CLAY OF CLAY.  
 C. FRAME IS CLAY OF CLAY.  
 5. F. METAL OUTLET PIPE CONNECTS TO CONCRETE PIPE, OUTLET PIPE TO HAVE SMOOTH, O.D. EQUAL TO CONCRETE PIPE I.D. LESS 1/4 IN.



**NOTE**  
 DURING EXCAVATION, MINIMIZE DISTURBING THE GROUND AROUND TRENCH AS MUCH AS IS FEASIBLE, AND SMOOTH BACKFILL TO PREVENT UNDERCUTTING FLOWS. COMPACTION MUST BE ADEQUATE TO PREVENT UNDERCUTTING FLOWS.

**NOTES**  
 1. Install the ends of the silt fence to point slightly upslope to prevent sediment from flowing around the ends of the fence.  
 2. Perform maintenance in accordance with **Standard Specifications 8-01.3(9) and 8-01.3(15)**.  
 3. Splices shall never be placed in low spots or sump locations. If splices are located in low or sump areas, the fence may need to be reinstalled unless the Project Engineer approves the installation.  
 4. Install silt fencing parallel to mapped contour lines.

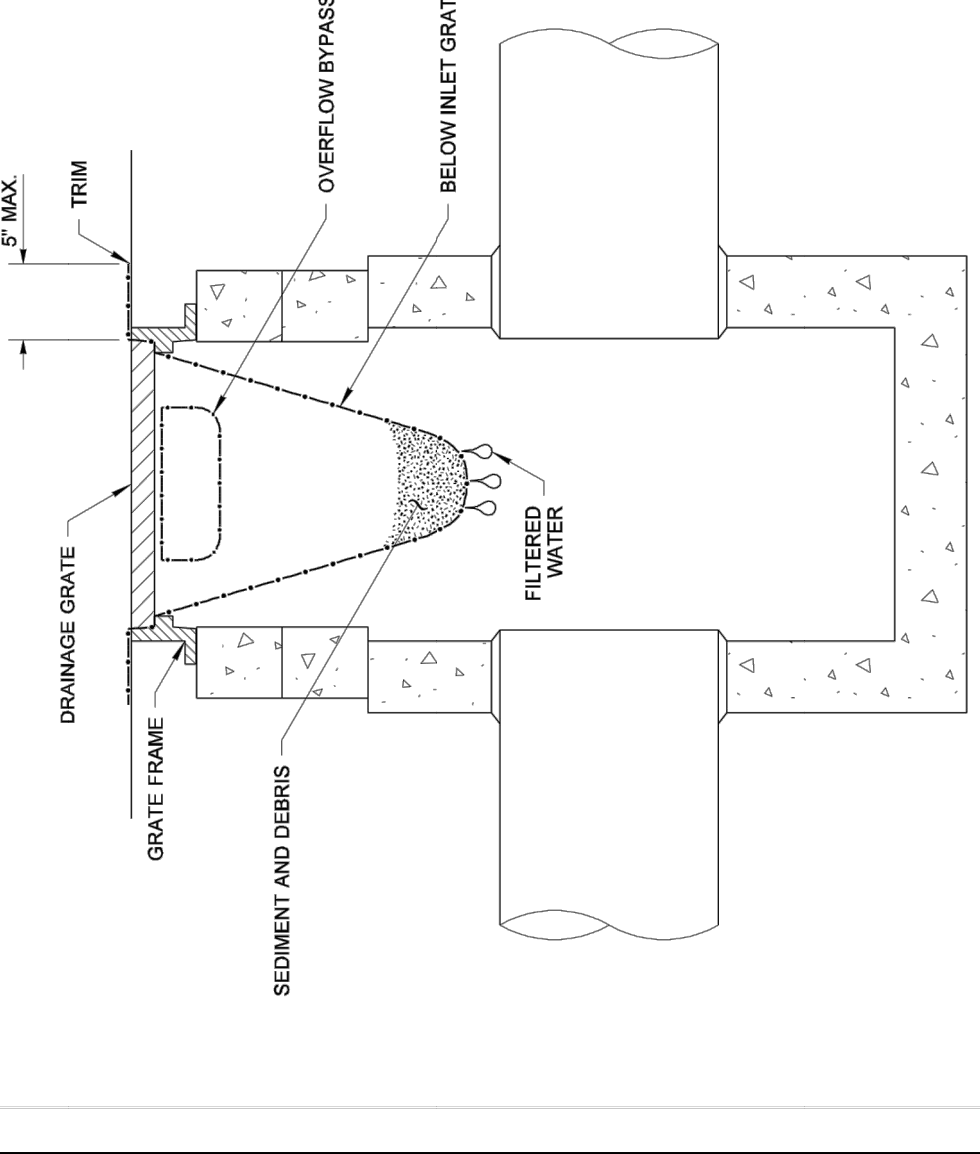


**SILT FENCE**  
**STANDARD PLAN 1-30.15-02**  
 SHEET 1 OF 1 SHEET  
 APPROVED FOR PUBLICATION  
**Pasco Bakotich III** 3/22/23  
 Washington State Department of Transportation

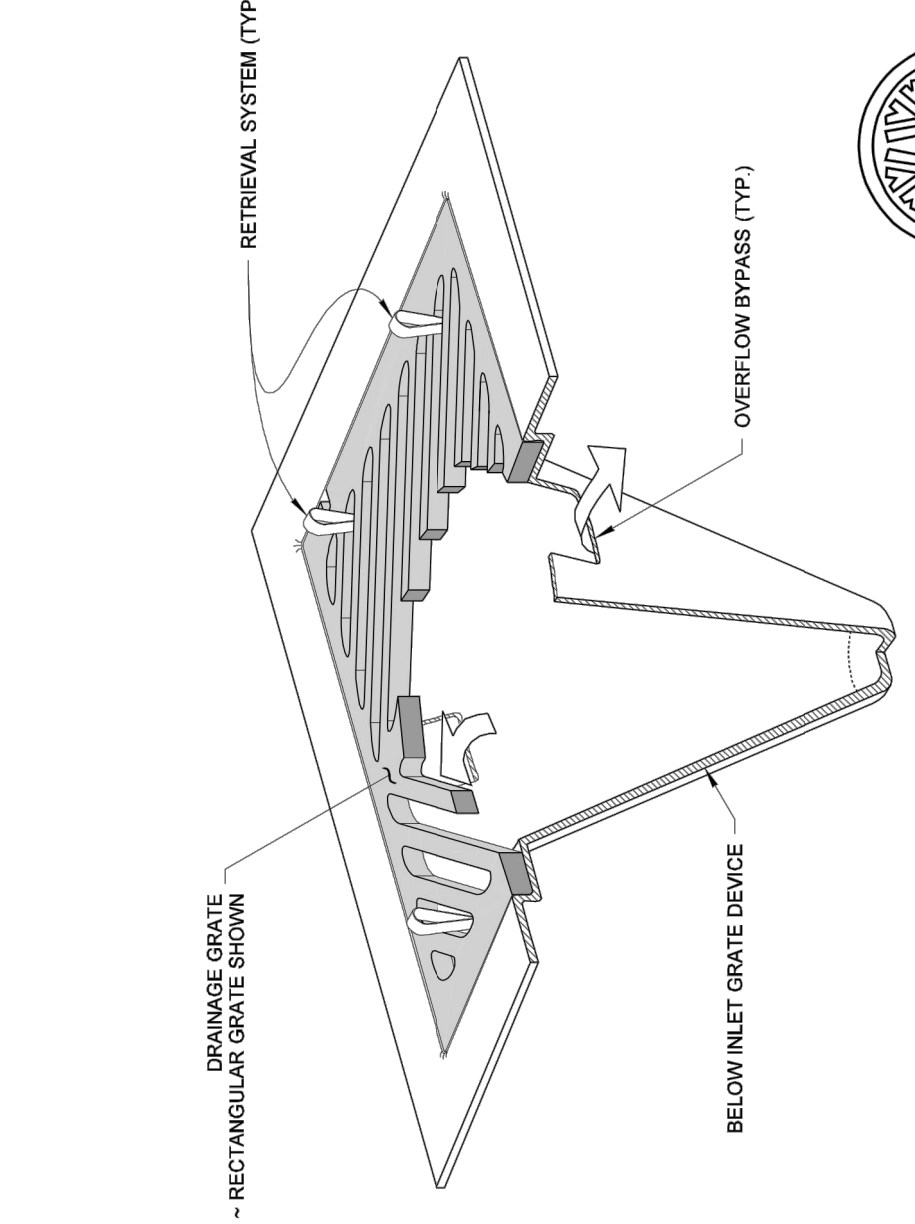
**SPLICE DETAIL**  
 (WOOD POSTS SHOWN)

**SPICES DETAIL**  
 (WOOD POSTS SHOWN)

**NOTES**  
 1. Size the Below Inlet Grate Device (BIGD) for the storm water structure it will service.  
 2. The BIGD shall have a built-in high-flow relief system (overflow bypass).  
 3. The retrieval system must allow removal of the BIGD without spilling the collected material.  
 4. Perform maintenance in accordance with Standard Specification 8-01.3(15).



**SECTION VIEW**  
 NOT TO SCALE



**ISOMETRIC VIEW**



**STORM DRAIN INLET PROTECTION**  
**STANDARD PLAN 1-40.20-00**  
 SHEET 1 OF 1 SHEET  
 APPROVED FOR PUBLICATION  
**Pasco Bakotich III** 09-20-07  
 Washington State Department of Transportation



PROJECT NAME  
**PATTISON FAMILY HOUSE**  
 MERCER ISLAND, WA

**DETAILS**

DRAWING NO.  
**4 OF 5**  
**DT-01**

**100 % REVIEW SUBMITTAL**  
 NOT FOR CONSTRUCTION

## General Structural Notes

THE FOLLOWING APPLY UNLESS SHOWN OTHERWISE ON THE DRAWINGS

### CRITERIA

- ALL MATERIALS, WORKMANSHIP, DESIGN, AND CONSTRUCTION SHALL CONFORM TO THE DRAWINGS, SPECIFICATIONS, AND THE 2018 INTERNATIONAL BUILDING CODE.
- DESIGN LOADING CRITERIA:  
RESIDENTIAL - ONE AND TWO-FAMILY DWELLINGS  
FLOOR LIVE LOAD 40 PSF  
ROOF ROOF DEAD LOAD 15 PSF  
ROOF LIVE LOAD 25 PSF  
DECK LIVE LOAD 60 PSF  
DEFLECTION CRITERIA  
LIVE LOAD DEFLECTION L/360  
TOTAL LOAD DEFLECTION L/240  
ENVIRONMENTAL LOADS  
SNOW 25 PSF  
WIND  $K_z t = 1.0$ ,  $G_C p_i = 0.18$ , 98 MPH, RISK CATEGORY II, EXPOSURE "C"  
EARTHQUAKE ANALYSIS PROCEDURE: EQUIVALENT LATERAL FORCE PROCEDURE  
LATERAL SYSTEM: LIGHT FRAMED SHEAR WALLS  
SITE CLASS=0,  $S_s = 1.38$   $S_d s = 1.0$ ,  $S_1 = .48$ ,  $SD_1 = .58$ ,  $C_s = 0.154$   
SDC D,  $I_e = 1.0$ ,  $R = 6.5$

- STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH ARCHITECTURAL DRAWINGS FOR BIDDING AND CONSTRUCTION. ARCHITECTURAL DRAWINGS ARE THE PRIME CONTRACT DRAWINGS. ANY DISCREPANCIES FOUND AMONG THE DRAWINGS, THESE GENERAL NOTES AND THE SITE CONDITIONS SHALL BE REPORTED TO THE ARCHITECT, WHO SHALL CORRECT SUCH DISCREPANCY IN WRITING. ANY WORK DONE BY THE GENERAL CONTRACTOR AFTER DISCOVERY OF SUCH DISCREPANCY SHALL BE DONE AT THE GENERAL CONTRACTOR'S RISK.

- PRIMARY STRUCTURAL ELEMENTS NOT DIMENSIONED ON THE STRUCTURAL PLANS AND DETAILS SHALL BE LOCATED BY THE ARCHITECTURAL PLANS AND DETAILS. VERTICAL DIMENSION CONTROL IS DEFINED BY THE ARCHITECTURAL WALL SECTIONS, BUILDING SECTION, AND PLANS. DETAILING AND SHOP DRAWING PRODUCTION FOR STRUCTURAL ELEMENTS WILL REQUIRE DIMENSIONAL INFORMATION CONTAINED IN BOTH ARCHITECTURAL AND STRUCTURAL DRAWINGS.

- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAFETY PRECAUTIONS AND THE METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES REQUIRED TO PERFORM THE CONTRACTORS WORK. THE STRUCTURAL ENGINEER HAS NO OVERALL SUPERVISORY AUTHORITY OR ACTUAL AND/OR DIRECT RESPONSIBILITY FOR THE SPECIFIC WORKING CONDITIONS AT THE SITE AND/OR FOR ANY HAZARDS RESULTING FROM THE ACTIONS OF ANY TRADE CONTRACTOR. THE STRUCTURAL ENGINEER HAS NO DUTY TO INSPECT, SUPERVISE, NOTE, CORRECT, OR REPORT ANY HEALTH OR SAFETY DEFICIENCIES TO THE OWNER, CONTRACTORS, OR OTHER ENTITIES OR PERSONS AT THE PROJECT SITE.

- CONTRACTOR SHALL PROVIDE TEMPORARY BRACING FOR THE STRUCTURE AND STRUCTURAL COMPONENTS UNTIL ALL FINAL CONNECTIONS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE PLANS. CONFORM TO ASCE 37-14 "DESIGN LOADS ON STRUCTURES DURING CONSTRUCTION".

- CONTRACTOR-INITIATED CHANGES SHALL BE SUBMITTED IN WRITING TO THE ARCHITECT AND STRUCTURAL ENGINEER FOR APPROVAL PRIOR TO CONSTRUCTION. CHANGES SHOWN ON SHOP DRAWINGS ONLY WILL NOT SATISFY THIS REQUIREMENT.

- DRAWINGS INDICATE GENERAL AND TYPICAL DETAILS OF CONSTRUCTION. WHERE CONDITIONS ARE NOT SPECIFICALLY INDICATED BUT ARE OF SIMILAR CHARACTER TO DETAILS SHOWN, SIMILAR DETAILS OF CONSTRUCTION SHALL BE USED, SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT AND THE STRUCTURAL ENGINEER. ALL TYPICAL NOTES AND DETAILS SHOWN ON DRAWINGS SHALL APPLY, UNLESS NOTED OTHERWISE. WHERE NO TYPICAL DETAIL IS NOTED, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REQUEST ADDITIONAL INFORMATION. THE CONTRACTOR SHALL SUBMIT ALL PROPOSED ALTERNATE TYPICAL DETAILS TO THOSE PROVIDED TO THE ENGINEER AND ARCHITECT FOR APPROVAL PRIOR TO CONSTRUCTION.

- ALL STRUCTURAL SYSTEMS, WHICH ARE TO BE COMPOSED OF COMPONENTS TO BE FIELD ERRECTED, SHALL BE SUPERVISED BY THE SUPPLIER DURING MANUFACTURING, DELIVERY, HANDLING, STORAGE AND ERECTION IN ACCORDANCE WITH INSTRUCTIONS PREPARED BY THE SUPPLIER.

### QUALITY ASSURANCE

- SPECIAL INSPECTION SHALL BE PROVIDED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND SECTIONS 110 AND 1705 OF THE INTERNATIONAL BUILDING CODE BY A QUALIFIED TESTING AGENCY DESIGNATED BY THE ARCHITECT, AND RETAINED BY THE BUILDING OWNER. THE ARCHITECT, STRUCTURAL ENGINEER, AND BUILDING DEPARTMENT SHALL BE FURNISHED WITH COPIES OF ALL INSPECTION AND TEST RESULTS. SPECIAL INSPECTION OF THE FOLLOWING TYPES OF CONSTRUCTION IS REQUIRED UNLESS NOTED OTHERWISE.

POST INSTALLED BOLTS AND RODS IN EXISTING CONCRETE	PERIODIC
STRUCTURAL WOOD SHEAR WALL CONSTRUCTION	PERIODIC
CONCRETE CONSTRUCTION	PERIODIC
EXCAVATION, GRADING, AND SOIL BEARING VERIFICATION	PERIODIC
SHORING CONSTRUCTION	PERIODIC

PERIODIC INSPECTION: INSPECTION SHALL BE PERFORMED AT INTERVALS NECESSARY TO CONFIRM THAT WORK REQUIRING SPECIAL INSPECTION IS IN COMPLIANCE WITH REQUIREMENTS.

- UNLESS OTHERWISE NOTED, THE FOLLOWING ELEMENTS COMPRISE THE SEISMIC-FORCE-RESISTING SYSTEM AND ARE SUBJECT TO SPECIAL INSPECTION FOR SEISMIC RESISTANCE IN ACCORDANCE WITH IBC SECTION 1705.12.

- STRUCTURAL WOOD SHEAR WALL SYSTEMS REQUIRE PERIODIC INSPECTION FOR FIELD GLUEING, NAILING, BOLTING, ANCHORING AND OTHER FASTENING OF COMPONENTS WITHIN THE SEISMIC FORCE, RESISTING SYSTEM INCLUDING SHEAR WALLS, DIAPHRAGMS, DRAG STRUTS, BRACES AND HOLDOWNS.

### GEOTECHNICAL

- FOUNDATION NOTES: SUBGRADE PREPARATION INCLUDING DRAINAGE, EXCAVATION, COMPACTION, AND FILLING REQUIREMENTS, SHALL CONFORM STRICTLY WITH RECOMMENDATIONS GIVEN IN THE SOILS REPORT OR AS DIRECTED BY THE SOILS ENGINEER. FOOTINGS SHALL BEAR ON SOLID UNDISTURBED EARTH OR COMPACTED STRUCTURAL FILL AT LEAST 18" BELOW LOWEST ADJACENT FINISHED GRADE. FOOTING DEPTHS/ELEVATIONS SHOWN ON PLANS (OR IN DETAILS) ARE MINIMUM AND FOR GUIDANCE ONLY; THE ACTUAL ELEVATIONS OF FOOTINGS MUST BE ESTABLISHED BY THE CONTRACTOR IN THE FIELD WORKING WITH THE TESTING LAB AND SOILS ENGINEER. BACKFILL BEHIND ALL RETAINING WALLS WITH FREE DRAINING GRANULAR FILL AND PROVIDE FOR SUBSURFACE DRAINAGE AS NOTED IN THE SOILS REPORT.

ALLOWABLE SOIL PRESSURE (NATIVE SOILS)	4000 PSF
LATERAL EARTH PRESSURE (RESTRAINED/UNRESTRAINED)	45 PCF/35 PCF
ALLOWABLE PASSIVE EARTH PRESSURE (ULTIMATE)	525 PCF
COEFFICIENT OF FRICTION (ULTIMATE)	.525
TRAFFIC SURCHARGE PRESSURE (UNIFORM LOAD)	80 PSF
SEISMIC SURCHARGE PRESSURE (UNIFORM LOAD)	12H PSF

SOILS REPORT REFERENCE: #20-332 DATED 11-23-20 BY PANGE0, INC.

### RENOVATION

- DEMOLITION: CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS BEFORE COMMENCING ANY DEMOLITION. SHORING SHALL BE INSTALLED TO SUPPORT EXISTING CONSTRUCTION AS REQUIRED AND IN A MANNER SUITABLE TO THE WORK SEQUENCES. DEMOLITION DEBRIS SHALL NOT BE ALLOWED TO DAMAGE OR OVERLOAD THE EXISTING STRUCTURE. LIMIT CONSTRUCTION LOADING (INCLUDING DEMOLITION DEBRIS) ON EXISTING FLOOR SYSTEMS TO 40 PSF.

- CONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS, MEMBER SIZES, AND CONDITIONS PRIOR TO COMMENCING ANY WORK. ALL DIMENSIONS OF EXISTING CONSTRUCTION SHOWN ON THE DRAWINGS ARE INTENDED AS GUIDELINES ONLY AND MUST BE VERIFIED. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT AND STRUCTURAL ENGINEER IF EXISTING CONDITIONS DETERMINED DURING WORK VARY FROM THE EXISTING CONSTRUCTION SHOWN ON THE DRAWINGS.

- EXISTING REINFORCING SHALL BE SAVED WHERE AND AS NOTED ON THE PLANS. SAW CUTTING, WHERE USED, SHALL NOT CUT EXISTING REINFORCING TO BE SAVED.

- ALL NEW OPENINGS THROUGH EXISTING WALLS, SLABS AND BEAMS SHALL BE ACCOMPLISHED BY SAW CUTTING WHEREVER POSSIBLE. CORNERS SHALL NOT BE OVERCUT.
- CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND LOCATION OF MEMBERS PRIOR TO CUTTING ANY OPENINGS.
- SMALL ROUND OPENINGS SHALL BE ACCOMPLISHED BY CORE DRILLING.
- WHERE NEW REINFORCING TERMINATES AT EXISTING CONCRETE, DRILL AND EPOXY DOWELS MATCHING THE NEW REINFORCING INTO THE EXISTING CONCRETE WITH 5" EMBED, UNLESS OTHERWISE NOTED ON PLANS.

### CONCRETE

- CONCRETE SHALL BE MIXED, PROPORTIONED, CONVEYED AND PLACED IN ACCORDANCE WITH ACI 301, INCLUDING TESTING PROCEDURES. CONCRETE SHALL ATTAIN A 28-DAY STRENGTH OF  $f'c = 3,000$  PSI AND MIX SHALL CONTAIN NOT LESS THAN 5-1/2 SACKS OF CEMENT PER CUBIC YARD AND SHALL BE PROPORTIONED TO PRODUCE A SLUMP OF 5" OR LESS. REQUIRED CONCRETE STRENGTH IS BASED ON THE DURABILITY REQUIREMENTS OF SECTION 1904 OF THE IBC.

- A CONCRETE PERFORMANCE MIX SHALL BE SUBMITTED TO THE STRUCTURAL ENGINEER AND THE BUILDING DEPARTMENT FOR APPROVAL TWO WEEKS PRIOR TO PLACING ANY CONCRETE. THE PERFORMANCE MIX SHALL INCLUDE THE AMOUNTS OF CEMENT, FINE AND COARSE AGGREGATE, WATER AND ADMIXTURES AS WELL AS THE WATER CEMENT RATIO, SLUMP, CONCRETE YIELD AND SUBSTANTIATING STRENGTH DATA IN ACCORDANCE WITH ACI 318, SECTION 5.3. THE USE OF A PERFORMANCE MIX REQUIRES BATCH PLANT INSPECTION, THE COST OF WHICH SHALL BE PAID BY THE GENERAL CONTRACTOR. REVIEW OF MIX SUBMITTALS BY THE ENGINEER OF RECORD INDICATES ONLY THAT INFORMATION PRESENTED CONFORMS GENERALLY WITH CONTRACT DOCUMENTS. CONTRACTOR OR SUPPLIER MAINTAINS FULL RESPONSIBILITY FOR SPECIFIED PERFORMANCE.

- REINFORCING STEEL SHALL CONFORM TO ASTM A615 GRADE 60,  $F_y = 60,000$  PSI. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A-185. THE CONTRACTOR SHALL SUBMIT REINFORCING STEEL SHOP DRAWINGS FOR ALL STRUCTURAL CONCRETE.

- DETAILING OF REINFORCING STEEL (INCLUDING HOOKS AND BENDS) SHALL BE IN ACCORDANCE WITH ACI 315-99 AND 318-11. LAP ALL CONTINUOUS REINFORCEMENT #5 AND SMALLER 48 BAR DIAMETERS OR 2'-0" MINIMUM. PROVIDE CORNER BARS AT ALL WALL AND FOOTING INTERSECTIONS. LAP CORNER BARS #5 AND SMALLER 40 BAR DIAMETERS OR 2'-0" MINIMUM. LAPS OF LARGER BARS SHALL BE MADE IN ACCORDANCE WITH ACI 318-11, CLASS B. LAP ADJACENT MATS OF WELDED WIRE FABRIC A MINIMUM OF 8" AT SIDES AND ENDS.

NO BARS PARTIALLY EMBEDDED IN HARDENED CONCRETE SHALL BE FIELD BENT UNLESS SPECIFICALLY SO DETAILED OR APPROVED BY THE STRUCTURAL ENGINEER.

- CONCRETE PROTECTION (COVER) FOR REINFORCING STEEL SHALL BE AS FOLLOWS:

UNFORMED SURFACES CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH: 3"  
FORMED SURFACES EXPOSED TO EARTH OR WEATHER (#5 BARS OR SMALLER): 1-1/2"  
SLABS AND WALLS (INT. FACE): GREATER OF BAR DIAMETER PLUS 1/8" OR 3/4"

- CONCRETE WALL REINFORCING--PROVIDE THE FOLLOWING UNLESS DETAILED OTHERWISE:

6" AND 8" WALLS #4 @ 12 HORIZ. #4 @ 16 VERTICAL 1 CURTAIN  
10" AND 12" WALLS #4 @ 16 HORIZ. #4 @ 16 VERTICAL EA FACE

- CAST-IN-PLACE CONCRETE: SEE ARCHITECTURAL DRAWINGS FOR EXACT LOCATIONS AND DIMENSIONS OF DOOR AND WINDOW OPENINGS IN ALL CONCRETE WALLS. SEE MECHANICAL DRAWINGS FOR SIZE AND LOCATION OF MISCELLANEOUS MECHANICAL OPENINGS THROUGH CONCRETE WALLS. SEE ARCHITECTURAL DRAWINGS FOR ALL GROOVES, NOTCHES, CHAMFERS, FEATURE STRIPS, COLOR, TEXTURE, AND OTHER FINISH DETAILS AT ALL EXPOSED CONCRETE SURFACES.

- NON-SHRINK GROUT SHALL BE FURNISHED BY AN APPROVED MANUFACTURER AND SHALL BE MIXED AND PLACED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S PUBLISHED RECOMMENDATIONS. GROUT STRENGTH SHALL BE AT LEAST EQUAL TO THE MATERIAL ON WHICH IT IS PLACED (3000 PSI MINIMUM).

### ANCHORAGE

- EXPANSION BOLTS INTO CONCRETE SHALL BE "STRONG-BOLT 2" WEDGE ANCHORS AS MANUFACTURED BY THE SIMPSON STRONG TIE COMPANY AND INSTALLED IN STRICT CONFORMANCE TO ICC-ES REPORT NUMBER ESR-3037, INCLUDING MINIMUM EMBEDMENT REQUIREMENTS. PERIODIC SPECIAL INSPECTION IS REQUIRED TO VERIFY ANCHOR TYPE, DIMENSIONS, LOCATION, TIGHTENING TORQUE, HOLE DIMENSIONS, EMBEDMENT, AND ADHERENCE TO THE INSTALLATION INSTRUCTIONS.

- EPOXY-GROUTED ITEMS (THREADED RODS OR REINFORCING BAR) SPECIFIED ON THE DRAWINGS SHALL BE INSTALLED USING "SET-36" HIGH STRENGTH EPOXY AS MANUFACTURED BY THE SIMPSON STRONG-TIE COMPANY. INSTALL IN STRICT ACCORDANCE WITH ICC-ES REPORT NO. ESR-4057. MINIMUM BASE MATERIAL TEMPERATURE IS 50 DEGREES, F. RODS SHALL BE ASTM A-36 UNLESS OTHERWISE NOTED. PERIODIC SPECIAL INSPECTION OF INSTALLATION IS REQUIRED TO VERIFY ANCHOR OR EMBEDDED BAR TYPE AND DIMENSIONS, LOCATION, ADHESIVE IDENTIFICATION AND EXPIRATION, HOLE DIMENSIONS, CLEANING PROCEDURE, ANCHOR EMBEDMENT, AND ADHERENCE TO THE INSTALLATION INSTRUCTIONS.

- CONCRETE SCREW ANCHORS INTO CONCRETE SHALL BE "TITEN HD" HEAVY DUTY SCREW ANCHOR AS MANUFACTURED BY THE SIMPSON STRONG-TIE COMPANY, INSTALLED IN STRICT ACCORDANCE WITH ICC-ES REPORT NO. ESR-2713. PERIODIC SPECIAL INSPECTION IS REQUIRED TO VERIFY ANCHOR TYPE, DIMENSIONS, LOCATION, TIGHTENING TORQUE, HOLE DIMENSIONS, ANCHOR EMBEDMENT, AND ADHERENCE TO THE INSTALLATION INSTRUCTIONS.

- DRIVE PINS AND OTHER POWDER-ACTUATED FASTENERS SHALL BE LOW VELOCITY TYPE (SERIES X-U, 0.157" DIAMETER (STEEL), UNLESS OTHERWISE NOTED) AS MANUFACTURED BY THE HILTI CORP. OR AN APPROVED EQUIVALENT IN STRENGTH AND EMBEDMENT. INSTALL IN STRICT ACCORDANCE WITH ICC-ES REPORT NO. ESR-1663. MINIMUM EMBEDMENT IN CONCRETE SHALL BE 1" UNLESS OTHERWISE NOTED. MAINTAIN AT LEAST 3" TO NEAREST CONCRETE EDGE.

### STEEL

- WIDE FLANGE SHAPES SHALL CONFORM TO ASTM A992,  $F_y = 50$  KSI. OTHER ROLLED SHAPES INCLUDING PLATES, SHALL CONFORM TO ASTM A36,  $F_y = 36$  KSI. STEEL PIPE SHALL CONFORM TO ASTM A-53, TYPE E OR S, GRADE A,  $F_y = 33$  KSI. STRUCTURAL TUBING SHALL CONFORM TO ASTM A500, GRADE B,  $F_y = 42$  KSI (ROUND),  $F_y = 46$  KSI (SQUARE AND RECTANGULAR). CONNECTION BOLTS FOR WOOD TO STEEL CONSTRUCTION SHALL CONFORM TO ASTM A307.

- ARCHITECTURALLY EXPOSED STRUCTURAL STEEL SHALL CONFORM TO SECTION 10 OF THE AISC CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES.

- ALL STEEL EXPOSED TO THE WEATHER OR IN CONTACT WITH GROUND SHALL BE CORROSION PROTECTED BY GALVANIZATION OR PROVIDED WITH EXTERIOR PAINT SYSTEM, UNLESS OTHERWISE NOTED.

- ALL A-325N CONNECTION BOLTS NEED ONLY BE TIGHTENED TO A SNUG TIGHT CONDITION, DEFINED AS THE TIGHTNESS THAT EXISTS WHEN ALL PLIES IN A JOINT ARE IN FIRM CONTACT. THIS MAY BE ATTAINED BY A FEW IMPACTS OF AN IMPACT WRENCH OR THE FULL EFFORT OF AN IRONWORKER USING AN ORDINARY SPUD WRENCH.

- ALL ANCHORS EMBEDDED IN MASONRY OR CONCRETE SHALL BE A307 HEADED BOLTS OR A36 THREADED ROD WITH AN ASTM 563 HEAVY HEX NUT TACK WELDED ON THE EMBEDDED END.

- ALL WELDING SHALL BE IN CONFORMANCE WITH AISC AND AWS STANDARDS AND SHALL BE PERFORMED BY WABO CERTIFIED WELDERS USING E70XX ELECTRODES. ONLY PREQUALIFIED WELDS (AS DEFINED BY AWS) SHALL BE USED.

### WOOD

- FRAMING LUMBER SHALL BE S-DRY, KD, OR MC-19, AND GRADED AND MARKED IN CONFORMANCE WITH WCLIB STANDARD, GRADING RULES FOR WEST COAST LUMBER NO. 17, OR WMPA STANDARD, WESTERN LUMBER GRADING RULES 2011. FURNISH TO THE FOLLOWING MINIMUM STANDARDS:

JSTs-BMS (2X & 3X MEMBERS)	HEM-FIR NO. 2 MINIMUM BASE VALUE, $F_b = 850$ PSI
(4X MEMBERS)	DOUGLAS FIR-LARCH NO. 1 MINIMUM BASE VALUE, $F_b = 1000$ PSI
BEAMS (INCL. 6X AND LARGER)	DOUGLAS FIR-LARCH NO. 1 MINIMUM BASE VALUE, $F_b = 1350$ PSI
POSTS (4X MEMBERS)	DOUGLAS FIR-LARCH NO. 2 MINIMUM BASE VALUE, $F_c = 1350$ PSI
(6X AND LARGER)	DOUGLAS FIR-LARCH NO. 1 MINIMUM BASE VALUE, $F_c = 1000$ PSI
STUDS, PLATES & MISC. FRAMING:	DOUGLAS-FIR-LARCH OR HEM-FIR NO. 2

- GLUED LAMINATED MEMBERS SHALL BE FABRICATED IN CONFORMANCE WITH ASTM AND ANSI/AITC STANDARDS. EACH MEMBER SHALL BEAR AN AITC OR APA-EWS IDENTIFICATION MARK AND SHALL BE ACCOMPANIED BY AN AITC OR APA-EWS CERTIFICATE OF CONFORMANCE. ALL BEAMS SHALL BE DOUGLAS FIR COMBINATION 24F-V4,  $F_b = 2,400$  PSI,  $F_v = 265$  PSI.

- MANUFACTURED LUMBER, PSL, LVL, AND LSL SHOWN ON PLAN ARE BASED PRODUCTS MANUFACTURED BY THE WEYERHAEUSER CORPORATION IN ACCORDANCE WITH ICC-ES REPORT ESR-1387. MEMBERS SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES:

PSL (2.0E)	$F_b = 2900$ PSI,	$E = 2000$ KSI,	$F_v = 290$ PSI
LVL (2.0E)	$F_b = 2600$ PSI,	$E = 2000$ KSI,	$F_v = 285$ PSI
LSL (1.55E)	$F_b = 2325$ PSI,	$E = 1550$ KSI,	$F_v = 310$ PSI

MANUFACTURED LUMBER PRODUCTS SHALL BE INSTALLED WITH A MOISTURE CONTENT OF 12% OR LESS. THE CONTRACTOR SHALL MAKE PROVISIONS DURING CONSTRUCTION TO PREVENT THE MOISTURE CONTENT OF INSTALLED BEAMS FROM EXCEEDING 12%. EXCESSIVE DEFLECTIONS MAY OCCUR IF MOISTURE CONTENT EXCEEDS THIS VALUE.

- PREFABRICATED PLYWOOD WEB JOIST DESIGN SHOWN ON PLANS IS BASED ON JOISTS MANUFACTURED BY THE WEYERHAEUSER CORPORATION.

- PLYWOOD SHEATHING SHALL BE GRADE C-D, EXTERIOR GLUE OR STRUCTURAL II, EXTERIOR GLUE IN CONFORMANCE WITH DOC PS 1 OR PS 2. ORIENTED STRAND BOARD OF EQUIVALENT THICKNESS, EXPOSURE RATING AND PANEL INDEX MAY BE USED IN LIEU OF PLYWOOD.

ROOF SHEATHING SHALL BE 1/2" (NOMINAL) WITH SPAN RATING 32/16. FLOOR SHEATHING SHALL BE 3/4" (NOMINAL) WITH SPAN RATING 48/24. ACCESSIBLE ROOF SHEATHING SHALL BE 3/4" (NOMINAL) WITH SPAN RATING 48/24. WALL SHEATHING SHALL BE 1/2" (NOMINAL) WITH SPAN RATING 24/0.

PROVIDE APPROVED PLYWOOD EDGE CLIPS CENTERED BETWEEN JOISTS/TRUSSES AT UNLOCKED ROOF SHEATHING EDGES. ALL FLOOR SHEATHING EDGES SHALL HAVE APPROVED T&G JOINTS OR SHALL BE SUPPORTED WITH SOLID BLOCKING. ALLOW 1/8" SPACING AT ALL PANEL EDGES AND ENDS OF FLOOR AND ROOF SHEATHING.

REFER TO WOOD FRAMING NOTES BELOW FOR TYPICAL NAILING REQUIREMENTS.

- ALL WOOD IN DIRECT CONTACT WITH CONCRETE SHALL BE PRESSURE-TREATED WITH AN APPROVED PRESERVATIVE OR (2) LAYERS OF ASPHALT IMPREGNATED BUILDING PAPER SHALL BE PROVIDED BETWEEN UNTREATED WOOD AND CONCRETE.

- PRESERVATIVE TREATED WOOD SHALL BE TREATED PER AWPA STANDARD U1 TO THE USE CATEGORY EQUAL TO OR HIGHER THAN THE INTENDED APPLICATION. TREATED WOOD FOR ABOVE GROUND USE SHALL BE TREATED TO AWPA UC3B. WOOD IN CONTINUOUS CONTACT WITH FRESH WATER OR SOIL SHALL BE TREATED TO AWPA UC4A. WOOD FOR USE IN PERMANENT FOUNDATIONS SHALL BE TREATED TO AWPA UC4B.

- FASTENERS AND TIMBER CONNECTORS USED WITH TREATED WOOD SHALL HAVE CORROSION RESISTANCE AS INDICATED IN THE FOLLOWING TABLE, UNLESS OTHERWISE NOTED.

WOOD TREATMENT	CONDITION	PROTECTION
HAS NO AMMONIA CARRIER	INTERIOR DRY	G90 GALVANIZED
CONTAINS AMMONIA CARRIER	INTERIOR DRY	G185 OR A185 HOT DIPPED OR CONTINUOUS HOT-GALVANIZED PER ASTM A653
CONTAINS AMMONIA CARRIER	INTERIOR WET	TYPE 304 OR 316 STAINLESS
CONTAINS AMMONIA CARRIER	EXTERIOR	TYPE 304 OR 316 STAINLESS
AZCA	ANY	TYPE 304 OR 316 STAINLESS

INTERIOR DRY CONDITIONS SHALL HAVE WOOD MOISTURE CONTENT LESS THAN 19%. WOOD MOISTURE CONTENT IN OTHER CONDITIONS (INTERIOR WET, EXTERIOR WET, AND EXTERIOR DRY) IS EXPECTED TO EXCEED 19%. CONNECTORS AND THEIR FASTENERS SHALL BE THE SAME MATERIAL. COMPLY WITH THE TREATMENT MANUFACTURERS RECOMMENDATIONS FOR PROTECTION OF METAL.

- TIMBER CONNECTORS CALLED OUT BY LETTERS AND NUMBERS SHALL BE "STRONG-TIE" BY SIMPSON COMPANY, AS SPECIFIED IN THEIR CATALOG NUMBER C-C-2021 AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

ALL 2X JOISTS SHALL BE CONNECTED TO FLUSH BEAMS WITH "LUS" SERIES JOIST HANGERS. ALL BEAMS SHALL BE CONNECTED TO FLUSH BEAMS WITH "HU/HUCO" SERIES JOIST HANGERS, UNO. ALL TJI JOISTS SHALL BE CONNECTED TO FLUSH BEAMS WITH "ITS" SERIES JOIST HANGERS. ALL DOUBLE-JOIST BEAMS SHALL BE CONNECTED TO FLUSH BEAMS WITH "MIT" SERIES JOIST HANGERS.

WHERE CONNECTOR STRAPS CONNECT TWO MEMBERS, PLACE ONE-HALF OF THE NAILS OR BOLTS IN EACH MEMBER.

ALL SHIMS SHALL BE SEASONED AND DRIED AND THE SAME GRADE (MINIMUM) AS MEMBERS CONNECTED.

## General Structural Notes Continued on S1.2



DRAWN:	KIB
DESIGN:	ABB
CHECKED:	ABB
APPROVED:	ABB

REVISIONS:	
JURISDICTIONAL APPROVAL STAMP:	

PROJECT TITLE:  
**Pattison Residence**  
8019 SE 20th St  
Mercer Island, WA

CLIENT:  
**Blaze Pattison**  
8019 SE 20th St  
Mercer Island, WA

ISSUE:

**Permit**

SHEET TITLE:  
**General Structural Notes**

SCALE:  
DATE: **May 19, 2023**  
PROJECT NO: **13012-2022-01**  
SHEET NO:

**S1.1**

## General Structural Notes Continued

THE FOLLOWING APPLY UNLESS SHOWN OTHERWISE ON THE DRAWINGS

### 43. WOOD FASTENERS

- A. NAIL SIZES SPECIFIED ON DRAWINGS ARE BASED ON THE FOLLOWING SPECIFICATIONS:

SIZE	LENGTH	DIAMETER
8d	2-1/2"	0.131"
16d	3-1/4"	0.131"

NAILS - PLYWOOD (APA RATED SHEATHING) FASTENERS TO FRAMING SHALL BE DRIVEN FLUSH TO FACE OF SHEATHING WITH NO COUNTERSINKING PERMITTED. TOE-NAILS SHALL BE DRIVEN AT AN ANGLE OF 30 DEGREES WITH THE MEMBER AND STARTED 1/3 THE LENGTH OF THE NAIL FROM THE MEMBER END.

- B. ALL BOLTS IN WOOD MEMBERS SHALL CONFORM TO ASTM A307. PROVIDE WASHERS UNDER THE HEADS AND NUTS OF ALL BOLTS AND LAG BOLTS BEARING ON WOOD. INSTALLATION OF LAG BOLTS SHALL CONFORM TO THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION WITH A LEAD BORE HOLE OF 60 TO 70 PERCENT OF THE SHANK DIAMETER. LEAD HOLES ARE NOT REQUIRED FOR 3/8" AND SMALLER LAG SCREWS.

### 44. NOTCHES AND HOLES IN WOOD FRAMING:

- A. NOTCHES ON THE ENDS OF SOLID SAWN JOISTS AND RAFTERS SHALL NOT EXCEED ONE-FOURTH THE JOIST DEPTH. NOTCHES IN THE TOP OR BOTTOM OF SOLID SAWN JOISTS SHALL NOT EXCEED ONE-SIXTH THE DEPTH AND SHALL NOT BE LOCATED IN THE MIDDLE THIRD OF THE SPAN. HOLES BORED IN SOLID SAWN JOISTS AND RAFTERS SHALL NOT BE WITHIN 2 INCHES OF THE TOP OR BOTTOM OF THE JOIST, AND THE DIAMETER OF ANY SUCH HOLE SHALL NOT EXCEED ONE-THIRD THE DEPTH OF THE JOIST.

- B. IN EXTERIOR WALLS AND BEARING PARTITIONS, ANY WOOD STUD IS PERMITTED TO BE CUT OR NOTCHED TO A DEPTH NOT EXCEEDING 25 PERCENT OF ITS WIDTH. A HOLE NOT GREATER IN DIAMETER THAN 40 PERCENT OF THE STUD WIDTH IS PERMITTED TO BE BORED IN ANY WOOD STUD. IN NO CASE SHALL THE EDGE OF THE BORED HOLE BE NEARER THAN 5/8 INCH TO THE EDGE OF THE STUD. BORED HOLES SHALL NOT BE LOCATED AT THE SAME SECTION OF STUD AS A CUT OR NOTCH.

- C. NOTCHES AND HOLES IN MANUFACTURED LUMBER AND PREFABRICATED PLYWOOD WEB JOISTS SHALL BE PER THE MANUFACTURERS RECOMMENDATIONS UNLESS OTHERWISE NOTED.

### 45. WOOD FRAMING NOTES--THE FOLLOWING APPLY UNLESS OTHERWISE SHOWN ON THE PLANS:

- A. ALL WOOD FRAMING DETAILS NOT SHOWN OTHERWISE SHALL BE CONSTRUCTED TO THE MINIMUM STANDARDS OF THE INTERNATIONAL BUILDING CODE, THE AITC "TIMBER CONSTRUCTION MANUAL" AND THE AF&PA "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION". MINIMUM NAILING, UNLESS OTHERWISE NOTED, SHALL CONFORM TO IBC TABLE 2304.10.1. COORDINATE THE SIZE AND LOCATION OF ALL OPENINGS WITH MECHANICAL AND ARCHITECTURAL DRAWINGS.

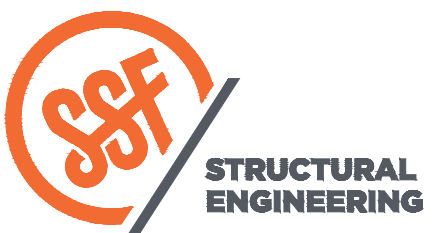
- B. WALL FRAMING: REFER ARCHITECTURAL DRAWINGS FOR THE SIZE OF ALL WALLS. ALL STUDS SHALL BE SPACED AT 16" O.C. UNO. TWO STUDS MINIMUM SHALL BE PROVIDED AT THE END OF ALL WALLS AND AT EACH SIDE OF ALL OPENINGS, AND AT BEAM OR HEADER BEARING LOCATIONS. TWO 2x8 HEADERS SHALL BE PROVIDED OVER ALL OPENINGS NOT OTHERWISE NOTED. SOLID BLOCKING FOR WOOD COLUMNS SHALL BE PROVIDED THROUGH FLOORS TO SUPPORTS BELOW.

ALL WALLS SHALL HAVE A SINGLE BOTTOM PLATE AND A DOUBLE TOP PLATE. END NAIL TOP PLATE TO EACH STUD WITH TWO 16d NAILS, AND TOENAIL OR END NAIL EACH STUD TO BOTTOM PLATE WITH TWO 16d NAILS. FACE NAIL DOUBLE TOP PLATE WITH 16d @ 12" O.C. AND LAP MINIMUM 4'-0" AT JOINTS AND PROVIDE EIGHT 16d NAILS @ 4" O.C. EACH SIDE JOINT.

ALL STUD WALLS SHALL HAVE THEIR LOWER WOOD PLATES ATTACHED TO WOOD FRAMING BELOW WITH TWO ROWS OF 16d NAILS @ 12" ON-CENTER, OR ATTACHED TO CONCRETE BELOW WITH 5/8" DIAMETER ANCHOR BOLTS @ 4'-0" ON-CENTER EMBEDDED 7" MINIMUM, UNLESS INDICATED OTHERWISE. INDIVIDUAL MEMBERS OF BUILT-UP POSTS SHALL BE NAILED TO EACH OTHER WITH TWO ROWS OF 16d @ 12" ON-CENTER. UNLESS INDICATED OTHERWISE, 1/2" (NOMINAL) APA RATED SHEATHING (SPAN RATING 24/0) SHALL BE NAILED TO ALL EXTERIOR SURFACES WITH 8d NAILS @ 6" ON-CENTER AT PANEL EDGES AND TOP AND BOTTOM PLATES (BLOCK UN-SUPPORTED EDGES) AND TO ALL INTERMEDIATE STUDS AND BLOCKING WITH 8d NAILS @ 12" ON-CENTER ALLOW 1/8" SPACING AT ALL PANEL EDGES AND PANEL ENDS.

- C. FLOOR AND ROOF FRAMING: PROVIDE DOUBLE JOISTS UNDER ALL PARALLEL PARTITIONS THAT EXTEND OVER MORE THAN HALF THE JOIST LENGTH AND AROUND ALL OPENINGS IN FLOORS OR ROOFS UNLESS OTHERWISE NOTED. PROVIDE SOLID BLOCKING AT ALL BEARING POINTS. TOE-NAIL JOISTS TO SUPPORTS WITH TWO 16d NAILS. ATTACH TIMBER JOISTS TO FLUSH HEADERS OR BEAMS WITH SIMPSON METAL JOIST HANGERS IN ACCORDANCE WITH NOTES ABOVE. NAIL ALL MULTI JOIST BEAMS TOGETHER WITH TWO ROWS 16d @ 12" ON-CENTER.

UNLESS OTHERWISE NOTED ON THE PLANS, PLYWOOD ROOF AND FLOOR SHEATHING SHALL BE LAID UP WITH GRAIN PERPENDICULAR TO SUPPORTS AND NAILED AT 6" ON-CENTER WITH 8d NAILS TO FRAMED PANEL EDGES, STRUTS AND OVER STUD WALLS AS SHOWN ON PLANS AND @ 12" ON-CENTER TO INTERMEDIATE SUPPORTS. PROVIDE APPROVED PLYWOOD EDGE CLIPS CENTERED BETWEEN JOISTS/TRUSSES AT UNBLOCKED ROOF SHEATHING EDGES. ALL FLOOR SHEATHING EDGES SHALL HAVE APPROVED T&G JOINTS OR SHALL BE SUPPORTED WITH SOLID BLOCKING. ALLOW 1/8" SPACING AT ALL PANEL EDGES AND ENDS OF FLOOR AND ROOF SHEATHING. TOENAIL BLOCKING TO SUPPORTS WITH 16d @ 12" ON-CENTER UNO.



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REVISIONS:

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JURISDICTIONAL APPROVAL STAMP:

PROJECT TITLE:

**Pattison Residence**

8019 SE 20th St  
Mercer Island, WA

CLIENT:

**Blaze Pattison**

8019 SE 20th St  
Mercer Island, WA

ISSUE:

**Permit**

SHEET TITLE:

**General  
Structural  
Notes**

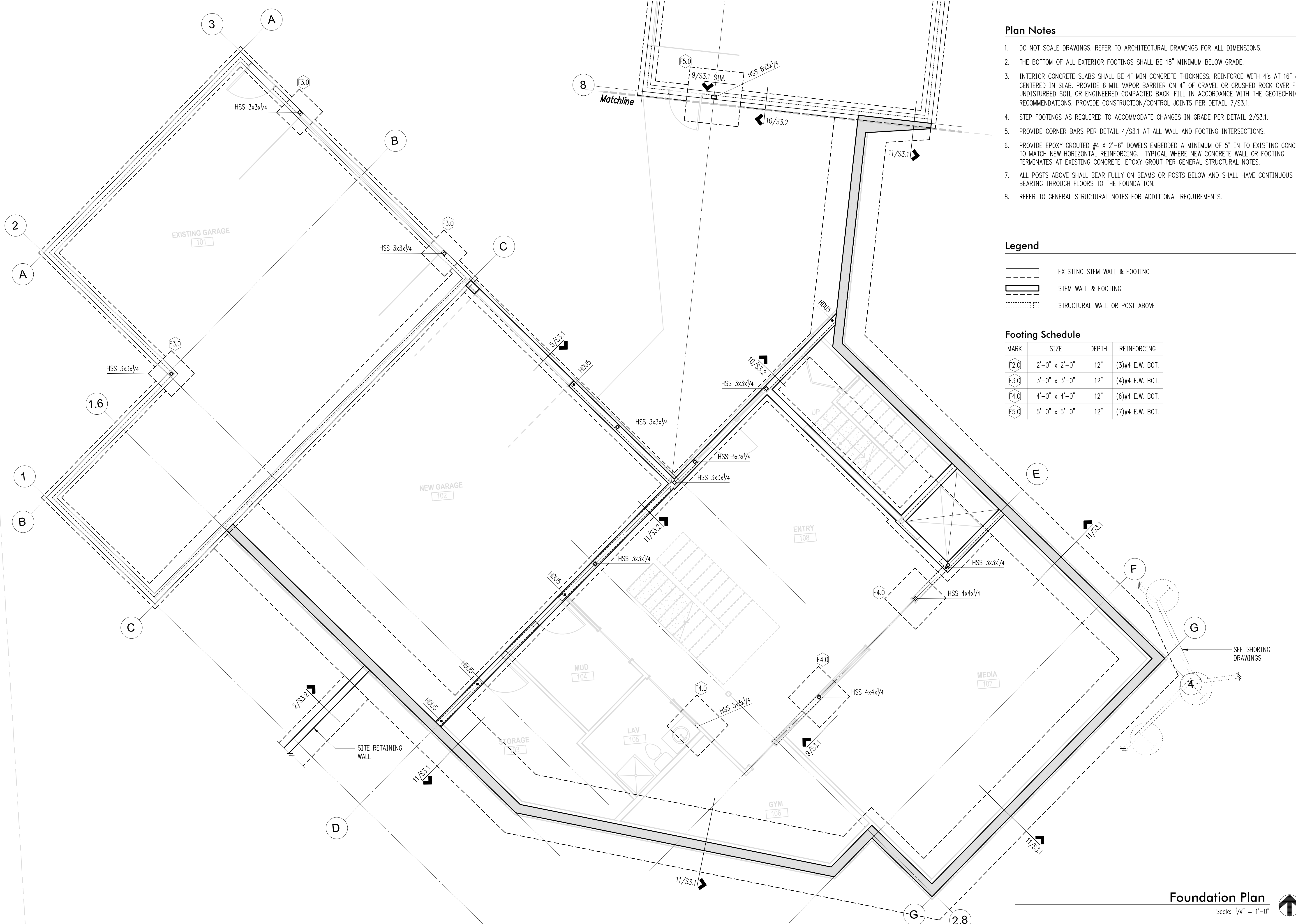
SCALE:

DATE: May 19, 2023

PROJECT NO: 13012-2022-01

SHEET NO:

**S1.2**



**Plan Notes**

- DO NOT SCALE DRAWINGS. REFER TO ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS.
- THE BOTTOM OF ALL EXTERIOR FOOTINGS SHALL BE 18" MINIMUM BELOW GRADE.
- INTERIOR CONCRETE SLABS SHALL BE 4" MIN CONCRETE THICKNESS. REINFORCE WITH 4's AT 16" o.c. CENTERED IN SLAB. PROVIDE 6 MIL VAPOR BARRIER ON 4" OF GRAVEL OR CRUSHED ROCK OVER FIRM UNDISTURBED SOIL OR ENGINEERED COMPACTED BACK-FILL IN ACCORDANCE WITH THE GEOTECHNICAL RECOMMENDATIONS. PROVIDE CONSTRUCTION/CONTROL JOINTS PER DETAIL 7/S3.1.
- STEP FOOTINGS AS REQUIRED TO ACCOMMODATE CHANGES IN GRADE PER DETAIL 2/S3.1.
- PROVIDE CORNER BARS PER DETAIL 4/S3.1 AT ALL WALL AND FOOTING INTERSECTIONS.
- PROVIDE EPOXY GROUTED #4 X 2'-6" DOWELS EMBEDDED A MINIMUM OF 5" IN TO EXISTING CONCRETE TO MATCH NEW HORIZONTAL REINFORCING. TYPICAL WHERE NEW CONCRETE WALL OR FOOTING TERMINATES AT EXISTING CONCRETE. EPOXY GROUT PER GENERAL STRUCTURAL NOTES.
- ALL POSTS ABOVE SHALL BEAR FULLY ON BEAMS OR POSTS BELOW AND SHALL HAVE CONTINUOUS FULL BEARING THROUGH FLOORS TO THE FOUNDATION.
- REFER TO GENERAL STRUCTURAL NOTES FOR ADDITIONAL REQUIREMENTS.

**Legend**

- EXISTING STEM WALL & FOOTING
- STEM WALL & FOOTING
- STRUCTURAL WALL OR POST ABOVE

**Footing Schedule**

MARK	SIZE	DEPTH	REINFORCING
F2.0	2'-0" x 2'-0"	12"	(3)#4 E.W. BOT.
F3.0	3'-0" x 3'-0"	12"	(4)#4 E.W. BOT.
F4.0	4'-0" x 4'-0"	12"	(6)#4 E.W. BOT.
F5.0	5'-0" x 5'-0"	12"	(7)#4 E.W. BOT.

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REVISIONS:


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PROJECT TITLE:  
**Pattison Residence**  
 8019 SE 20th St  
 Mercer Island, WA

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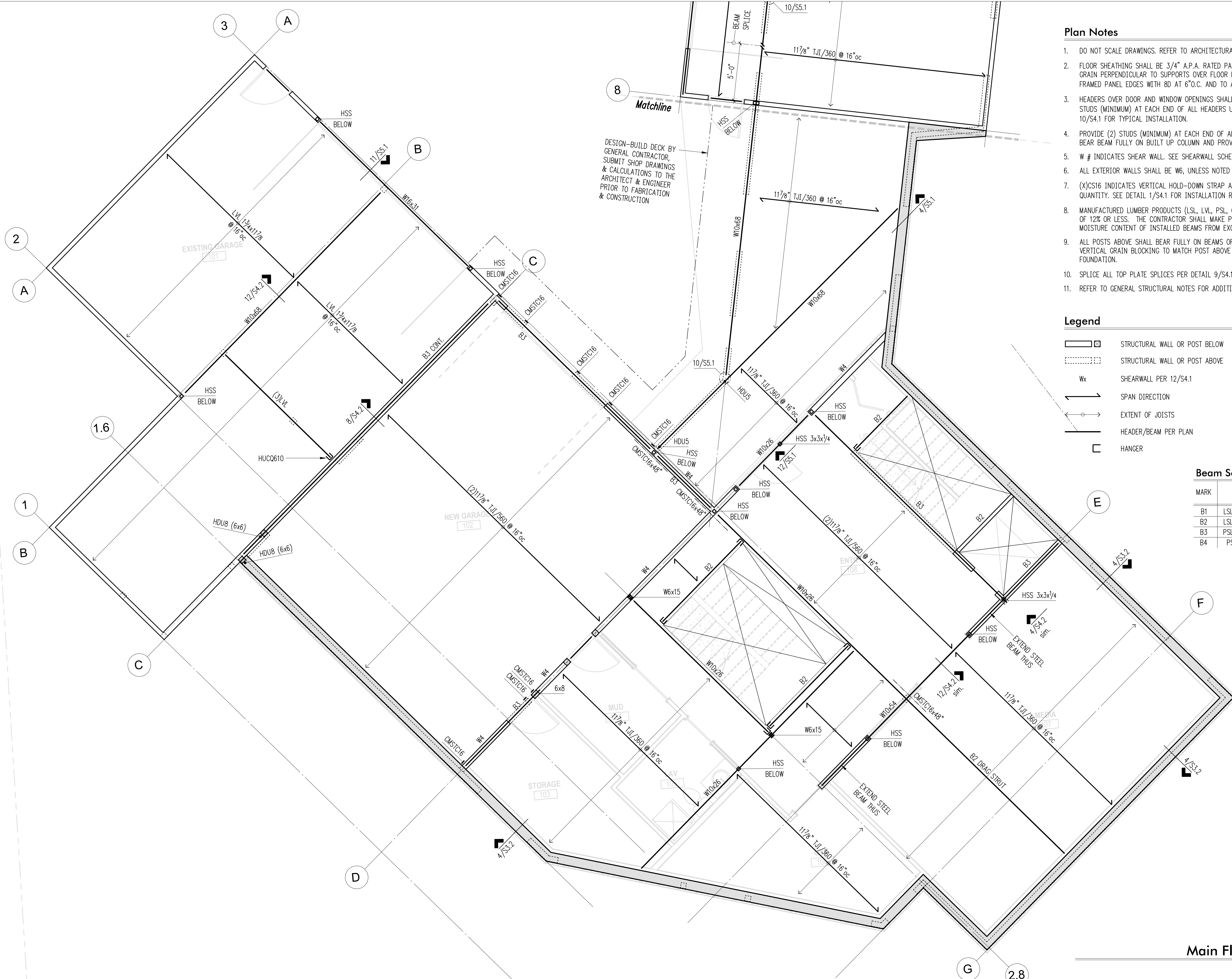
SHEET TITLE:  
**Foundation Plan**

SCALE: 1/4" = 1'-0"  
 DATE: May 19, 2023  
 PROJECT NO: 13012-2022-01  
 SHEET NO:

**S2.1**

**Foundation Plan**  
 Scale: 1/4" = 1'-0"





DESIGN-BUILD DECK BY GENERAL CONTRACTOR. SUBMIT SHOP DRAWINGS & CALCULATIONS TO THE ARCHITECT & ENGINEER PRIOR TO FABRICATION & CONSTRUCTION

**Plan Notes**

- DO NOT SCALE DRAWINGS. REFER TO ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS.
- FLOOR SHEATHING SHALL BE 3/4" A.P.A. RATED PANELS (EXPOSURE 1, SPAN RATING 48/24) FACE GRAIN PERPENDICULAR TO SUPPORTS OVER FLOOR FRAMING PER PLAN. NAIL SHEATHING AT ALL FRAMED PANEL EDGES WITH 8D AT 6" O.C. AND TO ALL INTERMEDIATE FRAMING AT 12" O.C.
- HEADERS OVER DOOR AND WINDOW OPENINGS SHALL BE (2)2X8 OR 4X8 MINIMUM. PROVIDE (2) TRIMMER STUDS (MINIMUM) AT EACH END OF ALL HEADERS UNLESS NOTED OTHERWISE ON PLANS. SEE DETAIL 10/S4.1 FOR TYPICAL INSTALLATION.
- PROVIDE (2) STUDS (MINIMUM) AT EACH END OF ALL BEAMS UNLESS NOTED OTHERWISE ON PLANS. BEAR BEAM FULLY ON BUILT UP COLUMN AND PROVIDE LCE, ACE, PCZ, OR LPCZ CAP TO FIT.
- W # INDICATES SHEAR WALL. SEE SHEARWALL SCHEDULE FOR CONSTRUCTION REQUIREMENTS.
- ALL EXTERIOR WALLS SHALL BE W6, UNLESS NOTED OTHERWISE ON PLANS.
- (X)CS16 INDICATES VERTICAL HOLD-DOWN STRAP AT END OF SHEAR WALL ABOVE. (X) INDICATES STRAP QUANTITY. SEE DETAIL 1/S4.1 FOR INSTALLATION REQUIREMENTS.
- MANUFACTURED LUMBER PRODUCTS (LSL, LVL, PSL, GL) SHALL BE INSTALLED WITH A MOISTURE CONTENT OF 12% OR LESS. THE CONTRACTOR SHALL MAKE PROVISIONS DURING CONSTRUCTION TO PREVENT THE MOISTURE CONTENT OF INSTALLED BEAMS FROM EXCEEDING 12%.
- ALL POSTS ABOVE SHALL BEAR FULLY ON BEAMS OR POSTS BELOW AND SHALL HAVE CONTINUOUS VERTICAL GRAIN BLOCKING TO MATCH POST ABOVE FOR FULL BEARING THROUGH FLOORS TO THE FOUNDATION.
- SPLICE ALL TOP PLATE SPLICES PER DETAIL 9/S4.1.
- REFER TO GENERAL STRUCTURAL NOTES FOR ADDITIONAL REQUIREMENTS.

**Legend**

- STRUCTURAL WALL OR POST BELOW
- STRUCTURAL WALL OR POST ABOVE
- SHEARWALL PER 12/S4.1
- SPAN DIRECTION
- EXTENT OF JOISTS
- HEADER/BEAM PER PLAN
- HANGER

**Beam Schedule**

MARK	BEAM	HANGER, U.N.O.	
		FACE MOUNT	TOP FLANGE
B1	LSL 1 3/4x11 7/8	HU11/HUCQ	ITS
B2	LSL 3 1/2x11 7/8	HHUS410/HUCQ412	HWP
B3	PSL 5 1/4x11 7/8	HGUS5.50/12/HUCQ612	HGLT
B4	PSL 7x11 7/8	HGU7.25/12	HGLT

**Main Floor Framing Plan**  
Scale: 1/4" = 1'-0"



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DESIGN: ABB  
CHECKED: ABB  
APPROVED: ABB

REVISIONS:


JURISDICTIONAL APPROVAL STAMP:

PROJECT TITLE:  
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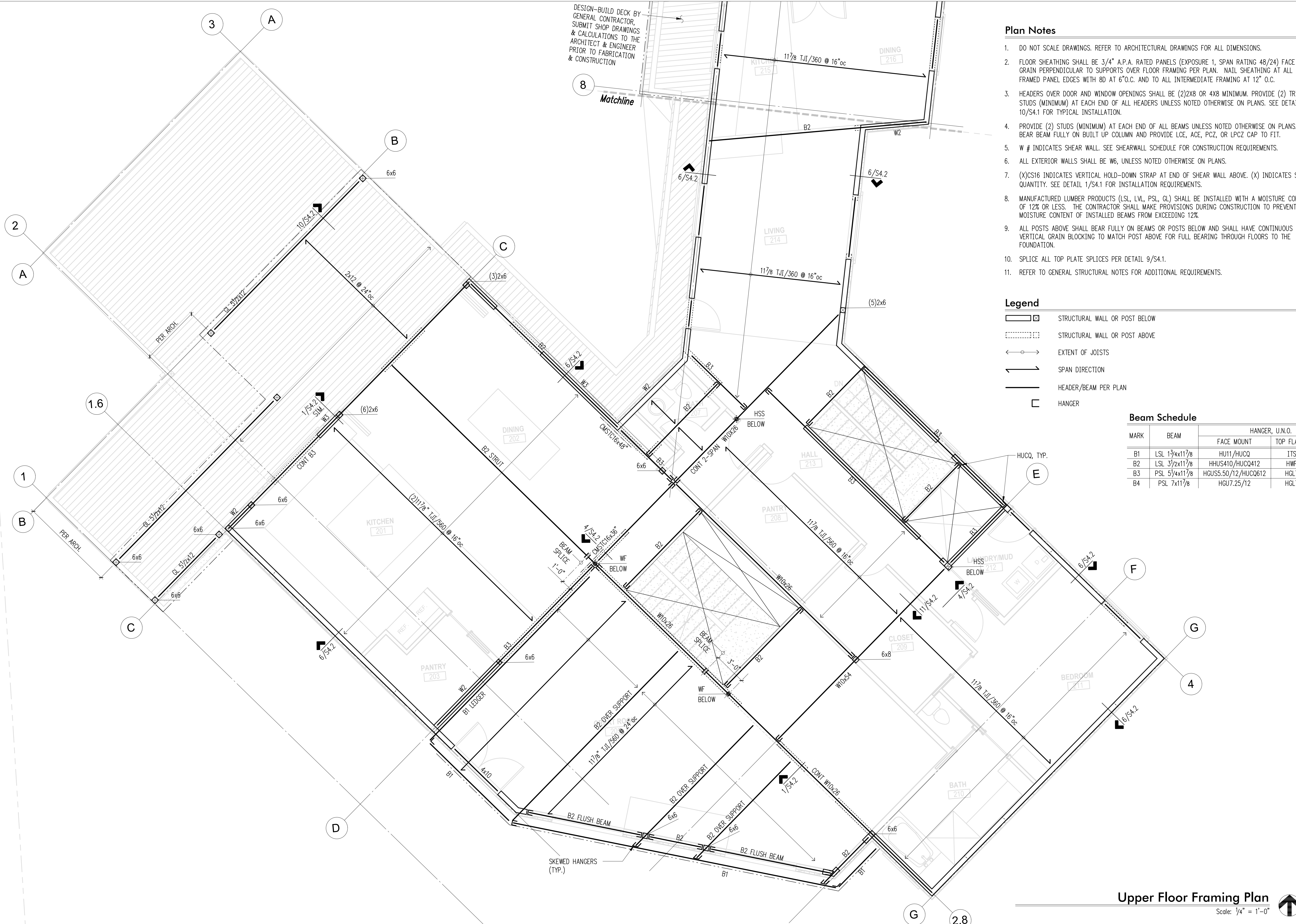
CLIENT:  
**Blaze Pattison**  
8019 SE 20th St  
Mercer Island, WA

ISSUE:  
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SHEET TITLE:  
**Main Floor Framing Plan**

SCALE: 1/4" = 1'-0"  
DATE: May 19, 2023  
PROJECT NO: 13012-2022-01  
SHEET NO:

**S2.2**



DESIGN-BUILD DECK BY GENERAL CONTRACTOR, SUBMIT SHOP DRAWINGS & CALCULATIONS TO THE ARCHITECT & ENGINEER PRIOR TO FABRICATION & CONSTRUCTION

**Plan Notes**

- DO NOT SCALE DRAWINGS. REFER TO ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS.
- FLOOR SHEATHING SHALL BE 3/4" A.P.A. RATED PANELS (EXPOSURE 1, SPAN RATING 48/24) FACE GRAIN PERPENDICULAR TO SUPPORTS OVER FLOOR FRAMING PER PLAN. NAIL SHEATHING AT ALL FRAMED PANEL EDGES WITH 8D AT 6" O.C. AND TO ALL INTERMEDIATE FRAMING AT 12" O.C.
- HEADERS OVER DOOR AND WINDOW OPENINGS SHALL BE (2)2X8 OR 4X8 MINIMUM. PROVIDE (2) TRIMMER STUDS (MINIMUM) AT EACH END OF ALL HEADERS UNLESS NOTED OTHERWISE ON PLANS. SEE DETAIL 10/S4.1 FOR TYPICAL INSTALLATION.
- PROVIDE (2) STUDS (MINIMUM) AT EACH END OF ALL BEAMS UNLESS NOTED OTHERWISE ON PLANS. BEAR BEAM FULLY ON BUILT UP COLUMN AND PROVIDE LCE, ACE, PCZ, OR LPCZ CAP TO FIT.
- W # INDICATES SHEAR WALL. SEE SHEARWALL SCHEDULE FOR CONSTRUCTION REQUIREMENTS.
- ALL EXTERIOR WALLS SHALL BE W6, UNLESS NOTED OTHERWISE ON PLANS.
- (X)CS16 INDICATES VERTICAL HOLD-DOWN STRAP AT END OF SHEAR WALL ABOVE. (X) INDICATES STRAP QUANTITY. SEE DETAIL 1/S4.1 FOR INSTALLATION REQUIREMENTS.
- MANUFACTURED LUMBER PRODUCTS (LSL, LVL, PSL, GL) SHALL BE INSTALLED WITH A MOISTURE CONTENT OF 12% OR LESS. THE CONTRACTOR SHALL MAKE PROVISIONS DURING CONSTRUCTION TO PREVENT THE MOISTURE CONTENT OF INSTALLED BEAMS FROM EXCEEDING 12%.
- ALL POSTS ABOVE SHALL BEAR FULLY ON BEAMS OR POSTS BELOW AND SHALL HAVE CONTINUOUS VERTICAL GRAIN BLOCKING TO MATCH POST ABOVE FOR FULL BEARING THROUGH FLOORS TO THE FOUNDATION.
- SPLICE ALL TOP PLATE SPLICES PER DETAIL 9/S4.1.
- REFER TO GENERAL STRUCTURAL NOTES FOR ADDITIONAL REQUIREMENTS.

**Legend**

- STRUCTURAL WALL OR POST BELOW
- STRUCTURAL WALL OR POST ABOVE
- EXTENT OF JOISTS
- SPAN DIRECTION
- HEADER/BEAM PER PLAN
- HANGER

**Beam Schedule**

MARK	BEAM	HANGER, U.N.O.	
		FACE MOUNT	TOP FLANGE
B1	LSL 1 3/4x11 7/8	HU11/HUCQ	ITS
B2	LSL 3 1/2x11 7/8	HHUS410/HUCQ412	HWP
B3	PSL 5 1/4x11 7/8	HGUS5.50/12/HUCQ612	HGLT
B4	PSL 7x11 7/8	HGU7.25/12	HGLT

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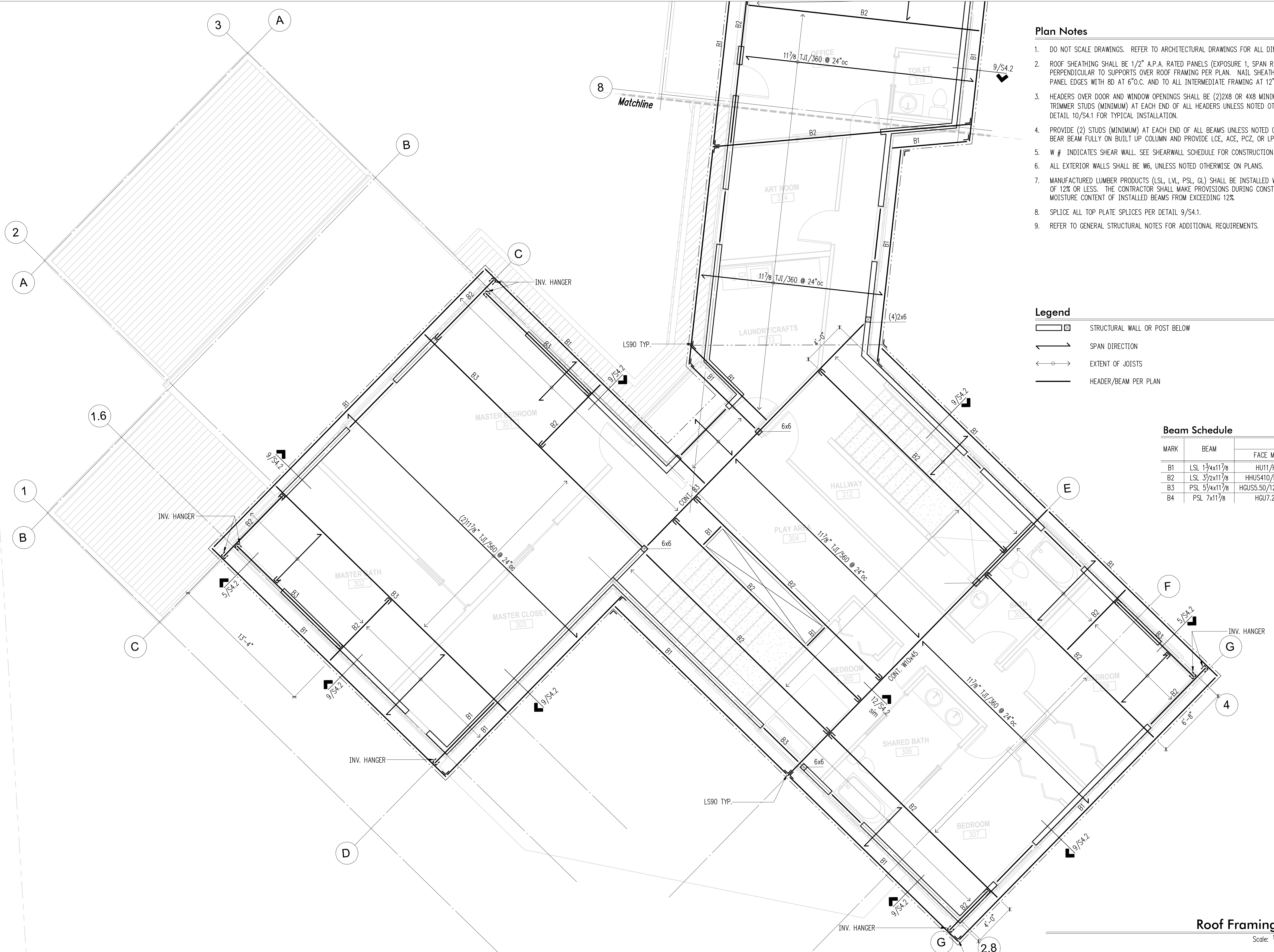
PROJECT TITLE:  
**Pattison Residence**  
 8019 SE 20th St  
 Mercer Island, WA

CLIENT:  
**Blaze Pattison**  
 8019 SE 20th St  
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SHEET TITLE:  
**Upper Floor Framing Plan**

SCALE: 1/4" = 1'-0"  
 DATE: May 19, 2023  
 PROJECT NO: 13012-2022-01  
 SHEET NO:



**Plan Notes**

- DO NOT SCALE DRAWINGS. REFER TO ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS.
- ROOF SHEATHING SHALL BE 1/2" A.P.A. RATED PANELS (EXPOSURE 1, SPAN RATING 32/16), FACE GRAIN PERPENDICULAR TO SUPPORTS OVER ROOF FRAMING PER PLAN. NAIL SHEATHING AT ALL FRAMED PANEL EDGES WITH 8D AT 6" O.C. AND TO ALL INTERMEDIATE FRAMING AT 12" O.C.
- HEADERS OVER DOOR AND WINDOW OPENINGS SHALL BE (2)2x8 OR 4x8 MINIMUM. PROVIDE (2) TRIMMER STUDS (MINIMUM) AT EACH END OF ALL HEADERS UNLESS NOTED OTHERWISE ON PLANS. SEE DETAIL 10/S4.1 FOR TYPICAL INSTALLATION.
- PROVIDE (2) STUDS (MINIMUM) AT EACH END OF ALL BEAMS UNLESS NOTED OTHERWISE ON PLANS. BEAR BEAM FULLY ON BUILT UP COLUMN AND PROVIDE LCE, ACE, PCZ, OR LPCZ CAP TO FIT.
- W # INDICATES SHEAR WALL. SEE SHEARWALL SCHEDULE FOR CONSTRUCTION REQUIREMENTS.
- ALL EXTERIOR WALLS SHALL BE W6, UNLESS NOTED OTHERWISE ON PLANS.
- MANUFACTURED LUMBER PRODUCTS (LSL, LVL, PSL, GL) SHALL BE INSTALLED WITH A MOISTURE CONTENT OF 12% OR LESS. THE CONTRACTOR SHALL MAKE PROVISIONS DURING CONSTRUCTION TO PREVENT THE MOISTURE CONTENT OF INSTALLED BEAMS FROM EXCEEDING 12%.
- SPLICE ALL TOP PLATE SPLICES PER DETAIL 9/S4.1.
- REFER TO GENERAL STRUCTURAL NOTES FOR ADDITIONAL REQUIREMENTS.

**Legend**

- STRUCTURAL WALL OR POST BELOW
- SPAN DIRECTION
- EXTENT OF JOISTS
- HEADER/BEAM PER PLAN

**Beam Schedule**

MARK	BEAM	HANGER, U.N.O.	
		FACE MOUNT	TOP FLANGE
B1	LSL 1 3/4x11 7/8	HU11/HUCQ	ITS
B2	LSL 3 3/2x11 7/8	HHUS410/HUCQ412	HWP
B3	PSL 5 1/4x11 7/8	HGUS5.50/12/HUCQ612	HGLT
B4	PSL 7x11 7/8	HGU7.25/12	HGLT



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PROJECT TITLE:  
**Pattison Residence**  
 8019 SE 20th St  
 Mercer Island, WA

CLIENT:  
**Blaze Pattison**  
 8019 SE 20th St  
 Mercer Island, WA

ISSUE:  
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SHEET TITLE:  
**Roof Framing Plan**

SCALE: 1/4" = 1'-0"  
 DATE: May 19, 2023  
 PROJECT NO: 13012-2022-01  
 SHEET NO:

**Roof Framing Plan**  
 Scale: 1/4" = 1'-0"

**S2.4**





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REVISIONS:


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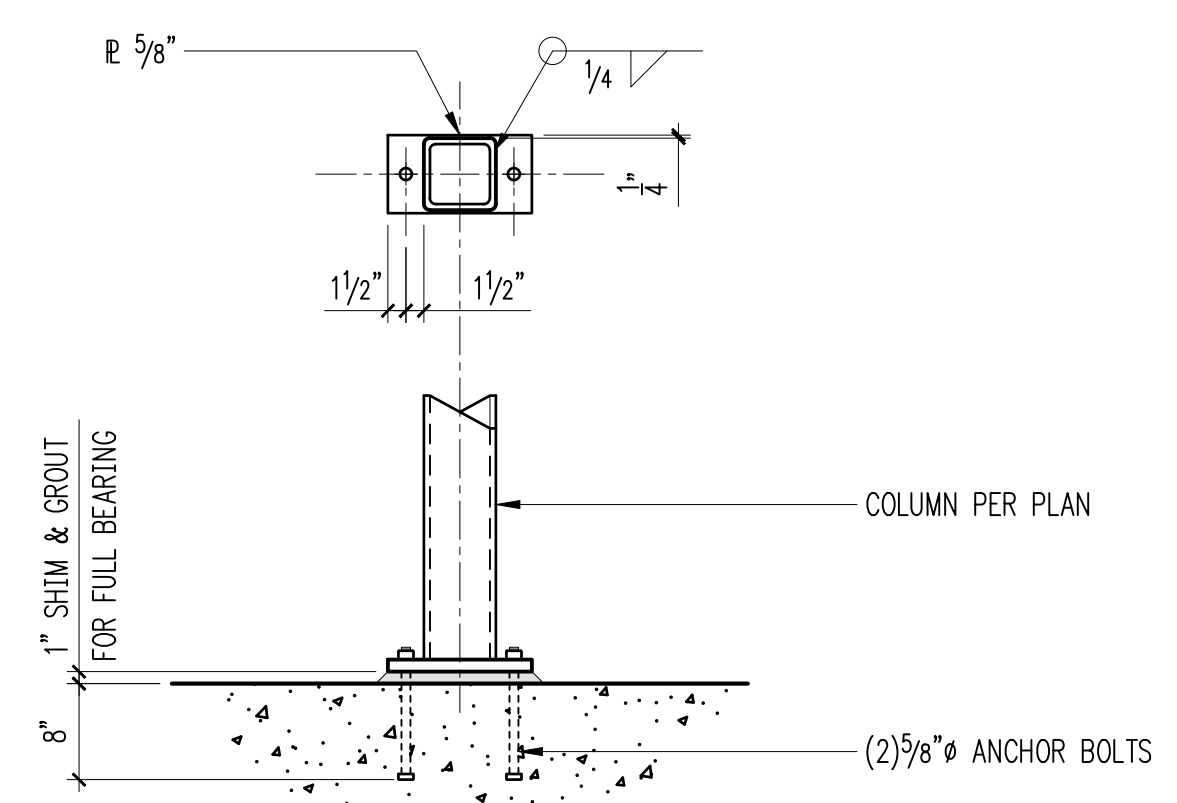
PROJECT TITLE:  
**Pattison Residence**  
 8019 SE 20th St  
 Mercer Island, WA

CLIENT:  
**Blaze Pattison**  
 8019 SE 20th St  
 Mercer Island, WA

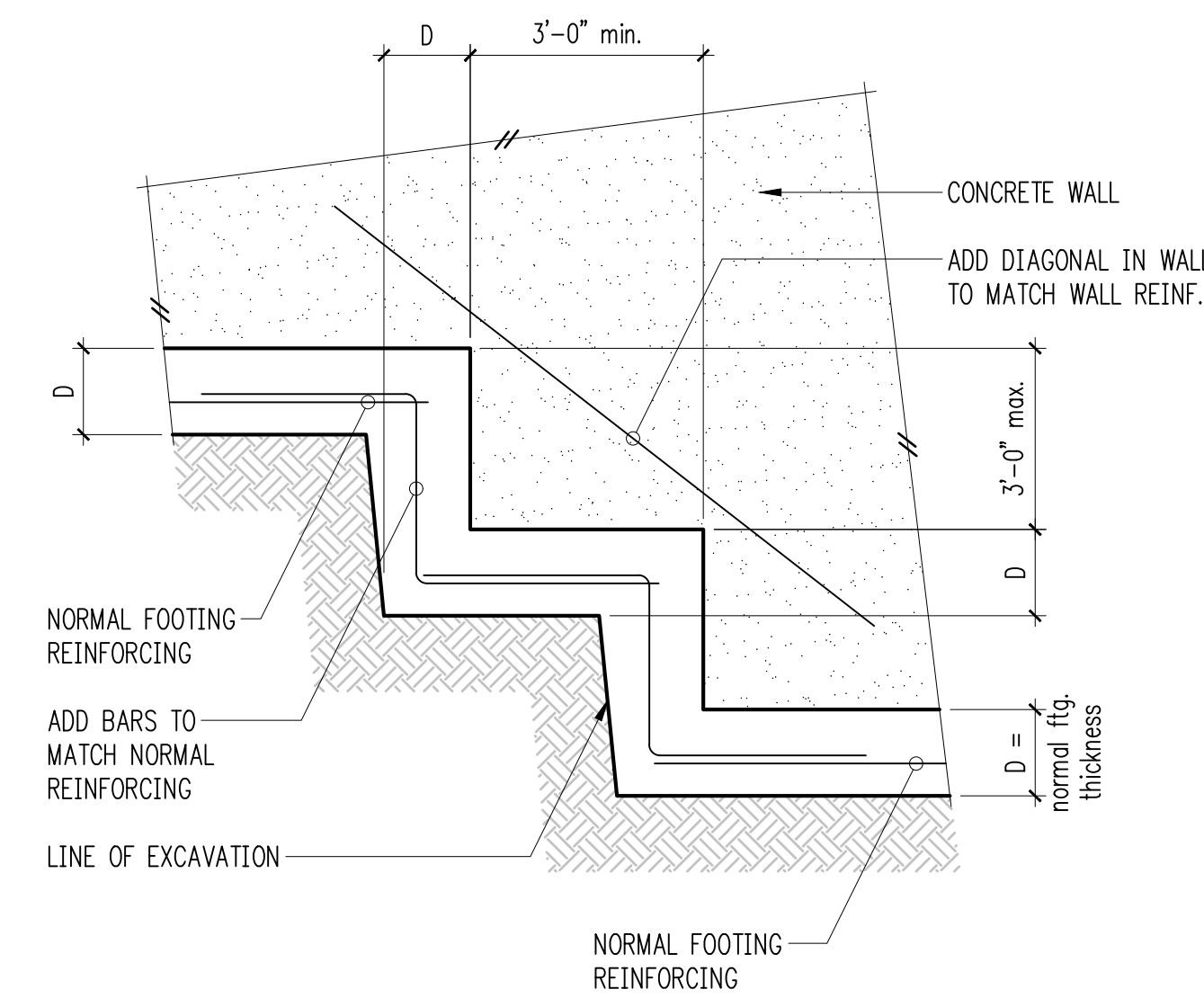
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SHEET TITLE:  
**Typical Concrete Details**

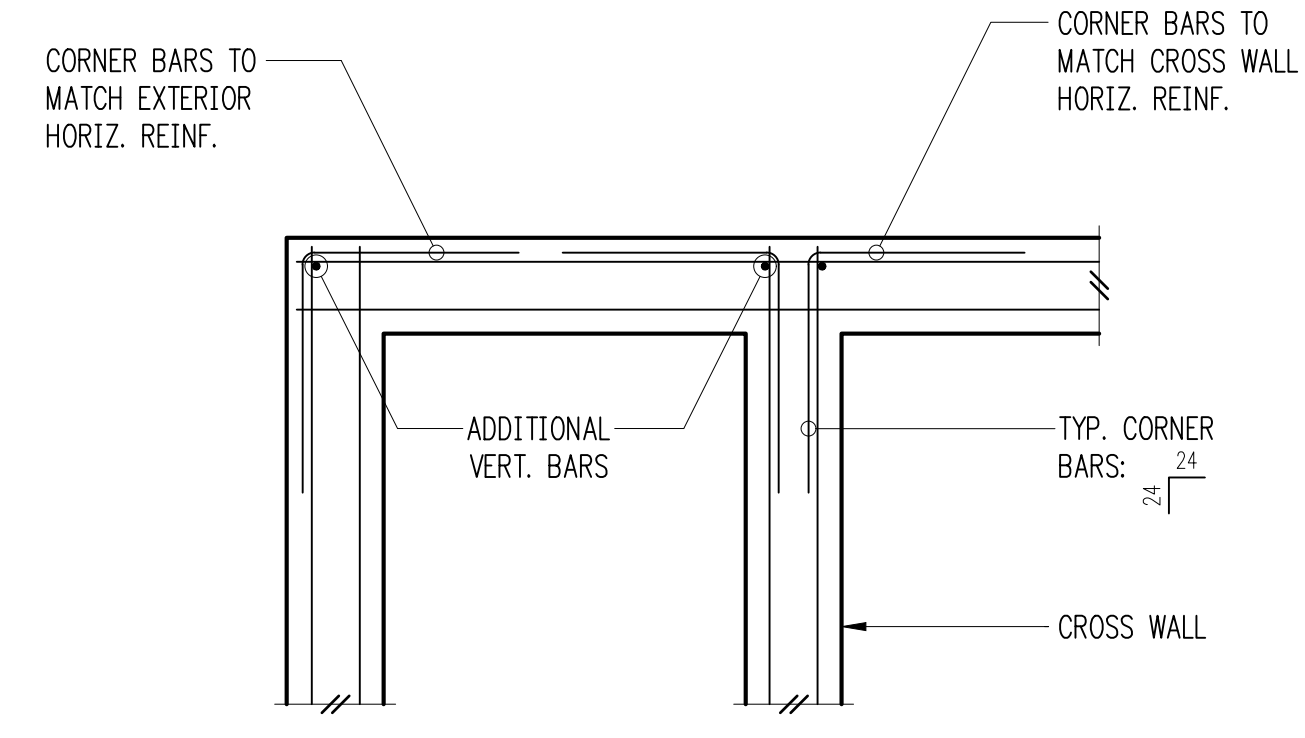
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 DATE: May 19, 2023  
 PROJECT NO: 13012-2022-01  
 SHEET NO:



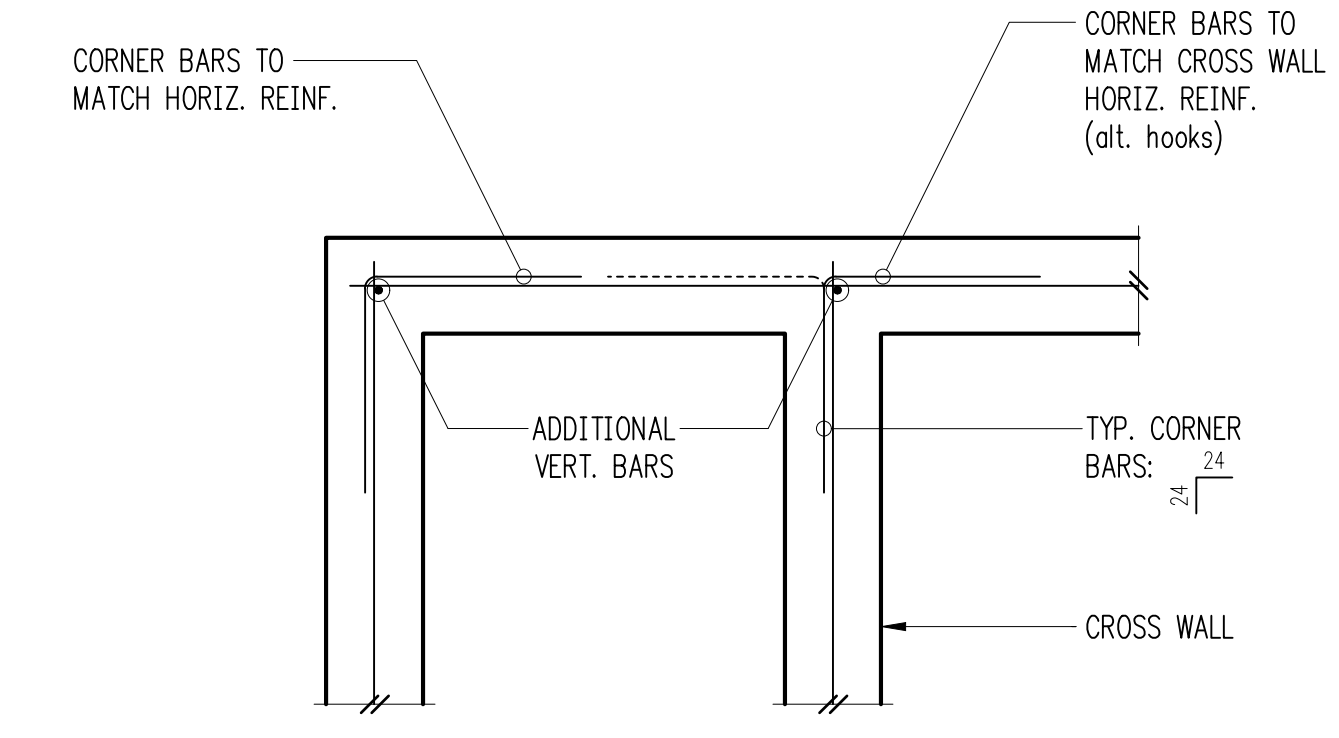
**Baseplate - HSS Column 1**



**Typical Stepped Footing 2**

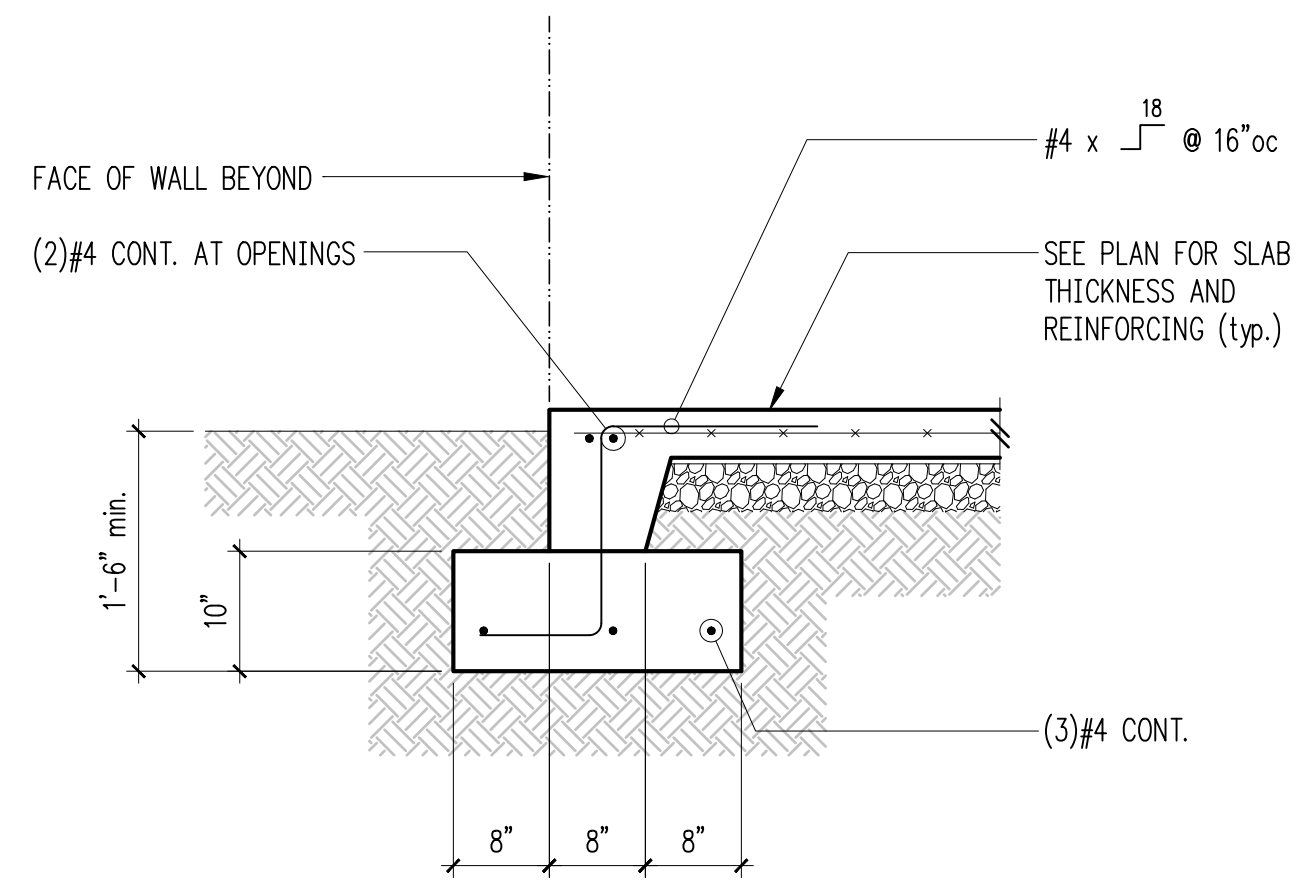


**Double Curtain**

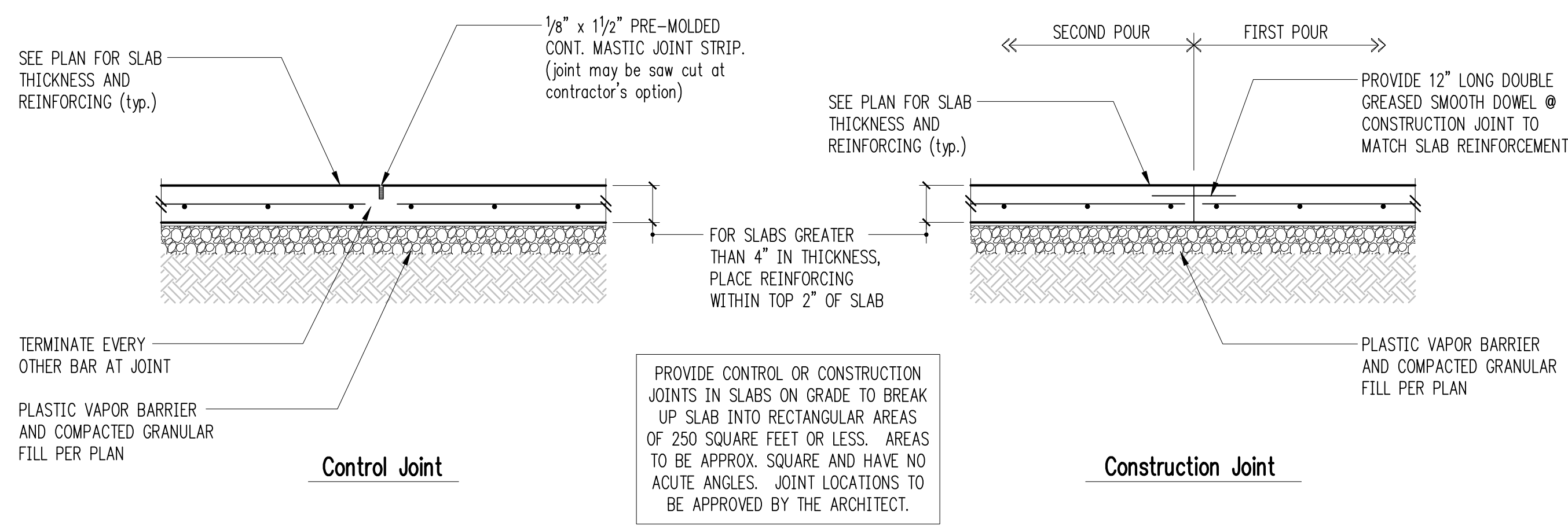


**Single Curtain**

**Typical Corner Bars at Concrete Walls and Footings 4**



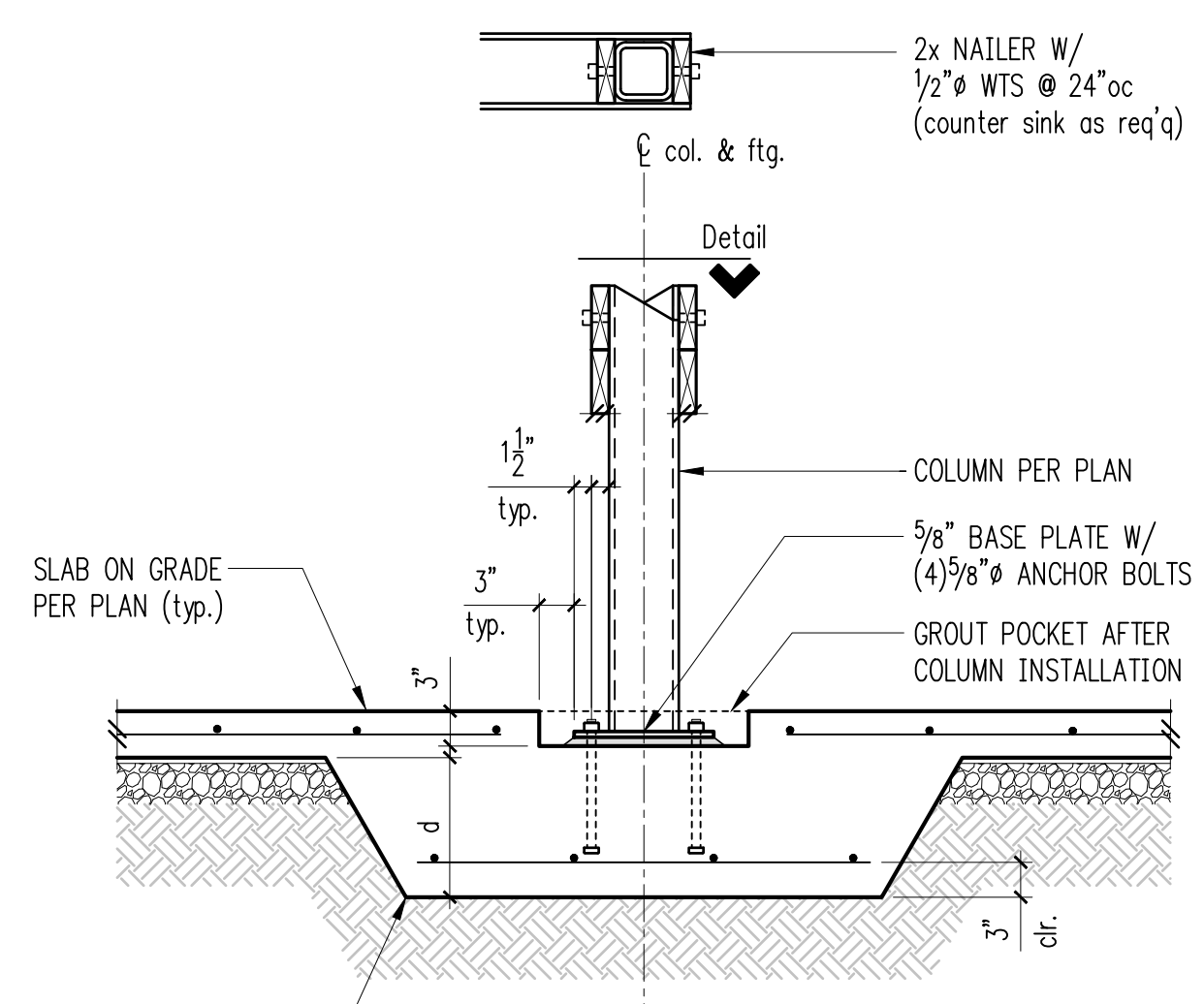
**Typical Turned-Down Slab Edge 5**



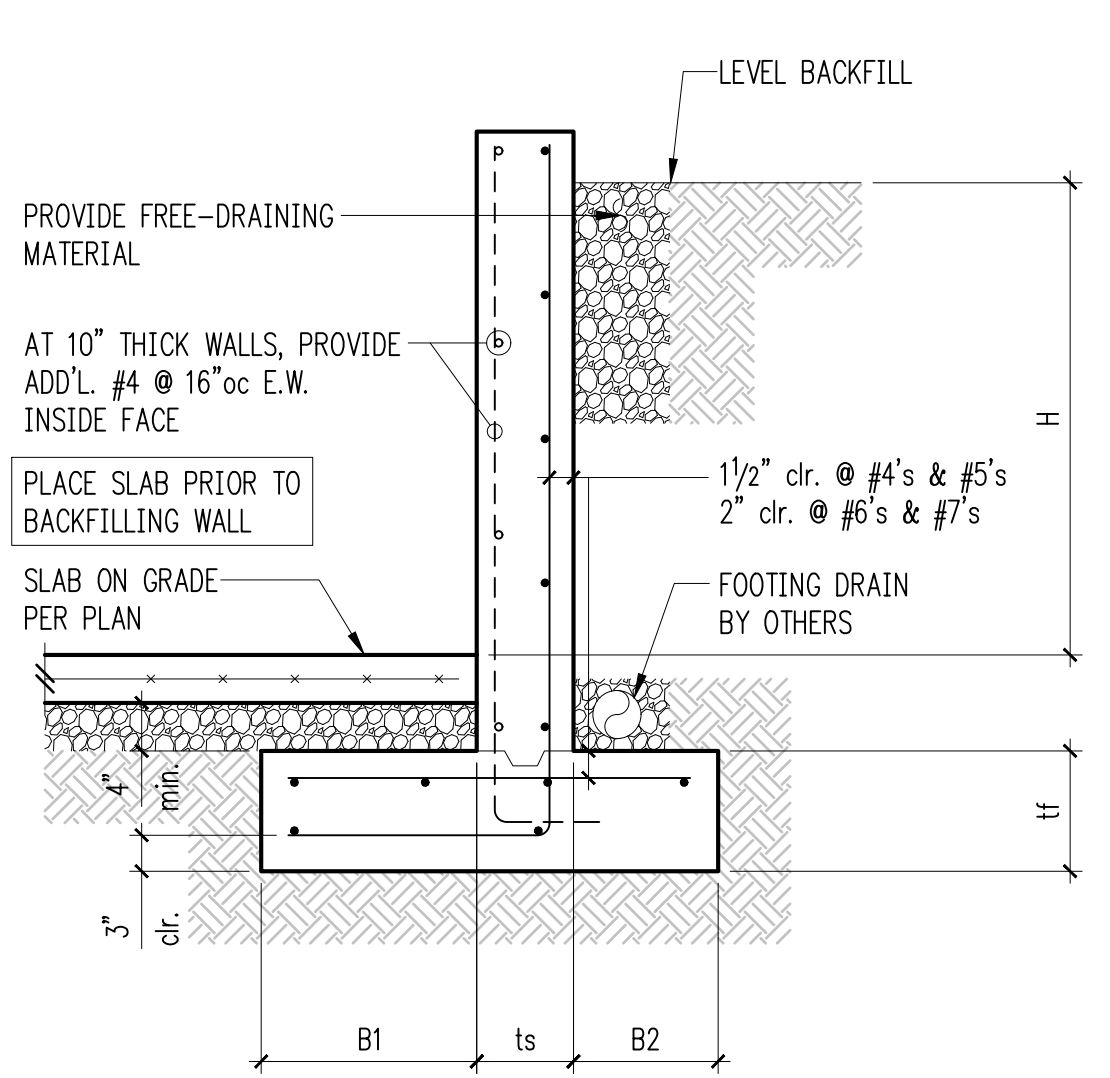
**Typical Slab Joints 7**

**Retaining Wall Schedule W/ Slab**

H (ft.)	B1	ts	B2	tf	Stem Reinforcing		Footing Reinforcing	
					Vert.	Horiz.	Top	Longit.
3'-0"	8"	8"	5"	9"	#4 @ 12"oc	#4 @ 12"oc	-	(2)#4
4'-0"	1'-0"	8"	5"	9"	#4 @ 12"oc	#4 @ 12"oc	-	(3)#4
6'-0"	2'-3"	8"	5"	10"	#5 @ 12"oc	#4 @ 12"oc	-	(4)#4
8'-0"	3'-0"	10"	1'-0"	14"	#5 @ 12"oc	#4 @ 12"oc	#5 @ 12"oc	(5)#5
10'-0"	3'-6"	10"	2'-0"	14"	#7 @ 12"oc	#4 @ 12"oc	#5 @ 12"oc	(8)#5



**Typical Thickened Interior Footing 9**



**11**

**Reinforcing Splice and Development Length Schedule**  
 For  $f_c = 3000$  psi, Grade 60 Reinforcing

**I Minimum Straight Development Length ( $l_{d}$ )**

Bar Size	Top Bars	Other Bars
#3	22"	17"
#4	29"	22"
#5	36"	28"
#6	43"	33"
#7	63"	48"
#8	72"	55"
#9	81"	62"
#10	91"	70"
#11	101"	78"

**II Minimum Lap Splice Lengths ( $l_s$ )**

Bar Size	Top Bars	Other Bars
#3	28"	22"
#4	37"	29"
#5	47"	36"
#6	56"	43"
#7	81"	63"
#8	93"	72"
#9	105"	81"
#10	118"	91"
#11	131"	101"

TOP BARS ARE HORIZONTAL BARS WITH MORE THAN 12" DEPTH OF CONCRETE CAST BELOW THEM.

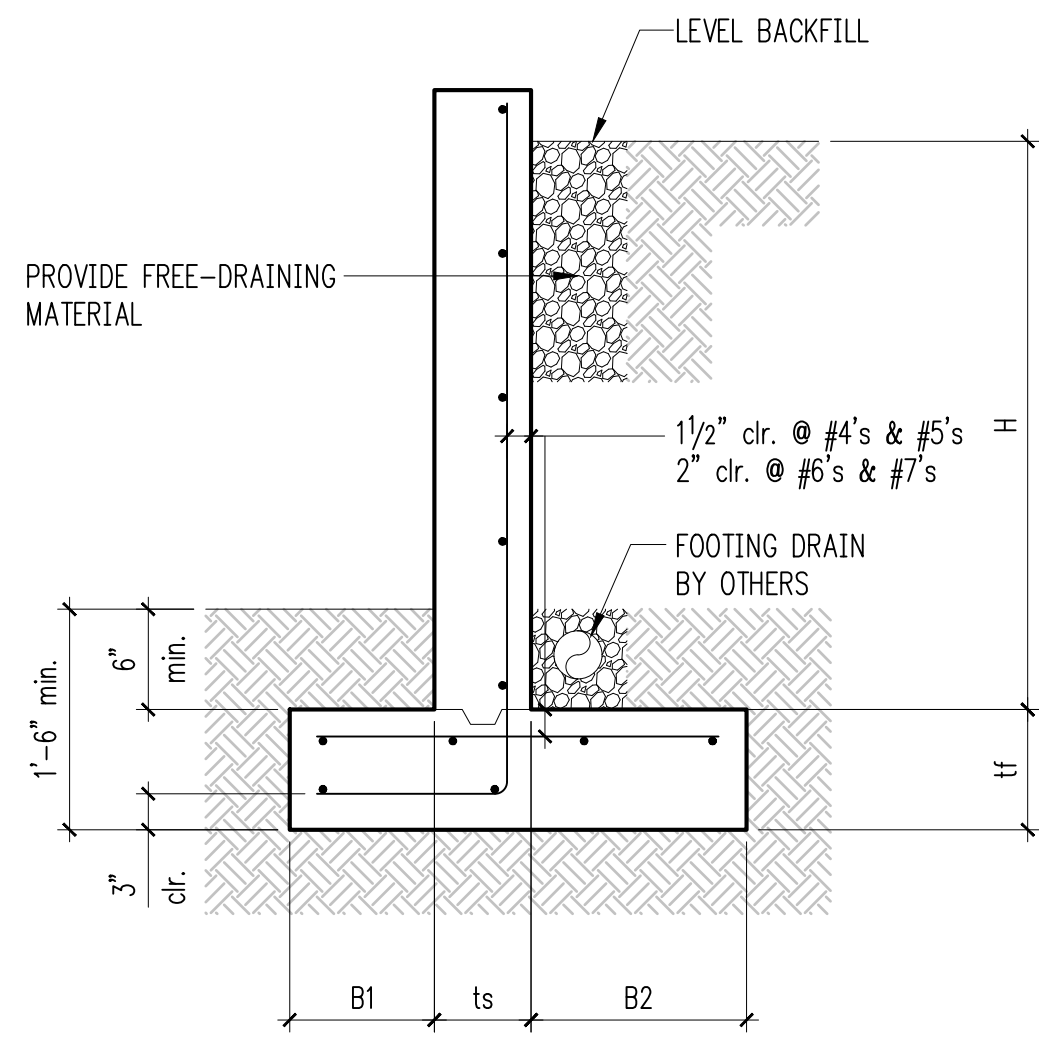
IF CLEAR CONCRETE COVER IS NOT GREATER THAN THE DIAMETER OF THE BAR, OR THE CENTER TO CENTER SPACING IS NOT GREATER THAN 3 BAR DIAMETERS, THEN LENGTHS SHALL BE INCREASED BY 50%

**III Minimum Embedment Lengths ( $l_{dh}$ ) For Standard End Hooks**

Bar Size	Length
#3	6"
#4	8"
#5	10"
#6	12"
#7	14"
#8	16"
#9	18"
#10	20"
#11	22"

1. SIDE COVER MUST BE EQUAL TO OR GREATER THAN 2 1/2"  
 2. END COVER FOR 90° HOOKS MUST BE EQUAL TO OR GREATER THAN 2"

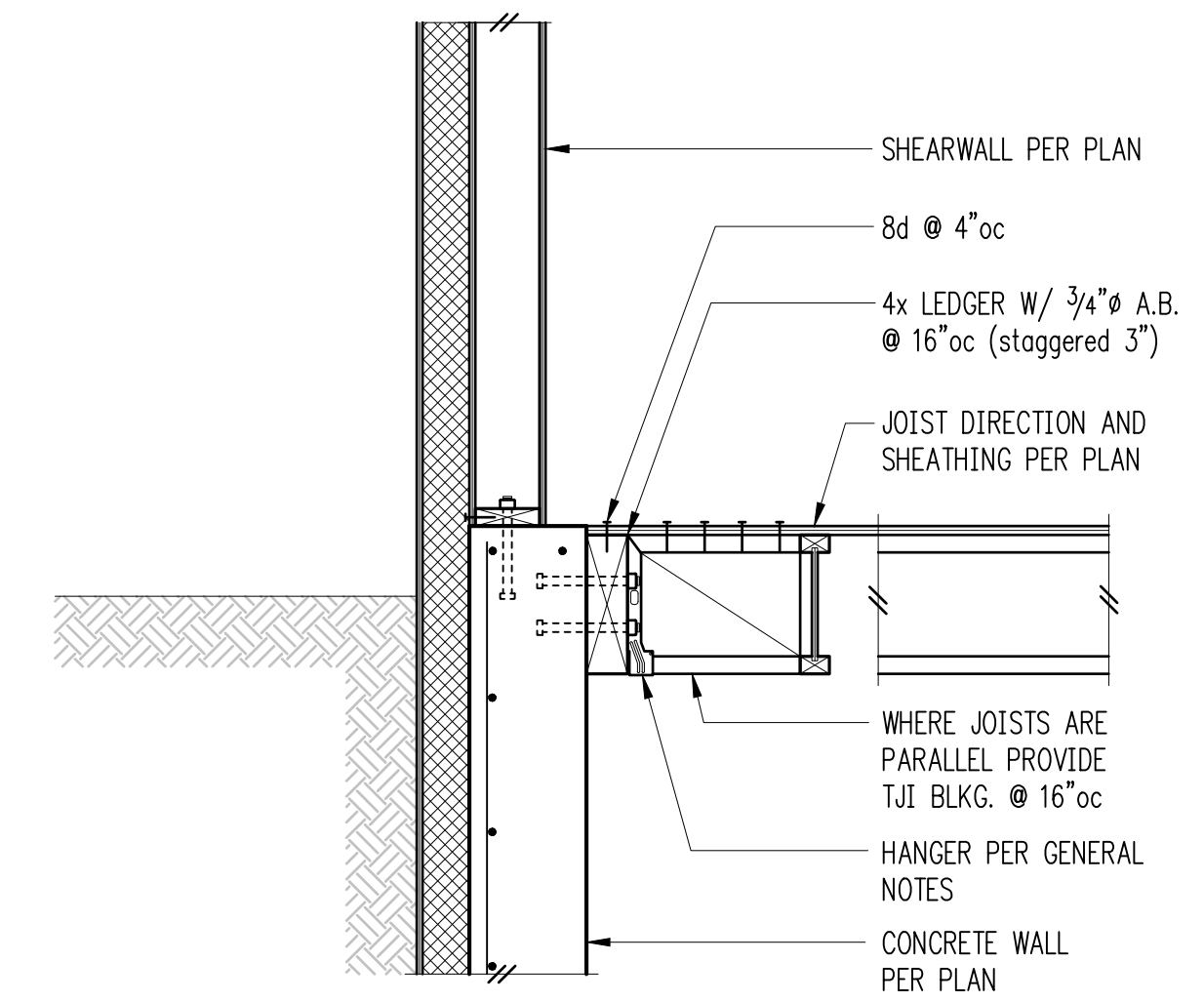
**Reinforcing Splice Length & Development Length (3000psi) 12**



### Retaining Wall Schedule

H (ft.)	B1	ts	B2	tf	Stem Reinforcing		Footing Reinforcing	
					Vert.	Horiz.	Top	Longit.
3'-0"	5"	8"	7"	10"	#4 @ 12"oc	#4 @ 12"oc	-	(2)#4
4'-0"	5"	8"	1'-1"	10"	#5 @ 12"oc	#4 @ 12"oc	#5 @ 12"oc	(3)#4
6'-0"	5"	8"	2'-3"	12"	#5 @ 12"oc	#4 @ 12"oc	#5 @ 12"oc	(5)#4
8'-0"	1'-0"	10"	3'-0"	12"	#6 @ 12"oc	#4 @ 12"oc	#5 @ 12"oc	(5)#5
10'-0"	1'-9"	10"	3'-9"	18"	#7 @ 12"oc	#4 @ 12"oc	#6 @ 12"oc	(6)#6

2

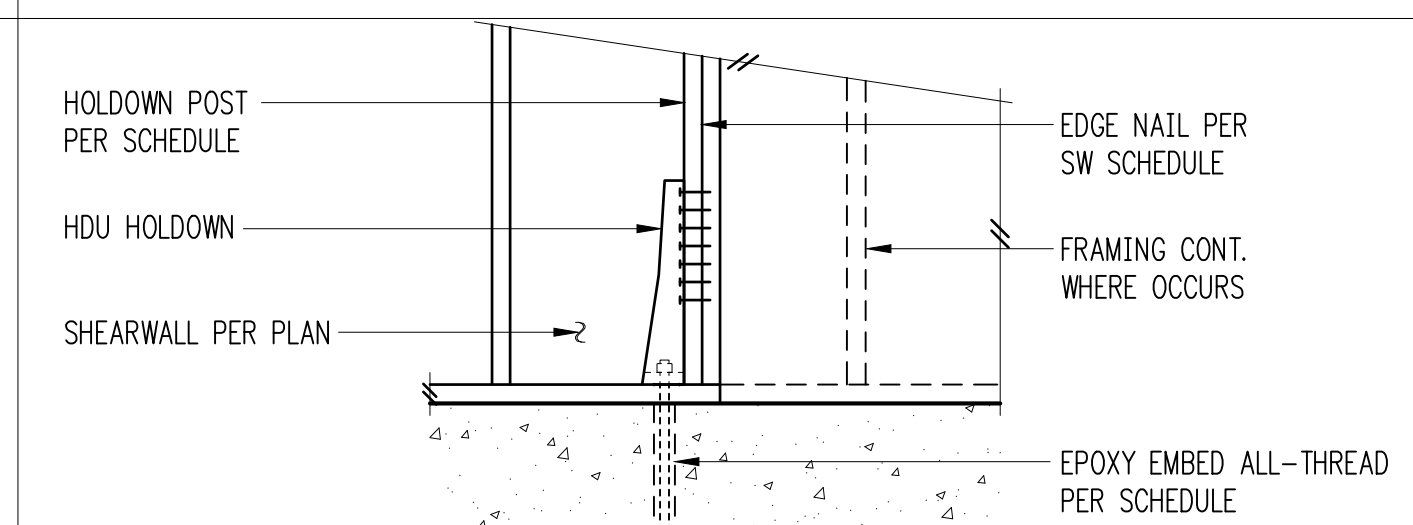


3



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APPROVED: ABB

4



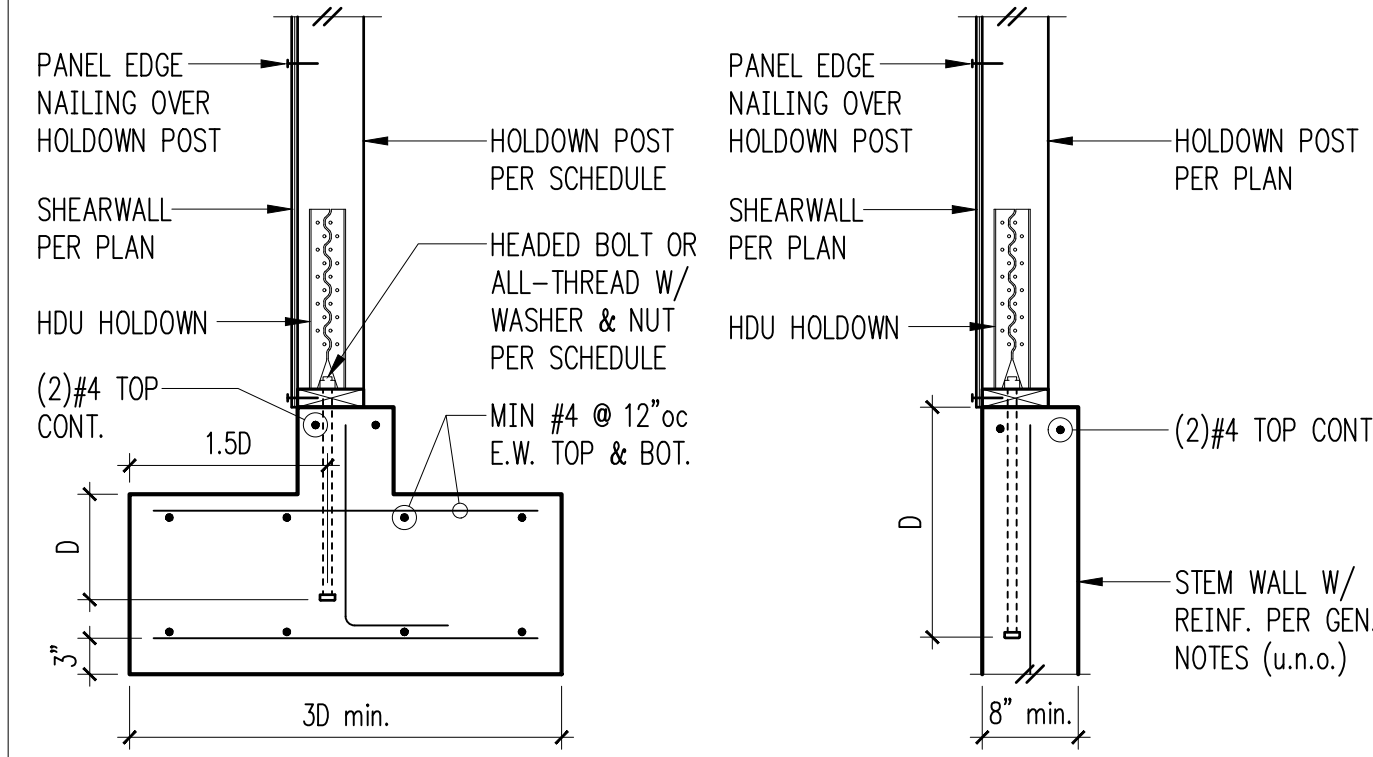
### Holdown Schedule

Plan Mark	Screws	Anchor Bolt	A.B. Embed	Holdown Post ①	
				if 2x4	if 2x6
HDU2-SDS2.5	(6)SDS 1/4"x2 1/2"	5/8"Ø	12"	(2) 2x4	(2) 2x6
HDU4-SDS2.5	(10)SDS 1/4"x2 1/2"	5/8"Ø	18"	4x4	4x6
HDU5-SDS2.5	(14)SDS 1/4"x2 1/2"	5/8"Ø	SB9/8x24	4x4	4x6
HDU8-SDS2.5	(20)SDS 1/4"x2 1/2"	7/8"Ø	SSTB28	4x6	6x6
HDU11-SDS2.5	(30)SDS 1/4"x2 1/2"	1"Ø	SB1x30	4x8	6x6
HDU14-SDS2.5	(36)SDS 1/4"x2 1/2"	1"Ø	N/A	4x8	6x6

① MINIMUM SIZE OF POST AT END OF WALL UNLESS OTHERWISE NOTED ON FRAMING PLANS.

### Typical HDU Holdown

8



HDU Into Footing Option

HDU Into Stem Wall Option

5

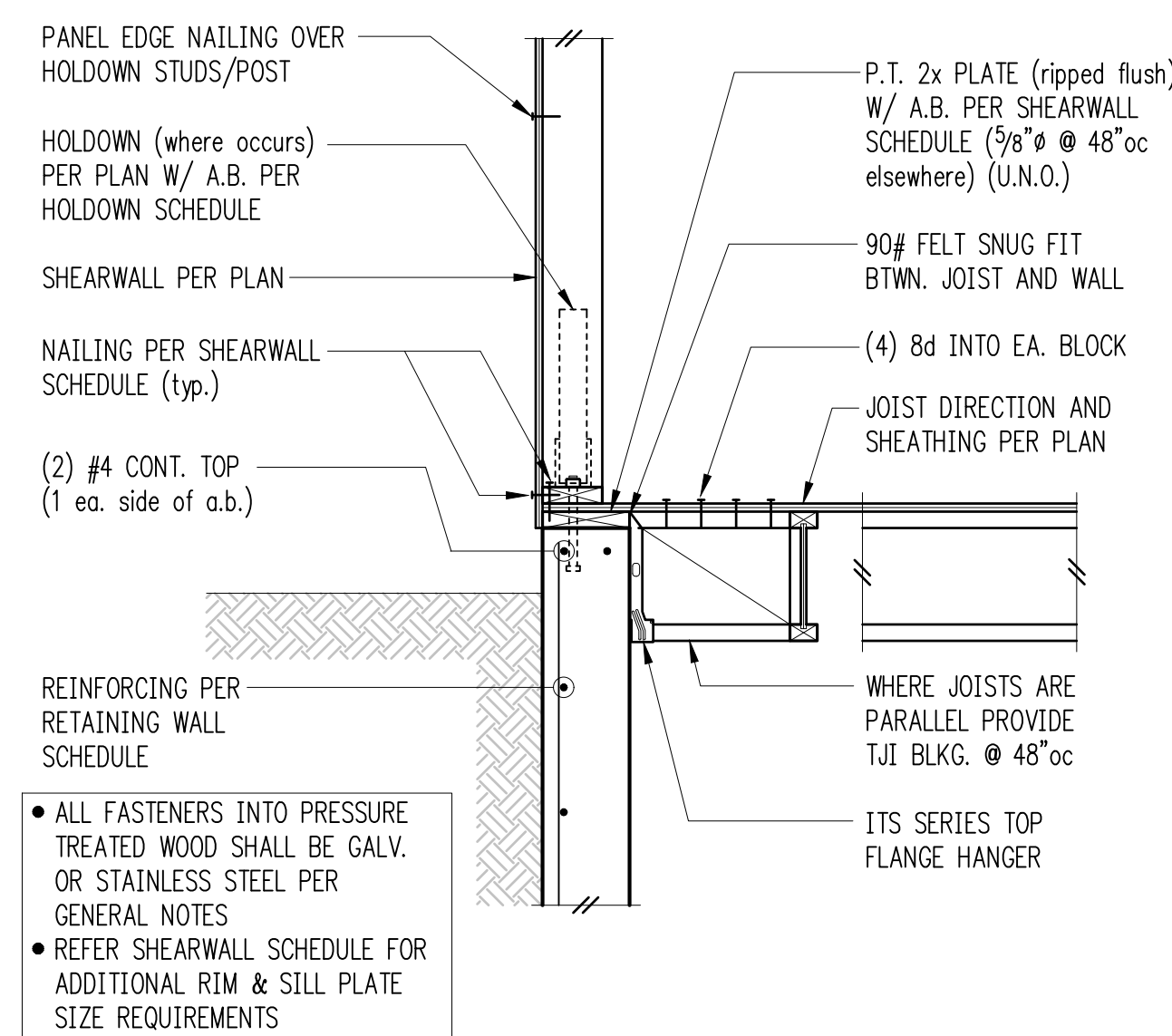
### Holdown Schedule

Plan Mark	Screws	Anchor Bolt	Min. A.B. Embed (D)		Holdown Post ①	
			Stem Wall	Footing	if 2x4	if 2x6
HDU2-SDS2.5	(6)SDS 1/4"x2 1/2"	5/8"Ø	12"	4"	(2) 2x4	(2) 2x6
HDU4-SDS2.5	(10)SDS 1/4"x2 1/2"	5/8"Ø	18"	6"	4x4	4x6
HDU5-SDS2.5	(14)SDS 1/4"x2 1/2"	5/8"Ø	SB9/8x24	7"	4x4	4x6
HDU8-SDS2.5	(20)SDS 1/4"x2 1/2"	7/8"Ø	SSTB28	8"	4x6	6x6
HDU11-SDS2.5	(30)SDS 1/4"x2 1/2"	1"Ø	SB1x30	10"	4x8	6x6
HDU14-SDS2.5	(36)SDS 1/4"x2 1/2"	1"Ø	N/A	12"	4x8	6x6

① MINIMUM SIZE OF POST AT END OF WALL UNLESS OTHERWISE NOTED ON FRAMING PLANS.

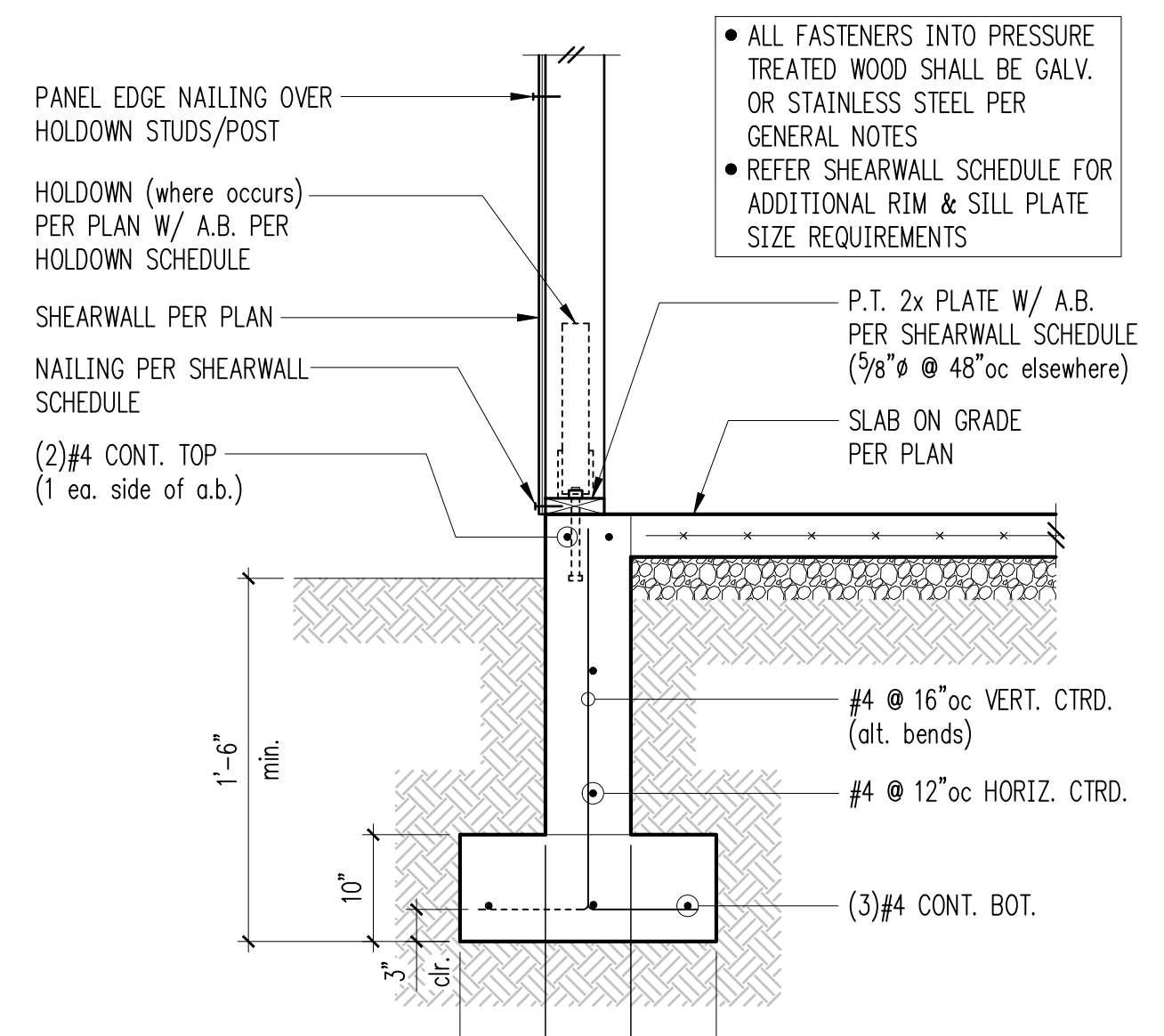
### Typical HDU Holdown

7



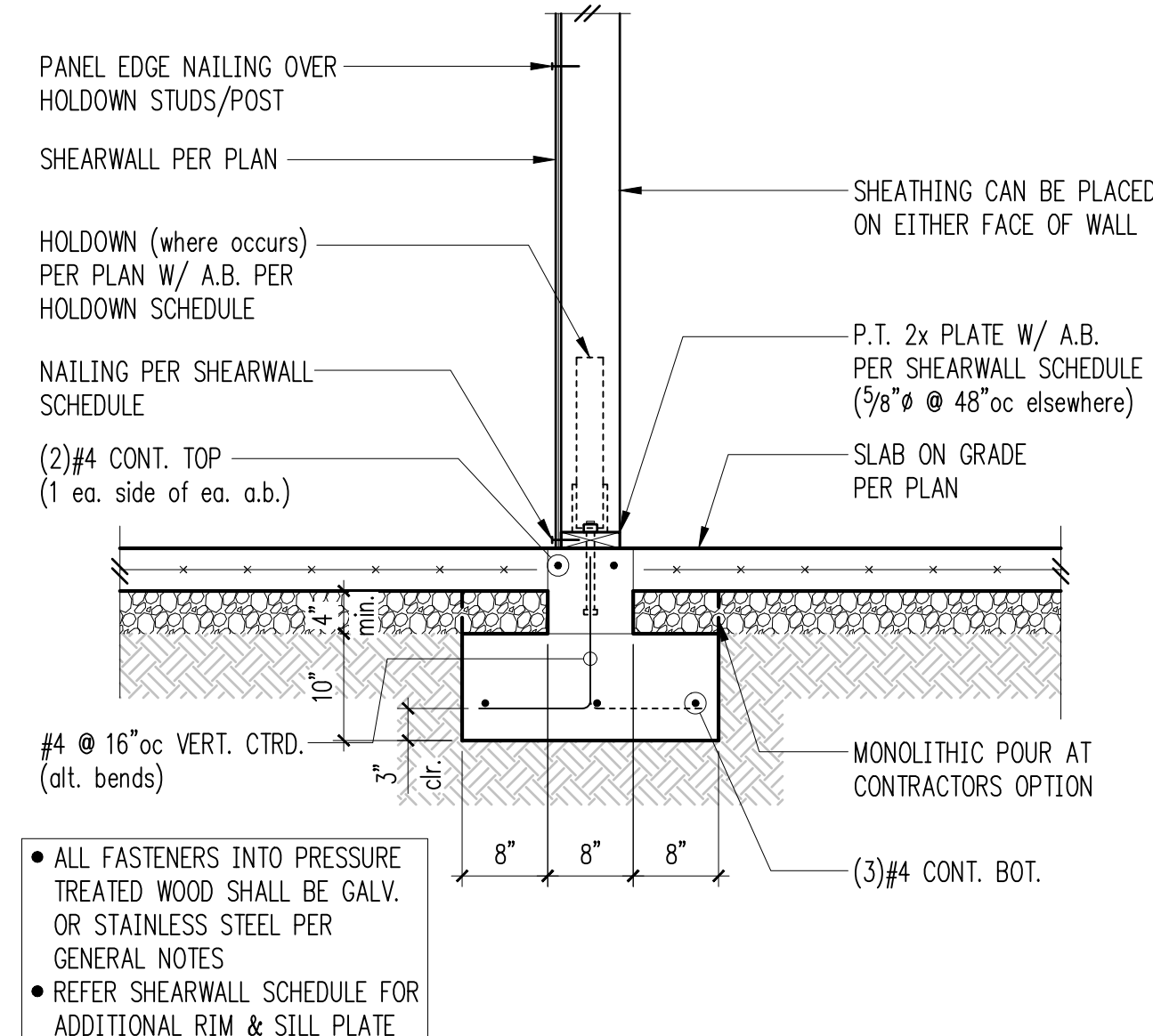
Exterior Framing (w/TJI) at Basement (High Grade)

9



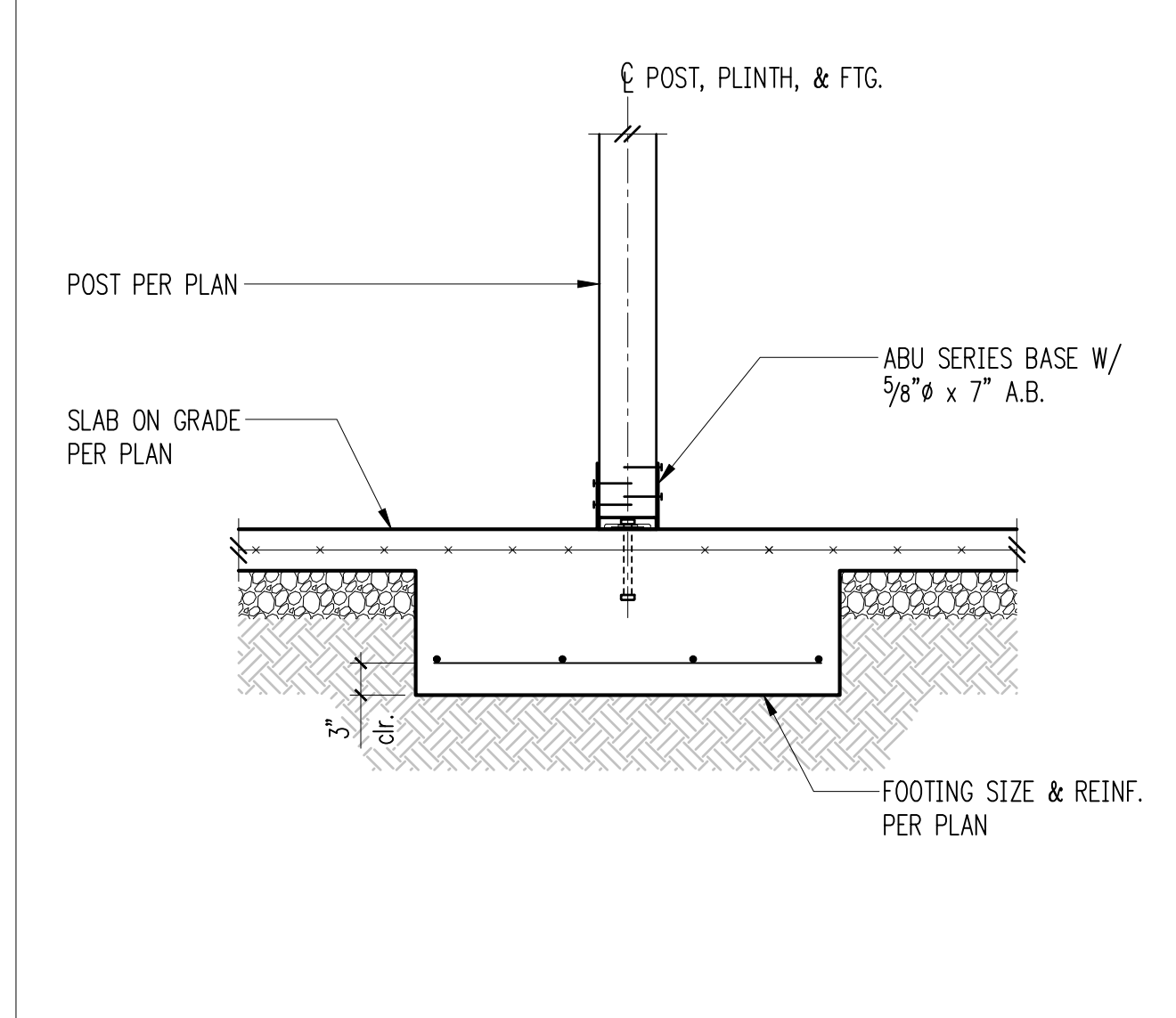
Exterior Wall w/ Slab on Grade

10



Interior Wall w/ Stem Wall & Footing

11



Post Footing w/ Slab on Grade - ABU

12

REVISIONS:

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\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

JURISDICTIONAL APPROVAL STAMP:

PROJECT TITLE:  
**Pattison Residence**  
8019 SE 20th St  
Mercer Island, WA

CLIENT:  
**Blaze Pattison**  
8019 SE 20th St  
Mercer Island, WA

ISSUE:  
**Permit**

SHEET TITLE:  
**Typical Concrete Details**

SCALE: 3/4" = 1'-0" U.N.O.  
DATE: May 19, 2023  
PROJECT NO: 13012-2022-01  
SHEET NO:

**S3.2**







**General Shoring Notes**

THE FOLLOWING APPLY UNLESS SHOWN OTHERWISE ON THE DRAWINGS

**1. CODE REQUIREMENTS:**

ALL MATERIALS, WORKMANSHIP, DESIGN, AND CONSTRUCTION SHALL CONFORM TO THE DRAWINGS, SPECIFICATIONS, THE 2018 IBC, AND THE LATEST EDITION OF THE PTI DOCUMENT, 'RECOMMENDATIONS FOR PRE-STRESSED ROCK AND SOIL ANCHORS'.

**2. REFERENCE DOCUMENTS:**

TOPOGRAPHIC AND BOUNDARY SURVEY BY CHADWICK & WINTERS, #20-6749, DATED 6-12-20.  
REPORT ON GEOTECHNICAL INVESTIGATION BY PANGE0, INC, #20-332, DATED 11-23-20.

**3. GENERAL REQUIREMENTS:**

CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAFETY PRECAUTIONS AND THE METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES REQUIRED TO PERFORM THE CONTRACTOR'S WORK. THE STRUCTURAL ENGINEER HAS NO OVERALL OR ACTUAL SUPERVISORY AUTHORITY AND/OR DIRECT RESPONSIBILITY FOR THE SPECIFIC WORKING CONDITIONS AT THE SITE AND/OR FOR ANY HAZARDS RESULTING FROM THE ACTIONS OF ANY TRADE CONTRACTOR. THE STRUCTURAL ENGINEER HAS NO DUTY TO INSPECT, SUPERVISE, NOTE, CORRECT, OR REPORT ANY HEALTH OR SAFETY DEFICIENCIES TO THE OWNER, CONTRACTORS, OR OTHER ENTITIES AT THE PROJECT SITE.

UTILITY LOCATION: THE SHORING CONTRACTOR SHALL DETERMINE THE HORIZONTAL AND VERTICAL LOCATION OF ALL ADJACENT UNDERGROUND UTILITIES PRIOR TO DRILLING PILE HOLES OR CUTTING OR DIGGING IN STREETS OR ALLEYS. THE UTILITIES INFORMATION SHOWN ON THE PLANS MAY NOT BE COMPLETE. THIS INCLUDES CALLING UTILITY LOCATE AT 1-800-424-5555 AND THEN POTHOLING ALL UTILITIES PRIOR TO CONSTRUCTION TO CONFIRM DEPTHS AND LOCATIONS AND TO VERIFY THAT THERE ARE NO CONFLICTS WITH THE PILE LOCATIONS. PILES, INCLUDING CONCRETE CASING SHALL MAINTAIN A MINIMUM OF 12" CLEARANCE TO ANY EXISTING UTILITIES TO REMAIN. CONTRACTOR SHALL RESOLVE ANY PROBLEMS PRIOR TO PROCEEDING WITH CONSTRUCTION.

CONTRACTOR SHALL VERIFY ALL DIMENSIONS OF EXISTING STRUCTURES IN THE FIELD AND SHALL NOTIFY THE ENGINEER OF ALL FIELD CHANGES PRIOR TO FABRICATION AND INSTALLATION OF ANY STRUCTURAL MEMBER.

ANY DISCREPANCIES FOUND AMONG THE DRAWINGS, THE SPECIFICATIONS, THESE GENERAL NOTES AND THE SITE CONDITIONS SHALL BE REPORTED TO THE ENGINEER AND ARCHITECT, WHO SHALL CORRECT SUCH DISCREPANCY IN WRITING. SHOULD ANY DISCREPANCIES BE FOUND IN THE PROJECT DOCUMENTS, THE CONTRACTOR WILL BE DEEMED TO HAVE INCLUDED IN THE PRICE THE MOST EXPENSIVE WAY OF COMPLETING THE WORK, UNLESS PRIOR TO SUBMISSION OF THE PRICE THE CONTRACTOR ASKS FOR A DECISION FROM THE ENGINEER AND ARCHITECT AS TO WHICH SHALL GOVERN. ANY WORK DONE BY THE GENERAL CONTRACTOR AFTER DISCOVERY OF SUCH DISCREPANCY SHALL BE DONE AT THE GENERAL CONTRACTOR'S RISK.

**4. GEOTECHNICAL INFORMATION AND CRITERIA:**

INSTALLATION OF SHORING, SUBGRADE PREPARATION INCLUDING DRAINAGE, EXCAVATION, COMPACTION AND FILLING REQUIREMENTS SHALL CONFORM WITH THE RECOMMENDATIONS CONTAINED IN THE SOILS REPORT AND/OR AS DIRECTED BY THE GEOTECHNICAL ENGINEER. THE SUBSURFACE CHARACTERIZATIONS USED TO DESIGN THE SHORING ARE CONTAINED IN THE SOILS REPORT AS REFERENCED ABOVE.

EXCAVATIONS FOR FOUNDATIONS SHALL BE PER PLAN DOWN TO UNDISTURBED NATIVE MATERIAL PER THE GEOTECHNICAL ENGINEERING RECOMMENDATIONS. OVER EXCAVATED AREAS SHALL BE BACKFILLED WITH LEAN CONCRETE OR PER GEOTECHNICAL RECOMMENDATIONS AT THE CONTRACTOR'S EXPENSE. EXCAVATION SLOPES SHALL BE SAFE AND SHALL NOT BE GREATER THAN THE LIMITS SPECIFIED BY LOCAL, STATE, AND NATIONAL SAFETY REGULATIONS. CONTRACTOR SHALL PROTECT CUT SLOPES AS NECESSARY IF CONSTRUCTION OCCURS DURING WET WEATHER, AND SHALL CONTROL AND MANAGE RUNOFF TO MINIMIZE EFFECTS ON CONSTRUCTION.

DESIGN LOADS ARE DETERMINED BY THE GEOTECHNICAL ENGINEER. THE SOIL PRESSURES INDICATED ON THE SOIL PRESSURE DIAGRAM WERE USED FOR DESIGN, IN ADDITION TO THE DEAD AND LIVE LOADS. SEE REPORT OF GEOTECHNICAL INVESTIGATION FOR MORE COMPLETE INFORMATION, INCLUDING RECOMMENDATIONS FOR SHORING IN GENERAL, SHORING MONITORING, EXCAVATION, LAGGING, AND DRAINAGE.

DESIGN PARAMETERS AS APPROVED BY THE GEOTECHNICAL ENGINEER ARE AS FOLLOWS:

LATERAL EARTH PRESSURES (EQUIVALENT FLUID PRESSURE)	E. F. P.
ACTIVE EARTH PRESSURE (YIELDING)	35 PCF
ACTIVE EARTH PRESSURE (AT-REST)	45 PCF
ACTIVE EARTH PRESSURE (SLOPING BACKFILL)	45 PCF
TRAFFIC SURCHARGE PRESSURE (UNIFORM LOAD)	80 PSF
SEISMIC SURCHARGE PRESSURE (UNIFORM LOAD)	12H PSF
PASSIVE EARTH PRESSURE (ULTIMATE)	525 PCF
ALLOWABLE BEARING PRESSURE	4,000 PSF

SHORING DURATION: THE SHORING IS TEMPORARY (PERMANENT). THE CONSTRUCTION OF THE PERMANENT STRUCTURE SHALL COMMENCE IMMEDIATELY AFTER THE SHORING IS INSTALLED AND THE BULK EXCAVATION IS COMPLETE.

**5. SHOP DRAWINGS:**

SHOP DRAWINGS ARE REQUIRED FOR THE FOLLOWING ITEMS:

STRUCTURAL STEEL  
MISCELLANEOUS METALS  
GROUTS AND CONCRETES.

CONTRACTOR SHALL ALSO COORDINATE APPROVED SHORING SUBMITTALS WITH BUILDING DEPARTMENT REQUIREMENTS.

SHOP DRAWING REVIEW: DIMENSIONS AND QUANTITIES ARE NOT REVIEWED BY THE ENGINEER OF RECORD, THEREFORE MUST BE VERIFIED BY THE CONTRACTOR. CONTRACTOR SHALL REVIEW AND STAMP DRAWINGS PRIOR TO REVIEW BY ENGINEER OF RECORD. CONTRACTOR SHALL REVIEW DRAWINGS FOR CONFORMANCE WITH THE MEANS, METHODS, TECHNIQUES, SEQUENCES AND OPERATIONS OF CONSTRUCTION, AND ALL SAFETY PRECAUTIONS AND PROGRAMS INCIDENTAL THERETO. SUBMITTALS SHALL INCLUDE A REPRODUCIBLE AND ONE COPY; REPRODUCIBLE WILL BE MARKED AND RETURNED WITHIN TWO WEEKS OF RECEIPT WITH A NOTATION INDICATING THAT THE SUBMITTAL HAS BEEN FOUND TO BE IN GENERAL CONFORMANCE WITH THE STRUCTURAL DESIGN. THE SUBMITTED ITEMS SHALL NOT BE INSTALLED UNTIL THEY HAVE BEEN APPROVED BY THE DESIGN TEAM AND/OR THE OWNER'S REPRESENTATIVE. ELECTRONIC SUBMITTIONS MAY ALSO BE DEEMED TO MEET THE SUBMITTAL REQUIREMENTS NOTED ABOVE.

SHOP DRAWING SUBMITTALS PROCESSED BY THE ENGINEER ARE NOT CHANGE ORDERS. THE PURPOSE OF SHOP DRAWING SUBMITTALS BY THE CONTRACTOR IS TO DEMONSTRATE TO THE ENGINEER THAT THE CONTRACTOR UNDERSTANDS THE DESIGN CONCEPT, BY INDICATING WHICH MATERIAL IS INTENDED TO BE FURNISHED AND INSTALLED AND BY DETAILING THE INTENDED FABRICATION AND INSTALLATION METHODS.

**6. INSPECTIONS:**

THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE ALL INSPECTIONS REQUIRED BY THE LOCAL BUILDING DEPARTMENT. IN ADDITION TO INSPECTIONS REQUIRED BY THE LOCAL BUILDING DEPARTMENT, THE OWNER OR A REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE ACTING AS THE OWNER'S AGENT SHALL EMPLOY ONE OR MORE SPECIAL INSPECTORS TO PROVIDE INSPECTIONS FOR ITEMS NOTED IN THE SPECIFICATIONS AND IBC SECTIONS 108 AND 1704. DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE CONTRACTOR FOR CORRECTION. IF THE DISCREPANCIES ARE NOT CORRECTED, THE DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE BUILDING OFFICIAL AND THE STRUCTURAL ENGINEER IMMEDIATELY AND PRIOR TO COMPLETION OF THAT PHASE OF WORK.

SOILS INSPECTION: INSPECTION BY THE SOILS ENGINEER SHALL BE PERFORMED FOR PILE PLACEMENT, EXCAVATION, AND LAGGING INSTALLATION. THE GEOTECHNICAL ENGINEER SHALL ALSO ADVISE ON WATER CONTROL AND SLAB ON GRADE CONSTRUCTION.

THE FOLLOWING ITEMS REQUIRE SPECIAL INSPECTIONS:

CONSTRUCTION TYPE	TYPE OF INSPECTION
CONCRETE CONSTRUCTION	PER TABLE 1704.4
STRUCTURAL STEEL FABRICATION AND ERECTION	PER TABLE 1704.3
AUGER-CAST PILE OR DRIVEN PILE INSTALLATION	PERIODIC
EXCAVATION AND GRADING	PERIODIC

PERIODIC INSPECTION ALLOWS INSPECTION AT INTERVALS NECESSARY TO CONFIRM THAT WORK REQUIRING SPECIAL INSPECTION IS IN COMPLIANCE WITH REQUIREMENTS. CONTINUOUS SPECIAL INSPECTION REQUIRES THAT THE INSPECTOR BE ONSITE AT ALL TIMES THAT WORK REQUIRING SPECIAL INSPECTION IS PERFORMED.

**7. CONCRETE:**

CONCRETE CONSTRUCTION SHALL CONFORM TO ALL REQUIREMENTS OF IBC CHAPTER 19 AND THE ACI STANDARD 318-02 'BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE'.

CONCRETE STRENGTHS SHALL BE VERIFIED BY STANDARD CYLINDER TESTS, UNLESS APPROVED OTHERWISE. REQUIRED ULTIMATE COMPRESSIVE STRENGTH OF STRUCTURAL GROUT SHALL BE REACHED BY 5 DAYS FOR TIEBACKS AND RAKER FOOTINGS AND 28 DAYS FOR PILES AND OTHER FOUNDATIONS.

f'c (psi)	Minimum Cement Per Cubic Yard	Max. Water Per 94 LB Cement	Use
-----	1-1/2 sacks	-----	pile lean concrete
3,000	9 sack pumpable mix	-----	pile structural concrete
3,000	5-1/2 sacks	.5 w/c	misc. foundations

THE CONTRACTOR SHALL SUBMIT CONCRETE MIX DESIGNS FOR APPROVAL TWO WEEKS PRIOR TO PLACING ANY CONCRETE. THE MIX DESIGN ALONG WITH REQUIRED SUBSTANTIATING TEST DATA WILL BE REVIEWED FOR CONFORMANCE TO SECTION 1905.

**8. WOOD:**

FRAMING LUMBER SHALL BE KILN DRIED OR MC-19, AND GRADED AND MARKED IN CONFORMANCE WITH W.C.L.B. STANDARD GRADING RULES FOR WEST COAST LUMBER NO. 17. FURNISH TO THE FOLLOWING MINIMUM STANDARDS:

Use	Grade	Fb (psi, single use)
2X OR 4X TIMBER LAGGING	HEM-FIR NO. 1	975
2X OR 4X TIMBER LAGGING	HEM-FIR NO. 2	850 (WHERE SPECIFIED)

WOOD IN CONTINUOUS CONTACT WITH WATER OR SOIL SHALL BE TREATED TO A RETENTION OF .40 PCF. WOOD FOR USE IN PERMANENT FOUNDATIONS SHALL BE TREATED TO A RETENTION OF .60 PCF. SODIUM BORATE (SBX) TREATED WOOD SHALL NOT BE USED WHERE EXPOSED TO WEATHER.

**9. STEEL:**

STEEL SPECIFICATIONS: DESIGN, FABRICATION AND ERECTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE AISC MANUAL, AISC 360 AND IBC SECTION 2205.

STRUCTURAL STEEL SHALL CONFORM TO THE FOLLOWING REQUIREMENTS:

TYPE OF MEMBER	ASTM SPECIFICATION	Fy
WIDE FLANGE SHAPES	A992	50 KSI
OTHER SHAPES, PLATES, AND RODS	A36	36 KSI
OTHER SHAPES AND PLATES	A572 (GRADE 50)	50 KSI
	(NOTED GRADE 50 ON PLANS)	
PIPE COLUMNS	A53 (GRADE A)	33 KSI
STRUCTURAL TUBING	A500 (GRADE B)	
	(SQUARE OR RECTANGULAR)	46 KSI
(ROUND)	42 KSI	
CONNECTION BOLTS	A325N BEARING TYPE (SNUG TIGHT)	
WOOD CONNECTION BOLTS	A307	
ANCHOR BOLTS	A307 OR ASTM A-36	
HEADED SHEAR STUDS	A108	

ALL WELDING SHALL BE IN CONFORMANCE WITH A. I. S. C. AND A. W. S. STANDARDS AND SHALL BE PERFORMED BY W. A. B. O. CERTIFIED WELDERS USING E70 XX ELECTRODES. ONLY PREQUALIFIED WELDS (AS DEFINED BY A. W. S.) SHALL BE USED.

UNLESS OTHERWISE REQUIRED BY THE MANUFACTURER OR THE SPECIFICATIONS, STEEL PROVIDED FOR SHORING DOES NOT REQUIRE CORROSION PROTECTION.

STEEL PROVIDED FOR SHORING SHALL BE GALVANIZED OR COATED WITH AN EPOXY PAINT SYSTEM.

**10. PILE AND LAGGING CONSTRUCTION:**

DEMOLITION: SHORING AND SOIL EXCAVATION SHALL BE DONE SIMULTANEOUSLY.

DIMENSIONS AND LOCATION OF EXISTING STRUCTURES SHALL BE VERIFIED PRIOR TO FABRICATION AND INSTALLATION OF ANY STRUCTURAL MEMBER. NOTIFY ENGINEER ABOUT ANY DISCREPANCIES PRIOR TO FABRICATION.

PILE AND ANCHOR HOLES SHALL BE DRILLED WITHOUT LOSS OF GROUND AND WITHOUT ENDANGERING PREVIOUSLY INSTALLED PILES AND ANCHORS. THIS MAY INVOLVE CASING THE HOLES OR OTHER METHODS OF PROTECTION FROM CAVING. REFER TO REPORT OF GEOTECHNICAL INVESTIGATION FOR RECOMMENDED HOLE DRILLING PROCEDURE.

STEEL PILE PLACEMENT TOLERANCES:

- 1" INSIDE PERPENDICULAR TO SHORING WALL.
- 1" OUTSIDE PERPENDICULAR TO SHORING WALL.
- 3" LATERALLY.

LAGGING: TIMBER LAGGING SHALL BE INSTALLED IN ALL AREAS. VOIDS BETWEEN LAGGING AND SOIL SHALL BE BACKFILLED WITH PEA GRAVEL OR LEAN MIX FILL. DRAINAGE BEHIND THE WALL MUST BE MAINTAINED. IT IS CONTRACTOR'S RESPONSIBILITY TO LIMIT THE AMOUNT OF EXPOSED SOIL WITHOUT LAGGING TO AVOID LOSS OF SOIL. MAXIMUM HEIGHT OF 4 FEET IS RECOMMENDED. SPECIAL CARE SHOULD BE TAKEN TO AVOID GROUND LOSS DURING EXCAVATION.

**11. SHORING MONITORING:**

A SYSTEMATIC PROGRAM OF MONITORING SHALL BE CONDUCTED DURING THE PROJECT EXECUTION TO VERIFY THE PERFORMANCE OF THE SHORING SYSTEM. REFER TO REPORT OF GEOTECHNICAL INVESTIGATION FOR RECOMMENDATIONS. FIELD DATA AND MEASUREMENTS ARE TO BE SUBMITTED TO THE OWNER'S REPRESENTATIVE, STRUCTURAL ENGINEER AND GEOTECHNICAL ENGINEER FOR REVIEW.

**12. WET WEATHER CONDITIONS:**

A SITE VISIT FROM THE GEOTECHNICAL SPECIAL INSPECTOR SHALL OCCUR DURING EACH DAY OF ACTIVE GRADING AND IN THE EVENT OF SIGNIFICANT RAINFALL WHICH MIGHT COMPROMISE STABILIZATION MEASURES BETWEEN NOVEMBER 1 AND MARCH 31. THE DETERMINATION OF WHAT CONSTITUTES SIGNIFICANT RAINFALL IS SUBJECT TO THE DISCRETION OF THE GEOTECHNICAL SPECIAL INSPECTOR. HOWEVER, AS A MINIMUM STANDARD, THE GEOTECHNICAL SPECIAL INSPECTOR IS REQUIRED TO CONDUCT A SITE VISIT IF MORE THAN ONE HALF INCH OF PRECIPITATION OCCURS ON ANY GIVEN DAY. ANY RECOMMENDATIONS REQUIRED TO MAINTAIN STABILITY OF EXCAVATIONS AND PROPER FUNCTIONING OF THE SEDIMENT/EROSION CONTROL SYSTEM PROVIDED BY THE GEOTECHNICAL SPECIAL INSPECTOR AND CITY OF MERCER ISLAND PERSONNEL SHALL BE IMPLEMENTED IMMEDIATELY. THE GEOTECHNICAL SPECIAL INSPECTOR SHALL PROVIDE COPIES OF FIELD REPORTS TO THE CITY OF MERCER ISLAND NO LATER THAN 48 HOURS AFTER EACH INSPECTION. THE GEOTECHNICAL SPECIAL INSPECTOR SHALL PROVIDE WRITTEN NOTICE THAT THE SITE HAS BEEN STABILIZED FOLLOWING COMPLETION OF GRADING.



DRAWN:	KIB
DESIGN:	ABB
CHECKED:	ABB
APPROVED:	ABB

REVISIONS:	
JURISDICTIONAL APPROVAL STAMP:	

PROJECT TITLE:  
**Pattison Residence**  
8019 SE 20th St  
Mercer Island, WA

CLIENT:  
**Blaze Pattison**  
8019 SE 20th St  
Mercer Island, WA

ISSUE:  
**Permit**

SHEET TITLE:  
**General Shoring Notes**

SCALE:  
DATE: **May 19, 2023**  
PROJECT NO: **13012-2022-01**  
SHEET NO:

**Sh1**





DRAWN: KIB  
 DESIGN: ABB  
 CHECKED: ABB  
 APPROVED: ABB

REVISIONS:  
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 JURISDICTIONAL APPROVAL STAMP:  
 \_\_\_\_\_  
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PROJECT TITLE:  
**Pattison Residence**  
 8019 SE 20th St  
 Mercer Island, WA

CLIENT:  
**Blaze Pattison**  
 8019 SE 20th St  
 Mercer Island, WA

ISSUE:  
**Permit**

SHEET TITLE:  
**Typical Shoring Details**

SCALE:  
 3/4" = 1'-0" U.N.O.

DATE:  
 May 19, 2023

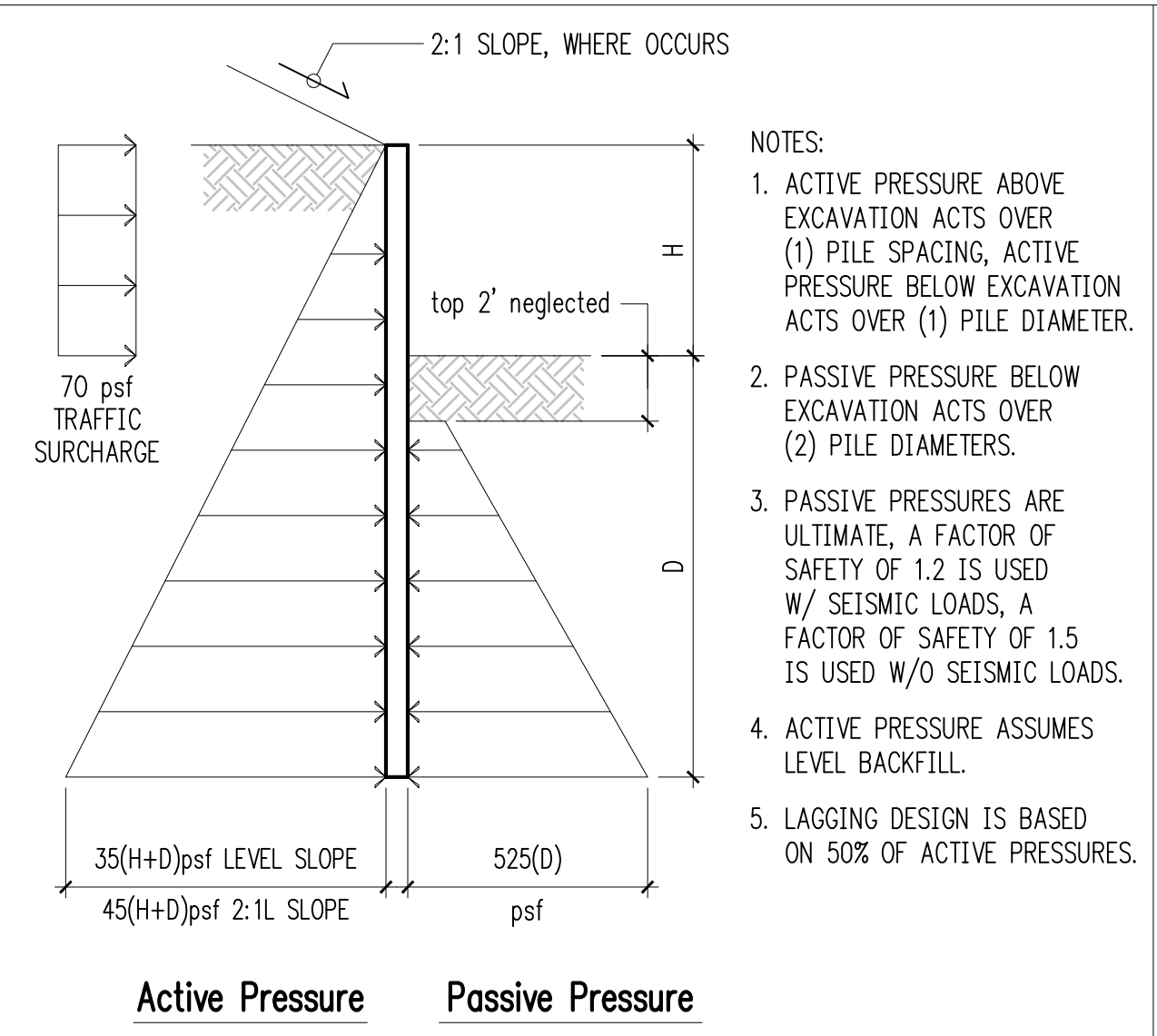
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 13012-2022-01

SHEET NO:

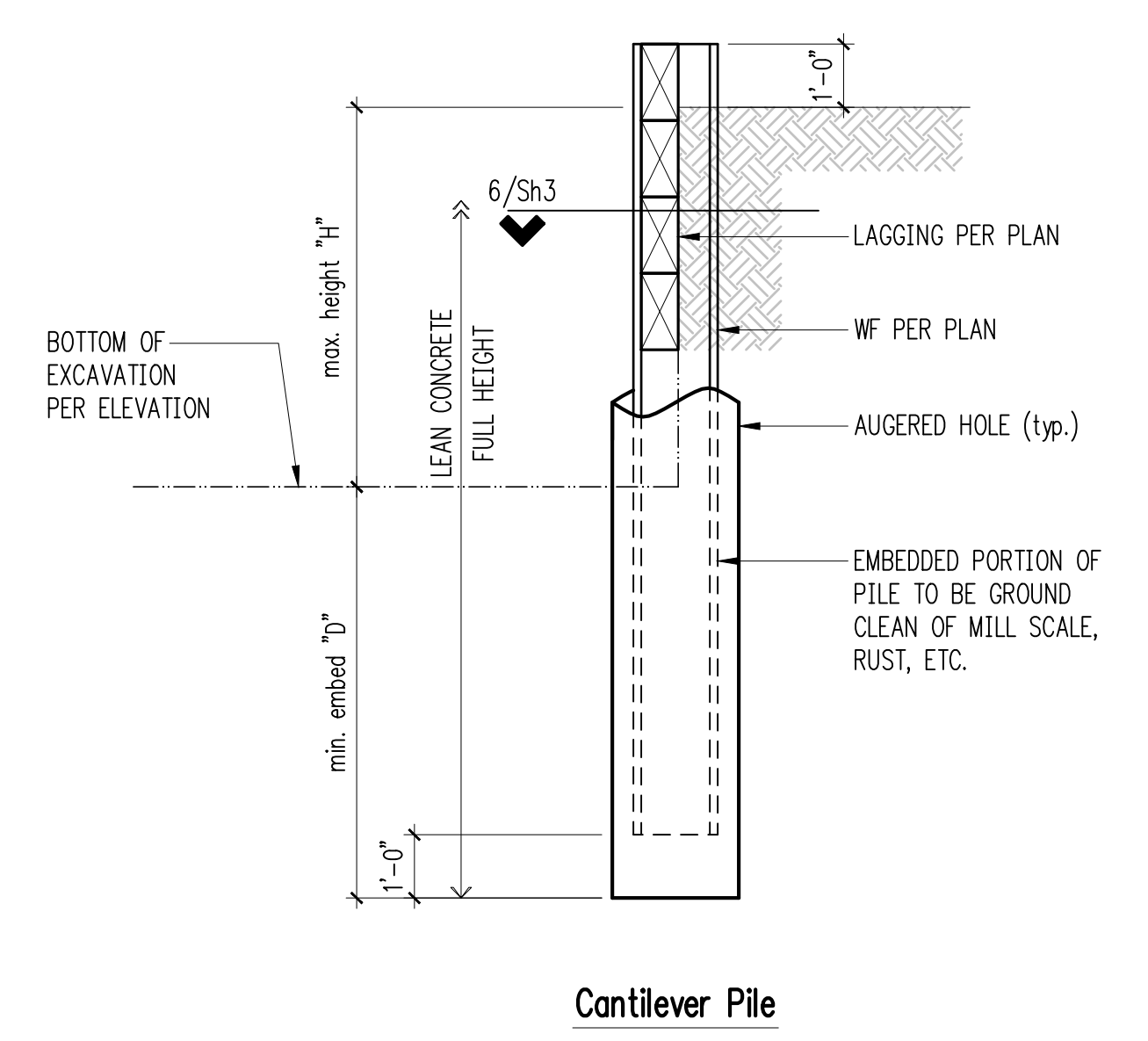
**Sh3**

1

2

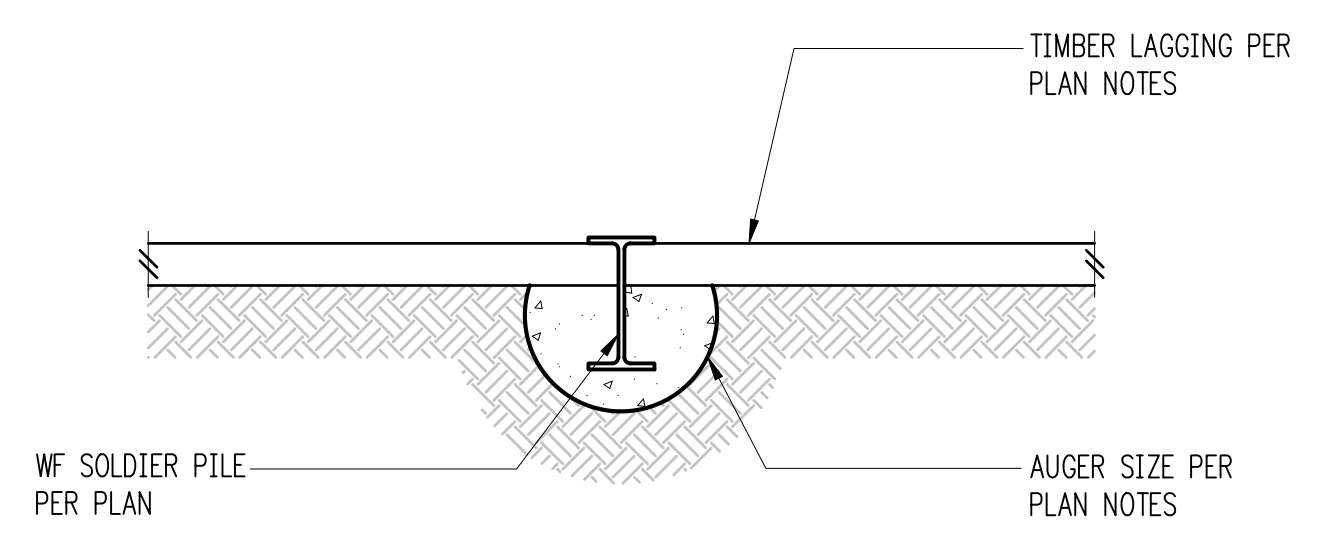


Pile Loading Diagram 3

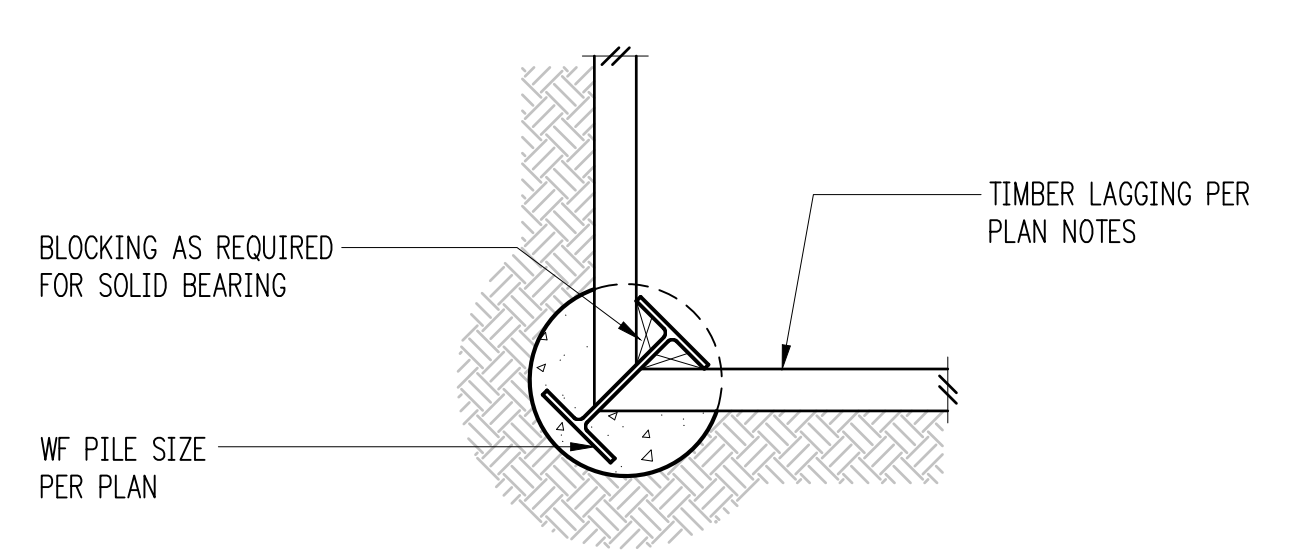


Cantilever Pile 4

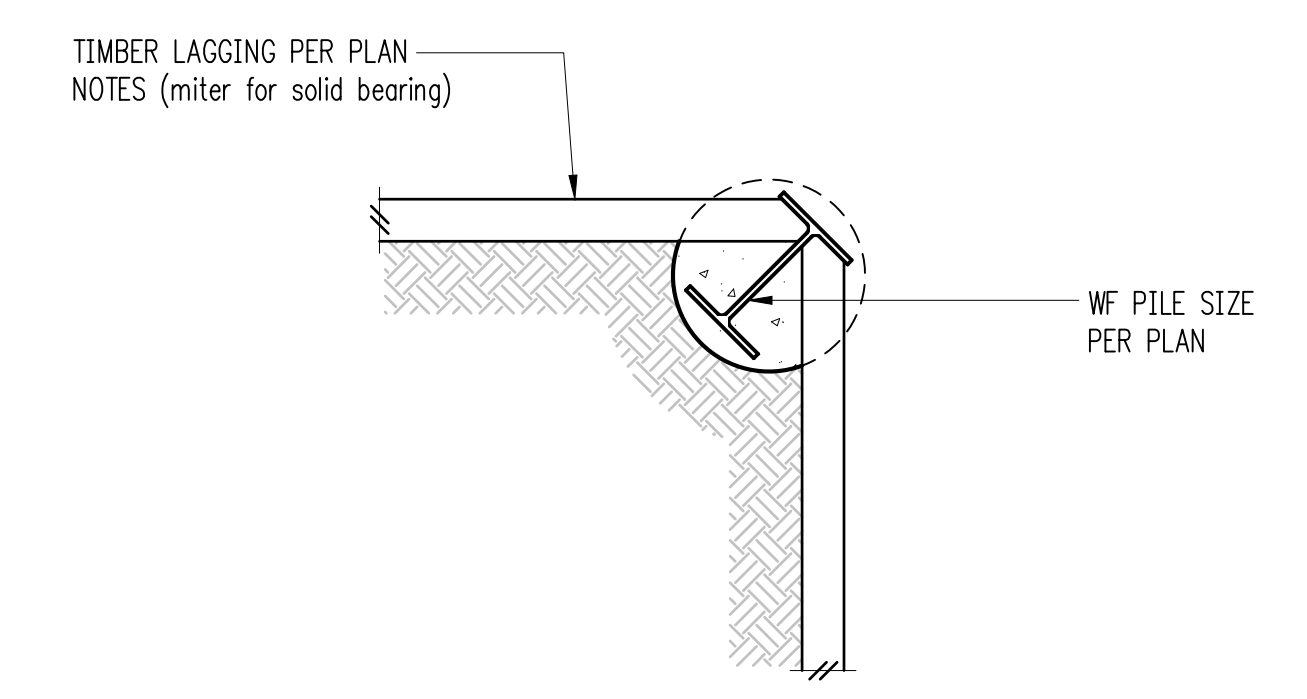
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Typical Pile Plan - Small Auger 6



Auger Pile - Inside Corner 7



Auger Pile - Outside Corner 8

9

10

11

12



**SE 20TH ST**

EXISTING GARAGE TO REMAIN WITH MODIFICATIONS

EXISTING GARAGE TO REMAIN WITH MODIFICATIONS

EXISTING HOUSE TO BE DEMOLISHED

PROPERTY LINE TYP

**1**  
**D-101**  
**DEMOLITION SITE PLAN**  
1" = 10'-0"

**GENERAL NOTES - SITE DEMOLITION**

1. REFER TO SHEET G-100 FOR ADDITIONAL NOTES AND REQUIREMENTS.
2. ALL WORK SHALL COMPLY WITH APPLICABLE CODES, ORDINANCES AND LAWS. IN CASE OF ANY CONFLICT WHEREIN THE METHODS OR STANDARDS OF INSTALLATION OR THE MATERIALS SPECIFIED DO NOT EQUAL OR EXCEED THE REQUIREMENTS OF THE LAWS OR ORDINANCES, THE LAWS OR ORDINANCES SHALL GOVERN. NOTIFY ARCHITECT OF ALL CONFLICTS.
3. EACH CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION AND COORDINATION WITH OTHER CONTRACTORS TO SECURE COMPLIANCE OF DRAWINGS.
4. VERIFY ALL VARIATIONS OR DISCREPANCIES WITH THE ARCHITECT PRIOR TO PROCEEDING WITH THE WORK IN QUESTION.
5. SEE CIVIL DRAWINGS FOR REMOVAL AND/OR PROTECTION OF EXISTING TREES.

**KEYNOTES - DEMOLITION PLAN**

- 1 EXISTING PAVEMENT TO BE DEMOLISHED
- 2 EXISTING RETAINING WALL AND STAIRS TO BE DEMOLISHED

**LEGEND**

① KEYNOTE



6608 REGISTERED PROFESSIONAL ENGINEER  
H. CHARLES FRITZSCHEIER  
STATE OF WASHINGTON

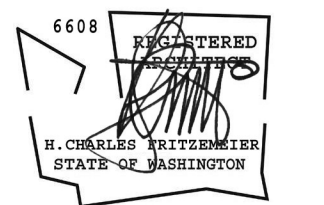
**REVISIONS**

NO.	DATE	DESCRIPTION

Pattison  
**Residence**  
8019 SE 20th St Mercer Island, WA  
**DEMOLITION PLAN**  
PERMIT DRAWINGS

PROJECT NO.	-
DATE	6/19/23
DRAWING NO	D-101

**DRAFT**  
**NOT FOR CONSTRUCTION**



REVISIONS		
NO.	DATE	DESCRIPTION
1	2/5/2024	PATIO CHANGES

**GENERAL NOTES**

1. REFER TO SHEET G-100 FOR ADDITIONAL NOTES AND REQUIREMENTS.
2. ALL WORK SHALL COMPLY WITH APPLICABLE CODES, ORDINANCES AND LAWS. IN CASE OF ANY CONFLICT WHEREIN THE METHODS OR STANDARDS OF INSTALLATION OR THE MATERIALS SPECIFIED DO NOT EQUAL OR EXCEED THE REQUIREMENTS OF THE LAWS OR ORDINANCES, THE LAWS OR ORDINANCES SHALL GOVERN. NOTIFY ARCHITECT OF ALL CONFLICTS.
3. DO NOT SCALE THESE DRAWINGS; WRITTEN DIMENSIONS SHALL GOVERN. SHOULD ANY DIMENSIONAL DISCREPANCIES BE ENCOUNTERED, CLARIFICATIONS SHALL BE OBTAINED FROM THE ARCHITECT.
4. EXTERIOR DIMENSIONS ARE TO FACE OF CONC OR GRIDLINE UNLESS NOTED OTHERWISE. INTERIOR DIMENSIONS ARE TO FACE OF STUD OR GRIDLINE UNLESS OTHERWISE NOTED.
5. EACH CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION AND COORDINATION WITH OTHER CONTRACTORS TO SECURE COMPLIANCE OF DRAWINGS.
6. VERIFY ALL VARIATIONS OR DISCREPANCIES WITH THE ARCHITECT PRIOR TO PROCEEDING WITH THE WORK IN QUESTION.
7. ALL CONDUIT AND PIPING SHALL BE CONCEALED. ANY EXPOSED WORK SHALL BE VERIFIED WITH THE ARCHITECT.

**KEYNOTES - SITE PLAN**

- 1 CONCRETE RETAINING WALL, SEE CIVIL DWGS
- 2 GUARDRAIL TYP, SEE DETAIL 4/A5.2 SIM



Pattison

**Residence**

8019 SE 20th St Mercer Island, WA

**ARCHITECTURAL SITE PLAN**

PERMIT DRAWINGS

PROJECT NO.

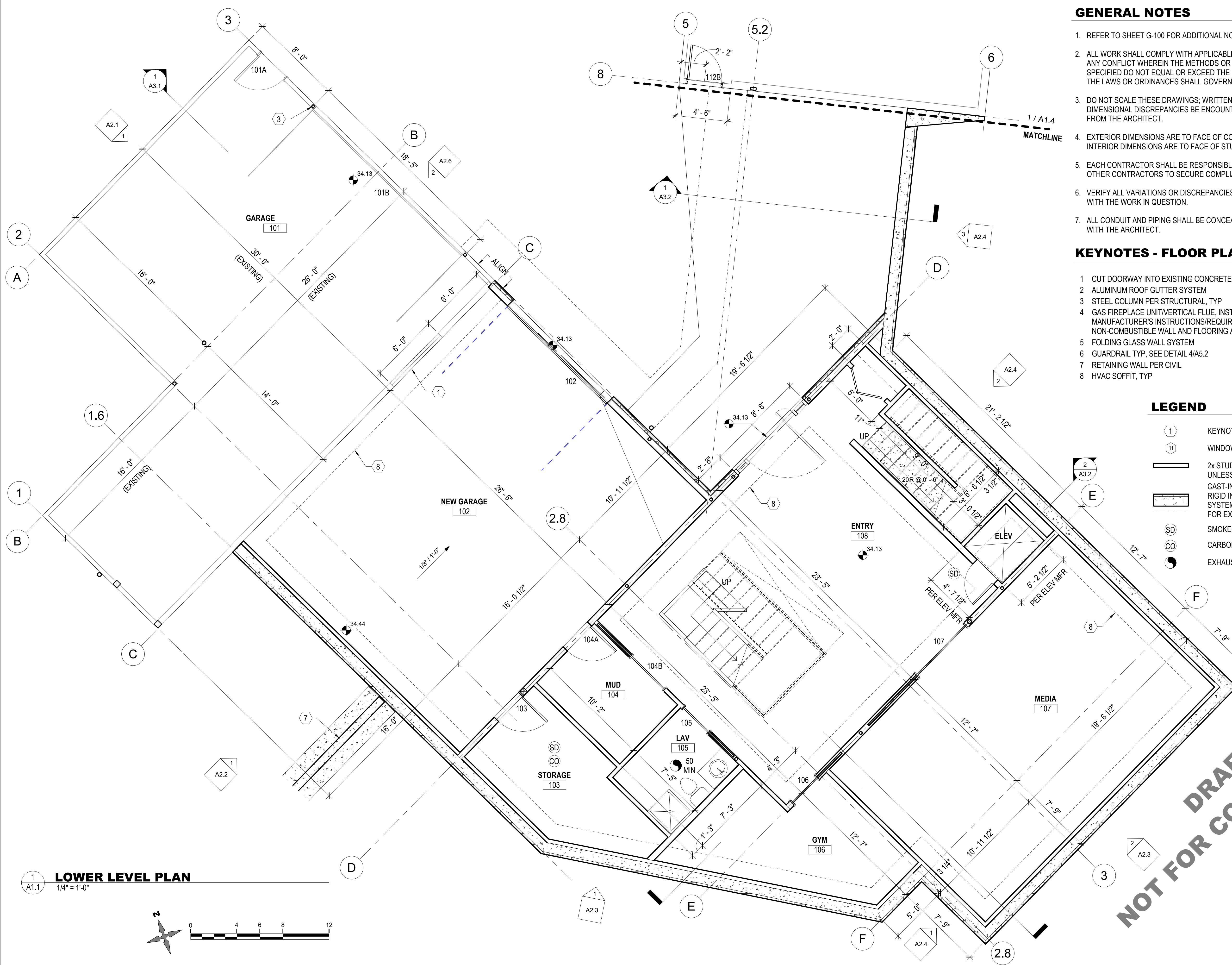
2306-282

DATE

6/19/23

DRAWING NO

**A1.0**



**GENERAL NOTES**

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7. ALL CONDUIT AND PIPING SHALL BE CONCEALED. ANY EXPOSED WORK SHALL BE VERIFIED WITH THE ARCHITECT.

**KEYNOTES - FLOOR PLAN**

- 1 CUT DOORWAY INTO EXISTING CONCRETE WALL
- 2 ALUMINUM ROOF GUTTER SYSTEM
- 3 STEEL COLUMN PER STRUCTURAL, TYP
- 4 GAS FIREPLACE UNIT/VERTICAL FLUE, INSTALL PER MANUFACTURER'S INSTRUCTIONS/REQUIREMENTS. NON-COMBUSTIBLE WALL AND FLOORING AS REQUIRED
- 5 FOLDING GLASS WALL SYSTEM
- 6 GUARDRAIL TYP, SEE DETAIL 4/A5.2
- 7 RETAINING WALL PER CIVIL
- 8 HVAC SOFFIT, TYP

**LEGEND**

- ① KEYNOTE
- ①t WINDOW TAG
- 2x STUD WALL WITH 1/2" GYPSUM WALL BOARD UNLESS NOTED OTHERWISE
- CAST-IN-PLACE CONCRETE WALL WITH EXTERIOR RIGID INSULATION WITH PROTECTION/DRAINAGE SYSTEM OR SIDING. REFER TO EXTERIOR ELEVATIONS FOR EXTERIOR FINISH MATERIALS
- ⊙ SD SMOKE DETECTOR
- ⊙ CO CARBON MONOXIDE DETECTOR
- ⊙ EXHAUST FAN/ MINIMUM CFM REQUIRED

**1 LOWER LEVEL PLAN**  
1/4" = 1'-0"



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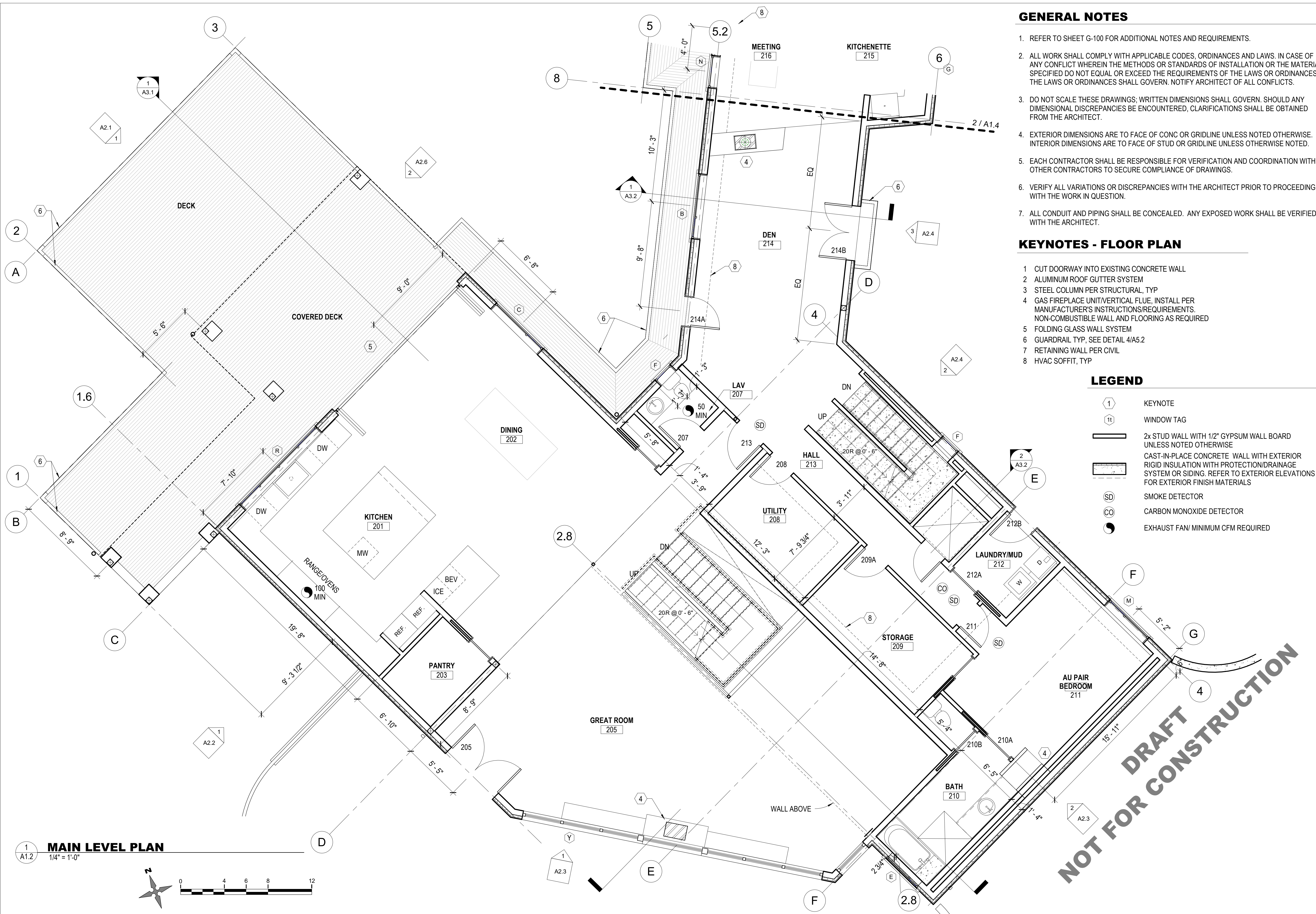
6608 REGISTERED ARCHITECT  
H. CHARLES FRITZSCHE  
STATE OF WASHINGTON

**REVISIONS**

NO.	DATE	DESCRIPTION

Pattison  
**Residence**  
8019 SE 20th St Mercer Island, WA  
**LOWER LEVEL PLAN**  
PERMIT DRAWINGS

PROJECT NO.	-
DATE	6/19/23
DRAWING NO	<b>A1.1</b>



**GENERAL NOTES**

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**KEYNOTES - FLOOR PLAN**

- 1 CUT DOORWAY INTO EXISTING CONCRETE WALL
- 2 ALUMINUM ROOF GUTTER SYSTEM
- 3 STEEL COLUMN PER STRUCTURAL, TYP
- 4 GAS FIREPLACE UNIT/VERTICAL FLUE, INSTALL PER MANUFACTURER'S INSTRUCTIONS/REQUIREMENTS. NON-COMBUSTIBLE WALL AND FLOORING AS REQUIRED
- 5 FOLDING GLASS WALL SYSTEM
- 6 GUARDRAIL TYP, SEE DETAIL 4/A5.2
- 7 RETAINING WALL PER CIVIL
- 8 HVAC SOFFIT, TYP

**LEGEND**

- KEYNOTE
- WINDOW TAG
- 2x STUD WALL WITH 1/2" GYPSUM WALL BOARD UNLESS NOTED OTHERWISE
- CAST-IN-PLACE CONCRETE WALL WITH EXTERIOR RIGID INSULATION WITH PROTECTION/DRAINAGE SYSTEM OR SIDING. REFER TO EXTERIOR ELEVATIONS FOR EXTERIOR FINISH MATERIALS
- SMOKE DETECTOR
- CARBON MONOXIDE DETECTOR
- EXHAUST FAN/ MINIMUM CFM REQUIRED

**1 MAIN LEVEL PLAN**

1/4" = 1'-0"



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Pattison  
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**MAIN LEVEL PLAN**  
PERMIT DRAWINGS

PROJECT NO.

-

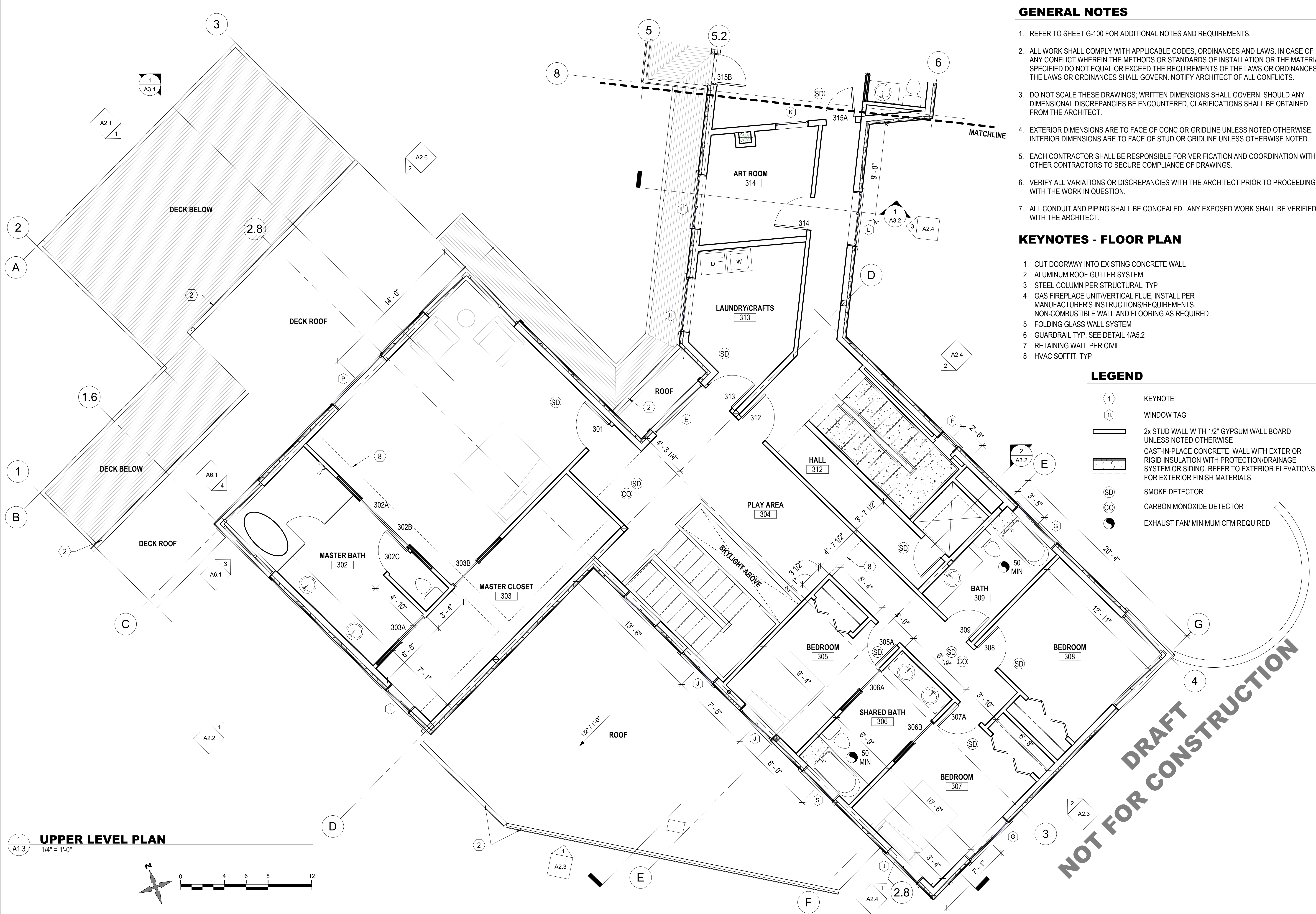
DATE

6/19/23

DRAWING NO

**A1.2**

**DRAFT NOT FOR CONSTRUCTION**



**GENERAL NOTES**

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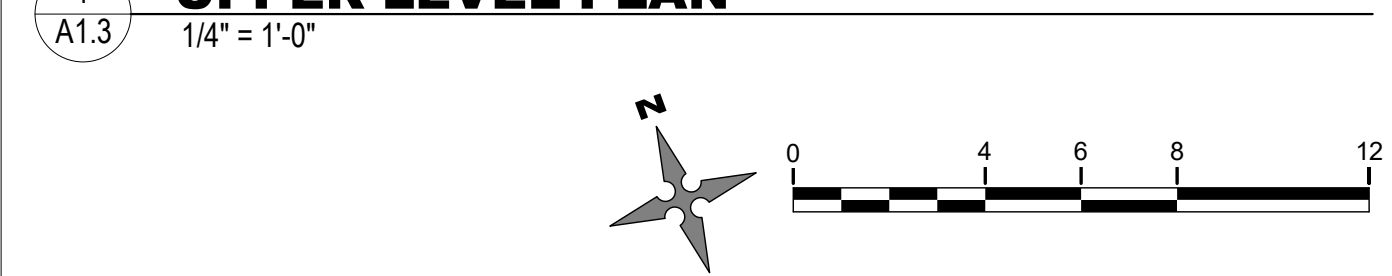
**KEYNOTES - FLOOR PLAN**

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- 5 FOLDING GLASS WALL SYSTEM
- 6 GUARDRAIL TYP, SEE DETAIL 4/A5.2
- 7 RETAINING WALL PER CIVIL
- 8 HVAC SOFFIT, TYP

**LEGEND**

- KEYNOTE
- WINDOW TAG
- 2x STUD WALL WITH 1/2" GYPSUM WALL BOARD UNLESS NOTED OTHERWISE
- CAST-IN-PLACE CONCRETE WALL WITH EXTERIOR RIGID INSULATION WITH PROTECTION/DRAINAGE SYSTEM OR SIDING. REFER TO EXTERIOR ELEVATIONS FOR EXTERIOR FINISH MATERIALS
- SMOKE DETECTOR
- CARBON MONOXIDE DETECTOR
- EXHAUST FAN/ MINIMUM CFM REQUIRED

**UPPER LEVEL PLAN**



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H. CHARLES FRITZENMEYER  
STATE OF WASHINGTON

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Pattison  
**Residence**  
8019 SE 20th St Mercer Island, WA  
**UPPER LEVEL PLAN**  
PERMIT DRAWINGS

PROJECT NO.

-

DATE

6/19/23

DRAWING NO

**A1.3**

(FULL SIZE: 22 x 34 - HALF SIZE: 11 x 17)  
© Charles Fritzenmeyer

**KEYNOTES - FLOOR PLAN**

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- 8 HVAC SOFFIT, TYP

**LEGEND**

- ① KEYNOTE
- ⬠ WINDOW TAG
- ▬ 2x STUD WALL WITH 1/2" GYPSUM WALL BOARD UNLESS NOTED OTHERWISE
- ▨ CAST-IN-PLACE CONCRETE WALL WITH EXTERIOR RIGID INSULATION WITH PROTECTION/DRAINAGE SYSTEM OR SIDING. REFER TO EXTERIOR ELEVATIONS FOR EXTERIOR FINISH MATERIALS
- ⊙ SMOKE DETECTOR
- ⊙ CARBON MONOXIDE DETECTOR
- ⊙ EXHAUST FAN/ MINIMUM CFM REQUIRED

**GENERAL NOTES**

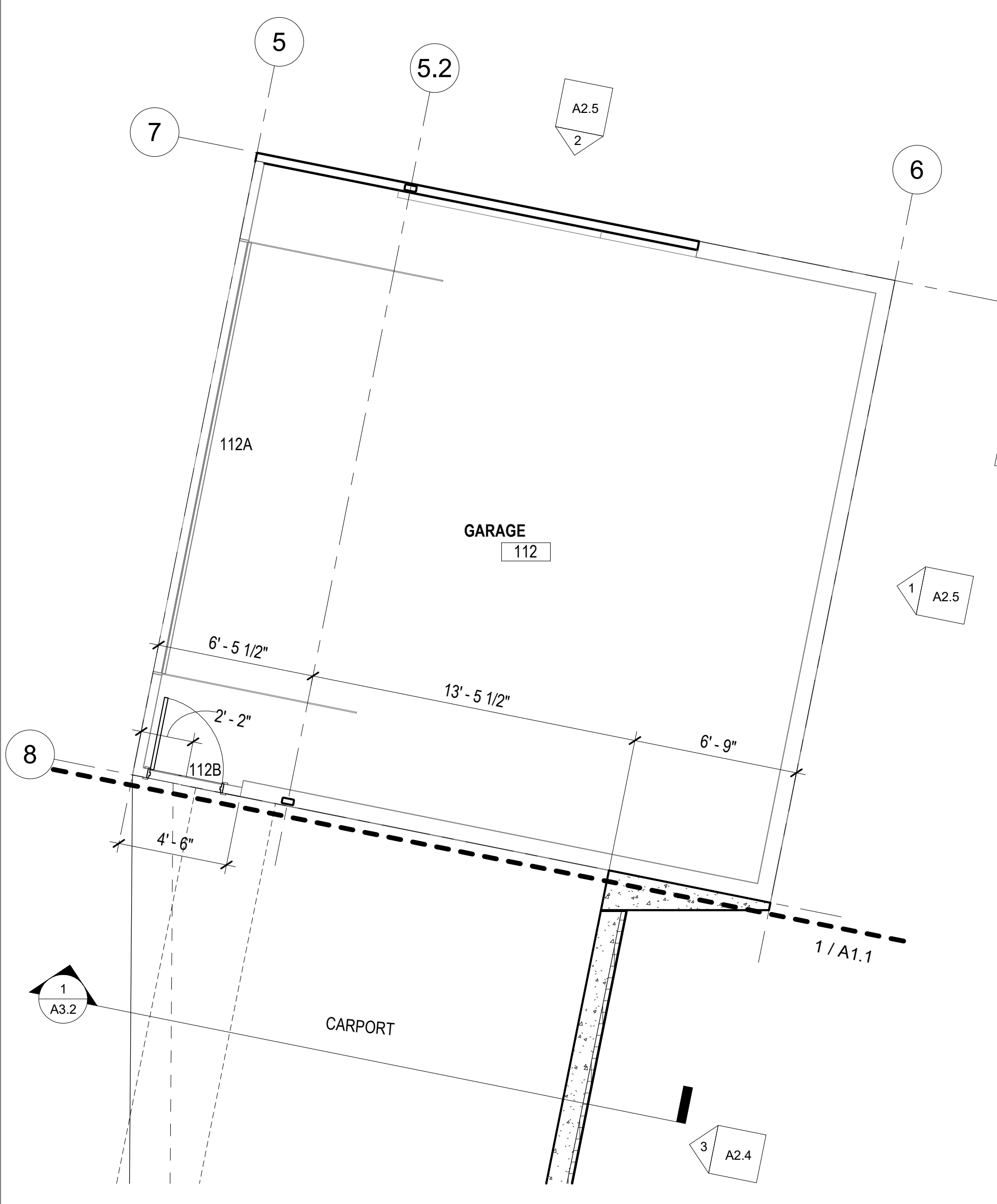
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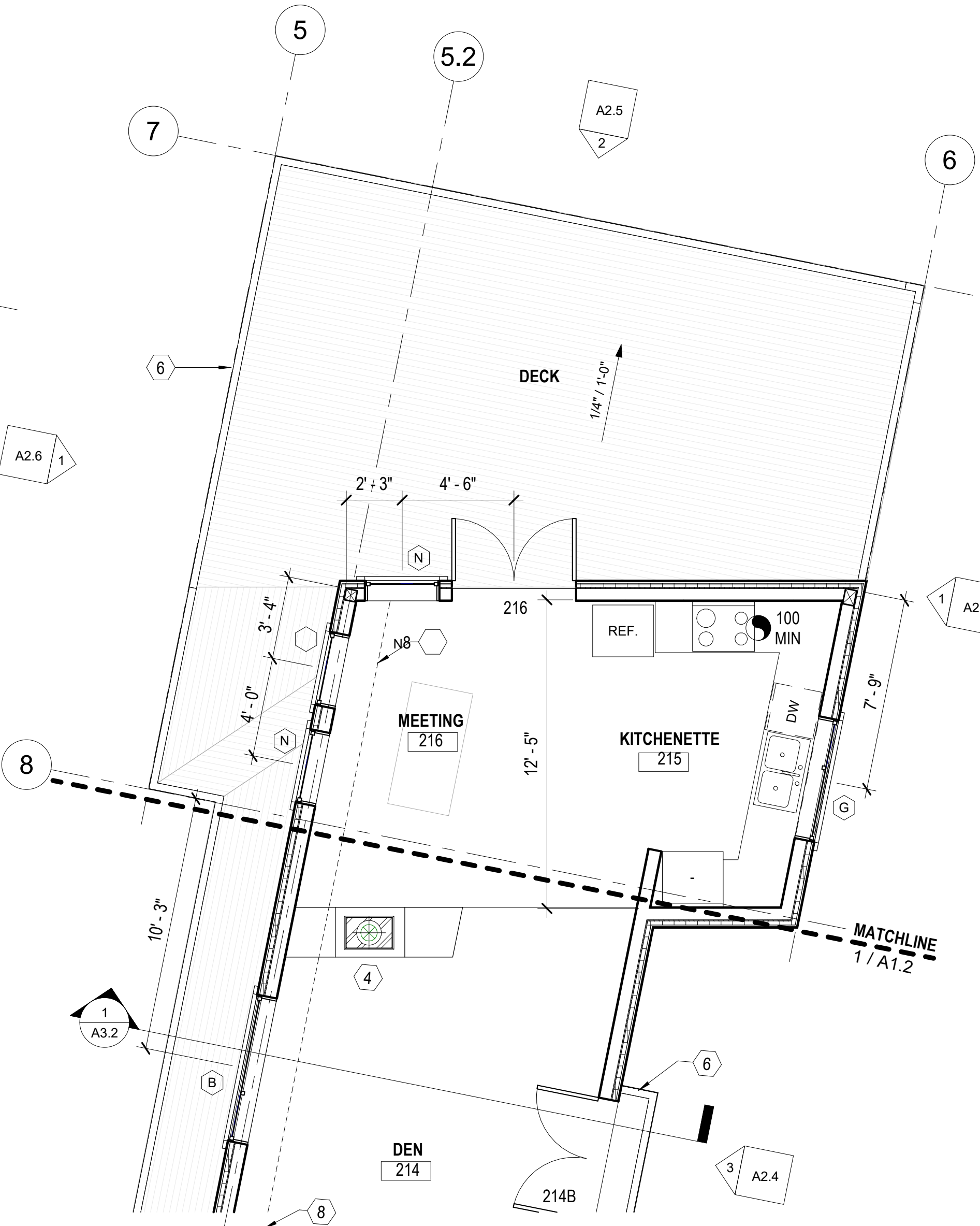
6608 REGISTERED PROFESSIONAL ENGINEER  
H. CHARLES FRITZENMEYER  
STATE OF WASHINGTON

**REVISIONS**

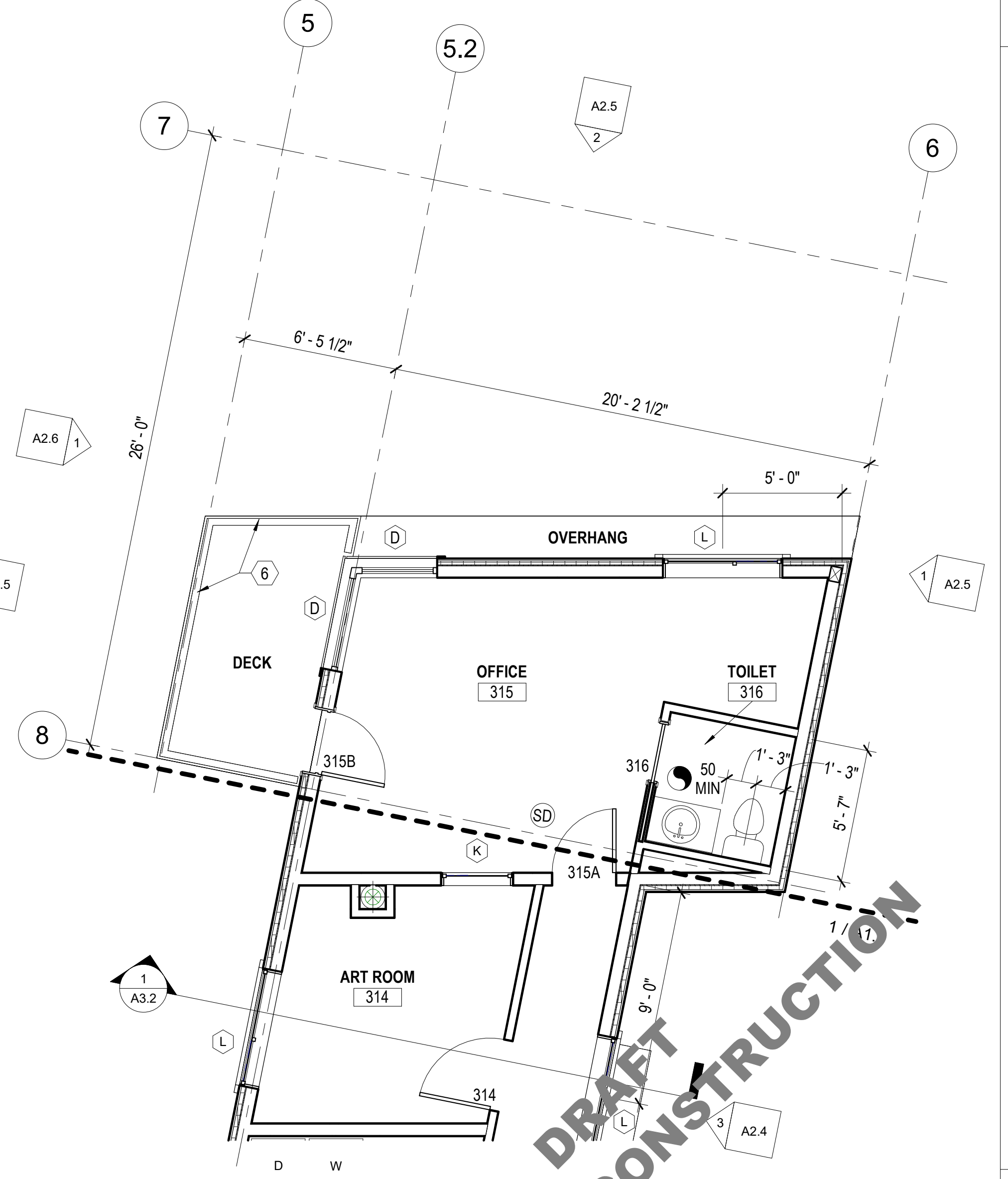
NO.	DATE	DESCRIPTION



1 LOWER LEVEL PLAN  
1/4" = 1'-0"



2 MAIN LEVEL PLAN  
1/4" = 1'-0"



3 UPPER LEVEL PLAN  
1/4" = 1'-0"

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Pattison  
**Residence**  
8019 SE 20th St Mercer Island, WA  
**GARAGE PLANS**  
PERMIT DRAWINGS

PROJECT NO.

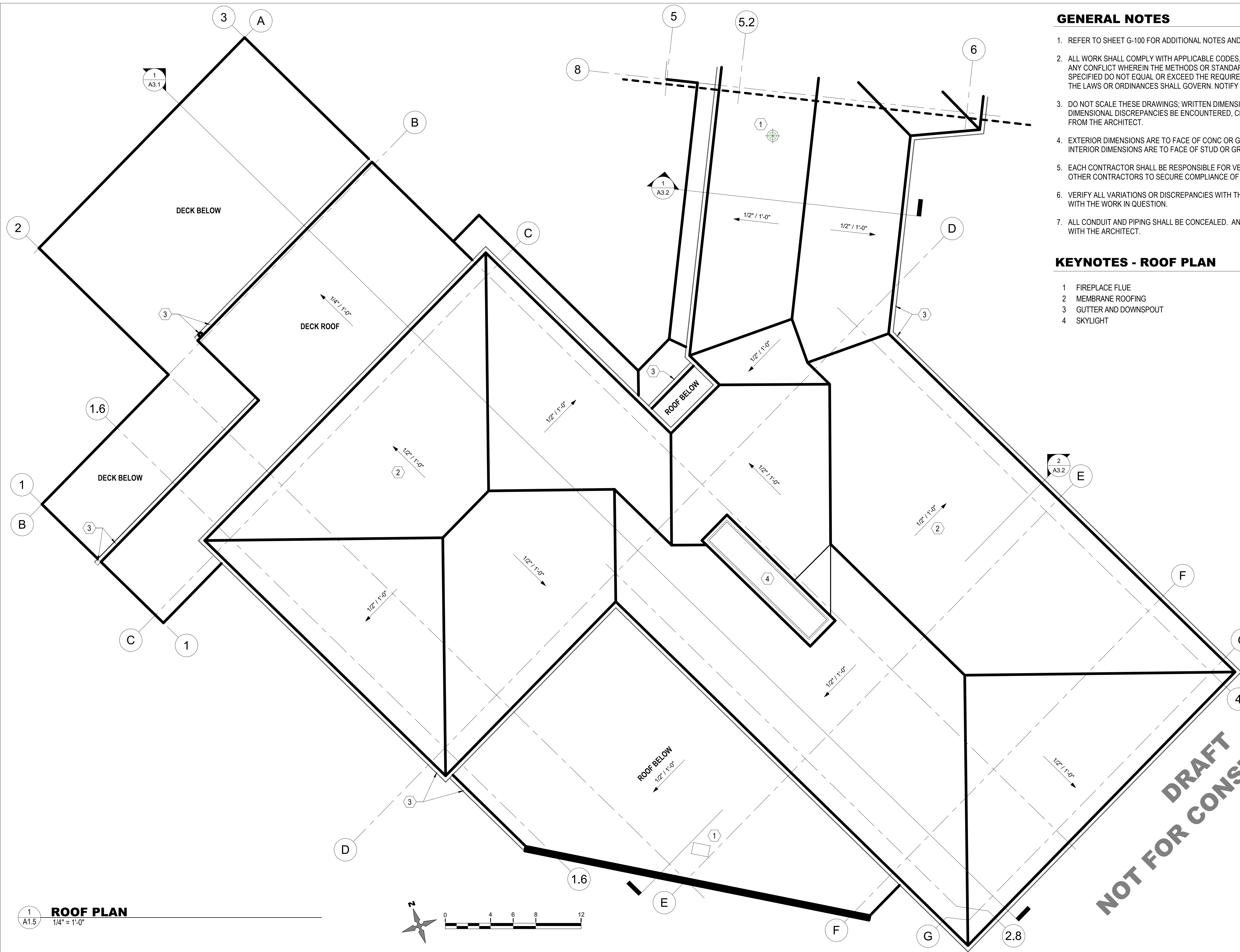
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DATE

6/19/23

DRAWING NO

**A1.4**



**GENERAL NOTES**

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**KEYNOTES - ROOF PLAN**

- 1 FIREPLACE FLUE
- 2 MEMBRANE ROOFING
- 3 GUTTER AND DOWNSPOUT
- 4 SKYLIGHT



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 H. CHARLES FRITZENMEYER  
 STATE OF WASHINGTON

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Pattison  
**Residence**  
 8019 SE 20th St Mercer Island, WA  
**ROOF PLAN**  
 PERMIT DRAWINGS

PROJECT NO.	-
DATE	6/19/23
DRAWING NO	A1.5

**A1.5**

1 **ROOF PLAN**  
 A1.5 1/4" = 1'-0"



**DRAFT  
 NOT FOR CONSTRUCTION**

**KEYNOTES - ROOF PLAN**

- 1 FIREPLACE FLUE
- 2 MEMBRANE ROOFING
- 3 GUTTER AND DOWNSPOUT
- 4 SKYLIGHT

**GENERAL NOTES**

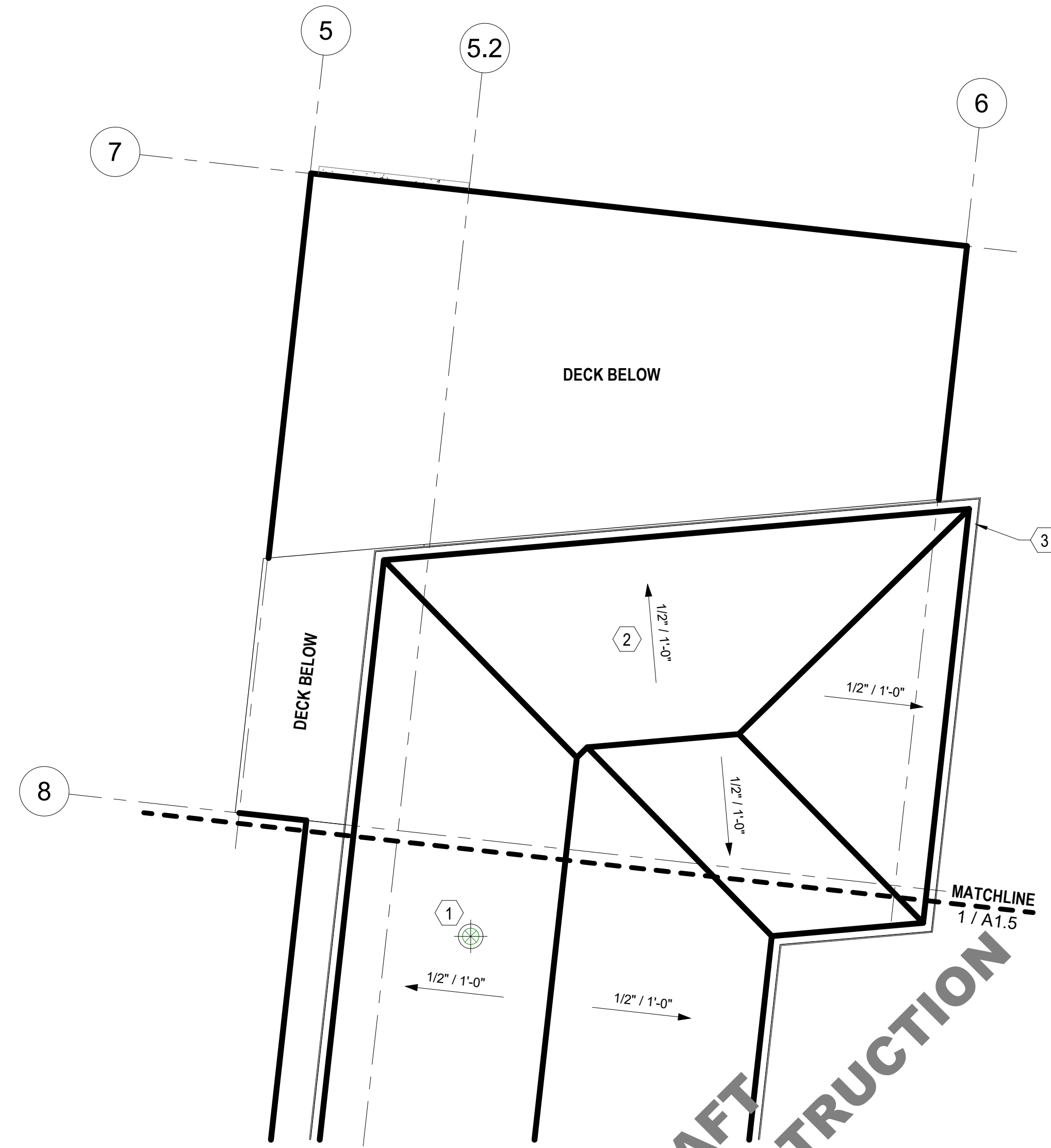
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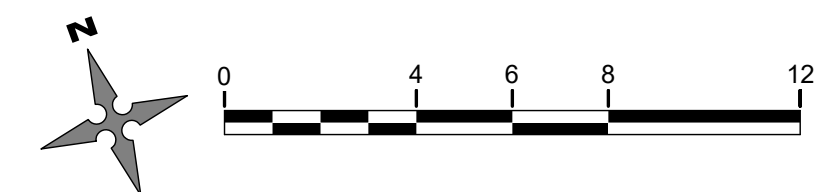
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NO.	DATE	DESCRIPTION



1 **ROOF PLAN CONTINUED**  
 A1.6 1/4" = 1'-0"



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Pattison  
**Residence**  
 8019 SE 20th St Mercer Island, WA  
**ROOF PLAN CONTINUED**  
 PERMIT DRAWINGS

PROJECT NO.	-
DATE	6/19/23
DRAWING NO.	A1.6

**A1.6**



6608 REGISTERED ARCHITECT  
 H. CHARLES FRITZSCHE  
 STATE OF WASHINGTON

REVISIONS		
NO.	DATE	DESCRIPTION



1 NORTHWEST ELEVATION  
 A2.1 1/4" = 1'-0"

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**KEYNOTES - ELEVATIONS**

- 2 ALUMINUM ROOF/GUTTER/DOWNSPOUT SYSTEM
- 3 EXISTING CONCRETE WALL
- 6 GUARDRAIL SYSTEM

**DRAFT  
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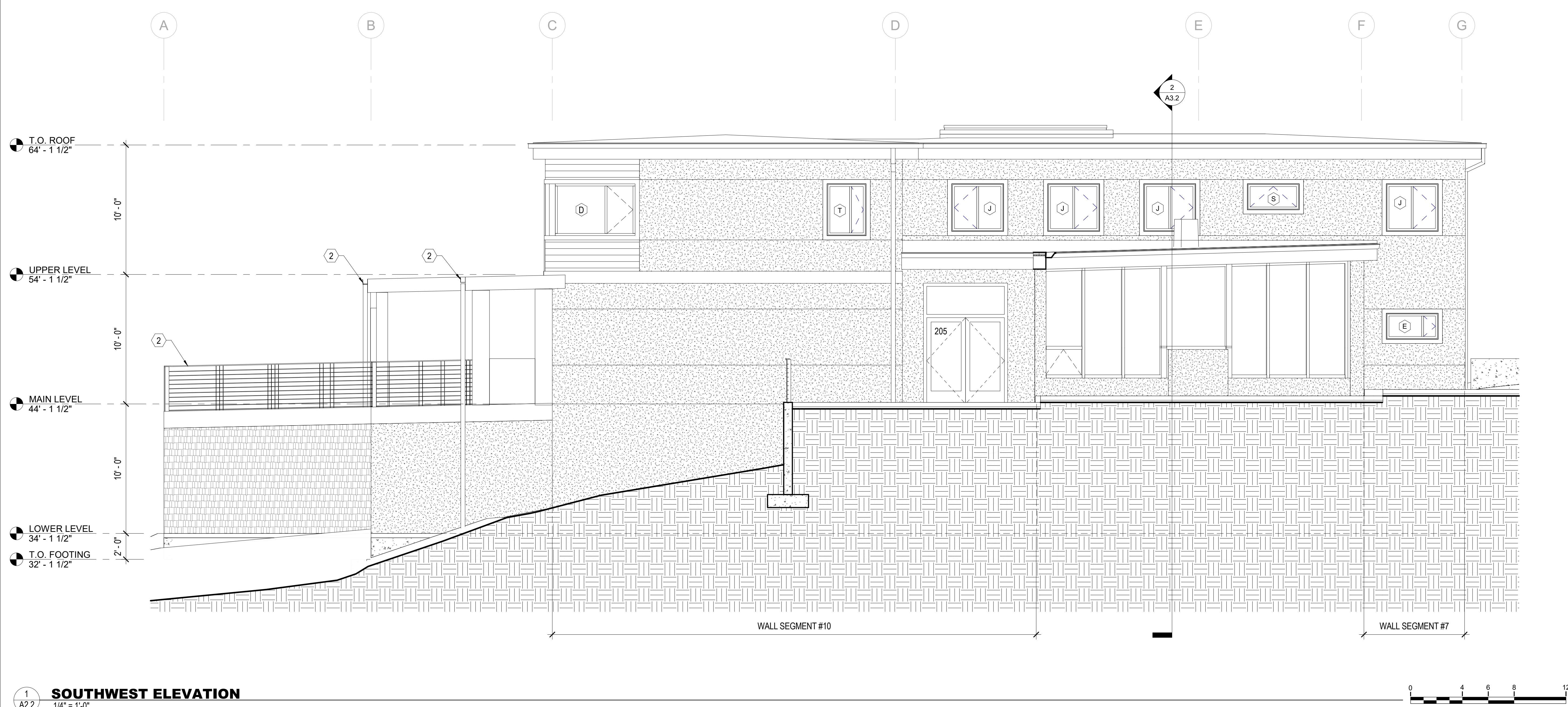
Pattison  
**Residence**  
 8019 SE 20th St Mercer Island, WA  
**EXTERIOR ELEVATIONS**  
 PERMIT DRAWINGS

PROJECT NO.	-
DATE	6/19/23
DRAWING NO	<b>A2.1</b>



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REVISIONS		
NO.	DATE	DESCRIPTION



1  
A2.2 **SOUTHWEST ELEVATION**  
1/4" = 1'-0"

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**KEYNOTES - ELEVATIONS**

- ALUMINUM ROOF/GUTTER/DOWNSPOUT SYSTEM
- EXISTING CONCRETE WALL
- GUARDRAIL SYSTEM

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 NOT FOR CONSTRUCTION**

Pattison  
**Residence**  
 8019 SE 20th St Mercer Island, WA  
**EXTERIOR ELEVATIONS**  
 PERMIT DRAWINGS

PROJECT NO.	-
DATE	6/19/23
DRAWING NO	<b>A2.2</b>

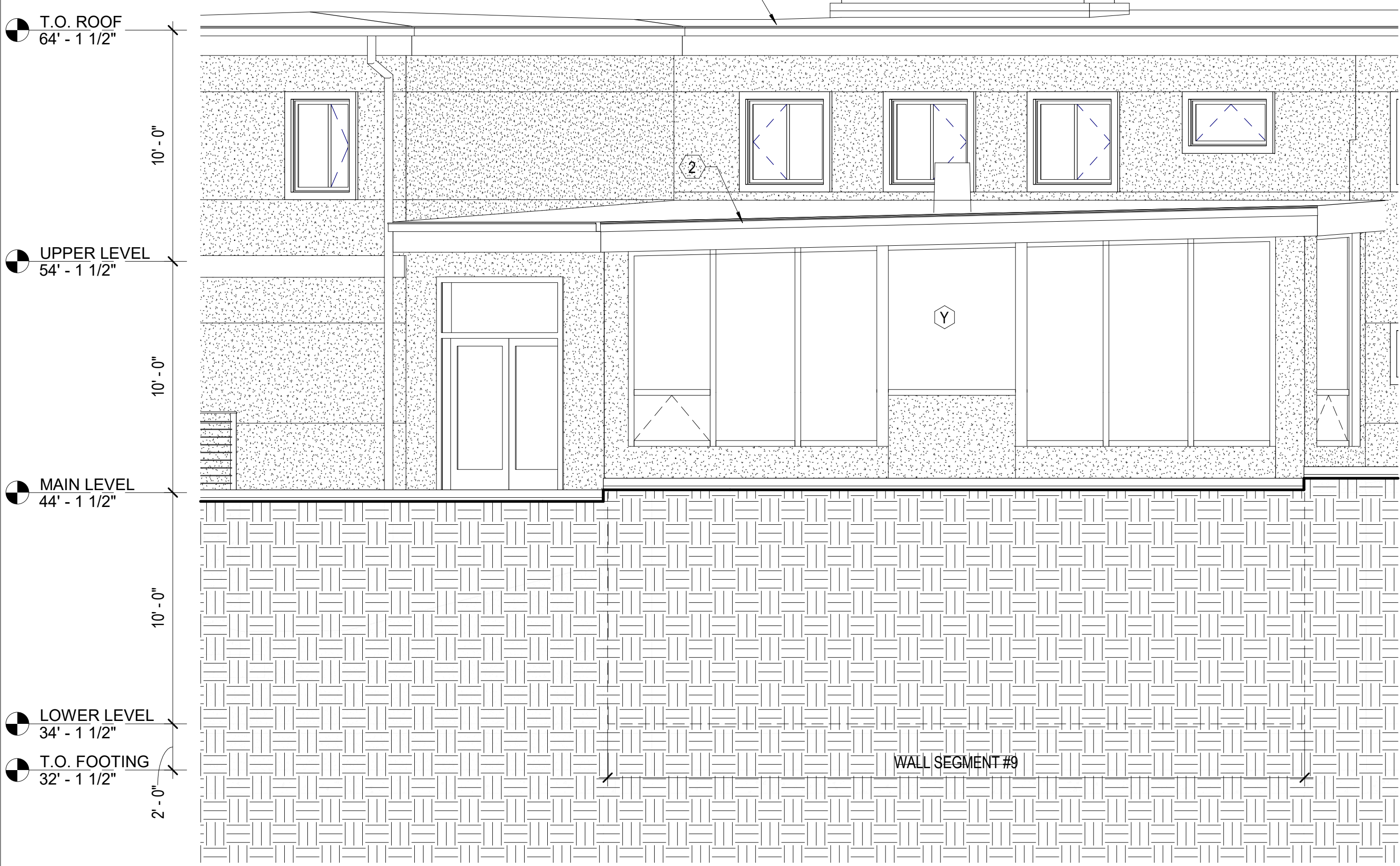


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REVISIONS		
NO.	DATE	DESCRIPTION

Pattison  
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**EXTERIOR ELEVATIONS**  
 PERMIT DRAWINGS

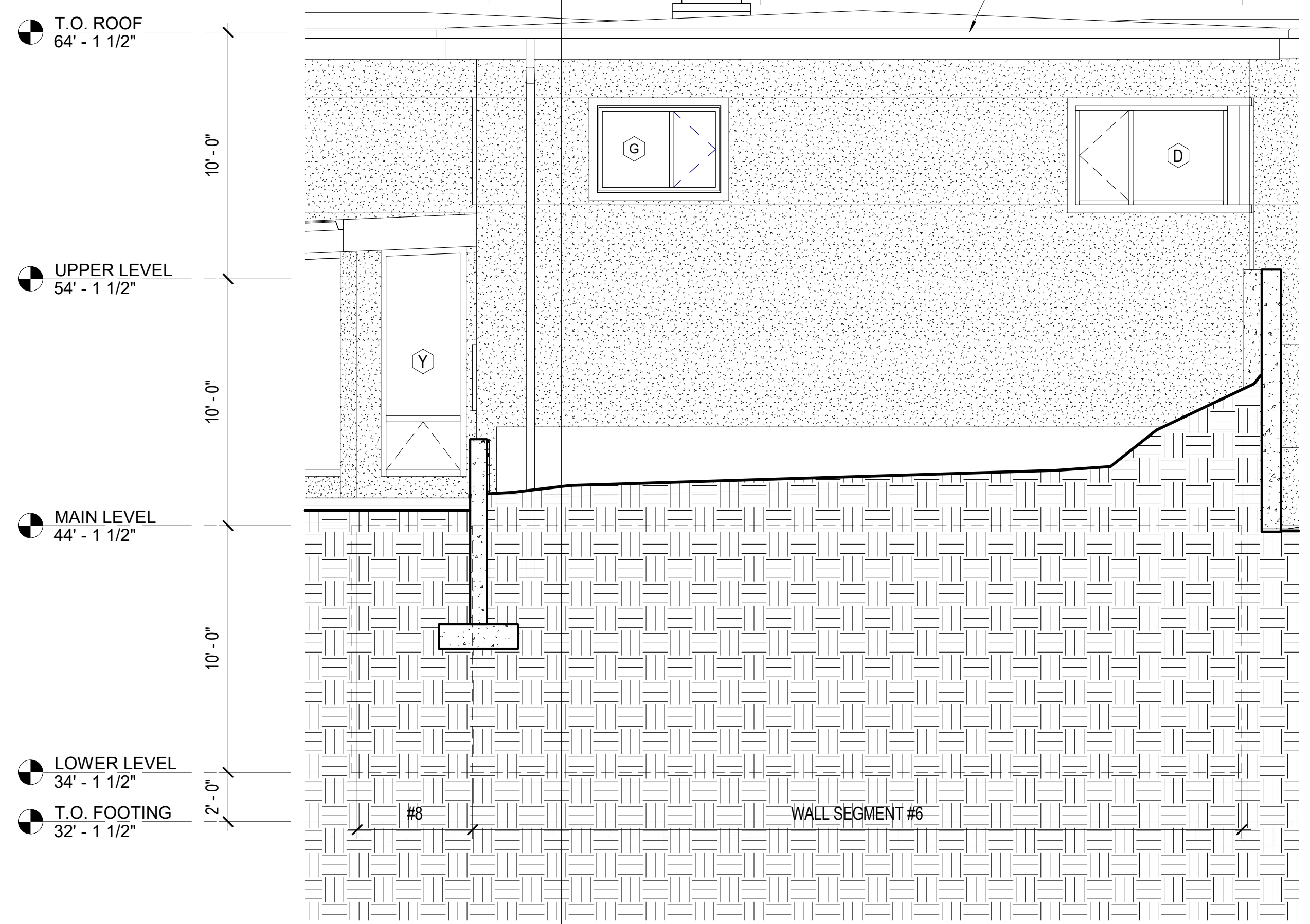
PROJECT NO.	-
DATE	6/19/23
DRAWING NO.	<b>A2.3</b>



**1**  
 A2.3 **SOUTHEAST ELEVATION A**  
 1/4" = 1'-0"

**GENERAL NOTES**

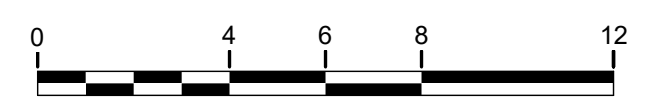
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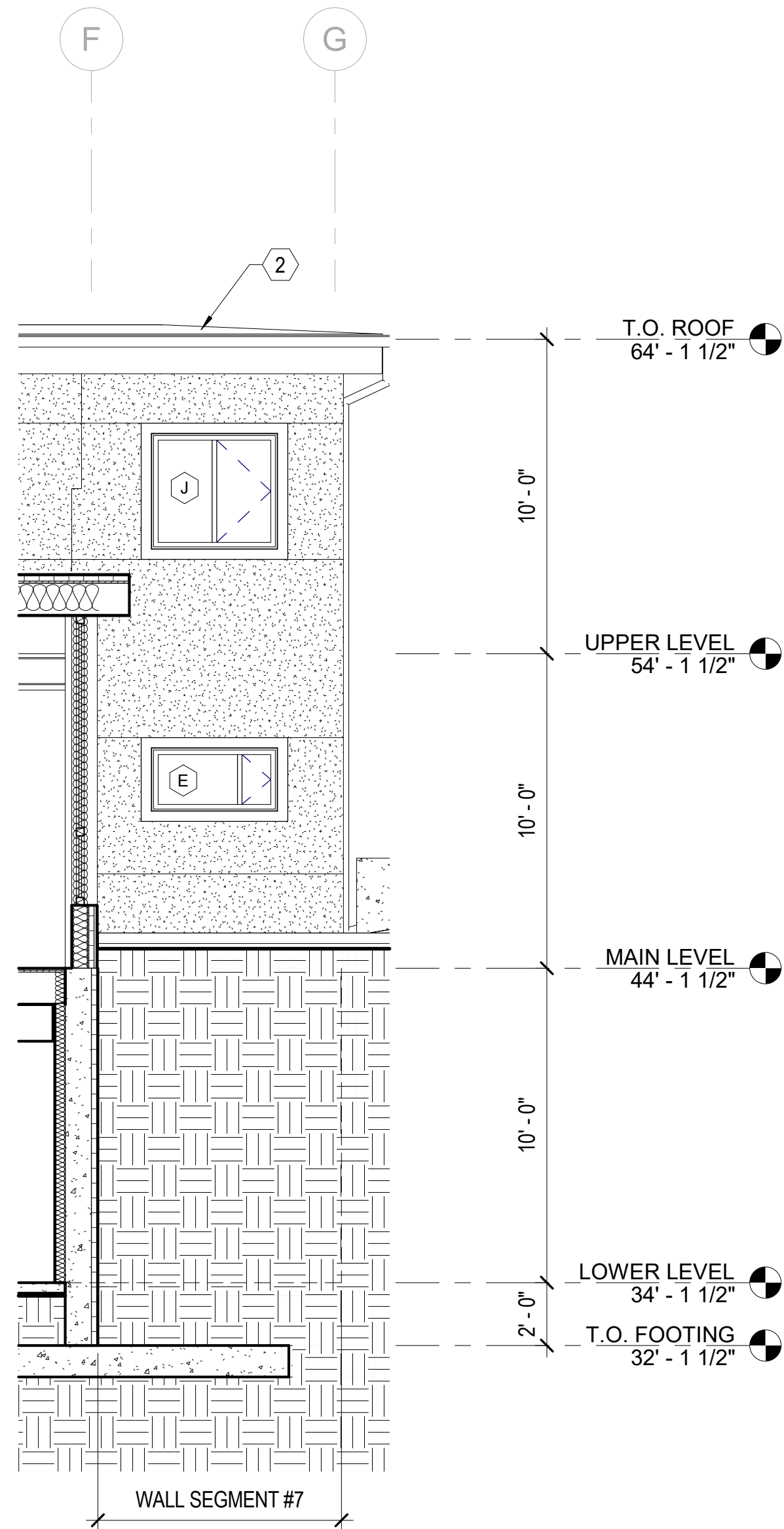
**2**  
 A2.3 **SOUTHEAST ELEVATION B**  
 1/4" = 1'-0"

**KEYNOTES - ELEVATIONS**

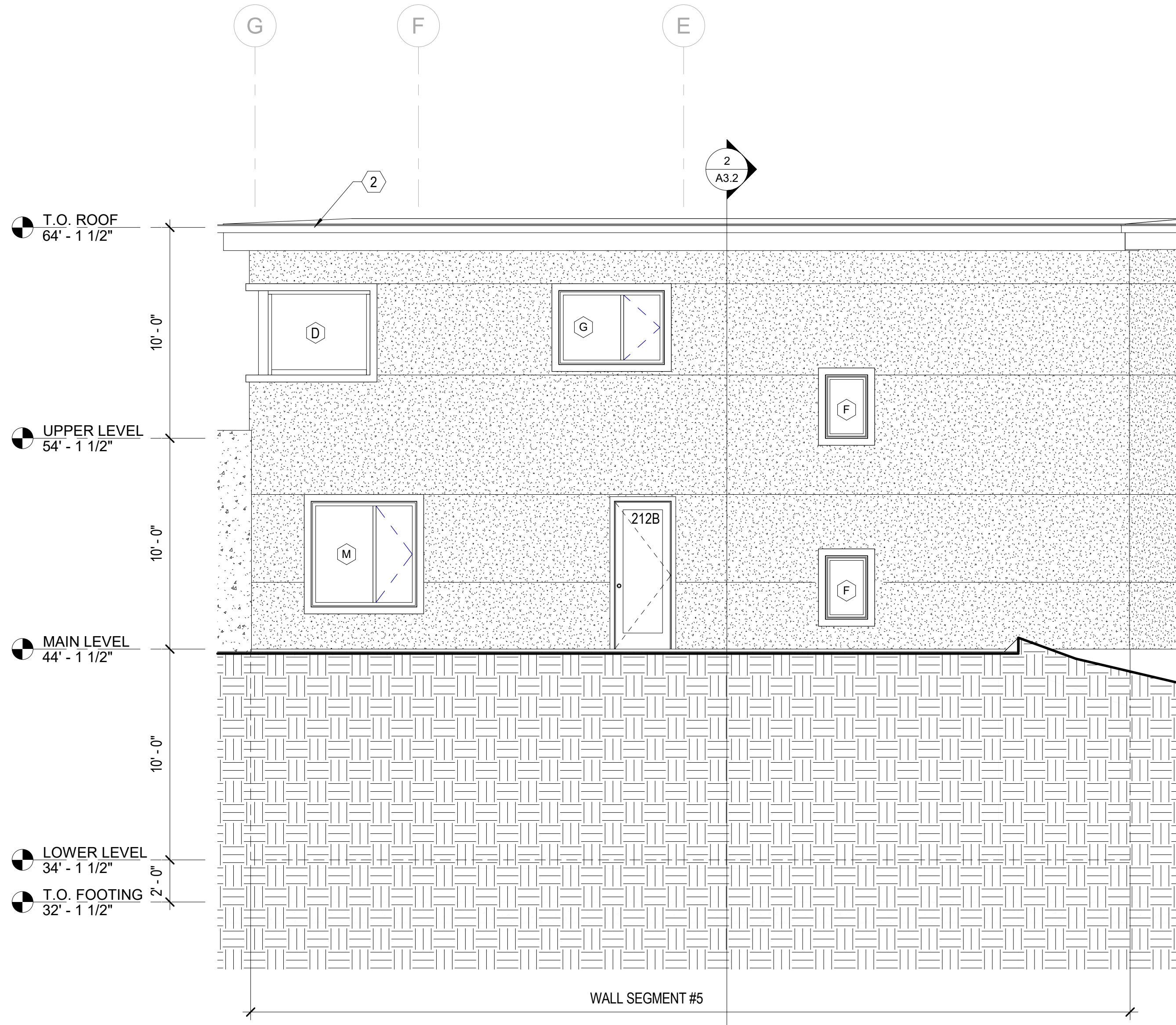
- ALUMINUM ROOF/GUTTER/DOWNSPOUT SYSTEM
- EXISTING CONCRETE WALL
- GUARDRAIL SYSTEM



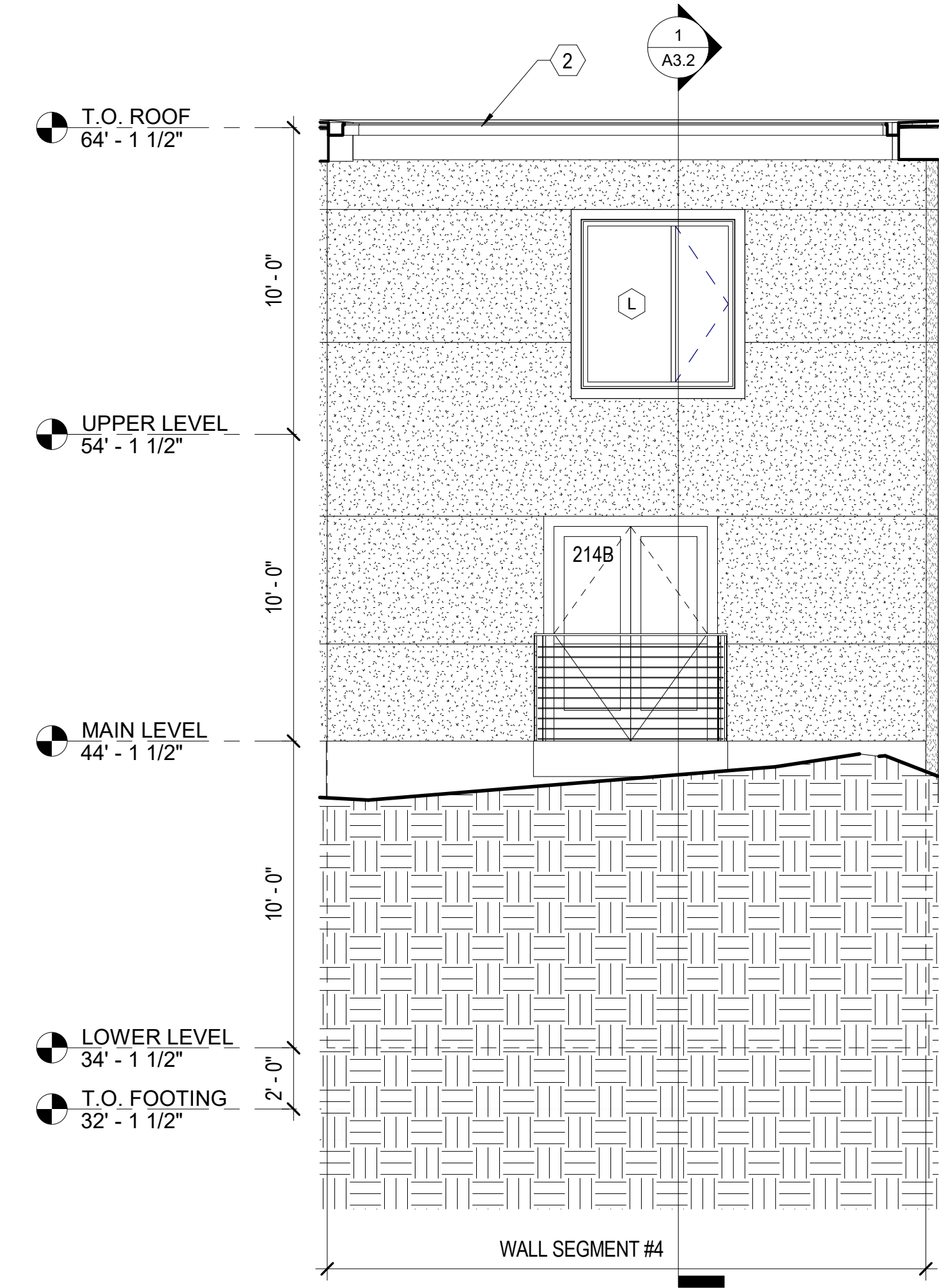
**DRAFT**  
**NOT FOR CONSTRUCTION**



1  
A2.4  
1/4" = 1'-0"  
**SOUTHEAST ELEVATION C**



2  
A2.4  
1/4" = 1'-0"  
**EAST ELEVATION A**



3  
A2.4  
1/4" = 1'-0"  
**EAST ELEVATION B**



**GENERAL NOTES**

1. REFER TO SHEET G-100 FOR ADDITIONAL NOTES AND REQUIREMENTS.
2. ALL WORK SHALL COMPLY WITH APPLICABLE CODES, ORDINANCES AND LAWS. IN CASE OF ANY CONFLICT WHEREIN THE METHODS OR STANDARDS OF INSTALLATION OR THE MATERIALS SPECIFIED DO NOT EQUAL OR EXCEED THE REQUIREMENTS OF THE LAWS OR ORDINANCES, THE LAWS OR ORDINANCES SHALL GOVERN. NOTIFY ARCHITECT OF ALL CONFLICTS.
3. DO NOT SCALE THESE DRAWINGS; WRITTEN DIMENSIONS SHALL GOVERN. SHOULD ANY DIMENSIONAL DISCREPANCIES BE ENCOUNTERED, CLARIFICATIONS SHALL BE OBTAINED FROM THE ARCHITECT.
4. EXTERIOR DIMENSIONS ARE TO FACE OF CONC OR GRIDLINE UNLESS NOTED OTHERWISE. INTERIOR DIMENSIONS ARE TO FACE OF STUD OR GRIDLINE UNLESS OTHERWISE NOTED.
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7. ALL CONDUIT AND PIPING SHALL BE CONCEALED. ANY EXPOSED WORK SHALL BE VERIFIED WITH THE ARCHITECT.

**KEYNOTES - ELEVATIONS**

- 2 ALUMINUM ROOF/GUTTER/DOWNSPOUT SYSTEM
- 3 EXISTING CONCRETE WALL
- 6 GUARDRAIL SYSTEM

DRAFT  
NOT FOR CONSTRUCTION



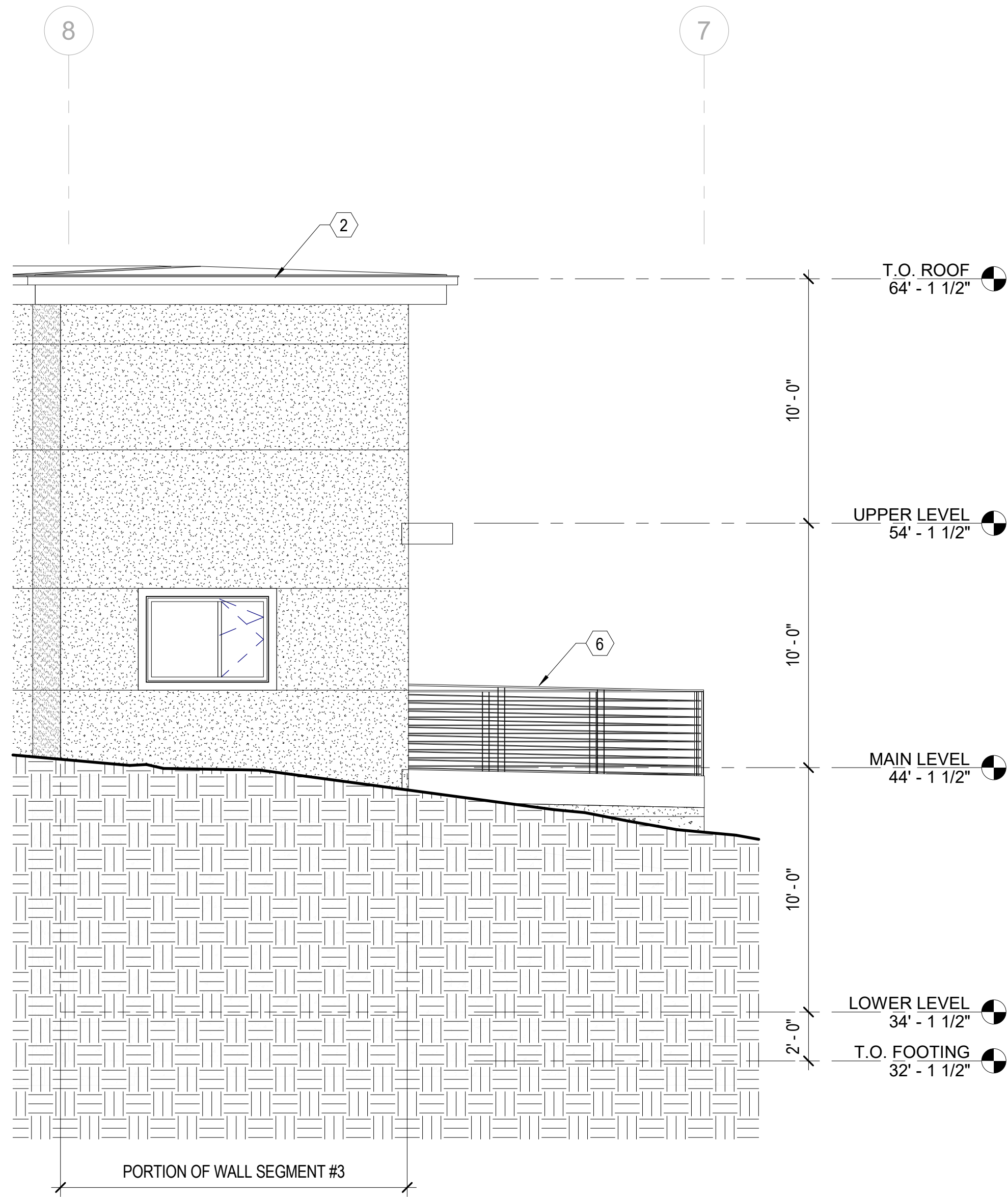
6608  
REGISTERED PROFESSIONAL ENGINEER  
H. CHARLES FRITZSCHEIER  
STATE OF WASHINGTON

**REVISIONS**

NO.	DATE	DESCRIPTION

Pattison  
**Residence**  
8019 SE 20th St Mercer Island, WA  
**EXTERIOR ELEVATIONS**  
PERMIT DRAWINGS

PROJECT NO.	-
DATE	6/19/23
DRAWING NO	<b>A2.4</b>



1  
A2.5  
**EAST ELEVATION C**  
1/4" = 1'-0"

**GENERAL NOTES**

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2  
A2.5  
**NORTH ELEVATION**  
1/4" = 1'-0"

**KEYNOTES - ELEVATIONS**

- 2 ALUMINUM ROOF/GUTTER/DOWNSPOUT SYSTEM
- 3 EXISTING CONCRETE WALL
- 6 GUARDRAIL SYSTEM

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H. CHARLES FRITZSCHEIER  
STATE OF WASHINGTON

**REVISIONS**

NO.	DATE	DESCRIPTION

Pattison  
**Residence**  
8019 SE 20th St Mercer Island, WA  
**EXTERIOR ELEVATIONS**  
PERMIT DRAWINGS

PROJECT NO.

-

DATE

6/19/23

DRAWING NO

**A2.5**



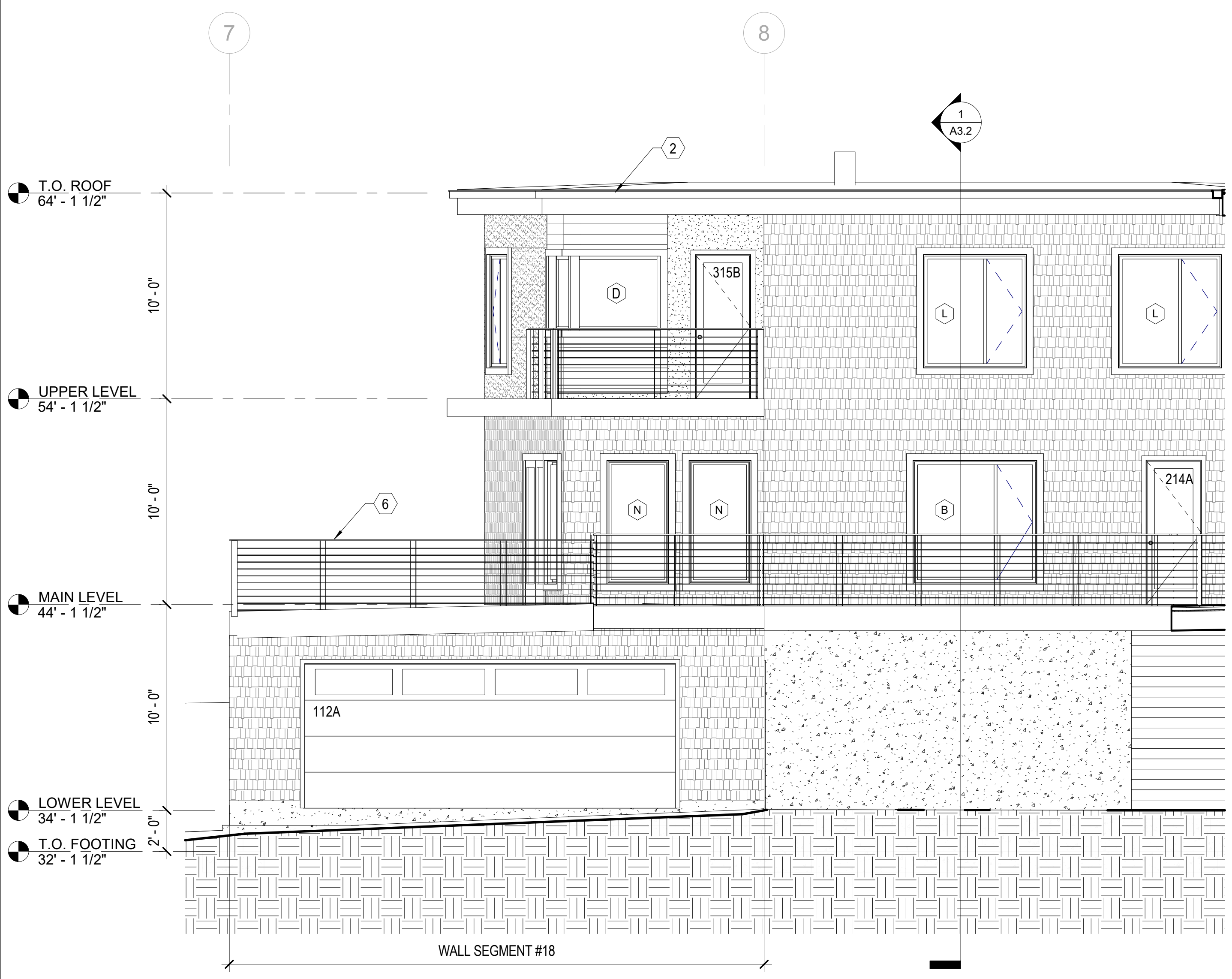
6608 REGISTERED PROFESSIONAL ENGINEER  
 H. CHARLES FRITZSCHE  
 STATE OF WASHINGTON

REVISIONS	
NO.	DESCRIPTION

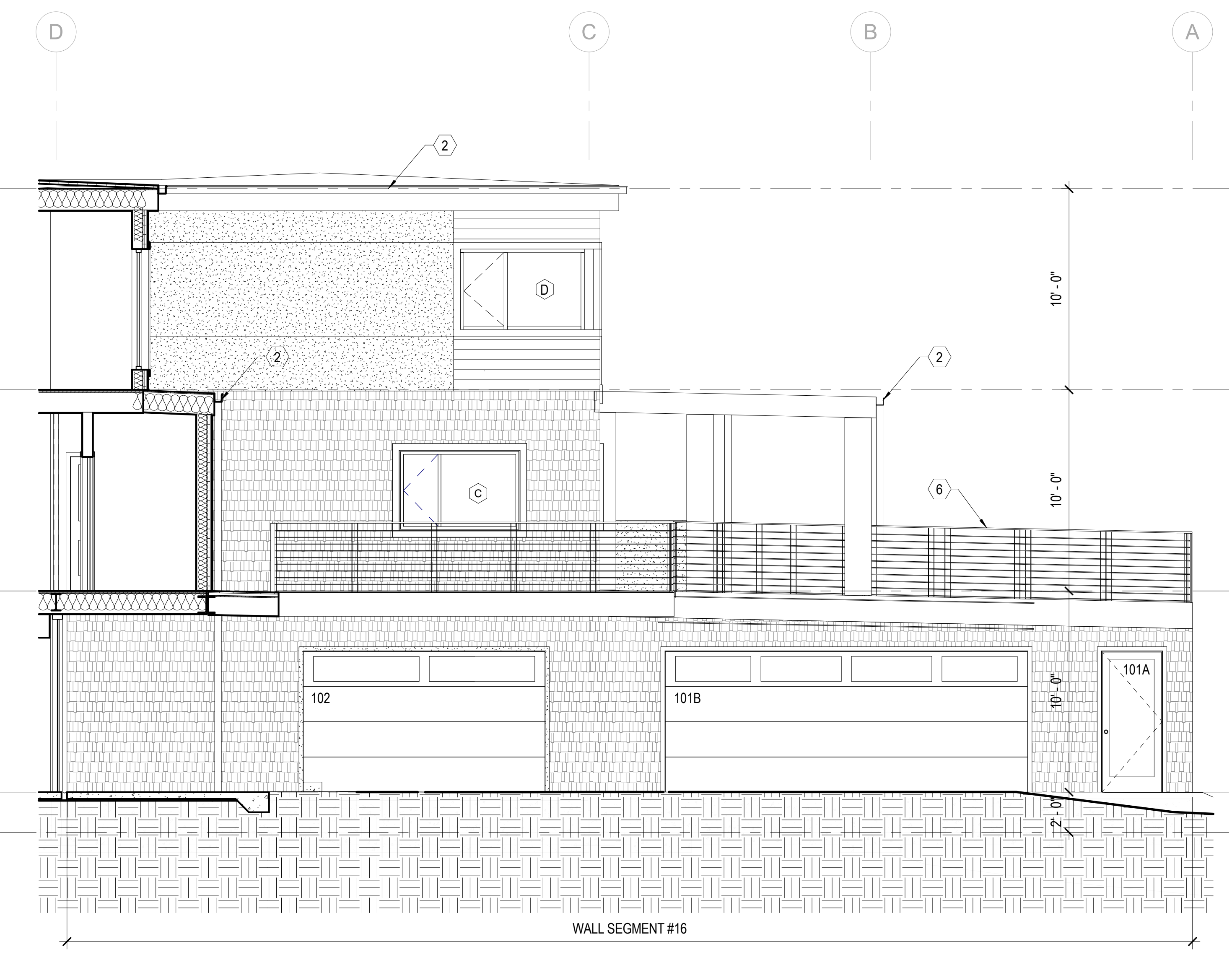
NO.	DATE	DESCRIPTION

Pattison  
**Residence**  
 8019 SE 20th St Mercer Island, WA  
**EXTERIOR ELEVATIONS**  
 PERMIT DRAWINGS

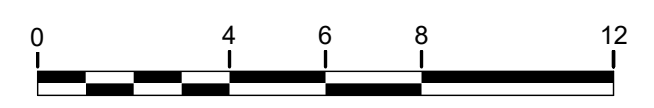
PROJECT NO.	-
DATE	6/19/23
DRAWING NO.	<b>A2.6</b>



**1 WEST ELEVATION**  
 A2.6 1/4" = 1'-0"



**2 NORTHEAST ELEVATION**  
 A2.6 1/4" = 1'-0"



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**KEYNOTES - ELEVATIONS**

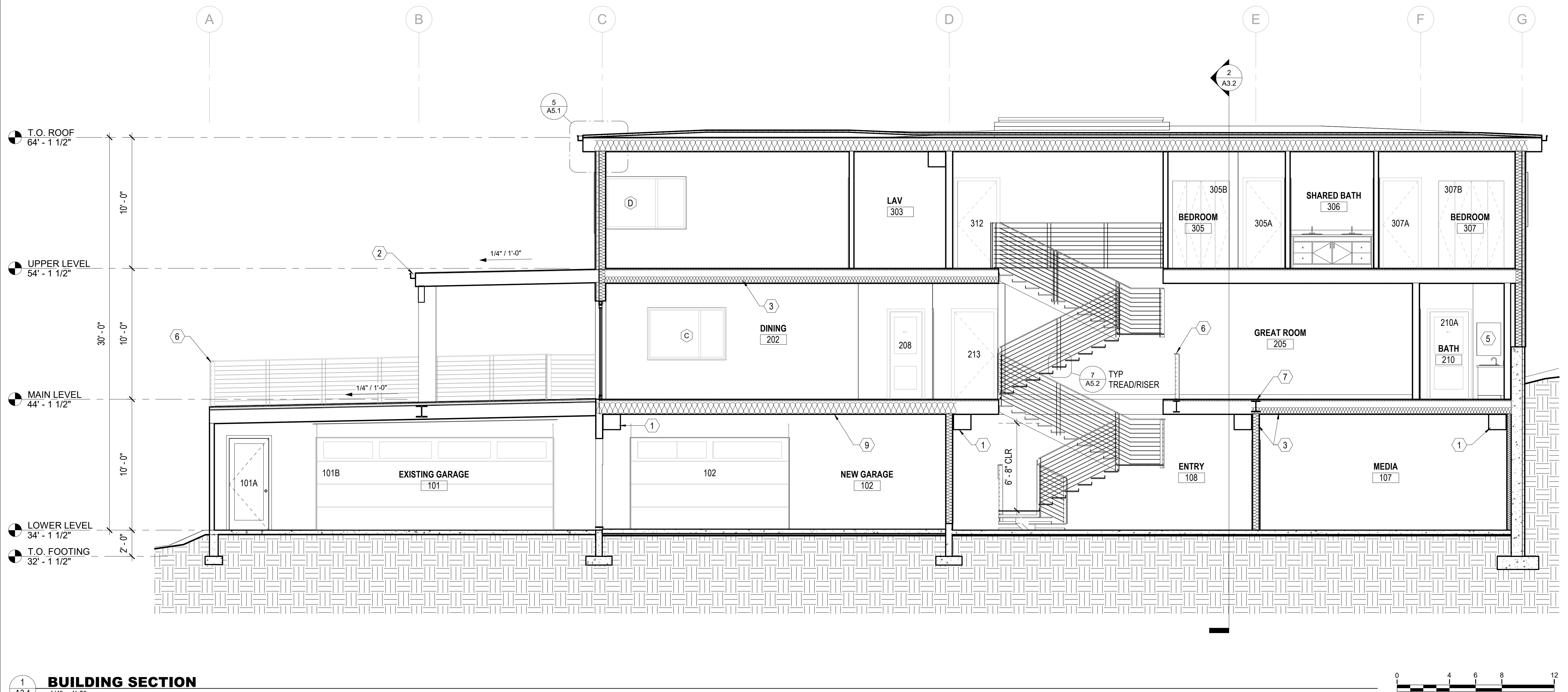
- ALUMINUM ROOF/GUTTER/DOWNSPOUT SYSTEM
- EXISTING CONCRETE WALL
- GUARDRAIL SYSTEM

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REVISIONS		
NO.	DATE	DESCRIPTION



1 BUILDING SECTION  
 A3.1 1/4" = 1'-0"



**GENERAL NOTES**

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**KEYNOTES - BUILDING SECTION**

- DUCT/SOFFIT
- ALUMINUM ROOF GUTTER AND DOWNSPOUT SYSTEM
- SOUND BATTS
- EXISTING CONCRETE WALL
- FIREPLACE
- GUARDRAIL SYSTEM
- STEEL BEAM PER STRUCTURAL
- FIREPLACE
- 5/8" TYPE "X" GYPSUM CEILING BOARD

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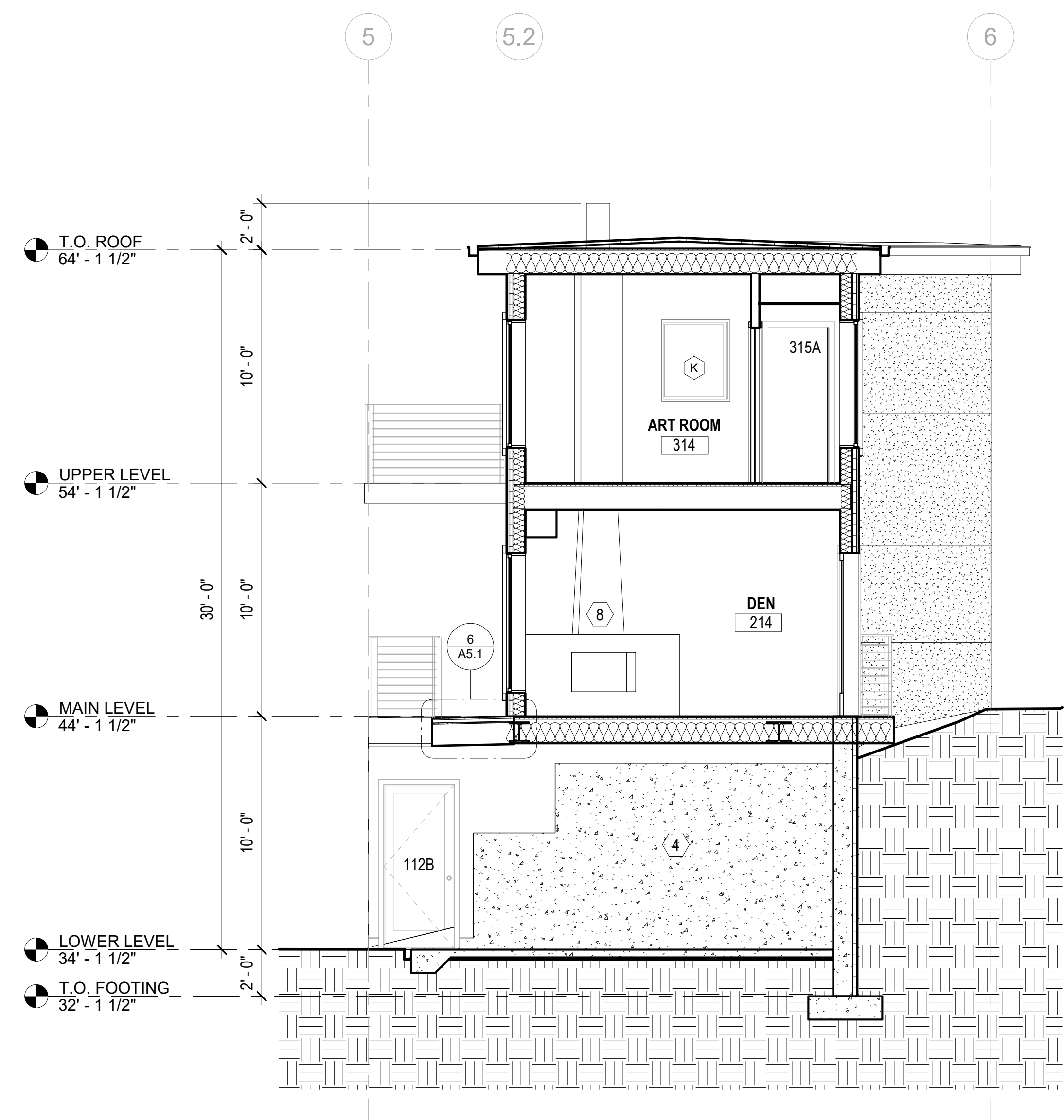
Pattison  
**Residence**  
 8019 SE 20th St Mercer Island, WA  
**BUILDING SECTION**  
 PERMIT DRAWINGS

PROJECT NO.	-
DATE	6/19/23
DRAWING NO	<b>A3.1</b>

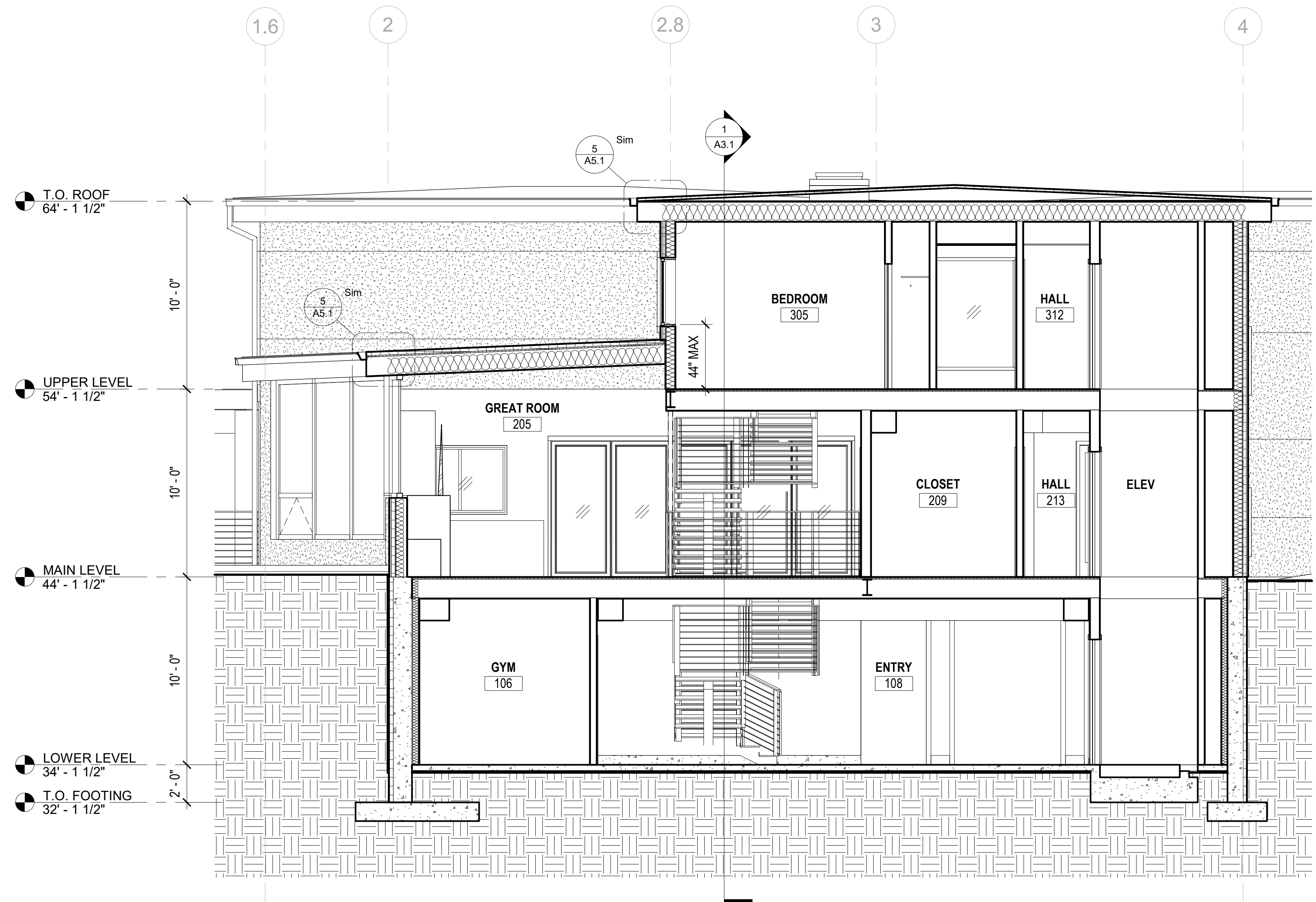


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STATE OF WASHINGTON

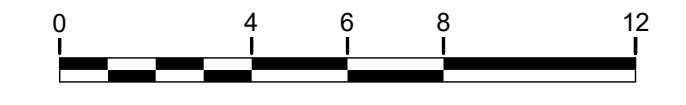
REVISIONS		
NO.	DATE	DESCRIPTION



1 BUILDING SECTION  
A3.2 1/4" = 1'-0"



2 BUILDING SECTION  
A3.2 1/4" = 1'-0"



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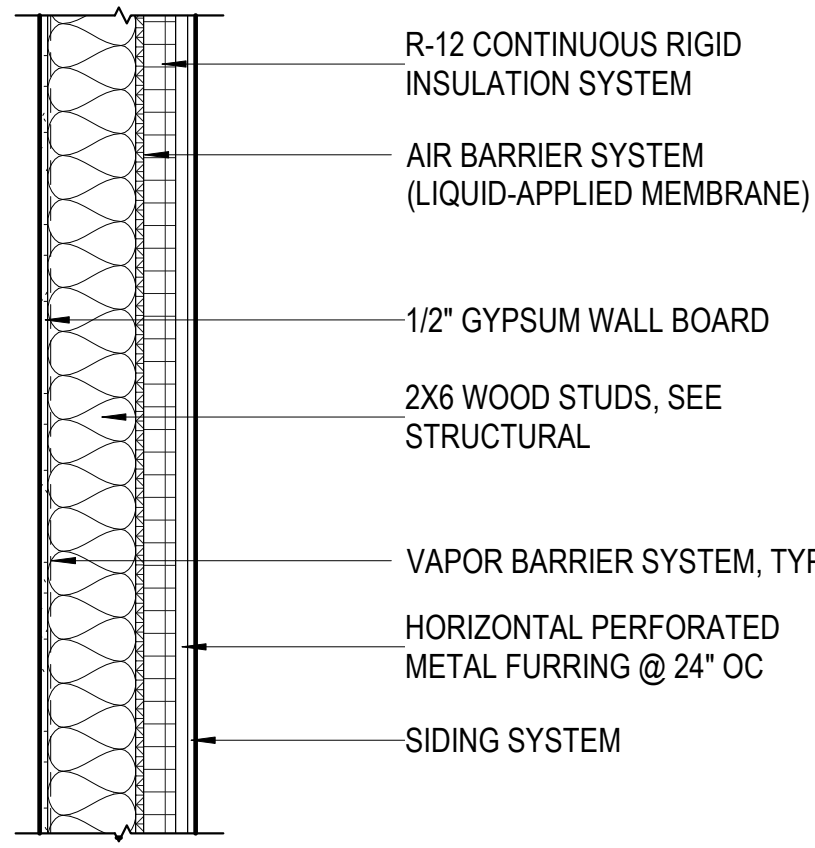
**KEYNOTES - BUILDING SECTION**

- DUCT/SOFFIT
- ALUMINUM ROOF GUTTER AND DOWNSPOUT SYSTEM
- SOUND BATTS
- EXISTING CONCRETE WALL
- FIREPLACE
- GUARDRAIL SYSTEM
- STEEL BEAM PER STRUCTURAL
- FIREPLACE
- 5/8" TYPE "X" GYPSUM CEILING BOARD

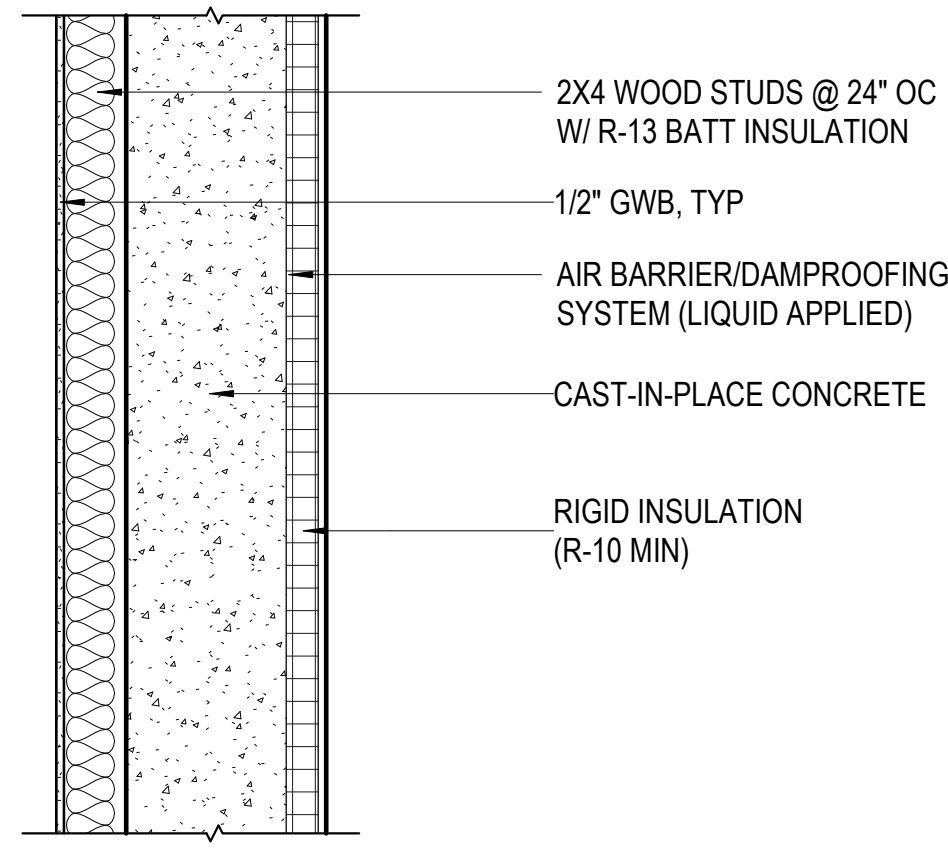
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NOT FOR CONSTRUCTION

Pattison  
**Residence**  
8019 SE 20th St Mercer Island, WA  
**BUILDING SECTIONS**  
PERMIT DRAWINGS

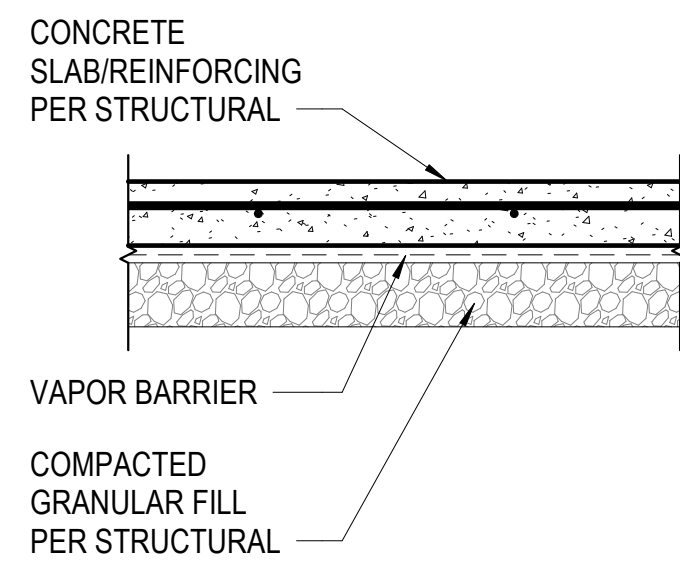
PROJECT NO.	-
DATE	6/19/23
DRAWING NO	<b>A3.2</b>



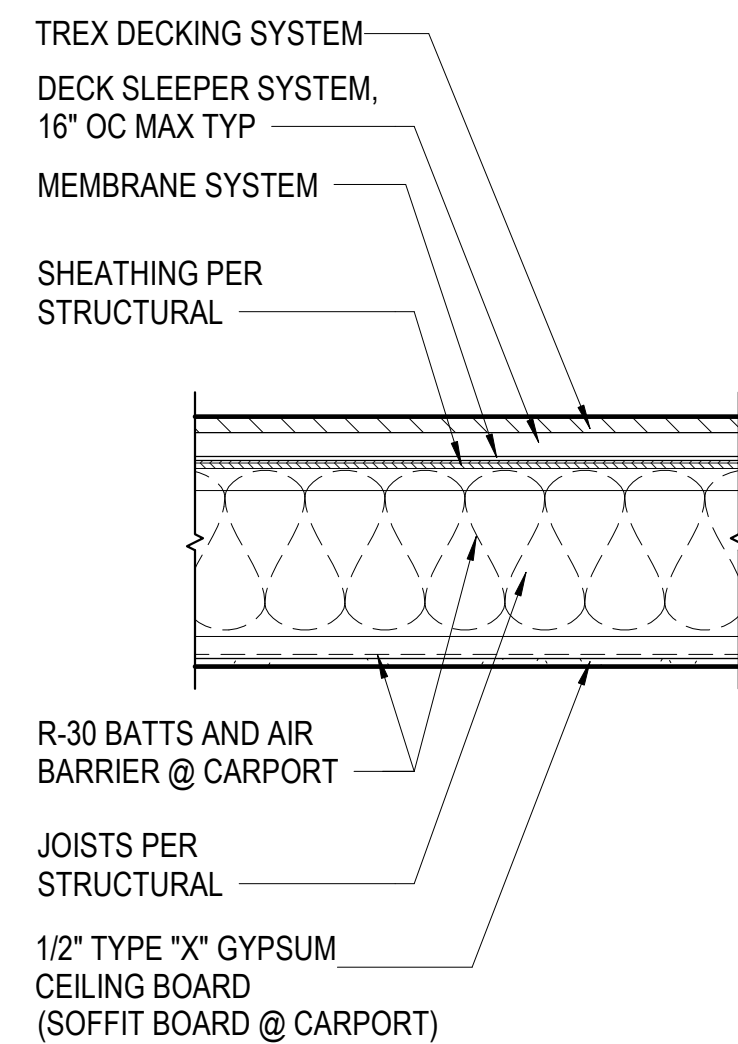
**TYPICAL ABOVE GRADE EXTERIOR FRAMED WALL (R-21 + R-12 CI)**



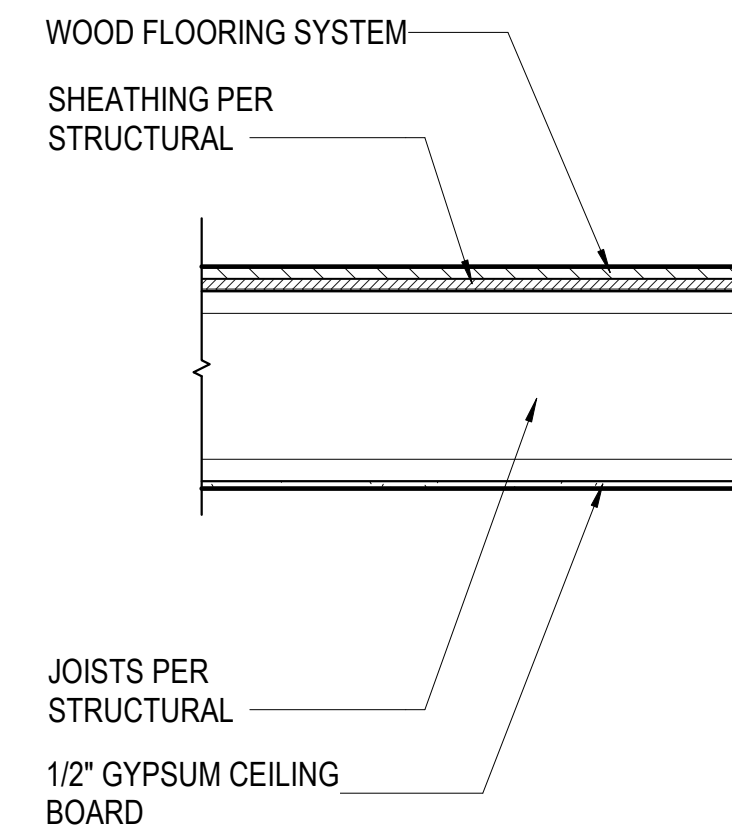
**TYPICAL BELOW GRADE CAST-IN-PLACE CONCRETE FOUNDATION WALL**



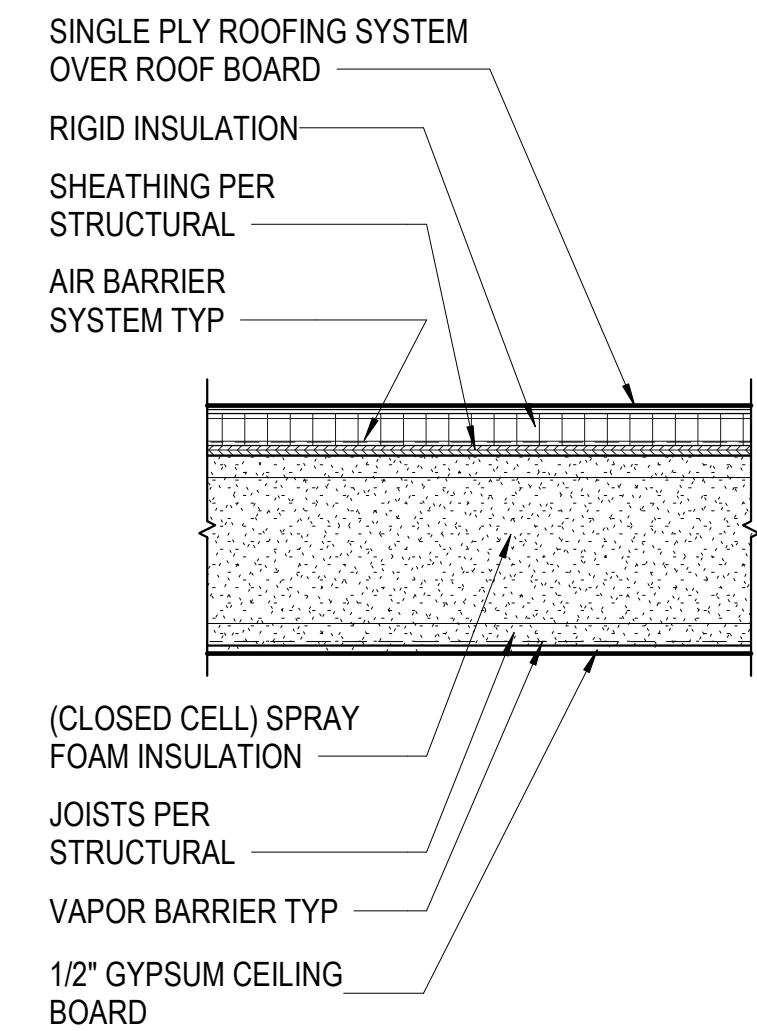
**TYPICAL CONCRETE SLAB-ON-GRADE FLOOR**



**TYPICAL ROOF WITH DECK (GARAGES)**

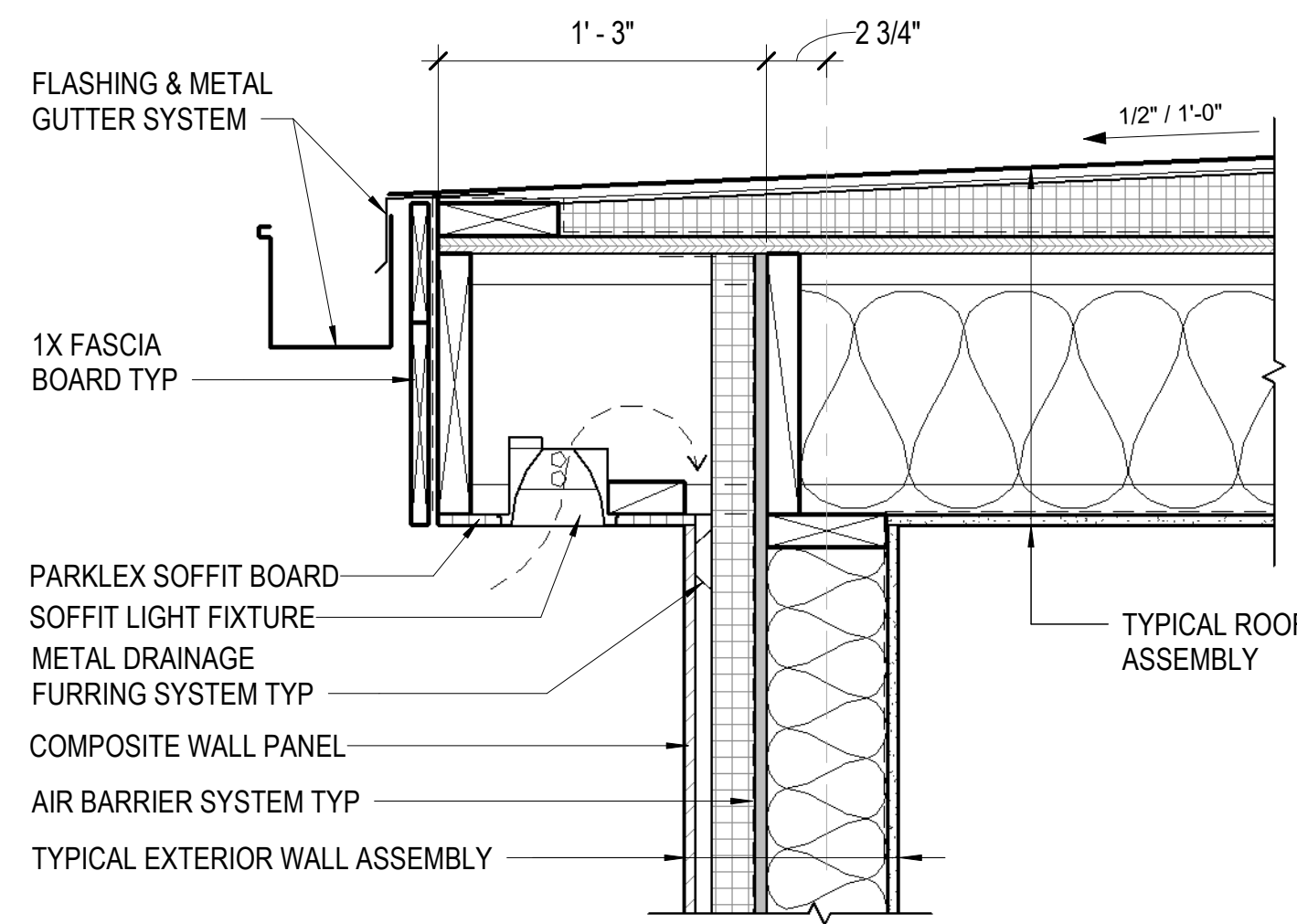


**TYPICAL INTERIOR FLOOR ASSEMBLY**

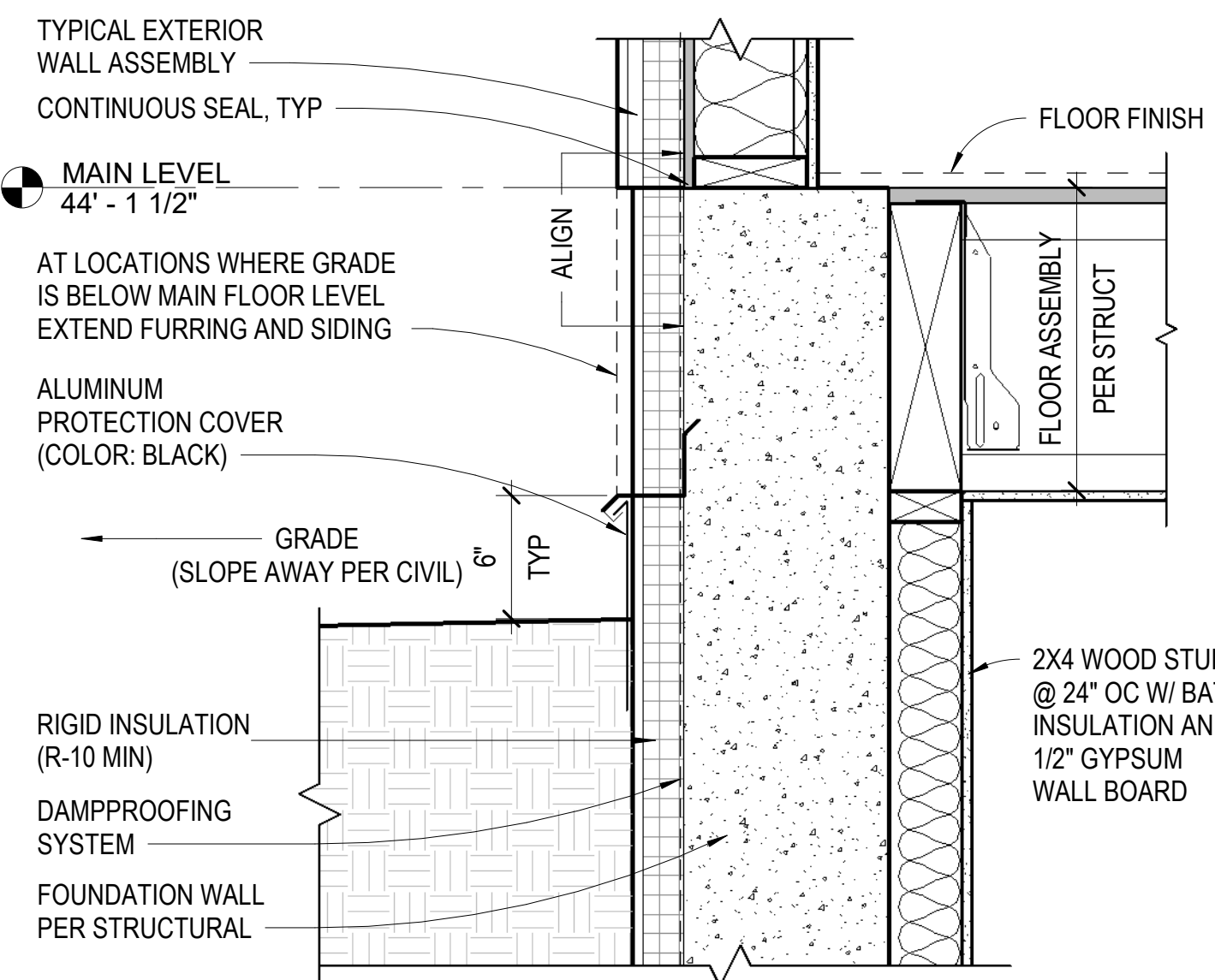


**TYPICAL ROOF ASSEMBLY (R-49 MINIMUM)**

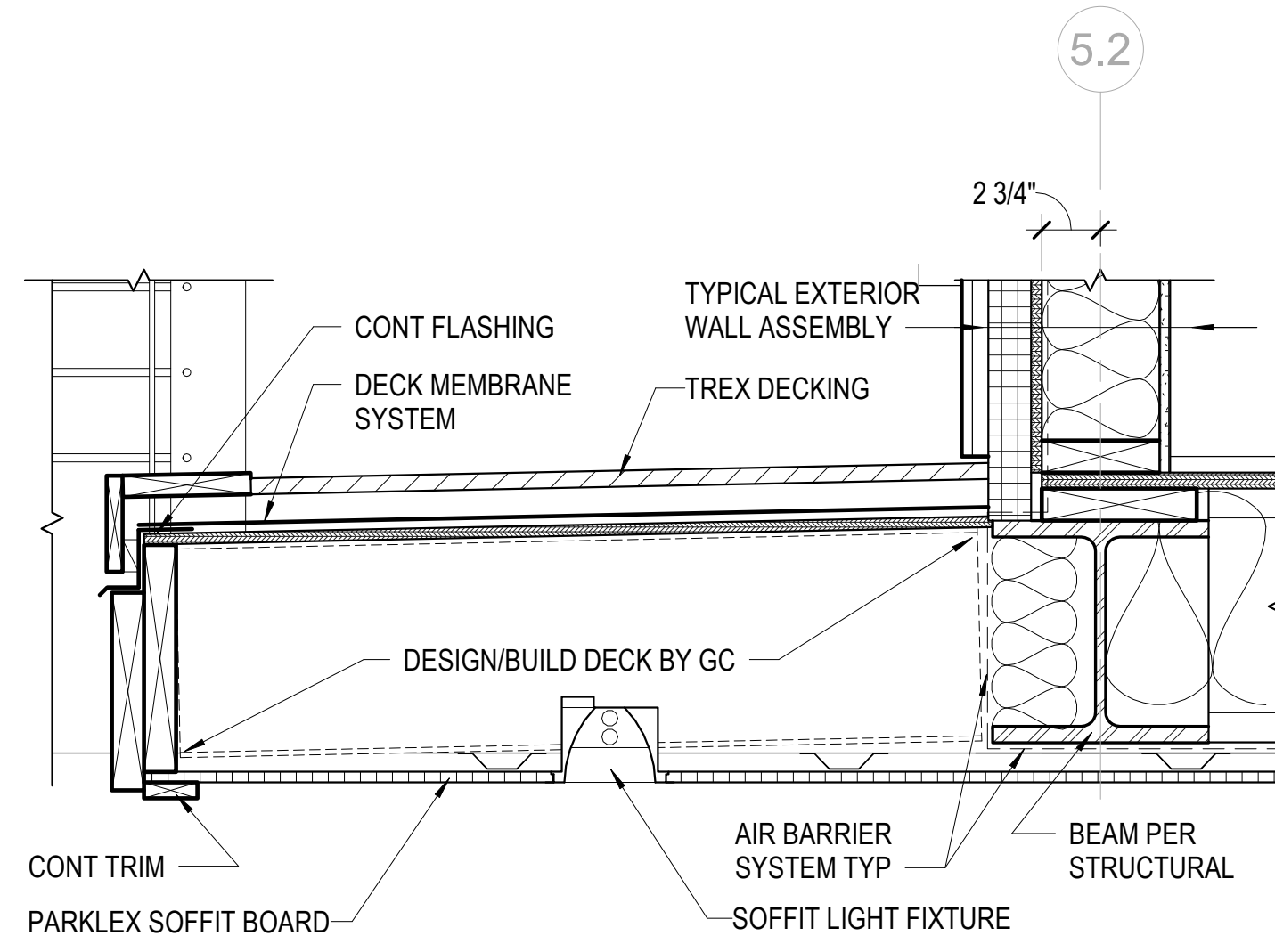
**1 TYPICAL EXTERIOR ASSEMBLIES**  
A5.1 1" = 1'-0"



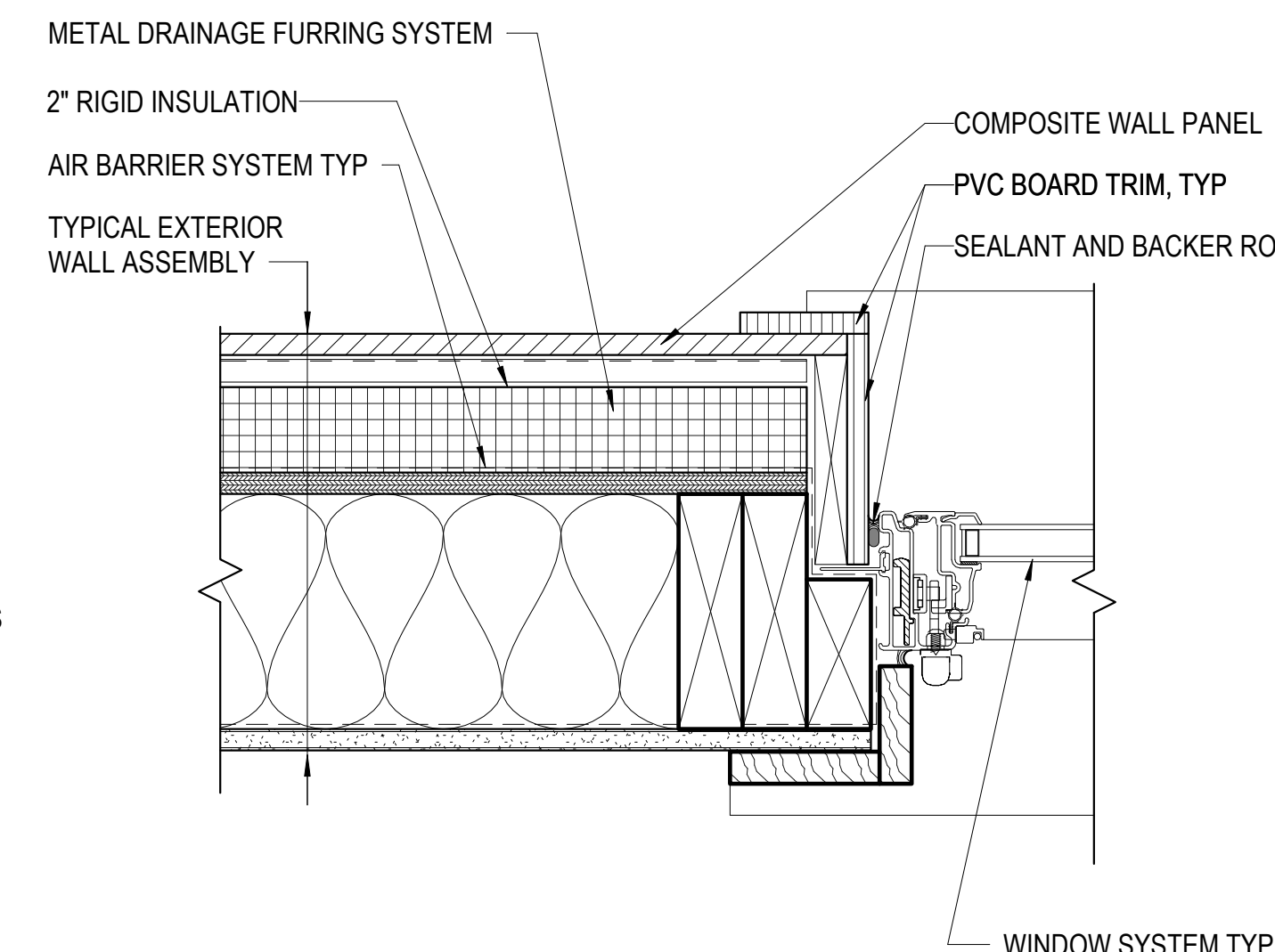
**5 TYPICAL EAVE**  
A5.1 1 1/2" = 1'-0"



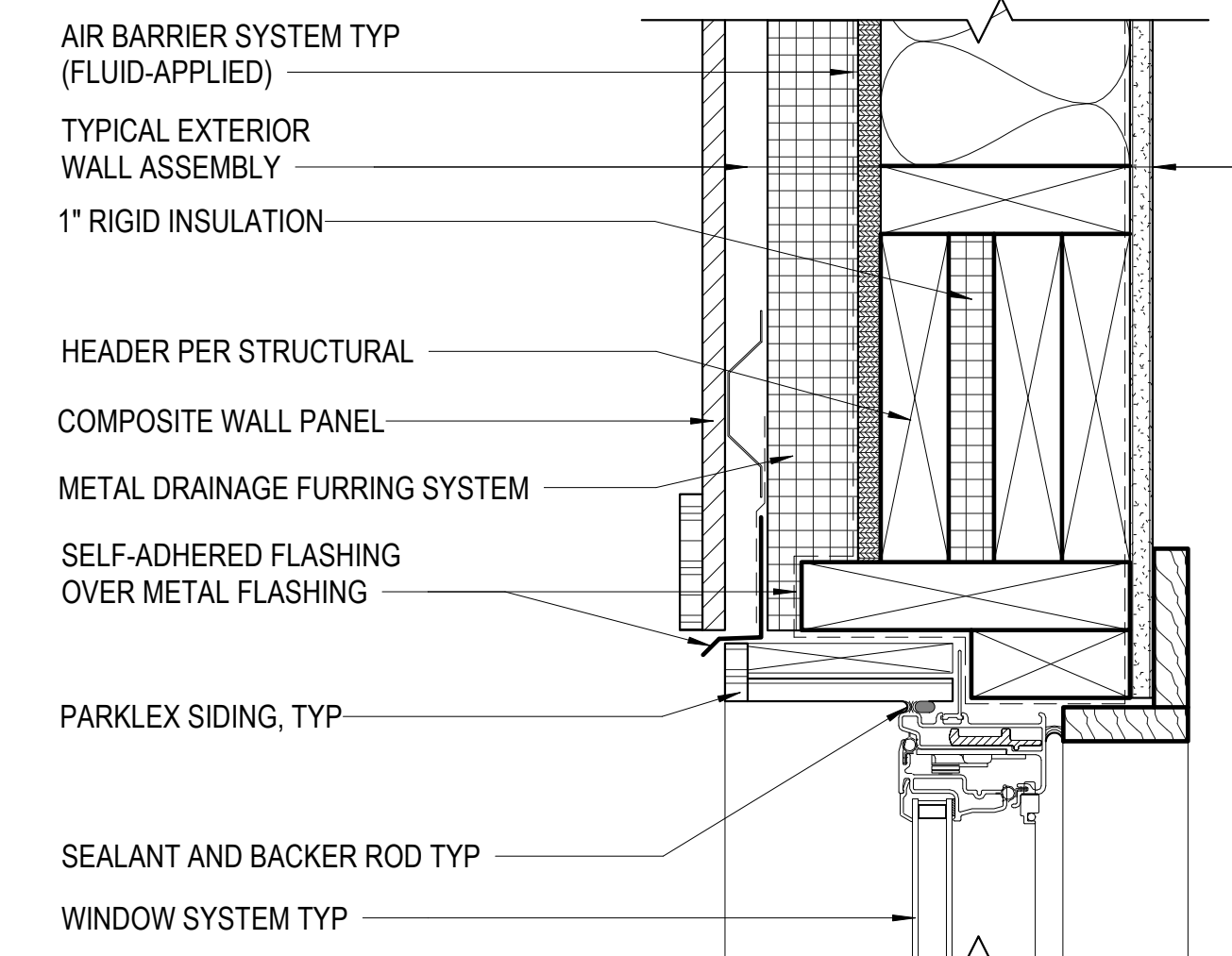
**9 DETAIL @ SOUTH WALL**  
A5.1 1 1/2" = 1'-0"



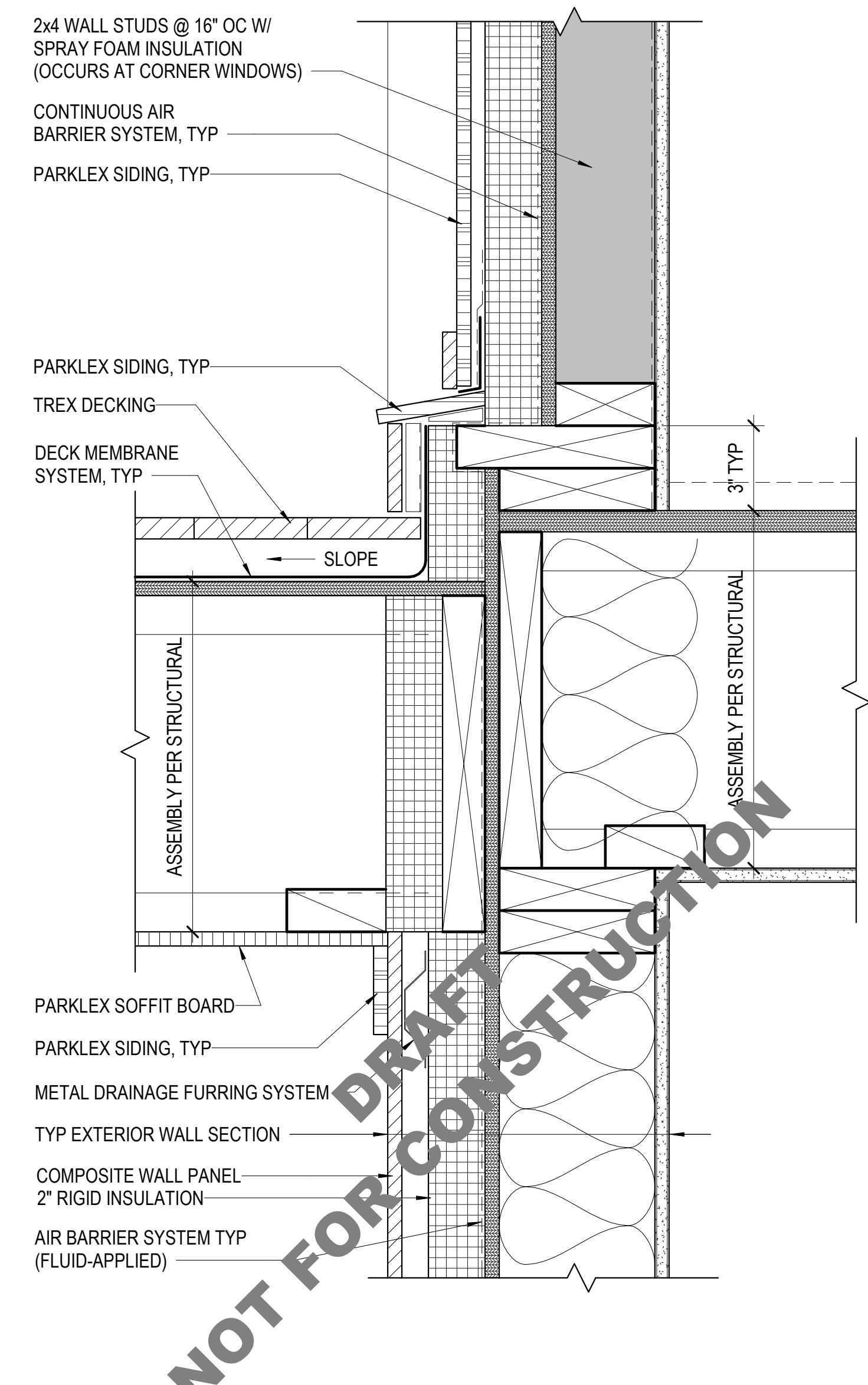
**6 DETAIL @ EXTERIOR WALKWAY**  
A5.1 1 1/2" = 1'-0"



**10 TYP WINDOW JAMB**  
A5.1 3" = 1'-0"



**11 TYP WINDOW HEAD/SILL**  
A5.1 3" = 1'-0"



**12 CORNER WINDOW SILL @ DECK**  
A5.1 3" = 1'-0"



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**REVISIONS**

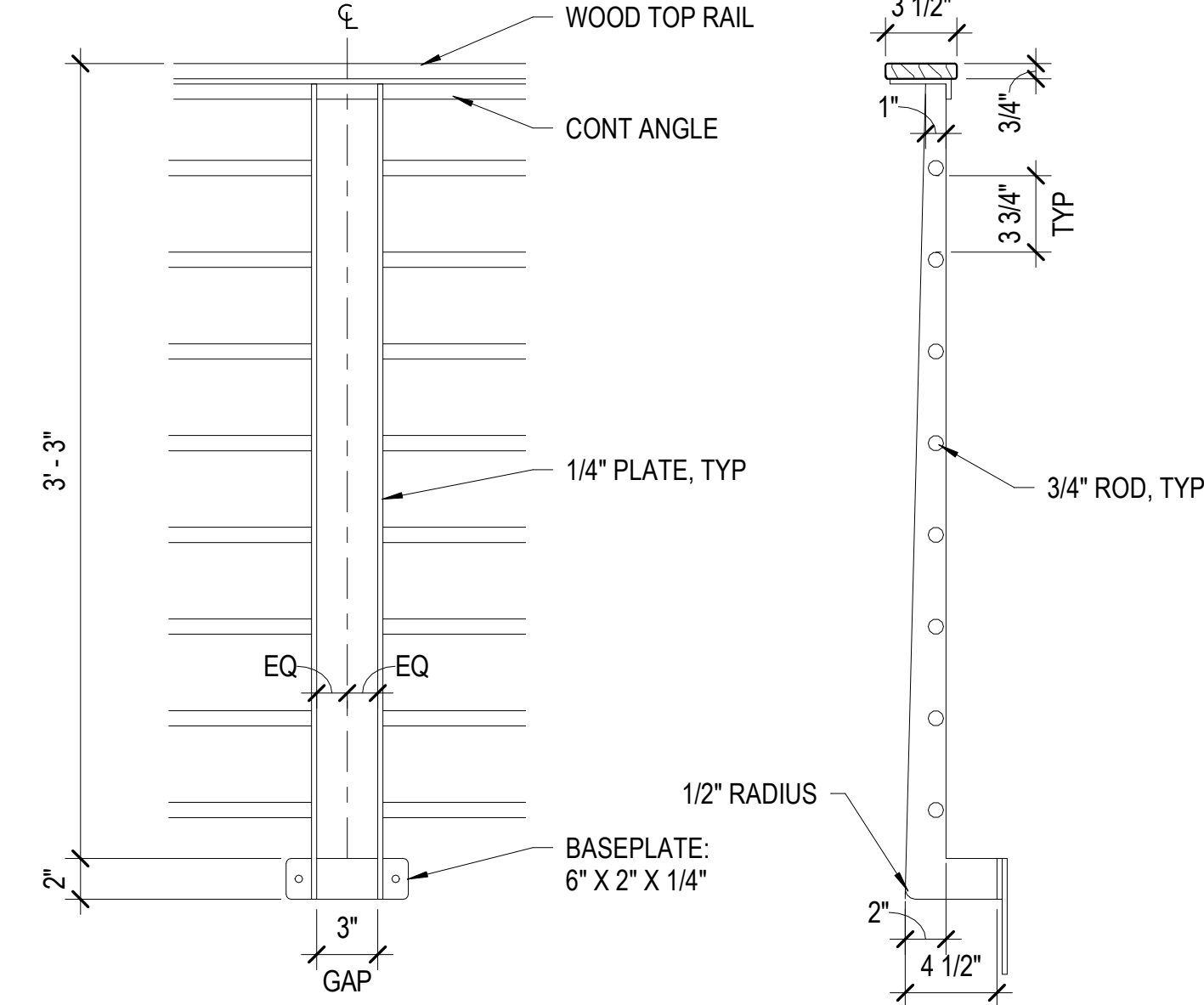
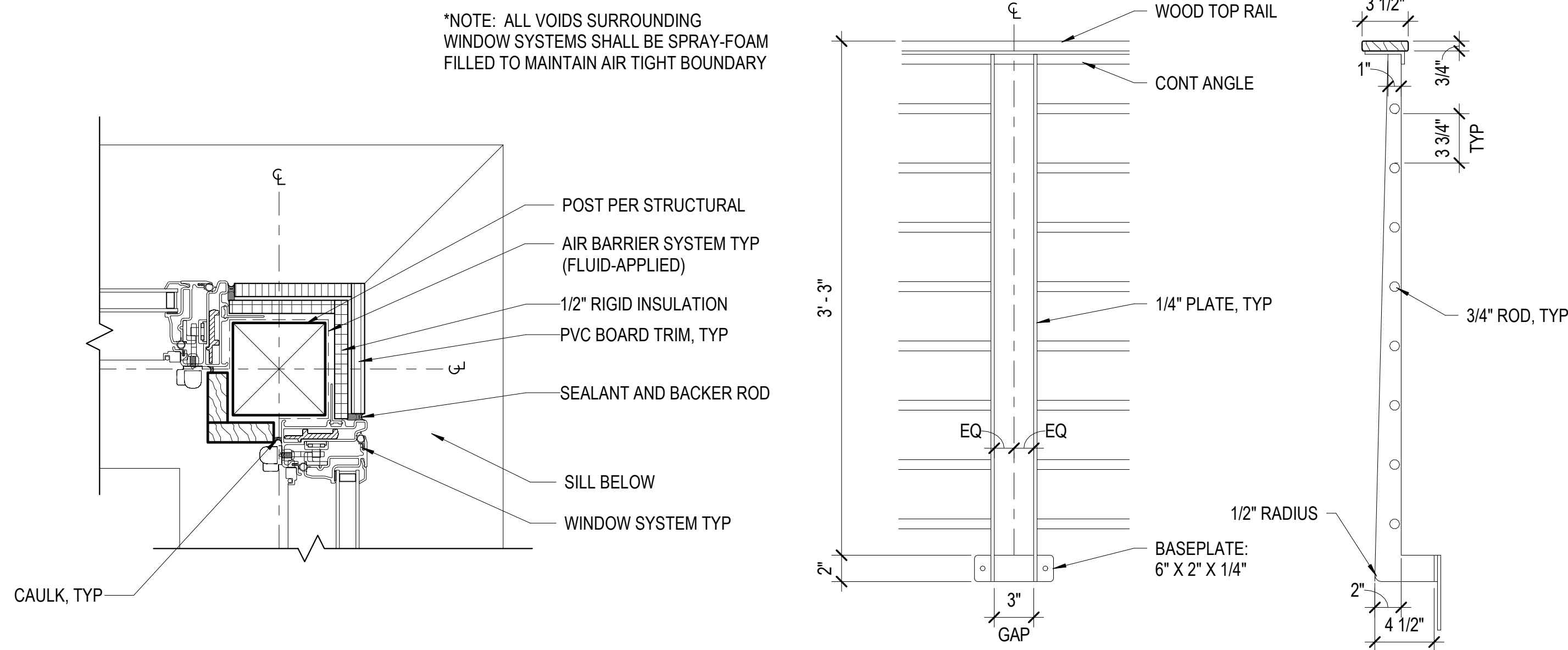
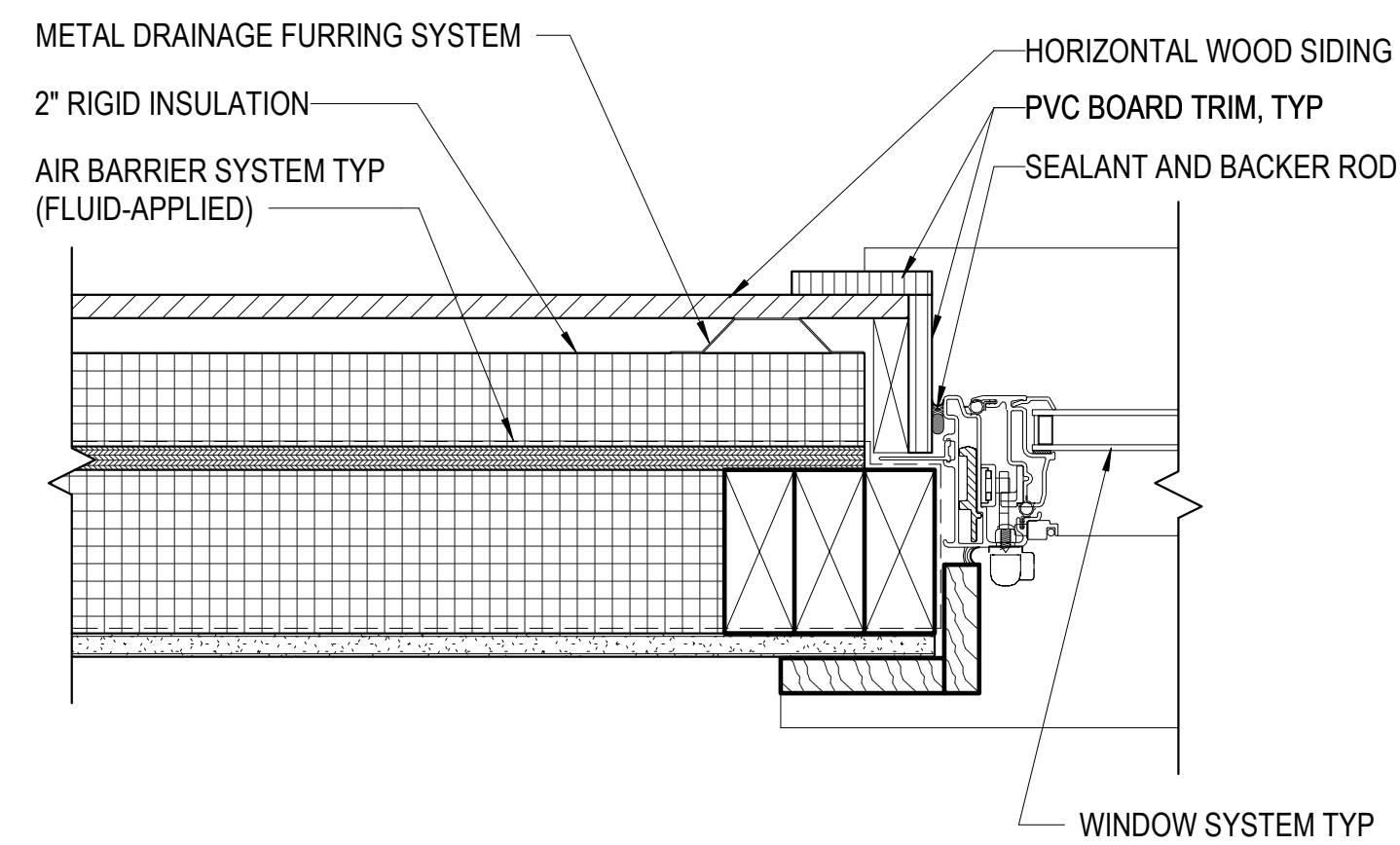
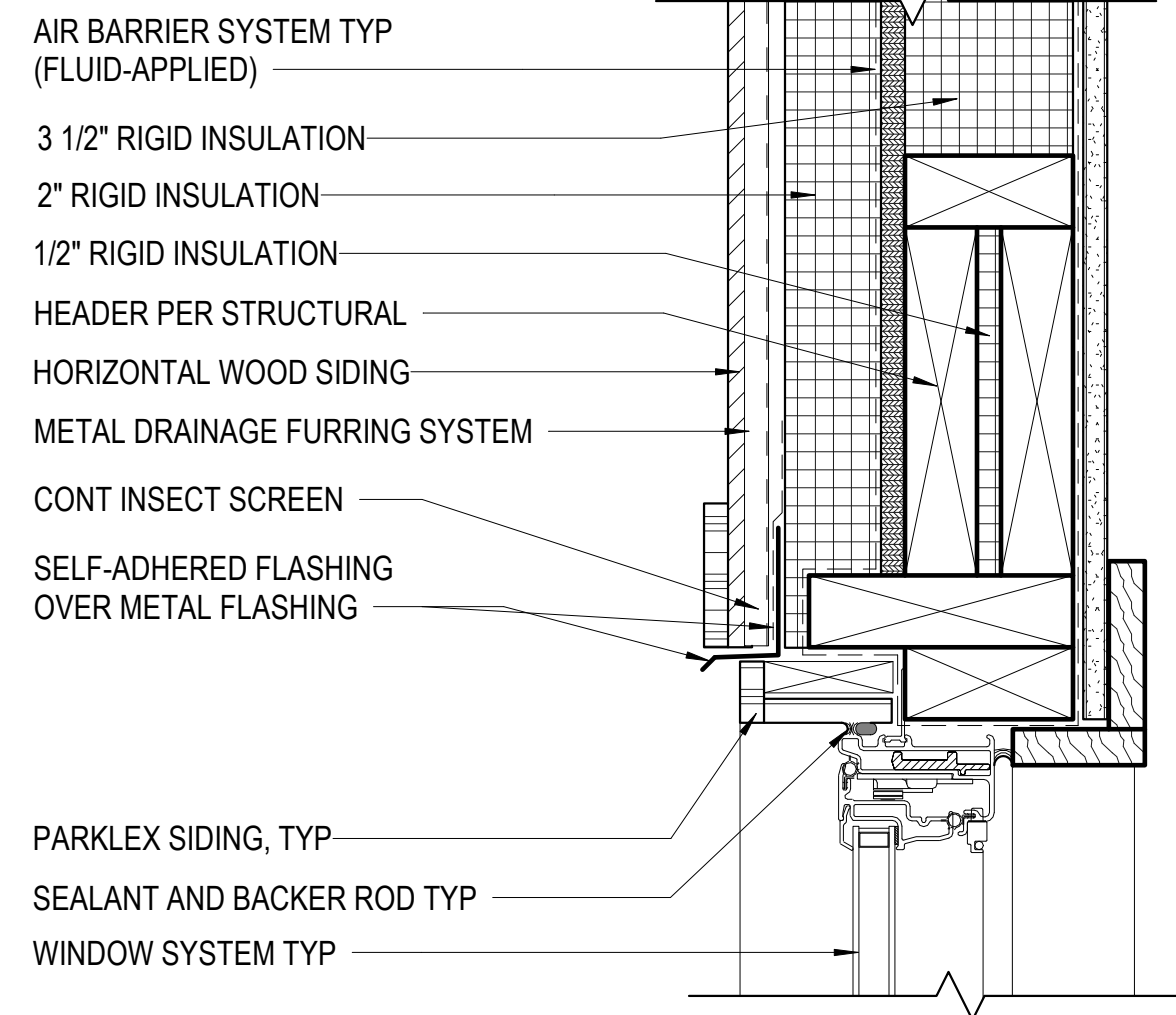
NO.	DATE	DESCRIPTION

Pattison  
**Residence**  
8019 SE 20th St Mercer Island, WA  
**DETAILS**  
PERMIT DRAWINGS

PROJECT NO. -  
DATE 6/19/23  
DRAWING NO

**A5.1**

(FULL SIZE: 22 x 34 - HALF SIZE: 11 x 17)  
© Charles Fritzsche



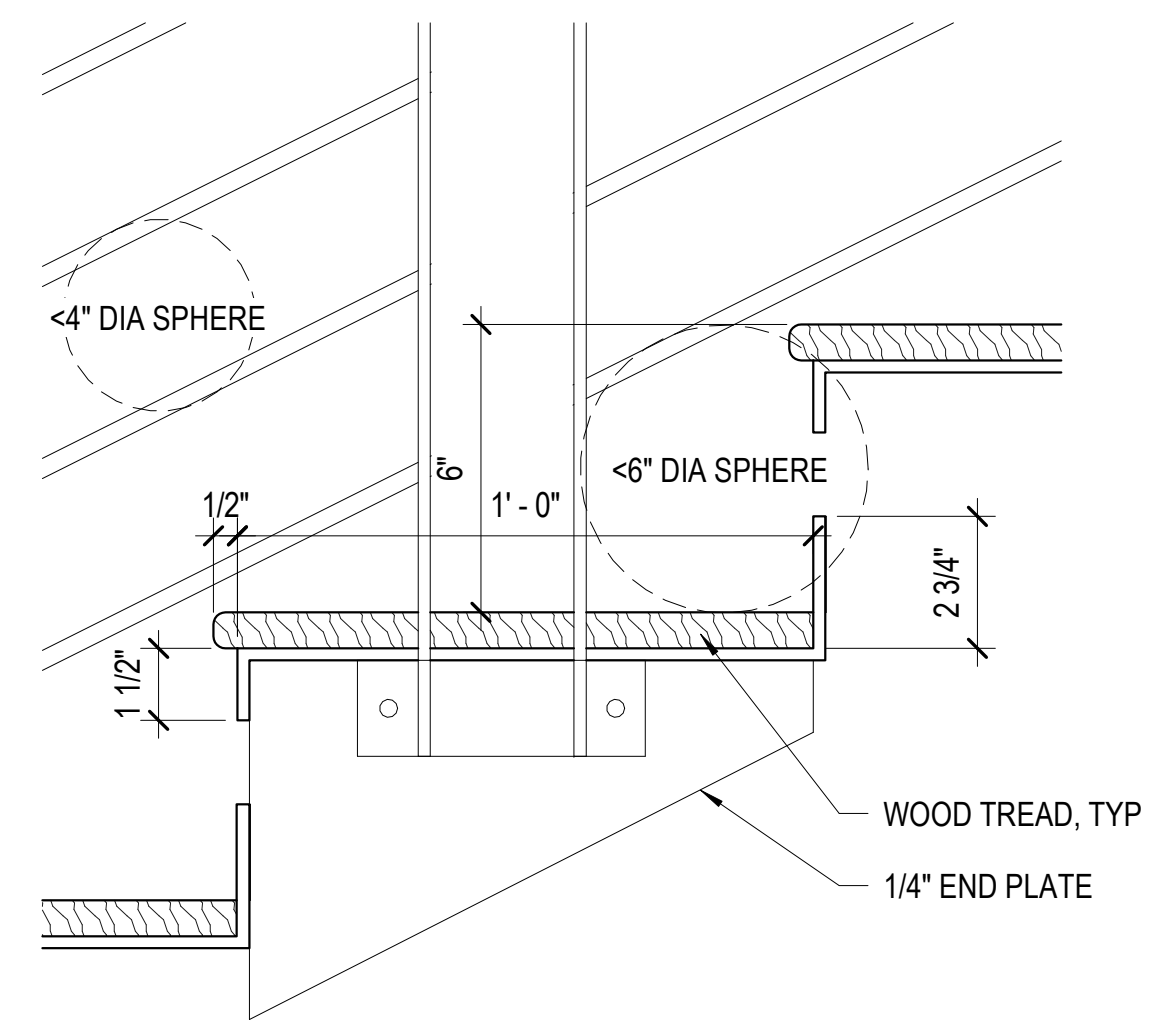
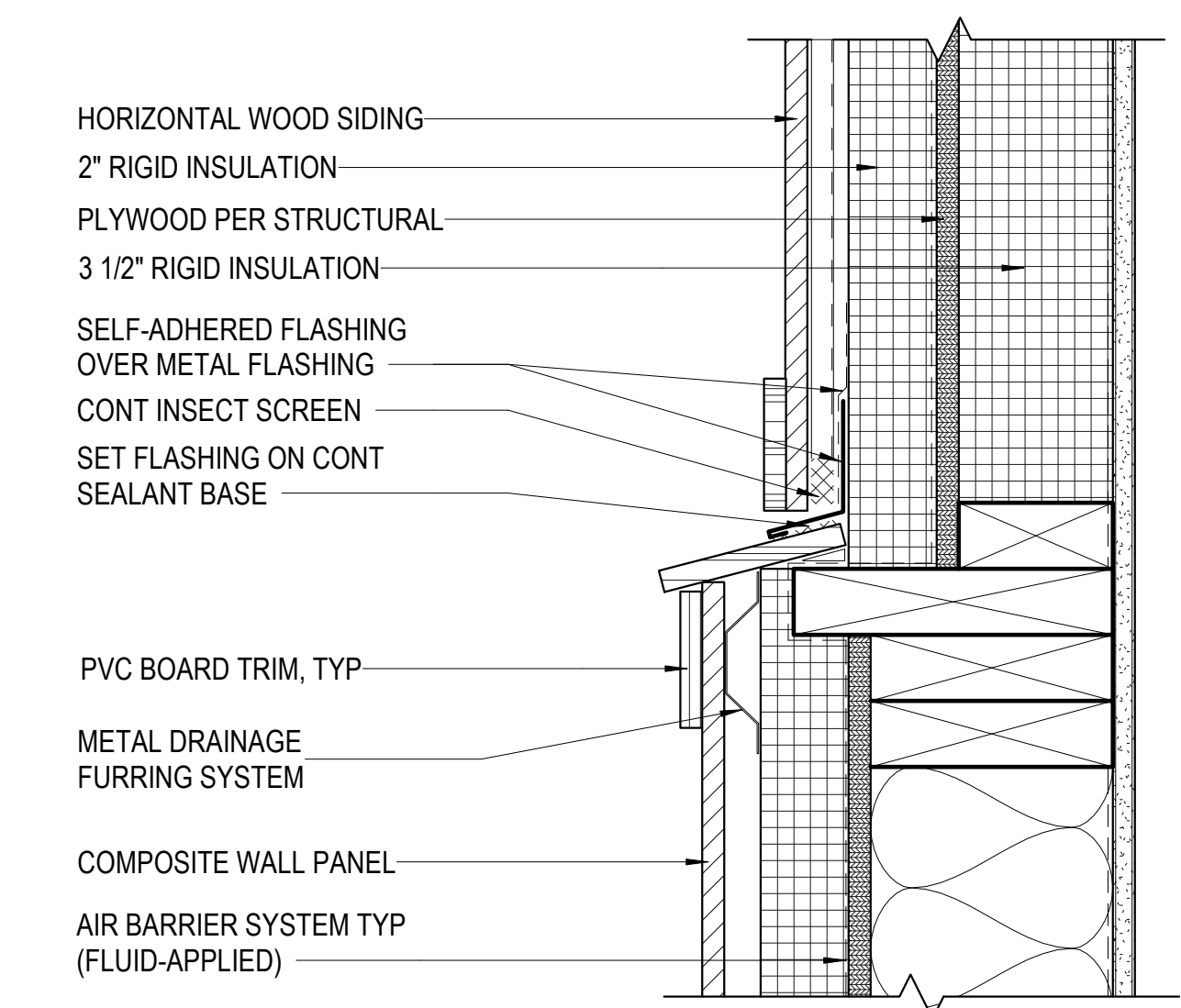
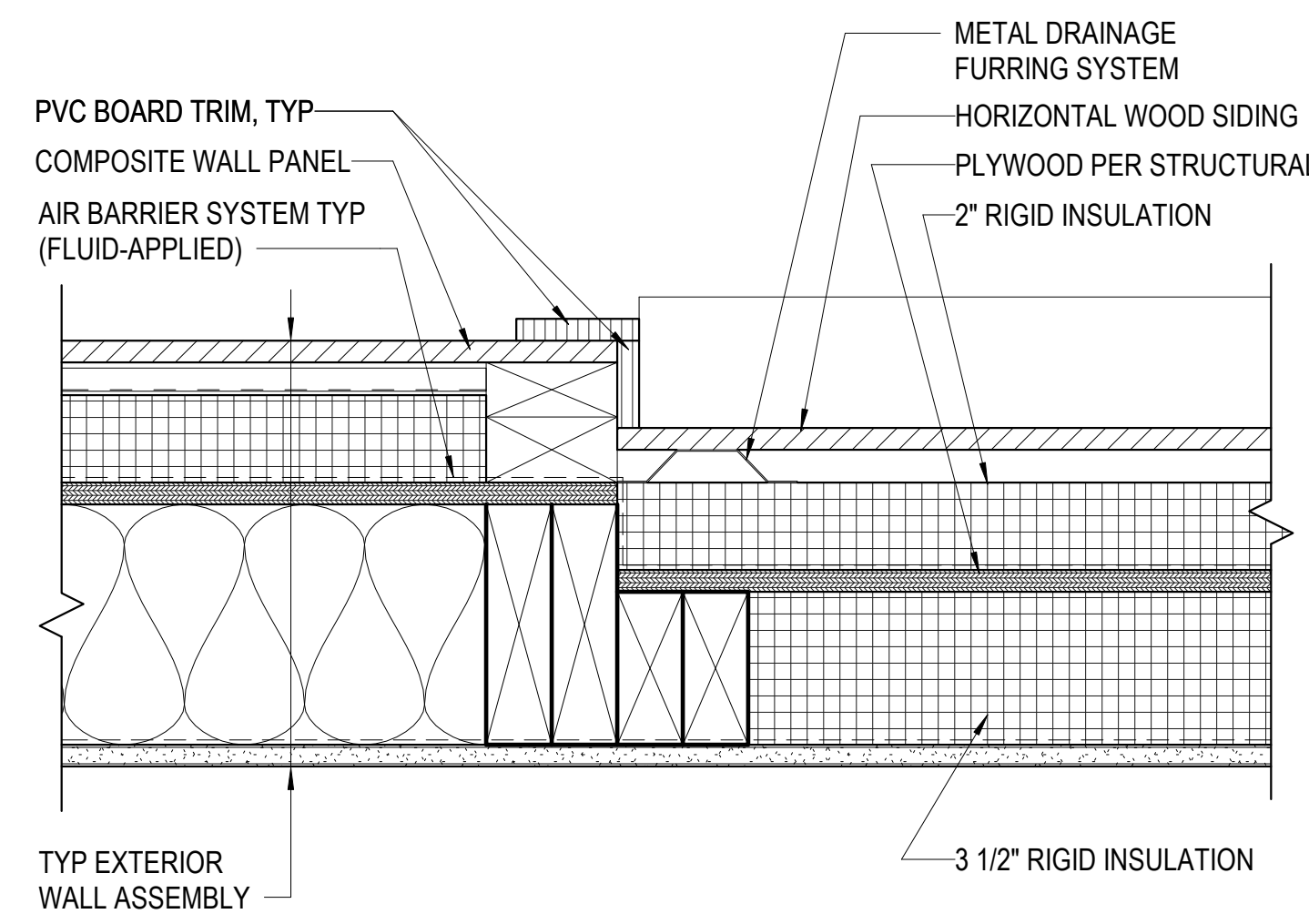
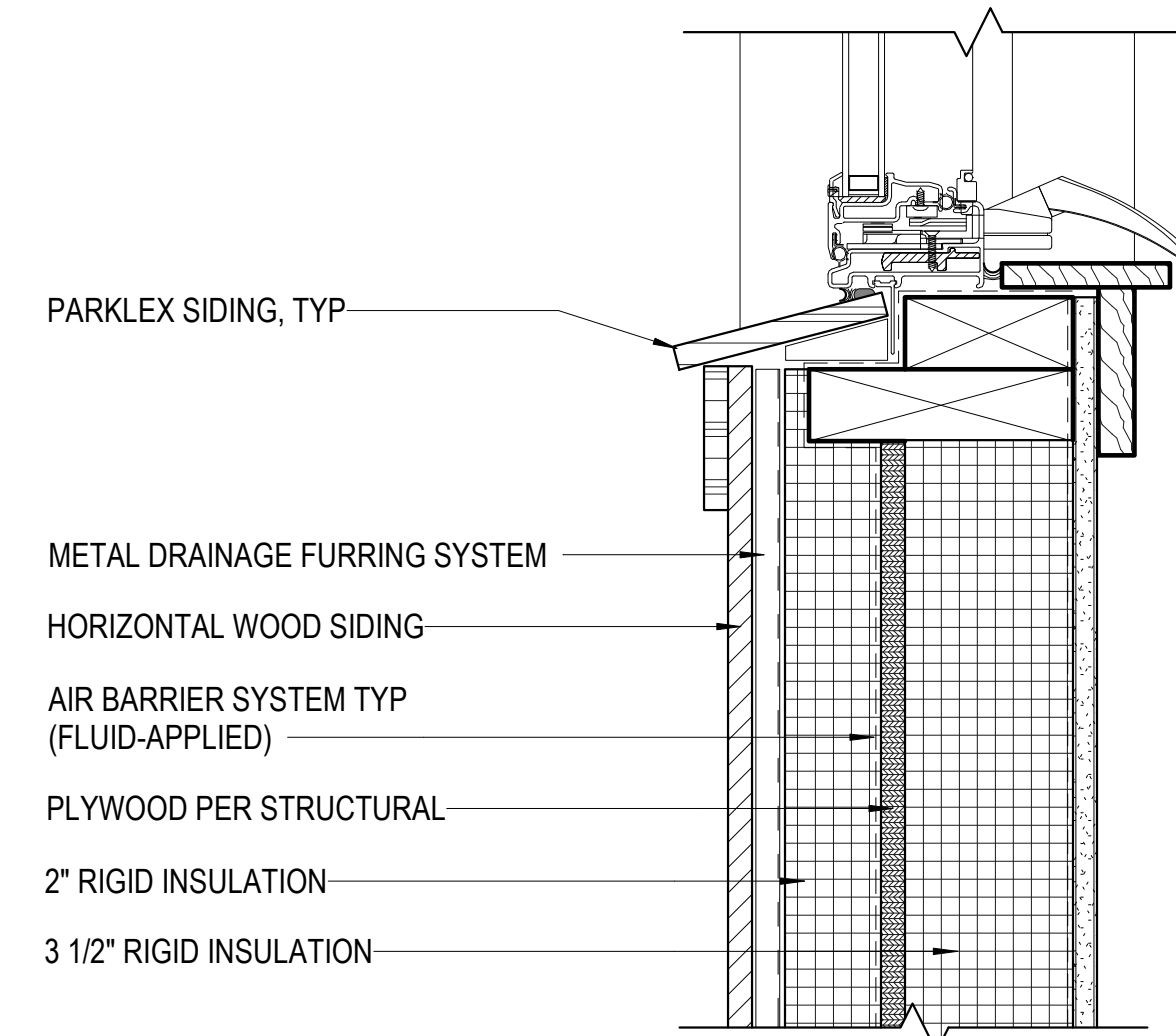
\*NOTE: ALL VOIDS SURROUNDING WINDOW SYSTEMS SHALL BE SPRAY-FOAM FILLED TO MAINTAIN AIR TIGHT BOUNDARY

\*NOTE: ALL VOIDS SURROUNDING WINDOW SYSTEMS SHALL BE SPRAY-FOAM FILLED TO MAINTAIN AIR TIGHT BOUNDARY

2 TYP CORNER WINDOW JAMB  
A5.2 3" = 1'-0"

3 TYP CORNER WINDOW POST  
A5.2 3" = 1'-0"

4 TYPICAL GUARDRAIL  
A5.2 1 1/2" = 1'-0"



\*NOTE: ALL VOIDS SURROUNDING WINDOW SYSTEMS SHALL BE SPRAY-FOAM FILLED TO MAINTAIN AIR TIGHT BOUNDARY

6 WALL TRANSITION  
A5.2 3" = 1'-0"

7 TYP TREAD/RISER  
A5.2 3" = 1'-0"

1 TYP CORNER WINDOW HEAD/SILL  
A5.2 3" = 1'-0"

5 WALL TRANSITION @ CORNER WINDOWS  
A5.2 3" = 1'-0"



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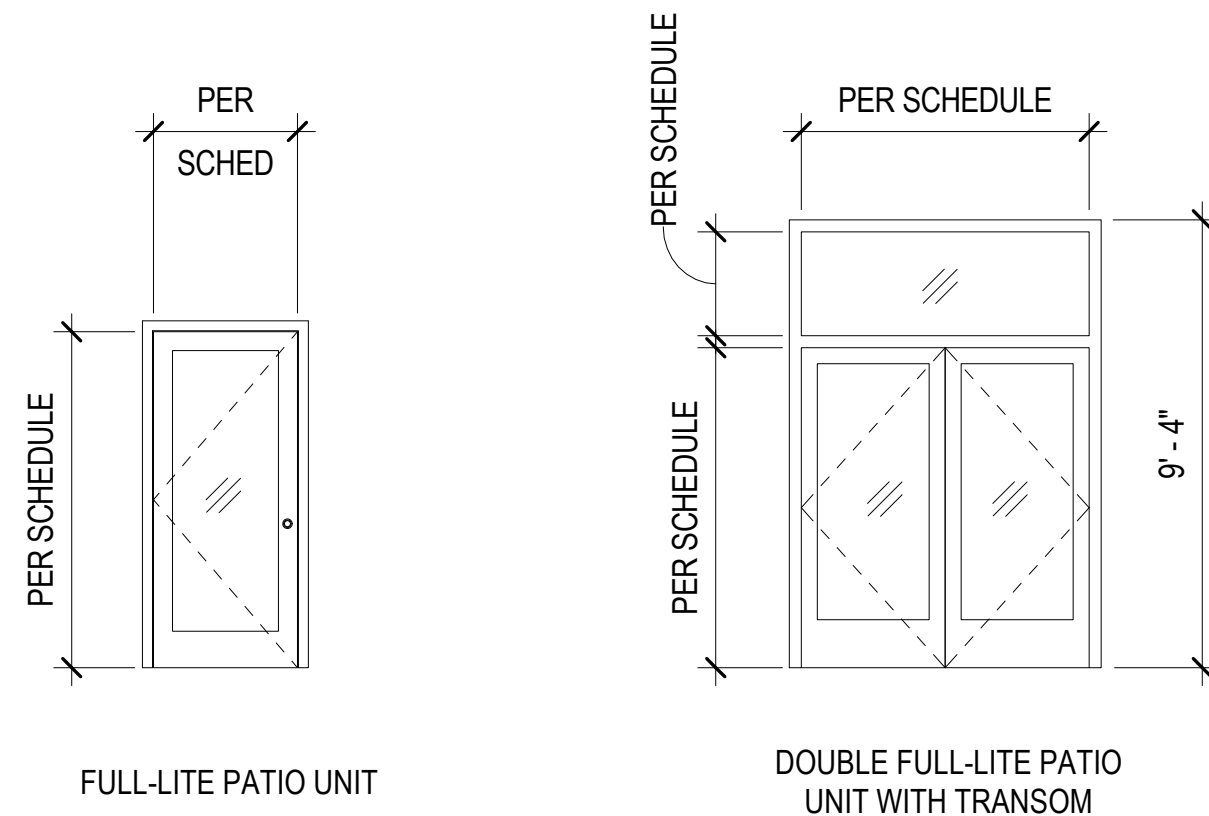
REVISIONS		
NO.	DATE	DESCRIPTION

Pattison  
**Residence**  
8019 SE 20th St Mercer Island, WA  
**DETAILS**  
PERMIT DRAWINGS

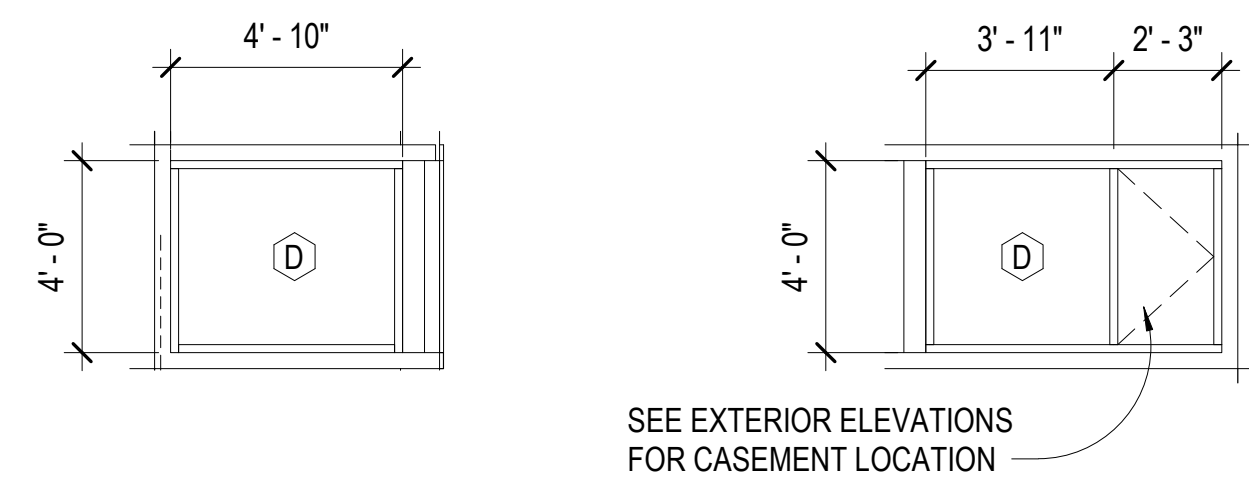
PROJECT NO.	-
DATE	6/19/23
DRAWING NO	A5.2

**DRAFT**  
**NOT FOR CONSTRUCTION**

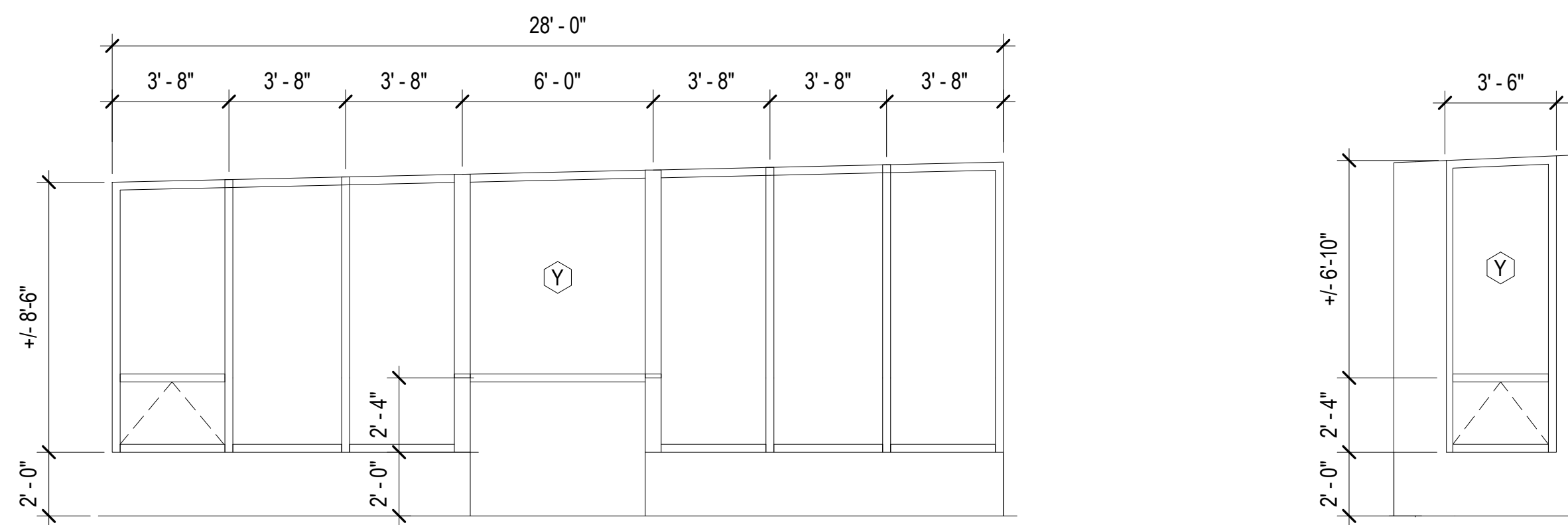
DOOR SCHEDULE					WINDOW SCHEDULE											
MARK	NOMINAL DOOR SIZE		THICKNESS	DESCRIPTION	COMMENTS	MARK	NOMINAL WINDOW SIZE		HEAD HEIGHT	GLAZING AREA	MANUFACTURER	MODEL	DESCRIPTION	MATERIAL	COLOR	
	WIDTH	HEIGHT					WIDTH	HEIGHT							INTERIOR	EXTERIOR
101A	3'-0"	7'-0"	1 3/4"	WOOD FULL LITE PATIO UNIT		A	16'-4"	7'-6"	7'-6"	123 SF	NANAWALL		FOLDING GLASS WALL	ALUMINUM	SANDTONE	BLACK
101B	18'-0"	7'-0"	1 1/2"			B	6'-0"	6'-0"	7'-0"	36 SF	MILGARD		ALUMINUM CLAD, TRIPLE GLAZED, TILT AND TURN UNIT	ALUMINUM	SANDTONE	BLACK
102	12'-0"	7'-0"	1 1/2"			C	6'-0"	4'-0"	7'-0"	24 SF	MILGARD		ALUMINUM CLAD, TRIPLE GLAZED, TILT AND TURN UNIT	ALUMINUM	SANDTONE	BLACK
103	3'-0"	6'-8"	1 3/4"			E	4'-0"	2'-0"	7'-0"	8 SF	MILGARD		ALUMINUM CLAD, TRIPLE GLAZED, TILT AND TURN UNIT	ALUMINUM	SANDTONE	BLACK
104A	3'-0"	6'-8"	1 3/4"			F	2'-0"	3'-0"	<varies>	6 SF	MILGARD		ALUMINUM CLAD, TRIPLE GLAZED, TILT AND TURN UNIT	ALUMINUM	SANDTONE	BLACK
104B	4'-0"	6'-8"	1 3/8"			G	5'-0"	3'-6"	7'-0"	18 SF	MILGARD		ALUMINUM CLAD, TRIPLE GLAZED, TILT AND TURN UNIT	ALUMINUM	SANDTONE	BLACK
105	3'-0"	6'-8"	1 3/8"			J	4'-0"	3'-8"	7'-0"	15 SF	MILGARD		ALUMINUM CLAD, TRIPLE GLAZED, TILT AND TURN UNIT	ALUMINUM	SANDTONE	BLACK
106	3'-0"	6'-8"	1 3/8"			K	3'-0"	3'-6"	7'-0"	11 SF	MILGARD		INTERIOR CASEMENT VIEWING WINDOW	FRP	SANDTONE	WHITE
107	6'-0"	6'-8"	1 3/8"			L	5'-0"	5'-6"	7'-0"	28 SF	MILGARD		ALUMINUM CLAD, TRIPLE GLAZED, TILT AND TURN UNIT	ALUMINUM	SANDTONE	BLACK
112A	18'-0"	7'-0"	1 1/2"			M	5'-0"	5'-0"	7'-0"	25 SF	MILGARD		ALUMINUM CLAD, TRIPLE GLAZED, TILT AND TURN UNIT	ALUMINUM	SANDTONE	BLACK
112B	3'-0"	7'-0"	1 3/4"	WOOD FULL LITE PATIO UNIT		N	3'-0"	6'-0"	7'-0"	18 SF	MILGARD		ALUMINUM CLAD, TRIPLE GLAZED, TILT AND TURN UNIT	ALUMINUM	SANDTONE	BLACK
203	2'-6"	6'-8"	1 3/8"			P	6'-4"	6'-9"	7'-0"	43 SF	MILGARD		ALUMINUM CLAD, TRIPLE GLAZED, TILT AND TURN UNIT	ALUMINUM	SANDTONE	BLACK
205	6'-0"	6'-8"	1 3/4"	WOOD FULL LITE PATIO UNIT, 26" HIGH TRANSOM		R	10'-0"	3'-8"	7'-0"	37 SF	MILGARD		ALUMINUM CLAD, TRIPLE GLAZED, 4 PANEL, TILT AND TURN UNITS AT EACH END	ALUMINUM	SANDTONE	BLACK
207	2'-8"	6'-8"	1 3/4"			S	4'-0"	2'-0"	7'-0"	8 SF	MILGARD		ALUMINUM CLAD, TRIPLE GLAZED, AWNING UNIT	ALUMINUM	SANDTONE	BLACK
208	2'-6"	6'-8"	1 3/8"			T	3'-0"	4'-0"	7'-0"	12 SF	MILGARD		ALUMINUM CLAD, TRIPLE GLAZED, TILT AND TURN UNIT	ALUMINUM	SANDTONE	BLACK
208	2'-8"	6'-8"	1 3/4"													
209A	2'-8"	6'-8"	1 3/4"													
209B	2'-6"	6'-8"	1 3/8"													
210A	3'-0"	6'-8"	1 3/8"													
210B	2'-6"	6'-8"	1 3/8"													
211	2'-8"	6'-8"	1 3/4"													
212A	3'-0"	6'-8"	1 3/8"													
212B	2'-8"	7'-0"	1 3/4"													
213	3'-0"	6'-8"	1 3/4"													
214A	2'-8"	7'-0"	1 3/4"													
214B	5'-0"	7'-0"	1 3/4"													
216	5'-0"	7'-0"	1 3/4"													
226	4'-0"	6'-8"	1 3/8"													
301	3'-0"	6'-8"	1 3/4"													
302A	3'-0"	6'-8"	1 3/8"													
302B	3'-0"	6'-8"	1 3/8"													
302C	2'-8"	6'-8"	1 3/4"													
303A	3'-0"	6'-8"	1 3/8"													
303B	3'-0"	6'-8"	1 3/8"													
305A	2'-8"	6'-8"	1 3/4"													
305B	2'-2"	6'-8"	1 3/8"													
306A	2'-6"	6'-8"	1 3/8"													
306B	2'-6"	6'-8"	1 3/8"													
306C	2'-6"	6'-8"	1 3/8"													
306E	2'-6"	6'-8"	1 3/8"													
306F	2'-6"	6'-8"	1 3/8"													
307A	2'-8"	6'-8"	1 3/4"													
307B	2'-6"	6'-8"	1 3/8"													
308	2'-8"	6'-8"	1 3/4"													
309	2'-8"	6'-8"	1 3/4"													
312	3'-0"	6'-8"	1 3/4"													
313	3'-0"	6'-8"	1 3/4"													
314	3'-0"	6'-8"	1 3/4"													
315A	2'-8"	6'-8"	1 3/4"													
315B	2'-8"	7'-0"	1 3/4"													
316	2'-6"	6'-8"	1 3/8"													
318	2'-2"	6'-8"	1 3/8"													



**EXTERIOR DOOR TYPES**



**4 CORNER WINDOW**  
1/4" = 1'-0"



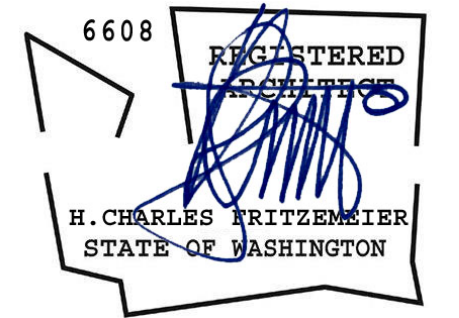
**1 GREAT ROOM WINDOWS**  
1/4" = 1'-0"

**DOOR/WINDOW SCHEDULE NOTES**

- ALL DOORS SHALL HAVE LEVER HARDWARE.
- ALL GLAZING IN DOORS AND WINDOWS SHALL BE TEMPERED/SAFETY GLASS AS REQUIRED BY THE 2015 INTERNATIONAL RESIDENTIAL CODE SECTION 308.4.
- VERIFY ALL WINDOW AND DOOR ROUGH OPENINGS PRIOR TO THEIR ORDER AND FABRICATION. ALL ROUGH OPENINGS SHALL BE VERIFIED WITH DOOR/WINDOW MANUFACTURER ROUGH OPENINGS FOR COMPLIANCE PRIOR TO FRAMING.
- DOOR AND WINDOW SHOP DRAWINGS SHALL BE PROVIDED TO ARCHITECT/DESIGNER FOR REVIEW PRIOR TO ORDERING.
- DOOR AND WINDOW MANUFACTURERS SHALL VERIFY DOOR AND WINDOW UNITS/PRODUCTS COMPLY WITH THE 2015 WASHINGTON STATE ENERGY CODE.

**U-VALUES PROVIDED:**

DOORS:	.20
WINDOWS:	.30
SOLAR GAIN	0.28
VISIBLE TRANSMITTANCE	0.49



**REVISIONS**

NO.	DATE	DESCRIPTION

Pattison  
**Residence**  
 8019 SE 20th St Mercer Island, WA  
**SCHEDULES**  
 PERMIT DRAWINGS

PROJECT NO.

DATE

6/19/23

DRAWING NO

**A6.1**

**DRAFT NOT FOR CONSTRUCTION**