

CODE COMPLIANCE

ALL WORK SHALL COMPLY WITH THE 2021 IRC, 2021 WSEC, 2021 IMC, 2021HFC, 2021 IFC, 2021 UPC, 2021 IPCM, 2022 NEC, 2015 INTERNATIONAL ENERGY CONSERVATION CODE WITH WASHINGTON STATE AMENDMENTS, 2009 ICC A17.1 AND WITH ALL LOCAL CODES AND ORDINANCES.

2. DIMENSIONS

A. DO NOT SCALE DRAWINGS. VERIFY ALL DIMENSIONS PRIOR TO STARTING CONSTRUCTION. NOTIFY THE ARCHITECT OF DISCREPANCIES. IF WORK IS STARTED PRIOR TO NOTIFICATION, THE GENERAL AND SUBCONTRACTOR PROCEED AT THEIR OWN RISK.

B. UNLESS OTHERWISE NOTED, PLAN DIMENSIONS ARE TO FACE OF STUDS OR FACE OF CONCRETE WALLS. FACE OF STONE VENER LIES 6" +/- OUTSIDE THE FACE OF FRAMING. INTERIOR PLAN DIMENSIONS ARE TO FACE OF STUDS UNLESS OTHERWISE NOTED.

C. VERIFY ALL ROUGH-IN DIMENSIONS FOR WINDOWS, DOORS, PLUMBING, ELECTRICAL FIXTURES AND APPLIANCES PRIOR TO COMMITMENT OF WORK. NOTIFY ARCHITECT OF ANY DISCREPANCIES OF DIMENSIONAL TOLERANCES REQUIRED.

3. DOCUMENT REVIEW/VERIFICATION:

CONSULT WITH ARCHITECT REGARDING ANY SUSPECTED ERRORS, OMISSIONS, OR CHANGES ON PLANS BEFORE PROCEEDING WITH THE WORK

4. ROUGH OPENINGS/BACKING:

VERIFY SIZE AND LOCATION, AS WELL AS POSITION. ALL OPENINGS THROUGH FLOORS AND WALLS, FURRING, CURBS, ANCHORS, INSERTS, EQUIPMENT BASES AND ROUGH BUCKS/BACKING FOR SURFACE-MOUNTED ITEMS.

5. FURRING:

PROVIDE FURRING AS REQUIRED TO CONCEAL MECHANICAL, ANODOR ELECTRICAL EQUIPMENT IN FINISHED AREAS. FURRING NOT SHOWN ON PLANS SHALL BE APPROVED BY ARCHITECT PRIOR TO CONSTRUCTION.

6. GRADES: VERIFY ALL GRADES AND THEIR RELATIONSHIP TO THE BUILDING(S).

7. FLOOR LINES: "FLOOR LINE" REFERS TO TOP OF CONCRETE SLAB OR TOP OF WOOD SUBFLOOR.

8. REPETITIVE FEATURES: OFTEN DRAWN ONLY ONCE AND SHALL BE PROVIDED AS IF FULLY DRAWN.

9. DOORS

DOORS NOT DIMENSIONALLY LOCATED SHALL BE 6" FROM STUD FACE TO EDGE OF DOOR, ROUGH OPENING OR CENTERED BETWEEN WALLS AS SHOWN.

10. WOOD MEMBERS IN CONTACT WITH CONCRETE, ANODOR EXPOSED TO WEATHER:

TO BE PRESSURE TREATED, TYPICAL. PROVIDE PRESSURE TREATED SILL PLATE IF FINISH GRADE IS WITHIN 8", TYPICAL.

11. FRAMING:

ALL NEW INTERIOR FRAME PARTITIONS TO BE 2X4 @ 16" O.C. & ALL NEW EXTERIOR FRAME PARTITIONS TO BE 2X6 @ 16" O.C., UNLESS OTHERWISE NOTED. VERIFY W/ STRUCTURAL DRAWINGS.

12. VENTILATION:

VERIFY ALL BATHROOM FANS, LAUNDRY FANS, RANGE HOODS AND DRYERS TO OUTSIDE ATMOSPHERE. BATHROOM/UTILITY ROOM FANS SHALL BE CAPABLE OF 5 AIR CHANGES PER HOUR AND SHALL BE VENTED DIRECTLY TO THE OUTSIDE THROUGH SMOOTH, RIGID, NON-CORROSIVE METAL, 2 1/2" DIA. DUCTWORK. FLEX DUCTING IS NOT ALLOWED.

13. FANS: FANS NOT FANVENT HOODS OVER 400CFM SHALL HAVE A MAKE-UP AIR DEVICE W/ DAMPER STARTING AUTOMATICALLY & RUNNING CONTINUOUSLY WITH THE FAN CAPABLE OF SUPPLYING AN EQUIVALENT AMOUNT OF AIR.

14. FLOWS: FLOWS TO BE LOCATED MINIMUM 2" FROM ALL COMBUSTIBLE MATERIALS.

15. DOWNSPUTS: LOCATE MIN DOWNSPUTS AS SHOWN ON ROOF PLAN, FLOOR PLANS & ELEVATIONS.

16. COLOR DOCUMENTATION:

REFER TO STRUCTURAL, MECHANICAL, ELECTRICAL, ANODOR LANDSCAPE DRAWINGS FOR ADDITIONAL DRAWINGS, NOTES, SCHEDULES, AND SYMBOLS.

17. PROTECTION:

PROTECT ALL EXISTING FINISHES AND SURFACES. ANY DAMAGE WILL BE REPAIRED WITHOUT ADDITIONAL COST TO OWNER.

18. PERMITS:

SEPARATE ELECTRICAL, MECHANICAL, AND PLUMBING PERMITS ARE REQUIRED IN ADDITION TO THE BASIC BUILDING PERMIT

19. ROOFING: PROVIDE NEW ROOFING TO MATCH EXISTING.

20. EXHAUST DUCTS: PROVIDE BACKDRAFT DAMPERS AT ALL EXHAUST DUCTS.

21. PROVIDE COMBUSTION AIR OPENINGS INTO FURNACE ROOM PER UMC 703.

22. APPLIANCES:

CLEARANCES OF UL LISTED APPLIANCES FROM COMBUSTIBLE MATERIALS SHALL BE AS SPECIFIED IN UL LISTING.

23. WATER:

SHOWER SHALL BE EQUIPPED WITH FLOW CONTROL DEVICE TO LIMIT WATER FLOW TO 2.5 GALLONS PER MINUTE.

24. SMOKE DETECTORS: SMOKE & CARBON MONOXIDE DETECTORS THROUGHOUT NEW CONSTRUCTION.

25. NFPA 72 MONITORED FIRE ALARM SYSTEM:

IF A 24-HOUR MONITORED FIRE ALARM SYSTEM IS COMPLIANCE WITH NFPA 72 AND COMI STANDARDS SHALL BE INSTALLED THROUGHOUT THE RESIDENCE, A SEPARATE FIRE PERMIT IS REQUIRED.

26. FIRE BLOCKING:

FIREBLOCKING SHALL BE PROVIDED IN WOOD-FRAMED CONSTRUCTION PER 18C IRC SECTION R302.11: 1) IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, SPECIFICALLY VERTICALLY @ CEILING AND FLOOR LINE; 2) AT ALL HORIZONTAL JUNCTIONS AT INTERVALS NOT EXCEEDING 10 FEET; 3) AT INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES, 3) IN CONCEALED SPACES BETWEEN STRAIN STIRRERS AT T.O. & B.O. RUN, 4) AT OPENINGS AROUND VENTS, PIPES, ETC. AT CEILING AND FLOOR LEVEL.

RELEASE AND ACCEPTANCE OF THESE DOCUMENTS INDICATES COOPERATION AMONG THE OWNER, CONTRACTOR, AND STURMAN ARCHITECTS. ANY ERRORS, OMISSIONS, OR DISCREPANCIES DISCOVERED IN THE USE OF THESE DOCUMENTS SHALL BE REPORTED IMMEDIATELY TO STURMAN ARCHITECTS. FAILURE TO DO SO SHALL RELIEVE STURMAN ARCHITECTS FROM ANY RESPONSIBILITY FOR THE CONSEQUENCES.

ANY DEVIATIONS FROM THESE DOCUMENTS WITHOUT THE CONSENT OF STURMAN ARCHITECTS ARE UNAUTHORIZED. FAILURE TO OBSERVE THESE PROCEDURES SHALL RELIEVE STURMAN ARCHITECTS OF RESPONSIBILITY FOR ALL CONSEQUENCES ARISING FROM SUCH ACTIONS.

PROJECT ADDRESS:	8030 SE 20TH ST MERCER ISLAND, WA 98040
PROPERTY TAX ID NUMBER:	545230-2220
SCOPE OF WORK:	NEW UNCONDITIONED 876 SF OUTDOOR ROOM AND ROOF SYSTEM ON TOP OF THE EXISTING PATIO. NEW 556.6 SF DECK EXPANSION OFF THE EXISTING PATIO, AND NEW 513 SF DRIVEWAY WIDENING.
ZONING:	R-12
CONSTRUCTION TYPE:	TYPE V B
NUMBER OF STORIES:	2 STORY + DAYLIGHT BASEMENT
FIRE PROTECTION:	-
BUILDING HEIGHT:	30 FT ABOVE AVERAGE BUILDING ELEVATION (FLAT ROOF) 35 FT ABOVE AVERAGE BUILDING ELEVATION (SLOPED ROOF)
LOT AREA:	31,241 SF
SETBACKS:	FRONT LINE = 20FT REAR LOT LINE = 25 FT SIDE LOT LINES = 22.01 FT TOTAL (MIN 7.26 FT)
LOT COVERAGE:	40% MAX (12,469.4 SF)

OWNER: HOT PINK TRUST AND LEGMAN
8030 SE 20TH ST
MERCER ISLAND, WA 98040
PHONE:
CONTACT: TIM & GINA ONIELL

ARCHITECT: STURMAN ARCHITECTS, INC.
9 - 103RD AVE NE SUITE 203
BELLEVUE, WA 98004
PHONE: 425.451.7003
CONTACT: BRAD STURMAN

STRUCTURAL: L120 ENGINEERING & DESIGN
13150 91ST PL NE
KIRKLAND, WA 98034
PHONE: 425.636.3313
CONTACT: MANS THURFJELL

GEOTECH: GEOTECH CONSULTANTS, INC.
2041 10TH AVE E
SEATTLE, WA 98102
PHONE: 425.747.5618
CONTACT: MARC MCGINNIS

CIVIL: PATRICK HARRON & ASSOCIATES, LLC
14900 INTERURBAN AVE S, SUITE 279
SEATTLE, WA 98168
PHONE: 206.674.4659
CONTACT: SCHWIN
CHAGSLAPAKUL

SURVEYOR: TERRANCE
11235 SE 6TH ST, SUITE 130
BELLEVUE, WA 98004
PHONE: 425.458.4488
CONTACT: JACOB MILLER

ARBORIST: ARBOR INFO LLC
2406 N CASTLE WAY
BRIER, WA 98038
PHONE: 206.300.9711
CONTACT: TOM HANSON

GROSS LOT AREA IS 31,241 SF						
LOT COVERAGE	MAIN STRUCT. & ROOF S.F.	COVERED TERRACE	DRIVES/ PARKING	TOTAL LOT COVERAGE	% LOT COVERAGE	
EXISTING LOT COVERAGE	4,676.1 SF	340.5 SF	2,657.8 SF	7,674.4 SF	24.6 %	
	5,552.1 SF	340.5 SF	3,170.8 SF	9,063.4 SF	29.0 %	
CHANGE	+ 876.0 SF	0 SF	+ 513.0 SF	+ 1,389.0 SF	+ 4.4 %	
% ALLOWED LOT COVERAGE				12,496.4 SF ALLOWABLE	40 %	

HARDSCAPE	ENTRY PATIO	REAR DECK/PATIOS	POOL	STAIRS	RETAINING WALLS/ROCKERIES	TOTAL HARDSCAPE	% HARDSCAPE
EXISTING HARDSCAPE	389.4 SF	2,456.2 SF	765.4 SF	75.0 SF	805.1 SF	4,491.1 SF	14.4 %
PROPOSED HARDSCAPE	389.4 SF	3,413.1 SF	765.4 SF	10.5 SF	817.8 SF	5,396.2 SF	17.3 %
CHANGE	0 SF	+ 956.9 SF	0 SF	- 64.5 SF	+ 12.7 SF	+ 905.1 SF	+ 2.9 %
HARDSCAPE FROM LEFTOVER LOT COVERAGE						3,433 SF	+ 10.9 %
ALLOWED HARDSCAPE						6,244.7 SF ALLOWABLE	19.9 %

HIGHEST EL: +780.7'
LOWEST EL: +716.1'
ELEVATION DIFFERENCE= 64.6'

64.6' DIVIDED BY 434.8' (HORIZ. DIST. BTWN. HIGHEST & LOWEST ELEV.) = 148

LOT SLOPE IS 14.8%,
WHICH IS LESS THAN 15%. THUS LOT COVERAGE ALLOWED IS 40%.

EXISTING CEILING, WALL OR FLOOR CAVITIES EXPOSED DURING CONSTRUCTION PROVIDED THAT THESE CAVITIES ARE FILLED WITH INSULATION WHILE MAINTAINING CODE REQUIRED VENTILATION CLEARANCES. 2X4 FRAMED WALLS SHALL BE INSULATED TO A MINIMUM OF R-15 AND 2X6 FRAMED WALLS SHALL BE INSULATED TO A MINIMUM OF R-21.

- A1.0 GENERAL NOTES AND SITE PLAN
- A1.1 EXCAVATION PLAN
- A1.2 TREE REPLACEMENT PLAN
- A1.3 CONSTRUCTION MANAGEMENT PLAN

SURVEY

- C1.0 COVER SHEET AND SITE PLAN
- C2.0 TESC PLAN
- C2.1 TESC DETAILS
- C3.0 GRADING AND STORMWATER PLAN
- C3.1 STORM DETAILS

- A2.0 DRIVEWAY PLAN
- A2.1 BACKYARD PLAN
- A2.3 ROOF PLAN AND
ROOF VENT CALCULATIONS
- A3.0 ELEVATIONS
- A3.1 ELEVATIONS
- A4.0 BUILDING SECTIONS
- A4.1 BUILDING SECTIONS
- A4.3 BUILDING SECTIONS
- A6.0 DETAILS
- A6.1 DETAILS

- S-0 COVER SHEET
- S-1 STRUCTURAL GENERAL NOTES
- S-2 FOUNDATION PLAN
- S-2.1 FOUNDATION PLAN
- S-3 FIRST FLOOR FRAMING PLAN
- S-4 FIRST FLOOR WALL FRAMING AND SHEAR WALL PLAN
- S-5 ROOF FRAMING PLAN
- SD-1 STRUCTURAL DETAILS
- SD-2 STRUCTURAL DETAILS
- SD-3 STRUCTURAL DETAILS
- SD-4 STRUCTURAL DETAILS
- SD-5 STRUCTURAL DETAILS

LOT SIZE	= 31,241 SF
GFA THRESHOLD	= 10,000 SF OR 40% (12,456 SF) WHICHEVER IS LESS
EXISTING RESIDENCE GFA:	
LOWER FLOOR	= 2,847.8 SF
MAIN FLOOR	= 2,934.8 SF
UPPER FLOOR	= 1,231.2 SF
GARAGE	= 543.8 SF
<u>TOTAL EXISTING:</u>	= 7,547.4 SF
EXISTING GFA IS 7,547.4 SF OR 24.2%	
PROPOSED RESIDENCE GFA:	
LOWER FLOOR	= 2,847.8 SF
MAIN FLOOR	= 2,934.8 SF
UPPER FLOOR	= 1,231.2 SF
GARAGE	= 543.8 SF
STORAGE	= 104 SF
<u>TOTAL PROPOSED:</u>	= 7,651.4 SF
PROPOSED GFA IS 7,651.4 SF OR 24.6%	

NO NEW CONDITIONED SPACE

NO CREDITS NEEDED

AVERAGE BUILDING ELEVATION			
	Wall Length	Elevation Pt.	Wall Length X Elev. Pt.
A	24.20	62.80	1519.76
B	22.50	57.80	1300.50
C	29.60	57.80	1710.88
D	18.70	57.70	1078.99
E	5.50	63.10	347.05
F	3.10	63.40	196.54
	103.60	362.60	6153.72
6153.72	59.40	Average Building Elevation	
103.60			

SCALE: 1" = 20'-0"

SITE PLAN

STURMAN
ARCHITECTS

TEL: 425.451.7003
9 - 03rd Ave NE Suite 203
Bellevue, WA 98004

5562

REGISTERED
ARCHITECT

BRADLEY J. STURMAN
STATE OF WASHINGTON

www.sturmanarchitects.com
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O'NIELL RESIDENCE
88030 SE 20TH ST
MERCER ISLAND, WA 98040

REVISIONS:

1
2
3
4
5
6

PLOT DATE: 4/14/2025

DRAWN BY: JM

CHECKED BY: BJS

A1.0

SCALE: IF SHEET IS LESS THAN 24" x 36", IT IS A REDUCED PRINT, REDUCE SCALE ACCORDINGLY

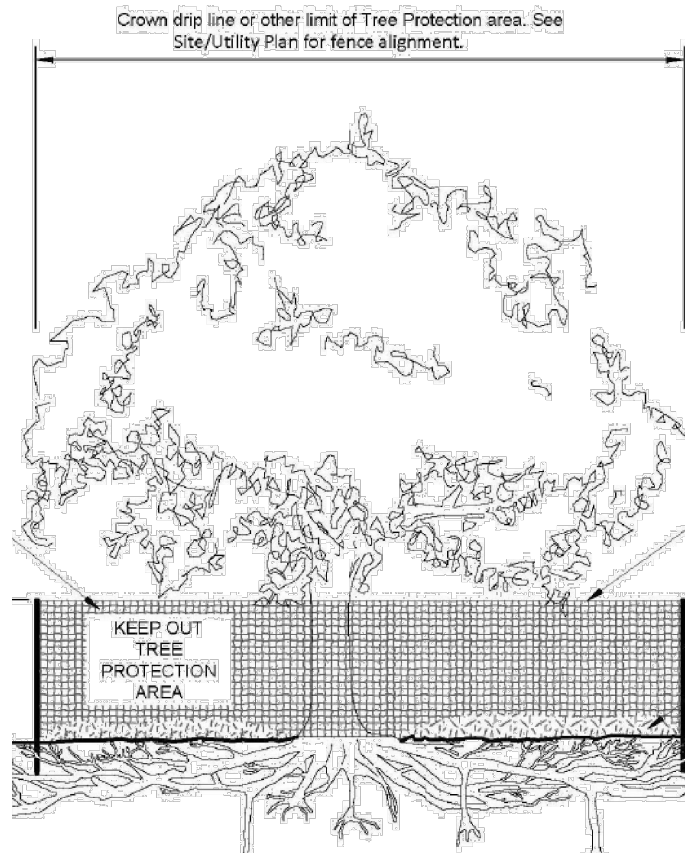
TREE PROTECTION AREA (TPZ)

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



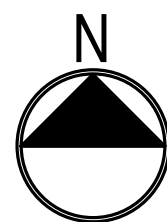
- Notes
1. No pruning shall be performed unless under the direction of the Project Arborist. Including limbing trees up.
 2. No grading, excavation, storage (materials, equipment, vehicles, etc.), or other unpermitted activity shall occur inside the protective fencing.
 3. Penalties for damaging by root 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.
 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

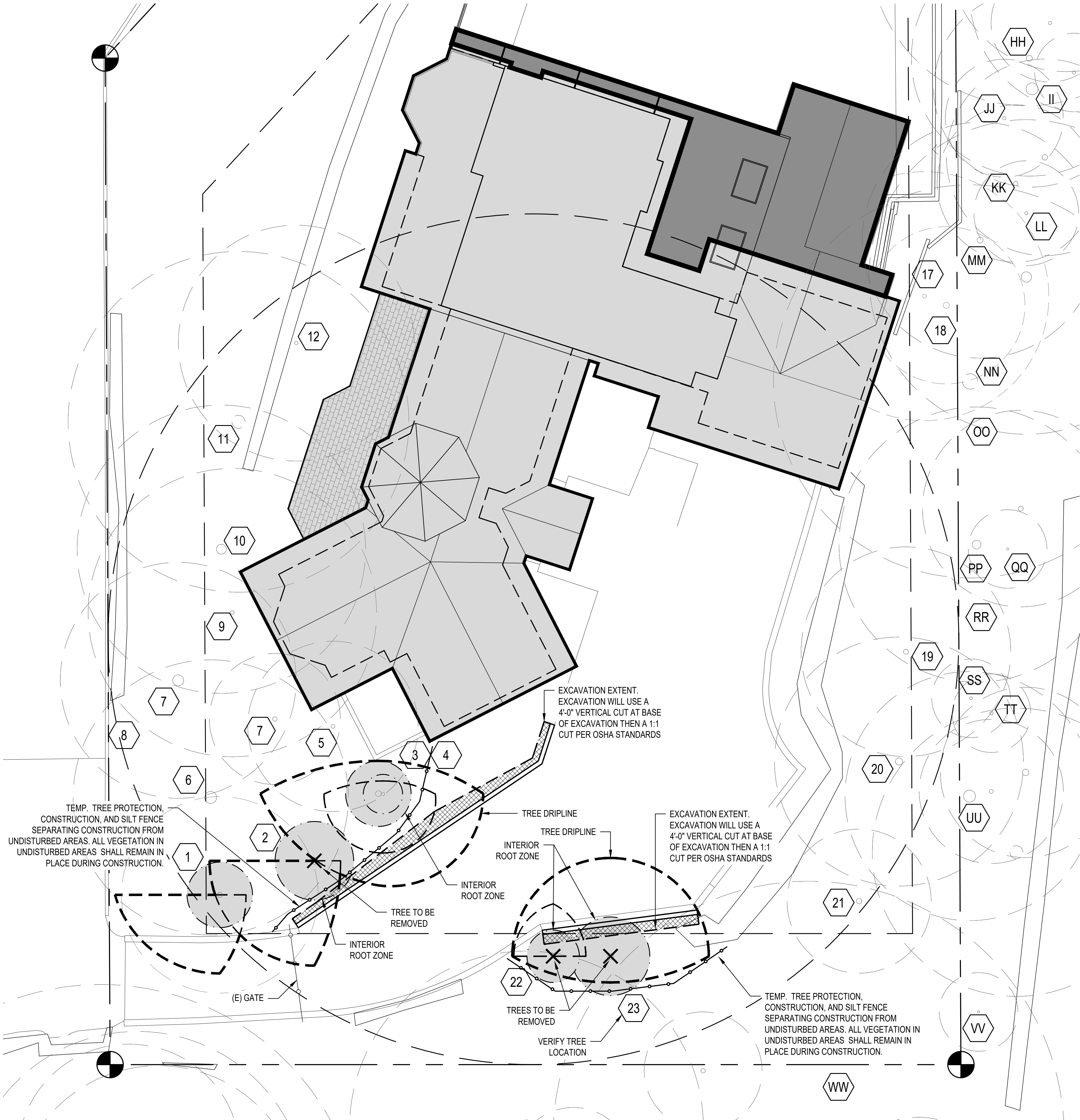
Maintain existing grade with the tree protection fence unless otherwise indication on the plans

Any Work in the protected area must be with the permission of the City Arborist john.kenney@mercergov.org



DRIVEWAY EXCAVATION PLAN

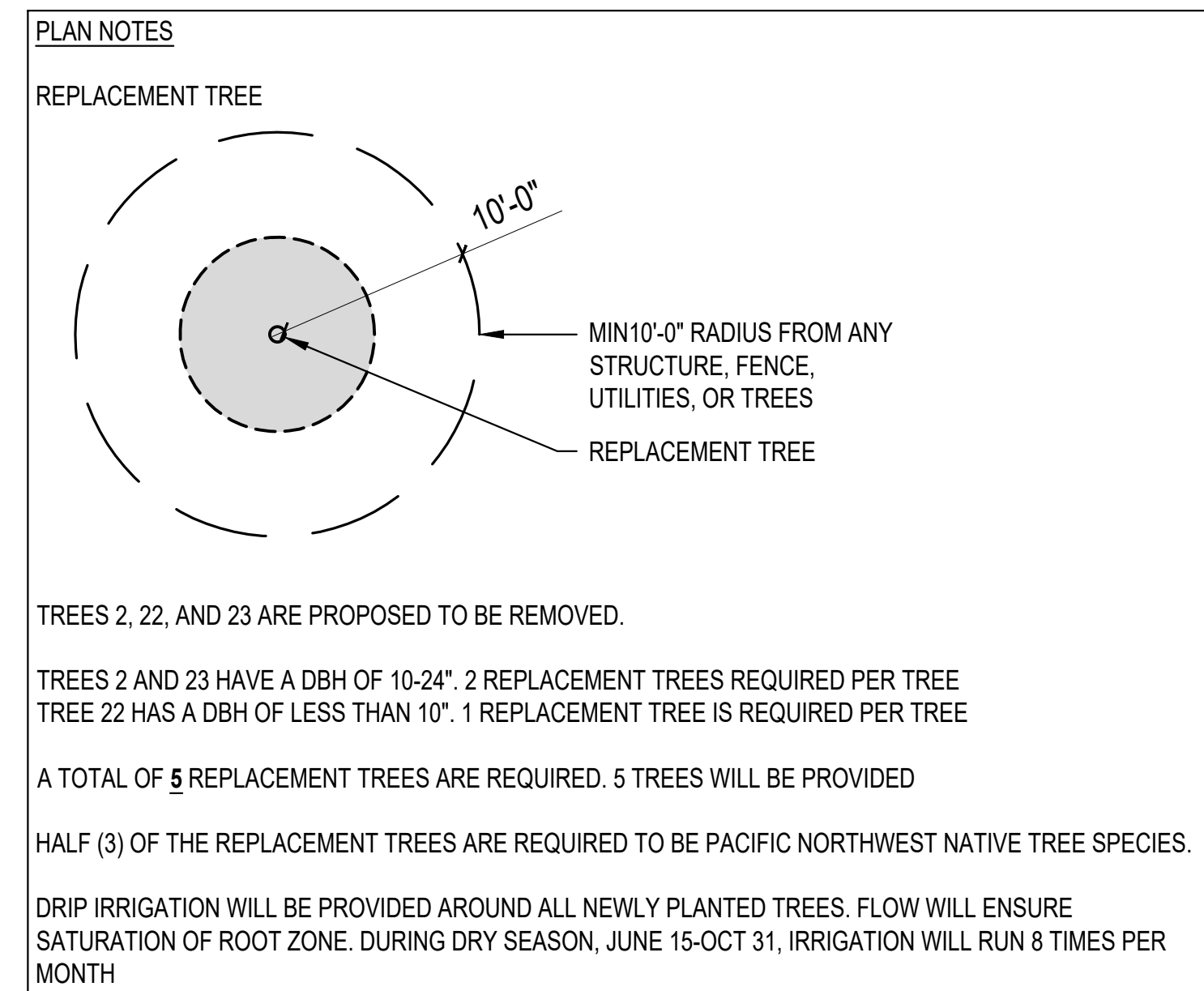
SCALE: 1/8" = 1'-0"



SCALE: IF SHEET IS LESS THAN 24" x 36" IT IS A REDUCED PRINT, REDUCE SCALE ACCORDINGLY

PERMIT SUBMITTAL

4/14/2025



TREE REPLACEMENT PLAN

SCALE: 1" = 20'-0"

SCALE: IF SHEET IS LESS THAN 24" x 36", IT IS A REDUCED PRINT, REDUCE SCALE ACCORDINGLY

PERMIT SUBMITTAL

4/14/2025

1



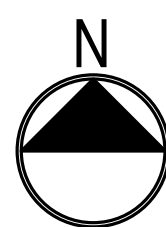
NOT DATE: 4/14/2025

DRAWN BY:

HECKED BY: BJS

EET

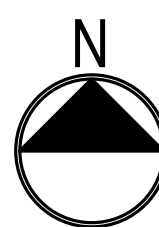
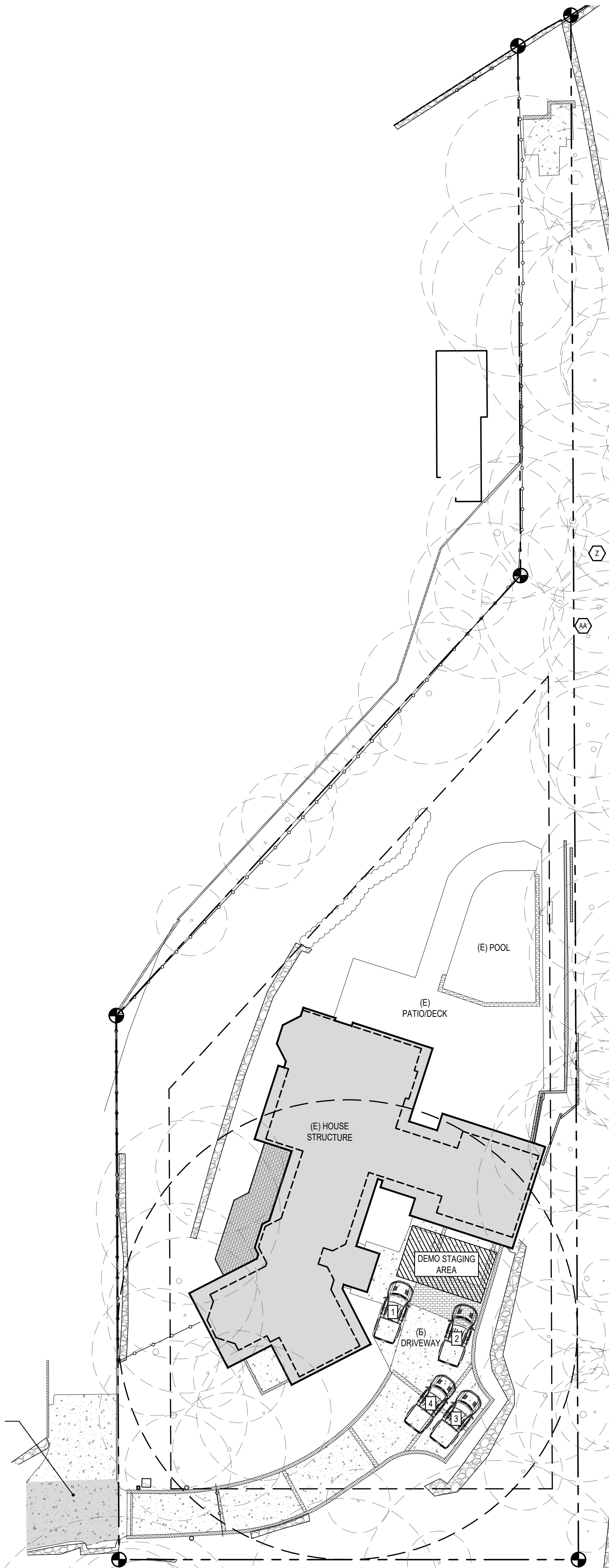
A1.2



DEMOLITION STAGING PLAN

SCALE: 1" = 20'-0"

PORTION OF
NEIGHBOR'S DRIVEWAY
TO BE KEPT CLEAR
AND CLEAN

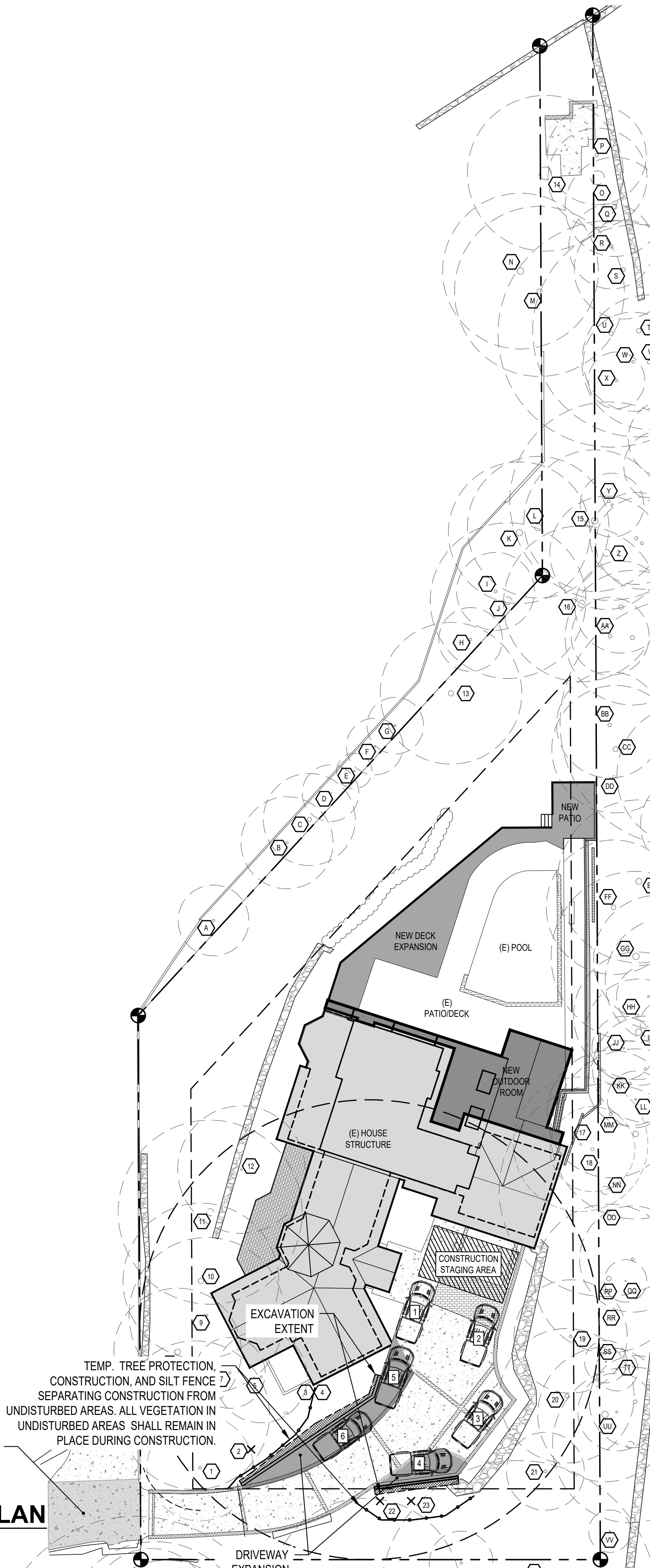


CONSTRUCTION STAGING PLAN

SCALE: 1" = 20'-0"

PORTION OF
NEIGHBOR'S DRIVEWAY
TO BE KEPT CLEAR
AND CLEAN

TEMP. TREE PROTECTION,
CONSTRUCTION, AND SILT FENCE
SEPARATING CONSTRUCTION FROM
UNDISTURBED AREAS. ALL VEGETATION IN
UNDISTURBED AREAS SHALL REMAIN IN
PLACE DURING CONSTRUCTION.



SCALE: IF SHEET IS LESS THAN 24" x 36", IT IS
A REDUCED PRINT, REDUCE SCALE ACCORDINGLY
PERMIT SUBMITTAL 4/14/2025

REVISIONS:

PLOT DATE: 4/14/2025

DRAWN BY: JM

CHECKED BY: BJS

SHEET

A1.3

ONIELL RESIDENCE

8030 SE 20TH ST
MERCER ISLAND, WA 98040

CONST. MGMT. PLANS

STURMAN
ARCHITECTS
9-103rd Ave NE Suite 203
Bellevue, WA 98004
TEL 425-451-7003

REGISTERED
ARCHITECT
BRADLEY J. STURMAN
STATE OF WASHINGTON
5592

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LEGAL DESCRIPTION

PER STATUTORY WARRANTY DEED RECORDING #20220819000324

THAT PORTION OF UNPLATTED TRACT "A" AS SHOWN ON THE PLAT OF MERCER BEACH PARK, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 46 OF PLATS, PAGE 7, IN KING COUNTY, WASHINGTON, LYING EASTERLY AND SOUTHERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF TRACT "A" WITH A LINE 20 FEET EAST OF AND PARALLEL TO THE EAST LINE OF TRACT "B" OF SAID MERCER BEACH PARK;
THENCE NORTH 0°17'00" WEST ALONG SAID LINE 20 FEET EAST OF AND PARALLEL TO THE EAST LINE OF SAID TRACT "B", A DISTANCE OF 153.59 FEET;
THENCE NORTH 42°36'06" EAST 168.73 FEET TO A POINT ON A LINE PARALLEL TO AND 15 FEET WESTERLY OF EAST LINE OF SAID TRACT "A";
THENCE NORTH 0°17'00" WEST PARALLEL TO THE EAST LINE OF SAID TRACT "A" TO THE LINE OF ORDINARY HIGH WATER OF LAKE WASHINGTON;

TOGETHER WITH SECOND CLASS SHORELANDS ADJOINING AND LYING EASTERLY OF EXTENSION OF THE ABOVE DESCRIBED LINE;

TOGETHER WITH AN EASEMENT OVER, ALONG AND ACROSS THE FOLLOWING DESCRIBED PROPERTY FOR INGRESS AND EGRESS TO AND FROM THE ABOVE DESCRIBED PROPERTY;

THE PORTION OF THE UNPLATTED TRACT "A" AS SHOWN ON THE PLAT OF MERCER BEACH PARK, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 46 OF PLATS, PAGE 7, IN KING COUNTY, WASHINGTON, LYING WESTERLY AND SOUTHERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF SAID TRACT A WITH A LINE 20 FEET EAST OF AND PARALLEL TO THE EAST LINE OF SAID TACT "B" OF MERCER BEACH PARK;
THENCE NORTH 0°17'00" WEST 34.42 FEET;
THENCE SOUTH 89°43'00" WEST 20 FEET TO THE SOUTHEAST CORNER OF SAID TRACT "B".

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

BASIS OF BEARINGS

ACCEPTED THE BEARING OF N 00°03'00" W BETWEEN MONUMENTS FOUND ALONG THE CENTERLINE OF 80TH AVE SE, PER REFERENCE NO. 1.

REFERENCES

- R1. MERCER BEACH PARK, VOL. 46 OF PLATS, PG. 7, RECORDS OF KING COUNTY, WASHINGTON.
R2. RECORD OF SURVEY, VOL. 37, PG. 162, RECORDS OF KING COUNTY, WASHINGTON.

VERTICAL DATUM

NAVD 88 PER GPS OBSERVATIONS

SITE TEMP. BENCHMARK
DESCRIPTION: PK NAIL W/ RED WASHER
LOCATION: 11.6°N AND 54.9°W FROM SW PROP COR
ELEVATION: 29.91'

SURVEYOR'S NOTES

1. THE TOPOGRAPHIC SURVEY SHOWN HEREON WAS PERFORMED IN SEPTEMBER OF 2024 THE FIELD DATA WAS COLLECTED AND RECORDED ON MAGNETIC MEDIA THROUGH AN ELECTRONIC THEODOLITE. THE DATA FILE IS ARCHIVED ON DISC OR CD. WRITTEN FIELD NOTES MAY NOT EXIST. CONTOURS ARE SHOWN FOR CONVENIENCE ONLY. DESIGN SHOULD RELY ON SPOT ELEVATIONS.
2. ALL MONUMENTS SHOWN HEREON WERE LOCATED DURING THE COURSE OF THIS SURVEY UNLESS OTHERWISE NOTED.
3. THE TYPES AND LOCATIONS OF ANY UTILITIES SHOWN ON THIS DRAWING ARE BASED ON INFORMATION PROVIDED TO US, BY OTHERS OR GENERAL INFORMATION READILY AVAILABLE IN THE PUBLIC DOMAIN INCLUDING, AS APPLICABLE, IDENTIFYING MARKINGS PLACED BY UTILITY LOCATE SERVICES AND OBSERVED BY TERRANE IN THE FIELD. AS SUCH, THE UTILITY INFORMATION SHOWN ON THESE DRAWINGS ARE FOR INFORMATIONAL PURPOSES ONLY AND SHOULD NOT BE RELIED ON FOR DESIGN OR CONSTRUCTION PURPOSES; TERRANE IS NOT RESPONSIBLE OR LIABLE FOR THE ACCURACY OR COMPLETENESS OF THIS UTILITY INFORMATION. FOR THE ACCURATE LOCATION AND TYPE OF UTILITIES NECESSARY FOR DESIGN AND CONSTRUCTION, PLEASE CONTACT THE SITE OWNER AND THE LOCAL UTILITY LOCATE SERVICE (800-424-5555).
4. SUBJECT PROPERTY TAX PARCEL NO. 5452302220
5. SUBJECT PROPERTY AREA PER THIS SURVEY IS 31,241 ±S.F. (0.72 ACRES)
6. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. EASEMENTS AND OTHER ENCUMBRANCES MAY EXIST THAT ARE NOT SHOWN HEREON.
7. EXISTING STRUCTURE(S) LOCATION AND DIMENSIONS ARE MEASURED FROM THE FACE OF THE SIDING UNLESS OTHERWISE NOTED.
8. FIELD DATA FOR THIS SURVEY WAS OBTAINED BY DIRECT FIELD MEASUREMENTS WITH A CALIBRATED ELECTRONIC 3-SECOND TOTAL STATION AND/OR SURVEY GRADE GPS OBSERVATIONS. ALL ANGULAR AND LINEAR RELATIONSHIPS ARE ACCURATE AND MEET THE STANDARDS SET BY WAC 332-130-090.

VICINITY MAP

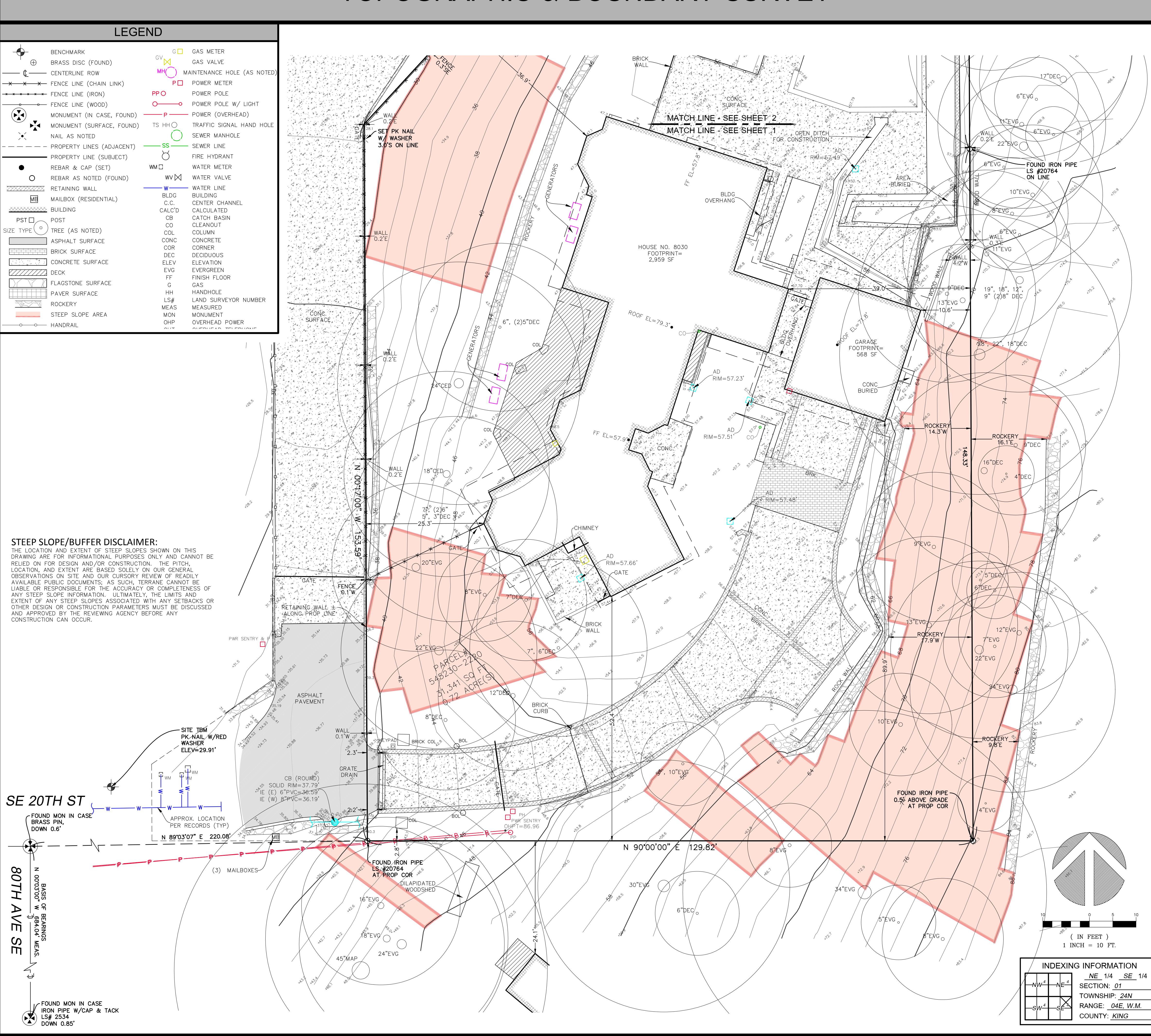
N.T.S.

SITE

LEGEND

	BENCHMARK		GAS METER
	BRASS DISC (FOUND)		GAS VALVE
	CENTERLINE ROW		MAINTENANCE HOLE (AS NOTED)
	FENCE LINE (CHAIN LINK)		POWER METER
	FENCE LINE (IRON)		POWER POLE
	FENCE LINE (WOOD)		POWER POLE W/ LIGHT
	MONUMENT (IN CASE, FOUND)		POWER (OVERHEAD)
	MONUMENT (SURFACE, FOUND)		TRAFFIC SIGNAL HAND HOLE
	NAIL AS NOTED		SEWER MANHOLE
	PROPERTY LINE (ADJACENT)		SEWER LINE
	PROPERTY LINE (SUBJECT)		FIRE HYDRANT
	REBAR & CAP (SET)		WATER METER
	REBAR AS NOTED (FOUND)		WATER VALVE
	RETAINING WALL		WATER LINE
	MAILBOX (RESIDENTIAL)		BUILDING CENTER CHANNEL
	BUILDING		CALCULATED CATCH BASIN
	POST		CLEANOUT
	TREE (AS NOTED)		COLUMN
	ASPHALT SURFACE		CONCRETE CORNER
	BRICK SURFACE		DECIDUOUS
	CONCRETE SURFACE		ELEVATION
	DECK		EVERGREEN
	FLAGSTONE SURFACE		FINISH FLOOR
	PAVER SURFACE		GAS
	ROCKERY		HANDHOLE
	STEEP SLOPE AREA		LAND SURVEYOR NUMBER
	HANDRAIL		MEASURED
			MONUMENT
			OVERHEAD POWER

TOPOGRAPHIC & BOUNDARY SURVEY



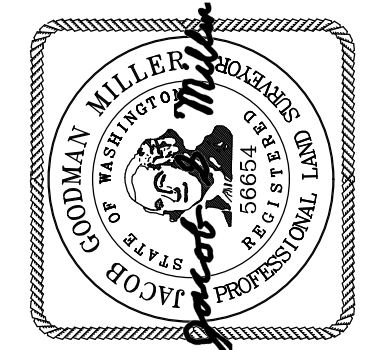
We are the measure | terrane.net

TOPOGRAPHIC & BOUNDARY SURVEY

PARCEL NO. 5452302220

O'NEILL RESIDENCE

8030 SE 20TH ST
MERCER ISLAND, WA 98040



TERRANE

11235 SE 6th St, Suite 130
Bellevue, WA 98004
p: 425-458-4488 | e: info@terrane.net

JOB NUMBER: 8196
DATE: 09/27/24
DRAFTED BY: TLR/LSA
CHECKED BY: JGM
SCALE: 1" = 10'

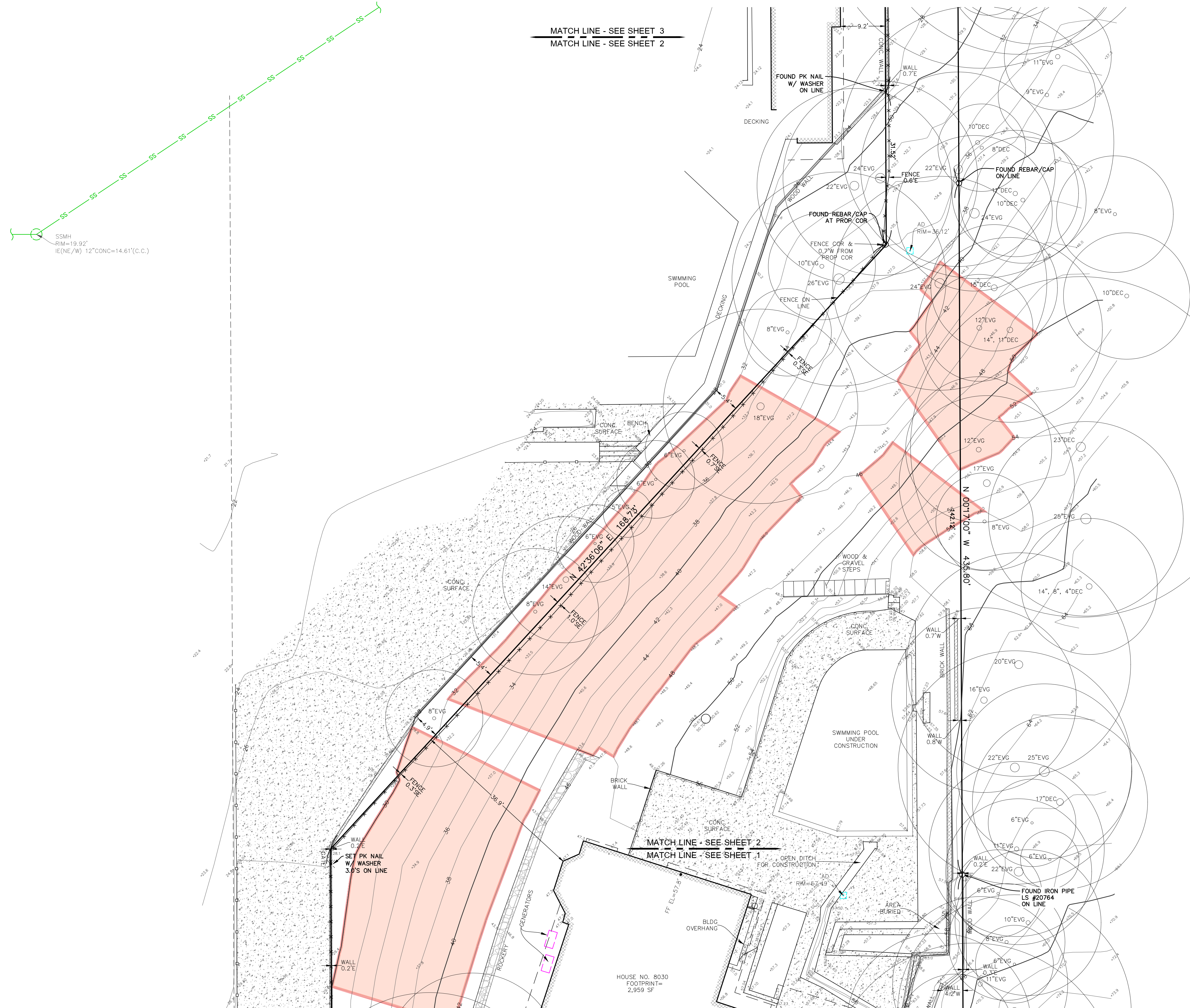
REVISION HISTORY

NO.	DESCRIPTION	DATE

SHEET NUMBER

1 OF 3

TOPOGRAPHIC & BOUNDARY SURVEY



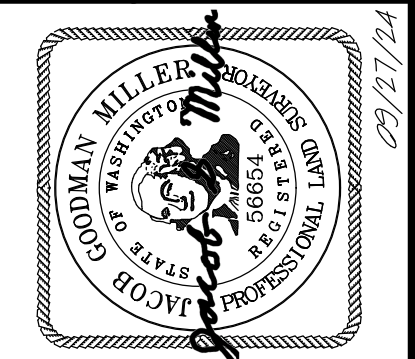
INDEXING INFORMATION	
NW⁴ NE⁴ SW⁴ SE⁴	<u>NE 1/4</u> <u>SE 1/4</u> SECTION: <u>01</u> TOWNSHIP: <u>24N</u> RANGE: <u>04E, W.M.</u> COUNTY: <u>KING</u>

We are the measure | **terrane.net**

TOPOGRAPHIC & BOUNDARY SURVEY
PARCEL NO. 5452302220

O'NEILL RESIDENCE

8030 SE 20TH ST
MERCER ISLAND, WA 98040MERCER ISLAND, WA 98040

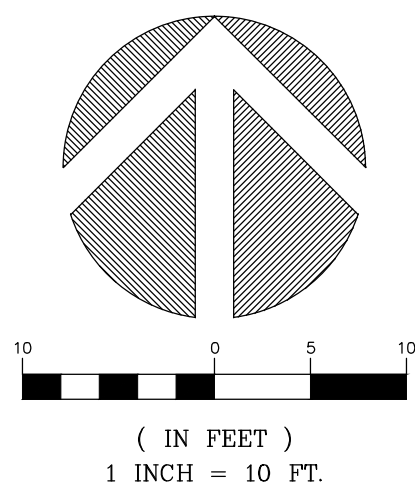


TERRANE

11235 SE 6th St, Suite 130
Bellevue, WA 98004
p: 425-458-4488 | e: info@terrane.net

STEEP SLOPE/BUFFER DISCLAIMER:

THE LOCATION AND EXTENT OF STEEP SLOPES SHOWN ON THIS DRAWING ARE FOR INFORMATIONAL PURPOSES ONLY AND CANNOT BE RELIED ON FOR DESIGN AND/OR CONSTRUCTION. THE PITCH, LOCATION, AND EXTENT ARE BASED SOLELY ON OUR GENERAL OBSERVATIONS ON SITE AND OUR CURSORY REVIEW OF READILY AVAILABLE PUBLIC DOCUMENTS; AS SUCH, TERRAIN CANNOT BE LIABLE OR RESPONSIBLE FOR ANY ERRORS OR OMISSIONS THAT MAY BE PRESENT ON THIS DRAWING. ULTIMATELY, THE LIMITS AND EXTENT OF ANY STEEP SLOPES ASSOCIATED WITH ANY SETBACKS OR OTHER DESIGN OR CONSTRUCTION PARAMETERS MUST BE DISCUSSED AND APPROVED BY THE REVIEWING AGENCY BEFORE ANY CONSTRUCTION CAN OCCUR.

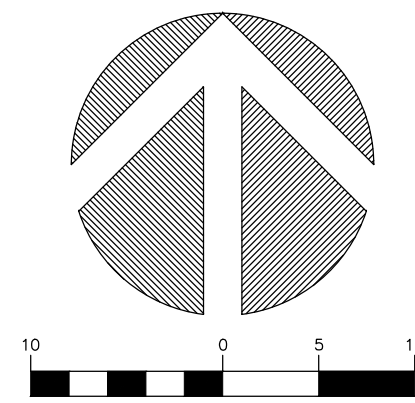


JOB NUMBER:	8196
DATE:	09/27/24
DRAFTED BY:	TLR/LSA
CHECKED BY:	JGM
SCALE:	1"= 10'
REVISION HISTORY	
SHEET NUMBER	
2 OF 3	

TOPOGRAPHIC & BOUNDARY SURVEY

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(IN FEET)
1 INCH = 10 FT.

INDEXING INFORMATION

NW ⁴	NE ⁴
SW ⁴	SE ⁴

NE 1/4 SE 1/4

SECTION: 01

TOWNSHIP: 24N

RANGE: 04E, W.M.

COUNTY: KING

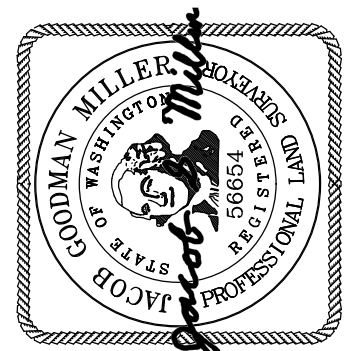
We are the measure | **terrane.net**

TOPOGRAPHIC & BOUNDARY SURVEY

PARCEL NO. 5452302220

O'NEILL RESIDENCE

8030 SE 20TH ST
MERCER ISLAND, WA 98040



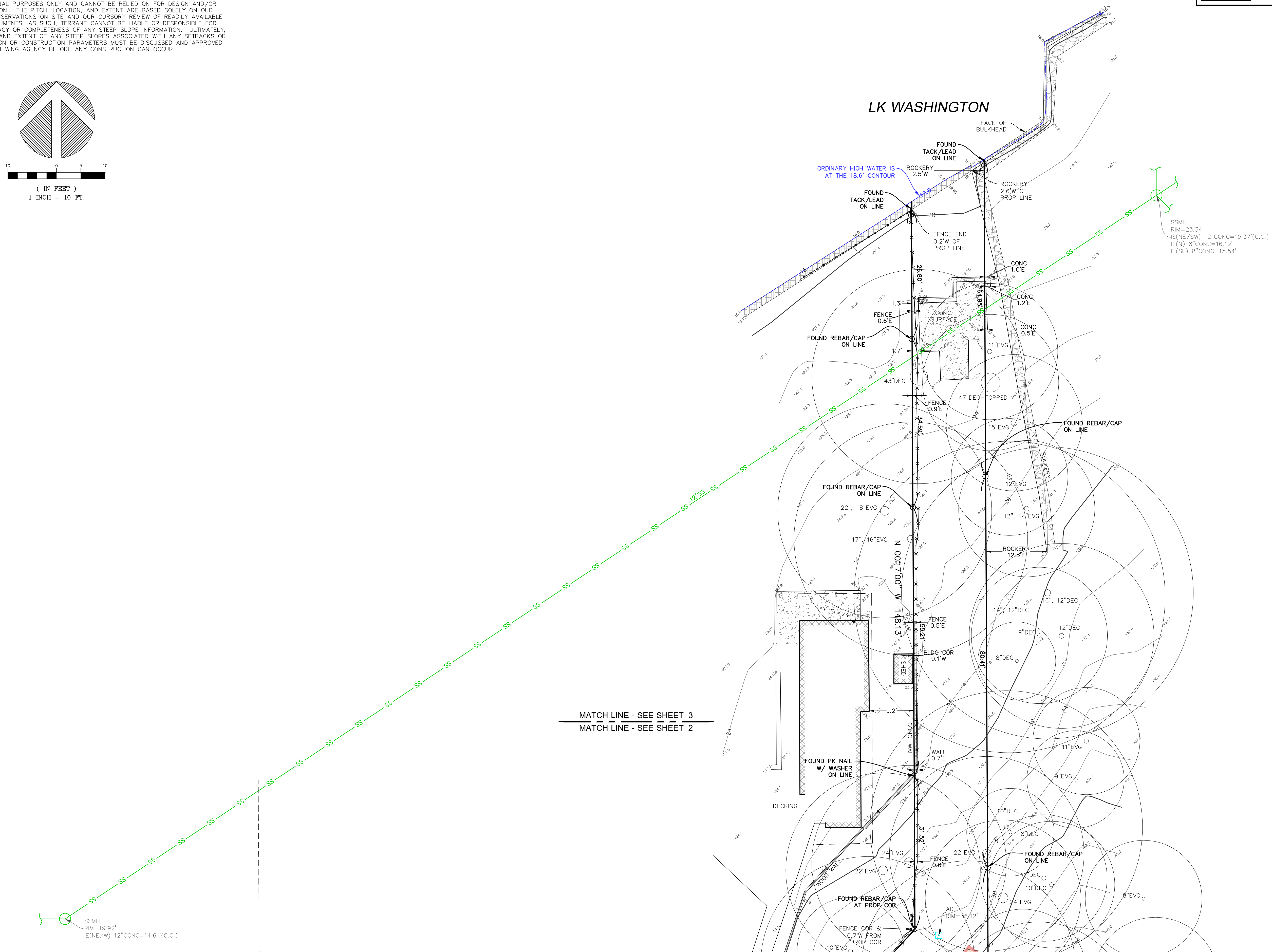
TERRANE

11235 SE 6th St, Suite 130
Bellevue, WA 98004
p: 425-458-4488 | e: info@terrane.net

JOB NUMBER:	8196
DATE:	09/27/24
DRAFTED BY:	TLR/LSA
CHECKED BY:	JGM
SCALE:	1"= 10'

REVISION HISTORY	

SHEET NUMBER
3 OF 3



NE 1/4 SE 1/4, SEC 01, T 24N, R 04 , W. M.

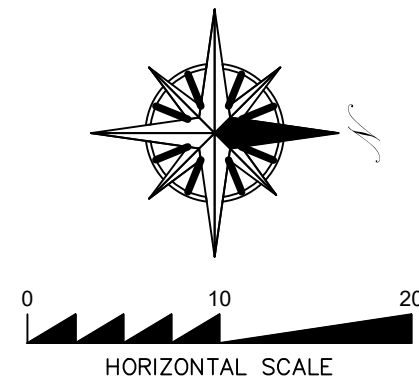
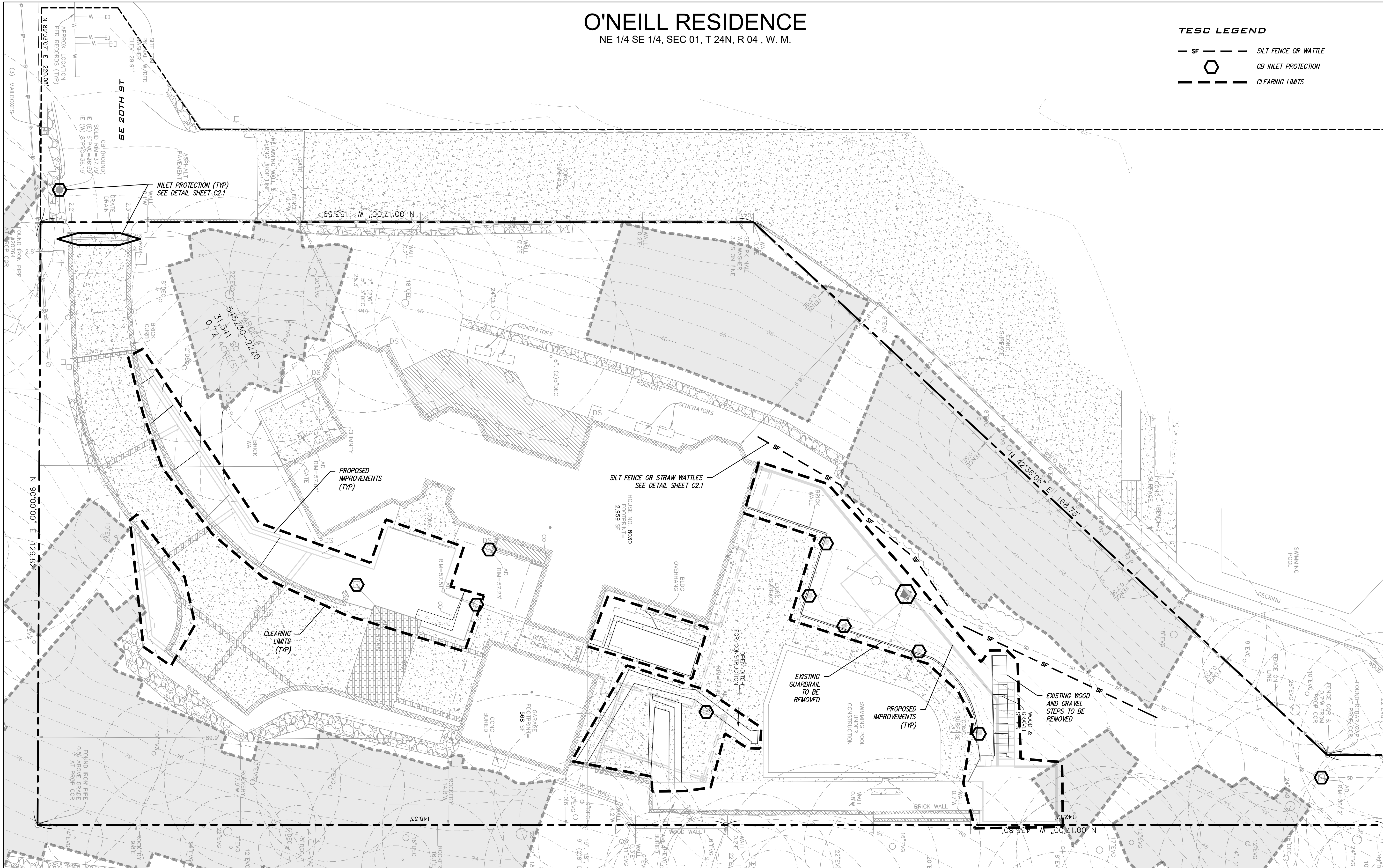
NE 1/4 SE 1/4, SEC 01, T 24N, R 04 , W. M.

TESC LEGEND

— SF — — — SILT FENCE OR WATTLE

 CB INLET PROTECTION

— — — — — CLEARING LIMITS



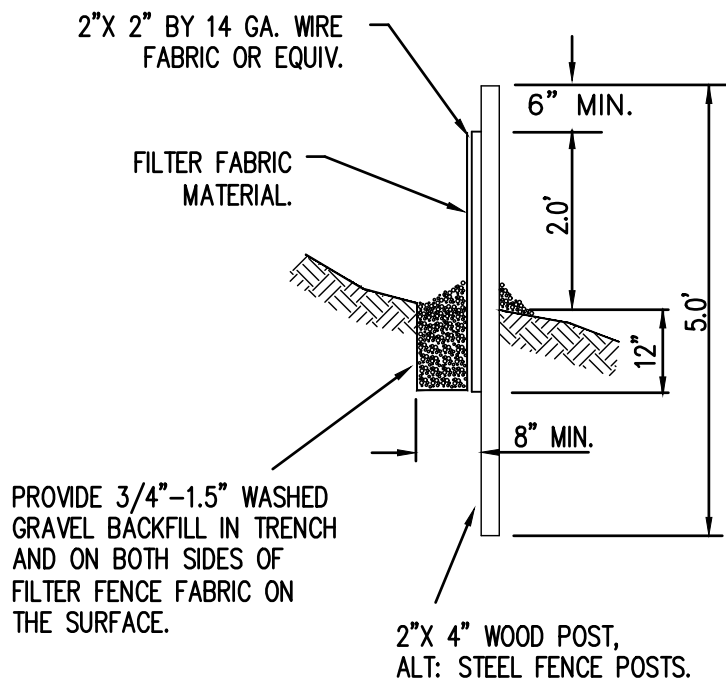
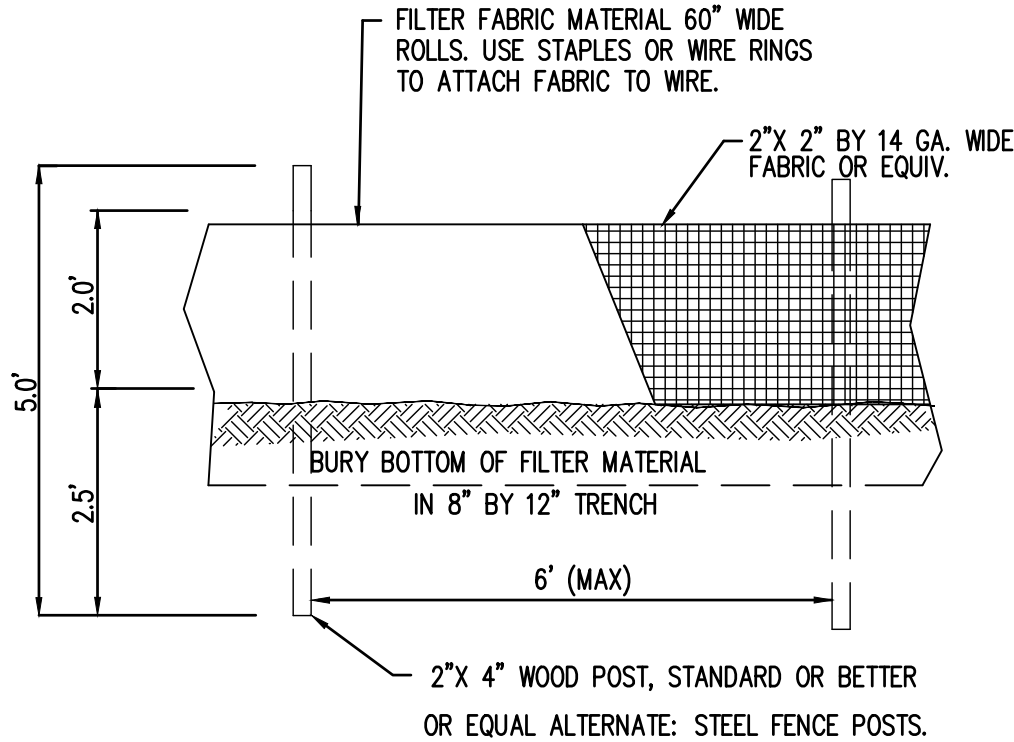
**CALL 48 HOURS
BEFORE YOU DIG
811**

THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION BY CALLING THE UNDERGROUND LOCATE LINE AT 1-800-424-5555 OR 811 (CELL) A MINIMUM OF 48 HOURS PRIOR TO ANY EXCAVATION.

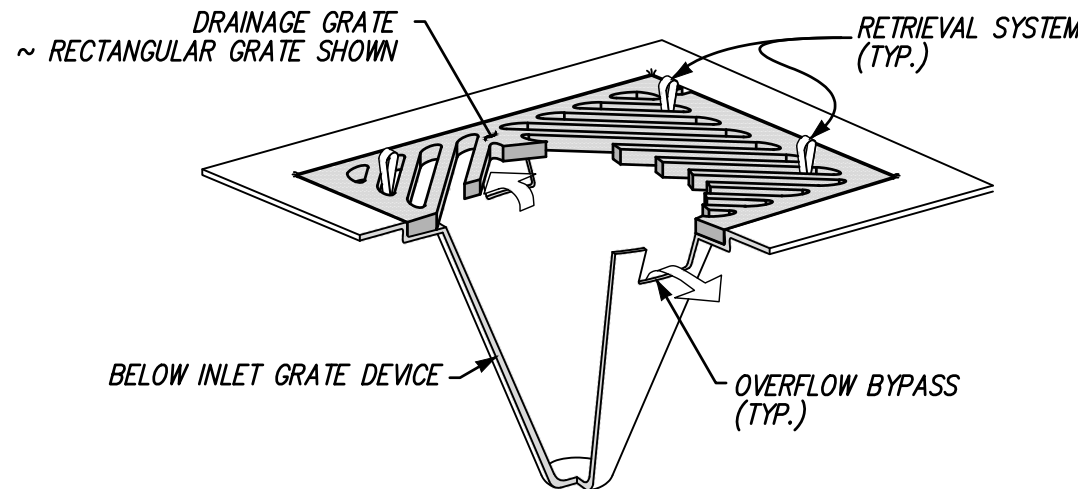
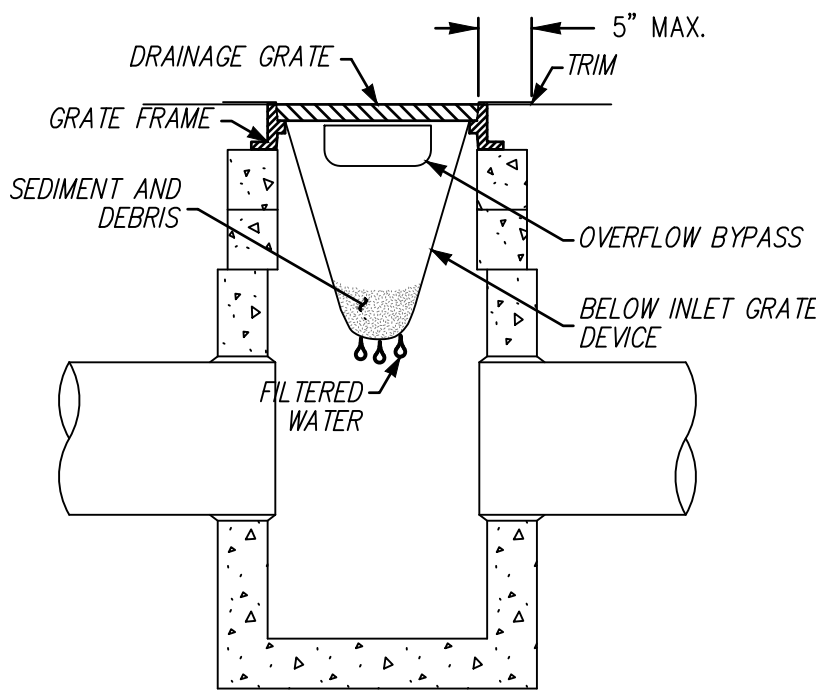
CITY OF MERCER ISLAND		TESC PLAN		 2/6/25		R#		DATE	DESCRIPTION	BY
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Feb 06, 2025 1:27:57PM -- User Sheri Stark
P:\2024\24020_O'Neill Residence -- Mercer Island\Drawing\Working\SheetSet\24020_C2.1_TESC DETAILS.dwg

O'NEILL RESIDENCE
NE 1/4 SE 1/4, SEC 01, T 24N, R 04 , W. M.



SILT FENCE DETAIL
NTS



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 WSDOT STANDARD SPECIFICATION 8-01.3(15).

INLET PROTECTION INSERT
NTS

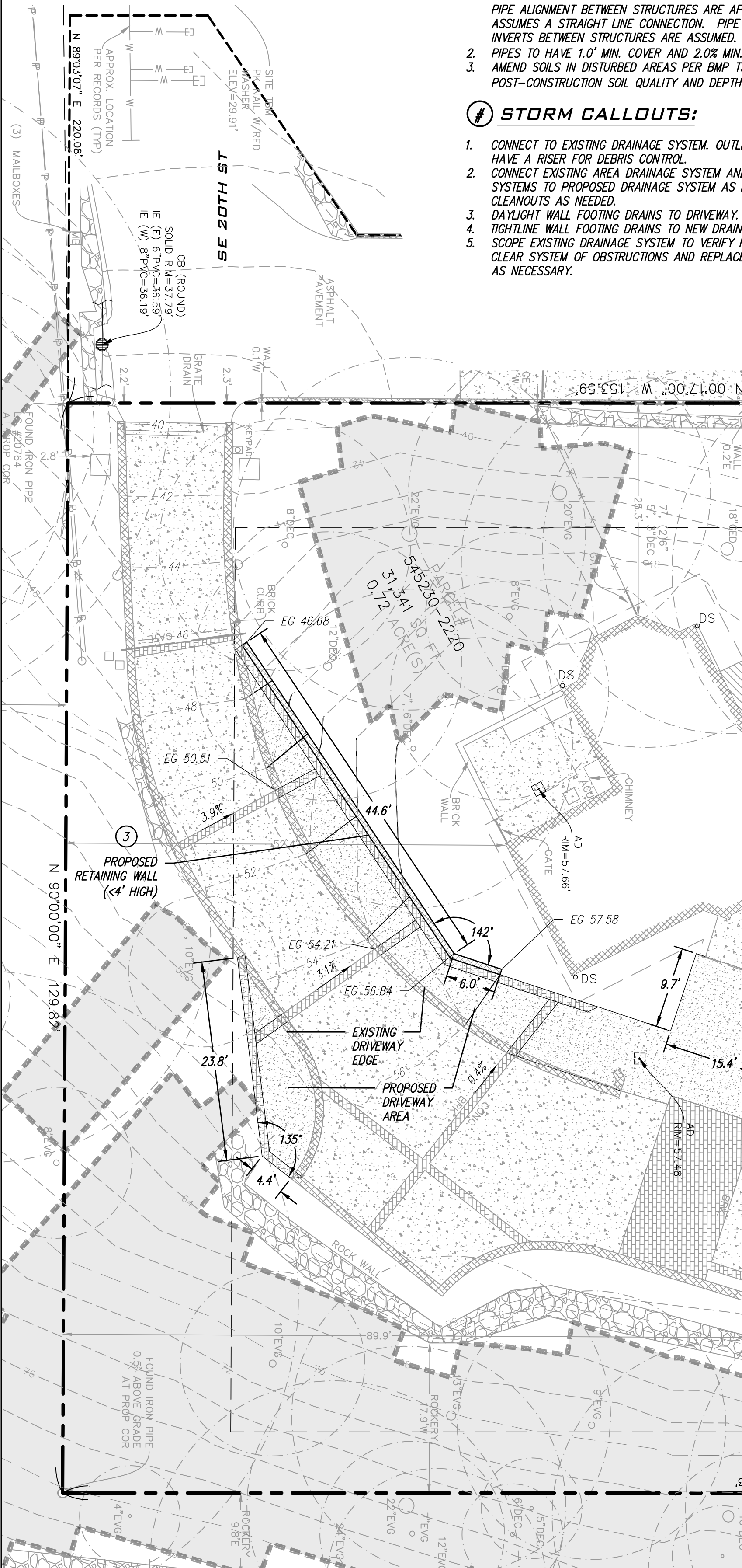
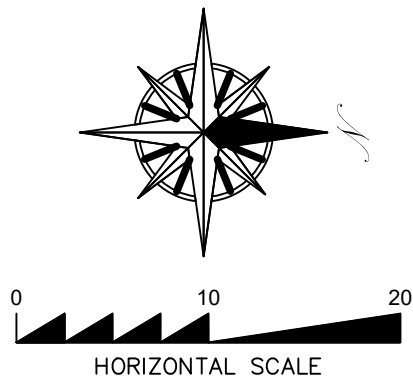
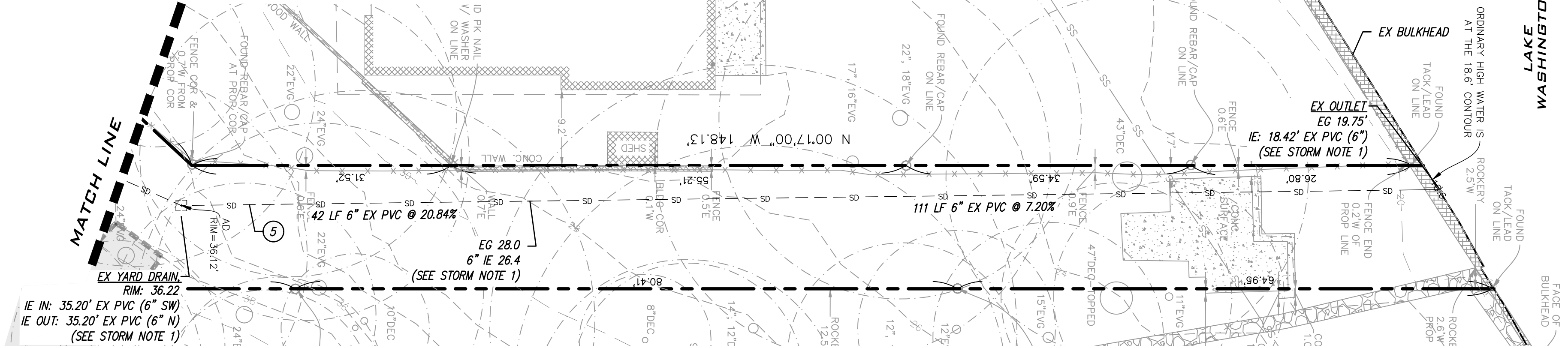
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811**

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R#	DATE	DESCRIPTION	BY
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CITY OF MERCER ISLAND			
TESC DETAILS			
 Civil Engineering & Planning 14900 Interurban Ave. S, Suite 279, Seattle, WA 98168 Phone : 206.674.4659 Web : patrickharron.com			
PROJ. NO.: 24020		DSN. BY: SS	
DRWN. BY: SS		CHK. BY: SC	
O'NEILL RESIDENCE			
O'NEILL 8030 SE 20TH ST MERCER ISLAND WA 98040			
DATE: 2/6/25			
SCALE: AS SHOWN			
DRAWING NO. C2.1			
3		OF 5	

1. CONNECT TO EXISTING DRAINAGE SYSTEM, OUTLET PIPE NORTH TO HAVE A RISER FOR DEBRIS CONTROL.
2. CONNECT EXISTING AREA DRAINAGE SYSTEM AND NEW ROOF DRAINAGE SYSTEMS TO PROPOSED DRAINAGE SYSTEM AS NEEDED. INSTALL CLEANOUTS AS NEEDED.
3. DAYLIGHT WALL FOOTING DRAINS TO DRIVEWAY.
4. TIGHTLINE WALL FOOTING DRAINS TO NEW DRAINAGE SYSTEM.
5. SCOPE EXISTING DRAINAGE SYSTEM TO VERIFY INTEGRITY FOR RE-USE; CLEAR SYSTEM OF OBSTRUCTIONS AND REPLACE SECTIONS OF PIPE AS NECESSARY.

NE 1/4 SE 1/4, SEC 01, T 24N, R 04 , W. M.



(TYP)

6" SD PER STORM —
NOTE 3 (TYP)

PROPOSED IN-GROUND
STORM PIPE

①

RIM: 48.90

IF IN: 46.70' PVC (6" E)
IF OUT: 44.11' EX PVC (6" NE)

Country	1950	1960	1970	1980	1990	2000	2010	2020	2030	2040	2050
Japan	7	8	10	12	14	16	18	20	22	24	26
Germany	10	11	12	13	14	15	16	17	18	19	20
France	11	12	13	14	15	16	17	18	19	20	21
Italy	12	13	14	15	16	17	18	19	20	21	22
Spain	13	14	15	16	17	18	19	20	21	22	23
Sweden	14	15	16	17	18	19	20	21	22	23	24
United Kingdom	15	16	17	18	19	20	21	22	23	24	25
United States	16	17	18	19	20	21	22	23	24	25	26
Canada	17	18	19	20	21	22	23	24	25	26	27
South Korea	18	19	20	21	22	23	24	25	26	27	28
China	19	20	21	22	23	24	25	26	27	28	29
India	20	21	22	23	24	25	26	27	28	29	30
Brazil	21	22	23	24	25	26	27	28	29	30	31
South Africa	22	23	24	25	26	27	28	29	30	31	32
Indonesia	23	24	25	26	27	28	29	30	31	32	33
Nigeria	24	25	26	27	28	29	30	31	32	33	34
Kenya	25	26	27	28	29	30	31	32	33	34	35
Uganda	26	27	28	29	30	31	32	33	34	35	36
Zambia	27	28	29	30	31	32	33	34	35	36	37
Malawi	28	29	30	31	32	33	34	35	36	37	38
Mozambique	29	30	31	32	33	34	35	36	37	38	39
Angola	30	31	32	33	34	35	36	37	38	39	40
Sierra Leone	31	32	33	34	35	36	37	38	39	40	41
Liberia	32	33	34	35	36	37	38	39	40	41	42
Ivory Coast	33	34	35	36	37	38	39	40	41	42	43
Ghana	34	35	36	37	38	39	40	41	42	43	44
Senegal	35	36	37	38	39	40	41	42	43	44	45
Mali	36	37	38	39	40	41	42	43	44	45	46
Niger	37	38	39	40	41	42	43	44	45	46	47
Chad	38	39	40	41	42	43	44	45	46	47	48
Sudan	39	40	41	42	43	44	45	46	47	48	49
Ethiopia	40	41	42	43	44	45	46	47	48	49	50
Kenya	41	42	43	44	45	46	47	48	49	50	51
Uganda	42	43	44	45	46	47	48	49	50	51	52
Zambia	43	44	45	46	47	48	49	50	51	52	53
Malawi	44	45	46	47	48	49	50	51	52	53	54
Mozambique	45	46	47	48	49	50	51	52	53	54	55
Angola	46	47	48	49	5						

FG 49 49 SD

EG 5684

A cross-section diagram of a wall foundation. The wall is shown with a stippled texture. A horizontal dimension line below the wall indicates a width of 16'0". To the left of the wall, there is a hatched area representing a footing or another structural element.

0017'00" W	435.80'	
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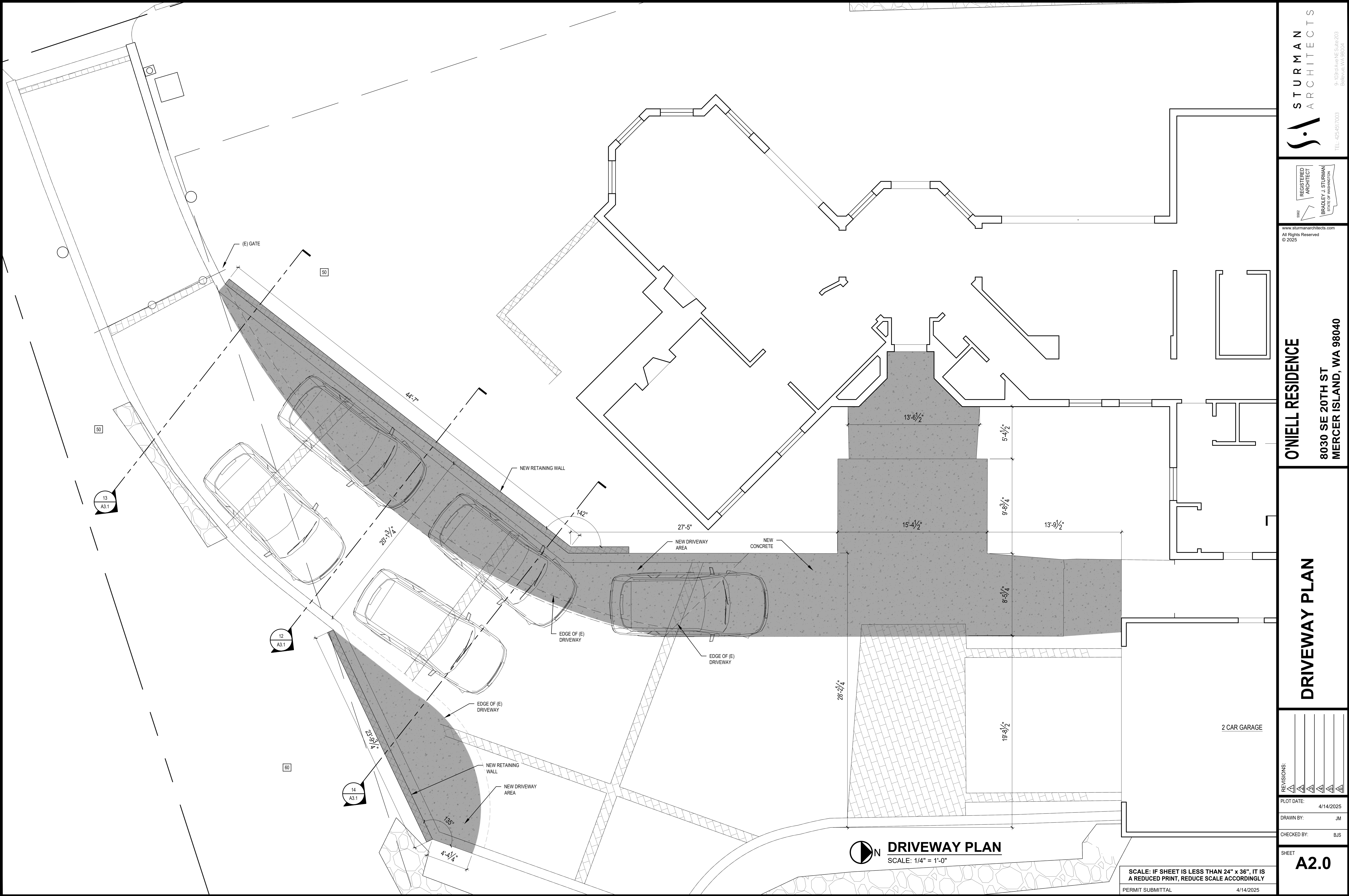
RETAINING WALL

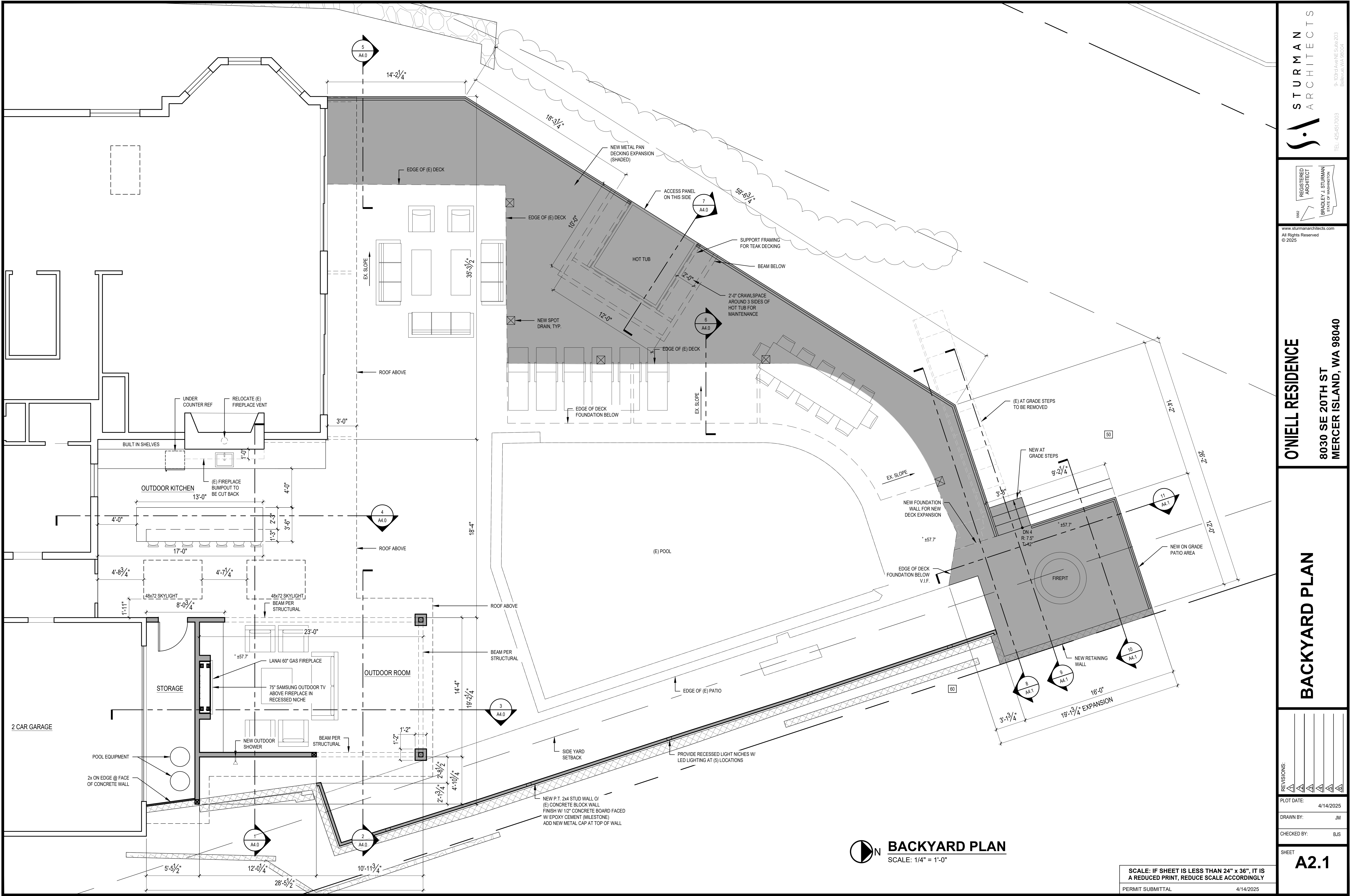
CHIEF
DEPT.

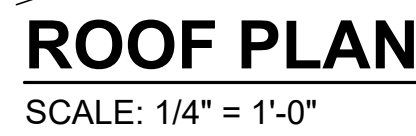
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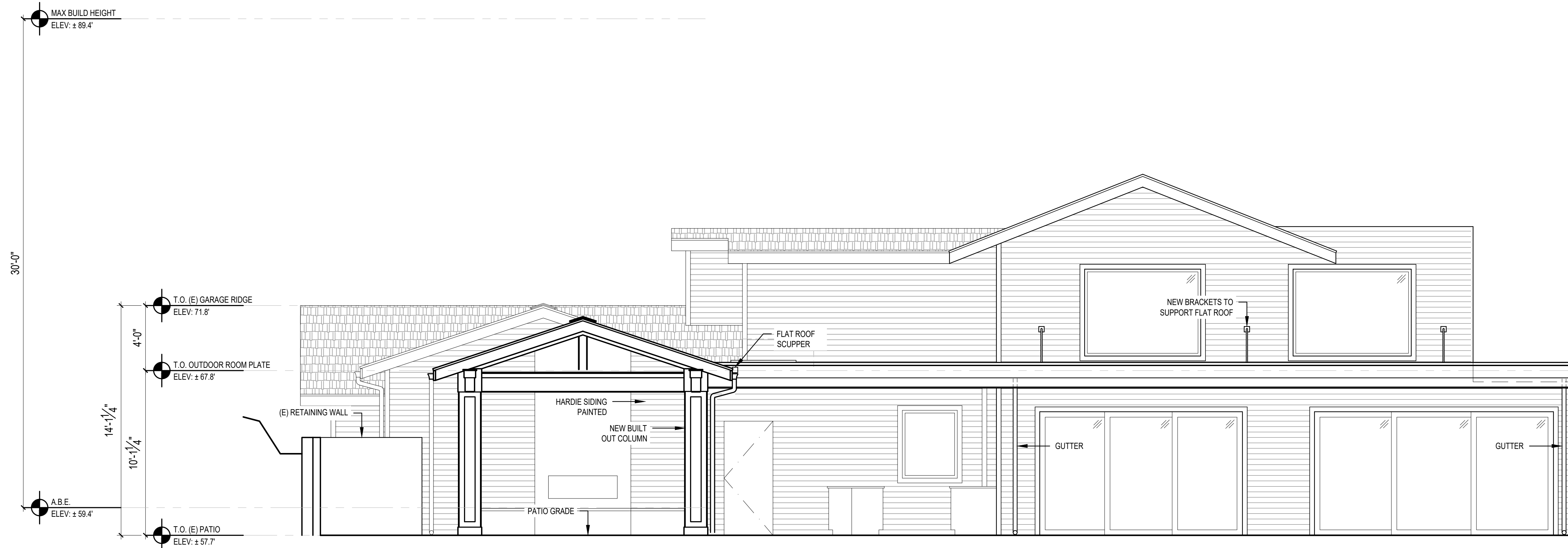
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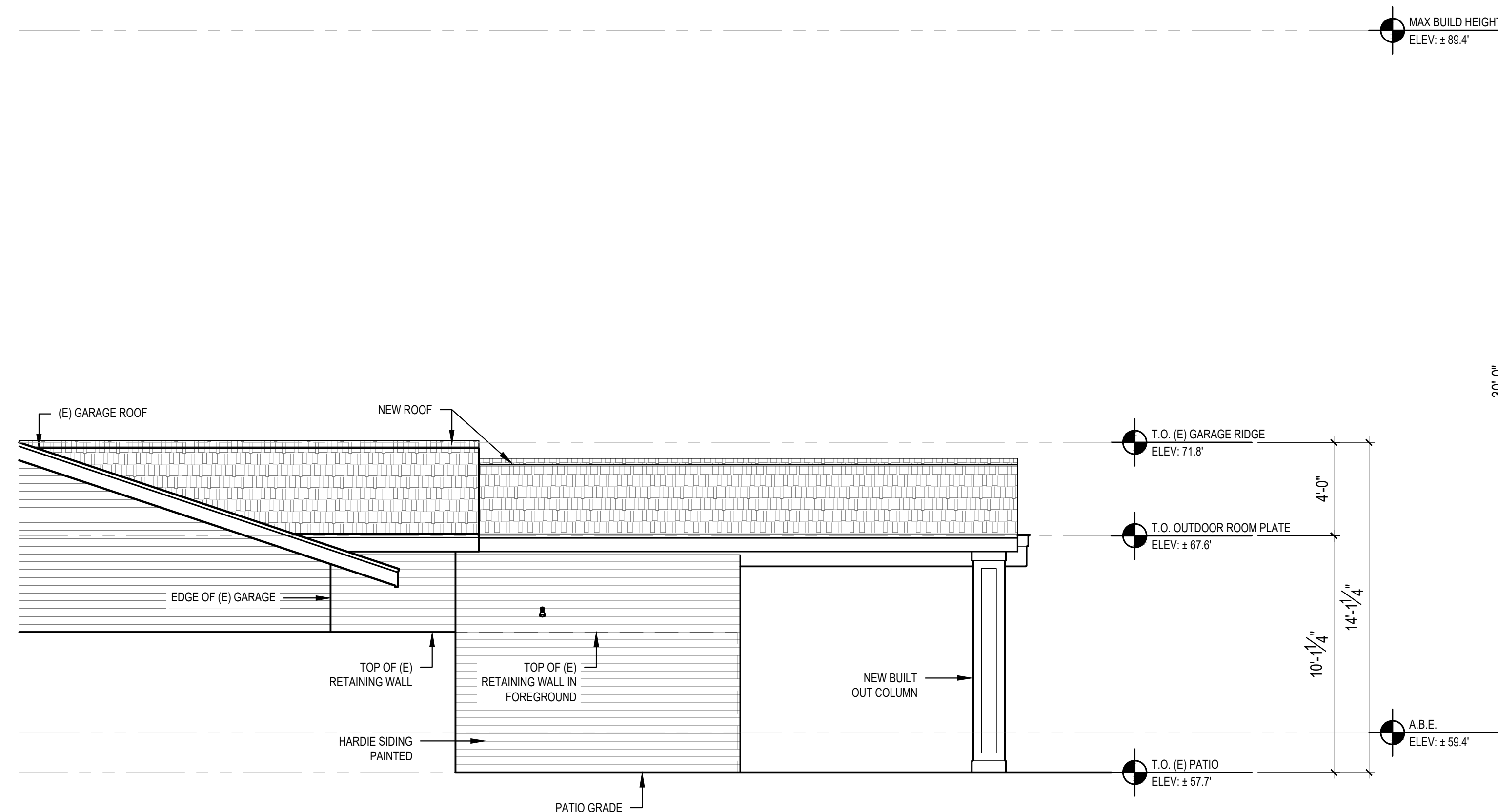




SPRAY FOAMED



1 **OUTDOOR ROOM NORTH ELEVATION**
SCALE: 1/4" = 1'



2 **OUTDOOR ROOM EAST ELEVATION**
SCALE: 1/4" = 1'

SCALE: IF SHEET IS LESS THAN 24" x 36", IT IS
A REDUCED PRINT, REDUCE SCALE ACCORDINGLY
PERMIT SUBMITTAL 4/14/2025

STURMAN
ARCHITECTS

9-1030 Ave NE Suite 203
Bellevue, WA 98004
TEL 425.451.7003

REGISTERED
ARCHITECT

BRADLEY J. STURMAN
STATE OF WASHINGTON

0002

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ONIELL RESIDENCE

8030 SE 20TH ST
MERCER ISLAND, WA 98040

BUILDING ELEVATIONS

REVISIONS:

PLOT DATE:

4/14/2025

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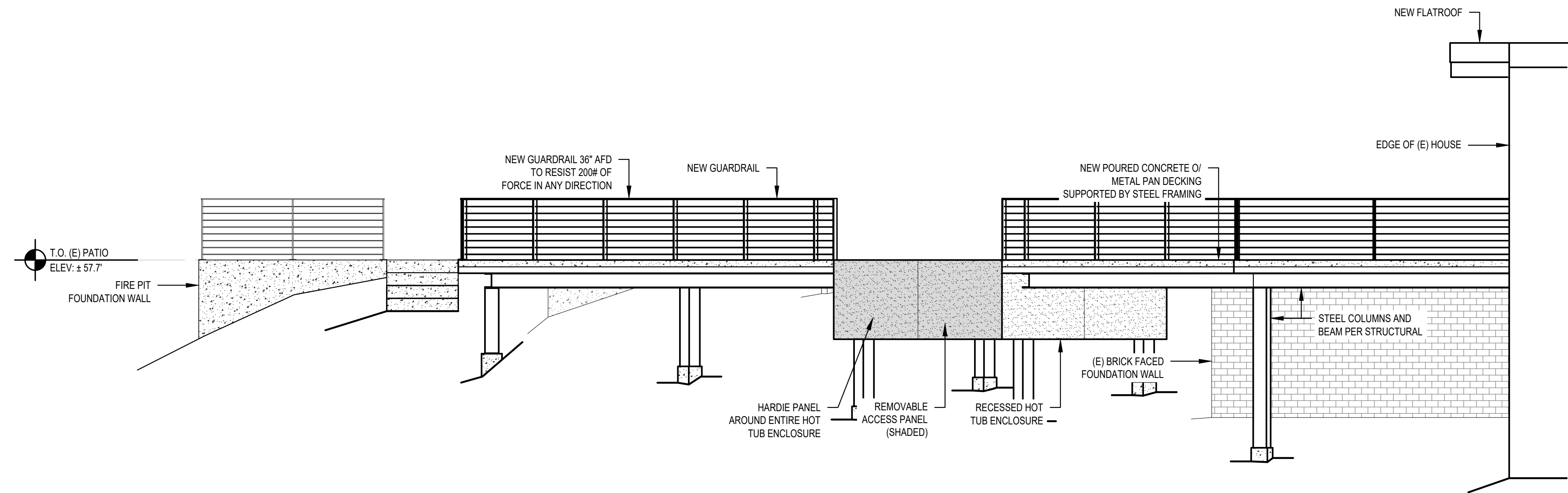
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CHECKED BY:

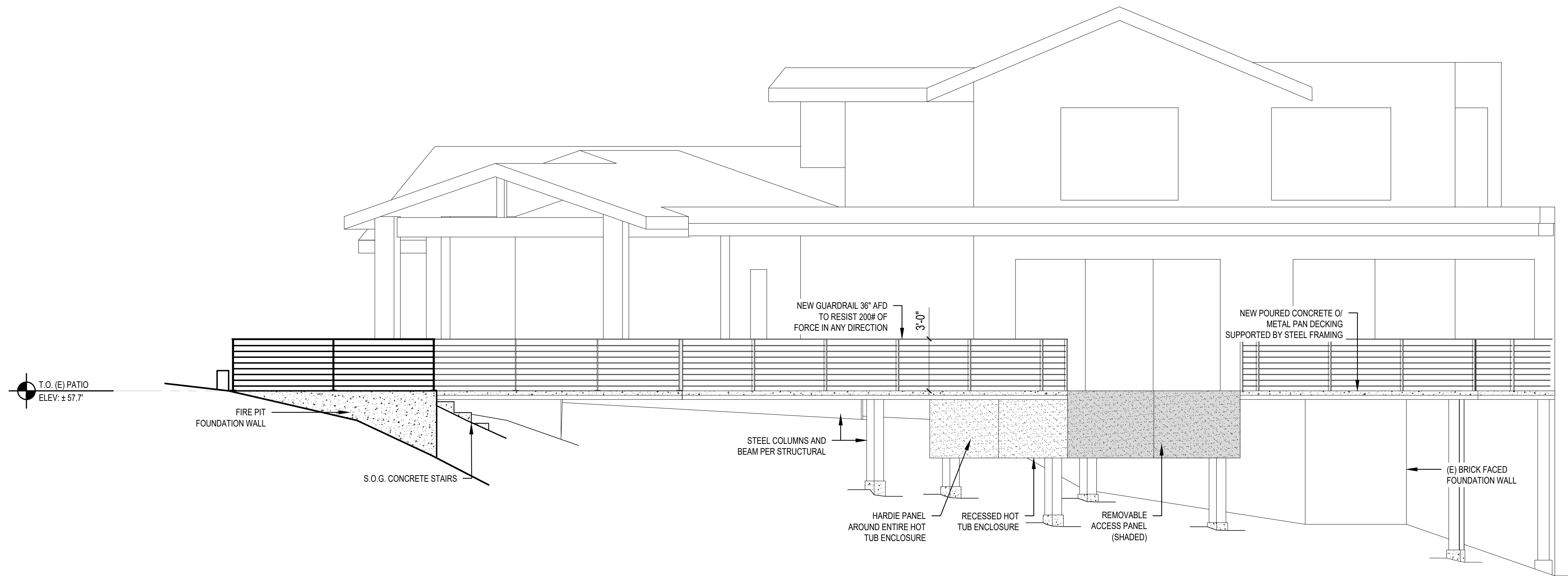
BJS

SHEET

A3.0



**4 DECK EXPANSION
WEST ELEVATION**
SCALE: 1/4" = 1'

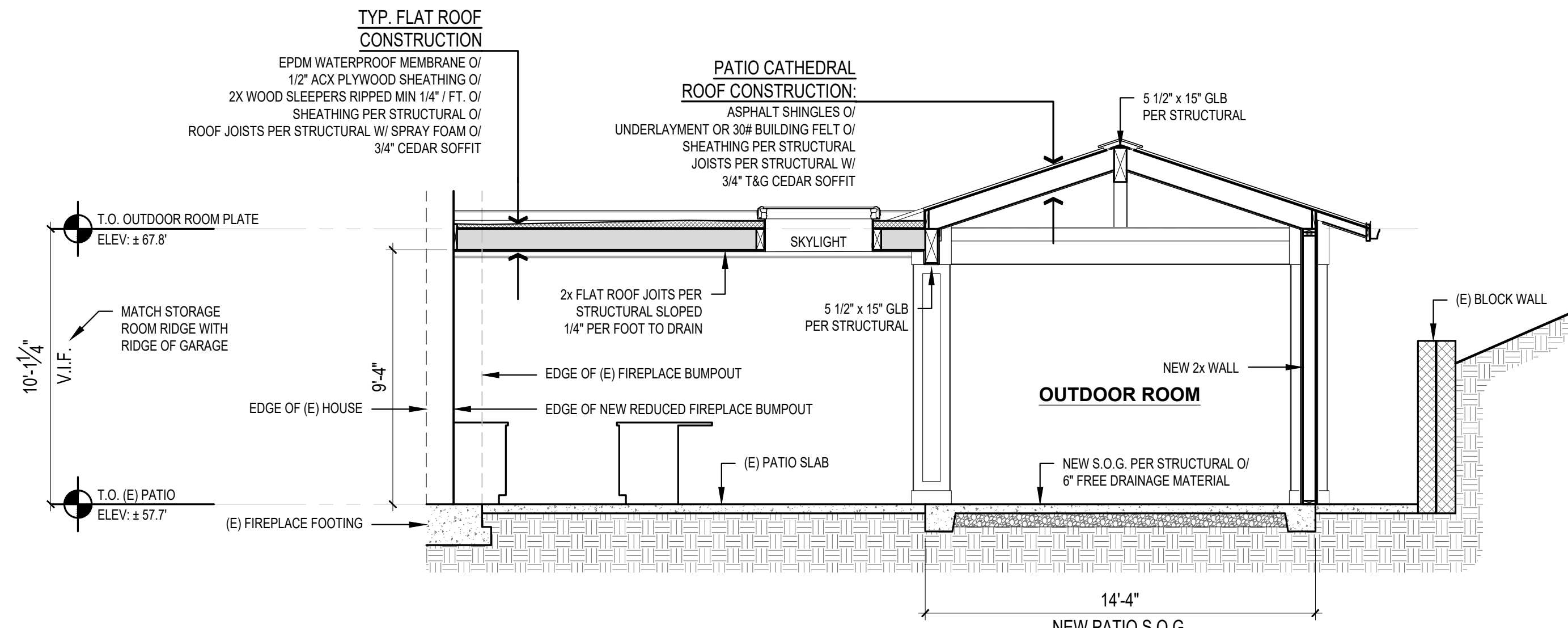


**3 DECK EXPANSION
NORTH ELEVATION**
SCALE: 1/4" = 1'

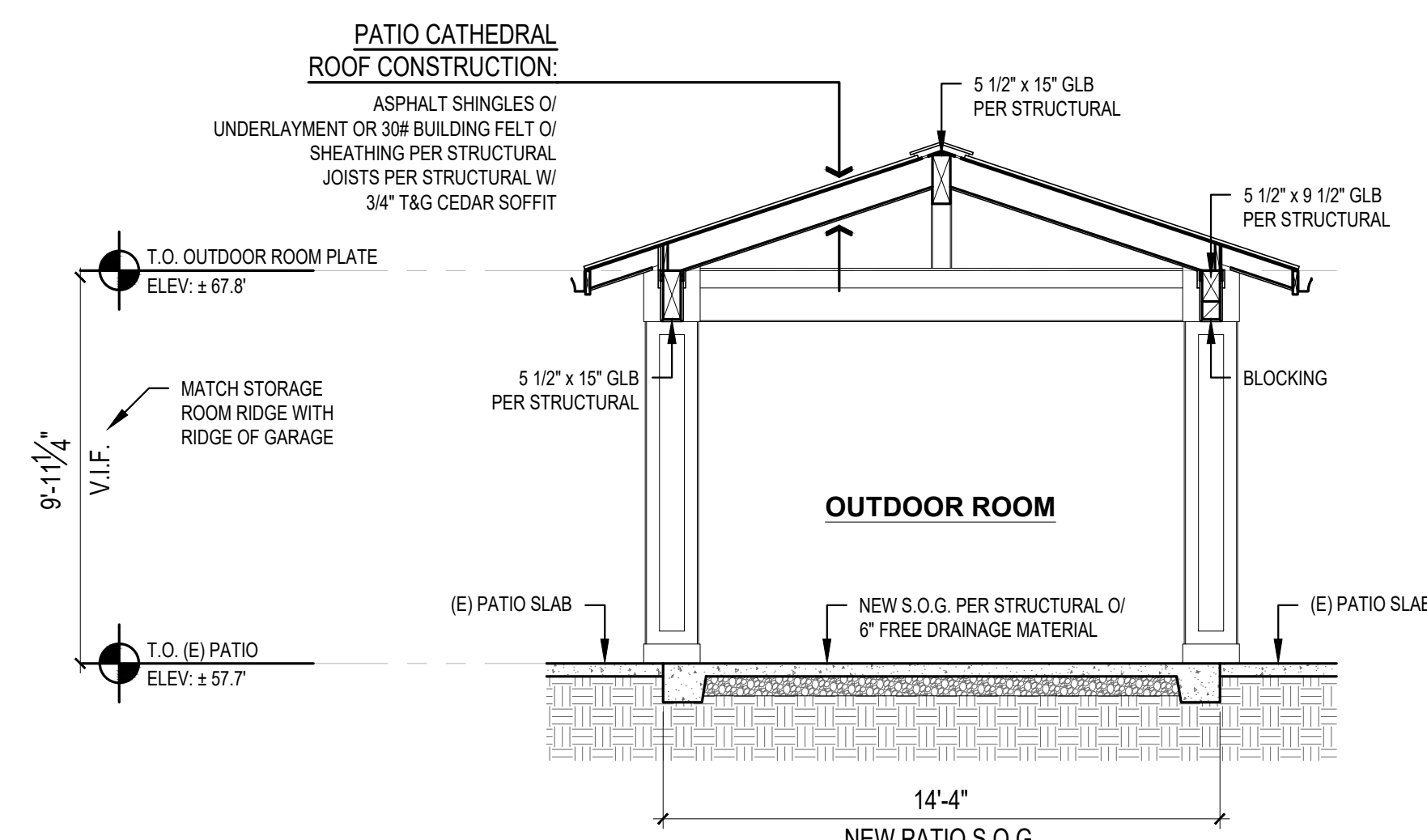
SCALE: IF SHEET IS LESS THAN 24" x 36". IT IS
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PERMIT SUBMITTAL

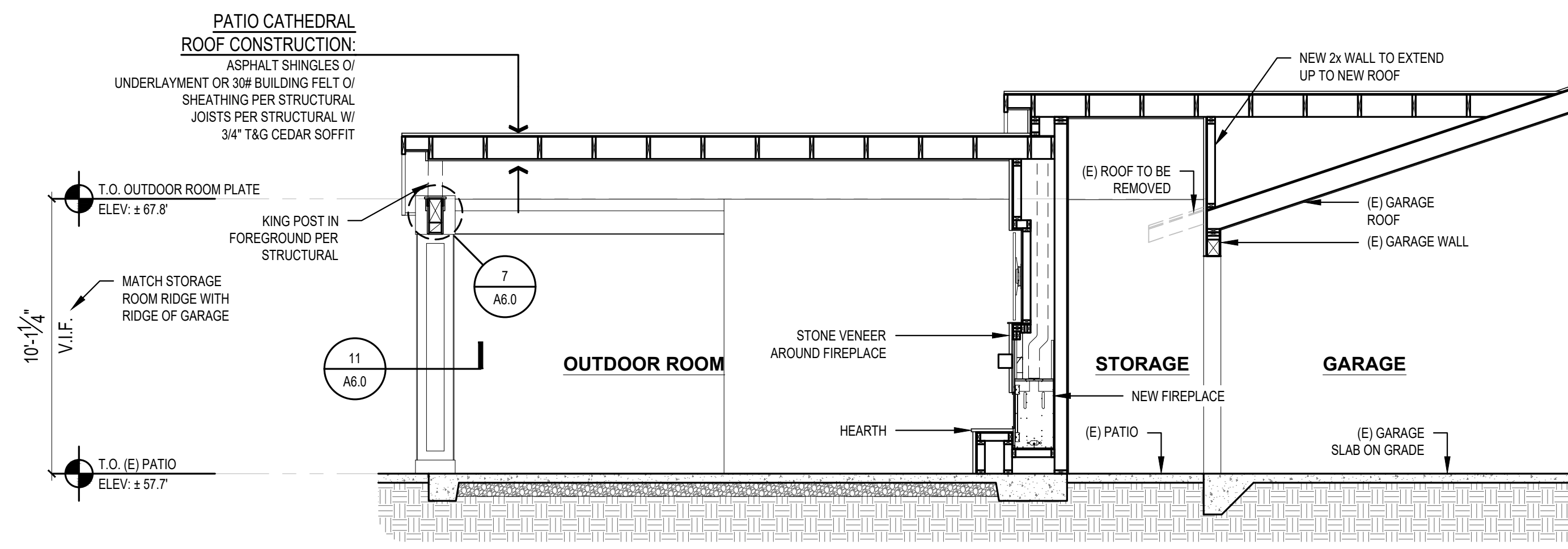
4/14/2025



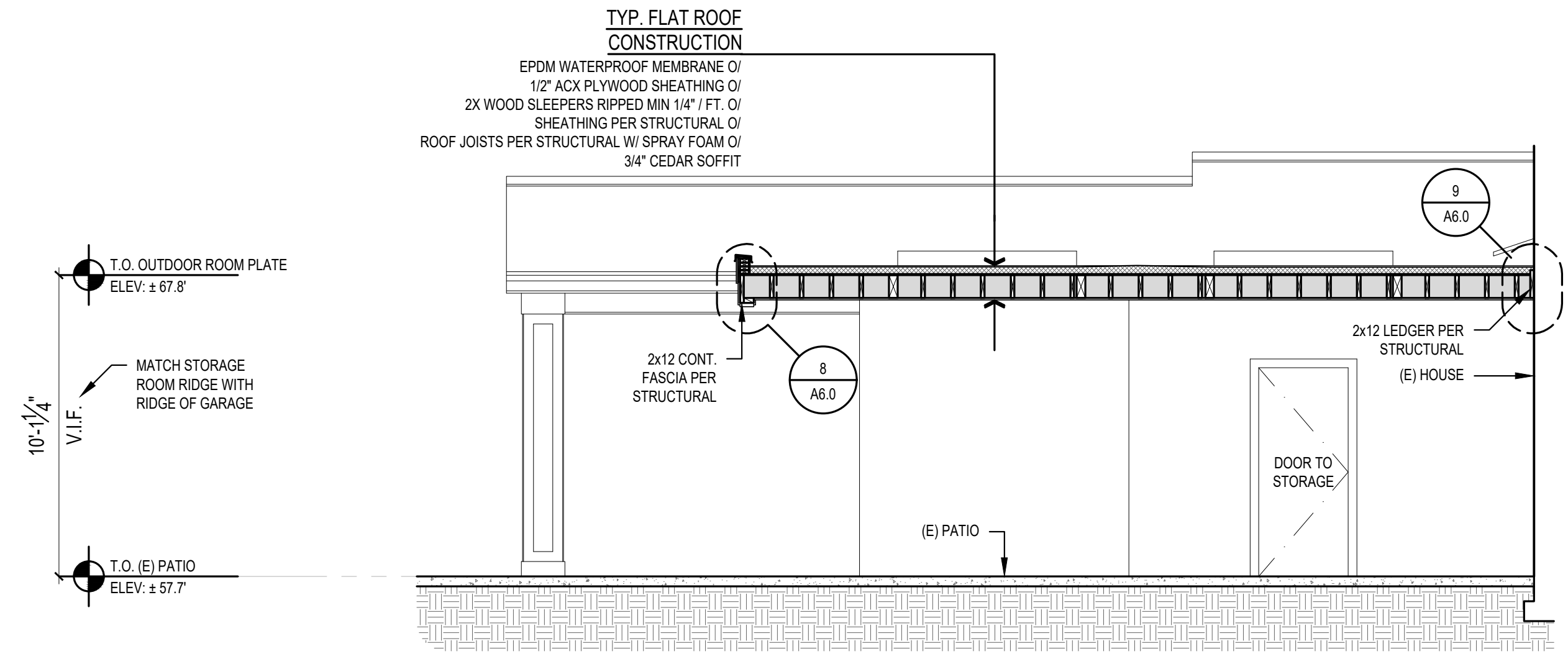
1 OUTDOOR ROOM SECTION
SCALE: 1/4" = 1'-0"



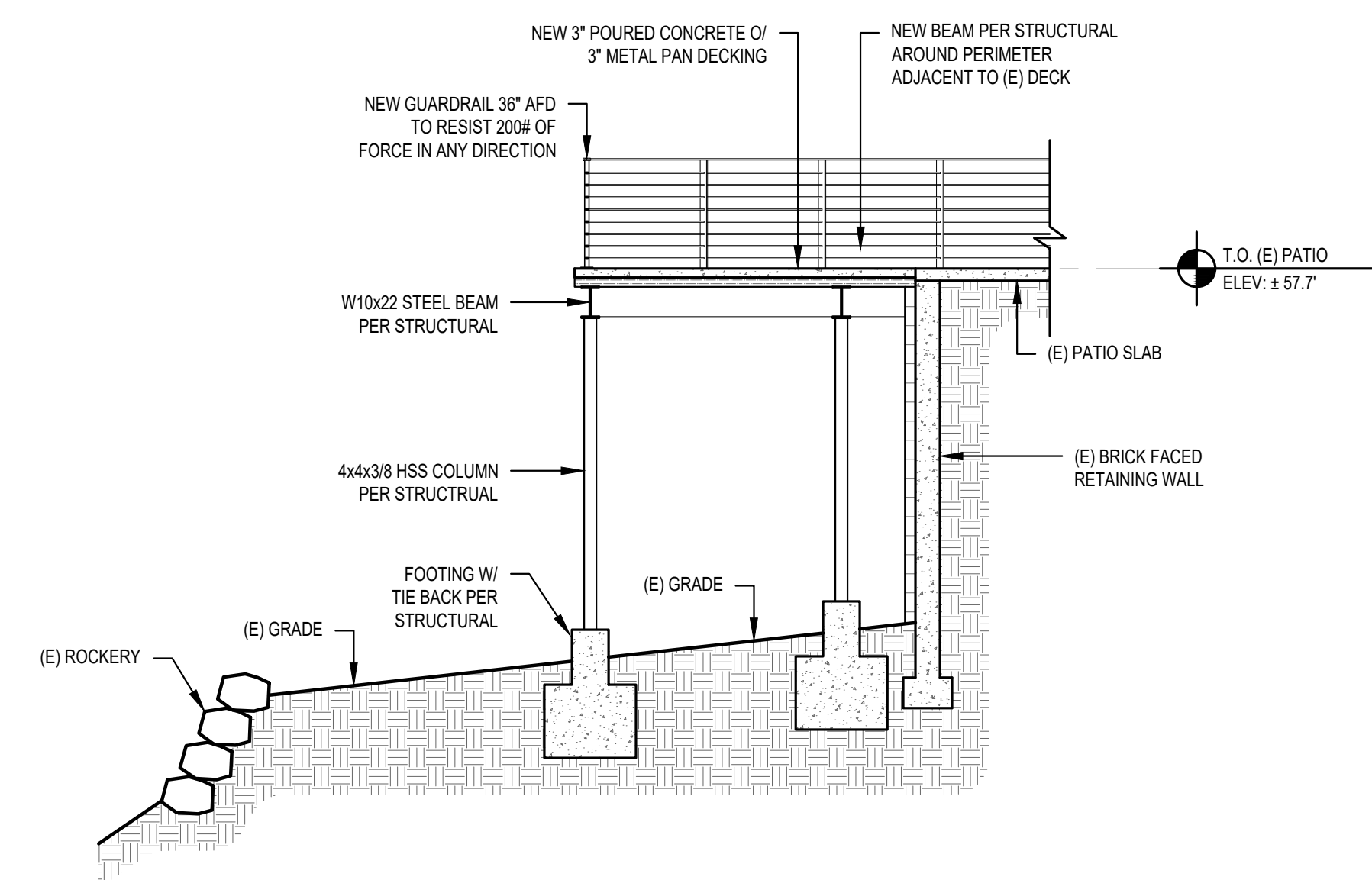
2 OUTDOOR ROOM SECTION
SCALE: 1/4" = 1'-0"



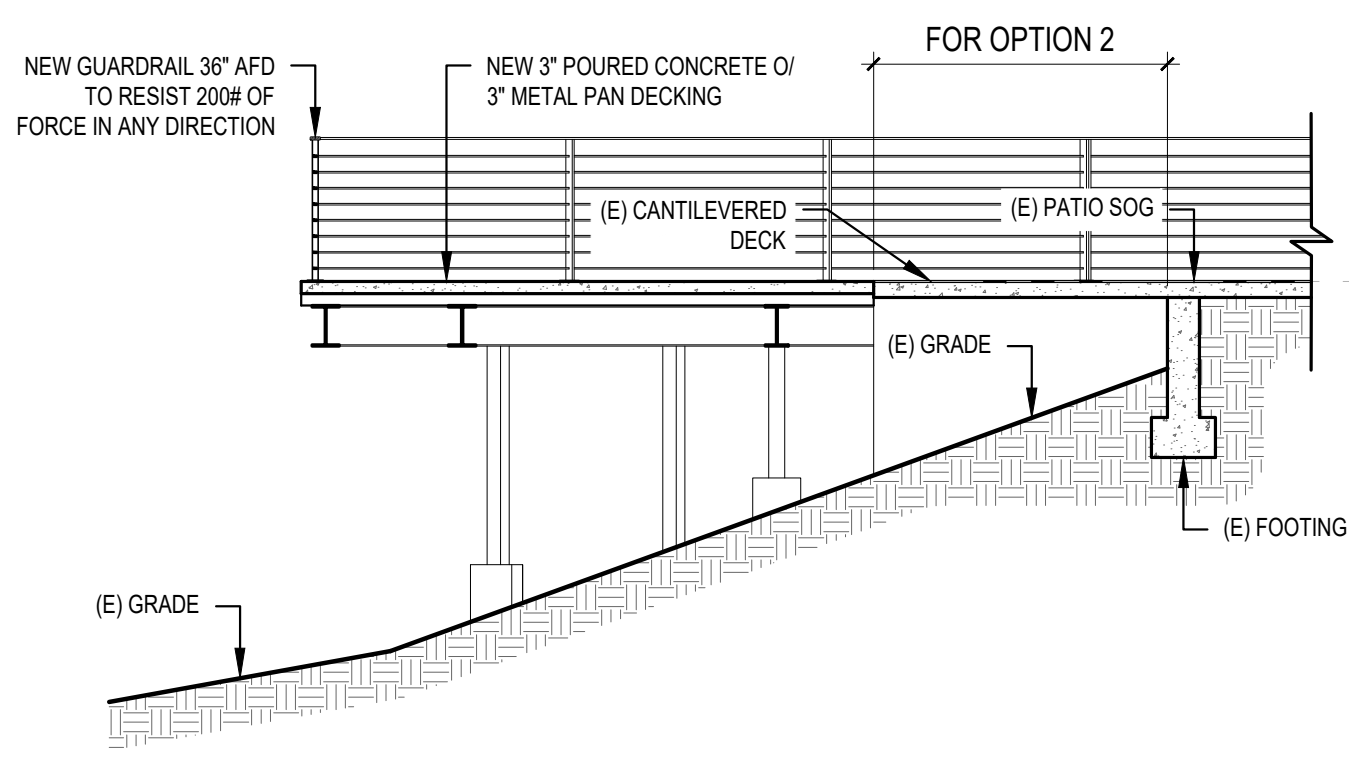
3 OUTDOOR ROOM SECTION
SCALE: 1/4" = 1'-0"



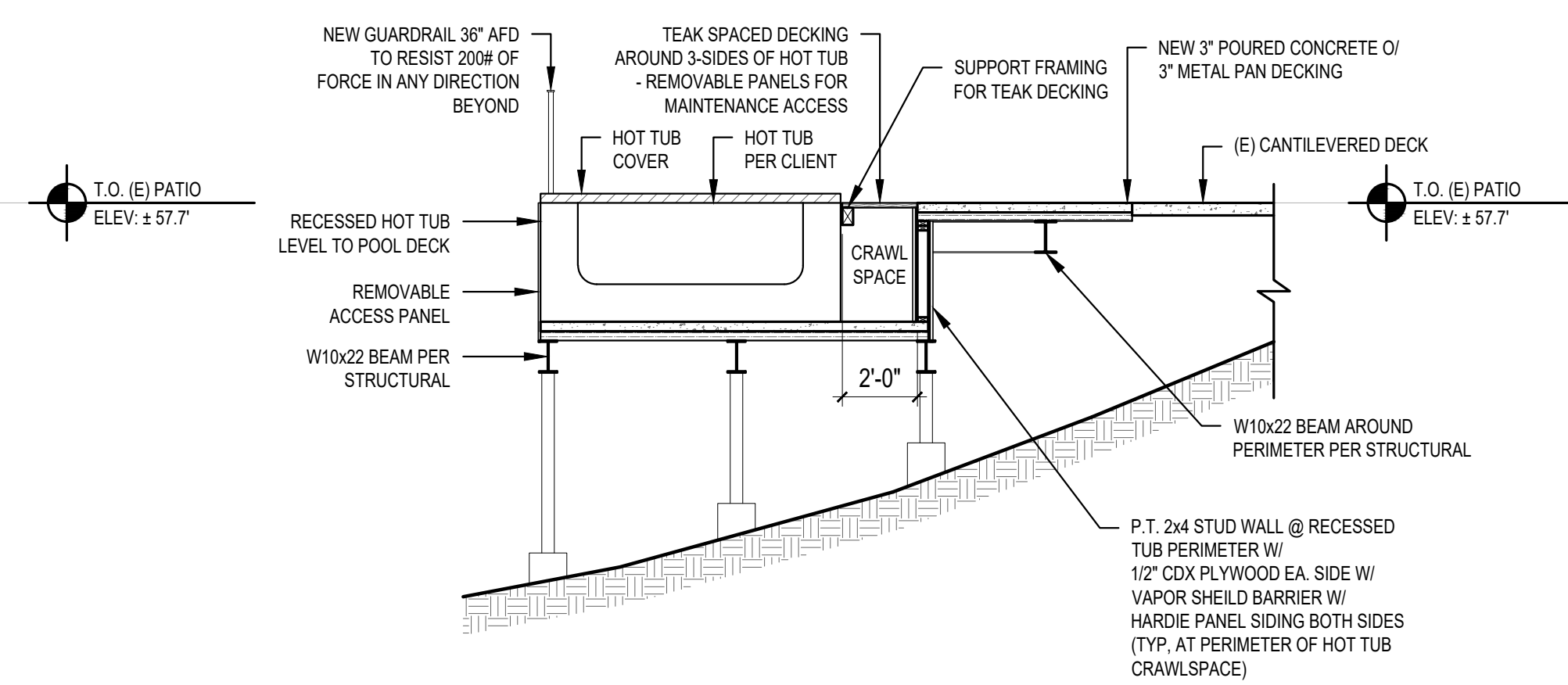
4 OUTDOOR ROOM SECTION
SCALE: 1/4" = 1'-0"



5 DECK SECTION
SCALE: 1/4" = 1'-0"

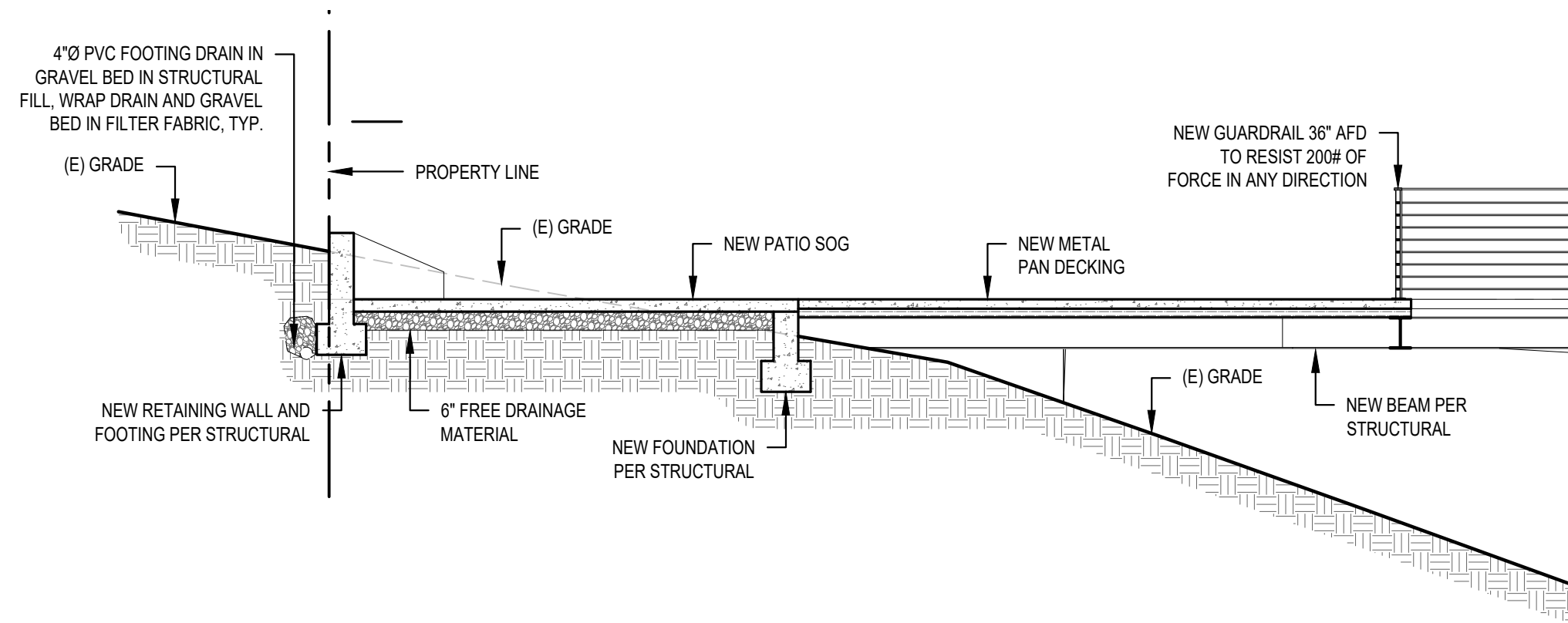


6 DECK SECTION
SCALE: 1/4" = 1'-0"

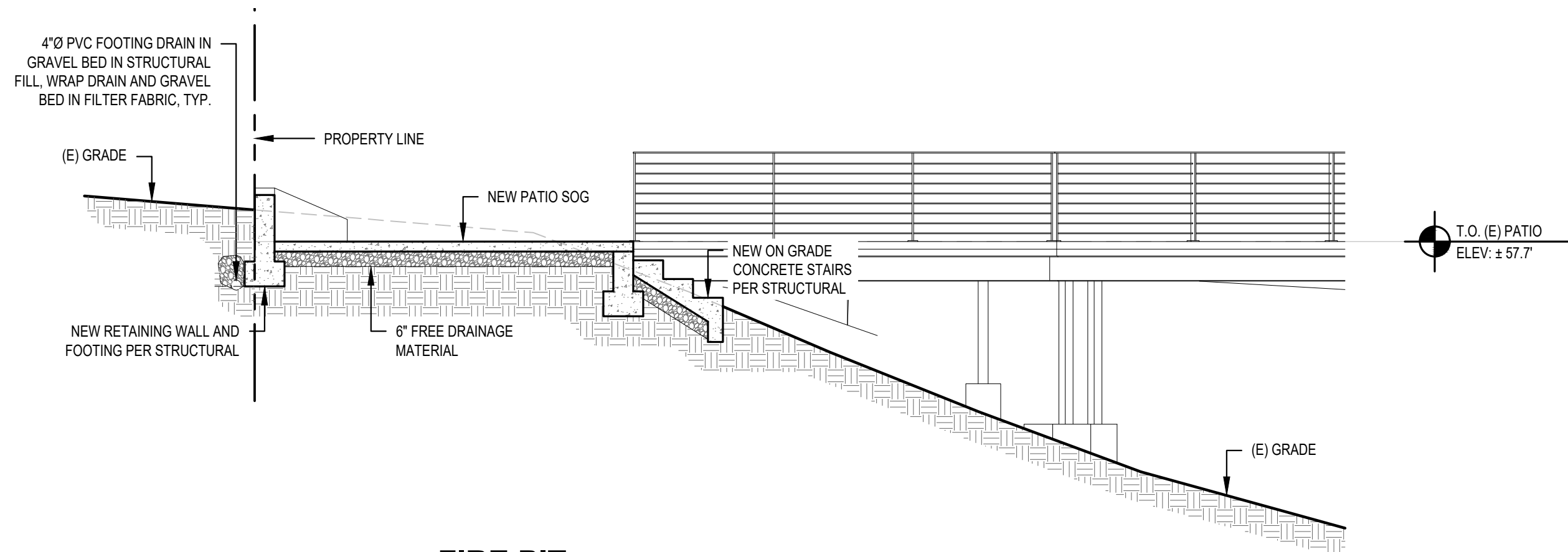


7 HOT TUB DECK SECTION
SCALE: 1/4" = 1'-0"

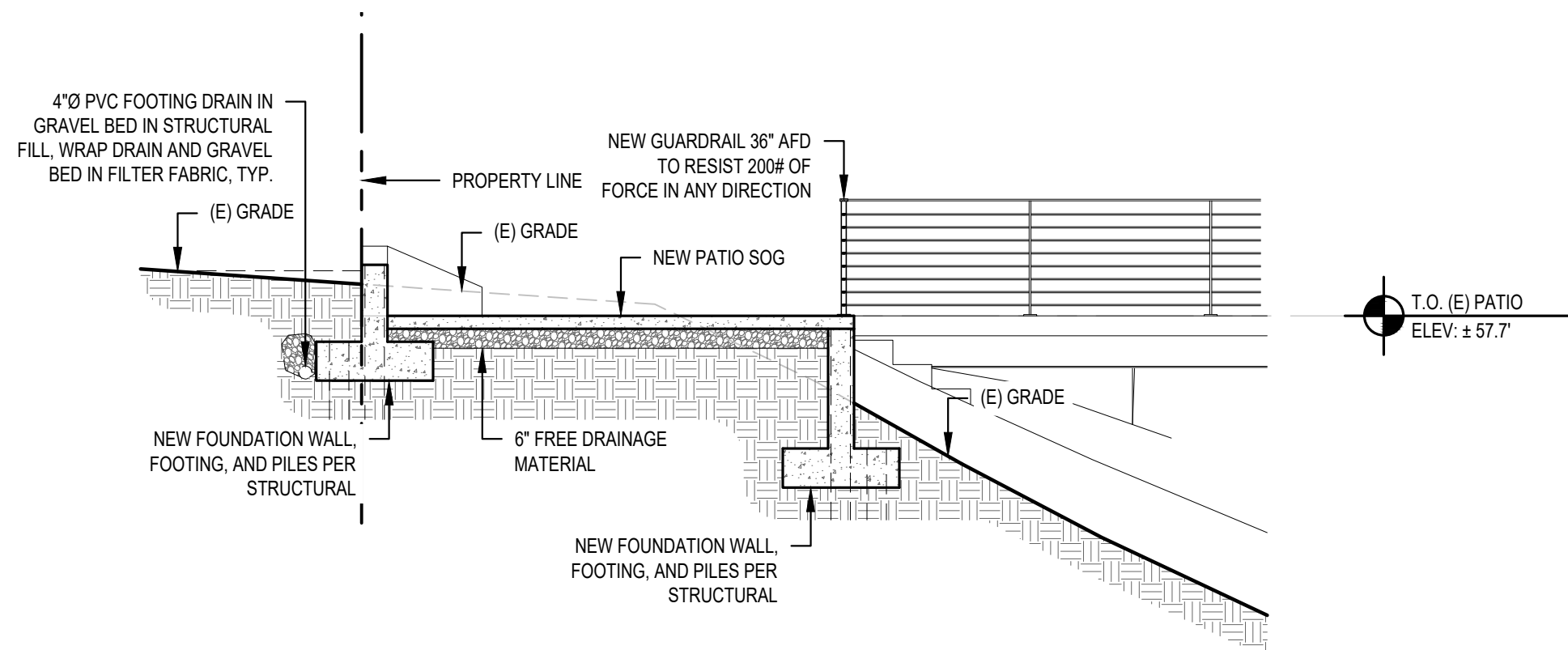
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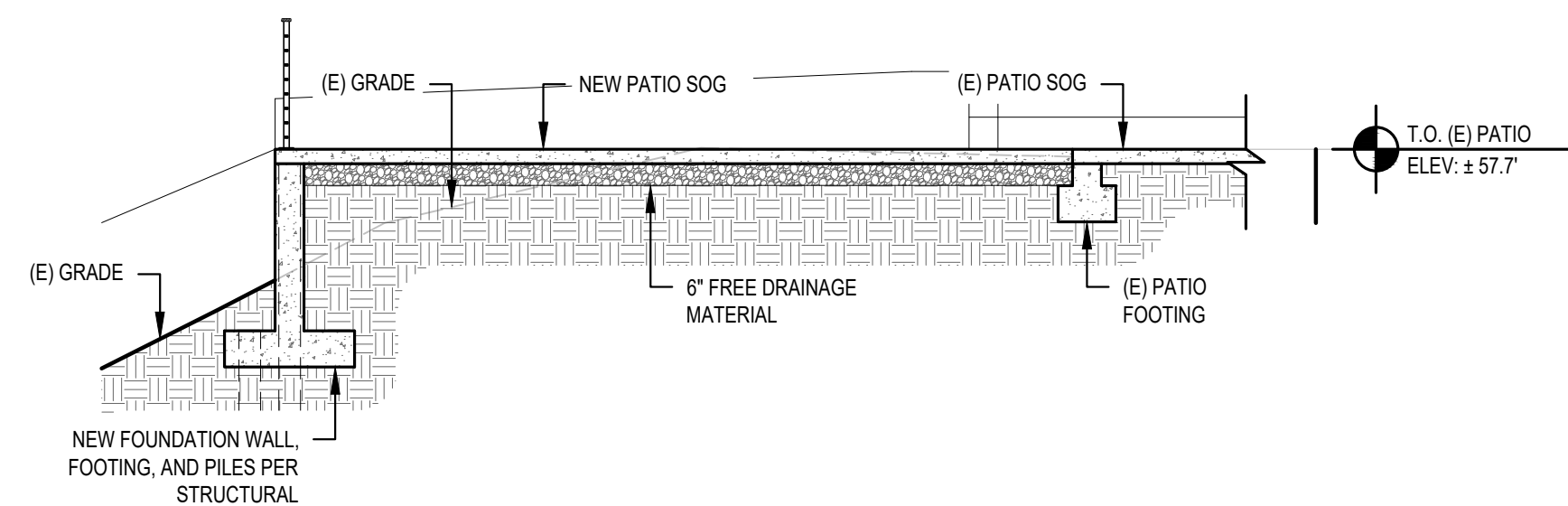
8 FIRE PIT DECK/PATIO SECTION
SCALE: 1/4" = 1'-0"



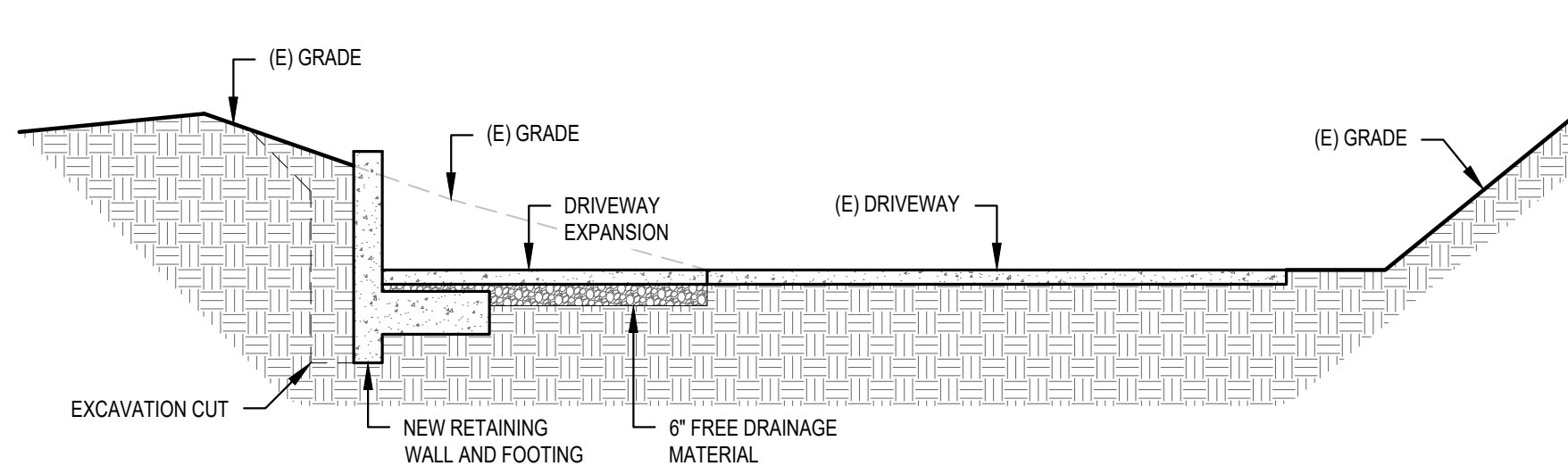
9 FIRE PIT PATIO SECTION
SCALE: 1/4" = 1'-0"



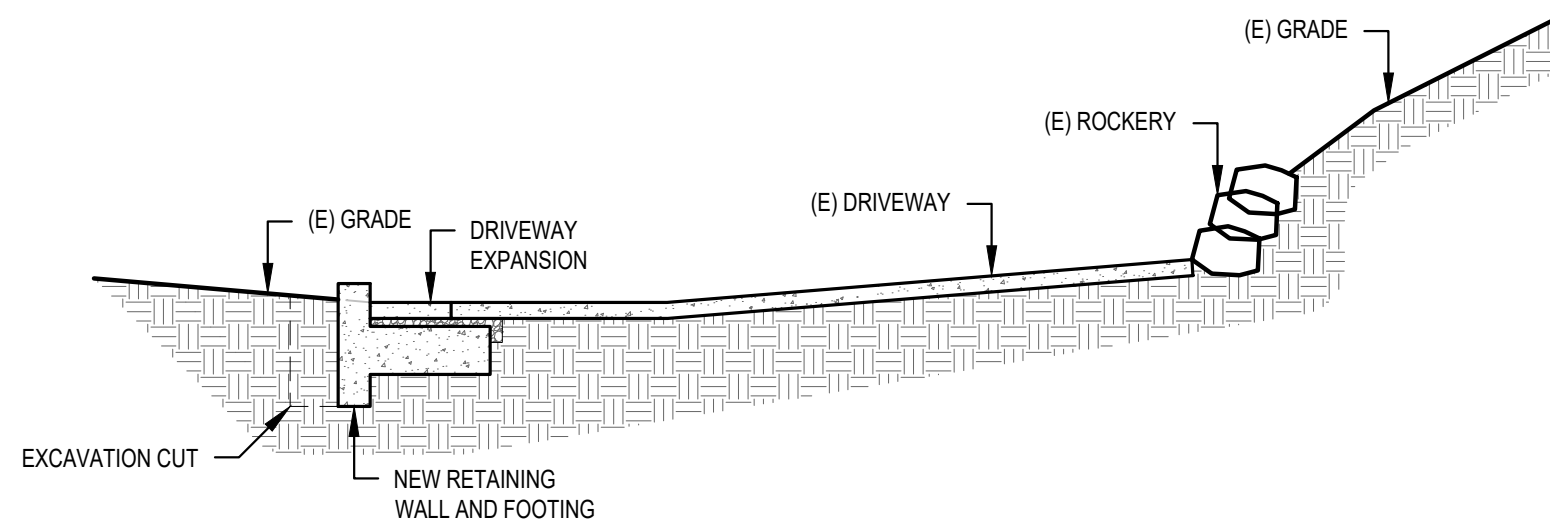
10 FIRE PIT PATIO SECTION
SCALE: 1/4" = 1'-0"



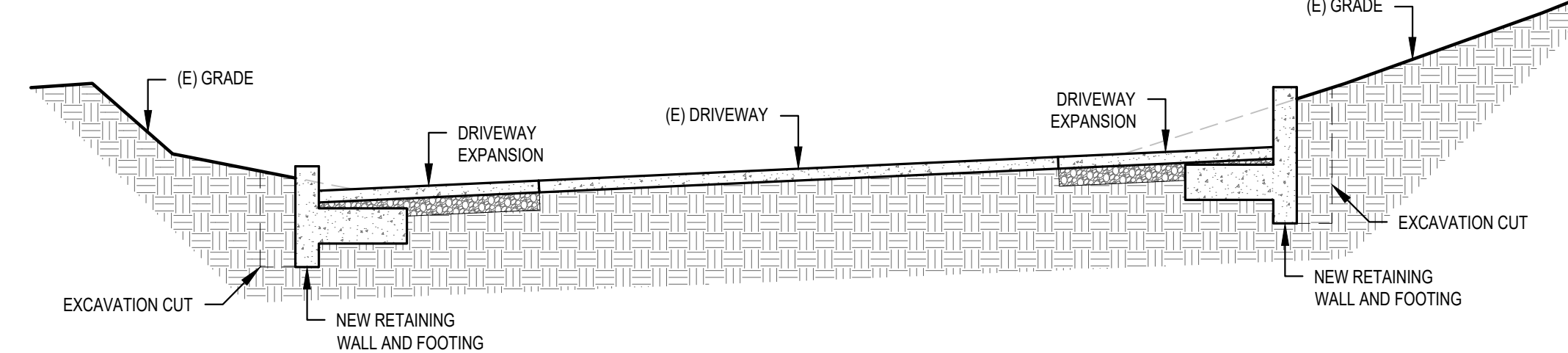
11 FIRE PIT PATIO SECTION
SCALE: 1/4" = 1'-0"



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

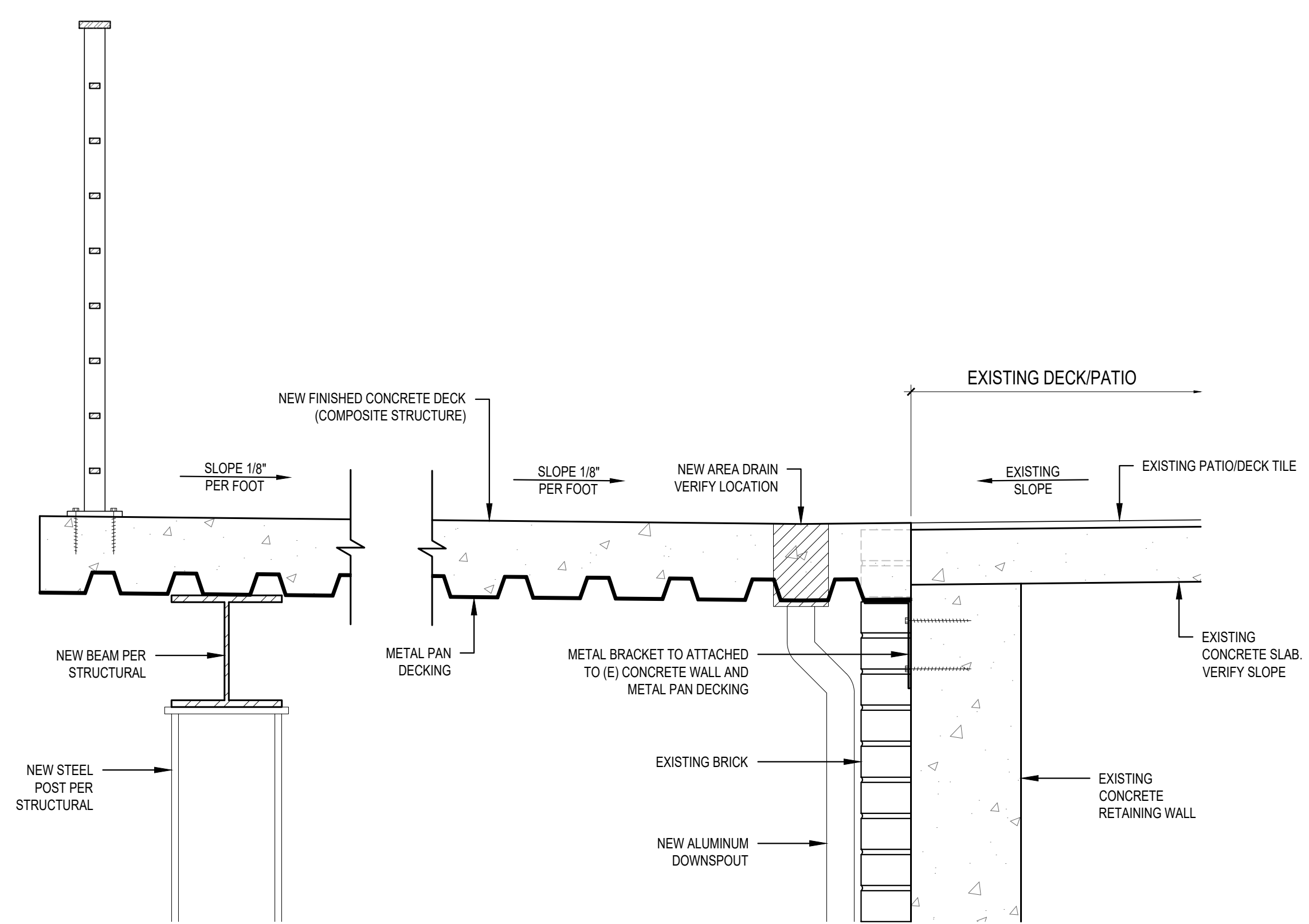


13 DRIVEWAY SECTION
SCALE: 1/4" = 1'-0"

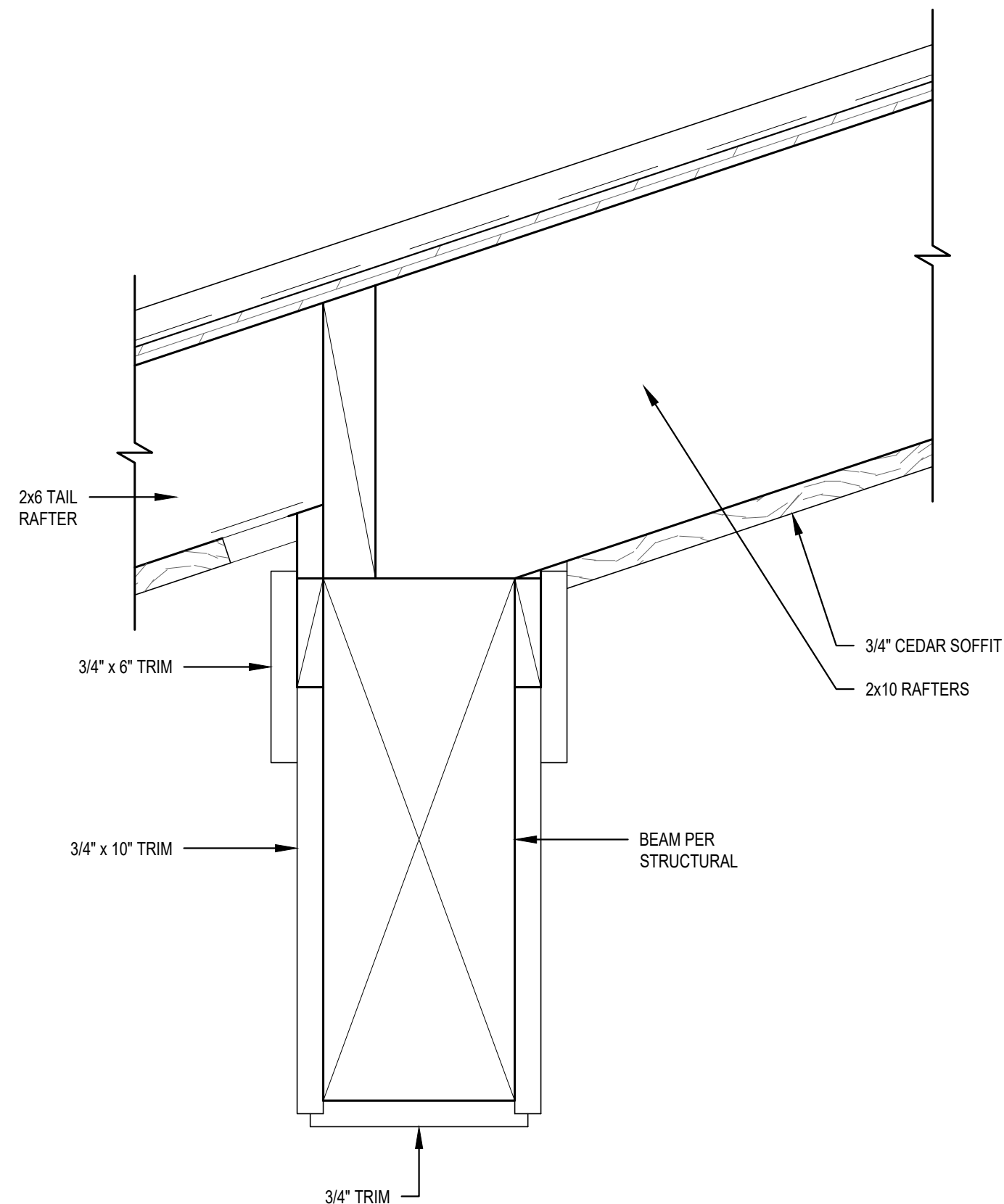


14 DRIVEWAY SECTION
SCALE: 1/4" = 1'-0"

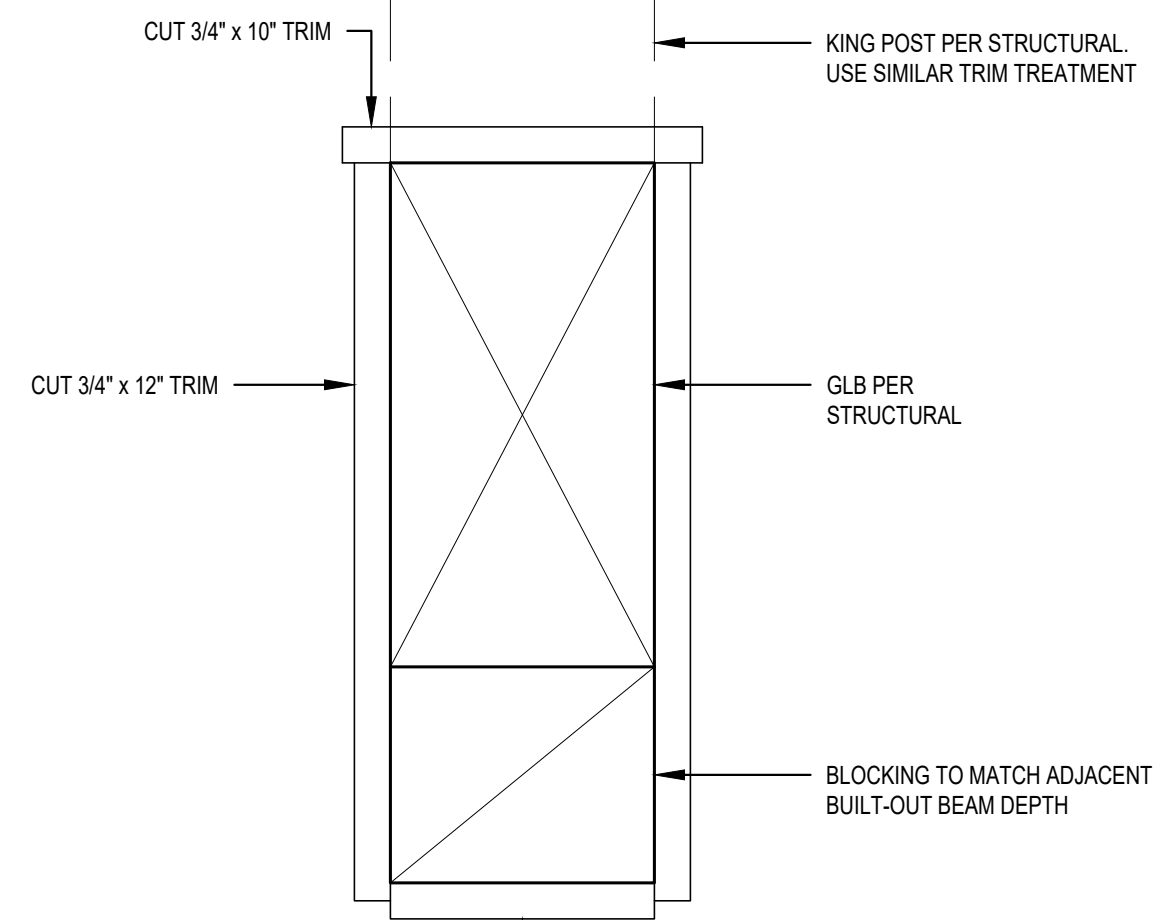
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PERMIT SUBMITTAL 4/14/2025



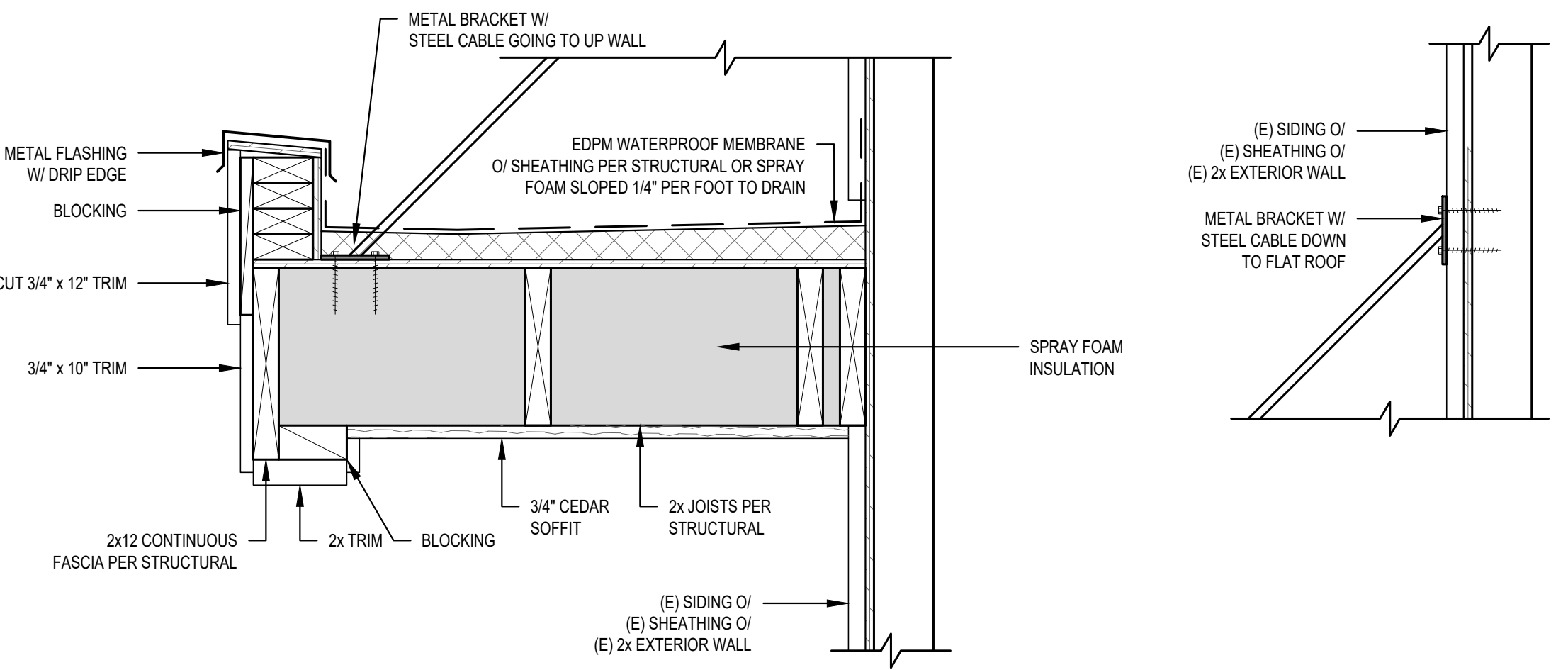
1 METAL DECKING/EXISTING DECKING CONNECTION
SCALE: 1 1/2" = 1'-0"



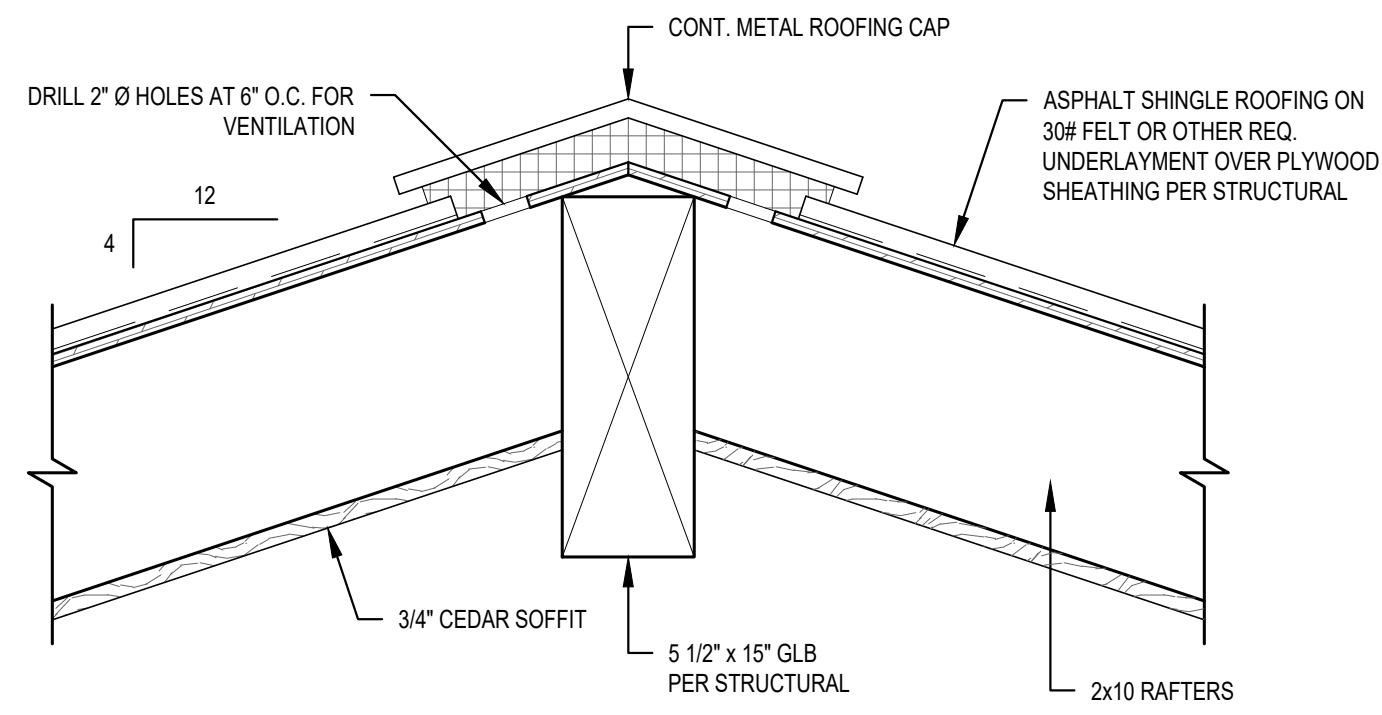
6 BUILT-OUT BEAM
SCALE: 3" = 1'-0"



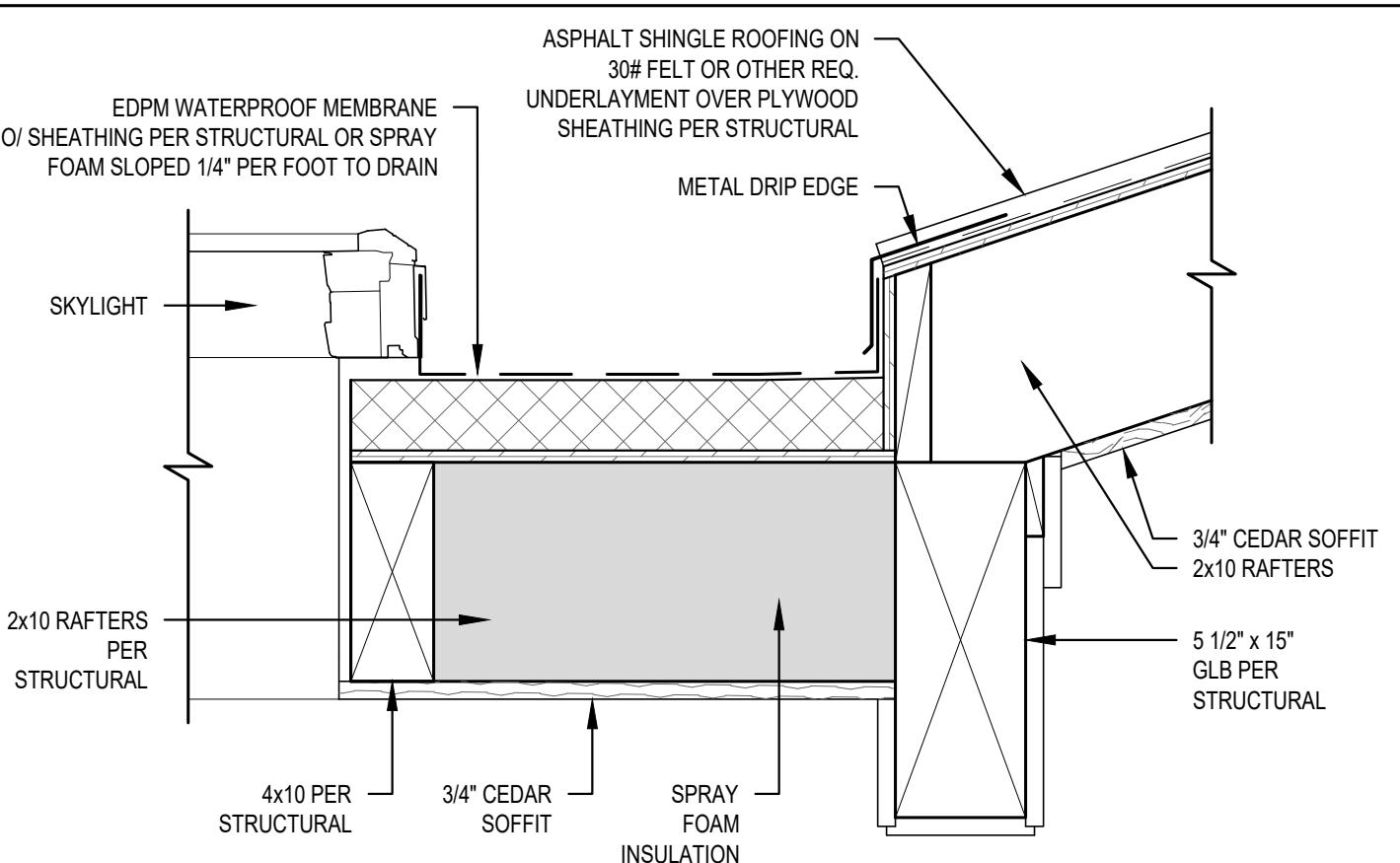
7 BUILT-OUT BEAM
SCALE: 3" = 1'-0"



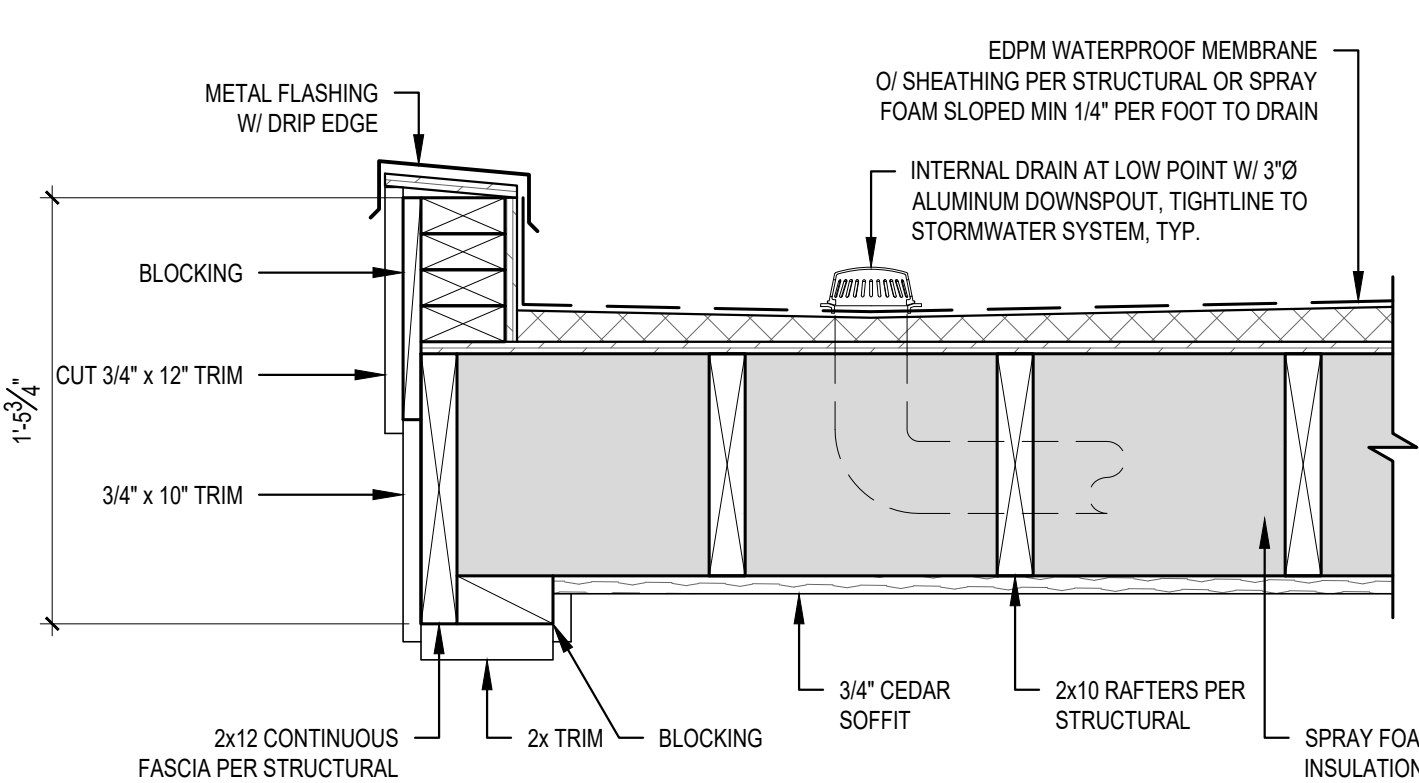
10 FLAT ROOF PARAPET
SCALE: 1 1/2" = 1'-0"



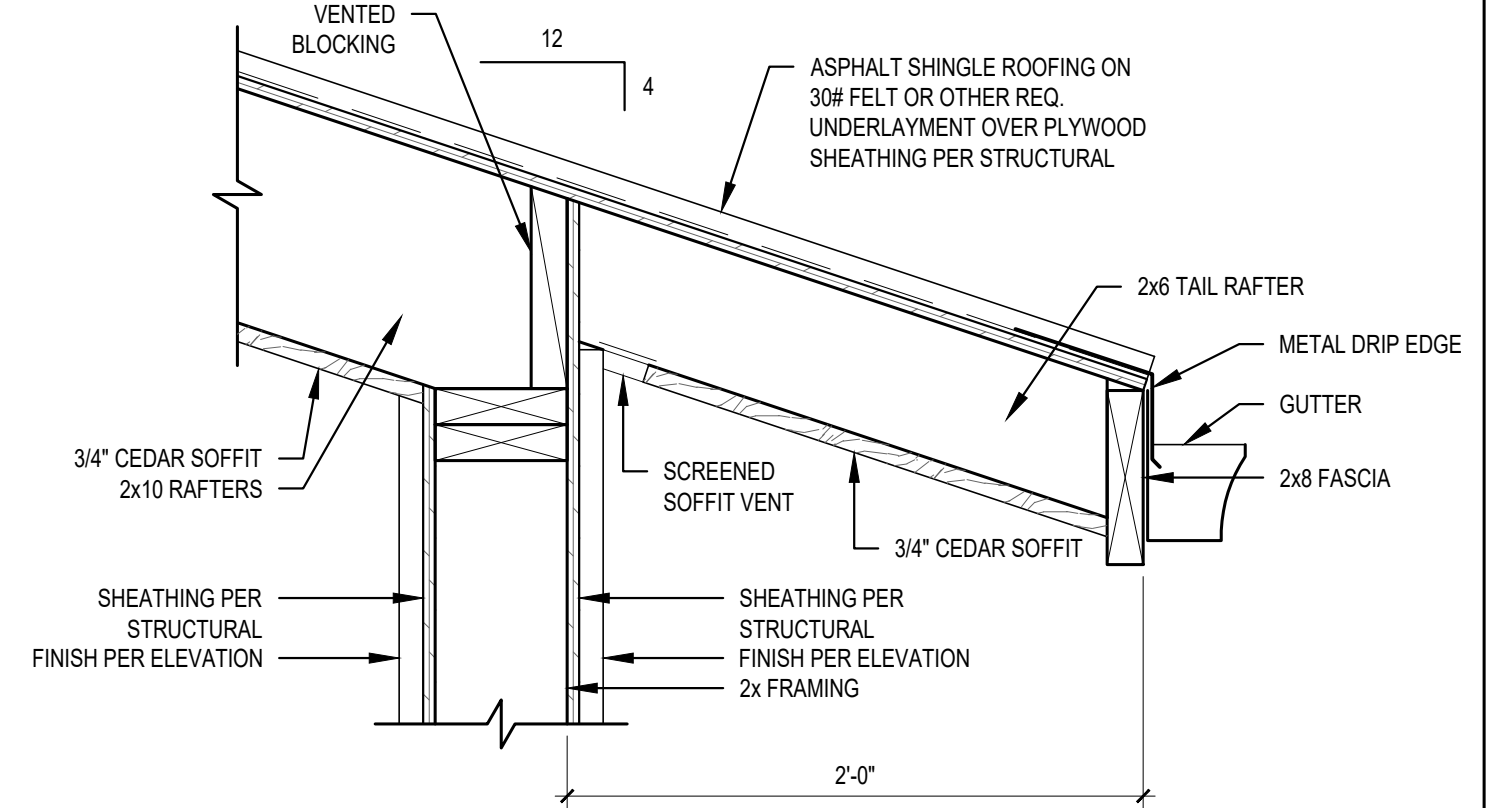
2 RIDGE VENT DETAIL
SCALE: 1 1/2" = 1'-0"



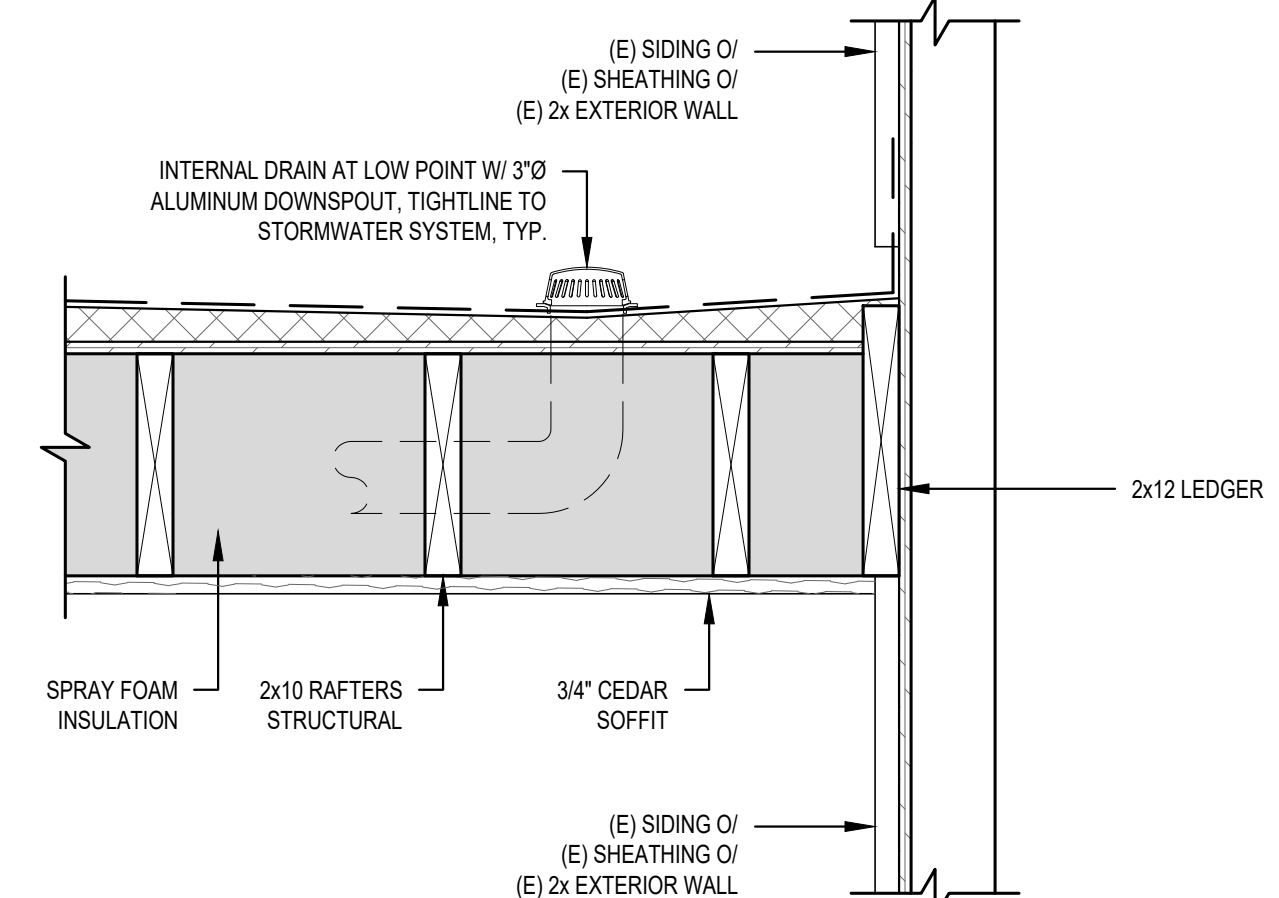
4 FLAT ROOF/GABLE ROOF TRANSITION
SCALE: 1 1/2" = 1'-0"



8 FLAT ROOF PARAPET
SCALE: 1 1/2" = 1'-0"

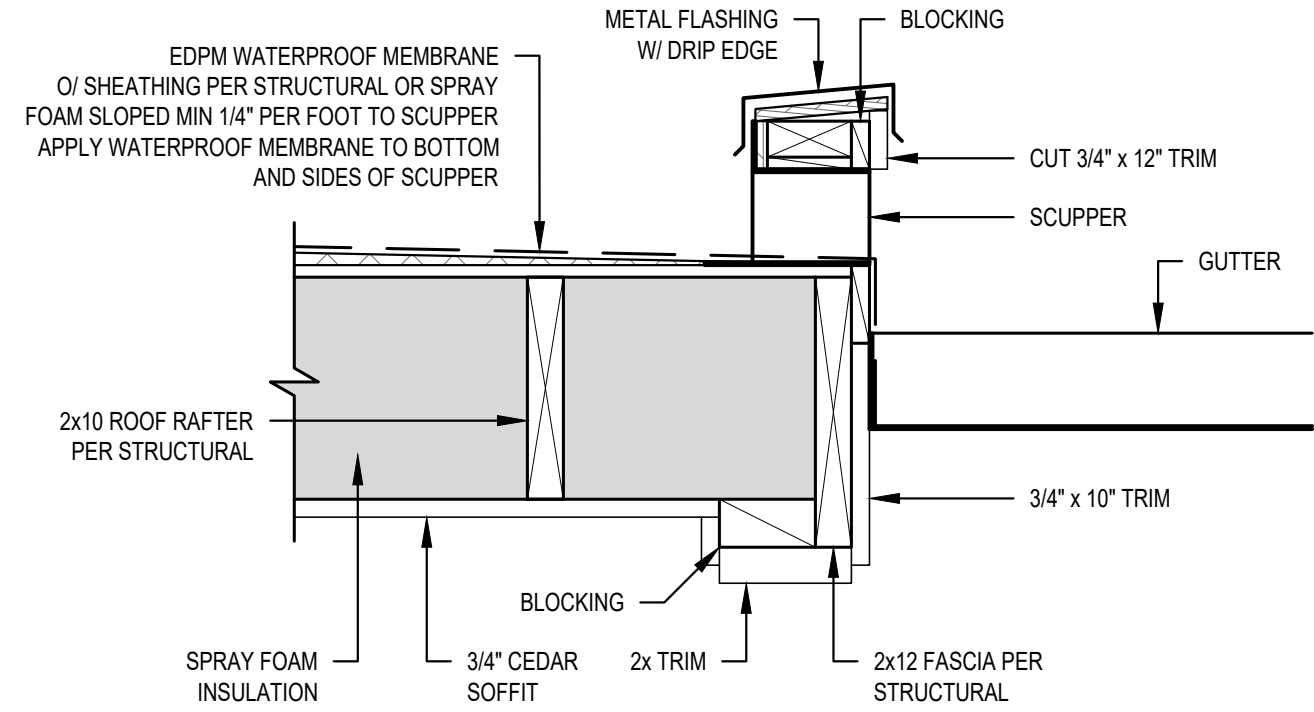


3 EAVE VENT DETAIL
SCALE: 1 1/2" = 1'-0"

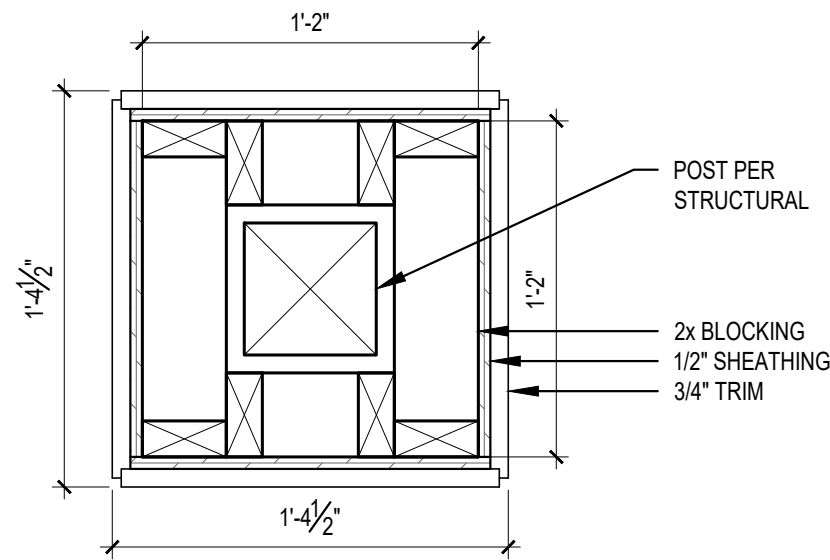


9 FLAT ROOF/HOUSE CONNECTION
SCALE: 1 1/2" = 1'-0"

SCALE: IF SHEET IS LESS THAN 24" x 36", IT IS A REDUCED PRINT, REDUCE SCALE ACCORDINGLY
PERMIT SUBMITTAL 4/14/2025



12 SCUPPER
SCALE: 1 1/2" = 1'-0"



13 COLUMN
SCALE: 1 1/2" = 1'-0"

REVISIONS:	

PLOT DATE:	4/14/2025
DRAWN BY:	JM
CHECKED BY:	BJS

SHEET

O'NEIL POOL DECK EXTENSION

S241205-3

PROJECT INFORMATION

CLIENT

GINA AND TIM O'NEIL
8030 SE 20TH ST
MERCER ISLAND, WA 98040

PROJECT ADDRESS

8030 SE 20TH ST
MERCER ISLAN, WA 98040

ARCHITECT

STURMAN ARCHITECTS
9 103RD AVE NE SUITE 203
BELLEVUE, WA 98004
PHONE: (425) 451-7003

STRUCTURAL ENGINEER

L120 ENGINEERING & DESIGN
13150 91ST PL NE
KIRKLAND, WA 98034
PHONE: (425) 636-3313
EMAIL: MTHURFJELL@L120ENGINEERING.COM
CONTACT: MANS THURFJELL, PE

CODES

ENGINEERED PER:

2021 (IRC) INTERNATIONAL RESIDENTIAL CODE
2021 (IBC) INTERNATIONAL BUILDING CODE

SHEET INDEX

- COVER SHEET...S-0

STRUCTURAL GENERAL NOTES...S-1

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ROOF FRAMING PLAN...S-5
- STRUCTURAL DETAILS...SD-1

STRUCTURAL DETAILS...SD-2

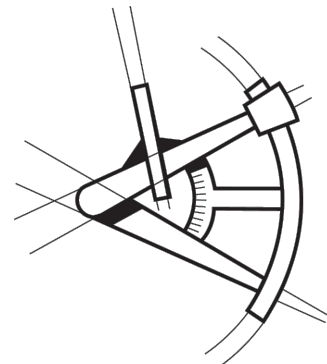
STRUCTURAL DETAILS...SD-3

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REVISIONS			
△	DESCRIPTION	DATE	BY

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O'NEIL POOL DECK EXTENSION 8030 SE 20TH ST MERCER ISLAND, WA 98040
PROJECT NUMBER
S241205-3

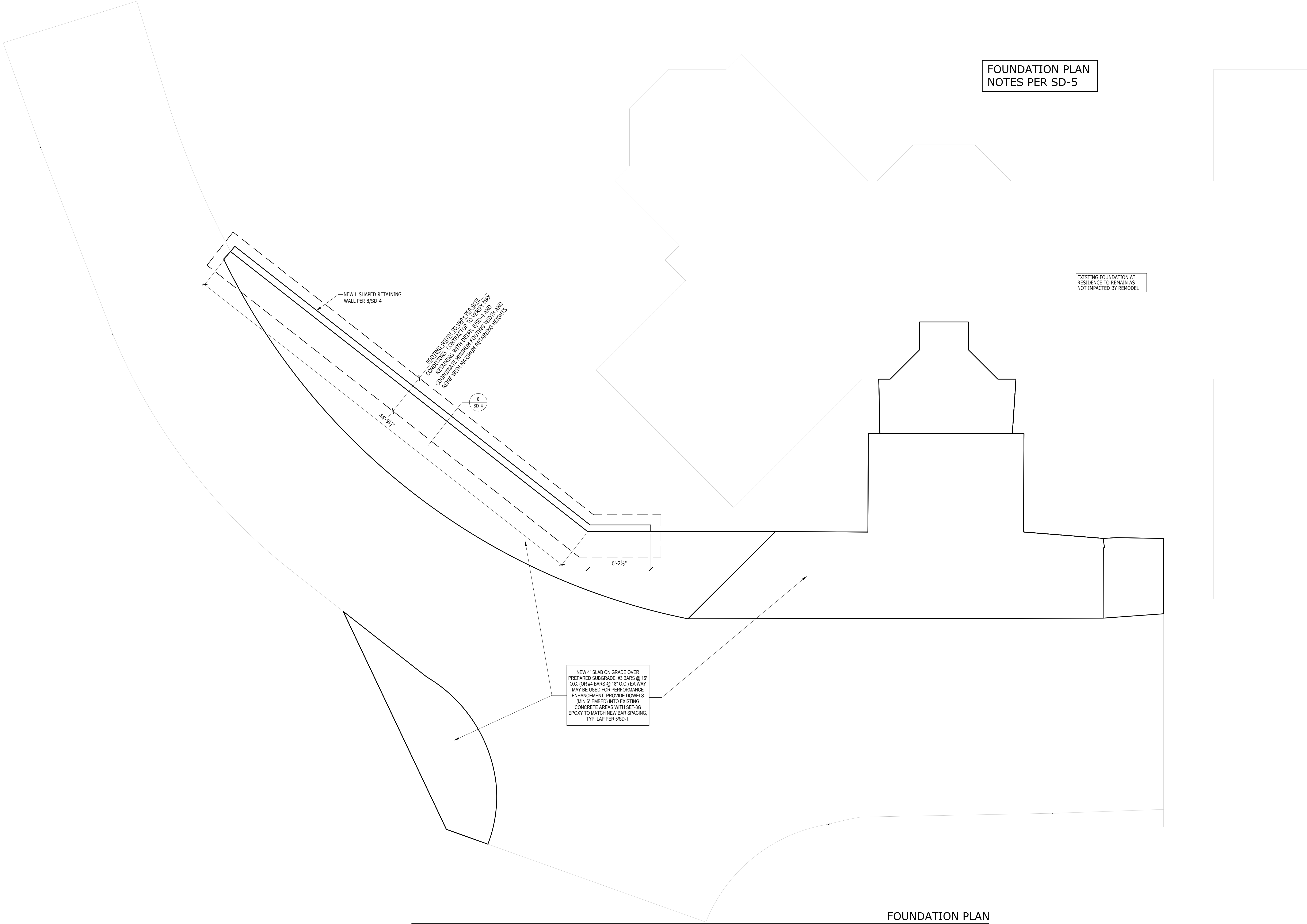
DRAWN BY - SS

CHECKED BY - KJ

SHEET DATE - 02-05-2025

SCALE
24X36 SHEET:1/4"=1'-0"

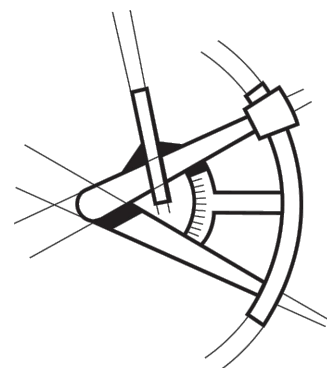
DESCRIPTION	COVER SHEET	S-0
		SHEET



FOUNDATION PLAN
NOTES PER SD-5



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△	DESCRIPTION	DATE	BY

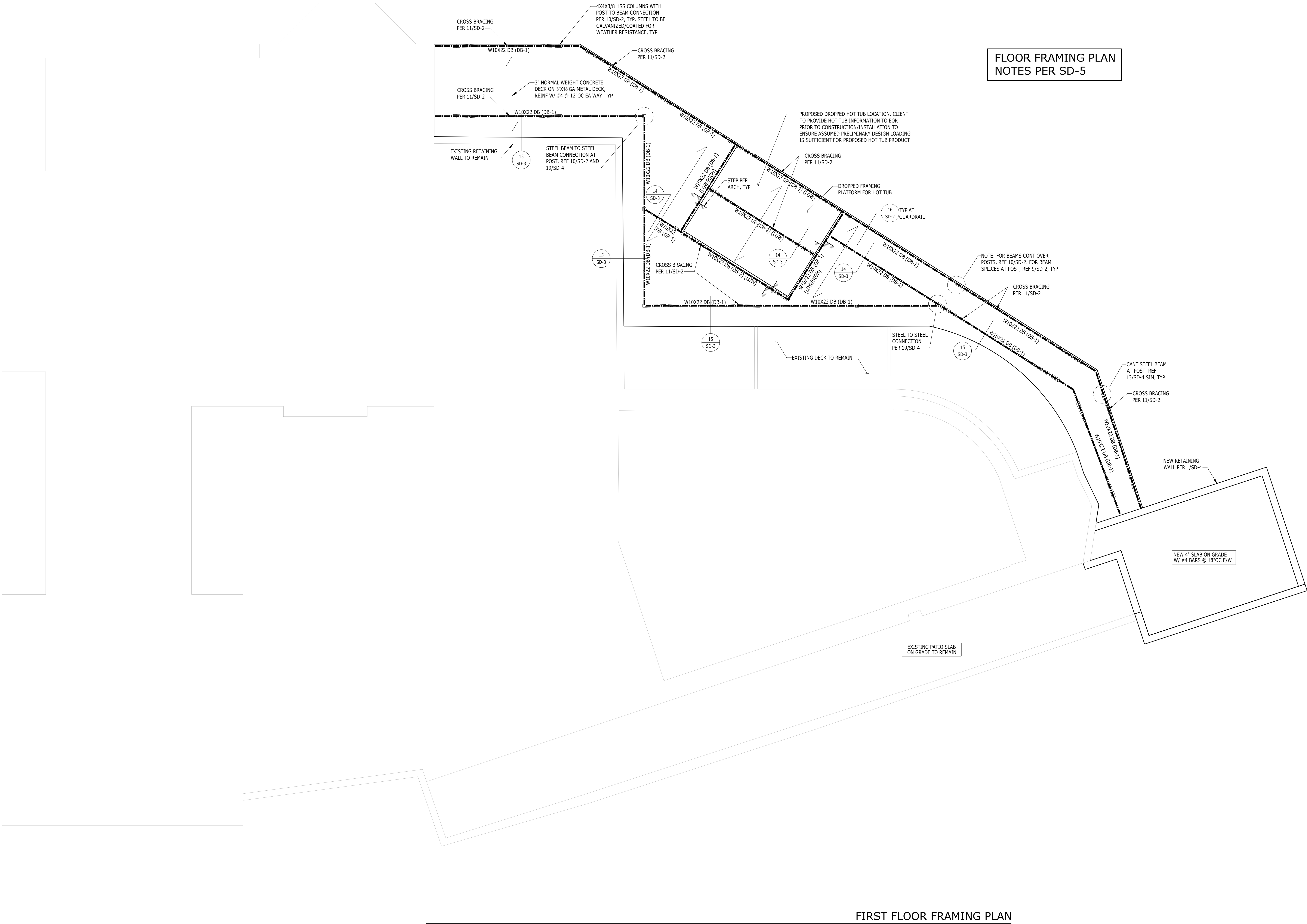
PROJECT NAME
O'NEIL POOL DECK EXTENSION
8030 SE 20TH ST MERCER ISLAND, WA 98040
PROJECT NUMBER
S241205-3

DRAWN BY - SS
CHECKED BY - KJ
SHEET DATE - 02-05-2025

SCALE
24X36 SHEET: 1/4" = 1'-0"

DESCRIPTION	FOUNDATION PLAN	SHEET	S-2

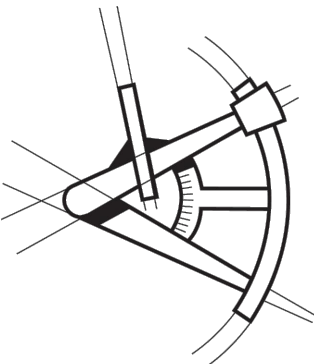
FOUNDATION PLAN



FLOOR FRAMING PLAN
NOTES PER SD-5



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REVISIONS

△	DESCRIPTION	DATE	BY
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PROJECT NAME
O'NEIL POOL DECK
EXTENSION
8030 SE 20TH ST
MERCER ISLAND, WA 98040

PROJECT NUMBER
S241205-3

DRAWN BY - SS

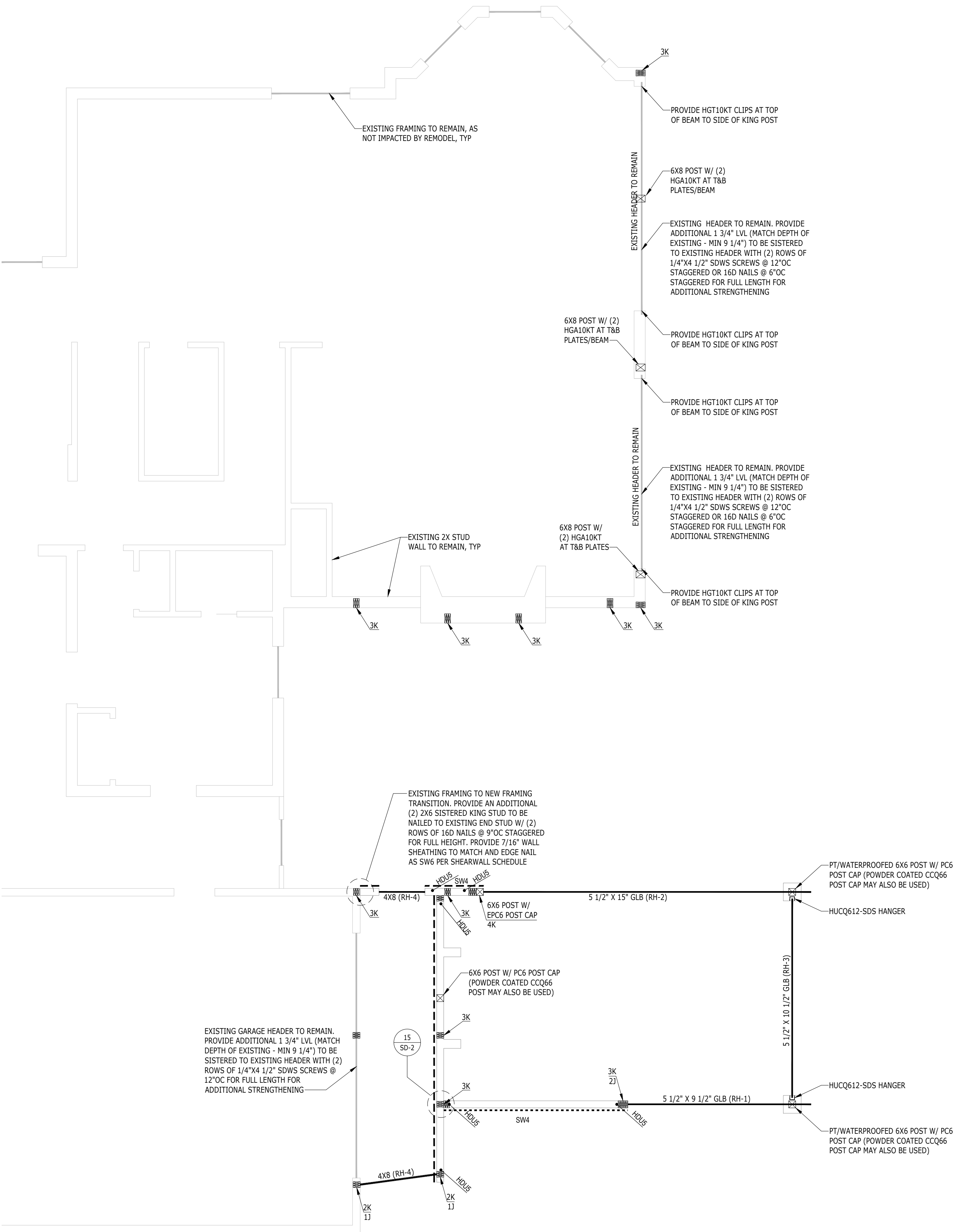
CHECKED BY - KJ

SHEET DATE - 02-05-2025

SCALE
24X36 SHEET: 1/4" = 1'-0"

DESCRIPTION
FIRST FLOOR FRAMING PLAN

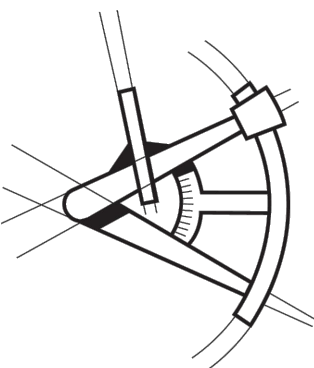
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WALL FRAMING AND SHEAR
WALL PLAN NOTES PER SD-5



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EXTENSION
8030 SE 20TH ST
MERCER ISLAND, WA 98040

PROJECT NUMBER

S241205-3

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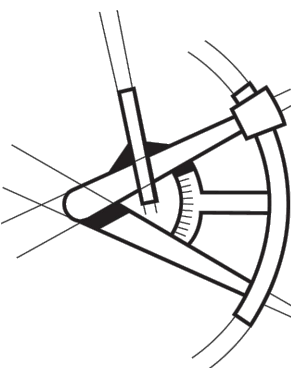
SHEET DATE - 02-05-2025

SCALE

24X36 SHEET:1/4"=1'-0"

DESCRIPTION
FIRST FLOOR WALL FRAMING
AND SHEAR WALL PLAN
SHEET
S-4

FIRST FLOOR WALL FRAMING AND SHEAR WALL PLAN



REVISIONS

△	DESCRIPTION	DATE	BY
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PROJECT NAME

O'NEIL POOL DECK
EXTENSION
8030 SE 20TH ST
MERCER ISLAND, WA 98040

PROJECT NUMBER

S241205-3

DRAWN BY - SS

CHECKED BY - KJ

SHEET DATE - 02-05-2025

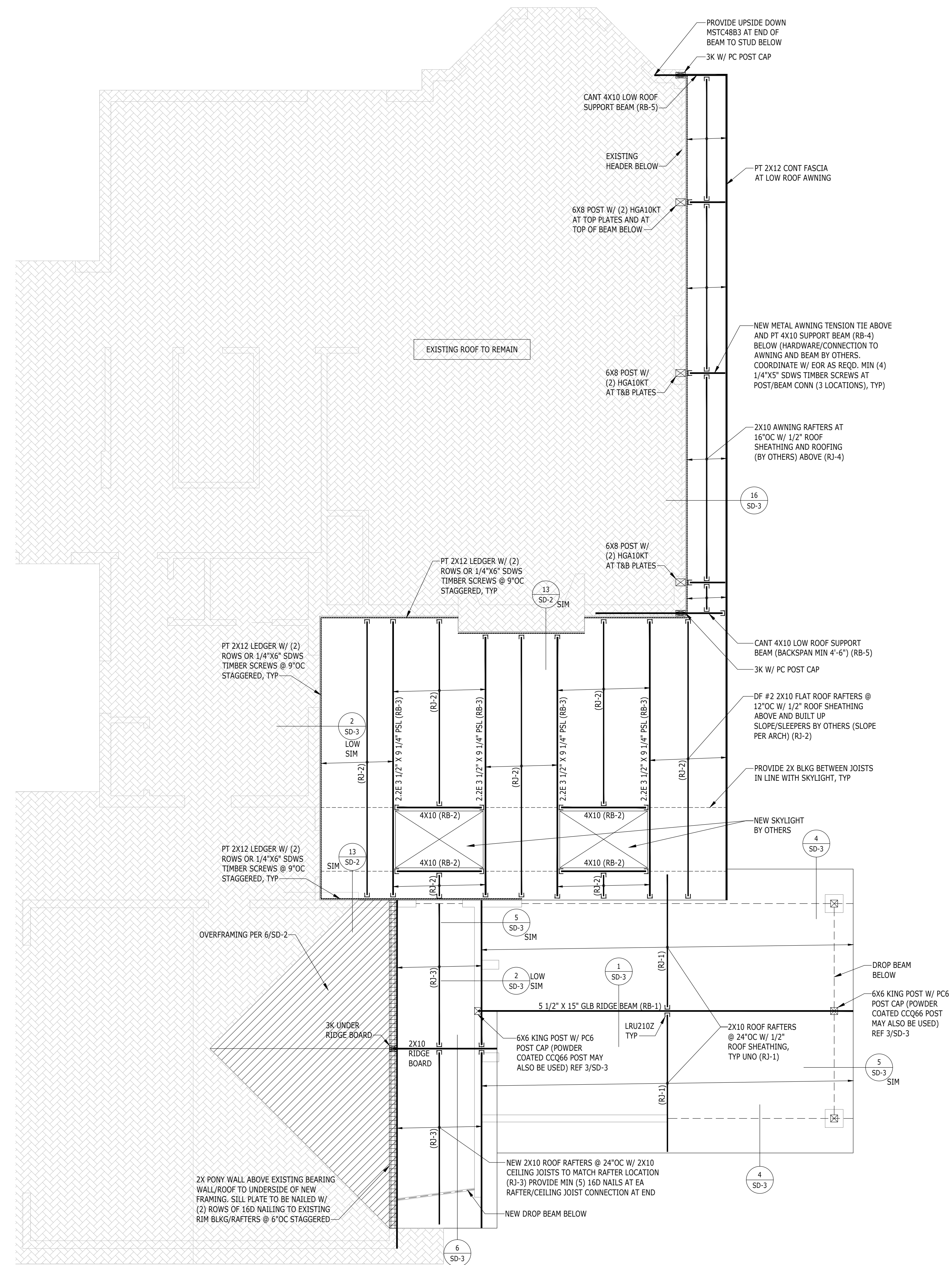
SCALE

24X36 SHEET: 1/4" = 1'-0"

DESCRIPTION

ROOF FRAMING PLAN

SHEET S-5



ROOF FRAMING PLAN NOTES PER SD-5

ROOF FRAMING PLAN

STEM WALL FOOTING SCHEDULE

FOOTING WIDTH PER PLAN	FOOTING DEPTH	REINFORCEMENT	
		LONGITUDINAL	TRANSVERSE
1'-4"	8"	(2)#4, CONT	N/A
2'-0"	8"	(3)#4, CONT	N/A
2'-6"	10"	(3)#4, CONT	#4@12" O.C

NOTE: SIM AT GARAGE SLAB W/BACKFILL TO B/SLAB

ISOLATED FOOTING SCHEDULE

FOOTING SIZE PER PLAN	REINFORCEMENT	
	(1)#4, EA WAY, BTM	(2)#4, EA WAY, BTM
24" X 24" X 10"	(1)#4, EA WAY, BTM	(2)#4, EA WAY, BTM
30" X 30" X 10"	(1)#4, EA WAY, BTM	(2)#4, EA WAY, BTM
36" X 36" X 12"	(1)#4, EA WAY, BTM	(2)#4, EA WAY, BTM
42" X 42" X 12"	(1)#4, EA WAY, BTM	(2)#4, EA WAY, BTM
48" X 48" X 12"	(1)#4, EA WAY, BTM	(2)#4, EA WAY, BTM

A-BOLTS PER SW SCHEDULE

NO BUNDLED STUDS OR PLATE SPLICES OVER VENT OPENING

TYPICAL WALL STUDS, SPACING PER WALL BRACING NOTES

T/ STEM WALL

PT PLATE PER SW SCHEDULE

ADD'L #4H X 4'-0"

CONT HOR REINF

#4V @ EA SIDE OF OPENING

NOTES

1. CRAWLSPACE VENTILATION PER ARCHITECTURAL SHEETS

2. DO NOT LOCATE VENT WITHIN TANK WALL WITHOUT REVIEW BY EOR

3. CONTRACTOR TO LOCATE/VENTS TO AVOID BUNDLED STUDS/POSTS/POINT LOADS FROM ABOVE PER PLAN OR CONFLICT W/HOLD/DOWNS PER PLAN.

LAP SPLICE AND STANDARD HOOK LENGTH FOR CORNER BARS

BAR SIZE PER WALL	LAP SPLICE LENGTH	STD HOOK LENGTH
#4	2'-6"	0'-8"
#5	3'-0"	0'-10"
#6	3'-8"	1'-0"
#8	5'-0"	1'-3"

IF INTERSECTING WALLS HAVE DIFFERENT SIZE OF HORIZONTAL REINFORCEMENT, CORNER BARS MATCHING LARGER REINFORCEMENT SIZE AND SPACING TO BE USED

PLAN CORNER

PLAN INTERSECTION

1 STEM WALL AT EXTERIOR

2 ISOLATED INTERIOR FOOTING

3 CRAWL SPACE VENTILATION

4 STEP AT WALL FOOTING

5 CORNER BARS AT CONCRETE WALLS

USE PANEL EDGE NAILING AT HD STUDS

DOUBLE HOLDOWN STUDS

MST STRAP WHERE OCCURS PER PLAN ALIGN W/ HD STUDS BELOW PLACE OVER SHEATHING

VERT GRAIN BLKG TO MATCH STUDS ABOVE

FLOOR

USE PANEL EDGE NAILING AT EACH HD STUD

END POST/STUDS PER HOLD-DOWN SCHEDULE

VERTICAL CRUSH BLKG TO MATCH POST/BUNDLED STUDS WIDTH ABOVE

COUPLER IN JOIST SPACE

CONCRETE STEM WALL

#3 1/16" HAIRPIN W/ STD HOOKS ON EA SIDE OF HOLDOWN ANCHOR (2) PER HOLDOWN MAY BE OMITTED AT NON STEM WALL APPLICATION. HAIRPIN NOT REQ'D FOR HDU2 AND HDU5 HOLDOWNS

CONSTRUCTION JOINT

CONTROL JOINT

NOTES

1. PROVIDE CONSTRUCTION / CONTROL JOINT TO ENCLOSE APPROXIMATE SQUARE AREAS OF 225 SF MAX, WITH A MAXIMUM PANEL RATIO OF 1.3 TO 1.0.

2. USE EARLY-ENTRY DRY-CUT SAW AS SOON AS PRACTICAL. SAWCUT ALONG SHORT DIRECTION OF POUR FIRST.

7 CONSTRUCTION/CONTROL JOINT DETAILS

STRAP OR HOLDOWN PER SCHEDULE, MATCH STUDS BELOW WHEN THERE IS NO OVERLAP

HOLDOWN TO CONCRETE

STHD14 (2) MST48 OR (2)HDU5

HDU8 (2) MST48 OR (2)HDU8

HDU11 (2) MST48 OR (2)HDU11

ADD DOUBLE STUDS AT OVERLAP OR MULTIPLE STRAPS

PROVIDE (2) ROWS OF 16d AT 6" O.C. IN EA HD STUD AT LAP CONDITION. STAGGER ROWS

VERT BLKG AT FLOOR SPACE

PROVIDE THIS DETAIL WHEN HOLDOWN STRAPS MUST OVERLAP FOR PROPER INSTALLATION

PONY WALL

CONC STEM WALL

HOLDOWN PER PLAN

*USE 7/8" Ø A307 (OR 5/8" Ø, BALANCE PER HD SCHEDULE) ALL-THREAD ROD THROUGH THE FLOOR SPACE AT PHD OR HDQ

8 BAR BEND AND HOOK DETAILS

SIM AT BEAM PARALLEL TO WALL

LSL RIM

FLOOR

BEAM PER PLAN

CMST14x3'-0" AT PLATES

(6) 16d

(1) 2x KING STUD

PROVIDE (2) A35 AT STUD BASE TO SILL PLATE

(4) 2x6 OR (5) 2x4 AT 6 3/4 GLB

D = BAR DIAMETER

9 STHD HOLDOWN INSTALLATION

CS16, UNO

2'-0"

2'-0"

BEAM/JOIST PER PLAN W/EN

BEAM/JOIST PER PLAN W/EN

BEAM/JOIST PER PLAN W/EN

16d TN EA SIDE OF JOIST

BEAM/JOIST PER PLAN W/EN

T/BM TO T/BM

6'-0" MIN UNO ON PLAN

CS16, UNO

BEAM PER PLAN

HANGERS PER SCHEDULE, UNO

1 3/4" LSL BLKG

T/BLKG TO T/BM

SIM AT STUD WALL

10 FOUNDATION SECTION AT HOLDOWN

10d AT 6" O.C. EDGE NAILING INTO BM FLOOR FRAMING PER PLAN

FLUSH BEAM W/ EDGE NAILING PER PLAN

CS16 STRAP UNO

TRIM/JACK STUDS PER PLAN

2'-0"

2'-0"

8/BM TO T/PL

10d AT 6" O.C. EDGE NAILING INTO BM

6'-0" MIN UNO ON PLAN

1 3/4" LSL BLKG

CS16, UNO

B/BLKG TO T/PL

11 HOLDOWN DETAIL

12 OVERLAP STRAP AT PONY WALL

13 BEAM AT DISCONTINUOUS TOP PLATES

14 TENSION TIE AT FLOOR FRAMING

15 TENSION TIE AT FLOOR FRAMING

CS 16, UNO

2'-0"

6'-0" MIN UNO ON PLAN

1 3/4" LSL BLKG OR TRUSS BLOCKING

BEAM OR TRUSS W/EN PER PLAN

BUNDLED STUDS PER PLAN

LTP4/A35 PLATES PER SHEARWALL SCHEDULE (2 EA BLKG MIN)

STUD WALL PER PLAN

T/BM TO T/BLKG OVER WALL

T/SHEATHING

FLOOR SHEATHING, TYP

(3) 10d NAILS AT BLOCKING

1/2" GAP

2X4 BLKG FOR CEILING ATTACHMENT SPACING AS REQUIRED FOR GYP ATTACHMENT

DS CLIPS @ 16" O.C.

1'-4" NO NAILING ZONE

NON-BEARING WALL PER PLAN

WALL PARALLEL TO FLOOR FRAMING

T/SHEATHING

FLOOR SHEATHING, TYP

1/2" GAP

1'-4" NO NAILING ZONE

NON-BEARING WALL PER PLAN

WALL PERPENDICULAR TO FLOOR FRAMING

DTC CLIP @ 48" O.C.

LSL BLKG

SILL PLATE NAILING PER SW SCHEDULE

WALL ABOVE PER PLAN (LOCATION VARIES)

TRUSS BLKG UNDER SHEARWALL

SHEAR WALL PER PLAN

10d NAILING PER SW BELOW (SW6=6" O.C., SW4=4" O.C., SW2=2" O.C.)

2x10, TJI/TRUSS BLKG, OR 1 1/4" LSL OR SHEAR TRUSS BLKG (SHEAR WALL ONLY)

10d AT 6" O.C.

2x10, TJI/TRUSS BLKG

16d TN AT 6" O.C.

LAP JOISTS OVER BRG WALL

LTP4 OR A35 PER SW SCHEDULE

INTERIOR BEARING (SHEAR WALL)

INTERIOR BEARING (NON SHEAR WALL)

STAGGER NAILING ON EA SIDE OF BEAMS 1/2" VERTICALLY

FLOOR JOIST PER PLAN, TYP

HANGER PER PLAN

2 OR 3 PLY BEAM

10d AT 12" O.C. TOP AND BTM EA SIDE

PROVIDE SHIM AT BRG AS REQ'D FOR TOP FLUSH BEAM, TYP @ GLB

FLOOR JOIST PER PLAN, TYP

HANGER PER PLAN

ENGINEERED WOOD BEAM

4'-0" MIN LAP

16d COM NAILS @ 3" STAGGER

PLATE JOINT

PLATE JOINT

SPlice @ STUD TYP

16d COM NAILS @ 12" STAGGER OTHERWISE

WALL FRAMING PER PLAN

16 TENSION TIE T/BM TO T/BLKG

17 CEILING FRAMING AT NON-BEARING WALL

18 FLOOR FRAMING AT INTERIOR BEARING WALL

19 JOISTS TO FLUSH BEAM CONNECTION

20 ELEVATION TOP PLATE SPLICE

MANG R. THURFJELL
STATE OF WASHINGTON
REGISTERED PROFESSIONAL ENGINEER

LONGITUDE
ONE TWENTY[®]
ENGINEERING & DESIGN

REVISIONS

DESCRIPTION DATE BY

PROJECT NAME

O'NEIL POOL DECK
EXTENSION

8030 SE 20TH ST
MERCER ISLAND, WA 98040

PROJECT NUMBER

S241205-3

DRAWN BY - SS

CHECKED BY - KJ

SHEET DATE - 02-05-2025

SCALE

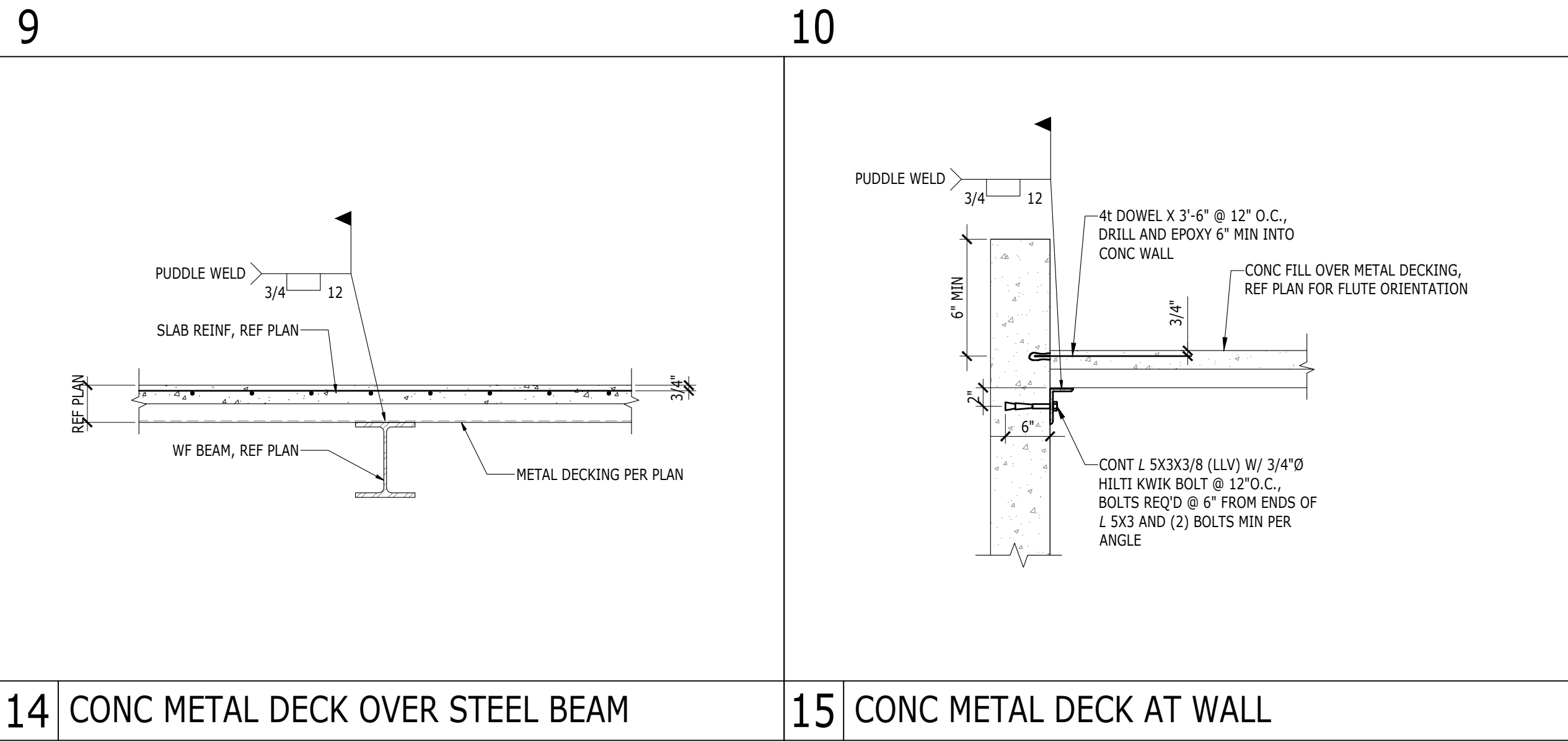
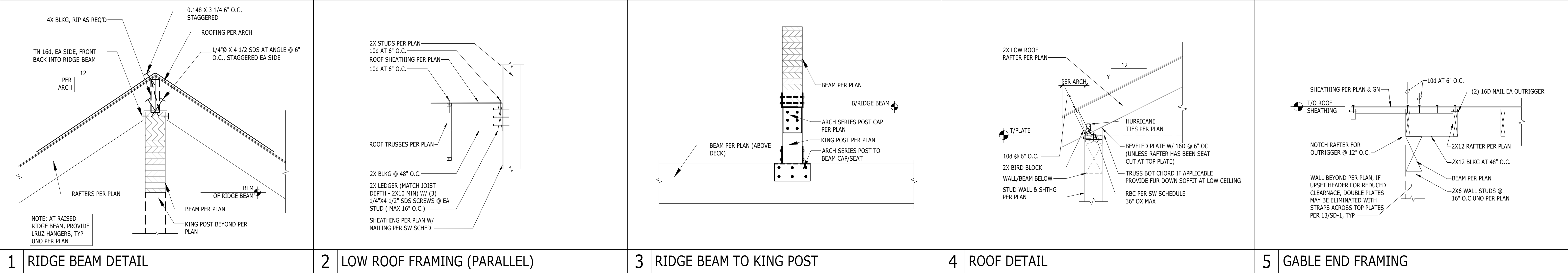
24X36 SHEET:1/4"=1'-0"

STRUCTURAL DETAILS

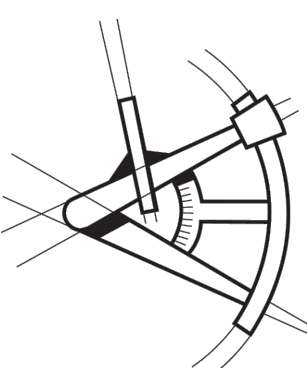
DESCRIPTION

SHEET

SD-1



LONGITUDE
ONE TWENTY[®]
ENGINEERING & DESIGN



REVISIONS			
Δ	DESCRIPTION	DATE	BY

PROJECT NAME
**O'NEIL POOL DECK
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8030 SE 20TH ST
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SHEET DATE - **02-05-2025**

SCALE
24X36 SHEET:1/4"=1'-0"

DESCRIPTION	STRUCTURAL DETAILS	
	SHEET SD-3	

ROOF FRAMING NOTES

1. GENERAL STRUCTURAL NOTES AND ABBREVIATIONS PER SHEET S-1.

2. VERIFY ALL DIMENSIONS AND ELEVATIONS WITH ARCH.

3. ROOF SHEATHING PER GENERAL NOTES. ALL SHEATHING TO BE GLUED AND NAILED TO FRAMING PER MANUFACTURER RECOMMENDATIONS. USE 8d COMMON NAILS (0.131" X 2 1/2") @ 6" O.C. AT PANEL EDGES AND AT ALL FRAMING DESIGNATED "WITH EDGE NAILING" OR "W/EN", AND 12" O.C. IN THE FIELD, UNO. PANEL EDGE JOINTS TO BE STAGGERED BETWEEN ADJACENT PANELS OF SHEATHING. PROVIDE GAP BETWEEN PANELS TO ALLOW FOR NATURAL EXPANSION/CONTRACTION (1/8" GAP TYP).

4. ALL ROOF TRUSSES SHALL BE SPACED NO FURTHER APART THAN 24" O.C. AND SHALL BE CONNECTED TO TOP PLATE WITH H2.5 TIE UNO.

5. ALL GIRDER TRUSSES SHALL BE CONNECTED TO TOP PLATE WITH TWO H6 TIES UNO.

6. LOCATE ALL OPENINGS AND PENETRATIONS AND VERIFY NO CONFLICT WITH ROOF FRAMING. MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS BY OTHERS.

7. ALL BEAMS AND GIRDER TRUSSES SHALL BE SUPPORTED BY MIN TWO STUDS BELOW EACH END, UNLESS NOTED OTHERWISE ON PLAN. ALL BEAMS SHALL BE FRAMED FLUSH WITH JOISTS UNO. "DROPPED BEAM" OR "DB" INDICATES T/BEAM EQUAL B/JOISTS. "TOP FLUSH" OR "TF" INDICATES T/BEAM EQUAL T/JOISTS AND B/BEAM EXTENDING BELOW B/JOISTS. "BOTTOM FLUSH" OR "BF" INDICATES B/BEAM EQUAL B/JOISTS AND T/BEAM EXTENDING ABOVE T/JOISTS.

8. ALL NON-BEARING WALLS TO BE FRAMED MIN 0.25" UNDER FLOOR SYSTEM.

9. STUD QUANTITIES, POST SIZE, HOLDOWN, AND SHEARWALL REQUIREMENTS PER WALL FRAMING AND SHEARWALL PLAN BELOW.

10. HORIZONTAL STRAPS INDICATED ON FRAMING PLANS SHALL BE CENTERED OVER THE TOP PLATE, BEAM, OR BLOCKING. STRAP LENGTH PER PLAN UNO.

11. ALL HANGERS TO BE MANUFACTURED BY SIMPSON STRONG-TIE. INSTALLATION PER MANUFACTURER'S RECOMMENDATIONS. ALTERNATIVE SOLUTIONS SHALL BE SUBMITTED TO EOR FOR APPROVAL PRIOR TO INSTALLATION. REFER TO TYPICAL HANGER SCHEDULE FOR HANGER SIZE UNO ON PLAN OR DETAILS. HANGERS FOR ROOF TRUSSES BY OTHERS.

12. ENGINEERED ROOF JOISTS AND ROOF TRUSSES TO BE DESIGNED BY OTHERS. REFER TO STRUCTURAL GENERAL NOTES FOR SUBMITTAL INFORMATION, AND DESIGN CRITERIA.

12.1. STANDARD DEAD AND LIVE LOADS SHALL BE USED FOR TRUSS DESIGN. REFERENCE STRUCTURAL GENERAL NOTES FOR MORE INFORMATION.

12.2. CHANGES TO LAYOUT MUST BE SUBMITTED TO THE ARCHITECT AND EOR FOR REVIEW AND APPROVAL.

12.3. TRUSS SUBMITTAL PACKAGE TO BE PROVIDED TO EOR FOR REVIEW. REFERENCE STRUCTURAL GENERAL NOTES FOR SUBMITTAL REQUIREMENTS.

12.4. (XXX LBS SHEAR/DRAW) INDICATES SHEAR TRANSFER LOAD. SHEAR TRUSS SHALL BE DESIGNED TO BE ABLE TO TRANSFER SPECIFIED LATERAL LOAD APPLIED AT THE TOP CHORD TO THE BOTTOM CHORD AND INTO SHEARWALL BELOW.

12.5. ROOF TRUSSES SHOULD BE DESIGNED FOR ADDITIONAL LOADS WHERE APPLICABLE AS SPECIFIED BY THE ARCHITECT (I.E. MECHANICAL UNITS, ROOF DECKS AND PATIOS, GREEN ROOFS, SOLAR UNITS AND ETC).

12.6. TRUSS DESIGN FOR BEARING AT TOP PLATES TO BE DESIGNED FOR COMPRESSION PERPENDICULAR TO GRAIN.

13. FIRE-PROOFING AND MOISTURE-PROOFING REQUIREMENTS BY OTHERS.

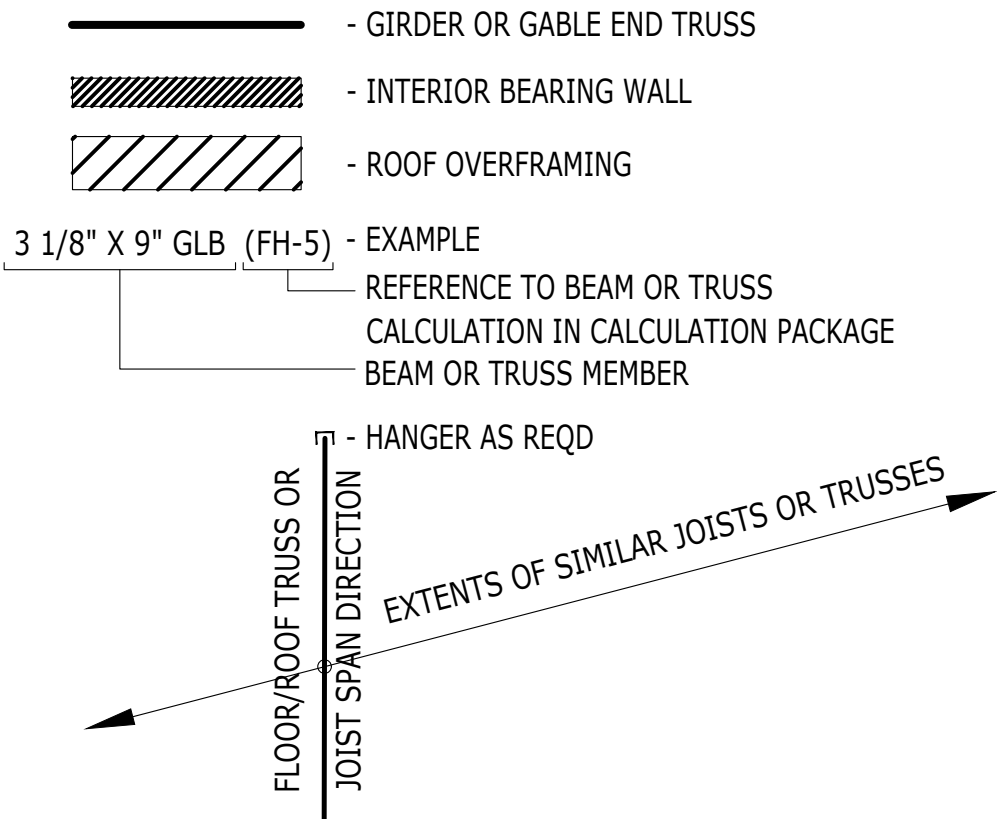
14. ROOF COVERINGS AND ROOFING MATERIAL BY OTHERS.

15. ROOF DRAINAGE BY OTHERS.

16. ATTIC VENTILATION BY OTHERS.

17. FOR TYPICAL INSTALLATION DETAILS REFERENCE TO:
 - 17/SD-1 TYP NON-LOAD BEARING WALL FRAMING

FRAMING LEGEND



WALL FRAMING AND SHEAR WALL NOTES

1. GENERAL STRUCTURAL NOTES AND ABBREVIATIONS PER SHEET S-1.

2. VERIFY ALL DIMENSIONS AND ELEVATIONS WITH ARCH.

3. LUMBER GRADE PER GENERAL STRUCTURAL NOTES.

4. ALL BUNDLED STUDS SPECIFIED PER PLAN SHALL BE CONNECTED TOGETHER WITH 16d @ 6"O.C.

5. EXTERIOR WALL STUDS SHALL BE 2X6 @ 16"O.C. (≤10"), 2X6 @ 12"O.C. (>10") UNO. INTERIOR WALL STUDS SHALL BE 2X4 @ 16"O.C. UNO. REFER TO ARCH SET FOR WALL THICKNESS REQUIREMENTS AT PLUMBING STACKS. ALL INTERIOR NON-BEARING WALLS TO BE FRAMED MIN 0.25" UNDER FLOOR SYSTEM.

6. PROVIDE ONE KING STUD AND ONE JACK STUD MINIMUM AT EVERY HEADER UNO. JACK STUDS SHOULD BE CONTINUOUS TO THE FOUNDATION AND SHALL HAVE VERTICAL CRUSH BLOCKING WITHIN THE FLOOR FRAMING DEPTH MATCHING THE WIDTH OF JACK STUDS.

7. SHEARWALL SHEATHING AND NAILING REQUIREMENTS PER SHEARWALL SCHEDULE. ALL EXTERIOR WALLS SHALL BE TYPE SW6 UNO.

8. ALL SHEATHING PANEL EDGES TO OCCUR OVER STUDS, PLATES, RIMS OR HORIZONTAL BLOCKING. PANEL EDGE NAILING PER SHEARWALL SCHEDULE, FIELD NAILING AT 12" O.C. UNO.

9. PROVIDE MIN TWO 2X STUDS AT EACH END OF SHEARWALL UNO. PROVIDE PANEL EDGE NAILING INTO EACH STUD AT END OF WALL.

10. SHEARWALL PANEL EDGE STUDS INDICATE THE MINIMUM STUD WIDTH AT ABUTTING PANEL EDGES. TWO 2X STUDS ARE AN ACCEPTABLE ALTERNATE FOR 3X STUDS. TWO 2X STUDS ARE TO BE NAILED TOGETHER WITH TWO ROWS 10d NAILS AT 6" O.C (4" @ SW2 AND 2W2). AT DOUBLE SIDED SHEARWALLS VERTICAL PANEL EDGES TO BE STAGGERED ON OPPOSITE SIDES OF THE WALL EXCEPT END OF SHEARWALL.

11. LTP4 INSTALLED OVER PLYWOOD SHALL USE 8d COMMON NAILS (.1310 X 2.5") LTP4 INSTALLED DIRECTLY AGAINST FRAMING MAY USE 8d SHORT (.131X 1.5") RBC INSTALLED DIRECTLY AGAINST FRAMING USE 10d SHORT (.148X 1.5").

12. WINDOW STRAP INDICATES THAT A WINDOW IS INCORPORATED WITHIN THE SHEAR WALL. REFER TO FORCE-TRANSFER AROUND OPENING DETAIL FOR FRAMING REQUIREMENTS.

13. STHD HOLDOWNS ARE DIMENSIONED TO CENTER OF STRAP. HDU/HD HOLDOWNS ARE DIMENSIONED TO CENTER OF ANCHOR BOLT.

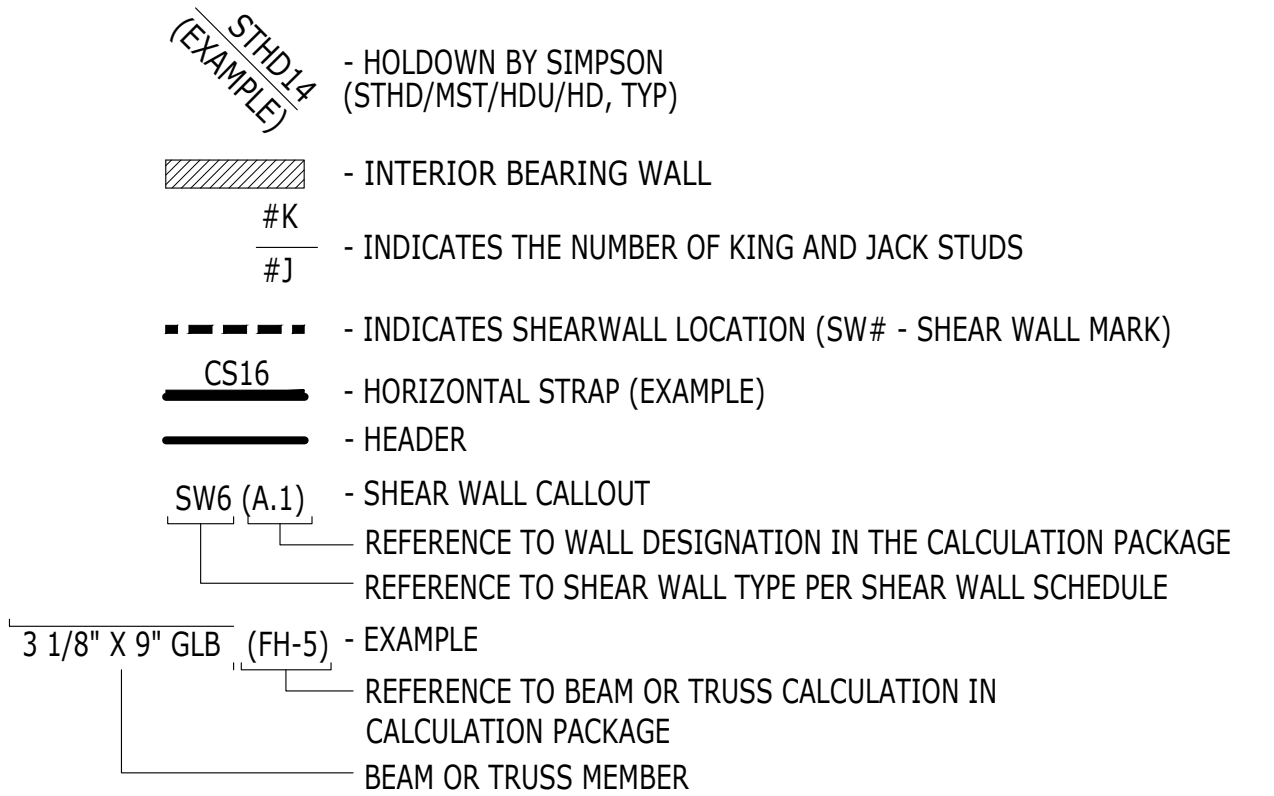
14. SILL ANCHOR BOLTS (J-BOLTS) SHALL BE ASTM F1554 (36KSI) HDG, ASTM A307 (36KSI) HDG OR SIM. ANCHOR BOLTS TO BE 5/8"Ø X 7" MIN EMBEDMENT. SPACING PER SHEARWALL SCHEDULE (72" O.C. MAX). EACH ANCHOR BOLT TO HAVE STANDARD HDG NUT AND WASHER INSTALLED OVER 3"x3"x1/4" HDG PLATE WASHER WITH AND EDGE OF THE PLATE WASHER LOCATED WITHIN 1/2" OF SHEATHED FACE OF WALL. FOR TWO-SIDED SHEARWALLS W/ 2X6 WALL FRAMING USE 4X4X1/4" PLATE WASHERS OR STAGGER ANCHOR BOLTS SO THAT EVERY OTHER PLATE WASHER IS LOCATED WITHIN 1/2" OF EACH FACE OF THE WALL.

15. ALL HANGERS TO BE MANUFACTURED BY SIMPSON STRONG-TIE. INSTALLATION PER MANUFACTURER'S RECOMMENDATIONS. ALTERNATIVE SOLUTIONS SHALL BE SUBMITTED TO EOR FOR APPROVAL PRIOR TO INSTALLATION. REFER TO TYPICAL HANGER SCHEDULE FOR HANGER SIZE UNO ON PLAN OR DETAILS.

16. FIRE-PROOFING AND MOISTURE-PROOFING REQUIREMENTS BY OTHERS.

17. TYPICAL DETAILS:
 - 9/SD-1 TYP STHD HOLDOWN INSTALLATION
 - 10/SD-1 TYP STHD HOLDOWN SECTION
 - 11/SD-1 TYP HOLDOWN INSTALLATION
 - 12/SD-1 TYP PONY WALL DETAIL
 - 17/SD-1 TYP NON-BEARING WALL FRAMING
 - 20/SD-1 TYP TOP PLATE SPLICE
 - 1/SD-2 TYP NOTCHES AND HOLES IN WOOD STUDS
 - 2/SD-2 FORCE-TRANSFER AROUND WINDOWS DETAIL
 - 3/SD-2 TYP HEADER FRAMING

FRAMING AND SHEATHING LEGEND



SHEAR WALL SCHEDULE

WALL	SHEATHING	PANEL EDGE NAILING (COMMON (GALV) NAILS)	PANEL EDGE STUDS	ANCHOR BOLTS 5/8"Ø EMBED 7"	RIM CONNECTION		
					AT MUD SILL/ PLATE	AT ROOF EAVE TOP PLATE	AT SILL PLATE (SINKER NAIL .1480 x 3 1/4")
SW6	7/16" APA PLY ONE SIDE	8d AT 6" O.C.	2x	48" O.C. IN 2x PLATE	LTP4 AT 24" O.C.	RBC AT 16" O.C.	16d AT 6" O.C.
SW4	7/16" APA PLY ONE SIDE	8d AT 4" O.C.	2x	32" O.C. IN 2x PLATE	LTP4 AT 16" O.C.	RBC AT 12" O.C.	16d AT 4" O.C.
SW3	7/16" APA PLY ONE SIDE	8d AT 3" O.C.	3x	16" O.C. IN 2x PLATE	LTP4 AT 16" O.C.	RBC AT 8" O.C.	16d AT 3" O.C.
SW2	7/16" APA PLY ONE SIDE	8d AT 2" O.C.	3x	12" O.C. IN 2x PLATE	LTP4 AT 12" O.C.	RBC AT 8" O.C.	16d AT 2" O.C.
2W4	7/16" APA PLY TWO SIDES	8d AT 4" O.C. EA SIDE	3x	24" O.C. IN 3x PLATE	LTP4+A35 @ 16" O.C. EA SIDE	N.A. AT ROOF EAVE	(2) ROWS 16d AT 4" O.C.
2W3	7/16" APA PLY TWO SIDES	8d AT 3" O.C. EA SIDE	3x	16" O.C. IN 3x PLATE	LTP4+A35 @ 16" O.C. EA SIDE	N.A. AT ROOF EAVE	(2) ROWS 16d AT 3" O.C.
2W2	7/16" APA PLY TWO SIDES	8d AT 2" O.C. EA SIDE	3x	16" O.C. IN 3x PLATE	LTP4+A35 @ 12" O.C. EA SIDE	N.A. AT ROOF EAVE	(2) ROWS 16d AT 2" O.C.

NOTES: 1) FOR NON-SHEAR WALL, PROVIDE ANCHOR BOLTS @ 72" O.C.

FLOOR FRAMING NOTES

1. GENERAL STRUCTURAL NOTES AND ABBREVIATIONS PER SHEET S-1.

2. VERIFY ALL DIMENSIONS AND ELEVATIONS WITH ARCH.

3. FLOOR SHEATHING PER GENERAL NOTES. ALL SHEATHING TO BE GLUED AND NAILED TO FRAMING PER MANUFACTURER RECOMMENDATIONS. USE 8d COMMON NAILS (0.131" X 2 1/2") @ 6" O.C. AT PANEL EDGES AND AT ALL FRAMING DESIGNATED "WITH EDGE NAILING" OR "W/EN", AND 12" O.C. IN THE FIELD, UNO. PANEL EDGE JOINTS TO BE STAGGERED BETWEEN ADJACENT PANELS OF SHEATHING. PROVIDE GAP BETWEEN PANELS TO ALLOW FOR NATURAL EXPANSION/CONTRACTION (1/8" GAP TYP).

4. LOCATE ALL OPENINGS AND PENETRATIONS AND VERIFY NO CONFLICT WITH FLOOR FRAMING. MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS BY OTHERS.

5. ALL WOOD LOCATED WITHIN 8" OF FINISHED GRADE, EXPOSED TO WEATHER OR IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED. ALL FASTENERS IN CONTACT WITH FIRE-RETARDANT OR PRESSURE-TREATED WOOD SHALL BE COVERED IN PROTECTIVE COATING (I.E. HDG OR SIM).

6. ALL BEAMS SHALL BE SUPPORTED BY MIN TWO STUDS BELOW EACH END, UNLESS NOTED OTHERWISE ON PLAN. ALL BEAMS SHALL BE FRAMED FLUSH WITH JOISTS UNO. "DROPPED BEAM" OR "DB" INDICATES T/BEAM EQUAL B/JOISTS. "TOP FLUSH" OR "TF" INDICATES T/BEAM EQUAL T/JOISTS AND B/BEAM EXTENDING BELOW B/JOISTS. "BOTTOM FLUSH" OR "BF" INDICATES B/BEAM EQUAL B/JOISTS AND T/BEAM EXTENDING ABOVE T/JOISTS.

7. ALL NON-BEARING WALLS TO BE FRAMED MIN 0.25" UNDER FLOOR SYSTEM.

8. STUD QUANTITIES, POST SIZE, HOLDOWN, AND SHEARWALL REQUIREMENTS PER WALL FRAMING AND SHEARWALL PLAN BELOW.

9. ALL POSTS ABOVE THE FLOOR FRAMING SHALL BE BLOCKED WITHIN THE FLOOR DEPTH ("VERTICAL GRAIN BLKG", "VERTICAL CRUSH BLKG", OR "VCB"). BLOCKING WIDTH SHALL MATCH WIDTH OF POST OR BUNDLED STUDS ABOVE AND EXTEND FULL FLOOR DEPTH.

10. HORIZONTAL STRAPS INDICATED ON FRAMING PLANS SHALL BE CENTERED OVER THE TOP PLATE, BEAM, OR BLOCKING. STRAP LENGTH PER PLAN.

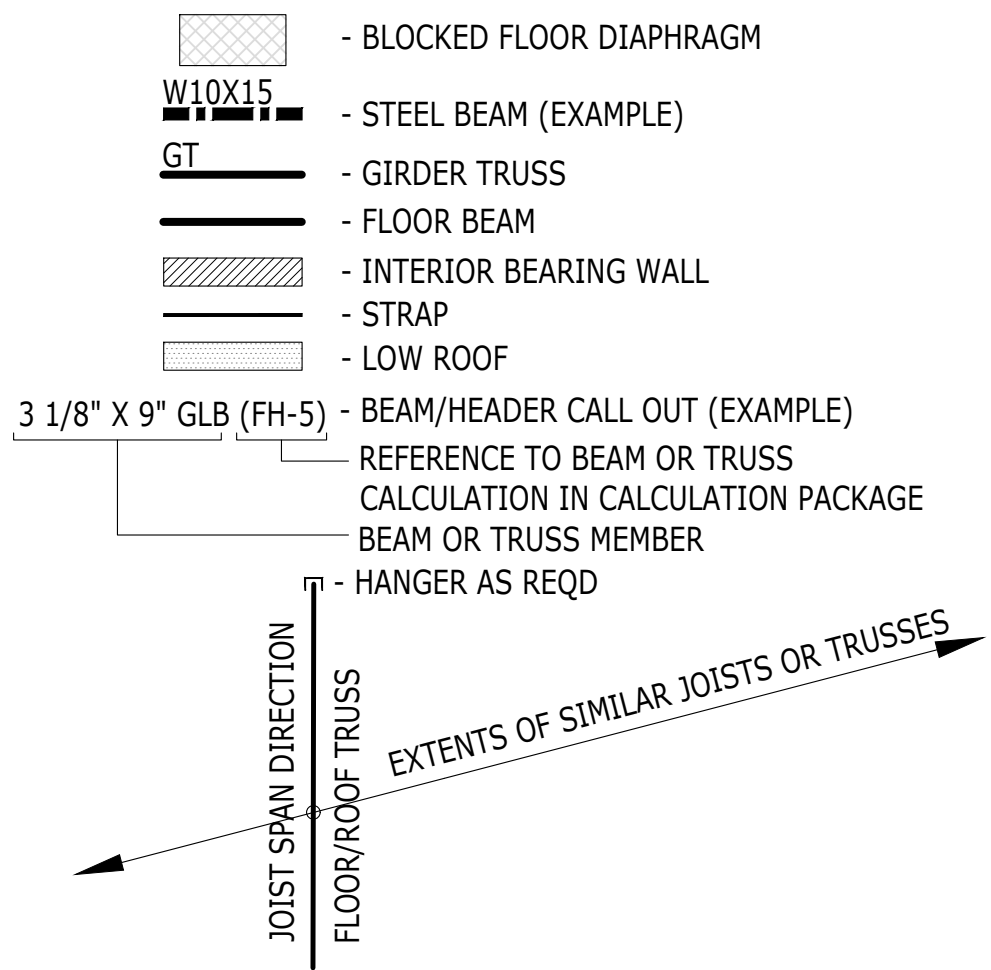
11. ALL TIES AND HANGERS TO BE MANUFACTURED BY SIMPSON STRONG-TIE. INSTALLATION PER MANUFACTURER'S RECOMMENDATIONS. ALTERNATIVE SOLUTIONS SHALL BE SUBMITTED TO EOR FOR APPROVAL PRIOR TO INSTALLATION. REFER TO TYPICAL HANGER SCHEDULE FOR HANGER SIZE UNO ON PLAN OR DETAILS.

12. ENGINEERED FLOOR JOISTS AND FLOOR TRUSSES TO BE DESIGNED BY OTHERS. REFER TO STRUCTURAL GENERAL NOTES FOR SUBMITTAL INFORMATION, AND DESIGN CRITERIA.

13. FIRE-PROOFING AND MOISTURE-PROOFING REQUIREMENTS BY OTHERS.

14. TYPICAL DETAILS:
 - 17/SD-1 TYP NON-LOAD BEARING WALL FRAMING
 - 18/SD-1 TYP FRAMING AT INTERIOR BEARING WALL
 - 19/SD-1 TYP FRAMING AT INTERIOR FLUSH BEAM

FRAMING LEGEND



TYPICAL JOIST HANGER SCHEDULE			
TJ1210			
11 7/8"	2-PLY 11 7/8"	14"	2-PLY 14"
IUS2.06/11.88	MIU4.28/11	IUS2.06/14	MIU4.28/14
2X10		2-PLY	
LUS210		LUS210-2	

TYPICAL BEAM HANGER SCHEDULE			
LVL / LSL / PSL			
	1 3/4"	3 1/2"	5 1/4"
			7"
11 7/8"	HUS1.81/10	HHUS410	HGUS5.50/12
14"	HUS1.81/10	HHUS410	HGUS5.50/14

FOUNDATION NOTES

1. GENERAL STRUCTURAL NOTES AND ABBREVIATIONS PER SHEET S-1.

2. VERIFY ALL DIMENSIONS AND ELEVATIONS WITH ARCH. PROVIDED DIMENSIONS ARE TO FACE OF CONCRETE STEM WALL OR CENTER OF INDIVIDUAL FOOTING. OUTSIDE FACE OF STEM WALL ALIGNS WITH OUTSIDE FACE OF STUD WALL UNO. STHD HOLDOWNS ARE DIMENSIONED TO CENTER OF STRAP. HDU/HD/HTT HOLDOWNS ARE DIMENSIONED TO CENTER OF ANCHOR BOLT.

3. VERIFY ALL T/CONC ELEVATIONS ON ALL CONCRETE INCLUDING PARTIAL HEIGHT RETAINING WALLS. CONCRETE TO EXTEND MIN 8" ABOVE FINISHED GRADE. PROVIDE 1" RECESS AT DOUBLE SIDED SHEARWALLS TO ACCOMMODATE 3X SILL PLATE.

4. FOOTINGS ARE TO BEAR ON COMPETENT NATIVE SOIL OR STRUCTURAL FILL CAPABLE OF SUPPORTING THE ASSUMED BEARING PRESSURE PER GENERAL NOTES. REFERENCE GEOTECHNICAL REPORT (IF AVAILABLE) FOR SUBGRADE PREPARATION, FILL REQUIREMENTS, FOOTING DRAINS, AND OTHER REQUIREMENTS. REFERENCE ARCH SET (OR OTHERS IF APPLICABLE) FOR FOOTING DRAINS AROUND PERIMETER OF BUILDING.

5. PRIOR TO POURING CONCRETE CONTRACTOR SHALL LOCATE AND VERIFY LOCATIONS OF ALL FOUNDATION OPENINGS, PENETRATIONS, AND SLOPES.

6. ALL WOOD LOCATED WITHIN 8" OF FINISHED GRADE, EXPOSED TO WEATHER OR IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED. ALL FASTENERS IN CONTACT WITH FIRE-RETARDANT OR PRESSURE-TREATED WOOD SHALL BE COVERED IN PROTECTIVE COATING (I.E. HDG OR SIM).

7. SILL ANCHOR BOLTS (J-BOLTS) SHALL BE ASTM F1554 (36KSI) HDG, ASTM A307 (36KSI) HDG OR SIM. ANCHOR BOLTS TO BE 5/8"Ø X 7" MIN EMBEDMENT. SPACING PER SHEARWALL SCHEDULE (72" O.C. MAX). EACH ANCHOR BOLT TO HAVE STANDARD HDG NUT AND WASHER INSTALLED OVER 3"x3"x1/4" HDG PLATE WASHER WITH AND EDGE OF THE PLATE WASHER LOCATED WITHIN 1/2" OF SHEATHED FACE OF WALL. FOR TWO-SIDED SHEARWALLS W/ 2X6 WALL FRAMING USE 4X4X1/4" PLATE WASHERS OR STAGGER ANCHOR BOLTS SO THAT EVERY OTHER PLATE WASHER IS LOCATED WITHIN 1/2" OF EACH FACE OF THE WALL.

8. HOLDOWNS BY SIMPSON STRONG-TIE. INSTALLATION PER MANUFACTURER SPECIFICATIONS. ALTERNATIVE SOLUTIONS SHALL BE SUBMITTED TO EOR FOR APPROVAL PRIOR TO INSTALLATION. HOLDOWN THREADED RODS SHALL BE ASTM F1554 (36KSI) HDG UNO. EMBEDDED END OF THREADED ROD TO HAVE 3"x3"x1/4" HDG PLATE WASHER BETWEEN TWO HAND-TIGHTENED HDG STANDARD NUTS.

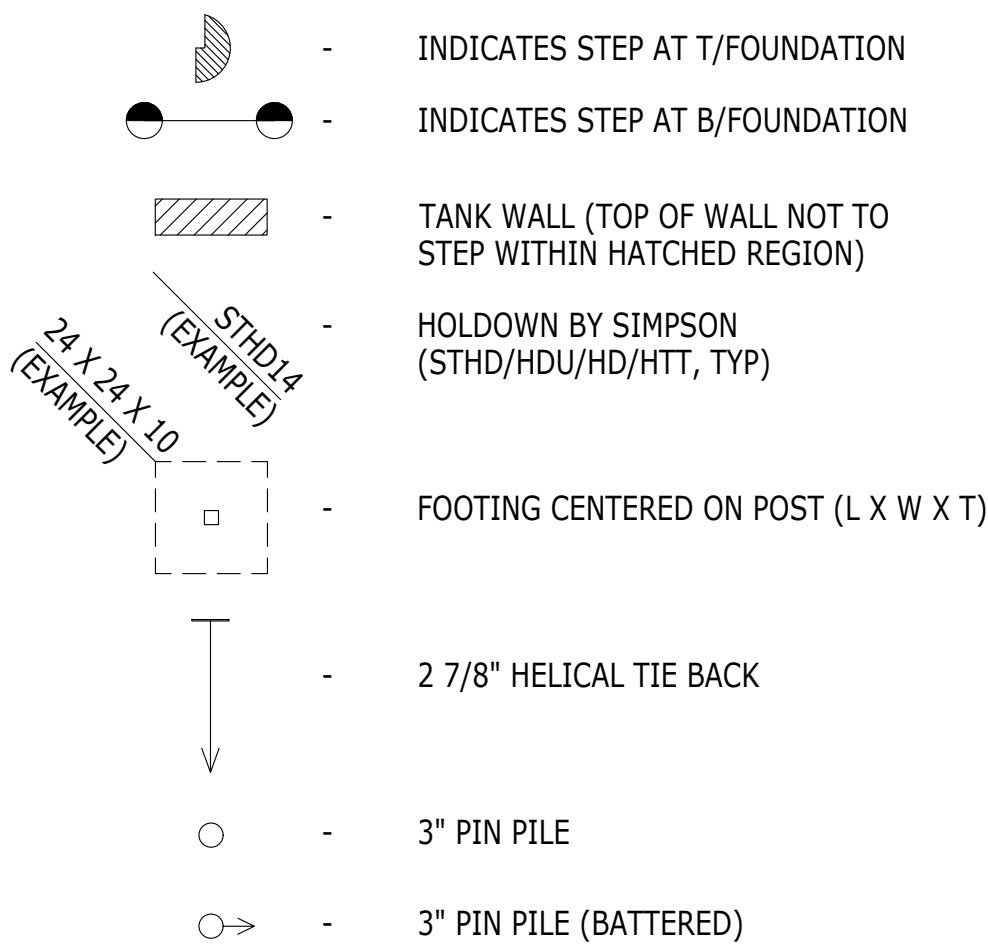
9. CJ INDICATES CONTROL JOINT.

10. FIRE-PROOFING AND MOISTURE-PROOFING REQUIREMENTS BY OTHERS.

11. EXTERIOR STAIRS AND STEEL-FRAMED STAIRS BY OTHERS.

12. TYPICAL DETAILS:
 - 1/SD-1 TYP STEMWALL
 - 2/SD-1 TYP INTERIOR FOOTING
 - 3/SD-1 TYP CRAWLSPACE VENT
 - 4/SD-1 TYP FOOTING STEP
 - 5/SD-1 TYP CORNER BARS REQ'T
 - 7/SD-1 TYP CONSTRUCTION JOINT
 - 8/SD-1 TYP BAR BEND AND HOOK DETAIL
 - 9/SD-1 TYP STHD HOLDOWN INSTALLATION
 - 10/SD-1 TYP STHD HOLDOWN SECTION
 - 11/SD-1 TYP HOLDOWN INSTALLATION
 - 12/SD-1 TYP PONY WALL DETAIL

FOUNDATION LEGEND



MANG R. THURFJELL

STATE OF WASHINGTON

PROFESSIONAL ENGINEER

LONGITUDE

ONE TWENTY°

ENGINEERING & DESIGN

REVISIONS

△DESCRIPTIONDATEBY

-

PROJECT NAME

O'NEIL POOL DECK EXTENSION

8030 SE 20TH ST

MERCER ISLAND, WA 98040

PROJECT NUMBER

S241205-3

DRAWN BY - SS

CHECKED BY - KJ

SHEET DATE - 02-05-2025

SCALE

24X36 SHEET:1/4"=1'-0"

DESCRIPTION

STRUCTURAL PLAN NOTES

SD-5

SHEET