

GENERAL NOTES

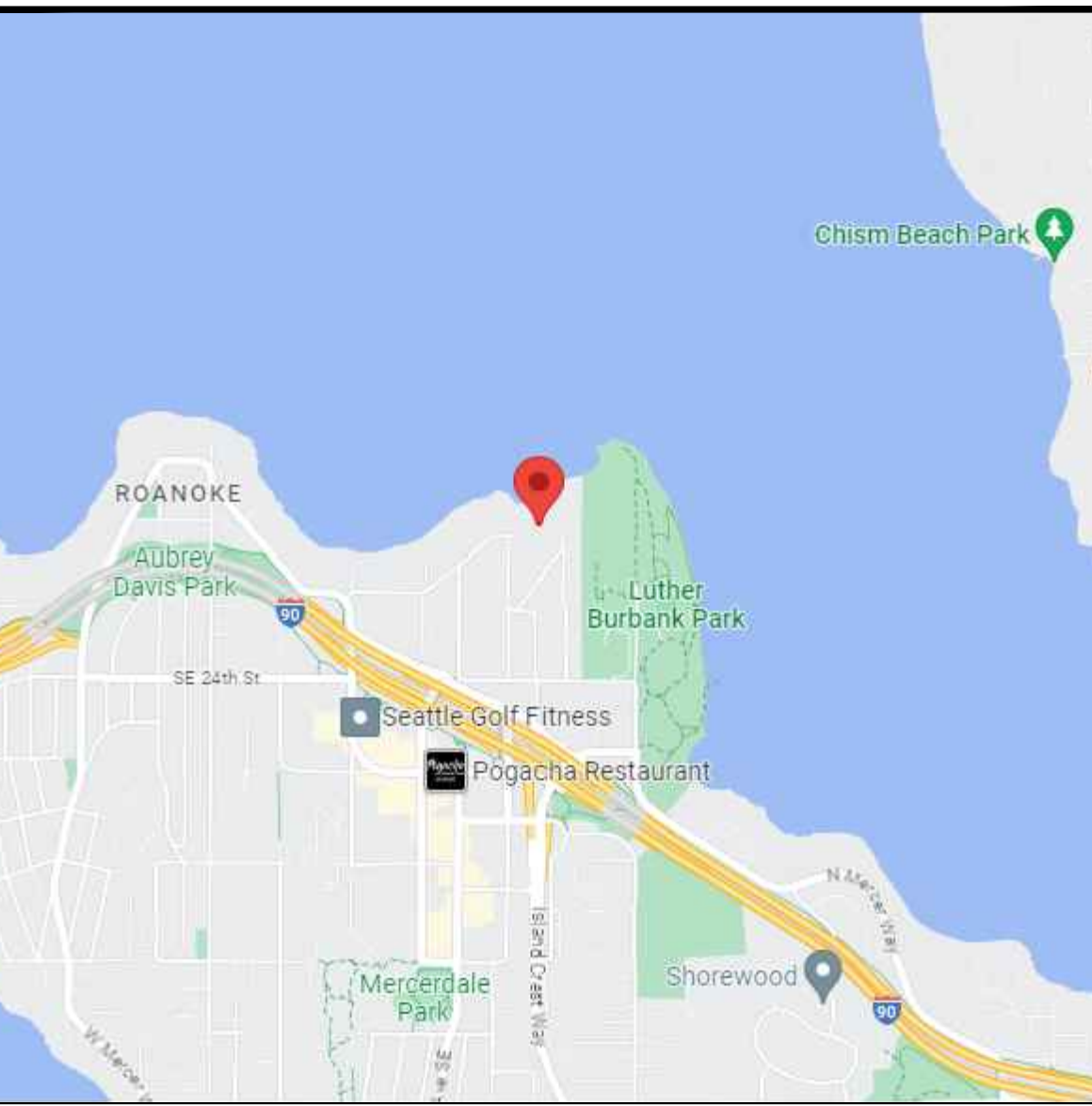
1. CODE COMPLIANCE
ALL WORK SHALL COMPLY WITH THE 2021 IRC, 2021 WSEC, 2021 IMC, 2021IFGC, 2021 IFC, 2021 UPC, 2021 IPMC, 2020 NEC, 2015 INTERNATIONAL ENERGY CONSERVATION CODE WITH WASHINGTON STATE AMENDMENTS, 2009 ICC A117.1, AND WITH ALL LOCAL CODES AND ORDINANCES.
2. DIMENSIONS
A. DO NOT SCALE DRAWINGS. 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 VENEER 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 PROVIDE ALL OPENINGS THROUGH FLOORS AND WALLS, FURRING, CURBS, ANCHORS, INSERTS, EQUIPMENT BASES AND ROUGH BUCKS/BACKING FOR SURFACE-MOUNTED ITEMS, FURRING:
PROVIDE FURRING AS REQUIRED TO CONCEAL MECHANICAL AND/OR ELECTRICAL EQUIPMENT IN FINISHED AREAS. FURRING NOT SHOWN ON PLANS SHALL BE APPROVED BY ARCHITECT PRIOR TO CONSTRUCTION.
GRADES: VERIFY ALL GRADES AND THEIR RELATIONSHIP TO THE BUILDING(S).
FLOOR LINES: "FLOOR LINE" REFERS TO TOP OF CONCRETE SLAB OR TOP OF WOOD SUBFLOOR.
REPETITIVE FEATURES: OFTEN DRAWN ONLY ONCE AND SHALL BE PROVIDED AS IF FULLY DRAWN.
DOORS:
DOORS NOT DIMENSIONALLY LOCATED SHALL BE 6" FROM STUD FACE TO EDGE OF DOOR, ROUGH OPENING OR CENTERED BETWEEN WALLS AS SHOWN.
WOOD MEMBERS IN CONTACT WITH CONCRETE, AND/OR 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:
VENT 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, 24 GA. DUCTWORK. FLEX DUCTING IS NOT ALLOWED.
ALL EXHAUST FANS/VENT HOODS OVER 400CFM SHALL HAVE A MAKE-UP AIR DEVICE W/ DAMPER STARTING AUTOMATICALLY AND RUNNING CONTINUOUSLY WITH THE FAN CAPABLE OF SUPPLYING AN EQUIVALENT AMOUNT OF AIR.
13. FLUES: FLUES TO BE LOCATED MINIMUM 2" FROM ALL COMBUSTIBLE MATERIALS.
14. DOWNSPOUTS: LOCATE NEW DOWNSPOUTS AS SHOWN ON ROOF PLAN, FLOOR PLANS & ELEVATIONS.
15. OTHER DOCUMENTATION:
REFER TO STRUCTURAL, MECHANICAL, ELECTRICAL, AND/OR LANDSCAPE DRAWINGS FOR ADDITIONAL DRAWINGS, NOTES, SCHEDULES, AND SYMBOLS.
16. PROTECTION:
PROTECT ALL EXISTING FINISHES AND SURFACES. ANY DAMAGE WILL BE REPAIRED WITHOUT ADDITIONAL COST TO OWNER.
17. PERMITS:
SEPARATE ELECTRICAL, MECHANICAL, AND PLUMBING PERMITS ARE REQUIRED IN ADDITION TO THE BASIC BUILDING PERMIT
18. ROOFING: PROVIDE NEW ROOFING TO MATCH EXISTING.
19. EXHAUST DUCTS: PROVIDE BACKDRAFT DAMPERS AT ALL EXHAUST DUCTS.
20. PROVIDE COMBUSTION AIR OPENINGS INTO FURNACE ROOM PER UMC 703.
21. APPLIANCES:
CLEARANCES OF UL LISTED APPLIANCES FROM COMBUSTIBLE MATERIALS SHALL BE AS SPECIFIED IN UL LISTING.
22. WATER FLOW:
SHOWER SHALL BE EQUIPPED WITH FLOW CONTROL DEVICE TO LIMIT WATER FLOW TO 2.5 GALLONS PER MINUTE. SMOKE DETECTORS: SMOKE & CARBON MONOXIDE DETECTORS THROUGHOUT NEW CONSTRUCTION.
24. NFPA 72 MONITORED FIRE ALARM SYSTEM:
A NFPA 72- CHAPTER 28 MONITORED FIRE ALARM SYSTEM IN COMPLIANCE WITH NFPA 72 AND COMI STANDARDS SHALL BE INSTALLED THROUGHOUT THE RESIDENCE. A SEPARATE FIRE PERMIT IS REQUIRED.
25. FIRE BLOCKING:
FIREBLOCKING SHALL BE PROVIDED IN WOOD-FRAMED CONSTRUCTION PER 2018 IRC SECTION R302.11. 1) IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, SPECIFICALLY VERTICALLY @ CEILING AND FLOOR LEVELS; AND HORIZONTALLY @ INTERVALS NOT EXCEEDING 10 FEET. 2) AT INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES, 3) IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT T.O. & B.O. RUN, 4) AT OPENINGS AROUND VENTS, PIPES, ETC. AT CEILING AND FLOOR LEVEL.

DUTY OF COOPERATION

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.

VICINITY MAP



PROJECT DATA

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 956.6 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)

PROJECT TEAM

OWNER: HOT PINK TRUST AND LEGMAN
8030 SE 20TH ST
MERCER ISLAND, WA 98040
PHONE: 425.451.7003
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.
2401 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 CHAOSILAPAKUL

SURVEYOR: TERRANE
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 98036
PHONE: 206.300.9711
CONTACT: TOM HANSON

LOT COVERAGE & HARDSCAPE

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	816.2 SF	5,394.6 SF	17.3 %
CHANGE	0 SF	+ 956.9 SF	0 SF	- 64.5 SF	+ 11.1 SF	+ 903.5 SF	+ 2.9 %
HARDSCAPE FROM LEFTOVER LOT COVERAGE						3,433 SF	+ 10.9 %
ALLOWED HARDSCAPE						6,244.7 SF ALLOWABLE	19.9 %

(E) WALL INSULATION

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.

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SD-5 STRUCTURAL DETAILS

GROSS FLOOR AREA

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 = 2,924.6 SF
UPPER FLOOR = 1,231.2 SF
GARAGE = 543.8 SF

TOTAL EXISTING: = 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 = 2,924.6 SF
UPPER FLOOR = 1,231.2 SF
GARAGE = 543.8 SF
STORAGE = 104 SF

TOTAL PROPOSED: = 7,651.4 SF

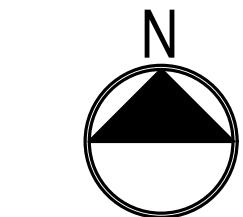
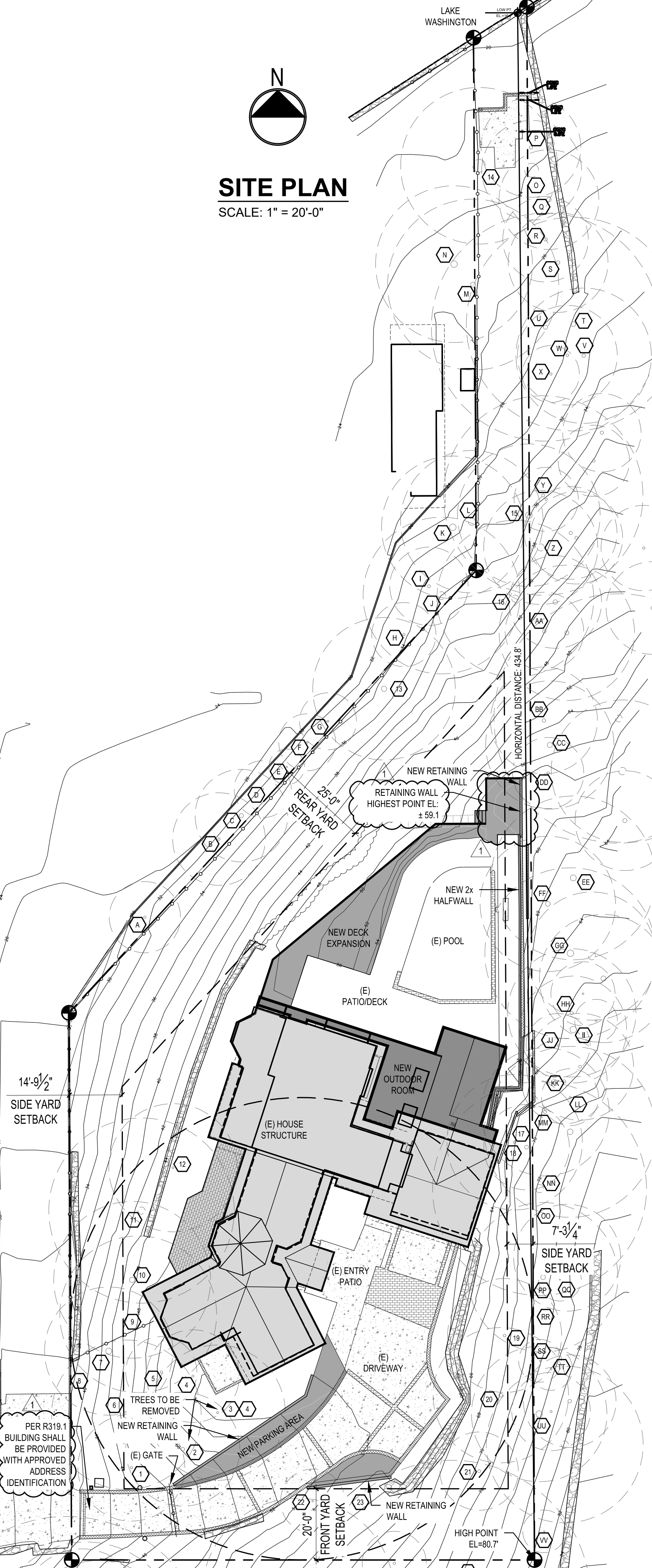
PROPOSED GFA IS 7,651.4 SF OR 24.6%

2021 WSEC

NO NEW CONDITIONED SPACE
NO CREDITS NEEDED

A.B.E. (GARAGE)

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			



SITE PLAN
SCALE: 1" = 20'-0"

SCALE: IF SHEET IS LESS THAN 24" x 36" IT IS A REDUCED PRINT, REDUCE SCALE ACCORDINGLY
CORRECTION SET 1 7/2/2025

STURMAN ARCHITECTS
9-103rd Ave NE Suite 203
Bellevue, WA 98004
TEL: 425.451.7003

REGISTERED ARCHITECT
BRADLEY J. STURMAN
STATE OF WASHINGTON

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

SITE PLAN

REVISIONS:
CORRECTION 1 2025-6-3

PLOT DATE: 7/2/2025

DRAWN BY: JM

CHECKED BY: BJS

SHEET

A1.0

TREE PROTECTION AREA (TPZ)

KEEP OUT!

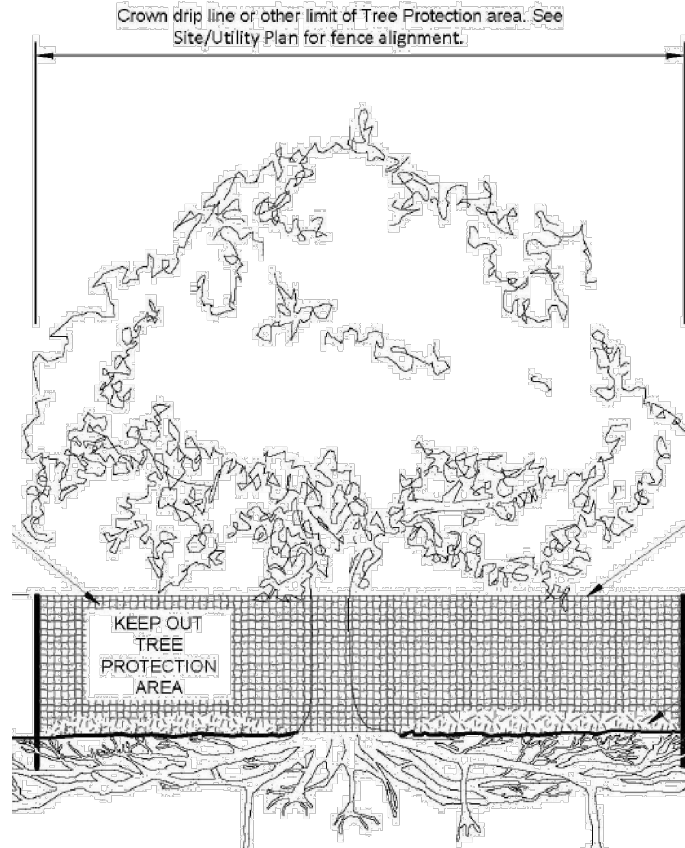
DO NOT REMOVE OR ADJUST THE APPROVED LOCATION OF THIS TREE PROTECTION AREA

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.

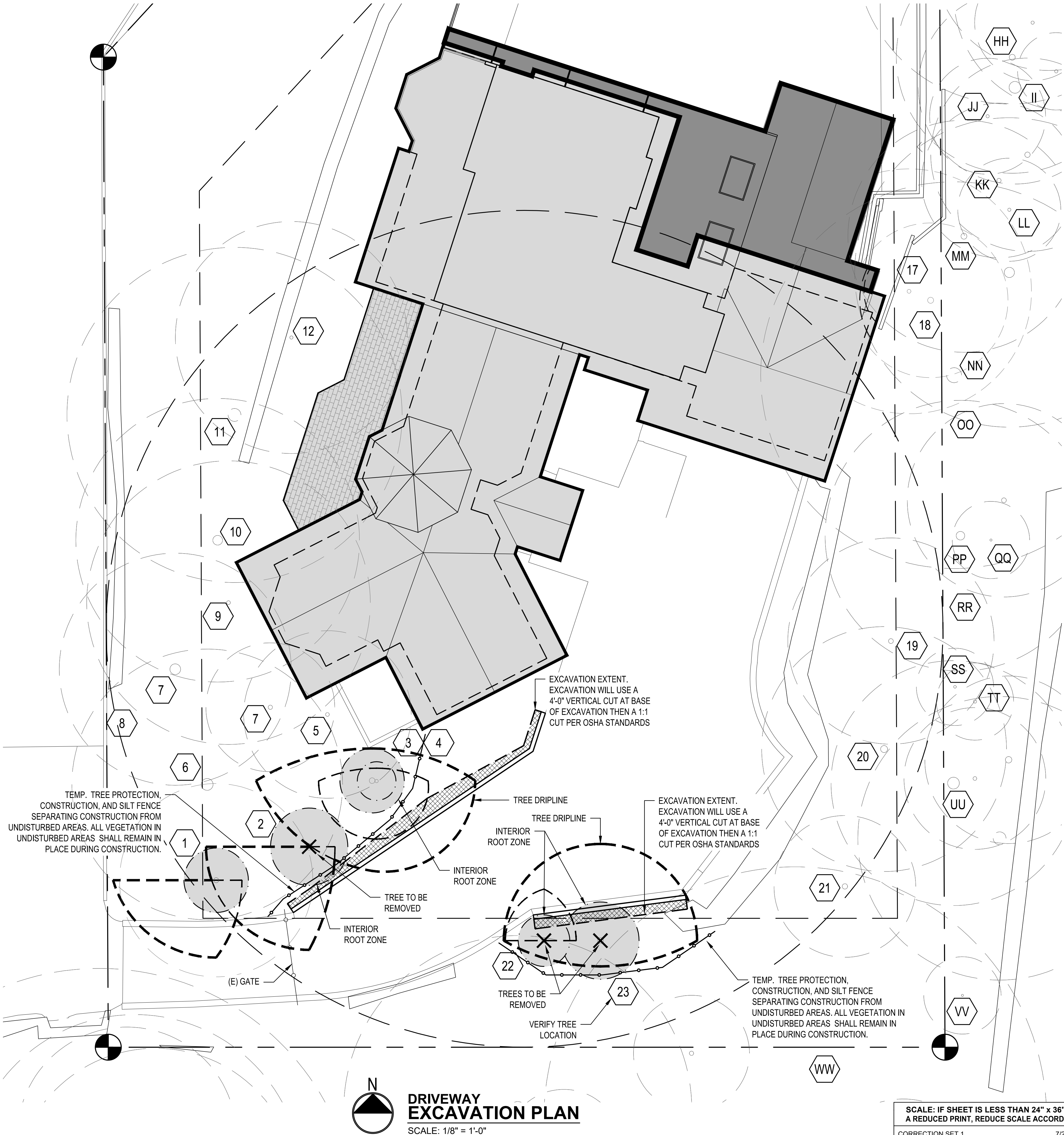
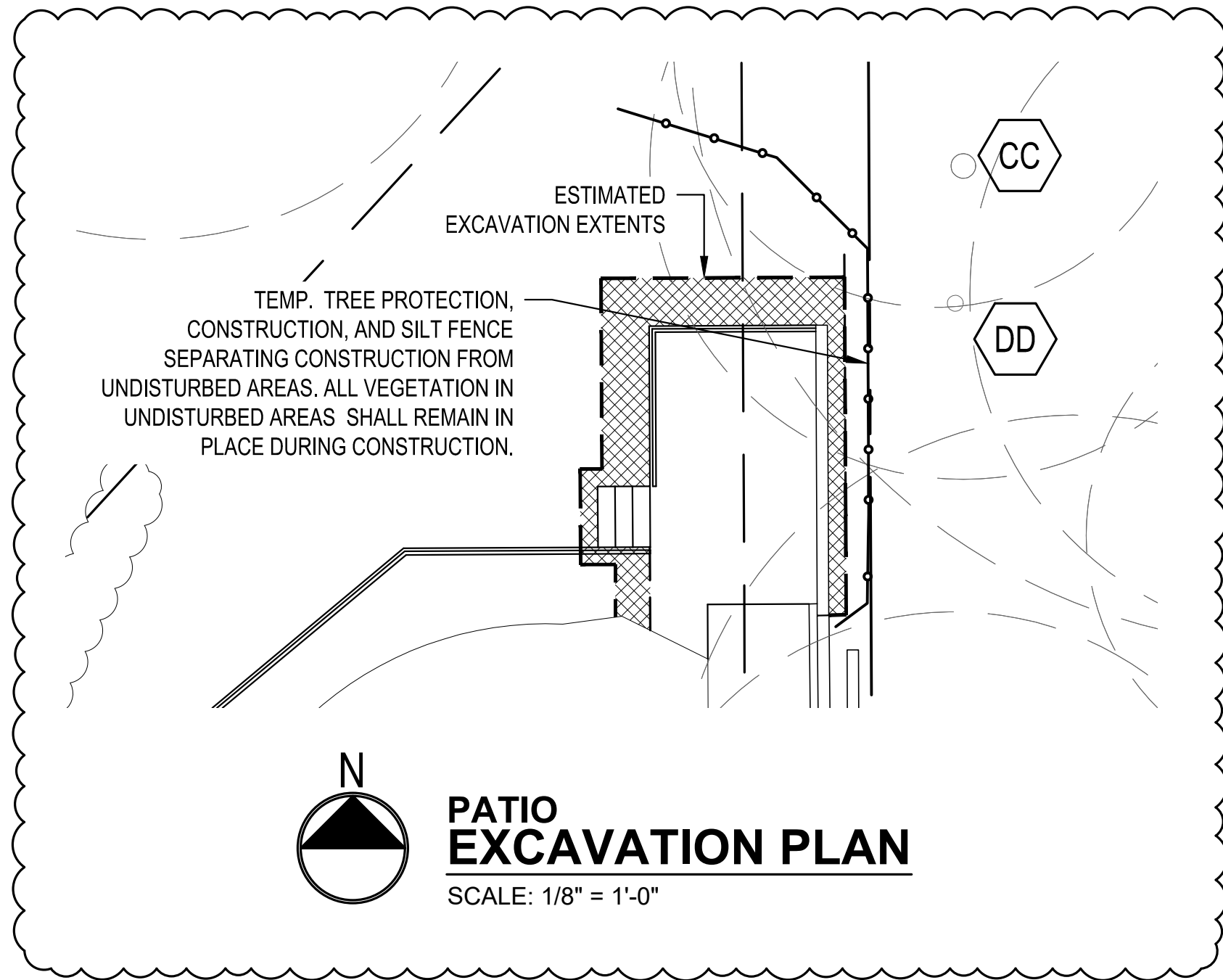


Tree protection fence: 6' chain link fence, solidly anchored into the ground, or if authorized High-density polyethylene fencing with 3.5" x 1.5" openings; color orange. Steel posts installed at 8' o.c.

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



STURMAN
ARCHITECTS

REGISTERED
ARCHITECT
BRADLEY J. STURMAN
STATE OF WASHINGTON
6562

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

EXCAVATION PLAN

REVISIONS:
CORRECTION 1 2025-6-3
PLOT DATE: 7/2/2025
DRAWN BY: JM
CHECKED BY: BJS
SHEET

SCALE: IF SHEET IS LESS THAN 24" x 36" IT IS A REDUCED PRINT, REDUCE SCALE ACCORDINGLY
CORRECTION SET 1 7/2/2025

A1.1

PLAN NOTES

REPLACEMENT TREE

MIN10'-0" RADIUS FROM ANY STRUCTURE, FENCE, UTILITIES, OR TREES

TREES 2, 22, AND 23 ARE PROPOSED TO BE REMOVED.

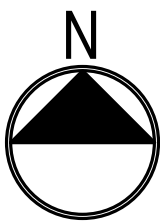
TREES 2 AND 23 HAVE A DBH OF 10-24". 2 REPLACEMENT TREES REQUIRED PER TREE

TREE 22 HAS A DBH OF LESS THAN 10". 1 REPLACEMENT TREE IS REQUIRED PER TREE

A TOTAL OF 5 REPLACEMENT TREES ARE REQUIRED. 5 TREES WILL BE PROVIDED

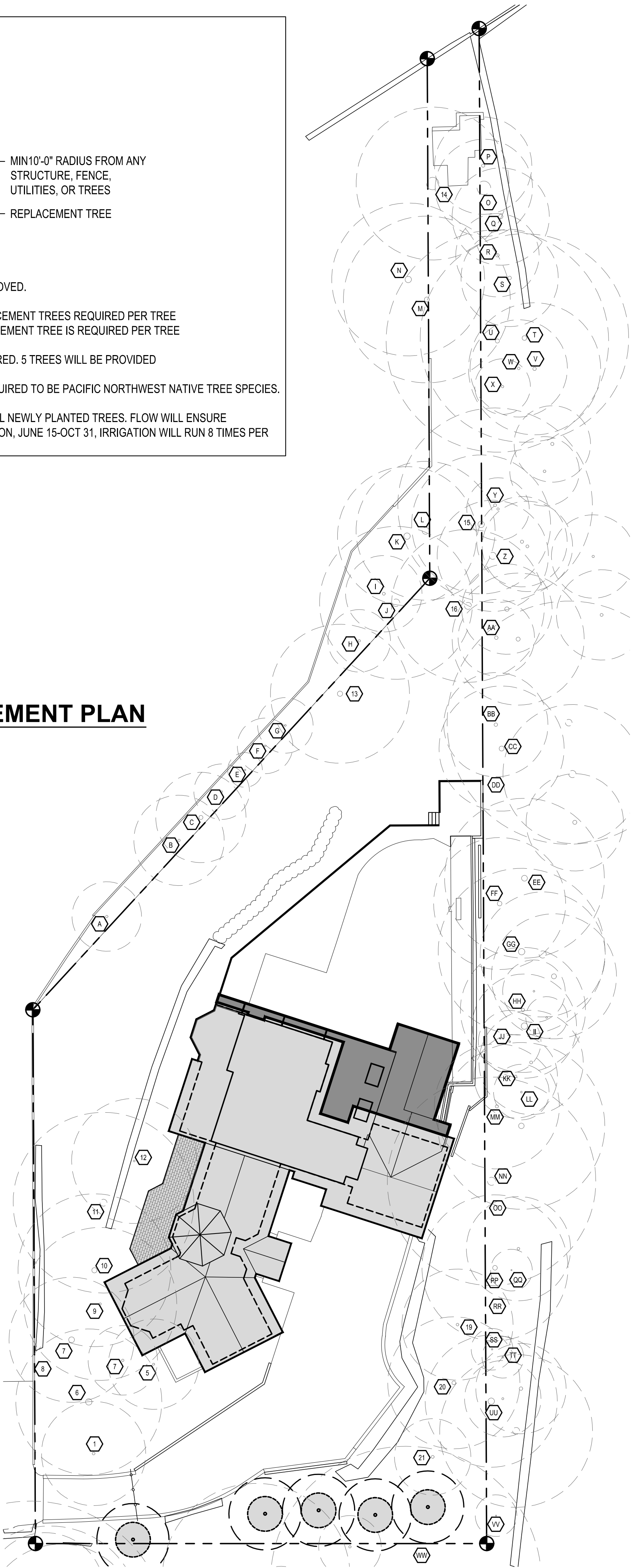
HALF (3) OF THE REPLACEMENT TREES ARE REQUIRED TO BE PACIFIC NORTHWEST NATIVE TREE SPECIES.

DRIP IRRIGATION WILL BE PROVIDED AROUND ALL NEWLY PLANTED TREES. FLOW WILL ENSURE SATURATION OF ROOT ZONE. DURING DRY SEASON, JUNE 15-OCT 31, IRRIGATION WILL RUN 8 TIMES PER MONTH

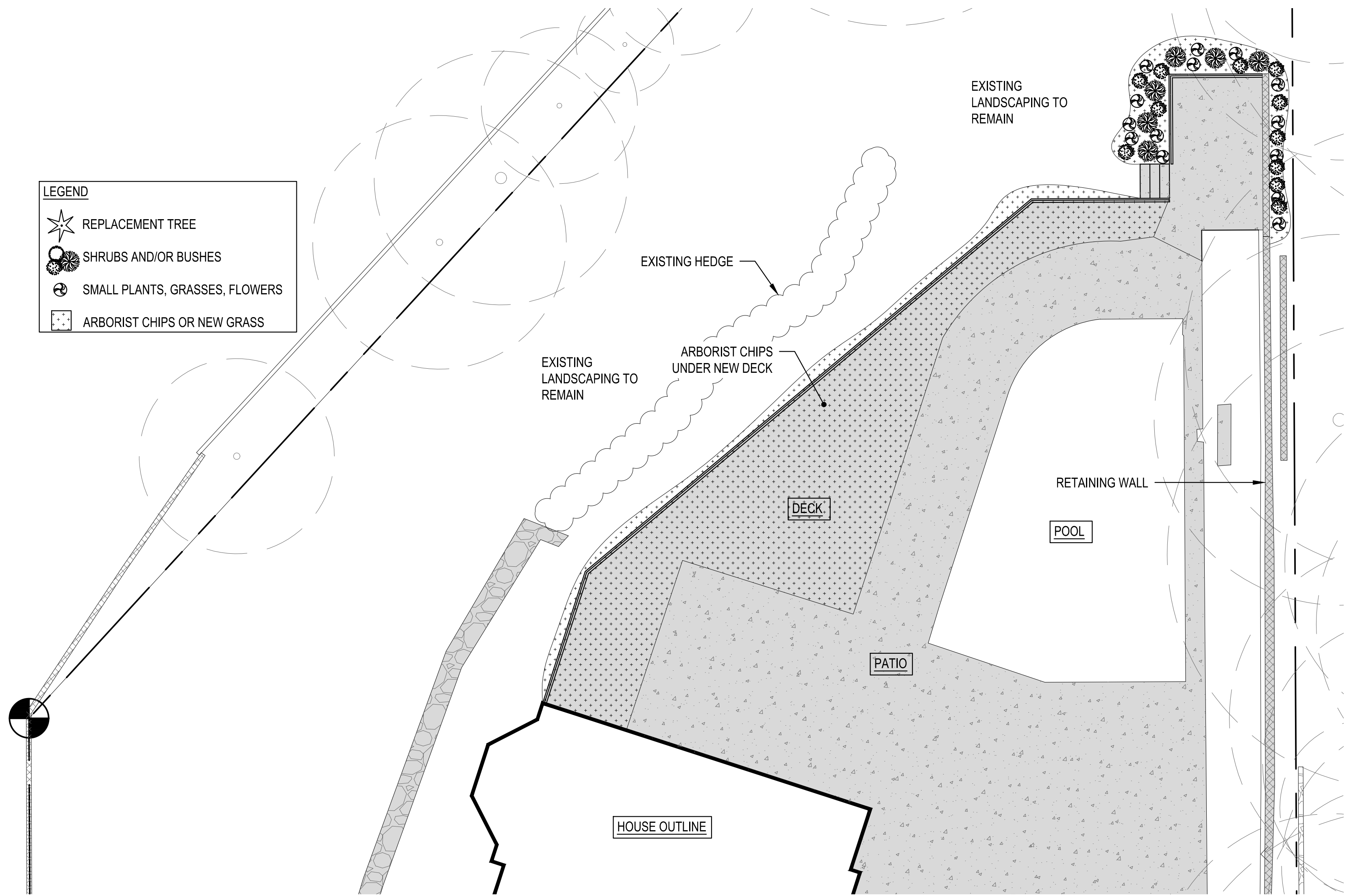


TREE REPLACEMENT PLAN

SCALE: 1" = 20'-0"

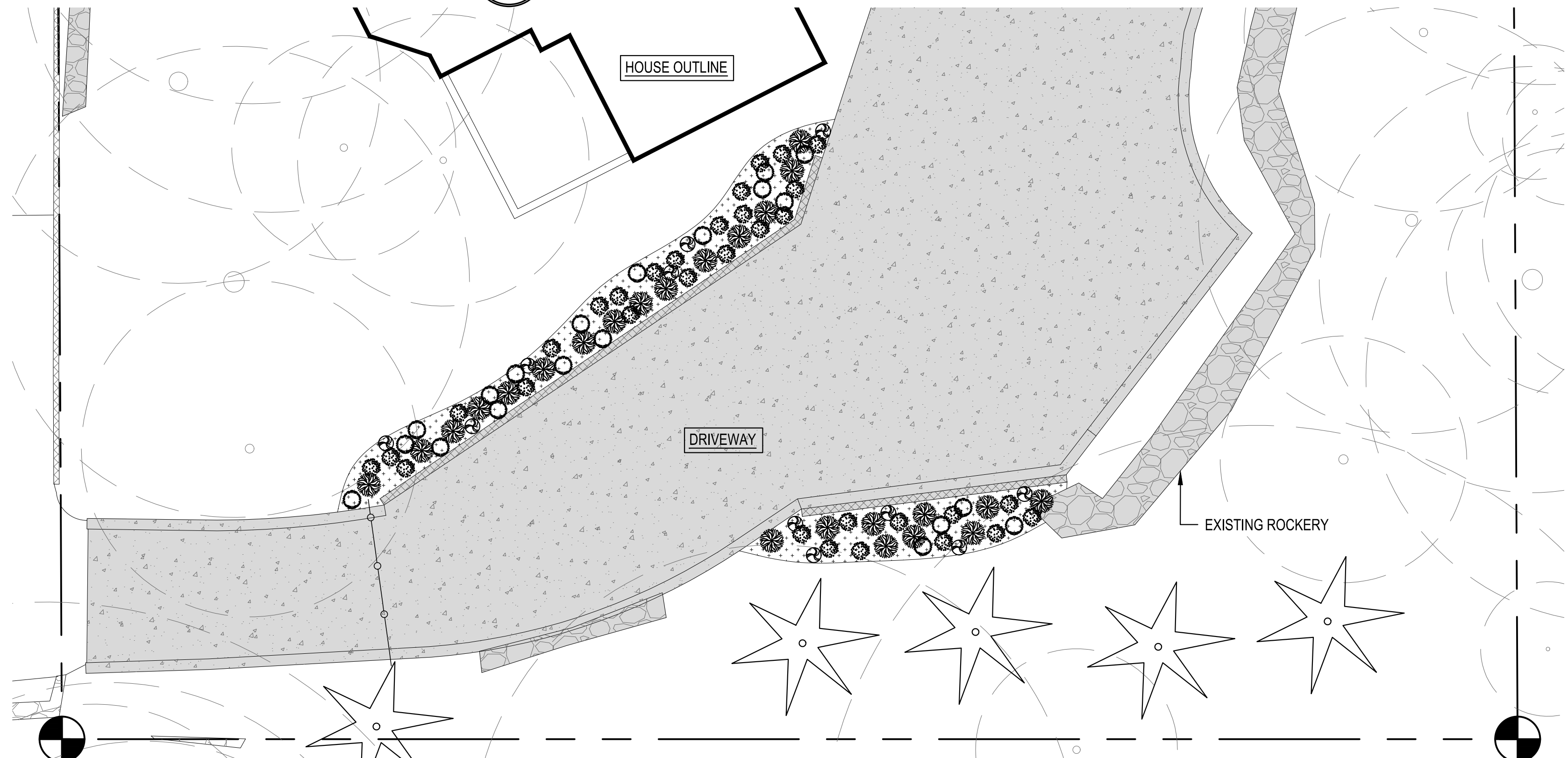


- LEGEND
- REPLACEMENT TREE
 - SHRUBS AND/OR BUSHES
 - SMALL PLANTS, GRASSES, FLOWERS
 - ARBORIST CHIPS OR NEW GRASS



DECK/PATIO AREA
PARTIAL LANDSCAPE PLAN

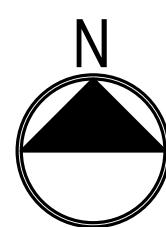
SCALE: 1/8" = 1'-0"



DRIVEWAY AREA
PARTIAL LANDSCAPE PLAN

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

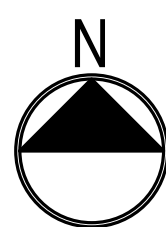
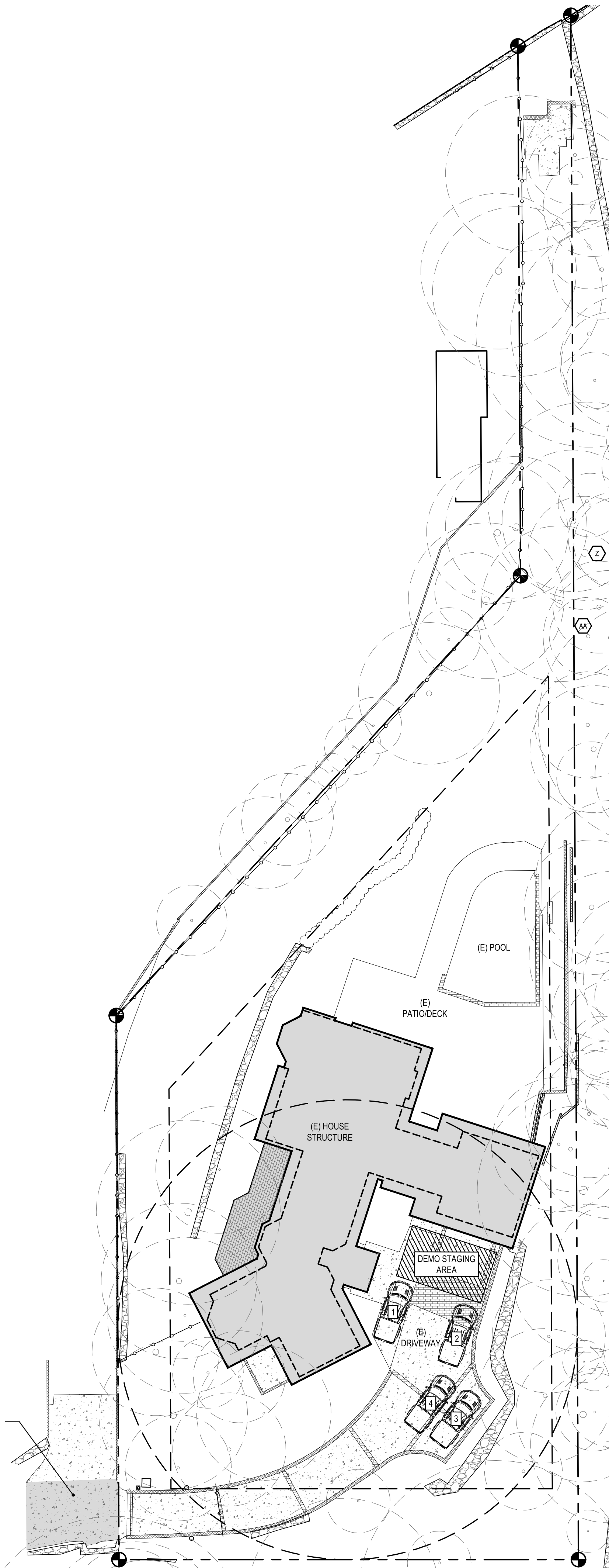
SCALE: IF SHEET IS LESS THAN 24" x 36", IT IS A REDUCED PRINT, REDUCE SCALE ACCORDINGLY



DEMOLITION STAGING PLAN

SCALE: 1" = 20'-0"

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

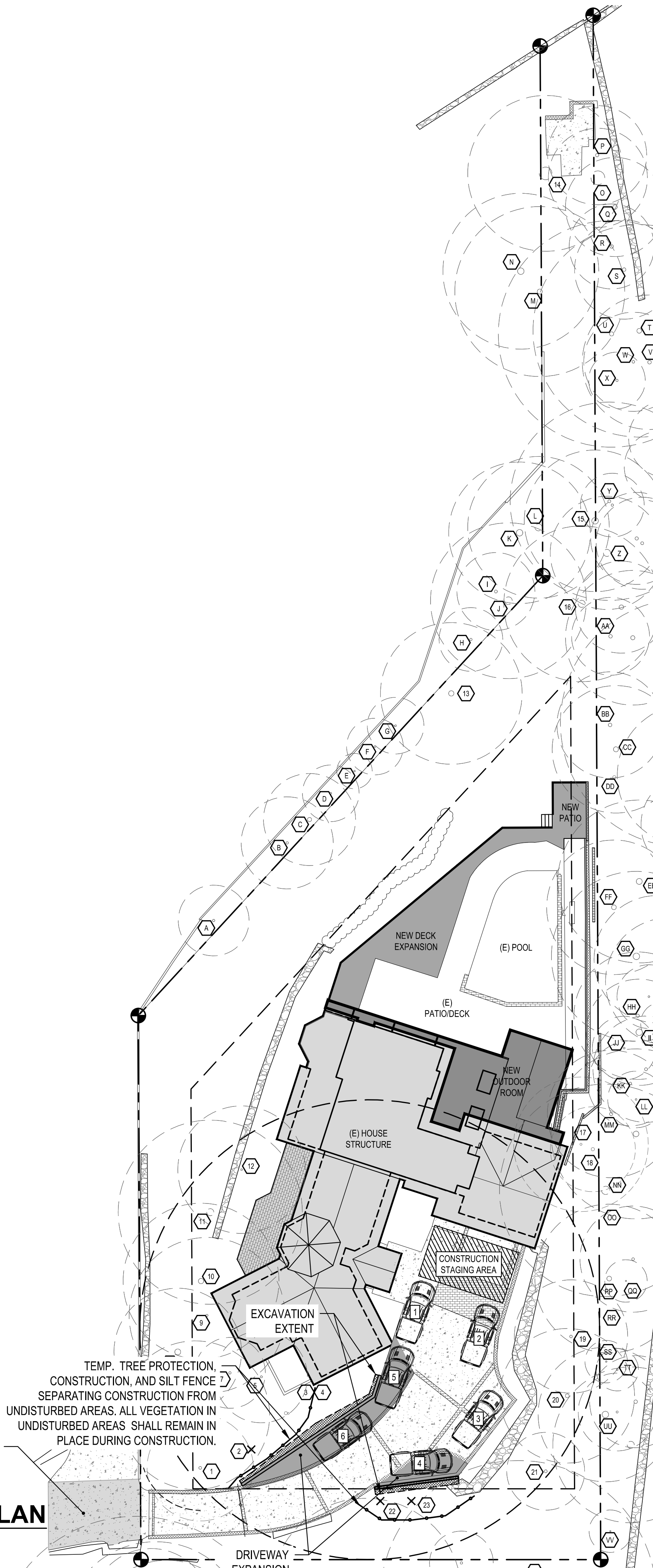


CONSTRUCTION STAGING PLAN

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

CORRECTION SET 1

7/2/2025

REVISIONS:

CORRECTION 1 2025-6-3
PLOT DATE: 7/2/2025
DRAWN BY: JM
CHECKED BY: BJS

SHEET

A1.3

ONIELL RESIDENCE

8030 SE 20TH ST
MERCER ISLAND, WA 98040

CONST. MGMT. PLANS

STURMAN
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9- 103rd Ave NE Suite 203
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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 017°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 2°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 017°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;

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 TRACT "B" OF MERCER BEACH PARK;
THENCE NORTH 01°7'00" 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 BARK, 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'

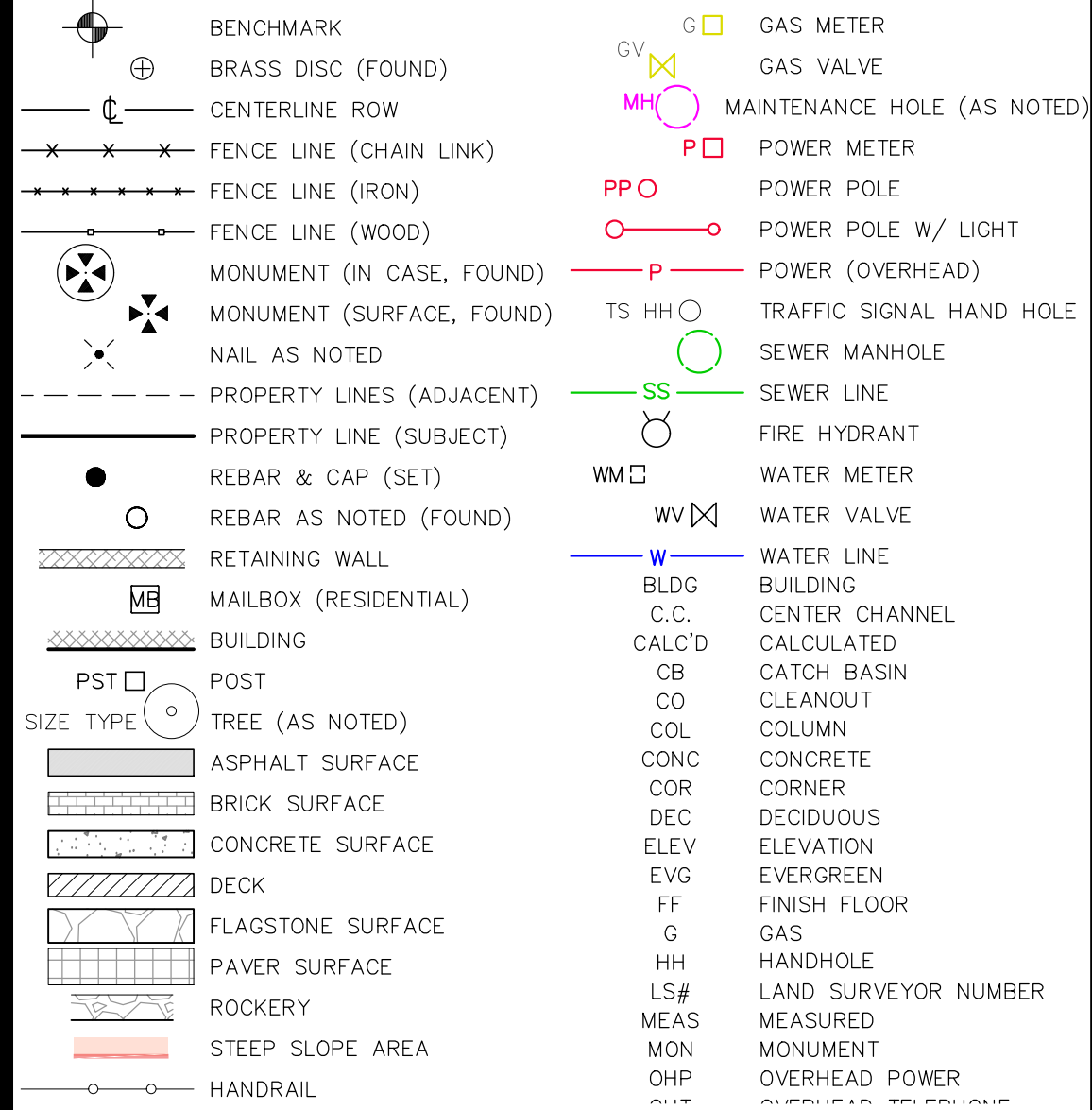
SURVEYOR'S NOTES

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 AS ACCURATE AND MEET THE STANDARDS SET BY WAC 332-130-090.

VICINITY MAP
N.T.S.

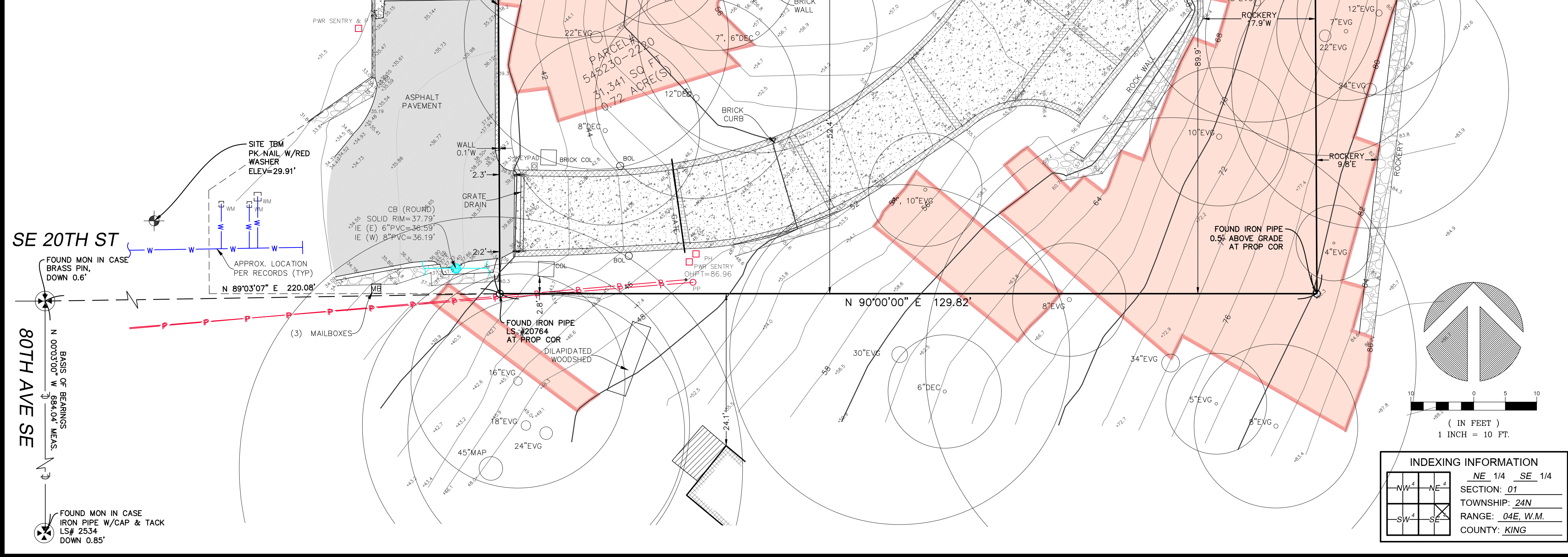


LEGEND



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 CURRENTLY AVAILABLE PUBLIC DOCUMENTS; AS SUCH, TERRANE CANNOT BE LIABLE OR RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ANY STEEP SLOPE INFORMATION. THE ULTIMATE DETERMINATION OF THE 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.



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

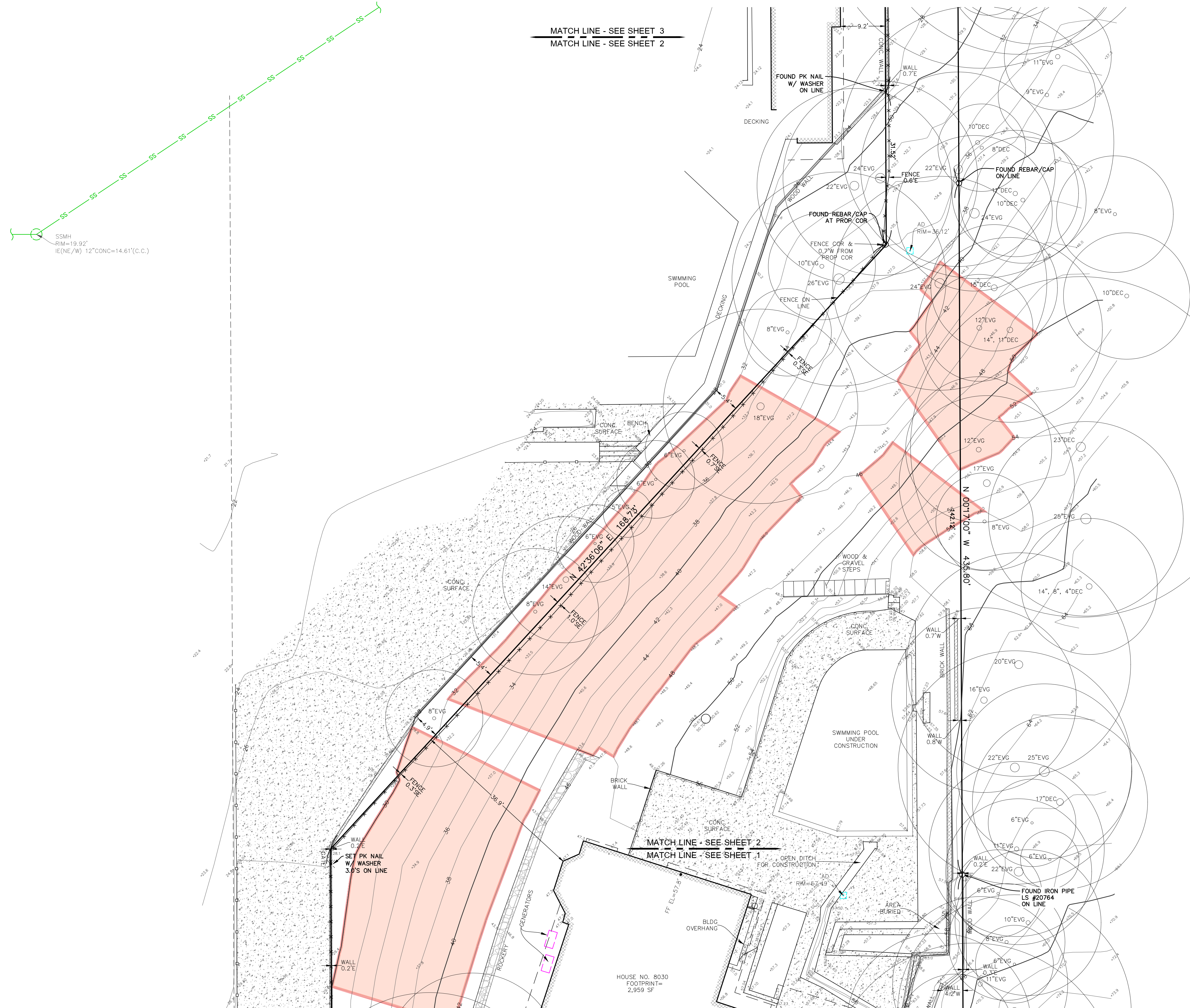


TERRANE

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	
SHEET NUMBER	
1 OF 3	

TOPOGRAPHIC & BOUNDARY SURVEY



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

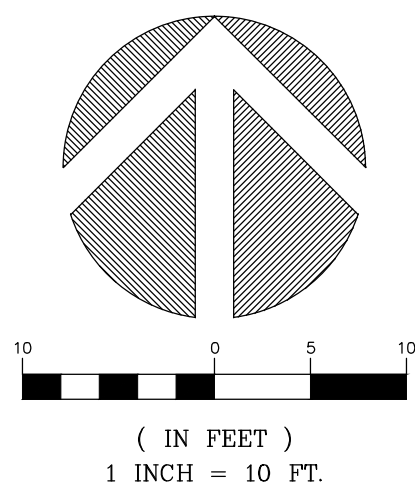


TERRANE

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

STEEP SLOPE/BUFFER DISCLAIMER:

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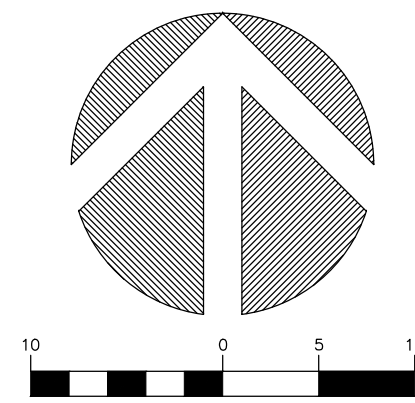


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DATE:		09/27/24
DRAFTED BY:		TLR/LSA
CHECKED BY:		JGM
SCALE:		1"= 10'
REVISION HISTORY		
SHEET NUMBER		
2 OF 3		

TOPOGRAPHIC & BOUNDARY SURVEY

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, TERRACE CANNOT BE LIABLE OR RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION. A STEEP SLOPE IS DEFINED AS, RELATIVELY, THE LIMITS AND EXTENT OF A STEEP SLOPE ASSOCIATED WITH ANY SETBACKS OR OTHER DESIGN OR CONSTRUCTION PARAMETERS MUST BE DISCUSSED AND APPROVED BY THE REVIEWING AGENCY BEFORE ANY CONSTRUCTION CAN OCCUR.



(IN FEET)
1 INCH = 10 FT.

INDEXING INFORMATION	
	<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

O'NEILL RESIDENCE

8030 SE 20TH ST
MERCER ISLAND, WA 98040



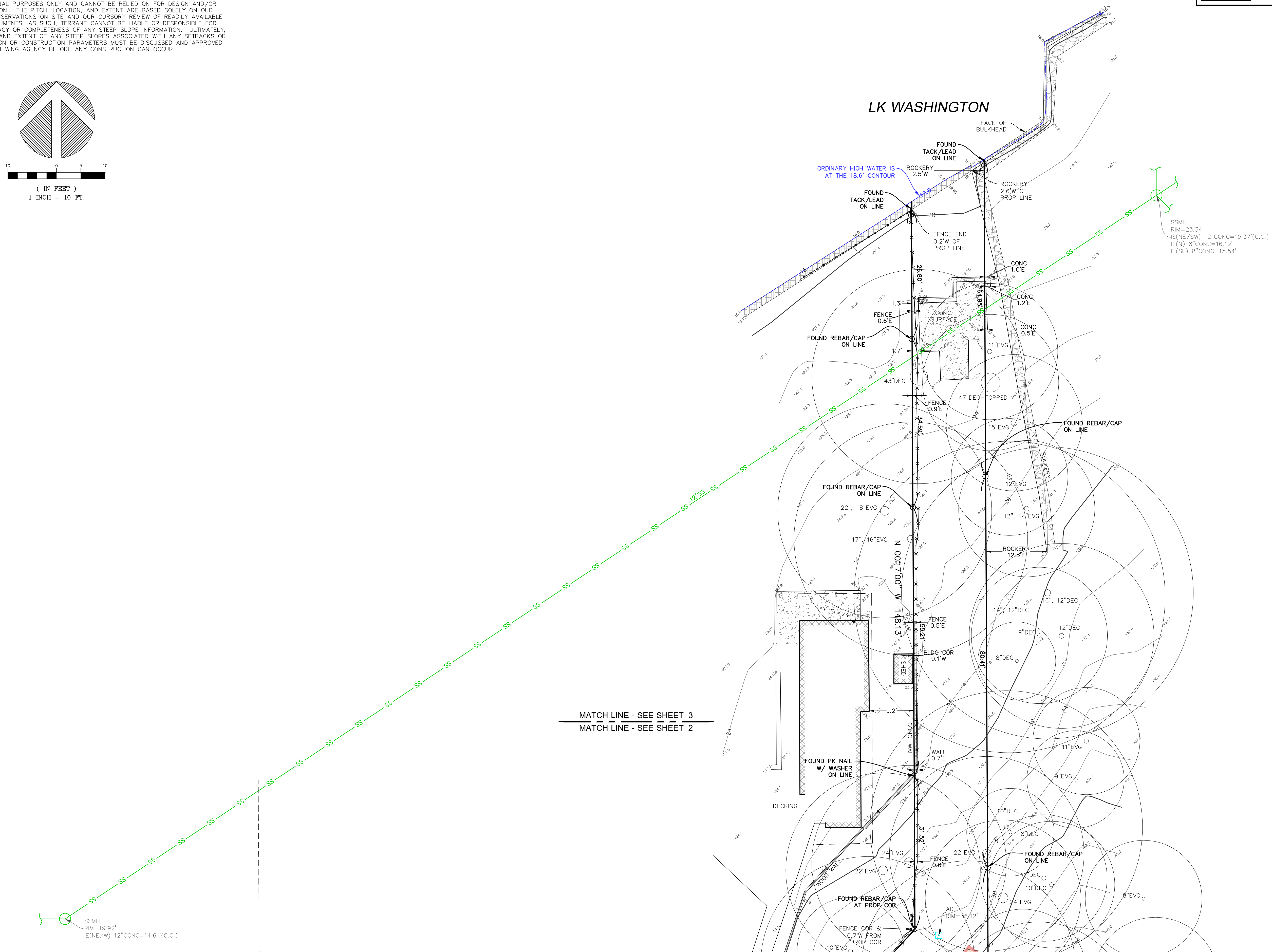
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11235 SE 6th St, Suite 130
Bellevue, WA 98004
p: 425-458-4488 | e: info@terrane.net

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

REVISION HISTORY	

SHEET NUMBER
3 OF 3



Jun 27, 2025 12:31:12PM - User Nick Millman
P:\2024\24020_O'Neill Residence - Mercer Island\Drawing\SheetSet\24020_C1.0_SITE PLAN.dwg

PROJECT INFORMATION:

DEVELOPMENT DATA:
PROJECT NAME O'NEILL RESIDENCE
PROPERTY AREA 31,140 SF (0.71 AC)
SITE ADDRESS 8030 SE 20TH ST
MERCER ISLAND, WA 98040
PARCEL NUMBER 5452302220
ZONED R-12
BUILDING SETBACKS:
FRONT YARD 20.0 FT
SIDE YARD 22.0 FT TOTAL (MIN 7.26 FT)
REAR YARD 25.0 FT
LOT COVERAGE (BLDG) 40% (MAX)
UTILITIES:
SEWER MERCER ISLAND PUBLIC WORKS
WATER MERCER ISLAND PUBLIC WORKS
POWER PUGET SOUND ENERGY
SCHOOLS LAKE WASHINGTON #414
FIRE DISTRICT MERCER ISLAND FIRE DEPARTMENT

DATUM:

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'
HORIZONTAL DATUM (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.

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 01°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 01°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 01°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.

PROJECT TEAM:

OWNER:
HOT PINK TRUST AND LEGMAN
8030 SE 20TH ST
MERCER ISLAND, WA 98040
CONTACT: TIM & GINA O'NEILL
PROJECT ARCHITECT:
STURMAN ARCHITECTS
BRAD STURMAN
9-103RD AVE NE, SUITE 203
BELLEVUE, WA 98004
PH: (425) 451-7003
EMAIL: BRAD@STURMANARCHITECTS.COM
PROJECT CIVIL ENGINEER:
PATRICK HARRON & ASSOCIATES, LLC
SCHWIN CHAOSILAPAKUL, PE
14900 INTERURBAN AVENUE S #279
SEATTLE, WA 98168
PH: (206) 674-4659
EMAIL: SCHWIN@PATRICKHARRON.COM

PROJECT SURVEYOR:
TERRANE
JACOB MILLER
11235 SE 6TH ST, SUITE 130
BELLEVUE, WA 98004
PH: (425) 458-4488
EMAIL: INFO@TERRANE.NET

PROJECT GEOTECHNICAL ENGINEER:
GEOTECH CONSULTANTS, INC
MARC MCGINNIS
2401 10TH AVE EAST
SEATTLE, WA 98102
PH: (425) 747-5618
EMAIL: MARCM@GEOTECHNW.COM

SHEET LIST TABLE		
SHEET #	SHEET TITLE	SHEET DESCRIPTION
1	C1.0	COVER SHEET AND SITE PLAN
2	C2.0	TESC PLAN
3	C2.1	TESC DETAILS
4	C3.0	GRADING AND STORMWATER PLAN
5	C3.1	STORM DETAILS

GENERAL NOTES:

1. ALL WORK SHALL CONFORM TO CITY OF MERCER ISLAND STANDARDS.

STORM CALLOUTS:

1. PROPOSED STORM DRAINAGE SYSTEM, TYP (SEE SHEET C3.0 FOR DRAINAGE PLAN).

CRITICAL AREAS CALLOUTS:

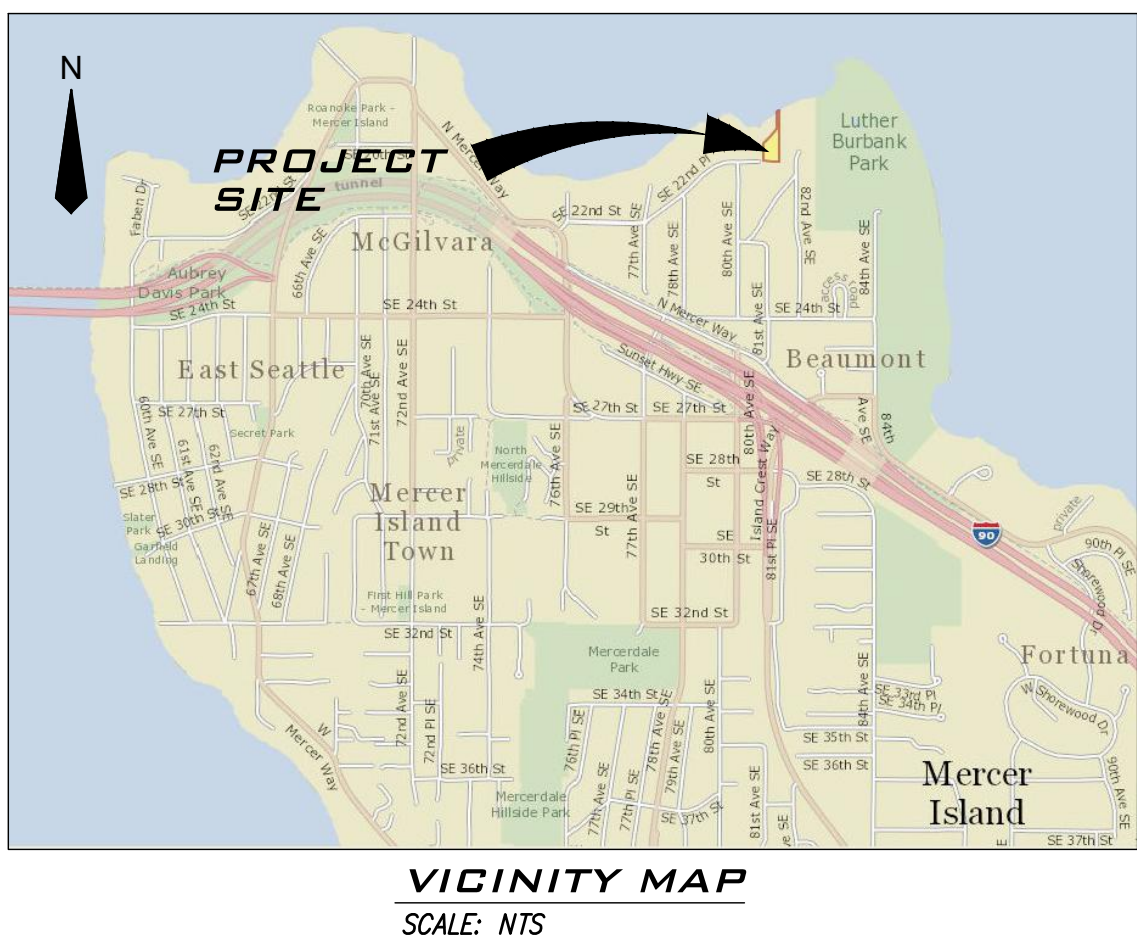
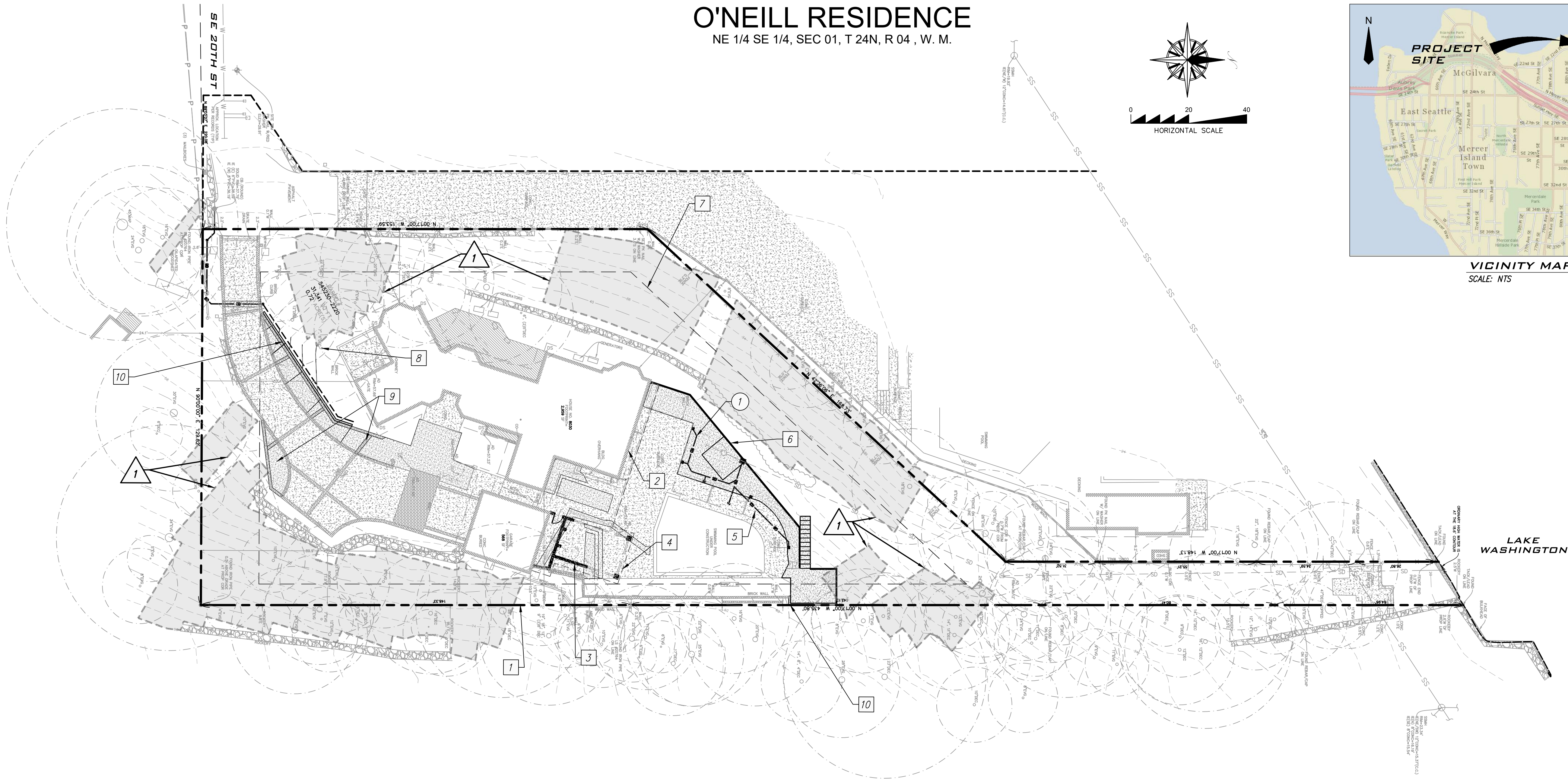
1. STEEP SLOPE (PER TOPOGRAPHIC SURVEY)

SITE CALLOUTS:

1. PROPERTY BOUNDARY, TYP.
2. EXISTING BUILDING FOOTPRINT.
3. PROPOSED BUILDING FOOTPRINT, TYP.
4. PROPOSED BUILDING ROOFLINE, TYP.
5. EXISTING DECK.
6. PROPOSED DECK.
7. BUILDING SETBACK LINE, TYP. SEE DEVELOPMENT DATA NOTES FOR MINIMUM SETBACKS.
8. EXISTING TREES TO BE PROTECTED-IN-PLACE UNLESS OTHERWISE NOTED, TYP (SEE ARBORIST REPORT AND SHEET C2.0 FOR LIMITS OF DISTURBANCE AND TREE PROTECTION).
9. PROPOSED ON-SITE CONCRETE DRIVEWAY/PARKING, TYP (SEE SHEET C3.0 FOR GRADING PLAN).
10. PROPOSED CONCRETE RETAINING WALL (< 4.0'), TYP.

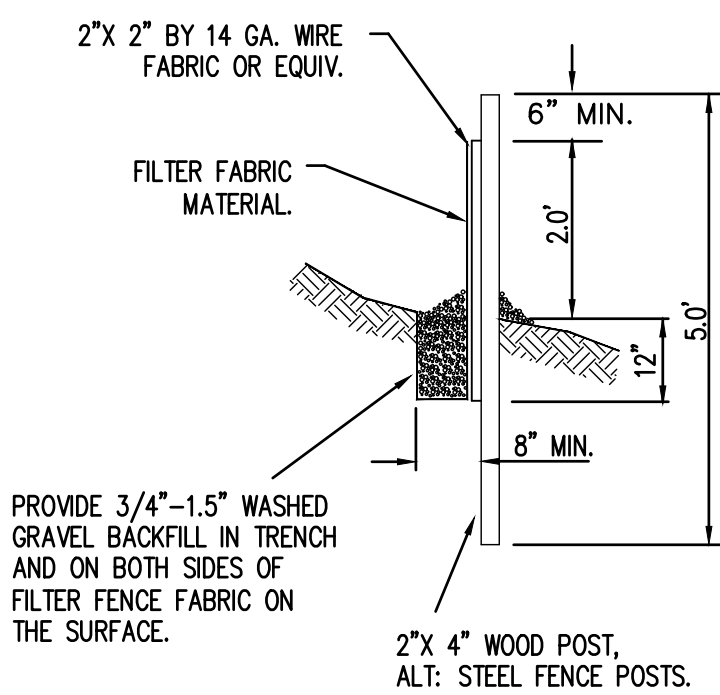
CALL 48 HOURS
BEFORE YOU DIG
811

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.

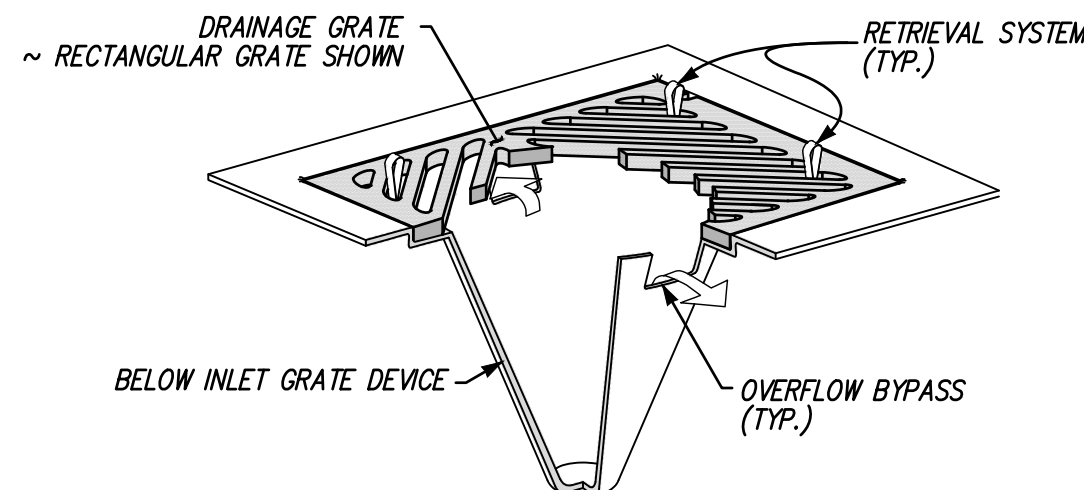


CITY OF MERCER ISLAND		COVER SHEET AND SITE PLAN		CITY COMMENTS DATED 6/6/25		6/27/25	
PROJECT NO. 24020		DSN. BY: SS		DATE 6/27/25		R#	
DWN. BY: SS		CHK. BY: SC		DESCRIPTION		BY	
O'NEILL		8030 SE 20TH ST MERCER ISLAND WA 98040		6/27/25		NM	
DATE: 6/27/25		SCALE: AS SHOWN		DRAWING NO. C1.0		1 OF 5	

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



SILT FENCE DETAIL
NTS

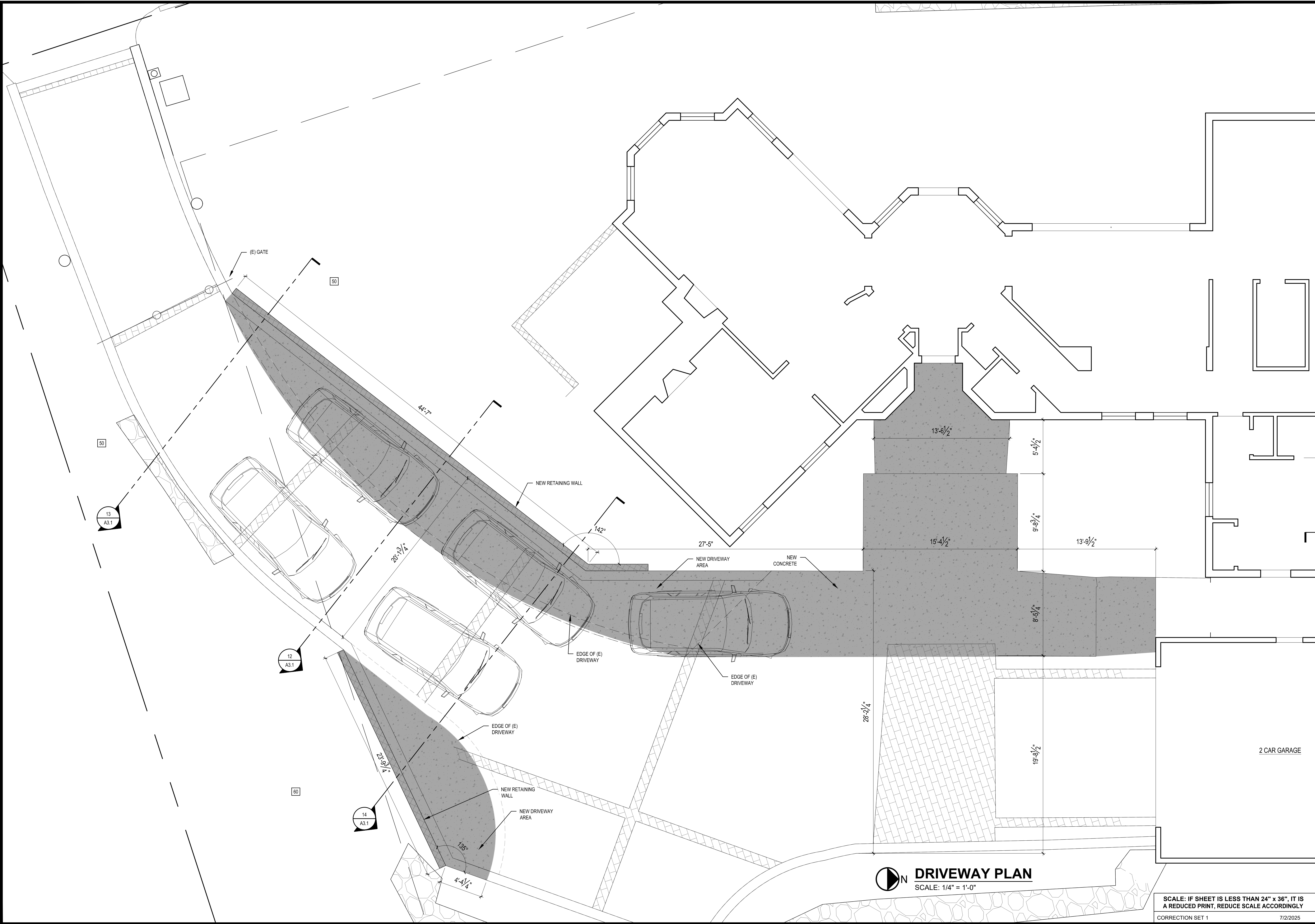


1. SIZE THE BELOW INLET GRATE DEVICE (BIGD) FOR THE STORM WATER STRUCTURE IT WILL SERVICE.
2. THE BIGD SHALL HAVE A BUILT-IN HIGH-FLOW RELIEF SYSTEM (OVERFLOW BYPASS).
3. THE RETRIEVAL SYSTEM MUST ALLOW REMOVAL OF THE BIGD WITHOUT SPILLING THE COLLECTED MATERIAL.
4. PERFORM MAINTENANCE IN ACCORDANCE WITH WSDOT STANDARD SPECIFICATION 8-01.3(15).

INLET PROTECTION INSERT
NTS

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 DETAILS					
 Civil Engineering & Planning 14900 Interurban Ave., Suite 279, Seattle, WA 98168 Phone : 206.674-4659 Web : patrickharron.com	<table border="1"><tr><td>PROJ. NO: 24020</td><td>DSN. BY:</td></tr><tr><td>DRAWN BY: SS</td><td>CHECKED BY: SC</td></tr></table>	PROJ. NO: 24020	DSN. BY:	DRAWN BY: SS	CHECKED BY: SC
PROJ. NO: 24020	DSN. BY:				
DRAWN BY: SS	CHECKED BY: SC				
O'NEILL RESIDENCE O'NEILL 8030 SE 20TH ST MERCER ISLAND WA 98040	DATE: 6/27/25 SCALE: AS SHOWN DRAWING NO.: C2.1 3 OF 5				



DRIVEWAY PLAN

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

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

CORRECTION SET 1

7/2/2025

REVISIONS:

CORRECTION 1 2025-5-3

PLOT DATE:

7/2/2025

DRAWN BY:

JM

CHECKED BY:

BJS

SHEET

A2.0

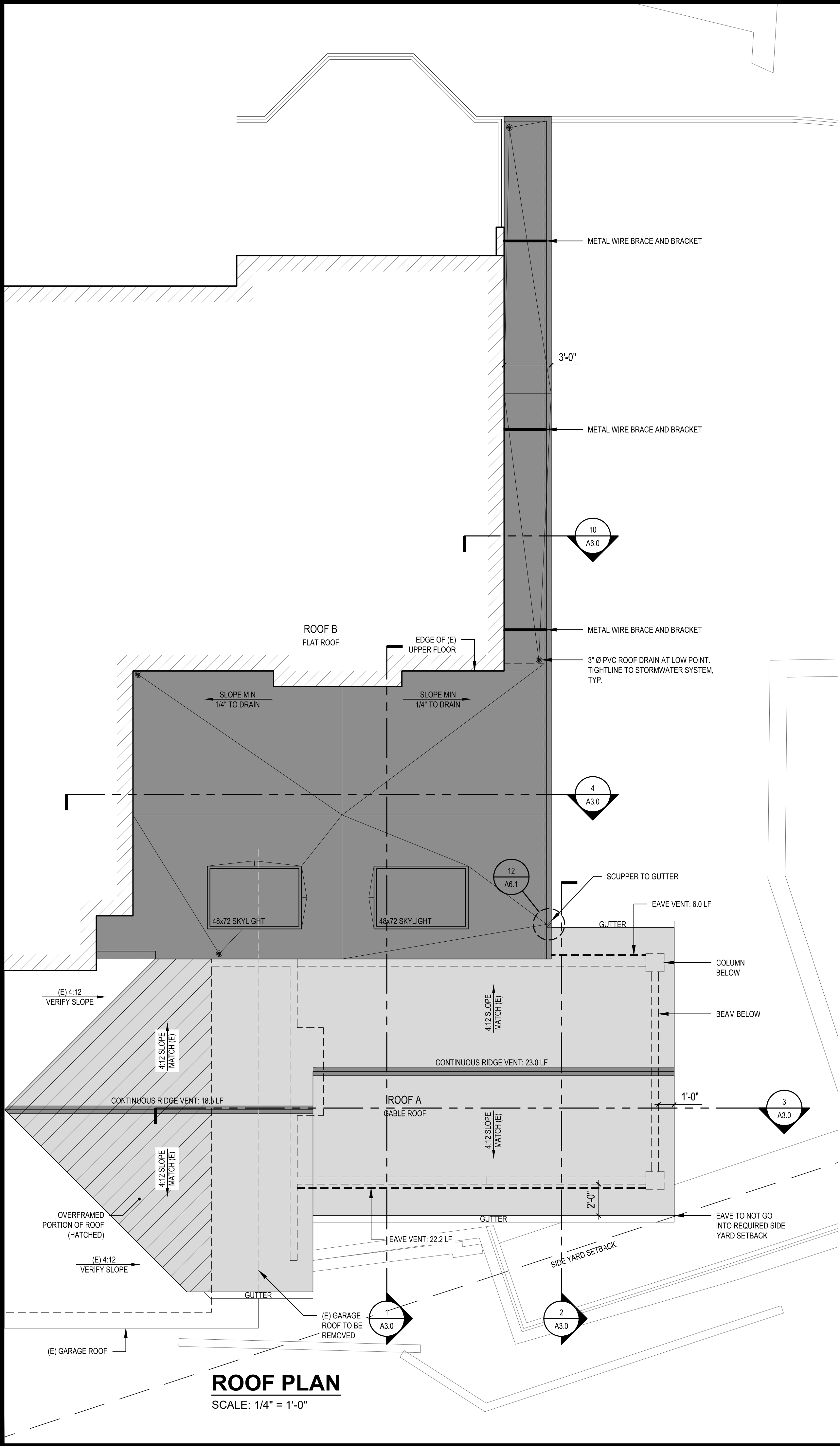
ONIELL RESIDENCE

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

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REGISTERED
ARCHITECT
BRADLEY J. STURMAN
STATE OF WASHINGTON

**STURMAN
ARCHITECTS**
9— 103rd Ave NE Suite 203
Bellevue, WA 98004
TEL: 425.451.7003



ROOF VENT CALCULATIONS															
CODE REQUIREMENT				CALCULATIONS										ACTUAL	
DESCRIPTION	SF AREA	REQ. VENTING		VENT TYPE		X	VENT L.F.	=	TOTAL	X	SF CONVERT.	X	80% EFF		
		PER SF AREA							VENT AREA		1/144		FACTOR	TOTAL	
		150	300	RIDGE	EAVE				SQ. IN.						
ROOF A	671	4.47			10 SQ.IN./FT.		28.2		507.6		3.53		2.82	5.59	
					1.5x1.0" VENT										
				12 SQ.IN./FT.					41.5		498		3.46	2.77	
				CONTINUOUS											
											0		0.00	0.00	
ROOF B	592	3.95		SPRAY FOAMED											

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

CORRECTION SET 1 7/2/2025

STURMAN
ARCHITECTS

REGISTERED
ARCHITECT
BRADLEY J. STURMAN
STATE OF WASHINGTON

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9-- 103rd Ave NE Suite 203
Bellevue, WA 98004
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ONIELL RESIDENCE
8030 SE 20TH ST
MERCER ISLAND, WA 98040

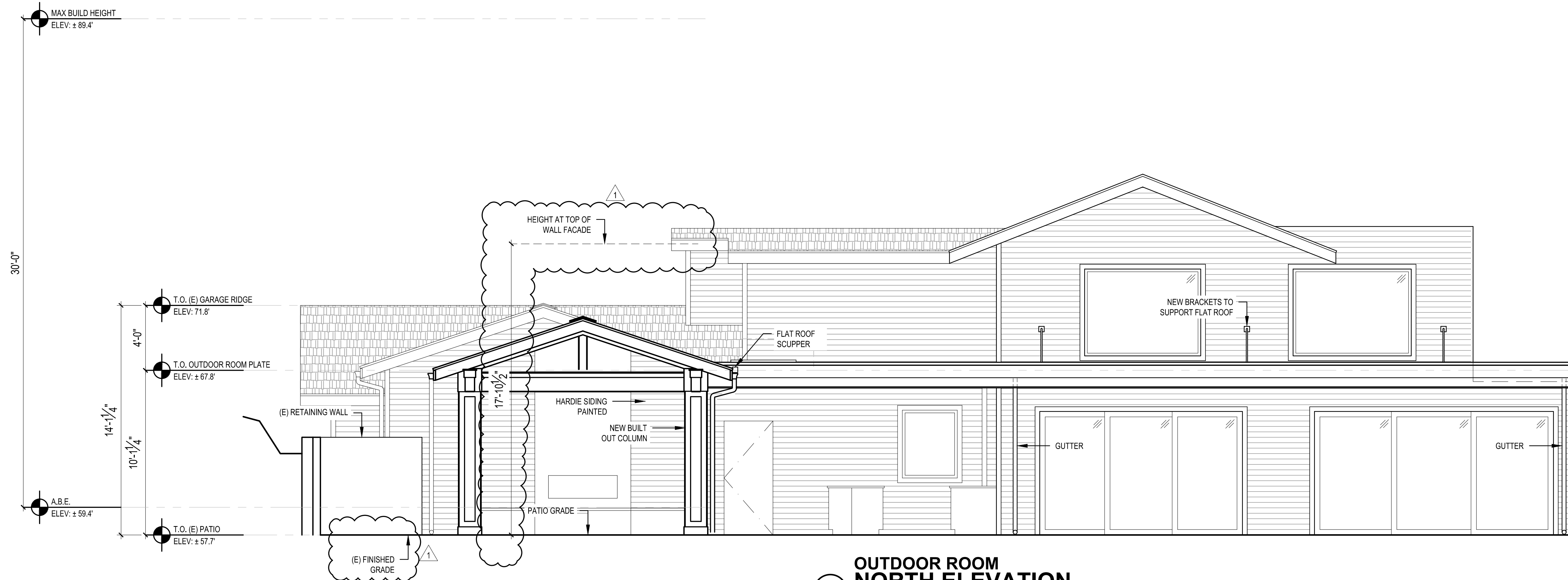
REVISIONS:
CORRECTION 1 2025-6-3

PLOT DATE: 7/2/2025

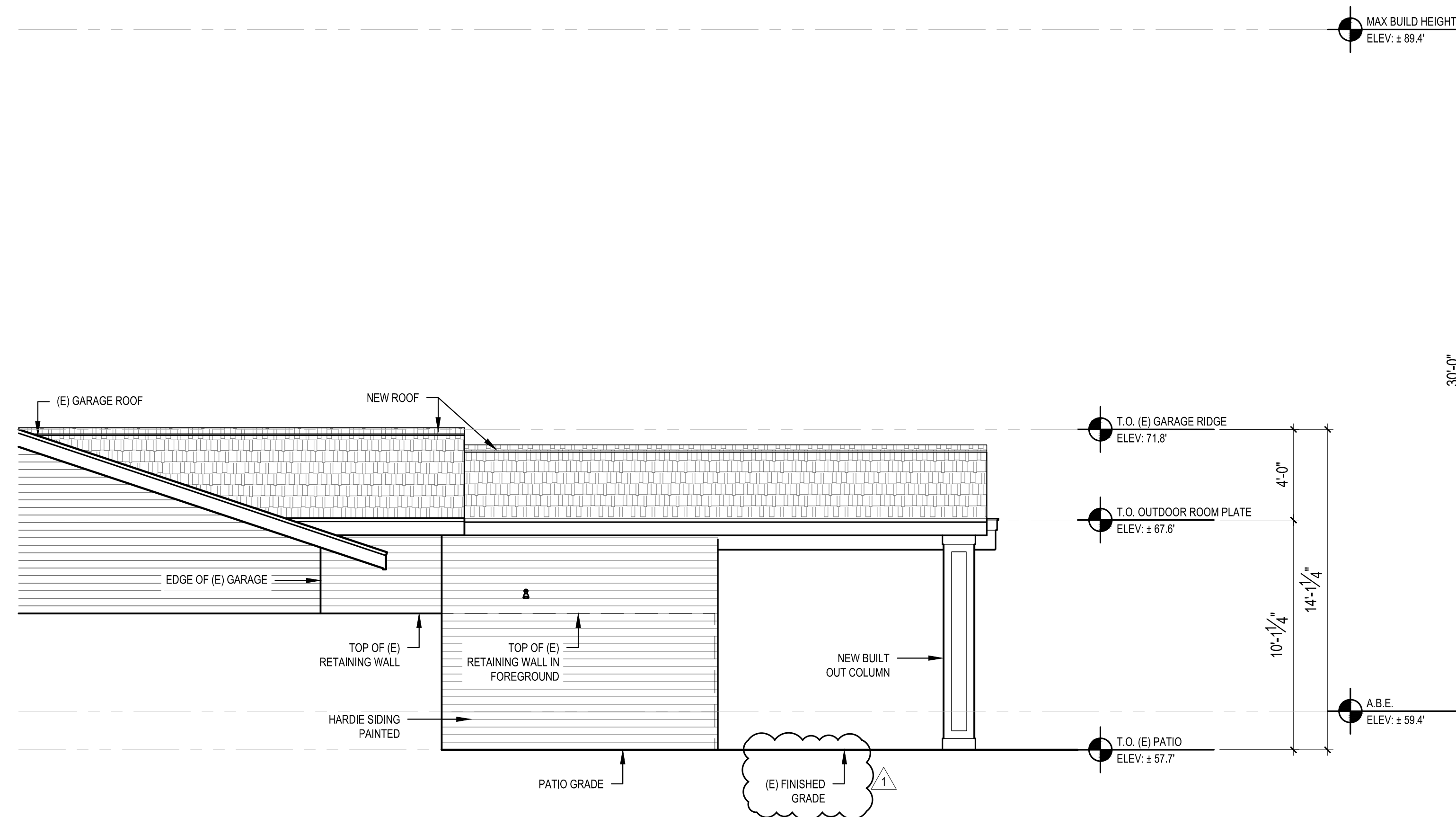
DRAWN BY: JM

CHECKED BY: BJS

SHEET
A2.2

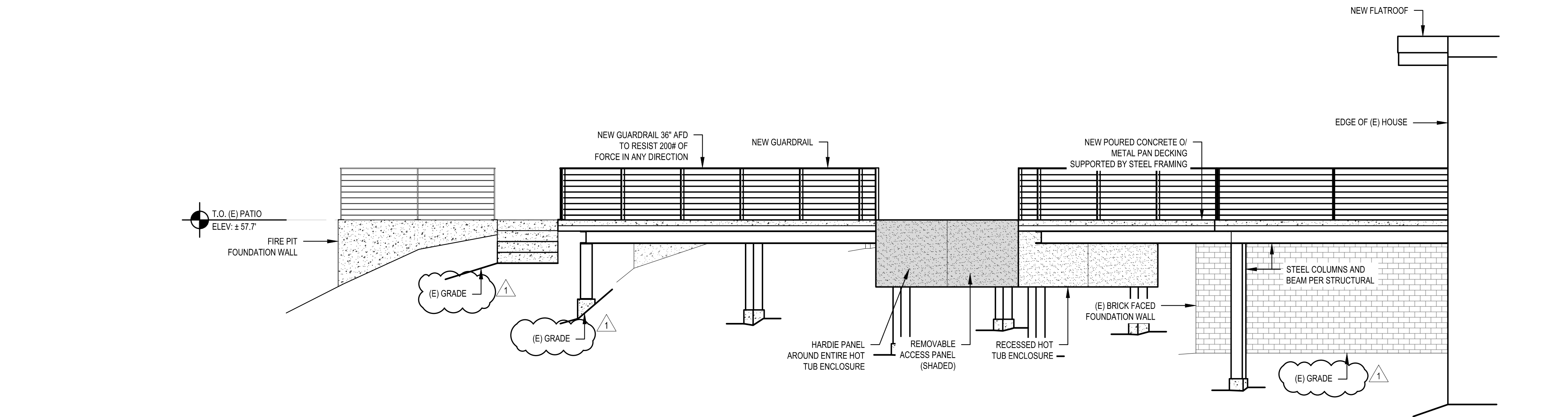


1 OUTDOOR ROOM
NORTH ELEVATION
SCALE: 1/4" = 1'

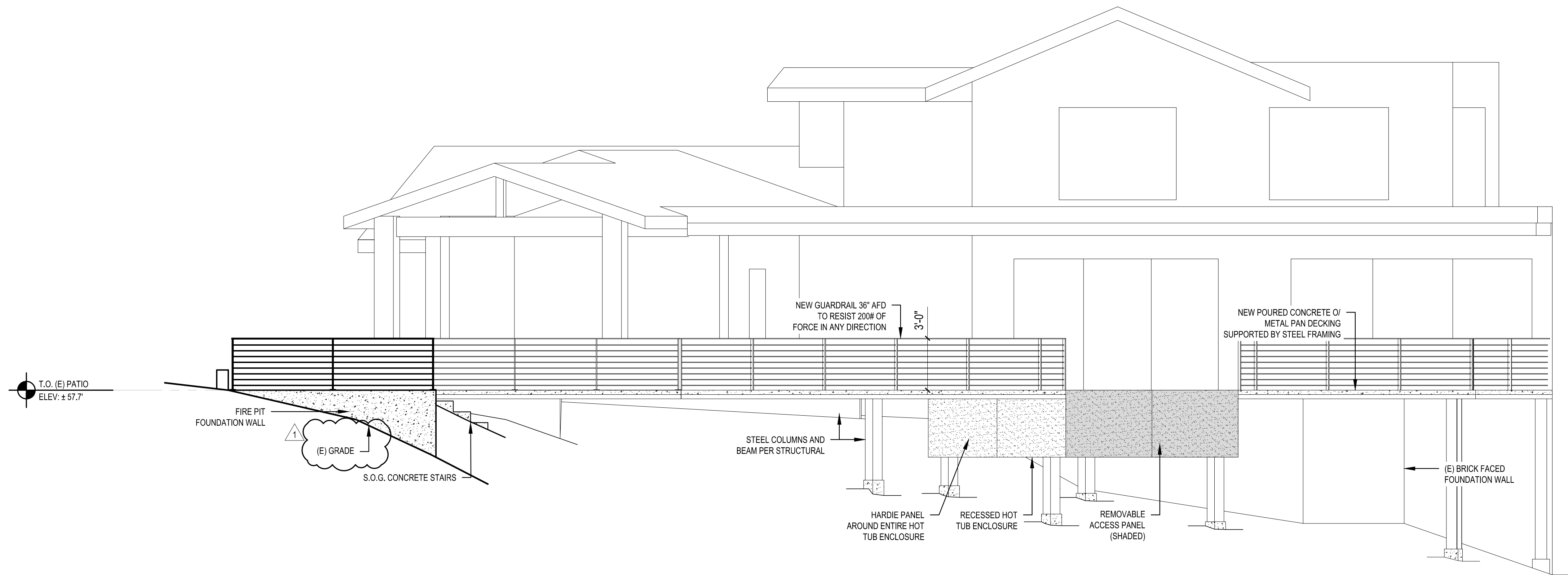


2 OUTDOOR ROOM
EAST ELEVATION
SCALE: 1/4" = 1'

SCALE: IF SHEET IS LESS THAN 24" x 36", IT IS
A REDUCED PRINT, REDUCE SCALE ACCORDINGLY
CORRECTION SET 1 7/2/2025



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

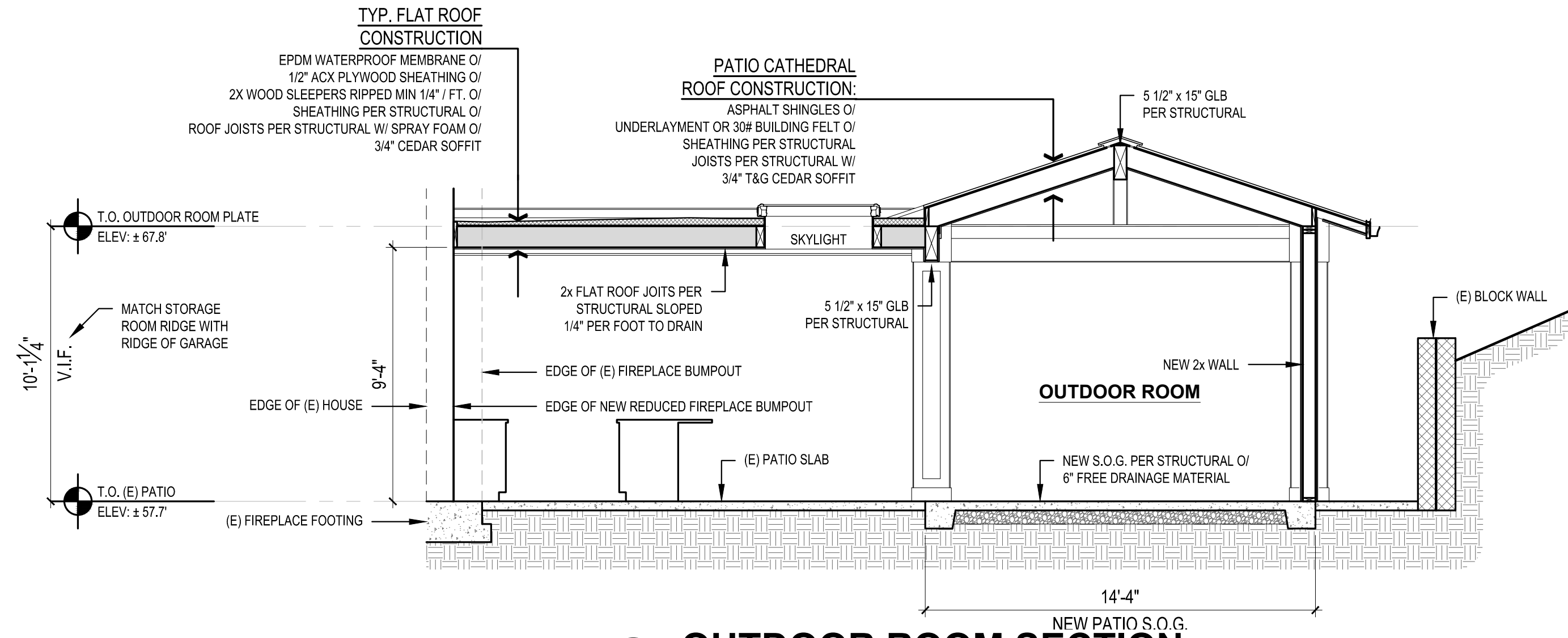


3 **DECK EXPANSION
NORTH ELEVATION**
SCALE: 1/4" = 1'

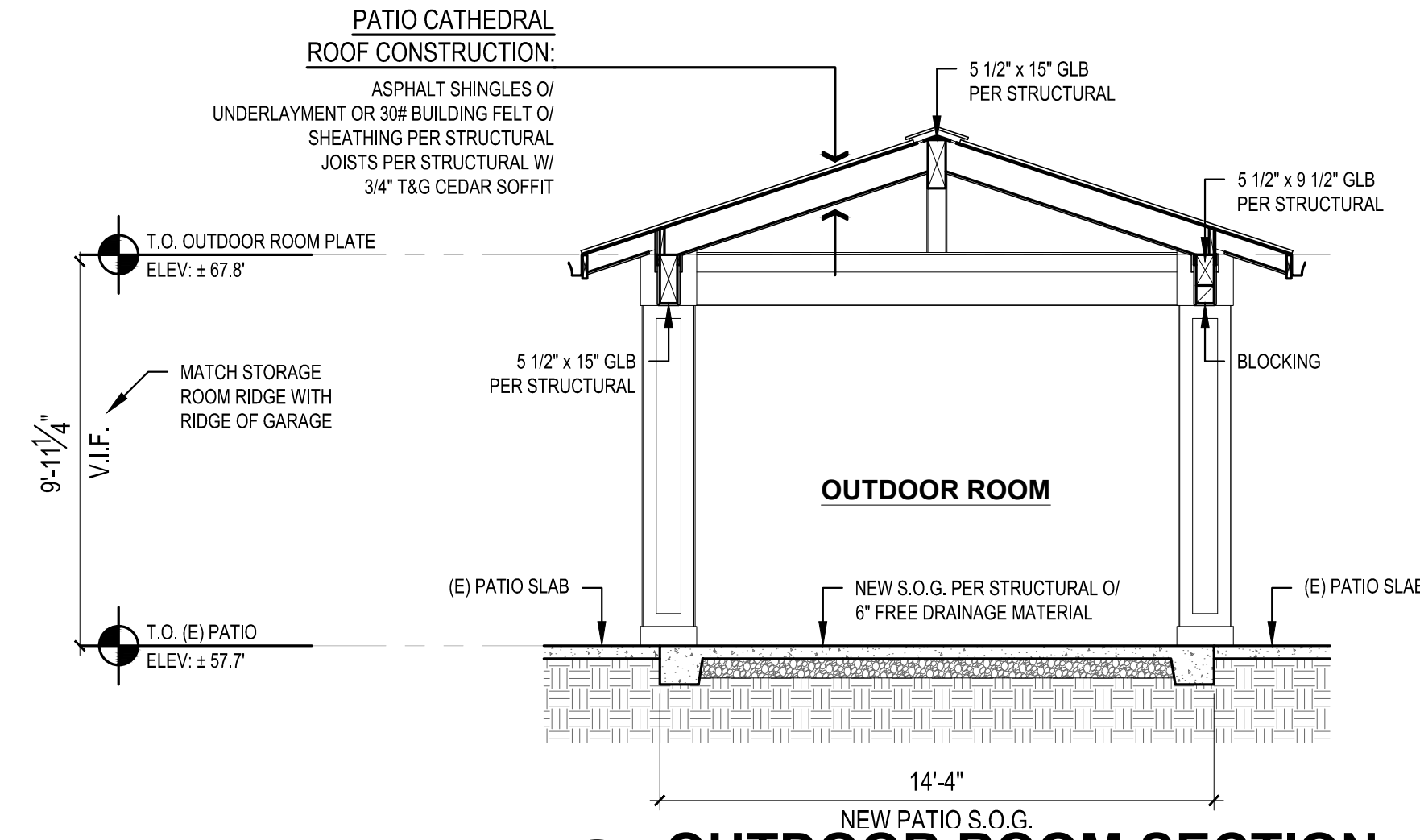
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A REDUCED PRINT, REDUCE SCALE ACCORDINGLY

CORRECTION SET 1

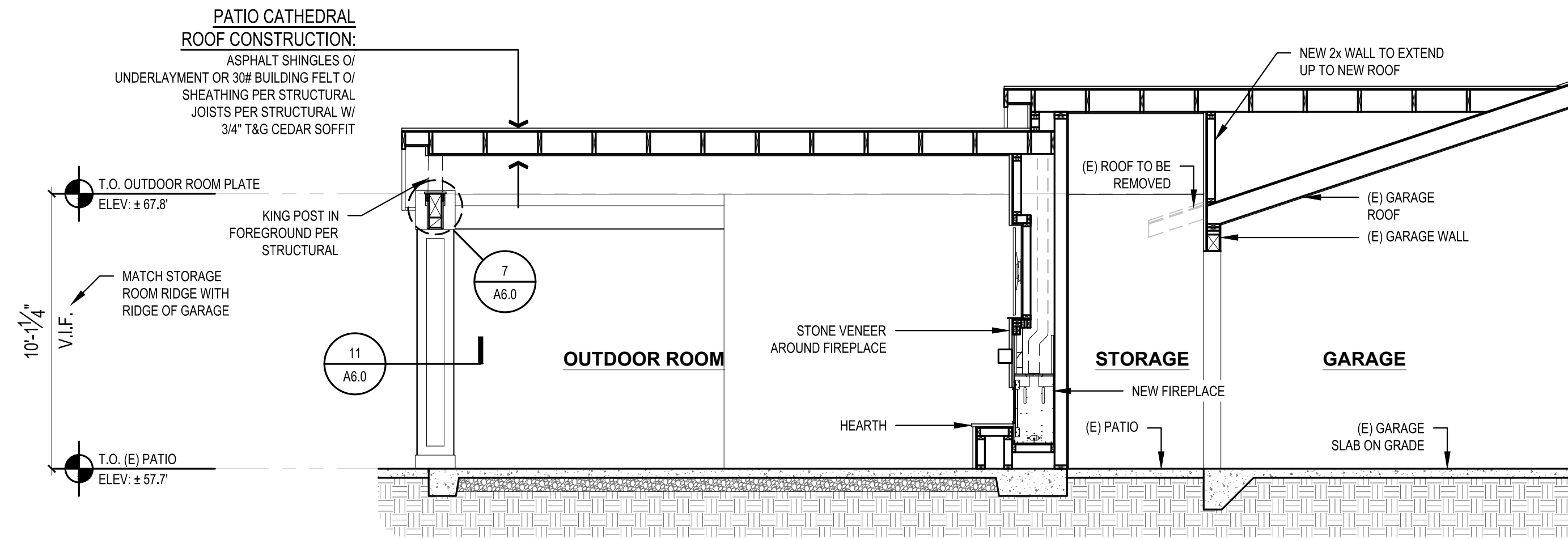
7/2/2025



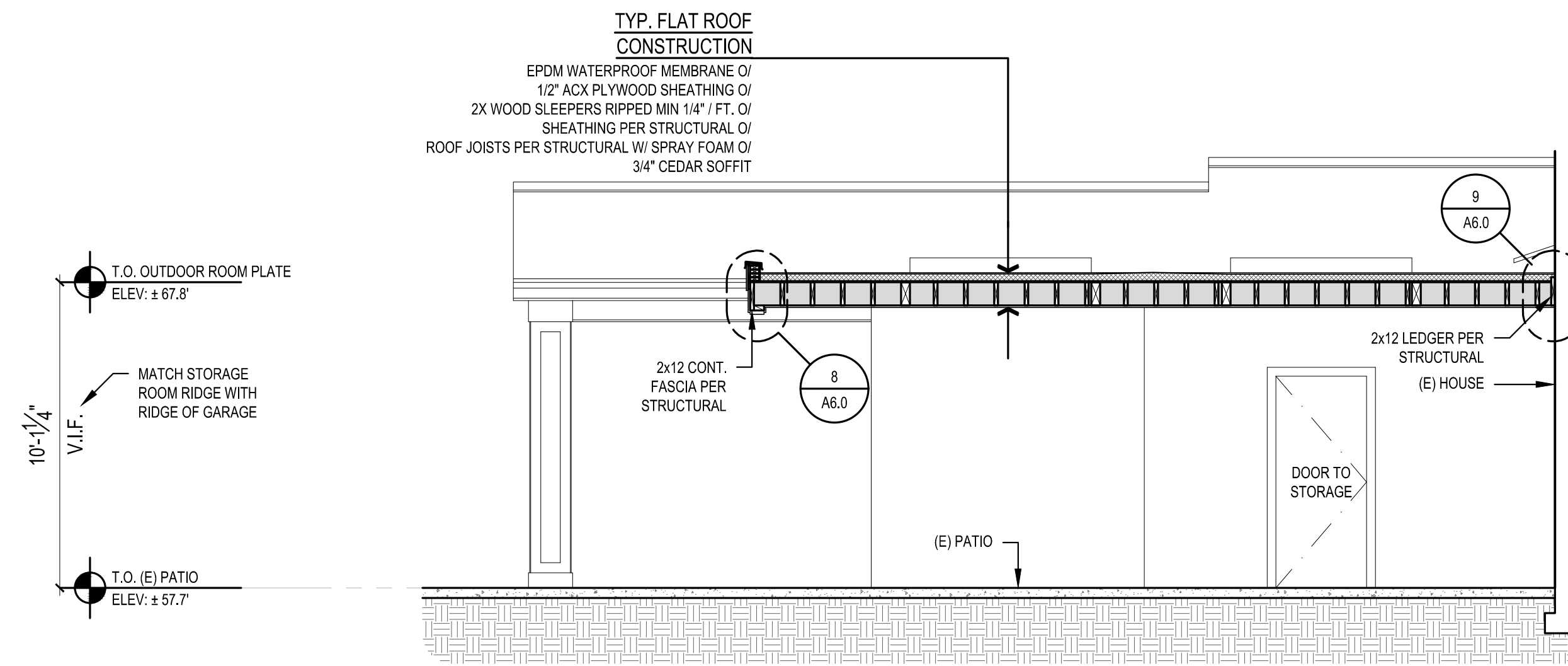
1 OUTDOOR ROOM SECTION
SCALE: 1/4" = 1'-0"



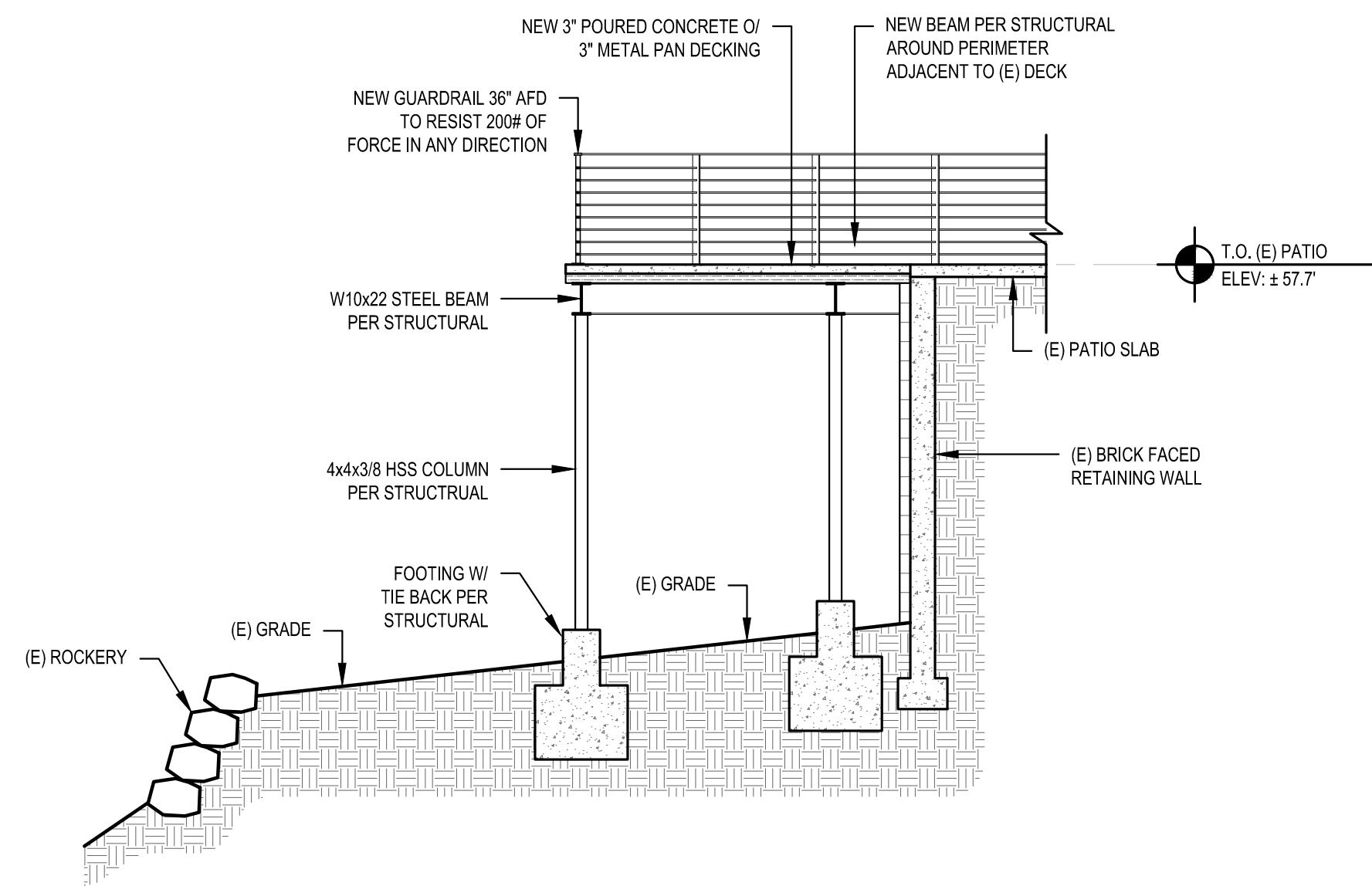
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SCALE: 1/4" = 1'-0"



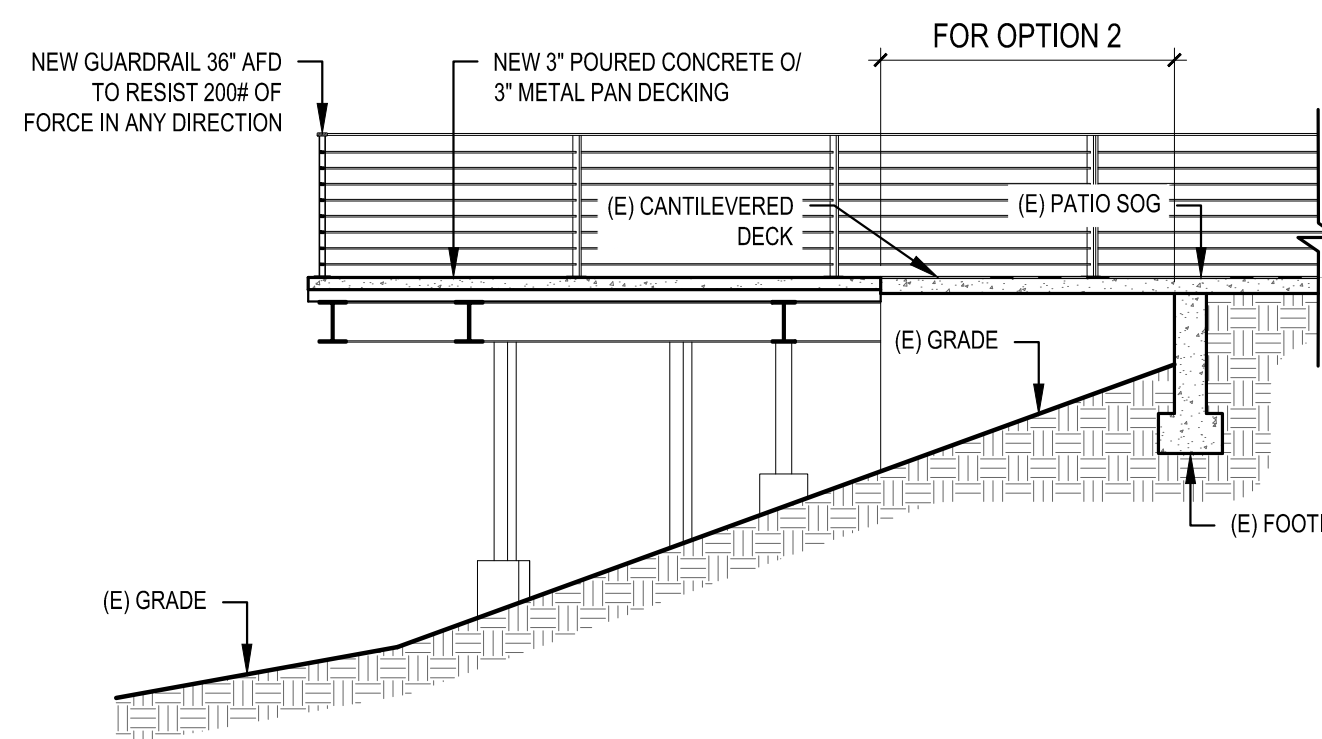
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SCALE: 1/4" = 1'-0"



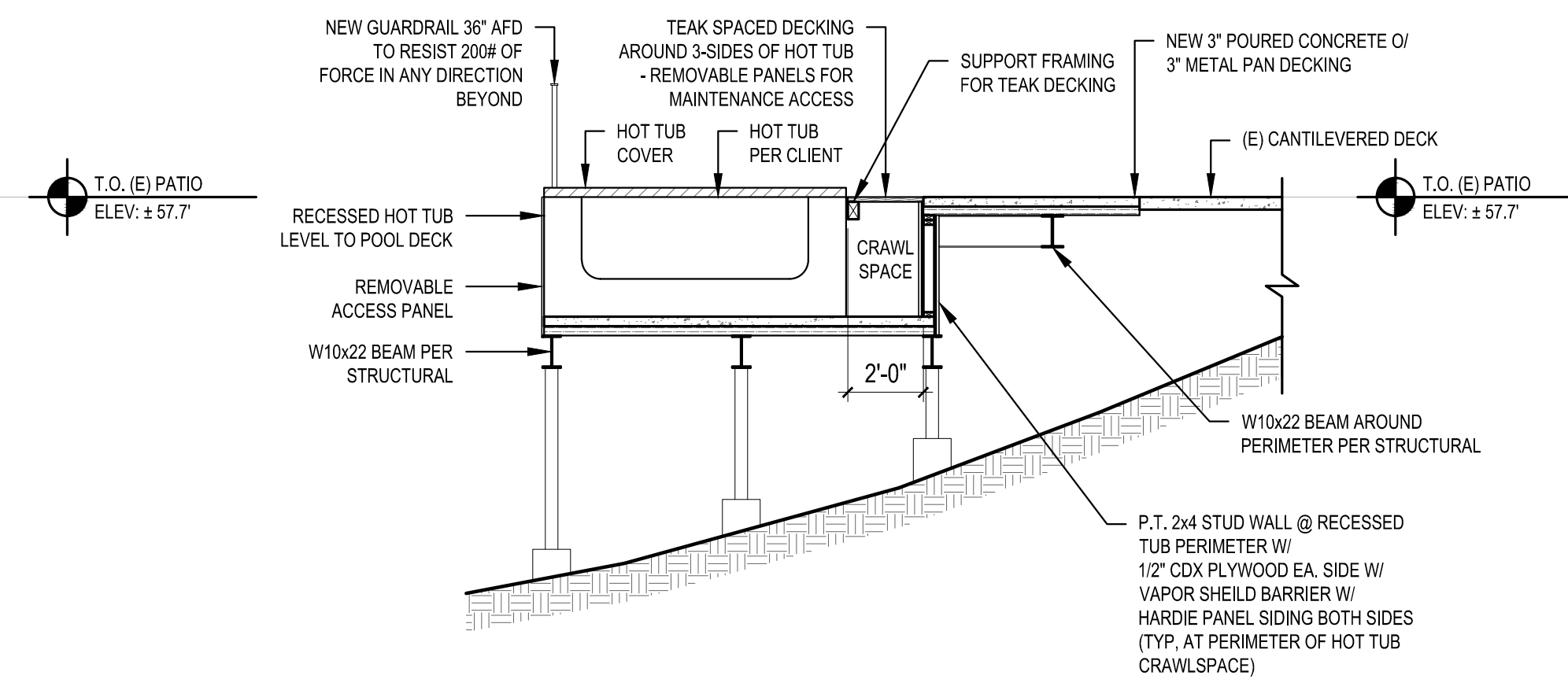
4 OUTDOOR ROOM SECTION
SCALE: 1/4" = 1'-0"



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

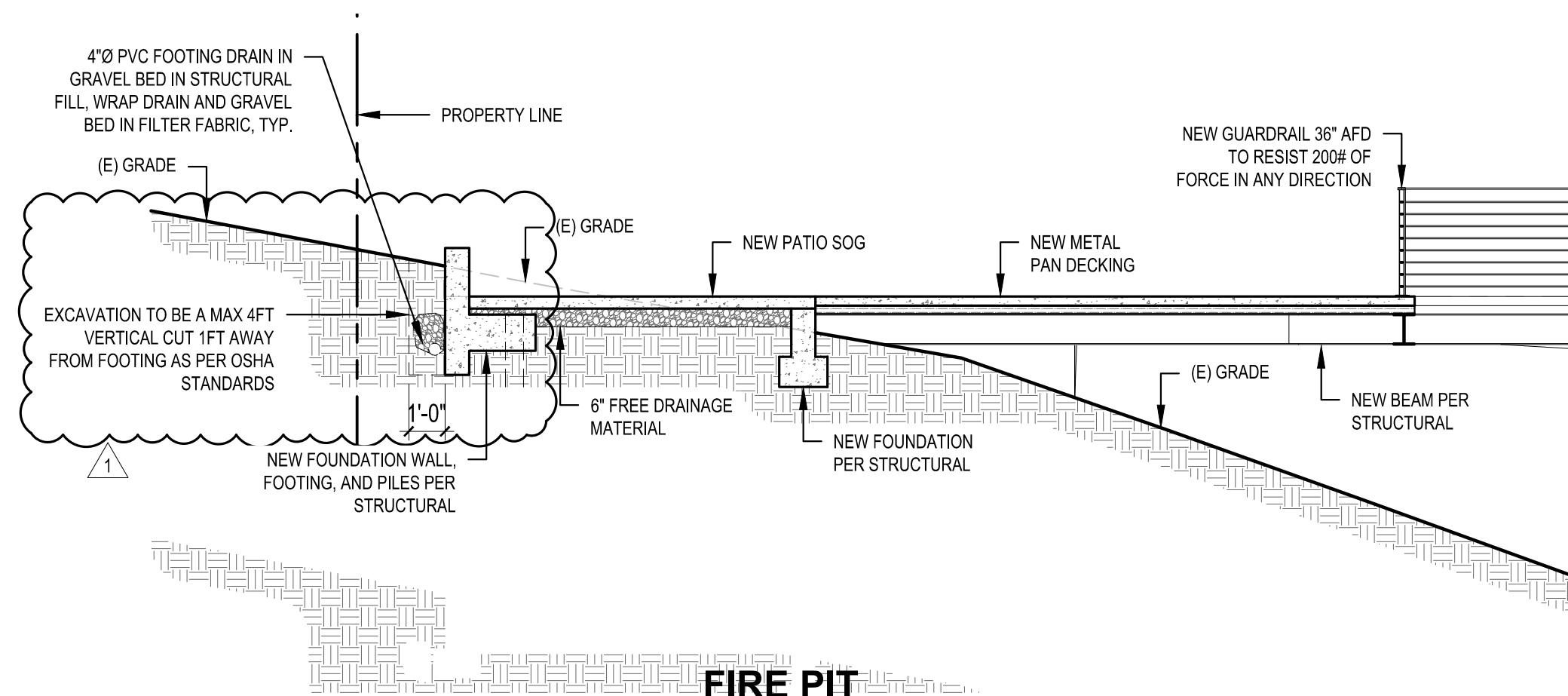


6 DECK SECTION
SCALE: 1/4" = 1'-0"

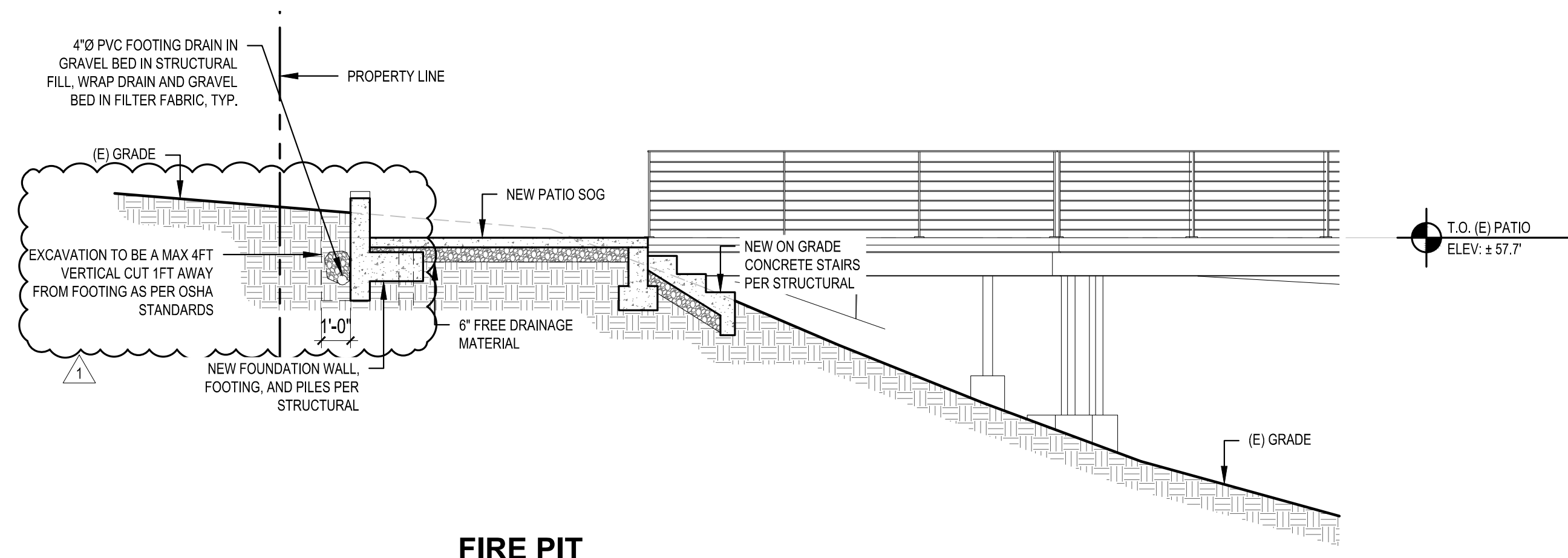


7 HOT TUB DECK SECTION
SCALE: 1/4" = 1'-0"

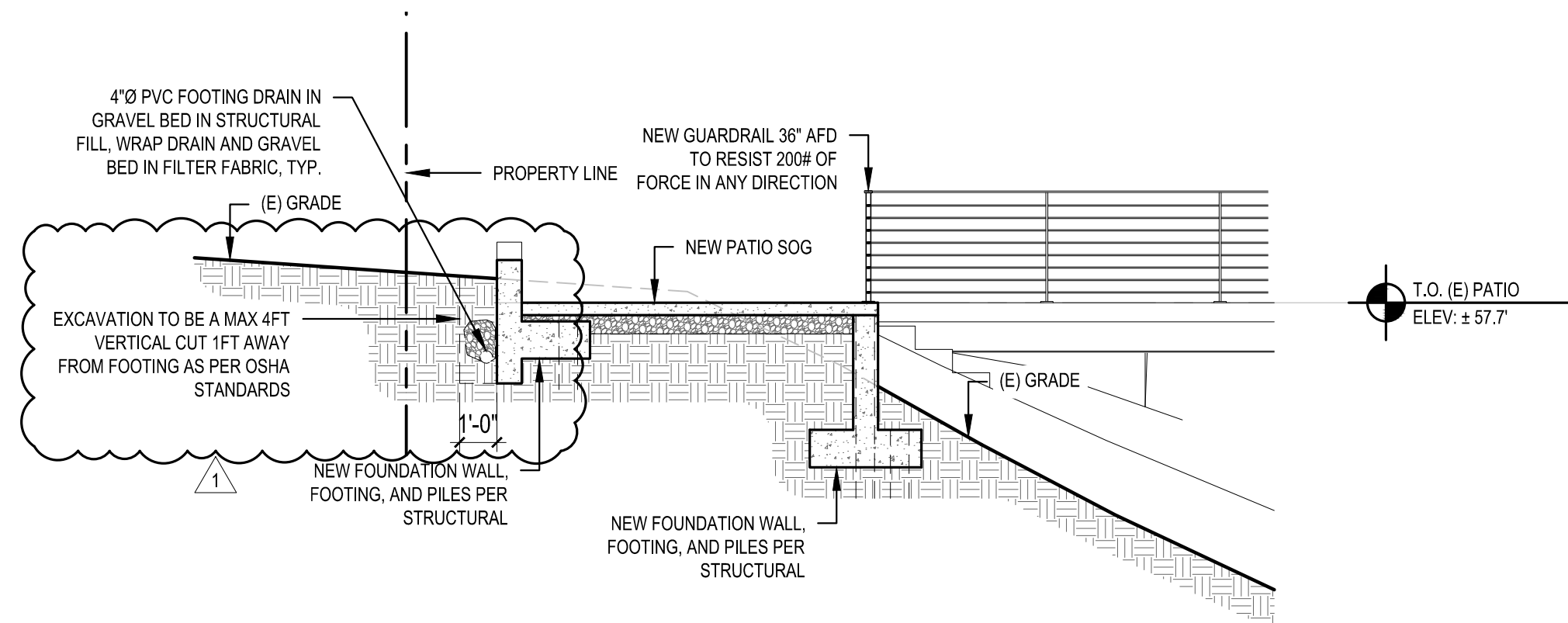
SCALE: IF SHEET IS LESS THAN 24" x 36". IT IS
A REDUCED PRINT, REDUCE SCALE ACCORDINGLY
CORRECTION SET 1 7/2/2025



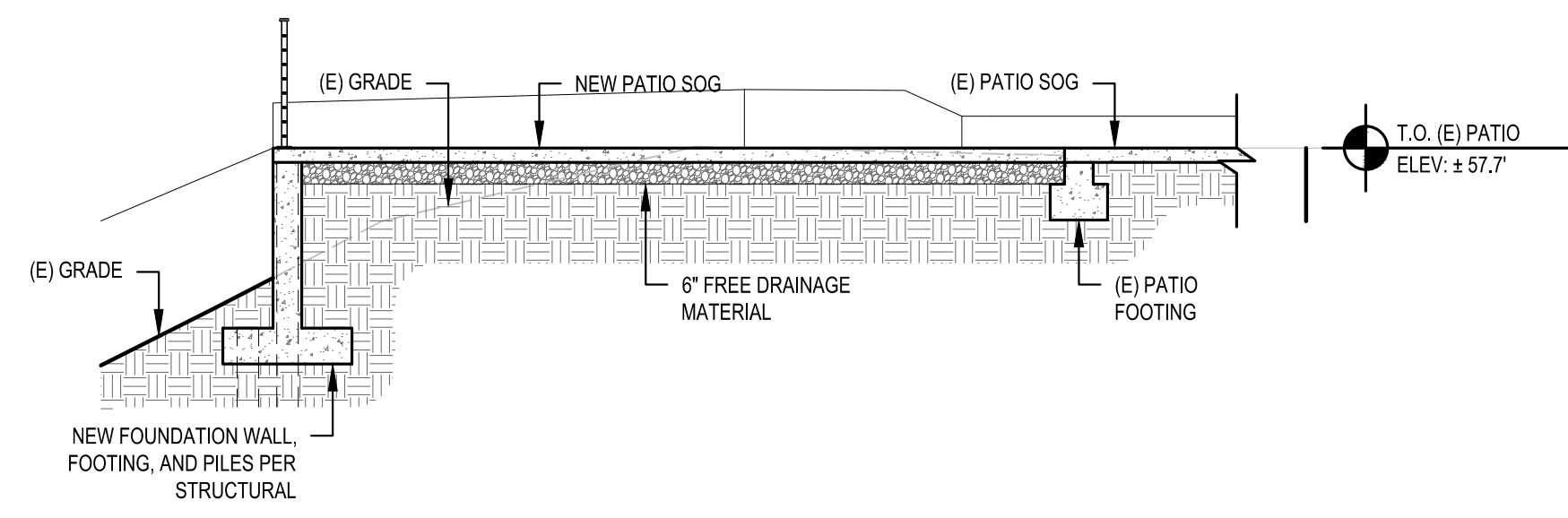
8 FIRE PIT DECK/PATIO SECTION
SCALE: 1/4" = 1'-0"



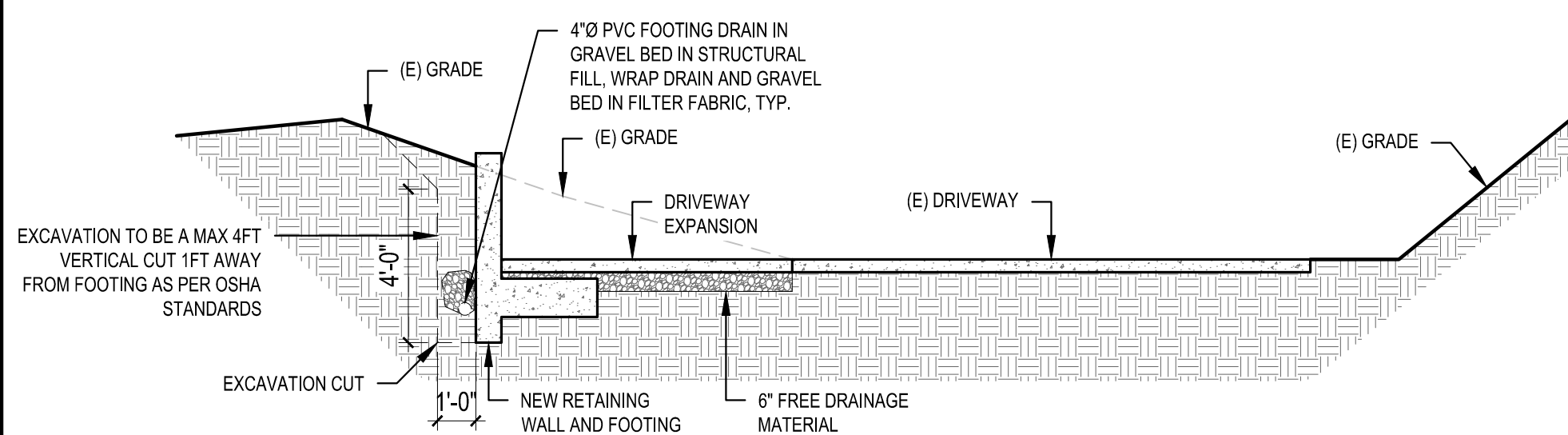
9 FIRE PIT PATIO SECTION
SCALE: 1/4" = 1'-0"



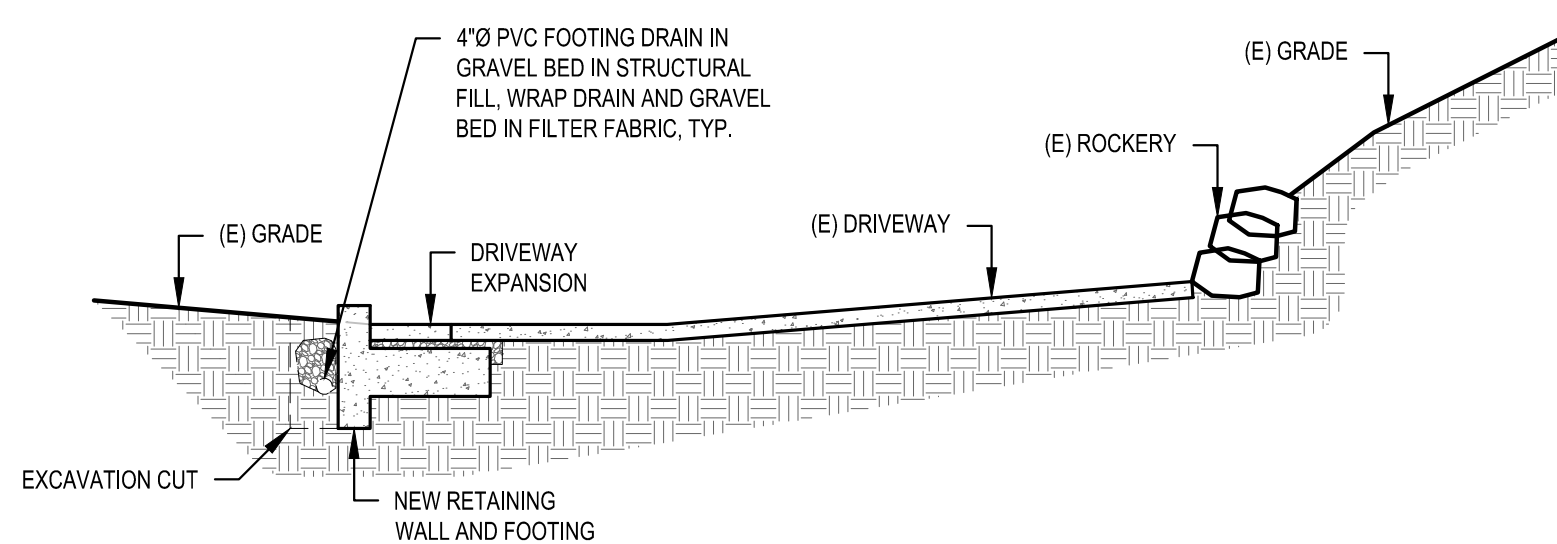
10 FIRE PIT PATIO SECTION
SCALE: 1/4" = 1'-0"



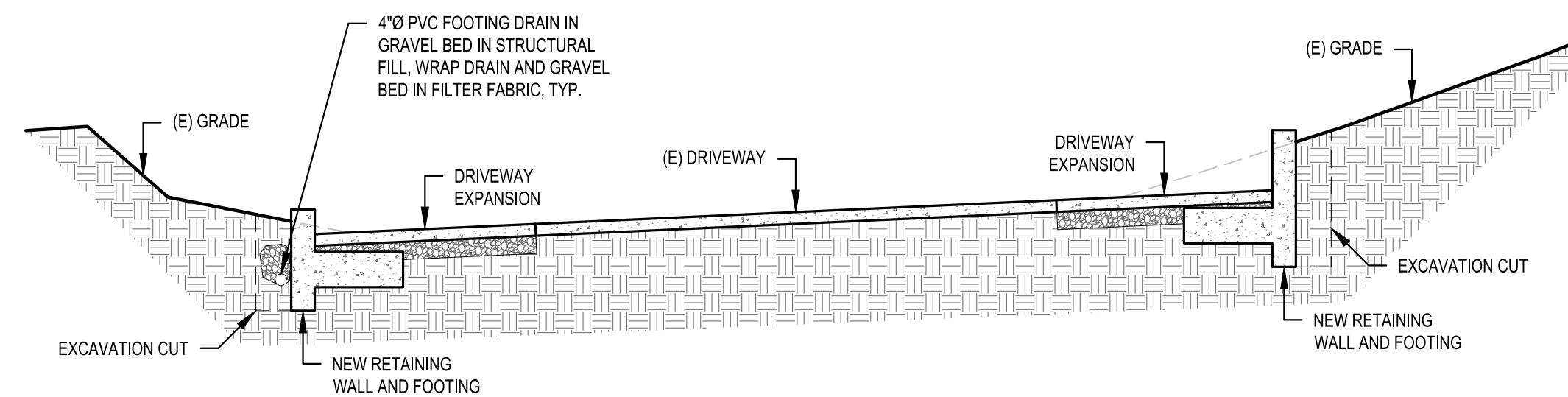
11 FIRE PIT PATIO SECTION
SCALE: 1/4" = 1'-0"



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

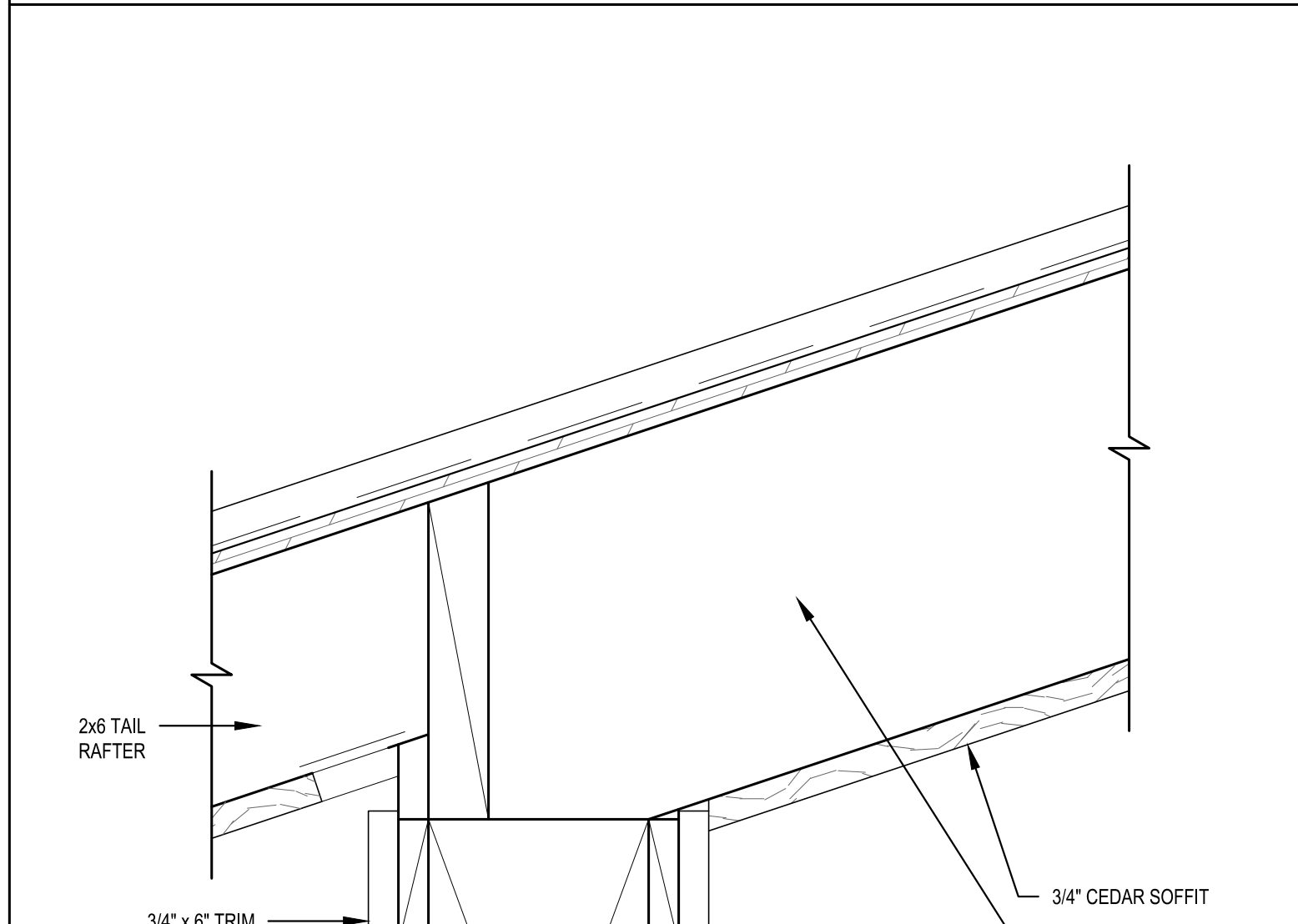
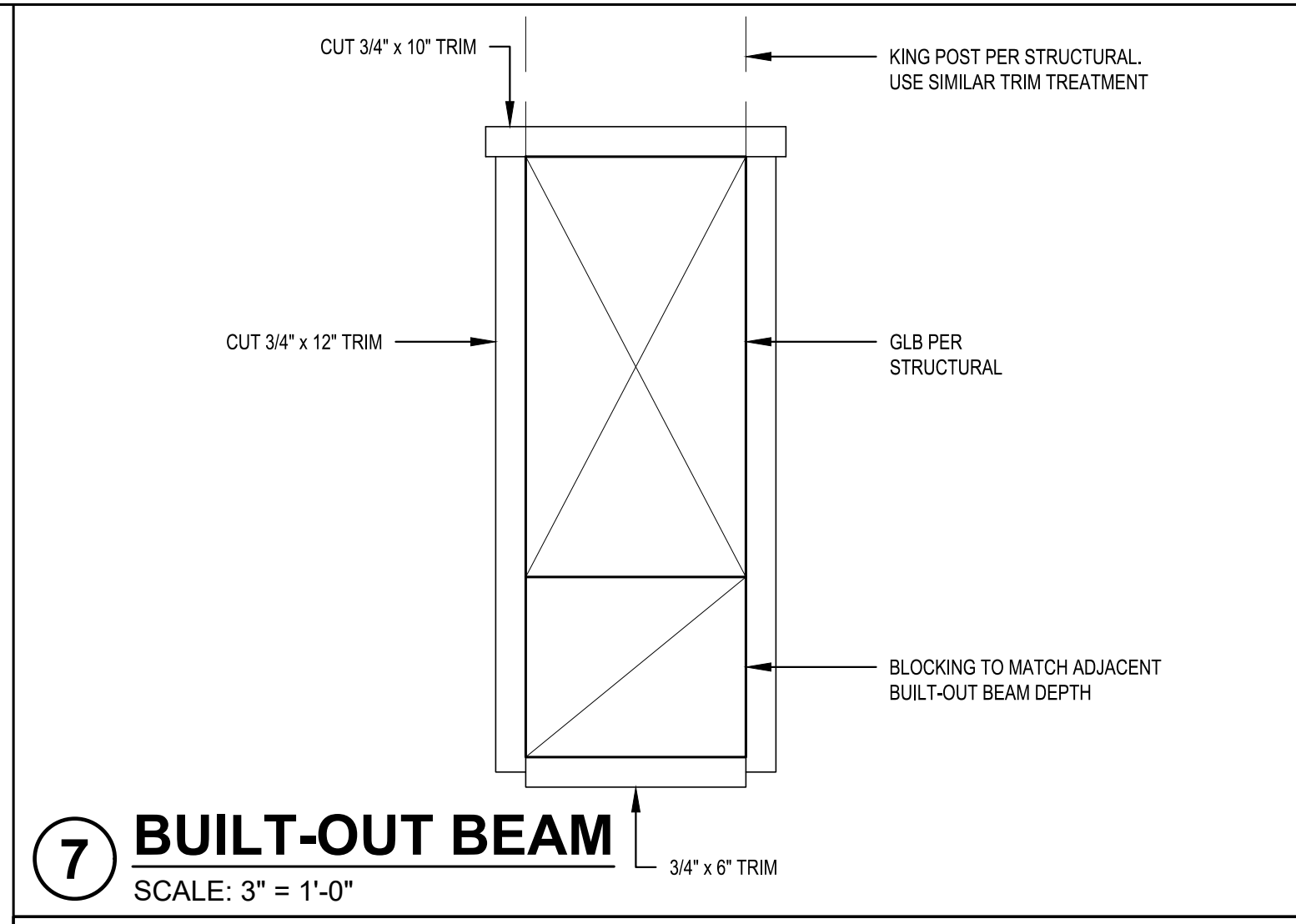
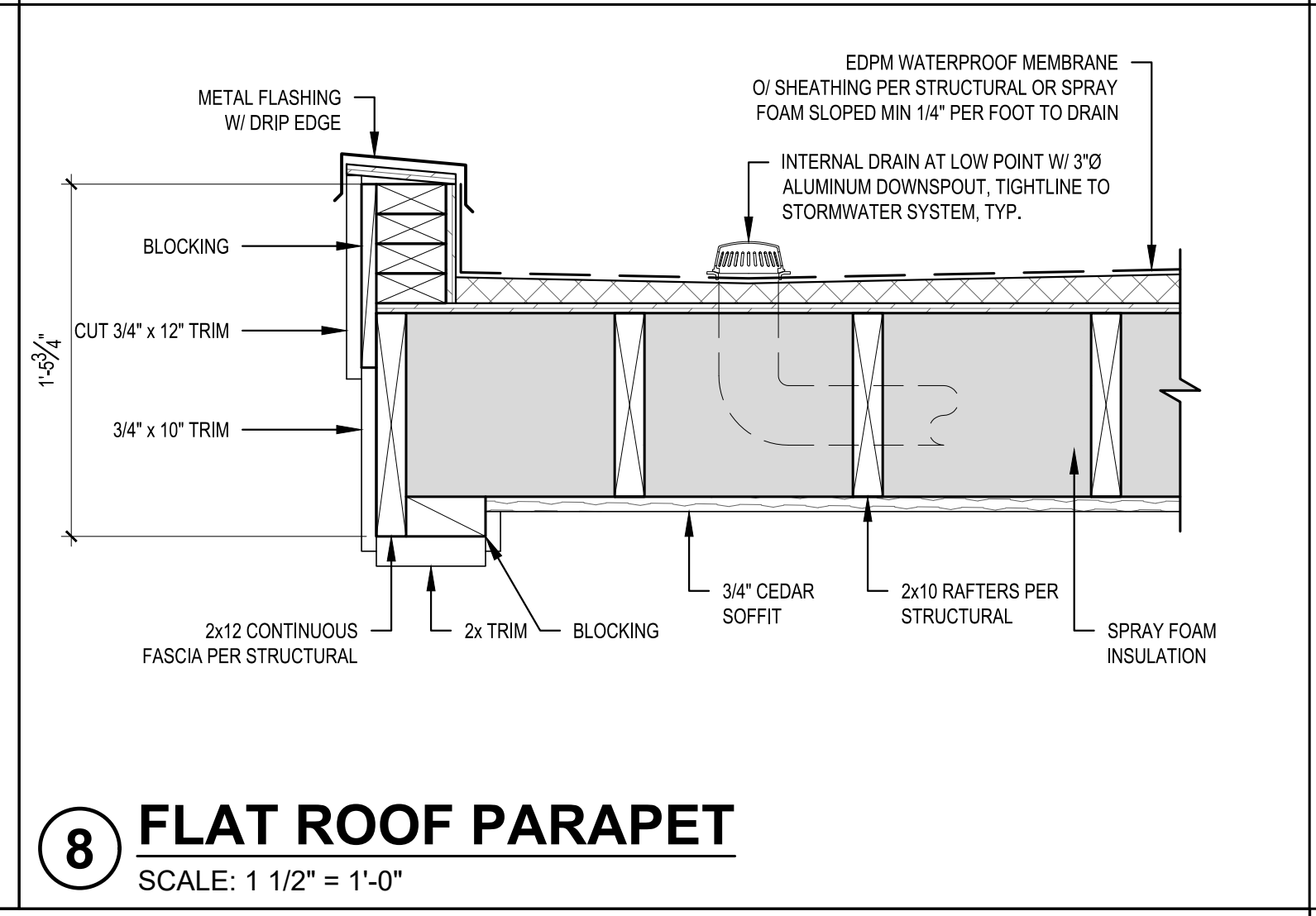
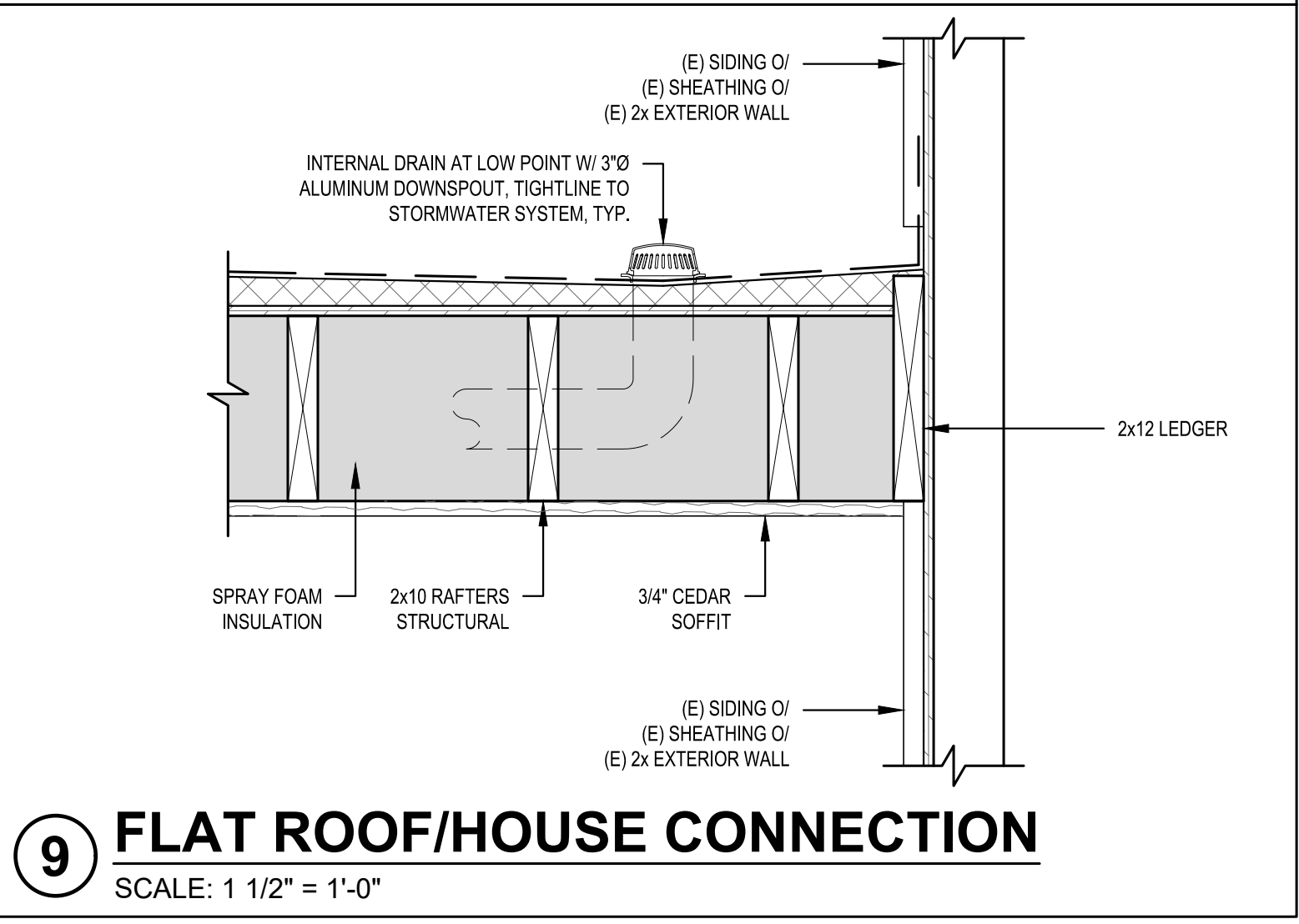
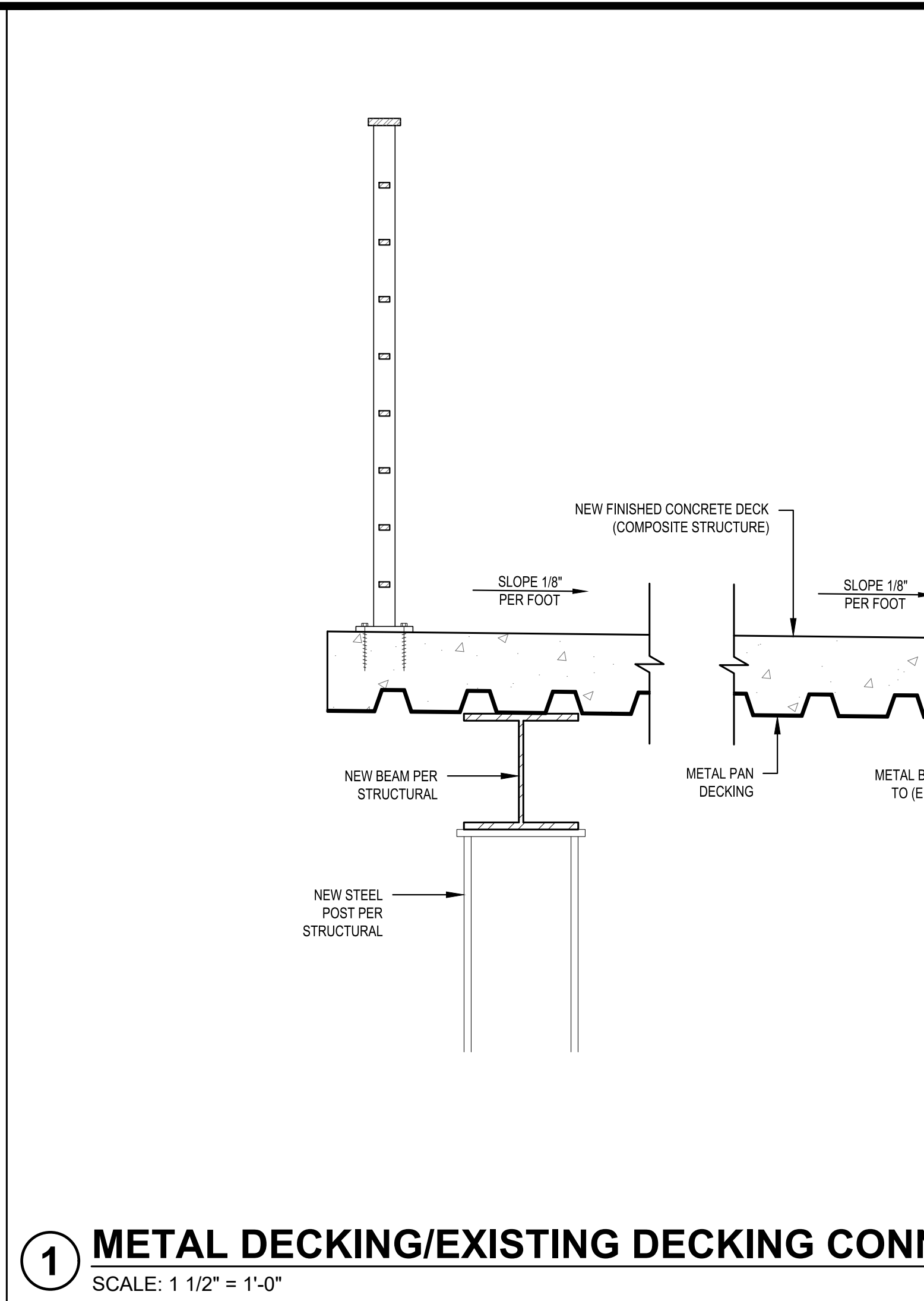
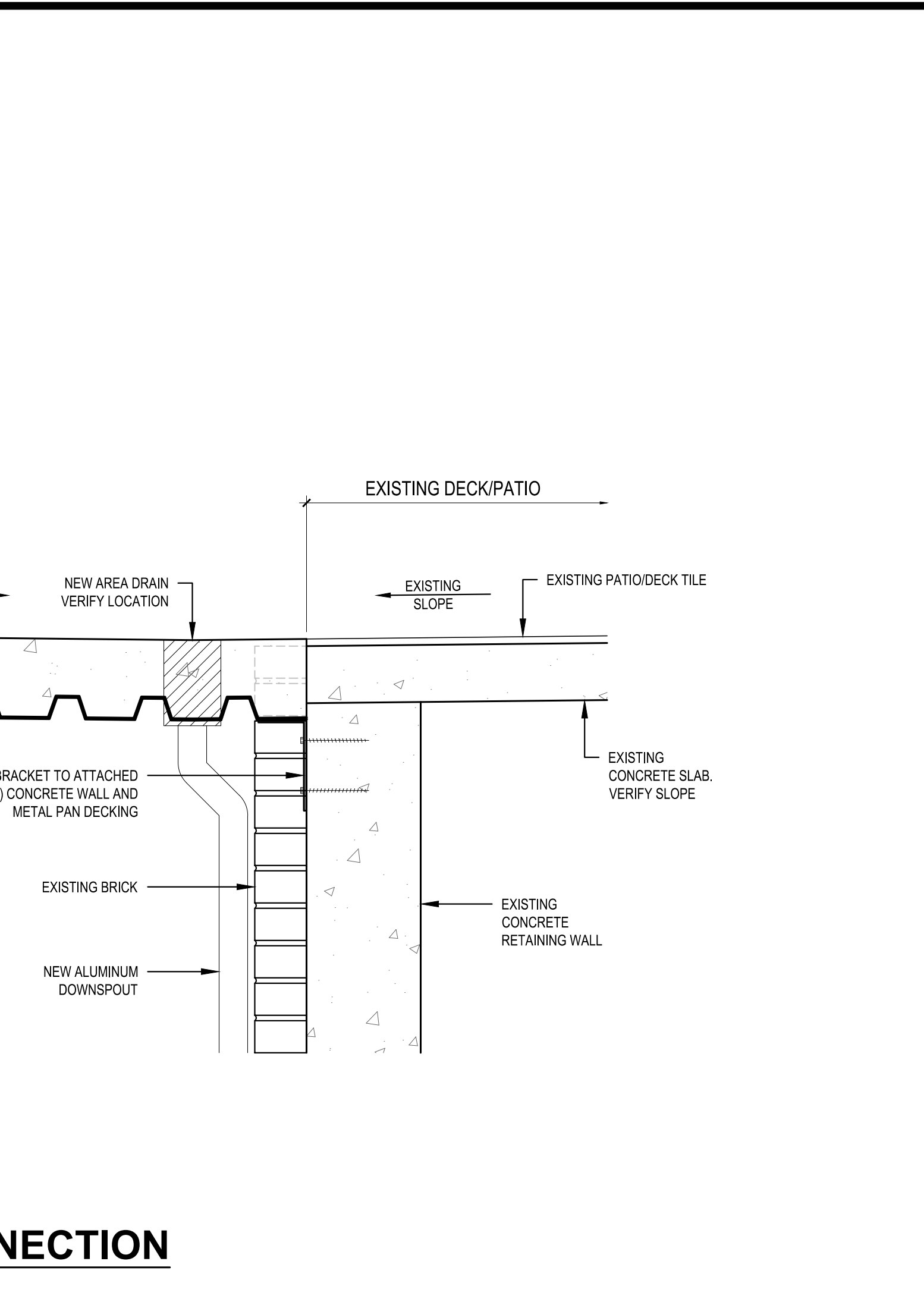
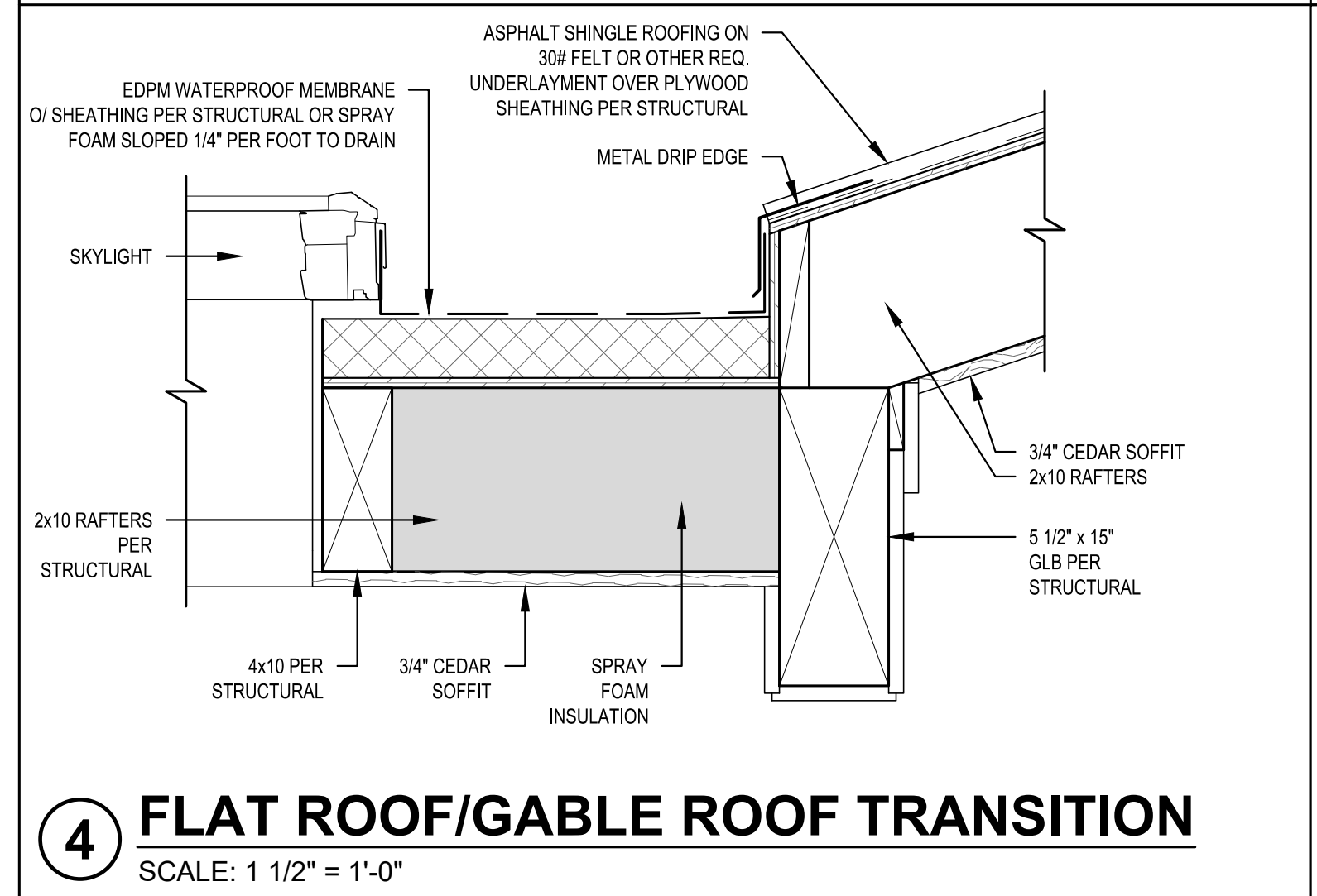
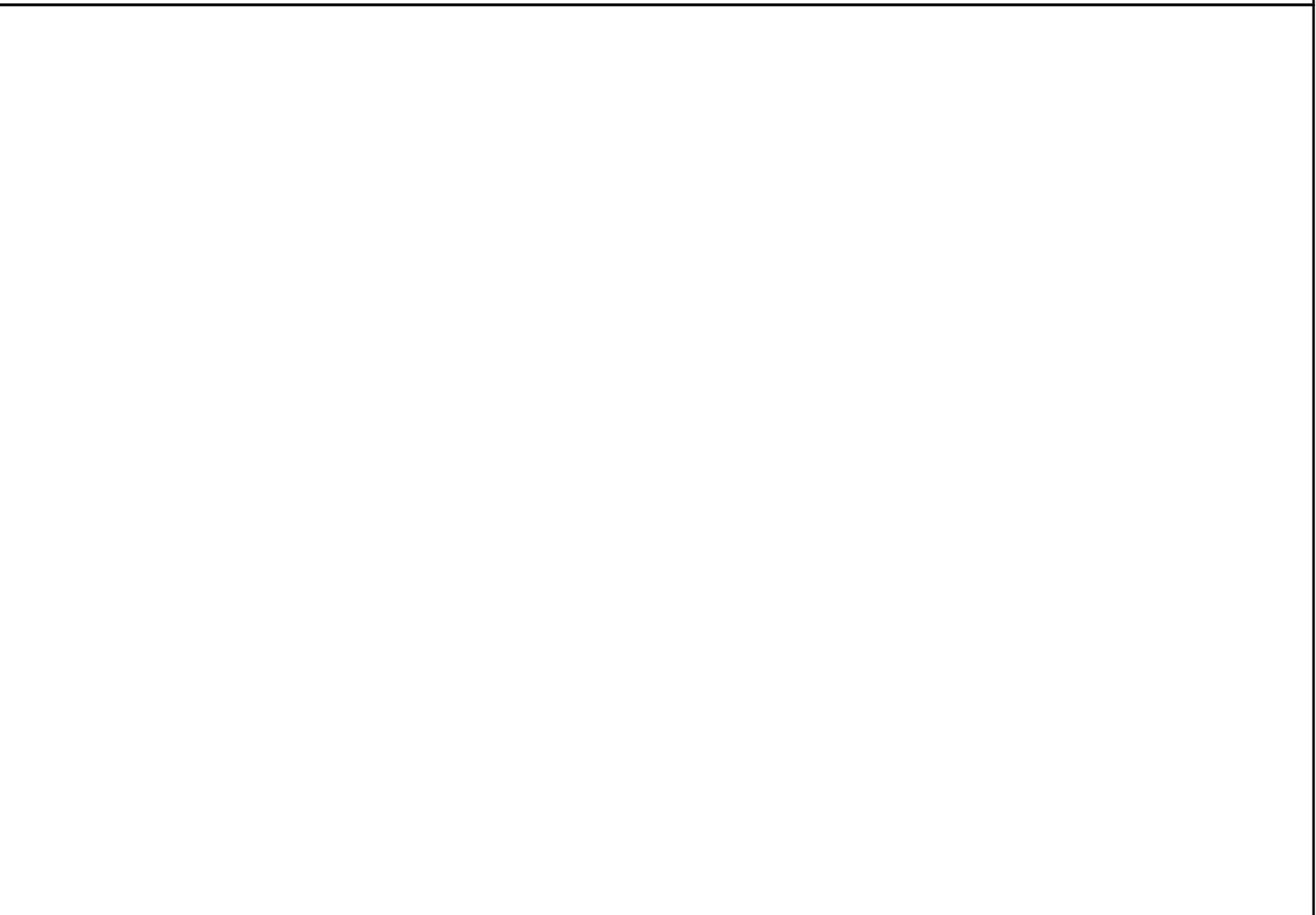
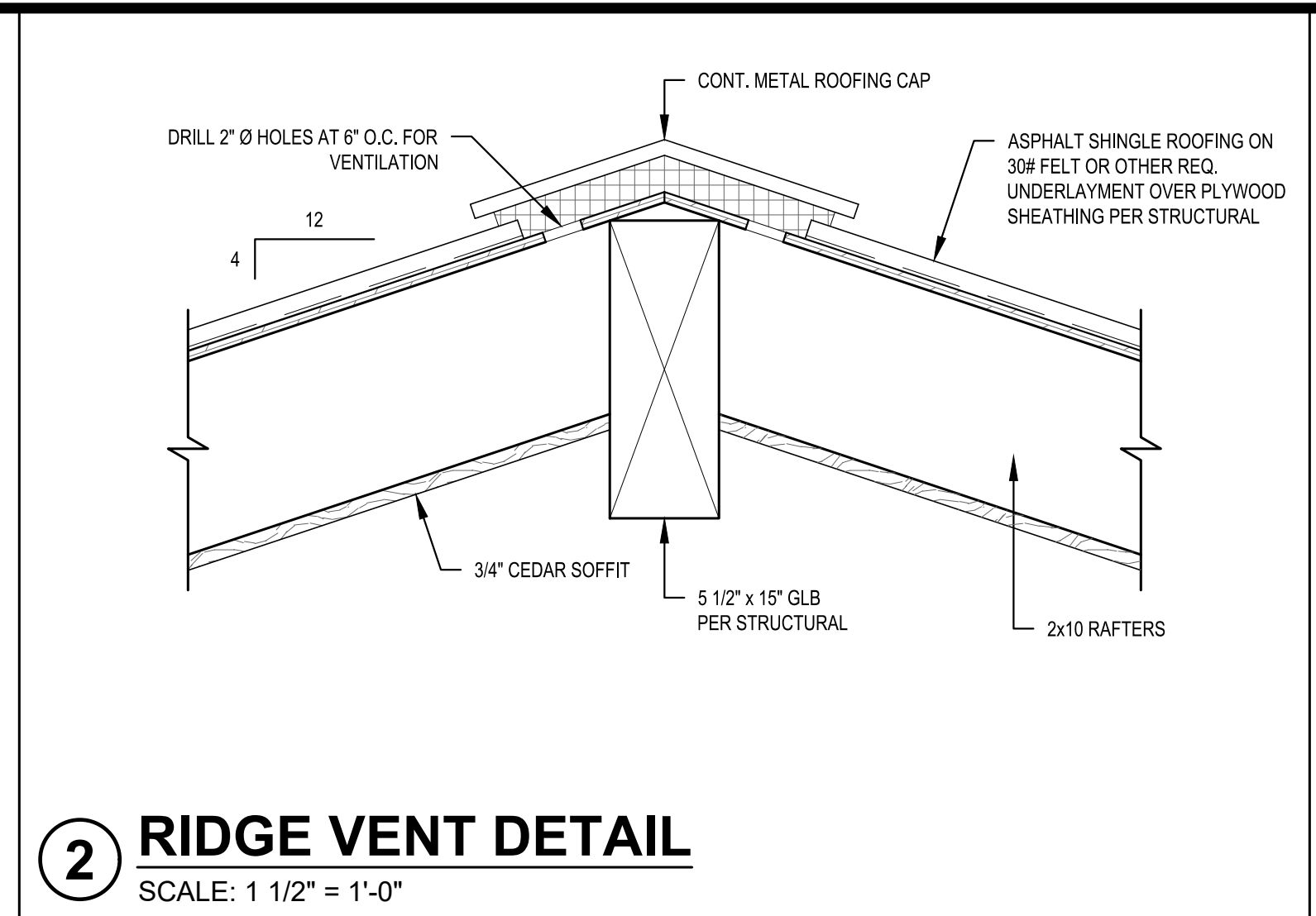
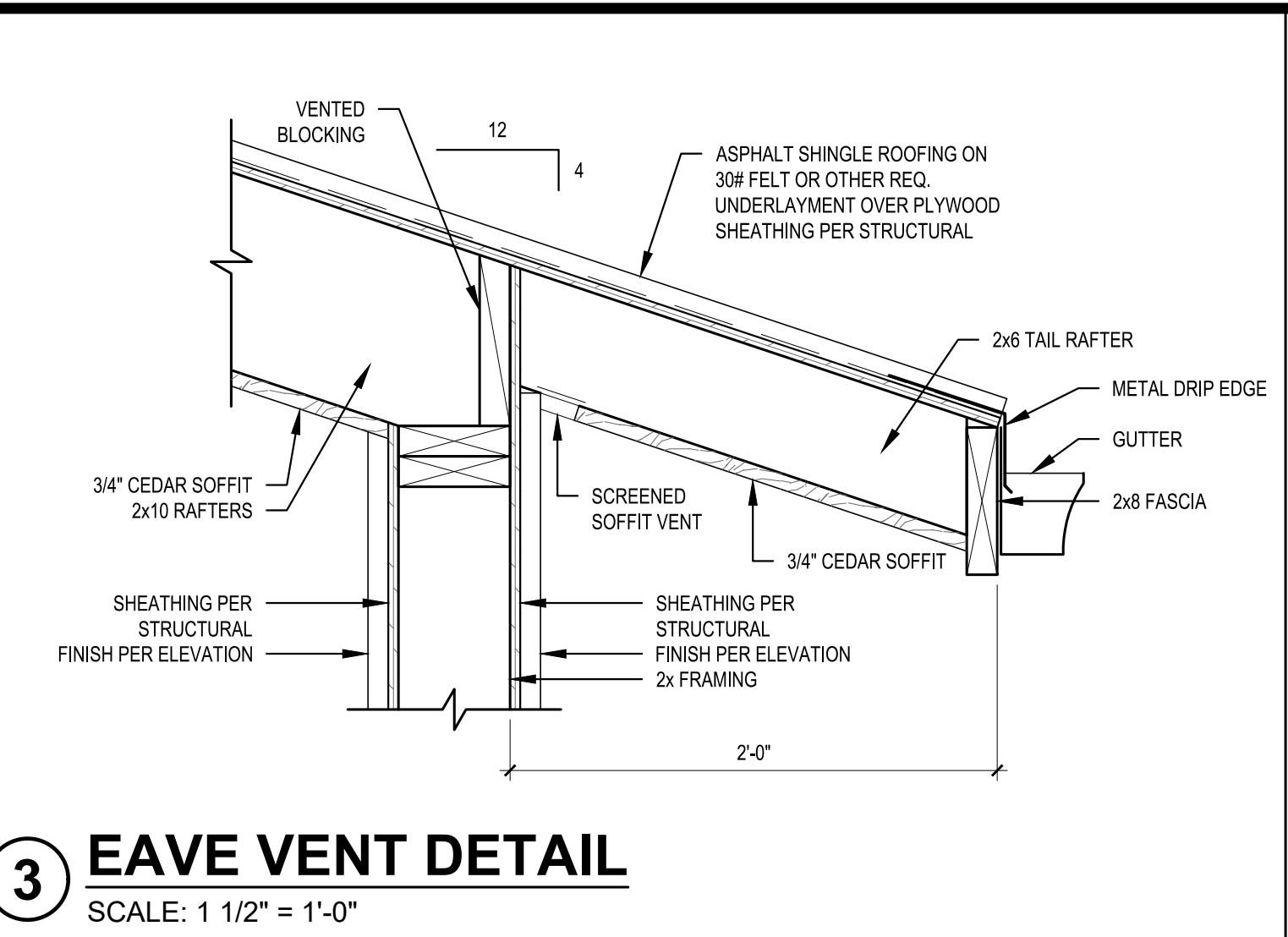


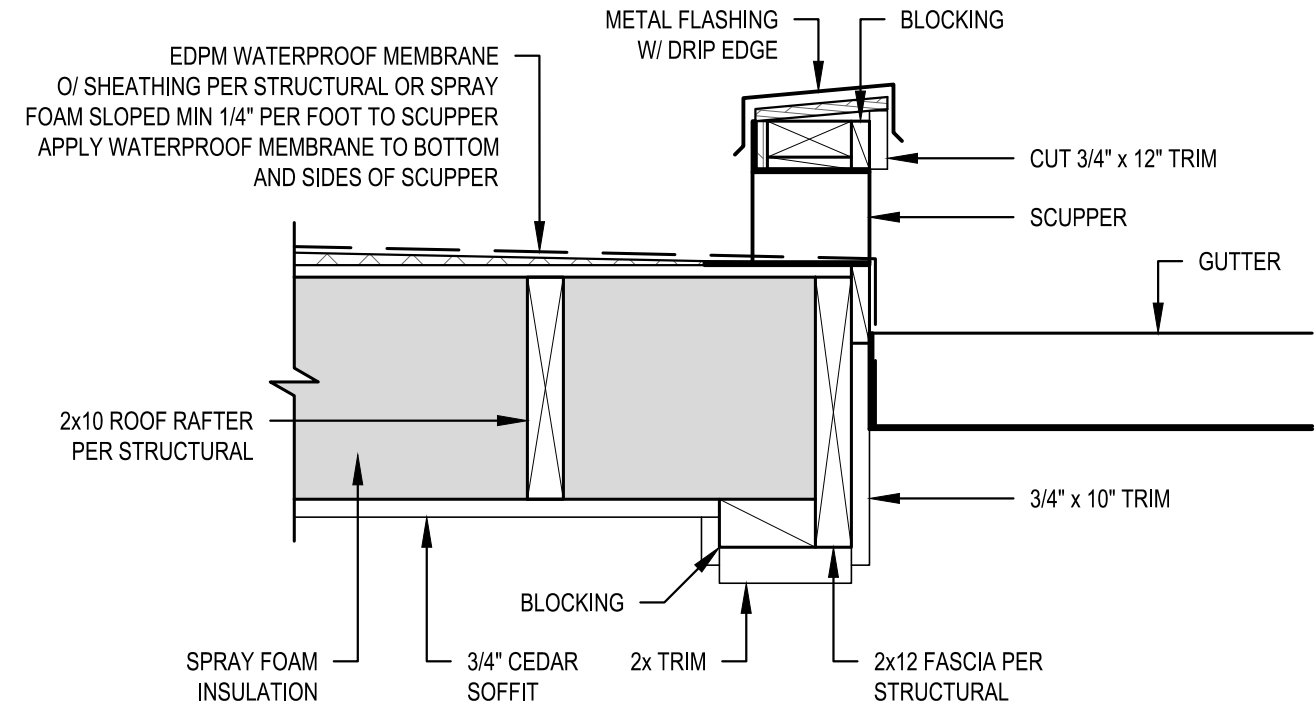
13 DRIVEWAY SECTION
SCALE: 1/4" = 1'-0"



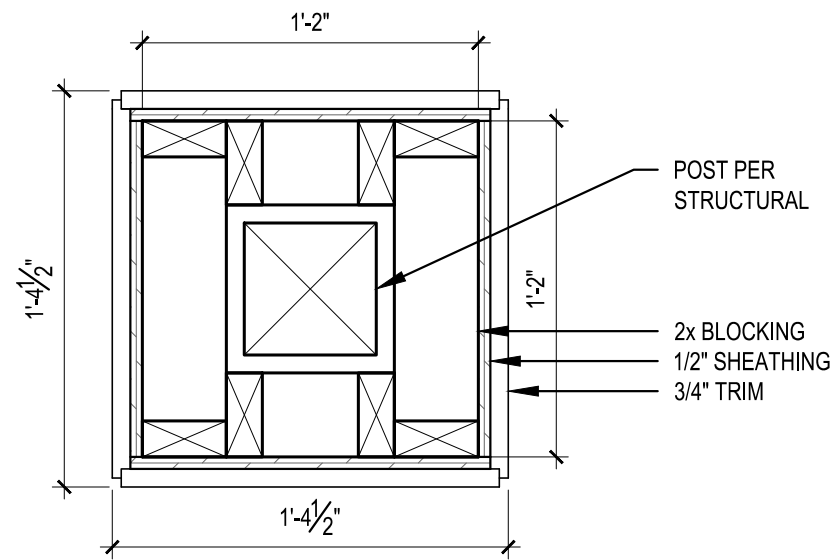
14 DRIVEWAY SECTION
SCALE: 1/4" = 1'-0"

SCALE: IF SHEET IS LESS THAN 24" x 36", IT IS
A REDUCED PRINT, REDUCE SCALE ACCORDINGLY
CORRECTION SET 1 7/2/2025





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



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

REVISIONS:	
△ CORRECTION 1 2025-6-3	
△	
△	
△	
△	

PLOT DATE: 7/2/2025

DRAWN BY: JM

CHECKED BY: BJS

SHEET

A6.1

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

CORRECTION SET 1

7/2/2025

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

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MERCER ISLAN, WA 98040

ARCHITECT

STURMAN ARCHITECTS
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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

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STRUCTURAL GENERAL NOTES...S-1

FOUNDATION PLAN...S-2

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FIRST FLOOR FRAMING PLAN...S-3

FIRST FLOOR WALL FRAMING AND SHEAR WALL PLAN...S-4

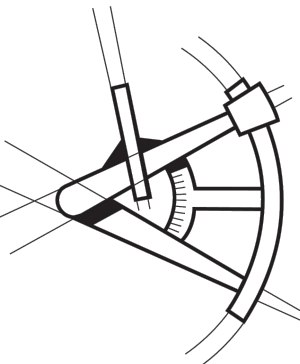
ROOF FRAMING PLAN...S-5
- STRUCTURAL DETAILS...SD-1

STRUCTURAL DETAILS...SD-2

STRUCTURAL DETAILS...SD-3

STRUCTURAL DETAILS...SD-4

STRUCTURAL PLAN NOTES...SD-5



REVISIONS			
△	DESCRIPTION	DATE	BY
△	ARCH UPDATES/ CITY COMMENTS	07/01/25	

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	COVER SHEET	S-0
		SHEET

GENERAL STRUCTURAL NOTES

DESIGN CRITERIA	
CODE: 2021 IBC/IRC & AMENDMENTS AS ADOPTED BY THE REVIEWING AGENCY/COUNTY.	
ROOF	25 PSF SNOW
FLOORS	
RESIDENTIAL.....	40 PSF
BALCONY/DECK.....	60 PSF
BASIC WIND SPEED	100 MPH, EXPOSURE B
SEISMIC	
MAPPED SPECTRAL ACCELERATION, Ss.....	1.37
MAPPED SPECTRAL ACCELERATION, S1.....	0.48
SOIL SITE CLASS.....	D

- GENERAL CONDITIONS
- THE CONTRACTOR SHALL EXAMINE THE STRUCTURAL DRAWINGS AND SHALL NOTIFY THE STRUCTURAL ENGINEER OF ANY DISCREPANCIES HE MAY FIND BEFORE PROCEEDING WITH THE WORK.
 - THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS AND SITE CONDITIONS BEFORE STARTING WORK. THE ARCHITECT/ENGINEER SHALL IMMEDIATELY BE NOTIFIED IN WRITING OF ANY DISCREPANCIES.
 - ALL OMISSIONS OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND THE STRUCTURAL ENGINEER BEFORE PROCEEDING WITH ANY WORK SO INVOLVED.
 - IN CASE OF CONFLICT, NOTES AND DETAILS OF THESE STRUCTURAL DRAWINGS SHALL TAKE PRECEDENCE OVER THE "GENERAL NOTES" AND/OR "STANDARD DETAILS".
 - IF A SPECIFIC DETAIL IS NOT SHOWN FOR ANY PART OF THE WORK, THE CONSTRUCTION SHALL BE THE SAME AS FOR SIMILAR WORK.
 - WORKING DIMENSIONS SHALL NOT BE SCALED FROM PLANS, SECTIONS, OR DETAILS ON THESE DRAWINGS.
 - THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ARCHITECT AND THE STRUCTURAL ENGINEER OF ANY CONDITION WHICH IN HIS OPINION MIGHT ENDANGER THE STABILITY OF THE STRUCTURE OR CAUSE DISTRESS TO THE STRUCTURE.
 - THE CONTRACTOR SHALL SUPERVISE AND DIRECT HIS WORK AND HE SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES. PROVIDE ADEQUATE SHORING AND BRACING OF ALL STRUCTURAL MEMBERS DURING CONSTRUCTION.
 - ALL WORK SHALL CONFORM TO THE MINIMUM STANDARDS OF THE LATEST EDITION OF THE INTERNATIONAL BUILDING CODE, AND ALL OTHER REGULATING AGENCIES EXERCISING AUTHORITY OVER ANY PORTION OF THE WORK.
 - SPECIFIC NOTES AND DETAILS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS. WHERE THE NOTES, DRAWINGS, AND/OR SPECIFICATIONS DIFFER, THE MORE STRINGENT REQUIREMENT SHALL APPLY.
 - REFER TO THE ARCHITECTURAL DRAWINGS FOR INFORMATION NOT COVERED BY THESE GENERAL NOTES OR THE STRUCTURAL DRAWINGS.
 - NOTIFY ENGINEER OF ALL FIELD CHANGES PRIOR TO INSTALLATION.
 - DISCREPANCIES FOUND BETWEEN STRUCTURAL DRAWINGS AND OTHER DOCUMENTS ARE TO BE NOTED IN WRITING TO THE ENGINEER PRIOR TO CONSTRUCTION.
 - ALL CONSTRUCTION SHALL BE DONE WITH MATERIALS, METHODS, AND WORKMANSHIP ACCEPTED AS GOOD PRACTICE BY THE CONSTRUCTION INDUSTRY IN CONFORMANCE TO THE PROVISIONS OF THE "INTERNATIONAL BUILDING CODE" (IBC), AND STANDARDS REFERENCED THEREIN.

- FOUNDATION
- FOUNDATION DESIGN PARAMETERS PER GEOTECHNICAL REPORT BY GEOTECH CONSULTANTS INC. (11/18/24):

FOOTING BEARING PRESSURE: 2000 PSF

LATERAL EARTH PRESSURE:

ACTIVE: 35 PCF (FREE) 50 PCF (RESTRAINED)

PASSIVE: 250 PCF

COEFFICIENT OF BASE FRICTION: 0.4
 - SUBGRADE PREPARATION, DRAINAGE PROVISIONS, AND OTHER RELEVANT SOIL CONSIDERATIONS ARE TO BE IN ACCORDANCE WITH THE JURISDICTIONAL REQUIREMENTS.
 - ALL FOUNDATIONS ARE TO BEAR ON COMPETENT NATIVE SOILS OR STRUCTURAL FILL. STRUCTURAL FILL IS TO BE COMPACTED TO 95% DENSITY PER ASTM D-1557.

- CONCRETE
- REFERENCE STANDARDS: ACI-301, ACI-318, IBC.

MINIMUM CONCRETE STRENGTH (28 DAYS):

FOOTINGS AND STEM WALLS.....2,500 PSI - 5 SACK MIX

BASEMENT FOUNDATION RETAINING WALLS.....2,500 PSI - 5.5 SACK MIX

SLAB-ON-GRADE.....2,500 PSI - 5 SACK MIX

SLAB-ON-GRADE.....EXPOSED WEATHERING SURFACES.....3,000 PSI - 5.5 SACK MIX

AIR-ENTRAINMENT 2.5% TO 5.5% FOR EXPOSED CONCRETE.
 - MIXING: COMPLY WITH ACI-301. DO NOT EXCEED THE AMOUNT OF WATER SPECIFIED IN THE APPROVED MIX. PROPORTIONS OF AGGREGATE TO CEMENT SHALL BE SUCH AS TO PRODUCE A DENSE WORKABLE MIX WHICH CAN BE PLACED WITHOUT SEGREGATION OR EXCESS FREE SURFACE WATER
 - PLACING: COMPLY WITH ACI-301. PROVIDE A 3/4 INCH CHAMFER ALL EXPOSED CONCRETE EDGES, UNLESS INDICATED OTHERWISE ON ARCHITECTURAL DRAWINGS.
 - SLUMP: 4" PLUS OR MINUS ONE INCH. DO NOT ADD WATER TO MIX TO INCREASE SLUMP. GREATER SLUMP, ACCELERATED SET, OR HIGH EARLY STRENGTH MAY BE ACHIEVED BY USING APPROVED ADMIXTURES.
 - CURING: COMPLY WITH ACI-301. KEEP CONCRETE MOIST FOR SEVEN DAYS MINIMUM.
 - JOINTING: PROVIDE ADEQUATE JOINTING TO MINIMIZE EFFECTS OF VOLUME CHANGE. JOINTS SHOWN MAY BE ADJUSTED AT CONTRACTOR'S OPTION, WITH PRIOR APPROVAL FROM ENGINEER.
 - WEATHER EXTREMES: COMPLY WITH ACI 305R FOR HOT WEATHER. COMPLY WITH ACI 306R FOR COLD WEATHER.
 - WATER/CEMENT RATIO SHALL NOT EXCEED 0.50 (BY WEIGHT), TYPICAL.

- REINFORCING STEEL
- REFERENCE STANDARDS: ACI "DETAILING MANUAL" (SP-66); CRSI MANUAL OF STANDARD PRACTICE (MSP-1)
 - MATERIALS:

REINFORCING STEEL: ASTM A615, GRADE 60
 - SPLICES:

LAP CONTINUOUS REINFORCING BARS 48 BAR DIAMETERS, UNLESS OTHERWISE NOTED. PROVIDE CORNER BARS FOR ALL HORIZONTAL REINFORCEMENT.
 - COVER:

FOOTINGS 3 INCHES

SLABS.....2 INCHES
 - FORMED SURFACES:

WEATHER FACE ...1-1/2 INCHES, #5 BARS AND SMALLER 2 INCHES, # 6 BARS AND LARGER

INTERIOR FACE ...3/4 INCH FOR SLABS AND WALLS 1-1/2 INCHES FOR BEAMS AND COLUMNS

- STRUCTURAL AND MISC. STEEL
- REFERENCE STANDARDS: DESIGN, FABRICATION AND ERECTION ARE TO BE IN ACCORDANCE WITH THE LATEST EDITION OF THE AISC "CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES".
 - MATERIALS:

BOLTS - ASTM A307, UNLESS OTHERWISE NOTED

WF BEAMS - ASTM A572-50 (Fy = 50,000 PSI)

HSS ROUND COLUMNS - ASTM A500 Gr. B (Fy = 42,000 PSI)

HSS RECTANGULAR COLUMNS - ASTM A500 Gr. B (Fy = 46,000 PSI)

ALL OTHER STEEL - ASTM A36 (Fy = 36,000 PSI)

- STRUCTURAL STEEL WELDING
- CONFORM TO THE AWS CODES D1.1 AND D1.3. ALL WELDING TO BE DONE ONLY BY WABO CERTIFIED WELDERS AND HAVE SPECIAL INSPECTION BY WABO CERTIFIED INSPECTION AGENCY OR BE DONE BY WABO CERTIFIED FABRICATION SHOP. EITHER SPECIAL INSPECTION REPORT OR WABO FABRICATION SHOP CERTIFICATION SHOULD BE AVAILABLE ON SITE FOR THE BUILDING INSPECTOR. WELDS NOT SPECIFIED ARE TO BE 1/4" CONTINUOUS FILLET MINIMUM. USE DRY E70 ELECTRODES.

- DIMENSIONAL LUMBER
- MEET REQUIREMENTS OF PS 20-70 AND NATIONAL GRADING RULES FOR SOFTWOOD DIMENSIONAL LUMBER. BEAR STAMP OF WWPA.
 - MINIMUM DIMENSIONAL LUMBER GRADES TO BE:

WALL STUDS: 2x, HF STUD GRADE, 3x HF #2

WALL PLATES: 2x HF STANDARD GRADE

2x, 3x PRESSURE TREATED HF STANDARD GRADE AT FOUNDATION

JOISTS: 2x8 AND UP HF #2

BEAMS, HEADERS: 6x DF#2; 4x DF#2, WWPA GRADING.

POSTS: 4x, 6x, DF #2

LUMBER NOT NOTED TO BE HF #2.
 - PROVIDE STANDARD CUT WASHERS FOR NUTS BEARING AGAINST WOOD, AND 1/4"x3" HOT-DIPPED GALVANIZED SQUARE PLATE WASHERS FOR ALL ANCHOR BOLTS.
 - ALL SILLS OR PLATES RESTING ON CONCRETE OR MASONRY, WHICH IS IN CONTACT WITH OR RESTING ON FOUNDATIONS, SHALL BE PRESSURE TREATED HEM FIR OR BETTER. ALL BEARING WALL PLATES SHALL HAVE 5/8"Ø ANCHOR BOLTS PLACED A MAXIMUM 9" FROM THE END OF A PLATE AND SPACED AT INTERVALS SHOWN ON THE SHEARWALL SCHEDULE (MAXIMUM 4'-0" O.C. SPACING). ALL TREATED PRESSURE TREATED WOOD MEMBERS SHALL COMPLY WITH AWP4 U1 AND AWP4 M4 STANDARDS.
 - CAST-IN-PLACE ANCHOR BOLTS SHALL HAVE A MINIMUM 7" EMBEDMENT. ALTERNATE 5/8"Ø EXPANSION ANCHORS SHALL BE HILTI KWIK BOLT II ANCHORS EMBED 7", OR APPROVED ALTERNATE.
 - BOLTS IN WOOD BEAMS SHALL NOT BE LESS THAN 7 DIAMETERS FROM THE END AND 4 DIAMETERS FROM THE EDGE OF THE MEMBER.
 - NAILS: NAILING IN ACCORDANCE WITH IBC TABLE 2304.10.1. 16D NAILS MAY BE 16D SINKERS (0.148 x 3-1/4") UNLESS NOTED OTHERWISE.
 - PRESURE TREATED WOOD: ALL NAILS INTO PT WOOD SHALL BE HOT DIPPED GALVANIZED PER ASTM A153 OR STAINLESS STEEL. ALL METAL CONNECTORS IN CONTACT WITH PT WOOD SHALL BE HOT DIPPED GALVANIZED AND MEET ASTM A653 CLASS G185 (1.85 oz OF ZINC PER SQ FT MINIMUM) OR TYPE 304 / 316 STAINLESS STEEL. SIMPSON Z-MAX CONNECTORS MEET THIS REQUIREMENT. FASTENERS AND CONNECTORS USED TOGETHER SHALL BE OF THE SAME TYPE (E.G. HOT DIPPED NAILS WITH HOT DIPPED HANGERS)

MANUFACTURED TIMBER		
PRODUCT	APPLICATION	WIDTHS
LSL RIMBOARD (1.3E)	RIMBOARD OR STAIR STRINGER	1 ¼"
TIMBERSTRAND LSL (1.3E)	HEADER, BEAM, OR COLUMN < 9" DEPTH	3 ½"
TIMBERSTRAND LSL (1.55E)	RIMBOARD, HEADER, OR < 9" DEPTH BEAM	1 ¾", 3 ½"
TIMBERSTRAND LSL (1.3E)	WALL STUD 2X4 & 2X6	1 ½"
(1.5E)	WALL STUD > 2X6	1 ½"
MICROLLAM LVL (2.0E)	HEADER, BEAM	1 ¾"
PARALLAM PSL (2.2E)	HEADER, BEAM	3 ½", 5 ¼", 7"
PARALLAM PSL (1.8E)	COLUMN	3 ½", 5 ¼", 7"

- WOOD STRUCTURAL CONNECTIONS
- ALL FRAMING ANCHORS, POST CAPS, BASES, HANGERS, STRAPS, ETC., SHALL BE AS MANUFACTURED BY SIMPSON STRONG-TIE COMPANY OR ENGINEER APPROVED EQUAL.

- BRICK VENEER ANCHORAGE
- D/A 2135 SEISMIC VENEER ANCHORS BY HOHMANN & BARNARD OR APPROVED EQUAL AT WOOD STUD WALL.
 - D/A 5213 SEISMIC VENEER ANCHORS BY HOHMANN & BARNARD OR APPROVED EQUAL AT CONCRETE WALL.
 - PLACE ANCHORS AT 16" O.C. VERTICAL AND 16" HORIZONTAL. PROVIDE #9 GA HORIZONTAL JOINT REINFORCING WIRE . ATTACH TO WOOD STUDS WITH #8 CORROSION RESISTANT SCREWS AND TO CONCRETE WITH 1/4"Ø EXPANSION ANCHORS.
 - AT ALL OPENINGS LARGER THAN 16" IN EITHER DIRECTION, ANCHORS TO BE SPACED WITHIN 12" OF THE OPENING AT ALL SIDES.
 - USE TYPE N MORTAR COMPLYING WITH ASTM C270

- GLU-LAMINATED TIMBER
- GLU-LAMINATED WOOD BEAMS, DOUGLAS FIR COAST REGION, KILN DRIED, AITC SPECIFICATION 24F-V4 FOR SIMPLE SPANS (TYPICAL), AND 24F-V8 FOR CANTILEVER-SPANS (WHERE SPECIFIED). PROVIDE AITC STAMP ON TIMBER AND SUBMIT CERTIFICATE TO ARCHITECT AND ENGINEER. MATERIALS MUST BE OBTAINED FROM AN AITC APPROVED FABRICATOR. ALL GLU-LAM BEAMS SHALL FIT SNUG AND TIGHT IN THEIR CONNECTIONS AND DEVELOP FULL BEARING AS INDICATED. NO SUBSTITUTION OF OTHER SPECIES. GLU-LAM ADHESIVE TO BE "WET- USE" TYPE. PROVIDE 2000 FT RADIUS CAMBER, U.N.O.
 - MANUFACTURER'S CERTIFICATE SHALL BE PRESENTED TO THE BUILDING INSPECTOR PRIOR TO INSTALLATION.

- WOOD SHEATHING
- ROOF SHEATHING: 7/16" MINIMUM THICKNESS APA RATED PRP-108 PERFORMANCE STANDARD, EDGE SEALED PANELS DESIGNED TO SPAN 24 INCHES EITHER PARALLEL OR PERPENDICULAR TO LONG AXIS OF PANEL WITH 35 PSF LIVE LOAD. LAY UP WITH MINIMUM 1/8" CLEAR BETWEEN PANELS TO ALLOW FOR EXPANSION. NAIL 6 INCHES ON CENTER ALONG EDGES, AND 12 INCHES ON CENTER AT INTERMEDIATE SUPPORTS. USE 10D COMMON NAILS, U.N.O. PROVIDE EXP-1 RATING.
 - FLOOR SHEATHING: 3/4" NOMINAL APA RATED PANELS, PRP-108 PERFORMANCE STANDARD, NAILED AND GLUED. CONFORM TO IBC IDENTIFICATION INDEX 40/20 FOR SUPPORTS TO 20 INCHES ON CENTER. ADHESIVES ARE TO CONFORM TO APA SPECIFICATION AFG-01. PROVIDE T&G EDGES AT LONG PANEL EDGES. LAY UP WITH MINIMUM 1/8" CLEAR BETWEEN PANELS TO ALLOW FOR EXPANSION. NAIL 6 INCHES ON CENTER AT END SUPPORTS AND 10 INCHES ON CENTER AT INTERMEDIATE SUPPORTS. USE 10D COMMON NAILS. PROVIDE EXP-1 RATING.
 - WOOD SHEARWALL SHEATHING: PLYWOOD OR OSB APA RATED PRP-108 PERFORMANCE STANDARD PER IBC STD 23-2 OR 23-3 TYPE C-C OR C-D. USE EXTERIOR ADHESIVES. USE 8d COMMON NAILS. PROVIDE EXP-1 RATING. ALL VERTICAL JOINTS OF PANEL SHEATHING SHALL OCCUR OVER STUDS. HORIZONTAL JOINTS SHALL OCCUR OVER BLOCKING EQUAL IN SIZE TO THE STUDDING. REFER TO SHEAR WALL SCHEDULE FOR PANEL THICKNESS.
 - NAILING SPECIFICATIONS: CONFORM TO IBC SECTION 2304.10 "CONNECTIONS AND FASTENERS." UNO ON PLANS, NAILING PER TABLE 2304.10.1, AND FOR ROOF/FLOOR DIAPHRAGMS AND SHEARWALLS SHALL BE PER DRAWINGS. NAILS SHALL BE DRIVEN FLUSH AND SHALL NOT FRACTURE THE SURFACE OF SHEATHING. ALTERNATE NAILS MAY BE USED BUT ARE SUBJECT TO REVIEW AND APPROVAL BY THE STRUCTURAL ENGINEER. SUBSTITUTION OF STAPLES FOR THE NAILING OF RATED SHEATHING IS SUBJECT TO REVIEW BY THE STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION.

- SHOP DRAWINGS AND SUBMITTALS
- SUBMIT 2 SETS OF PRINTS AND 1 SET OF REPRODUCIBLES FOR REVIEW FOR:

A) REINFORCING STEEL C) GLU-LAMINATED BEAMS

B) MISCELLANEOUS STEEL D) PRE-MANUFACTURED WOOD TRUSSES
 - SUBMIT 3 COPIES FOR REVIEW PRIOR TO FABRICATION FOR:

A) CONCRETE DESIGN MIX

B) CONCRETE INSERTS

C) EPOXY ADHESIVES

- INSPECTIONS
- REFERENCE STANDARDS: IBC 110.

INSPECTIONS ARE TO BE PERFORMED BY THE BUILDING OFFICIAL. INSPECTIONS REQUIRED ARE AS FOLLOWS:
 - SOIL:

VERIFY SUBGRADE IS DRY DENSE AND DOES NOT HAVE STANDING WATER PRIOR TO POURING FOOTINGS.
 - CONCRETE:

INSPECTIONS REQUIRED ONLY FOR DESIGN MIXES SPECIFIED GREATER THAN 2500 PSI.

TAKE CONCRETE CYLINDERS AS REQUIRED. VERIFY SLUMP AND STRENGTH.
 - REINFORCING:

VERIFY ALL REINFORCING IS PLACED IN ACCORDANCE WITH APPROVED PLANS.

CHECK FOR REQUIRED COVER, SIZE AND GRADE.
 - WOOD:

DIAPHRAGM NAILING, BLOCKING AND HOLD-DOWN CONNECTIONS.

- ALTERNATES:
- ALTERNATE ASSEMBLIES AND MATERIALS WILL BE CONSIDERED FOR REVIEW. ENGINEER MAY REQUEST PAYMENT FOR REVIEW; CONTRACTOR WILL BEAR BURDEN FOR ADDITIONAL PAYMENT AT NO ADDITIONAL COST TO OWNER.

- SETTLEMENT SHRINKAGE:
- DUE TO CROSS GRAIN WOOD SHRINKAGE, THIS BUILDING IS EXPECTED TO SETTLE APPROXIMATELY 3/8 INCH PER STORY. ALL PLUMBING AND MECHANICAL DUCTS SHALL BE DESIGNED WITH FLEXIBLE JOINTS OR OTHERS MEANS TO APPROPRIATELY ACCOMMODATE THIS NORMAL SETTLEMENT. ALL INTERIOR AND EXTERIOR SHEATHING AND FINISHES SHALL BE INSTALLED SUCH THAT NO DAMAGE WILL OCCUR. SHRINKAGE IS EXPECTED IN THE DEPTH OF THE FLOOR PLATES AND NOT IN THE LENGTH OF THE WALL STUDS.

- JOB SITE SAFETY:
- THE ENGINEER AND/OR ARCHITECT HAVE NOT BEEN RETAINED OR COMPENSATED TO PROVIDE DESIGN AND/OR CONSTRUCTION REVIEW SERVICES RELATED TO THE CONTRACTOR'S SAFETY PRECAUTIONS OR TO MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES FOR THE CONTRACTOR TO PERFORM HIS WORK. THE UNDERTAKING OF PERIODIC SITE VISITS BY THE ENGINEER AND/OR ARCHITECT SHALL NOT BE CONSTRUED AS SUPERVISION OF ACTUAL CONSTRUCTION NOR MAKE HIM RESPONSIBLE FOR PROVIDING A SAFE PLACE FOR THE PERFORMANCE OF WORK BY THE CONTRACTOR, SUBCONTRACTORS, SUPPLIERS OR THEIR EMPLOYEES, OR FOR ACCESS, VISITS, USE, WORK, TRAVEL, OR OCCUPANCY BY ANY PERSON.

ABBREVIATIONS

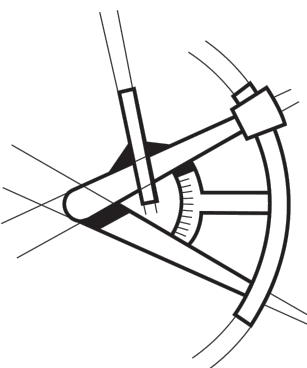
AB	ANCHOR BOLT	GLB	GLULAM BEAM
ABV	ABOVE	GR	GRADE
AFF	ABOVE FINISH FLOOR	GYP	GYPSUM WALL BOARD
ALT	ALTERNATE	HDG	HOT-DIPPED GALVANIZED
ALUM	ALUMINUM	HDR	HEADER
APPROX	APPROXIMATE	HF	HEM FIR
AYC	ALASKAN YELLOW CEDAR	HGT	HEIGHT
BB	BOX BEAM	HT	HEIGHT
BF	BOTTOM FLUSH	IN	INCH
BLDG	BUILDING	JT	JOINT
BLKG	BLOCKING	MAX	MAXIMUM
BM	BEAM	MIN	MINIMUM
BOT	BOTTOM	MISC	MISCELLANEOUS
BP	BOTTOM PLATE	NB	NON-BEARING
BRG	BEARING	NO	NUMBER
BTWN	BETWEEN	OC	ON CENTER
BSMT	BASEMENT	PL	PLATE
B/W	BOTTOM OF WALL	PSF	POUNDS PER SQUARE FOOT
CANT	CANTILEVER	PSI	POUNDS PER SQUARE INCH
CJ	CONTROL JOINT	PT	PRESSURE TREATED
CLG.	CEILING	RAF	RAFTER
CLJ	CEILING JOIST	REF	REFERENCE
CLR	CLEAR	REINF	REINFORCEMENT
CMU	CONCRETE MASONRY UNIT	REQD	REQUIRED
COL	COLUMN	REQS	REQUIREMENTS
CONC	CONCRETE	SF	SQUARE FOOT
CONN	CONNECTION	SHTG	SHEATHING
CONST	CONSTRUCTION	SIM	SIMILAR
CONT	CONTINUOUS	SPF	SPRUCE PINE FIR
CTR	CENTER	STD	STANDARD
DET	DETAIL	SYP	SOUTHERN YELLOW PINE
DF	DOUGLAS FIR (SOUTH)	T/	TOP OF
DFL	DOUGLAS FIR LARCH	T/BM	TOP OF BEAM
DIM	DIMENSION	T/CONC	TOP OF CONCRETE
DJ	DOUBLE JOIST	T/PL	TOP OF PLATE
DIA	DIAMETER	T/SLAB	TOP OF SLAB
DN	DOWN	T/ST	TOP OF STEEL
DS	DOWN SPOUT	T/W	TOP OF WALL
EA	EACH	TF	TOP FLUSH
EF	EACH FACE	TJ	TRIPLE JOIST
EJ	EXPANSION JOINT	TP	TOP PLATE
ELEV	ELEVATION	TR	THREADED ROD
EN	EDGE NAILING (PANEL)	TYP	TYPICAL
EOR	ENGINEER OF RECORD	UNO	UNLESS NOTED OTHERWISE
EQ	EQUAL	UPA	UNDER POST ABOVE
ES	EACH SIDE	UWA	UNDER WALL ABOVE
EW	EACH WAY	VCB (V.C.B.)	VERTICAL CRUSH BLOCKING
FB	FLUSH BEAM	VERT	VERTICAL
FIN	FINISH	VIF	VERIFY IN FIELD
FL	FLOOR	W/	WITH
FLSHG	FLASHING	WC	WESTERN CEDAR
FND	FOUNDATION	WP	WATERPROOF
FP	FIREPLACE	WWF	WELDED WIRE FABRIC
FT	FOOT		
FTG	FOOTING		
GA	GAUGE		
GALV	GALVANIZED		



LONGITUDE

ONE TWENTY°

ENGINEERING & DESIGN



REVISIONS

Δ	DESCRIPTION	DATE	BY
Δ	ARCH UPDATES/ CITY COMMENTS	07/01/25	

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

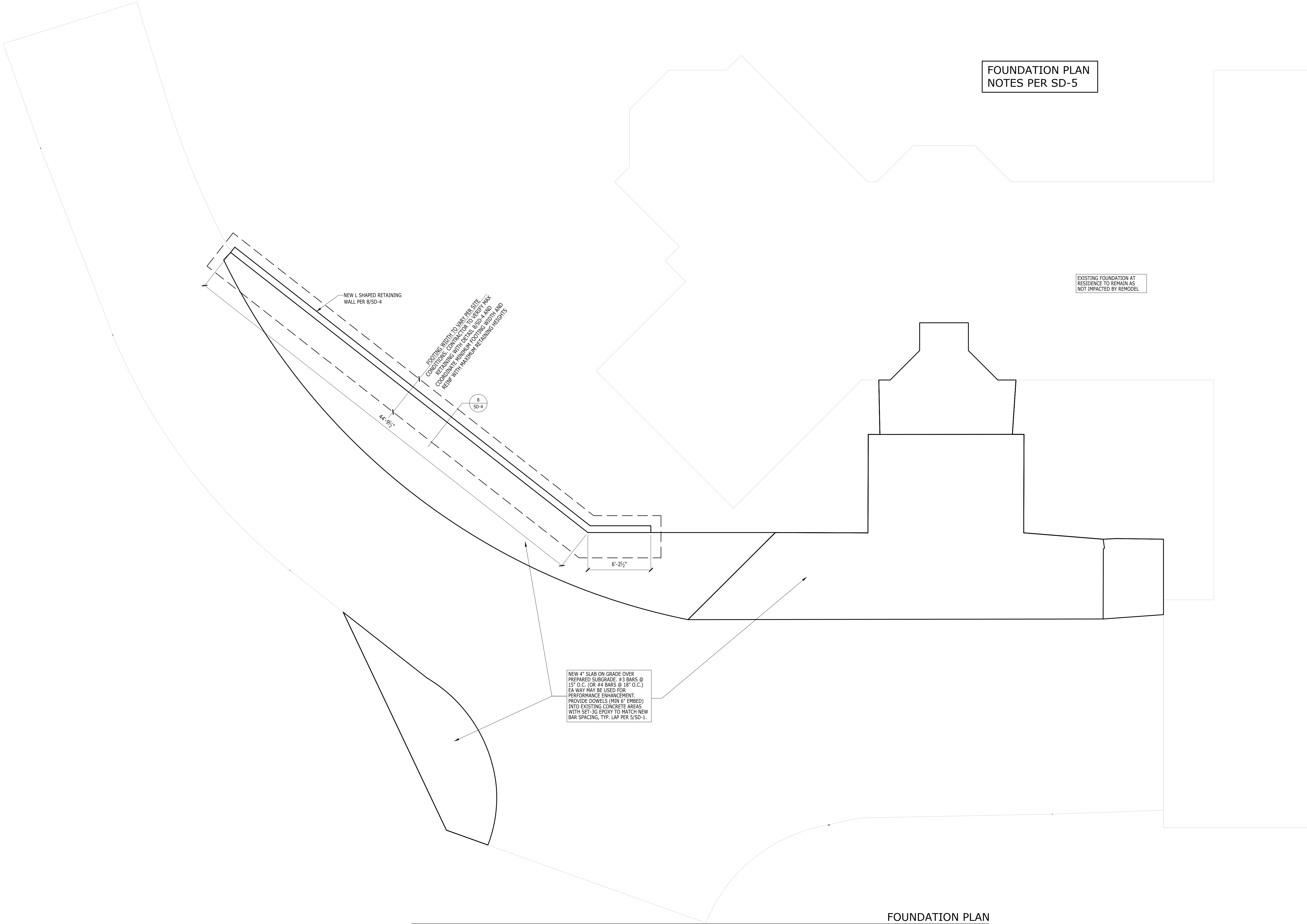
24X36 SHEET:1/4"=1'-0"

DESCRIPTION

STRUCTURAL GENERAL NOTES

SHEET

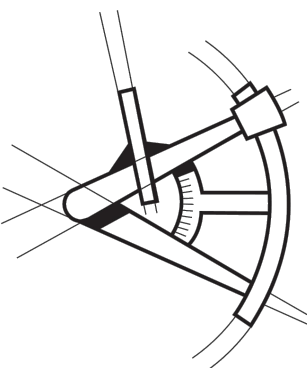
S-1



FOUNDATION PLAN
NOTES PER SD-5



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REVISIONS			
△	DESCRIPTION	DATE	BY
△	ARCH UPDATES/ CITY COMMENTS	07/01/25	

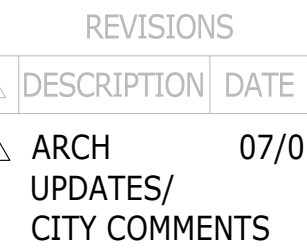
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O'NEIL POOL DECK EXTENSION
8030 SE 20TH ST MERCER ISLAND, WA 98040
PROJECT NUMBER
S241205-3

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

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

DESCRIPTION	FOUNDATION PLAN	
	SHEET	S-2

FOUNDATION PLAN



PROJECT NAME
O'NEIL POOL DECK EXTENSION
8030 SE 20TH ST RACER ISLAND, WA 98043
PROJECT NUMBER
S241205-3

AWN BY -SS

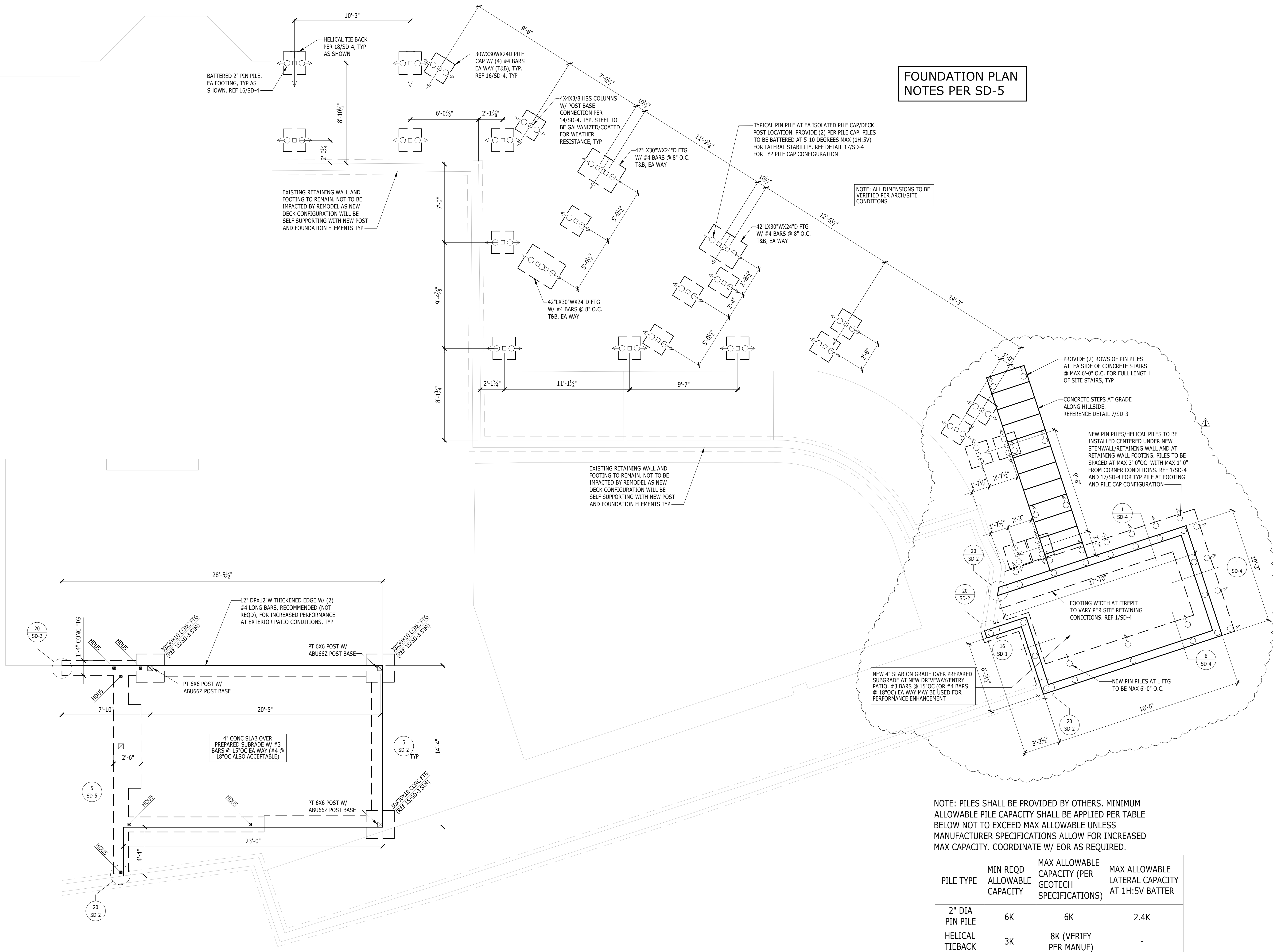
HECKED BY - KJ

EET DATE - 02/05/202

SCALE

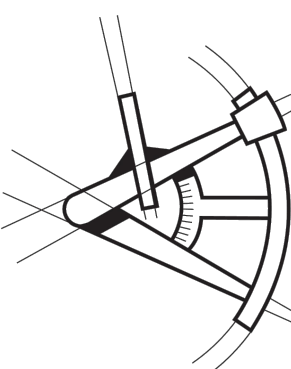
4X36 SHEET: 1/4" = 1'-

FOUNDATION PLAN





LONGITUDE
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REVISIONS			
△	DESCRIPTION	DATE	BY
1	ARCH UPDATES/ CITY COMMENTS	07/01/25	

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

DRAWN BY - SS

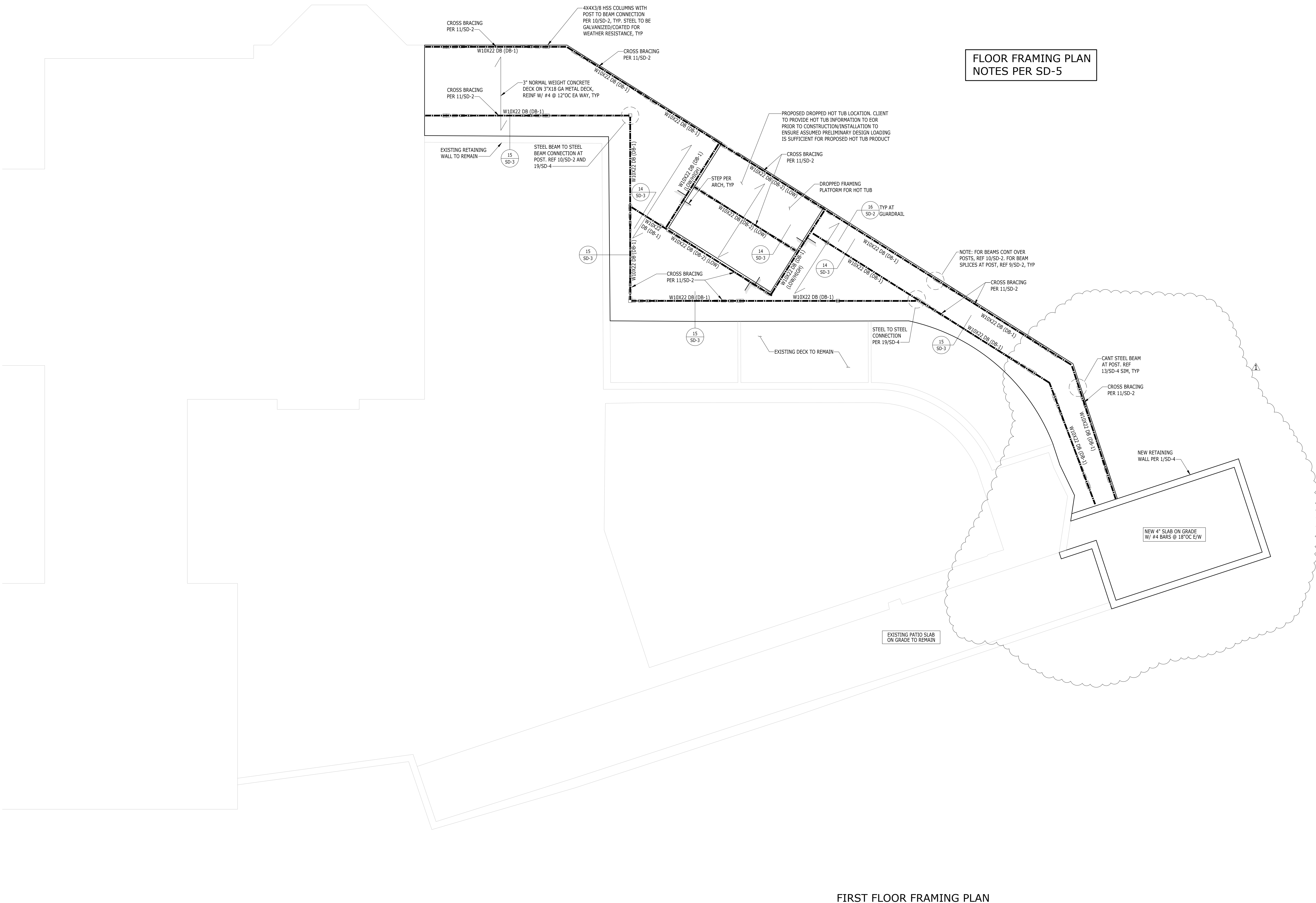
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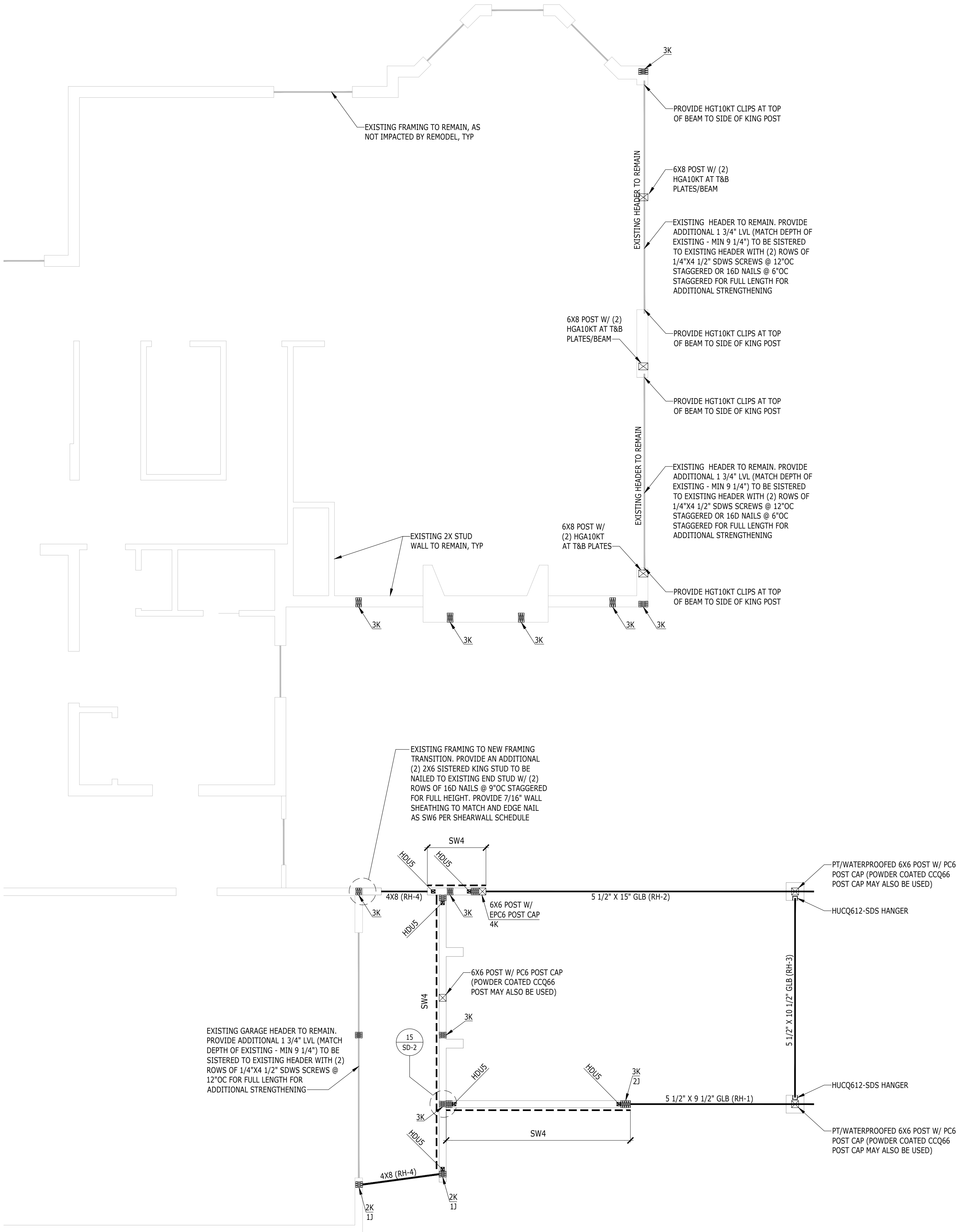
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SCALE
24X36 SHEET: 1/4" = 1'-0"

DESCRIPTION
FIRST FLOOR FRAMING PLAN

SHEET S-3

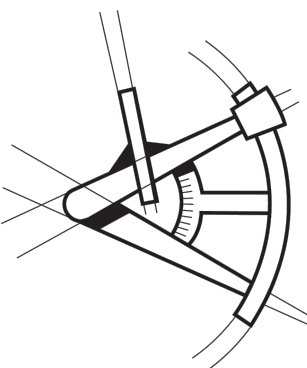




WALL FRAMING AND SHEAR
WALL PLAN NOTES PER SD-5



LONGITUDE
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REVISIONS			
△	DESCRIPTION	DATE	BY
1	ARCH UPDATES/ CITY COMMENTS	07/01/25	

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**

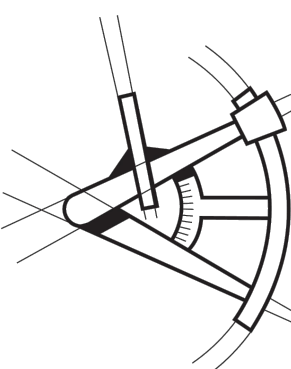
SHEET DATE - **02/05/2025**

SCALE
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DESCRIPTION
**FIRST FLOOR WALL FRAMING
AND SHEAR WALL PLAN**

SHEET
S-4

FIRST FLOOR WALL FRAMING AND SHEAR WALL PLAN

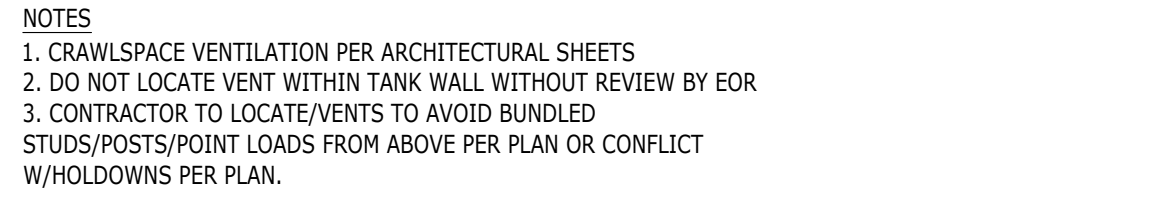


ROOF FRAMING PLAN

S-5 SHEET

SHEETS

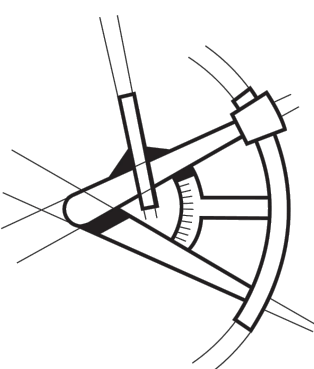
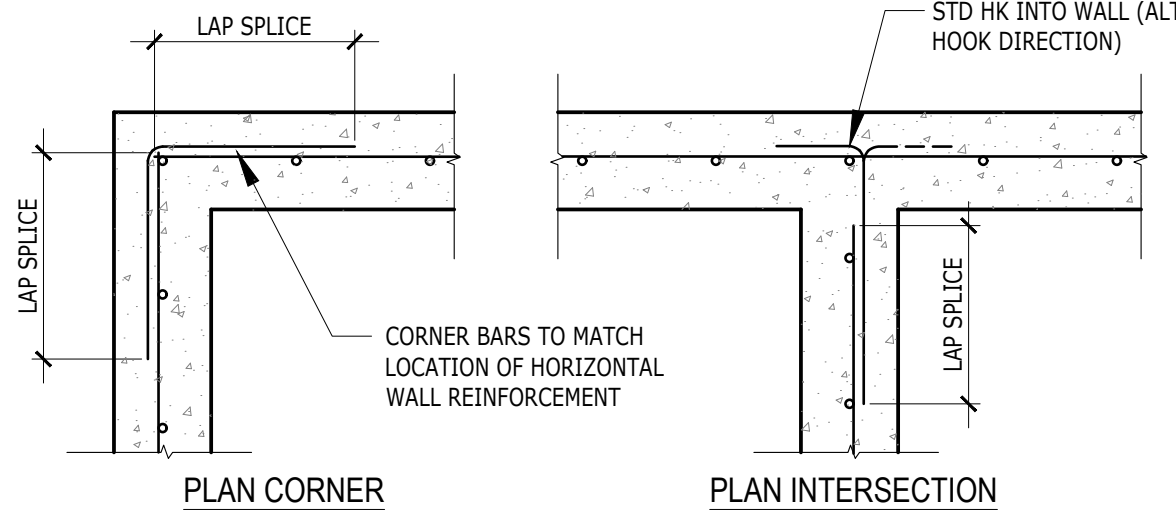
T/CONC
T/CONCRETE TO BE HELD
DOWN 1" AT ALL DOUBLE
SIDED SHEAR WALLS TO
ALLOW FOR 3x SILL
PLATE. LOCATE PER
SHEAR WALL PLAN



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

The diagram illustrates two reinforcement details for walls with different horizontal reinforcement sizes:

- PLAN CORNER:** Shows a corner where two walls meet. The corner bars match the location of the horizontal wall reinforcement. A lap splice is indicated for the horizontal reinforcement.
- PLAN INTERSECTION:** Shows the intersection of two walls. The standard hook (STD HK) is into the wall, and the hook direction is indicated. A lap splice is also shown for the horizontal reinforcement.



REVISIONS	
DESCRIPTION	DATE
ARCH UPDATES/ CITY COMMENTS	07/01

PROJECT NAME
O'NEIL POOL DECK
EXTENSION
8030 SE 20TH ST
ARCER ISLAND, WA 980

PROJECT NUMBER
S241205-3

AWN BY -SS

CHECKED BY - KJ

MEET DATE - 02/05/2025

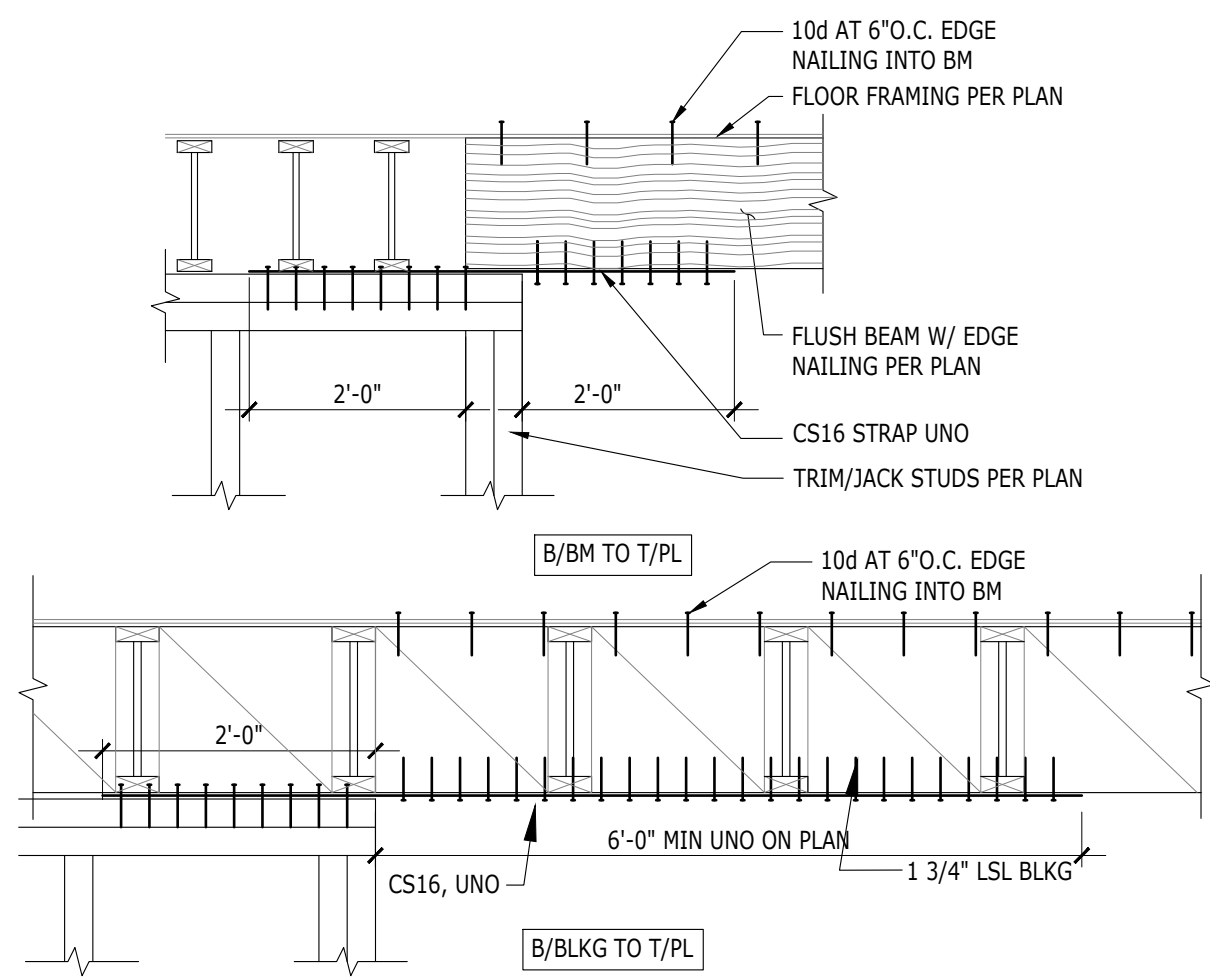
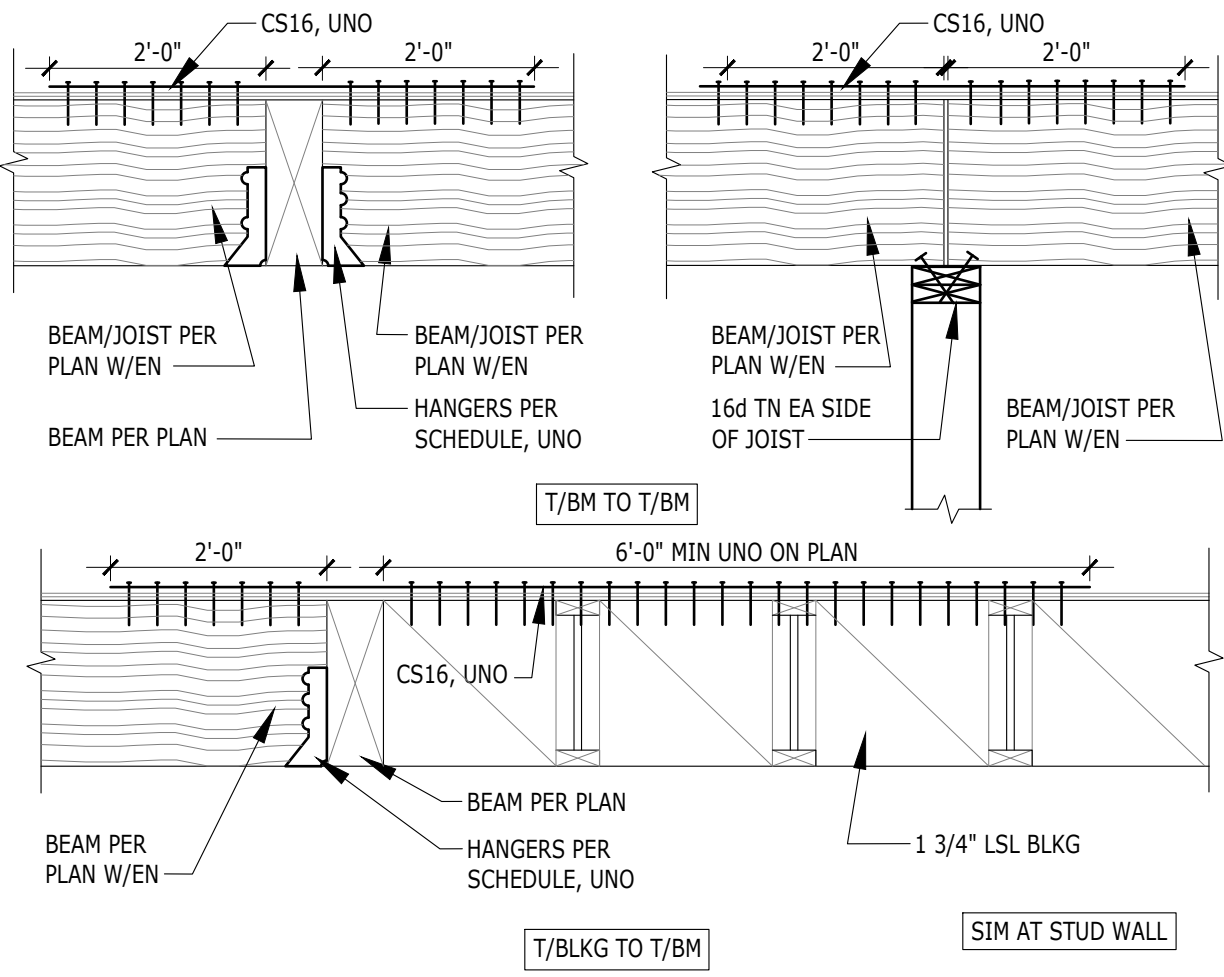
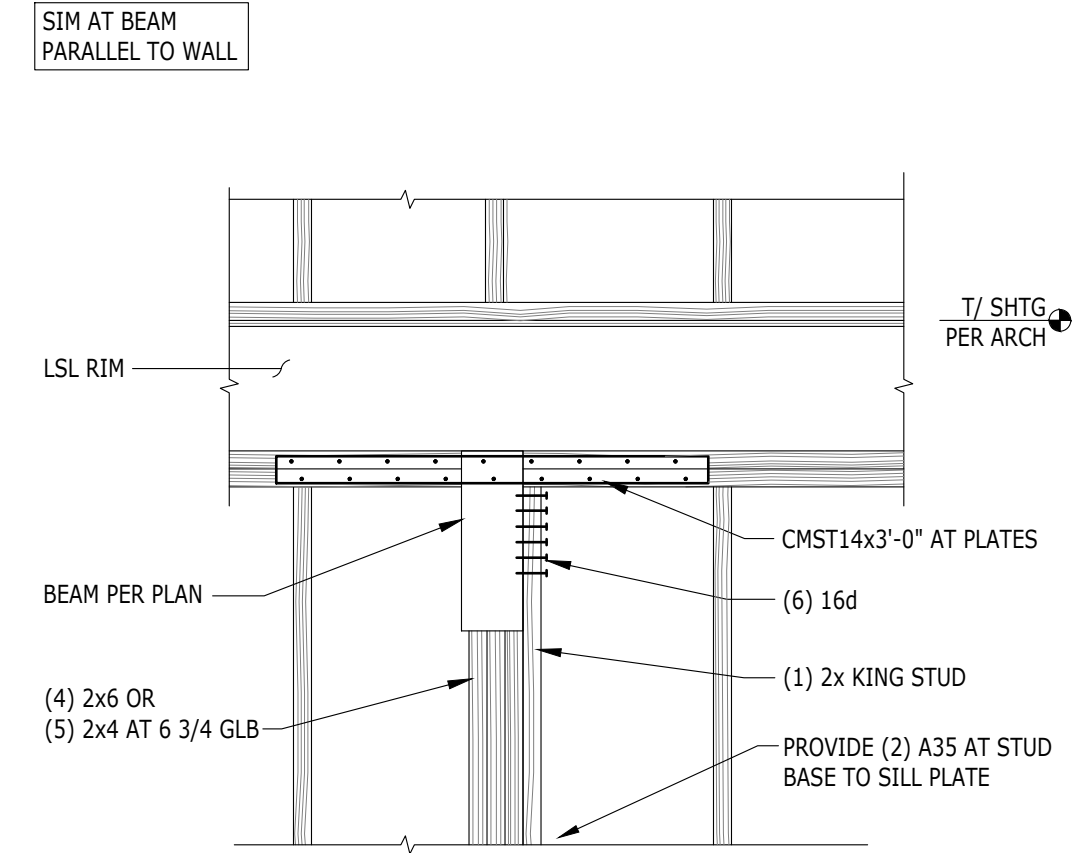
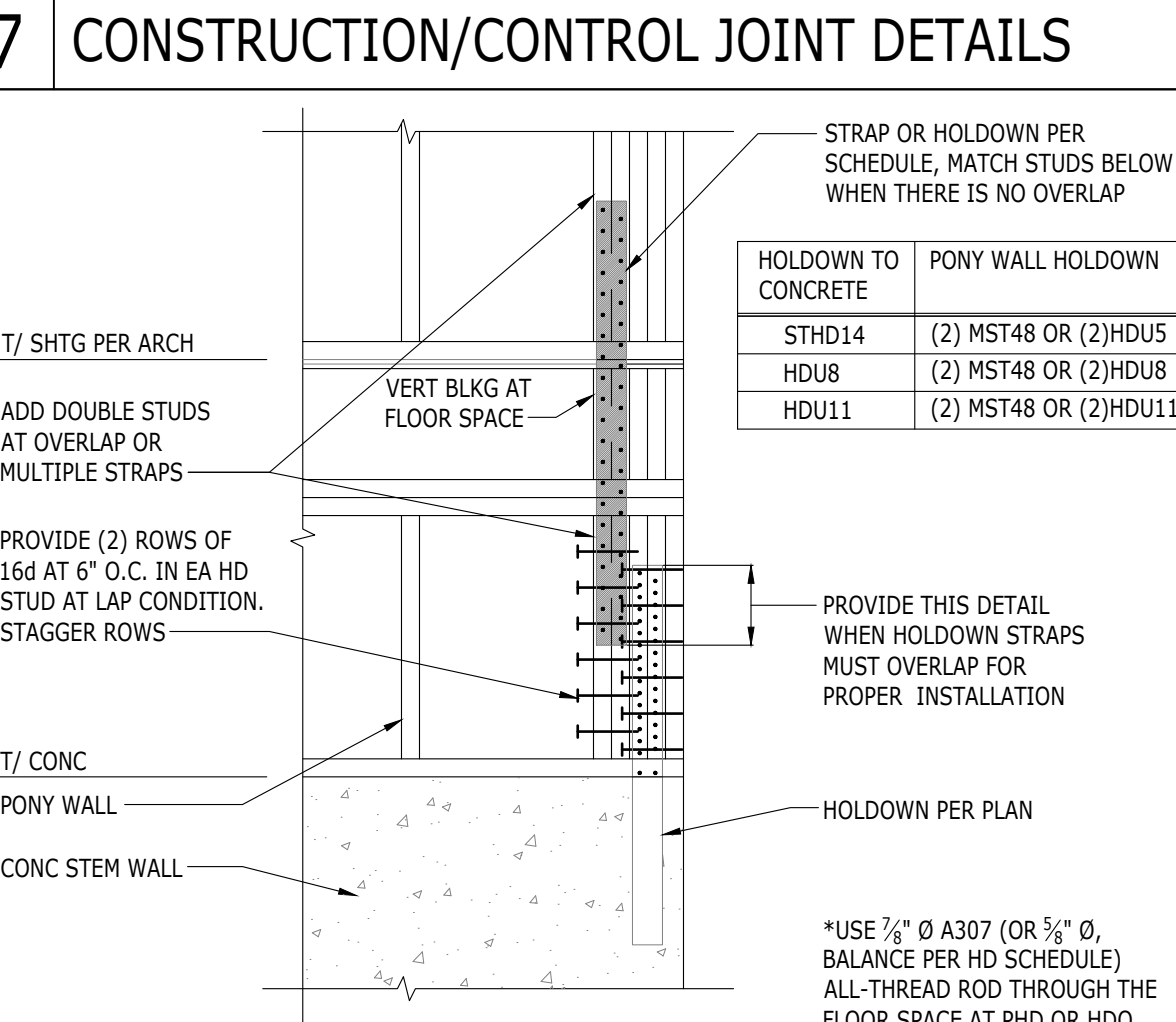
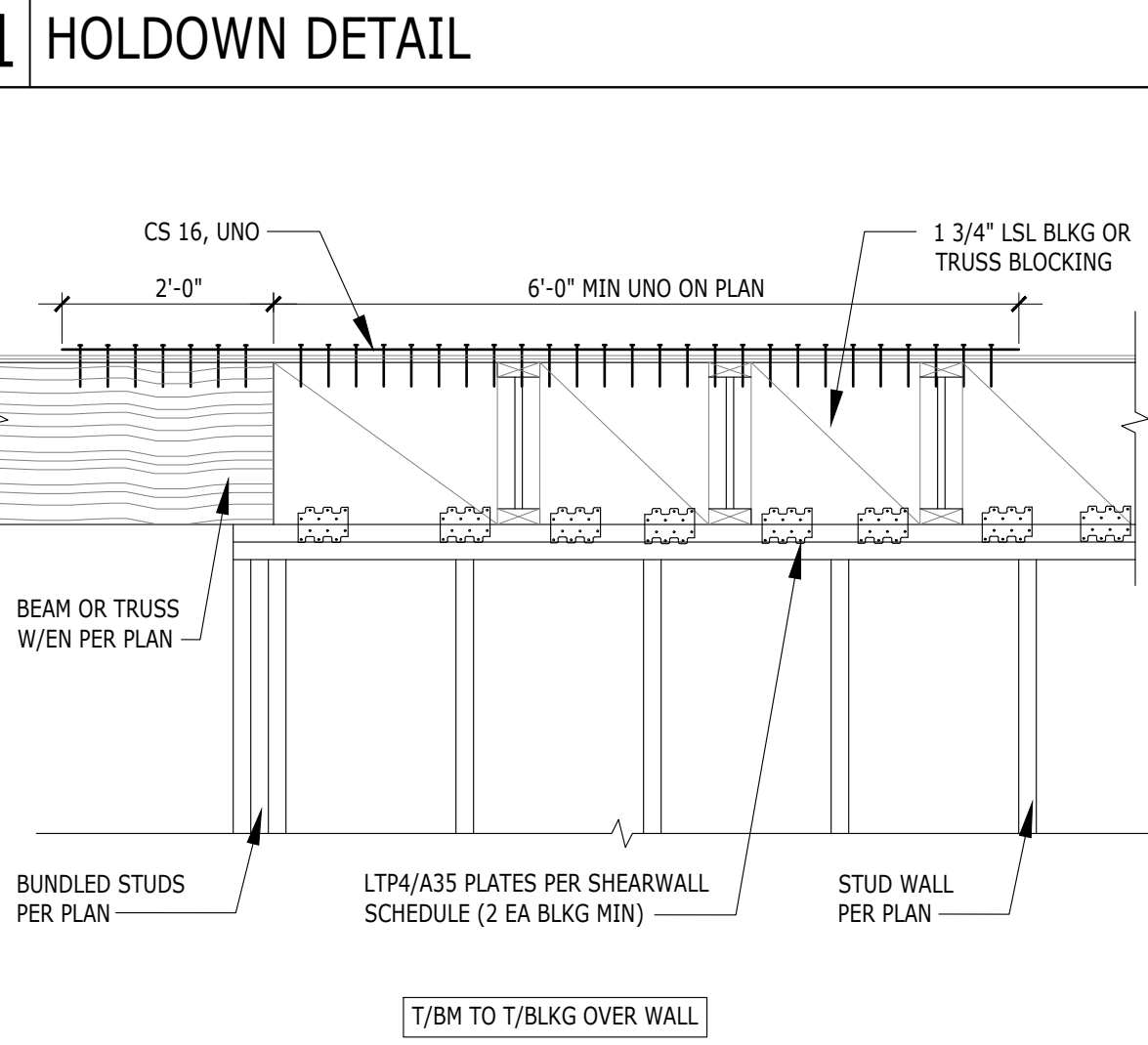
SCALE

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

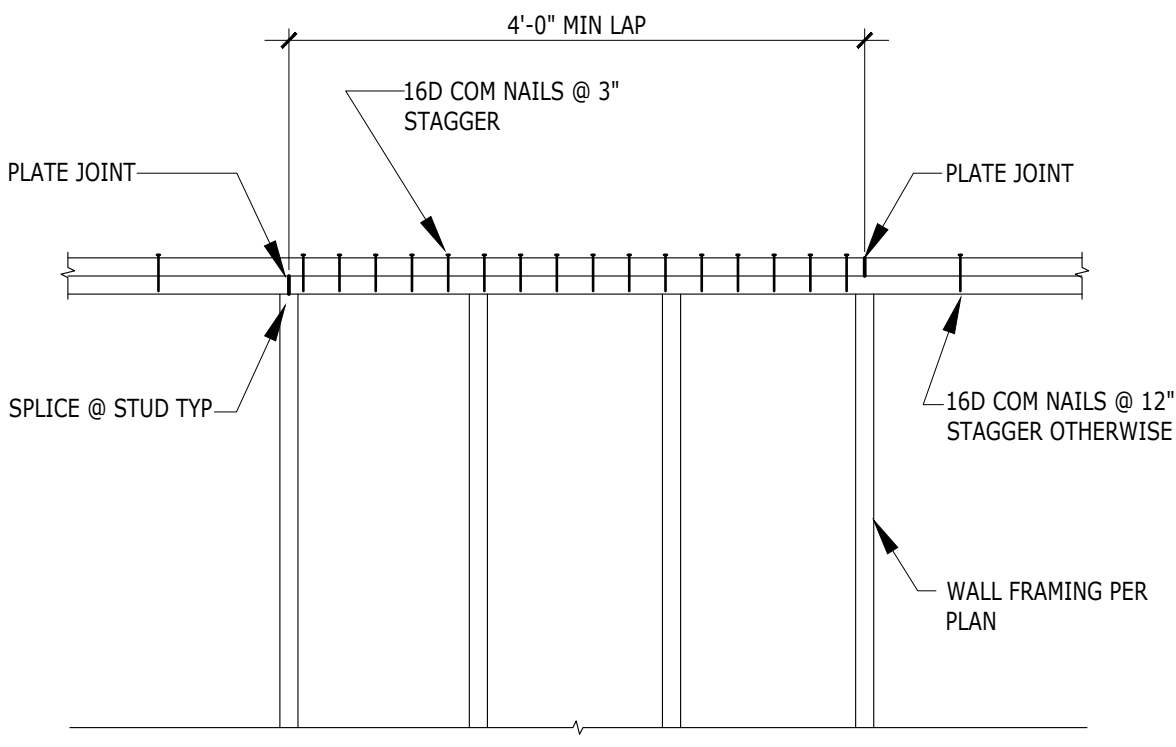
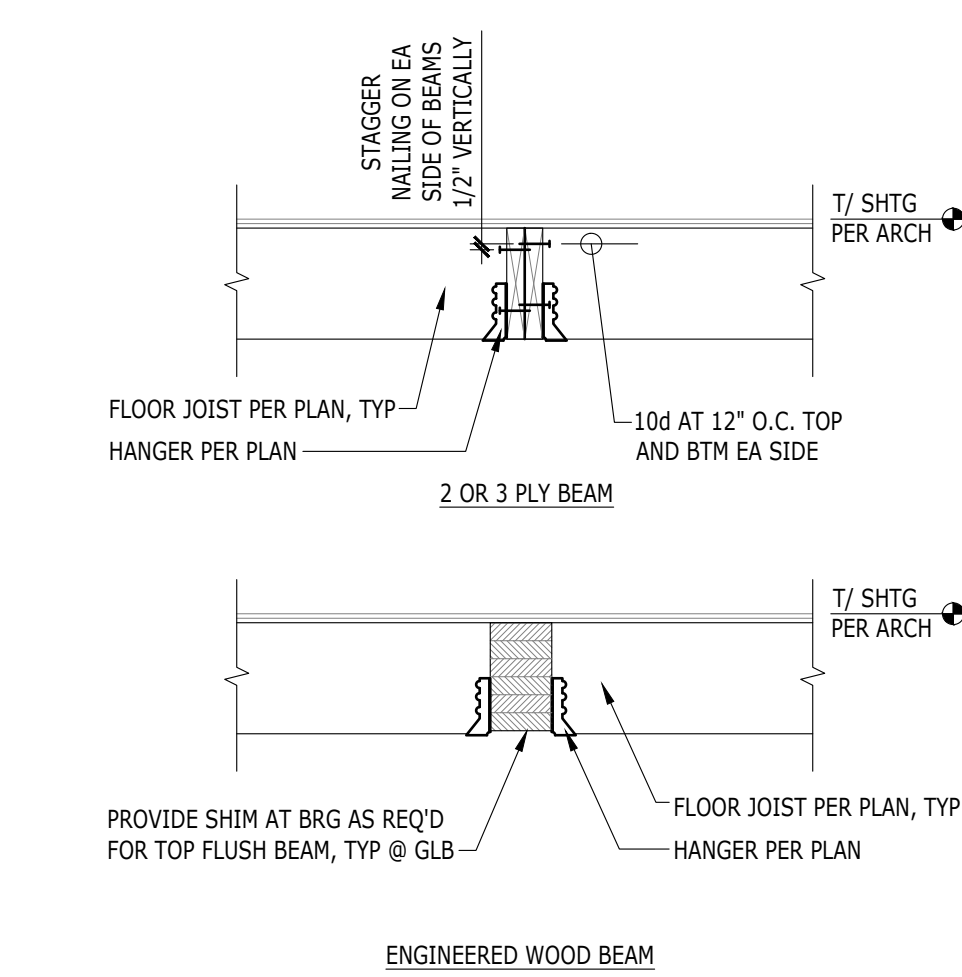
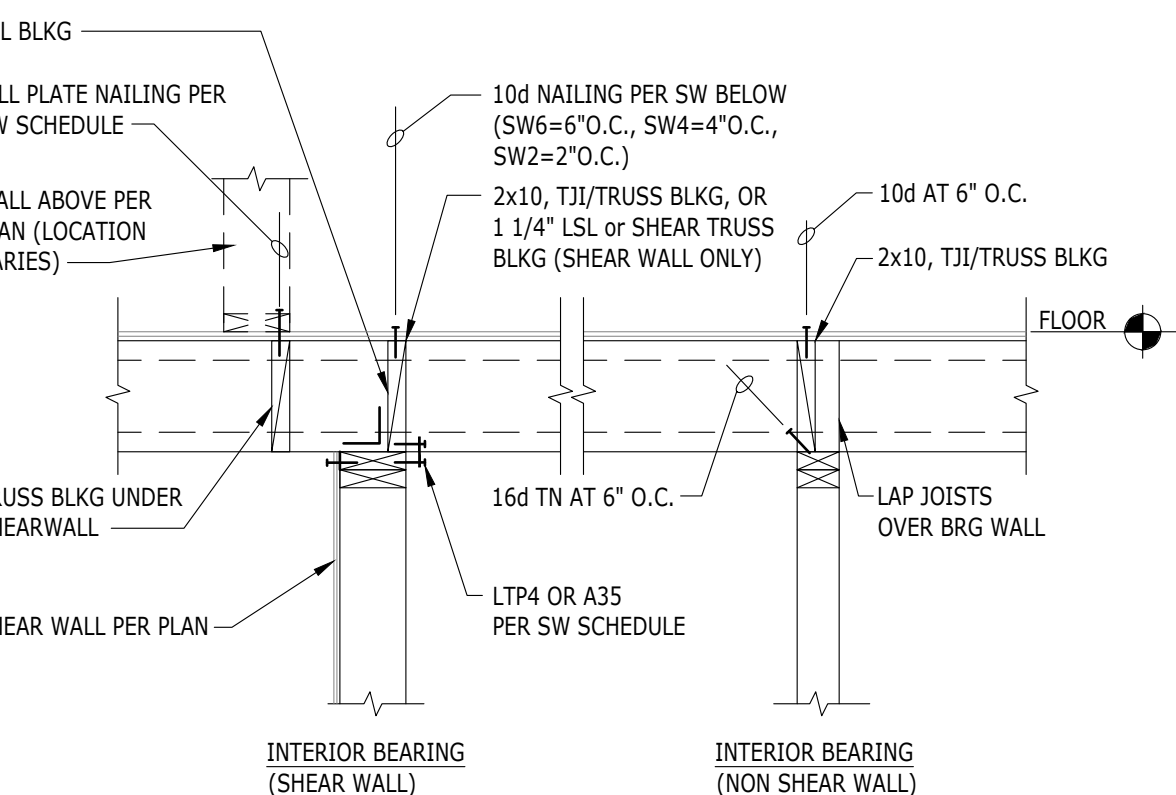
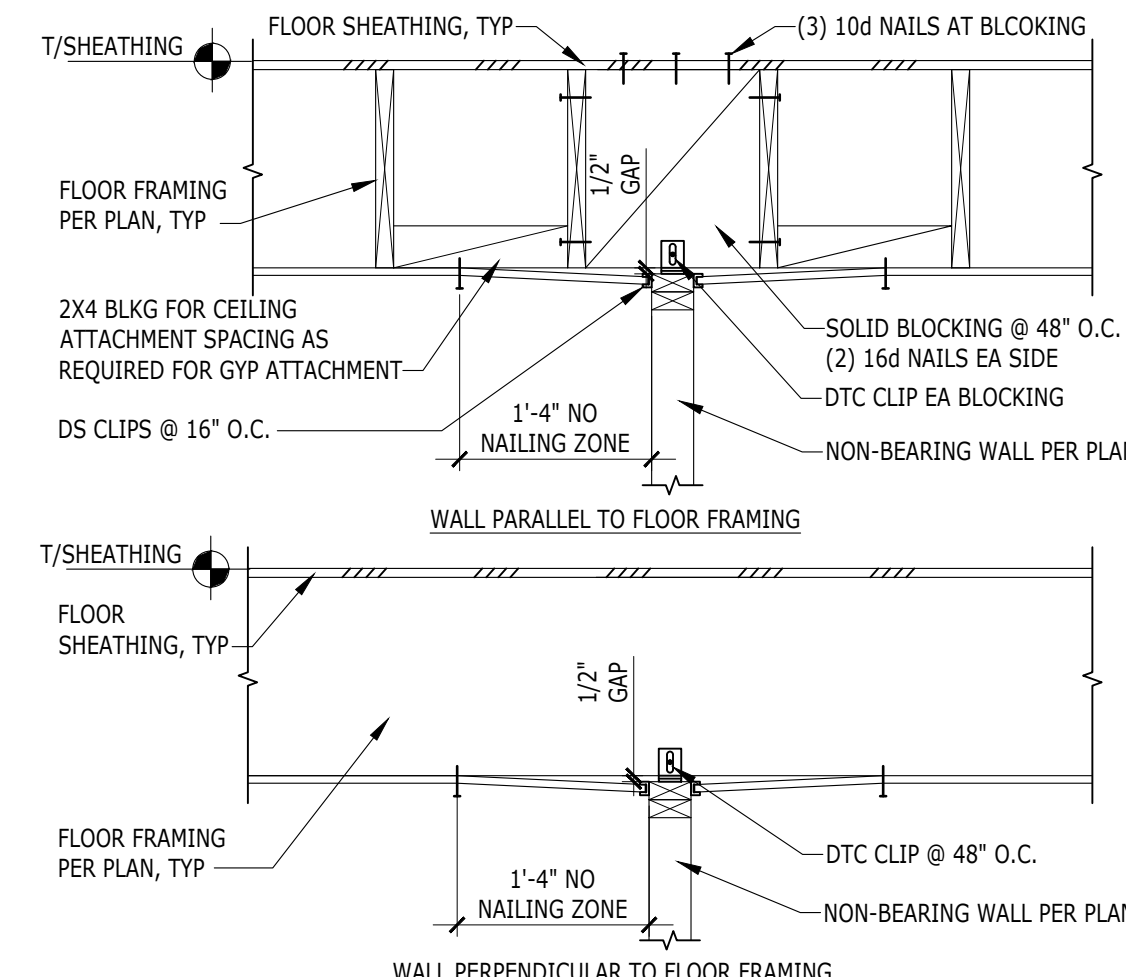
SD-1	STRUCTURAL DETAILS
------	--------------------

SD-1
SHEET

5 CORNER BARS AT CONCRETE WALLS



15 TENSION TIE AT FLOOR FRAMING



20 ELEVATION TOP PLATE SPLICE

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.

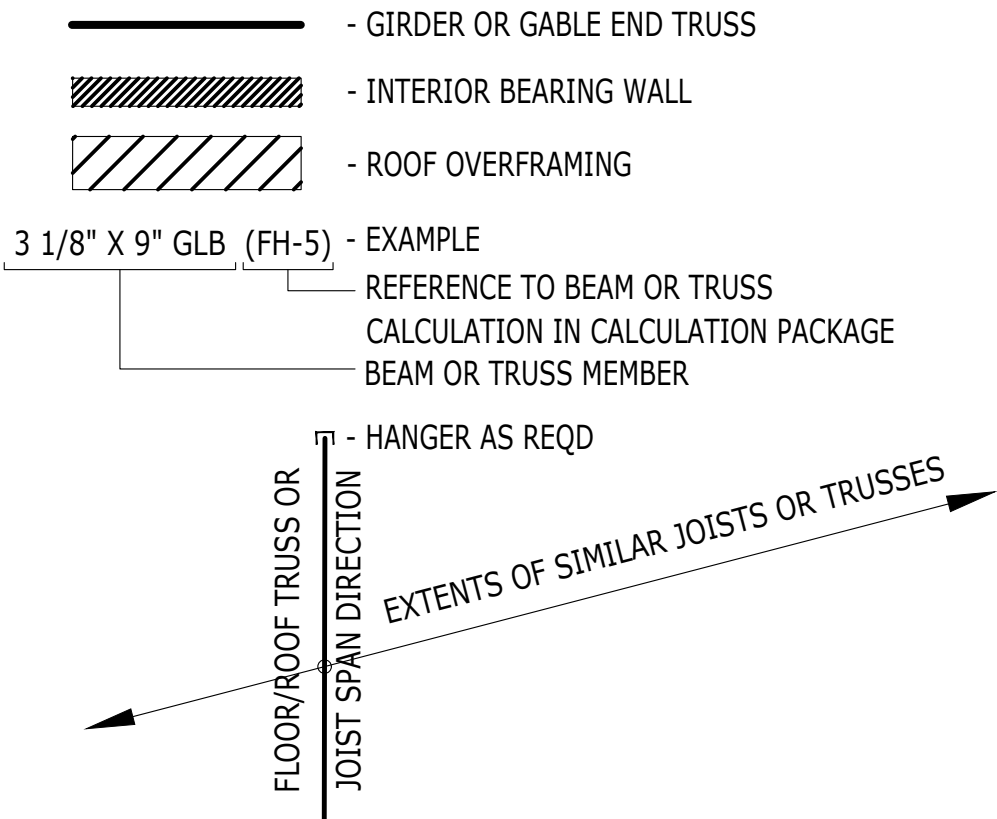
15. ROOF DRAINAGE BY OTHERS.

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

