

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 AT11.1, 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 8" +/- 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.

5. FURRING

PROVIDE FURRING AS REQUIRED TO CONCEAL MECHANICAL AND/OR ELECTRICAL EQUIPMENT IN EXISTING 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, 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.

13. 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.

14. FLUES

FLUES TO BE LOCATED MINIMUM 2" FROM ALL COMBUSTIBLE MATERIALS.

15. DOWNSPOUTS

LOCATE NEW DOWNSPOUTS AS SHOWN ON ROOF PLAN, FLOOR PLANS & ELEVATIONS.

16. OTHER DOCUMENTATION

REFER TO STRUCTURAL, MECHANICAL, ELECTRICAL, AND/OR 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 FLOW

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

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.

26. FIRE BLOCKING

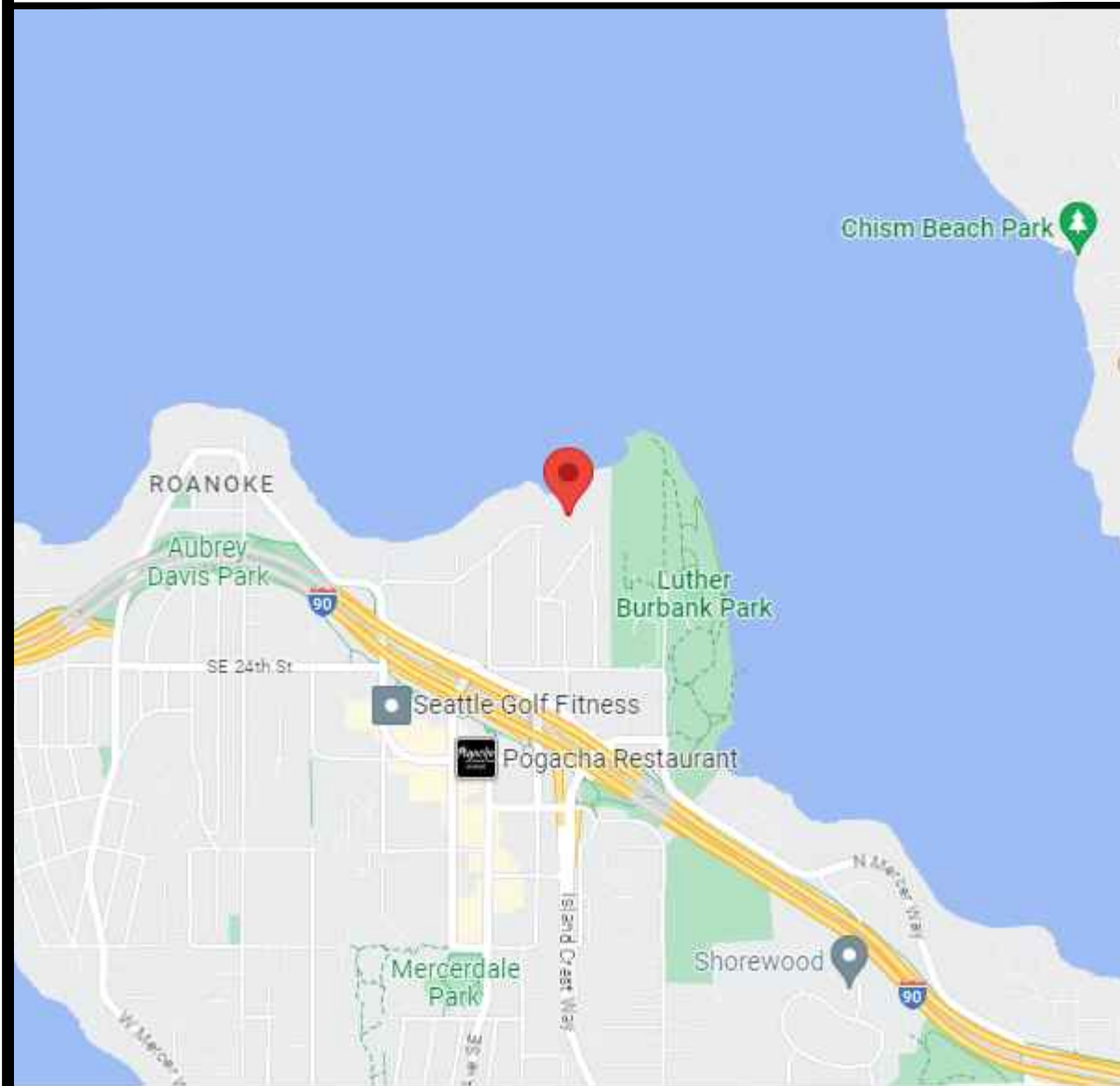
FIREBLOCKING SHALL BE PROVIDED IN WOOD-FRAMED CONSTRUCTION PER 2018 IRC SECTION R302.11. 1) IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, SPECIFICALLY VERTICALLY @ CEILING AND FLOOR LEVELS; AND HORIZONTALLY @ INTERVALS NOT EXCEEDING 10 FEET. 2) AT INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL 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 556.6 SF DECK EXPANSION OFF THE EXISTING PATIO, AND NEW 513 SF DRIVEWAY WIDENING.

ZONING:

R-12

CONSTRUCTION TYPE:

TYPED 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 = 20 FT
REAR LOT LINE = 25 FT
SIDE LOT LINES = 22.01 FT TOTAL (MIN 7.26 FT)

LOT COVERAGE:

40% MAX (12,468.4 SF)

PROJECT TEAM

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.
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 98148
PHONE: 206.674.4659
CONTACT: SCHWIN CHAOSIAPAKUL

SURVEYOR:

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

LOT COVERAGE & HARDSCAPE

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 %

HIGHEST EL: +/-80.7'
LOWEST EL: +/-16.1'
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%.

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 %

(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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A1.1 TREE PLAN

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C3.0 GRADING AND STORMWATER PLAN

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A2.0 DRIVEWAY PLAN

A2.1 BACKYARD PLAN

A2.3 ROOF PLAN AND ROOF VENT CALCULATIONS

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A4.0 BUILDING SECTIONS

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SD-4 STRUCTURAL DETAILS

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			

STURMAN ARCHITECTS

9 - 103RD AVENUE, SUITE 203
BELLEVUE, WA 98004
TEL: 425.451.7003

REGISTERED ARCHITECT
BRADLEY J. STURMAN
STATE OF WASHINGTON

www.sturmanarchitects.com
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O'NIELL RESIDENCE

8030 SE 20TH ST
MERCER ISLAND, WA 98040

SITE PLAN

REVISIONS:
PLOT DATE: 2/7/2025
DRAWN BY: JM
CHECKED BY: BJS
SHEET
A1.0

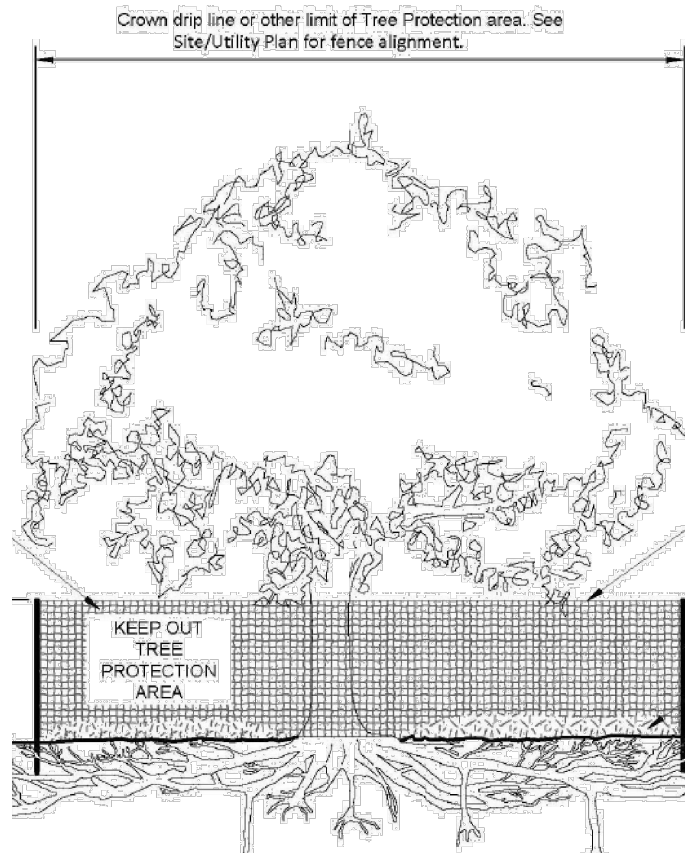
TREE PROTECTION AREA (TPZ)

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.

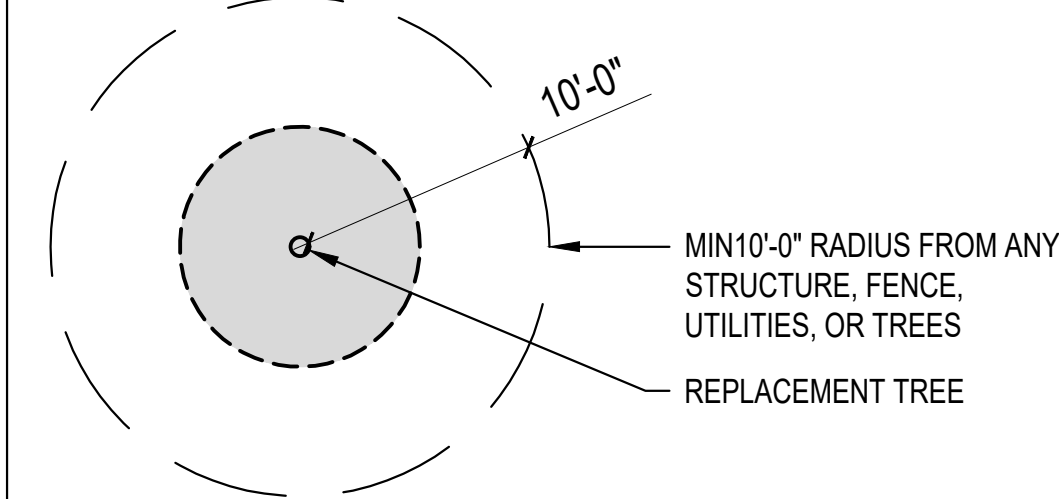
2" x 6" steel posts or approved equal

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

PLAN NOTES

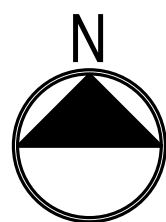
REPLACEMENT TREE



A TOTAL OF 4 REPLACEMENT TREES ARE REQUIRED. 4 TREES WILL BE PROVIDED

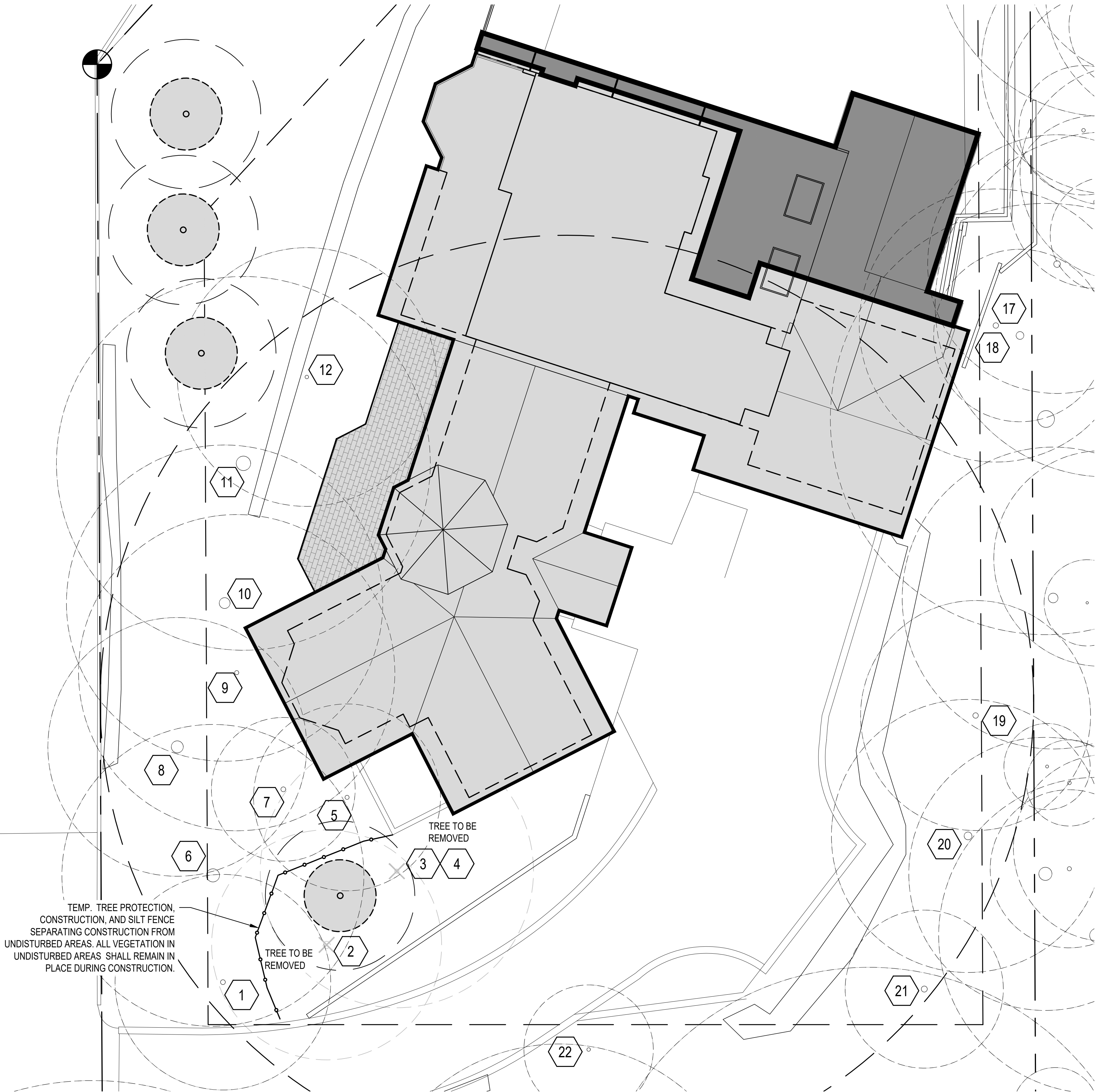
HALF (6) OF THE REPLACEMENT TREES ARE REQUIRED TO BE PACIFIC NORTHWEST NATIVE TREE SPECIES.

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



PARTIAL TREE 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

2/7/2025

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

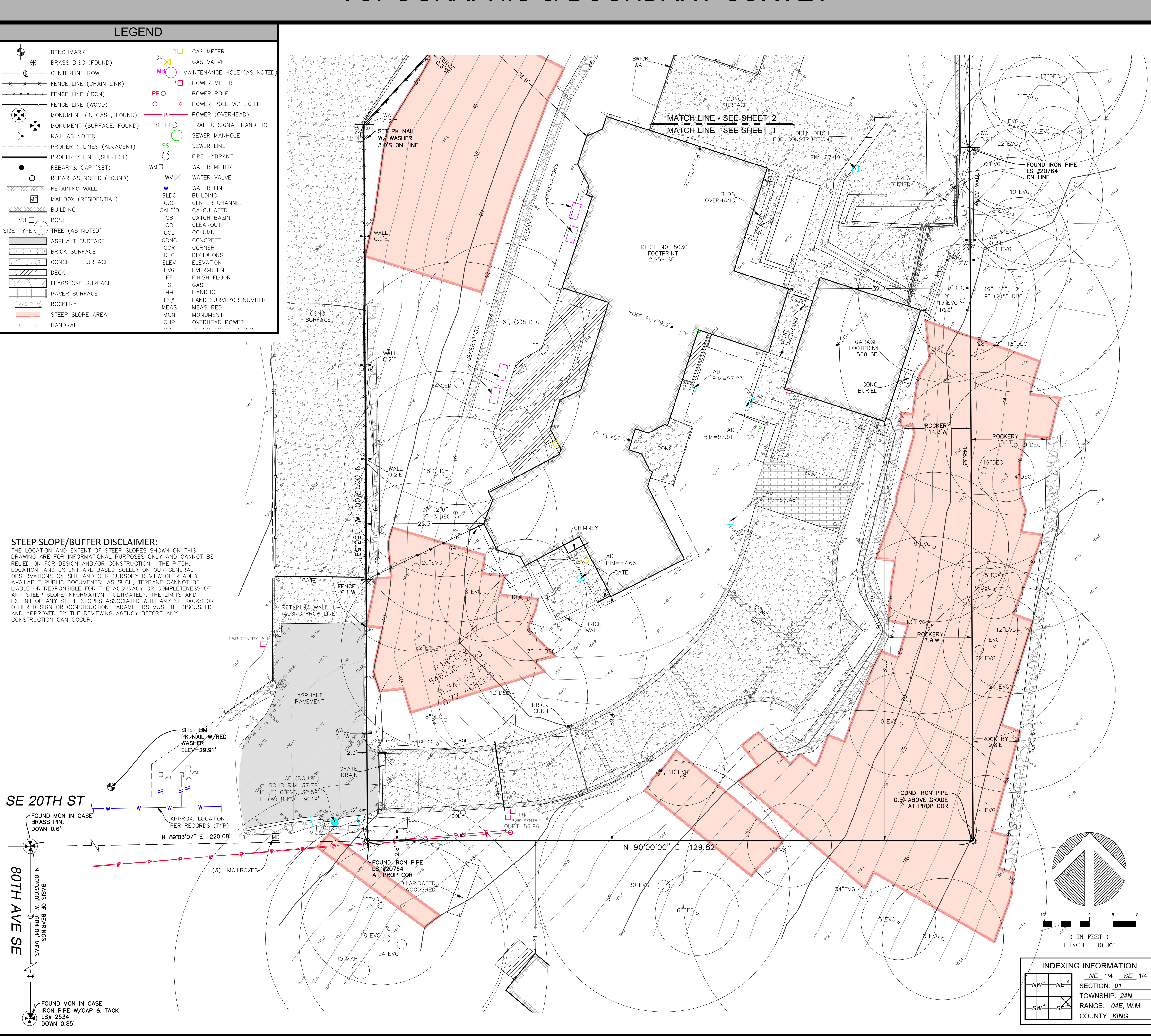
N.T.S.

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
	BRICK SURFACE		CORNER
	CONCRETE SURFACE		DECIDUOUS
	DECK		ELEVATION
	FLAGSTONE SURFACE		EVERGREEN
	PAVER SURFACE		FINISH FLOOR
	ROCKERY		GAS
	STEEP SLOPE AREA		HANDHOLE
	HANDRAIL		LAND SURVEYOR NUMBER
			MEASURED
			MONUMENT
			OVERHEAD POWER

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, TERRANE CANNOT BE LIABLE OR RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ANY STEEP SLOPE INFORMATION. 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.

SE 20TH ST

N 00°03'00" W 153.59'

80TH AVE SE

N 00°03'00" W 153.59'

N 89°03'07" E 220.08'

N 90°00'00" E 129.82'

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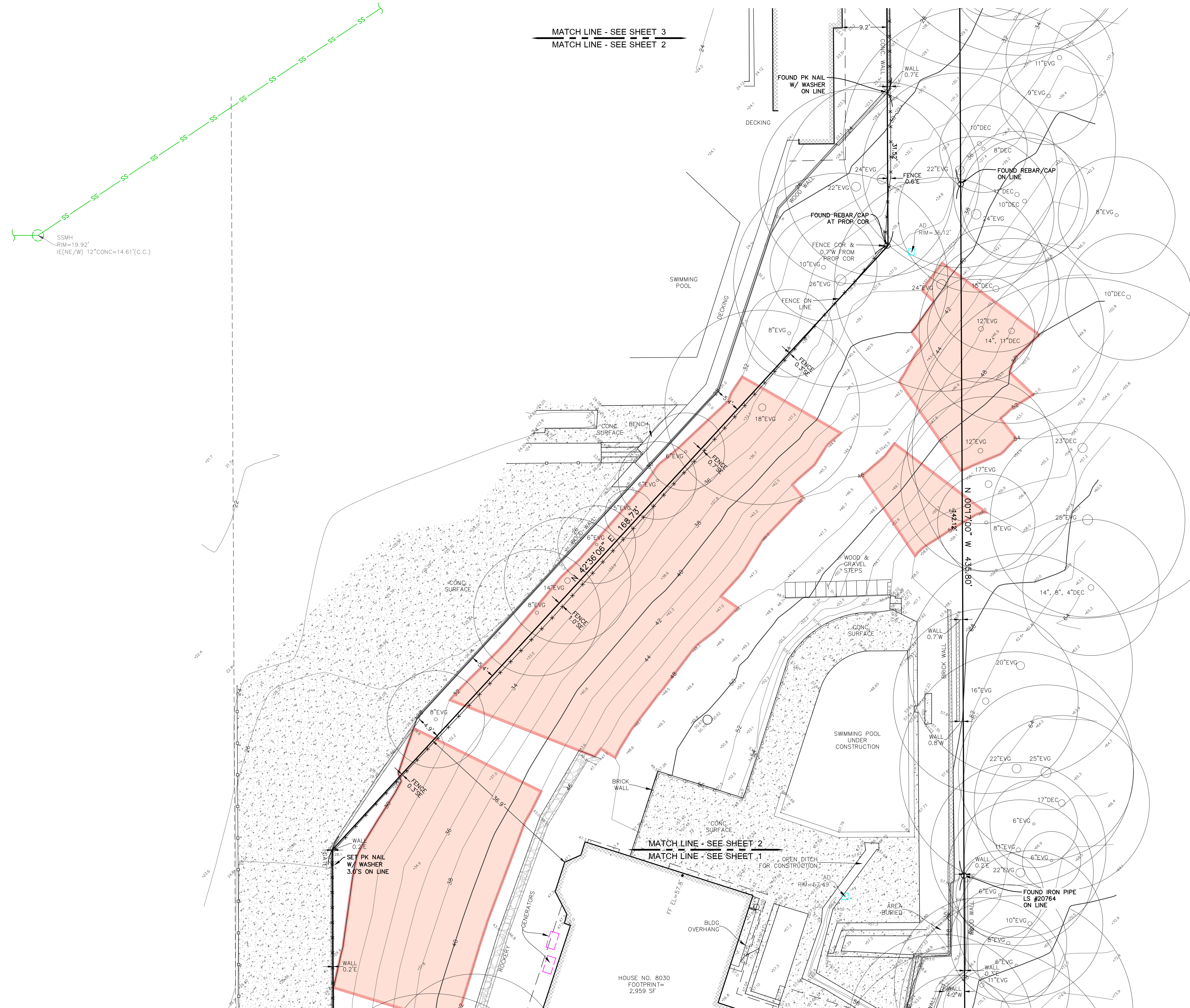
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TOPOGRAPHIC & BOUNDARY SURVEY



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

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TOPOGRAPHIC & BOUNDARY SURVEY

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MERCER ISLAND, WA 98040

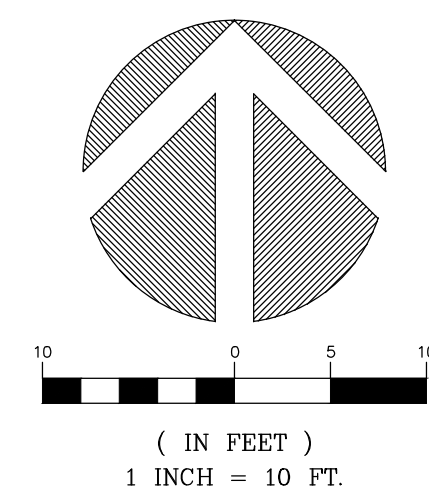


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11235 SE 6th St, Suite 130
Bellevue, WA 98004
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STEEP SLOPE/BUFFER DISCLAIMER:

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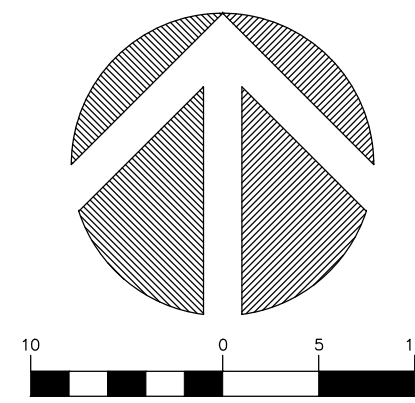


JOB NUMBER:		8196
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DRAFTED BY:		TLR/LSA
CHECKED BY:		JGM
SCALE:		1"= 10'
REVISION HISTORY		
SHEET NUMBER		
2 OF 3		

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

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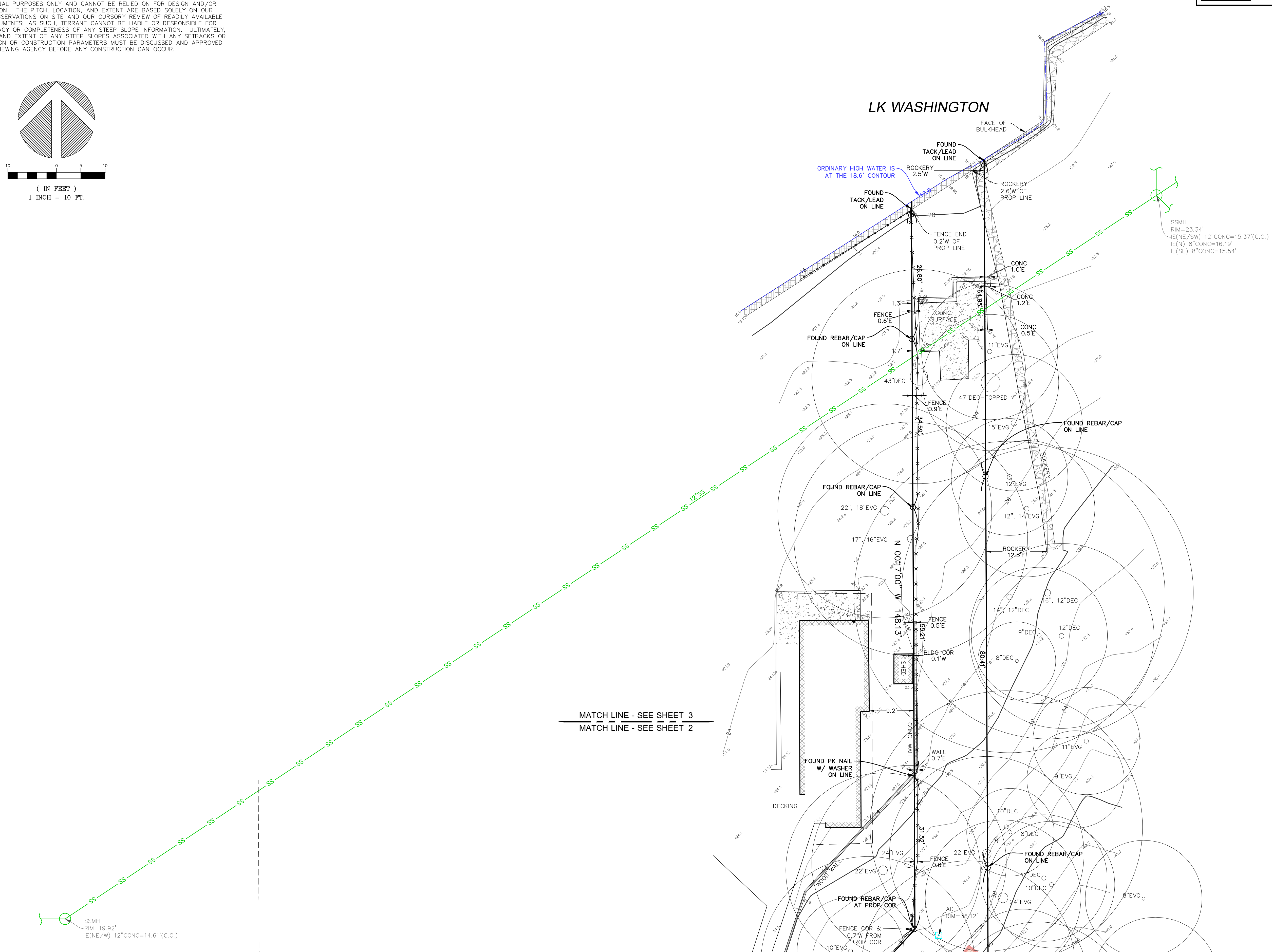
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JOB NUMBER:	8196
DATE:	09/27/24
DRAFTED BY:	TLR/LSA
CHECKED BY:	JGM
SCALE:	1"= 10'

REVISION HISTORY	

SHEET NUMBER
3 OF 3

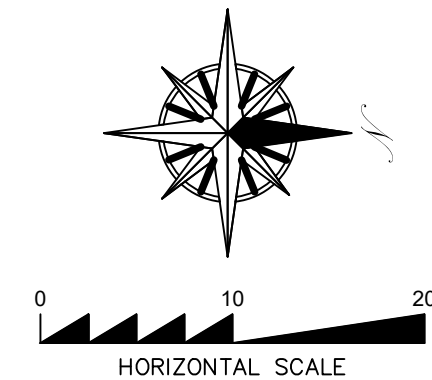
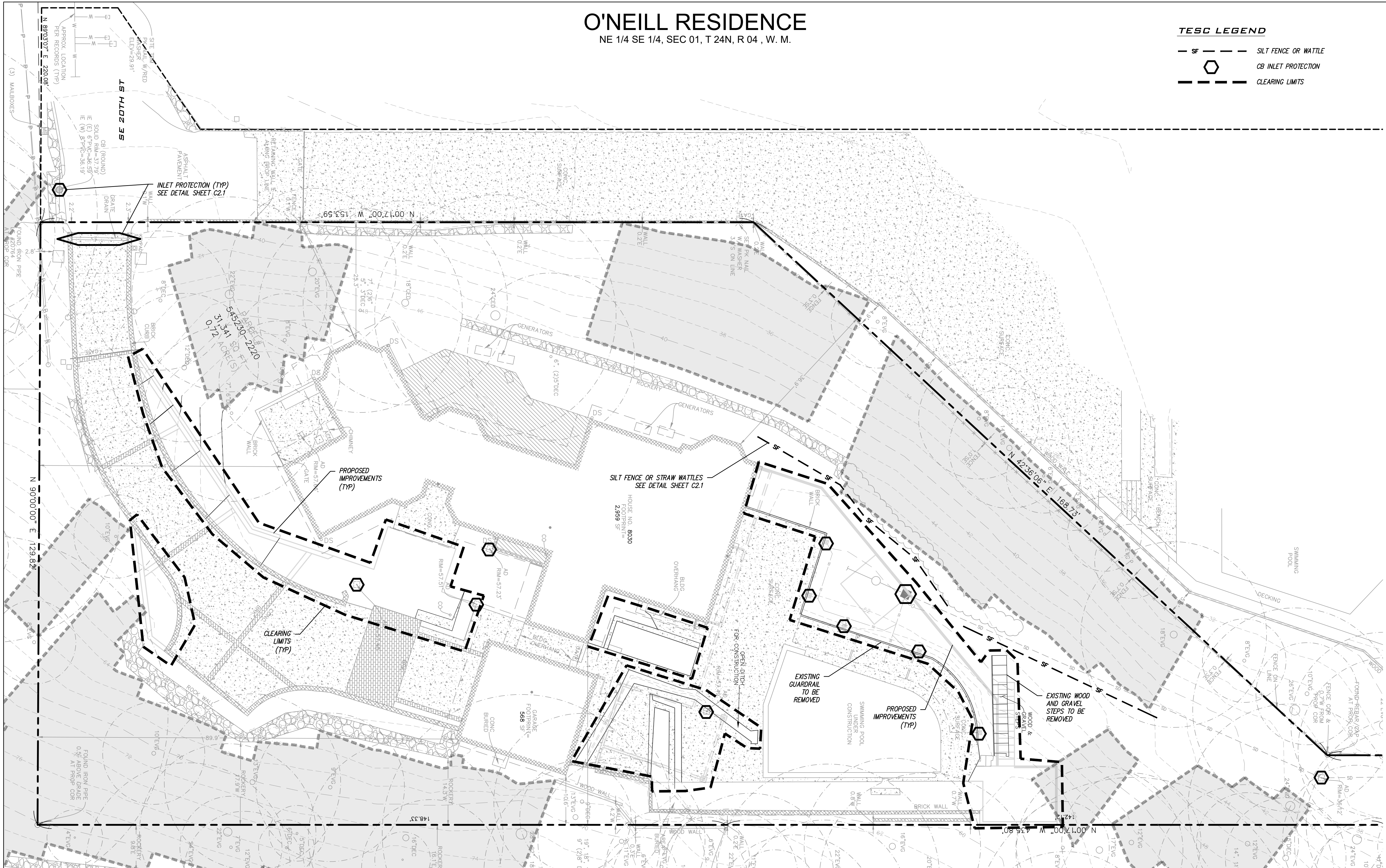


NE 1/4 SE 1/4, SEC 01, T 24N, R 04 , W. M.

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

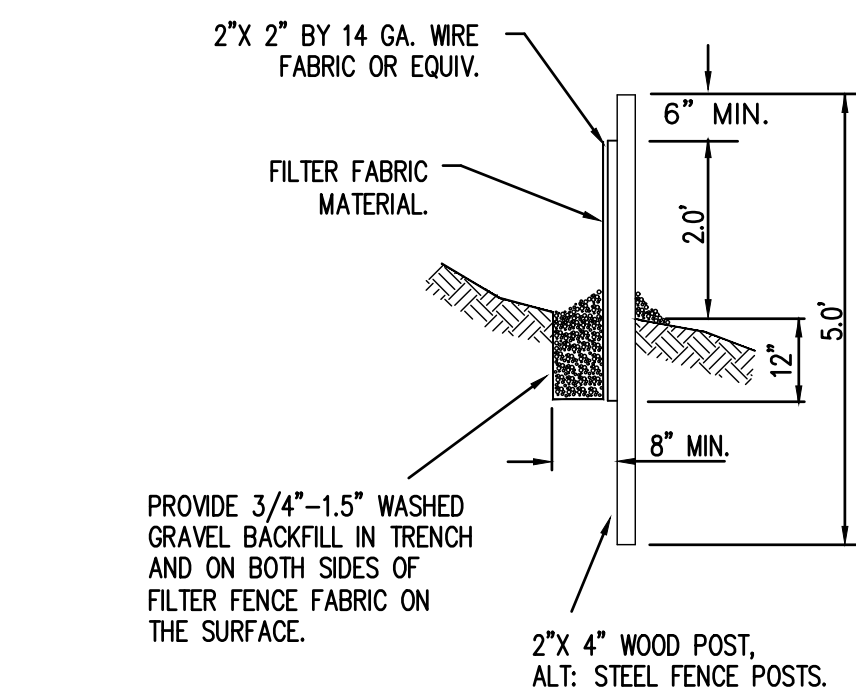


**CALL 48 HOURS
BEFORE YOU DIG
311**

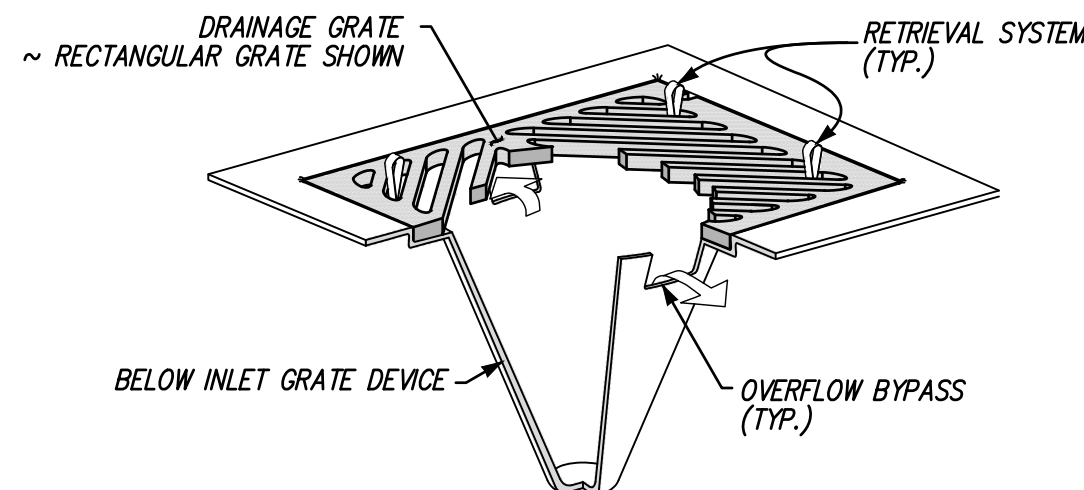
THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION BY CALLING THE UNDERGROUND LOCATE LINE AT 1-800-424-5555 OR 811 (CELL) A MINIMUM OF 48 HOURS PRIOR TO ANY EXCAVATION.

[illegible]

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

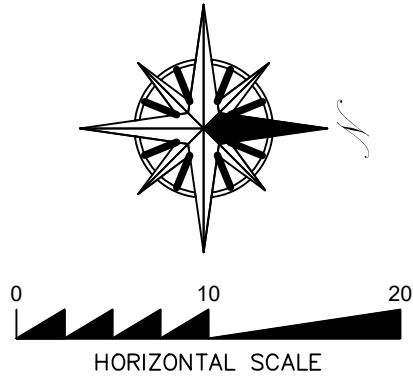
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[illegible]

1. EXISTING PIPE INVERT FIELD MEASUREMENTS BY PHA. EXISTING PIPE ALIGNMENT BETWEEN STRUCTURES ARE APPROXIMATED AND ASSUMES A STRAIGHT LINE CONNECTION. PIPE SLOPES AND INVERTS BETWEEN STRUCTURES ARE ASSUMED.
2. PIPES TO HAVE 1.0' MIN. COVER AND 2.0% MIN. SLOPES.
3. AMEND SOILS IN DISTURBED AREAS PER BMP T5.13
POST-CONSTRUCTION SOIL QUALITY AND DEPTH (SEE C3.1)

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.



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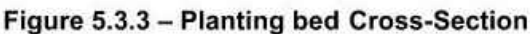
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FRAME AND VANED GRATE



* CORRUGATED POLYETHYLENE
STORM SEWER PIPE

1. As acceptable alternatives to the rebar shown in the **PRECAST BASE SECTION**, fibers (placed according to the Standard Specifications), or wire mesh having a minimum area of 0.12 square inches per foot shall be used with the minimum required rebar shown in the **ALTERNATIVE PRECAST BASE SECTION**. Wire mesh shall not be placed in the knockouts.
2. The knockout diameter shall not be greater than 20" (in). Knockouts shall have a wall thickness of 2" (in) minimum to 2.5" (in) maximum. Provide a 1.5" (in) minimum gap between the knockout wall and the outside of the pipe. After the pipe is installed, fill the gap with joint mortar in accordance with **Standard Specification Section 9-04.3**.
3. The maximum depth from the finished grade to the lowest pipe invert shall be 5' (ft).
4. The frame and grate may be installed with the flange down, or integrally cast into the adjustment section with flange up.
5. The Precast Base Section may have a rounded floor, and the walls may be sloped at a rate of 1 : 24 or steeper.
6. The opening shall be measured at the top of the **Precast Base Section**.
7. All pickup holes shall be grouted full after the basin has been placed.



DESIGN GUIDELINES:

- SOIL RETENTION. RETAIN, IN AN UNDISTURBED STATE, THE DUFF LAYER AND NATIVE TOPSOIL TO THE MAXIMUM EXTENT PRACTICABLE. IN ANY AREAS REQUIRING GRADING REMOVE AND STOCKPILE THE DUFF LAYER AND TOPSOIL ON SITE IN A DESIGNATED, CONTROLLED AREA, NOT ADJACENT TO PUBLIC RESOURCES AND CRITICAL AREAS, TO BE REAPPLIED TO OTHER PORTIONS OF THE SITE WHERE FEASIBLE.
- SOIL QUALITY. ALL AREAS SUBJECT TO CLEARING AND GRADING THAT HAVE NOT BEEN COVERED BY IMPERVIOUS SURFACE, INCORPORATED INTO A DRAINAGE FACILITY OR ENGINEERED AS STRUCTURAL FILL OR SLOPE SHALL, AT PROJECT COMPLETION, DEMONSTRATE THE FOLLOWING:
 - 1. A TOPSOIL LAYER WITH A MINIMUM ORGANIC MATTER CONTENT OF 10% DRY WEIGHT IN PLANTING BEDS, AND 5% ORGANIC MATTER CONTENT IN TURF AREAS, AND A PH FROM 6.0 TO 8.0 OR MATCHING THE PH OF THE UNDISTURBED SOIL. THE TOPSOIL LAYER SHALL HAVE A MINIMUM DEPTH OF EIGHT INCHES EXCEPT WHERE TREE ROOTS LIMIT THE DEPTH OF INCORPORATION OF AMENDMENTS NEEDED TO MEET THE CRITERIA. SUBSOILS BELOW THE TOPSOIL LAYER SHOULD BE SCARIFIED AT LEAST 4 INCHES WITH SOME INCORPORATION OF THE UPPER MATERIAL TO AVOID STRATIFIED LAYERS, WHERE FEASIBLE.
 - 2. MULCH PLANTING BEDS WITH 2 INCHES OF ORGANIC MATERIAL.
 - 3. USE COMPOST AND OTHER MATERIALS THAT MEET THESE ORGANIC CONTENT REQUIREMENTS:
 - a. THE ORGANIC CONTENT FOR "PRE-APPROVED" AMENDMENT RATES CAN BE MET ONLY USING COMPOST MEETING THE COMPOST SPECIFICATION FOR BIORETENTION (BMP 17.30), WITH THE EXCEPTION THAT THE COMPOST MAY HAVE UP TO 35% BIOSOLIDS OR MANURE. THE COMPOST MUST ALSO HAVE AN ORGANIC MATTER CONTENT OF 40% TO 65%, AND A CARBON TO NITROGEN RATIO BELOW 25:1. THE CARBON TO NITROGEN RATIO MAY BE AS HIGH AS 35:1 FOR PLANTINGS COMPOSED ENTIRELY OF PLANTS NATIVE TO THE PUGET SOUND LOWLANDS REGION.
 - b. CALCULATED AMENDMENT RATES MAY BE MET THROUGH USE OF COMPOSTED MATERIAL MEETING (A.) ABOVE; OR OTHER ORGANIC MATERIALS AMENDED TO MEET THE CARBON TO NITROGEN RATIO REQUIREMENTS, AND NOT EXCEEDING THE CONTAMINANT LIMITS IDENTIFIED IN TABLE 220-B, TESTING PARAMETERS, IN WAC 173-350-220.

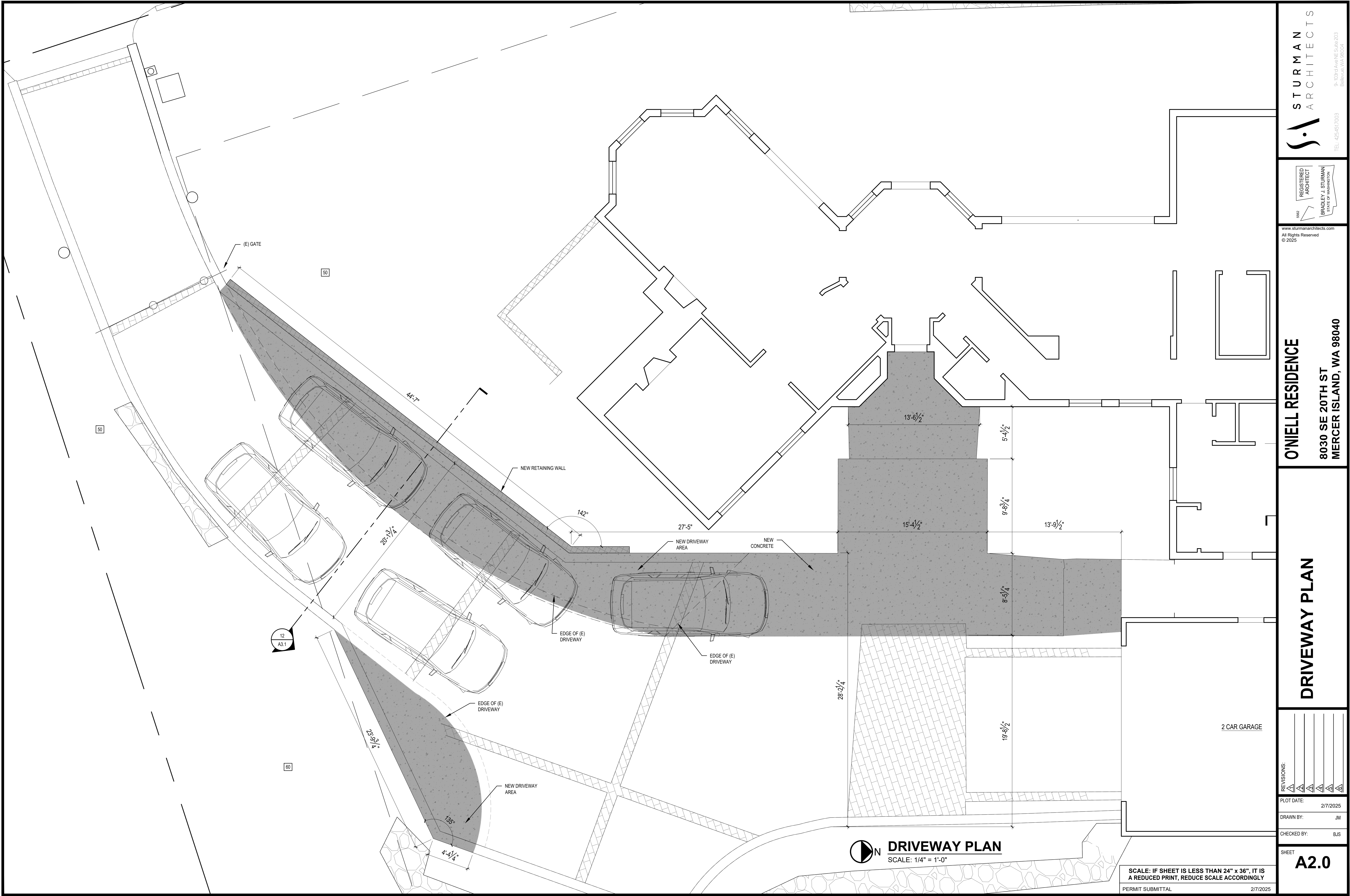
THE RESULTING SOIL SHOULD BE CONDUCIVE TO THE TYPE OF VEGETATION TO BE ESTABLISHED.

- IMPLEMENTATION OPTIONS: THE SOIL QUALITY DESIGN GUIDELINES LISTED ABOVE CAN BE MET BY USING ONE OF THE METHODS LISTED BELOW:
1. LEAVE UNDISTURBED NATIVE VEGETATION AND SOIL, AND PROTECT FROM COMPACTION DURING CONSTRUCTION.
 2. AMEND EXISTING SITE TOPSOIL OR SUBSOIL EITHER AT DEFAULT "PRE-APPROVED" RATES, OR AT CUSTOM CALCULATED RATES BASED ON TESTS OF THE SOIL AND AMENDMENT.
 3. STOCKPILE EXISTING TOPSOIL DURING GRADING, AND REPLACE IT PRIOR TO PLANTING. STOCKPILED TOPSOIL MUST ALSO BE AMENDED IF NEEDED TO MEET THE ORGANIC MATTER OR DEPTH REQUIREMENTS, EITHER AT A DEFAULT "PRE-APPROVED" RATE OR AT A CUSTOM CALCULATED RATE.
 4. IMPORT TOPSOIL MIX OF SUFFICIENT ORGANIC CONTENT AND DEPTH TO MEET THE REQUIREMENTS. MORE THAN ONE METHOD MAY BE USED ON DIFFERENT PORTIONS OF THE SAME SITE. SOIL THAT ALREADY MEETS THE DEPTH AND ORGANIC MATTER QUALITY STANDARDS, AND IS NOT COMPACTED, DOES NOT NEED TO BE AMENDED.

- ESTABLISH SOIL QUALITY AND DEPTH TOWARD THE END OF CONSTRUCTION AND ONCE ESTABLISHED, PROTECT FROM COMPACTION, SUCH AS FROM LARGE MACHINERY USE, AND FROM EROSION.
- PLANT VEGETATION AND MULCH THE AMENDED SOIL AREA AFTER INSTALLATION.
- LEAVE PLANT DEBRIS OR ITS EQUIVALENT ON THE SOIL SURFACE TO REPLENISH ORGANIC MATTER.
- REDUCE AND ADJUST, WHERE POSSIBLE, THE USE OF IRRIGATION, FERTILIZERS, HERBICIDES AND PESTICIDES, RATHER THAN CONTINUING TO IMPLEMENT FORMERLY ESTABLISHED PRACTICES.

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 Civil Engineering & Planning 14900 Interurban Ave. S, Suite 279, Seattle, WA 98168 Phone : 206.674.4659 Web : patrickharron.com		CITY OF MERCER ISLAND STORM DETAILS 		2/6/25	
DATE: 2/6/25		DATE:		DATE:	
SCALE: AS SHOWN		SCALE:		SCALE:	
DRAWING NO. C3.1		DRAWING NO.		DRAWING NO.	
5 OF 5		5 OF 5		5 OF 5	





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DRIVEWAY PLAN

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2 CAR GARAGE

DRIVEWAY PLAN

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

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

PERMIT SUBMITTAL

2/7/2025

REVISIONS:

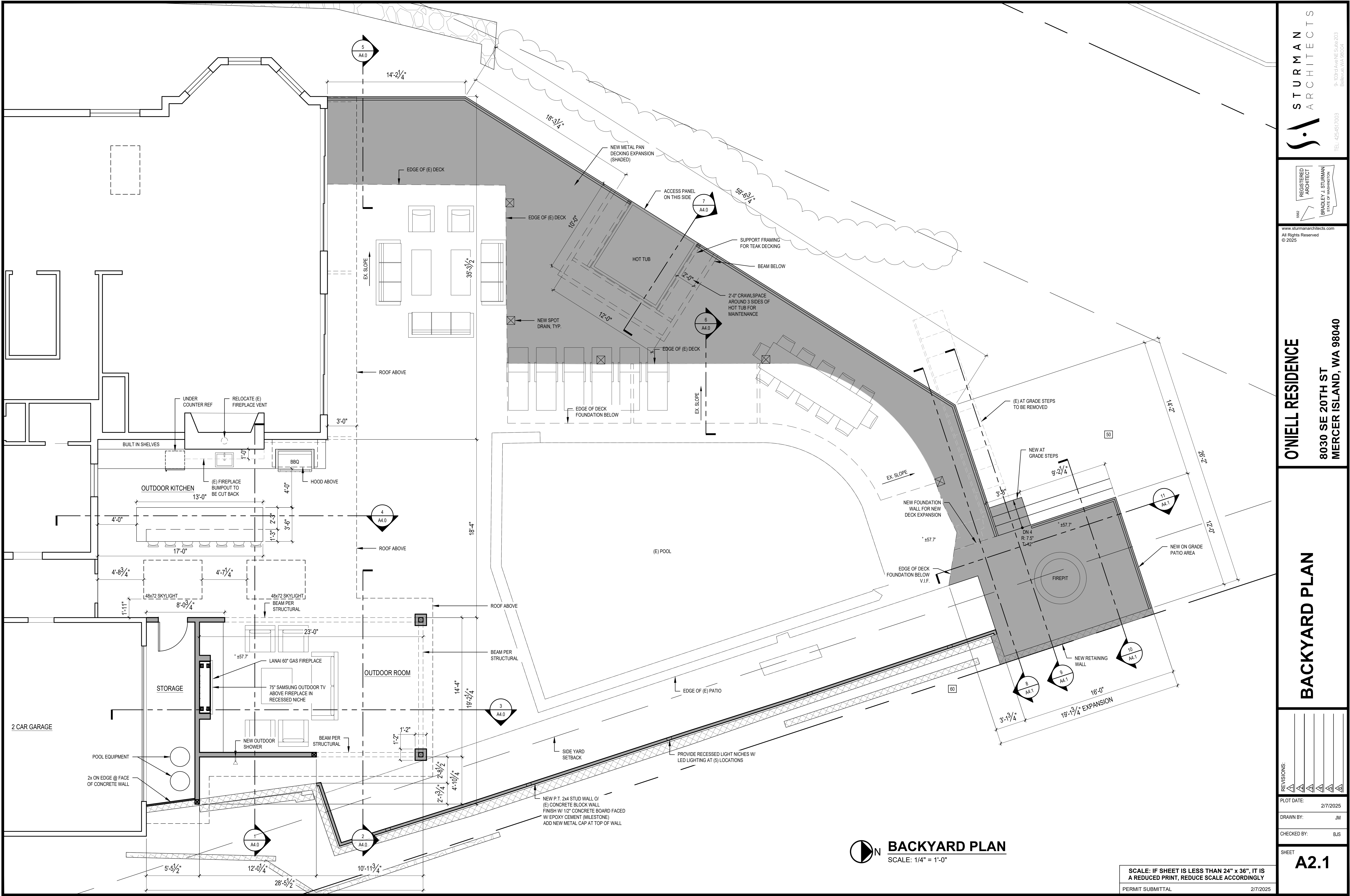
PLOT DATE: 2/7/2025

DRAWN BY: JM

CHECKED BY: BJS

SHEET

A2.0



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BACKYARD PLAN

REVISIONS:

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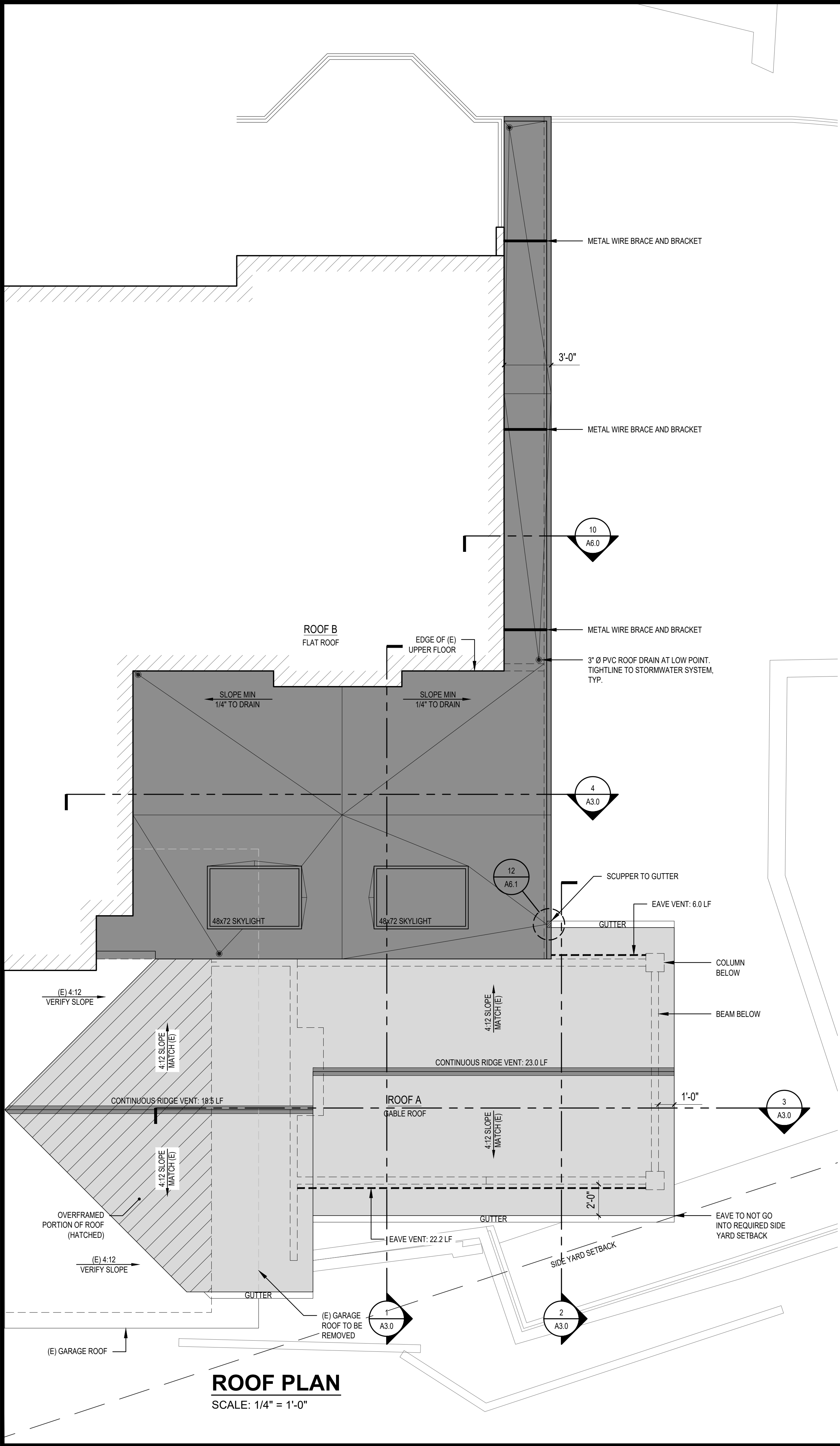
CHECKED BY: BJS

SHEET

A2.1

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

SCALE: IF SHEET IS LESS THAN 24" x 36", IT IS
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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											

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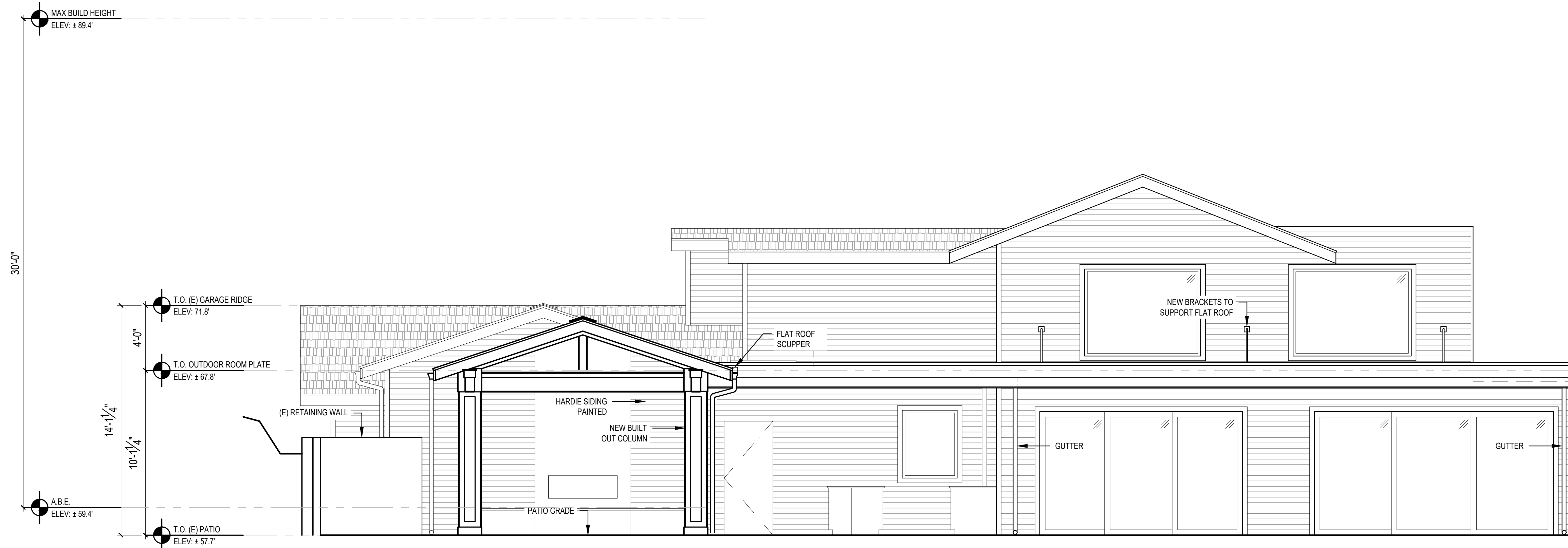
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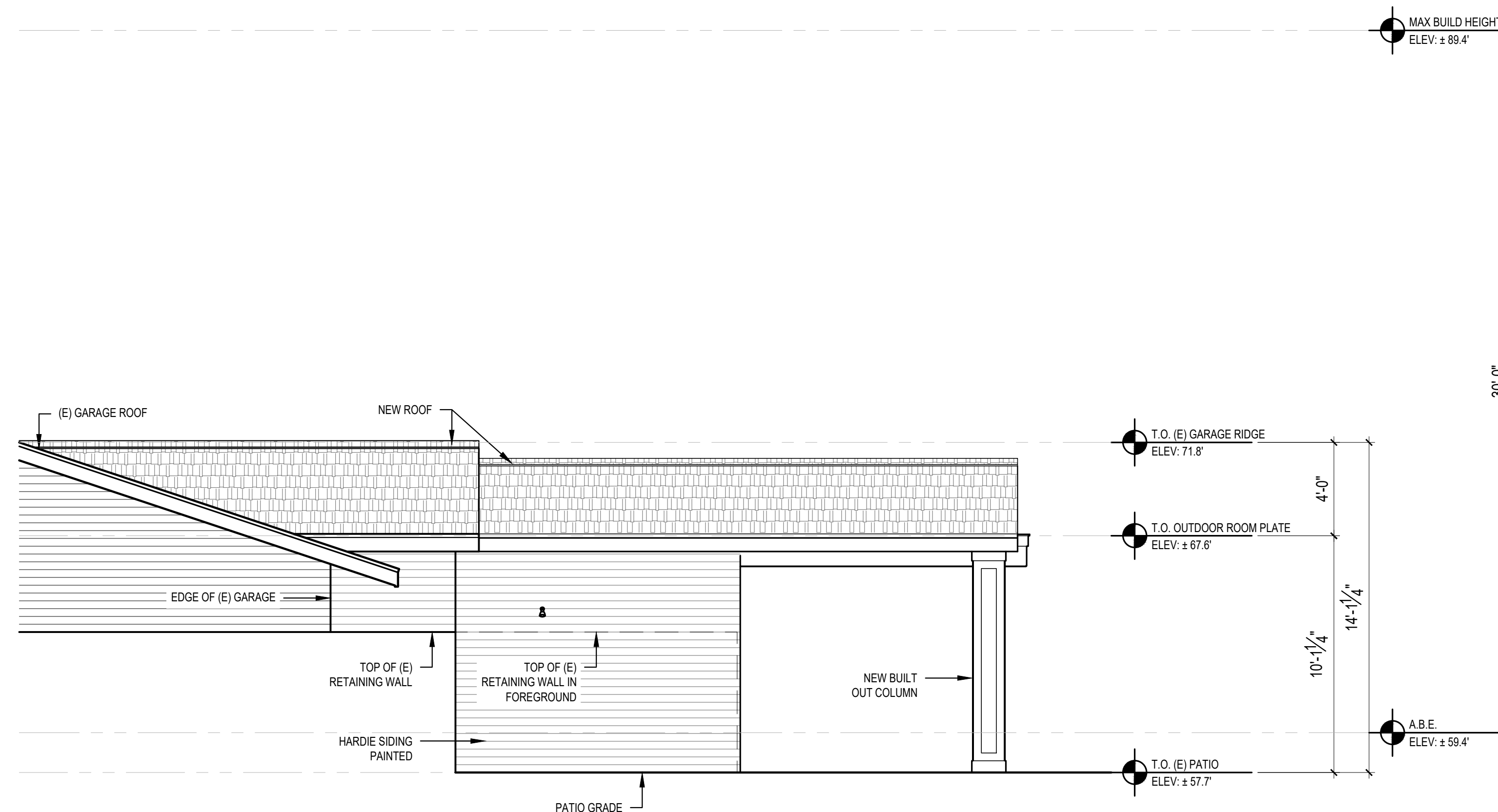
ROOF PLAN

REVISIONS:
PLOT DATE: 2/7/2025
DRAWN BY: JM
CHECKED BY: BJS

A2.2

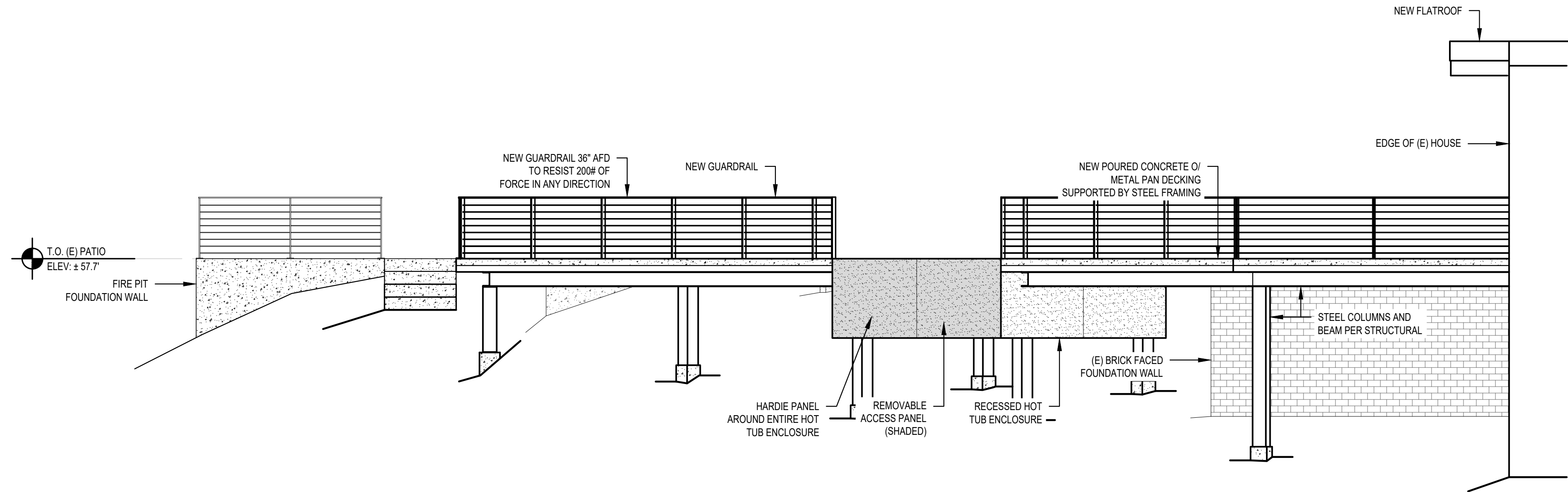


1 **OUTDOOR ROOM
NORTH ELEVATION**
SCALE: 1/4" = 1'

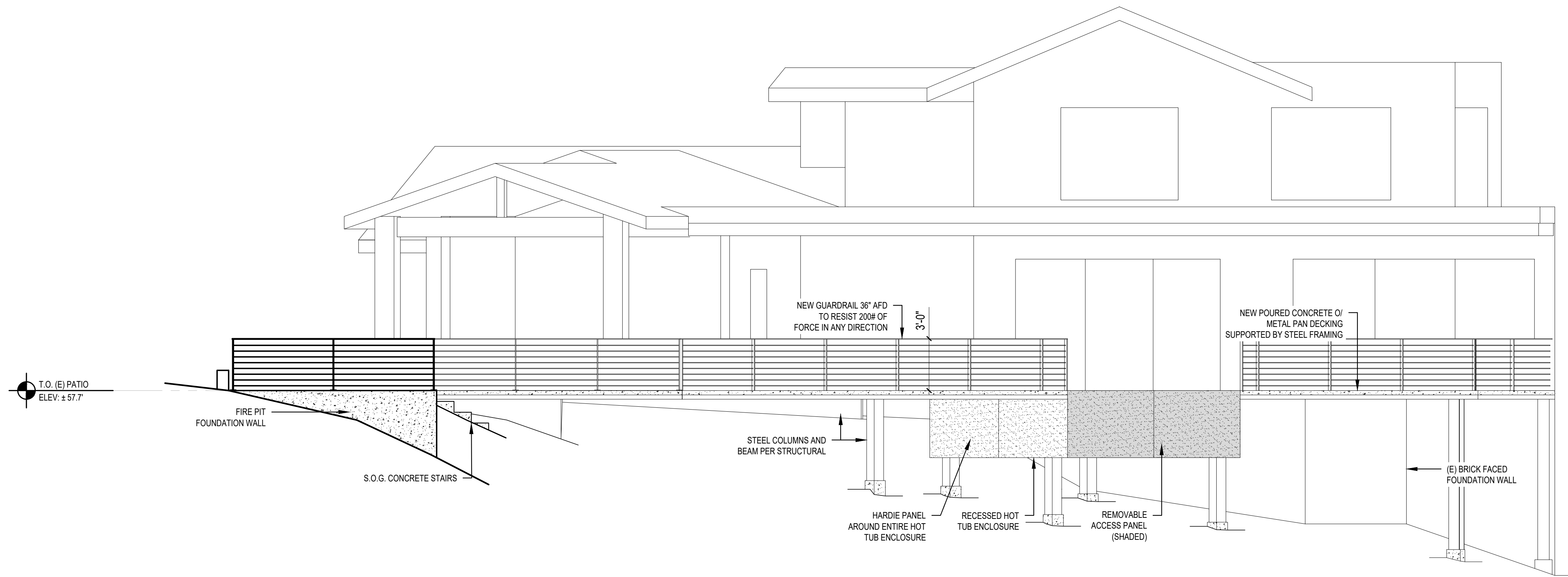


2 **OUTDOOR ROOM
EAST ELEVATION**
SCALE: 1/4" = 1'

SCALE: IF SHEET IS LESS THAN 24" x 36", IT IS
A REDUCED PRINT, REDUCE SCALE ACCORDINGLY
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**4 DECK EXPANSION
WEST ELEVATION**
SCALE: 1/4" = 1'

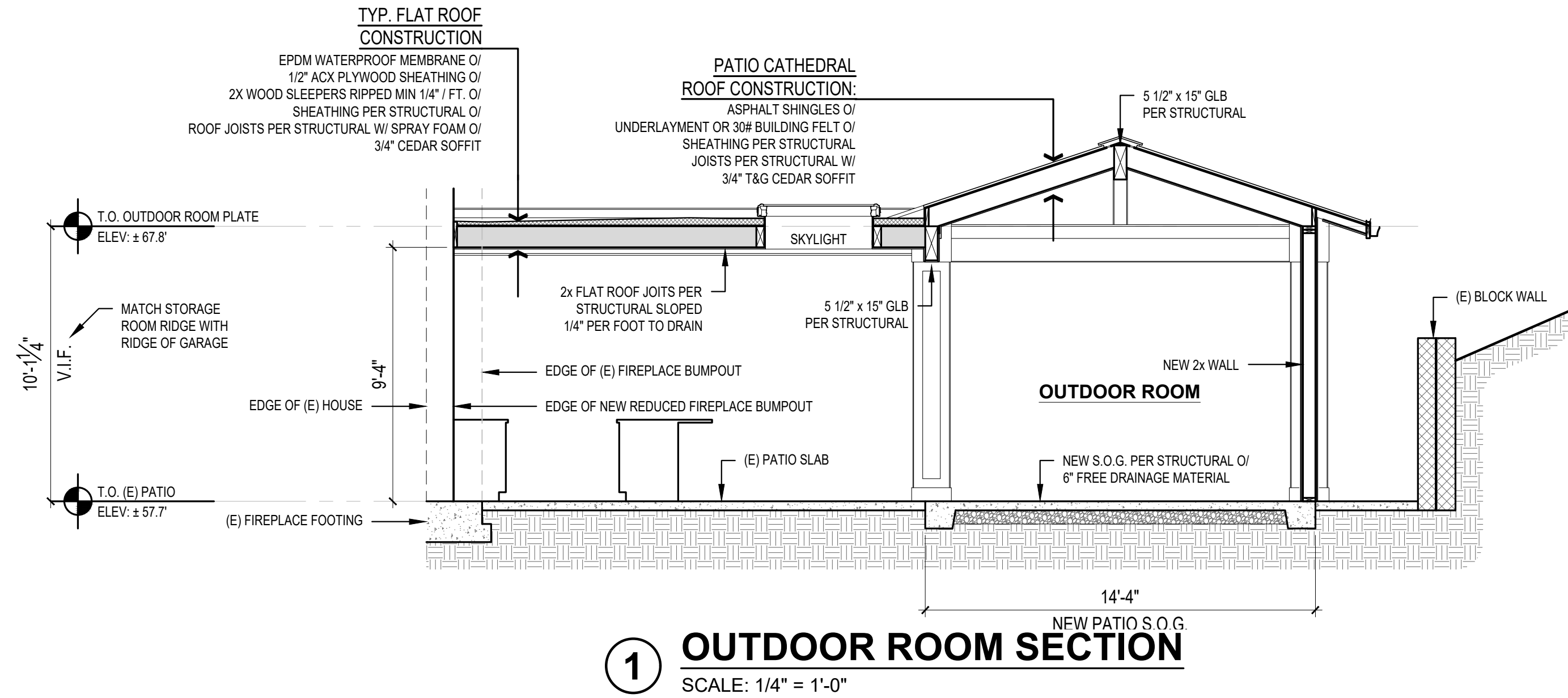


**3 DECK EXPANSION
NORTH ELEVATION**
SCALE: 1/4" = 1'

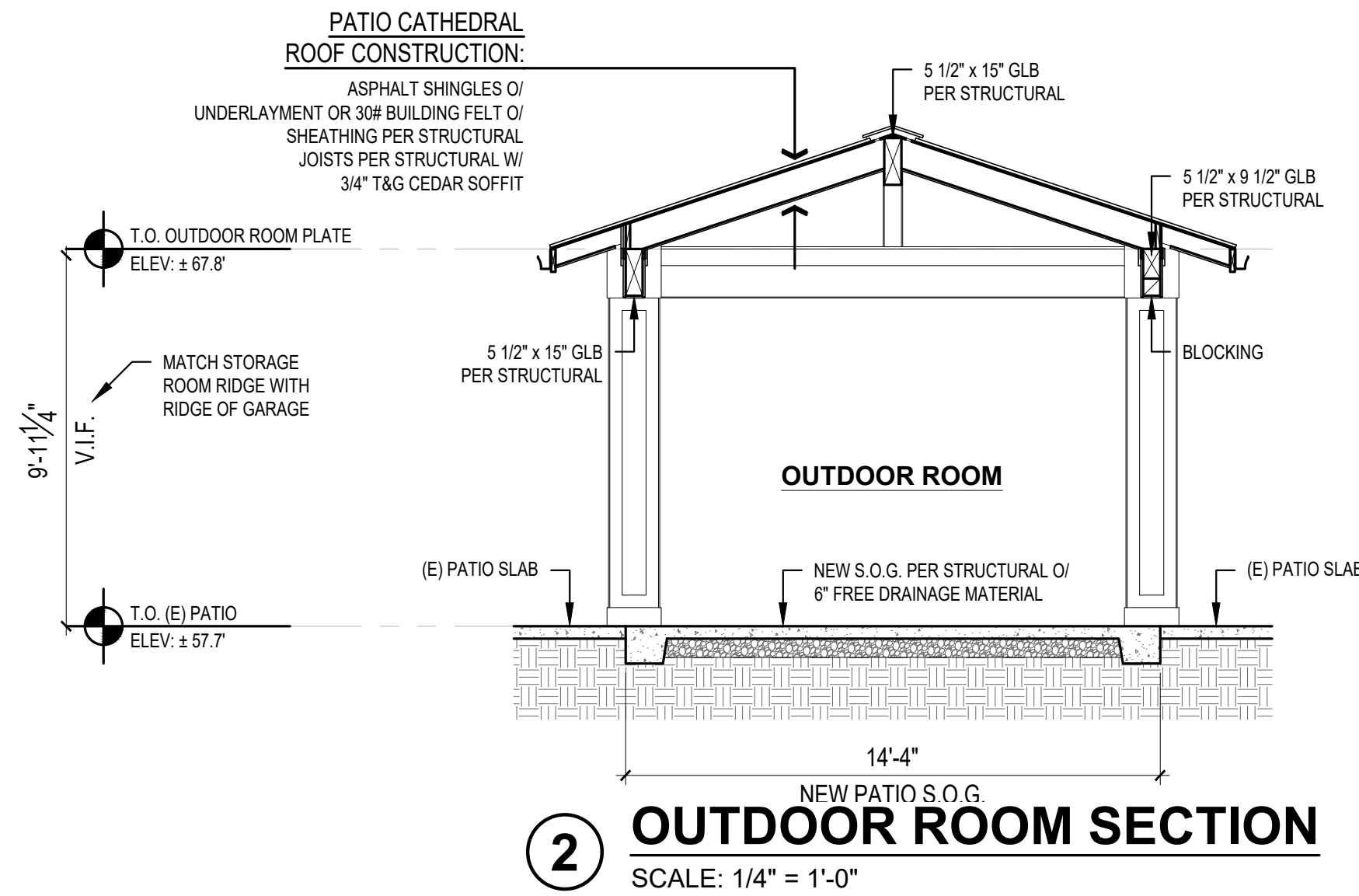
SCALE: IF SHEET IS LESS THAN 24" x 36". IT IS
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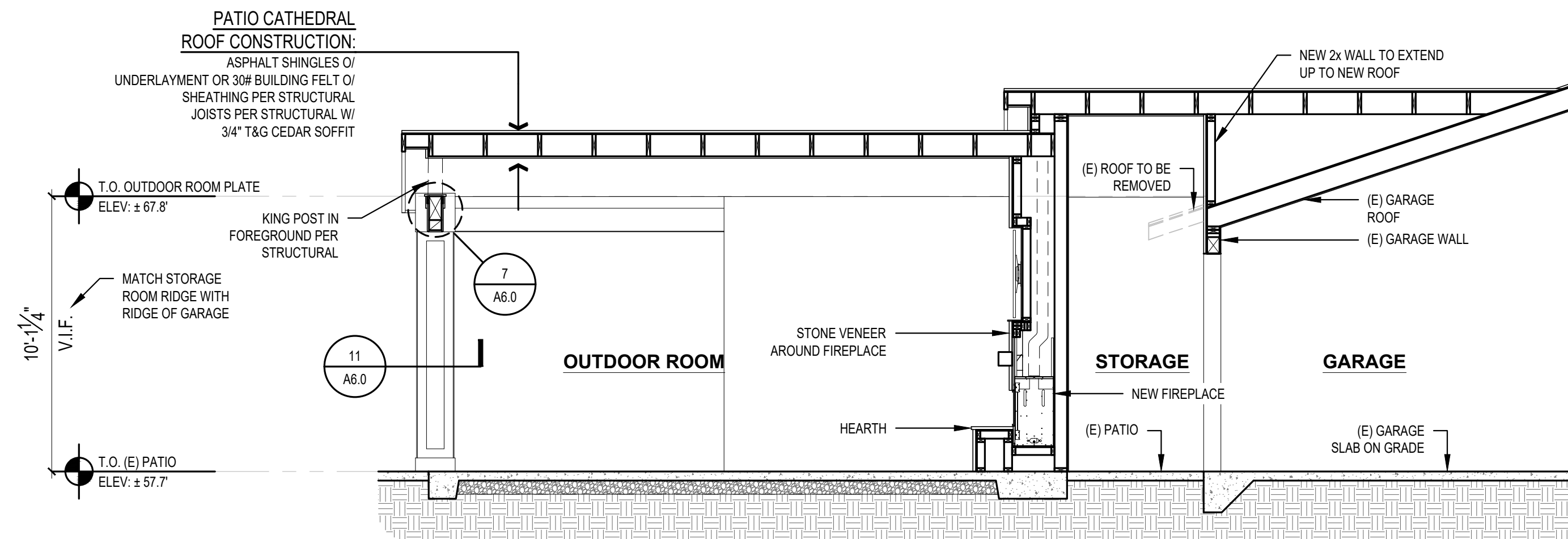
2/7/2025



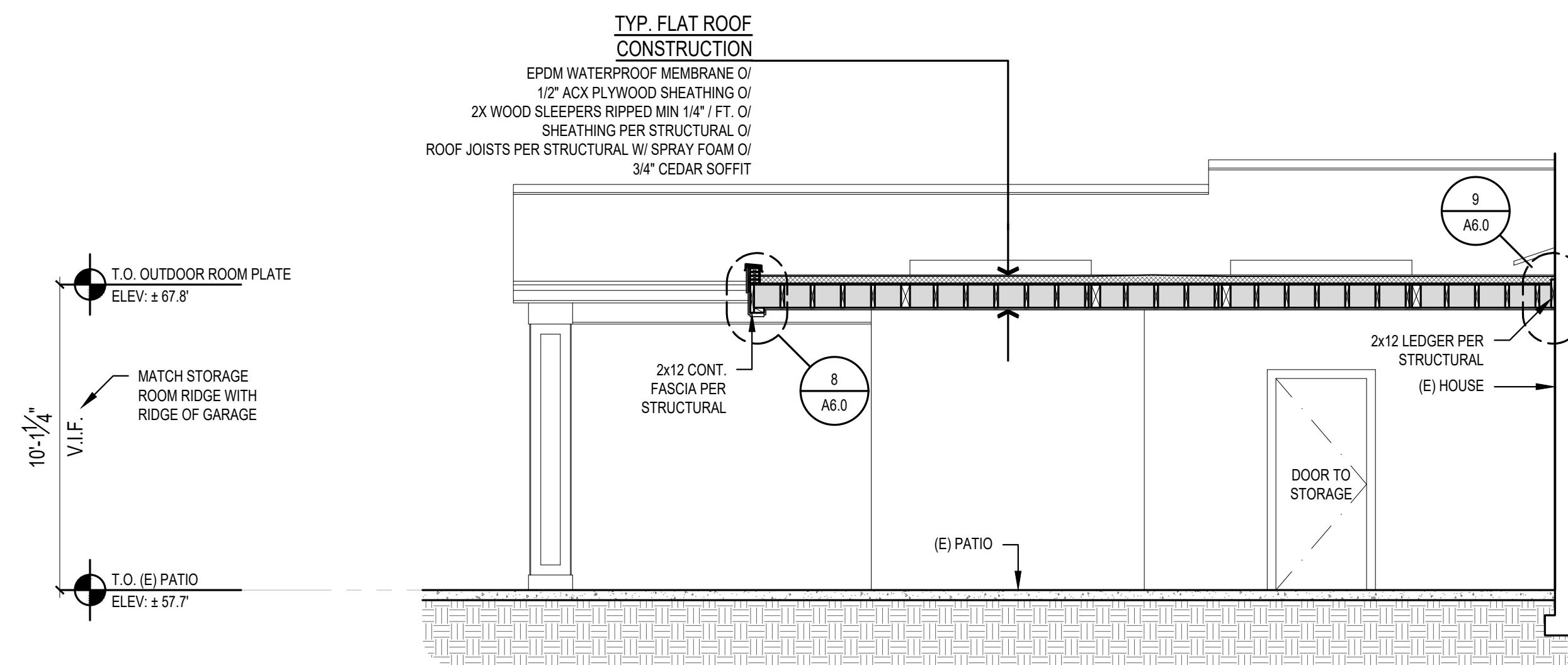
1 OUTDOOR ROOM SECTION
SCALE: 1/4" = 1'-0"



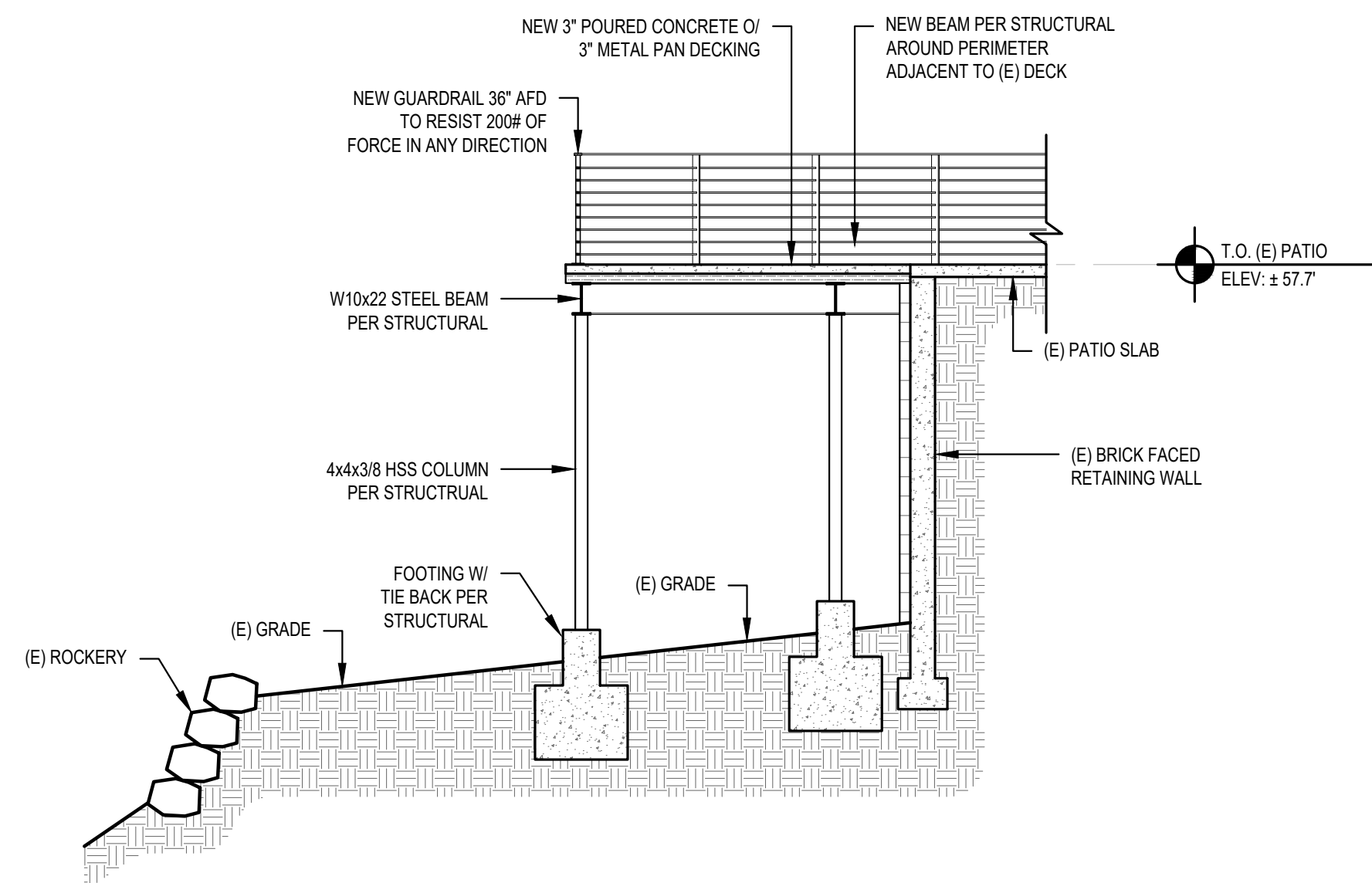
2 OUTDOOR ROOM SECTION
SCALE: 1/4" = 1'-0"



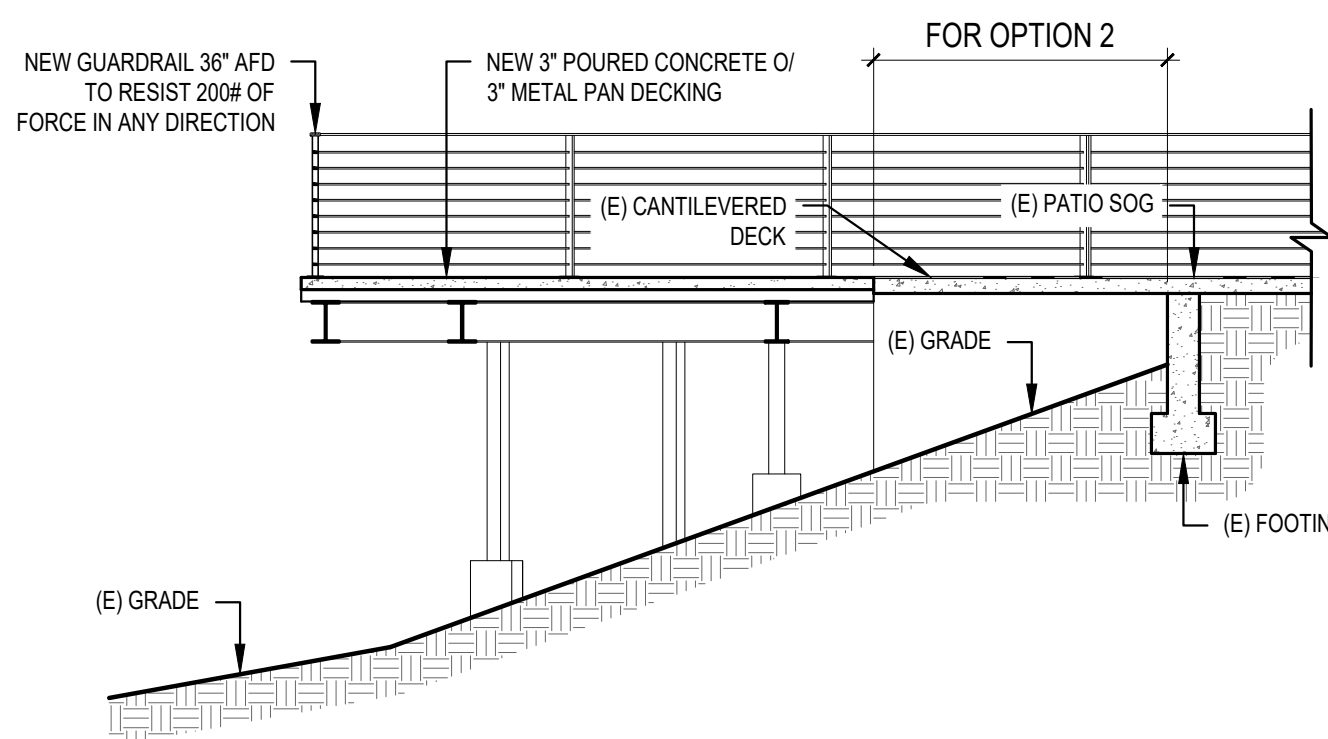
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SCALE: 1/4" = 1'-0"



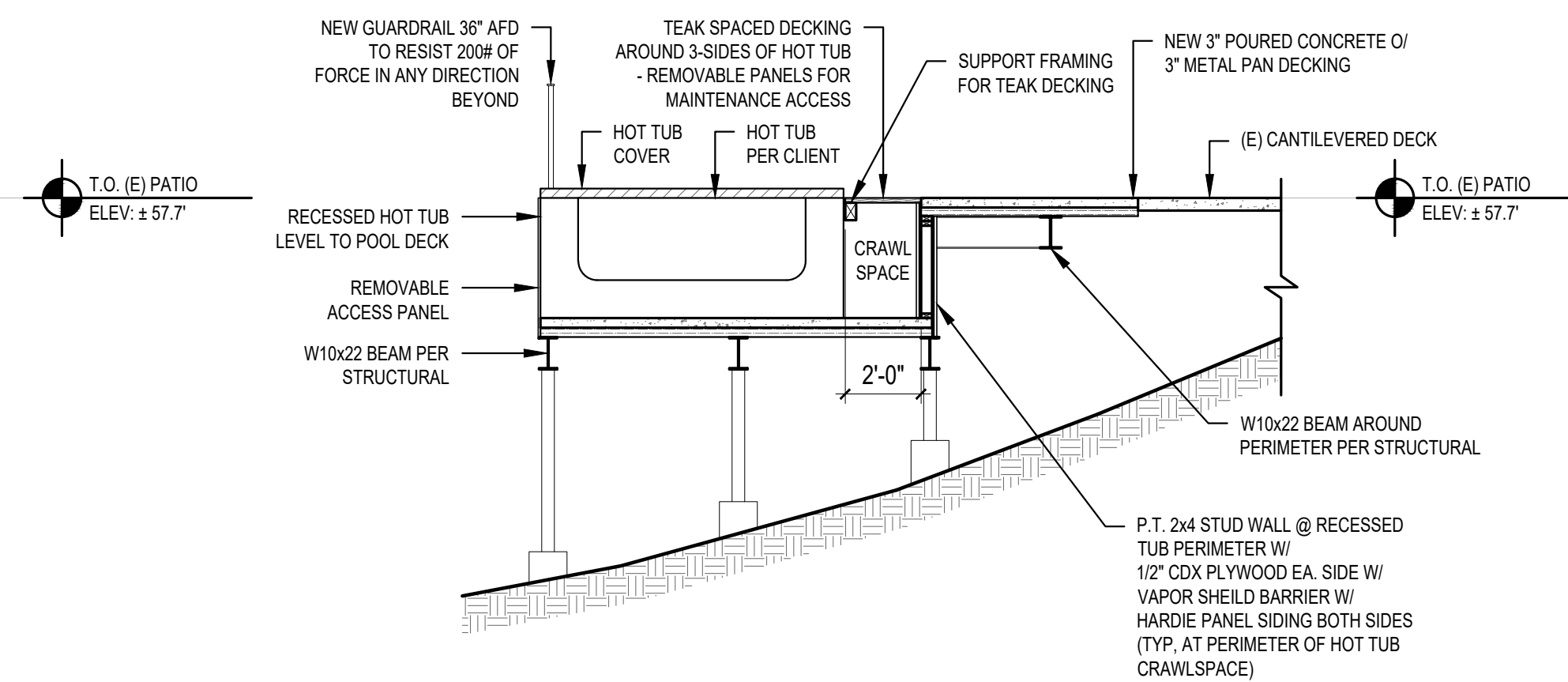
4 OUTDOOR ROOM SECTION
SCALE: 1/4" = 1'-0"



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

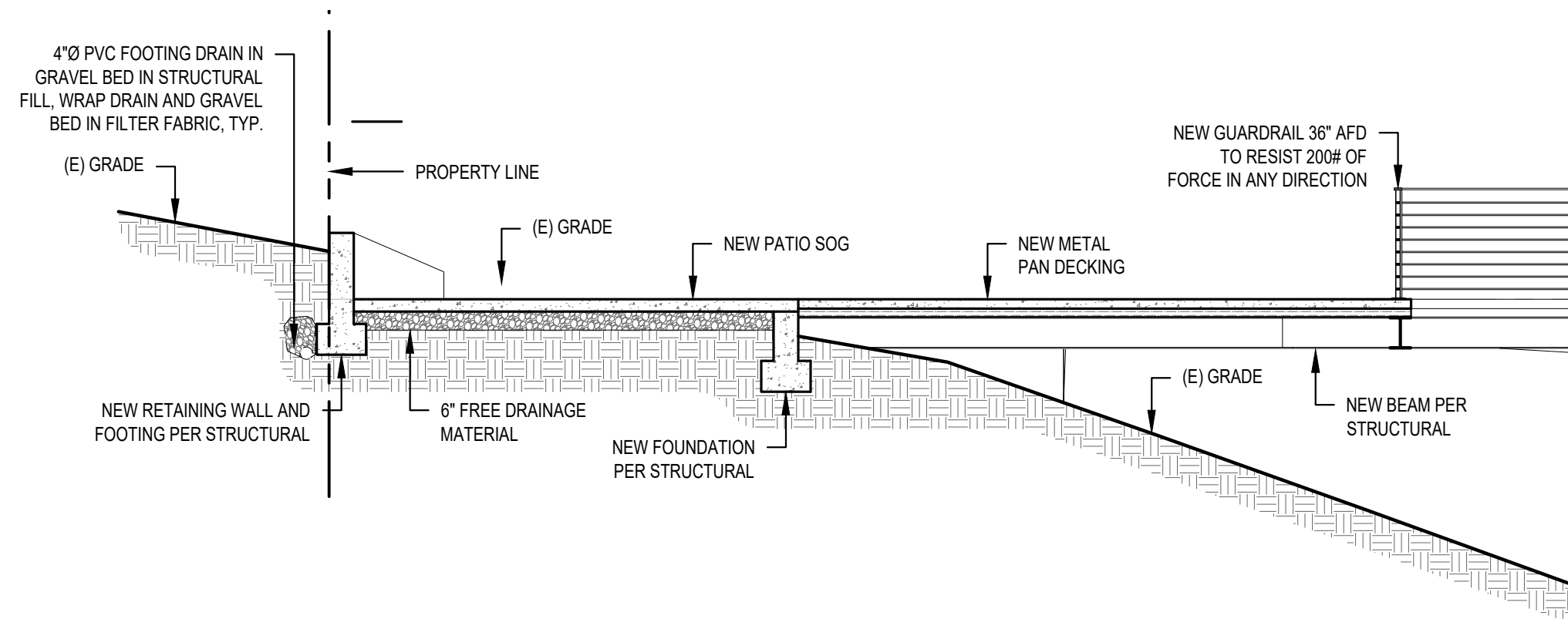


6 DECK SECTION
SCALE: 1/4" = 1'-0"

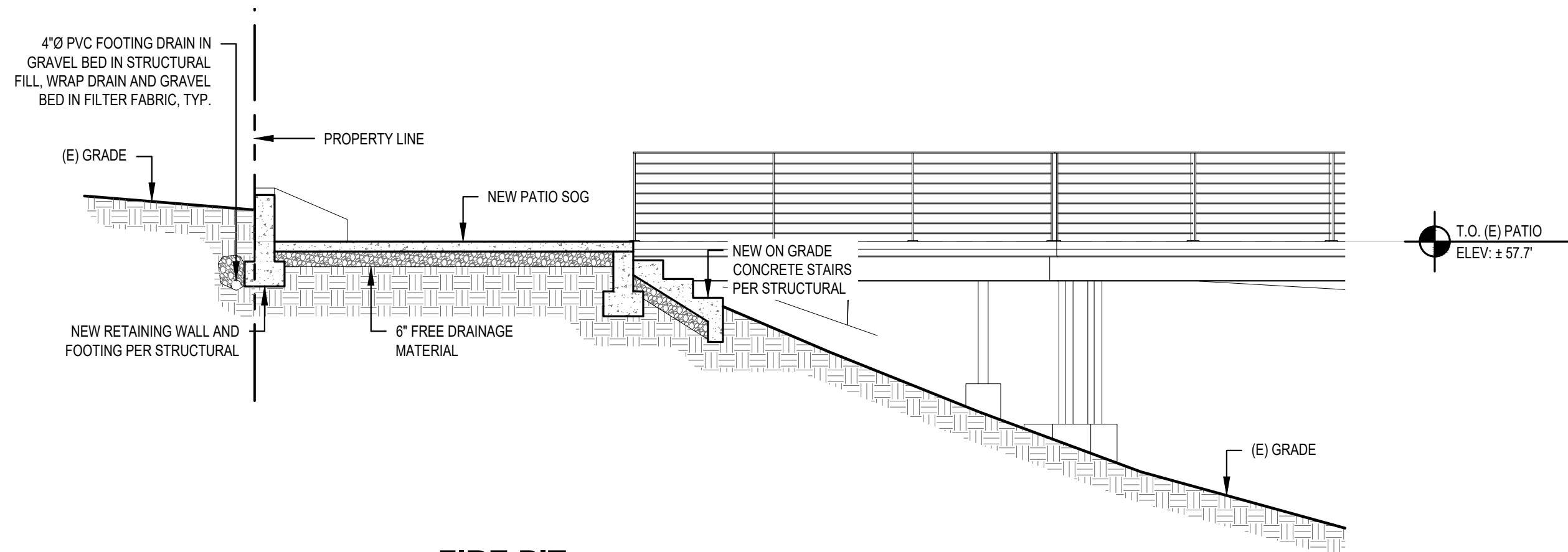


7 HOT TUB DECK SECTION
SCALE: 1/4" = 1'-0"

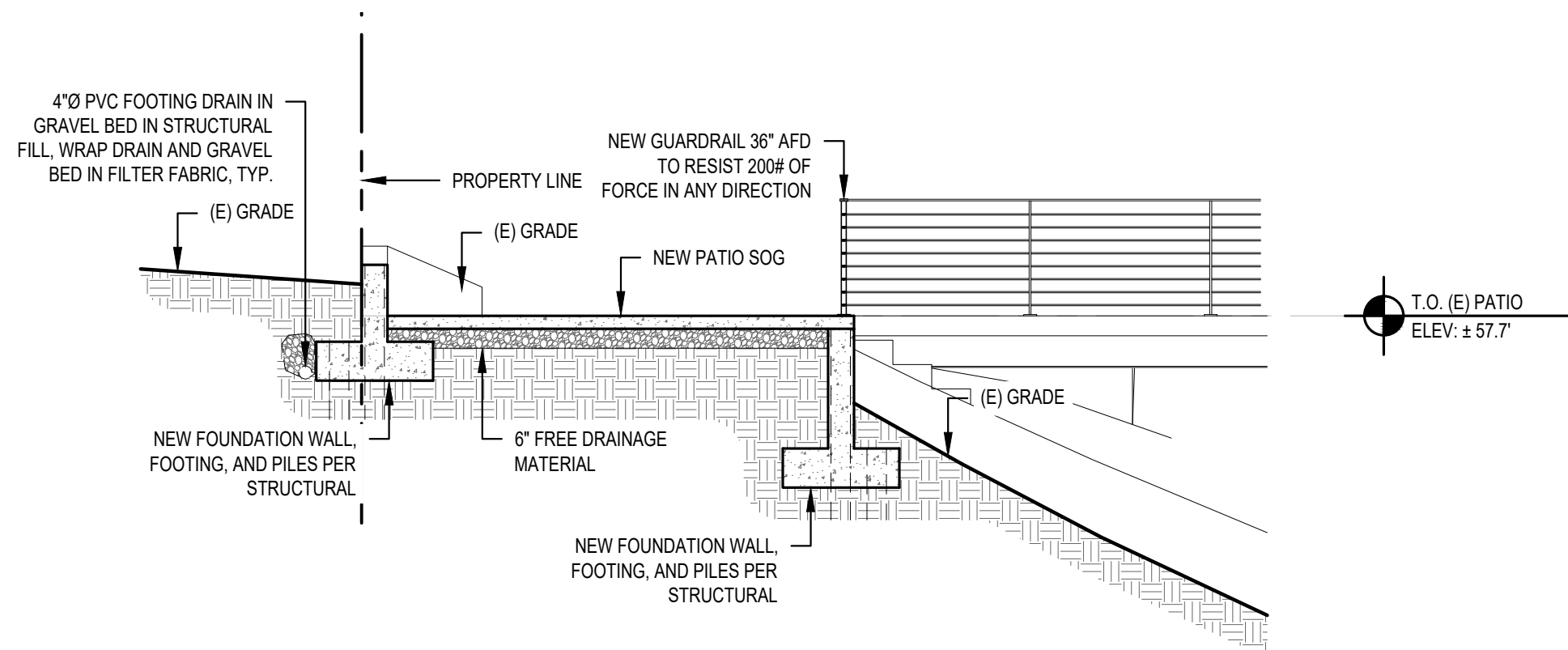
SCALE: IF SHEET IS LESS THAN 24" x 36", IT IS
A REDUCED PRINT, REDUCE SCALE ACCORDINGLY
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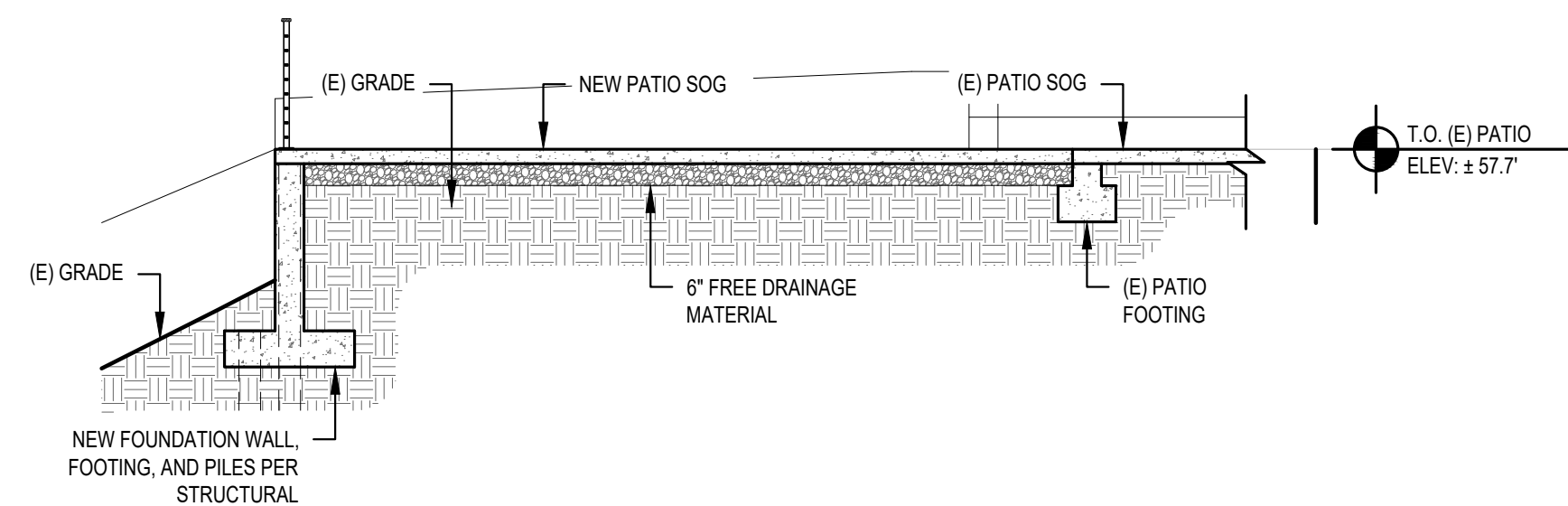
8 FIRE PIT DECK/PATIO SECTION
SCALE: 1/4" = 1'-0"



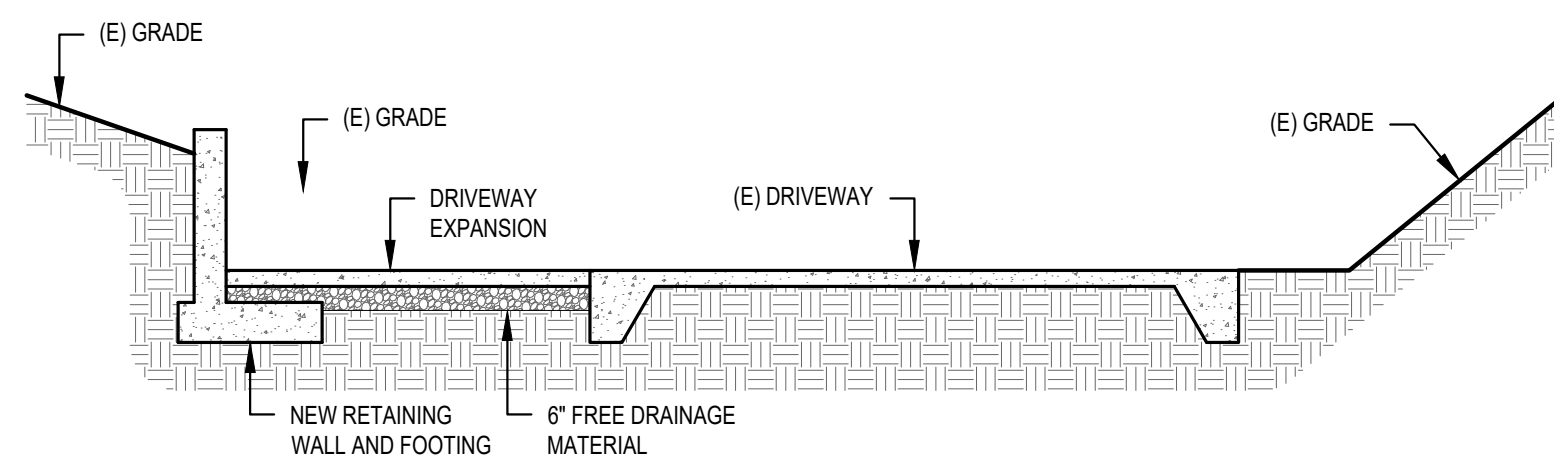
9 FIRE PIT PATIO SECTION
SCALE: 1/4" = 1'-0"



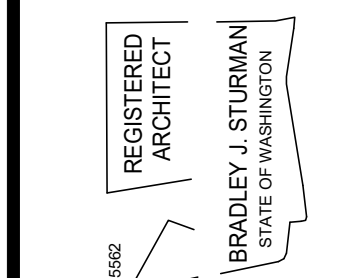
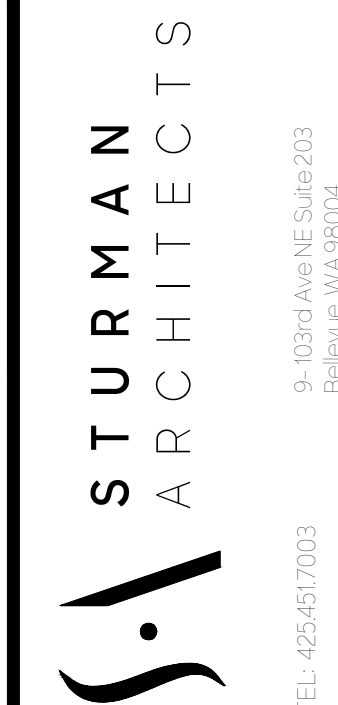
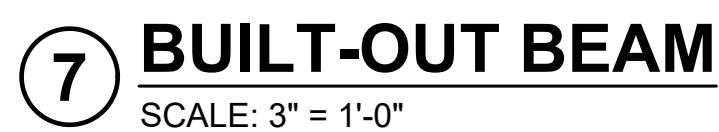
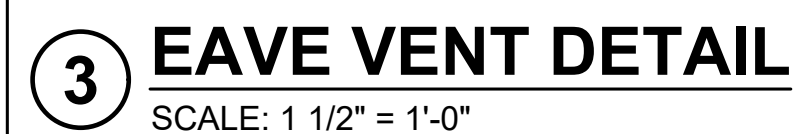
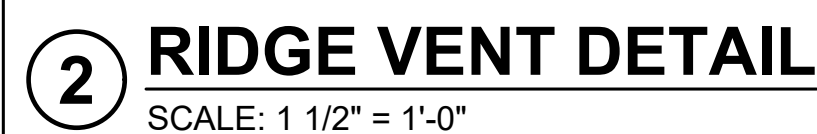
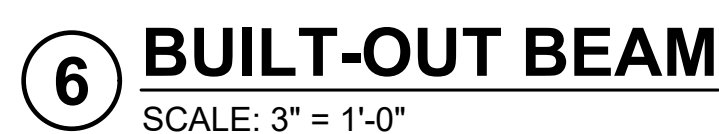
10 FIRE PIT PATIO SECTION
SCALE: 1/4" = 1'-0"



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



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



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O'NIELL RESIDENCE
88030 SE 20TH ST
MERCER ISLAND, WA 98040

DETAILS

REVISIONS:

1
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6

PLOT DATE: 3/7/2025

DRAWN BY: IM

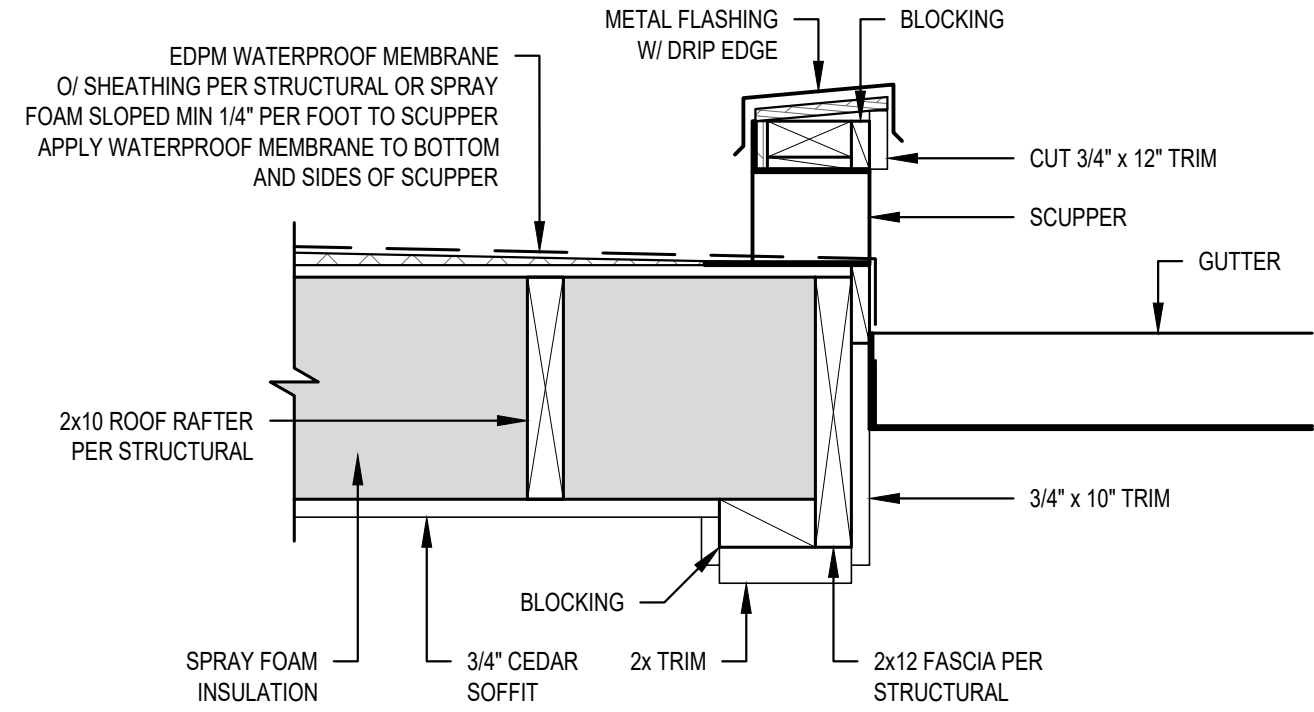
CHECKED BY: BJS

SHEET

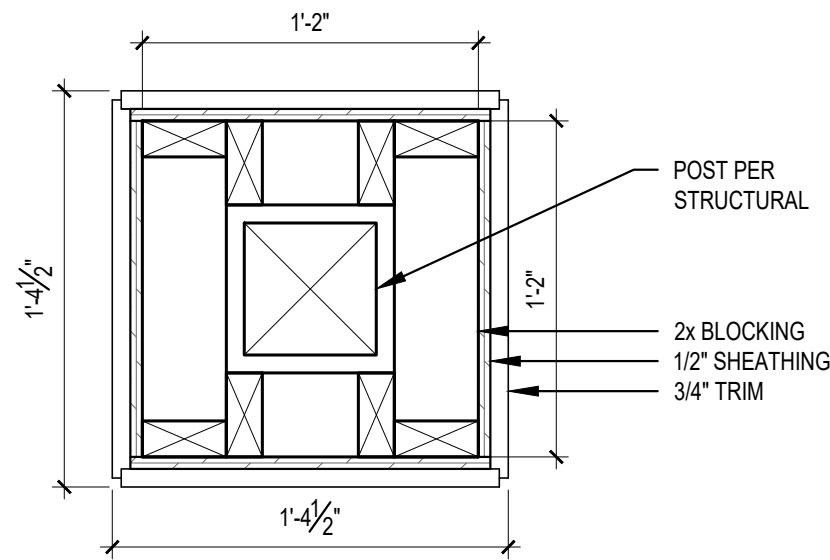
SCALE: IF SHEET IS LESS THAN 24" x 36", IT IS
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PERMIT SUBMITTAL	2/7/2025
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A6.0



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



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

REVISIONS:	
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PLOT DATE: 2/7/2025

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2/7/2025

A6.1

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
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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

FOUNDATION PLAN...S-2

FOUNDATION PLAN...S-2.1

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

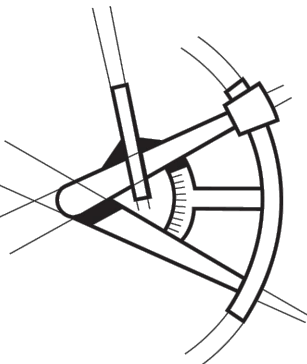
STRUCTURAL DETAILS...SD-3

STRUCTURAL DETAILS...SD-4

STRUCTURAL PLAN NOTES...SD-5



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REVISIONS			
△	DESCRIPTION	DATE	BY

-

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

PROJECT NUMBER
S241205-3

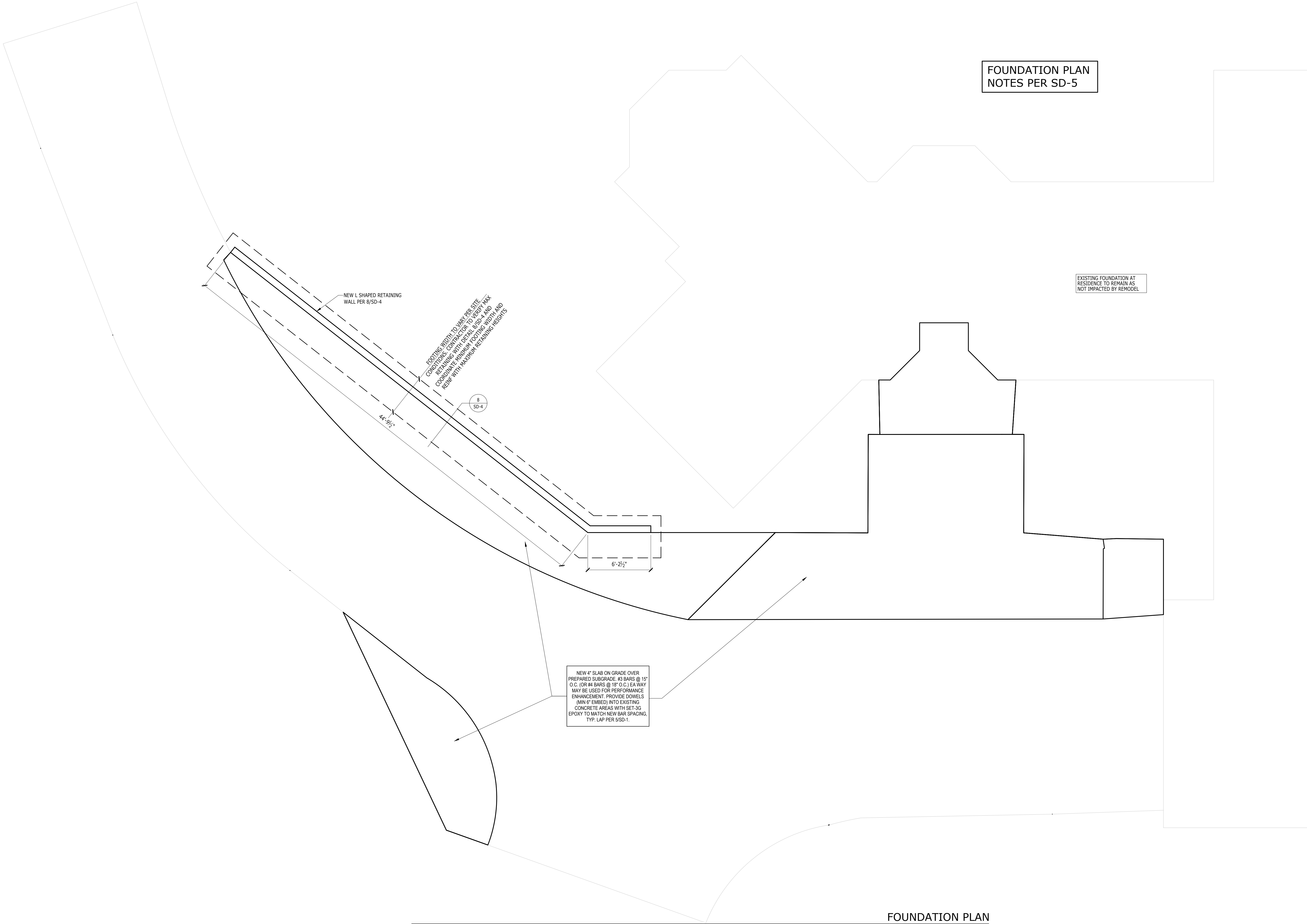
DRAWN BY - SS

CHECKED BY - KJ

SHEET DATE - 02-05-2025

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

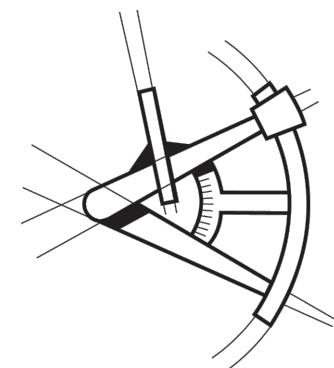
DESCRIPTION	COVER SHEET	S-0
		SHEET



FOUNDATION PLAN
NOTES PER SD-5



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REVISIONS			
△	DESCRIPTION	DATE	BY

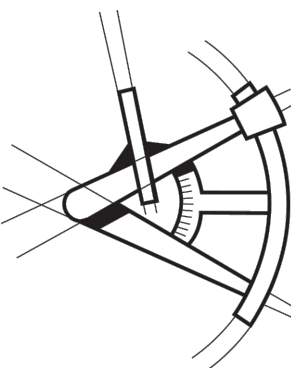
PROJECT NAME
O'NEIL POOL DECK EXTENSION
8030 SE 20TH ST MERCER ISLAND, WA 98040
PROJECT NUMBER
S241205-3

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

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

DESCRIPTION	FOUNDATION PLAN	SHEET	S-2

FOUNDATION PLAN



DESCRIPTION	DATE
-------------	------

O'NEIL POOL DEC
EXTENSION
8030 SE 20TH ST
RCER ISLAND, WA 9

PROJECT NUMBER
S241205-3

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MEET DATE - 02-05-202

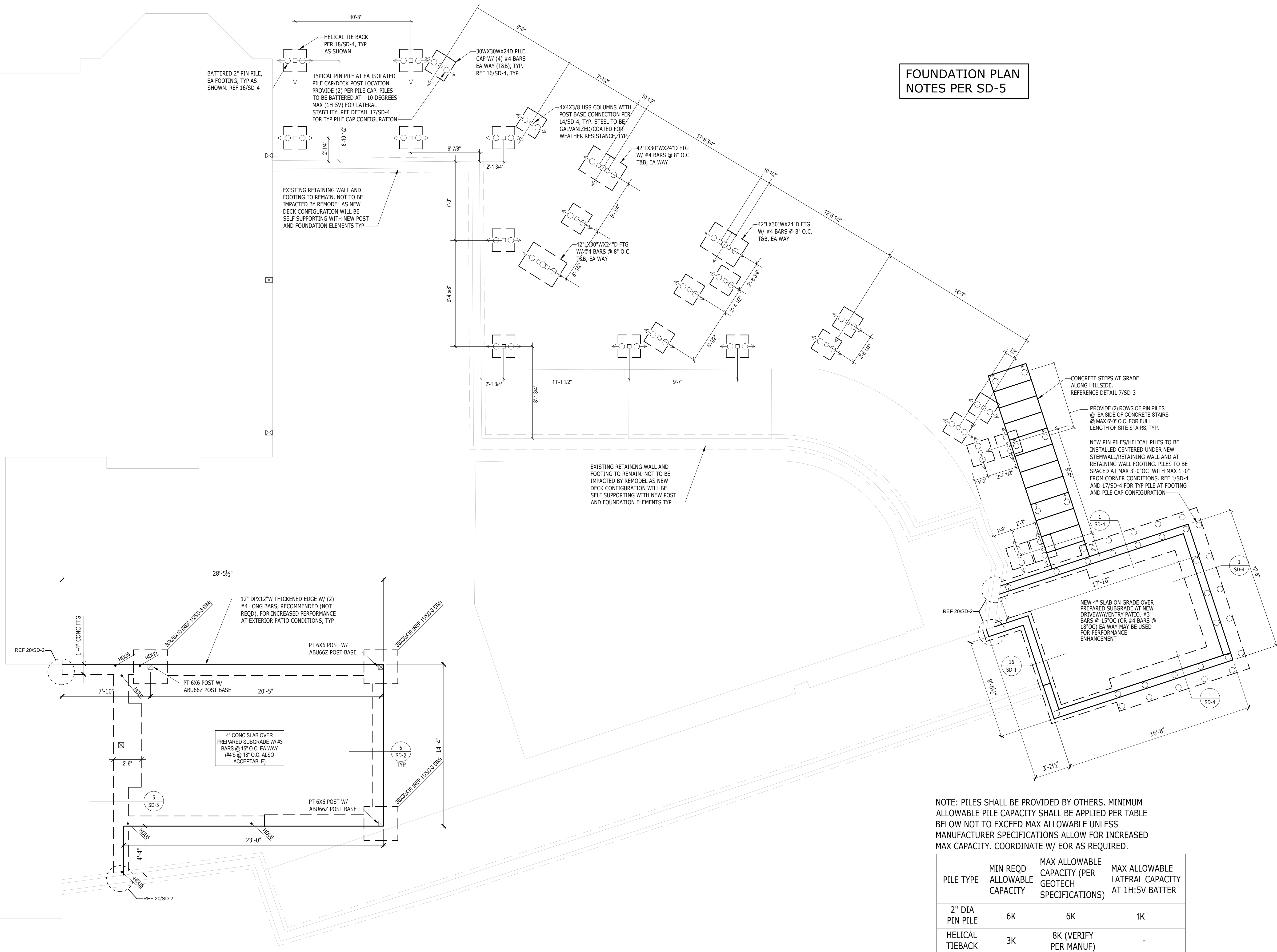
SCALE

4X36 SHEET: 1/4"=1'

FOUNDATION PLAN	
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S-2.1

SHEET



FOUNDATION PLAN
NOTES PER SD-5

CONCRETE STEPS AT GRADE
ALONG HILLSIDE.
REFERENCE DETAIL 7/SD-3

PROVIDE (2) ROWS OF PIN PILES
@ EA SIDE OF CONCRETE STAIRS
MAX 6'-0" O.C. FOR FULL
LENGTH OF SITE STAIRS, TYP.

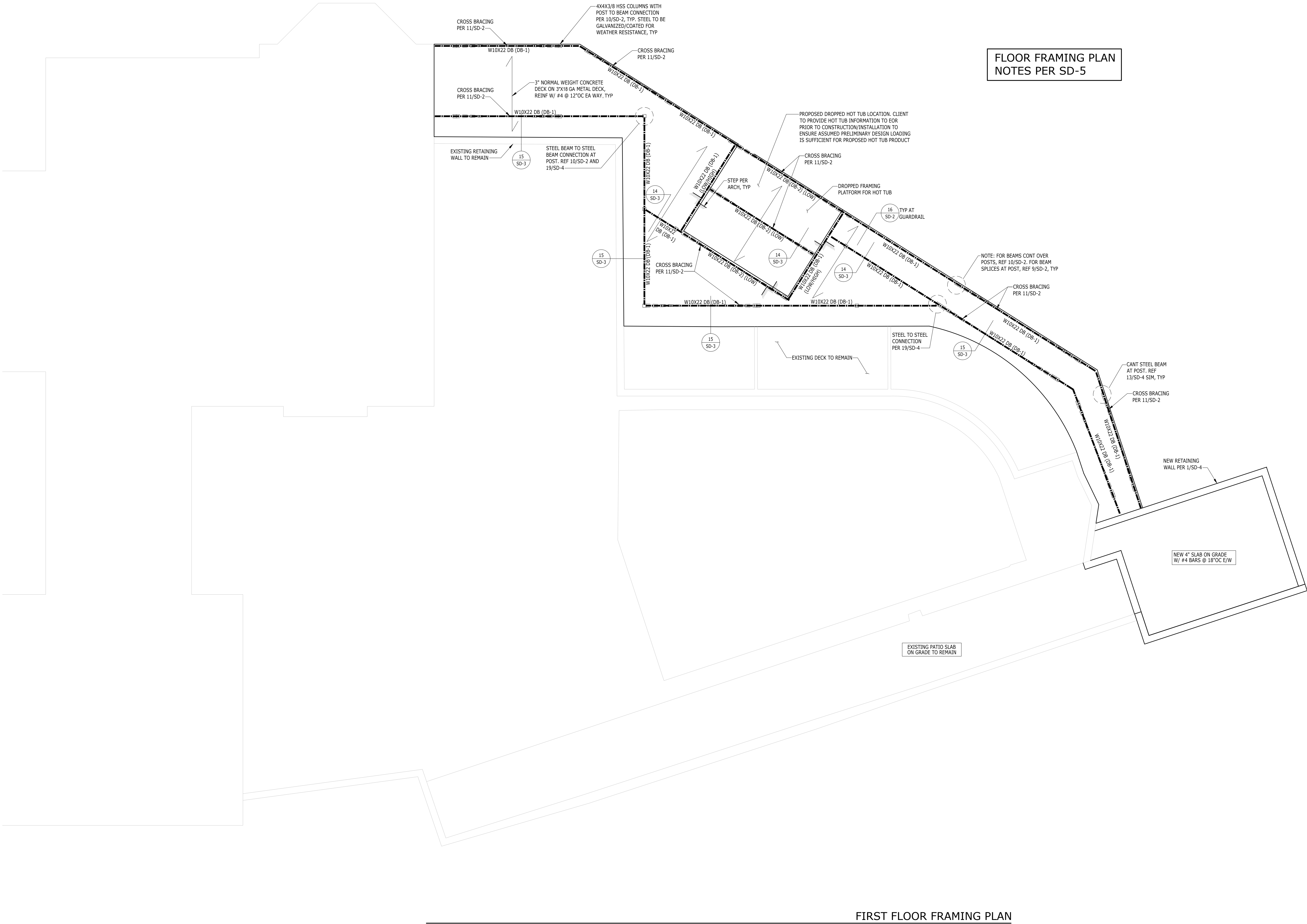
NEW PIN PILES/HELICAL PILES TO BE INSTALLED CENTERED UNDER NEW STEMWALL/RETAINING WALL AND AT RETAINING WALL FOOTING. PILES TO BE SPACED AT MAX 3'-0" OC WITH MAX 1'-0" FROM CORNER CONDITIONS. REF 1/SD-4 AND 17/SD-4 FOR TYP PILE AT FOOTING AND PILE CAP CONFIGURATION

NEW 4" SLAB ON GRADE OVER
PREPARED SUBGRADE AT NEW
DRIVEWAY/ENTRY PATIO. #3
BARS @ 15"OC (OR #4 BARS @
18"OC) EA WAY MAY BE USED
FOR PERFORMANCE
ENHANCEMENT

NOTE: PILES SHALL BE PROVIDED BY OTHERS. MINIMUM ALLOWABLE PILE CAPACITY SHALL BE APPLIED PER TABLE BELOW NOT TO EXCEED MAX ALLOWABLE UNLESS MANUFACTURER SPECIFICATIONS ALLOW FOR INCREASED MAX CAPACITY. COORDINATE W/ EOR AS REQUIRED.

PILE TYPE	MIN REQD ALLOWABLE CAPACITY	MAX ALLOWABLE CAPACITY (PER GEOTECH SPECIFICATIONS)	MAX ALLOWABLE LATERAL CAPACITY AT 1H:5V BATTER
2" DIA PIN PILE	6K	6K	1K
HELICAL TIEBACK	3K	8K (VERIFY PER MANUF)	-

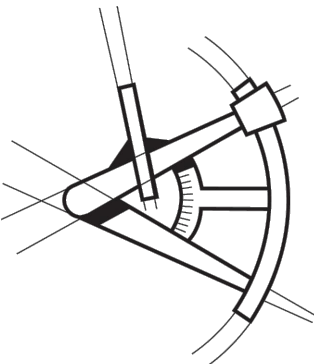
FOUNDATION PLAN



FLOOR FRAMING PLAN
NOTES PER SD-5



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PROJECT NAME

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PROJECT NUMBER

S241205-3

DRAWN BY - SS

CHECKED BY - KJ

SHEET DATE - 02-05-2025

SCALE

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

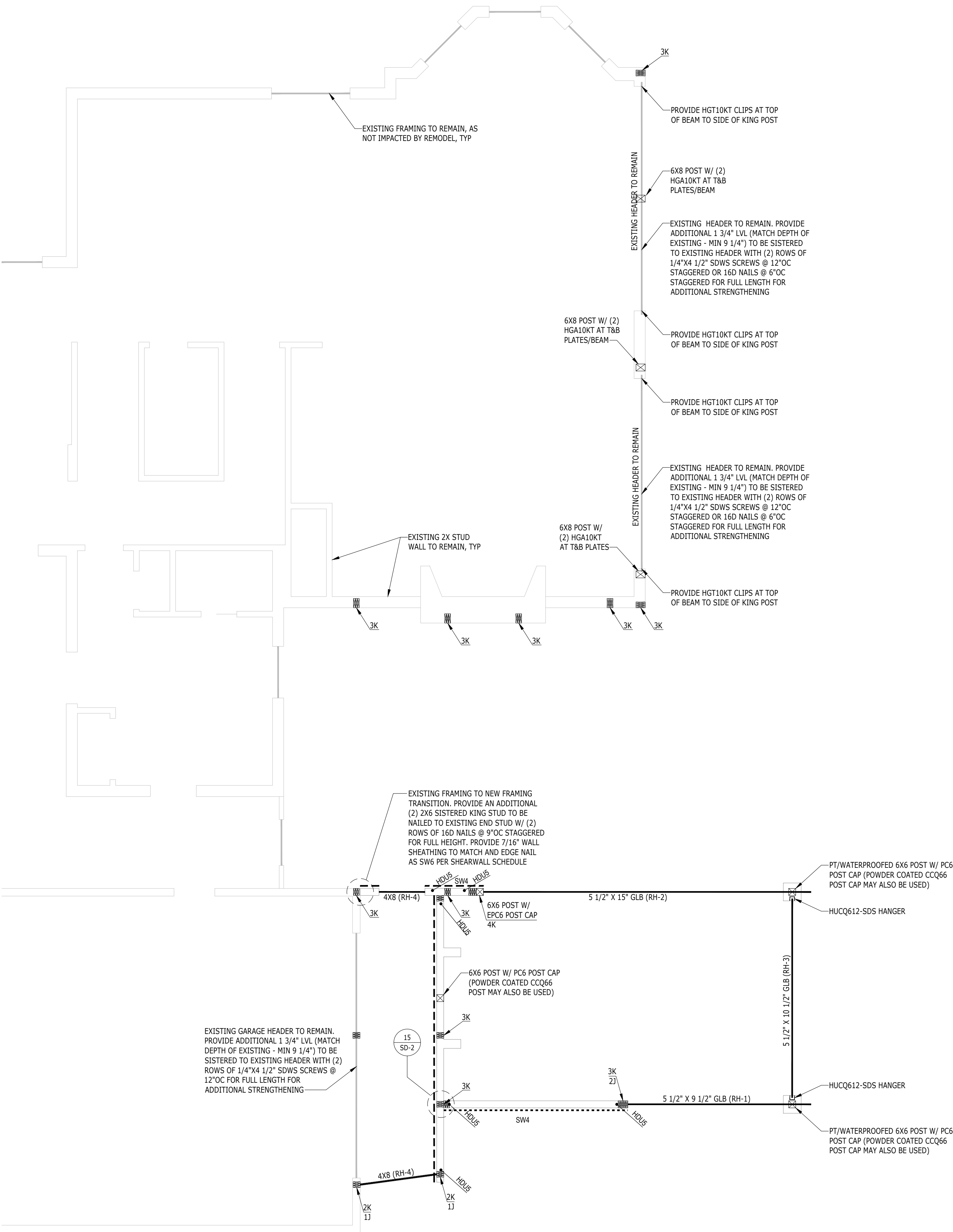
DESCRIPTION

FIRST FLOOR FRAMING PLAN

S-3

SHEET

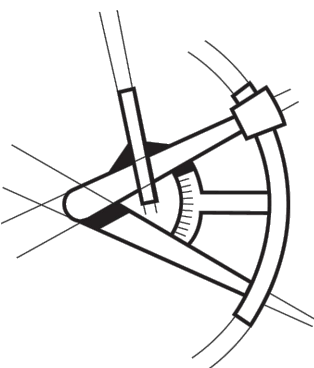
FIRST FLOOR FRAMING PLAN



WALL FRAMING AND SHEAR
WALL PLAN NOTES PER SD-5



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PROJECT NUMBER

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DRAWN BY - SS

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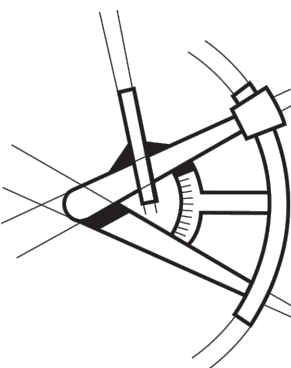
SHEET DATE - 02-05-2025

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



4X36 SHEET: 1/4"=1'

ROOF F		
--------	--	--

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
24" X 24" X 10"	(3)#4, EA WAY, BTM
30" X 30" X 10"	(4)#4, EA WAY, BTM
36" X 36" X 12"	(5)#4, EA WAY, BTM
42" X 42" X 12"	(5)#4, EA WAY, BTM
48" X 48" X 12"	(6)#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

1 STEM WALL AT EXTERIOR

2 ISOLATED INTERIOR FOOTING

#4 x 36" BAR @ 24" CENTERED HORIZONTALLY ON JOINT

CONSTRUCTION JOINT

SAWCUT OR 1 1/2" PREMOLDED JOINT

CONTROL JOINT

SLAB PER PLAN

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.

3 CRAWL SPACE VENTILATION

4 STEP AT WALL FOOTING

5 CORNER BARS AT CONCRETE WALLS

SIMILAR AT RAISED STEM WALL SECTION

7 CONSTRUCTION/CONTROL JOINT DETAILS

FLOOR

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

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

CONCRETE STEM WALL

PONY WALL

CONC STEM WALL

HOLDOWN PER PLAN

TABLE: HOLDOWN TO CONCRETE, STHD14, HDU8, HDU11, (2) MST48 OR (2) HDU5, (2) MST48 OR (2) HDU8, (2) MST48 OR (2) HDU11

PROVIDE THIS DETAIL WHEN HOLDOWN STRAPS MUST OVERLAP FOR PROPER INSTALLATION

*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

9 STHD HOLDOWN INSTALLATION

10 FOUNDATION SECTION AT HOLDOWN

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

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. THURIELL
STATE OF WASHINGTON
REGISTERED PROFESSIONAL ENGINEER

LONGITUDE
ONE TWENTY[®]
ENGINEERING & DESIGN

REVISIONS

Δ	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

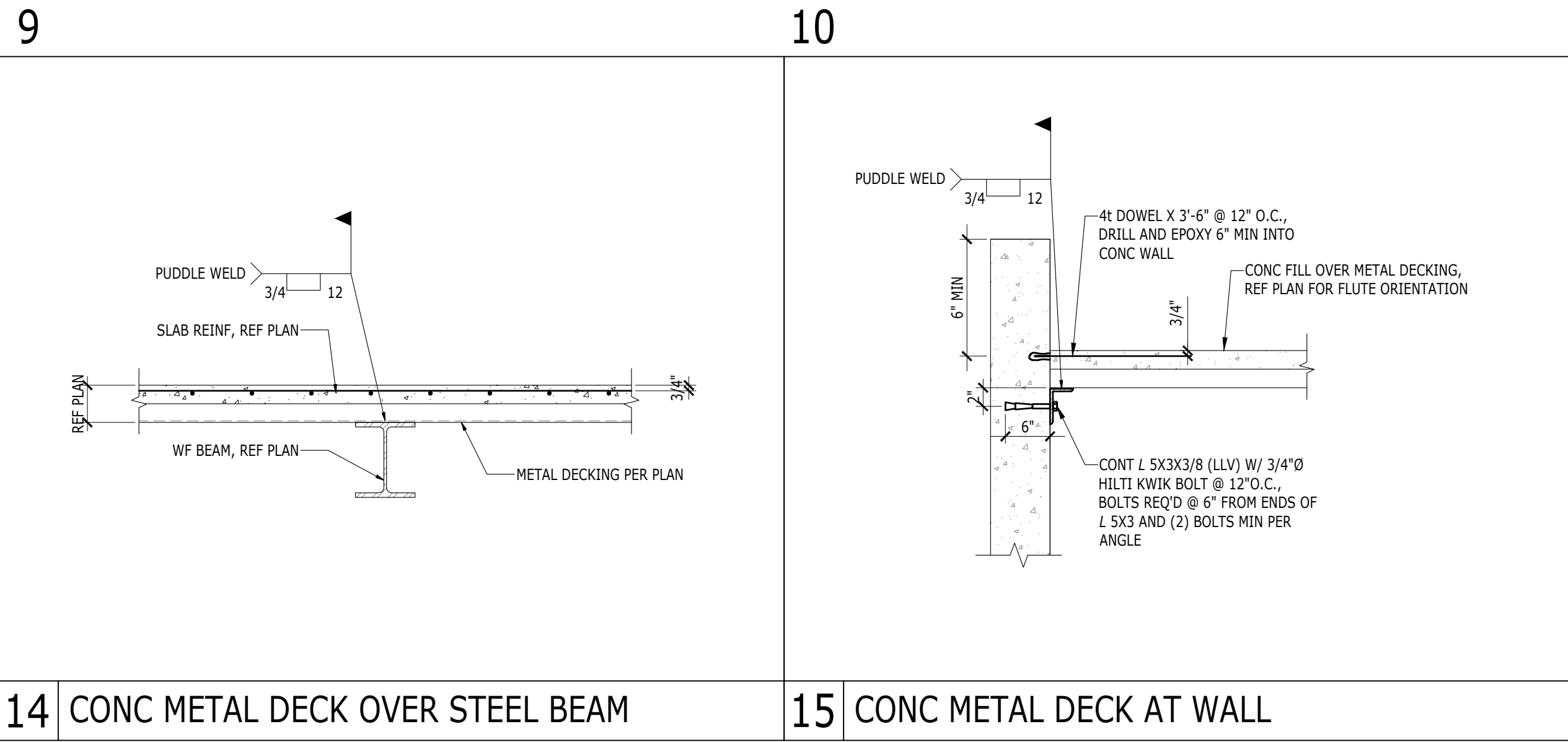
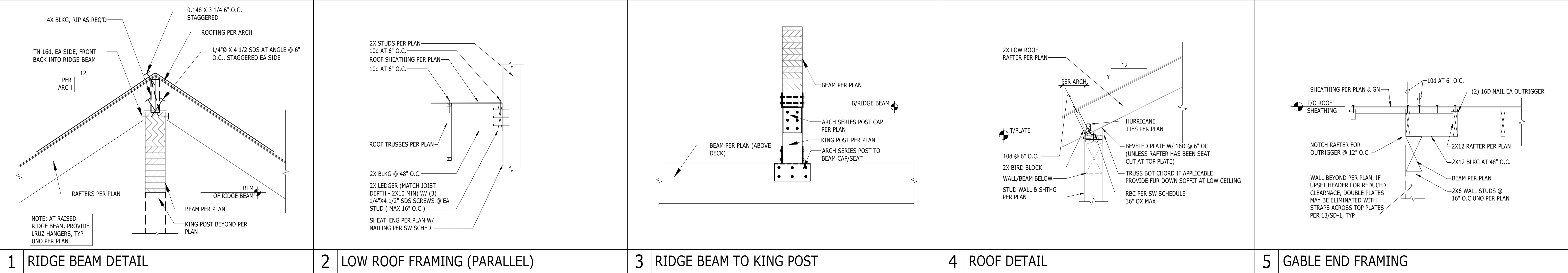
SHEET DATE - 02-05-2025

SCALE

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

STRUCTURAL DETAILS

SD-1



MANG R. THUREJELL
STATE OF WASHINGTON
PROFESSIONAL ENGINEER
14505

LONGITUDE
ONE TWENTY°
ENGINEERING & DESIGN

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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:

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17/SD-1

TYP NON-LOAD BEARING WALL FRAMING

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:

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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

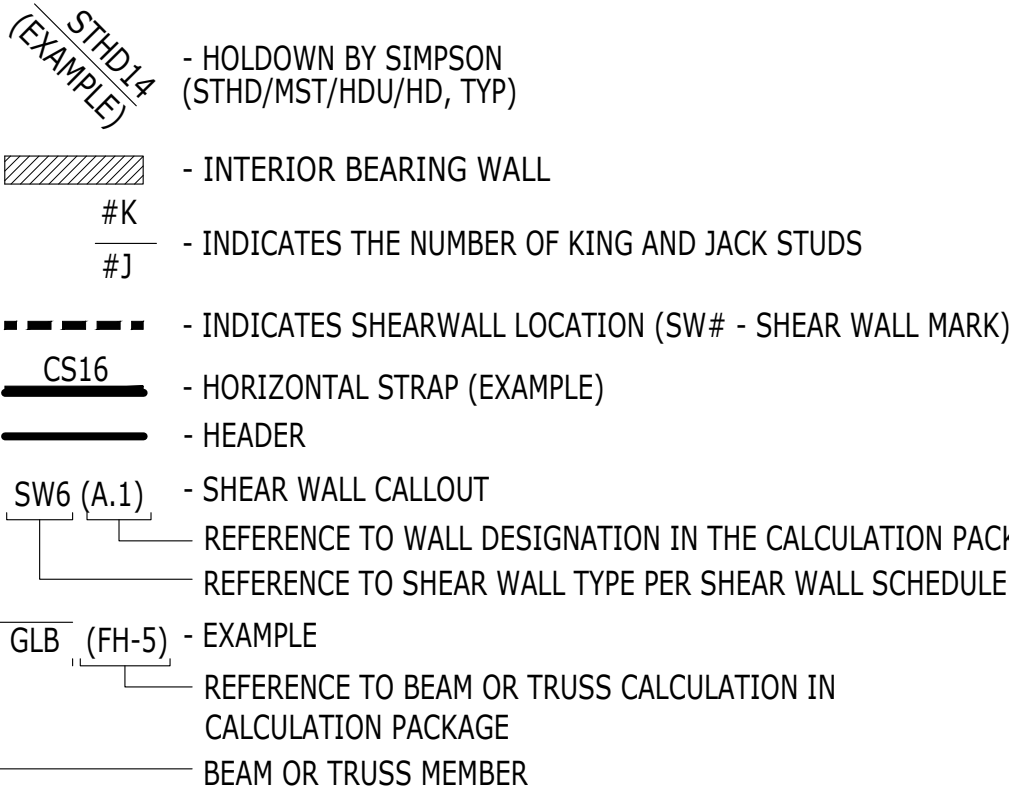
FORCE-TRANSFER AROUND WINDOWS DETAIL

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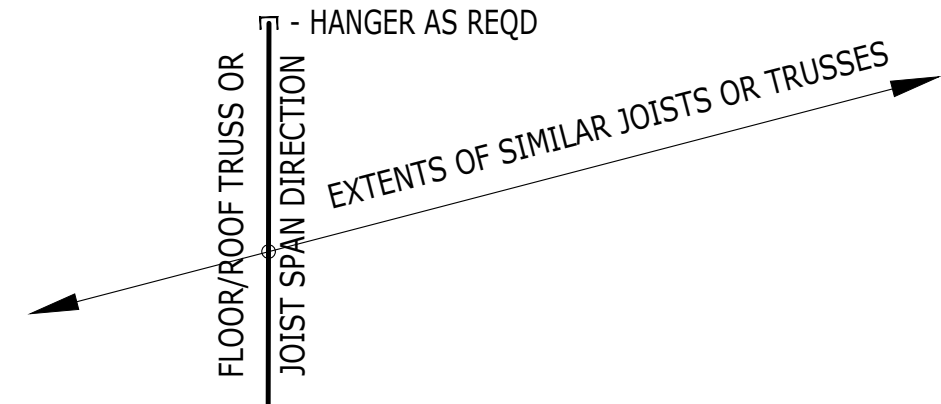
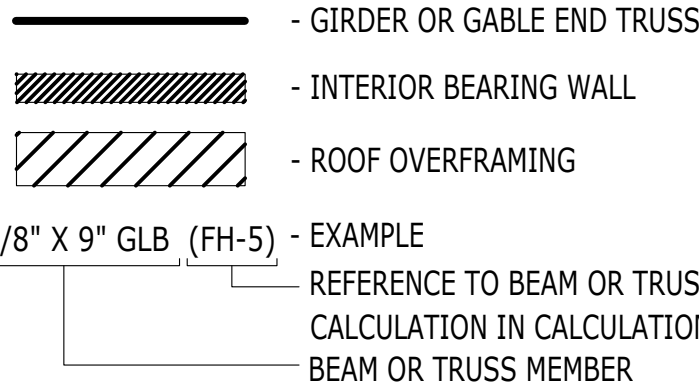
3/SD-2

TYP HEADER FRAMING

FRAMING AND SHEATHING LEGEND



FRAMING 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:

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17/SD-1

TYP NON-LOAD BEARING WALL FRAMING

•

18/SD-1

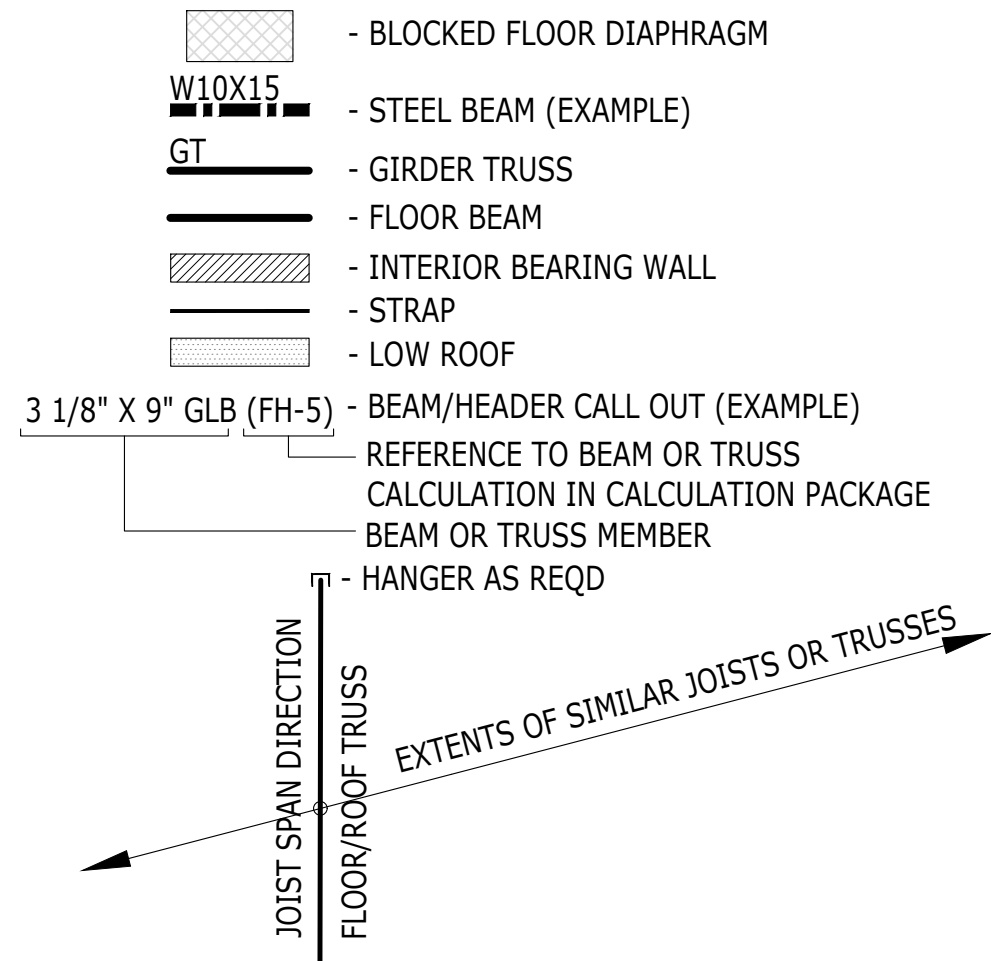
TYP FRAMING AT INTERIOR BEARING WALL

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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

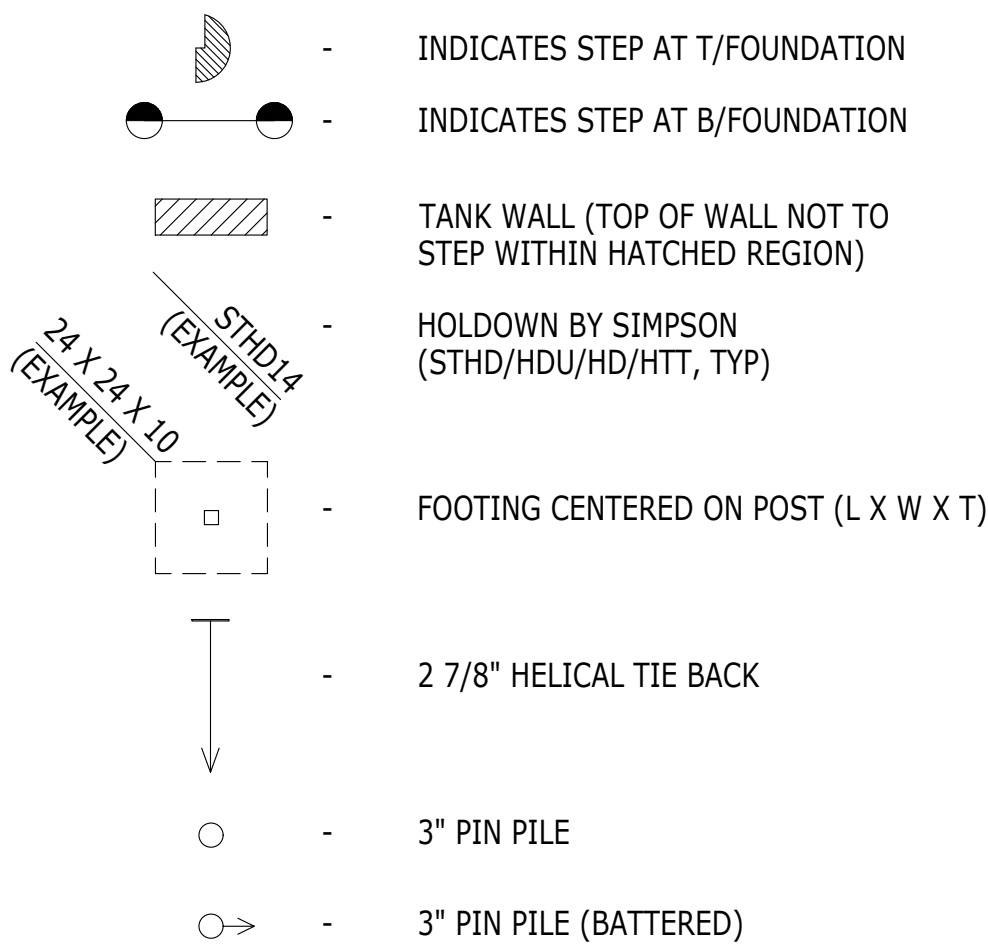
TYP HOLDOWN INSTALLATION

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12/SD-1

TYP PONY WALL DETAIL

FOUNDATION LEGEND



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"

DESCRIPTION

STRUCTURAL PLAN NOTES

SD-5

SHEET