

Project Scope:
Replace and reduce size of existing back deck.
Replace and enlarge existing front porch.

Critical Area Review 1. Based on modification 2.a.
"The structure is enlarged not more than a cumulative total of 200 square feet larger than its footprint as of January 1, 2005"

Site Address: 8424 SE 44th St. Mercer Is. WA 98040

Legal Description:
N 136 FT OF S 166 FT OF E 100 FT OF W 330 FT OF NW 1/4

Zoning: R-9.6 Mercer Island

Parcel: 182405-9049

Lot Slope Calculation

Highest Elev Point of Lot	330'
Lowest Elev Point of Lot	306'
Elevation Difference	24'
Horz Dist High to Low	100'
Lot Slope 24/100 =	26%

Gross Lot Area = 13,000 SQ FT.
Net Lot Area = 13,000 SQ FT.

Lot Coverage Calc.
Allowed Lot Coverage 4550 (35%)

Existing House Roof Area 2252 SQ Ft.
Existing Carport Roof Area 897 SQ FT.
Existing Driveway Area 785 SQ FT.
Total Existing Lot Coverage 3934 SQ FT. (30.3%)

Hardscape Calc
Allowed Hardscape = 9% 1170 SQ Ft.

Exstng Uncovered back deck area 146 SQ FT.
Existing Uncovered front porch area 0 SQ Ft.
Total Existing Hardscape Area 146 SQ Ft.

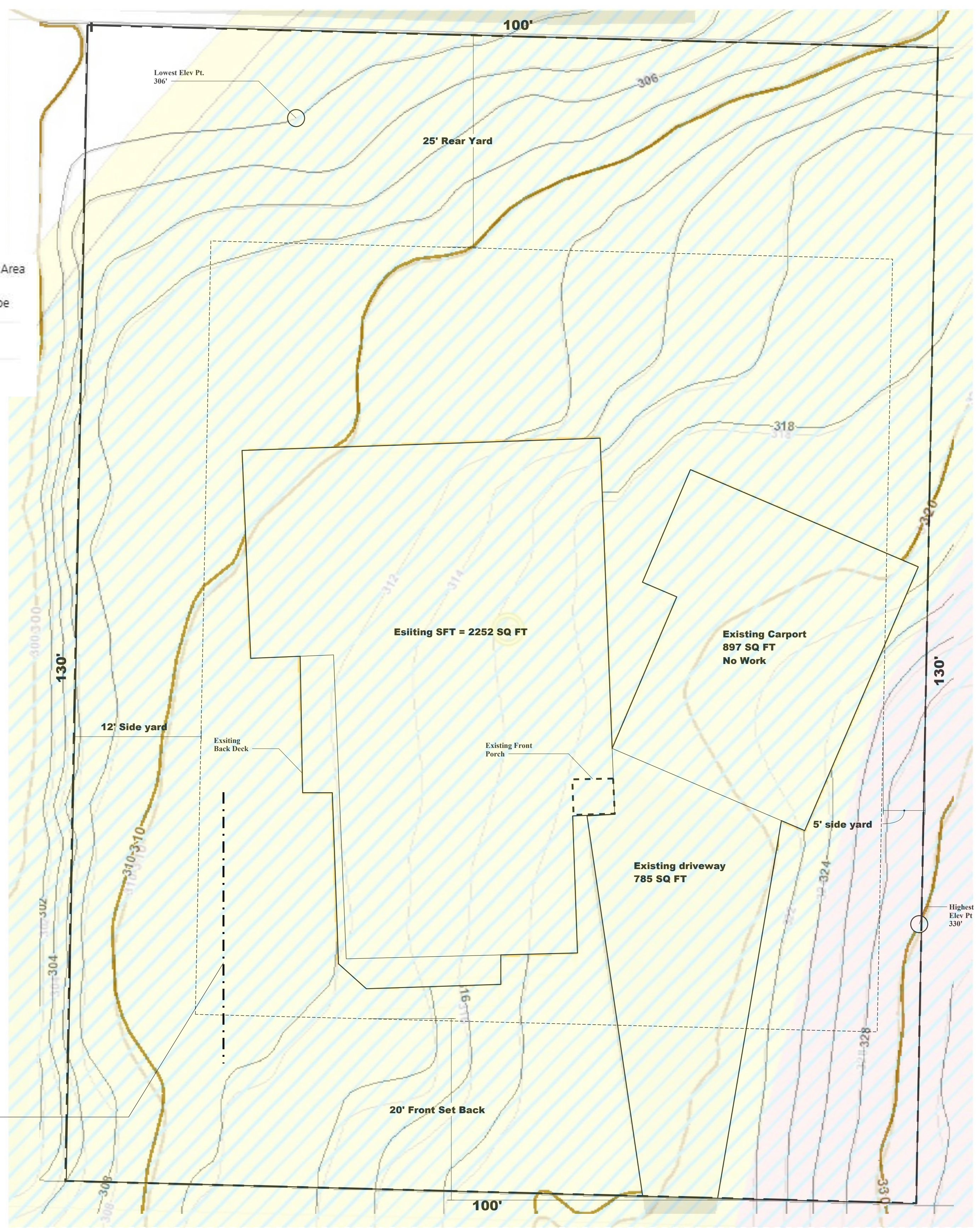
New Portion Uncovered Front Porch 79 SQ FT.
Reduced Back porch uncovered area 138 SQ FT.
Total Hardscape Area 217 SQ FT. (1.66%)

Sauer Deck Project
Soil Disturbance Schedule
BLDG PERMIT 2308-198

- Install Silt Fence per plan .5 day
- Excavate for new footings 1.5 days
- Drive Pipe piles 2 days
- Form, pour, strip footings 3days
- Backfill 1 day
- Total time 8 days.

• **Should uncontrolled runoff occur, work will be halted, appropriate erosion control measures will be implemented and the project geo technical engineer will be contacted.**

Silt Fence
Any soil disturbance to be covered with plastic sheeting.



JOB NAME: Sauer Odel - Decks
PHASE: Permit Set
Address: 8424 SE 44th St.
Mercer Is. WA 98040

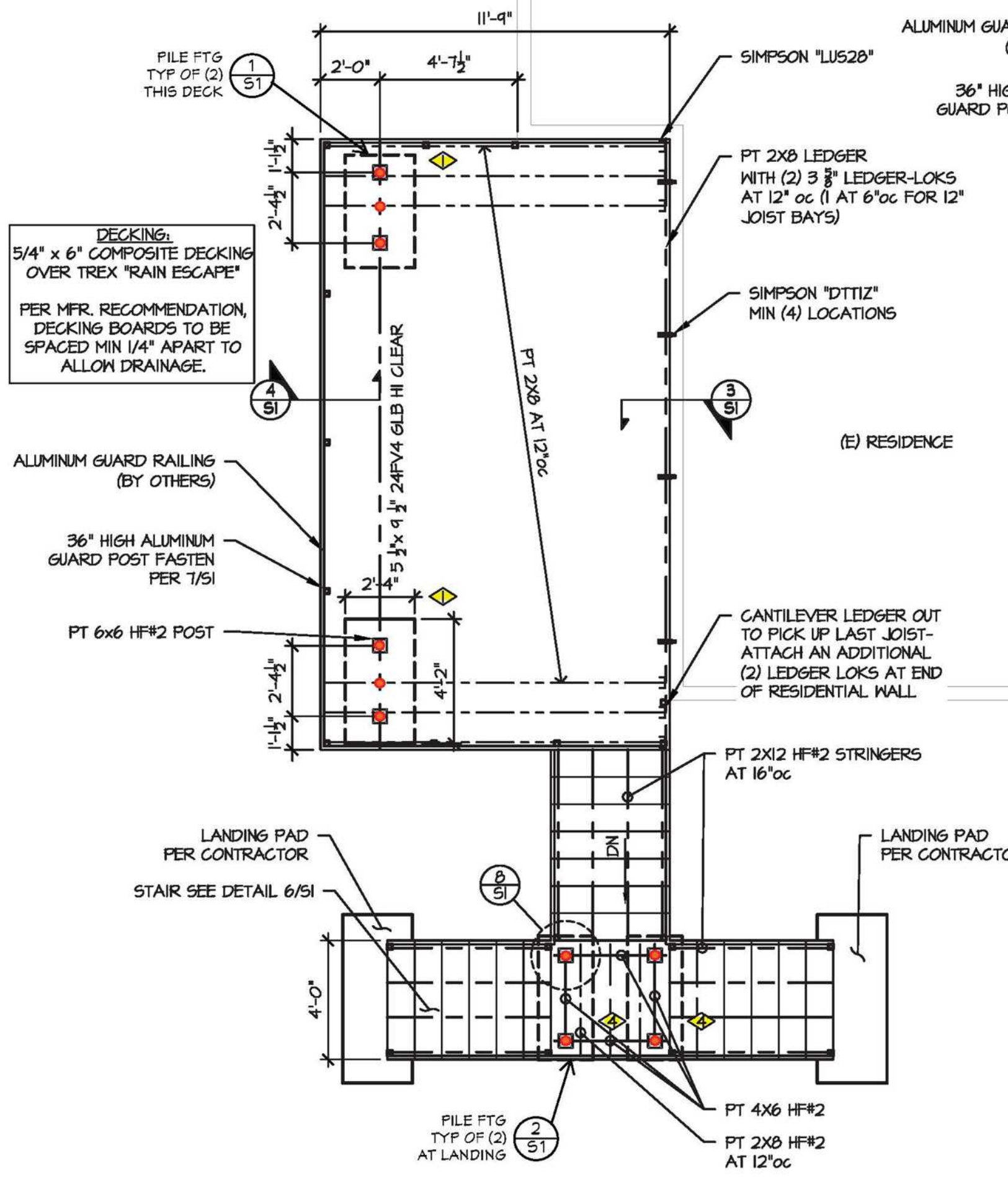
Description:
Archituectual

Date:
08/21/23
Rev 9/6/23

Sheet:
A1

TYPICAL DECK & PATIO FRAMING NOTES:
 ALL WORK TO CONFORM TO CURRENT BUILDING CODE: IRC-2018
 DECK SPANS ENGINEERED FOR: 60-PSF LIVE LOAD, 10-PSF DEAD LOAD.
 ROOF FRAMING ENGINEERED FOR: 25-PSF SNOW LOAD, 12-PSF DEAD LOAD.
 TYPICAL SOIL BEARING CAPACITY = 1500 PSF (ASSUMED).
 CONTRACTOR TO INSTALL FOOTINGS ON FIRM NATIVE SOIL OR THOROUGHLY COMPACTED STRUCTURAL FILL AS REQ'D.
 ALL FRAMING MEMBERS TO BE *PRESSURE TREATED* HEM-FIR #2 OR BETTER UNLESS NOTED OTHERWISE.
 EXPOSED GLULAM BEAMS SHALL BE TREATED *HI-CLEAR* GRADE 24F-V4 FOR STANDARD BEAMS, AND GRADE 24F-V8 FOR BEAMS MARKED [ANTILVERED].
 EXPOSED PARALLAM BEAMS/COLUMNS SHALL BE *POLYMERIZED* PSL-PLIJS.
 ALL POSTS TO BE 6x6 *PRESSURE TREATED* HEM-FIR #2 UNLESS NOTED OTHERWISE.
FASTENER NOTES:
 IRC 312.2 FASTENERS FOR PRESSURE TREATED PRESERVATIVE AND FIRE RETARDANT TREATED WOOD SHALL BE HOT DIPPED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE OR COPPER.
 ALL STRUCTURAL CONNECTOR HARDWARE SHALL BE Z-MAX COATED SIMPSON STRONG-TIE® OR APPROVED EQUIVALENT.
 LEDGER-LOK SCREWS & *THRU-LOK* BOLTS SHALL BE INSTALLED PER MANUFACTURER'S TECHNICAL BULLETINS AND ICC ESR REPORT #1078.
ENGINEERING NOTE:
 PLANS & DETAILS SHOWN HAVE BEEN DESIGNED & ENGINEERED FOR THIS SPECIFIC PROJECT. CONTRACTOR SHALL CONTACT ENGINEER IF SITE CONDITIONS DIFFER OR SUBSTITUTIONS ARE REQUESTED. ALL WORK SHALL BE INSPECTED BY BUILDING OFFICIAL.

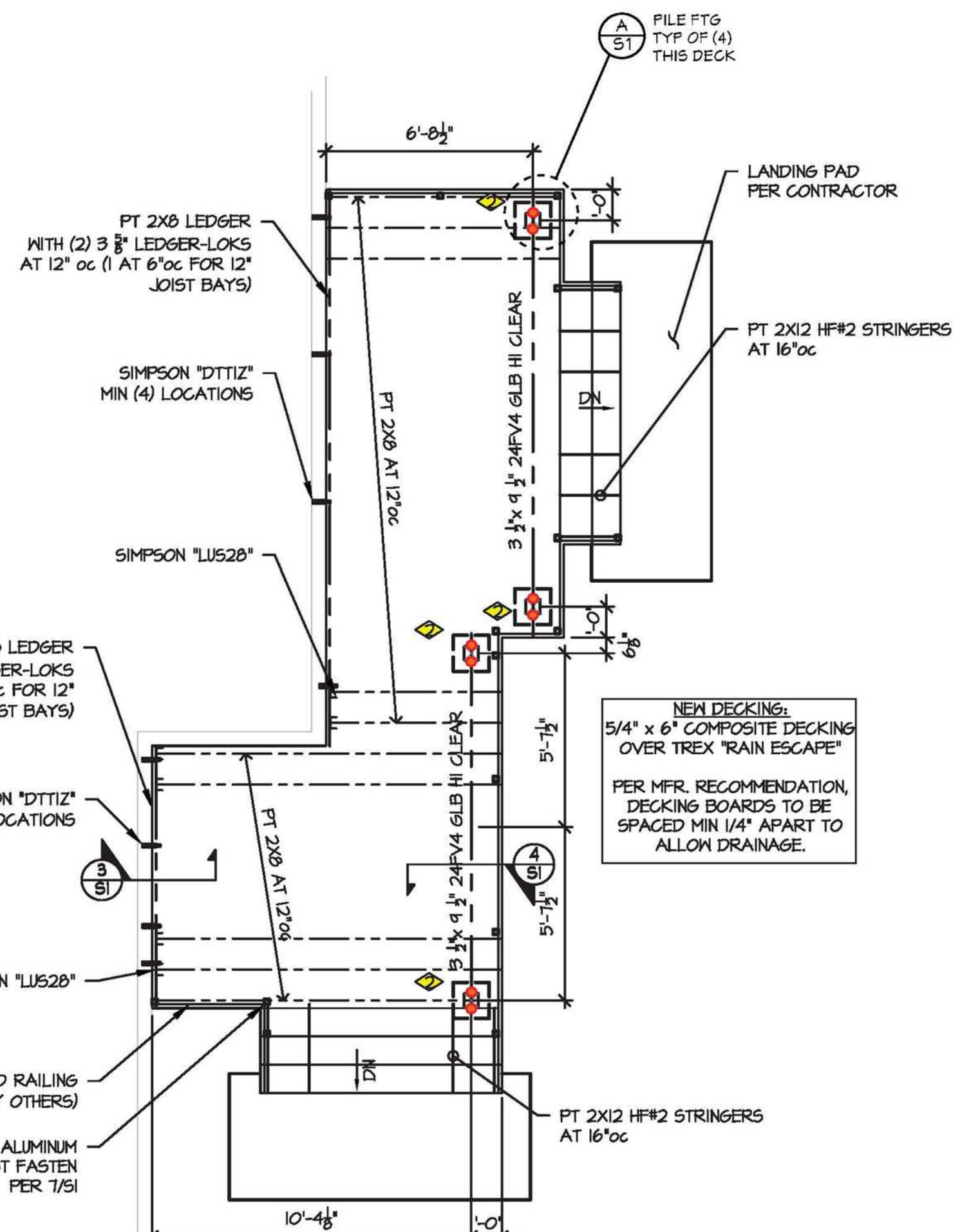
- FOOTING LEGEND:**
- 2'-4" x 4'-2" FOOTING REIN. W/ (4) #4 LONG AND (6) #4 SHORT (PT 6x6 HF#2 POST AND *MFB66* POST BASE)- SEE DETAIL 1/S1
 - 24" SQ CONCRETE FOOTING REIN. WITH (3) #4 EM (PT 4x4 HF#2 POST WITH CBSG44 POST BASE)- SEE DETAIL A/S1
 - 20" x 4'-4" CONCRETE FOOTING REIN W/ (3) #4 SHORT AND (7) LONG (4x6 POST AND CBSG46 POST BASE)- SEE DETAIL 2/S1



DECK FRAMING PLAN

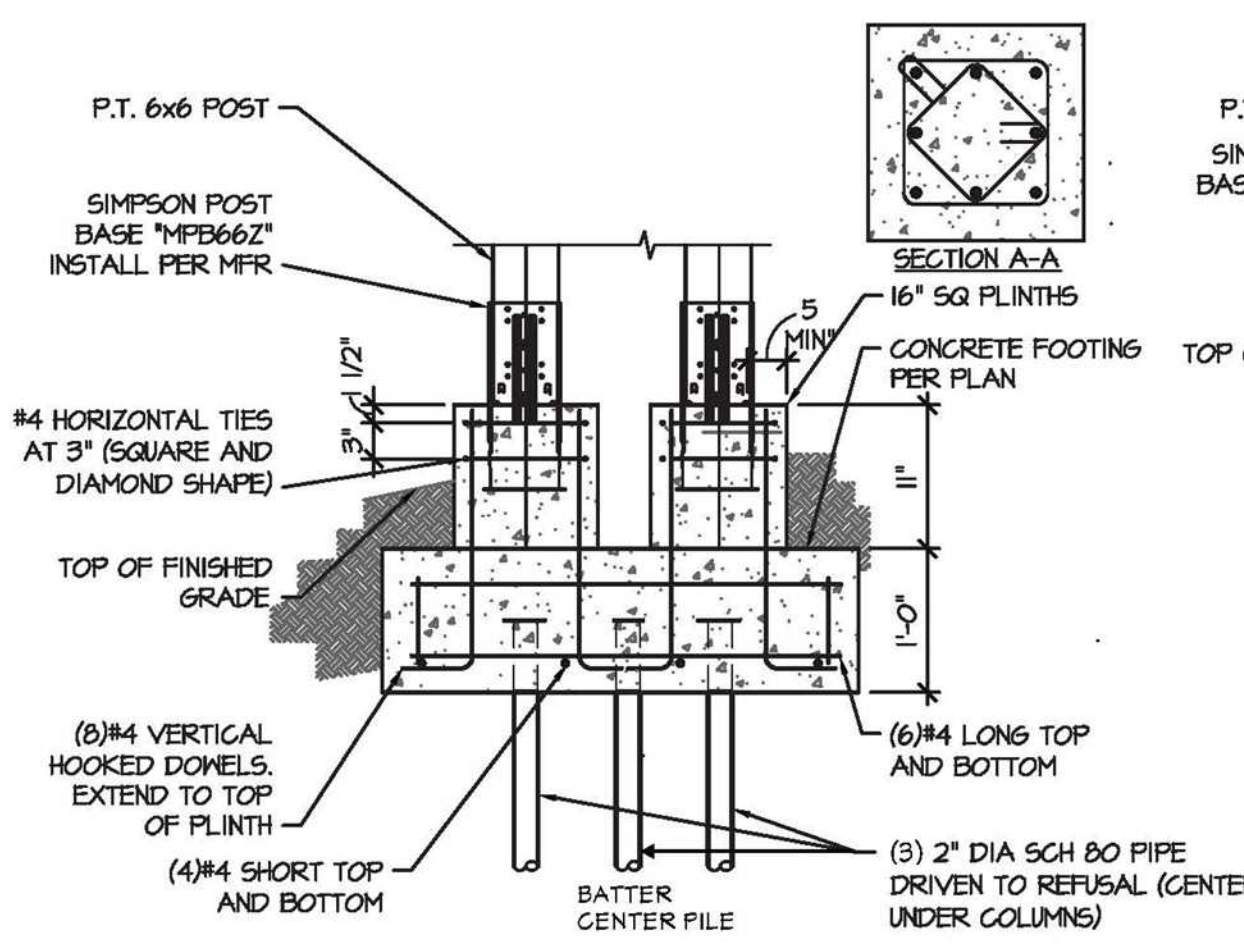
SCALE: 1/4" = 1'-0"

● = 2" dia STEEL PIN PILE (16) REQUIRED
 INSTALL PER PIN PILE SPECIFICATIONS & INSTALLATION NOTES, THIS SHEET



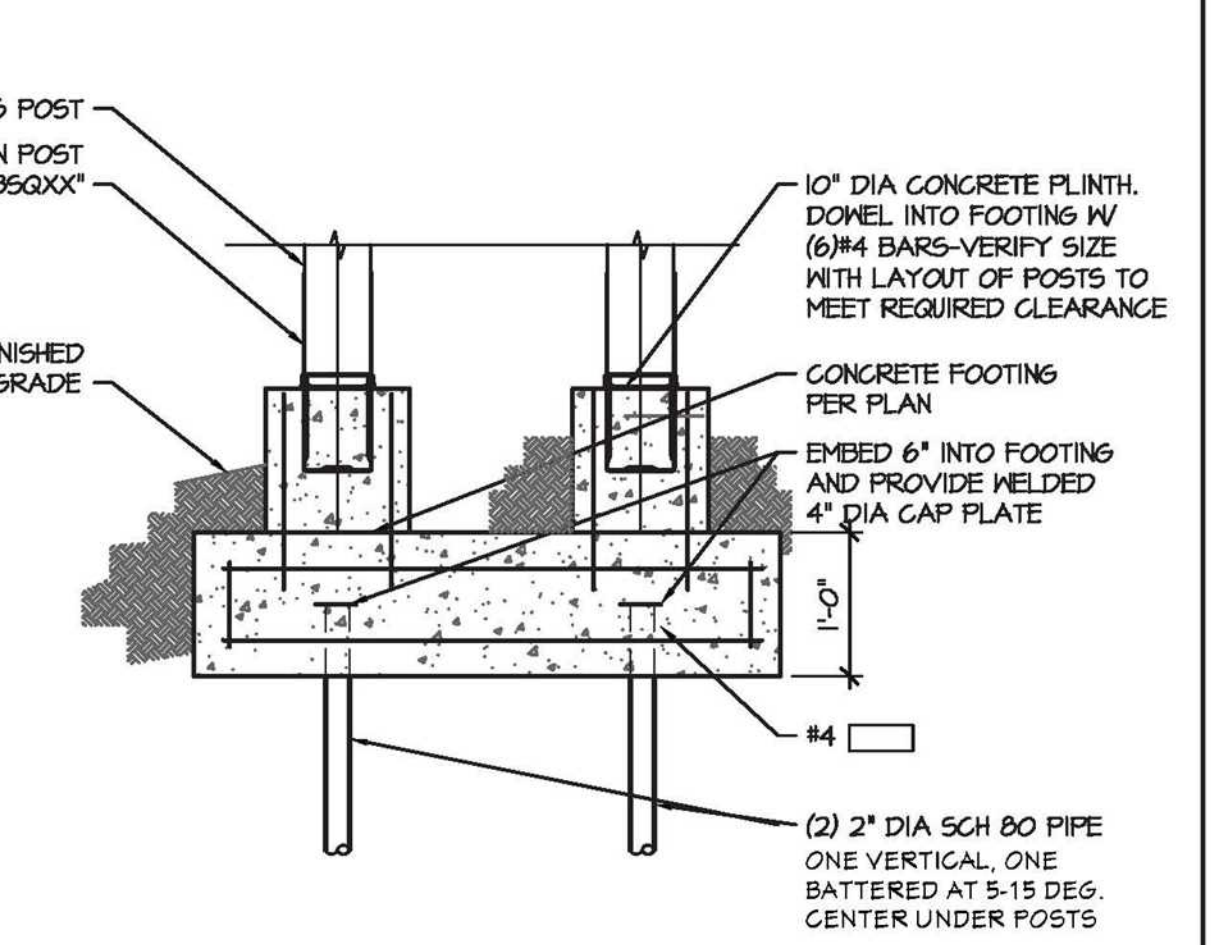
A PIN PILE DETAIL

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



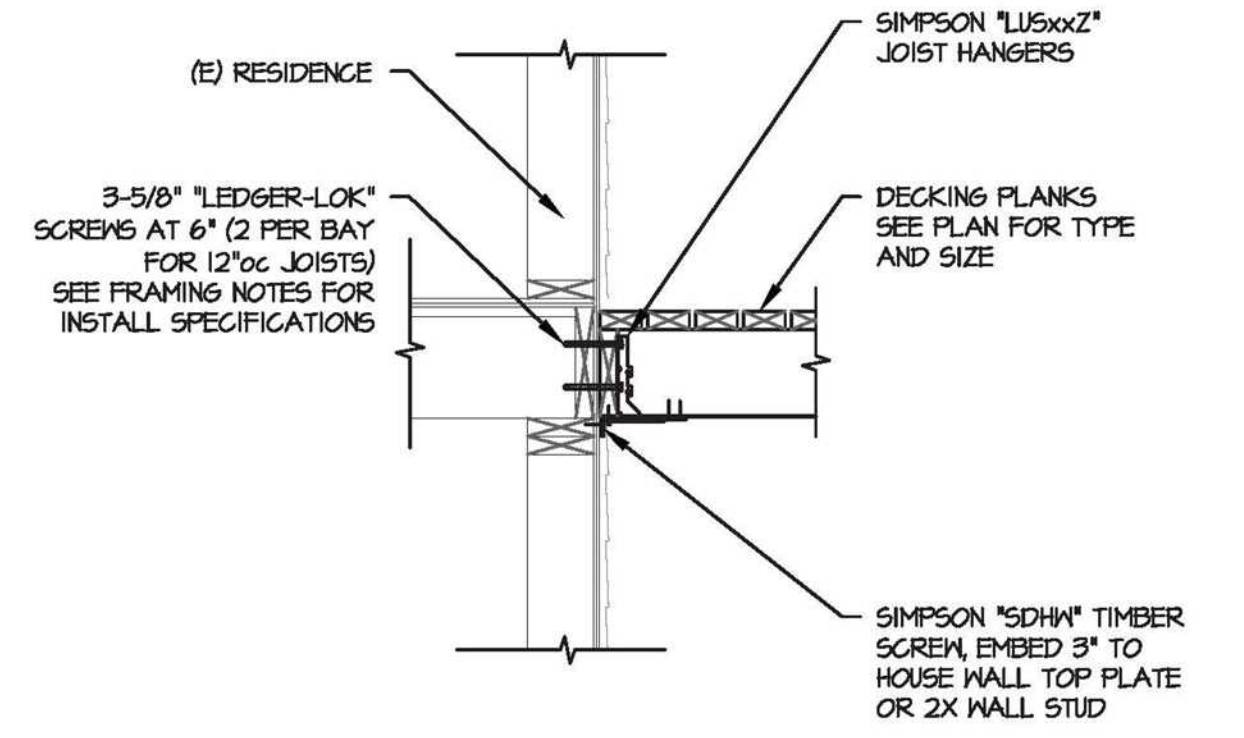
1 (2) POST PIN PILE DETAIL

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



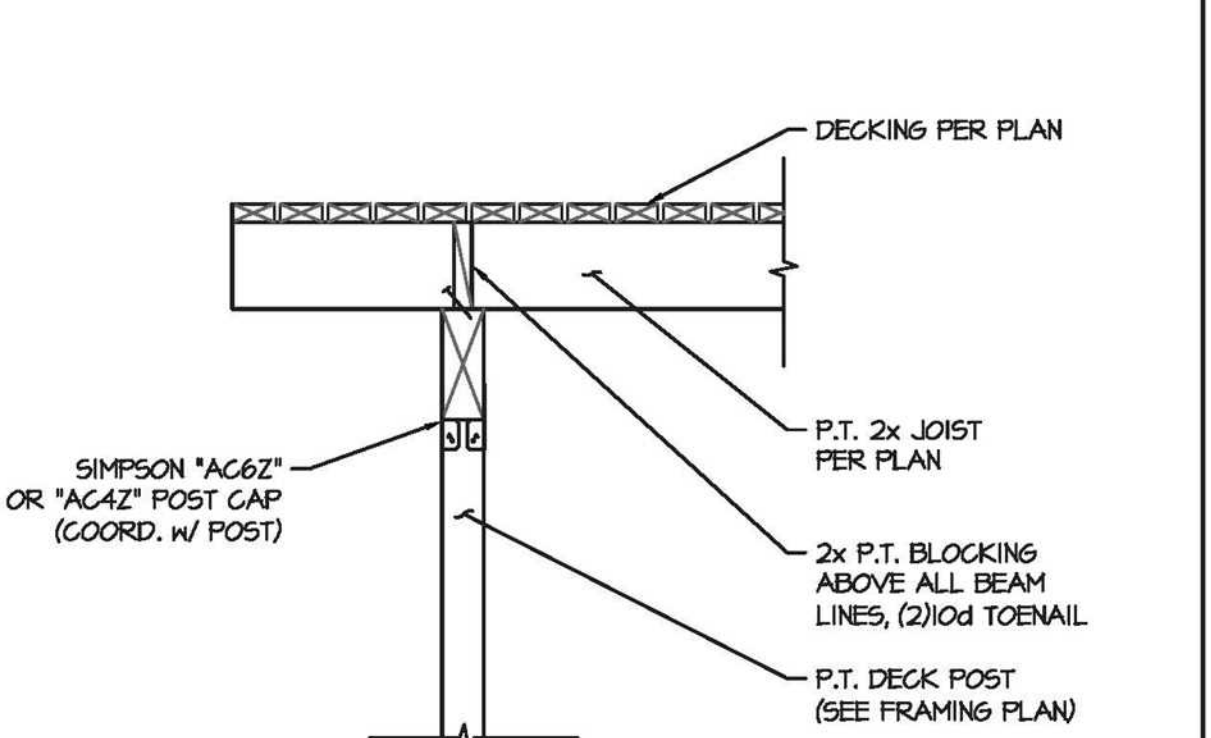
2 (2) POST PIN PILE DETAIL

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



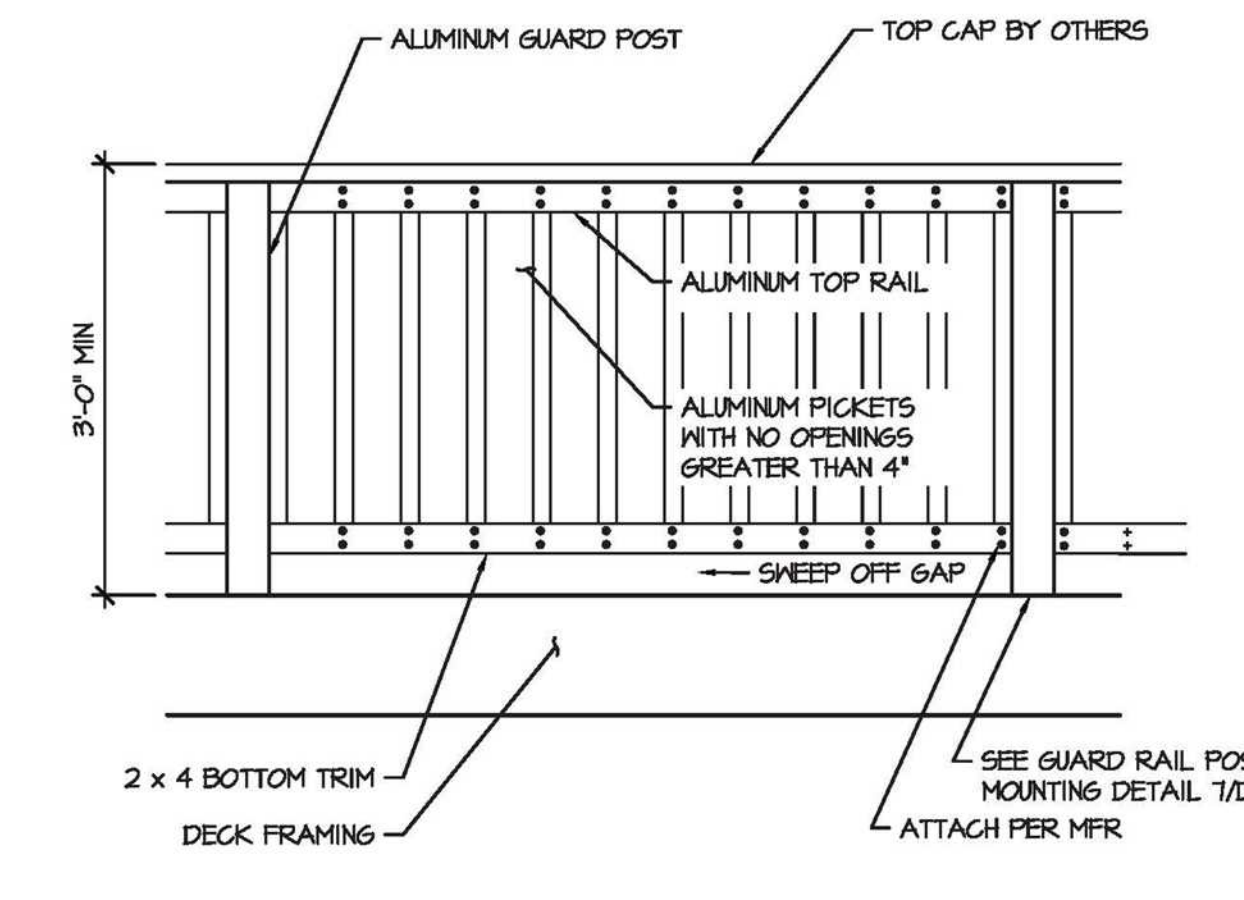
3 LEDGER TO HOUSE CONNECTION

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



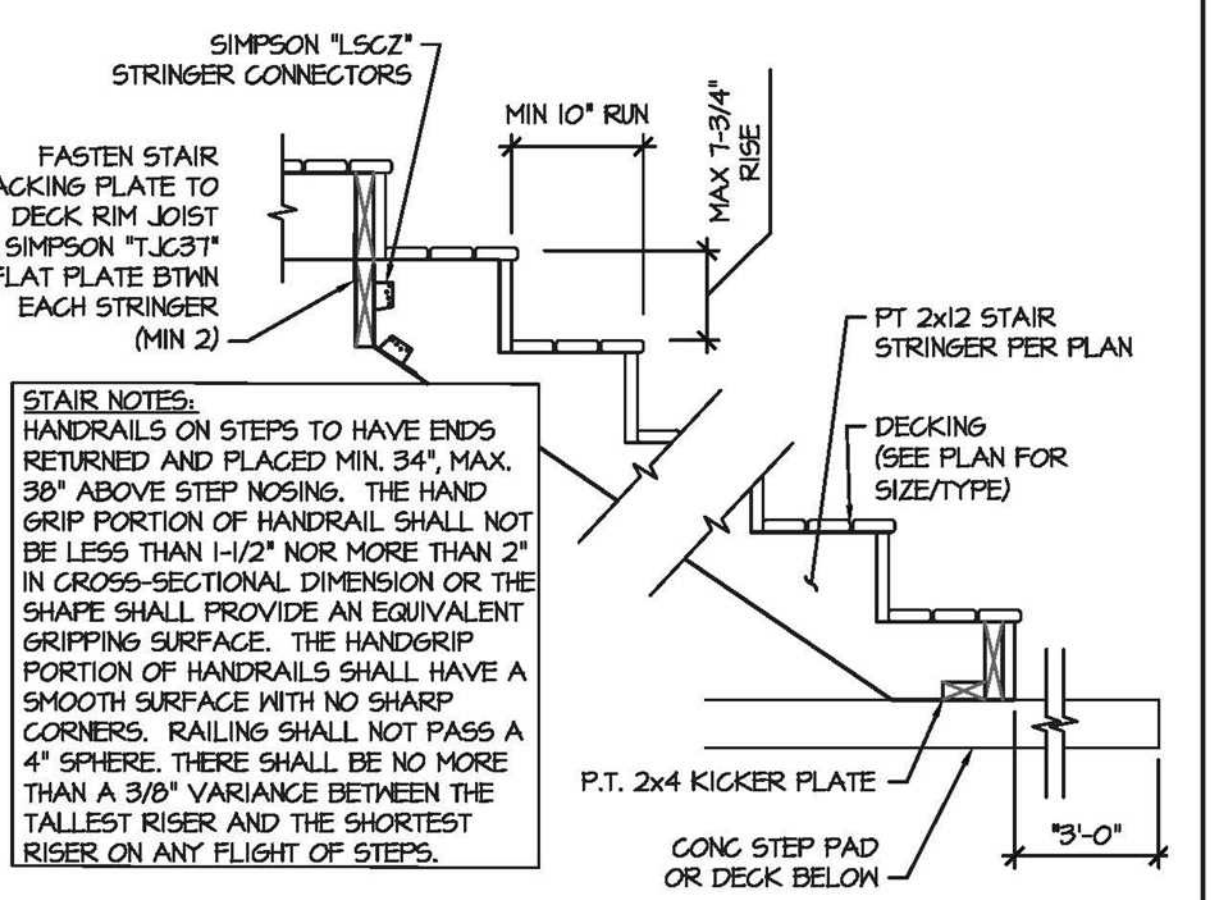
4 POST TO BEAM FRAMING

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



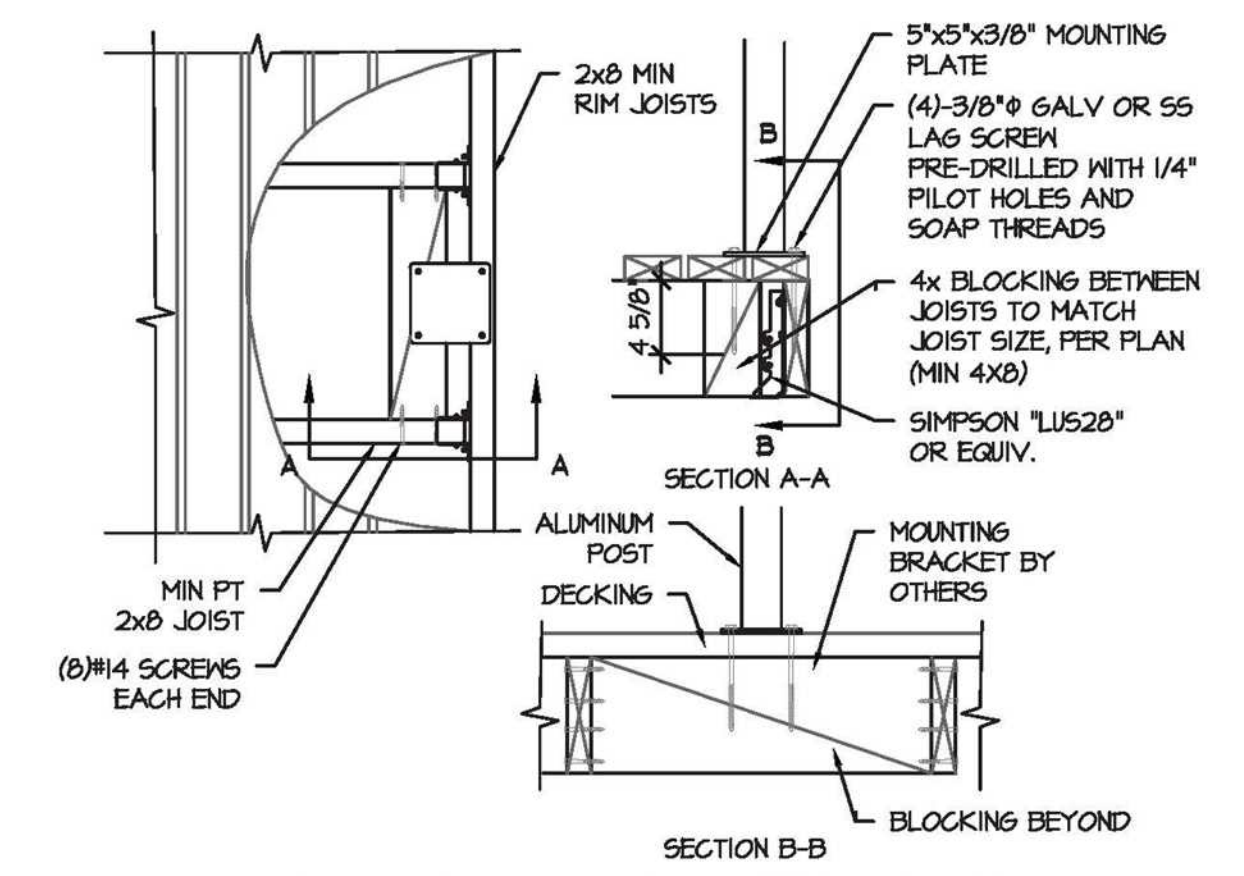
5 PICKET GUARD RAIL

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



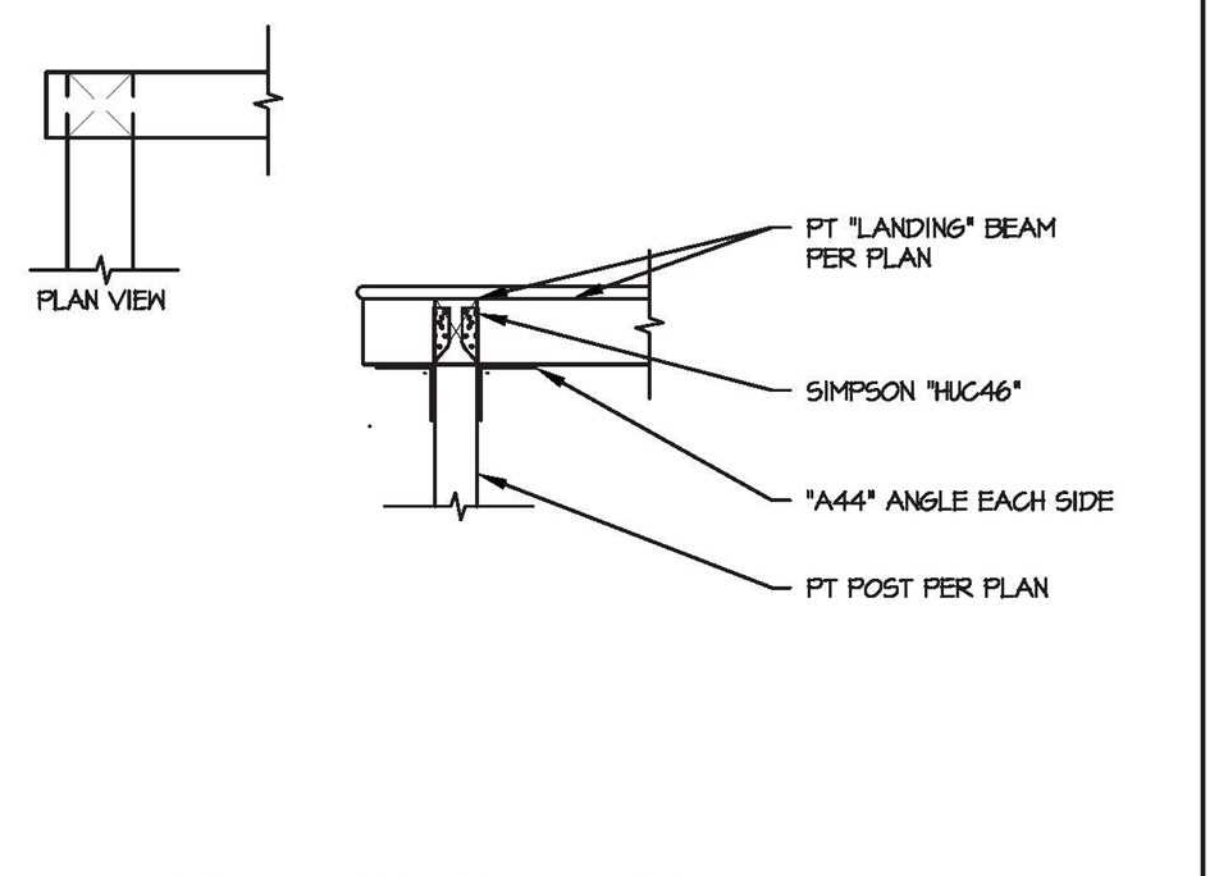
6 STAIR FRAMING DETAIL

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



7 GUARDRAIL POST CONNECTION

SCALE: 1" = 1'-0"



8 STAIR LANDING DETAIL

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



NUMBER	DATE	DESCRIPTION
0	07/17/2023	Permit Set



DECK PLAN AND DETAILS

SAUER DECK
 8424 SE 44TH ST
 Mercer Island, WA

DRAWINGS PROVIDED BY:
ENGINEERED STRUCTURES GLOBAL DESIGN, PLLC
 12540 202nd Place SE
 ISSAQUAH, WA 98027
 206.890.2844
 eng@esg-design.com

DATE:	08/07/2023
SHEET SIZE:	24" x 36"
DRAWING:	S1