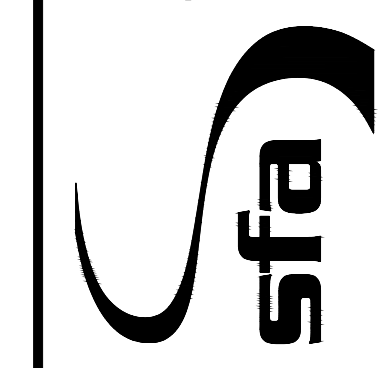


SFA Design Group, LLC
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DO RESIDENCE DECK REMODEL
 7805 SE 70TH ST
 MERCER ISLAND, WA 98040

SITE PLAN

REVISIONS

PROJECT NO:
MFR21-047
 BY:
KEM/CF/JAM
 DATE:
10-26-2021

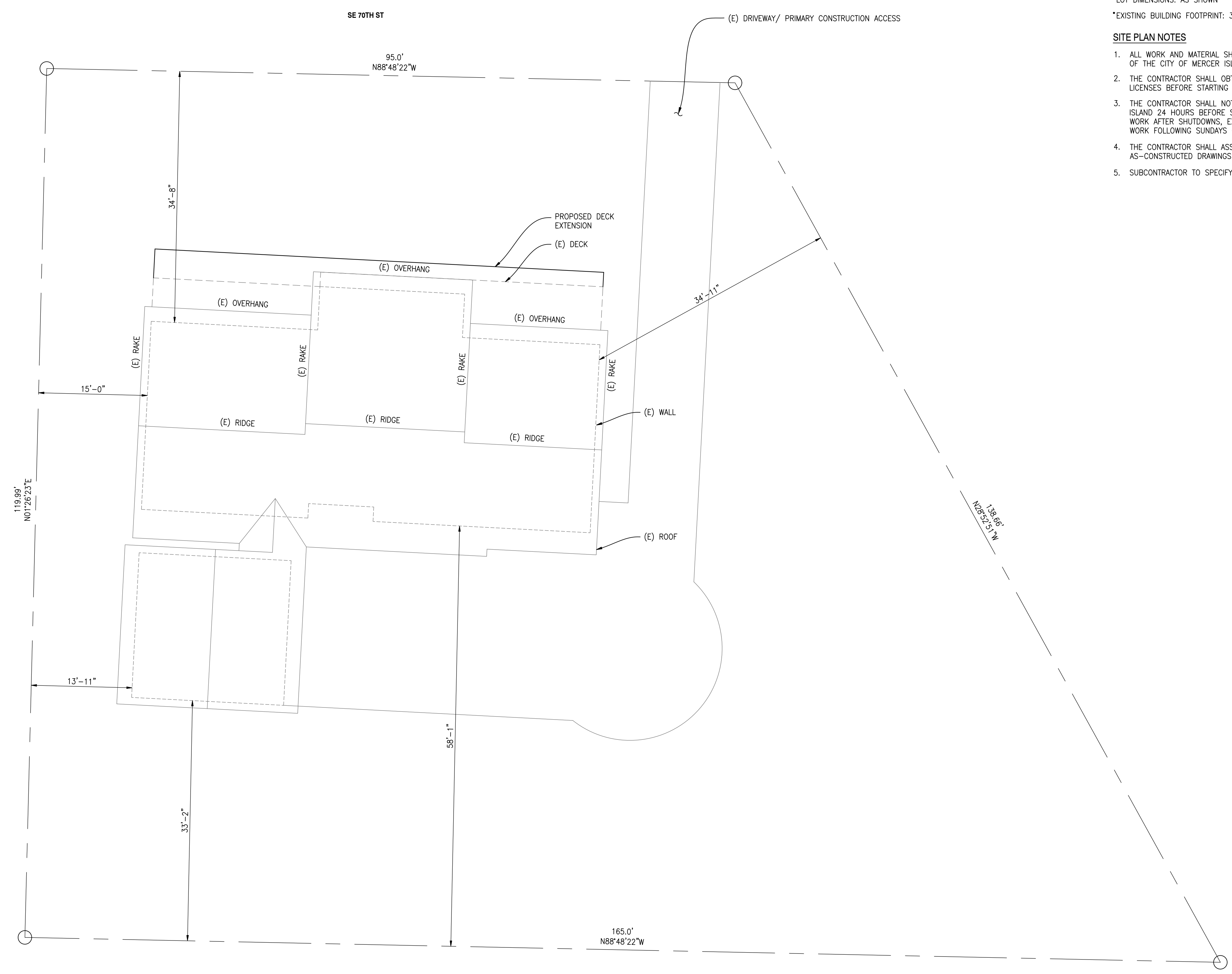
SHEET NO:
S1.2

PROJECT DATA

- *PROJECT DESCRIPTION: UNDERPINNING AND EXTENSION OF (E) DECK.
- *PROJECT ADDRESS: 7805 SE 70TH ST, MERCER ISLAND, WA 98040
- *COUNTY: KING COUNTY
- *PARCEL NO: 056550-0150
- *BUILDING CODE: 2018 IBC & 2018 IRC
- *ZONING: SINGLE-FAMILY RESIDENTIAL (R-15)
- *SITE AREA: 15,599 Sq-Ft
- *LOT DIMENSIONS: AS SHOWN
- *EXISTING BUILDING FOOTPRINT: 3,260 SF ((2) STORY)

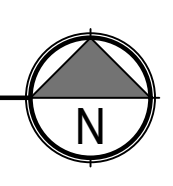
SITE PLAN NOTES

1. ALL WORK AND MATERIAL SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF MERCER ISLAND DESIGN STANDARDS.
2. THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS AND LICENSES BEFORE STARTING CONSTRUCTION.
3. THE CONTRACTOR SHALL NOTIFY THE ENGINEER, CITY OF MERCER ISLAND 24 HOURS BEFORE STARTING CONSTRUCTION OR RESUMING WORK AFTER SHUTDOWNS, EXCEPT FOR NORMAL RESUMPTION OF WORK FOLLOWING SUNDAYS OR HOLIDAYS.
4. THE CONTRACTOR SHALL ASSIST THE ENGINEER IN PREPARING AS-CONSTRUCTED DRAWINGS.
5. SUBCONTRACTOR TO SPECIFY LOCATIONS OF UTILITY STUBS.



SITE PLAN

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

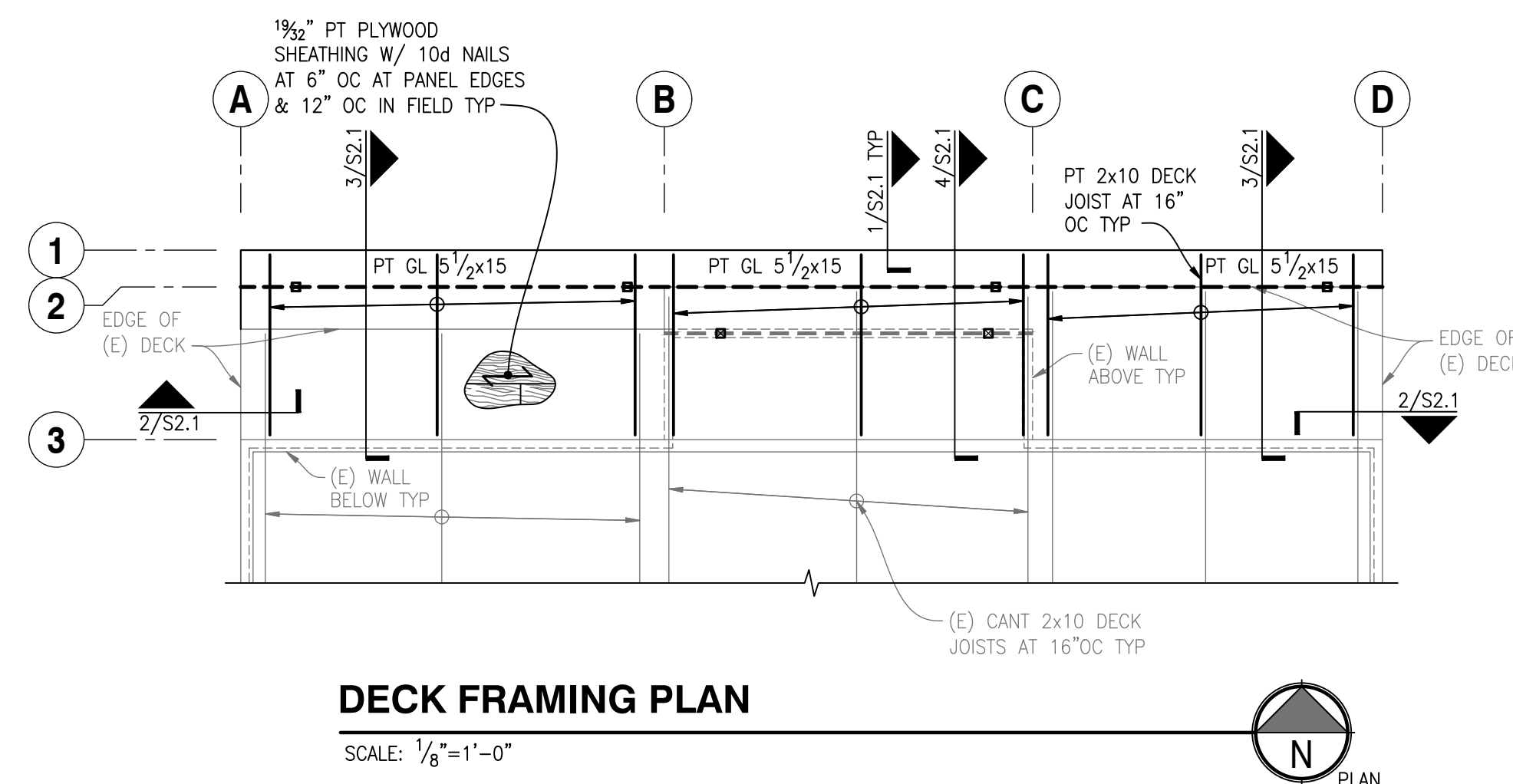
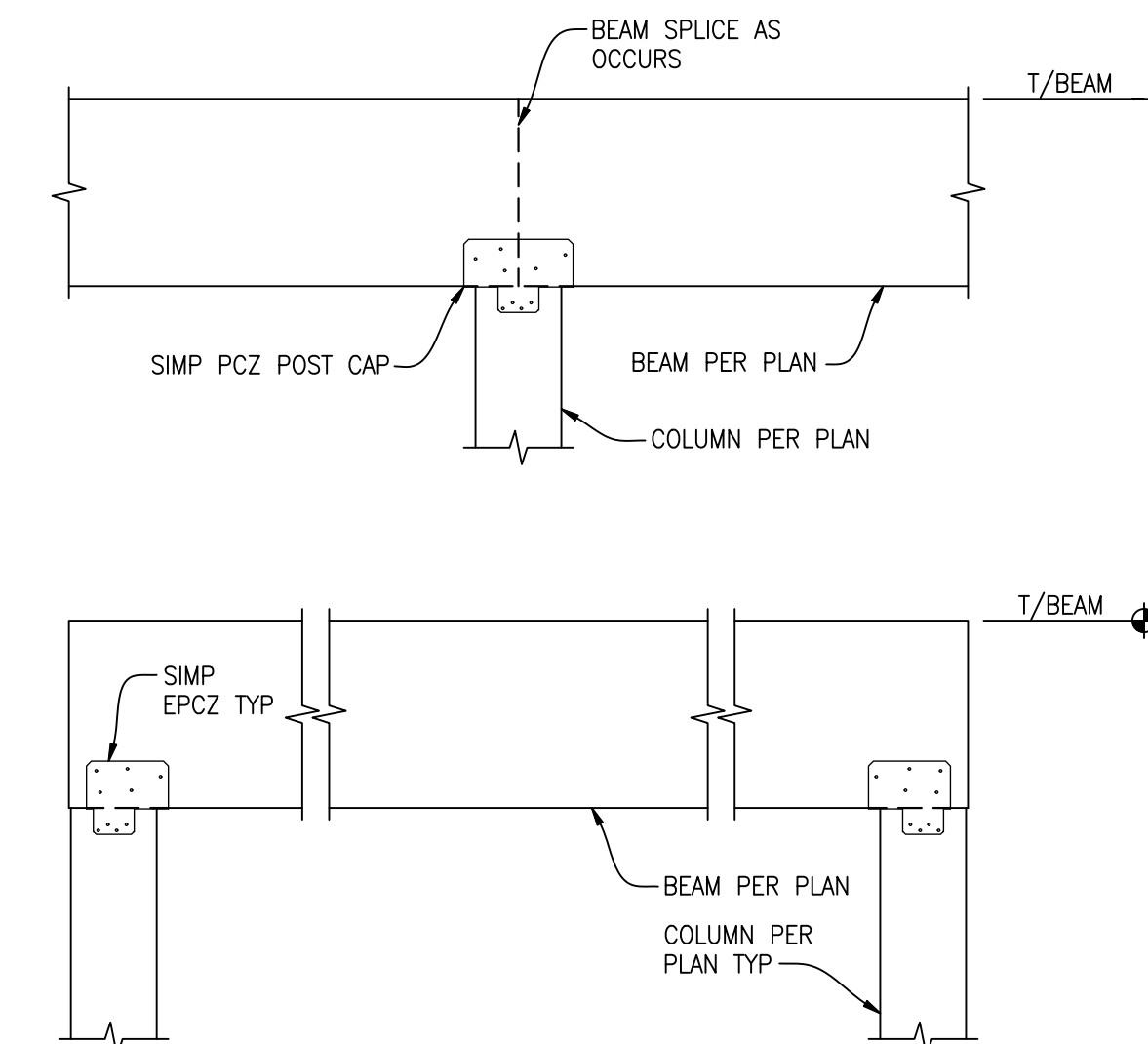
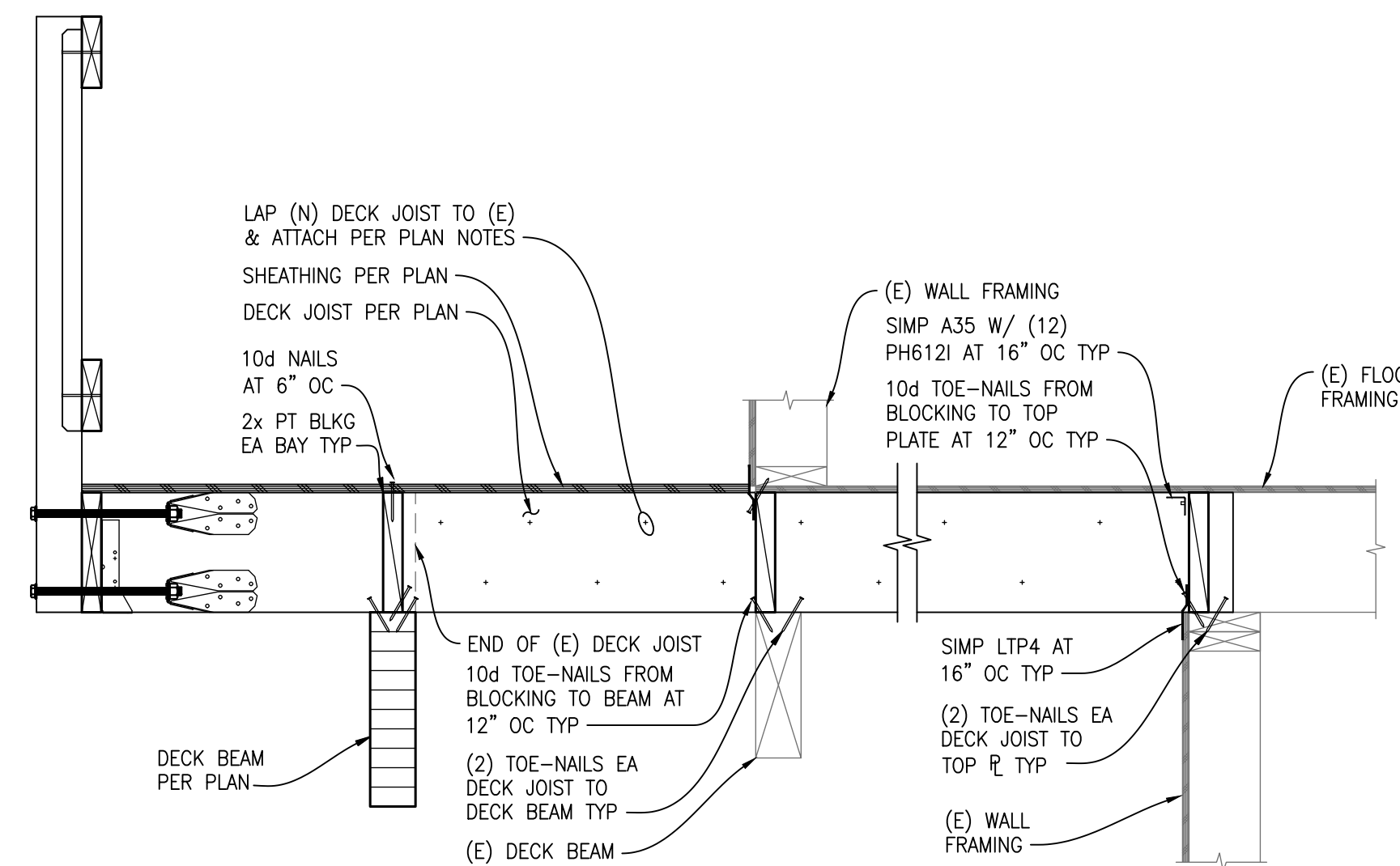
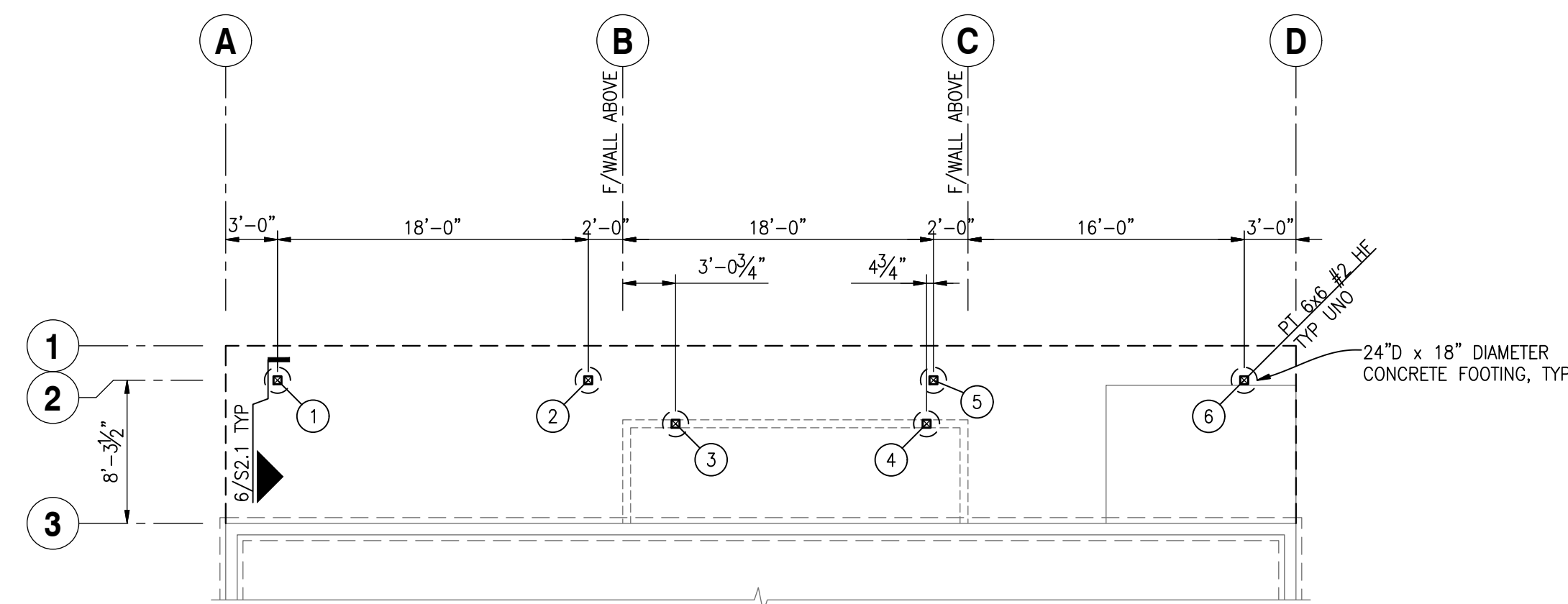
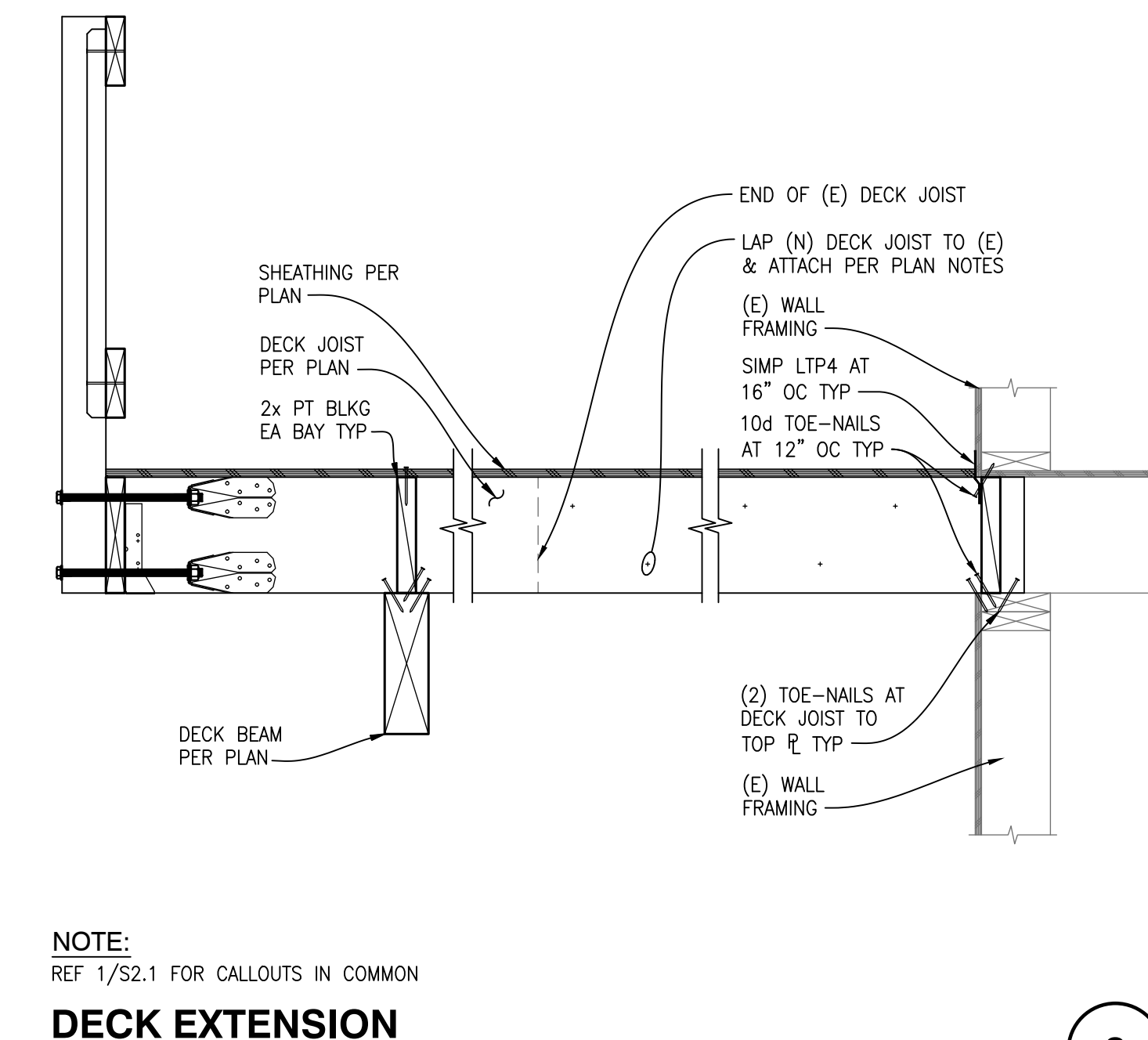
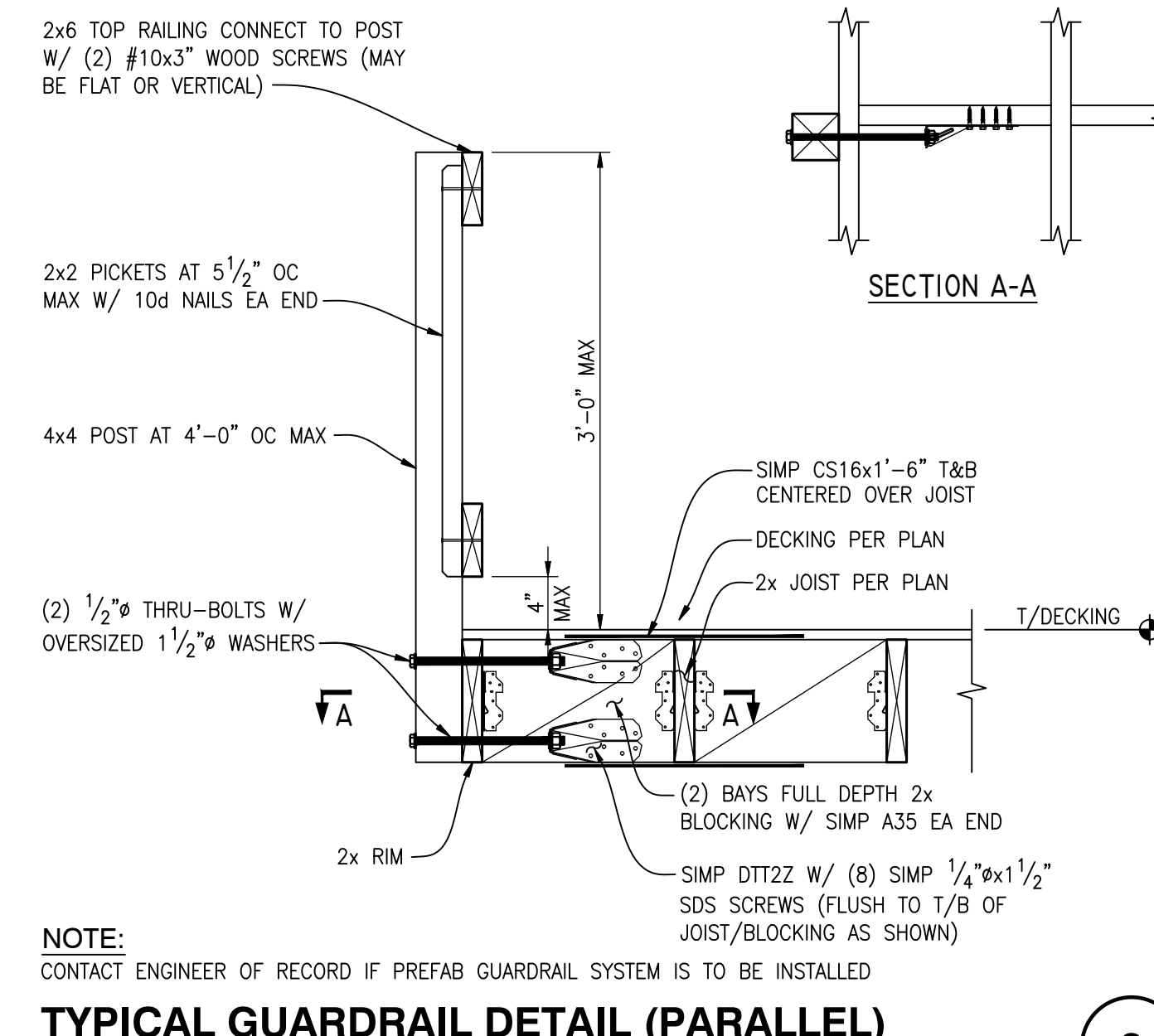
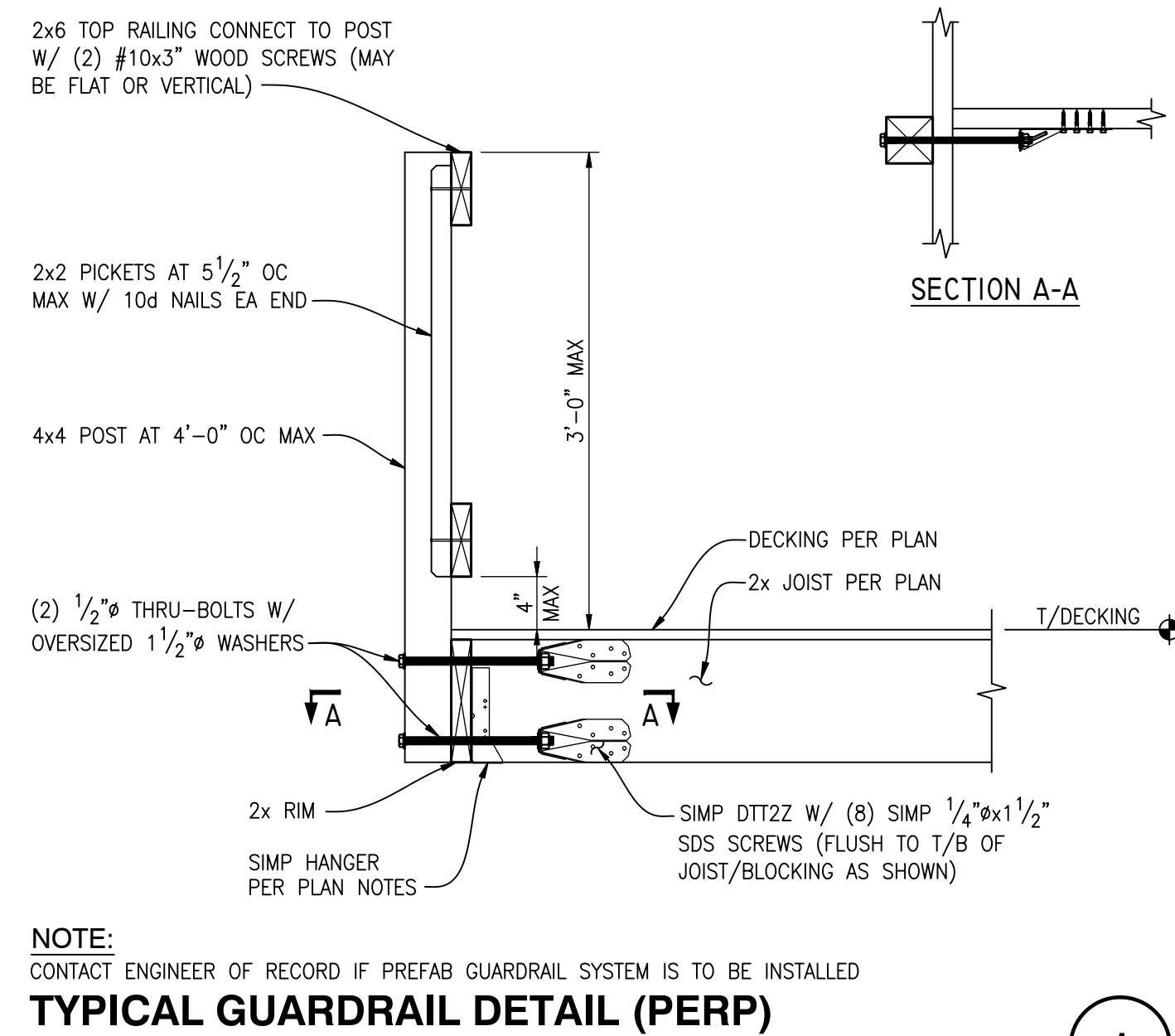


Y:\2021\Projects\2021\Printing\Projects\2021 - Self-administered\MFR - Mercer Island Foundation Repair - MFR21-047 - Site Residence - 6 NCB - 7805 SE 70th St, Mercer Island, WA 98040\Drawings\B1.1.dwg, S1.2, 10/26/2021 4:37:55 PM, Linterna, AutoCAD 2021 (High Quality Print) Plot, ARCH1 full bleed D (24.00 x 36.00) inches, 1:1



EXISTING CONDITIONS

SCALE: NTS

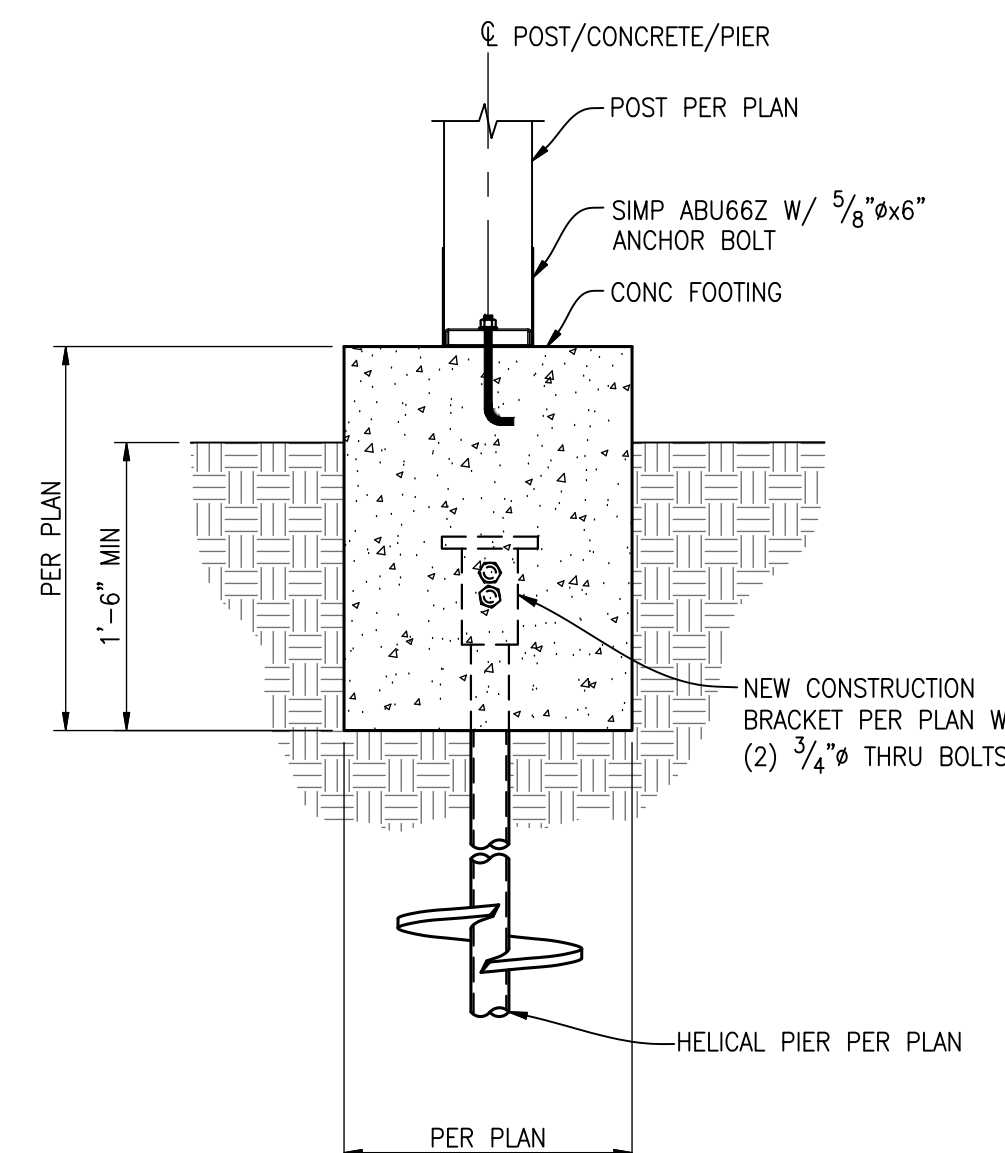


DECK FRAMING PLAN NOTES:

- REFERENCE S1.1 FOR GENERAL STRUCTURAL NOTES, DESIGN CRITERIA, & ABBREVIATIONS.
 - ALL CONSTRUCTION MATERIALS ON PLANS, ELEVATIONS & DETAILS ARE (N) UNO.
 - ALL EXISTING DIMENSIONS SHALL BE FIELD VERIFIED. ALL DIMENSIONS ARE TO INSIDE FACE OF CONCRETE, OUTSIDE FACE OF CONCRETE OR CENTERLINE OF GRID/STEEL. CONTINUOUS FOOTINGS ARE CENTERED UNDER WALLS/STRUCTURAL PANELS. POSTS, BUNDLED STUDS OR COLUMNS TO BE CENTERED ON FOOTING OR WALL PIER.
 - CONTRACTOR IS RESPONSIBLE FOR ALL TEMPORARY SHORING.
 - ALL WOOD EXPOSED TO CONCRETE, WEATHER, OR WITHIN 8" OF FINISHED GRADE SHALL BE PRESERVATIVE-TREATED.
 - HANGERS: ALL 2x HANGERS TO BE SIMPSON LUS TYPE, UNO. ALL BEAM HANGERS TO BE SIMPSON HU OR HUC TYPE, UNO.
 - ALL EXISTING JOISTS ARE TO BE SISTERED TO NEW JOISTS WITH (2) ROWS OF 16d NAILS AT 12" OC STAGGERED.
 - REPLACE "N-KIND" ALL EXISTING WOOD MEMBERS (JOISTS, PURLINS, SUBPURLINS, SHEATHING, STUDS, WALL PLATES) WHICH SHOW SIGNS OF DRY ROT OR STRUCTURAL DAMAGE.
 - ⊠ INDICATES WOOD POST/COLUMN BELOW.
 - X/SX.X SECTION CUT - DETAIL NUMBER/SHEET NUMBER.
 - INSTALL ALL METAL CONNECTORS PER MANUFACTURERS RECOMMENDATIONS TYP.
 - CONTRACTOR TO NOTIFY ENGINEER OF RECORD OF DISCREPANCIES BETWEEN FIELD CONDITIONS AND THOSE SHOWN IN THESE DOCUMENTS PRIOR TO CONSTRUCTION TYP.
 - ALL FASTENERS AND HARDWARE IN CONTACT W/ PT WOOD, CONCRETE OR MASONRY SHALL BE HOT-DIPPED ZINC-COATED GALVANIZED STEEL OR STAINLESS STEEL.
 - REFERENCE FRAMING DETAILS FOR DETAILS DENOTED "TYPICAL" FOR ADDITIONAL INFORMATION.
 - NAIL FLOOR SHEATHING TO RIMS AND BLOCKING WITH DIAPHRAGM PANEL EDGE NAILING MINIMUM (TYPICAL UNO).
 - ⊙ INDICATES LOCATION OF FSI 288 HELICAL PIER W/ FSI NCB NEW CONSTRUCTION BRACKET ((6) TOTAL)
- HELICAL PIER INSTALLATION NOTES:**
- MAX LOAD TO ANCHOR = 8,512 LBS
 - 2.875" PIPE PILE W/ 0.276" THICK WALL
 - 0.375" THICK 10/12" HELIX W/ 1/4" FILLET WELDS EACH SIDE OF HELIX TO PIER
 - MINIMUM 10'-0" INSTALLATION DEPTH & 2,000 FT-LB INSTALLATION TORQUE
- ALL CONSTRUCTION MATERIALS IN THESE DOCUMENTS ARE (N) UNO

NOTE: FRAMING NOT SHOWN FOR CLARITY

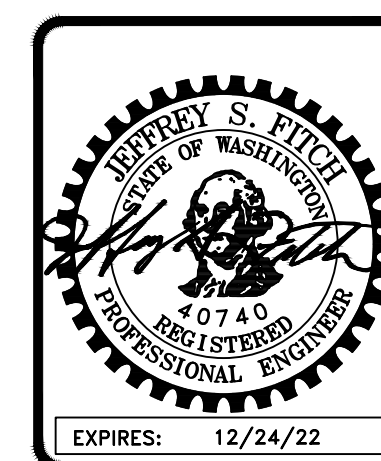
TYPICAL COLUMN & BEAM CONNECTIONS



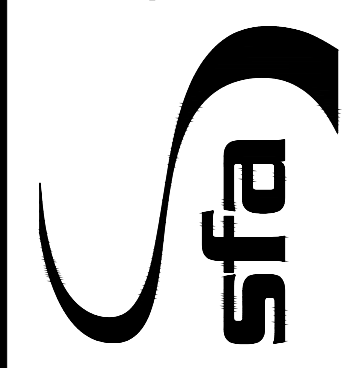
NOTE: REF PLAN FOR LAYOUT & INSTALLATION REQ'S

(N) HELICAL PIER TO (N) FOUNDATION DETAIL

SCALE: 1"=1'-0"



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PLANS & DETAILS

REVISIONS

PROJECT NO:
MFR21-047

BY:
KEM/CF/JAM

DATE:
10-26-2021

SHEET NO:

S2.1