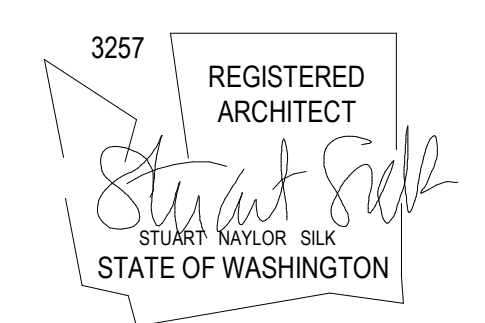


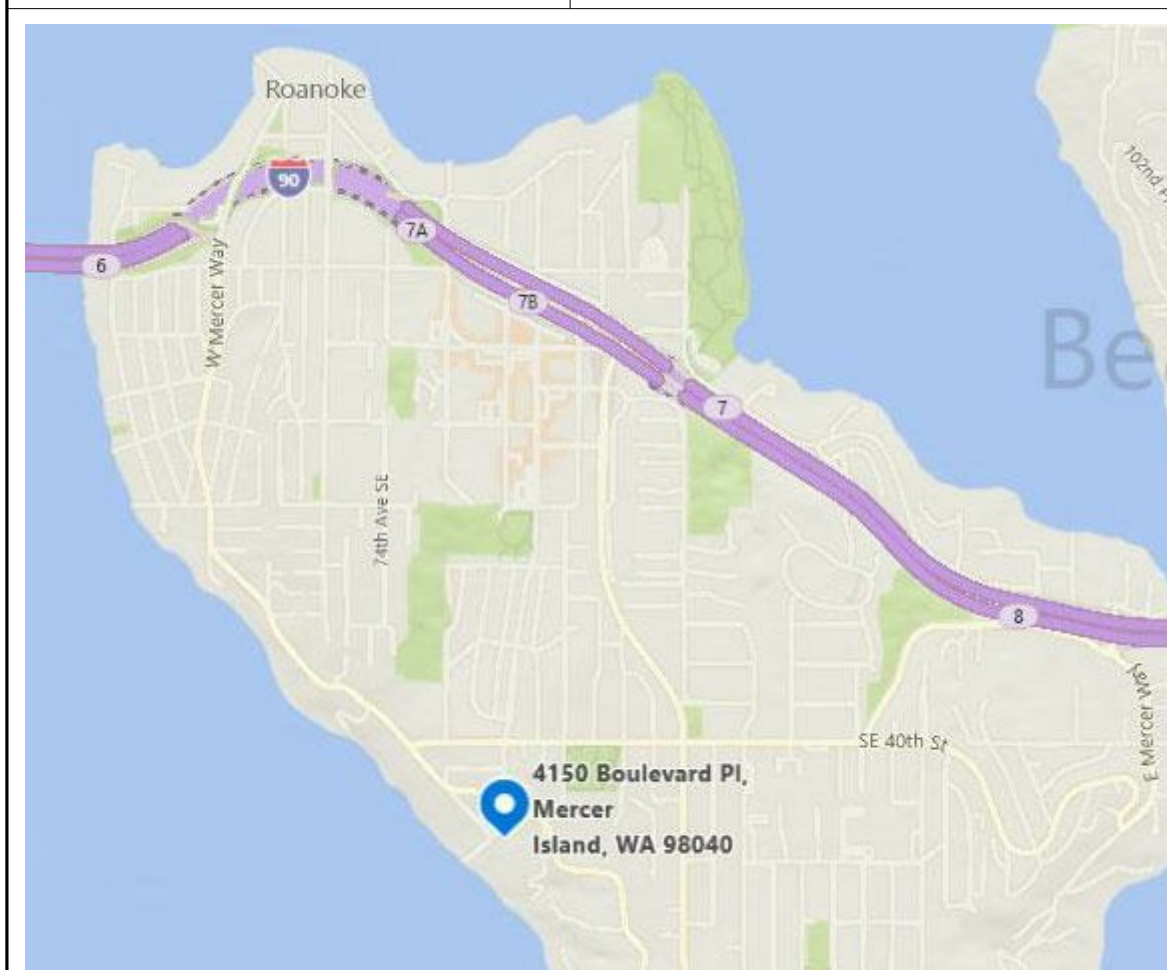
PROJECT TEAM	PROJECT TEAM - CONT.	PROPERTY DATA	ENERGY DATA / CREDITS	VENTILATION DATA	SHEET INDEX	
OWNER CHARLES LEE, ALEXANDRA BOYLE 4605 130TH PLACE SE BELLEVUE, WASHINGTON 98006 (206) 546-9397 CHASYLEE@YAHOO.COM FERETS@YAHOO.COM	SURVEYOR TERRANE 10801 MAIN STREET, SUITE 102 BELLEVUE, WASHINGTON 98004 CONTACT: JOELLE MEYER (425) 458-4488 JOELLE@TERRANE.NET	PROJECT ADDRESS 4150 BOULEVARD PL MERCER ISLAND, WA 98040	ENERGY CODE COMPLIANCE WSEC 2015 / IRC 2015 MINIMUM INSULATION VALUES CLIMATE ZONE - 4C *SEE GENERAL NOTES, A-1.1 PROVIDE INSULATION SPECIFIED PER R402.2 PROVIDE CONTINUOUS AIR BARRIER & THERMAL BARRIER PER TABLE R-402.4.1.1 THE BUILDING ENVELOPE SHALL BE CONSTRUCTED TO LIMIT AIR LEAKAGE PER R402.4 FENESTRATION AIR LEAKAGE TESTING FOR WINDOWS, SKYLIGHTS, AND SLIDING GLASS DOORS TO COMPLY PER R402.4.3 ZONING DESIGNATION R-15 SETBACKS FRONT SETBACK 20' REAR SETBACK 25' SIDE YARD DETERMINATION: • LOT WIDTH: 103'-10" (103.8) 1. MICC 19.02.020C.1.C.I, LARGEST DIAMETER OF LOT WIDTH CIRCLE, SEE 1/A1.2 • COMBINED SIDE YARD WIDTH = 17% OF 103.8' (103'-10") = 17.6' (17'-7") MIN SIDE YARD: 5.8' (5'-10") • 33% LOT WIDTH PER MICC 19.02.020C	INTERIOR VENTILATION PROVIDE INTERMITTENT WHOLE HOUSE VENTILATION PER IRC M1507.3 AND WSEC R403.5.1 SYSTEM FAN EFFICIENCY PER TABLE R403.5.1 PROVIDE EQUIPMENT HEATING AND COOLING SIZING PER R403.6 ELECTRICAL POWER AND LIGHTING SYSTEMS TO COMPLY WITH SECTION R404 SIMULATED PERFORMANCE ALTERNATIVE PER SECTION R405 NOT APPLICABLE TABLE R406.2 ENERGY CREDITS SELECTED - 3.5 CREDITS REQ'D 2A-AIR LEAKAGE CONTROL AND EFFICIENT VENTILATION 0.5 CREDITS COMPLIANCE BASED ON R402.4.1.2: REDUCE THE TESTED AIR LEAKAGE TO 3.0 AIR CHANGES PER HOUR MAXIMUM AND ALL WHOLE HOUSE VENTILATION REQUIREMENTS AS DETERMINED BY SECTION M1507.3 OF THE INTERNATIONAL RESIDENTIAL CODE SHALL BE MET WITH A HIGH EFFICIENCY FAN (MAXIMUM 0.35 WATTS/CFM), NOT INTERLOCKED WITH THE FURNACE FAN. VENTILATION SYSTEMS USING A FURNACE INCLUDING AN ECM MOTOR ARE ALLOWED, PROVIDED THAT THEY ARE CONTROLLED TO OPERATE AT LOW SPEED IN VENTILATION ONLY MODE. 3A-HIGH EFFICIENCY HVAC EQUIPMENT 1.0 CREDITS GAS, PROPANE OR OIL-FIRED FURNACE WITH MINIMUM AFUE OF 94%. PROJECTS MAY ONLY INCLUDE CREDIT FROM ONE SPACE HEATING OPTION, 3A, 3B, 3C OR 3D. WHEN A HOUSING UNIT HAS TWO PIECES OF EQUIPMENT (I.E. TWO FURNACES) BOTH MUST MEET THE STANDARD TO RECEIVE THE CREDIT. 5A-EFFICIENT WATER HEATING 0.5 CREDITS ALL SHOWERHEAD AND KITCHEN SINK FAUCETS INSTALLED IN THE HOUSE SHALL BE RATED AT 1.75 GPM OR LESS. ALL OTHER LAVATORY FAUCETS SHALL BE RATED AT 1.0 GPM OR LESS. PLUMBING FIXTURES FLOW RATINGS. LOW FLOW PLUMBING FIXTURES (WATER CLOSETS AND URINALS) AND FITTINGS (FAUCETS AND SHOWERHEADS) SHALL COMPLY WITH THE FOLLOWING REQUIREMENTS: 1. RESIDENTIAL BATHROOM LAVATORY SINK FAUCETS: MAXIMUM FLOW RATE 1.38 L/MIN (1.0 GAL/MIN) WHEN TESTED IN ACCORDANCE WITH ASME A112.18.1/CSA B125.1. 2. RESIDENTIAL KITCHEN FAUCETS: MAXIMUM FLOW RATE 6.6 L/MIN (1.75 GAL/MIN) WHEN TESTED IN ACCORDANCE WITH ASME A112.18.1/CSA B125.1. 3. RESIDENTIAL SHOWERHEADS: MAXIMUM FLOW RATE 6.6 L/MIN (1.75 GAL/MIN) WHEN TESTED IN ACCORDANCE WITH ASME A112.18.1/CSA B125.1. 5C-EFFICIENT WATER HEATING 1.5 CREDITS WATER HEATING SYSTEM SHALL INCLUDE ONE OF THE FOLLOWING: GAS, PROPANE OR OIL WATER HEATER WITH A MINIMUM EF OF 0.91 CATEGORY: MEDIUM DWELLING UNIT: -TOTAL CREDITS PROVIDED: 3.5	SYSTEM DESIGN SYSTEM IS DESIGN /BUILT AND WILL BE INTEGRATED WITH THE FORCED AIR SYSTEM PER WAC 51-51-1507 M1507.3.5 SYSTEM CRITERIA PER 2015 IRC TABLE M1507.3.3(1) CONTINUOUS WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM AIRFLOW RATE REQUIREMENTS: PROVIDE 105 CFM AIRFLOW BASED ON 4.568SF(4) BEDROOMS. PER 2015 IRC TABLE M1507.3.3 (2) INTERMITTENT WHOLE-HOUSE MECHANICAL VENTILATION RATE FACTORS, RUN TIME % IN EACH 4-HOUR SEGMENT TO BE 75% WITH A FACTOR OF 1.3: 105 CFM X 1.3 = 136.5 CFM WHOLE HOUSE VENTILATION RATE SHALL BE 136.5 CFM OPERATING 3 HOURS EVERY 4 HOUR CYCLE FIRE PROTECTION NFPA 13D SPRINKLER SYSTEM HOUSEHOLD FIRE ALARM SYSTEM PER NFPA 72 CH.29 SEE A-1.1 FOR ADDITIONAL PROTECTION NOTES.	GENERAL A-1.0 COVER SHEET SURVEY 1 OF 1 SURVEY CIVIL C0.0 COVER, LEGEND & NOTES C0.1 SURVEY C0.2 GENERAL NOTES C1.0 TESC PLAN C1.1 TESC DETAILS C2.0 DRAINAGE, GRADING & UTILITIES PLAN C2.1 DRAINAGE PROFILE C2.2 DETAILS C2.3 DETAILS SHORING SH1.0 TYPICAL SHORING NOTES SH1.1 TYPICAL SHORING DIAGRAM SH2.0 SHORING PLAN SH3.0 SHORING ELEVATIONS SH4.0 TYP. SHORING SCHEDULE AND DETAILS ARCHITECTURE A-1.1 GENERAL NOTES A-1.2 SITE PLAN, BUILDING PAD DIAGRAM, GROSS FLOOR AREA DIAGRAMS & TABLE A-2.0 LOWER FLOOR PLAN A-2.1 MAIN FLOOR PLAN A-2.2 UPPER FLOOR PLAN A-2.3 ROOF PLAN A-3.0 EXTERIOR ELEVATIONS A-3.1 EXTERIOR ELEVATIONS A-4.0 BUILDING SECTIONS A-4.1 BUILDING SECTIONS A-5.0 WALL SECTIONS A-5.1 WALL SECTIONS A-6.0 DOOR & WINDOW SCHEDULES A-6.1 DOOR DIAGRAMS A-6.2 WINDOW DIAGRAMS

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STUART SILK ARCHITECTS



DESIGN	SNS, JDB, MM
DRAWN	EIB, JDB
CHECKED	ANC
SHEET ISSUE DATE	03/12/2019
DRAWING SETS	
	PERMIT (SUB_1) SET 03/12/2019
	PERMIT (SUB_2) SET 07/26/2019
	PERMIT (SUB_3) SET 08/23/2019
REVISIONS	
#	DATE DESCRIPTION
1	07/26/19 SUB_2 (SUB_1 CORRECTIONS)



1 VICINITY MAP
NOT TO SCALE

BASEMENT FLOOR AREA CALC.

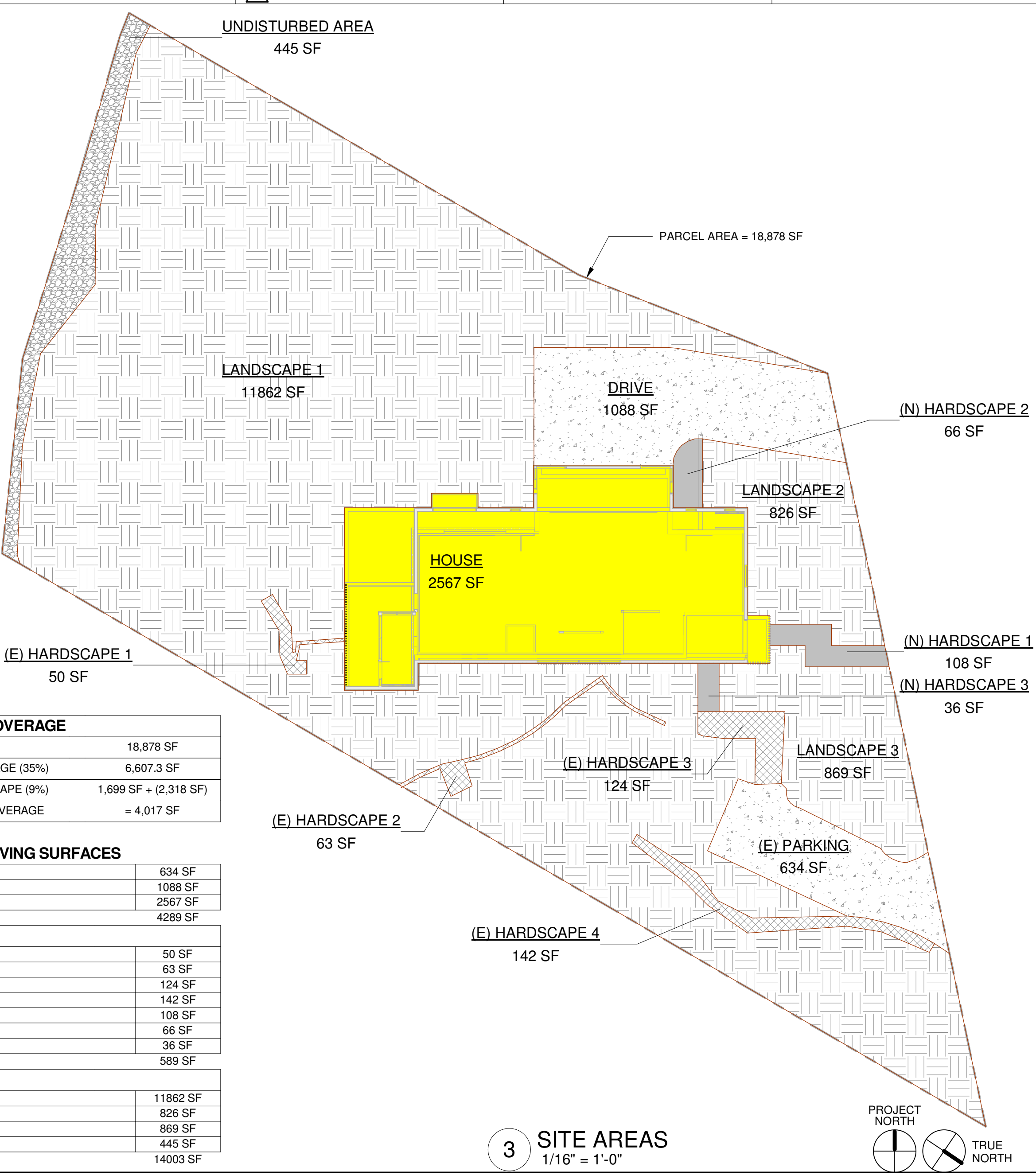
WALL SEGMENT MARK	LENGTH (FT)	COVERAGE (%)	RESULT (%FT)
A	25.875	0	0
B	10.5	0	0
C	14.06	22.1	3.1
D	24	82	19.68
E	62.71	100	62.71
F	15	37.8	5.67
G	9	0	0
H	22.77	0	0
I	10.5	0	0
SUM OF LENGTHS	= 194.415'	SUM OF COVERAGE	= 91.16 %FT
SUM OF %FT / SUM OF L	= 91.16 / 194.415		= .47 OR 47%
BASEMENT AREA	= 1,702 SF	1702 X .47	= 800 SF EXCLUDED FROM...

2 BASEMENT FLOOR AREA EXCLUSION CALCULATION
1/16" = 1'-0"

AVERAGE BUILDING ELEVATION (A.B.E.)

ELEVATION MARK	MIDPOINT ELEVATION	WALL SEGMENT MARK	WALL SEGMENT LENGTH (FT)	PRODUCT
A	112.0	a	34.3	3,841.6
B	110.0	b	16.3	1,793.0
C	108.7	c	2.7	293.5
D	108.7	d	8.8	956.6
E	108.7	e	2.7	293.5
F	108.7	f	10.4	1,130.5
G	108.7	g	8.0	869.6
H	108.7	h	26.3	1,540.0
I	108.7	i	8.0	869.6
J	110.0	j	14.0	1,540.0
K	116.0	k	20.3	2,354.8
L	116.25	l	4.2	488.3
M	117.75	m	9.0	1,059.8
N	118.0	n	66.2	7,811.6
O	116.0	o	5.0	580.0
P	116.0	p	13.8	1,600.8
TOTALS			250.0	28,341.8
A.B.E. - SUM PRODUCTS / SUM WALL LENGTHS			113.4 FT	
MAXIMUM HEIGHT ALLOWED = A.B.E. + 30'			143.4 FT	
PROPOSED BUILDING HEIGHT			140.2 FT (140'-2")	

4 SITE PLAN - A.B.E. DIAGRAM
1/16" = 1'-0"



AREAS - LOT COVERAGE

SITE AREA	18,878 SF
ALLOWABLE COVERAGE (35%)	6,607.3 SF
ALLOWABLE HARDSCAPE (9%)	1,699 SF + (2,318 SF)
+ LEFTOVER LOT COVERAGE	= 4,017 SF

BUILDING & DRIVING SURFACES

(E) PARKING	634 SF
DRIVE	1088 SF
HOUSE	2567 SF
TOTAL	4289 SF

HARDSCAPE

(E) HARDSCAPE 1	50 SF
(E) HARDSCAPE 2	63 SF
(E) HARDSCAPE 3	124 SF
(E) HARDSCAPE 4	142 SF
(N) HARDSCAPE 1	108 SF
(N) HARDSCAPE 2	66 SF
(N) HARDSCAPE 3	36 SF
TOTAL	589 SF

LANDSCAPE

LANDSCAPE 1	11862 SF
LANDSCAPE 2	826 SF
LANDSCAPE 3	869 SF
UNDISTURBED AREA	445 SF
TOTAL	14003 SF

3 SITE AREAS
1/16" = 1'-0"

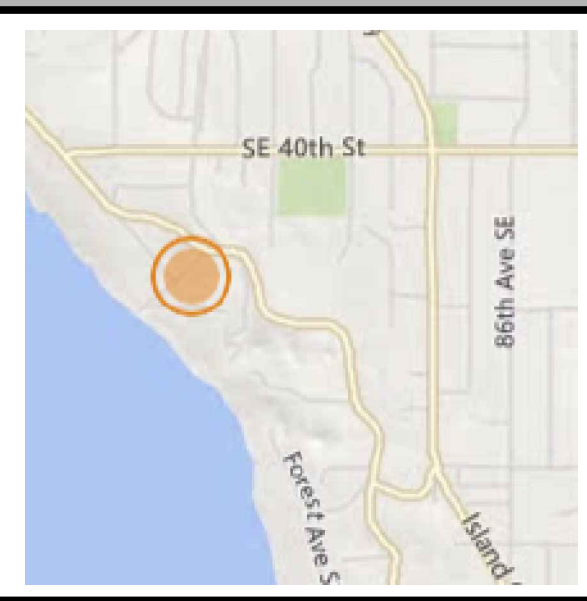
Stuart Silk Architects
2400 N. 45th Street
Seattle, WA 98103
WWW.STUARTSILK.COM

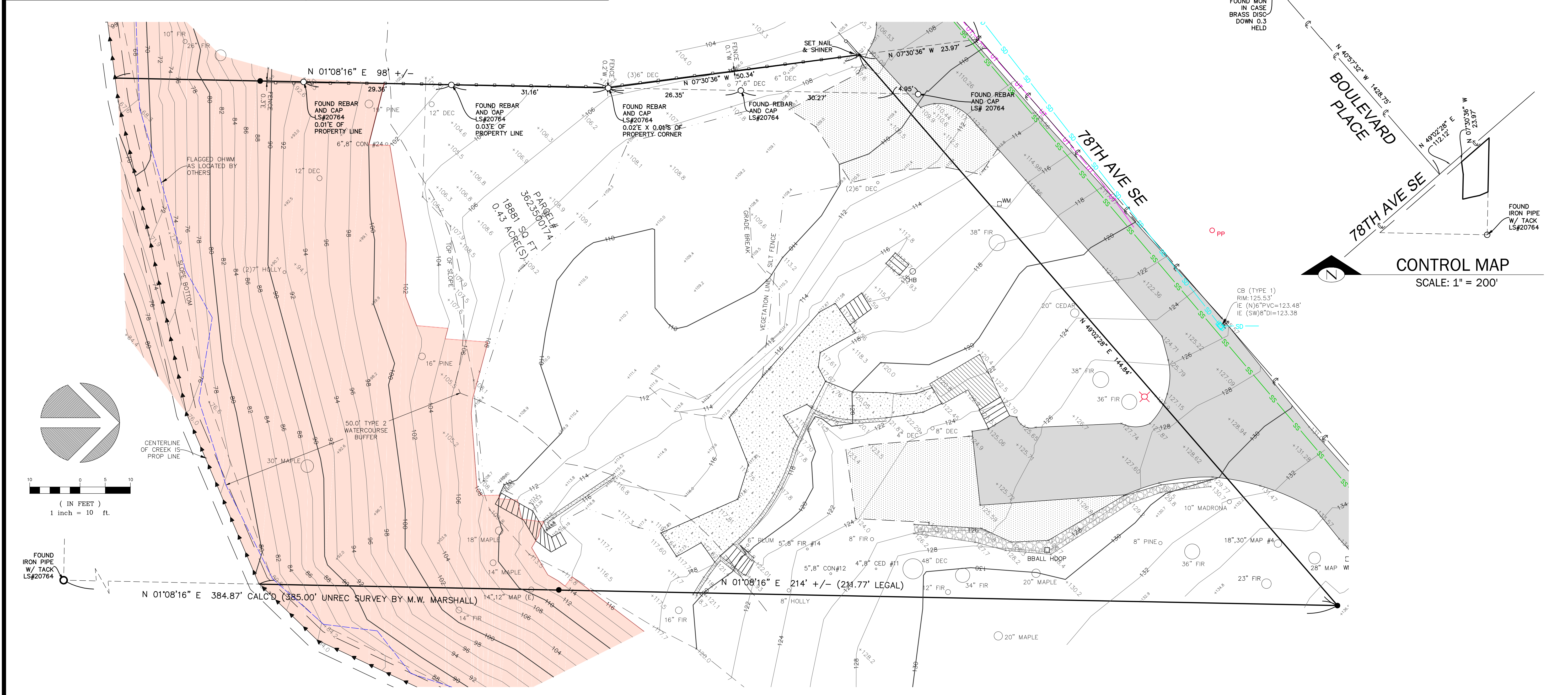
LEE-BOYLE
4150 BOULEVARD PLACE
MERCER ISLAND, WA

PERMIT
COVER SHEET

A-1.0

TOPOGRAPHIC & BOUNDARY SURVEY

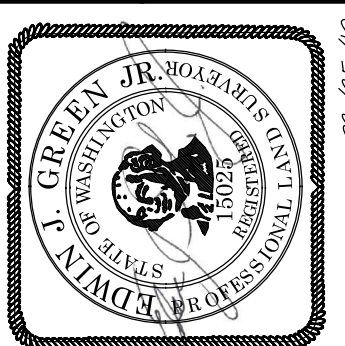
LEGAL DESCRIPTION	SURVEYOR'S NOTES	BASIS OF BEARINGS	LEGEND	SCHEDULE B ITEMS
<p>(PER CHICAGO TITLE COMMITMENT NUMBER: 0144086-ETU DATED FEBRUARY 15, 2019)</p> <p>THAT PORTION OF TRACT 14, REPLAT OF ISLAND PARK, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 13 OF PLATS, PAGE 58, IN KING COUNTY, WASHINGTON, AS DESCRIBED IN KING COUNTY SUPERIOR COURT CAUSE NO. 14-2-18504-9, AS FOLLOWS:</p> <p>BEGINNING AT THE INTERSECTION OF THE NORTHERLY LINE OF SOUTHEAST 42 ND STREET, FORMERLY FRANKLIN AVENUE, AND THE SOUTHEASTERLY LINE OF 78TH AVENUE SOUTHEAST, FORMERLY WALTHER AVENUE; THENCE EASTERLY ALONG SAID NORTHERLY LINE OF SOUTHEAST 42 ND STREET, 426 FEET TO A POINT 600 FEET WEST OF THE SOUTHEAST CORNER OF SAID TRACT 14; THENCE NORTH 00°07'07" EAST A DISTANCE OF 172.23 FEET, MORE OR LESS, TO THE CENTER LINE OF A CREEK WHICH IS THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 00°07'07" EAST A DISTANCE OF 211.77 FEET, MORE OR LESS TO AN INTERSECTION WITH THE EASTERLY LINE OF SAID WALTHER AVENUE; THENCE SOUTH 49°01'56" WEST ALONG SAID SOUTHEASTERLY LINE OF WALTHER AVENUE A DISTANCE OF 132.668 FEET; THENCE SOUTH 00°07'07" WEST 148 FEET MORE OR LESS TO THE CENTER LINE OF SAID CREEK; THENCE EASTERLY ALONG THE CENTER LINE OF SAID CREEK TO THE TRUE POINT OF BEGINNING;</p> <p>TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL:</p> <p>THAT PORTION OF LOT "C" OF SHORT PLAT BY J. BENJ. HAYES & ASSOCIATES CIVIL ENGINEER AND LAND SURVEYOR DATED SEPTEMBER 28, 1949, DESCRIBED AS FOLLOWS:</p> <p>BEGINNING AT THE NORTHERLY CORNER OF SAID LOT "C"; THENCE SOUTH 47°51'00" WEST ALONG THE NORTHERLY LINE OF 78 TH AVENUE SOUTHEAST A DISTANCE OF 10.20 FEET; THENCE SOUTH 08°42'04" EAST A DISTANCE OF 50.35 FEET MORE OR LESS TO THE EASTERLY LINE OF SAID LOT "C"; THENCE NORTH 00°03'12" WEST ALONG THE EASTERLY LINE OF SAID LOT "C"; A DISTANCE OF 56.61 FEET MORE OR LESS TO THE POINT OF BEGINNING.</p>	<ol style="list-style-type: none"> THE TOPOGRAPHIC SURVEY HEREON WAS PERFORMED IN AUGUST OF 2015. 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. BURIED UTILITIES SHOWN BASED ON RECORDS FURNISHED BY OTHERS AND VERIFIED WHERE POSSIBLE IN THE FIELD. GEODIMENSIONS ASSUMES NO LIABILITY FOR THE ACCURACY OF THOSE RECORDS OR ACCEPT RESPONSIBILITY FOR UNDERGROUND LINES WHICH ARE NOT MADE PUBLIC RECORD. FOR THE FINAL LOCATION OF EXISTING UTILITIES IN AREAS CRITICAL TO DESIGN CONTACT THE UTILITY OWNER/AGENCY. AS ALWAYS, CALL 1-800-424-5555 BEFORE CONSTRUCTION. SUBJECT PROPERTY TAX PARCEL NO. 3623500174 SUBJECT PROPERTY AREA PER THIS SURVEY IS 18881± S.F. (0.43± ACRES) ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM CHICAGO TITLE INSURANCE COMPANY'S "GUARANTEE", CERTIFICATE NO. 0144086-ETU, DATED FEBRUARY 15, 2019. IN PREPARING THIS MAP, TERRANE, INC. HAS CONDUCTED NO INDEPENDENT TITLE SEARCH NOR IS TERRANE, INC. AWARE OF ANY TITLE ISSUES AFFECTING THE SURVEYED PROPERTY OTHER THAN THOSE SHOWN ON THE MAP AND DISCLOSED BY THE REFERENCED "GUARANTEE". TERRANE, INC. HAS RELIED WHOLLY ON CHICAGO TITLE INSURANCE COMPANY'S REPRESENTATIONS OF THE TITLE'S CONDITION TO PREPARE THIS SURVEY AND TERRANE, INC. QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT. INSTRUMENTATION FOR THIS SURVEY WAS A TRIMBLE ELECTRONIC DISTANCE MEASURING UNIT. PROCEDURES USED IN THIS SURVEY WERE DIRECT AND REVERSE ANGLES, NO CORRECTION NECESSARY. MEETS STATE STANDARDS SET BY WAC 332-130-090. 	<p>NAD 83(2011) WASHINGTON NORTH COORDINATE SYSTEM PER GPS OBSERVATIONS, THE CENTERLINE OF BOULEVARD PL BEARS N40°57'32"W BETWEEN FOUND MONUMENTS.</p> <p>REFERENCES</p> <p>1. REPLAT OF ISLAND PARK; VOL. 13, PG 58</p> <p>VERTICAL DATUM</p> <p>NAVD 88, PER GPS OBSERVATION</p> <p>VICINITY MAP N.T.S.</p> 	<p>LEGEND</p> <ul style="list-style-type: none"> BUILDING CENTERLINE ROW CONCRETE SURFACE CONCRETE WALL CONTOUR (MAJOR) CONTOUR (MINOR) DECK CENTERLINE OF CREEK GAS METER GRAVEL SURFACE INLET (TYPE 250A) IRON PIPE (FOUND) MONUMENT IN CASE (FOUND) POWER METER POWER (OVERHEAD) POWER POLE REBAR AS NOTED (FOUND) ROCKERY SEWER LINE SEWER MAINTENANCE TREE (AS NOTED) WATER METER STEEP SLOPE >40% 	<p>SCHEDULE B ITEMS</p> <p>ITEM 1 COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, DEDICATIONS, BUILDING SETBACK LINES, NOTES, STATEMENTS, AND OTHER MATTERS, IF ANY, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH ON SURVEY OF RECORD: RECORDING NO: 20160418900028 (SHOWN HEREON)</p>



measure success

TOPOGRAPHIC & BOUNDARY SURVEY
NW 1/4 OF NE 1/4 SEC 13, TWP. 24 N., RGE 04 E., W.M.
PARCEL NO. 362350-0174

LEE/BOYLE RESIDENCE
4150 BOULEVARD PL
MERCER ISLAND, WA



Terrane
10801 Main Street, Suite 102, Bellevue, WA 98004
phone 425.458.4488 support@terrane.net
www.terrane.net

JOB NUMBER: 151132
DATE: 9/3/2015
DRAFTED BY: AB/RLS
CHECKED BY: EUG/JPS
SCALE: 1" = 10'

REVISION HISTORY

2/7/19	UPDATE SITE FEATS.
2/22/19	ADD ECA AREAS
2/25/19	ADJUST SETBACK

SHEET NUMBER
1 OF 1

TOPOGRAPHIC & BOUNDARY SURVEY

LEGAL DESCRIPTION

(PER CHICAGO TITLE COMMITMENT NUMBER: 0144086-ETU DATED FEBRUARY 15, 2019)

THAT PORTION OF TRACT 14, REPLAT OF ISLAND PARK, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 13 OF PLATS, PAGE 58, IN KING COUNTY, WASHINGTON, AS DESCRIBED IN KING COUNTY SUPERIOR COURT CAUSE NO. 14-2-18504-9, AS FOLLOWS:

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TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL:

THAT PORTION OF LOT "C" OF SHORT PLAT BY J. BENJ. HAYES & ASSOCIATES CIVIL ENGINEER AND LAND SURVEYOR DATED SEPTEMBER 28, 1949, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHERLY CORNER OF SAID LOT "C"; THENCE SOUTH 47°51'00" WEST ALONG THE NORTHERLY LINE OF 78 TH AVENUE SOUTHEAST A DISTANCE OF 10.20 FEET; THENCE SOUTH 08°42'04" EAST A DISTANCE OF 50.35 FEET MORE OR LESS TO THE EASTERLY LINE OF SAID LOT "C"; THENCE NORTH 00°03'12" WEST ALONG THE EASTERLY LINE OF SAID LOT "C", A DISTANCE OF 56.61 FEET MORE OR LESS TO THE POINT OF BEGINNING.

SURVEYOR'S NOTES

- THE TOPOGRAPHIC SURVEY SHOWN HEREON WAS PERFORMED IN AUGUST OF 2015. 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.
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BASIS OF BEARINGS

NAD 83(2011) WASHINGTON NORTH COORDINATE SYSTEM PER GPS OBSERVATIONS. THE CENTERLINE OF BOULEVARD PL BEARS N40°57'32"W BETWEEN FOUND MONUMENTS.

REFERENCES

1. REPLAT OF ISLAND PARK; VOL. 13, PG 58

VERTICAL DATUM

NAVD 88, PER GPS OBSERVATION

VICINITY MAP

N.T.S.

LEGEND

- BUILDING
- CENTERLINE ROW
- CONCRETE SURFACE
- CONCRETE WALL
- CONTOUR (MAJOR)
- CONTOUR (MINOR)
- DECK
- CENTERLINE OF CREEK
- GAS METER
- GRAVEL SURFACE
- INLET (TYPE 250A)
- IRON PIPE (FOUND)
- MONUMENT IN CASE (FOUND)
- POWER METER
- POWER (OVERHEAD)
- POWER POLE
- REBAR AS NOTED (FOUND)
- ROCKERY
- SEWER LINE
- SEWER MAINTENANCE
- TREE (AS NOTED)
- WATER METER
- STEEP SLOPE >40%

SCHEDULE B ITEMS

ITEM 1
COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, DEDICATIONS, BUILDING SETBACK LINES, NOTES, STATEMENTS, AND OTHER MATTERS, IF ANY, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH ON SURVEY OF RECORD:
RECORDING NO: 20160418900028 (SHOWN HEREON)

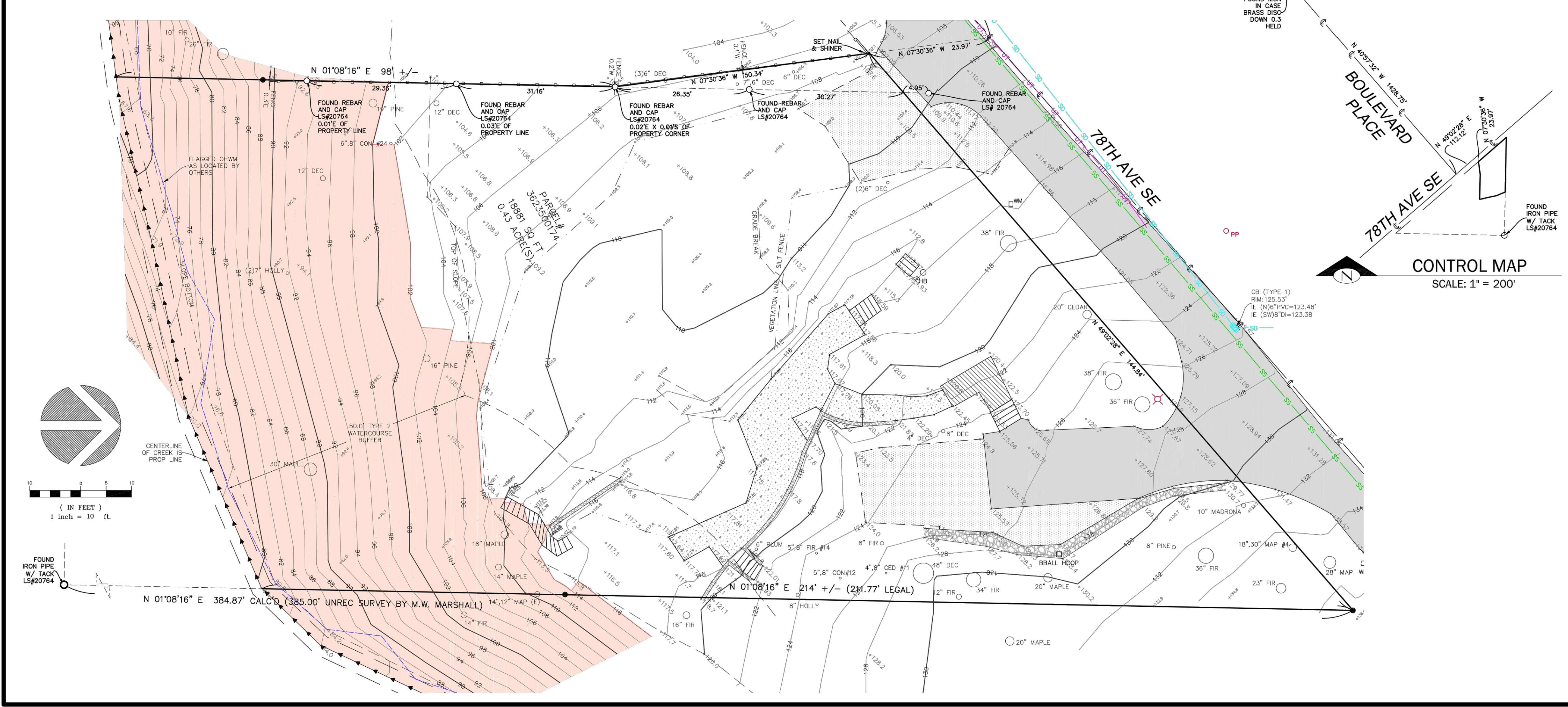
measure success

TOPOGRAPHIC & BOUNDARY SURVEY
NW 1/4 OF NE 1/4 SEC 15, TWP. 24 N., RGE 04 E., W.M.
PARCEL NO. 3623500174

LEEBOYLE RESIDENCE
4150 BOULEVARD PL
MERCER ISLAND, WA

DESIGN: RJW
DRAWN: RJW
CHECKED: RJW

REV/SUBMITTAL	DATE	DESCRIPTION
PERMIT CORRECTION	5/17/19	8/23/19
SUB. 3 (SUB. 2 CORRECTIONS)		



Terrane
10801 Main Street, Suite 102, Bellevue, WA 98004
phone 425.458.4488 support@terrane.net
www.terrane.net

PROJECT NAME:
LEE-BOYLE SFR

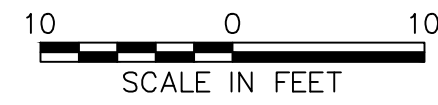
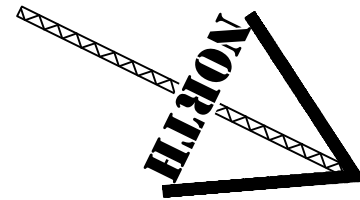
PROJECT ADDRESS:
4150 BOULEVARD PLACE,
MERCER ISLAND WA 98040

JOB NUMBER:	151132
DATE:	9/3/2015
DRAFTED BY:	AB/RLS
CHECKED BY:	EJ/GUPS
SCALE:	1" = 10'
REVISION HISTORY	
2/7/19	UPDATE SITE FEATS.
2/22/19	ADD ECA AREAS
2/25/19	ADJUST SETBACK
SHEET NUMBER	
1 OF 1	

SHEET TITLE:
SURVEY

SHEET NO.:
C0.1

RB PROJECT NO.:
19-0011

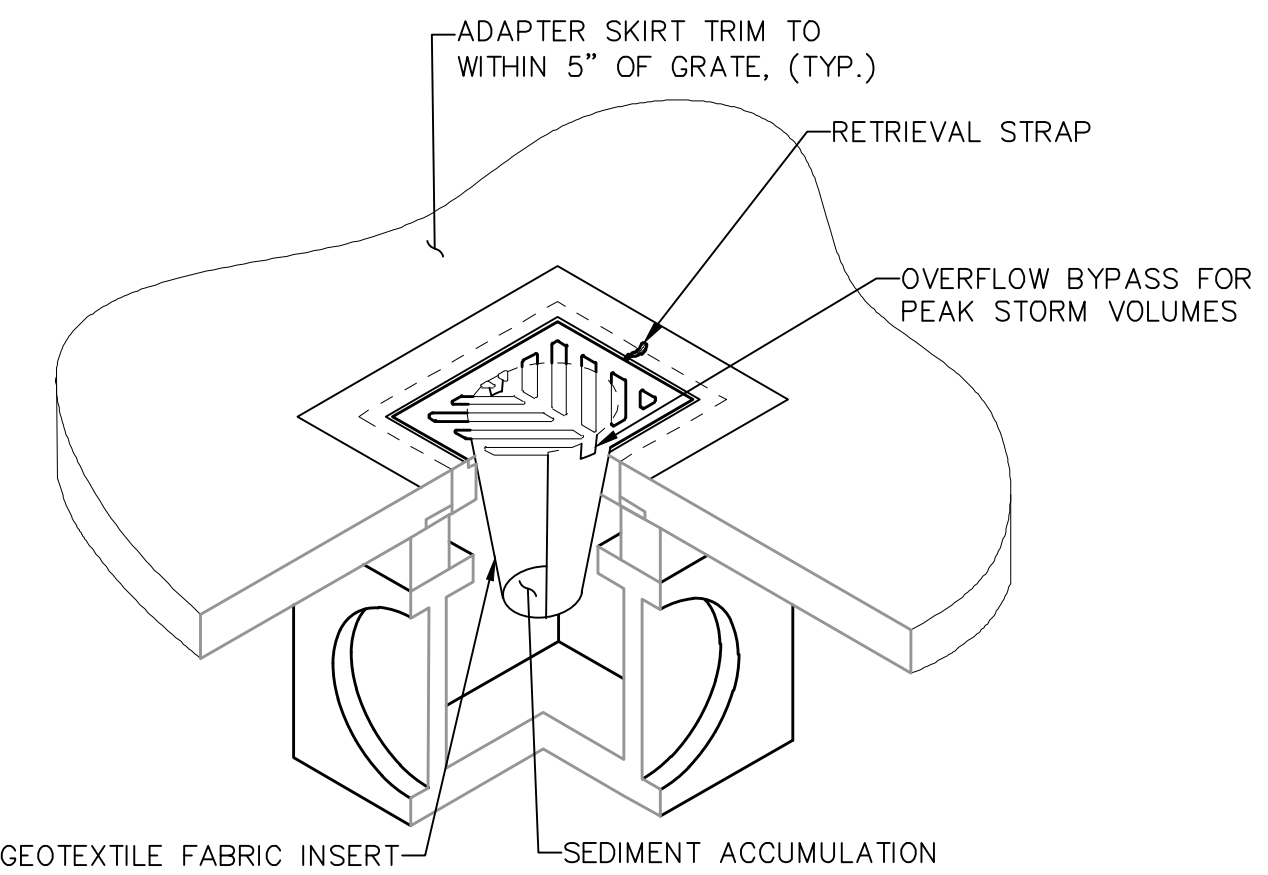


NOTES

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH WSDOT CURRENT STANDARD SPECIFICATIONS.
2. EXISTING IMPERVIOUS SURFACE OUTSIDE OF DISTURBED LIMITS TO REMAIN AS SHOWN.
3. ALL ON-SITE SOILS ARE IDENTIFIED AS KITSAP SILT LOAM.

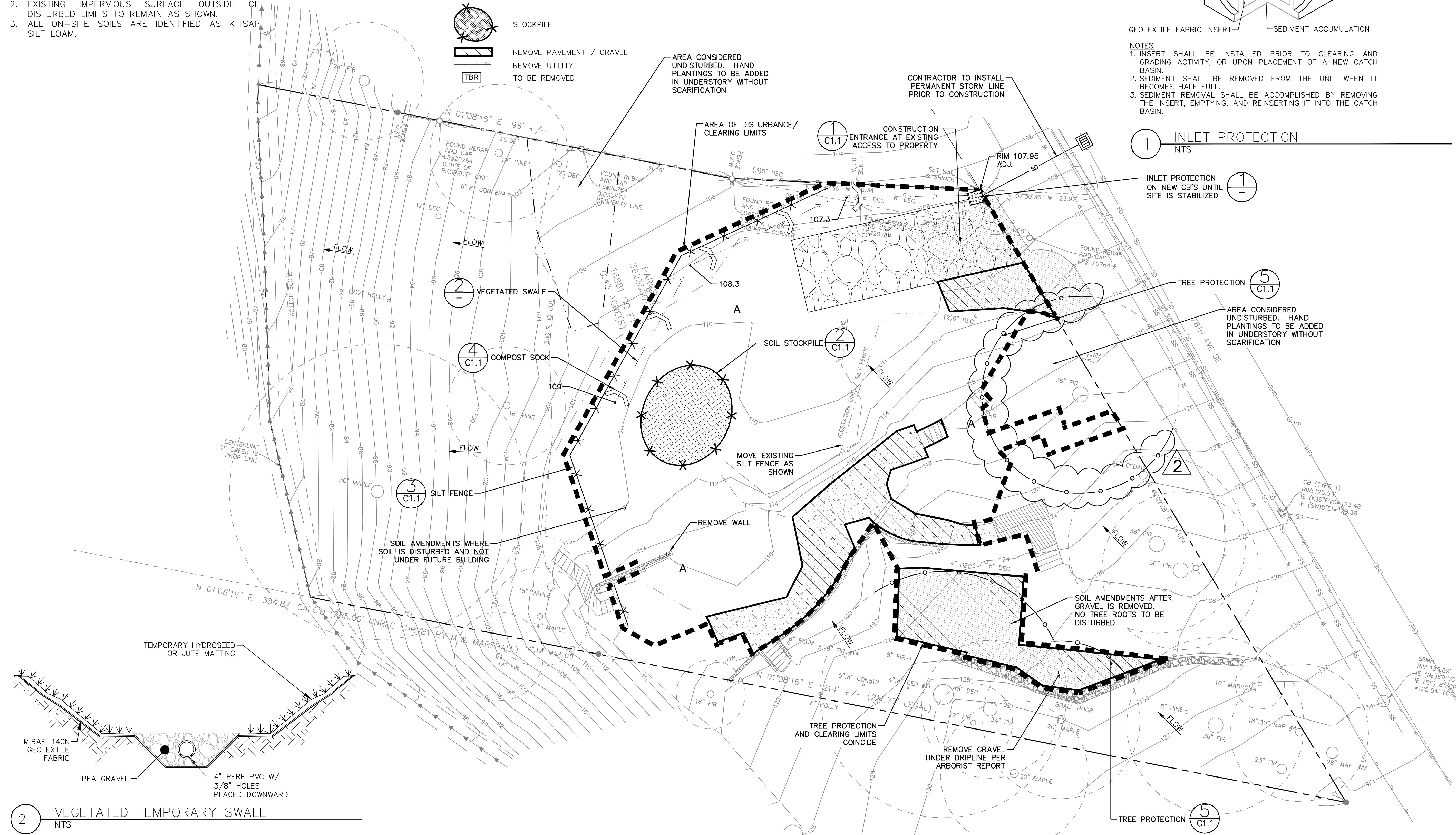
LEGEND

- TO BE REMOVED
- LIMIT OF DISTURBANCE/CLEARING LIMIT
- DITCH LINE
- TREE PROTECTION
- FILTER FABRIC FENCE
- STABILIZED CONSTRUCTION ENTRANCE
- PUMP
- INLET PROTECTION
- REMOVE TREE
- COMPOST SOCK
- SURFACE FLOW
- STOCKPILE
- REMOVE PAVEMENT / GRAVEL
- REMOVE UTILITY TO BE REMOVED
- TBR



GEOTEXTILE FABRIC INSERT - SEDIMENT ACCUMULATION

- NOTES**
1. INSERT SHALL BE INSTALLED PRIOR TO CLEARING AND GRADING ACTIVITY, OR UPON PLACEMENT OF A NEW CATCH BASIN.
 2. SEDIMENT SHALL BE REMOVED FROM THE UNIT WHEN IT BECOMES HALF FULL.
 3. SEDIMENT REMOVAL SHALL BE ACCOMPLISHED BY REMOVING THE INSERT, EMPTYING, AND REINSERTING IT INTO THE CATCH BASIN.



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6610 NE 181ST ST, STE 2
KENMORE, WA 98028
PH. (425) 419-4979
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REBEKAH J. WINSTON
STATE OF WASHINGTON
REGISTERED PROFESSIONAL ENGINEER
3/8/19

DESIGN RJW
DRAWN RJW
CHECKED RJW

REV/SUBMITAL	DATE
PERMIT CORRECTION	5/17/19
SUB. 3 (SUB. 2 CORRECTIONS)	8/23/19

PROJECT NAME:
LEE-BOYLE SFR

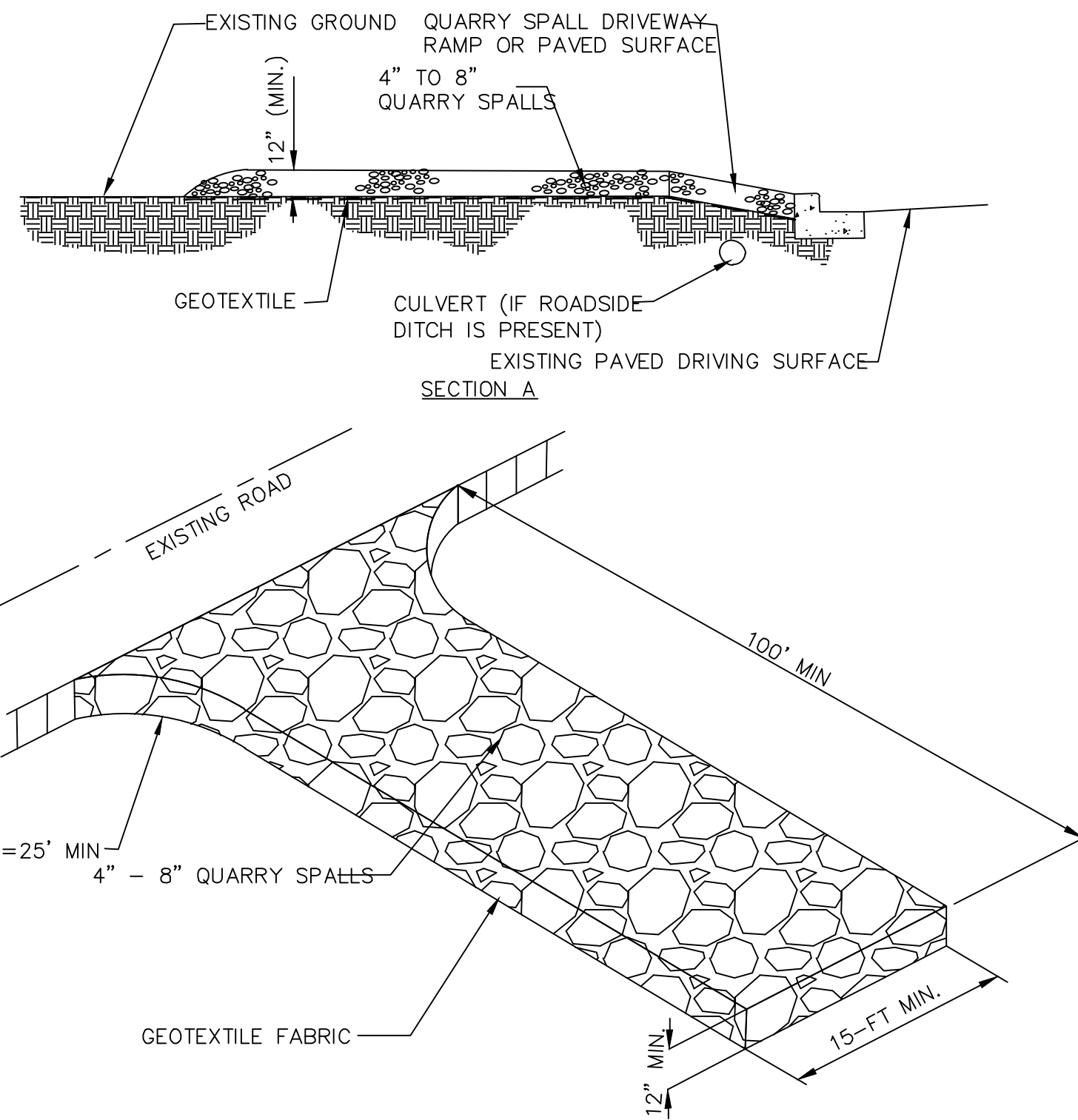
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4150 BOULEVARD PLACE,
MERCER ISLAND WA 98040

SHEET TITLE:
TESC PLAN

SHEET NO.:
C1.0

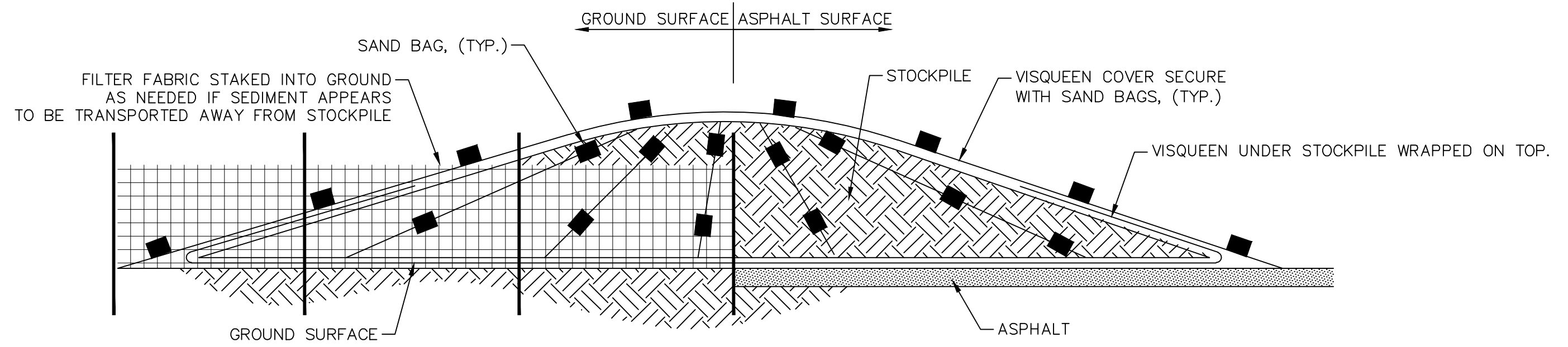
RB PROJECT NO.:
19-0011

22"x34" - 19-0011 Lee-Boyle SFR.dwg 2019-08-23 (ERIC HAINES)



- MAINTENANCE STANDARD:**
1. QUARRY SPALLS SHALL BE ADDED IF THE PAD IS NO LONGER IN ACCORDANCE WITH THE SPECIFICATIONS.
 2. IF THE ENTRANCE IS NOT PREVENTING SEDIMENT FROM BEING TRACKED ONTO PAVEMENT, THEN ALTERNATIVE MEASURES TO KEEP THE STREETS FREE OF SEDIMENT SHALL BE USED. THIS MAY INCLUDE STREET SWEEPING, AN INCREASE IN THE DIMENSIONS OF THE ENTRANCE, OR THE INSTALLATION OF A WHEEL WASH. IF WASHING IS USED, IT SHALL BE DONE ON AN AREA COVERED WITH CRUSHED ROCK AND WASH WATER SHALL DRAIN TO A SEDIMENT TRAP OR POND.
 3. ANY SEDIMENT THAT IS TRACKED ONTO PAVEMENT SHALL BE REMOVED IMMEDIATELY BY SWEEPING. THE SEDIMENT COLLECTED BY SWEEPING SHALL BE REMOVED OR STABILIZED ON-SITE. THE PAVEMENT SHALL NOT BE CLEANED BY WASHING DOWN THE STREET, EXCEPT WHEN SWEEPING IS INEFFECTIVE AND THERE IS A THREAT TO PUBLIC SAFETY. IF IT IS NECESSARY TO WASH THE STREETS, THE CONSTRUCTION OF A SMALL SUMP SHALL BE CONSIDERED. THE SEDIMENT WOULD THEN BE WASHED INTO THE SUMP.
 4. ANY QUARRY SPALLS THAT ARE LOOSENEED FROM THE PAD AND END UP ON THE ROADWAY SHALL BE REMOVED IMMEDIATELY.
 5. IF VEHICLES ARE ENTERING OR EXITING THE SITE AT POINTS OTHER THAN THE CONSTRUCTION ENTRANCE(S), FENCING SHALL BE INSTALLED TO CONTROL TRAFFIC.

- NOTES:**
1. STABILIZED ACCESS SHALL BE USED IN ALL AREAS OF THE SITE WITH VEHICLE TRAFFIC AND PARKING, INCLUDING PLANTING STRIPS.
 2. SEE WSDOT STD. SECTION 9-37.2 (TABLE 3) FOR GEOTEXTILE REQUIREMENTS. GEOTEXTILE MODIFICATIONS BASED ON SPECIFIC PROJECT SITE CONDITIONS MUST BE APPROVED BY THE ENGINEER.
 3. 100-FT MIN FOR LARGE SITES. UPON INSPECTOR APPROVAL LENGTH FOR SMALL SITES MAY BE REDUCED TO 50-FT OR LESS.

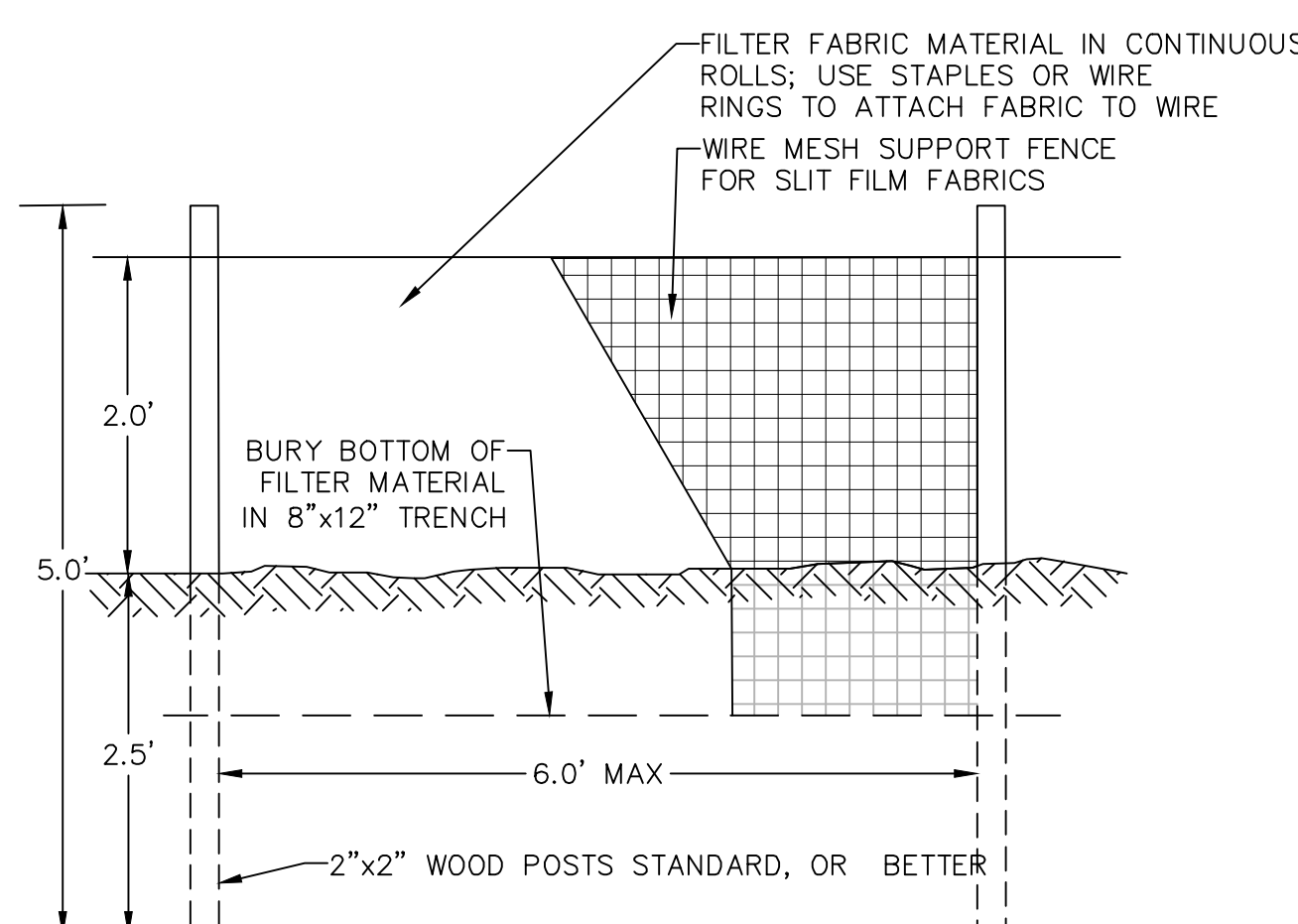
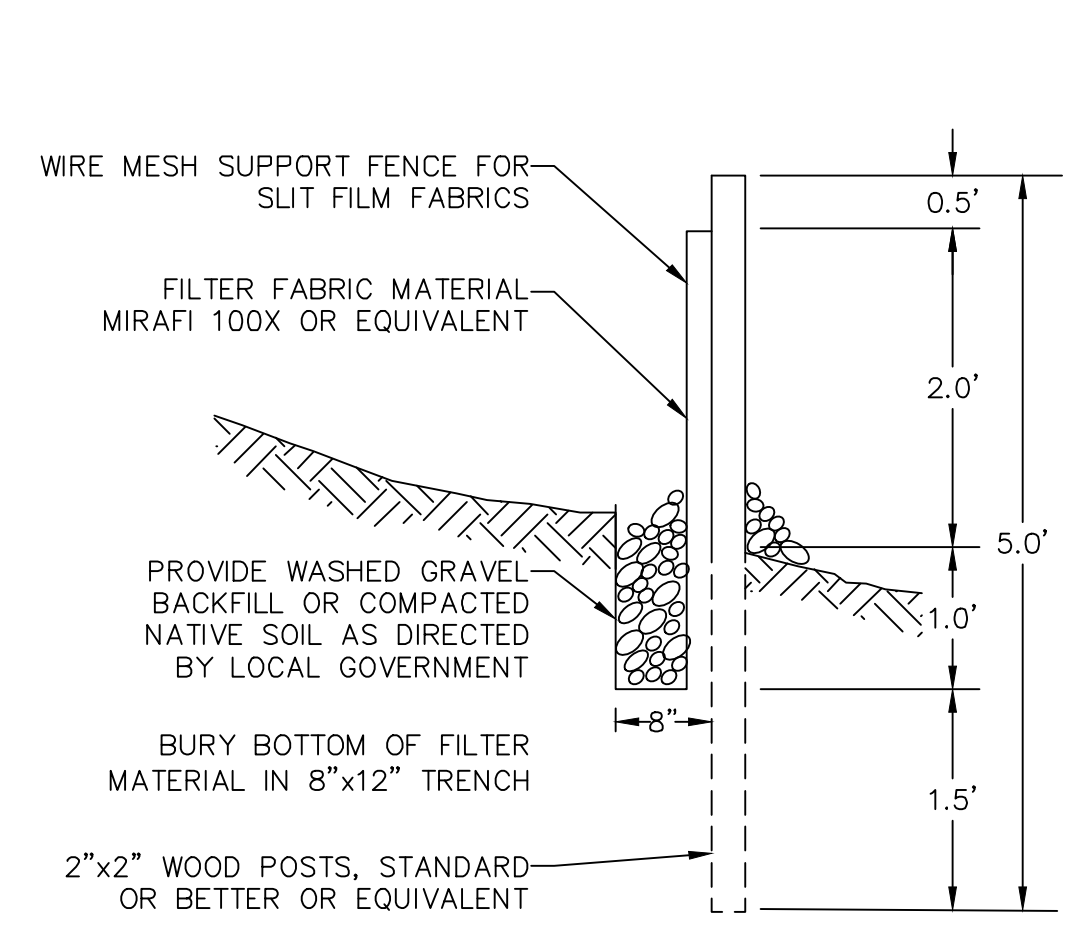


- NOTES:**
1. CLEAR PLASTIC SHEETING SHALL HAVE A MINIMUM THICKNESS OF 6 MIL AND SHOULD MEET THE REQUIREMENTS OF THE WSDOT STANDARD SPECIFICATIONS SECTION 9-14.5.
 2. PLACE PLASTIC INTO A SMALL (12-INCH WIDE BY 6-IN DEEP) SLOT TRENCH AT THE TOP OF THE SLOPE AND BACKFILL WITH SOIL TO KEEP WATER FROM FLOWING UNDERNEATH.
 3. INSTALL COVERING AND MAINTAIN TIGHTLY IN PLACE BY USING SANDBAGS OR TIRES ON ROPES WITH A MAXIMUM 10 FOOT GRID SPACING IN ALL DIRECTIONS. TAPE OR WEIGH DOWN ALL SEAMS FULL LENGTH WITH AT LEAST A 1- TO 2-FT OVERLAP OF ALL SEAMS. THEN ROLL, STAKE OR TIE ALL SEAMS.
 4. IMMEDIATELY INSTALL COVERING ON AREAS SEEDED FROM NOVEMBER 1 TO MARCH 1, AND KEEP COVERING IN PLACE UNTIL VEGETATION IS FIRMLY ESTABLISHED.
 5. WHEN THE COVERING IS USED ON UNSEEDED SLOPES, LEAVE IN PLACE UNTIL THE NEXT SEEDING PERIOD.
 6. TOE IN SHEETING AT THE TOP OF THE SLOPE TO PREVENT SURFACE FLOW BENEATH THE PLASTIC. IF EROSION AT THE TOP OF SLOPE IS LIKELY, INSTALL A GRAVEL BERM, RIPRAP, OR OTHER SUITABLE PROTECTION AT THE TOE OF THE SLOPE IN ORDER TO REDUCE THE VELOCITY OF RUNOFF.
 7. REMOVE SHEETING AS SOON AS IS POSSIBLE ONCE VEGETATION IS WELL GROWN TO PREVENT BURNING THE VEGETATION THROUGH THE PLASTIC SHEETING, WHICH ACTS AS A GREENHOUSE.

MAINTENANCE:
CHECK REGULARLY FOR RIPS AND PLACES WHERE THE PLASTIC MAY BE DISLODGED. CONTACT BETWEEN THE PLASTIC AND THE GROUND SHOULD ALWAYS BE MAINTAINED. ANY AIR BUBBLES FOUND SHOULD BE REMOVED IMMEDIATELY OR THE PLASTIC MAY RIP DURING THE NEXT WINDY PERIOD. RE-ANCHOR OR REPLACE THE PLASTIC AS NECESSARY.

1 STABILIZED CONSTRUCTION ENTRANCE
NTS

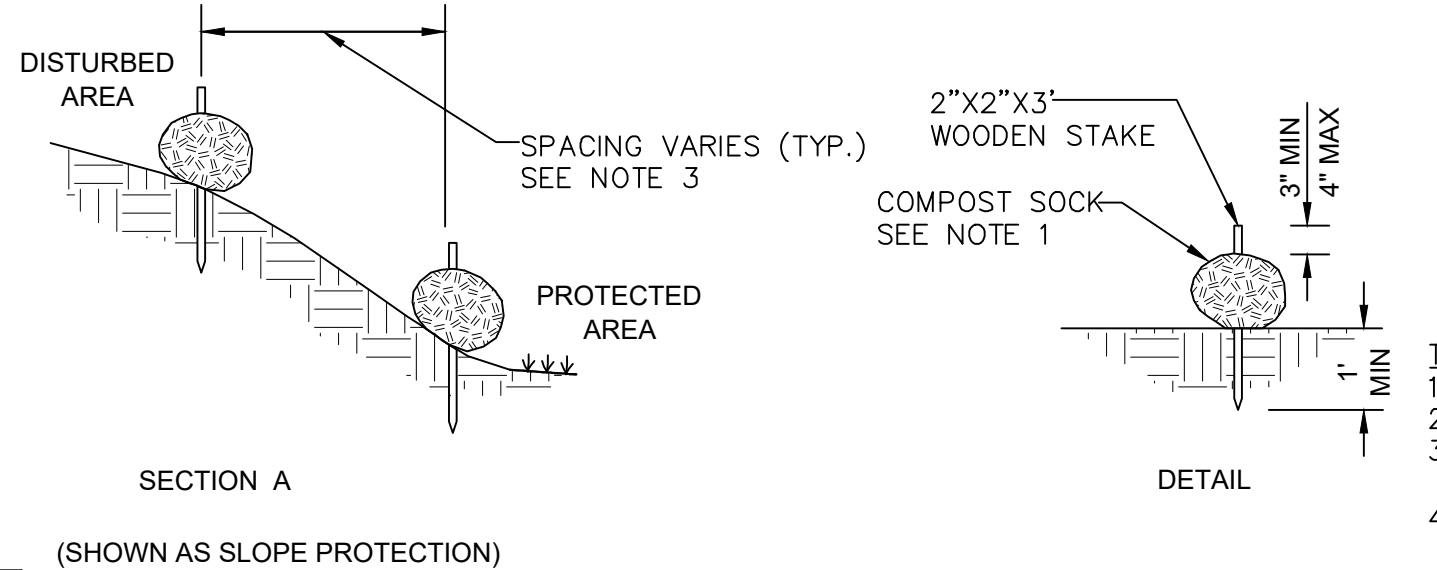
2 STOCKPILE AND PLASTIC COVERING
NTS



- FILTER FABRIC FENCE PLAN NOTES:**
1. THE CONTRACTOR SHALL INSTALL AND MAINTAIN TEMPORARY SILT FENCES AT THE LOCATIONS SHOWN IN THE PLANS.
 2. CONSTRUCT SILT FENCES IN AREAS OF CLEARING, GRADING, OR DRAINAGE PRIOR TO STARTING THOSE ACTIVITIES.
 3. THE SILT FENCE SHALL HAVE A 2-FEET MIN. AND A 2 1/2-FEET MAX. HEIGHT ABOVE THE ORIGINAL GROUND SURFACE.
 4. THE FILTER FABRIC SHALL BE SEWN TOGETHER AT THE POINT OF MANUFACTURE TO FORM FILTER FABRIC LENGTHS AS REQUIRED. LOCATE ALL SEWN SEAMS AT SUPPORT POSTS. ALTERNATIVELY, TWO SECTIONS OF SILT FENCE CAN BE OVERLAPPED, PROVIDED THE CONTRACTOR CAN DEMONSTRATE, TO THE SATISFACTION OF THE ENGINEER, THAT THE OVERLAP IS LONG ENOUGH AND THAT THE ADJACENT FENCE SECTIONS ARE CLOSE ENOUGH TOGETHER TO PREVENT SILT LADEN WATER FROM ESCAPING THROUGH THE FENCE AT THE OVERLAP.
 5. ATTACH THE FILTER FABRIC ON THE UP-SLOPE SIDE OF THE POSTS AND SECURE WITH STAPLES, WIRE, OR IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. ATTACH THE FILTER FABRIC TO THE POSTS IN A MANNER THAT REDUCES THE POTENTIAL FOR TEARING.
 6. SUPPORT THE FILTER FABRIC WITH WIRE OR PLASTIC MESH, DEPENDENT ON THE PROPERTIES OF THE GEOTEXTILE SELECTED FOR USE. IF WIRE OR PLASTIC MESH IS USED, FASTEN THE MESH SECURELY TO THE UP-SLOPE SIDE OF THE POSTS WITH THE FILTER FABRIC UP-SLOPE OF THE MESH.
 7. MESH SUPPORT, IF USED, SHALL CONSIST OF STEEL WIRE WITH A MAXIMUM MESH SPACING OF 2-INCHES, OR A PREFABRICATED POLYMERIC MESH. THE STRENGTH OF THE WIRE OR POLYMERIC MESH SHALL BE EQUIVALENT TO OR GREATER THAN 180 LBS. GRAB TENSILE STRENGTH. THE POLYMERIC MESH MUST BE AS RESISTANT TO THE SAME LEVEL OF ULTRAVIOLET RADIATION AS THE FILTER FABRIC IT SUPPORTS.
 8. BURY THE BOTTOM OF THE FILTER FABRIC 4-INCHES MIN. BELOW THE GROUND SURFACE. BACKFILL AND TAMP SOIL IN PLACE OVER THE BURIED PORTION OF THE FILTER FABRIC, SO THAT NO FLOW CAN PASS BENEATH THE FENCE AND SCOURING CANNOT OCCUR. WHEN WIRE OR POLYMERIC BACK-UP SUPPORT MESH IS USED, THE WIRE OR POLYMERIC MESH SHALL EXTEND INTO THE GROUND 3-INCHES MIN.
 9. DRIVE OR PLACE THE FENCE POSTS INTO THE GROUND 18-INCHES MIN. A 12-INCH MIN. DEPTH IS ALLOWED IF TOPSOIL OR OTHER SOFT SUBGRADE SOIL IS NOT PRESENT AND 18-INCHES CANNOT BE REACHED. INCREASE FENCE POST MIN. DEPTH BY 6 INCHES IF THE FENCE IS LOCATED ON SLOPES OF 3H:1V OR STEEPER AND THE SLOPE IS PERPENDICULAR TO THE FENCE. IF REQUIRED POST DEPTHS CANNOT BE OBTAINED, THE POSTS SHALL BE ADEQUATELY SECURED BY BRACING OR GUYING TO PREVENT OVERTURNING OF THE FENCE DUE TO SEDIMENT LOADING.

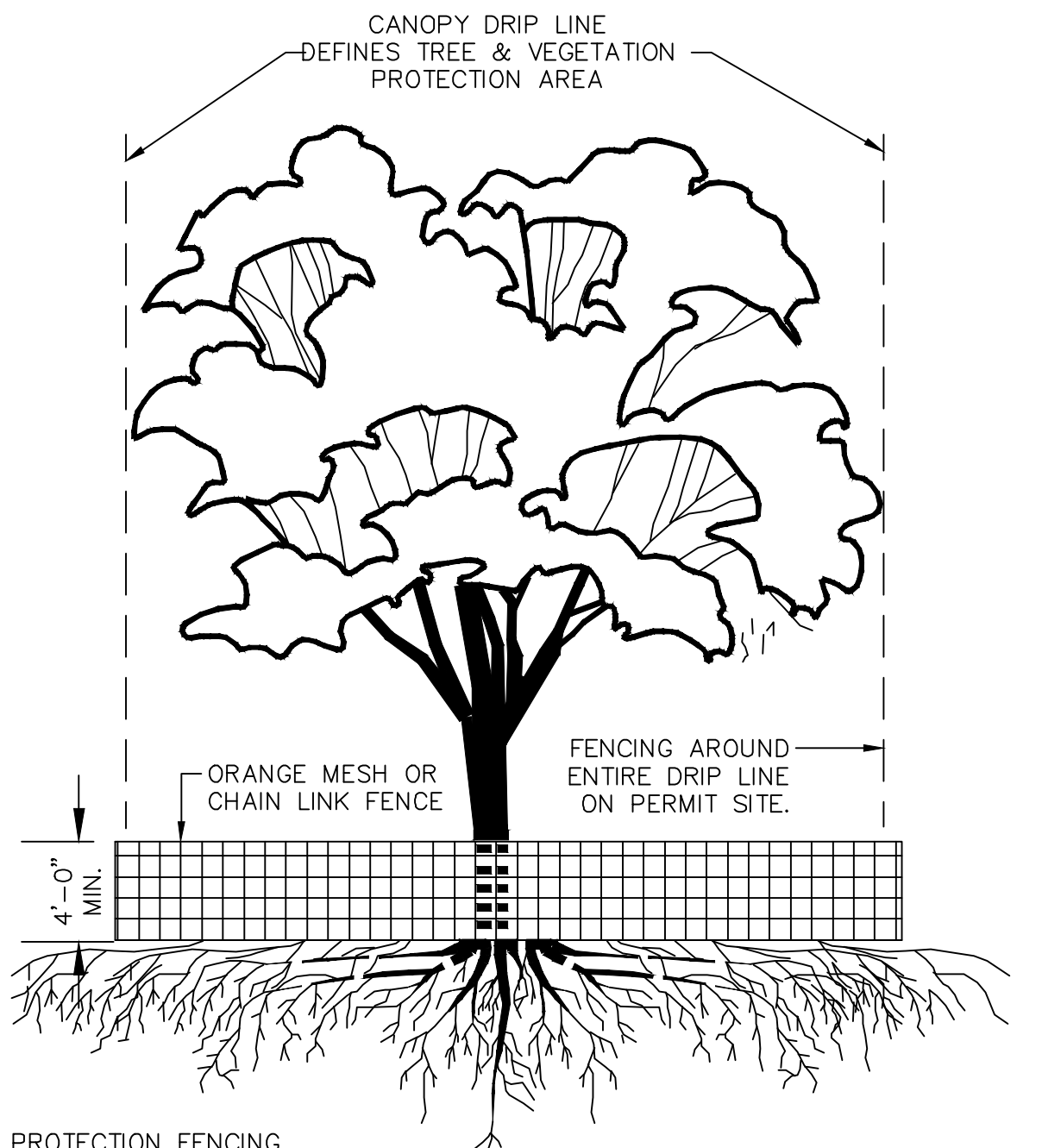
10. USE WOOD, STEEL OR EQUIVALENT POSTS. THE SPACING OF THE SUPPORT POSTS SHALL BE A MAXIMUM OF 6-FEET. POSTS SHALL CONSIST OF EITHER:
 - o WOOD WITH DIMENSIONS OF 2-INCHES BY 2-INCHES WIDE MIN. AND A 3-FEET MIN. LENGTH. WOOD POSTS SHALL BE FREE OF DEFECTS SUCH AS KNOTS, SPLITS, OR GOUGES.
 - o NO. 6 STEEL REBAR OR LARGER.
 - o ASTM A 120 STEEL PIPE WITH A MINIMUM DIAMETER OF 1-INCH.
 - o U, T, L, OR C SHAPE STEEL POSTS WITH A MINIMUM WEIGHT OF 1.35 LBS./FT.
 - o OTHER STEEL POSTS HAVING EQUIVALENT STRENGTH AND BENDING RESISTANCE TO THE POST SIZES LISTED ABOVE.
11. LOCATE SILT FENCES ON CONTOUR AS MUCH AS POSSIBLE, EXCEPT AT THE ENDS OF THE FENCE, WHERE THE FENCE SHALL BE TURNED UPHILL SUCH THAT THE SILT FENCE CAPTURES THE RUNOFF WATER AND PREVENTS WATER FROM FLOWING AROUND THE END OF THE FENCE.
12. IF THE FENCE MUST CROSS CONTOURS, WITH THE EXCEPTION OF THE ENDS OF THE FENCE, PLACE GRAVEL CHECK DAMS PERPENDICULAR TO THE BACK OF THE FENCE TO MINIMIZE CONCENTRATED FLOW AND EROSION. THE SLOPE OF THE FENCE LINE WHERE CONTOURS MUST BE CROSSED SHALL NOT BE STEEPER THAN 3H:1V.
 - o GRAVEL CHECK DAMS SHALL BE APPROXIMATELY 1-FOOT DEEP AT THE BACK OF THE FENCE. GRAVEL CHECK DAMS SHALL BE CONTINUED PERPENDICULAR TO THE FENCE AT THE SAME ELEVATION UNTIL THE TOP OF THE CHECK DAM INTERCEPTS THE GROUND SURFACE BEHIND THE FENCE.
 - o GRAVEL CHECK DAMS SHALL CONSIST OF CRUSHED SURFACING BASE COURSE, GRAVEL BACKFILL FOR WALLS, OR SHOULDER BALLAST. GRAVEL CHECK DAMS SHALL BE LOCATED EVERY 10 FEET ALONG THE FENCE WHERE THE FENCE MUST CROSS CONTOURS.

FILTER FABRIC SPECIFICATIONS	
AOS (ASTM D4751)	30-100 SIEVE SIZE (0.60-0.15 mm) FOR SLIT FILM 50-100 SIEVE SIZE (0.30-0.15 mm) FOR OTHER FABRIC
WATER PERMITTIVITY (ASTM D4491)	0.02 SEC ⁻¹ MINIMUM
GRAB TENSILE STRENGTH (ASTM D4632)	180 LBS MIN. FOR EXTRA STRENGTH 100 LBS MIN. FOR STD. STRENGTH FABRIC
GRAB TENSILE ELONGATION (ASTM D4632)	30% MAX.
ULTRAVIOLET RESISTANCE (ASTM D4355)	70% MAX.



- NOTES:**
1. COMPOST SOCK SHALL BE IN ACCORDANCE WITH STANDARD SPECIFICATION 9.14.4(9). COMPOST SOCK SHALL BE A MINIMUM OF 10" IN DIAMETER OR SIZED TO SUIT CONDITIONS AS SPECIFIED BY THE ENGINEER.
 2. ALWAYS INSTALL COMPOST SOCK PERPENDICULAR TO SLOPE AND ALONG CONTOUR LINES.
 3. REMOVE SEDIMENT FROM THE UP SLOPE SIDE OF THE COMPOST SOCK WHEN ACCUMULATION HAS REACHED 1/2 OF THE EFFECTIVE HEIGHT OF THE COMPOST SOCK.
 4. MAY BE USED IN PLACE OF FILTER FENCE FOR PREMIER CONTROL.

4 COMPOST SOCK
NTS



- TREE PROTECTION FENCING**
1. MUST BE INSTALLED PRIOR TO DEMOLITION OR GROUND DISTURBANCE.
 2. KEPT IN PLACE FOR THE DURATION OF CONSTRUCTION.
 3. NO SOIL DISTURBANCE OR ACTIVITY ALLOWED WITHIN FENCED AREA, SUCH AS MATERIAL STORAGE/STOCKPILING, PARKING, EXCAVATION, DUMPING, OR WASHING.
 4. MODIFICATIONS OF THESE REQUIREMENTS BY APPROVAL OF COMI PLANNER ONLY.
 5. IF ROOTS GREATER THAN 2 INCH FOUND OUTSIDE OF FENCING, PROTECT BY HAND EXCAVATION AND, IF NECESSARY, CUT CLEANLY AND KEEP MOIST.
 6. USE 3 INCHES OR DEEPER WOOD CHIP MULCH OUTSIDE FENCED AREAS TO PROTECT FEEDER ROOTS.
- VEGETATION PROTECTION**
1. MINIMIZE CONSTRUCTION ZONE
 2. PROTECT VEGETATION OUTSIDE CONSTRUCTION ZONE WITH FENCING AS SHOWN
 3. USE 3 INCHES OR DEEPER WOOD CHIP MULCH OUTSIDE FENCED AREAS TO PROTECT FEEDER ROOTS

5 TREE PROTECTION
NTS

22"x34" - 19-0011 Lee-Boyle SFR.dwg 2019-08-23 (ERIC HAINES)

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REBEKAH J. WINSTANLEY
STATE OF WASHINGTON
45286
REGISTERED PROFESSIONAL ENGINEER
3/8/19

DESIGN RJW
DRAWN RJW
CHECKED RJW

REV./SUBMITTAL	DATE
PERMIT CORRECTION	5/17/19
SUB. 3 (SUB. 2 CORRECTIONS)	8/23/19

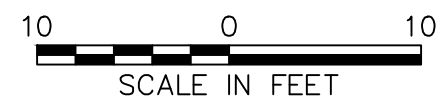
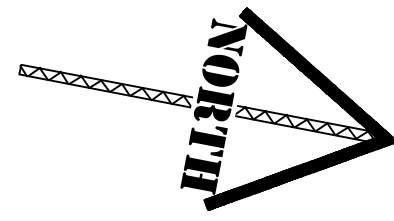
PROJECT NAME:
LEE-BOYLE SFR

PROJECT ADDRESS:
4150 BOULEVARD PLACE,
MERCER ISLAND WA 98040

SHEET TITLE:
TESC DETAILS

SHEET NO.:
C1.1

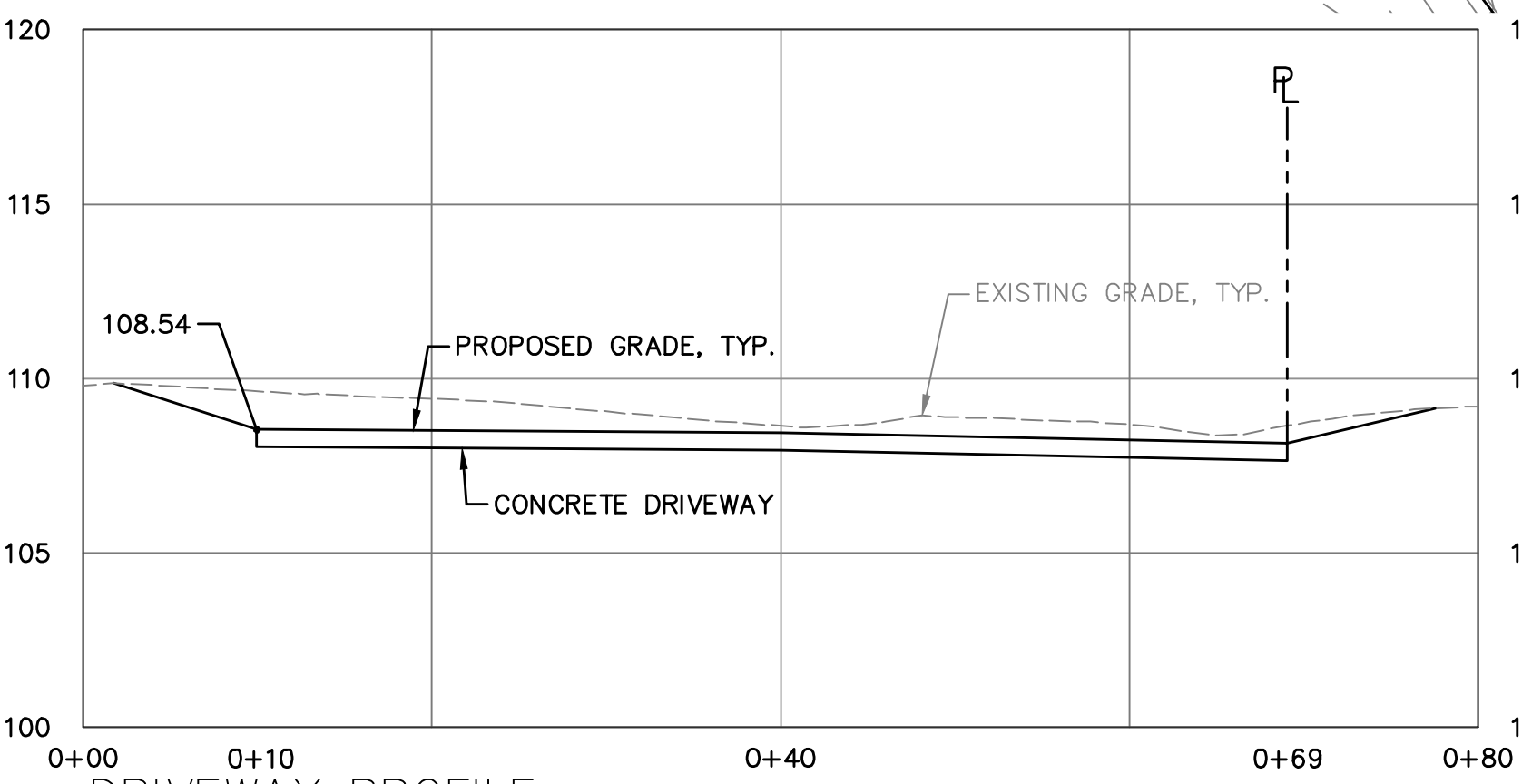
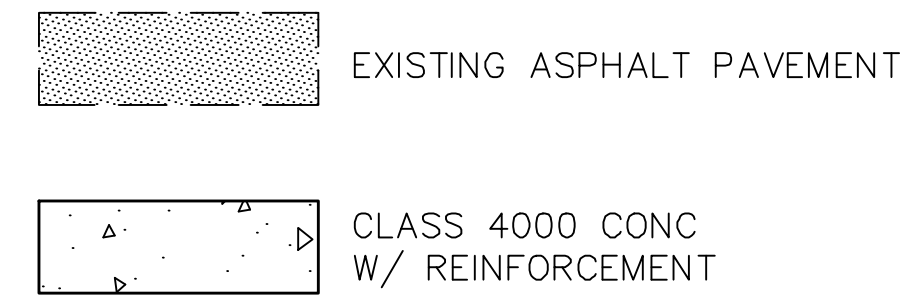
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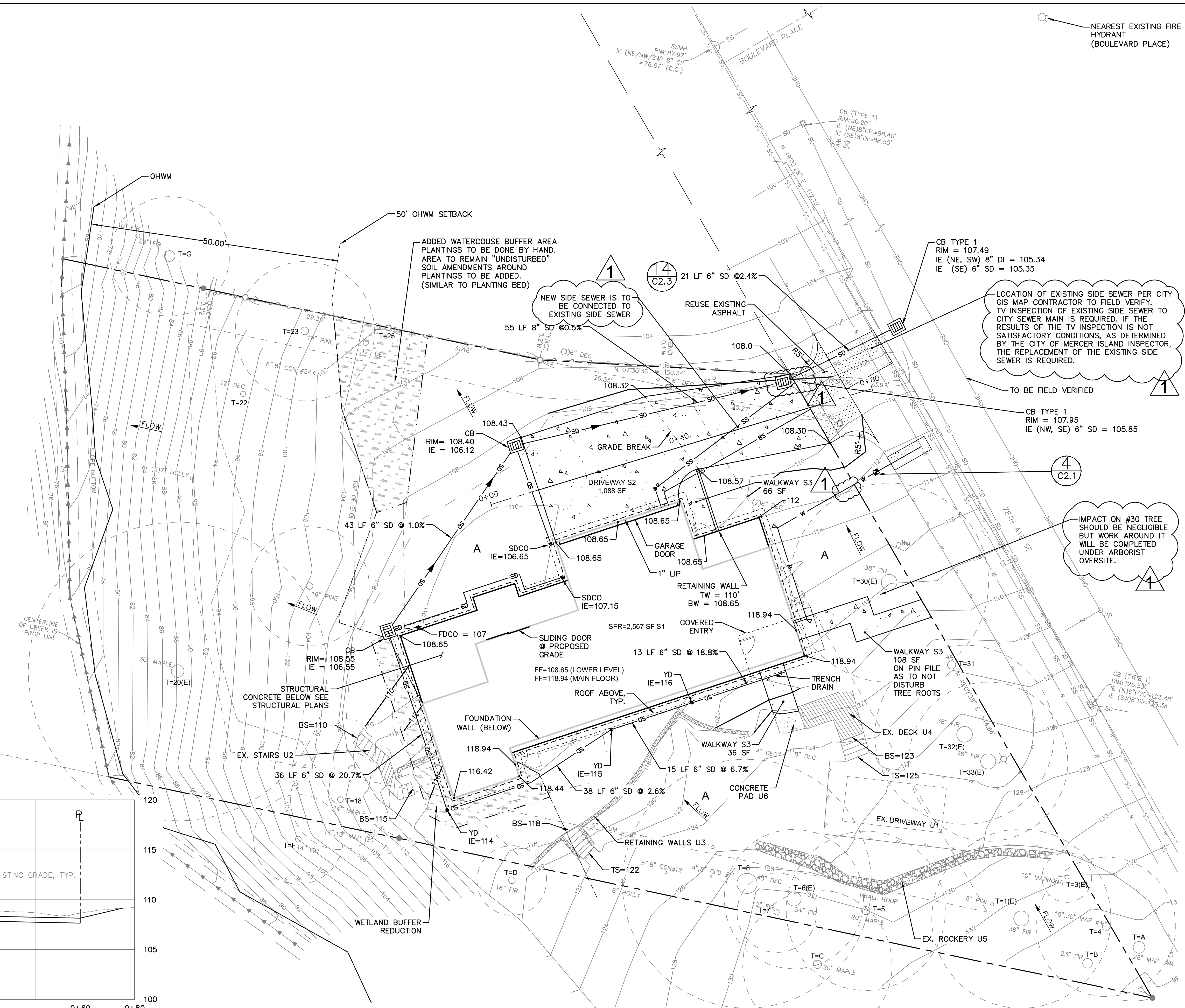
NOTES

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH TOWN OF MERCER ISLAND CURRENT STANDARD SPECIFICATIONS.
2. GRATES ON CATCH BASINS SHALL BE PER ARCHITECT OR LANDSCAPE ARCHITECT. CONTRACTOR TO SUBMIT GRATES FOR REVIEW PRIOR TO PURCHASE.
3. ALL SD PIPE SHALL BE SDR 35 PVC PIPE.
4. AREA DRAINS SHALL BE BLACK NDS PART #1200 WITH GRATE OPENING PER NDS.
5. PAVEMENT RESTORATION LIMITS SHALL MATCH SAME FULL DEPTH PAVEMENT LIMITS AS EX. ASPHALT. INSPECTOR TO DETERMINE IF GRIND AND OVERLAY REQUIRED.
6. WATER SERVICE TO HAVE RESTRAINED JOINTS (RJ).

IMPERVIOUS SURFACE AREAS				
SURFACE	DESCRIPTION	BMP	AREA (SF)	AREA (AC)
S1	SFR (Roof)		2,567	0.059
S2	Concrete DWY		1,088	0.025
S3	Walkways		210	0.005
IMPERVIOUS TOTAL			3,865	0.089
PERVIOUS SURFACE AREAS				
SURFACE	DESCRIPTION	BMP	AREA (SF)	AREA (AC)
A			3,117	0.072
B				
PERVIOUS TOTAL			3,117	0.072
UNDISTURBED AREA				
SURFACE	DESCRIPTION	BMP	AREA (SF)	AREA (AC)
U1	Concrete DWY		634	0.01455
U2	Stairs		83	0.00191
U3	Retaining Walls		50	0.00115
U4	Deck		78	0.00179
U5	Rockery		142	0.00326
U6	Concrete Pad		26	0.0006
U7	Forest		10,886	0.24991
UNDISTURBED TOTAL			11,899	0.273
TOTALS			TOTAL LOT	18,881 0.433



EXCEPTIONAL TREE LIST:
1,3,6,20,30,32,33



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STATE OF WASHINGTON
REGISTERED PROFESSIONAL ENGINEER
3/8/19

DESIGN: RJW
DRAWN: RJW
CHECKED: RJW

REV/SUBMITAL	DATE	DESCRIPTION
1	5/17/19	PERMIT CORRECTION
2	8/23/19	SUB. 3 (SUB. 2 CORRECTIONS)

PROJECT NAME:
LEE-BOYLE SFR

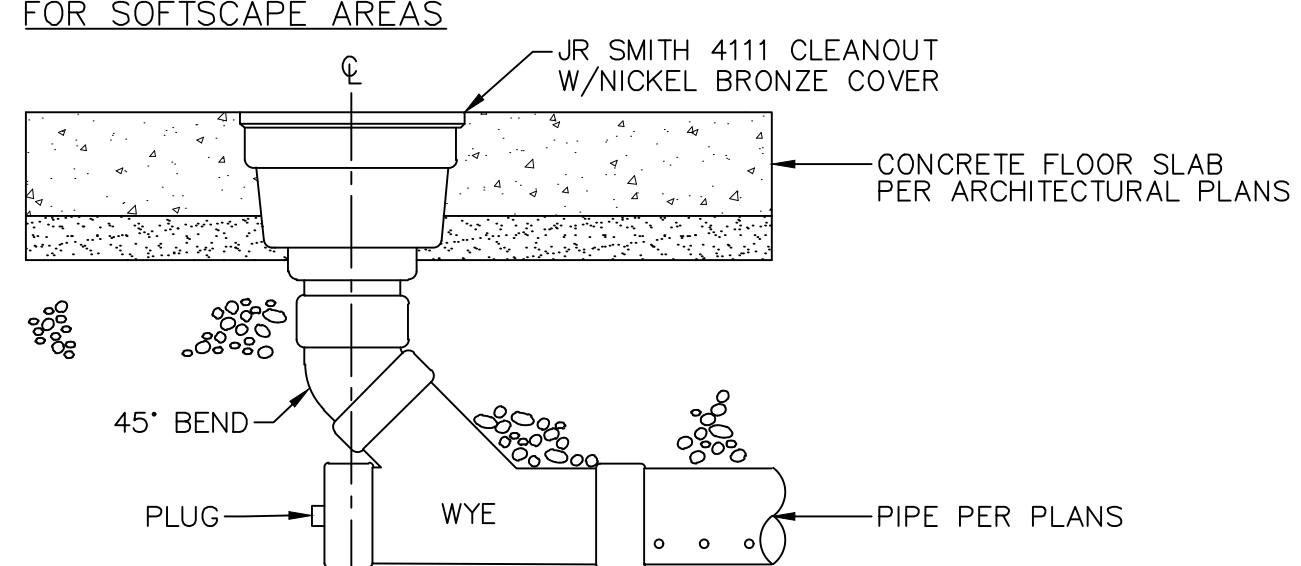
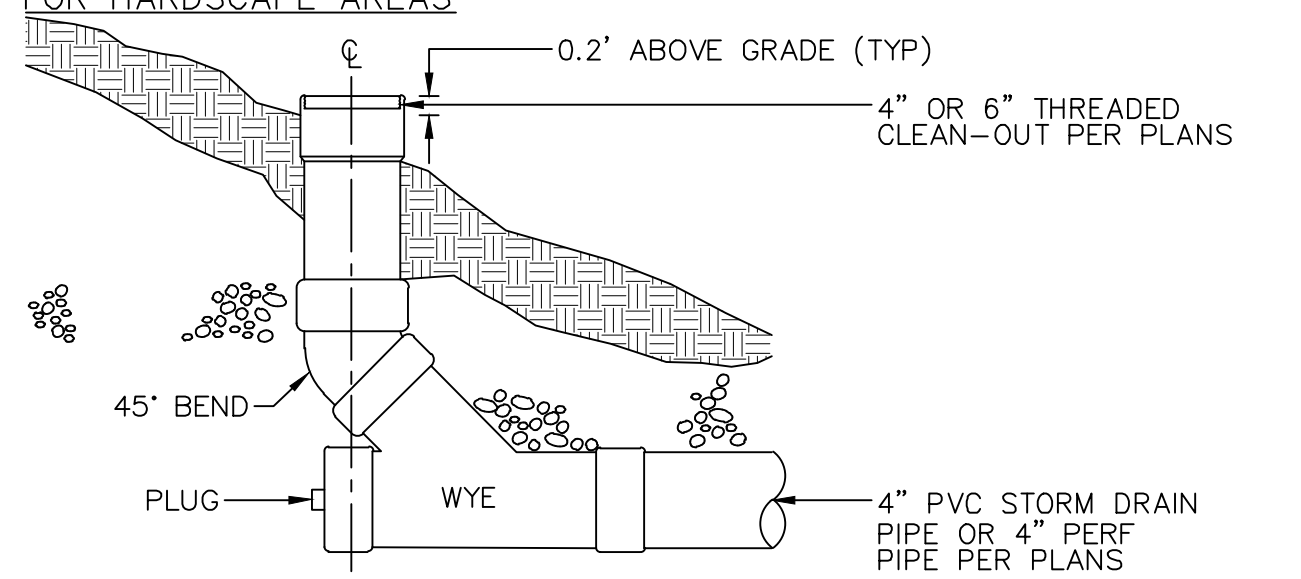
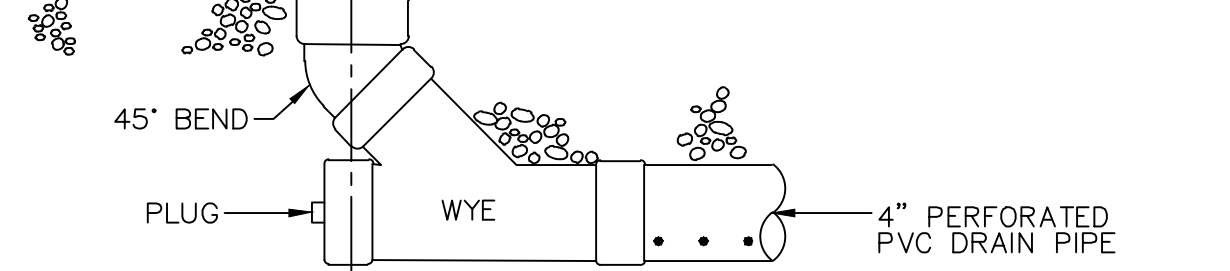
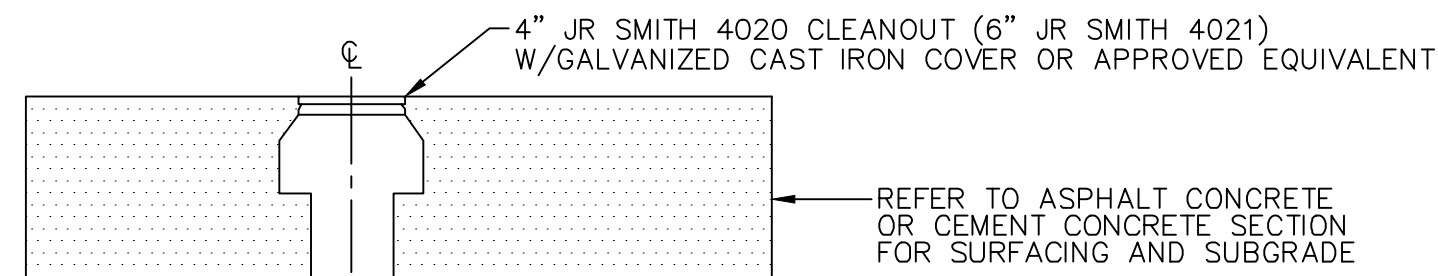
PROJECT ADDRESS:
4150 BOULEVARD PLACE,
MERCER ISLAND WA 98040

SHEET TITLE:
GRADING, DRAINAGE &
UTILITIES PLAN

SHEET NO.:
C2.0

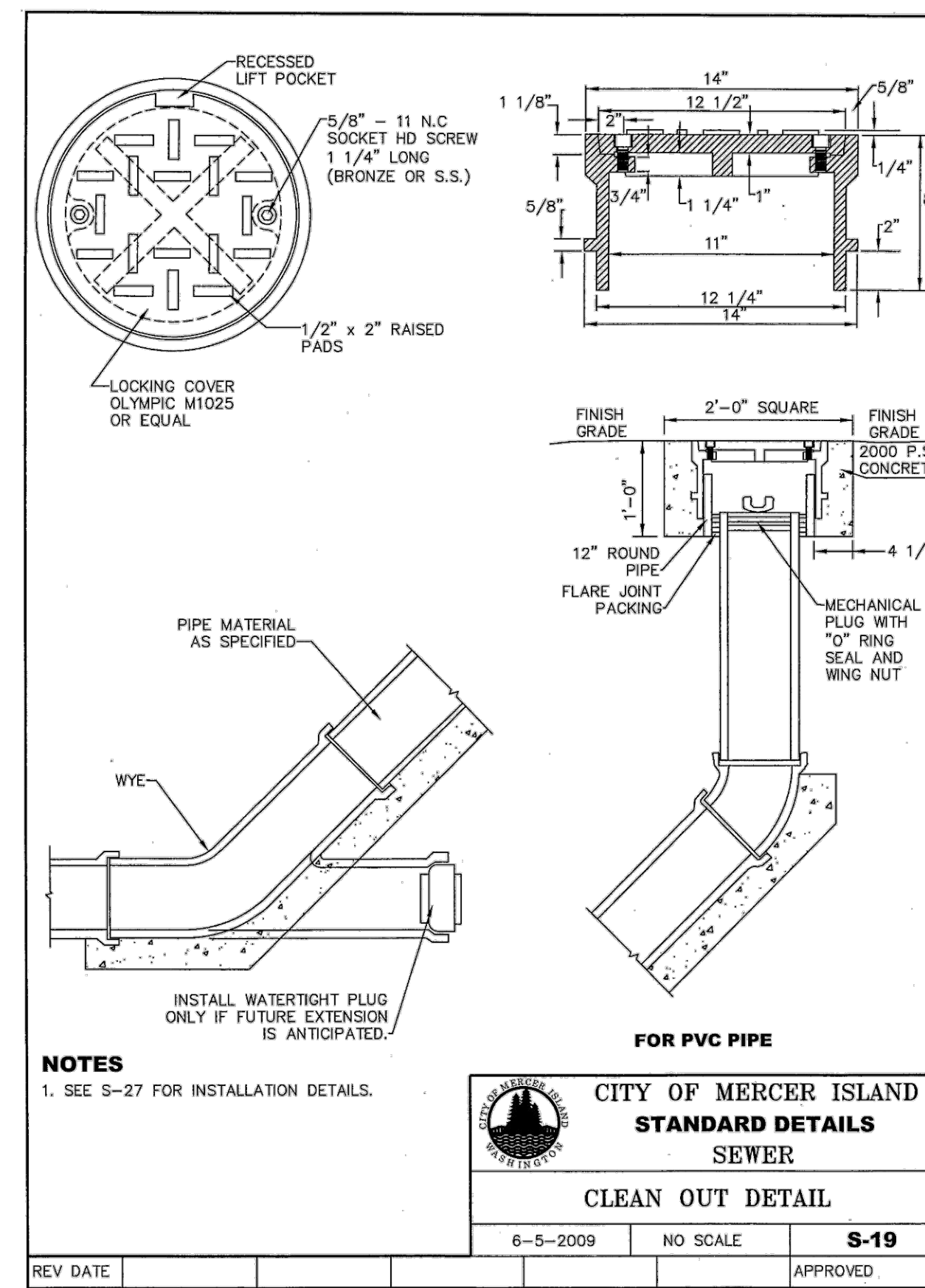
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22"x34" - 19-0011 Lee-Boyle SFR.dwg 2019-08-23 (ERIC HAINES)

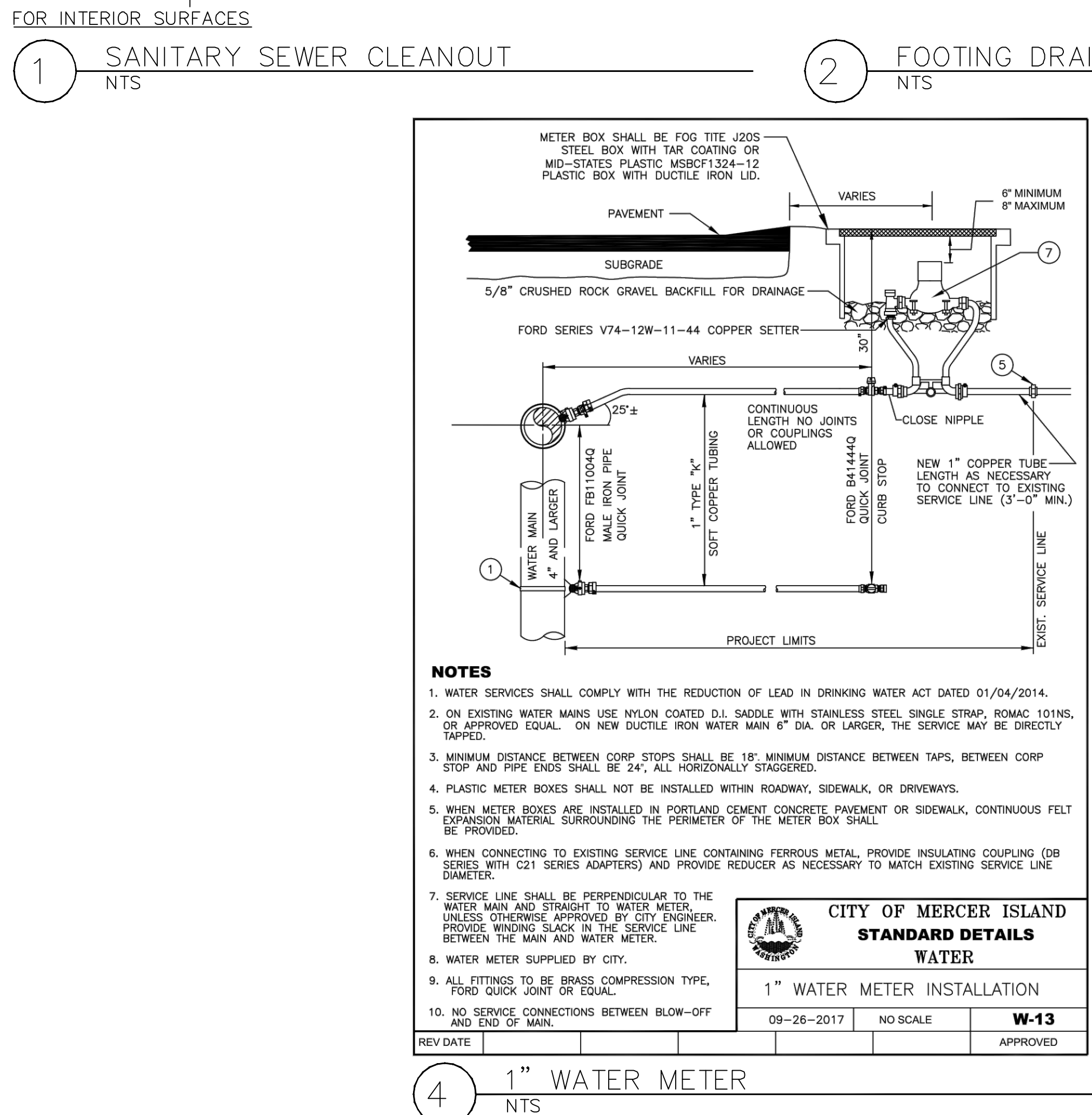


1 SANITARY SEWER CLEANOUT
NTS

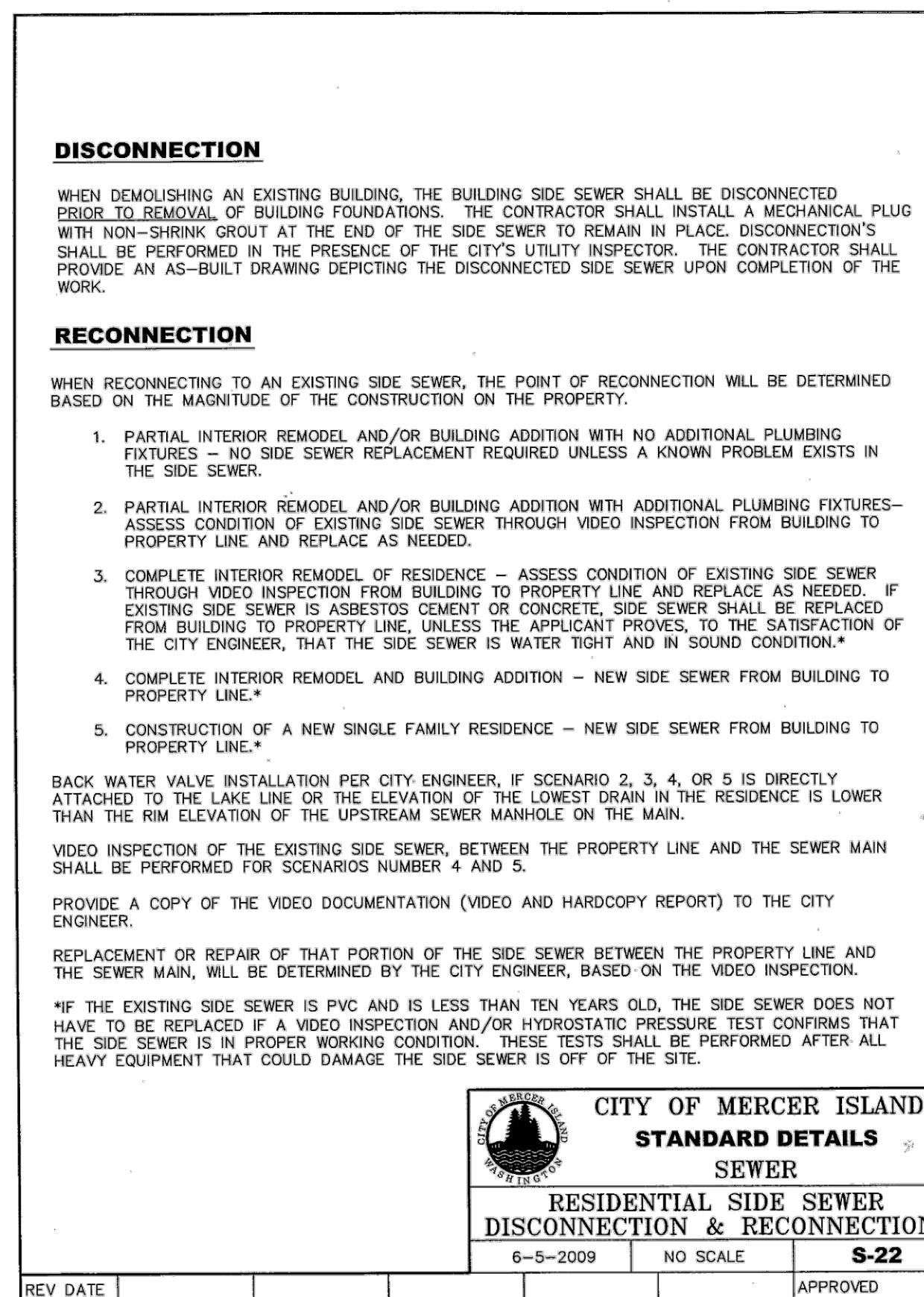
2 FOOTING DRAIN
NTS



3 SANITARY SEWER CLEANOUT
NTS



4 1" WATER METER
NTS



5 RESIDENTIAL SIDE SEWER - NTS
DISCONNECTION & RECONNECTION



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REV/SUBMITTAL	DATE	
PERMIT CORRECTION	5/17/19	
SUB. 3 (SUB. 2 CORRECTIONS)	8/23/19	

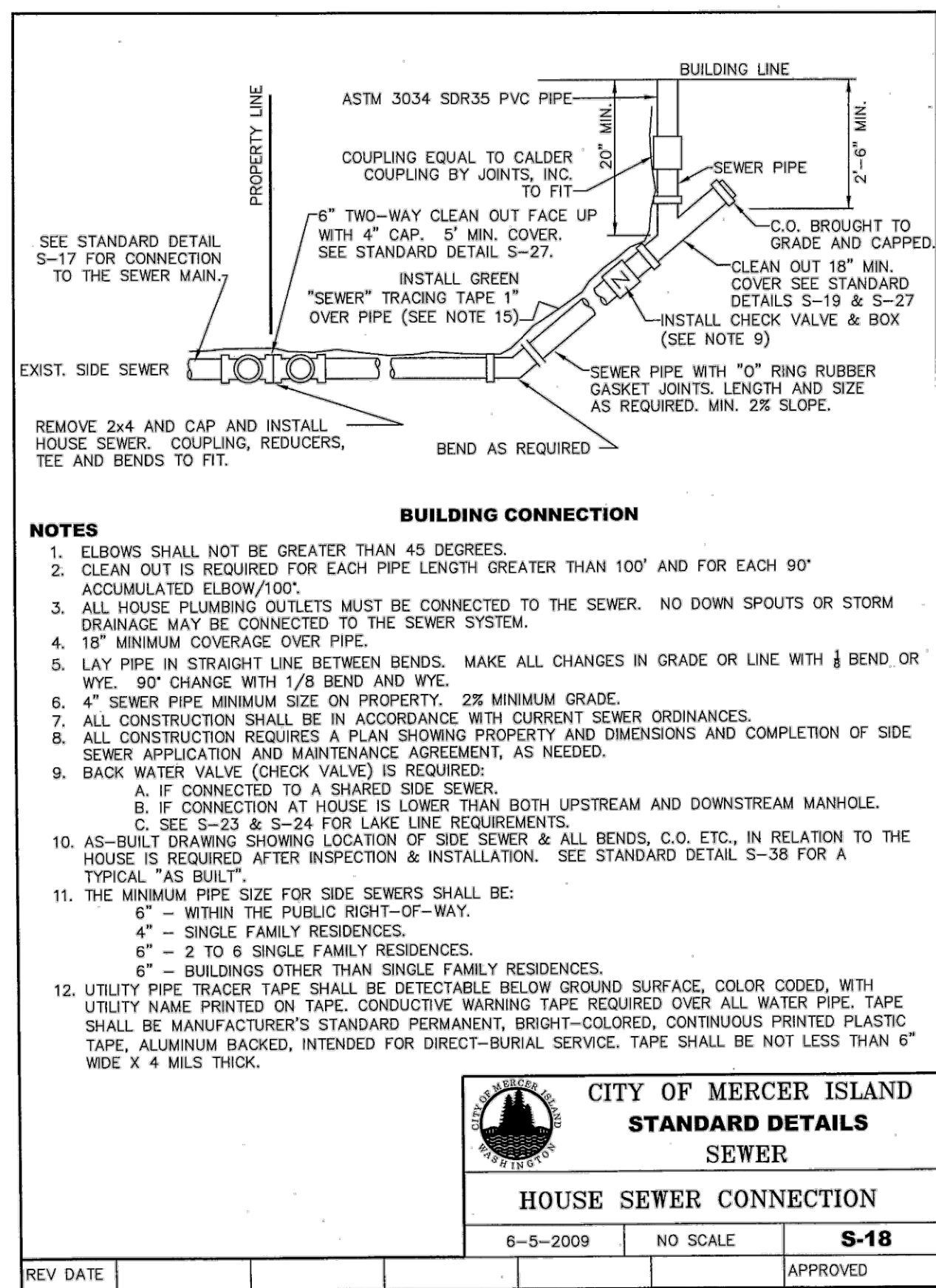
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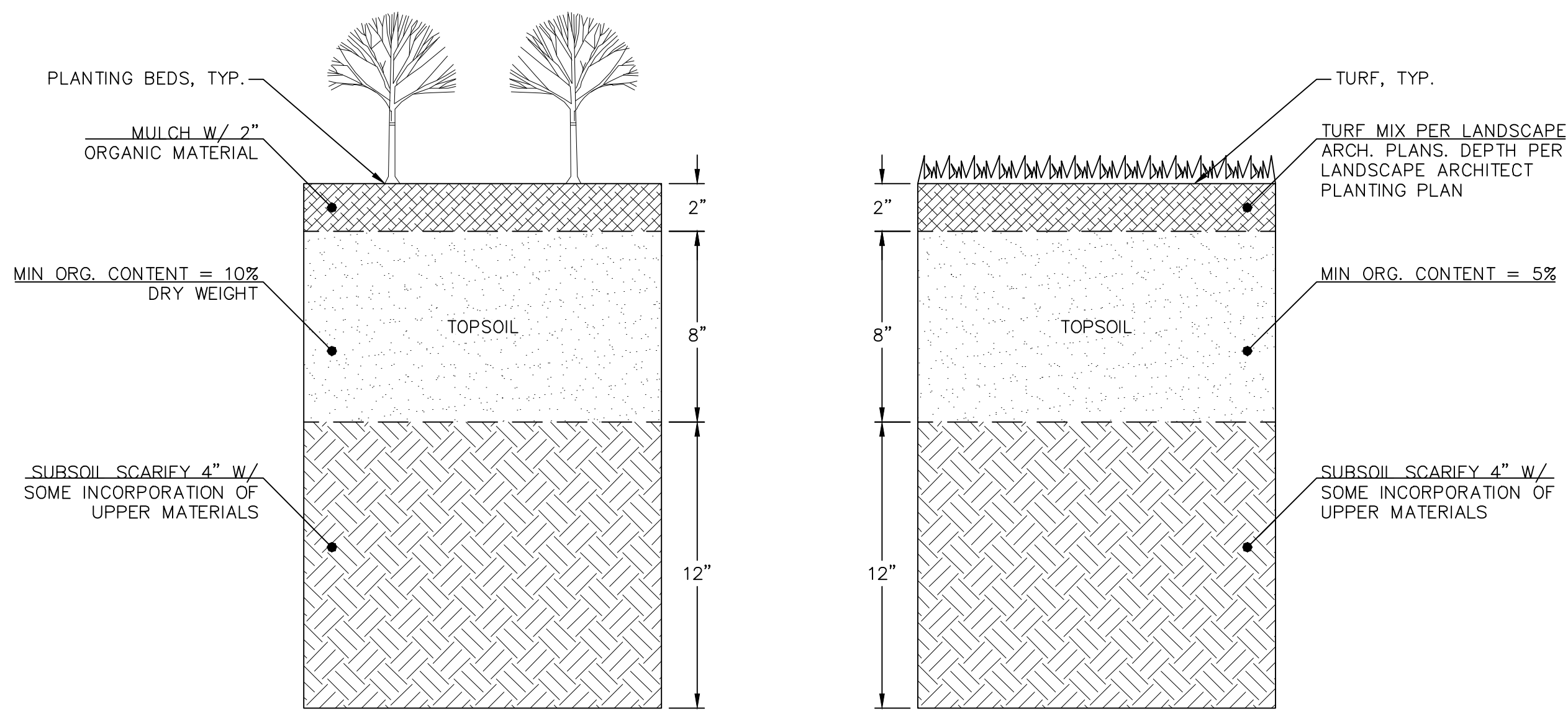
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DETAILS

SHEET NO.:
C2.1

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19-0011

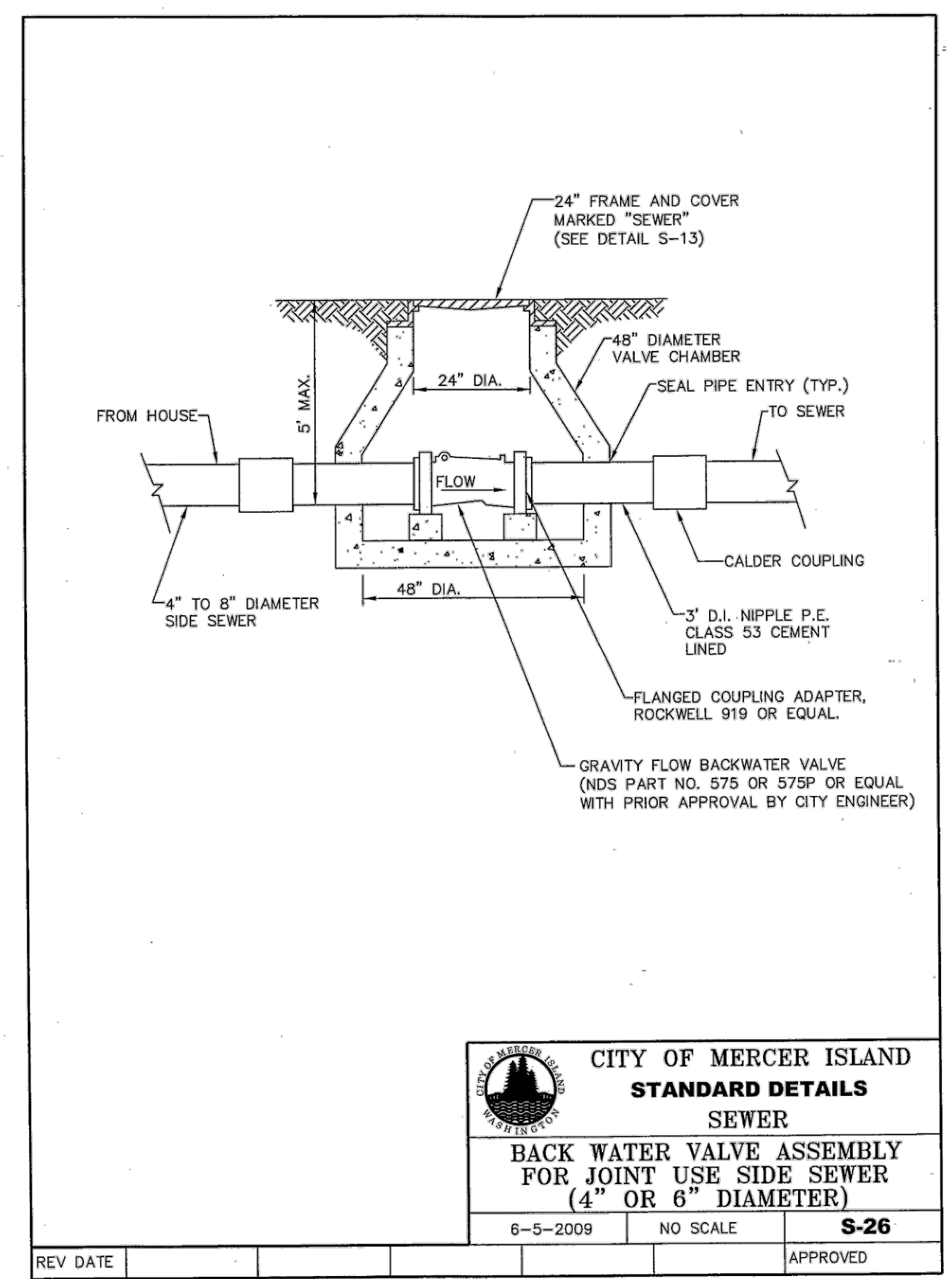


6 HOUSE CONNECTION TO SAN SEWER
NTS

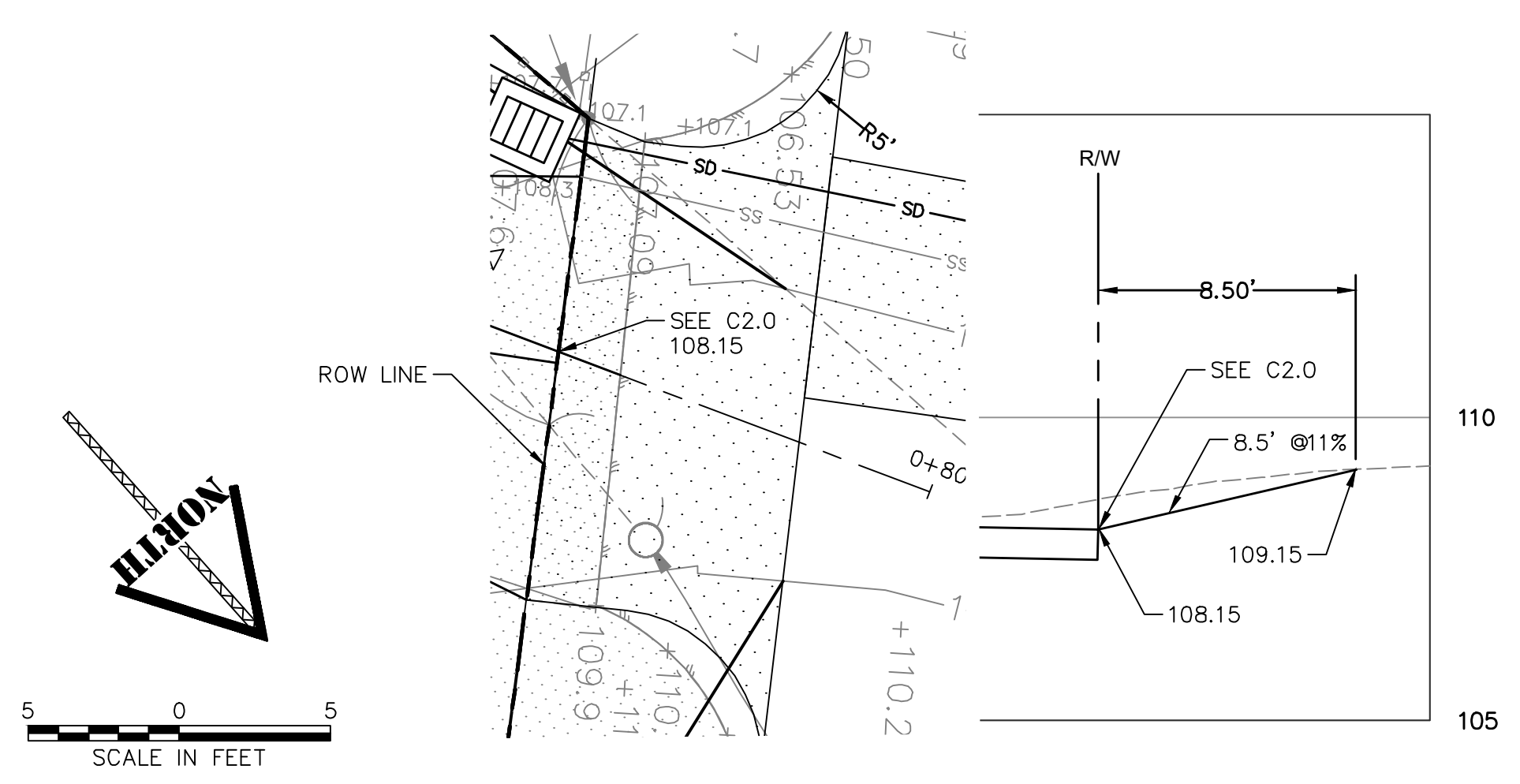


- SECTION VIEW *8" MIN. REQ. UNLESS TREE ROOTS UNIT DEPTH OF INCORPORATION PER T5.13
- pH OF TOP SOIL SHALL BE BETWEEN 6.0 AND 8.0 OR MATCH THE pH OF UNDISTURBED SOIL.
 - USE COMPOST AND OTHER MATERIALS THAT MEET THESE ORGANIC CONTENT REQUIREMENTS:
 - THE ORGANIC CONTENT FOR "PRE-APPROVED" AMENDMENT RATES CAN BE MET ONLY USING COMPOST MEETING THE COMPOST SPECIFICATION FROM BMP T7.30 (SEE NOTE 3) 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.
 - THE RESULTING SOIL SHOULD BE CONDUCTIVE TO THE TYPE OF VEGETATION TO BE ESTABLISHED.
 - IMPLEMENTATION OPTIONS:
 - LEAVE UNDISTURBED NATIVE VEGETATION AND SOIL, AND PROTECT FROM COMPACTION DURING CONSTRUCTION.
 - 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.
 - 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.
 - 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.
 - BIORETENTION SOIL MIX SEE C0.1 GENERAL NOTES. USED FOR PRE-APPROVED AMENDMENT RATES AS NEEDED.
 - MAINTENANCE:
 - 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.

8 BMP T5.13: POST-CONSTRUCTION SOIL QUALITY AND DEPTH
NTS



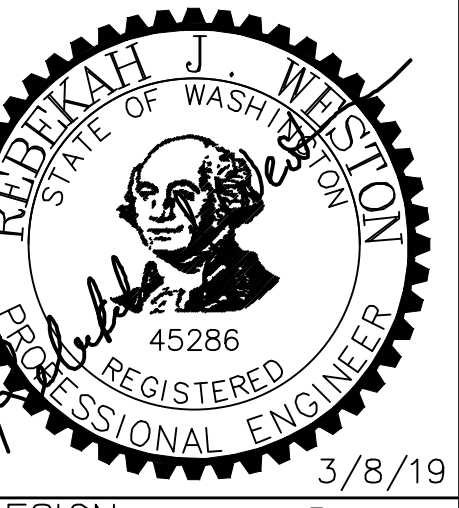
7 BACK WATER VALVE ASSEMBLY
NTS



9 DRIVEWAY IN ROW (PLAN / PROFILE)
1" = 5'(H), 1" = 2.5'(V)

R
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6610 NE 181ST ST, STE 2
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PH. (425) 419-4979
REDBARN-ENGINEERING.COM

811
CALL BEFORE YOU DIG



DESIGN RJW
DRAWN RJW
CHECKED RJW

REV/SUBMITTAL	DATE
PERMIT CORRECTION	5/17/19
SUB. 3 (SUB. 2 CORRECTIONS)	8/23/19

PROJECT NAME:
LEE-BOYLE SFR

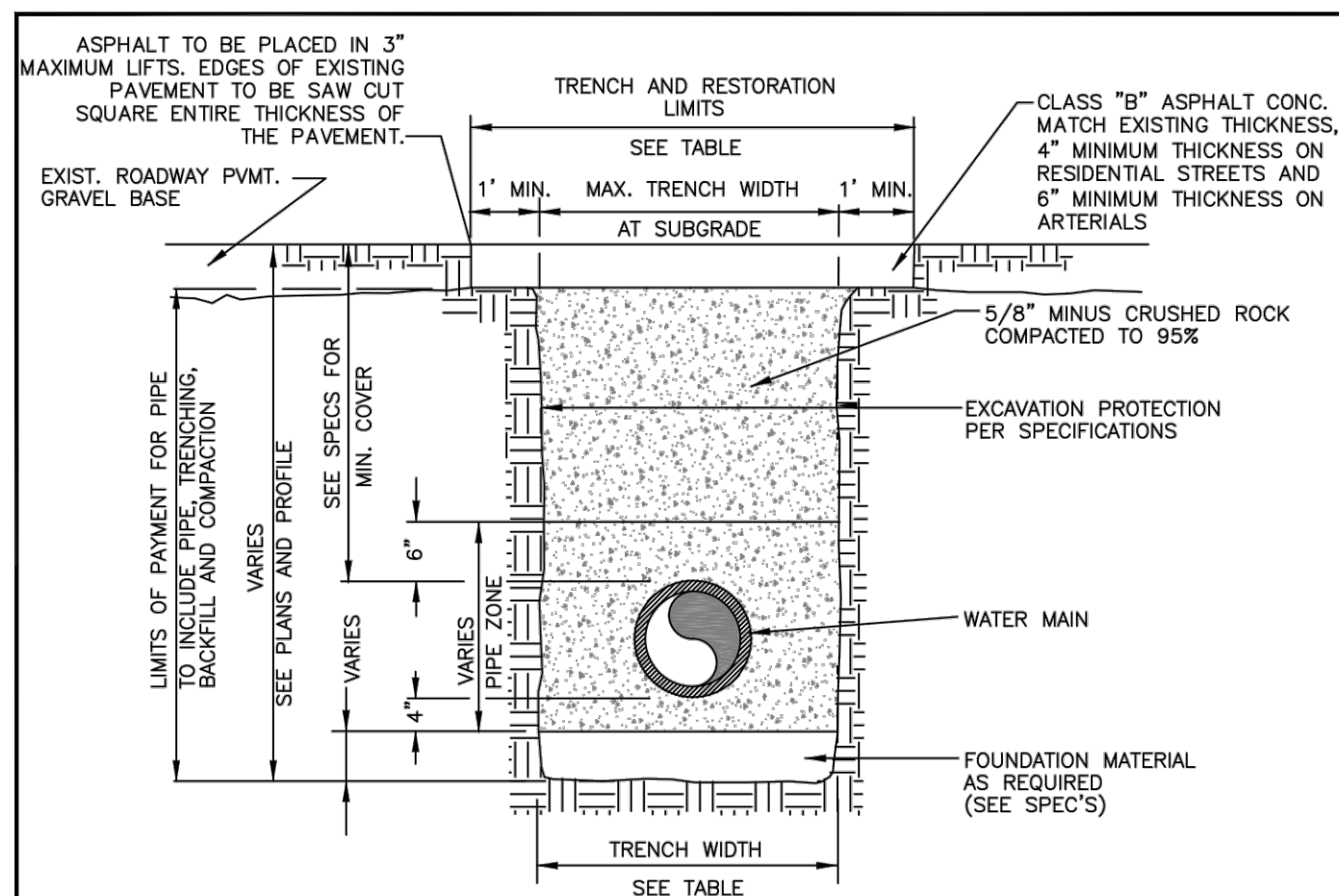
PROJECT ADDRESS:
4150 BOULEVARD PLACE,
MERCER ISLAND WA 98040

SHEET TITLE:
DETAILS

SHEET NO.:
C2.2

RB PROJECT NO.:
19-0011

22"x34" - 19-0011 Lee-Boyle SFR.dwg 2019-08-23 (ERIC HAINES)



TRENCH WIDTH			
PIPE SIZE	PIPE ZONE MAX. TRENCH WIDTH	MAX. TRENCH WIDTH AT SUBGRADE	MAX. RESTORATION WIDTH AT SURFACE
WATER SERVICES	2'-0"	2'-0"	4'-0"
4" OR 6"	2'-2"	3'-0"	5'-0"
8"	2'-4"	4'-0"	6'-0"
10"	2'-6"	4'-0"	6'-0"
12"	2'-8"	4'-6"	6'-6"
16"	3'-0"	5'-0"	7'-0"

- NOTES**
- CALL TWO BUSINESS DAYS BEFORE YOU DIG. (1-800-424-5555)
 - IN RIGHT OF WAY USE 100% 5/8 MINUS CRUSHED ROCK BACKFILL.

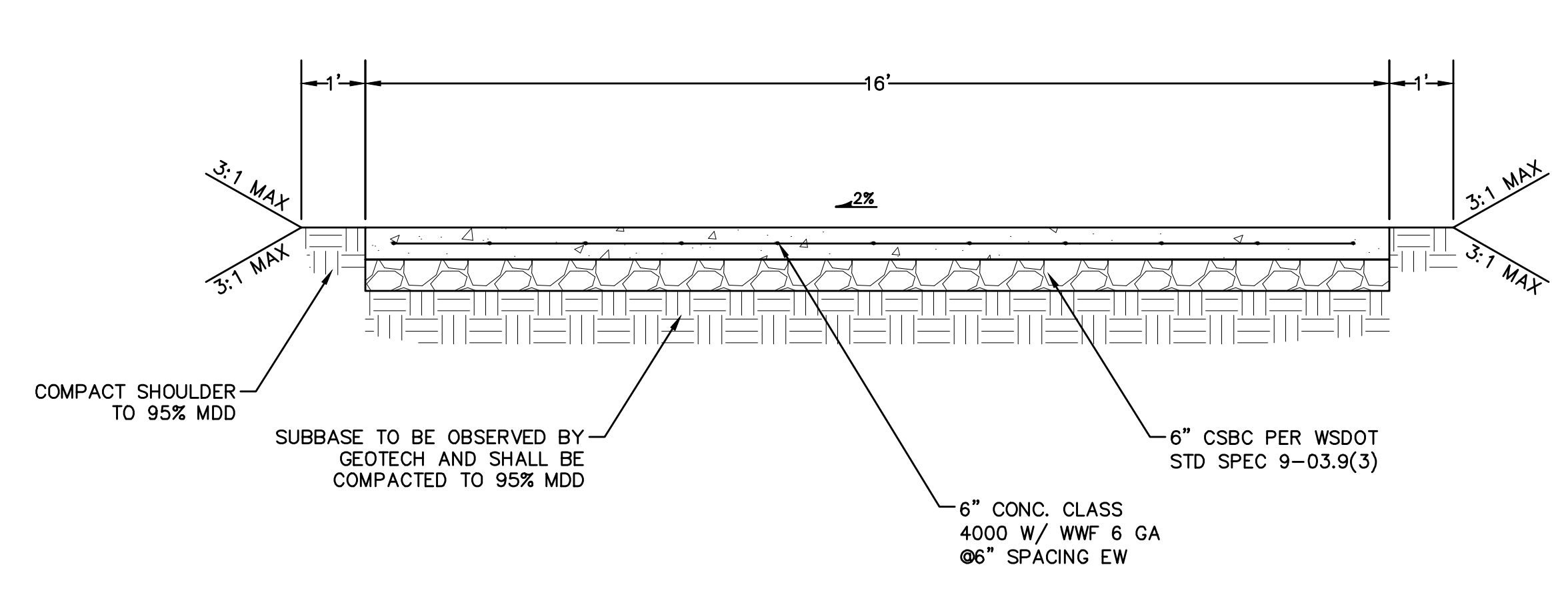
- A. FULL DEPTH OF TRENCH WHERE MAIN CROSSES THE TRAVELED ROADWAY.
- B. TOP FOUR FEET WHERE MAIN RUNS PARALLEL TO THE TRAVELED LANE, UNLESS EXISTING MATERIAL IS DETERMINED BY THE CITY ENGINEER TO BE SUITABLE BACKFILL.

CITY OF MERCER ISLAND
STANDARD DETAILS
WATER

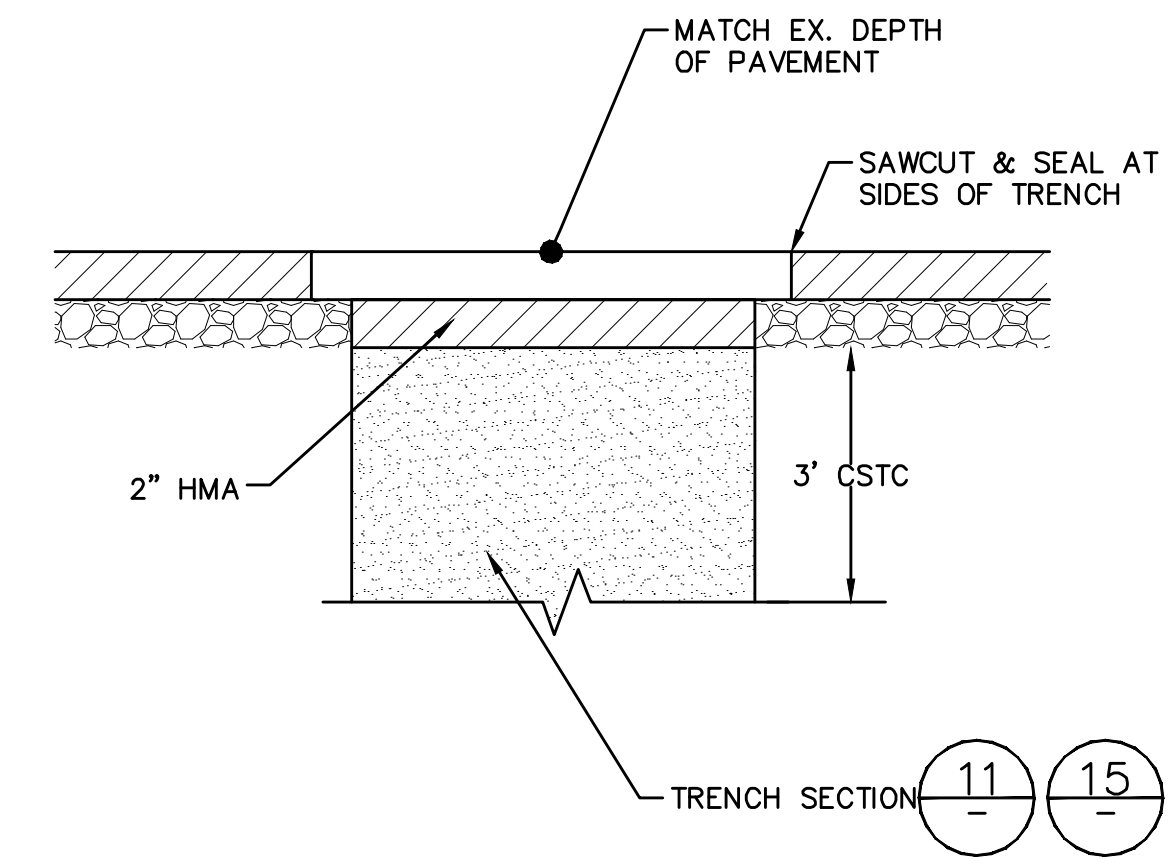
TRENCH SECTION

11-3-2017	NO SCALE	W-3
		APPROVED

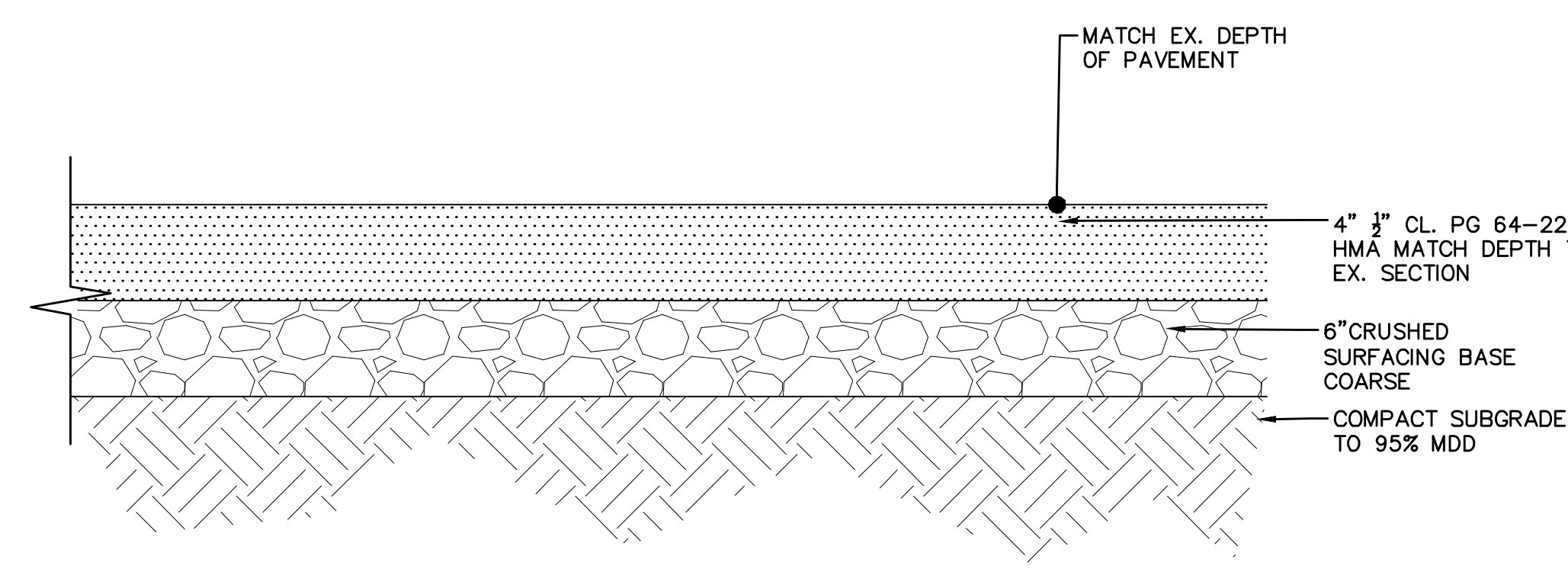
10 WATER TRENCH DETAIL



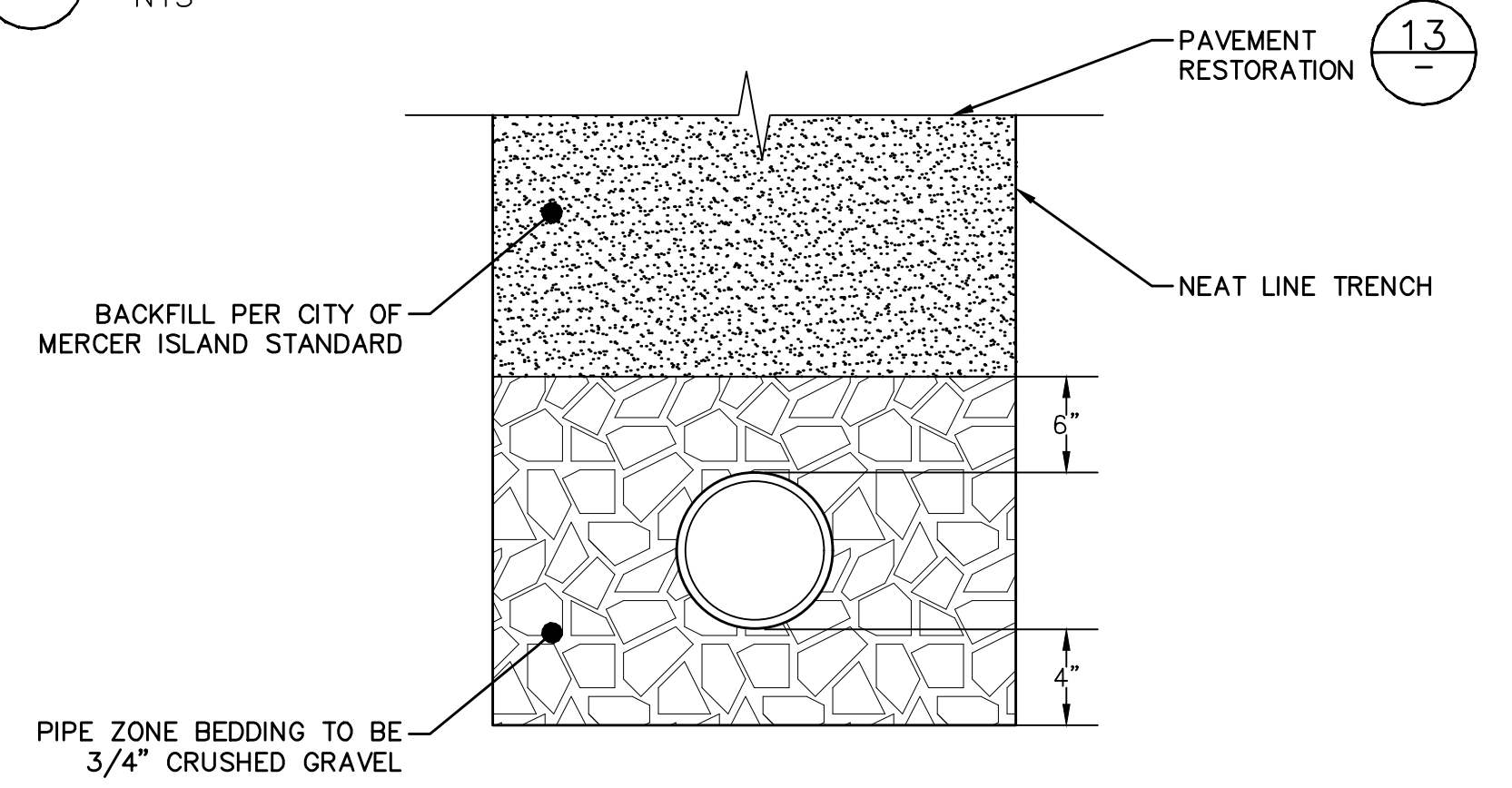
11 DRIVEWAY SECTION
NTS



12 PAVEMENT RESTORATION
NTS



13 ASPHALT ROAD SECTION (DRIVEWAY APPROACH)
NTS



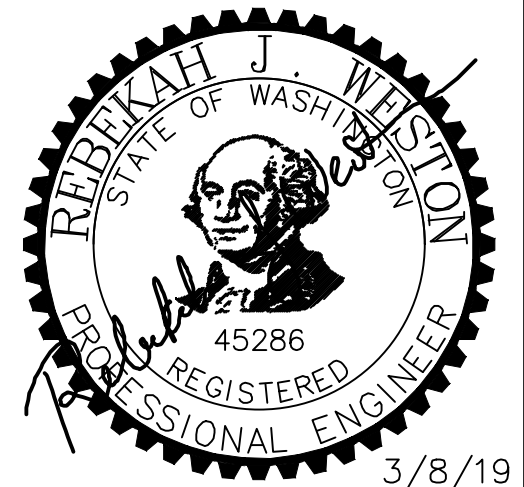
14 STORM TRENCH DETAIL
NTS



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PERMIT CORRECTION	5/17/19	
SUB. 3 (SUB. 2 CORRECTIONS)	8/23/19	

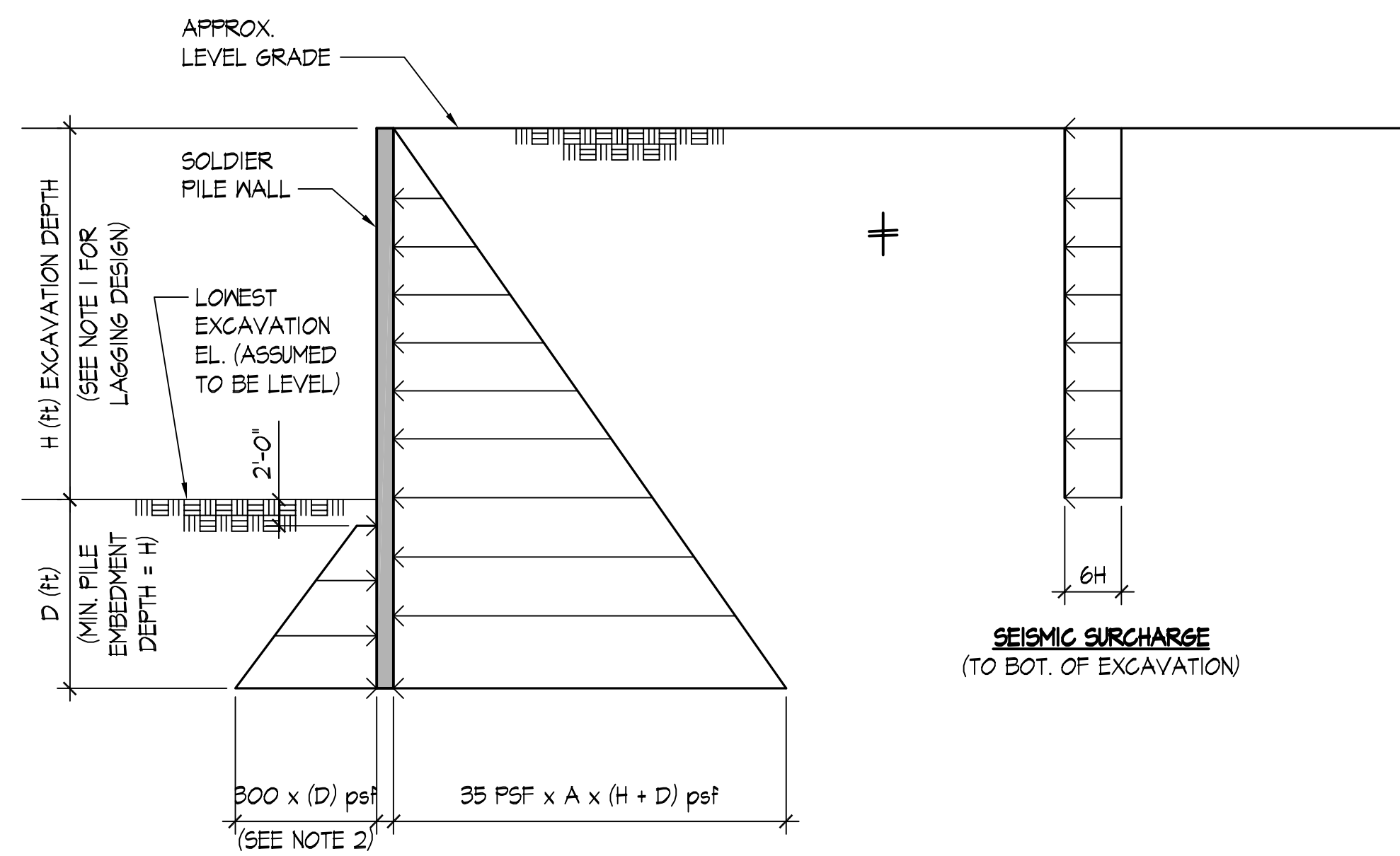
PROJECT NAME:
LEE-BOYLE SFR

PROJECT ADDRESS:
4150 BOULEVARD PLACE,
MERCER ISLAND WA 98040

SHEET TITLE:
PAVING & UTILITIES
DETAILS

SHEET NO.:
C2.3

RB PROJECT NO.:
19-0011



PASSIVE PRESSURE ACTIVE PRESSURE

NOTES:

- 50% OF THE LATERAL EARTH PRESSURE USED TO DESIGN TIMBER LAGGING.
- PASSIVE PRESSURE ACTS OVER 2.0 TIMES THE GROUTED SOLDIER PILE DIAMETER.
- ACTIVE AND AT-REST SOIL PRESSURES ACT OVER THE PILE SPACING ABOVE AND PILE DIAMETER BELOW BOTTOM OF EXCAVATION. IT IS ASSUMED THAT NO HYDROSTATIC PRESSURES ACT ON THE BACK OF SHORING.

DETAIL SCALE: 3/4"=1'-0" 3 DETAIL SCALE: NONE 4

SOIL PRESSURE DIAGRAM FOR CANTILEVERED SOLDIER PILE SHORING WALLS SCALE: NONE 6 DETAIL SCALE: 3/4"=1'-0" 7 DETAIL SCALE: NONE 8

DETAIL SCALE: 3/4"=1'-0" 9 DETAIL SCALE: 3/4"=1'-0" 10 DETAIL SCALE: 3/4"=1'-0" 11 DETAIL SCALE: 3/4"=1'-0" 12



QUANTUM
CONSULTING ENGINEERS
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SUITE 323
SEATTLE, WA 98101
TEL 206.957.2900
FAX 206.957.2901
www.quantumce.com



DESIGN	FRU, TVM, MDA
DRAWN	SSN
CHECKED	SKK
SHEET ISSUE DATE - 3/11/19	
DRAWING SETS	
DATE	DESCRIPTION
3/11/19	PERMIT SET

REVISIONS	
1	7/26/19 SUB_2 (SUB_1 CORRECTIONS)
2	8/23/19 SUB_3 (SUB_2 CORRECTIONS)

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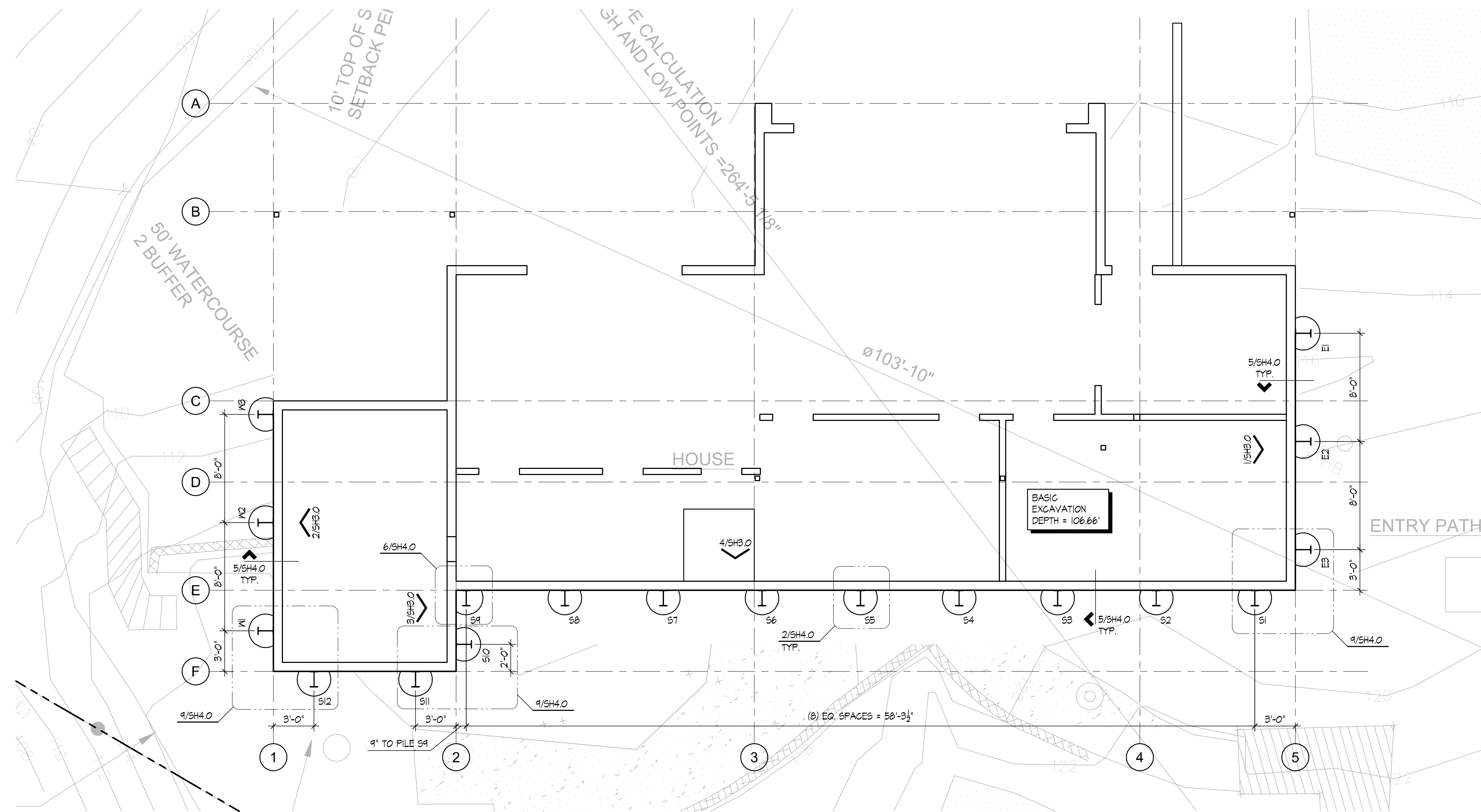
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MERCER ISLAND, WA 98040

PROJECT NO. 19052.01
TYPICAL SHORING DIAGRAM

SH.1.1

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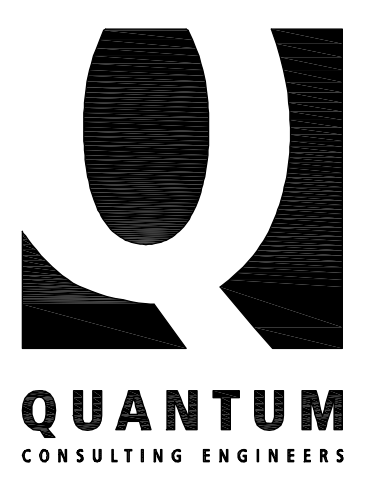
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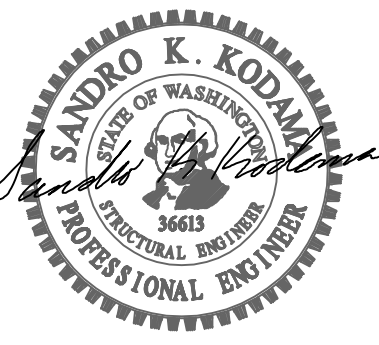
SHORING NOTES:

1. SEE SHEETS SH1.0 AND SH1.1 FOR GENERAL NOTES AND SOIL DIAGRAM.
2. SEE SHEET SH3.0 FOR SHORING WALL ELEVATIONS.
3. SEE 8/SH4.0 FOR SHORING SOLDIER PILE SCHEDULE.
4. LAGGING IS REQUIRED BETWEEN ALL PILES.
5. FIELD VERIFY ALL DIMENSIONS.
6. CONTRACTOR TO VERIFY LOCATION OF EXISTING UTILITIES AND CONTACT STRUCTURAL ENGINEER OF ANY CONFLICTS PRIOR TO START OF SHORING CONSTRUCTION.
7. ALL AUGERED HOLES SHALL BE CASED AS REQD. PER GEOTECHNICAL REPORT RECOMMENDATIONS, AND PER DETAILS ON SH4.0, U.O.N.
8. INDICATES PROPERTY LINE CORNERS.

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



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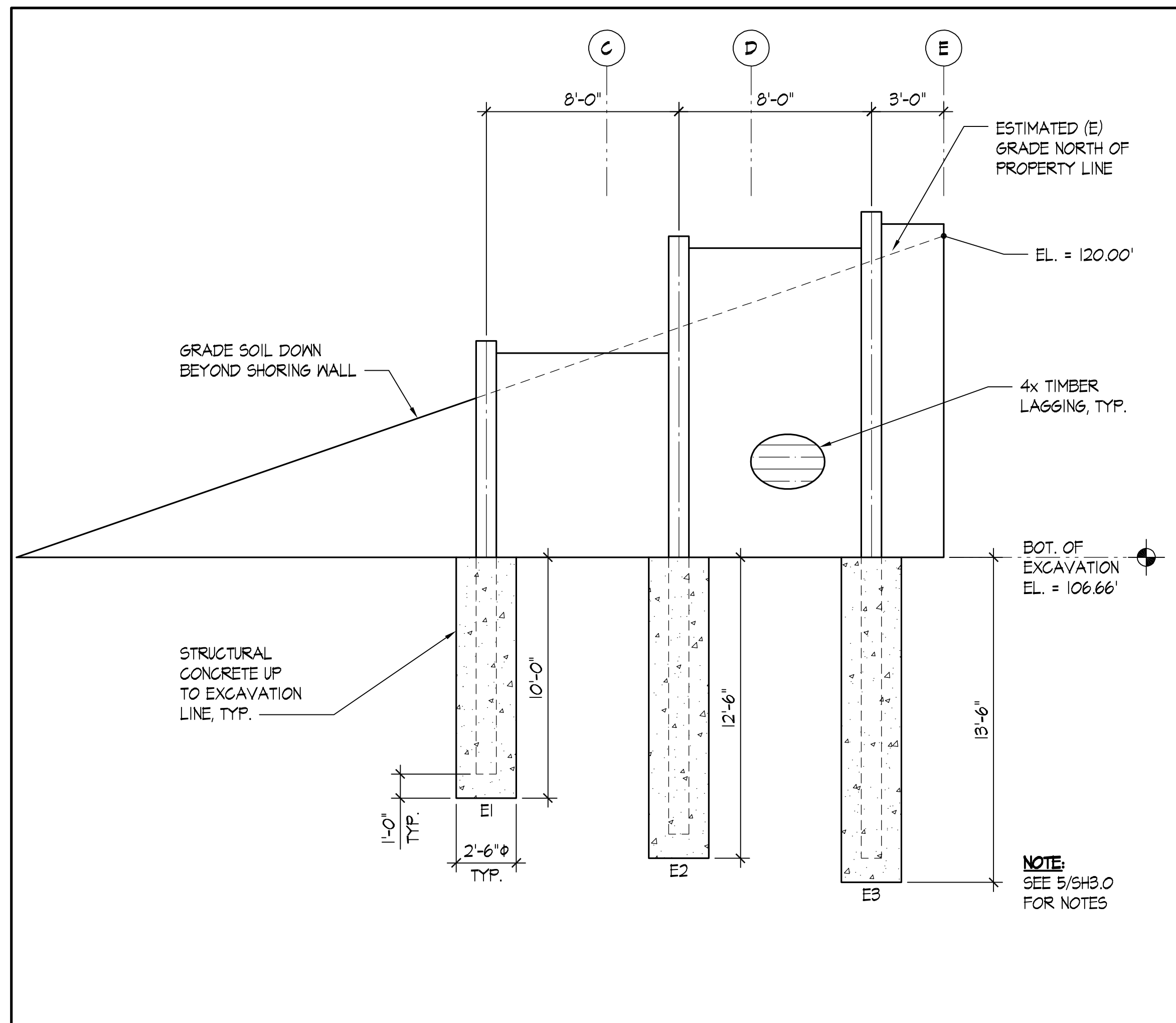
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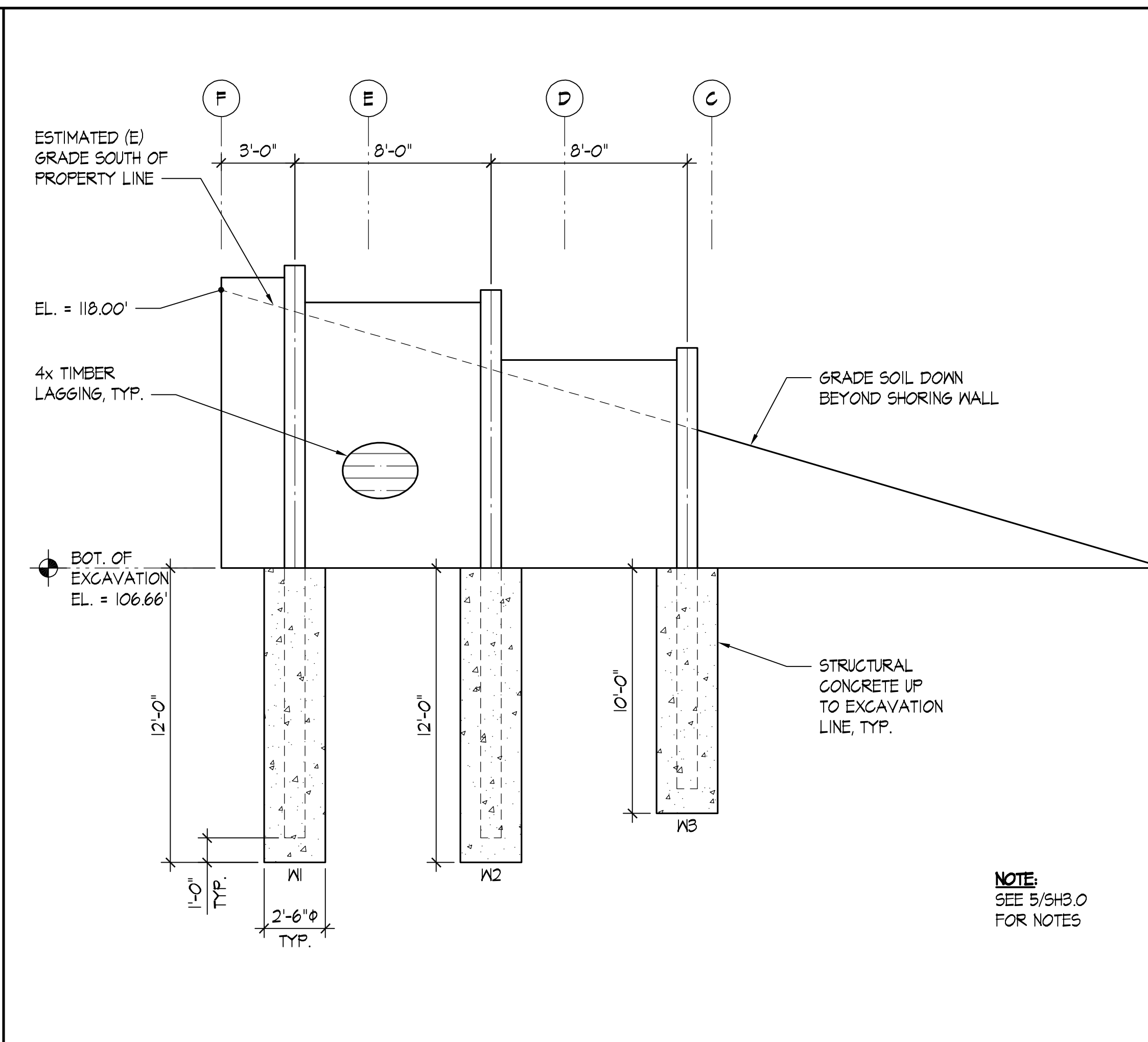
PROJECT NO. 19052.01
SHORING PLAN

SH2.0



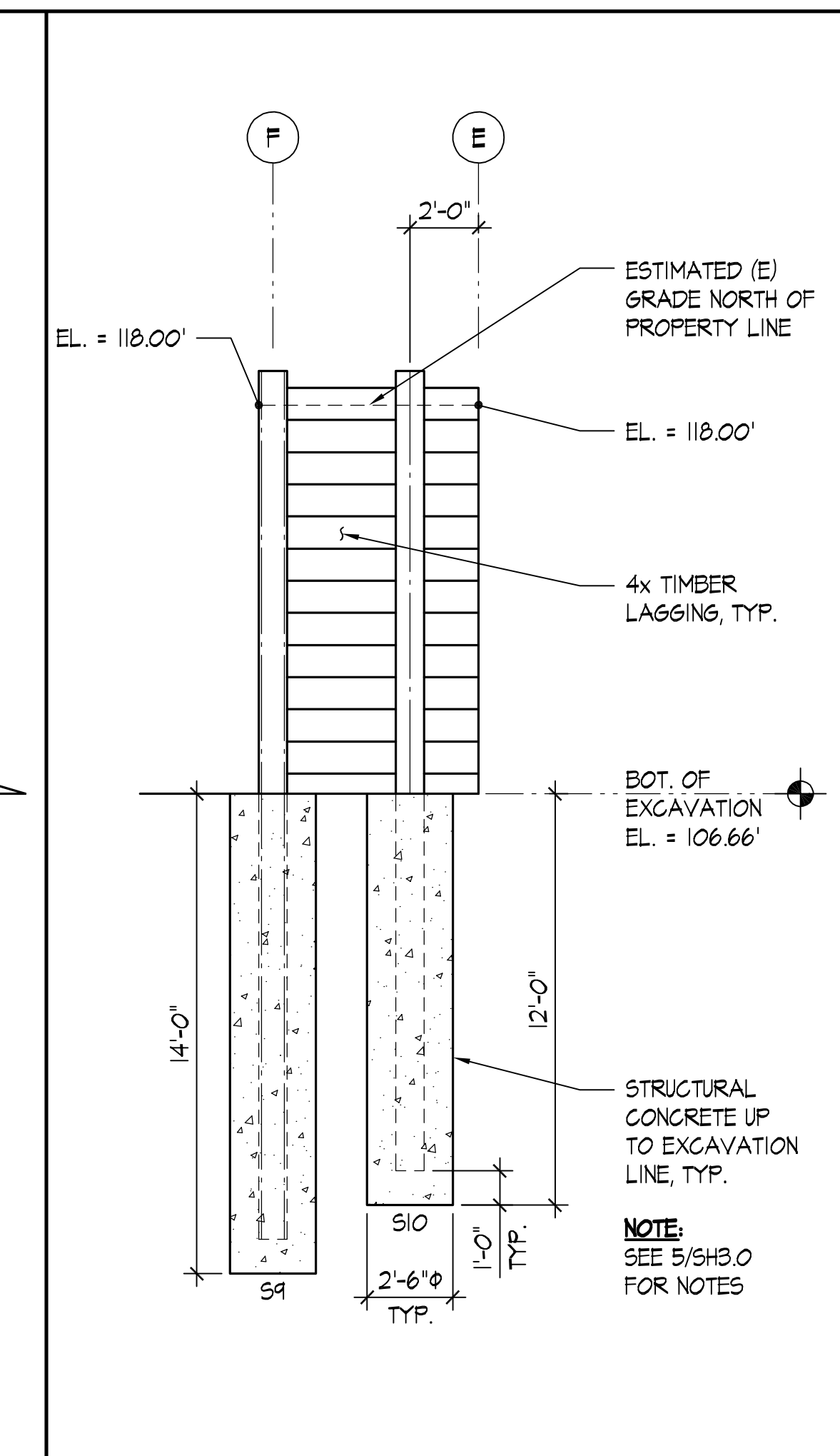
EAST SHORING WALL ELEVATION

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



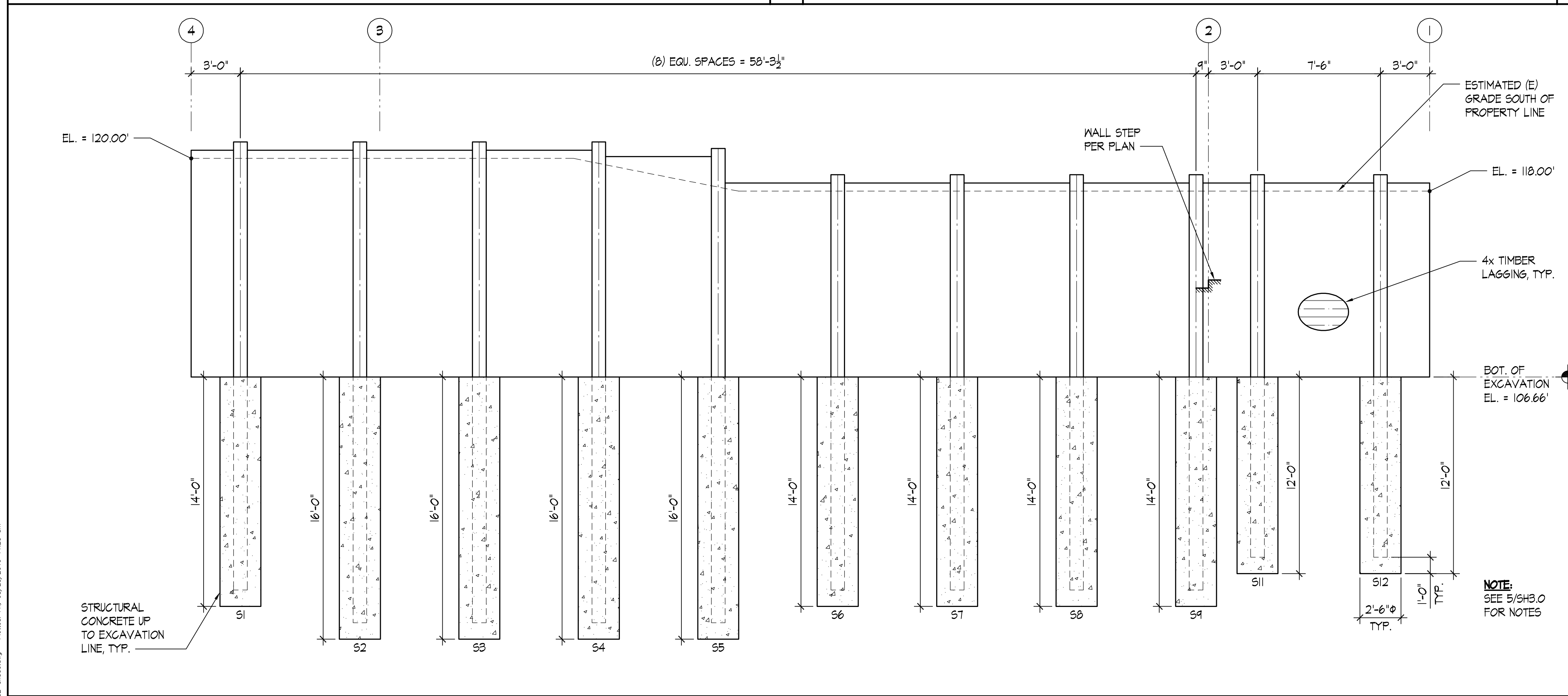
WEST SHORING WALL ELEVATION

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



SOUTHWEST SHORING WALL ELEVATION

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



SOUTH SHORING WALL ELEVATION

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

SHORING NOTES:

1. W1 INDICATES SOLDIER PILE PER SCHEDULE ON 8/SH4.0.
2. SPOT GRADE ELEVATIONS ARE APPROXIMATE AND SHALL BE FIELD VERIFIED.
3. CONTRACTOR TO VERIFY AND COORDINATE ELEVATIONS & PILE HEIGHT/DEPTH WITH FIELD CONDITIONS.

SHORING NOTES

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



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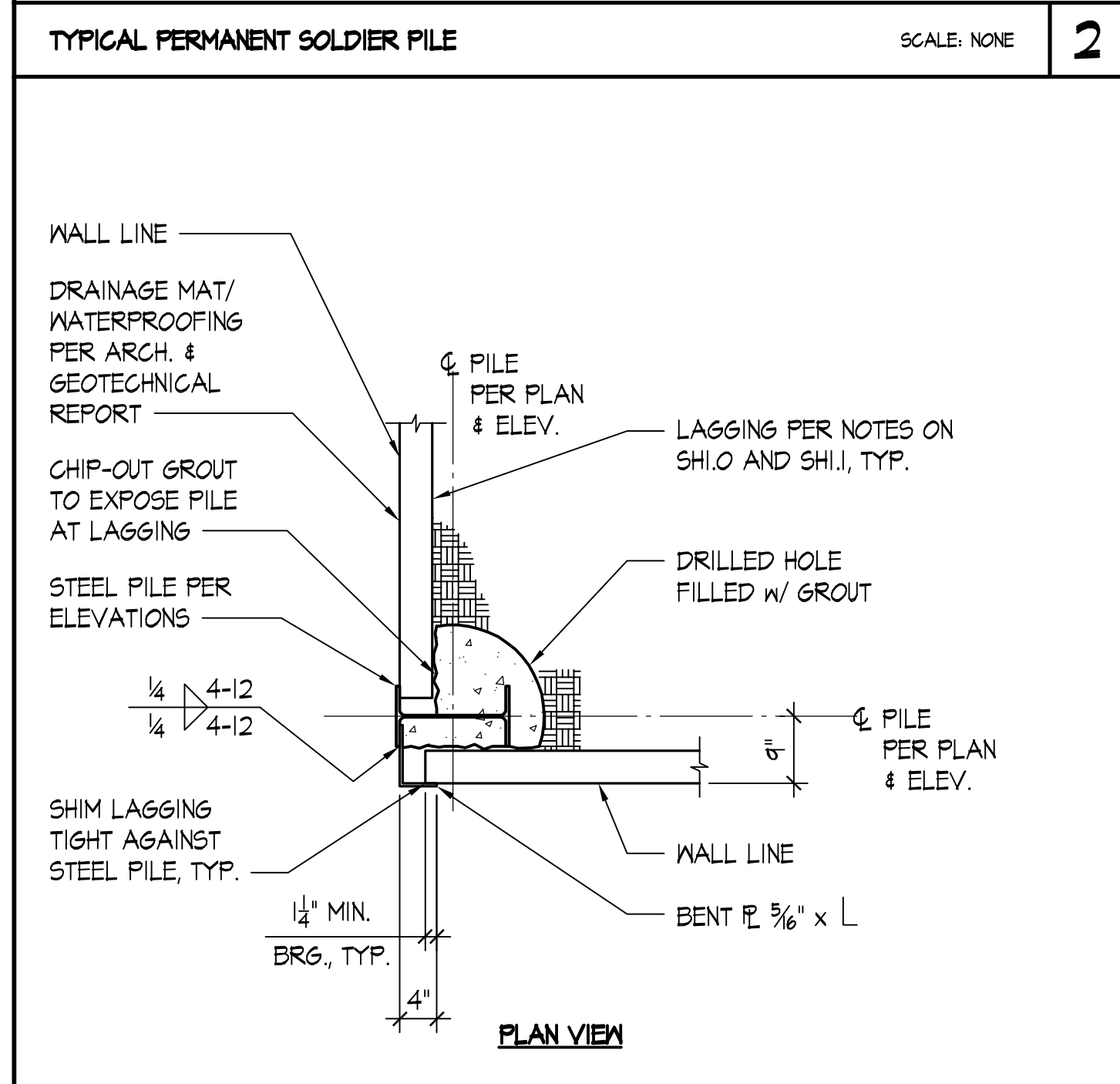
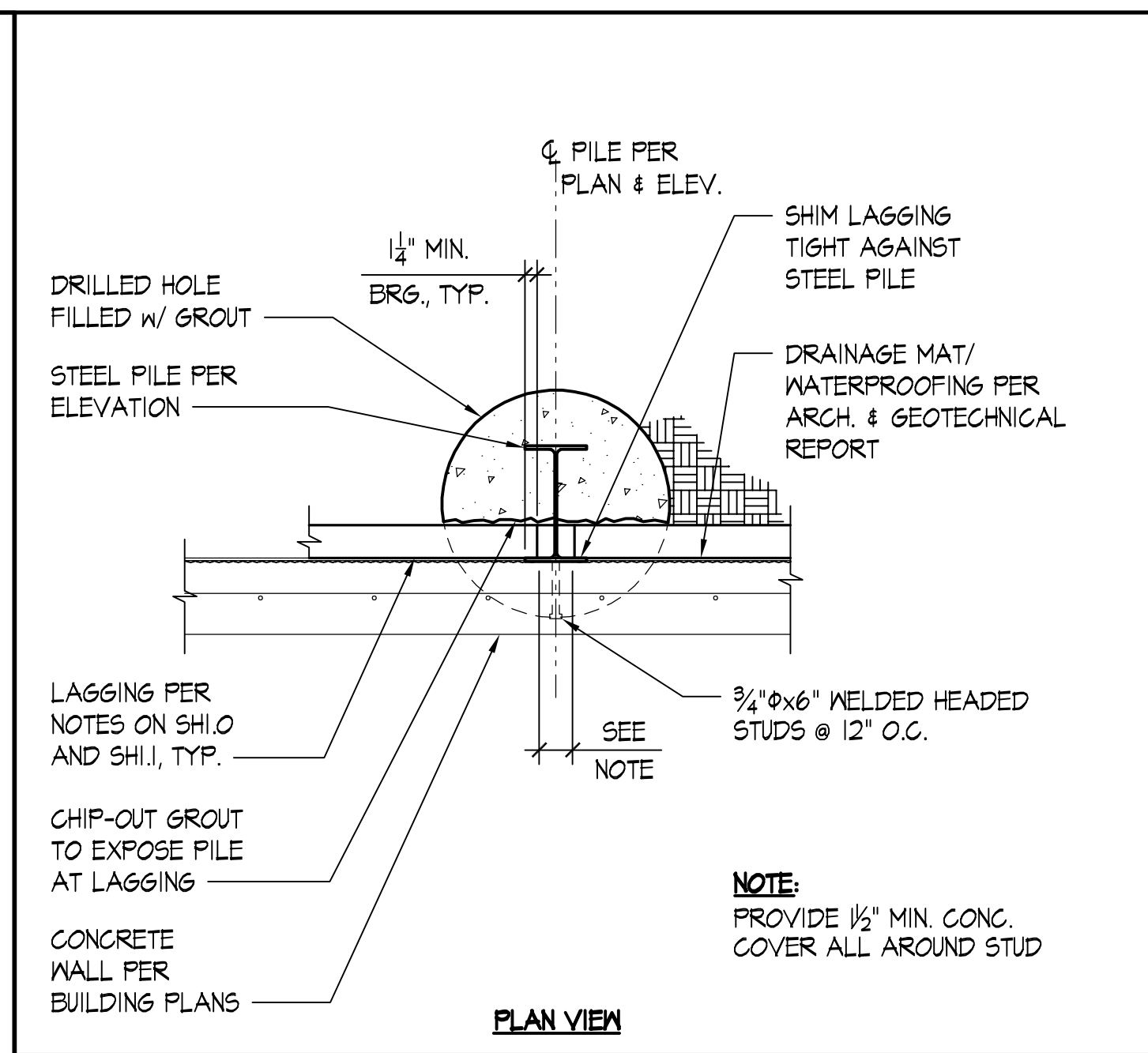
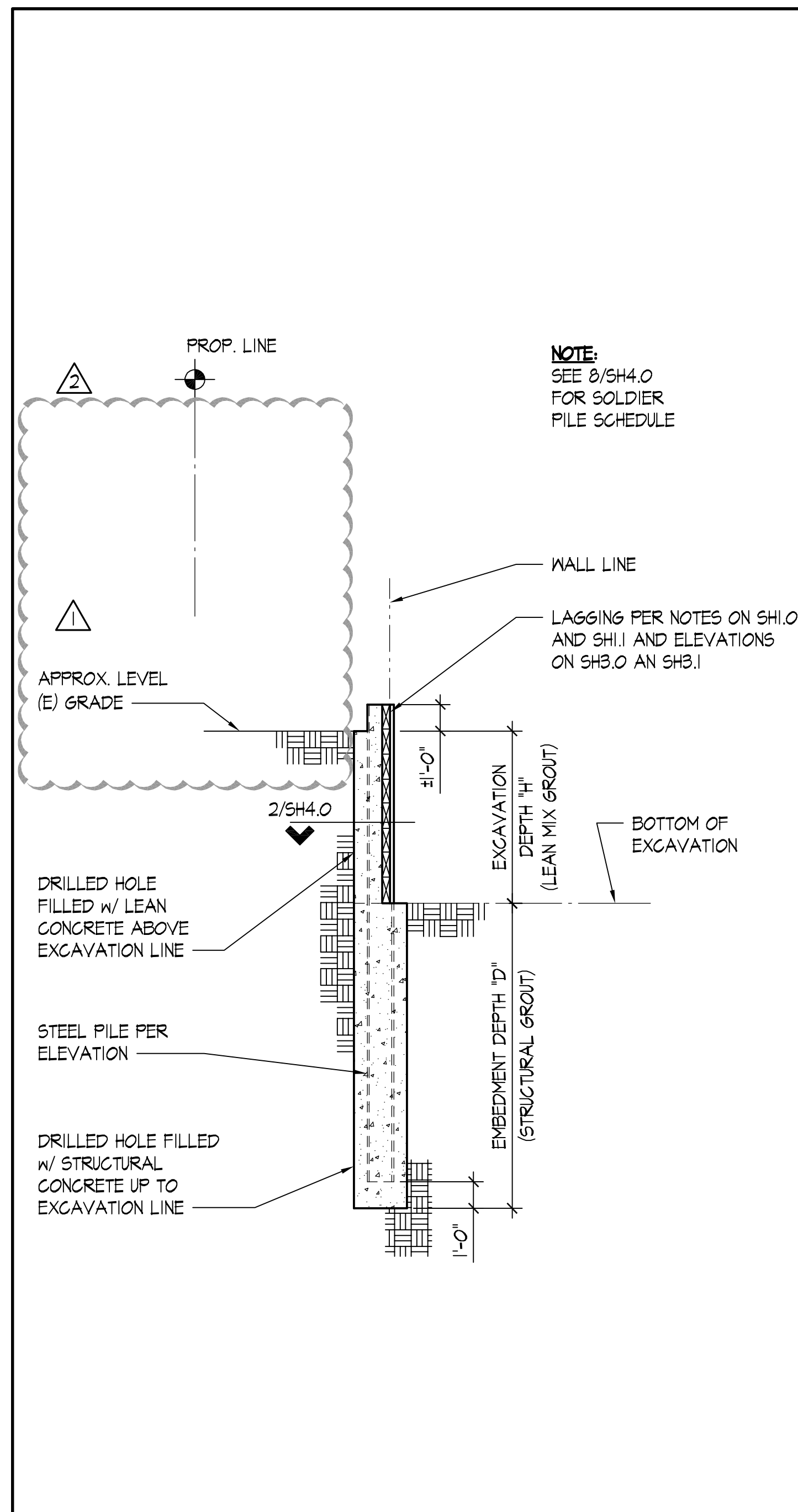
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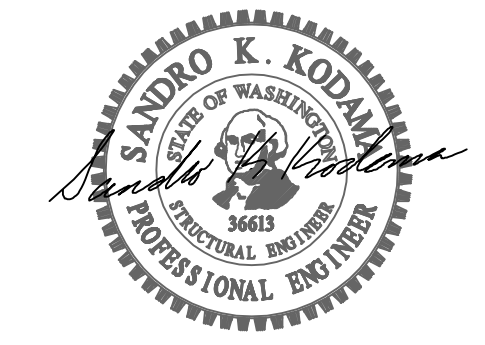
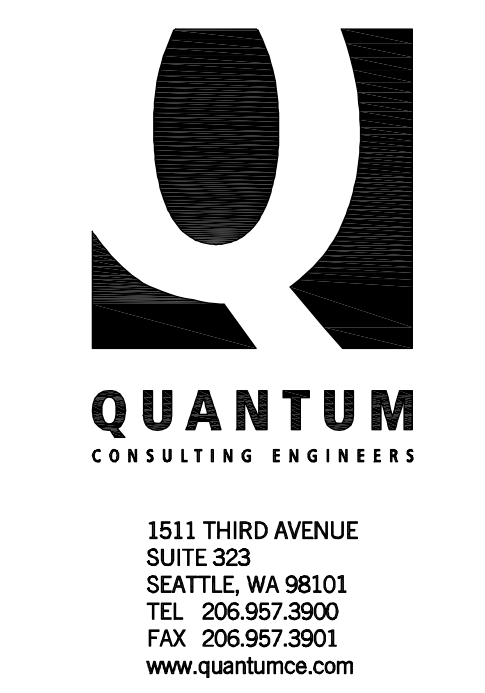
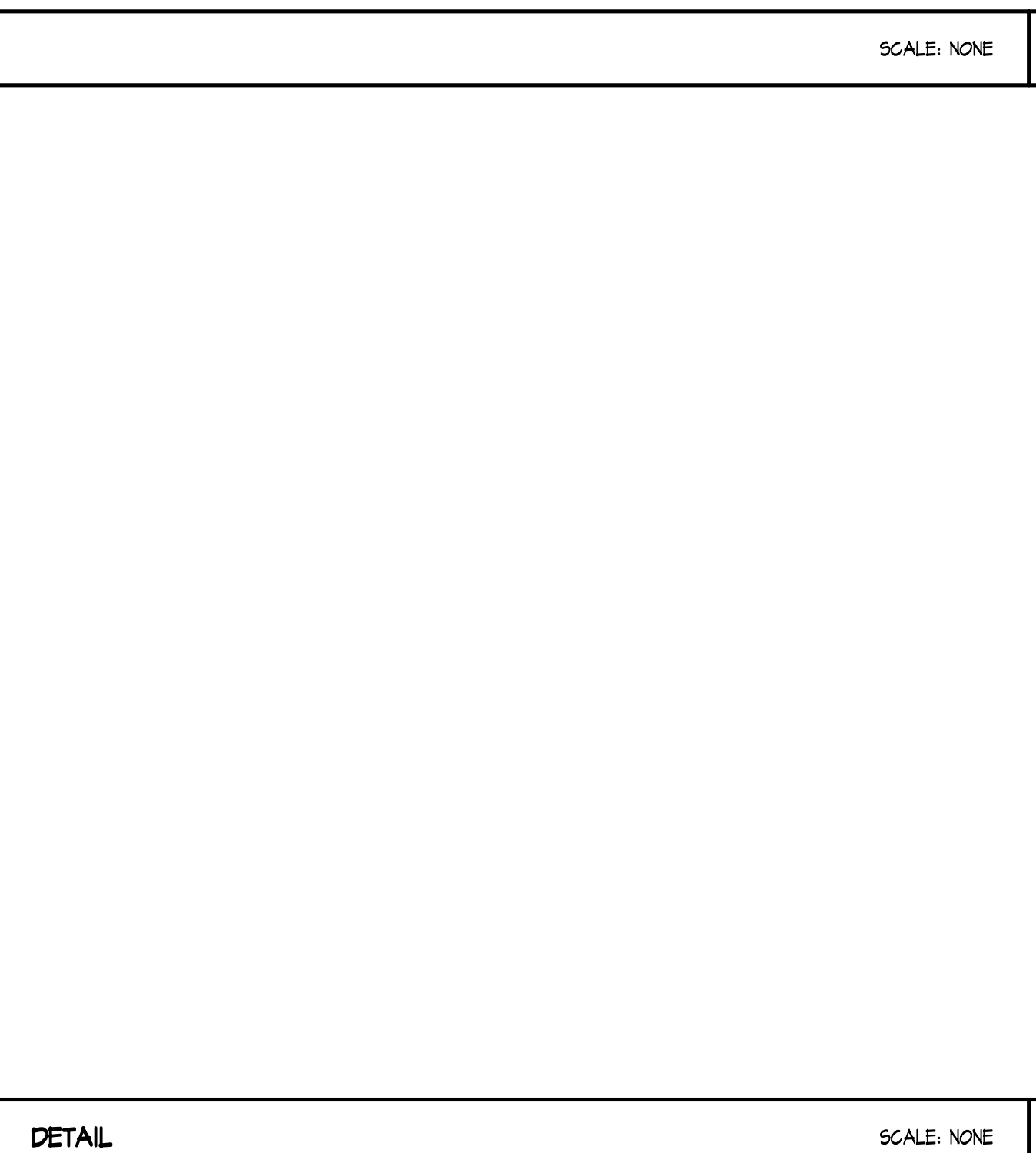
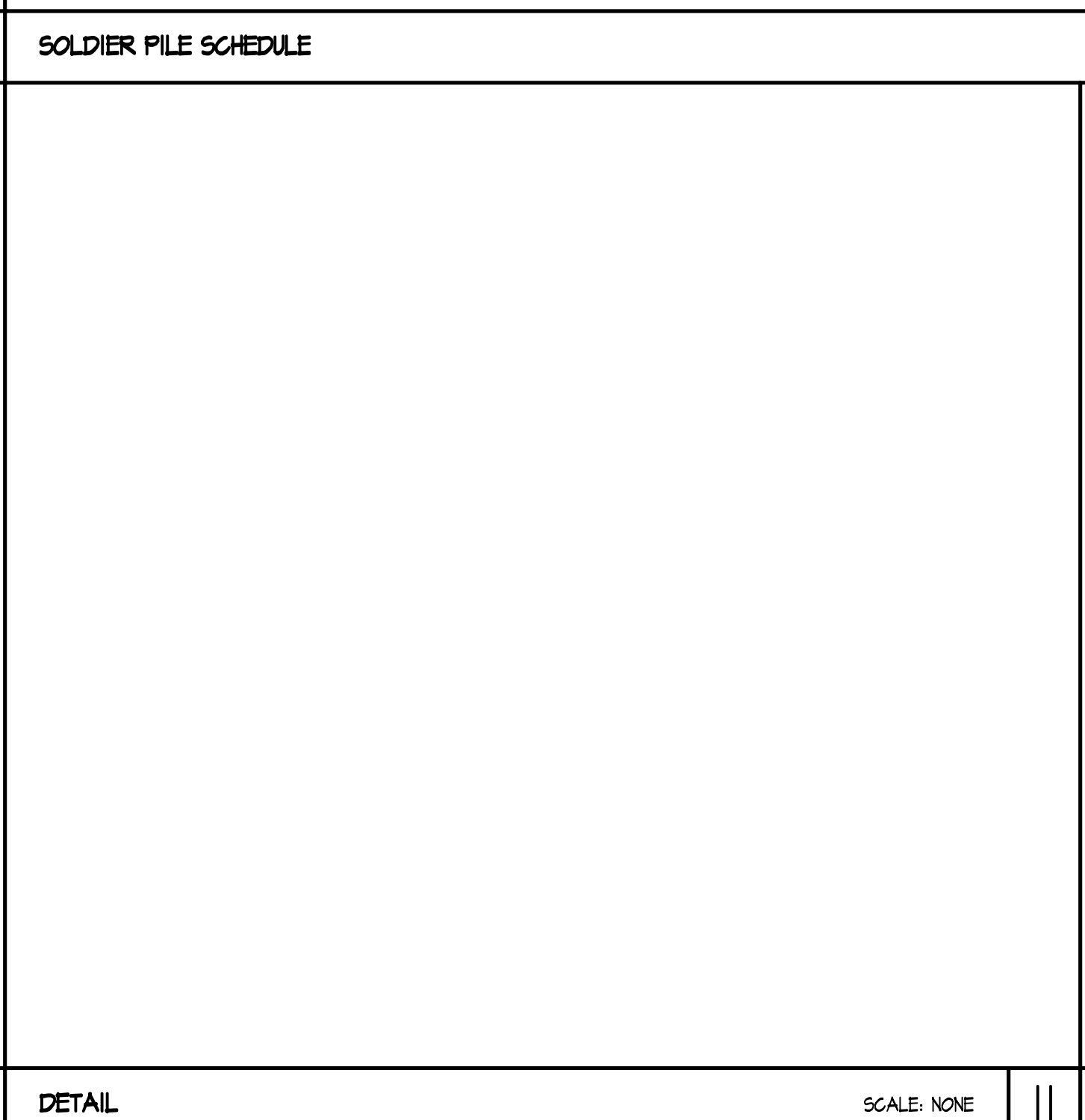
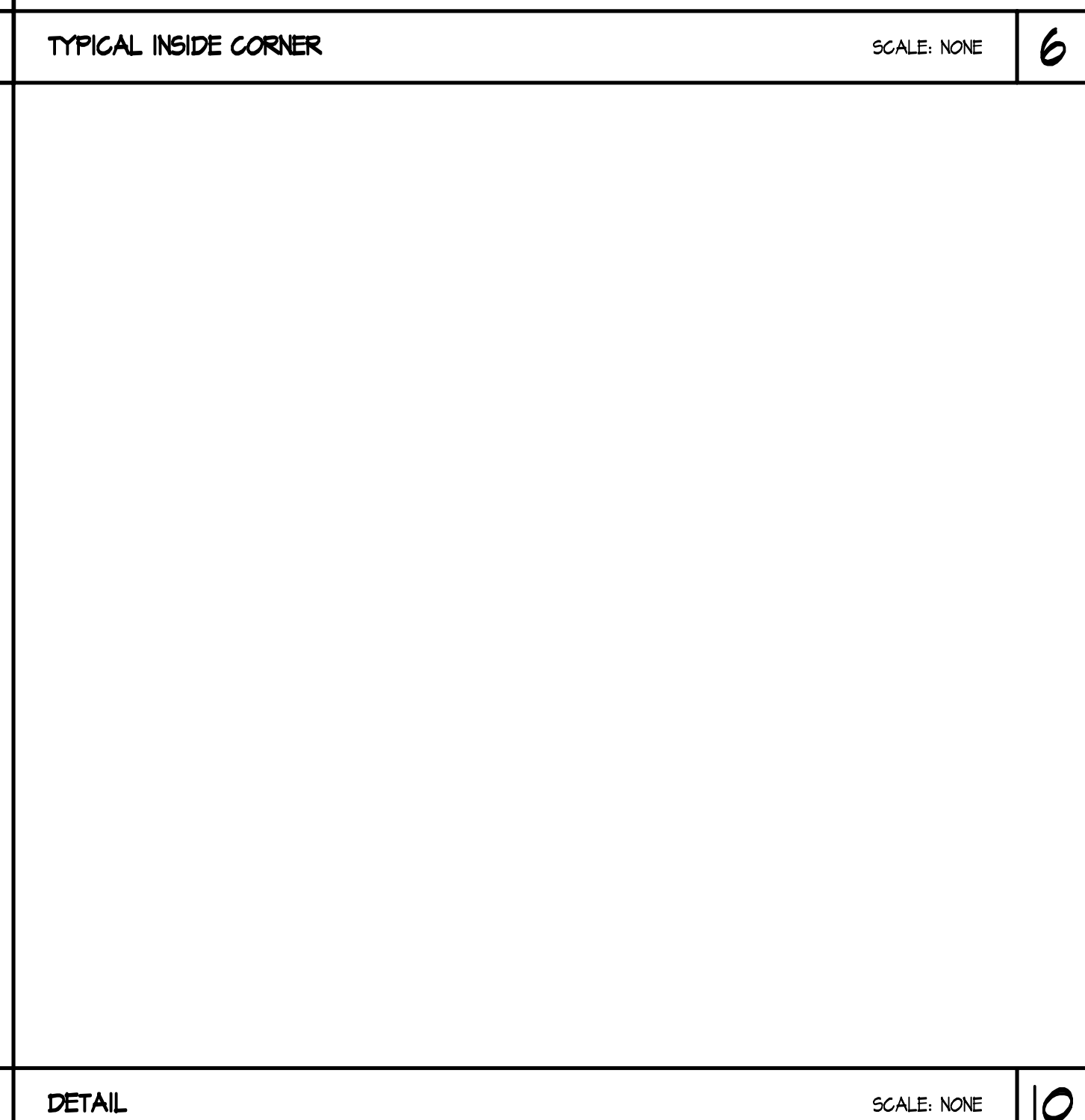
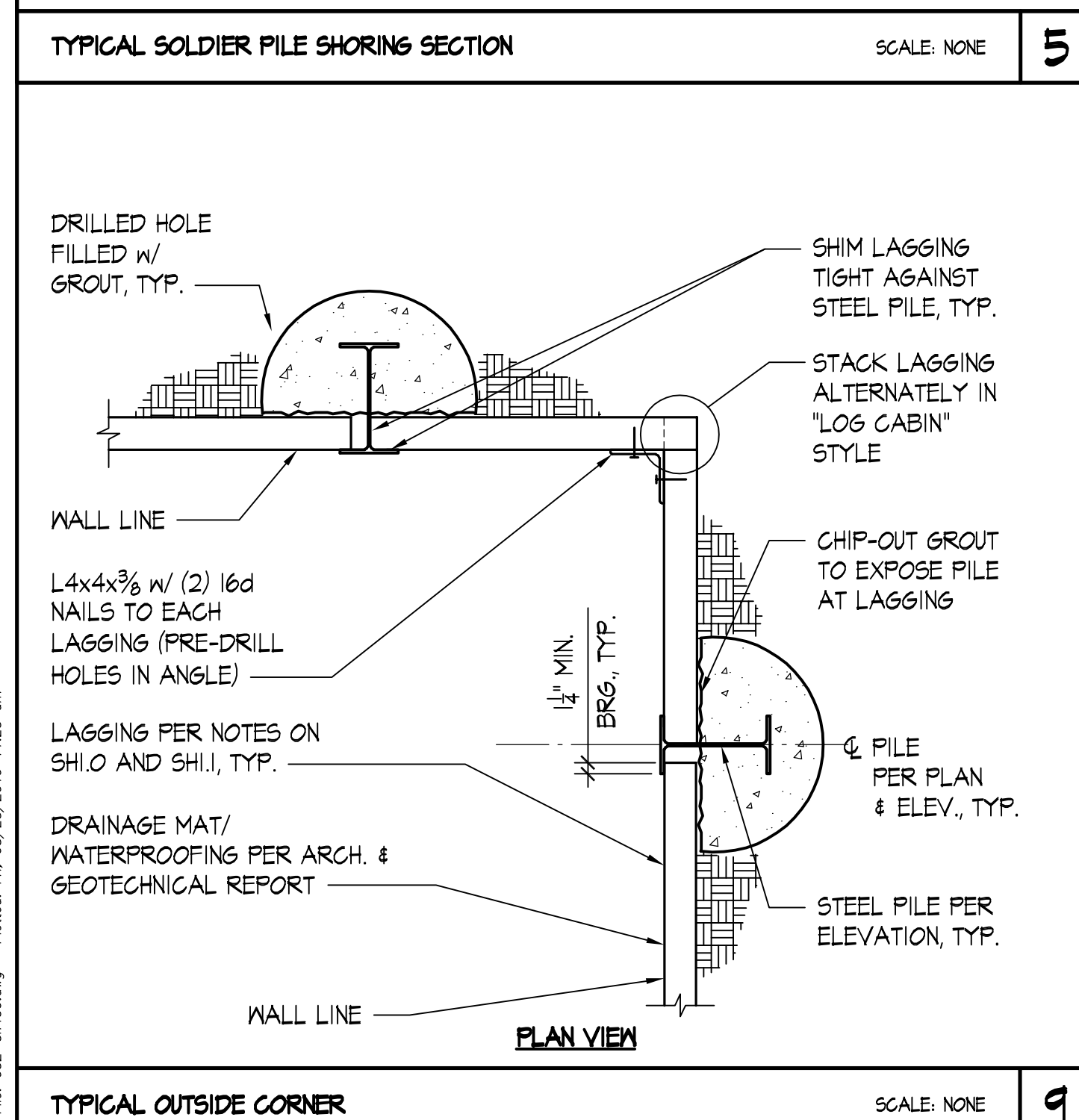
PROJECT NO. 19052.01
SHORING ELEVATIONS

SH3.0



SOLDIER PILE SCHEDULE							
PILE MARK	PILE DIAMETER	SOLDIER PILE STEEL SECTION	BOTTOM EL. OF EXCAVATION	EMBEDMENT DEPTH 'D'	MAX. APPROX. HT. 'H'	STEEL SECTION LENGTH (ESTIMATED)	REMARKS
S1	30"	W18x55	106.66'	14'-0"	13'-4"	27'-4"	PILE AND LAGGING EXTEND ABOVE FINISHED GRADE
S2 - S4	30"	W18x65	106.66'	16'-0"	13'-4"	29'-4"	PILE AND LAGGING EXTEND ABOVE FINISHED GRADE
S5	30"	W18x65	106.66'	16'-0"	12'-4"	28'-4"	PILE AND LAGGING EXTEND ABOVE FINISHED GRADE
S6 - S9	30"	W18x50	106.66'	14'-0"	11'-4"	25'-4"	PILE AND LAGGING EXTEND ABOVE FINISHED GRADE
S10	30"	W18x35	106.66'	12'-0"	11'-4"	23'-4"	PILE AND LAGGING EXTEND ABOVE FINISHED GRADE
S11 - S12	30"	W18x40	106.66'	12'-0"	11'-4"	23'-4"	PILE AND LAGGING EXTEND ABOVE FINISHED GRADE
E1	30"	W16x26	106.66'	10'-0"	7'-0"	18'-0"	PILE AND LAGGING EXTEND ABOVE FINISHED GRADE
E2	30"	W16x40	106.66'	12'-6"	9'-6"	25'-0"	PILE AND LAGGING EXTEND ABOVE FINISHED GRADE
E3	30"	W18x50	106.66'	13'-6"	12'-4"	26'-10"	PILE AND LAGGING EXTEND ABOVE FINISHED GRADE
W1	30"	W18x50	106.66'	12'-0"	11'-0"	23'-4"	PILE AND LAGGING EXTEND ABOVE FINISHED GRADE
W2	30"	W16x36	106.66'	12'-0"	9'-0"	22'-6"	PILE AND LAGGING EXTEND ABOVE FINISHED GRADE
W3	30"	W14x22	106.66'	10'-0"	6'-0"	18'-0"	PILE AND LAGGING EXTEND ABOVE FINISHED GRADE

NOTE:
CONTRACTOR TO COORDINATE FINISH GRADE ELEVATION AND PILE HEIGHT W/ FIELD CONDITIONS



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DRAWING SETS	
DATE	DESCRIPTION
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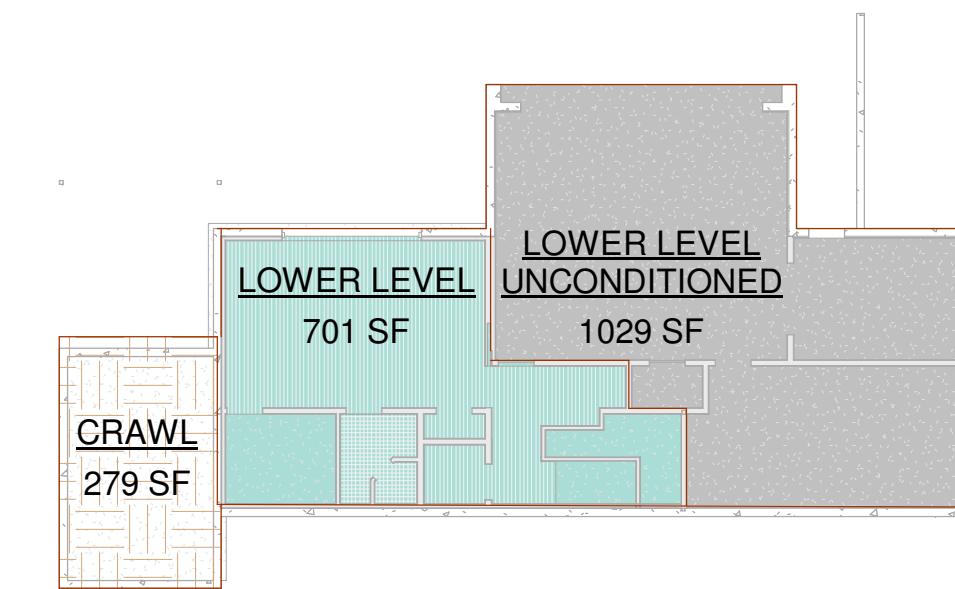
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PROJECT NO. 19052.01
TYPICAL SHORING SCHEDULE AND DETAILS

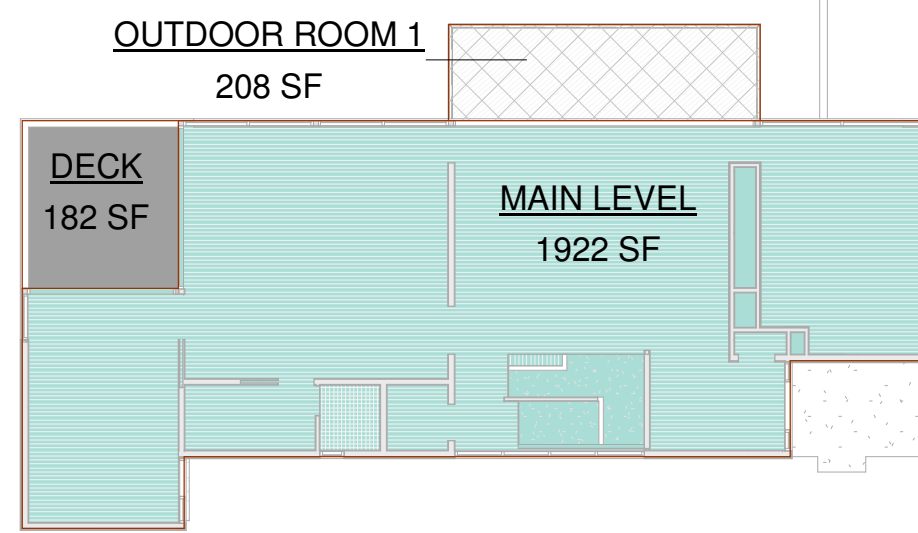
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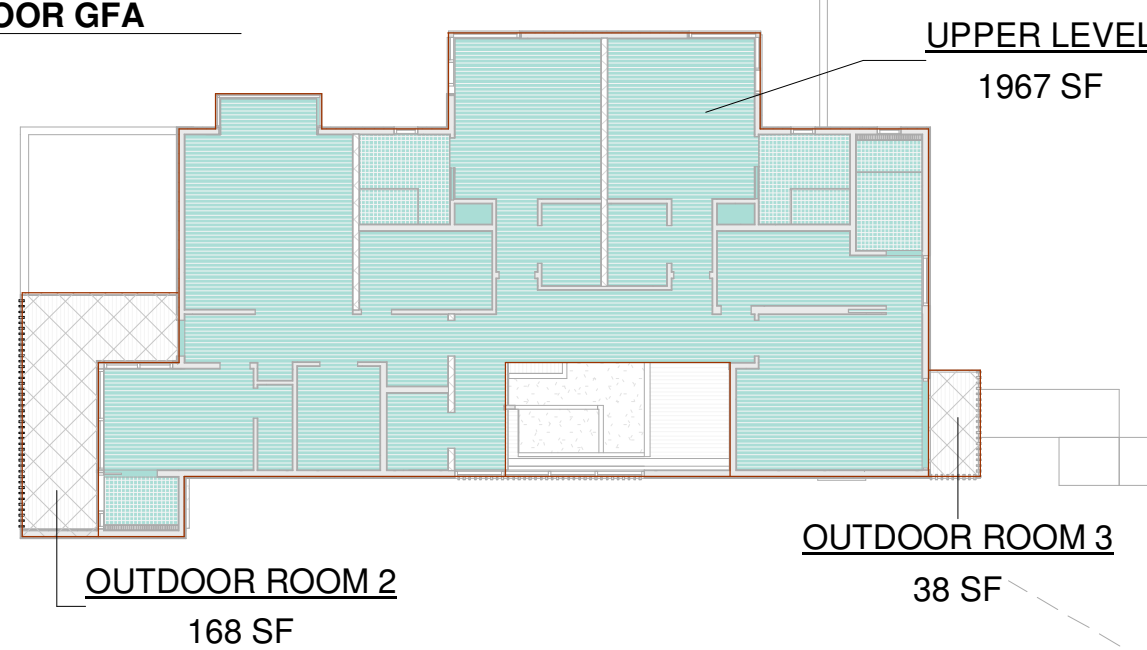


AREAS - GROSS FLOOR AREAS	
DESIGNATION	AREA
LOWER LEVEL	701 SF
LOWER LEVEL UNCONDITIONED	1029 SF
MAIN LEVEL	1922 SF
OUTDOOR ROOM 1	208 SF
OUTDOOR ROOM 2	168 SF
OUTDOOR ROOM 3	38 SF
UPPER LEVEL	1967 SF
TOTAL	6033 SF

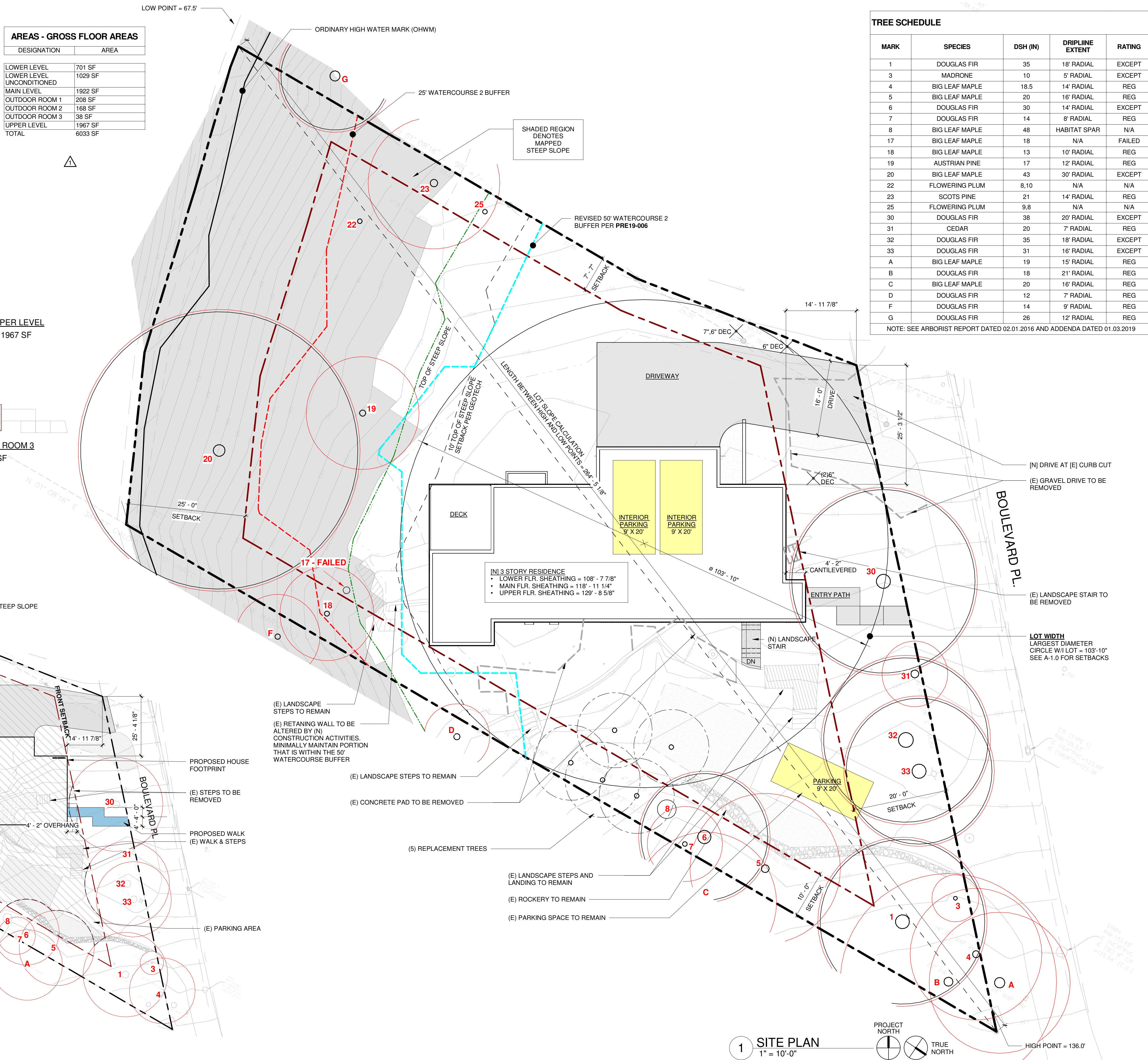
LOWER FLOOR GFA
1/16" = 1'-0"



MAIN FLOOR GFA
1/16" = 1'-0"



UPPER FLOOR GFA
1/16" = 1'-0"

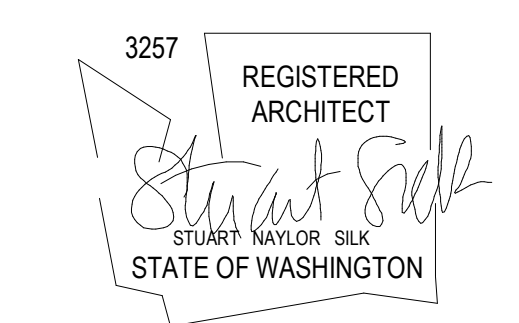


TREE SCHEDULE				
MARK	SPECIES	DSH (IN)	DRIPLINE EXTENT	RATING
1	DOUGLAS FIR	35	18' RADIAL	EXCEPT
3	MADRONE	10	5' RADIAL	EXCEPT
4	BIG LEAF MAPLE	18.5	14' RADIAL	REG
5	BIG LEAF MAPLE	20	16' RADIAL	REG
6	DOUGLAS FIR	30	14' RADIAL	EXCEPT
7	DOUGLAS FIR	14	8' RADIAL	REG
8	BIG LEAF MAPLE	48	HABITAT SPAR	N/A
17	BIG LEAF MAPLE	18	N/A	FAILED
18	BIG LEAF MAPLE	13	10' RADIAL	REG
19	AUSTRIAN PINE	17	12' RADIAL	REG
20	BIG LEAF MAPLE	43	30' RADIAL	EXCEPT
22	FLOWERING PLUM	8,10	N/A	N/A
23	SCOTS PINE	21	14' RADIAL	REG
25	FLOWERING PLUM	9,8	N/A	N/A
30	DOUGLAS FIR	38	20' RADIAL	EXCEPT
31	CEDAR	20	7' RADIAL	REG
32	DOUGLAS FIR	35	18' RADIAL	EXCEPT
33	DOUGLAS FIR	31	16' RADIAL	EXCEPT
A	BIG LEAF MAPLE	19	15' RADIAL	REG
B	DOUGLAS FIR	18	21' RADIAL	REG
C	BIG LEAF MAPLE	20	16' RADIAL	REG
D	DOUGLAS FIR	12	7' RADIAL	REG
F	DOUGLAS FIR	14	9' RADIAL	REG
G	DOUGLAS FIR	26	12' RADIAL	REG

NOTE: SEE ARBORIST REPORT DATED 02.01.2016 AND ADDENDA DATED 01.03.2019

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SHEET ISSUE DATE	03/12/2019
DRAWING SETS	
PERMIT (SUB_1) SET	03/12/2019
PERMIT (SUB_2) SET	07/26/2019
PERMIT (SUB_3) SET	08/23/2019

#	DATE	DESCRIPTION
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PERMIT
SITE PLAN, BUILDING PAD DIAGRAM, GROSS FLOOR AREA DIAGRAMS & TABLE

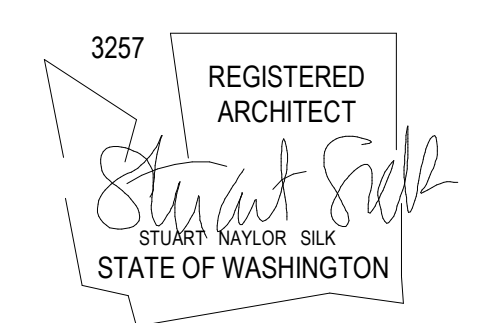
A-1.2

GENERAL STAIR NOTES

- TREAD RUN TO BE 10" MINIMUM (11" MINIMUM FOR OCCUPANCIES GREATER THAN 10).
- RISER HEIGHT TO BE 7 3/4" MAXIMUM (7" MAXIMUM FOR OCCUPANCIES GREATER THAN 10).
- STAIR WIDTH AND LANDING LENGTH TO BE 36" MINIMUM.
- WINDER TREAD WIDTH TO BE 6" MINIMUM.
- WINDER TREAD WIDTH TO BE 10" MINIMUM AT A POINT 12" FROM INSIDE OF STAIR.
- HANDGRASP WIDTH TO BE 1 1/4" MINIMUM AND 2" MAXIMUM.
- HANDGRASP TO HAVE A MINIMUM CLEAR SPACE TO WALL SURFACE OF 1 1/2".
- HANDGRASP TO PROJECT INTO STAIRWAY 3 1/2" MAXIMUM.
- TOP OF HANDGRASP TO BE 34" MINIMUM AND 38" MAXIMUM ABOVE NOSINGS.
- HANDGRASP TO BE CONTINUOUS FROM FIRST TO LAST NOSING.
- HANDGRASP TO RETURN TO WALL OR TERMINATE AT A NEWEL POST.
- HANDRAILS AND GUARDRAILS TO BE CAPABLE OF WITHSTANDING A #200 FORCE AT ANY POINT IN ANY DIRECTION.
- GUARDRAIL MEMBERS TO BE SPACED SO AS TO PROHIBIT THE PASSING OF A 4" DIAMETER SPHERE THROUGH RAILING AT ANY POINT.
- GUARDRAILS TO BE 36" MINIMUM ABOVE FINISH FLOOR.

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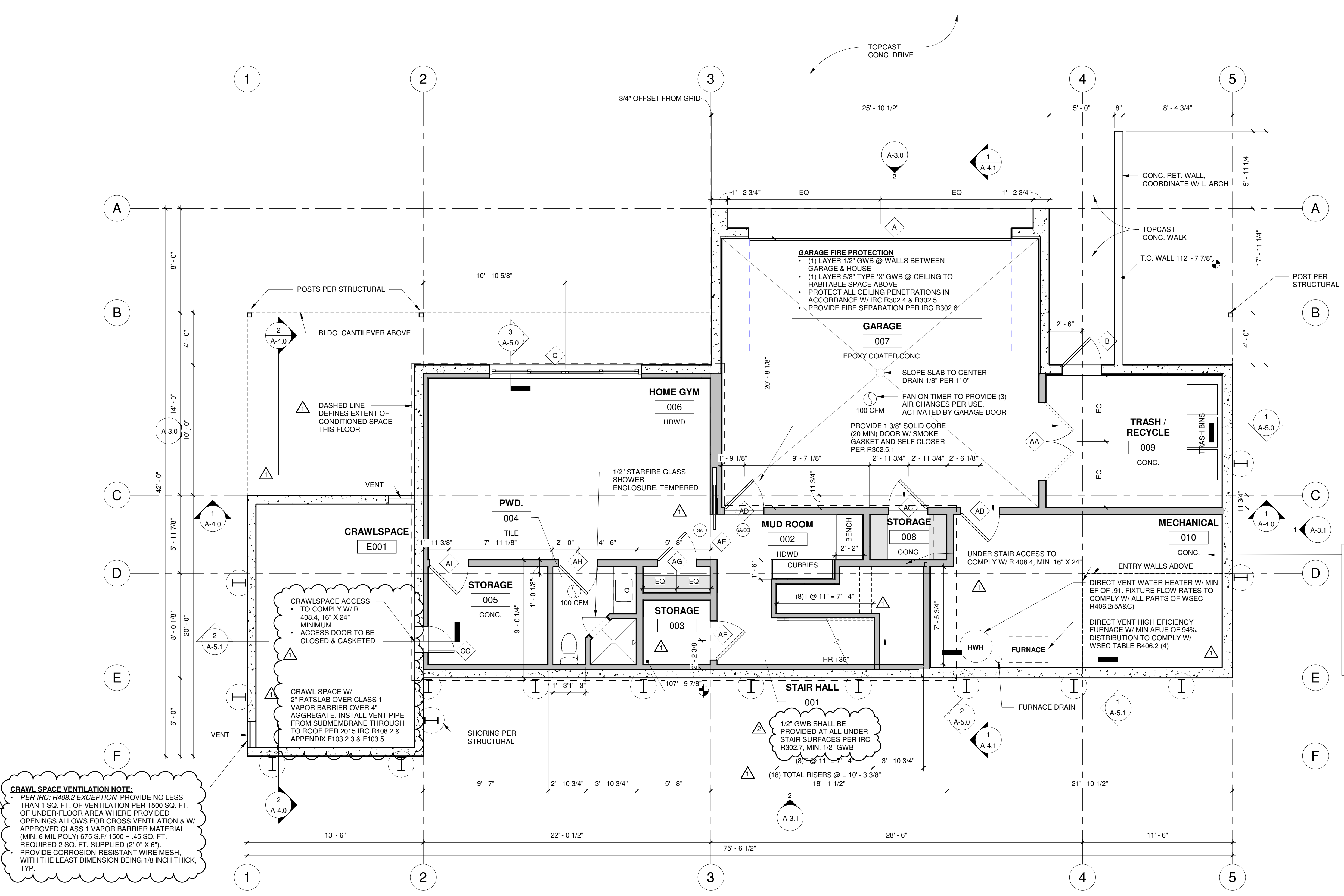
LEE-BOYLE

4150 BOULEVARD PLACE
MERCER ISLAND, WA

PERMIT
LOWER FLOOR PLAN

A-2.0

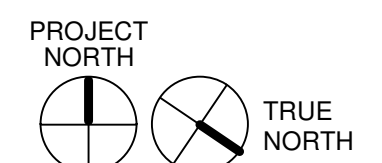
PLOT DATE: 8/23/2019 2:37 PM



CRAWL SPACE VENTILATION NOTE:
 PER IRC R408.2 EXCEPTION PROVIDE NO LESS THAN 1 SQ. FT. OF VENTILATION PER 1500 SQ. FT. OF UNDER-FLOOR AREA WHERE PROVIDED OPENINGS ALLOWS FOR CROSS VENTILATION & W/ APPROVED CLASS 1 VAPOR BARRIER MATERIAL (MIN. 6 MIL POLY) 675 S.F./1500 = 45 SQ. FT. REQUIRED 2 SQ. FT. SUPPLIED (2'-0" X 6") PROVIDE CORROSION-RESISTANT WIRE MESH, WITH THE LEAST DIMENSION BEING 1/8 INCH THICK, TYP.

WHOLE HOUSE VENTILATION NOTE:
 WHOLE HOUSE VENTILATION TO BE PROVIDED AT A RATE OF 136.5 CFM PER IRC TABLE M1507, AND BE INTEGRATED W/ FORCED AIR SYSTEM DESIGNED IN COMPLIANCE W/ ALL PARTS OF M1507.3.5. AIR LEAKAGE TO BE LIMITED TO A MAX OF 3 AIR CHANGES PER HR & COMPLIANCE W/ M1507.3 SHALL BE MET WITH HIGH EFFICIENCY FAN OF .35 WATT/CFM. ALL HEATING AND COOLING DISTRIBUTION TO BE INSTALLED INSIDE THE CONDITIONED SPACE, INCLUDING HYDROVIC PIPING, IN ACCORDANCE W/ WSEC-R406.2(4). SEE A-1.0 FOR ADDITIONAL ENERGY / VENTILATION SYSTEM INFORMATION

1 LOWER FLOOR PLAN
1/4" = 1'-0"

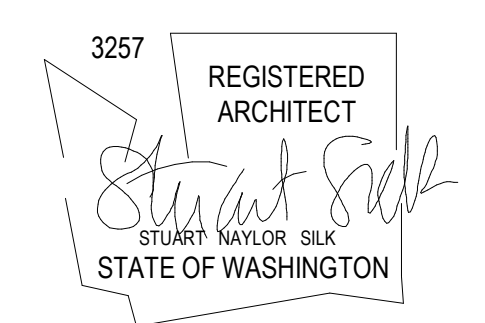


GENERAL STAIR NOTES

- TREAD RUN TO BE 10" MINIMUM (11" MINIMUM FOR OCCUPANCIES GREATER THAN 10).
- RISER HEIGHT TO BE 7 3/4" MAXIMUM (7" MAXIMUM FOR OCCUPANCIES GREATER THAN 10).
- STAIR WIDTH AND LANDING LENGTH TO BE 36" MINIMUM.
- WINDER TREAD WIDTH TO BE 6" MINIMUM.
- WINDER TREAD WIDTH TO BE 10" MINIMUM AT A POINT 12" FROM INSIDE OF STAIR.
- HANDGRASP WIDTH TO BE 1 1/4" MINIMUM AND 2" MAXIMUM.
- HANDGRASP TO HAVE A MINIMUM CLEAR SPACE TO WALL SURFACE OF 1 1/2".
- HANDGRASP TO PROJECT INTO STAIRWAY 3 1/2" MAXIMUM.
- TOP OF HANDGRASP TO BE 34" MINIMUM AND 38" MAXIMUM ABOVE NOSINGS.
- HANDGRASP TO BE CONTINUOUS FROM FIRST TO LAST NOSING.
- HANDGRASP TO RETURN TO WALL OR TERMINATE AT A NEWEL POST.
- HANDRAILS AND GUARDRAILS TO BE CAPABLE OF WITHSTANDING A #200 FORCE AT ANY POINT IN ANY DIRECTION.
- GUARDRAIL MEMBERS TO BE SPACED SO AS TO PROHIBIT THE PASSING OF A 4" DIAMETER SPHERE THROUGH RAILING AT ANY POINT.
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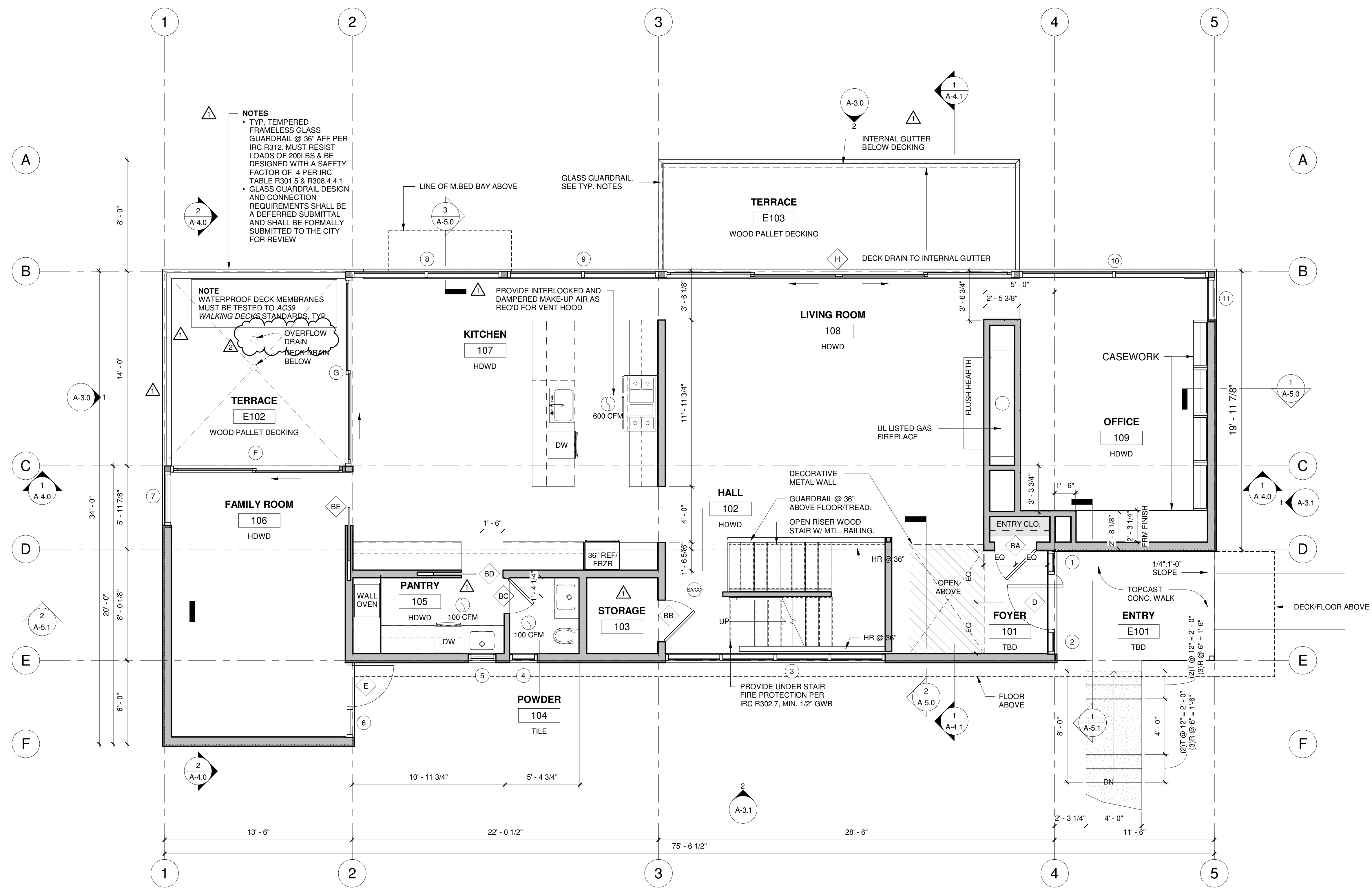
LEE-BOYLE

4150 BOULEVARD PLACE
MERCER ISLAND, WA

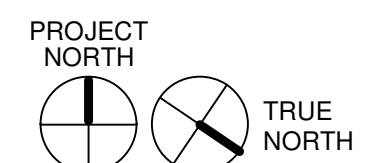
PERMIT
MAIN FLOOR PLAN

A-2.1

PLOT DATE: 8/23/2019 2:37 PM



1 MAIN FLOOR PLAN
1/4" = 1'-0"

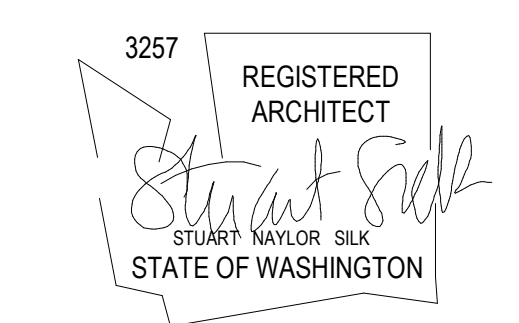


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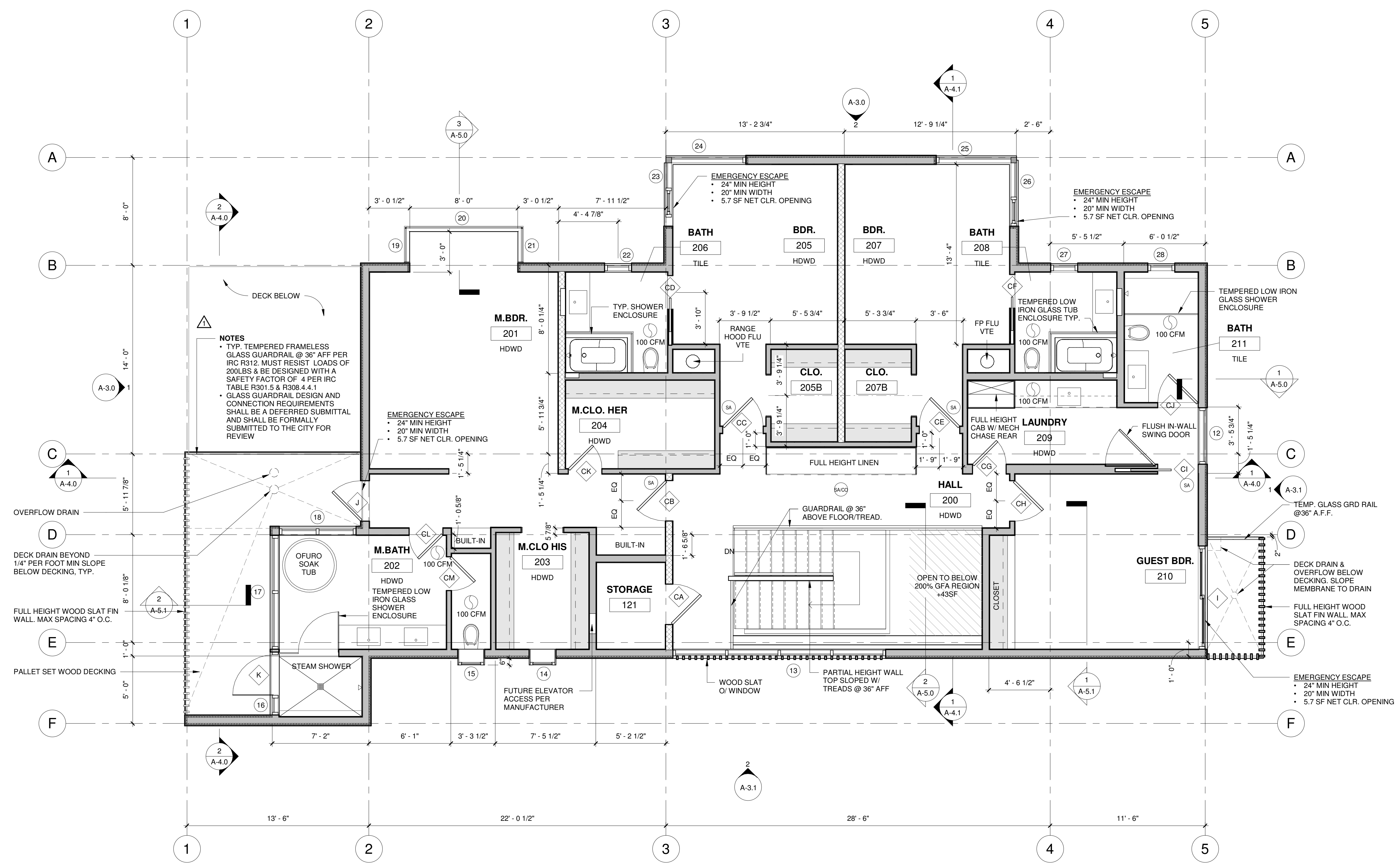
LEE-BOYLE

4150 BOULEVARD PLACE
MERCER ISLAND, WA

PERMIT
UPPER FLOOR PLAN

A-2.2

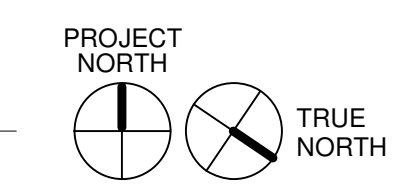
PLOT DATE: 8/23/2019 2:38 PM



NOTES

- TYP. TEMPERED FRAMELESS GLASS GUARDRAIL @ 36" AFF PER IRC R312. MUST RESIST LOADS OF 200LBS & BE DESIGNED WITH A SAFETY FACTOR OF 4 PER IRC TABLE R301.5 & R308.4.4.1
- GLASS GUARDRAIL DESIGN AND CONNECTION REQUIREMENTS SHALL BE A DEFERRED SUBMITTAL AND SHALL BE FORMALLY SUBMITTED TO THE CITY FOR REVIEW

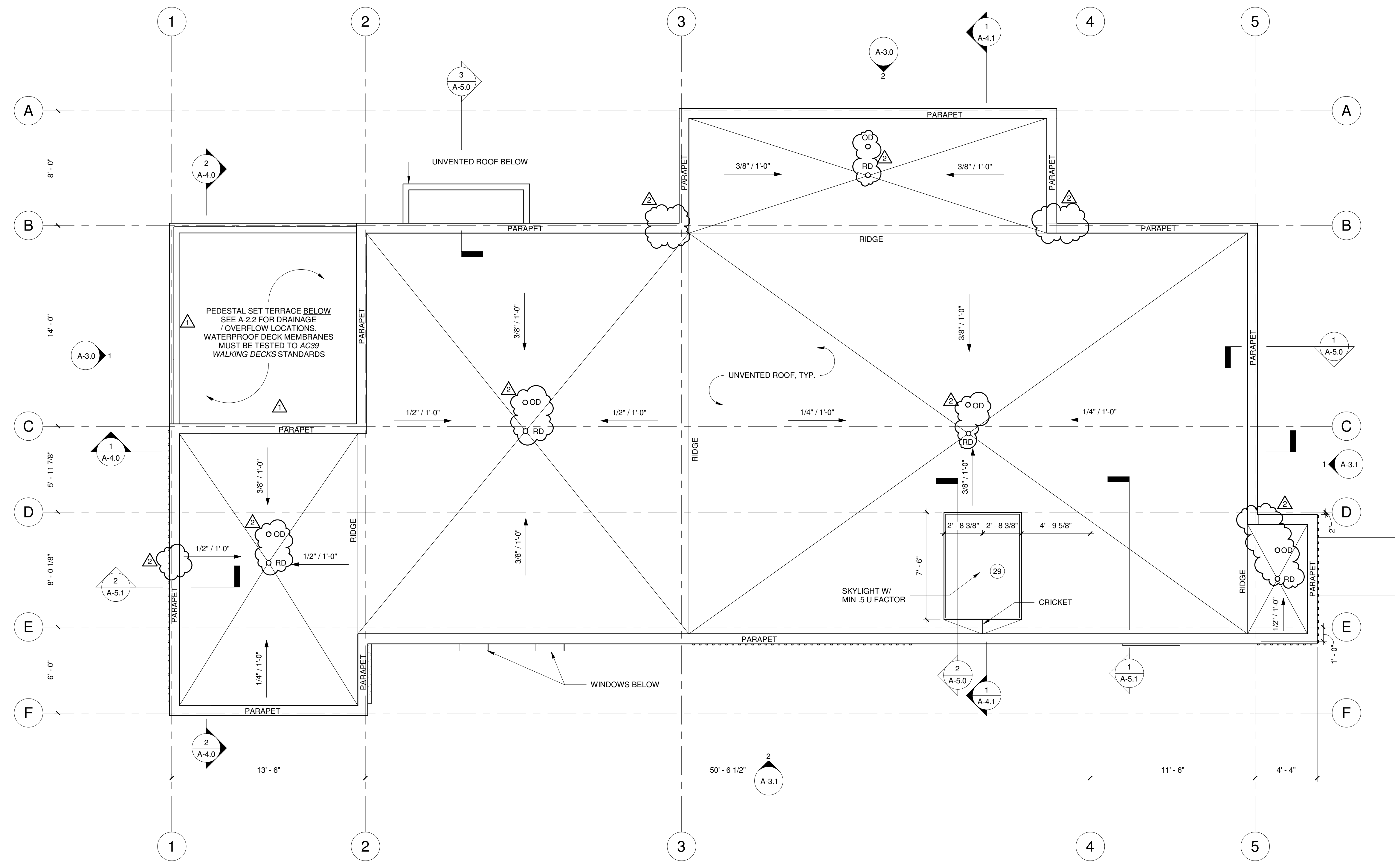
1 UPPER FLOOR PLAN
1/4" = 1'-0"



ROOF PLAN LEGEND		
SYMBOL	DESCRIPTION	REMARKS
DS	EXTERIOR DOWNSPOUT	3" ROUND, FINISH TBD
IDS	INTERIOR DOWNSPOUT	4" DIAMETER DRAIN, TBD
RD	ROOF DRAIN	At low point of roof, 3"- minimum
OD	OVERFLOW DRAIN	Flow line 2" above low point, pipe separate, 3"- minimum
RS	ROOF SCUPPER	SIZE / FINISH TBD
OS	OVERFLOW SCUPPER	SIZE / FINISH TBD

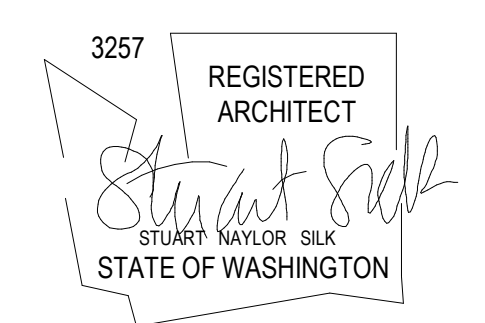
ROOF PLAN NOTES
1. FLOOD TEST ALL FLAT ROOFS FOR 24 HOURS PRIOR TO INSULATING.
2. ROOFING CONTRACTOR TO GUARANTEE MATERIALS AND WORKMANSHIP FOR 10 YEARS.
3. ALL ROOF PENETRATION LOCATIONS TO BE APPROVED BY ARCHITECT PRIOR TO ROUGH IN.
A. NO ROOF PENETRATIONS ON THE (FRONT) SIDE OF ROOF.
B. MINIMIZE QUANTITIES OF ROOF PENETRATIONS AS MUCH AS POSSIBLE. COMBINE VENT STACKS.
4. FLAT ROOF SLOPE = 1/4" PER FOOT, MIN.

UNVENTED ROOF GENERAL NOTE:
 UNVENTED ROOF CAVITY ASSEMBLIES TO BE PERFORMED BY CERTIFIED INSTALLERS. COPIES OF CURRENT CERTIFICATIONS TO BE RETAINED ON SITE FOR INSPECTOR REVIEW. INSULATION VALUES TO COMPLY WITH WSEC 2015 & IRC 2015



1 ROOF PLAN
 1/4" = 1'-0"
 PROJECT NORTH
 TRUE NORTH

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LEE-BOYLE

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 MERCER ISLAND, WA

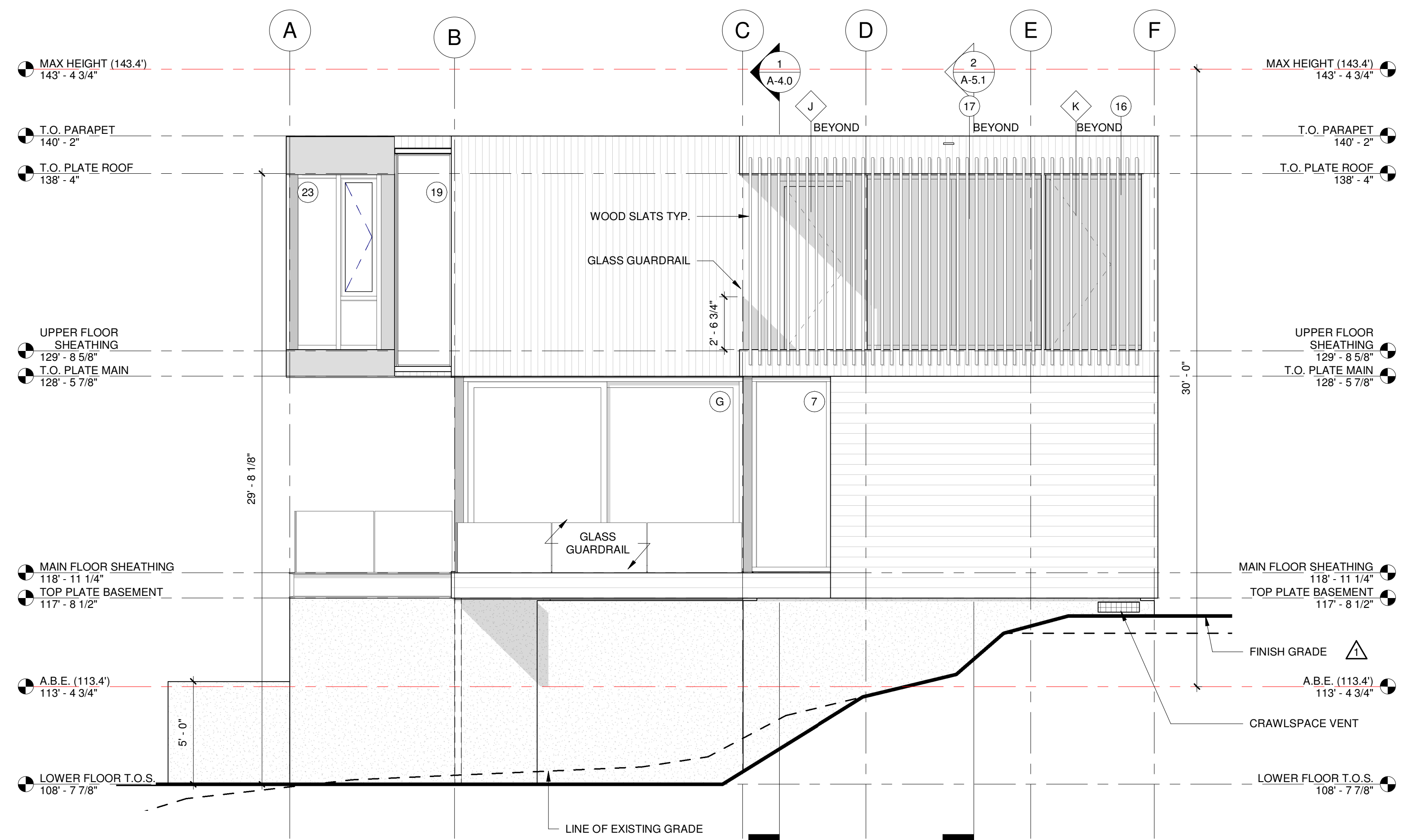
PERMIT
 ROOF PLAN

A-2.3

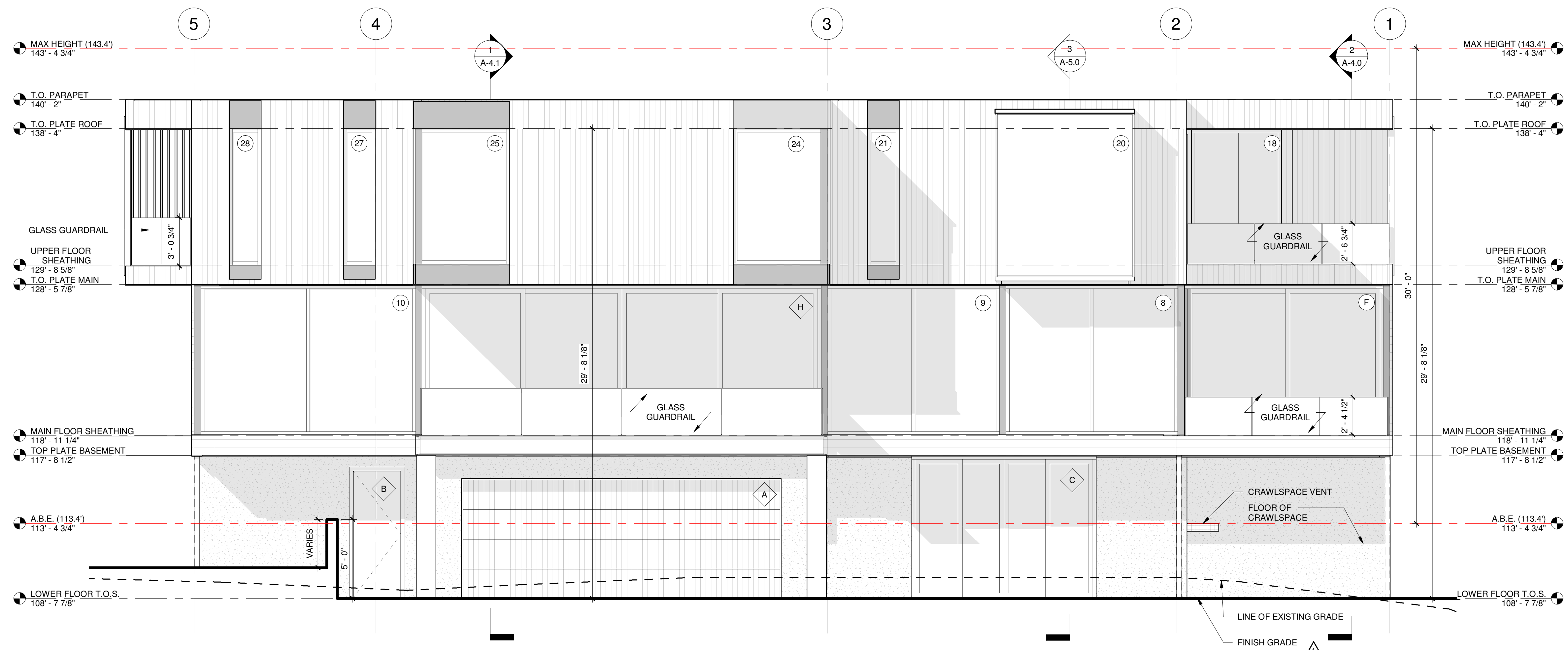
MATERIAL SYMBOL LEGEND	
SYMBOL	DESCRIPTION
	3/4" VERT. WOOD SIDING
	3/4" HORZ. WOOD SIDING
	CONE TIE CONCRETE
	METAL PANEL, PTD.

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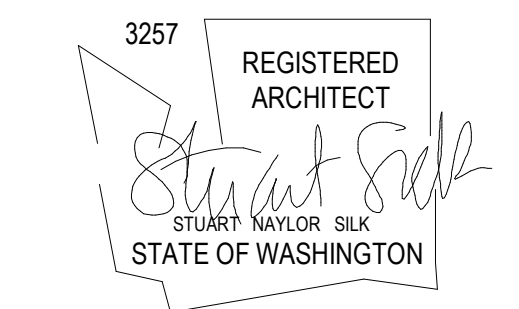
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1 WEST ELEVATION
1/4" = 1'-0"



2 NORTH ELEVATION
1/4" = 1'-0"



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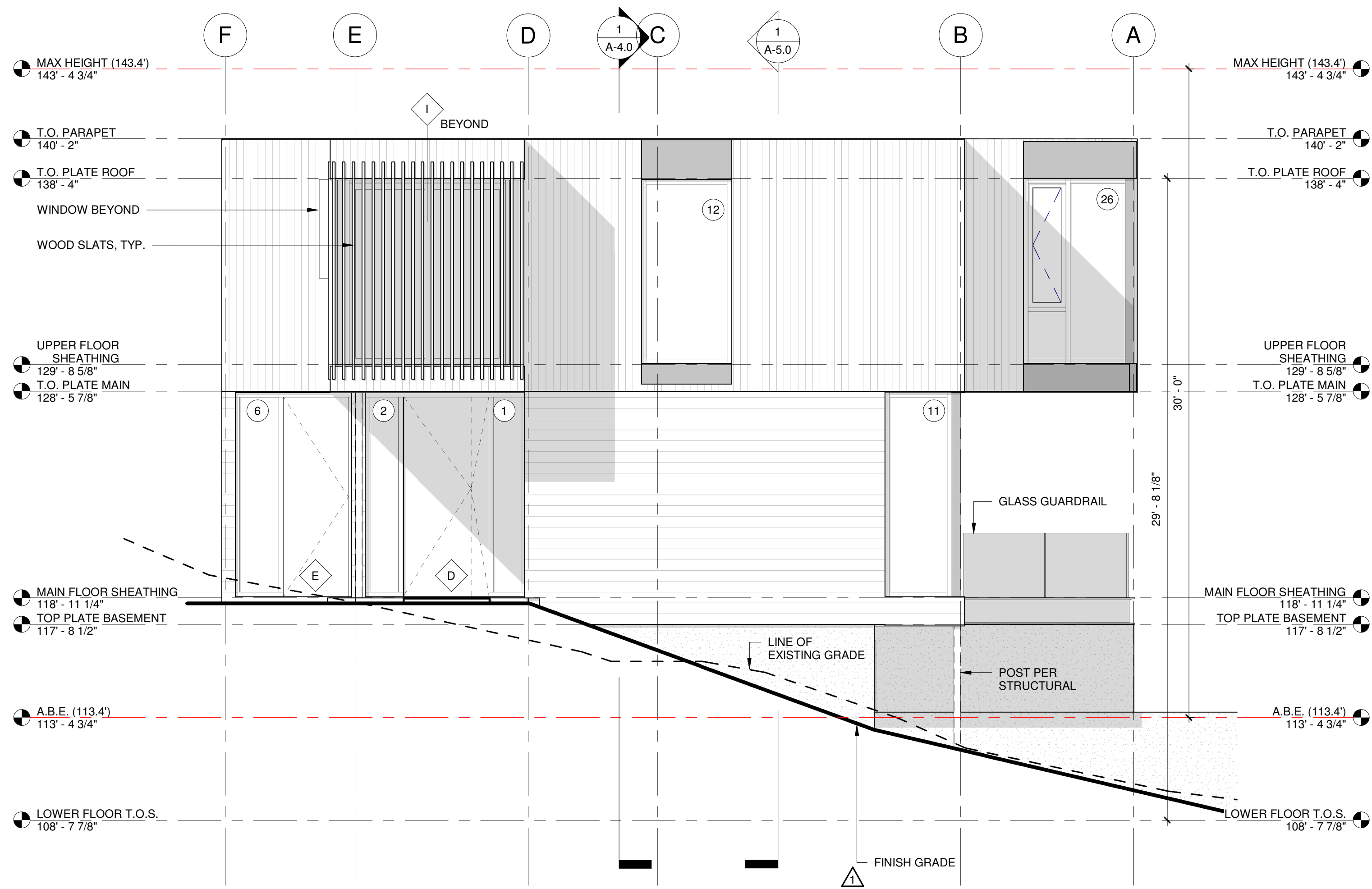
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MERCER ISLAND, WA

PERMIT
EXTERIOR ELEVATIONS

A-3.0



1 EAST ELEVATION
1/4" = 1'-0"

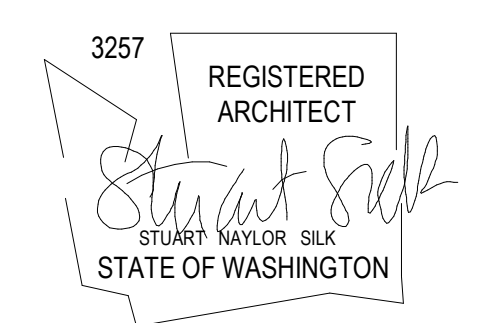


2 SOUTH ELEVATION
1/4" = 1'-0"

MATERIAL SYMBOL LEGEND	
SYMBOL	DESCRIPTION
	3/4" VERT. WOOD SIDING
	3/4" HORZ. WOOD SIDING
	CONE TIE CONCRETE
	METAL PANEL, PTD.

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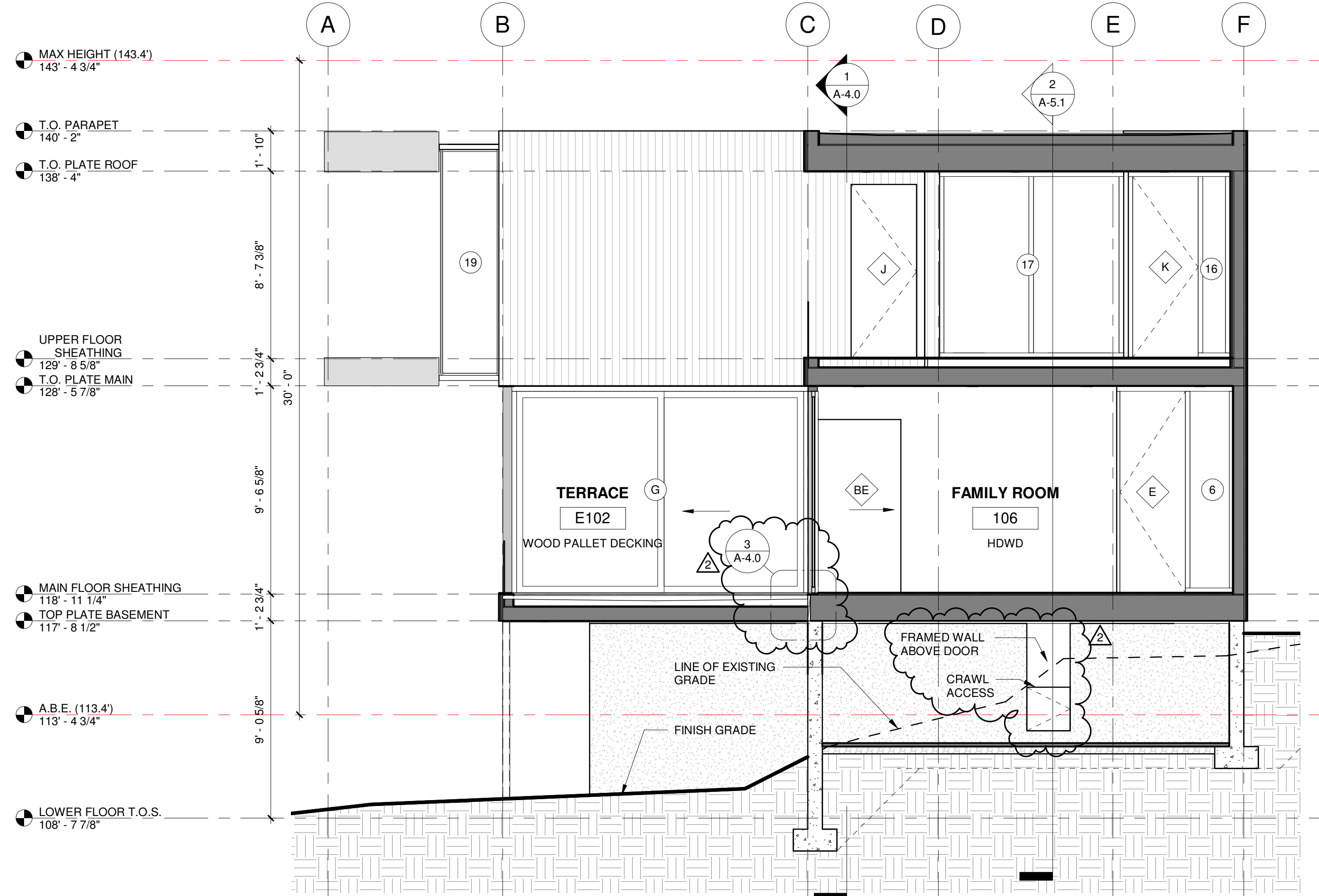
4150 BOULEVARD PLACE
MERCER ISLAND, WA

PERMIT
EXTERIOR ELEVATIONS

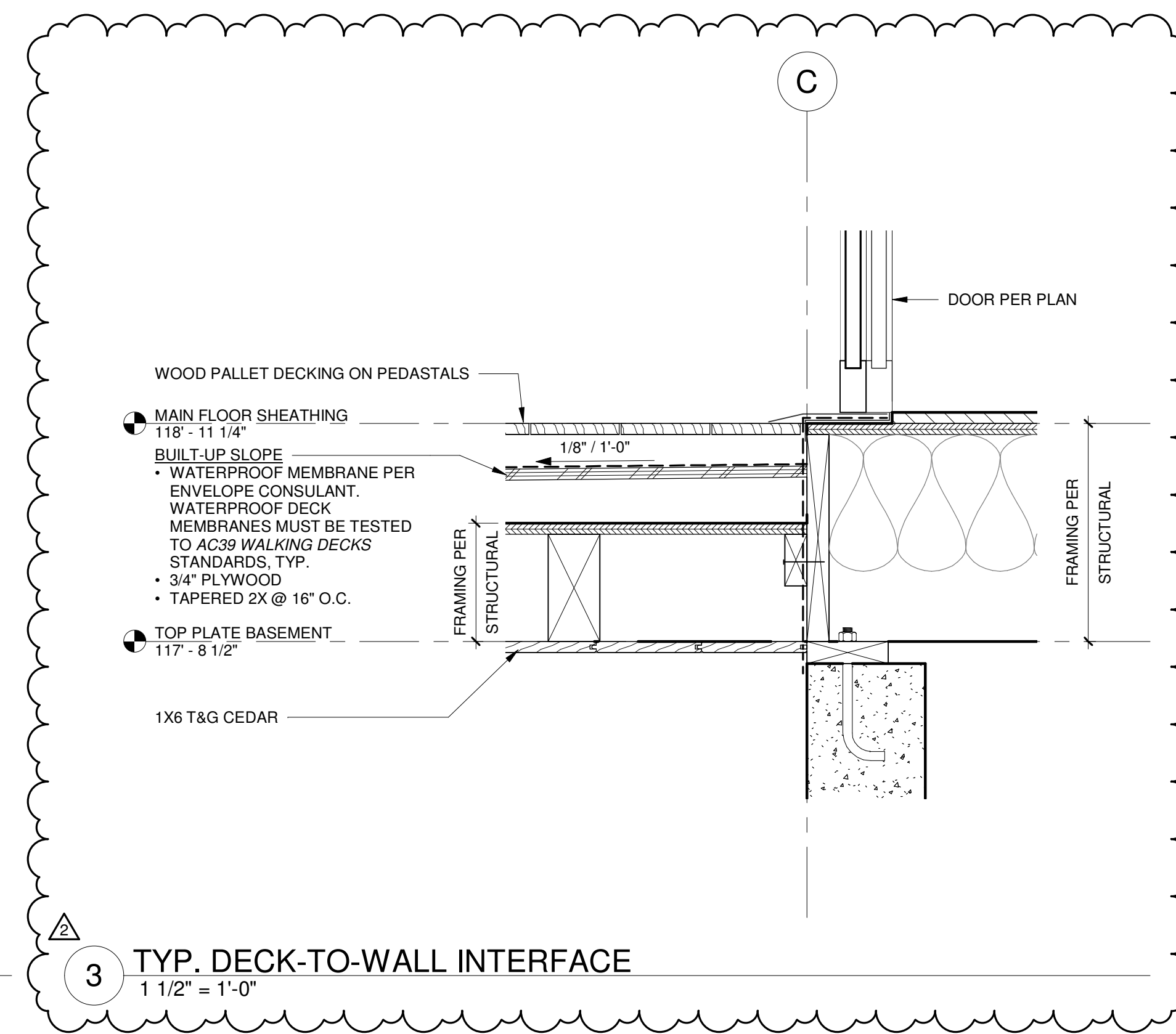
A-3.1



1 BUILDING SECTION LONGITUDINAL
1/4" = 1'-0"



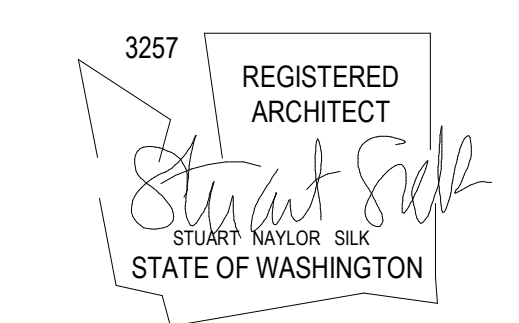
2 BUILDING SECTION THROUGH TERRACE
1/4" = 1'-0"



3 TYP. DECK-TO-WALL INTERFACE
1 1/2" = 1'-0"

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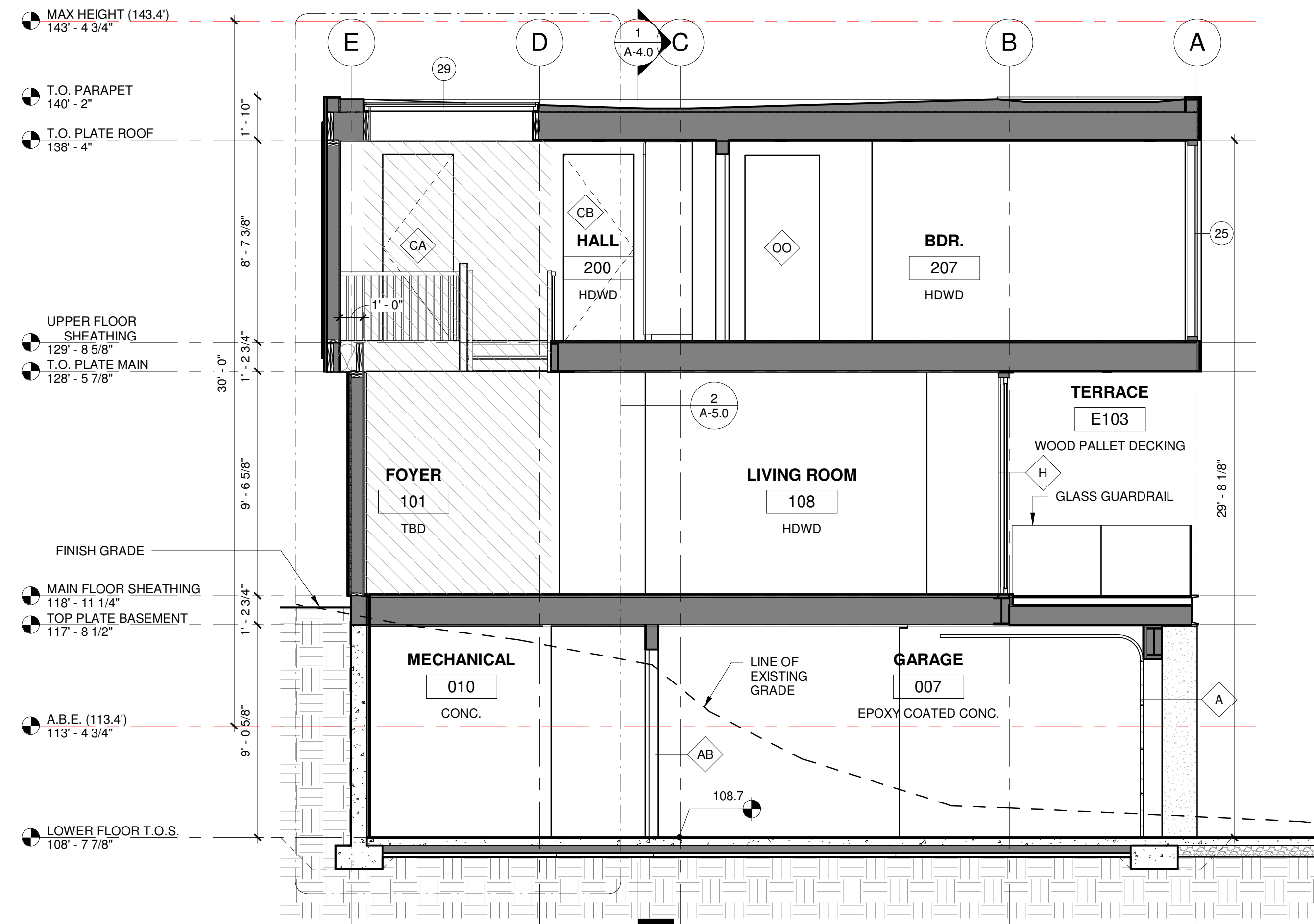
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MERCER ISLAND, WA

PERMIT
BUILDING SECTIONS

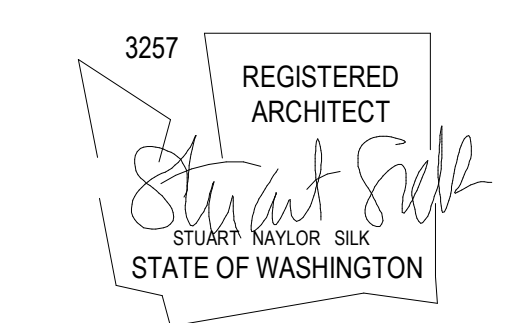
A-4.0



1 BUILDING SECTION @ GARAGE
 1/4" = 1'-0"

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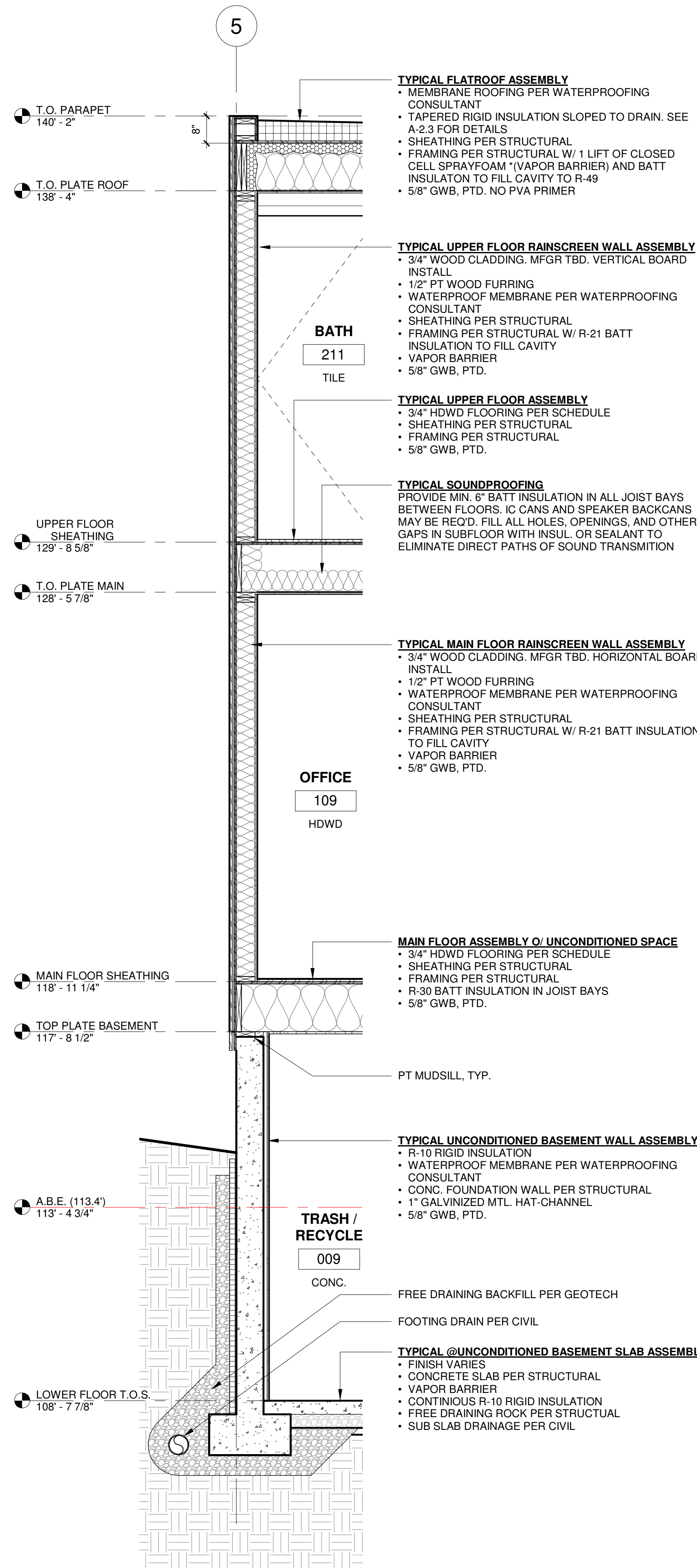
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 WA

PERMIT
 BUILDING SECTIONS

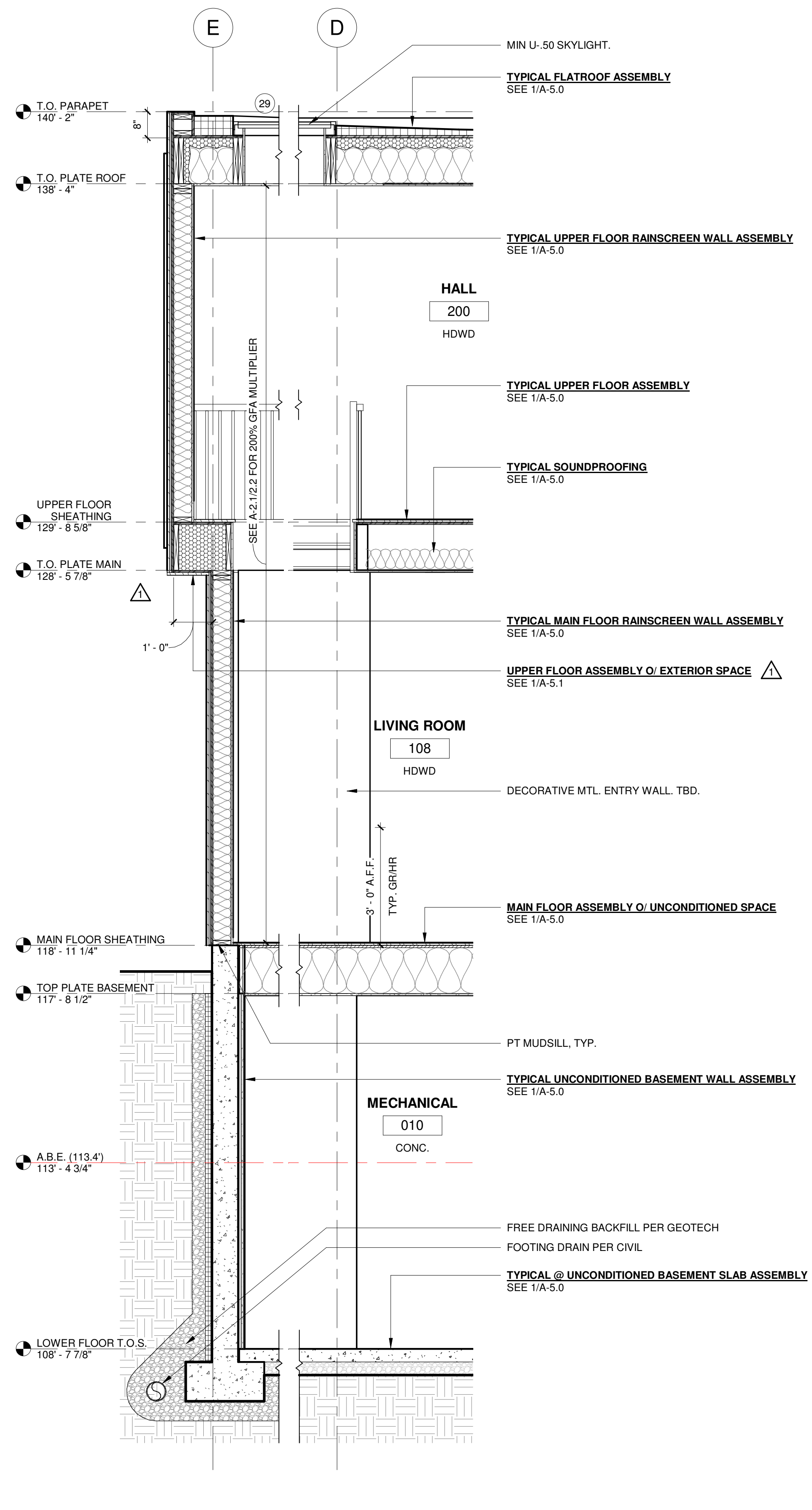
A-4.1

MAX HEIGHT (143.4')
143' - 4 3/4"



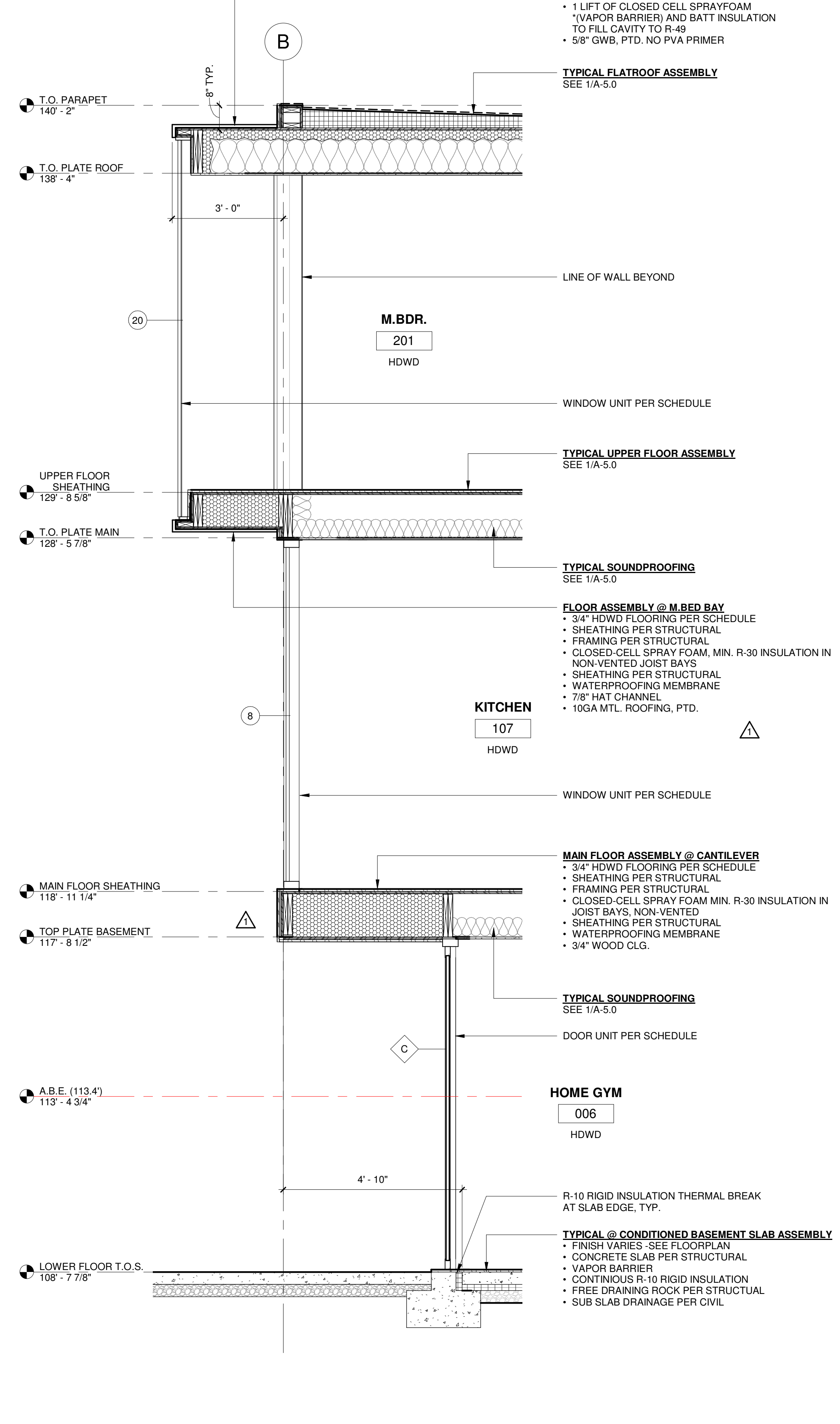
1 TYPICAL WALL SECTION
1/2" = 1'-0"

MAX HEIGHT (143.4')
143' - 4 3/4"



2 WALL SECTION @ ENTRY
1/2" = 1'-0"

MAX HEIGHT (143.4')
143' - 4 3/4"



3 WALL SECTION @ MASTER BEDROOM
1/2" = 1'-0"

- ROOF ASSEMBLY @ M.BED BAY**
- 10 GA MTL. ROOFING, PTD.
 - 7/8" GALV. HAT CHANNEL
 - WATERPROOFING MEMBRANE PER WATERPROOFING CONSULTANT
 - FRAMING PER STRUCTURAL
 - 1 LIFT OF CLOSED CELL SPRAYFOAM (VAPOR BARRIER) AND BATT INSULATION TO FILL CAVITY TO R-49
 - 5/8" GWB, PTD. NO PVA PRIMER

- TYPICAL FLATROOF ASSEMBLY**
SEE 1/A-5.0

- TYPICAL UPPER FLOOR RAINSCREEN WALL ASSEMBLY**
SEE 1/A-5.0

- TYPICAL UPPER FLOOR ASSEMBLY**
SEE 1/A-5.0

- TYPICAL SOUNDPROOFING**
SEE 1/A-5.0

- FLOOR ASSEMBLY @ M.BED BAY**
- 3/4" HDWD FLOORING PER SCHEDULE
 - SHEATHING PER STRUCTURAL
 - FRAMING PER STRUCTURAL
 - CLOSED-CELL SPRAY FOAM, MIN. R-30 INSULATION IN NON-VENTED JOIST BAYS
 - SHEATHING PER STRUCTURAL
 - WATERPROOFING MEMBRANE
 - 7/8" HAT CHANNEL
 - 10GA MTL. ROOFING, PTD.

- MAIN FLOOR ASSEMBLY @ CANTILEVER**
- 3/4" HDWD FLOORING PER SCHEDULE
 - SHEATHING PER STRUCTURAL
 - FRAMING PER STRUCTURAL
 - CLOSED-CELL SPRAY FOAM MIN. R-30 INSULATION IN JOIST BAYS, NON-VENTED
 - SHEATHING PER STRUCTURAL
 - WATERPROOFING MEMBRANE
 - 3/4" WOOD CLG.

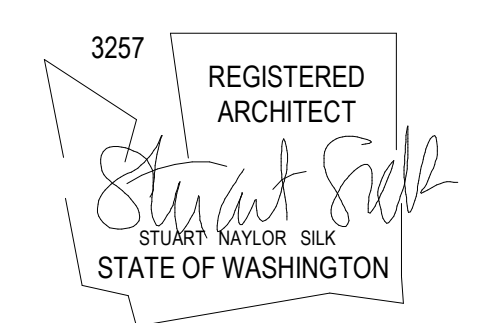
- TYPICAL SOUNDPROOFING**
SEE 1/A-5.0

- TYPICAL @ UNCONDITIONED BASEMENT SLAB ASSEMBLY**
SEE 1/A-5.0

- TYPICAL @ CONDITIONED BASEMENT SLAB ASSEMBLY**
- FINISH VARIES - SEE FLOORPLAN
 - CONCRETE SLAB PER STRUCTURAL
 - VAPOR BARRIER
 - CONTINUOUS R-10 RIGID INSULATION
 - FREE DRAINING ROCK PER STRUCTURAL
 - SUB SLAB DRAINAGE PER CIVIL

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1	07/26/19 SUB_2 (SUB_1 CORRECTIONS)

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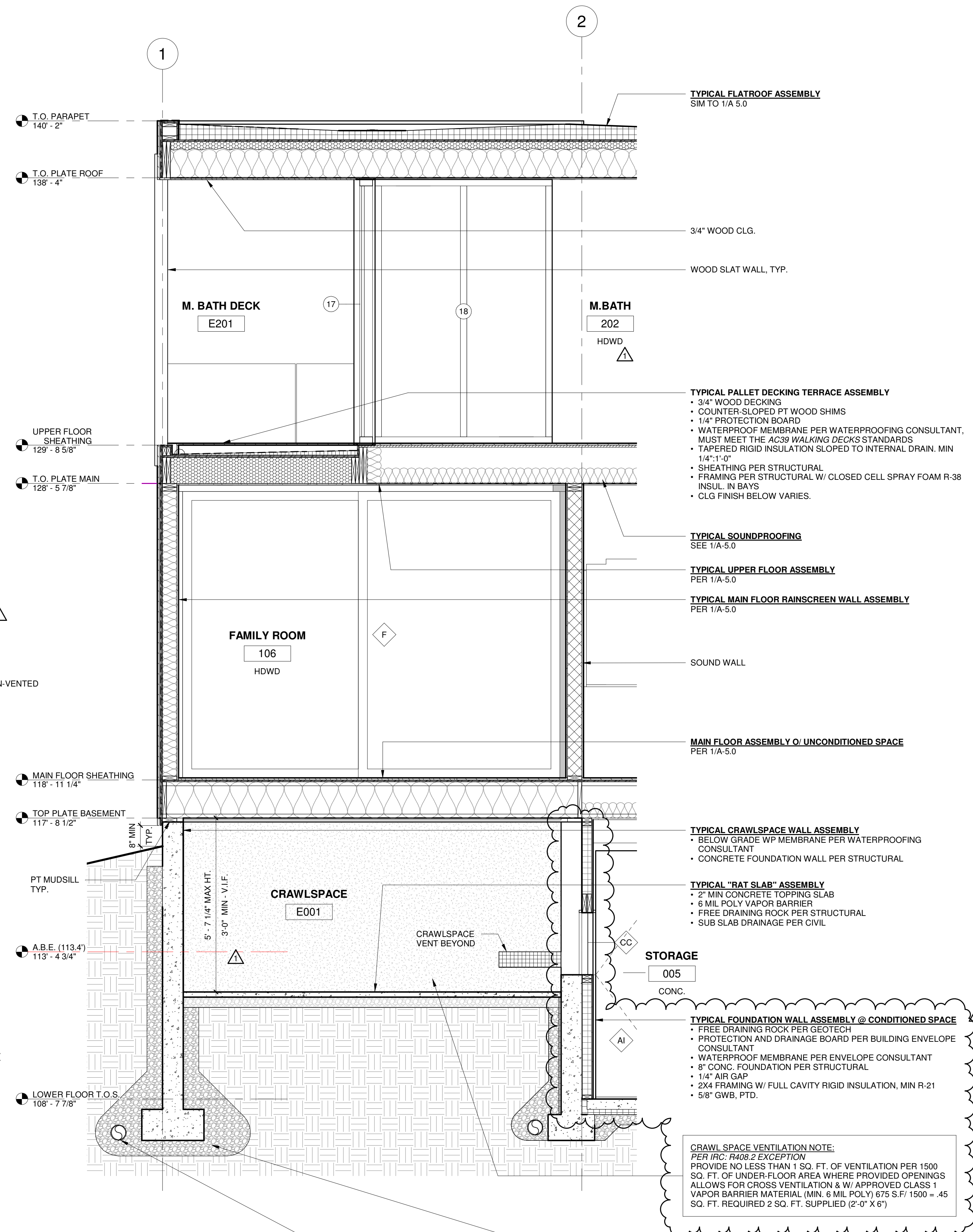
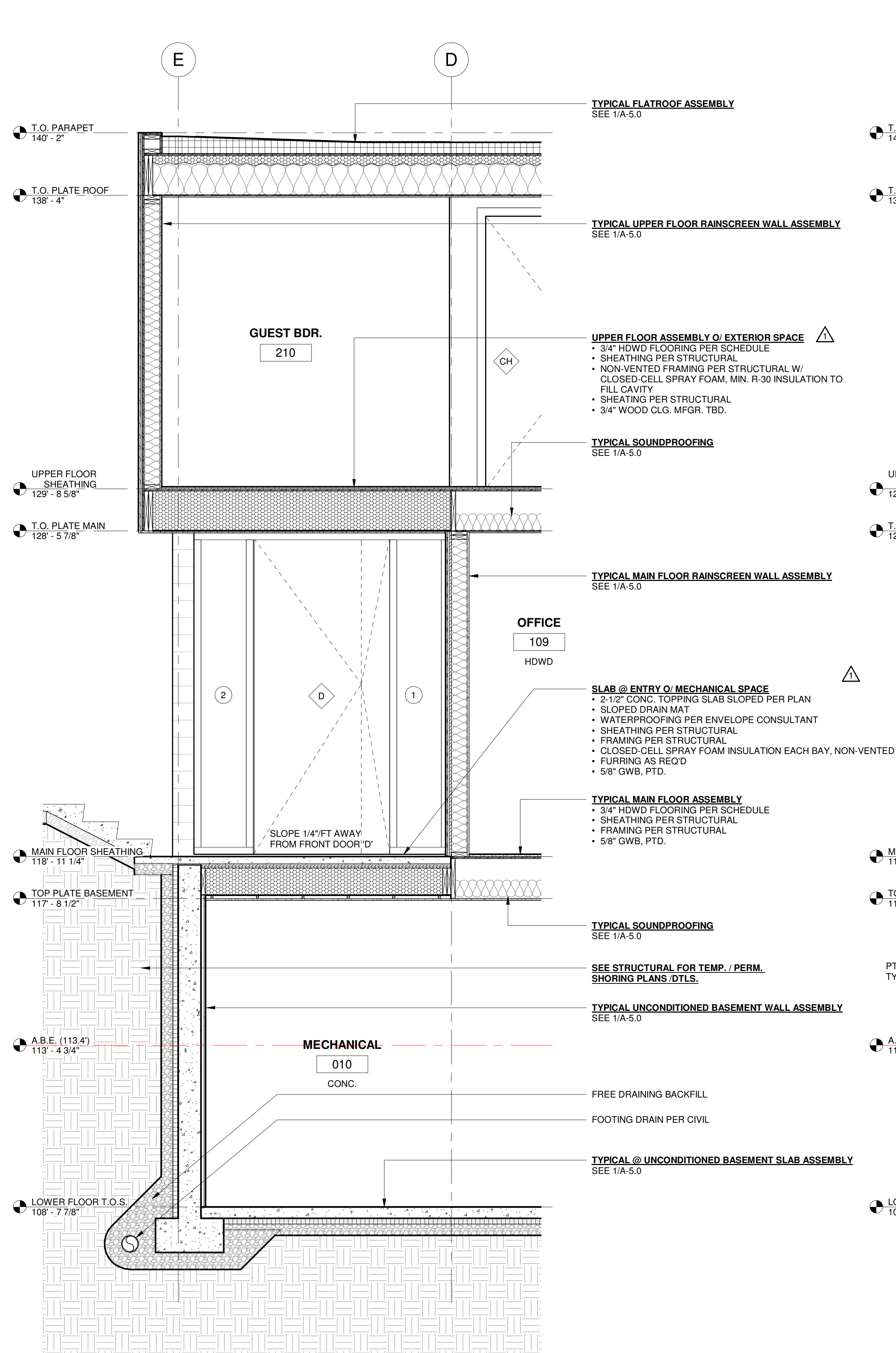
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LEE-BOYLE

4150 BOULEVARD
PLACE
MERCER ISLAND,
WA

PERMIT
WALL SECTIONS

A-5.0

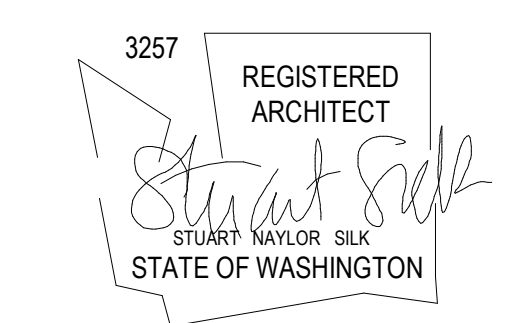


1 WALL SECTION @ GUEST BEDROOM
1/2" = 1'-0"

2 WALL SECTION @ CRAWLSPACE
1/2" = 1'-0"

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SHEET ISSUE DATE	03/12/2019
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PERMIT (SUB_1) SET	03/12/2019
PERMIT (SUB_2) SET	07/26/2019
PERMIT (SUB_3) SET	08/23/2019

REVISIONS		
#	DATE	DESCRIPTION
1	07/26/19	SUB_2 (SUB_1 CORRECTIONS)
2	08/23/19	SUB_3 (SUB_2 CORRECTIONS)

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WINDOW SCHEDULE ORGANIZATION

1. WINDOWS ARE CALLED OUT WITH A SINGLE NUMBER (EXAMPLE: 1, 2,...11, 12).
2. LABELING BEGINS AT THE EAST ELEVATION AND PROCEEDS CLOCKWISE.
3. MAIN LEVEL WINDOWS ARE NUMBERED 1 - 11.
4. UPPER LEVEL WINDOWS ARE NUMBERED 12 - 27.

WINDOW DIAGRAM NOTES

1. ALL DIAGRAMS ARE SHOWN FROM THE EXTERIOR SIDE.
2. PROVIDE EXTERIOR TRIM AND MULL COVERS AS SHOWN ON THE DIAGRAM.
3. SEE WINDOW SECTIONS FOR CRITICAL WINDOW INFORMATION.
4. SHOP DRAWING APPROVAL BY ARCHITECT REQUIRED PRIOR TO FABRICATION.
5. CONTRACTOR TO CONFIRM ALL REQUIRED ROUGH OPENING SIZES WITH MANUFACTURER PRIOR TO FRAMING.
6. MANUFACTURER TO REVIEW INSTALLATION LOCATIONS AND DETERMINE WHICH LITES ARE REQUIRED TO BE SAFETY GLAZING.
7. MANUFACTURER TO REVIEW INSTALLATION LOCATIONS AND SIZES TO DETERMINE IF OPERABLE WINDOWS MEET EGRESS REQUIREMENTS.
8. ALL SAFETY GLAZING PER IRC R308.4
9. ALL WINDOWS TO BE NFRC CERTIFIED

DOOR DIAGRAM NOTES

1. ALL DIAGRAMS ARE SHOWN FROM THE EXTERIOR SIDE.
2. SEE DOOR SECTIONS FOR CRITICAL DOOR INFORMATION.
3. SHOP DRAWING APPROVAL BY ARCHITECT REQUIRED PRIOR TO FABRICATION.
4. CONTRACTOR TO CONFIRM ALL REQUIRED ROUGH OPENING SIZES WITH MANUFACTURER PRIOR TO FRAMING.
5. MANUFACTURER TO REVIEW INSTALLATION LOCATIONS AND DETERMINE WHICH LITES ARE REQUIRED TO BE SAFETY GLAZING.
6. MANUFACTURER TO REVIEW INSTALLATION LOCATIONS AND SIZES TO DETERMINE IF OPERABLE DOORS MEET EGRESS REQUIREMENTS.
7. ALL DOORS TO BE NFRC CERTIFIED

WINDOW SCHEDULE

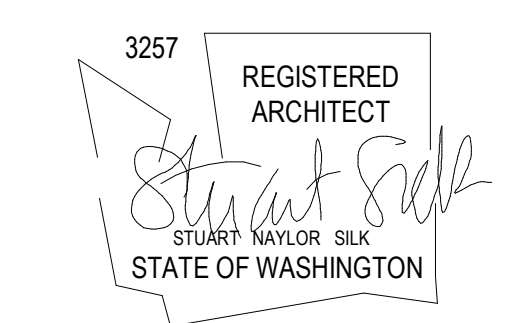
MARK	ROOM #	ROOM NAME	DIAGRAM	HEIGHT	WIDTH	AREA (SF)	U-VALUE	COMMENTS
1	114	ENTRY	A-6.1/4	SEE DIAGRAM	SEE DIAGRAM	INC W/ D4	.30	TEMPERED
2	114	ENTRY	A-6.1/4	SEE DIAGRAM	SEE DIAGRAM	INC W/ D4	.30	TEMPERED
3	115	HALL	A-6.2/1	SEE DIAGRAM	SEE DIAGRAM	165.75	.30	TEMPERED
4	118	POWDER	A-6.2/2	SEE DIAGRAM	SEE DIAGRAM	18.88	.30	TEMPERED
5	116	PANTRY	A-6.2/3	SEE DIAGRAM	SEE DIAGRAM	9.5	.30	
6	107	FAMILY	A-6.1/3	SEE DIAGRAM	SEE DIAGRAM	INC W/ D3	.30	TEMPERED
7	107	FAMILY	A-6.2/6	SEE DIAGRAM	SEE DIAGRAM	36.18	.30	TEMPERED
8	104	KITCHEN	A-6.2/7	SEE DIAGRAM	SEE DIAGRAM	102.24	.30	TEMPERED
9	104	KITCHEN	A-6.2/7	SEE DIAGRAM	SEE DIAGRAM	102.24	.30	TEMPERED
10	103	OFFICE	A-6.2/5	SEE DIAGRAM	SEE DIAGRAM	128.19	.30	TEMPERED
11	103	OFFICE	A-6.2/4	SEE DIAGRAM	SEE DIAGRAM	29.05	.30	TEMPERED
12	209	LAUNDRY	A-6.2/8	SEE DIAGRAM	SEE DIAGRAM	35.59	.30	TEMPERED
13	200	HALL	A-6.2/1	SEE DIAGRAM	SEE DIAGRAM	165.75	.30	TEMPERED
14	203	M.CLO HIS	A-6.2/10	SEE DIAGRAM	SEE DIAGRAM	9.13	.30	
15	202	M. BATH W.C.	A-6.2/10	SEE DIAGRAM	SEE DIAGRAM	9.13	.30	
16	202	M.BATH	A-6.2/10	SEE DIAGRAM	SEE DIAGRAM	9.13	.30	
17	202	M.BATH	A-6.2/11	SEE DIAGRAM	SEE DIAGRAM	73.31	.30	TEMPERED
18	202	M.BATH	A-6.2/12	SEE DIAGRAM	SEE DIAGRAM	49.14	.30	TEMPERED
19	201	M.BDR.	A-6.2/13A	SEE DIAGRAM	SEE DIAGRAM	27.69	.30	TEMPERED 18,19,20 JOINED
20	201	M.BDR.	A-6.2/13B	SEE DIAGRAM	SEE DIAGRAM	90.08	.30	TEMPERED 18,19,20 JOINED
21	201	M.BDR.	A-6.2/13C	SEE DIAGRAM	SEE DIAGRAM	27.69	.30	TEMPERED 18,19,20 JOINED
22	206	BATH	A-6.2/9	SEE DIAGRAM	SEE DIAGRAM	17.23	.30	TEMPERED
23	205	BDR.	A-6.2/14ASIM	SEE DIAGRAM	SEE DIAGRAM	40.16	.30	TEMPERED 22,23 JOINED
24	205	BDR.	A-6.2/14B	SEE DIAGRAM	SEE DIAGRAM	49.89	.30	TEMPERED 22,23 JOINED
25	207	BDR.	A-6.2/14B	SEE DIAGRAM	SEE DIAGRAM	49.89	.30	TEMPERED 24,25 JOINED
26	207	BDR.	A-6.2/14A	SEE DIAGRAM	SEE DIAGRAM	40.16	.30	TEMPERED 24,25 JOINED
27	208	BATH	A-6.2/9	SEE DIAGRAM	SEE DIAGRAM	17.23	.30	TEMPERED
28	211	BATH	A-6.2/9	SEE DIAGRAM	SEE DIAGRAM	17.23	.30	TEMPERED
29		ROOF	A-6.2/18	SEE DIAGRAM	SEE DIAGRAM	37.15	.50	

DOOR SCHEDULE - EXTERIOR

MARK	ROOM #	ROOM NAME	DIAGRAM	HEIGHT	WIDTH	AREA (SF)	U-VALUE	COMMENTS
A	007	GARAGE	A-6.1/10	SEE DIAGRAM	SEE DIAGRAM	149.38		
B	009	TRASH/RECYCLE	A-6.1/9	SEE DIAGRAM	SEE DIAGRAM	23.81		
C	003	HOME GYM	A-6.1/6	SEE DIAGRAM	SEE DIAGRAM	102.48	.30	TEMPERED
D	114	ENTRY	A-6.1/4	SEE DIAGRAM	SEE DIAGRAM	70.49	.30	
E	107	FAMILY	A-6.1/3	SEE DIAGRAM	SEE DIAGRAM	51.22	.30	
F	107	FAMILY	A-6.1/5	SEE DIAGRAM	SEE DIAGRAM	119.4	.30	TEMPERED
G	104	KITCHEN	A-6.1/2	SEE DIAGRAM	SEE DIAGRAM	128.24	.30	TEMPERED
H	102	LIVING ROOM	A-6.1/1	SEE DIAGRAM	SEE DIAGRAM	237.7	.30	TEMPERED
I	210	GUEST BDR.	A-6.1/7	SEE DIAGRAM	SEE DIAGRAM	65.96	.30	TEMPERED
J	201	M. BDR.	A-6.1/9	SEE DIAGRAM	SEE DIAGRAM	23.81	.30	
K	202	M. BATH	A-6.1/8	SEE DIAGRAM	SEE DIAGRAM	37.36	.30	TEMPERED

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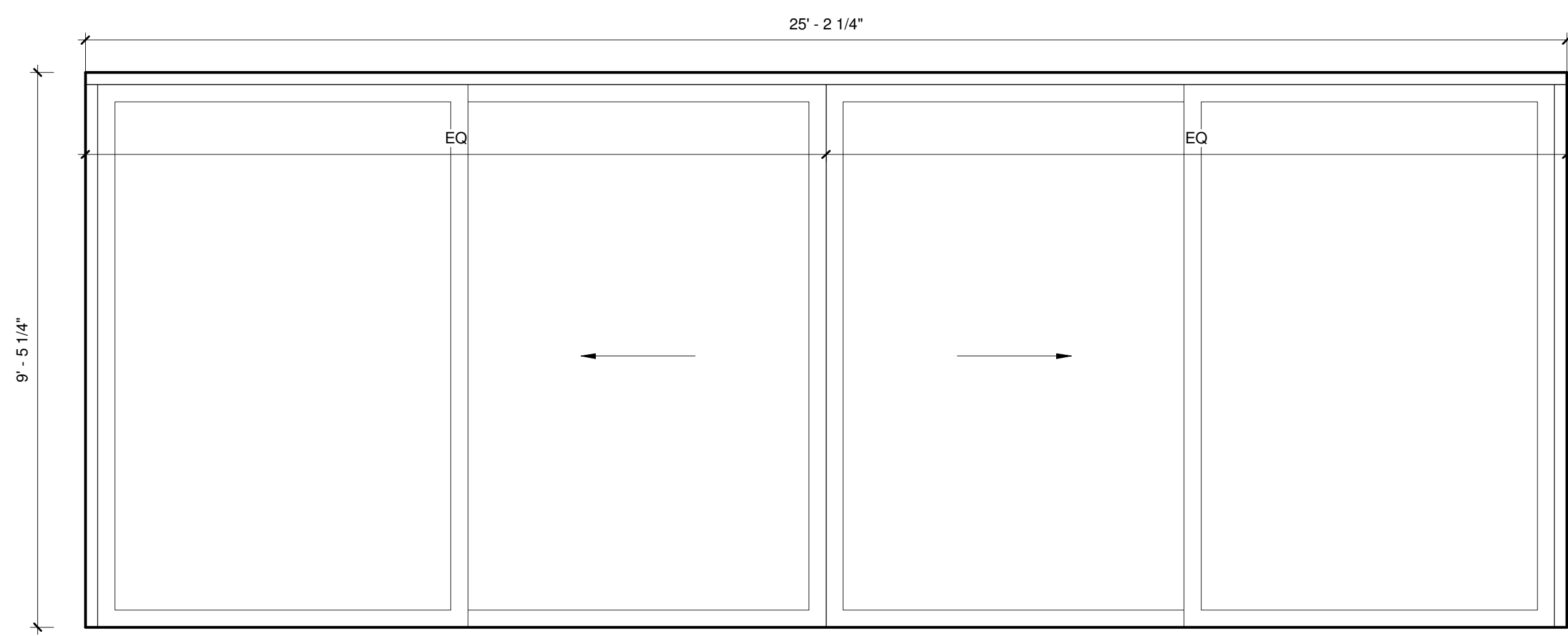
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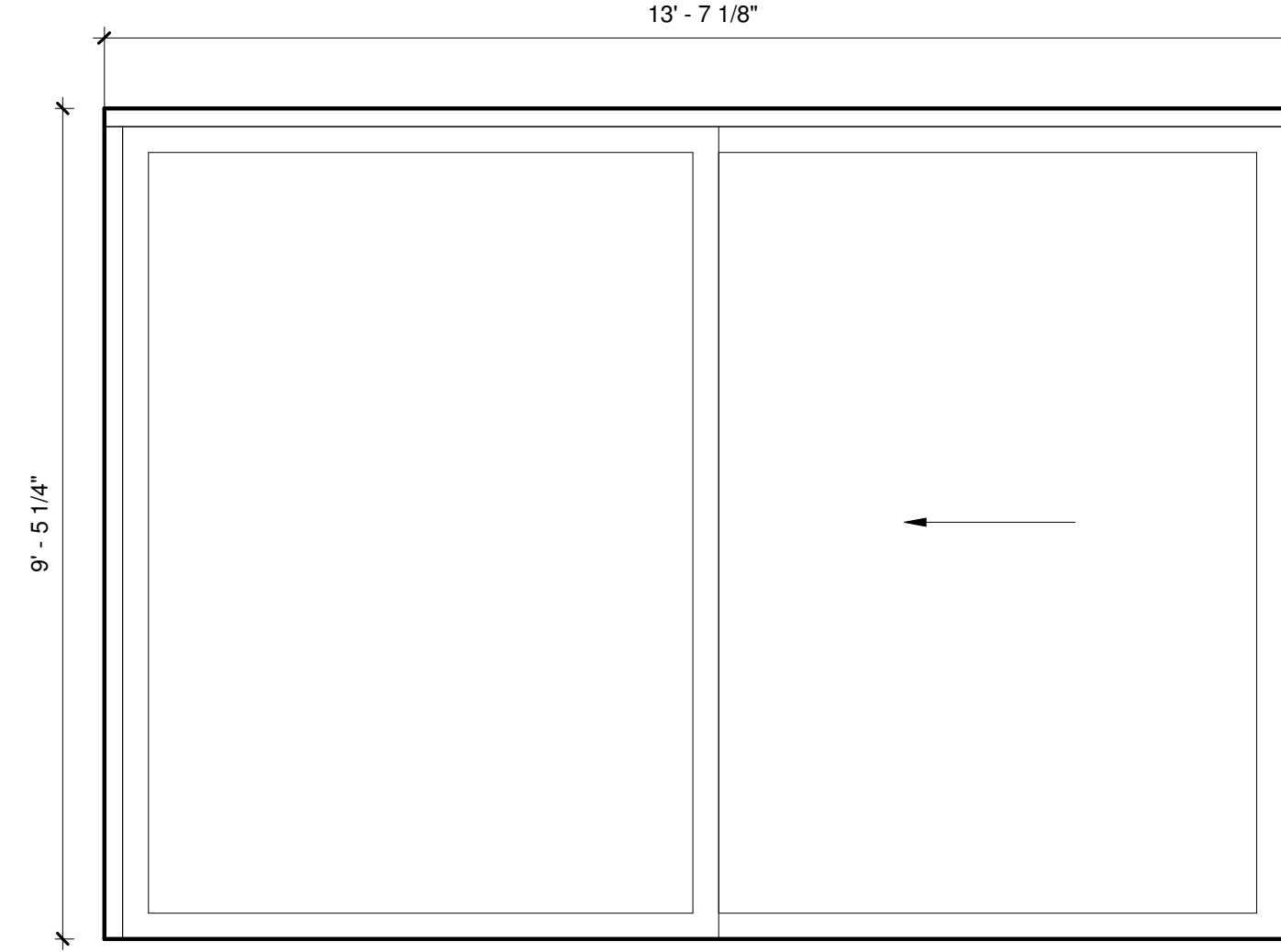
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DOOR & WINDOW
SCHEDULES

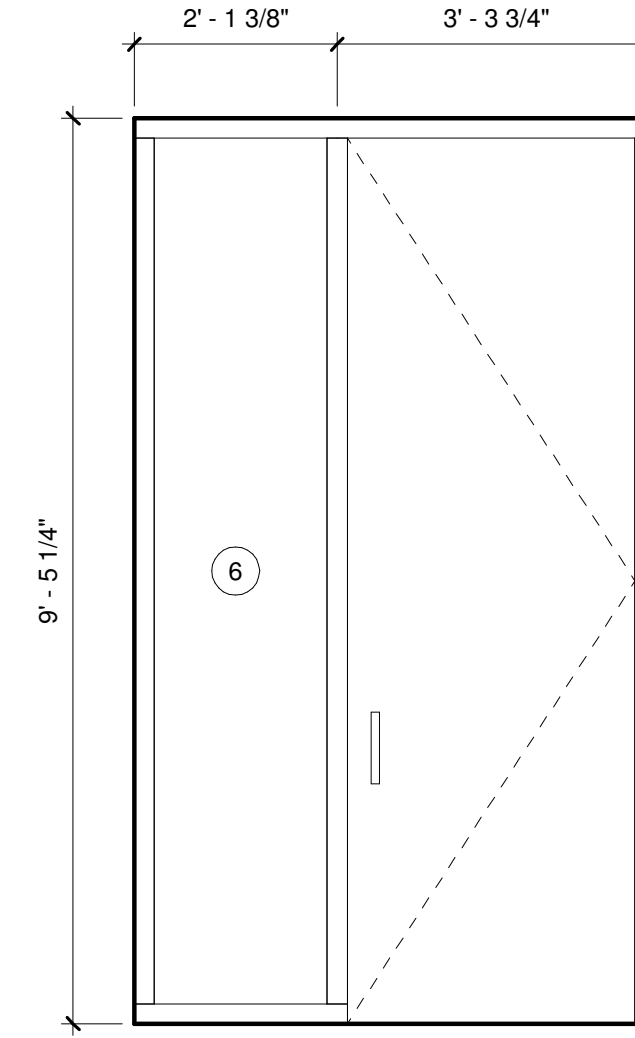
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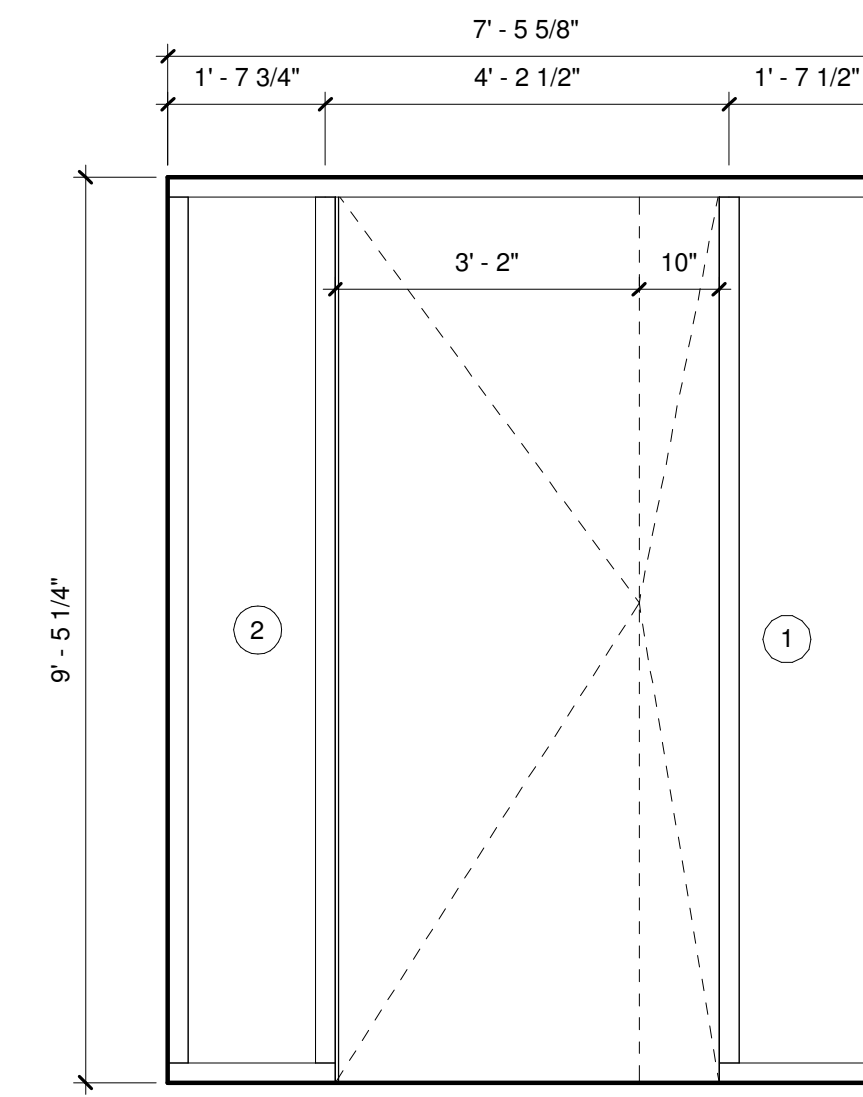
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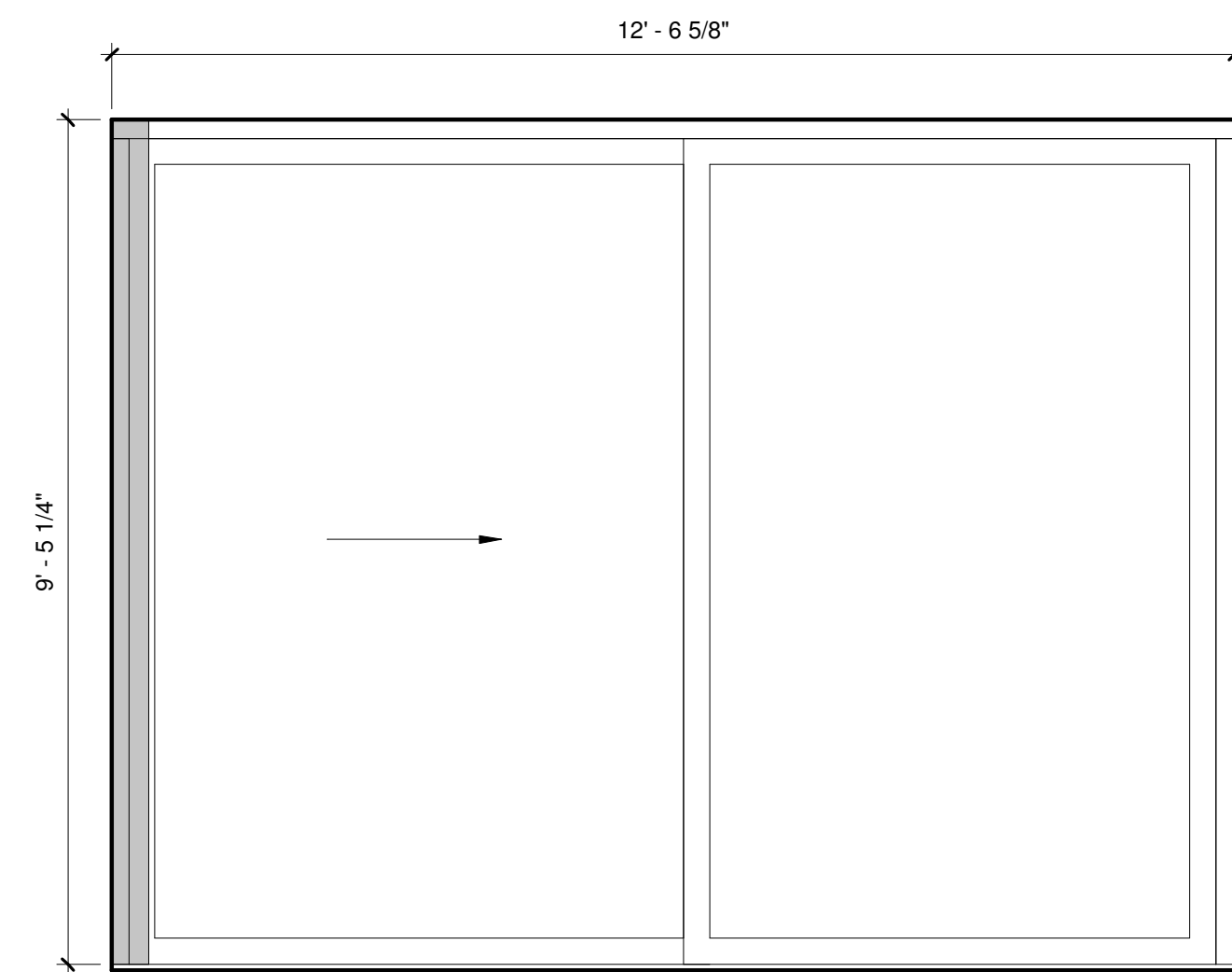
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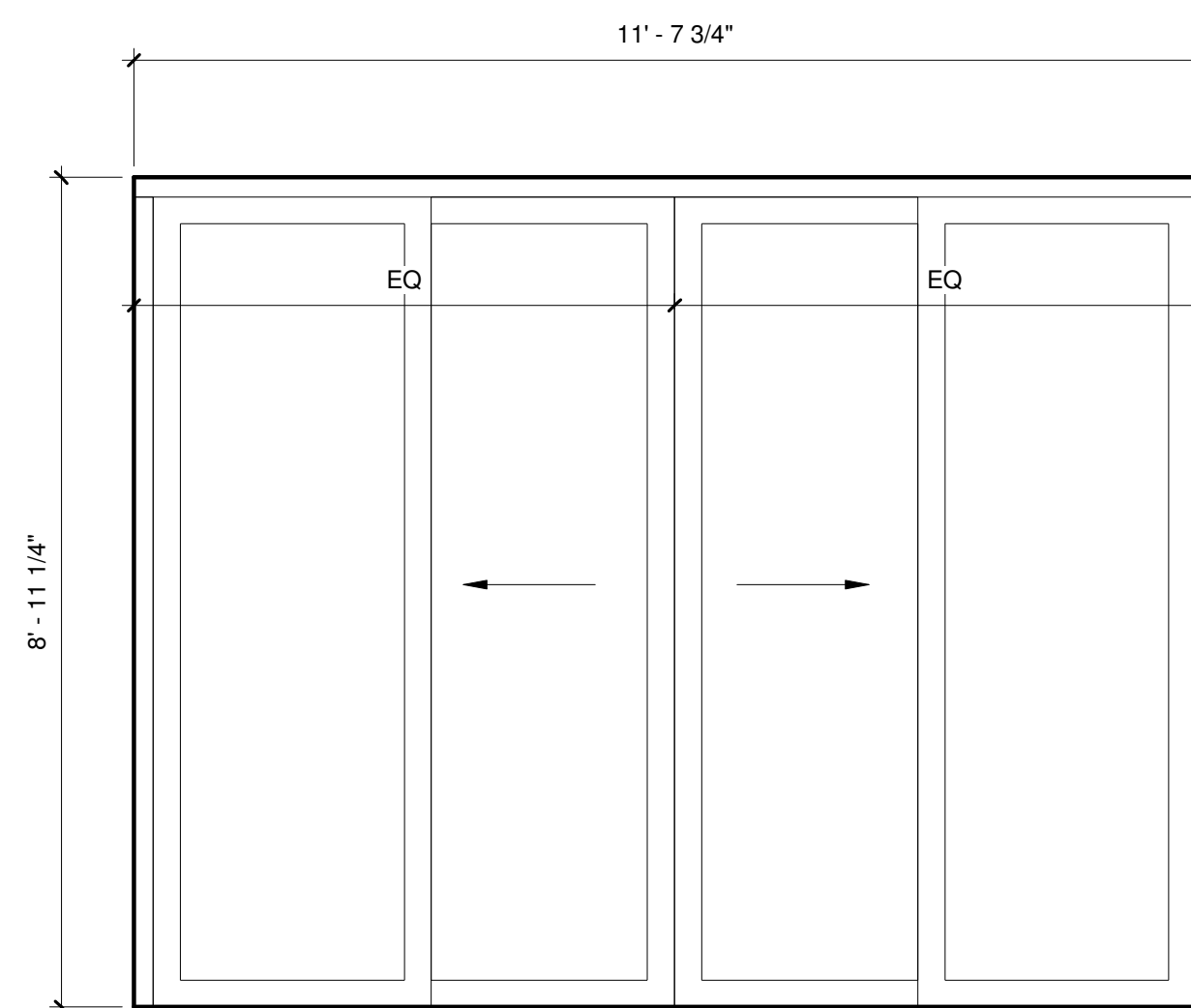
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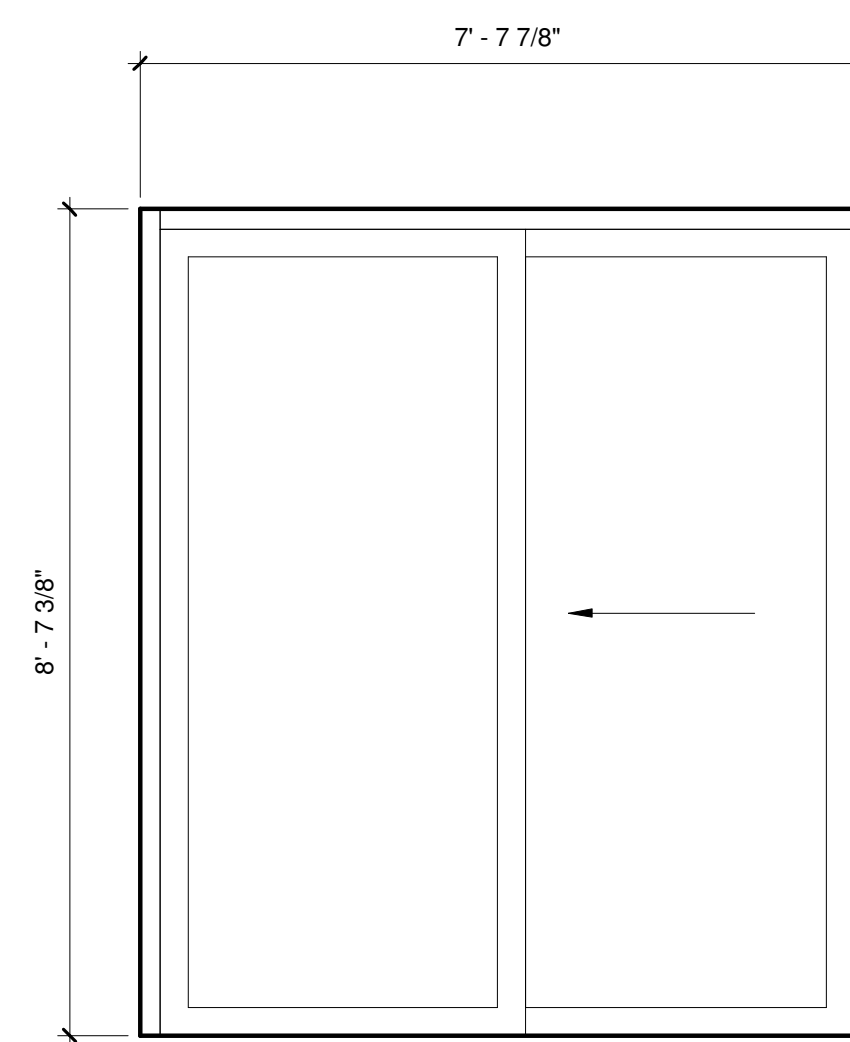
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1/2" = 1'-0"



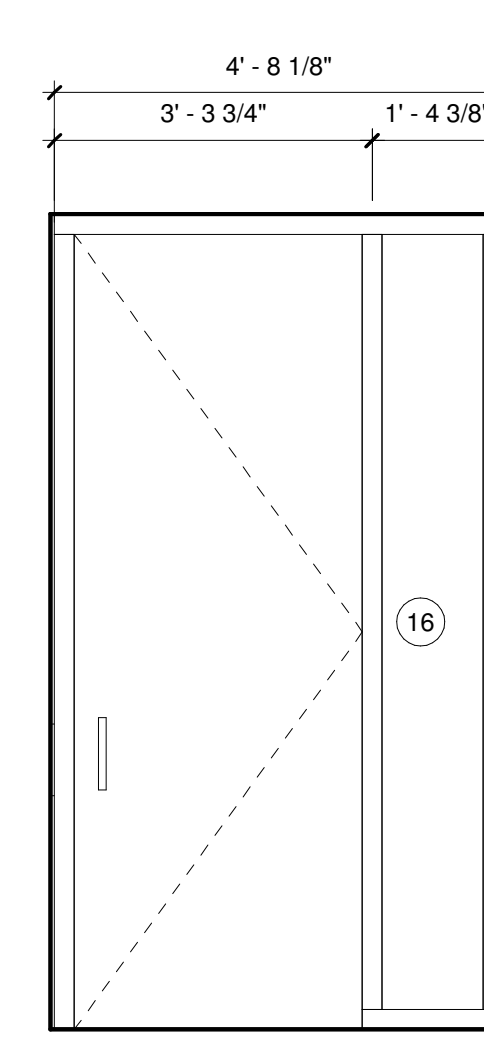
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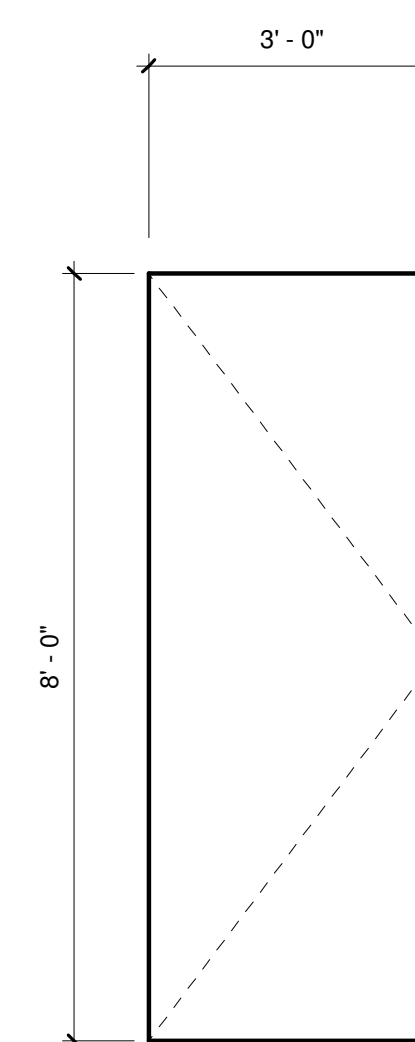
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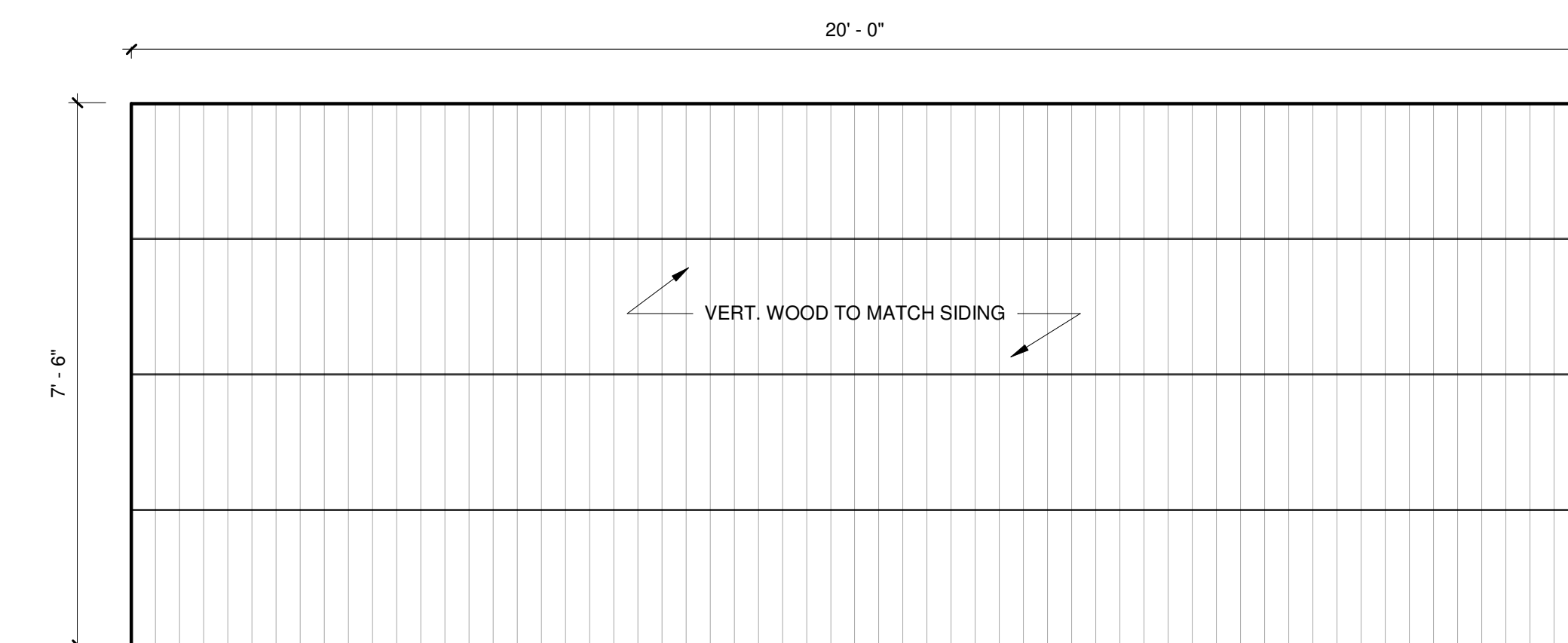
7 D7
1/2" = 1'-0"



8 D8
1/2" = 1'-0"



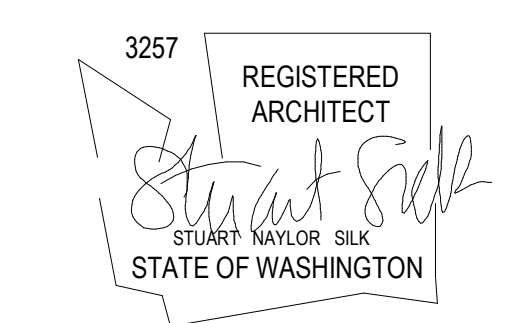
9 D9
1/2" = 1'-0"



10 D10
1/2" = 1'-0"

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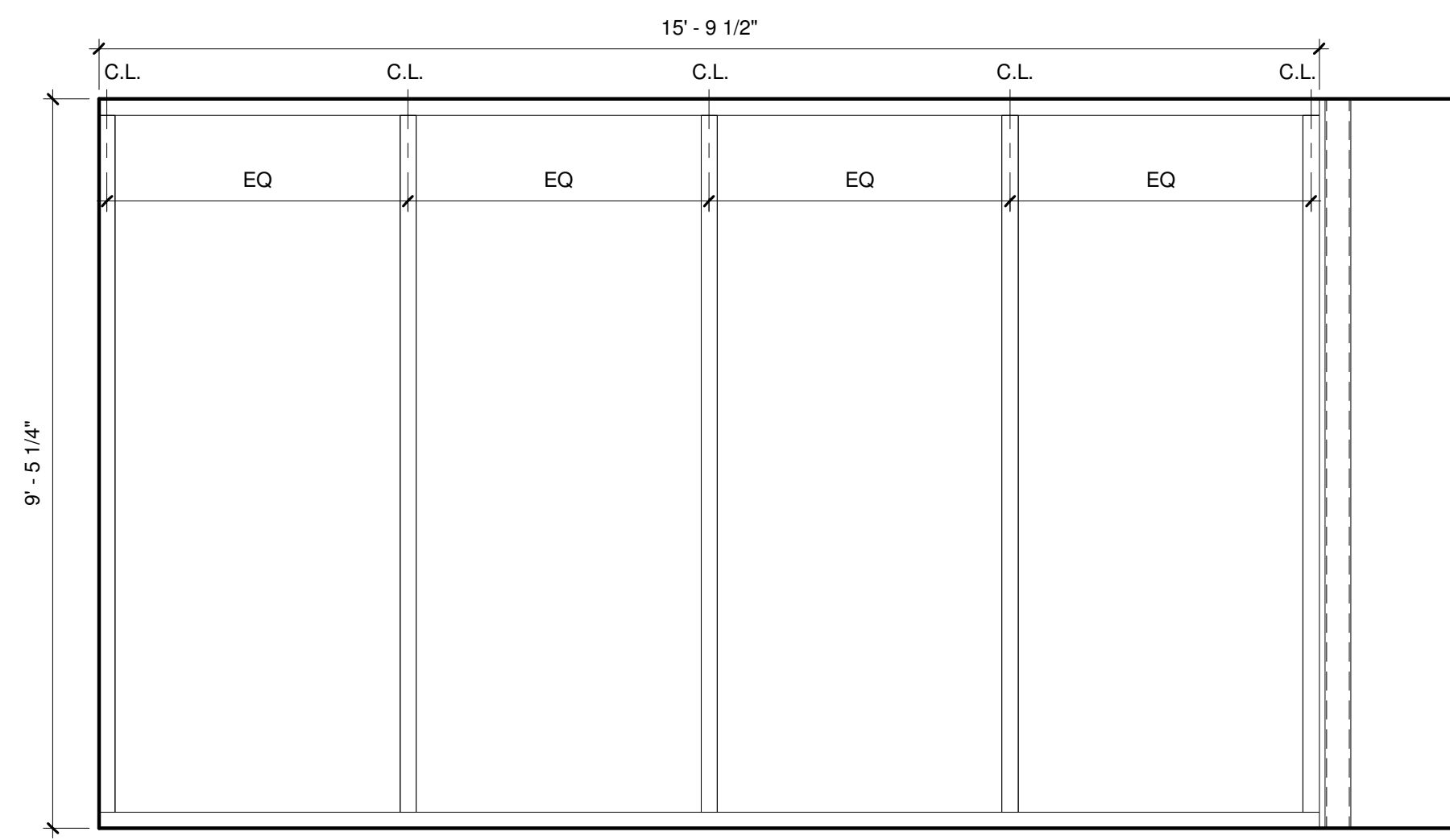
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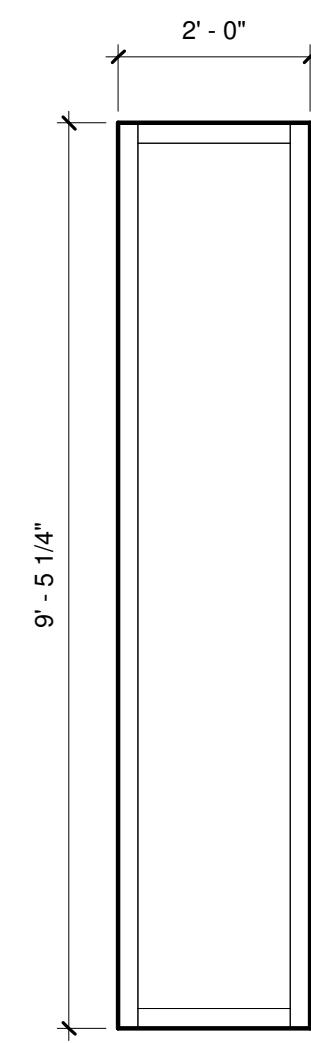
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DOOR DIAGRAMS

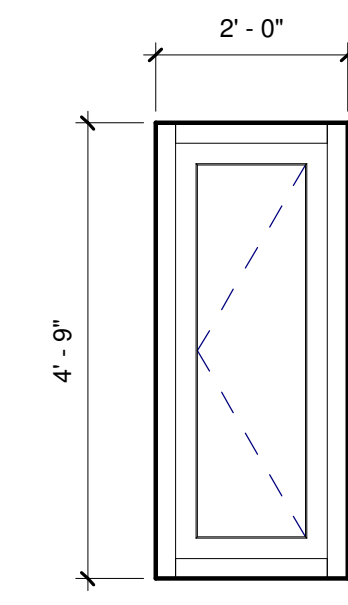
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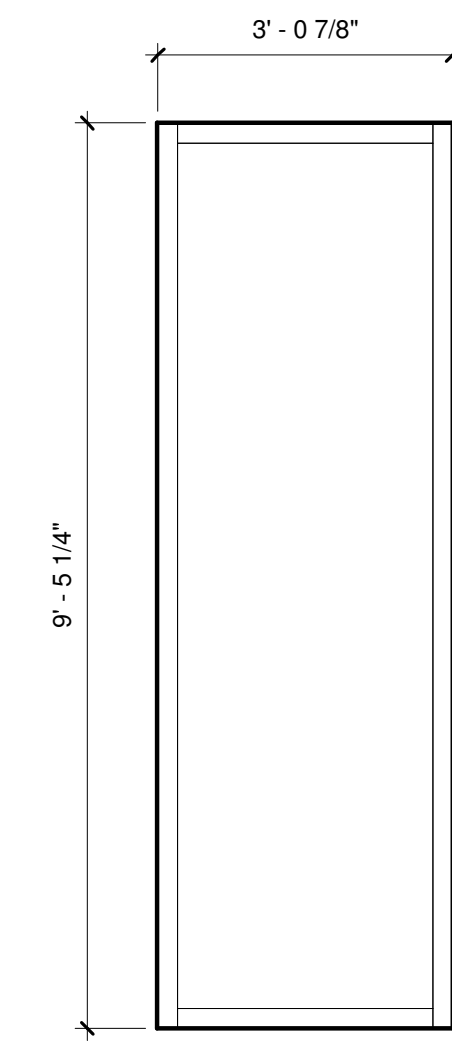
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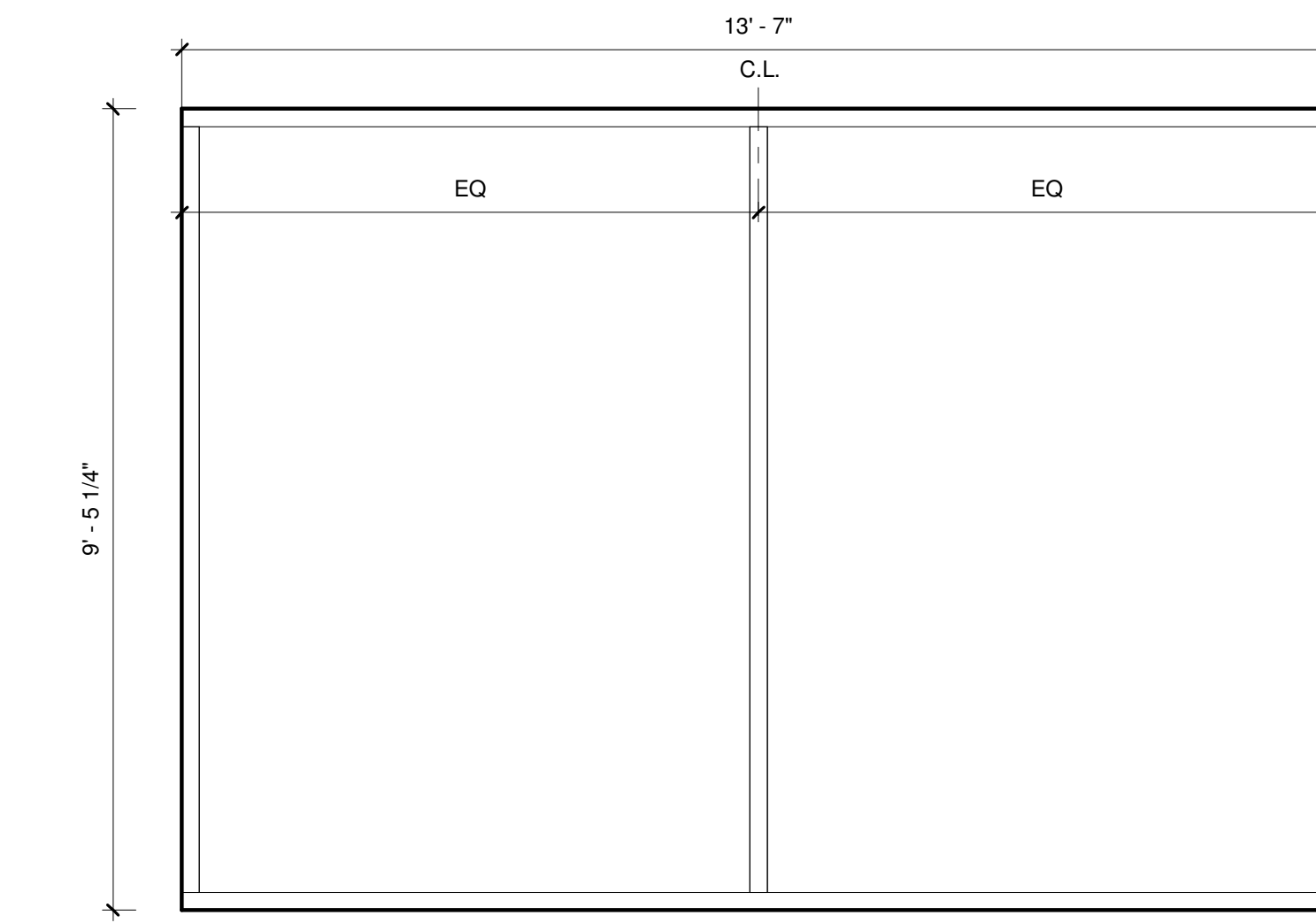
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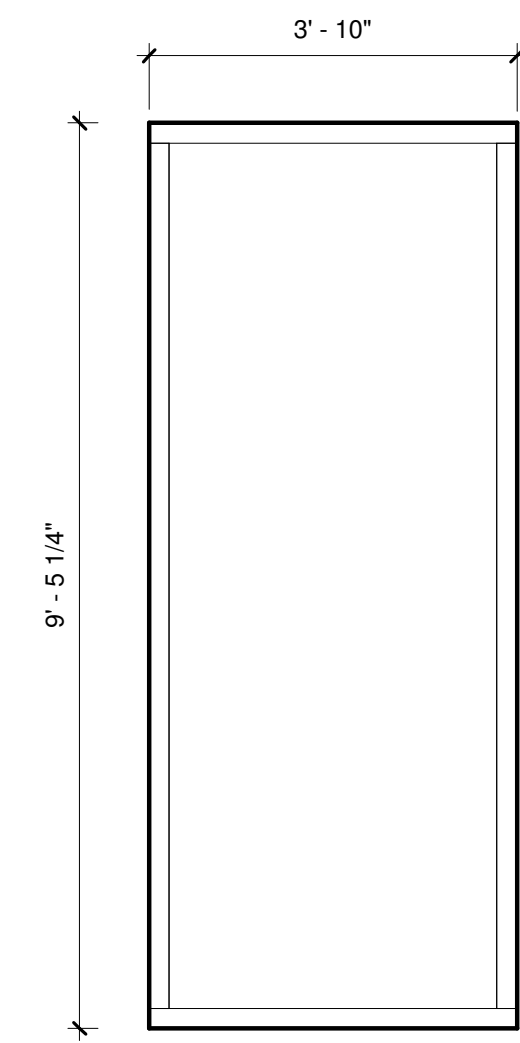
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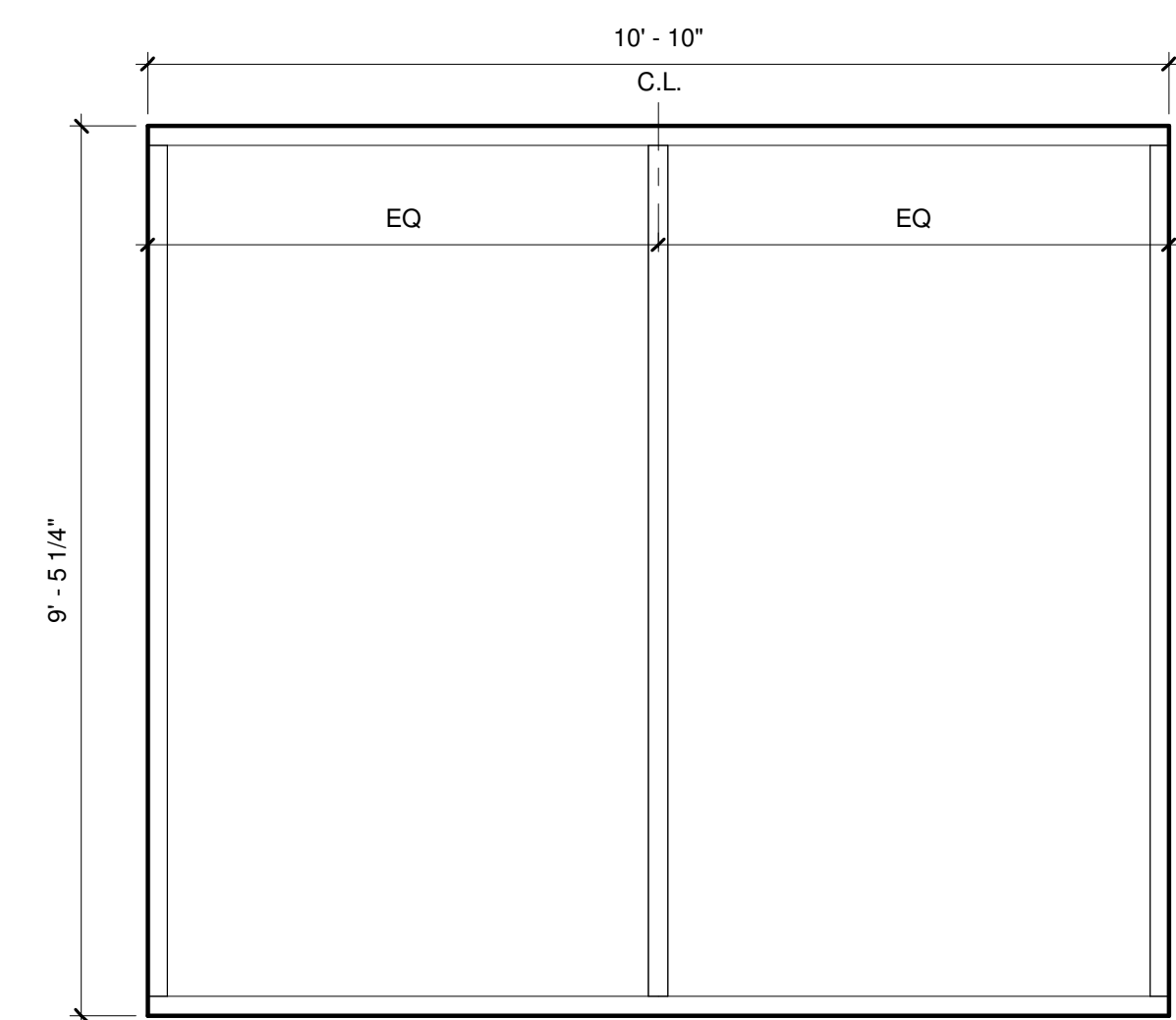
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1/2" = 1'-0"



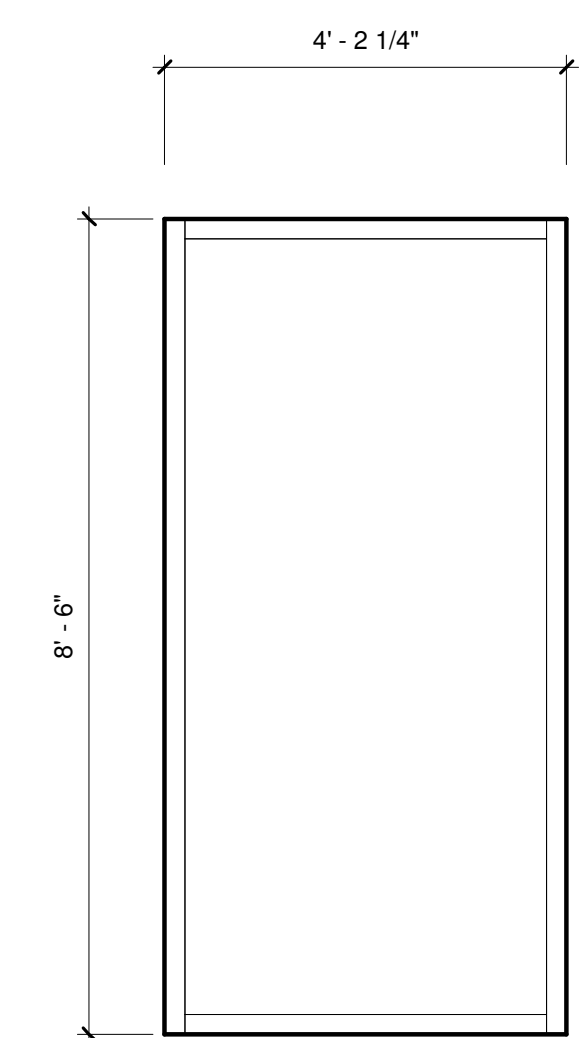
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1/2" = 1'-0"



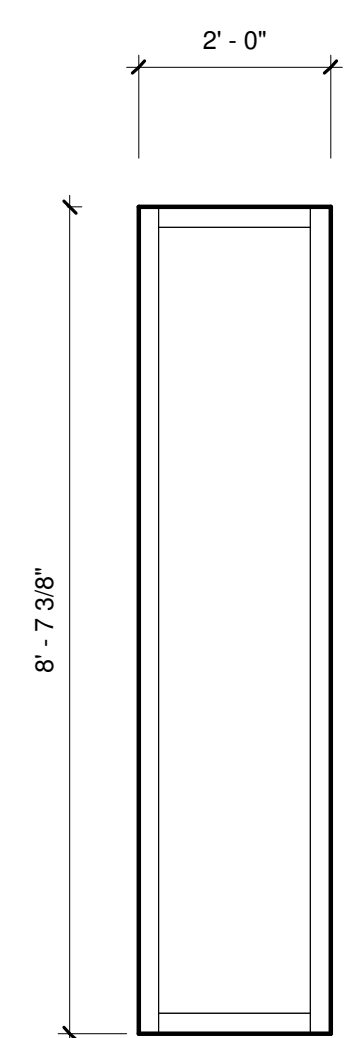
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1/2" = 1'-0"



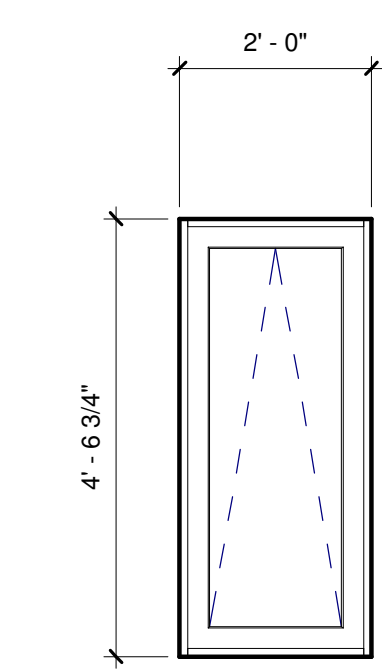
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1/2" = 1'-0"



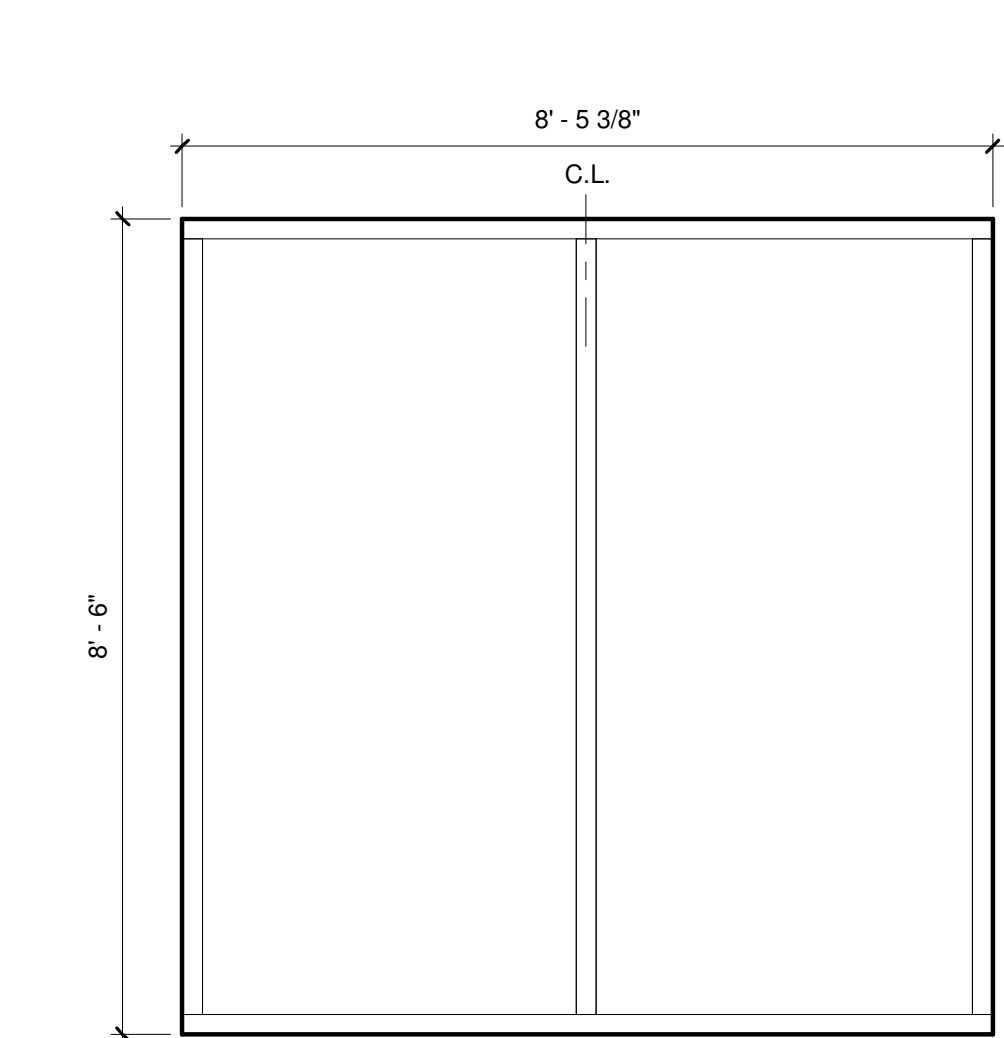
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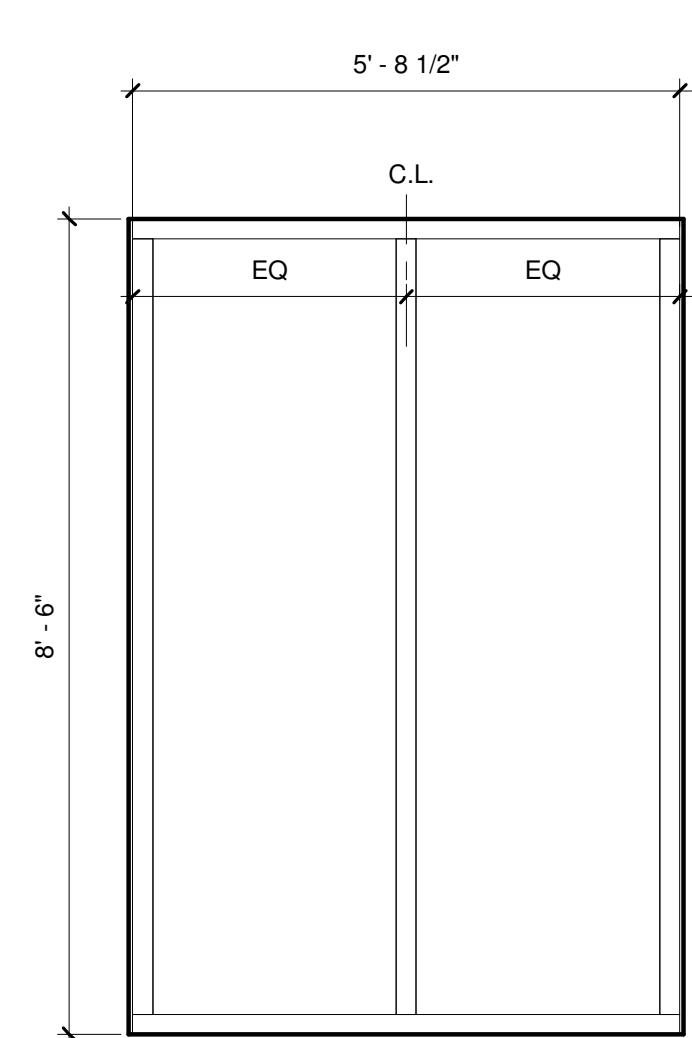
9 W9
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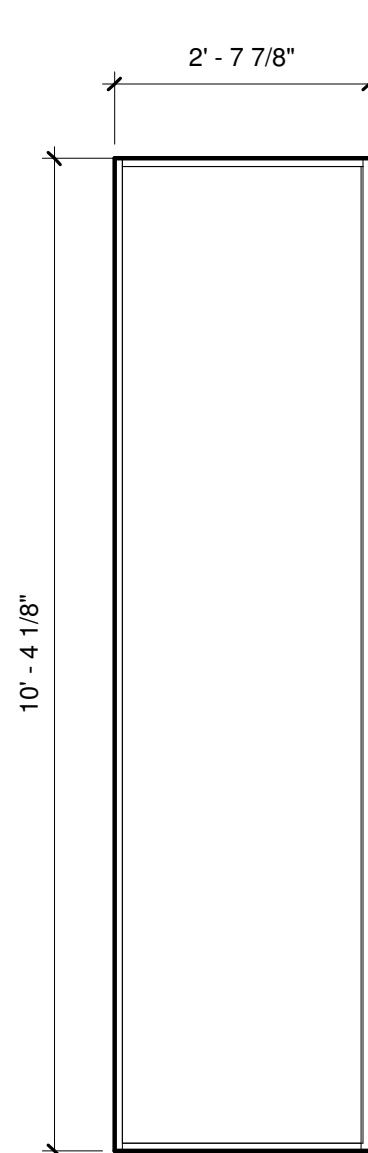
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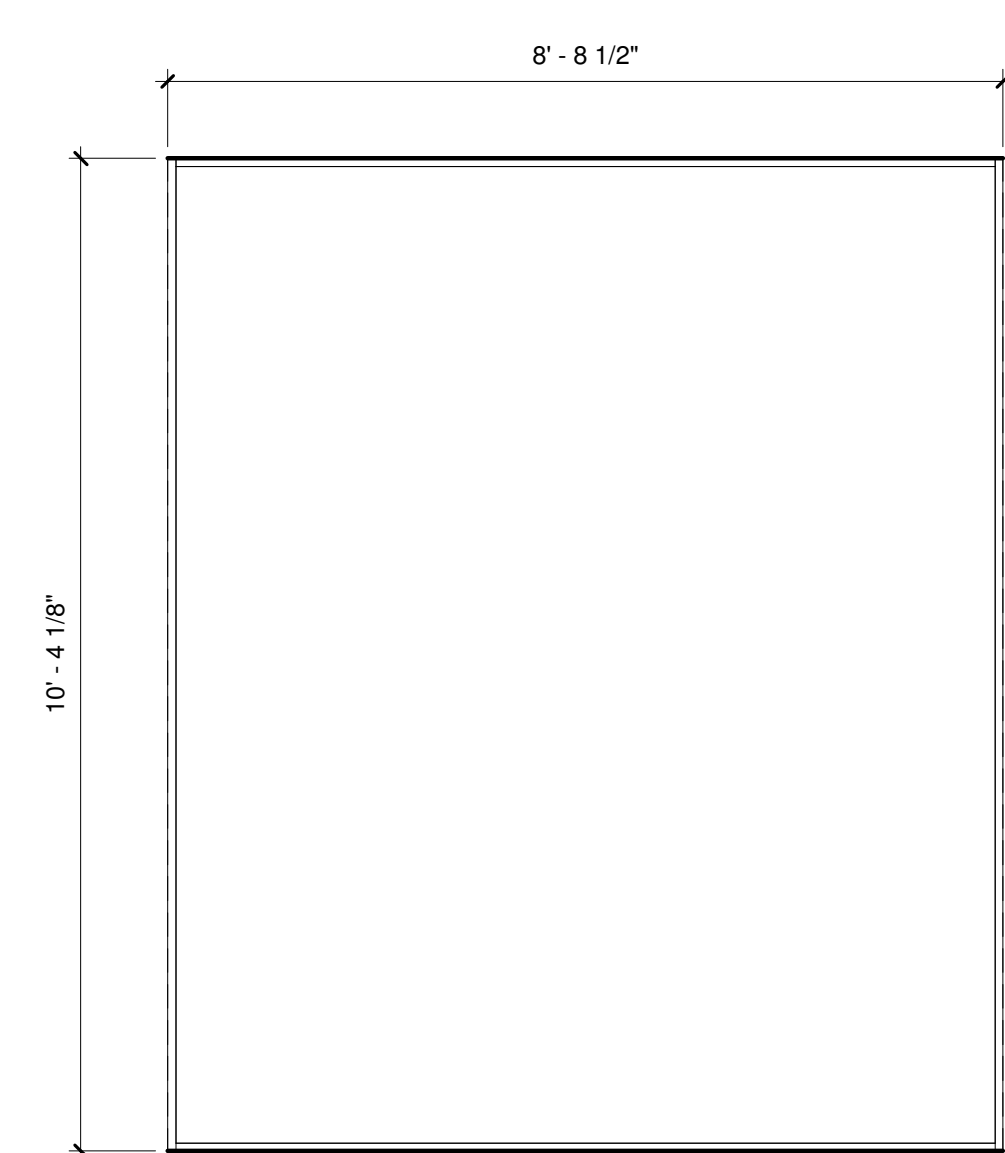
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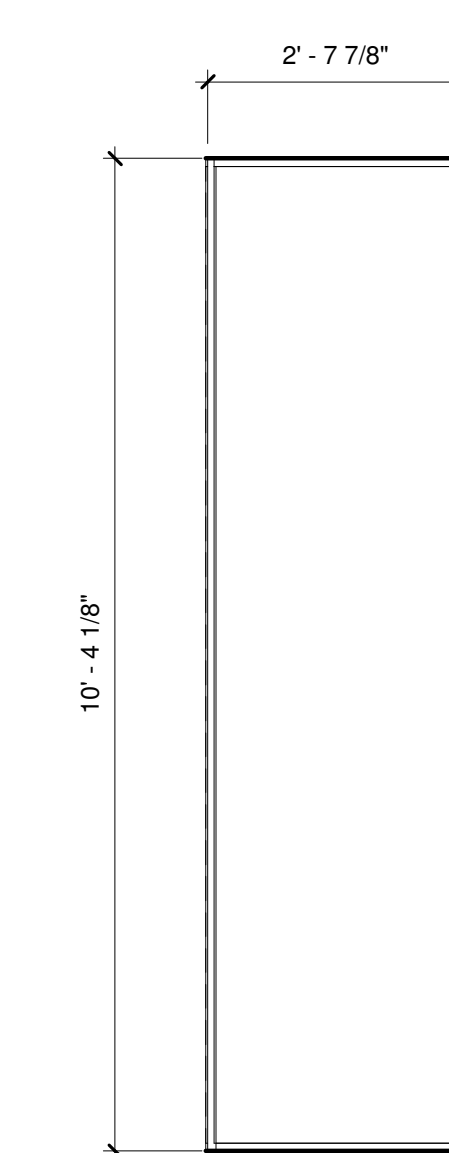
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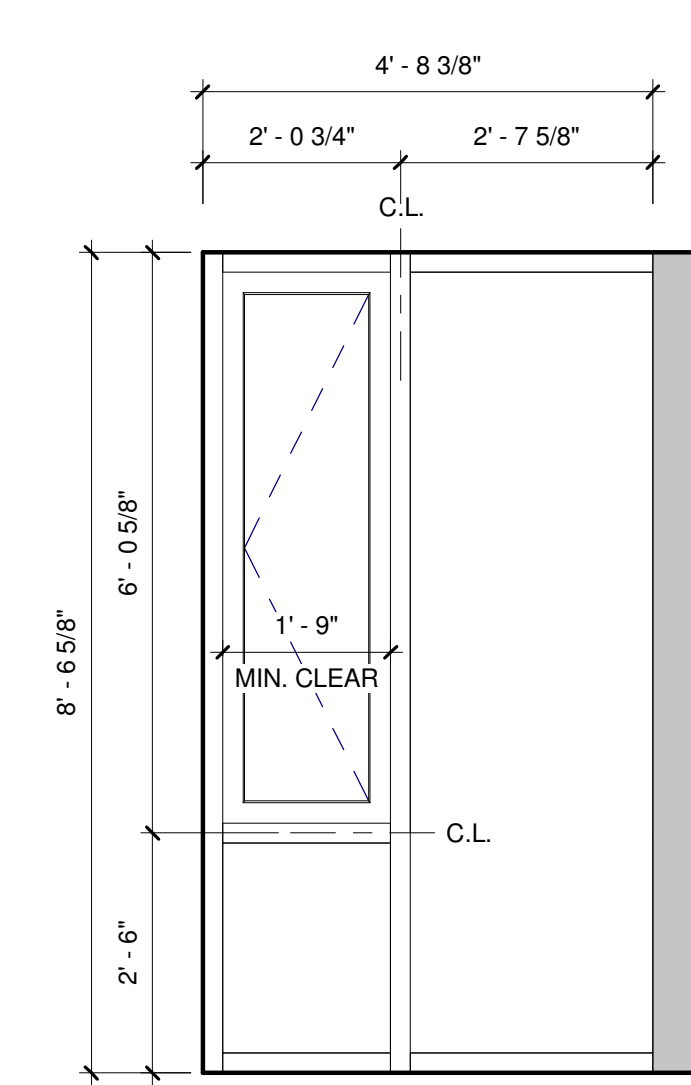
13 W13-A
1/2" = 1'-0"



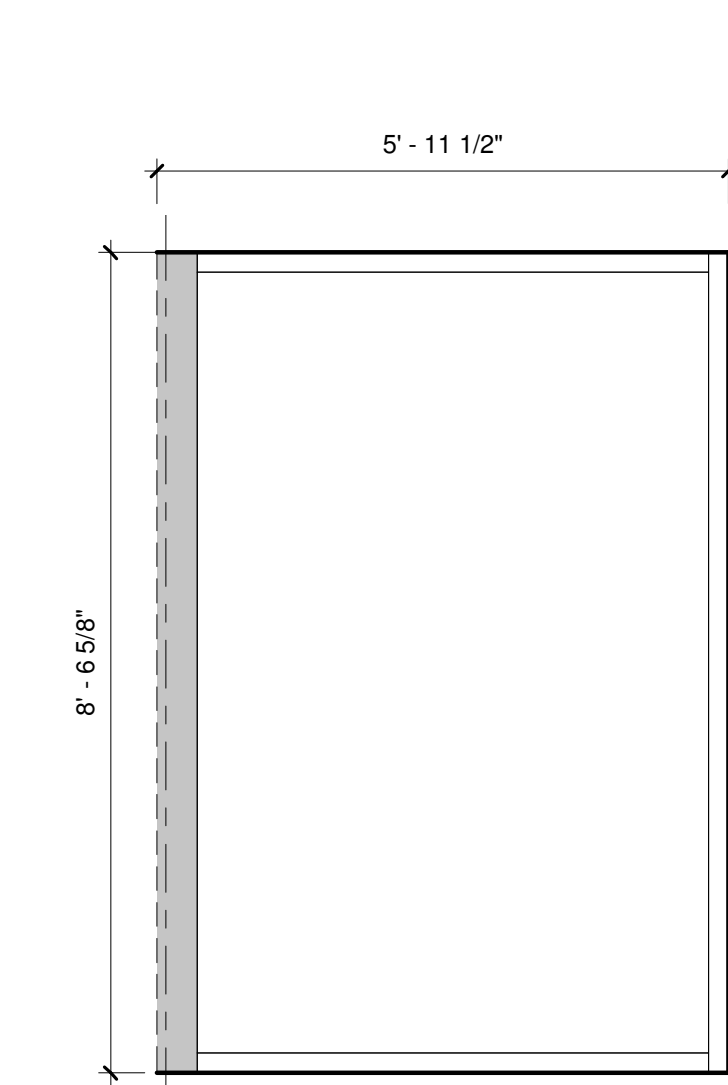
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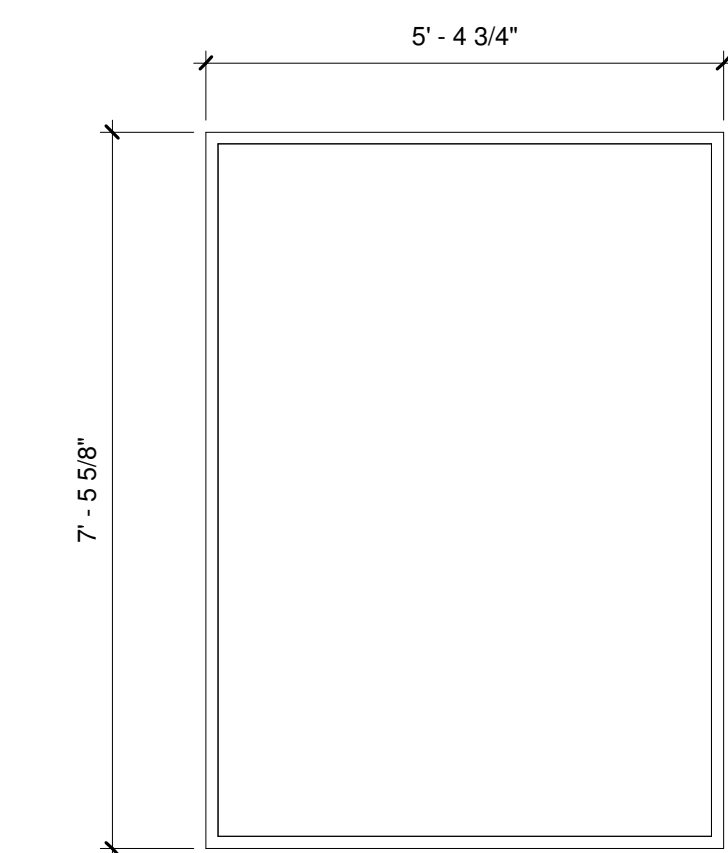
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16 W14-A
1/2" = 1'-0"



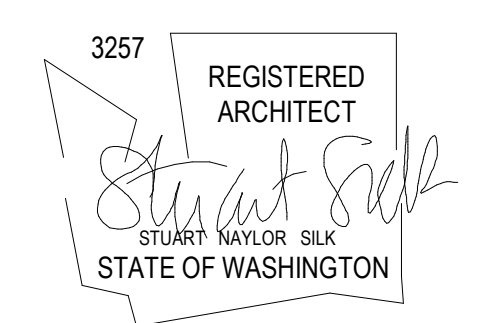
17 W14-B
1/2" = 1'-0"



18 W28
1/2" = 1'-0"

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4150 BOULEVARD PLACE
MERCER ISLAND, WA

PERMIT
WINDOW DIAGRAMS

A-6.2

ABBREVIATIONS

@	At	L	Angle
d	Penny (Nails)	LL	Live Load
∅	Diameter	LLH	Long Leg Horizontal
		LLV	Long Leg Vertical
A.B.	Anchor Bolt	LONGIT.	Longitudinal
ADD'L	Additional	LT. WT.	Lightweight
ALT.	Alternate		
APPROX.	Approximate	MATL.	Material
ARCH.	Architect	MAX.	Maximum
		MECH.	Mechanical
BU.	Built-up	MEZZ	Mezzanine
B/	Bottom of	MF	Moment Frame
BF	Braced Frame	MFR.	Manufacturer
BLKG.	Blocking	MIN.	Minimum
BLDG.	Building	MISC.	Miscellaneous
BM.	Beam	MK.	Mark
BOT.	Bottom		
BRG.	Bearing	N.	North
BTWN.	Between	N.S.	Near Side
		NIC	Not in Contract
CL	Centerline	NO.	Number
C	Camber	NOM.	Nominal
C TO C	Center to Center	NTS	Not to Scale
CIP	Cast In Place		
C.J.	Construction Joint or Control Joint	O.C.	On Center
CLG.	Ceiling	O.D.	Outside Diameter
CLR.	Clear	O.F.	Outside Face
CMU	Concrete Masonry Unit	O.H.	Opposite Hand
CNTR.	Center	OPNG.	Opening
COL.	Column	OFF.	Opposite
CONC.	Concrete		
CONN.	Connections	PAF	Powder Actuated Fastener
CONST.	Construction	PC	Precast
CONT.	Continuous	PERM.	Permanent
CJP	Complete Joint Penetration	PERP.	Perpendicular
CSK.	Countersink	PL or PL	Plate
		PLF	Pounds per linear Foot
DBA.	Deformed Bar Anchor	PLYWD	Plywood
DBL.	Double	PJP	Partial Joint Penetration
DEG.	Degree	PREFAB.	Prefabricated
DET.	Detail	PROJ.	Project
DF	Doug Fir-Larch	PSF	Pounds per Square Foot
DIA.	Diameter	PSI	Pounds per Square Inch
DIAG.	Diagonal	P.T.	Post-Tensioning
DIAPH.	Diaphragm	P/T	Pressure-Treated
DIM.	Dimension		
DN.	Down	RAD.	Radius
DO	Ditto	REF.	Reference
DWS.	Drawing	REINF.	Reinforce or Reinforcement
		REQD.	Required
(E)	Existing	REV.	Revise
E.	East	R.O.	Rough Opening
EA.	Each		
E.F.	Each Face	S.	South
EL.	Elevation	SCH. or SCHED.	Schedule
ELEV.	Elevator	SECT.	Section
EMBED.	Embedment Length	SHT.	Sheet
ENGR.	Engineer	SIM.	Similar
E/W.	Each Way	SOE	Slab On Grade
EXP.	Expansion	SPEC.	Specification
EXT.	Exterior	SQ.	Square
		SQ. FT.	Square Feet
FDN.	Foundation	SQ. IN.	Square Inch (inches)
FIN.	Finish	STD.	Standard
FLR.	Floor	STIFF.	Stiffener
FRP	Fiber Reinforced Polymer	STL.	Steel
F.S.	Far Side	STR.	Structural
FT.	Foot or Feet	SUB.	Substitute
FTG.	Footing	SYM.	Symmetrical
GA.	Gauge	T/	Top of
GALV.	Galvanized	T&B	Top and Bottom
GL	Glove Laminated	T&G	Tongue & Groove
GRD.	Grade	THRU	Through
GWB	Gypsum Wall Board	TEMP.	Temporary
		T.O.C.	Top of Concrete
HF	Hem Fir	T.O.S.	Top of Steel
HGR.	Hanger	T.O.W.	Top of Wall
HORIZ.	Horizontal	TRANS.	Transverse
HSS	Hollow Structural Section	TS	Tube Steel
HT.	Height	TYP.	Typical
I.D.	Inside Diameter	UON or UNO	Unless Otherwise Noted
I.F.	Inside Face		
IN.	Inch	VERT.	Vertical
INFO.	Information	VIF	Verify in Field
INT.	Interior		
		W.	West
JT.	Joint	W or w/	With
		WD	Wood
KSF	Kips per Square Foot	W.H.S.	Welded Headed Stud
KSI	Kips per Square Inch	W/O	Without
		WP	Work Point
		W.T.S.	Welded Threaded Stud
		WWF	Welded Wire Fabric
		X SECT.	Cross Section
		X-STR	Extra Strong



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REVISIONS

1	7/26/19	SUB_2 (SUB_1 CORRECTIONS)
2	8/23/19	SUB_3 (SUB_2 CORRECTIONS)

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Architects

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Seattle, WA 98103

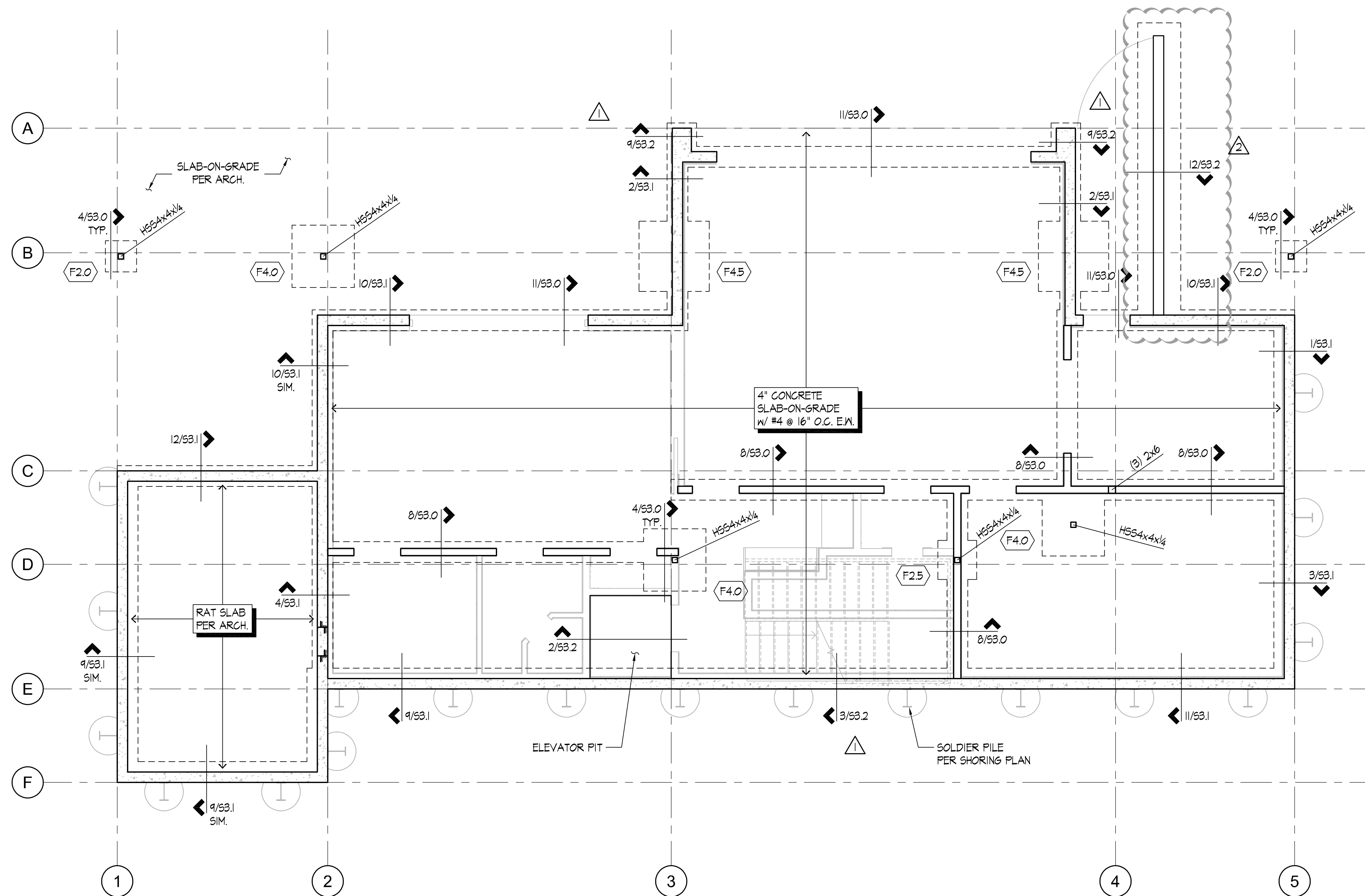
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PROJECT NO. 19052.01

ABBREVIATIONS

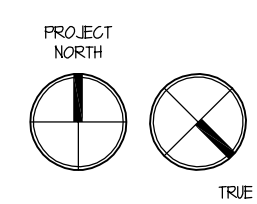


FOUNDATION NOTES:

1. ALL DIMENSIONS AND ELEVATIONS ON THE STRUCTURAL PLANS ARE FOR GENERAL INFORMATION ONLY AND SHALL BE VERIFIED BY THE CONTRACTOR WITH THE ARCHITECTURAL DRAWINGS BEFORE CONSTRUCTION BEGINS. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND ENGINEER IMMEDIATELY.
2. SEE SHEETS S1.0 THRU S1.2 FOR GENERAL STRUCTURAL NOTES AND ABBREVIATIONS. SEE SHEETS S3.0 THRU S3.2 FOR TYPICAL CONCRETE AND FOUNDATION DETAILS.
3. SLAB-ON-GRADE SHALL BE 4" THICK CONCRETE REINFORCED WITH #4 @ 16" O.C. EACH WAY AT MID-DEPTH U.O.N. SEE ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION REGARDING SUB-GRADE MOISTURE BARRIER AND ELEVATIONS, ETC.
4. FOR SLAB-ON-GRADE JOINTS, SEE DETAIL 2/S3.0.
5. ALL WOOD BEARING ON UNPROTECTED CONCRETE, EXPOSED TO WEATHER, OR WITHIN 8" OF FINISHED GRADE SHALL BE PRESSURE-TREATED, U.O.N.
6. FOR SILL PLATE ANCHOR BOLT LAYOUT TO CONCRETE FOUNDATION WALLS AND SLABS, SEE DETAIL 1/S4.0.
7. ALL BEARING AND SHEAR WALLS SHALL BE 2x4 @ 16" O.C. INTERIOR AND 2x6 @ 16" O.C. EXTERIOR U.O.N.
8. POSTS INDICATED ARE AT THIS LEVEL. ALL POSTS NOT SPECIFIED SHALL BE (2) 2x U.O.N. SOLID SAWN MEMBERS OF EQUIVALENT SIZE MAY BE SUBSTITUTED FOR BUILT-UP MEMBERS (SUCH AS A 4x6 FOR (3) 2x4).
9. Fx.x INDICATES SPREAD FOOTING TYPE, SEE 12/S3.0 FOR SCHEDULE.
10. SW-x INDICATES SHEAR WALL AT THIS LEVEL. SEE SHEAR WALL SCHEDULE 8/S4.0 FOR SHEATHING, BLOCKING, NAILING, AND ANCHOR BOLT REQUIREMENTS. ALL EXTERIOR WALLS SHALL BE SHEATHED PER SW-6 CRITERIA U.O.N.
11. HD-x INDICATES HOLD-DOWN TO CONCRETE FOUNDATION WALLS OR FOOTINGS. SEE 12/S4.0 FOR HOLD-DOWN DETAIL. USE MIN. (2) 2x POST U.O.N.

LEGEND:

- INDICATES SPREAD FOOTING SEE 12/S3.0 FOR SCHEDULE
- INDICATES FOOTING
- INDICATES FOUNDATION WALL, WOOD BEARING WALL OR SHEAR WALL
- SW-x** INDICATES SHEAR WALL TYPE AT THIS LEVEL. SEE PLAN NOTE 10
- INDICATES MULTIPLE STUD POST AT THIS LEVEL. SEE PLAN NOTE 8
- INDICATES HOLD-DOWN TYPE AT THIS LEVEL. SEE PLAN NOTE 11



LOWER FLOOR / FOUNDATION PLAN

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



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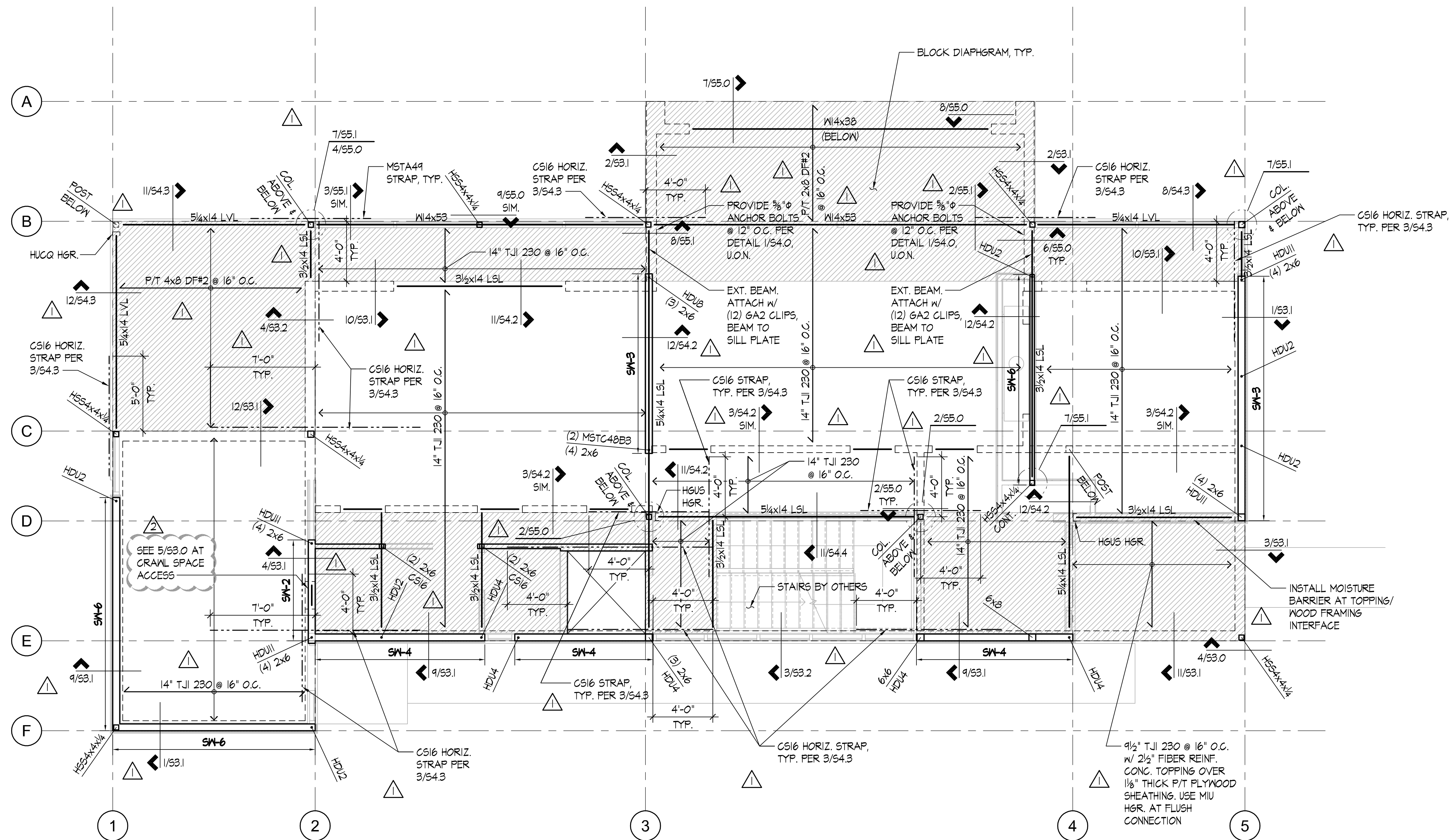
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LOWER FLOOR /
FOUNDATION PLAN

S2.0



FLOOR FRAMING NOTES:

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- SEE SHEETS S1.0 THRU S1.2 FOR GENERAL STRUCTURAL NOTES AND ABBREVIATIONS. SEE SHEETS S4.0 THRU S4.4 FOR TYPICAL WOOD DETAILS. SEE SHEET S5.0 AND S5.1 FOR TYPICAL STEEL DETAILS.
- TYPICAL FLOOR FRAMING CONSISTS OF 23/32" APA RATED T&G SHEATHING (INDEX 48/24), LAID FACE GRAIN PERPENDICULAR OVER 14" TJI JOISTS AT 16" O.C. HANG TJI JOISTS WITH ITS TOP FLANGE HANGERS TYPICAL AT FLUSH BEAMS, U.O.N.
- NAIL FLOOR SHEATHING TO FRAMING WITH 8d NAILS (0.131" x 2.5" LONG) AT 6" O.C. AT ALL PANELS EDGES AND 8d NAILS AT 12" O.C. AT INTERMEDIATE FRAMING MEMBERS (BLOCKED). SEE DETAIL 6/54.0.
- ALL BEARING AND SHEAR WALLS SHALL BE 2x4 @ 16" O.C. INTERIOR AND 2x6 @ 16" O.C. EXTERIOR U.O.N.
- POSTS INDICATED ARE AT THIS LEVEL. ALL POSTS NOT SPECIFIED SHALL BE (2) 2x U.O.N. SOLID SAWN MEMBERS OF EQUIVALENT SIZE MAY BE SUBSTITUTED FOR BUILT-UP MEMBERS (SUCH AS A 4x6 FOR (3) 2x4).
- PROVIDE SOLID OR BUILT-UP WOOD POSTS BENEATH THE ENDS OF ALL FLOOR BEAMS AND ALL POSTS ABOVE FOR FULL BEARING. PROVIDE BLK6. AT JOISTS PER DETAIL 1/54.1.
- ALL HEADERS NOT SHOWN ON PLAN SHALL BE (2) 2x10 FOR EXTERIOR BEARING WALLS AND (2) 2x10 FOR INTERIOR BEARING WALLS. SEE 10/54.1 FOR HEADER DETAIL.
- FOR TOP PLATE SPLICE SEE DETAIL 6/54.1.
- ALIGN A JOIST OR JOIST BLOCKING OVER THE FULL LENGTH OF ALL BEARING/SHEAR WALLS. SEE 8/54.0 FOR SPECIAL SHEAR WALL BLOCKING REQUIREMENTS.
- SM-x INDICATES SHEAR WALL AT THIS LEVEL. SEE SHEAR WALL SCHEDULE 8/54.0 FOR SHEATHING, BLOCKING, NAILING, AND ANCHOR BOLT REQUIREMENTS. ALL EXTERIOR WALLS SHALL BE SHEATHED PER SM-6 CRITERIA U.O.N.
- HDUX INDICATES HOLDOWN TO CONCRETE FOUNDATION WALLS OR FOOTINGS. SEE 12/54.0 FOR HOLDOWN DETAIL. USE MIN. (2) 2x POST U.O.N.
- CMSTxx INDICATES HOLDOWN STRAP TO FRAMING BELOW WALL. SEE 10/54.0 FOR STRAP HOLDOWN DETAIL AT FLOOR-TO-FLOOR AND BEAM SUPPORTING SHEAR WALL END. USE MIN. (2) 2x POST U.O.N.
- ALL BEAMS ARE FLUSH FRAMED U.O.N.

LEGEND:

- INDICATES FRAMING DIRECTION
- INDICATES EXTENT OF FRAMING
- SM-x INDICATES SHEAR WALL TYPE AT THIS LEVEL. SEE PLAN NOTE II
- INDICATES WOOD BEARING OR SHEAR WALL AT THIS LEVEL. SEE PLAN NOTES 5 & II
- INDICATES WOOD BEARING WALL OR SHEAR WALL BELOW. SEE PLAN NOTE 5
- INDICATES NON-BEARING/ NON-SHEAR WALL AT THIS LEVEL. SEE 1/54.1 & 2/54.1 FOR CONNECTION DETAILS
- INDICATES HEADER MEMBER BELOW. SEE PLAN NOTE 8
- INDICATES MULTIPLE STUD POST AT THIS LEVEL. SEE PLAN NOTE 6
- INDICATES HOLDOWN TYPE AT THIS LEVEL. SEE PLAN NOTES 12 & 13
- BLOCK DIAPHRAGM PER 6/54.0 & 2/54.3

PROJECT NORTH
MAIN FLOOR FRAMING PLAN
 SCALE: 1/4" = 1'-0"
 TRUE NORTH



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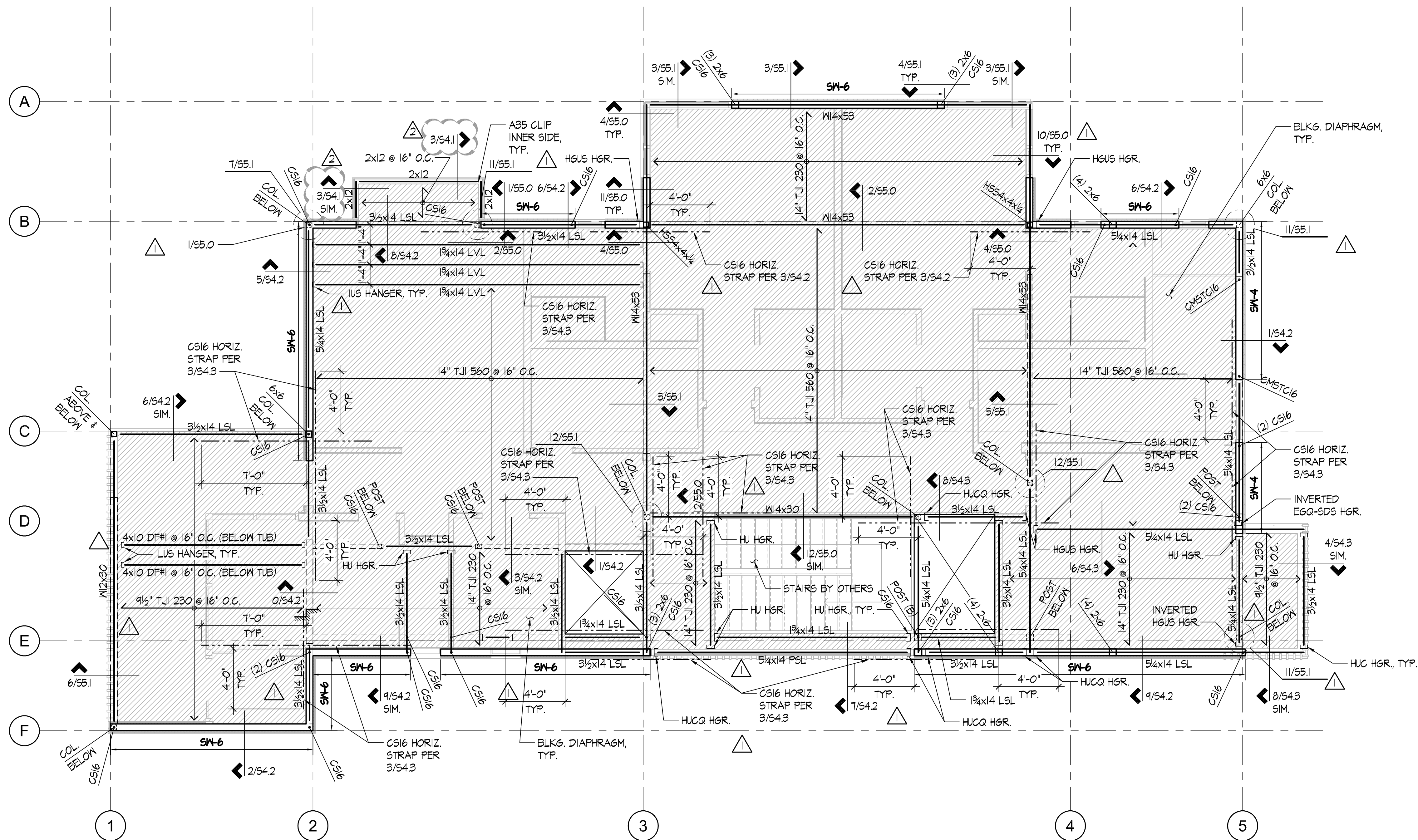
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**MAIN FLOOR
 FRAMING PLAN**



FLOOR FRAMING NOTES:

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- NAIL FLOOR SHEATHING TO FRAMING WITH 8d NAILS (0.131"Ø x 2.5" LONG) AT 6" O.C. AT ALL PANELS EDGES AND 8d NAILS AT 12" O.C. AT INTERMEDIATE FRAMING MEMBERS (UNBLOCKED). SEE DETAIL 6/54.0.
- ALL BEARING AND SHEAR WALLS SHALL BE 2x4 @ 16" O.C. INTERIOR AND 2x6 @ 16" O.C. EXTERIOR U.O.N.
- POSTS INDICATED ARE AT THIS LEVEL. ALL POSTS NOT SPECIFIED SHALL BE (2) 2x U.O.N. SOLID SAWN MEMBERS OF EQUIVALENT SIZE MAY BE SUBSTITUTED FOR BUILT-UP MEMBERS (SUCH AS A 4x6 FOR (3) 2x4).
- PROVIDE SOLID OR BUILT-UP WOOD POSTS BENEATH THE ENDS OF ALL FLOOR BEAMS AND ALL POSTS ABOVE FOR FULL BEARING. PROVIDE BLKG. AT JOISTS PER DETAIL 1/54.1.
- ALL HEADERS NOT SHOWN ON PLAN SHALL BE (2) 2x10 FOR EXTERIOR BEARING WALLS AND (2) 2x10 FOR INTERIOR BEARING WALLS. SEE 10/54.1 FOR HEADER DETAIL.
- FOR TOP PLATE SPLICE SEE DETAIL 6/54.1.
- ALIGN A JOIST OR JOIST BLOCKING OVER THE FULL LENGTH OF ALL BEARING/SHEAR WALLS. SEE 8/54.0 FOR SPECIAL SHEAR WALL BLOCKING REQUIREMENTS.
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- HDUX INDICATES HOLDDOWN TO CONCRETE FOUNDATION WALLS OR FOOTINGS. SEE 12/54.0 FOR HOLDOWN DETAIL. USE MIN. (2) 2x POST U.O.N.
- CMSTC16 INDICATES HOLDOWN STRAP TO FRAMING BELOW WALL. SEE 10/54.0 FOR STRAP HOLDOWN DETAIL AT FLOOR-TO-FLOOR AND BEAM SUPPORTING SHEAR WALL END. USE MIN. (2) 2x POST U.O.N.
- ALL INVERTED HANGERS SHALL BE INSTALLED WITH SIMPSON SD10212 SCREWS. FILL ALL HOLES.
- ALL BEAMS ARE FLUSH FRAMED U.O.N.

LEGEND:

- INDICATES FRAMING DIRECTION
- INDICATES EXTENT OF FRAMING
- SM-x INDICATES SHEAR WALL TYPE AT THIS LEVEL. SEE PLAN NOTE II
- INDICATES WOOD BEARING OR SHEAR WALL AT THIS LEVEL. SEE PLAN NOTES 5 & II
- INDICATES WOOD BEARING WALL OR SHEAR WALL BELOW. SEE PLAN NOTE 5
- INDICATES NON-BEARING/ NON-SHEAR WALL AT THIS LEVEL. SEE 1/54.1 & 2/54.1 FOR CONNECTION DETAILS
- INDICATES HEADER MEMBER BELOW. SEE PLAN NOTE 8
- INDICATES MULTIPLE STUD POST AT THIS LEVEL. SEE PLAN NOTE 6
- INDICATES HOLDOWN TYPE AT THIS LEVEL. SEE PLAN NOTES 12 & 13
- BLOCK DIAPHRAGM PER 6/54.0 & 2/54.3

PROJECT NORTH
UPPER FLOOR FRAMING PLAN
 SCALE: 1/4" = 1'-0"
 TRUE NORTH



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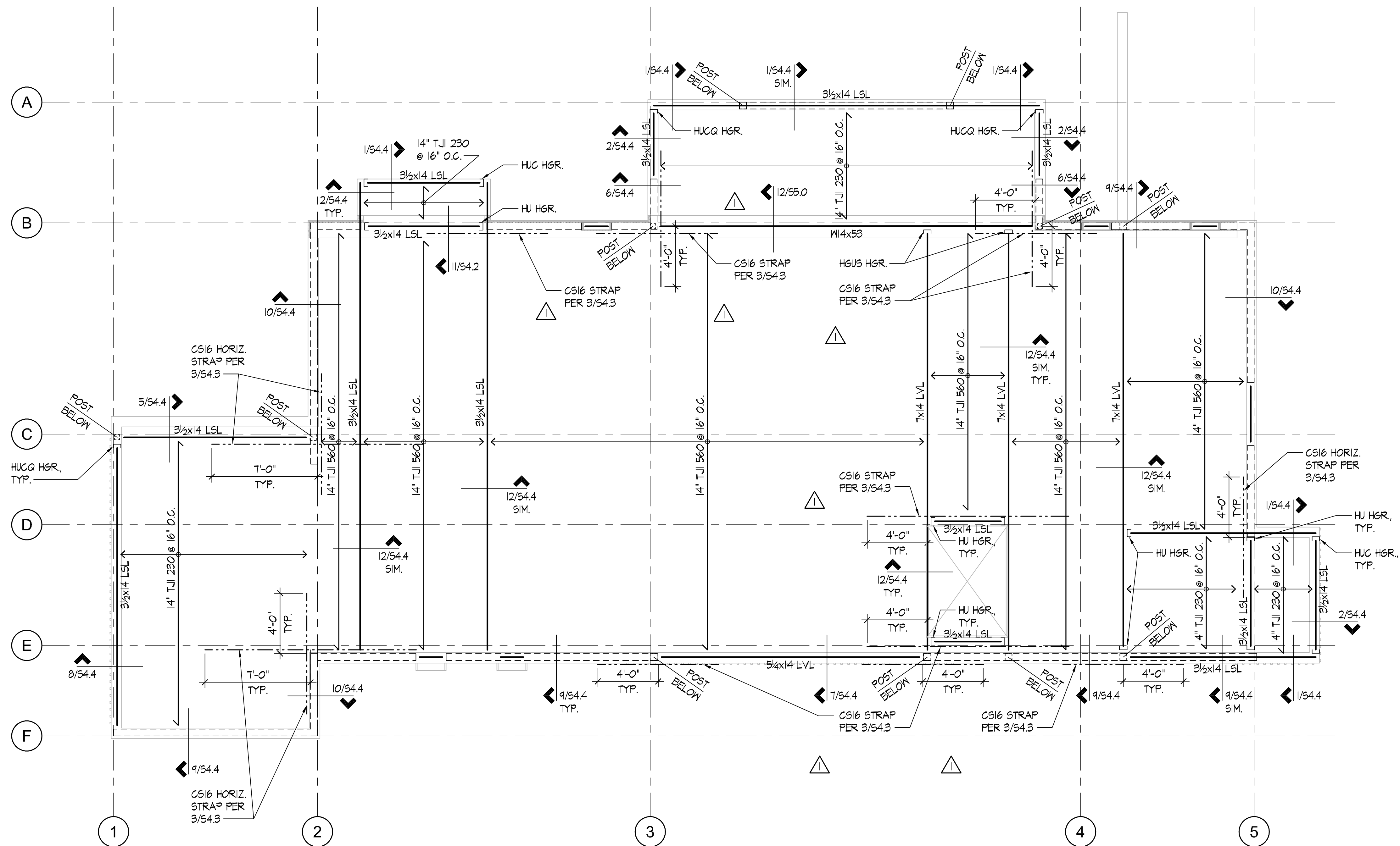
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**UPPER FLOOR
 FRAMING PLAN**

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ROOF FRAMING NOTES:

- ALL DIMENSIONS AND ELEVATIONS ON THE STRUCTURAL PLANS ARE FOR GENERAL INFORMATION ONLY AND SHALL BE VERIFIED BY THE CONTRACTOR WITH THE ARCHITECTURAL DRAWINGS BEFORE CONSTRUCTION BEGINS. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND ENGINEER IMMEDIATELY.
- SEE SHEETS S1.0 THRU S1.2 FOR GENERAL STRUCTURAL NOTES AND ABBREVIATIONS. SEE SHEETS S4.0 THRU S4.4 FOR TYPICAL WOOD DETAILS. SEE SHEETS S5.0 AND S5.1 FOR TYPICAL STEEL DETAILS.
- TYPICAL ROOF JOIST SHALL BE 14" TJI @ 16" O.C., U.O.N. HANG TJI JOISTS WITH ITS TOP FLANGE HANGERS TYPICAL AT FLUSH BEAMS, U.O.N.
- NAIL ROOF SHEATHING TO FRAMING WITH 8d NAILS (0.131"φ x 25" LONG) AT 6" O.C. AT ALL PANELS EDGES AND 8d NAILS AT 12" O.C. AT INTERMEDIATE FRAMING MEMBERS (UNBLOCKED). SEE DETAIL 6/54.0.
- PROVIDE SOLID BLOCKING BETWEEN EACH ROOF JOIST AT SUPPORTS. PROVIDE AN HI CLIP AT EVERY MEMBER TO TOP PLATE.
- ALL HEADERS NOT SHOWN ON PLAN SHALL BE (2) 2x10 FOR EXTERIOR BEARING WALLS AND (2) 2x10 FOR INTERIOR BEARING WALLS. SEE 10/54.1 FOR HEADER DETAIL.
- PROVIDE SOLID OR BUILT-UP WOOD POSTS BENEATH THE ENDS OF ALL ROOF BEAMS FOR FULL BEARING.
- FOR TOP PLATE SPLICE SEE DETAIL 6/54.1.
- ALL BEAMS BEARING ON DOUBLE TOP PLATE SHALL BE ATTACHED WITH (2) H2.5A EACH SIDE OF BEAM TO DOUBLE TOP PLATE.
- ALL BEAMS ARE FLUSH FRAMED U.O.N.

LEGEND:

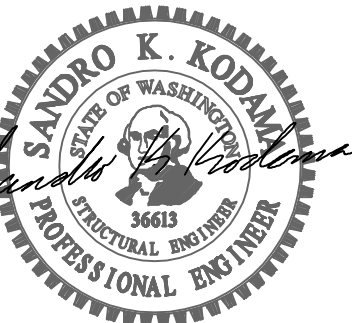
- INDICATES FRAMING DIRECTION
- INDICATES EXTENT OF FRAMING
- INDICATES WOOD BEARING WALL OR SHEAR WALL BELOW
- INDICATES HEADER MEMBER BELOW. SEE PLAN NOTE 6

PROJECT NORTH

ROOF FRAMING PLAN
 SCALE: 1/4" = 1'-0"



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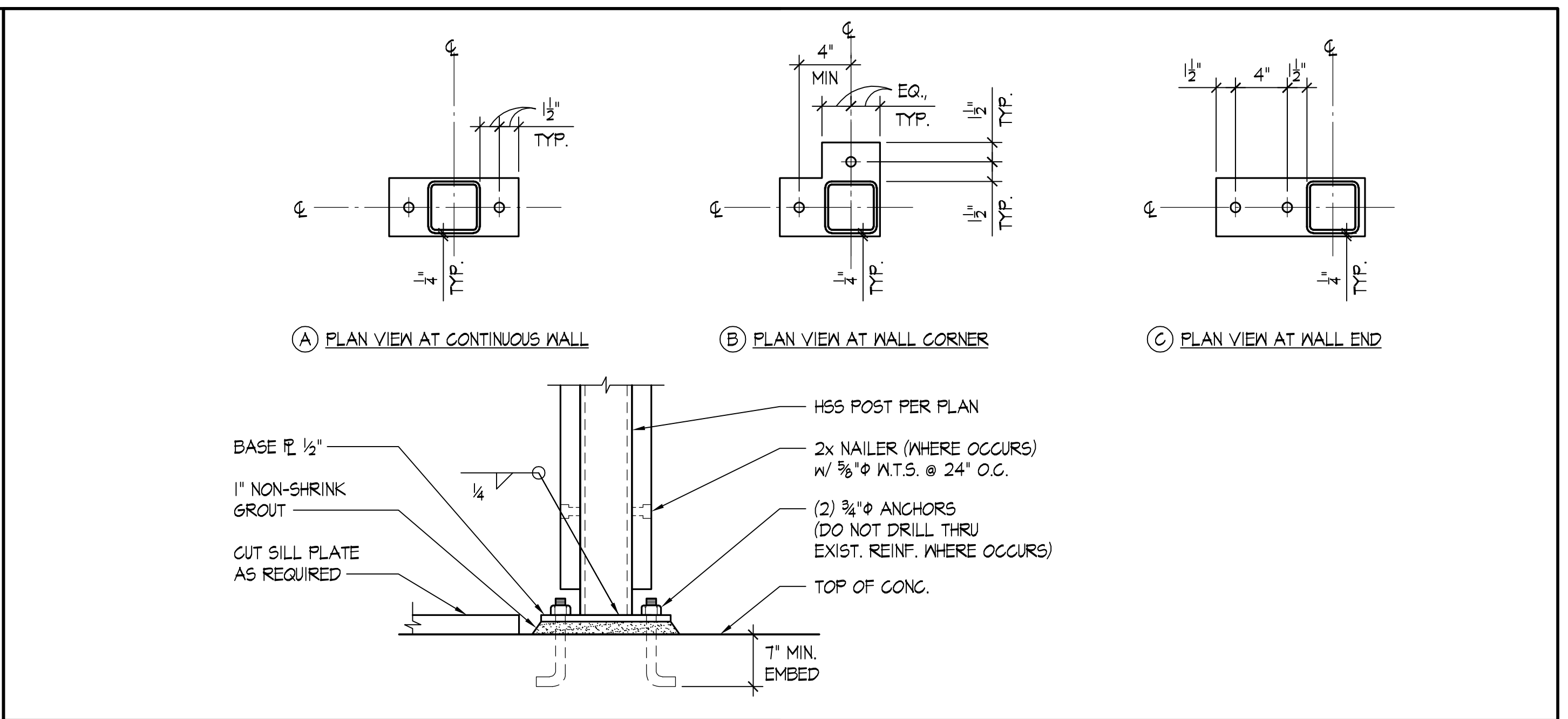
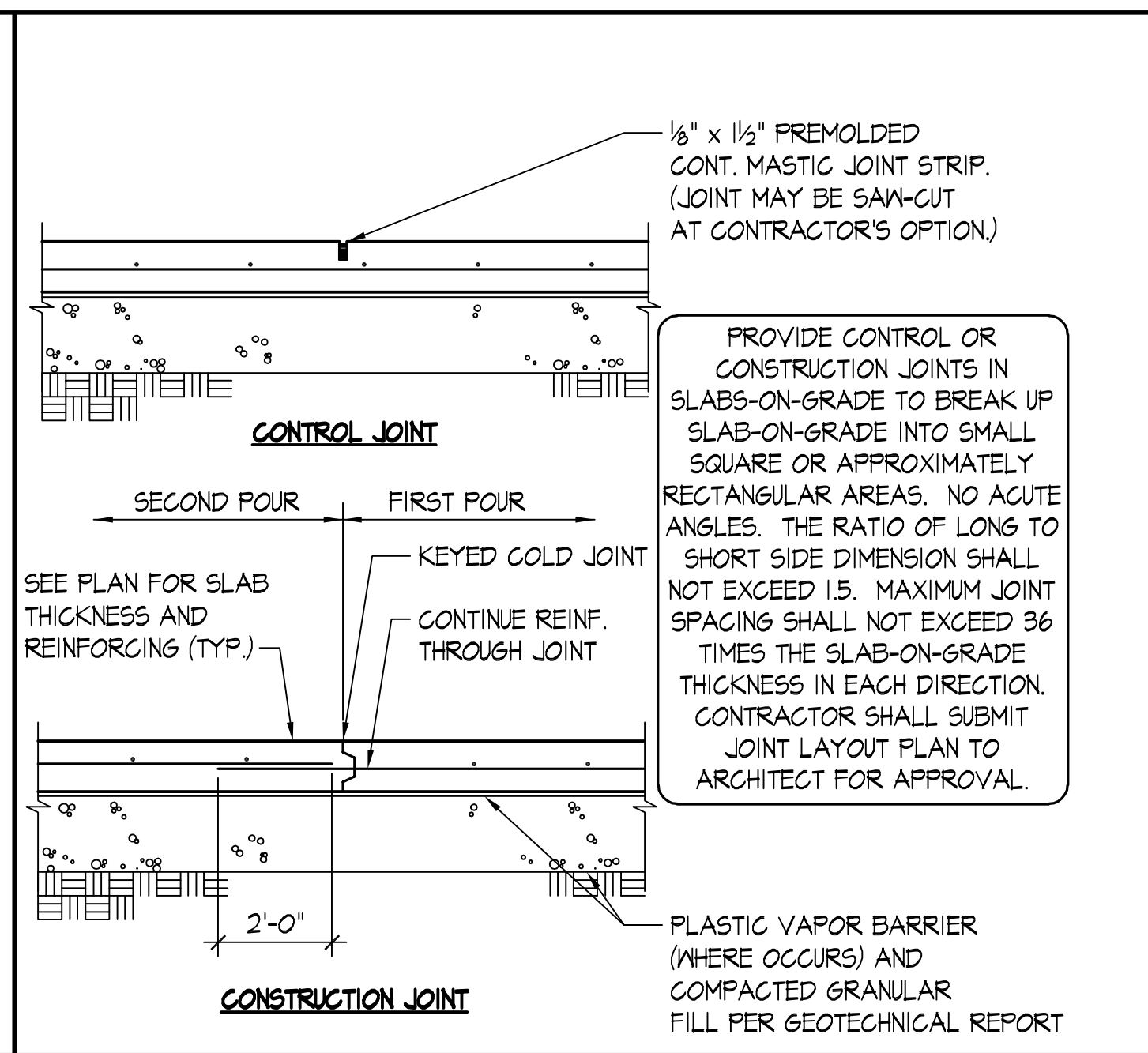
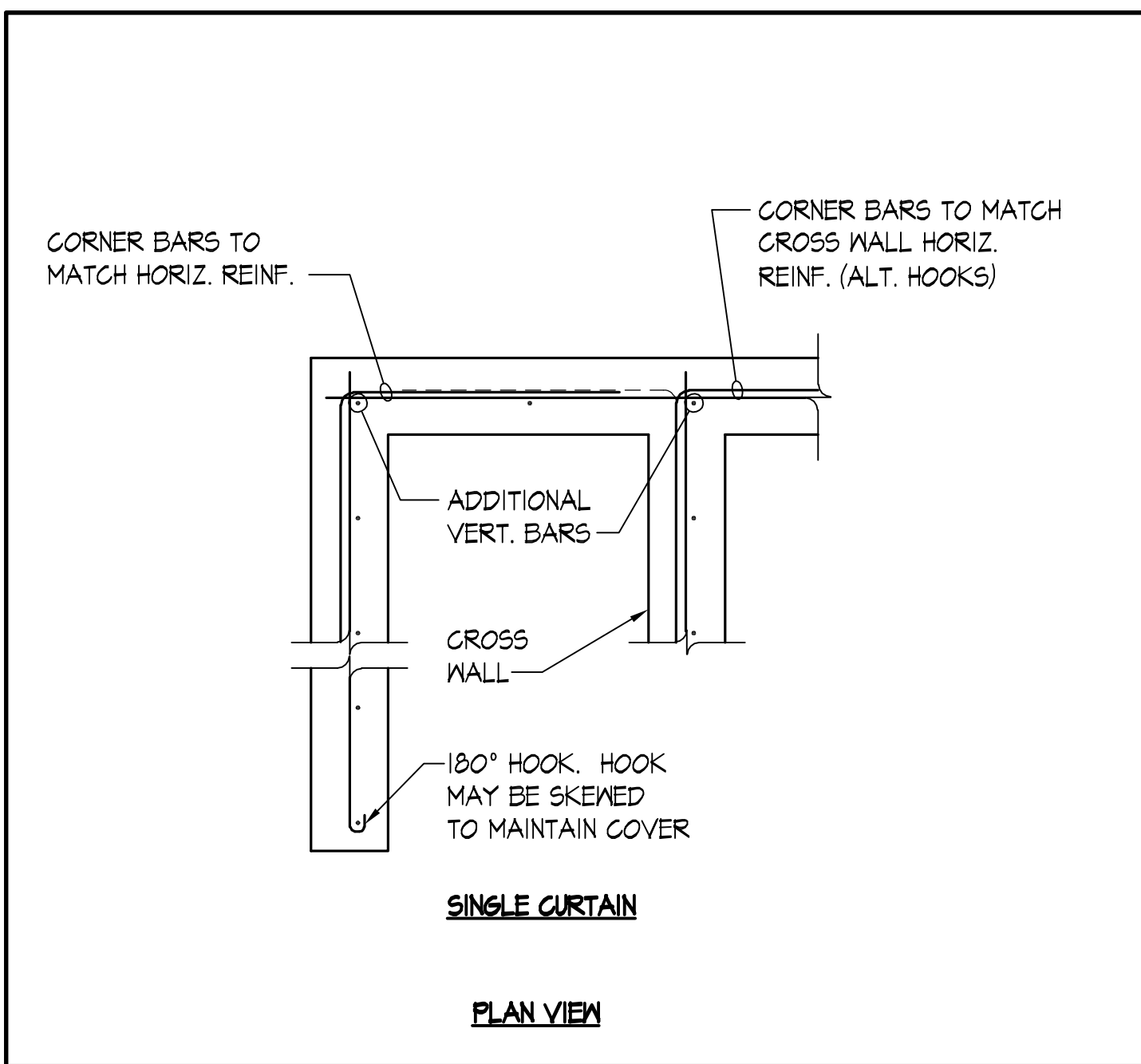
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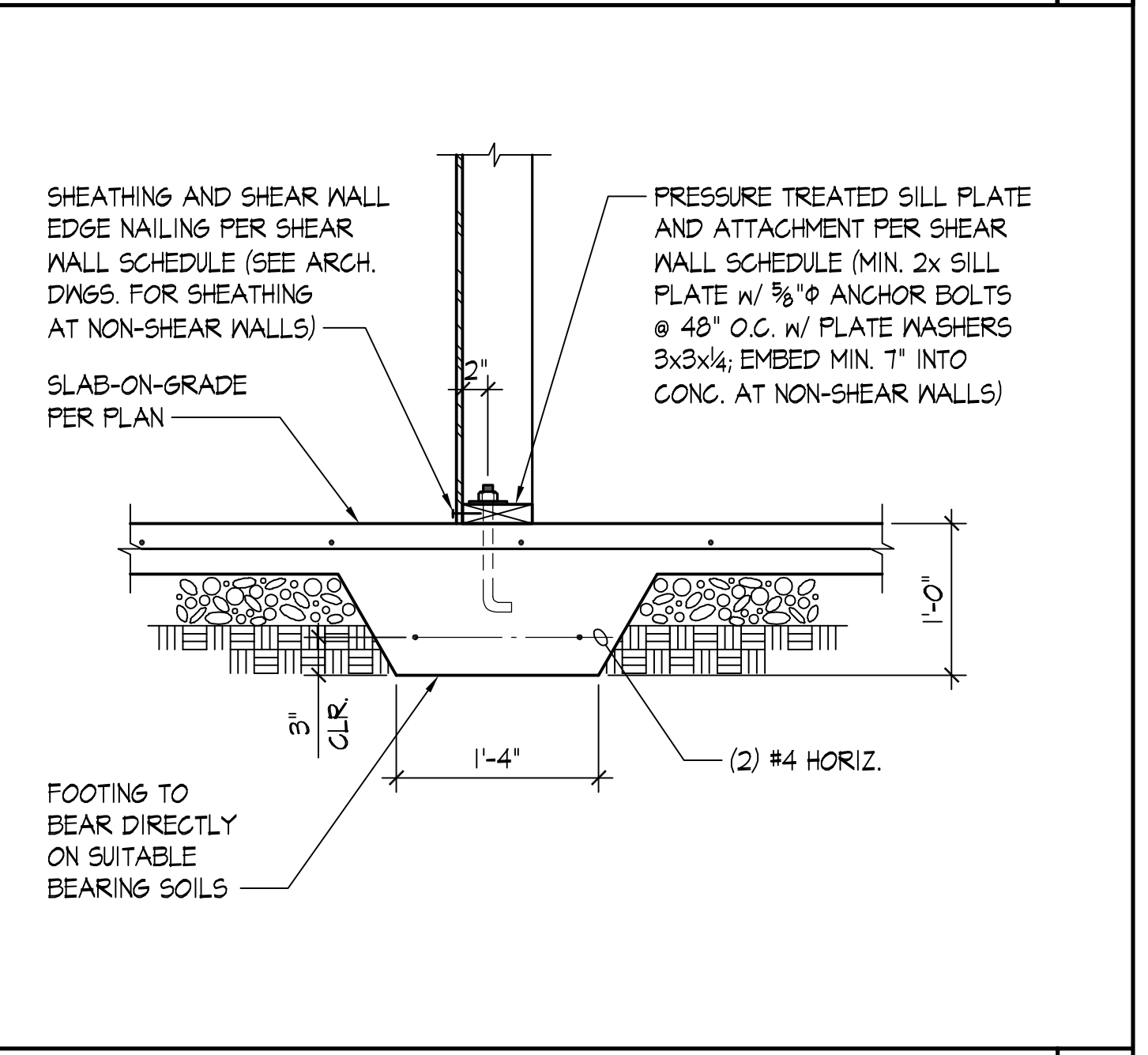
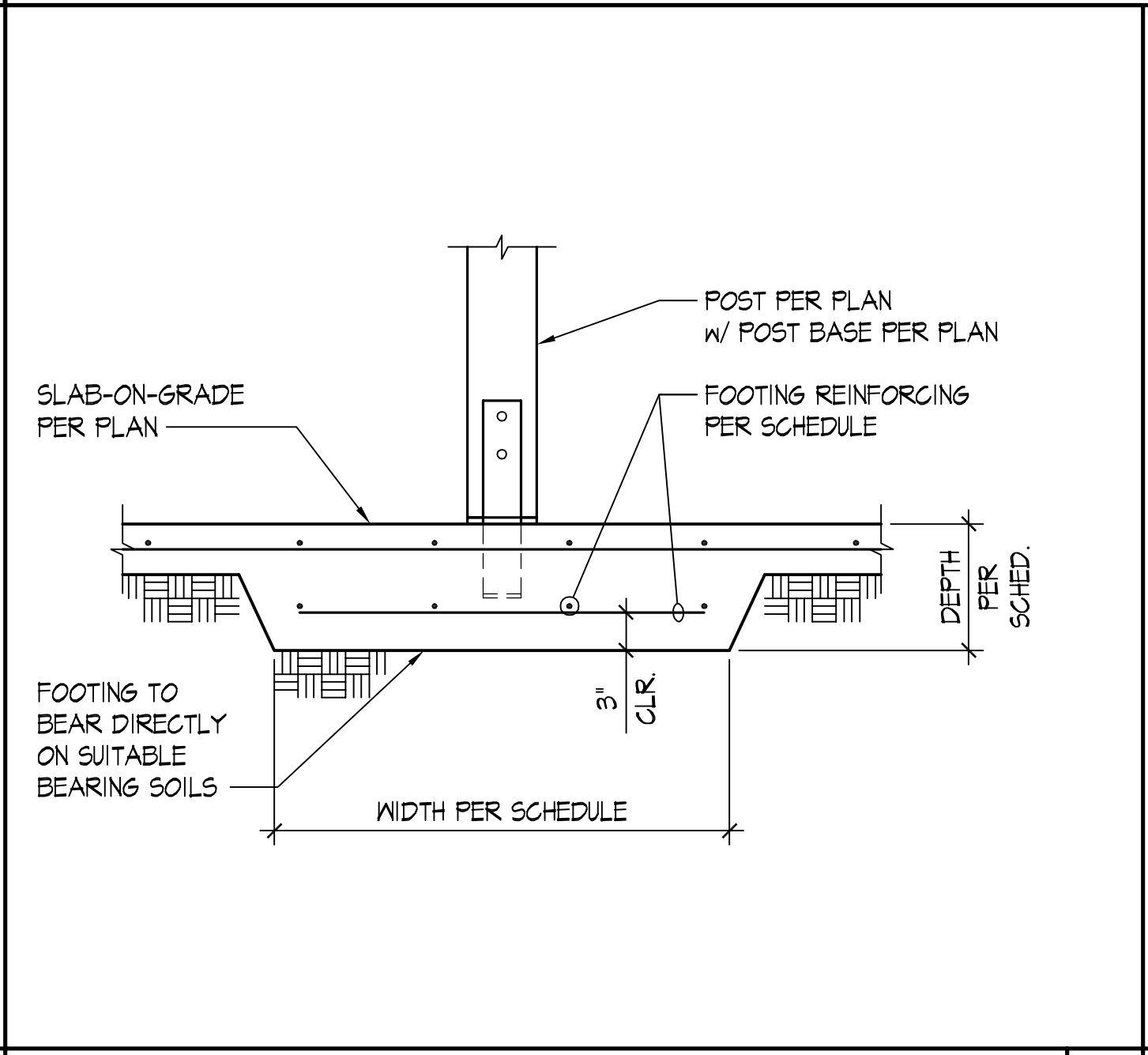
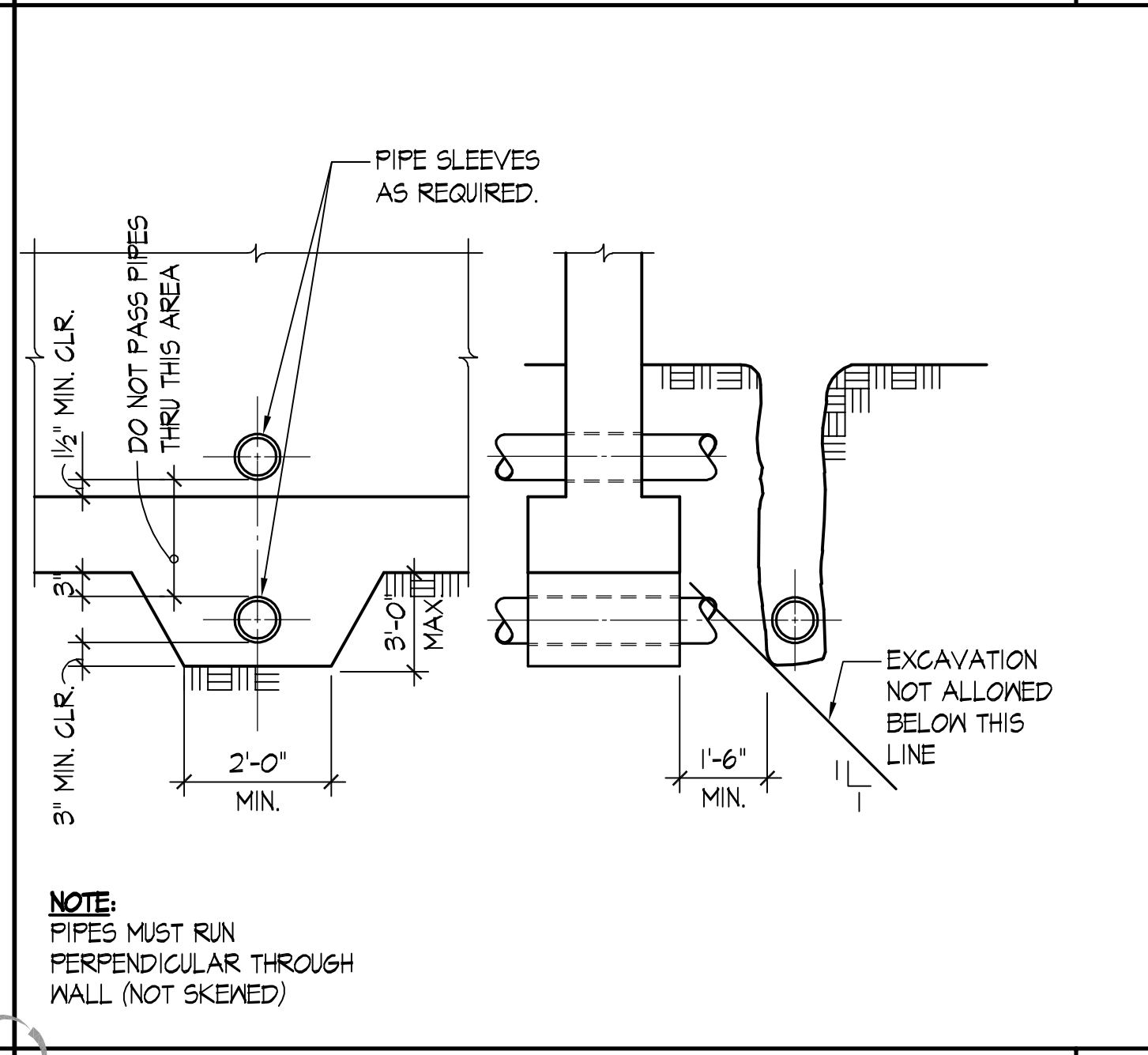
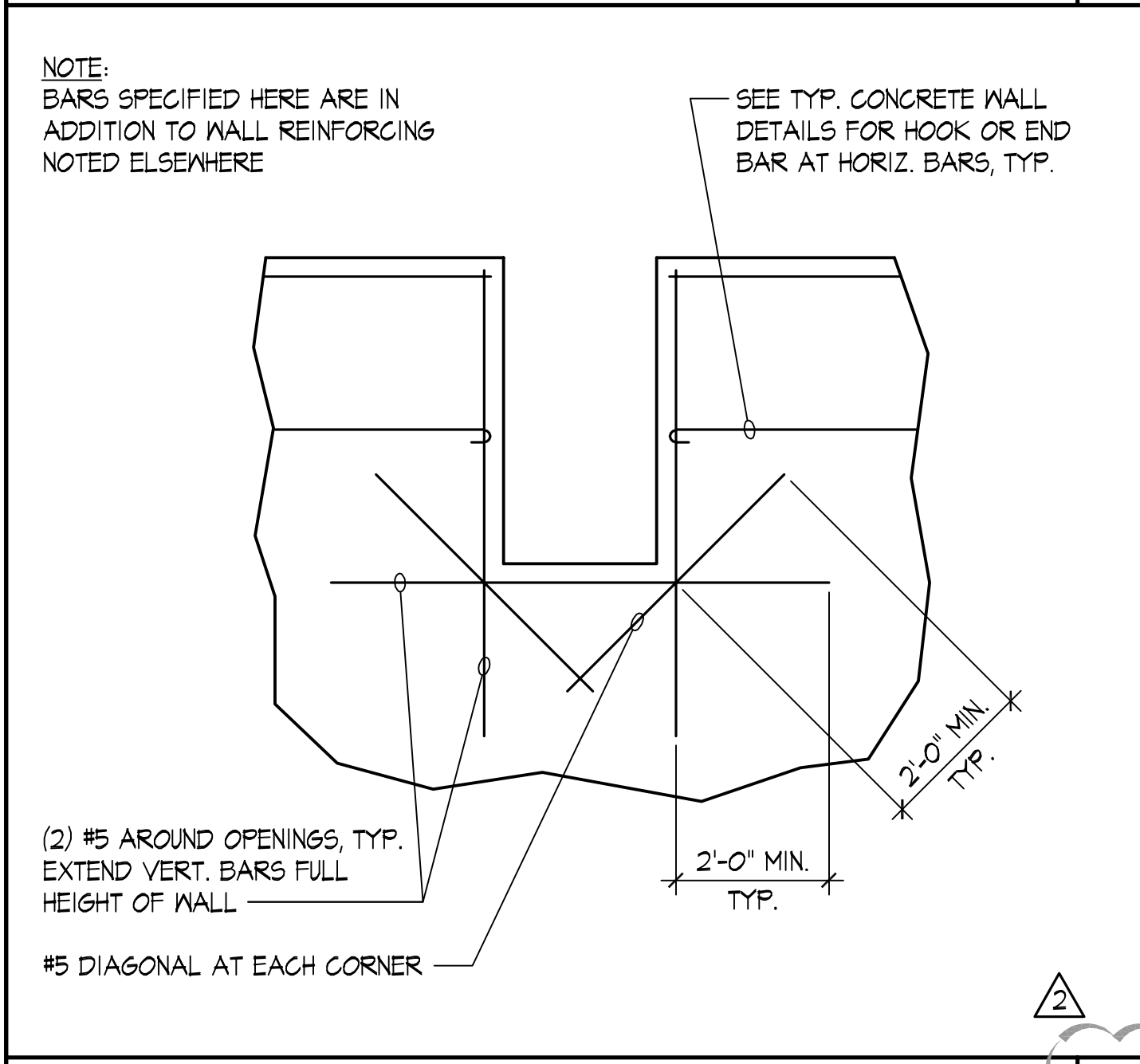
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**ROOF
 FRAMING PLAN**



TYPICAL CORNER BAR AND WALL END BAR ARRANGEMENT AT CONCRETE WALLS OR FOOTINGS SCALE: NONE |

TYPICAL SLAB-ON-GRADE JOINTS SCALE: NONE 2

TYPICAL H66 POST BASE PLATES SCALE: 1/2"=1'-0" 4

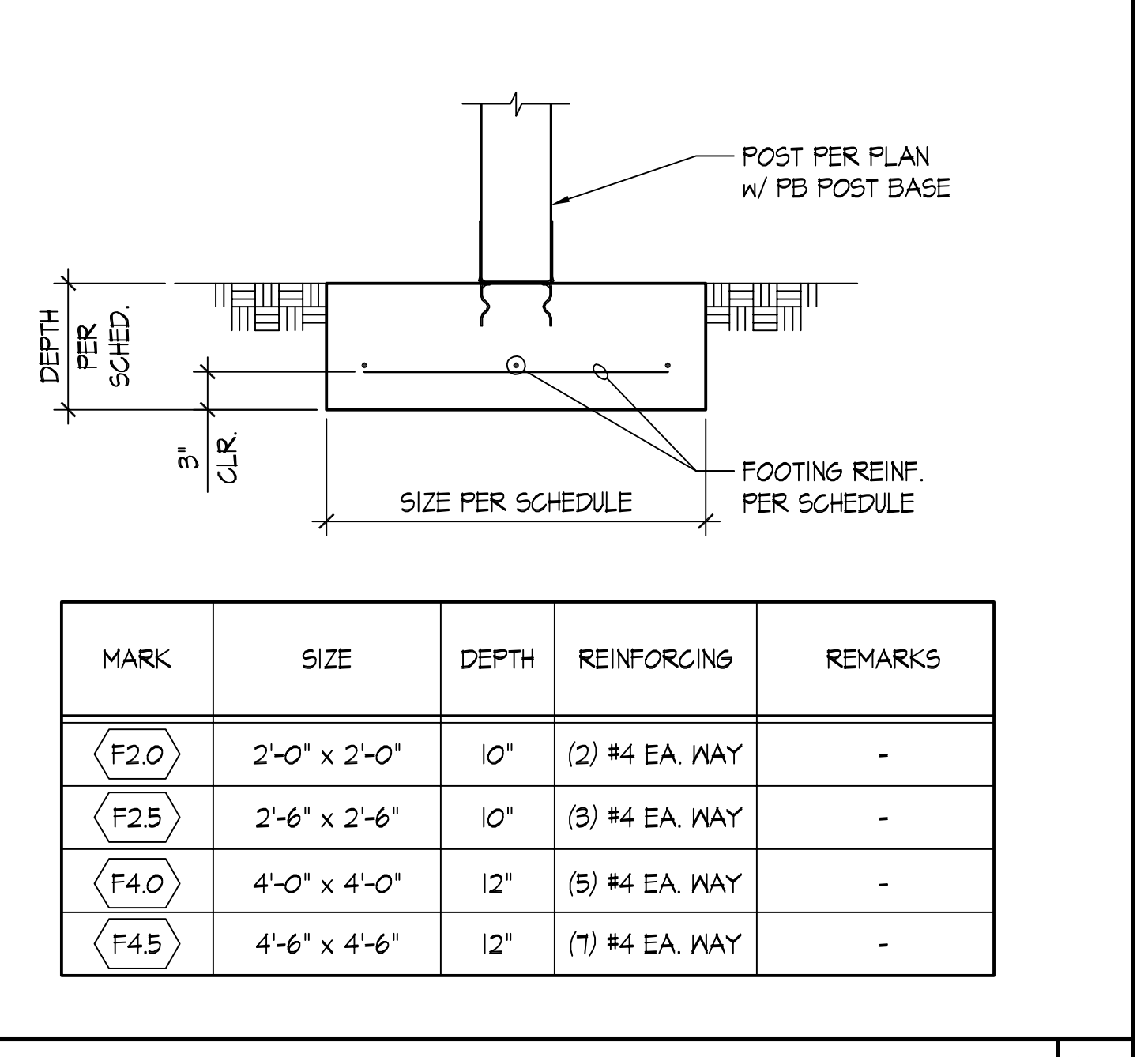
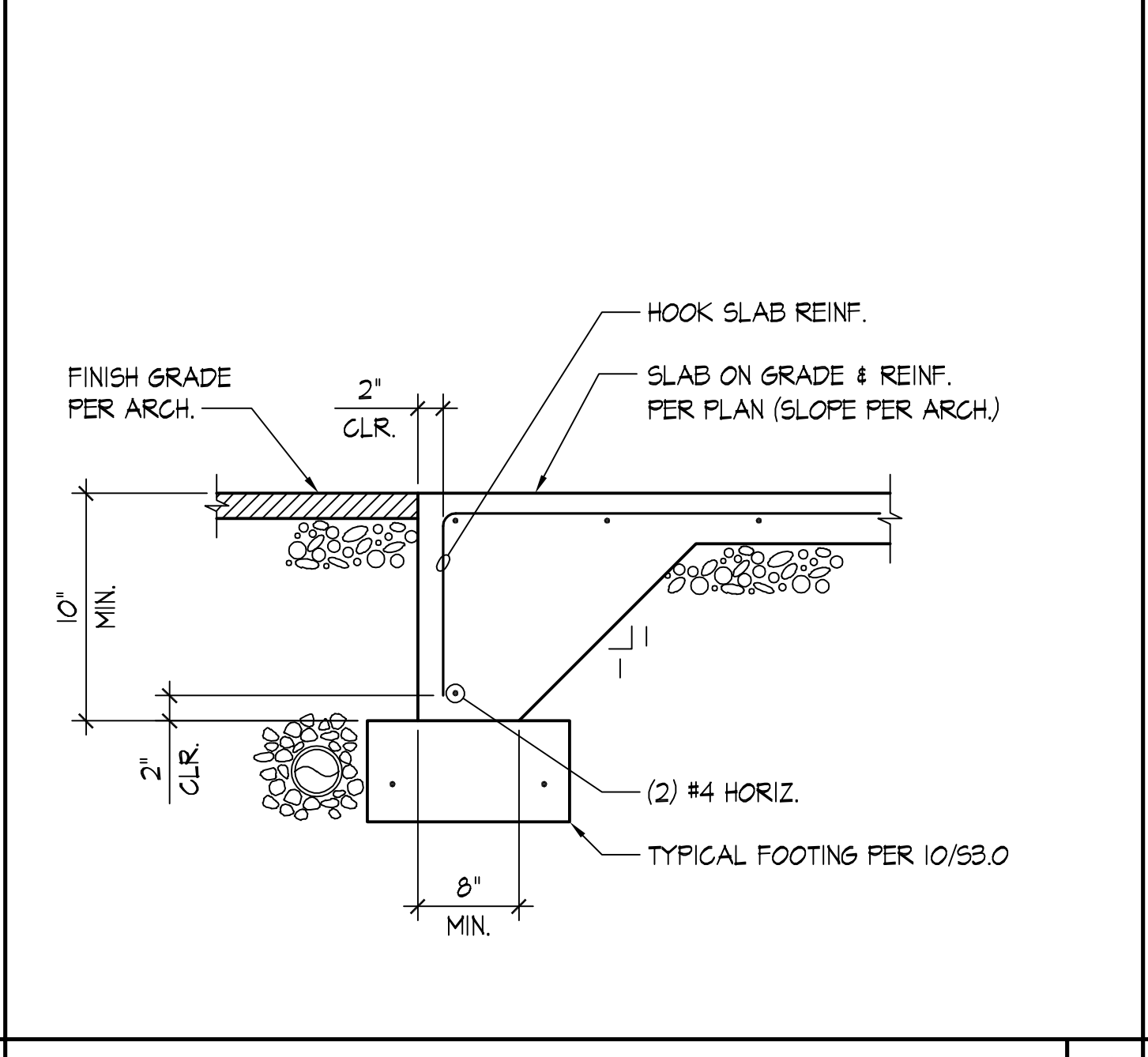
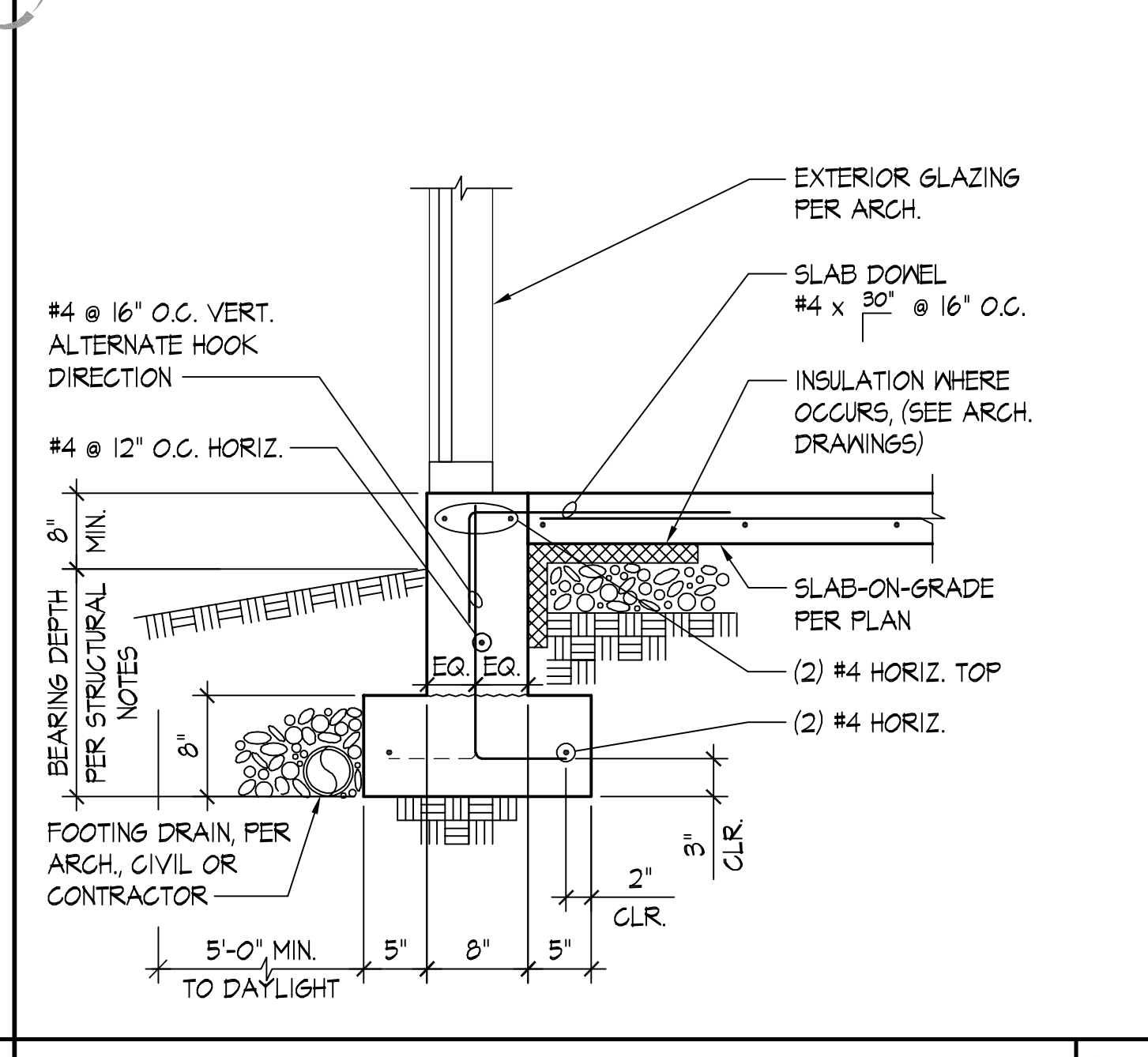
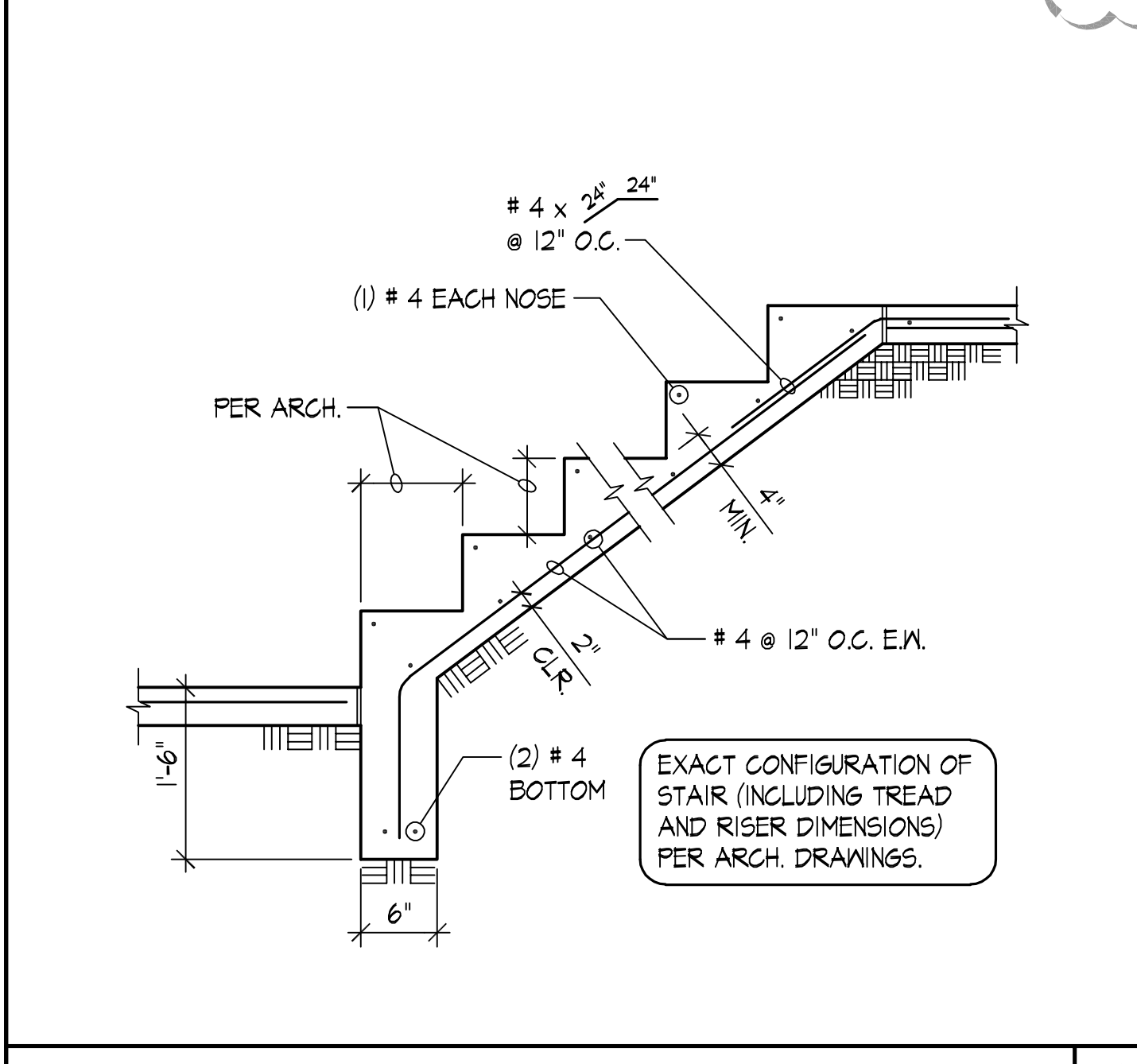


TYPICAL OPENING REINFORCING AT CONCRETE WALLS SCALE: NONE 5

TYPICAL PIPE AND TRENCH LOCATIONS PERPENDICULAR TO FOOTING SCALE: NONE 6

TYPICAL SPREAD FOOTING AT SLAB-ON-GRADE SCALE: NONE 7

TYPICAL INTERIOR WALL FOUNDATION (THICKENED SLAB) SCALE: NONE 8



TYPICAL STAIR ON GRADE SCALE: NONE 9

TYPICAL PERIMETER WALL FOUNDATION AT SLAB-ON-GRADE SCALE: NONE 10

TYPICAL THICKENED SLAB AT DOOR SCALE: NONE 11

SPREAD FOOTING SCHEDULE SCALE: NONE 12



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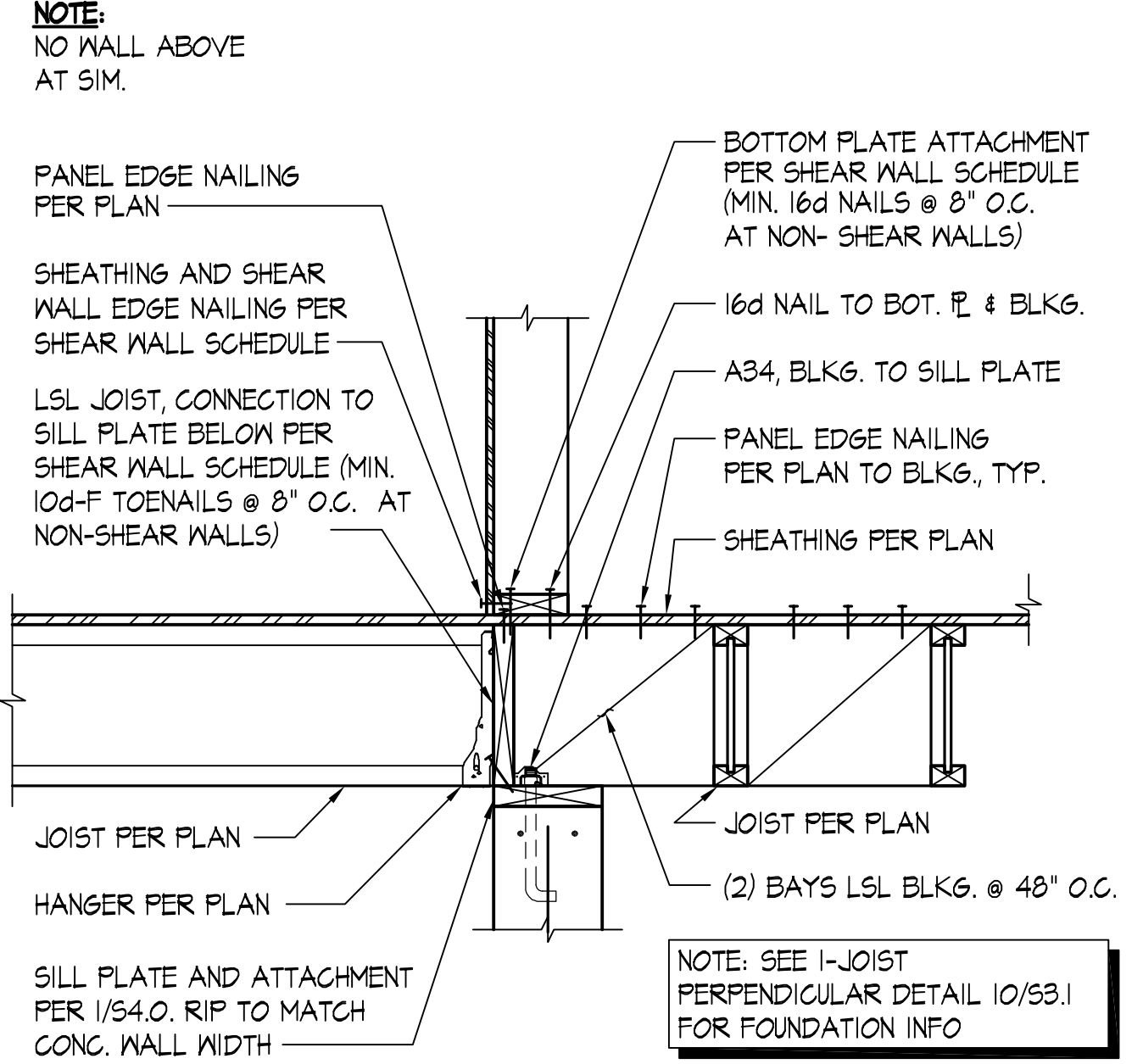
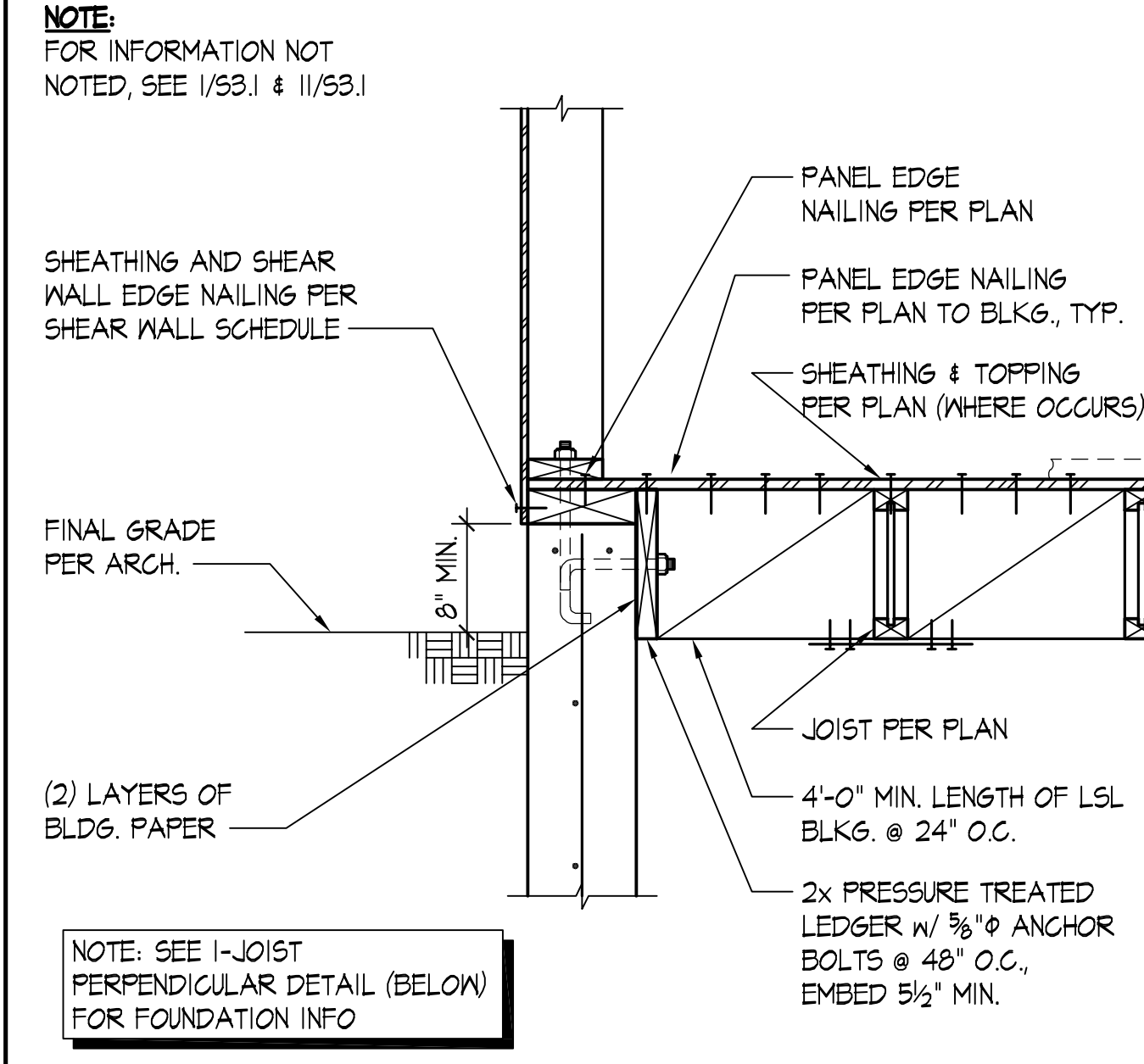
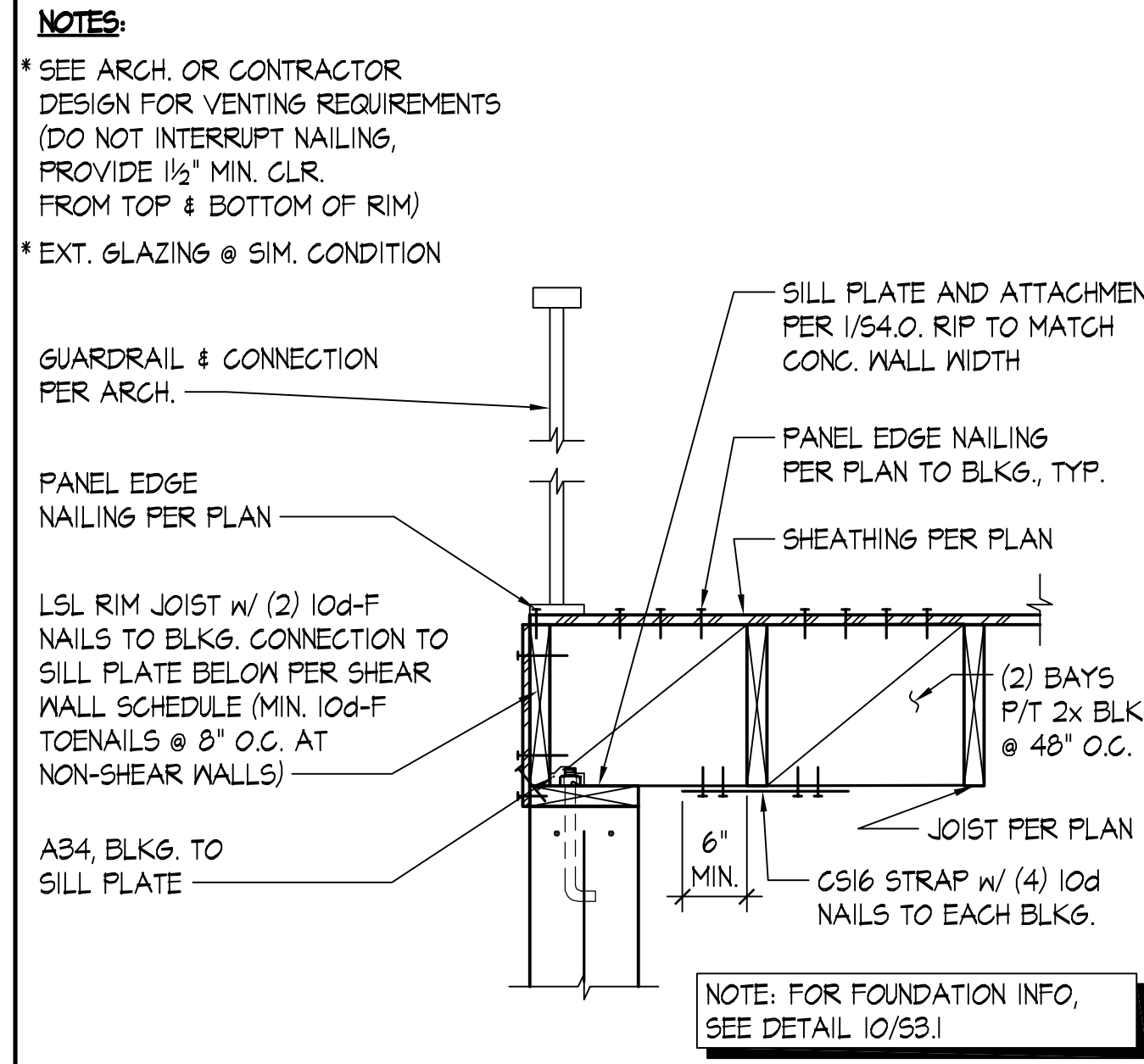
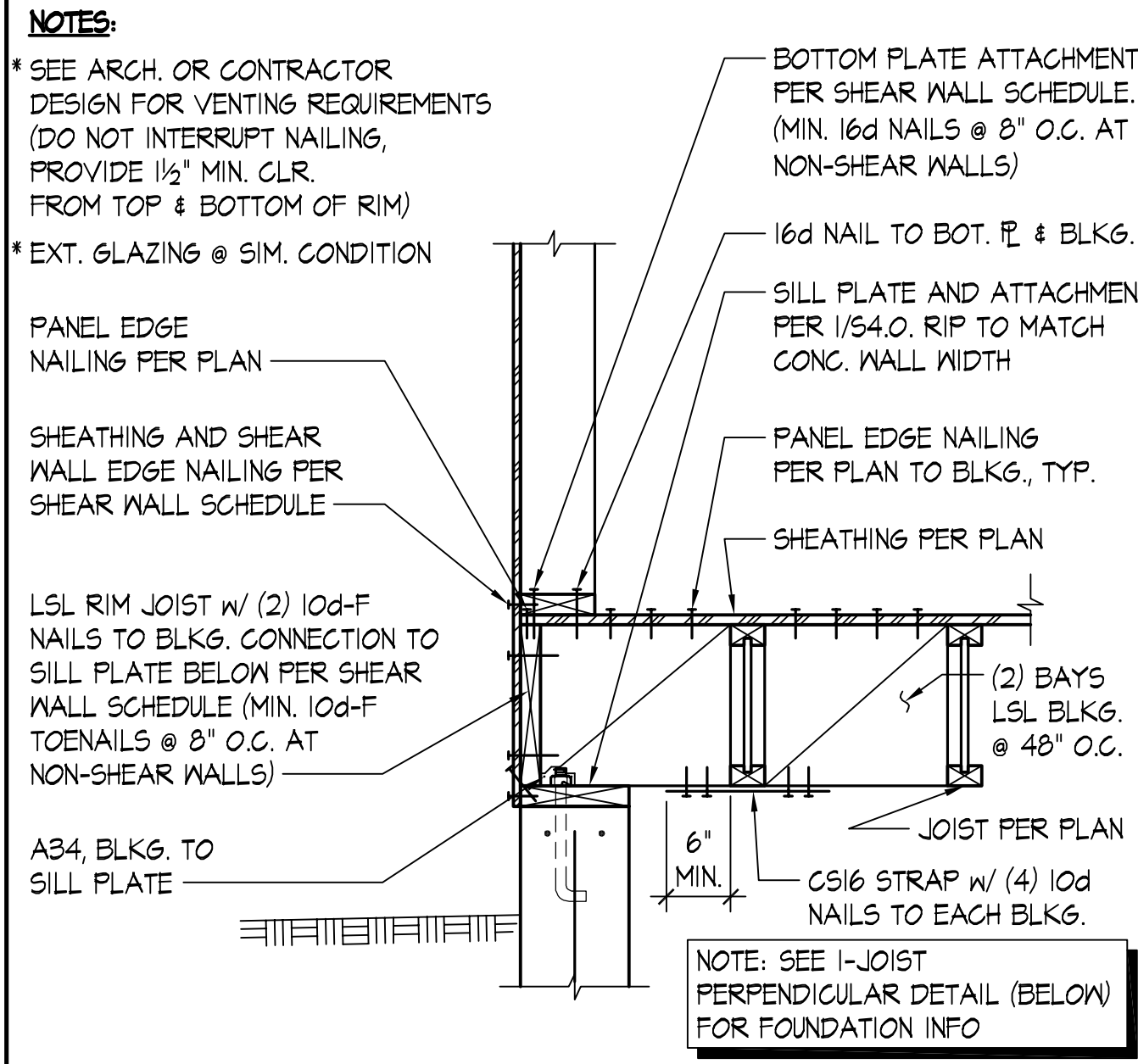
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PROJECT NO. 19052.01
 FOUNDATION/SLAB
 DETAILS

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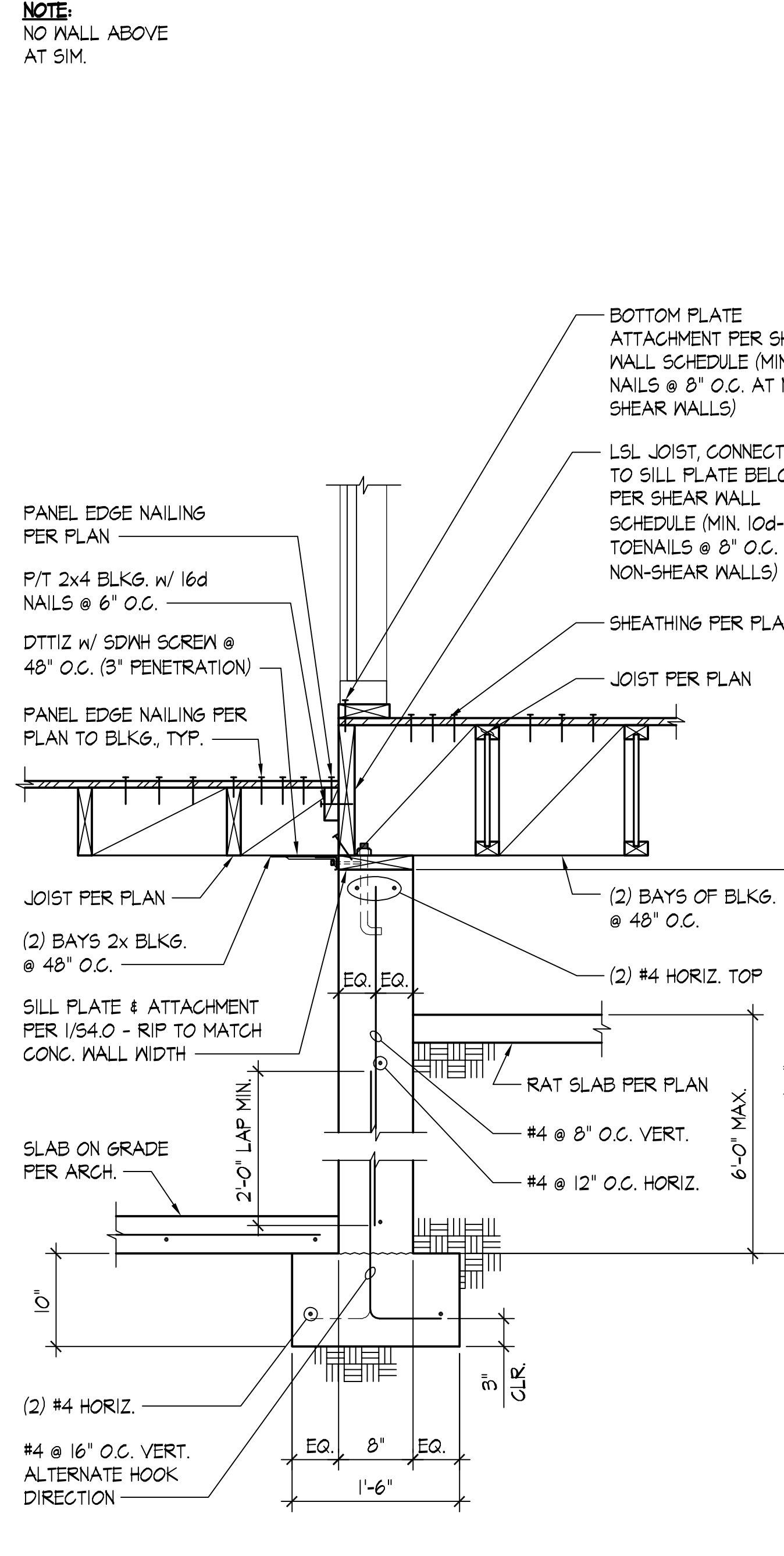
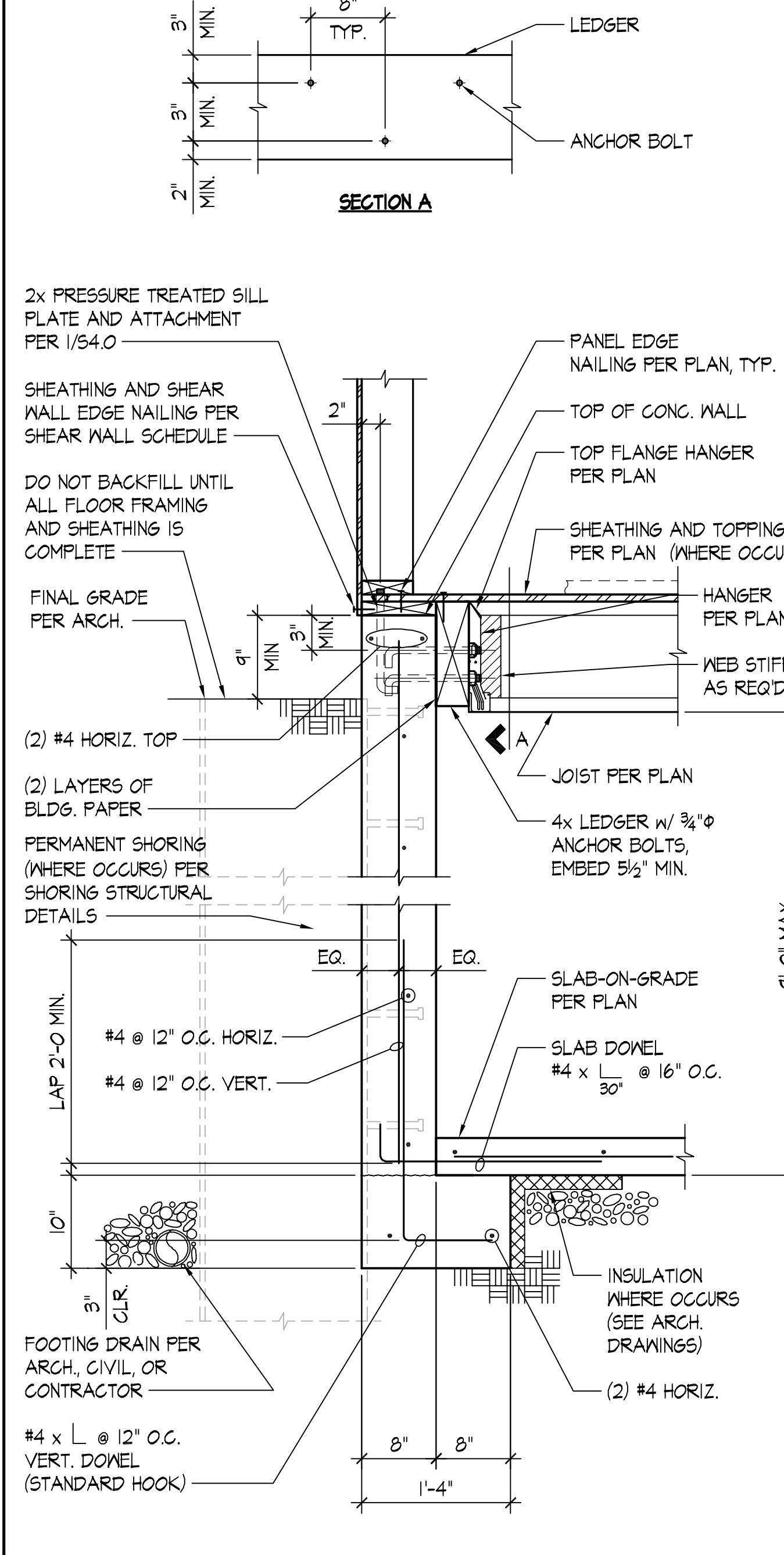
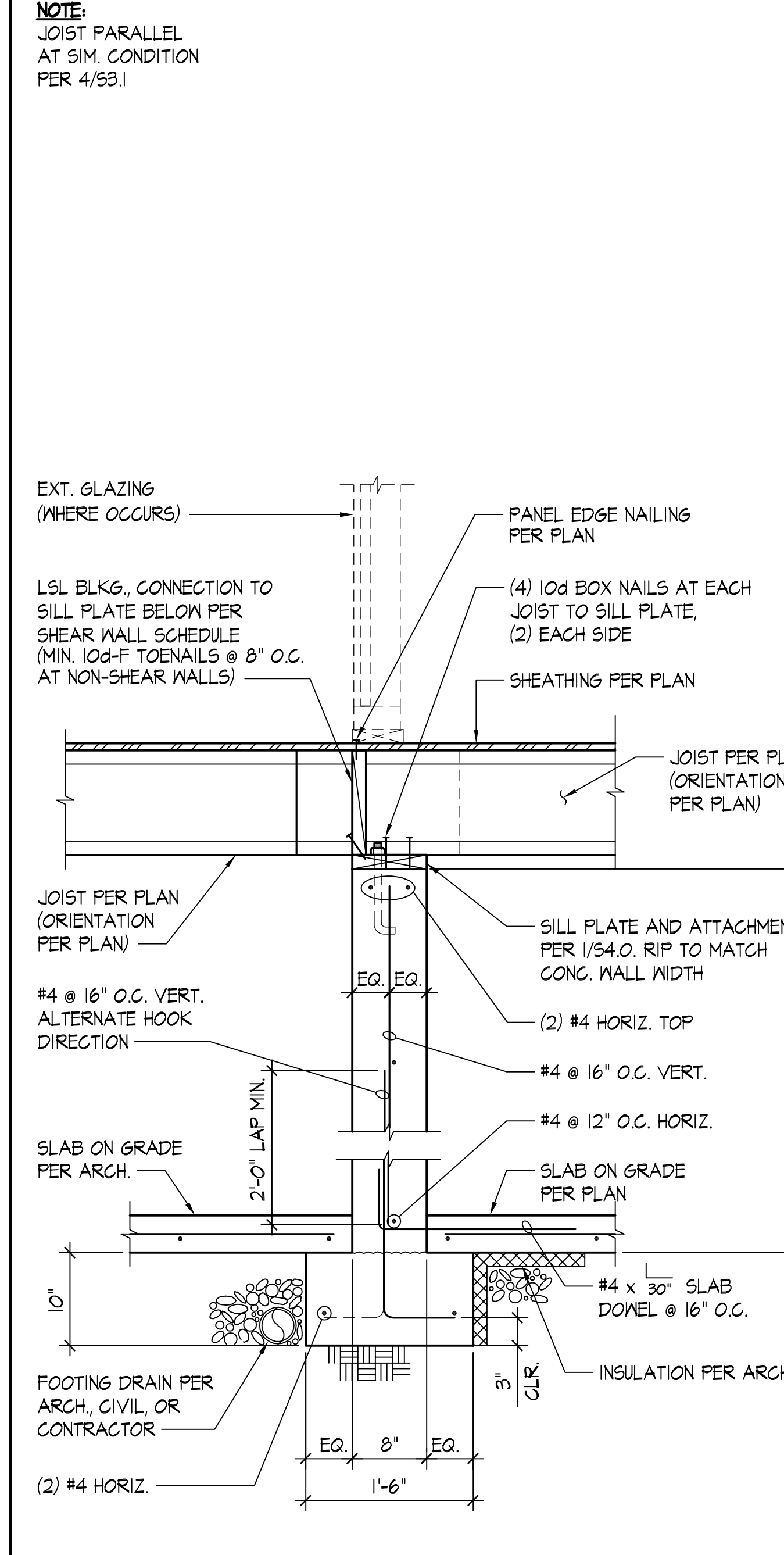
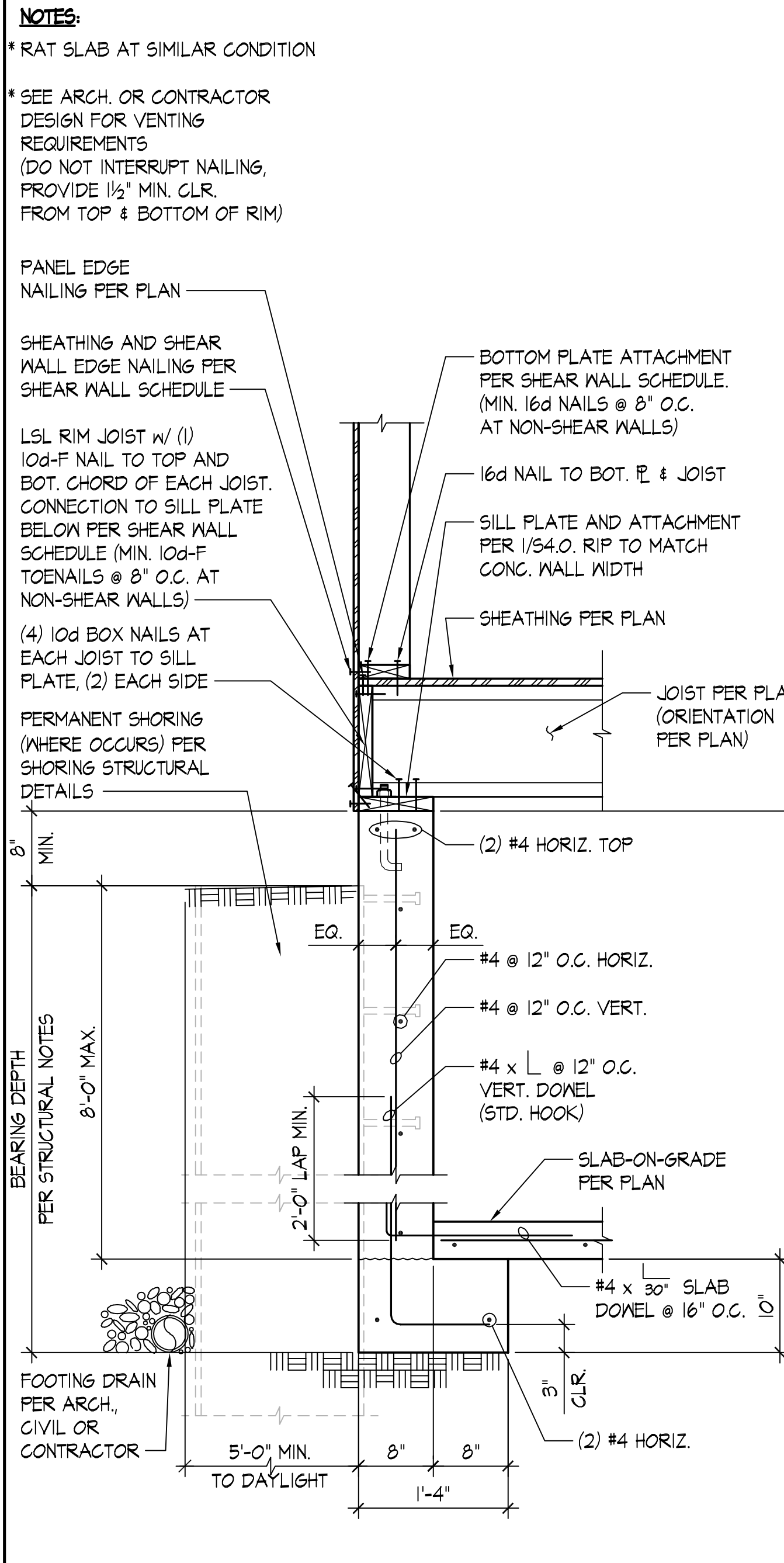


TYPICAL BASEMENT WALL FOUNDATION - 1-JOIST PARALLEL SCALE: NONE |

TYPICAL BASEMENT WALL FOUNDATION - 2x PARALLEL SCALE: NONE 2

BASEMENT WALL - 1-JOIST PARALLEL w/ LEDGER SCALE: NONE 3

TYPICAL INTERIOR BASEMENT WALL FOUNDATION - 1-JOIST PARALLEL SCALE: NONE 4

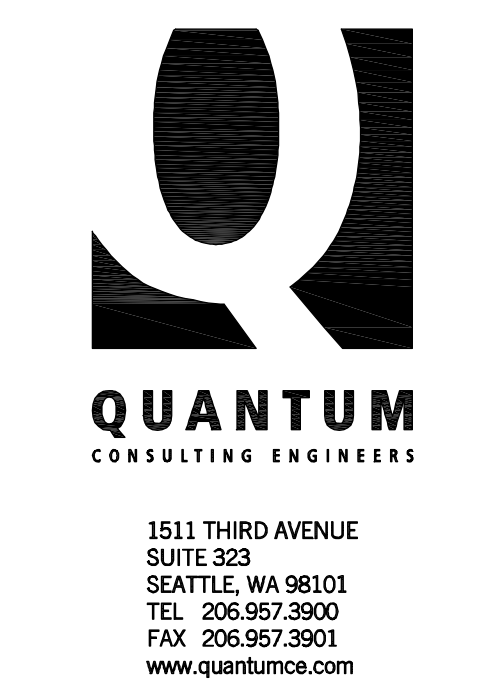


TYPICAL BASEMENT WALL FOUNDATION - 1-JOIST PERPENDICULAR SCALE: NONE 9

TYPICAL INTERIOR BASEMENT WALL FOUNDATION - 1-JOIST PERPENDICULAR SCALE: NONE 10

TYPICAL BASEMENT WALL - 1-JOIST PERPENDICULAR w/ LEDGER SCALE: NONE 11

TYPICAL INTERIOR STEM WALL FOUNDATION - 1-JOIST PERPENDICULAR SCALE: NONE 12



DESIGN	FRU, TVM, MDA
DRAWN	SSN
CHECKED	SKK
SHEET ISSUE DATE	3/11/19
DRAWING SETS	
DATE	DESCRIPTION
3/11/19	PERMIT SET

REVISIONS	
1	7/26/19 SUB_2 (SUB_1 CORRECTIONS)
2	8/23/19 SUB_3 (SUB_2 CORRECTIONS)

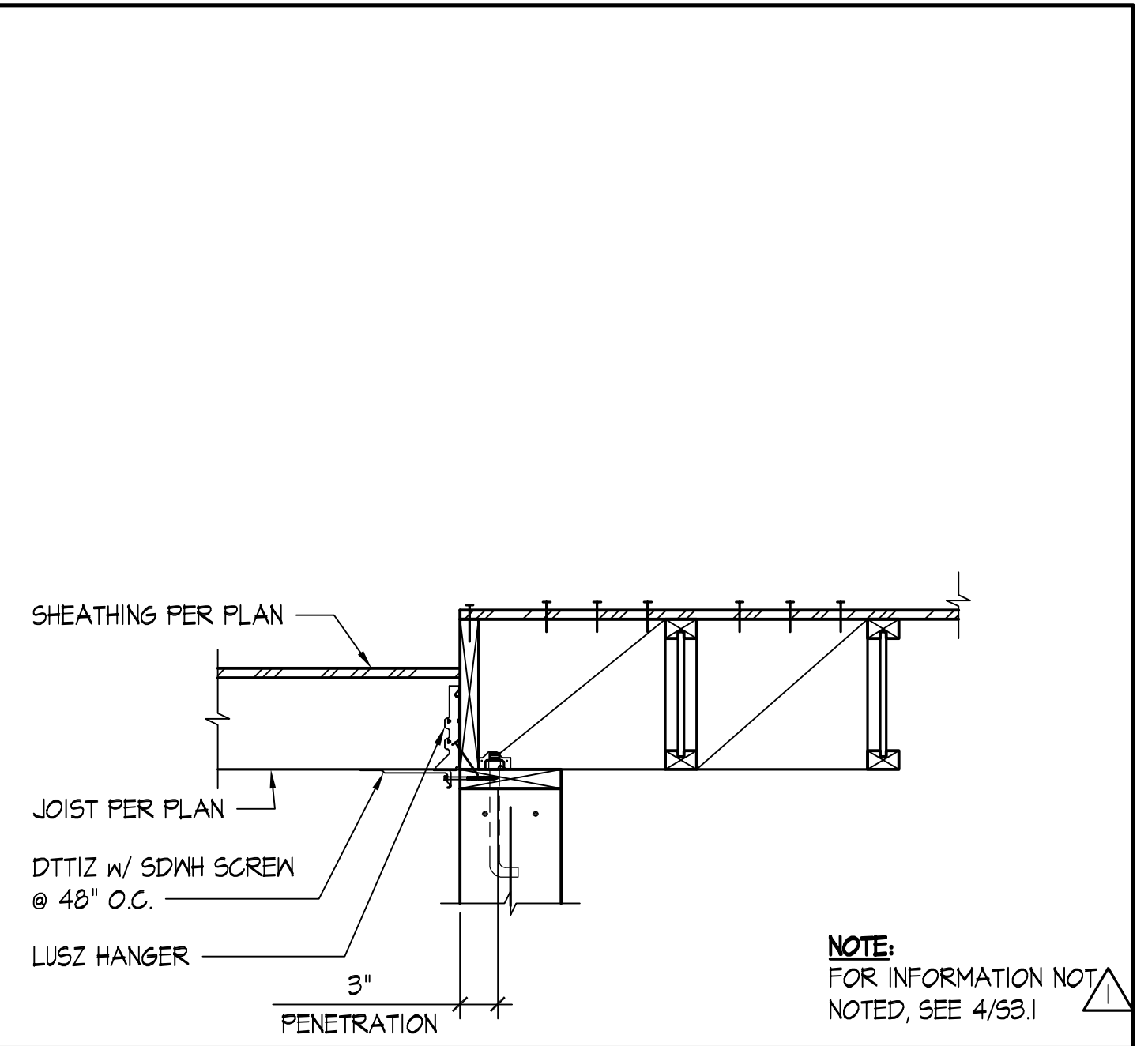
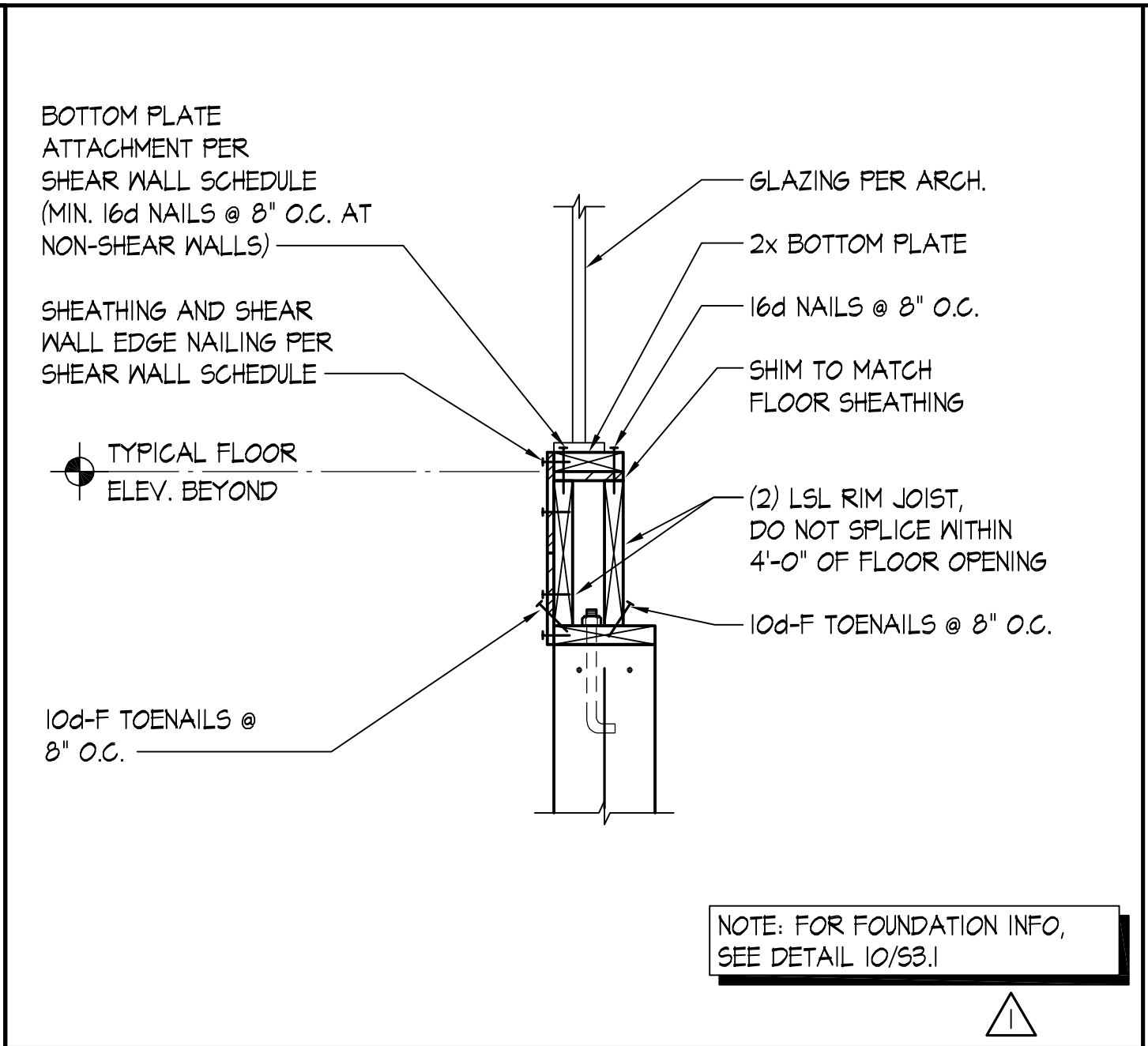
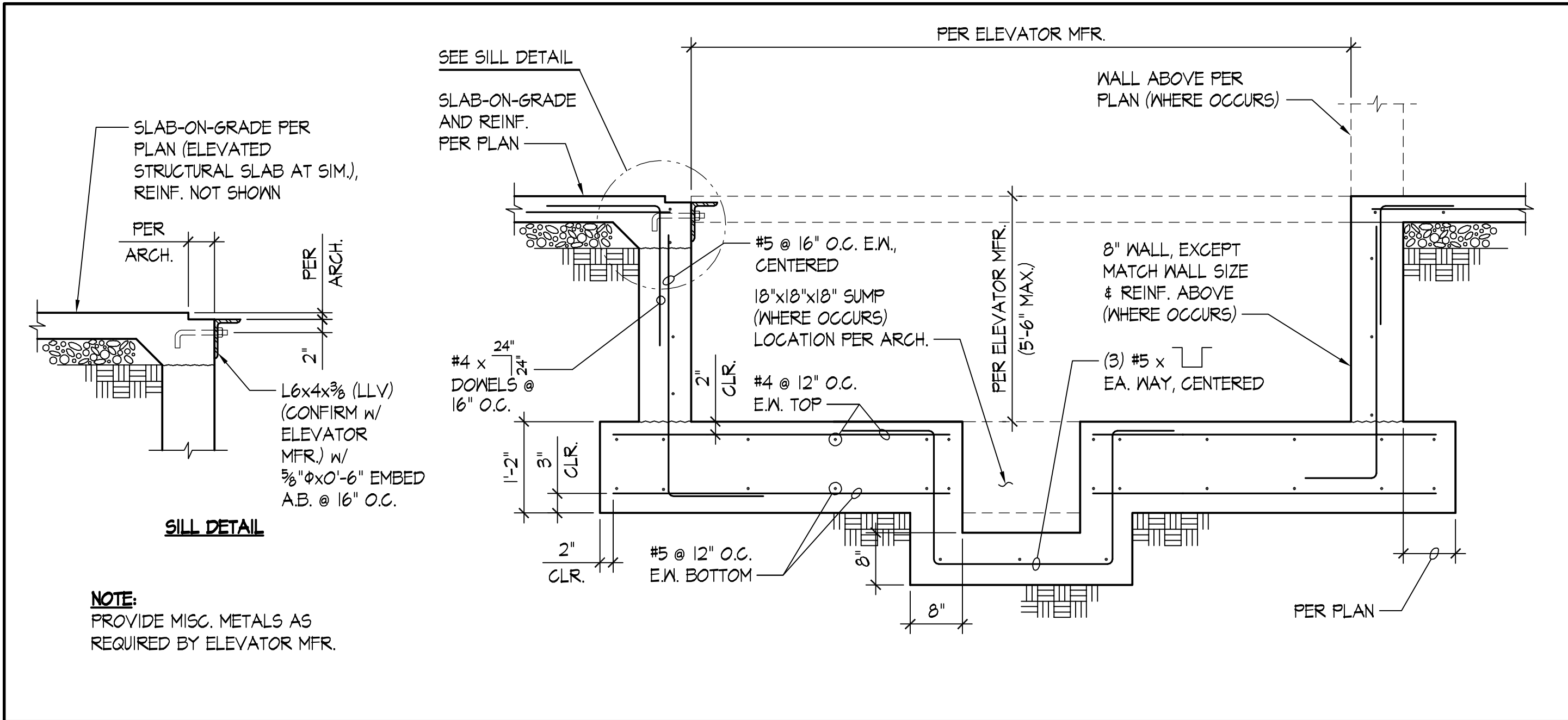
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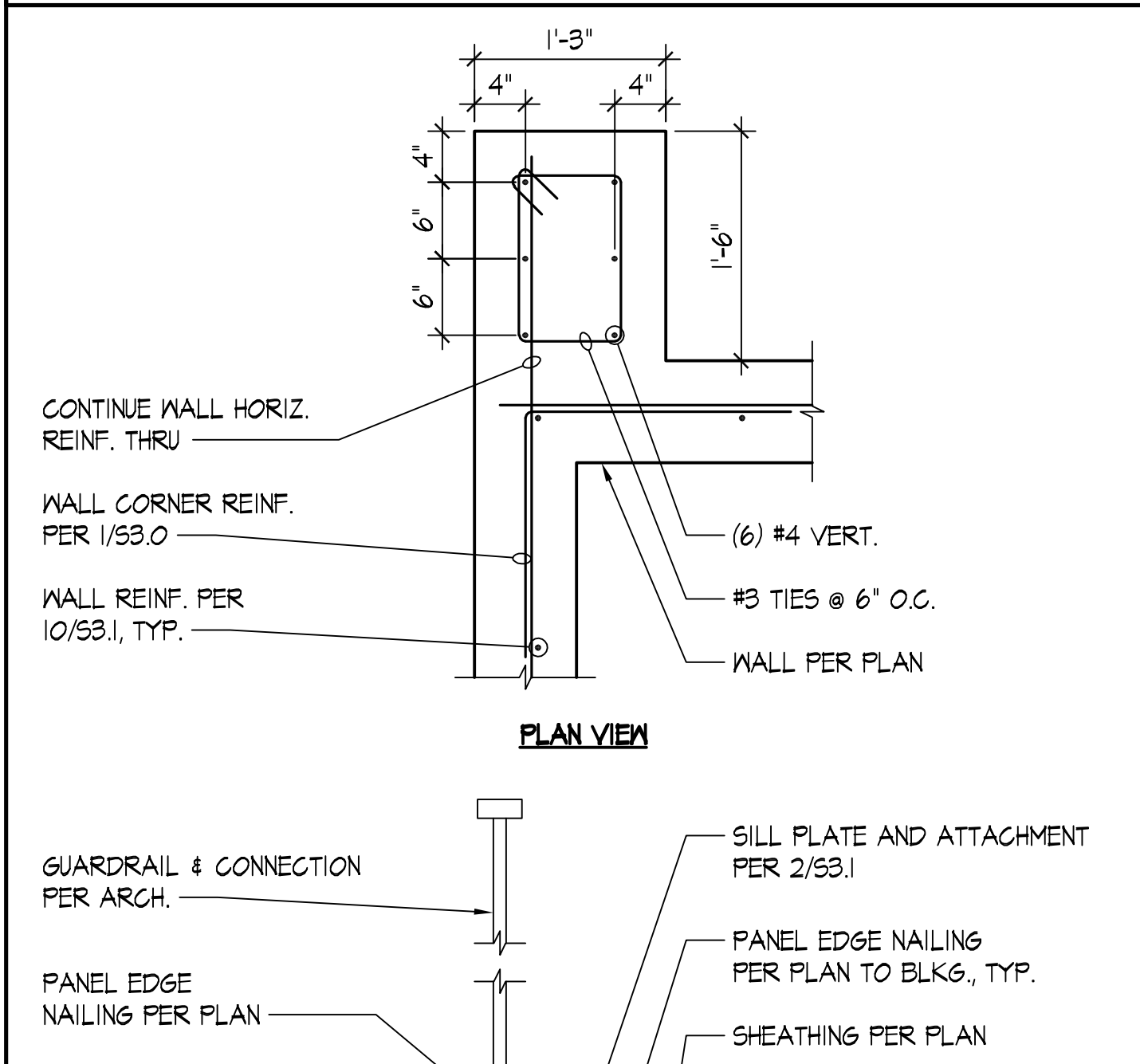
PROJECT NO. 19052.01
 BASEMENT & CRAWL SPACE DETAILS



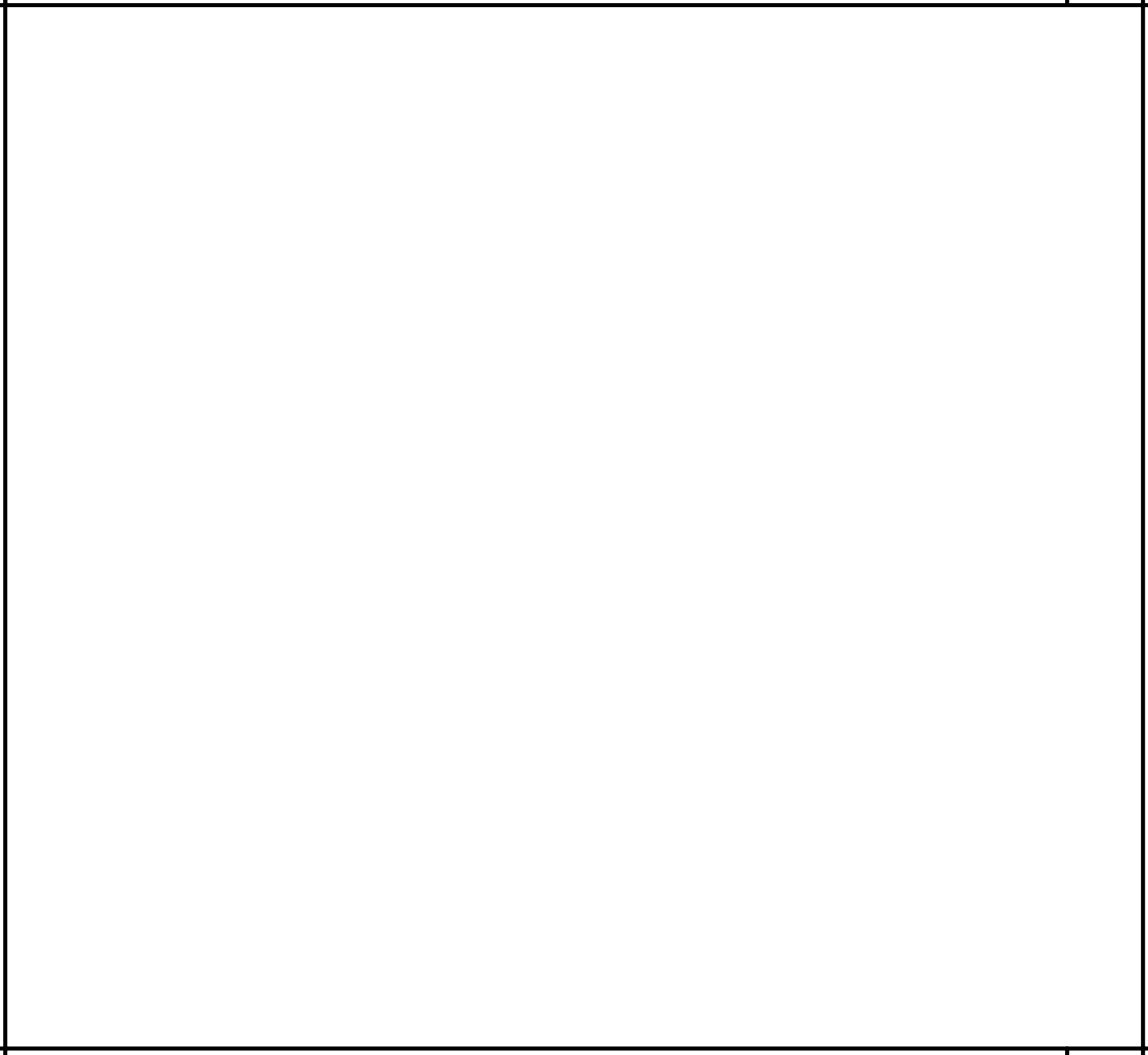
TYPICAL ELEVATOR PIT SCALE: NONE **2**

DETAIL SCALE: 1"=1'-0" **3**

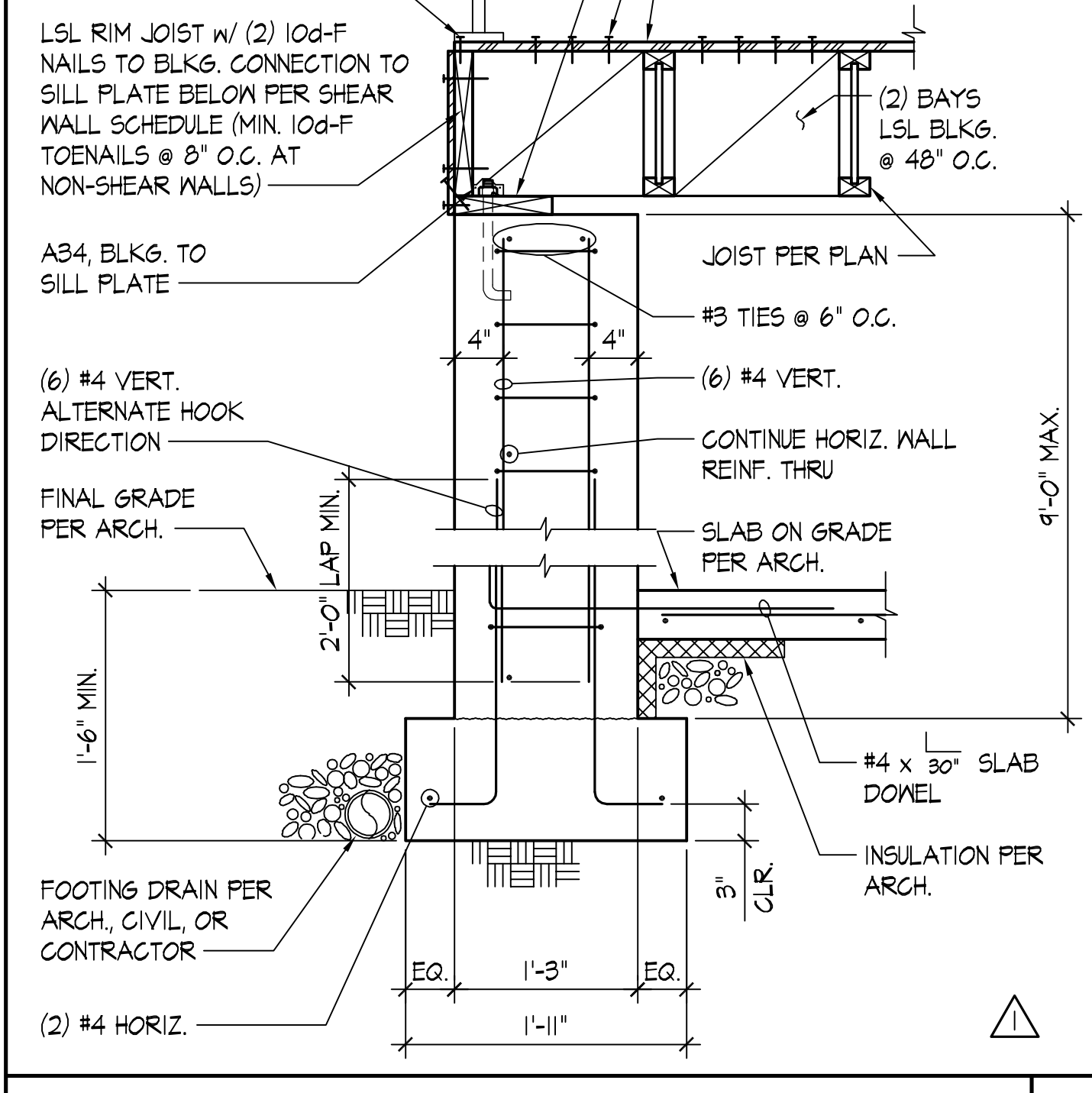
DETAIL SCALE: 1"=1'-0" **4**



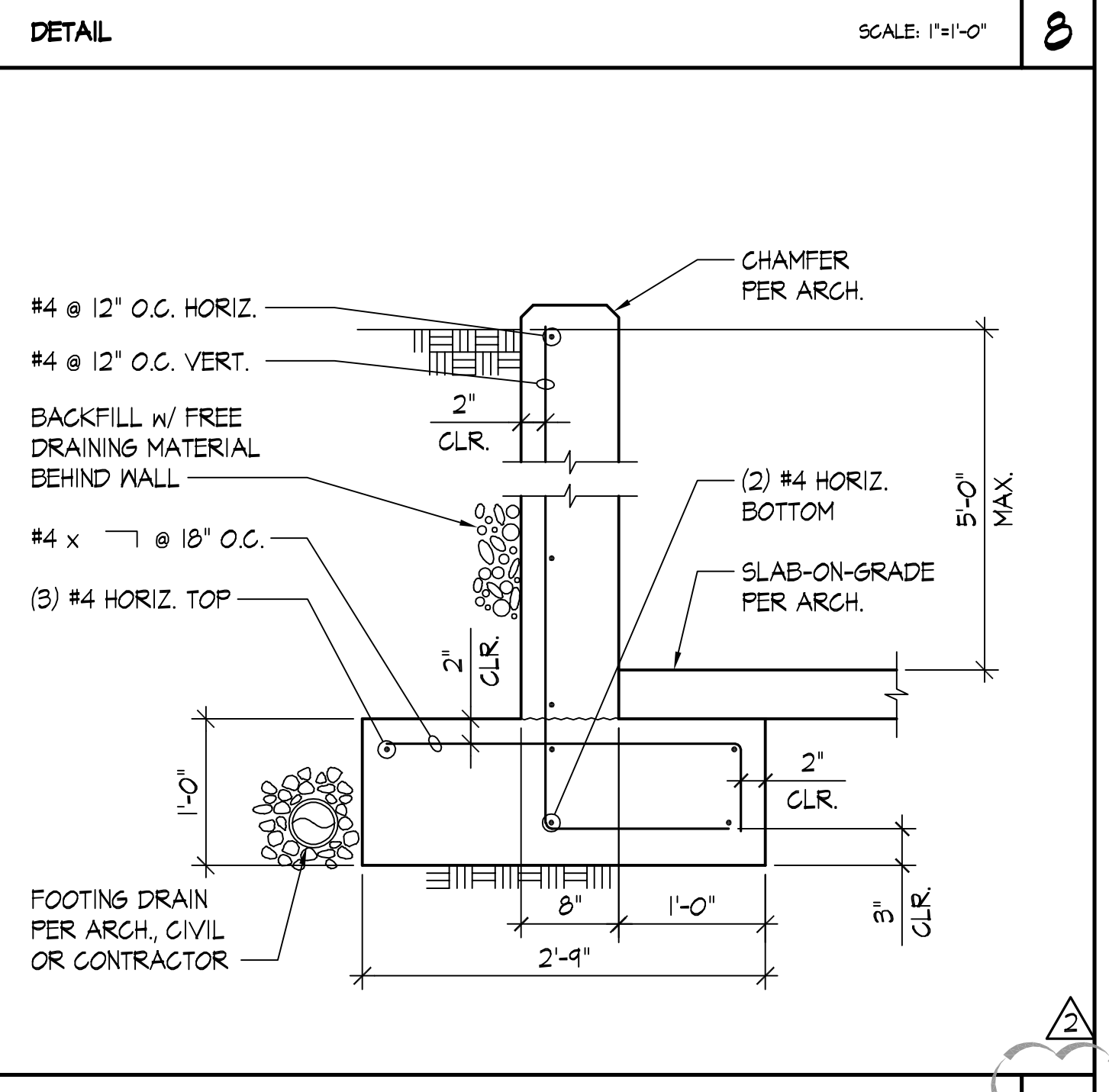
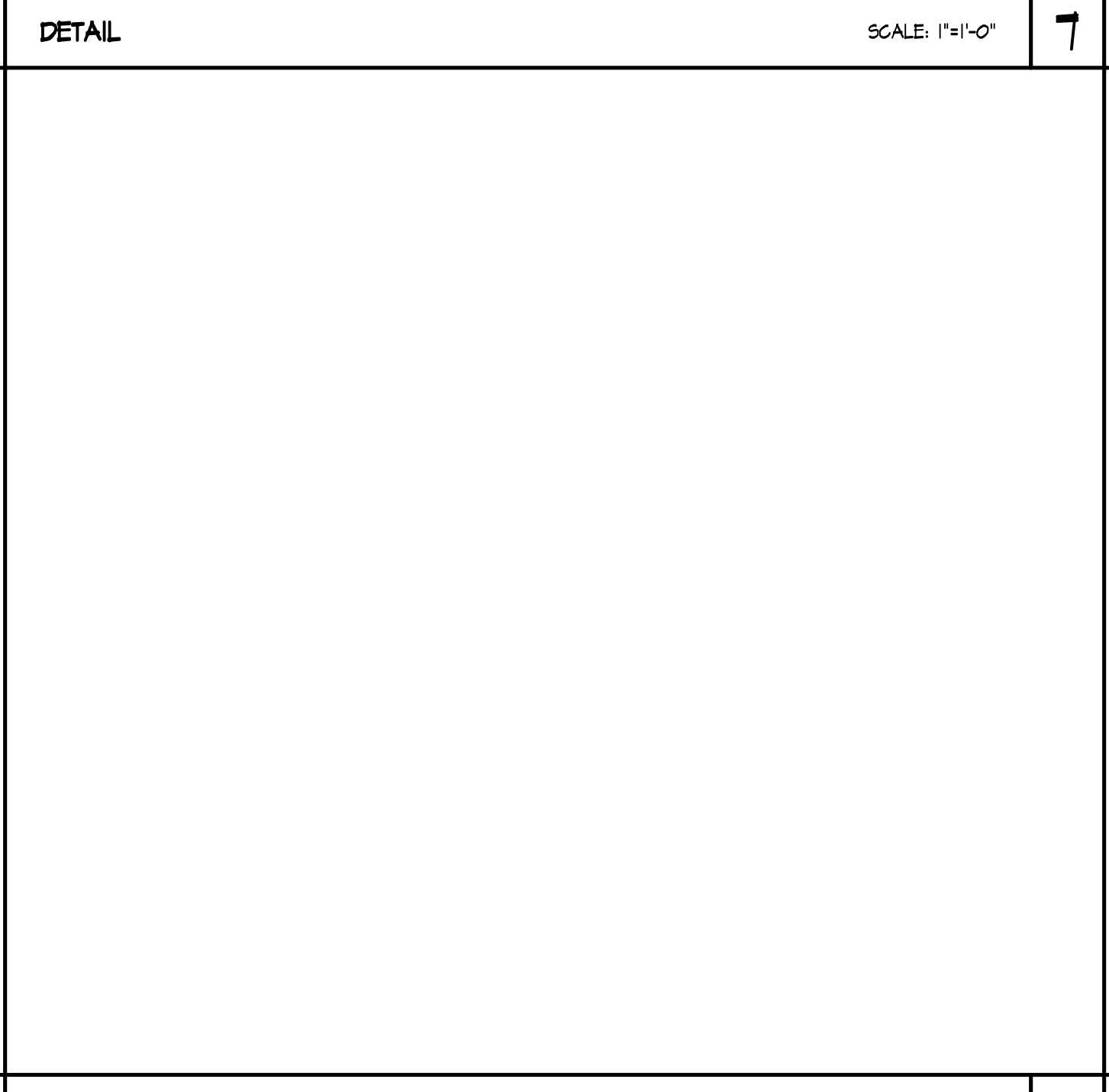
DETAIL SCALE: 1"=1'-0" **6**



DETAIL SCALE: 1"=1'-0" **7**



DETAIL SCALE: 1"=1'-0" **9**



TYPICAL SITE RETAINING WALL SCALE: 1"=1'-0" **12**

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DESIGN	FRU, TVM, MDA
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DATE	DESCRIPTION
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2 8/23/19 SUB_3 (SUB_2 CORRECTIONS)

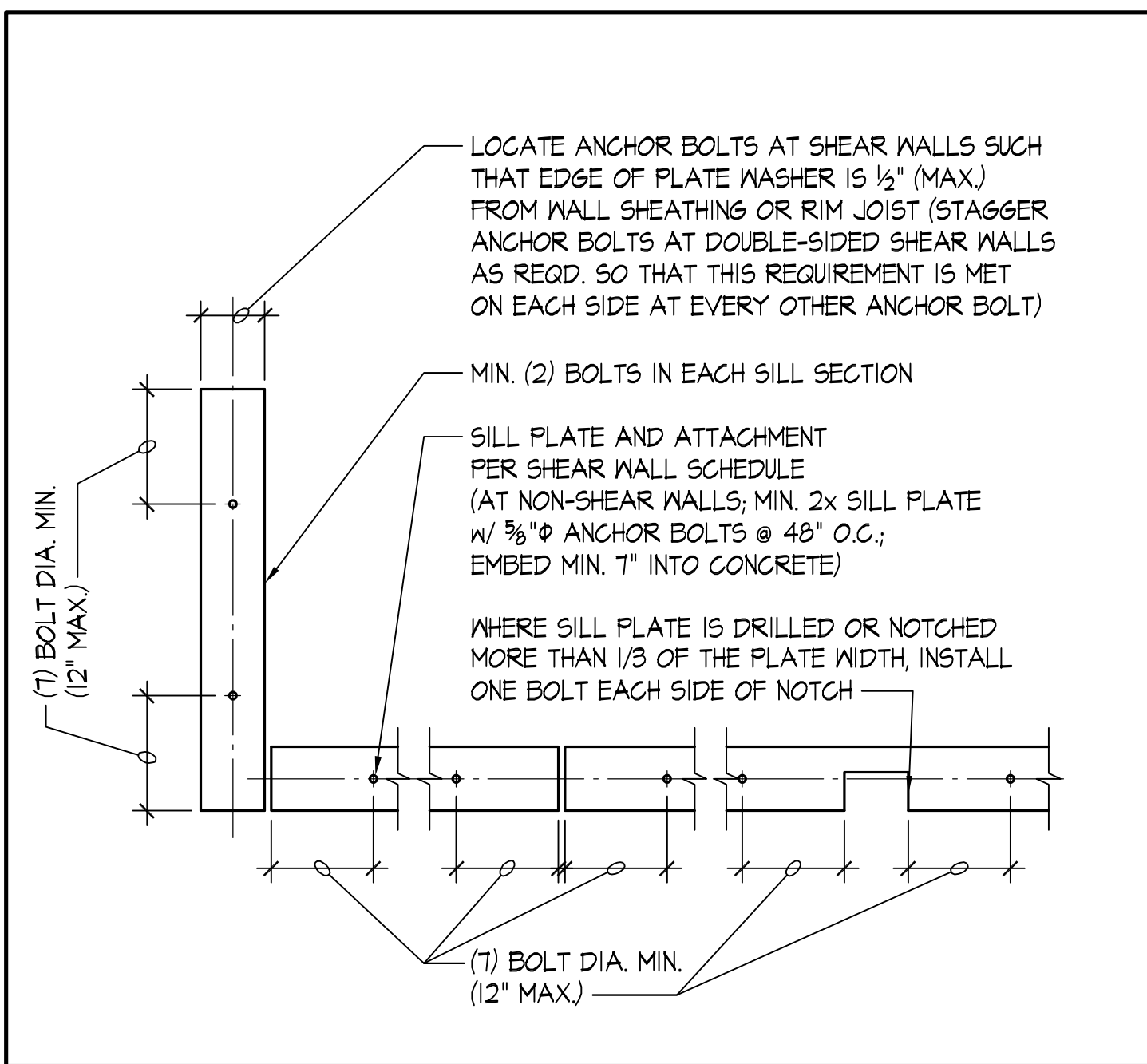
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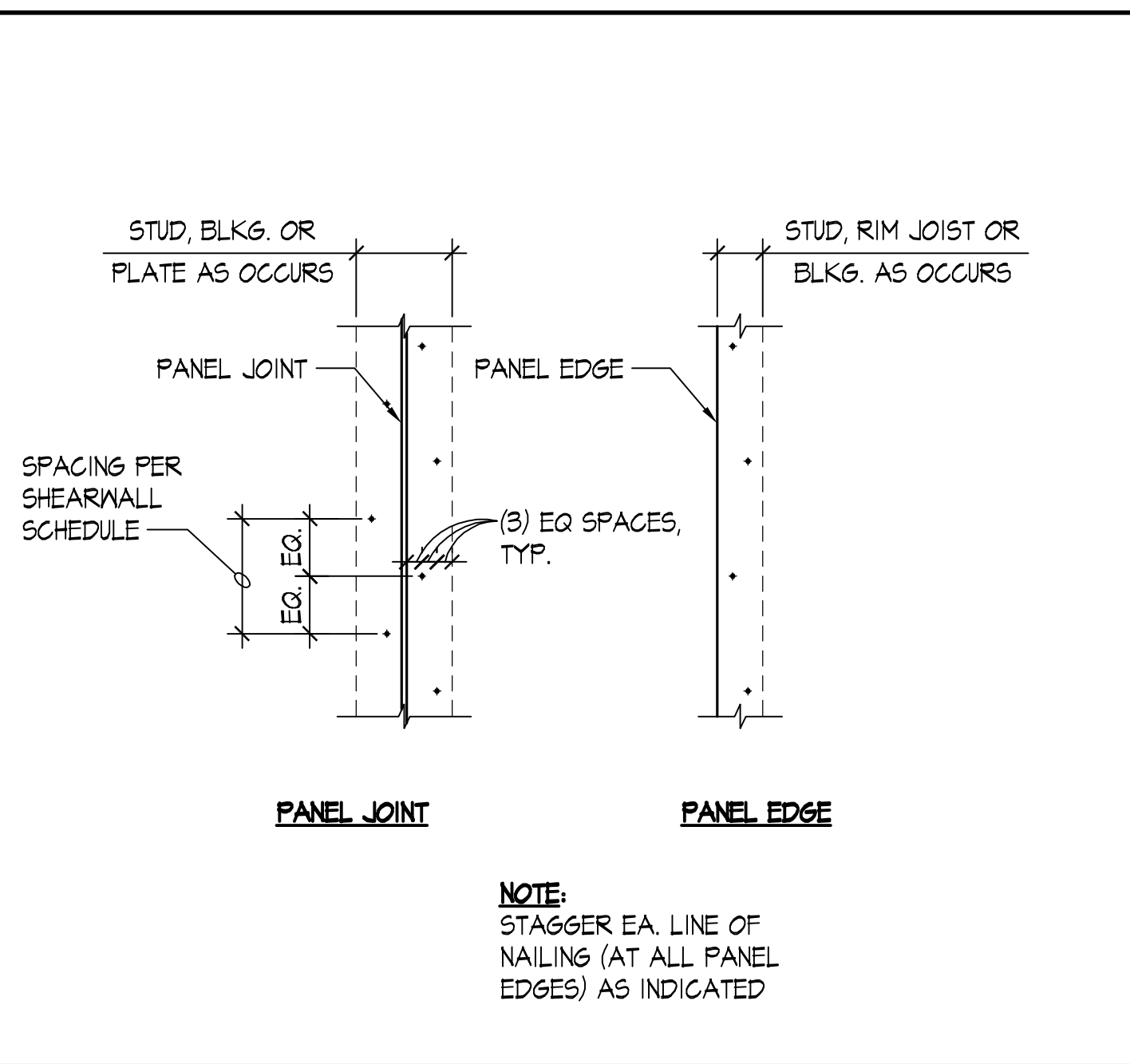
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PROJECT NO. 19052.01
CONCRETE DETAILS



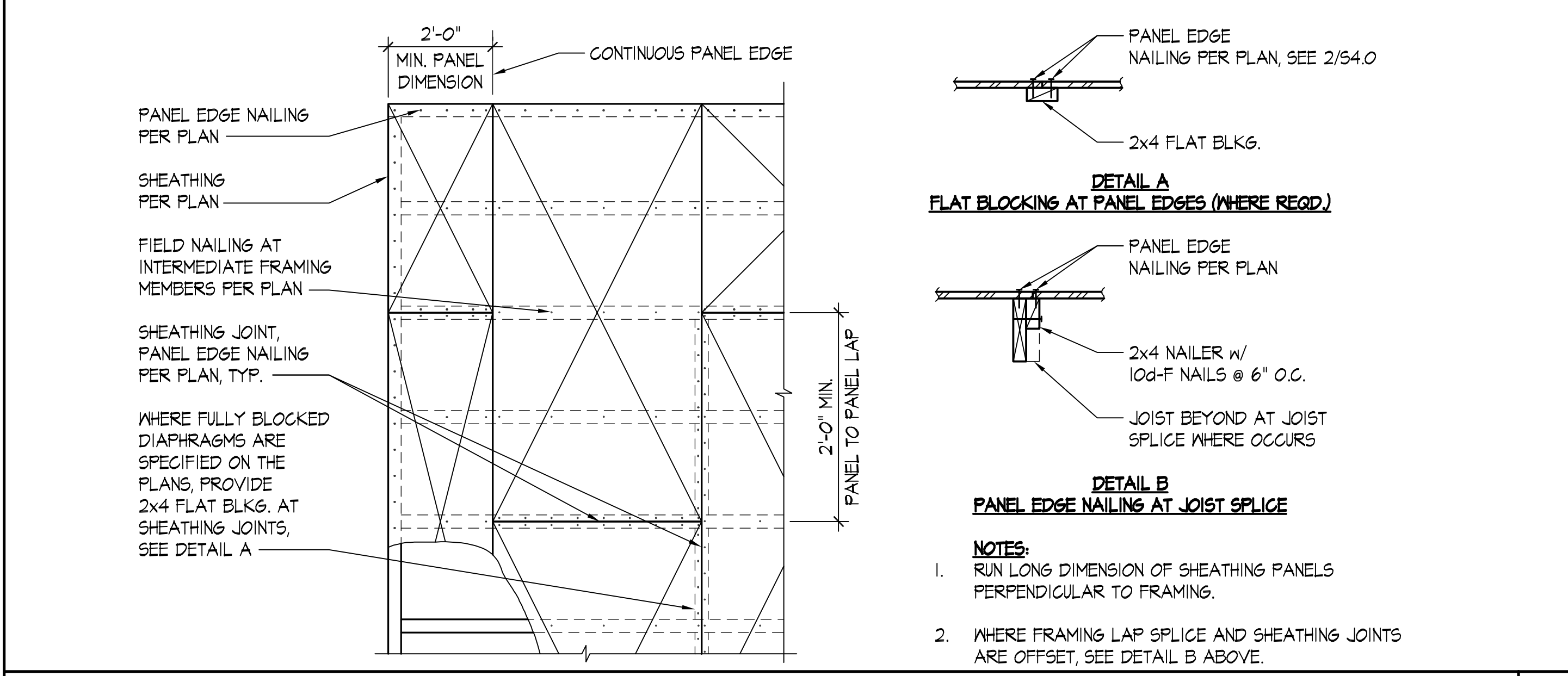
TYPICAL SILL PLATE BOLTING - PLAN VIEW SCALE: NONE



TYPICAL STAGGERED NAILING SCALE: NONE

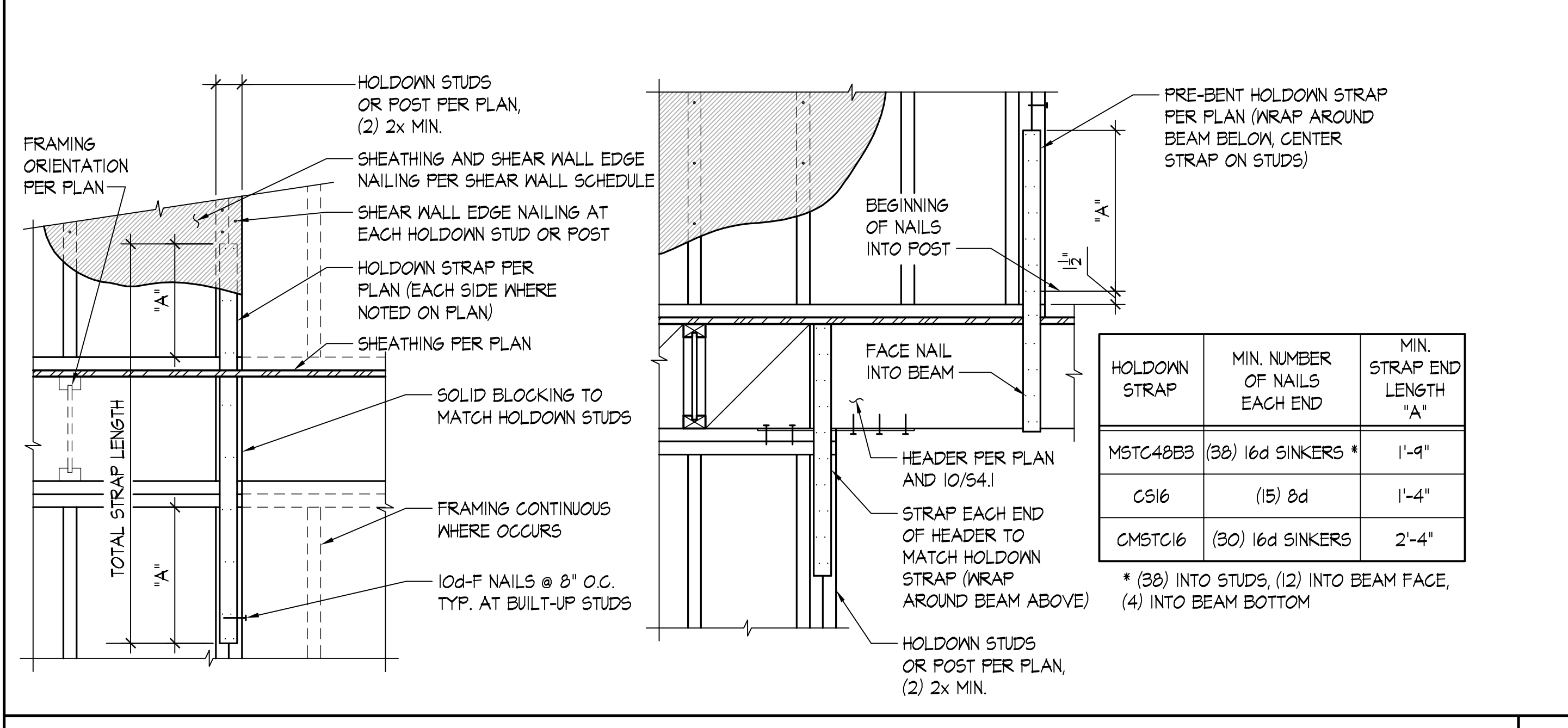
SHEAR WALL TYPE	SHEAR WALL SHEATHING ①	PANEL EDGE FRAMING ②⑦	PANEL EDGE NAILING ③	BOTTOM PLATE ATTACHMENT		TOP PLATE ATTACHMENT		
				2x BOTTOM PLATE CONNECTION TO RIM JOIST OR BLOCKING BELOW	ANCHOR BOLTING OF SILL PLATE TO CONCRETE BELOW ④⑤		RIM JOIST OR BLOCKING CONNECTION TO TOP PLATE ⑥	
						3x PLATE	2x PLATE	INTERIOR WALL
SW-6	1/2" APA ONE-SIDE SHTG.	2x	0.131"φx2 1/2" @ 6" O.C.	0.148"φx3 1/4" @ 6" O.C. ⑩	3/8"φ @ 48" O.C.	3/8"φ @ 48" O.C.	A35 @ 16" O.C.	LTP4 @ 16" O.C.
SW-4	1/2" APA ONE-SIDE SHTG.	3x OR (2) 2x	0.131"φx2 1/2" @ 4" O.C. ⑧	0.148"φx3 1/4" @ 4" O.C. ⑩	3/8"φ @ 48" O.C.	3/8"φ @ 32" O.C.	A35 @ 16" O.C.	LTP4 @ 16" O.C.
SW-3	1/2" APA ONE-SIDE SHTG.	3x OR (2) 2x	0.131"φx2 1/2" @ 3" O.C. ⑧	0.148"φx3 1/4" @ 3" O.C. ⑩	3/8"φ @ 32" O.C.	3/8"φ @ 24" O.C.	A35 @ 12" O.C.	LTP4 @ 12" O.C.
SW-2	1/2" APA ONE-SIDE SHTG.	3x OR (2) 2x	0.131"φx2 1/2" @ 2" O.C. ⑧	(2) ROWS 0.148"φx3 1/4" @ 4" O.C. STAGGERED ⑪	3/8"φ @ 24" O.C.	3/8"φ @ 16" O.C.	A35 @ 8" O.C.	LTP4 @ 8" O.C.

- NOTES:**
- ① INSTALL PANEL SHEATHING EITHER HORIZONTALLY OR VERTICALLY FOR THE ENTIRE LENGTH OF THE WALL PER PLAN.
 - ② ALL INTERMEDIATE WALL STUDS SHALL BE PER PLAN. PROVIDE BACKING FRAMING AT ALL PANEL EDGES INCLUDING HORIZONTAL BLOCKING PER THE SCHEDULE.
 - ③ PROVIDE NAILING TO ALL PANEL EDGES, TOP & BOTTOM PLATES AND HORIZONTAL BLOCKING. PROVIDE THE SAME NAILING PATTERN TO EACH MULTIPLE STUD OF THE BUILT-UP HOLD DOWN POST. NAIL PANEL TO INTERMEDIATE FRAMING MEMBERS W/ 0.131"φ x 2 1/2" @ 12" O.C.
 - ④ EMBED CAST-IN-PLACE 5/8"φ ANCHOR BOLTS 7" MIN. (OR EMBED ADHESIVE ANCHOR BOLTS 5 1/2" IN (E) CONCRETE; SEE STRUCTURAL NOTES). PROVIDE PLATE WASHER 3" x 3" x 1/4" AT EACH ANCHOR BOLT. SILL PLATES SHALL BE TREATED PER GENERAL NOTES, AND SHALL BE 2x OR 3x PER THE SCHEDULE. SEE DETAIL 1/54.0 FOR OTHER REQUIREMENTS.
 - ⑤ PROVIDE HOT DIPPED GALVANIZED NAILS, BOLTS, OR METAL PLATES FOR ALL CONNECTORS IN CONTACT WITH PRESSURE TREATED MEMBERS.
 - ⑥ PROVIDE 0.131"φ x 1-1/2" LONG NAILS FOR CLIPS DIRECTLY ATTACHED TO FRAMING MEMBERS; PROVIDE 0.131"φ x 2-1/2" LONG NAILS FOR CLIPS INSTALLED OVER FLOOR OR WALL SHEATHING ON FRAMING MEMBERS. SEE 6/54.1 FOR TOP PLATE SPLICE.
 - ⑦ ALTERNATIVE TO 3x STUDS AND 3x HORIZ. BLOCKING IS (2) 2x STUDS/BLKG. NAILED TOGETHER WITH 0.148"φ x 3" LONG NAILS WITH THE SAME SPACING AS THE PANEL EDGE NAILING PER THE SCHEDULE (STAGGER).
 - ⑧ STAGGER NAILS PER 2/54.0.
 - ⑨ STAGGER PANEL EDGE JOINTS AT DOUBLE-SIDED SHEAR WALLS SO THAT JOINTS ON OPPOSITE SIDES ARE NOT AT THE SAME STUD.
 - ⑩ RIM JOIST/BLOCKING MINIMUM WIDTH OF 1 3/4". STAGGER NAILS PER 2/54.0 WHERE SPACING IS LESS THAN 6" O.C.
 - ⑪ RIM JOIST/BLOCKING MINIMUM WIDTH OF 1 3/4" AT EXTERIOR WALLS, 3/2" AT INTERIOR WALLS. STAGGER NAILS PER 2/54.0.

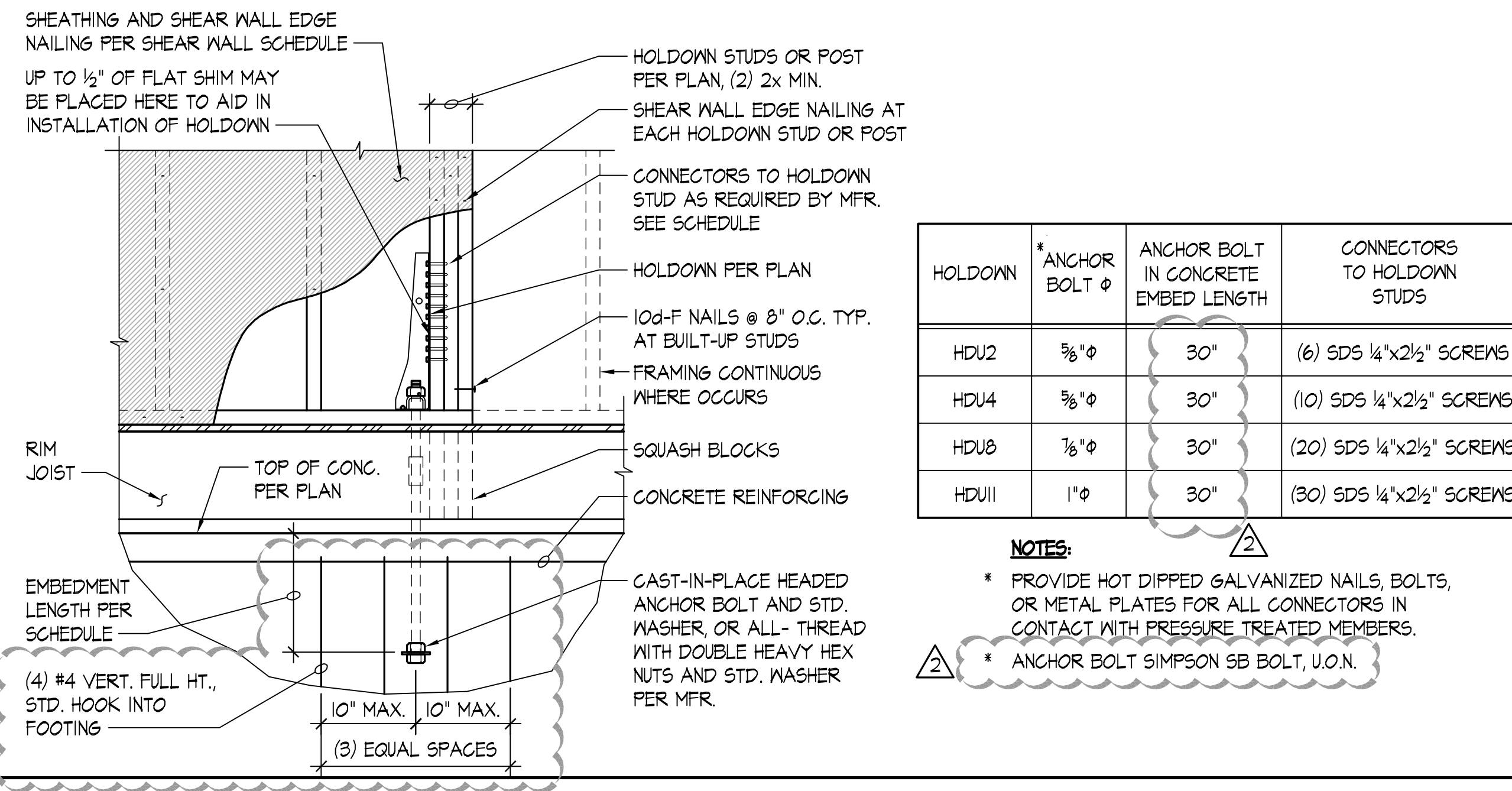


TYPICAL ROOF AND FLOOR DIAPHRAGM SHEATHING SCALE: NONE

SHEAR WALL SCHEDULE - 8d NAILS SCALE: NONE



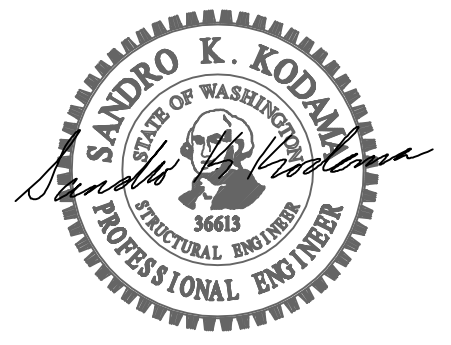
TYPICAL FLOOR TO FLOOR HOLDDOWN STRAP & FLOOR TO HEADER HOLDDOWN STRAP SCALE: NONE



TYPICAL HOLDDOWN TO CONCRETE AT RIM JOIST SCALE: NONE

HOLDDOWN	ANCHOR BOLT φ	ANCHOR BOLT IN CONCRETE EMBED LENGTH	CONNECTORS TO HOLDDOWN STUDS
HDU2	3/8"φ	30"	(6) SDS 1/4"x2 1/2" SCREWS
HDU4	3/8"φ	30"	(10) SDS 1/4"x2 1/2" SCREWS
HDUB	7/8"φ	30"	(20) SDS 1/4"x2 1/2" SCREWS
HDUII	1"φ	30"	(30) SDS 1/4"x2 1/2" SCREWS

- NOTES:**
- * PROVIDE HOT DIPPED GALVANIZED NAILS, BOLTS, OR METAL PLATES FOR ALL CONNECTORS IN CONTACT WITH PRESSURE TREATED MEMBERS.
 - * ANCHOR BOLT SIMPSON SB BOLT, U.O.N.



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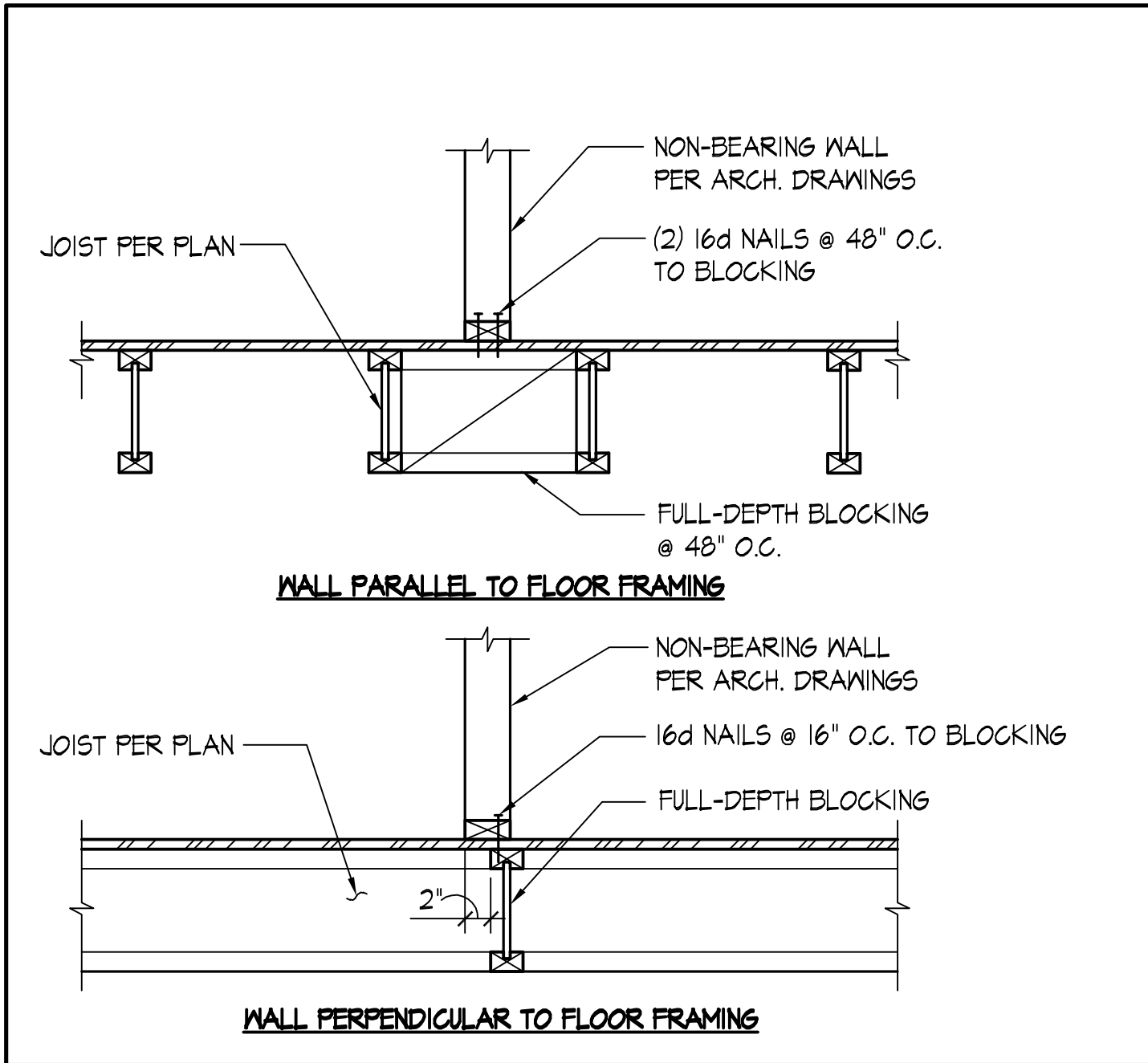
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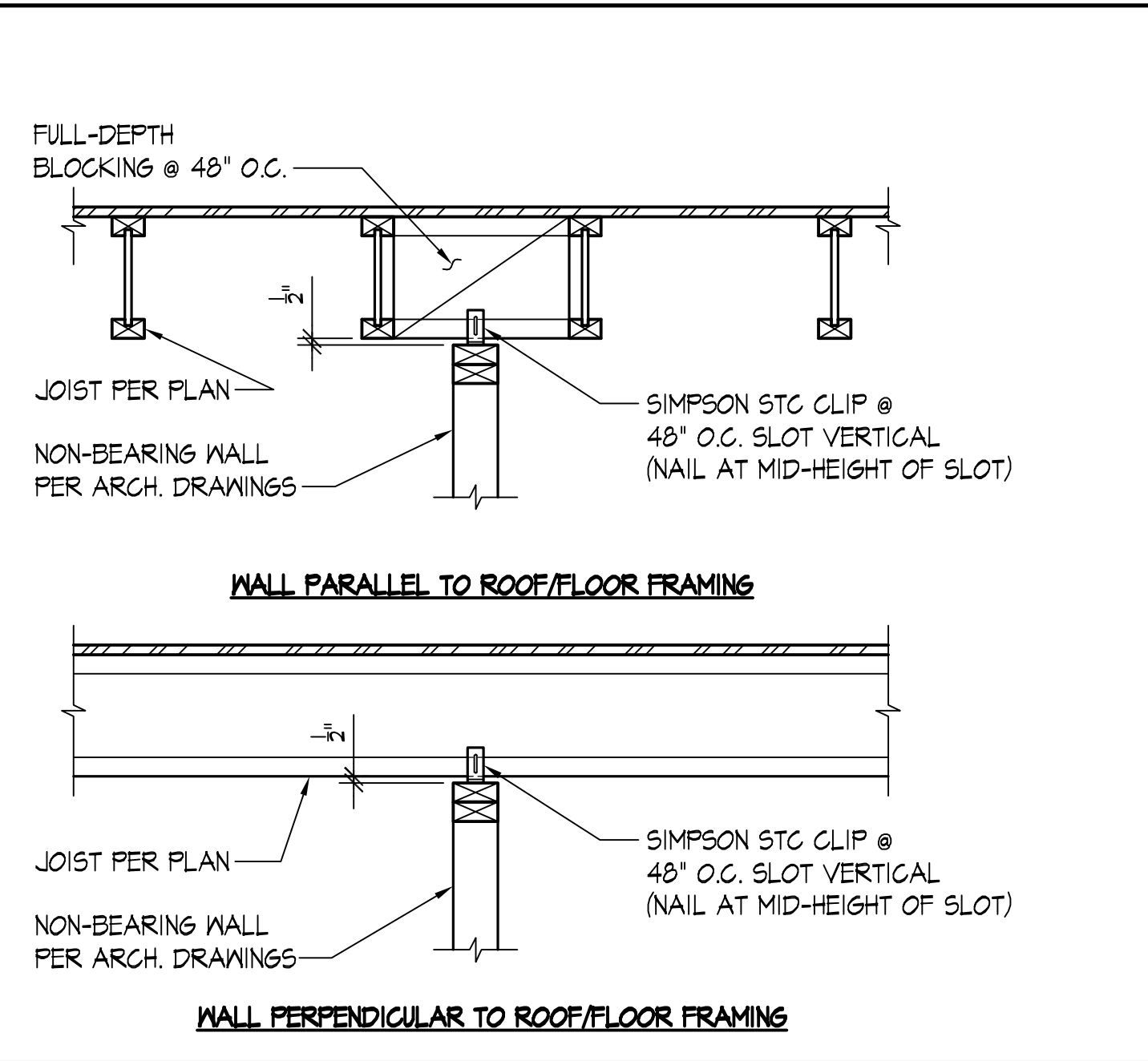
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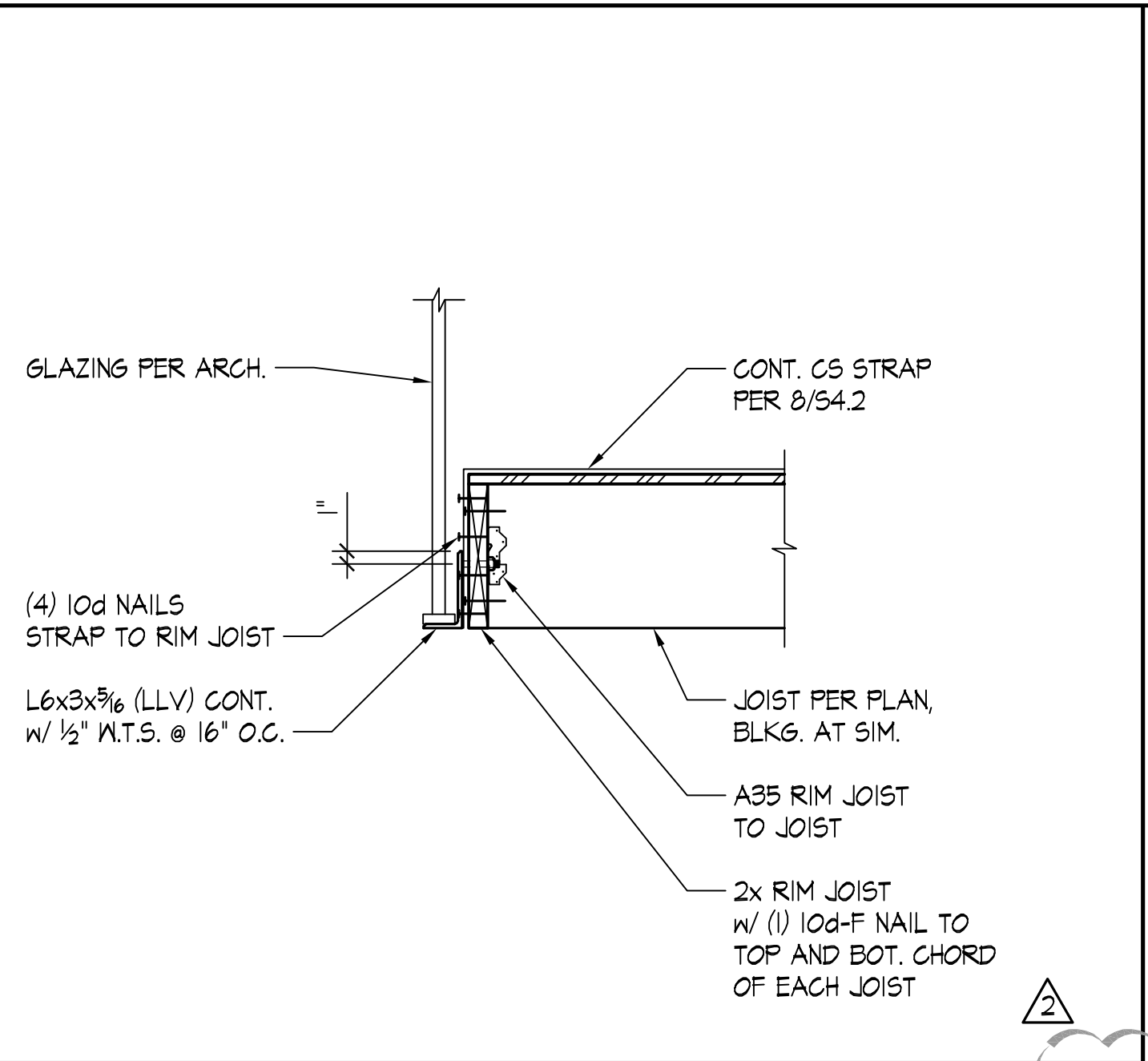
PROJECT NO. 19052.01
WOOD DETAILS



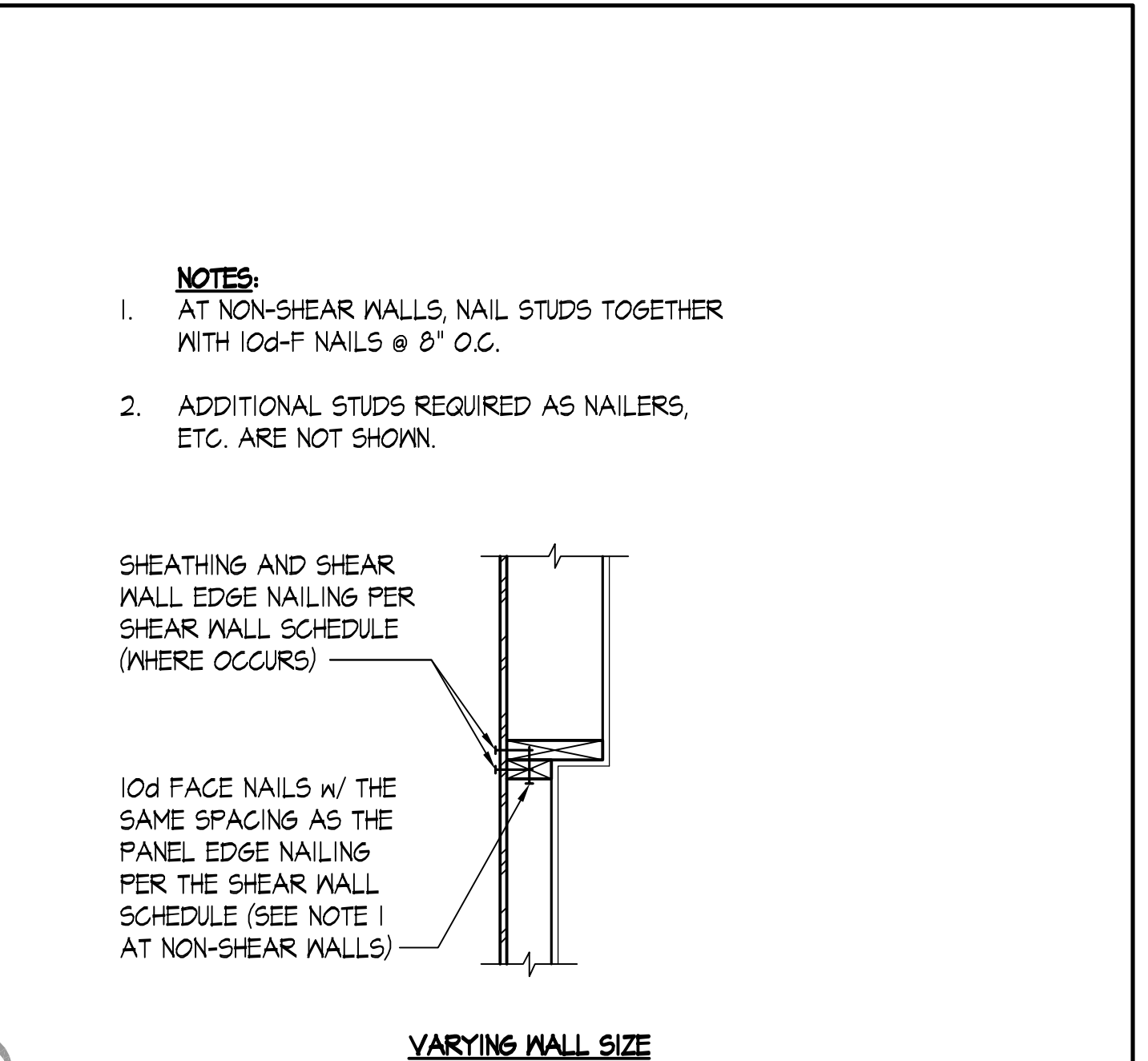
TYPICAL NON-STRUCTURAL WALL SUPPORT (BOTTOM) - I-JOIST SCALE: NONE 1



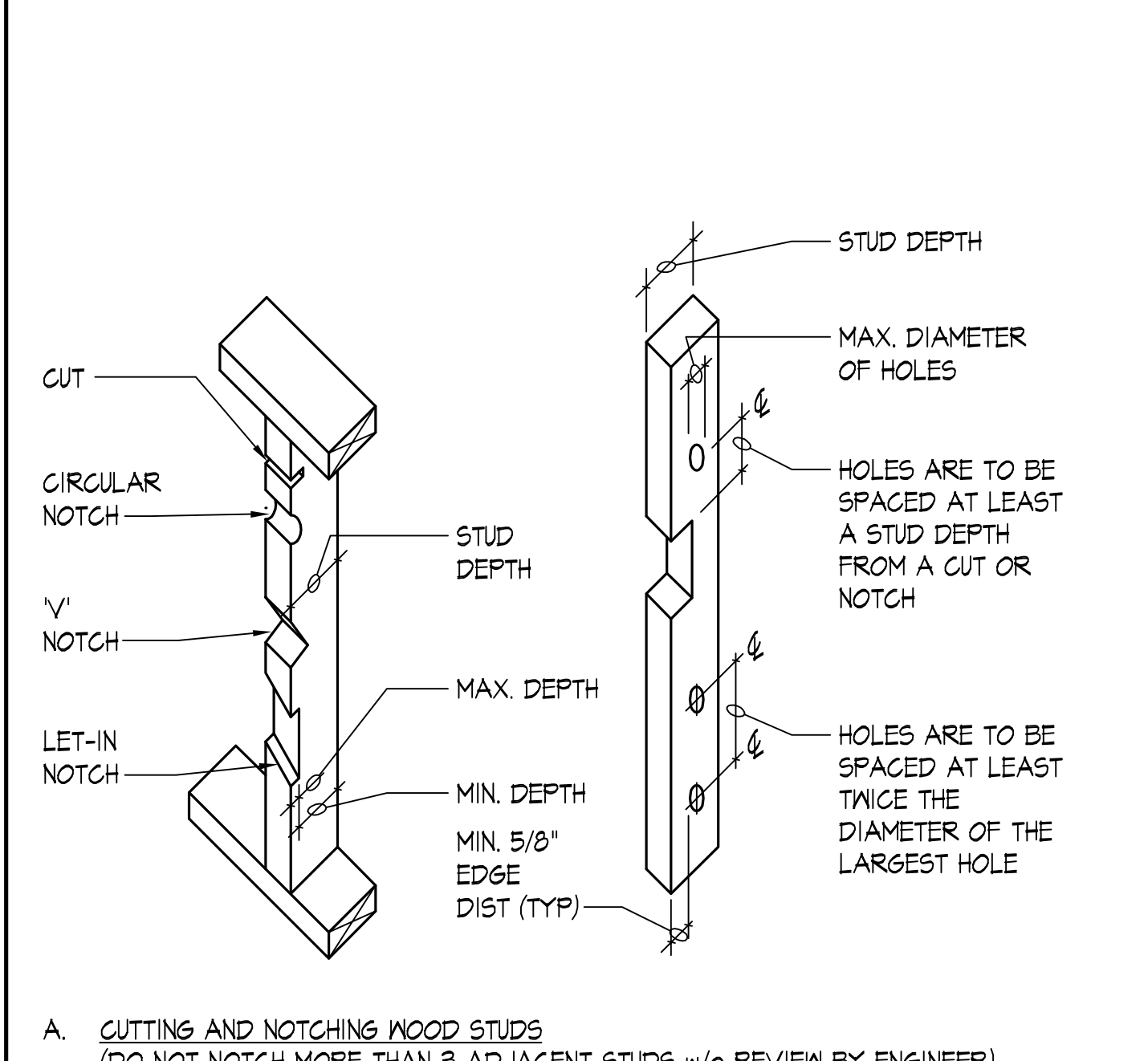
TYPICAL NON-STRUCTURAL WALL SUPPORT (TOP) - I-JOIST SCALE: NONE 2



SCALE: NONE 3



SCALE: NONE 4



BEARING WALL STUDS:

STUD SIZE	MAX. DEPTH OF SAW CUT OR NOTCH	MIN. DEPTH REMAINING AFTER CUT OR NOTCH
2x4	1/8"	2-3/8"
2x6	1-3/8"	4-1/8"
2x8	1-7/8"	5-3/8"

NON-BEARING WALL STUDS:

STUD SIZE	MAX. DEPTH OF SAW CUT OR NOTCH	MIN. DEPTH REMAINING AFTER CUT OR NOTCH
2x4	1-1/2"	2"
2x6	2-3/8"	3-1/8"
2x8	3"	4-1/4"

B. HOLES IN WOOD STUDS

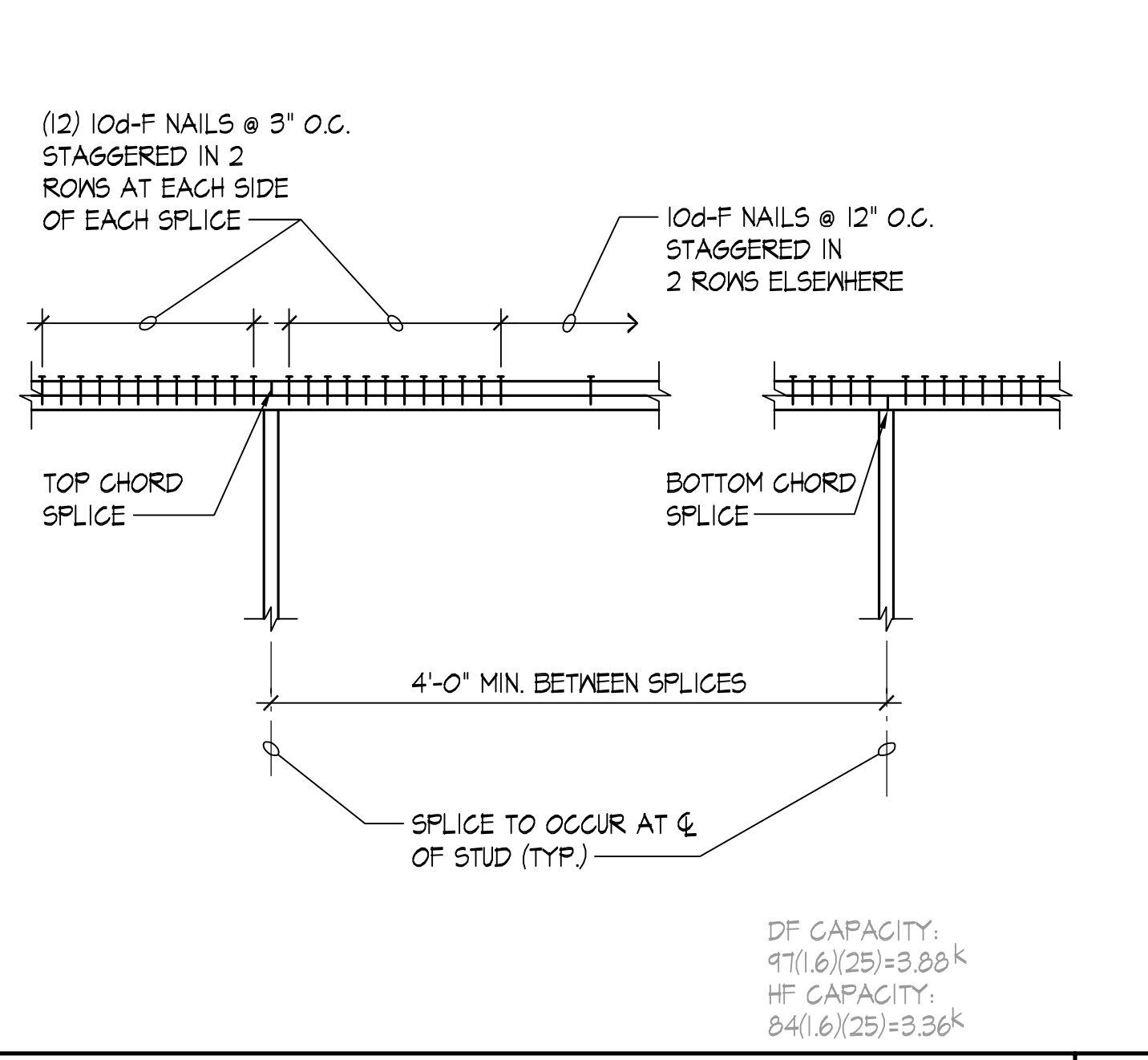
BEARING WALL:

STUD SIZE	MAX. DIAMETER OF HOLE
2x4	1-1/2"
2x6	2-3/8"
2x8	3"

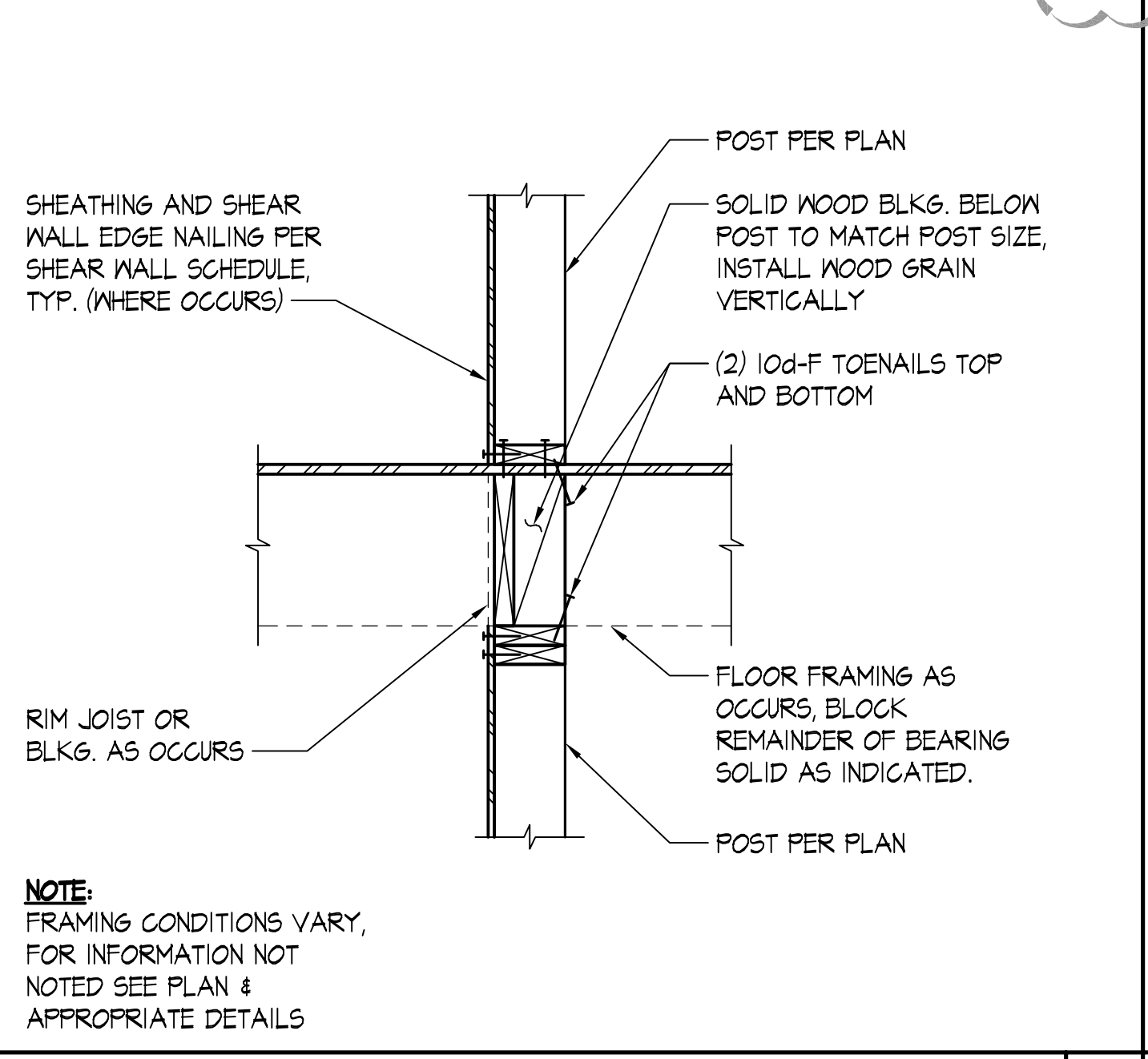
NON-BEARING WALL:

STUD SIZE	MAX. DIAMETER OF HOLE
2x4	2-1/4"
2x6	3-3/8"
2x8	4-1/2"

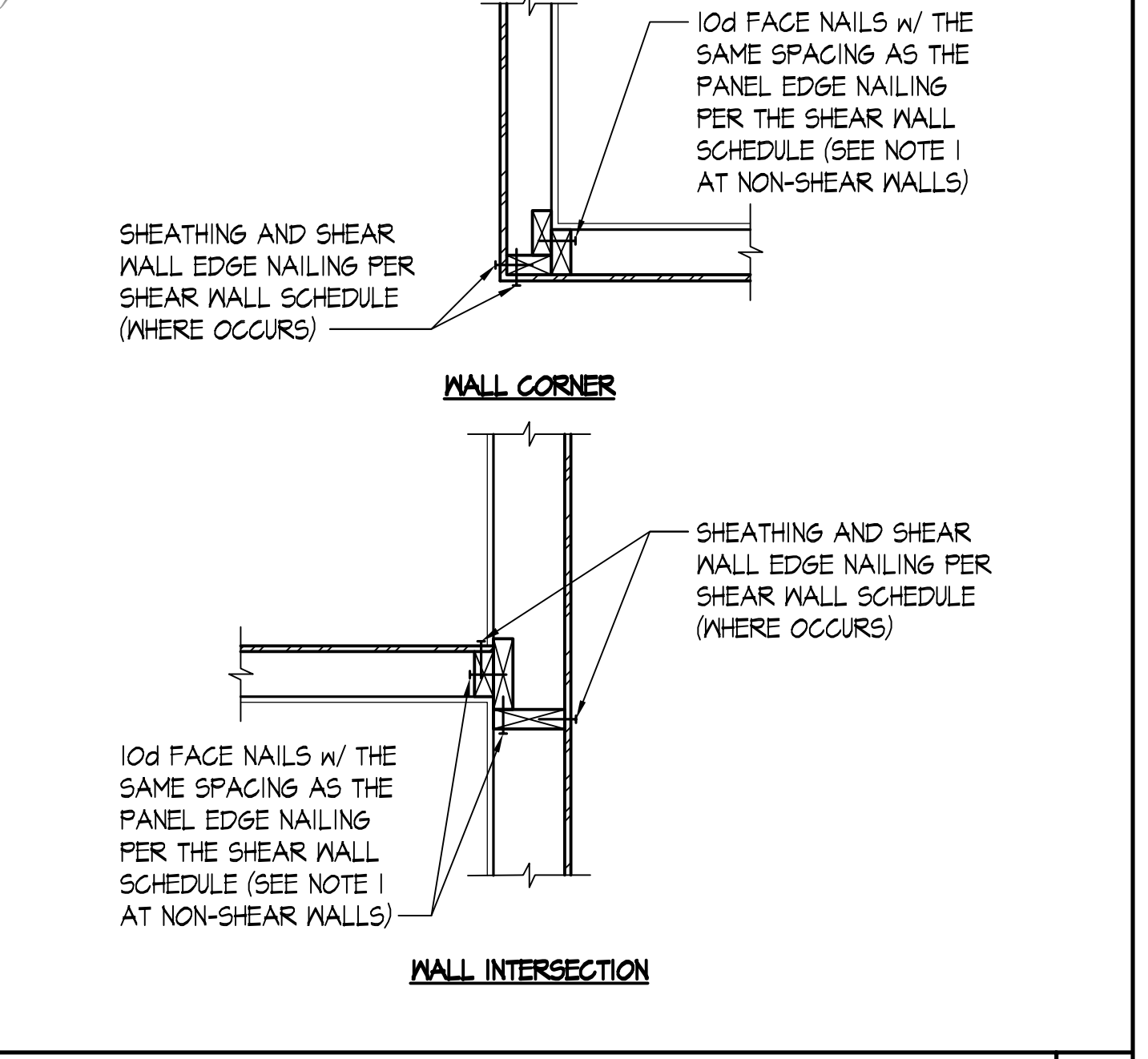
TYPICAL ALLOWABLE HOLES AND NOTCHES IN STUDS SCALE: NONE 9



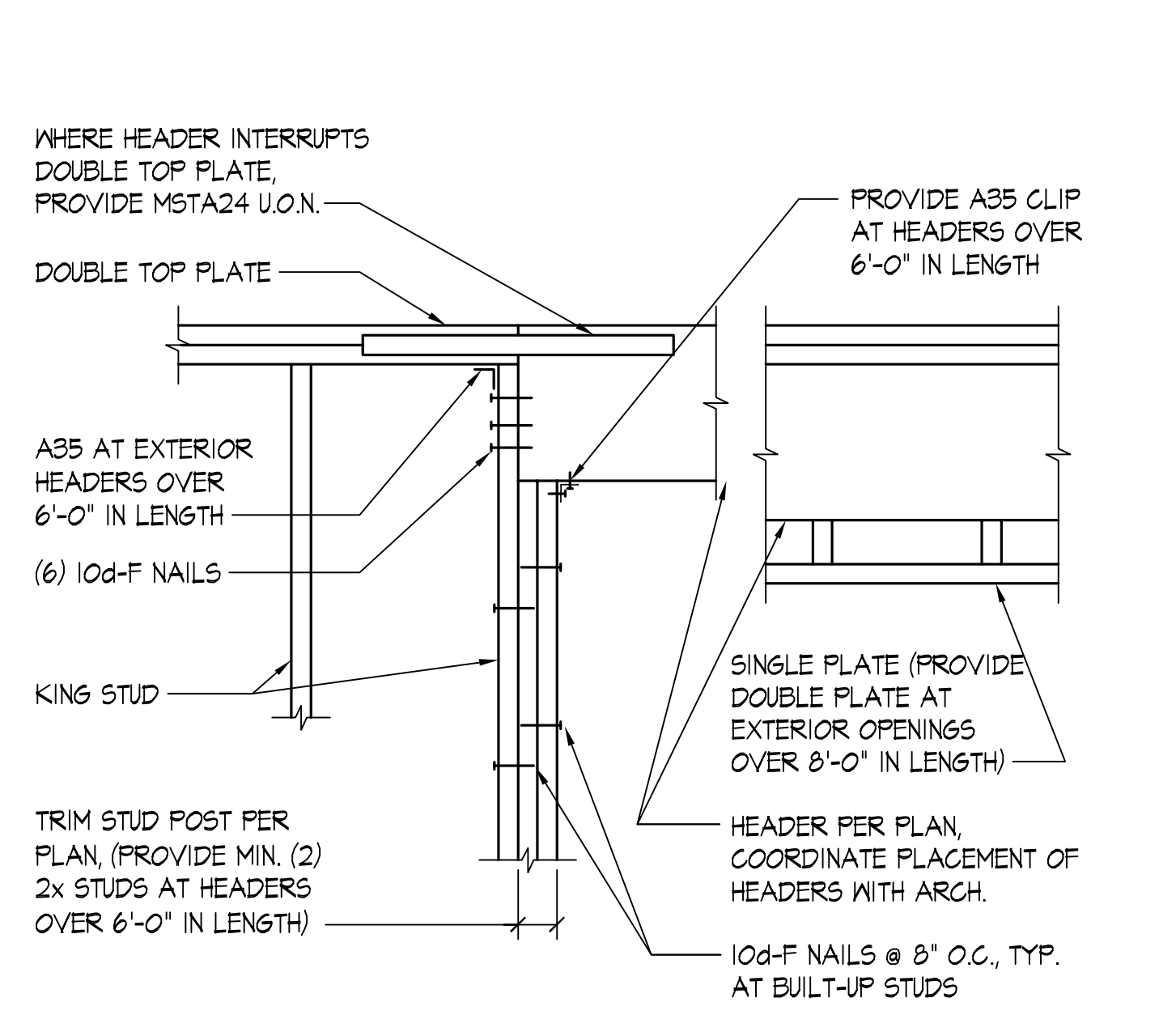
SCALE: NONE 6



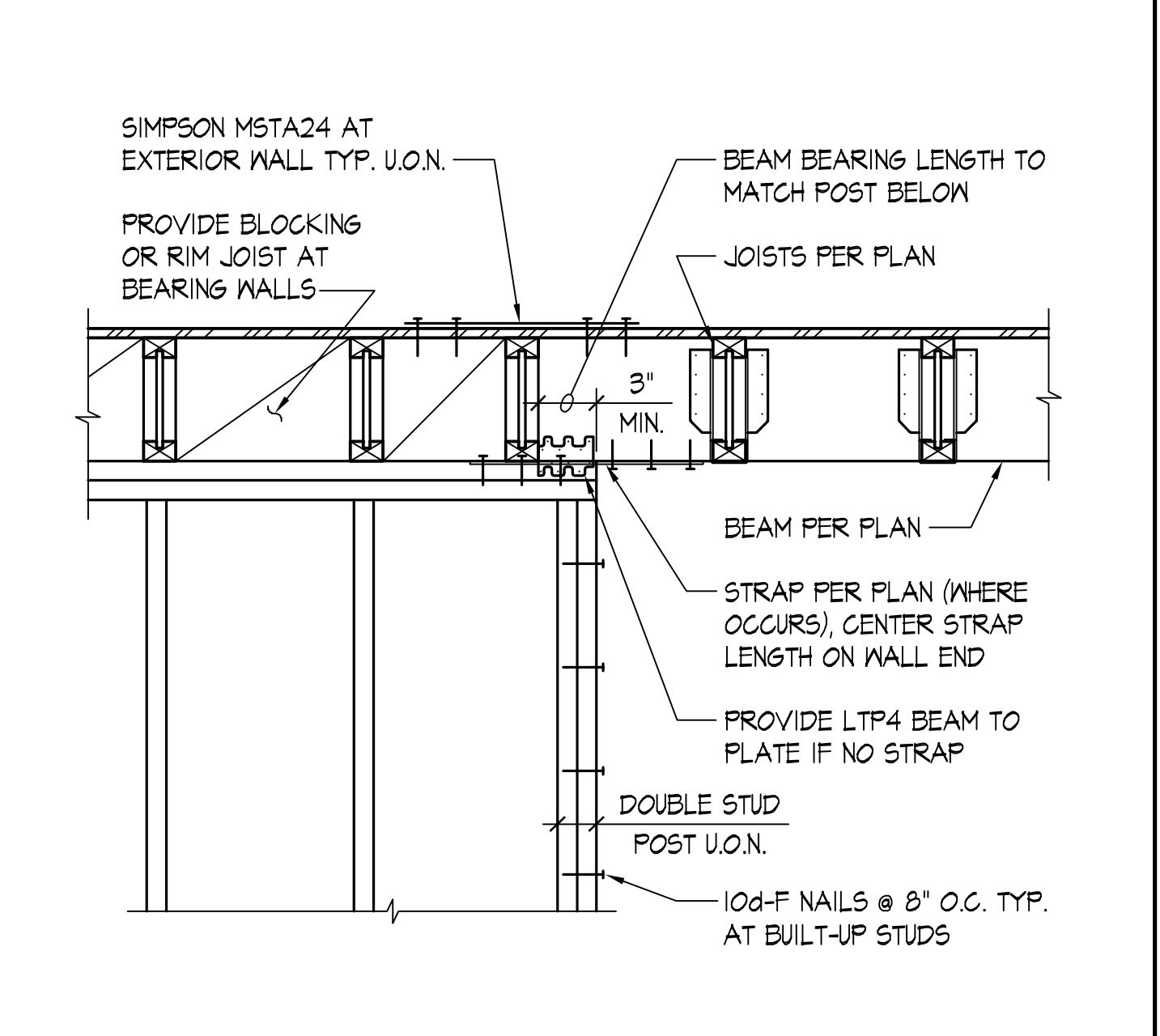
SCALE: NONE 7



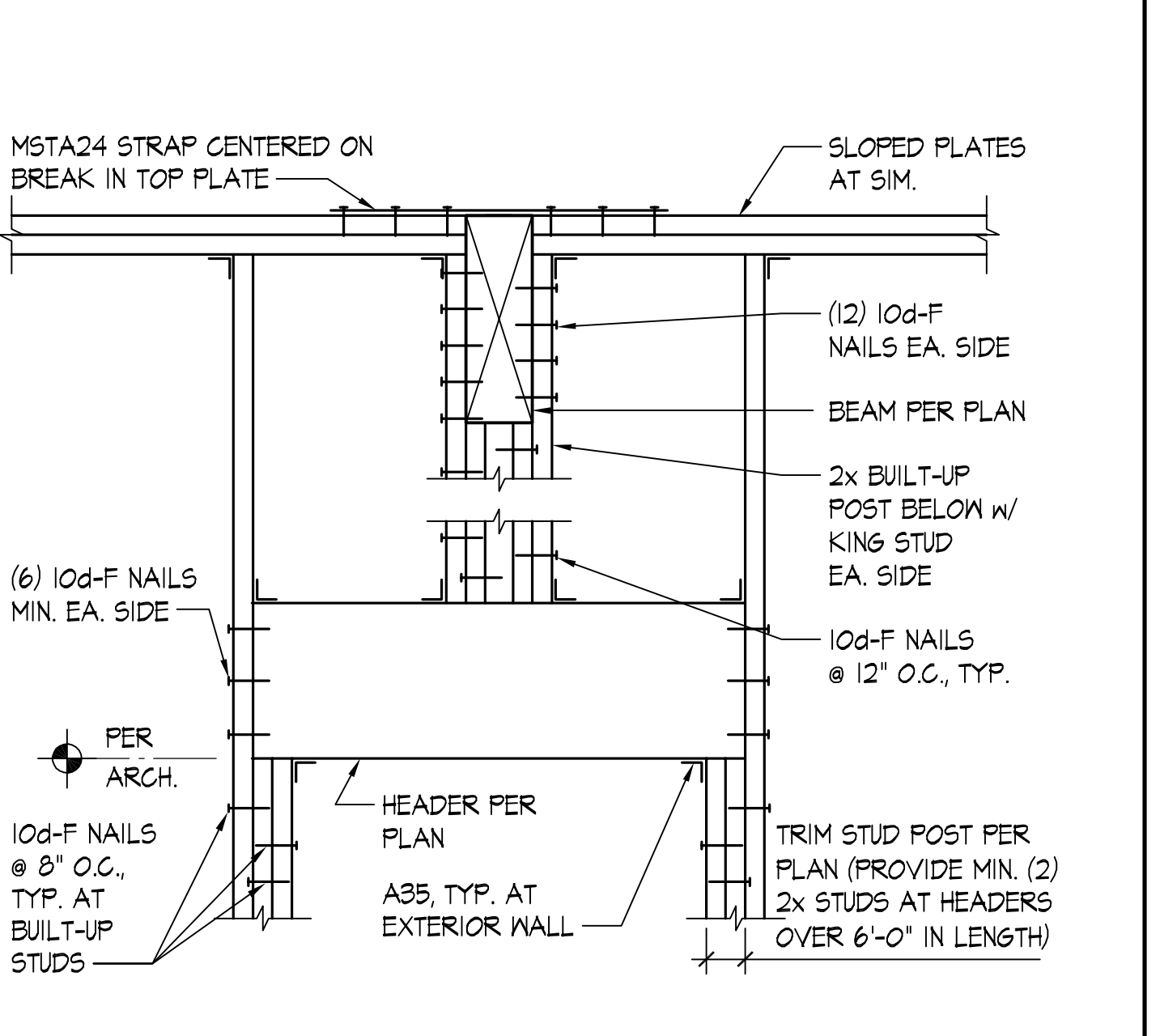
SCALE: NONE 8



SCALE: NONE 10



SCALE: NONE 11



SCALE: NONE 12



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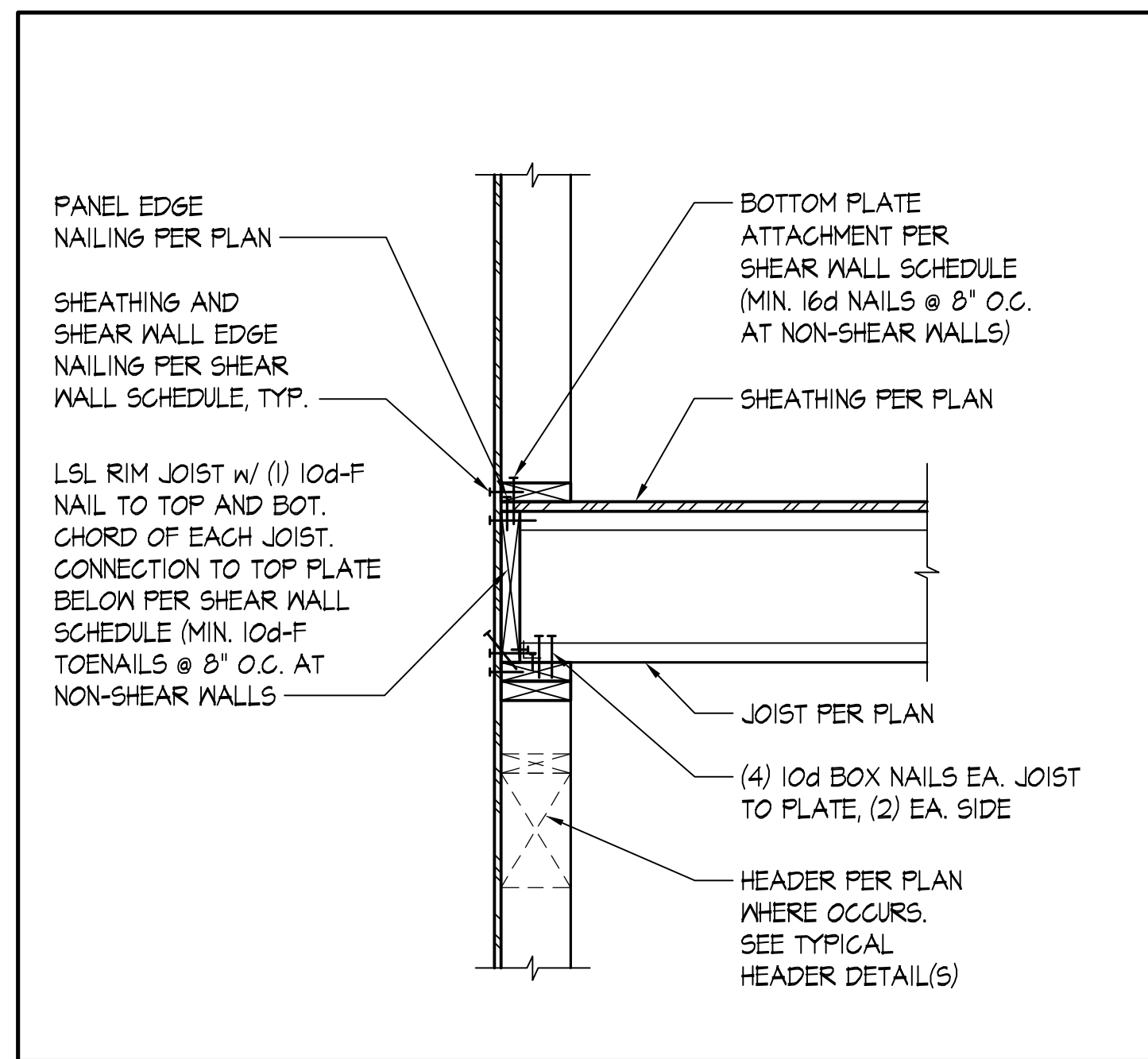
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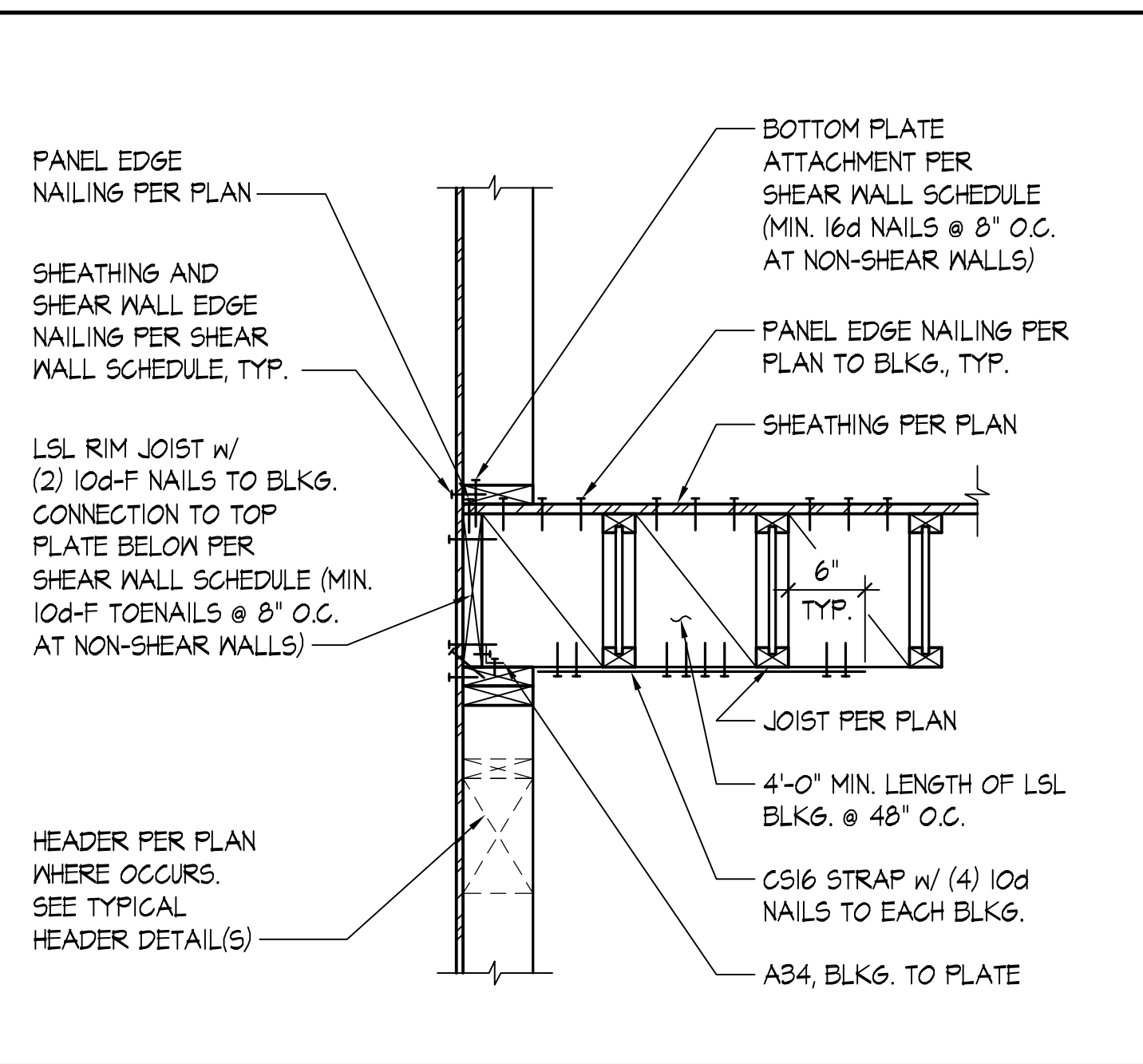
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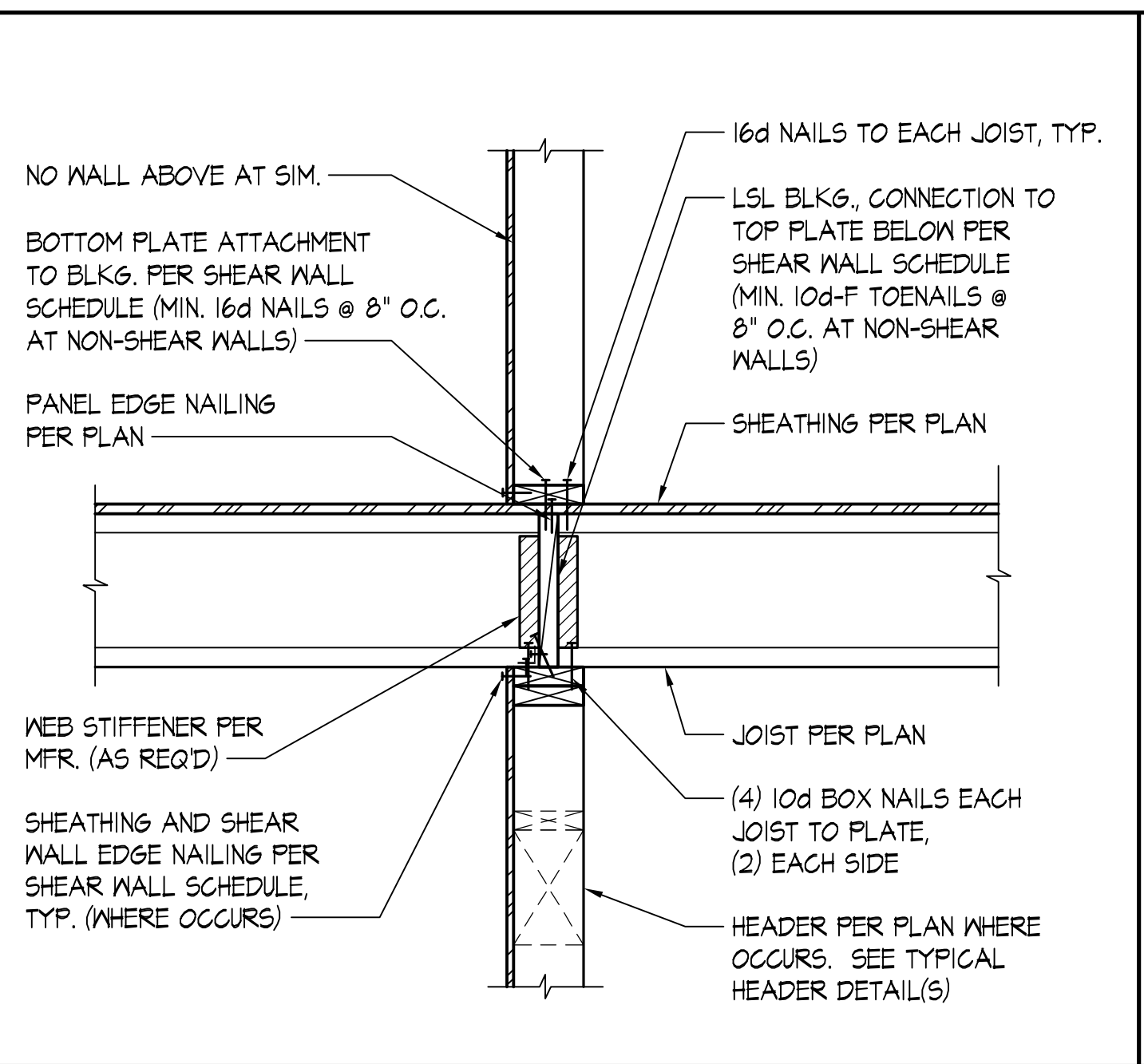
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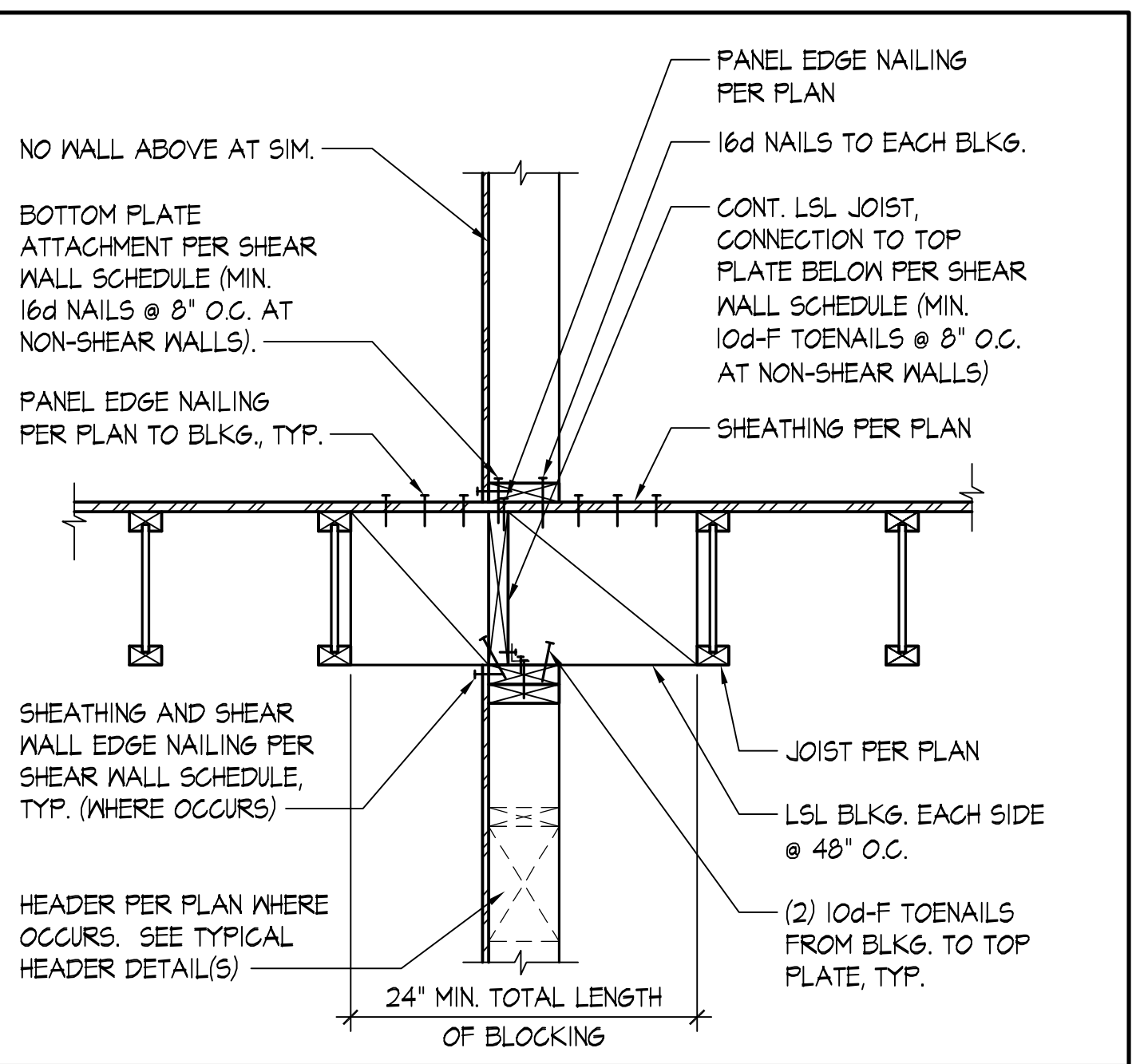
TYPICAL EXTERIOR WALL - I-JOIST PERPENDICULAR SCALE: NONE 1



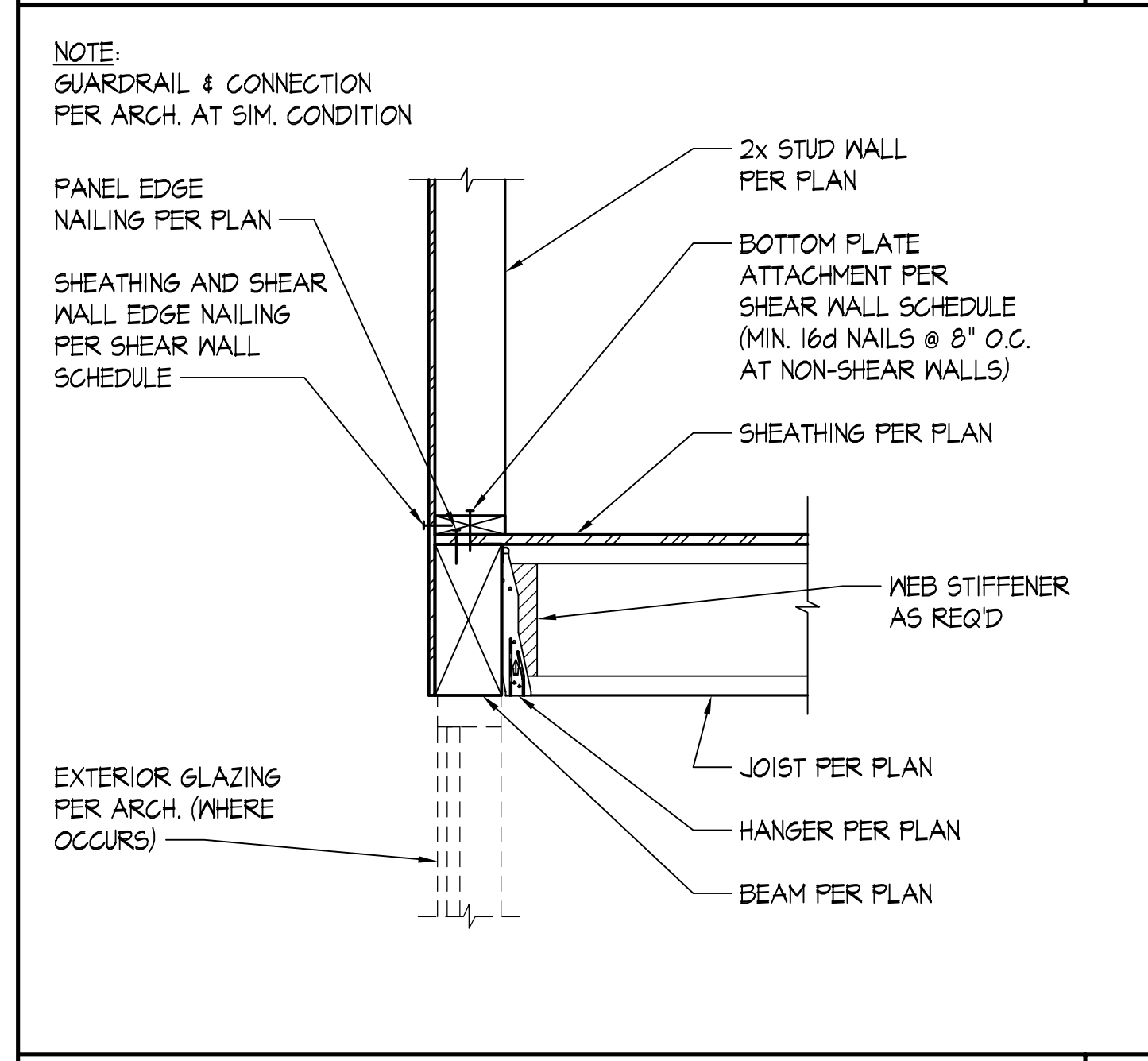
TYPICAL EXTERIOR WALL - I-JOIST PARALLEL SCALE: NONE 2



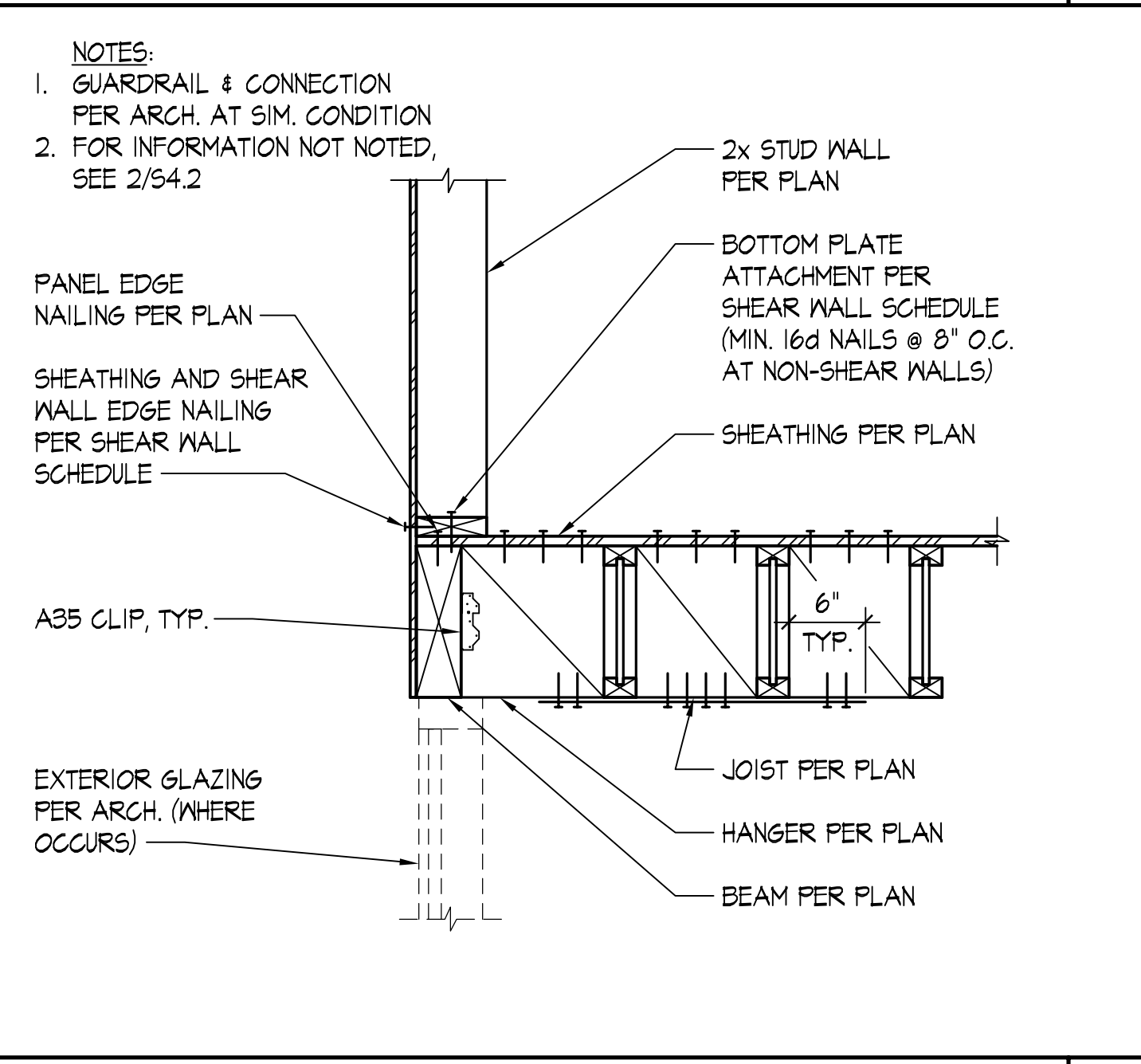
TYPICAL INTERIOR WALL - I-JOIST PERPENDICULAR SCALE: NONE 3



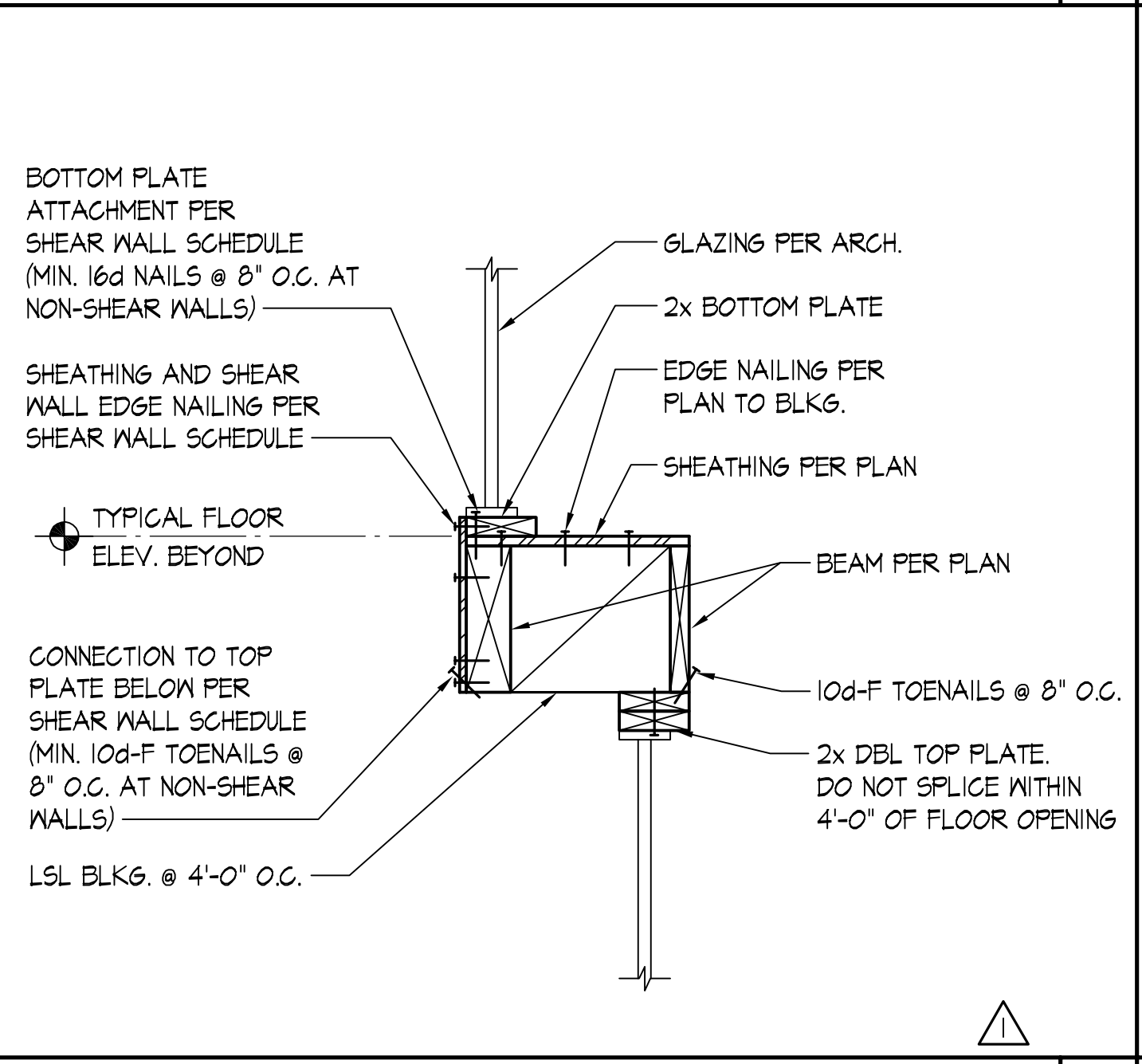
TYPICAL INTERIOR WALL - I-JOIST PARALLEL SCALE: NONE 4



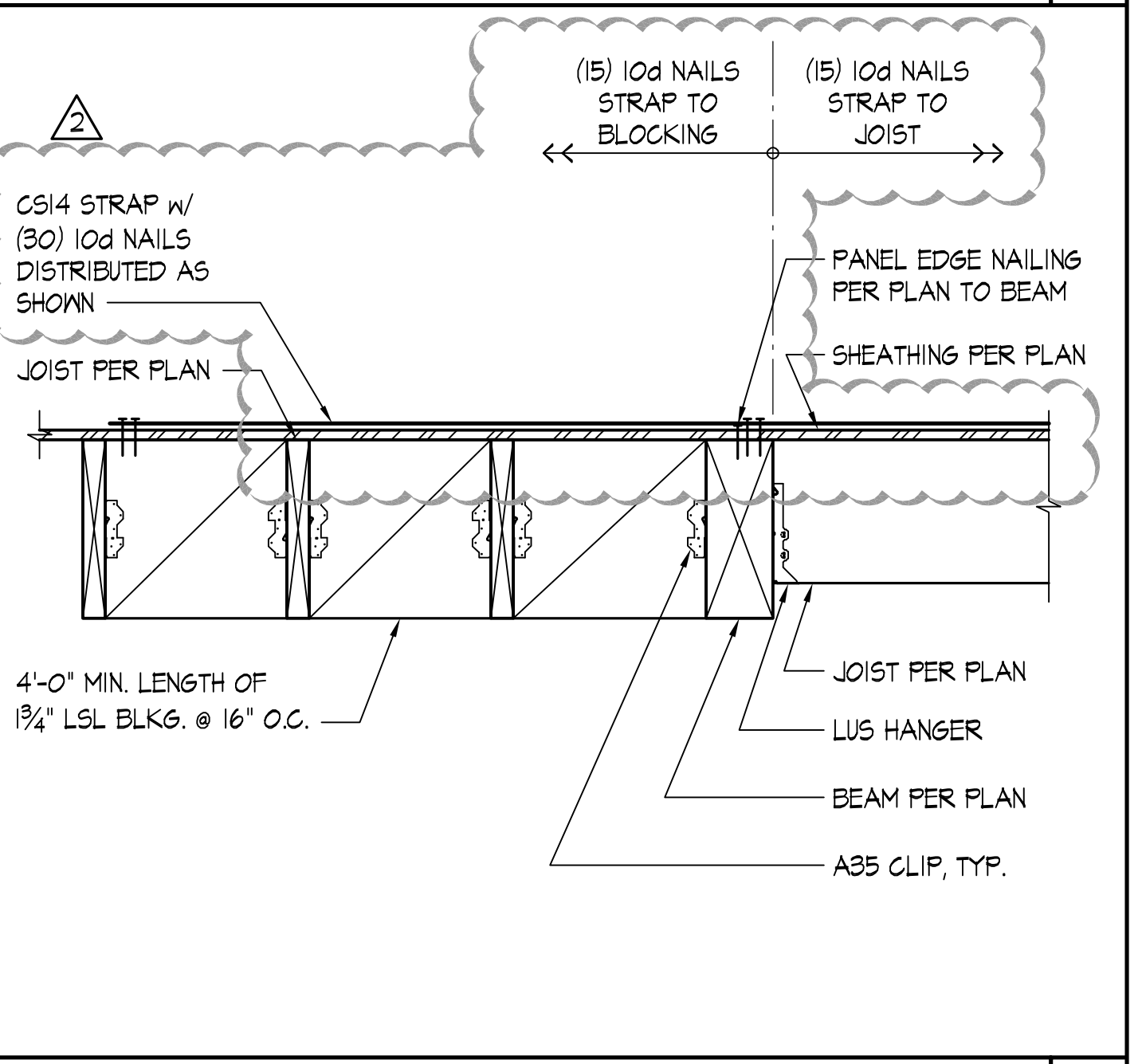
FLUSH BEAM - I-JOIST PERPENDICULAR SCALE: NONE 5



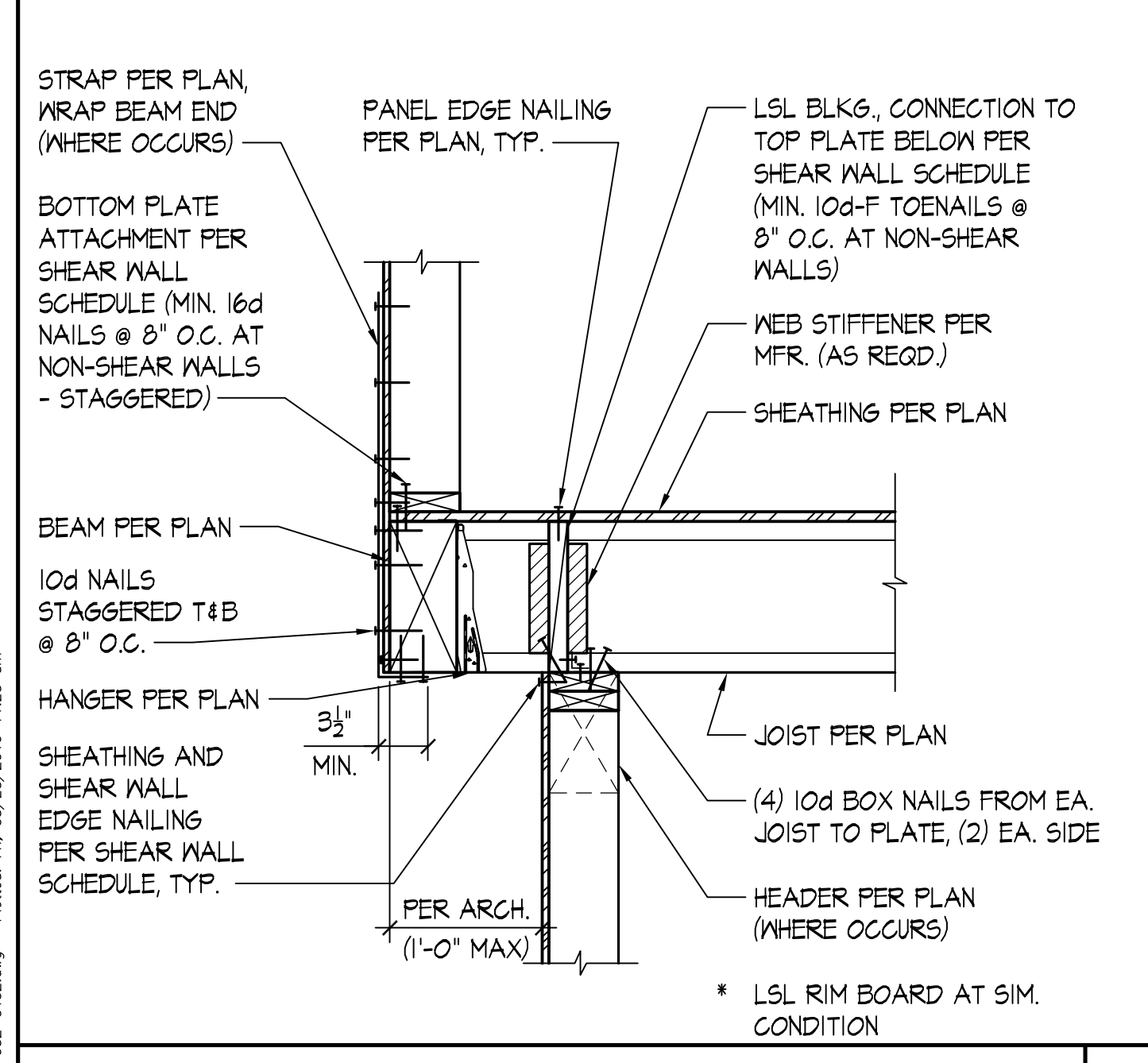
FLUSH BEAM - I-JOIST PARALLEL SCALE: NONE 6



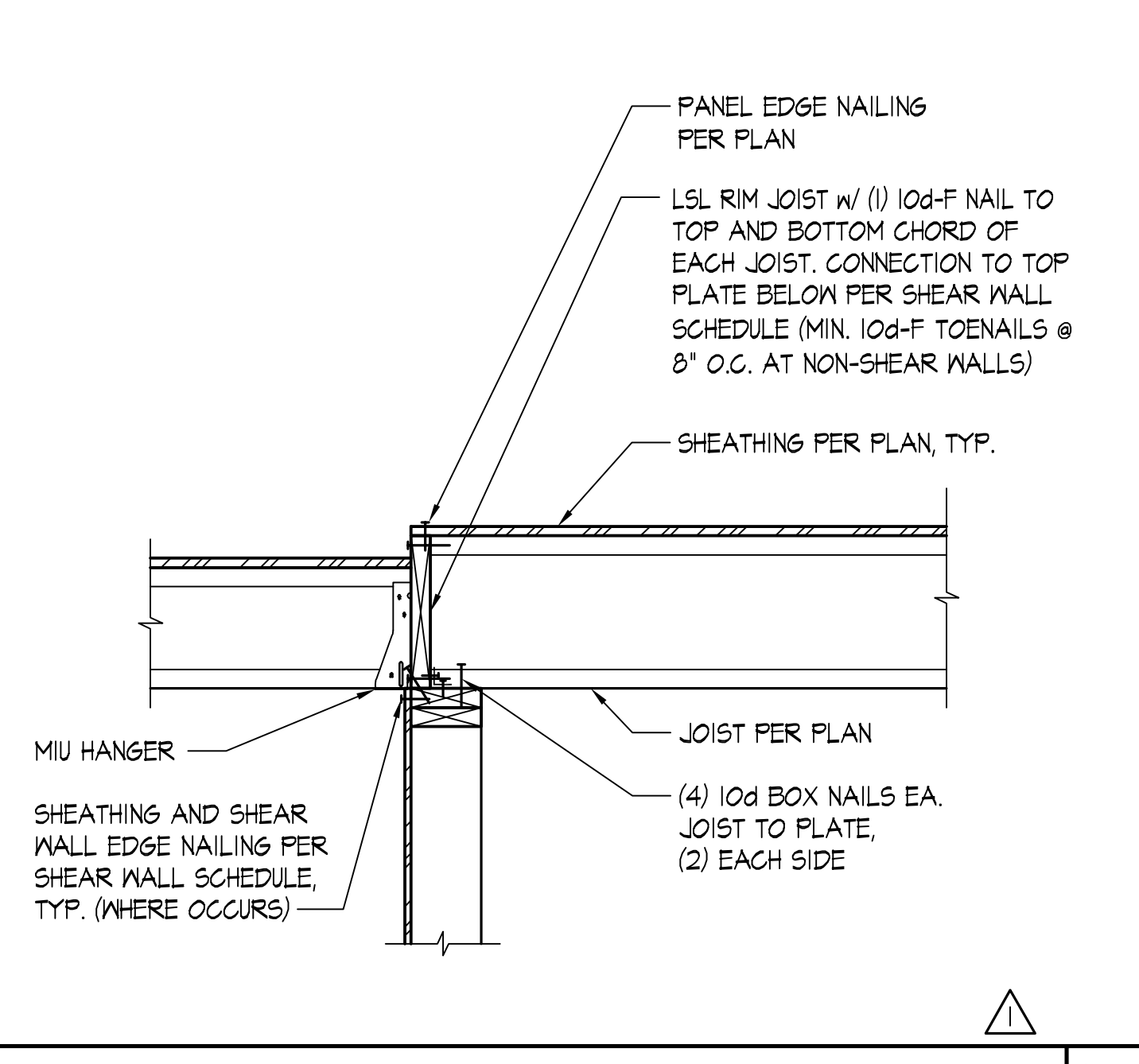
EXTERIOR WALL AT FLOOR OPENING - I-JOIST SCALE: NONE 7



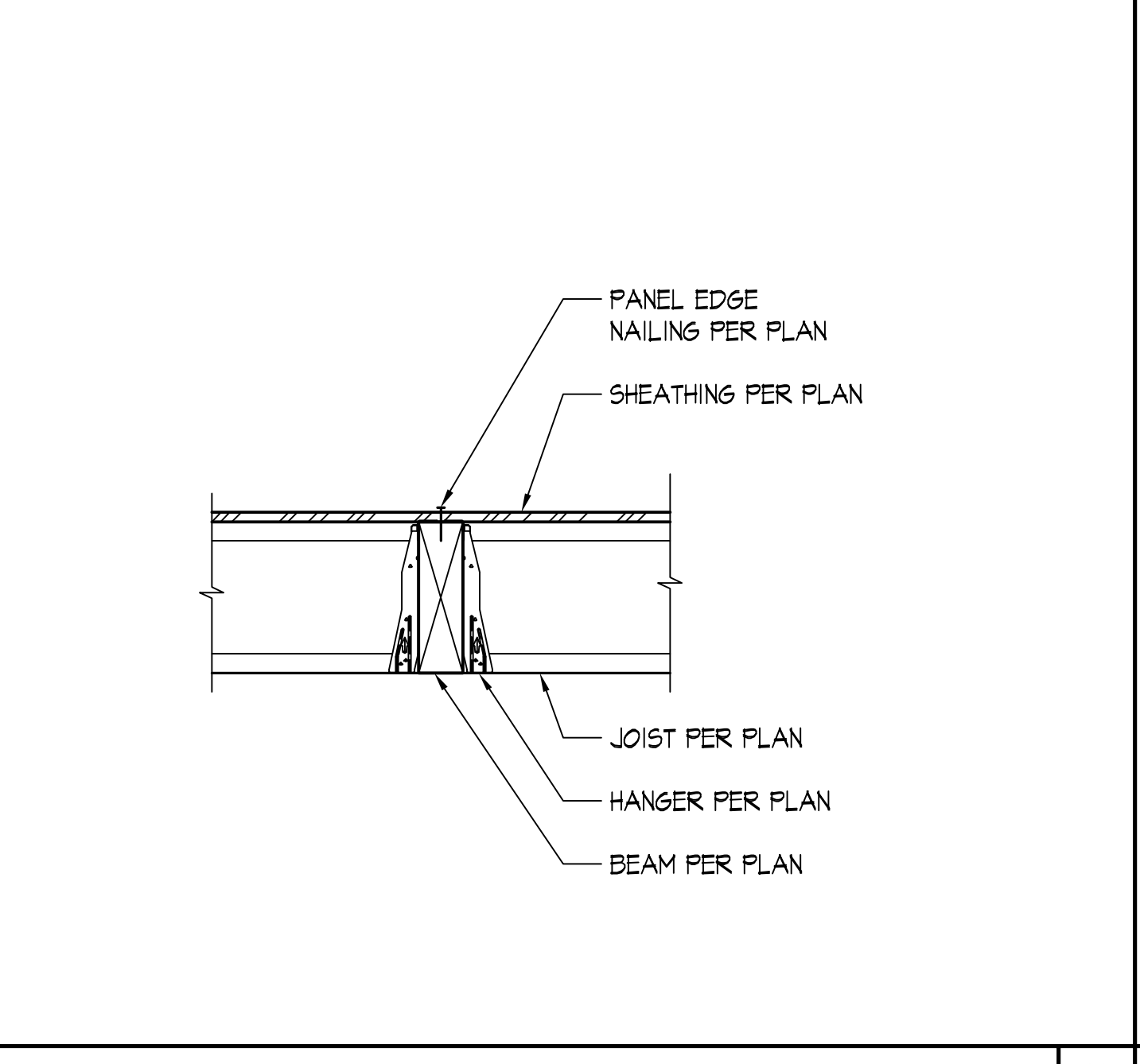
2x SAWN LUMBER CANTILEVER JOIST AT FLUSH BEAM SCALE: NONE 8



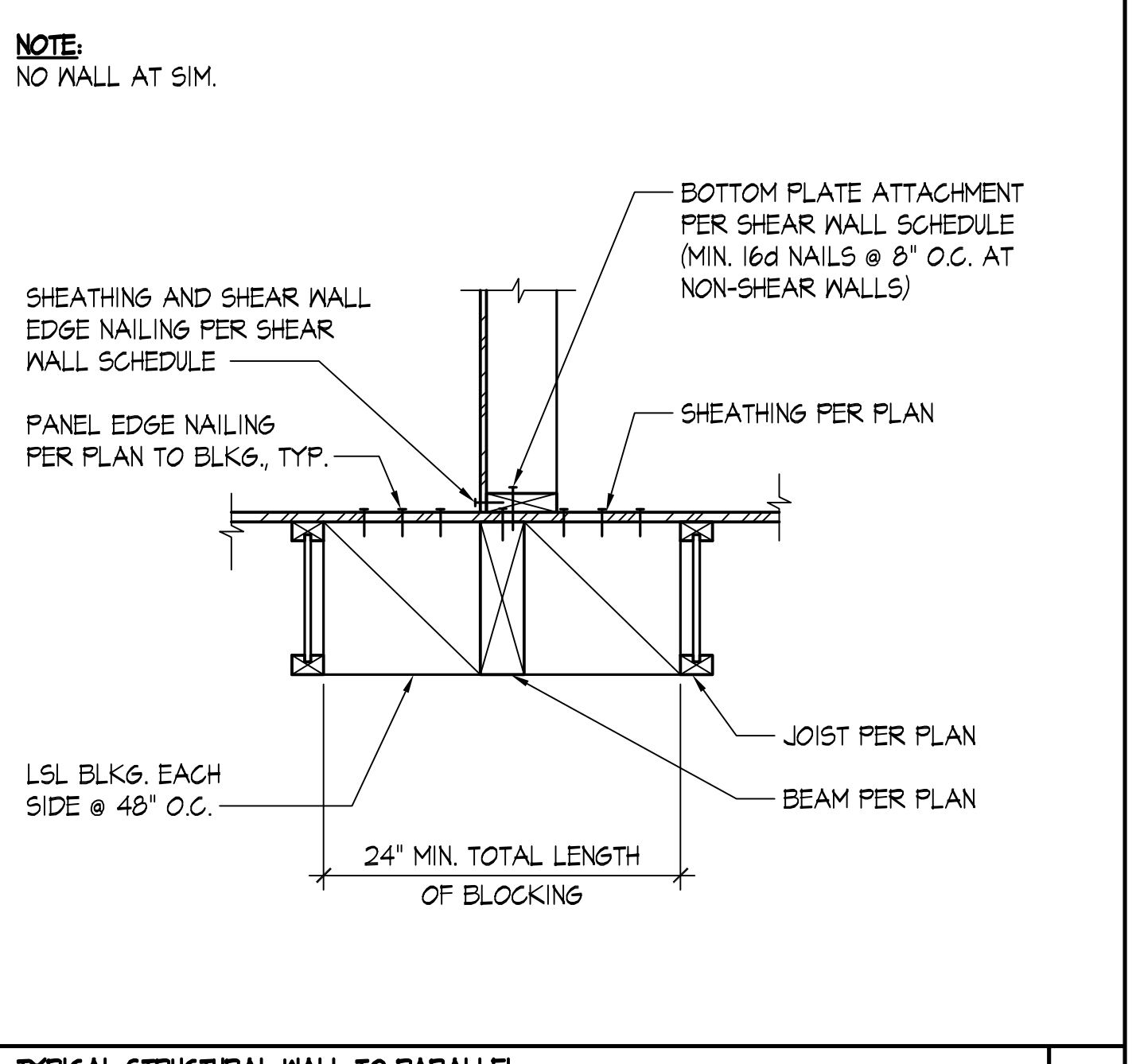
TYPICAL CANTILEVER JOIST AT EXTERIOR WALL - I-JOIST SCALE: NONE 9



TYPICAL FLOOR STEP SCALE: NONE 10



TYPICAL I-JOIST TO FLUSH BEAM CONNECTION SCALE: NONE 11



TYPICAL STRUCTURAL WALL TO PARALLEL BEAM BELOW - I-JOIST PARALLEL SCALE: NONE 12

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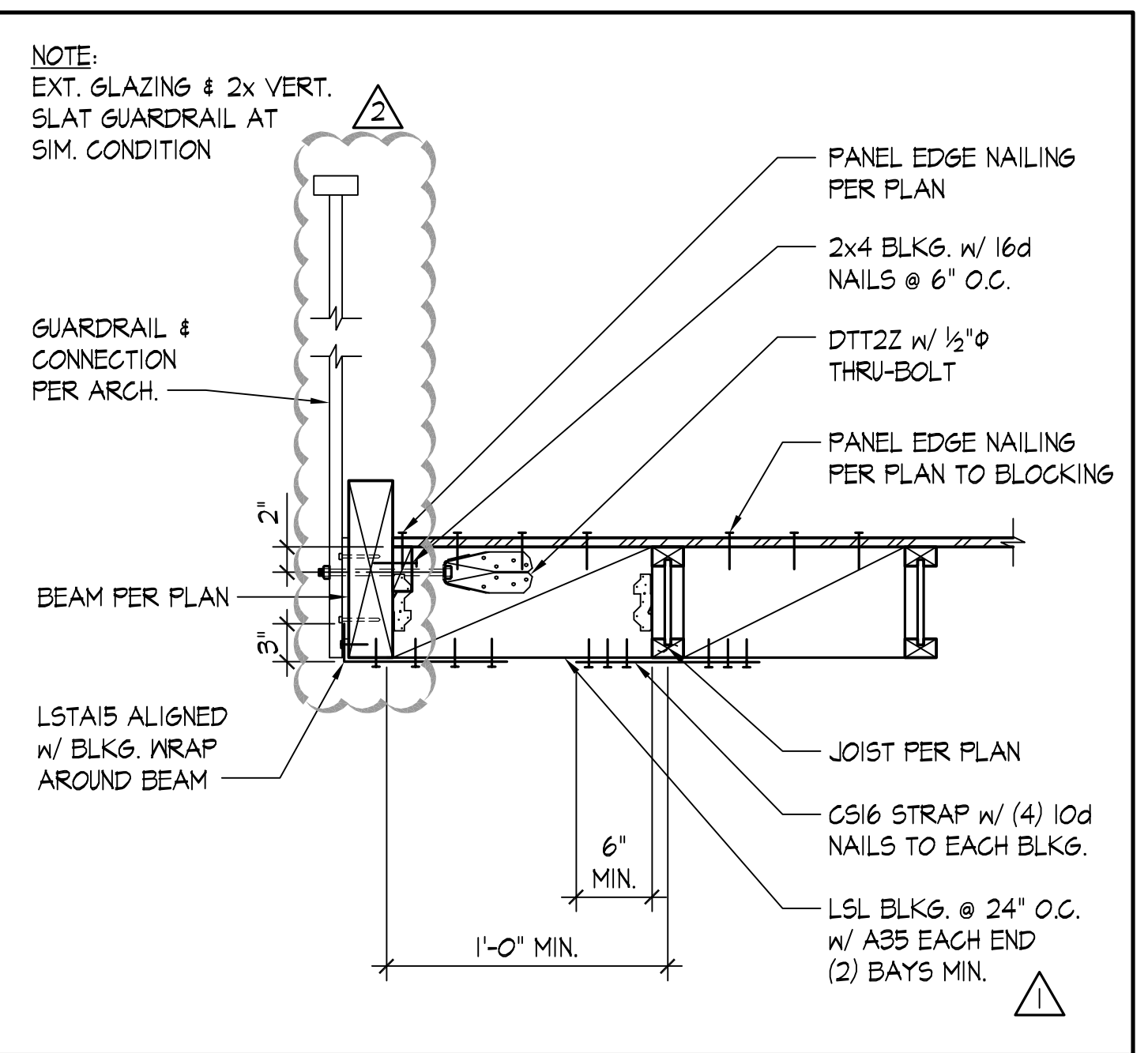
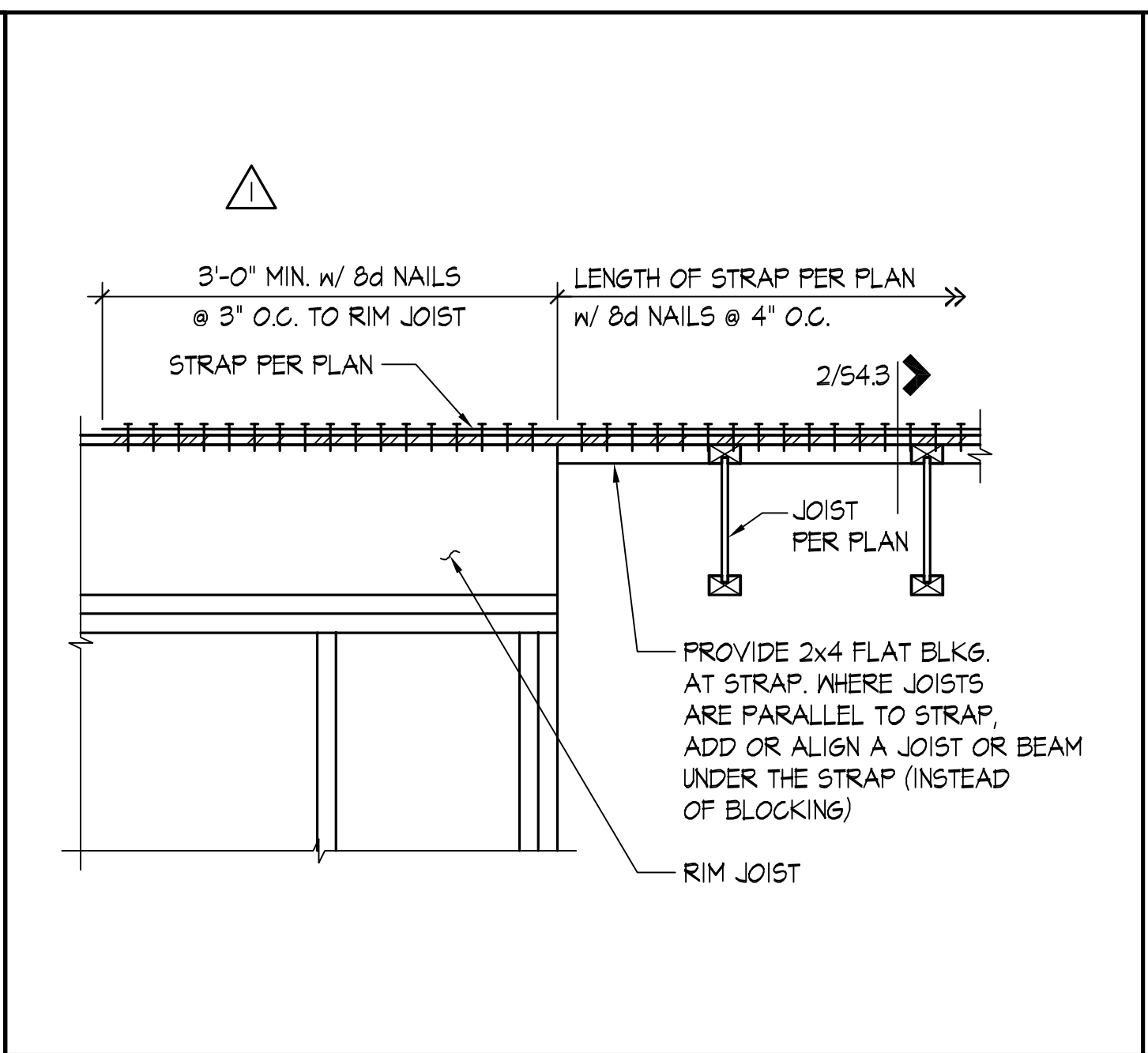
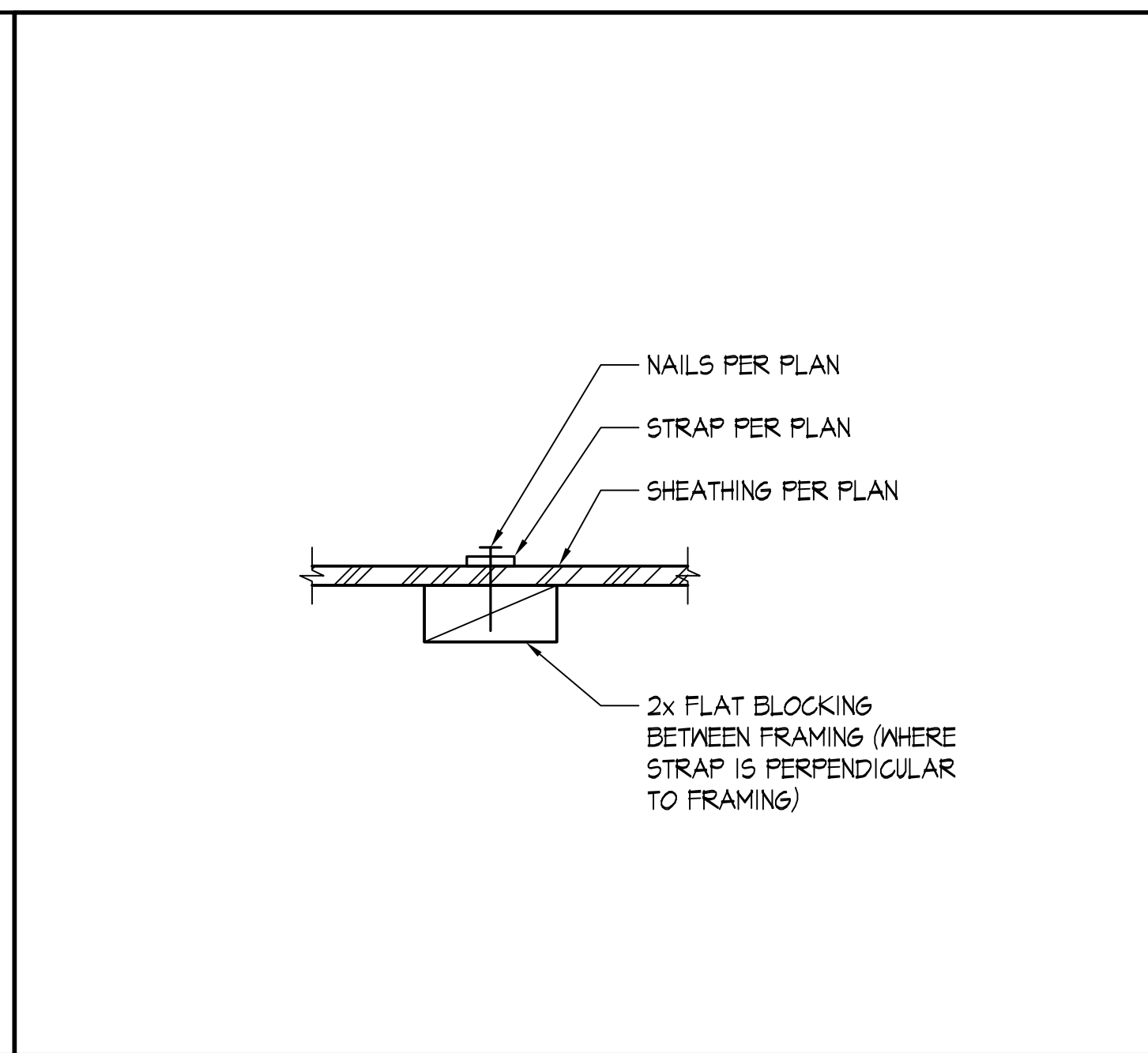
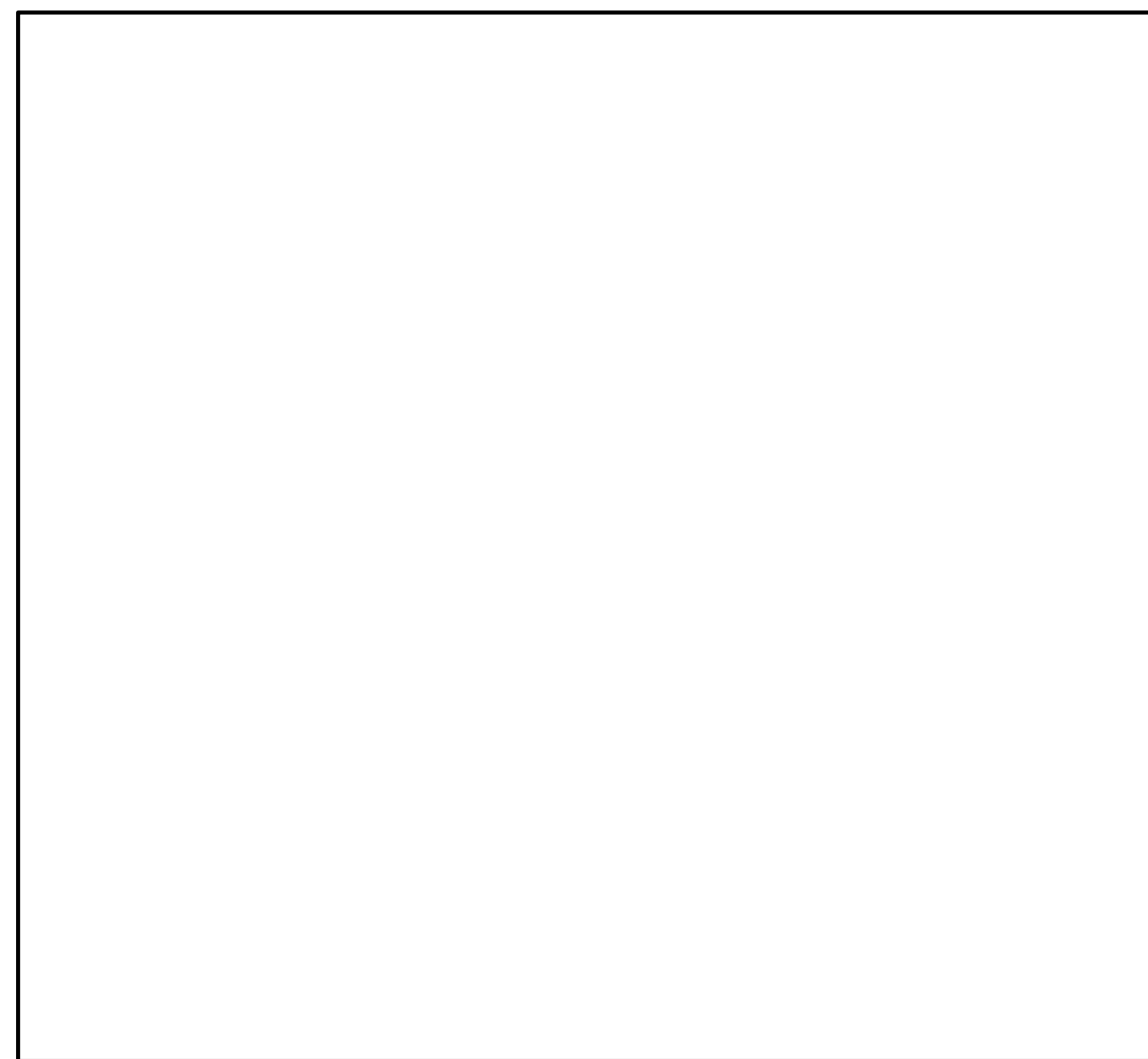
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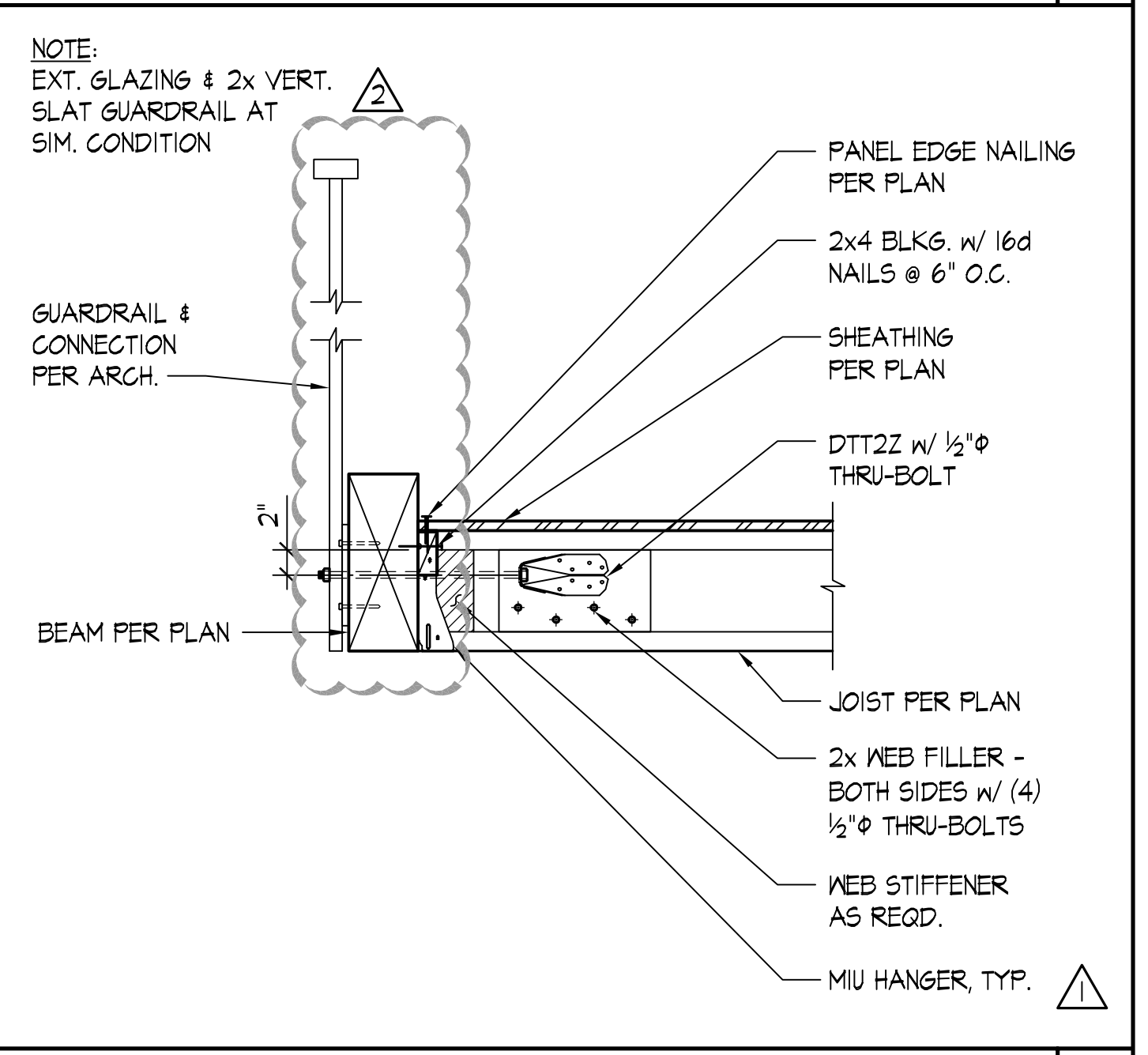
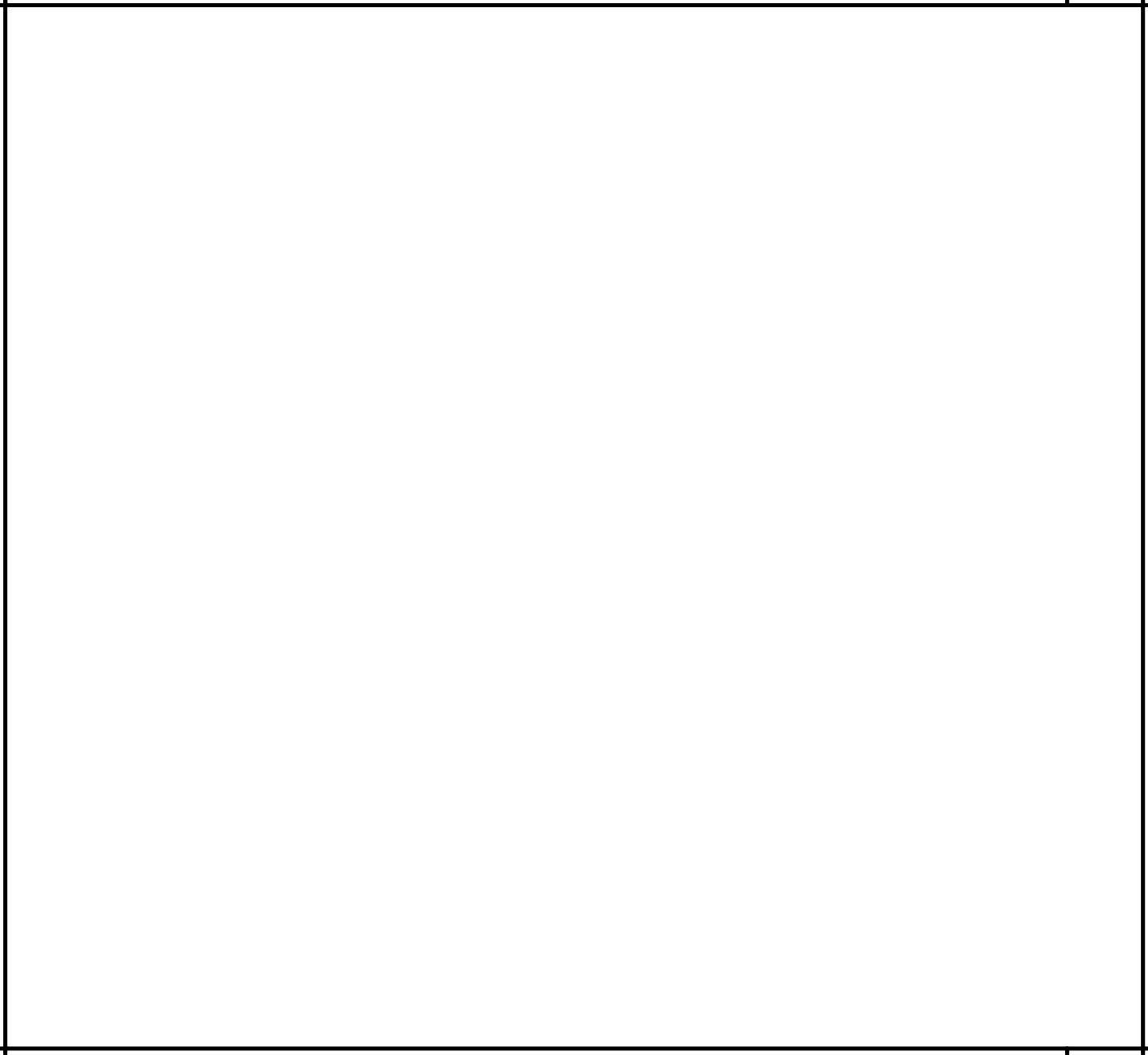
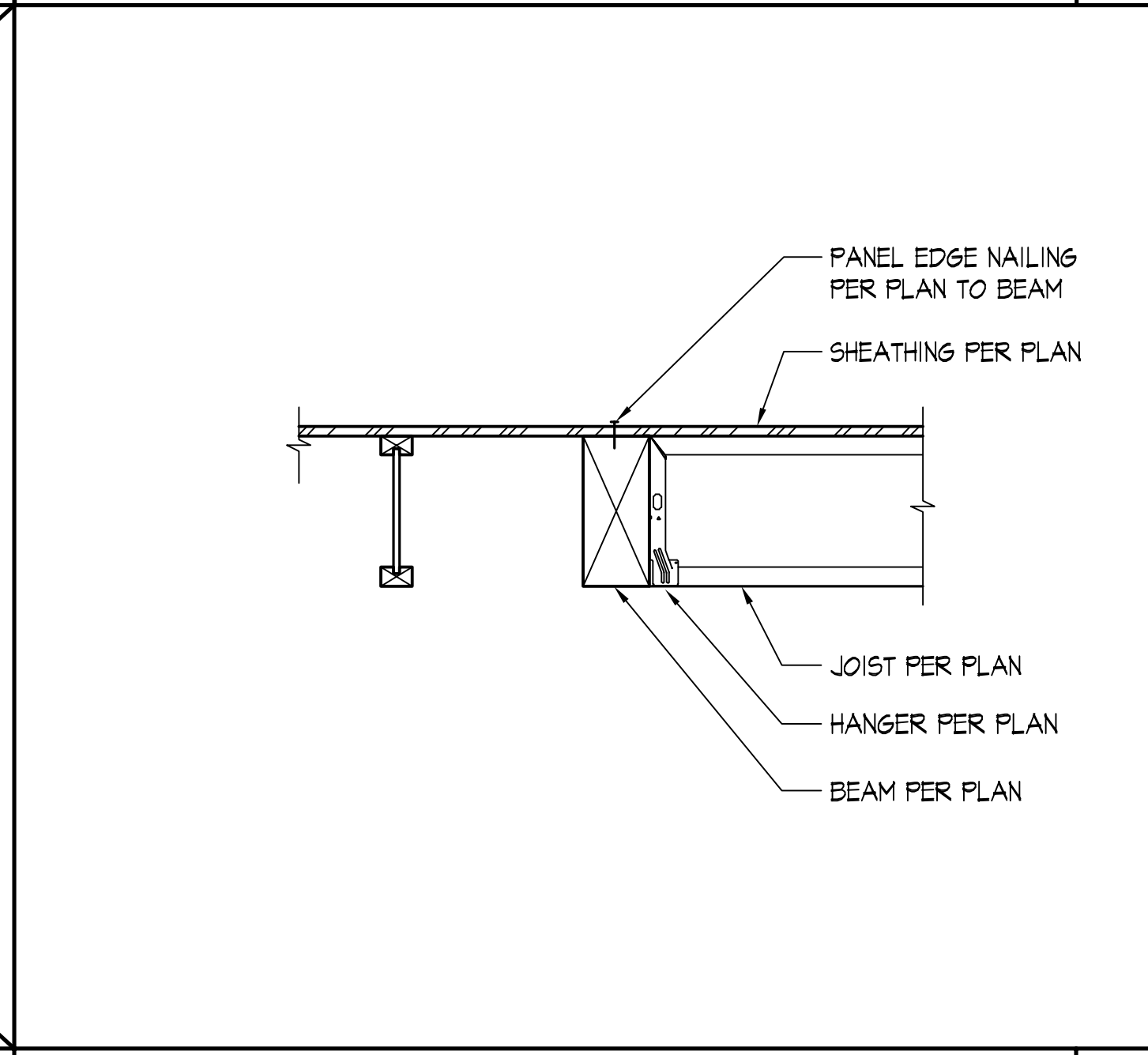
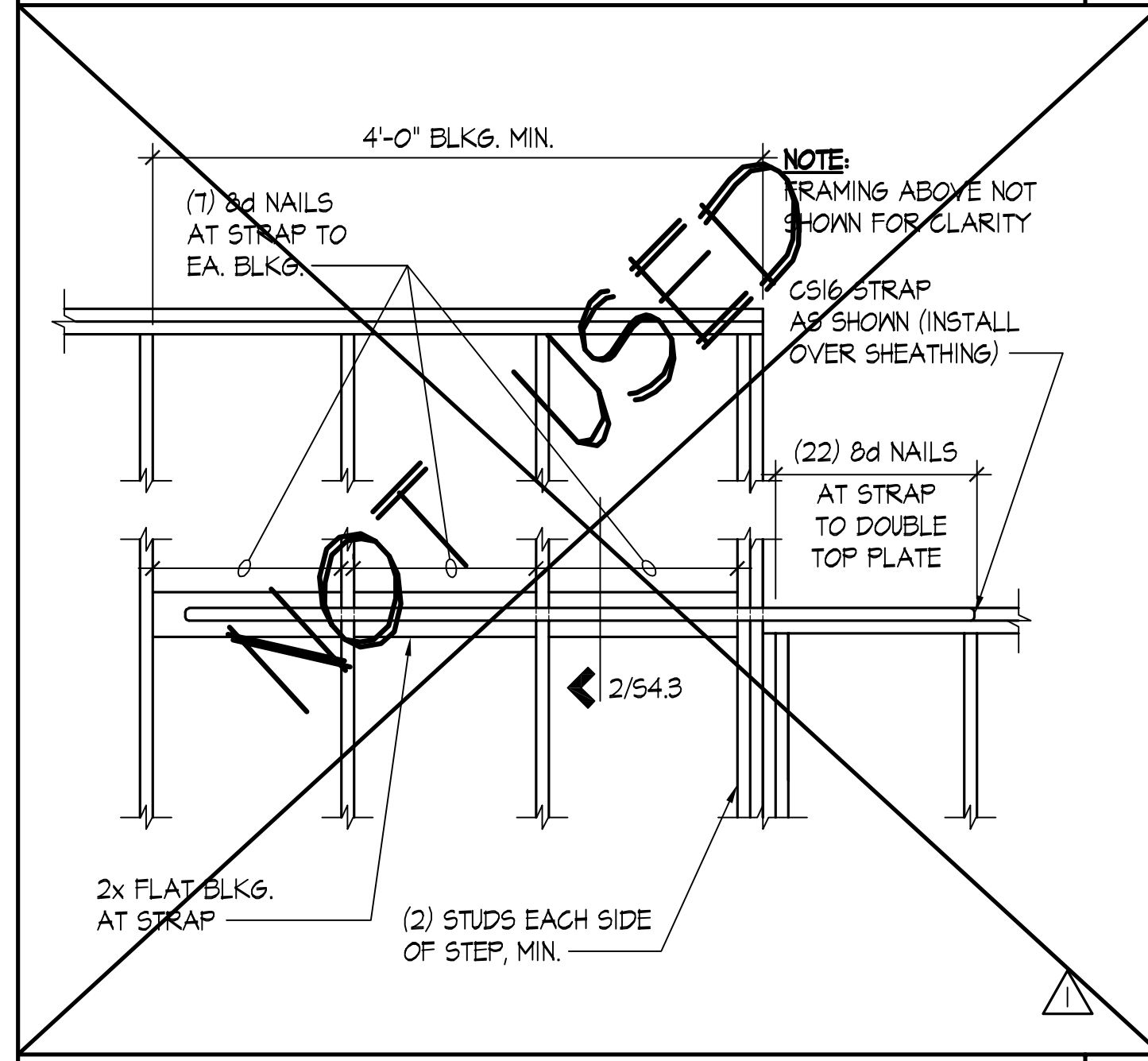


DETAIL SCALE: 1"=1'-0" | 1

STRAP TO BLOCKING DETAIL SCALE: NONE | 2

TYPICAL DRAG STRUT DETAIL SCALE: NONE | 3

TYPICAL DECK EDGE - I-JOIST PARALLEL SCALE: NONE | 4

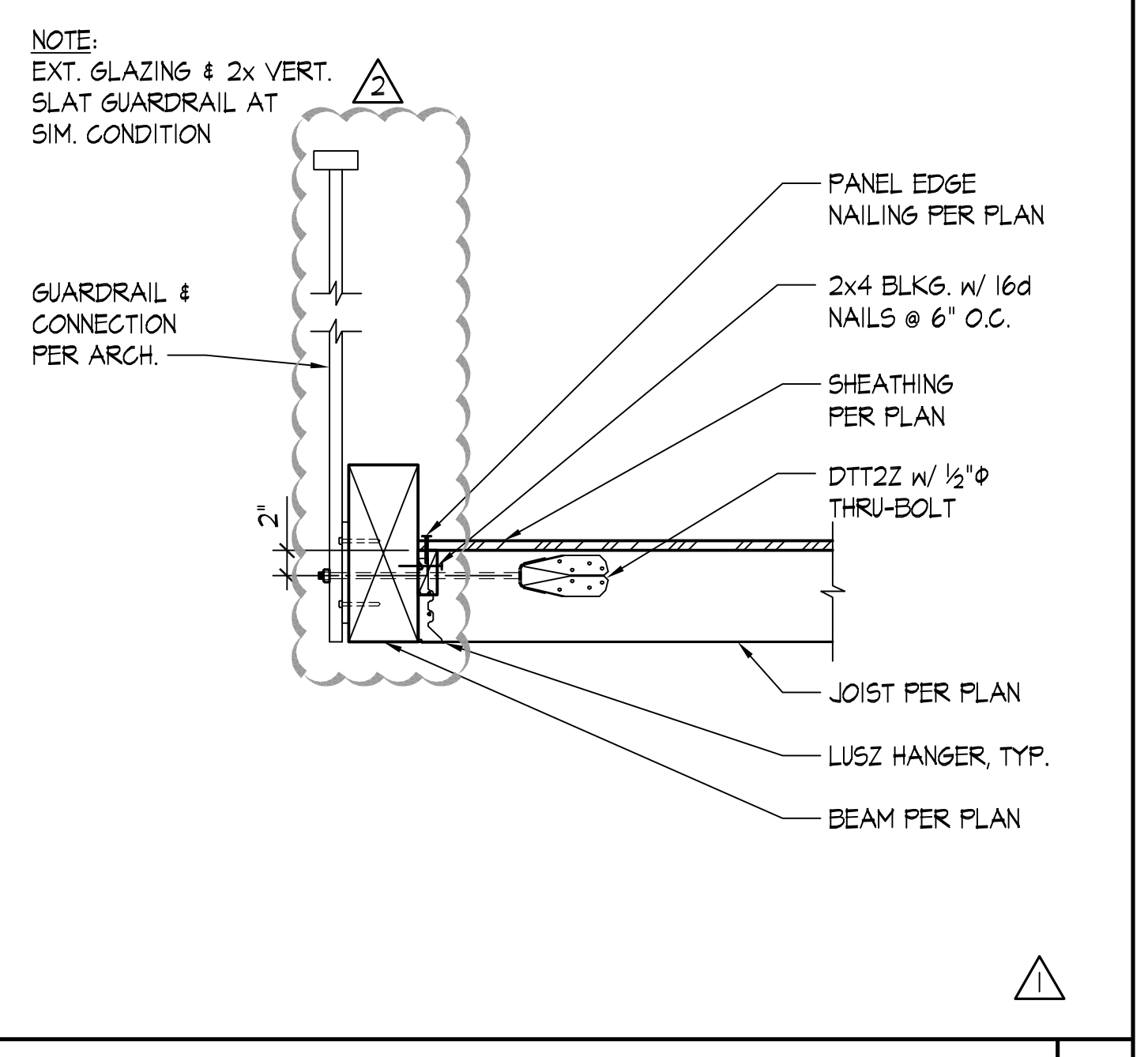
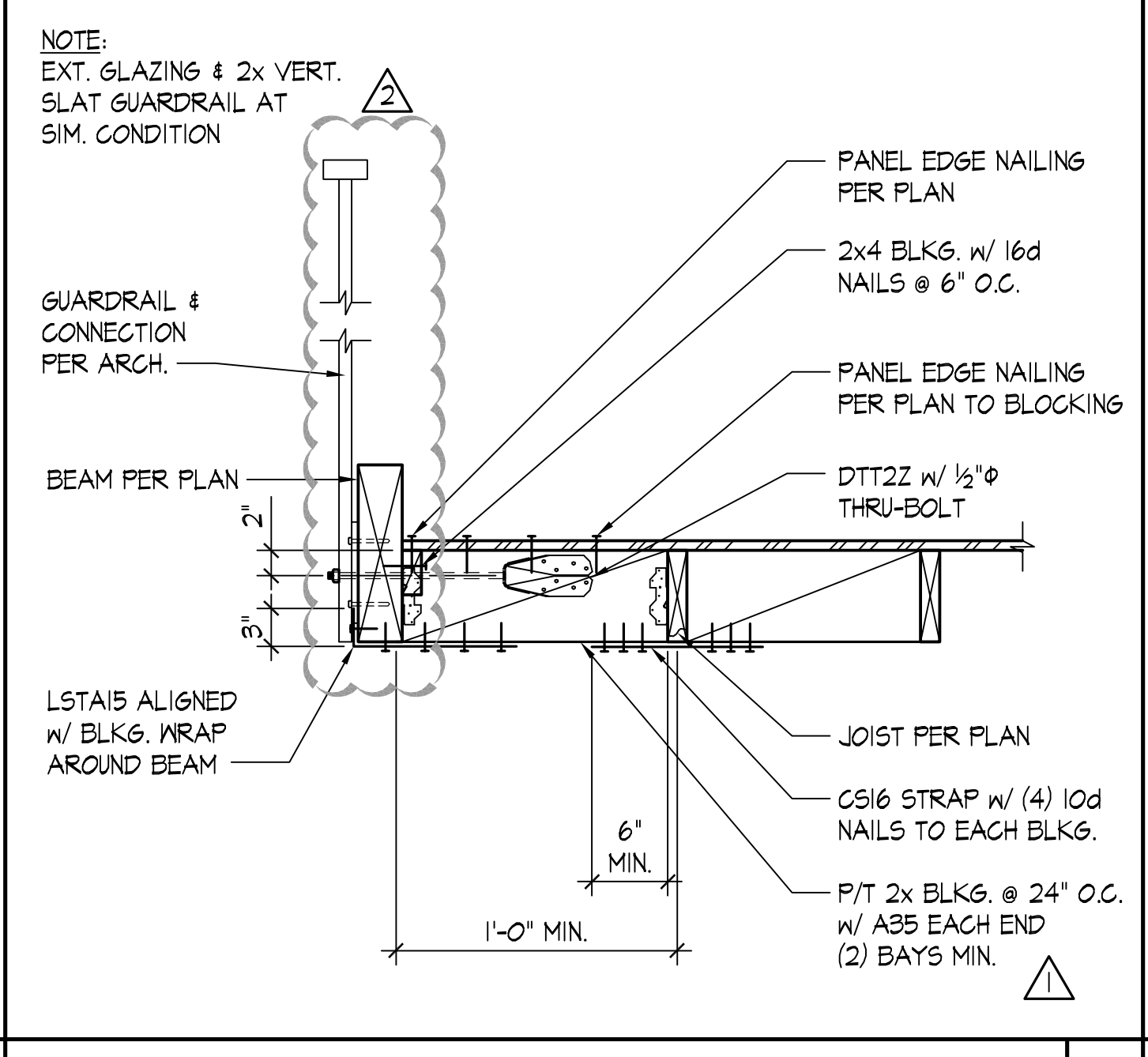
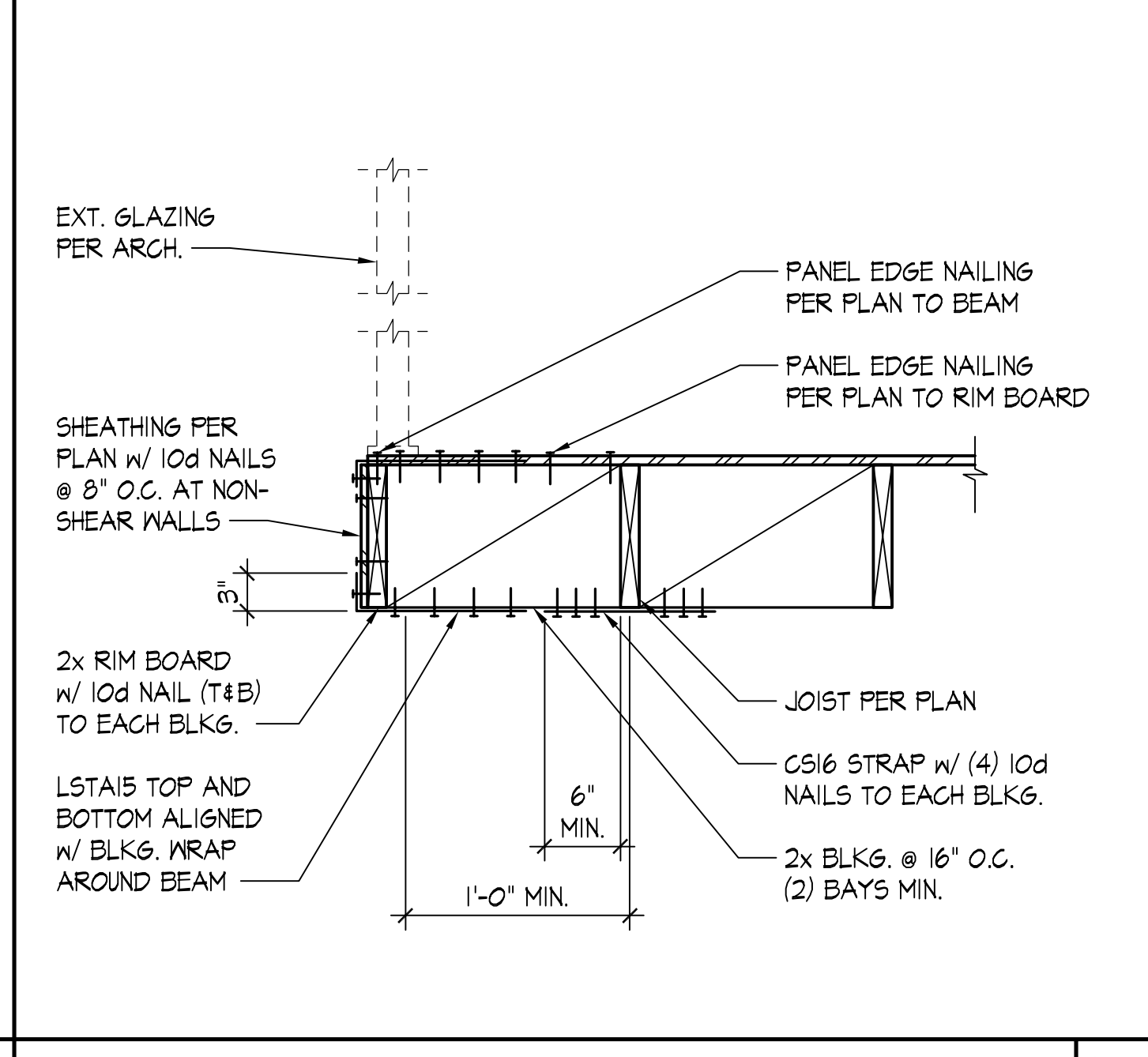
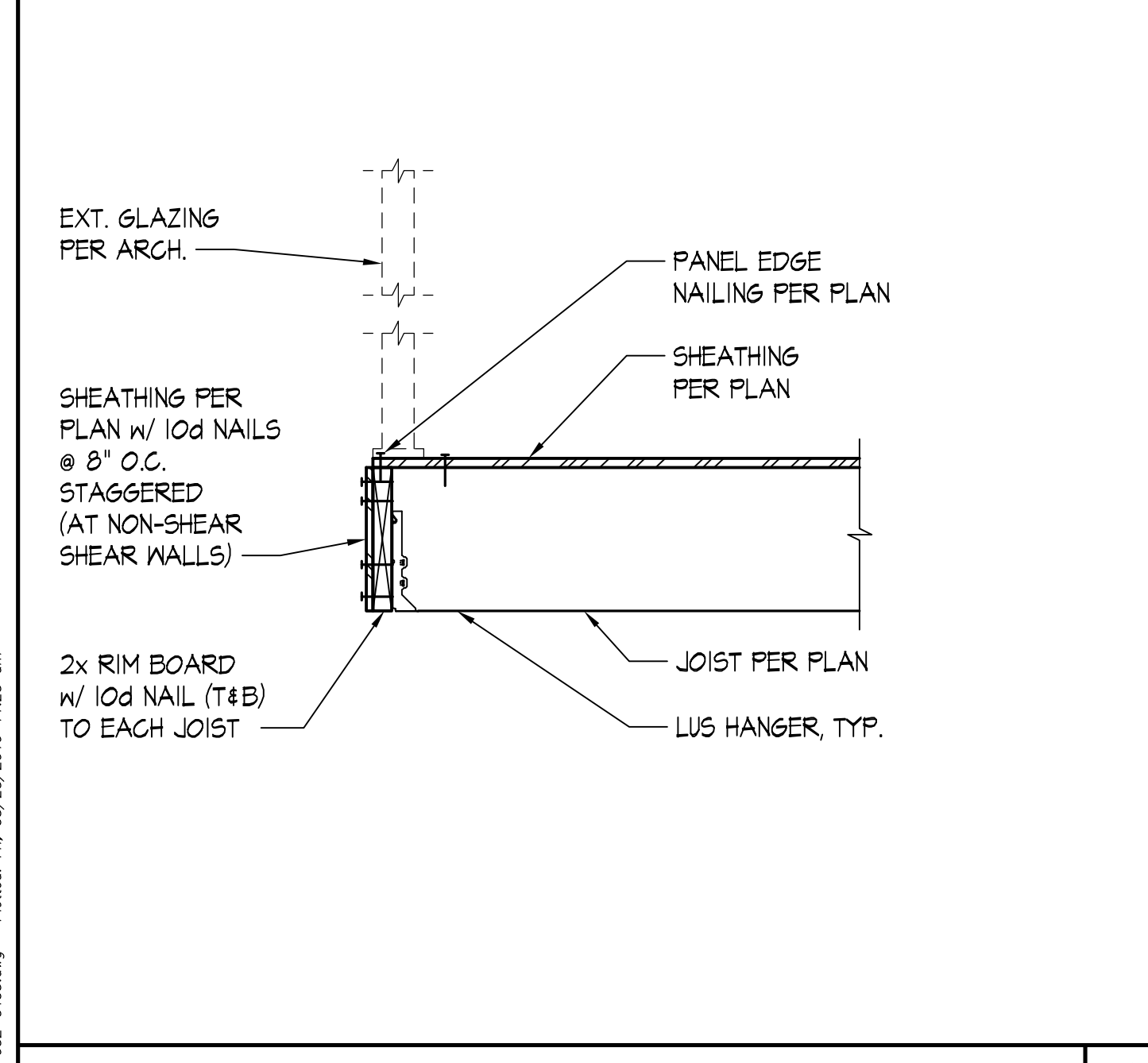


TYPICAL PLATE HEIGHT STEP SCALE: NONE | 5

FLUSH BEAM AT JOIST DIRECTION CHANGE SCALE: NONE | 6

DETAIL SCALE: 1"=1'-0" | 7

TYPICAL DECK EDGE - I-JOIST PERPENDICULAR TO BEAM SUPPORT SCALE: NONE | 8



TYPICAL BUMPOUT EDGE - JOIST PERPENDICULAR TO BEAM SUPPORT SCALE: NONE | 9

TYPICAL BUMPOUT EDGE - FRAMING PARALLEL SCALE: NONE | 10

TYPICAL DECK EDGE - 2x PARALLEL SCALE: 1"=1'-0" | 11

TYPICAL DECK EDGE - 2x JOIST PERPENDICULAR TO BEAM SUPPORT SCALE: 1"=1'-0" | 12



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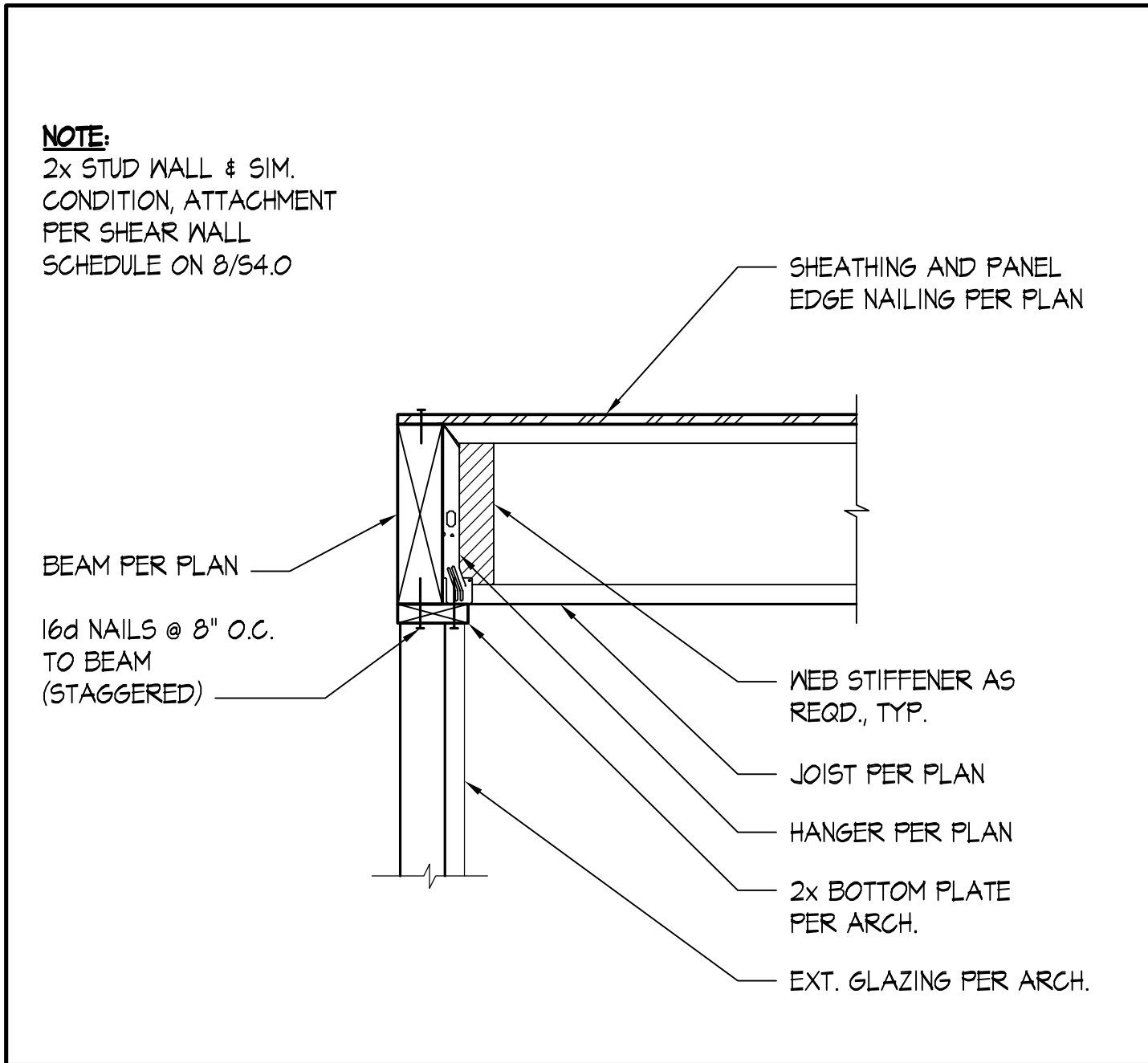
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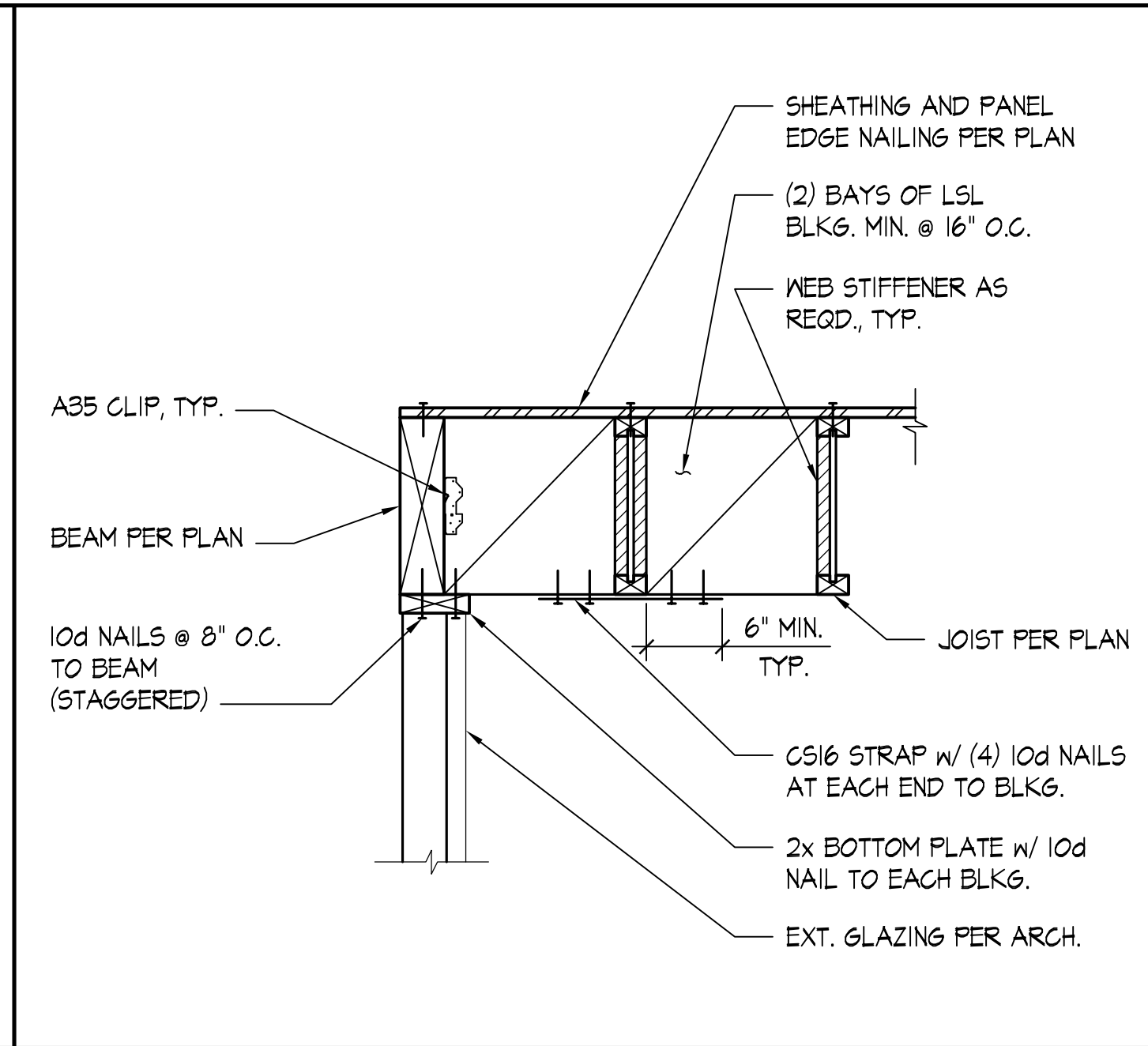
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WOOD DETAILS

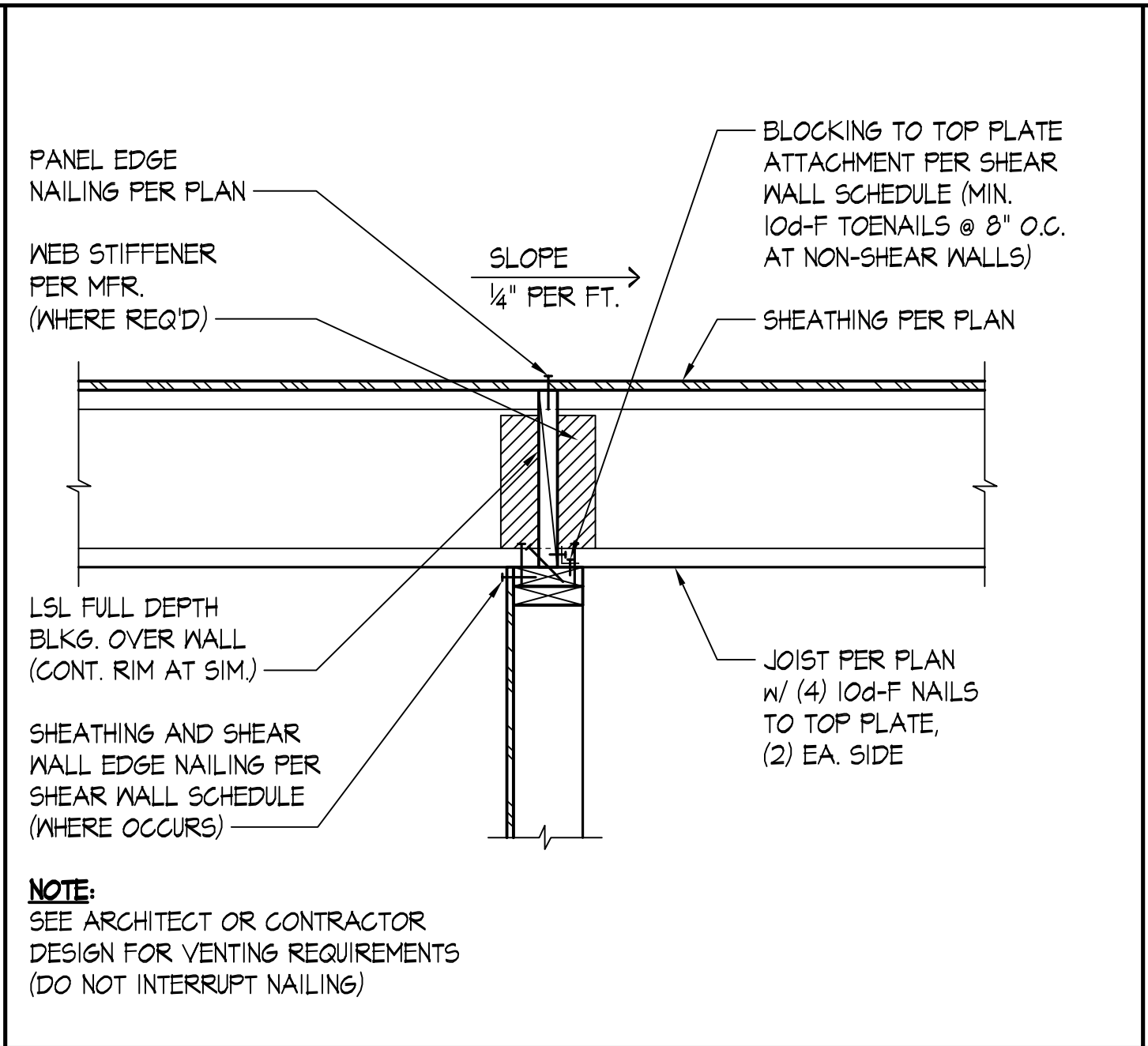
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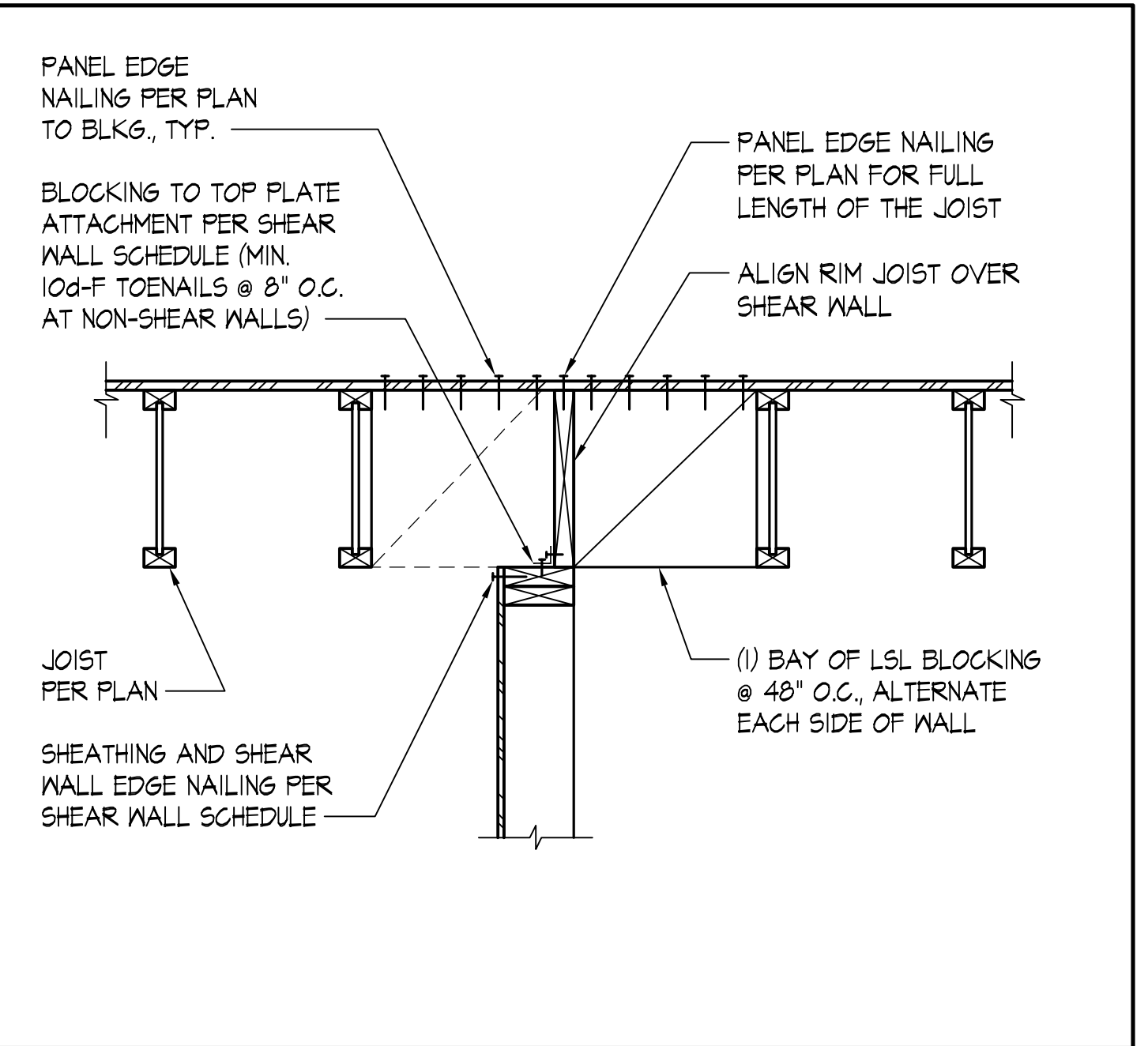
DETAIL SCALE: 1"=1'-0" 1



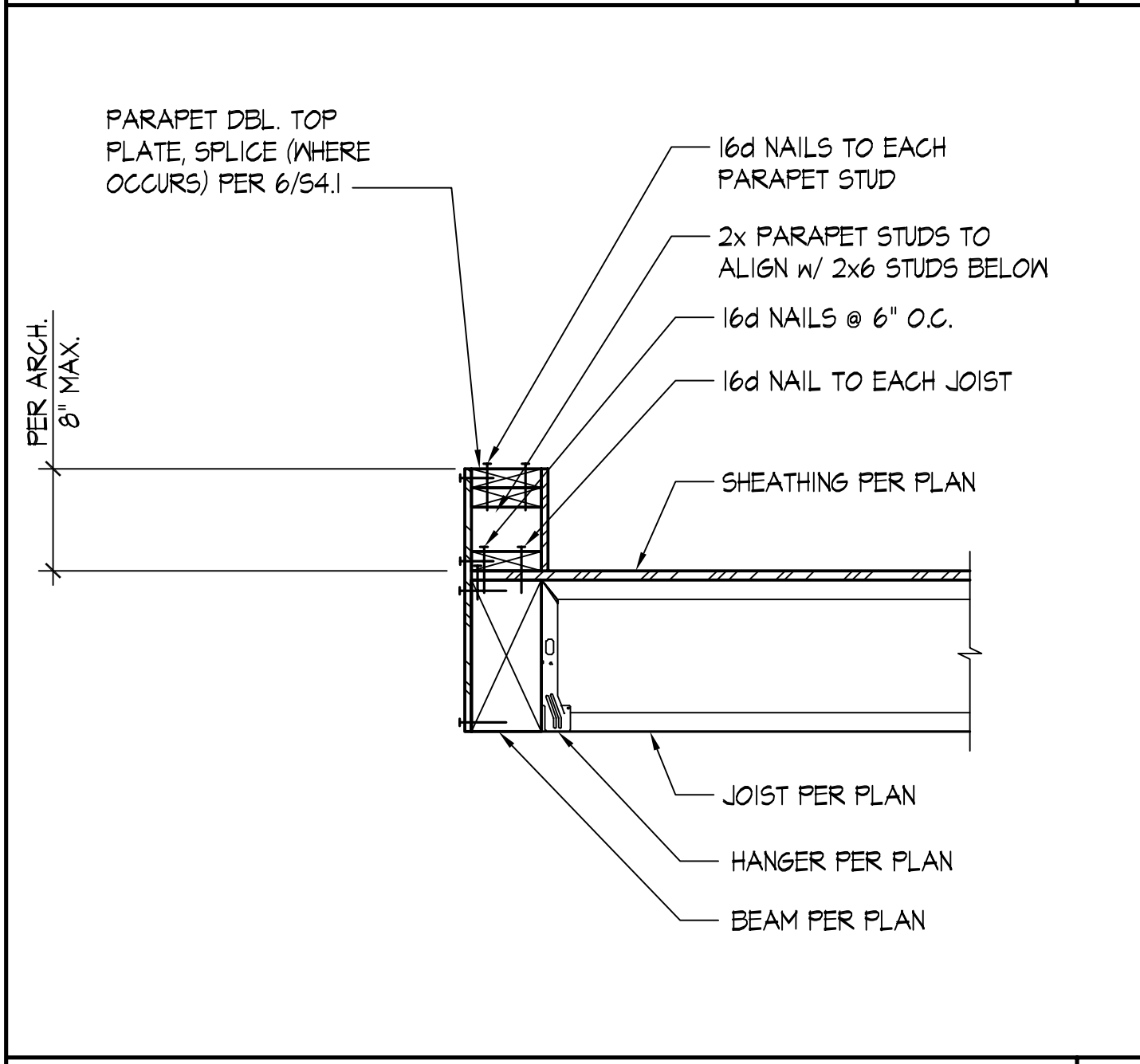
DETAIL SCALE: 1"=1'-0" 2



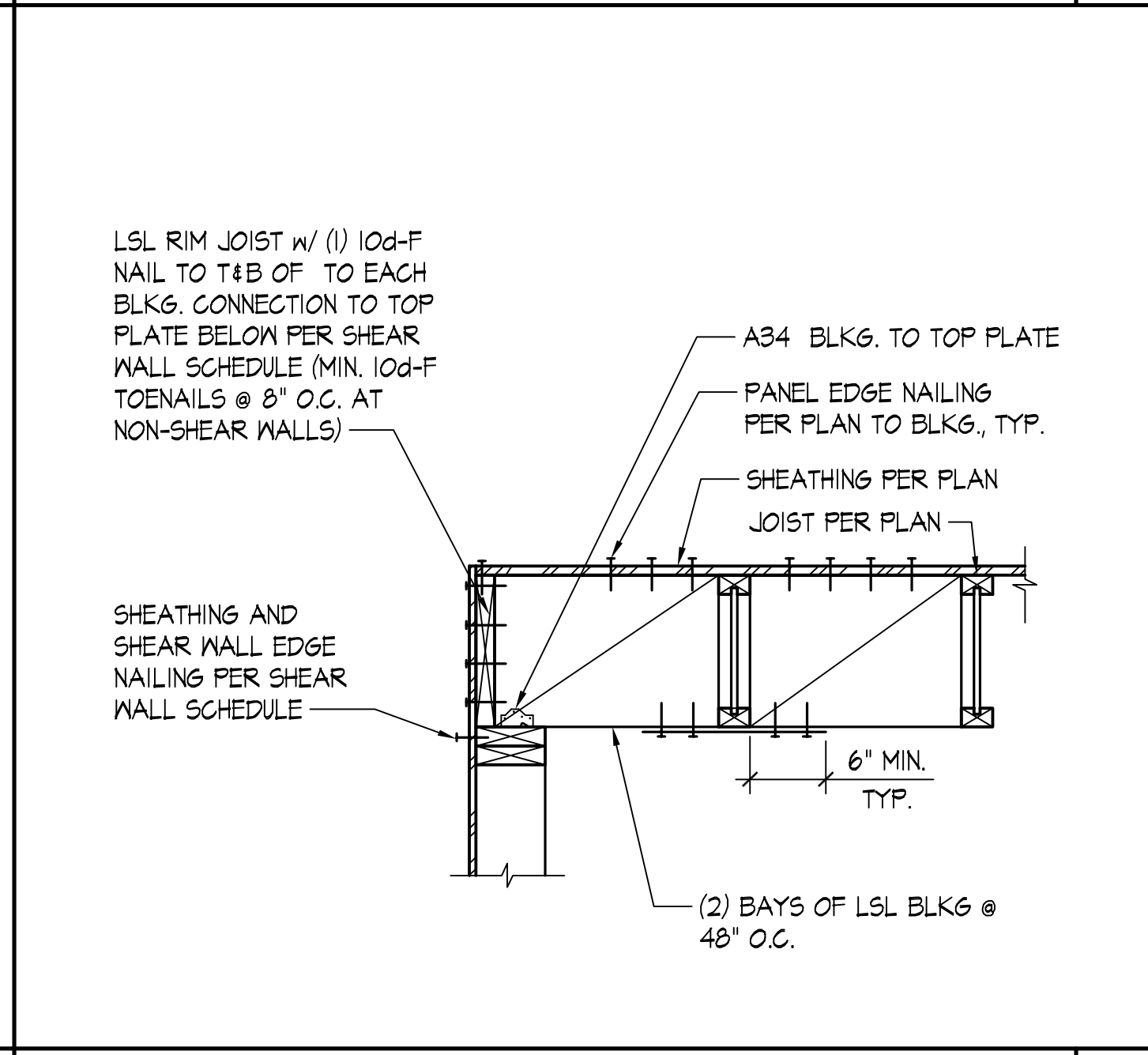
TYPICAL INTERIOR STRUCTURAL WALL AT ROOF - I-JOIST PERPENDICULAR SCALE: NONE 3



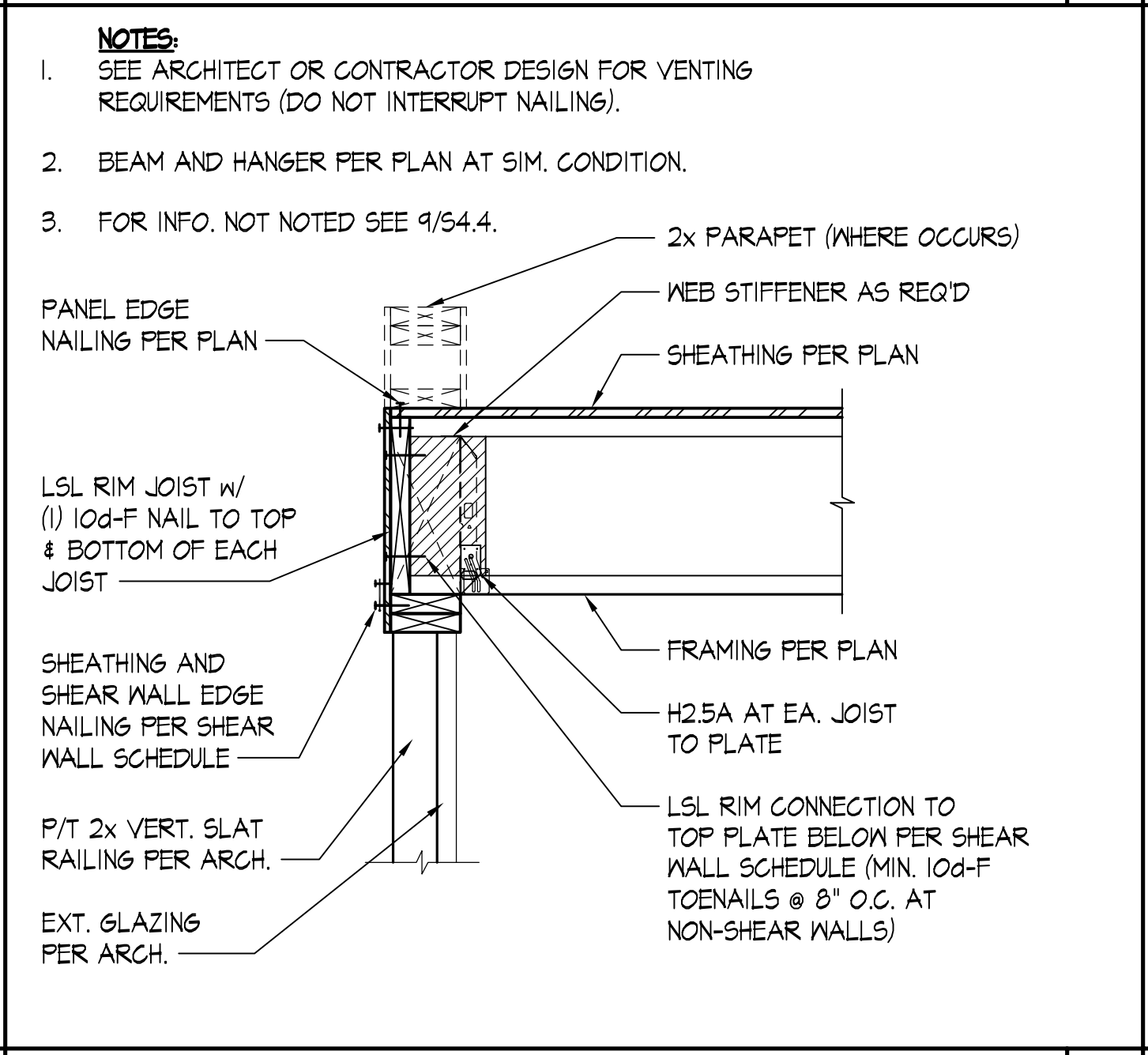
TYPICAL INTERIOR STRUCTURAL WALL AT ROOF - I-JOIST PARALLEL SCALE: NONE 4



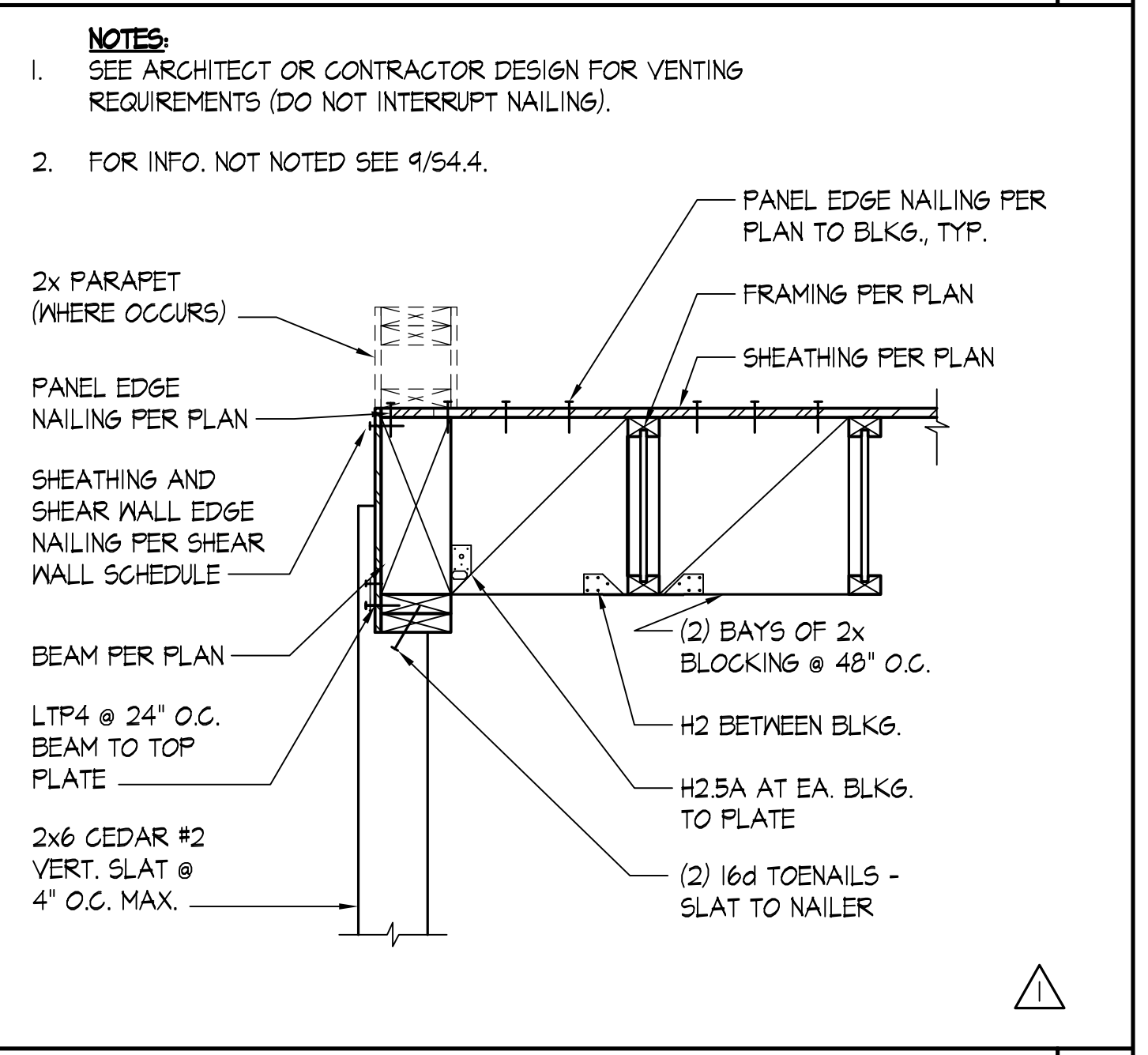
DETAIL SCALE: 1"=1'-0" 5



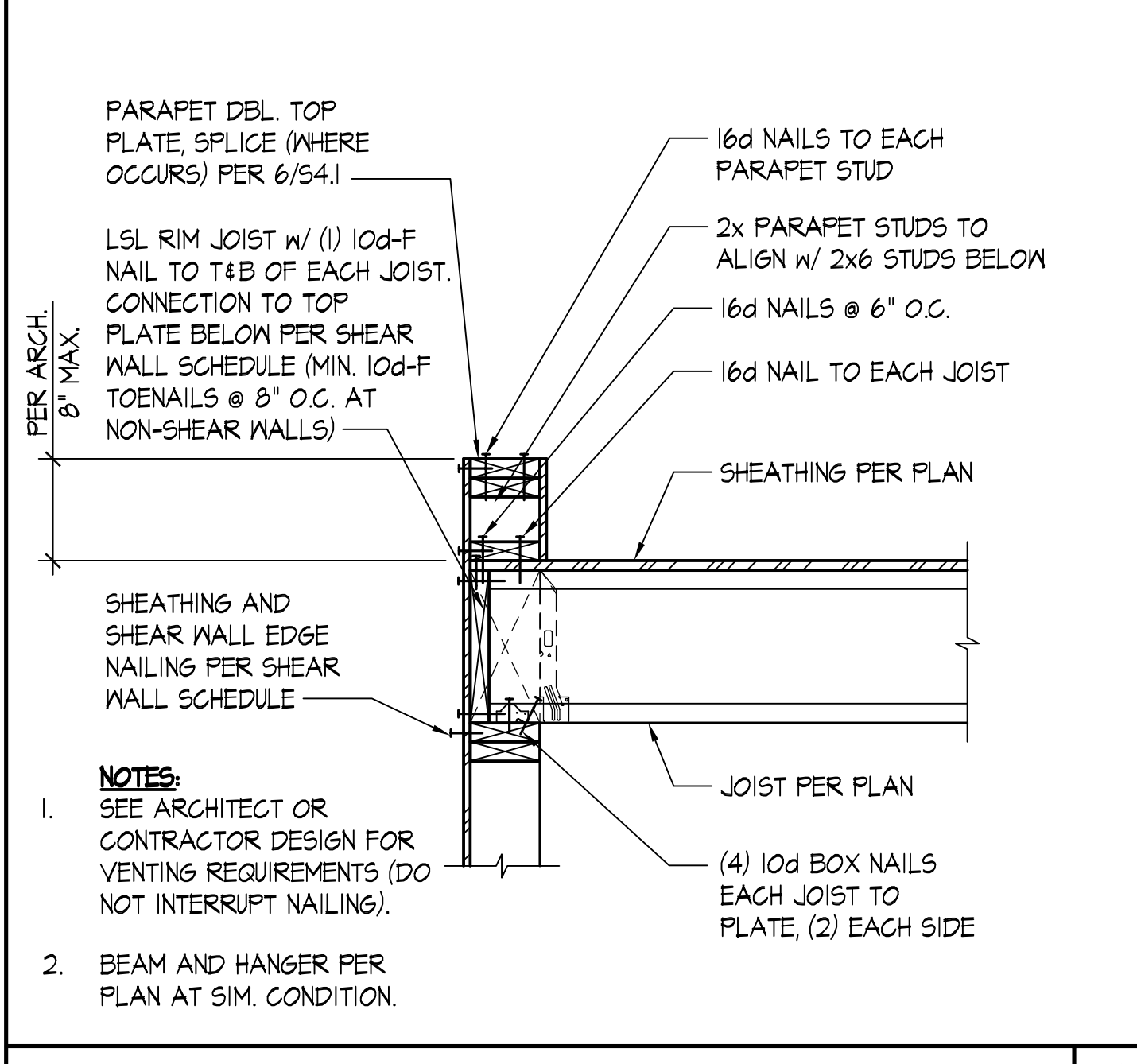
DETAIL SCALE: 1"=1'-0" 6



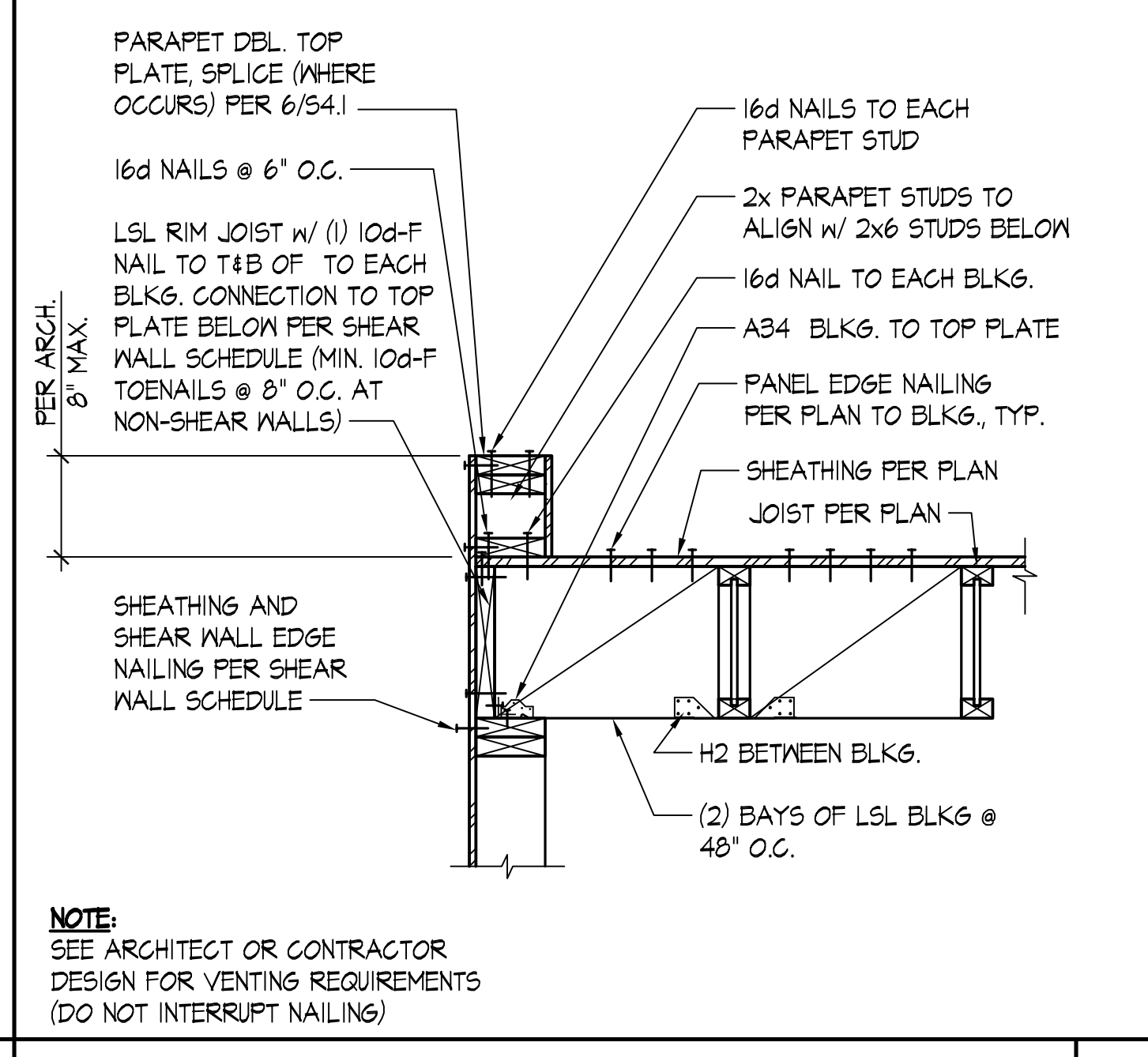
TYPICAL EXTERIOR GLAZING AT ROOF - I-JOIST FRAMING PERPENDICULAR SCALE: NONE 7



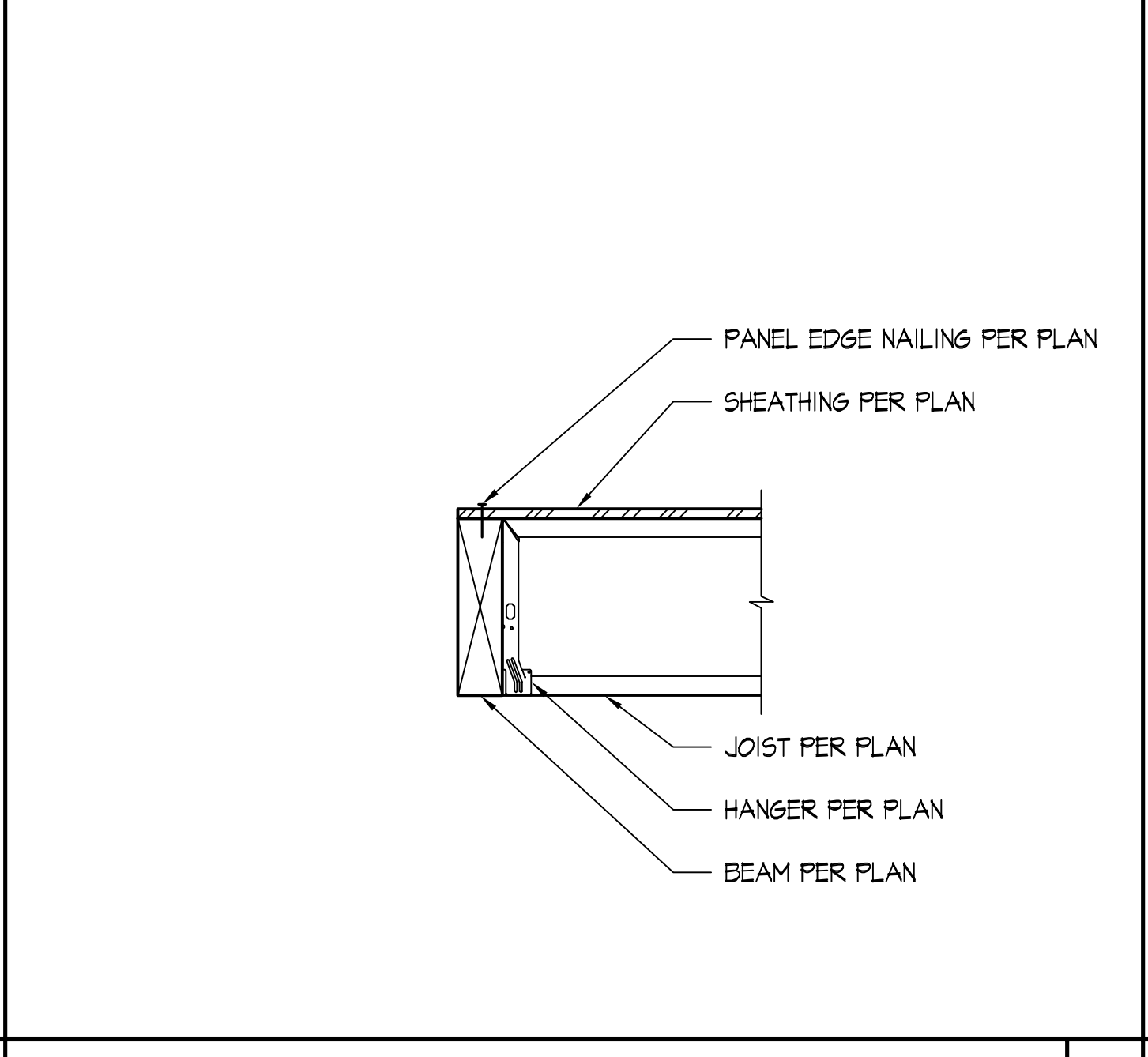
TYPICAL EXTERIOR GLAZING AT ROOF - I-JOIST FRAMING PARALLEL SCALE: NONE 8



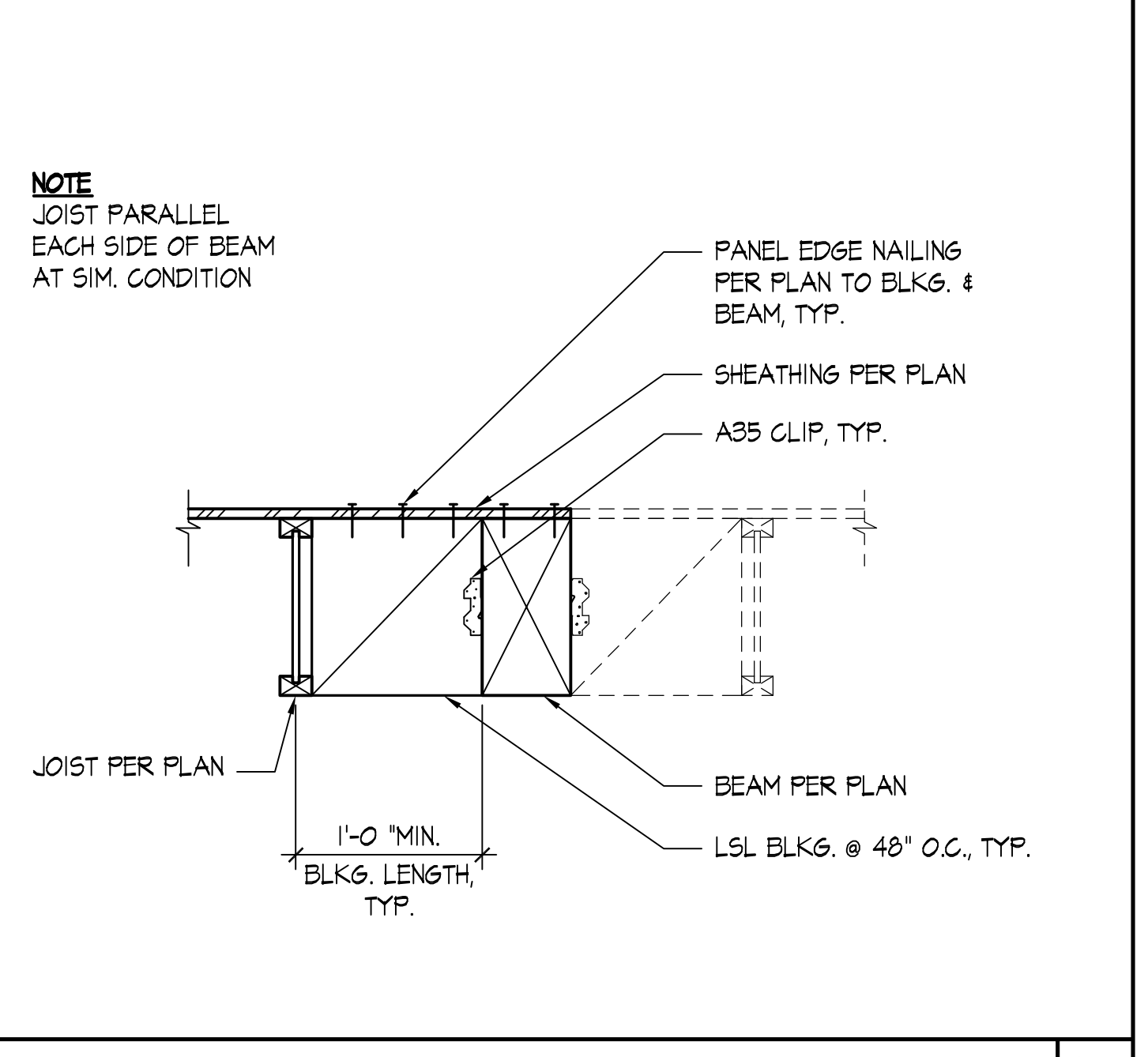
TYPICAL PARAPET - I-JOIST PERPENDICULAR SCALE: NONE 9



TYPICAL PARAPET - I-JOIST PARALLEL SCALE: NONE 10



DETAIL SCALE: 1"=1'-0" 11



DETAIL SCALE: 1"=1'-0" 12

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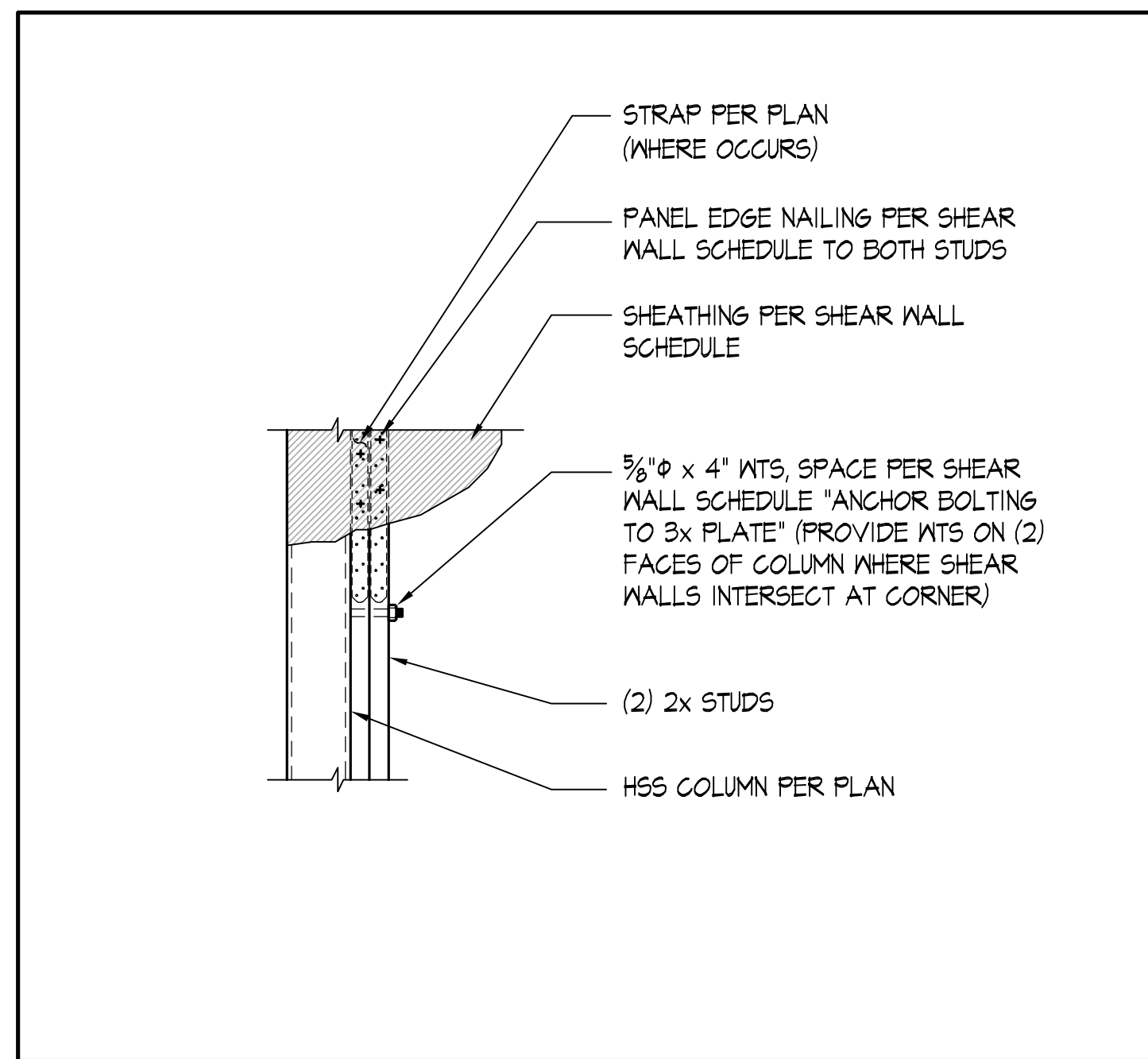
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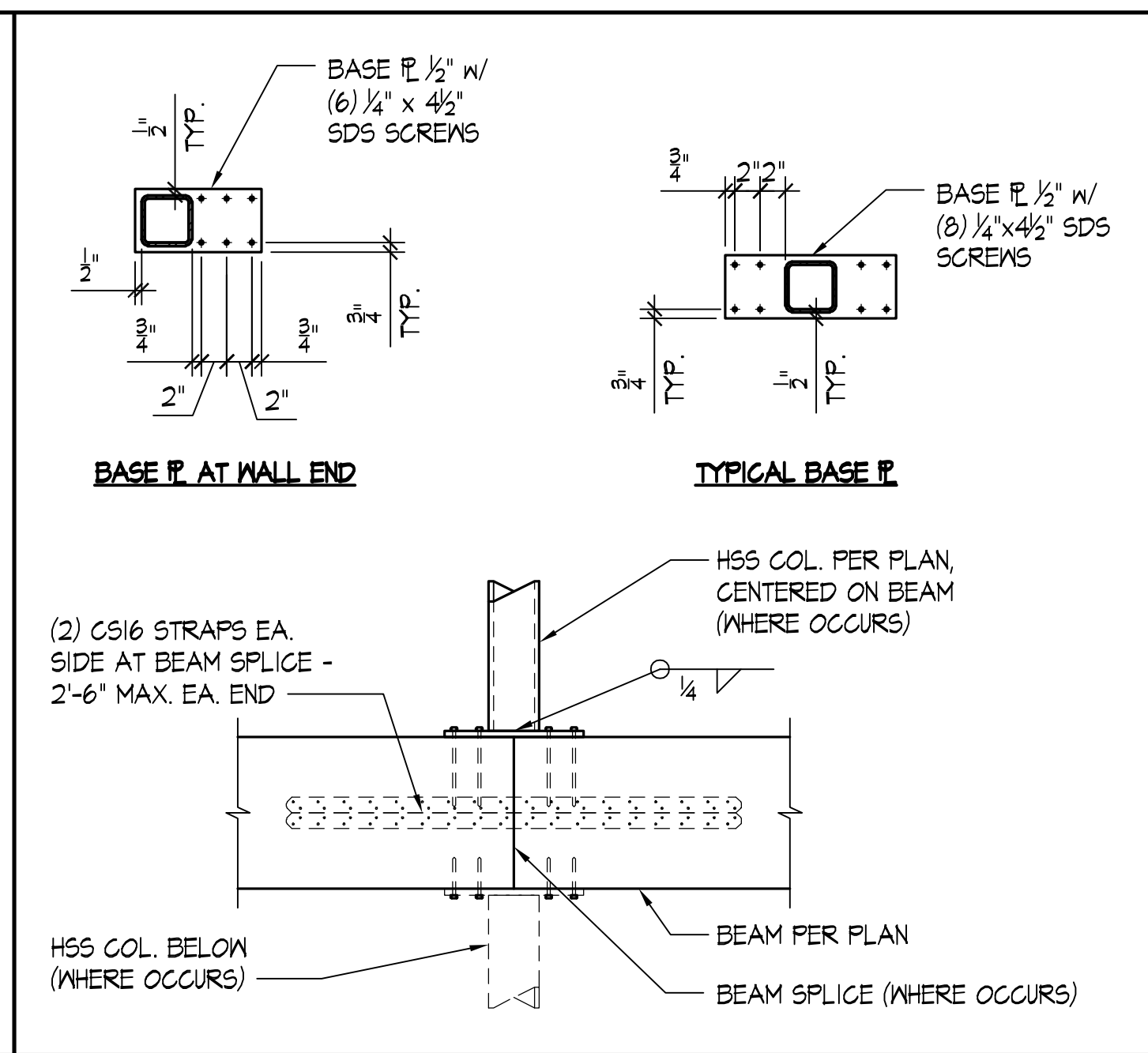
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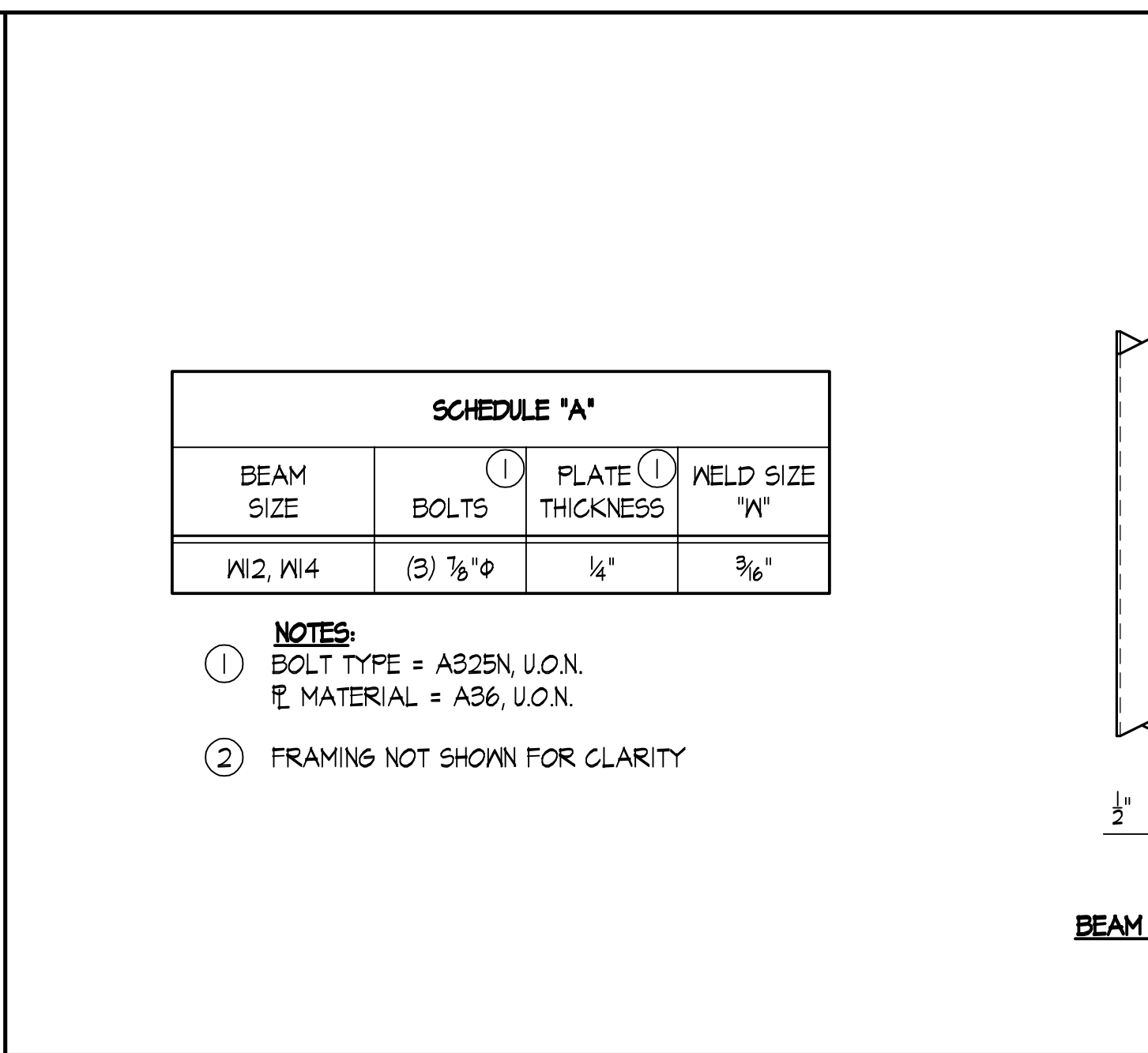
PROJECT NO. 19052.01
FLAT ROOF DETAILS



TYPICAL SHEAR WALL AT HSS COLUMN SCALE: 1"=1'-0"



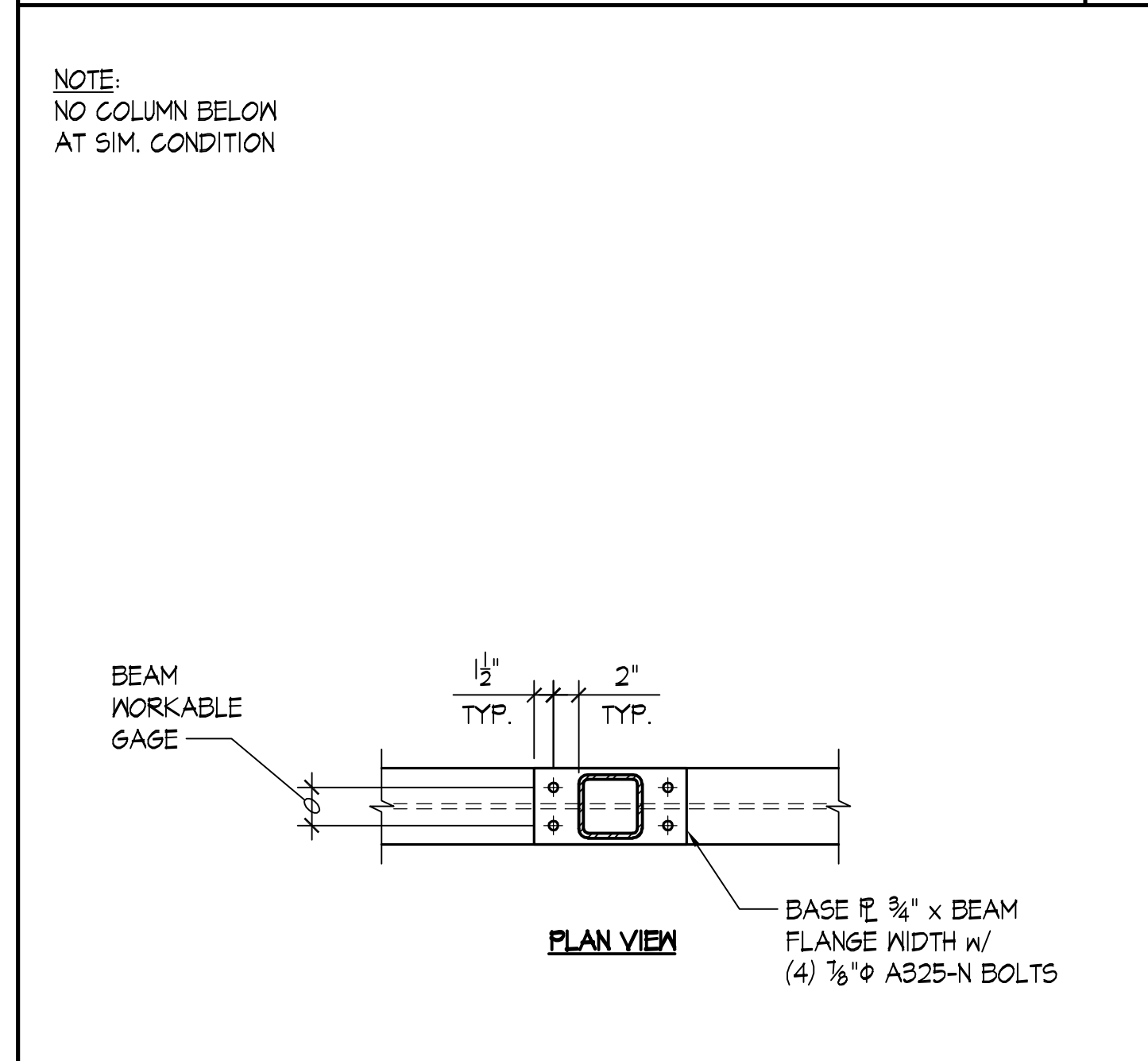
HSS COLUMN AT GL BEAM SCALE: NONE 2



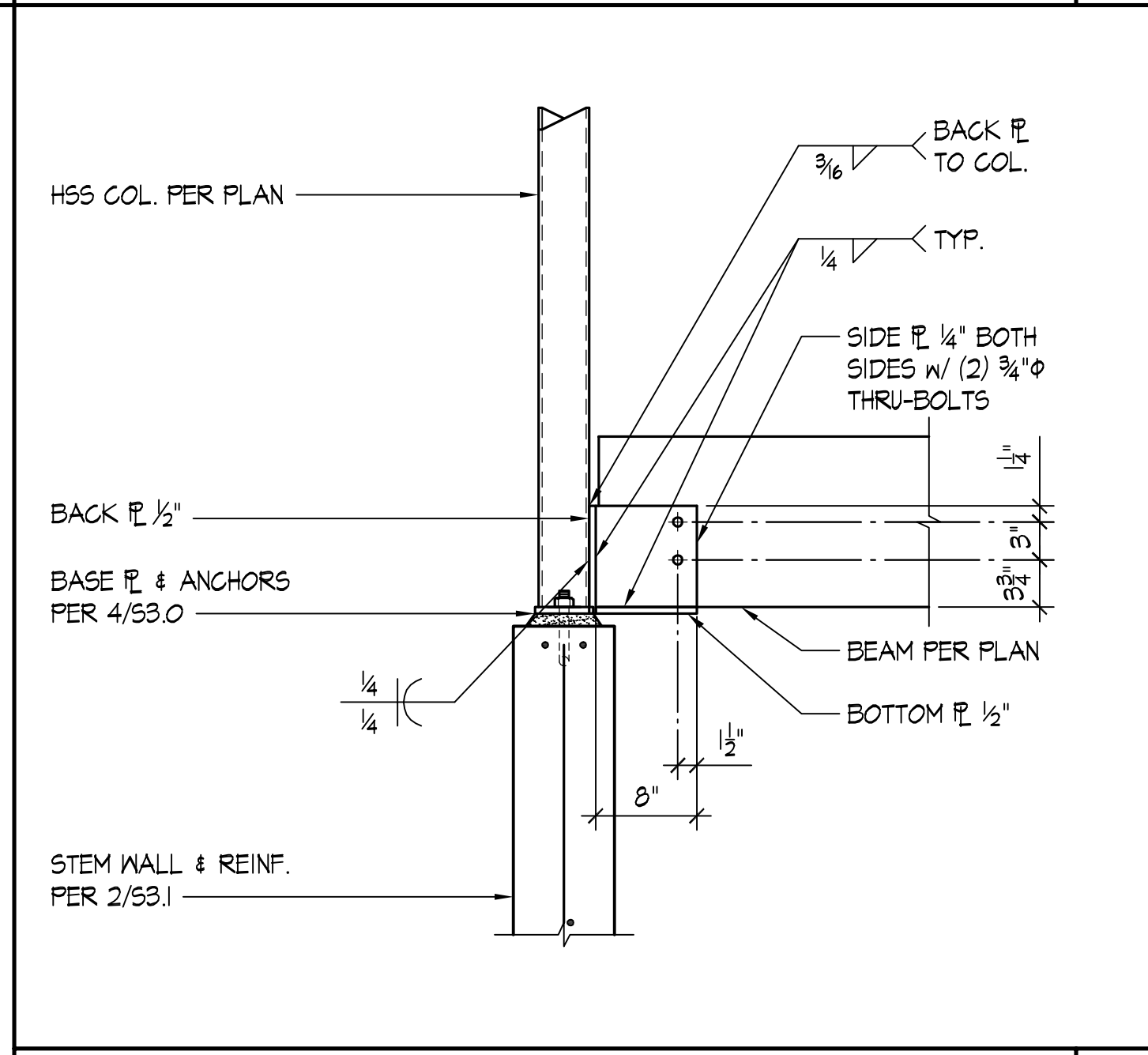
TYPICAL BOLTED BEAM CONNECTION SCALE: NONE 4

SCHEDULE 'A'			
BEAM SIZE	BOLTS	PLATE THICKNESS	WELD SIZE "W"
W12, W14	(3) 7/8"φ	1/4"	3/16"

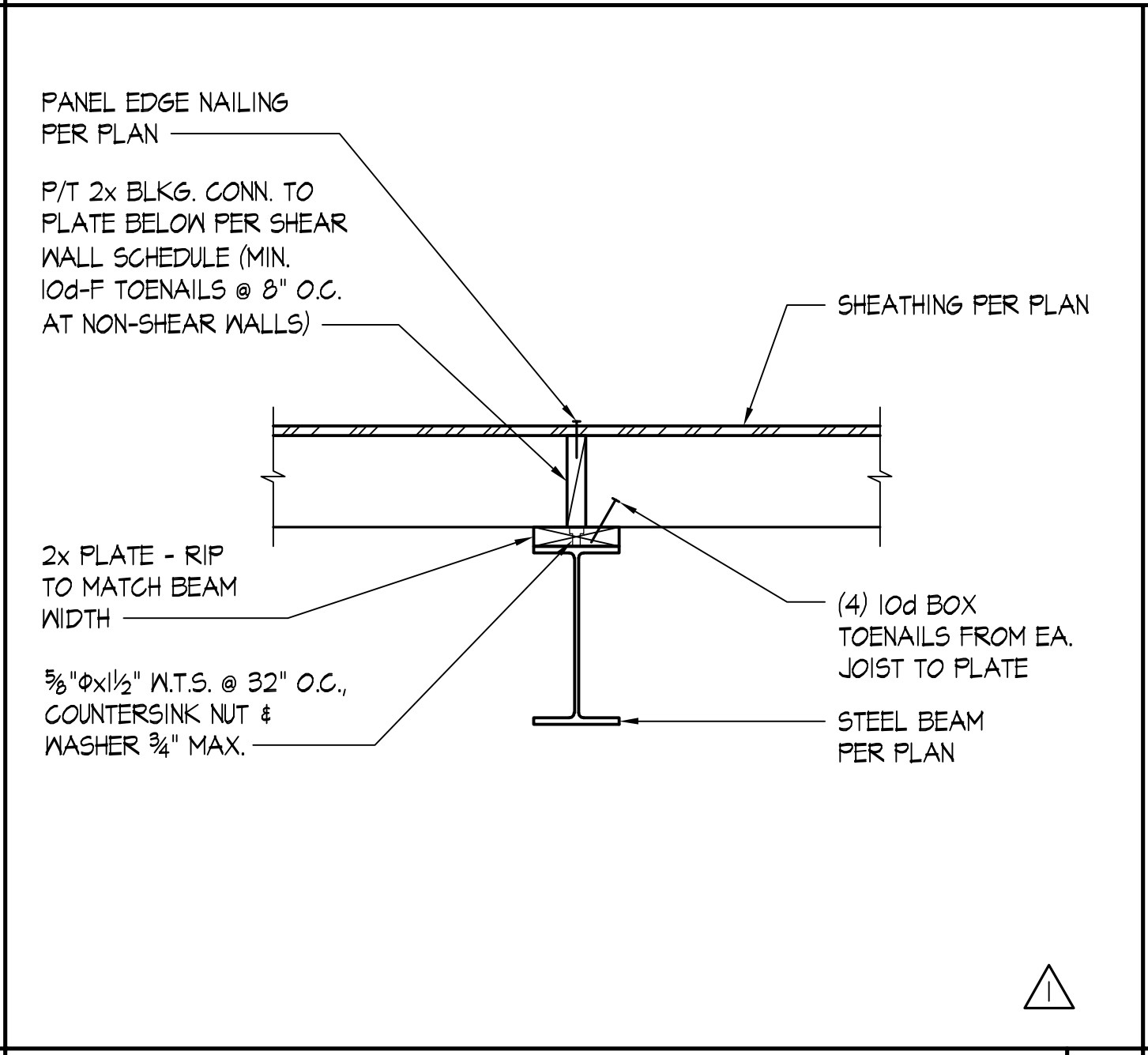
- NOTES:
 ① BOLT TYPE = A325N, U.O.N.
 PLATE MATERIAL = A36, U.O.N.
 ② FRAMING NOT SHOWN FOR CLARITY



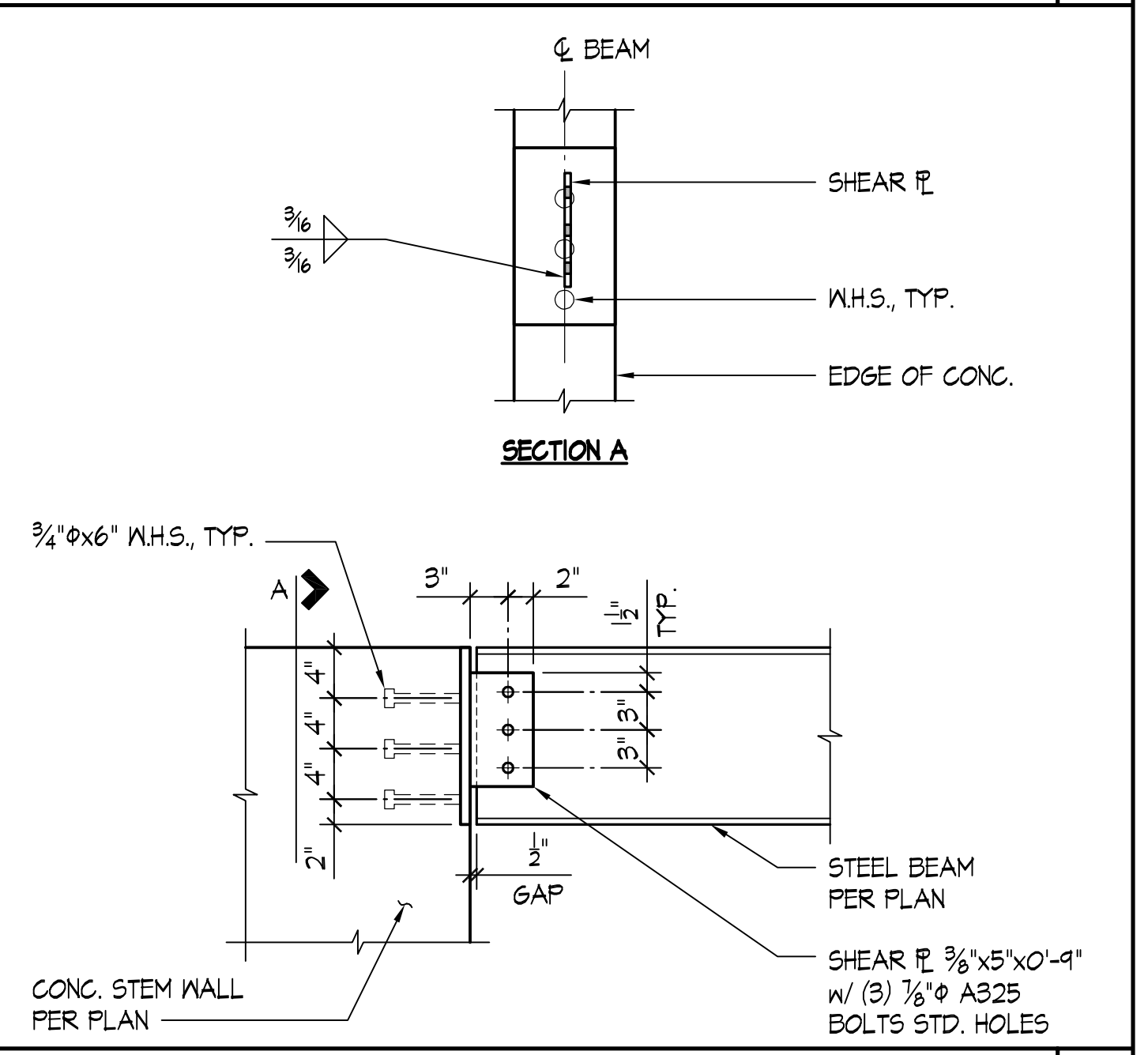
TYPICAL CONTINUOUS BEAM AT HSS COLUMN SCALE: NONE 9



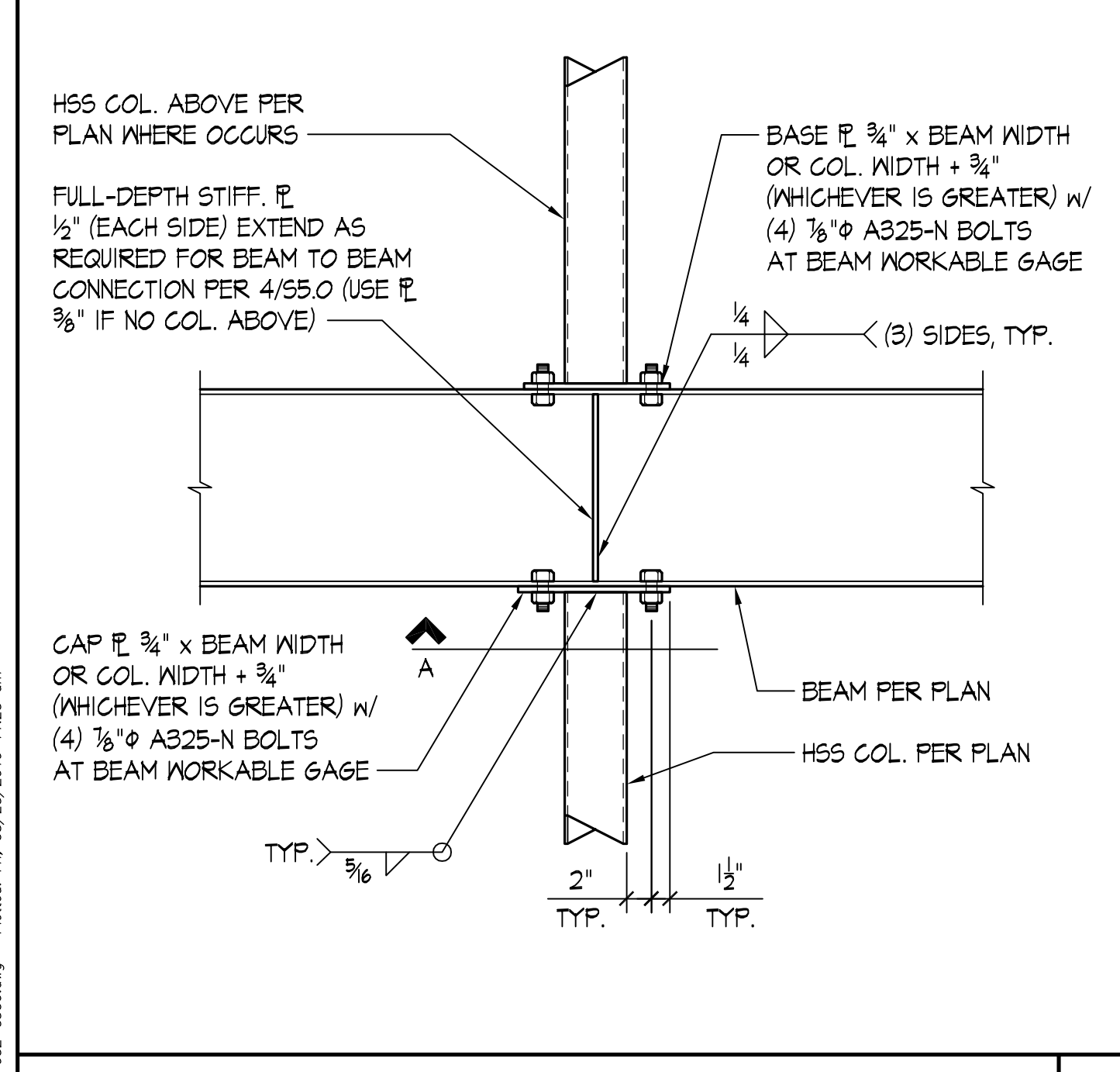
TYPICAL WOOD BEAM BUCKET AT HSS COLUMN SCALE: NONE 6



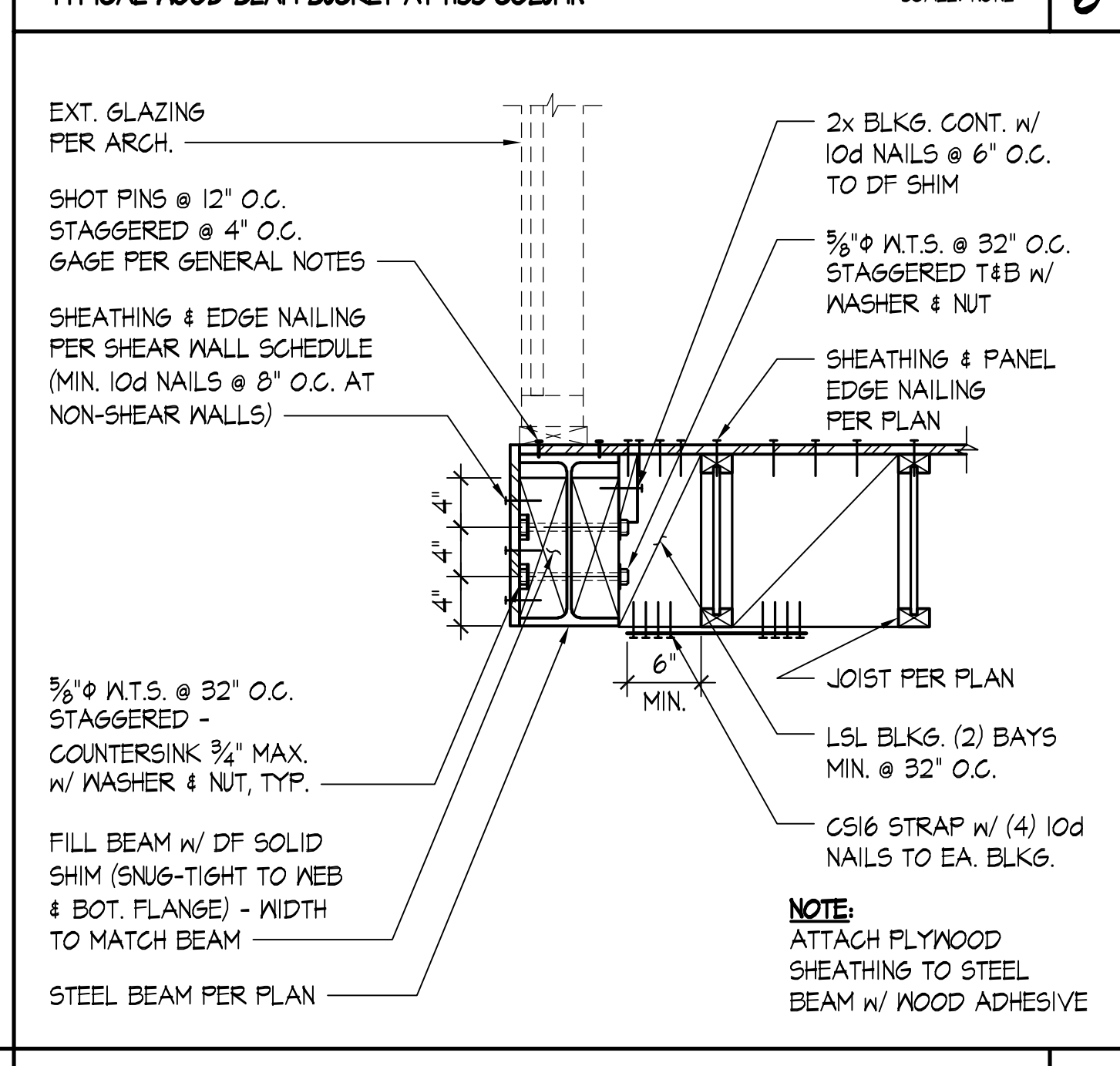
TYPICAL WOOD JOIST TO STEEL BEAM W/ 2x PLATE SCALE: NONE 7



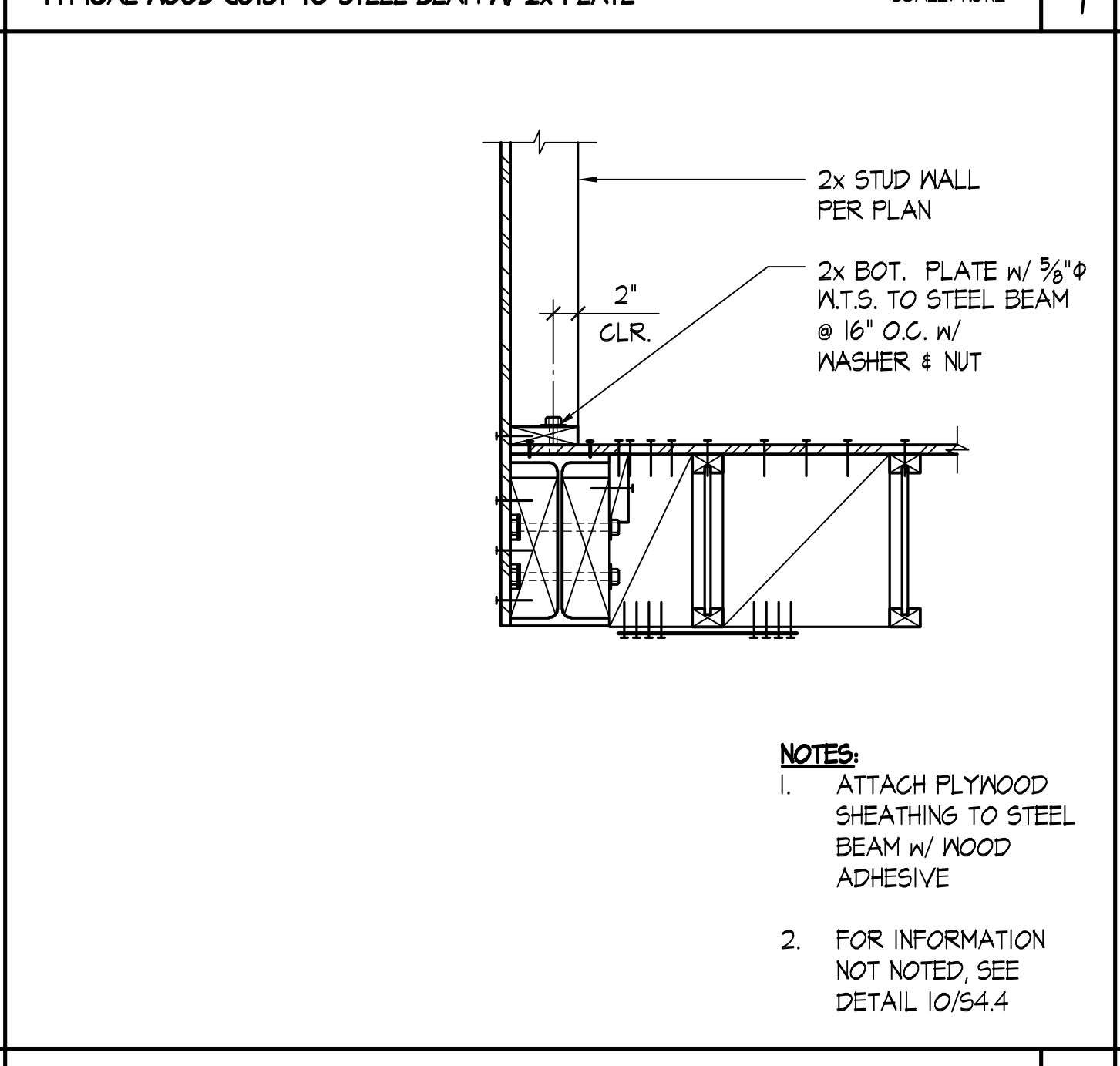
TYPICAL EMBED PLATE CONNECTION SCALE: 1"=1'-0" 8



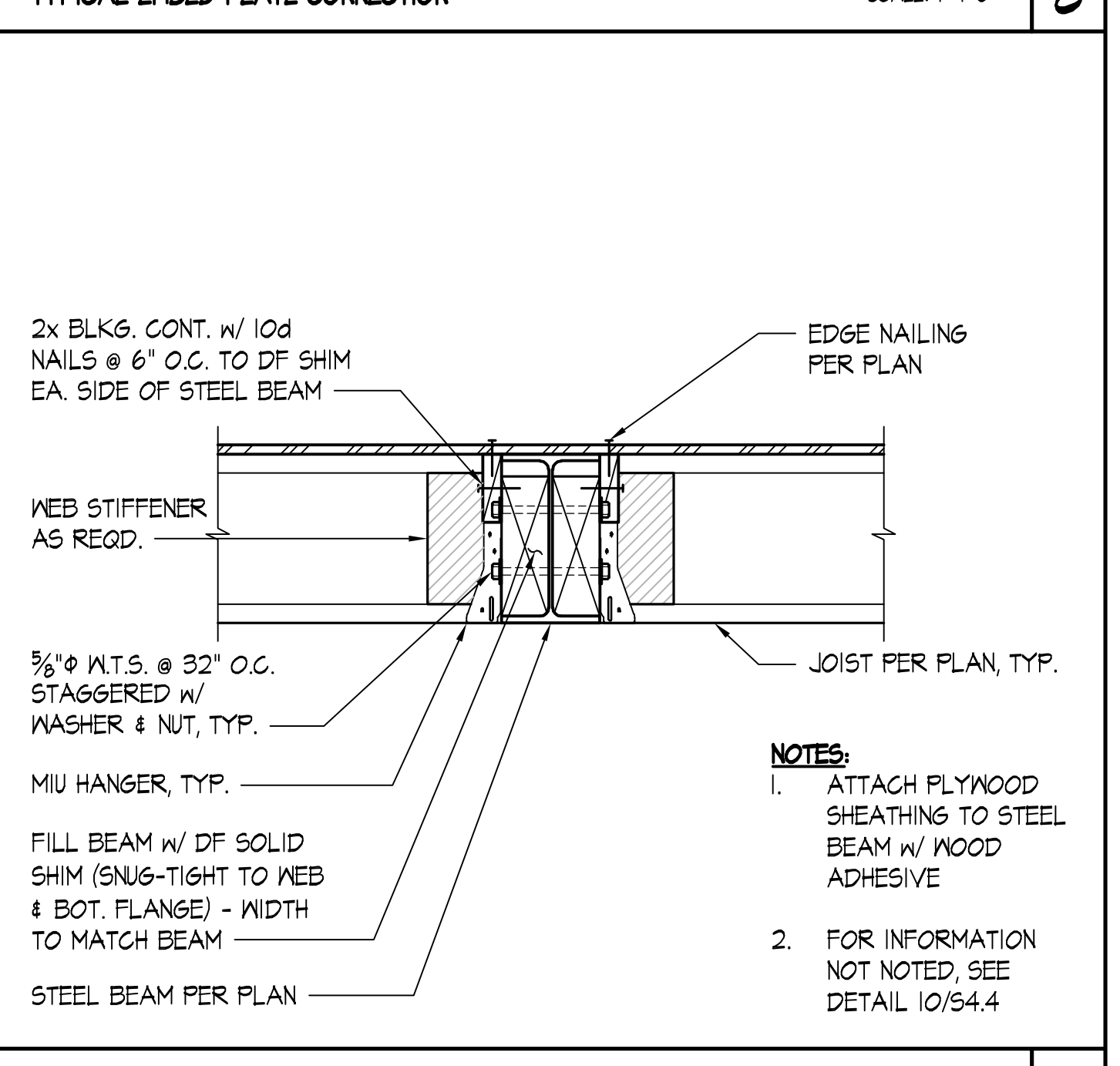
TYPICAL CONTINUOUS BEAM AT HSS COLUMN SCALE: NONE 9



DETAIL SCALE: 1"=1'-0" 10



DETAIL SCALE: 1"=1'-0" 11



DETAIL SCALE: 1"=1'-0" 12



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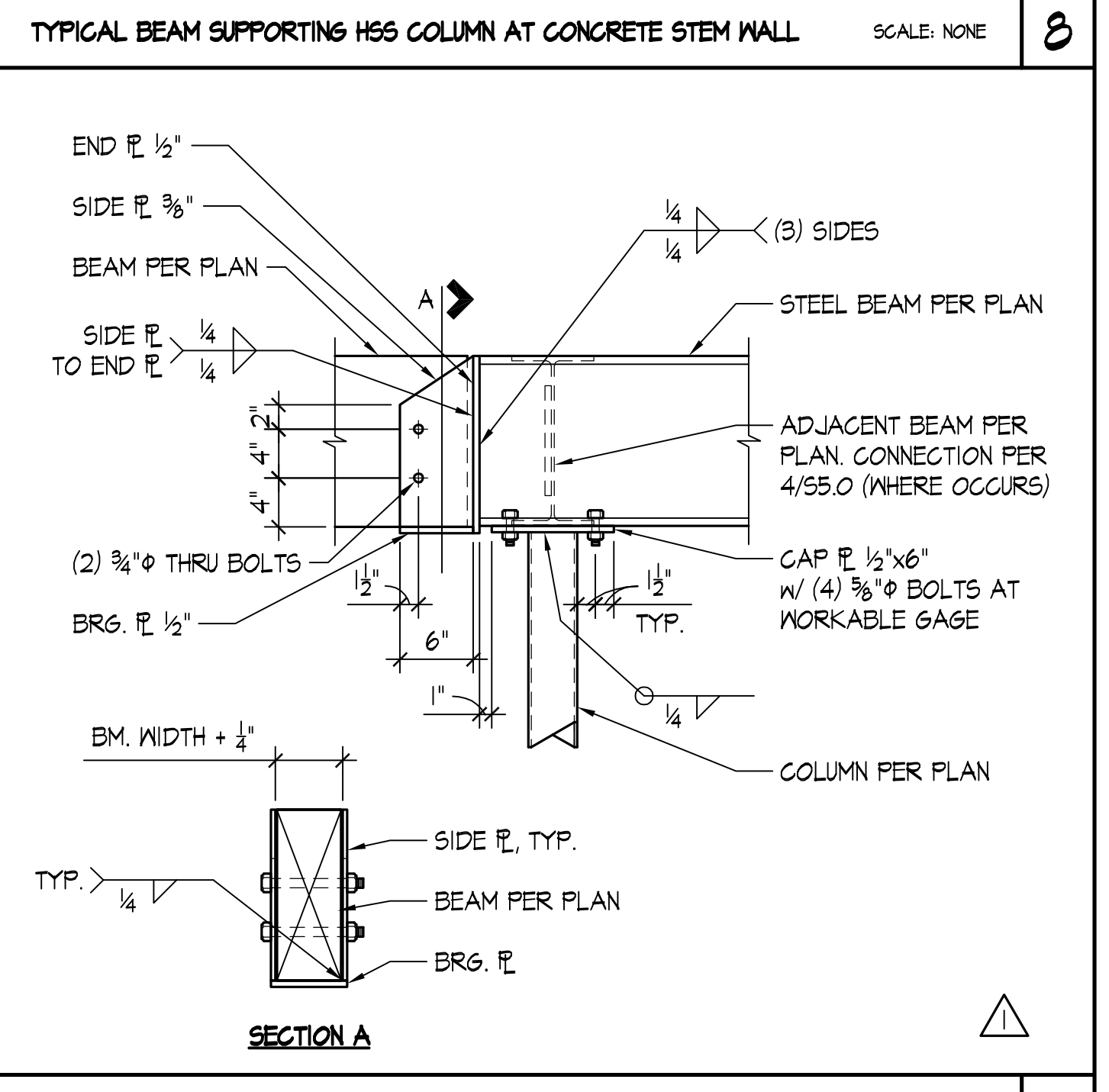
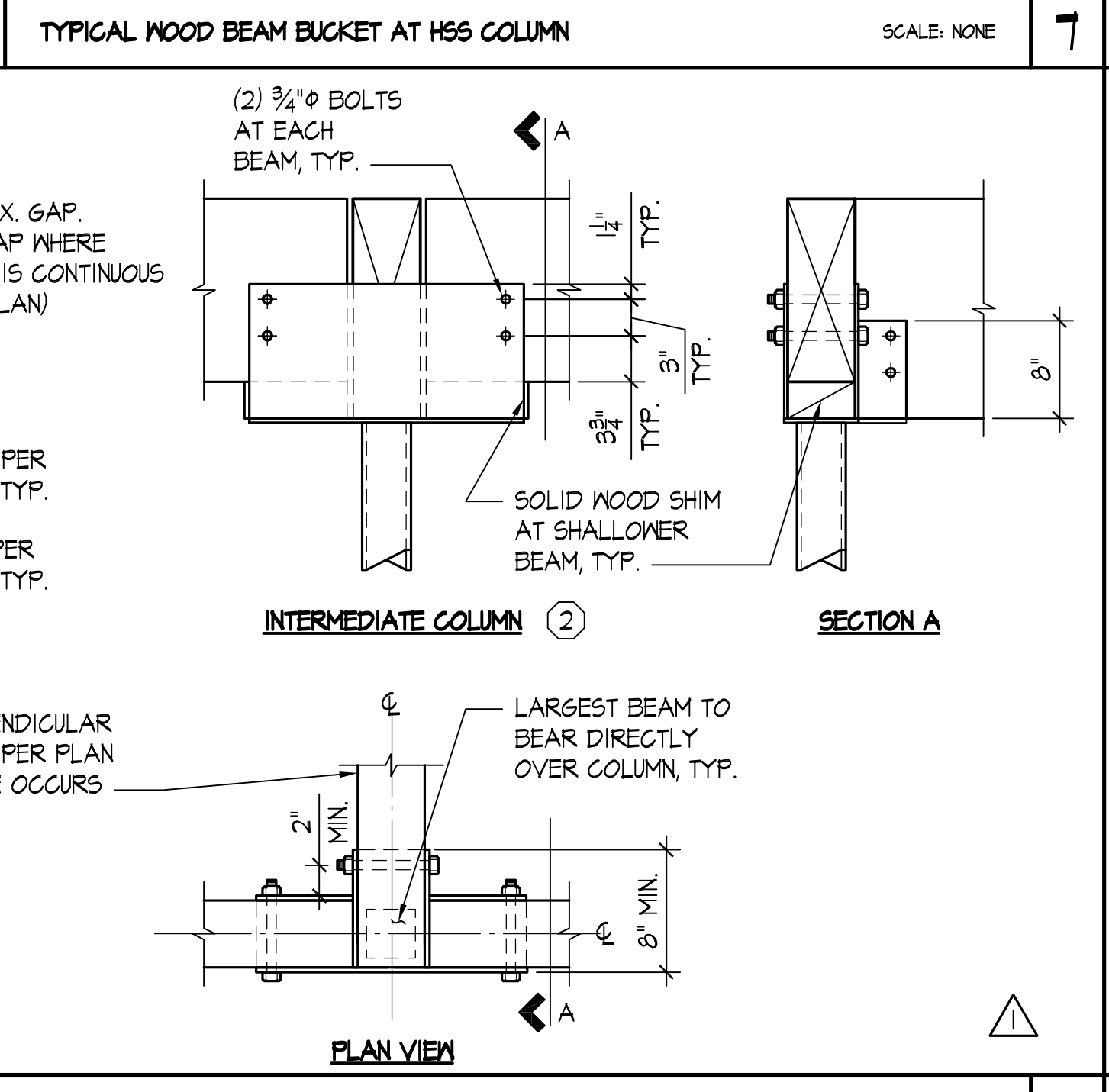
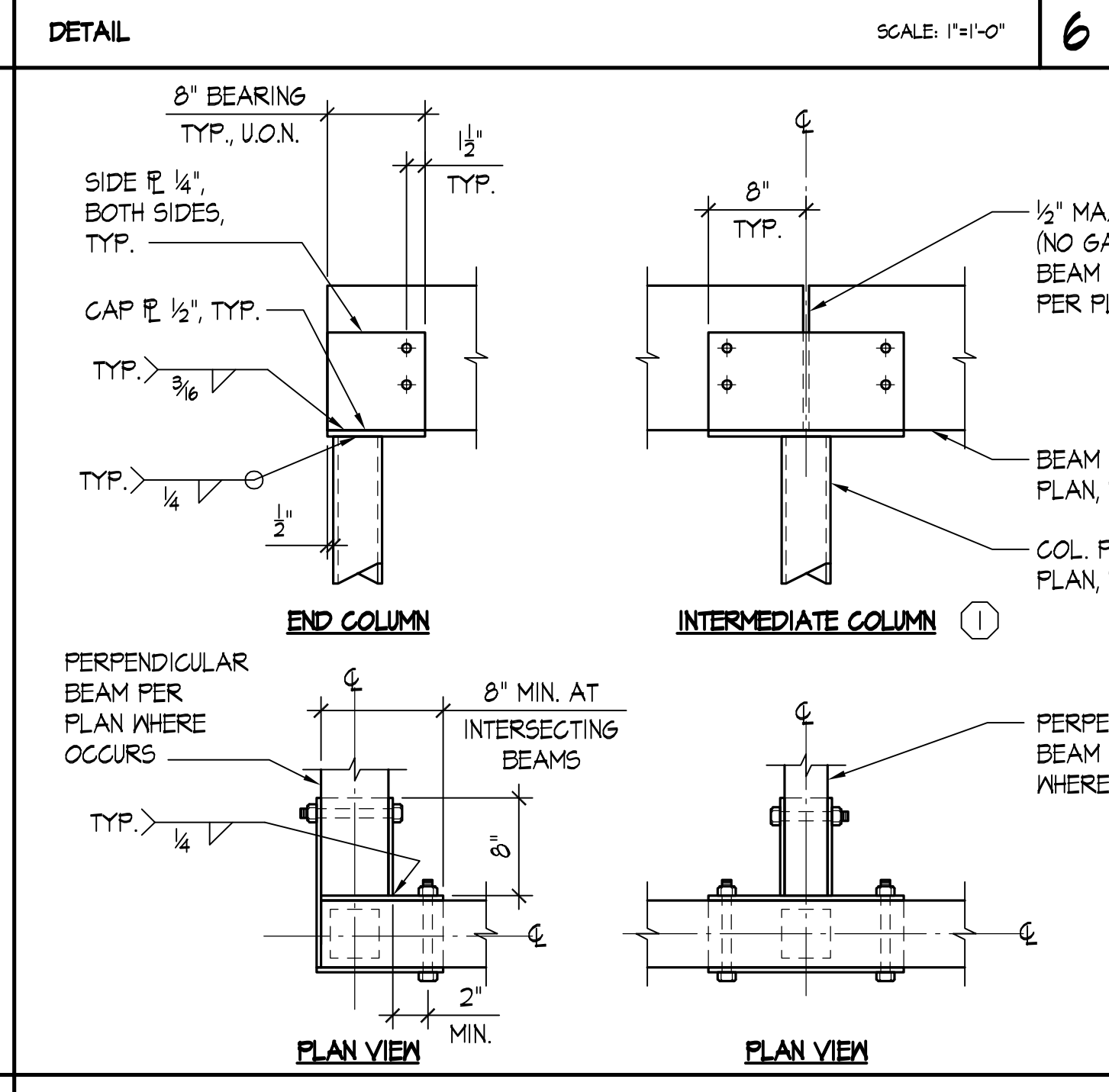
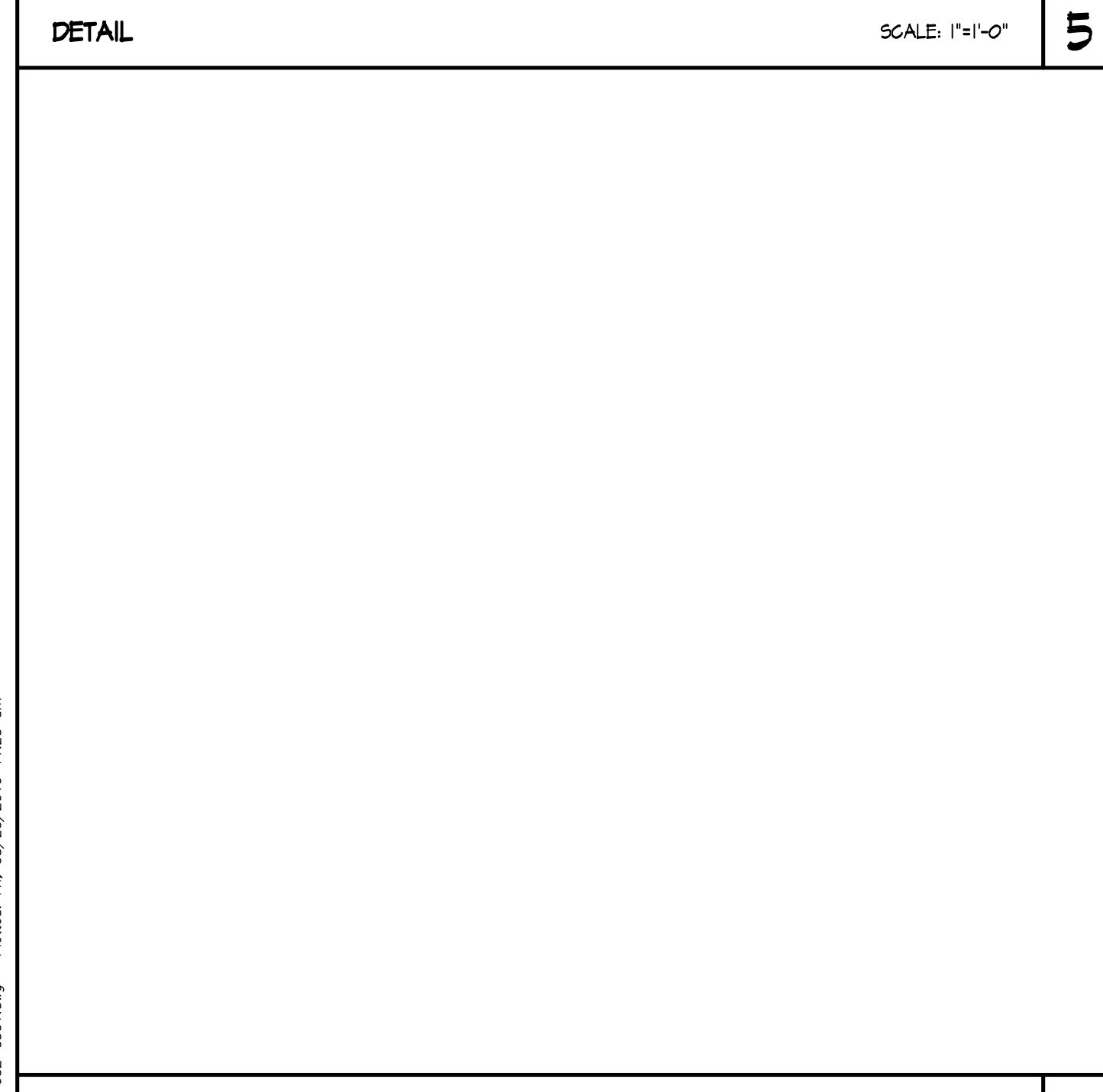
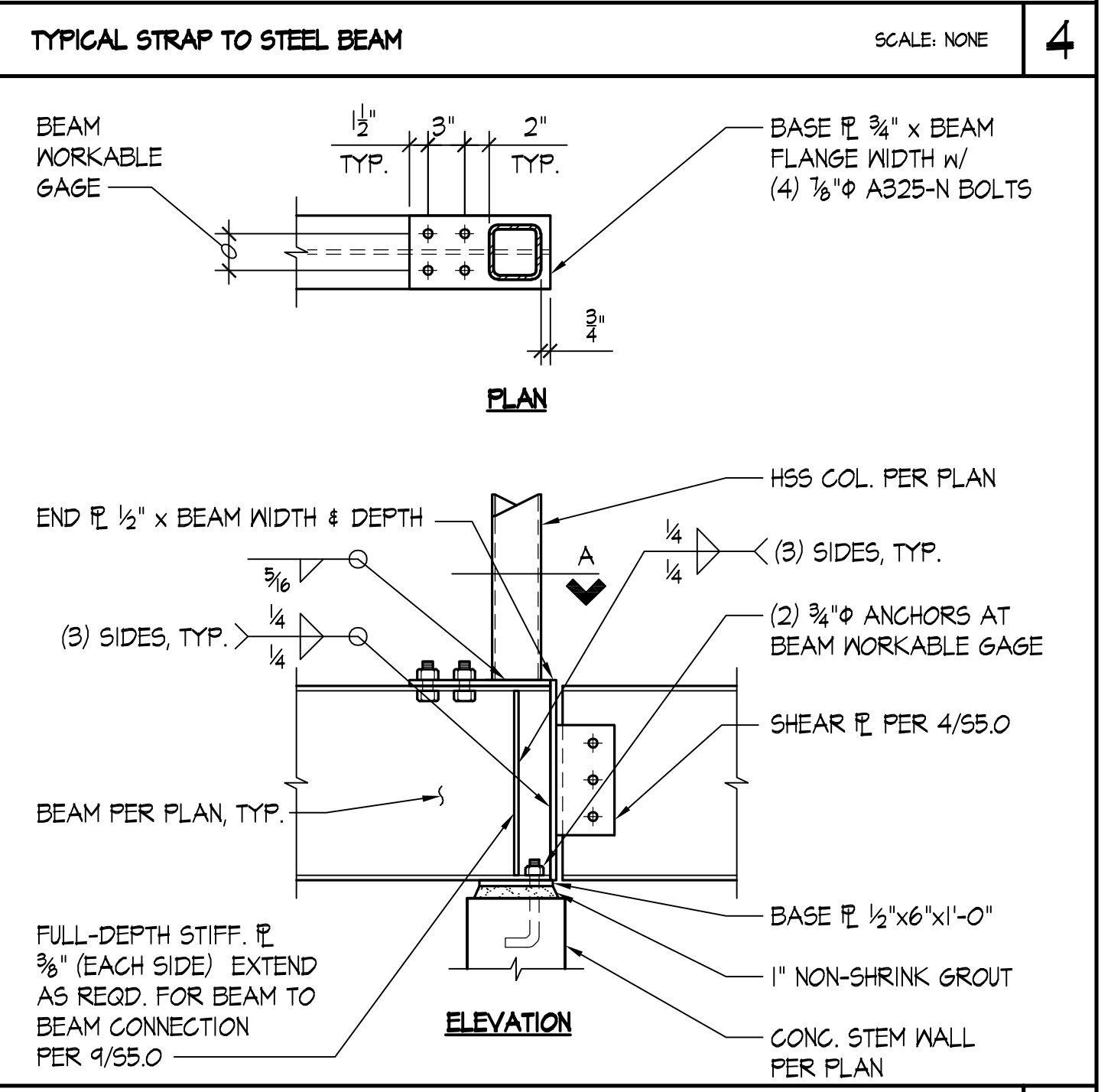
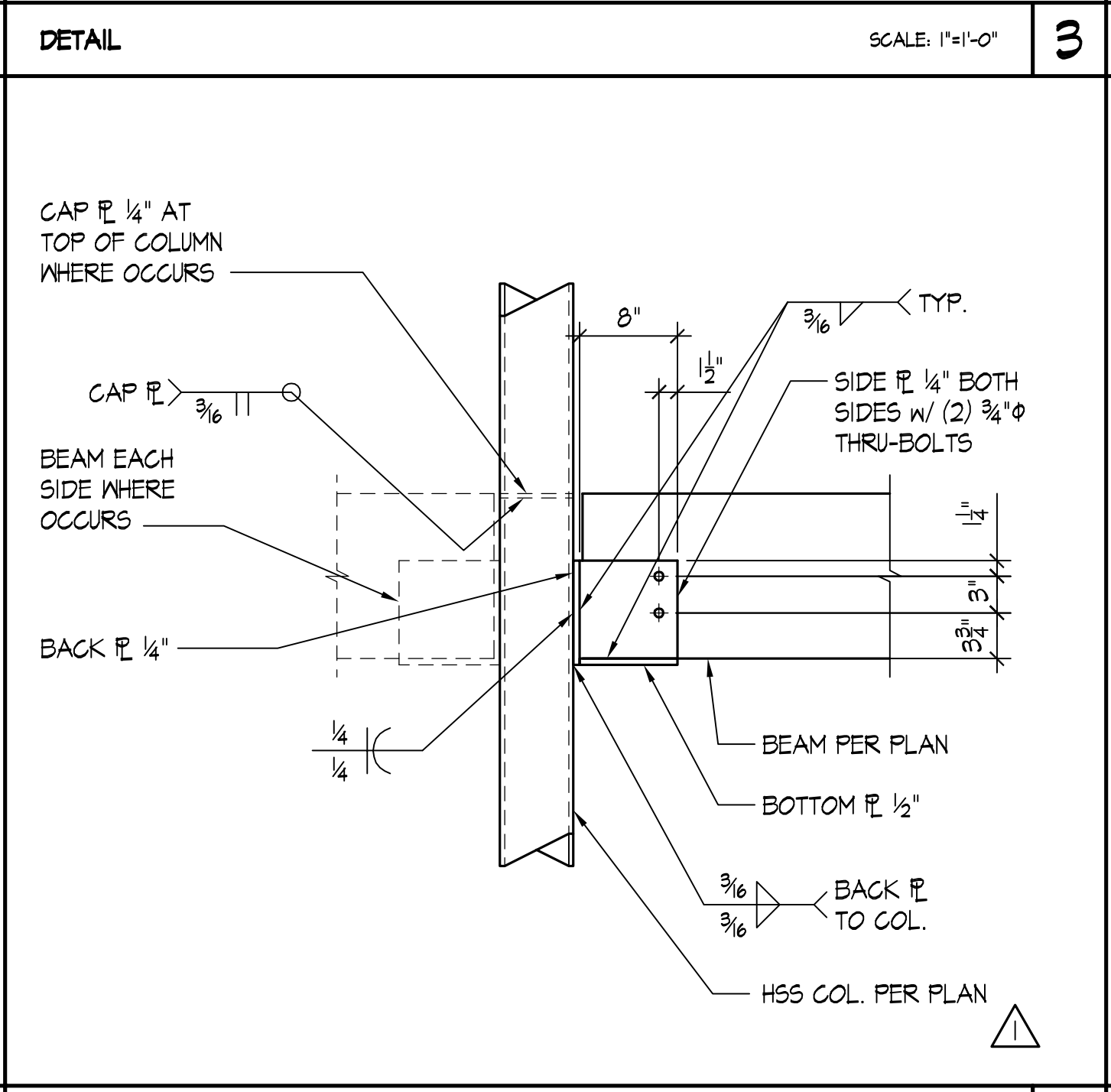
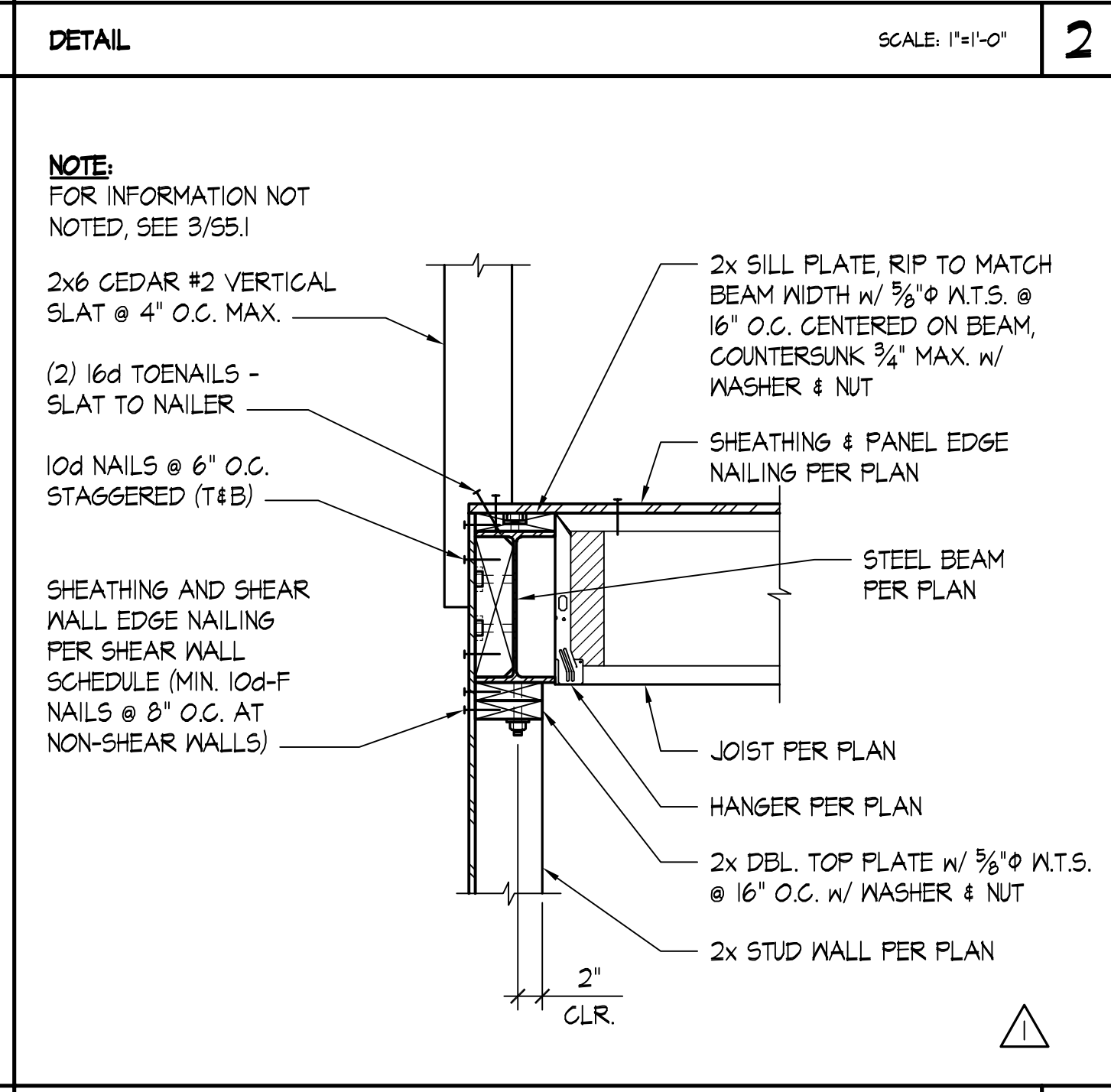
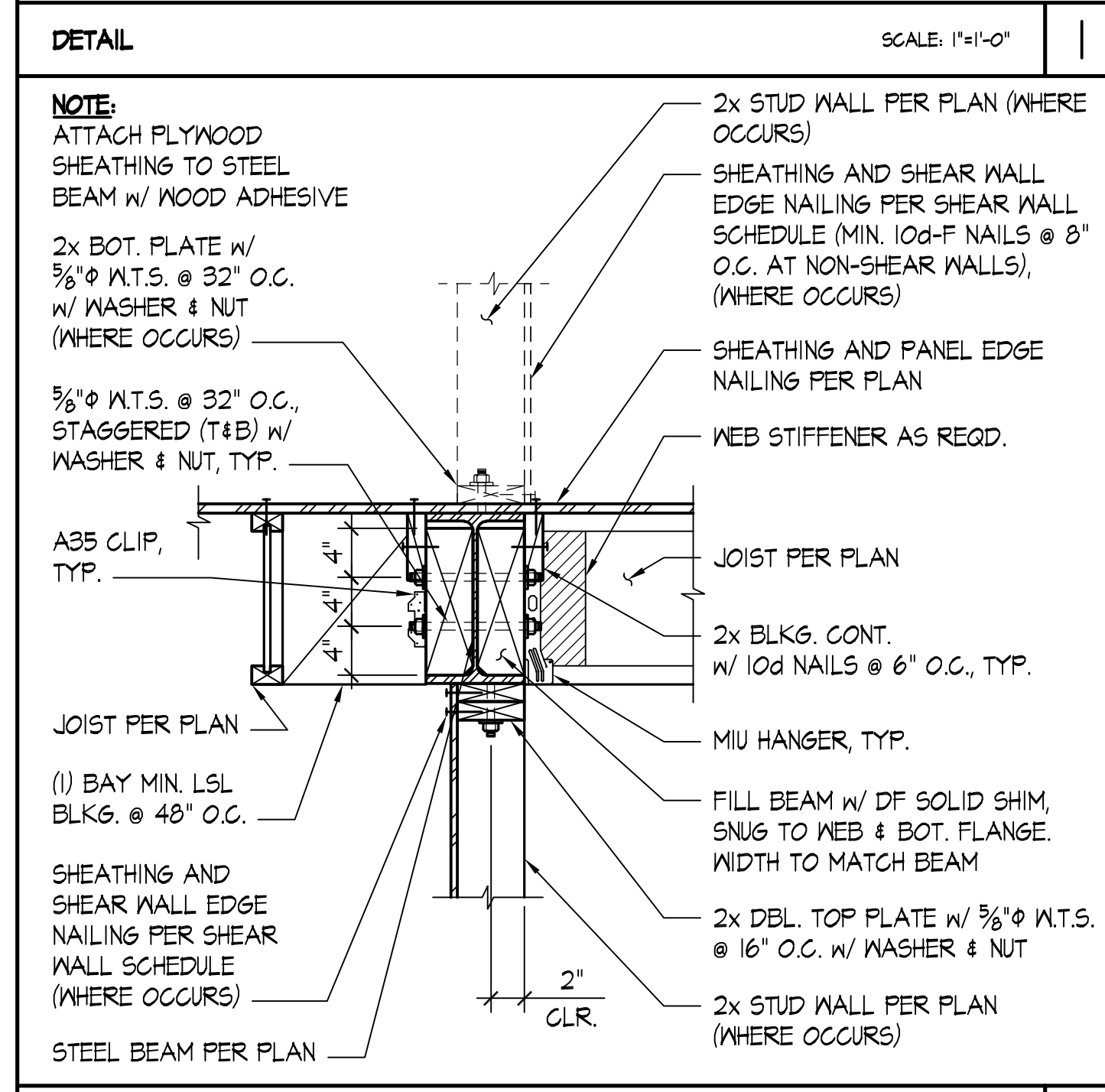
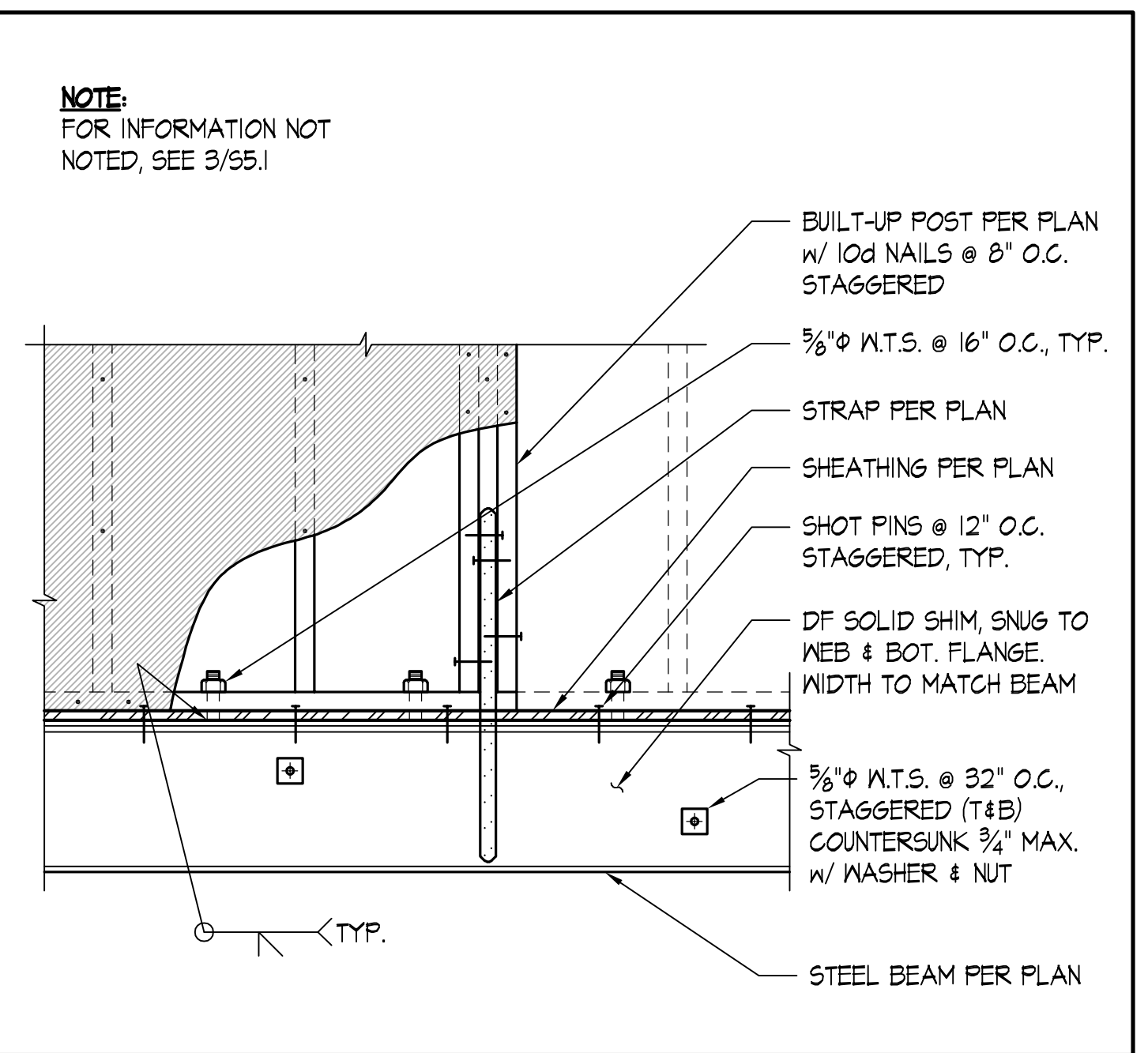
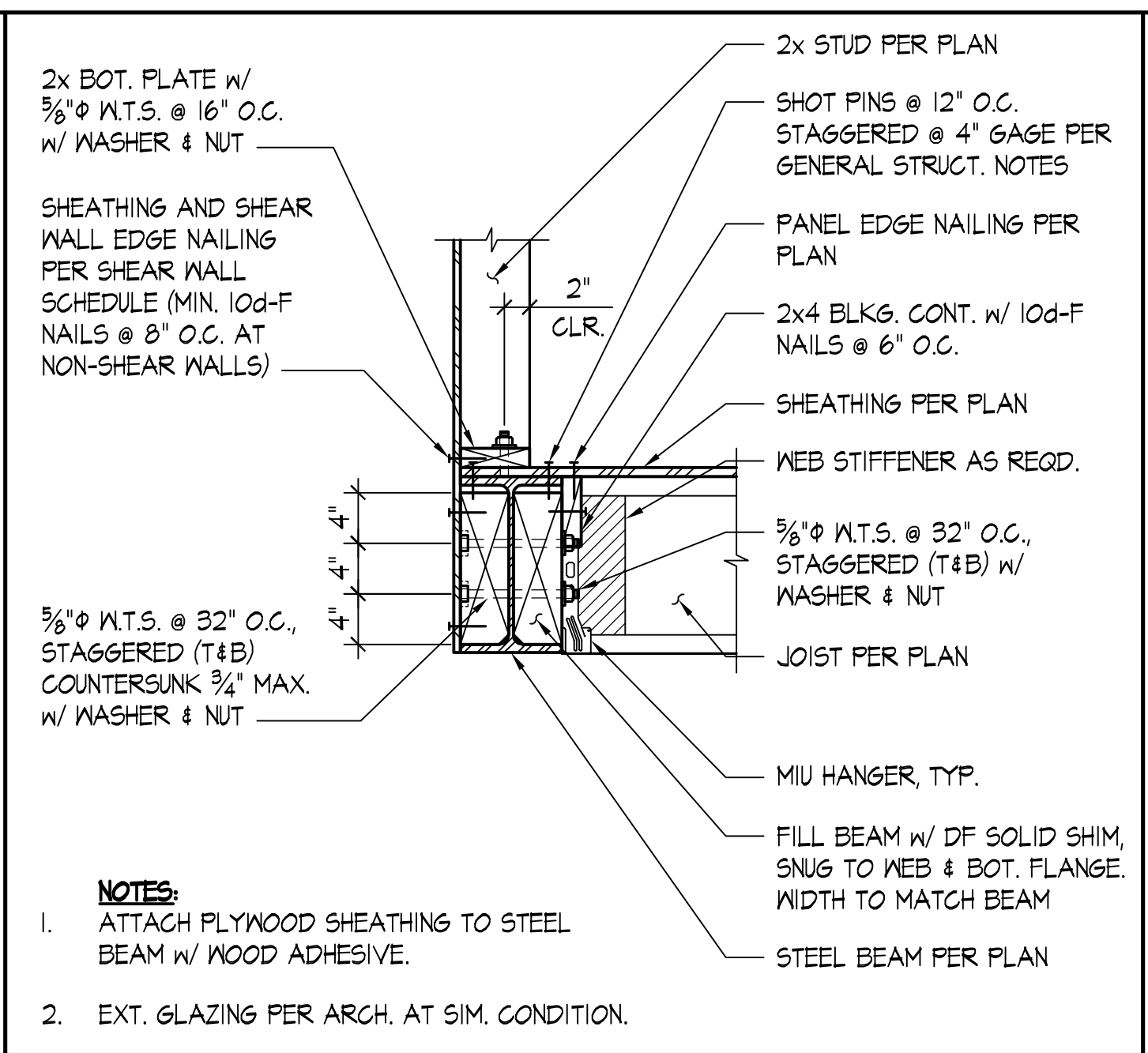
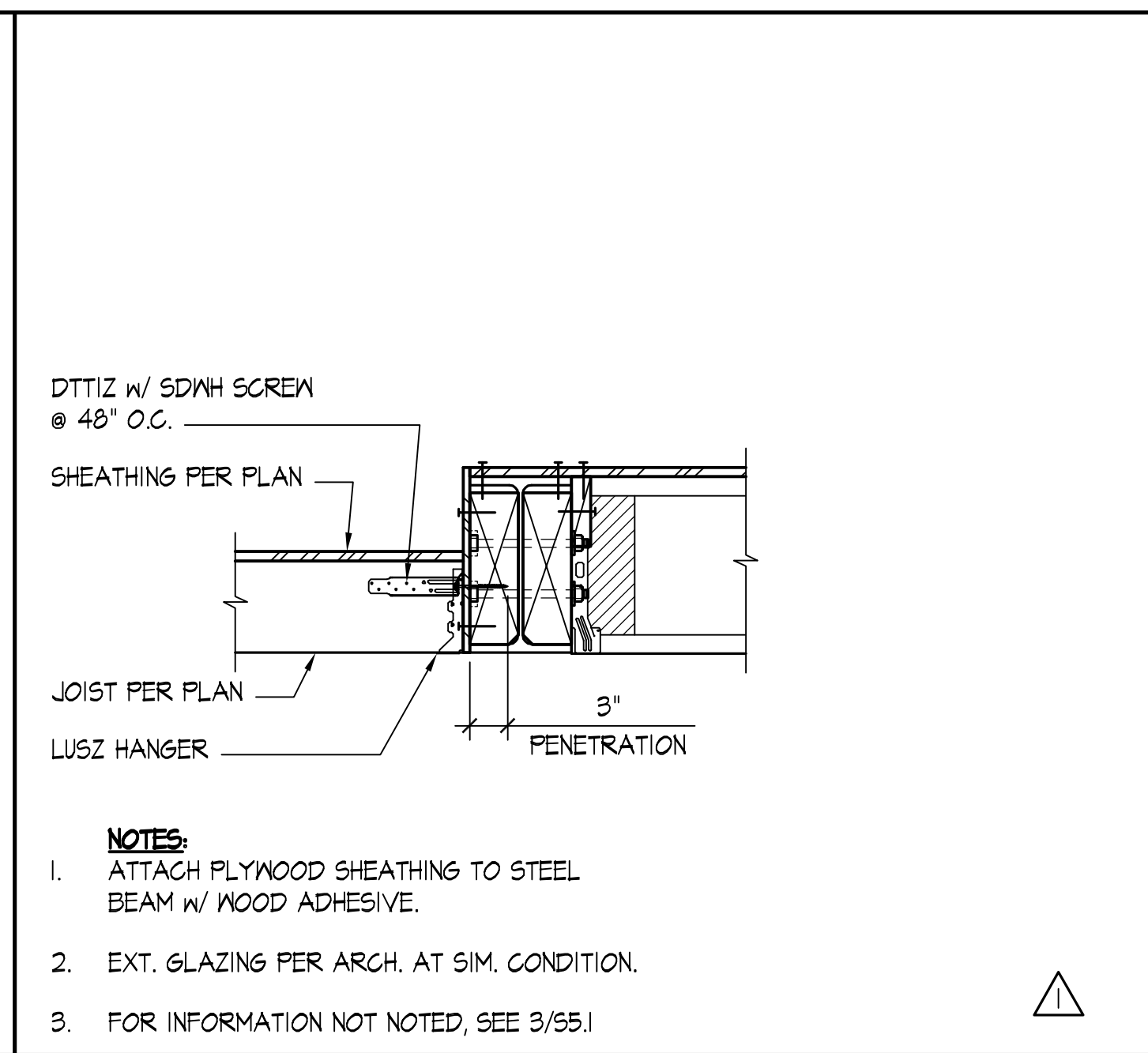
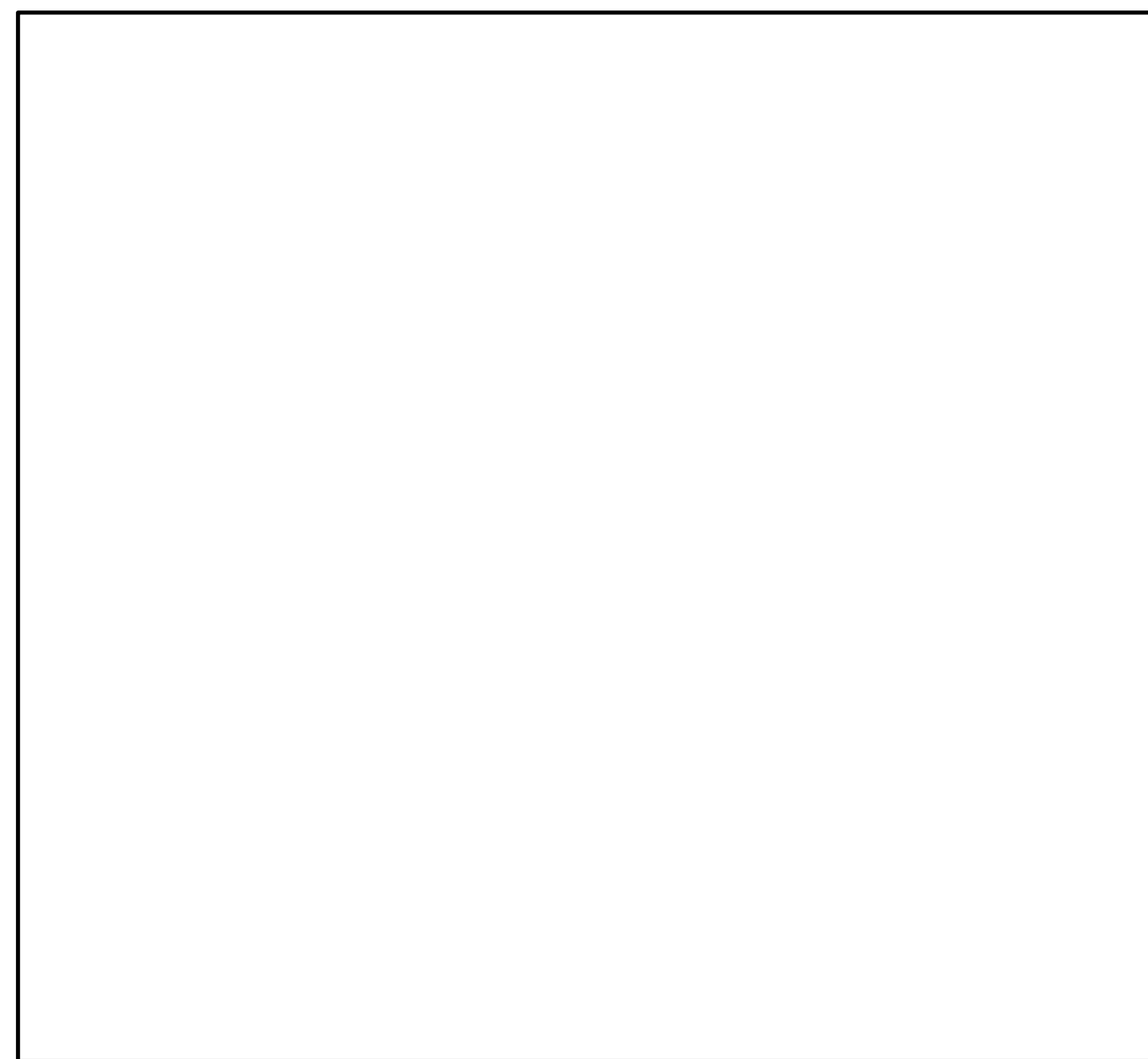
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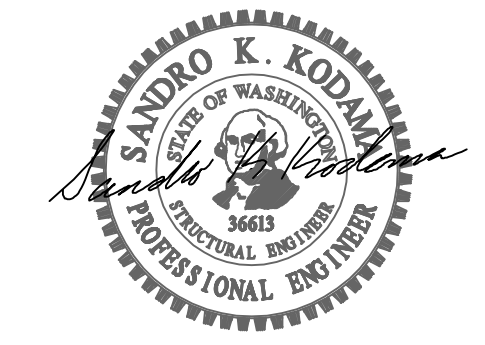
STEEL DETAILS

S5.0

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