PROJECT TEAM

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PROJECT DATA

SCOPE OF WORK NEW 3 STORY SINGLE FAMILY RESIDENCE WITH ATTACHED GARAGE PER PLAN.

MI PERMIT # 1902-087 ASSOCIATED PERMIT #'S - PRE 19-006 (CRITICAL AREA DETERMINATION)

AREA SUMMARY CONDITIONED

LOWER LEVEL	705 SF
MAIN LEVEL	1,922 SF
UPPER LEVEL	1,942 SF
TOTAL	4,569 SF

997 SF

18,878 SF

6,607.3 SF

12,270.7 SF

1,699 SF

UNCONDITIONED GARAGE/MECH

LOT SLOPE HIGHEST ELEVATION 136' LOWEST ELEVATION 67.5' 68.5' ELEVATION DIFFERENCE HORIZONTAL DISTANCE BTWN HIGH AND LOW POINTS 264.5' LOT SLOPE: 68.5' / 264.5' = 25.9%

LOT COVERAGE LOT AREA

35% MAX LOT COVERAGE 65% LANDSCAPE AREA 9% HARDSCAPE AREA

PROPERTY DATA

PROJECT ADDRESS 4150 BOULEVARD PL MERCER ISLAND, WA 98040

LOT AREA 18,878 SF

ASSESSOR'S TAX NUMBER 3623500174

LEGAL DESCRIPTION

ISLAND PARK REPLAT OF BEG ON N LN OF FRANKLIN AVE AT A PT 600 FT W OF SE COR TH N 00 DEG 07 MIN 07 SEC E 172.23 FT M/L TO C/L OF CREEK & TPOB TH CONTG N 00 DEG 07 MIN 07 SEC E TO SELY MGN OF WALTHEW AVE TH SWLY ALG SD SELY MGN 132.69 FT TH S 00 DEG 07 MIN 07 SEC W TO C/L OF CREEK TH NELY ALG SD C/L TO TPOB

ZONING DESIGNATION R-15

SETBACKS

FRONT SETBACK EAR SETBACK

- SIDE YARD DETERMINATION: • LOT WIDTH: 103'-10" (103.8')
- 1. MICC 19.02.020C.1.C.ii, 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 YÀRD: 5.8' (5'-10") • 33% LOT WIDTH PER MICC 19.02.020C

BUILDING HEIGHT LIMIT

30'-0" ABOVE ABE ON SLOPING LOTS, DOWNHILL SIDE WALL FACE (TOP PLATE) NOT TO EXCEED 30'-O" ABOVE FINISHED OR ORIGINAL GRADE, WHICHEVER IS LOWER

SEE ABE CALC. / DIAGRAM ON 4/A-1.0 SEE COMPLIANCE ON A-3.0 / A-3.1

ENERGY DATA / CREDITS

ENERGY CODE COMPLIANCE WSEC 2015 / IRC 2015 MININUM INSULATION VALUES CLIMATE ZONE - 4C

*SEE GENERAL NOTES, A-1.1 PROVIDE INSULATION SPECIFIED PER

R402.2 **PROVIDE CONTINUOUS AIR BARRIER &**

THE BUILDING ENVELOPE SHALL BE CONSTRUCTED TO LIMIT AIR LEAKAGE PER R4024

FENESTRATION AIR LEAKAGE TESTING FOR WINDOWS, SKYLIGHTS, AND SLIDING GLASS DOORS TO COMPLY PER R402.4.3 RECESSED LIGHTING IN THE BUILDINGS

THERMAL ENVELOPE TO COMPLY PER R402.4.4

FENESTRATION TRADE OFFS PER SECTION AIR CHANGES PER HOUR MAXIMUM AND R4-2.1.4 OR R405 NOT APPLICABLE

PROVIDE MANDATORY CONTROLS OF CONDITIONING SYSTEM PER SECTION R403

BUILDING FRAME CAVITIES PER R403.2.3 SHALL NOT BE USED AS DUCTS OR PLENUMS

PROVIDE MECHANICAL PIPING INSULATION PER R403.3 - MINIMUM R-6

MECHANICAL DUCTS OUTSIDE THERMAL ENVELOPE SHALL BE INSULATED MIN R-8 PER R403.2.1 . MECHANICAL DUCTS, AIR HANDLERS, AND FILTER BOXES TO BE SEALED AND TESTED PER R403.2.2. JOINTS AND SEAMS TO COMPLY W/ ADOPTED IMC

CIRCULATING HOT WATER SYSTEMS SHALL BE PROVIDED WITH AN AUTOMATIC OR ACCESSIBLE MANUAL SHUTOFF PER R403.4.1

PROVIDE MIN HOT WATER PIPE INSULATION OF R-3 PER WSEC R403.5.3





VICINITY MAP NOT TO SCALE

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	а	34.3	3,841.6
В	110.0	b	16.3	1,793.0
С	108.7	С	2.7	293.5
D	108.7	d	8.8	956.6
E	108.7	е	2.7	293.5
F	108.7	f	10.4	1,130.5
G	108.7	g	8.0	869.6
Н	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
К	116.0	k	20.3	2,354.8
L	116.25	I	4.2	488.3
М	117.75	m	9.0	1,059.8
N	118.0	n	66.2	7,811.6
0	116.0	0	5.0	580.0
Р	116.0	р	13.8	1,600.8
		TOTALS	250.0	28,341.8
A.B.E SU	M PRODUCTS / SL	JM WALL LENGTHS	113.4 FT	
MAXII	MUM HEIGHT ALLC	OWED = A.B.E. + 30'	143.4 FT	
	PROPOSED	BUILDING HEIGHT	140.2 FT (140'-2'')	







THERMAL BARRIER PER TABLE R-402.4.1.1

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

TABLE R406.2 ENERGY CREDITS

PER SECTION R405 NOT APPLICABLE

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** 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 3.8 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

CATAGORY: MEDUM DWELLING UNIT: TOTAL CREDITS PROVIDED: 3.5

FIRE PROTECTION

NFPA 13D SPRINKLER SYSTEM

HOUSEHOLD FIRE ALARM SYSTEM PER NFPA 72 CH.29

SEE A-1.1 FOR ADDITIONAL PROTECTION NOTES.

SITE AREA

(E) PARKING

LANDSCAPE LANDSCAPE 1

LANDSCAPE 2

LANDSCAPE 3

UNDISTURBED AREA

DRIVE

HOUSE

VENTILATION DATA

SYSTEM DESIGN

SYSTEM IS DESIGN /BUILD 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 4,569SF/(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 105 CFM X 1.3 = 136.5 CFM

WHOLE HOUSE VENTILATION RATE SHALL BE 136.5 CFM OPERATING 3 HOURS EVERY 4 HOUR CYCLE

DEFFERED SUBMITTALS

FIRE SPRINKLER SYSTEM

GLASS GUARDRAILS

BASEMENT FLOOR AREA CALC

/⊢	WALL SEGMENT MARK	LENGTH (FT)	COVERAGE (%)	RESULT (%FT)	
	A	25.875	0	0	
	В	10.5'	0	0	
	С	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	
	Н	22.77	0	0	
	I	10.5	0	0	
	SUM OF LENGTHS	= 194.415'	SUM OF COVERAGE	= 91.16 %FT	
	SUM OF %		6 / 194.415	= .47 OR 47%	
	BASEMENT AREA	= 1.702 SF	1702 X .47	= 800 SE EXCLUDED FROM	



11862 SF

826 SF

869 SF

445 SF

14003 SF

BASEMENT FLOOR AREA EXCLUSION

SHEET INDEX

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-5.2 WAS

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 REMOVED A-6.0 DOOR & WINDOW SCHEDULES

A-6.1 DOOR DIAGRAMS A-6.2 WINDOW DIAGRAMS

STRUCTURAL

- S1.0 GENERAL STRUCTURAL NOTES
- S1.1 GENERAL STRUCTURAL NOTES S1.2 GENERAL STRUCTURAL NOTES &
- ABBREVIATIONS
- S2.0 LOWER FLOOR / FOUNDATION PLAN
- S2.1 MAIN FLOOR FRAMING PLAN
- S2.2 UPPER FLOOR FRAMING PLAN S2.3 ROOF FRAMING PLAN
- S3.0 TYPICAL FOUNDATION / SLAB
- DETAILS
- S3.1 TYPICAL BASEMENT & CRAWL SPACE DETAILS
- S3.2 TYPICAL CONCRETE FOUNDATION DETAILS
- S4.0 TYPICAL WOOD DETAILS
- S4.1 TYPICAL WOOD DETAILS S4.2 TYPICAL WOOD FLOOR DETAILS
- S4.3 TYPICAL WOOD DETAILS
- S4.4 FLAT ROOF DETAILS
- S5.0 TYPICAL STEEL DETAILS
- S5.1 TYPICAL STEEL DETAILS



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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

Stuart Silk Architects

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WWW.STUARTSILK.COM

LEE-BOYLE

4150 BOULEVARD PLACE MERCER ISLAND, WA

PERMIT

COVER SHEET



PROJECT NORTH

(N) HARDSCAPE 2 1088 SF 66 SF LANDSCAPE 2 826 SF HOUSE 2567 SF (N) HARDSCAPE 1 108 SF (N) HARDSCAPE 3 36 SF LANDSCAPE 3 (E) HARDSCAPE 3 869 SF 124 SF (E) PARKING 634 SF (E) HARDSCAPE 4 142 SF

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

PARCEL AREA = 18,878 SF

- SPOT ELEVATIONS.

- (0.43± ACRES)
- COMPLETENESS TO THAT EXTENT.
- WAC 332-130-090.







	_EGEND
¢	BUILDING CENTERLINE ROW CONCRETE SURFACE
	CONCRETE WALL CONTOUR (MAJOR) CONTOUR (MINOR) DECK
G 🗌	CENTERLINE OF CREEK GAS METER
	GRAVEL SURFACE
₽Q	INLET (TYPE 250A) IRON PIPE (FOUND)
	MONUMENT IN CASE (FOUND)
P 🗌 P PP O	POWER METER POWER (OVERHEAD) POWER POLE
0	REBAR AS NOTED (FOUND)
	ROCKERY
— SS —	SEWER LINE
\bigcirc	SEWER MAINTENANCE
SIZE TYPE	TREE (AS NOTED)
WM 🗌	WATER METER
	STEEP SLOPE >40%



VICINITY MAP

SCALE: 1'' = 1,000' APPROX.

NORTH

	SHEET INDEX
SHEET #	SHEET TITLE
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	DETAILS
C2.2	DETAILS
C2.3	PAVING & UTILITIES DETAILS

QUANTITIES (FOR PERMITTING ONLY	() CY
CUT	145 CY
FILL	98 CY
NET CUT/FILL	47 CY

*DOES NOT INCLUDE BUILDING FOOTPRINT *ALL EXCESS SOILS ARE TO BE HAULED OFF SITE.

LEGAL DESCRIPTION

PARCEL NO. 3623500174

PER CHICAGO TITLE COMMITMENT NUMBER: 0047773-ETU DATED 8/20/15 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:

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 WALTHEW 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 WALTHEW AVENUE; THENCE SOUTH 49'01'56" WEST ALONG SAID SOUTHEASTERLY LINE OF WALTHEW AVENUE A DISTANCE OF 132.6888 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; 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.

DISCLAIMER: RED BARN ENGINEERING INC. SHALL NOT BE HELD RESPONSIBLE FOR DISCREPANCIES IN THE SITE DIMENSIONS AND ELEVATIONS PREPARED BY OTHERS. IN THE EVENT THAT A DISCREPANCY OCCURS THAT AFFECTS THE DESIGN, CONTACT RED BARN ENGINEERING INC. TO PROVIDE A SITE VISIT AND DESIGN UPDATE.

CONSTRUCTION SEQUENCE:

- 1. FLAG CLEARING LIMITS.
- 2. INSTALL TESC ..
- 3. PERFORM ROUGH GRADING. 4. INSTALL UTILITIES
- 5. CONSTRUCT HOUSE
- 6. PERFORM FINAL GRADING.
- 7. INSTALL PLANTINGS.
- 8. REMOVE TESC.

LEGEND AND ABBREVIATIONS

FNUF	USED			
с	ОМ	COMMUNICAT	TION LINE	
0	HC	OVERHEAD (COMMUNICATION	LINE
	E ——	ELECTRIC LI	NE	
0	HE	OVERHEAD E	ELECTRIC LINE	
F	-0	FIBER OPTIC	LINE	
	G	NATURAL GA	AS LINE	
	s	SANITARY S	EWER LINE	
	D	STORM DRAI		
	·		LINE	
	w	WATER LINE		
I	- IVI	FURCE MAIN		
		EDGE OF AS		
//_/		TO BE REMO		
		PROPERTY I	INF	
		RIGHT OF W	AY LINE	
		STREET CEN	TERLINE	
•		LIMIT OF DIS	TURBANCE/CLE	ARNING LIMIT
>·		DITCH LINE	,	
o	o	SECURITY FE	INCE	
——X		FILTER FABR	RIC FENCE	
~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~	سعيد	EDGE OF VE	GETATION	
		EDGE OF WE	TLAND	
		ASPHALT SU	IRFACE	
		CONCRETE S	SURFACE	
		STABILIZED	CONSTRUCTION	ENTRANCE
Ø	COMM MA	NHOLE	<b>•</b>	HYDRANT
	СОММ ВО	X		METER
ø	СОММ РО	LE	$\bigotimes$	MANHOLE
←───	ANCHOR		<b>H</b>	POST INDICATOR
Ogp	GUY POLE	Ξ	۵	THRUST BLOCK
E	ELEC BOX	(	W	VAULT
<del>\</del>	LIGHT		M	VALVE
땨	YARD LIG	HT	٢	WELL
⊶¢÷	LUMINAIRI	Ξ	R	IRR METER
Ð	METER		₩	SPRINKLER
0			IR X	IRR VALVE
Ğ		IIIOLL	P	PUMP
Q E	PULE			INLET
				PROTECTION
ي بو	GAS MEIL		$\times$	REMOVE TREE
×	GAS VAL	VE.	$\langle \rangle$	COMPOST SOCK
Ø	SEWER M	ANHOLE	►	FLAC
O	CLEANOU	Т	ہ ب	
	CB MANH	OLE	-\-	MUNITOR WELL
$\bigcirc$	STORM M	ANHOI F	Ч с "	SIGN
			□ # <b>~</b>	NETLAND FLAG
			/~# (^	NEILAND FLAG
<i>∕</i>		т	NME	
u A			and the second sec	SHRUB
				CONIFER TREE
Ň,				-
M			(* ) }	DECIDUOUS TREE
≪	(FDC)			STOCK PILE

<u>ABBR</u>	EVIATIONS
D	AT
٨C	ACRES
٨DA	AMERICANS W/ DISABILITIES ACT
BC	BACK OF CURB
3W	BOTTOM OF WALL
C	CURB CUT
)L	CENTERLINE
0	CLEAN OUT
COMI	CITY OF MERCER ISLAND
CY	CUBIC YARDS
	EAST
SC	EROSION AND SEDIMENT CONTROL
.Χ	EXISTING
DCO	FOUNDATION DRAIN CLEAN OUT
H	
L	
M	FURGE MAIN
N ITC	
ノロ /V/V V A T つ	ARDINIARY HIGH WATER MARK
	POINT OF CURVATURE
	POINT OF COMPOLIND CURVATURE
PRC	POINT OF REVERSE CURVATURE
PT	POINT OF TANGENCY
v VC	POLYVINYI CHLORIDE PIPE
RÓŴ	RIGHT OF WAY
5	SOUTH
SCH	SCHEDULE
SD	STORM DRAIN
SDCO	STORM DRAIN CLEAN OUT
SL	SLOPE
SCO	SANITARY SEWER CLEAN OUT
STD	STANDARD
S/W	SIDEWALK
Ċ	TOP OF CURB
S	TOP OF STAIRS
W	TOP OF WALL
V	WEST

### <u>OWNER/APPLICANT:</u> STUART SILK – MICHAEL MCFADDEN 4150 BOULEVARD PLACE, MERCER ISLAND WA 98040 PH: 206-728-9500 X108 MICHAELM@STUARTSILK.COM

CIVIL ENGINEER/CONTACT: RED BARN ENGINEERING INC. 6610 NE 181ST ST STE 2 KENMORE, WA 98028 CONTACT: REBEKAH WESTON, PE 425-419-4979

ARCHITECT: STUART SILK ARCHITECTS MICHAEL MCFADDEN 2400 NORTH 45TH SEATTLE WA PHONE: 206-728-9500

GEOTECHNICAL ENGINEER: EARTH SOLUTIONS NW CONTACT: KYLE CAMPBELL 1805 136TH PLACE NE, SUIT 201 BELLEVUE WA 98005 PHONE: 425-449-4704 EMAIL:

PARCEL #: 3623500174 LOT SIZE: TOTAL IMPERVIOUS: LANDSCAPING (PERVIOUS AREA)

BASIS OF BEARING:

HORIZONTAL DATUM: NAD 83(2011)

VERTICAL DATUM: NAVD 88 PER GPS OBSERVATION



- 1. 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
- 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.
- 3. SUBJECT PROPERTY TAX PARCEL NO. 3623500174
- (0.43± ACRES)
- 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 THE TITLE'S CONDITION TO PREPARE THIS SURVEY AND TERRANE, INC. QUALIFIES THE MAP'S ACCURACY AND
- IN THIS SURVEY WERE DIRECT AND REVERSE ANGLES, NO WAC 332-130-090.



<u>GE</u> 1	NERAL NOTES	<u>ER(</u>	<u>DSION &amp; S</u>
т. 2	ACCORDANCE WITH THE APPROVED CONSTRUCTION SCHEDULE.	А.	LIMITS, E
۷.	MERCER ISLAND, CONDITIONS OF PERMITS ISSUED, THE GEOTECHNICAL EVALUATION RECOMMENDATIONS AND CONSTRUCTION PLANS ACCEPTED BY THE CITY THE ENGINEER OF RECORD	R	
	MAY BE REQUIRED TO MONITOR THE CONSTRUCTION, EROSION CONTROL, SITE STABILIZATION MEASURES AND PROVIDE INSPECTION REPORTS TO THE CITY ENGINEER THAT DOCUMENT ALL OF	U.	POINTS S
3.	THE WORK PERFORMED. THE SEASON FOR CLEARING, GRADING, AND THE CONSTRUCTION OF UTILITIES, STORM DRAINAGE		SEDIMENT
	FACILITIES, ROADWAYS AND RETAINING WALLS SHALL NOT BEGIN UNTIL APRIL 1, AND SHALL END BY OCTOBER 1 OF ANY YEAR, UNLESS OTHERWISE APPROVED BY THE CODE OFFICIAL AND CITY		SWEEPING
4.	ENGINEER. ALL IMPROVEMENTS SHALL BE CONSTRUCTED IN A MANNER THAT RETAINS AS MUCH NATURAL	C.	PROPERTIE EROSION
5.	VEGETATION AS POSSIBLE. THE TYPE OF EQUIPMENT TO BE USED FOR LAND CLEARING AND ROADWAY AND UTILITIES		RUNOFF F
	CONSTRUCTION SHALL BE DEFINED AT THE PRE-CONSTRUCTION CONFERENCE WITH THE CITY. THE NECESSARY DEVELOPMENT AND ROW USE PERMITS SHALL BE OBTAINED PRIOR TO MOVING	D.	PRIOR TO SEDIMENT
6.	EQUIPMENT ONTO THE SITE. THE CITY ENGINEER MAY REQUIRE THAT CERTAIN IMPROVEMENTS BE HAND DUG.		VEGETATE FACILITY
7.	THE CITY MAY REQUIRE THAT SPECIFIC CLEARING, GRADING, EXCAVATION, OR SENSITIVE CONSTRUCTION WORK BE EVALUATED AND DETAILED BY A GEOTECHNICAL ENGINEER. AS A		STEPS IN ACTIVITY
	CONDITION FOR COMPLETION OF THE WORK, THE CITY MAY REQUIRE THAT THE ENGINEER BE PRESENT DURING THE WORK TO MONITOR AND REVIEW SITE CONDITIONS, AND TO RECOMMEND	_	SEEDED A
8.	APPROPRIATE SPECIAL CONSTRUCTION TECHNIQUES OR MITIGATING MEASURES. ALL DAMAGE TO ADJACENT PROPERTIES OR PUBLIC RIGHTS-OF-WAY RESULTING FROM	Ε.	ALL EXPC
	CONSTRUCTION (E.G., SILTATION, MUD, WATER, RUNOFF, ROADWAY DAMAGE CAUSED BY CONSTRUCTION EQUIPMENT OR HAULING) SHALL BE EXPEDITIOUSLY MITIGATED AND REPAIRED BY		IMPACT A
	COMPLY WITH THE ACCEPTED CONSTRUCTION PLANS, THE PERMITS ISSUED BY THE CITY, OR THE		SHALL RE
	WORK" ORDER, FORECLOSURE ON THE PLAT PERFORMANCE GUARANTEE, AND/OR OTHER MEASURES		SHOULD E
9.	FOLLOWING CONSTRUCTION, THE GEOTECHNICAL ENGINEER SHALL SUBMIT A LETTER TO THE CITY		
	THIS CONSTRUCTION HAS BEEN COMPLETED SUBSTANTIALLY IN ACCORDANCE WITH	F	CUT AND
10	AND MADE IN CONNECTION WITH OUR ON-SITE MONITORING OF THE ACTIVITIES.	1.	EROSION.
10.	CONTAINING THE FOLLOWING STATEMENT:		REDUCING
	RECOMMENDATIONS CONTAINED WITHIN THE STORM DRAINAGE TECHNICAL INFORMATION REPORT,	C	ALL STOR
11.	IF THE DEVELOPER WISHES TO DEFER CERTAIN ON-SITE OR OFF-SITE IMPROVEMENTS, (I.E.	6.	STORMWA
	ENGINEERING DRAWINGS SHALL BE SUBMITTED TO THE CITY ENGINEER. THE APPLICANT SHALL STATE	Н	ALL TEM
	OF A BOND OR ASSIGNMENT OF FUNDS SHALL BE FURNISHED TO THE CITY OF MERCER ISLAND IN	1 1 4	STABILIZE
	IMPROVEMENTS. THE CITY ENGINEER MUST ACCEPT AND ESTABLISH THE BOND AMOUNT. SUCH SECURITY SHALL LIST THE EXACT WORK THAT SHALL BE PERFORMED BY THE APPLICANT AND		REACHES,
	SHALL SPECIFY THAT ALL OF THE DEFERRED IMPROVEMENTS SHALL BE COMPLETED WITHIN THE TIME SPECIFIED BY THE CITY ENGINEER AND IS NO TIME IS SO SPECIFIED. THEN NOT LATER THAN ONE	١.	ALL POLL DURING C
	YEAR. ALL PLAT IMPROVEMENTS SHALL BE INSTALLED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR RESIDENTIAL CONSTRUCTION REQUESTS TO CONCURRENTLY COMPLETE PLAT		CONTAMIN INVOLVING
	IMPROVEMENTS WITH BUILDING CONSTRUCTION PERMITS MUST BE MADE IN WRITING FOR REVIEW AND APPROVED BY THE CODE OFFICIAL IN CONSULTATION WITH CITY ENGINEER		OPERATIO TO THE
12.	THE DEVELOPER SHALL SUBMIT AS-BUILT DRAWINGS SURVEYED BY A WASHINGTON STATE LICENSED PROFESSIONAL LAND SURVEYOR OF ALL UTILITY LINES, STORM DRAIN STUBS, WATER SERVICE LINES,		IMPERVIOU OR SPILL
	AND DETAILED SIDE SEWER STUBS OR CONNECTIONS TO THE MUNICIPAL SEWAGE COLLECTION SYSTEM FOR EACH LOT PRIOR TO FINAL INSPECTION. AS-BUILT PLAN SHOULD BE PROVIDED IN		THE STOR
13.	HARDCOPY, AUTOCAD, DXF, AND PDF FORMAT TO BE INCORPORATED INTO THE CITY'S GIS SYSTEM. A BILL OF SALE FOR ANY IMPROVEMENTS TO BE TRANSFERRED TO PUBLIC OWNERSHIP AND	J.	ALL FOUN
	MAINTENANCE SHALL BE SUBMITTED TO THE CITY PRIOR TO FINAL INSPECTION OF PLAT		SYSTEM, STABILIZEI
14.	DEVELOPMENT PROPOSALS FOR A NEW SINGLE-FAMILY HOME SHALL REMOVE JAPANESE KNOTWEED (POLYGONUM CUSPIDATUM) AND REGULATED CLASS A, REGULATED CLASS B, AND REGULATED	)к.	ALL TEMP
$\rangle$	CLASS C WEEDS IDENTIFIED ON THE KING COUNTY NOXIOUS WEED LIST, AS AMENDED, FROM REQUIRED LANDSCAPING AREAS ESTABLISHED PURSUANT TO SUBSECTION 19.0.020(F)(3)(a). NEW		AND REPA
$\rangle$	LANDSCAPING ASSOCIATED WITH NEW SINGLE-FAMILY HOME SHALL NOT INCORPORATÉ ÁNÝ WEED IDENTIFIED ON THE KING COUNTY NOXIOUS WEED LIST, AS AMENDED. PROVIDED, THAT REMOVAL		<u>RETENTION</u> Ojects WF
	SHALL NOT BE REQUIRED IF THE REMOVAL WILL RESULT IN INCREASE SLOPE INSTABILITY OR RISK OF LANDSLIDE OR EROSION.	TO AS	TEST THE SUME THE
		ノ INF	ILTRATION
<u>ON</u>	-site stormwater management plantings	MIN Pef	IERAL AGGI RCENT FINE
<u>PL</u>	ANTING GENERAL NOTES:	NO AG	T BE ABOV GREGATE G
1. 2.	PLANTS SHALL BE SITED ACCORDING TO SUN, SOIL, WIND AND MOISTURE REQUIREMENTS. AT A MINIMUM, PROVISIONS MUST BE MADE FOR SUPPLEMENTAL IRRIGATION DURING THE FIRST TWO	the (Cl	E AGGREGA ASSIFICATI
	GROWING SEASONS.	WEI	LL—GRADED — COE
<u>BIC</u> 1.	FOR A LIST OF APPROVED PLANTS FOR BIORETENTION/RAIN GARDEN FACILITIES – SEE LANDSCAPE		- COE Th <i>i</i>
2.	PLANS. VEGETATION COVERAGE OF SELECTED PLANS MUST ACHIEVE 90-PERCENT COVERAGE WITHIN 2	tae Gui	BLE V−7.4 IDELINE FO
	LANDSCAPE ARCHITECT, PROVIDE A MINIMUM OF 1 PLANT PER EVERY 2 SQUARE FEET OF	WA WEI	SHINGTON LL-GRADED
3.	PROVIDE A MINIMUM OF THREE DIFFERENT SPECIES OF SHRUBS AND HERBACEOUS PLANTS IN EACH	WA Ren	TER RETEN MOVAL CA
_		OB	JECTIVES.
<u>ST(</u>	DRMWATER FACILITIES/CONTROL OPERATIONS & MAINTENANCE REQUIREMENTS: ALL STORMWATER FACILITIES/CONTROLS SHALL BE OPERATED AND MAINTAINED IN ACCORDANCE		
	WITH THE REQUIREMENTS OF THE 2016 SEATTLE STORMWATER MANUAL, APPENDIX G.		ľ
<u>WA</u> 1	TER NOTES: CONTRACTOR TO COORDINATE EXACT LOCATION OF THE NEW WATER METER WITH THE CITY WATER		
1.	DEPARTMENT DURING CONSTRUCTION.		

EDIMENT CONTROL (ESC) NOTES:

BEGINNING EARTH DISTURBING ACTIVITIES, INCLUDING CLEARING AND GRADING, ALL CLEARING ASEMENTS, SETBACKS, TREES AND DRAINAGE COURSES SHALL BE CLEARLY DEFINED AND IN THE FIELD TO PREVENT DAMAGE AND OFFSITE IMPACTS.

CTION VEHICLE ACCESS AND EXIT SHALL BE LIMITED TO ONE ROUTE IF POSSIBLE. ACCESS SHALL BE STABILIZED WITH QUARRY SPALLS OR CRUSHED ROCK TO MINIMIZE THE TRACKING IENTS ONTO PUBLIC STREETS. WHEEL WASH OR TIRE BATHS SHALL BE LOCATED ON-SITE. IF IS TRANSPORTED ONTO A ROAD SURFACE, THE PAVEMENT SHALL BE CLEANED THOROUGHLY END OF EACH DAY. SEDIMENT SHALL BE REMOVED FROM THE PAVEMENT BY SHOVELING OR AND BE TRANSPORTED TO A CONTROLLED SEDIMENT DISPOSAL AREA.

ES AND WATERWAYS DOWNSTREAM FROM THE DEVELOPMENT SITE SHALL BE PROTECTED FROM DUE TO INCREASES IN THE VOLUME, VELOCITY, AND PEAK FLOW RATE OF STORMWATER FROM THE PROJECT SITE.

O LEAVING THE SITE, STORMWATER RUNOFF SHALL PASS THROUGH A SEDIMENT POND, TRAP, OR OTHER APPROVED SEDIMENT REMOVAL FACILITY. SEDIMENT PONDS AND TRAPS, ED BUFFER STRIPS, SEDIMENT BARRIERS OR FILTERS, DIKES, OR ANY OTHER APPROVED INTENDED TO TRAP SEDIMENT ON-SITE SHALL BE CONSTRUCTED AS ONE OF THE FIRST GRADING. THESE FACILITIES SHALL BE FUNCTIONAL BEFORE ANY OTHER LAND DISTURBING TAKES PLACE. EARTHEN STRUCTURES SUCH AS DAMS, DIKES, AND DIVERSIONS SHALL BE AND MULCHED ACCORDING TO THE TIMING INDICATED UNDER ITEM E.

)SED AND UNWORKED SOILS SHALL BE STABILIZED BY THE PLACEMENT OF SOD OR OTHER ON, PLASTIC COVERING, MULCHING, APPLICATION OF BASE ROCK WITHIN AREAS TO BE PAVED. OTHER APPROVED MEANS, TO PROTECT THE SOIL FROM THE EROSIVE FORCES OF RAINDROP AND FLOWING WATER. FROM OCTOBER 1 THROUGH APRIL 30. NO SOILS SHALL REMAIN AND UNWORKED FOR MORE THAN 2 DAYS. FROM MAY 1 THROUGH SEPTEMBER 30, NO SOIL EMAIN EXPOSED AND UNWORKED FOR MORE THAN 7 DAYS. THIS CONDITION APPLIES TO ALL SITE, WHETHER AT FINAL GRADE OR NOT. THE SOIL STABILIZATION MEASURES SELECTED BE APPROPRIATE FOR THE TIME OF YEAR, SITE CONDITIONS, ESTIMATED DURATION OF USE POTENTIAL WATER QUALITY IMPACTS THAT THE STABILIZATION MEASURES MAY HAVE ON THE EAM WATERS. SOIL STOCKPILES SHALL BE STABILIZED AND PROTECTED WITH SEDIMENT MEASURES.

FILL SLOPES SHALL BE DESIGNED AND CONSTRUCTED IN A MANNER THAT WILL MINIMIZE CONSIDER SOIL TYPE AND ITS POTENTIAL FOR EROSION. REDUCE SLOPE RUNOFF VELOCITIES EDUCING THE LENGTH OF CONTINUOUS SLOPES BY USING TERRACING AND DIVERSIONS, (2) THE GRADE OF THE SLOPE, AND (3) ROUGHEN SLOPE SURFACE. CONTAIN DOWNSLOPE ED WATER IN PIPES OR PROTECTED CHANNELS.

RM DRAIN INLETS MADE OPERABLE DURING CONSTRUCTION SHALL BE PROTECTED SO THAT TER RUNOFF SHALL NOT ENTER THE CONVEYANCE SYSTEM WITHOUT FIRST BEING FILTERED OR TO REMOVE SEDIMENTS.

IPORARY ON-SITE CONVEYANCE CHANNELS SHALL BE DESIGNED, CONSTRUCTED AND D TO PREVENT EROSION. STABILIZATION, INCLUDING ARMORING MATERIAL, ADEQUATE TO EROSION AT ALL DISCHARGE POINTS, ADJACENT STREAM BANKS, SLOPES AND DOWNSTREAM SHALL BE PROVIDED.

LUTANTS, INCLUDING WASTE MATERIALS AND DEMOLITION DEBRIS, THAT OCCUR ON—SITE CONSTRUCTION SHALL BE HANDLED AND DISPOSED OF IN A MANNER THAT DOES NOT CAUSE IATION OF STORMWATER. MAINTENANCE AND REPAIR OF HEAVY EQUIPMENT AND VEHICLES OIL CHANGES, HYDRAULIC SYSTEM DRAIN DOWN, SOLVENT AND DE-GREASING CLEANING INS AND OTHER ACTIVITIES WHICH MAY RESULT IN DISCHARGE OR SPILLAGE OF POLLUTANTS GROUND OR INTO STORMWATER RUNOFF, MUST BE CONDUCTED UNDER COVER AND ON JS SURFACES. THESE SURFACES SHALL BE CLEANED IMMEDIATELY FOLLOWING ANY DISCHARGE AGE INCIDENT. WHEEL WASH, OR TIRE BATH WASTEWATER, SHALL NOT BE DISCHARGED TO RM DRAIN, OR ON-SITE STORMWATER TREATMENT SYSTEM.

NDATION, VAULT, AND TRENCH DE-WATERING WATER, WHICH HAS SIMILAR CHARACTERISTICS MWATER RUNOFF AT THE SITE, SHALL BE DISCHARGED INTO A CONTROLLED CONVEYANCE PRIOR TO DISCHARGE TO A SEDIMENT TRAP OR SEDIMENT POND. CHANNELS MUST BE

PORARY AND PERMANENT EROSION AND SEDIMENT CONTROL FACILITIES SHALL BE MAINTAINED AIRED AS NEEDED TO ASSURE CONTINUED PERFORMANCE OF THEIR INTENDED FUNCTION.

### SOIL MIX FOR COMPOST AMENDED AREAS:

HICH USE THE FOLLOWING REQUIREMENTS FOR THE BIORETENTION SOIL MEDIA DO NOT HAVE MEDIA FOR ITS SATURATED HYDRAULIC CONDUCTIVITY (AKA. INFILTRATION RATE). THEY MAY RATES SPECIFIED IN THE SUBSECTION TITLED "DETERMINING BIORETENTION SOIL MIX RATE."

### REGATE

ES: A RANGE OF 2 TO 4 PERCENT PASSING THE #200 SIEVE IS IDEAL AND FINES SHOULD /E 5 PERCENT FOR A PROPER FUNCTIONING SPECIFICATION ACCORDING TO ASTM D422. GRADATION

ATE PORTION OF THE BSM SHOULD BE WELL-GRADED. ACCORDING TO ASTM D 2487-98 ION OF SOILS FOR ENGINEERING PURPOSES (UNIFIED SOIL CLASSIFICATION SYSTEM)), ED SAND SHOULD HAVE THE FOLLOWING GRADATION COEFFICIENTS:

EFFICIENT OF UNIFORMITY (CU = D60/D10) EQUAL TO OR GREATER THAN 4, AND

EFFICIENT OF CURVE (CC =  $(D30)2/D60 \times D10)$  GREATER THAN OR EQUAL TO 1 AND LESS AN OR EQUAL TO 3. 4.1 GENERAL GUIDELINE FOR MINERAL AGGREGATE GRADATION PROVIDES A GRADATION

DR THE AGGREGATE COMPONENT OF A BIORETENTION SOIL MIX SPECIFICATION IN WESTERN (HINMAN, ROBERTSON, 2007). THE SAND GRADATION BELOW IS OFTEN SUPPLIED AS A D UTILITY OR SCREENED. WITH COMPOST THIS BLEND PROVIDES ENOUGH FINES FOR ADEQUATE NTION, HYDRAULIC CONDUCTIVITY WITHIN RECOMMENDED RANGE (SEE BELOW), POLLUTANT APABILITY, AND PLANT GROWTH CHARACTERISTICS FOR MEETING DESIGN GUIDELINES AND

TABLE V-7.4.1 GENERAL GUIDELINE I	FOR MINERAL AGGREGATE GRADATION		
SIEVE SIZE	PERCENT PASSING		
3/8"	100		
#4	95–100		
#10	75–90		
#40	25-40		
#100	4-10		
#200	2-5		

WHERE EXISTING SOILS MEET THE ABOVE AGGREGATE GRADATION, THOSE SOILS MAY BE AMENDED RATHER THAN IMPORTING MINERAL AGGREGATE. COMPOST TO AGGREGATE RATIO, ORGANIC MATTER CONTENT, CATION EXCHANGE CAPACITY

- PERCENT COMPOST BY VOLUME.
- ORGANIC MATTER CONTENT: 5 8 PERCENT BY WEIGHT.
- FOR CEC. THEY WILL READILY MEET THE MINIMUM CEC.

### COMPOST

TO ENSURE THAT THE BSM WILL SUPPORT HEALTHY PLANT GROWTH AND ROOT DEVELOPMENT, CONTRIBUTE TO BIOFILTRATION OF POLLUTANTS, AND NOT RESTRICT INFILTRATION WHEN USED IN THE PROPORTIONS CITED HEREIN. THE FOLLOWING COMPOST STANDARDS ARE REQUIRED.

- ON А AT HTTP://WWW.ECY.WA.GOV/PROGRAMS/SWFA/ORGANICS/SOIL.HTML
- PLANT WASTE.
- SUCCESS IN A BIORETENTION SOIL MIXES.
- HANDLING THE MATERIAL
- WASHINGTON COMPOST FACILITIES NOW USE THESE TESTS
- DRY WEIGHT
- MINIMUM PERCENT PASSING 2": 100% MINIMUM PERCENT PASSING 1": 99% MINIMUM PERCENT PASSING 5/8": 90% MINIMUM PERCENT PASSING 1/4": 75%

- EMERGENCE AND VIGOR")
- EVOLUTION RATE")

DESIGN CRITERIA FOR CUSTOM BIORETENTION SOIL MIXES PROJECTS WHICH PREFER TO CREATE A CUSTOM BIORETENTION SOIL MIX RATHER THAN USING THE DEFAULT REQUIREMENTS ABOVE MUST DEMONSTRATE COMPLIANCE WITH THE FOLLOWING CRITERIA USING THE SPECIFIED TEST METHOD:

- CEC ≥ 5 MEQ/100 GRAMS OF DRY SOIL; USEPA 9081 • PH BETWEEN 5.5 AND 7.0
- 2-5 PERCENT FINES PASSING THE 200 SIEVE; TMECC 04.11-A
- BIORETENTION SOIL MIXES.

• COMPOST TO AGGREGATE RATIO: 60-65 PERCENT MINERAL AGGREGATE, 35 - 40

 CATION EXCHANGE CAPACITY (CEC) MUST BE > 5 MILLIEQUIVALENTS/100 G DRY SOIL NOTE: SOIL MIXES MEETING THE ABOVE SPECIFICATIONS DO NOT HAVE TO BE TESTED

• MEETS THE DEFINITION OF "COMPOSTED MATERIAL" IN WAC 173-350-100 AND COMPLIES WITH TESTING PARAMETERS AND OTHER STANDARDS IN WAC 173-350-220. PRODUCED AT A COMPOSTING FACILITY THAT IS PERMITTED BY THE JURISDICTIONAL HEALTH AUTHORITY. PERMITTED COMPOST FACILITIES IN WASHINGTON ARE INCLUDED LIST AVAILABLE

• THE COMPOST PRODUCT MUST ORIGINATE A MINIMUM OF 65 PERCENT BY VOLUME FROM RECYCLED PLANT WASTE COMPRISED OF "YARD DEBRIS," "CROP RESIDUES," AND "BULKING AGENTS" AS THOSE TERMS ARE DEFINED IN WAC 173-350-100. A MAXIMUM OF 35 PERCENT BY VOLUME OF "POST-CONSUMER FOOD WASTE" AS DEFINED IN WAC 173-350-100. BUT NOT INCLUDING BIOSOLIDS, MAY BE SUBSTITUTED FOR RECYCLED

 STABLE (LOW OXYGEN USE AND CO2 GENERATION) AND MATURE (CAPABLE OF SUPPORTING PLANT GROWTH) BY TESTS SHOWN BELOW. THIS IS CRITICAL TO PLANT

MOISTURE CONTENT RANGE: NO VISIBLE FREE WATER OR DUST PRODUCED WHEN

• TESTED IN ACCORDANCE WITH THE U.S. COMPOSTING COUNCIL "TEST METHOD FOR THE EXAMINATION OF COMPOST AND COMPOSTING" (TMECC), AS ESTABLISHED IN THE COMPOSTING COUNCIL'S "SEAL OF TESTING ASSURANCE" (STA) PROGRAM. MOST

• SCREENED TO THE FOLLOWING SIZE GRADATIONS FOR FINE COMPOST WHEN TESTED IN ACCORDANCE WITH TMECC TEST METHOD 02.02-B, SAMPLE SIEVING FOR AGGREGATE SIZE CLASSIFICATION." FINE COMPOST SHALL MEET THE FOLLOWING GRADATION BY

• PH BETWEEN 6.0 AND 8.5 (TMECC 04.11-A). "PHYSICAL CONTAMINANTS" (AS DEFINED IN WAC 173-350-100) CONTENT LESS THAT 1% BY WEIGHT (TMECC 03.08-A) TOTAL, NOT TO EXCEED 0.25 PERCENT FILM PLASTIC BY DRY WEIGHT.

• MINIMUM ORGANIC MATTER CONTENT OF 40% (TMECC 05.07-A "LOSS ON IGNITION)

• SOLUBLE SALT CONTENT LESS THAN 4.0 DS/M (MMHOS/CM) (TMECC 04.10-A "ELECTRICAL CONDUCTIVITY, 1:5 SLURRY METHOD, MASS BASIS")

• MATURITY INDICATORS FROM A CUCUMBER BIOASSAY (TMECC 05.05-A "SEEDLING" EMERGENCE AND RELATIVE GROWTH ) MUST BE GREATER THAN 80% FOR BOTH

• STABILITY OF 7 MG CO2-C/G OM/DAY OR BELOW (TMECC 05.08-B "CARBON DIOXIDE

• CARBON TO NITROGEN RATIO (TMECC 05.02A " CARBON TO NITROGEN RATIO" WHICH USES 04.01 "ORGANIC CARBON" AND 04.02D "TOTAL NITROGEN BY OXIDATION") OF LESS THAN 25:1. THE C:N RATIO MAY BE UP TO 35:1 FOR PLANTINGS COMPOSED ENTIRELY OF PUGET SOUND LOWLAND NATIVE SPECIES AND UP TO 40:1 FOR COARSE COMPOST TO BE USED AS A SURFACE MULCH (NOT IN A SOIL MIX).

• 5 – 8 PERCENT ORGANIC MATTER CONTENT BEFORE AND AFTER THE SATURATED HYDRAULIC CONDUCTIVITY TEST; ASTM D2974 (STANDARD TEST METHOD FOR MOISTURE, ASH, AND ORGANIC MATTER OF PEAT AND OTHER ORGANIC SOILS)

• MEASURED (INITIAL) SATURATED HYDRAULIC CONDUCTIVITY OF LESS THAN 12 INCHES PER HOUR; ASTM D 2434 (STANDARD TEST METHOD FOR PERMEABILITY OF GRANULAR SOILS (CONSTANT HEAD)) AT 85% COMPACTION PER ASTM D 1557 (STANDARD TEST METHOD S FOR LABORATORY COMPACTION CHARACTERISTICS OF SOIL USING MODIFIED EFFORT). ALSO, USE APPENDIX V-B: RECOMMENDED MODIFICATIONS TO ASTM D 2434 WHEN MEASURING HYDRAULIC CONDUCTIVITY FOR

• DESIGN (LONG-TERM) SATURATED HYDRAULIC CONDUCTIVITY OF MORE THAN 1 INCH PER HOUR. NOTE: DESIGN SATURATED HYDRAULIC CONDUCTIVITY IS DETERMINED BY APPLYING THE APPROPRIATE INFILTRATION CORRECTION FACTORS AS EXPLAINED ABOVE UNDER "DETERMINING BIORETENTION SOIL MIX INFILTRATION RATE."

• IF COMPOST IS USED IN CREATING THE CUSTOM MIX, IT MUST MEET ALL OF THE SPECIFICATIONS LISTED ABOVE FOR COMPOST EXCEPT FOR THE GRADATION SPECIFICATION. AN ALTERNATIVE GRADATION SPECIFICATION MUST INDICATE THE MINIMUM PERCENT PASSING FOR A RANGE OF SIMILAR PARTICLE SIZES.



19 - 0011





IRAFFIC. BE USED IN ALL VEHICLE TRAFFIC ANTING STRIPS. 9–37.2 (TABLE 3) ITS. BASED ON SPECIFIC UST BE APPROVED SITES. UPON IGTH FOR SMALL 50–FT OR LESS. MAINTENANCE: CHECK REGULARLY I BE DISLODGED. CON SHOULD ALWAYS BE BE REMOVED IMMEDI WINDY PERIOD. RE- NECESSARY. 2 STOCKPI	FOR RIPS AND PLACES WHERE THE PLASTIC MAY NTACT BETWEEN THE PLASTIC AND THE GROUND MAINTAINED. ANY AIR BUBBLES FOUND SHOULD ATELY OR THE PLASTIC MAY RIP DURING THE NEXT -ANCHOR OR REPLACE THE PLASTIC AS LE AND PLASTIC COVERING	<ul> <li>UNDERNEATH.</li> <li>INSTALL COVERING AND MAIN ON ROPES WITH A MAXIMUM WEIGH DOWN ALL SEAMS FUL ALL SEAMS. THEN ROLL, STAF</li> <li>IMMEDIATELY INSTALL COVERI 1, AND KEEP COVERING IN PL</li> <li>WHEN THE COVERING IS USE NEXT SEEDING PERIOD.</li> <li>TOE IN SHEETING AT THE TOF THE PLASTIC. IF EROSION A BERM, RIPRAP, OR OTHER S ORDER TO REDUCE THE VELO</li> <li>REMOVE SHEETING AS SOON PREVENT BURNING THE VEGE AS A GREENHOUSE.</li> </ul>
FILTER FABRIC MATERIAL IN CONTINUOUS ROLLS; USE STAPLES OR WIRE RINGS TO ATTACH FABRIC TO WIRE WIRE MESH SUPPORT FENCE FOR SLIT FILM FABRICS	EXCESS SOCK MATERIAL, DRAWN IN AND TIED OFF AT STAKE (TYP.) ENGTH VARIES EXCESS SOCK MATERIAL, DRAWN IN AND TIED OFF AT STAKE (TYP.) ENGTH VARIES ENGTH VARIES ENGTH VARIES ENGTH VARIES SPACED E	CONTOUR LINE (TYP.) WOODEN STAKE, EVERY 3' O.C. (TYP.)
THE SPACING OF THE SUPPORT POSIS SHALL BE A OF EITHER: INCHES WIDE MIN. AND A 3-FEET MIN. LENGTH. WOOD AS KNOTS, SPLITS, OR GOUGES. IAMETER OF 1INCH. MINIMUM WEIGHT OF 1.35 LBS./FT. TRENGTH AND BENDING RESISTANCE TO THE POST SIZES I AS POSSIBLE, EXCEPT AT THE ENDS OF THE FENCE, - SUCH THAT THE SILT FENCE CAPTURES THE RUNOFF AROUND THE END OF THE FENCE. THE EXCEPTION OF THE FENCE. THE EXCEPTION OF THE FENCE TO MINIMIZE CONCENTRATED VCE LINE WHERE CONTOURS MUST BE CROSSED SHALL MATELY 1-FOOT DEEP AT THE BACK OF THE FENCE. UED PERPENDICULAR TO THE FENCE AT THE SAME DAM INTERCEPTS THE GROUND SURFACE BEHIND THE CRUSHED SURFACING BASE COURSE, GRAVEL BACKFILL VEL CHECK DAMS SHALL BE LOCATED EVERY 10 FEET 'CROSS CONTOURS. RIC SPECIFICATIONS 30-100 SIEVE SIZE (0.60-0.15 mm) FOR SLIT FILM 50-100 SIEVE SIZE (0.30-0.15 MM) FOR OTHER FABRIC 0.02 SEC ⁻¹ MINIMUM 180 LBS MIN. FOR EXTRA STRENGTH 100 LBS MIN. FOR STD. STRENGTH FABRIC 30% MAX. 70% MAX.	PLAN VIEW DISTURBED AREA PROTECTED SEE NOTE 3 COMPOST SI SEE NOTE 3 COMPOST SI SEE NOTE 1 PROTECTED AREA SECTION A (SHOWN AS SLOPE PROTECTION) NOTES: 1. COMPOST SOCK SHALL BE IN ACCORDANCE WITH STANDARD SI COMPOST SOCK SHALL BE A MINIMUM OF 10" IN DIAMETE CONDITIONS AS SPECIFIED BY THE ENGINEER. 2. ALWAYS INSTALL COMPOST SOCK PERPENDICULAR TO SLOPE LINES. 3. REMOVE SEDIMENT FROM THE UP SLOPE SIDE OF THE CO ACCUMULATION HAS REACHED 1/2 OF THE EFFECTIVE HEIGHT O 4. MAY BE USED IN PLACE OF FILTER FENCE FOR PREMIER CONTROL (4) COMPOST SOCK	STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE STAKE ST



/-VISQUEEN COVER SECURE WITH SAND BAGS, (TYP.)	RED BARN E 6610 NE 18 KENMORE, W PH. (425) 4 REDBARN-E	NGINEERING INC. 1ST ST, STE 2 1A 98028 19-4979 NGINEERING COM
VISQUEEN UNDER STOCKPILE WRAPPED ON TOP.	CALL BEFC	PRE YOU DIG
ASPHALT	CONTENT OF	J WASAY
TING SHALL HAVE A MINIMUM THICKNESS OF 6 MIL AND REQUIREMENTS OF THE WSDOT STANDARD SPECIFICATIONS A SMALL (12-INCH WIDE BY 6-IN DEEP) SLOT TRENCH AT OPE AND BACKFILL WITH SOIL TO KEEP WATER FROM FLOWING ID MAINTAIN TIGHTLY IN PLACE BY USING SANDBAGS OR TIRES AXIMUM 10 FOOT GRID SPACING IN ALL DIRECTIONS. TAPE OR MS FULL LENGTH WITH AT LEAST A 1- TO 2-FT OVERLAP OF L, STAKE OR TIE ALL SEAMS. COVERING ON AREAS SEEDED FROM NOVEMBER 1 TO MARCH IG IN PLACE UNTIL VEGETATION IS FIRMLY ESTABLISHED. IS USED ON UNSEEDED SLOPES, LEAVE IN PLACE UNTIL THE THE TOP OF THE SLOPE TO PREVENT SURFACE FLOW BENEATH USION AT THE TOP OF SLOPE IS LIKELY. INSTALL A GRAVEL	DESIGN DRAWN CHECKED 3/23/10	5286 STEREP AL ENG AL E
CANOPY DRIP LINE	REV/SUBMITTAL [ Permit correction sub_3 (sub_2 corrections)	
CRANGE MESH OR CHAIN LINK FENCE	PROJECT NAME: LEE-BOYLE SFR	PROJECT ADDRESS: 4150 BOULEVARD PLACE, MERCER ISLAND WA 98040
PROTECTION FENCING JST BE INSTALLED PRIOR TO DEMOLITION OR GROUND DISTURBANCE. PROTECTION FENCING JST BE INSTALLED PRIOR TO DEMOLITION OR GROUND DISTURBANCE. PT IN PLACE FOR THE DURATION OF CONSTRUCTION. O SOIL DISTURBANCE OR ACTIVITY ALLOWED WITHIN FENCED AREA, SUCH AS ATERIAL STORAGE/STOCKPILING, PARKING, EXCAVATION, DUMPING, OR WASHING. DUFICATIONS OF THESE REQUIREMENTS BY APPROVAL OF COMI PLANNER NUY. ROOTS GREATER THAN 2 INCH FOUND OUTSIDE OF FENCING, PROTECT BY AND EXCAVATION AND, IF NECESSARY, CUT CLEANLY AND KEEP MOIST SE 3 INCHES OR DEEPER WOOD CHIP MULCH OUTSIDE FENCED AREAS TO ROTECT FEEDER ROOTS ATION PROTECTION NIMIZE CONSTRUCTION ZONE	C HEET TITLE: TESC DETAILS	).:
SE 3 INCHES OR DEEPER WOOD CHIP MULCH OUTSIDE FENCED AREAS TO ROTECT FEEDER ROOTS TREE PROTECTION NTS	CI.I RB PROJE 19-001	CT NO.:  1







### DISCONNECTION

WHEN DEMOLISHING AN EXISTING BUILDING, THE BUILDING SIDE SEWER SHALL BE DISCONNECTED <u>PRIOR TO REMOVAL</u> OF BUILDING FOUNDATIONS. THE CONTRACTOR SHALL INSTALL A MECHANICAL PLUG WITH NON-SHRINK GROUT AT THE END OF THE SIDE SEWER TO REMAIN IN PLACE. DISCONNECTION'S SHALL BE PERFORMED IN THE PRESENCE OF THE CITY'S UTILITY INSPECTOR. THE CONTRACTOR SHALL PROVIDE AN AS-BUILT DRAWING DEPICTING THE DISCONNECTED SIDE SEWER UPON COMPLETION OF THE WORK.

### RECONNECTION

WHEN RECONNECTING TO AN EXISTING SIDE SEWER, THE POINT OF RECONNECTION WILL BE DETERMINED BASED ON THE MAGNITUDE OF THE CONSTRUCTION ON THE PROPERTY.

- PARTIAL INTERIOR REMODEL AND/OR BUILDING ADDITION WITH NO ADDITIONAL PLUMBING FIXTURES - NO SIDE SEWER REPLACEMENT REQUIRED UNLESS A KNOWN PROBLEM EXISTS IN THE SIDE SEWER.
- PARTIAL INTERIOR REMODEL AND/OR BUILDING ADDITION WITH ADDITIONAL PLUMBING FIXTURES ASSESS CONDITION OF EXISTING SIDE SEWER THROUGH VIDEO INSPECTION FROM BUILDING TO PROPERTY LINE AND REPLACE AS NEEDED.
- 3. COMPLETE INTERIOR REMODEL OF RESIDENCE ASSESS CONDITION OF EXISTING SIDE SEWER THROUGH VIDEO INSPECTION FROM BUILDING TO PROPERTY LINE AND REPLACE AS NEEDED. IF EXISTING SIDE SEWER IS ASBESTOS CEMENT OR CONCRETE, SIDE SEWER SHALL BE REPLACED FROM BUILDING TO PROPERTY LINE, UNLESS THE APPLICANT PROVES, TO THE SATISFACTION OF THE CITY ENGINEER, THAT THE SIDE SEWER IS WATER TIGHT AND IN SOUND CONDITION.*
- 4. COMPLETE INTERIOR REMODEL AND BUILDING ADDITION NEW SIDE SEWER FROM BUILDING TO PROPERTY LINE.*
- 5. CONSTRUCTION OF A NEW SINGLE FAMILY RESIDENCE NEW SIDE SEWER FROM BUILDING TO PROPERTY LINE.*

BACK WATER VALVE INSTALLATION PER CITY ENGINEER, IF SCENARIO 2, 3, 4, OR 5 IS DIRECTLY ATTACHED TO THE LAKE LINE OR THE ELEVATION OF THE LOWEST DRAIN IN THE RESIDENCE IS LOWER THAN THE RIM ELEVATION OF THE UPSTREAM SEWER MANHOLE ON THE MAIN. VIDEO INSPECTION OF THE EXISTING SIDE SEWER, BETWEEN THE PROPERTY LINE AND THE SEWER MAIN

SHALL BE PERFORMED FOR SCENARIOS NUMBER 4 AND 5. PROVIDE A COPY OF THE VIDEO DOCUMENTATION (VIDEO AND HARDCOPY REPORT) TO THE CITY ENGINEER.

REPLACEMENT OR REPAIR OF THAT PORTION OF THE SIDE SEWER BETWEEN THE PROPERTY LINE AND THE SEWER MAIN, WILL BE DETERMINED BY THE CITY ENGINEER, BASED ON THE VIDEO INSPECTION.

*IF THE EXISTING SIDE SEWER IS PVC AND IS LESS THAN TEN YEARS OLD, THE SIDE SEWER DOES NOT HAVE TO BE REPLACED IF A VIDEO INSPECTION AND/OR HYDROSTATIC PRESSURE TEST CONFIRMS THAT THE SIDE SEWER IS IN PROPER WORKING CONDITION. THESE TESTS SHALL BE PERFORMED AFTER ALL HEAVY EQUIPMENT THAT COULD DAMAGE THE SIDE SEWER IS OFF OF THE SITE.

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RED BARN ENGINEERING INC. 6610 NE 181ST ST, STE 2 KENMORE, WA 98028 PH. (425) 419–4979 REDBARN–ENGINEERING.COM
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<u> </u>	CRITERIA	
<u>ALL MA</u> SPECIFI	CATIONS, THE 2015 EDITION OF THE INTERNATIONAL BUILDING CODE (IBC).	
<u>REFERE</u>	NCE DOCUMENTS:	
A. <u>TOI</u> DA B. <u>GEO</u> SO	<u>POGRAPHICAL</u> AND BOUNDARY ALTA/ACSM LAND TITLE SURVEY BY GEODIMENSIONS, INC. TED SEPTEMBER 3, 2015. <u>DTECHNICAL</u> ENGINEERING INVESTIGATION REPORT ES-4134.01 BY EARTH LUTIONS NW, INC. DATED JUNE 21, 2018 AND UPDATED MARCH 4, 2019.	
DESIGN	LOADS: THE SOIL PRESSURE DIAGRAMS SHOWN ON THIS SHEET WERE USED FOR DESIGN.	
<u>SUBMITT</u> OR CON MISCELL ALSO B	ALS: SHOP DRAWINGS SHALL BE SUBMITTED TO THE ENGINEER PRIOR TO ANY FABRICATION STRUCTION FOR ALL STRUCTURAL ITEMS INCLUDING THE FOLLOWING: STRUCTURAL STEEL, ANEOUS METAL, TENDONS, AND ANCHORS. PROPOSED DEMOLITION AND SHORING SEQUENCE SHALL E SUBMITTED TO THE STRUCTURAL ENGINEER FOR REVIEW.	
INSPECT AND TIE THE GEC AN APP FABRIC	<u>'ION</u> : INSPECTION BY THE GEOTECHNICAL ENGINEER SHALL BE PERFORMED FOR <u>PILE PLACEMENT</u> BACK PLACING AND STRESSING. ALL PREPARED SOIL BEARING SURFACES SHALL BE INSPECTED BY DTECHNICAL ENGINEER PRIOR TO PLACEMENT OF PILE. SOIL COMPACTION SHALL BE SUPERVISED BY ROVED TESTING LAB. INSPECTION BY A QUALIFIED TESTING LAB SHALL BE PERFORMED FOR STEEL ATION, ERECTION AND WELDING.	
<u>UTILITY</u> UNDERG THE UTIL	<u>LOCATION</u> THE SHORING CONTRACTOR SHALL DETERMINE THE LOCATION OF ALL ADJACENT ROUND UTILITIES PRIOR TO DRILLING PILE HOLES, OR CUTTING OR DIGGING IN STREETS OR ALLEYS. .ITIES INFORMATION SHOWN ON THE SURVEY MAY BE NOT COMPLETE.	
<u>VERIFIC</u> STRUCTU NOTIFY AND INS	<u>ATION:</u> CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LOCATIONS OF EXISTING JRES PRIOR TO FABRICATION AND INSTALLATION OF ANY STRUCTURAL MEMBER. CONTRACTOR SHALL ENGINEER OF ALL DISCREPANCIES IN DIMENSIONS AND ALL FIELD CHANGES PRIOR TO FABRICATION JTALLATION.	
<u>SOILS</u> : S THE REC	SEE GEOTECHNICAL REPORT FOR MORE COMPLETE INFORMATION (NOTE 2 ABOVE). FOLLOW COMMENDATIONS OF THE REPORT INCLUDING THE FOLLOWING ITEMS:	
A. <u>Sha</u> Emi An	<u>ORING</u> - SEE DETAILS ON THIS SHEET FOR THE SOIL PRESSURE DIAGRAM. ALL PILES SHALL BE BEDDED PER THESE DRAWINGS, A MINIMUM OF 10 FEET BELOW THE EXCAVATION BASE AND 5 FEET BELOW Y EXCAVATIONS LOCATED WITHIN 10 FEET HORIZONTALLY OF THE PILE.	
B. <u>TIE</u> SEF	<u>BACKS</u> - PER THE GEOTECHNICAL REPORT, TIEBACK ANCHORS SHALL BE TESTED. SEE THE PARATE SECTION AT THE END OF THESE NOTES.	
C. <u>SH</u> CO GEO PR DUF SUF CO BY	<u>DRING MONITORING</u> - PER THE GEOTECHNICAL REPORT, THE GEOTECHNICAL ENGINEER SHALL NTINUOUSLY MONITOR THE INSTALLATION OF THE PILES. PER SECTION 7.0 OF THE REPORT, THE DTECHNICAL ENGINEER SHALL ALSO REVIEW THE SHORING WALL DEFLECTION DATA COLLECTED BY THE OJECT SURVEYOR. AT A MINIMUM THE SHORING SHALL BE SURVEYED BEFORE EXCAVATION BEGINS, RING EXCAVATION, ONCE THE EXCAVATION IS COMPLETE, AND AFTER THE EXCAVATION IS COMPLETE. RVEYING MUST CONTINUE UNTIL THE PERMANENT STRUCTURE (INCLUDING FLOOR SLABS AS BRACES) IS MPLETE UP TO STREET GRADES. THE FREQUENCY AND DURATION OF MONITORING SHALL BE DETERMINED THE GEOTECHNICAL ENGINEER BASED ON SHORING PERFORMANCE.	
D. <u>EX</u> 50	<u>CAVATION</u> - PER THE GEOTECHNICAL REPORT, EXPECT BOTH STRUCTURAL FILL AND GLACIAL TILL IL TYPES TO BE ENCOUNTERED. SEE REPORT FOR RECOMMENDATIONS.	
E. <u>LA</u> PIL	<u>SGING</u> - PER THE GEOTECHNICAL REPORT, LAGGING SHALL BE INSTALLED BETWEEN ALL SHORING ES.	
F. <u>BA</u> MA MA	<u>CKFILL</u> - PER THE GEOTECHNICAL REPORT, PEA GRAVEL, SAND AND SUITABLE EXCAVATION SPOILS Y BE USED AS SHORING WALL BACKFILL, WHEREAS CONCRETE, CDF OR OTHER IMPERMEABLE MATERIALS Y NOT BE USED.	
G. <u>DR</u> CO VE	<u>AINAGE</u> - PER THE GEOTECHNICAL REPORT, BACKFILL BEHIND THE WALL SHOULD CONNECT TO A NTINUOUS HORIZONTAL DRAIN LOCATED IN FRONT OF THE WALL THROUGH THE USE OF PREFABRICATED RTICAL DRAINAGE STRIPS.	
<u>PRE-CO</u> REQUIRE THE OWI ENGINEE	NSTRUCTION MEETING: A PRE-CONSTRUCTION MEETING WITH THE BUILDING DEPARTMENT, IS ED BEFORE THE START OF SHORING INSTALLATION. ATTENDEES SHALL INCLUDE REPRESENTATIVES OF NER, GENERAL CONTRACTOR, EXCAVATION AND SHORING SUBCONTRACTORS, THE GEOTECHNICAL I'R, SURVEYOR, STRUCTURAL ENGINEER AND BUILDING DEPARTMENT PERSONNEL.	
	CONCRETE GROUT	
<u>CONCRE</u> STRENG OTHERM DAYS F	<u>TE</u> SHALL CONFORM TO ALL REQUIREMENTS OF CHAPTER 19 OF THE IBC. CONCRETE GROUT THS OVER 1,000 PSI SHALL BE VERIFIED BY STANDARD CYLINDER TESTS, UNLESS APPROVED IISE. REQUIRED ULTIMATE COMPRESSIVE STRENGTHS OF CONCRETE GROUT SHALL BE REACHED BY 7 OR TIEBACKS AND 28 DAYS FOR PILES.	
F'C (PSI)	MINIMUM CEMENT PER MAXIMUM WATER CUBIC YARD PER 94 LB OF CEMENT USE	_
500	I-I/2 SACKS - PILE LEAN CONCRETE GROUT	
2,500	5 SACKS - PILE STRUCTURAL CONCRETE GROUT	
THE COM	NTRACTOR SHALL SUBMIT A CONCRETE GROUT MIX DESIGN FOR APPROVAL TWO WEEKS PRIOR TO 5 ANY CONCRETE. THE MIX DESIGNS WILL BE REVIEWED FOR CONFORMANCE TO IBC CH. 19.	

### GENERAL SHORING NOTES

(The following apply unless shown otherwise on the plans)

### <u>STEEL</u>

STRUCTURAL STEEL DESIGN, FABRICATION. AND ERECTION SHALL BE BASED ON THE A.I.S.C. "SPECIFICATION FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS," LATEST EDITION, PLUS ALL REFERENCED CODES.

STRUCTURAL STEEL SHALL CONFORM TO THE FOLLOWING REQUIREMENTS:

TYP	E OF MEMBER	ASTM SPECIFICATION	Fy	
A.	PLATES, SHAPES, ANGLES, AND RODS	A36	36 KSI	
B.	SOLDIER PILES	A992 OR A572, GRADE 50	50 KSI	
C.	HEADED SHEAR STUDS	AIOB	49 KSI	
D.	PIPE SECTIONS	A53 (TYPE E OR S, GRADE B)	35 KSI	
E.	PIPE SECTIONS	A500 (GRADE B)	42 KSI	
F.	STRUCTURAL TUBING	A500 (GRADE B)	46 KSI	

<u>ALL WELDING</u> SHALL BE IN CONFORMANCE WITH A.I.S.C. AND A.W.S. STANDARDS AND SHALL BE PERFORMED BY W.A.B.O. CERTIFIED WELDERS USING ETOXX ELECTRODES OR TO KSI WELD METAL. ONLY PREQUALIFIED WELDS (AS DEFINED BY A.W.S.) SHALL BE USED.

### WOOD LAGGING

SAWN LUMBER: SAWN LUMBER SHALL CONFORM TO "GRADING AND DRESSING RULES," WEST COAST LUMBER INSPECTION BUREAU (WCLIB), LATEST EDITION. LUMBER SHALL BE THE SPECIES AND GRADE NOTED BELOW:

USE	GRADE	MAX. SPAN	SIZE	DEPTH BELOW GRADE
TIMBER LAGGING	HEM-FIR OR DF-L NO. 2	8'-0"	4x 2	0'-0" TO 13'-4"

TIMBER LAGGING SHALL BE PRESSURE TREATED WITH WATERBORNE PRESERVATIVES IN ACCORDANCE WITH AWPA STANDARD UI TO A MINIMUM RETENTION OF 0.4 LBS/CU.FT.

### SHORING INSTALLATION

DEMOLITION: SHORING AND SOIL EXCAVATION SHALL BE DONE SIMULTANEOUSLY.

HOLE DIGGING: PILE AND ANCHOR HOLES SHALL BE DRILLED WITHOUT LOSS OF GROUND AND WITHOUT ENDANGERING PREVIOUSLY INSTALLED PILES AND ANCHORS. THIS MAY INVOLVE CASING THE HOLES OR OTHER METHODS OF PROTECTION FROM CAVING. SEE GEOTECHNICAL REPORT FOR RECOMMENDED HOLE DIGGING PROCEDURE. THE BOTTOM OF THE BORED HOLES SHALL BE CLEANED OUT USING A BUCKET AUGER.

<u>PILE PLACEMENT</u>: FOR ALL PILES SPACED CLOSER THAN 7' O.C., ALTERNATE PILES SHALL BE PLACED SO THAT A MINIMUM OF 24 HOURS IS ALLOWED FOR THE CONCRETE GROUT TO CURE BEFORE DRILLING THE DIRECTLY ADJACENT PILES.

STEEL PILE TOLERANCES:

I" INSIDE PERPENDICULAR TO SHORING WALL. I" OUTSIDE PERPENDICULAR TO SHORING WALL. 3" LATERALLY.

LAGGING: TIMBER LAGGING SHALL BE INSTALLED IN ALL AREAS. VOIDS BETWEEN LAGGING AND SOIL SHALL BE BACKFILLED.

<u>DRAINAGE</u>: BEHIND THE WALL MUST BE MAINTAINED (SEE ITEM & ABOVE). IT IS THE CONTRACTOR'S RESPONSIBILITY TO LIMIT THE AMOUNT OF EXPOSED SOIL WITHOUT LAGGING TO AVOID LOSS OF SOIL. IN NO CASE SHALL THE EXPOSED SOIL HEIGHT EXCEED 4'-O". SPECIAL CARE SHOULD BE TAKEN TO AVOID GROUND LOSS DURING EXCAVATION. NO EXCAVATION FOR THE IMMEDIATE LOWER LIFT IS ALLOWED UNTIL VOIDS BEHIND THE LAGGING OF THE PRECEDING LIFT ARE FILLED WITH APPROVED MATERIALS.

<u>SHORING MONITORING</u>: SYSTEMATIC PROGRAM OF OBSERVATION SHALL BE CONDUCTED DURING THE PROJECT EXECUTION TO DETERMINE THE EFFECT OF CONSTRUCTION ON ADJACENT FACILITIES AND STRUCTURES IN ORDER TO PROTECT THEM FROM SERIOUS DAMAGE. SEE GEOTECHNICAL REPORT FOR RECOMMENDATIONS. A LICENSED SURVEYOR (NOT THE CONTRACTOR) MUST DO THE SURVEYING AT LEAST ONCE A WEEK. FIELD DATA AND MEASUREMENTS ARE TO BE SUBMITTED TO STRUCTURAL AND GEOTECHNICAL ENGINEER FOR REVIEW (SEE ITEM 8B ABOVE).

<u>SLOPES</u>: ALL SLOPES SHALL BE PROTECTED PER THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER.

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	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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LEE-BOYLE

4150 BOULEVARD PLACE MERCER ISLAND, WA 98040

PROJECT NO. 19052.01

TYPICAL SHORING NOTES

SH1.0

![](_page_12_Figure_0.jpeg)

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				MARO K. KOLA
- CHARGE CAVATION	DETAIL SCALE: 3/4*=1+0*	3 DETAIL SC	CALE: NONE	DESIGN       FRU, TVM, MDA         DRAWN       SSN         CHECKED       SKK         SHEET ISSUE DATE - 3/11/19         DRAWING SETS         DATE       DESCRIPTION         311/19       PERMIT SET         NEEVISIONS         1       7/26/19       SUB_2 (SUB_1 CORRECTIONS)         2       8/23/19       SUB_3 (SUB_2 CORRECTIONS)
SCALE: NONE	DETAIL SCALE: 3/4"=1'-0"	7 DETAIL 50	CALE: NONE 8	2400 N. 45th St.
				Seattle, WA 98103WWW.STUARTSILK.COMLEE-BOYLEA150 BOULEVARD PLACE MERCER ISLAND, WA 98040PROJECT NO. 19052.01PROJECT NO. 19052.01TYPICAL SHORING DIAGRAM
SCALE: 3/4"=1'-0"	DETAIL SCALE: 3/4"=1'-0"	DETAIL SCALE	E: 3/4"=1'-0" <b>□ つ</b>	
				SH1.1

![](_page_13_Figure_0.jpeg)

![](_page_13_Figure_18.jpeg)

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RAWING 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)

# Stuart Silk Architects

2400 N. 45th St. Seattle, WA 98103

WWW.STUARTSILK.COM

## LEE-BOYLE

4150 BOULEVARD PLACE MERCER ISLAND, WA 98040

PROJECT NO. 19052.01

SHORING PLAN

SH2.0

![](_page_14_Figure_0.jpeg)

![](_page_14_Figure_2.jpeg)

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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## LEE-BOYLE

4150 BOULEVARD PLACE MERCER ISLAND, WA 98040

PROJECT NO. 19052.01

SHORING ELEVATIONS

SH3.0

![](_page_15_Figure_0.jpeg)

### 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
SI	30"	WI8x55	106.66'	I4'-0"	3'-4"	27'-4"	PILE AND LAGGING EXTEND ABOVE FINISHED GRADE
52 - 54	30"	MI8×65	106.66'	16'-O"	13'-4"	29'-4"	PILE AND LAGGING EXTEND ABOVE FINISHED GRADE
55	30"	MI8×65	106.66'	16'-0"	2'-4"	28'-4"	PILE AND LAGGING EXTEND ABOVE FINISHED GRADE
56 - 59	30"	WI8x50	106.66'	4'-0"	'-4"	25'-4"	PILE AND LAGGING EXTEND ABOVE FINISHED GRADE
ଚାଠ	30"	WI8x35	106.66'	12'-0"	'-4"	23'-4"	PILE AND LAGGING EXTEND ABOVE FINISHED GRADE
SII - SI2	30"	WI8x40	106.66'	12'-0"	'-4"	23'-4"	PILE AND LAGGING EXTEND ABOVE FINISHED GRADE
El	30"	MI6×26	106.66'	IO'-O"	7'-0"	18'-O"	PILE AND LAGGING EXTEND ABOVE FINISHED GRADE
E2	30"	WI6×40	106.66'	2'-6"	9'-6"	25'-0"	PILE AND LAGGING EXTEND ABOVE FINISHED GRADE
E3	30"	WI8x50	106.66'	13'-6"	2'-4"	26'-10"	PILE AND LAGGING EXTEND ABOVE FINISHED GRADE
MI	30"	WI8x50	106.66'	12'-0"	'-0"	23'-4"	PILE AND LAGGING EXTEND ABOVE FINISHED GRADE
W2	30"	WI6x36	106.66'	12'-0"	q'-0"	22'-6"	PILE AND LAGGING EXTEND ABOVE FINISHED GRADE
MB	30"	WI4x22	106.66'	<i>O</i> '- <i>O</i> "	6'-0"	8'-0"	PILE AND LAGGING EXTEND ABOVE FINISHED GRADE

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

> DETAIL SCALE: NONE

8 SCALE: NONE

QUANTUM CONSULTING ENGINEERS
1511 THIRD AVENUE SUITE 323 SEATTLE, WA 98101 TEL 206.957.3900 FAX 206.957.3901 www.quantumce.com
A COR WASSED OF THE PROJECT OF THE PROJEC

DESIGN	FRU, TVM, MDA				
DRAWN	SSN				
CHECKED	SKK				
HEET 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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## LEE-BOYLE

4150 BOULEVARD PLACE MERCER ISLAND, WA 98040

PROJECT NO. 19052.01

TYPICAL SHORING SCHEDULE AND DETAILS

SH4.0

SCALE: NONE	12
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### **GENERAL NOTES**

QUESTION.

- 1. ALL WORK TO COMPLY WITH 2015 CITY AND STATE CODES WITH AMENDMENTS.
- 2. ALL APPLICABLE CODES, ORDINANCES AND MINIMUM STRUCTURAL REQUIREMENTS TAKE PRECEDENCE OVER ALL DRAWINGS, NOTES AND SPECIFICATIONS. 3. DO NOT SCALE DRAWINGS; USE PRINTED DIMENSIONS ONLY. NOTIFY ARCHITECT OF ANY OMISSIONS OR DISCREPANCIES BEFORE PROCEEDING WITH WORK IN
- 4. CONTRACTOR MUST CONTACT ARCHITECT IMMEDIATELY FOR ANY DISCREPANCIES IN CONTRACT DOCUMENTS OR EXISTING CONDITIONS PRIOR TO PROCEEDING WITH WORK.
- 5. CONTRACTOR MUST CONTACT ARCHITECT IMMEDIATELY FOR ANY DISCREPANCIES BETWEEN CONTRACT DOCUMENTS AND APPLICABLE CODES PRIOR TO PROCEEDING WITH WORK.
- 6. CONTRACTOR TO VERIFY ALL DIMENSIONS, GRADES AND EXISTING CONDITIONS BEFORE PROCEEDING WITH WORK.
- 7. CONTRACTOR SHALL VISIT THE SITE AND FAMILIARIZE HIMSELF/HERSELF WITH ALL ASPECTS OF THE WORK PRIOR TO CONTRACTING WITH THE OWNER TO PERFORM THE WORK.
- 8. CONTRACTOR SHALL VERIFY CONFORMANCE OF ACTUAL SOIL CONDITIONS WITH SOILS REPORT AND DESIGN ASSUMPTIONS.
- 9. CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ALL NECESSARY PERMITS FOR THE WORK, EXCEPT FOR THE BUILDING PERMIT WHICH IS THE RESPONSIBILITY OF THE ARCHITECT.
- 10. GUARANTEE ON ALL MATERIALS AND WORKMANSHIP TO BE (1) YEAR FROM DATE OF COMPLETION UNLESS NOTED OTHERWISE IN CONTRACT.
- 11. REPETITIVE FEATURES MAY BE DRAWN ONLY ONCE, BUT SHALL BE PROVIDED AS IF DRAWN IN FULL. REPETITIVE NOTES MAY BE CALLED OUT ONLY ONCE AND INDICATED AS TYPICAL.
- 12. DIMENSIONS ARE TO FACE OF STUD OR FACE OF CONCRETE OR CENTERLINE OF INTERIOR COLUMNS UNLESS NOTED OTHERWISE.
- 13. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING MECHANICAL, ELECTRICAL AND PLUMBING CONTRACTORS AND NOTIFYING THE ARCHITECT OF ANY DISCREPANCIES IN FRAMING PRIOR TO PROCEEDING WITH WORK.
- 14. THIS PROJECT TO BE DESIGN-BUILD IN THE AREAS OF MECHANICAL, ELECTRICAL AND PLUMBING.

### JOB SITE SAFETY

- 1. THE ARCHITECT HAS NOT BEEN RETAINED OR COMPENSATED TO PROVIDE DESIGN AND/OR CONSTRUCTION REVIEW SERVICES RELATING TO THE CONTRACTOR'S SAFETY PRECAUTIONS.
- 2. PERIODIC SITE VISITS PERFORMED BY THE ARCHITECT SHALL NOT BE CONSTRUED AS SUPERVISION OF ACTUAL CONSTRUCTION SAFETY PRECAUTIONS.
- 3. THE ARCHITECT IS NOT RESPONSIBLE FOR PROVIDING A SAFE PLACE FOR THE PERFORMANCE OF WORK BY THE CONTRACTOR OR THE CONTRACTOR'S EMPLOYEES OR EMPLOYEES OF SUPPLIERS OR SUBCONTRACTORS, OR FOR ACCESS, VISITS, USE, WORK, TRAVEL OR OCCUPANCY BY ANY PERSON.

### SITE WORK

- 1. ALL EXCAVATION AND FILL SHALL BE STORED AND PROTECTED SUCH AS TO PREVENT RUN OFF OF MATERIAL TO ADJACENT PROPERTIES.
- 2. FOOTING DRAIN TO BE SEPARATE FROM ROOF AND IMPERVIOUS AREA DRAINS.
- 3. DOWNSPOUT DRAIN TO BE 4" DIAMETER TIGHTLINE UNLESS NOTED OTHERWISE
- 4. FOOTING DRAIN TO BE 4" DIAMETER PERFORATED PIPE UNLESS NOTED OTHERWISE 5. CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH REQUIRED SEPTIC AND/OR STORM WATER DETENTION SYSTEMS.

### EARTH WORK

- 1. EXTEND EXCAVATION DOWN TO UNDISTURBED SOIL OF THE SPECIFIED STRENGTH WITH A MINIMUM OF 18" BELOW LOWEST ADJACENT FINISH GRADE.
- 2. COMPACTED FILL TO BE WELL GRADED AND GRANULAR WITH NOT MORE THAN 5% PASSING A 200 SIEVE. PLACE IN 8" LOOSE LIFTS AND COMPACT TO 95% MODIFIED AASHO DENSITY AT OPTIMUM MOISTURE CONTENT.
- 3. BACKFILL BEHIND ALL RETAINING WALLS WITH FREE DRAINING GRANULAR FILL AND 15. EXHAUST PROVIDE FOR SUBSURFACE DRAINAGE AS NOTED IN THE SOILS REPORT.

### MOISTURE PROTECTION

- 1. PROVIDE PRESSURE TREATED PLATES BETWEEN CONCRETE AND FRAMING.
- 2. PROVIDE A MINIMUM OF 12" CLEAR BETWEEN WOOD GIRDERS AND EARTH.
- 3. PROVIDE A MINIMUM OF 18" CLEAR BETWEEN WOOD JOISTS AND EARTH.
- 4. PROVIDE A MINIMUM OF 8" CLEAR BETWEEN WOOD POSTS AND EARTH.
- 5. PROVIDE A MINIMUM OF 1" CLEAR BETWEEN WOOD POSTS AND CONCRETE FLOORS. 6. CAULK ALL OPENINGS THOROUGHLY.
- 7. FLASH ALL OPENINGS WITH A MINIMUM OF 26 GAUGE GALVANIZED STEEL TO ACCEPTABLE INDUSTRY STANDARDS.
- 8. METAL COPING AT PARAPET TO BE A MINIMUM OF 22 GAUGE GALVANIZED STEEL.

### SAFETY AND SECURITY

- 1. DEADBOLTS WITH A MINIMUM THROW OF 1/2" AND A VIEWPORT ARE REQUIRED AT ALL EXTERIOR DOORS.
- 2. DEADBOLTS OR APPROVED LOCKING DEVICES ARE REQUIRED ON ALL SLIDING DOORS.
- 3. ALL LOCKS SHALL BE OPENABLE WITHOUT ANY SPECIAL KNOWLEDGE OR EFFORT.

36" (Minimum)

- 4. WINDOWS WITHIN 10'-0" OF FINISHED GRADE SHALL BE PROVIDED WITH LATCHING DEVICES.
- 5. STAIRWAYS TO MEET THE FOLLOWING REQUIREMENTS:

### (OCCUPANCIES LESS THAN 10) STAIR WIDTH TREAD WIDTH RISER HEIGHT HEADROOM HANDRAIL HEIGHT

HANDRAIL GRASP

10" (Minimum), 6" Minimum for Winders 7 3/4" (Maximum) 80" (Minimum) 34" to 38" above nosing 1-1/4"(Min) to 2" (Max)

6. GUARDRAILS SHALL BE A MINIMUM OF 36" ABOVE FINISH FLOOR.

7. GUARDRAIL INTERMEDIATE MEMBERS SHALL BE CONFIGURED AS TO PROHIBIT PASSING A 4" DIAMETER SPHERE THROUGH ANY OPENING.

### **ENERGY**

- 1. ALL WORI WASHING
- 2. HEATING WHEN OL REQUIREN
- 3. AT LEAST OF TEMPE
- 4. CAULK ALL
- FLASHING
- 5. SEAL ALL
- 6. SHOWER CURRENT
- 7. ALL CRAW COVER EX
- 8. FIREPLAC A MINIMUN
- 9. METAL DU MINIMUM LOCATED (
- 10. HOT WAT 2015 WSE
- 11. WATER CONSERV

12. MINIMUM

RGY NOTES		I	FIRE PROTECTION	ABBREVI	ATION LIST		
WORK SHALL COMPLY WITH THE F HINGTON STATE ENERGY CODE (V	RESIDENTIAL PROVISIONS OF THE 2015 VSEC).	1	. THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND IT'S ATTIC BY NOT LESS THAN THE FOLLOWING:	AB ABV	ANCHOR BOLT ABOVE	JST JT	JOIST JOINT
TING UNIT(S) SHALL MAINTAIN 70 D	DEGREES FAHRENHEIT AT 36" ABOVE FLOOR		A. 5/8" GYPSUM WALLBOARD REQUIRED AT ALL WALLS SEPARATING GARAGE AND DWELLING. NOT LESS THAN (1) LAYERS OF 5/8" TYPE "X" GYPSUM WALLBOARD AT	AC ACT	AIR CONDITIONING ACOUSTICAL TILE	KD	KILN DRIED
IN OUTSIDE TEMPERATURE IS 24 D	EGREES FAHRENHEIT, OR CURRENT		CEILINGS. B. 1-3/8" MINIMUM THICK, SOLID CORE, OR HONEYCOMB CORE STEEL DOOR, OR A 20-	ADDT ADJ	ADDITIONAL ADJUSTABLE	LAM	LAMINATED
EAST ONE PROGRAMMARI E THER		$\underline{1}$	MIN. FIRE-RATED DOOR W/ SMOKE GASKETS AND AN AUTOMATIC CLOSURE.	AFF AGG	ABOVE FINISH FLOOR	LB LF	POUNDS LINEAL FOOT
EMPERATURE. PROVIDE NIGHT SI	ETBACK THERMOSTAT.		D. OPENINGS INTO THE GROUP "U" OCCUPANCY.	ALT ALUM	ALTERNATE ALUMINUM	LH LL	LEFT HAND LIVE LOAD
LK ALL JOINTS AROUND EXTERIOF SHING WHERE INFILTRATION MAY E	OPENINGS AND ALL JOINTS IN SIDING AND BE POSSIBLE.	2	2. FIRE SEPARATION TO BE HORIZONTAL AND VERTICAL INCLUDING ALL STRUCTURAL MEMBERS SUPPORTING THE FIRE SEPARATION.	APPR ARCH ASPH	APPROXIMATE ARCHITECT/ARCHITECTURAL ASPHALT	LT LTG	LIGHT
L ALL TEARS AND JOINTS IN INSUL	ATION WITH APPROVED TAPE.	3	B. ALL ENCLOSED USEABLE SPACE UNDER STAIRWAYS SHALL BE (1) LAYER OF 5/8" TYPE 'X' GYPSUM WALLBOARD ON ENCLOSED SIDE.	BD	BOARD	MATL MAX	MATERIAL MAXIMUM
WER FLOW CONTROL SHALL BE LI RENT REQUIREMENTS.	IMITED TO 2.5 GALLONS PER MINUTE, OR	Λ 4	. SMOKE ALARMS SHALL MEET 2015 IFC CODE 907.2.11.2. SMOKE ALARMS SHALL BE	BEL BLDG	BELOW BUILDING	MB MC	MACHINE BOLT MEDICINE CABINET
CBAWI SPACES SHALL HAVE A MIN	NIMUM OF 6 MIL BLACK VISOUEEN GBOUND	$\sqrt{1}$	HARDWIRED, PROVIDED A BATTERY BACKUP, AND INTERCONNECTED WITHIN EACH DWELLING UNIT. IN ORDER TO REDUCE THE CHANCES OF NUISANCE ACTIVATIONS.	BLK BM	BLOCKING BEAM	MECH MEMB	MECHANICAL MEMBRANE
ER EXTENDED OVER THE TOP OF	THE FOOTINGS. LAP ALL JOINTS 12" MINIMUM.		SMOKE ALARMS SHOULD NOT BE LOCATED NEAR KITCHEN APPLIANCES.	BO BOF	BY OTHERS BOTTOM OF FOOTING	MFR MIN	MANUFACTURER MINIMUM
PLACE(S) SHALL HAVE TIGHT FITT NIMUM OF 6 SQUARE INCHES OF O	ING DAMPERS AND SHALL BE PROVIDED WITH OUTSIDE COMBUSTIBLE AIR SUPPLY.	5	5. SMOKE DETECTORS SHALL BE AUDIBLE IN ALL SLEEPING ROOMS, AND OUTSIDE EACH SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.	BOT BOW BRG	BOTTOM BOTTOM OF WALL BEARING	MIR MISC MTL	MIRROR MISCELLANEOUS METAL
AL DUCTS OUTSIDE THE CONDITIC MUM PER THE 2012 SEC, SECTION ATED ON THE EXTERIOR OF THE B	ONED SPACE SHALL BE INSULATED TO R-8 R403.2.1. PROVIDE WEATHER BARRIER IF UILDING.	e	5. A MINIMUM OF (1) SMOKE DETECTOR SHALL BE INSTALLED ON EACH FLOOR INCLUDING THE GARAGE.	BSMT BTWN BUR	BASEMENT BETWEEN BUILT UP ROOFING	N NA	NORTH NOT APPLICABLE
T WATER PIPES SHALL BE WRAPPI	ED WITH INSULATION (R-3 MINIMUM) PER THE	7	7. FIRESTOPPING AND DRAFTSTOPPING SHALL CONSIST OF 2" NOMINAL LUMBER.	CAB	CABINET	NIC NO	NOT IN CONTRACT NUMBER
WSEC, SECTION R403.5.3.		8	B. FIRESTOPPING AND DRAFTSTOPPING IS REQUIRED IN THE FOLLOWING PLACES: A. CONCEALED SPACES AT ALL FLOOR AND CEILING LEVELS AND AT 10 FOOT	CAP CATV	CAPACITY CABLE TELEVISION	NOM NTS	NOMINAL NOT TO SCALE
TER HEATER(S) SHALL MEET 1987 SERVATION ACT.	NATIONAL APPLIANCE ENERGY		INTERVALS ALONG THE LENGTH OF THE WALL. B. INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES	CB CIP	CATCH BASIN CAST IN PLACE	O/	OVER
IIMUM INSULATION VALUES UNLES	S NOTED OTHERWISE:		(i.e. Soffits) C. CONCEALED SPACES BETWEEN STAIR STRINGERS AT TOP AND BOTTOM OF THE	CJ CL	CONTROL JOINT CENTER LINE	OBSC OC	OBSCURE ON CENTER
CEILING	R-49 (1" clear vent space)		RUN.	CLG CLKG	CEILING CAULKING	OD OD	OUTSIDE DIAMETER OVERFLOW DRAIN
CATHEDRAL CEILING ABOVE GRADE WALL	R-38 (1" clear vent space) R-21	ç	9. ROCK WOOL AROUND ALL OPENINGS FOR VENTS, PIPES, DUCTS, ETC.	CLR CMU	CLEAR CONCRETE MASONRY UNIT	OH OPNG	OVERHEAD OPENING
BELOW GRADE WALL BELOW GRADE WALL	R-21 (Interior) w/ thermal break @ slab R-10 (Exterior)	1	0. EMERGENCY EGRESS WINDOWS SHALL MEET THE FOLLOWING REQUIREMENTS:	CNTR CO	CENTER CLEAN OUT	OPP	OPPOSITE
FLOOR SLAB ON GRADE	R-30 R-10 (First 24")		CLEAR OPEN WIDTH 20" (Minimum) CLEAR OPEN HEIGHT 24" (Minimum)	COL CONC	COLUMN CONCRETE	PBD PERF	PARTICLE BOARD PERFORATED
WINDOW AND DOOR HEADER	R-10		CLEAR OPEN AREA 5.7 s.f. (Minimum) SILL HEIGHT 44" (Maximum)	CONST CONT	CONSTRUCTION CONTINUOUS	PERP PH	PERPENDICULAR PAPER HOLDER
POR RETARDER SHALL BE INSTALL	ED ON THE CONDITIONED ROOM SIDE OF THE	4	1 PREFABBICATED FIBEPLACES SHALL BEAR UL OBLC BO SEAL OF APPROVAL AND	CONTR	CONTRACTOR	PL PL	PLATE PROPERTY LINE
NATION.		·	SHALL BE INSTALLED PER MANUFACTURER INSTRUCTIONS.	CRV CSMT	CONTINUOUS RIDGE VENT	PLAM PLYWD	PLASTIC LAMINATE
SHALL BE TESTED PER THE 2015 V TTEN REPORT OF THE TEST RESUL	VSEC, SECTION R402.4.1.2. PROVIDE A _TS. SIGNED BY THE TESTING PARTY. TO THE	1	2. APPLIANCE GENERATING A GLOW, A SPARK, OR FLAME MAY BE INSTALLED IN THE GARAGE PROVIDED THE HEATING ELEMENTS AND SWITCHES ARE 18" ABOVE THE	CT CY	CERAMIC TILE CUBIC YARD	POL PR	POLISHED PAIR
DING INSPECTOR, PRIOR TO APPR	OVED FINAL INSPECTION.		FLOOR.	d	PENNY	PSF PSI	POUNDS PER SQUARE FOOT POUNDS PER SQUARE INCH
6 MIN. OF LUMINAIRES TO BE HIGH TION R404.1. ALL EXTERIOR LIGHT	EFFICACY LUMINARIES PER THE 2015 WSEC, ING SHALL BE HIGH EFFICACY LUMINARIES.	1	3. GARAGE FLOOR TO BE CONSTRUCTED OF NON COMBUSTIBLE MATERIAL (CONCRETE).	D D	DEEP DRYER	PT PTD	PRESSURE TREATED PAINTED
STING CEILING. WALL OR FLOOR C	CAVITIES EXPOSED DURING CONSTRUCTION	$\Lambda^{\uparrow}$	4. CARBON MONOXIDE ALARMS SHALL MEET 2015 IFC 908.7. USE OF COMBINATION	DBL DIA	DOUBLE DIAMETER	QT	QUARRY TILE
ND UNINSULATED, OR WITH DAMA LATION AT 2X4 FRAMING AND R21	GED INSULATION, SHALL BE FILLED WITH R15 INSULATION AT 2X6 FRAMING PER WSEC		SMOKE ALARM/CARBON MONOXIDE ALARM DEVICES IS ACCEPTABLE.	DIAG DIM	DIAGONAL DIMENSION	QTY	QUANTITY
.4.3-EXCEPTION 3		1	5. NO STORAGE OR USE OF FLAMMABLE OR COMBUSTIBLE LIQUIDS, TORCH CUTTING OR WELDING OPERATIONS, OPEN FLAME WORK, GRINDING THAT PRODUCES	DN DR	DOWN DOOR	R R	RADIUS RISER
CT LEAKAGE TEST RESULTS SHAL HOMEOWNER PRIOR TO AN APPR	L BE PROVIDED TO THE BUILDING INSPECTOR OVED FINAL INSPECTION.		SPARKS, ROOFING OPERATIONS, OR USE OF FLAMMABLE GAS FOR TEMPORARY HEATING OR DRYING SHALL BE CONDUCTED ON ANY CONSTRUCTION SITE WITHOUT	DS DTL	DOWNSPOUT (EXTERIOR) DETAIL	RD REF	ROOF DRAIN REFRIGERATOR
			FIRST HAVING OBTAINED A SPECIFIC PERMIT FROM THE SEATTLE FIRE DEPARTMENT FOR THESE HAZARDOUS ACTIVITIES. THIS INCLUDES DEMOLITION WORK. PLEASE	DW DWG	DISHWASHER DRAWING	REINF REQD	REINFORCING REQUIRED
TILATION NOTES			CALL 206-386-1450 FOR FIRE DEPARTMENT PERMIT INFORMATION AND APPLICATION.	DWR	DRAWER	RH RJ	RIGHT HAND ROOF JACK/VENT
PTER 15 OF THE 2015 IRC.		1	6. IF THERE IS AN EXISTING UNUSED UNDERGROUND HEATING OIL TANK AT THE SITE, IT SHALL BE DECOMMISSIONED AND REMOVED FROM THE SITE IN ACCORDANCE	E EA	EAST EACH	RM RO	ROOM ROUGH OPENING
RCE SPECIFIC FANS SHALL BE LOO	CATED IN ALL KITCHENS, BATHROOMS, WATER	1	WITH THE 2015 IFC. SUCH WORK SHALL ONLY BE CONDUCTED BY A CERTIFIED UNDERGROUND STORAGE TANK DECOMMISSIONER, AND REQUIRES A 2102 SEATTLE	EJ EL	EXPANSION JOINT ELEVATION	RV	RIDGE VENT
07.4 VENTILATION CAPACITY SHAL	L BE AT LEAST 50 C.F.M. FOR BATHROOMS,		FIRE DEPARTMENT PERMIT. CALL 206-386-1025 FOR PERMIT INFORMATION.	ELEC ELEV	ELECTRIC ELEVATION	S SA	SOUTH SMOKE ALARM
HENS (INTERMITTENT USE). RANG	AND TOO ON THE POINT AND TOO ON THE POINT	$\bigwedge^{1}$	7. EGRESS, SEPARATION, FIRE PROTECTION SYSTEMS, AND EMERGENCY ACCESS SHALL MEET THE REQUIREMENTS OF 2015 IFC CHAPTER 33 DURING CONSTRUCTION.	ENCL ENG	ENCLOSURE ENGINEER	SA/CO SB	SMOKE / CO ² ALARM SETBACK
THES DRYERS SHALL BE EXHALIST	TED IN ACCORDANCE WITH THE 2015 IBC		CONTRACTOR MATERIALS AND ACTIVITIES SHALL NOT BLOCK ACCESS TO OR EGRESS FROM ANY BUILDING WHILE THE BUILDING IS OCCUPIED. CONTRACTOR	EQ EQUIP	EQUAL EQUIPMENT	SB SC	SAND BLAST SOLID CORE
TION M1502.3. DUCT LENGTH SHAL HE TRANSITION DUCT LESS THE F	LL NOT EXCEED 35 FEET, PLUS THE LENGTH		MATERIALS AND ACTIVITIES SHALL NOT BLOCK ACCESS, OR IMPAIR FIRE SEPARATION IN THE ADJACENT AREAS. THIS INCLUDES DEMOLITION WORK AND	EW EXIST	EACH WAY EXISTING	SCHED SF	SCHEDULE SQUARE FOOT
)2.4.4.1.		•	ALSO APPLIES TO NEIGHBORING AREAS, SPACES, AND BUILDINGS.	EXT	EXTERIOR	SHMTL SHTHG	SHEET METAL SHEATHING
RMITTENT WHOLE HOUSE VENTIL	ATION SYSTEM SHALL COMPLY WITH THE 2015 VENTILATION SHALL OCCUB AT LEAST 75% OF	1		FB FD	FLAT BAR FLOOR DRAIN	SIM SPECS	SIMILAR SPECIFICATIONS
H 4-HOUR SEGMENT. VENTILATION	N RATE SHALL BE NOT LESS THAN AS TIPLIED BY THE BATE FACTOR INDICATED ON			FF FIN	FINISH FLOOR FINISH	SQ SS	SQUARE STAINLESS
E M1507.3.3(2). FAN SHALL HAVE A	A SONE RATING OF 1.0 OR LESS MEASURED AT			FLASH FLR	FLASHING FLOOR	SS STL STD	STAINLESS STEEL STANDARD
MS.				FLUOR FND	FLUORESCENT FOUNDATION	STL STOR	STEEL STORAGE
AUST DUCT WORK SHALL CONFOF TING TERMINATIONS SHALL BE OU	RM TO THE 2015 IRC, CHAPTER 16. EXHAUST			FOC FOF	FACE OF CONCRETE FACE OF FINISH	STRUC SV	STRUCTURAL SOFFIT VENT
PLIANCE WITH SECTION M1506.2, A PERS.	AND SHALL BE EQUIPPED WITH BACKDRAFT			FOS FRMG	FACE OF STUD FRAMING	SYM	SYMBOL
PLY DUCTS WITHIN CONDITIONED	SPACE SHALL BE INSULATED TO A MINIMUM			FTG	FOOTING	I TEL	TELEPHONE
l-4.				GA	GAUGE	TEMP	
WAC 51-51-0408 R408.2 PROVIDE A TILATION AREA FOR EACH 300 SQL	A MINIMUM NET AREA OF 1 SQUARE FOOT OF JARE FEET OF CRAWLSPACE AREA. PLACE			GAL GALV	GALLON GALVANIZED	T&G THK	TONGUE AND GROOVE THICK
NINGS AS NEAR AS TO CORNERS A TILATION, VENT AREA CAN BE RED	AS PRACTICABLE AND SHALL PROVIDE CROSS UCED TO 1/1500 OF THE UNDER-FLOOR AREA			GFI GL	GROUND FAULT INTERRUPTER GLASS	TOP	TOP OF TOP OF PLATE
RE THE GROUND SURFACE IS CO	VERED WITH A CLASS 1 VAPOR RETARDER			GLB GR	GLU-LAMINATED BEAM GUARD RAIL	TOS	TOP OF SLAB TOP OF WALL
CRAWLSPACE VENTS SHALL BE PF H.	ROVIDED WITH 1/4" NON-CORROSIVE WIRE			GYP	GYPSUM WALL BOARD GYPSUM	TYP	TYPICAL
IDE A MINIMUM NET AREA OF 1 SQ	UARE FOOT OF VENTILATION AREA FOR			Н		UNO	UNLESS NOTED OTHERWISE
RY 150 SQUARE FEET OF ATTIC AR SPACE ABOVE INSULATION FOR CF	EA. PROVIDE A CONTINUOUS 1 INCH MINIMUM ROSS VENTILATION.			НС	HOLLOW CORE	VCT	VINYL COMPOSITION TILE
ATTIC VENTS SHALL BE PROVIDE	D WITH 1/4" NON-CORROSIVE WIRE MESH OR				HEADER	VFY	VERIFY
				HDWR	HARDWARE		VERTICAL GRAIN
CING NOTES				HORZ		W	WEST
GLAZING TO BE (2) PANE INSULATE ERWISE.	LI GLASS OK BEITEK UNLESS NOTED				HANDHAIL HEIGHT	vv W	WASHEK WATT
ING DOORS TO BE SAFETY GLASS	, LAMINATED GLASS, OR TEMPERED GLASS.					vv W/	WIDTH WITH WITHOUT
WER DOORS AND ENCLOSURES T	O BE SAFETY GLASS, LAMINATED GLASS, OR			טו IDS		WD	WINDUI WOOD WATERPROOF
				IN INSUL INIT		WP WR	
				1111 1	INIERIUK	WT	
ORDANCE WITH SECTION 1205.2 O	R SHALL BE PROVIDED WITH ARTIFICIAL LIGHT						
CONDANCE WITH SECTION 1205.3						U I	

13. VAPOR F INSULATIO

- 1 14. BLOWER AND SHAL WRITTEN BUILDING
- 15. 75% MIN. SECTION
  - 16. EXISTING FOUND UN INSULATIO R101.4.3-E>
  - 17. DUCT LE AND HOM

### VENTILA

1. VENTILAT CHAPTER

- 2. SOURCE CLOSETS M1507.4 WATER C KITCHENS ACCORDA
- 3. CLOTHES SECTION OF THE T M1502.4.4.
- 4. INTERMIT IRC, SECT EACH 4-HC SPECIFIED TABLE M1 0.1 INCHE ROOMS.
- COMPLIAN DAMPERS.
- 6. SUPPLY D OF R-4.
- 7. PER WAC VENTILAT OPENING VENTILAT WHERE T
- 8. ALL CRAV MESH.
- 9. ROVIDE A EVERY 15 AIR SPACE
- 10. ALL ATT APPROVE'

### GLAZING

- 1. ALL GLAZI OTHERWI
- 2. SLIDING D 3. SHOWER
- TEMPERE 4. REFER TO
- 5. PROVIDE ACCORDA IN ACCOR

### **BATHROOM NOTES**

- 1. WALL COVERINGS IN SHOWERS TO BE MOISTURE RESISTANT MATERIAL TO 72" (Minimum) ABOVE DRAIN INLET.
- 2. TOILET TO HAVE CLEAR SPACE OF 30" WIDE (Minimum) AND 24" CLEAR (Minimum) IN FRONT OF STOOL.

### SHOP DRAWINGS

- 1. SHOP DRAWINGS ARE REVIEWED FOR DESIGN INTENT ONLY.
- 2. THE CONTRACTOR IS TO REVIEW AND APPROVE ALL SHOP DRAWINGS PRIOR TO SUBMITTING TO ARCHITECT OR STRUCTURAL ENGINEER.
- 3. SEE STRUCTURAL NOTES AND PROJECT SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS AND CLARIFICATIONS REGARDING SHOP DRAWINGS.

	DRAWING I	EGEND			
ST NT	SYMBOL				REMARKS
N DRIED		2)	WINDOW SYMBOL		SEE WINDOW SCHEDULE
MINATED UNDS		Â	DOOR SYMBOL		SEE DOOR SCHEDULE
EAL FOOT FT HAND		02			
HT HTING			GBID LIN	F	
TERIAL					
XIMUM CHINE BOLT DICINE CABINET CHANICAL MBRANE NUFACTURER JIMUM	MATCHLIN DWG / SHE	E	MATCHLI		
ROR SCELLANEOUS TAL	DWG SHEET		BUILDING SECTION CUT REFERENCE		SEE SECTION SHEETS
T APPLICABLE T IN CONTRACT MBER MINAL T TO SCALE	DWG SHEET	WG #	WALL SECTION CUT REFERENCE		SEE SECTION SHEETS
ER SCURE CENTER TSIDE DIAMETER ERFLOW DRAIN ERHEAD	DWG # SH	HEET DWG #	INTERIOR / EXTERIOR ELEVATION REFERENCE		SEE ELEVATION SHEETS
ENING POSITE RTICLE BOARD RFORATED RPENDICULAR PER HOLDER	DWG SHEET		DETAIL REFERENCE		SEE DETAIL SHEETS
ATE OPERTY LINE ASTIC LAMINATE /WOOD	(	SA	SMOKE ALARM		SEE A-1.1 GENERAL NOTES, FIRE PROTECTION SECTION
LISHED R UNDS PER SQUARE FOOT UNDS PER SQUARE INCH ESSUBE TREATED	(	A/CO	SMOKE ALARM AND CARBON MONOXIDE DETECTOR		SEE A-1.1 GENERAL NOTES, FIRE PROTECTION SECTION
ARRY TILE ANTITY DIUS	( 90	) CFM	EXHAUS ⁻	T FAN	EXHAUST VENTS MUST TERMINATE AT THE EXTERIOR OF THE STRUCTURE WITH CLEARANCES PER WAC M1506.2
ER OF DRAIN FRIGERATOR INFORCING QUIRED GHT HAND OF JACK/VENT			WALL		EXTERIOR WALLS • 2X6 STUDS PER STRUCTURAL W/ MIN R-21 INSULATION INTERIOR WALLS • 2X4 STUPS UNO
			SOUND WALL		STAGGERED 2X STUDS ON A 2X6 SILL PLATE W/ ROCK WOOL SOUND BATTS
OKE ALARM OKE / CO ² ALARM TBACK ND BLAST LID CORE HEDULE			FOUNDATION WALL		<ul> <li>CONC. WALL PER STRUCT.</li> <li>1/4" AIR SPACE</li> <li>2X4 FRAMING</li> </ul>
UARE FOOT EET METAL FATHING	MATERIAI	SYMBOLIFO	END		
IILAR ECIFICATIONS				SYMBOI	DESCRIPTION
UARE AINLESS AINLESS STEEL ANDARD			TFILL		FINISH WOOD
EEL DRAGE RUCTURAL	GRAVEL / POROU		S FILL		RIGID INSULATION
HII VENI MBOL EAD	CONCRETE				BATT INSULATION
LEPHONE MPERED MPERATURE NGUE AND GROOVE		CMU / BRICK / STC VENEER	DNE		PLYWOOD

GYPSUM WALL BOARD /

STEEL OR OTHER METALS

NATURAL STONE

PLASTER

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![](_page_16_Picture_95.jpeg)

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REVISIONS

ROUGH WOOD FRAMING

WOOD BLOCKING

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

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# **LEE-BOYLE**

4150 BOULEVARD PLACE MERCER ISLAND, WA

PERMIT

**GENERAL NOTES** 

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

![](_page_17_Figure_0.jpeg)

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![](_page_17_Picture_4.jpeg)

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### PERMIT

SITE PLAN, BUILDING PAD DIAGRAM, GROSS FLOOR AREA DIAGRAMS & TABLE

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![](_page_18_Figure_0.jpeg)

### **GENERAL STAIR NOTES**

- 1. TREAD RUN TO BE 10" MINIMUM (11" MINIMUM FOR OCCUPANCIES GREATER THAN 10).
- 2. RISER HEIGHT TO BE 7 3/4" MAXIMUM (7" MAXIMUM FOR OCCUPANCIES
- GREATER THAN 10). 3. STAIR WIDTH AND LANDING LENGTH TO BE 36" MINIMUM.
- 4. WINDER TREAD WIDTH TO BE 6" MINIMUM. 5. WINDER TREAD WIDTH TO BE 10" MINIMUM AT A POINT 12" FROM INSIDE
- OF STAIR. 6. HANDGRASP WIDTH TO BE 1 1/4" MINIMUM AND 2" MAXIMUM.
- 7. HANDGRASP TO HAVE A MINIMUM CLEAR SPACE TO WALL SURFACE OF 1
- 9. TOP OF HANDGRASP TO BE 34" MINIMUM AND 38" MAXIMUM ABOVE
- 10. HANDGRASP TO BE CONTINUOUS FROM FIRST TO LAST NOSING. 11. HANDGRASP TO RETURN TO WALL OR TERMINATE AT A NEWEL POST.
- 12. HANDRAILS AND GUARDRAILS TO BE CAPABLE OF WITHSTANDING A #200
- 13. GUARDRAIL MEMBERS TO BE SPACED SO AS TO PROHIBIT THE PASSING OF A 4" DIAMETER SPHERE THROUGH RAILING AT ANY POINT.

![](_page_18_Figure_12.jpeg)

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![](_page_18_Picture_14.jpeg)

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## **LEE-BOYLE**

4150 BOULEVARD PLACE MERCER ISLAND, WA

PERMIT LOWER FLOOR PLAN

![](_page_18_Picture_24.jpeg)

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

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

![](_page_18_Figure_26.jpeg)

![](_page_19_Figure_0.jpeg)

![](_page_19_Figure_1.jpeg)

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

![](_page_19_Picture_11.jpeg)

![](_page_19_Picture_12.jpeg)

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![](_page_19_Picture_15.jpeg)

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LEE-BOYLE

4150 BOULEVARD PLACE MERCER ISLAND, WA

PERMIT MAIN FLOOR PLAN

![](_page_19_Picture_24.jpeg)

![](_page_20_Figure_0.jpeg)

![](_page_20_Figure_2.jpeg)

- 1. TREAD RUN TO BE 10" MINIMUM (11" MINIMUM FOR OCCUPANCIES GREATER THAN 10).
- 2. RISER HEIGHT TO BE 7 3/4" MAXIMUM (7" MAXIMUM FOR OCCUPANCIES GREATER THAN 10).
- 3. STAIR WIDTH AND LANDING LENGTH TO BE 36" MINIMUM. 4. WINDER TREAD WIDTH TO BE 6" MINIMUM.
- 5. WINDER TREAD WIDTH TO BE 10" MINIMUM AT A POINT 12" FROM INSIDE OF STAIR.
- 6. HANDGRASP WIDTH TO BE 1 1/4" MINIMUM AND 2" MAXIMUM. 7. HANDGRASP TO HAVE A MINIMUM CLEAR SPACE TO WALL SURFACE OF 1 1/2".
- 8. HANDGRASP TO PROJECT INTO STAIRWAY 3 1/2" MAXIMUM. 9. TOP OF HANDGRASP TO BE 34" MINIMUM AND 38" MAXIMUM ABOVE NOSINGS.
- 10. HANDGRASP TO BE CONTINUOUS FROM FIRST TO LAST NOSING. 11. HANDGRASP TO RETURN TO WALL OR TERMINATE AT A NEWEL POST. 12. HANDRAILS AND GUARDRAILS TO BE CAPABLE OF WITHSTANDING A #200 FORCE AT ANY POINT IN ANY DIRECTION.
- 13. GUARDRAIL MEMBERS TO BE SPACED SO AS TO PROHIBIT THE PASSING OF A 4" DIAMETER SPHERE THROUGH RAILING AT ANY POINT. 14. GUARDRAILS TO BE 36" MINIMUM ABOVE FINISH FLOOR.

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![](_page_20_Picture_13.jpeg)

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# **LEE-BOYLE**

4150 BOULEVARD PLACE MERCER ISLAND, WA

PERMIT UPPER FLOOR PLAN

![](_page_20_Picture_22.jpeg)

![](_page_21_Figure_0.jpeg)

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		

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![](_page_21_Picture_10.jpeg)

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## LEE-BOYLE

4150 BOULEVARD PLACE MERCER ISLAND, WA

PERMIT	
	Δ

ROOF PLAN

![](_page_21_Picture_20.jpeg)

![](_page_22_Figure_0.jpeg)

![](_page_22_Figure_1.jpeg)

### 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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![](_page_22_Picture_8.jpeg)

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## LEE-BOYLE

4150 BOULEVARD PLACE MERCER ISLAND, WA

PERMIT EXTERIOR ELEVATIONS

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

![](_page_23_Figure_1.jpeg)

### MATERIAL SYMBOL LEGEND DESCRIPTION SYMBOL 3/4" VERT. WOOD SIDING 3/4" HORZ. WOOD SIDING

CONE TIE CONCRETE METAL PANEL, PTD.

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![](_page_23_Picture_6.jpeg)

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# LEE-BOYLE

4150 BOULEVARD PLACE MERCER ISLAND, WA

PERMIT EXTERIOR ELEVATIONS

![](_page_24_Figure_1.jpeg)

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![](_page_24_Picture_3.jpeg)

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# LEE-BOYLE

4150 BOULEVARD PLACE MERCER ISLAND, WA

PERMIT **BUILDING SECTIONS** 

![](_page_24_Picture_11.jpeg)

![](_page_25_Picture_0.jpeg)

![](_page_25_Figure_1.jpeg)

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![](_page_25_Picture_4.jpeg)

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## LEE-BOYLE

4150 BOULEVARD PLACE MERCER ISLAND, WA

PERMIT BUILDING SECTIONS

![](_page_25_Picture_14.jpeg)

![](_page_26_Figure_0.jpeg)

![](_page_27_Figure_0.jpeg)

### TYPICAL FLATROOF ASSEMBLY SIM TO 1/A 5.0

3/4" WOOD CLG.

WOOD SLAT WALL, TYP.

TYPICAL PALLET DECKING TERRACE ASSEMBLY

- 3/4" WOOD DECKING COUNTER-SLOPED PT WOOD SHIMS
- 1/4" PROTECTION BOARDWATERPROOF MEMBRANE PER WATERPROOFING CONSULTANT,
- MUST MEET THE AC39 WALKING DECKS STANDARDS • TAPERED RIGID INSULATION SLOPED TO INTERNAL DRAIN. MIN 1/4":1'-0"
- SHEATHING PER STRUCTURAL
- FRAMING PER STRUCTURAL W/ CLOSED CELL SPRAY FOAM R-38 INSUL. IN BAYS
- CLG FINISH BELOW VARIES.

### TYPICAL SOUNDPROOFING SEE 1/A-5.0

### TYPICAL UPPER FLOOR ASSEMBLY PER 1/A-5.0

TYPICAL MAIN FLOOR RAINSCREEN WALL ASSEMBLY PER 1/A-5.0

SOUND WALL

MAIN FLOOR ASSEMBLY O/ UNCONDITIONED SPACE PER 1/A-5.0

**TYPICAL CRAWLSPACE WALL ASSEMBLY**• BELOW GRADE WP MEMBRANE PER WATERPROOFING

- CONSULTANT
- CONCRETE FOUNDATION WALL PER STRUCTURAL

### **TYPICAL "RAT SLAB" ASSEMBLY**• 2" MIN CONCRETE TOPPING SLAB

- 2° MIN CONCRETE TOPPING SLAB
   6 MIL POLY VAPOR BARRIER
- FREE DRAINING ROCK PER STRUCTURALSUB SLAB DRAINAGE PER CIVIL

### STORAGE

005 CONC.

TYPICAL FOUNDATION WALL ASSEMBLY @ CONDITIONED SPACE
FREE DRAINING ROCK PER GEOTECH
PROTECTION AND DRAINAGE BOARD PER BUILDING ENVELOPE CONSULTANT
WATERPROOF MEMBRANE PER ENVELOPE CONSULTANT

- WATERPROOF MEMBRANE PER ENVELOPE CONSULTANT
  8" CONC. FOUNDATION PER STRUCTURAL
  1/4" AIR GAP
- 2X4 FRAMING W/ FULL CAVITY RIGID INSULATION, MIN R-21
  5/8" GWB, PTD.

### 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")

un un un

FREE DRAINING BACKFILL FOOTING DRAIN PER CIVIL All drawings, specifications, plans, ideas, arrangements, and designs represented or referred to are the property of and owned by Stuart Silk Architects whether the project for which they are made is executed or not. They were created, evolved, developed and produced for the sole use on and in connection with this project and none of the above may be disclosed or given to or used by any person, firm, or corporation for any use or purpose whatsoever including any other project, except upon written permission of Stuart Silk Architects.

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![](_page_27_Picture_33.jpeg)

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## LEE-BOYLE

4150 BOULEVARD PLACE MERCER ISLAND, WA

PERMIT WALL SECTIONS

![](_page_28_Picture_0.jpeg)

### 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

- ALL DIAGRAMS ARE SHOWN FROM THE EXTERIOR SIDE.
   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

### MARK ROOM # **ROOM NAME** ENTRY 1 114 2 114 ENTRY 3 115 HALL 4 118 POWDER 5 116 PANTRY 6 FAMILY 107 7 107 FAMILY 8 104 KITCHEN 9 104 KITCHEN 10 103 OFFICE 11 103 OFFICE 12 209 LAUNDRY 13 200 HALL 14 203 M.CLO HIS 15 202 M. BATH W.C. 16 202 M.BATH 17 202 M.BATH 18 202 M.BATH 19 201 M.BDR. 20 201 M.BDR 21 201 M.BDR 22 206 BATH 23 205 BDR. A-6 24 205 BDR. 25 207 BDR. 26 207 BDR. 27 208 BATH 28 211 BATH 29 ROOF

### DOOR DIAGRAM NOTES

- 1. ALL DIAGRAMS ARE SHOWN FROM THE EXTERIOR SIDE. 2. SEE DOOR SECTIONS FOR CRITICAL DOOR INFORMATION.
- SHOP DRAWING APPROVAL BY ARCHITECT REQUIRED PRIOR TO FABRICATION.
   CONTRACTOR TO CONFIRM ALL REQUIRED ROUGH OPENING SIZES WITH
- 4. CONTRACTOR TO CONFIRM ALL REQUIRED 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

### DOOR SCHEDULE - EXTERIOR

MARK	ROOM #	ROOM NAME	DIAGRAM	HEIGHT	WIDTH	AREA (SF)	U-VALUE	COMMENTS
Α	007	GARAGE	A-6.1/10	SEE DIAGRAM	SEE DIAGRAM	149.38		
В	009	TRASH/RECYCLE	A-6.1/9	SEE DIAGRAM	SEE DIAGRAM	23.81		
С	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
Н	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

### WINDOW SCHEDULE

DIAGRAM	HEIGHT	WIDTH	AREA (SF)	U-VALUE	COMMENTS
A-6.1/4	SEE DIAGRAM	SEE DIAGRAM	INC W/ D4	.30	TEMPERED
A-6.1/4	SEE DIAGRAM	SEE DIAGRAM	INC W/ D4	.30	TEMPERED
A-6.2/1	SEE DIAGRAM	SEE DIAGRAM	165.75	.30	TEMPERED
A-6.2/2	SEE DIAGRAM	SEE DIAGRAM	18.88	.30	TEMPERED
A-6.2/3	SEE DIAGRAM	SEE DIAGRAM	9.5	.30	
A-6.1/3	SEE DIAGRAM	SEE DIAGRAM	INC W/ D3	.30	TEMPERED
A-6.2/6	SEE DIAGRAM	SEE DIAGRAM	36.18	.30	TEMPERED
A-6.2/7	SEE DIAGRAM	SEE DIAGRAM	102.24	.30	TEMPERED
A-6.2/7	SEE DIAGRAM	SEE DIAGRAM	102.24	.30	TEMPERED
A-6.2/5	SEE DIAGRAM	SEE DIAGRAM	128.19	.30	TEMPERED
A-6.2/4	SEE DIAGRAM	SEE DIAGRAM	29.05	.30	TEMPERED
A-6.2/8	SEE DIAGRAM	SEE DIAGRAM	35.59	.30	TEMPERED
A-6.2/1	SEE DIAGRAM	SEE DIAGRAM	165.75	.30	TEMPERED
A-6.2/10	SEE DIAGRAM	SEE DIAGRAM	9.13	.30	
A-6.2/10	SEE DIAGRAM	SEE DIAGRAM	9.13	.30	
A-6.2/10	SEE DIAGRAM	SEE DIAGRAM	9.13	.30	
A-6.2/11	SEE DIAGRAM	SEE DIAGRAM	73.31	.30	TEMPERED
A-6.2/12	SEE DIAGRAM	SEE DIAGRAM	49.14	.30	TEMPERED
A-6.2/13A	SEE DIAGRAM	SEE DIAGRAM	27.69	.30	TEMPERED 18.19,20 JOINED
A-6.2/13B	SEE DIAGRAM	SEE DIAGRAM	90.08	.30	TEMPERED 18.19,20 JOINED
A-6.2/13C	SEE DIAGRAM	SEE DIAGRAM	27.69	.30	TEMPERED 18.19,20 JOINED
A-6.2/9	SEE DIAGRAM	SEE DIAGRAM	17.23	.30	TEMPERED
6.2/14ASIM	SEE DIAGRAM	SEE DIAGRAM	40.16	.30	TEMPERED 22,23 JOINED
A-6.2/14B	SEE DIAGRAM	SEE DIAGRAM	49.89	.30	TEMPERED 22,23 JOINED
A-6.2/14B	SEE DIAGRAM	SEE DIAGRAM	49.89	.30	TEMPERED 24,25 JOINED
A-6.2/14A	SEE DIAGRAM	SEE DIAGRAM	40.16	.30	TEMPERED 24,25 JOINED
A-6.2/9	SEE DIAGRAM	SEE DIAGRAM	17.23	.30	TEMPERED
A-6.2/9	SEE DIAGRAM	SEE DIAGRAM	17.23	.30	TEMPERED
A-6.2/18	SEE DIAGRAM	SEE DIAGRAM	37.15	.50	

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![](_page_28_Picture_26.jpeg)

DESIGN	SNS, JDB, MM	
DRAWN	JDB	
CHECKED	SNS	
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

# Stuart Silk Architects

## 2400 N. 45th Street Seattle, WA 98103

WWW.STUARTSILK.COM

## LEE-BOYLE

### 4150 BOULEVARD PLACE MERCER ISLAND, WA

PERMIT

DOOR & WINDOW SCHEDULES

![](_page_29_Figure_0.jpeg)

![](_page_29_Figure_1.jpeg)

![](_page_29_Figure_2.jpeg)

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![](_page_29_Picture_6.jpeg)

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# DATE DESCRIPTION

# Stuart Silk Architects

2400 N. 45th Street Seattle, WA 98103

WWW.STUARTSILK.COM

# LEE-BOYLE

4150 BOULEVARD PLACE MERCER ISLAND, WA

PERMIT DOOR DIAGRAMS

A-6.1

![](_page_30_Figure_0.jpeg)

DESIGN	SNS, JDB, MM
DRAWN	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
-	

2400 N. 45th Street Seattle, WA 98103

	2ESIGN LOADING CRITERIA       30 P         200F SNOW LOAD       30 P         200F DEAD LOAD ALLOWANCE FOR PV PANELS (IN DESIGNATED AREAS)       5 P         *LOOR LIVE LOAD (RESIDENTIAL)       40 P         *LOOR LIVE LOAD (RESIDENTIAL EXTERIOR DECKS AND BALCONIES)       60 P         *JUARDRAILS/BALCONY RAILS (ONE OR TWO UNIT DWELLING)       200 Li         NIND       ANALYSIS PROCEDURE: ASCE 7-10 CHAPTER 27 "PART II - ENCLOSED SIMPLE DIAPHRAG         RISK CATEGORY       IIO MI         EXPOSURE       EXPOSURE
	ROOF SNOW LOAD       30 P         ROOF DEAD LOAD ALLOWANCE FOR PV PANELS (IN DESIGNATED AREAS)       5 P         "LOOR LIVE LOAD (RESIDENTIAL)       40 P         "LOOR LIVE LOAD (RESIDENTIAL EXTERIOR DECKS AND BALCONIES)       60 P         GUARDRAILS/BALCONY RAILS (ONE OR TWO UNIT DWELLING)       200 Li         NIND       ANALYSIS PROCEDURE: ASCE 7-10 CHAPTER 27 "PART II - ENCLOSED SIMPLE DIAPHRAG         RISK CATEGORY       IIO MI         EXPOSURE       EXPOSURE
	NIND ANALYSIS PROCEDURE: ASCE 7-10 CHAPTER 27 "PART II - ENCLOSED SIMPLE DIAPHRAG RISK CATEGORY IIO MI EXPOSURE   TOPOCRAPIUS EACTOR KT
C T M	
C T M	WIND BASE SHEAR, NORTH/SOUTH VW = 34.2
D N S	LADDING / WINDOW DESIGN PRESSURE (MAX.) 39 PSF HE DESIGN WIND PRESSURES LISTED ABOVE ARE INWARD OR OUTWARD AND ARE BASED ON AN EFFECTIVE NIND AREA OF 100 SQUARE FEET NEAR A BUILDING CORNER, U.O.N. CORNER AND OTHER ZONES ARE DEFINED BY FIGURE 30.5-1 IN ASCE 7-10. REDUCED DESIGN PRESSURES MAY BE CALCULATED USING ASCE 7. NOTE THAT THE DESIGN WIND PRESSURES NOTED ABOVE ARE ULTIMATE VALUES PER THE 2015 IBC AND WHALL BE MULTIPLIED BY 0.6 FOR ALLOWABLE STRESS DESIGN.
E	ARTHQUAKE ANALYSIS PROCEDURE: IBC "EQUIVALENT LATERAL FORCE PROCEDUR SEISMIC DESIGN CATEGORY (SDC) = RISK CATEGORY
	SEISMIC SITE CLASS = IMPORTANCE FACTOR  e = MAPPED MCE Ss = 1.41; SI = 0. DESIGN ACCELERATION Sds = 0.94; SdI = 0.
	SEISMIC RESISTING SYSTEM: WOOD PANEL BEARING SHEAR WALL, R = $($ SEISMIC BASE SHEAR Vs = 18.8
5 3 I	EE PLANS FOR ADDITIONAL LOADING CRITERIA.
U. F	ORCES ARE BASED ON THE TRIBUTARY AREA FOR EACH SHEAR WALL AND ARE CARRIED BY THE SHEAR VALLS TO THE FOUNDATION.
4. <u>5</u> B C	<u>TRUCTURAL DRAWINGS</u> SHALL BE USED IN CONJUNCTION WITH ARCHITECTURAL DRAWINGS FOR DDING AND CONSTRUCTION. CONTRACTOR SHALL VERIFY DIMENSIONS AND CONDITIONS FOR COMPATIBILITY AND SHALL NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
5. <u>C</u> C IN	<u>CONTRACTOR</u> SHALL VERIFY ALL EXISTING DIMENSIONS, MEMBER SIZES, AND CONDITIONS PRIOR TO COMMENCING ANY WORK. ALL DIMENSIONS OF EXISTING CONSTRUCTION SHOWN ON THE DRAWINGS ARE NTENDED AS GUIDELINES ONLY AND MUST BE VERIFIED.
6. <u>C</u> C	<u>CONTRACTOR</u> SHALL PROVIDE TEMPORARY BRACING FOR THE STRUCTURE AND STRUCTURAL COMPONENTS UNTIL ALL FINAL CONNECTIONS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE PLANS.
7. <u>C</u> T T H M T R P	<u>CONTRACTOR</u> SHALL BE RESPONSIBLE FOR ALL SAFETY PRECAUTIONS AND THE METHODS, ECHNIQUES, SEQUENCES OR PROCEDURES REQUIRED TO PERFORM THEIR WORK. THE STRUCTURAL ENGINEER HAS NO OVERALL SUPERVISORY AUTHORITY OR ACTUAL AND/OR DIRECT RESPONSIBILITY FOR THE SPECIFIC NORKING CONDITIONS AT THE SITE AND/OR FOR ANY HAZARDS RESULTING FROM THE ACTIONS OF ANY RADE CONTRACTOR. THE STRUCTURAL ENGINEER HAS NO DUTY TO INSPECT, SUPERVISE, NOTE, CORRECT, OR REPORT ANY HEALTH OR SAFETY DEFICIENCIES OF THE OWNER, CONTRACTORS, OR OTHER ENTITIES OR PERSONS AT THE PROJECT SITE.
නි. <u>C</u> ප ප	CONTRACTOR-INITIATED CHANGES SHALL BE SUBMITTED IN WRITING TO THE ARCHITECT AND TRUCTURAL ENGINEER FOR APPROVAL PRIOR TO FABRICATION OR CONSTRUCTION. CHANGES SHOWN ON TOP DRAWINGS ONLY WILL NOT SATISFY THIS REQUIREMENT.
9. <u>D</u> N C S T S	<u>PRAWINGS</u> INDICATE GENERAL AND TYPICAL DETAILS OF CONSTRUCTION. WHERE CONDITIONS ARE NOT SPECIFICALLY INDICATED BUT ARE OF SIMILAR CHARACTER TO DETAILS SHOWN, SIMILAR DETAILS OF CONSTRUCTION SHALL BE USED, SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT AND THE STRUCTURAL ENGINEER. WHERE INFORMATION ON THE DRAWINGS IS IN CONFLICT WITH THE SPECIFICATIONS, THE MORE STRINGENT SHALL APPLY, SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT AND THE STRUCTURAL ENGINEER. DO NOT SCALE THE DRAWINGS.
10. <u>A</u> S A	<u>UL STRUCTURAL SYSTEMS</u> WHICH ARE COMPOSED OF FIELD ERECTED COMPONENTS SHALL BE SUPERVISED BY THE SUPPLIER DURING MANUFACTURING, DELIVERY, HANDLING, STORAGE AND ERECTION IN ACCORDANCE WITH INSTRUCTIONS PREPARED BY THE SUPPLIER.
II. <u>S</u> L E	<u>HOP DRAWINGS</u> FOR REINFORCING STEEL FOR CONCRETE CONSTRUCTION, STRUCTURAL STEEL, GLUED AMINATED MEMBERS SHALL BE SUBMITTED TO THE ARCHITECT AND STRUCTURAL INGINEER FOR REVIEW PRIOR TO FABRICATION OF THESE ITEMS.
12. <u>S</u> R F C N	HOP DRAWING REVIEM: DIMENSIONS AND QUANTITIES ARE NOT REVIEWED BY THE ENGINEER OF RECORD, AND THEREFORE MUST BE VERIFIED BY THE CONTRACTOR. CONTRACTOR SHALL REVIEW AND TAMP DRAWINGS PRIOR TO REVIEW BY ENGINEER OF RECORD. CONTRACTOR SHALL REVIEW DRAWINGS OR CONFORMANCE WITH THE MEANS, METHODS, TECHNIQUES, SEQUENCES AND OPERATIONS OF CONSTRUCTION, AND ALL SAFETY PRECAUTIONS AND PROGRAMS INCIDENTAL THERETO. A MINIMUM OF TWO NEEKS SHALL BE ALLOWED FOR REVIEW.

## GENERAL STRUCTURAL NOTES

(The following apply unless shown otherwise on the plans)

- 13. SHOP DRAWING SUBMITTALS PROCESSED BY THE ENGINEER ARE NOT CHANGE ORDERS. THE PURPOSE OF SHOP DRAWING SUBMITTALS BY THE CONTRACTOR IS TO DEMONSTRATE TO THE ENGINEER THAT THE CONTRACTOR UNDERSTANDS THE DESIGN CONCEPT, BY INDICATING WHICH MATERIAL IS INTENDED TO BE FURNISHED AND INSTALLED AND BY DETAILING THE INTENDED FABRICATION AND INSTALLATION METHODS. IF DEVIATIONS, DISCREPANCIES, OR CONFLICTS BETWEEN SHOP DRAWING SUBMITTALS AND THE CONTRACT DOCUMENTS ARE DISCOVERED EITHER PRIOR TO OR AFTER SHOP DRAWING SUBMITTALS ARE PROCESSED BY THE ENGINEER, THE DESIGN DRAWINGS AND SPECIFICATIONS SHALL CONTROL AND SHALL BE FOLLOWED.
- 14. DEFERRED SUBMITTALS OF DESIGN BUILD COMPONENTS SHALL BEAR THE STAMP AND SIGNATURE OF A STATE OF WASHINGTON REGISTERED PROFESSIONAL ENGINEER AND SHALL BE APPROVED BY THE COMPONENT DESIGNER PRIOR TO CURSORY REVIEW BY THE ENGINEER OF RECORD FOR LOADS IMPOSED ON THE BASIC STRUCTURE. THE COMPONENT DESIGNER IS RESPONSIBLE FOR CODE CONFORMANCE AND ALL NECESSARY CONNECTIONS NOT SPECIFICALLY CALLED OUT ON ARCHITECTURAL OR STRUCTURAL DRAWINGS. DEFERRED SUBMITTALS SHALL INDICATE MAGNITUDE AND DIRECTION OF ALL LOADS IMPOSED ON BASIC STRUCTURE AND SHALL INCLUDE DESIGN CALCULATIONS WITH THE ENGINEER'S STAMP

THE FOLLOWING COMPONENTS SHALL BE DEFERRED SUBMITTALS FOR THIS PROJECT: GUARDRAILS, STAIRS.

- ALL STAIR DESIGN, INCLUDING CONNECTIONS, SHALL BE SUBMITTED TO THE CITY OF MERCER ISLAND FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION. ALL DEFERRED SUBMITTALS SHALL BE REVIEWED AND ACCEPTED BY THE EOR/ARCHITECT PRIOR TO SUBMITTAL.
- 15. SPECIAL INSPECTION: CONCRETE CONSTRUCTION, STRUCTURAL STEEL FABRICATION AND ERECTION (INCLUDING FIELD WELDING AND HIGH-STRENGTH FIELD BOLTING), EXPANSION BOLTS AND THREADED  $\mathbb{Z}^{2\Delta}$  EXPANSION INSERTS, SCREW ANCHORS, EPOXY GROUTED INSTALLATIONS, AND DRIVEN PILE INSTALLATION SHALL BE SUPERVISED IN ACCORDANCE WITH IBC SECTIONS 1704 \$ 1705 AND THE PROJECT SPECIFICATIONS BY A QUALIFIED TESTING AGENCY DESIGNATED BY THE OWNER. THE TESTING AGENCY SHALL SEND COPIES OF ALL STRUCTURAL TESTING AND INSPECTION REPORTS DIRECTLY TO THE OWNER, ARCHITECT, STRUCTURAL ENGINEER, CONTRACTOR AND BUILDING OFFICIAL. ANY MATERIALS WHICH FAIL TO MEET PROJECT SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.

### <u>GEOTECHNICAL</u>

16. FOUNDATION NOTES: SUBGRADE PREPARATION INCLUDING DRAINAGE, EXCAVATION, COMPACTION, AND FILLING REQUIREMENTS, SHALL CONFORM STRICTLY WITH RECOMMENDATIONS GIVEN IN THE GEOTECHNICAL REPORT OR AS DIRECTED BY THE GEOTECHNICAL ENGINEER. FOOTINGS SHALL BEAR ON SOLID UNDISTURBED EARTH (CONTROLLED, COMPACTED STRUCTURAL FILL OR BOTH) AT LEAST 18" BELOW LOWEST ADJACENT FINISHED GRADE. FOOTING DEPTHS/ELEVATIONS SHOWN ON PLANS (OR IN DETAILS) ARE MINIMUM AND FOR GUIDANCE ONLY; THE ACTUAL ELEVATIONS OF FOOTINGS MUST BE ESTABLISHED BY THE CONTRACTOR IN THE FIELD WORKING WITH THE TESTING LAB AND GEOTECHNICAL ENGINEER. UNLESS OTHERWISE NOTED, FOOTINGS SHALL BE CENTERED UNDER COLUMNS OR WALLS ABOVE.

BACKFILL BEHIND ALL RETAINING WALLS WITH FREE DRAINING GRANULAR FILL AND PROVIDE FOR SUBSURFACE DRAINAGE AS NOTED IN THE GEOTECHNICAL REPORT.

THE STRUCTURAL DESIGN IS BASED ON THE FOLLOWING VALUES FROM THE REFERENCED GEOTECHNICAL REPORT:

ALLOWABLE SOIL PRESSURE	2,500 PSF
LATERAL EARTH PRESSURE (RESTRAINED/UNRESTRAINED)	55 PCF/35 PCF
SEISMIC SURCHARGE PRESSURE (RESTRAINED/UNRESTRAINED)	6H PSF
PASSIVE SOIL PRESSURE	300 PCF
SOIL COEFFICIENT OF FRICTION	0.40
SOIL DENSITY	120 PCF
TRAFFIC SURCHARGE	<b>. 70 PSF</b>

GEOTECHNICAL REPORT REFERENCE: #ES-4134.01 BY EARTH SOLUTIONS NW. LLC., UPDATED AUGUST 13, 2018.

### CONCRETE

17. CONCRETE SHALL BE MIXED, PROPORTIONED, CONVEYED AND PLACED IN ACCORDANCE WITH ACI 301. CONSTRUCTION TOLERANCES SHALL NOT EXCEED THOSE LISTED IN ACI 117. CONCRETE SHALL ATTAIN A 28 DAY STRENGTH OF F'C = 2,500 PSI AND MIX SHALL CONTAIN NOT LESS THAN 5-1/2 SACKS OF CEMENT PER CUBIC YARD AND SHALL BE PROPORTIONED TO PRODUCE A SLUMP OF 5" OR LESS (BEFORE THE ADDITION OF ADMIXTURES). THE WATER/CEMENT RATIO SHALL NOT EXCEED 0.55 FOR FOOTINGS AND 0.45 FOR ALL SLABS AND EXPOSED CONCRETE UNLESS OTHERWISE NOTED. EXCEPT FOR FOOTINGS AND SLAB ON GRADE, AGGREGATE SIZE SHALL NOT EXCEED 3/4".

THE MINIMUM AMOUNT OF CEMENT AND THE MAXIMUM SLUMP MAY BE CHANGED IF A CONCRETE PERFORMANCE MIX IS SUBMITTED TO THE STRUCTURAL ENGINEER AND THE BUILDING DEPARTMENT OF MERCER ISLAND FOR APPROVAL TWO WEEKS PRIOR TO PLACING ANY CONCRETE. (THE W/C RATIO LIMITS STILL APPLY). THE PERFORMANCE MIX SHALL INCLUDE THE AMOUNTS OF CEMENT, CEMENTITIOUS MATERIAL, FINE AND COARSE AGGREGATE, WATER AND ADMIXTURES AS WELL AS THE WATER CEMENT RATIO, SLUMP, CONCRETE YIELD AND SUBSTANTIATING STRENGTH DATA IN ACCORDANCE WITH ACI 301. CHEMICAL ADMIXTURES AND FLY ASH SHALL CONFORM TO ASTM C494 AND C618 RESPECTIVELY. FLY ASH PERCENTAGE OF TOTAL CEMENTITIOUS MATERIAL SHALL NOT EXCEED 20%. THE USE OF A PERFORMANCE MIX REQUIRES BATCH PLANT INSPECTION, THE COST OF WHICH SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER. REVIEW OF MIX SUBMITTALS BY THE ENGINEER OF RECORD INDICATES ONLY THAT INFORMATION PRESENTED CONFORMS GENERALLY TO CONTRACT DOCUMENTS. CONTRACTOR MAINTAINS FULL RESPONSIBILITY FOR SPECIFIED PERFORMANCE.

ALL CONCRETE WITH SURFACES EXPOSED TO STANDING WATER SHALL BE AIR ENTRAINED WITH AN AIR ENTRAINING AGENT CONFORMING TO ASTM C260. TOTAL AIR CONTENT FOR FROST-RESISTANT CONCRETE SHALL BE IN ACCORDANCE WITH ACI 318-14 TABLE 19.3.3.1. ALL CONCRETE EXPOSED TO THE WEATHER AND ALL GARAGE SLABS-ON-GRADE SHALL OBTAIN A 28-DAY STRENGTH I'C OF 3,500 PSI IN ACCORDANCE WITH ACI 318 TABLE 19.3.2.1 AND IBC SECTION 1904.1.

18. REINFORCING STEEL SHALL CONFORM TO ASTM A615 (INCLUDING SUPPLEMENT SI), GRADE 60, Fy = 60,000 PSI EXCEPTIONS: ANY BARS SPECIFICALLY SO NOTED ON THE DRAWINGS AS GRADE 40 SHALL HAVE Ty = 40,000 PSI. GRADE 60 REINFORCING STEEL INDICATED ON DRAWINGS TO BE WELDED SHALL CONFORM TO ASTM A706. REINFORCING STEEL COMPLYING WITH ASTM A615 (SI) MAY BE WELDED ONLY IF MATERIAL PROPERTY REPORTS INDICATING CONFORMANCE WITH WELDING PROCEDURES SPECIFIED IN A.W.S. DI.4 ARE SUBMITTED.

2'-6" PAST CORNERS, TYPICAL.

NO BARS PARTIALLY EMBEDDED IN HARDENED CONCRETE SHALL BE FIELD BENT UNLESS SPECIFICALLY SO DETAILED OR APPROVED BY THE STRUCTURAL ENGINEER. NO REINFORCING BARS SHALL BE "WET-SET" INTO THE CONCRETE. PROVIDE A 20' LONG REBAR GROUND (UFER GROUND) PER ELECTRICIAN.

FOOTINGS AND OTHER UNF FORMED SURFACES EXPOS SLABS AND WALLS (INTER

WALL THICKNESS

- 8" WALLS

- REQUIRED FOR ALL SCREW ANCHOR INSTALLATION.
- EQUIVALENT OR GREATER LOAD CAPACITIES.

### APPLICATION

2x LUMBER TO STRUCTURA STEEL (3/16" MIN., A36 OR GR. 50)

- INSTALLATION IS REQUIRED.
- OF THE A.I.S.C. SPECIFICATIONS AND CODES:

A. AISC - STEEL CONSTRUCTION MANUAL, 14TH EDITION B. CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES. C. RCSC SPECIFICATION FOR STRUCTURAL JOINTS USING HIGH STRENGTH BOLTS

SUBSTITUTION OF MEMBER SIZES OR STEEL GRADE SHALL NOT BE ALLOWED WITHOUT PRIOR APPROVAL OF THE ENGINEER. STEEL BEAMS ARE EQUALLY SPACED BETWEEN DIMENSIONED POINTS. ALL STEEL ANCHORS AND TIES AND OTHER MEMBERS EMBEDDED IN CONCRETE SHALL BE LEFT UNPAINTED. ALL STEEL TO BE FIREPROOFED SHALL BE LEFT UNPAINTED. ALL OTHER STEEL SHALL HAVE ONE COAT OF APPROVED SHOP PAINT.

STRUCTURAL STEEL AND CONNECTIONS EXPOSED TO WEATHER OR EARTH SHALL BE HOT-DIPPED GALVANIZED AFTER FABRICATION IN COMPLIANCE WITH ASTM AI23. GALVANIZE BOLTS AND SIMILAR THREADED FASTENERS EXPOSED TO WEATHER OR EARTH IN ACCORDANCE WITH ASTM A153. ALL FIELD WELDS EXPOSED TO WEATHER OR EARTH SHALL BE COATED WITH BRUSH APPLIED ZINC RICH PAINT COMPLYING WITH ASTM A780 (Z.R.C. OR EQUIVALENT).

A MINIMUM OF TWO BOLTS ARE REQUIRED FOR ALL CONNECTIONS. ALTERNATE CONNECTIONS TO THOSE SHOWN ON THESE DRAWINGS WILL REQUIRE PRIOR APPROVAL OF THE ENGINEER.

19. REINFORCING STEEL SHALL BE DETAILED (INCLUDING HOOKS AND BENDS) IN ACCORDANCE WITH ACI 315 AND 318. LAP ALL CONTINUOUS REINFORCEMENT #5 AND SMALLER 60 BAR DIAMETERS, 2'-O" MINIMUM. PROVIDE CORNER BARS AT ALL WALL AND FOOTING INTERSECTIONS. LAP CORNER BARS #5 AND SMALLER 60 BAR DIAMETERS OR 2'-O" MINIMUM. LAPS OF LARGER BARS SHALL BE MADE IN ACCORDANCE WITH ACI 318, CLASS B. LAP ADJACENT MATS OF WELDED WIRE FABRIC A MINIMUM OF 8" AT SIDES AND ENDS. PROVIDE (2) #5 MIN. U.N.O. TRIM BARS AROUND ALL OPENINGS IN CONCRETE WALLS OR SLABS EXTENDING

20. CONCRETE PROTECTION (COVER) FOR REINFORCING STEEL SHALL BE AS FOLLOWS:

ORMED SURFACES CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH	3"
SED TO EARTH (I.E. WALLS BELOW GROUND) OR WEATHER	2"
IOR FACE)	"

21. CONCRETE WALL REINFORCING -- PROVIDE THE FOLLOWING UNLESS DETAILED OTHERWISE

VERTICAL BARS

#4 @ 16" | CURTAIN

#4 @ 12" | CURTAIN

HORIZONTAL BARS

22. NON-SHRINK GROUT SHALL BE NON-METALLIC CONFORMING TO ASTM CILOT AND BE FURNISHED BY AN APPROVED MANUFACTURER AND SHALL BE MIXED AND PLACED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S PUBLISHED RECOMMENDATIONS. GROUT STRENGTH SHALL BE AT LEAST EQUAL TO THE MATERIAL ON WHICH IT IS PLACED (5000 PSI MINIMUM).

### ANCHORAGE

23. EXPANSION BOLTS INTO CONCRETE SHALL BE "STRONG-BOLT 2 WEDGE ANCHOR", AS MANUFACTURED BY SIMPSON STRONG-TIE ANCHOR SYSTEMS. INSTALL IN STRICT ACCORDANCE WITH I.C.C. REPORT NO. ESR-3037 INCLUDING STANDARD EMBEDMENT REQUIREMENTS U.O.N. PROPOSED SUBSTITUTIONS SHALL BE SUBMITTED FOR REVIEW WITH I.C.C. OR IAPMO UES REPORTS INDICATING EQUIVALENT OR GREATER LOAD CAPACITIES. SPECIAL INSPECTION IS REQUIRED FOR ALL EXPANSION BOLT INSTALLATION.

24. SCREW ANCHORS INTO CONCRETE SHALL BE "TITEN HD", AS MANUFACTURED BY SIMPSON STRONG-TIE ANCHOR SYSTEMS. INSTALL IN STRICT ACCORDANCE WITH I.C.C. REPORT NO. ESR-2713 INCLUDING STANDARD EMBEDMENT REQUIREMENTS U.O.N. PROPOSED SUBSTITUTIONS SHALL BE SUBMITTED FOR REVIEW WITH I.C.C. OR IAPMO UES REPORTS INDICATING EQUIVALENT OR GREATER LOAD CAPACITIES. SPECIAL INSPECTION IS

25. DRIVE PINS, SHOT PINS AND OTHER POWDER-ACTUATED FASTENERS SHALL BE LOW VELOCITY TYPE FASTENERS AS MANUFACTURED BY HILTI CORPORATION. WHEN CALLED FOR IN THE DRAWINGS, PROVIDE THE APPROPRIATE FASTENER AS NOTED IN THE TABLE BELOW FOR EACH GIVEN APPLICATION. INSTALL IN STRICT ACCORDANCE WITH I.C.C. REPORTS NO. ESR-2269 FOR THE X-U FASTENERS AND ESR-2379 FOR THE X-CP FASTENERS. MINIMUM EMBEDMENT IN CONCRETE SHALL BE I" UNLESS OTHERWISE NOTED. MAINTAIN AT LEAST 3" TO NEAREST CONCRETE EDGE AND 4" CENTER TO CENTER SPACING. PROPOSED SUBSTITUTIONS SHALL BE SUBMITTED FOR REVIEW WITH I.C.C. OR IAPMO UES REPORTS INDICATING

	FASTENER	ALLOWABLE SHEAR	ALLOWABLE TENSION
	TYPE	CAPACITY (LBS)	CAPACITY (LBS)
×L	X-U 52 MX PLUS R-23 WASHERS	250	175

26. EPOXY-GROUTED ITEMS (THREADED RODS OR REINFORCING BAR) INTO CONCRETE SHALL BE INSTALLED USING "SET-3G" ADHESIVE ANCHOR AS MANUFACTURED BY SIMPSON STRONG-TIE ANCHOR SYSTEMS, INSTALL IN STRICT ACCORDANCE WITH LC.C. REPORT NO. ESR-4057, INCLUDING STANDARD EMBEDMENT REQUIREMENTS U.O.N. PROPOSED SUBSTITUTIONS SHALL BE SUBMITTED FOR REVIEW WITH I.C.C. OR JAPMO UES REPORTS INDICATING EQUIVALENT OR GREATER LOAD CAPACITIES. SPECIAL INSPECTION OF

### STEEL

27. STRUCTURAL STEEL DESIGN, FABRICATION, AND ERECTION SHALL BE BASED ON THE LATEST EDITIONS

28. STRUCTURAL STEEL, WIDE FLANGE (W AND WT) SHAPES SHALL CONFORM TO ASTM A992, Fy = 50 KSI; ALL OTHER ROLLED SHAPES SHALL CONFORM TO ASTM A36, FY = 36 KSI. STEEL PLATE SHALL CONFORM TO ASTM A36, Fy = 36 KSI. STEEL PIPE SHALL CONFORM TO ASTM A53, TYPE E OR S, GRADE B, Fy = 35 KSI. STRUCTURAL TUBING SHALL CONFORM TO ASTM A500, GRADE B, Fy = 46 KSI. CONNECTION BOLTS SHALL CONFORM TO ASTM A307. ANCHOR BOLTS SHALL CONFORM TO ASTM F1554 GRADE 36, Fy = 36 KSI.

![](_page_31_Picture_56.jpeg)

ESIGN	FRU, TVM, MDA	
RAWN	SSN	
HECKED	SKK	
HEET ISSUE DATE - 3/11/19		
RAWING 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)

# Stuart Silk Architects

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## LEE-BOYLE

4150 BOULEVARD PLACE MERCER ISLAND, WA 98040

PROJECT NO. 19052.01

GENERAL STRUCTURAL NOTES

29.	ARCHITECTURALLY EXPOSED S	STEEL BUILDINGS AND	ALL CONFORM TO SE > BRIDGES.	ECTION IO OF THE AIS	5C CODE
30.	ALL A-325 CONNECTION BOLTS SPECIFICATION FOR STRUCTUR THE MANUFACTURER'S PUBLISHE WASHERS SHALL CONFORM TO SIZE UNLESS OTHERWISE NOTED	5 SHALL BE INSTALLED AL JOINTS USING HIGH ED RECOMMENDATIONS ASTM F436 OR ASTM 2.	D TO THE SNUG-TIGHT STRENGTH BOLTS IN 5. ALL NUTS SHALL C F959 TYPE 325. ALI	T CONDITION PER RS I STRICT ACCORDANC CONFORM TO ASTM A L BOLT HOLES SHALL	CS CE WITH 563. ALL BE STANDARD
31.	ALL A-307 CONNECTION BOLTS SELF-LOCKING NUTS. ALL BOLT	5 SHALL BE PROVIDED THOLES SHALL BE STA	D WITH LOCK WASHER ANDARD SIZE UNLESS	RS UNDER NUTS OR 5 OTHERWISE NOTED.	
32.	<u>ALL WELDING</u> SHALL BE IN CON W.A.B.O. CERTIFIED WELDERS U SHALL BE USED. WELDING OF G HYDROGEN ELECTRODES. WELD USING ETOXX ELECTRODES. WE REINFORCING NOTE FOR MATER WELDERS WITH AWS / W.A.B.O.	NFORMANCE WITH A.I.S ISING ETO XX ELECTRO GRADE 60 REINFORCIN DING OF GRADE 40 RE LDING WITHIN 4" OF CO RIAL REQUIREMENTS O CERTIFICATION WITH T	C. AND A.W.S. STAND DES. ONLY PREQUAL BARS (IF REQUIRE EINFORCING BARS (IF OLD BENDS IN REINF F WELDED BARS. AL HE MATERIAL AND M	DARDS AND SHALL E LIFIED WELDS (AS DE ED) SHALL BE PERFO REQUIRED) SHALL E ORCING STEEL IS NO L WELDING SHALL BE IETHOD REQUIRED.	BE PERFORMED BY EFINED BY A.W.S.) RMED USING LOW BE PERFORMED T PERMITTED. SEE E PERFORMED BY
33.	HEADED STUDS FOR COMPOSIT SHALL BE MANUFACTURED FRO CONFORMANCE WITH A.W.S. REC	TE CONNECTION OF STA DM MATERIAL CONFOR QUIREMENTS.	RUCTURAL STEEL TO MING TO ASTM AIO8	CAST IN PLACE CON AND SHALL BE WELT	ICRETE DED IN
		MOC	<u>20</u>		
34.	FRAMING LUMBER: SHALL BE K AND MARKED IN CONFORMANC FURNISH TO THE FOLLOWING MI	(ILN DRIED OR MC-19 ( E WITH W.C.L.I.B. STAN: NIMUM STANDARDS:	MOISTURE CONTENT I DARD NO. 17 GRADIN	LESS THAN 19%), AND NG RULES FOR WEST	GRADED COAST LUMBER.
	JOISTS: (2X, 3X, AND 4X MEMB	ERS)			DOUGLAS FIR . 2
	BEAMS AND STRINGERS: (INCLU	JDING 6 X AND LARGE	R MEMBERS)		DOUGLAS FIR NO. I
	POSTS AND TIMBERS:				DOUGLAS FIR NO. I
	STUDS, PLATES & MISCELLANE	OUS LIGHT FRAMING: .		DOUGLAS FI	R OR HEM-FIR NO. 2 N PLANS / DETAILS)
	2X TONGUE AND GROOVE DEC	<u> </u>		HEM-FIF	R COMMERICAL DEX
35.	<u>GLUED LAMINATED MEMBERS</u> S AI90.I STANDARDS EACH MEME ACCOMPANIED BY AN A.I.T.C. C MADE AVAILABLE TO BUILDING LAMINATED MEMBERS ALL SIM PSI, $Fv = 240$ PSI, $E = 1,800$ K COMBINATION 24F-V8, $Fb = 2,4$ BEAMS TO 5,000' RADIUS UNLE BE DOUGLAS FIR COMBINATION MINIMUM DEPTH).	HALL BE FABRICATED BER SHALL BEAR AN A CERTIFICATE OF CONF INSPECTORS. CITY IN PLE SPAN BEAMS SHA SI. ALL CANTILEVERED 400 PSI, FV = 240 PSI ESS SHOWN OTHERWISE N 2, FC = 1,900 PSI, Fb	N CONFORMANCE & A.I.T.C. IDENTIFICATIC ORMANCE. CERTIFIC, ISPECTION IS REQUIR LL BE DOUGLAS FIR OR CONTINUOUS BE I, E = 1,800 KSI. CAM ON THE PLANS. ALL Y = 1,800 PSI, Fbx =	NITH ASTM D3737 AN ON MARK AND SHALL ATES OF CONFORMA ED PRIOR TO COVER COMBINATION 24F-V AMS SHALL BE DOUG (BER ALL SIMPLE SP GLUE LAMINATED CO 1,700 PSI, E = 1,700	ID ANSI BE NCE MUST BE RING GLUED /4, Fb = 2,400 5LAS FIR AN GLULAM OLUMNS SHALL KSI (4 LAMS
36.	LAMINATED VENEER LUMBER (L PIECE SHALL BEAR A STAMP O GRADE, AND THE INDEPENDENT MANUFACTURED USING DOUGLA REQUIREMENTS OF ASTM D255 STRUCTURAL PROPERTIES ARE	<u>.VL)</u> SHALL BE DESIGN DR STAMPS NOTING TH INSPECTION AGENCY S FIR VENEER GLUED 9 WITH ALL GRAIN PAR AS FOLLOWS:	IED AND MANUFACTU IE NAME AND PLANT S LOGO. ALL LAMINA WITH A WATERPROOI RALLEL WITH THE LEI	RED PER ASTM D545 NUMBER OF THE MAN ATED VENEER LUMBE F ADHESIVE MEETING NGTH OF THE MEMBEI	56. EACH IUFACTURER, THE R SHALL BE 7 THE R. MINIMUM
	Fb = 2600 PSI, E = 2.0 × 106	PSI, Fv = 285 PSI			
	DESIGN SHOWN ON PLANS IS B ALTERNATE MANUFACTURERS N STRUCTURAL ENGINEER.	ASED ON MATERIALS 1 1AY BE USED SUBJECT	MANUFACTURED BY 1 TO REVIEW AND AF	THE WEYERHAEUSER ( PROVAL BY THE AR	CORPORATION. CHITECT AND
37.	LAMINATED STRAND LUMBER (L PIECE SHALL BEAR A STAMP O GRADE, AND THE INDEPENDENT MANUFACTURED USING A WATER STRUCTURAL PROPERTIES ARE	<u>_SL)</u> SHALL BE DESIGN DR STAMPS NOTING TH INSPECTION AGENCY RPROOF ADHESIVE ME AS FOLLOWS:	IED AND MANUFACTU IE NAME AND PLANT S LOGO. ALL LAMINA ETING THE REQUIREN	RED PER ASTM D545 NUMBER OF THE MAN ATED STRAND LUMBE MENTS OF ASTM D255	56. EACH WFACTURER, THE R SHALL BE 59. MINIMUM
	RIM JOISTS AND BLOCKING (I-I THICKNESS AT SHEAR WALLS):	/4" MINIMUM THICKNES	S  AT NON-SHEAR WA	LLS; SEE SCHEDULE	FOR MINIMUM
	BEAMS AND HEADERS:	10 - 1100 1 01, 2 - 1.			
		Fb = 2325 PSI, E = 1	.55 x 10 ⁶ PSI, Fv = 3	310 PS1	
	2x4 \$ 2x6	Fb = 1700 PSI, E = 1.	$3 \times 10^6$ PSI, Fv = 40	00 PSI	
	DESIGN SHOWN ON PLANS IS BA ALTERNATE MANUFACTURERS N STRUCTURAL ENGINEER.	ASED ON MATERIALS 1 1AY BE USED SUBJECT	MANUFACTURED BY 1 TO REVIEW AND AF	THE WEYERHAEUSER ( PROVAL BY THE AR	CORPORATION. CHITECT AND
38.	PARALLEL STRAND LUMBER (P PIECE SHALL BEAR A STAMP O GRADE, AND THE INDEPENDENT MANUFACTURED USING DOUGLA REQUIREMENTS OF ASTM D255 STRUCTURAL PROPERTIES ARE	<u>SL)</u> SHALL BE DESIGN DR STAMPS NOTING TH INSPECTION AGENCY S FIR STRANDS GLUEL 9 WITH ALL GRAIN PAR AS FOLLOWS:	ED AND MANUFACTUR E NAME AND PLANT S LOGO. ALL PARAL D WITH A WATERPROG RALLEL WITH THE LEP	RED PER ASTM D545 NUMBER OF THE MAN LEL STRAND LUMBER OF ADHESIVE MEETIN NGTH OF THE MEMBEI	6. EACH WFACTURER, THE R SHALL BE IG THE R. MINIMUM
	Fb = 2900 PSI, E = 2.2x 106 P	SI, Fv = 290 PSI			
	DESIGN SHOWN ON PLANS IS BA ALTERNATE MANUFACTURERS N STRUCTURAL ENGINEER.	ASED ON MATERIALS 1 1AY BE USED SUBJECT	MANUFACTURED BY 1 TO REVIEW AND AP	THE WEYERHAEUSER ( PROVAL BY THE AR	CORPORATION. CHITECT AND

## GENERAL STRUCTURAL NOTES

(The following apply unless shown otherwise on the plans)

- 39. WOOD I-JOISTS DESIGN SHOWN ON PLANS IS BASED ON JOISTS MANUFACTURED BY THE WEYERHAEUSER CORPORATION. ALTERNATE I-JOIST MANUFACTURERS MAY BE USED SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT AND STRUCTURAL ENGINEER. ALTERNATE JOIST HANGERS AND OTHER HARDWARE MAY BE SUBSTITUTED FOR ITEMS SHOWN PROVIDED THEY HAVE I.C.C. OR JAPMO UES APPROVAL FOR EQUAL OR GREATER LOAD CAPACITIES. ALL JOIST HANGERS AND OTHER HARDWARE SHALL BE COMPATIBLE IN SIZE WITH WOOD JOIST PROVIDED. GLUE FLOOR JOISTS TO SHEATHING AS REQUIRED BY THE JOIST MANUFACTURER.
- 40. WOOD SHEATHING SHALL BE APA RATED, EXTERIOR GLUE; EXPOSURE I, IN CONFORMANCE WITH THE REQUIREMENTS FOR THEIR TYPE IN DOC PS-1 OR PS-2. SEE PLANS FOR THICKNESS, PANEL IDENTIFICATION INDEX AND NAILING REQUIREMENTS.

UNLESS OTHERWISE NOTED ON THE PLANS, ROOF AND FLOOR SHEATHING SHALL BE LAID UP WITH FACE GRAIN PERPENDICULAR TO SUPPORTS.ALL FLOOR SHEATHING EDGES SHALL HAVE APPROVED TONGUE AND GROOVE JOINTS OR SHALL BE SUPPORTED WITH SOLID BLOCKING. ALLOW 1/8" SPACING AT ALL PANEL EDGES AND ENDS OF FLOOR AND ROOF SHEATHING. TOENAIL BLOCKING TO SUPPORTS WITH (2) IOD-F NAILS AT EACH END, UNLESS OTHERWISE NOTED. AT BLOCKED FLOOR AND ROOF DIAPHRAGMS PROVIDE FLAT 2X BLOCKING AT ALL UNFRAMED PANEL EDGES AND NAIL WITH EDGE NAILING SPACED PER PLANS. WHERE NOT NOTED OTHERWISE, NAIL PANEL EDGES WITH 8d NAILS @ 6" O.C. EDGES, 12" O.C. IN THE FIELD.

- 41. ALL WOOD EXPOSED TO WEATHER, OR BEARING ON UNPROTECTED CONCRETE BELOW GRADE, OR BEARING ON UNPROTECTED CONCRETE LESS THAN 8" FROM EXPOSED EARTH SHALL BE PRESSURE TREATED, U.O.N. PRESSURE TREATMENT SHALL BE WITH AN APPROVED PRESERVATIVE AND BRANDED WITH A QUALITY CONTROL AGENCY MARK BY THE AMERICAN WOOD PRESERVERS BUREAU OR EQUAL. ALL METAL HARDWARE IN CONTACT WITH TREATED WOOD SHALL BE PROTECTED WITH A GI85 GALVANIZED COATING (ZMAX) OR BETTER. ALL NAILS IN TREATED WOOD SHALL BE HOT-DIP GALVANIZED OR BETTER. PROVIDE 2 LAYERS OF 30# ASPHALT IMPREGNATED BUILDING PAPER BETWEEN NON-PRESSURE-TREATED LEDGERS, BLOCKING, ETC., AND CONCRETE.
- 42. TIMBER CONNECTORS CALLED OUT BY LETTERS AND NUMBERS SHALL BE "STRONG-TIE" BY SIMPSON COMPANY, AS SPECIFIED IN THEIR CATALOG NO. C-C-2019. EQUIVALENT DEVICES BY OTHER MANUFACTURERS MAY BE SUBSTITUTED, PROVIDED THEY HAVE I.C.C. OR IAPMO UES APPROVAL FOR EQUAL OR GREATER LOAD CAPACITIES. CONNECTORS SHALL BE SIZED TO MATCH THE SIZE OF THE FRAMING MEMBERS BEING CONNECTED. PROVIDE NUMBER AND SIZE OF FASTENERS AS SPECIFIED BY MANUFACTURER. CONNECTORS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. WHERE CONNECTOR STRAPS CONNECT TWO MEMBERS, PLACE ONE-HALF OF THE NAILS OR BOLTS IN EACH MEMBER. ALL BOLTS IN WOOD MEMBERS SHALL CONFORM TO ASTM A307. PROVIDE WASHERS UNDER THE HEADS AND NUTS OF ALL BOLTS AND LAG SCREWS BEARING ON WOOD. UNLESS NOTED OTHERWISE, ALL NAILS SHALL BE COMMON. ALL SHIMS SHALL BE SEASONED AND DRIED AND THE SAME GRADE (MINIMUM) AS MEMBERS CONNECTED. ALL BOLTS TIGHTENED TO SNUG TIGHT.

### 43. WOOD FASTENERS:

A. NAIL SIZES SPECIFIED ON DRAWINGS ARE BASED ON THE FOLLOWING SPECIFICATIONS:

DRAWING ID	NAIL NAME	NAIL DIAMETER	NAIL LENGT
6d"	6d Common	<i>O</i> .  3"	2"
8d Box"	8d Box	0.113"	2-1/2"
8d"	8d Common	0.131"	2-1/2"
IOd-F"	lOd Framer	<i>0</i> . 3 "	3"
10d"	10d Shear	0.148"	2-1/4"
16d"	16d Sinker	0.148"	3-1/4"

IF CONTRACTOR PROPOSES THE USE OF ALTERNATE NAILS, THEY SHALL SUBMIT NAIL SPECIFICATIONS TO THE STRUCTURAL ENGINEER (PRIOR TO CONSTRUCTION) FOR REVIEW AND APPROVAL

- B. NAILS-SHEATHING FASTENERS TO FRAMING SHALL BE DRIVEN FLUSH TO FACE OF SHEATHING WITH NO COUNTERSINKING PERMITTED.
- C. SCREWS SHALL BE WOOD SCREWS OF THE DIAMETER AND LENGTH NOTED ON THE DRAWINGS. SDS FASTENERS ARE SIMPSON STRONG DRIVE SCREWS.
- D. HOT DIPPED GALVANIZED NAILS, BOLTS AND METAL PLATES-ALL NAILS, BOLTS AND METAL PLATES IN CONTACT WITH PRESSURE TREATED (INCLUDING FIRE-RETARDANT TREATED) LUMBER SHALL BE HOT DIPPED GALVANIZED.
- 44. WOOD FRAMING NOTES: THE FOLLOWING APPLY UNLESS OTHERWISE SHOWN ON THE PLANS:
  - A. ALL WOOD FRAMING DETAILS NOT SHOWN OTHERWISE SHALL BE CONSTRUCTED TO THE MINIMUM STANDARDS OF THE IBC. MINIMUM NAILING, UNLESS OTHERWISE NOTED, SHALL CONFORM TO IBC TABLE 2304.10.1. COORDINATE THE SIZE AND LOCATION OF ALL OPENINGS WITH MECHANICAL AND ARCHITECTURAL DRAWINGS. PROVIDE WASHERS UNDER THE HEADS AND NUTS OF ALL BOLTS AND LAG SCREWS BEARING ON WOOD. TIGHTEN BOLTS AND LAG SCREWS SNUGLY AGAINST WOOD FRAMING AFTER WOOD HAS REACHED SPECIFIED MOISTURE CONTENT.
  - B. WALL FRAMING: ALL BEARING AND SHEAR WALLS SHOWN AND NOT OTHERWISE NOTED SHALL BE 2 X 4 STUDS @ 16" O.C. AT INTERIOR WALLS AND 2 x 6 @ 16" O.C. AT EXTERIOR WALLS. TWO STUDS MINIMUM SHALL BE PROVIDED AT THE END OF ALL BEARING AND SHEAR WALLS AND AT EACH SIDE OF ALL OPENINGS. SOLID BLOCKING FOR WOOD COLUMNS SHALL BE PROVIDED THROUGH FLOORS TO SUPPORTS BELOW.

ALL BEARING STUD WALLS SHALL HAVE THEIR LOWER WOOD PLATES ATTACHED TO WOOD FRAMING BELOW WITH 16d NAILS AT 8" O.C. STAGGERED OR BOLTED TO CONCRETE WITH 5/8" DIAMETER ANCHOR BOLTS WITH 3"x3"x1/4" PLATE WASHERS @ 4'-0" O.C., UNLESS INDICATED OTHERWISE. INDIVIDUAL MEMBERS OF BUILT UP POSTS SHALL BE NAILED TO EACH OTHER WITH IOD-F NAILS @ 8" O.C. STAGGERED. REFER TO THE PLANS AND SHEAR WALL SCHEDULE FOR REQUIRED SHEATHING AND NAILING. WHEN NOT OTHERWISE NOTED, PROVIDE GYPSUM WALLBOARD ON INTERIOR SURFACES AND 15/32" APA RATED PLYWOOD SHEATHING ON EXTERIOR SURFACES ATTACHED TO ALL STUDS, TOP AND BOTTOM PLATES AND BLOCKING WITH SCREWS AT 8" O.C. USE 1-1/4 " W #6 SCREWS FOR 1/2" GWB AND 5/8" GWB WHERE OCCURS, USE 8D- NAILS FOR 15/32" APA RATED EXTERIOR PLYWOOD SHEATHING, WHERE OCCURS. VERIFY THE FIRE ASSEMBLY REQUIREMENTS WHERE APPLICABLE WITH THE ARCHITECT.

AS NOTED IN IBC SECTION 1704.6, STRUCTURAL OBSERVATION IS REQUIRED FOR THIS PROJECT. STRUCTURAL OBSERVATION MEANS THE VISUAL OBSERVATION OF THE STRUCTURAL SYSTEM, INCLUDING BUT NOT LIMITED TO, THE ELEMENTS AND CONNECTIONS AT SIGNIFICANT CONSTRUCTION STAGES AND THE COMPLETED STRUCTURE FOR GENERAL CONFORMANCE TO THE APPROVED PLANS AND SPECIFICATIONS. STRUCTURAL OBSERVATION DOES NOT INCLUDE OR WAIVE THE RESPONSIBILITY OF THE INSPECTIONS REQUIRED BY IBC SECTIONS 110 AND 1704.

IN OUR STRUCTURAL OBSERVATION, WE WILL SELECT PORTIONS OF WORK TO REVIEW CLOSELY AS WELL AS OBSERVE THE STRUCTURAL SYSTEM FOR GENERAL CONFORMANCE TO THE APPROVED PLANS AND SPECIFICATIONS. SUCH REVIEW PROCEDURES WILL BE CONDUCTED IN ACCORDANCE WITH COMMONLY ACCEPTED STANDARDS OF PRACTICE. THE BUILDING OFFICIAL UNDERSTANDS THAT SUCH PROCEDURES INDICATE ACTUAL CONDITIONS ONLY WHERE THE REVIEW IS PERFORMED AND THAT THE RESULTS WILL BE INFERRED TO EXIST IN OTHER AREAS NOT REVIEWED.

THE BUILDING OFFICIAL ALSO RECOGNIZES THAT STRUCTURAL REVIEW IS A TECHNIQUE EMPLOYED TO MINIMIZE THE RISK OF PROBLEMS ARISING DURING CONSTRUCTION. STRUCTURAL OBSERVATION BY THE DESIGN PROFESSIONAL DOES NOT CONSTITUTE WARRANTY OR GUARANTEE OF ANY TYPE. IN ALL CASES, THE CONTRACTOR SHALL RETAIN RESPONSIBILITY FOR THE QUALITY OF WORK AND FOR ADHERENCE TO THE APPROVED PLANS AND SPECIFICATIONS.

C. FLOOR AND ROOF FRAMING: PROVIDE DOUBLE JOISTS UNDER ALL PARALLEL PARTITIONS THAT EXTEND OVER MORE THAN HALF THE JOIST LENGTH AND AROUND ALL OPENINGS IN FLOORS OR ROOFS UNLESS OTHERWISE NOTED. PROVIDE SOLID BLOCKING AT ALL BEARING POINTS. NAIL ALL MULTI JOIST BEAMS TOGETHER WITH 16d-F NAILS @ 8" O.C. STAGGERED UNLESS OTHERWISE NOTED.

D. POSITIVE CONNECTIONS: PROVIDE THE FOLLOWING SIMPSON CONNECTORS AT TYPICAL FRAMING UNLESS OTHERWISE NOTED ON PLAN OR DETAIL. PROVIDE CCQ/ECCQ CAPS AND PBS BASES AT POSTS. PROVIDE BC BASE WHERE POST BEARS ON WOOD FRAMING BELOW. PROVIDE LUS SERIES HANGERS FOR 2X FLOOR AND ROOF JOISTS. CONNECTORS SHALL BE SIZED TO MATCH THE SIZE OF THE FRAMING MEMBERS BEING CONNECTED. ALL CONNECTORS EXPOSED TO WEATHER OR IN DIRECT CONTACT WITH PRESSURE TREATED WOOD, SHALL BE HOT DIPPED GALVANIZED, U.O.N. ON PLANS.

### STRUCTURAL OBSERVATION

![](_page_32_Picture_27.jpeg)

QUANTUM CONSULTING ENGINEERS

> 1511 THIRD AVENUE SUITE 323 SEATTLE, WA 98101 TEL 206.957.3900 FAX 206.957.3901 www.guantumce.com

![](_page_32_Picture_30.jpeg)

DESIGN	FRU, TVM, MDA	
DRAWN	SSN	
CHECKED	SKK	
SHEET ISSUE DATE - 3/11/19		
DRAWING SET	S	
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)

# Stuart Silk Architects

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## LEE-BOYLE

4150 BOULEVARD PLACE MERCER ISLAND, WA 98040

PROJECT NO. 19052.01

GENERAL STRUCTURAL NOTES

S1.1

ile: 052–s102.dwg Plotted: Fri, 08/23/2019 11:21 am

	。 d ゆ	
	A.B. ADD'L	
Χ.	ALT. APPROX. ARCH.	
	B.U. B/	
	BF BLKG. BLDG. BM	
	BOT. BRG. BTWN.	
Construction Joir	C OT C CIP C.J. C	
Conc	CLG. CLR. CMU	
	CNTR. COL. CONC.	
	CONN. CONST. CONT.	
Complete	CJM CSK. DBA	
Dere	DDA. DBL. DEG. DET	
	DF DIA. DIAG.	
	DIAPH. DIM. DN.	
	DO DWG.	
	(E) E. EA.	
F	ELF. EL. ELEV. EMBED	
-	ENGR. E.W. EXP.	
	EXT. FDN.	
Fiber Re	FIN. FLR. FRP	
	F.S. FT. FTG.	
	GA. GALV. GL	
e	GRD. GWB	
	HF HGR. HORIZ.	
Hollow	HSS HT.	
	I.D. I.F. IN. INEO	
	INT. JT.	
Kips Kip	KSF KSI	
I		

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DESIGN	FRU, TVM, MDA
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DRAWING SETS	
DATE	DESCRIPTION
3/11/19	PERMIT SET

REVISIONS

1 7/26/19 SUB_2 (SUB_1 CORRECTIONS)

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## LEE-BOYLE

4150 BOULEVARD PLACE MERCER ISLAND, WA 98040

PROJECT NO. 19052.01

ABBREVIATIONS

Angle Live Load Long Leg Horizontal Long Leg Vertical Longitudinal Lightweight Material

Maximum Mechanical Mezzanine Moment Frame Manufacturer Minimum Miscellaneous Mark

North Near Side Not in Contract Number Nominal Not to Scale

On Center Outside Diameter Outside Face Opposite Hand Opening Opposite

Powder Actuated Fastener Precast Permanent Perpendicular Plate Pounds per linear Foot Plywood Partial Joint Penetration Prefabricated Project Pounds per Square Foot Pounds per Square Inch Post-Tensioning Pressure-Treated

Radius Reference Reinforce or Reinforcement Required Revise Rough Opening

> South Schedule Section Sheet Similar Slab On Grade Specification Square Square Feet Square Inch (inches) Standard Stiffener Steel Structural Substitute Symmetrical

> > Top of Top and Bottom Tongue & Groove Through Temporary Top of Concrete Top of Steel Top of Wall Transverse Tube Steel Typical

Unless Otherwise Noted

Vertical Verify in Field

West With Wood Welded Headed Stud Without Work Point Welded Threaded Stud Welded Wire Fabric

> Cross Section Extra Strong

ABBREVIATIONS

At

Penny (Nails)

Diameter

Anchor Bolt

Additional

Alternate Approximate

Architect

Built-up

Bottom of

L LL LLH LLV LONGIT. LT. WT. MATL. MATL. MECH. MEZZ MF MFR.

MIN.

MISC.

MK.

Ν.

N.S.

NIC

NO.

NOM.

NTS

*O.*C.

0.D.

*0*.F.

О.Н.

OPNG.

OPP.

PAF

PC

PERM. PERP.

PLF

рјр

PROJ.

PSF

PSI

P.T.

P/T

RAD.

REF.

REINF.

REQD.

REV.

R.O.

SECT. SHT. SIM. SOG SPEC.

SQ. SQ. FT.

SQ. IN. STD. STIFF.

STL. STR.

SUB. SYM.

т/ Т₿В

T₿G

THRU TEMP.

T.O.C. T.O.S.

T.O.W.

TRANS.

TS

TYP.

VERT.

VIF

W. W/ or w/

WD

MP

W.T.S.

MMF

X SECT. X-STR

W.H.S. W/O

UON or UNO

SCH. or SCHED.

S.

PL or PL

PLYWD

PREFAB.

Braced Frame Blocking Building Beam Bottom Bearing Batwaan

Dearing Between Centerline Camber Center to Center Cast In Place

Joint or Control Joint Ceiling Clear Concrete Masonry Unit Center Column Concrete Connections Construction Continuous Dete Joint Penetration Countersink Deformed Bar Anchor Double

Degree Detail Doug Fir-Larch Diameter Diagonal Diaphragm Dimension Down Ditto Drawing

> Existing East

Each Each Face Elevation Elevator Embedment Length Engineer Each Way Expansion Exterior

Foundation Finish Floor Reinforced Polymer

ber Reinforced Polymer Far Side Foot or Feet Footing

> Gauge Galvanized Glue Laminated Grade Gypsum Wall Board

Hem Fir Hanger Horizontal Hollow Structural Section Height

> Inside Diameter Inside Face Inch Information Interior

> > Joint

Kips per Square Foot Kips per Square Inch

S1.2

![](_page_34_Figure_0.jpeg)

SCALE: |/4" = |'-0" TRUE NORTH

WOOD BEARING WALL OR SHEAR WALL

![](_page_34_Picture_11.jpeg)

DESIGN	FRU, TVM, MDA
DRAWN	SSN
CHECKED	SKK
SHEET ISSUE DATI	E - 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)

# Stuart Silk Architects

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## LEE-BOYLE

4150 BOULEVARD PLACE MERCER ISLAND, WA 98040

PROJECT NO. 19052.01

LOWER FLOOR / FOUNDATION PLAN

![](_page_35_Figure_0.jpeg)

- 4. NAIL FLOOR SHEATHING TO FRAMING WITH 8d NAILS (0.131"  $\phi$  x 2.5"
- 5. ALL BEARING AND SHEAR WALLS SHALL BE 2x4 @ 16" O.C. INTERIOR AND

<b>QU</b> consul	ANTUM TING ENGINEERS
151 SUI SEA TEL FAX WWW	1 THIRD AVENUE IE 323 TTLE, WA 98101 206.957.3900 206.957.3901 v.quantumce.com
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DATE	DESCRIPTION		
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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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4150 BOULEVARD PLACE MERCER ISLAND, WA 98040

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MAIN FLOOR FRAMING PLAN

![](_page_36_Figure_0.jpeg)

![](_page_36_Figure_3.jpeg)

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LEE-BOYLE

4150 BOULEVARD PLACE MERCER ISLAND, WA 98040

PROJECT NO. 19052.01 **UPPER FLOOR** FRAMING PLAN

![](_page_37_Figure_0.jpeg)

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1 7/26/19 SUB_2 (SUB_1 CORRECTIONS)

2 8/23/19 SUB_3 (SUB_2 CORRECTIONS)

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## LEE-BOYLE

4150 BOULEVARD PLACE MERCER ISLAND, WA 98040

PROJECT NO. 19052.01

ROOF FRAMING PLAN

![](_page_38_Figure_0.jpeg)

![](_page_39_Figure_0.jpeg)

![](_page_40_Figure_0.jpeg)

	R. MALL ABOVE PER PLAN (WHERE OCCURS) 8" WALL, EXCEPT MATCH WALL SIZE \$ REINF. ABOVE (WHERE OCCURS) -(3) #5 x ] EA. WAY, CENTERED PER PLAN	BOTTOM PLATE ATTACHMENT PER SHEAR WALL SCHEDULE (MIN. I6d NAILS @ 8" O.C. AT NON-SHEAR WALLS) SHEATHING AND SHEAR WALL EDGE NAILING PER SHEAR WALL SCHEDULE TYPICAL FLOOR ELEV. BEYOND IOd-F TOENAILS @ 8" O.C. IOd-F TOENAILS @ 8" O.C.	ه ۲۲ ۲۹
xxxx     xxxx     xxxx     xxxx     xxxx     xxxx       xxxx     xxxx     xxxx     xxxx     xxxx     xxxx       xxxx     xxxx     xxxx     xxxx     xxxx	SCALE: NONE		
SCALE IMILOT         6         DETAIL         SCALE IMILOT         7         D           SCALE IMILOT         6         DETAIL         SCALE IMILOT         1         1         1           SCALE IMILOT         10         DETAIL         SCALE IMILOT         1         1         1			
SCALE. 1910'         IQ         DETALL         SCALE. 1910'         II         T	SCALE:  "= '-0"	DETAIL SCALE:  "= '-0"	
SCALE:  "= '-0"   <b>0 DETAIL</b> SCALE:  "= '-0"    <b>T</b>			#4 #4 B) BE #4 (3) FC PE Of
	SCALE:  "= '-0"	DETAIL SCALE:  "= '-0"	T

![](_page_40_Figure_2.jpeg)

![](_page_41_Figure_0.jpeg)

HOLDOWN STRAP	MIN. NUMBER OF NAILS EACH END	MIN. STRAP END LENGTH "A"
MSTC48B3	(38) 16d SINKERS *	'-9"
C516	(15) 8d	l' <b>-</b> 4"
CMSTCI6	(30) 16d SINKERS	2'-4"

	SHEAR WALL SCHEDULE							
			BOTTOM PLATE ATTACHMENT			TOP PLATE ATTACHMENT		
SHEAR WALL TYPE	SHEAR WALL SHEATHING	PANEL EDGE FRAMING	PANEL EDGE NAILING 3	2x BOTTOM PLATE CONNECTION TO RIM JOIST OR BLOCKING	ANCHOR OF SILL I CONCRET	BOLTING PLATE TO TE BELOW (4)5	RIM JOIST CONNECTIOI	OR BLOCKING N TO TOP PLATE
		(2)(7)		BELOM	3x PLATE	2x PLATE	INTERIOR WALL	EXTERIOR WALL
SM-6	15/32" APA ONE-SIDE SHTG.	2x	O.I3I"⊄x2 ^j ⁄₂" @ 6" O.C.	0. 48"\$x3 ¹ 4" @ 6" 0.C.	5∕8"Φ @ 48" Ο.C.	5∕8"Ф @ 48" О.С.	A35 @ 16" O.C.	LTP4 @ 16" O.C.
SM-4	15/32" APA ONE-SIDE SHTG.	3x OR (2) 2x	0. 3 "¢x2½" @ 4" 0.C. ⊗	0. 48"\$x3 [!] 4" @ 4" 0.C.	⁵%"Ф @ 48" O.C.	%"⊄ @ 32" 0.C.	A35 @ 16" O.C.	LTP4 @ 16" O.C.
SM-3	15/32" APA ONE-SIDE SHTG.	3x <i>O</i> R (2) 2x	0. 3 "¢x2½" @ 3" 0.C. ⊗	0. 48"¢x3¼" @ 3" 0.C.	‰"¢ ⊚ 32" <i>O</i> .C.	%"⊄ ⊚ 24" 0.C.	A35 @  2" <i>O</i> .C.	LTP4 @  2" O.C.
SW-2	15/32" APA ONE-SIDE SHTG.	3x OR (2) 2x	O. 3 "⊄x2½" @ 2" O.C. (8)	(2) ROWS 0.148"\$x3!4" @ 4" 0.C. STAGGERED (11)	₺%"Ф @ 24" О.С.	5∕8"Ф @  6" О.С.	A35 @ 8" O.C.	LTP4 @ 8" O.C.

- 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"  $\phi \times 2\frac{1}{2}$ " @ 12" O.C.
- (4) EMBED CAST-IN-PLACE 5/8" 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.
- PROVIDE HOT DIPPED GALVANIZED NAILS, BOLTS, OR METAL PLATES FOR ALL CONNECTORS IN CONTACT WITH PRESSURE TREATED MEMBERS.
- (6) PROVIDE 0.131 "\$ x 1-1/2" LONG NAILS FOR CLIPS DIRECTLY ATTACHED TO FRAMING MEMBERS; PROVIDE 0.131 "\$ 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" 4 x 3" LONG NAILS WITH THE SAME SPACING AS THE

- $\bigcirc$  RIM JOIST/BLOCKING MINIMUM WIDTH OF 1³/₄". STAGGER NAILS PER 2/S4.0 WHERE SPACING IS LESS THAN 6" O.C.
- (I) RIM JOIST/BLOCKING MINIMUM WIDTH OF  $1\frac{3}{4}$ " AT EXTERIOR WALLS,  $3\frac{1}{2}$ " AT INTERIOR WALLS. STAGGER NAILS PER 2/S4.0.

				SCALE:	NONE	8
OST ILING AT OR POST OWN MER.						
TYP	HOLDOWN	* ANCHOR BOLT Ø	ANCHOR BOLT IN CONCRETE EMBED LENGTH	CONNECTORS TO HOLDOWN STUDS		
	HDU2	5∕8"Φ	30"	(6) SDS 1/4"x21/2" SCREWS		
	HDU4	5∕%"Φ	30"	(10) SDS 1/4"x21/2" SCREWS		
	HDU8	7⁄8"Φ	30"	(20) SDS 1/4"x21/2" SCREWS		
G	HDUII	"Φ	30"	(30) SDS ¼"x2½" SCREWS		
D D. EAD EX R	₩ * PF OF CC 2 * AN	DTES: ROVIDE HOT R METAL PL DNTACT WIT NCHOR BOL	T DIPPED GALVAN ATES FOR ALL C H PRESSURE TREA T SIMPSON SB BO	IIZED NAILS, BOLTS, ONNECTORS IN ATED MEMBERS. ILT, U.O.N.		
				SCALE:	NONE	2

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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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## LEE-BOYLE

4150 BOULEVARD PLACE MERCER ISLAND, WA 98040

PROJECT	NO.	19052.0

WOOD DETAILS

![](_page_42_Figure_0.jpeg)

![](_page_43_Figure_0.jpeg)

![](_page_43_Figure_1.jpeg)

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	DATE	DESCRIPTION
	3/11/19	PERMIT SET

EVISIONS	6
7/26/19	SUB_2 (SUB_1 CORRECTIONS)
8/23/19	SUB 3 (SUB 2 CORRECTIONS)

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PROJECT NO. 19052.01

WOOD FLOOR DETAILS

![](_page_44_Figure_0.jpeg)

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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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PROJECT NO. 19052.01

WOOD DETAILS

![](_page_45_Figure_0.jpeg)

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RAWING 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)

## 2 8/23/19 SUB_3 (SUB_2 CORRECTIONS)

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4150 BOULEVARD PLACE MERCER ISLAND, WA 98040

FLAT ROOF DETAILS

![](_page_46_Figure_0.jpeg)

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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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4150 BOULEVARD PLACE MERCER ISLAND, WA 98040

PROJECT NO. 19052.01 STEEL DETAILS

S5.0

			DTTIZ W/ SDWH SCREW @ 48" O.C. SHEATHING PER PLAN JOIST PER PLAN LUSZ HANGER NOTES: I. ATTACH PLYWOOD SHEATHING BEAM W/ WOOD ADHESIVE. 2. EXT. GLAZING PER ARCH. AT S 3. FOR INFORMATION NOT NOTED
DETAIL	SCALE:  "= '-0"		DETAIL
NOTE			
NUTE: ATTACH PLYWOOD SHEATHING TO STEEL BEAM W/ WOOD ADHESIVE 2x BOT. PLATE W/ 5%"\$ W.T.S. @ 32" O.C., W/ WASHER & NUT (WHERE OCCURS) 5%"\$ W.T.S. @ 32" O.C., STAGGERED (T&B) W/ WASHER & NUT, TYP. A35 CLIP, TYP. JOIST PER PLAN (I) BAY MIN. LSL BLKG. @ 48" O.C. SHEATHING AND SHEAR WALL EDGE NAILING PER SHEAR WALL SCHEDULE (WHERE OCCURS) STEEL BEAM PER PLAN	2X STUD WALL PER PLAN (WE OCCURS) SHEATHING AND SHEAR WALL EDGE NAILING PER SHEAR W SCHEDULE (MIN. IOd-F NAILS O.C. AT NON-SHEAR WALLS), (WHERE OCCURS) SHEATHING AND PANEL EDGE NAILING PER PLAN WEB STIFFENER AS REQD. JOIST PER PLAN 2X BLKG. CONT. W/ IOd NAILS @ 6" O.C., TYP. MIU HANGER, TYP. FILL BEAM w/ DF SOLID SHIN SNUG TO WEB & BOT. FLANGE WIDTH TO MATCH BEAM 2X DBL. TOP PLATE w/ 5% % 1 @ 16" O.C. w/ WASHER & NUT 2X STUD WALL PER PLAN (WHERE OCCURS)	T.S.	NOTE: FOR INFORMATION NOT NOTED, SEE 3/55.1 2x6 CEDAR #2 VERTICAL SLAT @ 4" O.C. MAX. (2) I6d TOENAILS - SLAT TO NAILER IOd NAILS @ 6" O.C. STAGGERED (T&B) SHEATHING AND SHEAR WALL EDGE NAILING PER SHEAR WALL SCHEDULE (MIN. IOd-F NAILS @ 8" O.C. AT NON-SHEAR WALLS)
DETAIL	SCALE:  "= '-0"	5	DETAIL
			ð" BEARING TYP., U.O.N.         SIDE FE ¼", BOTH SIDES, TYP.         CAP FE ½", TYP.         TYP.         TYP.         CAP FE ½", TYP.         TYP.         TYP.         BEARING         TYP.         CAP FE ½", TYP.         TYP.         TYP.         BEAM PER         PLAN WHERE         OCCURS         TYP.         TYP.         YP.         YP.         YP.         YP.         YP.         YP.          PLAN WHERE         OCCURS         TYP.         YP.         YP.
DETAIL	SCALE:  "= '-0"	9	TYPICAL WOOD BEAM BUCKET AT

![](_page_47_Figure_1.jpeg)