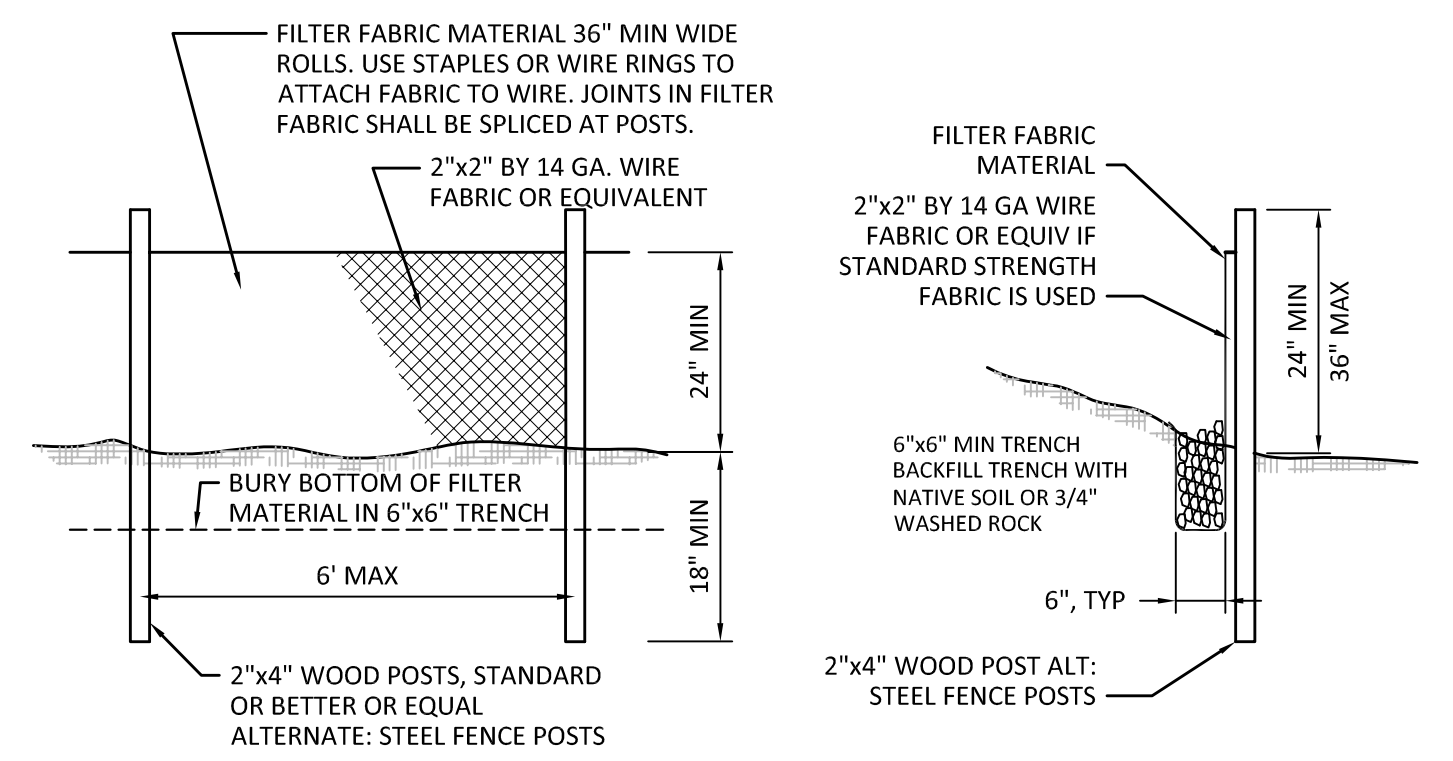


NOTES:
 1. SEE ARBORIST REPORT FOR GRADING NEAR PROTECTED TREES.
 2. SEE C3.2 FOR TREE PLAN.



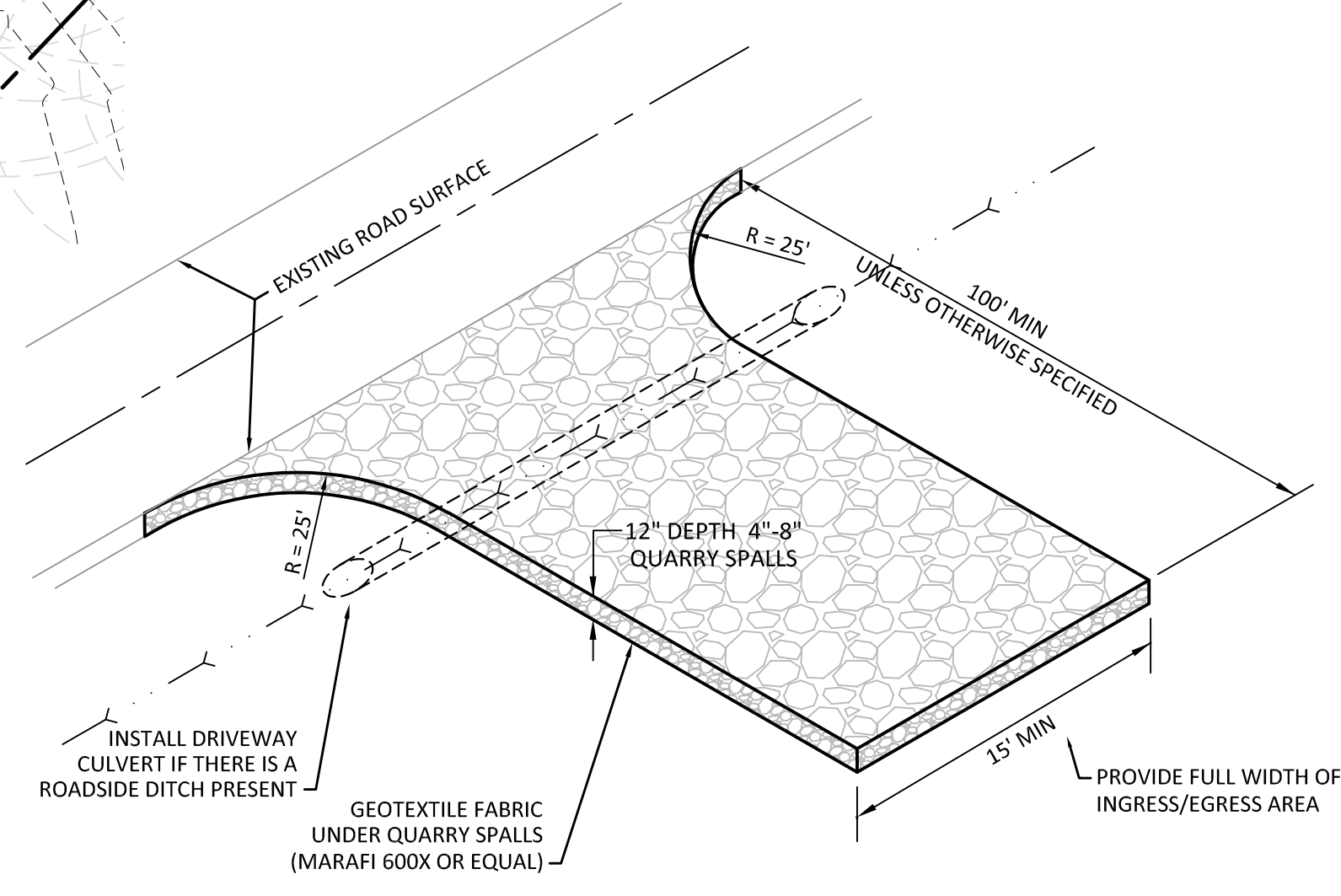
SILT FENCE NOTES:

1. THE FILTER FABRIC SHALL BE PURCHASED IN A CONTINUOUS ROLL CUT TO THE LENGTH OF THE BARRIER TO AVOID USE OF JOINTS. WHEN JOINTS ARE NECESSARY, FILTER CLOTH SHALL BE SPICED TOGETHER ONLY AT A SUPPORT POST, WITH A MINIMUM 6 INCH OVERLAP, AND BOTH ENDS SECURELY FASTENED TO THE POST.
2. THE SILT FENCE SHALL BE INSTALLED TO FOLLOW THE CONTOURS (WHERE FEASIBLE). THE FENCE POSTS SHALL BE SPACED A MAXIMUM OF 6 FEET APART AND DRIVEN SECURELY INTO THE GROUND (MINIMUM OF 18 INCHES).
3. A SHALLOW TRENCH SHALL BE EXCAVATED, ROUGHLY 6 INCHES WIDE AND 6 INCHES DEEP, UPSLOPE AND ADJACENT TO THE WOOD POSTS TO ALLOW THE LOWER EDGE OF THE FILTER FABRIC TO BE SECURED WITH GRAVEL.
4. WHEN FILTER FABRIC NOT AS STRONG AS MIRAFI 700X IS USED, A WIRE MESH SUPPORT FENCE SHALL BE FASTENED SECURELY TO THE UPSLOPE SIDE OF THE POSTS USING HEAVY-DUTY WIRE STAPLES AT LEAST 1 INCH LONG, THE WIRES OR HOG RINGS. THE WIRE MESH SHALL EXTEND INTO THE SHALLOW TRENCH A MINIMUM OF 4 INCHES AND SHALL NOT EXTEND MORE THAN 36 INCHES ABOVE THE ORIGINAL GROUND SURFACE.
5. THE MIRAFI 700X FILTER FABRIC SHALL BE STAPLED TO THE FENCE, AND AT LEAST 18 INCHES OF THE FABRIC SHALL BE BURIED IN THE SHALLOW TRENCH. THE FILTER FABRIC SHALL NOT EXTEND MORE THAN 36 INCHES ABOVE THE ORIGINAL GROUND SURFACE AND SHALL NOT BE STAPLED TO TREES.
6. WHEN EXTRA-STRENGTH FILTER FABRIC (MIRAFI 700X OR EQUAL) AND FOUR (4) POST SPACING IS USED, THE WIRE MESH SUPPORT FENCE MAY BE ELIMINATED. IN SUCH A CASE, THE FILTER FABRIC IS STAPLED OR WIRED DIRECTLY TO THE POSTS WITH ALL OTHER PROVISIONS OF NOTE 5 APPLYING.
7. THE TRENCH SHALL BE BACKFILLED WITH NATIVE SOIL OR 3/4" - 1.5" WASHED ROCK.
8. FILTER FABRIC FENCES SHALL BE REMOVED OR WIRED TO THE FENCE, AND AT LEAST 18 INCHES OF THE FABRIC REMOVAL SHALL BE IMMEDIATELY SEEDED AND MULCHED, OR OTHERWISE PERMANENTLY STABILIZED TO THE SATISFACTION OF THE CIVIL INSPECTOR.
9. SILT FENCES SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.
10. MAINTENANCE: ANY DAMAGED OR CLOGGED FENCE SHALL BE REPAIRED/REPLACED IMMEDIATELY. SEDIMENT MUST BE REMOVED WHEN THE SEDIMENT DEPTH IS 6 INCHES OR GREATER. IF CONCENTRATED FLOWS ARE EVIDENT UPHILL OF THE FENCE, THEY MUST BE INTERCEPTED AND CONVEYED TO A SEDIMENT TRAP OR POND.

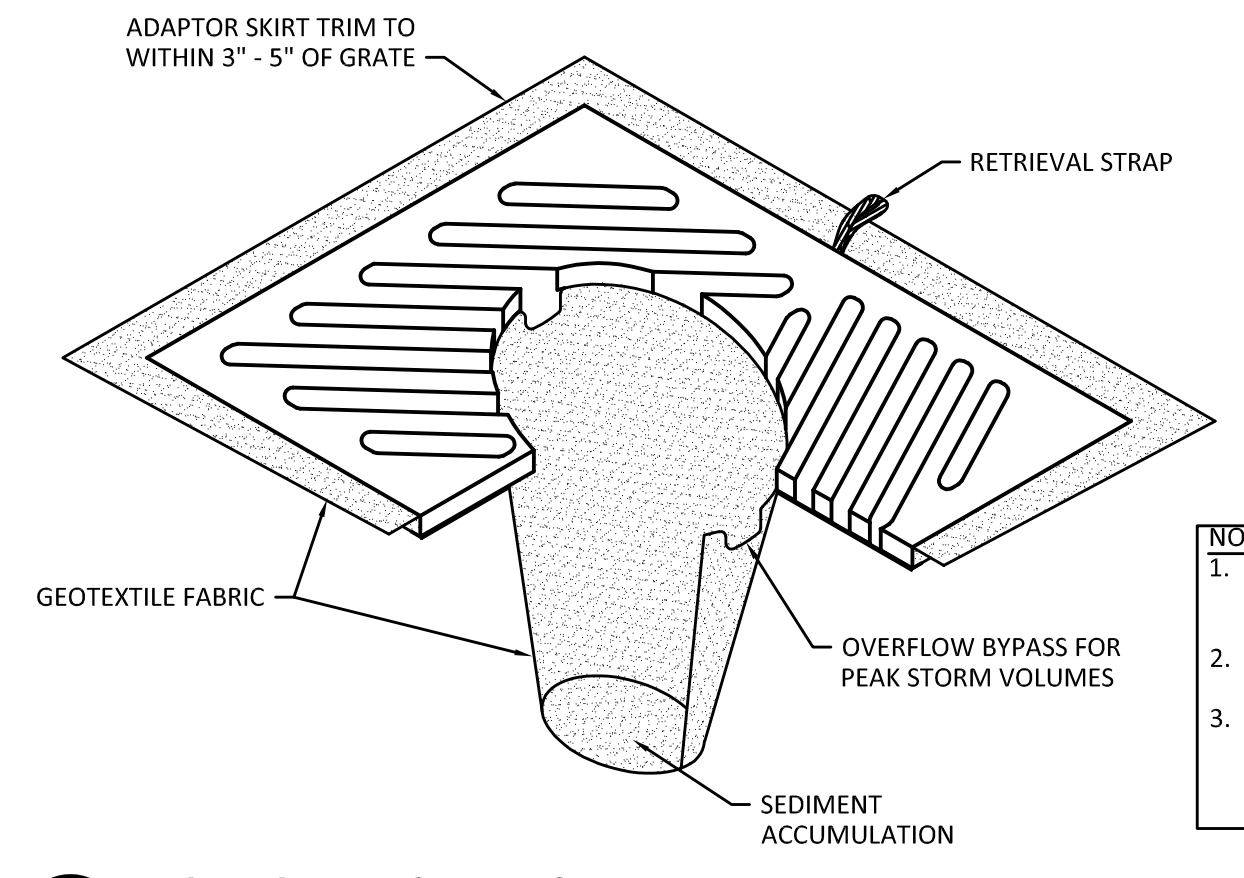
2 SILT FENCE
 SCALE: 1/2" = 1'-0"

STABILIZED CONSTRUCTION ENTRANCE NOTES:

1. INSTALLATION: THE AREA OF THE ENTRANCE SHOULD BE CLEARED OF ALL VEGETATION, ROOTS AND OTHER OBJECTIONABLE MATERIAL. THE QUARRY SPALLS SHALL BE PLACED TO THE SPECIFIED DIMENSIONS. ANY DRAINAGE FACILITIES REQUIRED BECAUSE OF WASHING SHOULD BE CONSTRUCTED ACCORDING TO SPECIFICATIONS IN THE PLAN. IF WASH RACKS ARE USED, THEY SHOULD BE INSTALLED ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
2. AGGREGATE: 4" TO 8" QUARRY SPALLS PER WSDOT STD. SPECS. SEC. 9-13.6(A).
3. ENTRANCE DIMENSIONS: THE AGGREGATE LAYER MUST BE AT LEAST 12" THICK. IT MUST EXTEND THE FULL WIDTH OF THE VEHICULAR INGRESS AND EGRESS AREA. THE LENGTH OF THE ENTRANCE MUST BE AT LEAST 100 FEET (UNLESS OTHERWISE APPROVE BY CIVIL INSPECTOR).
4. WASHING: IF CONDITIONS ON THE SITE ARE SUCH THAT MOST OF THE MUD IS NOT REMOVED FROM VEHICLE TIRES BY CONTACT WITH THE ROCK ENTRANCE, THEN THE TIRES MUST BE WASHED BEFORE VEHICLES ENTER A PUBLIC ROAD. WASH WATER MUST BE CARRIED AWAY FROM THE ENTRANCE TO A SETTLING AREA TO REMOVE SEDIMENT. A WASH RACK MAY ALSO BE USED TO MAKE WASHING MORE CONVENIENT AND EFFECTIVE.
5. MAINTENANCE: THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH 2" STONE, AS CONDITIONS DEMAND, AND REPAIR AND/OR CLEAN OUT OF ANY STRUCTURES USED TO TRAP SEDIMENT. ALL MATERIALS SPILLED, DROPPED, WASHED OR TRACKED FROM VEHICLES ONTO ROADWAY OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY BY SWEEPING. THE PAVEMENT SHALL NOT BE CLEANED BY WASHING DOWN THE STREET, EXCEPT WHEN SWEEPING IS INEFFECTIVE AND THERE IS A THREAT TO PUBLIC SAFETY.



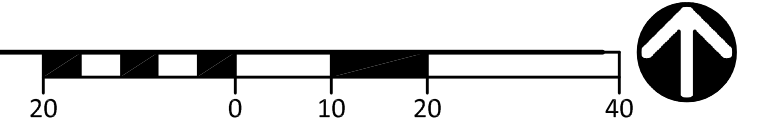
3 STABILIZED CONSTRUCTION ENTRANCE
 SCALE: NTS



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

4 CATCH BASIN INSERT
 SCALE: NTS

1 TEMPORARY EROSION CONTROL PLAN
 SCALE: 1" = 20'



MARK	DATE	DESCRIPTION
	04/05/17	PERMIT SUBMITTAL
	03/07/18	PERMIT RESUBMITTAL
	05/11/18	PERMIT SUBMITTAL
	06/08/18	PERMIT RESUBMITTAL
	01/18/19	PERMIT SUBMITTAL
	05/07/19	PERMIT RESUBMITTAL
	07/18/19	PERMIT SUBMITTAL
	08/12/19	PERMIT RESUBMITTAL

DESIGN: VD
 DRAWN: ZOS
 CHECK: JPU
 JOB NO: 15227.20
 DATE: 04/05/17

RUDOLF RESIDENCE
 8253 W MERCER WAY
 MERCER ISLAND, WA 98040
 TEMPORARY EROSION
 CONTROL PLAN

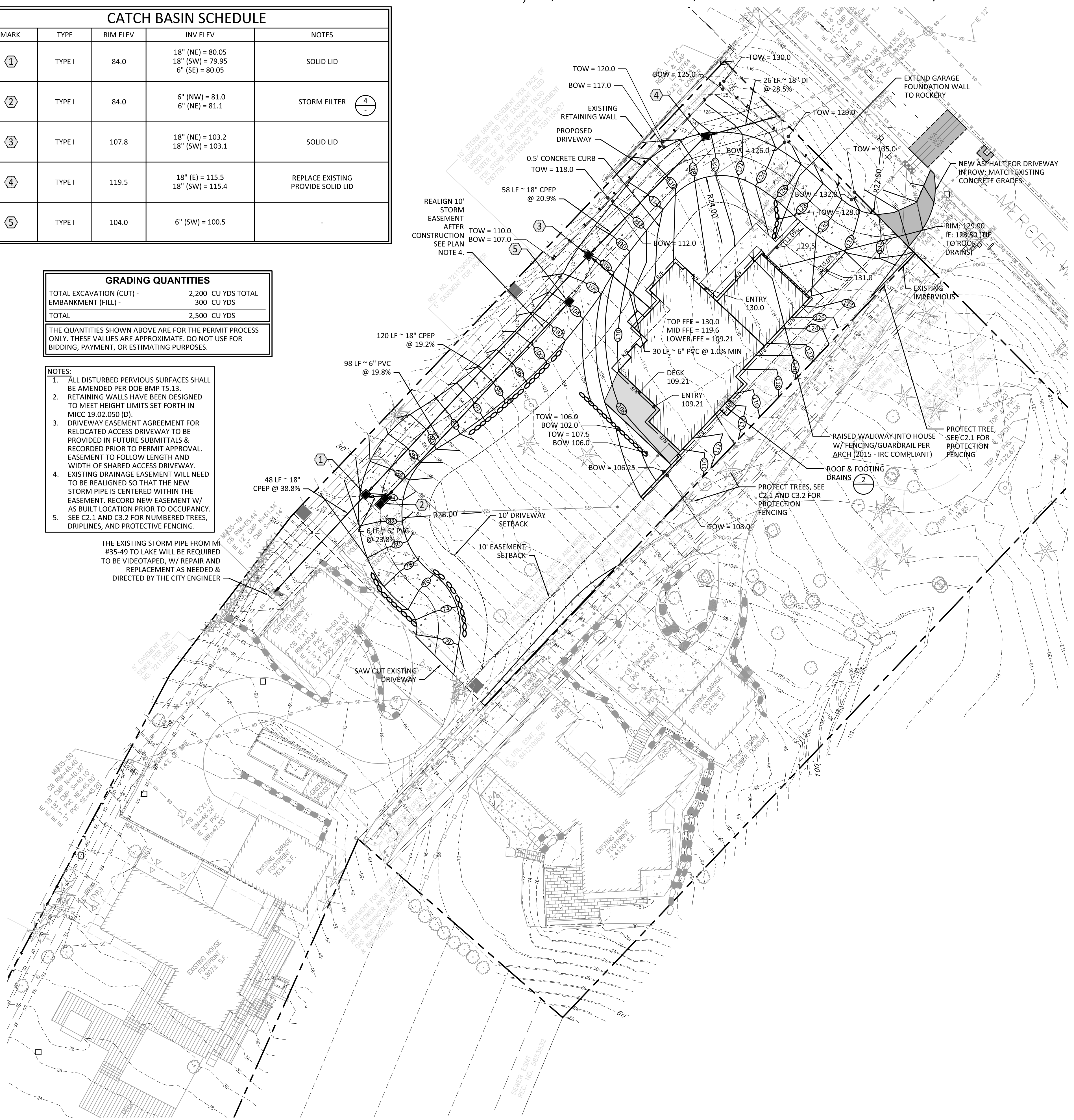
SHEET:

CATCH BASIN SCHEDULE				
MARK	TYPE	RIM ELEV	INV ELEV	NOTES
①	TYPE I	84.0	18" (NE) = 80.05 18" (SW) = 79.95 6" (SE) = 80.05	SOLID LID
②	TYPE I	84.0	6" (NW) = 81.0 6" (NE) = 81.1	STORM FILTER ④
③	TYPE I	107.8	18" (NE) = 103.2 18" (SW) = 103.1	SOLID LID
④	TYPE I	119.5	18" (E) = 115.5 18" (SW) = 115.4	REPLACE EXISTING PROVIDE SOLID LID
⑤	TYPE I	104.0	6" (SW) = 100.5	

GRADING QUANTITIES	
TOTAL EXCAVATION (CUT) -	2,200 CU YDS TOTAL
EMBANKMENT (FILL) -	300 CU YDS
TOTAL	2,500 CU YDS

THE QUANTITIES SHOWN ABOVE ARE FOR THE PERMIT PROCESS ONLY. THESE VALUES ARE APPROXIMATE. DO NOT USE FOR BIDDING, PAYMENT, OR ESTIMATING PURPOSES.

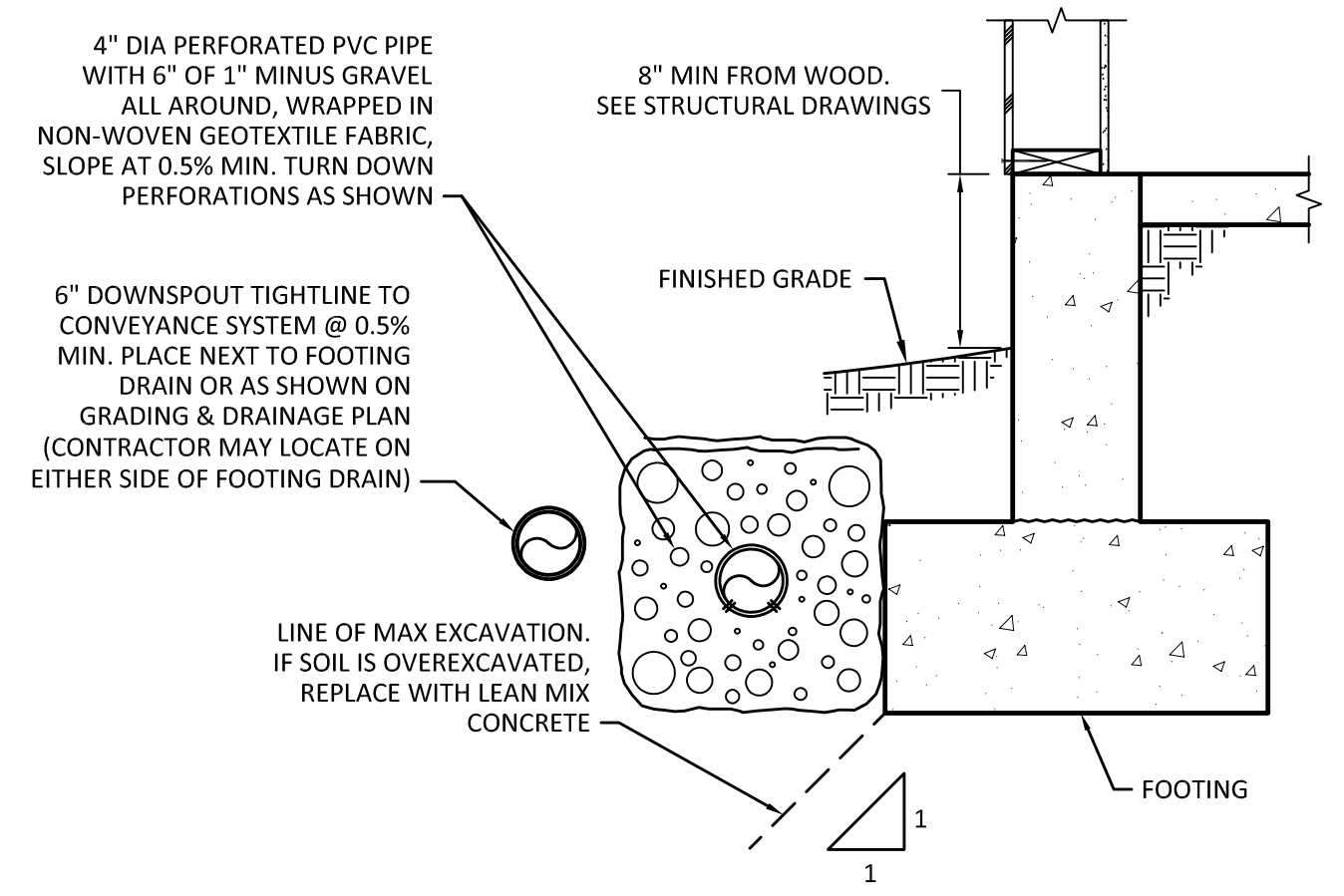
- NOTES:
- ALL DISTURBED PERVIOUS SURFACES SHALL BE AMENDED PER DOE BMP TS.13.
 - RETAINING WALLS HAVE BEEN DESIGNED TO MEET HEIGHT LIMITS SET FORTH IN MHCC 19.02.050 (D).
 - DRIVEWAY EASEMENT AGREEMENT FOR RELOCATED ACCESS DRIVEWAY TO BE PROVIDED IN FUTURE SUBMITTALS & RECORDED PRIOR TO PERMIT APPROVAL. EASEMENT TO FOLLOW LENGTH AND WIDTH OF SHARED ACCESS DRIVEWAY. EXISTING DRAINAGE EASEMENT WILL NEED TO BE REALIGNED SO THAT THE NEW STORM PIPE IS CENTERED WITHIN THE EASEMENT. RECORD NEW EASEMENT W/ AS BUILT LOCATION PRIOR TO OCCUPANCY.
 - SEE C2.1 AND C3.2 FOR NUMBERED TREES, DRIP LINES, AND PROTECTIVE FENCING.
- THE EXISTING STORM PIPE FROM MI #35-49 TO LAKE WILL BE REQUIRED TO BE VIDEOTAPED, W/ REPAIR AND REPLACEMENT AS NEEDED & DIRECTED BY THE CITY ENGINEER



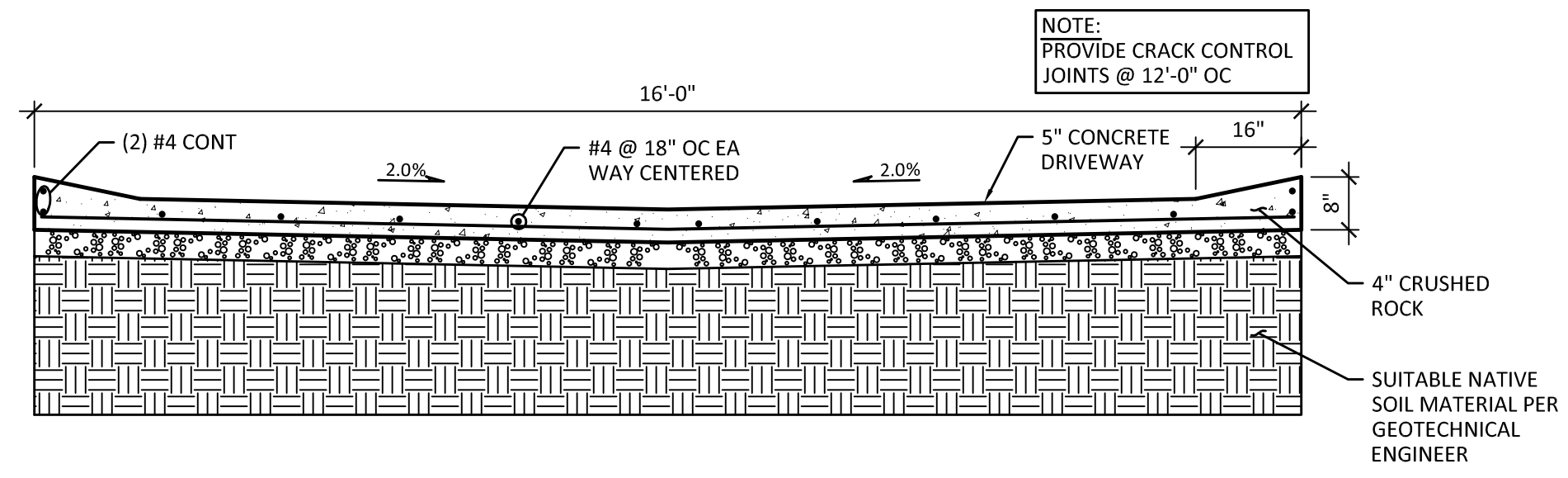
IMPERVIOUS AREAS (SF):

PAVEMENT = 5,836
 ROOF = 2,493
 TOTAL = 8,329

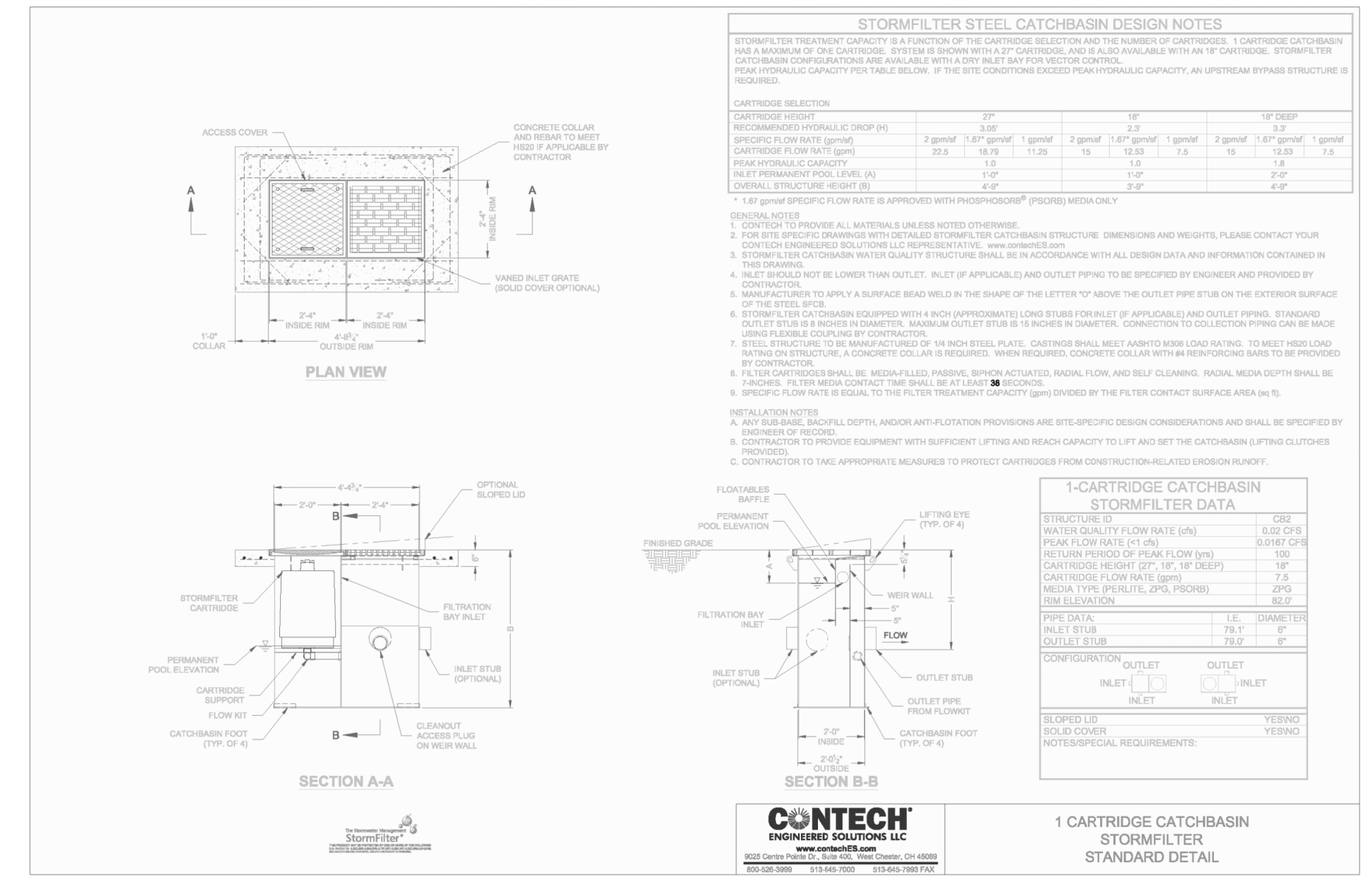
*NOTE: REFER TO ARCH PLANS FOR LOT COVERAGE CALCULATION



2 FOOTING AND ROOF DRAIN SECTION
 SCALE: NTS

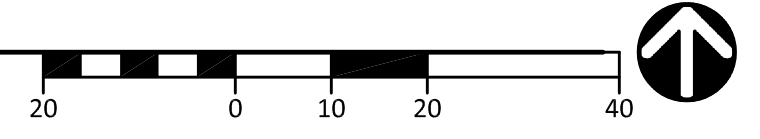


3 TYPICAL DRIVEWAY CROSS SECTION
 SCALE: 1/2" = 1'-0"



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

1 GRADING AND DRAINAGE PLAN
 SCALE: 1" = 20'



MARK	DATE	DESCRIPTION
	04/05/17	PERMIT SUBMITTAL
	03/07/18	PERMIT RESUBMITTAL
	05/11/18	PERMIT RESUBMITTAL
	06/08/18	PERMIT RESUBMITTAL
	01/18/19	PERMIT RESUBMITTAL
	05/07/19	PERMIT RESUBMITTAL
	07/18/19	PERMIT RESUBMITTAL
	08/12/19	PERMIT RESUBMITTAL

DESIGN: VD
 DRAWN: ZOS
 CHECK: JPU
 JOB NO: 15227.20
 DATE: 04/05/17

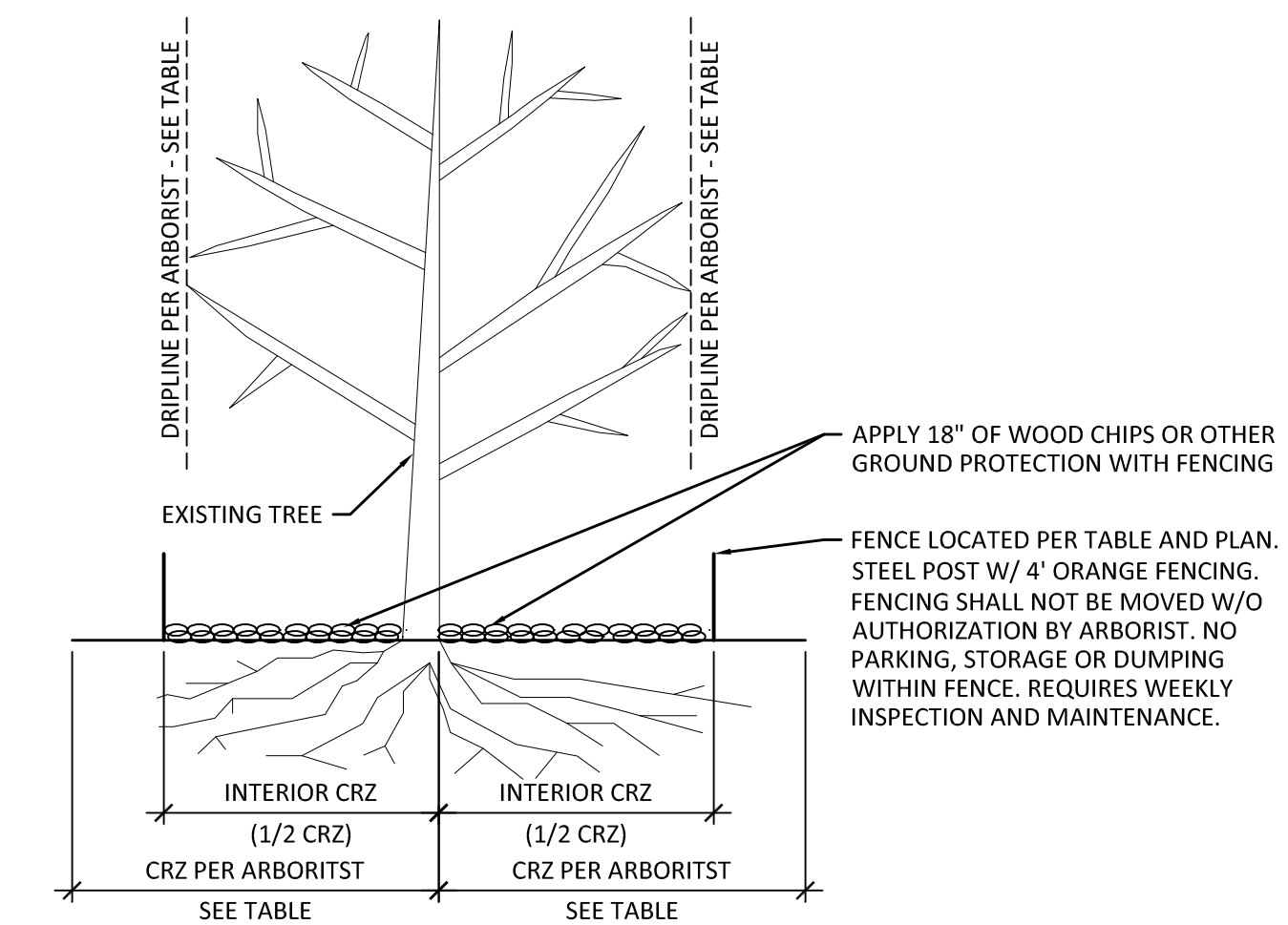
RUDOLF RESIDENCE
 8253 W MERCER WAY
 MERCER ISLAND, WA 98040

GRADING AND
 DRAINAGE PLAN

SHEET:
C3.1

- NOTES:**
1. PLAN BUILT IN REFERENCE TO 9/18/18 TREE REPORT BY URBAN FORESTRY SERVICES, INC.
 2. TREE DENOTED WITH AN "X" ARE TO BE REMOVED AND ARE NOT DEPICTED IN OTHER "PROPOSED WORK" SHEETS OF THIS SET.
 3. ARBORIST TO EVALUATE ALL WORK WITHIN TREE DRIP LINES DURING CONSTRUCTION TO PROTECT TREES. PROVIDE PROTECTION BEYOND DRIP LINES AS FEASIBLE AS CONSTRUCTION OCCURS.
 4. BEST BUILDING PRACTICES WILL INSTITUTED TO ADDRESS IMPACTS WITHIN DRIP LINES.
 5. SEE ARBORIST REPORT DATED 9/18/18 AND THE ADDITIONAL ROOT ASSESSMENT DATED 6/18/19, BOTH PREPARED BY URBAN FORESTRY SERVICES, FOR RECOMMENDED PROTECTION FOR TREES TO BE RETAINED DURING CONSTRUCTION.

- TREE LEGEND**
- NON-EXCEPTIONAL TREE
 - ★ EXCEPTIONAL TREE
 - X TREE PROTECTION FENCE-SET @ DRIFLINE OR INTERIOR CRITICAL ROOT ZONE (1/2 CRZ)
 - IMPACTS PROHIBITING FULL FENCED RADIUS
 - REMOVE EXISTING DRIVEWAY; ADD FENCE AS SHOWN FOLLOWING REMOVAL



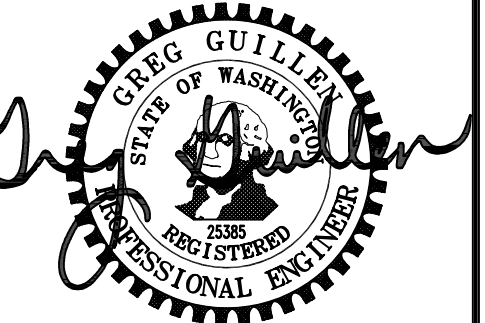
2 TREE PROTECTION DETAIL
 SCALE: NTS

Rudolf Property Tree Evaluation Table
 Based on Urban Forestry Services Tree Report dated 3/18/18

Tree #	Species	DBH (in)	Dripline (ft)	CRZ (ft)	Value	Preservation	Arborist Recommendation	Plan
101	Red alder	17.2	14	17.2	Low	Remove Tree, Construction Risk of Failure	Remove Tree, Construction Risk of Failure	Remove
102	Red alder	14.8, 12.8, 12.8	20	23.4	Low	Remove Tree, Construction Impact	Remove Tree, Construction Impact	Remove
103	Cherry	23.5	22	23.5	Low	Remove Tree, Construction Impact	Remove Tree, Construction Impact	Remove
104	Bigleaf maple	25.9	24	25.9	Low	Remove Tree, Construction Risk of Failure	Remove Tree, Construction Risk of Failure	Remove
105	Bigleaf maple	18	12	18	Medium	Remove Tree, Construction Impact - Retain Tree with Plan Adjustments	Remove Tree, Construction Impact - Retain Tree with Plan Adjustments	Remove
106	Bigleaf maple	15.4	9.5	15.4	Low	Remove Tree, Construction Impact	Remove Tree, Construction Impact	Remove
107	Bigleaf maple	17.8	18.5	17.8	Low	Remove Tree, Construction Impact	Remove Tree, Construction Impact	Remove
108	Bigleaf maple	13.7	7.5	13.7	Low	Remove Tree, Construction Impact	Remove Tree, Construction Impact	Remove
109	Bigleaf maple	16.5	12.8	16.5	Low	Remove Tree, Construction Impact	Remove Tree, Construction Impact	Remove
110	Western red cedar	25.3	11.8	25.3	Medium	Remove Tree, Construction Risk of Failure - Retain Tree with Plan Adjustments. New road development should not impact more than 1/4 critical root zone of tree. Fence around interior crz (15'). Excavation within CRZ will be conducted by hand or with pneumatic tool for air excavation.	Retain	Retain
111	Western red cedar	29.3	13.5	29.3	High	Remove Tree, Construction Rise of Failure - Retain Tree with Plan Adjustments. New road development should not impact more than 1/4 critical root zone of tree. Fence around interior CRZ (15'). Excavation within CRZ will be conducted by hand or with pneumatic tool for air excavation.	Retain	Retain
112	Douglas Fir	20.3	16.5	20.3	Low	Monitor Tree, Risk of Failure - Remove Tree	Remove	Remove
113	Pacific madrone	10.1, 3.2 (10.59)	11	10.6	High	Exceptional - Fence Around Dripline, 11'. Retain Tree - Tree Protection Required	Retain	Retain
114	Bigleaf maple	45	13.5	45	None	Remove Tree, Hazard - Cut to Create a Wildlife Tree	Removed under permit #1906-176	Removed under permit #1906-176
115	Bigleaf maple	15.8, 28 (32.15)	9.5	32.2	None	Remove Tree, Hazard - Create Wildlife Tree	Removed under permit #1906-176	Removed under permit #1906-176
116	Black cottonwood	37.5	5.5	37.5	None	Remove Tree, Hazard - Cut to Create a Wildlife Tree	Removed under permit #1906-176	Removed under permit #1906-176
117	Bigleaf maple	14	6.5	14	Low	Remove Tree, Hazard - Create Wildlife Tree	Remove	Remove
118	Bigleaf maple	17.1	7	17.1	Medium	Retain Tree - Monitor Tree, During Construction. Fence Around Interior CRZ (9')	Retain	Retain
119	Black cottonwood	35	7.3	35	None	Remove Tree, Hazard	Removed under permit #1906-176	Removed under permit #1906-176
120	Black cottonwood	38	16	38	Low	Remove; Retain Here As A 30' Tall Habitat Snag. Replaces (6) Mitigation Trees	Remove, Retain As A Habitat Snag	Remove, Retain As A Habitat Snag
121	Western red cedar	21.3	7	21.3	Medium	Retain Tree - Tree Protection Required. Fence Around Interior CRZ (11')	Retain	Retain
122	Douglas Fir	45.8	20	45.8	Exceptional - High	Retain Tree with Plan Adjustments. Fence Around Interior CRZ (23') Arborist Oversight Should Occur During Excavation For The Wall To Assess Root Damage And Impacts To Tree Stability. Air Excavation Revealed No #122 Roots In Impacted Area (For Wall, New Driveway)	Retain	Retain
123	Bigleaf maple	10.3	4.5	10.3	Low	Retain Tree - Monitor Tree, During Construction. Fence For 122 Covers Dripline And Interior CRZ.	Remove	Remove
124	Bigleaf maple	18.2	8.5	18.2	Low	Remove Tree, Construction Impact	Remove	Remove
125	Douglas Fir	32.5	19	32.5	Exceptional - Low	Monitor Tree, Risk of Failure - Tree Protection Required, Monitor During Construction - Monitor Tree, Construction Impacts	Offsite	Offsite
126	Bitter cherry	14.5	0	14.5	None	Create Wildlife Tree - Remove Tree, Dead	Offsite	Offsite
127	Douglas Fir	39.5	18	39.5	Exceptional - Medium	Monitor Tree, Risk of Failure - Tree Protection Required, Monitor During Construction - Retain Tree With Plan Adjustments	Offsite	Offsite
128	Bigleaf maple	34	14.3	34	None	Crown Clean Prune - Install Tree Protection Fencing - Monitor Tree, Risk of Failure - Cut to Create a Wildlife Tree	Offsite	Offsite
129	Bigleaf maple	18, 18 (25.46)	15	25.5	None	Remove Tree, Hazard - Cut to Create a Wildlife Tree	Offsite	Offsite
130	Kwanzan cherry	6	4	6	Medium	Crown Reduction Prune - Install Tree Protection Fencing - Monitor Tree, Construction Impacts	Offsite	Offsite
131	Kwanzan cherry	6	6	6	Medium	Crown Reduction Prune - Install Tree Protection Fencing - Monitor Tree, Construction Impacts	Offsite	Offsite
132	Arborvitae	4	4	4	Low	Install Tree Protection Fencing - Monitor Tree, Construction Impacts	Offsite	Offsite

3 TREE EVALUATION TABLE (BASED ON TREE REPORT)
 SCALE: 1" = 20'

1 TREE PLAN
 SCALE: 1" = 20'



MARK	DATE	DESCRIPTION
	04/05/17	PERMIT SUBMITTAL
	03/07/18	PERMIT RESUBMITTAL
	05/11/18	PERMIT SUBMITTAL
	06/08/18	PERMIT RESUBMITTAL
	01/18/19	PERMIT SUBMITTAL
	05/07/19	PERMIT RESUBMITTAL
	07/18/19	PERMIT RESUBMITTAL
	08/12/19	PERMIT RESUBMITTAL

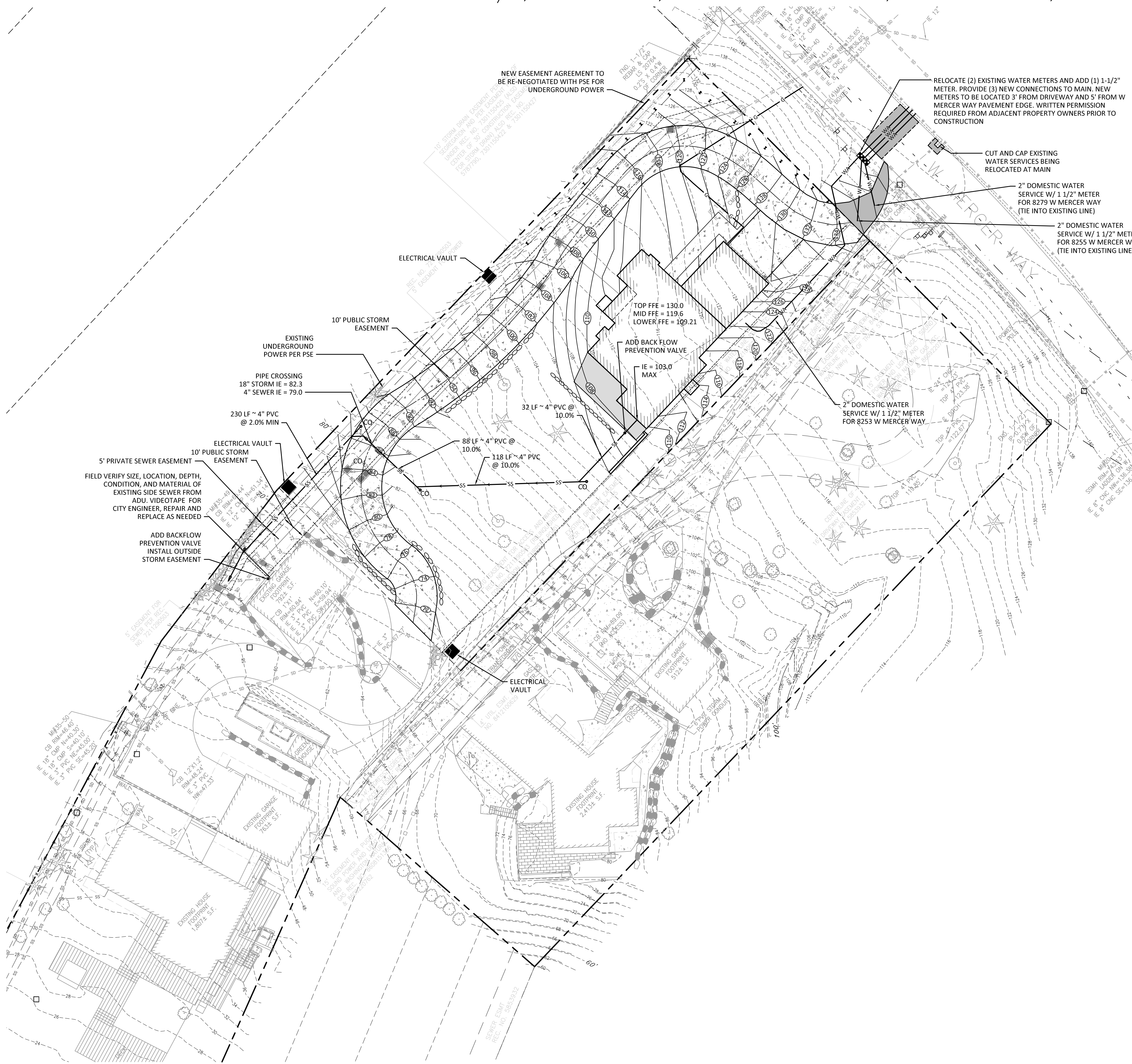
DESIGN: VD
 DRAWN: ZOS
 CHECK: JPU
 JOB NO: 15227.20
 DATE: 04/05/17

RUDOLF RESIDENCE
 8253 W MERCER WAY
 MERCER ISLAND, WA 98040

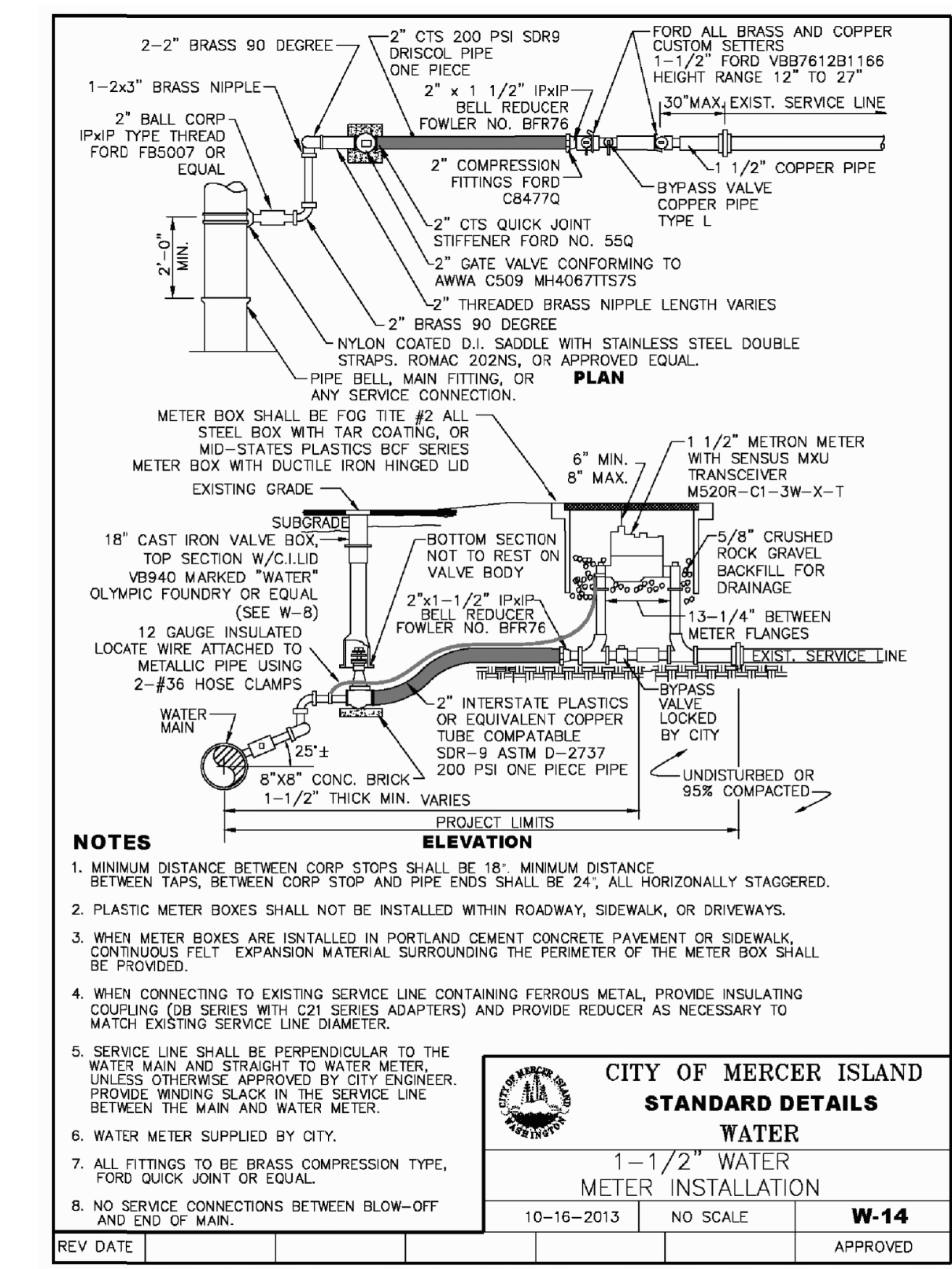
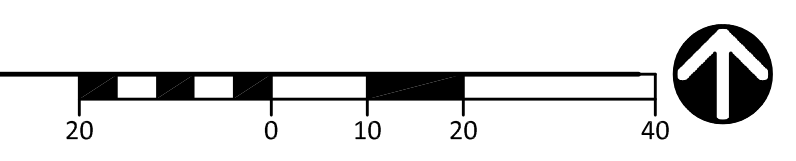
TREE PLAN

SHEET:
C3.2

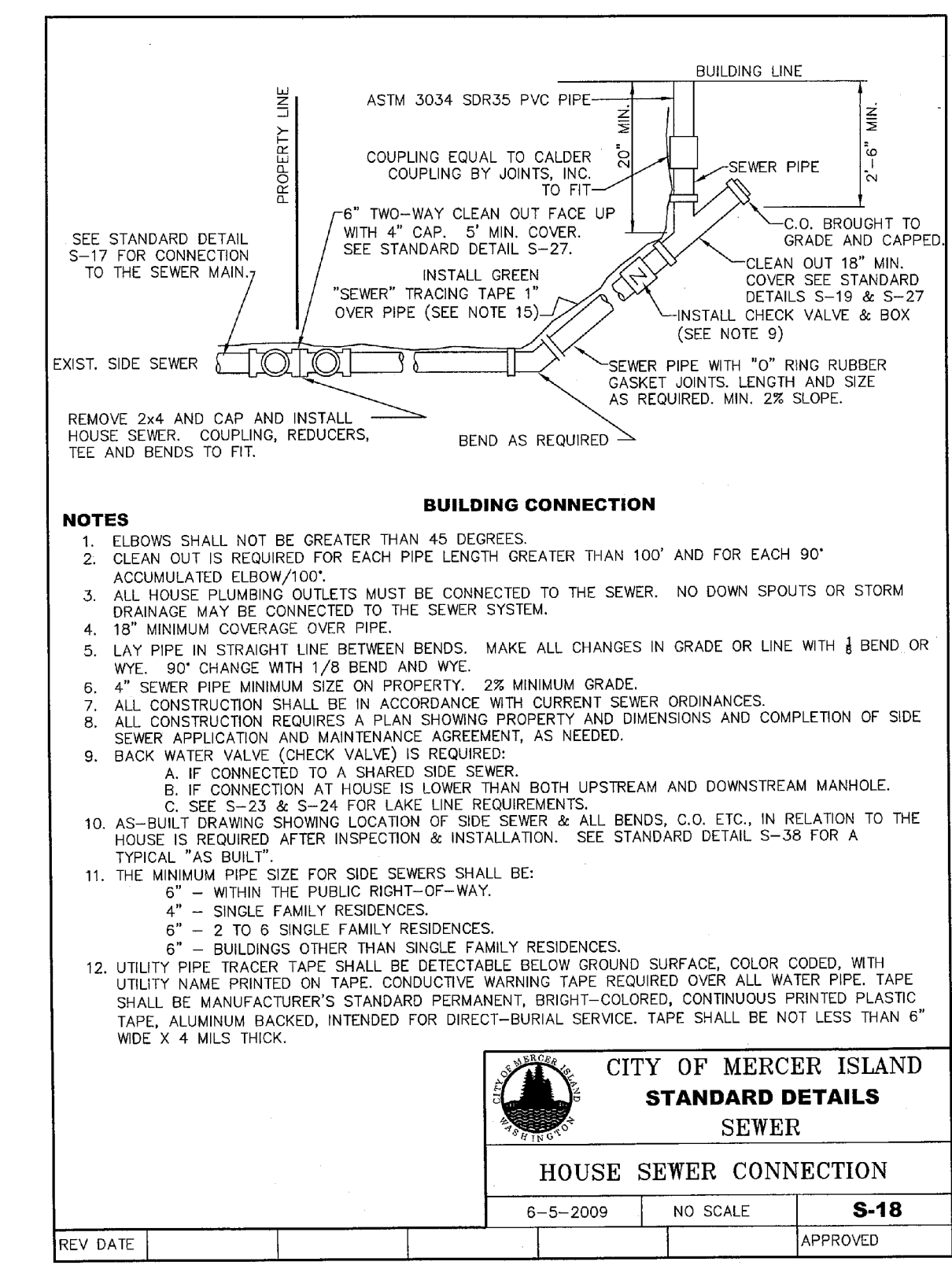
NE 1/4, SECTION 36, TOWNSHIP 24 NORTH, RANGE 4 EAST, W.M.



1 WATER AND SEWER PLAN
SCALE: 1" = 20'



2 CITY OF MERCER ISLAND STANDARD DETAIL
SCALE: NTS



3 CITY OF MERCER ISLAND STANDARD DETAIL
SCALE: NTS

NOTES:
1. CONTRACTOR TO WORK WITH LOWER HOME OWNERS LANDSCAPER TO REMOVE IRRIGATION LINES AND PLANTS THAT CONFLICT WITH INSTALLATION OF NEW SEWER LINE.
2. CONTRACTOR TO COORDINATE EXACT LOCATION OF NEW/RELOCATED WATER METERS WITH THE CITY WATER DEPARTMENT DURING CONSTRUCTION.

ENGINEERING
250 4TH AVE. S., SUITE 200
EDMONDS, WASHINGTON 98020
PHONE (425) 778-8500
FAX (425) 778-5536

PROFESSIONAL ENGINEER
08/12/19

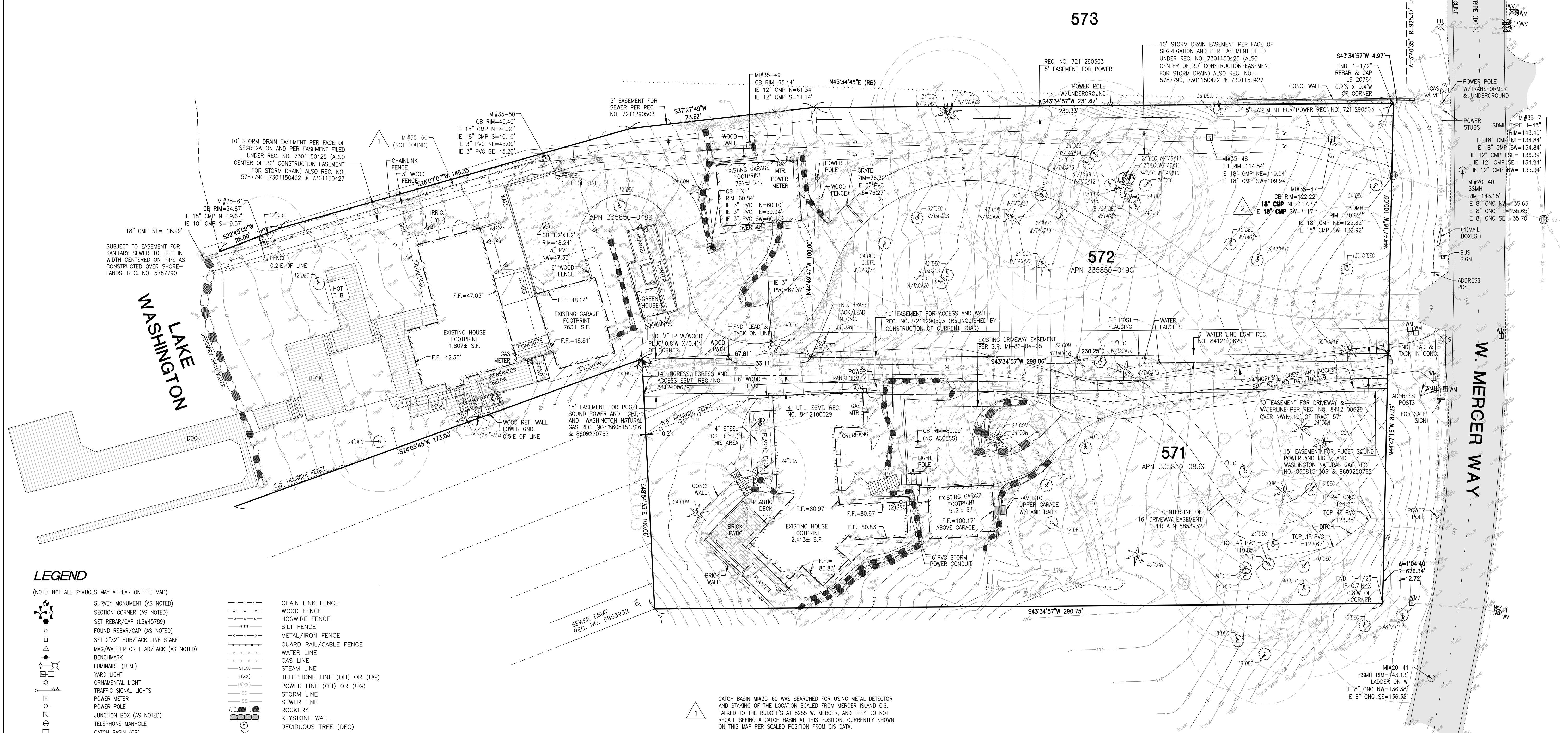
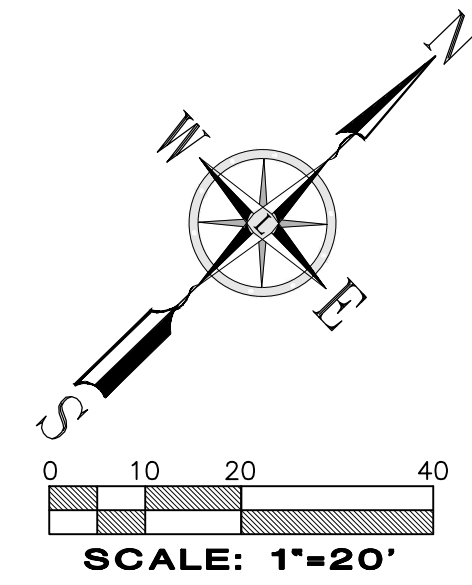
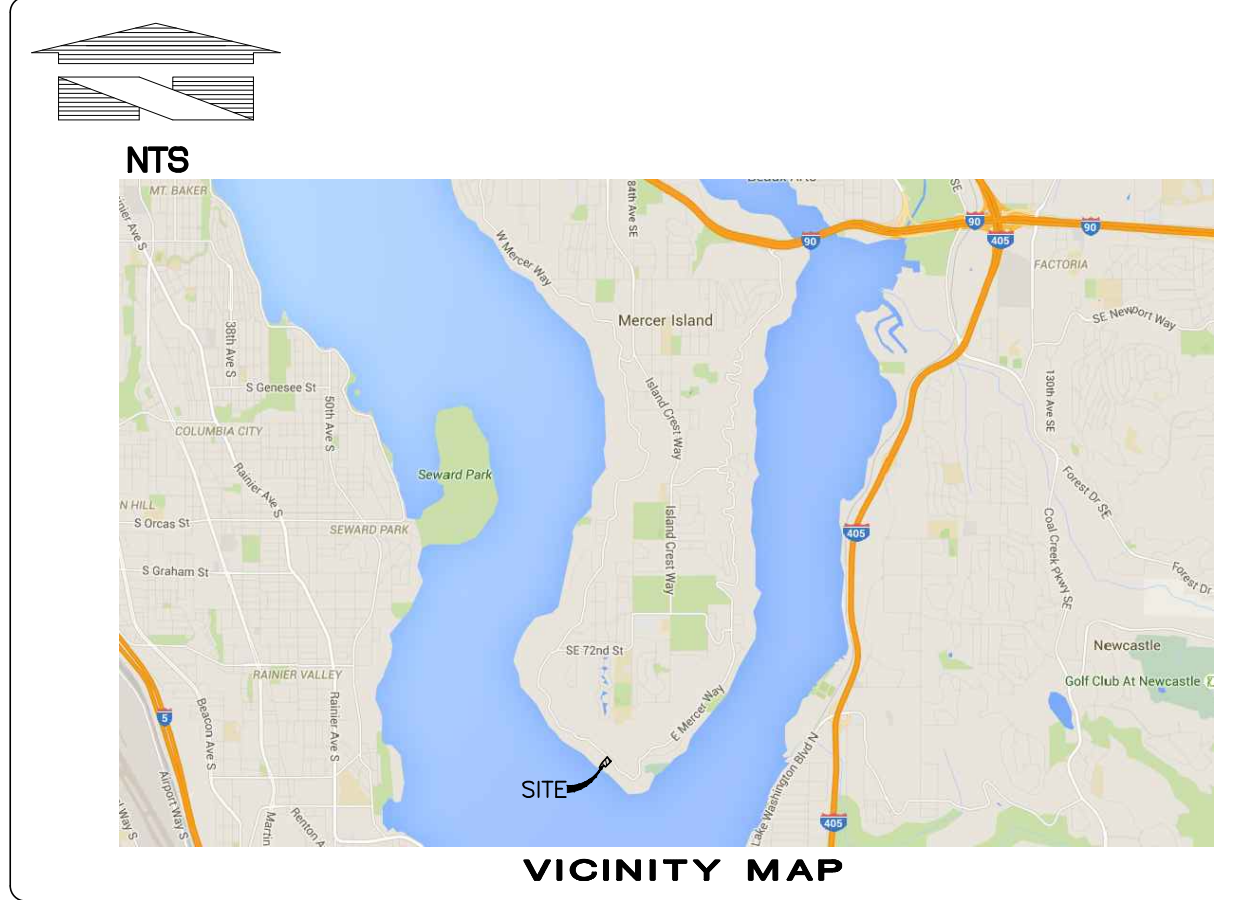
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	06/08/18	PERMIT RESUBMITTAL
	01/18/19	PERMIT RESUBMITTAL
	05/07/19	PERMIT RESUBMITTAL
	07/18/19	PERMIT RESUBMITTAL
	08/12/19	PERMIT RESUBMITTAL

DESIGN: VD
DRAWN: ZOS
CHECK: JPU
JOB NO: 15227.20
DATE: 04/05/17

RUDOLF RESIDENCE
8253 W MERCER WAY
MERCER ISLAND, WA 98040
WATER AND SEWER PLAN

SHEET:
C4.1

BOUNDARY AND TOPOGRAPHIC SURVEY



No.	Date	By	Chd.	Appr.	Reason
1.	12/21/16	TSL	TSL	TSL	SEARCHED FOR AND ADDED ADDITIONAL STORM STRUCTURES AND ADD. TOPO

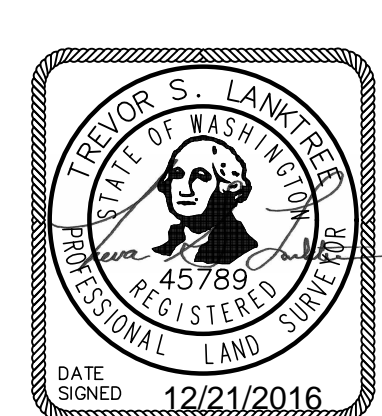
Title: BOUNDARY AND TOPOGRAPHIC SURVEY
 PTNS. OF THE NE1/4 OF SEC. 36,
 TWP. 24 N., RGE 4 EAST, W. M.
 CITY OF MERCER ISLAND
 KING COUNTY STATE OF WASHINGTON

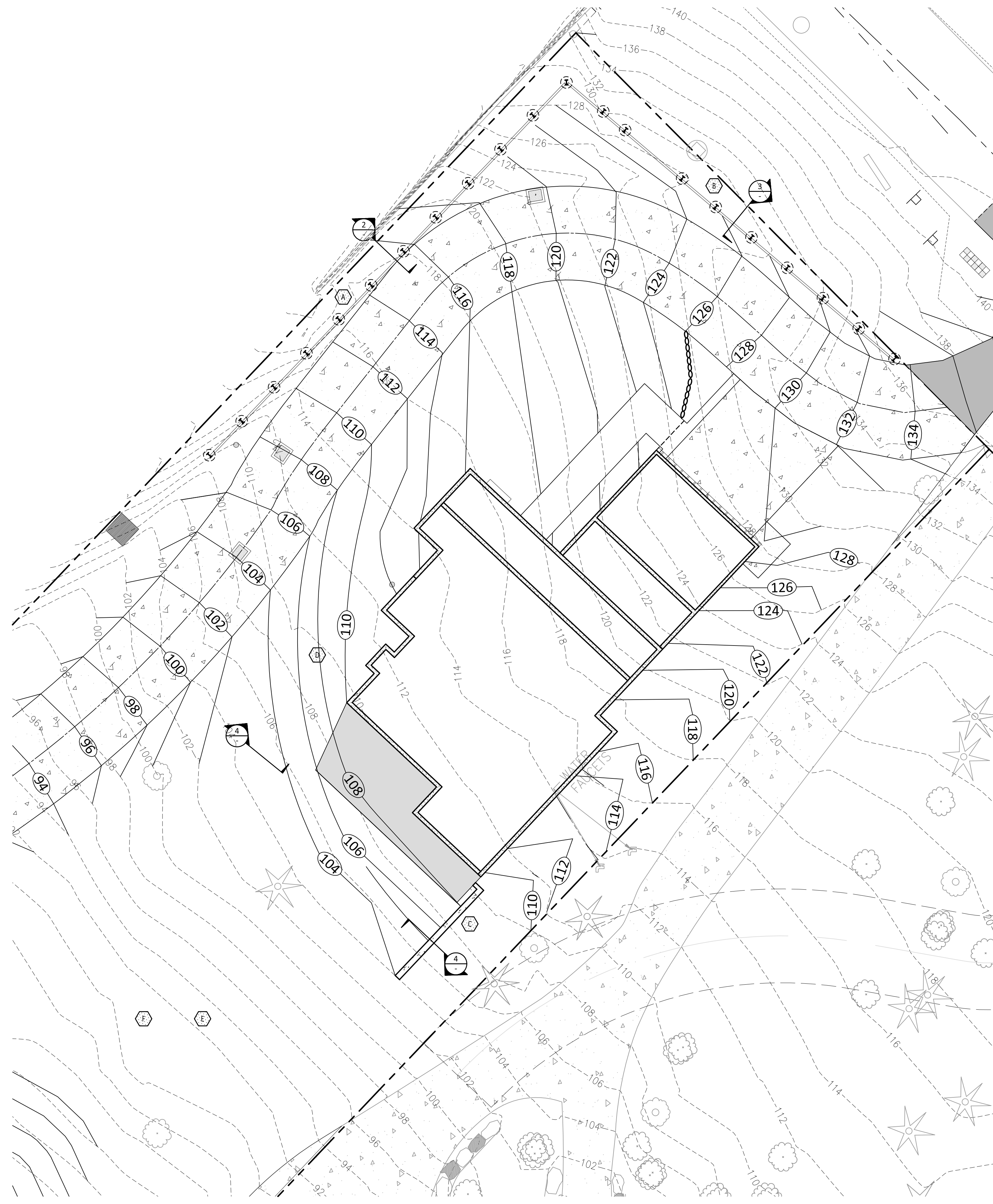
For: JAMES RUDOLF
 500 108TH AVE NE, SUITE 905
 BELLEVUE, WA 98004

Scale:	Horizontal	Vertical
Designed: N/A	1"=20'	1"=20'
Drawn: BGL	Checked: JTM	Approved: TSL
Date: 10/14/15		

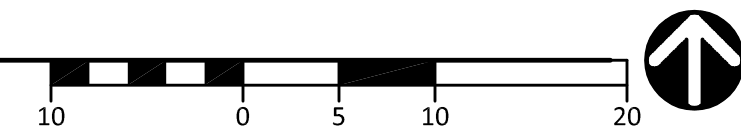
LANKTREE LAND SURVEYING, INC.
 421 7th STREET N.E., AUBURN, WA 98002
 PHONE: (253) 653-6423
 FAX: (253) 793-1616
 WWW.LANKTREELANDSURVEYING.COM

Job Number	1958
Sheet	2 of 2

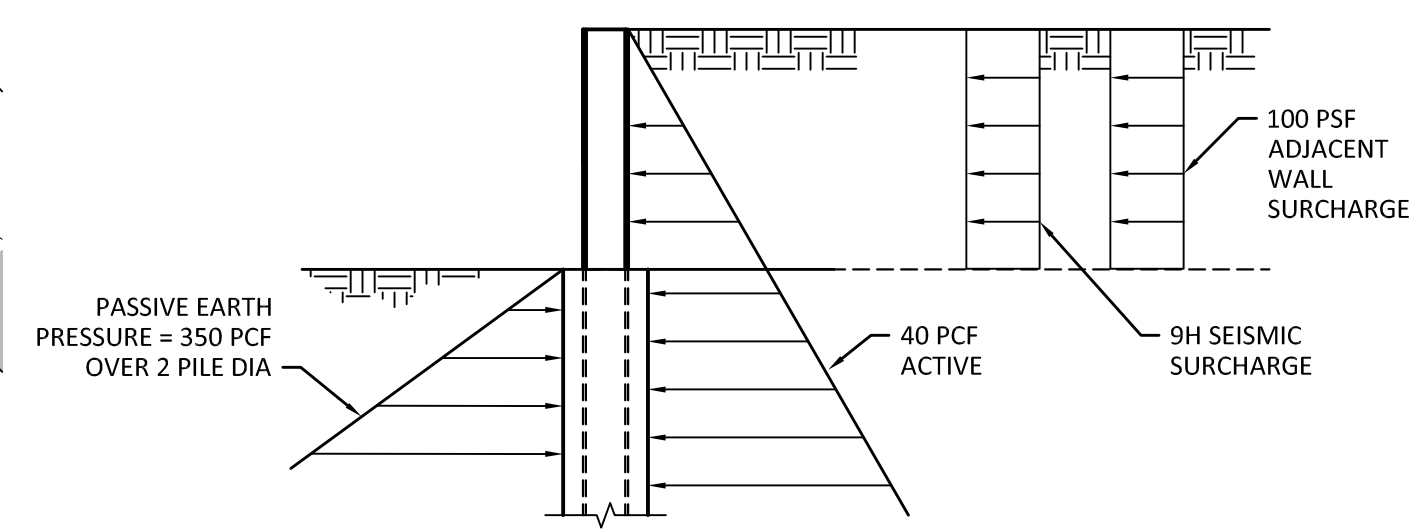




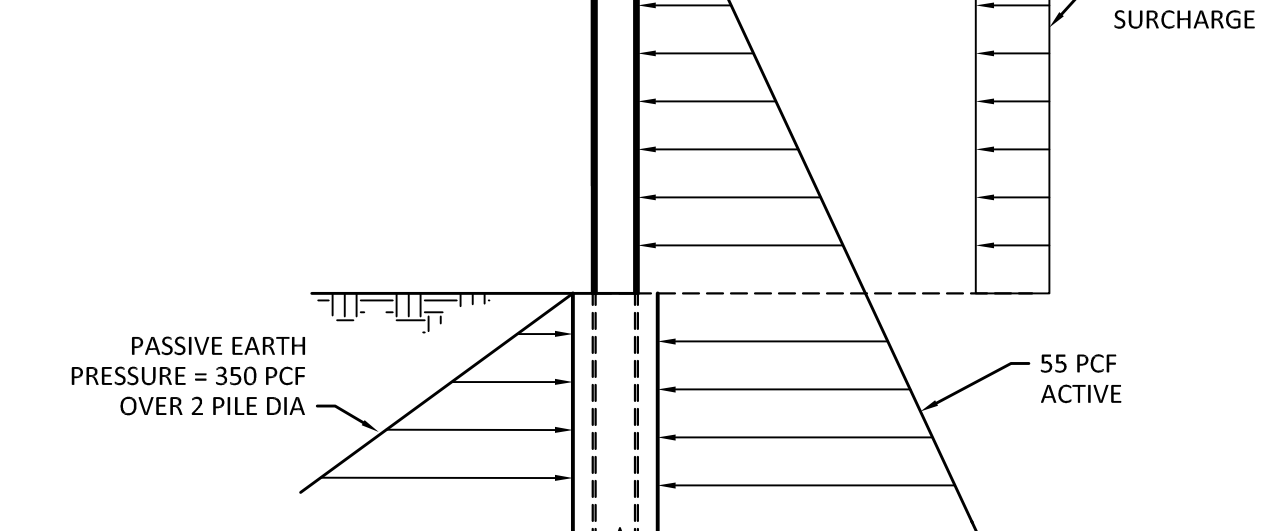
1 SITE WALL KEY PLAN
SCALE: 1" = 10'



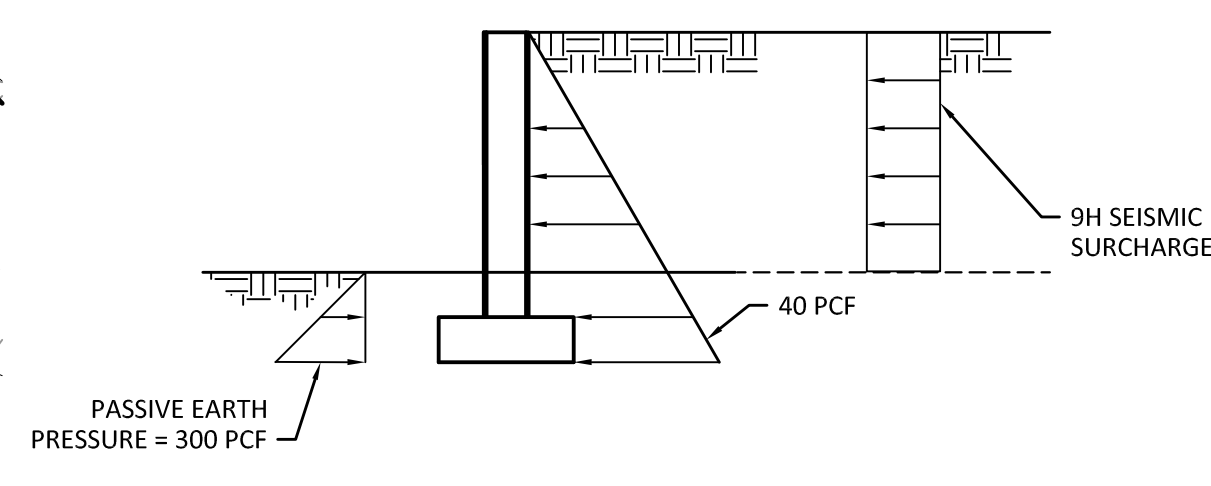
2 EARTH PRESSURE DIAGRAM (SOLDIER PILE)
SCALE: NTS



3 EARTH PRESSURE DIAGRAM (SOLDIER PILE)
SCALE: NTS



4 EARTH PRESSURE DIAGRAM (CONCRETE WALL)
SCALE: NTS



WALL SCHEDULE			
WALL	WALL TYPE	MAX RETAINED HEIGHT	PERMANENT/TEMPORARY
A	SOLDIER PILE	6'-0"	PERMANENT
B	SOLDIER PILE	6'	PERMANENT
C	CONCRETE	6'-0"	PERMANENT
D	CONCRETE	6'-0"	PERMANENT



MARK	DATE	DESCRIPTION
	06/08/18	PERMIT SUBMITTAL
	01/18/19	PERMIT RESUBMITTAL

DESIGN: BTJ
DRAWN: JEG
CHECK: DMT
JOB NO: 15227.20
DATE: 06/08/18

RUDOLF RESIDENCE
8253 W MERCER WAY
MERCER ISLAND, WA 98040
SITE WALL KEY PLAN &
EARTH PRESSURE DIAGRAMS

SHEET:

SW1.2



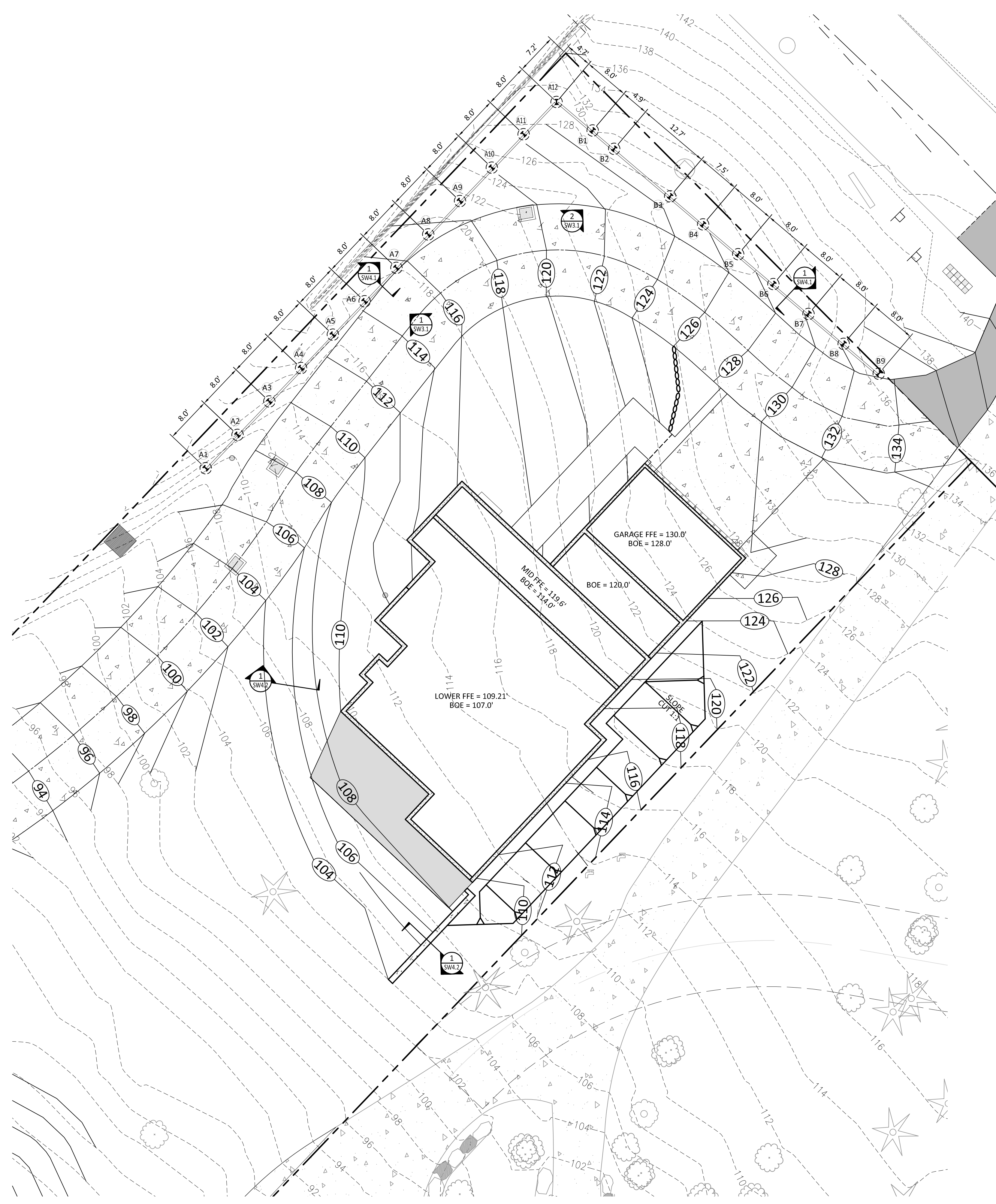
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	06/08/18	PERMIT SUBMITTAL
	07/18/19	PERMIT RESUBMITTAL

DESIGN:	BTJ
DRAWN:	JEG
CHECK:	DMT
JOB NO:	15227.20
DATE:	06/08/18

RUDOLF RESIDENCE
 8253 W MERCER WAY
 MERCER ISLAND, WA 98040

SITE WALL PLAN

SHEET:
SW2.1



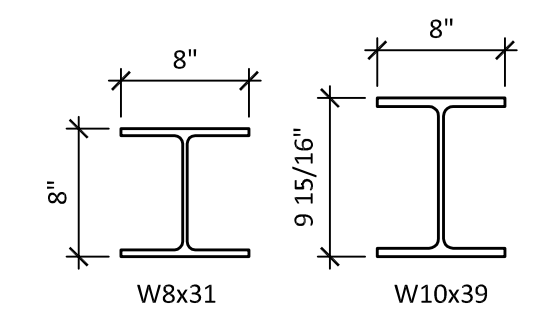
PLAN NOTE:
 1. REFER TO C3.1 FOR ADDITIONAL GRADING INFORMATION.

CANTILEVERED SOLDIER PILE SCHEDULE (WALL A)

PILE(S)	A1-A2	A3-A7	A8	A9-A12
MIN PILE SHAFT DIA	1'-6"Ø	1'-6"Ø	1'-6"Ø	1'-6"Ø
MAX RETAINED HT	4'-0"	6'-0"	4'-0"	6'-0"

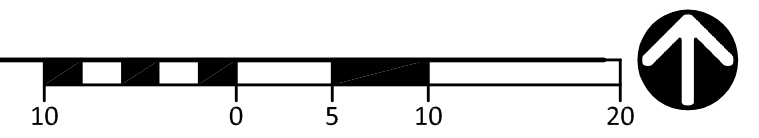
CANTILEVERED SOLDIER PILE SCHEDULE (WALL B)

PILE(S)	B1-B9
MIN PILE SHAFT DIA	1'-6"Ø
MAX RETAINED HT	6'-0"



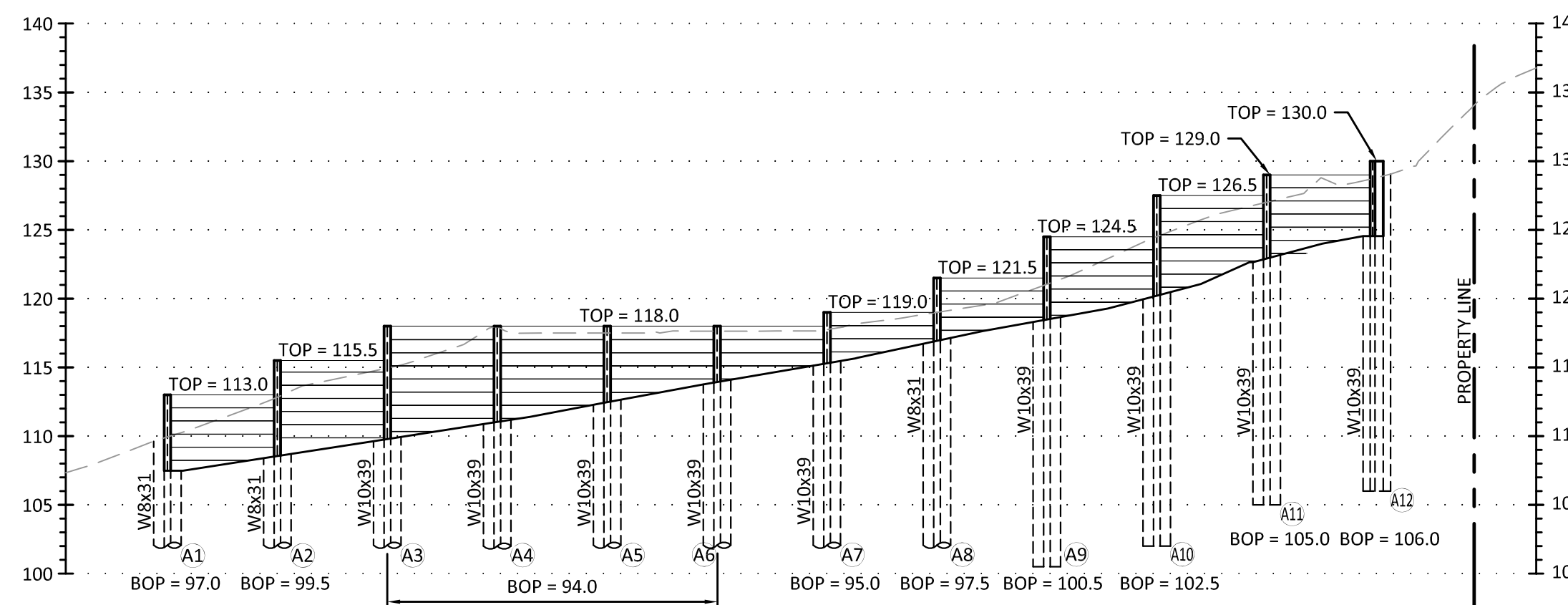
- NOTES:
 1. CONTRACTOR TO FIELD VERIFY THAT THE MAX. RETAINED HEIGHT IS NOT EXCEEDED.
 2. CONTRACTOR TO PROVIDE SUFFICIENT HEIGHT ABOVE FINAL GRADE TO ALLOW FOR ADJACENT PILE LAGGING.
 3. REFER TO SHORING DRAWINGS FOR ADDITIONAL INFORMATION.
 4. REFER TO THE SHORING PROFILE FOR TOP & BOT. OF PILES.

1 SITE WALL PLAN
 SCALE: 1" = 10'

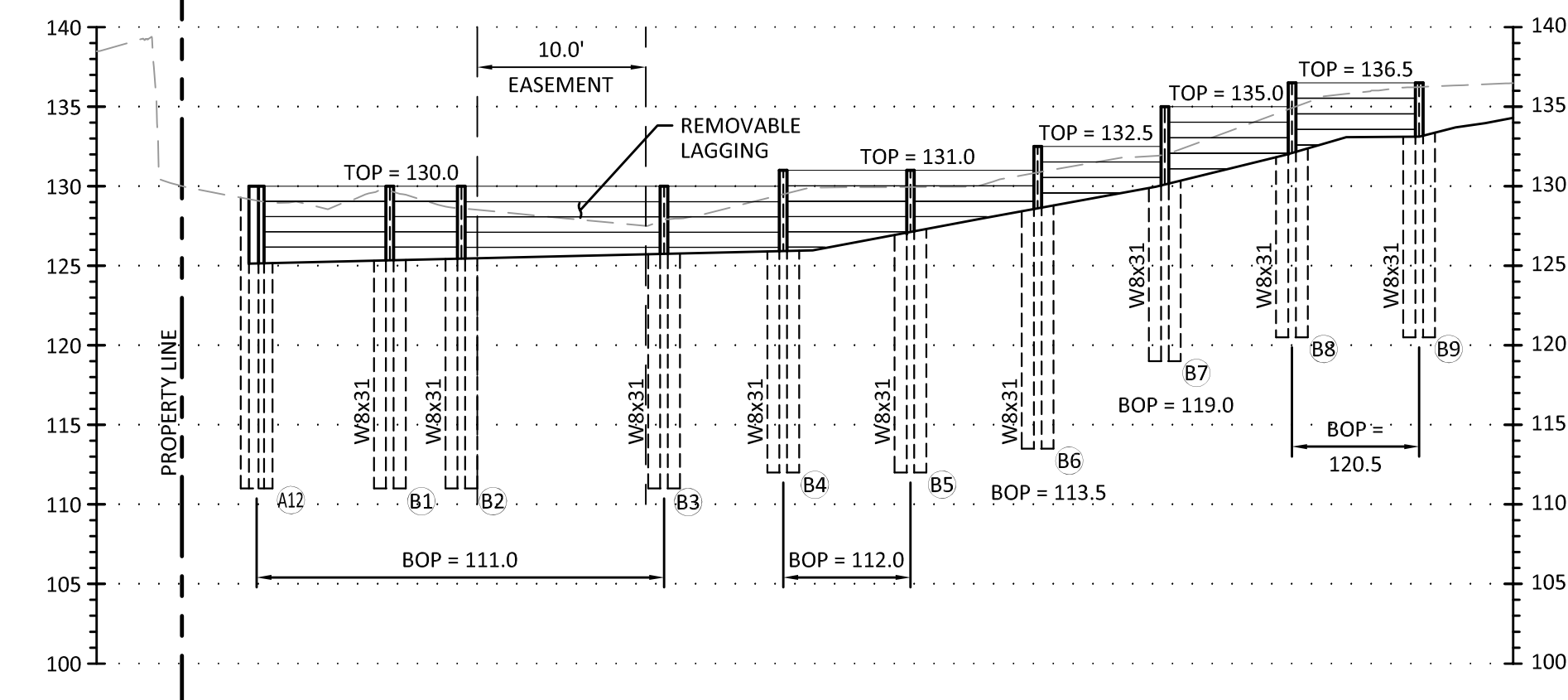




01/18/19



1 WALL A PROFILE
SCALE: 1" = 10'



2 WALL B PROFILE
SCALE: 1" = 10'

MARK	DATE	DESCRIPTION
	06/08/18	PERMIT SUBMITTAL
	01/18/19	PERMIT RESUBMITTAL

DESIGN:	BTJ
DRAWN:	JEG
CHECK:	DMT
JOB NO:	15227.20
DATE:	06/08/18

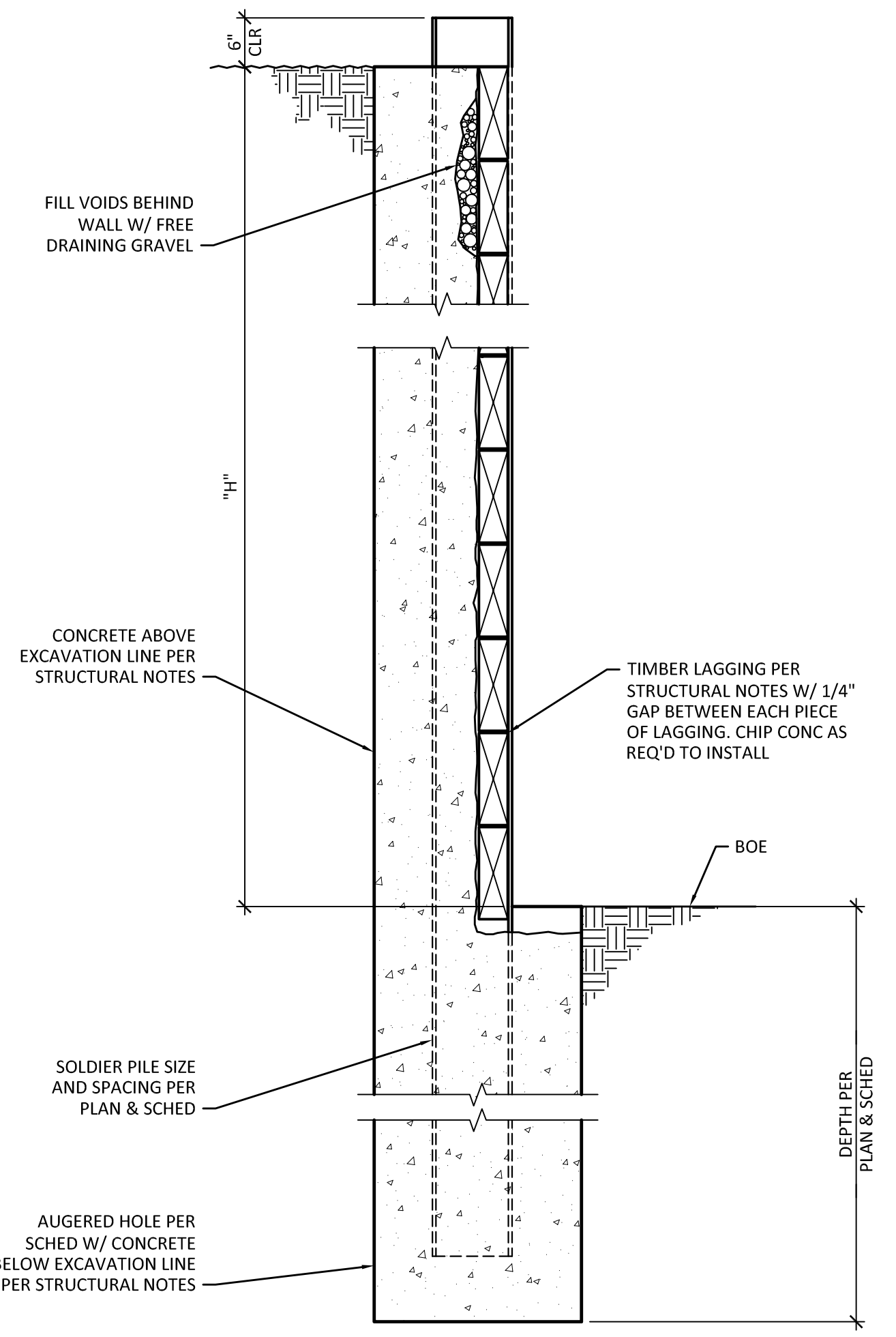
RUDOLF RESIDENCE
8253 W MERCER WAY
MERCER ISLAND, WA 98040
SITE WALL PROFILES

SHEET:

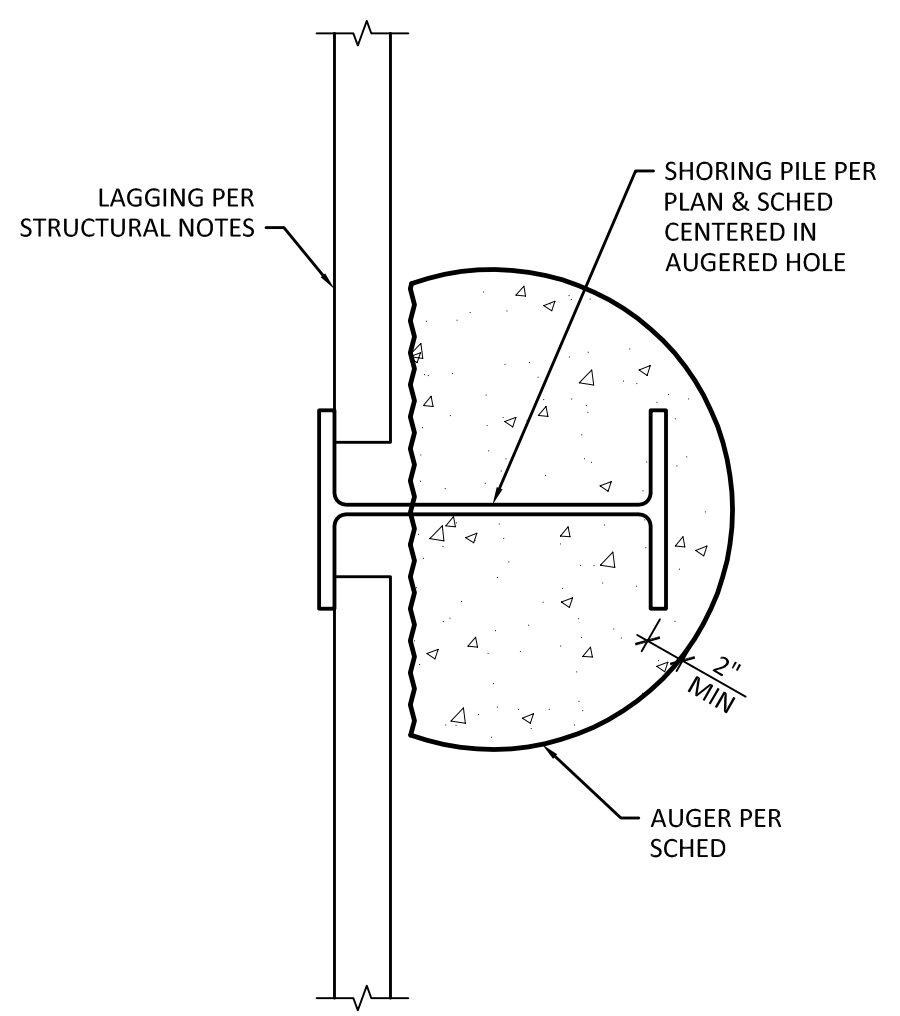
SW3.1



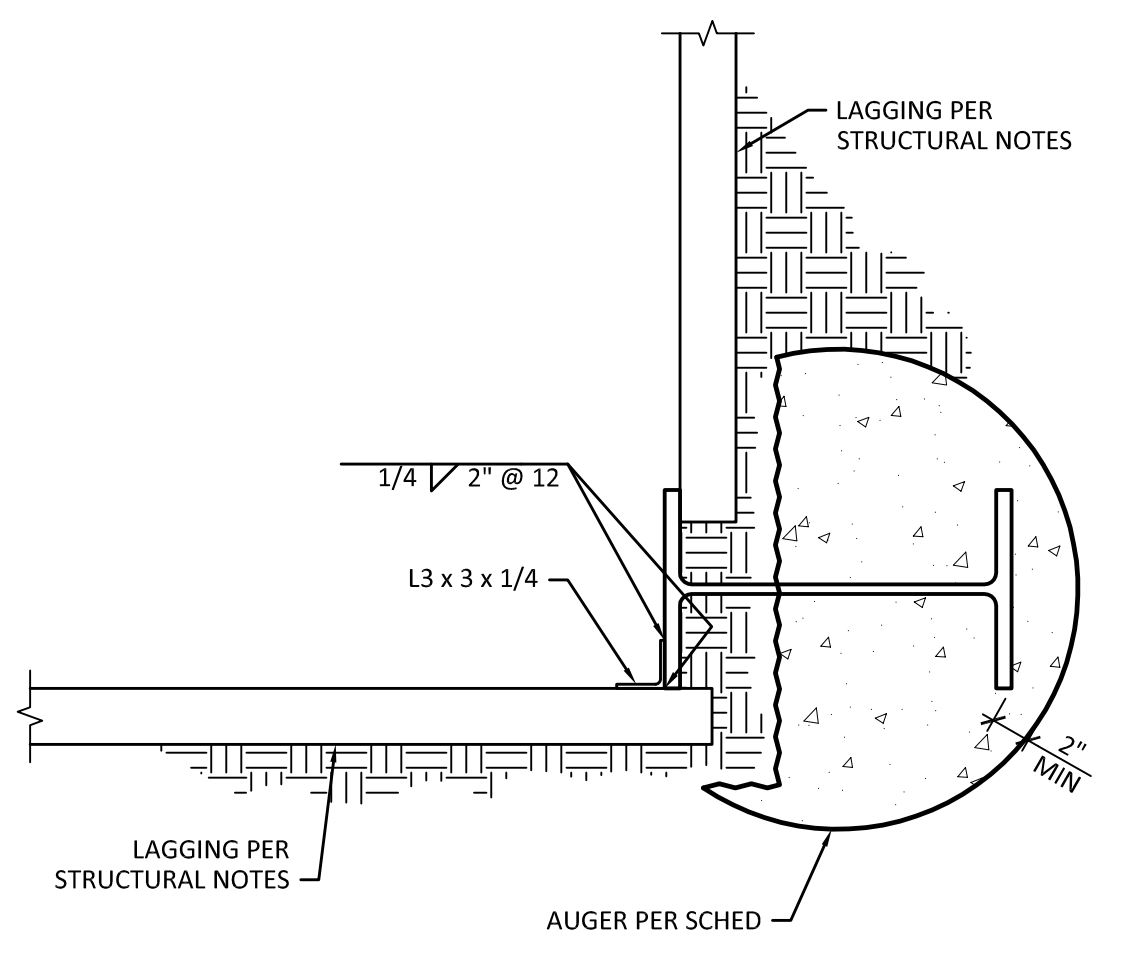
MARK	DATE	DESCRIPTION
	06/08/18	PERMIT SUBMITTAL
	07/18/19	PERMIT RESUBMITTAL
DESIGN:	BTJ	
DRAWN:	JEG	
CHECK:	DMT	
JOB NO:	15227.20	
DATE:	06/08/18	



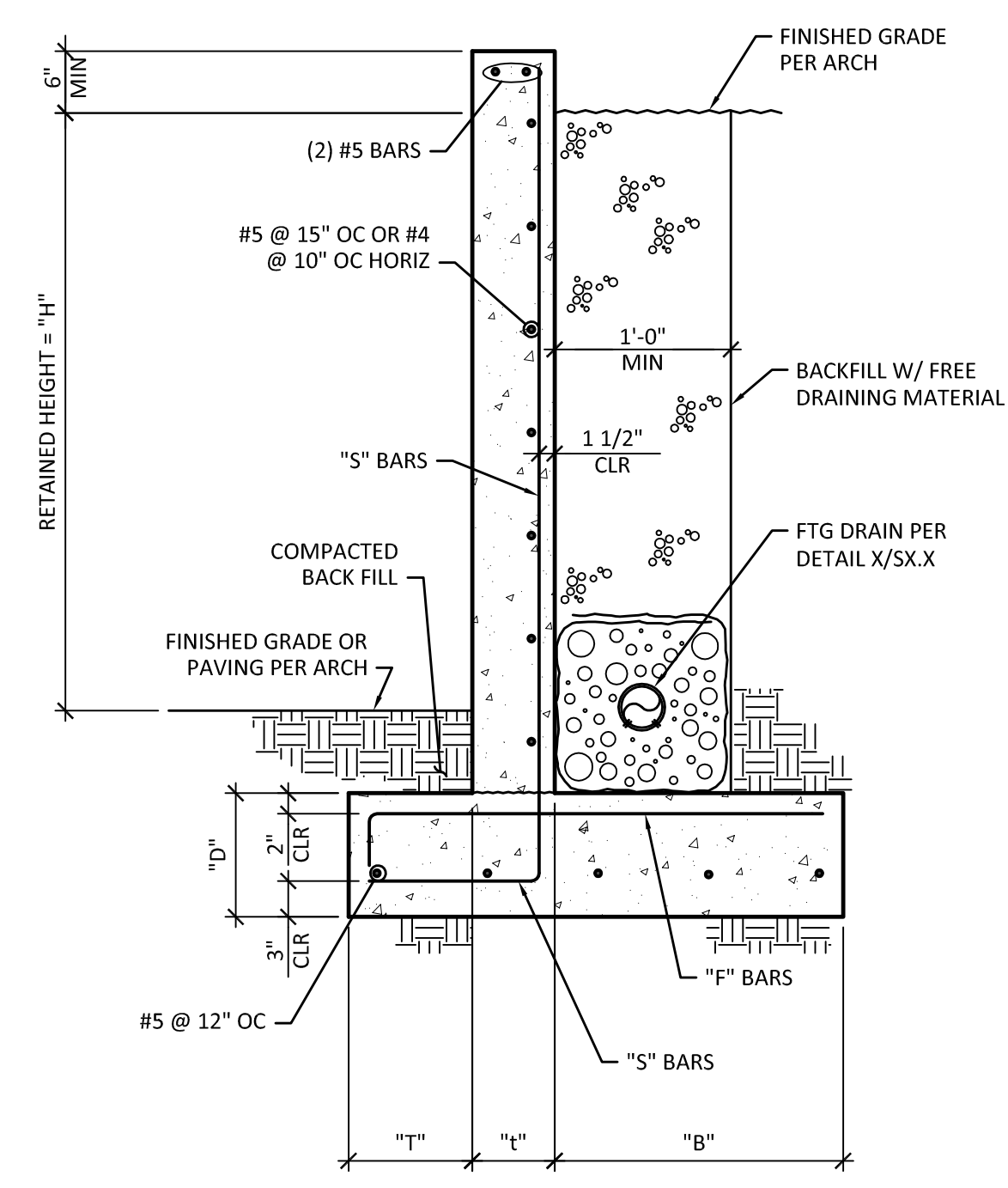
1 SECTION
 SCALE: 3/4" = 1'-0"



2 TYPICAL PILE PLAN
 SCALE: 1" = 1'-0"



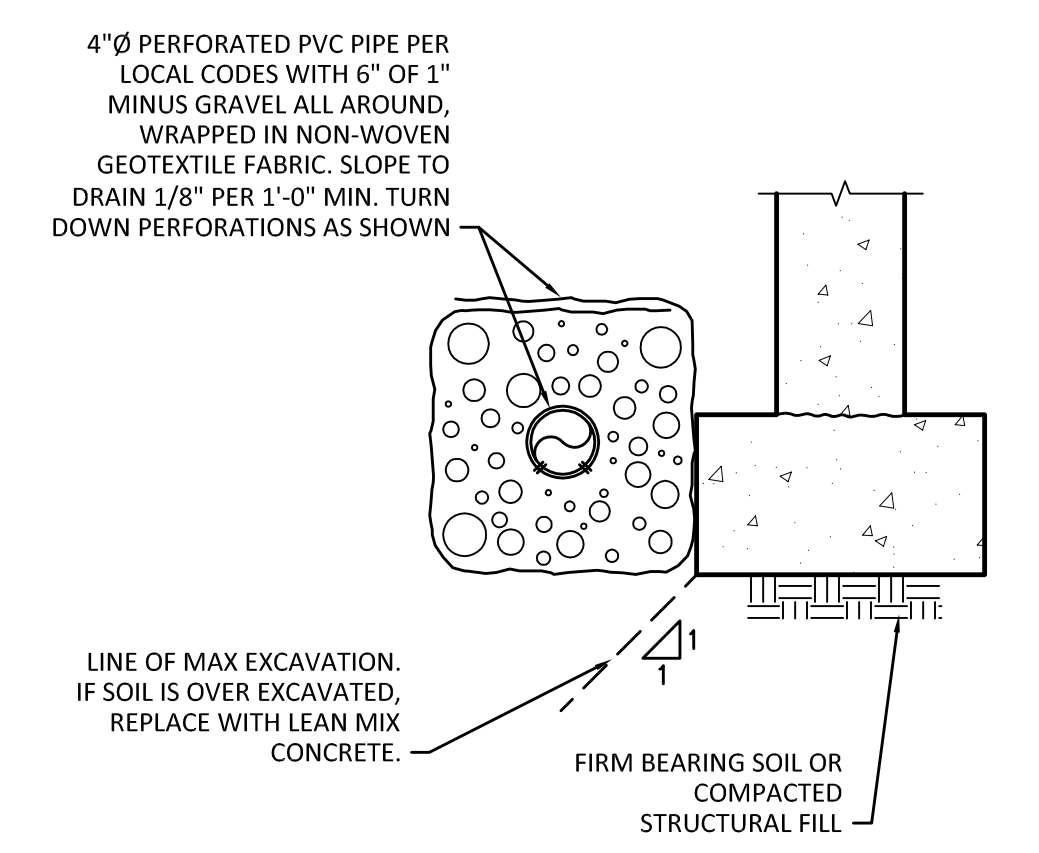
3 CORNER PILE DETAIL
 SCALE: 1" = 1'-0"



4 RETAINING WALL SECTION
 SCALE: 3/4" = 1'-0"

RETAINING WALL SCHEDULE						
WALL GEOMETRY				WALL REINFORCING		
MAX "H"	"T"	"B"	"D"	"S" BARS	"F" BARS	
4'-0"	1'-0"	1'-7"	8"	12"	#4 @ 12" EDGE	#4 @ 18"
6'-0"	1'-3"	2'-10"	8"	12"	#4 @ 12" EDGE	#4 @ 18"

NOTES:
 1. FOUNDATION SHALL BEAR ON UNDISTURBED NATIVE SOIL PER GEOTECHNICAL REPORT.
 2. ALTERNATE HOOK DIRECTION INTO FOOTING EVERY OTHER BAR.



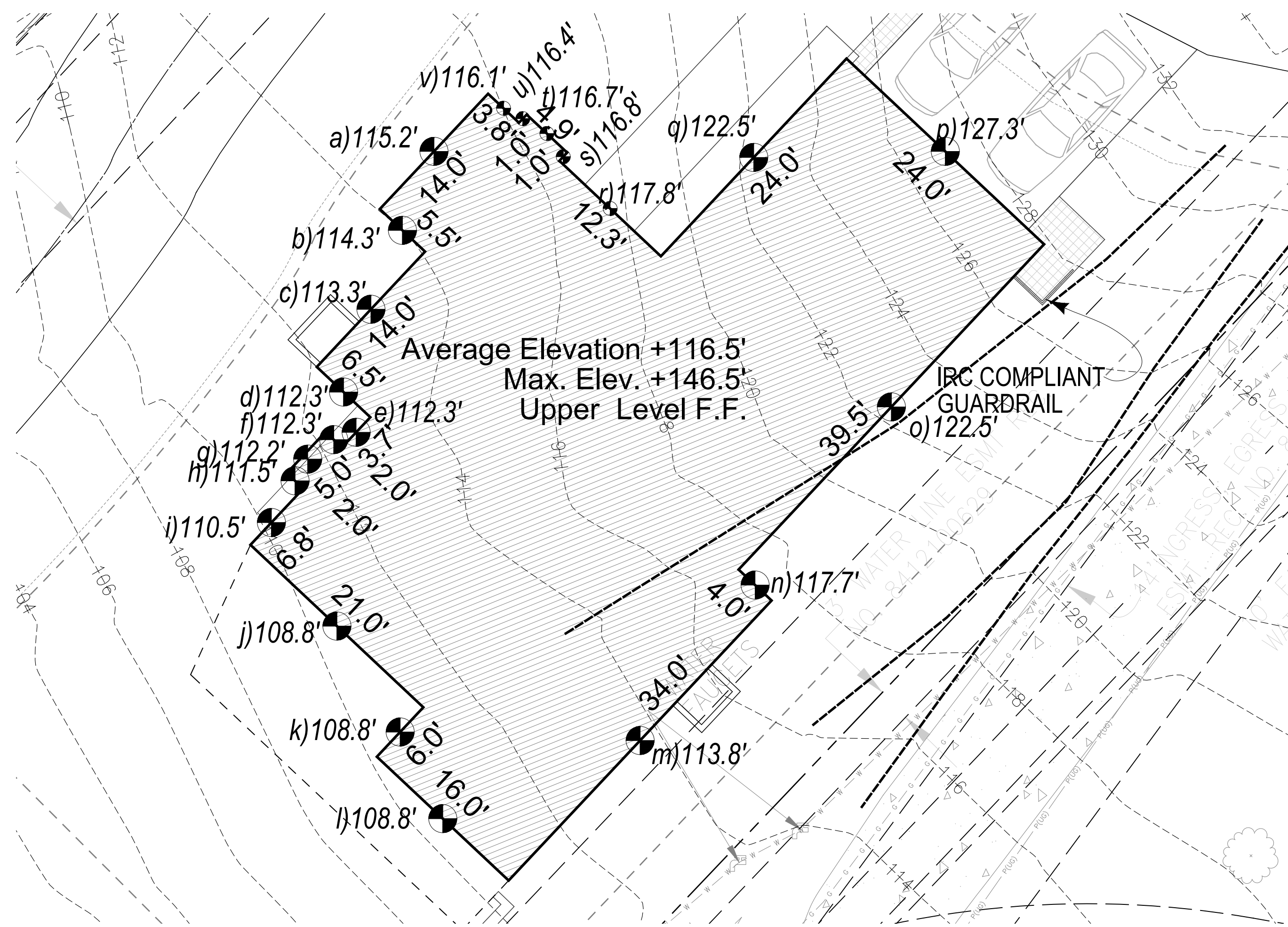
5 TYPICAL FOOTING DRAIN
 SCALE: 1" = 1'-0"

RUDOLF RESIDENCE
 8253 W MERCER WAY
 MERCER ISLAND, WA 98040

SITE WALL DETAILS

SHEET:

SW4.1



CALCULATION KEY

1/8" = 1'-0"



Point	Wall Length	Mid Pt Elev.	Weighted Value
a	14.0	115.2	1612.8
b	5.5	114.3	628.7
c	14.0	113.3	1583.4
d	6.5	112.3	730.0
e	3.7	112.3	415.5
f	2.0	112.3	224.6
g	5.0	112.2	561.0
h	2.0	111.5	223.0
i	6.8	110.5	751.4
j	21.0	108.8	2284.8
k	6.0	108.8	652.8
l	16.0	108.8	1740.8
m	34.0	113.8	3869.2
n	4.0	117.7	470.8
o	39.5	122.5	4834.8
p	24.0	127.3	3055.2
q	24.0	122.5	2940.0
r	12.3	117.8	1448.9
s	1.0	116.8	116.8
t	4.9	116.7	571.8
u	1.0	116.4	116.4
v	3.8	116.1	441.2

Avg. Height = $29280.6 / 251.0 = 116.66'$
 Max. Hght. = $116.66 + 30.0 = 146.66'$

LOT COVERAGE

ROAD	5157 SF
DRIVEWAY	391 SF
BUILDING	2495 SF
TOTAL	8043 SF

LOT AREA 23,034 SF
 LOT COVERAGE 34.92%

ANCILLARY COVERAGE

DECKS/RETAINING WALLS & WALKS	642 SF
ANCILLARY IMPERVIOUS	2.89%

Areas Revised Per New Road Path, Ancillary Impervious Calculations Added.



SITE PLAN

1" = 20"



Note Added Per City

PER MICC 19.02.020(F)(3)(D) TO REMOVE NOXIOUS WEEDS. ("DEVELOPMENT PROPOSALS FOR A NEW SINGLE-FAMILY HOME SHALL REMOVE JAPANESE KNOTWEED (POLYGONUM CUSPIDATUM) AND REGULATED CLASS A, REGULATED CLASS B, AND REGULATED CLASS C WEEDS IDENTIFIED ON THE KING COUNTY NOXIOUS WEEDS LIST, AS AMENDED, FROM REQUIRED LANDSCAPING AREAS ESTABLISHED PURSUANT TO SUBSECTION (F)(3)(A) OF THIS SECTION. NEW LANDSCAPING ASSOCIATED WITH NEW SINGLE-FAMILY HOME SHALL NOT INCORPORATE ANY WEEDS IDENTIFIED ON THE KING COUNTY NOXIOUS WEED LIST, AS AMENDED. PROVIDED, THAT REMOVAL SHALL NOT BE REQUIRED IF THE REMOVAL WILL RESULT IN INCREASED SLOPE INSTABILITY OR RISK OF LANDSLIDE OR EROSION.")

Note Added Per City

AS PER MICC 19.07.060(D)(1)(D) BECAUSE THE DEVELOPMENT OF A GEOLOGIC HAZARD AREA IS PROPOSED ALL DISTURBED AREAS OUTSIDE OF BUILDING FOOTPRINTS AND INSTALLATION OF ALL IMPERVIOUS SURFACES BE LANDSCAPED.

Note Added Per City

BUILDING PAD TO BE DEVELOPED IN A MANNER CONSISTENT WITH PROVISIONS OF MICC 19.09.090.

CODES:

- PLANS TO COMPLY WITH 2015 INTERNATIONAL RESIDENTIAL CODE (IRC), AND WASHINGTON STATE AMMENDMENTS. ALL APPLICABLE CODES TO BE FOLLOWED.
- 2015 INTERNATIONAL RESIDENTIAL BUILDING CODE (IRC)
 - 2015 INTERNATIONAL BUILDING CODE (IBC)
 - 2015 WASHINGTON STATE ENERGY CODE WAC 51-11 (WSEC)
 - MINIMUM DESIGN LOADS FO BUILDINGS AND OTHER STRUCTURES, ASCE 7-10 (ASCE)
 - 2015 SPECIAL DESIGN PROVISIONS FOR WIND AND SEISMIC (SDPWS)
 - MERCER ISLAND CITY CODE (MICC)

BUILDING

OCCUPANCY: R-3
 CONSTRUCTION TYPE: V-5
 ZONING: R-15 SINGLE FAMILY
 SETBACKS: FRONT 20'
 REAR 25'
 SIDE TOTAL 15'; 5'MIN.

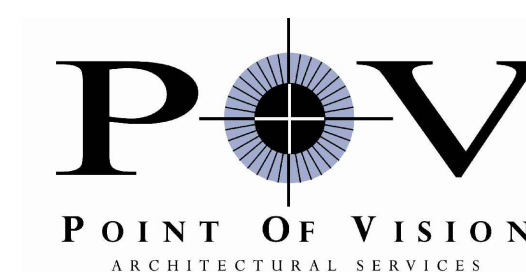
MAIN LEVEL FLOOR AREA:	1,669 SF
MID LEVEL FLOOR ARE	1,898 SF
LOWER LEVEL FLOOR AREA	1,487 SF
TOTAL FLOOR AREA	5,054 SF
GARAGE AREA	576 SF

FIRE

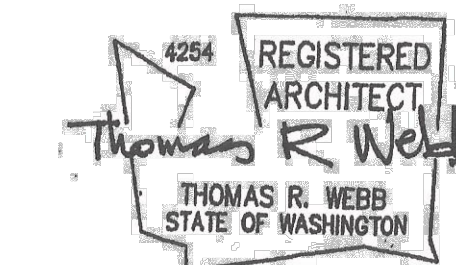
COMPLY WITH CURRENT EDITION OF NFPA 13, NFPA 13D, AND NFPA 13R; MERCER ISLAND BUILDING AND FIRE CODE. SEE MUNICIPAL CODE TITLE 17.

TR Webb Homes

Tom Webb, Architect
 10303- 14th Avenue NW, Seattle, WA 98177
 TomW@KDW.net / (206) 390-1800



1628 46th Street SE, Everett, WA 98203
 point_of_vision@comcast.net
 (425) 772-8207



New Residence For:
James & Jessica Rudolf
 8253 West Mercer Way
 Mercer Island, Washington 98040

ISSUANCE PERMIT SET 5/15/18

6-11-18 Retaining Walls Removed For Tree Retention, Lot Coverage, Various Notes Per City

11-12-18 Adjustments Per City Comments

3-31-19 Building Pad Extents Added

PROJECT INFORMATION

PROJECT NO: POV1740
 PROJECT MANAGER: TW
 DRAWN BY: BB

Site Plan, ABE Calcs & Project Information

SHEET NO

WINDOW SCHEDULE table with columns: WDW #, WIDTH, Height, AREA(SF), WDW TYPE, HEAD HEIGHT, UValue, UA, DETAILS (Head, Jamb, Sill), Remarks. Includes rows for various window types like SLIDING, PICTURE, CASEMENT, and EGRESS COMPLIANT WINDOW.

Wdw. Updated

EXTERIOR DOOR SCHEDULE table with columns: DR#, WIDTH, Height, AREA(SF), WDW TYPE, HEAD HEIGHT, UValue, UA, DETAILS (Head, Jamb, Sill), Remarks. Includes rows for FOLDING, SLIDER, ENTRY, and EGRESS COMPLIANT WINDOW.

Dr. Wdw. Updated

CITY OF MERCER ISLAND



DEVELOPMENT SERVICES GROUP
9611 SE 36TH STREET | MERCER ISLAND, WA 98040
PHONE: 206.275.7605 | www.mercer.gov
Inspection Requests: Online: www.MyBuildingPermits.com VM: 206.275.7730

2015 WSEC & IRC Ventilation Worksheet (Effective July 1, 2016)

INFORMATION IN THESE WORKSHEETS MUST BE INCLUDED IN THE CONSTRUCTION DOCUMENTS
This set of worksheets has been developed to assist permit applicants with documenting compliance with the 2015 Washington State Energy Code. The following worksheets provide much of the required documentation for plan review. The details, systems, and ratings noted here must also be shown on the drawings.

Table with columns: Component, Fenestration (Vertical, Overhead, Ceiling w/ Attic, Vaulted Ceiling, Wood Framed Wall, Mass Wall, Below-Grade Wall, Framed Floor, Slab R-Value & Depth), Prescriptive Value, U, UA, R, R-Value.

Fenestration is defined as skylights, roof windows, vertical windows (fixed or movable), opaque doors, glazed doors, glazed block and combination opaque/glazed doors. Fenestration includes products with glass and non-glass glazing materials.
1 Int. (Intermediate framing) denotes standard framing 1 1/2" o.c. with headers insulated with a minimum R-10 insulation.
2 10/15/21 + TB means R-10 continuous insulation on the exterior of the wall, or R-15 on the continuous insulation on the interior of the wall, or R-21 cavity insulation plus a thermal break between the slab and the basement wall. 10/15/21 + TB shall be permitted to be met with R-13 cavity insulation on the interior of the basement wall plus R-5 continuous insulation on the interior or exterior of the wall. TB means thermal break between floor slab and basement wall.

Whole House Ventilation (Prescriptive) section with checkboxes for Intermittent Whole House Ventilation Using Exhaust Fans & Fresh Air Inlets, Intermittent Whole House Ventilation Integrated with a Forced Air System, Intermittent Whole House Ventilation using a Supply Fan, and Intermittent Whole House Ventilation Using a Heat Recovery Ventilation System.

Source Specific Exhaust Ventilation & Fan Efficiency table with columns: Bathrooms - Utility Rooms, Kitchens, In-line fan. Includes rows for Intermittently operating, Continuous operation, and Minimum Efficacy (cfm/watt).

Energy Efficiency Credits section with checkboxes for Small Dwelling Unit, Medium Dwelling Unit, Large Dwelling Unit, and Additions less than 500 SF.

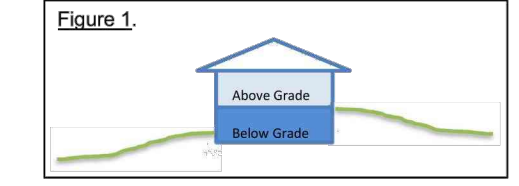
S:\DSG\FORMS\2017\Building\2015_WSEC_IRC_Ventilation.pdf

2015 WSEC - Table R406.2 - circle the options that you will be using for this project

Table with columns: OPTION, DESCRIPTION, CREDITS. Lists various energy efficiency options like Efficient Building Envelope, Air Leakage Control, and HVAC Equipment with checkboxes for selection.

Simple Heating System Size: Washington State
This heating system sizing calculator is based on the Prescriptive Requirements of the 2015 Washington State Energy Code (WSEC) and ACCA Manual J and S. This calculator will calculate heating loads only. ACCA procedures for sizing cooling systems should be used to determine cooling loads.

Simple Heating System Size calculator interface with dropdowns for Design Temperature, Area of Building, Glazing and Doors, Skylights, Insulation, Floors, Below Grade Walls, Slab Below Grade, and Location of Ducts. Includes a summary table for heat loads and duct leakage.

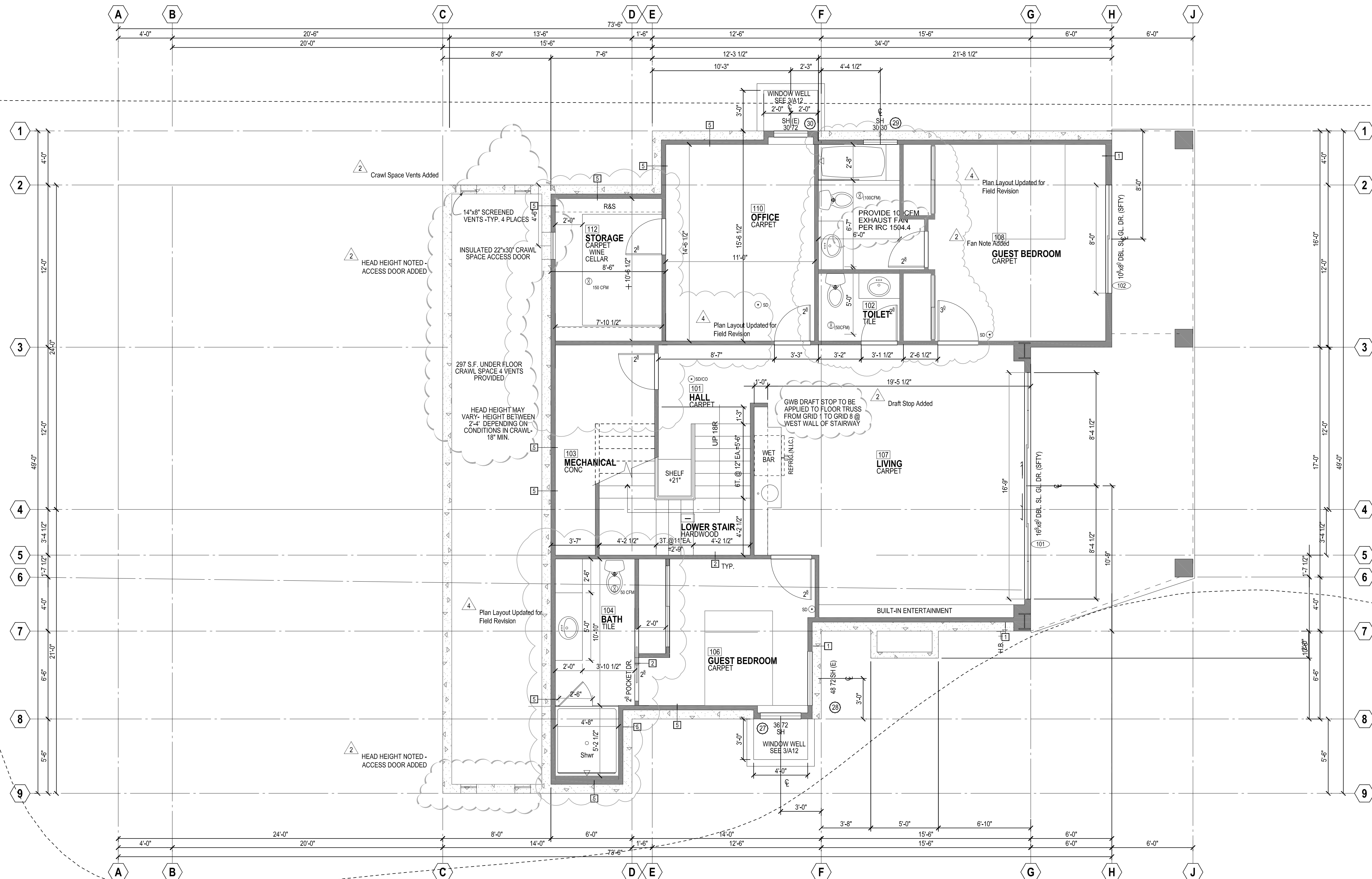


2015 WSEC - Table R406.2 - Continued

Table with columns: OPTION, DESCRIPTION, CREDITS. Continues the list of energy efficiency options from the previous table, including HVAC Distribution System, Water Heating, and Electric Water Heating.

Forms Updated

New Residence For:
James & Jessica Rudolf
8253 West Mercer Way
Mercer Island, Washington 98040



LOWER LEVEL FLOOR PLAN

LIVING 1487 S.F.

1/4" = 1'-0"



WALL TYPES

- 1 2x6 @ 16" O.C. STUD WALL & SHEATHING PER STRUCTURAL- R-21 BATT INSULATION W/ VISQUEEN VAPOR BARRIER & 1/2" GWB ON INTERIOR SIDE
- 2 2x4 @ 16" O.C. STUD WALL W/ 1/2" GWB EACH SIDE - TYPICAL @ ALL INTERIOR WALLS U.N.O.
- 3 2x4 @ 16" O.C. STUD WALL & SHEATHING PER STRUCTURAL- 1/2" GWB ON INTERIOR SIDE.
- 4 2x6 @ 16" O.C. STUD WALL & SHEATHING PER STRUCTURAL- R-21 BATT INSULATION W/ 5/8" TYPE "X" ON COLD SIDE TO UNDERSIDE OF ROOF SHEATHING -W/ VISQUEEN VAPOR BARRIER & 1/2" GWB ON INTERIOR SIDE
- 5 CONCRETE FOUNDATION WALL PER STRUCTURAL - 2x4 @ 16" O.C. FURRING - R-21 BATT INSULATION - 1/2" GWB
- 6 2x6 @ 16" O.C. STUD WALL & SHEATHING PER STRUCTURAL- R-21 BATT INSULATION - 1/2" GWB ON COLD SIDE W/ VISQUEEN VAPOR BARRIER & 1/2" GWB ON INTERIOR SIDE

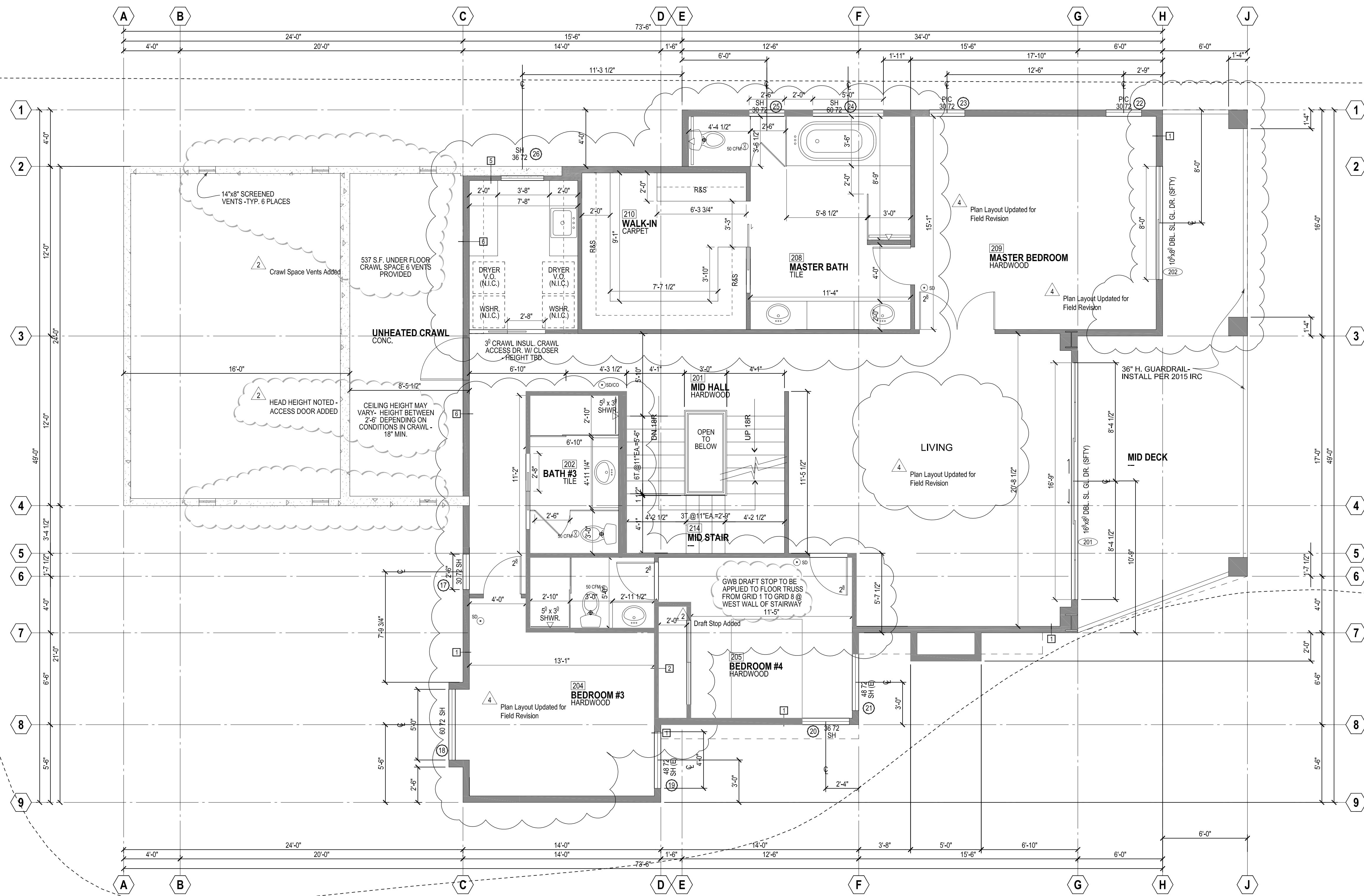
ISSUANCE PERMIT SET 5/15/18

FIELD REVISION SUBMITTAL SET 1/25/2022

PROJECT INFORMATION	
PROJECT NO:	8253 W
PROJECT MANAGER:	TW
DRAWN BY:	BB

Lower Level Floor Plan

SHEET NO



MID LEVEL FLOOR PLAN

1908 S.F.

1/4" = 1'-0"



WALL TYPES

- 1 2x6 @ 16" O.C. STUD WALL & SHEATHING PER STRUCTURAL-R-21 BATT INSULATION W/ VISQUEEN VAPOR BARRIER & 1/2" GWB ON INTERIOR SIDE
- 2 2x4 @ 16" O.C. STUD WALL W/ 1/2" GWB EACH SIDE - TYPICAL @ ALL INTERIOR WALLS U.N.O.
- 3 2x4 @ 16" O.C. STUD WALL & SHEATHING PER STRUCTURAL-R-21 BATT INSULATION W/ VISQUEEN VAPOR BARRIER & 1/2" GWB ON INTERIOR SIDE
- 4 2x6 @ 16" O.C. STUD WALL & SHEATHING PER STRUCTURAL-R-21 BATT INSULATION W/ 5/8" TYPE "X" ON COLD SIDE TO UNDERSIDE OF ROOF SHEATHING - W/ VISQUEEN VAPOR BARRIER & 1/2" GWB ON INTERIOR SIDE
- 5 CONCRETE FOUNDATION WALL PER STRUCTURAL-2x4 @ 16" O.C. FURRING - R-21 BATT INSULATION - 1/2" GWB
- 6 2x6 @ 16" O.C. STUD WALL & SHEATHING PER STRUCTURAL-R-21 BATT INSULATION - 1/2" GWB ON COLD SIDE W/ VISQUEEN VAPOR BARRIER & 1/2" GWB ON INTERIOR SIDE

ALARM SCHEDULE

2015 IRC SECTIONS R314 R315		
SYMBOL	DESCRIPTION	REQUIREMENTS
SD	SMOKE ALARM	<ul style="list-style-type: none"> • 110 V INTERCONNECTED W/ BATTERY BACKUP • INSTALLED ON EACH FLOOR AND IN EACH SLEEPING AREA • LISTED IN ACCORDANCE WITH UL 217 AND INSTALLED PER THE HOUSEHOLD FIRE WARNING EQUIPMENT PROVISIONS OF NEPA 72
CS1000	COMBINATION SMOKE ALARM CARBON MONOXIDE ALARM	<ul style="list-style-type: none"> • INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS • SMOKE ALARM REQUIREMENTS PER ABOVE • CARBON MONOXIDE ALARMS TO BE INSTALLED IN DWELLING UNITS WITHIN WHICH FUEL-FIRED APPLIANCES ARE INSTALLED AND IN DWELLING UNITS THAT HAVE ATTACHED GARAGES • CARBON MONOXIDE ALARMS LISTED AS COMPLYING WITH UL 2034 AND INSTALLED PER MANUFACTURERS INSTALLATION INSTRUCTIONS

VENTILATION SCHEDULE

2015 IRC SECTIONS M1507 M1508		
SYMBOL	LOCATION	MINIMUM FAN REQUIREMENTS
CFM	BATH, POWDER LAUNDRY	<ul style="list-style-type: none"> • MIN 50 CFM AT 0.25" WG TABLE M1507.3
CFM	KITCHEN	<ul style="list-style-type: none"> • MINIMUM 100 CFM AT 0.25" WG (IRC TABLE M1507.3) • RANGE HOOD OR DOWN DRAFT EXHAUST FAN RATED AT MIN 100 CFM AT 0.10" WG MAY BE USED FOR EXHAUST FAN REQUIREMENT.
WH	WHOLE HOUSE FAN	<ul style="list-style-type: none"> • 140 CFM AT 0.25" WG (IRC TABLE M1508.2) • WHOLE HOUSE FAN TO OPERATE AT LEAST ONCE EVERY HOURS • WHOLE HOUSE FANS LOCATED 4 FT OR LESS FROM INTERIOR GRILLE TO HAVE A SONE RATING OF 1.0 LESS MEASURED AT 0.1" WG

ALL FANS TO VENT TO OUTSIDE. ALL OTHER REQUIREMENTS OF THE 2015 WSEC AND 2015 IRC SECTIONS M1507 AND M1508 MUST BE MET.

New Residence For:
James & Jessica Rudolf
8253 West Mercer Way
Mercer Island, Washington 98040

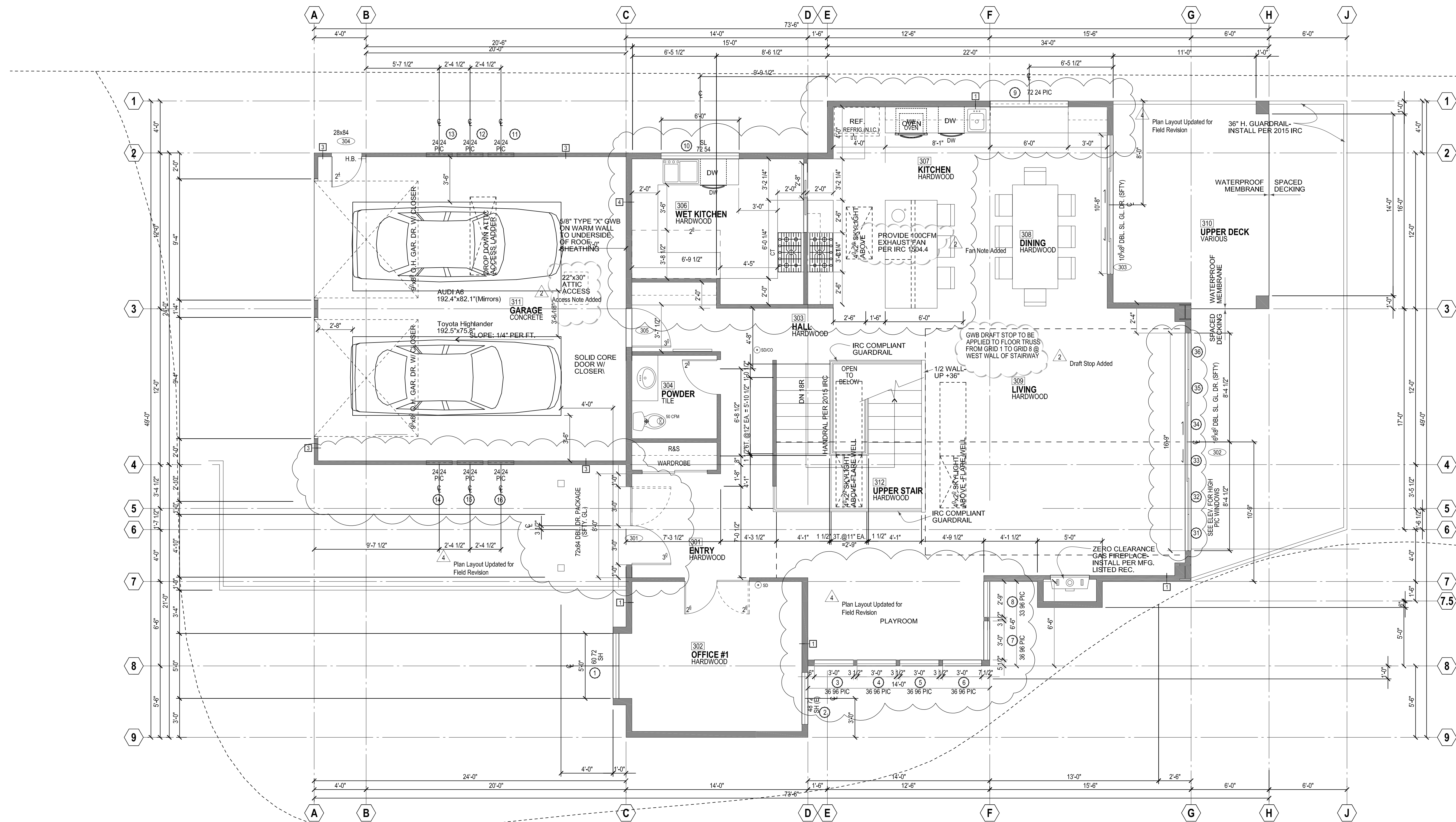
ISSUANCE PERMIT SET: 5/15/18

FIELD REVISION SUBMITTAL SET: 1/25/2022

PROJECT INFORMATION
PROJECT NO: 8253 W
PROJECT MANAGER: TW
DRAWN BY: BB

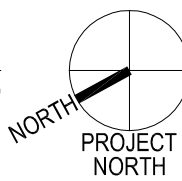
Mid Level Floor Plan

SHEET NO



UPPER LEVEL FLOOR PLAN

LIVING 1729 S.F. / GARAGE 576 S.F. 1/4" = 1'-0"



WALL TYPES

- [1] 2x6 @ 16" O.C. STUD WALL & SHEATHING PER STRUCTURAL-R-21 BATT INSULATION W/ VISQUEEN VAPOR BARRIER & 1/2" GWB ON INTERIOR SIDE
- [2] 2x4 @ 16" O.C. STUD WALL W/ 1/2" GWB EACH SIDE - TYPICAL @ ALL INTERIOR WALLS U.N.O.
- [3] 2x4 @ 16" O.C. STUD WALL & SHEATHING PER STRUCTURAL-1/2" GWB ON INTERIOR SIDE.
- [4] 2x6 @ 16" O.C. STUD WALL & SHEATHING PER STRUCTURAL-R-21 BATT INSULATION W/ 5/8" TYPE "X" ON COLD SIDE TO UNDERSIDE OF ROOF SHEATHING -W/ VISQUEEN VAPOR BARRIER & 1/2" GWB ON INTERIOR SIDE
- [5] CONCRETE FOUNDATION WALL PER STRUCTURAL - 2x4 @ 16" O.C. FURRING - R-21 BATT INSULATION - 1/2" GWB
- [6] 2x6 @ 16" O.C. STUD WALL & SHEATHING PER STRUCTURAL-R-21 BATT INSULATION -1/2" GWB ON COLD SIDE W/ VISQUEEN VAPOR BARRIER & 1/2" GWB ON INTERIOR SIDE

New Residence For:
James & Jessica Rudolf
8253 West Mercer Way
Mercer Island, Washington 98040

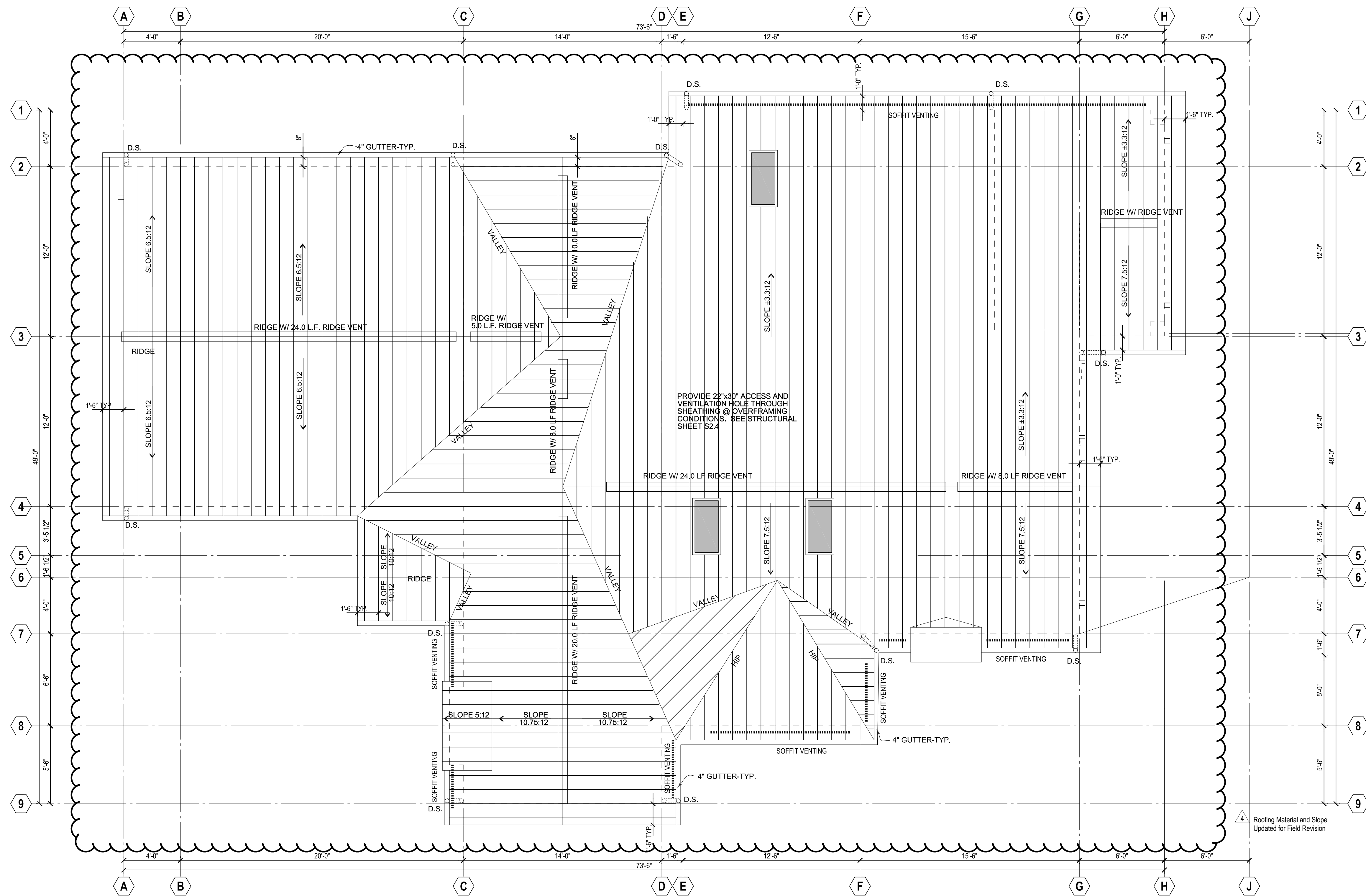
ISSUANCE PERMIT SET 5/15/18

FIELD REVISION SUBMITTAL SET 1/25/2022

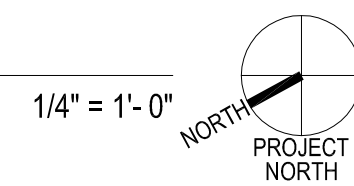
PROJECT INFORMATION
PROJECT NO: 8253 W
PROJECT MANAGER: TW
DRAWN BY: BB

Upper Level Floor Plan

SHEET NO



ROOF PLAN



ROOF VENTILATION

WHOLE ROOF / ATTIC AREA
 STANDARD PRE-MANUFACTURED OPEN TRUSS / ATTIC ASSEMBLY

1. ROOF ATTIC AREA: 2,672 S.F.
2. VENTILATION REQUIRED: 2,672 S.F. x 1/300 = 8.91 S.F.
 8.91 S.F. = 1,283 S.I. (144 S.I. PER 1 S.F.)
3. LOW VENTILATION: CONTINUOUS CONCRETE FIBER BOARD PANEL W/
 10 S.I. / L.F. - 40 L.F. SOFFIT PROVIDED.
 10 S.I. x 40 L.F. = 400 S.I. VENTILATION
 GABLE VENTS PROVIDING 180 S.I. EA.
 4 PROVIDED x 180 S.I. = 720 S.I.
 TOTAL LOW VENTILATION PROVIDED = 1120 S.I.
4. HIGH VENTILATION: PROPOSED GAF COBRA 3 RIDGE VENTILATION
 18 S.I. / L.F. - 56 L.F. RIDGE VENT PROVIDED
 18 S.I. x 56 L.F. = 1,008 S.I.
 400 S.I. LOW + 1,008 S.I. HIGH = 1,408 S.I. TOTAL
5. TOTAL VENTILATION: 1,408 S.I. > 1,283 S.I. OK

ISSUANCE PERMIT SET 5/15/18

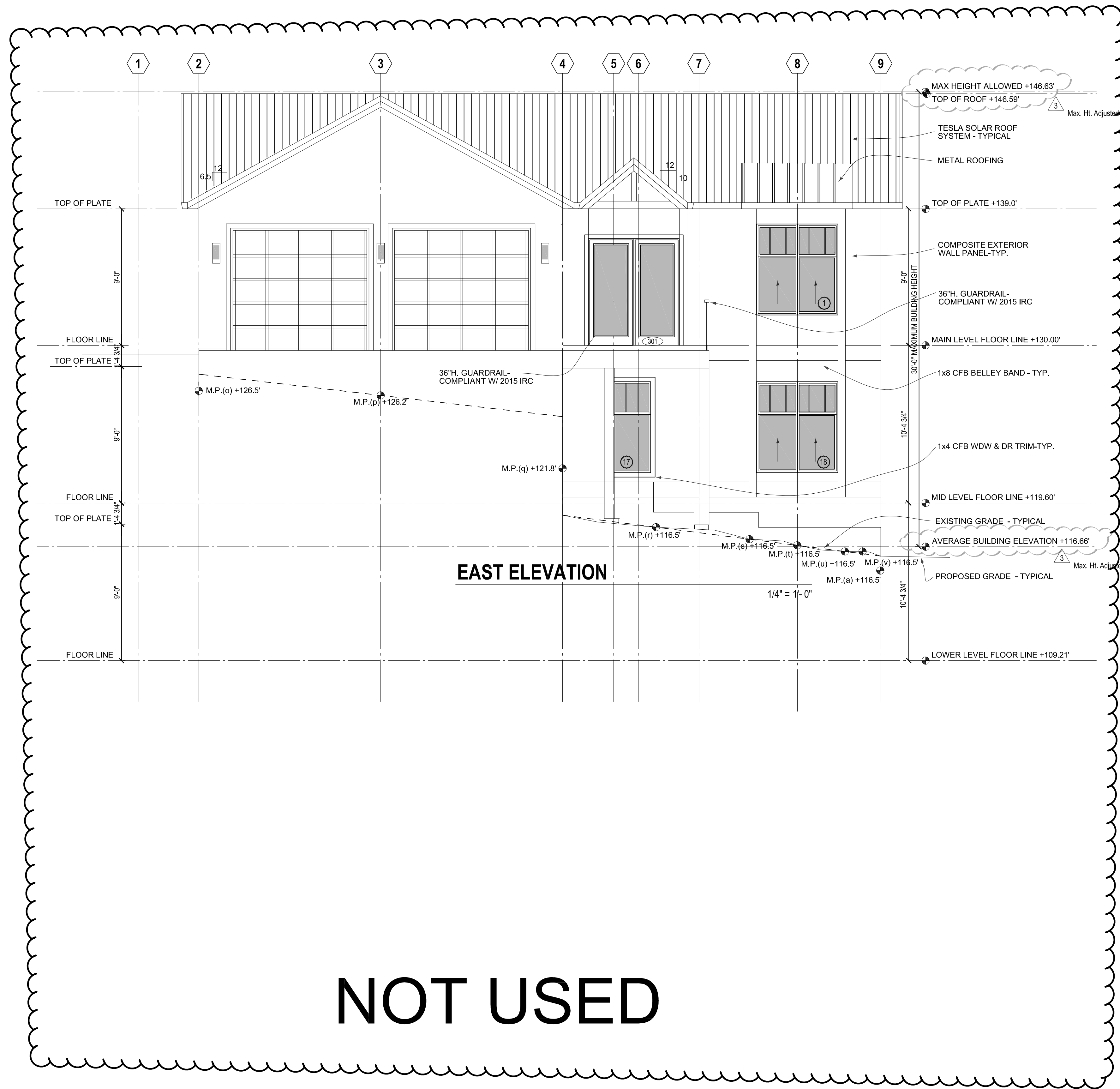
FIELD REVISION SUBMITTAL SET 1/25/2022

PROJECT INFORMATION	
PROJECT NO:	8253 W
PROJECT MANAGER:	TW
DRAWN BY:	BB

Roof Plan

SHEET NO

New Residence For:
James & Jessica Rudolf
 8253 West Mercer Way
 Mercer Island, Washington 98040



2 EAVE RETURN @ RAKE CORNER
 1-1/2" = 1'-0" SIMILAR DESIGN AT VARIOUS PITCHES - VERIFY W/ ARCHITECT

1 ROOF RAKE DETAIL
 1-1/2" = 1'-0" SIMILAR DESIGN AT VARIOUS PITCHES - VERIFY W/ ARCHITECT

ISSUANCE PERMIT SET 5/15/18

3-31-19 Maximum Building Height Clarified

4 FIELD REVISION SUBMITTAL SET 1/25/2022

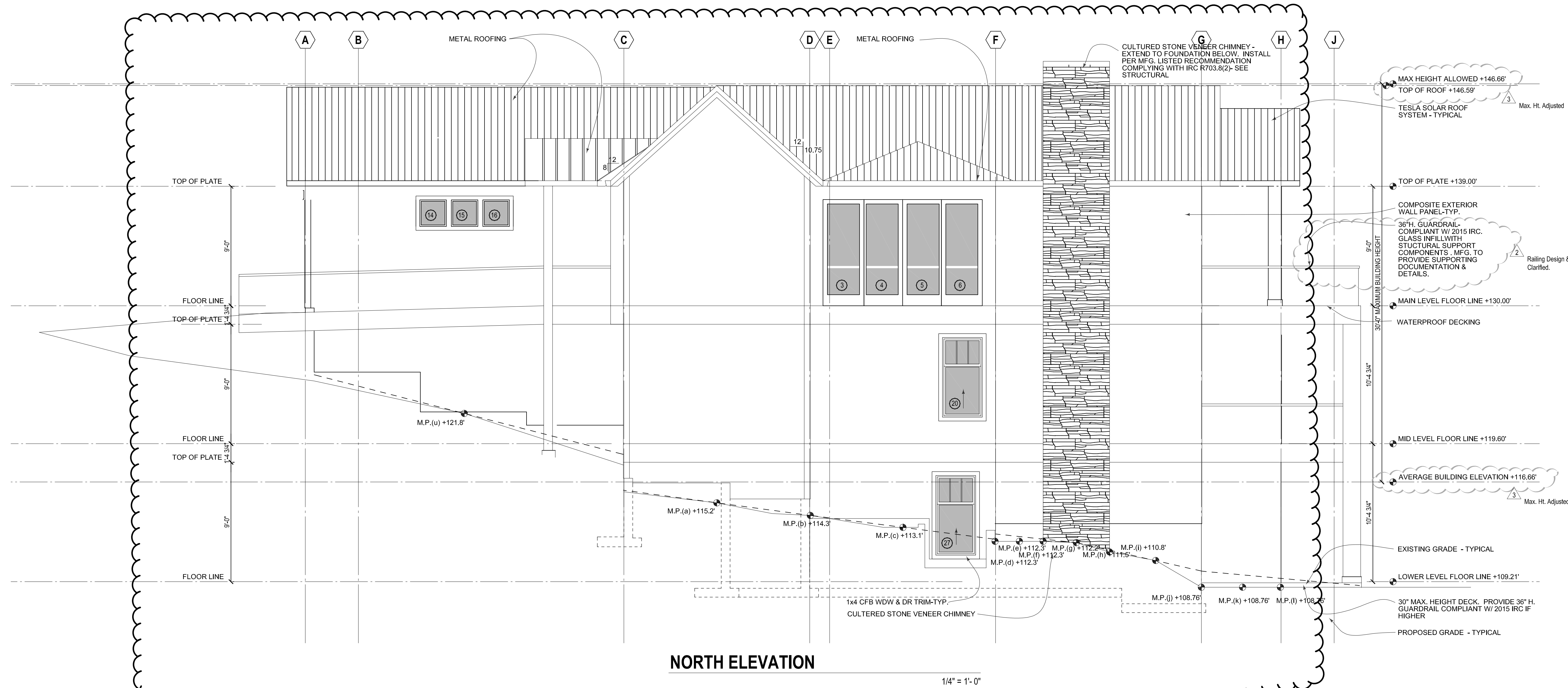
PROJECT INFORMATION
 PROJECT NO: 8253 Me
 PROJECT MANAGER: TW
 DRAWN BY: BB

East Building Elevation

SHEET NO

A8

New Residence For:
James & Jessica Rudolf
 8253 West Mercer Way
 Mercer Island, Washington 98040



NORTH ELEVATION

1/4" = 1'-0"

NOT USED

2 **EAVE RETURN PLAN @ RAKE CORNER**
 1-1/2" = 1'-0" SIMILAR DESIGN AT VARIOUS PITCHES - VERIFY W/ ARCHITECT

4 Ext. Finishes Updated for Field Revision

ISSUANCE PERMIT SET 5/15/18

3 3-31-19 Maximum Building Height Clarified

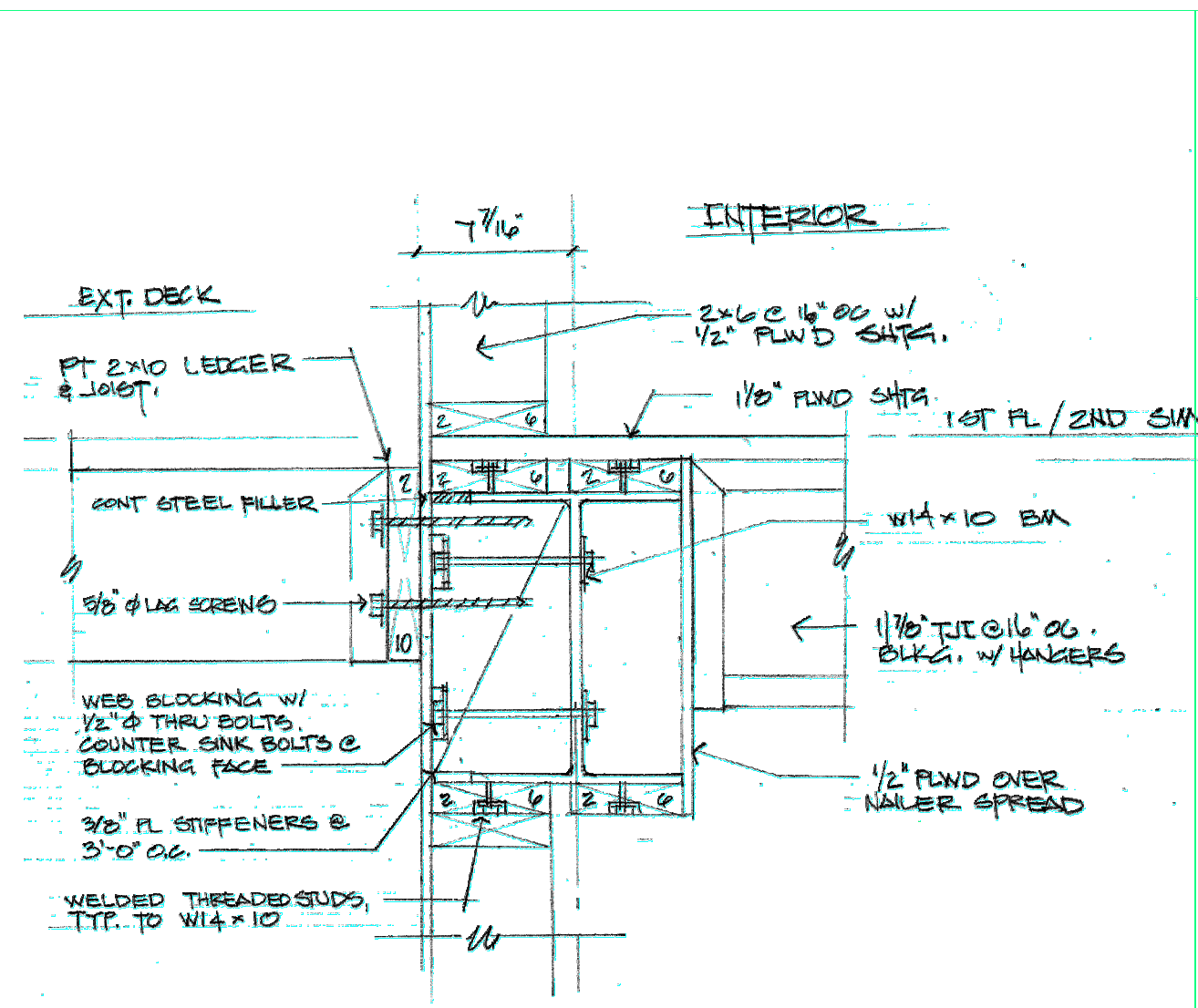
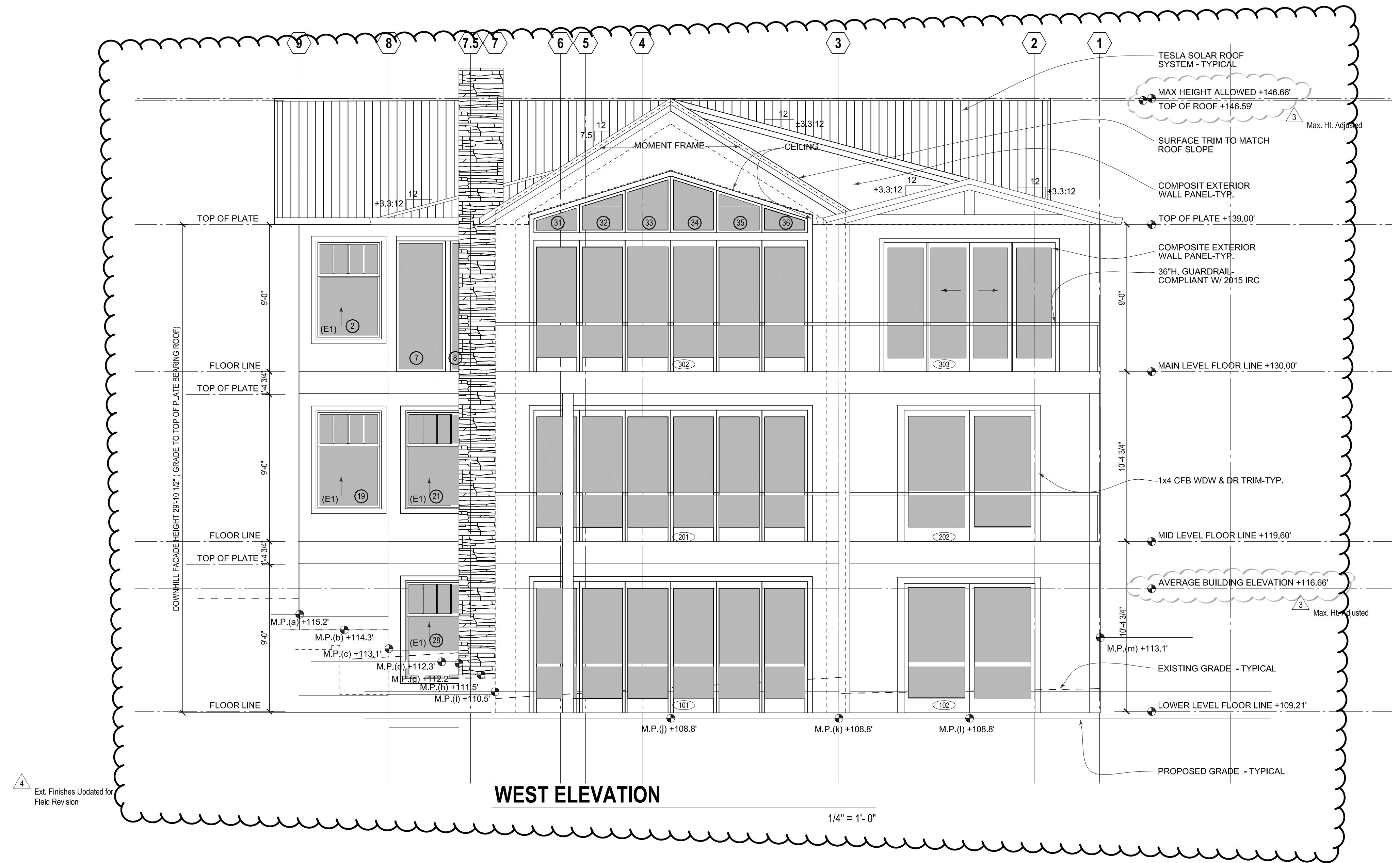
4 FIELD REVISION SUBMITTAL SET 1/25/2022

PROJECT INFORMATION
 PROJECT NO: 8253 Me
 PROJECT MANAGER: TW
 DRAWN BY: BB

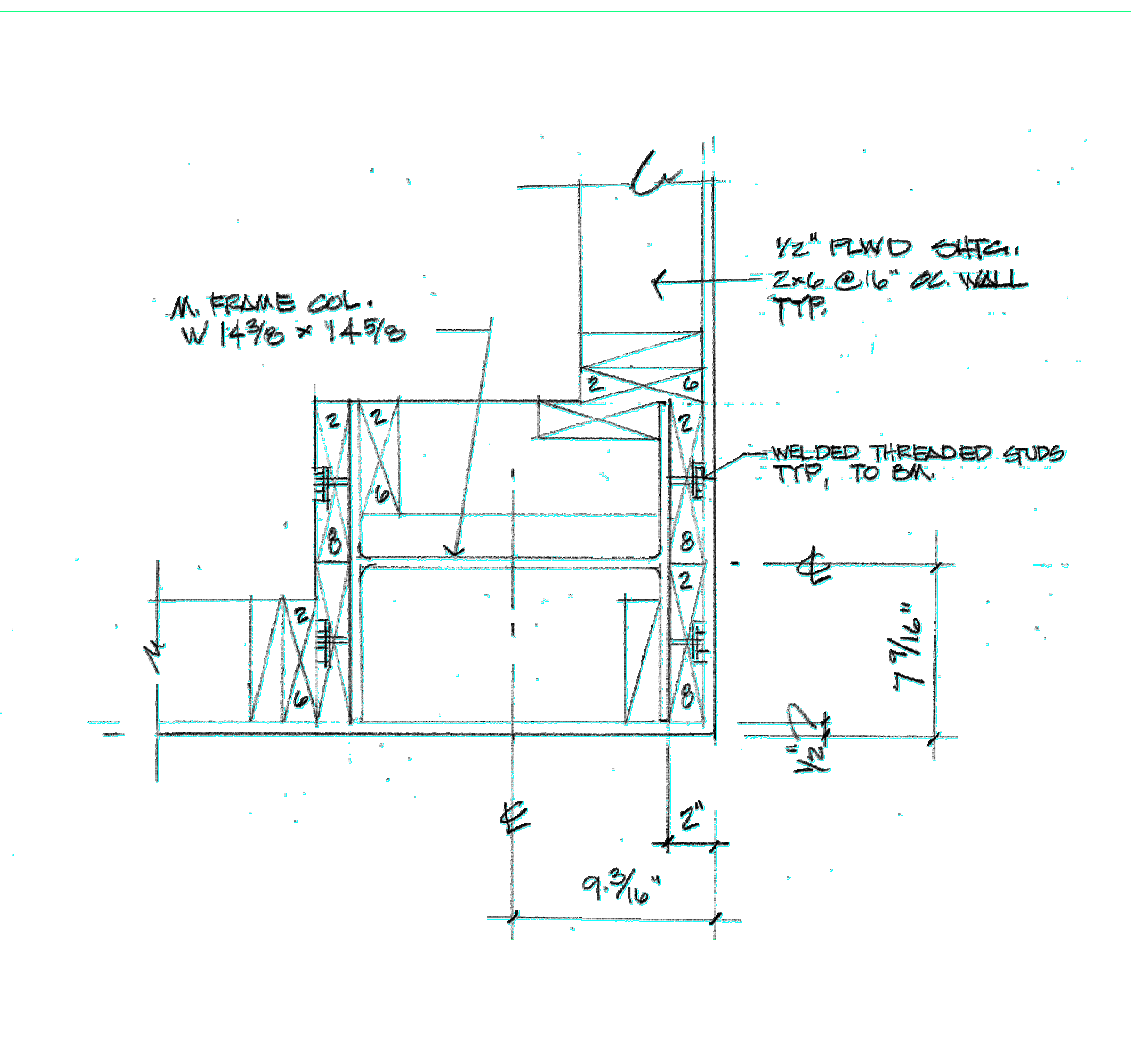
North Building Elevation

SHEET NO

New Residence For:
James & Jessica Rudolf
 8253 West Mercer Way
 Mercer Island, Washington 98040



2 **DETAIL @ MOMENT FRAME BEAM**
 1-1/2" = 1'-0" SEE STRUCTURAL DETAIL



1 **MOMENT FRAME DETAIL @ COLUMN**
 1-1/2" = 1'-0" SEE STRUCTURAL DETAIL

ISSUANCE PERMIT SET 5/15/18

3-31-19 Maximum Building Height Clarified

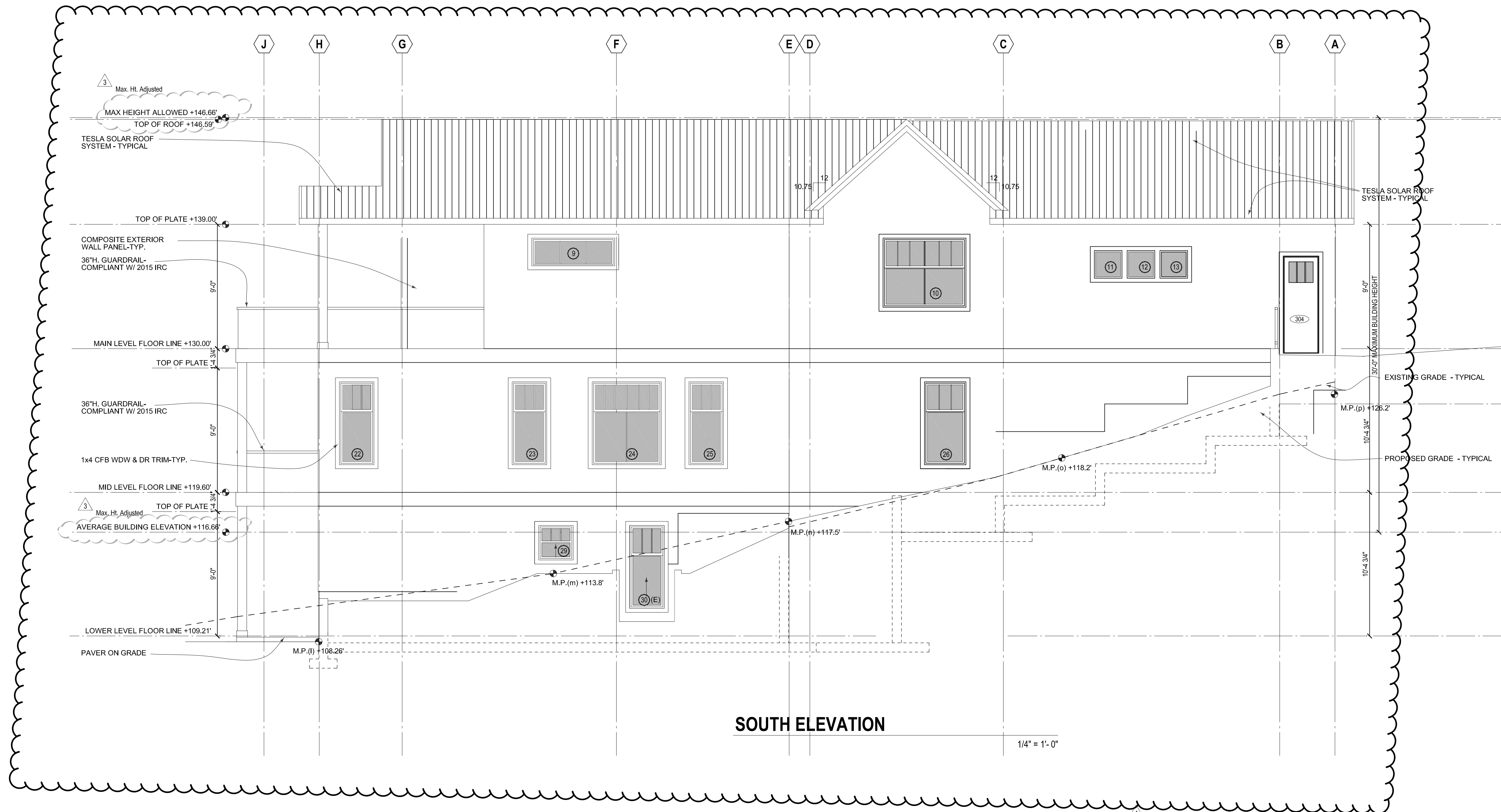
4 FIELD REVISION SUBMITTAL SET 1/25/2022

PROJECT INFORMATION	
PROJECT NO:	8253 Me
PROJECT MANAGER:	TW
DRAWN BY:	BB

West Building Elevation

SHEET NO

A10



SOUTH ELEVATION

1/4" = 1'-0"

4. Ext. Finishes Updated for Field Revision

New Residence For:
James & Jessica Rudolf
 8253 West Mercer Way
 Mercer Island, Washington 98040

ISSUANCE PERMIT SET 5/15/18

3-31-19 Maximum Building Height Clarified

4 FIELD REVISION SUBMITTAL SET 1/25/2022

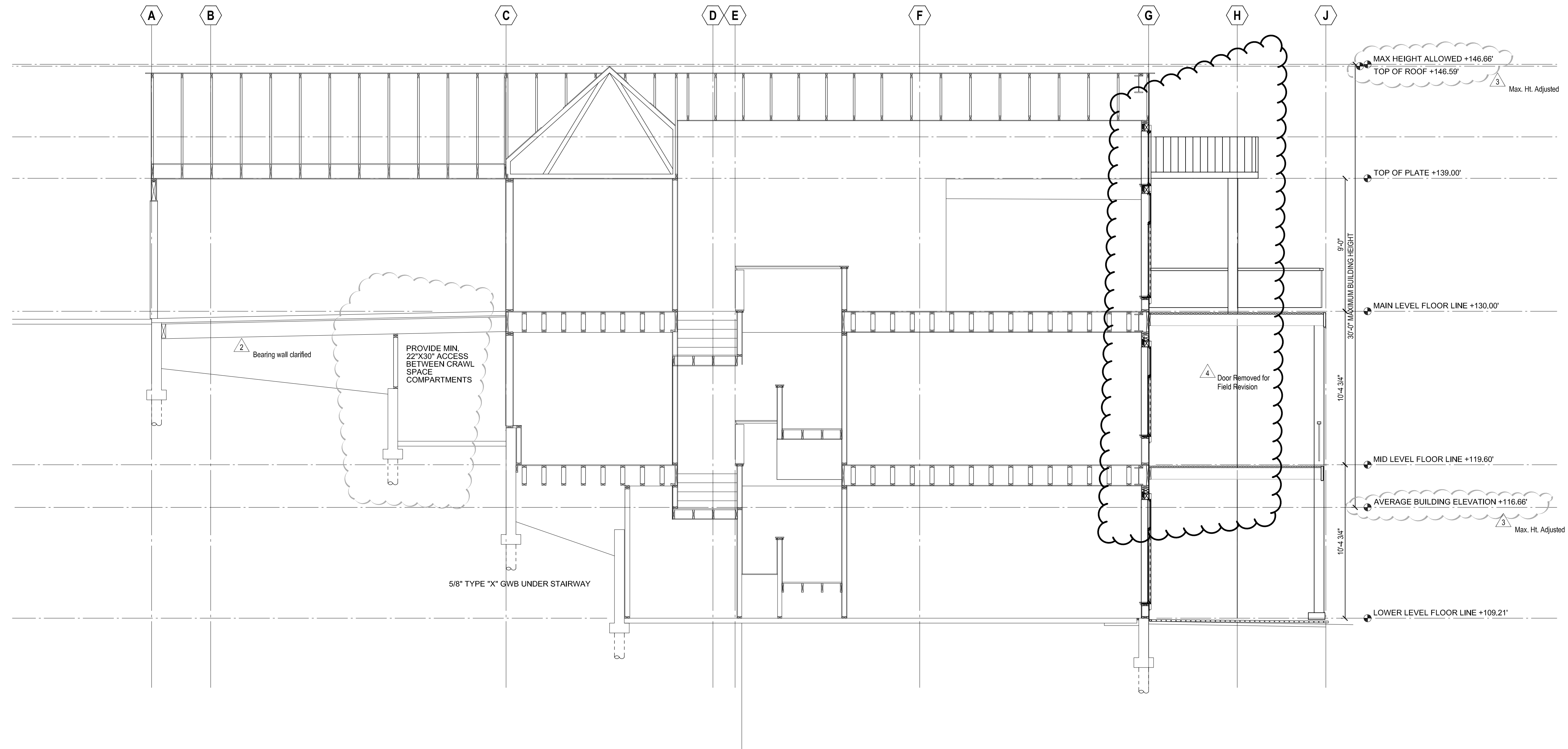
PROJECT INFORMATION
 PROJECT NO: 8253 Me
 PROJECT MANAGER: TW
 DRAWN BY: BB

South Building Elevation

SHEET NO

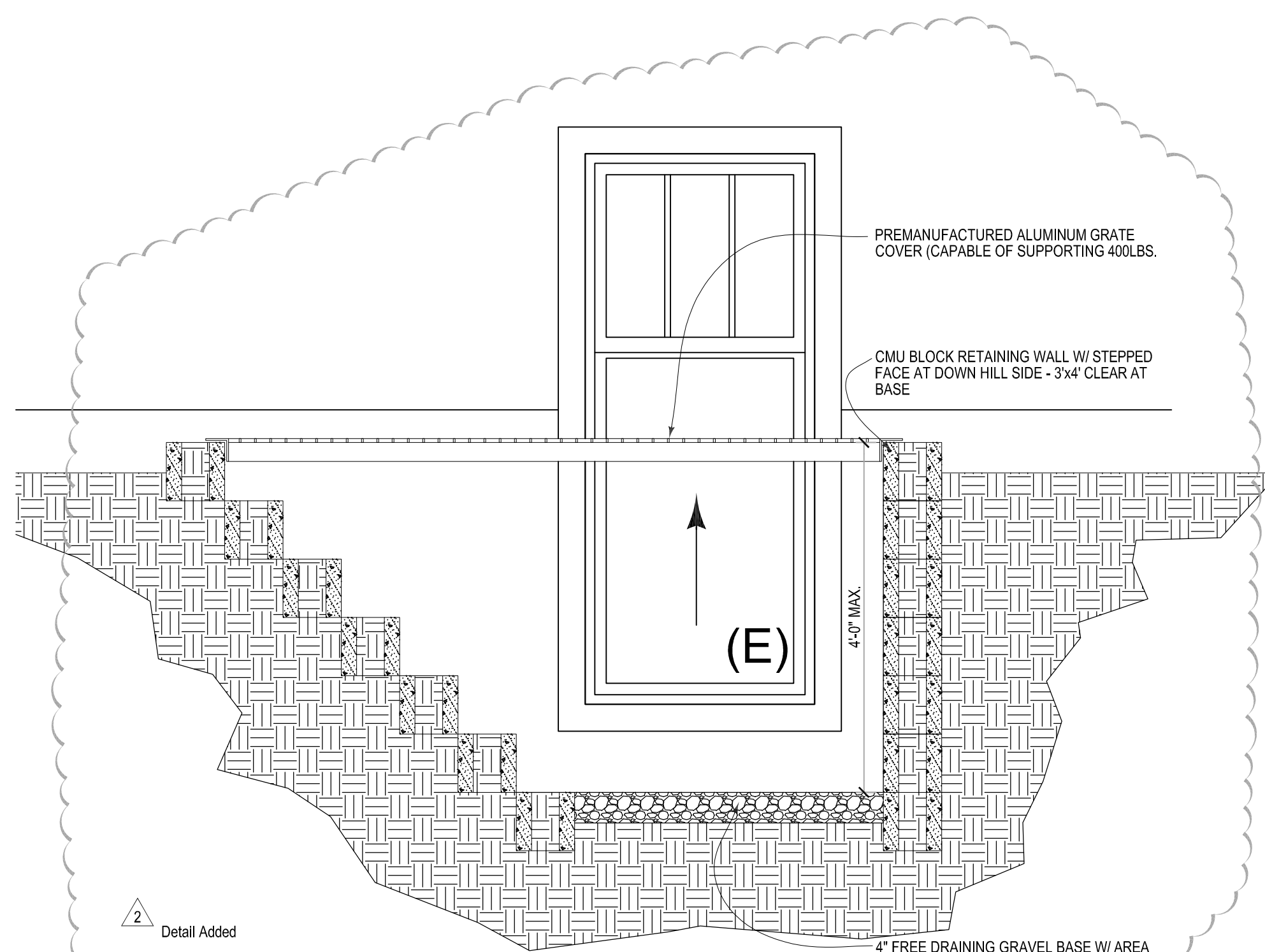
A11

New Residence For:
James & Jessica Rudolf
 8253 West Mercer Way
 Mercer Island, Washington 98040



A BUILDING SECTION

1/4" = 1'-0"



3 AREA WELL SECTION

3/4" = 1'-0"



2 EAVE @ GARAGE

1-1/2" = 1'-0" SEE STRUCTURAL DETAIL

1 EAVE @ DORMER

1-1/2" = 1'-0" SEE STRUCTURAL DETAIL

ISSUANCE PERMIT SET 5/15/18

3-31-19 Maximum Building Height Clarified

4 FIELD REVISION SUBMITTAL SET 1/25/2022

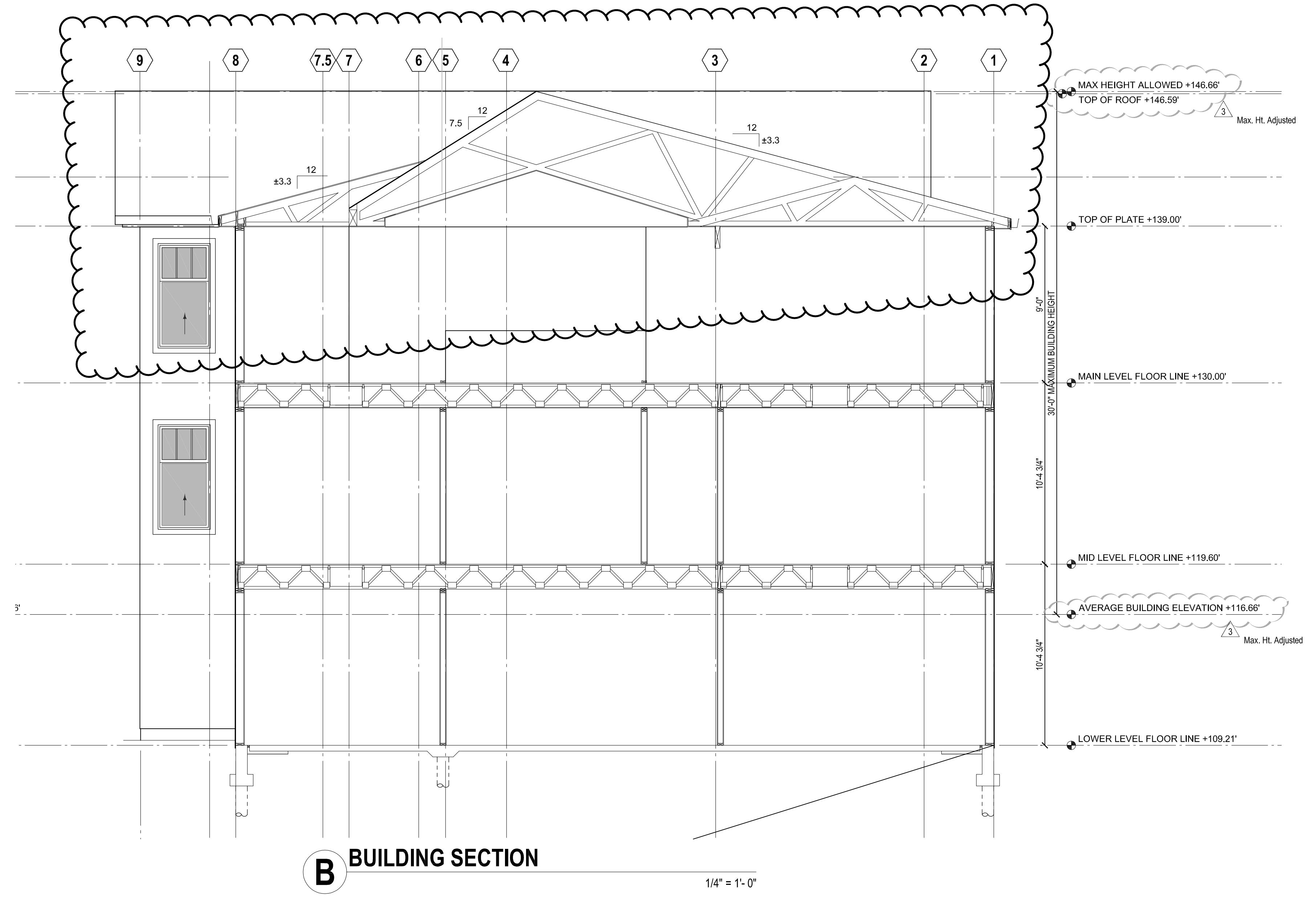
PROJECT INFORMATION
 PROJECT NO: 8253 Me
 PROJECT MANAGER: TW
 DRAWN BY: BB

Building Section A

SHEET NO

A12

4 Roof Truss Updated for Field Revision



B BUILDING SECTION

1/4" = 1'-0"

TR Webb Homes

Tom Webb, Architect
10303- 14th Avenue NW, Seattle, WA 98177
TomW@KDW.net / (206) 390-1800

1628 46th Street SE, Everett, WA 98203
point_of_vision@comcast.net
(425) 772-8207

New Residence For:
James & Jessica Rudolf
8253 West Mercer Way
Mercer Island, Washington 98040

ISSUANCE PERMIT SET 5/15/18

3 3-31-19 Maximum Building Height Clarified

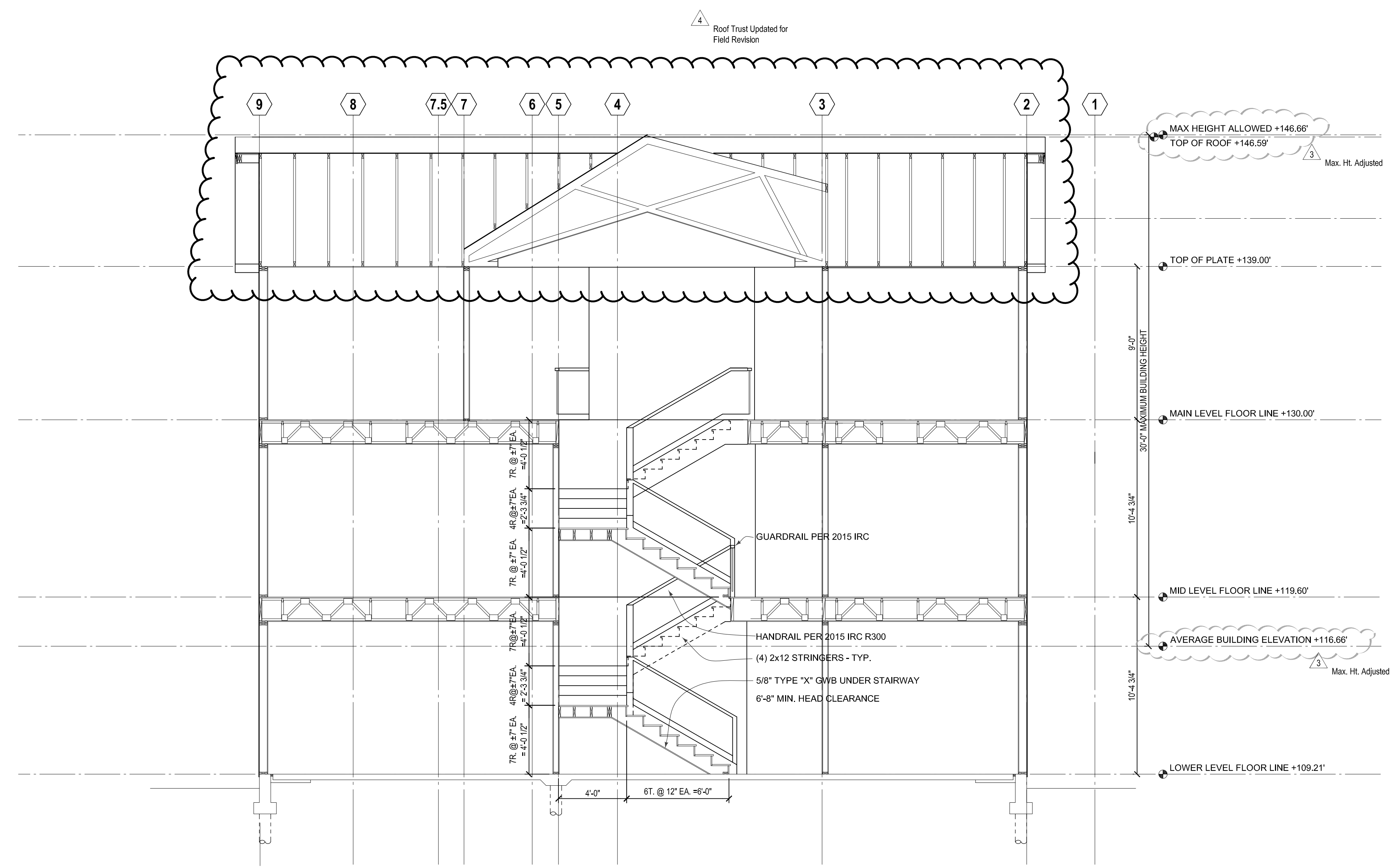
4 FIELD REVISION SUBMITTAL SET 1/25/2022

PROJECT INFORMATION	
PROJECT NO:	8253 Me
PROJECT MANAGER:	TW
DRAWN BY:	BB

Building Section B

SHEET NO

A13



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

New Residence For:
James & Jessica Rudolf
 8253 West Mercer Way
 Mercer Island, Washington 98040

ISSUANCE PERMIT SET 5/15/18

3-31-19 Maximum Building Height Clarified

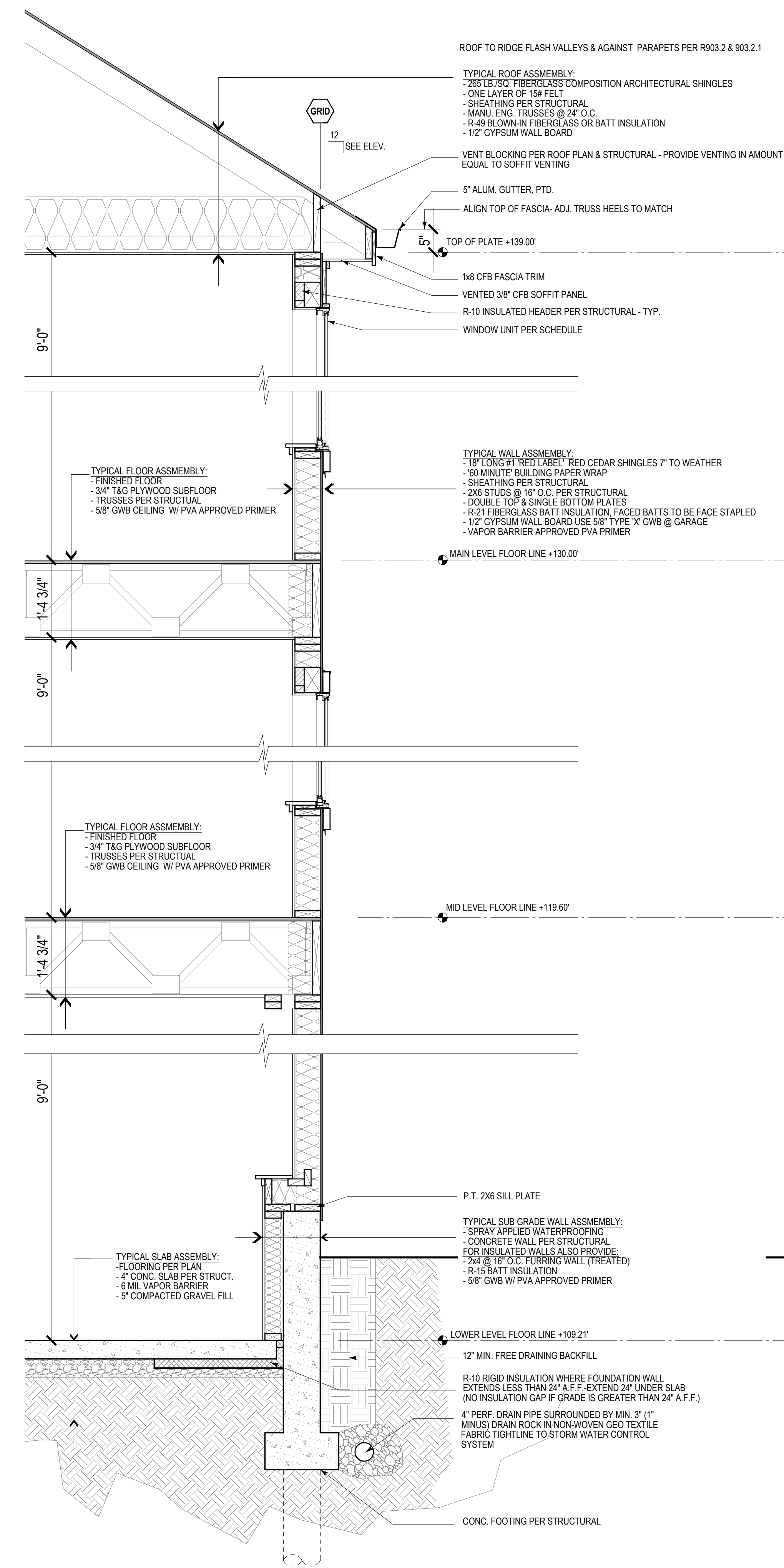
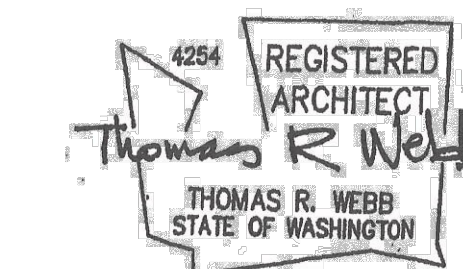
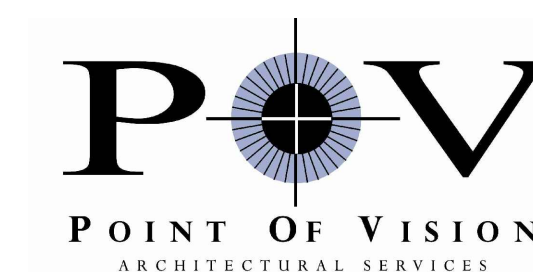
4 FIELD REVISION SUBMITTAL SET 1/25/2022

PROJECT INFORMATION
 PROJECT NO: 8253 Me
 PROJECT MANAGER: TW
 DRAWN BY: BB

Building Section C

SHEET NO

A14



A BUILDING SECTION

1/4" = 1'-0"

New Residence For:
James & Jessica Rudolf
8253 West Mercer Way
Mercer Island, Washington 98040

ISSUANCE PERMIT SET 5/15/18

PROJECT INFORMATION	
PROJECT NO:	POV1740
PROJECT MANAGER:	TW
DRAWN BY:	BB

Typical Wall Section & Details

SHEET NO

A15

STRUCTURAL NOTES

(THESE NOTES ARE TYPICAL UNLESS NOTED OR DETAILED OTHERWISE ON DRAWINGS)

PRE-MANUFACTURED WOOD TRUSSES

WOOD TRUSSES SHALL BE SIZED AND DETAILED TO FIT DIMENSIONS AND LOADS INDICATED ON THE PLANS. ALL DESIGN SHALL BE IN ACCORDANCE WITH THE ALLOWABLE VALUES AND SECTION PROPERTIES ASSIGNED BY THE BUILDING CODE. SUBMIT SHOP DRAWINGS FOR ENGINEER REVIEW PRIOR TO FABRICATION. CALCULATIONS AND SHOP DRAWINGS SHALL BE SIGNED BY A PROFESSIONAL ENGINEER REGISTERED IN THE SAME STATE AS THE PROJECT. TRUSS DESIGN AND SHOP DRAWINGS SHALL BE IN CONFORMANCE WITH IBC 2303.4

PROVIDE TEMPORARY BRACING UNTIL SHEATHING AND PERMANENT BRACING IS INSTALLED. MANUFACTURER SHALL PROVIDE ALL SPECIALTY ITEMS REQUIRED FOR A COMPLETE INSTALLATION OF JOISTS. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.

FOR TOP CHORD DESIGN LIVE LOADS, REFER TO THE DESIGN LOAD SECTION. IN ADDITION TO ROOF LOADING LISTED IN THE DESIGN LOAD SECTION, ROOF TRUSSES SHALL BE DESIGNED FOR A BOTTOM CHORD LIVE LOAD OF 10 PSF. TOP AND BOTTOM CHORD LIVE LOAD DO NOT NEED TO BE DESIGNED FOR SIMULTANEOUSLY.

SEE ARCHITECTURAL AND MECHANICAL DRAWINGS FOR LOADS AND OPENINGS NOT SHOWN ON THE STRUCTURAL DRAWINGS.

DEFLECTIONS SHALL NOT EXCEED L/360 FOR LIVE LOADS, OR L/240 FOR TOTAL LOADS AT ROOF. DEFLECTIONS SHALL NOT EXCEED L/480 FOR LIVE LOADS, OR L/360 FOR TOTAL LOADS AT FLOOR.

TYPICAL FRAMING NOTES

1. BEARING WALL FRAMING

2x STUDS @ 16" OC FOR ALL SHEAR AND/OR BEARING WALLS UNO.

REFER TO FRAMING PLAN NOTES FOR TYPICAL DOOR & WINDOW HEADERS NOT CALLED OUT ON THE PLANS. HEADERS SHALL BE SUPPORTED BY A MINIMUM OF (1) CRIPPLE AND (1) FULL HEIGHT STUD UNO.

COLUMNS BELOW FLUSH MULTIPLE JOIST BEAMS SHALL BE EQUAL IN WIDTH TO THE BEAM. ALL COLUMNS NOT CALLED OUT OTHERWISE SHALL BE TWO STUDS.

2. WALL BASE PLATE ON CONCRETE

WALL PLATES BEARING ON CONCRETE SHALL BE PRESSURE-TREATED. FOR ALL EXTERIOR AND INTERIOR WALLS, BOLT PLATES OR SILLS TO CONCRETE WITH 5/8 INCH DIAMETER ANCHOR BOLTS WITH 7 INCH MINIMUM EMBEDMENT. PLACE AT 5'-0" OC MAXIMUM FOR SHEAR WALLS, AND AT 6'-0" OC FOR BEARING WALLS AND OTHER PARTITIONS. USE MINIMUM OF TWO ANCHOR BOLTS PER SILL AND PLACE ONE WITHIN 12 INCHES OF EITHER END TYPICAL UNLESS NOTED OR DETAILED OTHERWISE. REFER TO SHEAR WALL SCHEDULE. AT ALL SILL PLATE ANCHOR BOLTS, CONTRACTOR SHALL INSTALL 1/4" x 3" x 3" FLAT PLATE WASHERS.

3. ROOF AND FLOOR FRAMING

PROVIDE 1 1/2" LSL BLOCKING FOR JOISTS AND RAFTERS AT ALL SUPPORTS AND AT 8'-0" OC MAXIMUM UNO. INSTALL DOUBLE JOISTS UNDER PARTITIONS EXTENDING ONE HALF OR MORE OF THE JOIST SPAN. PROVIDE TRUSS BLOCKING PANELS FOR ROOF TRUSSES AT SUPPORTS AND SHEAR WALLS, AND WHERE INDICATED ON PLANS AND DETAILS.

4. DIAPHRAGM NAILING

ALL SHEAR WALLS, FLOOR AND ROOF DIAPHRAGM NAILINGS SHALL BE AS CALLED OUT ON SCHEDULES OR ON THE PLANS. EXTERIOR WALLS NOT INDICATED AS SHEAR WALLS SHALL BE SHEATHED AND NAILED TO SUPPORTING FRAMING WITH 8d NAILS AT 6" OC AT ALL PANEL EDGES AND 12" OC AT ALL INTERMEDIATE SUPPORTS.

THE USE OF NAIL GUNS WILL BE APPROVED IF NAILING INTO THE DIAPHRAGMS CAN BE INSTALLED FLUSH WITH FACE OF SHEATHING. NAIL PENETRATIONS GREATER THAN 1/16" ARE NOT ACCEPTABLE.

5. ALLOWABLE STUD AND PLATE PENETRATIONS

CUTTING AND/OR NOTCHING OF WOOD STUDS OR PLATES SHALL NOT EXCEED 25% OF THE STUD/PLATE WIDTH IN EXTERIOR AND BEARING WALLS AND SHALL NOT EXCEED 40% OF THE STUD/PLATE WIDTH IN ANY NON-BEARING PARTITIONS. BORED HOLE DIAMETER IS LIMITED TO 40% OF STUD/PLATE WIDTH IN ANY STUD AND MAY BE 60% IN NONBEARING PARTITIONS OR IF STUD IS DOUBLED. MAINTAIN 5/8" MINIMUM EDGE DISTANCE FROM HOLE EDGE.

6. GYPSUM WALLBOARD NAILING

ALL GYPSUM WALLBOARD SHALL BE NAILED TO ALL STUDS AND TOP AND BOTTOM PLATES WITH 6d COOLER NAILS OR NO. 13 GAUGE x 1 5/8" @ 7" OC (5d COOLER NAILS FOR 1/2 INCH GYPSUM SHEATHING). TYPICAL UNLESS NOTED OTHERWISE. INSTALLATION OF GWB SHALL BE SUCH THAT JOINTS ARE STAGGERED ON EACH SIDE OF A SINGLE WALL.

GENERAL

STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH ARCHITECTURAL, CIVIL, ELECTRICAL, AND MECHANICAL DRAWINGS FOR BIDDING AND CONSTRUCTION. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS FOR COMPATIBILITY BEFORE PROCEEDING. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING.

CONTRACTOR TO SEE ARCHITECTURAL, CIVIL, ELECTRICAL AND MECHANICAL DRAWINGS FOR SIZE AND LOCATION OF PIPE, VENT, DUCT AND OTHER OPENINGS AND DETAILS NOT SHOWN ON THESE DRAWINGS.

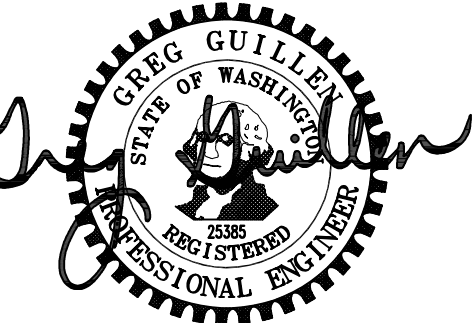
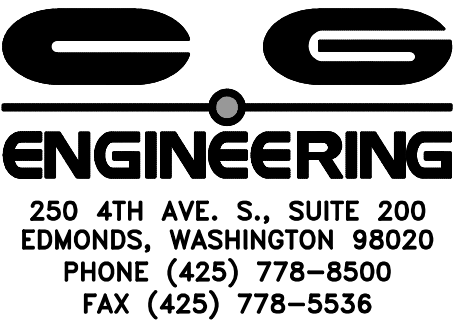
CONTRACTOR SHALL BE RESPONSIBLE FOR ERECTION STABILITY AND TEMPORARY SHORING AS NECESSARY UNTIL PERMANENT SUPPORT AND STIFFENING ARE INSTALLED.

CONTRACTOR-INITIATED CHANGES SHALL BE SUBMITTED IN WRITING TO THE ARCHITECT AND STRUCTURAL ENGINEER FOR APPROVAL PRIOR TO FABRICATION OR CONSTRUCTION. CHANGES SHOWN ON SHOP DRAWINGS ONLY WILL NOT SATISFY THIS REQUIREMENT.

DRAWINGS INDICATE GENERAL AND TYPICAL DETAILS OF CONSTRUCTION. WHERE CONDITIONS ARE NOT SPECIFICALLY INDICATED BUT ARE OF A SIMILAR CHARACTER TO DETAILS SHOWN, SIMILAR DETAILS OF CONSTRUCTION SHALL BE USED, SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT AND THE STRUCTURAL ENGINEER.

LEGEND			
DEFINITION	SYMBOL	DEFINITION	SYMBOL
DIRECTION OF FRAMING		NATIVE SOIL	
EXTENT OF FRAMING		GRANULAR FILL	
COLUMNS		STRUCTURAL STEEL	
COLUMN BEARING ON BEAM		RATED SHEATHING	
BEAM CONTINUOUS OVER SUPPORT		SHEAR WALL (SEE SCHEDULE)	SWX
CONCRETE WALL		COLUMN MARK (SEE SCHEDULE)	
BEARING STUD WALL		FOOTING MARK (SEE SCHEDULE)	
NON-BEARING STUD WALL		HOLDOWN MARK (SEE SCHEDULE)	
BEARING STUD SHEAR WALL		HANGER MARK (SEE SCHEDULE)	
NON-BEARING STUD SHEAR WALL		FLAG NOTE (SEE PLAN NOTES)	
CMU WALL		STEEL MOMENT FRAME CONN.	

ABBREVIATIONS			
(A)	ABOVE	GLB	GLUE-LAMINATED BEAM
AB	ANCHOR BOLT	HORIZ	HORIZONTAL
ALT	ALTERNATE	KP	KING POST
ARCH	ARCHITECT	KSI	KIPS PER SQUARE INCH
(B)	BELOW	L	ANGLE
BD	BAR DIAMETER	MECH	MECHANICAL
BLKG	BLOCKING	MF	MOMENT FRAME
BM	BEAM	MTL	METAL
BOT	BOTTOM	NS	NEAR SIDE
BRNG	BEARING	OC	ON CENTER
BTWN	BETWEEN	OPP	OPPOSITE
CJP	COMPLETE JOINT PENETRATION	PL	PLATE
CLR	CLEAR	PLCS	PLACES
CMU	CONCRETE MASONRY UNIT	PSI	POUNDS PER SQUARE INCH
COL	COLUMN	PSF	POUNDS PER SQUARE FOOT
CONC	CONCRETE	P/T	POST TENSIONED
CONN	CONNECTION	PT	PRESSURE TREATED
CONT	CONTINUOUS	REINF	REINFORCING
COORD	COORDINATE	REQ'D	REQUIRED
DBL	DOUBLE	SCHED	SCHEDULE
DET	DETAIL	SIM	SIMILAR
DIA	DIAMETER	SOG	SLAB ON GRADE
DIM	DIMENSION	STD	STANDARD
DIR	DIRECTION	STIFF	STIFFENER
EA	EACH	STL	STEEL
ELEV	ELEVATION	SYMM	SYMMETRICAL
ES	EACH SIDE	SW	SHEARWALL
EX	EXISTING	TOC	TOP OF CONCRETE
EXP	EXPANSION	TOS	TOP OF STEEL
FLR	FLOOR	TOW	TOP OF WALL
FDN	FOUNDATION	TYP	TYPICAL
FTG	FOOTING	UNO	UNLESS NOTED OTHERWISE
FS	FAR SIDE	VERT	VERTICAL
GC	GENERAL CONTRACTOR	WF	WIDE FLANGE



11/16/21

MARK	DATE	DESCRIPTION
	05/11/18	PERMIT SUBMITTAL
	01/18/19	COMMENT RESPONSE
	11/02/21	CONSTRUCTION REVISIONS
	11/16/21	CONSTRUCTION REVISIONS

DESIGN:	JGG
DRAWN:	ZOS
CHECK:	GAG
JOB NO:	15227.10
DATE:	05/11/18

RUDOLF RESIDENCE
8253 W MERCER WAY
MERCER ISLAND, WA 98040

STRUCTURAL NOTES

FILE NAME:

SHEET:

S1.2



MARK	DATE	DESCRIPTION
	05/11/18	PERMIT SUBMITTAL
	01/18/19	COMMENT RESPONSE
	11/02/21	CONSTRUCTION REVISIONS
	11/16/21	CONSTRUCTION REVISIONS

DESIGN:	JGG
DRAWN:	ZOS
CHECK:	GAG
JOB NO:	15227.10
DATE:	05/11/18

RUDOLF RESIDENCE
 8253 W MERCER WAY
 MERCER ISLAND, WA 98040

FOUNDATION PLAN

SHEET:

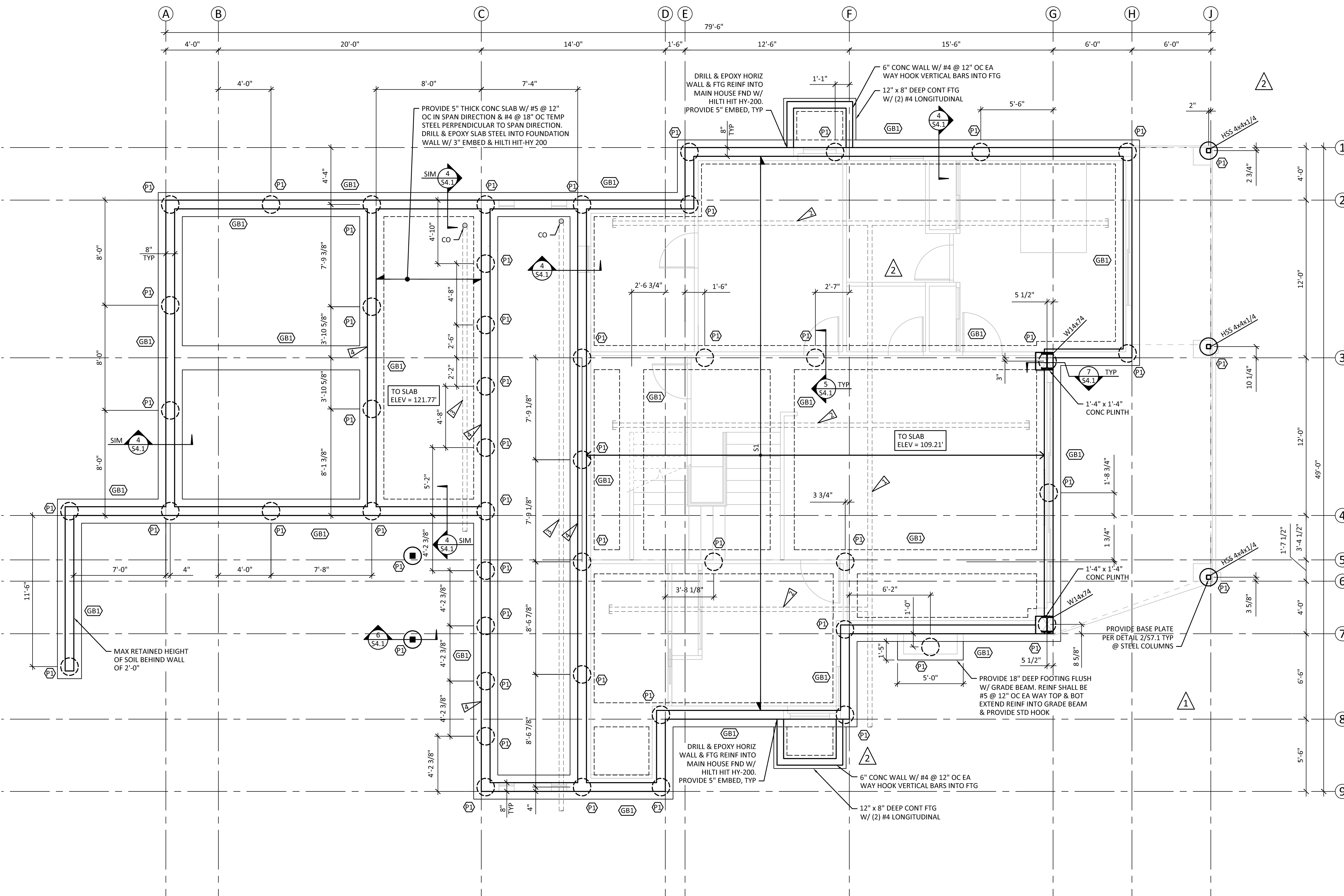
S2.1

FOUNDATION PLAN NOTES:

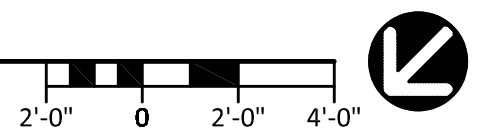
- PX INDICATES PILE TYPE. REFER TO PILE SCHEDULE ON S3.1 FOR SIZE AND REINFORCEMENT. REFER TO DETAIL 3/54.1 FOR PILE ELEVATION.
- NOTIFY THE STRUCTURAL ENGINEER AND THE GEOTECHNICAL ENGINEER IF OBSTRUCTIONS ARE ENCOUNTERED DURING THE DRILLING PROCESS. ALL FINAL PILE LOCATIONS SHALL BE PROVIDED TO THE STRUCTURAL ENGINEER FOR REVIEW.
- PILES THAT DO NOT MEET THE ACCEPTANCE CRITERIA OF THE GEOTECHNICAL ENGINEER SHALL BE REPLACED WITH A PAIR OF PILES, ORIENTED SO THAT THEY ARE ORTHOGONAL TO AND CENTERED ON THE ORIGINAL PILE LOCATION. ABANDONED HOLES SHALL BE FILLED WITH GROUT UP TO THE BOTTOM OF GRADE BEAM OR BOTTOM OF SLAB ELEVATION. THE CONTRACTOR SHALL WAIT A MINIMUM OF 24 HOURS BEFORE DRILLING AT NEW PILE LOCATIONS.
- INDICATES 7" STRUCTURAL SLAB W/ #5 BARS @ 10" OC IN DIRECTION OF SPAN. REINF SHALL BE CENTERED IN SLAB. SX PROVIDE #4 @ 12" OC TEMPERATURE STEEL PERPENDICULAR TO SLAB SPAN. SLAB SHALL BE POURED OVER A 10 MIL VAPOR BARRIER OVER 4" OF 5/8" CLEAN CRUSHED ROCK OR PEA GRAVEL.
- REFER TO SHEET S4.1 AND S4.2 FOR FOUNDATION DETAILS.
- PLACE ALL REINFORCEMENT PER THE STRUCTURAL NOTES AND FOUNDATION DETAILS. REFER TO SHEET S1.1 FOR ADDITIONAL CONCRETE DETAILING REQUIREMENTS.
- FOUNDATION LEVEL HOLDOWNS ARE SHOWN ON MAIN AND UPPER FLOOR FRAMING PLAN. REFER TO HOLDOWN SCHEDULE ON SHEET S3.1 FOR HOLDOWN TYPES AND MAIN AND UPPER FLOOR FRAMING PLAN FOR HOLDOWN ANCHOR BOLT LOCATIONS.
- REFER TO MAIN AND UPPER FLOOR FRAMING PLAN AND SHEAR WALL SCHEDULE ON SHEET S3.1 FOR LOCATION OF SHEAR WALL ANCHOR BOLTS. ANCHORAGE AT NON-SHEAR WALLS SHALL BE PER STRUCTURAL NOTES.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS, WALL LOCATIONS, AND CONCRETE ROUGH OPENINGS WITH ARCHITECTURAL DRAWINGS AND NOTIFY ALL PARTIES OF ANY DISCREPANCIES.
- REFER TO DETAIL 3/54.2 FOR PIPE PENETRATIONS THROUGH CONCRETE WALL OR FOOTINGS.
- CONTRACTOR SHALL PROVIDE FOOTING AND SLAB SUBSTRATE PREPARATION, WATERPROOFING, AND BACKFILL & DRAINAGE BEHIND RETAINING WALLS PER GEOTECHNICAL REPORT. GEOTECHNICAL ENGINEER SHALL OBSERVE EXCAVATED SOIL CONDITIONS DURING CONSTRUCTION (AND GROUNDWATER CONDITIONS) AS REQUIRED, AND PROVIDE ADDITIONAL RECOMMENDATIONS IF NECESSARY BASED ON ACTUAL SITE CONDITIONS.
- THE STRUCTURAL ENGINEER SHALL BE CONTACTED PRIOR TO PLACING THE STRUCTURAL SLAB. THIS SLAB SHALL BE PLACED IN DRY WEATHER OR SHALL MEET THE PROVISIONS OF ASTM E-1643 FOR INSTALLATION GUIDELINES FOR USE OF PROTECTION/BLOTTER MATERIAL ABOVE VAPOR BARRIER. MINIMUM VAPOR BARRIER SHALL BE 10 MILS (STEGO WRAP 877-464-7834)
- AT CONCRETE WALLS EXPOSED TO EARTH ABOVE SLAB ELEVATION PROVIDE WATERPROOFING SYSTEM AS FOLLOWS: CCW BARRICOAAT-5 OR R AT 90 WET MILS/60 DRY MILS BY CARLISLE OR ARCHITECT APPROVED EQUAL APPLY MIRA DRAIN 6000 DRAINAGE COMPOSITE OVER SYSTEM.
- PROVIDE 5" THICK CONC SLAB W/ #5 @ 12" OC IN SPAN DIRECTION AND #4 @ 18" OC TEMPERATURE STEEL. DRILL AND EPOXY LAPPED DOWELS TO MATCH SLAB REINF. W/ HILTI HIY-HY-200 AND 3" EMBED TYP ALL SIDES.

FLAG NOTES:

- INDICATES 4" Ø PVC TIGHTLINE DRAINAGE SYSTEM CONNECTING SHORING WALL DRAINAGE SYSTEM TO THE INTO DRAINAGE STUB AT NW CORNER OF BUILDING SEE CIVIL PLANS.
- INDICATES UNDERSLAB DRAINAGE SYSTEM CONSISTING OF 4" Ø PVC PERFORATED PIPE WRAPPED IN MIRAFI 140N OR SUPAC 4NP & IN A 12" x 12" PEA GRAVEL TRENCH SLOPE TO EXTERIOR POINT OF CONNECTION.
- PROVIDE MIRA DRAIN 6000 DRAINAGE MATTING NEAR BOTTOM OF GRADE BEAM & BELOW SLAB ELEVATION SLOPE TO THE INTO EXTERIOR POINT OF CONNECTION.
- AT WALL RETAINING OVER 4'-0" OF SOIL (BUT NO GREATER THAN 6'-0") PROVIDE #5 VERTICAL BARS @ 12" OC, CENTERED IN WALL. WALLS SHALL RETAIN NO MORE THAN 6'-0" OF SOIL.



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

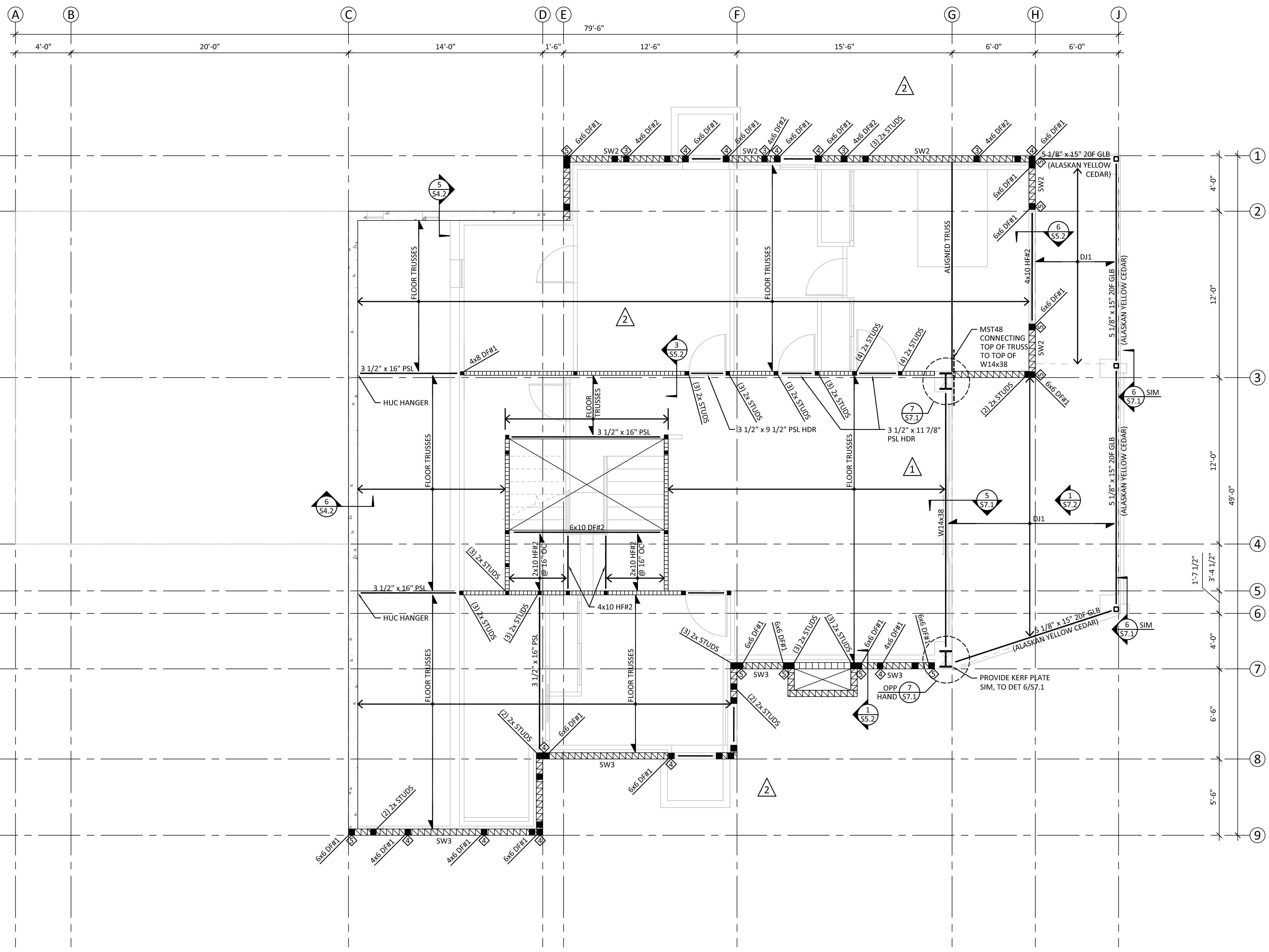




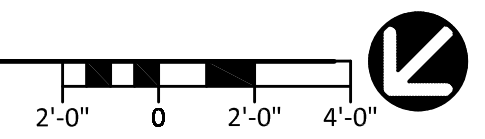
11/16/21

TYPICAL FLOOR FRAMING PLAN NOTES:

- FLOOR SHEATHING SHALL BE 3/4" PI 40/20 W/ 10d COMMON NAILS SPACED AT 6" OC AT ALL DIAPHRAGM BOUNDARIES, PANEL EDGES AND SHEAR WALLS AND 10" OC AT INTERMEDIATE FRAMING. FOR SHEATHING LAYOUT AND NAILING REFER TO DETAIL 2/SS.1
- COLUMNS AND BEARING WALLS SHOWN ON PLANS SHALL BE CONTINUED DOWN TO THE FOUNDATION UNLESS CARRIED BY A BEAM BELOW.
- REFER TO SHEET SS.1 THRU SS.6 FOR TYPICAL FLOOR FRAMING DETAILS.
- INDICATES COLUMN BELOW AND BEAM SHALL BE CONTINUED OVER COLUMN, TYP.
- CONTRACTOR SHALL HAVE THE OPTION TO DRILL A 1 1/2" Ø HOLE CENTERED IN THE DEPTH AND AT THE THIRD POINT OF THE SPAN FOR ALL WOOD FLUSH BEAMS SHOWN ON THE PLAN.
- WALLS SHOWN ON THE FRAMING PLANS ARE WALLS BELOW THE FRAMING LEVELS INDICATED. HOLDDOWNS SHALL BE PLACED AT THE BASE OF THE WALLS SHOWN.
- TYPICAL HEADERS AT BEARING LOCATION SHALL BE 4x6 HF#2 UNO SUPPORTED BY A MINIMUM OF (1) CRIPPLE STUD AND (1) FULL HEIGHT STUD.
- COLUMNS NOT OTHERWISE SHOWN OR CALLED OUT ON PLAN SHALL BE (2) 2x STUDS.
- UNLESS NOTED OTHERWISE ALL STUDS SHALL BE HF STUD GRADE AND SPACED AT 16" OC.
- UNLESS NOTED OTHERWISE, ALL BEAM-TO-BEAM CONNECTIONS SHALL BE SIMPSON HU SERIES FACE MOUNT HANGERS W/ MAX NAILING.
- ALL EXTERIOR GLU LAM BEAM DECK MEMBERS 20F CEDAR.
- FLOOR TRUSSES SHALL BE PRE-ENGINEERED BY OTHERS & SPACED @ 16" OC, TYP
- DRAG TRUSS ON GRID G FROM GRIDS 1-3 SHALL BE NAILED TO FLOOR DIAPHRAGM @ 4" OC TRUSS MANUFACTURE TO ACCOUNT FOR MST STRAP @ TOP CHORD.



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



RUDOLF RESIDENCE
 8253 W MERCER WAY
 MERCER ISLAND, WA 98040

MAIN FLOOR FRAMING PLAN

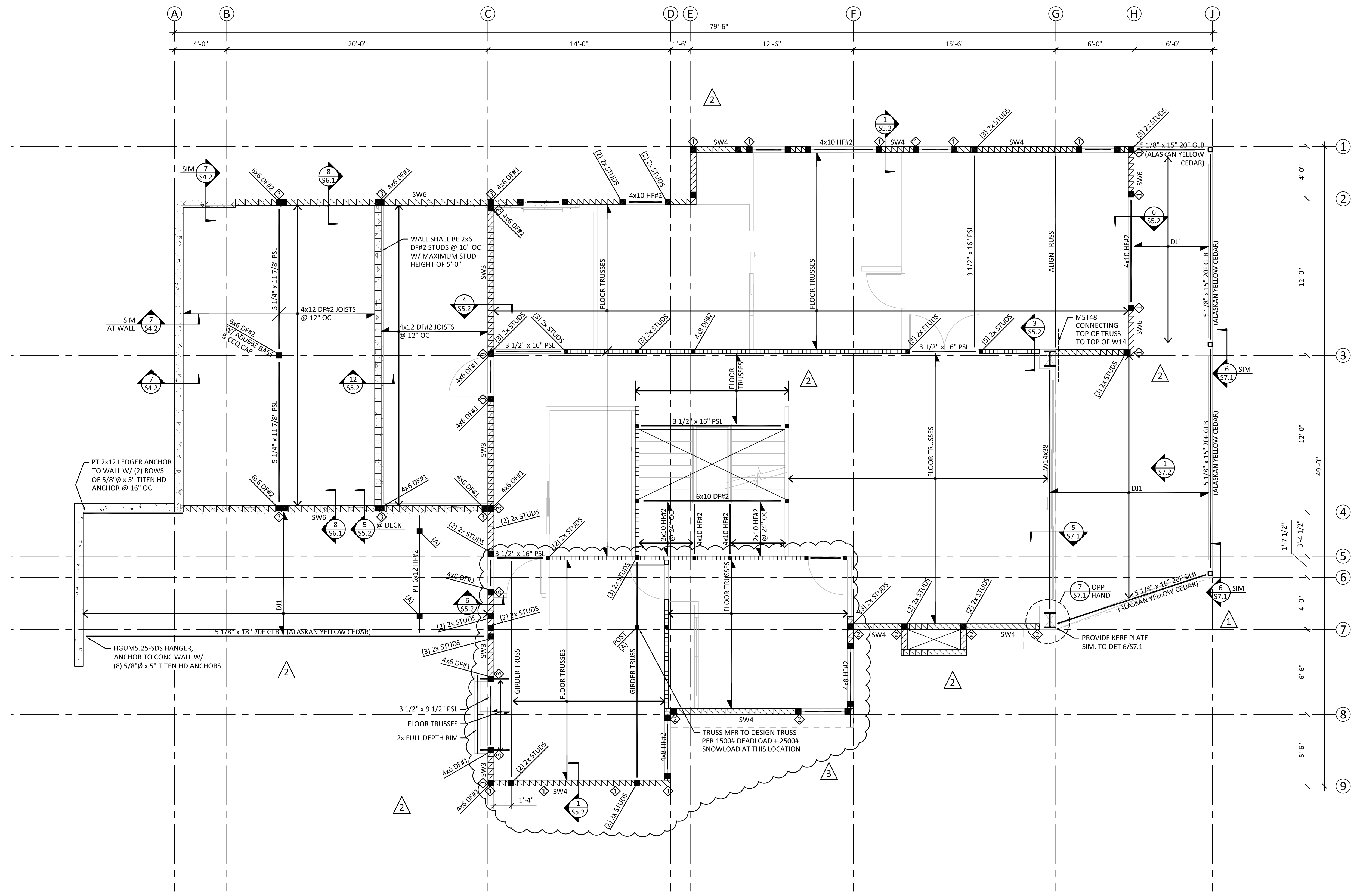
SHEET:
S2.2



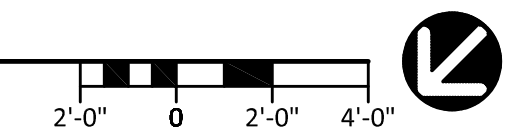
11/16/21

THIS FLOOR FRAMING PLAN NOTES:

- REFER TO S2.2 FOR TYPICAL FLOOR FRAMING PLAN NOTES
- GARAGE FLOOR SHALL BE 3 1/2" CONCRETE TOPPING SLAB OVER 1 1/8" T&G DECKING. CONCRETE SHALL BE REINF W/ #3 @ 18" OC EA WAY. FLOOR DECKING SHALL HAVE 16d NAILS @ 6" OC AT ALL PANEL EDGES & DIAPHRAGM BOUNDARIES & 10" OC AT INTERMEDIATE FRAMING.
- THE DECK GLULAM BEAMS ARE CEDAR & WEATHER RESISTANT.
- DRAG TRUSS ON GRID G FROM GRIDS 1-3 SHALL BE NAILED TO FLOOR DIAPHRAGM @ 4" OC TRUSS MANUFACTURE TO ACCOUNT FOR MST STRAP @ TOP CHORD.



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



MARK	DATE	DESCRIPTION
	05/11/18	PERMIT SUBMITTAL
	01/18/19	COMMENT RESPONSE
A	11/02/21	CONSTRUCTION REVISIONS
A	11/16/21	CONSTRUCTION REVISIONS

DESIGN:	JGG
DRAWN:	ZOS
CHECK:	GAG
JOB NO:	15227.10
DATE:	05/11/18

RUDOLF RESIDENCE
8253 W MERCER WAY
MERCER ISLAND, WA 98040

UPPER FLOOR FRAMING PLAN

FILE NAME

SHEET:

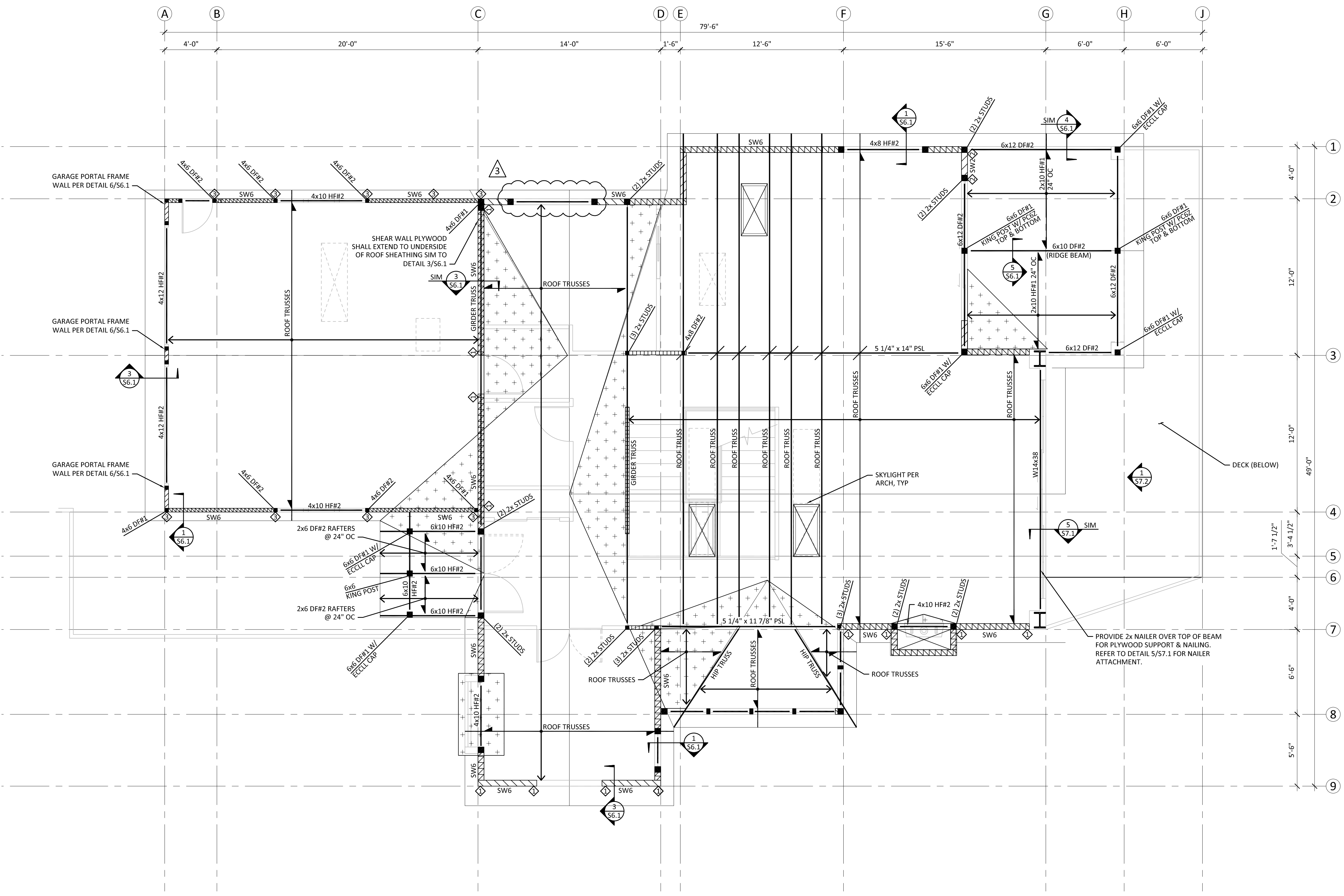
S2.3



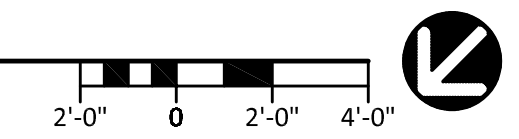
11/16/21

TYPICAL ROOF FRAMING PLAN NOTES:

1. WALLS SHOWN ON ROOF FRAMING PLAN ARE WALLS BELOW ROOF FRAMING.
2. BEAMS SHOWN ON ROOF FRAMING PLAN SHALL BE ABOVE DOUBLE TOP PLATE UNLESS USED AS A DOOR OR WINDOW HEADER. TRUSS MFR SHALL DESIGN TRUSSES TO ACCOMMODATE BEAMS ABOVE DOUBLE TOP PLATE.
3. ROOF SHEATHING SHALL BE 5/8" PI 40/20 WITH 8d COMMON NAILS SPACED AT 6" OC AT ALL DIAPHRAGM BOUNDARIES, PANEL EDGES, SHEAR WALLS, COLLECTOR TRUSSES, AND BLOCKING OR TRUSS BLOCKING PANELS INDICATED ON PLANS. NAILING AT INTERMEDIATE FRAMING SHALL BE 8d COMMON NAILS @ 12" OC. REFER TO DETAIL 2/SS.1 FOR SHEATHING LAYOUT AND NAILING.
4. UNLESS NOTED OTHERWISE, HEADERS AT ALL EXTERIOR WALLS SHALL BE 4x6 HF#2 WHERE MAXIMUM SPAN = 5'-5".
5. UNLESS NOTED OTHERWISE, DOOR HEADERS AT INTERIOR BEARING WALLS SHALL BE 4x6 HF#2 WHERE MAXIMUM SPAN = 4'-6".
6. STUD WALL FRAMING SHALL BE 2x HF STUDS @ 16" OC FOR ALL STUD WALLS SHOWN ON THE PLAN.
7. REFER TO SHEET S6.1 FOR TYPICAL ROOF FRAMING DETAILS.
8. REFER TO DETAIL 3/SS.1 FOR CONSTRUCTION OF MULTIPLE STUD COLUMNS.
9. INDICATES COLUMN BELOW AND BEAM SHALL BE CONTINUED OVER COLUMN, TYP.
10. REFER TO THE STRUCTURAL NOTES SHEET FOR COLUMNS SUPPORTING TYPICAL BEARING WALL HEADER BEAMS.
11. HATCHED AREAS INDICATE VALLEY TRUSSES @ 24" OC APPLIED ABOVE PLYWOOD SHEATHING. REFER TO TYPICAL OVERFRAMING DETAIL ON S6.1.
12. COLUMNS AND BEARING WALLS SHOWN ON PLAN SHALL BE CONTINUED DOWN TO THE FOUNDATION UNLESS CARRIED BY A BEAM BELOW.
13. HOLD-DOWNS SHOWN ON ROOF FRAMING PLAN SHALL BE PLACED ON UPPER FLOOR LEVEL.
14. ROOF TRUSSES SHALL BE PRE-ENGINEERED BY OTHERS AND SPACED AT 24" OC, TYP.
15. ATTACH ALL ROOF TRUSSES TO WALLS BELOW WITH SIMPSON H2.5 HURRICANE TIES.
16. ALIGN (2) STUDS MIN BELOW ENDS OF GIRDER TRUSSES UNO ON PLANS.
17. PROVIDE ATTIC ACCESS AND VENTILATION OPENINGS IN ROOF SHEATHING AT OVERFRAMED AREAS PER THE ARCHITECTURAL DWGS.



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



RUDOLF RESIDENCE
8253 W MERCER WAY
MERCER ISLAND, WA 98040

ROOF FRAMING PLAN

SHEET:
S2.4

DESIGN: JGG
DRAWN: ZOS
CHECK: GAG
JOB NO: 15227.10
DATE: 05/11/18



11/16/21

MARK	DATE	DESCRIPTION
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RUDOLF RESIDENCE
 8253 W MERCER WAY
 MERCER ISLAND, WA 98040

SCHEDULES

SHEET:
S3.1

CONCRETE PILE SCHEDULE					
MARK	PILE SIZE	PILE REINFORCING	TIES / SPIRALS	LAYOUT	PILE LATERAL CAPACITY
P1	16"Ø	(6) #6	#3 SPIRAL W/ 3" PITCH (3) TURNS AT TOP & BOT OF CAGE		5 KIPS

BEAM AND GIRDER SCHEDULE						
MARK	SIZE		BOTTOM	TOP	STIRRUPS	
	W	D			NO SIZE	SPACING FROM FACE OF SUPPORT
GB1	22	18	(4) #6	(4) #6	#3	(1) @ 2", BALANCE @ 7" OC

NOTE:
REFER TO DET 4 & 8/S4.1 FOR PLACEMENT OF REINF.

SHEAR WALL SCHEDULE								
TYPE	APA-RATED SHEATHING	MIN FRAMING AT ADJOINING PANEL EDGES (SEE NOTE 5)	SHEAR WALL NAILING AT PANEL EDGES	RIM JOIST OR BLOCK CONN TO TOP PLATE	SILL PLATE NAILING TO RIM/BLKG BELOW	SILL PLATE ANCHOR BOLT TO SLAB OR FOUNDATION	FOUNDATION SILL PLATE SIZE	SHEAR CAPACITY (PLF)
SW6	15/32" ONE SIDE	2x STUD AND BLKG	0.131"Ø x 2 1/2" @ 6" OC	LTP4 OR A35 @ 24" OC	0.131"Ø x 3 1/4" @ 6" OC	5/8"Ø AB @ 5'-0" OC	2x	242
SW4	15/32" ONE SIDE	2x STUD AND BLKG	0.131"Ø x 2 1/2" @ 4" OC	LTP4 OR A35 @ 20" OC	0.131"Ø x 3 1/4" @ 4" OC	5/8"Ø AB @ 4'-0" OC	2x	350
SW3	15/32" ONE SIDE	(2) 2x STUD AND 2x FLAT BLKG	0.131"Ø x 2 1/2" @ 3" OC	LTP4 OR A35 @ 15" OC	0.131"Ø x 3 1/4" @ 3" OC	5/8"Ø AB @ 3'-0" OC	2x	455
SW2	15/32" ONE SIDE	3x STUD AND 2x FLAT BLKG	0.131"Ø x 2 1/2" @ 2" OC	LTP4 OR A35 @ 12" OC	0.131"Ø x 3 1/4" @ 2.5" OC	5/8"Ø AB @ 2'-6" OC	2x	595
2SW4	15/32" BOTH SIDES	(2) 2x STUD AND BLKG	0.131"Ø x 2 1/2" @ 4" OC	LTP4 OR A35 @ 10" OC	0.131"Ø x 3 1/4" @ 2" OC	5/8"Ø AB @ 2'-0" OC	2x	706
2SW3	15/32" BOTH SIDES	(2) 2x STUD AND BLKG	0.131"Ø x 2 1/2" @ 3" OC	LTP4 OR A35 @ 7.5" OC	0.131"Ø x 3 1/4" @ 1.5" OC	5/8"Ø AB @ 1'-6" OC	2x	910
2SW2	15/32" BOTH SIDES	3x STUD AND BLKG	0.131"Ø x 2 1/2" @ 2" OC	LTP4 OR A35 @ 6" OC	0.131"Ø x 3 1/4" @ 1.5" OC	5/8"Ø AB @ 1'-0" OC	2x	1190

NOTES:
 1. REFER TO THE TYPICAL SHEAR WALL DETAIL.
 2. THE VALUES IN THIS TABLE ARE APPROPRIATE FOR HF GRADE STUDS AND HF GRADE PLATES & RIM/BLOCKING.
 3. NAILS AT ADJOINING PANEL EDGES SHALL BE STAGGERED EACH SIDE OF THE COMMON JOINT.
 4. WHERE PANELS ARE APPLIED ON BOTH FACES OF A WALL, PANEL JOINTS SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS, OR FRAMING SHALL BE 3x AT ADJOINING PANEL EDGES AND NAILS SHALL BE STAGGERED.
 5. WHERE TABLE SPECIFIES (2) 2x FRAMING, CONNECT (2) 2x STUDS AND BLOCKING AS FOLLOWS: SW3 = (2) 0.131"Ø @ 3.5" OC, 2SW4 = 0.131"Ø @ 2.5" OC, 2SW3 = (2) 0.131"Ø @ 1.5" OC.
 6. NOTE THAT 3x FRAMING MAY BE USED IN LIEU OF (2) 2x FRAMING SPECIFIED IN TABLE.
 7. INTERMEDIATE FRAMING TO BE WITH 2x MINIMUM MEMBERS. FIELD NAILING 12" OC MAXIMUM.
 8. AT ALL 5/8"Ø SILL PLATE ANCHOR BOLTS, INSTALL 1/4" x 3" x 3" PLATE WASHERS. EDGE OF PLATE WASHER SHALL BE WITHIN 1/2" OF SHEATHED EDGE. FOR DOUBLE SIDED SHEAR WALLS, USE WIDER PLATE WASHERS AS REQUIRED TO MEET THIS REQUIREMENT.
 9. PROVIDE A MINIMUM OF 7" EMBEDMENT FOR AB INTO FOUNDATION OR STEM WALL.
 10. 7/16" SHEATHING MAY BE USED IN PLACE OF 15/32" SHEATHING PROVIDED ALL STUDS ARE SPACED 16" OC OR PANELS ARE APPLIED WITH LONG DIMENSION ACROSS STUDS.

HOLDOWN SCHEDULE					
MARK	TYPE	MIN CHORD SIZE	STUD NAILS OR BOLTS	ANCHOR BOLT (SEE NOTE 4)	CAPACITY (LB)
1	MST48	(2) 2x	(17) 16d EA END	-	3,640
2	MST72	(2) 2x	(31) 16d EA END	-	6,475
3	HDU8	4x DF#2	(20) SDS 1/4" x 2 1/2" SCREWS	7/8"Ø	6,970
4	HDU11	6x DF#2	(30) SDS 1/4" x 2 1/2" SCREWS	1"Ø	9,535
5	HDU14	6x DF#2	(36) SDS 1/4" x 2 1/2" SCREWS	1"Ø	14,445

NOTES:
 1. REFER TO THE LATEST SIMPSON STRONG-TIE CATALOG FOR ADDITIONAL INSTALLATION REQUIREMENTS.
 2. REFER TO DETAIL 7/SS.2 FOR INSTALLATION OF MST FLOOR TO FLOOR STRAPS. REFER TO DETAILS 8 & 9/SS.2 FOR CONNECTION OF STRAP TO BEAM BELOW.
 3. INSTALL HD HOLDOWNS AT FOUNDATION WALLS OR THICKENED SLAB FOOTINGS PER DETAIL 4/S4.2.
 4. AT ALL HOLDOWN CHORDS, PROVIDE PANEL EDGE NAILING PER SHEAR WALL SCHED.

JOIST SCHEDULE			
MARK	JOIST	SPACING	REMARKS
DJ1	2x12 HF#2	16" OC	SEE NOTE 2 & 3
DJ2	1 1/2" x 16" LSL	16" OC	SEE NOTE 1 & 2
-	-	-	-

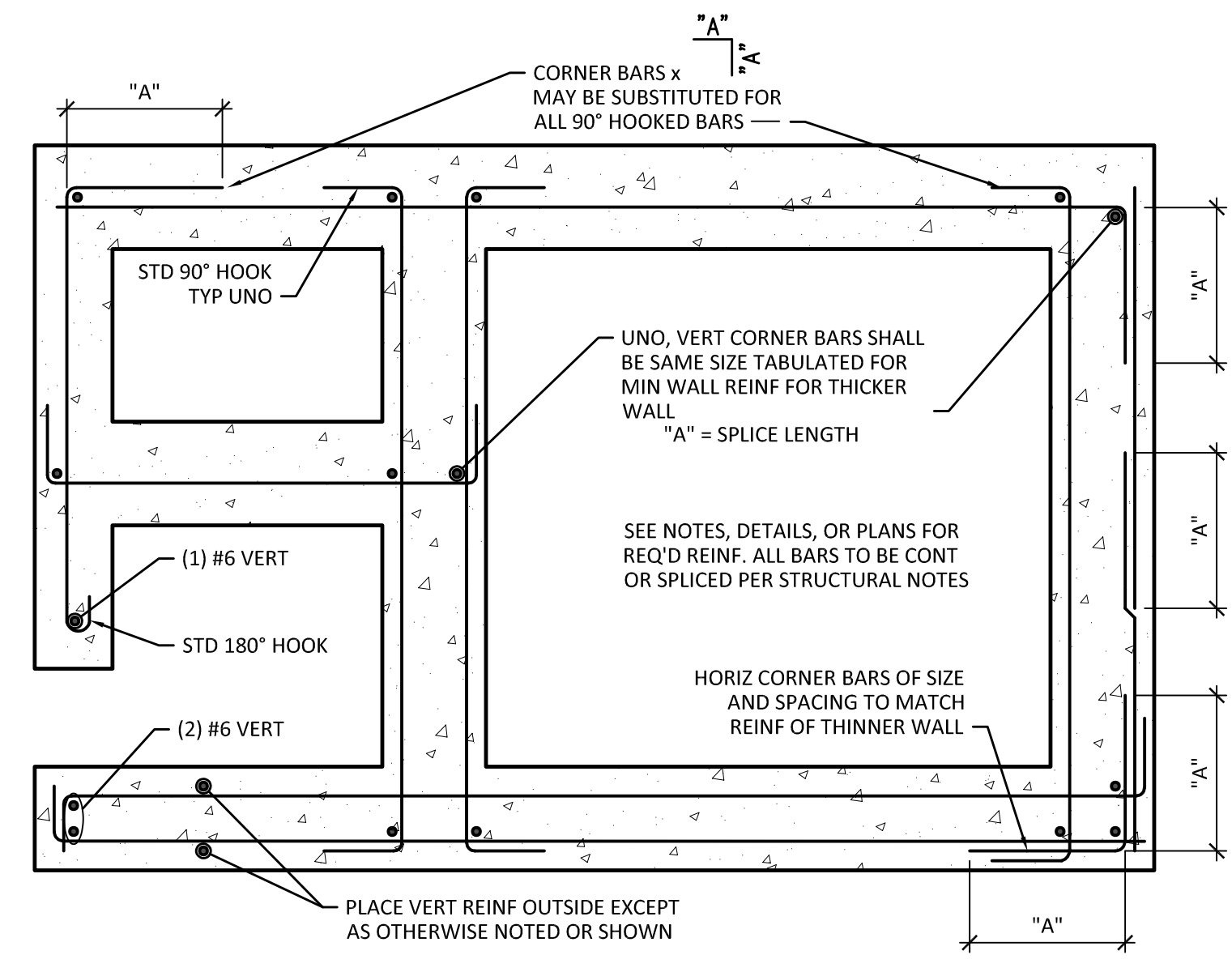
NOTES:
 1. FOR JOIST HANGERS REFER TO THE LATEST SIMPSON STRONG-TIE CATALOG FOR ALL INSTALLATION REQUIREMENTS.
 2. SOLID SAWN DECK JOISTS SHALL HANGER OFF THE WALL RIM USING LU SERIES FACE MOUNT HANGERS.
 3. ALL LUMBER EXPOSED TO WEATHER SHALL BE PRESSURE TREATED PER STRUCTURAL NOTES.



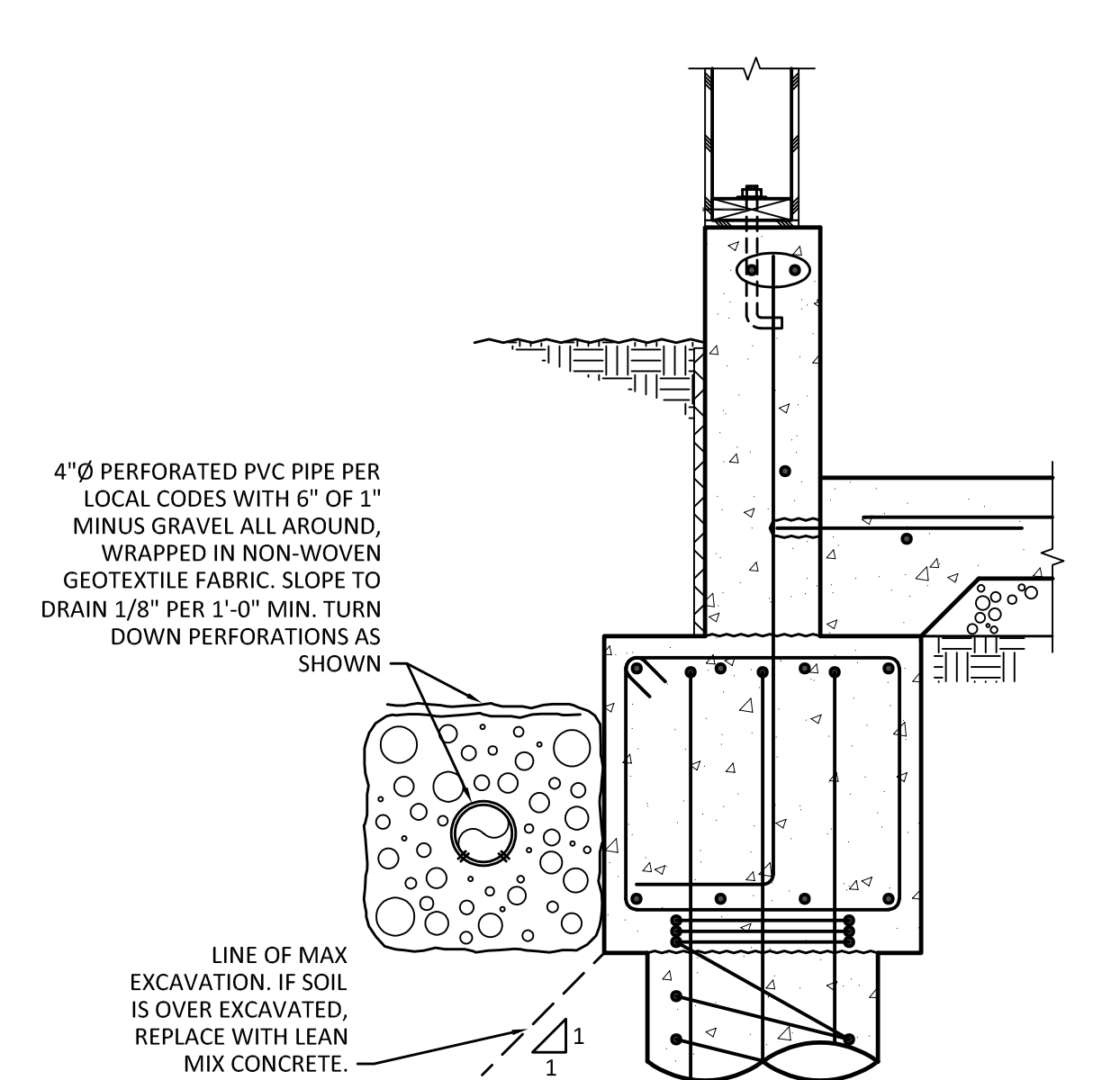


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	01/18/19	COMMENT RESPONSE
	11/02/21	CONSTRUCTION REVISIONS
	11/16/21	CONSTRUCTION REVISIONS

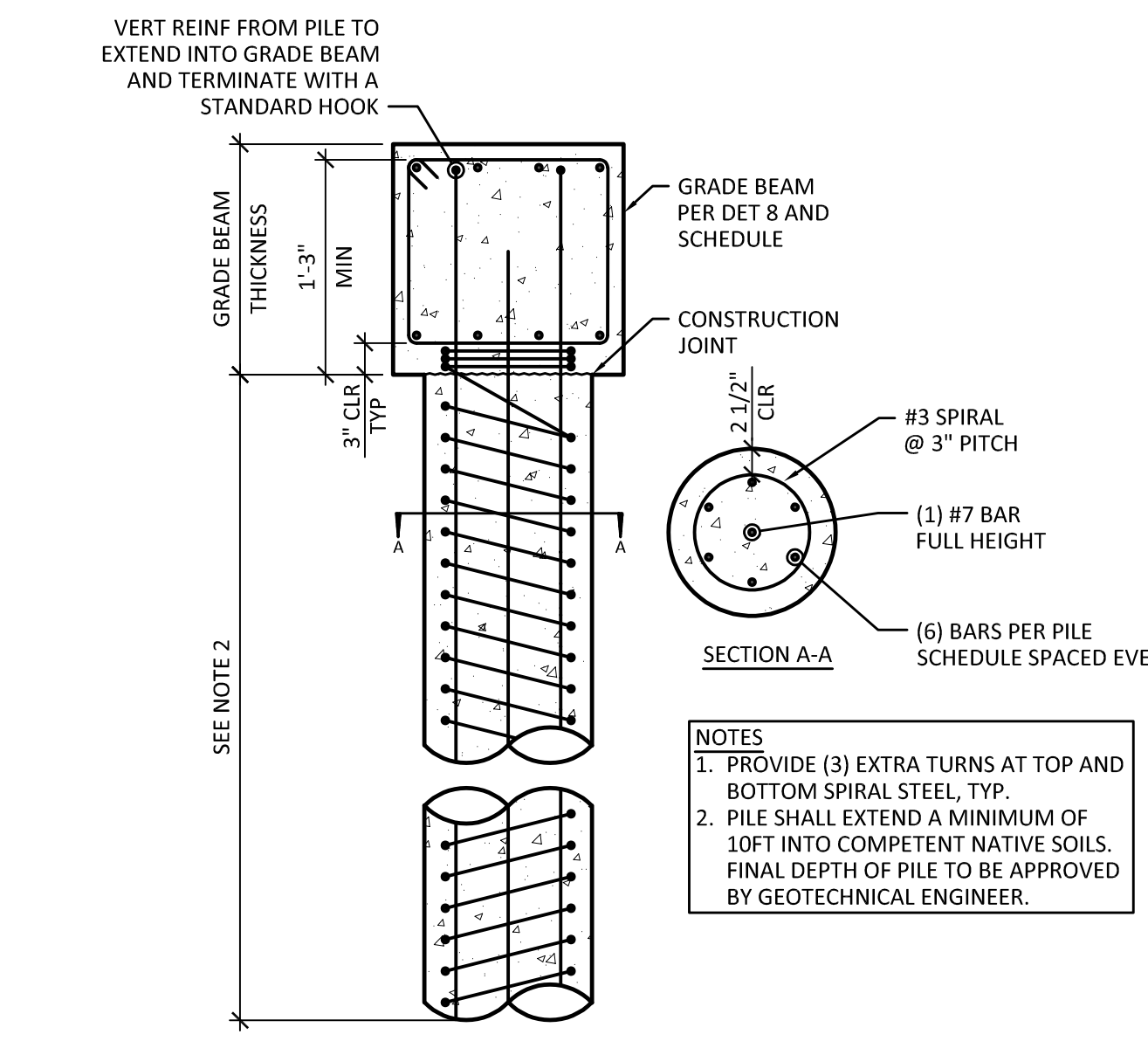
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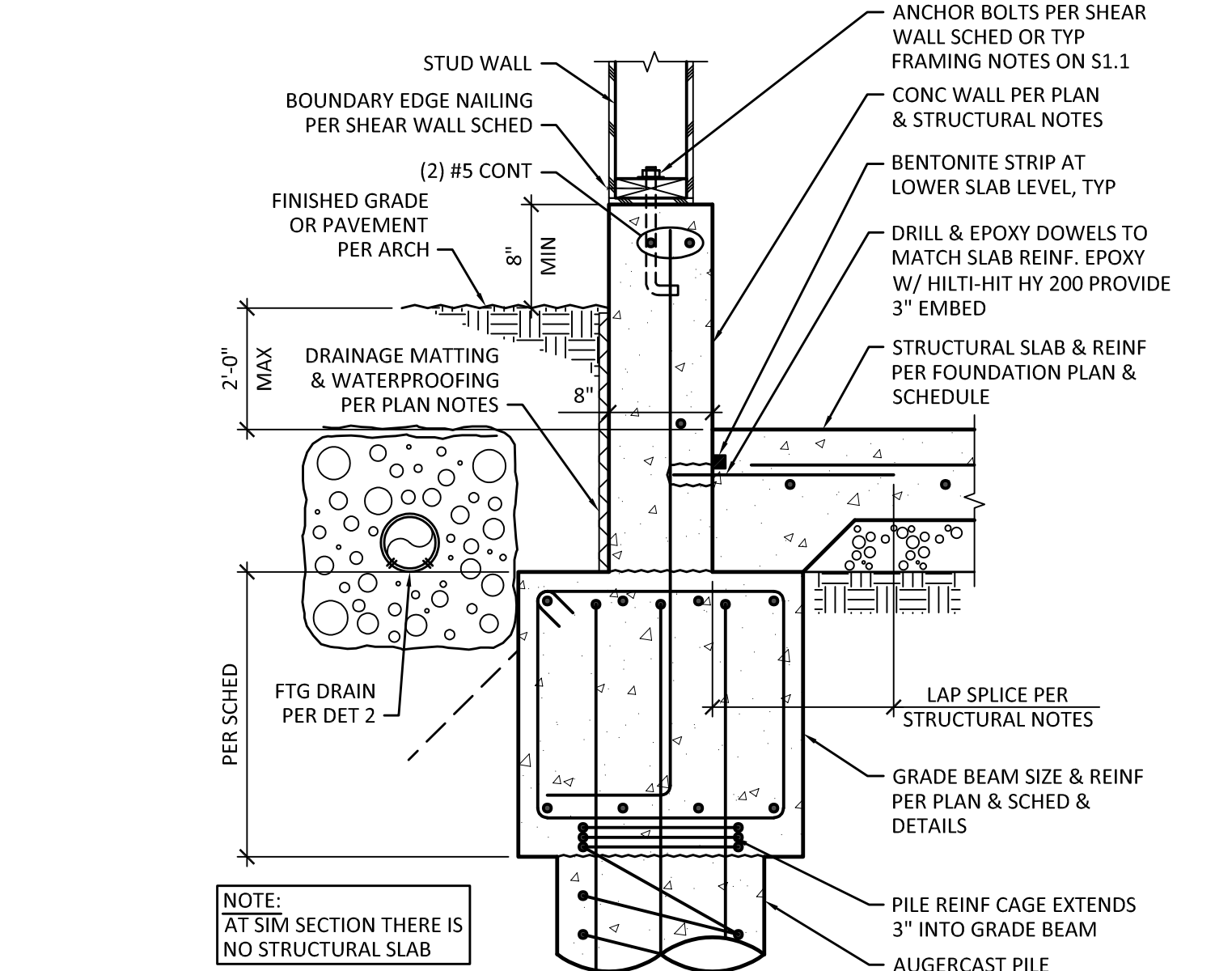
1 TYPICAL CONCRETE WALL REINFORCING DETAIL
 SCALE: NTS



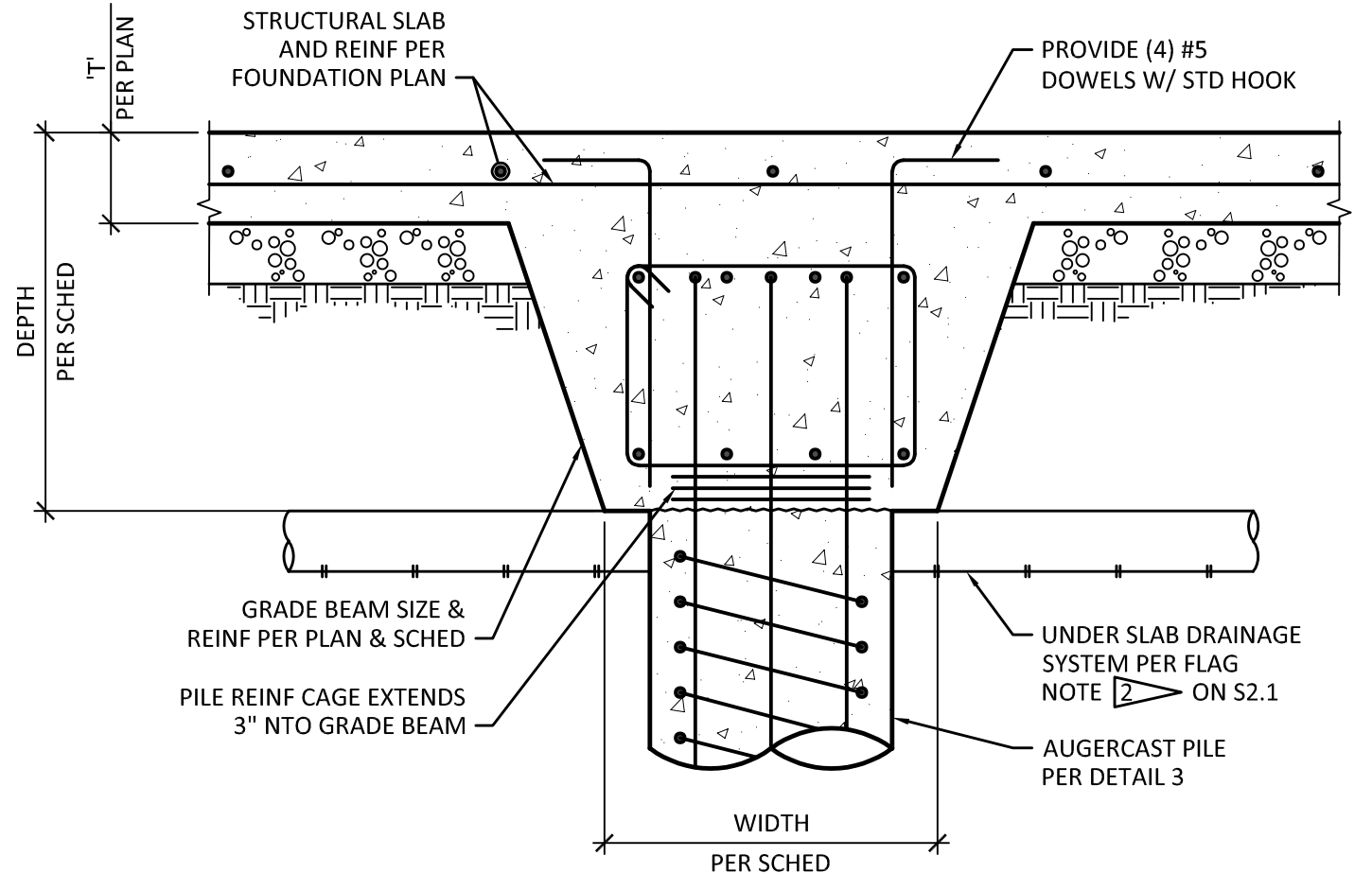
2 TYPICAL FOOTING DRAIN
 SCALE: 1" = 1'-0"



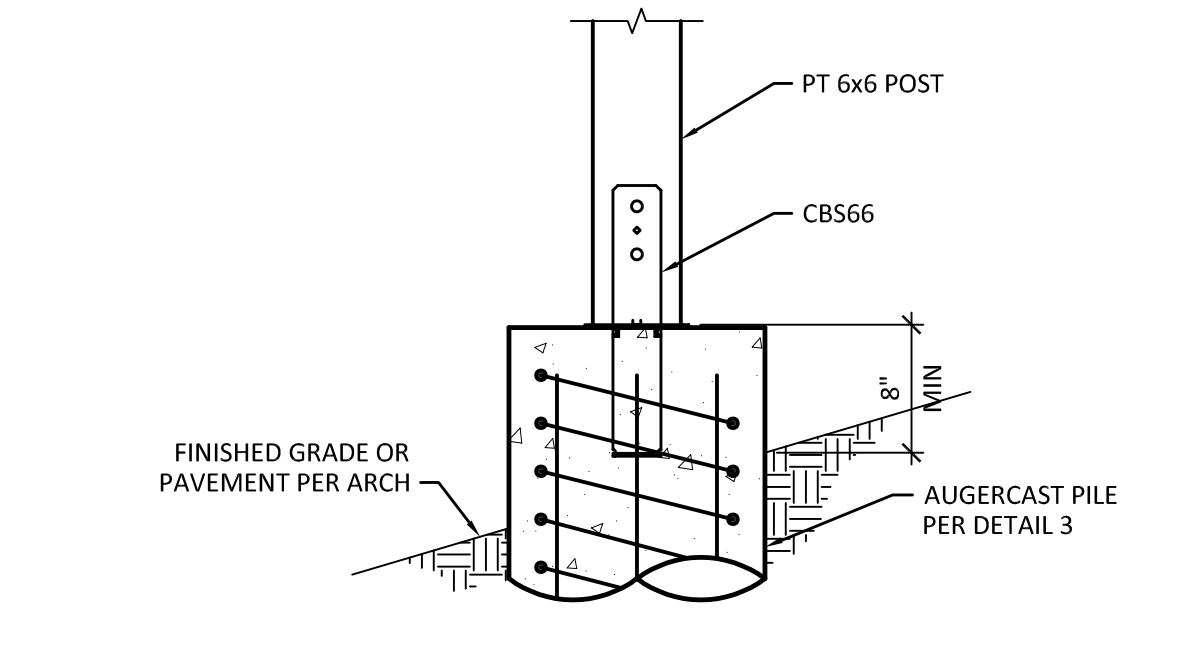
3 PILE ELEVATION
 SCALE: 3/4" = 1'-0"



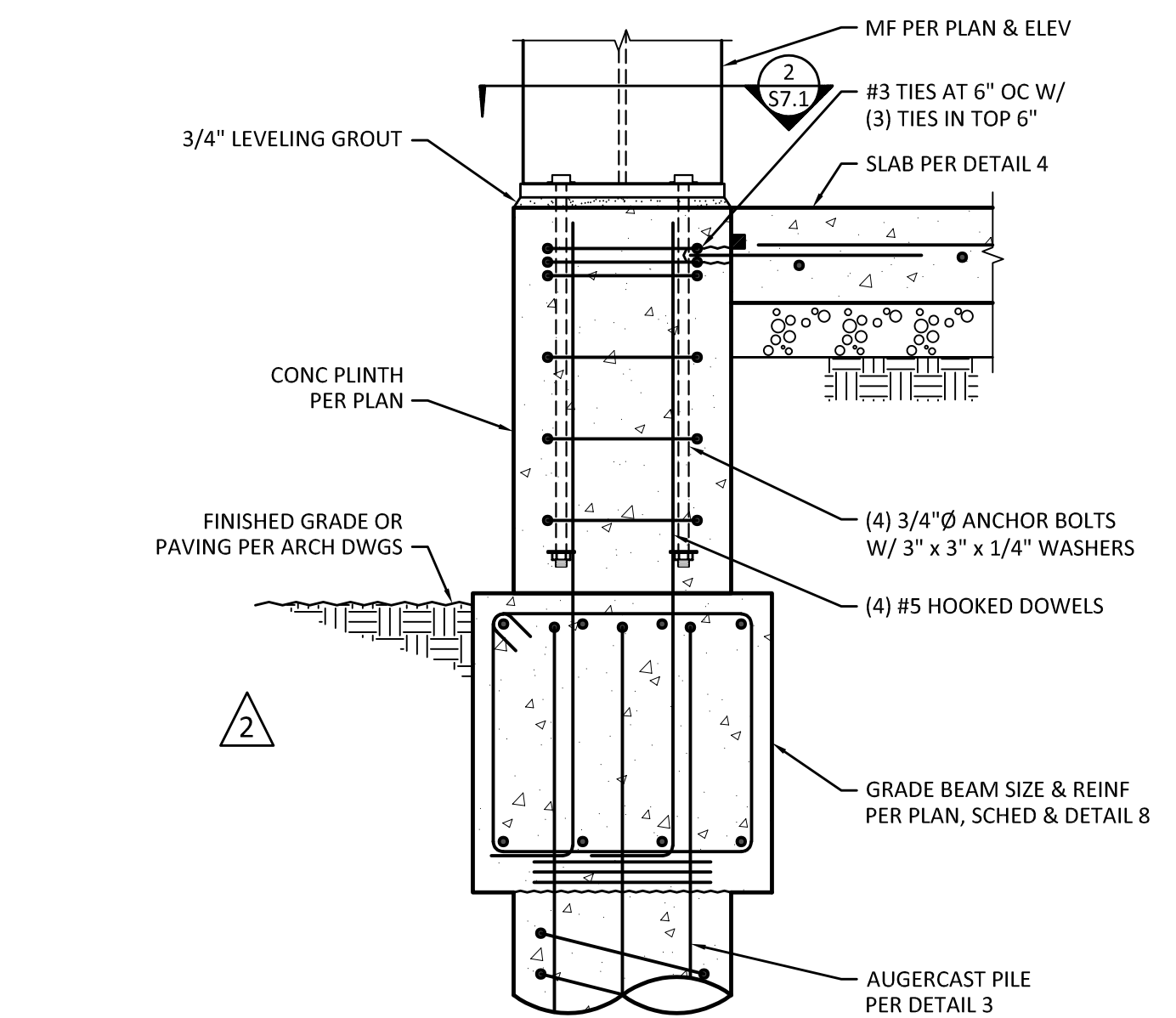
4 SECTION
 SCALE: 1" = 1'-0"



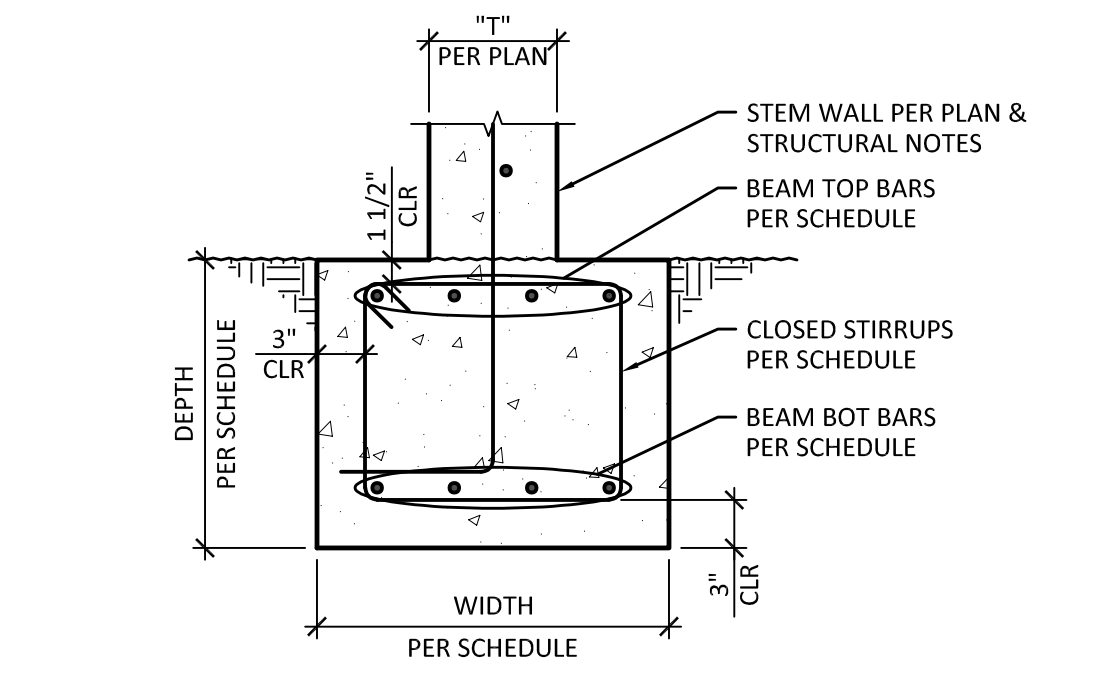
5 SECTION
 SCALE: 1" = 1'-0"



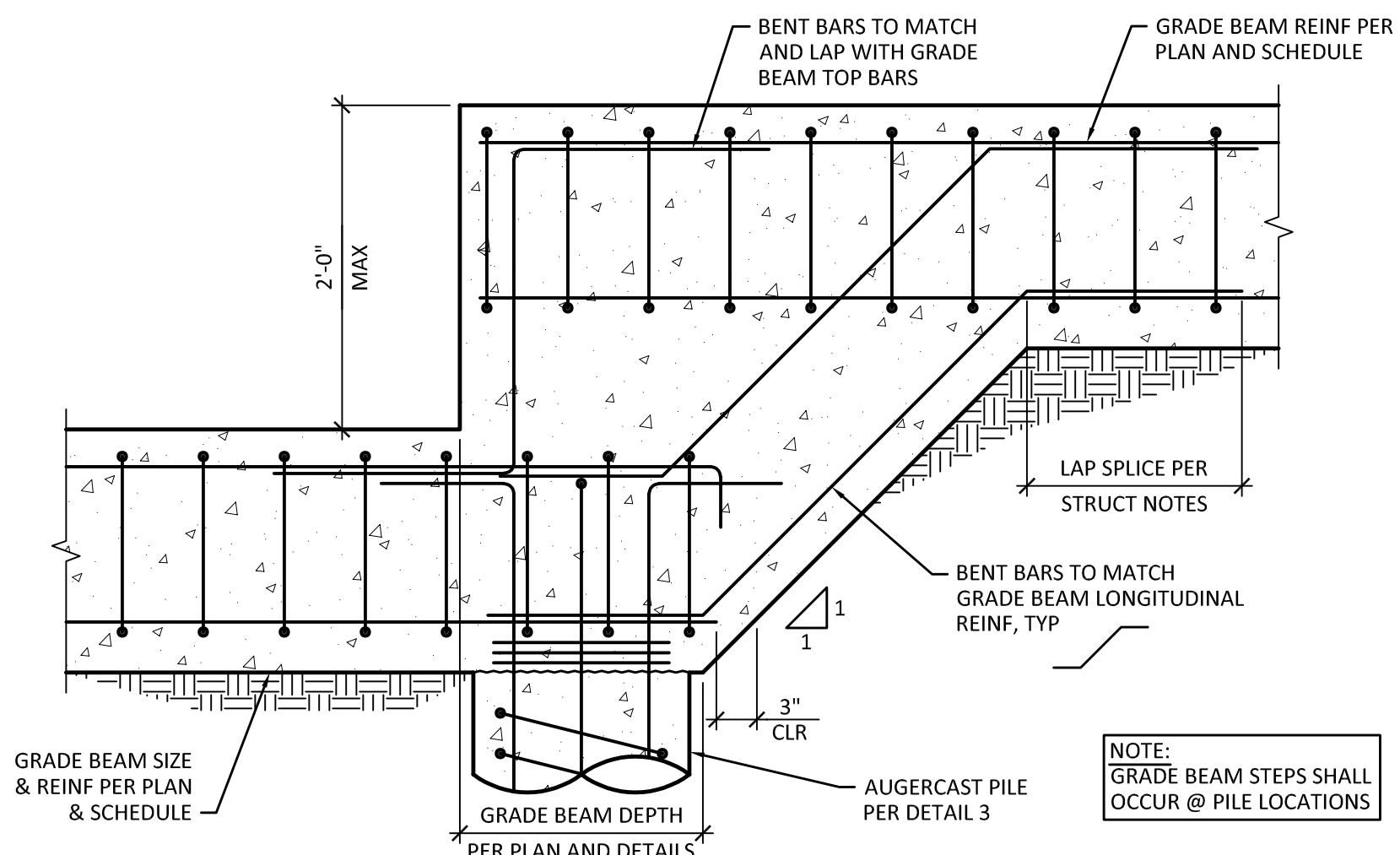
6 SECTION
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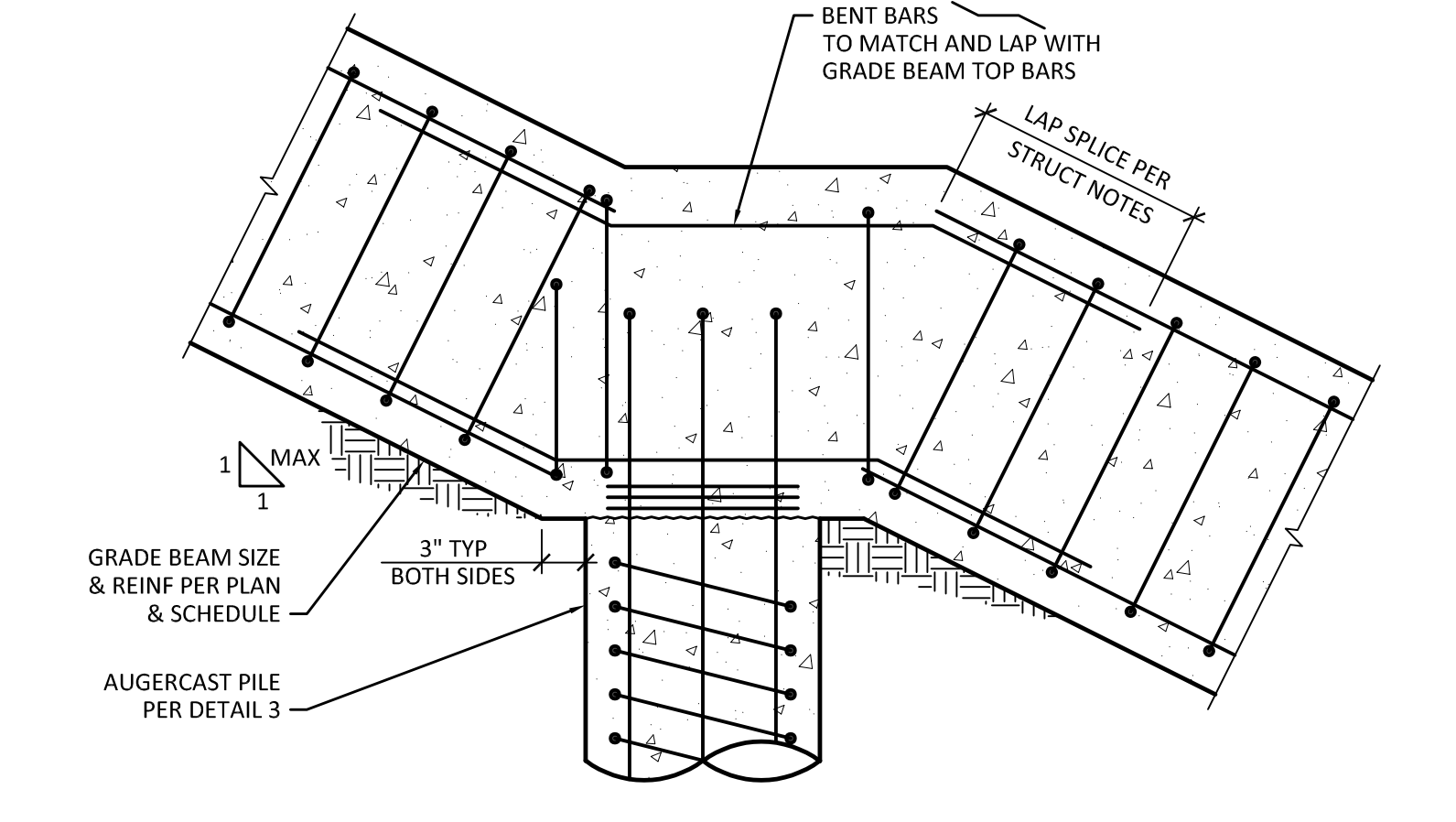
7 SECTION
 SCALE: 1" = 1'-0"



8 TYPICAL CONCRETE BEAM SECTION
 SCALE: 1" = 1'-0"



9 TYPICAL STEPPED GRADE BEAM SECTION
 SCALE: 1" = 1'-0"

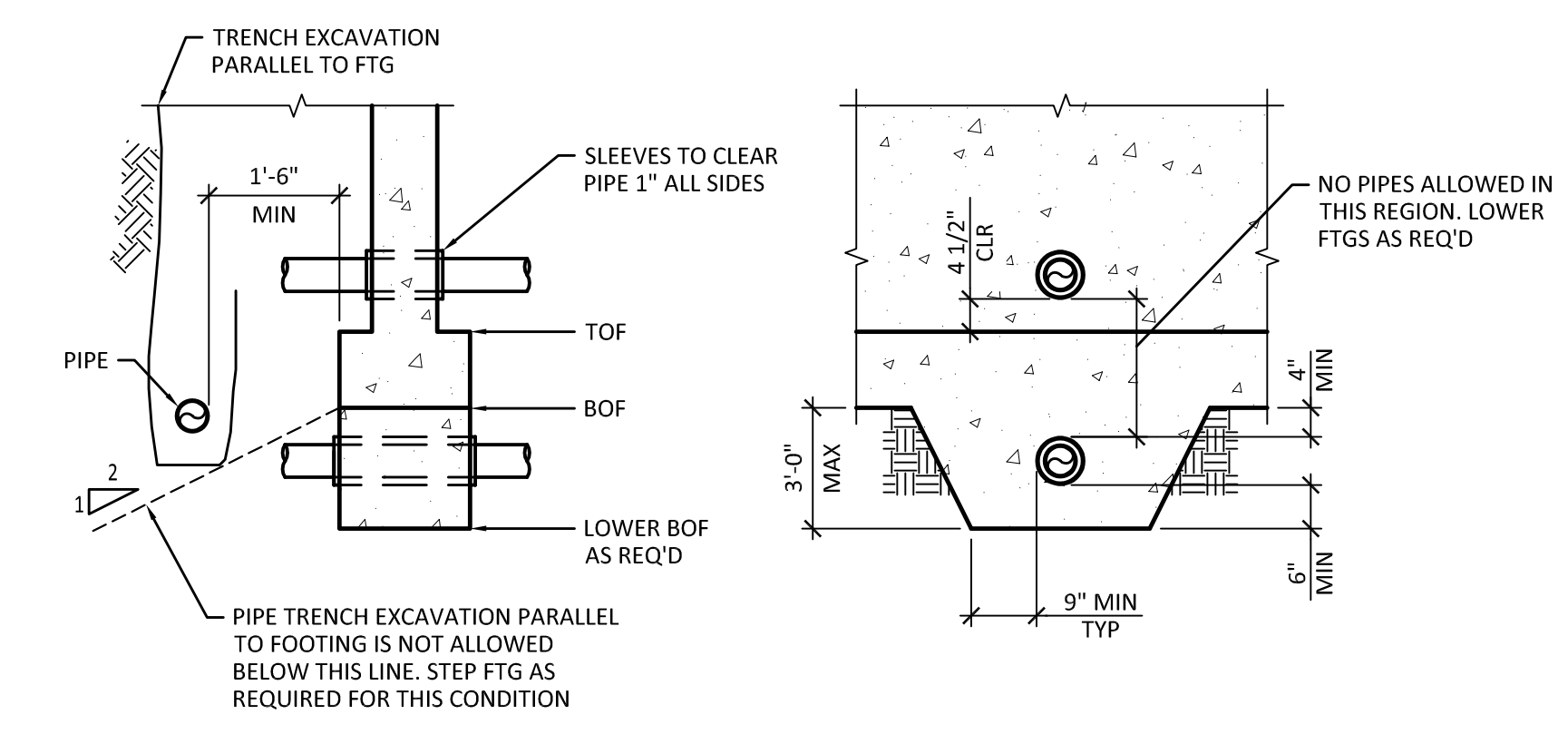
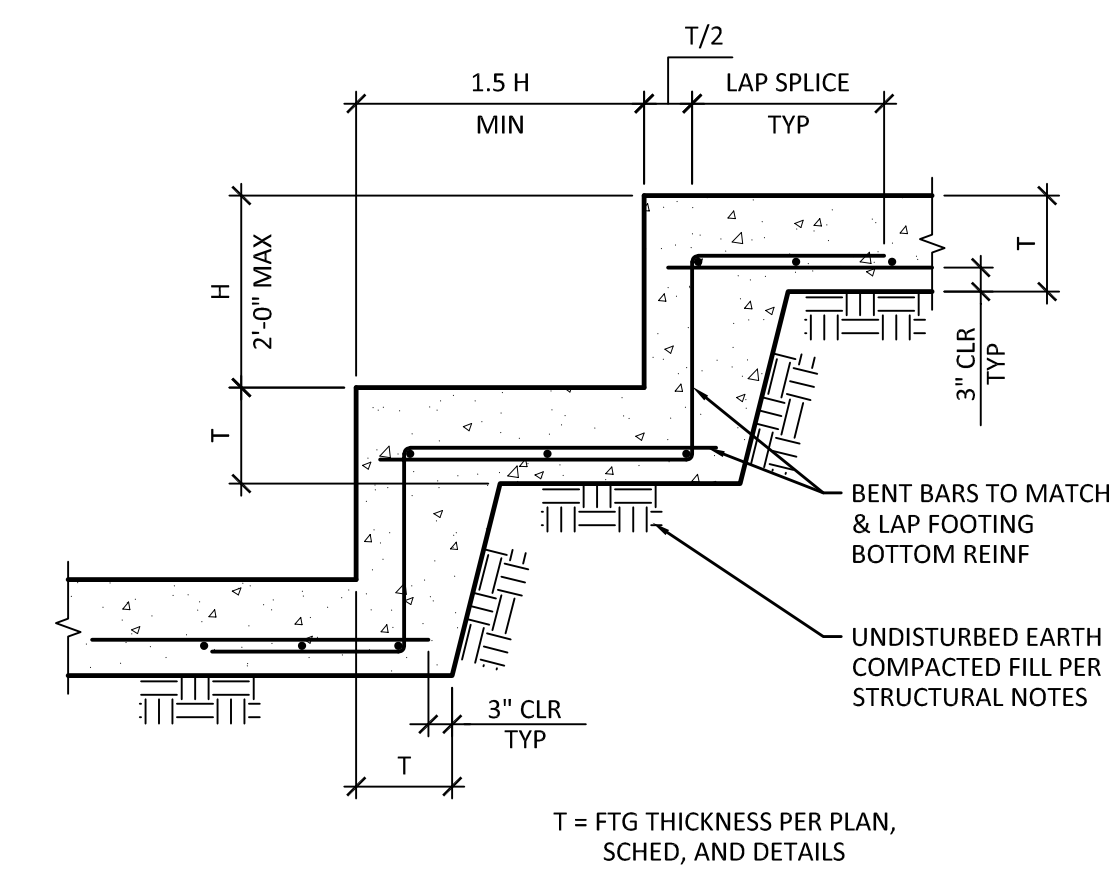
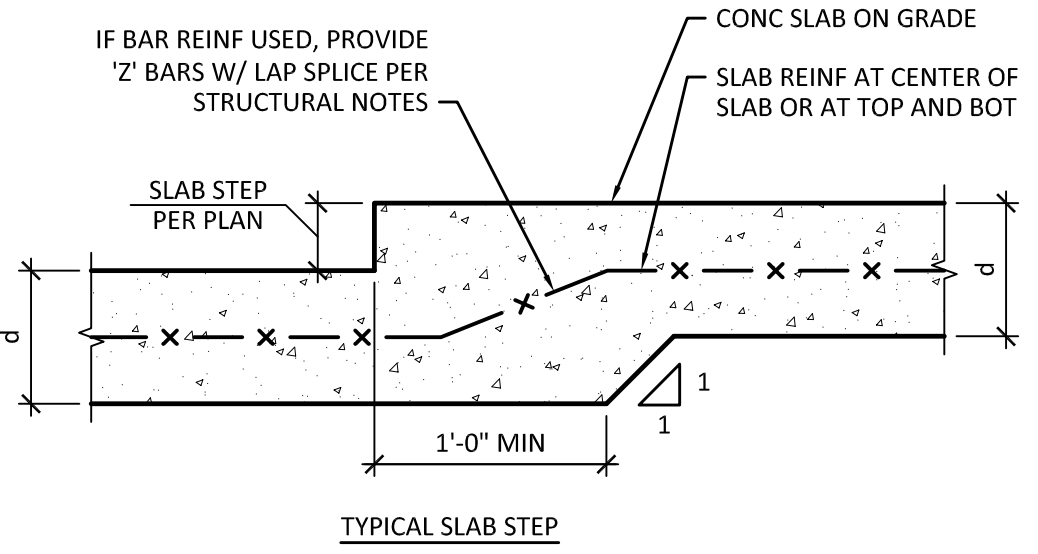
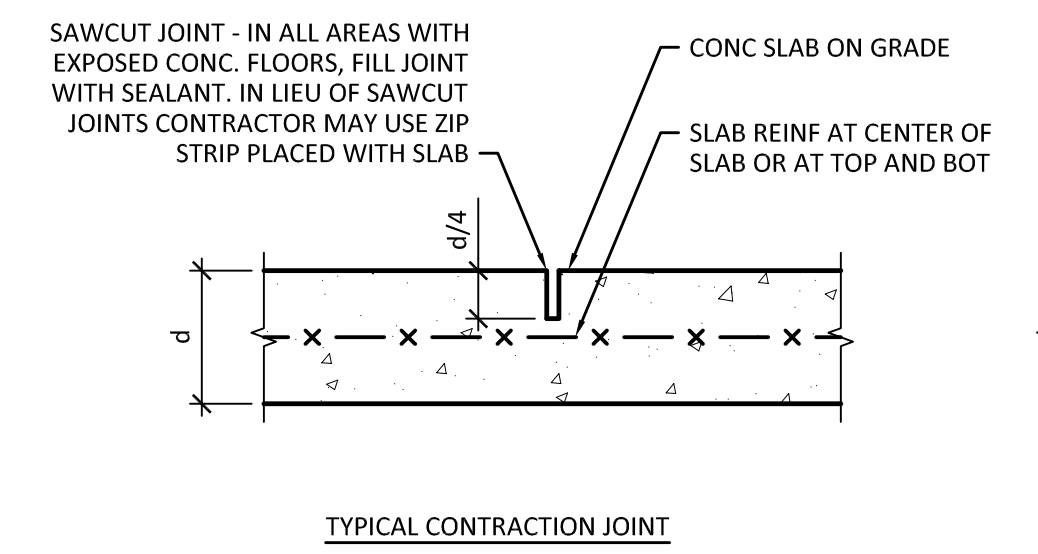
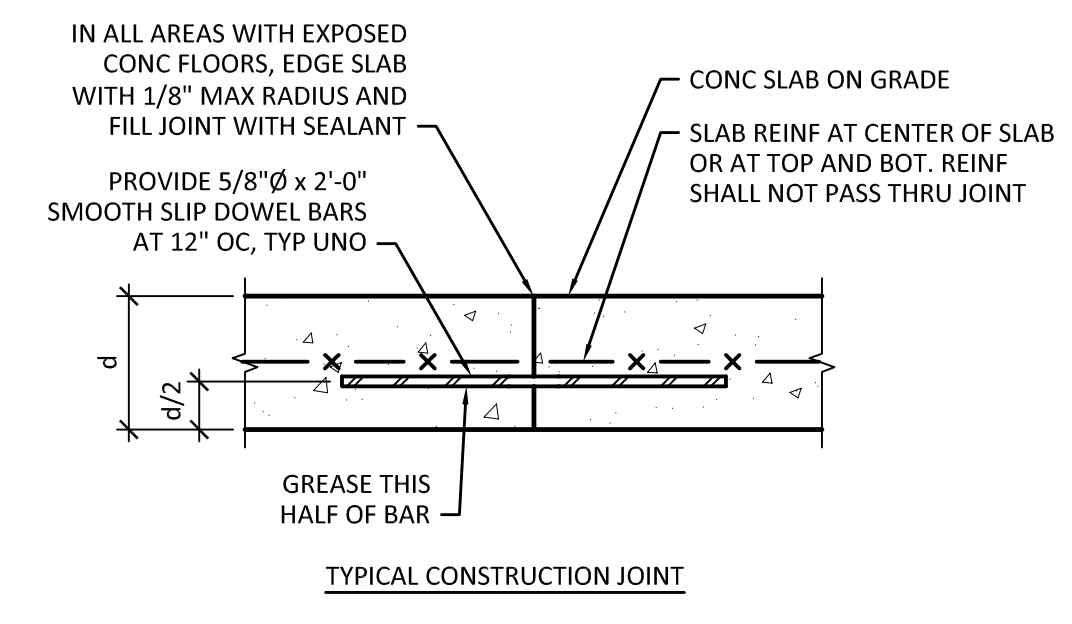


10 TYPICAL SLOPE GRADE BEAM SECTION
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RUDOLF RESIDENCE
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 MERCER ISLAND, WA 98040

FOUNDATION DETAILS

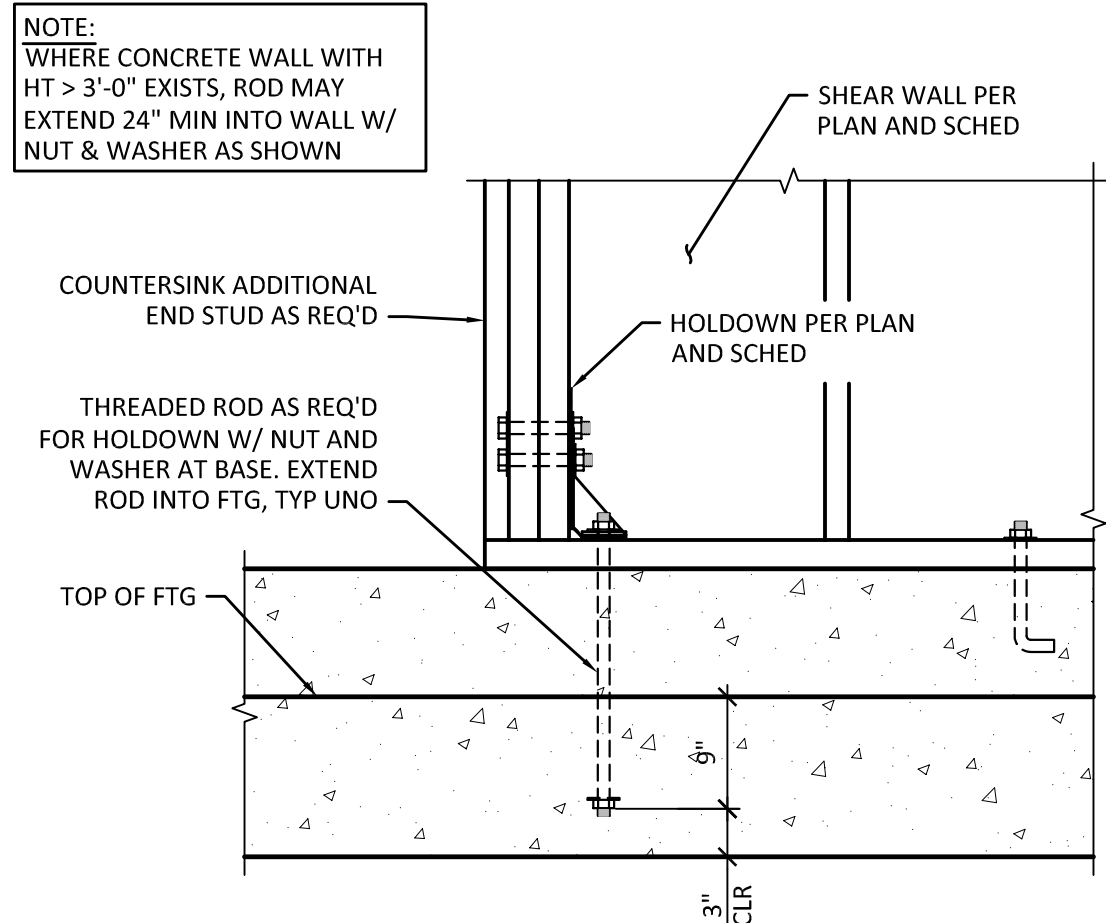
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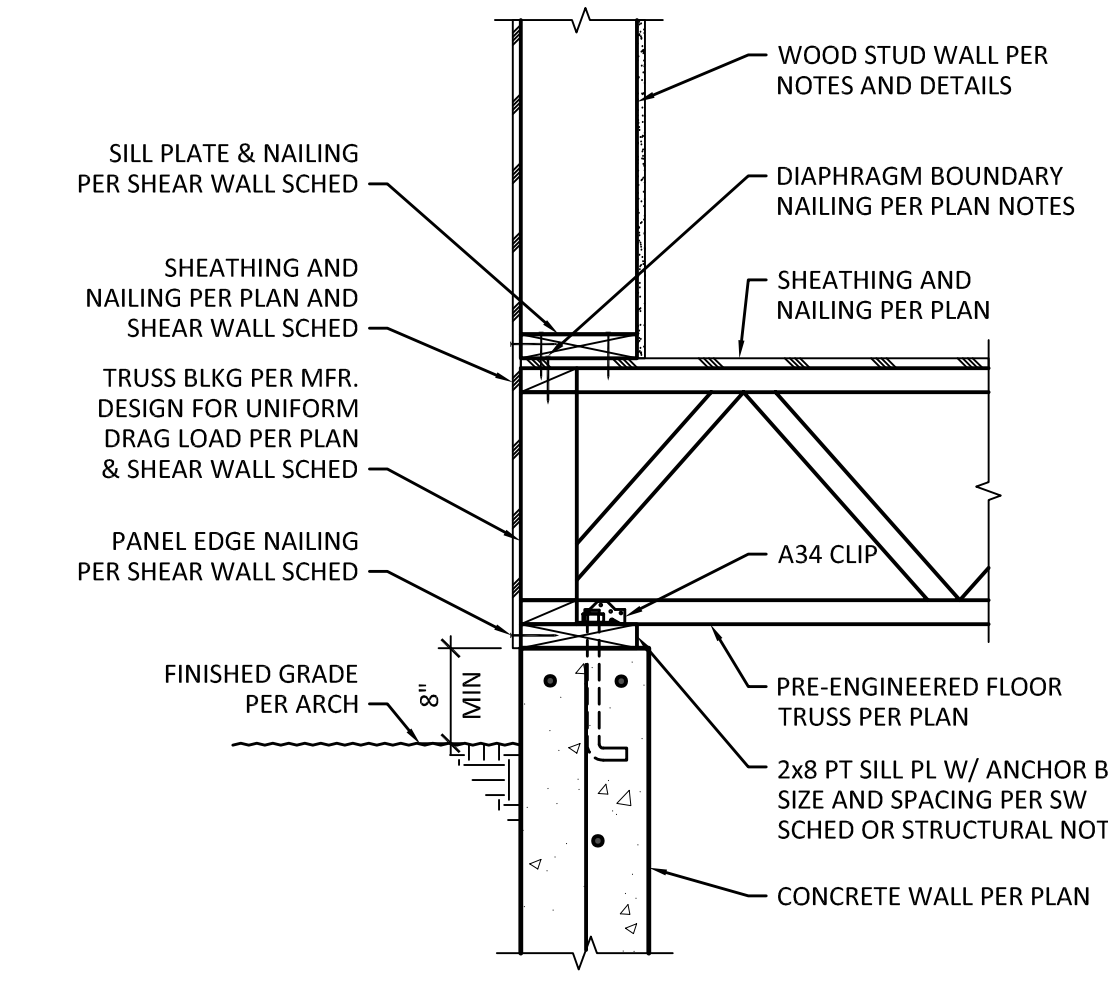
1 TYPICAL SLAB ON GRADE DETAILS
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2 TYPICAL STEPPED WALL FOOTING
 SCALE: 1/2" = 1'-0"

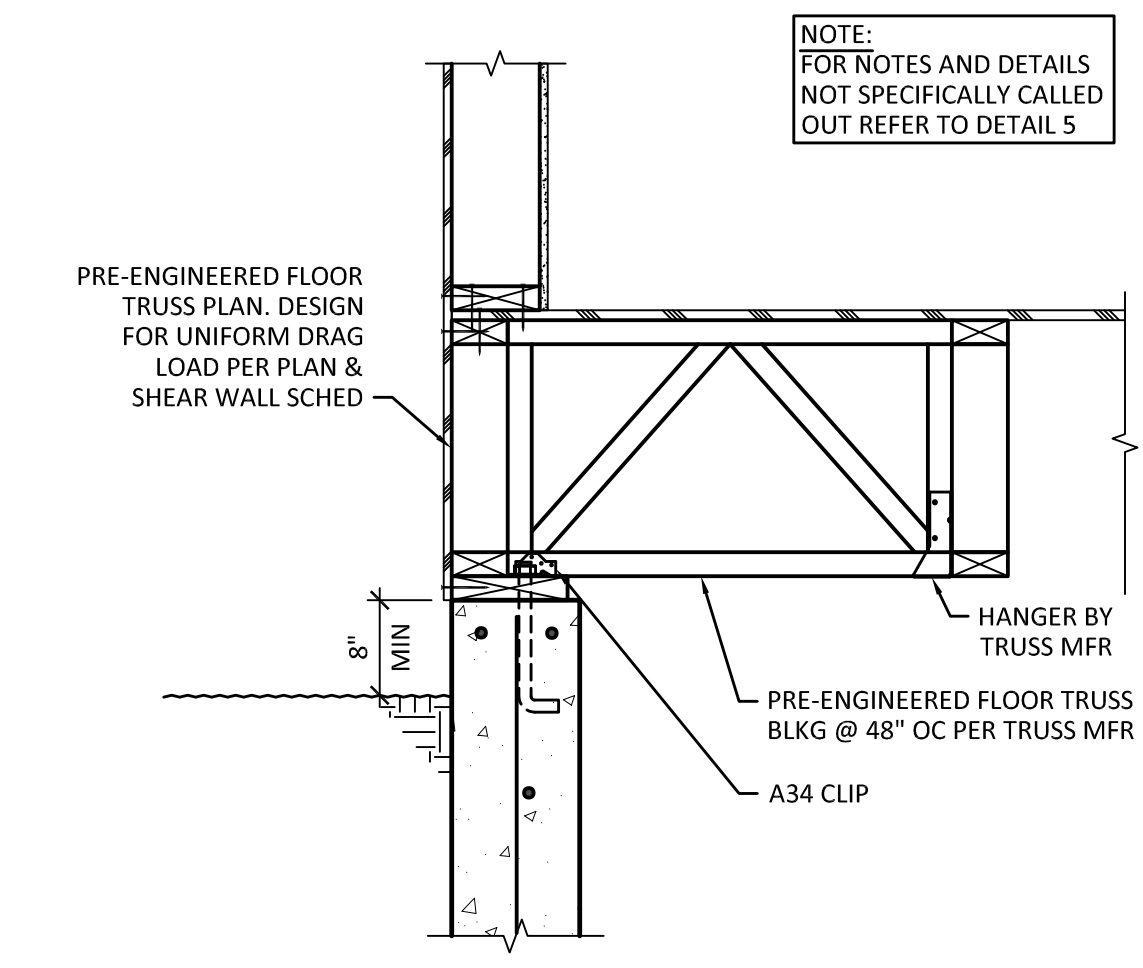
3 TYPICAL PIPE PENETRATION AT WALLS AND FOOTINGS
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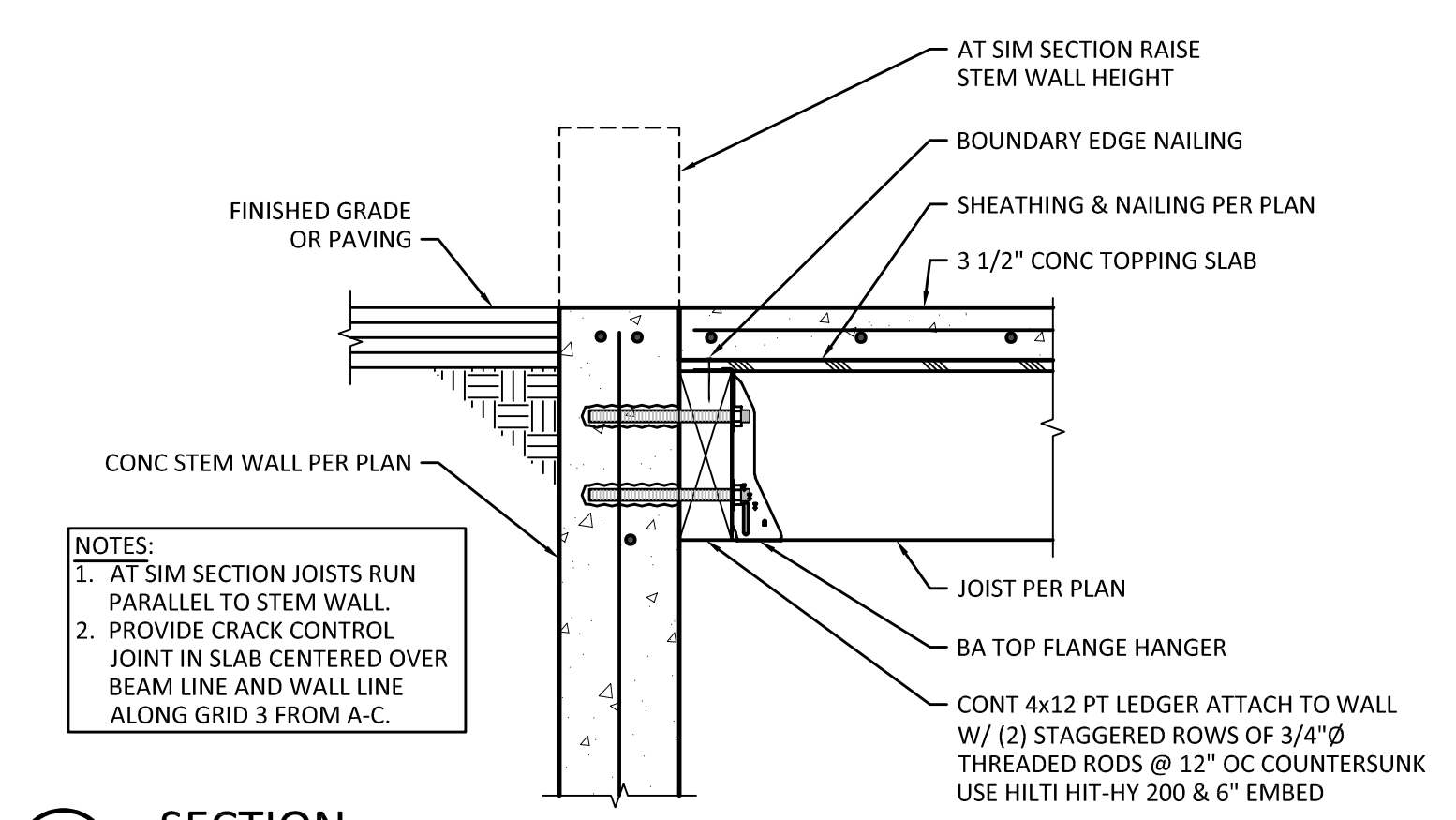
4 HOLDOWN DETAIL
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5 SECTION
 SCALE: 1" = 1'-0"



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



7 SECTION
 SCALE: 1/2" = 1'-0"

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 8253 W MERCER WAY
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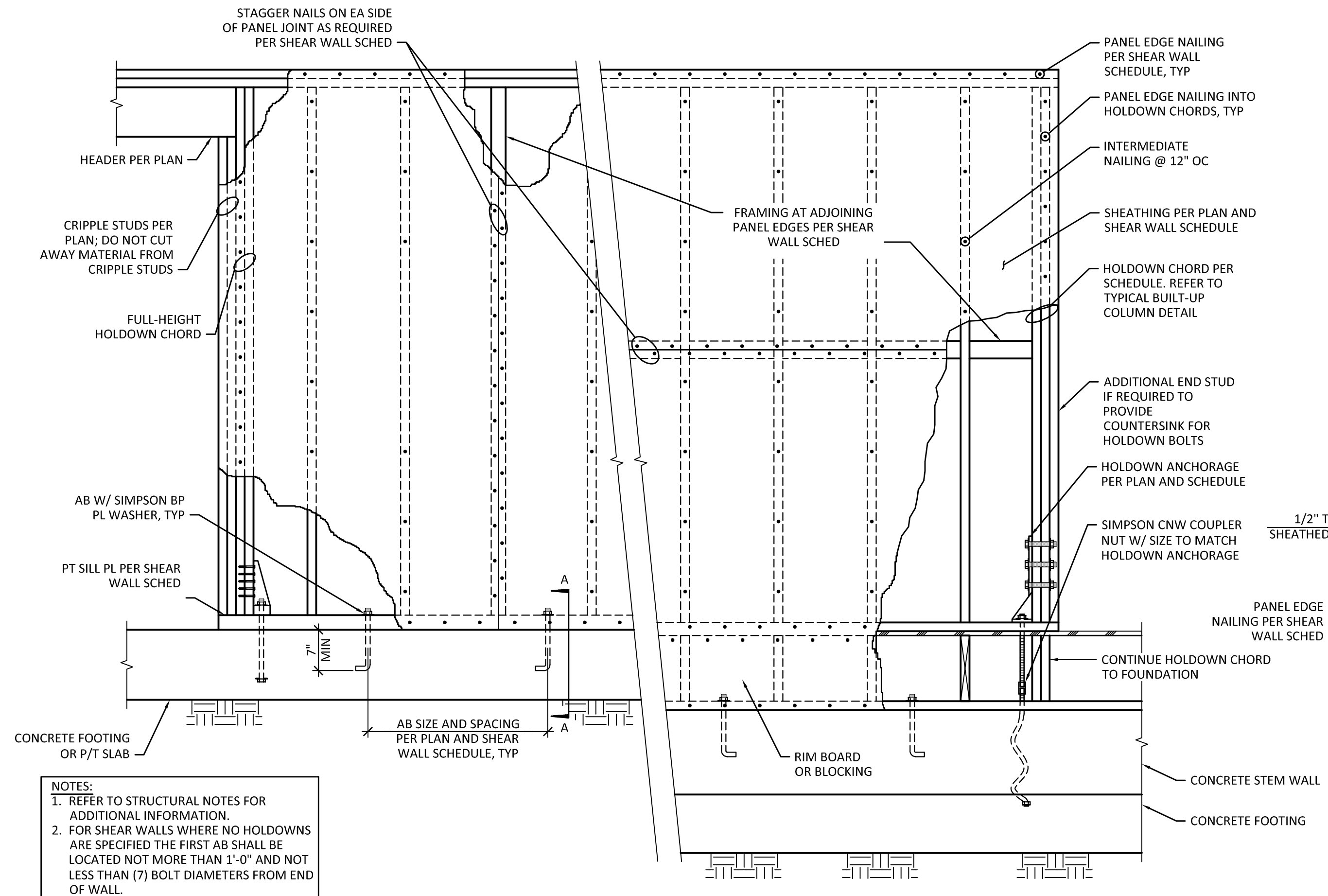
FOUNDATION DETAILS

SHEET:
S4.2

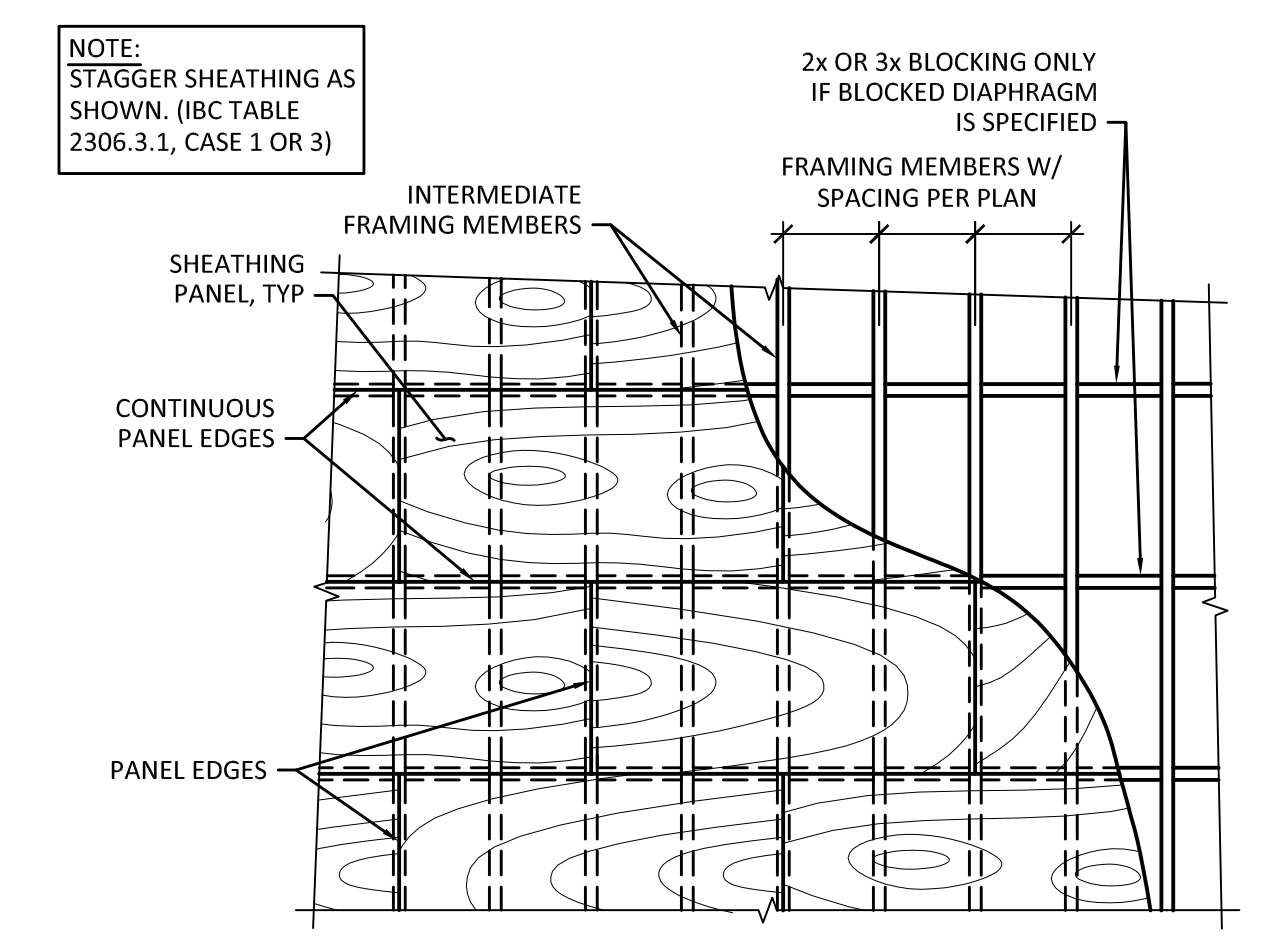


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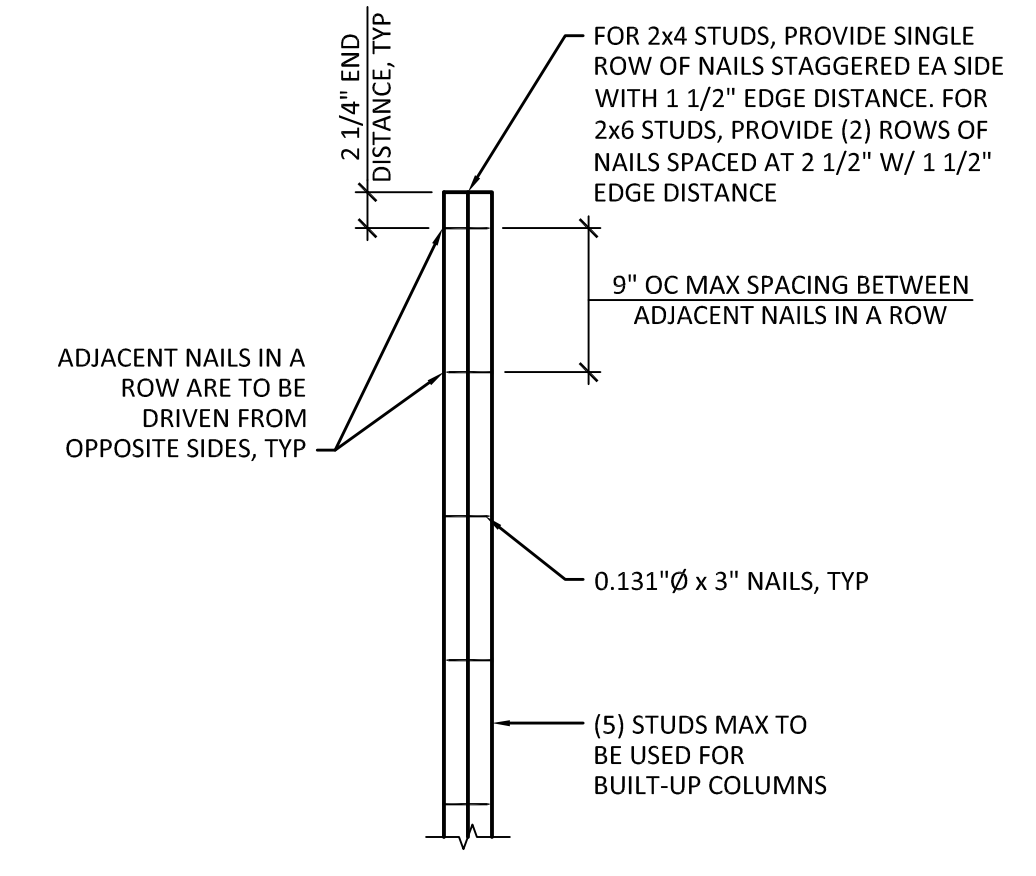
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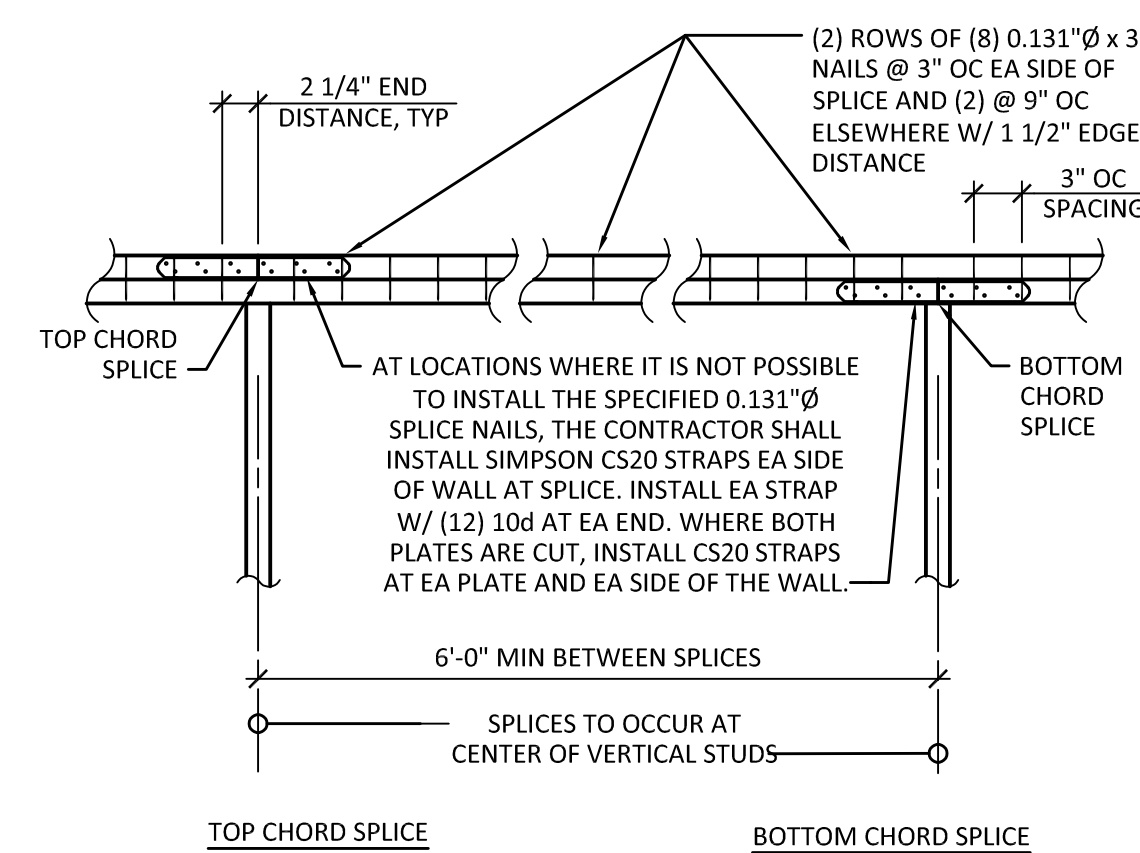
1 TYPICAL SHEAR WALL DETAIL
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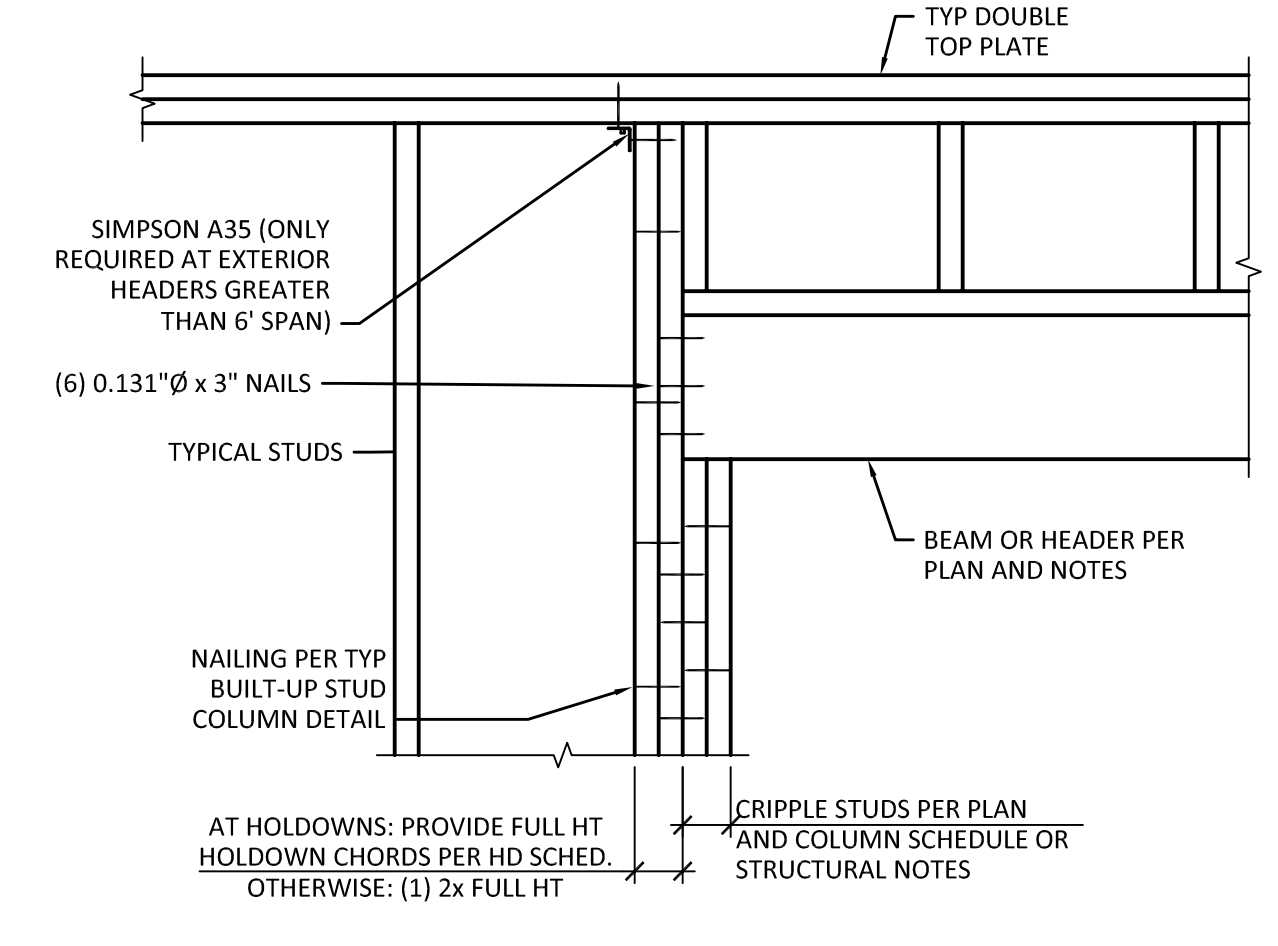
2 TYPICAL FLOOR/ ROOF SHEATHING DETAIL
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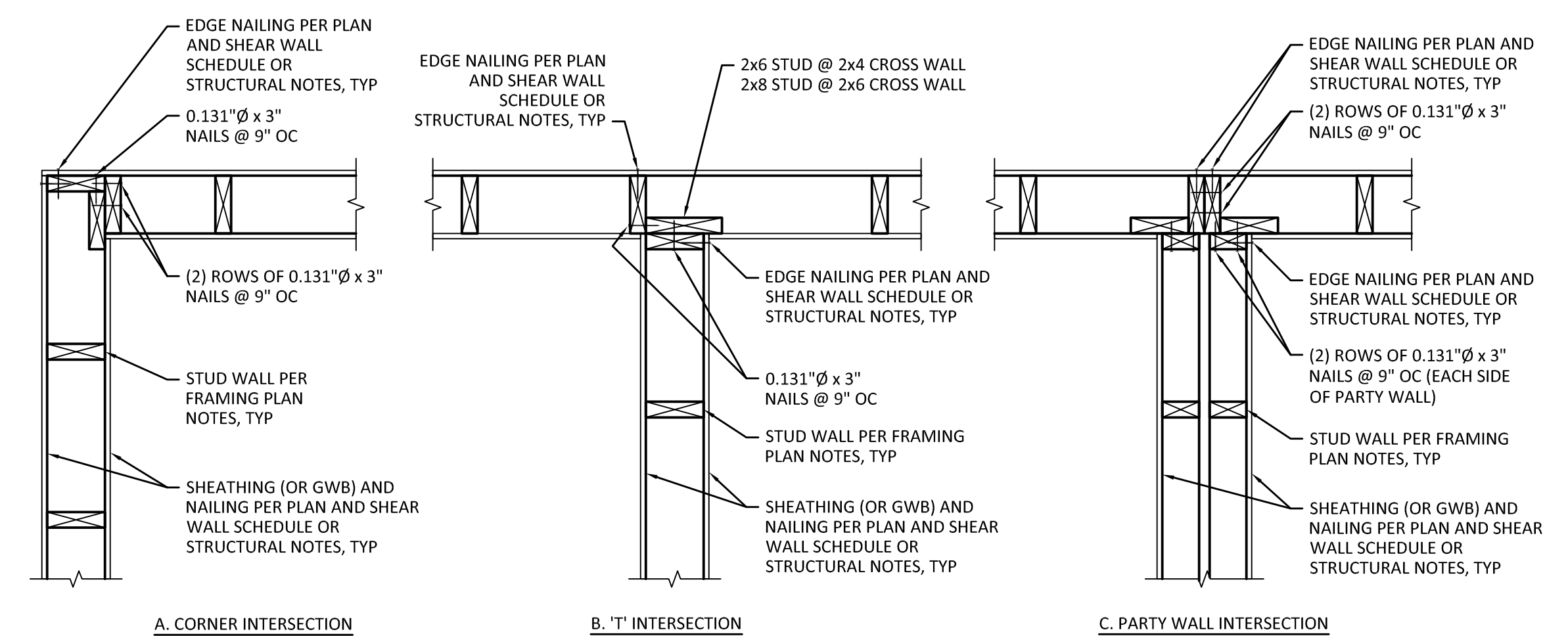
3 TYPICAL BUILT-UP STUD COLUMN DETAIL
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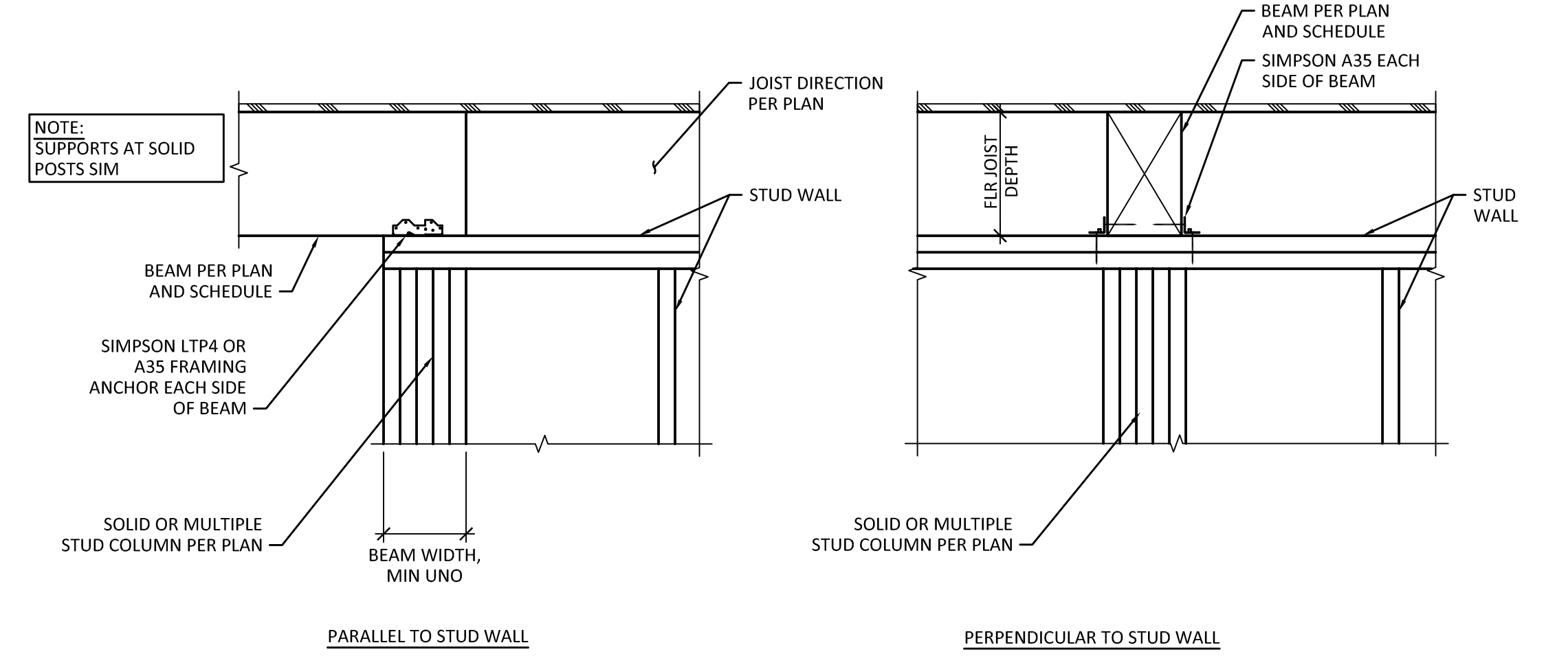
4 TYPICAL TOP PLATE SPLICE DETAIL
 SCALE: 1" = 1'-0"



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



6 TYPICAL WALL INTERSECTION DETAIL
 SCALE: 1" = 1'-0"



7 TYPICAL FLUSH BEAM SUPPORT DETAILS
 SCALE: 1" = 1'-0"

RUDOLF RESIDENCE
 8253 W MERCER WAY
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WOOD FRAMING DETAILS



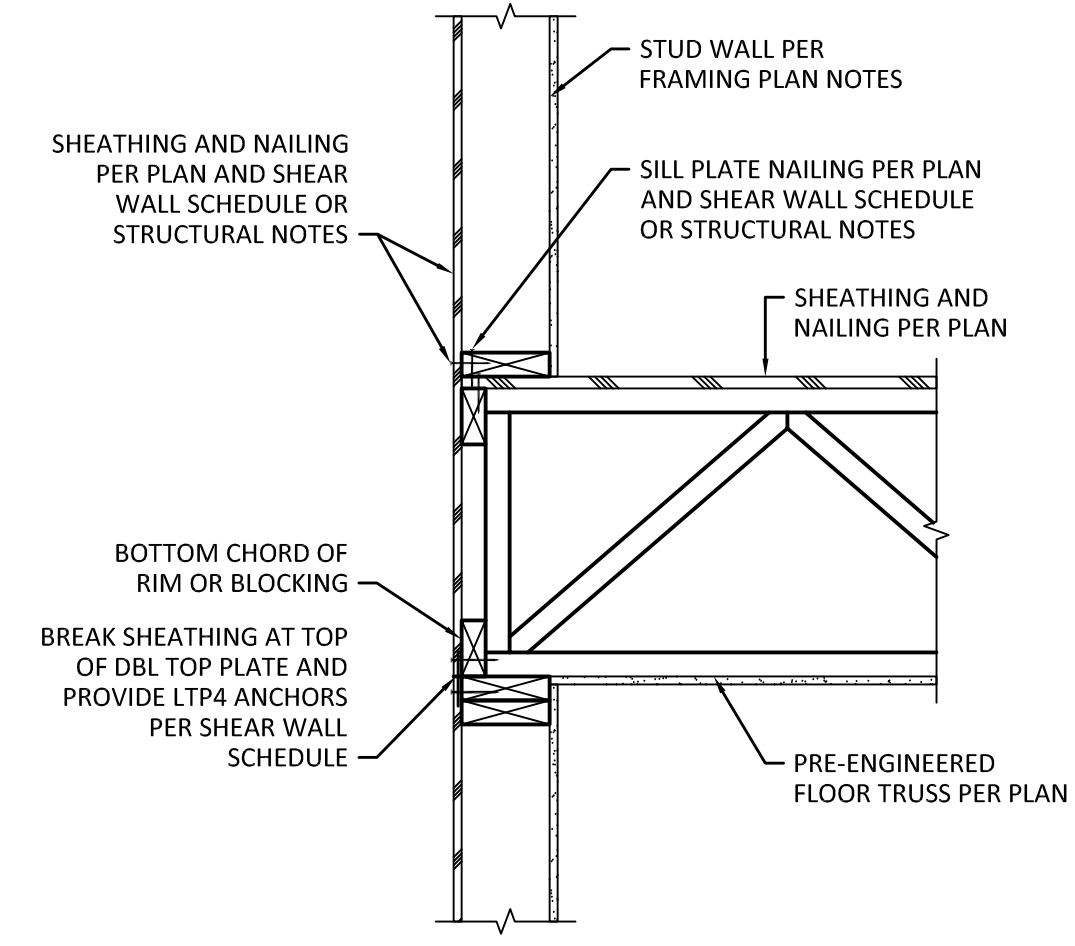
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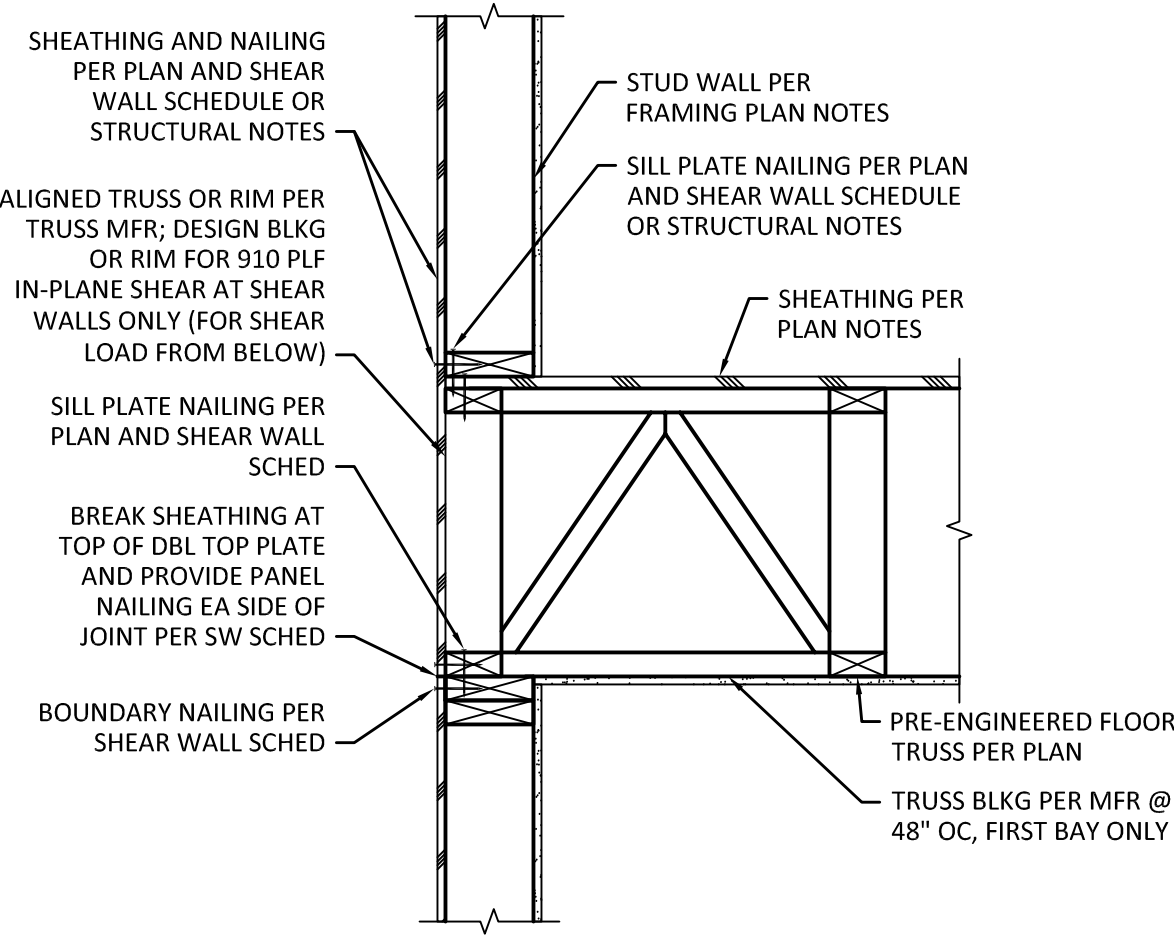
RUDOLF RESIDENCE
 8253 W MERCER WAY
 MERCER ISLAND, WA 98040

WOOD FRAMING DETAILS

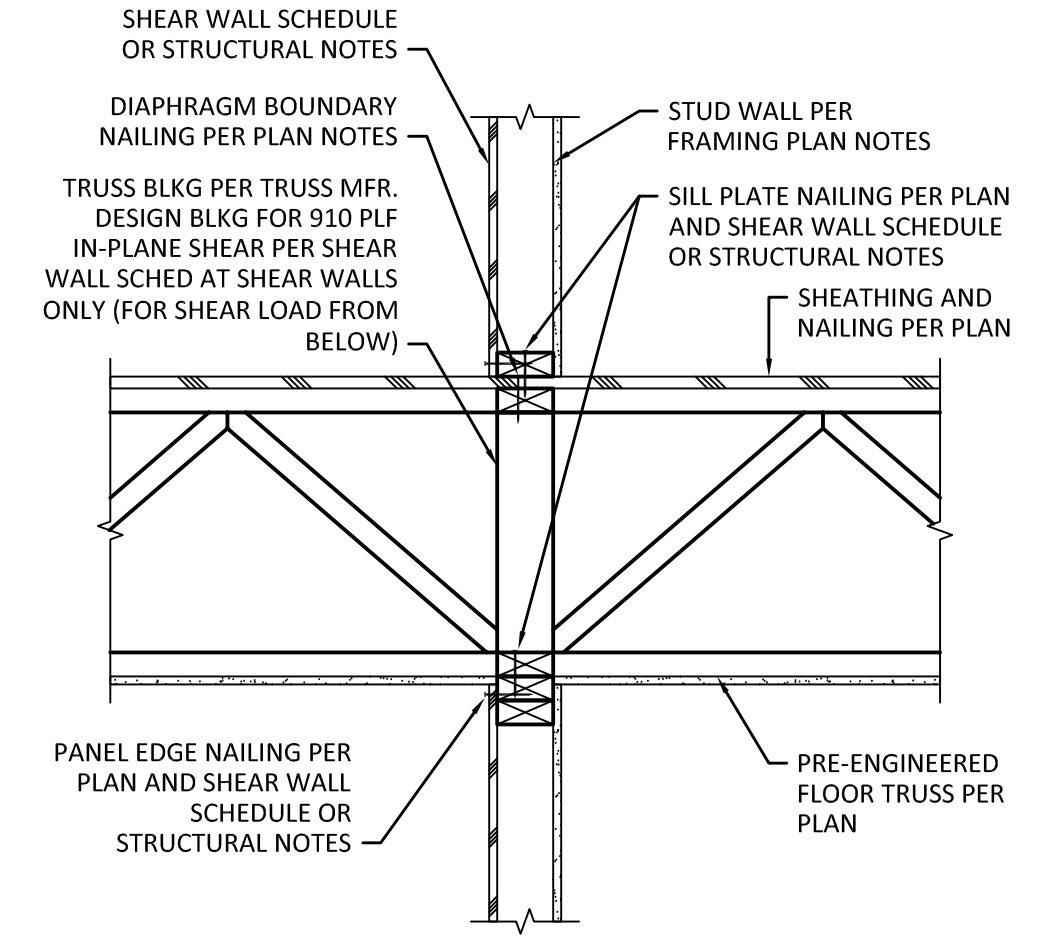
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S5.2



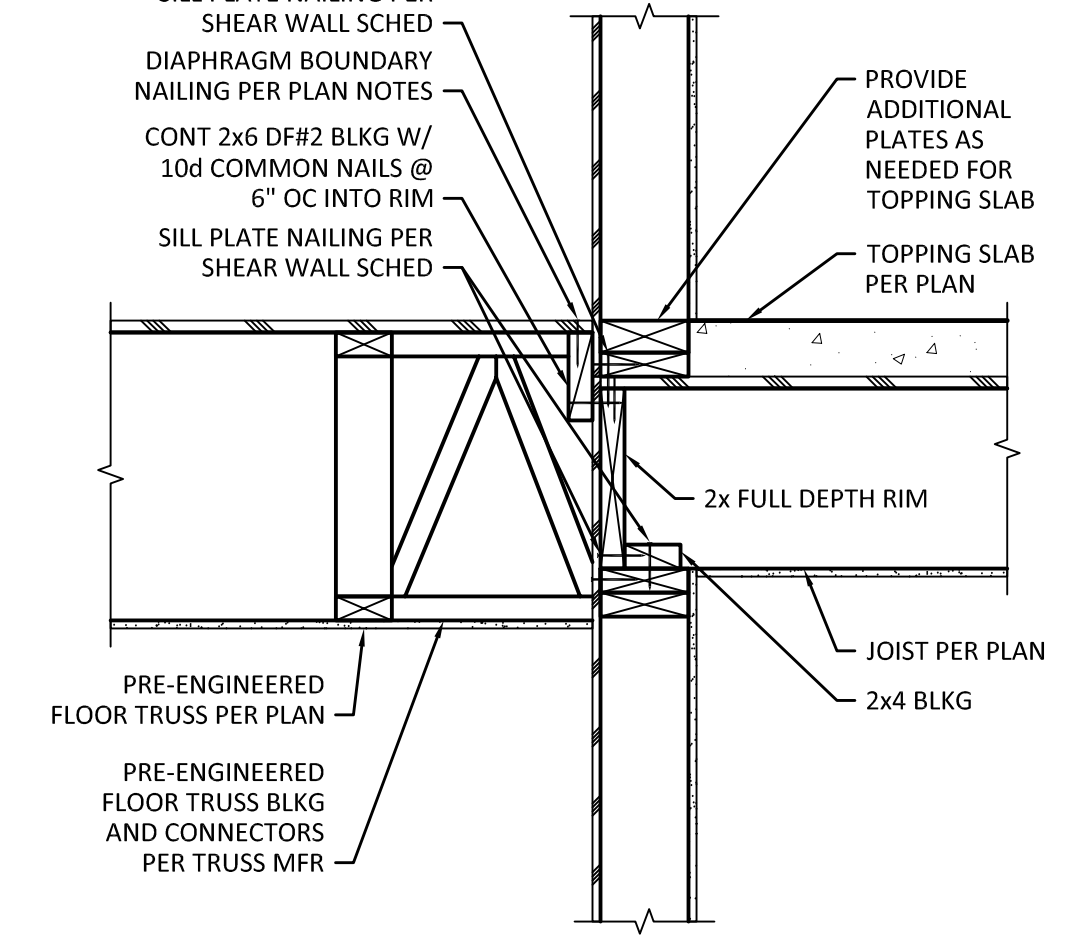
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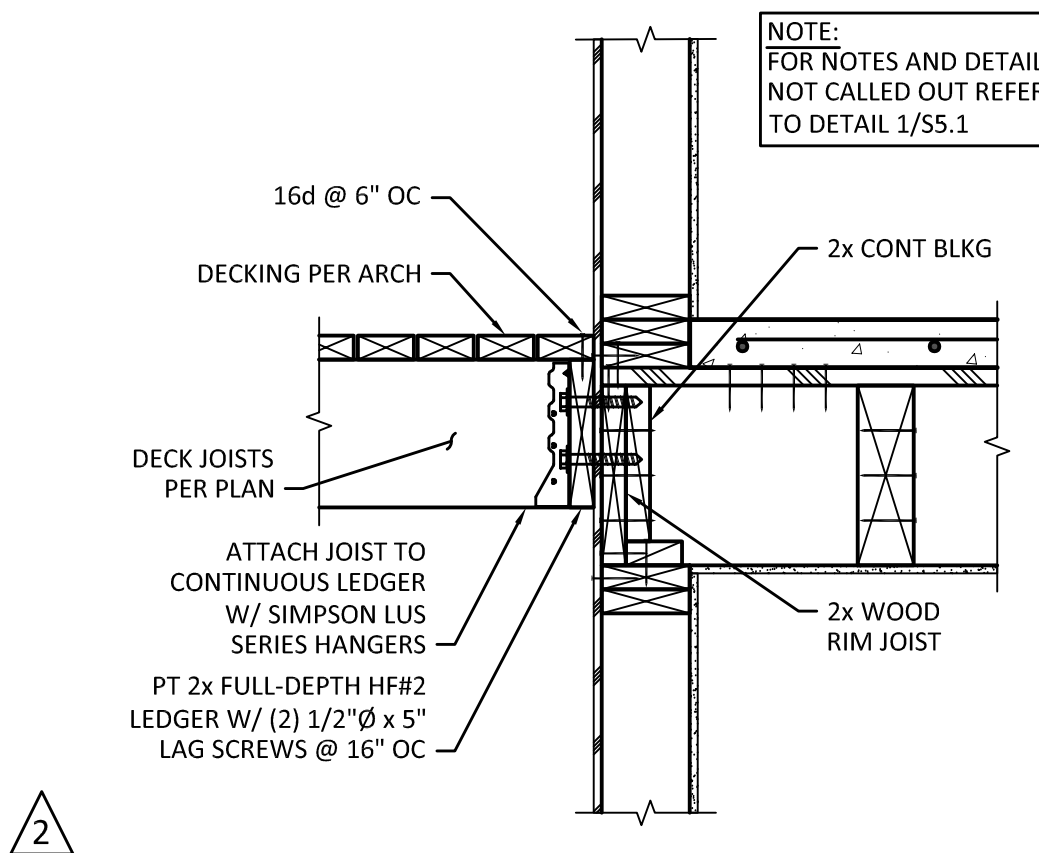
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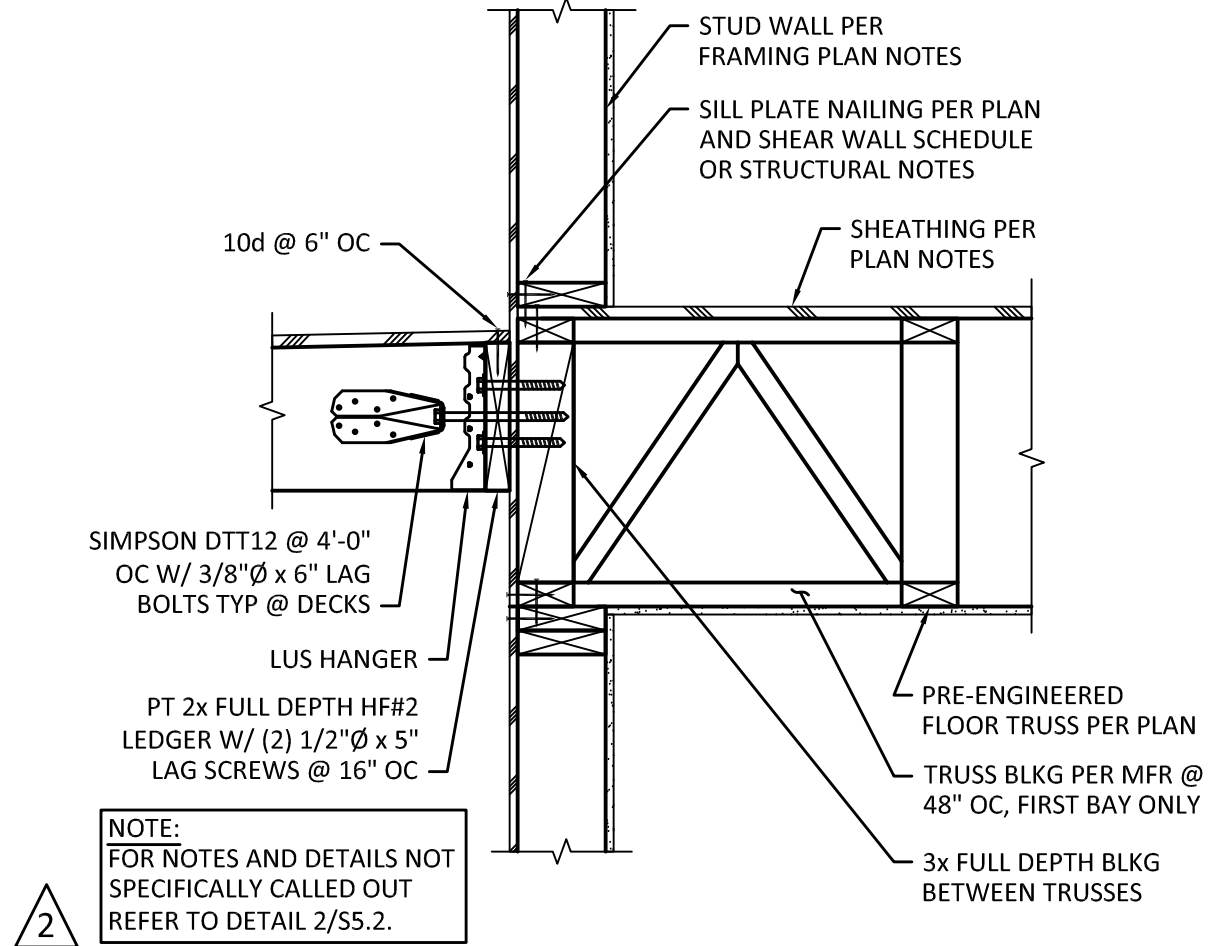
3 INTERIOR BEARING ON BOTH SIDES
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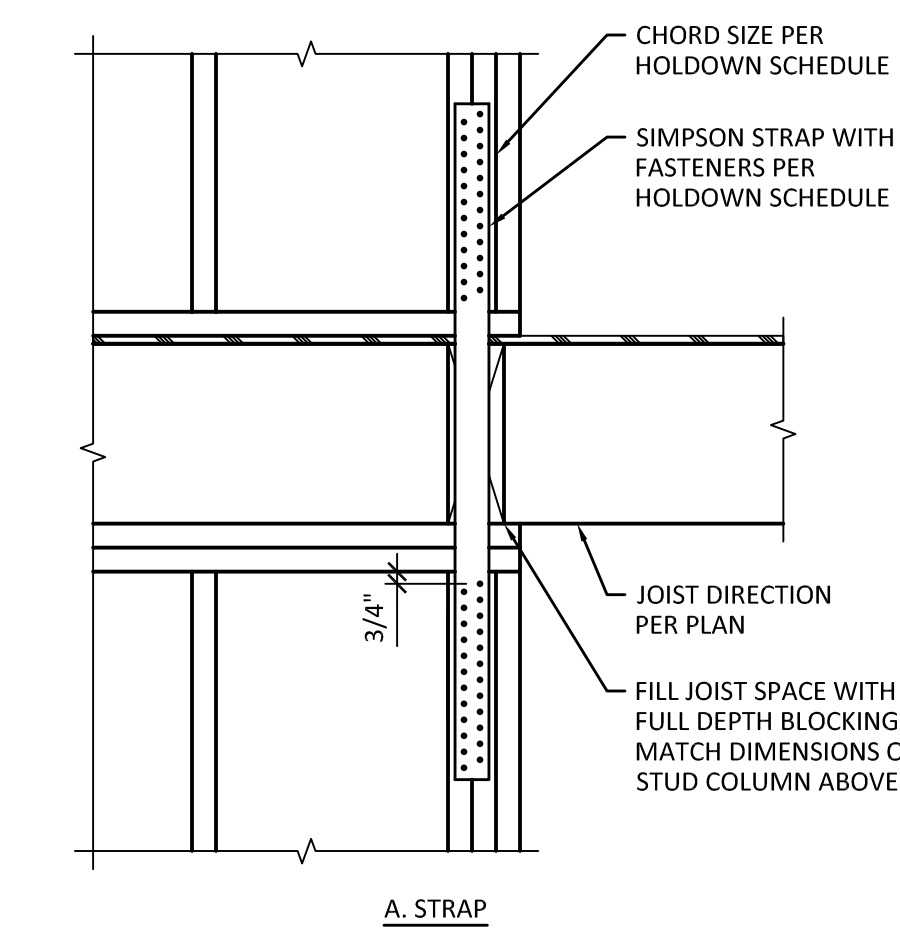
4 SECTION
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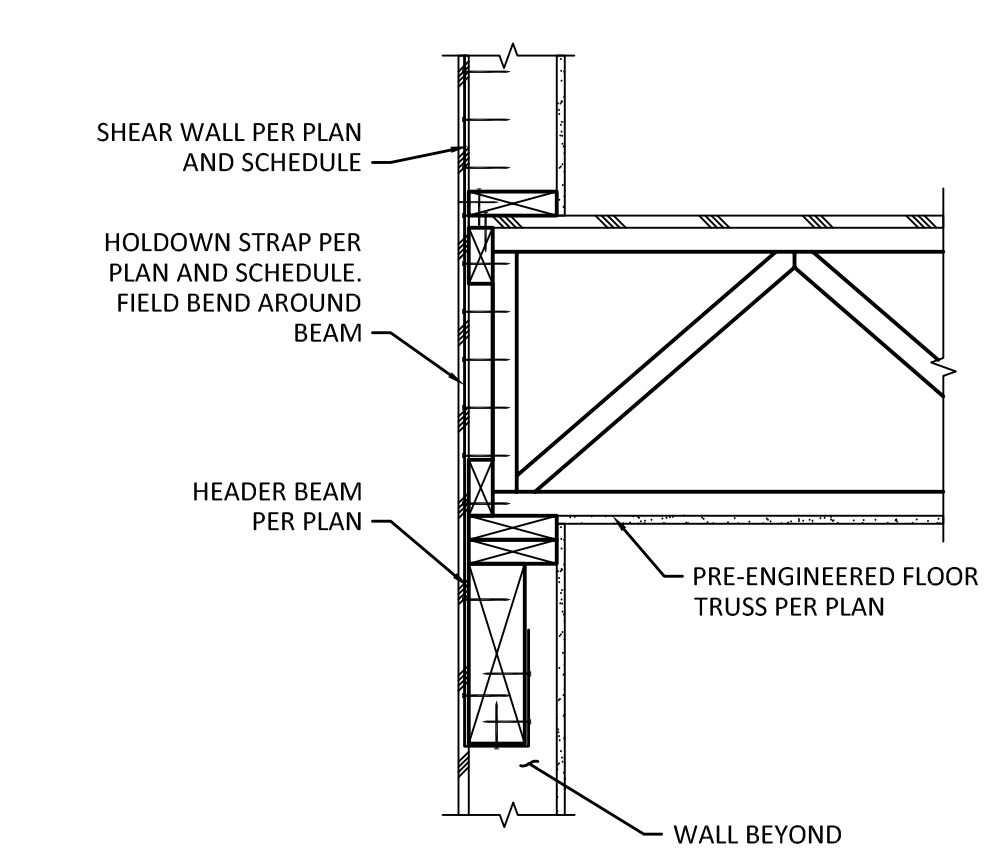
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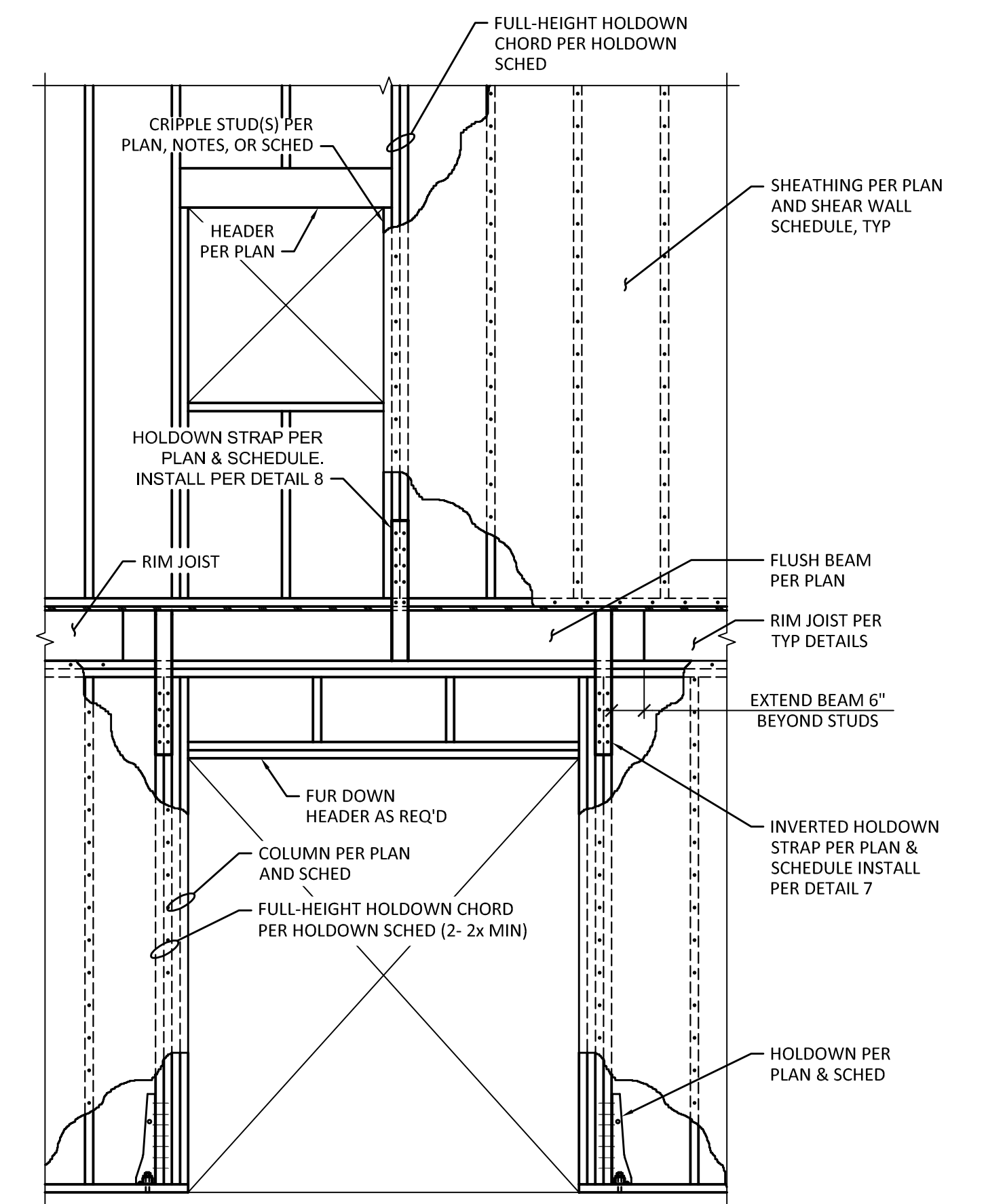
6 DECK CONNECTION
 SCALE: 1" = 1'-0"



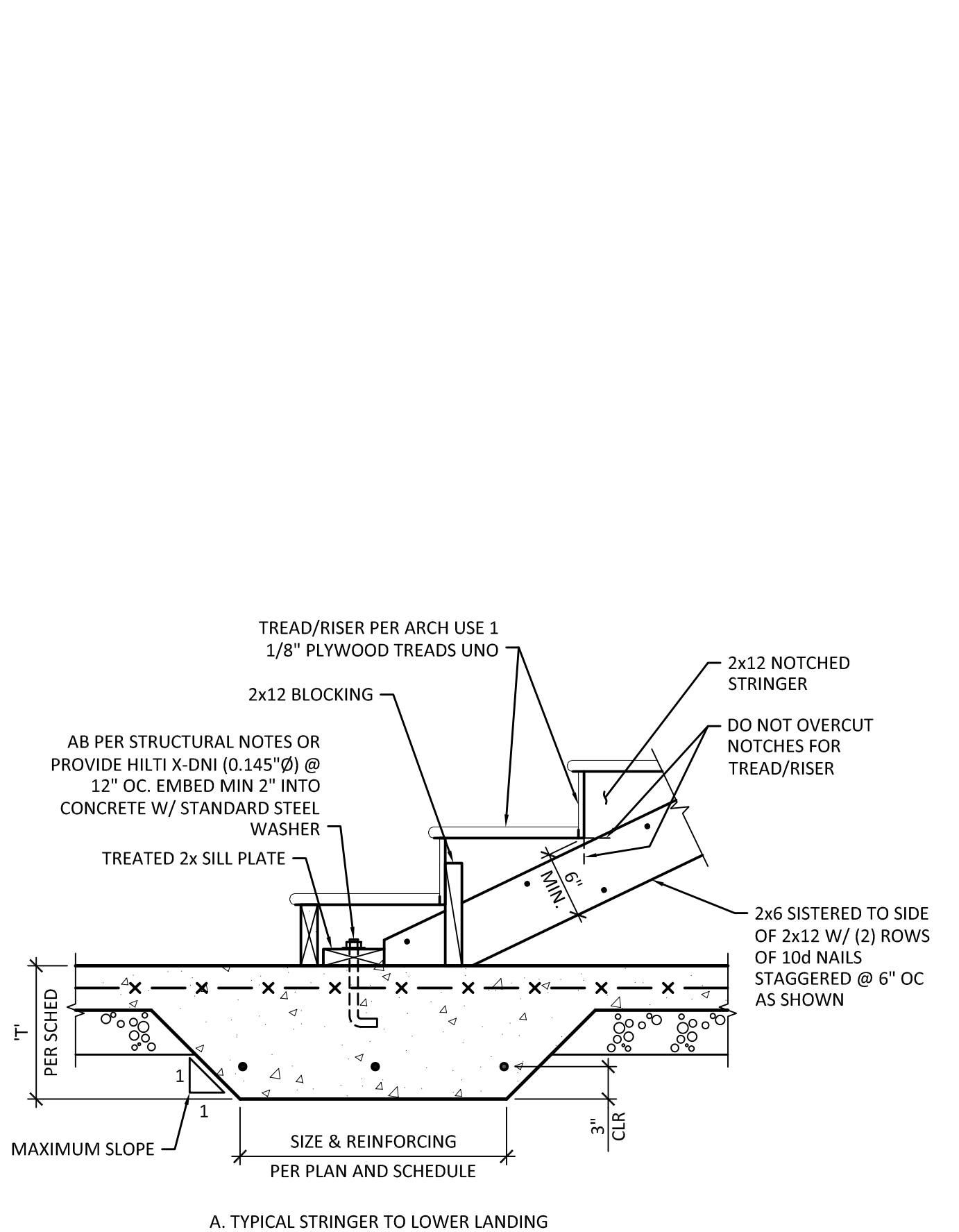
7 TYPICAL STRAP
 SCALE: 1" = 1'-0"



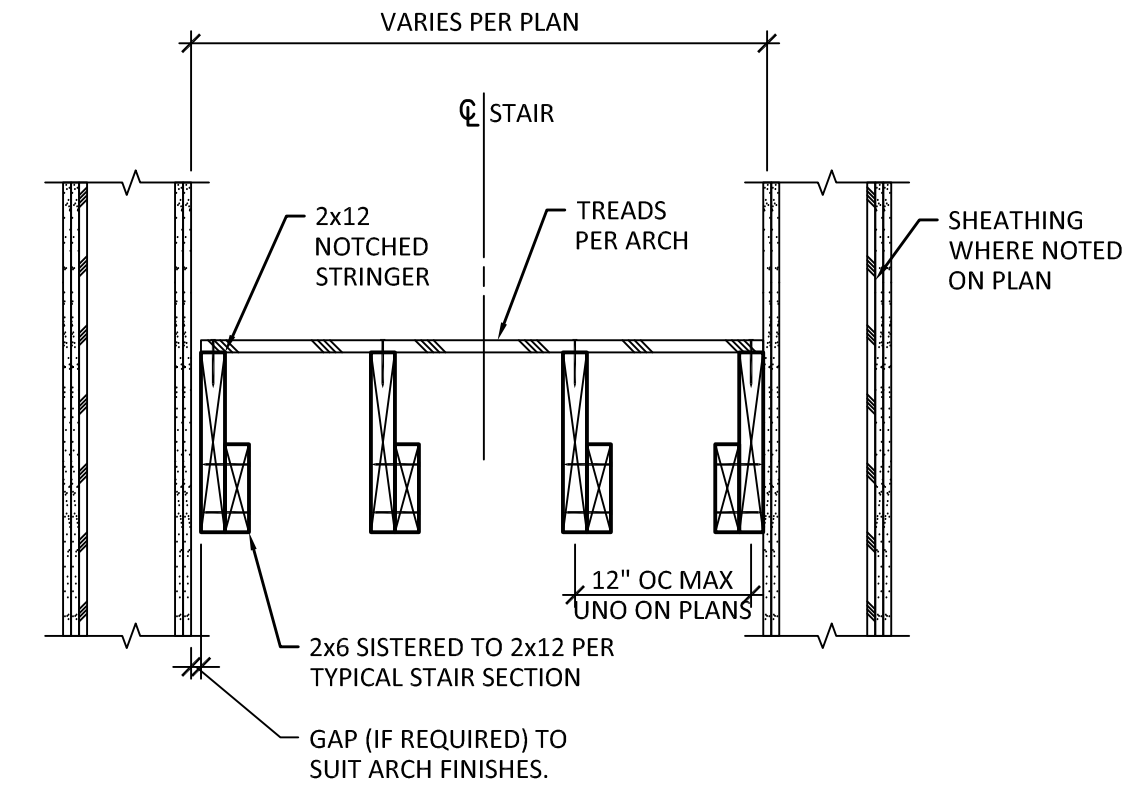
8 HOLDOWN TO BEAM
 SCALE: 1" = 1'-0"



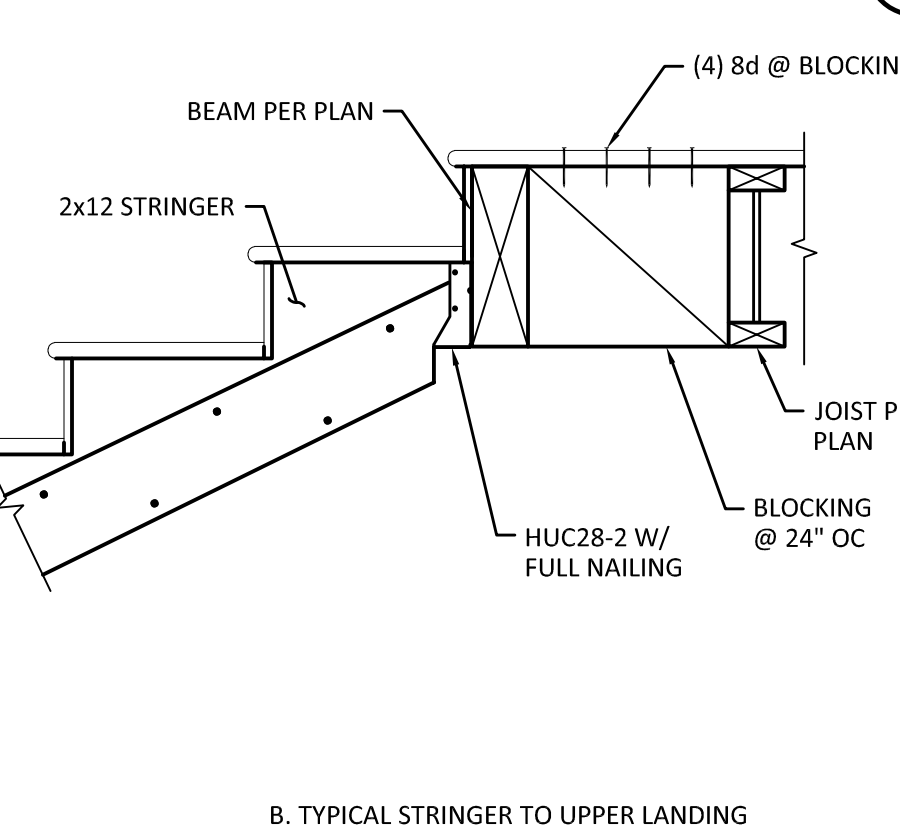
9 TYPICAL HOLDOWN OVER OPENING DETAIL
 SCALE: 1/2" = 1'-0"



10 TYPICAL STAIR SECTIONS
 SCALE: 1" = 1'-0"



11 TYPICAL STAIR SECTION
 SCALE: 1" = 1'-0"



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



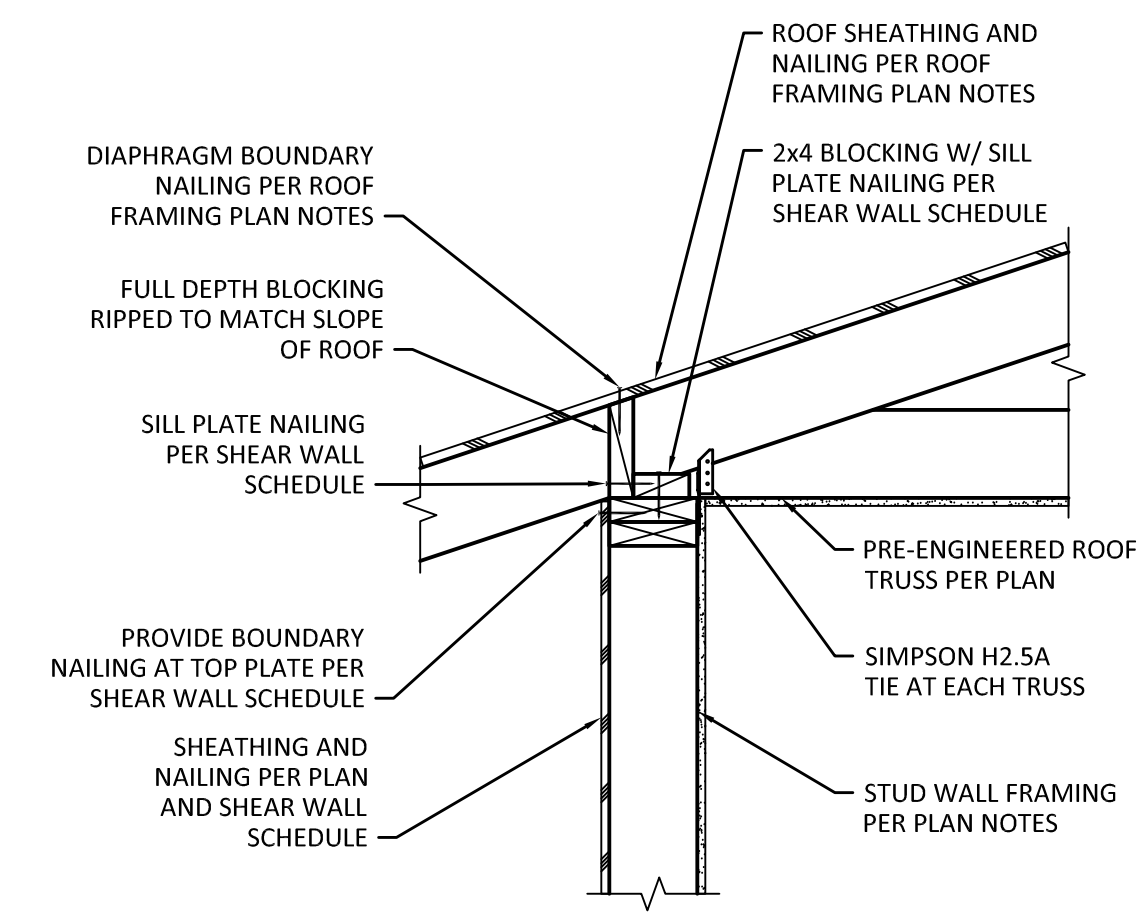
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	05/11/18	PERMIT SUBMITTAL
	01/18/19	COMMENT RESPONSE
	11/02/21	CONSTRUCTION REVISIONS
	11/16/21	CONSTRUCTION REVISIONS

DESIGN:	JGG
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JOB NO:	15227.10
DATE:	05/11/18

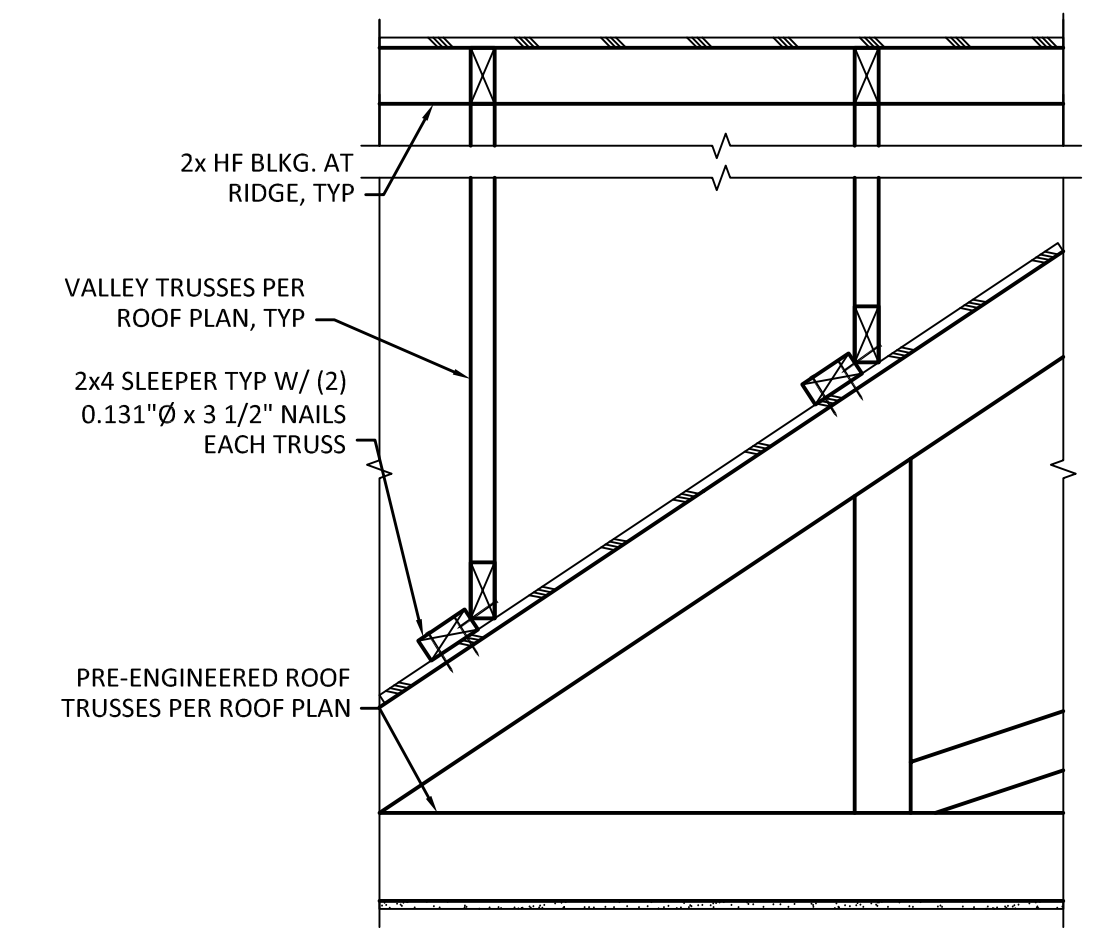
RUDOLF RESIDENCE
 8253 W MERCER WAY
 MERCER ISLAND, WA 98040

ROOF FRAMING DETAILS

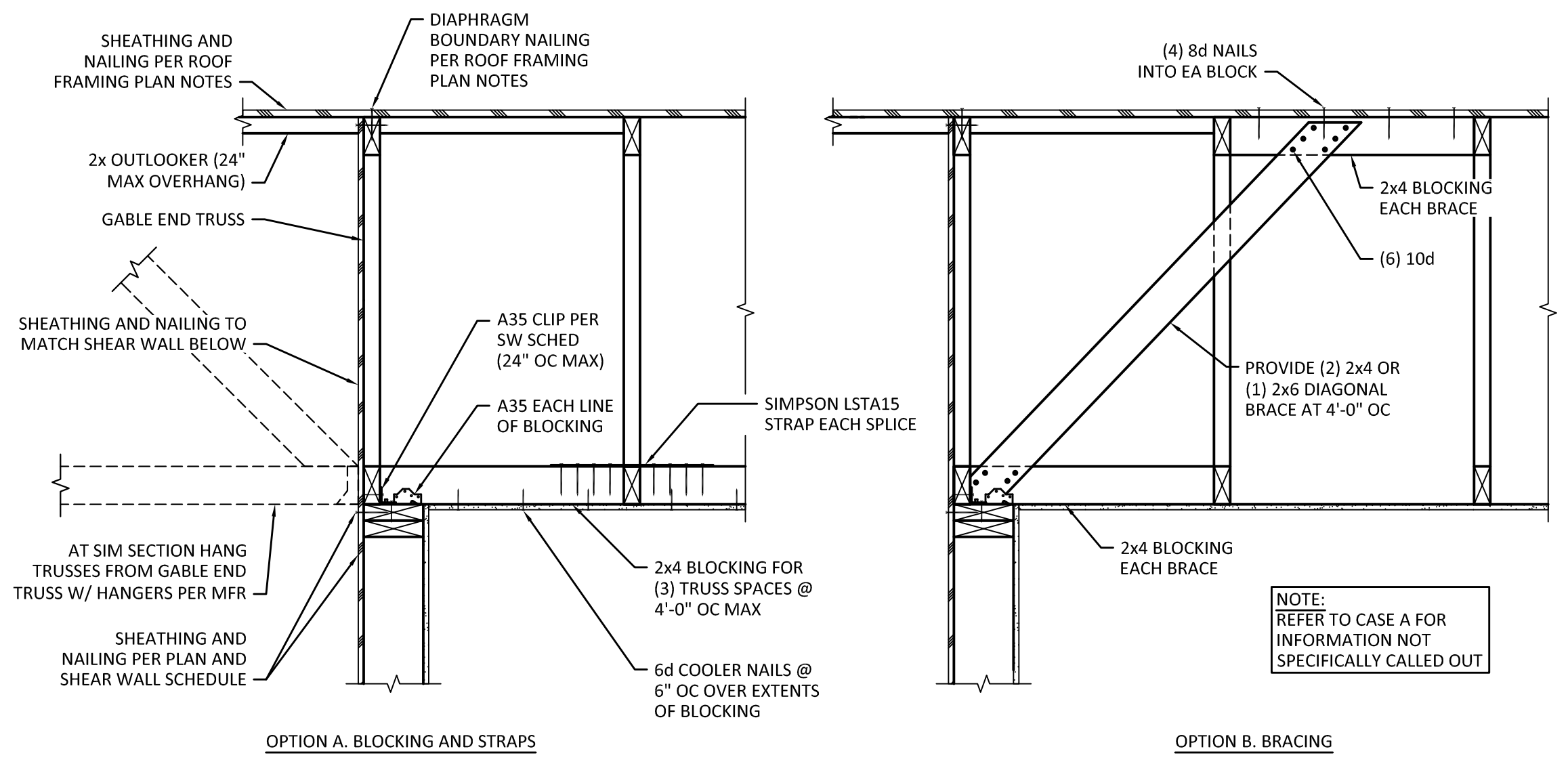
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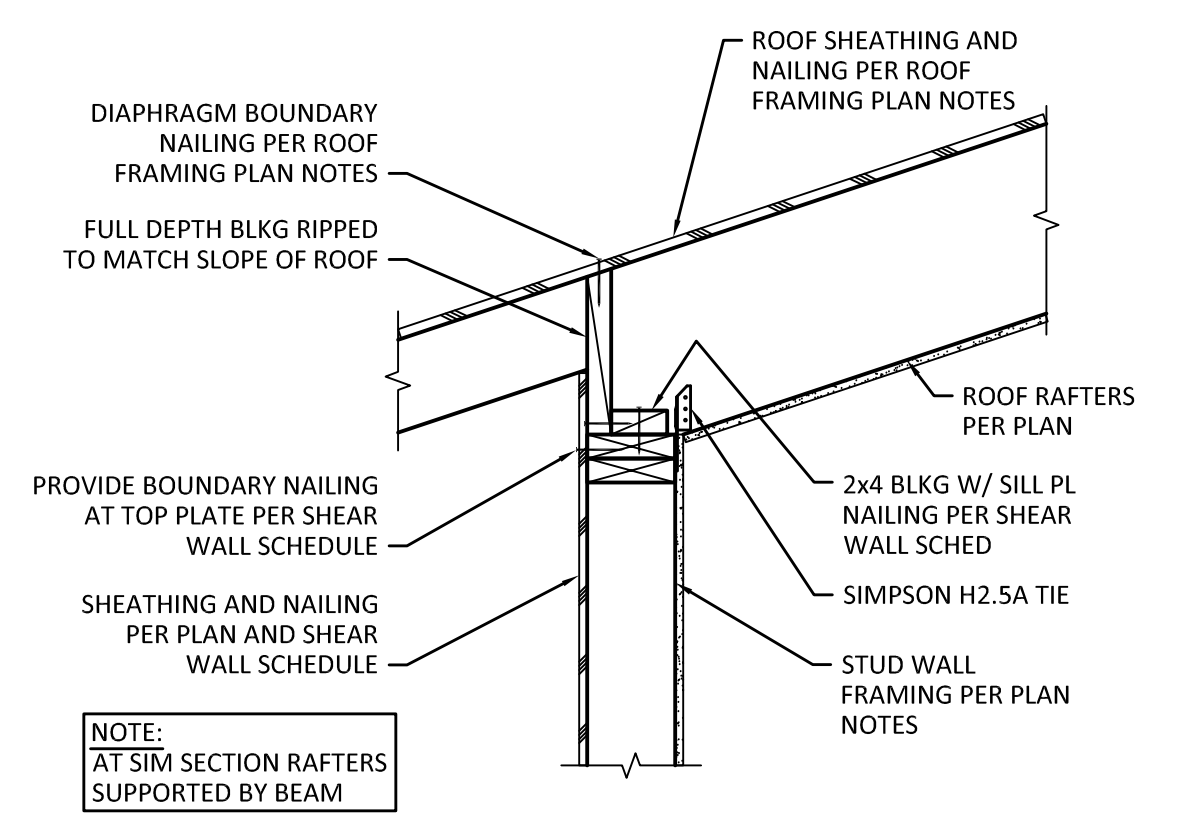
1 TYPICAL TRUSS SUPPORT DETAIL
 SCALE: 1" = 1'-0"



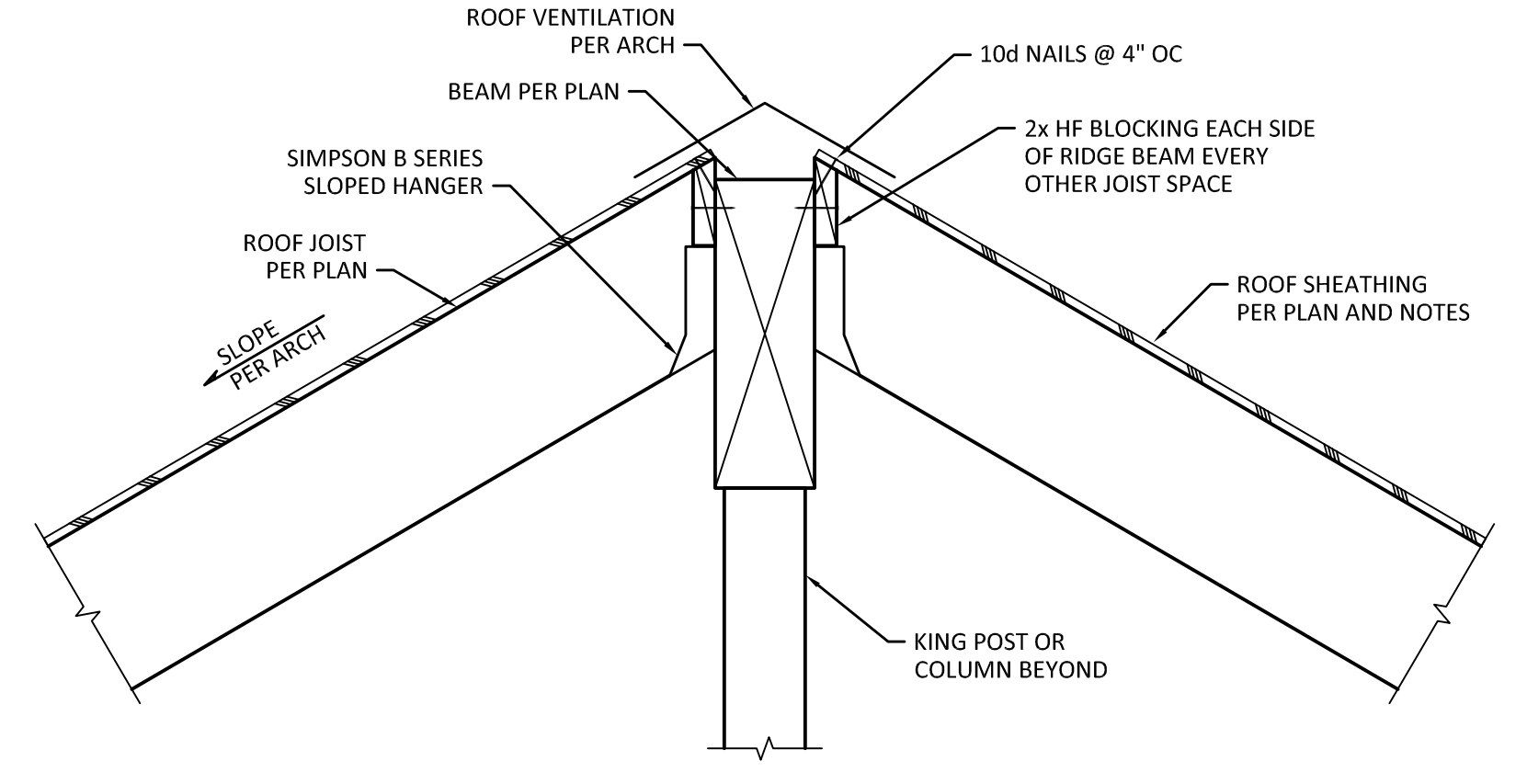
2 TYPICAL OVERFRAMING DETAIL
 SCALE: 1" = 1'-0"



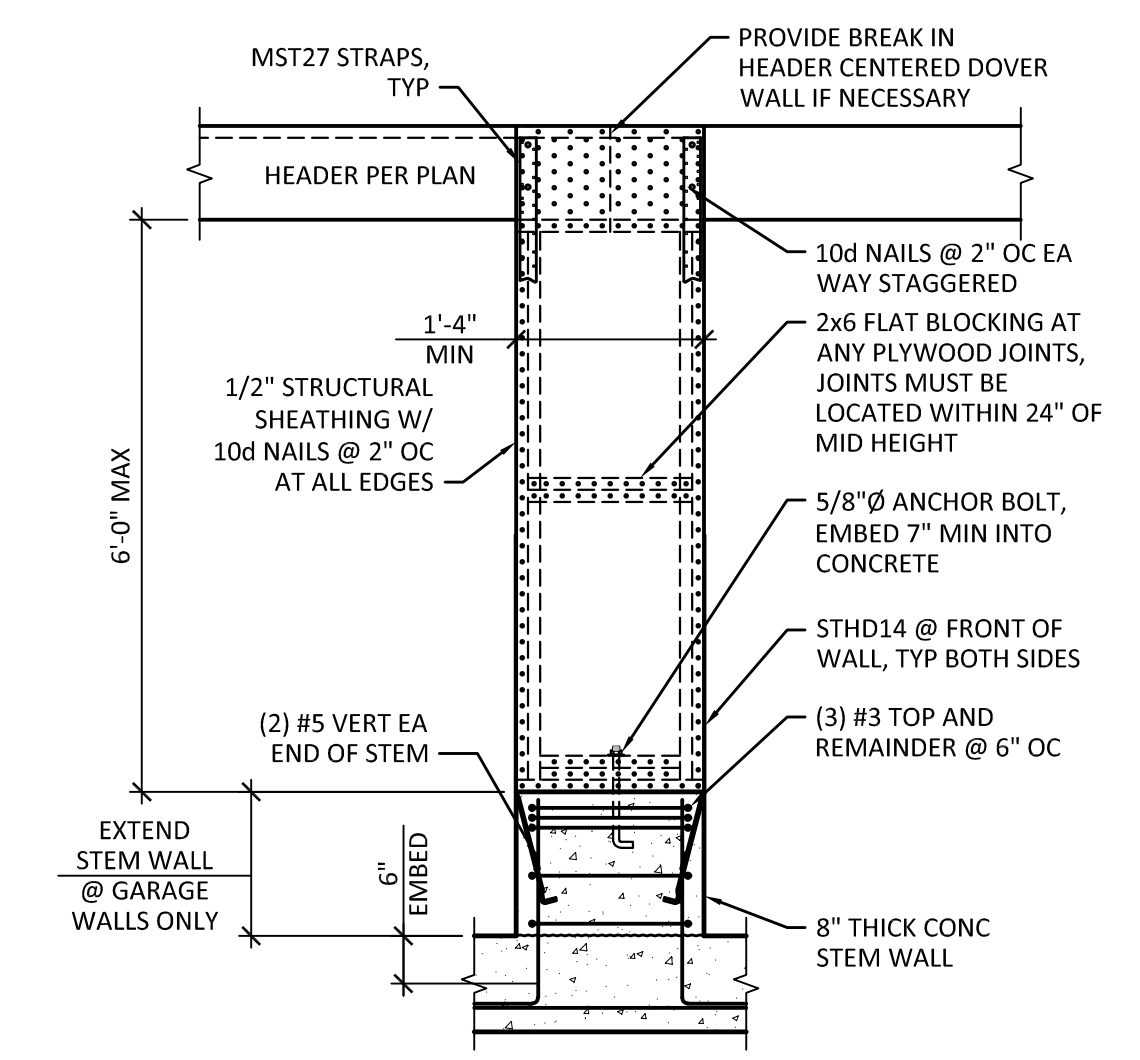
3 TYPICAL GABLE END SECTION
 SCALE: 1" = 1'-0"



4 TYPICAL RAFTER SUPPORT DETAIL
 SCALE: 1" = 1'-0"

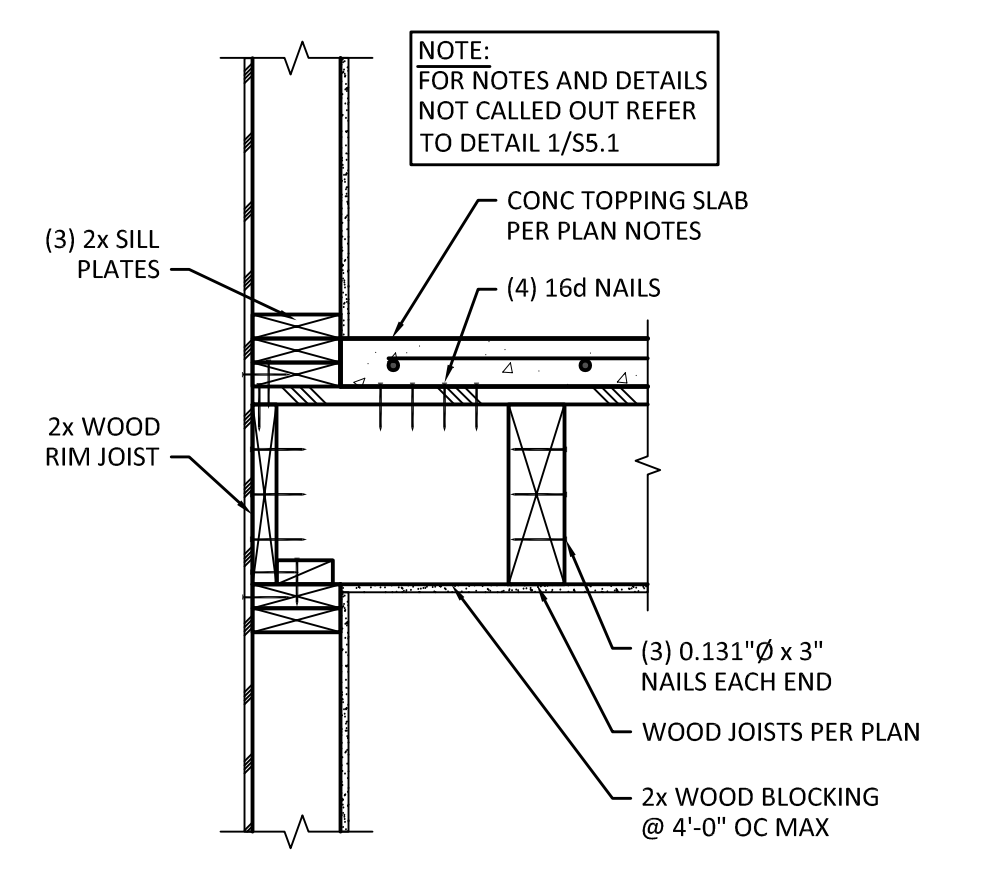


5 SECTION
 SCALE: 1" = 1'-0"



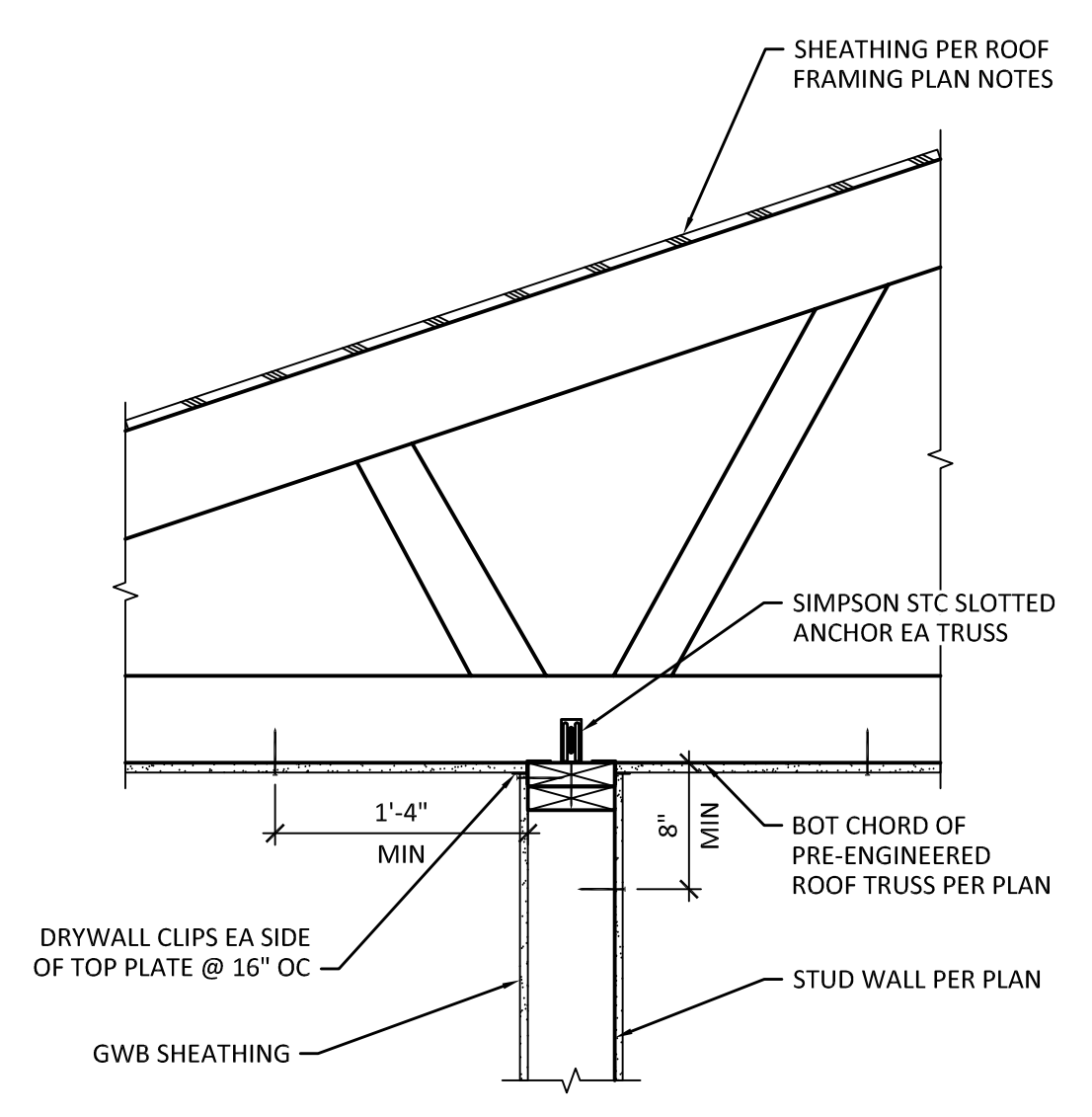
6 PORTAL FRAME AT GARAGE ENTRANCE
 SCALE: 1/2" = 1'-0"

7 NOT USED
 SCALE: NTS

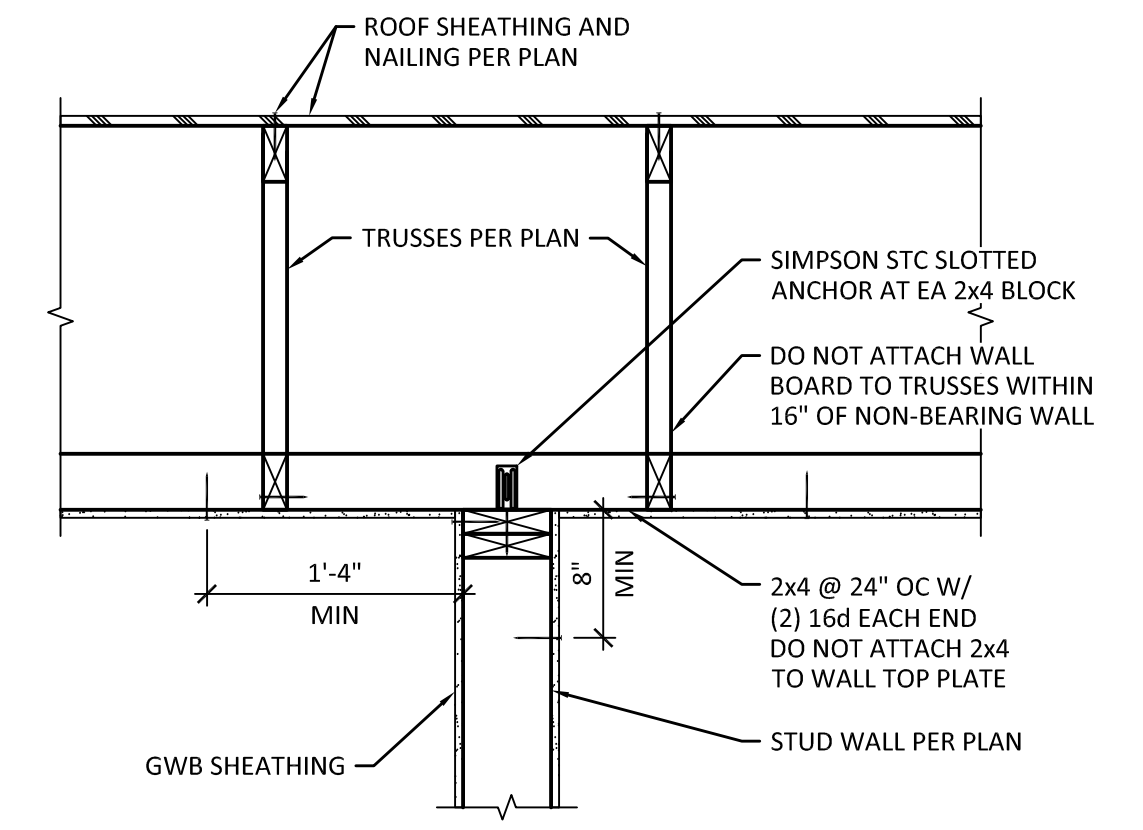


8 TYPICAL STUD WALL FRAMING DETAIL
 SCALE: 1" = 1'-0"

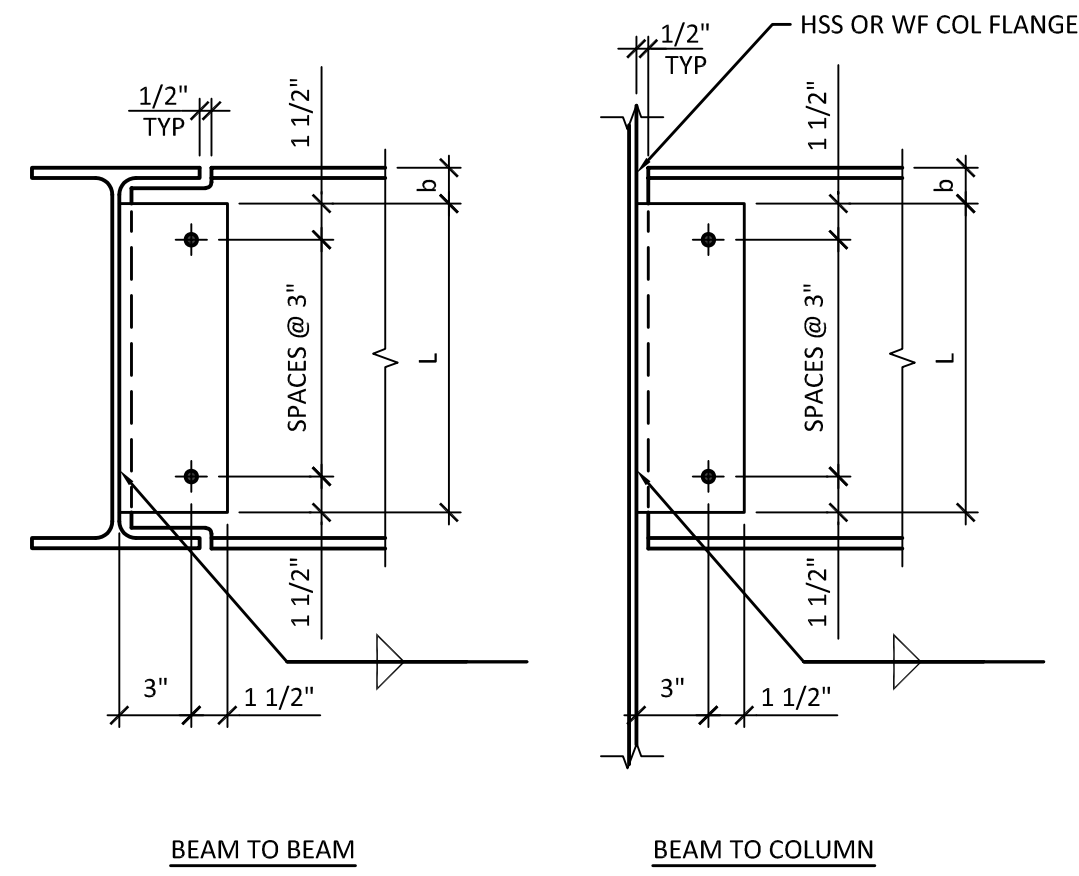
9 NOT USED
 SCALE: NTS



10 INTERIOR NON-BEARING WALL TO ROOF TRUSS CONNECTION
 SCALE: 1" = 1'-0"



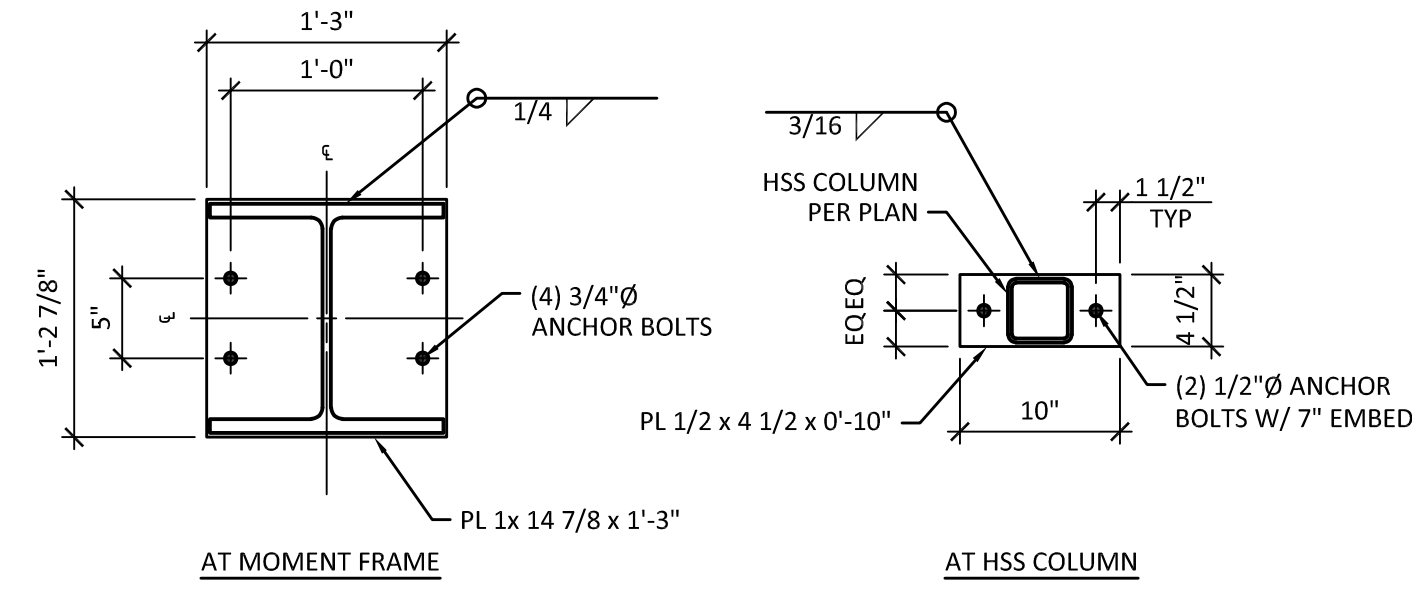
11 INTERIOR NON-BEARING WALL TO TRUSS BLOCKING
 SCALE: 1" = 1'-0"



BEAM SIZE	NO OF BOLTS	PL LENGTH (L)	PL THICKNESS	WELD SIZE	DIM (a)	DIM (b)
W10	(2) 7/8"Ø	6"	1/4"	1/4"	1 1/2"	1 1/2"
W14	(3) 7/8"Ø	9"	3/8"	5/16"	1 1/2"	1 1/2"

NOTES:
 1. ALL BOLTS SHALL BE A490-N, TYP UNO BOLT HOLES SHALL BE STANDARD SIZE, TYP UNO.
 2. BOLT INSTALLATION SHALL BE PER AISC SPECIFICATIONS, LATEST EDITION.

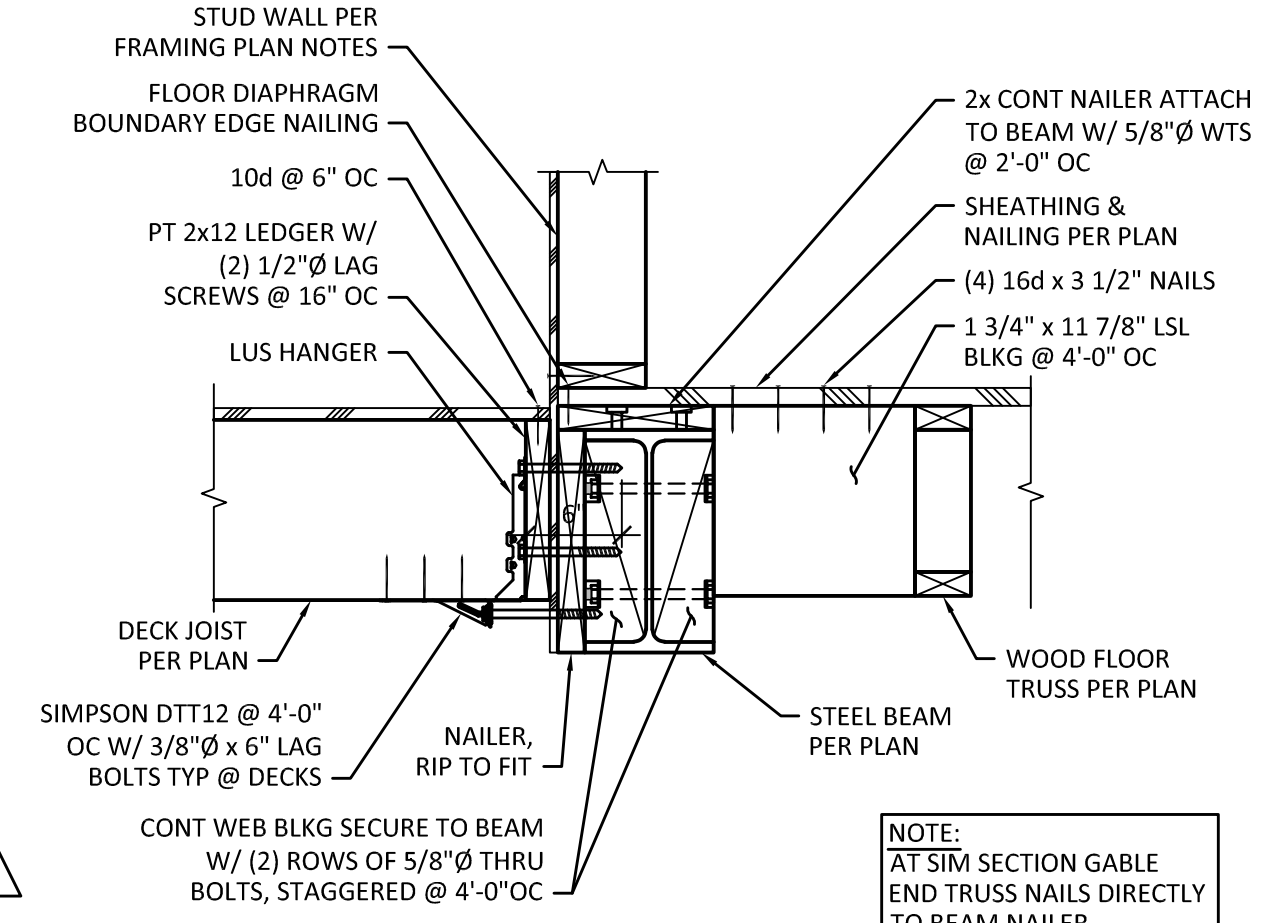
1 TYPICAL SINGLE PLATE SHEAR CONNECTION TABLE
 SCALE: NTS



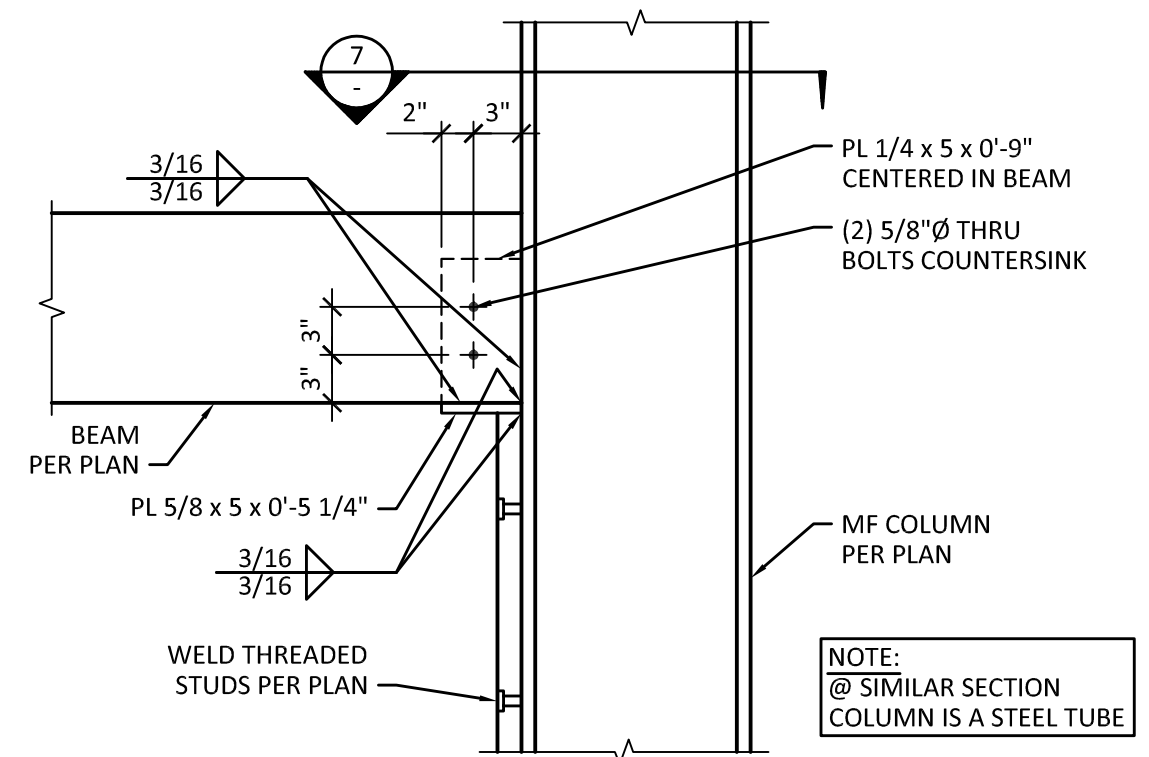
2 TYPICAL BASE PLATE DETAIL
 SCALE: 1" = 1'-0"

3 NOT USED
 SCALE: 1 1/2" = 1'-0"

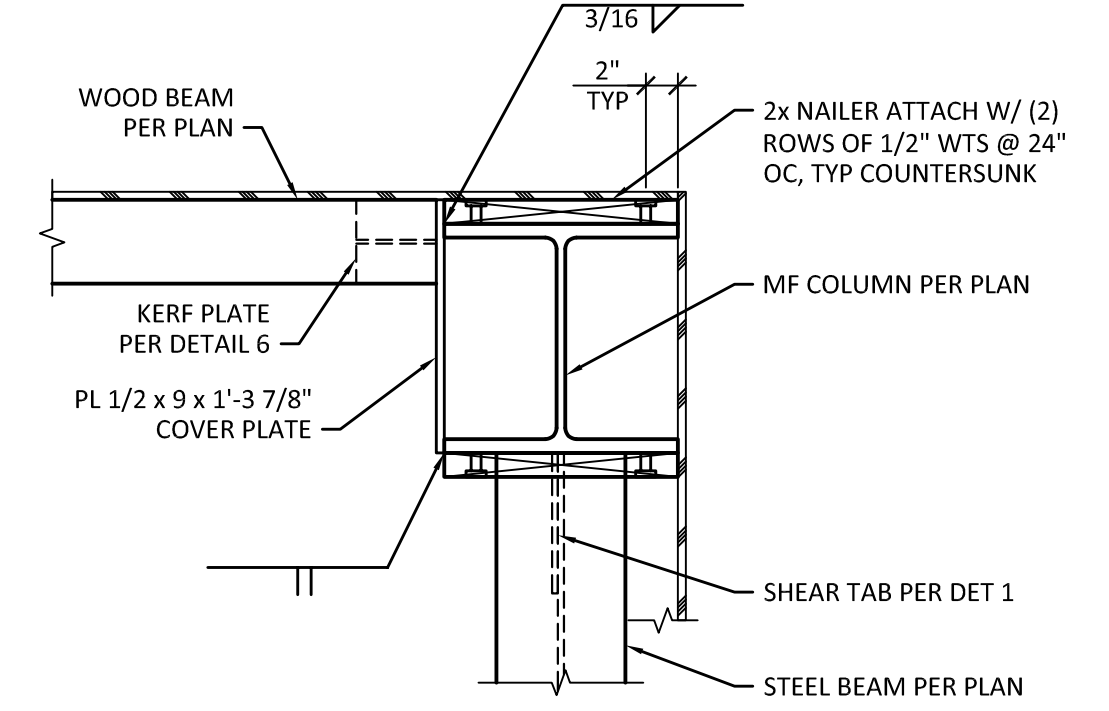
4 NOT USED
 SCALE: 1" = 1'-0"



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



6 KERF PLATE AT STEEL COLUMN
 SCALE: 1" = 1'-0"



7 WOOD BEAM PERPENDICULAR TO MF COLUMN
 SCALE: 1" = 1'-0"



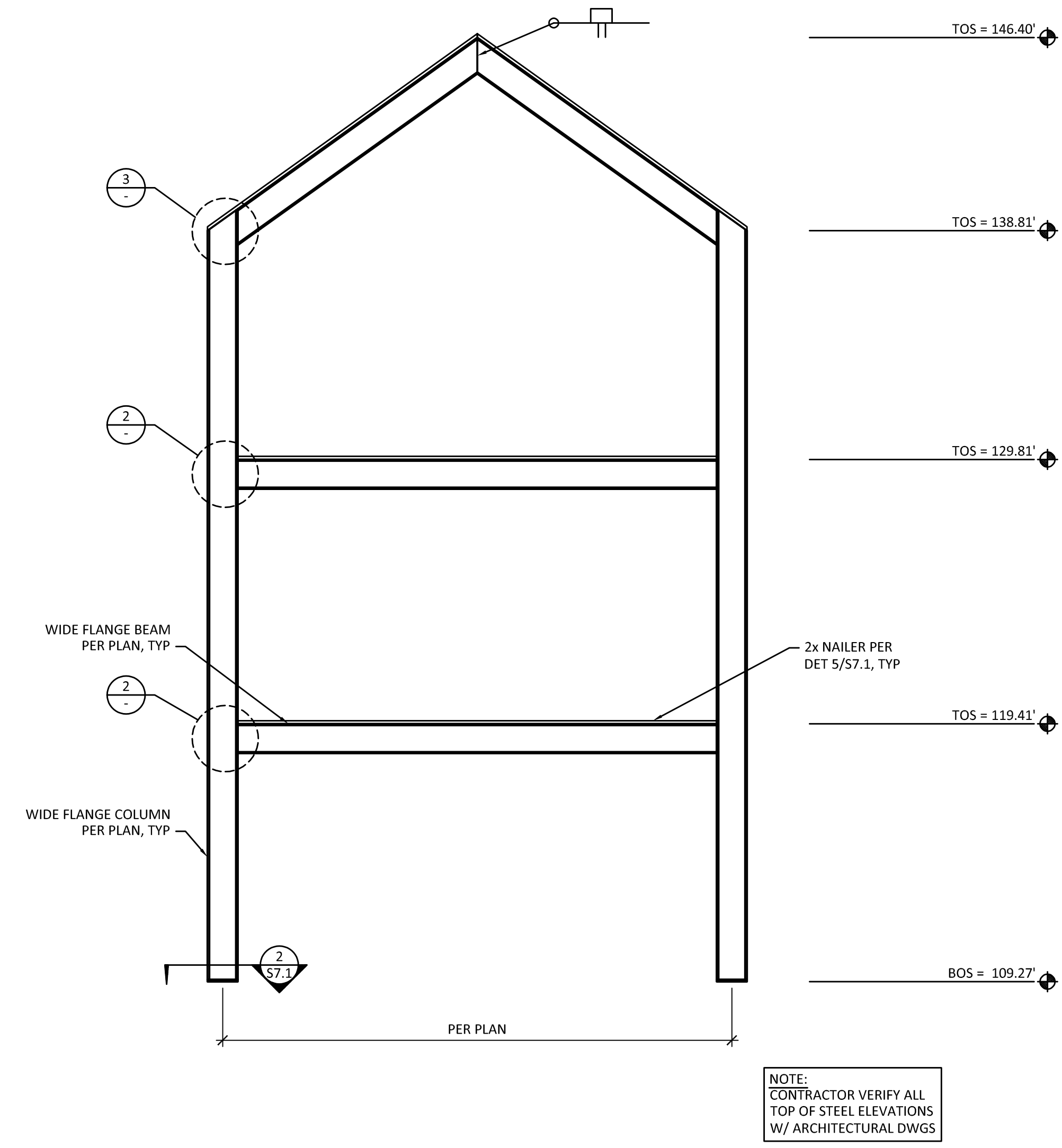
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DESIGN: JGG
 DRAWN: ZOS
 CHECK: GAG
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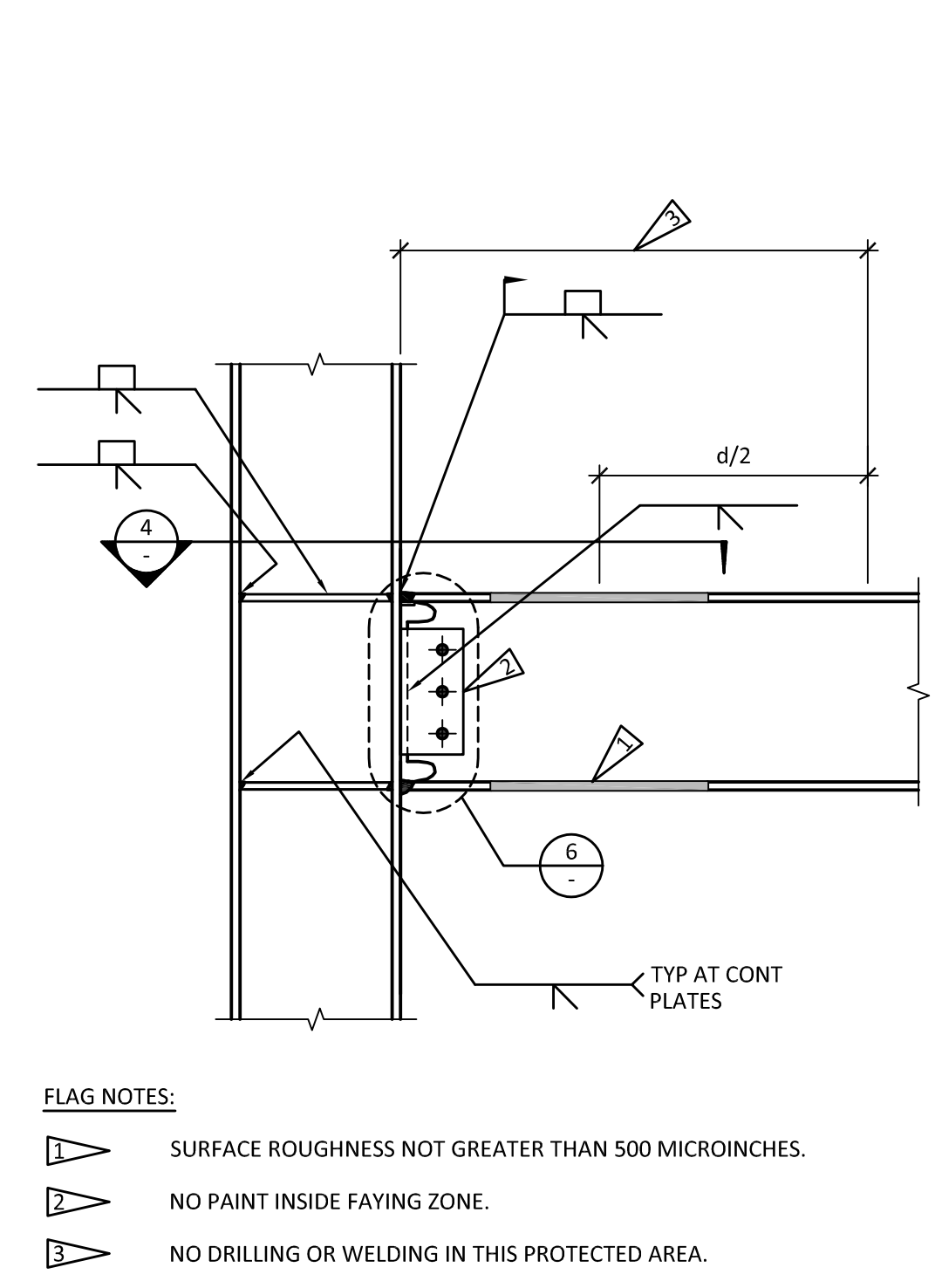
RUDOLF RESIDENCE
 8253 W MERCER WAY
 MERCER ISLAND, WA 98040

STEEL FRAMING DETAILS

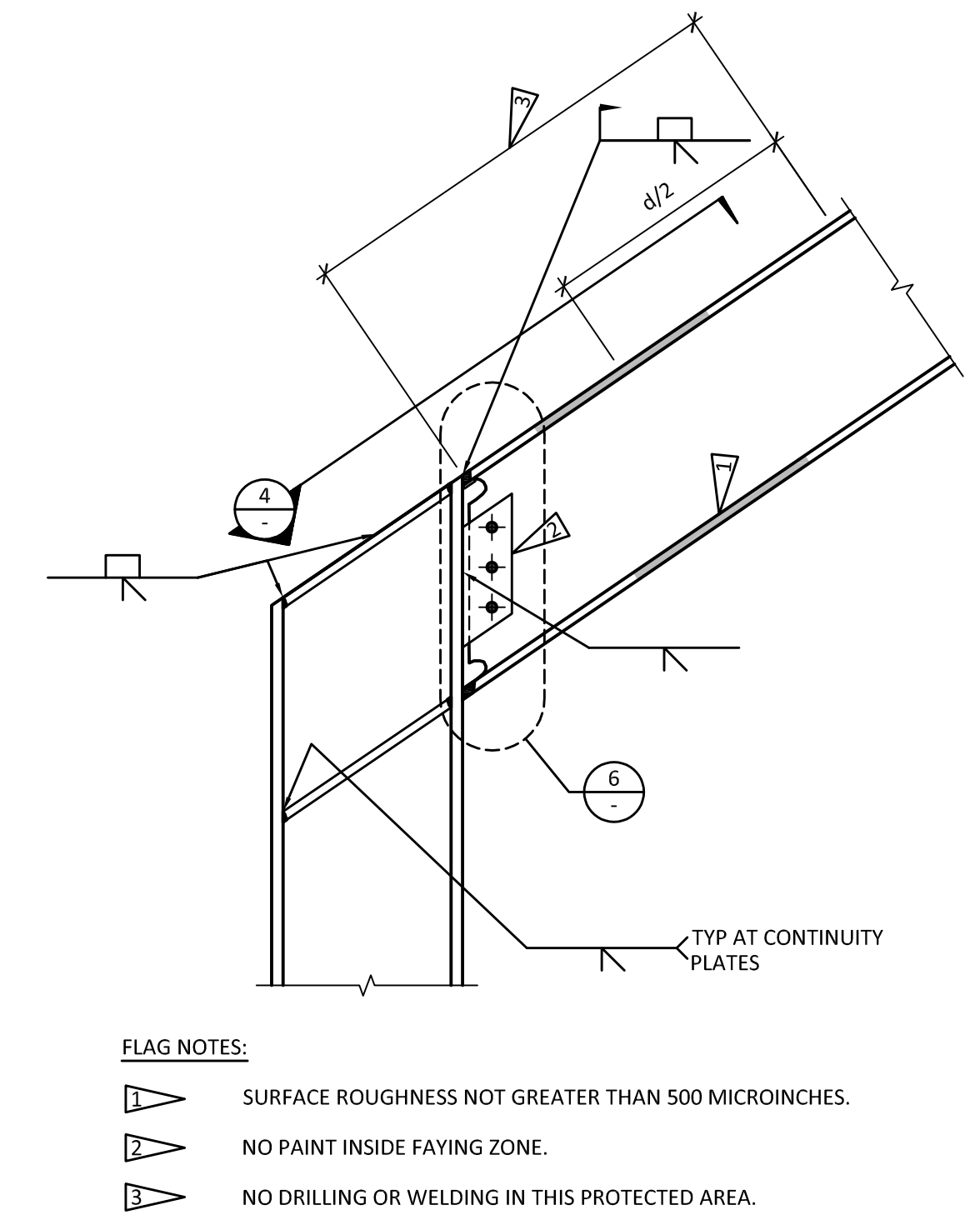
SHEET:
S7.1



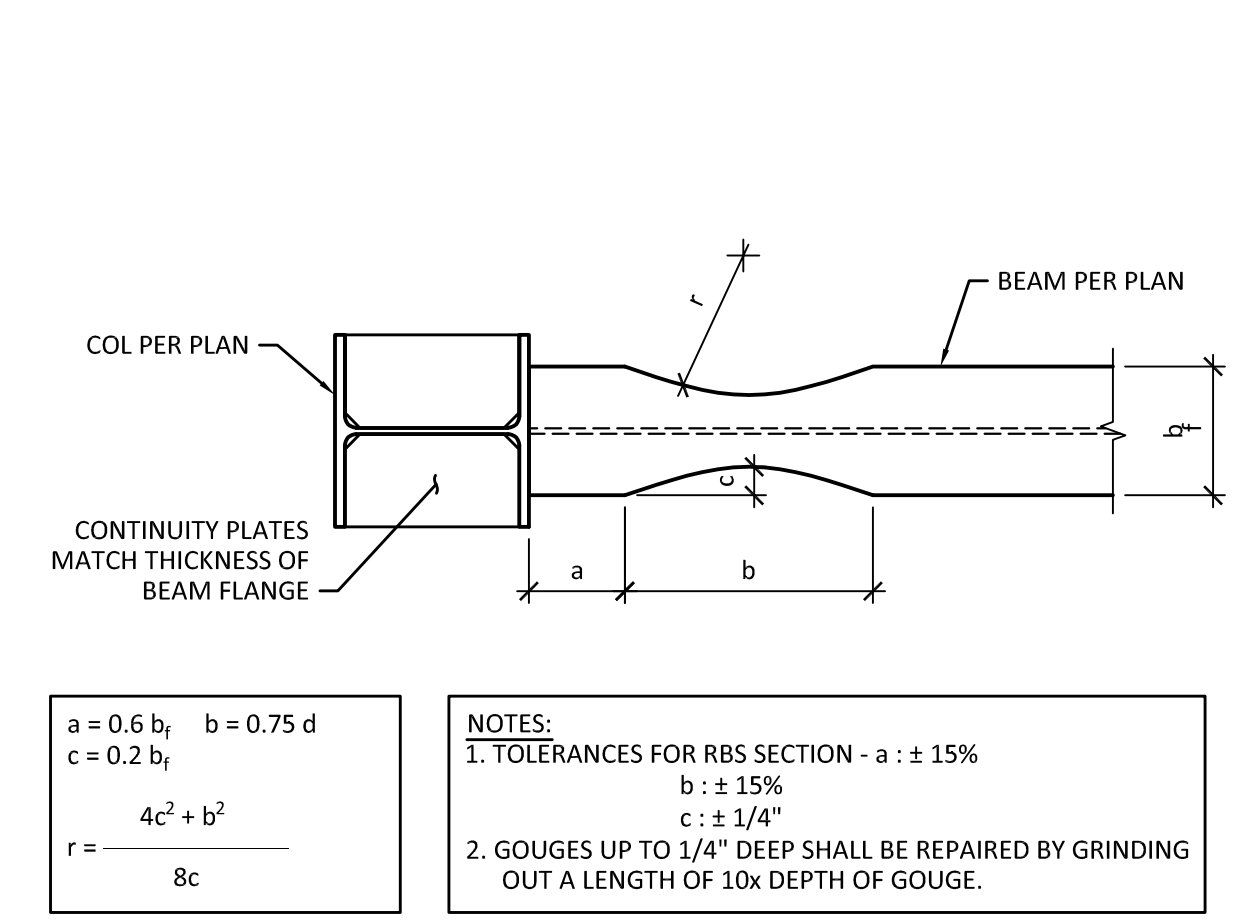
1 ELEVATION
 SCALE: 1/4" = 1'-0"



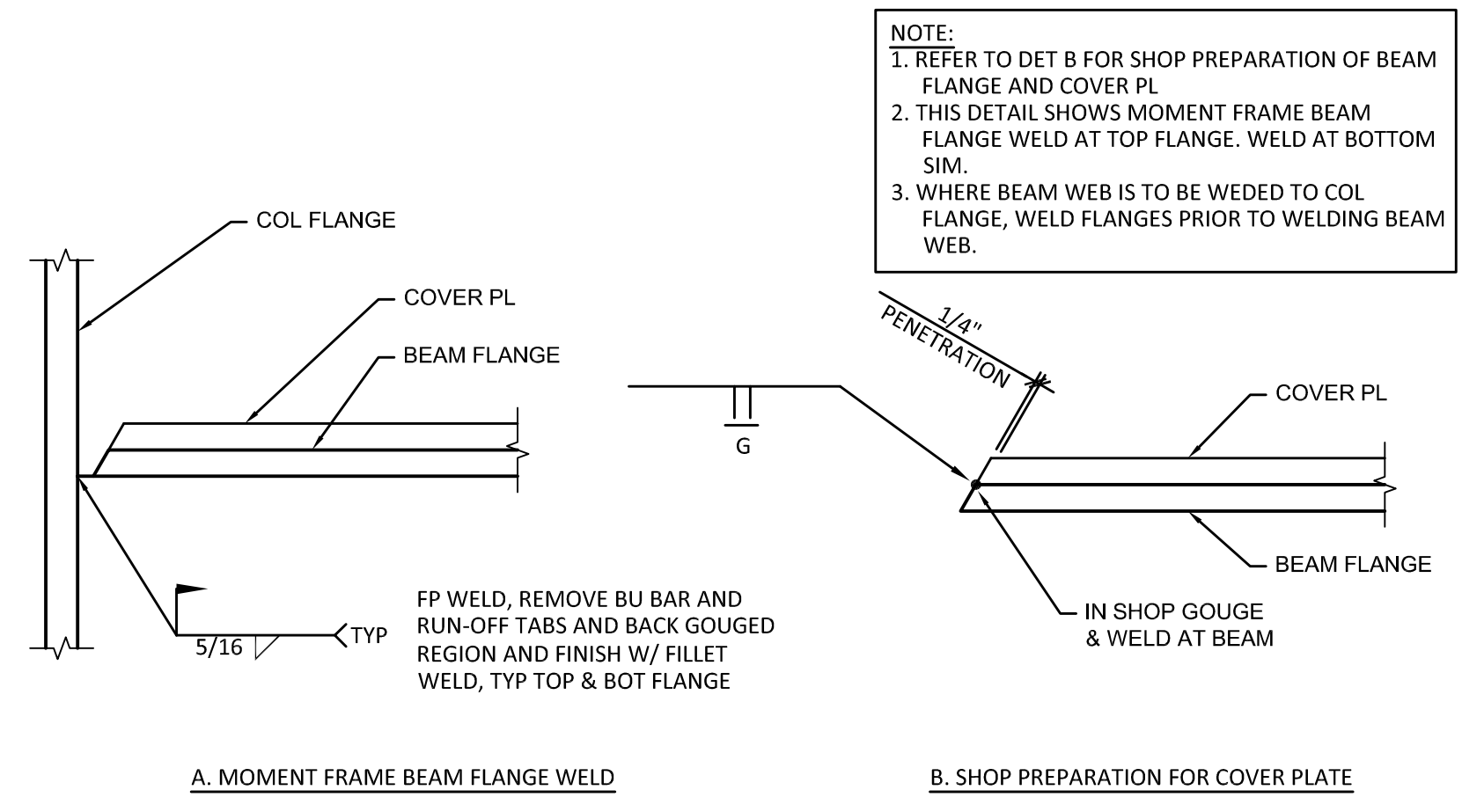
2 TYPICAL SEISMIC BEAM SECTION
 SCALE: 1" = 1'-0"



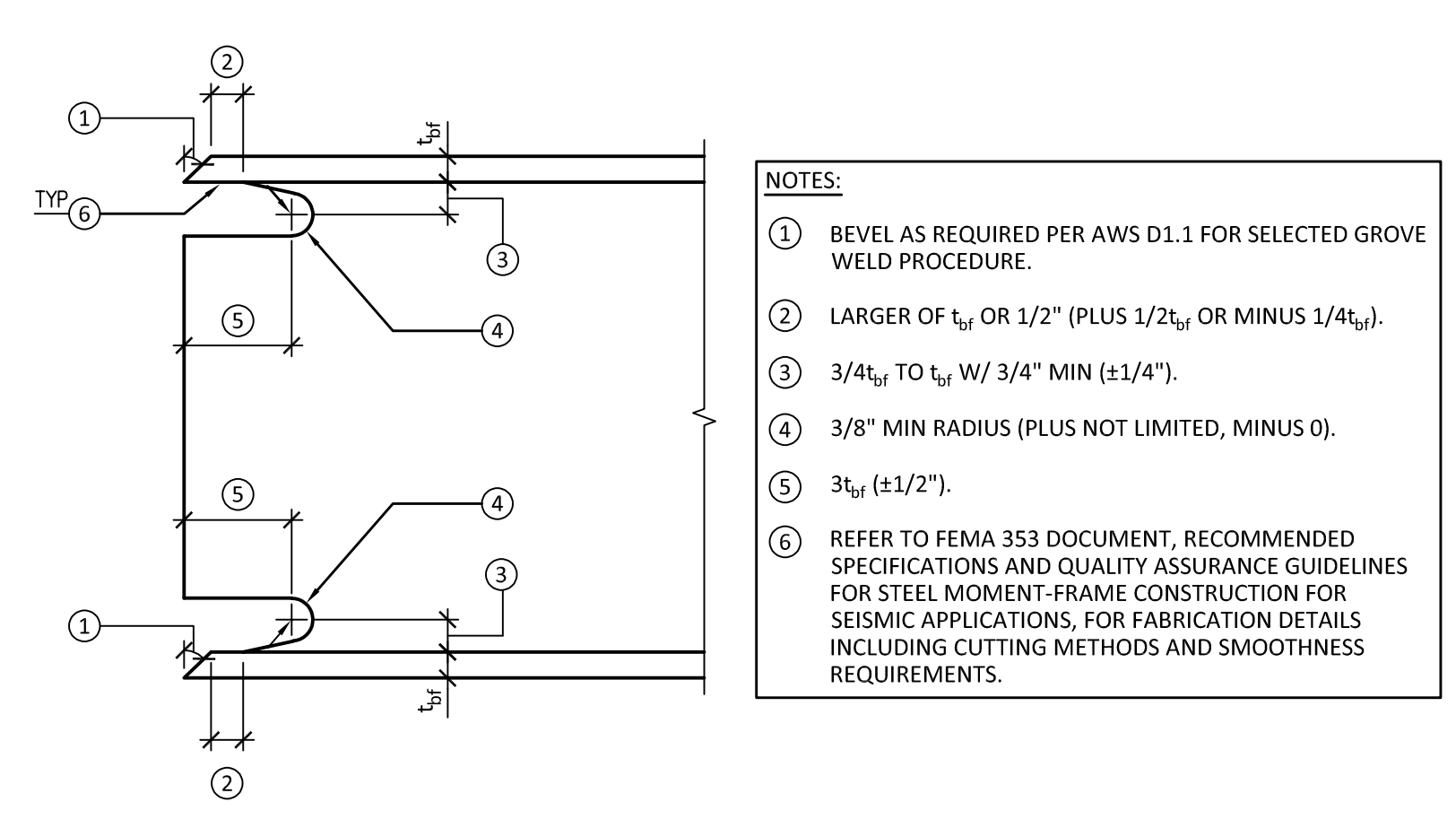
3 SEISMIC BEAM SECTION
 SCALE: 1/4" = 1'-0"



4 TYPICAL REDUCED BEAM SECTION
 SCALE: 1" = 1'-0"



5 MOMENT FRAME BEAM FLANGE WELD
 SCALE: NTS



6 TYPICAL WELD ACCESS HOLE
 SCALE: 3" = 1'-0"

DATE	DESCRIPTION
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RUDOLF RESIDENCE
 8253 W MERCER WAY
 MERCER ISLAND, WA 98040
 STEEL FRAMING DETAILS

SHEET:
S7.2

LANDSCAPE SPECIFICATIONS and STANDARDS

GENERAL STANDARDS

GUARANTEE AND REPLACEMENT

Contractor shall replace, at no additional cost to Owner, any turf or plant materials damaged as a result of improper maintenance attention or procedures. Replacement material shall be of the same size and variety as the dead or damaged material. Replace plant material within two weeks of identification of damage. Alternatives to size, variety and scheduling of replacement only by written permission of Owner.

Contractor is not responsible for losses, repair or replacement of damaged work or plant material resulting from theft, extreme weather conditions, vandalism, vehicular incidents (other than Contractor's vehicles) or the acts of others over whom they have no reasonable control.

Contractor shall inform Owner on a monthly basis of plant losses not covered by warranty and unrelated to the maintenance activities. Provide Owner with the cause of the plant loss, and provide recommendations for replacement along with pricing for replacement.

CONTRACTOR STAFF TRAINING AND EXPERIENCE

Contractor will provide staff able to perform work at the highest standards of horticultural excellence. Key staff shall have current knowledge of best management practices (BMP's) regarding: safety, hazardous materials spill response, plant health, pruning, integrated pest management, pesticide application, and irrigation maintenance. Owner reserves the right to demand the replacement of Contractor's staff who do not meet the owner's standards for safety, professionalism, or horticultural knowledge.

All work shall be performed under the direct on-site supervision of a qualified landscape professional with a minimum of five years combined horticultural education and experience. Preference will be given to an individual with at least a two year horticultural degree or Certified Landscape Technician (CLT), combined with two years work experience, or greater.

All irrigation maintenance and repairs shall be performed by, or under the direct supervision of, a Certified Irrigation Technician (CIT) or Certified Irrigation Auditor.

All pesticide applications shall be performed by a Contractor (or sub-contractor) licensed and insured as a Washington State Commercial Applicator. In addition, the staff doing the pesticide application shall be licensed as Commercial Operators. License numbers will be provided to the Owner prior to award of contract.

All pruning will be performed by, or under the direct on-site supervision of, staff with documented education and training in proper and naturalistic pruning techniques. Pruning of trees greater than six inches DBH will only be performed by an ISA certified Arborist.

OWNER/CONTRACTOR COMMUNICATION

Contractor to provide a supervisor to act on Owner's behalf regarding all matters pertaining to the performance of the Landscape Service. Contractor must notify Owner when the supervisor will be on vacation or other leave of absence and who will serve as a substitute. Provide Owner with an emergency contact list identifying the names, positions held, and phone numbers of key maintenance personnel. Provide mobile and pager numbers for the landscape maintenance manager and site supervisor. Attend meetings and site inspections of the grounds as requested by Owner.

LANDSCAPE SERVICE SCHEDULING

Establish a schedule and Gantt (or equal to) chart for regular maintenance activities by area and submit to Owner for review. Contractor to review proposed schedules with Owner at the regularly scheduled meetings and adjust as necessary to avoid conflicts.

SCOPE OF WORK

GENERAL PRACTICE GUIDELINES FOR MATERIALS AND EXECUTION

This document is intended as a benchmark of the Owner's minimum standards for maintenance, repair and improvements. However, the Owner respects the Contractor as a professional and as such, will take under consideration, any and all recommendations made by the Contractor.

Contractor shall furnish all labor, equipment, and materials necessary to complete the maintenance of turf and plantings, as specified herein. It is the intent of the Owner that this site be maintained in a resource-efficient, sustainable, and cost-effective manner.

Maintenance shall consist of fertilization, soil building, pruning, mowing, irrigation, IPM, weed/ insect/disease control, litter control and any other procedures consistent with good horticultural practice necessary to ensure normal, vigorous, and healthy growth of turf and landscape plantings.

When performing any work requiring subsurface excavation, Contractor shall take care to avoid damage to existing utilities and vegetation. Contractor shall contact Utility Locate

Contractor is encouraged to use non-polluting devices like rakes and brooms when feasible. Owner prefers that blowers and other power equipment are low-decibel, low-fossil fuel consumption, and low-emissions models.

Contractor is encouraged to develop cultural practices which incorporate on-site recycling of organic materials, such as leaves and grass clippings, and the use of recycled materials in its maintenance operations.

MATERIALS AND EXECUTION - INTEGRATED PEST MANAGEMENT AND PESTICIDE APPLICATIONS

INTEGRATED PEST MANAGEMENT (IPM)

Owner strongly encourages environmentally sensitive maintenance practices. The principles of integrated pest management (IPM) shall be employed. The intent is to limit any pesticide (including herbicide) applications through healthy landscape management practices.

IPM is an approach to pest control that utilizes regular monitoring to determine if and when treatments are needed and employs physical, mechanical, cultural, biological, and educational tactics to keep pest numbers low enough to prevent unacceptable damage or annoyance. Additional treatments, such as pesticide applications, are made only when and where monitoring has indicated that the pest will cause unacceptable economic, medical, or aesthetic damage. Treatments are not made according to a predetermined schedule. Treatments are chosen and timed to be most effective and least-hazardous to non-target organisms and the general environment. (adapted from Bio-Integral Resource Center)

Contractor shall consider pesticide applications only as a last resort and only after other methods of control are proven ineffective.

NOXIOUS WEED CONTROL

Noxious Weed Control is mandated by the King County HYPERLINK "http://dnr.metrokc.gov/wsf/lands/weeds/weed_control_board.htm" Noxious Weed Control Board HYPERLINK "http://dnr.metrokc.gov/wsf/lands/weeds/photos/2006Crew.JPG" based on the state weed control law, Chapter 17.10 RCW. Assistance and weed lists (Class A, B, C, Non-designate, and Weeds of concern) are available from the King County Noxious Weed Control Program at HYPERLINK "http://dnr.metrokc.gov/wsf/lands/weeds/" http://dnr.metrokc.gov/wsf/lands/weeds/, or 206-296-0290.

Contractor shall begin control of any King County Class A, B, or C Weeds upon identification. Control will follow non-chemical IPM control techniques outlined in King County's Best Management Practices, Alerts, and other documents posted on the Noxious Weed website. Pesticide applications can only be considered as a last resort when non-chemical methods have proved ineffective. Follow the specifications listed in section 3.3 Pesticide Applications, above.

Non-designate and Weeds of concern shall be controlled with ongoing IPM and healthy landscape management techniques.

MATERIALS AND EXECUTION - TREES, SHRUBS, VINES, GROUND COVER MAINTENANCE

TREES, SHRUBS, VINES AND GROUND COVER FERTILIZATION

Fertilize plant materials as indicated below.

Trees, shrubs, including rhododendrons, vines and groundcovers: Fertilize in March or April with slow-release, "bridge" or natural-organic fertilizer. Use 1-2-2 nutrient ratio (N-P-K), or similar, per manufacturer's recommended rates (not to exceed 5-10-10).

Perennials: Fertilize in March and again in June with same fertilizer used above per manufacturer's recommended rates.

Ornamental grasses: Fertilize in October with turf fertilizer approved in turf section above. Fertilize per manufacturer's recommended rates.

TREES, SHRUBS, VINES AND GROUND COVER WEED, PEST AND DISEASE CONTROL

Control of Weeds: Use cultural methods (mulch, proper pruning, proper irrigation) to encourage plant health and growth and discourage weeds. Keep planter beds and tree wells free of weeds and debris on a rotational basis, throughout the year by hand pulling or other mechanical means.

Ground covers are to be trimmed so they meet but do not grow over walkways or outside any of the planters.

Use of contact herbicides may be considered during the growing season to control noxious and other difficult to control perennial weeds. A maximum of two applications annually are allowed and included in the work. Use health and environmental hazard information to choose most effective and least hazardous product. Use single active ingredient products only, no tank mixes are allowed.

Use of pre-emergent herbicides is not permitted without prior written approval of Owner on an incident by incident basis. Pre-emergent herbicides may only be used on sites with at least two years of plant establishment. Areas considered for pre-emergent use are limited to tree wells and mulch-only beds without groundcover. Standard maintenance practices called for in this contract must be documented in areas where pre-emergent use is being considered before approval for use will be given (hand weeding, edgings, mulch application, proper pruning). Pre-emergent herbicides are not allowed in planted shrub beds or graveled pedestrian walkways.

Control of Insects and Diseases: Apply insecticide or fungicide to trees, shrubs and ground covers only when significant plant damage would result from not addressing the infestation. Calendar-based spraying is not allowed. Base pesticide application decisions on monitoring for damage, specific pest identification, and proper timing. Control of major disease and insect infestations for trees, shrubs and ground covers is not a part of the contract work and is considered an Additional Service. Regularly monitor all plant material and immediately notify Owner of any need for such control. Contractor is responsible for any damage to plant material incurred as a result of failure to immediately notify Owner of correctable disease and/or insect problems, and Contractor must replace any such damaged plant material at no additional cost to Owner.

TREES, SHRUBS, VINES AND GROUND COVER PRUNING

Pruning must only be performed by trained personnel in accordance with accepted horticultural practices. Prune to enhance the natural growth and shape of plant materials and intended function of the planting. Plantings are designed to grow together and to the edges of the beds to minimize weed infestation and maximize water conservation. Shearing is only permitted for formal hedges. Prune back branches as needed when interfering with walks, buildings, signage, fire control utilities, site lighting, security/safety visibility, site lighting, and vehicular circulation. Prune dead and broken branches quarterly and more frequently as required.

Street trees shall be pruned to maintain adherence to City or County sight distance requirements, to maintain visibility of street name signs, protect trees from vehicle damage, and maintain pedestrian safety.

Prune clean and just outside the branch collar in accordance with accepted horticultural practices. Pruning must only be performed by trained personnel. Replace plant materials that are disfigured or damaged due to improper pruning at no additional cost to Owner.

Periodically inspect and adjust tree staking and guying to prevent damage to the cambium layer. Remove guys and stakes as soon as trees are established and self-supporting (generally two years or less).

Prune trees as required and appropriate in compliance with ANSI A300 (Part 1), "Tree, Shrub, and Other Woody Plant Maintenance—Standard Practices (Pruning)."

The Additional Services of an ISA-certified arborist are required for pruning on any trees larger than six inches DBH (diameter at breast height as measured at four and one-half feet about the existing grade at the base of the tree) and any branches larger than four inches in diameter. This is considered an additional service.

MATERIALS AND EXECUTION - GENERAL AREA MAINTENANCE

LEAF AND BRANCH REMOVAL

Keep walks, patios, planting beds, roadway gutters and lawn areas free of leaves and branches on a weekly basis throughout the year.

Leaves shall be mulch mowed or left in planting areas throughout winter, spring and summer when leaf fall is not excessive and plant health is not adversely affected. As much as possible, leaves can be blown or raked under the shrubs or groundcover and into the wood chip mulch.

In autumn leaf removal shall occur at each visit as needed to prevent smothering of turf and groundcovers and excessive clumping when mulch mowing. Owner's preference is that whenever safety and plant health are not compromised that leaves remain on-site and are incorporated into mulch under plantings. Remove leaves from site only as needed to maintain a neat appearance and the health of the planting.

Excessive branch and debris cleanup from storm damage is not included in the contract work and is considered an additional service at Owner's request.

LANDSCAPE DEBRIS REMOVAL

Remove biodegradable landscape debris (turf clippings (limited to only those times when mulch mowing is not possible), leaves, branches, annuals, dead plant material, etc.) to yard refuse recycling facility. Acceptable sites include topsoil producing facilities and/or other facilities, which utilize yard waste for landscape purposes. No biodegradable material should be disposed of as garbage, except noxious weed debris.

Remove and properly dispose of moss from curbs, stairs and walkways.

LANDSCAPE TRASH REMOVAL

Remove all trash from landscaping beds, turf areas and parking lot to an approved trash container onsite on a weekly basis. For large amounts of trash, or if there is no approved trash container onsite, Contractor shall haul it away for appropriate disposal.

MULCH REPLACEMENT

Once annually Contractor shall replenish mulch to maintain a depth of no less than two inches (2") in all planting areas. All tree wells to be re-mulched annually. Established beds where plant foliage or groundcover completely covers the soil surface require no additional mulch. Keep mulch at least two to three inches (2 - 3") away from the crown of plants and trees.

Mulch shall be medium or fine Hog Fuel wood chips, clean arborists wood chips, shredded leaves, coffee hulls, compost, etc.

Red bark mulch or dust shall not be used.



francinemday
LANDSCAPE ARCHITECTURE
206.890.7493
www.francinemday.com

PLANTING SPECIFICATIONS and
STANDARDS
DB:FWC
Date: 1-14-19

RUDOLF RESIDENCE
8253 W MERCER WAY
MERCER ISLAND, WA 98040

L 2.1

IRRIGATION SPECIFICATIONS

1.01 Summary

A. Provide a fully automatic bidder designed irrigation system installed by a qualified, licensed Contractor.

1.02 Quality Assurance

A. Perform work in strict accordance with the applicable plumbing, electrical, and health codes.
B. Obtain and pay for all permits and approvals required by the local jurisdictional authorities for the full operation of the system.
C. The work is subject to Landscape Architect tests and inspections as specified. Furnish written notice to the Landscape Architect 72 hours minimum prior to the required test or inspection.
D. Include a master valve on the incoming mainline at the backflow preventer location. Advise Landscape Architect if mainline pressure is insufficient to permit the additional pressure loss of a master valve.

1.03 System Coverage

A. Provide full coverage* in all planted areas. Exercise professional judgement in selection, location, height, and angle of sprinkler heads. Select and locate heads to avoid erosion, spraying building, and excessively washing walks. Shrub and lawn zones, sprinkler heads with varied precipitation rates, and differing sun exposures are to be valued separately. (*Full coverage is defined as head to head coverage with all plants and lawns receiving adequate water).

1.04 Guarantee

A. Guarantee system against defects of installation and material for a period of one (1) year after acceptance of sprinkler system. During guarantee period check, clear, and adjust sprinkler heads and otherwise insure adequate operation of system at maximum three (3) month intervals during the year.

1.05 Submittals

A. Plans - Two (2) sets of irrigation plans showing pipe and head layout, spray pattern, and equipment list.
B. Catalog Cuts - Manufacturer's descriptions of all proposed materials.
C. Make submittals to Landscape Architect for review prior to construction. Approval of plans and materials by Landscape Architect does not change the Contractor's responsibility for providing full coverage in planting areas.

1.06 Substitutions

A. Substitutions to the equipment specified will be permitted only with the express written approval of the Landscape Architect and when the substituted item is equal or better in quality than the item originally specified. The final determination for equal rests with the Landscape Architect.

1.07 As-Built Drawings

A. Maintain a current record of all pipes and equipment placement and record any variations from the original design.
B. Dimension pipe and equipment in variance to plans to two permanent structures sufficient for location after burial.
C. Submit a neat and legible as-built drawing of complete irrigation system upon completion of irrigation system and prior to releases of final payment. Provide reduced scale copy of plan, plastic encased, for attachment inside controller door.

2.00 Materials

2.01 Meter

A. Per local code.

2.02 Galvanized Pipe and Accessories

A. Pipe - Standard weight steel pipe, electrical resistance weld, ASTM Schedule 40.
B. Fittings - Malleable galvanized fittings.
C. Exterior Coatings - Primer and Matte Black Alkyd Oil Enamel for above grade pipe and fittings. Fields 125' bituminous coating for pipe and fittings below grade.

2.03 Plastic Pipe and Fittings

A. Pipe - Mainline: Schedule 40 PVC pipe, manufactured from a Type I, Grade I Polyvinyl Chloride (PVC) compound with a Cell Classification of 12454 per ASTM D1784. The pipe shall be manufactured in strict compliance to ASTM D1785 and D2665 (where applicable). Lateral lines: PVC 1120 or 1220, Class 200 conforming to U.S. Product Standard PS 22-70 and ASTM 2241, marked with manufacturer's name, class of pipe, NSF seal, and date and shift of manufacturing run. Provide uniform, smooth and glossy pipe with no evidence of interior or exterior extrusion marks. Pipe end pre-belled or straight to receive solvent-weld couplings.

2.04 Sprinkler Heads and Nozzles

A. Rainbird, Toro, Weathermatic, or approved equal.

2.05 Risers

A. Plastic bodies - 6" & 12" high pop-up Rainbird 1800 Series, or approved equal.
B. Brass bodies - Only if requested by Owner.

2.06 Automatic Valves

A. 24 volt, normally closed, provide with flow adjustment/shut-off handle and manual bleed cock.
B. Brass, or plastic. Weathermatic 8200CR or 11000CR, or approved equal.

2.07 Master Valve

A. Brass only.

2.08 Valve Boxes

A. General - Black or green plastic with bolt down lock-top capability.
B. Automatic Valves/Pressure Reducing Valve - Carson 1320B-13B or approved equal. Lid marked valve.
C. Backflow Preventer - Carson 1730C-12B or approved equal.
D. Shut-off Valve - Carson 10" diameter or approved equal.
E. Quick Coupling Valve - Carson 6" diameter or approved equal.

2.09 Automatic Controllers

A. 120 volt service with 24 volt output and UL approved, lockable door. Size for minimum of two additional future zones. 14 day capability and option of any 30 minute start of a 24 hour day. Time spread per station 0-60 minutes. Include Master Valve terminal or a pump start terminal for Master Valve operation.

2.10 Wire

A. UL approved UF and UL marked insulation jackets +/- #14 UF direct burial, solid copper, from controller to valves. ASTM B-3. Red or black for hot side, white for common ground, any third color for auxiliary wires. Multi-strand wire is acceptable if distance from controller to furthest valve is less than 500 feet. 3M DBY below grade wire splices. Screw-type and taped splices above grade per code.

2.11 Quick Coupling Valve For Air Blowout

A. Rainbird or approved equal with 1" MPT key.

2.12 Shut-Off Valve

A. Champion Angle Valve, Mueller, or approved equal. Stop and Waste valve where allowed by code. Provide 30" long key for valve operation.

2.13 Backflow Preventer

A. Per State of Washington approved list and as approved by local code. Febco #850 double check valve assembly or approved equal. Include resilient seat gate valve on each end of unit and 1/2" brass, screwed end, 150# WOG drive valve on downstream side.

2.14 Pressure Reducing Valve

A. Watts #223, Wilkens #500, or approved equal. Contractor has the option of utilizing a pressure reducing valve or automatic valves with pressure reducing capability.

2.15 Check Valves

A. KBI King-Check or approved equal. SAMS (seal-a-matic) may be used with an auto-drain and a gravel sump (minimum 1 CF) at the lowest end of each zone.

3.00 Installation

3.01 Examination

A. Prior to starting work carefully inspect the preparatory work of other trades and verify that such work is acceptable for the installation of this work. Report all unacceptable conditions to the Landscape Architect. Do not begin work until unacceptable conditions have been resolved. Beginning work constitutes Contractor acceptance of conditions.

3.02 Meter

A. Verify need with local water purveyor. Determine location, size, and type of pipe in the service from the main.

3.03 Trenching

A. Make trenches for irrigation system. Finish trenches free from rock, debris, or sharp articles. Provide depth to achieve minimum 16" cover for shrub beds, 12" for lawn areas, and 16" cover for mainline. Removed unused trench spoils from site.

3.04 Pipe

A. Cut PVC pipe ends at 90 degrees to the pipe length and clean all cutting prior to cementing. Wipe pipe ends clean with rag lightly wetted with PVC thinner. Apply cement with light coat on inside of fitting and

heavier coat on outside of pipe. Insert pipe into fitting and give a quarter turn to seat cement. Wipe excess cement from outside of pipe.

3.05 Sleeving

A. Class 200 PVC, 4" minimum diameter, Schedule 40 under asphalt or crushed rock paving. Verify with Landscape Architect if sleeves are to be installed by others.

3.06 Drip / Spray heads & Risers

A. Set shrub heads with flange flush or slightly below finish grade at a minimum distance of 4 inches from planter edge. Provide double swing joint or flexible swing pipe and spiral barbed fitting (connection at bottom of sprinkler body only) for connection to lateral.
B. Install lawn heads flush with finish to clear mowing equipment. Provide three (3) Marlex street ells and one (1) PVC Schedule 80 nipple, or flex pipe connection to lateral (connection at bottom of sprinkler body only).

3.07 Nozzles

A. Select nozzles to provide full coverage without causing erosion problems, staining of siding, or drift

3.08 Electric Wire

A. Install wire in conduit where required by local code. Bury at sufficient depth to meet local code and in no case less than bottom side of parallel pipe. Bundle control wires and tape at 10' intervals. Tape bundles to adjacent pipe. Install wire in sleeves under all pavement. Splices shall occur at boxes only.

3.09 System Expansion

A. Provide a minimum of two (2) auxiliary wires for future valve locations. Run one unconnected spare control wire from the controller through each intermediate valve to terminate at the valve(s) at the ends of the main line. Loop at least 24" of wire at each of the intermediate valve boxes. Mark spare wires at the controllers and in boxes with permanent tag. Coil spare wire in plastic valve box.

3.10 Backfilling Trenches

A. Set pipe to ensure no puncture damage or future settlement. Lay mainline pipe with manufacturer's designations toward top of trench. Compact backfill to no less than 90% density at optimum moisture content. Backfill around sprinkler heads to restrict movement of heads by external force. Repair all trench settlement and finished surface damage due to settling during warranty period.

3.11 Automatic Valves

A. Install in specified valve box. Provide PVC nipple (minimum 4" long) on the inlet side and compression coupling or PVC union on the outlet side. Adjust flow with stem of valve to balance system. Mount valve boxes flush with finish grade unless otherwise indicated on drawings. Install immediately adjacent to walks or curbs (in shrub beds where possible). Provide 6" of pea gravel in bottom of valve box with 6" clear from gravel to underside of valve.

3.12 Master Valve

A. Size to match mainline size.

3.13 Backflow Prevention Unit

A. Install per local applicable code. Verify location with Landscape Architect. Otherwise Contractor is responsible for cost of relocation. Install galvanized ground joint unions on both inlet and outlet sides. Install Double Check Assembly in plastic box with minimum of 6" of gravel at bottom of box. Provide positive and verifiable drainage out of box. If required, install Reduced Pressure Backflow Preventer per code.

3.14 Pressure Reducing Valve

A. Install in plastic valve box with un-marked lid. Set so system does not fog with auto valves wide open.

3.15 Automatic Controller

A. Review exact location with Landscape Architect prior to installation. Connect to 120 volt service. Provide conduit/wire from controller location to valves. Label each station to clearly identify location of each valve.

3.16 Quick Couple Valve

A. Install in a 10" diameter valve box. Ensure valve can be operated from finish grade.

3.17 Shut Off Valve

A. Install in a 10" diameter valve box. If Stop and Waste Valve is allowed by code, provide 1 cubic foot gravel sump beneath valve.

3.18 Check Valves

A. Provide low head check valves on risers of lowest heads to prevent leakage.

3.19 Riser Painting

A. Paint all galvanized pipe and fittings with one coat minimum of specified material. Touch up after assembly.

3.20 System Flushing

A. Flush entire system prior to installation of sprinkler heads/nozzles. After capping all risers, remove cap nearest automatic valve, flush, and recap. Repeat this process until last head on circuit is flushed. If a pressure reducing valve is included in system, open wide for maximum pressure during flushing operation.

3.21 Pressure Test

A. Leave all system joints, connections, etc... exposed until after completion and acceptance of pressure test. Cap and open entire system to full main static pressure (pressure reducing valve wide open) for a period of two (2) hours. If static exceeds 80 psi, set PRV at 80 psifor testing laterals. Test mainlines at 100 psi. Visually check joints and connections for leaks. Repair all leaks, however minor. Contractor has the option of using AWWA pressure test (test with approved pressure pump at 100 psi with no more than 5 psi loss in 15 minutes). Deliver written record of test to Landscape Architect.

3.22 Performance Tests

A. Upon completion of system installation and after flushing and pressure tests are completed, operate system in presence of Landscape Architect. Correct all deficiencies until the system is approved.

3.23 Adjusting

A. Substitute or modify up to 5% of total nozzles to accommodate locations and density of plants and ensure full coverage.

3.24 System Familiarization

A. Upon completion of system installation, flushing, and pressure tests, and acceptance of system by Landscape Architect, operate the system in the presence of the Owner. Provide keys and/or other tools necessary to operate/drain/activate the system and spend adequate time with Owner to ensure operation/maintenance/winterization can continue after departure of Contractor. Submit written verification of compliance to Landscape Architect indicating date and persons involved. Contractor is liable for all damage or losses resulting from failure to comply with provisions of this paragraph.

3.25 System Protection

A. Deactivate and drain the system prior to the onset of freezing season and reactivate at the onset of spring season. Accomplish each at least once during the guarantee period. If installation is completed when system is not in use, winterize after testing. Certify by letter the dates of winterization/activation. Repair damage from failure to comply. Purge system with low pressure and low volume compressed air. Do not allow pipe or compressor to get hot to the touch.

3.26 Final Approval

A. Upon completion of all tests, final approval for system will be contingent upon Contractor providing signed and approved sprinkler/plumbing/health/electrical permits as may be applicable in the area, and as-built drawings of the complete system.

NOTE:

Verify irrigation system will provide sufficient water for plant viability without compromising slope stability.

Verify irrigation system is reviewed and abides by recommendations prepared by URBAN FORESTRY SERVICES, INC. (360) 428-5810



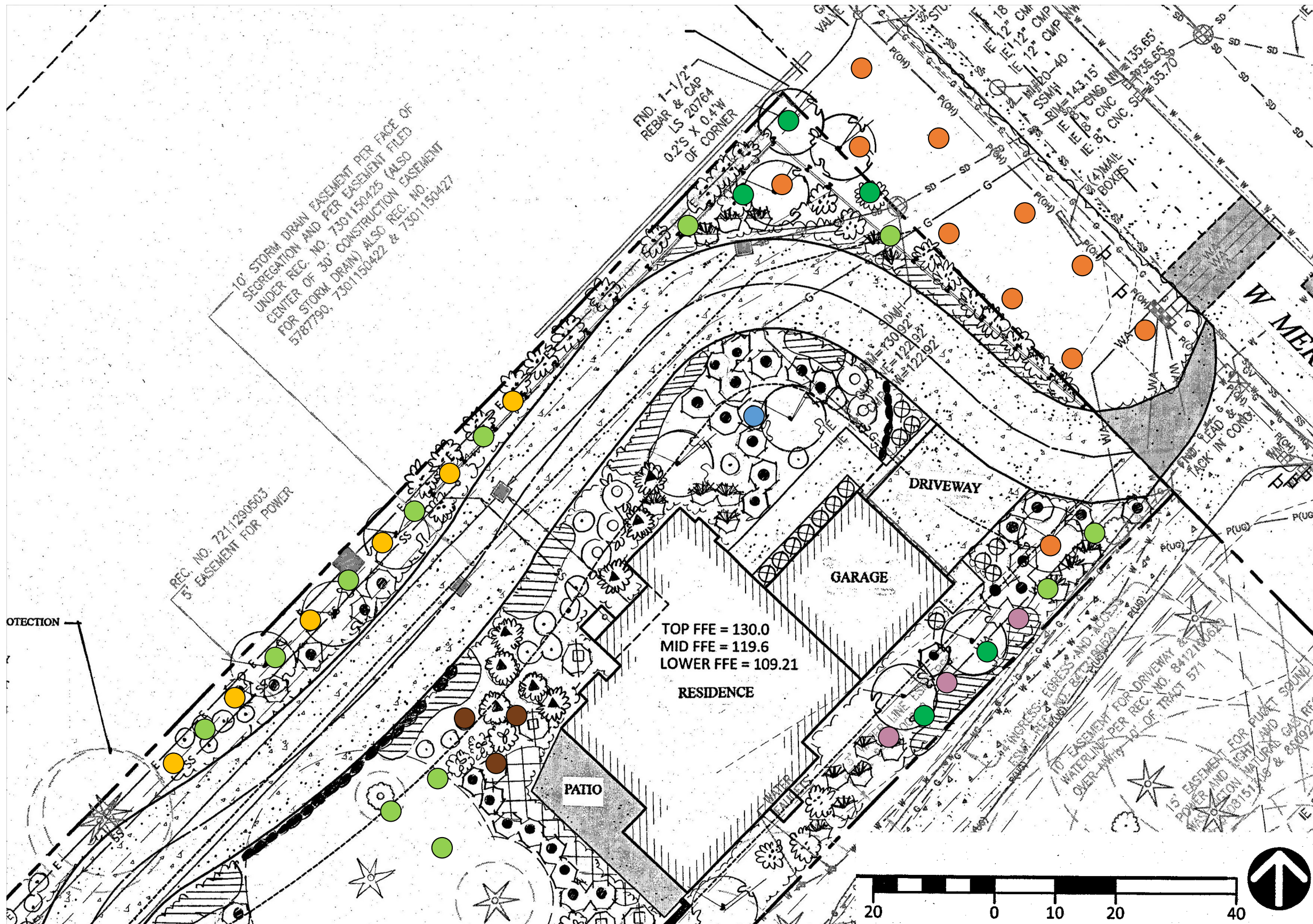
STATE OF WASHINGTON
LANDSCAPE ARCHITECT
FRANCINEMDAY
FRANCIS M. DAY
CERTIFICATE NO. 711

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LANDSCAPE ARCHITECTURE
206.890.7493
WWW.francinemday.com

IRRIGATION SPECIFICATIONS
DB:RMD
Date: 1-14-19

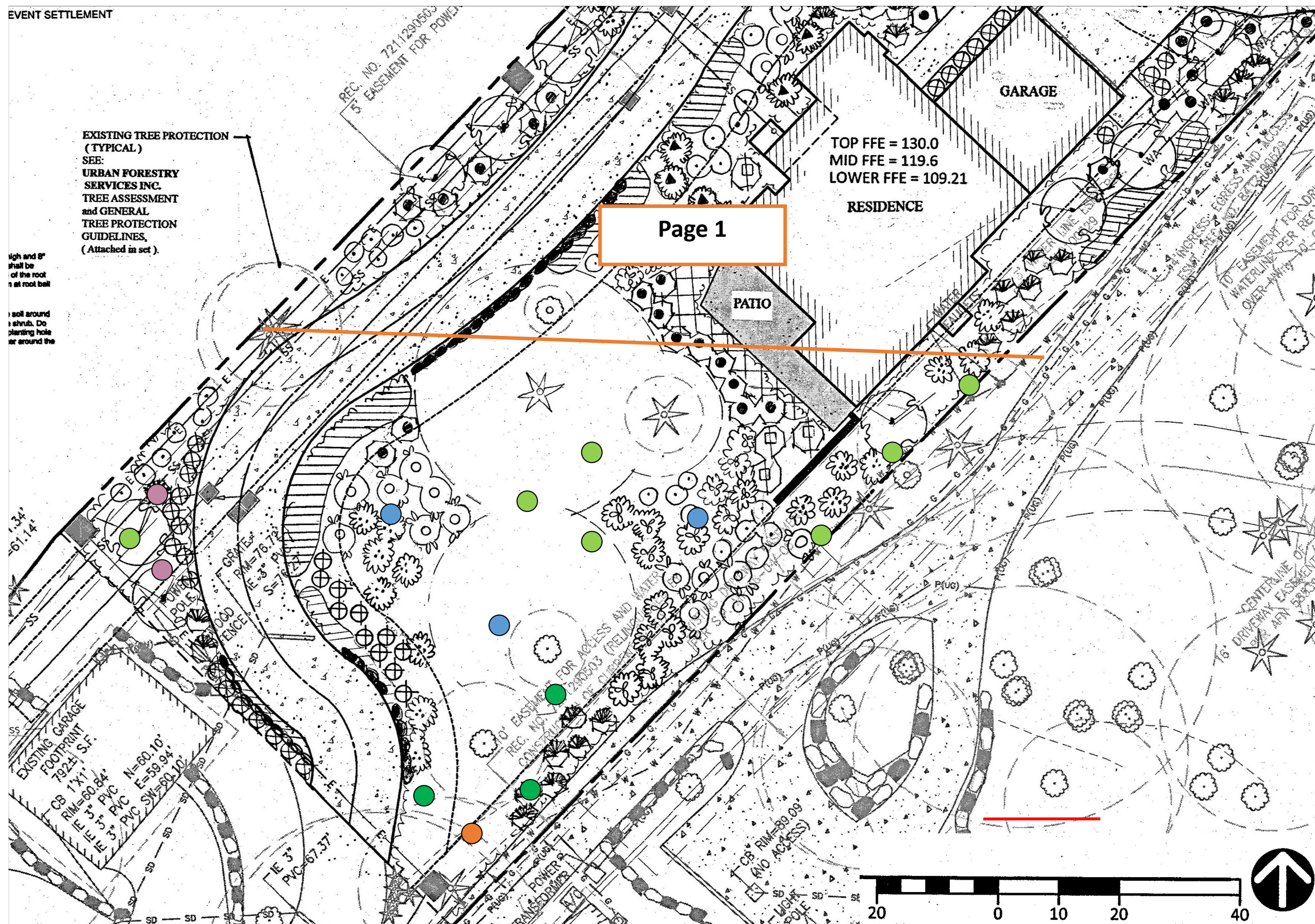
RUDOLF RESIDENCE
8253 W MERCER WAY
MERCER ISLAND, WA 98040

L 2.2



PLANT LEGEND

- **CONIFER, FULL CANOPY, SUN/SHADE (12)**
 INCENSE CEDAR (*CALOCEDRUS DECURRENS*),
 PORT ORTFORD CEDAR (*CHAMAECYPARIS LAWSONIANA*)
 DOUGLAS FIR (*PSEUDOTSUGA MENZIESII*)
 SERBIAN SPRUCE (*PICEA OMORIKA*)
 SHORE PINE (*PINUS CONTORTA*)
 RED FIR (*ABIES MAGNIFICA*)
- **CONIFER, TALL THIN FORMAL SUN (6)**
 ITALIAN CYPRESS (*CUPRESSUS SEMPERVIRENS*, TINY TOWER)
 HINOKI CYPRESS (*CHAMAECYPARIS OBTUSA*)
- **DECIDUOUS, SHORT < 30 FT, SUN/SHADE (19)**
 PACIFIC DOGWOOD, (*CORNUS NUTALII*)
 FLOWERING DOGWOOD, (*CORNUS* spp)
 GOLDEN RAINDROP CRABAPPLE (*MALUS FUSCA*)
 CASCARA (*RHAMNUS PURSHIANA*)
 DOUGLAS HAWTHORN (*CRATAGUS DOUGLASII*)
- **DECIDUOUS, TALL > 40 FT SUN/SHADE (8) RED CUTLEAF RED ALDER (*ALNUS RUBRA* 'CUTLEAF')**
 DOUGLAS MAPLE (*ACER GLABRUM*)
 PACIFIC SUNSET MAPLE (*ACER* 'WARRENRED')
 OREGON ASH (*FRAXINUS LATIFOLIA*)
 OREGON OAK (*QUERCUS GARRYANA*)
- **CONIFER, SLOW GROWING/SHORT (5)**
 MOUNTAIN HEMLOCK (*TSUGA MERTENSIANA*)
 PACIFIC YEW (*TAXUS BREVIFOLIA*)
 WESTERN JUNIPER (*JUNIPERUS OCCIDENTALIS*)
 KOREAN FIR (*ABIES KOREANA* 'SILBERLOCKE')
- **LANDSCAPE TREE, TALL, 40FT FULL CANOPY (4)**
 JAPANESE MAPLE (*ACER PALMATUM*)
- **LANDSCAPE TREE THIN, SUN/SHADE (3-5)**
 ALASKAN YELLOW CEDAR (*CUPRESSUS NOOT-KANTENSES* GREEN POINT, VANDENAKKER)
 GIAN T WEEPING SEQUOIA (*SEQUIOIDENDRON GIGANTEUM PENDULA*)



EXISTING TREE PROTECTION (TYPICAL)
 SEE:
URBAN FORESTRY SERVICES INC.
TREE ASSESSMENT and GENERAL TREE PROTECTION GUIDELINES.
 (Attached in set).

High and 8" shall be of the root n at root ball
 soil around shrubs. Do planting hole or around the

Page 1

TOP FFE = 130.0
 MID FFE = 119.6
 LOWER FFE = 109.21

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