

Impervious surface calcs:
 Roofs = 2345.2 sf
 Driveway = 613 sf
 Total = 2985.2sf
 2958.2/8482 = 34.88%

Hardscape Calcs
 REAR PATIO (including ret. wall) = 246 sf
 FRONT PATIO & WALKWAY = 170.2 sf
 DECK @ UPPER FLOOR = 54.2 sf
 Window well + HVAC pad outside of eave = 10sf
 Total = 480.4sf
 480.4/8482 = 5.66%

F. A. R. calc
 MAIN FLOOR (inc. gar.) = 1868.7
 UPPER FLOOR = 1737
 LOWER FLOOR = 876
 Basement FAR exception = (516.47)
 Stair Exception = (98.0)
 Garage Basement FAR Exception = (61.33)
 TOTAL FAR = 3805.9
 ALLOWABLE FAR (with ADU) = 8482*.45 = 3816.9

D. Basement F.A.R. area exception calc.

segment	length	beginning elev.	end elev.	begin cov	end cover	avg cover	%cover	wtd (%xL)
1	23	159.7	158.4	4.70	3.40	4.05	45.0%	10.35
2	8	158.4	158.4	3.40	3.40	3.4	37.8%	3.02
3	1	158.4	158.4	3.40	3.40	3.4	37.8%	0.38
4	16	158.4	158.1	3.40	3.10	3.25	36.1%	5.78
5	43	158.1	163	3.10	8.00	5.55	61.7%	26.52
6	16	163	165.17	8.00	10.17	9.085	100.0%	16.00
7	7	165.17	159.6	10.17	4.60	7.385	82.1%	5.74
8	7.91	159.6	159.7	4.60	4.70	4.65	51.7%	4.09
total L =	121.91							71.88

sf 876
 Total wtd/Total L = 59.0%

basement slab elev = 155
 full cover = 9
 excepted area = **516.47**
 Bold elevations indicate Revised elev. lower than existing.

A. SITE PLAN

1" = 10'-0"
 (H) = WALL SEGMENT TAG FOR BASEMENT EXCEPTION
 --- = REVISED TOPOGRAPHY (R) - FINAL GRADE
 --- = GUTTER LINE

segment	length	beginning elev.	end elev.	begin cov	end cover	avg cover	%cover	wtd (%xL)
10	23	161.5	168	0.00	4.00	2	22.2%	5.11
11	24	168	164	4.00	0.00	2	22.2%	5.33
12	23	164	164	0.00	0.00	0	0.0%	0.00
13	24	164	164	0.00	0.00	0	0.0%	0.00
SUM=	94							10.44

sf 552
 basement slab elev = 164
 full cover = 9
 excepted area = **61.33**
 WTD TOTAL/TOTAL LENGTH = 11.1%

All Japanese knotweed (*Polygonum cuspidatum*) and Regulated Class A, Regulated Class B, and Regulated Class C weeds identified on the King County Noxious Weed list, as amended, shall be removed from the property.

Architect

CHRIS LUTHI
 CENTERLINE DESIGN
 4737 37th AVE SW
 SEATTLE WA 98126
 206.932.8706

Project Description

Demolition of existing and construction of new single family residence.
 Refer to Short Plat Project # 1712-107 for parcel information.
 ZONING R-8.4

Owner's Name

Masoud Yeganeh & Farhad Imani
 PO BOX 655, Mercer Island, WA 98040

Civil Engineer

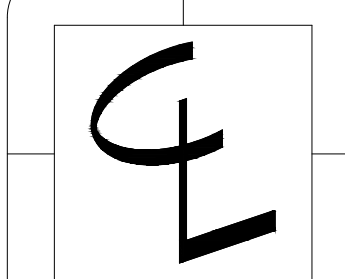
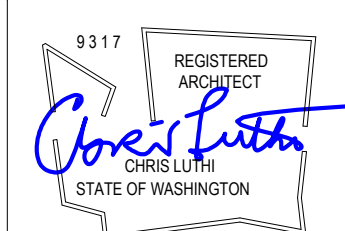
Duffy Eilius
 CES Civil Engineering
 102 NW CANAL St Seattle WA 98107
 206.930.0342

Structural Engineer

Arnold Forsman
 Forsman Engineering
 30014 2nd Court South
 Federal Way, WA 98003
 (253) 815-9182

Contractor

Frank Imani
 Silver Basin Construction LLC
 PO Box 655, Mercer Island, WA 98040
 206.910.7959



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Site Plan

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1a

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Impervious surface calcs:

Roofs = 2345.2 sf
 Driveway = 613 sf

Total = 3012sf
 2958.2/8482 = 34.88%

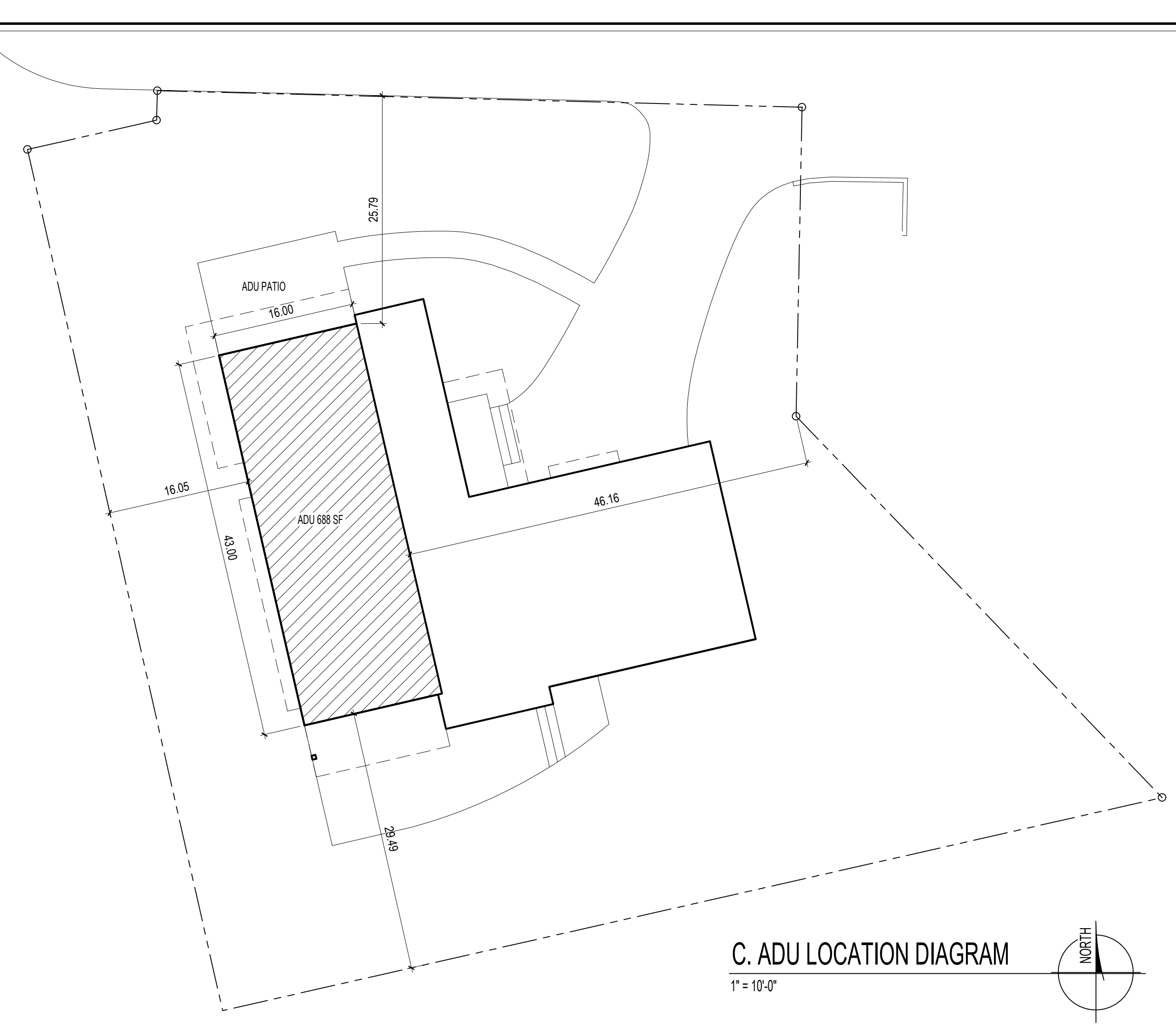
hardscape+decks = 438.7
 438.7/8482 = 5.17%

A. LOT COVERAGE DIAGRAM
 1" = 10'-0"
 △ = WALL SEGMENT TAG FOR HEIGHT CALCULATIONS
 — = BLDG FOOTPRINT (includes projected cantilevers)
 - - - = LINE OF ROOF OVERHANG
 - - - = PROPERTY LINE / SETBACK
 - - - = ALL EXISTING HARDSCAPE TO BE REMOVED

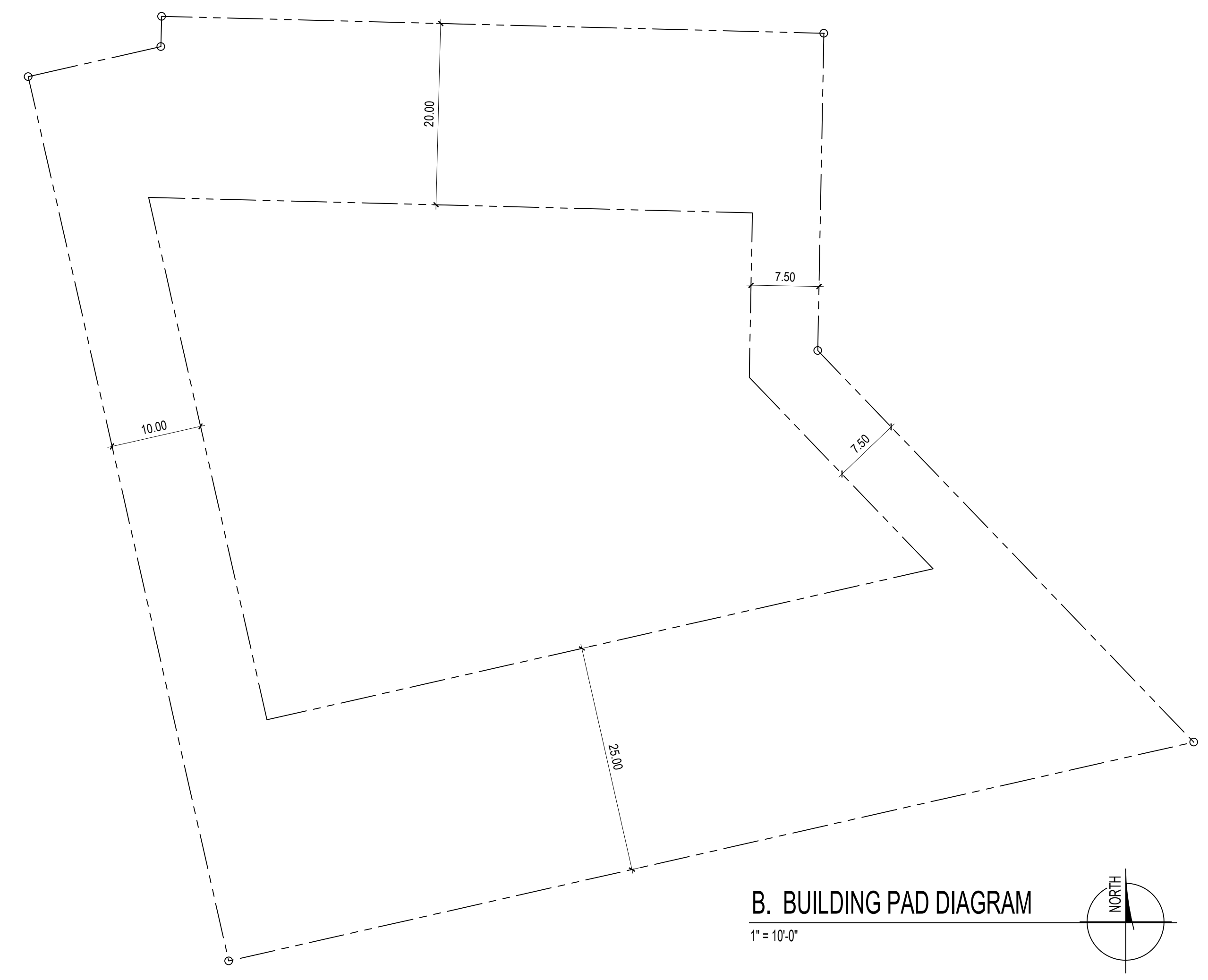
	EL @ MIDPOINT	segment	wtd sgmnt
A	159	23	3657.00
B	158.3	8	1266.40
C	158.2	3	474.60
D	155	19	2945.00
E	157.9	16.64	2627.46
F	158.3	3	474.90
G	158.6	4	634.40
H	158.6	1.5	237.90
I	159.6	24.54	3916.58
J	162.2	1.5	243.30
K	162.8	2	325.60
L	164	15.54	2548.56
M	165	4	660.00
N	165	12.46	2055.90
O	164	2	328.00
P	167	24	4008.00
Q	164.9	23	3792.70
R	161	10.49	1688.89
S	160.5	1.35	216.68
T	159.9	8	1279.20
U	159.9	1.35	215.87
V	159.7	9.51	1518.75
	217.88	35115.68	

AVG. EL = **161.1698**

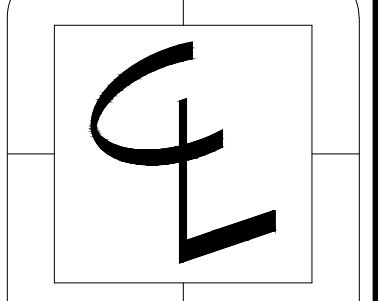
bolded numbers indicate final grade lower than existing



C. ADU LOCATION DIAGRAM
 1" = 10'-0"



B. BUILDING PAD DIAGRAM
 1" = 10'-0"



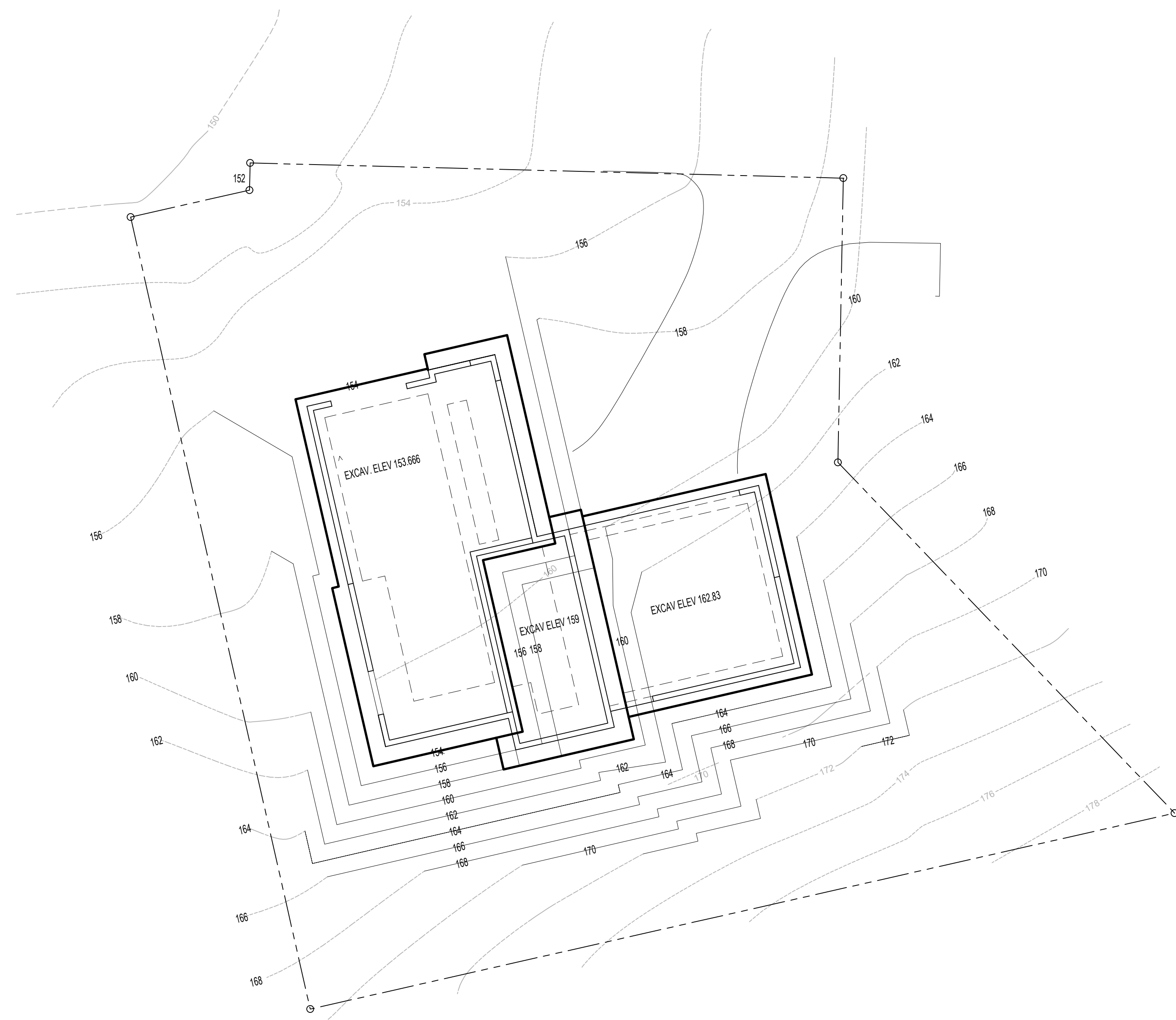
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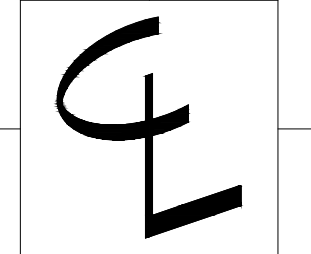
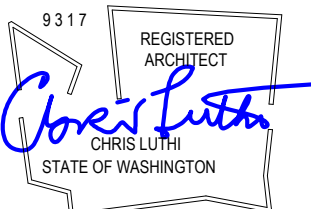
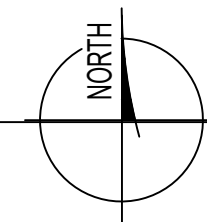
1b



A. TEMPORARY EXCAVATION PLAN

1" = 10'-0"
10.00

FOR BLDG. FOUNDATION



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1c

All Climate Zones		
	R-Value ^a	U-Factor ^a
Fenestration U-Factor ^b	n/a	0.30
Skylight U-Factor	n/a	0.50
Glazed Fenestration SHGC ^{b,e}	n/a	n/a
Ceiling ^k	49 ^j	0.026
Wood Frame Wall ^{g,m,n}	21 int	0.056
Mass Wall R-Value ⁱ	21/21 ^h	0.056
Floor	30 ^g	0.029
Below Grade Wall ^{c,m}	10/15/21 int + TB	0.042
Slab ^d R-Value & Depth	10, 2 ft	n/a

*Table R402.1.1 and Table R402.1.3 Footnotes included on Page 2.

Energy Credit Descriptions

2a - AIR LEAKAGE CONTROL AND EFFICIENT VENTILATION

Compliance based on R402.4.1.2: Reduce the tested air leakage to 3.0 air changes per hour maximum and

All whole house ventilation requirements as determined by Section M1507.3 of the International Residential Code shall be met with a high efficiency fan (maximum 0.35 watts/cfm), not interlocked with the furnace fan. Ventilation systems using a furnace including an ECM motor are allowed, provided that they are controlled to operate at low speed in ventilation only mode.

To qualify to claim this credit, the building permit drawings shall specify the option being selected and shall specify the maximum tested building air leakage and shall show the qualifying ventilation system.

3b - HIGH EFFICIENCY HVAC EQUIPMENT

Air-source heat pump with minimum HSPF of 9.0

To qualify to claim this credit, the building permit drawings shall specify the option being selected and shall specify the heating equipment type and the minimum equipment efficiency.

3d - HIGH EFFICIENCY HVAC EQUIPMENT

Ductless Split System Heat Pumps, Zonal Control: In homes where the primary space heating system is zonal electric heating, a ductless heat pump system shall be installed and provide heating to the largest zone of the housing unit.

To qualify to claim this credit, the building permit drawings shall specify the option being selected and shall specify the heating equipment type and the minimum equipment efficiency

5a - EFFICIENT WATER HEATING

All showerhead and kitchen sink faucets installed in the house shall be rated at 1.75 GPM or less. All other lavatory faucets shall be rated at 1.0 GPM or less.c

To qualify to claim this credit, the building permit drawings shall specify the option being selected and shall specify the maximum flow rates for all showerheads, kitchen sink faucets, and other lavatory faucets.

5c - EFFICIENT WATER HEATING

Water heating system shall include one of the following:

Gas, propane or oil water heater with a minimum EF of 0.91

or

Electric heat pump water heater with a minimum EF of 2.0 and meeting the standards of NEEA's Northern Climate Specifications for Heat Pump Water Heaters

Energy Code Info

WA STATE PRESCRIPTIVE PATH FOR ALL CLIMATE ZONES
 ENERGY CREDIT OPTIONS HOUSE = 2a,3b,5a,5c = 3.5 CREDITS
 ENERGY CREDIT OPTIONS ADU = 3d, 5a = 1.5 CREDITS
 Vertical fenestration U = 0.30
 Floor R-30

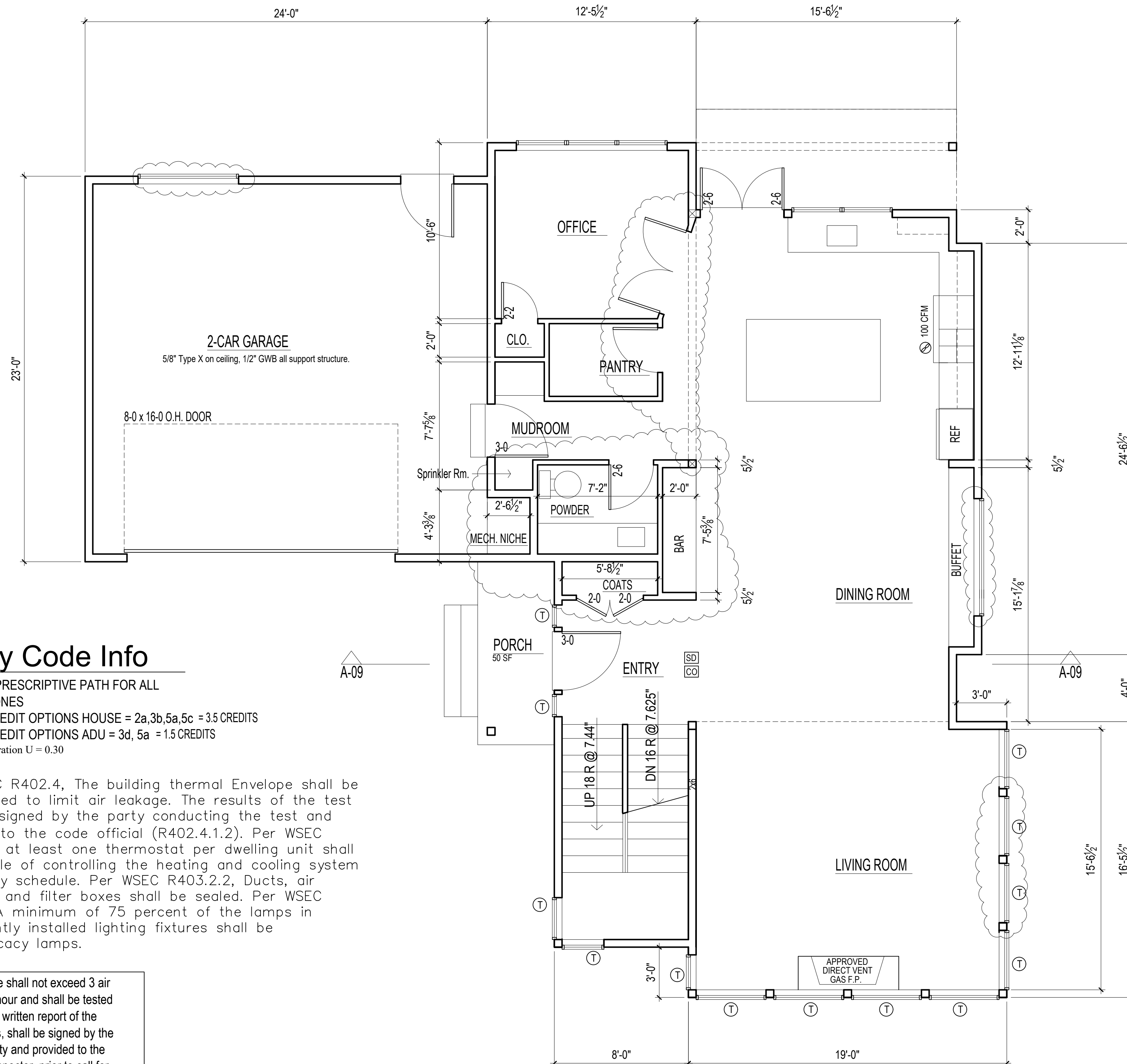
Per WSEC R402.4, The building thermal Envelope shall be constructed to limit air leakage. The results of the test shall be signed by the party conducting the test and provided to the code official (R402.4.1.2). Per WSEC R403.1.1, at least one thermostat per dwelling unit shall be capable of controlling the heating and cooling system on a daily schedule. Per WSEC R403.2.2, Ducts, air handlers, and filter boxes shall be sealed. Per WSEC R404.1, A minimum of 75 percent of the lamps in permanently installed lighting fixtures shall be high-efficacy lamps.

Air leakage shall not exceed 3 air changes/hour and shall be tested as such. A written report of the test results, shall be signed by the testing party and provided to the building inspector, prior to call for final inspection."

A minimum of 75 percent of permanently installed lamps in lighting fixtures shall be high-efficacy lamps.

design professional or builder shall complete and post an "Insulation Certificate for Residential Construction" within 3' of the electrical panel prior to final inspection.

Maximum flow rates for shower heads and kitchen sink - 1.75 GPM or less. All other lavatory faucets - 1.0 GPM or less.



A. Main Floor Plan

1/4" = 1'-0"
 LIVING AREA = 1308.7 SF
 GARAGE AREA = 560 SF
 stair exception = 98.0 sf

PRIMARY RESIDENCE HVAC NOTES

HEAT PUMP (HSPF>9.0) INT. AIR HANDLER
 INTEGRATED VETILATION
 2 HR RUN @ 180 CFM EVERY 4 HOURS
 PROVIDED BY VARIABLE SPEED HIGH EFF. FAN (MAX. 35 WATTS/CFM)
 CONTROLLED TO OPERATE AT LOW SPEED IN VENTILATION MODE ONLY.

ADU HVAC NOTES

MINI-SPLIT HEAT PUMP SYSTEM (PANASONIC YE SERIES)
 NO DUCTS
 SPOT VENTILATION (AIR INLET WINDOW FRAMES)
 2 HR RUN @ 90 CFM EVERY 4 HOURS (WHOLE HOUSE FAN)
 PROVIDED BY HIGH EFF. FAN (MAX. 35 WATTS/CFM)
 CONTROLLED TO OPERATE AT LOW SPEED IN VENTILATION MODE ONLY.

NOTES

SD = SMOKE DETECTOR, HARDWIRE, INTERCONNECTED w/ BATTERY BACK-UP
 CO = CARBON MONOXIDE DETECTOR, HARDWIRE w/ BATTERY BACK-UP

DOORS ARE 3-0 x 6-6 (r.o. = 3'-2" x 6'-10") unless otherwise indicated
 FAN = FAN, 50 CFM UNLESS OTHERWISE INDICATED
 FOR SHEAR WALL INFORMATION SEE STRUCTURAL PLANS
 ALL INTERIOR WALLS TO BE 2x4, EXTERIOR WALLS 2x6, EXCEPT AS INDICATED, OR EXISTING

Contractor shall verify to Inspector all guards and railings shall be capable of resisting 200 lb load on top rail acting in any direction as required by IRC Table R301.5.
 ALL WALLS FULL HEIGHT UNLESS OTHERWISE INDICATED
 T =TEMPER/SAFETY GLAZE WINDOWS

CONTENTS

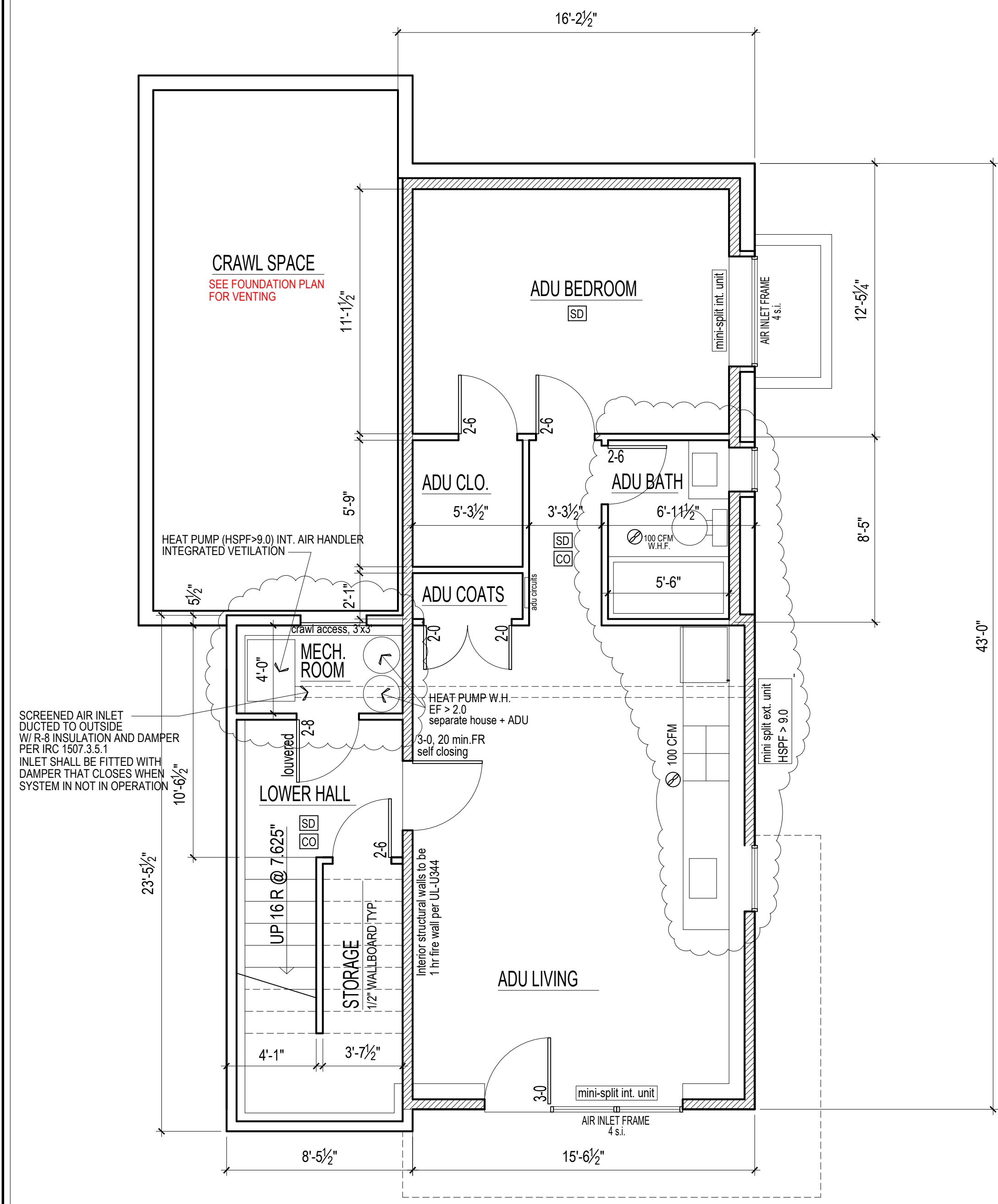
Main Floor

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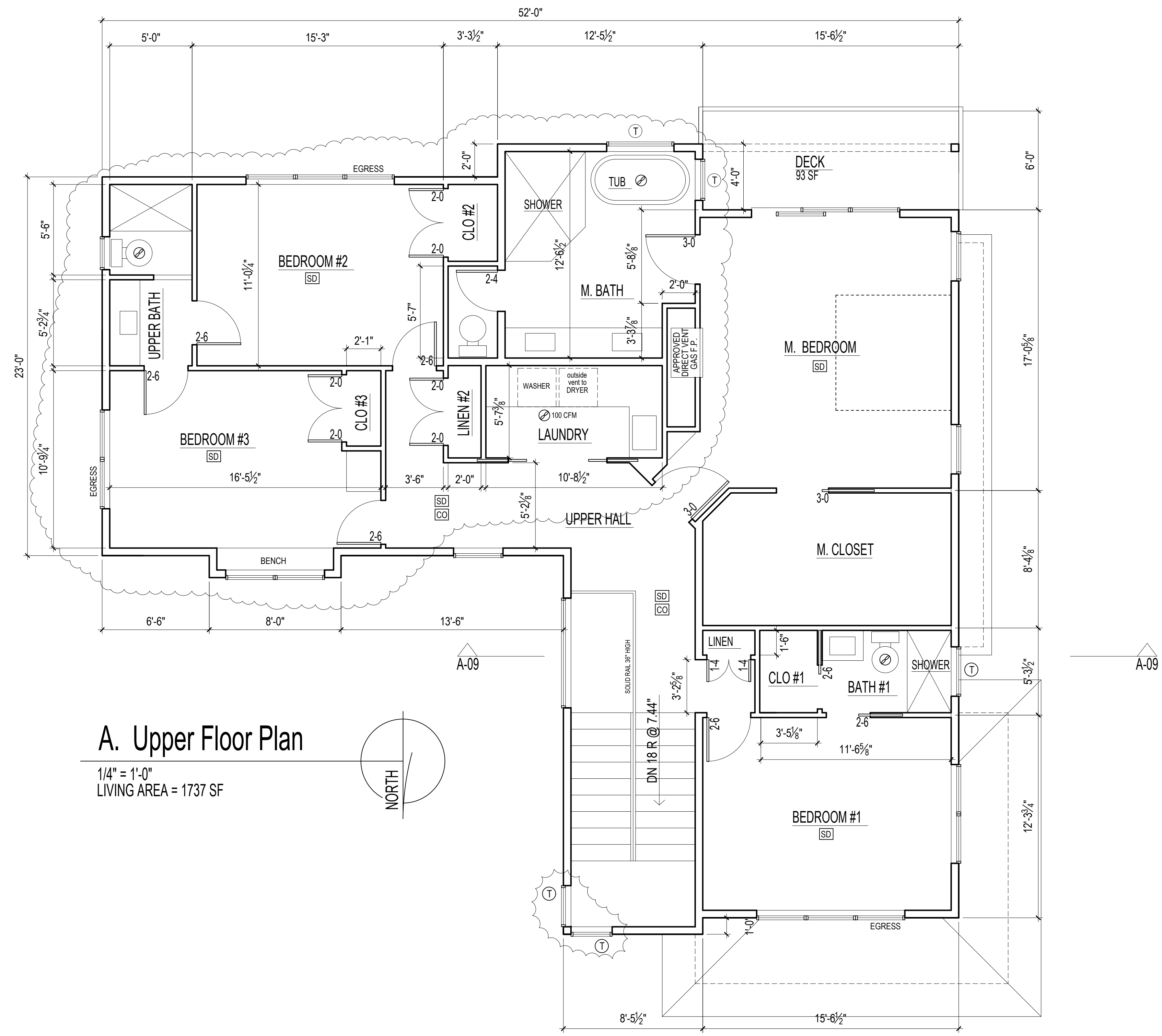
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B. Lower Floor Plan - ADU

1/4" = 1'-0"
 LIVING AREA = 876 SF
 [Hatched Area] = ADU EXTENTS/THERMAL BARRIER (2x6 WALLS, TYP.)
 ADU = 688 SF



A. Upper Floor Plan

1/4" = 1'-0"
 LIVING AREA = 1737 SF

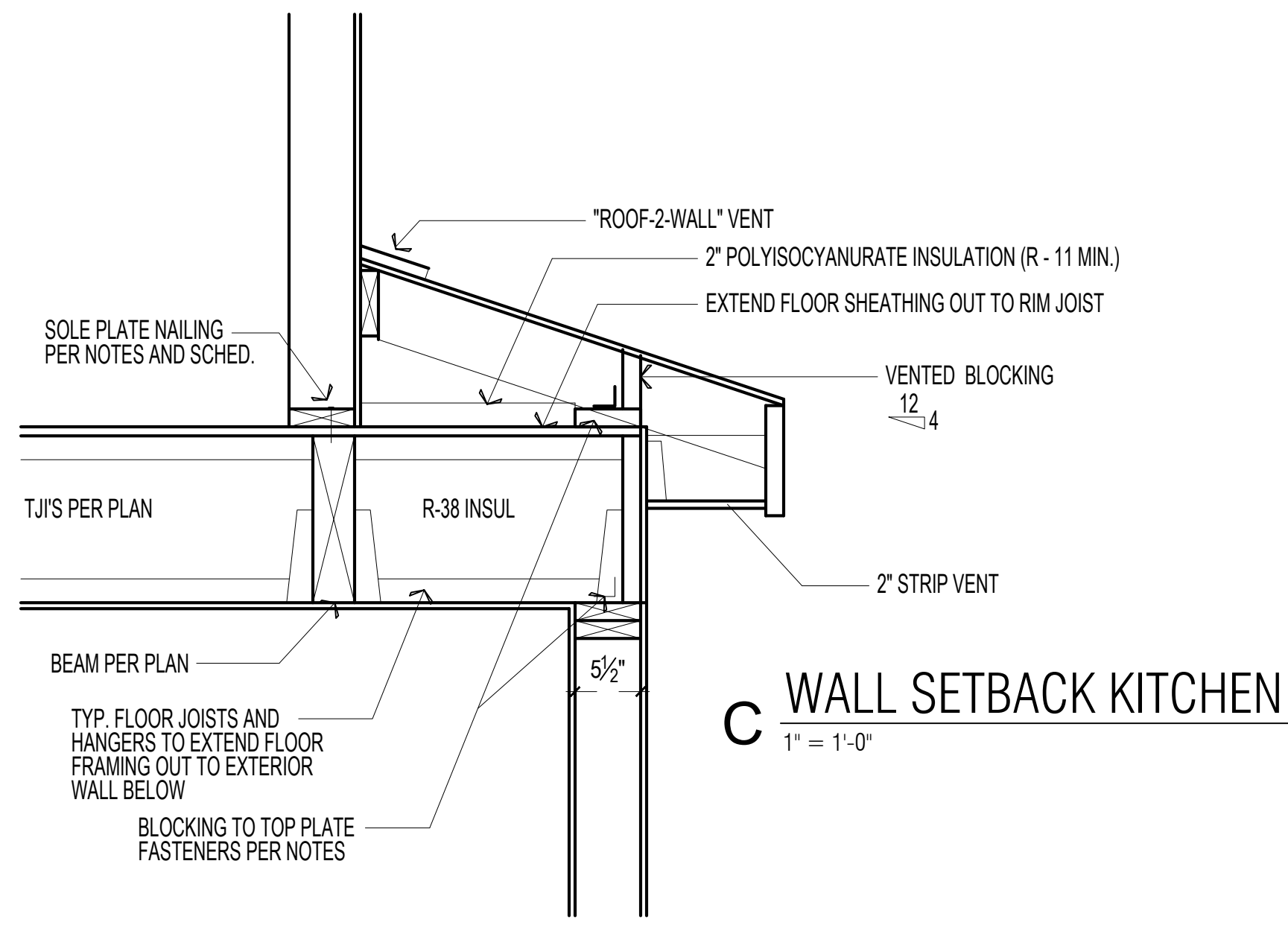
ADU CLG. SOUND/FIRE REQUIREMENTS

Provide sound insulation (STC rating of at least 45 & ICC rating of at least 50) and 1 hr fire resistance in the entire ADU ceiling (including under stairs). See ESR-1153 Assembly B. Requirements:

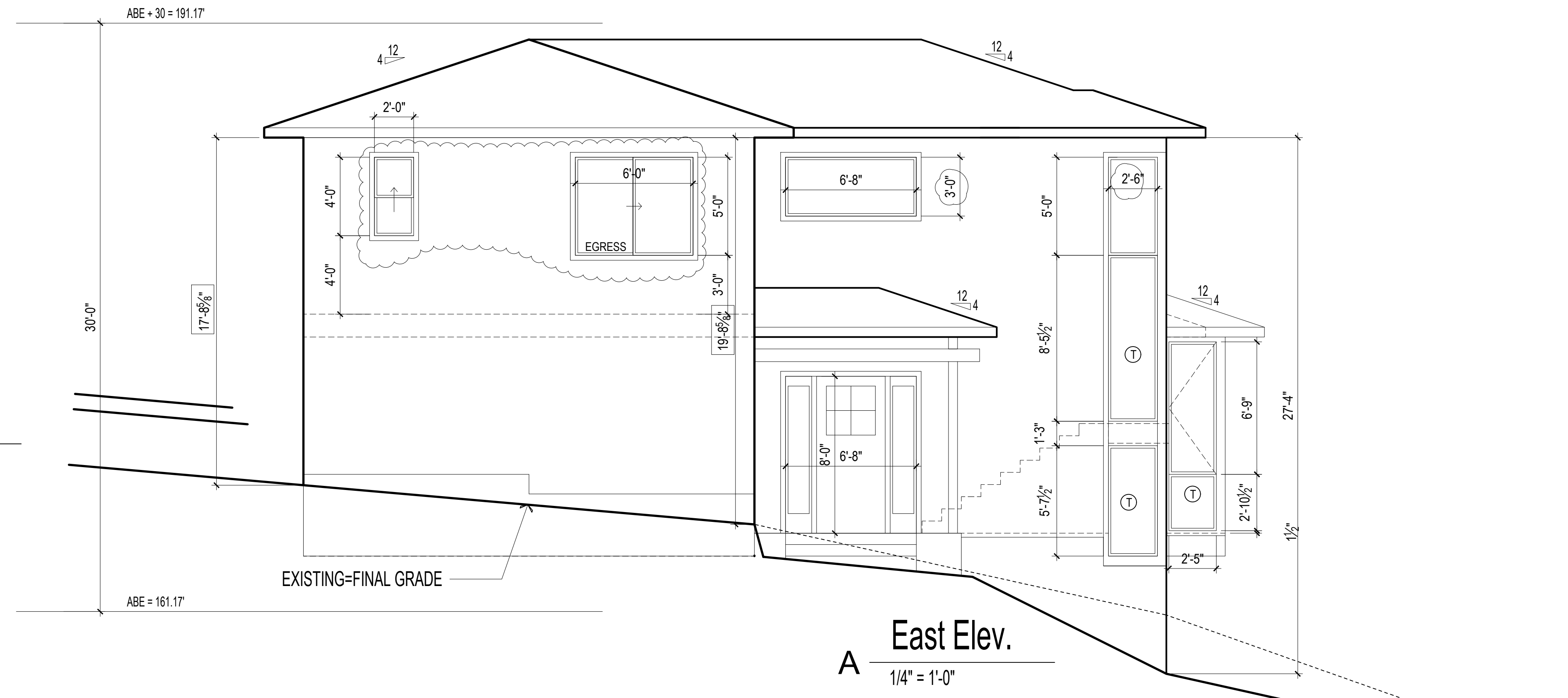
- 48/24 tongue-and-groove span rated sheathing (Exposure 1).
- Two layers of 1/2 inch thick Type X gypsum board.
- TJI Joist.
- Optional minimum 3-1/2 inch thick glass fiber insulation or non-combustible insulation that is rated R-30 or less, with resilient channels

NOTES

- [SD] = SMOKE DETECTOR, HARDWIRE, INTERCONNECTED w/ BATTERY BACK-UP
- [CO] = CARBON MONOXIDE DETECTOR, HARDWIRE w/ BATTERY BACK-UP
- DOORS ARE 3-0 x 6-8 (r.o. = 3'-2" x 6'-10") unless otherwise indicated
- [FAN] = FAN, 50 CFM UNLESS OTHERWISE INDICATED
- FOR SHEAR WALL INFORMATION SEE STRUCTURAL PLANS
- ALL INTERIOR WALLS TO BE 2x4, EXTERIOR WALLS 2x6, EXCEPT AS INDICATED, OR EXISTING
- Contractor shall verify to Inspector all guards and railings shall be capable of resisting 200 lb load on top rail acting in any direction as required by IRC Table R301.5.
- ALL WALLS FULL HEIGHT UNLESS OTHERWISE INDICATED
- [T] = TEMPER/SAFETY GLAZE WINDOWS

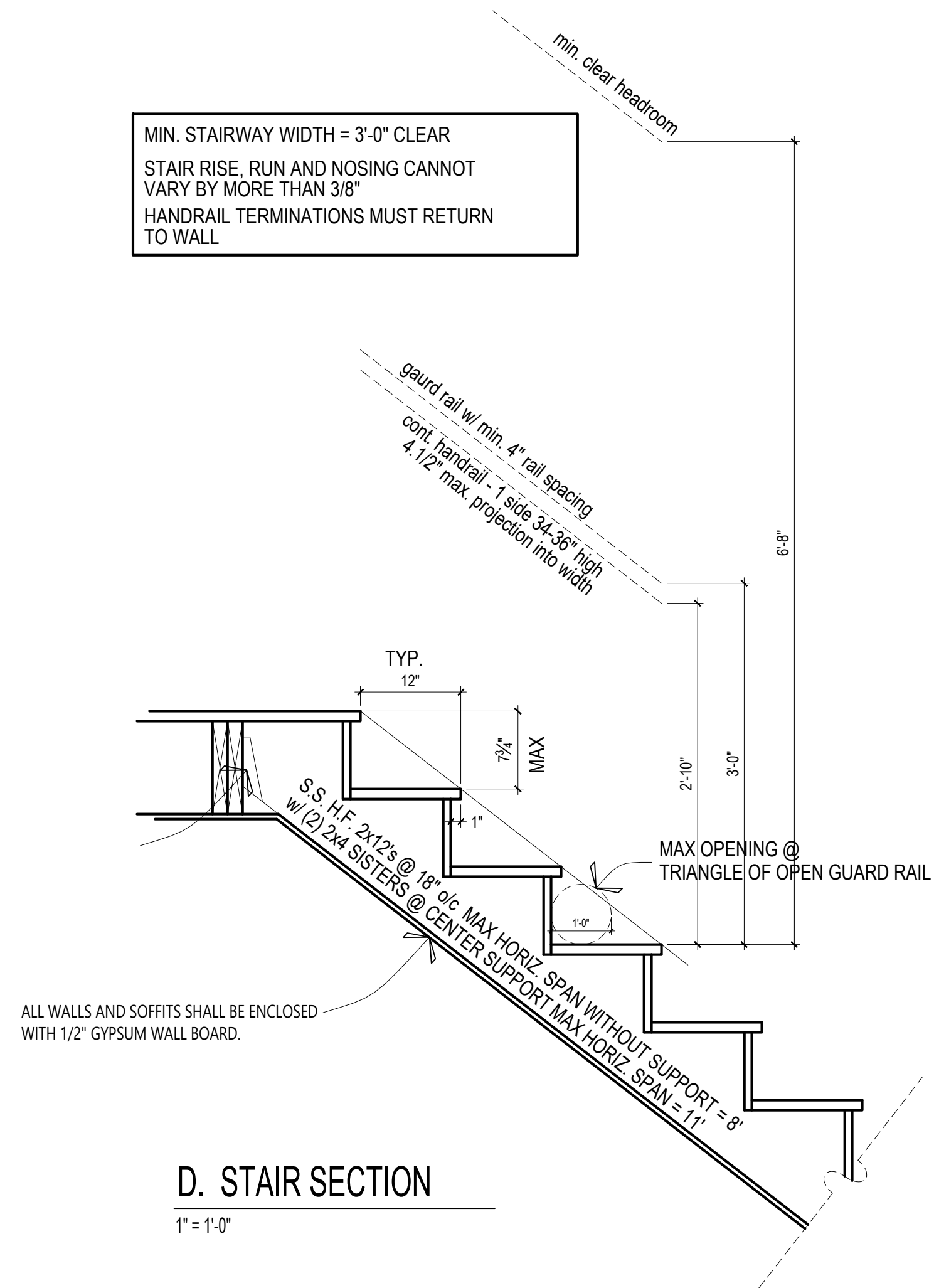


C WALL SETBACK KITCHEN
1" = 1'-0"

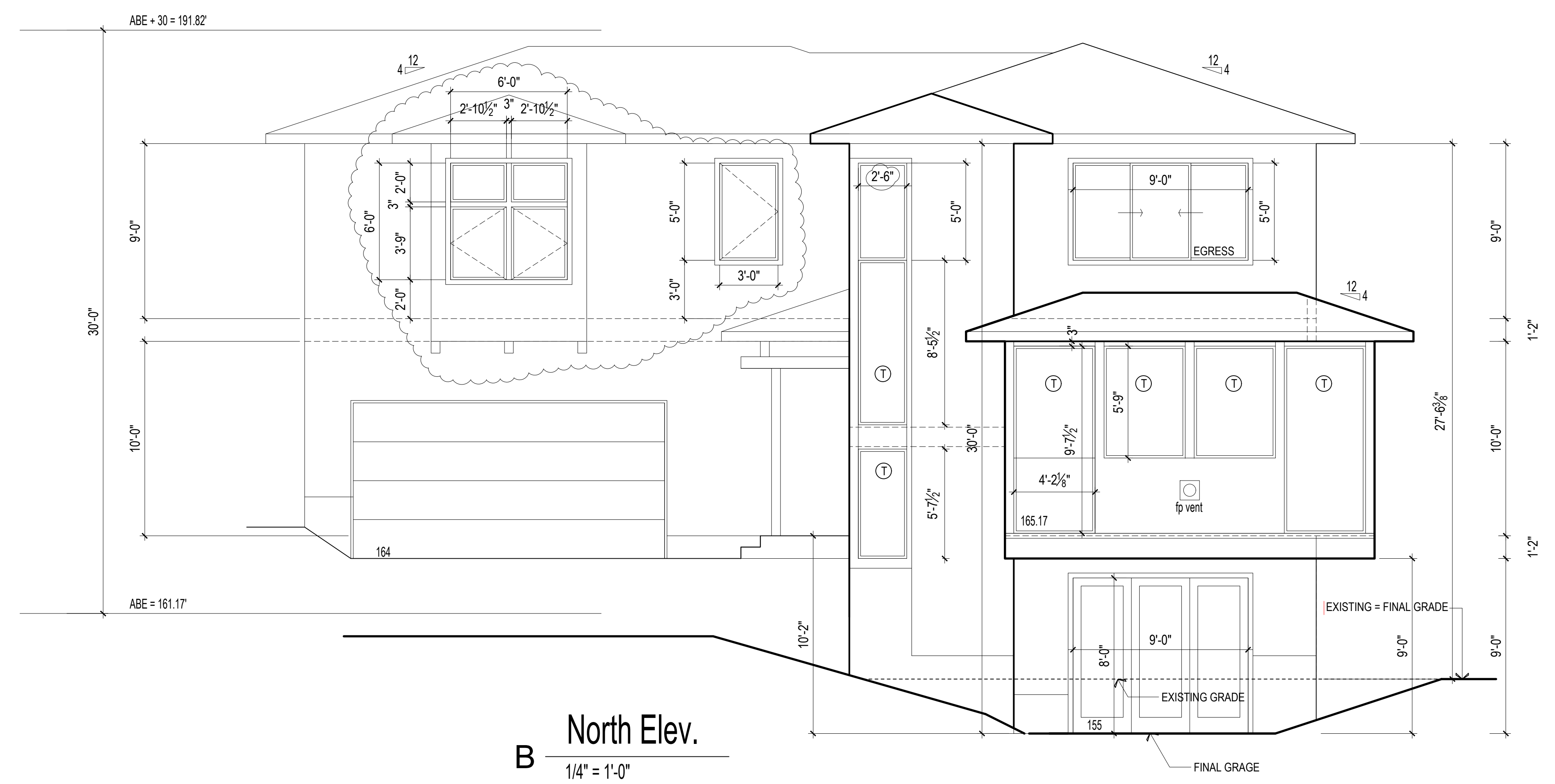


A East Elev.
1/4" = 1'-0"

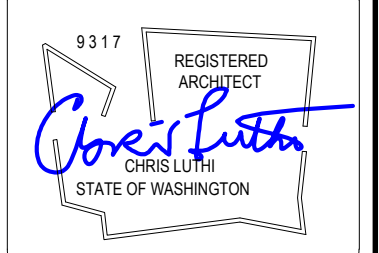
MIN. STAIRWAY WIDTH = 3'-0" CLEAR
STAIR RISE, RUN AND NOSING CANNOT VARY BY MORE THAN 3/8"
HANDRAIL TERMINATIONS MUST RETURN TO WALL



D. STAIR SECTION
1" = 1'-0"



B North Elev.
1/4" = 1'-0"



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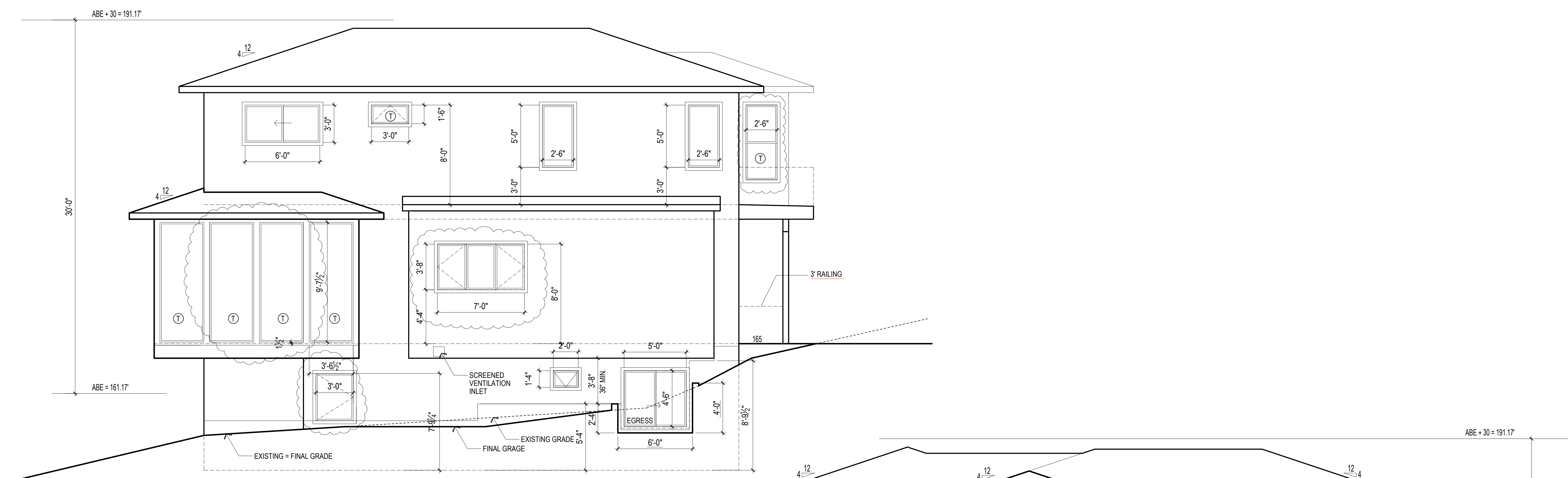
Elevations

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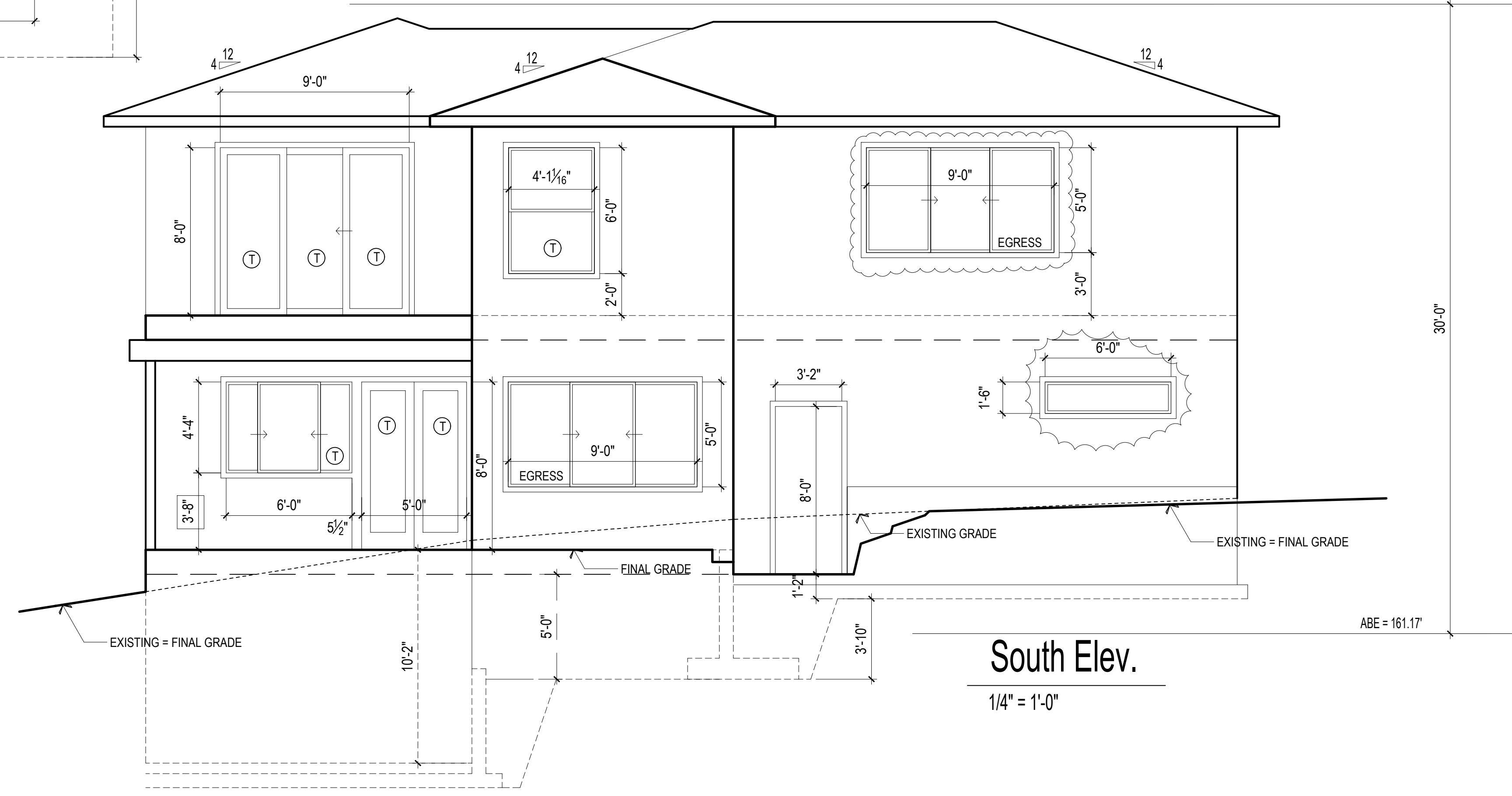
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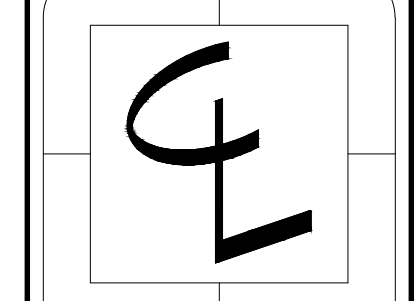
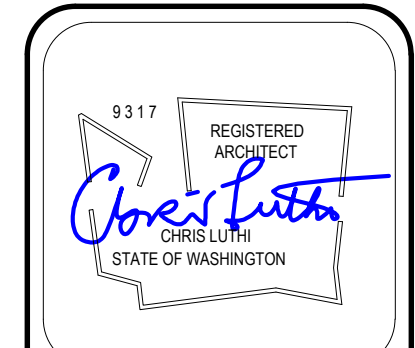
West Elev.

1/4" = 1'-0"



South Elev.

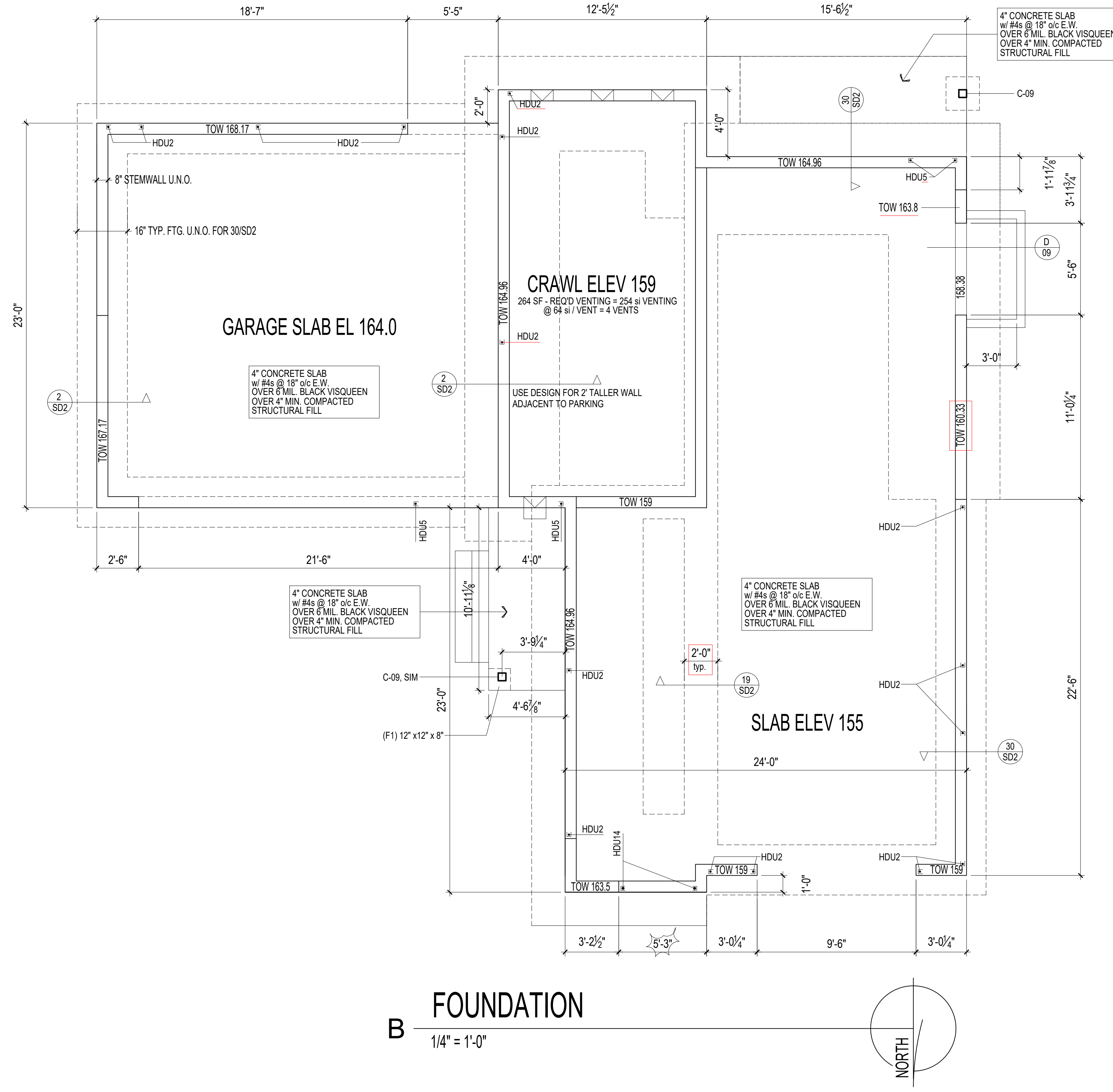
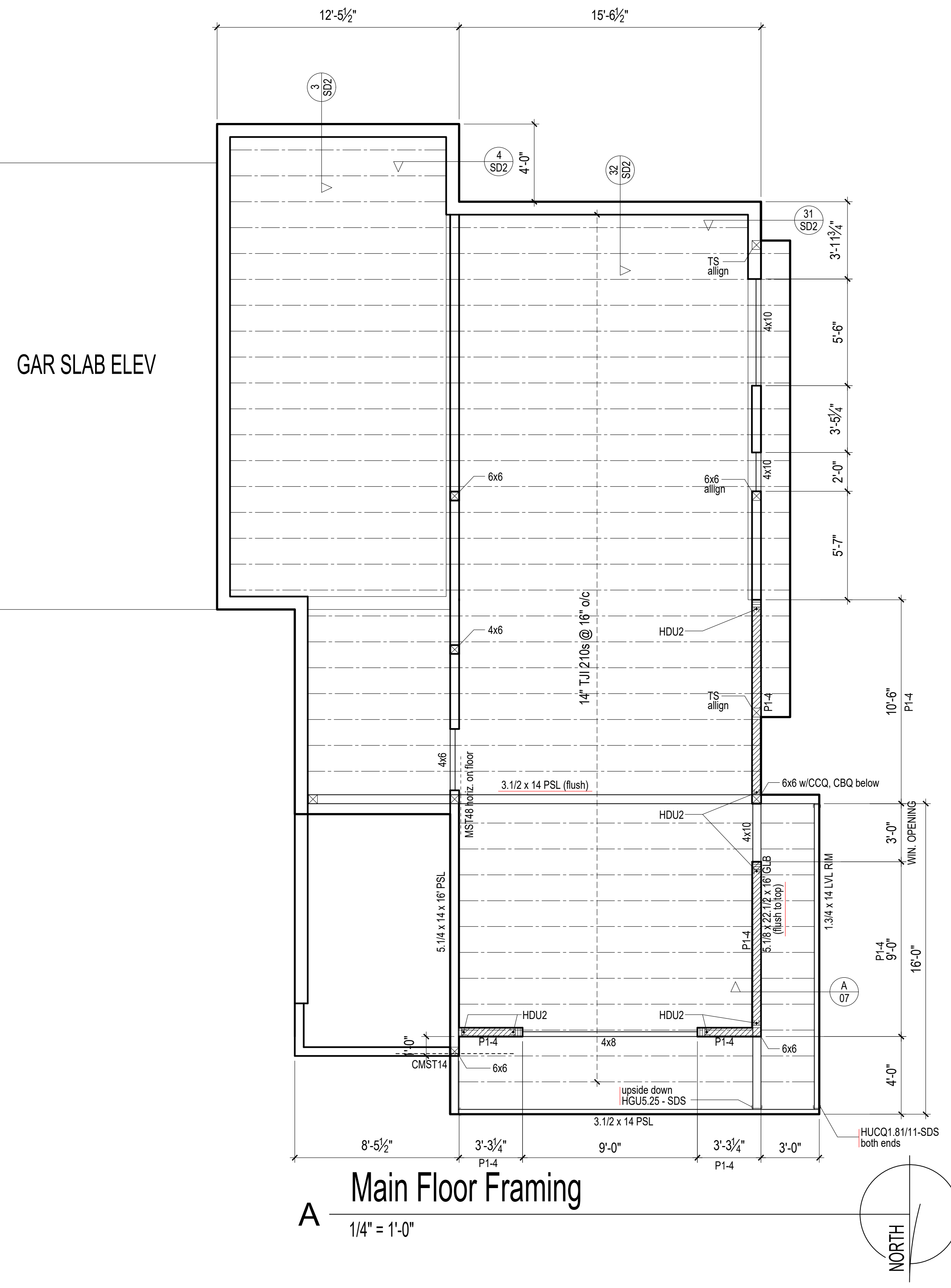
1/4" = 1'-0"



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Foundation	
Main Floor Framing	
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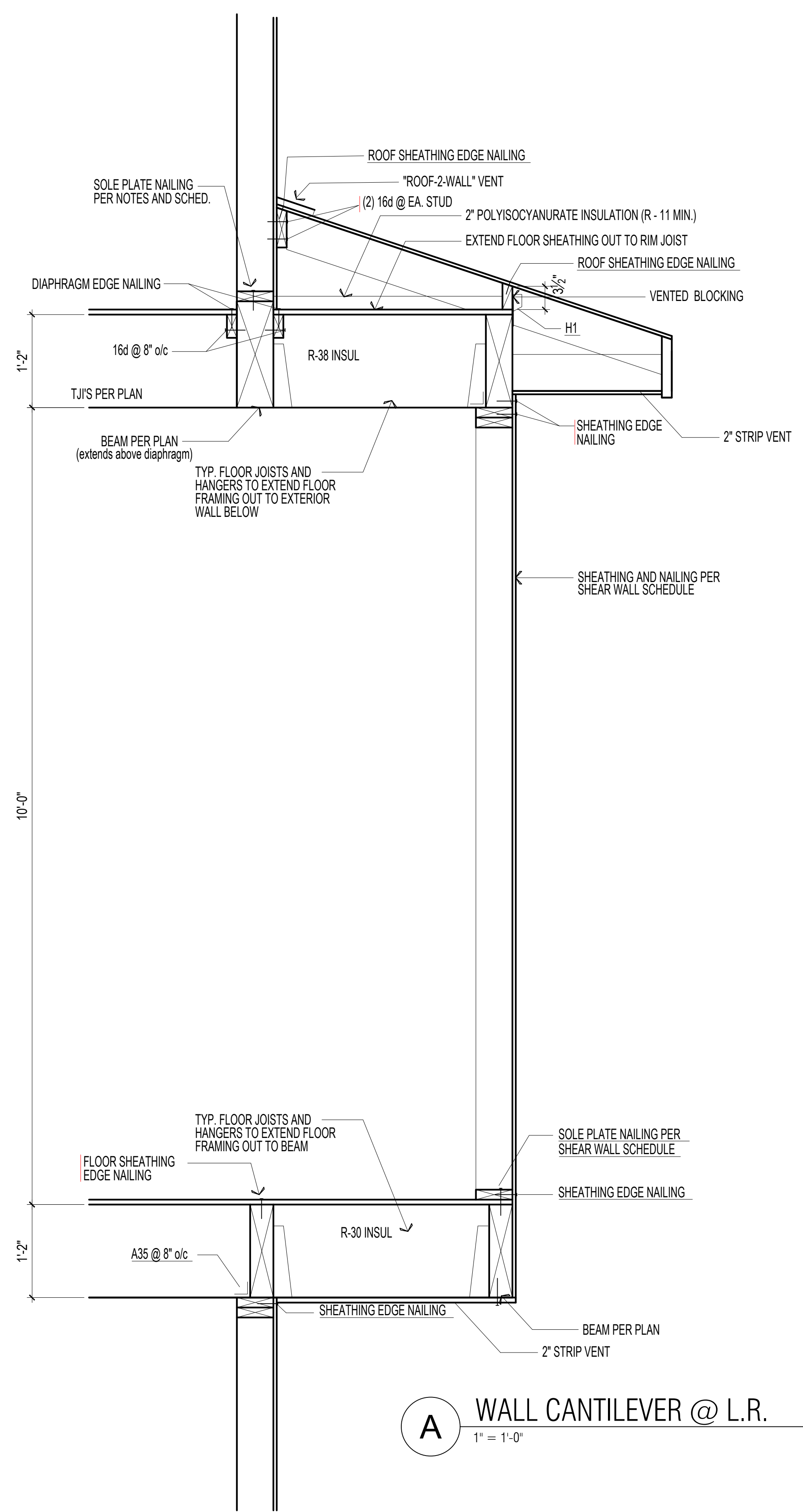


Gar Slab Elev

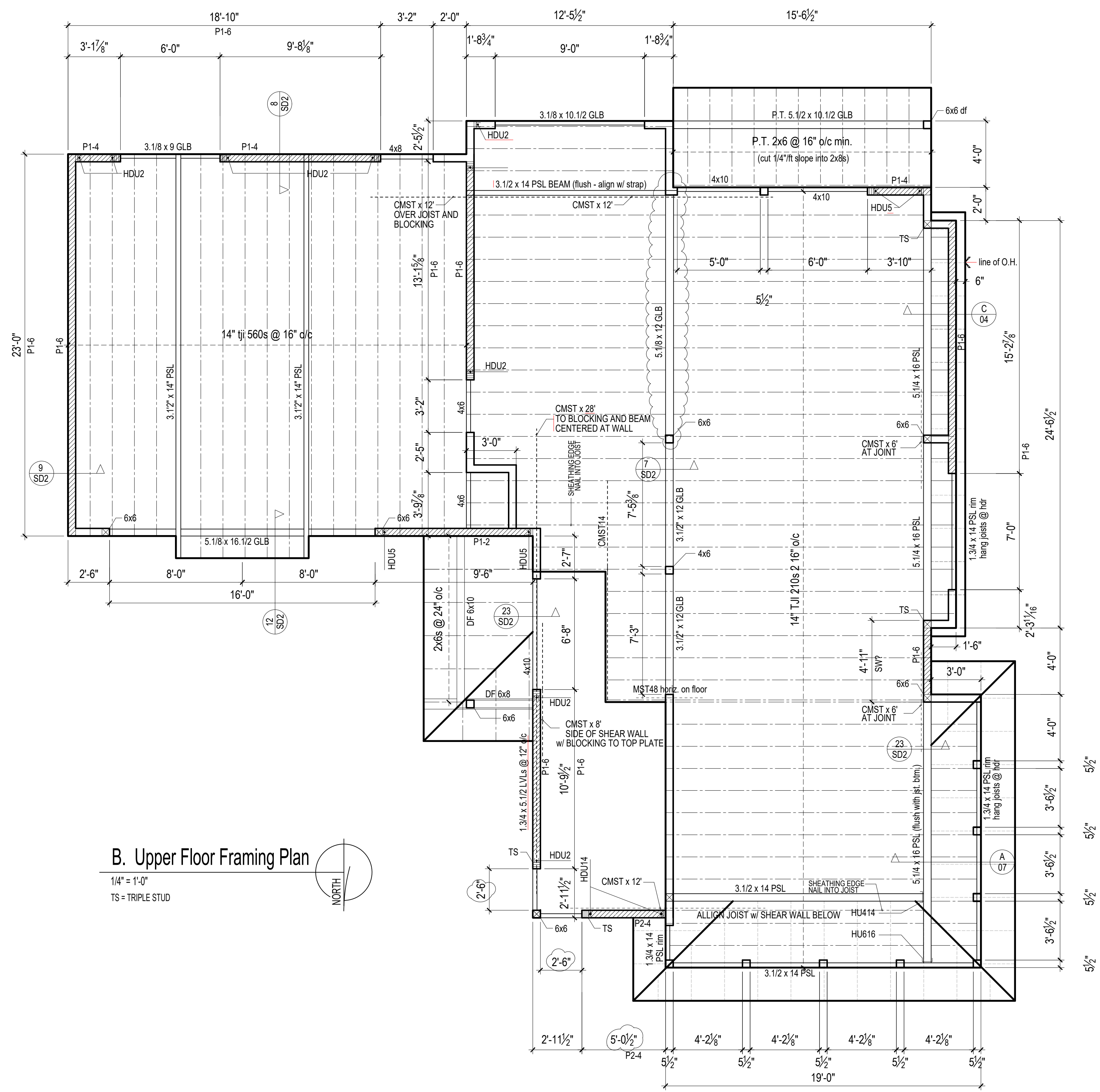
GARAGE SLAB EL 164.0

CRAWL ELEV 159
 264 SF - REQ'D VENTING = 254 sq VENTING @ 64 sq in / VENT = 4 VENTS

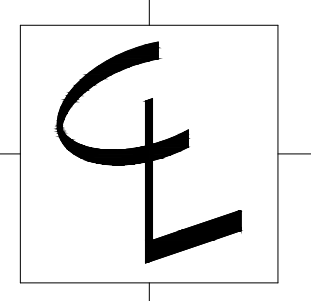
SLAB ELEV 155
 24'-0"



A WALL CANTILEVER @ L.R.
1" = 1'-0"



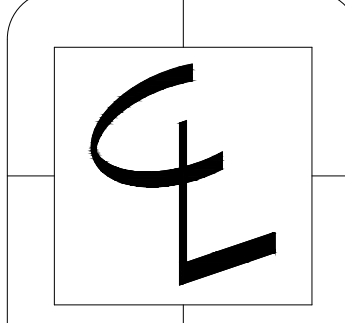
B. Upper Floor Framing Plan
1/4" = 1'-0"
TS = TRIPLE STUD
NORTH



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CONTENTS
Upper Floor Framing

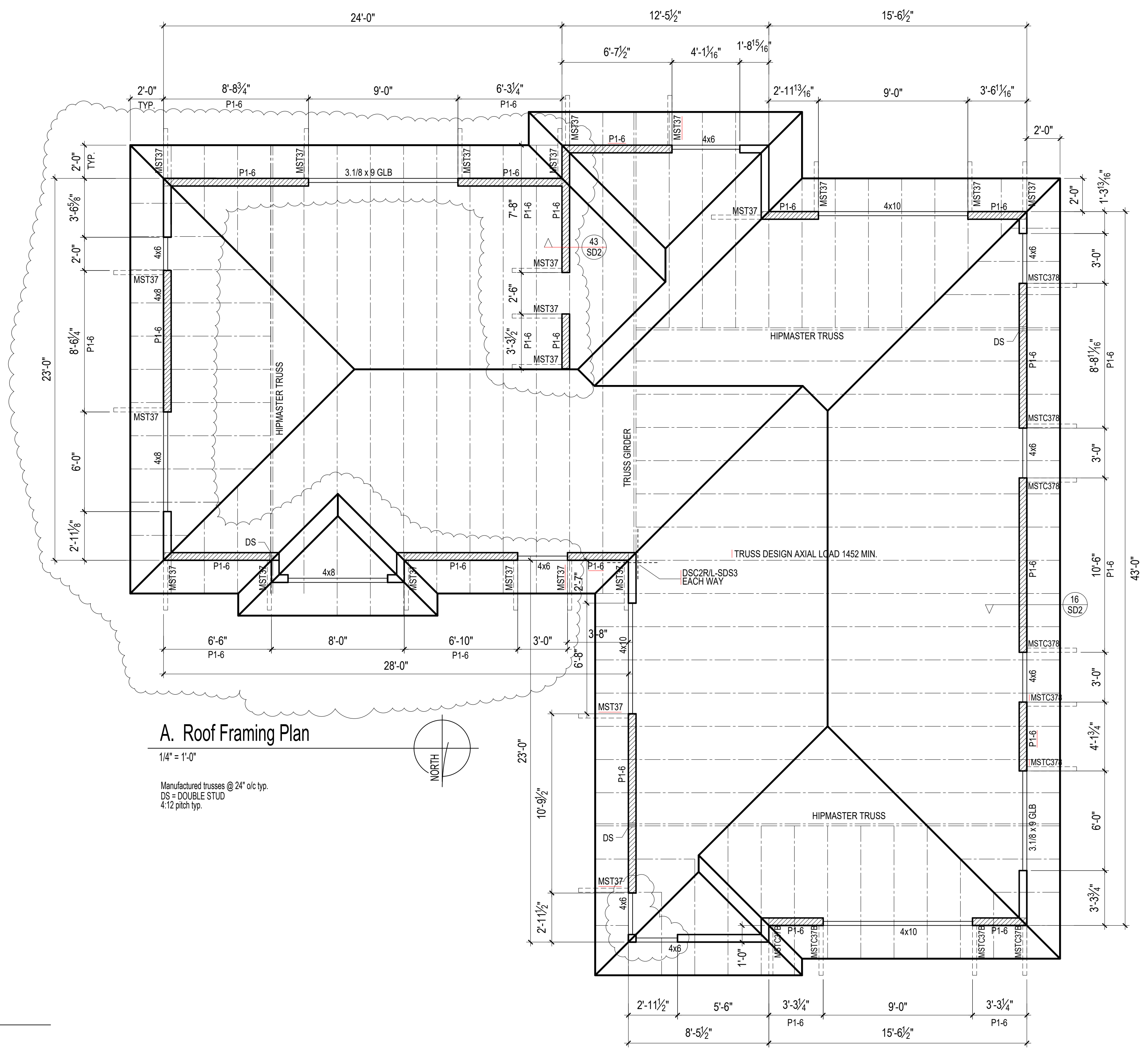
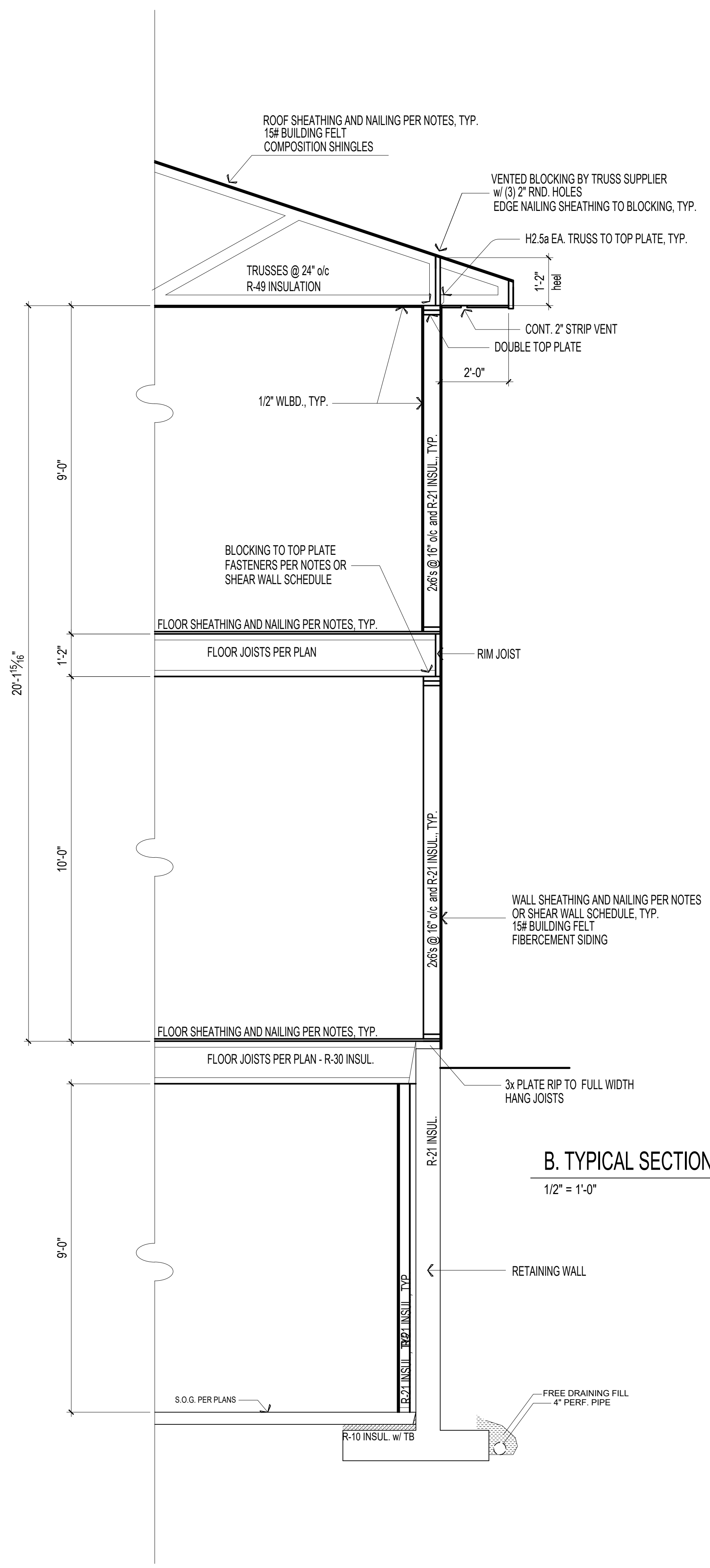
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10.17.19
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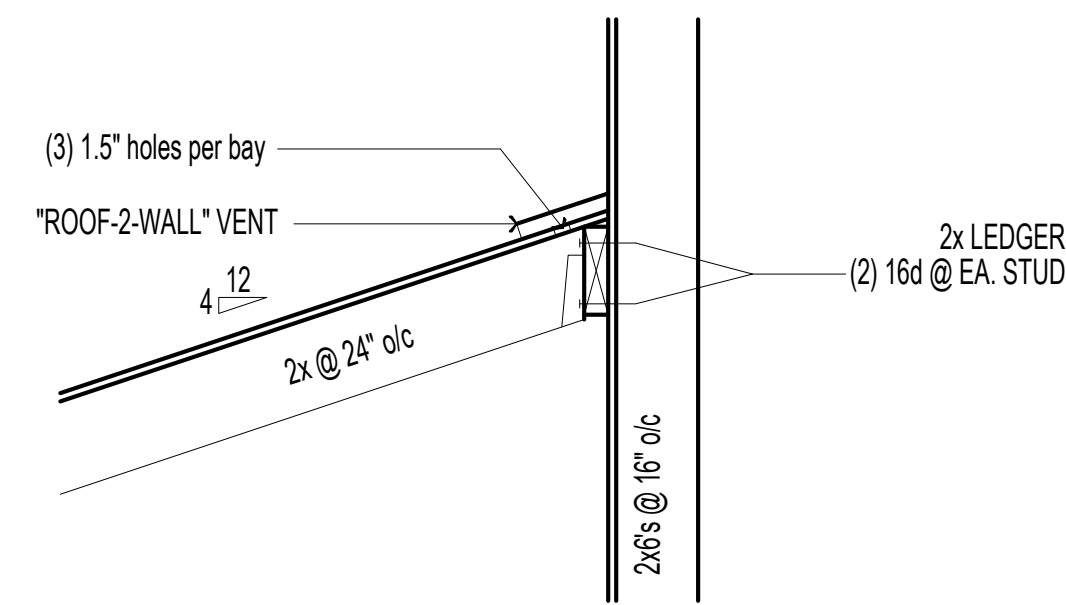
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 Roof Framing

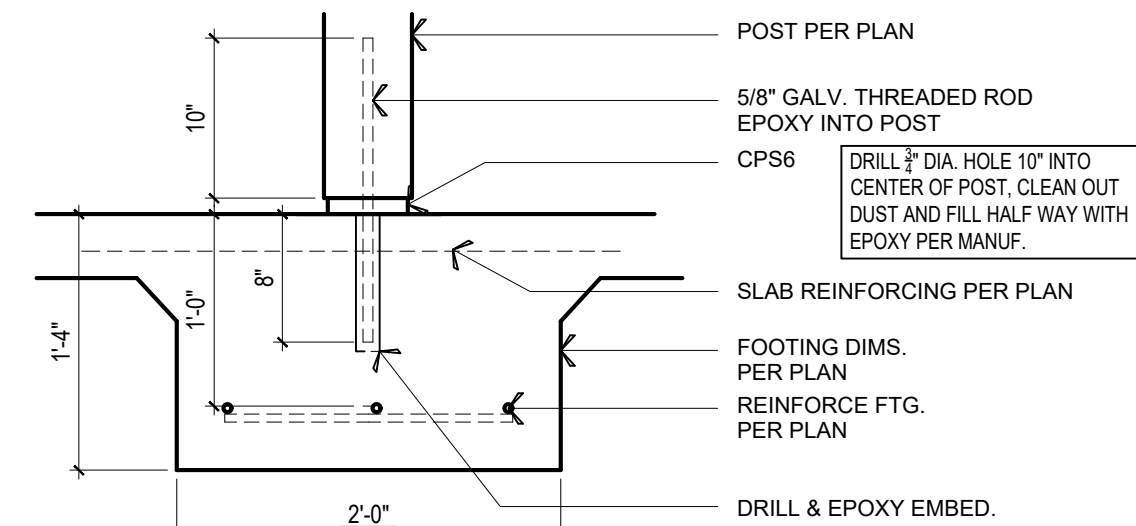
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 12.12.20



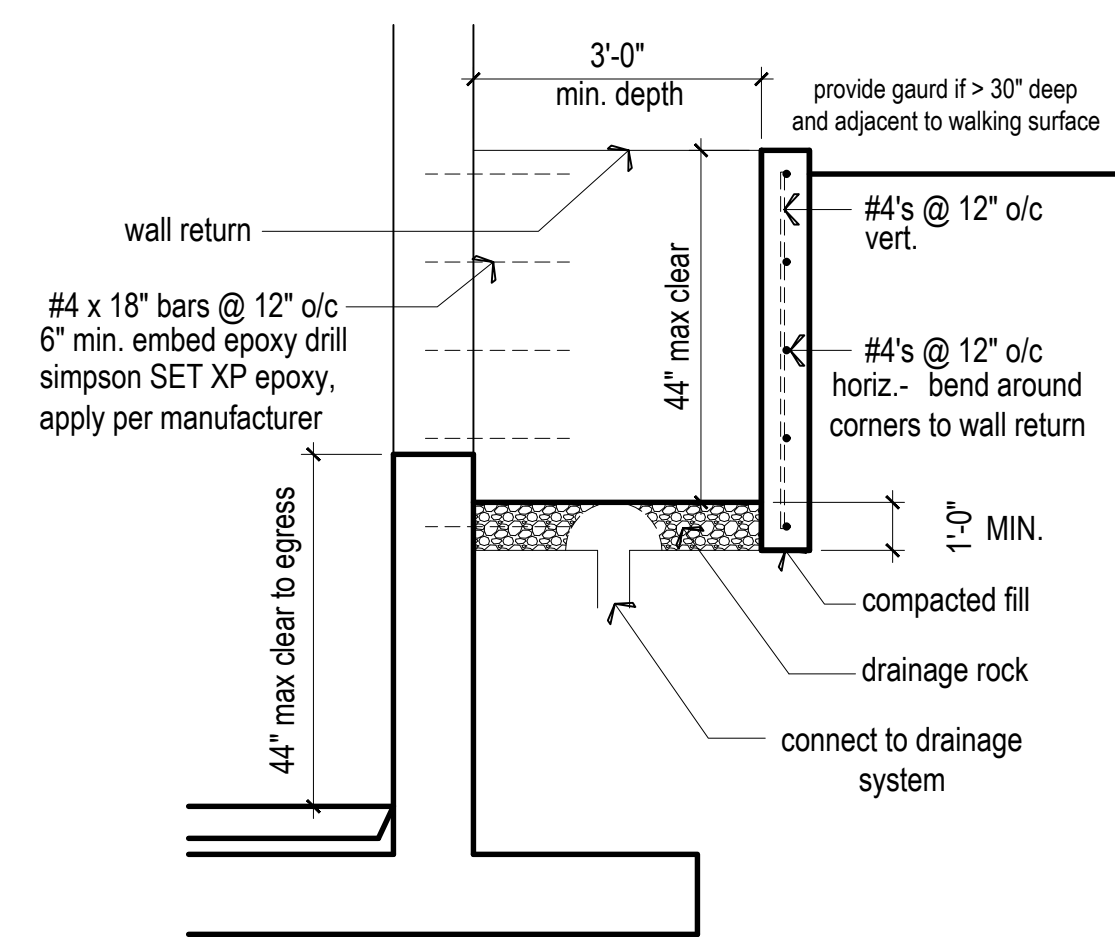
A. Roof Framing Plan
 1/4" = 1'-0"
 Manufactured trusses @ 24" o/c typ.
 DS = DOUBLE STUD
 4:12 pitch typ.



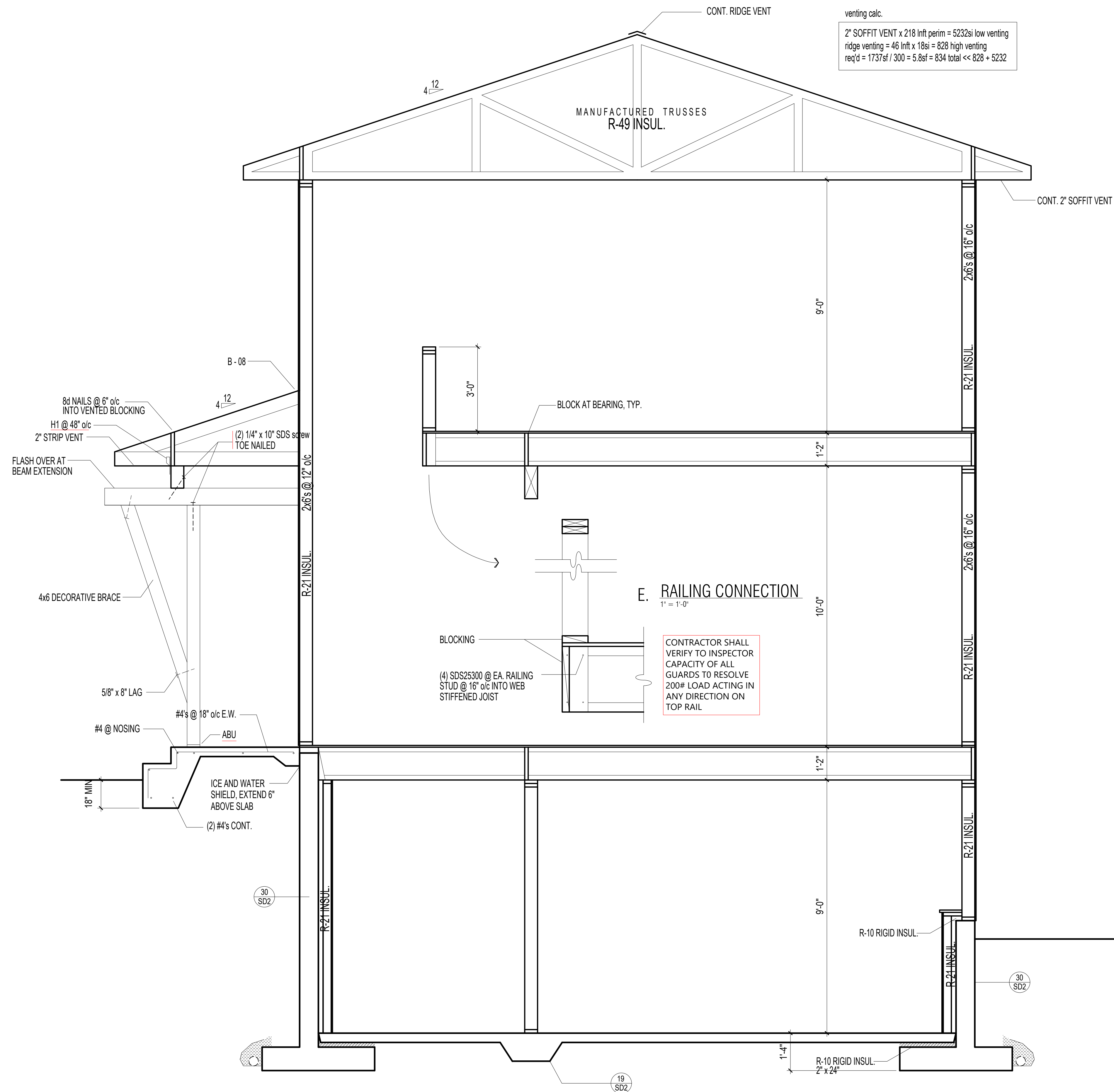
B. TYP. ROOF TO WALL CONNECTION
1" = 1'-0"



C. TYP. EXTERIOR FTG.
1" = 1'-0"



D. WINDOW WELL DETAIL
1" = 1'-0"

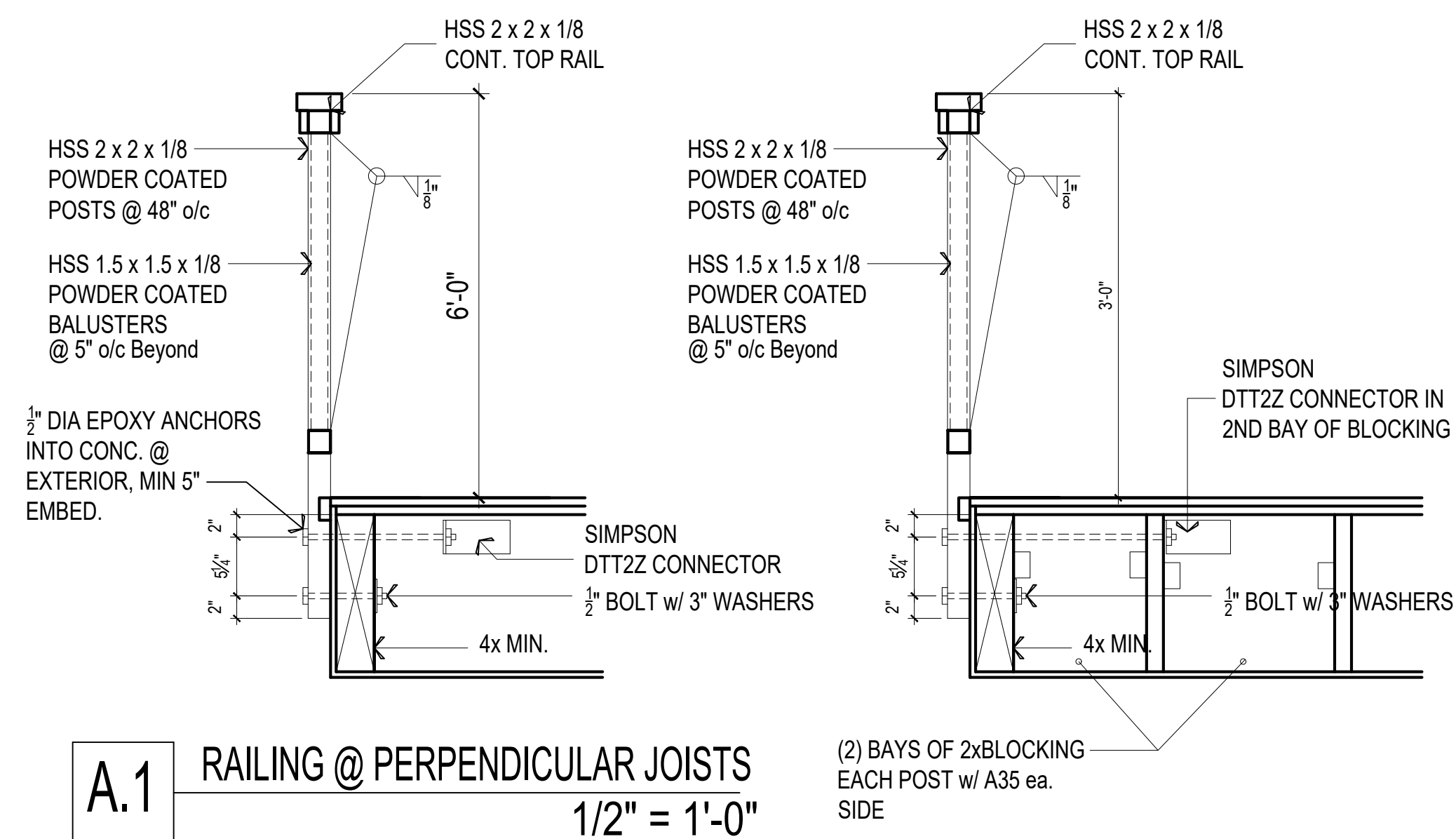


A. BUILDING SECTION
1/2" = 1'-0"

venting calc.
2" SOFFIT VENT x 218 lft perim = 5232sq in low venting
ridge venting = 46 lft x 18sq = 828 high venting
req'd = 1737sf / 300 = 5.8sf = 834 total << 828 + 5232

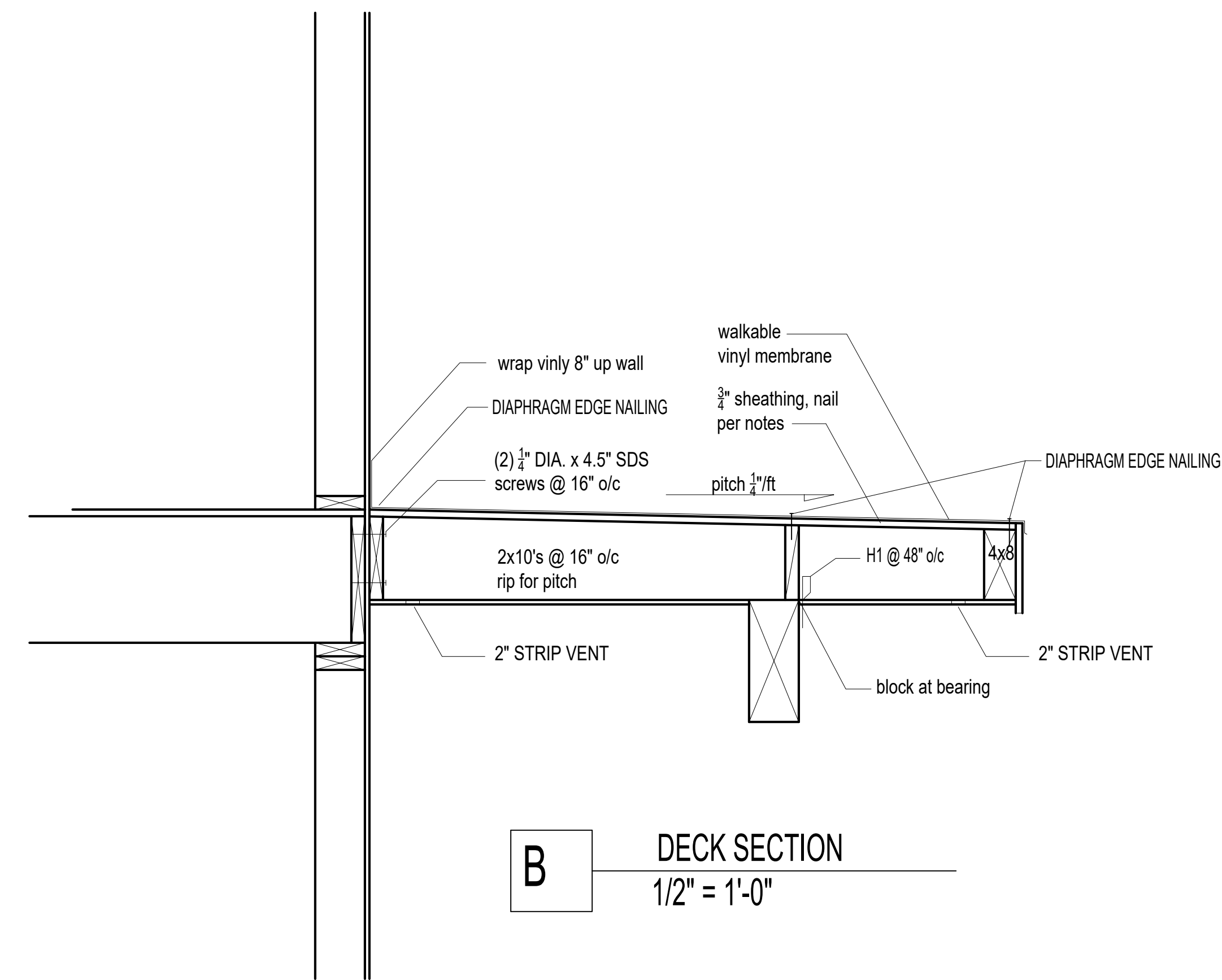
CONTRACTOR SHALL VERIFY TO INSPECTOR CAPACITY OF ALL GUARDS TO RESOLVE 200# LOAD ACTING IN ANY DIRECTION ON TOP RAIL

Contractor shall verify to Inspector all guards and railings shall be capable of resisting 200 lb load on top rail acting in any direction as required by IRC Table R301.5.

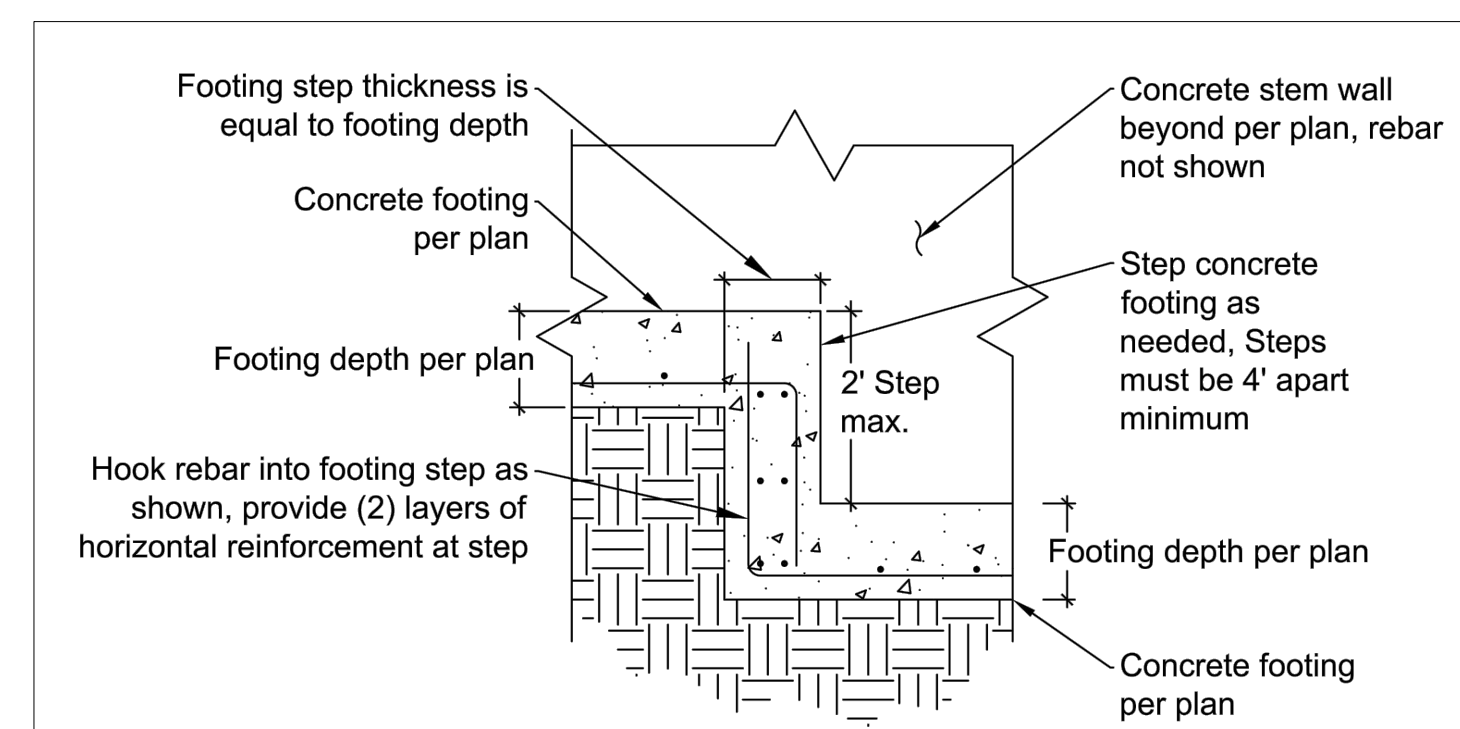


A.1 RAILING @ PERPENDICULAR JOISTS
1/2" = 1'-0"

A.2 RAILING @ PARALLEL JOISTS
1/2" = 1'-0"



B DECK SECTION
1/2" = 1'-0"



C STEPPED FOOTING
1/2" = 1'-0"

STRUCTURAL NOTES:

GENERAL

CODE: all materials, methods, and workmanship shall conform to the International Building Code, 2015 edition (IBC).

LOADS: dead load actual roof load 25 psf Snow floor load 40 psf residential 60 psf residential deck wind load simplified method 110 mph wind speed, Kzt = 1.3 exposure 'C', I = 1.0. seismic category D, Simplified Method, I=1.0, Sds=0.929



SOILS REPORT:

FOUNDATION SOIL: Geotechnical report JN16448.

Allowable bearing: 2500 psf Lateral pressure: .35 psf/ft Passive resistance: 300 psf/ft Sliding resistance: 0.45 friction factor

APPROVALS: 'Approved' materials or methods shall be approved in writing by the engineer of record, prior to ordering, fabrication, and/or proceeding with specified work.

SUBMITTALS (Shop Drawings, Certifications, Test Reports, Calculations): the contractor shall submit to the engineer of record for review prior to fabrication, for the following items:

- Preconstruction meeting with a Simpson Strongtie Representative and contractor required for Simpson Strongtie Shearwall panels. structural steel. metal plate wood trusses

INSPECTION AND TESTING: an independent qualified testing laboratory, employed by the owner, shall perform inspection and testing in accordance with IBC Section 1701 for the following items:

- compaction: moisture content: 2 daily, ASTM D-2216. field density: 2 daily, ASTM-D-1556. gravel borrow and structural fill: gradation: 1 each material type, ASTM D-1140 and ASTM D-546. sand equivalent: 1 each material type, ASTM D-2419. moisture density relationship: 1 each material type, ASTM D-1557.

Concrete compressive strength when over 2500 psi: four compressive strength specimens shall be made for each 100 cubic yards, or each day concrete is poured, whichever is greater. Test one specimen at 7 days, one at 14 days and two at 28 days. The samples for strength test shall be taken in accordance with ASTM C-172. Specimens shall be molded and cured in accordance with ASTM C-31, and tested in accordance with ASTM C-39 for compressive strength.

The inspection agency shall submit inspection and test reports to the owner and the engineer of record.

SITWORK

FOUNDATION: footings shall bear on firm undisturbed earth or compacted structural fill.

EXCAVATION: excavate and dispose of topsoil, organic material, loose native material, and other deleterious material within 5 feet of the building area.

STRUCTURAL FILL: gravel borrow, or approved well graded bankrun gravel (maximum rock size 4", no frozen soil, organic material, or other deleterious material), or lean concrete (f'c = 2000 psi), gravel shall be placed in 16 inch maximum lifts and compacted to 95% relative density per ASTM D-1557.

ROCKERY ROCK: All rocks shall be hard and free of seams, cracks and holes, with a minimum density of 155 pounds per cubic foot. Rocks shall be generally rectangular in shape and individually placed for good fit. Rocks shall bear on flat faces of at least two other rocks, wherever possible. Rocks shall be placed to prevent continuous joint planes vertically or horizontally. Horizontal joint planes shall slope away from the wall face. Use Five Man Rock (48" to 54" maximum dimension, 4,000 lb. to 6,000 lb.)

FILTER FABRIC: AMOCO 4545 or Exxon P0511

CAST-IN-PLACE CONCRETE

CONCRETE: mix, deliver, and place in accordance with ASTM C-94, ACI 304, ACI 305, ACI 306, and ACI 318. No aluminum (conduit, or other miscellaneous items) shall be embedded in concrete.

FOOTINGS & FOUNDATION WALLS: f'c = 2,500 psi @ 28 days for strength, 3,000 psi for durability. Type I or Type II Portland Cement, 5-1/2 Sack Min. 0.51 Max. Water/Cement Ratio 1-1/2 inch Max. Aggregate Size 3-5 % Entrained Air

SLAB ON GRADE: f'c = 2,500 psi @ 28 days for strength, 3,000 psi for durability. Type I or Type II Portland Cement, 6 Sack Min. 0.45 Max. Water/Cement Ratio 1 inch Max. Aggregate Size 5-7 % Entrained Air

FLOOR TOPPING: f'c = 1,250 psi @ 28 days

LEAN CONCRETE: f'c = 2,000 psi @ 28 days.

CONTROLLED DENSITY FILL: f'c = 300 psi @ 28 days 7/8 inch Max. Aggregate Size

WATER: Clean and potable.

AGGREGATES: ASTM C-33.

REINFORCING: Deformed bar ASTM A-615, Grade 40 for bars #4 and smaller; Grade 60 for bars #5 and larger; welded wire fabric ASTM A-185, Grade 75.

REINFORCING MECHANICAL SPLICE: ERICO QUICK WEDGE or approved alternate. Alternate shall be ICC approved to develop 125% of specified yield tension for the grade of reinforcing specified. Install in accordance with manufacturer's instructions.

ADMIXTURES: Conform to ASTM C-260 or ASTM C-494 as applicable. Calcium chloride shall not be added to the concrete mix.

FINISHING: As noted, in accordance with ACI-301.

CURING: Protect all freshly placed concrete from premature drying and excessive hot or cold temperature, for seven days after pouring.

JOINT SEALER: Poured two part polyurethane resilient sealant

NONSHRINK GROUT: Master Builders Set Grout. Install in accordance with the manufacturer's instructions.

BONDED ANCHORS: Simpson Set-ep, epoxy to meet ASTM C-881 Specification for type I, and IV, grade 3, class C epoxy. Install in accordance with manufacturer's instructions. Embed to minimum depth recommended by manufacturer but not less than:

- 1/2" Dia. --- Embed 3" Min. 5/8" Dia. --- Embed 4" Min. 3/4" Dia. --- Embed 4" Min.

EXPANSION ANCHORS: Simpson Strong Bolt Wedge Anchors. Install in accordance with manufacturer's instructions. Embed to minimum depth recommended by manufacturer but not less than:

- 1/2" Dia. --- Embed 3" Min. 5/8" Dia. --- Embed 4" Min. 3/4" Dia. --- Embed 5" Min.

MASONRY

INSPECTION: Special inspection per IBC Sections 1701 and 2105 is not required for all masonry.

CMU WALLS: f'm = 1350 psi (1500 psi fully grouted).

BLOCK: ASTM C-90, Grade N-1 [Type S-1 (interior exposure only)] 50/50, f'c = 1000 psi @ 28 days, linear shrinkage 0.045 to 0.065% max.

BRICK VENEER: Brick ASTM C-216, install 22 Ga. x 1" galvanized tie every 2.0 square feet with #9 wire continuous in horizontal mortar joint at ties.

MORTAR: ASTM C-270, Type S, f'c = 1800 psi @ 28 days.

GROUT: ASTM C-476, f'c = 2000 psi @ 28 days.

REINFORCING FOR MASONRY: BAR, ASTM A-615, Grade 40; wire joint reinforcing, IBC Standard 21-10, ASTM A-82 Wire, Galvanized, use prefabricated corners and ties.

STRUCTURAL STEEL

GENERAL: All fabrication and erection shall conform to the AISC Steel Construction Manual, 14th Edition, and the AISI Specification for the Design of Cold-formed Members, 2010 Edition.

HOT ROLLED SHAPES AND PLATE: ASTM A-36, Fy = 36 ksi.

STRUCTURAL PIPE: ASTM A-53 GRADE B, Fy = 35 ksi.

STEEL PIPE PILES: ASTM A-272 GRADE 2, Fy = 35 ksi.

STRUCTURAL TUBING: ASTM A-500 GRADE B, Fy = 46 ksi.

LIGHT GAGE STUDS AND JOISTS: ASTM A-446, provide all accessories including but not limited to: tracks, clips, web stiffeners, anchors, fastening devices, resilient clips, and other accessories required for complete and proper installation as recommended by the manufacturer of the members. Use USG or KNORR as indicated or approved alternate with equal or greater load capacity. All studs joists and accessories shall be produced by a single manufacturer except as noted on the drawings or as approved by the engineer of record. Products shall be proven by testing as demonstrated either by ICC and NRB acceptance or through a test program conforming to IBC STANDARD 25.1737.

WELDING: Conform to AWS D1.1. All welding shall be by WABO certified welders. E70XX electrodes.

CARPENTRY

FRAMING LUMBER: Provide S4S, S-Dry. All lumber in contact with concrete or masonry shall be pressure preservative treated. Nail in conformance with IBC Table 23-04.9.1 or as indicated on the drawings. Use full height studs at exterior walls. Double joists are required under parallel bearing walls. Use multiple studs to achieve full bearing under beam ends or posts in wall from above, unless noted otherwise.

PLATES: Hem-Fir No. 2 Ft = 500 psi, Fc brag = 405 psi Douglas Fir No. 2 Ft = 575 psi, Fc brag = 625 psi

STUDS: Hem-Fir No. 2 FBI = 850 psi, Fc// = 1,350 psi, E = 1,300 ksi Douglas Fir No. 2 FBI = 900 psi, Fc// = 1,500 psi, E = 1,600 ksi

JOISTS: Hem-Fir No. 2 FBI = 850 psi, Fv = 150 psi, E = 1,300 ksi Douglas Fir No. 2 FBI = 900 psi, Fv = 180 psi, E = 1,600 ksi

BEAMS: Douglas Fir No. 2 2x---: FBI = 900 psi, Fv = 180 psi, E = 1,600 ksi 4x---: FBI = 900 psi, Fv = 180 psi, E = 1,600 ksi 6x---: FBI = 875 psi, Fv = 170 psi, E = 1,300 ksi

POSTS: Douglas Fir No. 1 4x---: Fc// = 1,500 psi, E = 1,600 ksi 6x---: Fc// = 1,000 psi, E = 1,300 ksi

DECKING: Hem-Fir Commercial Dex 2x6: FBI = 850 psi, Fbr = 1,000 psi, E = 1,300 ksi 4x8: FBI = 850 psi, Fbr = 1,000 psi, E = 1,300 ksi 4x12: Fbr = 850 psi, E = 1,000 ksi

MISC: Douglas Fir No. 2 OR Hem-Fir No. 2 FBI = 850 psi, E = 1,300 ksi

GLU-LAMINATED TIMBER: Shall conform to AITC 117-84 and ANSI 190.1.; Industrial Appearance Grade in conformance with AITC 110-84 (except as noted on the drawings). Handle, store and erect in accordance with AITC 111-79.

BEAMS: AITC Combination 24f-V4 for single spans and 24f-V8 for continuous multiple spans; manufacturer's standard camber

COLUMNS: AITC Combination 3 Grade L2D.

LAMINATED VENEER LUMBER (LVL): Weyerhaeuser MICRO=LAM as indicated on drawings or approved alternate. Products shall be proven by testing as demonstrated either by ICBO or NER acceptance. Minimum allowable design stresses shall be as follows:

1.8E DF MICRO=LAM LVL FBI = 2,600 psi, Fv = 285 psi Fc// = 2,460 psi, Fc brag = 750 psi, E = 1,800 ksi.

PARALLEL STRAND LUMBER (PSL): Weyerhaeuser Parallam as indicated on the drawings or approved alternate. Products shall be proven by testing as demonstrated either by ICBO or NER acceptance. Minimum allowable design stresses shall be as follows:

2.0E DF PARALLAM PSL FBI = 2,900 psi, Fv = 290 psi Fc// = 2,900 psi, Fc brag = 750 psi, E = 2,000 ksi.

2.1E DF PARALLAM PSL FBI = 3,100 psi, Fv = 290 psi Fc// = 2,900 psi, Fc brag = 750 psi, E = 2,100 ksi.

STRUCTURAL WOOD PANELS: A.P.A. rated sheathing as noted. Install panels with the long dimension across supports, and continuous across two or more spans. Space panels 1/8" at joint.

PLYWOOD WEB JOISTS: Weyerhaeuser as indicated on drawings or approved alternate. The plywood web joists shall be factory manufactured with A.P.A. structural plywood, machine stress rated or MICRO=LAM lumber flanges, and waterproof glues. Joist manufacturer shall provide drawings showing all critical dimensions for determining fit and placement in the building, temporary and permanent bracing and bridging, materials used, and load capacity or design load. Drawings shall be stamped by a structural engineer licensed in the State of Washington. Products shall be proven by testing as demonstrated either by ICC and NRB acceptance.

METAL PLATE WOOD TRUSSES: Trusses shall be designed and factory manufactured in conformance with TPI-85. Metal plate connectors shall be ICC approved. Top chords shall be douglas-fir larch. Design trusses for the following minimum loading:

Table with 2 columns: load type and value. top chord live load 25 psf, top chord dead load 10 psf (20 psf for tile roof), bottom chord dead load 10 psf, total load 45 psf (55 psf for tile roof)

Truss manufacturer shall provide drawings and calculations, including plating plans and stress diagrams, for review by the engineer, prior to fabrication. Provide for shapes, hips and valleys, bearing points, bearing stress, girder truss connections, mechanical and other special loads, temporary and permanent lateral bracing, and erection. Girder trusses shall be located as shown on the plans, other special framing for hips, valleys, etc. Shall be determined by the manufacturer. Submitted documents shall be stamped, signed, and dated by a structural engineer licensed in the State of Washington. All noted truss documents to be on job site available for inspector.

FASTENERS

NAILS AND SPIKES: Common, except as noted on the drawings.

LAG SCREWS: ANSI B18.2.1.

BOLTS, NUTS AND WASHERS: ASTM A-307 GRADE A or B, ANSI B18.2.1; ASTM A-563 GRADE A, ANSI B18.2.2; ASTM F-844.

FRAMING CONNECTORS: Simpson as noted. Products shall be proven by testing as demonstrated either by ICC and NRB acceptance. When used with pressure treated or fire retardant wood, fasteners must be ZMAX Hot Dipped Galvanized (G185), stainless steel, or meet ASTM-153 requirements. For D.F. treated or retentions of ACQ or CBA higher than 0.40, or CAB over 0.20, stainless steel required.

PRESSURE PRESERVATIVE TREATMENT: all treated lumber shall be marked with the AWPB quality mark. Handle and repair field cuts or penetrations in accordance with AWWA M-4. After treatment air or kiln dry to a maximum moisture content of 19%.

LUMBER (DOUGLAS FIR-LARCH):

TREATMENT: AWWA U1 PRESERVATIVE: AWWA P-5, ACZA RETENTION: 0.25 [0.40 ground contact or fresh water] pounds per cubic foot QUALITY MARK: AWPB LP-2 OR LP-22 [ground contact]

LUMBER (HEM-FIR):

TREATMENT: AWWA U1 PRESERVATIVE: AWWA P-5, CCA RETENTION: 0.25 [0.40 ground contact or fresh water] pounds per cubic foot QUALITY MARK: AWPB LP-2 OR LP-22 [ground contact]

PLYWOOD:

TREATMENT: AWWA U1 PRESERVATIVE: AWWA P-5, CCA OR ACZA RETENTION: 0.25 [0.40 ground contact or fresh water] pounds per cubic foot QUALITY MARK: AWPB LP-2 OR LP-22 [ground contact]

GLU-LAMINATED TIMBERS:

TREATMENT: AWWA U1 PRESERVATIVE: AWWA P-8, Pentachlorophenol RETENTION: 0.40 [0.50 Ground Contact] pounds per cubic foot QUALITY MARK:

Table with 14 columns: Shear Wall Designation, Nail Size, Edges, Field, Top Plate Nailing, Top Plate LTP4 Spacing, Blocking Required, Plate Anchors, Min. Plate Size, Sole Plate Nailing, Hem-Fir #2 #/Ft., Doug-Fir #2 #/Ft.

Shear Wall Notes:

- 1. P1 - 1/2" Plywood or A.P.A. rated sheathing one side. P2 - 1/2" Plywood or A.P.A. rated sheathing two sides. 2. When allowable wall shear values exceeds 350 plf, 3X minimum wall studs required at adjoining panel edges. (i.e. P1-4 designation or below). 3. Nails shall be 10d common, unless noted otherwise. 4. Where plywood is 2 sides of wall, joints shall fall on separate studs each side. 5. All panel edges backed with 2-inch nominal or wider framing unless noted otherwise. Install panels either horizontally or vertically for A.P.A. rated sheathing, gypsum shear walls shall be installed with the sheets running horizontally. Space nails @ 12 inches on center at intermediate supports. 6. Typical exterior - unless noted - 15/32" A.P.A. rated space nails at edges 6" O.C., 12" O.C. field. Block all edges. 7. Typical interior- 1/2" gypsum wall board. Nail with 5d cooler nails at 7" O.C. all studs and plates. Block all shear wall edges. or 5/8" gypsum wall board. Nail with 6d cooler nails at 7" O.C. all studs and plates. 8. Typical anchor bolts. 5/8" dia. Hot Dipped Galvanized 72" O.C. unless otherwise noted. All bolts must have 3"x3"x0.229" square washers installed - 7" minimum embedment. 9. MASAT Mudslit Anchor may be substituted for anchor bolt. Use spacing provided for anchor bolts. 10. All framing holdowns and clips to be Simpson brand or equivalent. 11. Do not overdrive nails into sheathing.

Roof & floor sheathing: Roof sheathing: 15/32" A.P.A. rated sheathing (24\0). Nailing shall be 8d (common) @ 6" O.C. at panel edges, and 12" O.C. at intermediate supports.

Floor sheathing: 3/4" A.P.A. rated sheathing (48/24) nailed and glued. Adhesives shall conform to A.P.A. specification A.F.G. 01. Provided T&G edges at long panel edges. Nailing shall be 8d (common) at 6" O.C. at panel edges and 10" O.C. at intermediate supports.

Plywood shall be laid with face grain perpendicular to supports and end joints staggered 4'-0".

Holdowns: Provide holdowns to foundation at ends of walls where shown on plans.

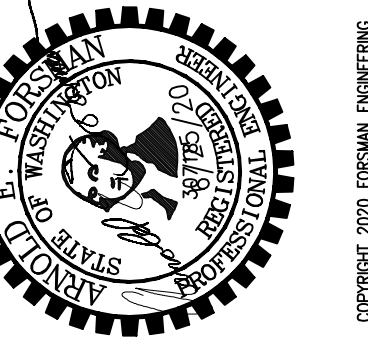
Installation instruction of Simpson Steel StrongWall and Wood StrongWall come attached to the wall assemblies. Please read and understand the design drawings and product information before installing the anchoring elements of the walls. If installation instructions are not present refer to Simpson Strong-Tie Catalog C-SW07 or www.strongtie.com.

Simpson strong-Tie will provide, upon request, training and field review before the installation of the anchoring elements of the Steel and/or Wood wall assemblies. To request such training, please call (800) 999-5099 Ext. 1082 and provide name, project address and contact information. You may also e-mail requests to kbourn@strongtie.com. Please allow 24 hours notice for scheduling.



FORSMAN ENGINEERING Federal Way, WA 98003 Fax: (253) 529-9438 forsmange@comcast.net

Table with 7 columns: REVISIONS, DATE, BY, REV. 1: Add Geotechnical Information 6/25/20

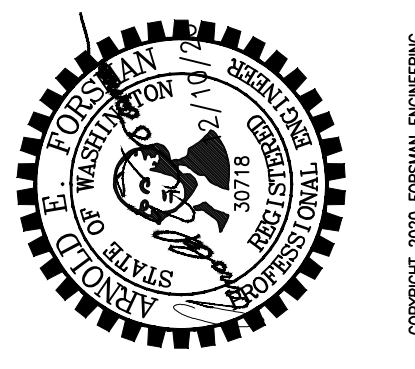


Silver Basin Construction Residence at 9785 S.E. 41st Street Washington Mercer Island 98040 Standard Structural Notes

Table with 2 columns: ACTION, DATE. DESIGNED: AEF, DRAWN: RLJ, CHECKED: AEF, DATE: 06/25/2020, PROJECT: 19026, FILENAME: 19026-SD1.DWG, PLOT AT: 1 = 16, SCALE: NONE

SD1

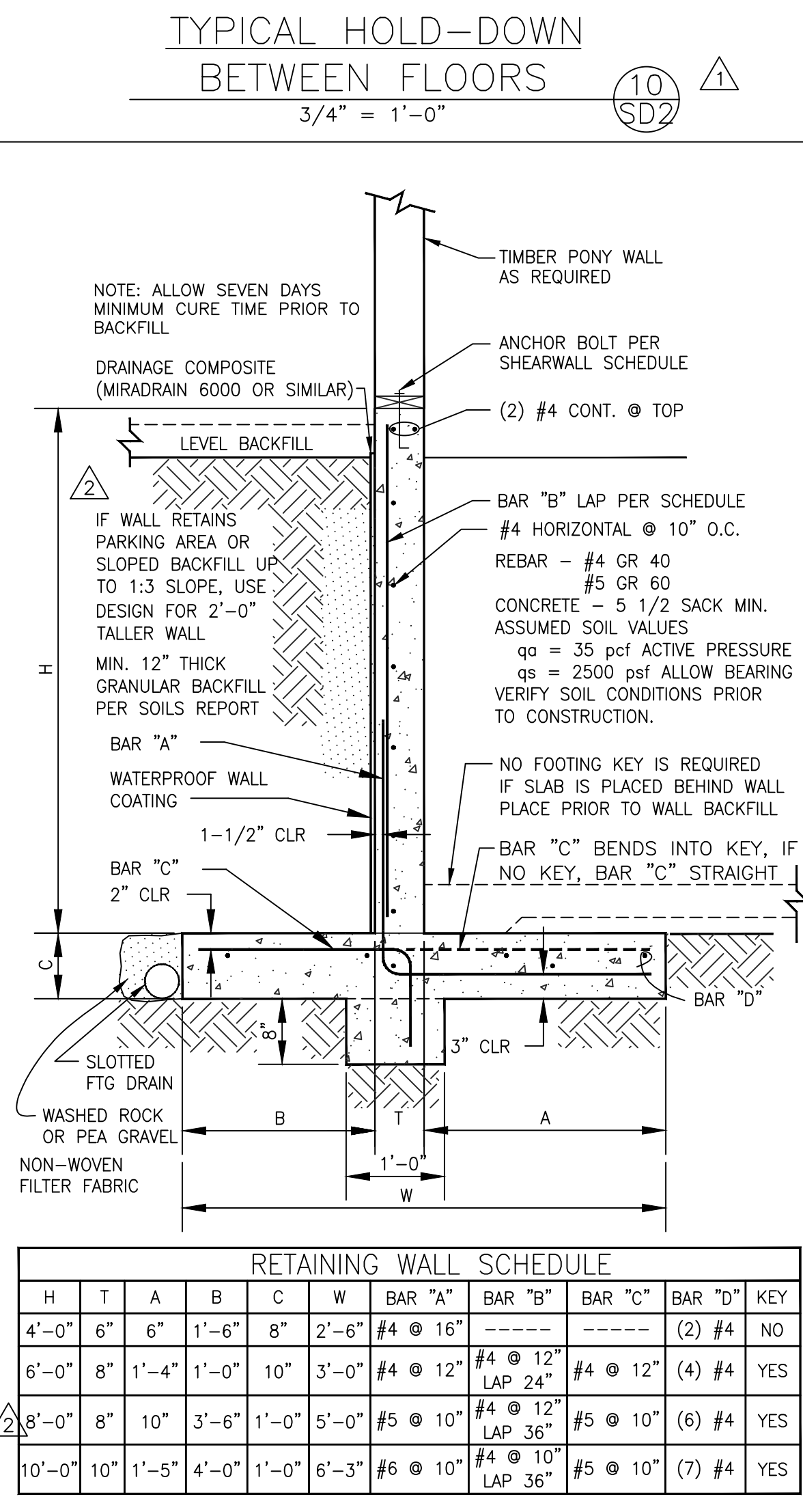
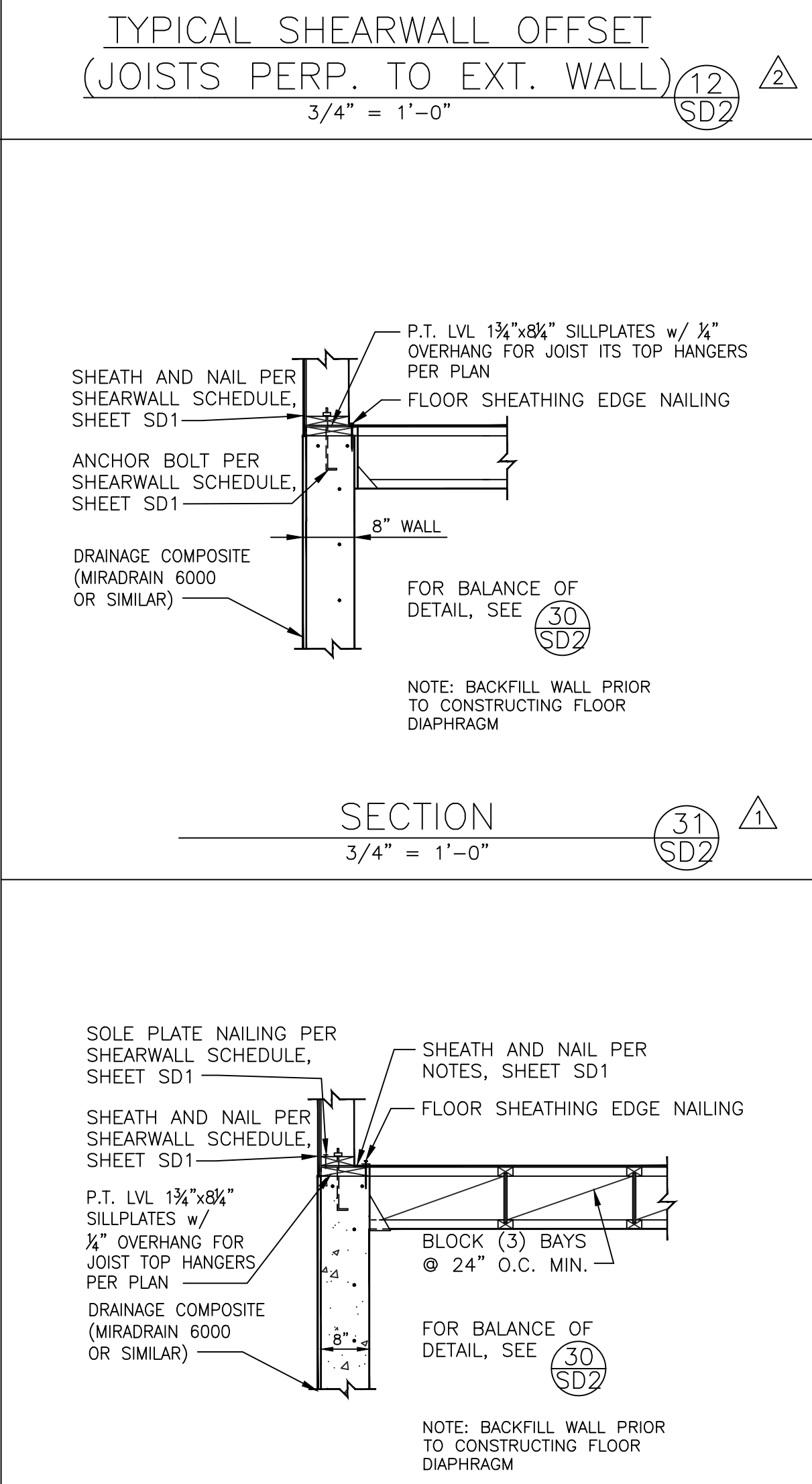
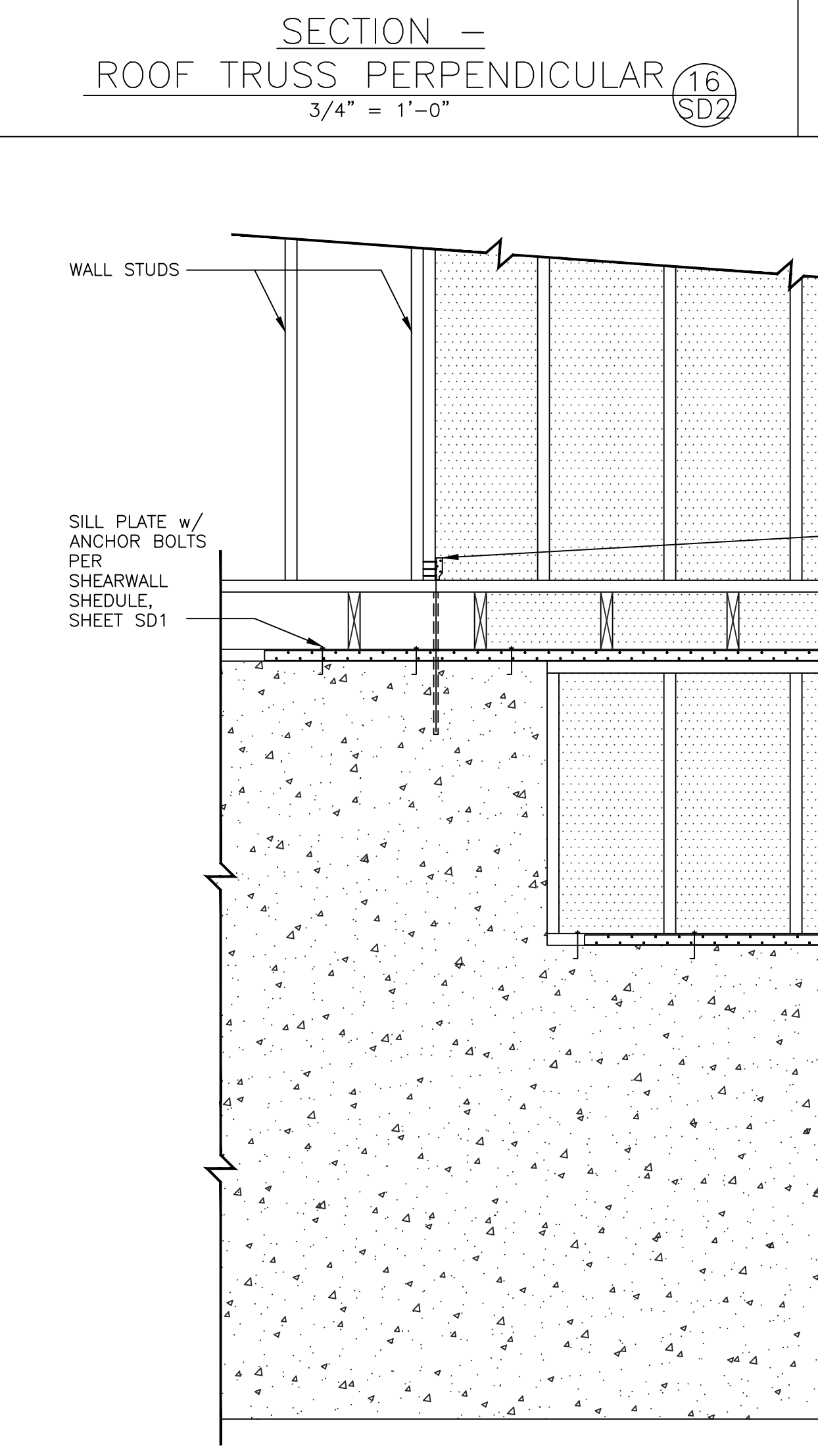
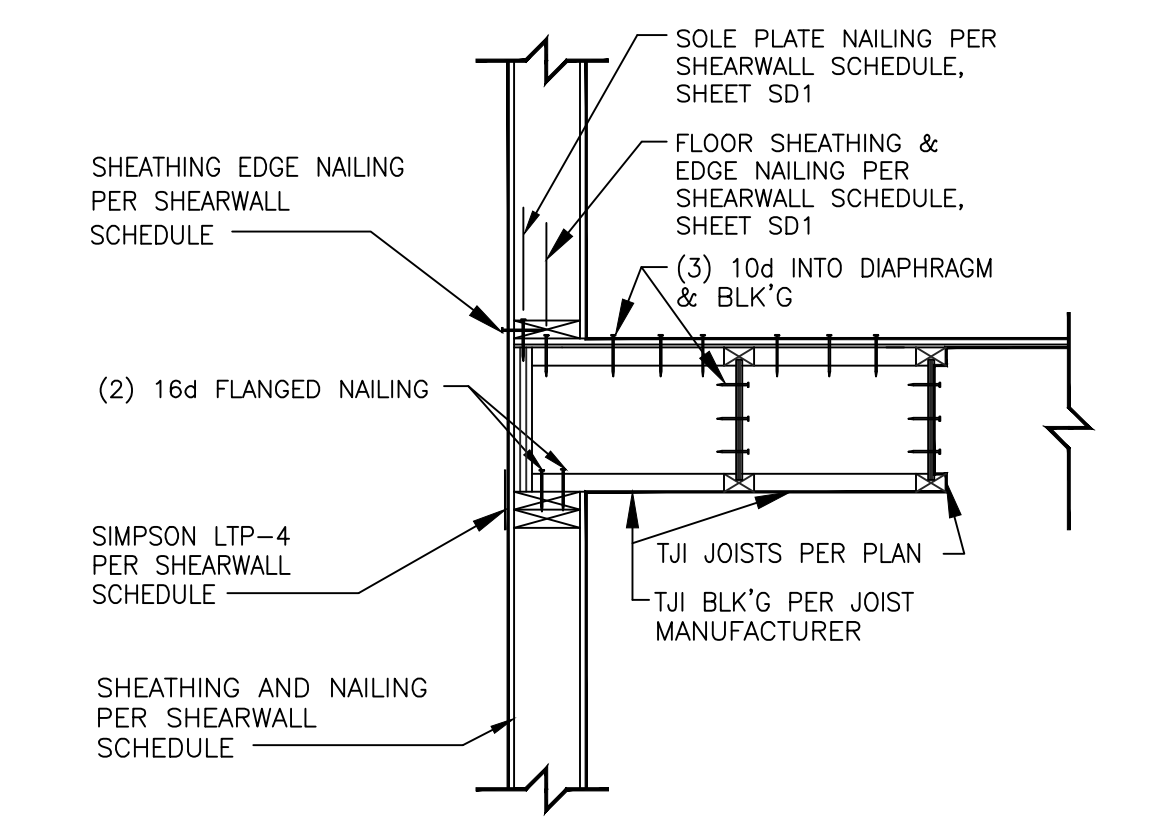
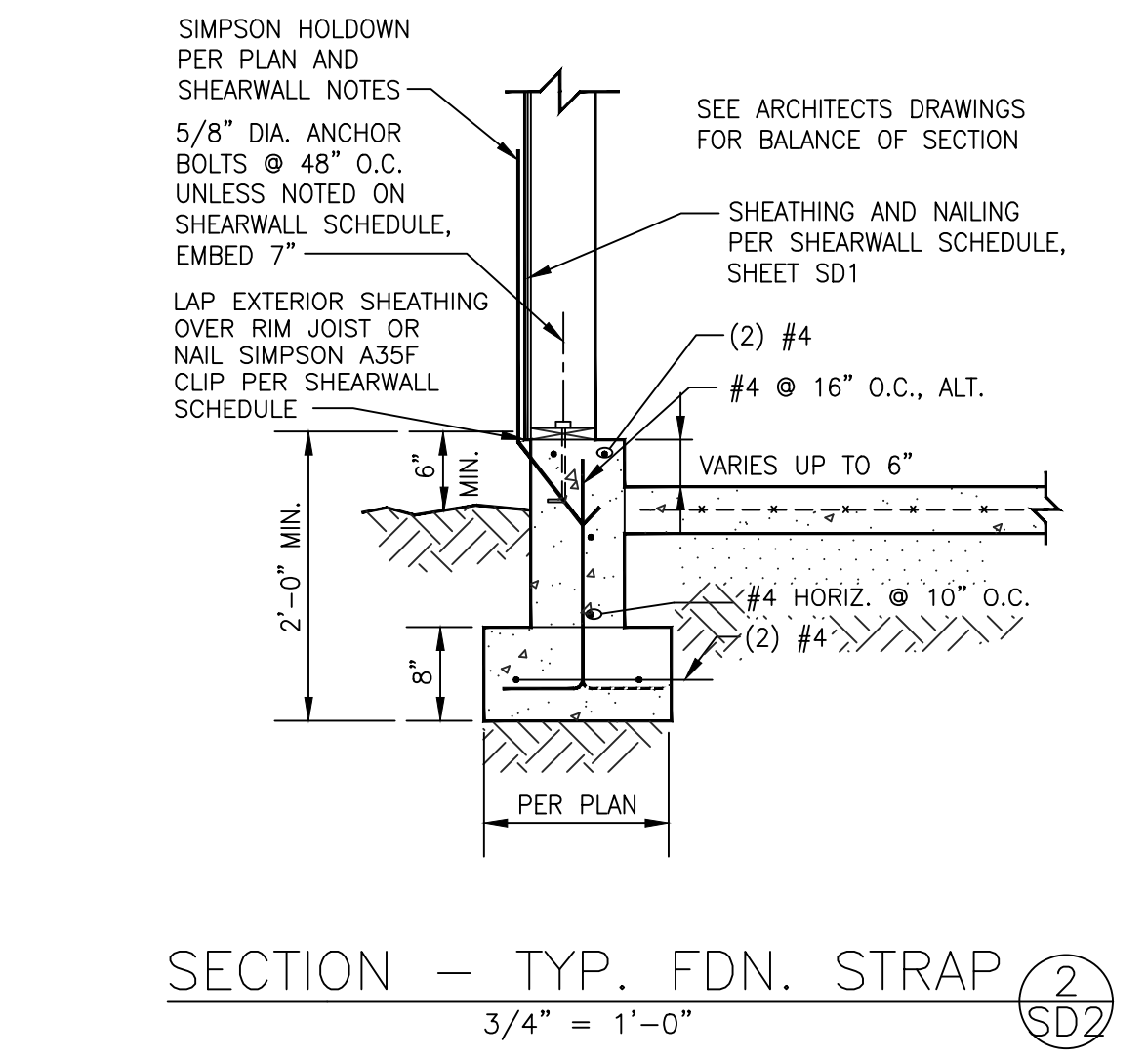
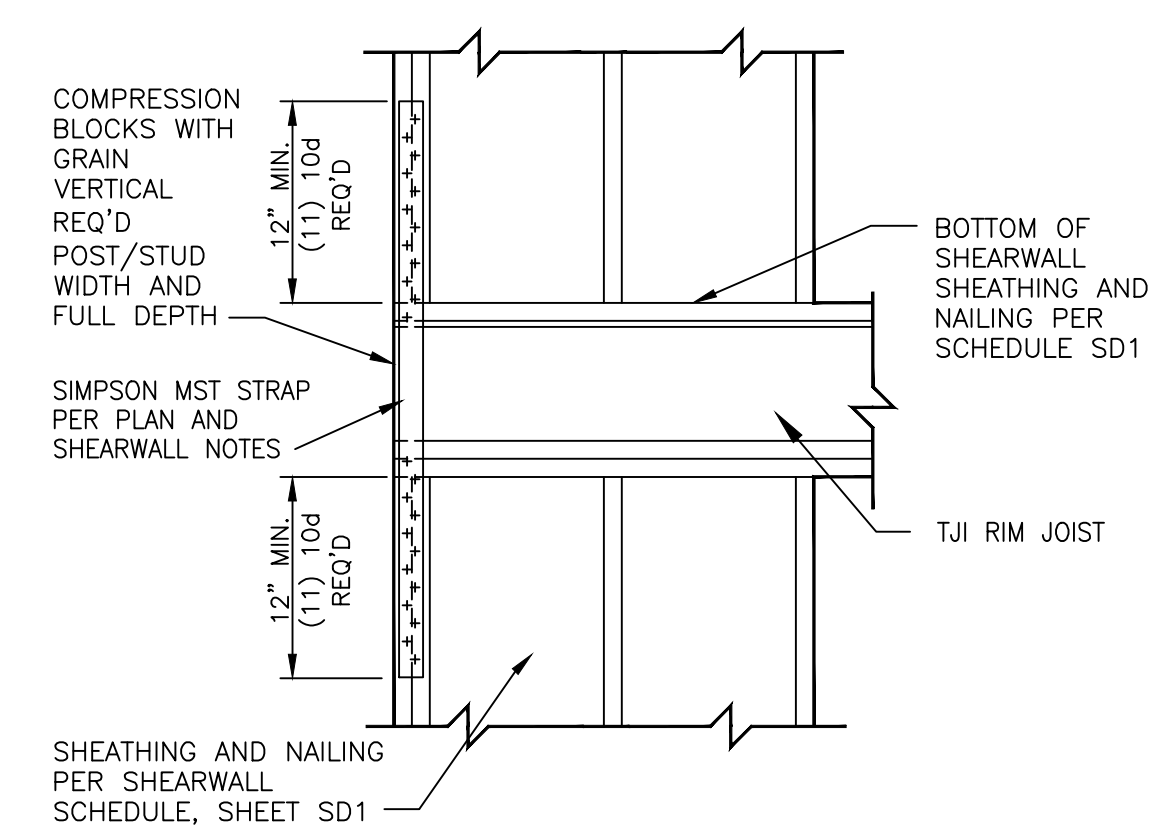
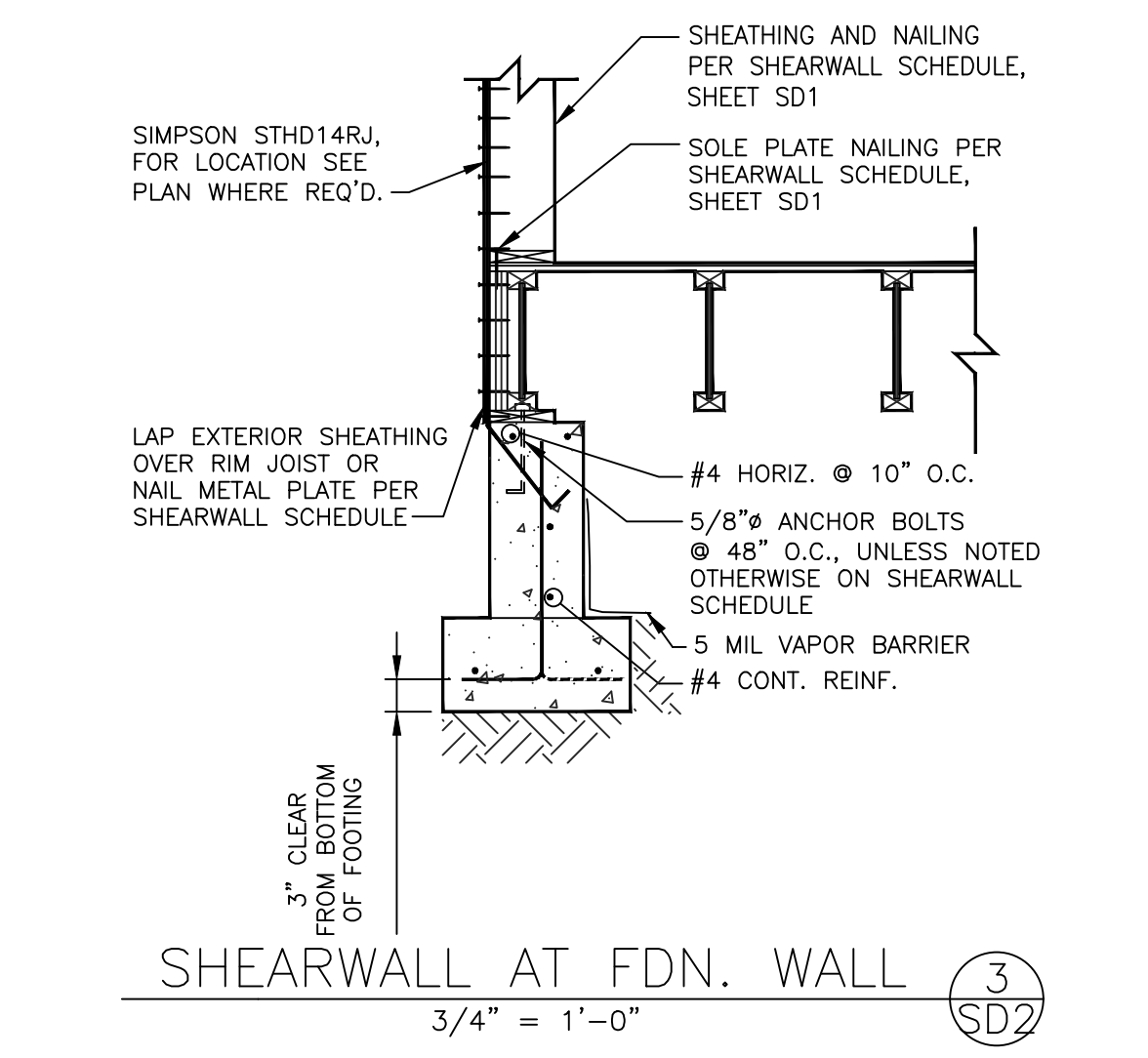
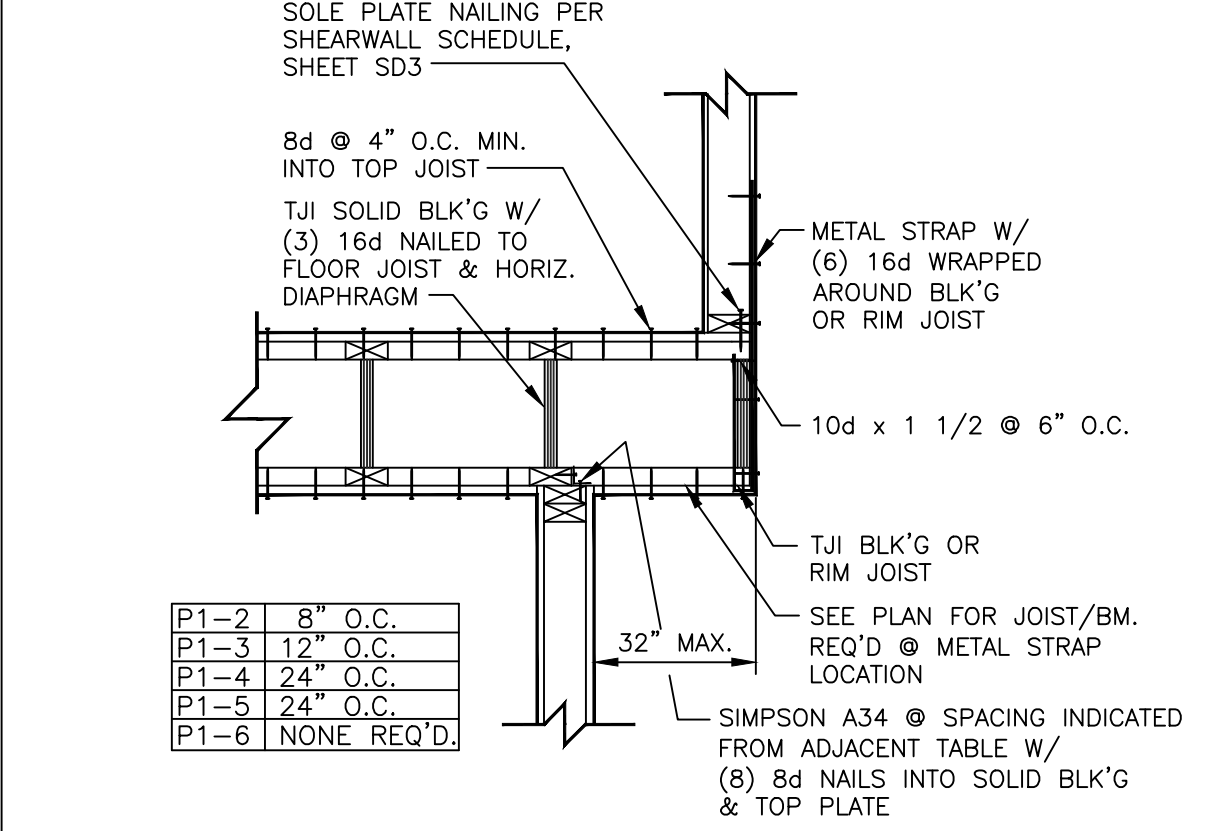
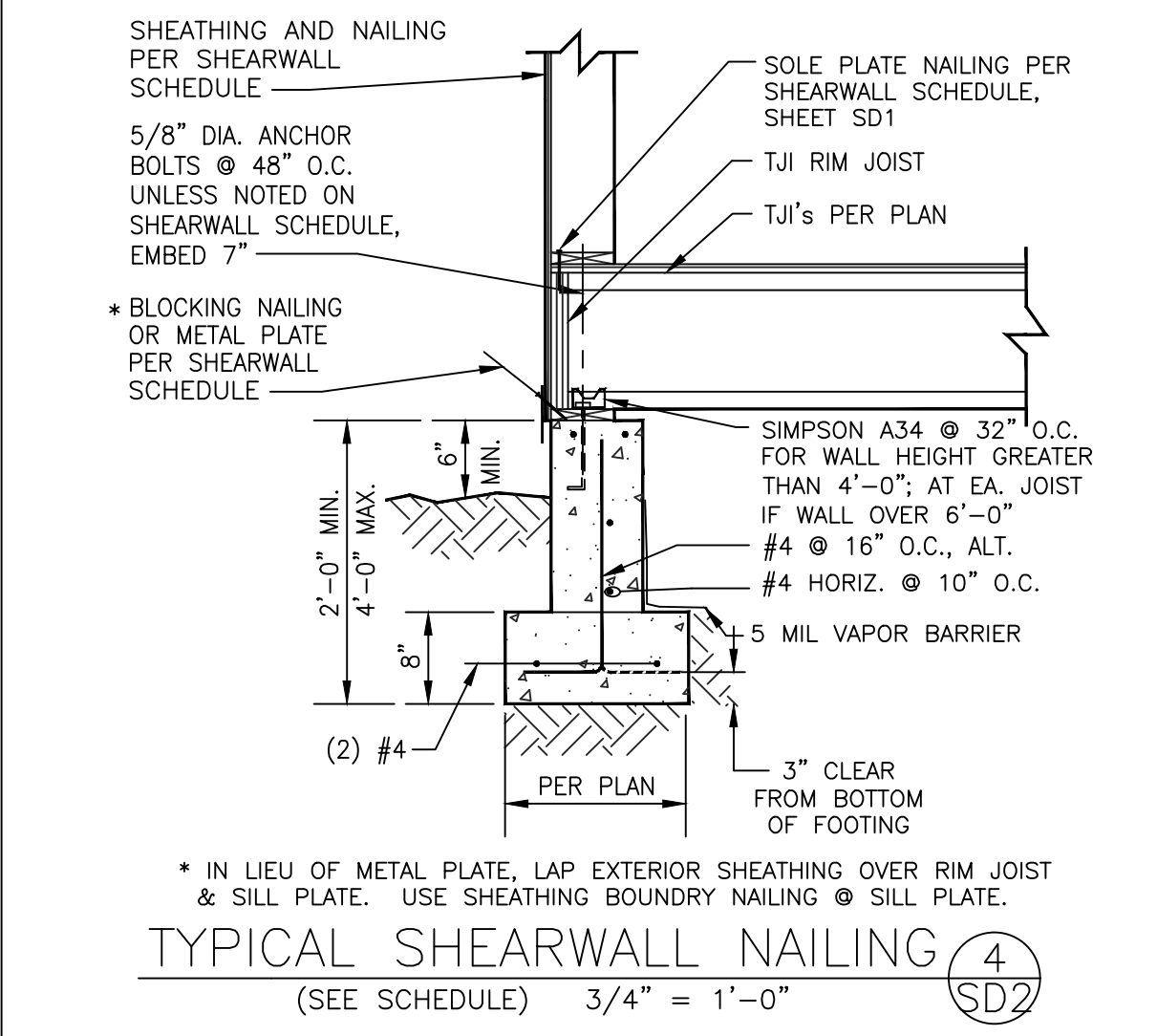
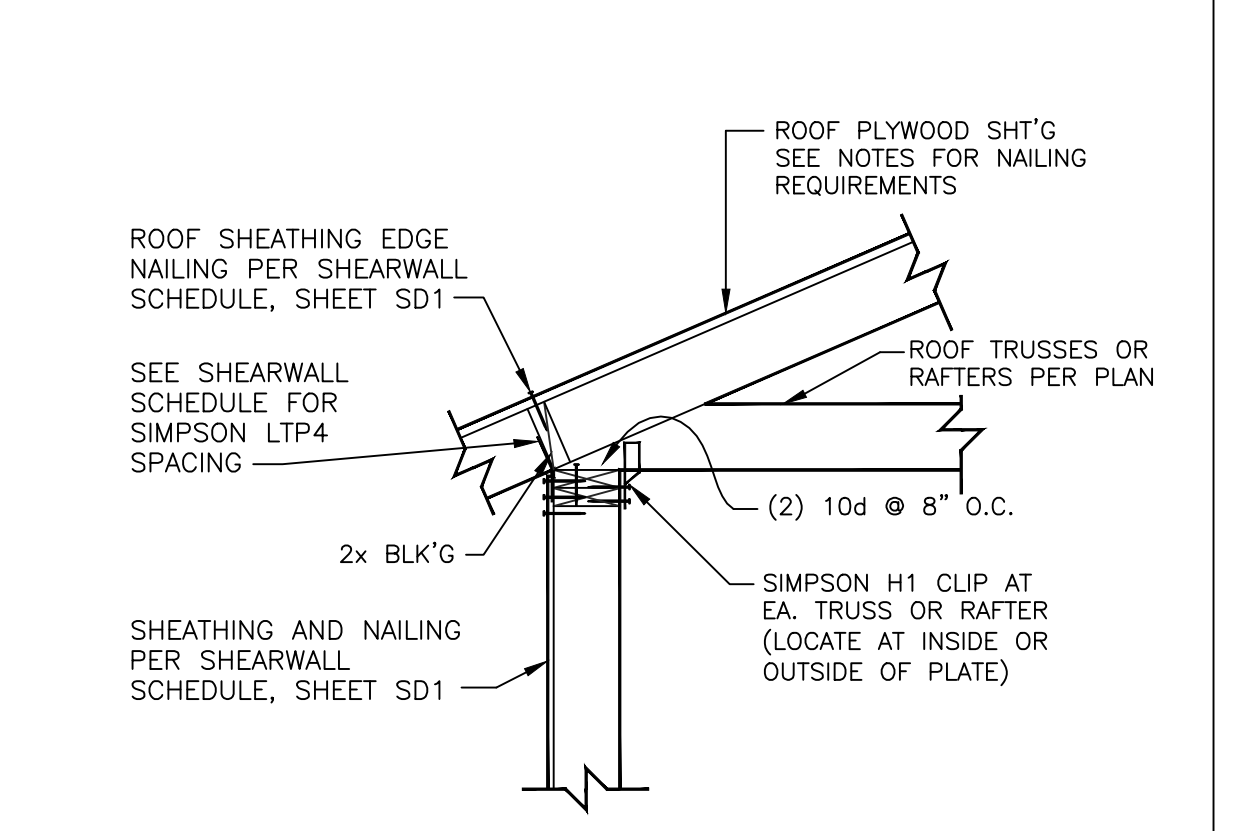
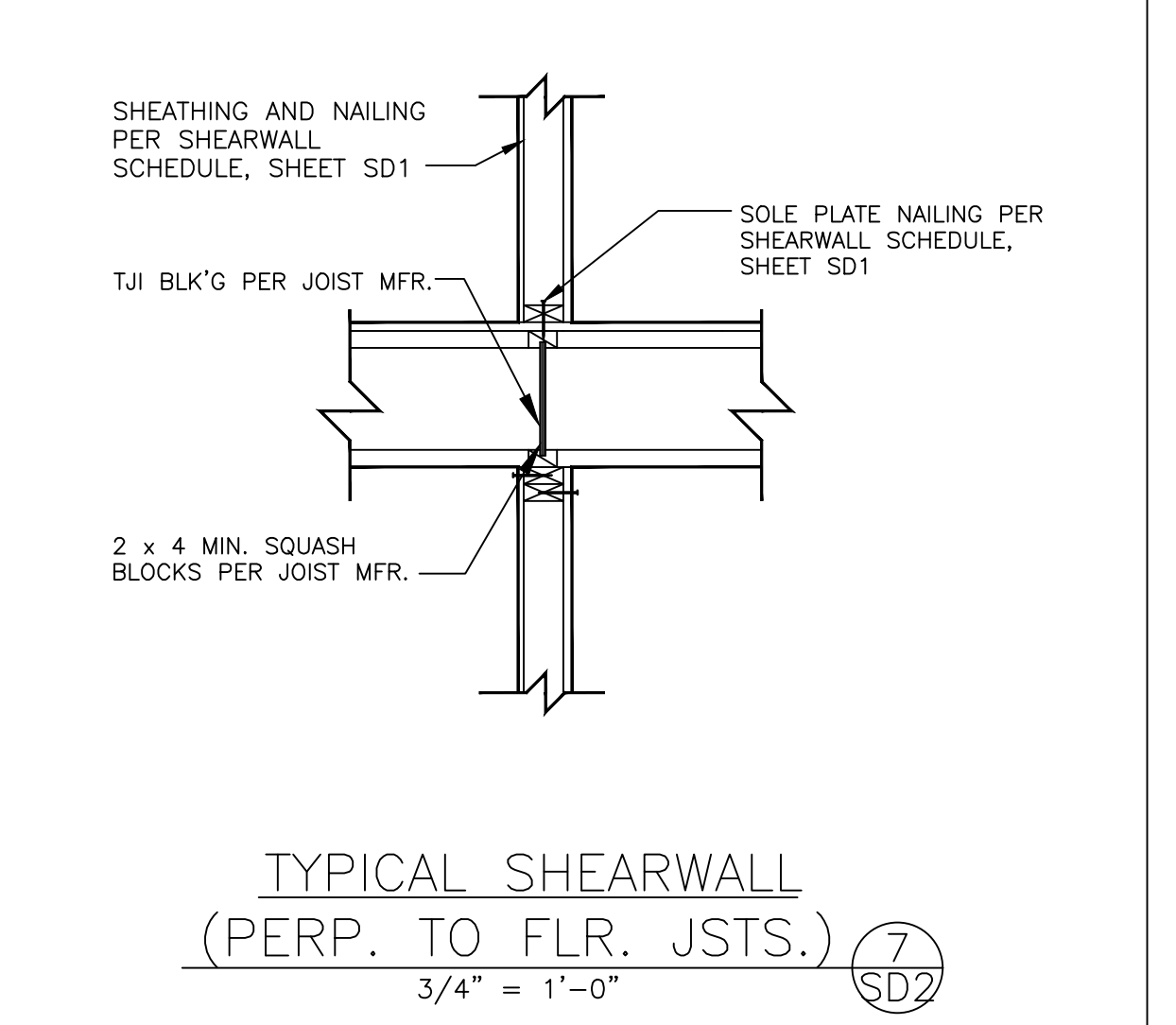
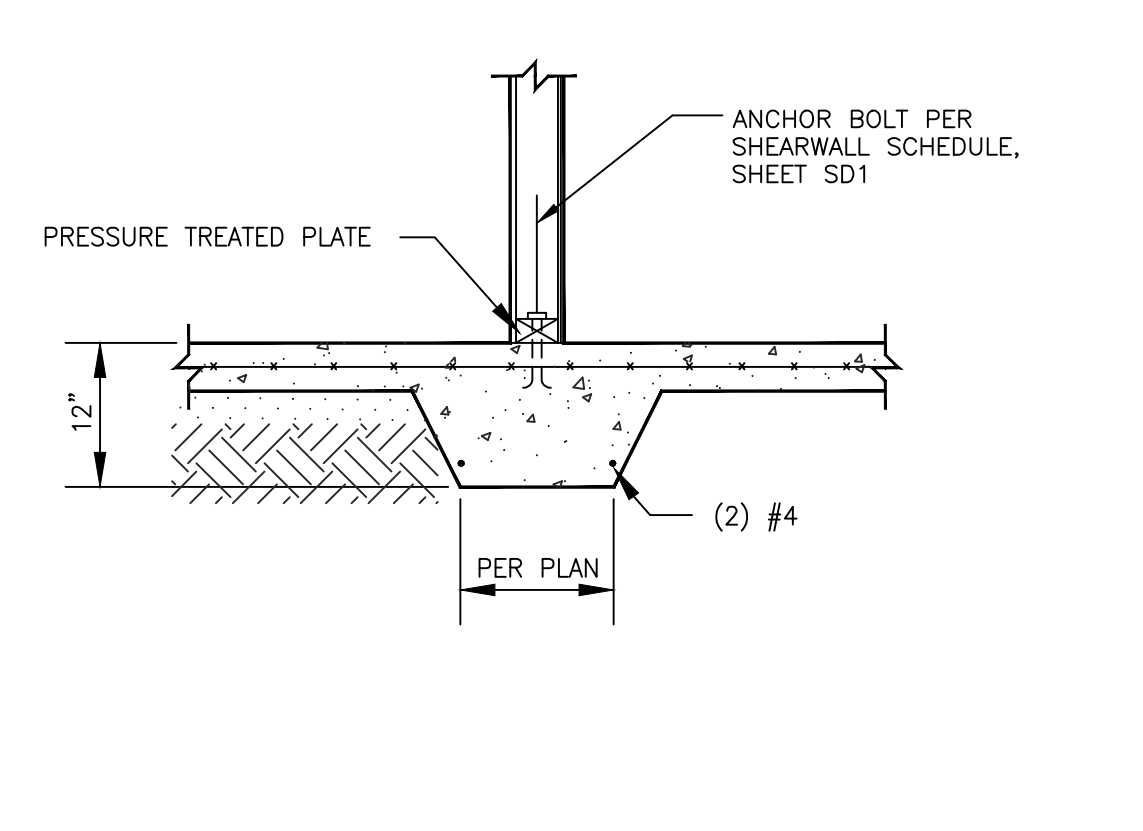
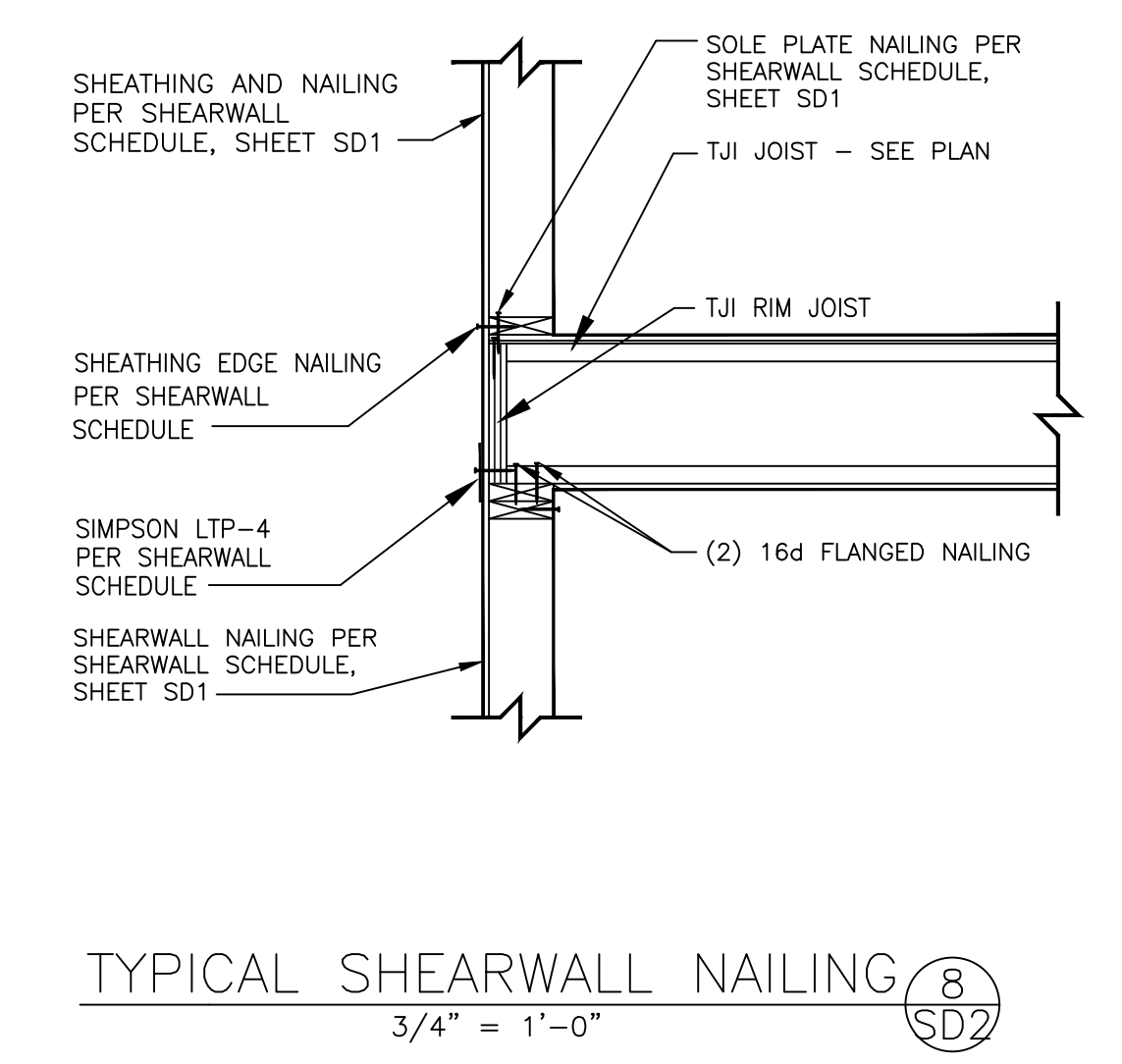
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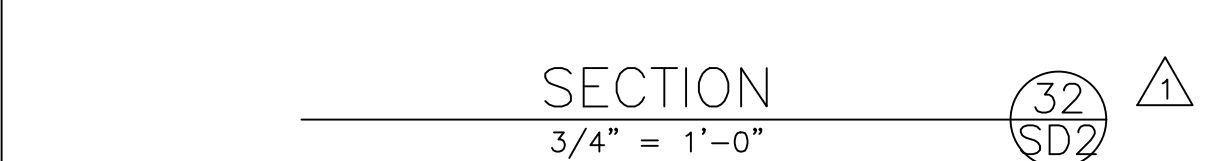
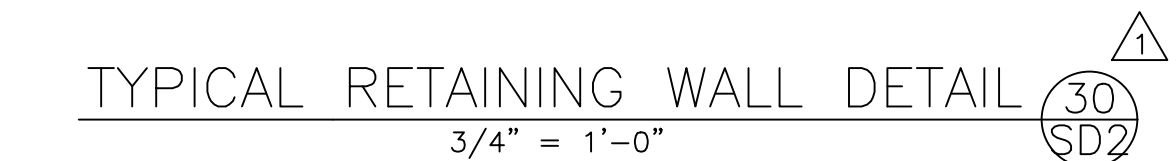
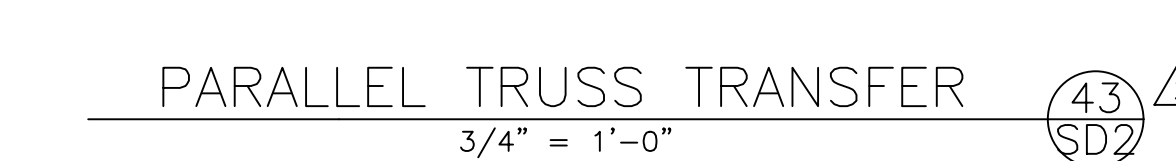
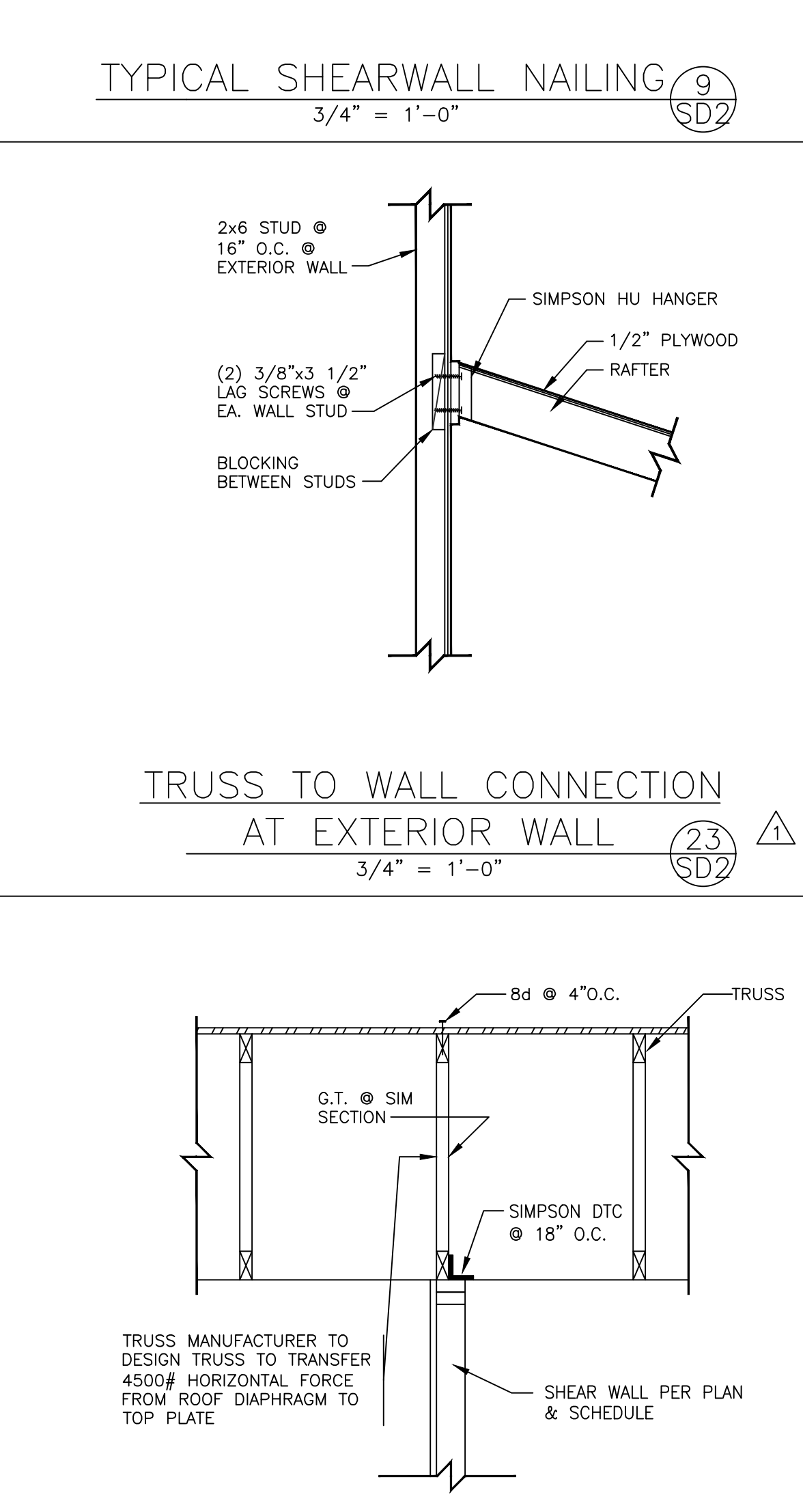
Silver Basin Construction Residence at
9785 S.E. 41st Street
Mercer Island Washington 98040
Standard Structural Details

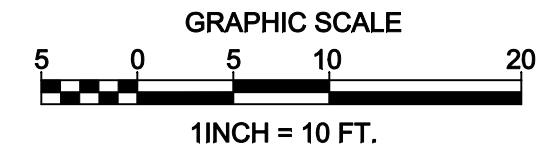
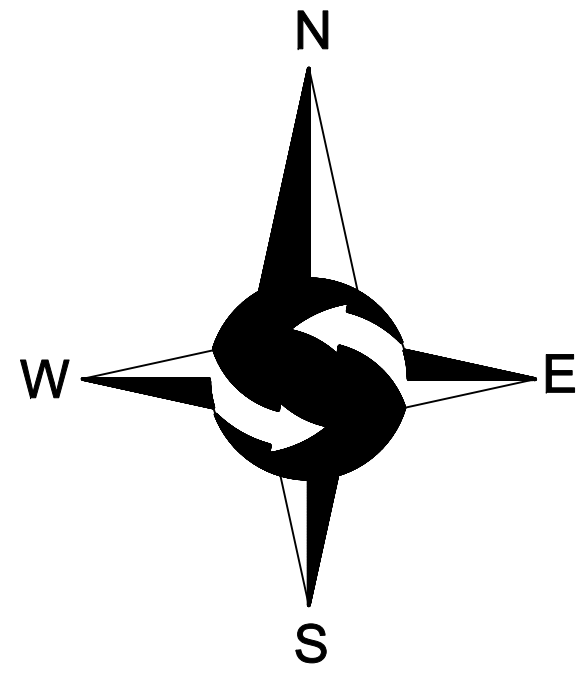
DESIGNED	AEF
DRAWN	RLJ
CHECKED	AEF
DATE	06/25/2020
PROJECT	19026
FILENAME	19026-SD2.DWG
PLOT AT	1 = 16
SCALE	AS NOTED

SD2



H	T	A	B	C	W	BAR \"A\"	BAR \"B\"	BAR \"C\"	BAR \"D\"	KEY
4'-0"	6"	6"	1'-6"	8"	2'-6"	#4 @ 16"	---	---	(2) #4	NO
6'-0"	8"	1'-4"	1'-0"	10"	3'-0"	#4 @ 12"	#4 @ 12"	#4 @ 12"	(4) #4	YES
8'-0"	8"	10"	3'-6"	1'-0"	5'-0"	#5 @ 10"	#4 @ 12"	#5 @ 10"	(6) #4	YES
10'-0"	10"	1'-5"	4'-0"	1'-0"	6'-3"	#6 @ 10"	#4 @ 10"	#5 @ 10"	(7) #4	YES





LEGEND

- | | | | |
|------|---|-------|--------------------|
| ○ | FOUND MONUMENT AS DESCRIBED | —OHP— | OVERHEAD POWER |
| ○ | FOUND REBAR AS DESCRIBED | —OHU— | OVERHEAD UTILITIES |
| ○ | TACK IN LEAD FOUND | -X- | CHAINLINK FENCE |
| ● | SET 5/8" X 24" IRON ROD WITH YELLOW PLASTIC CAP | -□- | WOOD FENCE |
| ⊠ | POWER METER | ▨ | CONCRETE WALL |
| ⊙ | UTILITY POLE | ⬢ | ROCKERY |
| ⊙ | GAS METER | ▭ | ASPHALT SURFACE |
| ⊙ | SANITARY SEWER CLEANOUT | ▭ | CONCRETE SURFACE |
| ⊙ | SANITARY SEWER MANHOLE | ▭ | GRAVEL SURFACE |
| ⊙ | WATER VALVE | | |
| ⊙ | FIRE HYDRANT | | |
| ⊙ | WATER METER | | |
| ⊙ | SIGN | | |
| -SS- | APPROXIMATE LOCATION SANITARY SEWER LINE | | |
| -SD- | APPROXIMATE LOCATION STORM DRAIN LINE | | |

LEGAL DESCRIPTION

LOT 1, ROSENSTEIN SHORT PLAT SUB 17-003, RECORDED UNDER RECORDING NUMBER 2019093900006, AS CORRECTED UNDER RECORDING NUMBER 20190916900007, RECORDS OF KING COUNTY, WASHINGTON;

SITUATE IN THE CITY OF MERCER ISLAND, COUNTY OF KING, STATE OF WASHINGTON.

BASIS OF BEARINGS

ROSENSTEIN SHORT PLAT SUB 17-003, RECORDED UNDER RECORDING NUMBER 2019093900006, AS CORRECTED UNDER RECORDING NUMBER 20190916900007, RECORDS OF KING COUNTY, WASHINGTON.

PROJECT INFORMATION

SURVEYOR: SITE SURVEYING, INC.
21923 NE 11TH ST
SAMMAMISH, WA 98074
PHONE: 425.298.4412

PROPERTY OWNER: MIKE YEGANEH & FARHAD IMANI
PO BOX 1056
MERCER ISLAND, WA 98040

TAX PARCEL NUMBER: 545900-0185

PROJECT ADDRESS: xxx SE 141ST STREET
MERCER ISLAND, WA 98040

ZONING: RS -8.4

JURISDICTION: CITY OF MERCER ISLAND

PARCEL ACREAGE: 8,482 S.F. (± 0.195 ACRES)
AS SURVEYED

GENERAL NOTES

1. THIS SURVEY WAS COMPLETED WITHOUT BENEFIT OF A CURRENT TITLE REPORT. EASEMENTS AND OTHER ENCUMBRANCES MAY EXIST ON THIS PROPERTY THAT ARE NOT SHOWN HEREON.
2. INSTRUMENTATION FOR THIS SURVEY WAS A 3-SECOND SPECTRAPRECISION FOCUS 38 TOTAL STATION. PROCEDURES USED IN THIS SURVEY MEET OR EXCEED STANDARDS SET BY WAC 332-130-090.
3. THE INFORMATION ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE IN JANUARY 2020 AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONDITIONS EXISTING AT THAT TIME.
4. UTILITIES SHOWN ON THIS SURVEY ARE BASED UPON ABOVE GROUND OBSERVATIONS AND AS-BUILT PLANS WHERE AVAILABLE. ACTUAL LOCATIONS OF UNDERGROUND UTILITIES MAY VARY AND UTILITIES NOT SHOWN ON THIS SURVEY MAY EXIST ON THIS SITE.
5. ALL MONUMENTS WERE LOCATED DURING THIS SURVEY UNLESS OTHERWISE NOTED.

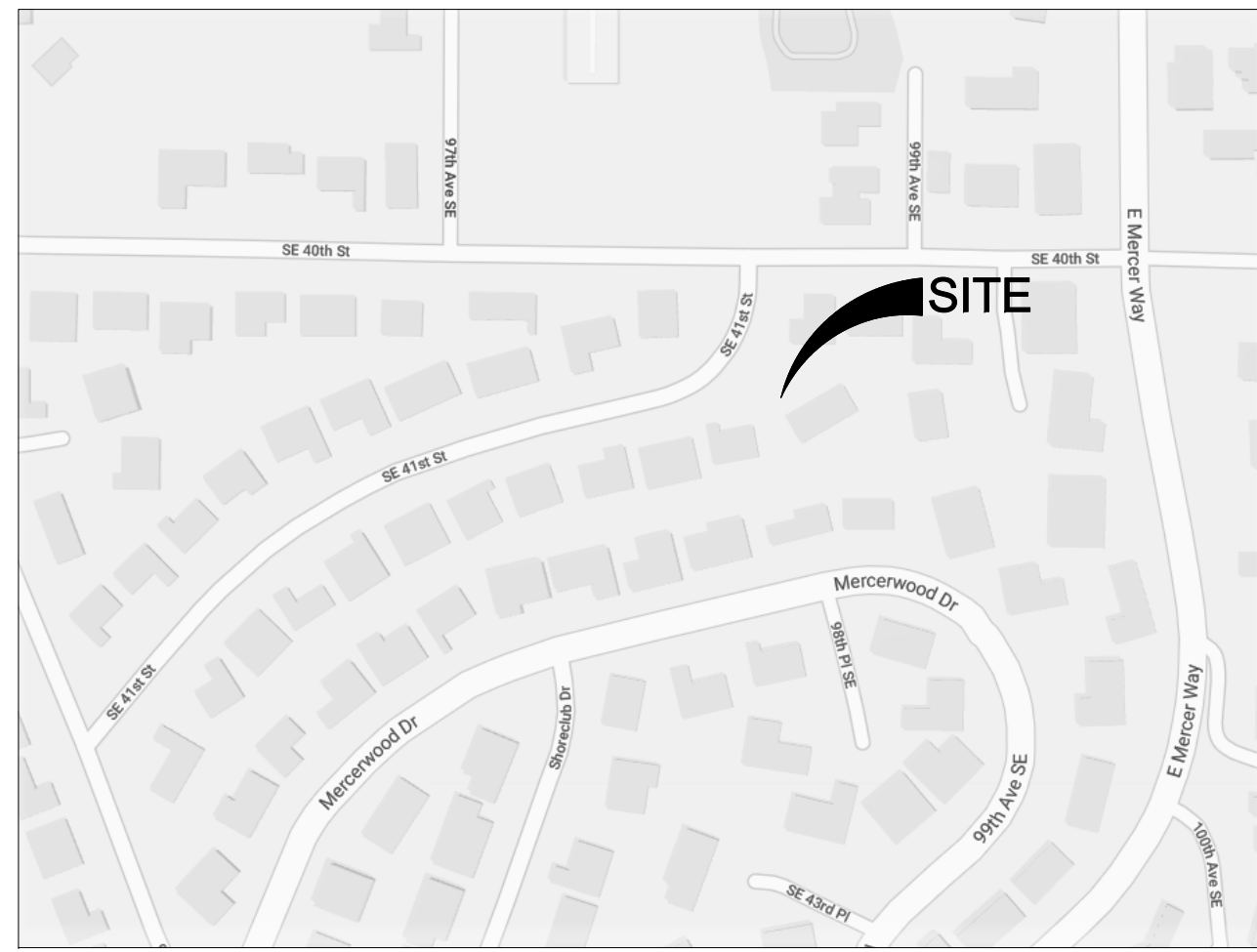
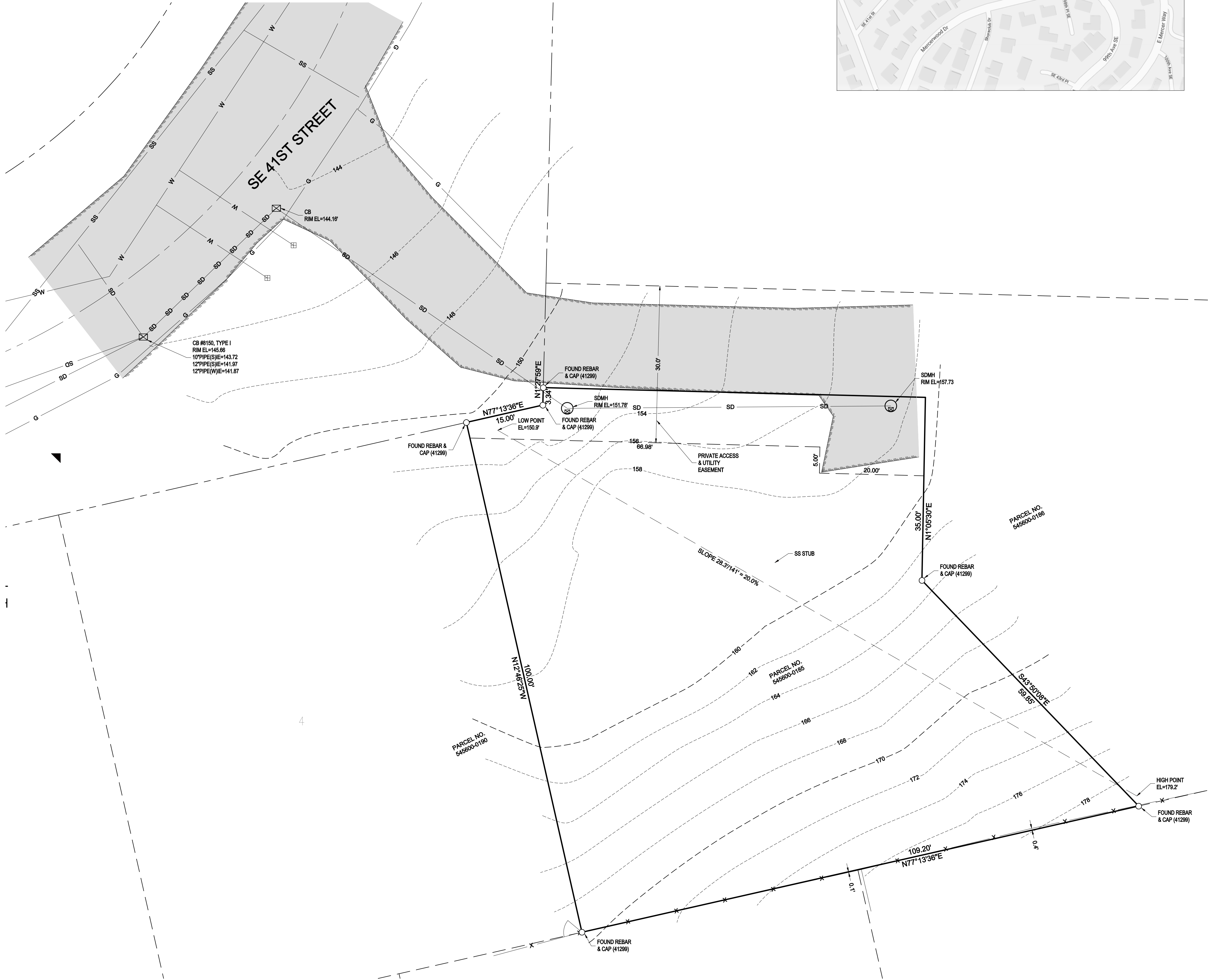
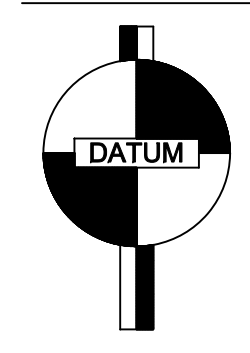
VERTICAL DATUM & CONTOUR INTERVAL

ELEVATIONS SHOWN ON THIS DRAWING WERE DERIVED FROM INFORMATION PROVIDED BY WCCS SURVEY CONTROL DATABASE.

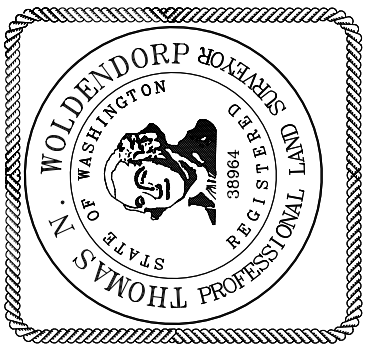
THE MARK IS A CONCRETE MONUMENT AT THE INTERSECTION OF 72ND AVENUE SE AND SE 127TH STREET.

POINT ID NO. SNV-5174;
ELEVATION: 259.038 FEET - NAVD 88

2.0' CONTOUR INTERVAL - THE EXPECTED VERTICAL ACCURACY IS EQUAL TO 1/2 THE CONTOUR INTERVAL OR PLUS / MINUS 1.0' FOR THIS PROJECT.



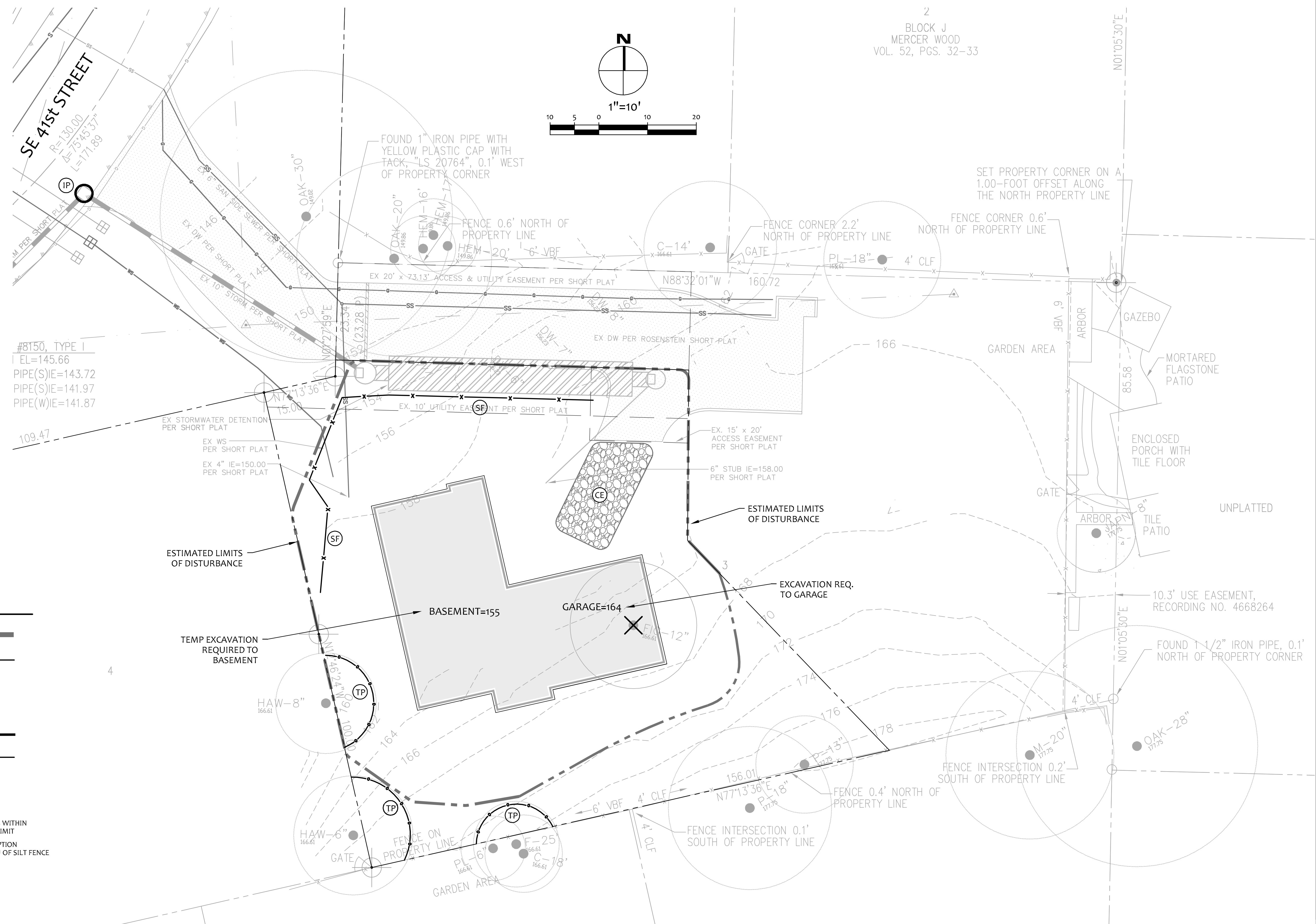
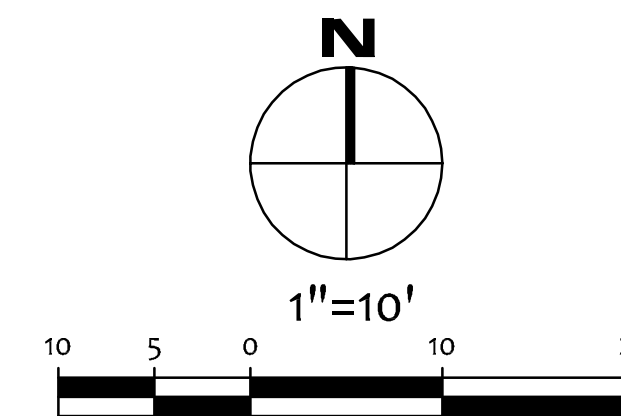
NE 1/4, NE 1/4, SEC 18, TWP 24N, RNG 5E, W.M.



TOPOGRAPHIC SURVEY
MIKE YEGANEH & FARHAD IMANI
xxx SE 141ST STREET
MERCER ISLAND, WA 98040

PROJECT NO.	19-541
DRAWN BY:	EFJ
CHECKED BY:	TNW
DATE:	1/7/20
SHEET	1 OF 1

2
BLOCK J
MERCER WOOD
VOL. 52, PGS. 32-33



EROSION CONTROL NOTES

SHEET C1.2
#8150, TYPE I
I EL=145.66
PIPE(S)IE=143.72
PIPE(S)IE=141.97
PIPE(W)IE=141.87

EROSION CONTROL DETAILS

SHEET C1.2

SOIL AMENDMENT REQUIRED

COMPOST AMENDED SOIL REQUIRED ON ALL LANDSCAPED AREAS AFTER CONSTRUCTION. SEE DETAIL ON C3.5.

EROSION CONTROL LEGEND

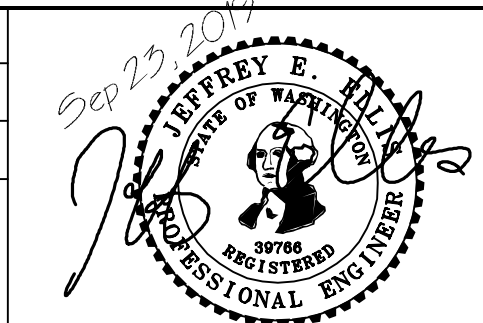
- LIMITS OF DISTURBANCE
- FILTER FABRIC FENCE (SILT FENCE) (SF)
- STABILIZED CONSTRUCTION ENTRANCE (CE)
- CATCH BASIN INLET PROTECTION (IP)
- INTERCEPTOR SWALE (SEE COR DWG 504), TYPE A TEMPORARY SWALE (IS)
- TREE PROTECTION FENCING (TP)
- STOCKPILE (ST)
- STRAW WATTLES (SW) USE AS NEEDED
- PLASTIC COVERING (PC) COVER EXPOSED AREAS WITHIN MERCER ISLAND TIME LIMIT
- COMPOST SOCK (CS) SEDIMENT CONTROL OPTION RECOMMENDED IN LIEU OF SILT FENCE

NO.	DATE	BY	REVISIONS

APPLICANT:
FRANK IMANI
MIKE YEGANEH



DATE: Sep 23, 2019
JOB# 1864
DRAFTED: CH DESIGN: DE
DIGITAL SIGNATURE



CIVIL ENGINEERING SOLUTIONS

102 NW CANAL STREET SEATTLE, WA 98107
PHONE: 206.930.0342 DUFFY@CESOLUTIONS.US

EROSION CONTROL PLAN

PROPOSED RESIDENCE
9785 SE 41st STREET, MERCER ISLAND, WA 98040

DRAWING NO:

C1.0

APN 545600-0185
19XX-XXX

SILT FENCE DETAIL **DOE**

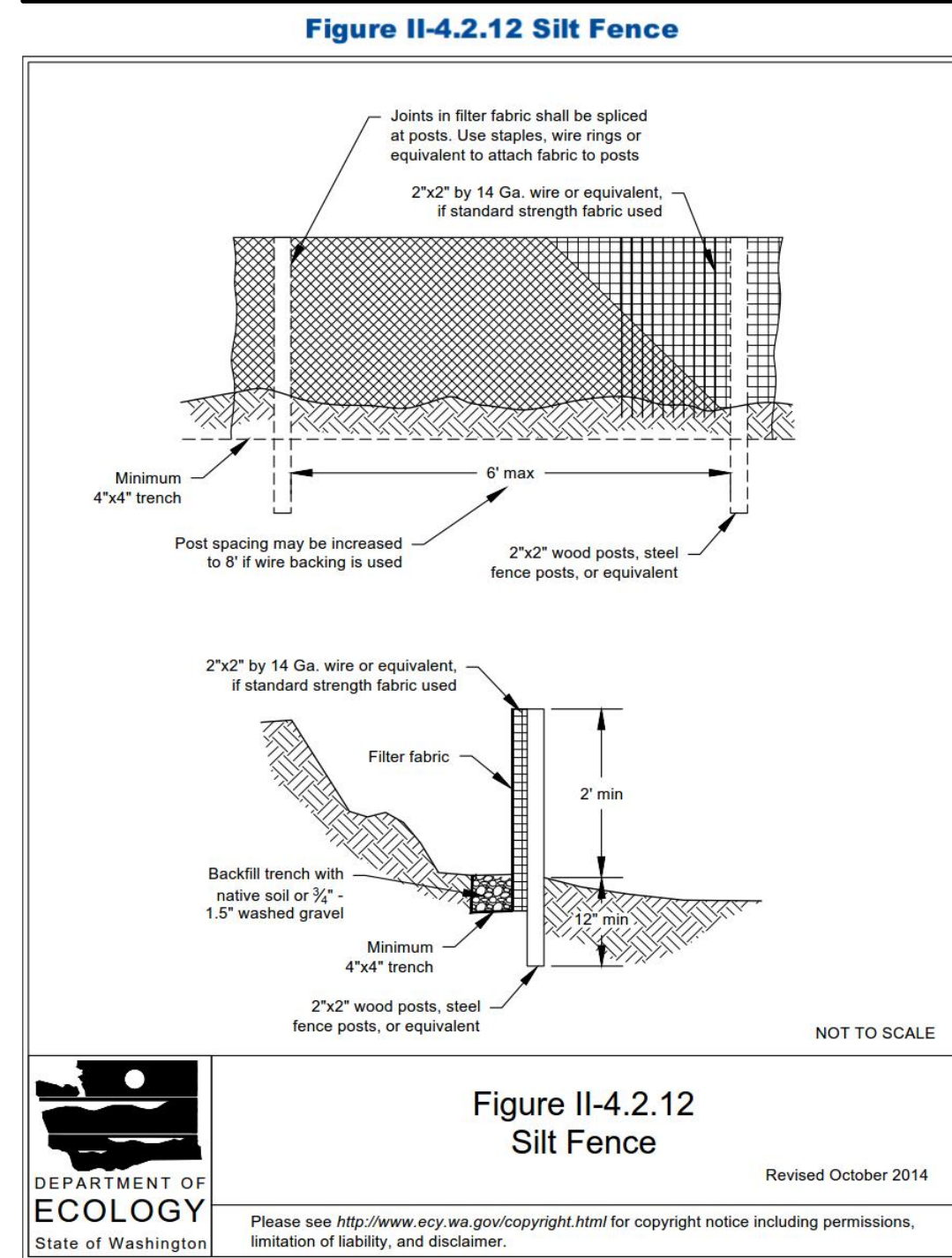


Figure II-4.2.12 Silt Fence
 DEPARTMENT OF ECOLOGY
 State of Washington
 Revised October 2014
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 2014 Stormwater Management Manual for Western Washington
 Volume II - Chapter 4 - Page 369

RECOMMENDED CONSTRUCTION SEQUENCE

A DETAILED CONSTRUCTION SEQUENCE IS NEEDED TO ENSURE THAT EROSION AND SEDIMENT CONTROL MEASURES ARE APPLIED AT THE APPROPRIATE TIMES. A RECOMMENDED CONSTRUCTION SEQUENCE IS PROVIDED BELOW:

1. HOLD AN ONSITE PRE-CONSTRUCTION MEETING.
2. POST SIGN WITH NAME AND PHONE NUMBER OF ESC SUPERVISOR (MAY BE CONSOLIDATED WITH THE REQUIRED NOTICE OF CONSTRUCTION SIGN).
3. FLAG OR FENCE CLEARING LIMITS.
4. INSTALL CATCH BASIN PROTECTION, IF REQUIRED.
5. GRADE AND INSTALL CONSTRUCTION ENTRANCE(S).
6. INSTALL PERIMETER PROTECTION (SILT FENCE, BRUSH BARRIER, ETC.).
7. CONSTRUCT SEDIMENT PONDS AND TRAPS.
8. GRADE AND STABILIZE CONSTRUCTION ROADS.
9. CONSTRUCT SURFACE WATER CONTROLS (INTERCEPTOR DIKES, PIPE SLOPE DRAINS, ETC.) SIMULTANEOUSLY WITH CLEARING AND GRADING FOR PROJECT DEVELOPMENT.
10. MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH CITY OF MERCER ISLAND STANDARDS AND MANUFACTURER'S RECOMMENDATIONS.
11. RELOCATE SURFACE WATER CONTROLS OR TESC MEASURES, OR INSTALL NEW MEASURES SO THAT AS SITE CONDITIONS CHANGE, THE TESC IS ALWAYS IN ACCORDANCE WITH CITY OF MERCER ISLAND TESC REQUIREMENTS.
12. COVER ALL AREAS THAT WILL BE UN-WORKED FOR MORE THAN SEVEN DAYS DURING THE DRY SEASON (MAY 1 TO SEPT 30) OR TWO DAYS DURING THE WET SEASON (OCT 1 TO APRIL 30) WITH STRAW, WOOD FIBER MULCH, COMPOST, PLASTIC SHEETING, OR EQUIVALENT.
13. STABILIZE ALL AREAS WITHIN SEVEN DAYS OF REACHING FINAL GRADE.
14. SEED, SOD, STABILIZE, OR COVER ANY AREAS TO REMAIN UNWORKED FOR MORE THAN 30 DAYS.
15. UPON COMPLETION OF THE PROJECT, STABILIZE ALL DISTURBED AREAS AND REMOVE BMPs IF APPROPRIATE.

EROSION CONTROL NOTES

D.8.2 STANDARD ESC PLAN NOTES
 THE STANDARD ESC PLAN NOTES MUST BE INCLUDED ON ALL ESC PLANS. AT THE APPLICANT'S DISCRETION, NOTES THAT IN NO WAY APPLY TO THE PROJECT MAY BE OMITTED; HOWEVER, THE REMAINING NOTES MUST NOT BE RENUMBERED. FOR EXAMPLE, IF ESC NOTE #3 WERE OMITTED, THE REMAINING NOTES SHOULD BE NUMBERED 1, 2, 4, 5, 6, ETC.

1. APPROVAL OF THIS EROSION AND SEDIMENTATION CONTROL (ESC) PLAN DOES NOT CONSTITUTE AN APPROVAL OF PERMANENT ROAD OR DRAINAGE DESIGN (E.G., SIZE AND LOCATION OF ROADS, PIPES, RESTRICTORS, CHANNELS, RETENTION FACILITIES, UTILITIES, ETC.).
2. THE IMPLEMENTATION OF THESE ESC PLANS AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF THESE ESC FACILITIES IS THE RESPONSIBILITY OF THE APPLICANT/ESC SUPERVISOR UNTIL ALL CONSTRUCTION IS APPROVED.
3. THE BOUNDARIES OF THE CLEARING LIMITS SHOWN ON THIS PLAN SHALL BE CLEARLY FLAGGED BY SURVEY TAPE OR FENCING, IF REQUIRED, PRIOR TO CONSTRUCTION (SWDM APPENDIX D). DURING THE CONSTRUCTION PERIOD, NO DISTURBANCE BEYOND THE CLEARING LIMITS SHALL BE PERMITTED. THE CLEARING LIMITS SHALL BE MAINTAINED BY THE APPLICANT/ESC SUPERVISOR FOR THE DURATION OF CONSTRUCTION.
4. STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES, SUCH AS CONSTRUCTED WHEEL WASH SYSTEMS OR WASH PADS, MAY BE REQUIRED TO ENSURE THAT ALL PAVED AREAS ARE KEPT CLEAN AND TRACK OUT TO ROAD RIGHT OF WAY DOES NOT OCCUR FOR THE DURATION OF THE PROJECT.
5. THE ESC FACILITIES SHOWN ON THIS PLAN MUST BE CONSTRUCTED PRIOR TO OR IN CONJUNCTION WITH ALL CLEARING AND GRADING SO AS TO ENSURE THAT THE TRANSPORT OF SEDIMENT TO SURFACE WATERS, DRAINAGE SYSTEMS, AND ADJACENT PROPERTIES IS MINIMIZED.
6. THE ESC FACILITIES SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, THESE ESC FACILITIES SHALL BE UPGRADED AS NEEDED FOR UNEXPECTED STORM EVENTS AND MODIFIED TO ACCOUNT FOR CHANGING SITE CONDITIONS (E.G. ADDITIONAL COVER MEASURES, ADDITIONAL SUMP PUMPS, RELOCATION OF DITCHES AND SILT FENCES, PERIMETER PROTECTION ETC.) AS DIRECTED BY CITY OF MERCER ISLAND.
7. THE ESC FACILITIES SHALL BE INSPECTED DAILY BY THE APPLICANT/ESC SUPERVISOR AND MAINTAINED TO ENSURE CONTINUED PROPER FUNCTIONING. WRITTEN RECORDS SHALL BE KEPT OF WEEKLY REVIEWS OF THE ESC FACILITIES.
8. ANY AREAS OF EXPOSED SOILS, INCLUDING ROADWAY EMBANKMENTS, THAT WILL NOT BE DISTURBED FOR TWO CONSECUTIVE DAYS DURING THE WET SEASON OR SEVEN DAYS DURING THE DRY SEASON SHALL BE IMMEDIATELY STABILIZED WITH THE APPROVED ESC METHODS (E.G., SEEDING, MULCHING, PLASTIC COVERING, ETC.).
9. ANY AREA NEEDING ESC MEASURES THAT DO NOT REQUIRE IMMEDIATE ATTENTION SHALL BE ADDRESSED WITHIN SEVEN (7) DAYS.
10. THE ESC FACILITIES ON INACTIVE SITES SHALL BE INSPECTED AND MAINTAINED A MINIMUM OF ONCE A MONTH DURING THE DRY SEASON, BI-MONTHLY DURING THE WET SEASON, OR WITHIN TWENTY FOUR (24) HOURS FOLLOWING A STORM EVENT.
11. AT NO TIME SHALL MORE THAN ONE (1) FOOT OF SEDIMENT BE ALLOWED TO ACCUMULATE WITHIN A CATCH BASIN. ALL CATCH BASINS AND CONVEYANCE LINES SHALL BE CLEANED PRIOR TO PAVING. THE CLEANING OPERATION SHALL NOT FLUSH SEDIMENT-LADEN WATER INTO THE DOWNSTREAM SYSTEM.
12. ANY PERMANENT RETENTION/DETENTION FACILITY USED AS A TEMPORARY SETTLING BASIN SHALL BE MODIFIED WITH THE NECESSARY EROSION CONTROL MEASURES AND SHALL PROVIDE ADEQUATE STORAGE CAPACITY. IF THE FACILITY IS TO FUNCTION ULTIMATELY AS AN INFILTRATION SYSTEM, THE TEMPORARY FACILITY MUST BE ROUGH GRADED SO THAT THE BOTTOM AND SIDES ARE AT LEAST THREE FEET ABOVE THE FINAL GRADE OF THE PERMANENT FACILITY.
13. COVER MEASURES WILL BE APPLIED IN CONFORMANCE WITH APPENDIX D OF THE SURFACE WATER DESIGN MANUAL.
14. PRIOR TO THE BEGINNING OF THE WET SEASON (OCT. 1), ALL DISTURBED AREAS SHALL BE REVIEWED TO IDENTIFY WHICH ONES CAN BE SEEDING IN PREPARATION FOR THE WINTER RAINS. DISTURBED AREAS SHALL BE SEEDING WITHIN ONE WEEK OF THE BEGINNING OF THE WET SEASON.

CITY NOTES

1. ANY CHANGES TO THE APPROVED PLANS REQUIRES CITY APPROVAL THROUGH A REVISION.
2. APPLICANT IS RESPONSIBLE FOR ANY DAMAGES TO UNDERGROUND UTILITIES CAUSED FROM THIS CONSTRUCTION.
3. CATCH BASIN FILTERS SHOULD BE PROVIDED FOR ALL STORM DRAIN CATCH BASINS/INLETS DOWNSLOPE AND WITHIN 500 FEET OF THE CONSTRUCTION AREA. CATCH BASIN FILTERS SHOULD BE DESIGNED BY THE MANUFACTURER FOR USE AT CONSTRUCTION SITES AND APPROVED BY THE CITY INSPECTOR. CATCH BASIN FILTERS SHOULD BE INSPECTED FREQUENTLY, ESPECIALLY AFTER STORM EVENTS. IF THE FILTER BECOMES CLOGGED, IT SHOULD BE CLEANED OR REPLACED.
4. CONTRACTORS SHALL VERIFY LOCATIONS AND DEPTHS OF UTILITIES.
5. AT LEAST 48 HOURS PRIOR TO CONSTRUCTION, CALL "ONE CALL" AT 1.800.424.5555
6. DO NOT BACKFILL WITH NATIVE MATERIAL ON PUBLIC RIGHT-OF-WAY. ALL MATERIAL MUST BE IMPORTED
7. EROSION CONTROL: ALL "LAND DISTURBING ACTIVITY" IS SUBJECT TO PROVISIONS OF MERCER ISLAND ORDINANCE 95C-118 "STORM WATER MANAGEMENT." SPECIFIC ITEMS TO BE FOLLOWED AT YOUR SITE:
8. PROTECT ADJACENT PROPERTIES FROM ANY INCREASED RUNOFF OR SEDIMENTATION DUE TO THE CONSTRUCTION PROJECT THROUGH THE USE OF APPROPRIATE "BEST MANAGEMENT PRACTICES" (BMP) EXAMPLES INCLUDE, BUT ARE NOT LIMITED TO, SEDIMENT TRAPS, SEDIMENT PONDS, FILTER FABRIC FENCES, VEGETATIVE BUFFER STRIPS OR BIOENGINEERED SWALES.
9. CONSTRUCTION ACCESS TO THE SITE SHOULD BE LIMITED TO ONE ROUTE. STABILIZE ENTRANCE WITH QUARRY SPALLS TO PREVENT SEDIMENT FROM LEAVING THE SITE OR ENTERING THE STORM DRAINS.
10. PREVENT SEDIMENT, CONSTRUCTION DEBRIS, PAINTS, SOLVENTS, ETC., OR OTHER TYPES OF POLLUTION FROM ENTERING PUBLIC STORM DRAINS. KEEP ALL POLLUTION ON YOUR SITE.
11. ALL EXPOSED SOILS SHALL REMAIN DENUDED FOR NO LONGER THAN SEVEN (7) DAYS AND SHALL BE STABILIZED WITH MULCH, HAY, OR THE APPROPRIATE GROUND COVER. ALL EXPOSED SOILS SHALL BE COVERED IMMEDIATELY DURING ANY RAIN EVENT.
12. INSTALLATION OF CONCRETE DRIVEWAYS, TREES, SHRUBS, IRRIGATION, BOULDERS, BERMS, WALLS, GATES, AND OTHER IMPROVEMENTS ARE NOT ALLOWED IN THE PUBLIC RIGHT-OF-WAY WITHOUT PRIOR APPROVAL, AND AN ENCROACHMENT AGREEMENT AND RIGHT OF WAY PERMIT FROM THE SENIOR DEVELOPMENT ENGINEER.
13. OWNER SHALL CONTROL DISCHARGE OF SURFACE DRAINAGE RUNOFF FROM EXISTING AND NEW IMPERVIOUS AREAS IN A RESPONSIBLE MANNER. CONSTRUCTION OF NEW GUTTERS AND DOWNSPOUTS, DRY WELLS, LEVEL SPREADERS OR DOWNSLOPE CONVEYANCE PIPE MAY BE NECESSARY TO MINIMIZE DRAINAGE IMPACT TO YOUR NEIGHBORS. CONSTRUCTION OF MINIMUM DRAINAGE IMPROVEMENTS SHOWN OR CALLED OUT ON THIS PLAN DOES NOT IMPLY RELIEF FROM CIVIL LIABILITY FOR YOUR DOWNSTREAM DRAINAGE.
14. POT HOLING THE PUBLIC UTILITIES IS REQUIRED PRIOR TO ANY GRADING ACTIVITIES LESS THAN 6" OVER THE PUBLIC MAINS (WATER, SEWER AND STORM SYSTEMS). IF THERE IS A CONFLICT, THE APPLICANT IS REQUIRED TO SUBMIT A REVISION FOR APPROVAL PRIOR TO ANY GRADING ACTIVITIES OVER THE PUBLIC MAINS.
15. REMEMBER: EROSION CONTROL IS YOUR FIRST INSPECTION.
16. ROOF DRAINS MUST BE CONNECTED TO THE STORM DRAIN SYSTEM AND INSPECTED BY THE PUBLIC WORKS DEPARTMENT PRIOR TO ANY BACKFILLING OF PIPE.
17. SILENT FENCE: CLEAN AND PROVIDE REGULAR MAINTENANCE OF THE SILT FENCE. THE FENCE IS TO REMAIN VERTICAL AND IS TO FUNCTION PROPERLY THROUGHOUT THE TERM OF THE PROJECT.
18. WORK IN PUBLIC RIGHT OF WAY REQUIRES A RIGHT-OF-WAY USE PERMIT.
19. REFER TO WATER SERVICE PERMIT FOR ACTUAL LOCATION OF NEW WATER METER AND SERVICE LINE DETERMINED BY MERCER ISLAND WATER DEPARTMENT.
16. THE TV INSPECTION OF THE EXISTING SIDE SEWER TO THE CITY SEWER MAIN IS REQUIRED. IF THE RESULT OF THE TV INSPECTION IS NOT IN SATISFACTORY CONDITION, AS DETERMINED BY THE CITY OF MERCER ISLAND INSPECTOR, THE REPLACEMENT OF THE EXISTING SIDE SEWER IS REQUIRED. ALTERNATELY, A PRESSURE TEST OF THE SIDE SEWER, FROM SEWER MAIN TO POINT OF CONNECTION, MAY BE SUBSTITUTED FOR THE VIDEO INSPECTION.
20. NEWLY INSTALLED SIDE SEWER REQUIRES A 4 P.S.I. AIR TEST OR PROVIDE 10' OF HYDROSTATIC HEAD TEST.
21. POT HOLING THE PUBLIC UTILITIES IS REQUIRED PRIOR TO ANY GRADING ACTIVITIES LESS THAN 6" OVER THE PUBLIC MAINS (WATER, SEWER AND STORM SYSTEMS). IF THERE IS A CONFLICT, THE APPLICANT IS REQUIRED TO SUBMIT A REVISION FOR APPROVAL PRIOR TO ANY GRADING ACTIVITIES OVER THE PUBLIC MAINS.
22. THE LIMITS AND EXTENDS OF THE PAVEMENT IN THE PUBLIC RIGHT OF WAY SHALL BE DETERMINED BY THE CITY ENGINEER PRIOR TO FINALIZE THE PROJECT.

CONSTRUCTION ENTRANCE **DOE**

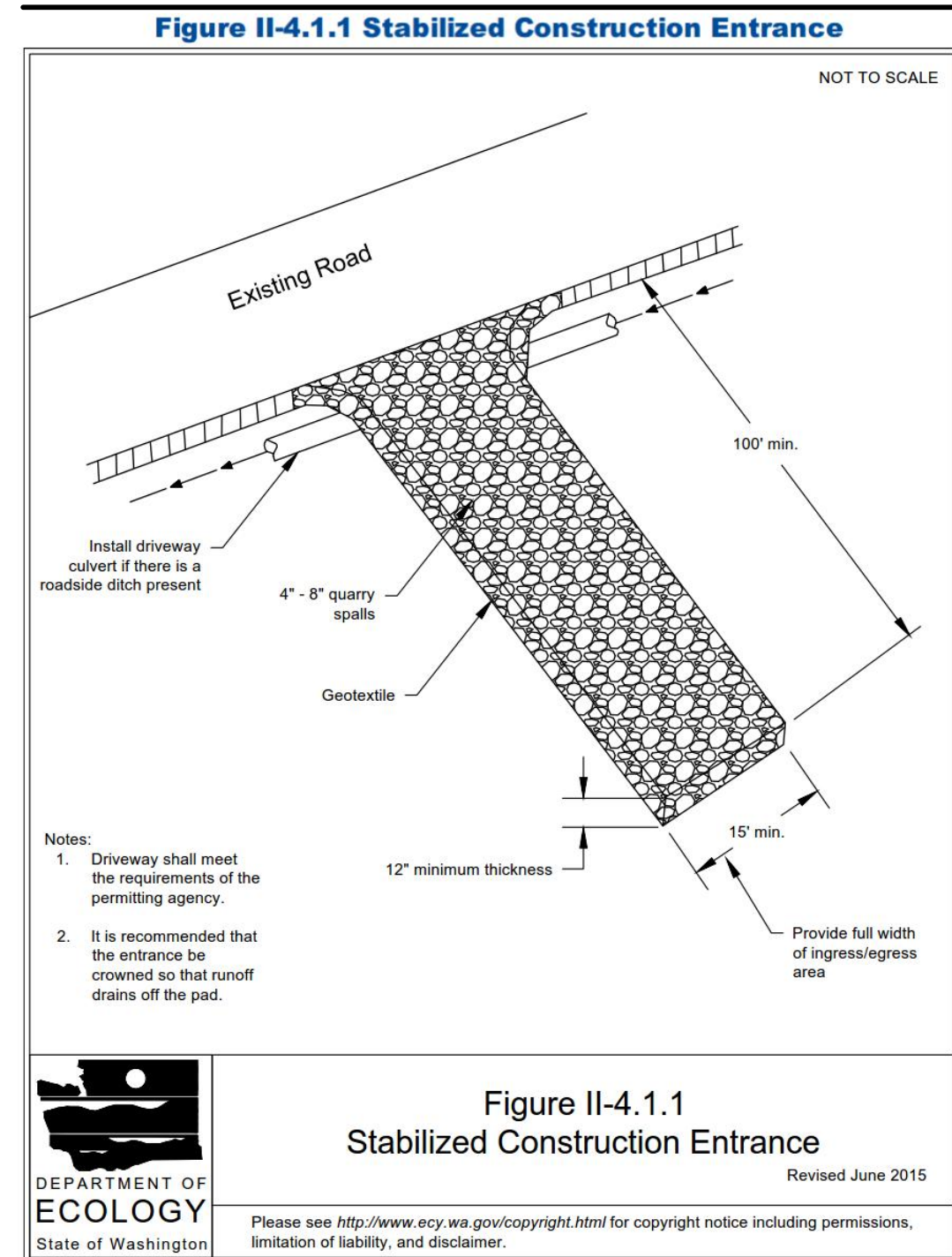


Figure II-4.1.1 Stabilized Construction Entrance
 DEPARTMENT OF ECOLOGY
 State of Washington
 Revised June 2015
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 2014 Stormwater Management Manual for Western Washington
 Volume II - Chapter 4 - Page 273

DENUDED AREAS REQUIREMENTS

APRIL 1 TO SEPT 30
 ALL DENUDED AREAS MUST BE STABILIZED WITHIN 7 DAYS OF CONSTRUCTION. PLEASE READ ALL CITY TESC NOTES ON SHEET C1.2.

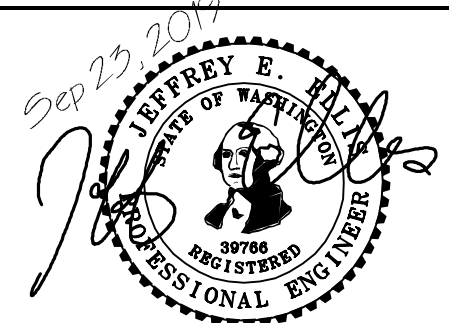
OCT 1 TO MARCH 31
 ALL DENUDED AREAS MUST BE STABILIZED WITHIN 2 DAYS OF GRADING. IF AN EROSION PROBLEM ALREADY EXISTS ON THE SITE, OTHER COVER PROTECTION AND EROSION CONTROL WILL BE REQUIRED.

NO.	DATE	BY	REVISIONS

APPLICANT:
 FRANK IMANI
 MIKE YEGANEH



DATE: Sep 23, 2019
JOB#: 1864
DRAFTED: CH DESIGN: DE
DIGITAL SIGNATURE



CIVIL ENGINEERING SOLUTIONS
 102 NW CANAL STREET SEATTLE, WA 98107
 PHONE: 206.930.0342 DUFFY@CESOLUTIONS.US

TESC & CITY NOTES
TESC DETAILS
 PROPOSED RESIDENCE
 9785 SE 41st STREET, MERCER ISLAND, WA 98040

DRAWING NO:
C1.2
 APN 545600-0185
 19XX-XXX

SANITARY SEWER IMPROVEMENTS

- ① :
- ② 6" SDR 35 PVC SANITARY SEWER(SS) @ MIN 1.0 %.
- ③ :
- ④ :
- ⑦ :

WATER IMPROVEMENTS

- ⑩ :
- ⑪ MIN 1.5" 250 PSI PRIVATE HDPE WATER (ASTM D2239) FROM METER TO HOUSE. RECOMMENDED DEPTH=36". COORDINATE HOUSE ENTRY WITH BUILDER/OWNER.
- ⑫ :
- ⑭ :

STORM DRAIN

- ⑳ 4" STORM DRAIN (3034 PVC) @ MIN 2 % GRADE
- ㉑ 4" FOUNDATION DRAIN (3034 PVC) @ MIN 1 % GRADE
- ㉒ :
- ㉓ :
- ㉔ :
- ㉕ :
- ㉖ :

STORM DRAIN STRUCTURES

- ㉗ :
- ㉘ :
- ㉙ :
- ㉚ :
- ㉛ :
- ㉜ :
- ㉝ :
- ㉞ 18" DURSLOPE CHANNEL DRAIN OR EQUAL. MINIMUM 6" CHANNEL CLASS B VEHICLE RATED GRATE.
- ㉟ :
- ㊱ :
- ㊲ :
- ㊳ :
- ㊴ :
- ㊵ :
- ㊶ :

SOIL AMENDMENT REQUIRED

10% MIN ORGANIC, COMPOST AMENDED SOIL REQUIRED ON ALL LANDSCAPED AREAS AFTER CONSTRUCTION. SEE DETAIL ON C3.5. A SOIL CERTIFICATION INCLUDING COPIES OF RECEIPTS WILL BE REQUIRED BEFORE PERMIT CLOSE OUT AT END OF CONSTRUCTION.

STORM BMP's

COMPOSTED AMENDED SOIL IS REQUIRED FOR DISTURBED AREAS. SEE DETAIL ON C3.5. 10 % MINIMUM ORGANIC MATERIAL REQUIRED FOR EITHER 2-WAY OR 3-WAY TOPSOIL IMPORTED TO SITE. RECEIPTS WILL BE REQUIRED BY MERCER ISLAND

STORM BMP'S ARE NOT PROPOSED FOR PROJECT. SEE STORM REPORT.

DETENTION IS EXISTING PER THE ROSENSTEIN SHORT PLAT.

SURVEYOR

TOPOGRAPHIC SURVEY BY:
CORE DESIGN
14711 NE 29th PLACE, SUITE #101
BELLEVUE, WA 98007
PHONE 425.885.7877

VERTICAL DATUM

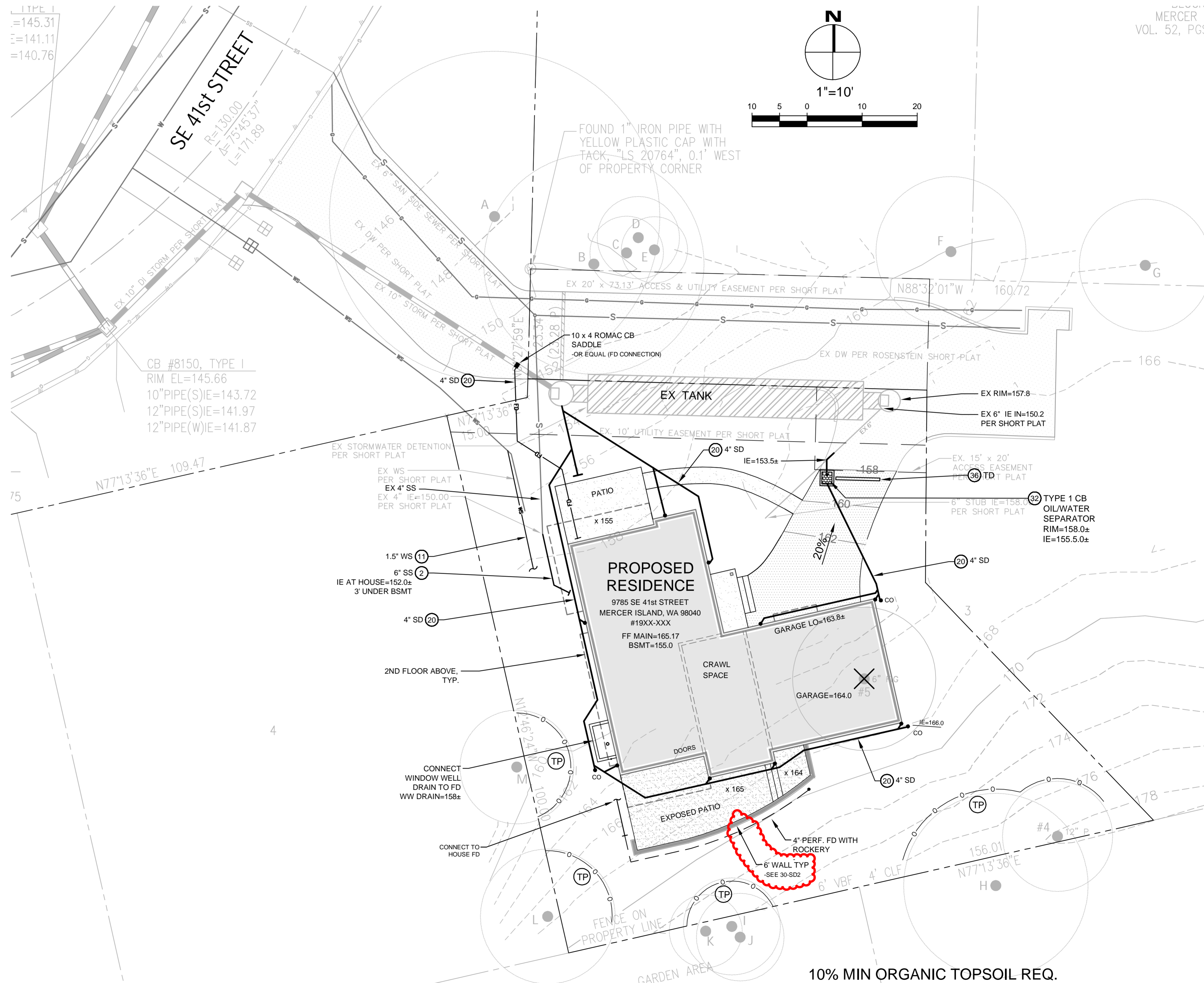
NAVD 88 PER SURVEY

LEGAL DESCRIPTION

LOT 3, BLOCK J, MERCERWOOD, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 52 OF PLATS(S) PAGES(S) 32 AND 33, IN KING COUNTY, WASHINGTON, EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTH EAST CORNER OF SAID LOT 3;
THENCE S01°05'30"W ALONG THE WEST LINE OF SAID LOT 3 A DISTANCE OF 85.58 FEET TO THE SOUTHEAST CORNER THEREOF;
THENCE S77°13'36"W ALONG THE SOUTH LINE OF SAID LOT 3 A DISTANCE OF 46.81 FEET;
THENCE N43°50'08"W 59.85 FEET;
THENCE N01°05'30"E 35.00 FEET;
THENCE N88°32'01"W 73.13 FEET TO THE WEST LINE OF SAID LOT 3;
THENCE N01°27'59"E 20.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 3;
THENCE S88°32'01"E 160.72 FEET TO THE POINT OF BEGINNING.

SOILS

SITE IS IN AN AREA MAPPED "INFILTRATING LID FACILITIES ARE NOT PERMITTED" ON THE "LOW IMPACT DEVELOPMENT INFILTRATION FEASIBILITY ON MERCER ISLAND" MAP. INFILTRATION IS NOT PROPOSED.



MERCER ISLAND
VOL. 52, PGS.

NO.	DATE	BY	REVISIONS

APPLICANT:
FRANK IMANI
MIKE YEGANEH

811
Know what's below.
Call before you dig.

DATE: Nov 16, 2020
JOB# 1864
DRAFTED: DE DESIGN: DE
DIGITAL SIGNATURE

Nov 16, 2020

CIVIL ENGINEERING SOLUTIONS

102 NW CANAL STREET SEATTLE, WA 98107
PHONE: 206.930.0342 DUFFY@CESOLUTIONS.US

DRAINAGE / CIVIL PLAN

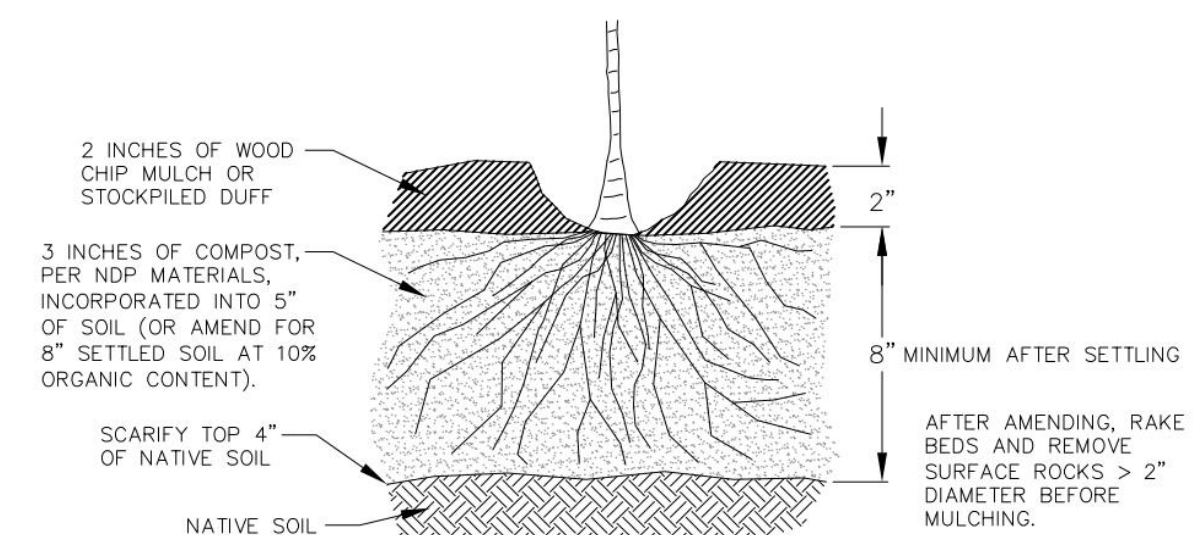
PROPOSED RESIDENCE
9785 SE 41st STREET, MERCER ISLAND, WA 98040

DRAWING NO:
C2.0

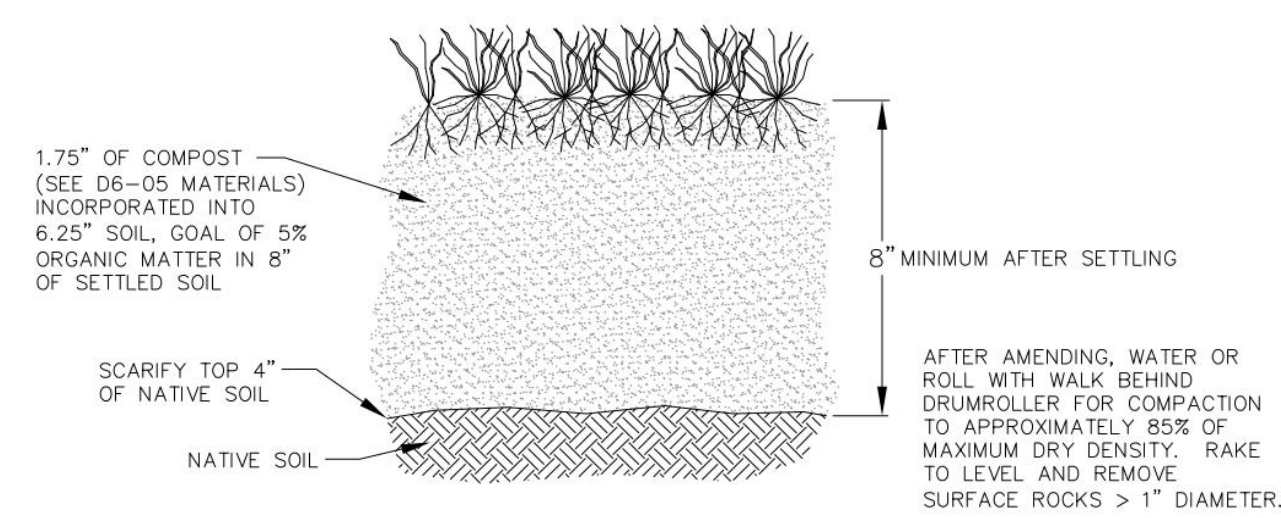
APN 545600-0185
1910-131

COMPOST AMENDED SOIL SPEC

AMENDMENT FOR LANDSCAPED AREAS



SOIL AMENDMENT FOR GRASS OR TURF AREAS



NOTES:

1. AMEND SOILS PER DOE MANUAL, VOL. V, 5.3.1, SMP TS.13, (2012 OR CURRENT) OR WWW.SOILSFORSALMON.ORG.
2. DO NOT AMEND SOILS IN AREAS WITH UNDISTURBED SOIL AND NATIVE VEGETATION.
3. OPTIONAL ALTERNATIVE: STOCKPILE NATIVE TOPSOIL ONSITE, AMEND IF NEEDED, AND REPLACE BEFORE PLANTING.
4. OPTIONAL ALTERNATIVE: IMPORT TOPSOIL MIX OF SUFFICIENT ORGANIC CONTENT AND DEPTH TO MEET REQUIREMENTS.



TITLE
AMENDED SOILS

JANUARY 2017

NO SCALE

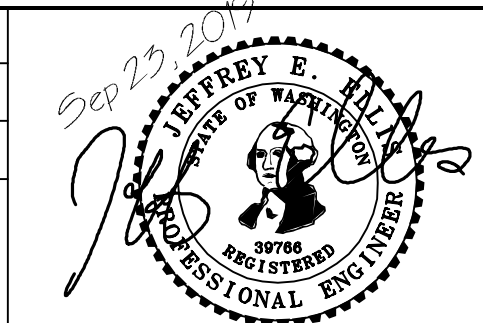
NO. **NBP**

NO.	DATE	BY	REVISIONS

APPLICANT:
FRANK IMANI
MIKE YEGANEH



DATE: Sep 23, 2019
JOB# 1864
DRAFTED: SS DESIGN: SS
DIGITAL SIGNATURE



102 NW CANAL STREET SEATTLE, WA 98107
PHONE: 206.930.0342 DUFFY@CESOLUTIONS.US

DRAINAGE DETAIL
PROPOSED RESIDENCE
9785 SE 41st STREET, MERCER ISLAND, WA 98040

DRAWING NO:
C3.5
APN 545600-0185
19XX-XXX