

### PROJECT INFORMATION

LEGAL DESCRIPTION	MC GILVRAS ISLAND ADD LESS W 200 FT PLAT 5 LOT 12	
PARCEL NUMBER	531510-0431	
ZONING	R-9.6	
SCOPE OF WORK	DEMOLITION OF EXISTING RESIDENCE AND CONSTRUCTION OF NEW SINGLE FAMILY RESIDENCE	
BUILDING CODE	IRC 2018	
DRAWING LIST	A0 SITE PLAN AND GENERAL NOTES A1.1 BASEMENT PLAN A1.2 MAIN FLOOR PLAN A1.3 UPPER FLOOR PLAN A2 ELEVATIONS A3 ELEVATIONS A4 BUILDING SECTIONS A5 DETAILS STRUCTURAL SHEETS CIVIL SHEETS	

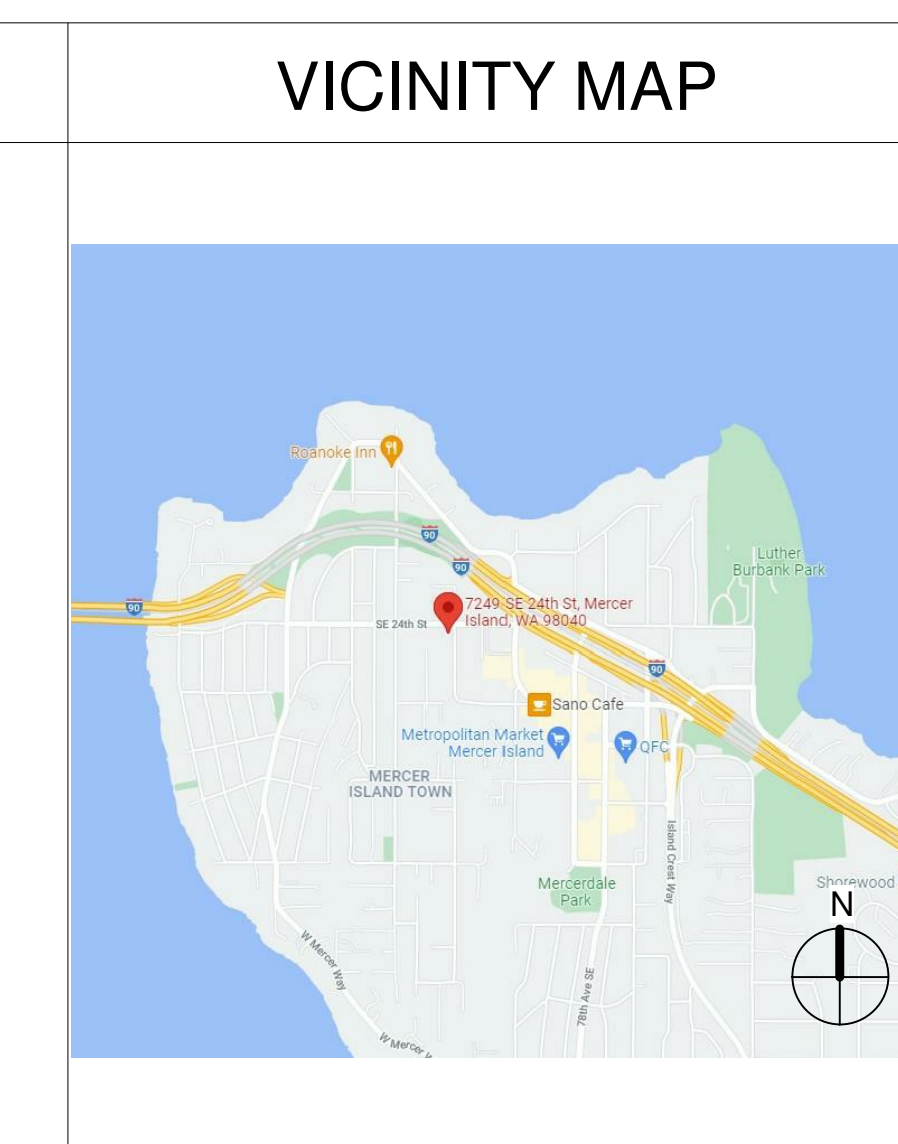
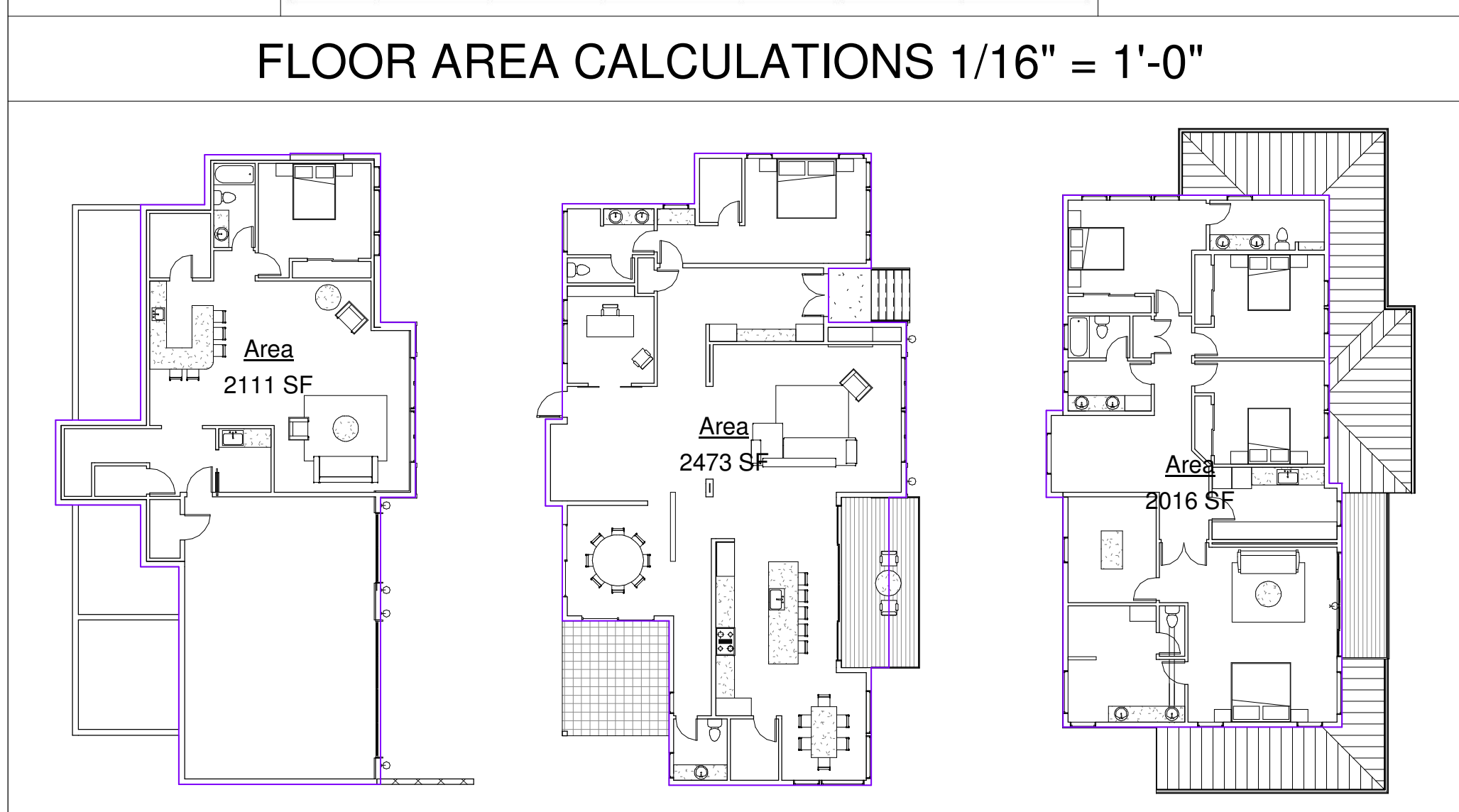
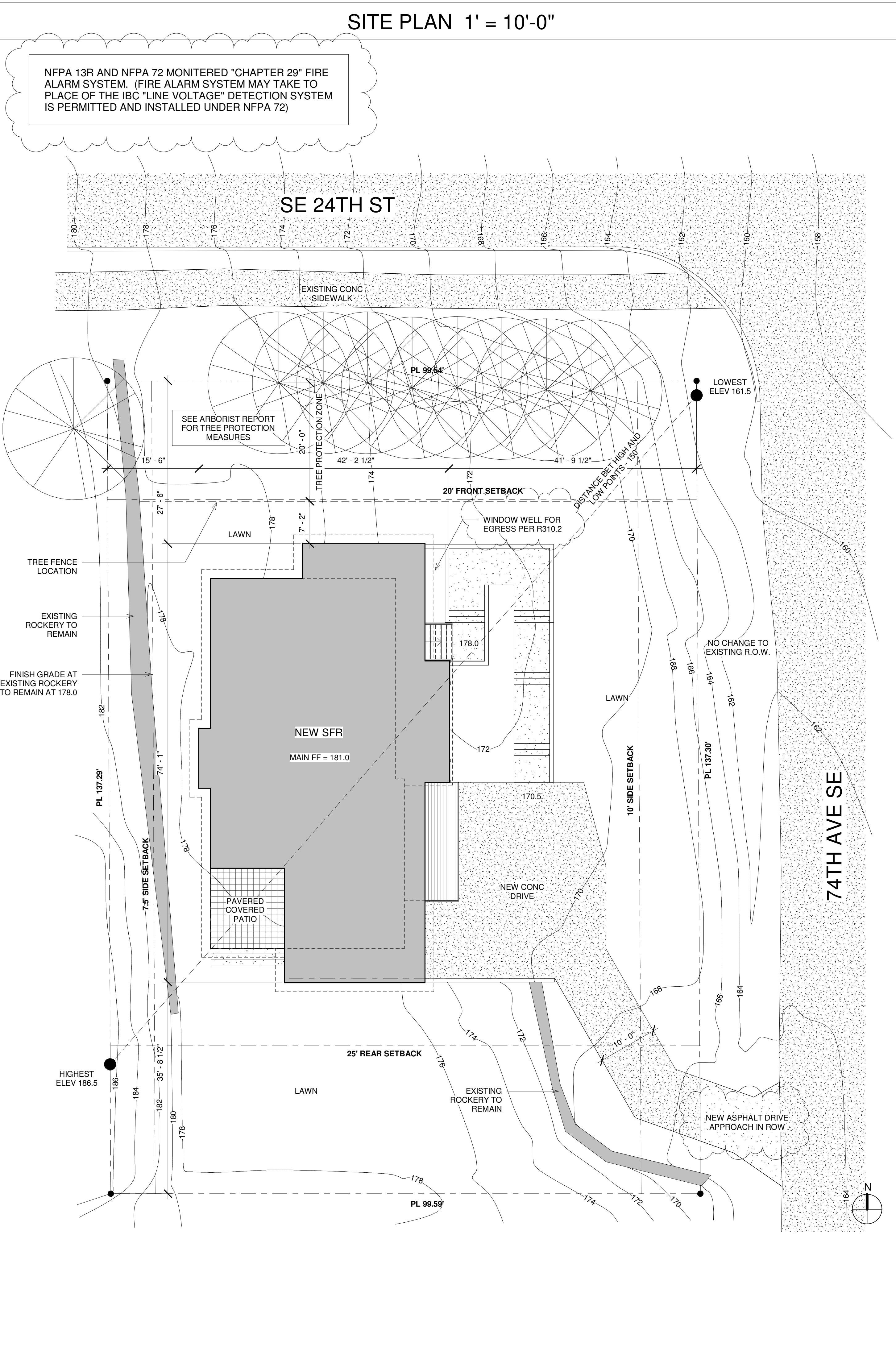
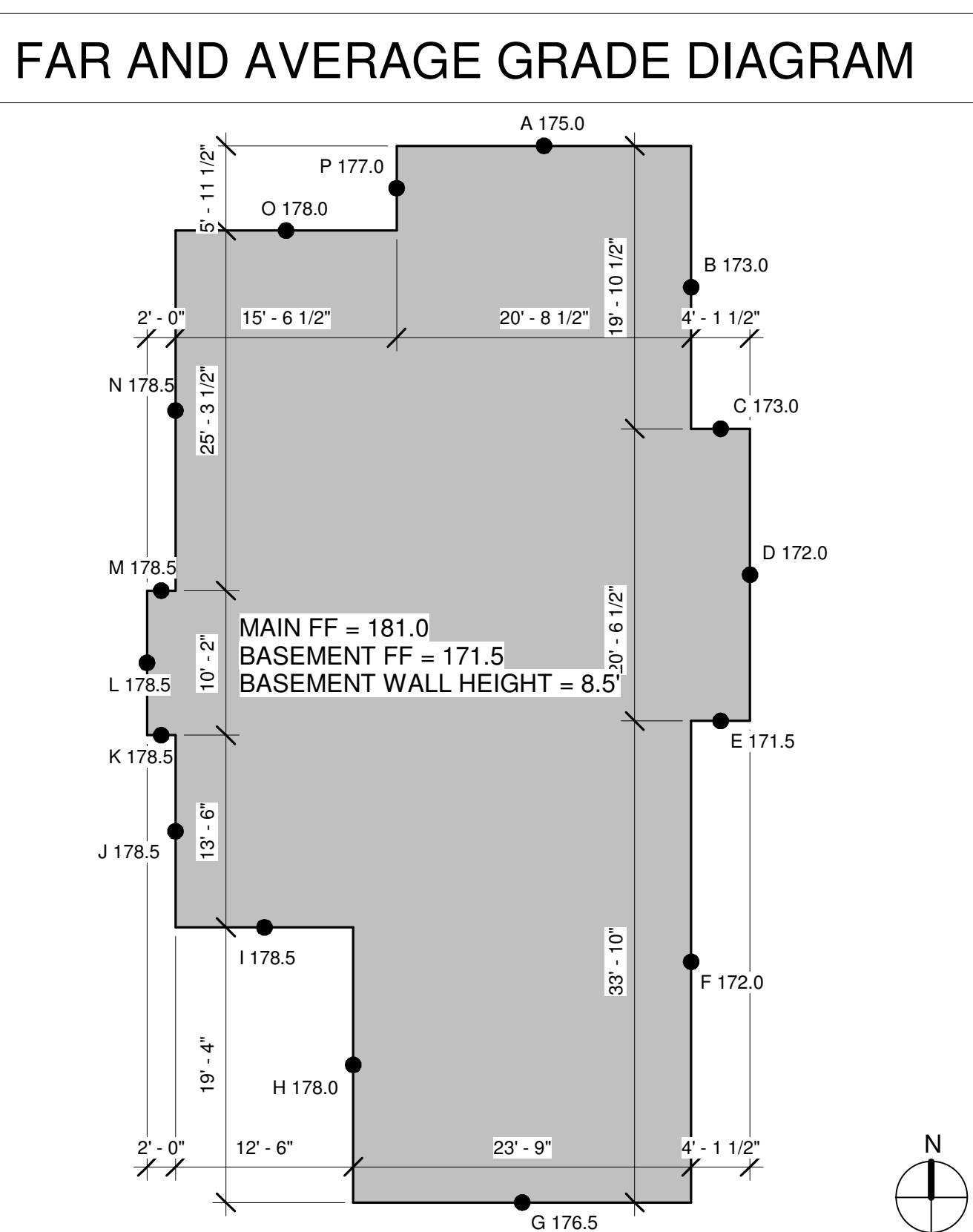
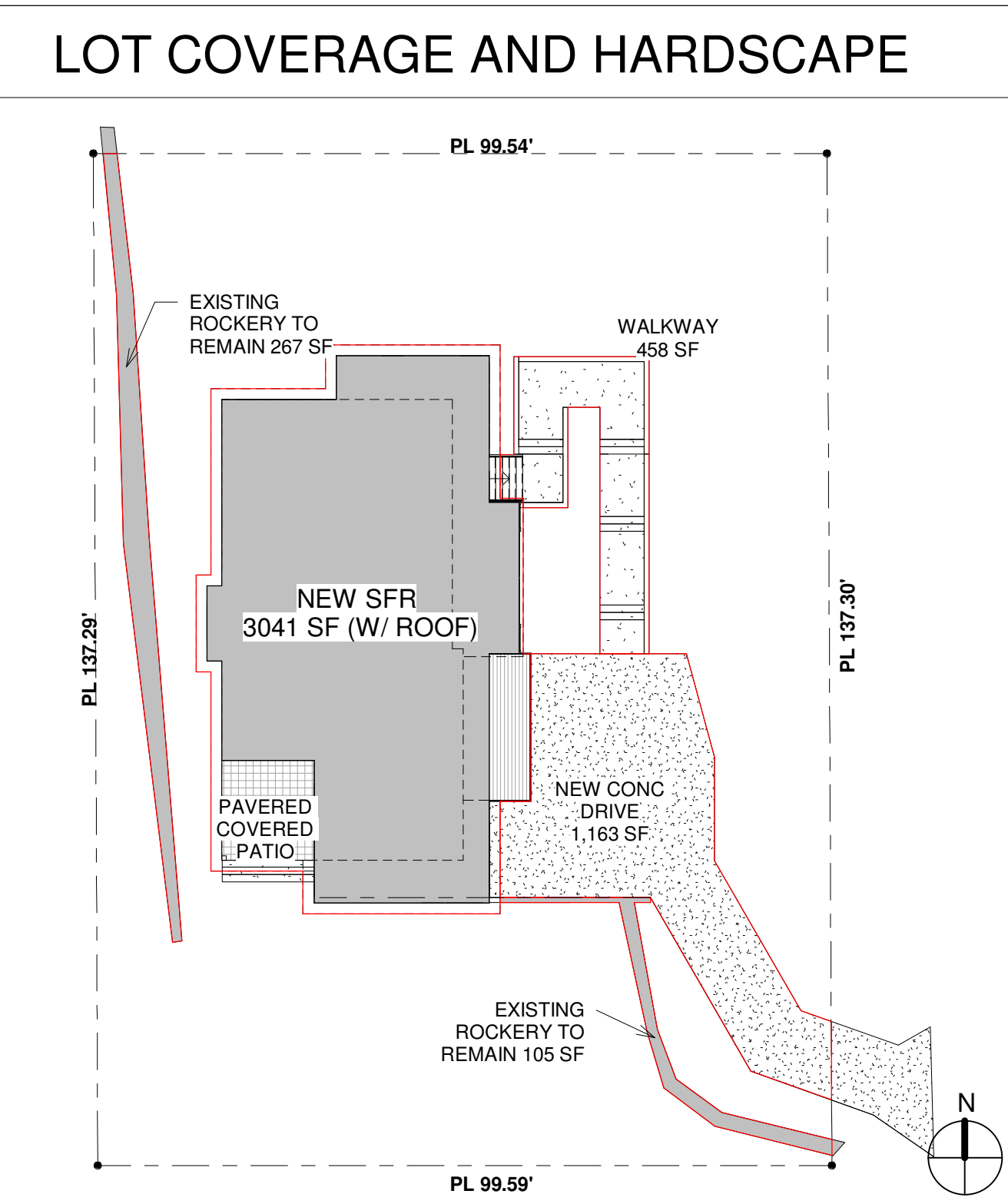
### SITE DATA AND CALCULATIONS

SETBACK REQUIREMENTS	FRONT YARD	20'
	REAR YARD	25'
	SIDE YARD	7.5' WEST, 10' EAST
(VARIABLE MIN. DUE TO FAÇADE HT)		
IMP SURFACE	LOT AREA	13,654 SF
	LOT SLOPE = 25' / 150'	16.67%
	MAX LOT COVERAGE	35%
	MAX HARDSCAPE	9%
	HOUSE AND DRIVEWAY	4,204 SF
	RET WALLS, ROCKERY AND WALKS	830 SF
	<b>LOT COVERAGE</b>	<b>30.79%</b>
	<b>HARDSCAPE</b>	<b>6.08%</b>

FLOOR AREA (FAR AND FIRE CALCS)	BASEMENT	2,111 SF
	FIRST FLOOR	2,473 SF
	SECOND FLOOR	2,016 SF
BUILDING HEIGHT CALCULATIONS	DEDUCT STAIRS ON UPPER FLOOR	-103 SF
	BASEMENT AREA TO BE EXCLUDED	-1035 SF
	SEE TABLE BELOW, 49.03% OF BASEMENT EXTERIOR FACE IS COVERED BY GRADE	
	<b>TOTAL FLOOR AREA (FAR)</b>	<b>5,462 SF</b>
	<b>MAXIMUM ALLOWED (40% FAR)</b>	<b>5,462 SF</b>
	<b>TOTAL FLOOR AREA (FIRE)</b>	<b>6,487 SF</b>
	<b>FIRE SPRINKLER REQUIRED</b>	
	*ACTUAL CONDITIONED FLOOR AREA 5,685 SF	
	AVERAGE BLDG ELEVATION =	175.67 OR 4.17' ABOVE BASEMENT FF
	MAX BUILDING HEIGHT ALLOWED =	30'
	MAX BUILDING ELEVATION =	205.67

SEE BUILDING SECTIONS ON A4 FOR BUILDING HEIGHT LIMIT

SEGMENT	LENGTH (INCHES)	MIDPOINT ELEV	DISTANCE FROM BASEMENT FF (FT)	COVERAGE	LENGTH X COVERAGE	MIDPOINT ELEV
A	248.5	175	3.5	41.18%	102.3235294	43487.5
B	238.5	173	1.5	17.65%	42.08823529	41260.5
C	49.5	173	1.5	17.65%	8.735294118	8563.5
D	246.5	172	0.5	5.88%	14.5	42398
E	49.5	171.5	0	0.00%	0	8489.25
F	406	172	0.5	5.88%	23.88235294	69832
G	285	176.5	5	58.82%	167.6470588	50302.5
H	232	178	6.5	76.47%	177.4117647	41296
I	150	178.5	7	82.35%	123.5294118	26775
J	162	178.5	7	82.35%	133.4117647	28917
K	24	178.5	7	82.35%	19.76470588	4284
L	122	178.5	7	82.35%	100.4705882	21777
M	24	178.5	7	82.35%	19.76470588	4284
N	303.5	178.5	7	82.35%	249.9411765	54174.75
O	186.5	178	6.5	76.47%	142.6176471	33197
P	71.5	177	5.5	64.71%	46.26470588	12655.5
	2799	2817			1372.352941	491693.5
				49.03%		175.6675598



## MILTON LAM ARCHITECTS

ARCHITECT  
MILTON LAM ARCHITECTS  
PO BOX 523, KIRKLAND, WA 98083  
Contact:  
MILTON LAM 206-303-7877  
MILTON@MLARC.COM  
Client Name IMANI  
Project Address 2405 74TH AVE SE  
MERCER ISLAND, WA 98040

No.	Description	Date

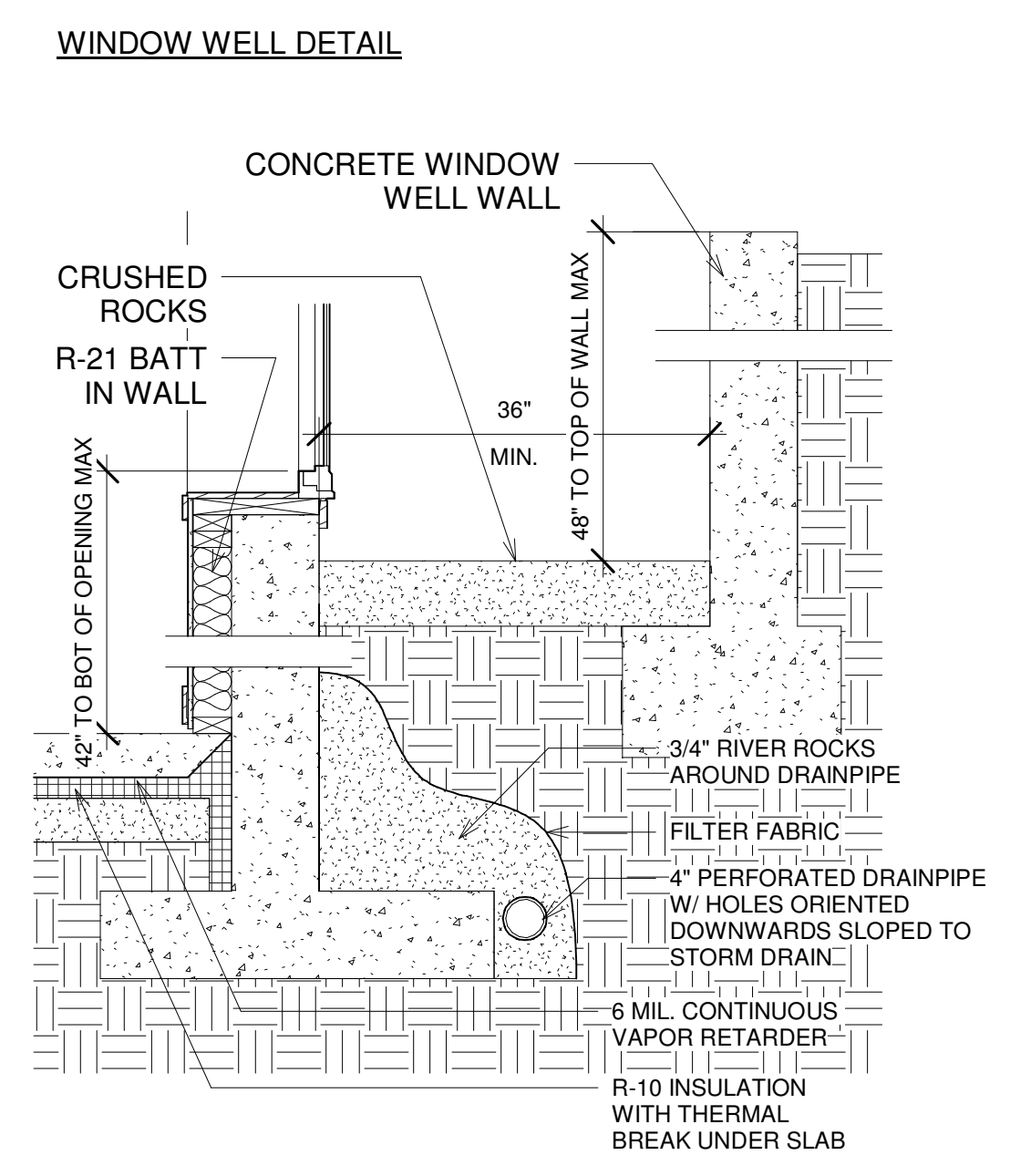
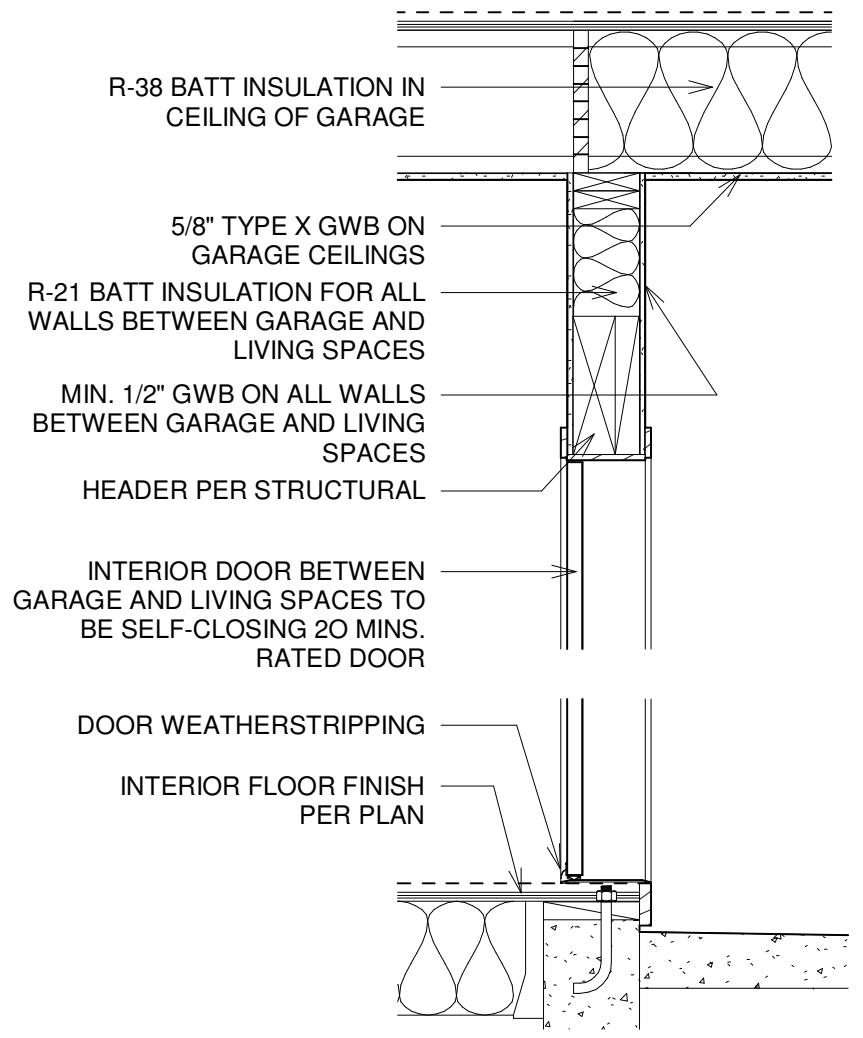
IMANI  
MERCER ISLAND

### SITE PLAN AND GENERAL NOTES

Project number	2124
Date	6/30/22
Drawn by	MLA
Checked by	ML
<b>A0</b>	
Scale	As indicated

DETAIL 1

BASEMENT PLAN - 1/4" = 1'-0"



**FLOOR PLANS LEGEND**

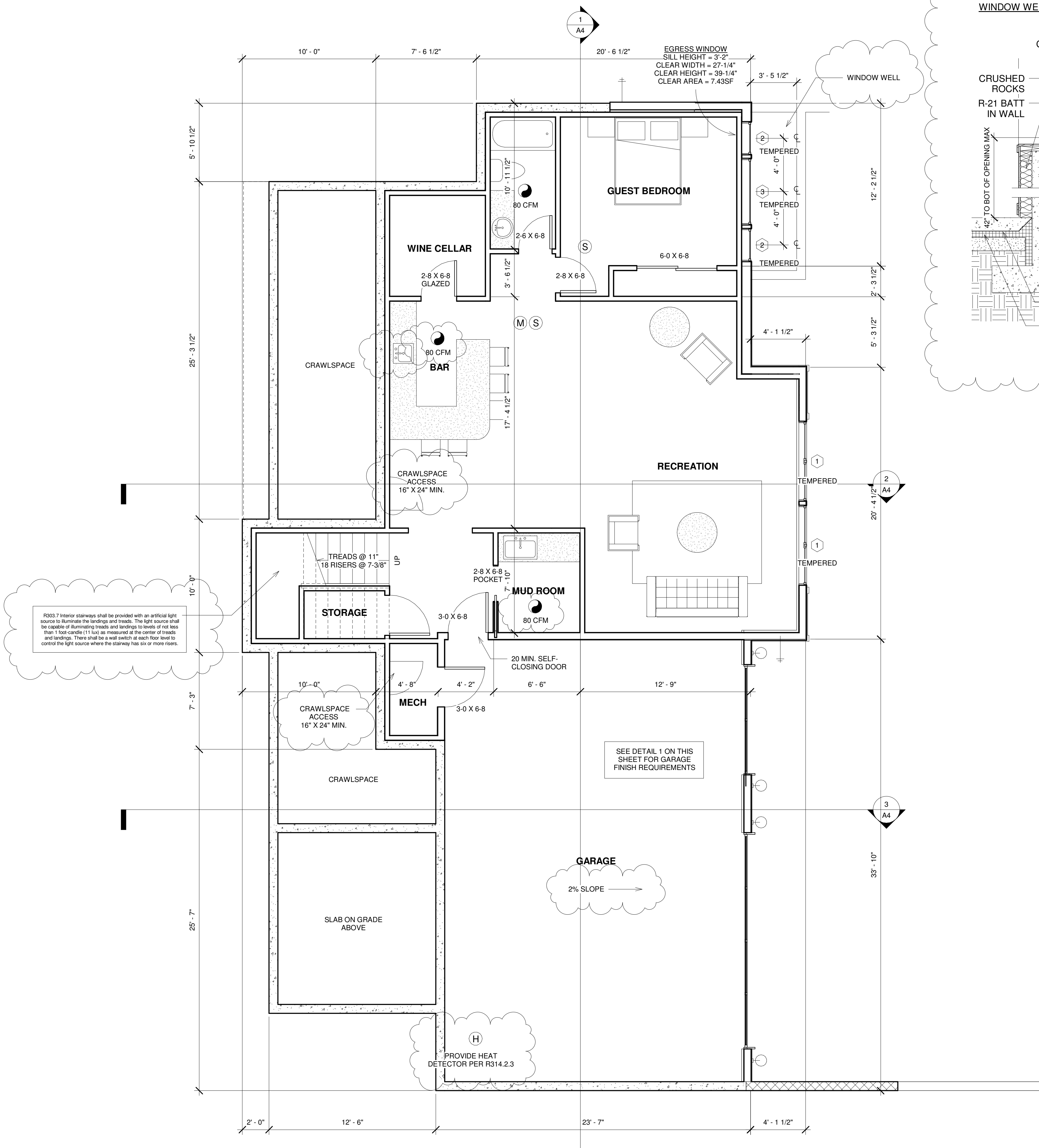
- (M) CARBON MONOXIDE ALARM
- (S) SMOKE DETECTOR, HARDWIRED W/ BATTERY BACK-UP
- ☉ EXHAUST FAN
- ⊕ GAS OUTLET
- HOSE BIB

REINFORCE SHEAR WALL PER STRUCTURAL  
ALL DIMENSIONS TO FACE OF FOUNDATION OR STUDS, U.N.O.

R903.7 Interior stairways shall be provided with an artificial light source to illuminate the landings and treads. The light source shall be capable of illuminating treads and landings to levels of not less than 1 foot-candle (11 lux) as measured at the center of treads and landings. There shall be a wall-switch at each floor level to control the light source where the stairway has six or more risers.

SEE DETAIL 1 ON THIS SHEET FOR GARAGE FINISH REQUIREMENTS

PROVIDE HEAT DETECTOR PER R314.2.3



MILTON LAM ARCHITECTS

ARCHITECT  
MILTON LAM ARCHITECTS  
PO BOX 523, KIRKLAND, WA 98083

Contact:  
MILTON LAM 206-303-7877  
MILTON@MLARC.COM

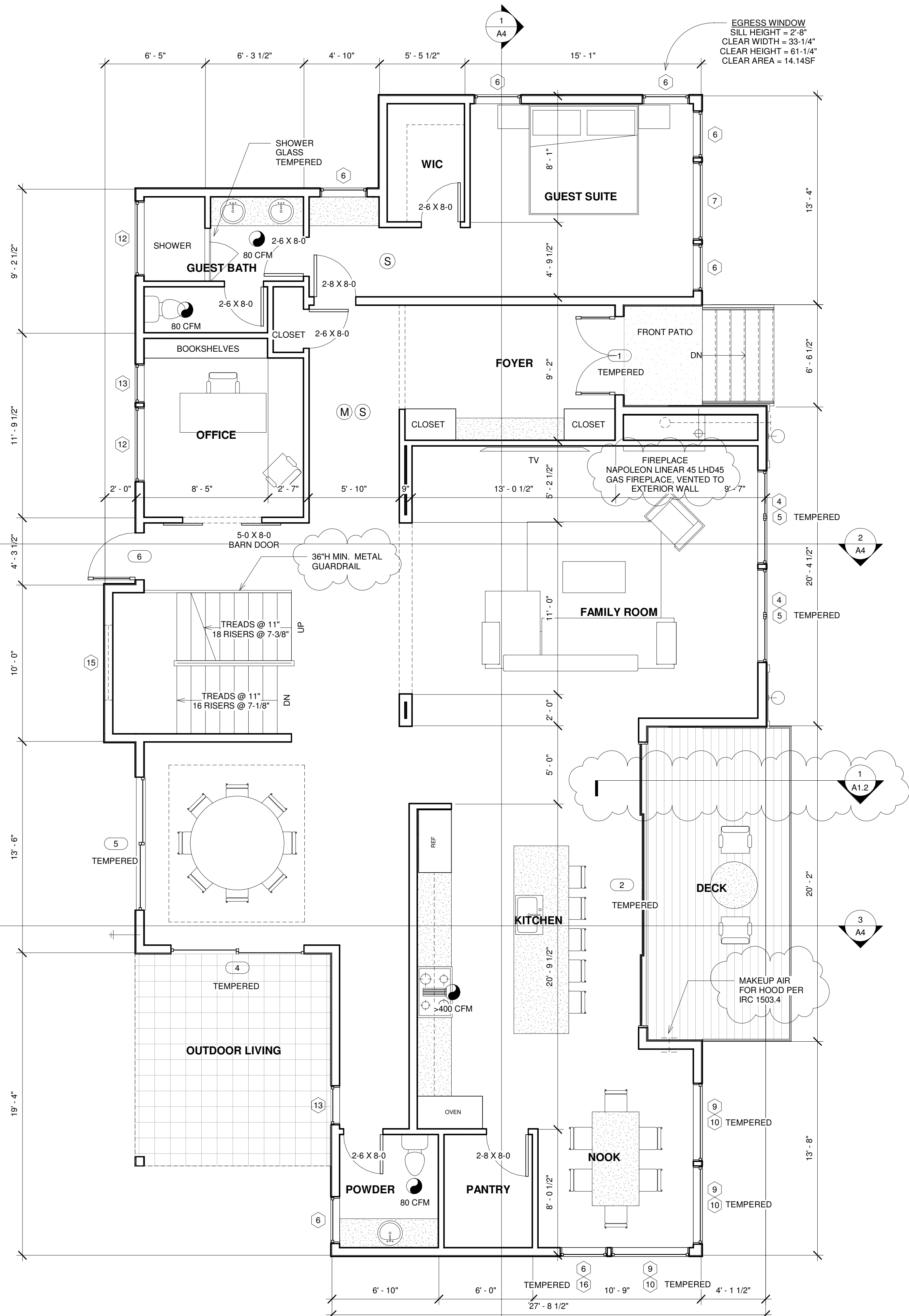
Client Name IMANI

Project Address 2405 74TH AVE SE  
MERCER ISLAND, WA 98040

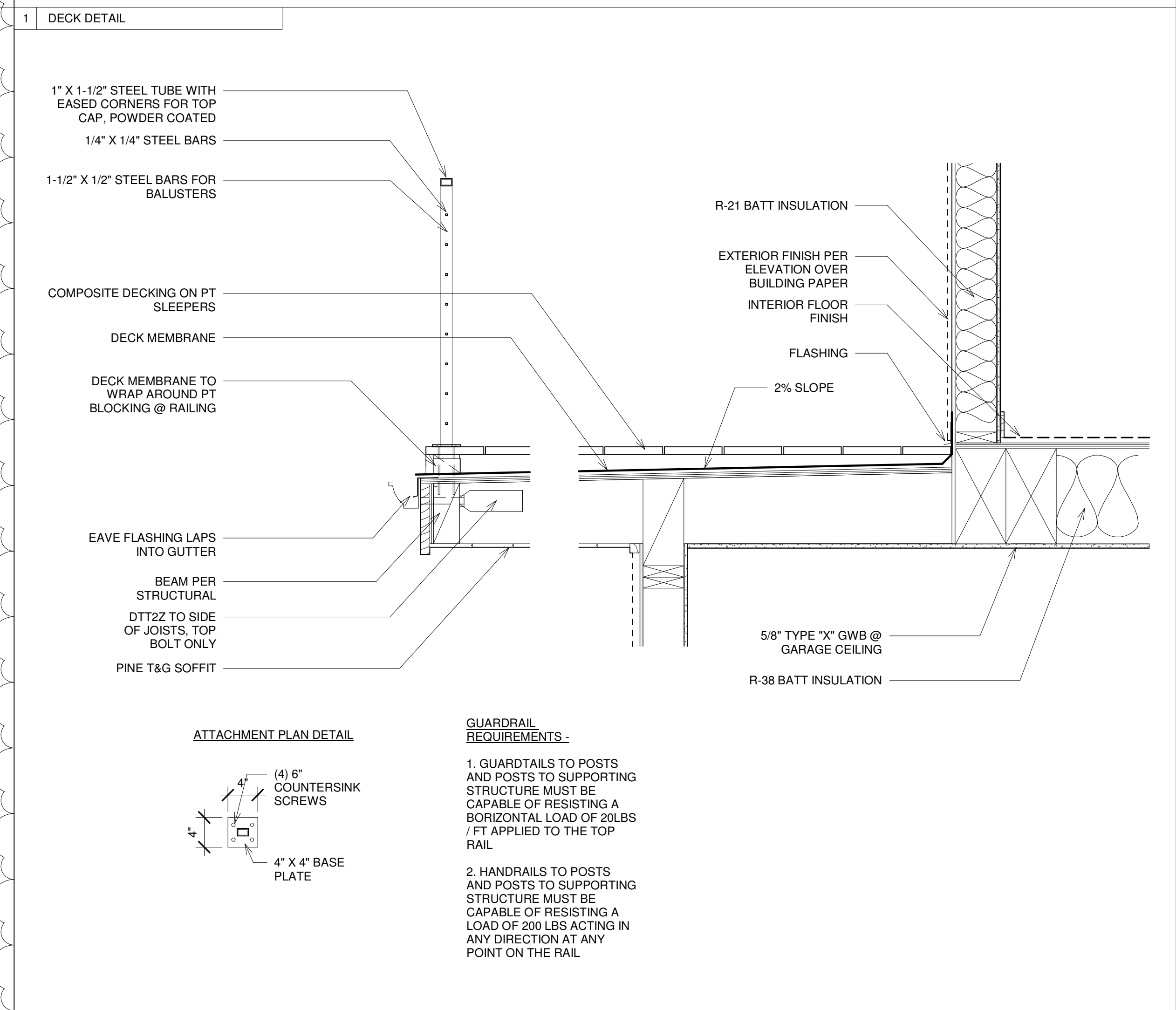
No.	Description	Date

IMANI	
MERCER ISLAND	
BASEMENT PLAN	
Project number	2124
Date	5/25/22
Drawn by	MLA
Checked by	ML
<b>A1.1</b>	
Scale	As indicated

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



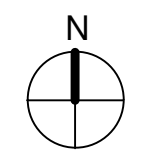
**DECK SECTION DETAIL - 1" = 1'-0"**



**FLOOR PLANS LEGEND**

- Ⓜ CARBON MONOXIDE ALARM
- Ⓢ SMOKE DETECTOR, HARDWIRED W/ BATTERY BACK-UP
- ⊘ EXHAUST FAN
- ⊕ GAS OUTLET
- ⊞ HOSE BIB

REINFORCE SHEAR WALL PER STRUCTURAL  
ALL DIMENSIONS TO FACE OF FOUNDATION  
OR STUDS, U.N.O.



**MILTON LAM ARCHITECTS**

ARCHITECT  
MILTON LAM ARCHITECTS  
PO BOX 523, KIRKLAND, WA 98083  
Contact:  
MILTON LAM 206-303-7877  
MILTON@MLARC.COM

Client Name IMANI  
Project Address 2405 74TH AVE SE  
MERCER ISLAND, WA 98040

No.	Description	Date

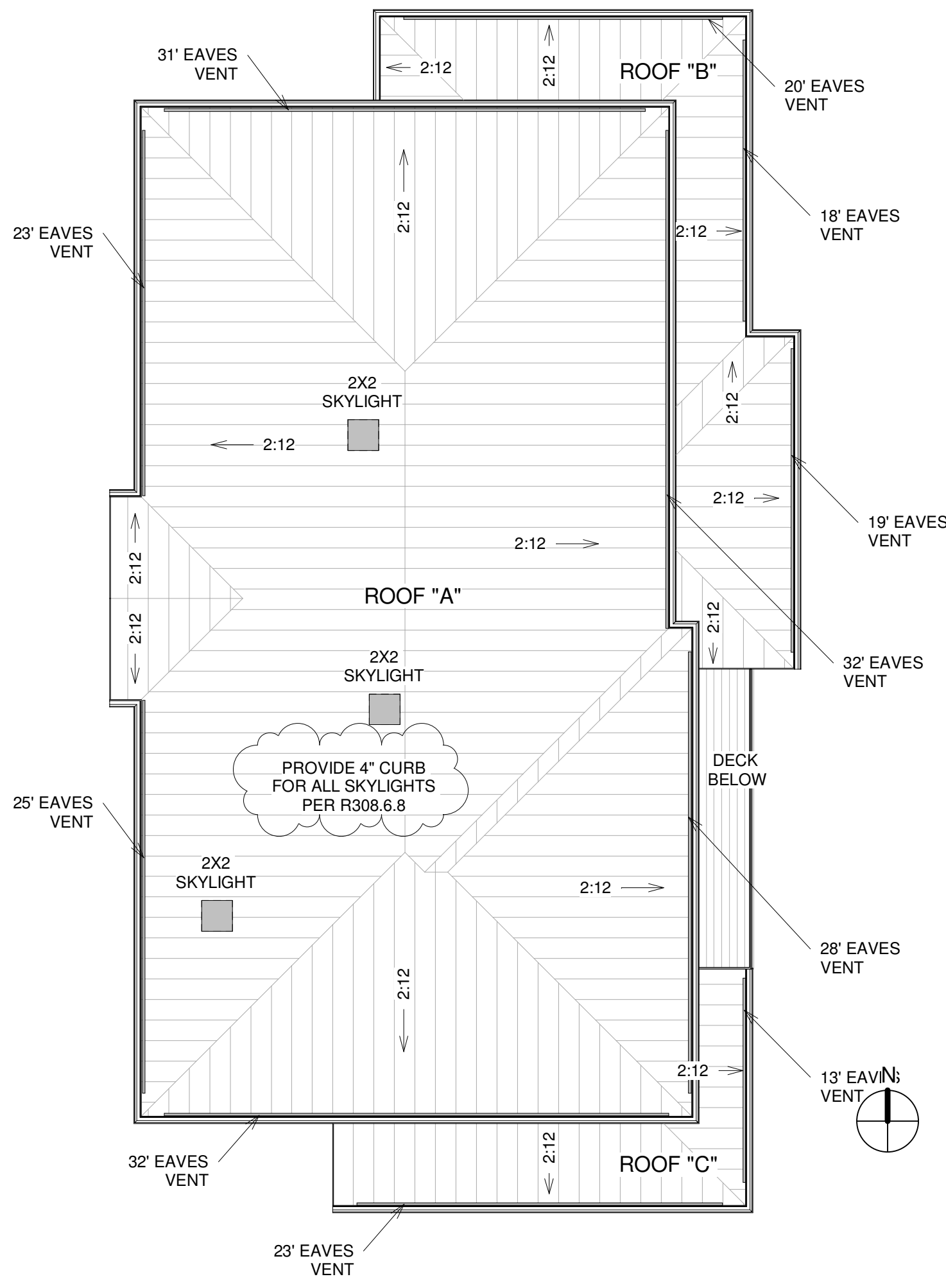
**IMANI**  
**MERCER ISLAND**  
**MAIN FLOOR PLAN**

Project number 2124  
Date 5/25/22  
Drawn by MLA  
Checked by ML

**A1.2**

Scale As indicated

ROOF PLAN - 1/8" = 1'-0"



**ROOF VENTILATION**

PROVIDE MINIMUM 1" AIR SPACE BETWEEN INSULATION AND ROOF SHEATHING.

2" SCREENED EAVES OR RIDGE VENTS  
0.167 SF/LF - 25% REDUCTION = 0.125 SF/LF

ROOF VENTS = 0.27SF NET VENTING AREA PER MFGT.

ROOF "A" - 2,016 SF /150  
171 LF OF EAVES VENTS

ROOF "B" - 380 SF / 150  
57 LF OF EAVES VENTS

ROOF "C" - 165 SF/ 150  
36 LF OF EAVES VENTS

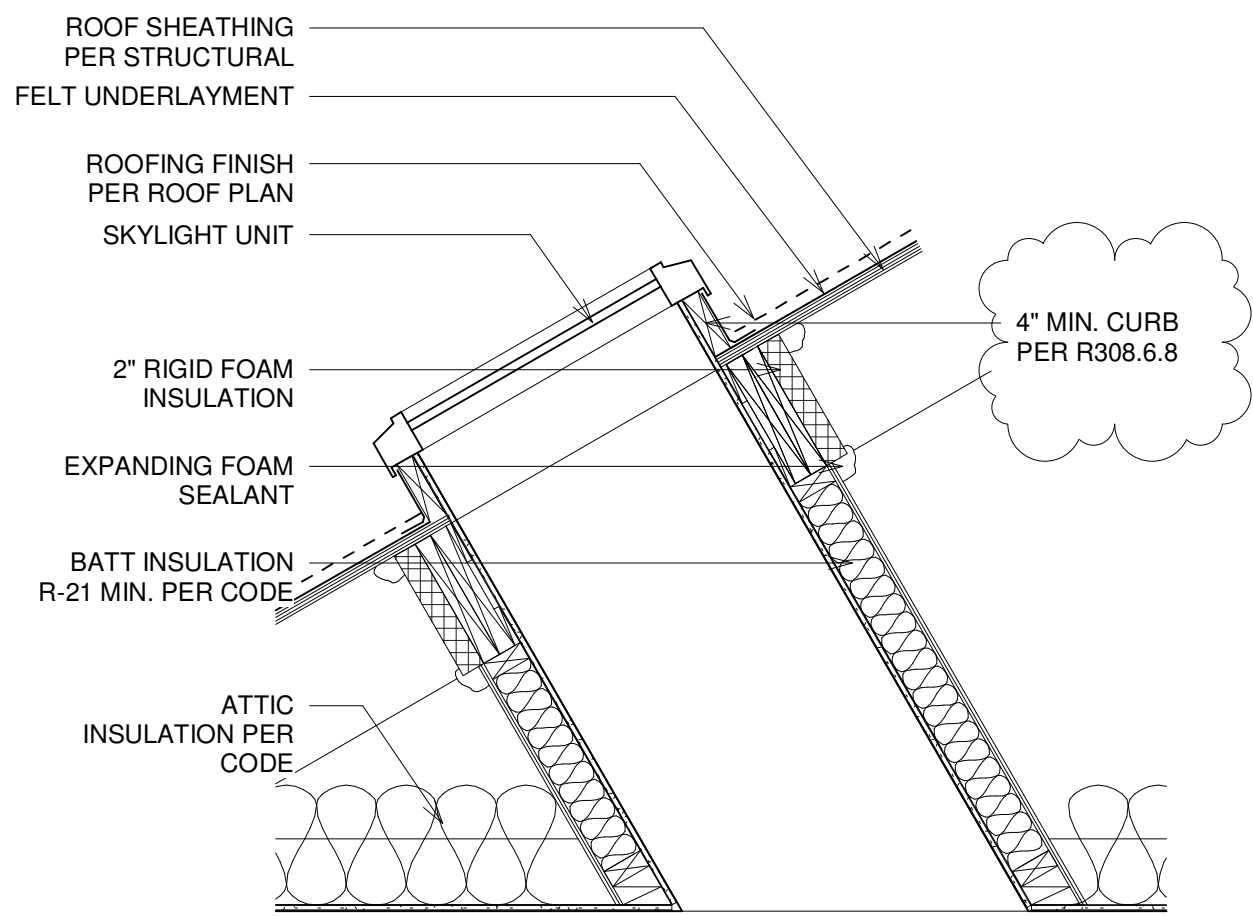
EAVES WITHIN 5 FEET OF A PROPERTY LINE ARE REQUIRED TO BE RATED FROM THE UNDERSIDE FOR 1 HOUR.

**SOLAR-READY REQUIREMENTS**

THE MAIN ELECTRICAL SERVICE OR FEEDER PANEL OFR EACH DWELLING UNIT SHALL HAVE A RESERVED SPACE TO ALLOW INSTALLATION OF A DUAL POLE CIRCUIT BREAKER FOR FUTURE SOLAR ELECTRIC INSTALLATION AND SHALL BE LABELED "FOR FUTURE SOLAR ELECTRIC".

A PERMANENT CERTIFICATE, INDICATING THE BOUNDARIES AND STRUCTURAL PROVISIONS OF THE SOLAR-READY ZONE, SHALL BE POSTED NEAR THE ELECTRICAL DISTRIBUTION PANEL, WATER HEATER, OR OTHER CONSPICUOUS LOCATION.

SKYLIGHT DETAIL

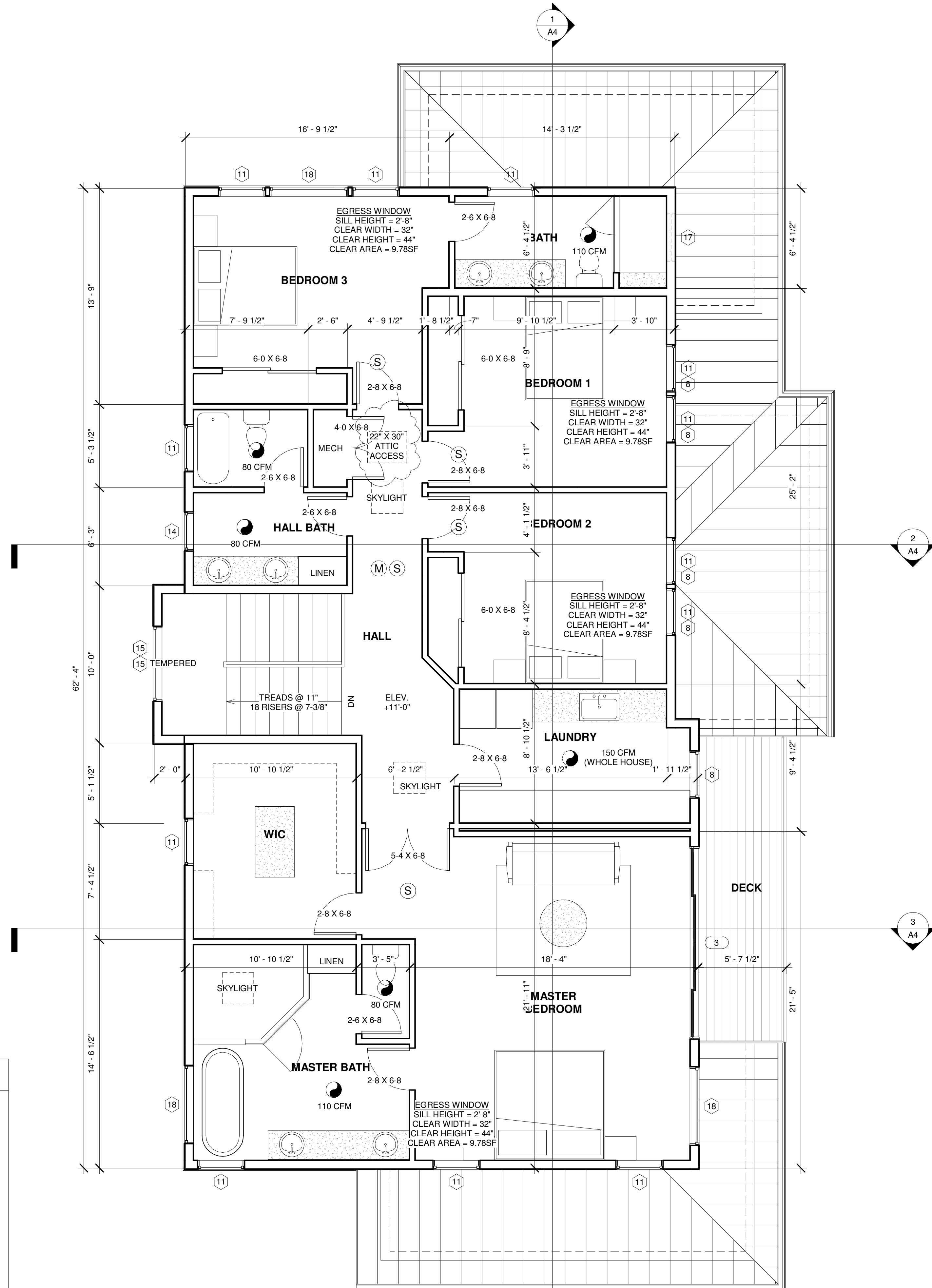


FLOOR PLANS LEGEND

- (M) CARBON MONOXIDE ALARM
- (S) SMOKE DETECTOR, HARDWIRED W/ BATTERY BACK-UP
- (E) EXHAUST FAN
- (⊕) GAS OUTLET
- (H) HOSE BIB

REINFORCE SHEAR WALL PER STRUCTURAL  
ALL DIMENSIONS TO FACE OF FOUNDATION OR STUDS, U.N.O.

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



MILTON LAM ARCHITECTS

ARCHITECT  
MILTON LAM ARCHITECTS  
PO BOX 523, KIRKLAND, WA 98083

Contact:  
MILTON LAM 206-303-7877  
MILTON@MLARC.COM

Client Name IMANI

Project Address 2405 74TH AVE SE  
MERCER ISLAND, WA 98040

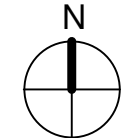
No.	Description	Date

IMANI  
MERCER ISLAND  
UPPER FLOOR PLAN

Project number 2124  
Date 5/25/22  
Drawn by MLA  
Checked by ML

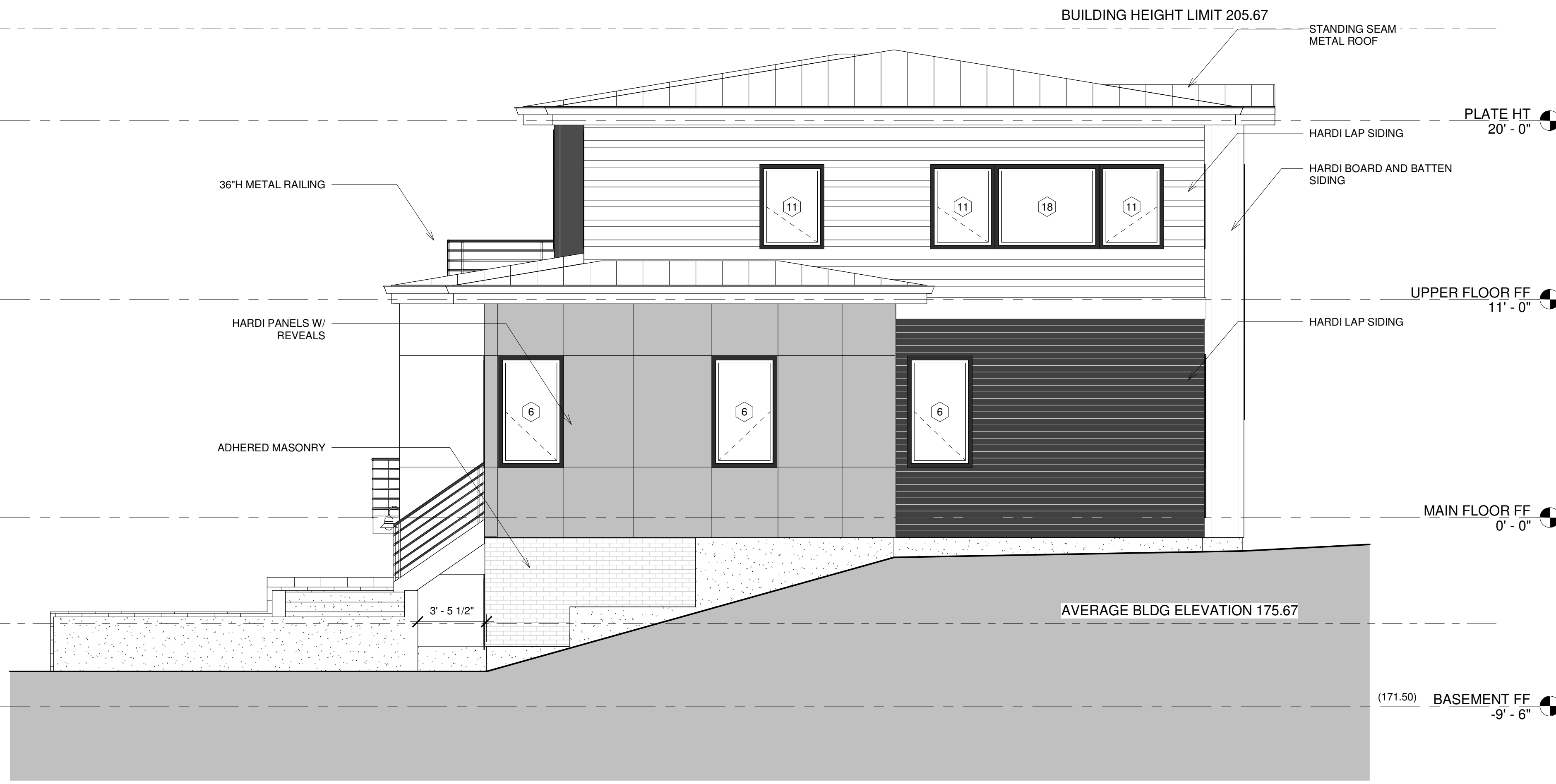
A1.3

Scale As indicated



5/25/2022 5:57:28 AM

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

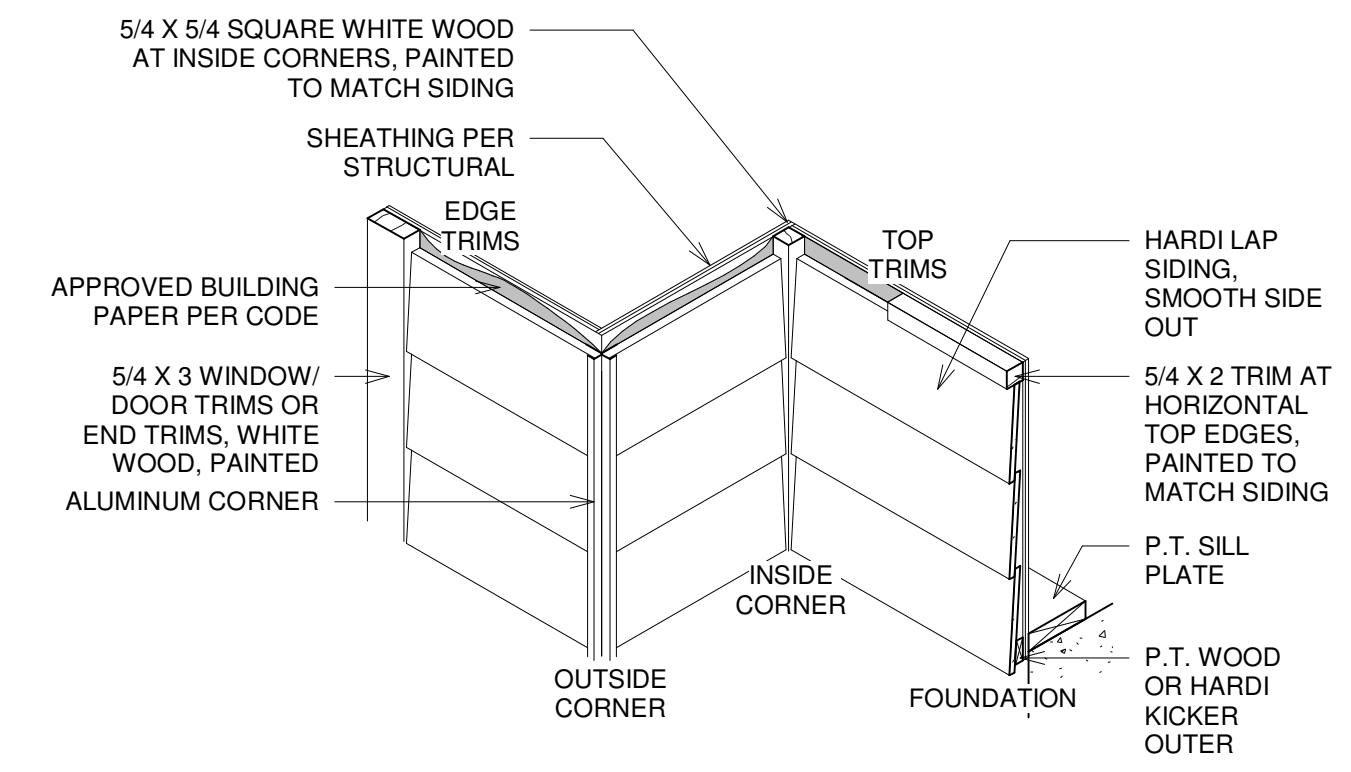


SOUTH ELEVATION 1/4" = 1'-0"

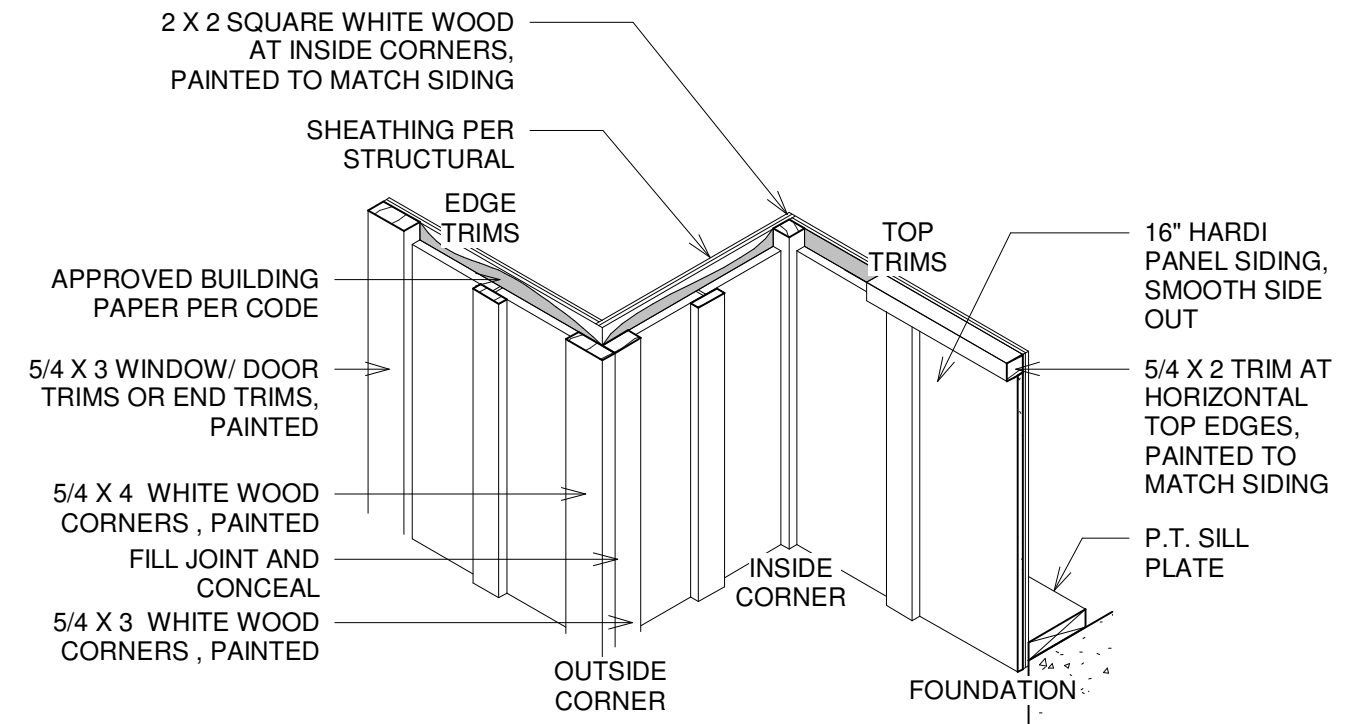


EXTERIOR FINISH DETAILS

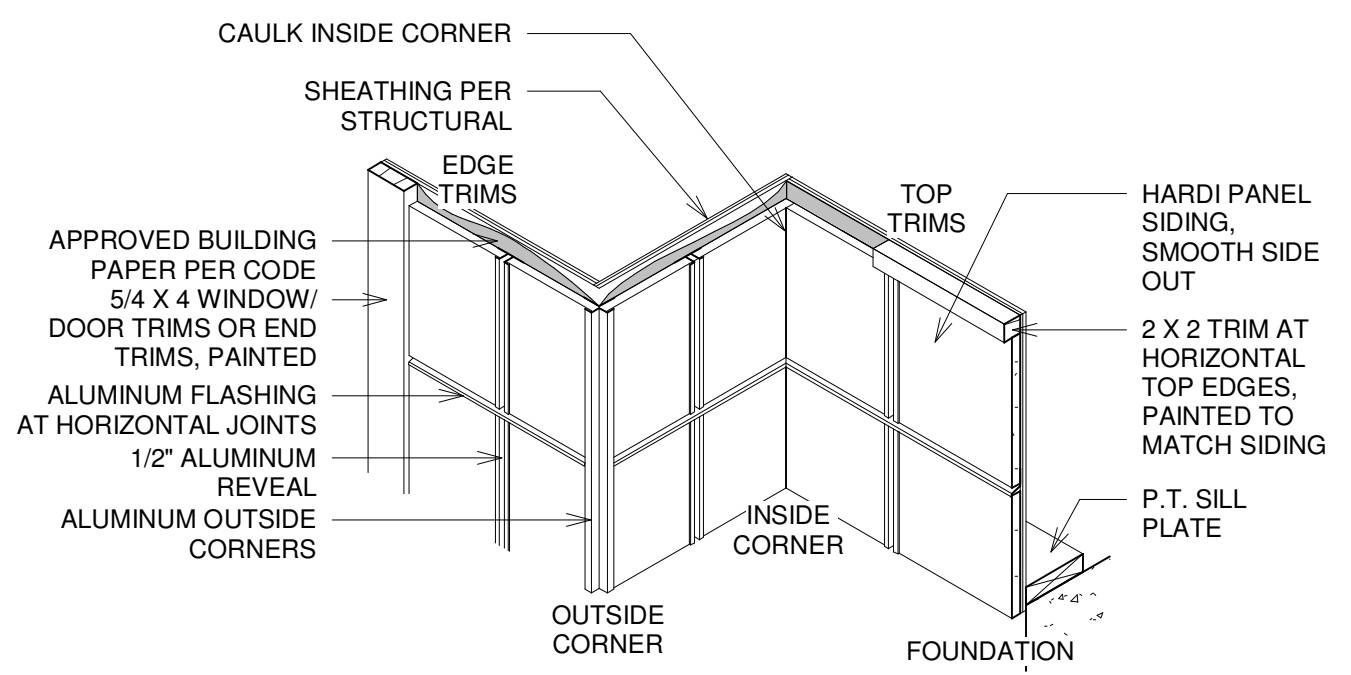
1 HARDI LAP SIDING



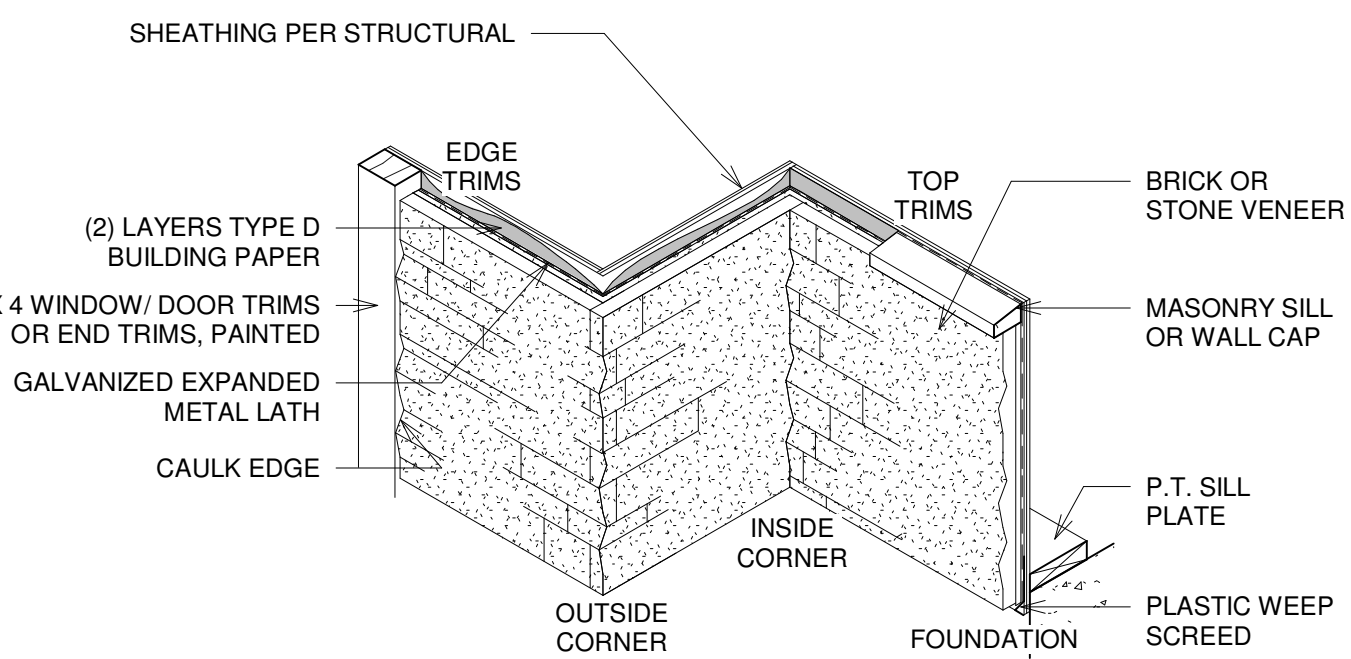
2 HARDI BOARD AND BATTEN SIDING



3 HARDI PANELS W/ REVEALS



4 ADHERED MASONRY



MILTON LAM ARCHITECTS

ARCHITECT  
 MILTON LAM ARCHITECTS  
 PO BOX 523, KIRKLAND, WA 98083

Client Name IMANI

Project Address 2405 74TH AVE SE  
 MERCER ISLAND, WA 98040

No.	Description	Date

IMANI  
 MERCER ISLAND  
 ELEVATIONS

Project number 2124  
 Date 6/30/22  
 Drawn by MLA  
 Checked by ML

A2

Scale As indicated

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



**MILTON LAM ARCHITECTS**

ARCHITECT  
MILTON LAM ARCHITECTS  
PO BOX 523, KIRKLAND, WA 98083  
Contact:  
MILTON LAM 206-303-7877  
MILTON@MLARC.COM  
Client Name IMANI  
Project Address 2405 74TH AVE SE  
MERCER ISLAND, WA 98040

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



No.	Description	Date

IMANI  
MERCER ISLAND  
ELEVATIONS

Project number 2124  
Date 6/30/22  
Drawn by MLA  
Checked by ML

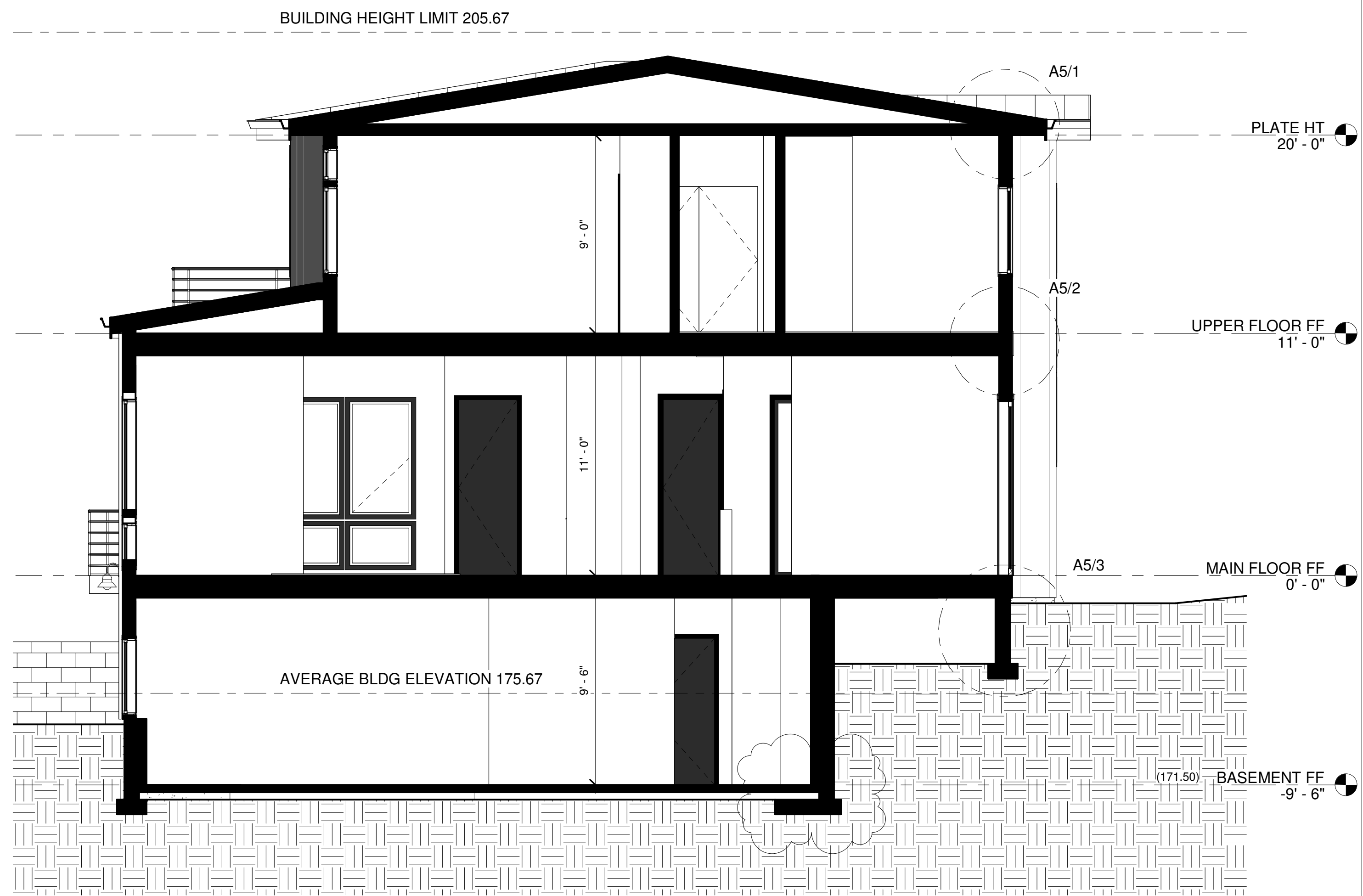
**A3**

Scale 1/4" = 1'-0"

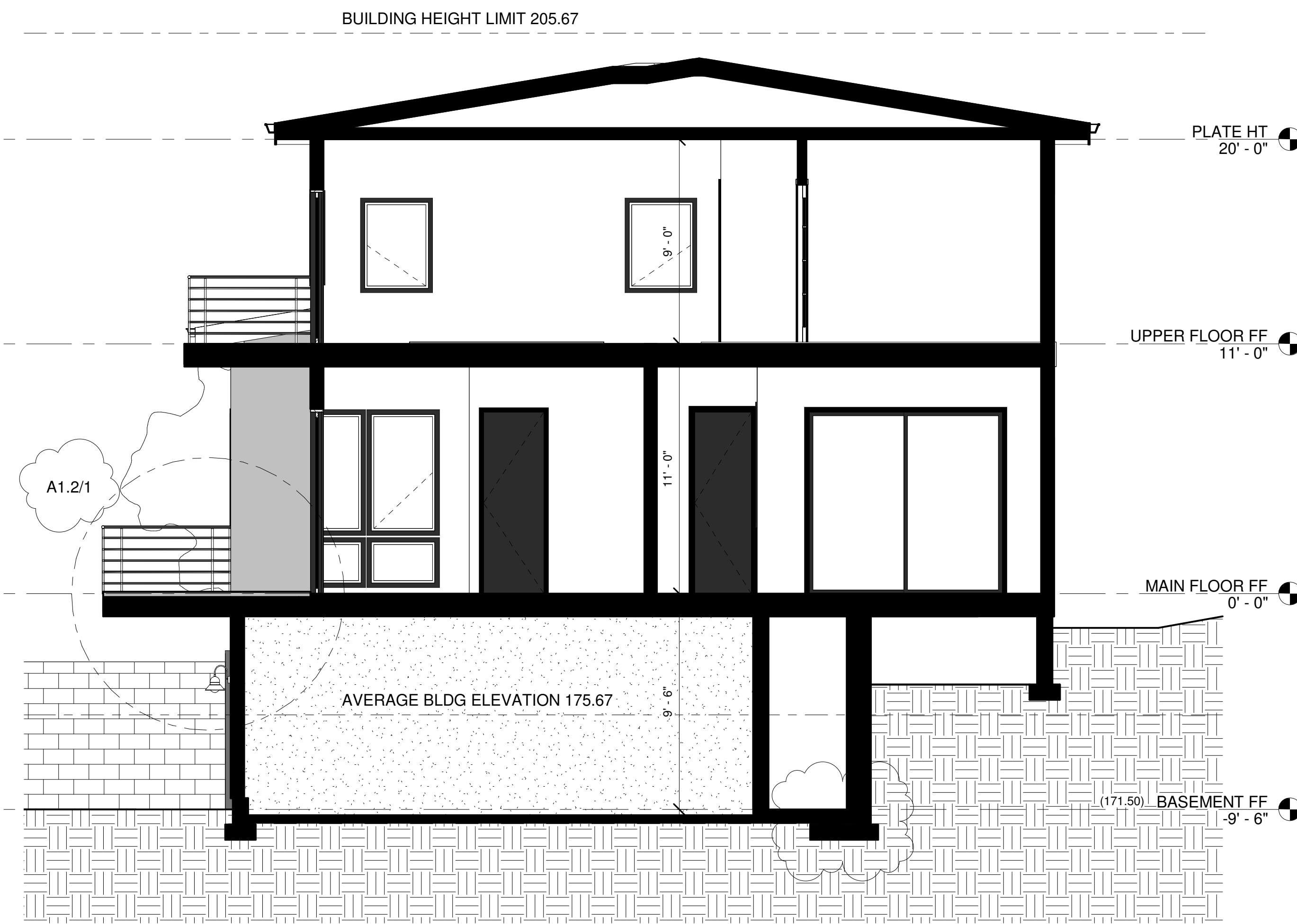
SECTION 1 - 1/4" = 1'-0"



SECTION 2 - 1/4" = 1'-0"



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



# MILTON LAM ARCHITECTS

**ARCHITECT**  
MILTON LAM ARCHITECTS  
PO BOX 523, KIRKLAND, WA 98083

Contact:  
MILTON LAM 206-303-7877  
MILTON@MLARC.COM

Client Name **IMANI**

Project Address **2405 74TH AVE SE  
MERCER ISLAND, WA 98040**

No.	Description	Date

**IMANI  
MERCER ISLAND  
BUILDING SECTIONS**

Project number 2124  
Date 5/25/22  
Drawn by MLA  
Checked by ML

# A4

Scale 1/4" = 1'-0"

5/25/2022 5:57:33 AM

### MISC ARCHITECTURAL NOTES

#### MISCELLANEOUS ARCHITECTURAL REQUIREMENTS

1. ALL EXPOSED EXTERIOR METAL SHALL BE GALVANIZED.
2. CAULK ALL OPENINGS COMPLETELY.
3. PROVIDE SOLID WOOD BLOCKING AS SUPPORT FOR ALL WALL MOUNTED FIXTURES.
4. ALL WOOD IN CONTACT WITH CONCRETE OR EARTH SHALL BE PRESSURE TREATED. ALL PRESSURE TREATED LUMBER (PT.) SHALL NOT CONTAIN, OR BE TREATED WITH CHROMIUM COPPER ARSENATE.
5. PROVIDE ATTIC ACCESS, MINIMUM 22" X 30", WITH 30" MINIMUM HEADROOM AT UNOBSTRUCTED, READILY ACCESSIBLE OPENING PER IRC R807. INSULATE AND WEATHER-STRIP.
6. PROVIDE CRAWL SPACE ACCESS, MINIMUM 18"X 24" UNOBSTRUCTED OPENING PER IRC R408.4. ALLOW 18" MINIMUM SPACE UNDER WOOD JOISTS. INSULATE AND WEATHER-STRIP.
7. SLOPE ALL DECKS, WALKS, DRIVEWAYS AND PATIOS AWAY FROM THE BUILDING AT A MINIMUM OF 1/4" PER FOOT.
8. FIREPLACES INSERTS SHALL COMPLY WITH PROVISIONS OF THE IRC. UNITS TO BEAR UL APPROVAL AND BE INSTALLED PER MANUFACTURER'S REQUIREMENTS.
9. EXTERIOR DOORS AND WINDOW ASSEMBLIES
  - a. ALL BUILDING ENTRANCE DOORS INCLUDING GARAGE DOORS SHALL BE EQUIPPED WITH LOCKS CONSISTING OF A DEAD LOCKING LATCH BOLT WITH AT LEAST 1/2" OF THROW WHICH PENETRATES THE STRIKE JAMB A MINIMUM OF 1/4". BUILDING ENTRANCE DOORS SHALL BE OPENABLE FROM THE INSIDE WITHOUT A KEY OR SPECIAL KNOWLEDGE OR EFFORT.
  - b. BUILDING ENTRANCE DOORS SHALL BE EQUIPPED WITH AN OBSERVATION PORT OR WINDOW SIDELIGHT. OBSERVATION PORTS SHALL BE INSTALLED AT MINIMUM 54" TO MAXIMUM 66" ABOVE THE FLOOR.
  - c. ALL OPERABLE WINDOWS AND SLIDING GLASS DOORS INSTALLED WITHIN 10'-0" OF FINISH GRADE SHALL BE EQUIPPED WITH A LOCKING DEVICE. THIS LOCK SHALL BE INSTALLED SO IT'S MOUNTING HARDWARE IS INACCESSIBLE FROM THE EXTERIOR.
  10. FIREBLOCKING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES, AND BETWEEN A TOP STORY AND THE ROOF SPACE. FIREBLOCKING SHALL BE PROVIDED IN WOOD FRAME CONSTRUCTION PER IRC R302.11.
  11. APPROVED CORRISION-RESISTIVE FLASHING SHALL BE PROVIDED IN THE EXTERIOR WALL ENVELOPE IN SUCH A MANNER AS TO PREVENT THE ENTRY OF WATER INTO THE WALL CAVITY, REPEATED WETTING OF THE SHEATHING, OR PENETRATION OF WATER TO THE BUILDING STRUCTURAL FRAMING COMPONENTS. THE FLASHING SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH AND SHALL BE INSTALLED TO PREVENT WATER FROM RE-ENTERING THE EXTERIOR WALL ENVELOPE. APPROVED CORROSION FLASHING SHALL BE INSTALLED AT ALL OF THE FOLLOWING LOCATIONS;
    - a. AT THE TOP OF ALL EXTERIOR WINDOW AND DOOR OPENINGS IN SUCH A MANNER AS TO BE LEAKPROOF.
    - b. AT THE INTERSECTION OF CHIMNEYS OR OTHER MASONRY CONSTRUCTION WITH FRAME OR STUCCO WALLS, WITH PROJECTING LIPS ON BOTH SIDES UNDER STUCCO COPINGS.
    - c. UNDER AND AT THE ENDS OF ALL MASONRY, WOOD OR METAL COPINGS AND SILLS.
    - d. CONTINUOUSLY ABOVE ALL PROJECTING WOOD TRIM.
    - e. WHERE EXTERIOR PORCHES, DECKS, HALF-WALLS, RAILINGS OR STAIRS ATTACH TO A WALL OR FLOOR ASSEMBLY OF WOOD FRAME CONSTRUCTION.
    - f. AT WALL AND ROOF INTERSECTIONS
    - g. AT BUILT IN GUTTERS.
  12. PROVIDE ELECTRICAL GROUND WIRES EMBEDDED IN FOUNDATION PER ELECTRICAL CODE.
  13. 110 V HARD WIRED SMOKE DETECTORS WITH BATTERY BACKUP SHALL BE INSTALLED IN EACH SLEEPING ROOM AND IN ONE CENTRAL LOCATION ON EACH STORY OR LEVEL, PREFERABLY CLOSE TO THE STAIR LANDING. EACH SMOKE DETECTOR SHALL BE INTERCONNECTED SO AS TO SOUND ALARMS IN EACH ROOM OR AREA IF ONE DETECTOR IS TRIGGERED, PER IRC R313
  14. EVERY SLEEPING ROOM AND HABITABLE ROOMS IN BASEMENTS SHALL HAVE AT LEAST ONE OPERABLE WINDOW WITH A NET CLEAR OPENING OF 5.7 SF. THE OPENING HEIGHT SHALL BE 24" MINIMUM AND WIDTH 20" MINIMUM, WITH A FINISHED SILL HEIGHT NO MORE THE 44" ABOVE THE FLOOR, PER IRC R310.1. IF WINDOW WELLS ARE NECESSARY THEY SHALL MEET THE REQUIREMENTS OF IRC R310.2

### ENERGY NOTES

ENERGY CREDITS	
3. Large Dwelling Unit: 7 credits Dwelling is >5000sf	
OPTION	DESCRIPTION
HEATING OPTION 1 (1.0 Credits)	Heat pump
1.4 (1.0 Credits)	Prescriptive compliance is based on Table R402.1.1 with the following modifications: Vertical fenestration U = 0.25 Floor R-38 Slab on grade R-10 perimeter & under entire slab Below grade slab R-10 perimeter & under entire slab
2.3 (1.5 Credits)	HVAC equipment and associated duct system(s) installation shall comply with the requirements of Section R403.3.7.
3.6 (2.0 Credits)	Ductless split system heat pumps with no electric resistance heating in the primary living areas. A ductless heat pump system with a minimum HSPF of 10 shall be sized and installed to provide heat to entire dwelling unit at the design outdoor air temperature.  To qualify to claim this credit, the building permit drawings shall specify the option being selected, the heated floor area calculation, the heating equipment type(s), the minimum equipment efficiency, and total installed heat capacity (by equipment type).
5.3 (1.0 Credits)	Water heating system shall include one of the following: Energy Star rated gas water heater with a minimum EF of 0.91
7.1 (0.5 Credits)	All of the follow appliances shall be new and installed in the dwelling unit and shall meet the following standards:  Dishwasher - Energy Star rated Refrigerator - Energy Star rated Washing machine - Energy Star rated Dryer - Energy Star rated, ventless dryer with minimum CEF rating of 5.2

**INSULATION & FENESTRATION REQUIREMENTS BY COMPONENT**  
WSEC TABLE R402.1.1  
FENESTRATION U = 0.28 (PRESCRIPTIVE OPTION 1.3)  
SKYLIGHT U = 0.50  
(CEILING = R-49)  
FLOOR = R-38 (PRESCRIPTIVE OPTION 1.3)  
WALL = R-21

**GLAZING**  
ALL NEW GLAZING AND DOOR U-VALUES, AND INSULATION R-VALUES TO SATISFY WASHINGTON STATE ENERGY CODE REQUIREMENTS.

**AIR LEAKAGE CONTROL AND EFFICIENT VENTILATION**  
BUILDING AIR LEAKAGE TESTING, DEMONSTRATING AIR LEAKAGE OF 1.5 AIR CHANGES PER HOUR MAXIMUM, IS REQUIRED PRIOR TO FINAL INSPECTION. THE TEST RESULTS SHALL BE POSTED ON THE RESIDENTIAL ENERGY COMPLIANCE CERTIFICATE.

**HIGH EFFICIENCY HVAC EQUIPMENT**  
1. MITSUBISHI MINI SPLIT SYSTEM.

**EFFICIENT WATER HEATER**  
WATER HEATING SYSTEM TO BE TANKLESS HEATER WITH A MINIMUM EF OF 0.91. TEMPERATURE AND PRESSURE RELIEF VALVES SHALL BE DRAINED TO THE OUTSIDE OF THE BUILDING. SERVICE WATER HEATING SYSTEMS SHALL BE EQUIPPED WITH AUTOMATIC TEMPERATURE CONTROLS AND SHALL BE SET TO 120 DEGREES FAHRENHEIT.

**OTHER ENERGY REQUIREMENTS**  
MINIMUM 90% OF PERMANENTLY INSTALLED LAMPS IN LIGHTING FIXTURES SHALL BE HIGH-EFFICACY LAMPS.

A RESIDENTIAL ENERGY COMPLIANCE CERTIFICATE COMPLYING WITH SEC 105.4 IS REQUIRED TO BE COMPLETED BY THE DESIGN PROFESSIONAL OR BUILDER AND PERMANENTLY POSTED WITHIN 3' OF THE ELECTRICAL PANEL PRIOR TO FINAL INSPECTION.

### VENTILATION NOTES

**INTERIOR VENTILATION REQUIREMENTS**  
SOURCE SPECIFIC VENTILATION:  
BATHROOM - 50CFM MIN. @ 0.25 IN. W.G.  
KITCHEN - 100CFM MIN. @ 0.25 IN. W.G.  
(TO BE CONTROLLED BY MANUAL SWITCHES)

WHOLE HOUSE VENTILATION:  
4501-6000SF, 6-7 BEDROOMS, USE 120CFM CONTINUOUS VENTILATION  
WHOLE HOUSE VENTILATION TO BE ACHIEVED WITH LAUNDRY ROOM FAN AND PANASONIC PASSIVE INLET VENTS AT 10CFM EACH AT LOCATIONS INDICATED ON FLOOR PLANS.

ALL EXHAUST DUCTS MUST BE INSULATED TO A MINIMUM OF R-8 IN UNCONDITIONED SPACES. BE EQUIPPED WITH A BACK DRAFT DAMPER, TERMINATE OUTSIDE THE BUILDING. ALL EXHAUST DUCTS ARE TO BE FLEX DUCTS AT 6" DIAMETER WITH A MAXIMUM RUN OF 45'-0".

WARM AIR DUCTS IN UNCONDITIONED AREAS MUST BE LEAK TESTED IN ACCORDANCE WITH THE 2015 WASHINGTON STATE ENERGY CODE.

DUCT LEAKAGE TEST RESULTS SHALL BE PROVIDED TO THE BUILDING INSPECTOR AND HOMEOWNER PRIOR TO AN APPROVED FINAL INSPECTION.

A SIGNED AFFIDAVIT DOCUMENTING THE DUCT LEAKAGE TEST RESULTS SHALL BE PROVIDED TO THE BUILDING INSPECTOR PRIOR TO AN APPROVED FINAL INSPECTION.

**ATTIC VENTILATION REQUIREMENTS**  
SEE ROOF PLAN ON A1.3 FOR CALCS AND LOCATIONS

**CRAWLSPACE VENTILATION REQUIREMENTS**  
REQUIRED VENTING:  
NORTHWEST CRAWLSPACE  
181 SF / 150 = 1.21SF  
2 VENTS REQUIRED  
  
SOUTHWEST CRAWLSPACE  
119 SF / 150 = 0.79SF  
1 VENT REQUIRED  
(PROVIDE 2 VENTS FOR CROSS VENTILATION)  
  
SEE SFPA FOR LOCATIONS

### GLAZING SCHEDULE

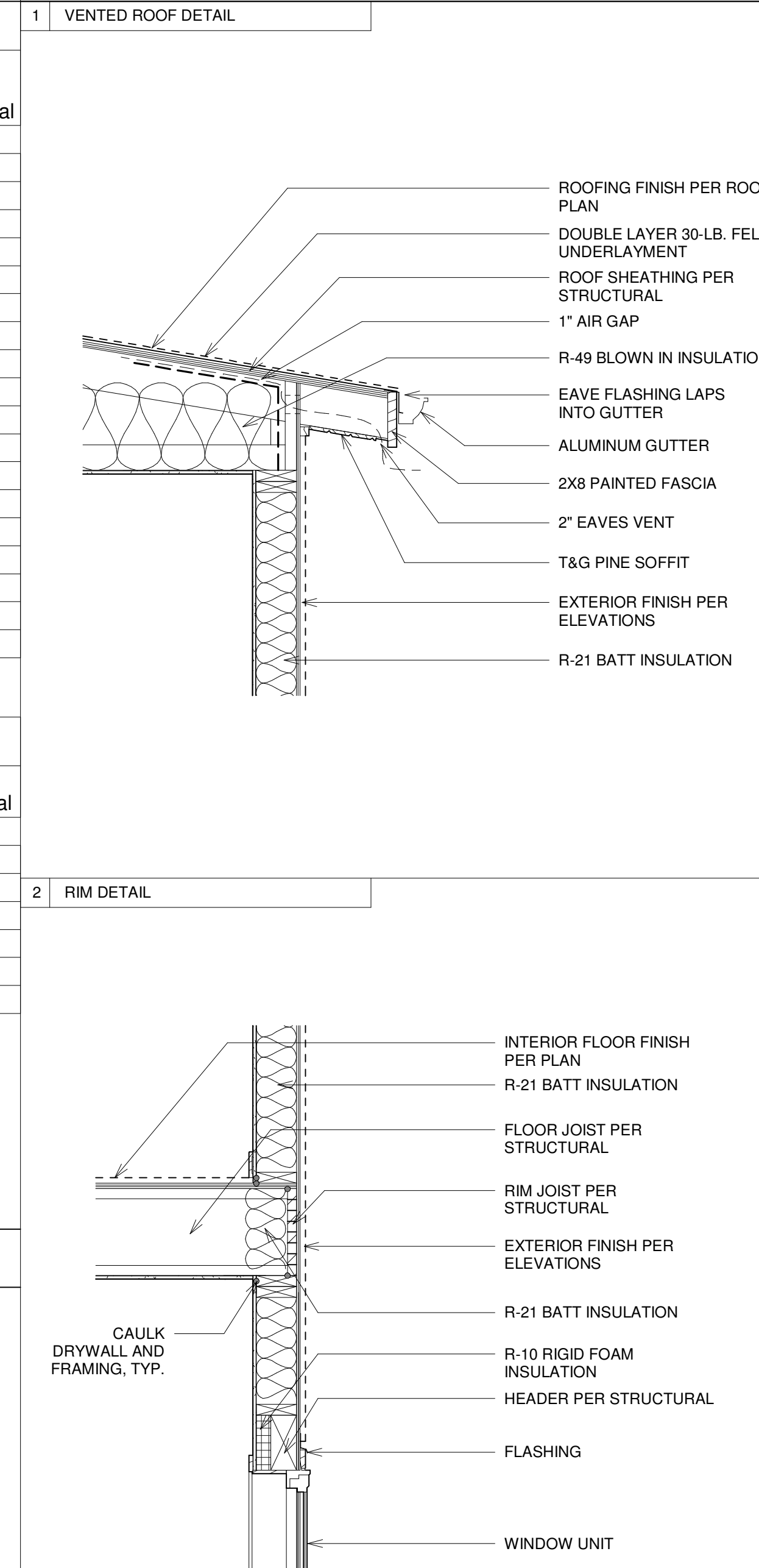
WINDOWS								
Unit #	Rough Opening			Operation	Total Area	UValue	Total Area X UValue	Material
	Width	Height	Qty					
1	6' - 0"	3' - 6"	2	PICTURE	42.00 SF	0.25	10.50	VINYL
2	2' - 6"	3' - 6"	2	CASEMENT	17.50 SF	0.25	4.38	VINYL
3	5' - 0"	3' - 6"	1	PICTURE	17.50 SF	0.25	4.38	VINYL
4	6' - 0"	5' - 4"	2	CASEMENT	64.00 SF	0.25	16.00	VINYL
5	6' - 0"	2' - 0"	2	PICTURE	24.00 SF	0.25	6.00	VINYL
6	3' - 0"	5' - 4"	7	CASEMENT	112.00 SF	0.25	28.00	VINYL
7	5' - 0"	5' - 4"	1	PICTURE	26.67 SF	0.25	6.67	VINYL
8	3' - 0"	1' - 6"	5	PICTURE	22.50 SF	0.25	5.63	VINYL
9	5' - 0"	5' - 4"	3	PICTURE	80.00 SF	0.25	20.00	VINYL
10	5' - 0"	2' - 0"	3	PICTURE	30.00 SF	0.25	7.50	VINYL
11	3' - 0"	4' - 0"	13	CASEMENT	156.00 SF	0.25	39.00	VINYL
12	4' - 9 1/2"	5' - 4"	2	PICTURE	51.11 SF	0.25	12.78	VINYL
13	2' - 6"	5' - 4"	2	CASEMENT	26.67 SF	0.25	6.67	VINYL
14	2' - 6"	4' - 0"	1	CASEMENT	10.00 SF	0.25	2.50	VINYL
15	4' - 9 1/2"	4' - 0"	3	FIXED	57.50 SF	0.25	14.38	VINYL
16	3' - 0"	2' - 0"	1	PICTURE	6.00 SF	0.25	1.50	VINYL
17	3' - 0"	1' - 6"	1	AWNING	4.50 SF	0.25	1.13	VINYL
18	5' - 0"	4' - 0"	3	PICTURE	60.00 SF	0.25	15.00	VINYL
						807.94 SF	201.99	

EXTERIOR DOORS							
Door #	Width	Height	Qty	Total Area	UValue	Total Area X UFactor	Frame Material
2	18' - 0"	8' - 0"	1	144.00 SF	0.25	36.00	ALUM CLAD
3	12' - 0"	6' - 8"	1	80.00 SF	0.25	20.00	FIBERGLASS
4	8' - 6"	8' - 0"	1	68.00 SF	0.25	17.00	FIBERGLASS
5	8' - 6"	8' - 0"	1	68.00 SF	0.25	17.00	FIBERGLASS
6	3' - 0"	8' - 0"	1	24.00 SF	0.25	6.00	FIBERGLASS
				424.00 SF		106.00	

**WEIGHTED AVERAGE U VALUE**  
(201.99 + 106.00) / (807.94 + 424.00) = 0.25

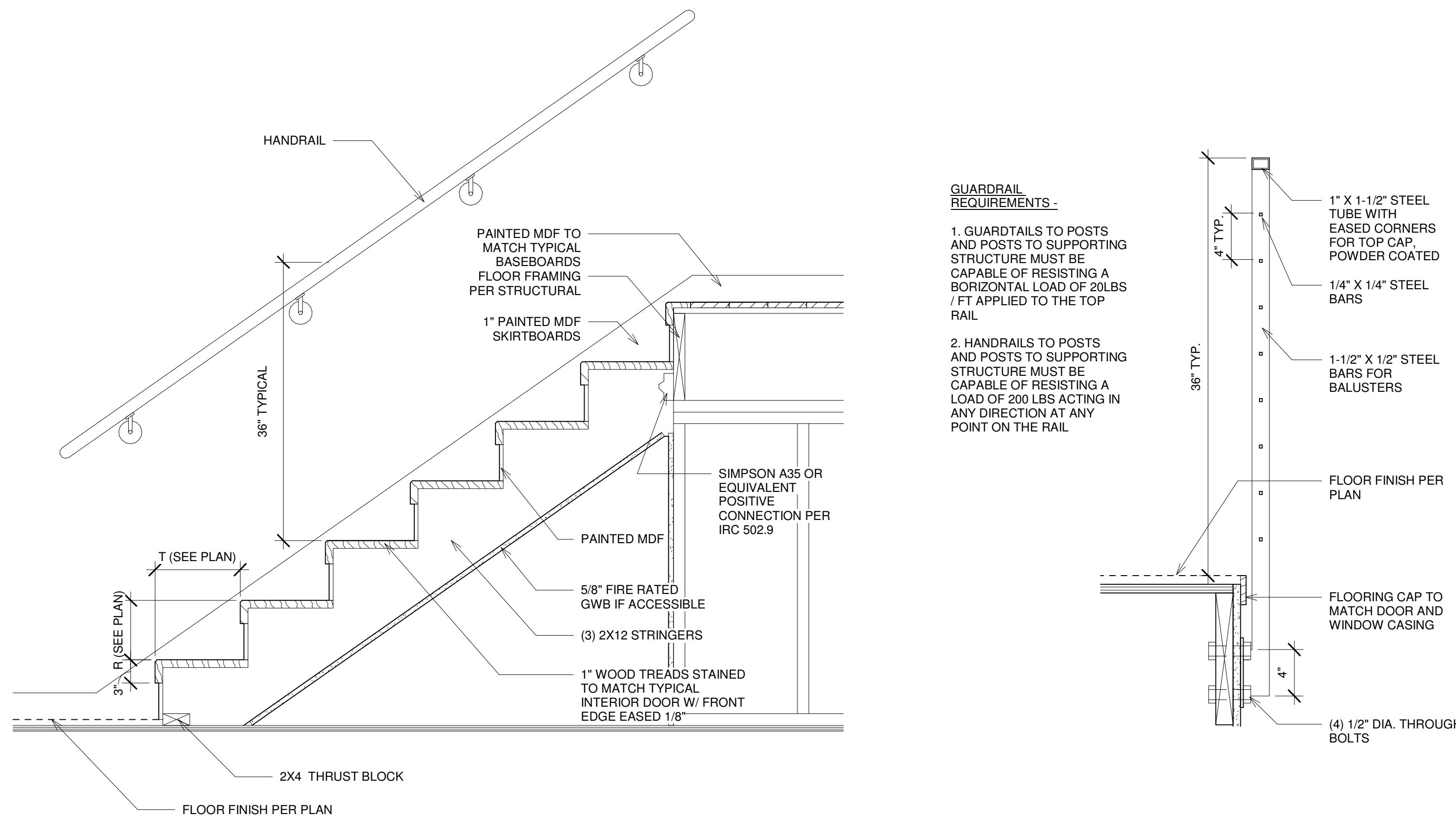
### CONSTRUCTION DETAILS



# MILTON LAM ARCHITECTS

ARCHITECT  
MILTON LAM ARCHITECTS  
PO BOX 523, KIRKLAND, WA 98083  
  
Contact:  
MILTON LAM 206-303-7877  
MILTON@MLARC.COM  
  
Client Name IMANI  
  
Project Address 2405 74TH AVE SE  
MERCER ISLAND, WA 98040

### TYPICAL STAIRS AND GUARDRAIL DETAILS



No.	Description	Date

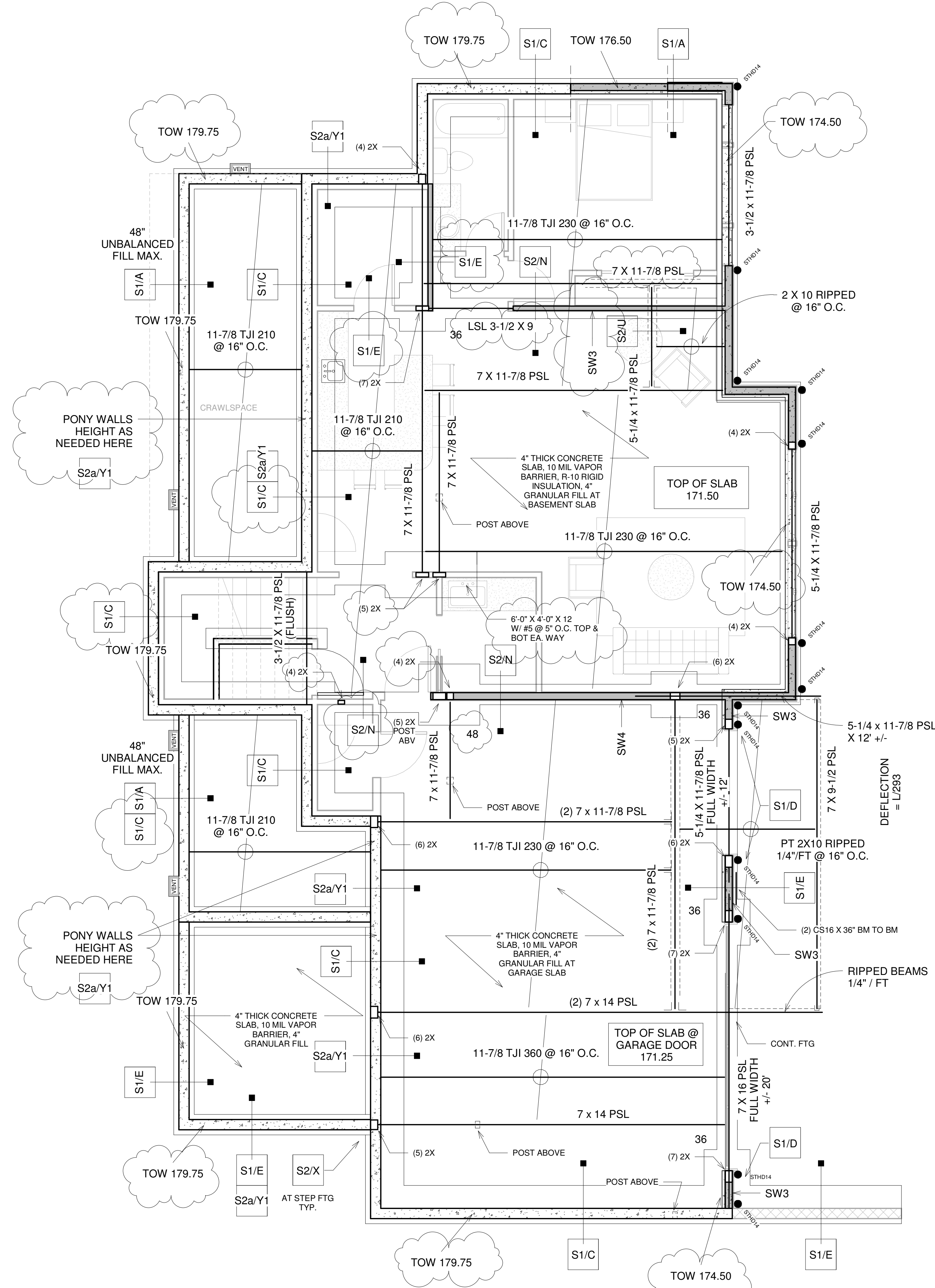
### IMANI MERCER ISLAND DETAILS

Project number	2124
Date	5/25/22
Drawn by	MLA
Checked by	ML
<b>A5</b>	
Scale	As indicated

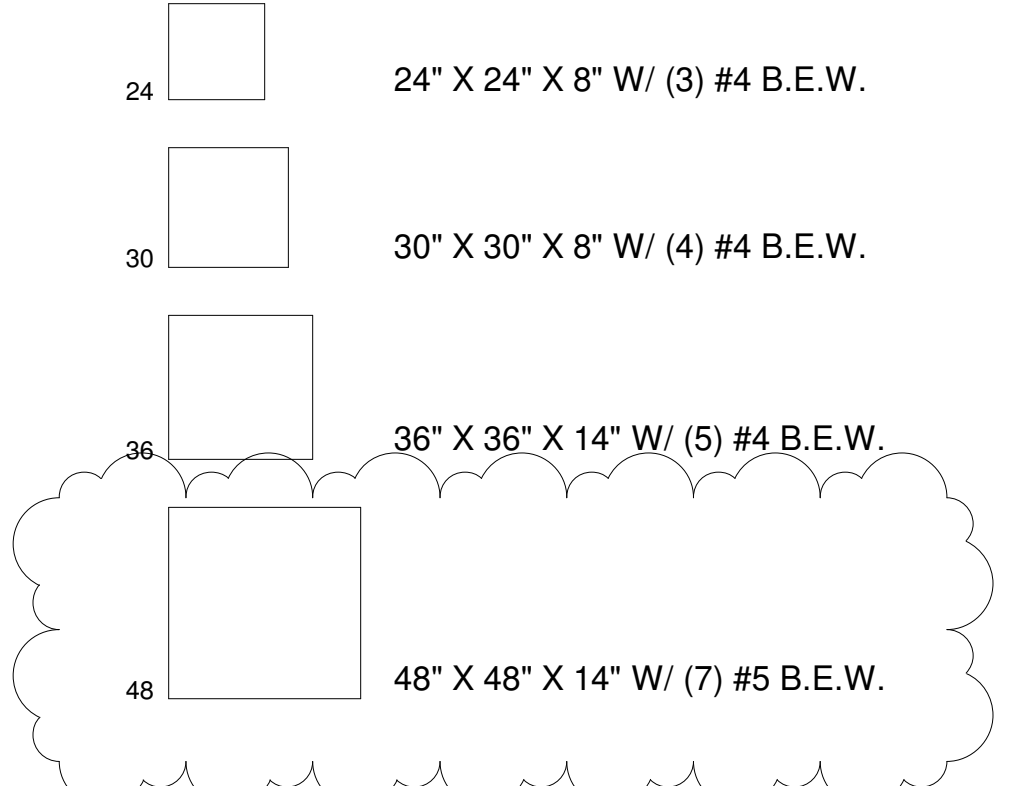


# MILTON LAM ARCHITECTS

**ARCHITECT**  
MILTON LAM ARCHITECTS  
PO BOX 523, KIRKLAND, WA 98083  
  
Contact:  
MILTON LAM 206-303-7877  
MILTON@MLARC.COM  
  
Client Name **IMANI**  
  
Project Address **2405 74TH AVE SE  
MERCER ISLAND, WA 98040**



- RETAINING WALL NOTE**
- SEE FND PLAN FOR TOP OF WALL AND TOP OF SLAB ELEVATION
  - BOTTOM EXCAVATION 16\"/>

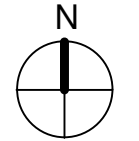


**HANGER SCHEDULE**  
3-1/2\"/>

No.	Description	Date

**IMANI**  
**MERCER ISLAND**  
**FOUNDATION PLAN**

Project number	2124
Date	5/31/22
Drawn by	RB
Checked by	MLA
<b>SFP1</b>	
Scale	1/4" = 1'-0"



5/31/2022 7:38:20 PM

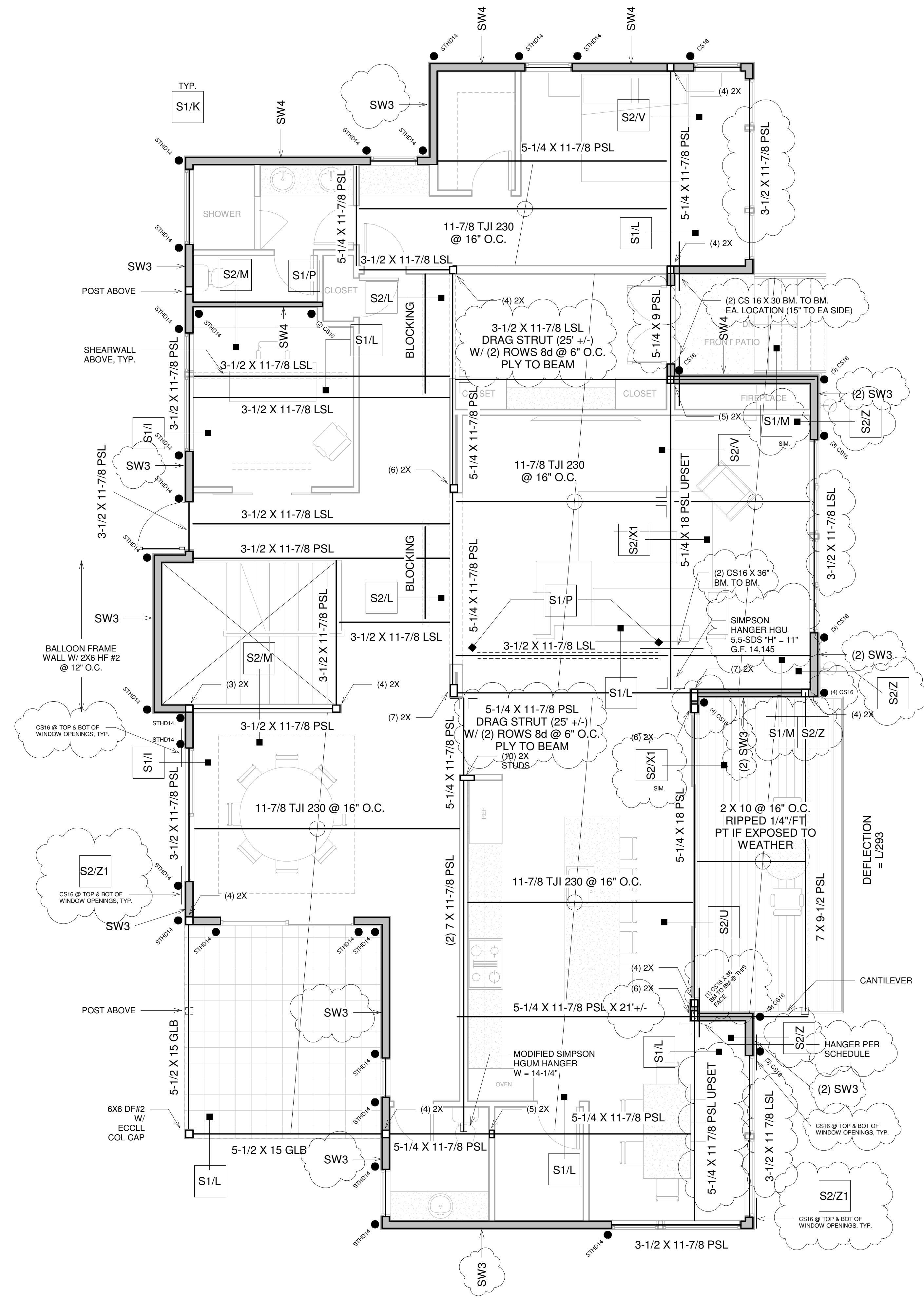
# MILTON LAM ARCHITECTS

ARCHITECT  
MILTON LAM ARCHITECTS  
PO BOX 523, KIRKLAND, WA 98083

Contact:  
MILTON LAM 206-303-7877  
MILTON@MLARC.COM

Client Name IMANI

Project Address 2405 74TH AVE SE  
MERCER ISLAND, WA 98040



### HANGER SCHEDULE

- 3-1/2" X 11-7/8" - HGUS412
- 5-1/4" X 11-7/8" - HGUS5.5/12
- 7" X 11-7/8" - HGUS7.25/12

ALL BEAMS ARE FLUSH U.N.O.

No.	Description	Date

## IMANI MERCER ISLAND

### UPPER FLOOR FRAMING PLAN

Project number	2124
Date	5/31/22
Drawn by	RB
Checked by	MLA

# SFP2

Scale 1/4" = 1'-0"

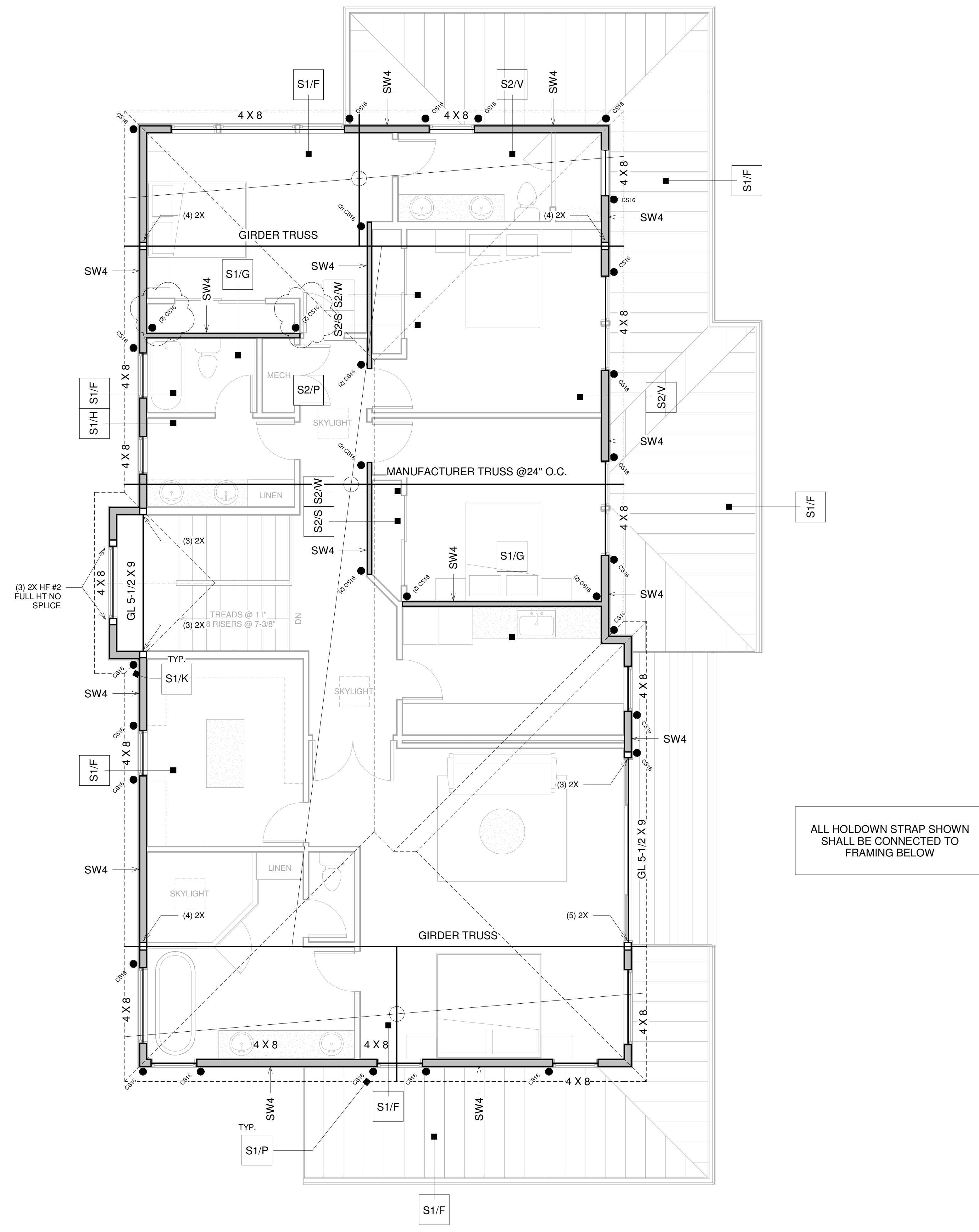
**MILTON LAM  
ARCHITECTS**

ARCHITECT  
MILTON LAM ARCHITECTS  
PO BOX 523, KIRKLAND, WA 98083

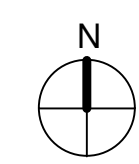
Contact:  
MILTON LAM 206-303-7877  
MILTON@MLARC.COM

Client Name IMANI

Project Address 2405 74TH AVE SE  
MERCER ISLAND, WA 98040



ALL HOLDOWN STRAP SHOWN  
SHALL BE CONNECTED TO  
FRAMING BELOW



No.	Description	Date

IMANI  
MERCER ISLAND  
ROOF FRAMING PLAN

Project number	2124
Date	5/31/22
Drawn by	RB
Checked by	MLA

**SFP3**

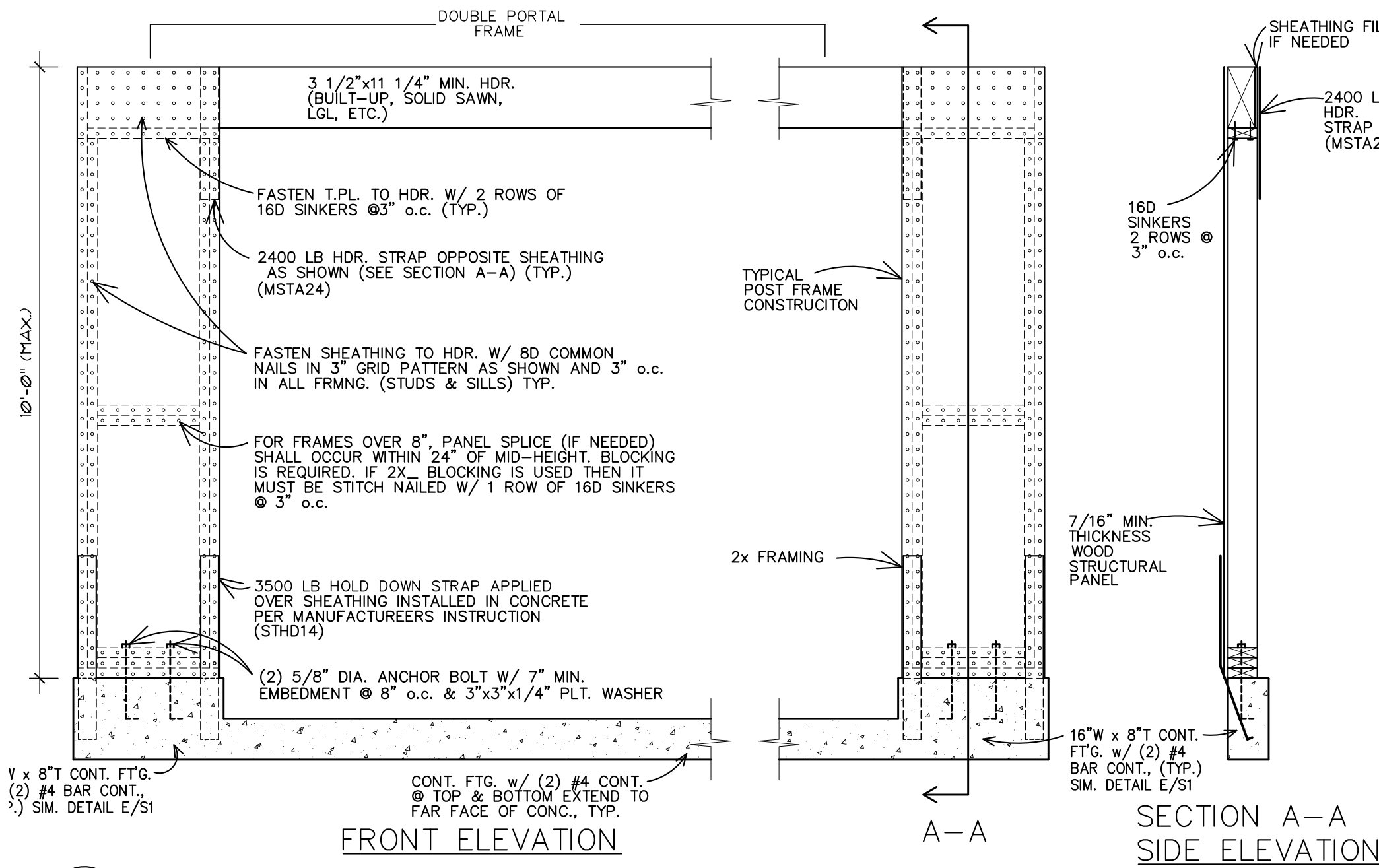
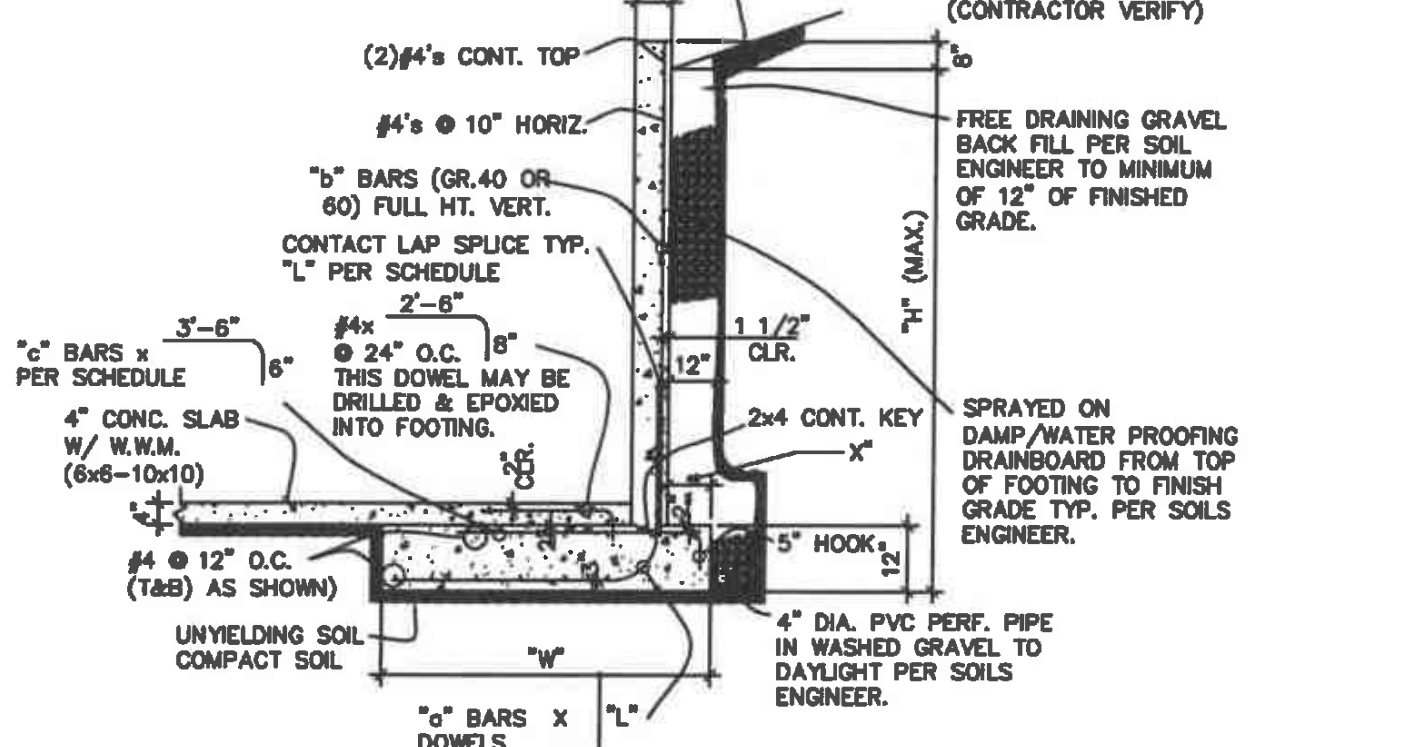
Scale	1/4" = 1'-0"
-------	--------------

5/31/2022 7:38:21 PM

- RETAINING WALL NOTES:**
- 2,000 PSF SOIL BEARING, 0.4 CO. OF FRICTION
  - 35 PSF COV. FLUID PRESSURE, 250 PCF FRACTURE PRESSURE.
  - 2,500 PSI CONCRETE.
  - GRADE 40 OR 60 REINF.
  - CONTRACTOR SHALL VERIFY ALL EXISTING & FINISH GRADES PRIOR TO CONSTRUCTION.
  - REINFORCING SHALL BE INSPECTED POURING CONCRETE.
  - BUILDING INSPECTOR/SOILS ENGINEER TO INSPECT & APPROVE SOILS BELOW FOOTING PRIOR TO CONSTRUCTION OF FOOTINGS.
  - THIS DESIGN SHALL NOT BE CONSTRUCTED ON SILT OR CLAY BEARING SOILS, OR WITH SILT OR CLAY BACKFILL BEHIND WALLS.
  - CONTRACTOR SHALL COMPLY WITH ALL O.S.H.A. & W.L.S.H.A. HEALTH & SAFETY STANDARDS.
  - BACKFILL SHOULD BE PLACED WITH EXTREME CARE TO AVOID EXCESSIVE HORIZONTAL LOADS ON THE WALL. THIS REQUIREMENT SHOULD TAKE PRECEDENCE OVER COMPLETE ADHERENCE TO THE COMPACTION CRITERIA.

- IMPORTANT NOTES:**
- INFO NOT NOTED PER CITY APPROVED PLAN.
  - CONTRACTOR MAY BACKFILL  $\frac{3}{4}$ " MAX BEHIND WALLS PRIOR TO PLACEMENT OF SLAB ON GRADE.
  - CONTRACTOR MAY NOT FULLY BACKFILL BEHIND WALL UNTIL REINF. SLAB IS IN PLACE & CURED.

RETAINING WALL SCHEDULE									
Ht	W	1st	2nd	3rd	4th	5th	6th	7th	8th
11'	5'-6"	#5@6"	#5@12"	#5@12"	5'-0"	8"	10"		
9'	4'-0"	#5@8"	#5@12"	#5@12"	4'-0"	8"	10"		
7'	3'-0"	#4@9"	#4@12"	#4@12"	4'-0"	8"	10"		
5'	2'-4"	#4@12"	#4@12"	#4@12"	3'-6"	8"	8"		



**SHEARWALL SCHEDULE:**

- SW-4** INDICATES SHEARWALL w/ SHEATHING ONE SIDE
- SHEATHING: 1/2" PLYWOOD or 7/16" O.S.B., ONE SIDE, BLOCKED, NAIL w/ 8d @ 4" o.c. ALL EDGES & 12" o.c. FIELD.
  - BOLT SILL PLATE TO CONCRETE w/ 5/8" x 10" ANCHOR BOLTS @ 32" o.c.
  - NAIL BOTTOM PLATE TO FRAMING BELOW w/ 16d @ 3" o.c.
  - FASTEN DOUBLE TOP PLATE TO JOIST or BLOCKING ABOVE PER DETAILS AS PROVIDED.
- SW-3** INDICATES SHEARWALL w/ SHEATHING ONE SIDE
- SHEATHING: 1/2" PLYWOOD or 7/16" O.S.B., ONE SIDE, BLOCKED, NAIL w/ 8d @ 3" o.c. ALL EDGES & 12" o.c. FIELD.
  - a. BOLT (3) 2x SILL PLATE TO CONCRETE w/ 5/8" x 12" ANCHOR BOLTS @ 16" o.c. PER DETAIL D/S1
  - b. or BOLT 2x SILL PLATE TO CONCRETE w/ 5/8" x 10" ANCHOR BOLTS @ 24" o.c.
  - NAIL BOTTOM PLATE TO FRAMING BELOW w/ 16d @ 4" o.c.
  - FASTEN DOUBLE TOP PLATE TO JOIST or BLOCKING ABOVE PER DETAILS AS PROVIDED.
  - USE (2) 2x STUDS @ 16" o.c. or PER DETAIL D/S1 IF APPLICABLE &
- SW-2** INDICATES SHEARWALL w/ SHEATHING ONE SIDE
- SHEATHING: 1/2" PLYWOOD or 7/16" O.S.B., ONE SIDE, BLOCKED, NAIL w/ 8d @ 2" o.c. ALL EDGES & 12" o.c. FIELD.
  - BOLT 3x SILL PLATE TO CONCRETE w/ 5/8" x 12" ANCHOR BOLTS @ 12" o.c.
  - FASTEN DOUBLE BOTTOM PLATE TO FRAMING BELOW w/ 2-LAYERS 16d @ 3" o.c.
  - FASTEN DOUBLE TOP PLATE TO JOIST or BLOCKING ABOVE PER DETAILS AS PROVIDED.
- (2)SW-3** INDICATES SHEARWALL w/ SHEATHING TWO SIDES
- SHEATHING: 1/2" PLYWOOD or 7/16" O.S.B., TWO SIDES, BLOCKED, NAIL w/ 8d @ 3" o.c. ALL EDGES & 12" o.c. FIELD.
  - BOLT 3x SILL PLATE TO CONCRETE w/ 5/8" x 12" ANCHOR BOLTS @ 16" o.c.
  - FASTEN DOUBLE BOTTOM PLATE TO DOUBLE JOIST or BLOCKING BELOW w/ 2-ROWS & 2-LAYERS 16d @ 4" o.c. or 2-ROWS A35 CLIPS @ 16" o.c.
  - FASTEN DOUBLE TOP PLATE TO DOUBLE JOIST or BLOCKING ABOVE w/ 2-ROWS & 2-LAYERS 16d TOE NAILS @ 4" o.c. & 2-ROWS A35 CLIPS @ 16" o.c. or PER DETAILS AS PROVIDED.
  - USE 3x or DBL. STUDS @ ALL FRAMING MEMBERS RECEIVING END NAILING FROM ADJUTING PANELS.

**TYPICAL ROOF SHEATHING:**

7/16" O.S.B., INDEX 40/20, UNBLOCKED, w/ FACE GRAIN PERPENDICULAR TO FRAMING BELOW. NAIL AS FOLLOWS:

DIAPHRAGM BOUNDARY, OVER EXTERIOR WALLS, SHEAR WALLS, & DRAG STRUTS: 8d @ 6" o.c.

ALL SUPPORTED EDGES: 8d @ 6" o.c.

FIELD: 8d @ 12" o.c.

**TYPICAL FLOOR SHEATHING:**

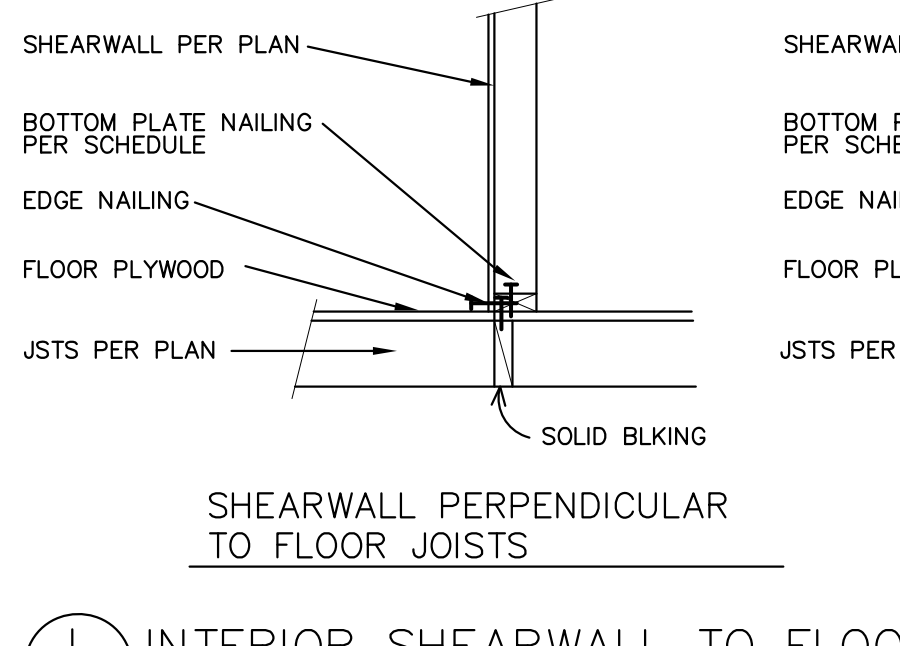
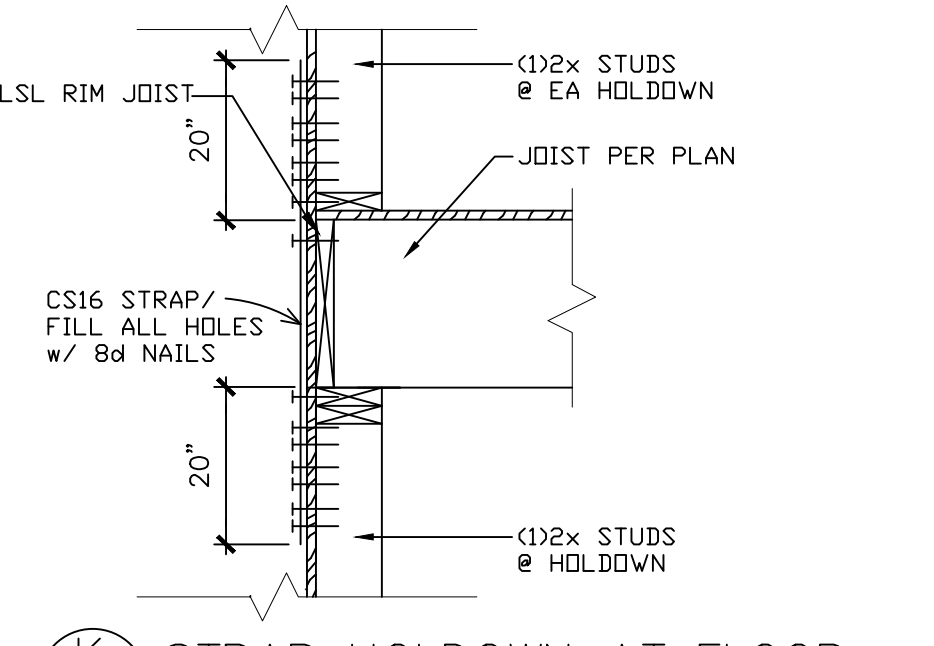
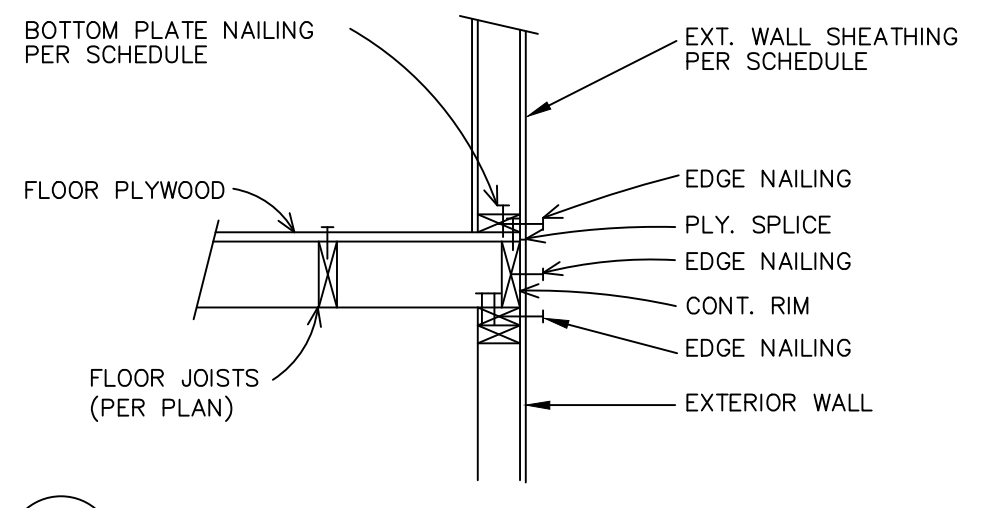
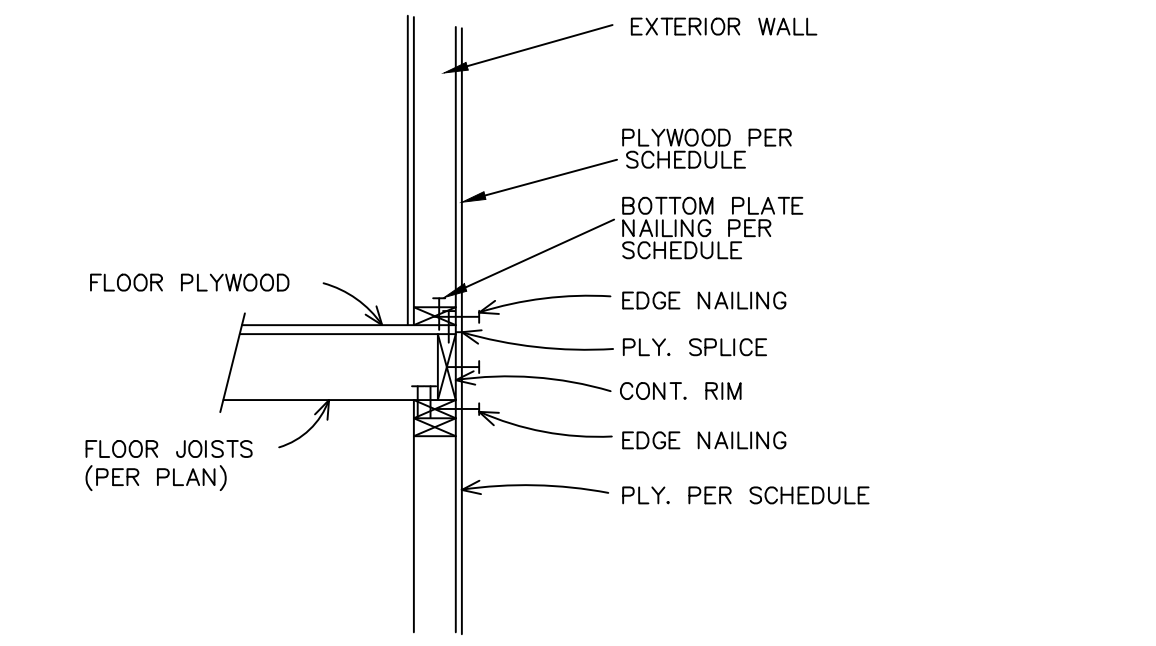
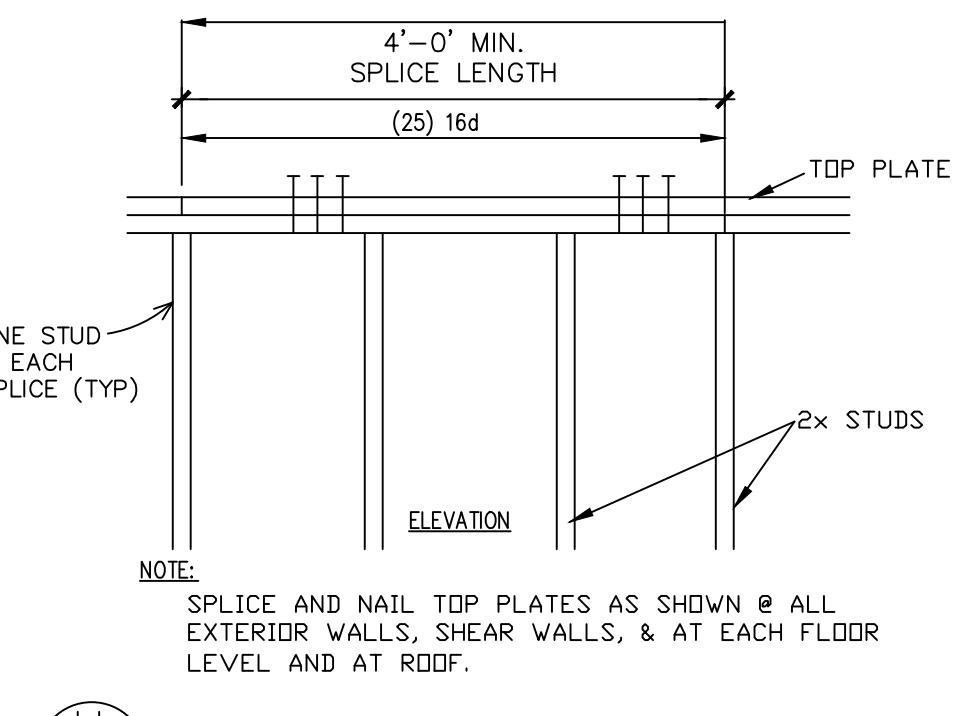
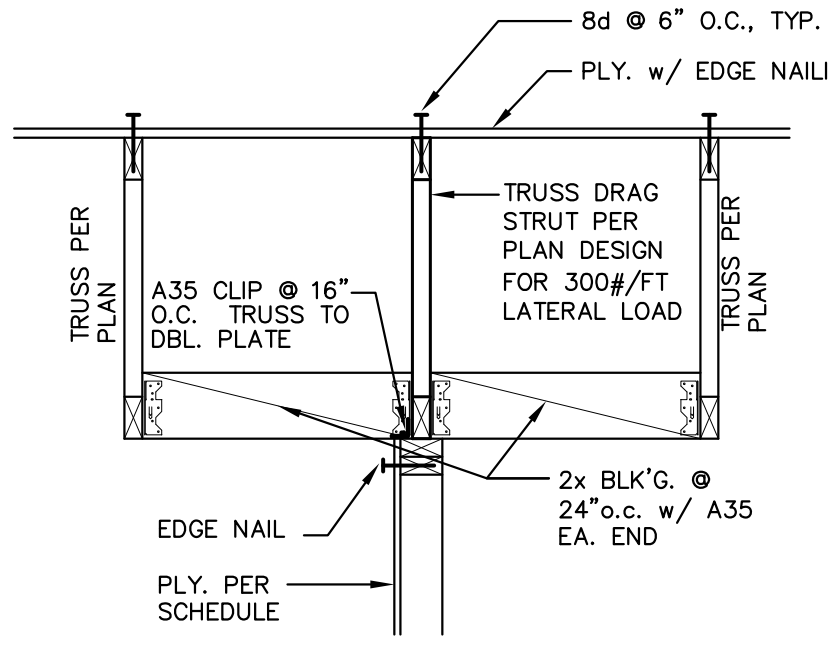
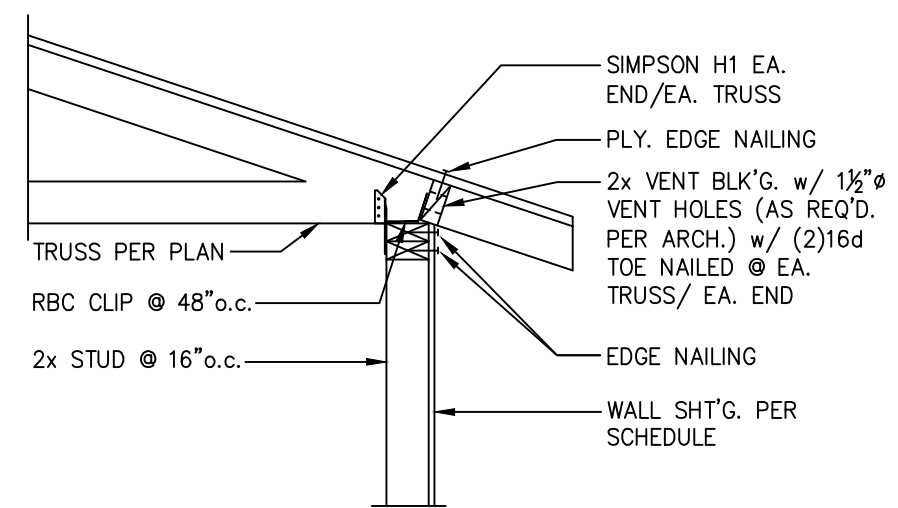
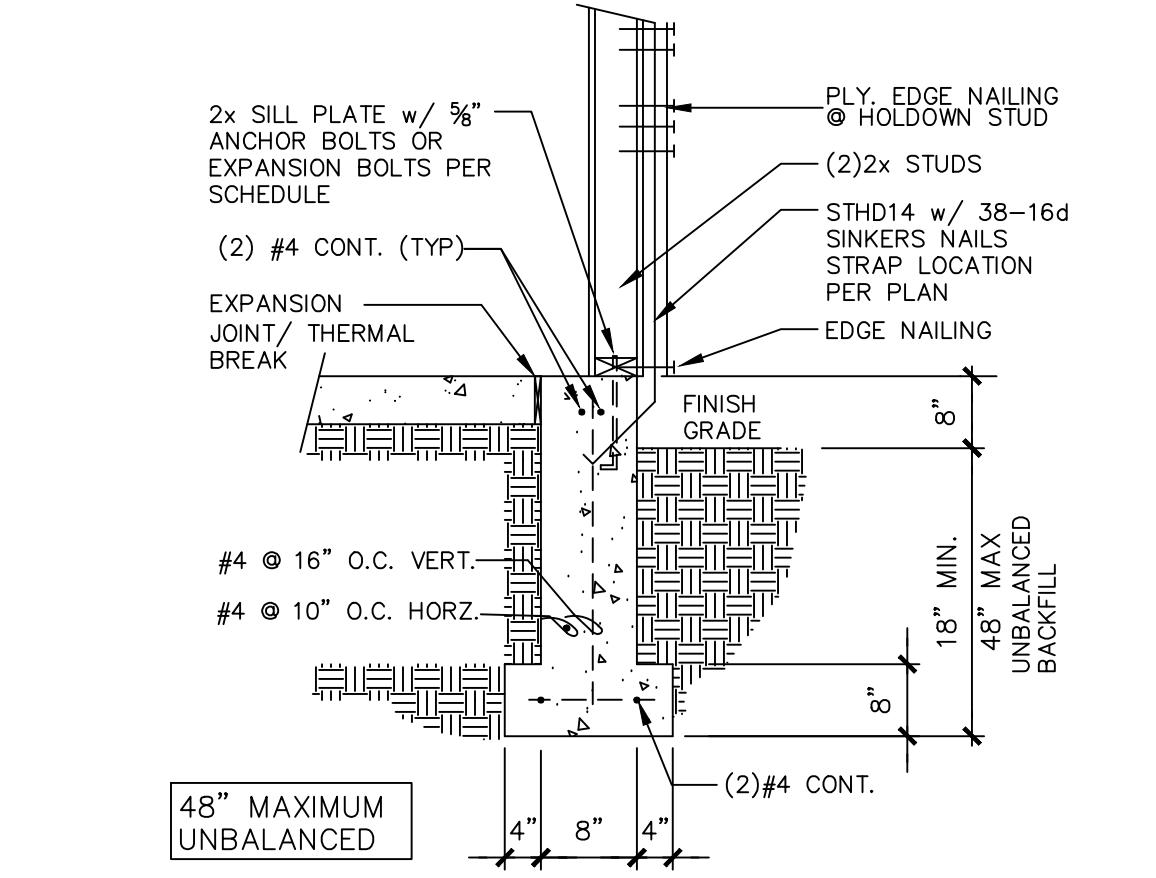
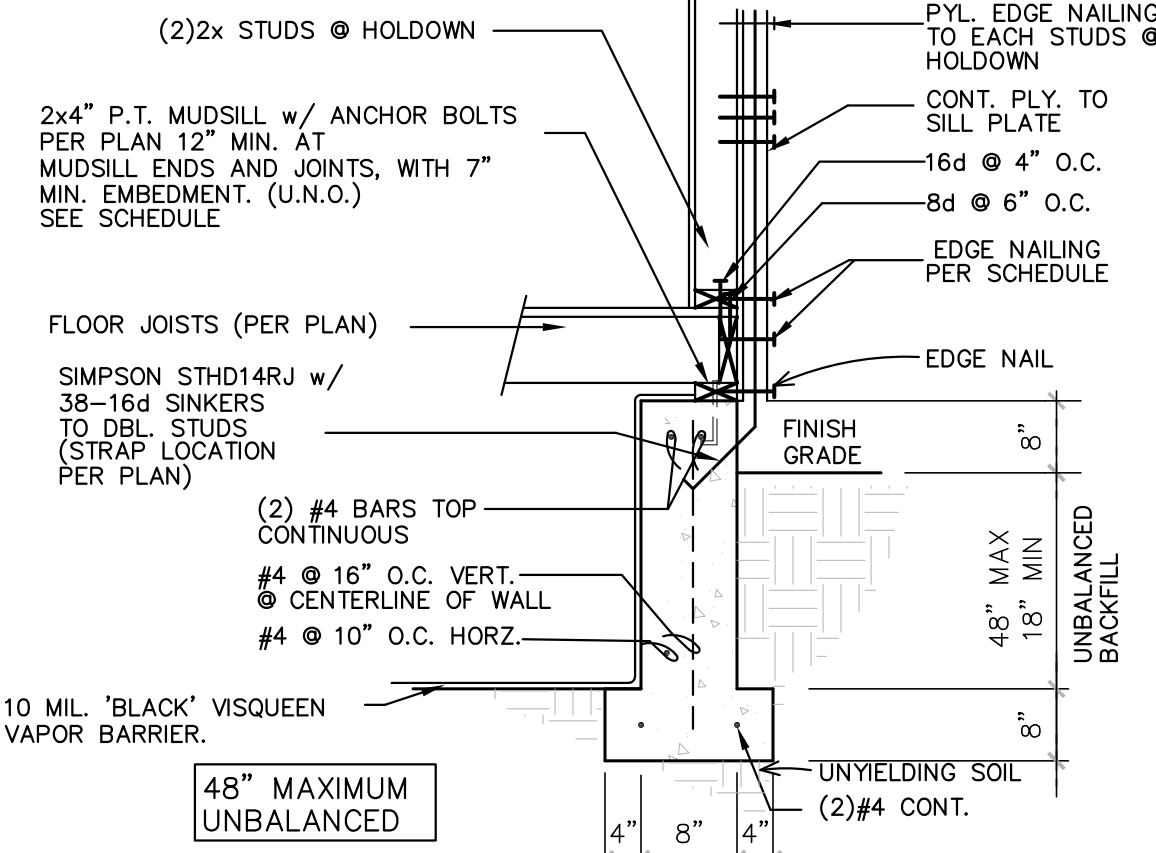
3/4" 1&G O.S.B., INDEX 40/20, UNBLOCKED, LAID UP w/ FACE GRAIN PERPENDICULAR TO FRAMING BELOW; STAGGER END JOINTS, GLUE & NAIL AS FOLLOWS:

DIAPHRAGM BOUNDARY, OVER EXTERIOR WALLS, SHEAR WALLS, & DRAG STRUTS: 8d @ 6" o.c.

ALL SUPPORTED EDGES: 8d @ 6" o.c.

FIELD: 8d @ 10" o.c.

- NOTES:**
- USE 3"x3"x1/4" PLATE WASHERS ON ALL ANCHOR BOLTS.
  - THE PLATE WASHER SHALL EXTEND TO WITHIN 1/2" OF THE EDGE OF THE BOTTOM PLATE ON THE SIDE(S) w/SHEATHING PER NDS 2015 EDITION (SDPWS) 4.3.6.4.3.
  - EXPANSION BOLTS MAY BE USED IN LIEU OF ANCHOR BOLTS w/ SAME SPACING & 4 1/2" MIN. EMBEDMENT.
  - ALL POWDER DRIVEN NAILS SHALL BE 2 3/4" LONG (min.) x 0.156 SHANK Ø w/ MINIMUM 1 1/4" PENETRATION.
  - USE 20d NAILS @ 3x FRAMING MEMBERS.
  - a. 8d NAILS SHALL BE .131 x 2 1/2" LONG
  - b. 10d NAILS SHALL BE .148 x 3" LONG
  - c. 16d NAILS SHALL BE .162 x 3 1/2" LONG
  - d. 20d NAILS SHALL BE .192 x 4" LONG



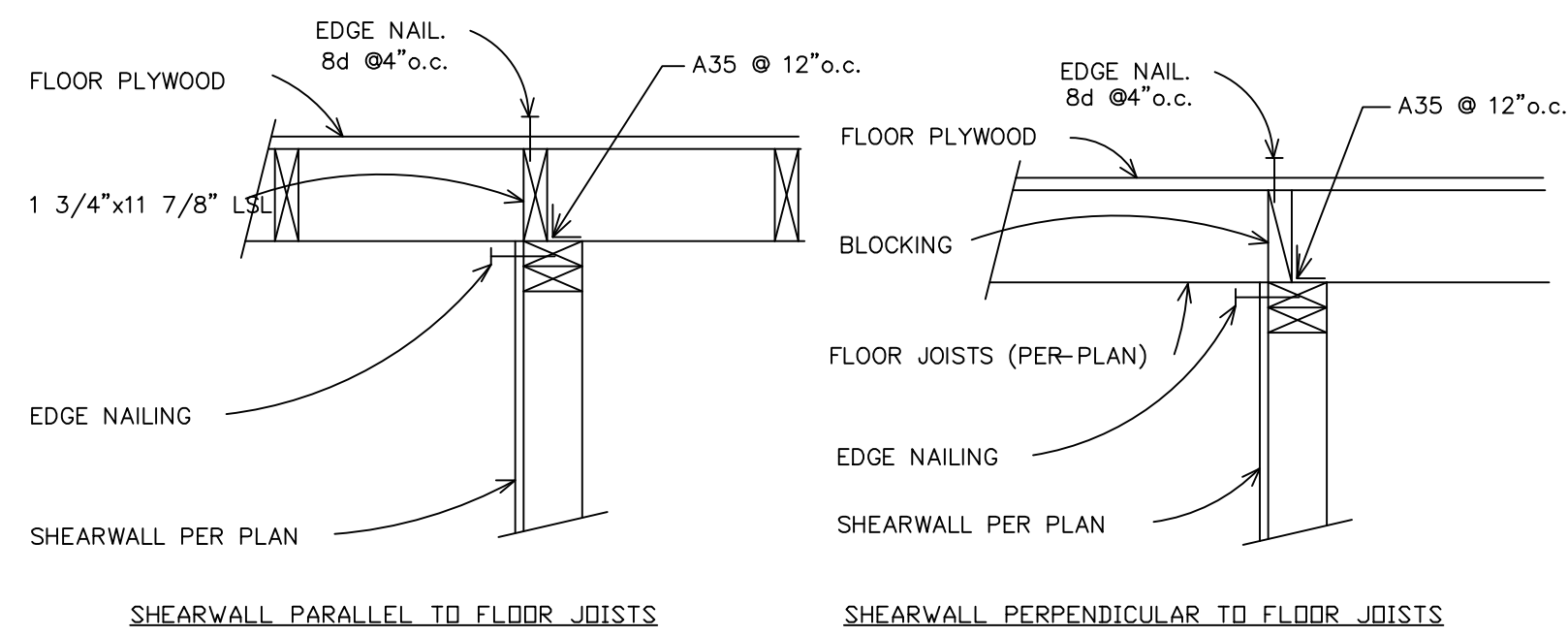
**RB ENGINEERS, INC.**  
 1312 2nd Street, Kirkland, WA 98033  
 Tel: (425) 351-2085, Fax: (425) 822-2679  
 Email: RBE1992@GMAIL.COM  
 R-B-Engineers.com

Shearwall Schedule & Structural Details  
**IMANI RESIDENCE**  
 2405 74TH AVE SE, MERCER ISLAND WA

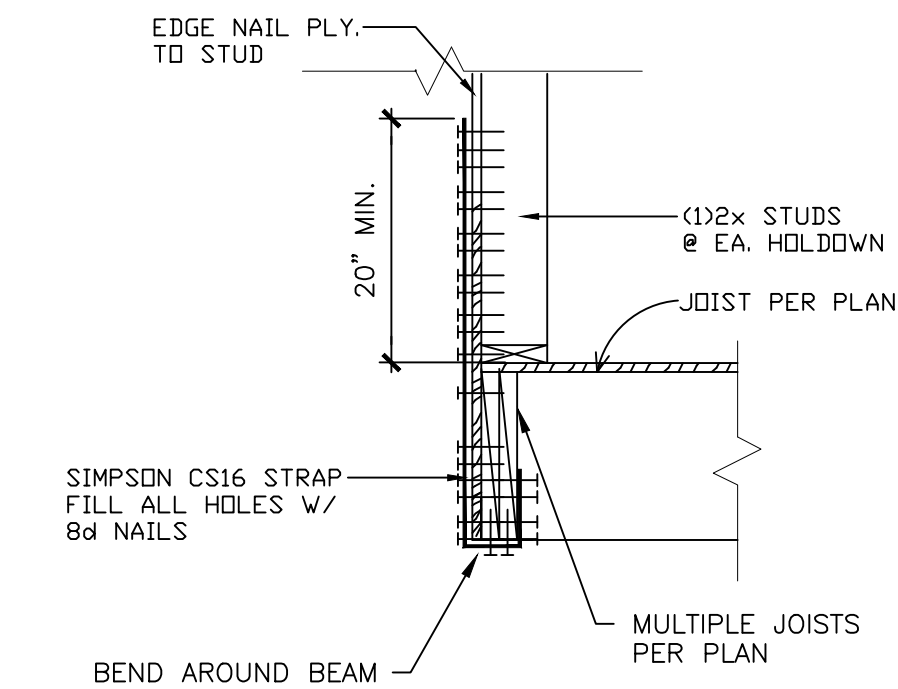
Professional Engineer  
 State of Washington  
 No. 24148  
 Expires Feb 2013

Project: \_\_\_\_\_  
 Project No: \_\_\_\_\_  
 Drawn By: \_\_\_\_\_  
 Date: \_\_\_\_\_

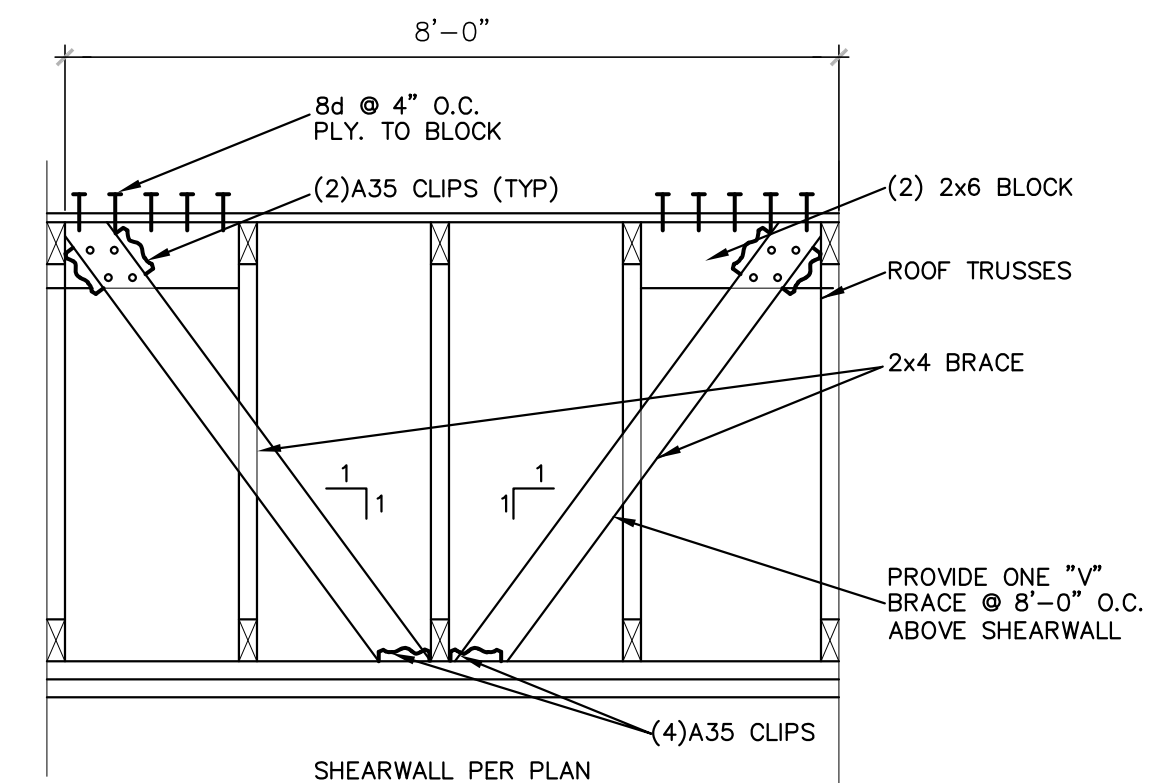
Sheet  
**S1**



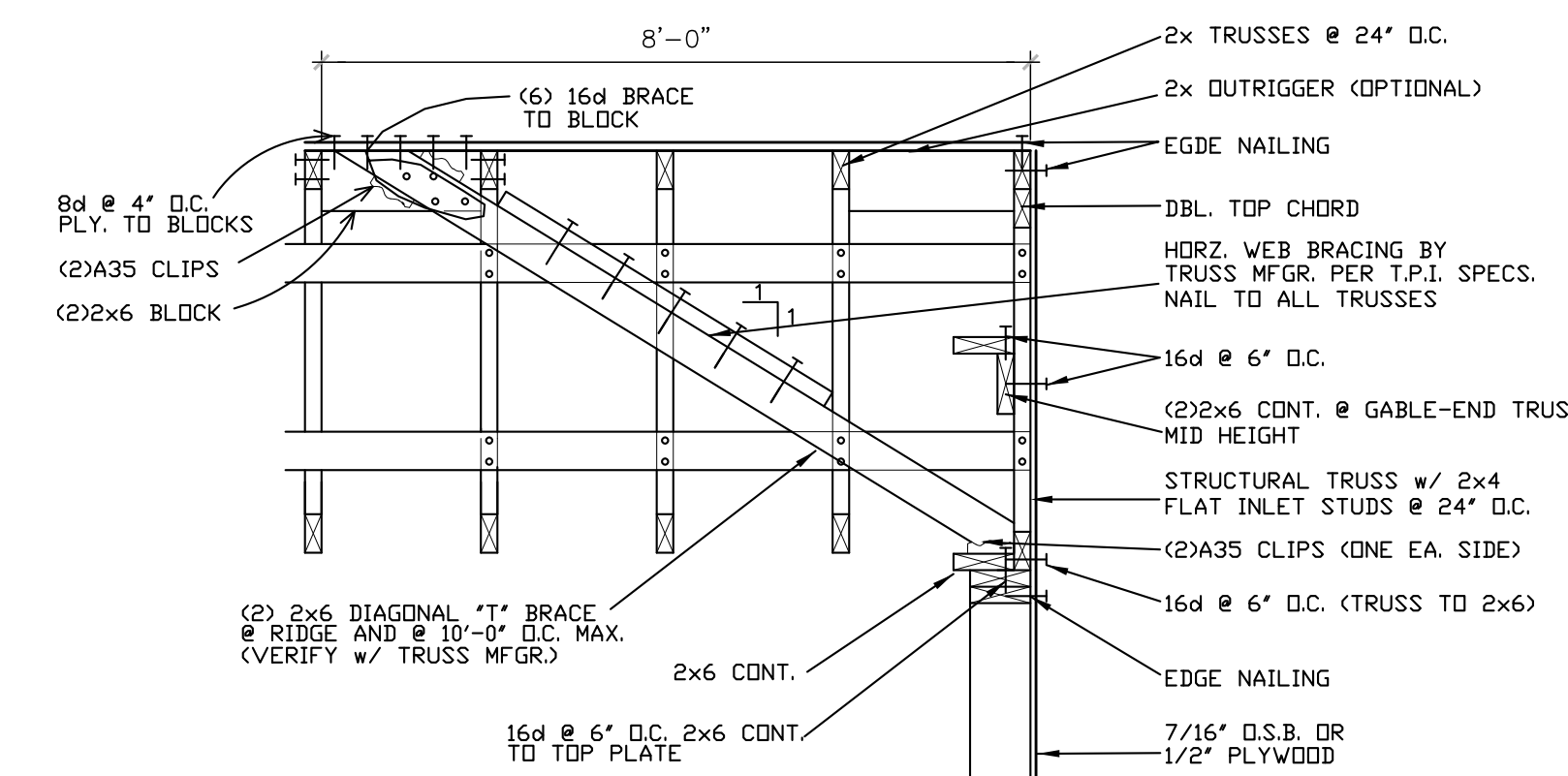
**N THICKENED SLAB**



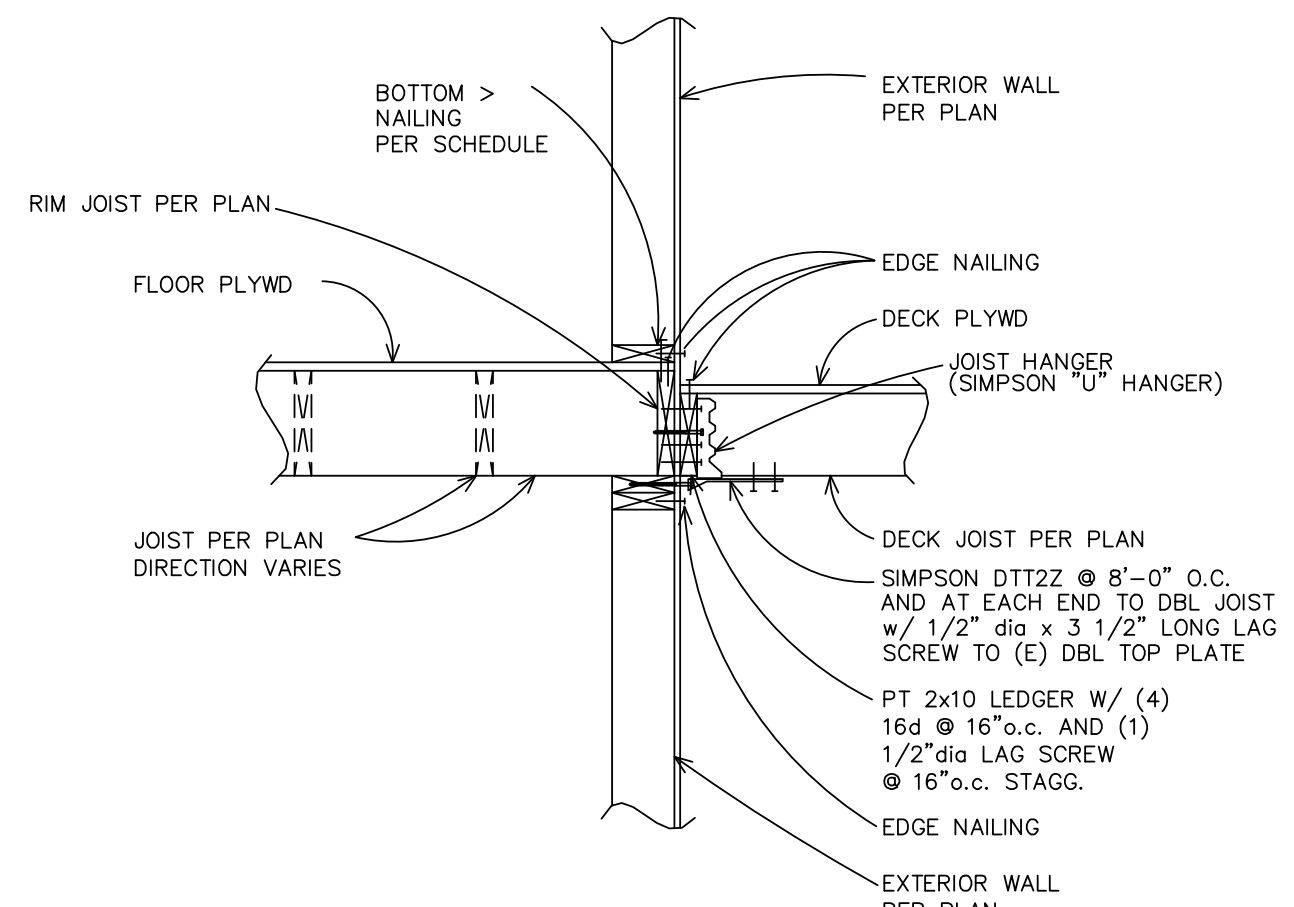
**P STRAP HOLDDOWN AT HDR**  
3/4"=1'-0" SEE PLANS FOR # OF HOLD-DOWNS



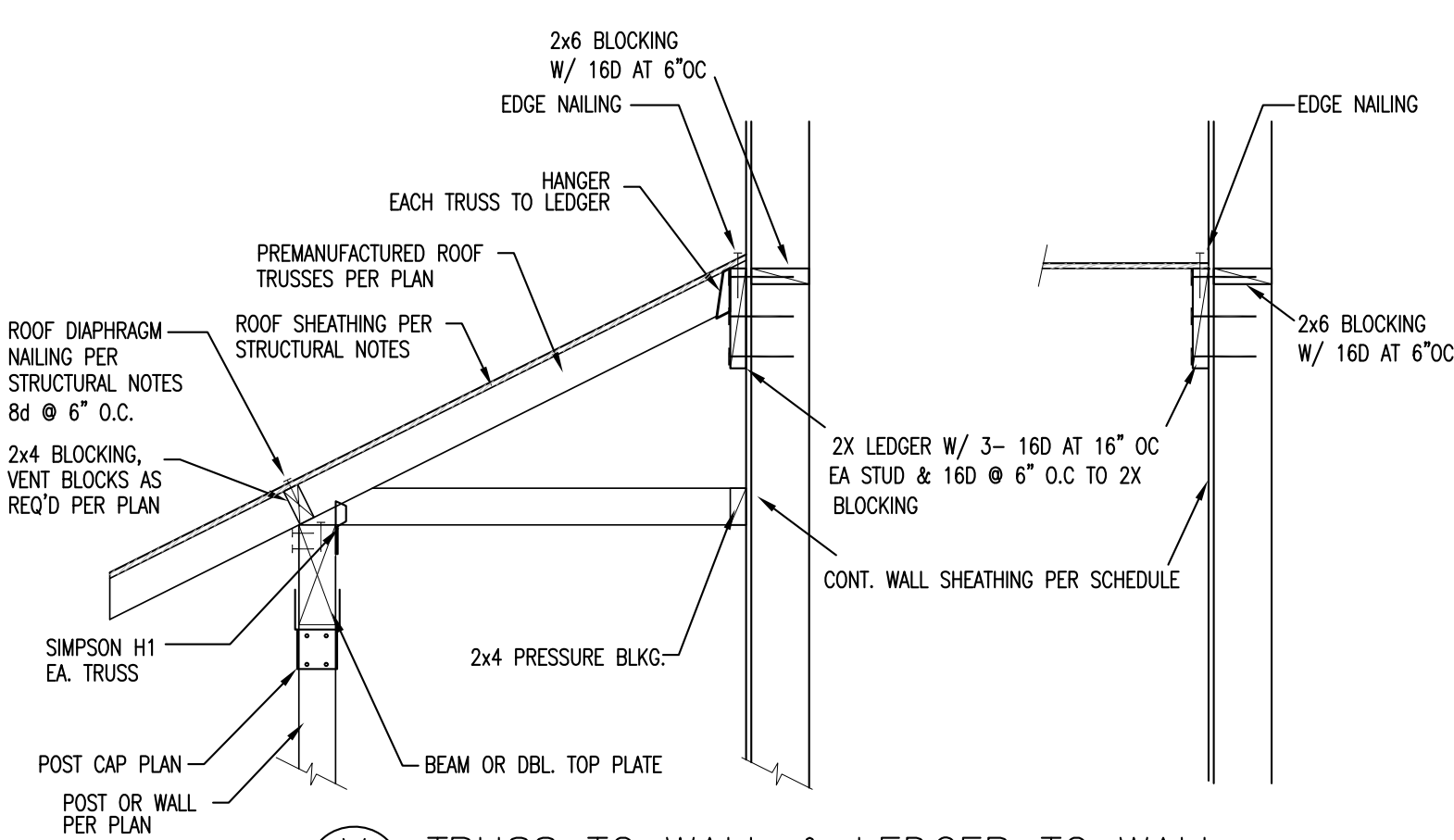
**S SHEARWALL PERPENDICULAR**  
3/4"=1'-0" TO ROOF TRUSSES



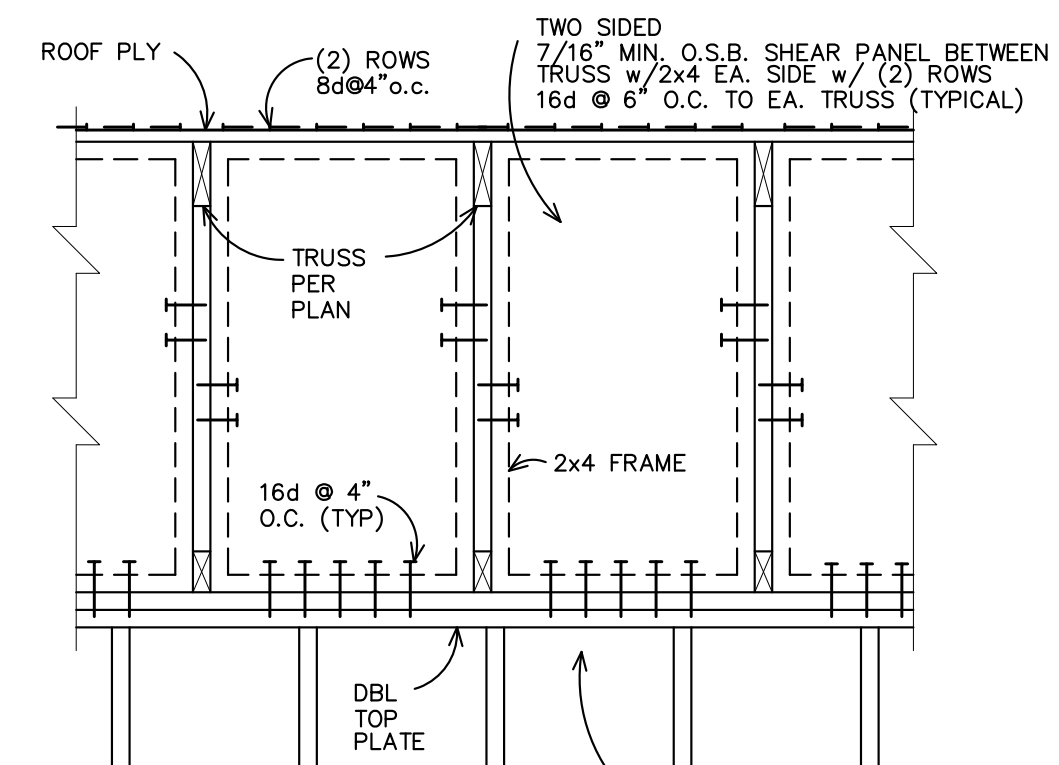
**T TYP. GABLE TRUSS DETAIL**  
3/4"=1'-0"



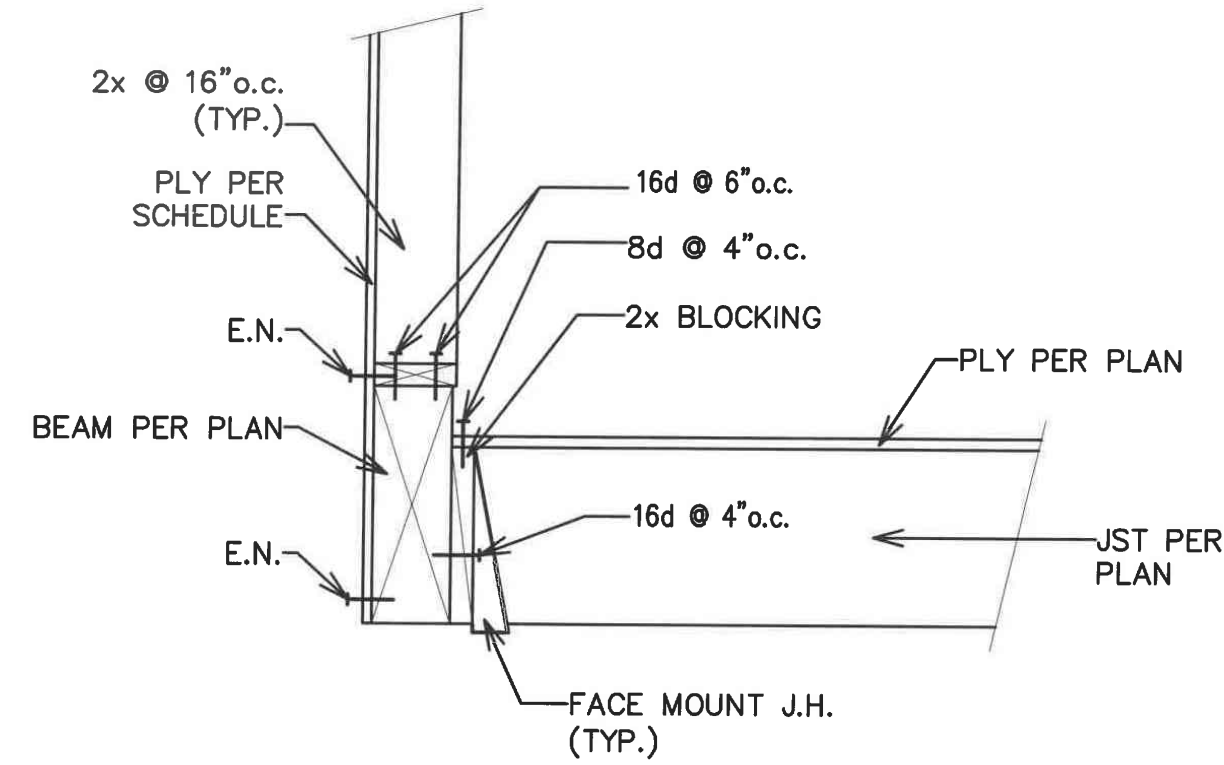
**U DECK LEDGER**



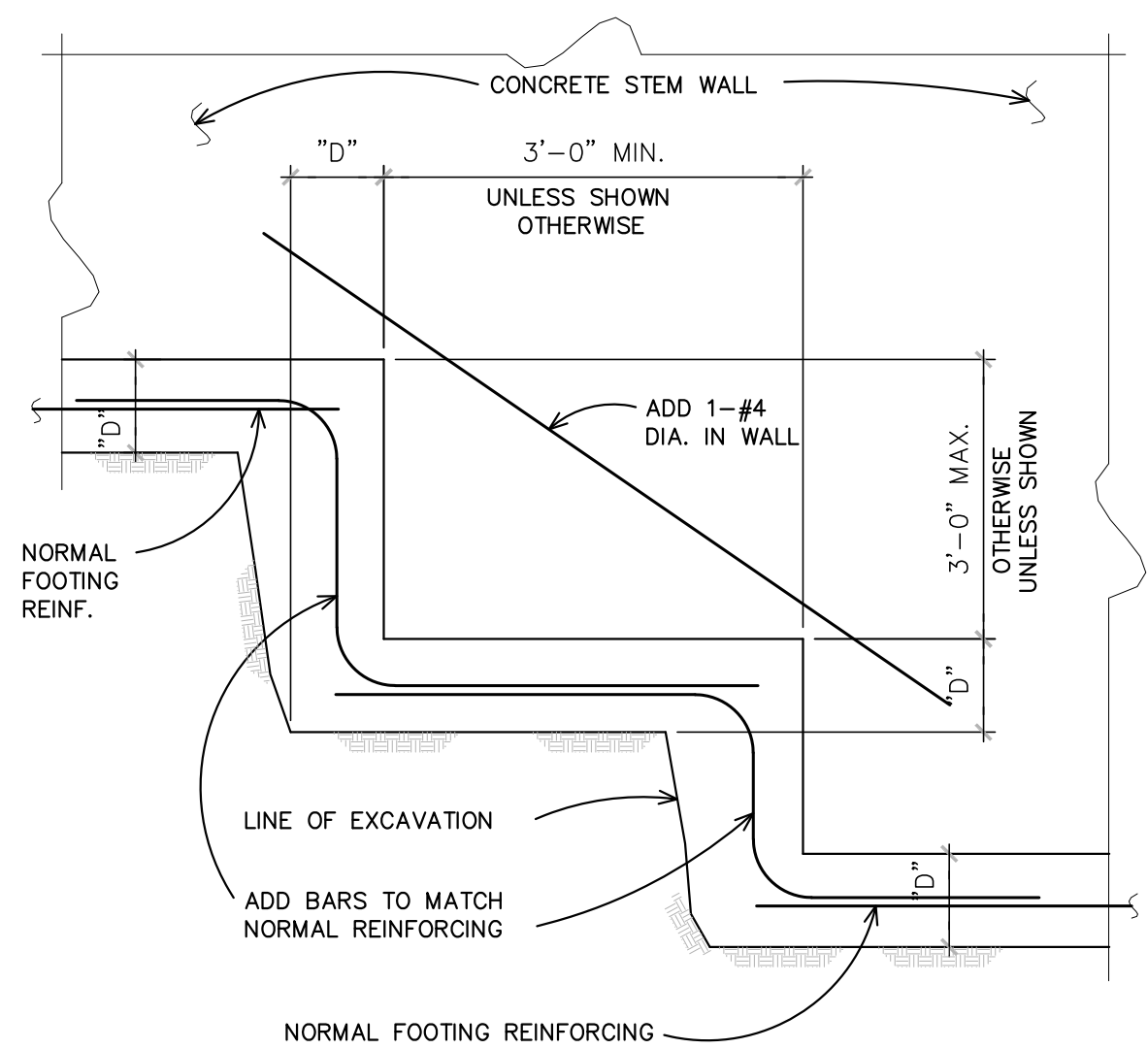
**V TRUSS TO WALL & LEDGER TO WALL**  
3/4"=1'-0"



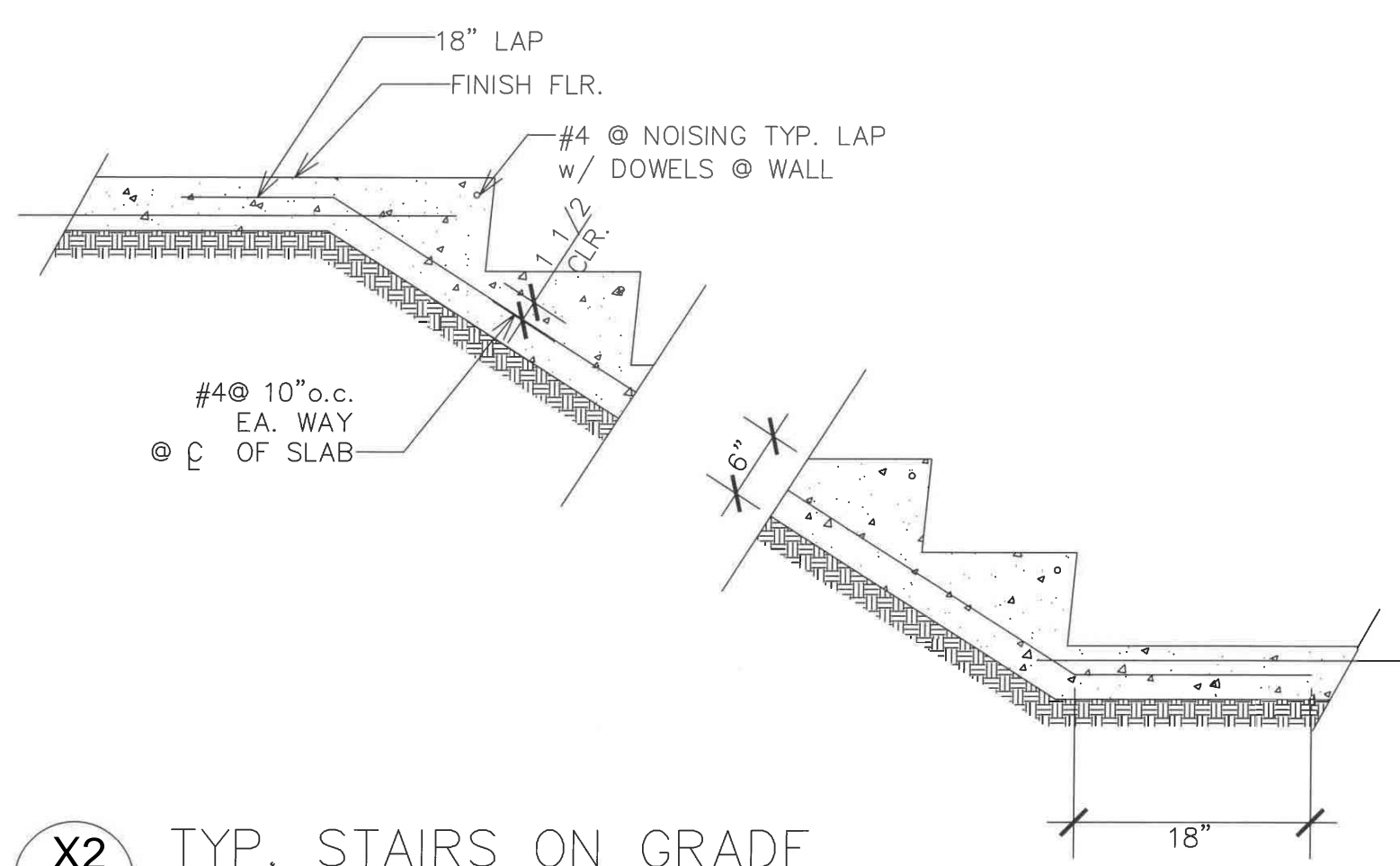
**W SHEAR PANEL DETAIL**



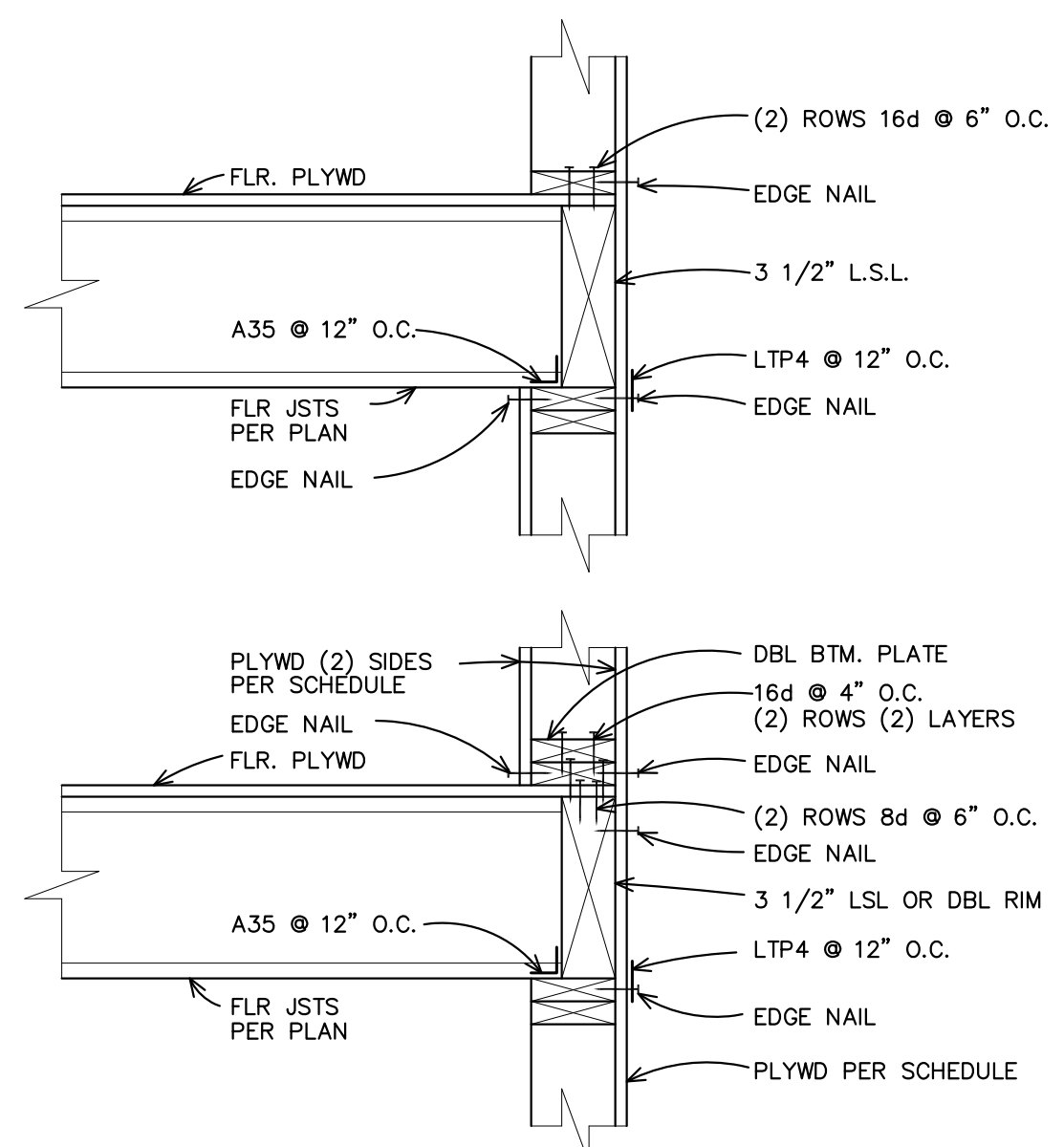
**X1 UPSET BEAM @ FLR.**  
1"=1'-0"



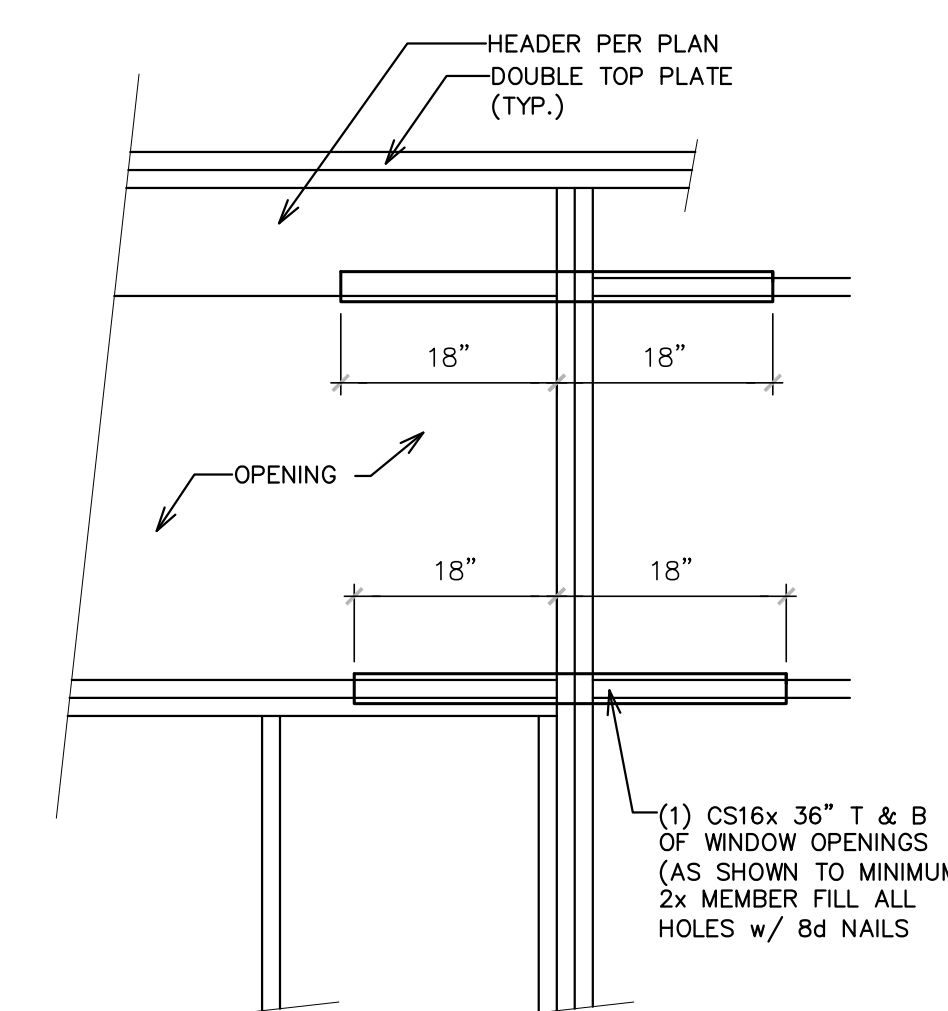
**X STEPPED FOOTING**  
(AS REQUIRED BY GRADE)



**X2 TYP. STAIRS ON GRADE**  
3/4"=1'-0"



**Z FRAMING DETAIL FOR (2) SIDED SHEAR WALL**



**Z1 CS16 STRAP @ OPENING**

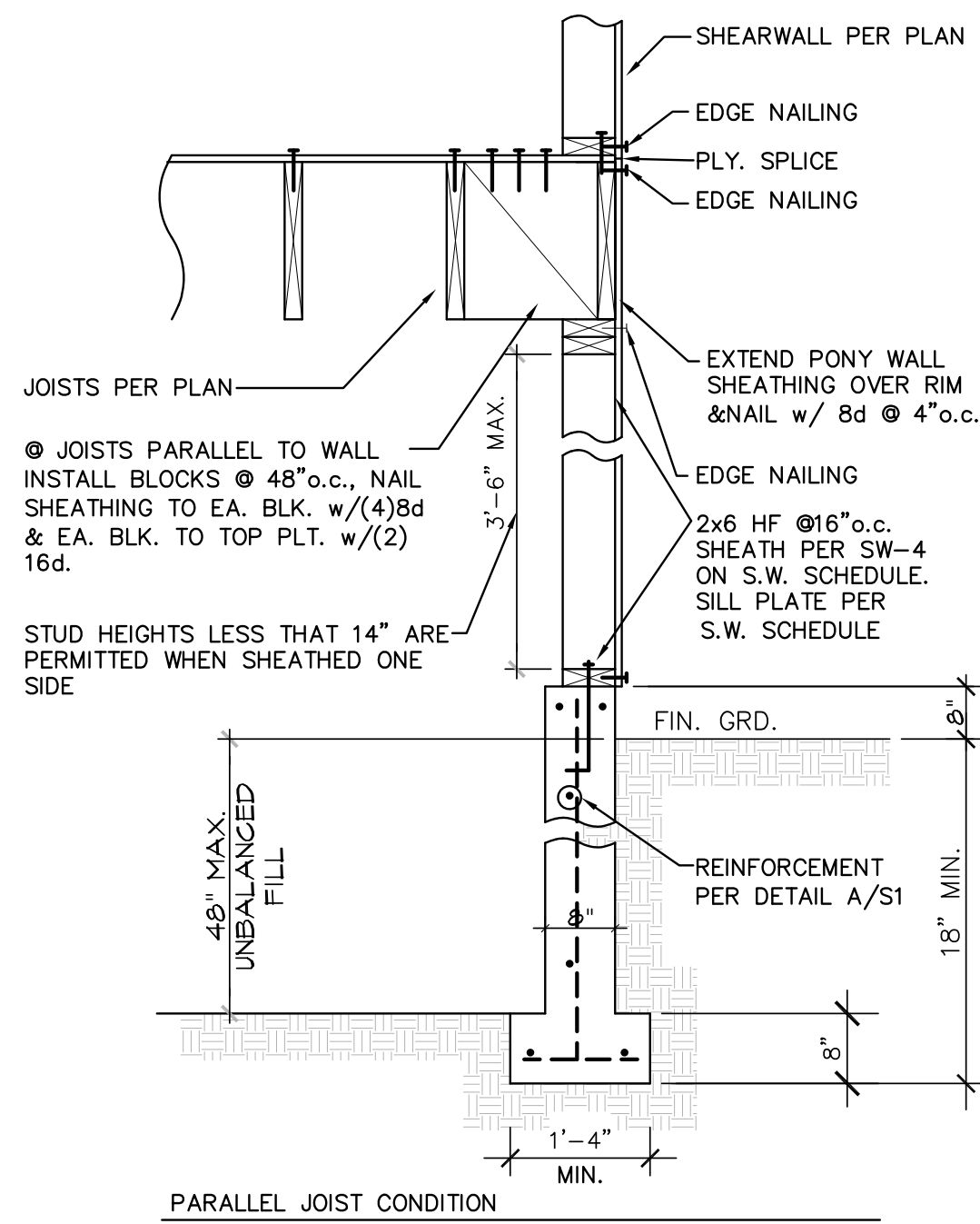
**R-B ENGINEERS, INC.**  
1312 2nd Street, Kirkland, WA 98033  
Tel: (425) 351-2085, Fax: (425) 822-2679  
Email: RBE1992@GMAIL.COM

**Structural Details**  
**IMANI RESIDENCE**  
**2405 74TH AVE SE, MERCER ISLAND WA**

**Jim Taherzadeh**  
STATE OF WASHINGTON  
REGISTERED PROFESSIONAL ENGINEER  
Expires Feb 2023

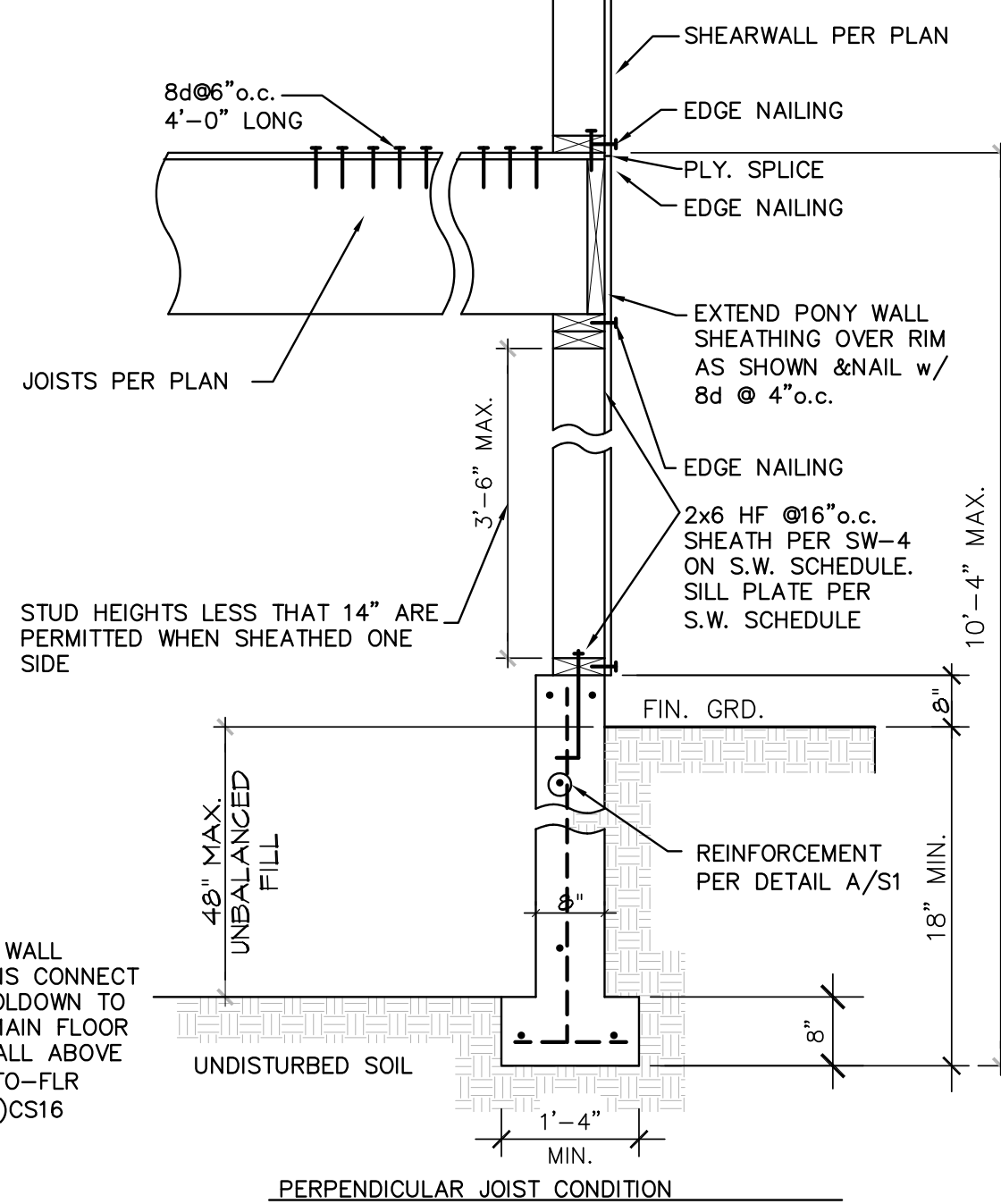
Project	
Project No.	
Drawn By	
Date	

Sheet  
**S2**

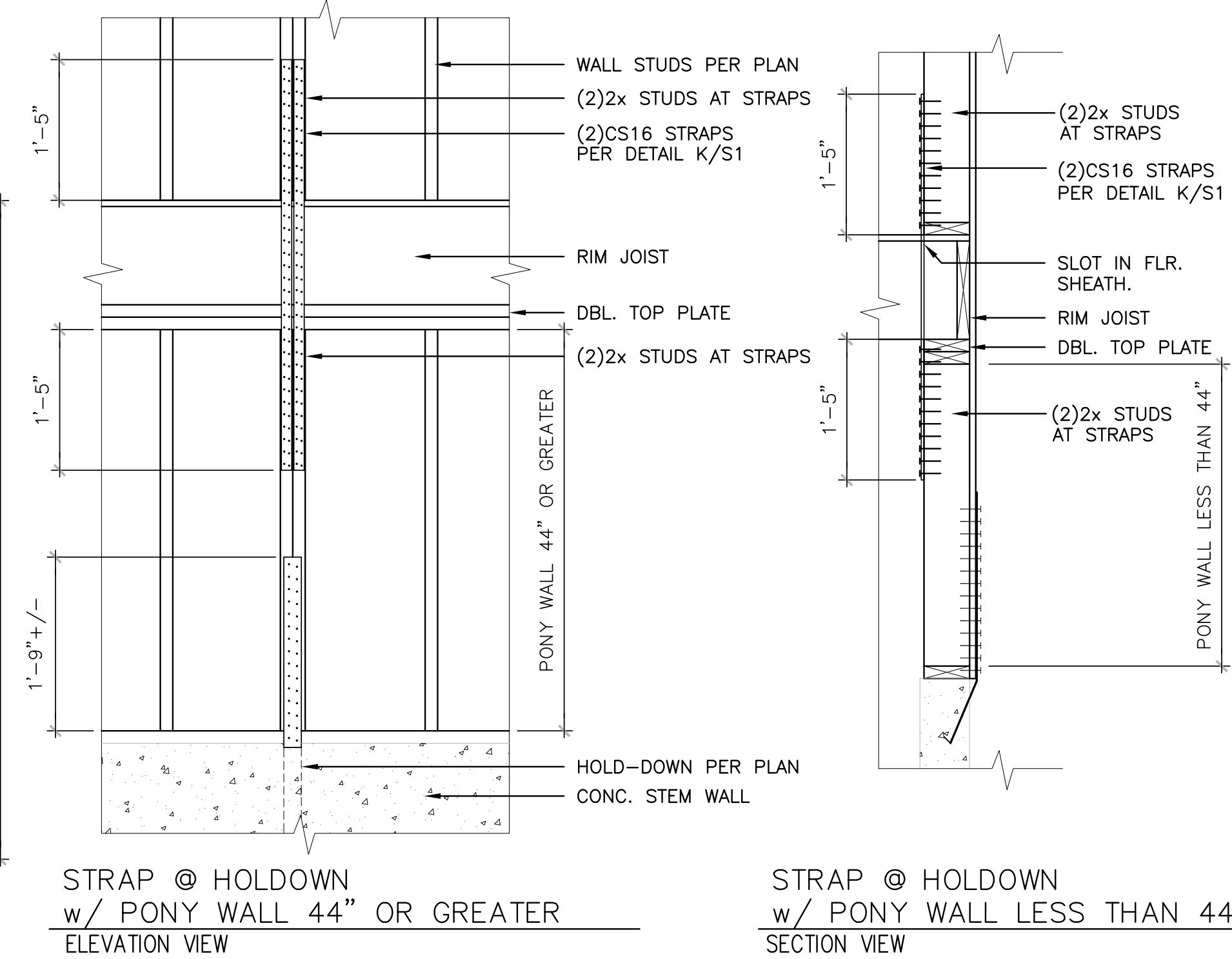


JOISTS PARALLEL TO WALL  
 @ JOISTS PARALLEL TO WALL  
 INSTALL BLOCKS @ 48" o.c., NAIL  
 SHEATHING TO EA. BLK. w/(4)8d  
 & EA. BLK. TO TOP PLT. w/(2)  
 16d.  
 STUD HEIGHTS LESS THAN 14" ARE  
 PERMITTED WHEN SHEATHED ONE  
 SIDE

AT PONY WALL  
 CONDITIONS CONNECT  
 STRAP HOLDDOWN TO  
 END OF MAIN FLOOR  
 SHEAR WALL ABOVE  
 w/ FLR-TO-FLR  
 STRAP (2)CS16



STUD HEIGHTS LESS THAN 14" ARE  
 PERMITTED WHEN SHEATHED ONE  
 SIDE



STRAP @ HOLDDOWN  
 w/ PONY WALL 44" OR GREATER  
 ELEVATION VIEW

STRAP @ HOLDDOWN  
 w/ PONY WALL LESS THAN 44"  
 SECTION VIEW

Y1 PONY WALL @ TALL CRAWL SPACE  
 (ONLY AS REQUIRED BY GRADE)

PONY WALL @ TALL CRAWL SPACE STRAP REQUIREMENTS  
 (AS REQUIRED PER SITE CONDITIONS)

Structural Details

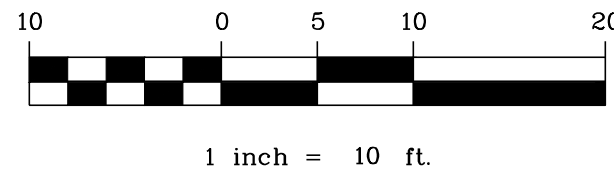
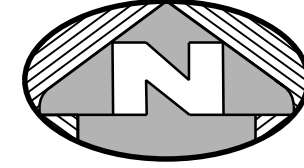
IMANI RESIDENCE  
 2405 74TH AVE SE, MERCER ISLAND WA



Project
Project No.
Drawn By
Date

Sheet  
**S2a**





**LEGEND**

- |  |  |  |                       |
|--|--|--|-----------------------|
|  | FOUND MONUMENT IN CASE                           |  | OHP OVERHEAD POWER    |
|  | FOUND REBAR AS DESCRIBED                         |  | WOOD FENCE            |
|  | SET MAG NAIL AS DESCRIBED                        |  | CATCH BASIN           |
|  | SET 5/8" X 24" IRON ROD W/ 1" YELLOW PLASTIC CAP |  | CATCH BASIN SOLID LID |
|  | POWER METER                                      |  | ROCKERY               |
|  | UTILITY POLE                                     |  | ASPHALT SURFACE       |
|  | SANITARY SEWER MANHOLE                           |  | CONCRETE SURFACE      |
|  | WATER VALVE                                      |  | GRAVEL SURFACE        |
|  | FIRE HYDRANT                                     |  | CE CEDAR              |
|  | WATER METER                                      |  |                       |
|  | SIGN   |  |                       |
|  | APPROXIMATE LOCATION SANITARY SEWER LINE         |  |                       |
|  | APPROXIMATE LOCATION STORM DRAIN LINE            |  |                       |
|  | APPROXIMATE LOCATION UNDERGROUND WATER LINE      |  |                       |

**LEGAL DESCRIPTION**

LOT 12, BLOCK 5, MCGILVRA'S ISLAND ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 16 OF PLATS, PAGE 58, RECORDS OF KING COUNTY, WASHINGTON; EXCEPT THE WEST 200 FEET THEREOF.

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

**BASIS OF BEARINGS**

RECORD OF SURVEY FOR LOUISE FONG BY TERRANE, AS RECORDED UNDER RECORDING NUMBER 20210702900035, RECORDS OF KING COUNTY, WASHINGTON. ACCEPTED A BEARING OF S 88°30'04" E FOR THE CENTERLINE OF SE 24TH STREET BASED ON FOUND MONUMENTS IN CASE.

**PROJECT INFORMATION**

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

**PROPERTY OWNER:** JASON IMANI  
2405 74TH AVENUE SE  
MERCER ISLAND, WA 98040

**TAX PARCEL NUMBER:** 531510-0431

**PROJECT ADDRESS:** 2405 74TH AVENUE SE  
MERCER ISLAND, WA 98040

**ZONING:** R-9.6

**JURISDICTION:** CITY OF MERCER ISLAND

**PARCEL ACREAGE:** 13,670 S.F. (0.314 ACRES) AS SURVEYED

**GENERAL NOTES**

- 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.
- INSTRUMENTATION FOR THIS SURVEY WAS A 3-SECOND SPECTRAPRECISION FOCUS 35 TOTAL STATION. PROCEDURES USED IN THIS SURVEY MEET OR EXCEED STANDARDS SET BY WAC 332-130-090.
- THE INFORMATION ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE IN AUGUST 2021 AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONDITIONS EXISTING AT THAT TIME.
- 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.
- ALL MONUMENTS WERE LOCATED DURING THIS SURVEY UNLESS OTHERWISE NOTED.

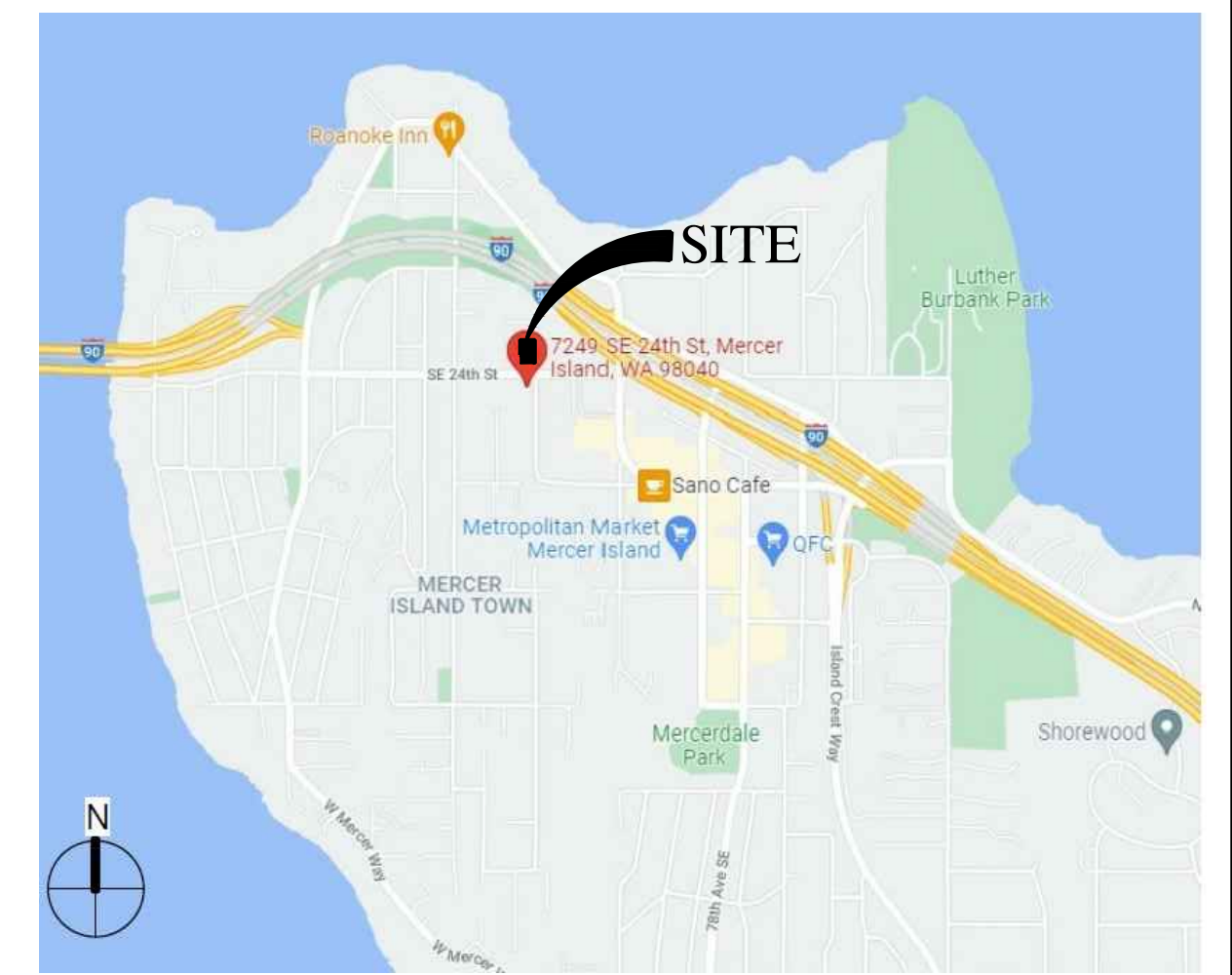
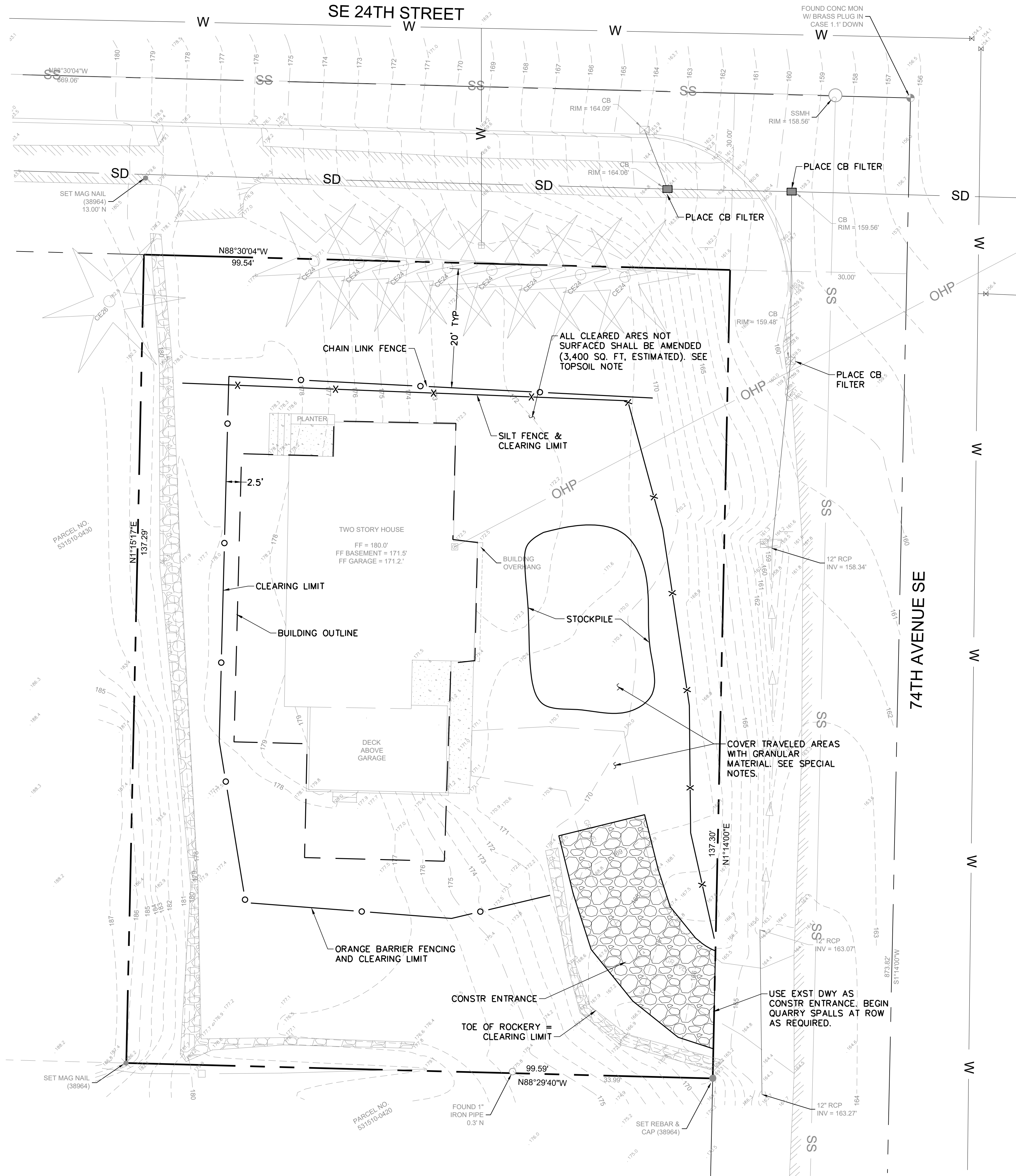
**VERTICAL DATUM & CONTOUR INTERVAL**

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

THE MARK IS A MONUMENT IN CAST AT THE INTERSECTION OF 74TH AVENUE SE AND SE 24TH STREET.

POINT ID NO. 7126;  
ELEVATION: 155.203 FEET -- NAVD 88

1.0' CONTOUR INTERVAL - THE EXPECTED VERTICAL ACCURACY IS EQUAL TO 1/2 THE CONTOUR INTERVAL OR PLUS / MINUS 0.5' FOR THIS PROJECT.



**VICINITY MAP**

MAINTAIN SUPPLIES OF PLASTIC COVERING, SILT FENCE, STRAW MULCH AND OTHER MATERIALS ON SITE TO BE USED AS REQUIRED DURING CONSTRUCTION.

**CONSTRUCTION SEQUENCE:**

- PRE-CONSTRUCTION MEETING WITH OWNER, CONTRACTOR, DESIGN ENGINEERS, AND CITY ENGINEER
- FLAG CLEARING LIMITS.
- INSTALL CONSTRUCTION ENTRANCE AS SHOWN.
- INSTALL CATCH BASIN FILTERS.
- ESTABLISH STAGING AREAS FOR STORAGE AND HANDLING POLLUTED MATERIAL AND BMPs.
- INSTALL SEDIMENT CONTROLS.
- GRADE & INSTALL SEDIMENTATION MEASURES FOR DISTURBED AREAS.
- MAINTAIN ALL TESC MEASURES DURING CONSTRUCTION AND REMOVE WITHIN 30 DAYS AFTER SITE IS STABILIZED AND THE CITY'S INSPECTOR OR ENGINEER DETERMINE THEY ARE NO LONGER NEEDED.

**SPECIAL NOTES:**

- ENTIRE CLEARED AREA NOT EXPERIENCING VEHICLE OR EQUIPMENT TRAFFIC SHALL BE COVERED WITH 3 INCHES OF STRAW MULCH DURING CONSTRUCTION. AREAS USED FOR STORAGE OR TRAVELED BY VEHICLES AND EQUIPMENT SHALL BE COVERED WITH GRANULAR MATERIAL TO A MINIMUM DEPTH OF THREE INCHES.
- ALL EQUIPMENT THAT LEAVES THE SITE SHALL TRAVEL OVER QUARRY SPALLS OR GRAVEL. NO MUD OR DIRT SHALL LEAVE THE SITE.
- NO CONCRETE TRUCK CLEAN-OUT SHALL BE PERFORMED ON SITE UNLESS THE CONTRACTOR PROVIDES AN ECOPAN OR EQUAL SYSTEM AS APPROVED BY THE CITY'S INSPECTOR.
- NO SOILS SHALL REMAIN EXPOSED AND UNWORKED FOR MORE THAN 7 DAYS FROM MAY 1 TO SEPTEMBER 30 OR MORE THAN 2 DAYS FROM OCTOBER 1 TO APRIL 30. COVER DISTURBED GROUND THAT IS NOT TO BE WORKED FOR ONE WEEK OR MORE WITH 3 INCHES OF STRAW MULCH.
- COVER STOCKPILES WITH PLASTIC.
- DISTURBANCE LIMITS: 7,300 SQUARE FEET.

**TOPSOIL NOTE:**

STOCKPILE TOPSOIL FROM GRADED AREAS. AREAS TO BE LANDSCAPED OR RESTORED TO NATURAL CONDITIONS SHALL BE COVERED WITH SITE TOPSOIL TO A MINIMUM DEPTH OF 8 INCHES. TOPSOIL SHALL MEET THE COMPOST REQUIREMENTS OF WAC 173-350-100. THE COMPOST SHALL HAVE AN ORGANIC MATTER CONTENT OF 40% TO 65%, AND A CARBON TO NITROGEN RATIO BELOW 25:1. TOPSOIL NOT MEETING THIS REQUIREMENT SHALL BE AMENDED WITH COMPOST TO THE EXTENT NECESSARY TO MEET THE REQUIREMENT.

**SHEET INDEX:**

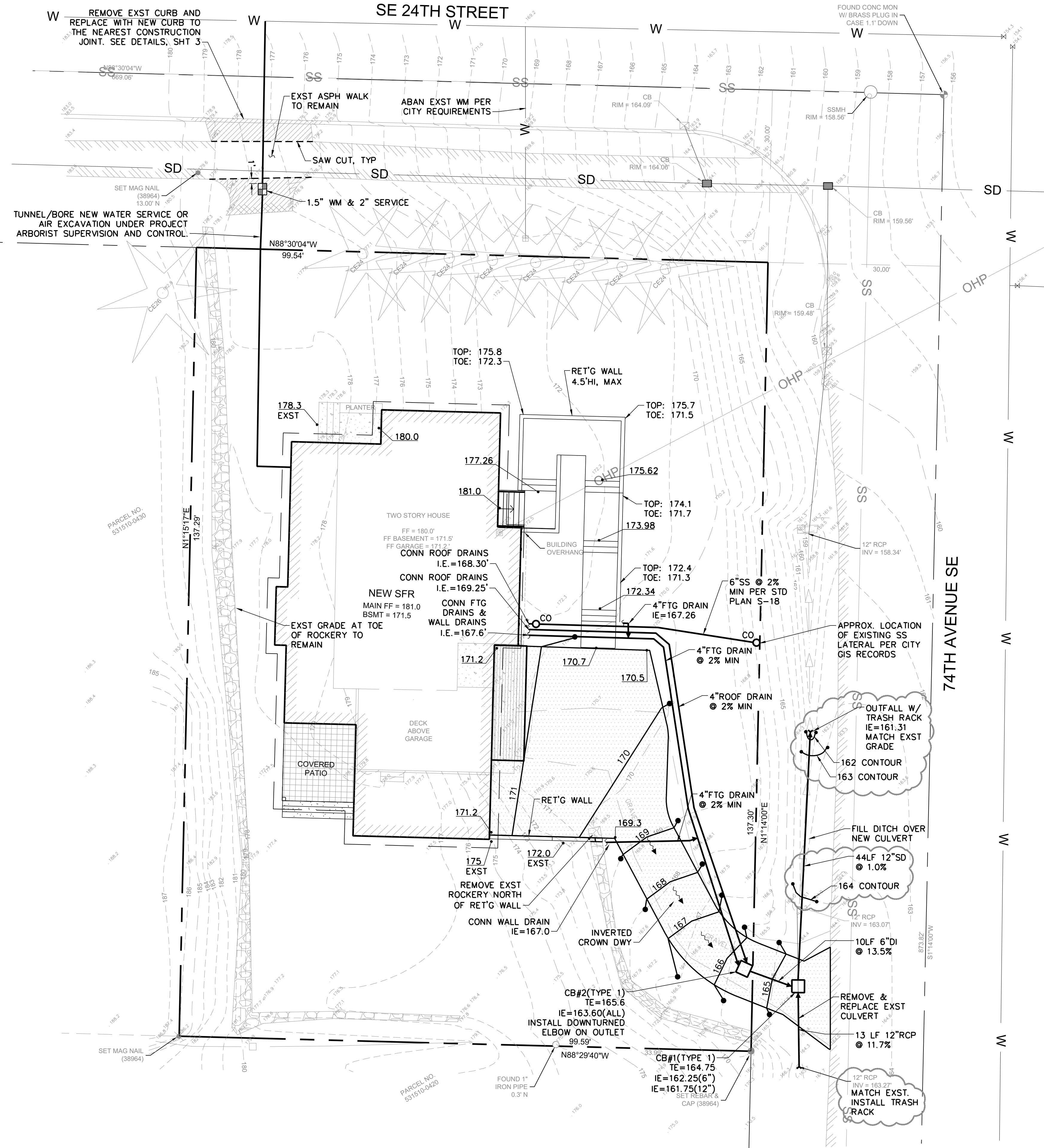
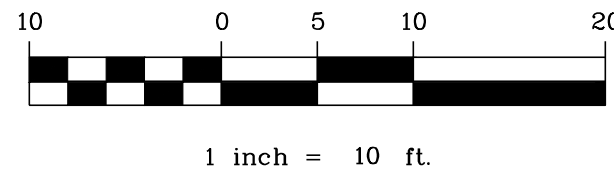
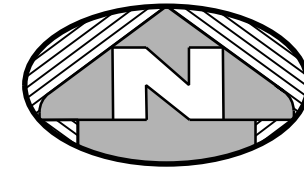
- ..... TESC PLAN
- ..... GRADING & DRAINAGE PLAN
- ..... DETAILS



**SDS**  
SITE DEVELOPMENT SERVICES  
3011 RAVEN CREST  
BELLINGHAM, WA 98226  
(425) 481-9687  
DAVESDS49@GMAIL.COM

6/27/22 REVISED SHEET 2 PER CITY COMMENTS	
5/23/22 REVISIONS PER CITY COMMENTS	
<b>IMANI RESIDENCE</b>	
2405 74TH AVE SE	
DATE: 12/27/21	DES: DCD
SCALE: 1"=10'	DWN: DCD
<b>TESC PLAN</b>	
OWNER/APPLICANT: JASON IMANI 8215 NE JUANITA DR KIRKLAND, WA 98034	





**SPECIAL NOTES:**

1. VERIFY EXISTING TOPOGRAPHY IN AREA OF PROPOSED CONSTRUCTION PRIOR TO ANY WORK. NOTIFY ENGINEER IF CONFLICTS ARE IDENTIFIED.
2. VERIFY DEPTH AND LOCATION OF ALL EXISTING UTILITIES (WHETHER OR NOT SHOWN) IN POTENTIAL CONFLICT W/ PROPOSED CONSTRUCTION PRIOR TO ANY WORK.
3. SITE DOWNSPOUTS DRAIN INTO THE GROUND. NO OUTLETS FOUND. CONNECT ALL DOWNSPOUTS TO ROOF DRAIN CONNECTION AS SHOWN ON THIS PLAN.
4. ALL STORM DRAIN PIPING (SD) SHALL BE SMOOTH WALL MEETING CITY AND BUILDING CODE STANDARDS. ROOF DRAINS SHALL MEET MATERIAL STANDARDS FOR SDR35 FOR PVC PIPE AND N-12 FOR SMOOTH-BORE HDPE PIPE.
5. PROVIDE TV INSPECTION OF EXISTING PRIVATE SIDE SEWER BETWEEN THE RESIDENCE AND THE PUBLIC SEWER MAIN. 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.
6. PROPOSED WATER METER SIZE HAS NOT BEEN APPROVED BY THE CITY FIRE MARSHALL. THE LOCATION AND SIZE OF THE METER AND SERVICE SHALL BE VERIFIED BY THE SPRINKLER DESIGNER AND COORDINATED WITH AND APPROVED BY THE CITY DEVELOPMENT ENGINEER PRIOR TO PRECONSTRUCTION MEETING.
7. FOOTING DRAIN ROUTING NOT SPECIFIED IN THESE PLANS. CONSTRUCTION SHALL MEET ALL RELEVANT CODES AND STRUCTURAL AND ARCHITECTURAL DETAILS AND SPECIFICATIONS. DO NOT DIRECTLY CONNECT FOOTING DRAINS TO STORM DRAIN PIPES. MAKE CONNECTIONS TO DRAINAGE STRUCTURES AS SPECIFIED ON THIS PLAN.
8. USE AIR EXCAVATION OR OTHER APPROVED METHOD TO FIND AREA TO INSTALL UTILITIES OR PERFORM ANY EXCAVATION WITHIN TREE DRIFLINE. QUALIFIED ARBORIST SHALL BE ON SITE DURING THIS AND ANY EXCAVATION/GRADING WITHIN SAVED TREE DRIFLINES. CITY ARBORIST MUST BE NOTIFIED WHEN WORK WILL TAKE PLACE AND WHEN PROJECT ARBORIST IS ON SITE.
9. PRACTICES SUCH AS AIR EXCAVATION OR TUNNEL/BORE SHALL BE UTILIZED AS NECESSARY TO PROTECT RETAINED TREES.
10. THE LAWN AND LANDSCAPE AREAS ARE REQUIRED TO PROVIDE POST-CONSTRUCTION SOIL QUALITY AND DEPTH IN ACCORDANCE WITH BMP 15.13. THE PROJECT CIVIL ENGINEER MUST PROVIDE A LETTER OF CERTIFICATION TO ENSURE THAT THE LAWN AND LANDSCAPE AREAS ARE MEETING THE POST-CONSTRUCTION SOIL QUALITY AND DEPTH REQUIREMENTS SPECIFIED ON THE APPROVED PLAN SET PRIOR TO FINAL INSPECTION OF THE PROJECT.



**EARTHWORK QUANTITIES**

CUT = 62 C.Y.  
FILL = 29 C.Y.

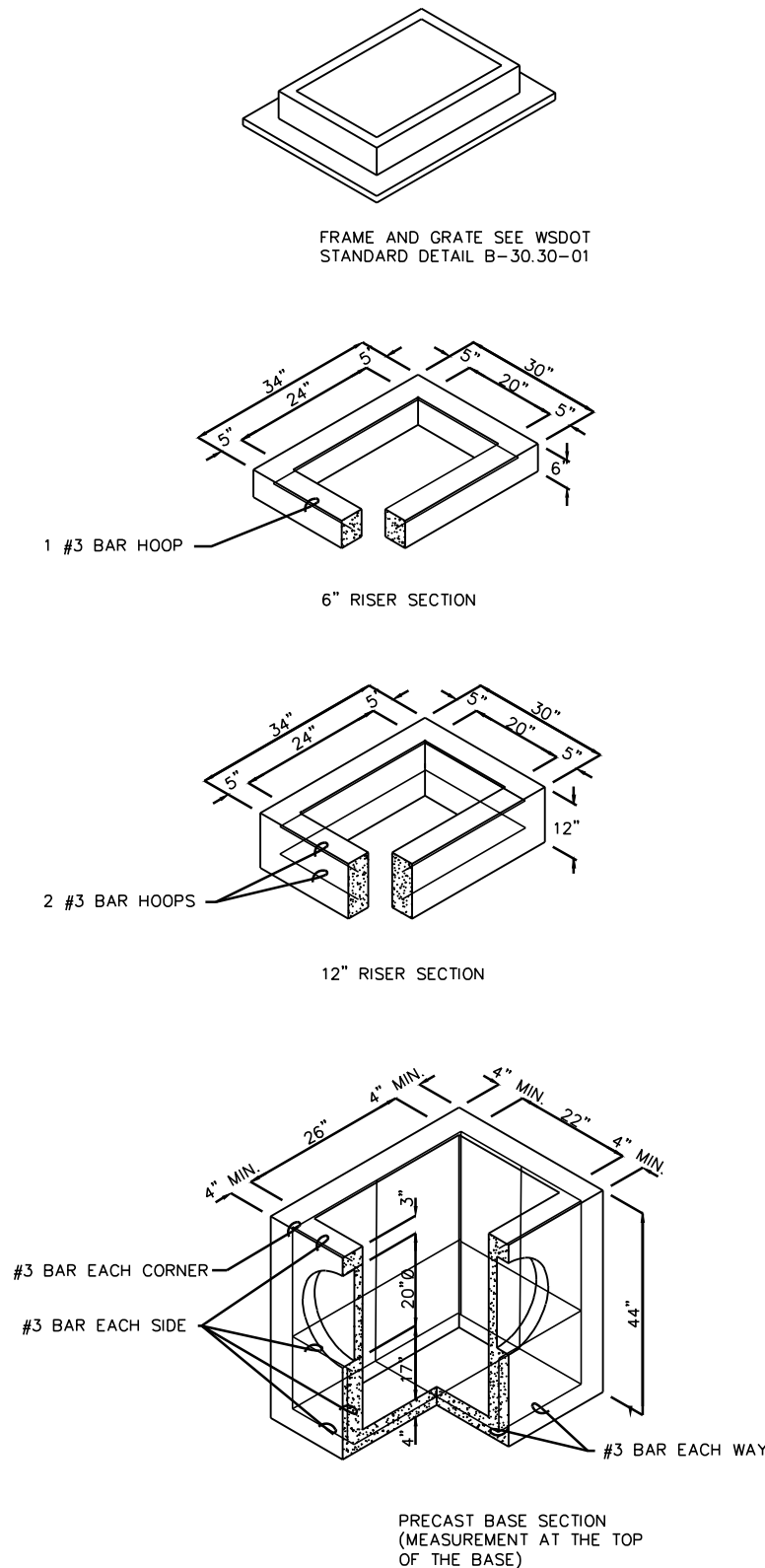
**NOTES:**

1. QUANTITIES ARE APPROXIMATE. CONTRACTOR TO PERFORM WORK AS REQUIRED TO BRING SITE TO FINISHED GRADES AS SHOWN.
2. HAUL EXCESS MATERIAL TO APPROVED SITE USING AN APPROVED HAUL ROUTE.



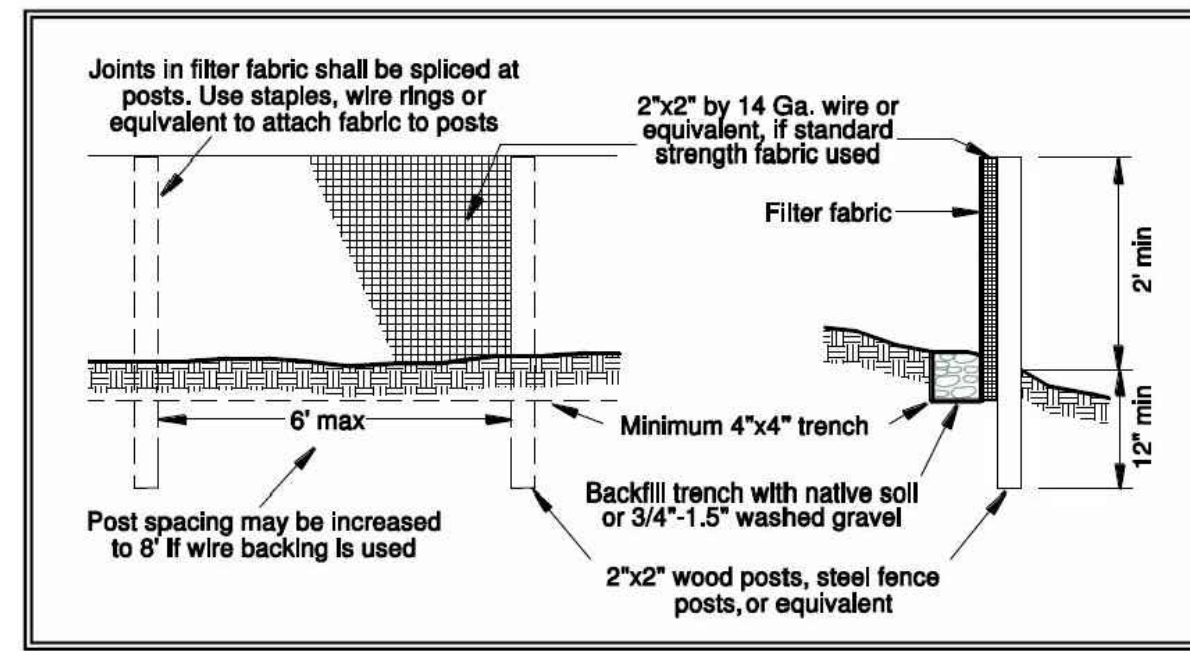
**SDS**  
SITE DEVELOPMENT SERVICES  
3011 RAVEN CREST  
BELLINGHAM, WA 98226  
(425) 481-9687  
DAVESDS49@GMAIL.COM

6/27/22 REVISIONS PER CITY COMMENTS	
5/23/22 REVISIONS PER CITY COMMENTS	
<b>IMANI RESIDENCE</b>	
2405 74TH AVE SE	
DATE: 12/27/21	DES: DCD
SCALE: 1"=10'	DWN: DCD
<b>GRADING &amp; DRAINAGE PLAN</b>	
OWNER/APPLICANT:	
JASON IMANI 8215 NE JUANITA DR KIRKLAND, WA 98034	



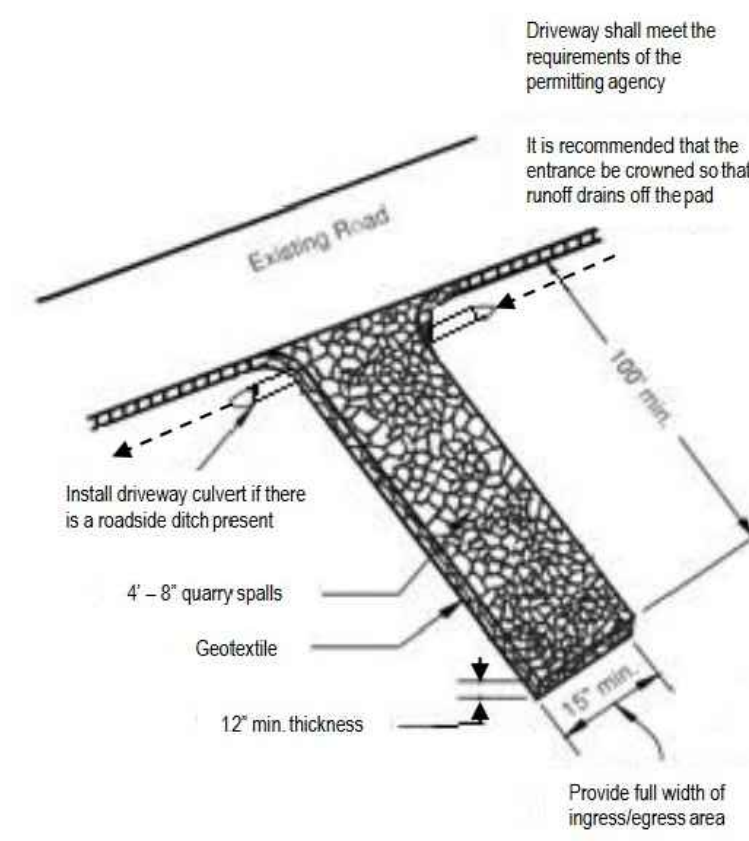
- NOTES:**
- CATCH BASINS SHALL BE CONSTRUCTED IN ACCORDANCE WITH ASTM C475 (ASHTO M 199) & C890 UNLESS OTHERWISE SHOWN ON PLANS OR NOTED IN THE STANDARD SPECIFICATIONS.
  - AS AN ACCEPTABLE ALTERNATIVE TO REBAR, WELDED WIRE FABRIC HAVING A MIN. AREA OF 0.12 SQUARE INCHES PER FOOT MAY BE USED. WELDED WIRE FABRIC SHALL COMPLY TO ASTM A497 (ASHTO M 221). WIRE FABRIC SHALL NOT BE PLACED IN KNOCKOUTS.
  - ALL REINFORCED CAST-IN-PLACE CONCRETE SHALL BE CLASS 4000.
  - PRECAST BASES SHALL BE FURNISHED WITH CUTOUTS OR KNOCKOUTS. KNOCKOUTS SHALL HAVE A WALL THICKNESS OF 2" MIN. ALL PIPE SHALL BE INSTALLED IN FACTORY PROVIDED KNOCKOUTS. UNUSED KNOCKOUTS NEED NOT BE GROTTED IF WALL IS LEFT INTACT.
  - KNOCKOUT OR CUTOUT HOLE SIZE IS EQUAL TO PIPE OUTER DIAM. PLUS CATCH BASIN WALL THICKNESS.
  - ROUND KNOCKOUTS MAY BE ON ALL 4 SIDES, WITH MAX. DIAM. OF 20". KNOCKOUTS MAY BE EITHER ROUND OR "D" SHAPE.
  - THE MAX. DEPTH FROM THE FINISHED GRADE TO THE PIPE INVERT IS 4'-0".
  - THE TAPER ON THE SIDES OF THE PRECAST BASE SECTION AND RISER SECTION SHALL NOT EXCEED 1/2"/FT.
  - CATCH BASIN FRAME AND GRATE SHALL BE IN ACCORDANCE WITH STANDARD SPECIFICATIONS. FINISH SURFACES SHALL BE FINISHED TO ASSURE NON-ROCKING FIT WITH ANY COVER POSITION.
  - FRAME AND GRATE MAY BE INSTALLED WITH FLANGE DOWN OR CAST INTO RISE.
  - EDGE OF RISER OR BRICK SHALL NOT BE MORE THAN 2" FROM VERTICAL EDGE OF CATCH BASIN WALL.

**TYPE 1 CATCH BASIN**  
NTS



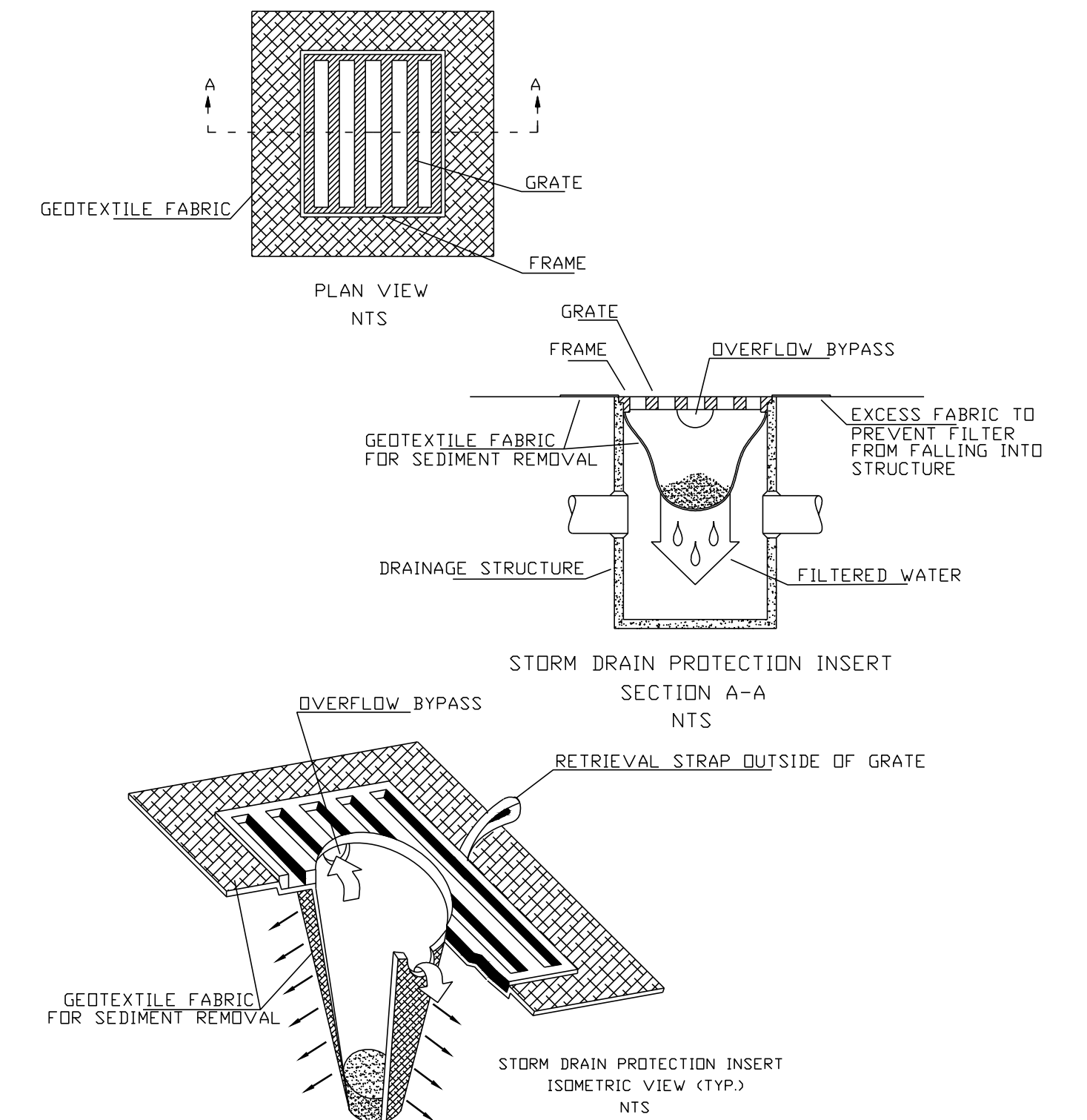
- Repair any damage immediately.
- Intercept and convey all evident concentrated flows uphill of the silt fence to a sediment pond.
- Check the uphill side of the fence for signs of the fence clogging and acting as a barrier to flow and then causing channelization of flows parallel to the fence. If this occurs, replace the fence or remove the trapped sediment.
- Remove sediment deposits when the deposit reaches approximately one-third the height of the silt fence, or install a second silt fence.
- Replace filter fabric that has deteriorated due to ultraviolet breakdown.

**SILT FENCE DETAIL**  
NTS

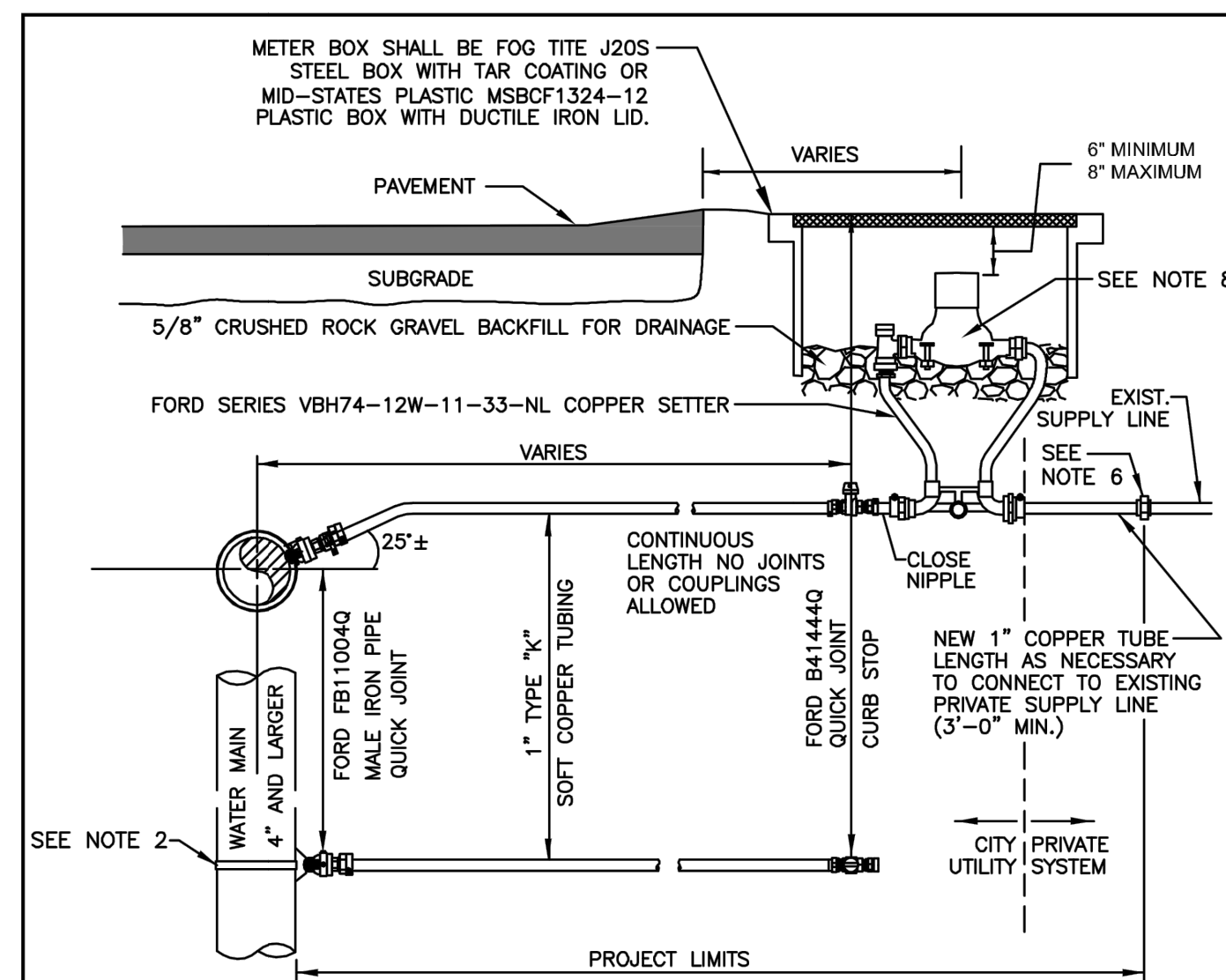


- Quarry spalls shall be added if the pad is no longer in accordance with the specifications.
- If the entrance is not preventing sediment from being tracked onto pavement, then alternative measures to keep the streets free of sediment shall be used. This may include replacement/cleaning of the existing quarry spalls, street sweeping, an increase in the dimensions of the entrance, or the installation of a wheel wash.
  - Any sediment that is tracked onto pavement shall be removed by shoveling or street sweeping. The sediment collected by sweeping shall be removed or stabilized on site. The pavement shall not be cleaned by washing down the street, except when high efficiency sweeping is ineffective and there is a threat to public safety. If it is necessary to wash the streets, the construction of a small sump to contain the wash water shall be considered. The sediment would then be washed into the sump where it can be controlled.
  - Perform street sweeping by hand or with a high efficiency sweeper. Do not use a non-high efficiency mechanical sweeper because this creates dust and throws soils into storm systems or conveyance ditches.
  - Any quarry spalls that are loosened from the pad, which end up on the roadway shall be removed immediately.
  - If vehicles are entering or exiting the site at points other than the construction entrance(s), fencing (see BMP C103) shall be installed to control traffic.
  - Upon project completion and site stabilization, all construction accesses intruded as permanent access for maintenance shall be permanently stabilized.

**CONSTRUCTION ENTRANCE DETAIL**  
NTS

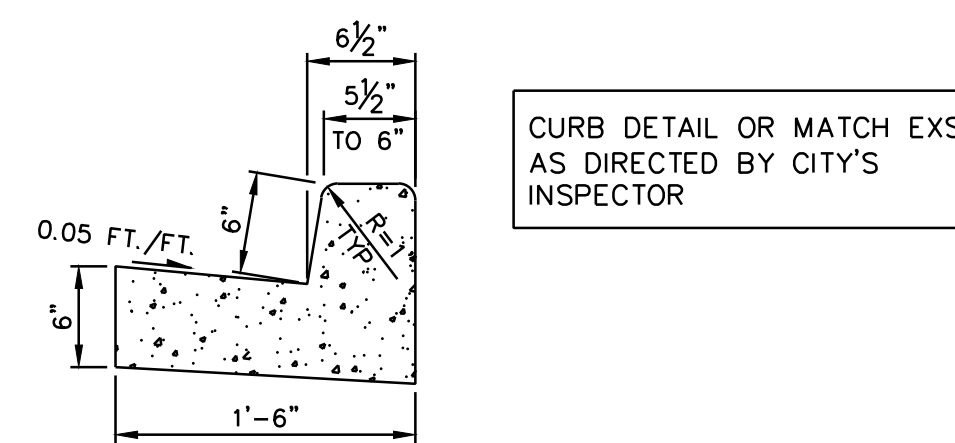


**CATCH BASIN FILTER**  
NTS

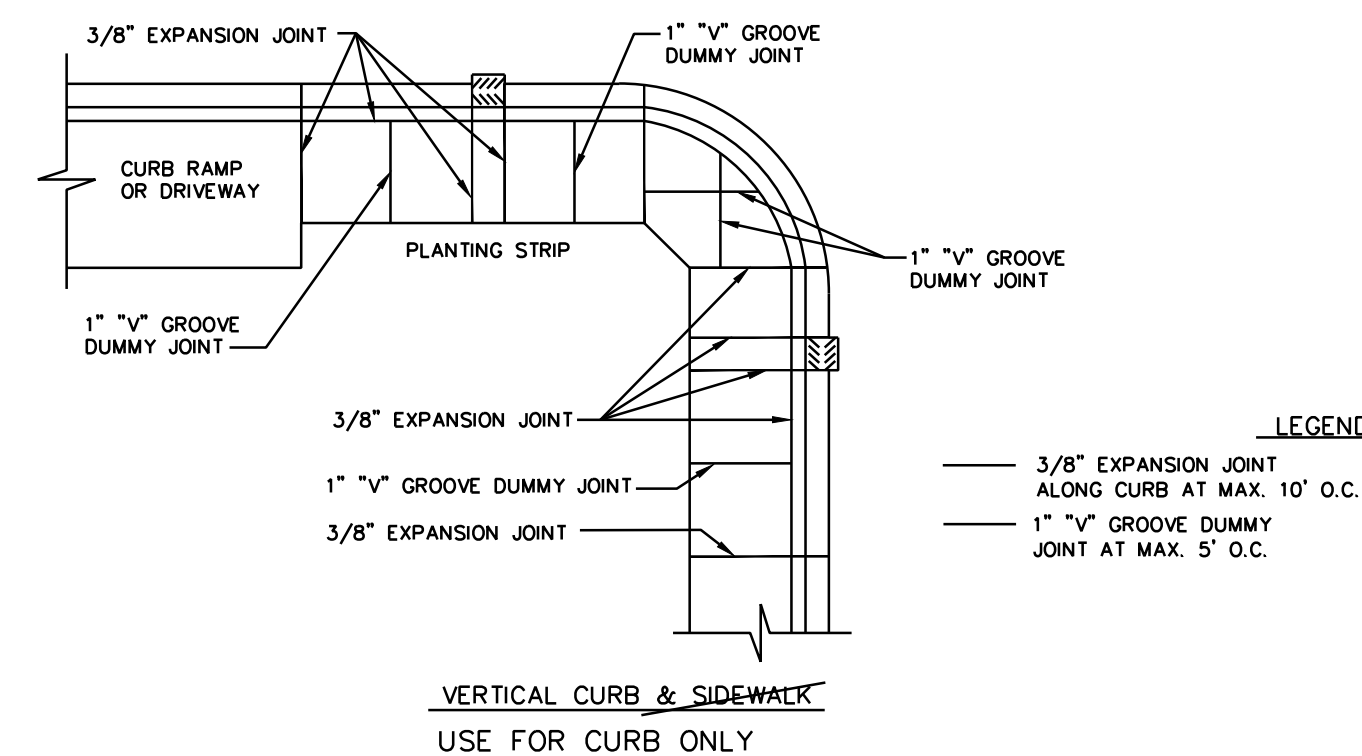


- NOTES**
- WATER SERVICES SHALL COMPLY WITH THE REDUCTION OF LEAD IN DRINKING WATER ACT DATED 01/04/2014.
  - ON EXISTING WATER MAINS USE NYLON COATED D.I. SADDLE WITH STAINLESS STEEL DOUBLE STRAPS, ROMAC 202NS, OR APPROVED EQUAL.
  - MINIMUM DISTANCE BETWEEN CORP. STOPS SHALL BE 18'. MINIMUM DISTANCE BETWEEN TAPS, BETWEEN CORP STOP AND PIPE ENDS SHALL BE 24". ALL HORIZONALLY STAGGERED.
  - PLASTIC METER BOXES SHALL NOT BE INSTALLED WITHIN ROADWAY, SIDEWALK, OR DRIVEWAYS.
  - UPON CITY ENGINEER'S APPROVAL, METER BOXES ARE ALLOWED TO BE INSTALLED IN PORTLAND CEMENT CONCRETE PAVEMENT OR SIDEWALK.
  - WHEN CONNECTING TO EXISTING PRIVATE SUPPLY LINE CONTAINING FERROUS METAL, PROVIDE INSULATING COUPLING (DB SERIES WITH C21 SERIES ADAPTERS) AND PROVIDE REDUCER AS NECESSARY TO MATCH EXISTING PRIVATE SUPPLY LINE DIAMETER.
  - SERVICE LINE SHALL BE PERPENDICULAR TO THE WATER MAIN AND STRAIGHT TO WATER METER, UNLESS OTHERWISE APPROVED BY CITY ENGINEER. PROVIDE WINDING SLACK IN THE SERVICE LINE BETWEEN THE MAIN AND WATER METER.
  - WATER METER SUPPLIED BY CITY.
  - ALL FITTINGS TO BE BRASS COMPRESSION TYPE, FORD QUICK JOINT OR EQUAL.
  - NO SERVICE CONNECTIONS BETWEEN BLOW-OFF AND END OF MAIN.

**CITY OF MERCER ISLAND**  
**STANDARD DETAILS**  
**WATER**  
1" WATER METER INSTALLATION  
02-05-2021 NO SCALE W-13



**CEMENT CONCRETE VERTICAL CURB & GUTTER**



**CURB & GUTTER DETAIL**  
NTS



**SDS**  
SITE DEVELOPMENT SERVICES  
3011 RAVEN CREST  
BELLINGHAM, WA 98226  
(253) 481-9687  
DAVESDS49@GMAIL.COM

5/23/22 REVISIONS PER CITY COMMENTS	
<b>IMANI RESIDENCE</b>	
2405 74TH AVE SE	
DATE: 12/27/21	DES: DCD
SCALE: AS NOTED	DWN: DCD
<b>DETAILS</b>	
OWNER/APPLICANT: JASON IMANI 8215 NE JUANITA DR KIRKLAND, WA 98034	
3 of 3	