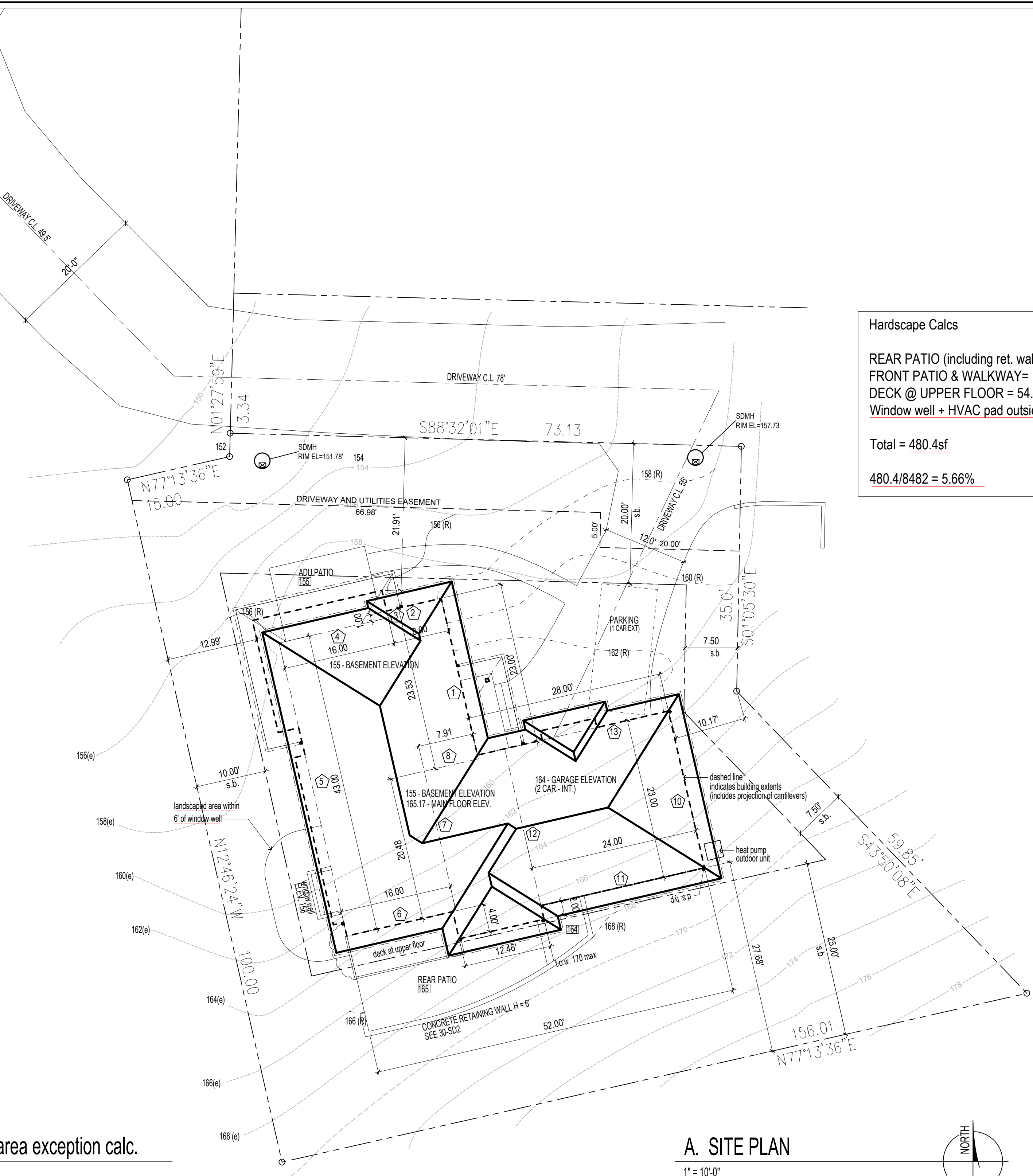


SE 41st STREET



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

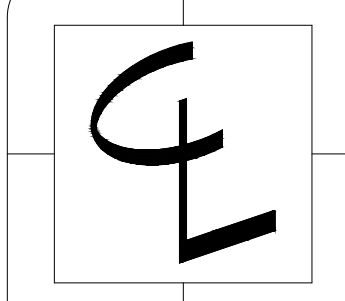
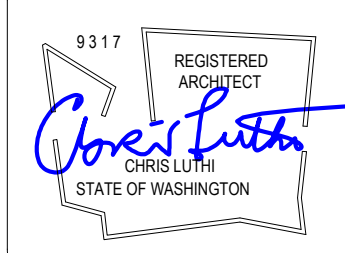
Duffy Eilius
 CES Civil Engineering
 102 NW CANAL St Seattle WA 98107
 206.930.0342

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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 12.12.20

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
 $438.7/8482 = 5.17\%$

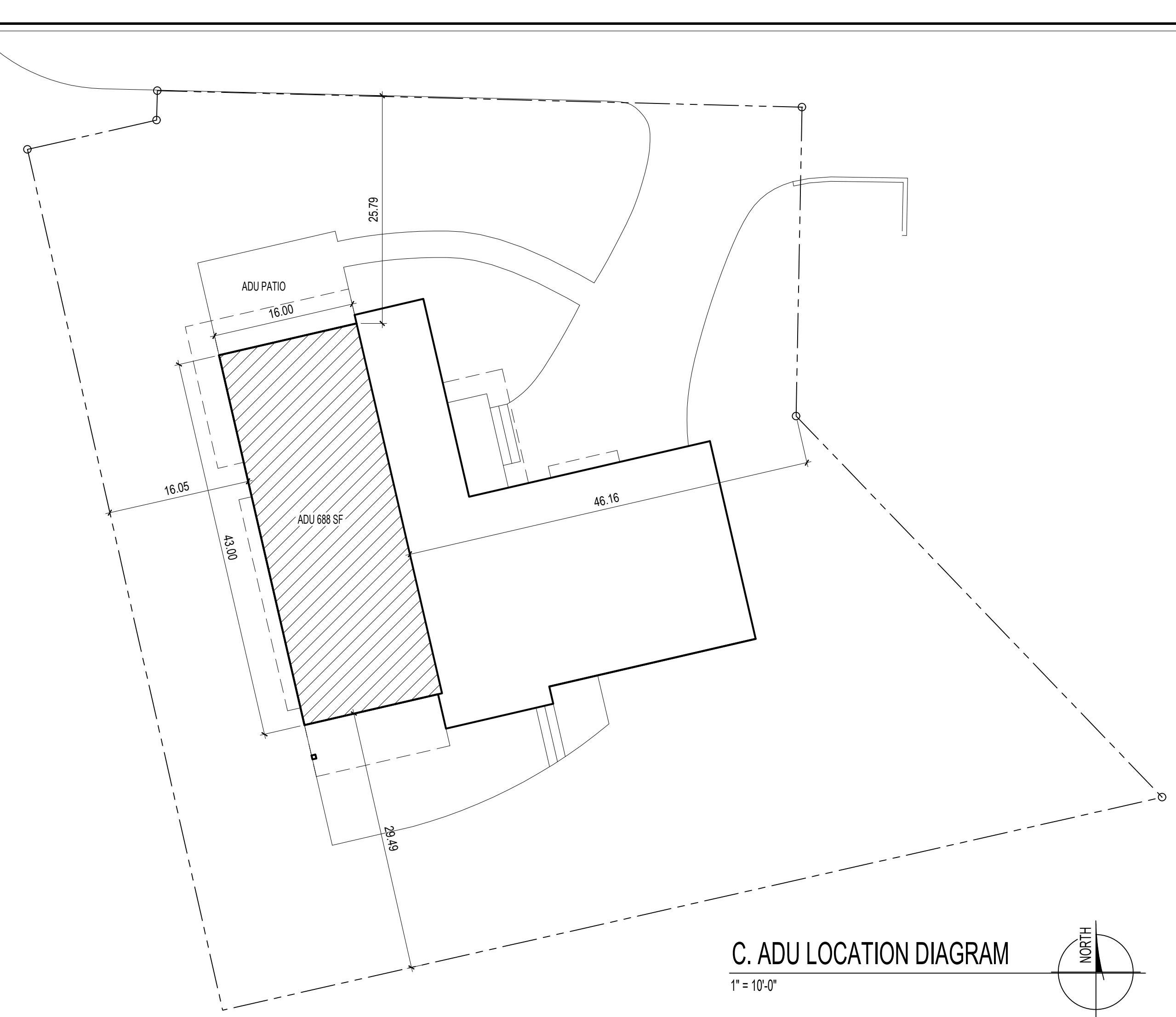
A. LOT COVERAGE DIAGRAM

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

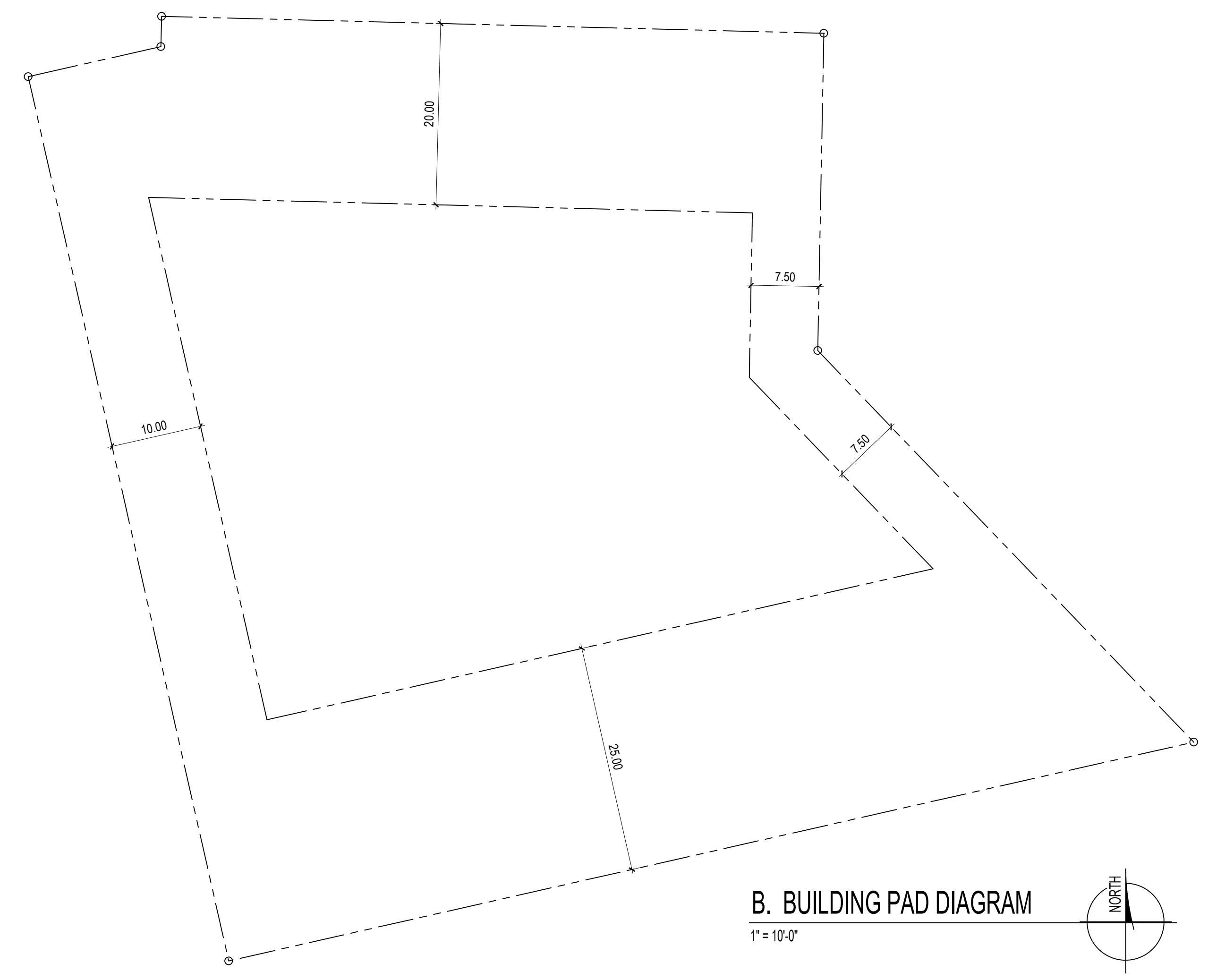
	EL @ MIDPOINT	segment	wtd sgmnt
A	159	23	3657.00
B	158.3	8	1266.40
C	158.2	3	474.60
D	155	19	2945.00
E	157.9	16.64	2627.46
F	158.3	3	474.90
G	158.6	4	634.40
H	158.6	1.5	237.90
I	159.6	24.54	3916.58
J	162.2	1.5	243.30
K	162.8	2	325.60
L	164	15.54	2548.56
M	165	4	660.00
N	165	12.46	2055.90
O	164	2	328.00
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**

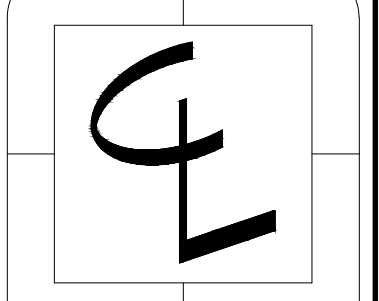
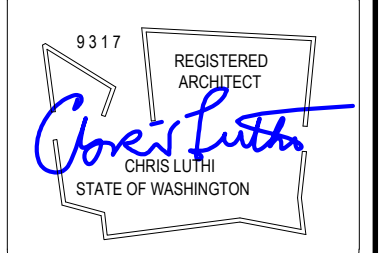
bolded numbers indicate final grade lower than existing



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



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



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Site Plan

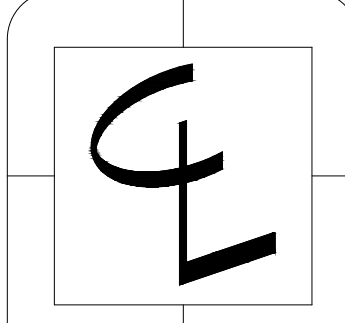
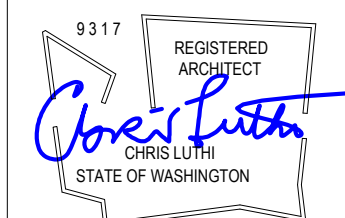
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1b



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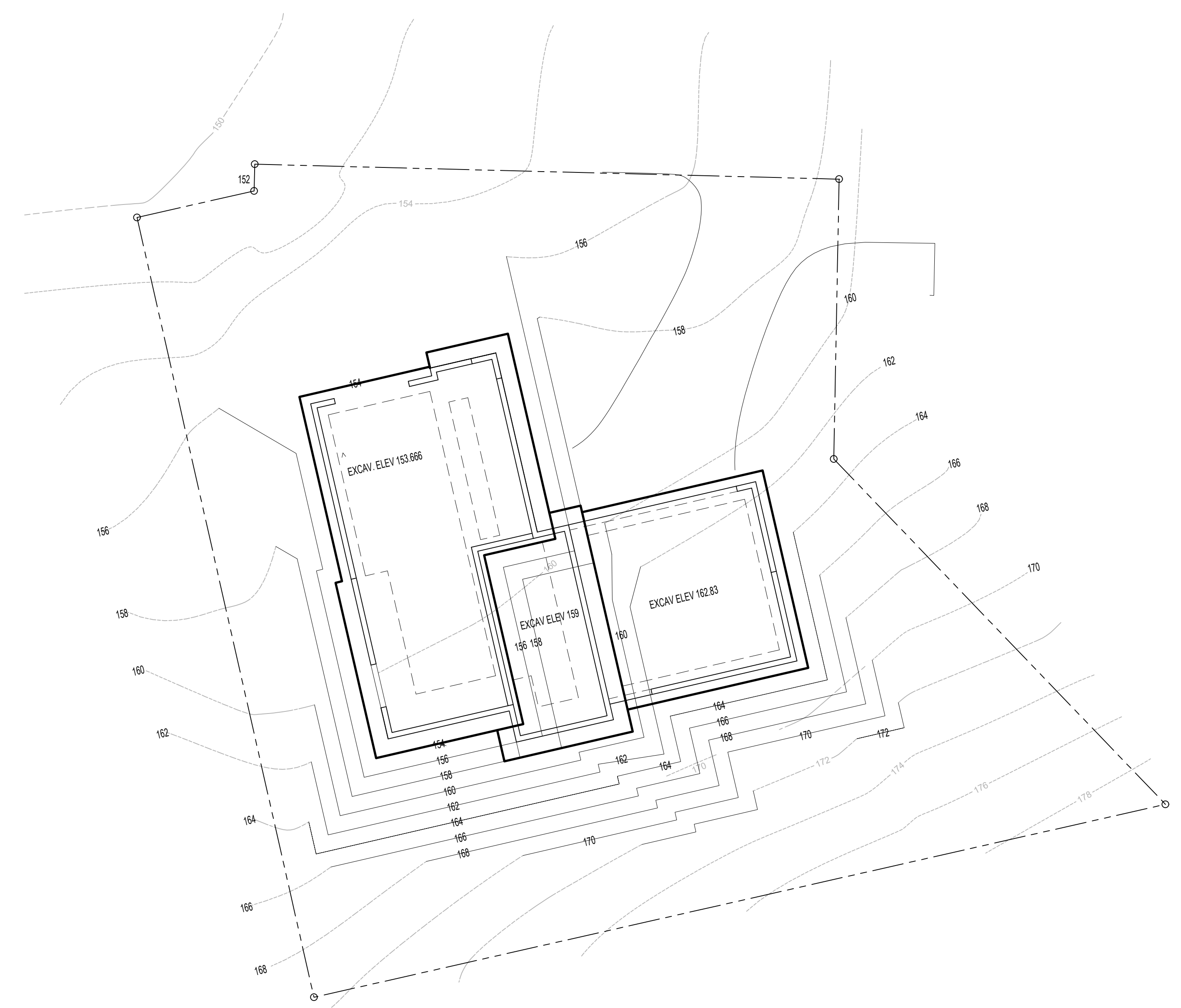
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1.11.20

9.14.20

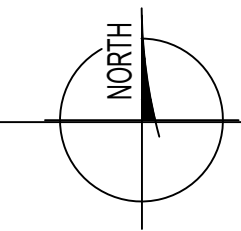
1c



A. TEMPORARY EXCAVATION PLAN

1" = 10'-0"
10.00

FOR BLDG. FOUNDATION



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.

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.

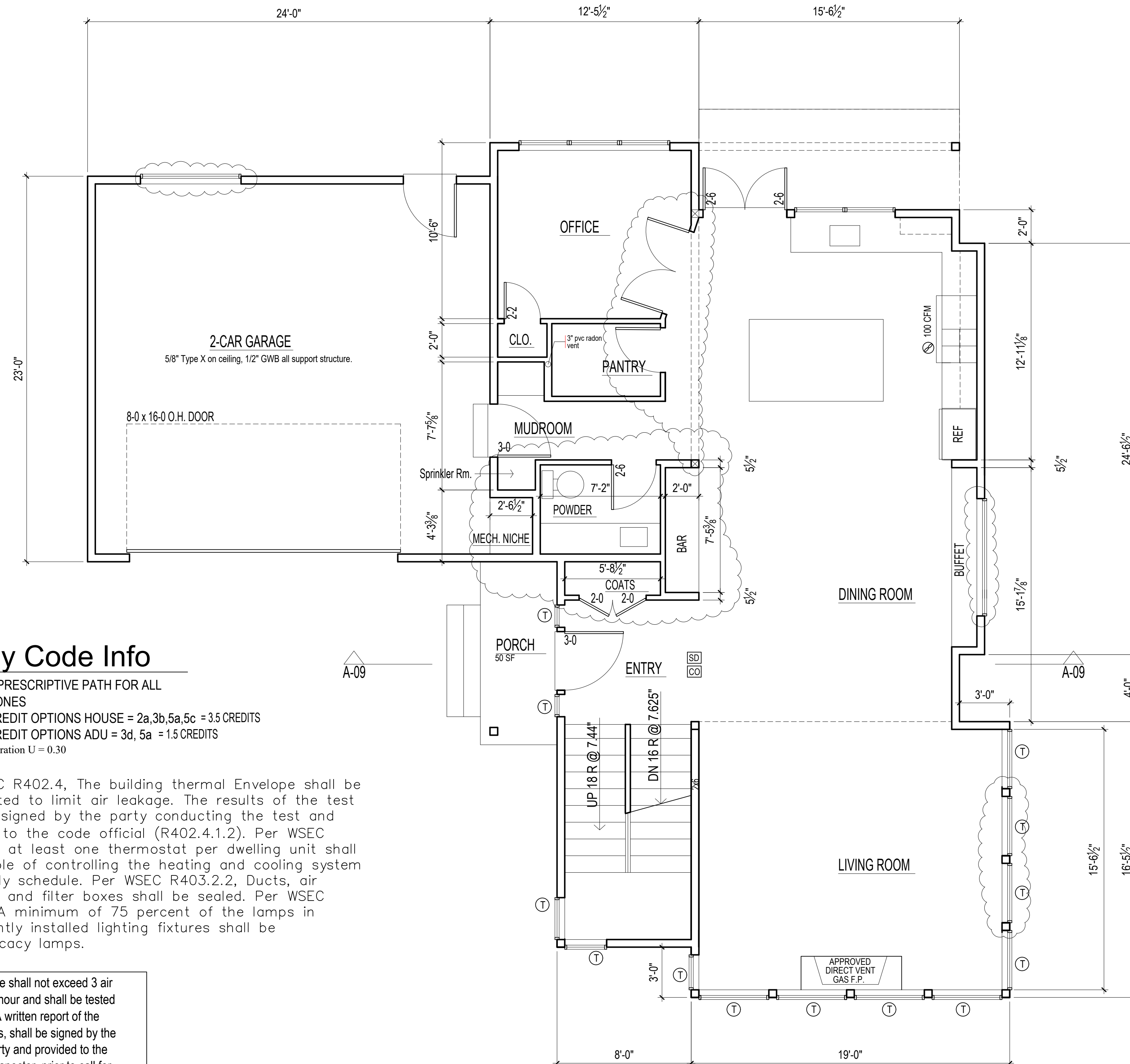
NOTES

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

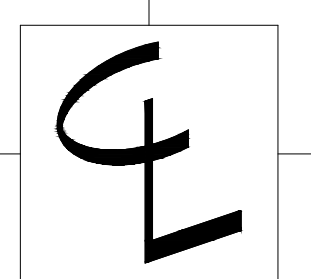
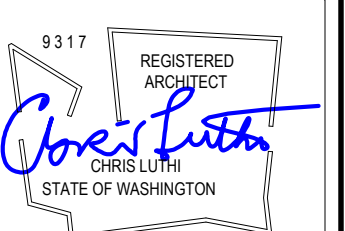
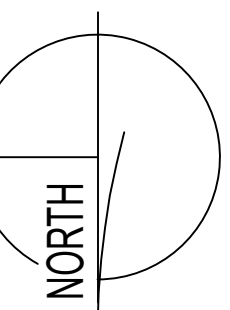
Contractor shall verify to Inspector all guards and railings shall be capable of resisting 200 lb load on top rail acting in any direction as required by IRC Table R301.5.

ALL WALLS FULL HEIGHT UNLESS OTHERWISE INDICATED
 T =TEMPER/SAFETY GLAZE WINDOWS



A. Main Floor Plan

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



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Main Floor

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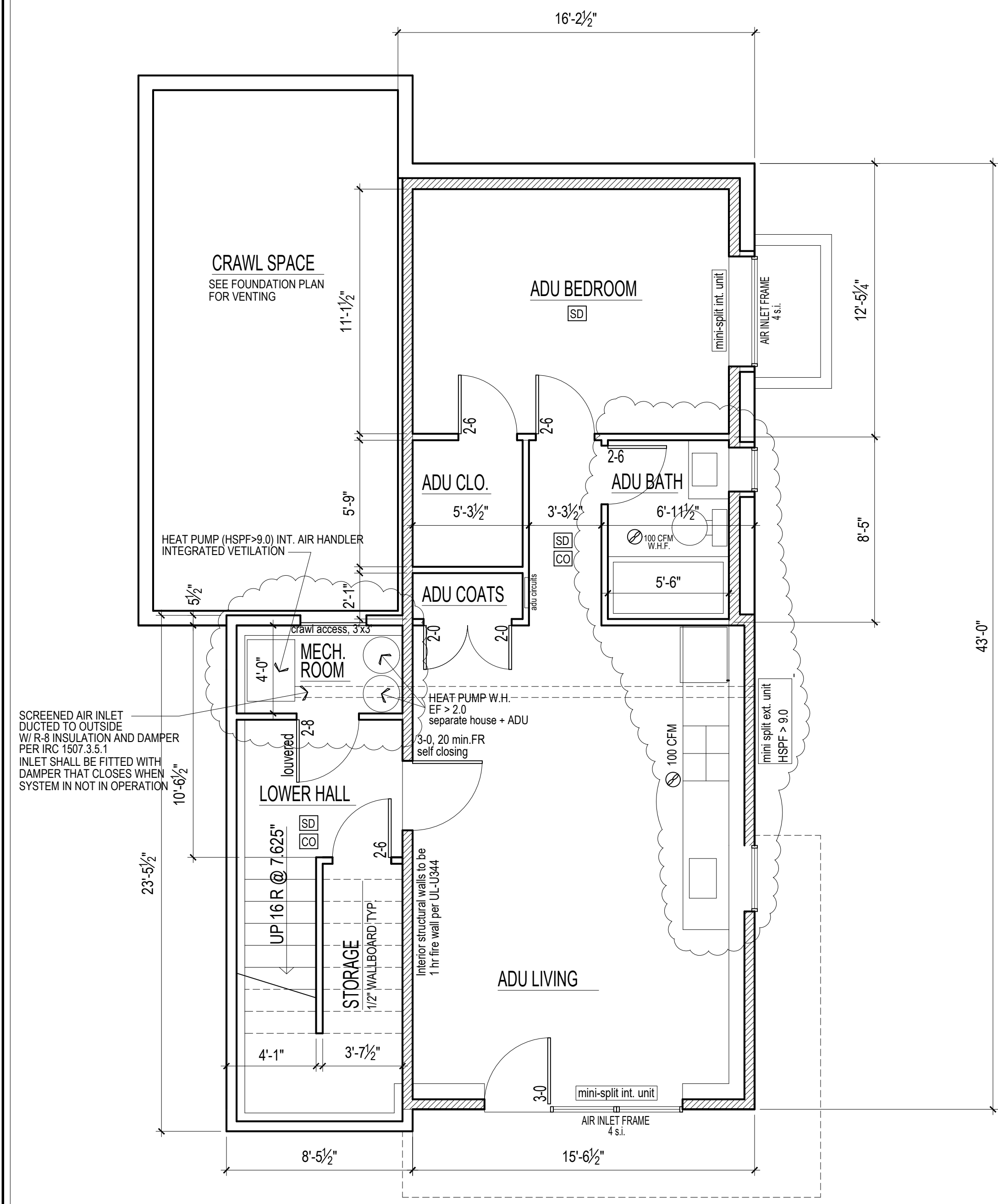
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DATE

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 9.14.20
 12.12.20

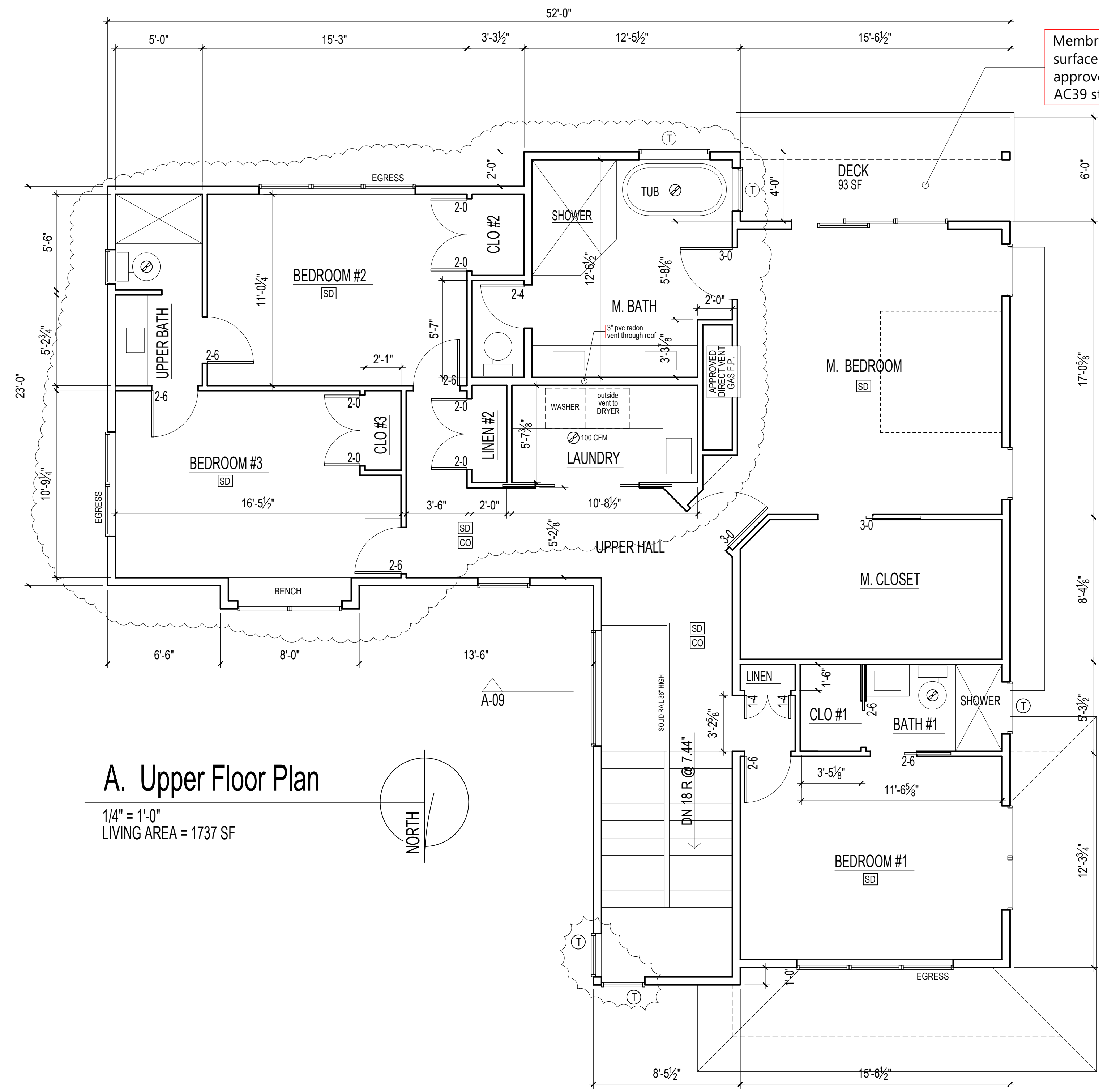
1.13.21

02



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

Membrane used as a walking surface must be IBC ES approved or be tested to the AC39 standard

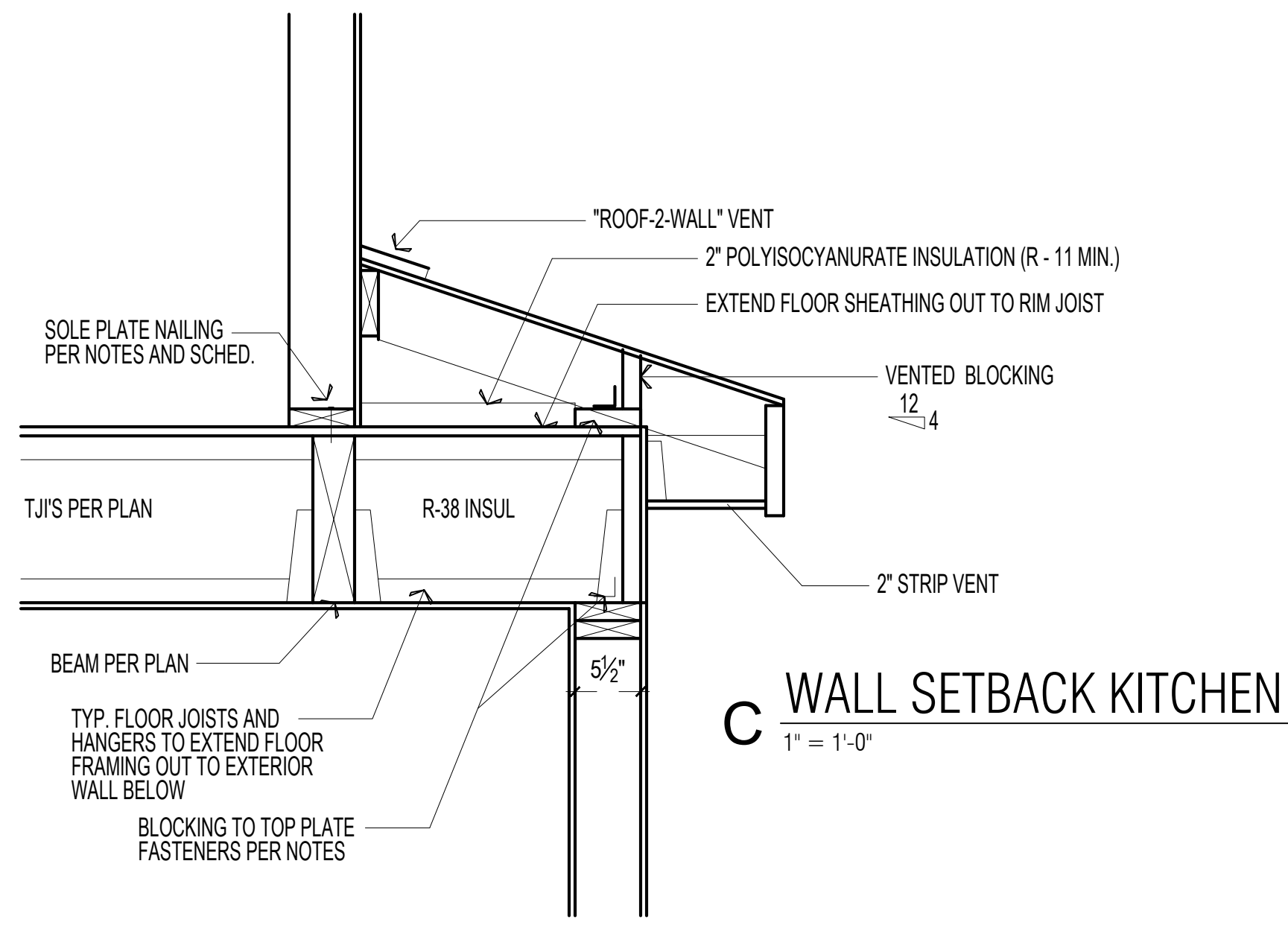
ADU CLG. SOUND/FIRE REQUIREMENTS

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:

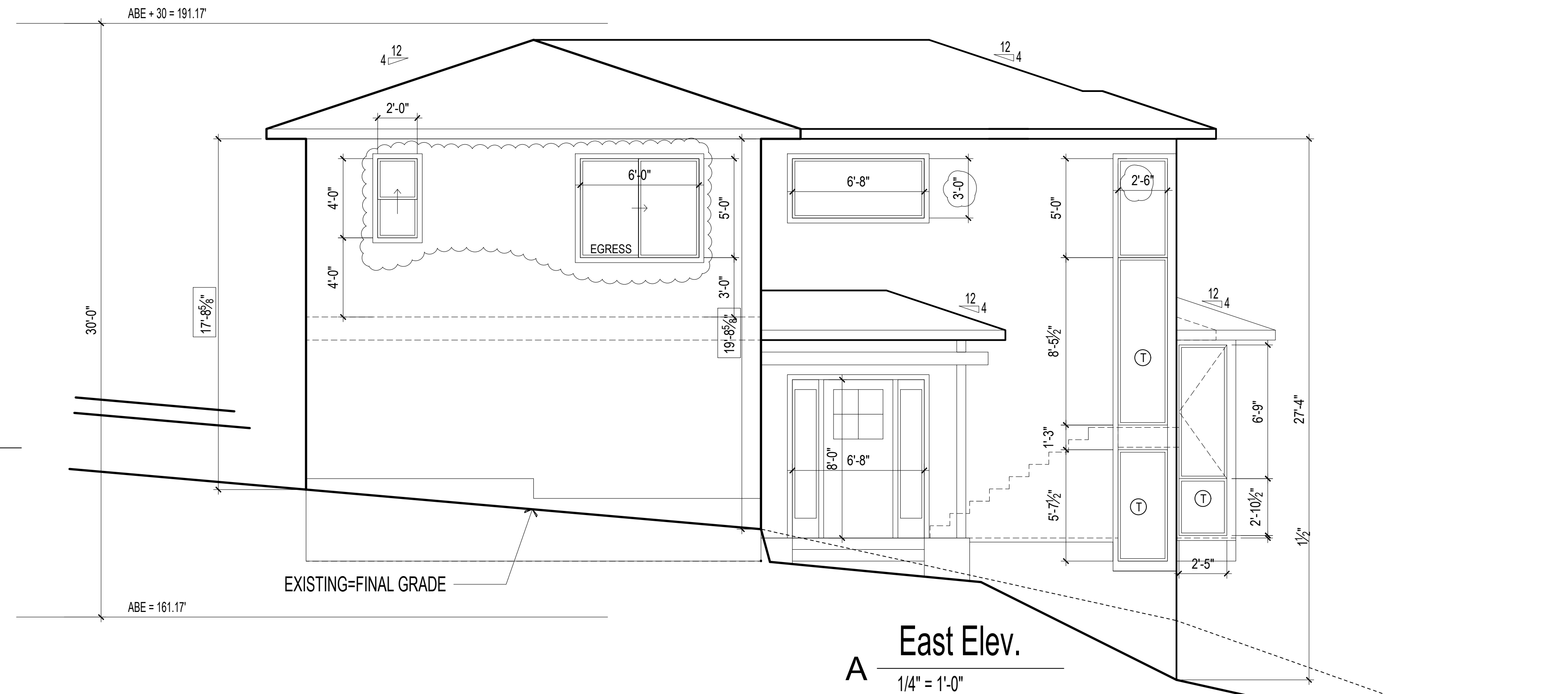
- 48/24 tongue-and-groove span rated sheathing (Exposure 1).
- Two layers of 1/2 inch thick Type X gypsum board.
- TJI Joist.
- Optional minimum 3-1/2 inch thick glass fiber insulation or non-combustible insulation that is rated R-30 or less, with resilient channels

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

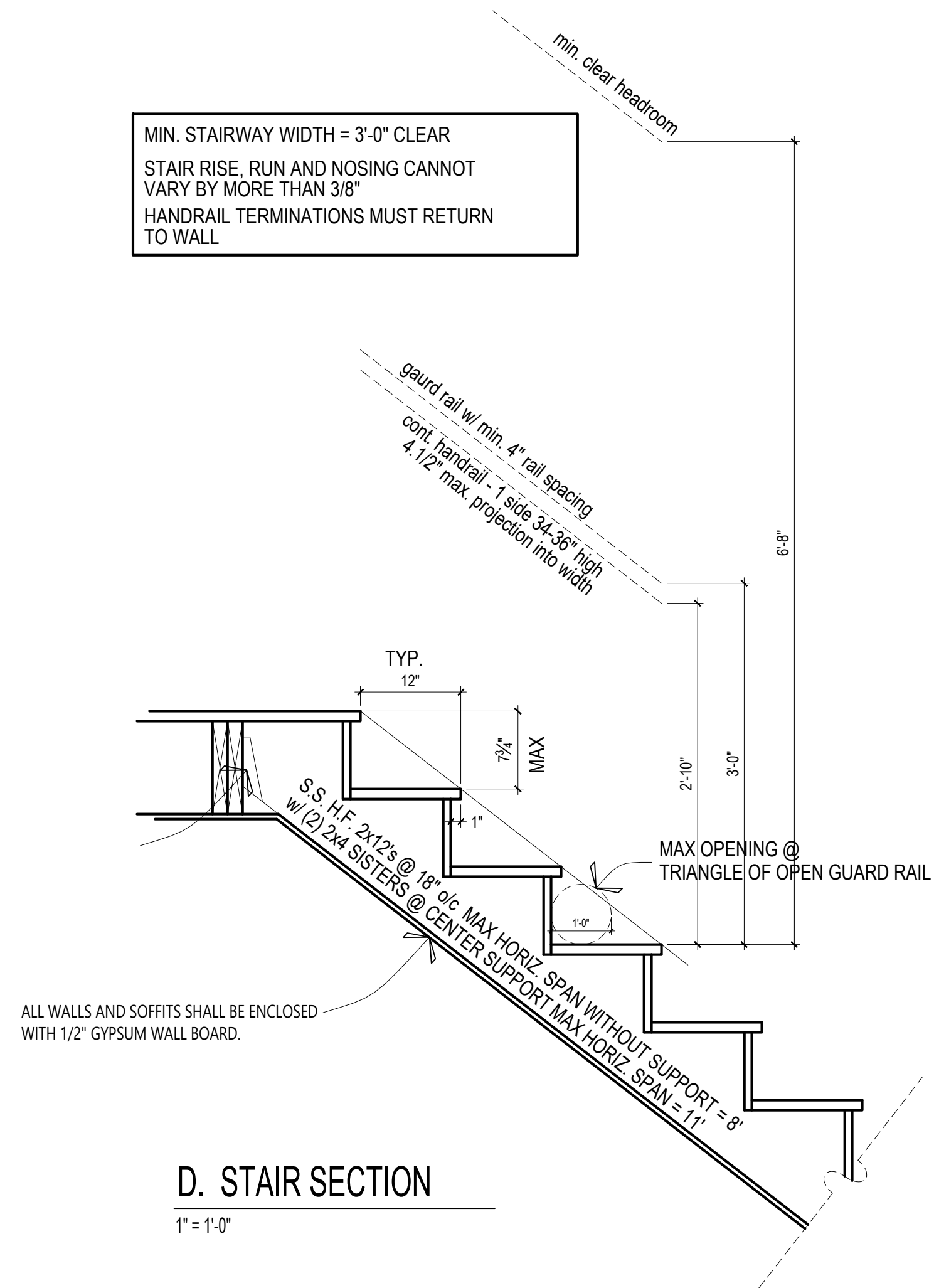


C WALL SETBACK KITCHEN
1" = 1'-0"

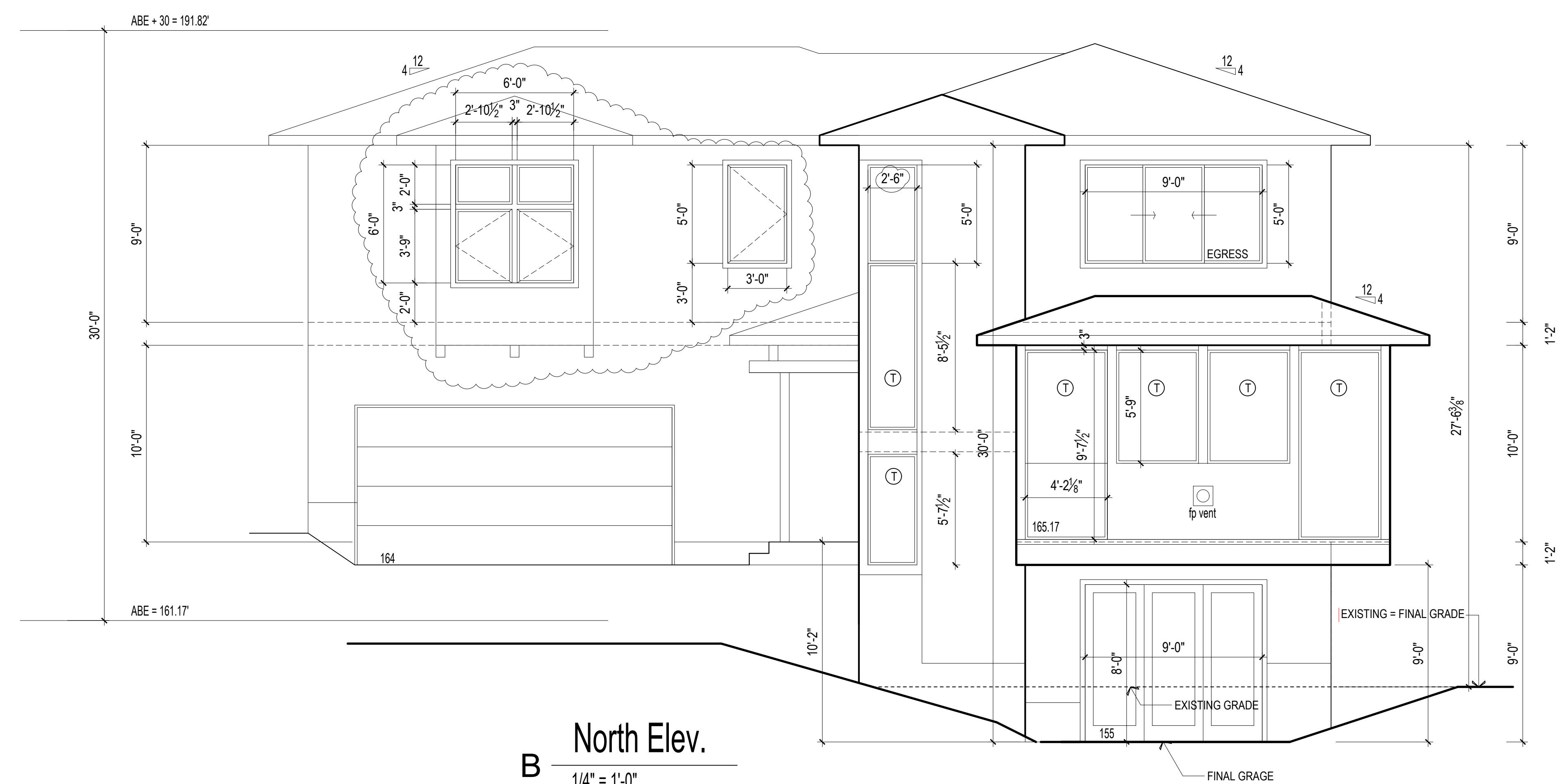


A East Elev.
1/4" = 1'-0"

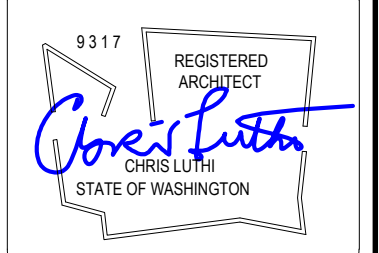
MIN. STAIRWAY WIDTH = 3'-0" CLEAR
STAIR RISE, RUN AND NOSING CANNOT VARY BY MORE THAN 3/8"
HANDRAIL TERMINATIONS MUST RETURN TO WALL



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



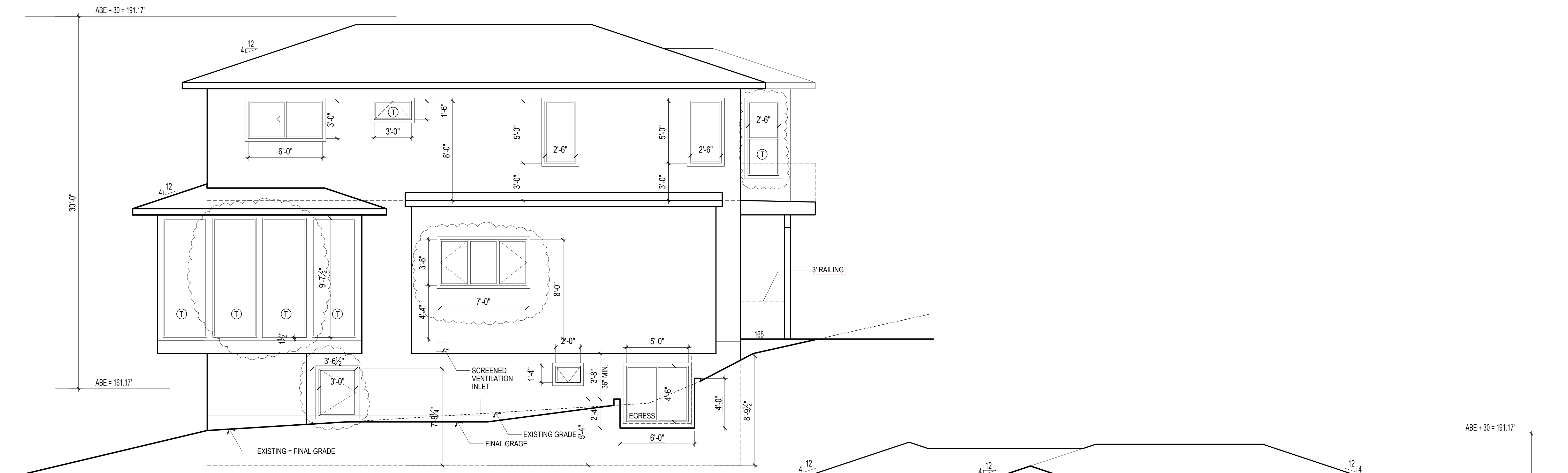
B North Elev.
1/4" = 1'-0"



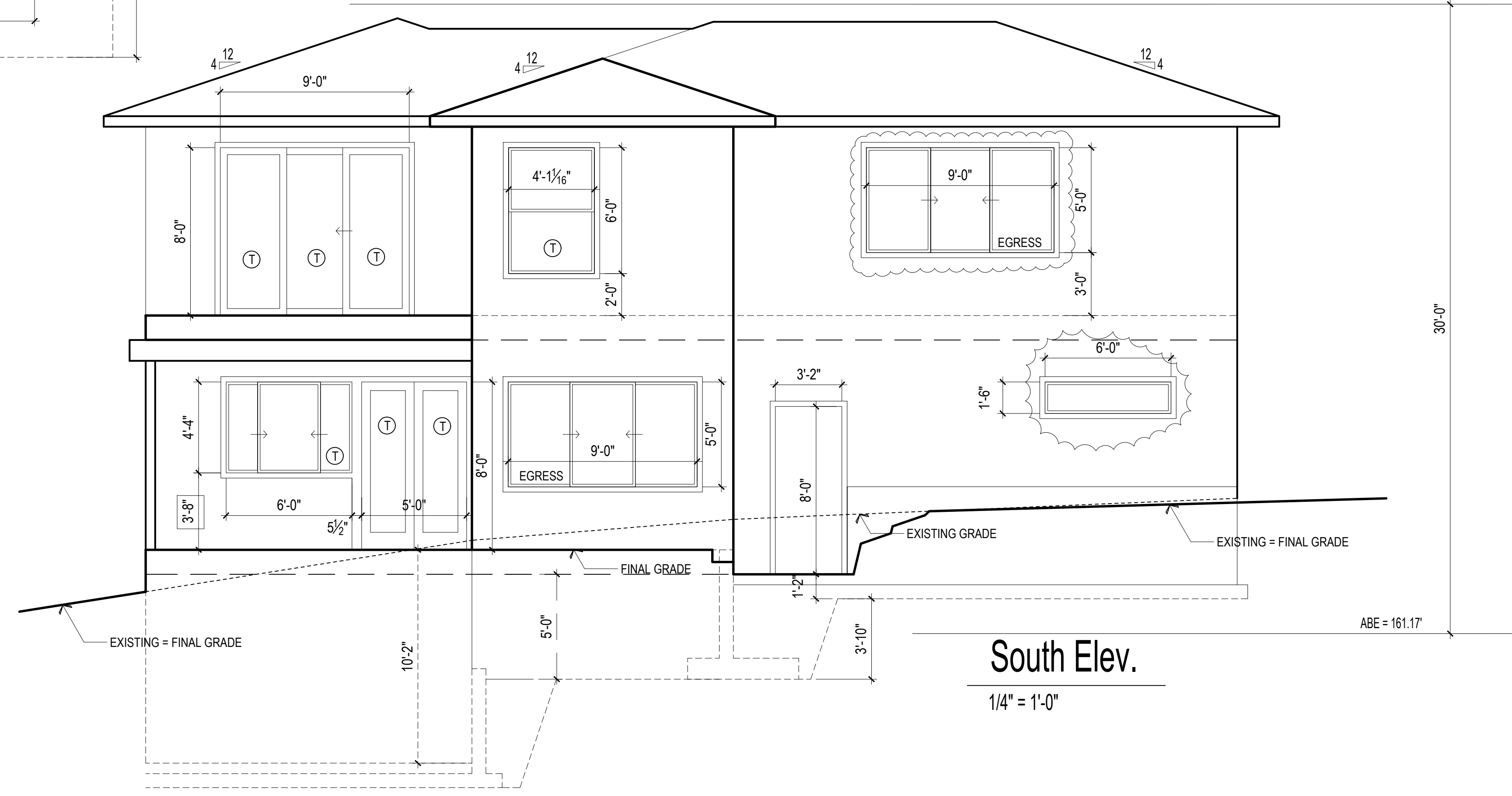
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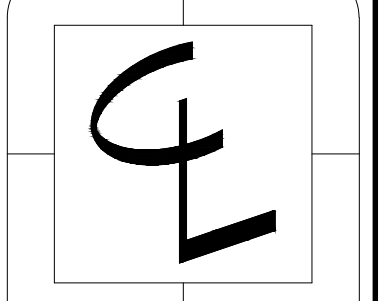
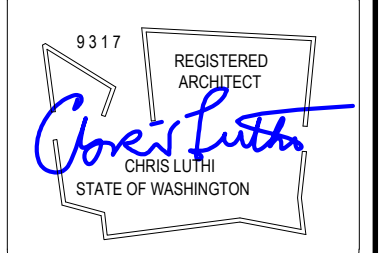
CONTENTS
Elevations
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12.12.20



West Elev.
1/4" = 1'-0"



South Elev.
1/4" = 1'-0"



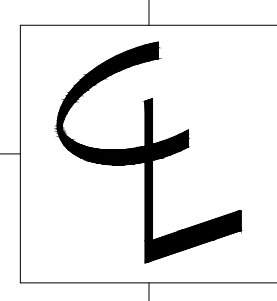
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Upper Floor Framing

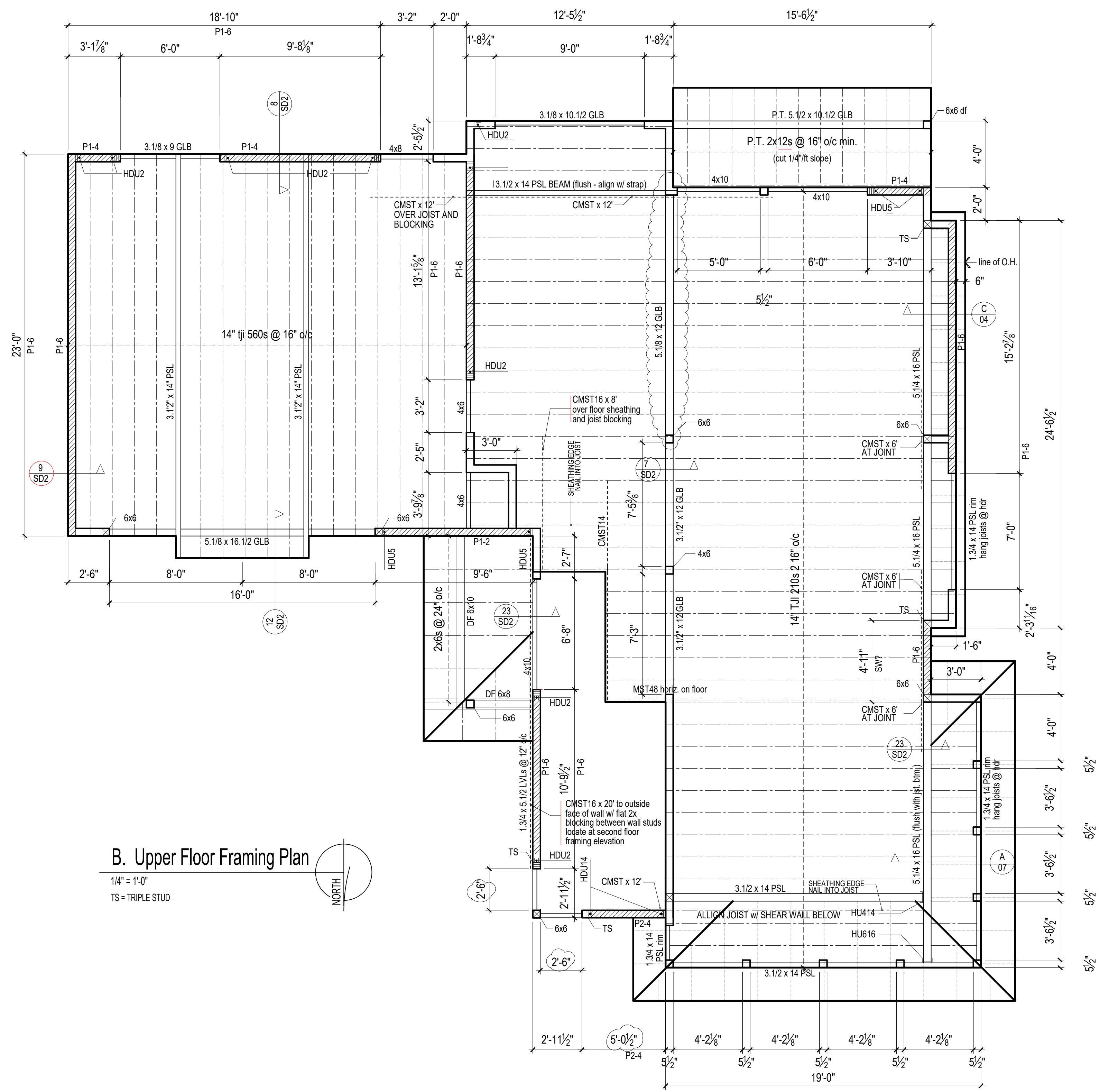
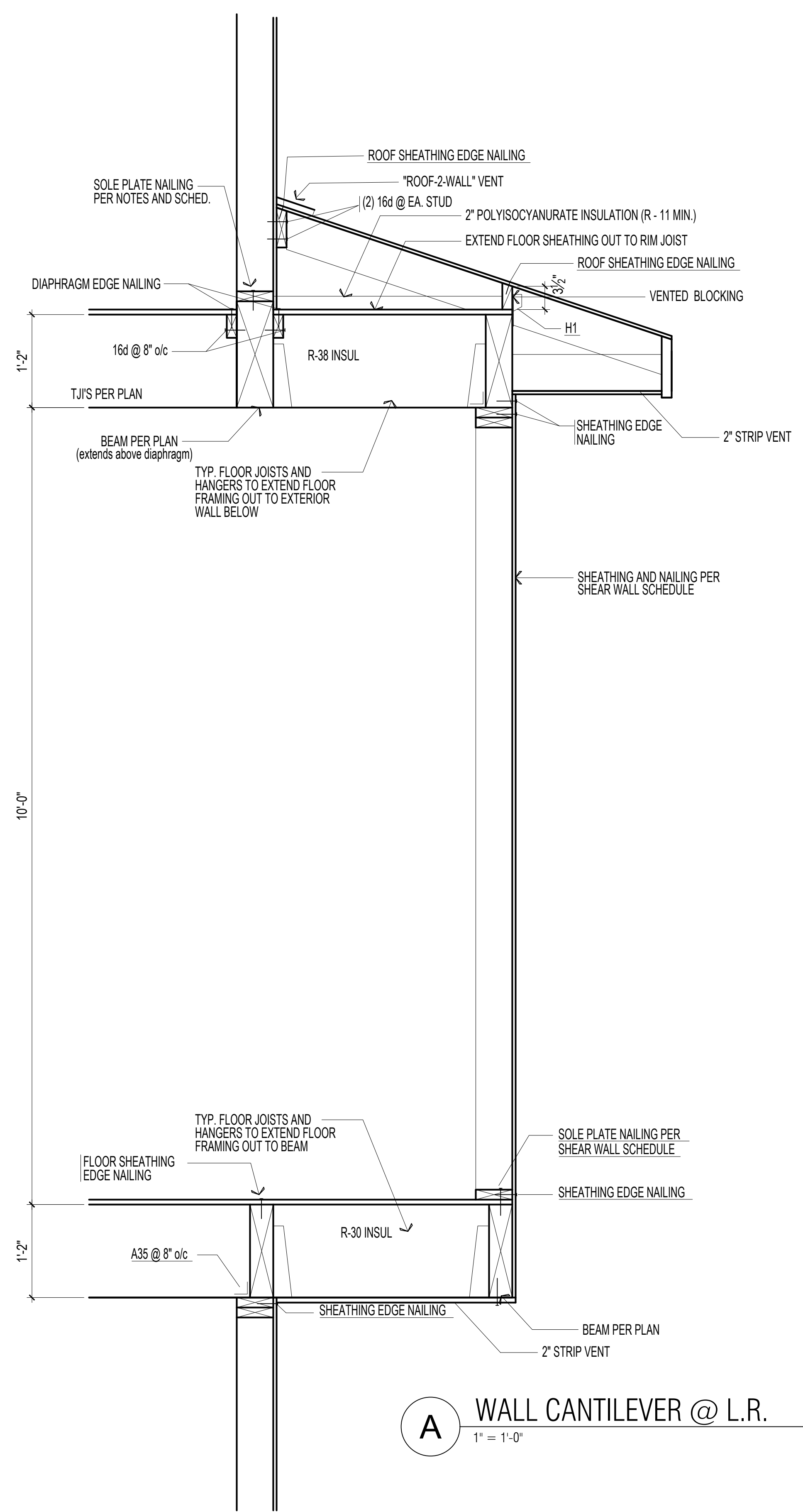
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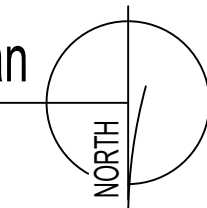
DATE

10.17.19
 4.13.20
 9.14.20
 12.12.20

1.13.21



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



CONTENTS

Section

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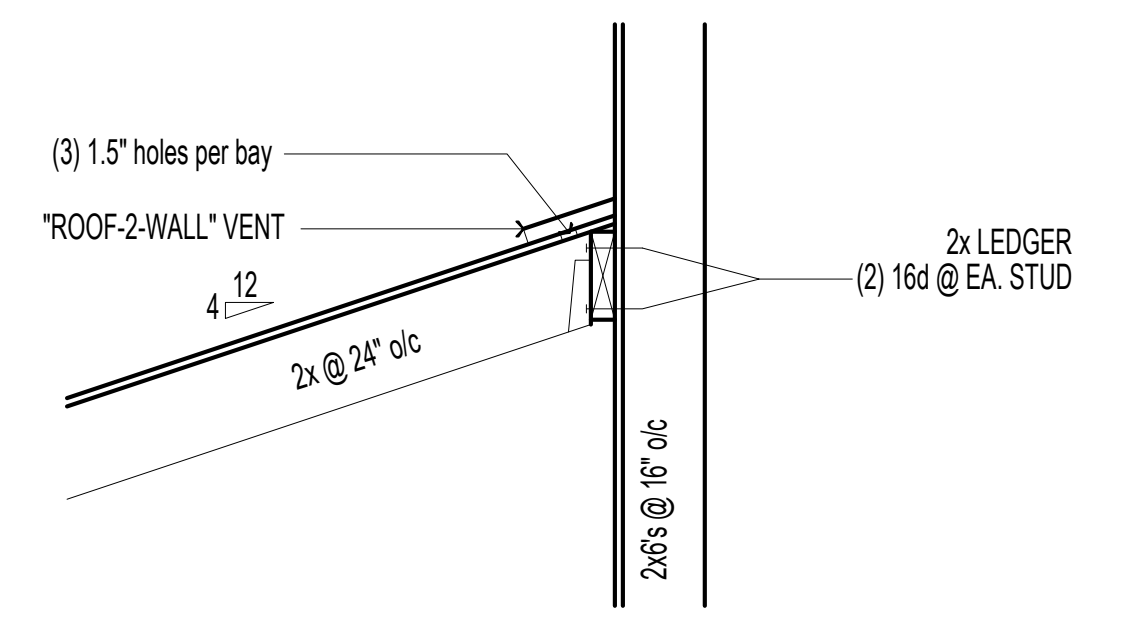
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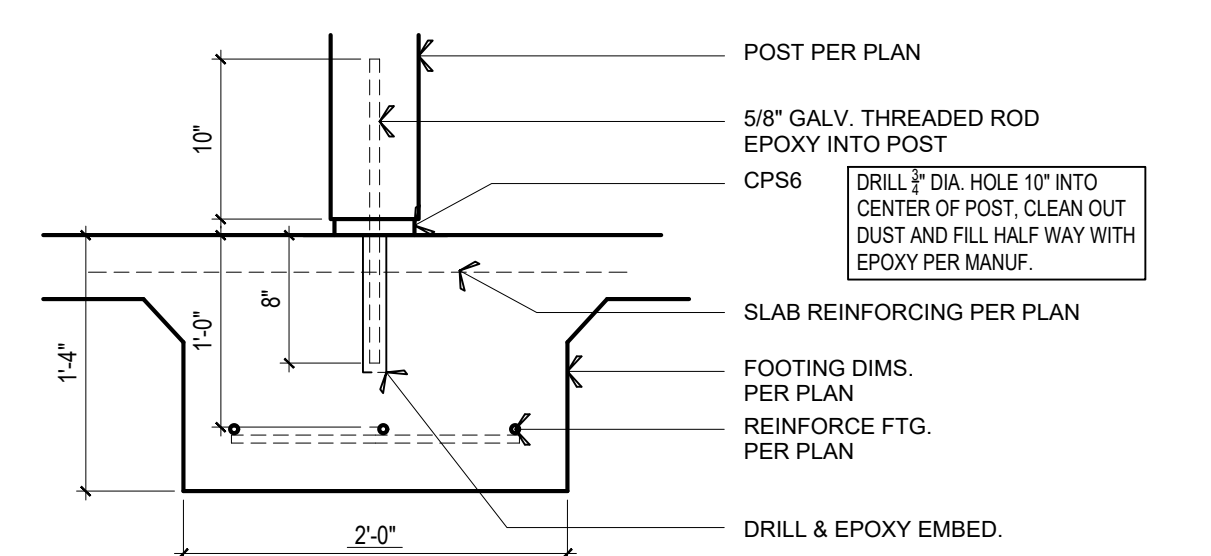
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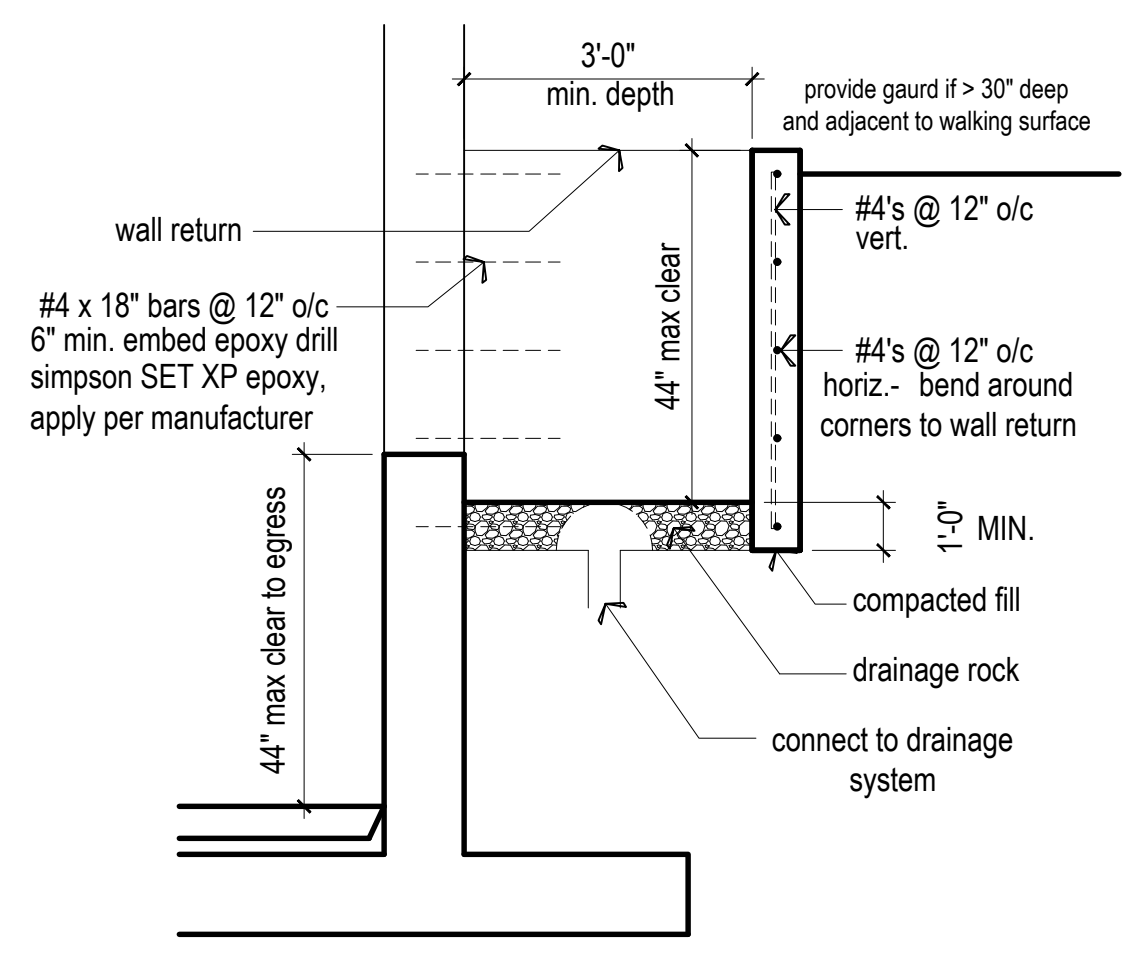
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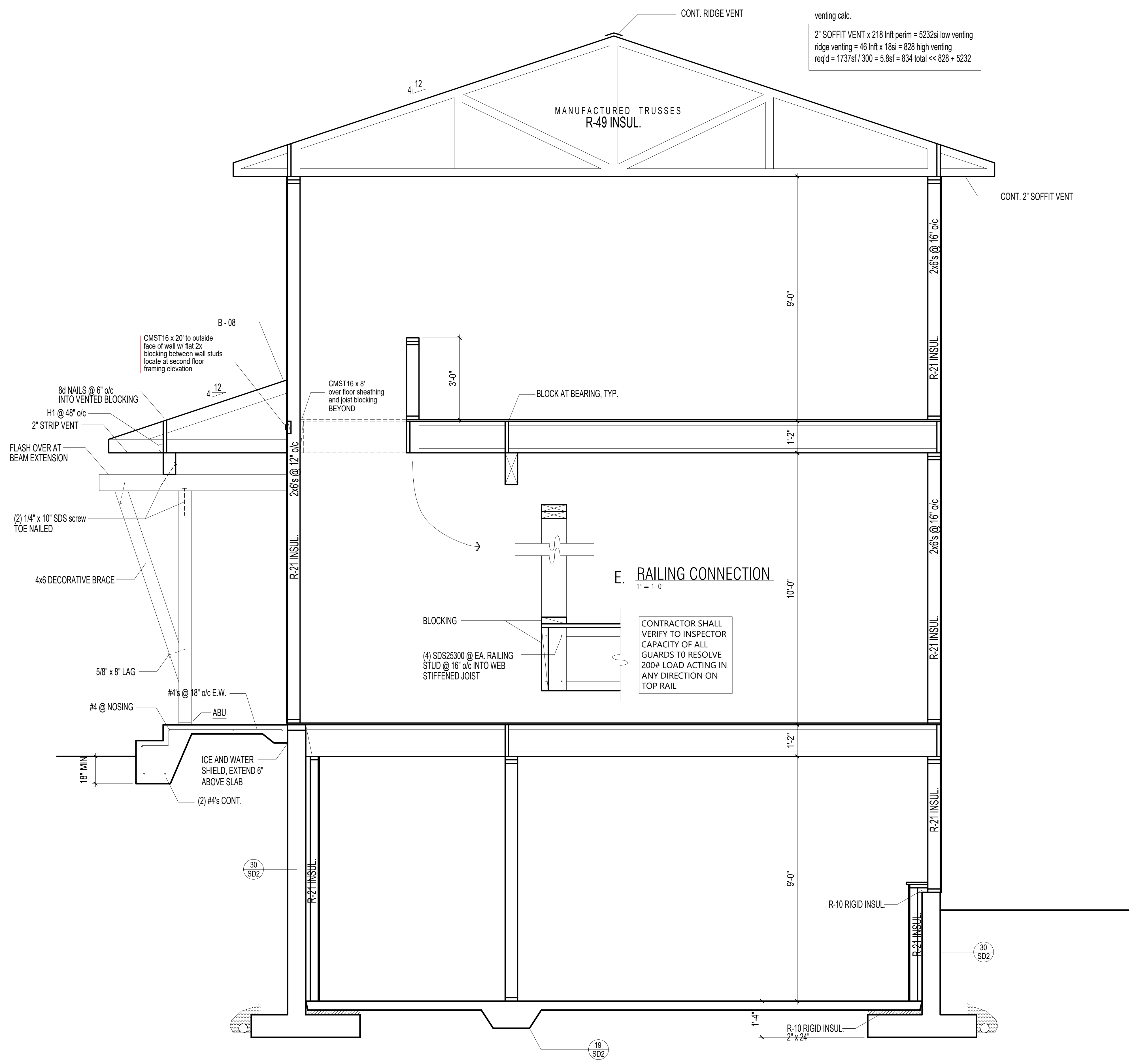
B. TYP. ROOF TO WALL CONNECTION
 1" = 1'-0"



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



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

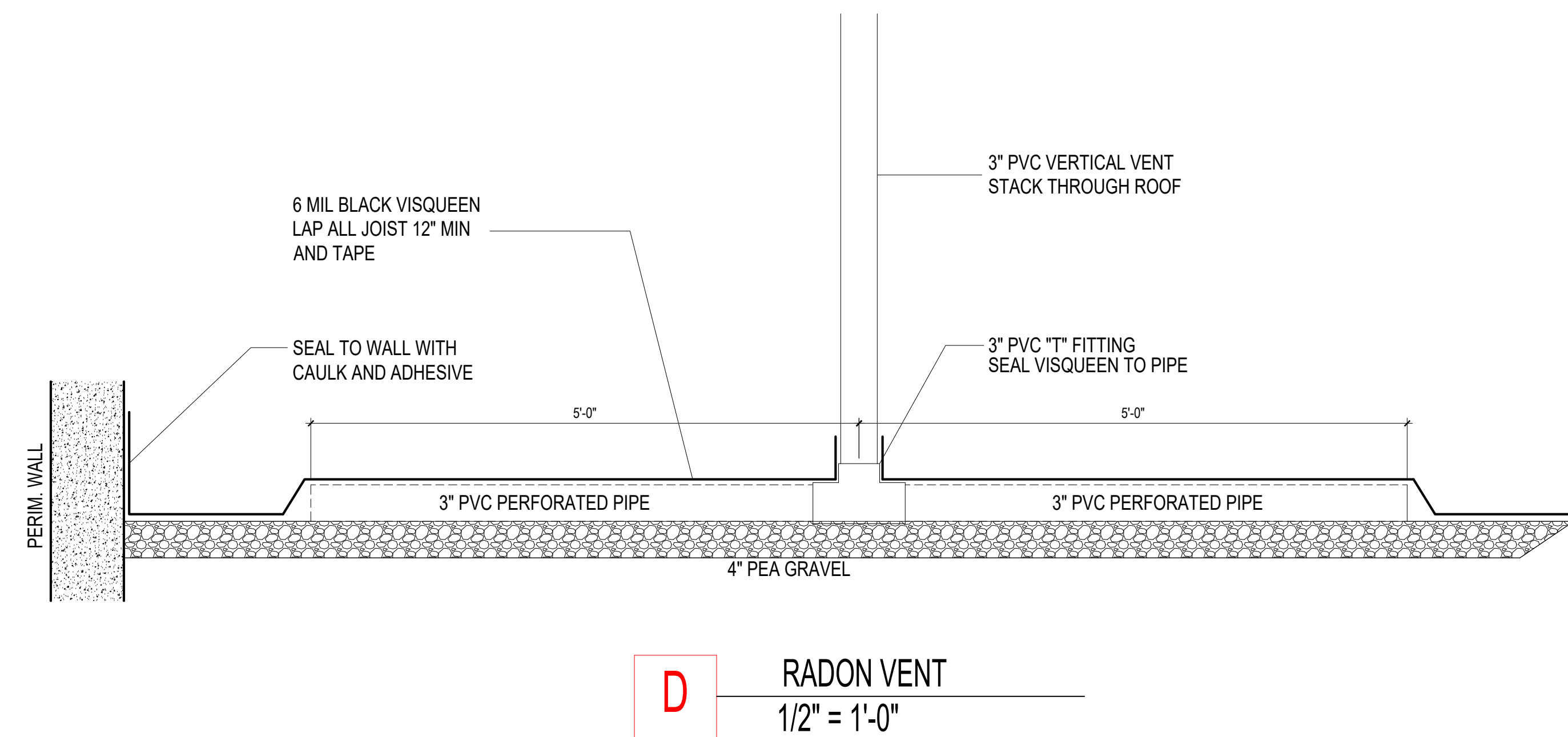
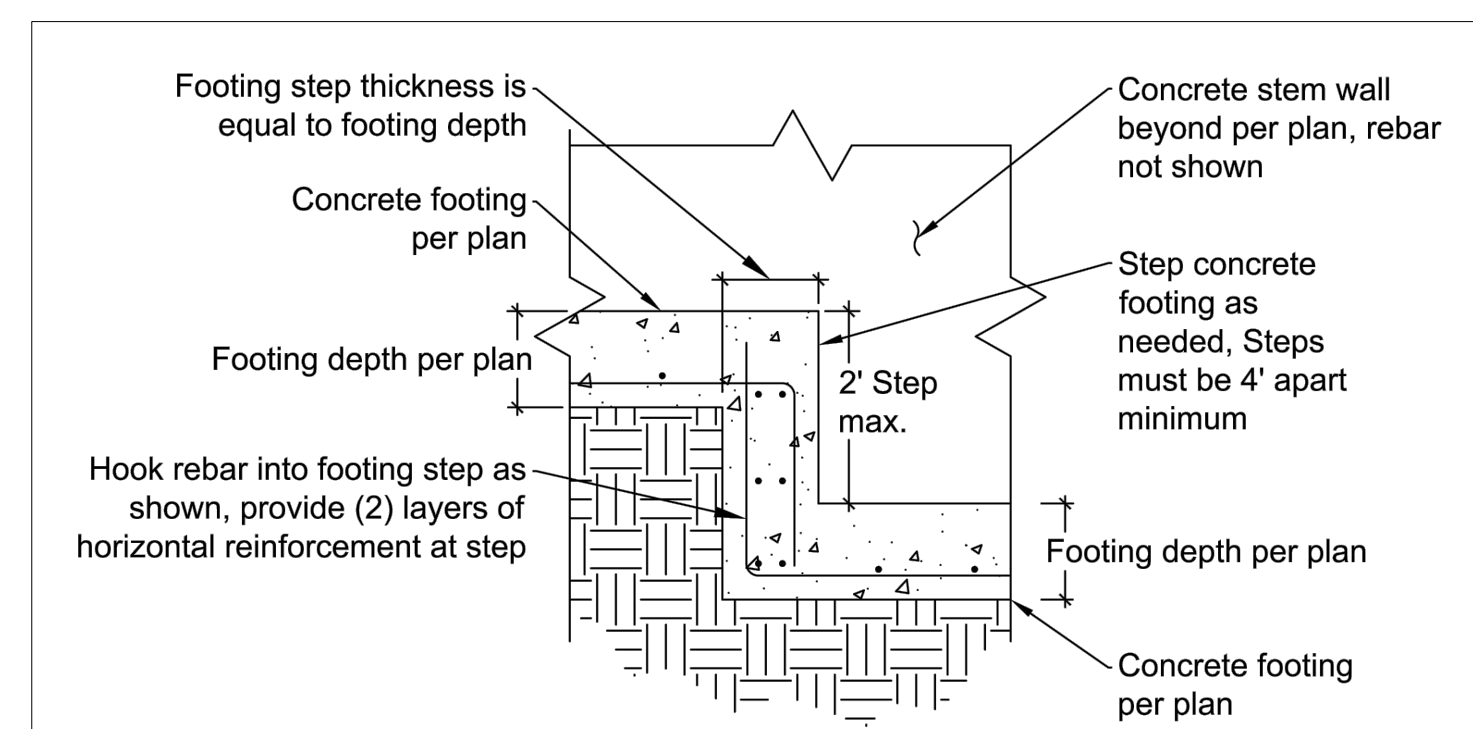
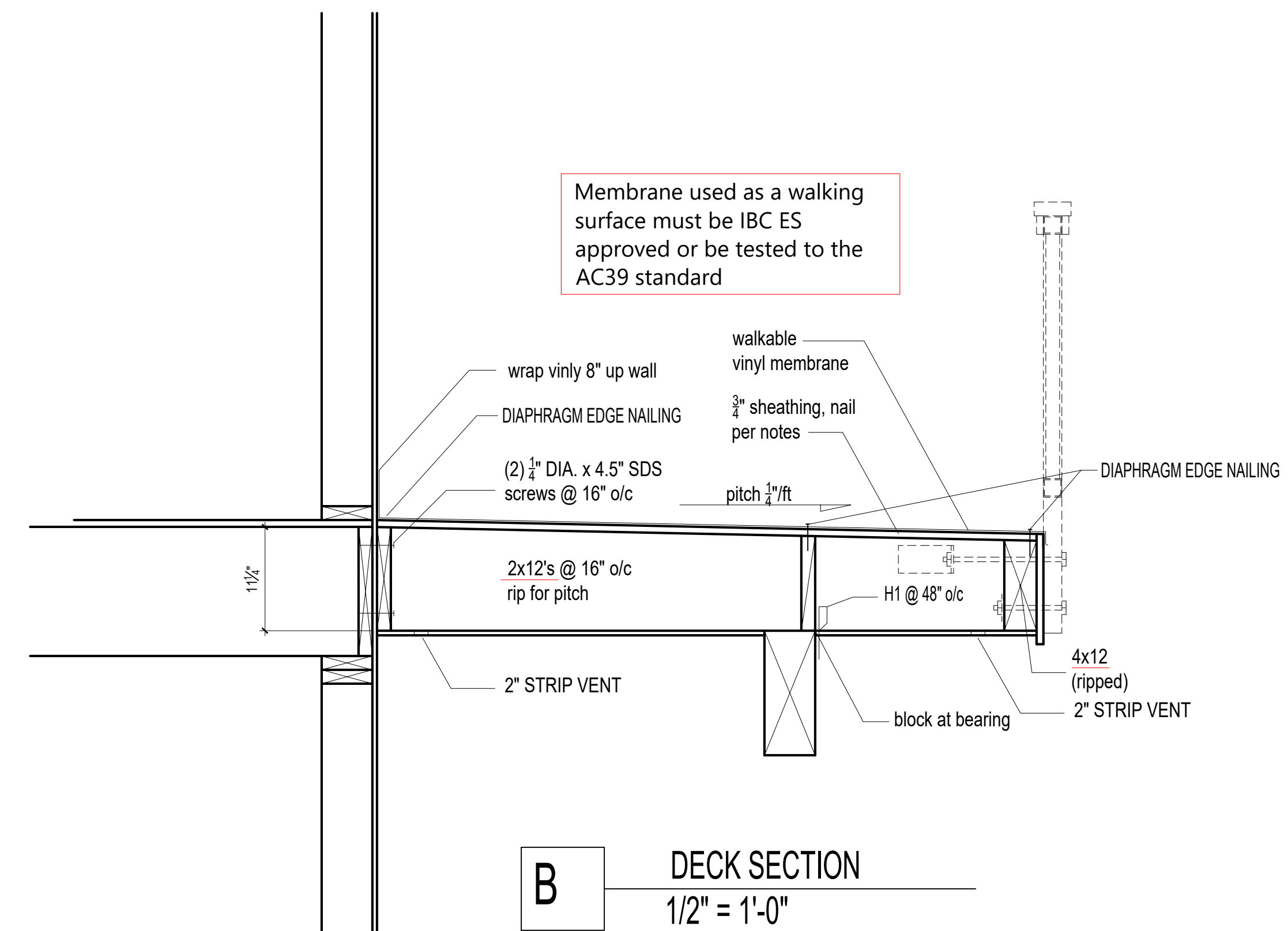
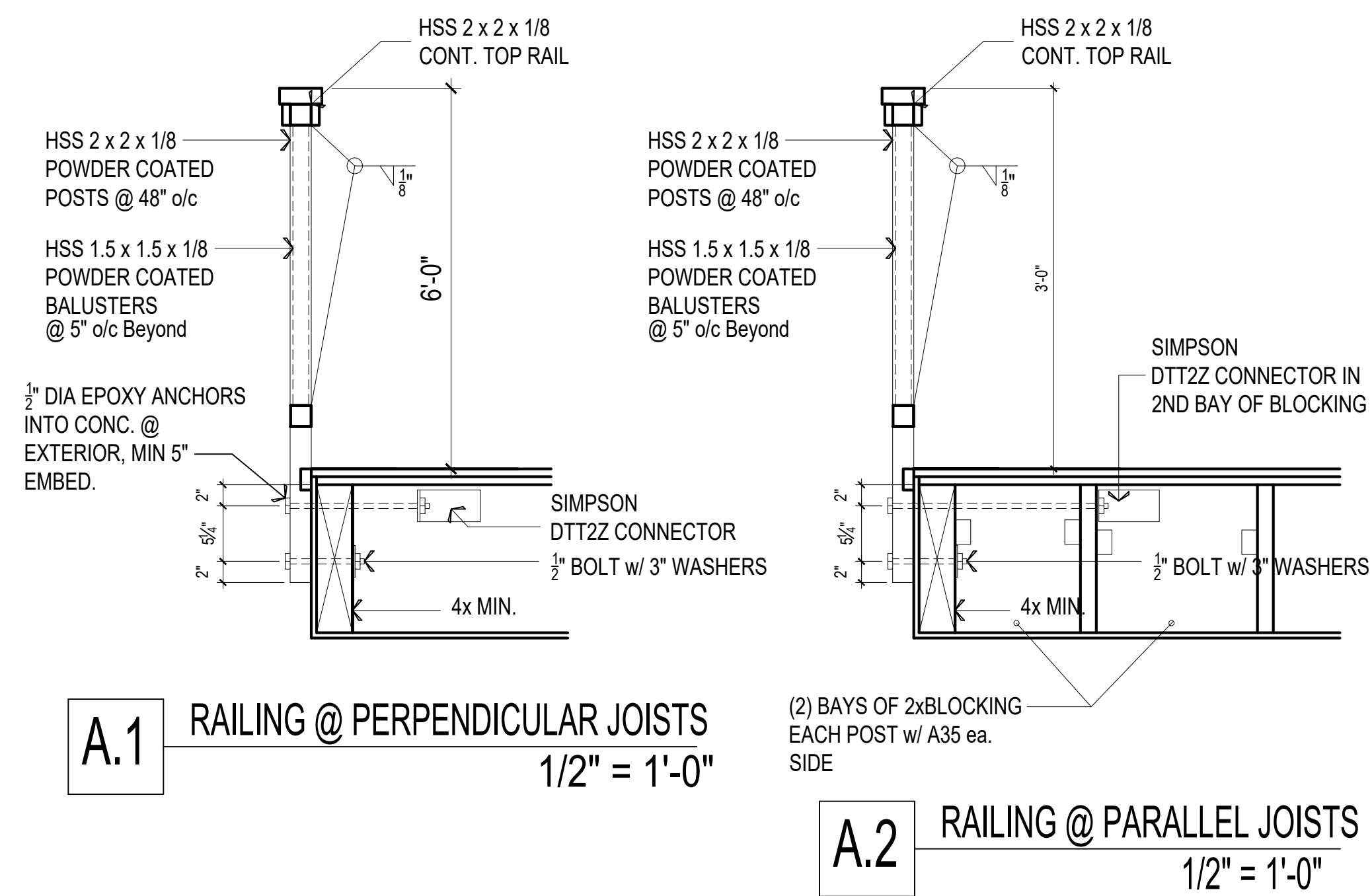


A. BUILDING SECTION
 1/2" = 1'-0"

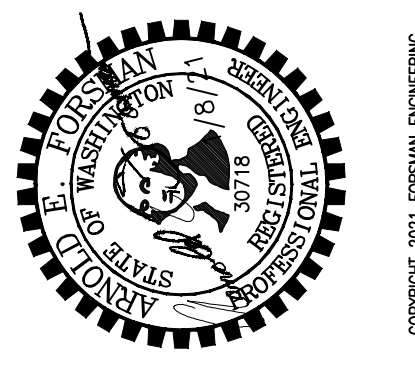
venting calc.
 2" SOFFIT VENT x 218 lft perim = 5232sq in low venting
 ridge venting = 46 lft x 18sq = 828 high venting
 req'd = 1737sf / 300 = 5.8sf = 834 total << 828 + 5232

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.



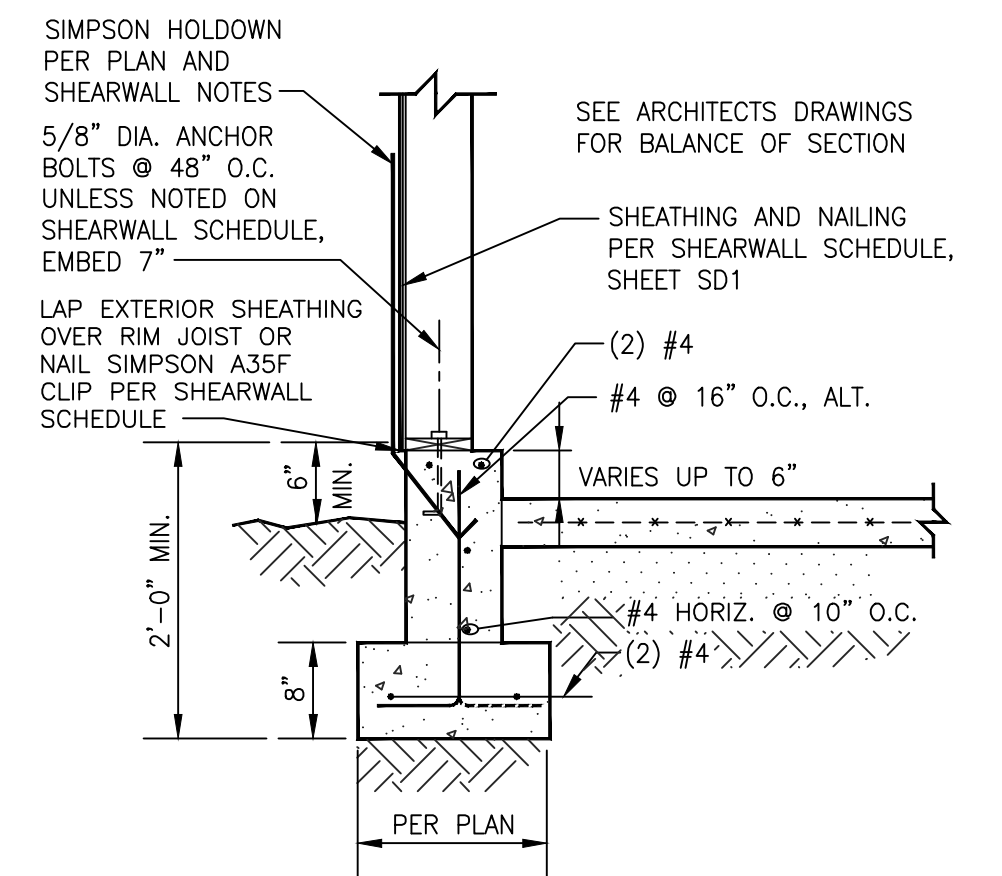
REVISIONS	DATE	BY	SRL	RLJ
1	6/25/20	REVISIONS PER ENGINEER		
2	12/10/20	MODIFICATIONS PER ENGINEER		
3	07/08/21	REVISIONS PER ENGINEER		
4				
5				
6				
7				



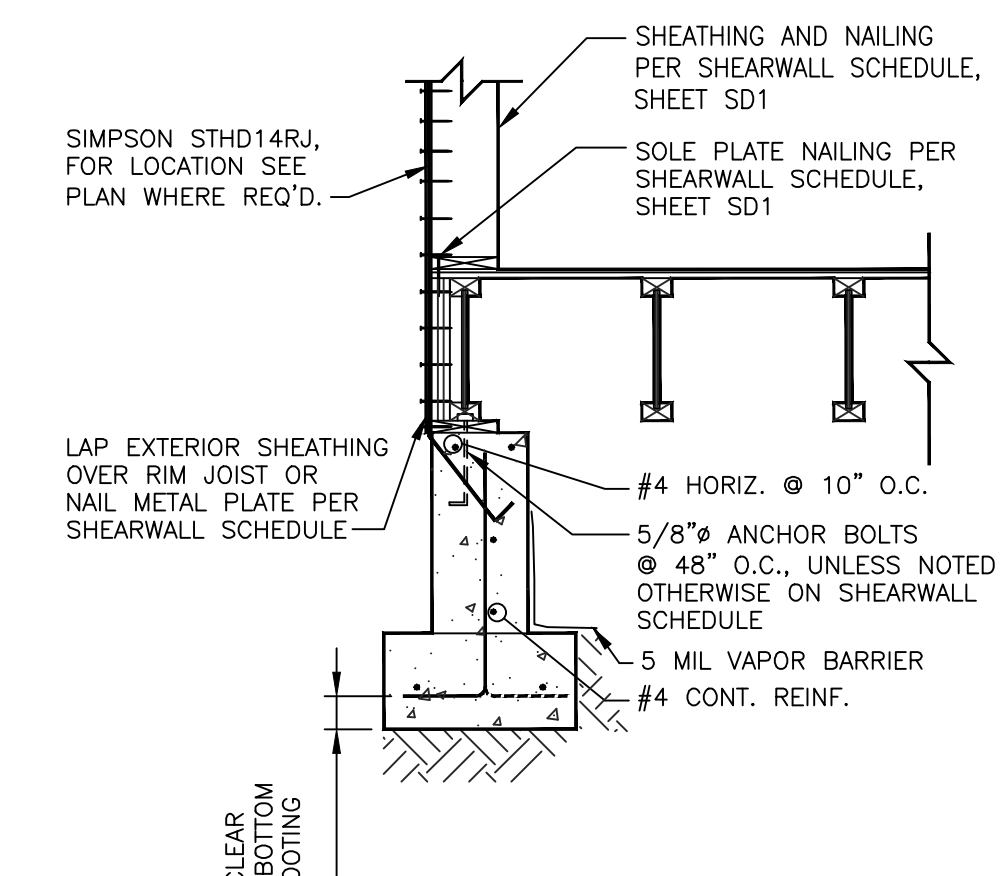
Silver Basin Construction Residence at
9785 S.E. 41st Street
Mercer Island Washington 98040
Standard Structural Details

DESIGNED	AEF
DRAWN	RLJ
CHECKED	AEF
DATE	01/08/2021
PROJECT	19026
FILENAME	19026-SD2.DWG
PLOT AT	1 = 16
SCALE	AS NOTED

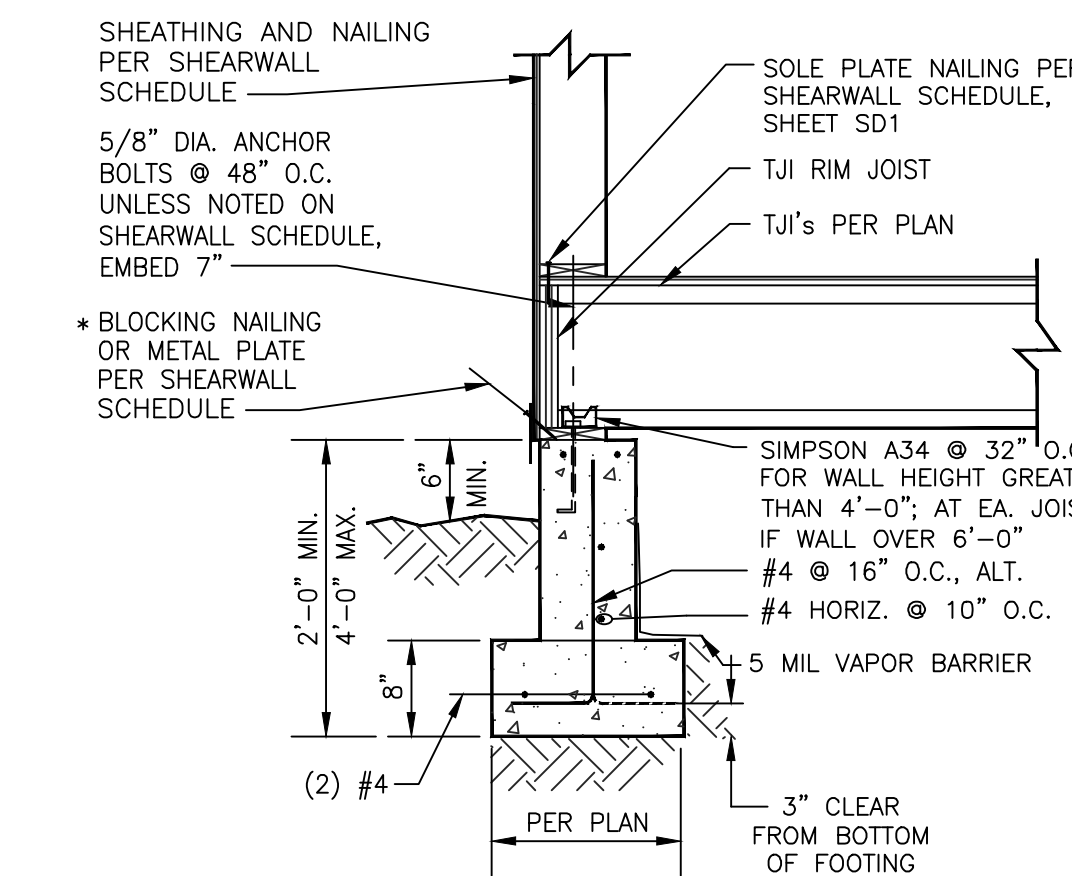
SD2



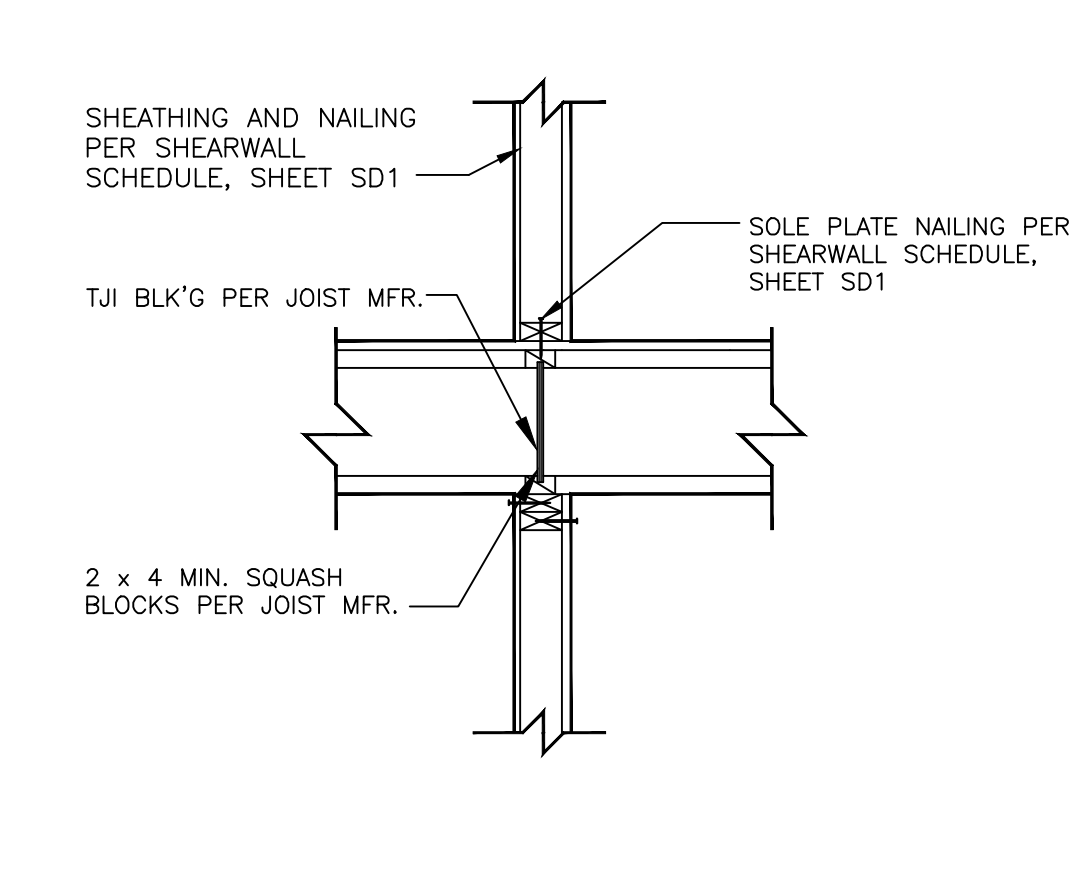
SECTION - TYP. FDN. STRAP (2) SD2
3/4" = 1'-0"



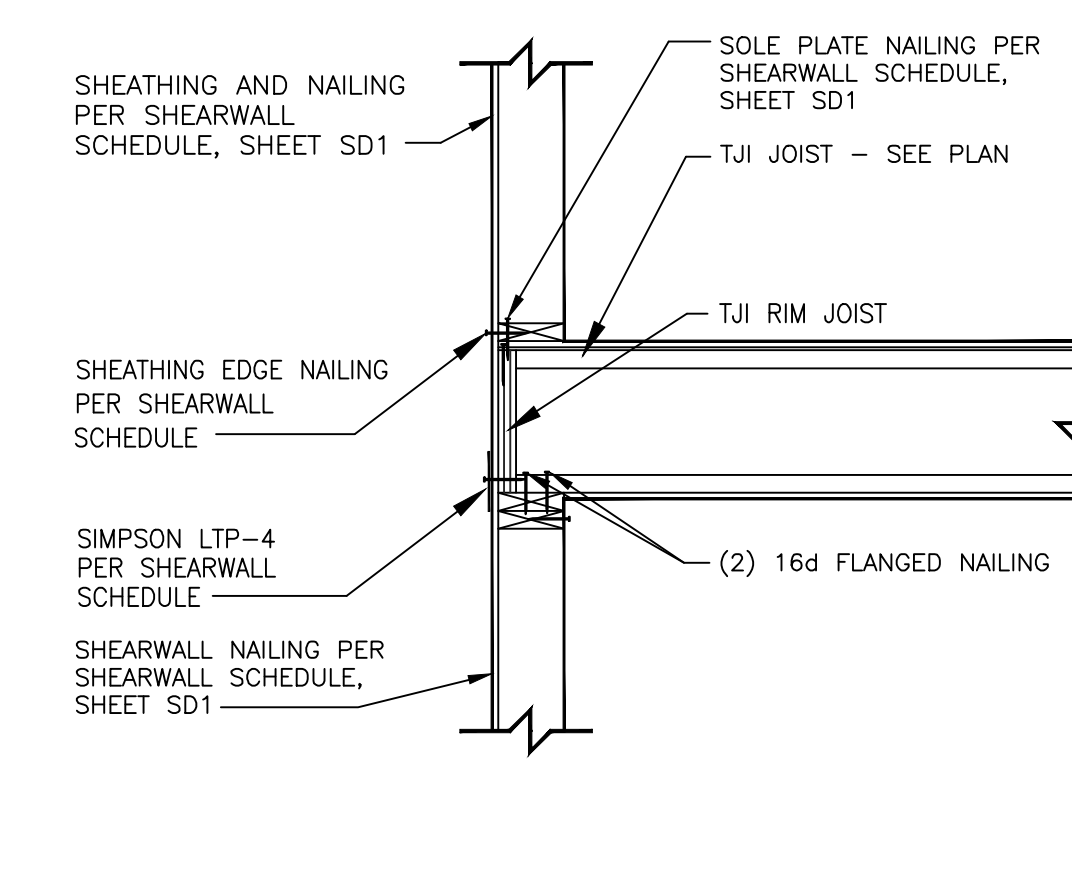
SHEARWALL AT FDN. WALL (3) SD2
3/4" = 1'-0"



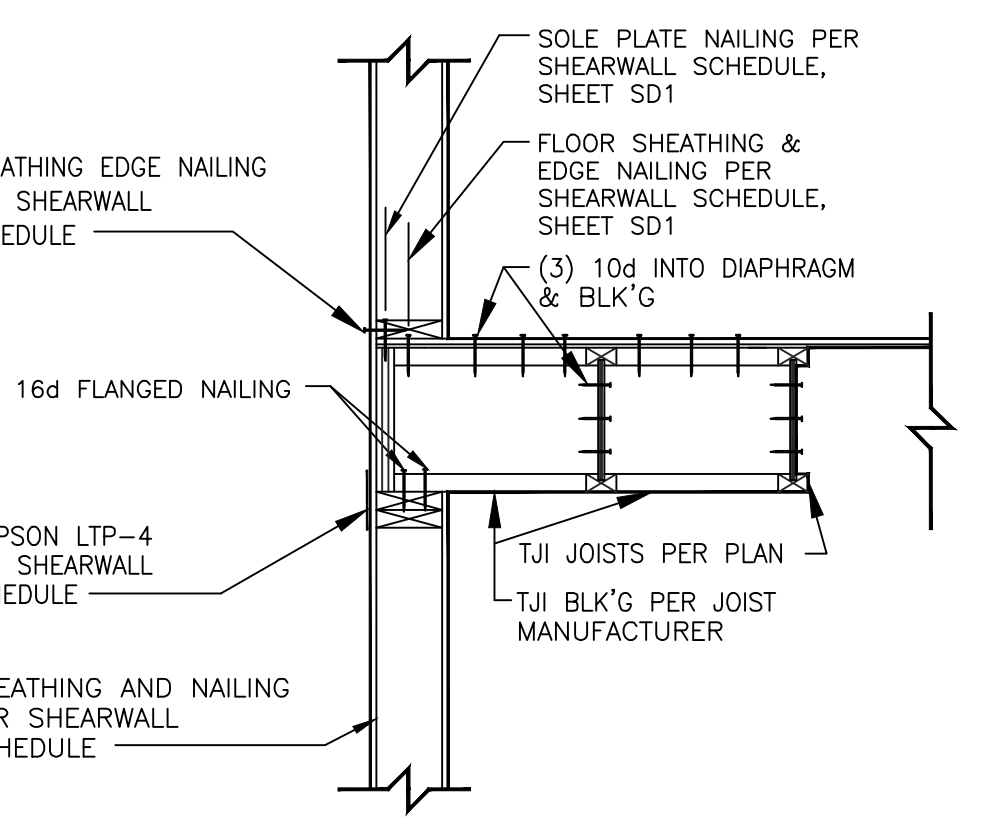
TYPICAL SHEARWALL NAILING (4) SD2
(SEE SCHEDULE) 3/4" = 1'-0"



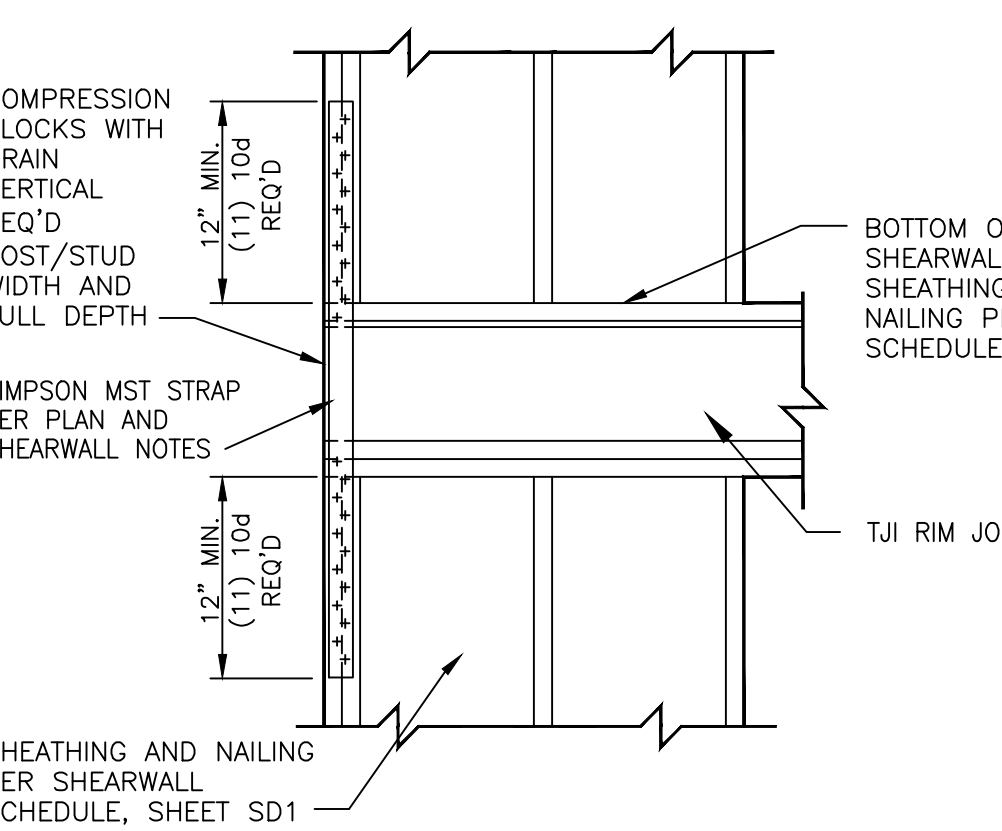
TYPICAL SHEARWALL NAILING (7) SD2
(PERP. TO FLR. JSTS.) 3/4" = 1'-0"



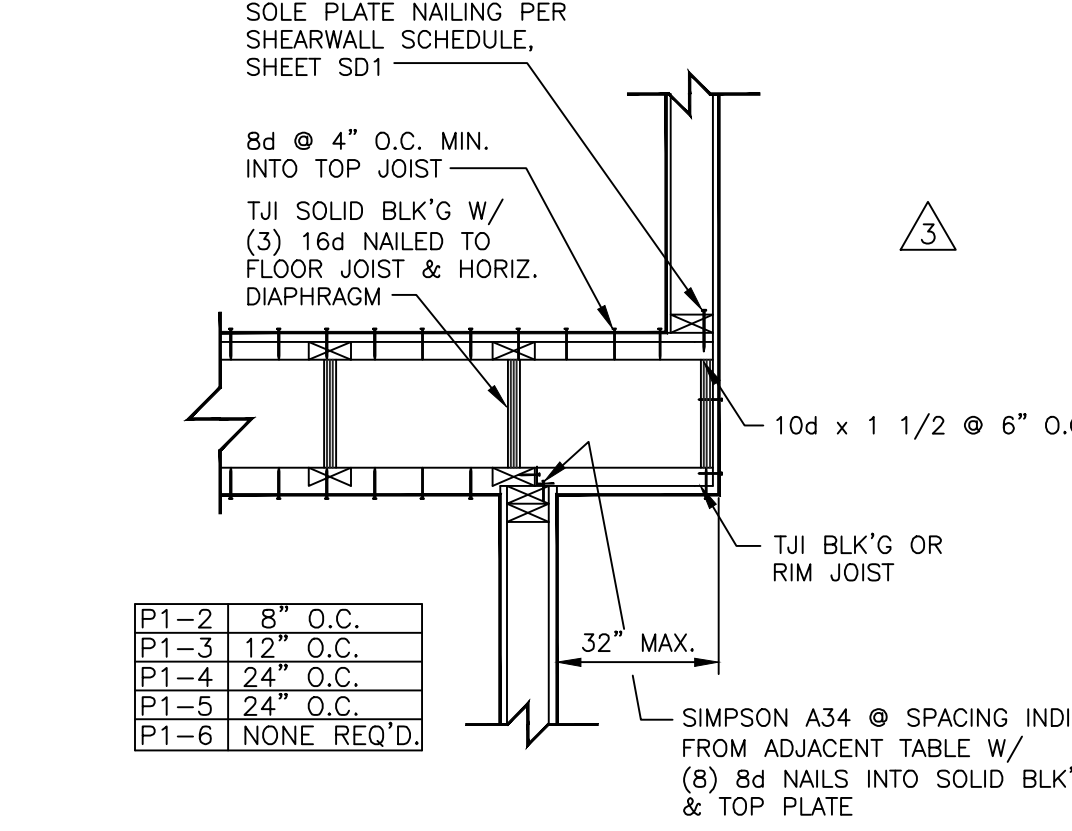
TYPICAL SHEARWALL NAILING (8) SD2
3/4" = 1'-0"



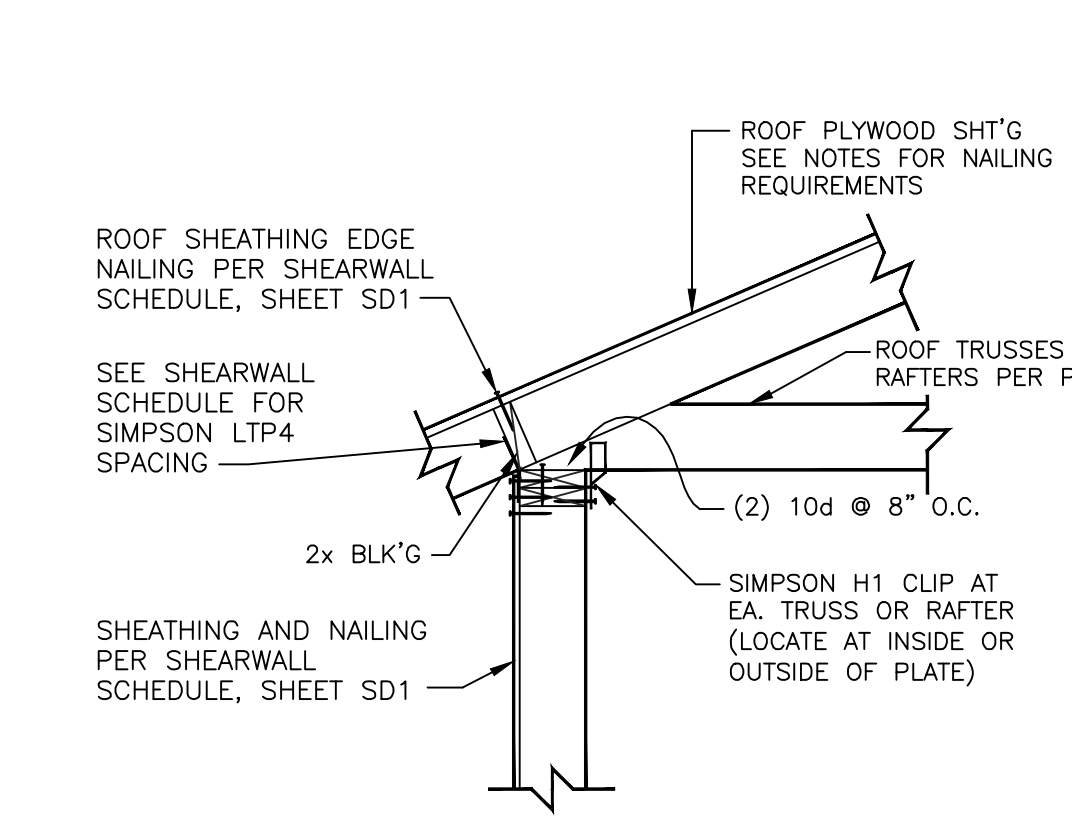
TYPICAL SHEARWALL NAILING (9) SD2
3/4" = 1'-0"



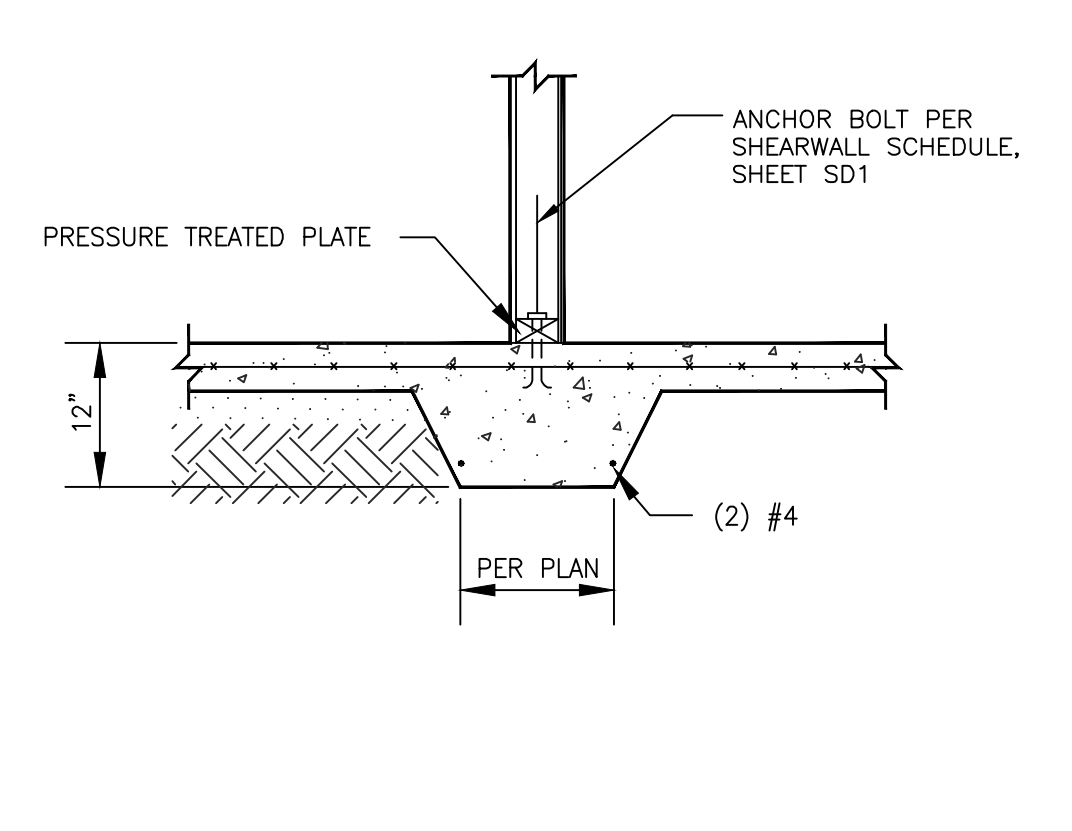
TYPICAL HOLD-DOWN BETWEEN FLOORS (10) SD2
3/4" = 1'-0"



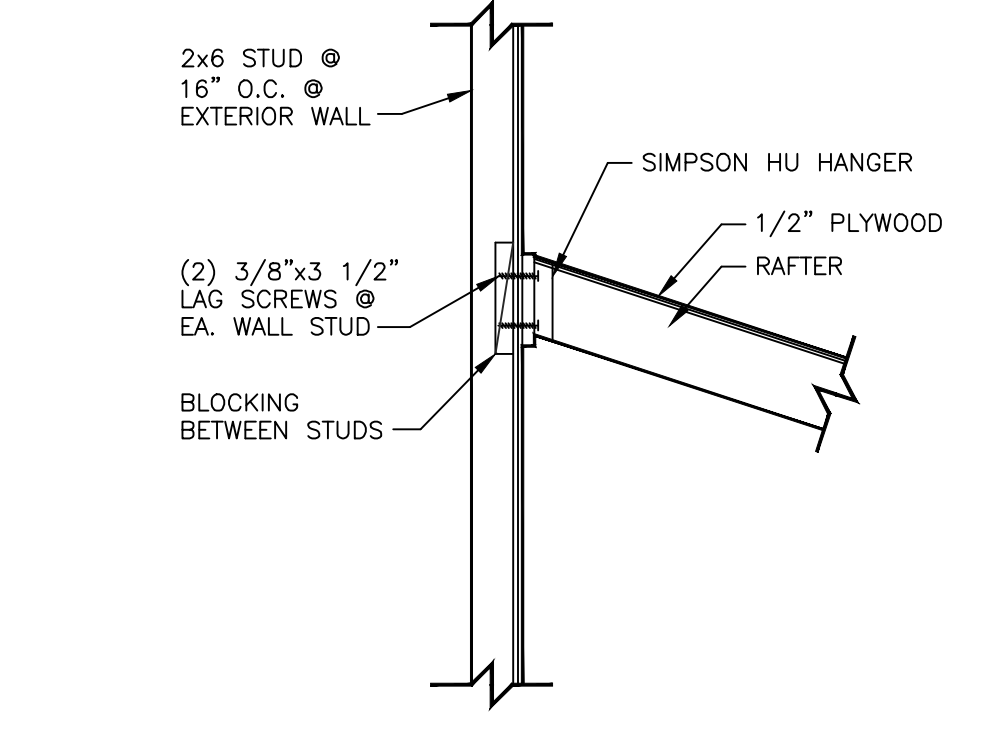
TYPICAL OFFSET (JOISTS PERP. TO EXT. WALL) (12) SD2
3/4" = 1'-0"



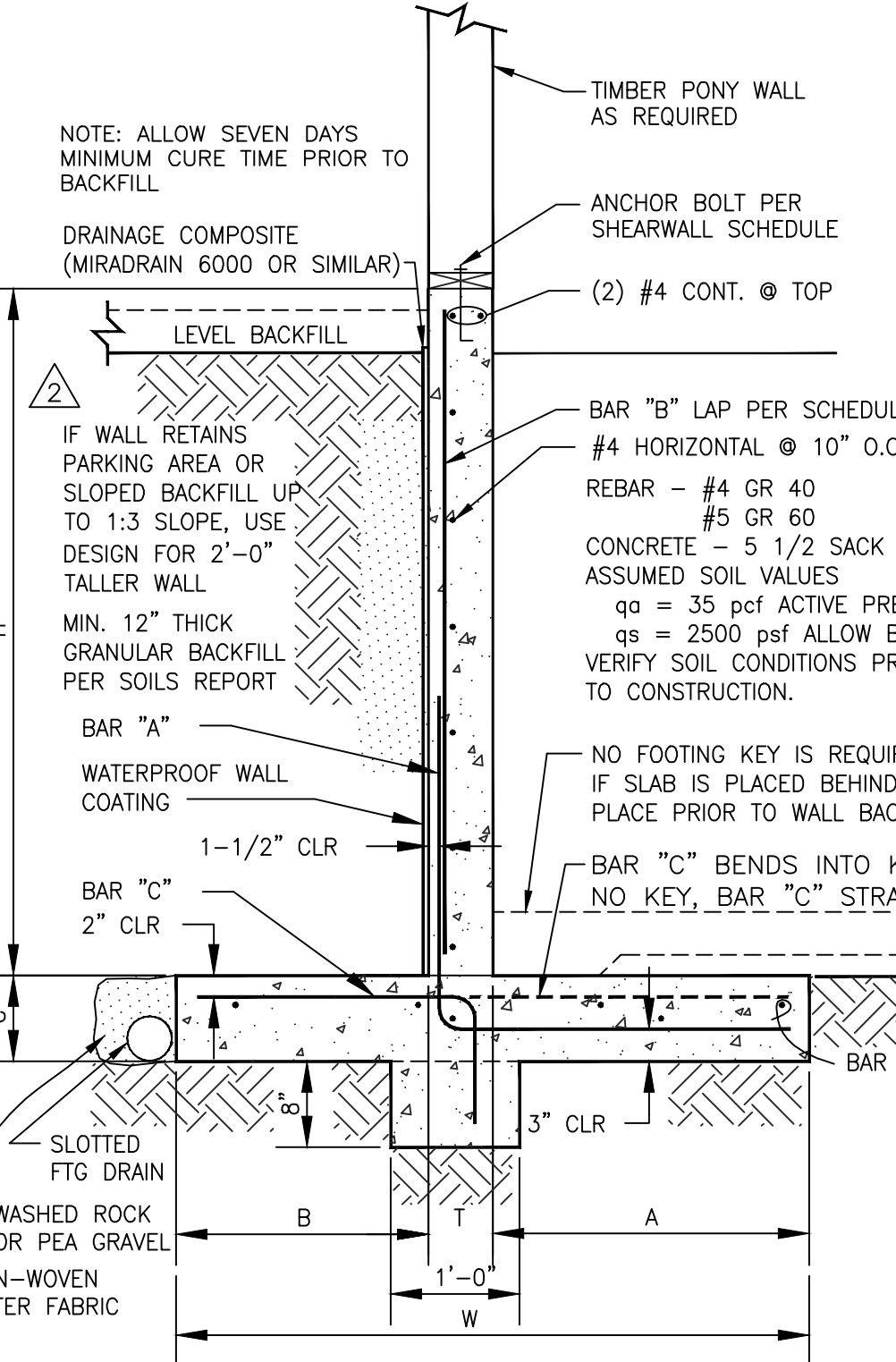
SECTION - ROOF TRUSS PERPENDICULAR (16) SD2
3/4" = 1'-0"



INTERIOR BEARING/SHEARWALL ON FLOOR SLAB (19) SD2
3/4" = 1'-0"

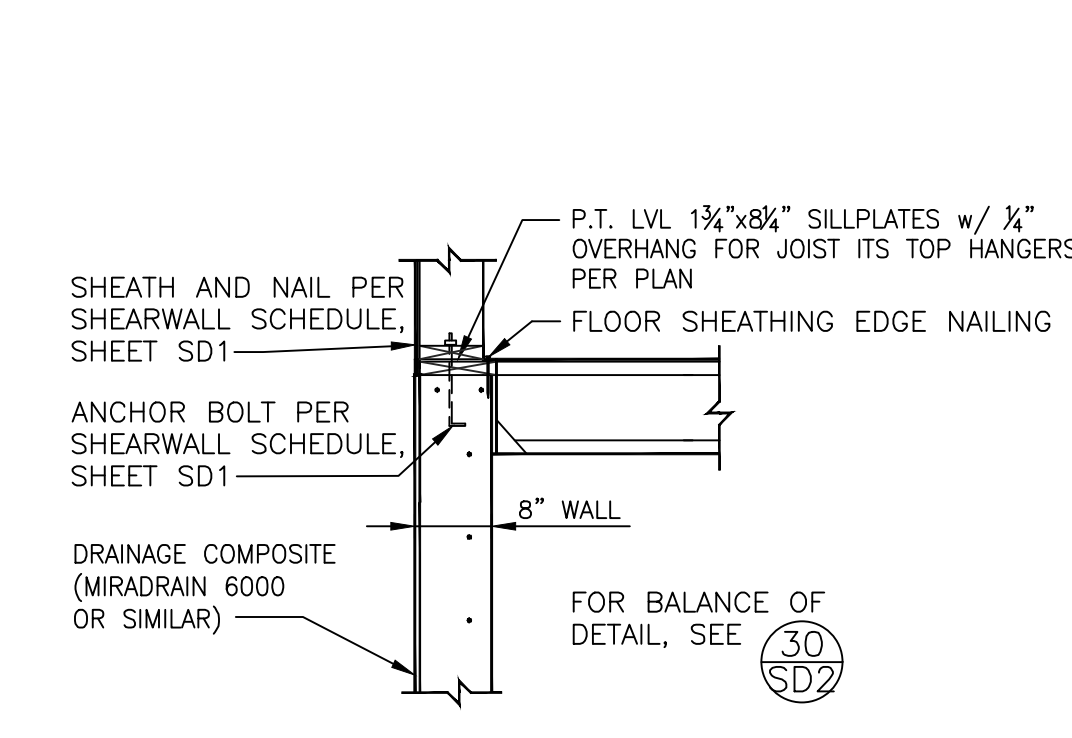


TRUSS TO WALL CONNECTION AT EXTERIOR WALL (23) SD2
3/4" = 1'-0"

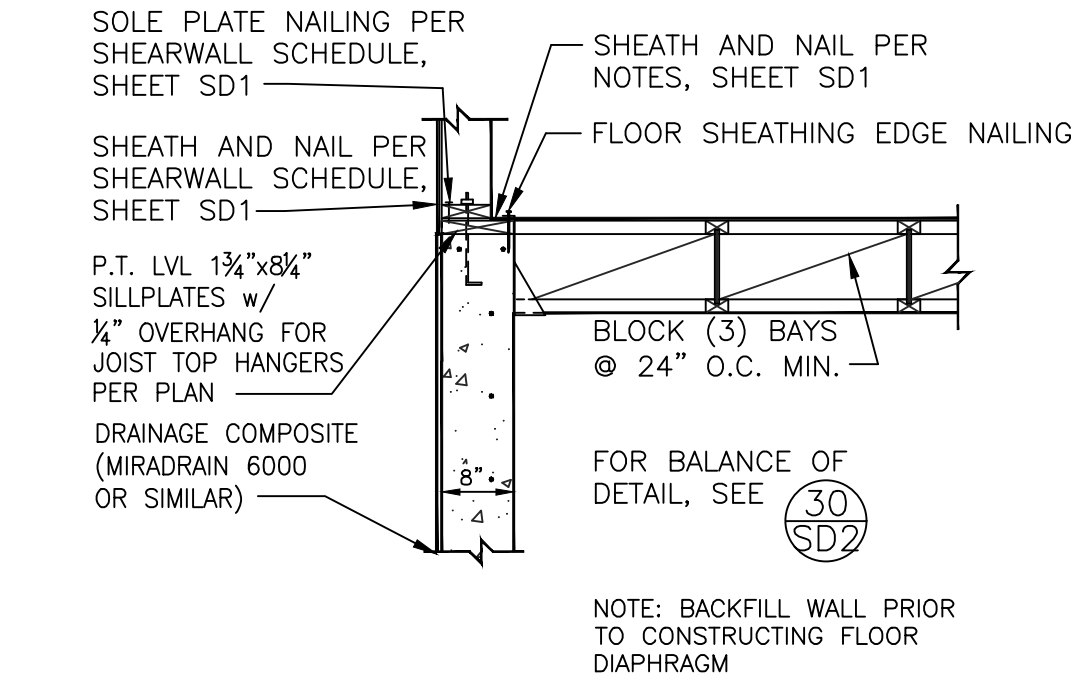


H	T	A	B	C	W	BAR "A"	BAR "B"	BAR "C"	BAR "D"	KEY
4'-0"	6"	6"	1'-6"	8"	2'-6"	#4 @ 16"	---	---	(2) #4	NO
6'-0"	8"	1'-4"	1'-0"	10"	3'-0"	#4 @ 12"	#4 @ 12"	#4 @ 12"	(4) #4	YES
8'-0"	8"	10"	3'-6"	1'-0"	5'-0"	#5 @ 10"	#4 @ 12"	#5 @ 10"	(6) #4	YES
10'-0"	10"	1'-5"	4'-0"	1'-0"	6'-3"	#6 @ 10"	#4 @ 10"	#5 @ 10"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

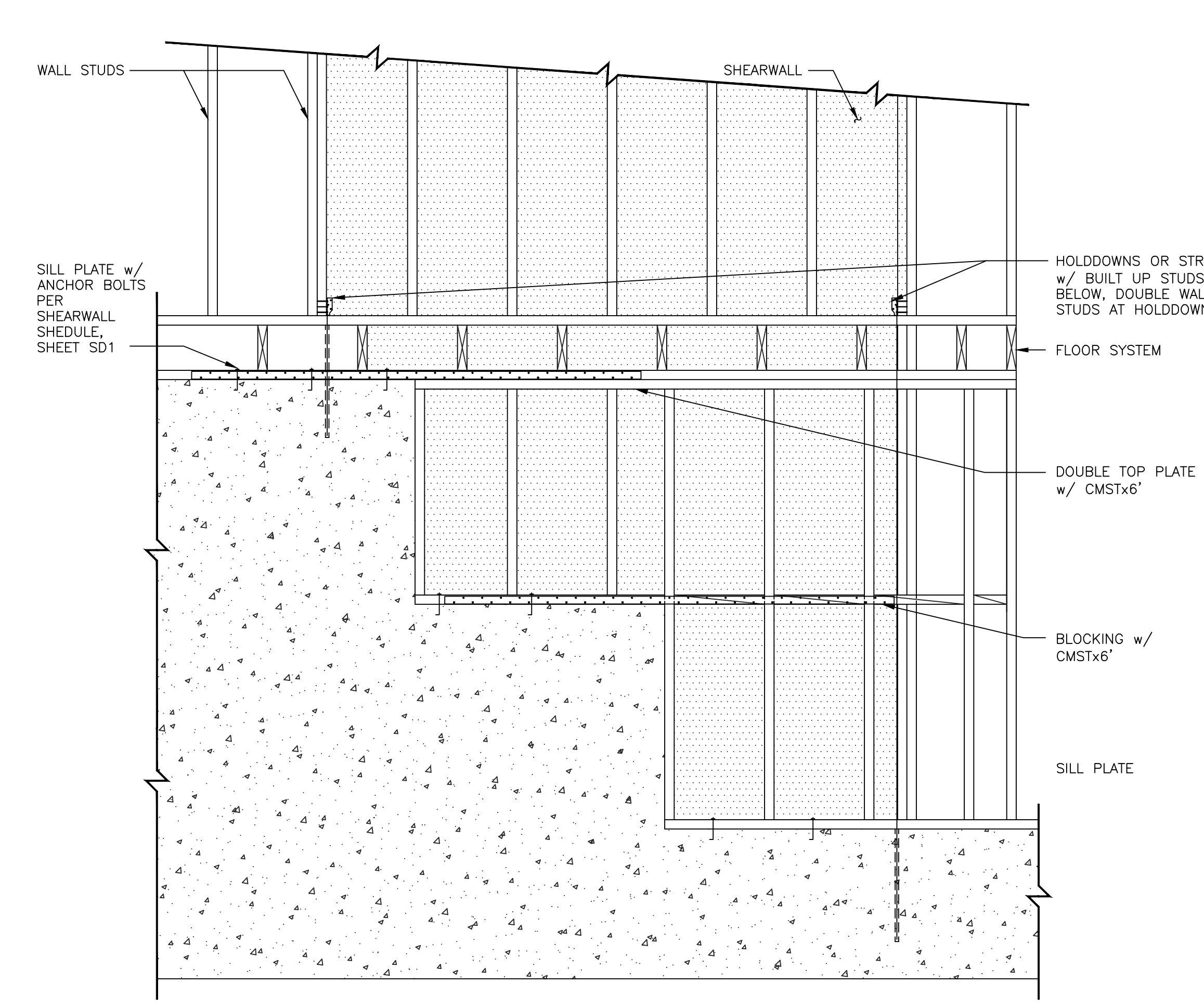
TYPICAL RETAINING WALL DETAIL (30) SD2
3/4" = 1'-0"



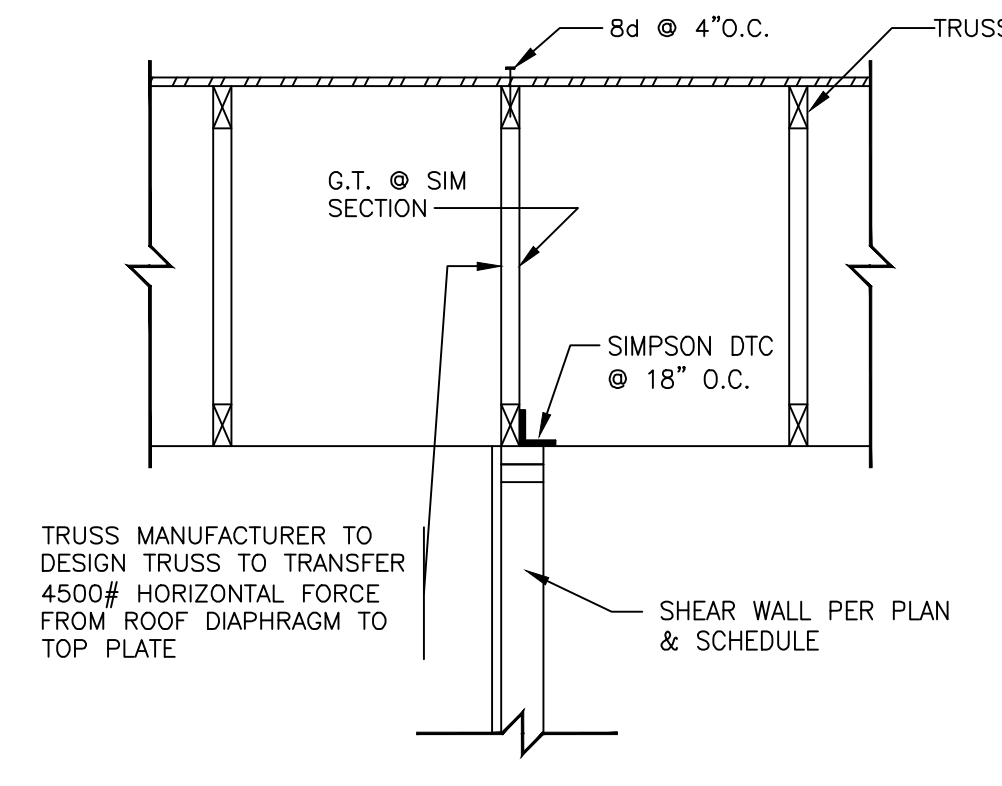
SECTION (31) SD2
3/4" = 1'-0"



SECTION (32) SD2
3/4" = 1'-0"

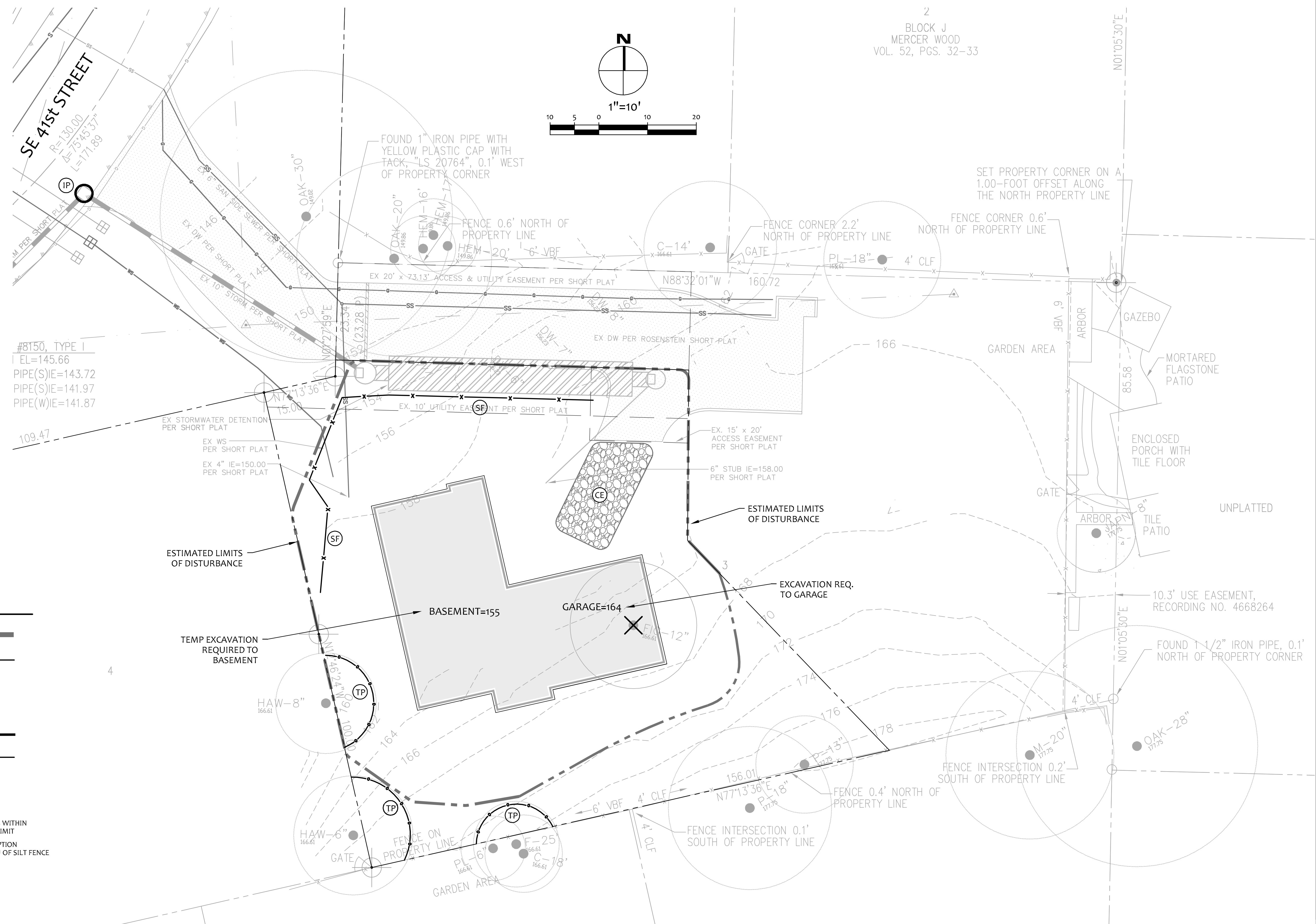
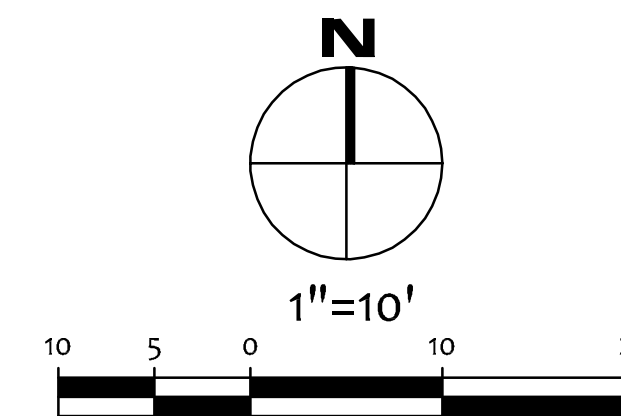


SHEARWALL AT STEP FOUNDATION (33) SD2
3/4" = 1'-0"



PARALLEL TRUSS TRANSFER (43) SD2
3/4" = 1'-0"

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

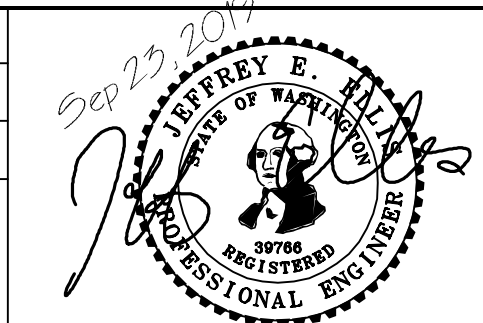
- LIMITS OF DISTURBANCE
- FILTER FABRIC FENCE (SILT FENCE) (SF)
- STABILIZED CONSTRUCTION ENTRANCE (CE)
- CATCH BASIN INLET PROTECTION (IP)
- INTERCEPTOR SWALE (SEE COR DWG 504), TYPE A TEMPORARY SWALE (IS)
- TREE PROTECTION FENCING (TP)
- STOCKPILE (ST)
- STRAW WATTLES (SW) USE AS NEEDED
- PLASTIC COVERING (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**

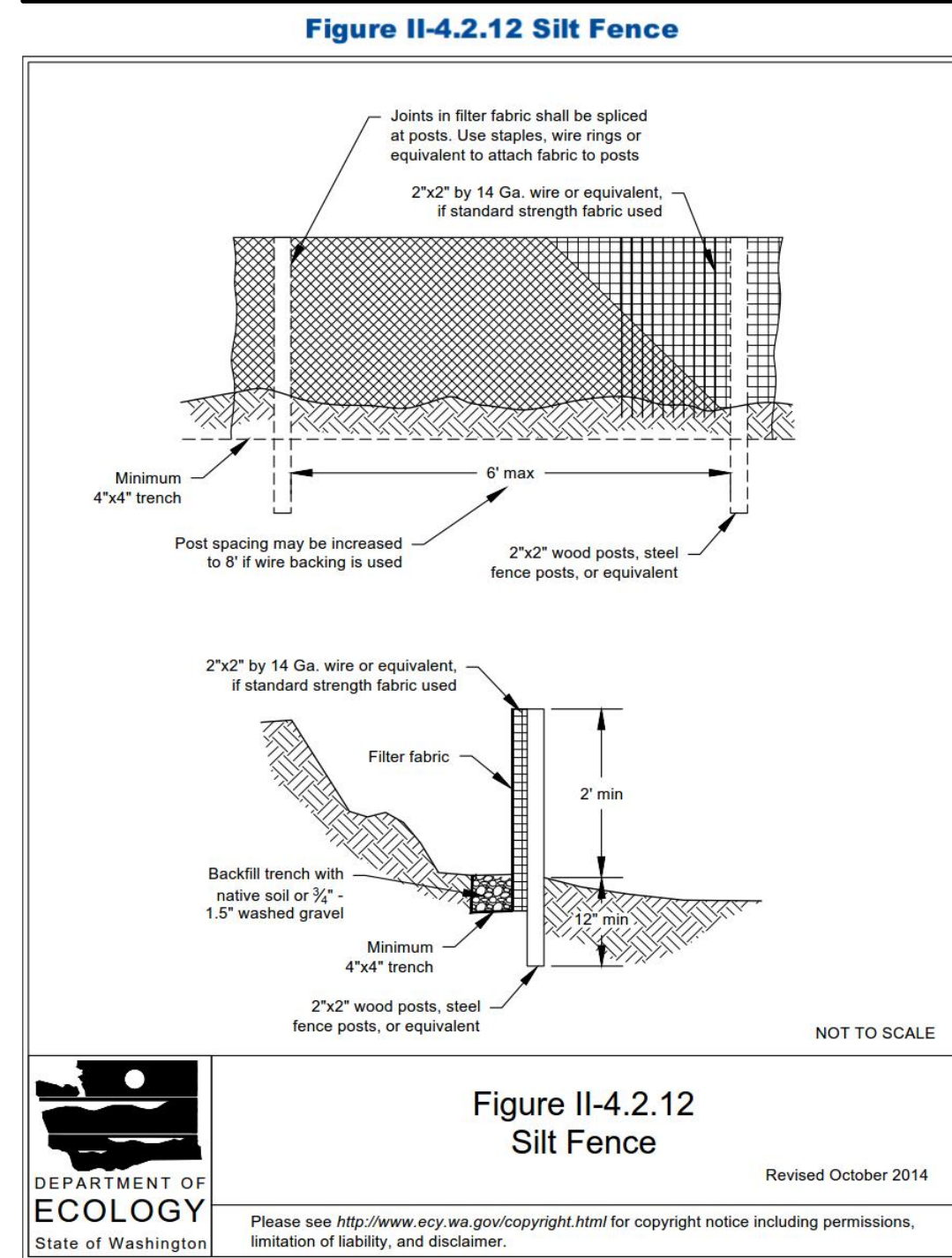


Figure II-4.2.12 Silt Fence
 DEPARTMENT OF ECOLOGY
 State of Washington
 Revised October 2014
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 2014 Stormwater Management Manual for Western Washington
 Volume II - Chapter 4 - Page 369

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:

- HOLD AN ONSITE PRE-CONSTRUCTION MEETING.
- POST SIGN WITH NAME AND PHONE NUMBER OF ESC SUPERVISOR (MAY BE CONSOLIDATED WITH THE REQUIRED NOTICE OF CONSTRUCTION SIGN).
- FLAG OR FENCE CLEARING LIMITS.
- INSTALL CATCH BASIN PROTECTION, IF REQUIRED.
- GRADE AND INSTALL CONSTRUCTION ENTRANCE(S).
- INSTALL PERIMETER PROTECTION (SILT FENCE, BRUSH BARRIER, ETC.).
- CONSTRUCT SEDIMENT PONDS AND TRAPS.
- GRADE AND STABILIZE CONSTRUCTION ROADS.
- CONSTRUCT SURFACE WATER CONTROLS (INTERCEPTOR DIKES, PIPE SLOPE DRAINS, ETC.) SIMULTANEOUSLY WITH CLEARING AND GRADING FOR PROJECT DEVELOPMENT.
- MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH CITY OF MERCER ISLAND STANDARDS AND MANUFACTURER'S RECOMMENDATIONS.
- 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.
- 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.
- STABILIZE ALL AREAS WITHIN SEVEN DAYS OF REACHING FINAL GRADE.
- SEED, SOD, STABILIZE, OR COVER ANY AREAS TO REMAIN UNWORKED FOR MORE THAN 30 DAYS.
- 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.

- 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.).
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.).
- ANY AREA NEEDING ESC MEASURES THAT DO NOT REQUIRE IMMEDIATE ATTENTION SHALL BE ADDRESSED WITHIN SEVEN (7) DAYS.
- 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.
- 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.
- 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.
- COVER MEASURES WILL BE APPLIED IN CONFORMANCE WITH APPENDIX D OF THE SURFACE WATER DESIGN MANUAL.
- PRIOR TO THE BEGINNING OF THE WET SEASON (OCT. 1), ALL DISTURBED AREAS SHALL BE REVIEWED TO IDENTIFY WHICH ONES CAN BE SEEDED IN PREPARATION FOR THE WINTER RAINS. DISTURBED AREAS SHALL BE SEEDED WITHIN ONE WEEK OF THE BEGINNING OF THE WET SEASON.

CITY NOTES

- ANY CHANGES TO THE APPROVED PLANS REQUIRES CITY APPROVAL THROUGH A REVISION.
- APPLICANT IS RESPONSIBLE FOR ANY DAMAGES TO UNDERGROUND UTILITIES CAUSED FROM THIS CONSTRUCTION.
- 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.
- CONTRACTORS SHALL VERIFY LOCATIONS AND DEPTHS OF UTILITIES.
- AT LEAST 48 HOURS PRIOR TO CONSTRUCTION, CALL "ONE CALL" AT 1.800.424.5555
- DO NOT BACKFILL WITH NATIVE MATERIAL ON PUBLIC RIGHT-OF-WAY. ALL MATERIAL MUST BE IMPORTED
- 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:
- 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.
- 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.
- PREVENT SEDIMENT, CONSTRUCTION DEBRIS, PAINTS, SOLVENTS, ETC., OR OTHER TYPES OF POLLUTION FROM ENTERING PUBLIC STORM DRAINS. KEEP ALL POLLUTION ON YOUR SITE.
- 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.
- 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.
- 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.
- 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.
- REMEMBER: EROSION CONTROL IS YOUR FIRST INSPECTION.
- ROOF DRAINS MUST BE CONNECTED TO THE STORM DRAIN SYSTEM AND INSPECTED BY THE PUBLIC WORKS DEPARTMENT PRIOR TO ANY BACKFILLING OF PIPE.
- 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.
- WORK IN PUBLIC RIGHT OF WAY REQUIRES A RIGHT-OF-WAY USE PERMIT.
- REFER TO WATER SERVICE PERMIT FOR ACTUAL LOCATION OF NEW WATER METER AND SERVICE LINE DETERMINED BY MERCER ISLAND WATER DEPARTMENT.
- 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.
- NEWLY INSTALLED SIDE SEWER REQUIRES A 4 P.S.I. AIR TEST OR PROVIDE 10' OF HYDROSTATIC HEAD TEST.
- 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.
- 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**

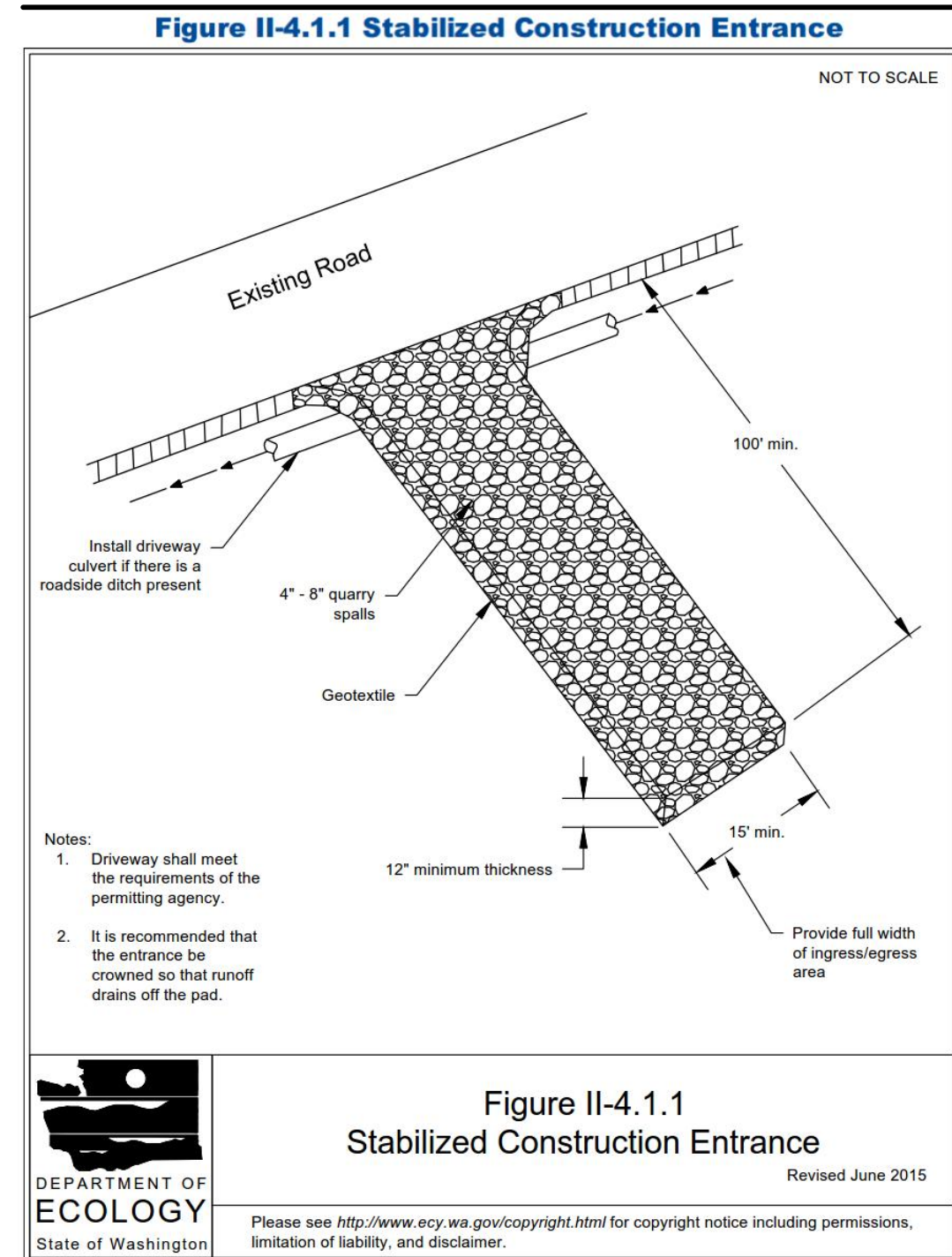


Figure II-4.1.1 Stabilized Construction Entrance
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 State of Washington
 Revised June 2015
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 2014 Stormwater Management Manual for Western Washington
 Volume II - Chapter 4 - Page 273

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.

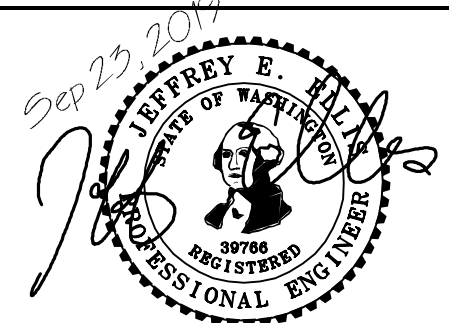
OCT 1 TO MARCH 31
 ALL DENUDED AREAS MUST BE STABILIZED WITHIN 2 DAYS OF GRADING. IF AN EROSION PROBLEM ALREADY EXISTS ON THE SITE, OTHER COVER PROTECTION AND EROSION CONTROL WILL BE REQUIRED.

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

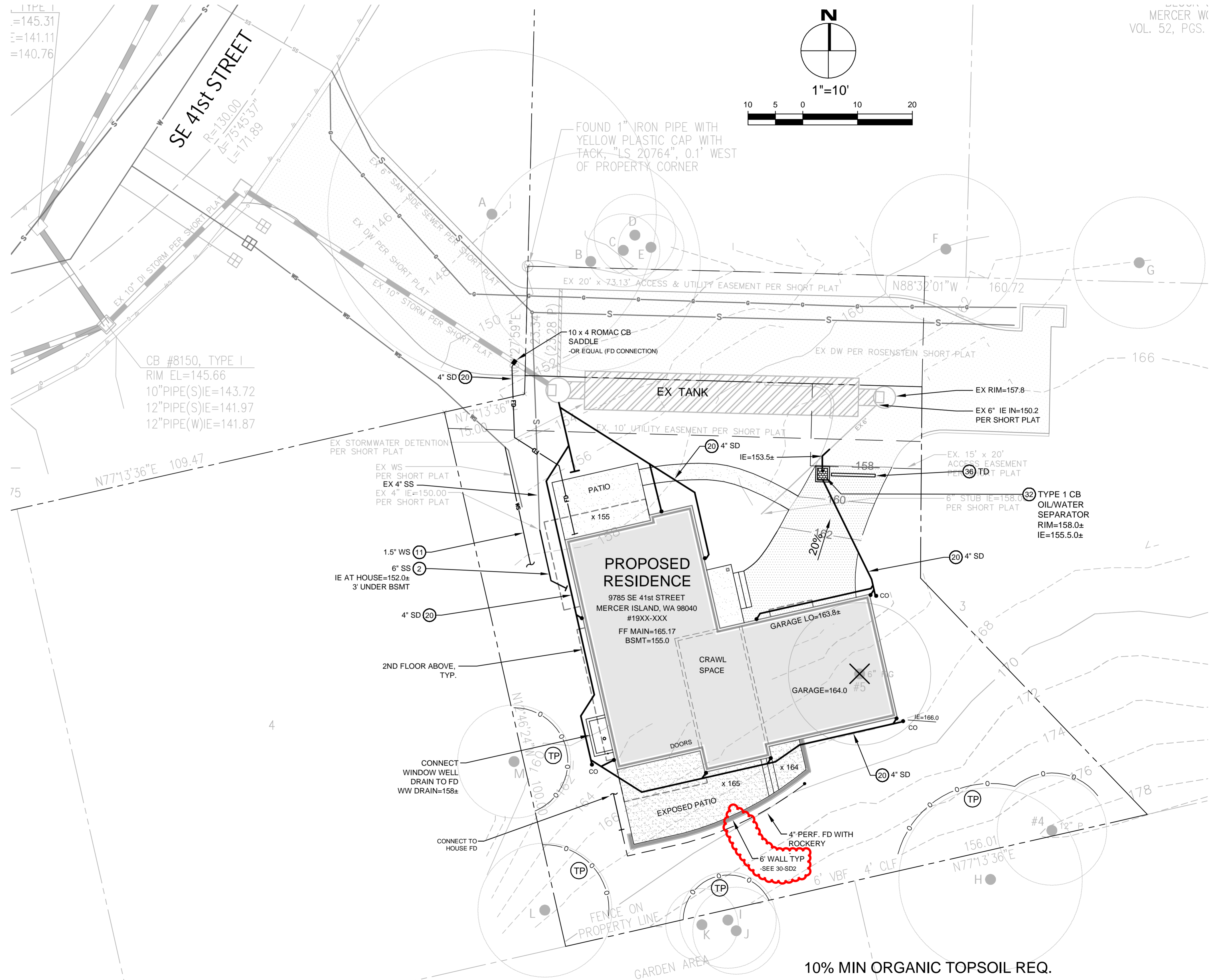
LEGAL DESCRIPTION

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 WA VOL. 52, PGS.

NO.	DATE	BY	REVISIONS

APPLICANT:
FRANK IMANI
MIKE YEGANEH



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



CIVIL ENGINEERING SOLUTIONS

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

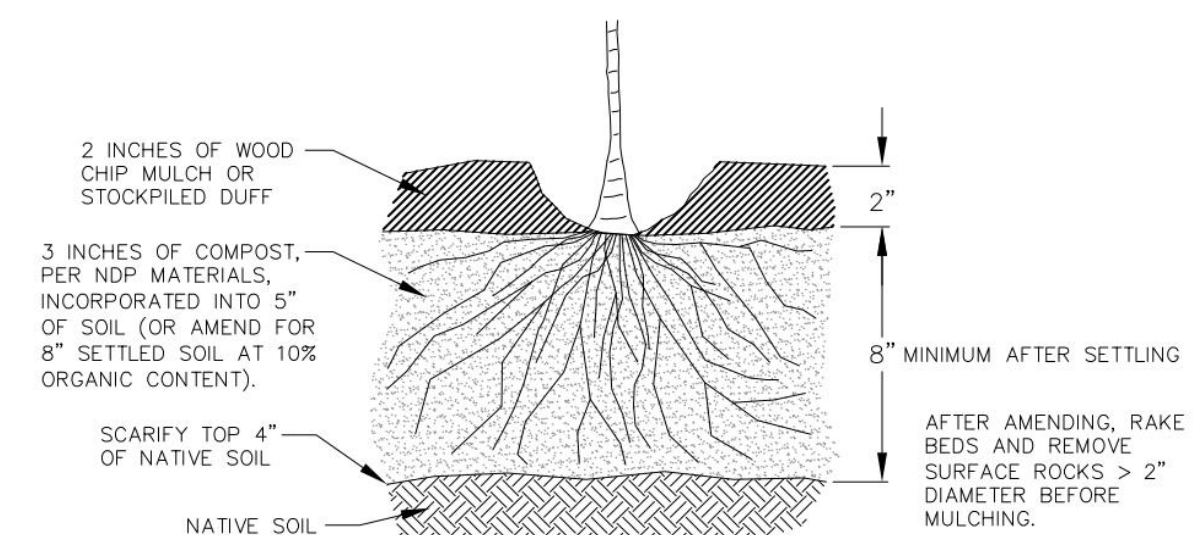
DRAINAGE / CIVIL PLAN

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

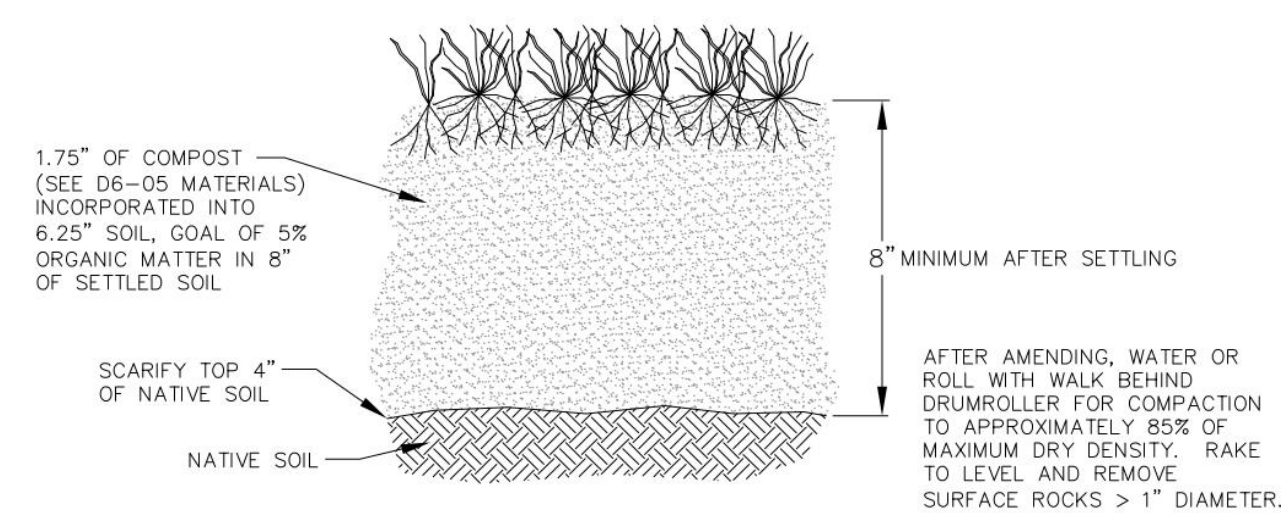
DRAWING NO:
C2.0
APN 545600-0185
1910-131

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

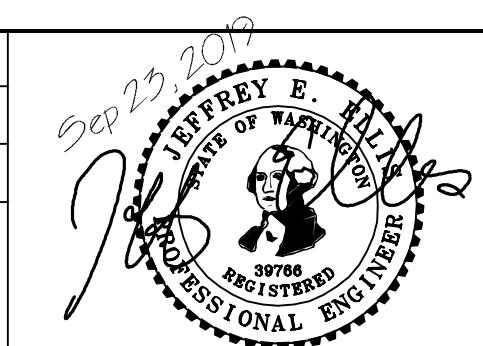
NO. **NBP-1**

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