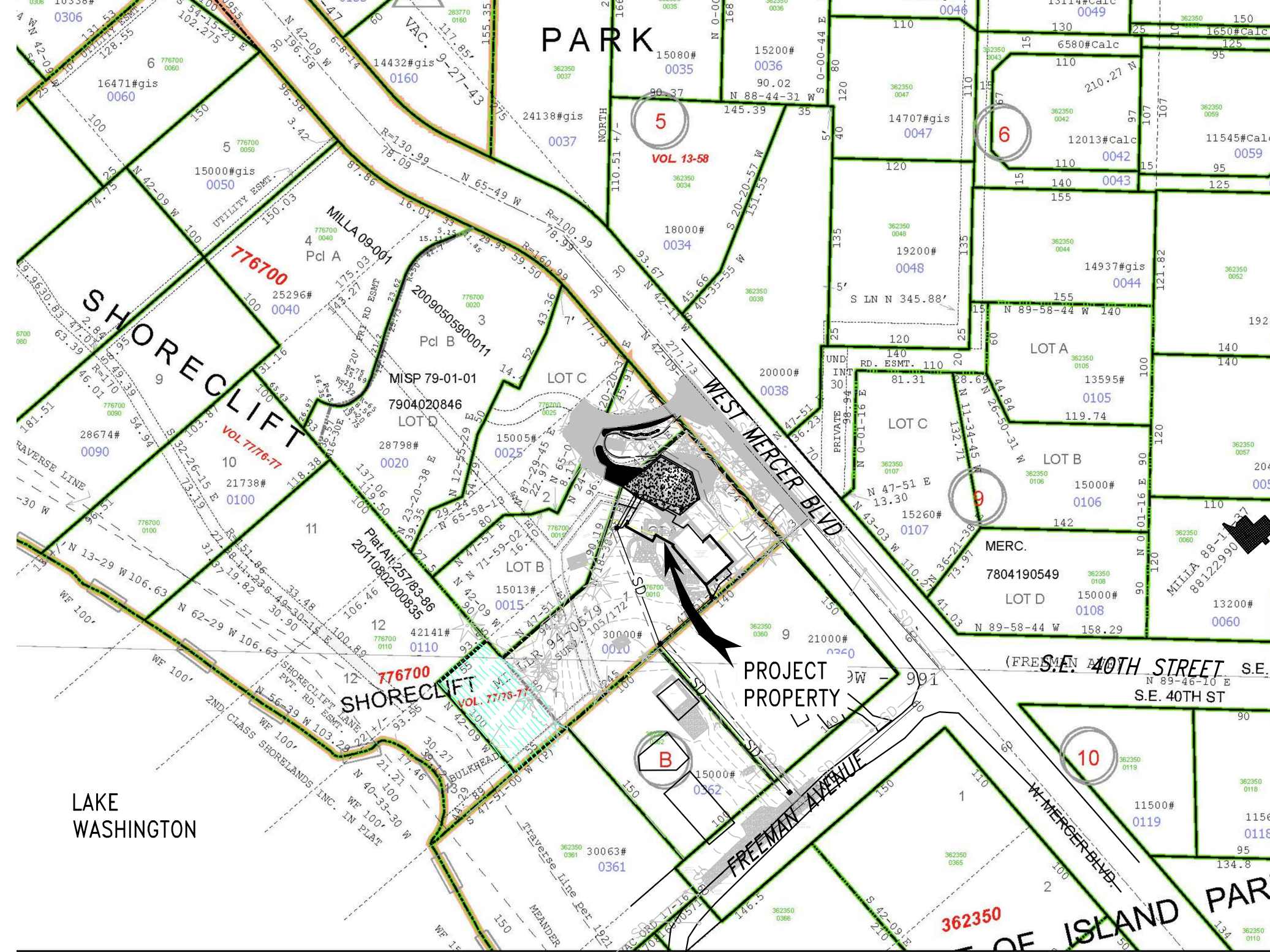
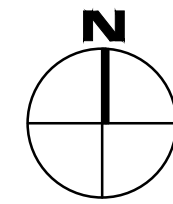


TALERMAN SIMON RESIDENCE - CIVIL/SITEWORK

SW 1/4, SEC. 12, TWP. 24, RGE. 4 E., W.M.



NEIGHBORHOOD PLAN
SCALE: 1"=100'

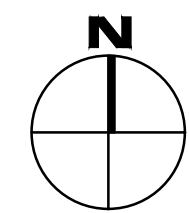


GENERAL NOTES:

- ALL WORK SHALL BE IN ACCORDANCE WITH THE LOCAL AGENCY DESIGN AND CONSTRUCTION STANDARDS. IF AN ELEMENT OF WORK IS NOT COVERED BY THE CITY STANDARDS THEN THE WASHINGTON STATE DEPARTMENT OF TRANSPORTATION AND AMERICAN PUBLIC WORKS ASSOCIATION (WSDOT/APWA) STANDARD SPECIFICATIONS FOR ROAD, BRIDGE, AND MUNICIPAL CONSTRUCTION, CURRENT EDITION, SHALL APPLY UNLESS OTHERWISE INDICATED OR SPECIFIED.
- UNLESS OTHERWISE INDICATED OR SPECIFIED, ALL WORK UNDER THIS CONTRACT SHALL BE MANAGED AND ADMINISTERED BY THE CONTRACTOR. IN ADDITION TO THE GENERAL WORK INDICATED IN THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR WORK SITE SAFETY AND COMPLIANCE WITH THE LATEST APPLICABLE CODES AND ORDINANCES.
- PRIOR TO SUBMITTING THE BID, THE CONTRACTOR SHALL VISIT THE SITE OF THE WORK AND BECOME FAMILIAR WITH ALL CONDITIONS INVOLVED IN CARRYING OUT THE WORK. MAKE ARRANGEMENTS WITH OWNER FOR SITE VISIT DATE AND TIME. THE CONTRACTOR WILL PROVIDE IN HIS/HER PROPOSAL FOR ANY MISCELLANEOUS ITEMS THAT MAY NOT BE COVERED IN THE PLANS AND SPECIFICATIONS, BUT ARE NECESSARY TO PROVIDE A COMPLETE AND WORKABLE PROJECT.
- PRIOR TO STARTING THE WORK, THE CONTRACTOR SHALL VERIFY THAT ALL APPLICABLE EASEMENTS HAVE BEEN OBTAINED BY THE OWNER. PRIOR TO STARTING ANY WORK IN THE PUBLIC RIGHT-OF-WAY, THE CONTRACTOR SHALL OBTAIN ALL APPLICABLE STREET USE/PUBLIC RIGHT-OF-WAY CONSTRUCTION PERMITS.
- CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND CONDITIONS SHOWN ON THE DRAWINGS PRIOR TO PROCEEDING WITH ANY WORK OR FABRICATION OR ORDERING OF MATERIALS.
- HALL BE RESPONSIBLE FOR THE JOINING OF HIS/HER TO THE WORK OF OTHER TRADES.
- NO PORTION OF THE WORK REQUIRING A SUBMITTAL APPROVAL SHALL BE COMMENCED UNTIL THE SUBMITTAL HAS BEEN APPROVED BY THE OWNER. ALL SUCH PORTIONS OF THE WORK SHALL BE IN ACCORDANCE WITH APPROVED SUBMITTAL MATERIALS.
- CONTRACTOR SHALL KEEP AREAS UNDER CONSTRUCTION CLEAR OF DIRT AND DEBRIS CAUSED BY DEMOLITION AND SHALL STORE CONSTRUCTION MATERIALS AND EQUIPMENT IN AREAS DESIGNATED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.
- CONTRACTOR SHALL CHECK WITH OWNER'S AUTHORIZED REPRESENTATIVE FOR STAGING AREA AND SECURITY REGULATIONS.
- ALL MATERIAL STORED ON THE SITE SHALL BE PROTECTED FROM WEATHER TO PREVENT DAMAGE AND DETERIORATION UNTIL USE. FAILURE TO PROTECT MATERIALS MAY BE CAUSE FOR REJECTION OF MATERIALS AND/OR WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL SHORING, BRACING, OR OTHER TEMPORARY STRUCTURAL SUPPORTS AS MAY BE REQUIRED AND SHALL BEAR THE COSTS OF ANY ENGINEERING THAT MAY BE REQUIRED.
- THE LOCATION OF EXISTING UTILITIES SHOWN HEREON HAVE BEEN ESTABLISHED BY FIELD SURVEY OR OBTAINED FROM AVAILABLE RECORDS AND SHOULD THEREFORE BE CONSIDERED APPROXIMATE ONLY AND NOT NECESSARILY COMPLETE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO INDEPENDENTLY VERIFY THE ACCURACY OF ALL UTILITY LOCATIONS SHOWN, AND TO FURTHER DISCOVER ANY OTHER UTILITIES NOT SHOWN HEREON WHICH MAY BE AFFECTED BY IMPLEMENTATION OF THIS PLAN. THE CONTRACTOR SHALL CONTACT UNDERGROUND UTILITIES LOCATION SERVICE (1-800-424-5555) AT LEAST 48 HOURS PRIOR TO CONSTRUCTION, AND SHALL FLAG OR MARK ALL EXISTING UTILITIES IN THE FIELD AND PROTECT THEM FROM DAMAGE.
- THE CONTRACTOR SHALL BEAR ALL EXPENSE OF REPAIR OR REPLACEMENT OF UTILITIES OR OTHER PROPERTY NOT DESIGNATED FOR REMOVAL WHICH ARE DAMAGED BY OPERATIONS RELATED TO THE EXECUTION OF THIS WORK.
- ALL DISCREPANCIES FOUND AMONG DRAWINGS, SHALL BE REPORTED TO THE OWNER'S ENGINEER FOR CLARIFICATION. IN CASE OF CONFLICT, AND UNTIL OTHERWISE DIRECTED CONTRACTOR SHALL BASE HIS/HER BID PRICE ON MOST EXPENSIVE SYSTEM (UNTIL CLARIFIED IN WRITING).
- WHERE THESE DOCUMENTS ARE PRESENTED AS "CONTRACT DOCUMENTS" FOR CONSTRUCTION IT SHALL BE UNDERSTOOD THAT THEY DO NOT NECESSARILY INCLUDE ALL DETAILS AND/OR DATA REQUIRED TO COMPLETE THE WORK. REPRESENTATIVE FEATURES AND OR ELEMENTS OF CONSTRUCTION REQUIRED TO COMPLETE THE WORK AND PROVIDE A FUNCTIONING FINISHED PRODUCT MEETING THE CONCEPTS PRESENTED HEREIN SHALL BE COMPLETELY PROVIDED, EVEN IF CERTAIN FEATURES ARE NOT FULLY SHOWN OR CALLED FOR ON THE DRAWINGS. CONSTRUCTION SHALL BE IF THE SAME CHARACTER AS FOR SIMILAR CONDITIONS SHOWN OR CALLED FOR ELSEWHERE IN THE DOCUMENTS AND IN ACCORDANCE WITH STANDARDS OF THE INDUSTRY. UNLESS OTHERWISE INDICATED ALL BID PRICING SHALL BE FOR COMPLETED FINISHED WORK.
- ALL REQUIRED WORK SHALL BE FURNISHED, INSTALLED, COMPLETE AND IN OPERATING CONDITION, AND SHALL COMPLY WITH LATEST APPLICABLE CODES AND ORDINANCES.
- PROVIDE TEMPORARY SEDIMENTATION AND EROSION CONTROL AS NECESSARY TO PROTECT THE EXISTING STORM DRAIN SYSTEM AND PREVENT SOILS AND SEDIMENT FROM LEAVING THE SITE. PROTECTION MEASURES MAY INCLUDE SILT FENCING, CATCH BASIN PROTECTION, SEDIMENT TRAPS/PONDS AND OTHERS AS REQUIRED. EROSION CONTROL MEASURES WHERE INDICATED HEREIN SHALL BE CONSIDERED A REPRESENTATIVE MINIMUM. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THESE BASIC EROSION CONTROL REQUIREMENTS.
- PER MICC 19.02.020(F)(3)(d), DEVELOPMENT PROPOSALS FOR A NEW SINGLE-FAMILY HOME SHALL REMOVE JAPANESE KNOTWEED (POLYGONUM CUSPIDATUM) AND REGULATED CLASS A, REGULATED CLASS B, AND REGULATED CLASS C WEEDS IDENTIFIED ON THE KING COUNTY NOXIOUS WEED LIST, AS AMENDED, FROM REQUIRED LANDSCAPING AREAS ESTABLISHED PURSUANT TO SUBSECTION (F)(3)(A) OF THIS SECTION. NEW LANDSCAPING ASSOCIATED WITH NEW SINGLE-FAMILY HOME SHALL NOT INCORPORATE ANY WEEDS IDENTIFIED ON THE KING COUNTY NOXIOUS WEED LIST, AS AMENDED. PROVIDED, THAT REMOVAL SHALL NOT BE REQUIRED IF THE REMOVAL WILL RESULT IN INCREASED SLOPE INSTABILITY OR RISK OF LANDSLIDE OR EROSION.



VICINITY MAP
SCALE: 1" ~ 3,000'



CIVIL SHEET LIST:

- CO.1 CIVIL/SITEWORK COVER
- CO.2 SITE PREPARATION AND CSWPPP
- CO.3 TESC DETAILS AND NOTES
- C1.1 GRADING, DRAINAGE AND UTILITIES PLAN
- C1.2 SITE SECTIONS
- C2.1 OFF-SITE STORM DRAIN EXTENSION
- C3.1 DETAILS AND NOTES

LEGEND:

	ASPHALT PAVEMENT		FIRE HYDRANT
	CONCRETE PAVEMENT		THRUST BLOCK
	AREA DRAIN		VALVE
	CATCH BASIN TYPE 1		BEND FITTING
	CLEANOUT		WATER METER
	ROOF DRAIN		
	FOOT DRAIN		
	STORM DRAINAGE LINE		
	SANITARY SEWER SERVICE LINE		
	WATER SERVICE LINE		
	DITCH OR SWALE FLOW LINE		

ABBREVIATIONS:

AD	AREA DRAIN	LF	LINEAL FOOT
APWA	AMERICAN PUBLIC WORKS ASSOCIATION	LS	LANDSCAPE DESIGN
CB	CATCH BASIN	MAX	MAXIMUM
CO	CLEANOUT	MIN	MINIMUM
COM	CITY OF MERCER ISLAND	MJ	MECHANICAL JOINT
CSBC	CRUSHED SURFACING BASE COURSE	N	NORTH
CSTC	CRUSHED SURFACING TOP COURSE	NTS	NOT TO SCALE
DEV	DEVELOPMENT	OC	ON-CENTERS
DISP	DISPERSION	PLS	PROFESSIONAL LAND SURVEYOR
E	EAST	RD	ROOF DRAIN
ESC	EROSION AND SEDIMENT CONTROL	R/W	RIGHT-OF-WAY
EX	EXISTING	S	SOUTH
FD	FOOTING DRAIN	SD	STORM DRAIN
FDC	FIRE DEPARTMENT CONNECTION	STD	STANDARD
FF	FINISH FLOOR	STL	STEEL
FH	FIRE HYDRANT	TYP	TYPICAL
GV	GATE VALVE	W	WATER
HYD	HYDRANT	WSDOT	WASHINGTON STATE DEPARTMENT OF TRANSPORTATION
IE	INVERT ELEVATION		
KC	KING COUNTY		
KCRS	KING COUNTY ROAD STANDARDS		
KCSWDM	KING COUNTY SURFACE WATER DESIGN MANUAL		

PROJECT DATA:

LEGAL DESCRIPTION:

PARCEL A OF CITY OF MERCER ISLAND LOT LINE REVISION NO. 94-0579, AS RECORDED UNDER RECORDING NUMBER 9509159002, IN KING COUNTY, WASHINGTON; SITUATE IN THE CITY OF MERCER ISLAND, COUNTY OF KING, STATE OF WASHINGTON.

HORIZONTAL CONTROL:

BASIS OF BEARING:
PLAT ALTERATION BY TRIAD ASSOCIATES AS RECORDED UNDER RECORDING NUMBER 20110802000835, RECORDS OF KING COUNTY, WASHINGTON.

VERTICAL CONTROL:

DATUM = NAVD 88
ELEVATIONS SHOWN ON THIS DRAWING WERE DERIVED FROM INFORMATION PROVIDED BY THE WGS SURVEY DATA WAREHOUSE.
POINT ID NO. 8003
CONCRETE MONUMENT IN CASE AT THE CENTERLINE OF W MERCER WAY, 182' NORTH OF THE INTERSECTION WITH SE 40TH STREET.
ELEVATION: 143.51 FEET NAVD 88



DRAINAGE IMPERVIOUS SURFACES:

NOTE: THESE AREAS ARE FOR DRAINAGE CONSIDERATIONS ONLY, AND ARE NOT THE SAME AS THE ZONING "LOT COVERAGE" AREAS.

EXISTING SITE IMPERVIOUS SURFACE AREA = 5,456 S.F.
PROPOSED NEW AND REPLACED SITE IMPERVIOUS SURFACE AREA = 6,272 S.F.
TOTAL SITE IMPERVIOUS SURFACE AREA INCREASE = 816 S.F.

EARTHWORK QUANTITIES:

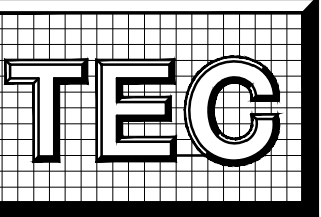
THE FOLLOWING EARTHWORK QUANTITIES ARE APPROXIMATED FOR ROUGH GRADING, AND DO NOT INCLUDE QUANTITIES FOR UTILITY TRENCHING (ESTIMATED FOR PERMIT REVIEW ONLY). CONTRACTOR SHALL BE RESPONSIBLE FOR INDEPENDENTLY DETERMINING ALL QUANTITIES FOR BIDDING AND CONSTRUCTION.

SITE GRADING QUANTITIES OUTSIDE THE BUILDING FOOTPRINT.

CUT 60 C.Y.
FILL 100 C.Y.
NET FILL 40 C.Y.

SITE GRADING QUANTITIES INCLUDING ROUGH BUILDING EXCAVATION, BUT EXCLUDING BUILDING FOUNDATIONS.

CUT 385 C.Y.
FILL 225 C.Y.
NET CUT 160 C.Y.



Taylor Engineering Consultants

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Project:
TALERMAN SIMON RESIDENCE
3879 WEST MERCER WAY
MERCER ISLAND, WA 98040

Owner/Developer:

Edward Talerman
c/o Tolson studio architects
1941 First Avenue South #2E
Seattle, WA 98134

Job Data:

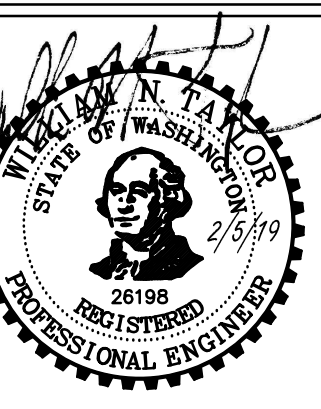
TEC Job #: 724-FSA
Designed: WNT
Checked: LMT

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Issued for:

PERMIT 10/03/18

Rev. Date

CITY COMMENTS 02/05/19

Sheet Title:

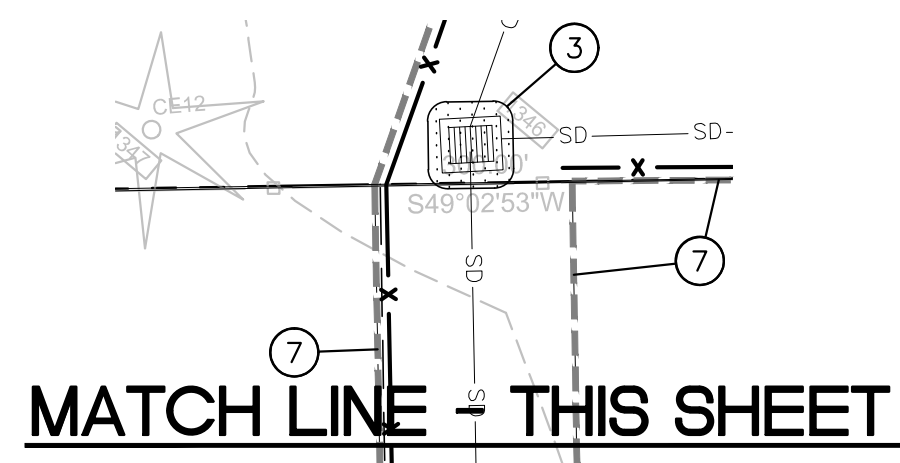
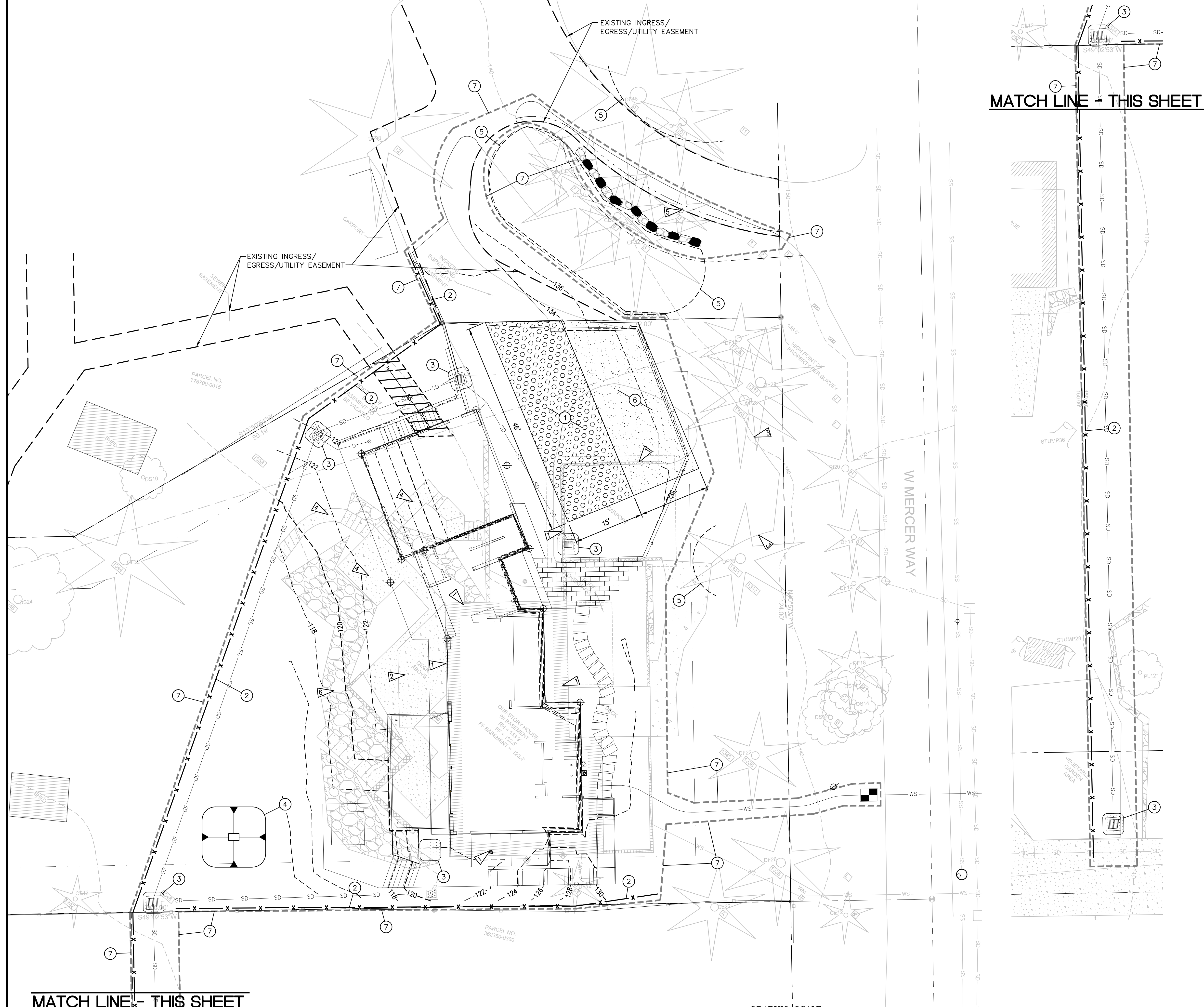
COVER SHEET

Sheet No:

C0.1

Sheet ___ of ___

BUILDING PERMIT



ESC CONSTRUCTION NOTES:

- 1 CONSTRUCTION ENTRANCE AT EXISTING CONCRETE DRIVEWAY, INSTALL TEMPORARY CONSTRUCTION ENTRANCE PER DETAIL 1/CO.3
- 2 SILT FENCE PER DETAIL 2/CO.3
- 3 STORM DRAIN PROTECTION INSERT PER DETAIL 3/CO.3
- 4 TEMPORARY SEDIMENT TRAP (160 SF MIN SURFACE AREA) PER DETAIL 4/CO.3
- 5 PROTECT EXISTING TREE PER DETAIL 5/CO.3
- 6 STAGING AREA
- 7 CONSTRUCTION LIMITS

REMOVAL/DEMO NOTES:

REMOVAL ITEMS ARE SHOWN HERE FOR PERMIT REVIEW AND COORDINATION WITH SITE PREPARATION MEASURES ONLY. THE CONTRACTOR SHALL REFER TO THE ARCHITECT'S DIRECTIONS REGARDING REMOVALS AND SHALL BASE BIDS ON THE REMOVAL OF ALL ITEMS IN CONFLICT WITH NEW WORK.

- 1 REMOVE EXISTING BUILDING
- 2 REMOVE EXISTING DECK
- 3 REMOVE EXISTING ASPHALT
- 4 REMOVE EXISTING CONCRETE WALK
- 5 REMOVE EXISTING TREE
- 6 REMOVE EXISTING ROCKERY, AS NEEDED

CONSTRUCTION SEQUENCE:

- 1) APPOINT PERSON RESPONSIBLE FOR ESC INSTALLATION AND FUNCTION INCLUDING, UPGRADES, AND MAINTENANCE (ESC SUPERVISOR).
- 2) PRESENT/INTRODUCE THE ESC SUPERVISOR TO CITY INSPECTORS, CONSTRUCTION PERSONNEL, AND OWNER'S REPRESENTATIVES AT THE PRE-CONSTRUCTION MEETING.
- 3) POST SIGN WITH NAME AND PHONE NUMBER OF THE ESC SUPERVISOR AT THE JOB SITE, VISIBLE FROM THE PUBLIC FRONTAGE.
- 4) FLAG OR FENCE CLEARING LIMITS.
- 5) INSTALL CATCH BASIN PROTECTION AS INDICATED.
- 6) GRADE AND INSTALL CONSTRUCTION ENTRANCE.
- 7) INSTALL PERIMETER PROTECTION (SILT FENCE).
- 8) CONSTRUCT SEDIMENT TRAP AS INDICATED.
- 9) MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH CITY OF SEATTLE STANDARDS AND MANUFACTURER'S INSTRUCTIONS.
- 10) RELOCATE EROSION CONTROL MEASURES OR INSTALL NEW MEASURES SO THAT AS SITE CONDITIONS CHANGE, THE EROSION AND SEDIMENT CONTROL IS ALWAYS IN ACCORDANCE WITH THE CITY OF SEATTLE MINIMUM REQUIREMENTS.
- 11) COVER ALL AREAS THAT WILL BE UNWORKED FOR MORE THAN 7 DAYS DURING THE DRY SEASON, OR 2 DAYS DURING THE WET SEASON WITH STRAW, WOOD FIBER MULCH, COMPOST, PLASTIC SHEETING, OR EQUIVALENT.
- 12) STABILIZE ALL AREAS THAT REACH FINAL GRADE WITHIN 7 DAYS.
- 13) SEED OR SOD ANY AREAS TO REMAIN UNWORKED FOR MORE THAN 30 DAYS.
- 14) UPON COMPLETION OF THE PROJECT, ALL DISTURBED AREAS MUST BE STABILIZED BEFORE THE EROSION CONTROL MEASURES ARE REMOVED.

SHEET NOTES:

1. PROVIDE TREE PROTECTION PER COK STD PLAN CK-R.49 FOR ANY TREES TO BE RETAINED WITHIN THE CLEARING LIMITS.

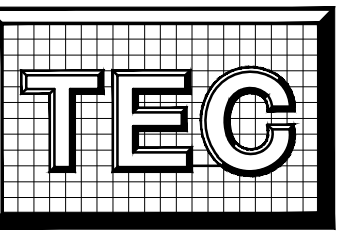
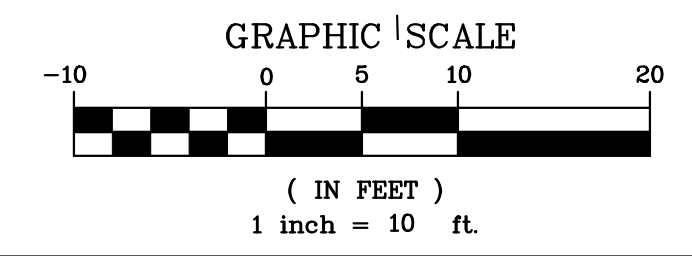
TESC LEGEND:

- CONSTRUCTION ENTRANCE
- CATCH BASIN INSERT PROTECTION
- SILT FENCE
- CONSTRUCTION LIMITS
- TREE PROTECTION

CALL BEFORE YOU DIG
811 FOR FIELD LOCATION OF UNDERGROUND UTILITIES

MATCH LINE - THIS SHEET

SITE PREPARATION AND EROSION CONTROL PLAN
SCALE: 1"=10'



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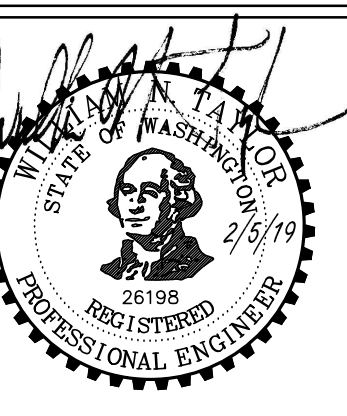
Project:
TALERMAN SIMON RESIDENCE
3879 WEST MERCER WAY
MERCER ISLAND, WA 98040

Owner/Developer:
Edward Talerman
c/o floissand studio architects
1941 First Avenue South #2E
Seattle, WA 98134

Job Data:
TEC Job #: 724-FSA
Designed: WNT
Checked: LMT

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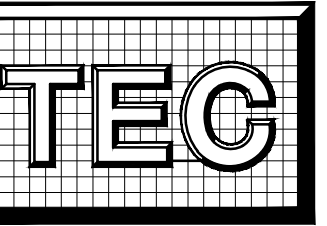
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SITE PREPARATION AND CSWPPP

Sheet No:
C0.2

Sheet ___ of ___

BUILDING PERMIT

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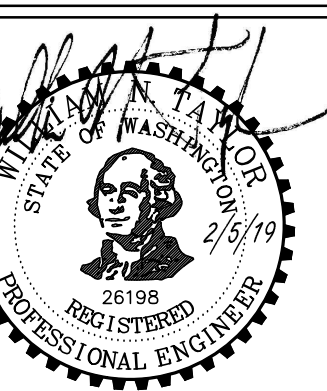
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Rev. Date

Sheet Title:
TESC DETAILS
AND NOTES

Sheet No.:

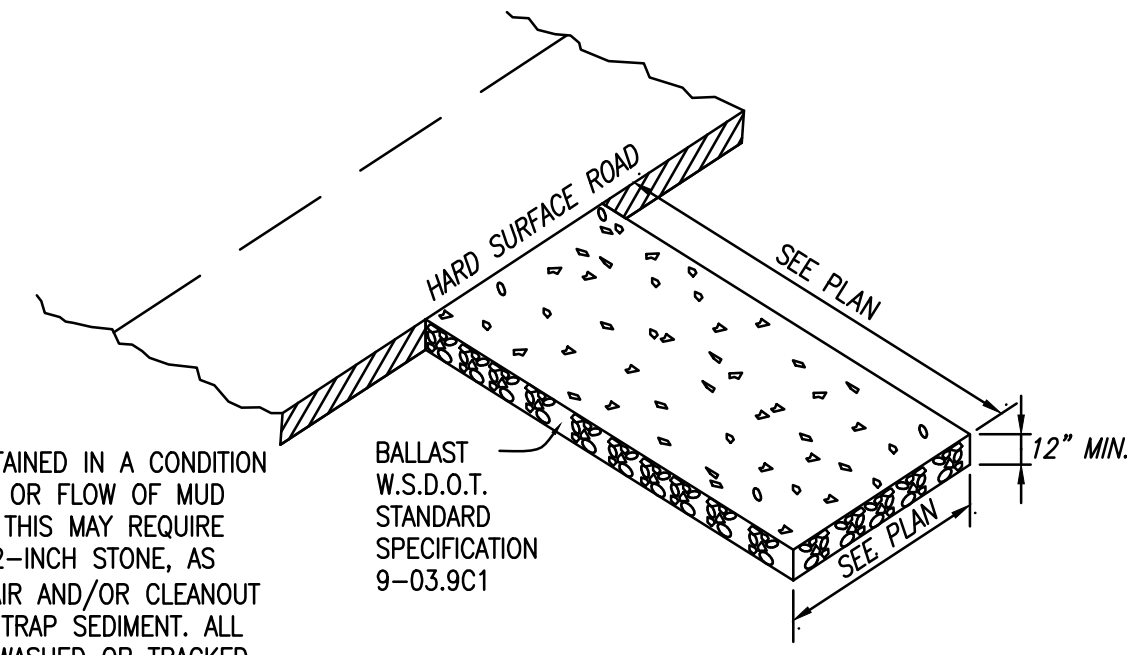
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Sheet ___ of ___

BUILDING PERMIT

CITY OF MERCER ISLAND ESC NOTES:

1. THE IMPLEMENTATION OF THESE EROSION SEDIMENTATION CONTROL (ESC) PLANS AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF THESE ESC FACILITIES IS THE RESPONSIBILITY OF THE PERMIT HOLDER/CONTRACTOR UNTIL ALL CONSTRUCTION IS APPROVED.
2. THE ESC FACILITIES SHOWN ON THIS PLAN MUST BE CONSTRUCTED IN CONJUNCTION WITH ALL CLEARING AND GRADING ACTIVITIES IN SUCH A MANNER AS TO INSURE THAT SEDIMENT-LADEN WATER DOES NOT ENTER THE DRAINAGE SYSTEM OR VIOLATE APPLICABLE WATER STANDARDS, AND MUST BE COMPLETED PRIOR TO ALL OTHER CONSTRUCTION.
3. 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 (E.G. ADDITIONAL SUMPS, RELOCATION OF DITCHES AND SILT FENCES) AS NEEDED FOR UNEXPECTED STORM EVENTS. ADDITIONALLY MORE ESC FACILITIES MAY BE REQUIRED TO ENSURE COMPLETE SILTATION CONTROL. THEREFORE, DURING THE COURSE OF CONSTRUCTION IT SHALL BE THE OBLIGATION AND RESPONSIBILITY OF THE CONTRACTOR TO ADDRESS ANY NEW CONDITIONS THAT MAY BE CREATED BY HIS ACTIVITIES AND TO PROVIDE ADDITIONAL FACILITIES OVER AND ABOVE THE MINIMUM REQUIREMENTS AS MAY BE NEEDED.
4. THE ESC FACILITIES SHALL BE INSPECTED DAILY DURING NONRAINFALL PERIODS, EVERY HOUR (DAYLIGHT) DURING A RAINFALL EVENT AND AT THE END OF EVERY RAINFALL BY THE PERMIT HOLDER/CONTRACTOR AND MAINTAINED AS NECESSARY TO ENSURE THEIR CONTINUED FUNCTIONING. IN ADDITION, TEMP. SILTATION PONDS AND ALL TEMP. SILTATION CONTROLS SHALL BE MAINTAINED IN A SATISFACTORY CONDITION UNTIL SUCH TIME THAT CLEARING OR CONSTRUCTION IS COMPLETED. PERMANENT DRAINAGE FACILITIES ARE OPERATIONAL AND THE POTENTIAL FOR EROSION HAS PASSED.
5. ANY AREA STRIPPED OF VEGETATION INCLUDING ROADWAY EMBANKMENTS WHERE NO FURTHER WORK IS ANTICIPATED FOR A PERIOD OF SEVEN (7) DAYS, SHALL BE IMMEDIATELY STABILIZED WITH THE APPROVED ESC METHODS (E.G. SEEDING, MULCHING, NETTING, EROSION BLANKETS, ETC.).
6. ANY AREAS NEEDING ESC MEASURES, NOT REQUIRING IMMEDIATE ATTENTION SHALL BE ADDRESSED WITHIN SEVEN (7) DAYS.
7. THE ESC FACILITIES ON INACTIVE SITES SHALL BE INSPECTED AND MAINTAINED A MINIMUM OF ONCE A MONTH OR WITHIN THE 48 HOURS FOLLOWING A STORM EVENT.
8. AT NO TIME SHALL MORE THAN ONE 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.
9. STABILIZED CONSTRUCTION ENTRANCES AND WASH PADS SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL REQUIREMENTS MAY BE REQUIRED BY THE INSPECTOR TO INSURE THAT ALL PAVED AREAS ARE KEPT CLEAN OF SILT FROM CONSTRUCTION VEHICLES.
10. WHERE SEEDING FOR TEMPORARY EROSION CONTROL IS REQUIRED, FAST GERMINATING GRASSES SHALL BE APPLIED AT AN APPROPRIATE RATE. (E.G. ANNUAL OR PERENNIAL RYE APPLIED AT APPROXIMATELY 80 POUNDS PER ACRE)
11. WHERE STRAW MULCH FOR TEMPORARY EROSION CONTROL IS REQUIRED, IT SHALL BE APPLIED AT A MINIMUM THICKNESS OF THREE INCHES.
12. ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CITY OF MERCER ISLAND STANDARDS AND SPECIFICATIONS.
13. EROSION/SEDIMENTATION CONTROLS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE DETAILS IN THE DEPARTMENT OF ECOLOGY STORMWATER MANAGEMENT MANUAL, UNLESS APPROVED BY THE CITY ENGINEER.
14. A COPY OF THE APPROVED EROSION CONTROL PLANS MUST BE ON THE JOBSITE WHENEVER CONSTRUCTION IS IN PROGRESS.
15. TEMPORARY EROSION/SEDIMENTATION CONTROLS SHALL BE INSTALLED AND OPERATING PRIOR TO ANY GRADING OR LAND CLEARING.
16. WHEREVER POSSIBLE, MAINTAIN NATURAL VEGETATION FOR SILT CONTROL.
17. ALL CUT AND FILL SLOPES 5:1 (5 FEET HORIZONTAL TO 1 FOOT VERTICAL) OR STEEPER THAT WILL BE LEFT EXPOSED FOR MORE THAN 7 DAYS SHALL BE PROTECTED BY JUTE MATTING, PLASTIC SHEETING, MULCHING, OR OTHER APPROVED STABILIZATION METHODS AND PROVIDE ADEQUATE RUNOFF CONVEYANCE TO INTERCEPT RUNOFF AND CONVEY IT TO AN APPROVED STORM DRAIN. EXCEPTIONS AS MODIFIED PER THE CONSTRUCTION MORATORIUM OCTOBER 1ST THROUGH APRIL 1ST.
18. OFF-SITE STREETS MUST BE CLEAN AT ALL TIMES. IF DIRT IS DEPOSITED ON THE PUBLIC STREET, THE STREET SHALL BE CLEANED. ALL VEHICLES SHALL LEAVE THE SITE BY WAY OF THE CONSTRUCTION VEHICLE ENTRANCES AND SHALL BE CLEANED OF MUD PRIOR TO EXITING ONTO THE STREET. SILT SHALL BE CLEANED FROM ALL CATCH BASINS WHEN THE BOTTOM HALF BECOMES FILLED WITH SILT.
19. ANY CATCH BASINS COLLECTING WATER FROM THE SITE, WHETHER THEY ARE ON OR OFF OF THE SITE, SHALL HAVE THEIR GRATES COVERED WITH FILTER FABRIC DURING CONSTRUCTION.
20. WASHED GRAVEL BACKFILL ADJACENT TO THE FILTER FABRIC FENCES SHALL BE REPLACED AND THE FABRIC CLEANED IF CLOGGED BY SILT. ALL INTERCEPTOR SWALES SHALL BE CLEANED IF SILT ACCUMULATION EXCEEDS ONE-QUARTER DEPTH.
21. IF ANY PORTION OF THE EROSION/SEDIMENTATION CONTROL ELEMENTS ARE DAMAGED OR NOT FUNCTIONING, OR IF THE CLEARING LIMIT BOUNDARY BECOMES NON-DEFINED, IT SHALL BE REPAIRED IMMEDIATELY.

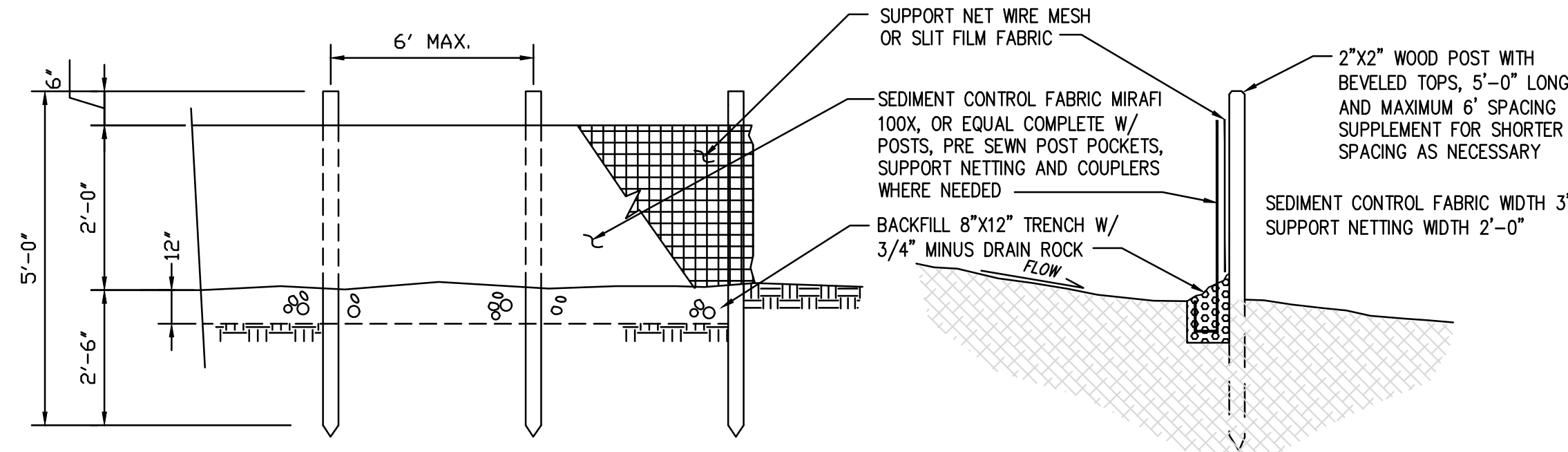


NOTE:
THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH 2-INCH STONE, AS CONDITIONS DEMAND, AND REPAIR AND/OR CLEANOUT OF ANY STRUCTURES USED TO TRAP SEDIMENT. ALL MATERIALS SPILLED, DROPPED, WASHED OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.

TEMPORARY CONSTRUCTION ENTRANCE

N.T.S.

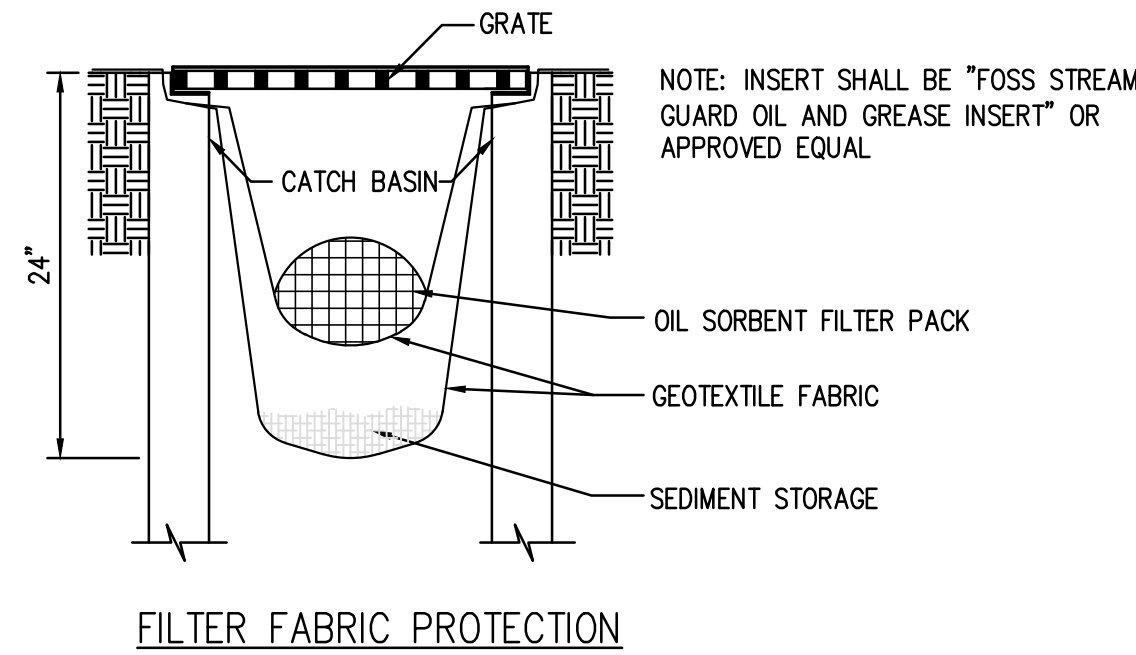
1



TEMPORARY SILT FENCE

N.T.S.

2

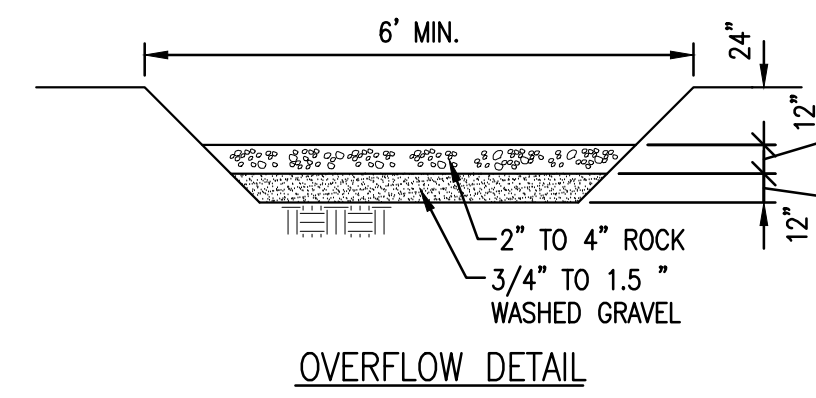


NOTE: INSERT SHALL BE "FOSS STREAM GUARD OIL AND GREASE INSERT" OR APPROVED EQUAL

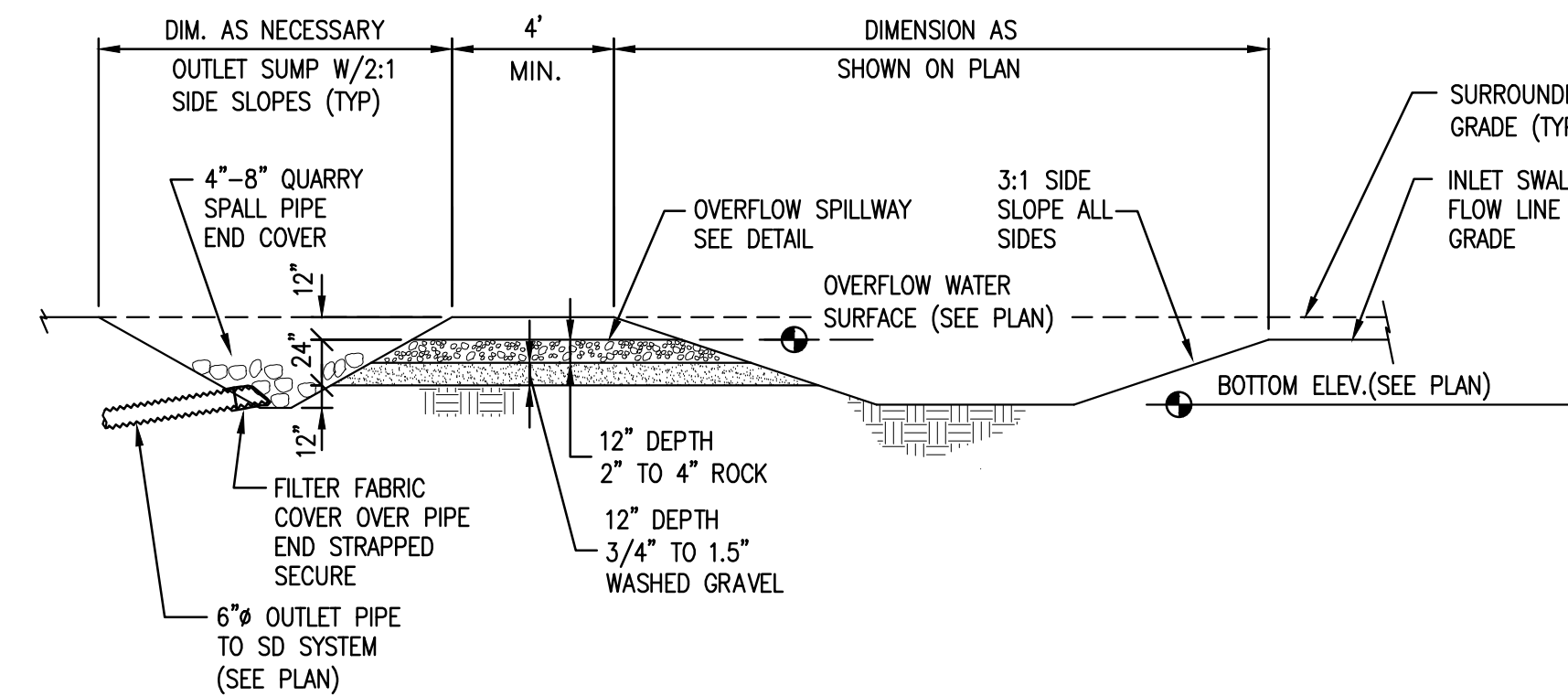
TEMP. CB/INLET PROTECTION

SCALE: N.T.S.

3



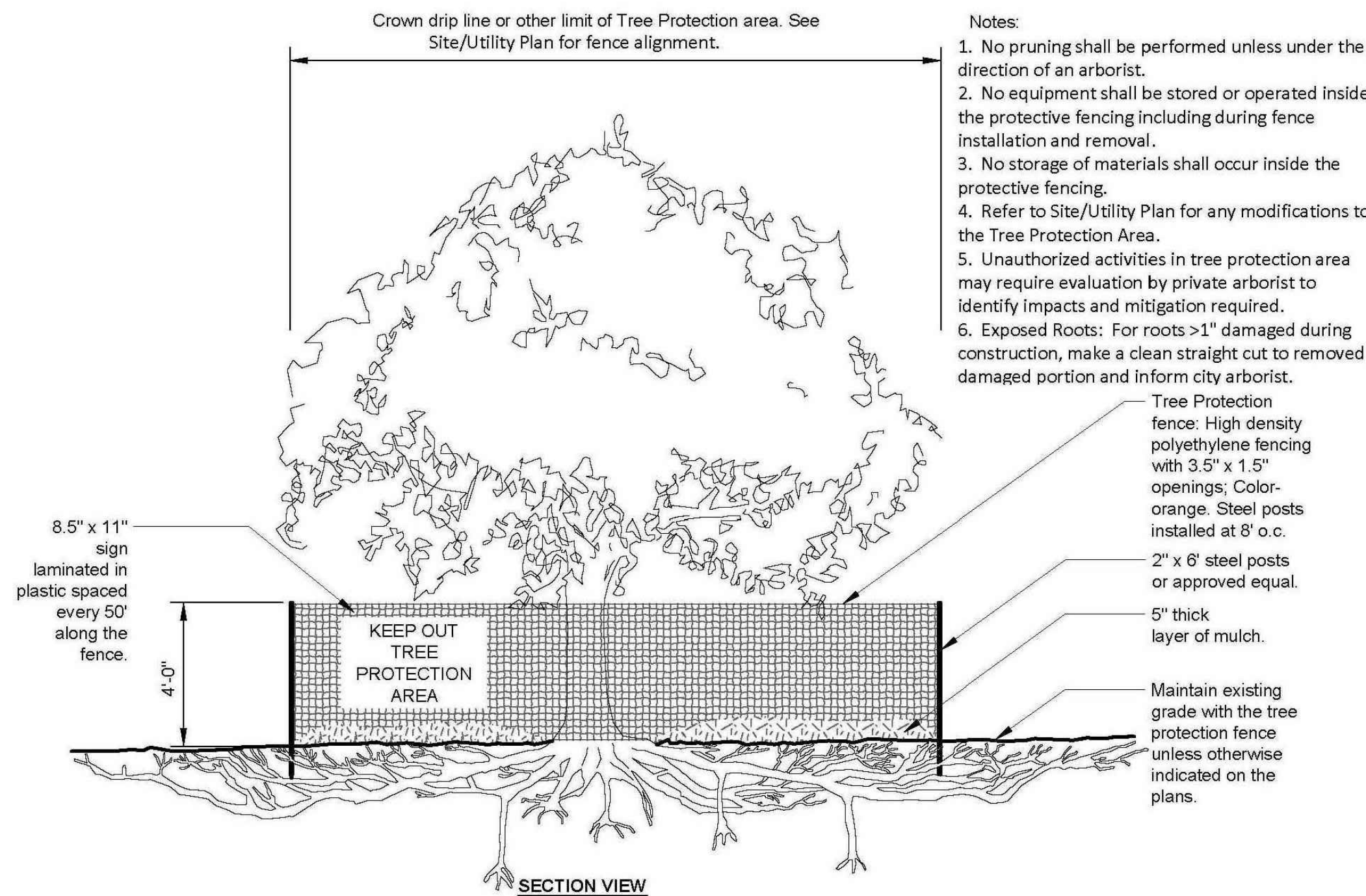
OVERFLOW DETAIL



SEDIMENT TRAP

N.T.S.

4



- Notes:**
1. No pruning shall be performed unless under the direction of an arborist.
 2. No equipment shall be stored or operated inside the protective fencing including during fence installation and removal.
 3. No storage of materials shall occur inside the protective fencing.
 4. Refer to Site/Utility Plan for any modifications to the Tree Protection Area.
 5. Unauthorized activities in tree protection area may require evaluation by private arborist to identify impacts and mitigation required.
 6. Exposed Roots: For roots >1" damaged during construction, make a clean straight cut to removed damaged portion and inform city arborist.

TREE PROTECTION DETAIL

N.T.S.

5

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CONSTRUCTION NOTES:

- 1 ROOF PER ARCHITECT
- 2 DECK PER ARCHITECT
- 3 CONCRETE DRIVEWAY PER DETAIL 1/C3.1, FINISH PER ARCHITECT
- 4 CONCRETE WALKWAY PER DETAIL 2/C3.1, FINISH PER ARCHITECT
- 5 CONCRETE PATIO PER ARCHITECT
- 6 SITE STAIR PER ARCHITECT
- 7 PAVING STONE WALKWAY PER ARCHITECT
- 8 SITE RETAINING WALL PER ARCHITECT AND STRUCTURAL
- 9 4" (MIN) SANITARY SEWER SERVICE, TRENCH PER DET 4/C3.1 (REUSE EXISTING SEWER STUB IF POSSIBLE). PROVIDE BACKFLOW PREVENTER PER CITY STANDARD.
- 10 REPLACE EXISTING WATER SERVICE AND METER, LOCATE 18" OUTSIDE PAVEMENT. THE AREA 3' AROUND NEW METER BOX SHALL BE FLAT W/ ALL VEGETATION TRIMMED BACK. (CONFIRM SIZE REQUIREMENT BY BUILDING PLUMBING DESIGNER)
- 11 1" WATER SERVICE PIPE, TUNNEL OR BORE WITHIN TREE DRIP LINES AS NEEDED (CONFIRM SIZE REQUIREMENT BY BUILDING PLUMBING DESIGNER)
- 12 4" (MIN) PVC ROOF DRAIN, PER DETAIL 3/C3.1
- 13 4" MIN PERFORATED PVC FOOTING DRAIN, PER DETAIL 3/C3.1
- 14 4" MIN PERFORATED PVC WALL DRAIN, SIMILAR TO FOOTING DRAIN
- 15 6" STORM DRAIN PIPE @ 0.020 ft/ft MIN SLOPE, TRENCH PER DETAIL 4/C3.1
- 16 4" (MIN) PVC DRAIN PIPE @ 0.020 ft/ft MIN SLOPE, TRENCH PER DETAIL 4/C3.1
- 17 CATCH BASIN TYPE 1 PER DETAIL 5/C3.1
- 18 OIL/WATER SEPARATOR ELBOW IN CB PER DETAIL 6/C3.1
- 19 PAVEMENT CHANNEL DRAIN PER DETAIL 7/C3.1
- 20 DOWNSPOUT PER ARCHITECT
- 21 PAVERS PER ARCHITECT
- 22 REBUILD EXISTING ROCKERY AS NECESSARY PER ARCHITECT
- 23 CATCH BASIN TYPE YARD PER DETAIL 8/C3.1
- 24 CATCH BASIN TYPE 1L PER DETAIL 10/C3.1
- 25 ASPHALT PAVEMENT INFILL PER DETAIL 9/C3.1
- 26 PATIO DRAIN FOR EXTERIOR WASHDOWN, PLUMBED TO BUILDING SANITARY SEWER
- 27 EXTEND HEIGHT OF EXISTING ROCKERY APPROXIMATELY 2', RECONSTRUCT AS NEEDED PER DETAIL 13/C3.1
- 28 PATIO DRAIN PER ARCHITECT
- 29 EXTRUDED ASPHALT CURB ON EXISTING PAVEMENT (TO CAPTURE DRAINAGE) PER DETAIL 15/C3.1
- 30 VERTICAL CONCRETE CURB PER DETAIL 14/C3.1
- 31 ASPHALT WEDGE CURB PER DETAIL 16/C3.1

CATCH BASIN TABLE:

ID	TYPE	RIM	IE	COMMENT
24a	TYPE 1L	109.00±	106.12	GRATED LID
17b	TYPE 1	110.70	107.15	GRATED LID
17c	TYPE 1	123.69	118.69	SOLID LID
17d	TYPE 1	132.25	129.50	GRATED LID, O/W SEPARATOR
23a	YARD	132.45	130.20	GRATED LID
23i	YARD	121.40	118.90	SOLID LID
28	PATIO	123.90	122.40	PER ARCH

DRAINAGE NOTES:

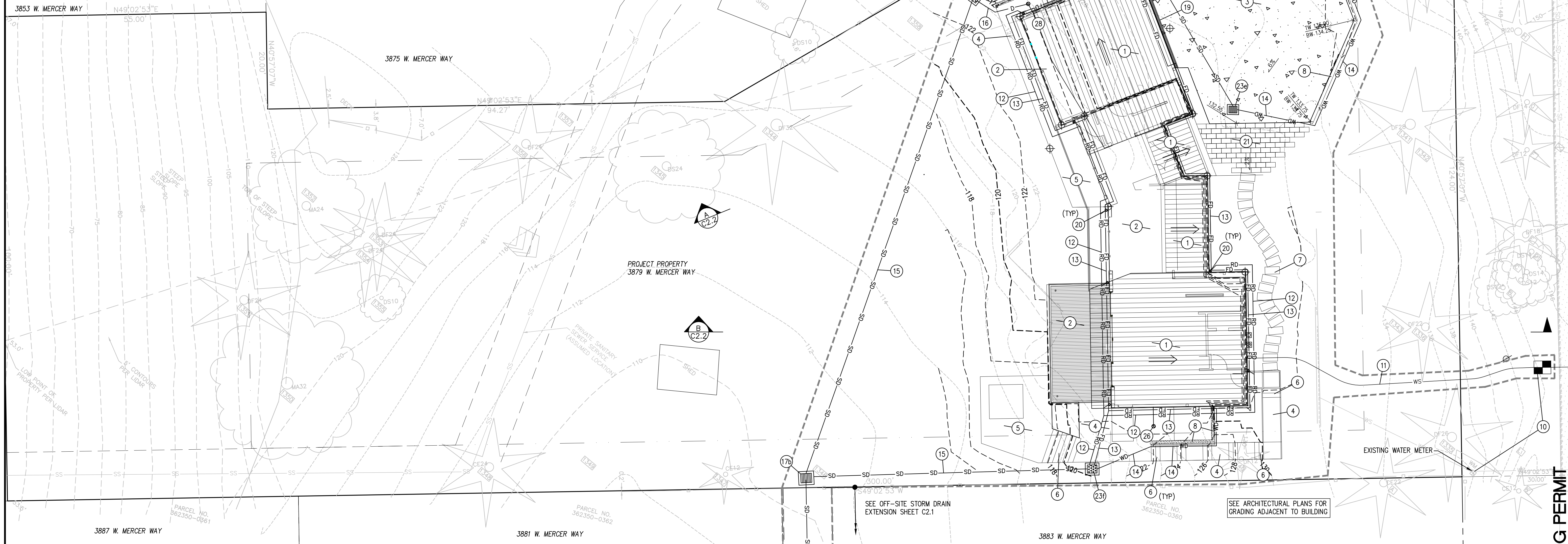
1. UNLESS OTHERWISE INDICATED, STORM DRAIN PIPE (SD) SHALL BE PVC, ASTM D3034, SDR 35 - OR CORRUGATED HIGH DENSITY POLYETHYLENE (CPEP) DOUBLE WALL SMOOTH INTERIOR BY "ADS" OR "HANCOR" OR APPROVED EQUAL.
2. FOOTING DRAINS SHALL BE 4" MINIMUM DIAMETER PVC, ASTM D2729 WITH DRILLED OR SLOTTED PERFORATIONS WHERE INTENDED FOR COLLECTING GROUND WATER AND SOLID WALL WHERE INTENDED FOR CONVEYANCE. SET FOOTING DRAINS AT 0.005 FT/FT MINIMUM SLOPE TO DRAIN AND CONNECT TO THE STORM DRAIN SYSTEM (BYPASSING ANY TREATMENT AND/OR DETENTION SYSTEMS).
3. ROOF DRAIN EXTENSIONS SHALL BE 4" MINIMUM DIAMETER PVC, ASTM D2729. SET ROOF DRAIN EXTENSIONS AT 0.005 FT/FT MINIMUM SLOPE TO DRAIN AND SHALL BE CONNECTED TO THE STORM DRAIN SYSTEM AS INDICATED.
4. ROOF DRAIN LEADERS ARE SHOWN TO PROVIDE SCHEMATIC LAYOUT. CONFIRM DOWNSPOUT LOCATIONS FROM ARCHITECTURAL ROOF PLAN. FIELD COORDINATE AND ADJUST LAYOUT AS NECESSARY FOR CONNECTIONS OF DOWNSPOUTS TO LEADERS.

POST-CONSTRUCTION SOIL QUALITY AND DEPTH:

- SOIL RETENTION: RETAIN, IN AN UNDISTURBED STATE, THE DUFF LAYER AND NATIVE TOPSOIL TO THE MAXIMUM EXTENT PRACTICABLE, IN ANY AREAS REQUIRING GRADING REMOVE AND STOCK-PILE THE DUFF LAYER AND TOPSOIL ON SITE IN A DESIGNATED, CONTROLLED AREA, NOT ADJACENT TO PUBLIC RESOURCES AND CRITICAL AREAS, TO BE REAPPLIED TO OTHER PORTIONS OF THE SITE WHERE FEASIBLE.
- SOIL QUALITY: ALL AREAS SUBJECT TO CLEARING AND GRADING THAT HAVE NOT BEEN COVERED BY IMPERVIOUS SURFACE, INCORPORATED INTO A DRAINAGE FACILITY OR ENGINEERED AS STRUCTURAL FILL OR SLOPE SHALL, AT PROJECT COMPLETION, DEMONSTRATE THE FOLLOWING:
 1. A TOPSOIL LAYER WITH A MINIMUM ORGANIC MATTER CONTENT OF 10% DRY WEIGHT IN PLANTING BEDS, AND 5% ORGANIC MATTER CONTENT IN TURF AREAS, AND A PH FROM 6.0 TO 8.0 OR MATCHING THE PH OF THE UNDISTURBED SOIL. THE TOPSOIL LAYER SHALL HAVE A MINIMUM DEPTH OF EIGHT INCHES EXCEPT WHERE TREE ROOTS LIMIT THE DEPTH OF INCORPORATION OF AMENDMENTS NEEDED TO MEET THE CRITERIA. SUBSOILS BELOW THE TOPSOIL LAYER SHOULD BE SCARIFIED AT LEAST 4 INCHES WITH SOME INCORPORATION OF THE UPPER MATERIAL TO AVOID STRATIFIED LAYERS, WHERE FEASIBLE.
 2. MULCH PLANTING BEDS WITH 2 INCHES OF ORGANIC MATERIAL.

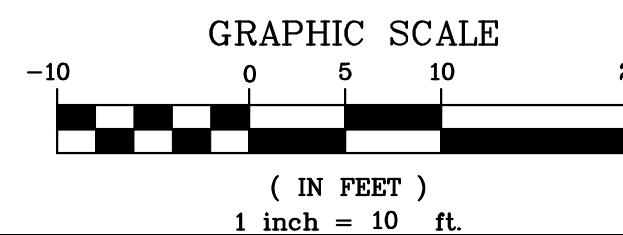
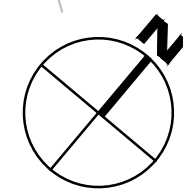
SEWER NOTES:

1. A TV INSPECTION OF THE EXISTING SIDE SEWER TO THE CONNECTION POINT OF THE SHARED SIDE SEWER LINE IS REQUIRED. IF THE RESULT OF THE TV INSPECTION IS THAT THE SIDE SEWER IS NOT IN SATISFACTORY CONDITION, AS DETERMINED BY THE CITY OF MERCER ISLAND INSPECTOR, REPLACEMENT OF THE EXISTING SIDE SEWER IS REQUIRED.

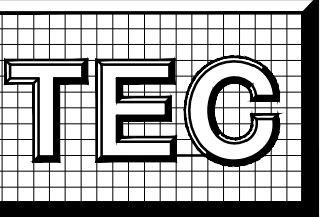


GRADING, DRAINAGE AND UTILITIES PLAN

SCALE: 1"=10'



CALL BEFORE YOU DIG
811 FOR FIELD LOCATION OF UNDERGROUND UTILITIES



Taylor Engineering Consultants

P.O. Box 1787
Issaquah, WA 98027
425-391-1415
www.info@TECcivil.com

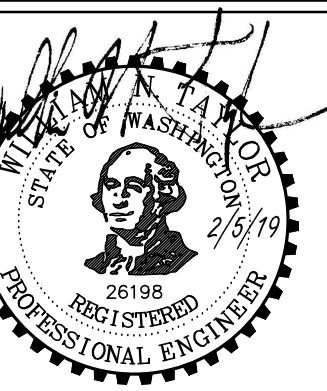
Project:
TALERMAN SIMON RESIDENCE
3879 WEST MERCER WAY
MERCER ISLAND, WA 98040

Owner/Developer:
Edward Talerman
c/o floissand studio architects
1941 First Avenue South #2E
Seattle, WA 98134

Job Data:
TEC Job #: 724-FSA
Designed: WNT
Checked: LMT

Authorized Use:
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CITY OF MERCER ISLAND
PERMIT # _____



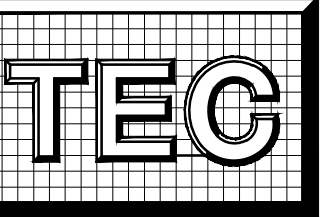
Issued for:
PERMIT 10/03/18
Rev. Date
CITY COMMENTS 02/05/19

Sheet Title:
CIVIL SITEWORK PLAN

Sheet No:
C1.1

Sheet ___ of ___

BUILDING PERMIT



**Taylor
Engineering
Consultants**

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425-391-1415
www.info@TECcivil.com

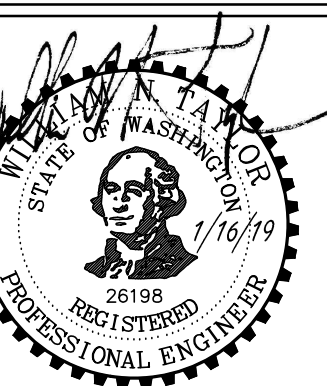
Project:
**TALERMAN
SIMON
RESIDENCE**
3879 WEST MERCER WAY
MERCER ISLAND, WA 98040

Owner/Developer:
Edward Talerman
c/o floisand studio architects
1941 First Avenue South #2E
Seattle, WA 98134

Job Data:
TEC Job #: 724-FSA
Designed: WNT
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PERMIT # _____



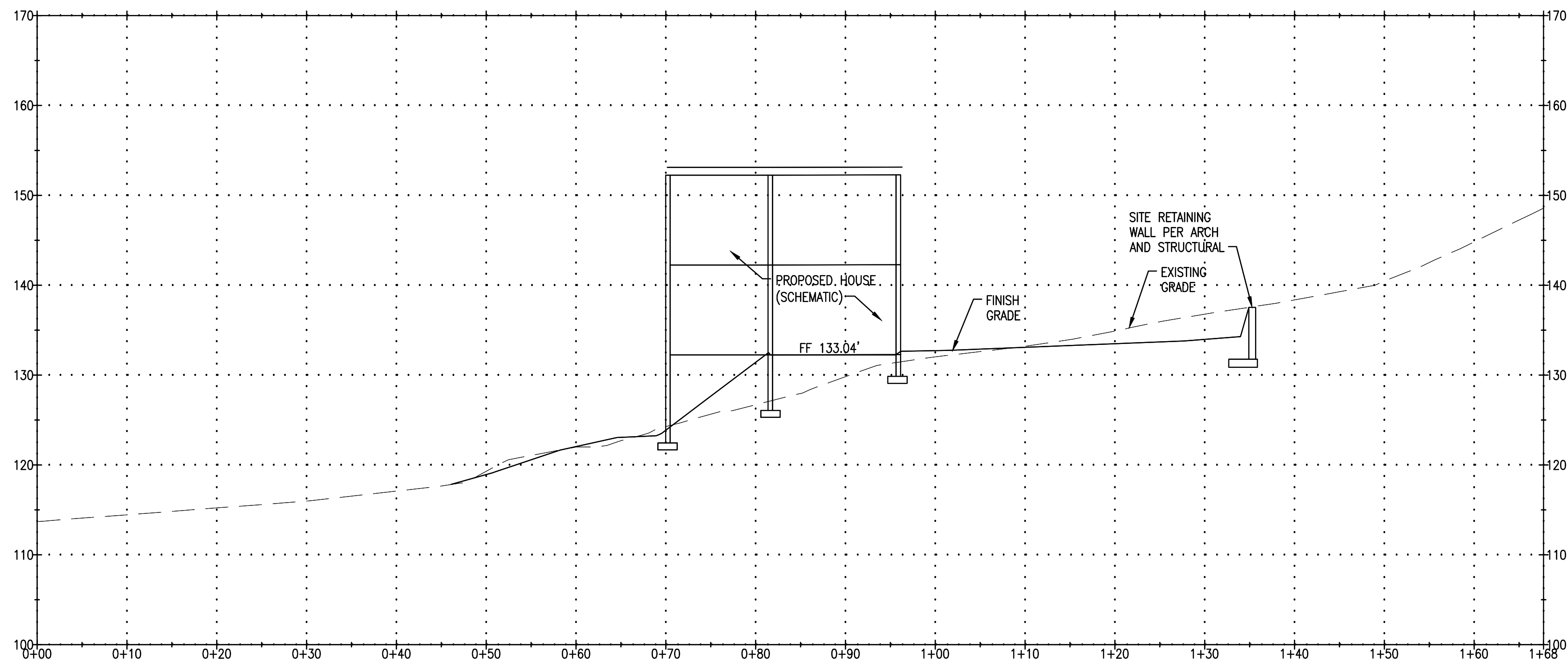
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PERMIT 10/03/18
Rev. Date

Sheet Title:
SITE SECTIONS

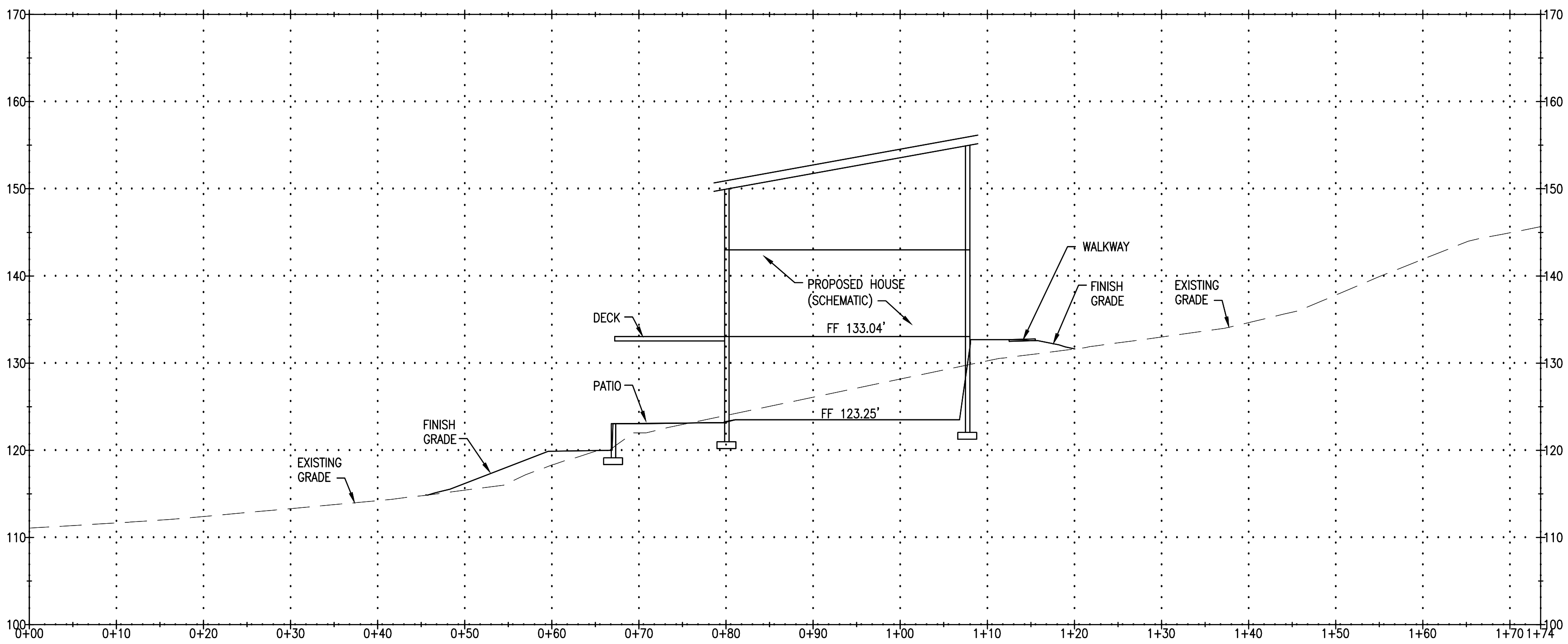
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C1.2

Sheet ___ of ___

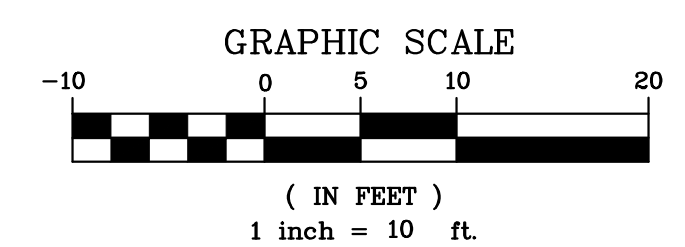


SITE SECTION A
SCALE: 1"=10'



SITE SECTION B
SCALE: 1"=10'

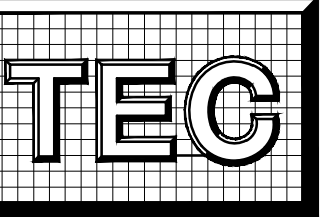
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811 FOR FIELD LOCATION OF
UNDERGROUND UTILITIES



BUILDING PERMIT

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SW 1/4, SEC. 12, TWP. 24, RGE. 4 E., W.M.



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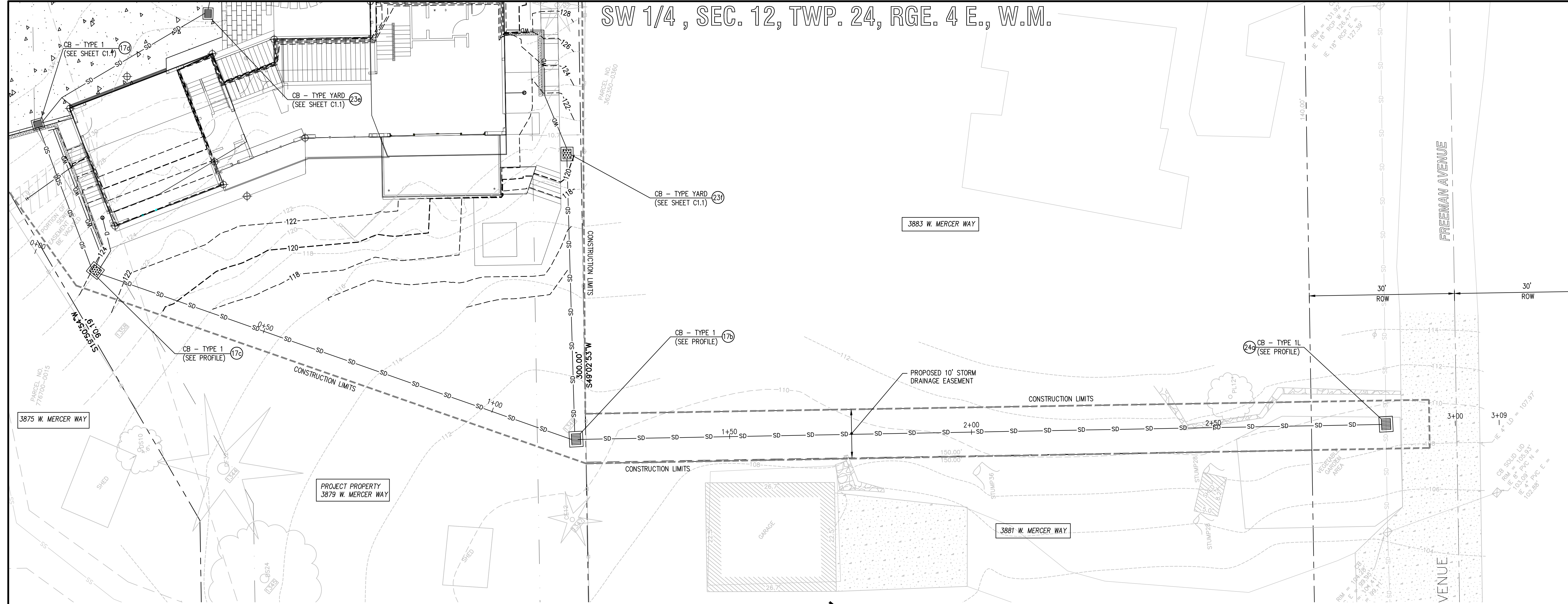
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TALERMAN SIMON RESIDENCE
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Owner/Developer:
 Edward Talerman
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 Seattle, WA 98134

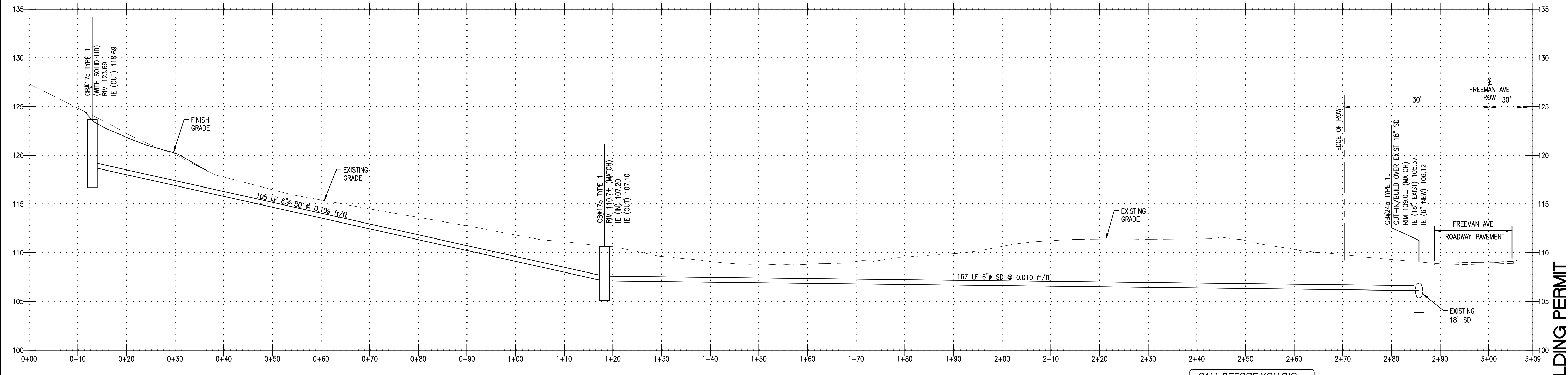
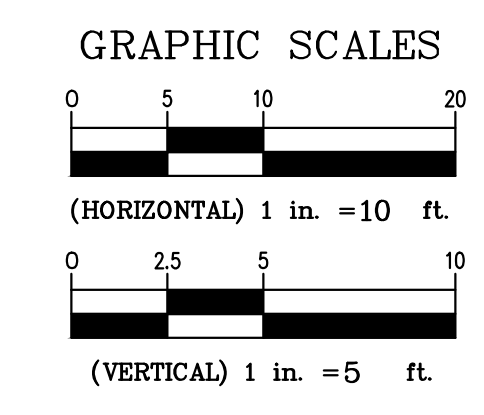
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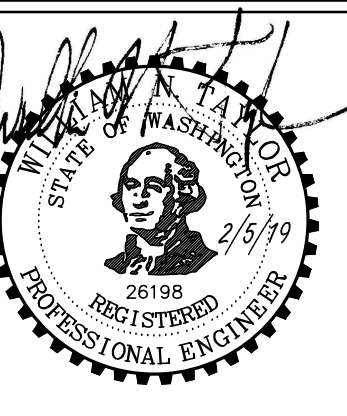


OFF-SITE STORM DRAIN EXTENSION PLAN
 SCALE: 1"=10'



OFF-SITE STORM DRAIN EXTENSION PROFILE
 HSCALE: 1"=10' // VSCALE: 1"=5'

CALL BEFORE YOU DIG
 811 FOR FIELD LOCATION OF UNDERGROUND UTILITIES



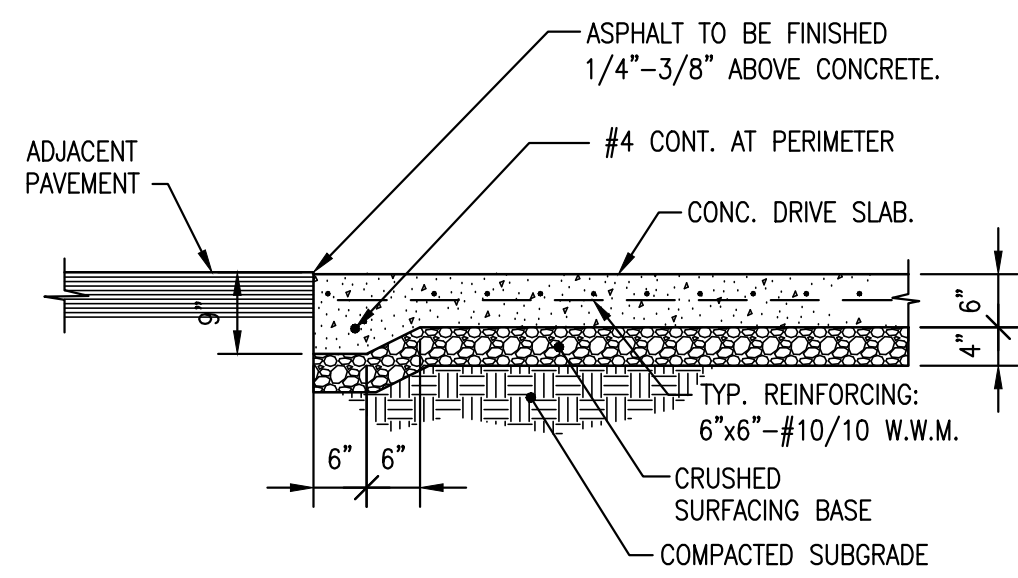
Issued for:
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 CITY COMMENTS 02/05/19

Sheet Title:
OFF-SITE STORM DRAIN EXTENSION

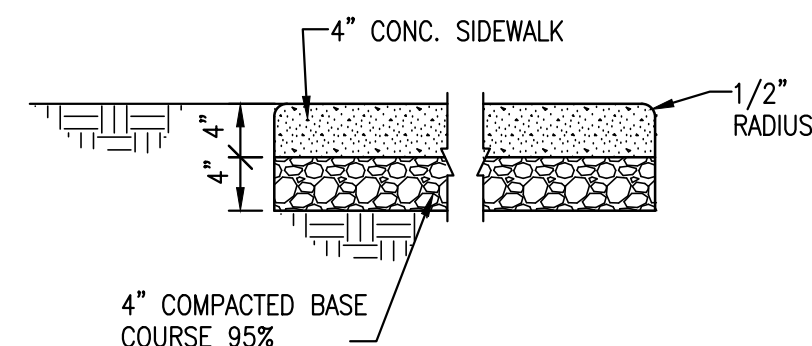
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C2.1

BUILDING PERMIT

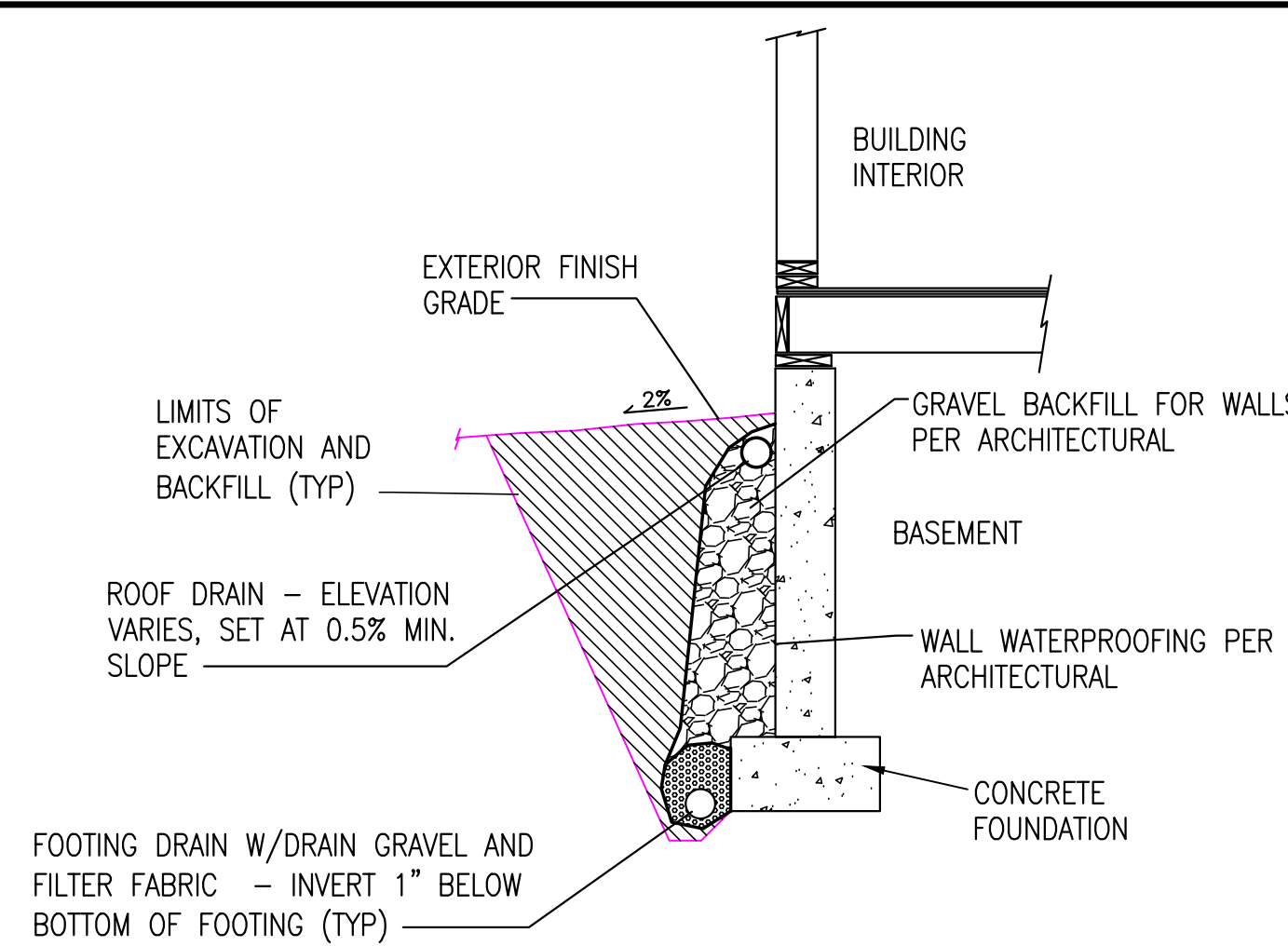
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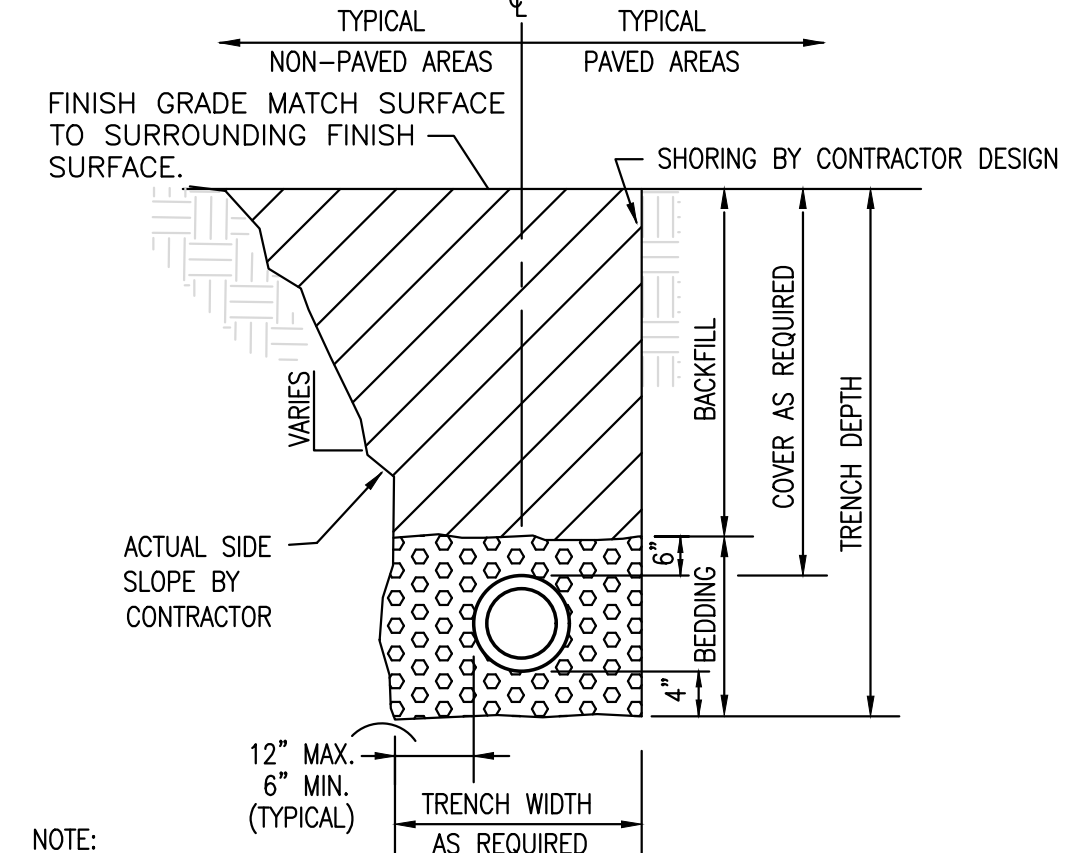
CONCRETE PAVEMENT (PRIVATE)
SCALE: N.T.S.



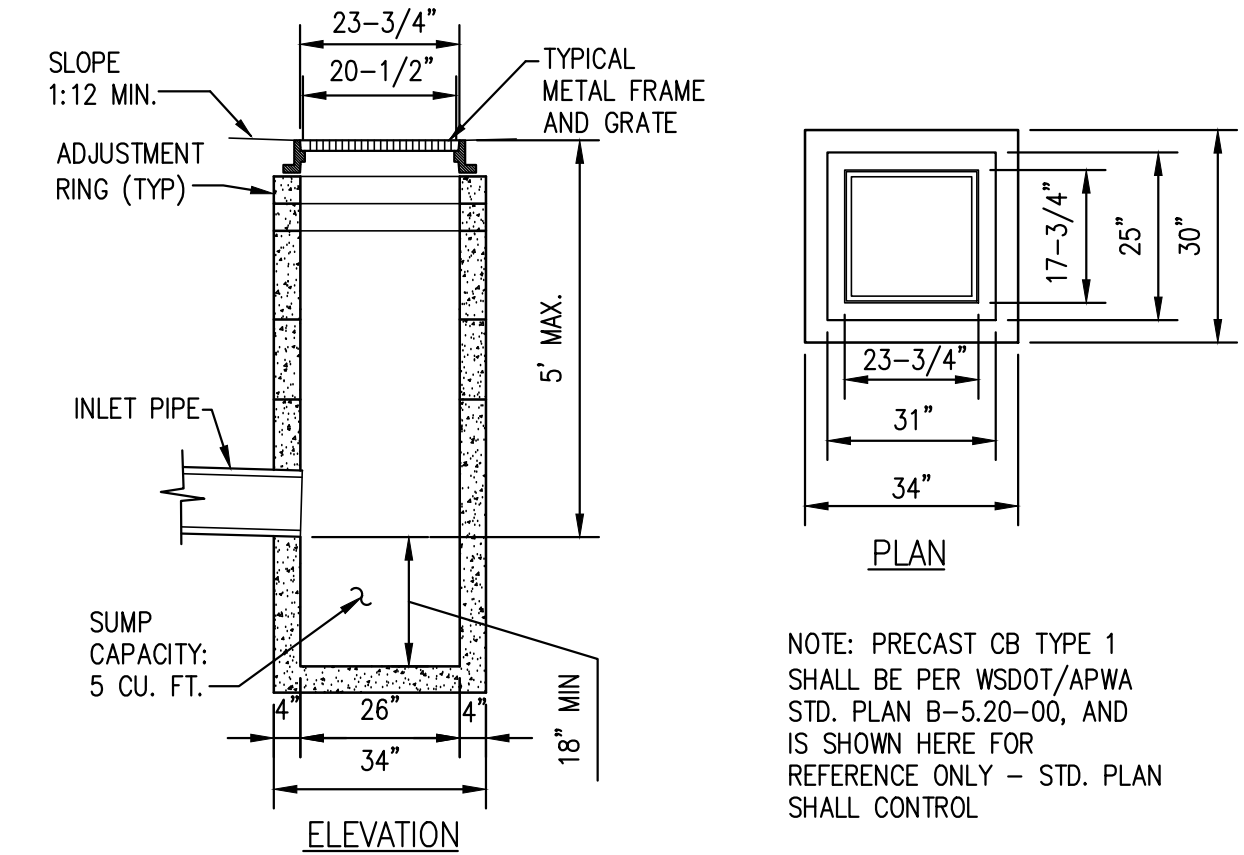
CONCRETE SIDEWALK
SCALE: N.T.S.



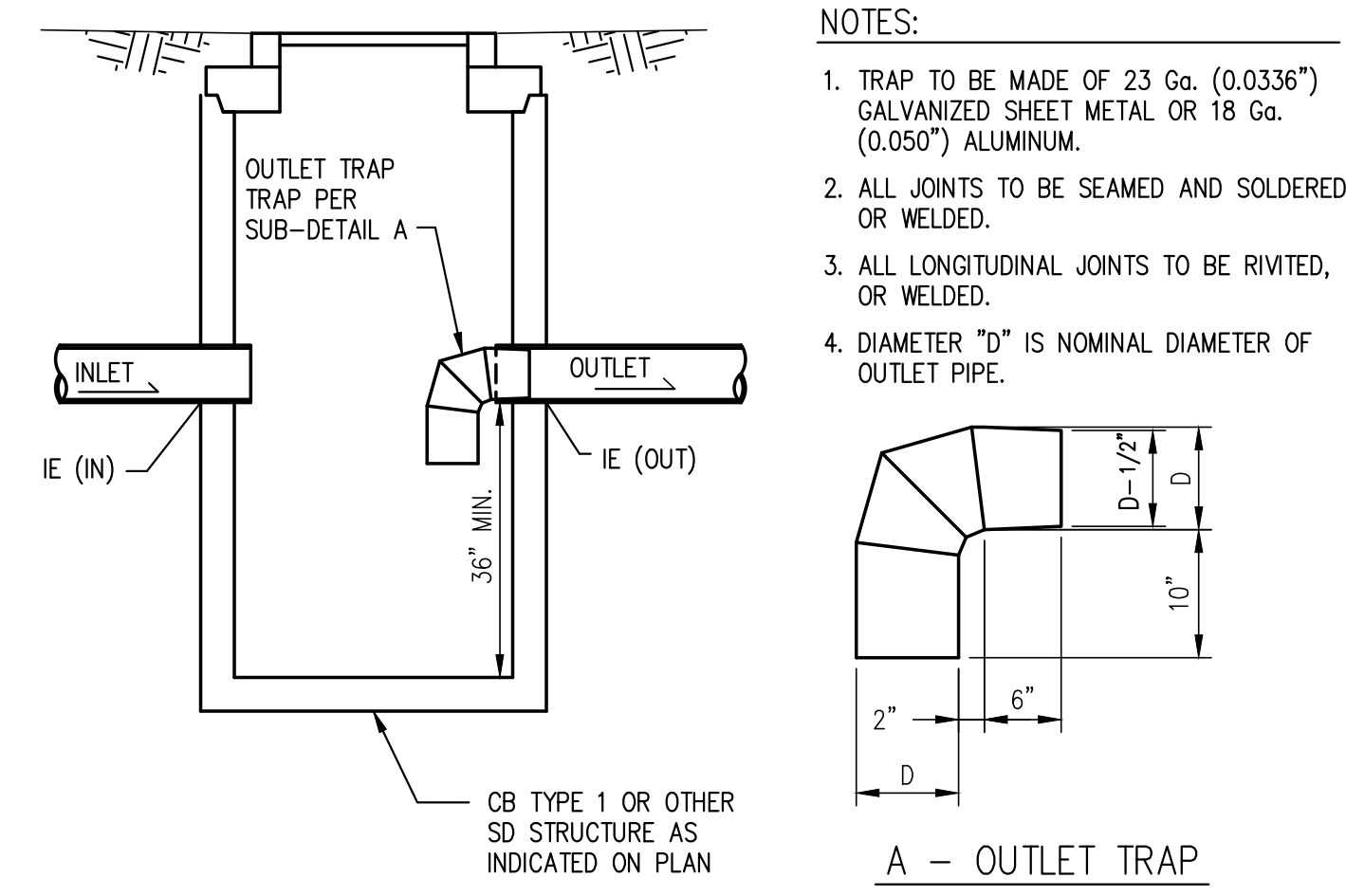
BASEMENT ROOF/FOOTING DRAIN
SCALE: N.T.S.



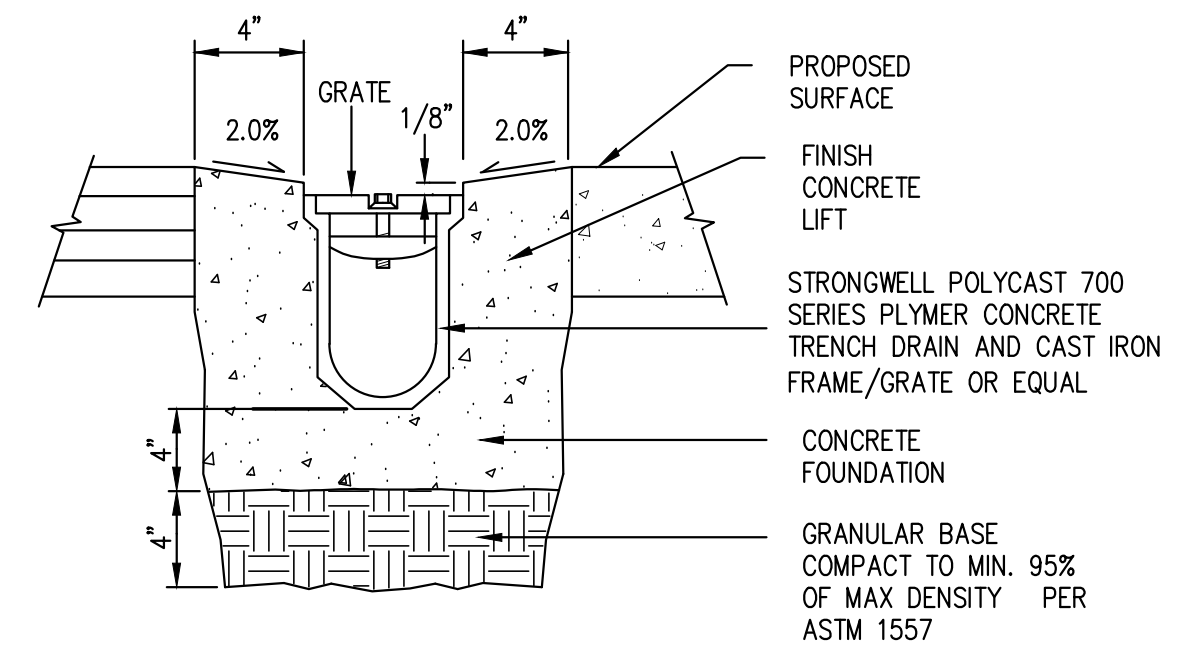
TYPICAL PIPE TRENCH
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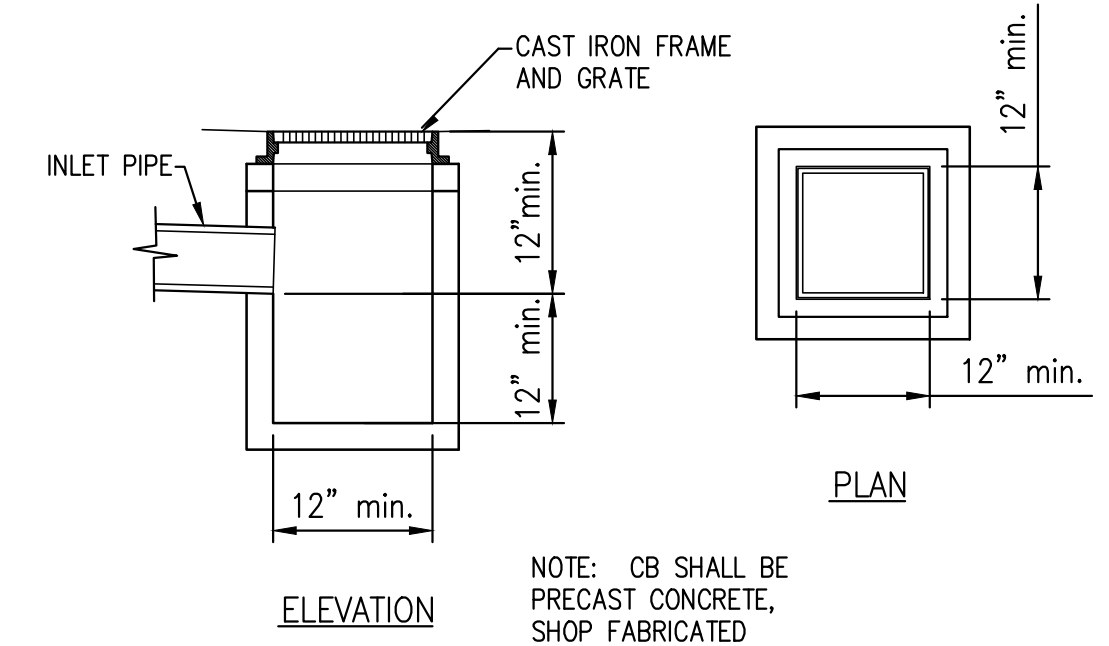
CATCH BASIN TYPE 1
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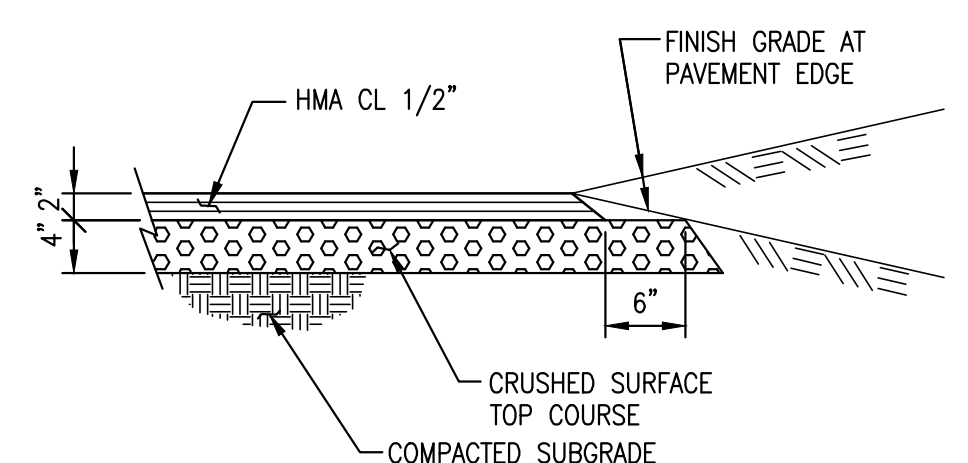
CB W/ OIL-WATER SEPARATOR ELBOW
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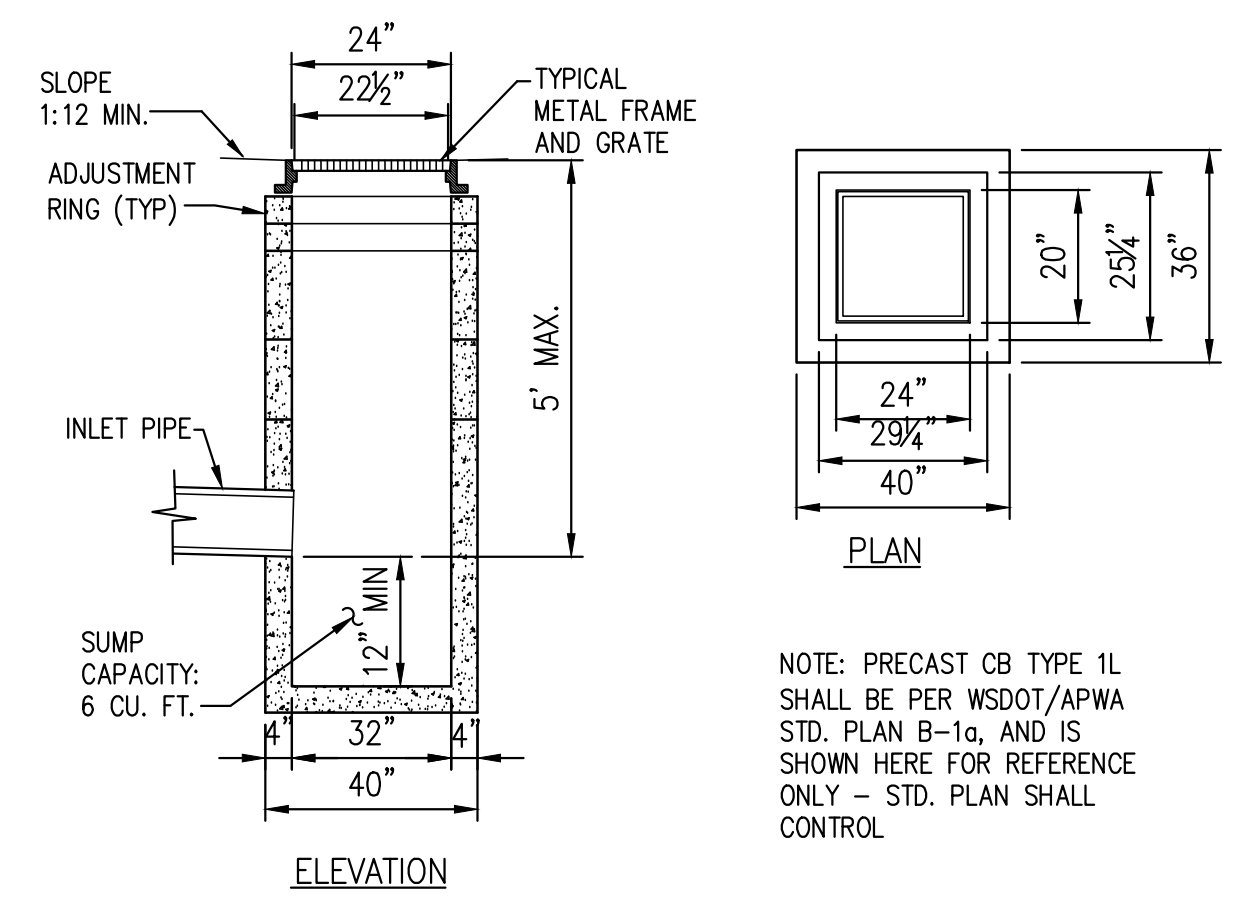
PAVEMENT CHANNEL DRAIN
SCALE: N.T.S.



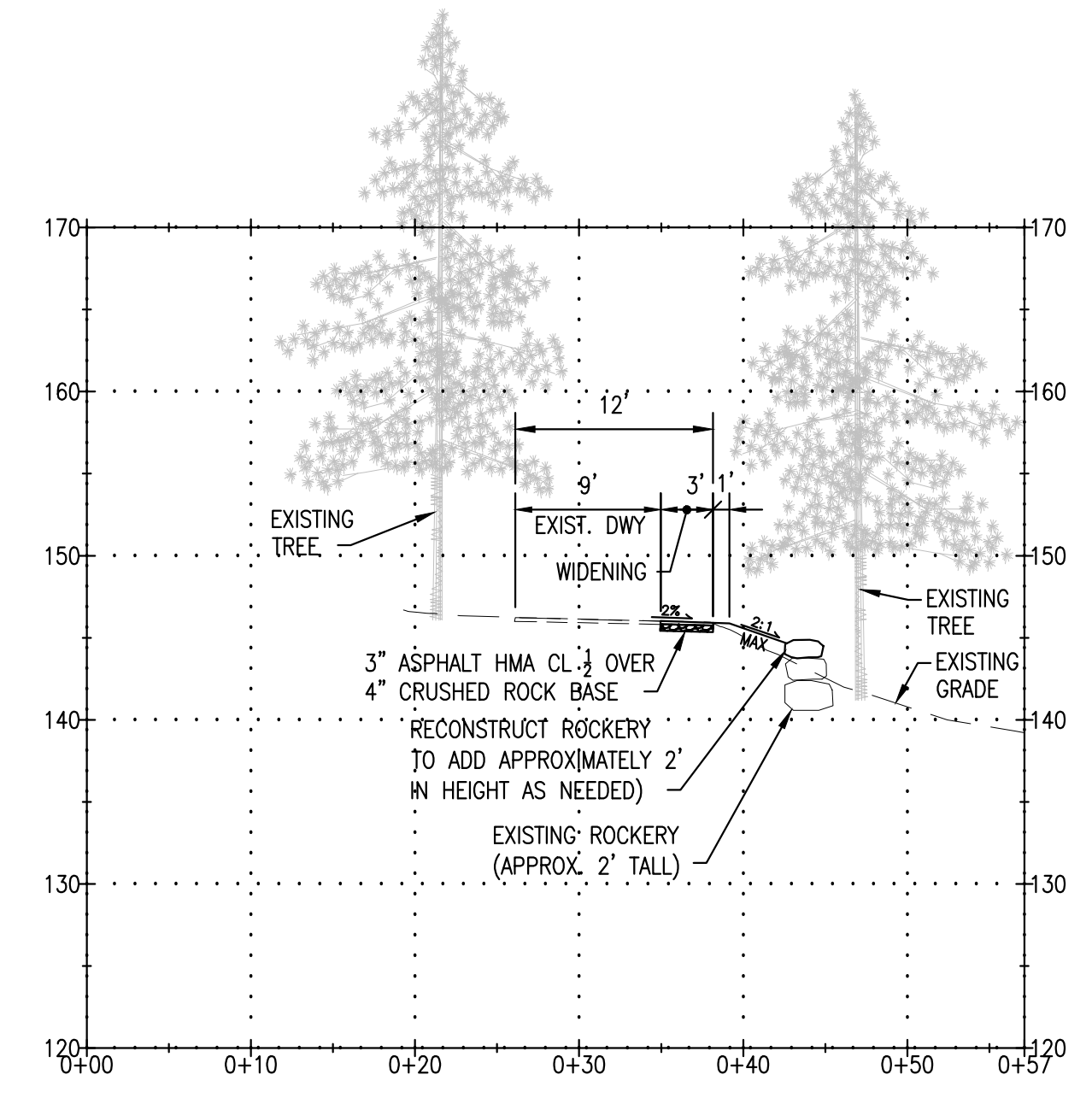
CATCH BASIN TYPE "YARD"
SCALE: N.T.S.



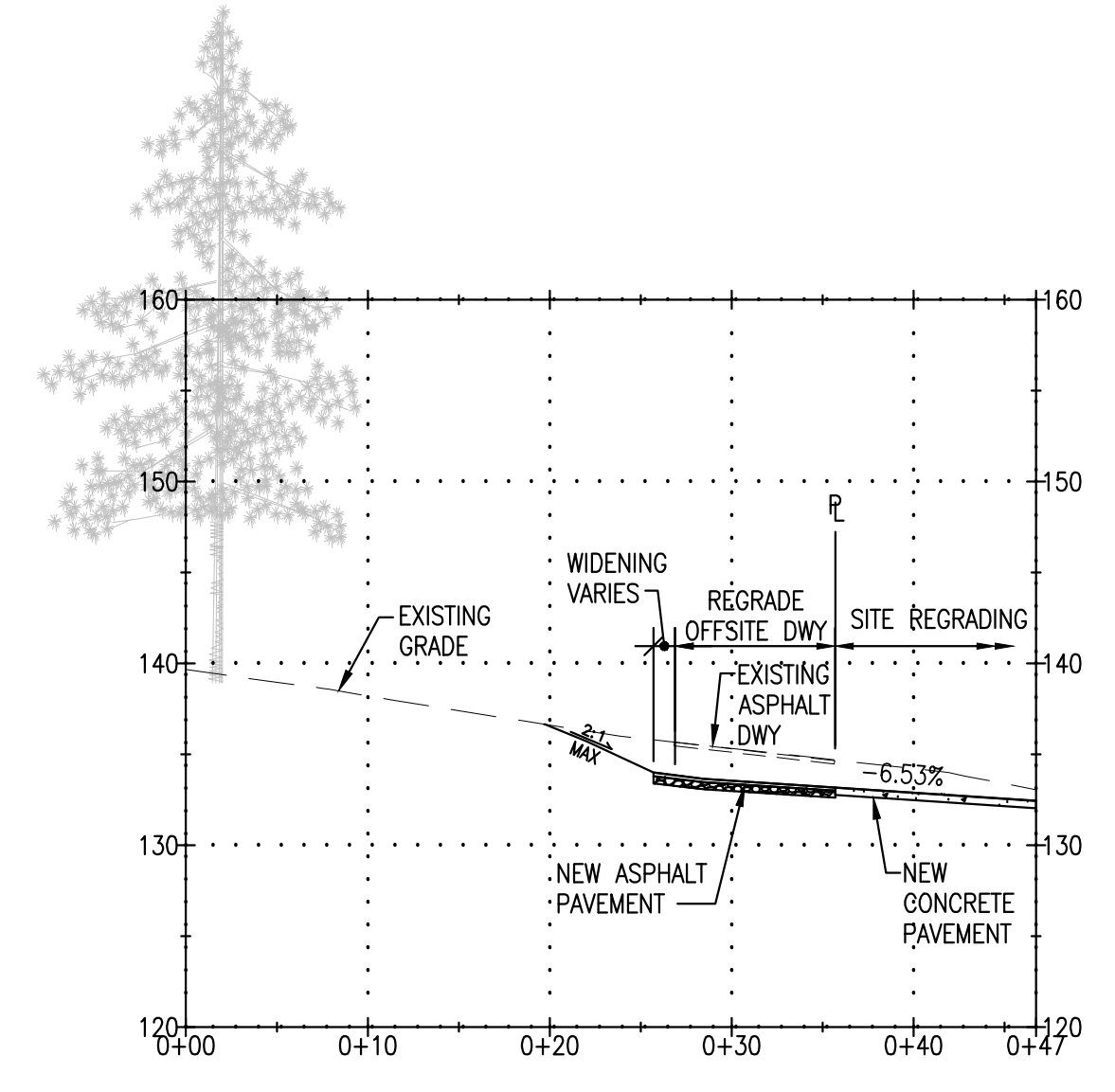
ASPHALT PAVEMENT
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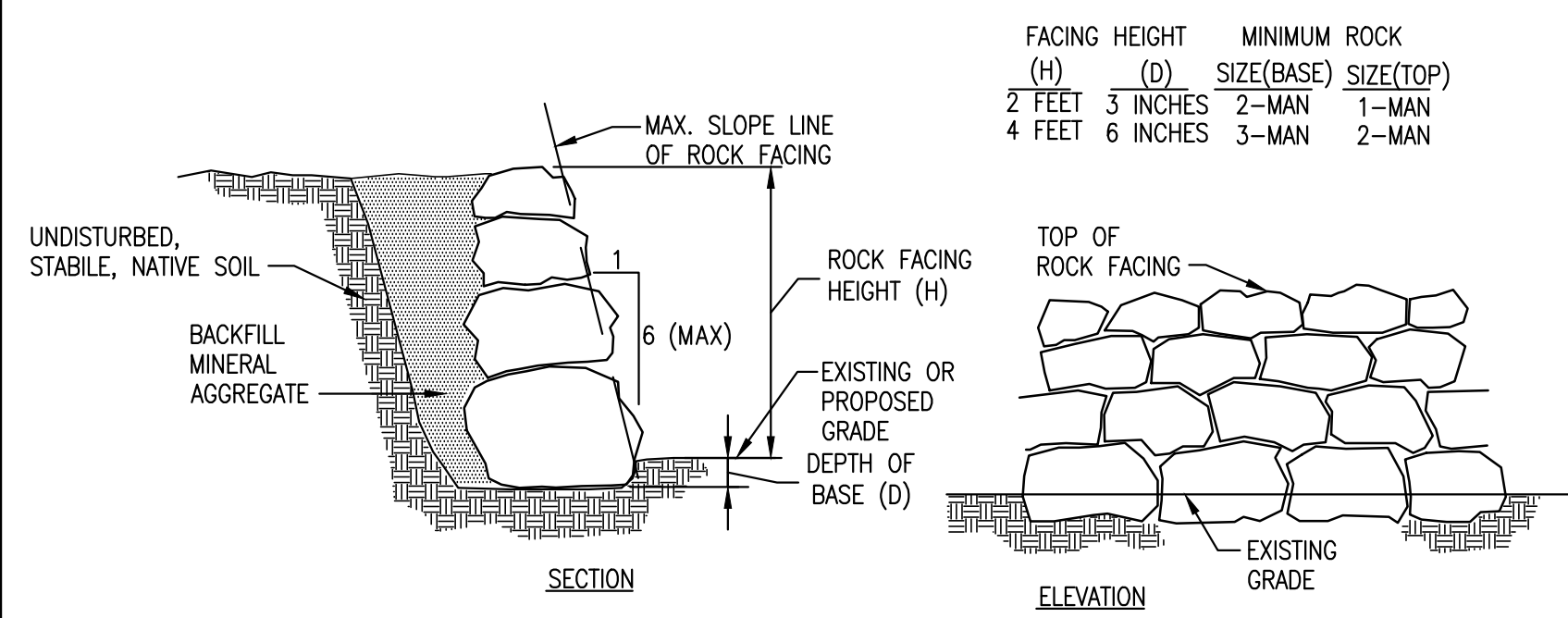
CATCH BASIN TYPE 1L
SCALE: N.T.S.



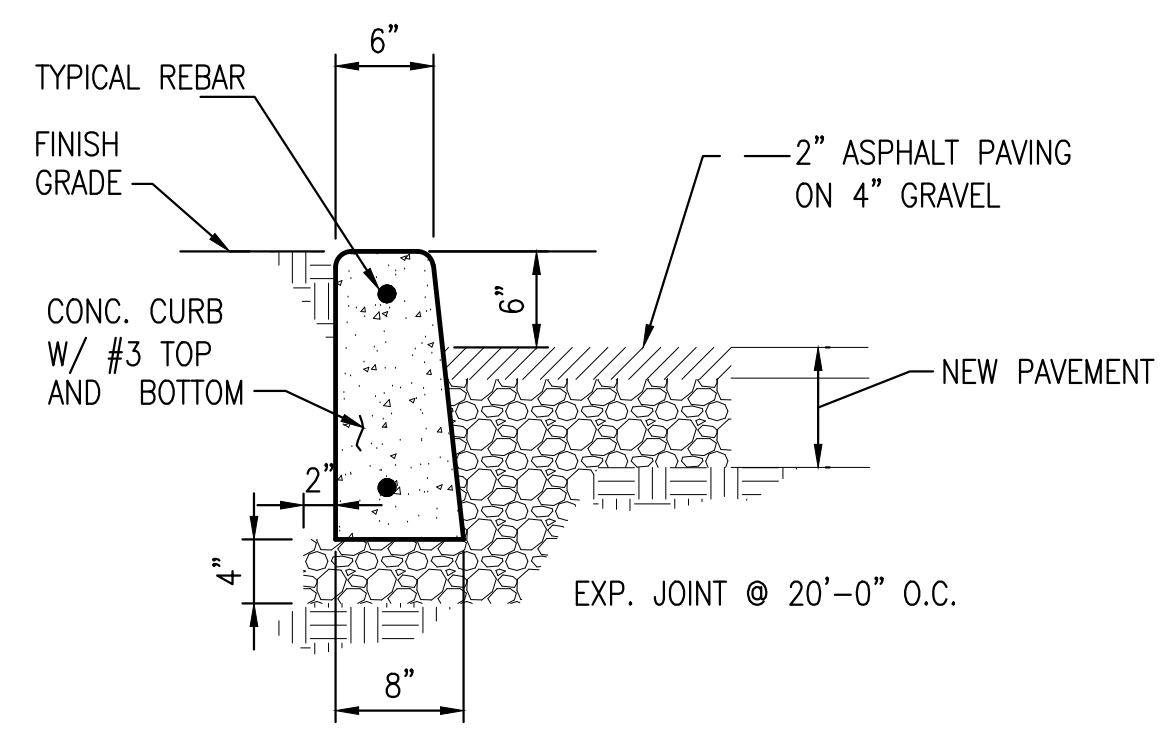
OFFSITE DRIVEWAY WIDENING SECTION A
SCALE: 1\"/>



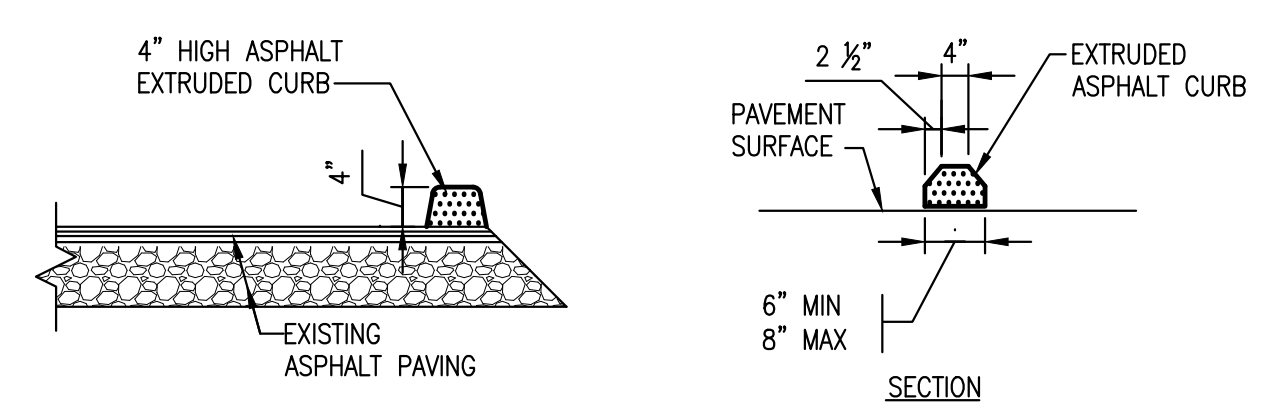
OFFSITE DRIVEWAY WIDENING SECTION B
SCALE: 1\"/>



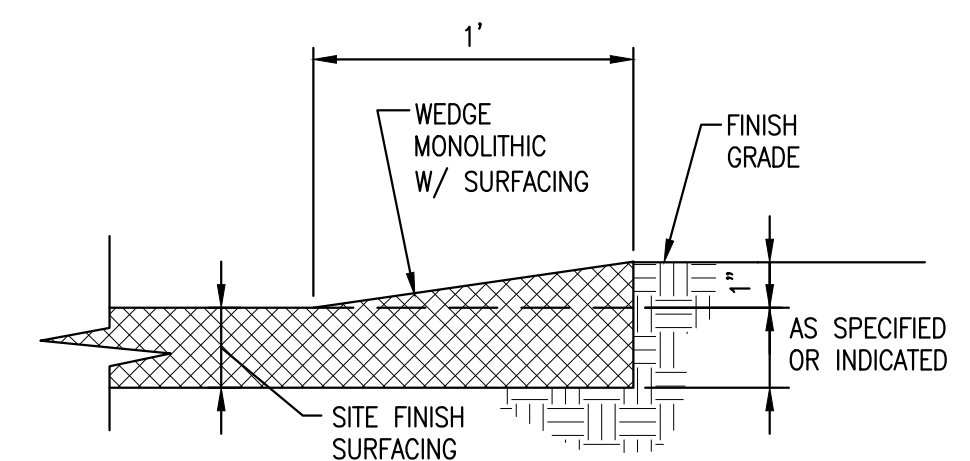
TYPICAL ROCK FACING
SCALE: N.T.S.



VERTICAL CONCRETE CURB
SCALE: N.T.S.



EXTRUDED ASPHALT CURB AND SIDEWALK
SCALE: N.T.S.



WEDGE CURB MONOLITHIC
SCALE: N.T.S.