8100 NORTH GARDEN

ABBREVIATIONS

&	AND
L	ANGLE
@	AT
⌀	DIAMETER
#	POUND OR NUMBER
(E)	EXISTING
℄	CENTERLINE
A.B.	ANCHOR BOLT
ABV	ABOVE
AC	AIR CONDITIONING
ACT	ACOUSTIC CEILING TILE
ACU	AIR CONDITION UNIT
ADJ	ADJUSTABLE
AFF	ABOVE FINISHED FLOOR
ALT	ALTERNATE
ALUM	ALUMINUM
APPROX	APPROXIMATELY
BLDG	BUILDING
BLW	BELOW
B.O.	BOTTOM OF
CB	CATCH BASIN
CBB	CEMENT BACKER BOARD
CEM	CEMENT
CJ	CONTROL JOINT
CL	CENTERLINE
CLG	CEILING
CLR	CLEAR
CO	CLEAN OUT
COL	COLUMN
CONC	CONCRETE
COND	CONDITION
CONT	CONTINUOUS
CPT	CARPET
CT	CERAMIC TILE
DBL	DOUBLE
DEMO	DEMOLISH
DF	DRINKING FOUNTAIN
DIA	DIAMETER
DIFF	DIFFUSER
DIM	DIMENSION
DISP	DISPENSER
DN	DOWN
DR	DOOR
DS	DOWNSPOUT
DTL	DETAIL
DW	DISHWASHER
E	EAST
EA	EACH
ECS	EXTERIOR COMPOSITE SIDING
EF	EXHAUST FAN
EJ	EXPANSION JOINT
EL	ELEVATION
ELEC	ELECTRICAL
ELEV	ELEVATOR
EMERG	EMERGENCY
EQ	EQUAL
EXP	EXPANSION
FBP	FIBER BOARD PANEL
FD	FLOOR DRAIN
FE	FIRE EXTINGUISHER
FF	FINISH FLOOR
FH	FIRE HYDRANT
FIN	FINISH
FLR	FLOOR
F.O.	FACE OF
FOIC	FURNISHED BY OWNER, INSTALL BY CONTRACTOR
FOIO	FURNISHED BY OWNER INSTALL BY OWNER
FR	FIRE RESISTANT
FS	FLOOR SINK
GA	GAUGE
GALV	GALVANIZED
GB	GRAB BAR
GL	GLASS
GLB	GLU-LAM BEAM
GND	GROUND
GR	GRADE
GRT'D	GROUTED
GWB	GYPSUM WALL BOARD
HB	HOSE BIBB
HC	HANDICAP
HCMU	HOLLOW CLAY MASONRY UNIT
HDWD	HARDWOOD
HDWE	HARDWARE
HT	HEIGHT
HM	HOLLOW METAL
HR	HOUR
HORIZ	HORIZONTAL
I.D.	INSIDE DIAMETER
INSUL	INSULATION
INT	INTERIOR
JAN	JANITOR
JT	JOINT
KIT	KITCHEN
LAB	LABORATORY
LAM	LAMINATE
LAV	LAVATORY
LKR	LOCKER
LOC	LOCATE
LT	LIGHT
LVL	LAMINATED VENEER LUMBER
M	MEN'S
MATL	MATERIAL
MAX	MAXIMUM
MC	MEDICINE CABINET
MECH	MECHANICAL
MEMB	MEMBRANE
MFR	MANUFACTURER
MIN	MINIMUM
MIR	MIRROR
MISC	MISCELLANEOUS
MH	MANHOLE
MO	MASONRY OPENING
MTD	MOUNTED
MTL	METAL
MULL	MULLION
N	NORTH
NA	NOT APPLICABLE
NIC	NOT IN CONTRACT
NOM	NOMINAL
NTS	NOT TO SCALE
NR	NOT RATED
OA	OVERALL
OBS	OBSCURE
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER
OFF	OFFICE
OPNG	OPENING
OPP	OPPOSITE
PC	PRECAST CONCRETE
PL	PLATE
PLAS	PLASTER
PLY	PLYWOOD
P.LAM	PLASTIC LAMINATE
PNT	PAINT
PR	PAIR
PSL	PARALLEL STRAND LUMBER
PT	PRESSURE TREATED
PTN	PARTITION
QT	QUARRY TILE
R or RAD	RADIUS
RB	RESILIENT BASE
RCP	REFLECTED CEILING PLAN
RD	ROOF DRAIN
REF	REFERENCE
REFR	REFRIGERATOR
REINF	REINFORCED
RELOC	RELOCATE
REQ'D	REQUIRED
RES	RESILIENT
RM	ROOM
RO	ROUGH OPENING
RV	ROOF VENT
RL	RAIN WATER LEADER
S	SOUTH
SA	SMOKE ALARM
SC	SOLID CORE
SCHED	SCHEDULE
SECT	SECTION
SG	SAFETY GLASS
SHT	SHEET
SIM	SIMILAR
SPEC	SPECIFICATION
SQ	SQUARE
S.S.	STAINLESS STEEL
STA	STATION
STD	STANDARD
STL	STEEL
STN	STAIN
STOR	STORAGE
STRUCT	STRUCTURE
SOG	SLAB ON GRADE
SUSP	SUSPENDED
SYM	SYMMETRICAL
T, TMP	TEMPERED
T&G	TONGUE & GROOVE
TEL	TELEPHONE
TER	TERRAZZO
THK	THICK
T.O.	TOP OF
TS	TUBE STEEL
TV	TELEVISION
TYP	TYPICAL
UL	UNDERWRITERS' LABORATORIES
UNO	UNLESS NOTED OTHERWISE
VCT	VINYL COMPOSITION TILE
VERT	VERTICAL
VEST	VESTIBULE
VIF	VERIFY IN FIELD
VTR	VENT THRU ROOF
W	WEST
W/	WITH
WC	WATER CLOSET
WD	WOOD
WF	WIDE FLANGE
W/O	WITHOUT
WOM	WALK OFF MAT
WM	WOMEN'S
WP	WATERPROOFING
WR	WATER RESISTANT
WSCT	WAINSCOT
WT	WEIGHT

MATERIAL SYMBOLS

BATT INSULATION
CONCRETE
RIGID INSULATION
EARTH
GRAVEL
WOOD
MASONRY
PLYWOOD
STEEL

MATERIAL SYMBOLS

1 / A101 SIM — WALL SECTION
1 / A101 SIM — BLDG SECTION
1 / A101 (1 at each side) — EXTERIOR ELEVATION
1 / A101 (1 at each side) — INTERIOR ELEVATION
1 / A101 SIM — DETAIL
NORTH ARROW
0 — GRID HEAD
ROOM NAME / 101 — ROOM TAG
1i — WINDOW TAG
1i — WALL TAG
101 — DOOR & DOOR TAG
1 — KEY NOTE
NAME / ELEVATION — ELEVATION NOTE
XXX / T.O. XXX — SPOT ELEVATION
℄ — CENTERLINE
℄ — PROPERTY LINE
XXX.XXX — FLOOR TRANSITION
1 / DESCRIPTION — REVISION
BREAKLINE
DIMENSION POINT
DETAIL BORDER
DETAIL TITLE

DRAWING SYMBOLS
1/4" = 1'-0"

GENERAL NOTES

1. REFER TO LANDSCAPE, AND STRUCTURAL DRAWINGS FOR ADDITIONAL NOTES AND SYMBOLS.
2. MATERIALS, ASSEMBLIES AND NOTED ITEMS ARE NEW UNLESS OTHERWISE NOTED.
3. CONTRACTOR SHALL VERIFY CONDITIONS. NOTIFY THE ARCHITECT OF ANY CONDITIONS INCONSISTENT WITH THE INTENT OF THE DRAWINGS PRIOR TO STARTING OR CONTINUING WORK IN THE AREA CONCERNED.

CODE:
1. ALL WORK SHALL CONFORM TO APPLICABLE CODES AND LOCAL BUILDING REQUIREMENTS, WHICH INCLUDE THE MOST CURRENT EDITIONS OF THE INTERNATIONAL BUILDING CODE WITH LOCAL AMENDMENTS, INTERNATIONAL MECHANICAL CODE (IMC), NATIONAL ELECTRICAL CODE (NEC), INTERNATIONAL FIRE CODE (IFC), AND WASHINGTON STATE ENERGY CODE (WEC).
2. MECHANICAL, ELECTRICAL AND PLUMBING PERMITS TO BE APPLIED FOR UNDER SEPARATE APPLICATION BY CONTRACTOR.

HAZMAT:
1. HAZARDOUS MATERIAL REMOVAL & DISPOSAL: BEFORE BEGINNING ANY DEMOLITION OR OTHER WORK, COMPLY WITH DOCUMENTS PREPARED BY THE OWNER'S HAZARDOUS MATERIALS CONSULTANT. THIS APPLIES TO DEMOLITION, DISPOSAL AND CONSTRUCTION OPERATIONS ASSOCIATED WITH THE PROJECT. THE CONTRACTOR WILL SUSPEND WORK IMMEDIATELY AND NOTIFY THE OWNER IF MATERIALS SUSPECTED OF BEING HAZARDOUS, AND NOT PREVIOUSLY IDENTIFIED, ARE ENCOUNTERED IN THE COURSE OF THE CONTRACTOR'S WORK.

DEMOLITION:
1. WHERE ITEMS ARE INDICATED ON PLANS TO BE DEMOLISHED, IT SHALL MEAN THE COMPLETE REMOVAL AND DISPOSAL OF THE ITEM INDICATED UNLESS OTHERWISE NOTED. CONTRACTOR IS RESPONSIBLE FOR REVIEW OF THE HAZARDOUS MATERIALS ABATEMENT, ARCHITECTURAL, STRUCTURAL, MECHANICAL AND ELECTRICAL DRAWINGS AND SPECIFICATIONS FOR CUTTING AND PATCHING WORK.

DIMENSIONS:
1. DO NOT SCALE DRAWINGS.
2. VERIFY DIMENSIONS SHOWN ON DRAWINGS. USE ONLY DIMENSIONS INDICATED. PRIOR TO STARTING OR CONTINUING WORK, NOTIFY ARCHITECT OF DISCREPANCIES OR CONDITIONS INCONSISTENT WITH THE INTENT OF THE CONSTRUCTION DOCUMENTS.
3. DIMENSIONS ARE TO FACE OF CONCRETE, FACE OF MASONRY, OR FACE OF STUD, UNLESS OTHERWISE NOTED.
4. FINISHED SURFACE OF INFILL OR EXTENSIONS OF EXISTING PARTITIONS SHALL ALIGN WITH ADJACENT EXISTING SURFACES UNLESS OTHERWISE NOTED.
5. VERTICAL DIMENSIONS ARE MEASURED FROM STRUCTURAL SLAB, TOP OF STEEL OR TOP OF SHEATHING, UNLESS NOTED OTHERWISE.

COORDINATION:
1. COORDINATE ALL OPERATIONS WITH OWNER, SUCH AS AREAS USED FOR MATERIAL STORAGE, ACCESS TO AND FROM THE SITE, TIMING OF WORK AND REQUIREMENTS OF NOISE ORDINANCE. INSTALL DUST AND NOISE BARRIERS AS REQUIRED TO PROTECT EXISTING ADJACENT BUILDINGS AND OCCUPANTS AND TO MAINTAIN AN ENVIRONMENT SUITABLE TO PERMIT CONTINUED OCCUPANCY OF SUBJECT AND ADJACENT BUILDINGS.
2. REVIEW DEMOLITION DRAWINGS. PATCH AND REPAIR ALL EXISTING SURFACES AFFECTED BY DEMOLITION WORK.
3. VERIFY LOCATIONS OF EXISTING UTILITIES. CAP, MARK AND PROTECT AS NECESSARY TO COMPLETE THE WORK.
4. REVIEW ARCHITECTURAL, LANDSCAPE ARCHITECT, AND STRUCTURAL DRAWINGS AND PROVIDE ROUGH-INS THROUGH SLABS, BEAMS, WALLS, CEILINGS, AND ROOFS FOR DUCTS, PIPES, CONDUITS, JUNCTION BOXES, CABINETS AND EQUIPMENT. VERIFY SIZE AND LOCATION BEFORE PROCEEDING WITH WORK. COORDINATE WITH INSTALLATION REQUIREMENTS. PATCH AND REPAIR EXISTING SURFACES AS NECESSARY TO COMPLETE WORK.
5. COORDINATE AND PROVIDE REQUIRED PENETRATIONS AND PATCHING WITH INDIVIDUAL SUBCONTRACTORS TO SUIT NEW WORK.
6. CONTRACTOR TO OBTAIN AND VERIFY ROUGH-IN DIMENSION REQUIREMENTS FOR CABINETRY, EQUIPMENT, ACCESSORIES AND THE LIKE INCLUDING THOSE DESIGNATED FOIC AND FOIO. CONTRACTOR TO PROVIDE BACKING, BLOCKING, SUPPORT AS REQUIRED FOR INSTALLATION. CONTRACTOR TO COORDINATE POWER, DATA, COMMUNICATIONS AND SECURITY REQUIREMENTS FOR FOIC AND FOIO EQUIPMENT WHERE SERVICES ARE REQUIRED. INCLUDE STUB OUTS AND CONNECTIONS. VERIFY AND COORDINATE DIMENSIONS OF FOIC AND FOIO ITEMS PRIOR TO PROCEEDING WITH WORK. INCLUDE STUB OUTS FOR FUTURE WORK.
7. PIPING, CONDUITS, DUCTS, ETC. SHALL BE CONCEALED IN WALLS, CHASES, ABOVE SUSPENDED CEILINGS, BELOW FLOORS OR BE FURRED-IN IN ROOMS WITH EXISTING CEILINGS, UNLESS OTHERWISE NOTED. DO NOT CONCEAL PIPING, CONDUITS, DUCTS, ETC. IN ELECTRICAL, MECHANICAL, AND COMMUNICATION ROOMS.
8. CAREFULLY COORDINATE MECHANICAL, ELECTRICAL, AND BUILDING SYSTEM INSTALLATIONS WITH EXISTING STRUCTURE AND BUILDING SYSTEMS.
9. "REMOVE" MEANS TO COMPLETELY AND PERMANENTLY REMOVE FROM THE PROJECT.
10. REFER TO LIGHTING PLAN AND ELECTRICAL DRAWINGS FOR ELECTRICAL DEVICES AND LOCATIONS. COORDINATE AND REVIEW DEVICE LOCATIONS WITH ARCHITECT IN FIELD PRIOR TO ROUGH-IN.

PROJECT INFORMATION

PROJECT OWNER: JEFF SANDERSON
8100 EVERGREEN LANE
MERCER ISLAND WA 98040

PROJECT MANAGER: CASSIDY ZIMMERMAN

SCOPE DESCRIPTION: STEEP SLOPE STABILIZATION AND LANDSLIDE MITIGATION, INSTALLATION OF TERRACED GARDEN, STAIR AND FOOT PATHS.

ZONING ANALYSIS

1. **PROJECT ADDRESS:** 8100 EVERGREEN LANE
MERCER ISLAND WA 98040

2. **PARCEL NUMBER:** 8057000012, 8057000014

3. **LEGAL DESCRIPTION:** STROUDS EVERGREEN LANE TRS BEG AT NW COR TH E ALG N LN 173 FT TH S 00-22-15 E 181 FT TH S 13-20-45 W 94 FT TH ALG LFT CURVE RAD 25 FT THRU C/A OF 26-32-33 AN ARC DIST OF 11.58 FT TH ALG LFT CURVE RAD 300 FT AN ARC DIST OF 113.41 FT TAP ON S LN 183 FT W FR SE COR TH S 89-54-04 W 163.62 FT TH N 62-08-35 W 146.34 FT TH N 25-59-58 E 217.72 FT TH N 00-22-15 W 122 FT TO POB AKA LOT A OF UNREC SUBD OF SD TRACT 1
PLat Block:
Plat Lot: 1

STROUDS EVERGREEN LANE TRS BEG ON N LN 173 FT E FR NW COR TH S 00-22-15 E 181 FT TH S 13-20-45 W 94 FT TH ALG LFT CURVE RAD 25 FT THRU C/A OF 26-32-33 AN ARC DIST OF 11.58 FT TH ALG LFT CURVE RAD 300 FT AN ARC DIST OF 29.15 FT TH N 77-18-40 E 56.31 FT TH N 72-14-29 E 48.16 FT TH N 03-17-50 E 226.45 FT TO NELY LN TH N 17-49-53 W ALG NELY LN 62.34 FT TO NE COR TH W ALG N LN 82.22 FT TO POB AKA LOT B OF UNREC SUBD OF SD TR 1
PLat Block:
Plat Lot: 1

4. **LOT AREA:** **8057000012** 71000
8047000014 28646
TOTAL: 99646

5. **ZONE:** R-15

6. **CURRENT USE:** SFR

7. **YEAR BUILT:** 1946

8. **(E) BLDG AREA:** 12,018

9. **(E) LOT COVERAGE:** 28463 (28.9%)
PROPOSED LOT COVERAGE: 28855 (29.0%)

10. **HT LIMIT:** 30 ft

11. **PARKING QUANTITY:** 3 COVERED, 4 UNCOVERED

12. **REQUIRED SETBACKS:** NORTH: 25'
EAST: 10' (STREET ADJ)
SOUTH: 20'
WEST: 5' INTERIOR

DESIGN TEAM

ARCHITECT:
SHKS ARCHITECTS
1050 NORTH 38TH ST
SEATTLE, WA 98103
TEL: 206.675.9151
CONTACT: CASSIDY ZIMMERMAN
EMAIL: cassidyz@shksarchitects.com

LANDSCAPE DESIGN/BUILD:
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517 E PIKE ST
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GEOTECH CONSULTANTS INC
2401 10TH AVE E
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CONTACT: ROB WARD
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SHEET INDEX

A0.0	COVER SHEET
SVY 1	2009 SURVEY
SVY 2	2017 SURVEY W/ LANDSLIDE TOPOGRAPHY
A1.0	SITE PLAN
C1.0	GENERAL NOTES
C1.1	TREE PROTECTION, EROSION CONTROL, AND RESTORATION PLAN
C1.2	TREE PROTECTION AND EROSION CONTROL DETAILS
C2.0	CIVIL DRAINAGE PLAN
C2.1	CIVIL DETAILS
A2.1	GARDEN PLAN
A3.0	EXTERIOR ELEVATIONS
A3.1	SECTION
L2.1	PLANTING PLAN
SH1	GENERAL SHORING NOTES
SH2	SHORING PLAN
SH3	SHORING ELEVATIONS
SH4	SHORING DETAILS

SHKS ARCHITECTS
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5158 REGISTERED ARCHITECT
JONATHAN H. HARTUNG
STATE OF WASHINGTON

8100
NORTH GARDEN

CRITICAL AREA
DETERMINATION

8100 EVERGREEN LANE
MERCER ISLAND WA 98040

Drawn by: CZ
Checked: JH
Date: 5/18/17
Scale: As indicated

Revisions:
No. Date Remarks

COVER SHEET
A0.0

5/18/2017 11:11:32 AM

SE 1/4, NE 1/4, SEC 13, TWN 24N, RGE 4E, W.M.

LEGAL DESCRIPTION

TAX PARCEL NO. 805700–0012:
THAT PORTION OF TRACT 1, STROUD'S EVERGREEN LANE TRACTS, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 87 OF PLATS, PAGE 14 IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS;

BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT 1;
THENCE NORTH 89°37'45" EAST ALONG THE NORTH LINE THEREOF 173.00 FEET;
THENCE SOUTH 0°22'15" EAST 181.00 FEET;
THENCE SOUTH 13°20'45" WEST 94.00 FEET;
THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 25 FEET, A CENTRAL ANGLE OF 26°32'33", A DISTANCE OF 11.58 FEET TO A POINT OF COMPOUND CURVATURE;
THENCE CONTINUING ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 200 FEET, A DISTANCE OF 113.41 FEET TO A POINT ON THE SOUTH LINE OF SAID TRACT 1, WHICH BEARS SOUTH 89°54'04"WEST DISTANT 183.00 FEET FROM THE SOUTHEAST CORNER OF SAID TRACT 1;
THENCE SOUTH 89°54'04" WEST 163.62 FEET;
THENCE NORTH 62°08'35" WEST 146.34 FEET TO THE MOST WESTERLY CORNER OF SAID TRACT 1;
THENCE NORTH 25°59'58" EAST ALONG THE WESTERLY LINE OF SAID TRACT 1, A DISTANCE OF 217.72 FEET;
THENCE NORTH 0°22'15"WEST 122.00 FEET TO THE POINT OF BEGINNING;

TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS, AND UTILITIES 15 FEET IN WIDTH, THE CENTERLINE OF WHICH IS COINCIDENT WITH THAT PORTION OF THE EAST LINE OF THE ABOVE DESCRIBED MAIN TRACT LYING SOUTHERLY OF THE NORTHERLY 141 FEET THEREOF;
EXCEPT THEREFROM THAT PORTION THEREOF LYING EAST OF THE FOLLOWING DESCRIBED LINE;
BEGINNING AT A POINT ON THE EAST LINE OF THE ABOVE DESCRIBED MAIN TRACT WHICH BEARS SOUTH 0°22'15" EAST 141.00 FEET FROM THE NORTHEAST CORNER THEREOF;
THENCE CONTINUING SOUTH 0°22'15" EAST 71.63 FEET TO THE TERMINUS OF SAID LINE;

TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS, AND UTILITIES OVER THE NORTH 15 FEET OF THE SOUTH 30 FEET OF "J" STREET AS SHOWN ON HARRY WHITE'S PLAT OF THE EAST SEATTLE ACRE TRACTS, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 3 OF PLATS, PAGE 36, IN KING COUNTY, WASHINGTON;
LYING WEST OF WEST MERCER WAY AND LYING EAST OF THE CENTERLINE OF THIRD STREET AS SHOWN ON SAID PLAT;

ALSO, THE NORTHEASTERLY 5 FEET OF THE SOUTHWESTERLY 30 FEET OF SAID "J" STREET LYING WESTERLY OF THE CENTERLINE OF THIRD STREET AND EASTERLY OF A LINE AT RIGHT ANGLES TO THE CENTERLINE OF SAID "J" STREET AT A POINT 400 FEET NORTHWESTERLY FROM THE INTERSECTION OF THE CENTERLINES OF SAID THIRD AND "J" STREETS;

ALSO, THE SOUTH 15 FEET OF THE NORTH 30 FEET OF SAID "J" STREET LYING WEST OF WEST MERCER WAY AND BOUNDED ON THE NORTHWEST BY A LINE PERPENDICULAR TO A POINT ON THE CENTERLINE OF SAID "J" STREET, WHICH POINT IS 400 FEET NORTHWESTERLY OF THE INTERSECTION OF THE CENTERLINES OF SAID THIRD AND "J" STREETS;
EXCEPT THAT PORTION CONDEMNED IN ABOVE DESCRIBED TRACT.

TAX PARCEL NO. 805700–0014:

THAT PORTION OF TRACT 1, STROUD'S EVERGREEN LANE TRACTS, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 87 OF PLATS, PAGE 14 IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS;
BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT 1;
THENCE NORTH 89°37'45" EAST ALONG THE NORTH LINE THEREOF 173.00 FEET;
THENCE SOUTH 0°22'15" EAST 181.00 FEET;
THENCE SOUTH 13°20'45" WEST 94.00 FEET;
THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 25 FEET, A CENTRAL ANGLE OF 26°32'33", A DISTANCE OF 11.58 FEET TO A POINT OF COMPOUND CURVATURE;
THENCE CONTINUING ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 300 FEET, A DISTANCE OF 29.15 FEET;
THENCE NORTH 77°18'40" EAST 56.31 FEET;
THENCE NORTH 72°14'29" EAST 48.16 FEET;
THENCE NORTH 3°17'50" EAST 226.45 FEET TO THE NORTHEASTERLY LINE OF SAID TRACT 1;
THENCE NORTH 17°49'53" WEST 62.34 FEET;
THENCE SOUTH 89°37'45" WEST 82.22 FEET TO THE TRUE POINT OF BEGINNING;

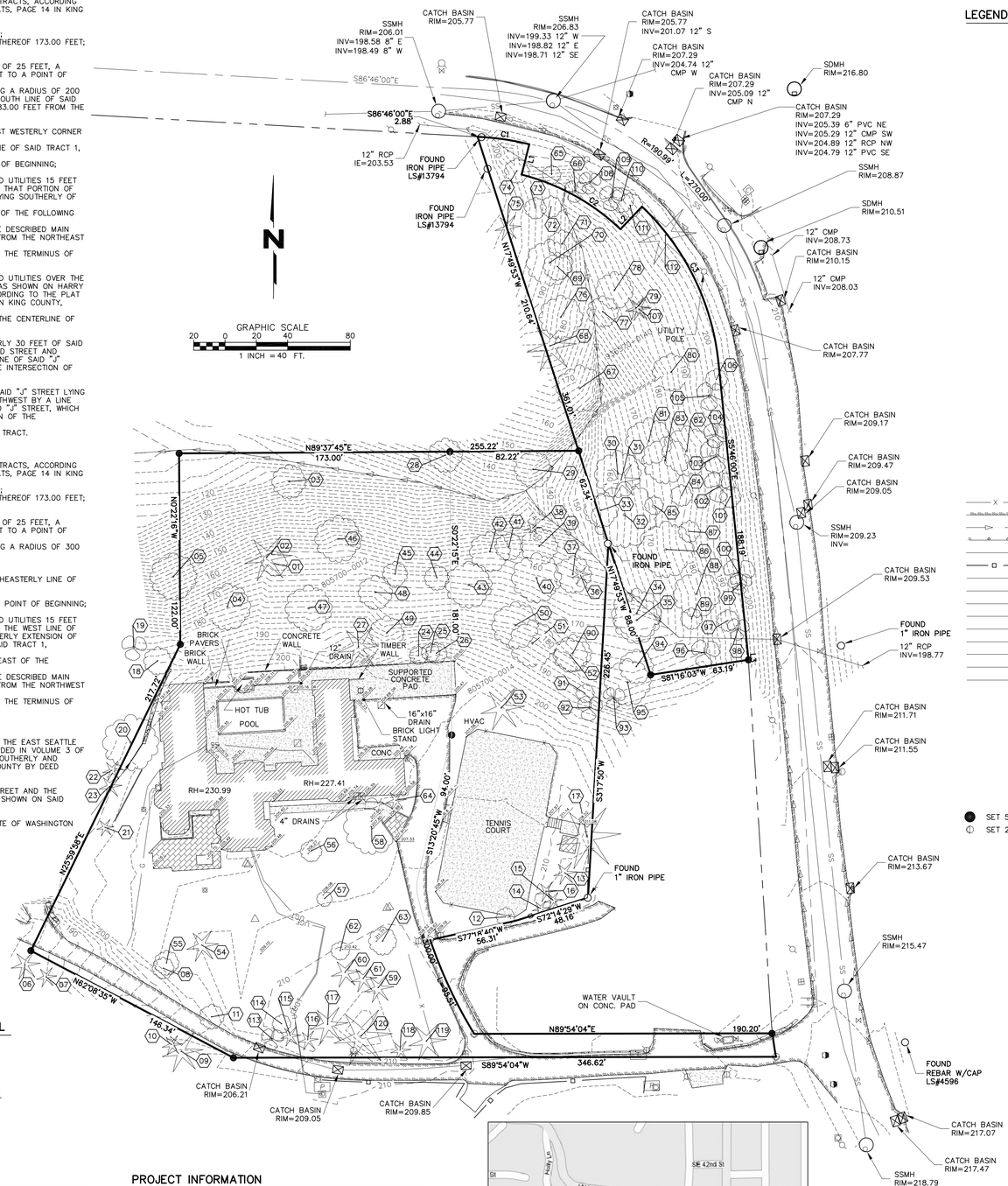
TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS, AND UTILITIES 15 FEET IN WIDTH, THE CENTERLINE OF WHICH IS COINCIDENT WITH THE WEST LINE OF THE ABOVE DESCRIBED MAIN TRACT AND THE SOUTHEASTERLY EXTENSION OF THE 300 FOOT RADIUS CURVE TO THE SOUTH LINE OF SAID TRACT 1,
EXCEPT THE NORTH 141 FEET OF SAID TRACT 1;
AND EXCEPT THEREFROM THAT PORTION THEREOF LYING EAST OF THE FOLLOWING DESCRIBED LINE:
BEGINNING AT A POINT ON THE WEST LINE OF THE ABOVE DESCRIBED MAIN TRACT WHICH BEARS SOUTH 0°22'15" EAST 141.00 FEET FROM THE NORTHWEST CORNER THEREOF;
THENCE CONTINUING SOUTH 0°22'15" EAST 71.63 FEET TO THE TERMINUS OF SAID LINE.

TAX PARCEL NO. 936570–0140:

THAT PORTION OF TRACT 12 OF HARRY WHITE'S PLAT OF THE EAST SEATTLE ACRE TRACTS, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 3 OF PLATS, PAGE 36, IN KING COUNTY, WASHINGTON, LYING SOUTHERLY AND WESTERLY OF WEST MERCER WAY AS DEEDED TO KING COUNTY BY DEED RECORDED UNDER RECORDING NUMBER 931524;

TOGETHER WITH THE EAST HALF OF UNDEDICATED 47TH STREET AND THE NORTH HALF OF UNDEDICATED "I" STREET ADJOINING, AS SHOWN ON SAID PLAT.

SITUATE IN THE CITY OF SEATTLE, COUNTY OF KING, STATE OF WASHINGTON



GRAPHIC SCALE
20 0 20 40 80
1 INCH = 40 FT.

VERTICAL DATUM & CONTOUR INTERVAL

DATUM

ELEVATIONS SHOWN ON THIS DRAWING ARE ON AN ASSUMED DATUM.

2.0' CONTOUR INTERVAL – THE EXPECTED VERTICAL ACCURACY IS EQUAL TO 0.5' FOR THIS PROJECT.

GENERAL NOTES

1. THIS SURVEY WAS COMPLETED WITHOUT BENEFIT OF A CURRENT TITLE REPORT. EASEMENTS AND OTHER ENCUMBRANCES MAY EXIST ON THIS PROPERTY THAT ARE NOT SHOWN HEREON.
2. INSTRUMENTATION FOR THIS SURVEY WAS A 3–SECOND NIKON NPL 352 TOTAL STATION. PROCEDURES USED IN THIS SURVEY MEET OR EXCEED STANDARDS SET BY WAC 332–130–090.
3. THE INFORMATION ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE IN APRIL 2007 AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONDITIONS EXISTING AT THAT TIME.
4. UTILITIES SHOWN ON THIS SURVEY ARE BASED UPON ABOVE GROUND OBSERVATIONS AND AS–BUILT PLANS WHERE AVAILABLE. ACTUAL LOCATIONS OF UNDERGROUND UTILITIES MAY VARY AND UTILITIES NOT SHOWN ON THIS SURVEY MAY EXIST ON THIS SITE.
5. ALL MONUMENTS WERE LOCATED DURING THIS SURVEY UNLESS OTHERWISE NOTED,

PROJECT INFORMATION

ENGINEER/SURVEYOR:	GEODATUM, INC. 1505 NW MALL ST. ISSAQUAH, WA 98027 PHONE: 425 837 8083
PROPERTY OWNERS:	JEFF AND LARA SANDERSON 6408 NE 130TH PLACE KIRKLAND, WA 98034
TAX PARCEL NUMBER:	805700–0014 805700–0012 936570–0140
PROJECT ADDRESS:	8100 EVERGREEN LN. MERCER ISLAND, WA
ZONING:	R15
PARCEL ACREAGE:	0014 (29,489 S.F. 0.68 ACRES ±) 0012 (79,680 S.F. 1.83 ACRES ±) 0140 (28,624 S.F. 0.66 ACRES ±)

VICINITY MAP
NTS

LEGEND

- BASKETBALL HOOP
- BLOW OFF VALVE
- BOLLARD
- BORING HOLE
- CABLE RISER
- CABLE TV VAULT
- DRAIN
- ELECTRICAL JUNCTION BOX
- ELECTRICAL METER
- ELECTRICAL VAULT
- FIRE DEPARTMENT CONNECTION
- FIRE HYDRANT
- FLAG POLE
- GAS METER
- GAS VALVE
- GUY ANCHOR
- GUY POLE
- HVAC UNIT
- IRRIGATION CONTROL VALVE
- IRON PIN FOUND
- LIGHT POLE
- LIGHT POLE WITH STAND
- MAIL BOX
- MONITORING WELL
- PAD MOUNTED TRANSFORMER
- POWER MANHOLE
- SEWER CLEAN OUT
- SIGN
- STREET LIGHT
- TELECOMMUNICATIONS MANHOLE
- TELEPHONE JUNCTION BOX
- TELEPHONE RISER
- TEST PIT
- UTILITY POLE
- WATER METER
- WATER VALVE
- YARD LIGHT
- CHAIN LINK FENCE
- EDGE OF ASPHALT
- FLOW LINE OF WATER
- GUARD RAIL
- WIRE FENCE
- WOOD FENCE
- GAS LINE
- OVERHEAD ELECTRIC LINE
- OVERHEAD UTILITIES
- TELECOMMUNICATIONS LINE
- SANITARY SEWER LINE
- STORM DRAIN LINE
- WATER LINE
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND TELEPHONE LINE
- CONCRETE SURFACING
- BRICK SURFACING
- FLAG STONE SURFACING
- GRAVEL SURFACING
- ROCKERY
- TIMBER WALL
- CONIFEROUS TREE
- DECIDUOUS TREE

- SET 5/8" X 24" STEEL RODW/2" ALUMINUM CAP
- SET 2" BRASS DISK IN ASPHAULT

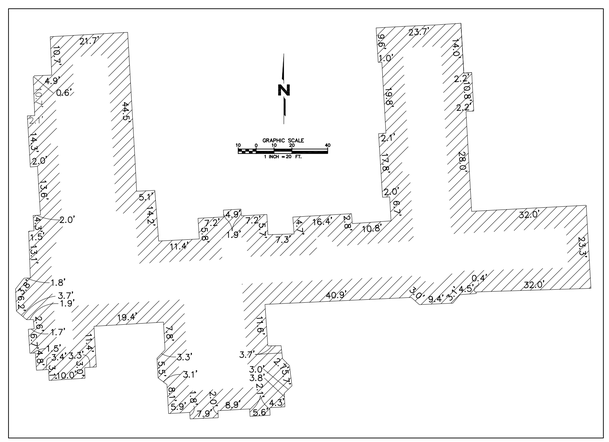
TREE TABLE			
NO.	CALIPER(IN.)	SPECIES	DRIPLINE RADIUS(FT.)
01	16"	MAPLE	16'
02	32"	CEDAR	32'
03	22"	MAPLE	22'
04	00"	MAPLE	00'
05	00"	MAPLE	00'
06	20"	DOUGLAS FIR	20'
07	14"	DOUGLAS FIR	14'
08	14"	MAPLE	14'
09	28"	DOUGLAS FIR	28'
10	14"	DOUGLAS FIR	14'
11	16"	ALDER	16'
12	12"	ALDER	12'
13	16"	DOUGLAS FIR	16'
14	12"	CEDAR	12'
15	12"	DOUGLAS FIR	12'
16	14"	DOUGLAS FIR	14'
17	44"	CEDAR	44'
18	18"	MAPLE	18'
19	16"	MAPLE MT*	16'
20	36"	MAPLE	36'
21	12"	CEDAR	12'
22	14"	DOUGLAS FIR	14'
23	16"	DOUGLAS FIR	16'
24	12"	ALDER	12'
25	12"	ALDER	12'
26	14"	ALDER	14'
27	30"	DOUGLAS FIR	30'
28	22"	MAPLE	22'
29	24"	ALDER	24'
30	30"	MAPLE	30'
31	24"	CEDAR	24'
32	42"	MAPLE	42'
33	22"	ALDER	22'
34	32"	MAPLE	32'
35	30"	MAPLE	30'
36	12"	HEMLOCK	12'
37	24"	MAPLE	24'
38	12"	HEMLOCK	12'
39	24"	ALDER	24'
40	32"	MAPLE	32'
41	18"	ALDER	18'
42	26"	MAPLE	26'
43	30"	MAPLE	30'
44	16"	MAPLE	16'
45	16"	ALDER	16'
46	30"	MAPLE	30'
47	30"	MAPLE	30'
48	22"	MAPLE	22'
49	22"	ALDER	22'
50	30"	MAPLE	30'
51	30"	MAPLE	30'
52	22"	MAPLE	22'
53	30"	CEDAR	30'
54	22"	DOUGLAS FIR	22'
55	16"	MAPLE	16'
56	14"	CHERRY	14'
57	10"	CHERRY	10'
58	36"	LAUREL	36'
59	20"	DOUGLAS FIR	20'
60	20"	DOUGLAS FIR	20'
61	18"	DOUGLAS FIR	18'
62	12"	DECIDUOUS	12'
63	18"	DECIDUOUS	18'
64	14"	PINE	14'
65	00"	MAPLE	00'
66	14"	MAPLE MT*	14'
67	30"	MAPLE	30'
68	34"	CEDAR	34'
69	18"	MAPLE	18'
70	30"	MAPLE	30'

TREE TABLE			
NO.	CALIPER(IN.)	SPECIES	DRIPLINE RADIUS(FT.)
71	18"	MAPLE	18'
72	14"	ALDER	14'
73	14"	MAPLE	14'
74	16"	ALDER	16'
75	18"	DOUGLAS FIR	18'
76	28"	MAPLE	28'
77	20"	ALDER	20'
78	24"	MAPLE	24'
79	16"	HEMLOCK	16'
80	24"	ALDER	24'
81	30"	MAPLE	30'
82	32"	MAPLE	32'
83	30"	MAPLE	30'
84	14"	MAPLE	14'
85	12"	MAPLE	12'
86	36"	MAPLE	36'
87	14"	MAPLE	14'
88	30"	MAPLE	30'
89	14"	MAPLE	14'
90	24"	MAPLE	24'
91	12"	ALDER	12'
92	16"	ALDER MT*	16'
93	14"	MAPLE MT*	14'
94	22"	ALDER	22'
95	30"	MAPLE	30'
96	18"	MAPLE MT*	18'
97	14"	MAPLE	14'
98	14"	MAPLE MT*	14'
99	14"	MAPLE MT*	14'
100	20"	MAPLE MT*	20'
101	14"	MAPLE	14'
102	20"	MAPLE MT*	20'
103	22"	MAPLE MT*	22'
104	16"	MAPLE MT*	16'
105	18"	MAPLE MT*	18'
106	14"	MAPLE	14'
107	00"	HEMLOCK	00'
108	14"	MAPLE MT*	14'
109	16"	MAPLE MT*	16'
110	16"	MAPLE	16'
111	16"	MAPLE	16'
112	16"	DOUGLAS FIR	40'
113	14"	MAPLE MT*	14'
114	12"	MAPLE	12'
115	14"	DOUGLAS FIR	14'
116	14"	DOUGLAS FIR	14'
117	26"	DOUGLAS FIR	26'
118	14"	DOUGLAS FIR	14'
119	26"	DOUGLAS FIR	26'
120	40"	DOUGLAS FIR	40'

* = MULTI TRUNK

BASIS OF BEARINGS

THE PLAT OF STROUD'S EVERGREEN LANE TRACTS, AS PER PLAT RECORDED IN VOLUME 87 OF PLATS ON PAGE 14, RECORDS OF KING COUNTY, WASHINGTON ACCEPTED THE PLAT BEARING OF S 89°54'04" W FOR THE SOUTH LINE BASED ON FOUND MONUMENTS.



HOUSE DETAIL
SCALE:1"=20'

www.geodatum.com
GeoDatum Inc
SURVEY–CIVIL–STRUCTURAL
1505 NW Mall Street
Issaquah, WA 98027
(425) 837–8083

MARK X. PYLOG — STATE OF WASHINGTON — 21976 — REGISTERED LAND SURVEYOR — PROFESSIONAL ENGINEER

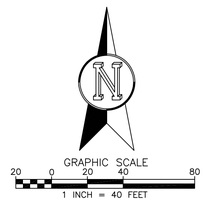
DATE	REVISION	APR

TOPOGRAPHIC SURVEY

SANDERSON RESIDENCE
8100 EVERGREEN LN.
MERCER ISLAND, WA 98040

DRAFTER: MJP/PAR
DESIGNER:
PROJ. ENGR./SURV.: MXP
DATE: 04–19–07
PROJECT NO.: 07175

SHEET 1 OF 1



LEGAL DESCRIPTION

TAX PARCEL NO. 805700-0012:
THAT PORTION OF TRACT 1, STROUD'S EVERGREEN LANE TRACTS, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 87 OF PLATS, PAGE 14 IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS;

BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT 1;
THENCE NORTH 89°37'45" EAST ALONG THE NORTH LINE THEREOF 173.00 FEET;
THENCE SOUTH 0°22'15" EAST 181.00 FEET;
THENCE SOUTH 13°20'45" WEST 94.00 FEET;
THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 25 FEET, A CENTRAL ANGLE OF 26°32'33", A DISTANCE OF 11.58 FEET TO A POINT OF COMPOUND CURVATURE;
THENCE CONTINUING ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 200 FEET, A DISTANCE OF 113.41 FEET TO A POINT ON THE SOUTH LINE OF SAID TRACT 1, WHICH BEARS SOUTH 89°54'04"WEST DISTANT 183.00 FEET FROM THE SOUTHEAST CORNER OF SAID TRACT 1;
THENCE SOUTH 89°54'04" WEST 163.62 FEET;
THENCE NORTH 62°08'35" WEST 146.34 FEET TO THE MOST WESTERLY CORNER OF SAID TRACT 1;
THENCE NORTH 25°59'58" EAST ALONG THE WESTERLY LINE OF SAID TRACT 1, A DISTANCE OF 217.72 FEET;
THENCE NORTH 0°22'15"WEST 122.00 FEET TO THE POINT OF BEGINNING;

TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS, AND UTILITIES 15 FEET IN WIDTH, THE CENTERLINE OF WHICH IS COINCIDENT WITH THAT PORTION OF THE EAST LINE OF THE ABOVE DESCRIBED MAIN TRACT LYING SOUTHERLY OF THE NORTHERLY 141 FEET THEREOF;
EXCEPT THEREFROM THAT PORTION THEREOF LYING EAST OF THE FOLLOWING DESCRIBED LINE:
BEGINNING AT A POINT ON THE EAST LINE OF THE ABOVE DESCRIBED MAIN TRACT WHICH BEARS SOUTH 0°22'15" EAST 141.00 FEET FROM THE NORTHEAST CORNER THEREOF;
THENCE CONTINUING SOUTH 0°22'15" EAST 71.63 FEET TO THE TERMINUS OF SAID LINE;

TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS, AND UTILITIES OVER THE NORTH 15 FEET OF THE SOUTH 30 FEET OF "J" STREET AS SHOWN ON HARRY WHITE'S PLAT OF THE EAST SEATTLE ACRE TRACTS, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 3 OF PLATS, PAGE 36, IN KING COUNTY, WASHINGTON;
LYING WEST OF WEST MERCER WAY AND LYING EAST OF THE CENTERLINE OF THIRD STREET AS SHOWN ON SAID PLAT;

ALSO, THE NORTHEASTERLY 5 FEET OF THE SOUTHWESTERLY 30 FEET OF SAID "J" STREET LYING WESTERLY OF THE CENTERLINE OF THIRD STREET AND EASTERLY OF A LINE AT RIGHT ANGLES TO THE CENTERLINE OF SAID "J" STREET AT A POINT 400 FEET NORTHWESTERLY FROM THE INTERSECTION OF THE CENTERLINES OF SAID THIRD AND "J" STREETS;

ALSO, THE SOUTH 15 FEET OF THE NORTH 30 FEET OF SAID "J" STREET LYING WEST OF WEST MERCER WAY AND BOUNDED ON THE NORTHWEST BY A LINE PERPENDICULAR TO A POINT ON THE CENTERLINE OF SAID "J" STREET, WHICH POINT IS 400 FEET NORTHWESTERLY OF THE INTERSECTION OF THE CENTERLINES OF SAID THIRD AND "J" STREETS;
EXCEPT THAT PORTION CONDEMNED IN ABOVE DESCRIBED TRACT.

TAX PARCEL NO. 805700-0014:

THAT PORTION OF TRACT 1, STROUD'S EVERGREEN LANE TRACTS, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 87 OF PLATS, PAGE 14 IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS;
BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT 1;
THENCE NORTH 89°37'45" EAST ALONG THE NORTH LINE THEREOF 173.00 FEET;
THENCE SOUTH 0°22'15" EAST 181.00 FEET;
THENCE SOUTH 13°20'45" WEST 94.00 FEET;
THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 25 FEET, A CENTRAL ANGLE OF 26°32'33", A DISTANCE OF 11.58 FEET TO A POINT OF COMPOUND CURVATURE;
THENCE CONTINUING ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 300 FEET, A DISTANCE OF 29.15 FEET;
THENCE NORTH 77°18'40" EAST 56.31 FEET;
THENCE NORTH 72°14'29" EAST 48.16 FEET;
THENCE NORTH 3°17'50" EAST 226.45 FEET TO THE NORTHEASTERLY LINE OF SAID TRACT 1;
THENCE NORTH 17°49'53" WEST 62.34 FEET;
THENCE SOUTH 89°37'45" WEST 82.22 FEET TO THE TRUE POINT OF BEGINNING;

TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS, AND UTILITIES 15 FEET IN WIDTH, THE CENTERLINE OF WHICH IS COINCIDENT WITH THE WEST LINE OF THE ABOVE DESCRIBED MAIN TRACT AND THE SOUTHEASTERLY EXTENSION OF THE 300 FOOT RADIUS CURVE TO THE SOUTH LINE OF SAID TRACT 1, EXCEPT THE NORTH 141 FEET OF SAID TRACT 1;
AND EXCEPT THEREFROM THAT PORTION THEREOF LYING EAST OF THE FOLLOWING DESCRIBED LINE:
BEGINNING AT A POINT ON THE WEST LINE OF THE ABOVE DESCRIBED MAIN TRACT WHICH BEARS SOUTH 0°22'15" EAST 141.00 FEET FROM THE NORTHWEST CORNER THEREOF;
THENCE CONTINUING SOUTH 0°22'15" EAST 71.63 FEET TO THE TERMINUS OF SAID LINE.

TAX PARCEL NO. 936570-0140:

THAT PORTION OF TRACT 12 OF HARRY WHITE'S PLAT OF THE EAST SEATTLE ACRE TRACTS, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 3 OF PLATS, PAGE 36, IN KING COUNTY, WASHINGTON, LYING SOUTHERLY AND WESTERLY OF WEST MERCER WAY AS DEEDED TO KING COUNTY BY DEED RECORDED UNDER RECORDING NUMBER 931524;

TOGETHER WITH THE EAST HALF OF UNDEDICATED 4TH STREET AND THE NORTH HALF OF UNDEDICATED "I" STREET ADJOINING, AS SHOWN ON SAID PLAT.

SITUATE IN THE CITY OF SEATTLE, COUNTY OF KING, STATE OF WASHINGTON.

GENERAL NOTES

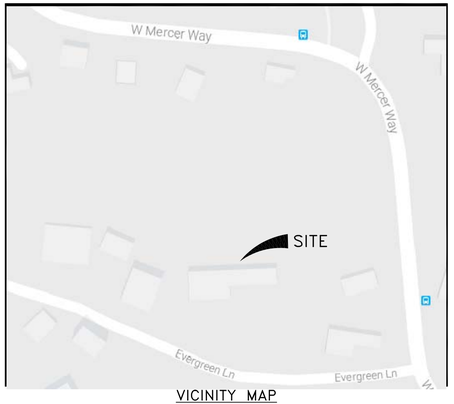
1. THIS SURVEY WAS COMPLETED WITH OUT THE BENEFIT OF A CURRENT TITLE REPORT. EASEMENTS MAY EXIST ON THE PROPERTY THAT ARE NOT SHOWN HEREON.
2. INSTRUMENTATION FOR THIS SURVEY WAS A 3-SECOND LEICA VIVA TS15 SMART POLE TOTAL STATION/RTK GPS.
3. PROCEDURES USED IN THIS SURVEY MEET OR EXCEED STANDARDS SET BY WAC 332-130-090. SURVEY WAS COMPLETED BY A FIELD TRAVERSE.
4. THE INFORMATION ON THIS MAP REPRESENTS THE RESULTS OF AN UPDATE TO A SURVEY ORIGINALLY COMPLETED IN 2007. THE ORIGINAL SURVEY IS SHOWN IN THE BACKGROUND WITH THE NEWER AND DARKER INFORMATION BEING COMPLETED IN JANUARY 2017.
5. ALL MONUMENTS WERE LOCATED DURING THIS SURVEY UNLESS OTHERWISE NOTED.

BASIS OF BEARINGS

THE PLAT OF STROUD'S EVERGREEN LANE TRACTS, AS PER PLAT RECORDED IN VOLUME 87 OF PLATS ON PAGE 14, RECORDS OF KING COUNTY, WASHINGTON ACCEPTED THE PLAT BEARING OF S 89°54'04" W FOR THE SOUTH LINE BASED ON FOUND MONUMENTS.

PROJECT INFORMATION

SURVEYOR:	PLOG CONSULTING, PC. 5628 AIRPORT WAY S. SUITE 144 SEATTLE, WA 98108 PH.: (425) 837-8083
PROPERTY OWNER:	JEFF AND LARA SANDERSON 6408 NE 130TH PLACE KIRKLAND, WA 98034
TAX PARCEL NUMBER:	805700-0014 805700-0012 936570-0140
PROJECT ADDRESS:	8100 EVERGREEN LANE MERCER ISLAND, WA 98040
PARCEL AREA:	0014 (29,489 S.F. 0.68 ACRES ±) 0012 (79,680 S.F. 1.83 ACRES ±) 0140 (28,624 S.F. 0.66 ACRES ±)



VICINITY MAP
NTS

MARK X PLOG
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF WASHINGTON
20976

PLOG CONSULTING
Survey - Civil - Structural

5628 Airport Way S
Suite 144
Seattle, WA 98108
P (206) 420-7130
F (206) 457-4469
plogconsulting.com

SE1/4, NE1/4, SEC 13, TWP 24N, RNG 45E, W.M.
UPDATED TOPOGRAPHIC SURVEY
JEFF & LARA SANDERSON
8100 EVERGREEN LANE
MERCER ISLAND, WA 98040

PROJECT NO.:	REVISION DATE	REVISION NO.:	SHEET
085-16	01/13/2017	0	1 OF 1

SITE PLAN LEGEND

APPROXIMATE LANDSLIDE AREA

CREEK BUFFER AREA

LOT COVERAGE

EXISTING BUILDING AREA:	8662
EXISTING IMPERMEABLE SURFACE:	19801
PROPOSED IMPERMEABLE SURFACE (STAIRS):	392
EXISTING LOT COVERAGE:	28463/99646 (28.9%)
PROPOSED LOT COVERAGE:	28855/99646 (29.0%)

(LOT COVERAGE CALCULATED AGAINST COMBINED LOT 8057000012 AND 8057000014, DOES NOT INCLUDE LOT 9365700140)

SLOPE CALCULATION:
16'-6" RISE IN 30', AT PROJECT AREA: **55% SLOPE**

SITE SLOPE: LOW: 111'-0" (NORTHWEST)
HIGH: 216'-0" (CENTER SOUTH)
SEPARATION: 389'
OVERALL SITE SLOPE: 27%

ESTIMATED CUT/FILL
250 CUBIC YARDS OF REFUSE REMOVAL,
1000 CUBIC YARDS OF STRUCTURAL FILL,
500 CUBIC YARDS OF PLANTING MIX

1 SITE PLAN
1/32" = 1'-0"

5/18/2017 11:11:32 AM

SHKS ARCHITECTS

1050 N. 38th St.
Seattle, WA 98103
PH. 206.675.9151
www.shksarchitects.com

5158 REGISTERED ARCHITECT
JONATHAN H. HARTUNG
STATE OF WASHINGTON

8100 NORTH GARDEN

CRITICAL AREA DETERMINATION

8100 EVERGREEN LANE
MERCER ISLAND WA 98040

Drawn by:	CZ
Checked:	JH
Date:	5/18/17
Scale:	As indicated

Revisions:

No.	Date	Remarks

SITE PLAN

A1.0

GENERAL NOTES

1. ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE CITY OF MERCER ISLAND STANDARD SPECIFICATIONS, AND WSDOT/APWA STANDARD SPECIFICATIONS, LATEST EDITION. THE CITY OF MERCER ISLAND RESERVES THE RIGHT TO REJECT ANY DAMAGED AND/OR NON-COMPLIANT CONSTRUCTION MATERIAL.
2. PRIOR TO ANY CONSTRUCTION ACTIVITY, THE CONTRACTOR SHALL SCHEDULE AND ATTEND A PRE-CONSTRUCTION CONFERENCE WITH THE CITY OF MERCER ISLAND CONSTRUCTION INSPECTION PERSONNEL.
3. AN APPROVED PLAN SET MUST BE ON THE JOB SITE WHENEVER CONSTRUCTION IS IN PROGRESS.
4. ALL SITE WORK IMPROVEMENTS SHALL BE CONSTRUCTED TO OBTAIN STREET USE AND ANY OTHER RELATED PERMITS PRIOR TO ANY CONSTRUCTION ACTIVITY.
5. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN STREET USE AND ANY OTHER RELATED PERMITS PRIOR TO ANY CONSTRUCTION ACTIVITY.
6. ANY APPROVED CUTS OF EXISTING PUBLIC ROADWAYS SHALL BE BACK FILLED AND COMPACTED IN ACCORDANCE WITH CITY OF MERCER ISLAND STANDARDS. ALL CUTS INTO EXISTING ASPHALT SHALL BE ALONG NEAT, CONTINUOUS, SAWED, OR WHEEL CUT LINES. A TEMPORARY COLD MIX PATCH MUST BE PLACED IMMEDIATELY AFTER BACKFILL AND COMPACTION. THIS EXISTING ROAD CUT SHALL BE REPLACED WITH AT LEAST THREE (3) INCHES OF COMPACTED CL "B" ASPHALT CONCRETE, SIX (6) INCH CRUSHED ROCK SURFACING TOP COURSE (5/8 INCH MINUS), AS REQUIRED DEPENDENT UPON A SOILS ENGINEER'S RECOMMENDATION AND TESTS. IN NO CASE SHALL THE REPLACEMENT BE LESS THAN THE EXISTING SECTION.
7. PAVED SURFACES INCLUDING ROADWAYS, SIDEWALKS, AND CURBS THAT ARE DAMAGED BY NEW CONSTRUCTION SHALL BE REPAIRED AS REQUIRED BY THE CITY OF MERCER ISLAND INSPECTOR.
8. ALL LOCATIONS 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 SOLE RESPONSIBILITY OF THE CONTRACTOR TO INDEPENDENTLY VERIFY THE ACCURACY OF ALL UTILITY LOCATIONS SHOWN AND TO FURTHER DISCOVER AND AVOID ANY OTHER UTILITIES NOT SHOWN HEREON WHICH MAY BE AFFECTED BY THE IMPLEMENTATION OF THIS PLAN.
9. THE CONTRACTOR SHALL LOCATE AND PROTECT ALL CASTINGS AND UTILITIES DURING CONSTRUCTION AND SHALL CONTACT THE UNDERGROUND UTILITIES LOCATOR SERVICE (1-800-424-5555) AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.
10. THE CONTRACTOR SHALL ADJUST ALL EXISTING MANHOLE RIMS, DRAINAGE STRUCTURE LIDS, VALVE BOXES, AND UTILITY ACCESS STRUCTURES TO FINISH GRADE WITHIN AREAS AFFECTED BY THE PROPOSED IMPROVEMENTS.
11. UTILITY SERVICE CONNECTIONS SHOWN ON THIS PLAN ARE TO BE MAINTAINED PRIVATELY AND NOT BY THE CITY MERCER ISLAND.
12. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN TEMPORARY SEDIMENTATION COLLECTION FACILITIES TO ENSURE THAT SEDIMENT-LADEN WATER DOES NOT ENTER THE NATURAL OR PUBLIC DRAINAGE SYSTEM. AS CONSTRUCTION PROGRESSES AND UNEXPECTED (SEASONAL) CONDITIONS DICTATE, MORE SILTATION CONTROL FACILITIES MAY BE REQUIRED TO INSURE COMPLETE SILTATION CONTROL OF THE PROJECT. 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 THAT MAY BE NEEDED TO PROTECT ADJACENT PROPERTIES.
13. THE CONTRACTOR SHALL KEEP OFF-SITE STREETS CLEAN AT ALL TIMES BY SWEEPING. WASHING OF THESE STREETS WILL NOT BE ALLOWED WITHOUT PRIOR CITY OF MERCER ISLAND APPROVAL.
14. ALL TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE TRAFFIC CONTROL MANUAL.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAFETY MEASURES TO PROTECT THE PUBLIC AND ALL PEOPLE OR PROPERTY FROM INJURY OR DAMAGE FROM THE CONSTRUCTION ACTIVITIES THROUGHOUT THE COURSE OF THE WORK.
16. THE CONTRACTOR SHALL FURNISH AND INSTALL ALL SAFETY MEASURES SUCH AS SIGNAGE, FENCING, BARRICADES, TEMPORARY TRENCH COVERS, ETC. AS REQUIRED TO SECURE THE SITE.

GENERAL DRAINAGE NOTES

1. ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE CITY OF MERCER ISLAND STANDARD SPECIFICATIONS AND WSDOT/APWA STANDARD SPECIFICATIONS, LATEST EDITION AND THE REQUIREMENTS OF THE DEPARTMENT OF ECOLOGY STORMWATER MANAGEMENT MANUAL FOR WESTERN WASHINGTON.
2. PRIOR TO ANY CONSTRUCTION ACTIVITY, THE CONTRACTOR SHALL SCHEDULE AND ATTEND A PRE-CONSTRUCTION CONFERENCE WITH CITY OF MERCER ISLAND CONSTRUCTION INSPECTION PERSONNEL.
3. ALL STORM DRAINAGE IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THESE APPROVED PLANS. ANY DEVIATION FROM THESE PLANS WILL REQUIRE APPROVAL FROM THE OWNER, ENGINEER AND APPROPRIATE PUBLIC AGENCIES.
4. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN PERMITS TO WORK IN THE RIGHT OF WAY AND ANY OTHER RELATED PERMITS PRIOR TO ANY CONSTRUCTION ACTIVITY.
5. ALL STORM DRAIN PIPE MAY BE CONSTRUCTED OF ONE OF THE FOLLOWING MATERIALS UNLESS OTHERWISE SPECIFIED IN THE PLANS. ALL PIPE JOINTS MUST BE GASKETED WATERTIGHT AND MUST BE OF THE SAME MATERIAL AS THE PIPE. ALL PIPE SHALL HAVE A MINIMUM COVER AS SPECIFIED AND SHALL BE ADEQUATELY PROTECTED DURING CONSTRUCTION (REFER TO THE MANUFACTURE'S RECOMMENDATIONS FOR MINIMUM COVER FOR HEAVY EQUIPMENT LOADINGS). THE CITY OF MERCER ISLAND PUBLIC WORKS DEPARTMENT SHALL EXERCISE THE OPTION TO ACCEPT OR REJECT ALL DAMAGED OR NON-COMPLIANT CONSTRUCTION MATERIAL. THE CONTRACTOR/DEVELOPER SHALL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH REJECTED OR SUBSTITUTED CONSTRUCTION MATERIAL.
6. PVC - FOUR (4) INCH THROUGH EIGHTEEN (18) INCH DIAMETER PIPE, WITH TWENTY FOUR (24) INCH TO THIRTY SIX (36) INCH OF COVER SHALL BE IN ACCORDANCE WITH ASTM D3034 SDR 21. FOUR (4) INCH THROUGH EIGHTEEN (18) INCH DIAMETER PIPE, WITH ASTM D3034 SDR 35 SHALL HAVE THIRTY SIX (36) MINIMUM COVER. ALL JOINTS SHALL BE PUSH-ON WITH RUBBER GASKETS. PVC STORM PIPE REQUIRES SAND COLLARS MEETING ASTM D-3034-78 SDR 35 SPECIFICATIONS (I.E. CATCH BASIN CONNECTION) OR KOR-N-SEAL BOOTS.
7. ALL PIPE BEDDING SHALL BE APWA TYPE "F" FOR FLEXIBLE PIPE (I.E. PVC, SMP OR ADS). BEDDING MATERIAL SHALL BE 5/8 INCH MINUS CRUSHED ROCK ONLY.
8. ALL TRENCH BACKFILL IN AREAS OF FUTURE PAVEMENT OR STRUCTURAL LOADING SHALL BE COMPACTED TO AT LEAST 95 PERCENT OF THE MAXIMUM DRY DENSITY PER ASTM D 1557-70 (MODIFIED PROCTOR). ALL OTHER AREAS SHALL BE COMPACTED TO 90 PERCENT MINIMUM).
9. CONSTRUCTION OF DEWATERING (GROUNDWATER INTERCEPTION) SYSTEMS SHALL BE IN ACCORDANCE WITH THE APWA STANDARD SPECIFICATIONS, SECTION 61-3.02.
10. THE CONTRACTOR SHALL KEEP OFF-SITE STREETS CLEAN AT ALL TIMES BY SWEEPING. WASHING THESE STREETS WILL NOT BE ALLOWED WITHOUT PRIOR CITY OF MERCER ISLAND APPROVAL.
11. ALL STORMWATER FACILITIES WILL BE INSTALLED AND IN OPERATION PRIOR TO OR IN CONJUNCTION WITH ALL CONSTRUCTION ACTIVITY UNLESS THAT ACTIVITY EXCEEDS THE CAPACITY AND INTENT OF THE EROSION/SEDIMENTATION CONTROL FACILITY OR UNLESS OTHERWISE APPROVED BY THE CITY.
12. RELAY EXISTING SERVICE DRAINS AND SIDE SEWERS TO CLEAR OVER OR UNDER THE NEW UTILITY AS APPROVED BY THE INSPECTOR.

CONSTRUCTION EROSION/SEDIMENTATION CONTROL (ESC) NOTES

1. APPROVAL OF THIS TEMPORARY EROSION/SEDIMENTATION CONTROL PLAN (ESC) DOES NOT CONSTITUTE AN APPROVAL OF PERMANENT ROAD OR DRAINAGE DESIGN (E.G. SIZE AND LOCATION OF ROADS, PIPES, RESTRICTORS, CHANNELS, RETENTION FACILITIES, UTILITIES, ETC.)
2. THE IMPLEMENTATION OF THESE ESC AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT AND UPGRADING OF THESE ESC FACILITIES IS THE RESPONSIBILITY OF THE APPLICANT/CONTRACTOR UNTIL ALL CONSTRUCTION IS APPROVED.
3. THE ESC FACILITIES SHOWN ON THIS PLAN MUST BE CONSTRUCTED PRIOR TO ALL CLEARING AND GRADING ACTIVITIES, AND IN SUCH A MANNER TO ENSURE THAT SEDIMENT LADEN WATER DOES NOT ENTER THE DRAINAGE SYSTEM OR VIOLATE APPLICABLE WATER STANDARDS.
4. 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, ETC.) AS NEEDED FOR UNEXPECTED STORM EVENTS AND AS THE CITY REQUIRES.
5. THE ESC FACILITIES SHALL BE INSPECTED DAILY BY THE APPLICANT/CONTRACTOR AND MAINTAINED AS NECESSARY TO ENSURE THEIR CONTINUED FUNCTIONING AND OPERATION.
6. ANY AREA STRIPPED OF VEGETATION, INCLUDING ROADWAY EMBANKMENTS, WHERE NO FURTHER WORK IS ANTICIPATED FOR A PERIOD OF TWO (2) DAYS, SHALL BE IMMEDIATELY STABILIZED WITH THE APPROVED ESC METHODS (E.G. SEEDING, MULCHING, NETTING, EROSION BLANKETS, ETC.) GRASS SEEDING ALONE WILL BE ACCEPTABLE ONLY DURING THE MONTHS OF APRIL THROUGH OCTOBER INCLUSIVE.
7. ANY AREA NEEDING ESC MEASURE, NOT REQUIRING IMMEDIATE ATTENTION, SHALL BE ADDRESSED WITHIN FIFTEEN (15) DAYS.
8. THE ESC FACILITIES ON INACTIVE SITES SHALL BE INSPECTED AND MAINTAINED A MINIMUM OF ONCE A MONTH OR WITHIN 48 HOURS FOLLOWING A STORM EVENT AND AS THE CITY DEEMS NECESSARY.
9. 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.
10. STABILIZED CONSTRUCTION ENTRANCES AND WASH PADS PER CITY STANDARDS, SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES MAY BE REQUIRED TO ENSURE THAT ALL PAVED AREAS ARE KEPT CLEAN FOR THE DURATION OF THE PROJECT.
11. DURING THE TIME PERIOD OF NOVEMBER 1ST THROUGH MARCH 31ST, ALL PROJECT DISTURBED AREAS THAT ARE TO BE LEFT UNWORKED FOR MORE THAN TWO (2) DAYS SHALL BE COVERED BY ONE OF THE FOLLOWING COVER MEASURES: MULCH, SODDING OR PLASTIC COVERING.
12. WHERE SEEDING FOR TEMPORARY EROSION CONTROL IS REQUIRED, FAST GERMINATING GRASSES SHALL BE APPLIED AT AN APPROPRIATE (E.G. ANNUAL OR PERENNIAL RYE APPLIED AT APPROXIMATELY 80 POUNDS PER ACRE).
13. WHERE STRAW MULCH FOR TEMPORARY EROSION CONTROL IS REQUIRED, IT SHALL BE APPLIED AT A MINIMUM THICKNESS OF THREE (3) INCHES OR 3,000 LBS/ACRE.
14. AS CONSTRUCTION PROGRESSES AND UNEXPECTED SEASONAL CONDITIONS DICTATE, AND AS THE CITY REQUIRES, THE PERMITTEE SHOULD ANTICIPATE THAT MORE ESC MEASURES WILL BE NECESSARY TO PROTECT ADJACENT PROPERTIES AND ENSURE MINIMUM WATER QUALITY FOR SITE RUNOFF. IT SHALL BE THE RESPONSIBILITY OF THE PERMITTEE TO ADDRESS DEFICIENT ESC CONDITIONS AND PROVIDE ADDITIONAL FACILITIES, OVER AND ABOVE MINIMUM REQUIREMENTS OUTLINED ON THE APPROVED PLANS.
15. SILT FENCE SHALL BE USED WERE NOTED ON THE PLANS OR AS DIRECTED BY THE CITY.

SURVEY NOTE

UNDERGROUND UTILITIES AND EXISTING IMPROVEMENTS SHOWN ARE BASED UPON THE SURVEY "TOPOGRAPHIC SURVEY, SANDERSON RESIDENCE, 8100 EVERGREEN LN, MERCER ISLAND, WA", PREPARED BY GEODATUM, INC. DATED APRIL 19, 2007 AND UPDATED 2016, AND RECORD DRAWINGS. NO WARRANTY OR GUARANTEE OF ACCURACY OR COMPLETENESS IS EITHER IMPLIED OR EXPRESSED. EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS HAVE BEEN SHOWN ON THIS DRAWING FOR THE PURPOSE OF ASSISTING THE CONTRACTOR IN LOCATING SAID UTILITIES AND IMPROVEMENTS IN THE FIELD. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING WITH APPROPRIATE AGENCIES THAT MAY HAVE UNDERGROUND UTILITIES AND IMPROVEMENTS WITHIN THE PROJECT LIMITS AND FOR CHECKING LOCATIONS IN THE FIELD. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ANY AND ALL DAMAGE TO UNDERGROUND UTILITIES AND IMPROVEMENTS RESULTING FROM HIS OPERATION.

EROSION CONTROL/CONSTRUCTION SEQUENCE

1. ARRANGE AND ATTEND PRE-CONSTRUCTION MEETING WITH BETWEEN OWNER OR OWNER'S REPRESENTATIVE AND SITE INSPECTOR.
2. CONTRACTOR'S SURVEYOR TO ESTABLISH AND STAKE OUT CONTROL POINTS FOR WORK.
3. ERECT SILTE FENCE, WATTLES AND GRATE INLET PROTECTION.
4. IF REQUIRED. CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE.
5. CLEAR AND GRUB AREA.
6. REMOVE EXISTING PAVEMENT, SURFACE FEATURES AND MISCELLANEOUS ITEMS AS NOTED.
7. COORDINATE REMOVAL AND CAPPING OF EXISTING UTILITY LINES WITH APPROPRIATE PURVEYOR.
8. GRADE SITE PER PLAN. STABILIZE GRADED AREAS WITH TEMPORARY EROSION CONTROL MEASURES AS REQUIRED.
9. CONSTRUCT SITE IMPROVEMENTS.
10. MULCH AND/OR HYDROSEED REMAINING DISTURBED AREAS.
11. RETURN SILTATION CONTROL AREAS TO ORIGINAL GROUND CONDITIONS.
12. REMOVE REMAINING TEMPORARY EROSION/SEDIMENTATION CONTROL ONLY AFTER SITE HAS BEEN STABILIZED AND SITE INSPECTOR HAS APPROVED THE REMOVAL.

DATUM

ELEVATIONS SHOWN ON THIS DRAWING ARE FROM ELEVATIONS PROVIDED IN THE "TOPOGRAPHIC SURVEY" BY GEODATUM, INC. DATED APRIL 19, 2007 WHICH IS BASED ON AN ASSSUMED DATUM.

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5/16/17

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Mercer Island, Washington

Permit No.
Job No. 17017
Designed: JWR
Drawn: JWR
Checked: JWR
Scale: AS NOTED
Date: May 16, 2017
Revisions:

GENERAL NOTES

C 1.0

NOTE: SEE NOTES SHEET C1.0

TREE SCHEDULE		
NUMBER	DIAMETER, TYPE	
⟨1⟩	30", DOUGLAS FIR	SAVE
⟨2⟩	30", MAPLE	SAVE
⟨3⟩	22", MAPLE	REMOVE
⟨4⟩	30", MAPLE	SAVE
⟨5⟩	26", MAPLE	SAVE
⟨6⟩	30", MAPLE	REMOVE
⟨7⟩	30", MAPLE	SAVE
⟨8⟩	30", MAPLE	SAVE
⟨9⟩	30", CEDAR	SAVE

LEGEND

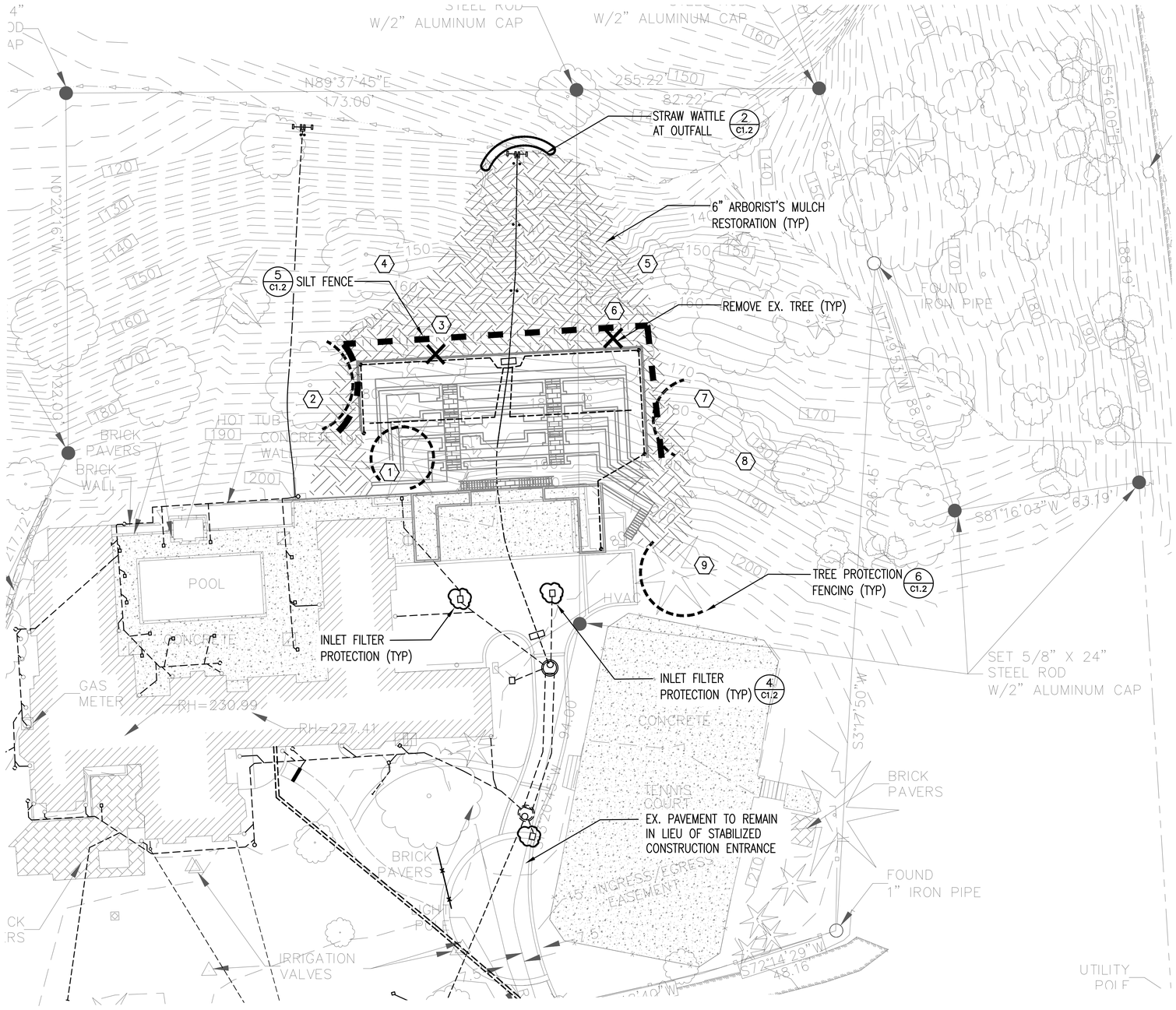
INLET PROTECTION

MULCH RESTORATION

SILT FENCE

STRAW WATTLE

TREE PROTECTION FENCE



1 TREE PROTECTION, EROSION CONTROL AND SITE RESTORATION PLAN
SCALE: 1"=20'

NORTH

0 10 20 40 FEET

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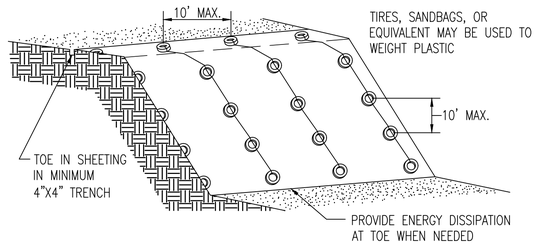
TREE PROTECTION, EROSION CONTROL AND RESTORATION PLAN

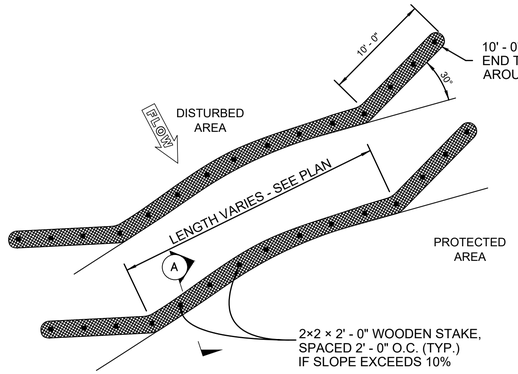
C 1.1

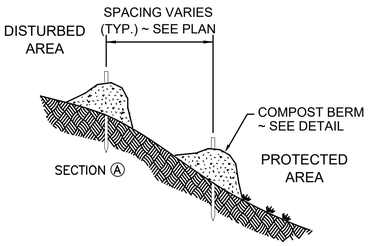


PLASTIC COVERING NOTES

1. PLASTIC SHEETING SHOULD HAVE A MINIMUM THICKNESS OF6 MIL AND MEET THE REQUIREMENTS OF CITY OF SEATTLE STANDARD SPECIFICATIONS SECTION 9–14.5(4); (2) COVERING SHOULD BE INSTALLED AND MAINTAINED TIGHTLY IN PLACE BY USING SANDBAGS OR TIRES ON ROPES WITH A MAXIMUM 10 FOOT GRID SPACING IN ALL DIRECTIONS.
2. ALL SEAMS SHALL BE TAPED OR WEIGHTED DOWN FULL LENGTH AND THERE SHOULD BE AT LEAST A 12 – 24–INCH OVERLAP OF ALL SEAMS. SEAMS SHOULD THEN BE ROLLED AND STAKED OR TIED.
3. COVERING SHOULD BE INSTALLED IMMEDIATELY ON AREAS SEEDED DURING WINTER MONTHS, AND REMOVED AS SOON AS POSSIBLE ONCE VEGETATION IS WELL GROWN TO PREVENT BURNING THE VEGETATION THROUGH THE PLASTIC SHEETING, WHICH ACTS AS A GREENHOUSE.
4. WHEN COVERING IS USED ON UNSEEDED SLOPES, IT SHOULD BE LEFT IN PLACE UNTIL THE NEXT SEEDING PERIOD
5. PLASTIC COVERING SHEETS SHOULD BE BURIED TWO FEET AT THE TOP OF SLOPES IN ORDER TO PREVENT SURFACE WATER FLOW BENEATH SHEETS.
6. PLASTIC COVERING MUST BE CHECKED OFTEN FOR RIPS AND PLACES WHERE THE PLASTIC MAY BE DISLODGED. CONTACT BETWEEN THE PLASTIC AND THE GROUND SHOULD ALWAYS BE MAINTAINED. ANY AIR BUBBLES FOUND SHOULD BE REMOVED IMMEDIATELY OR THE PLASTIC MAY RIP DURING THE NEXT WINDY PERIOD. RE–ANCHOR OR REPLACE AS NECESSARY.

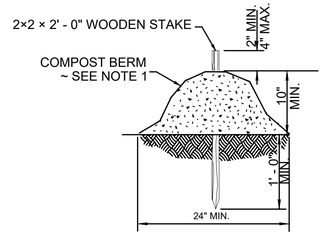
1 C1.2 PLASTIC COVERING DETAIL
SCALE: N.T.S.



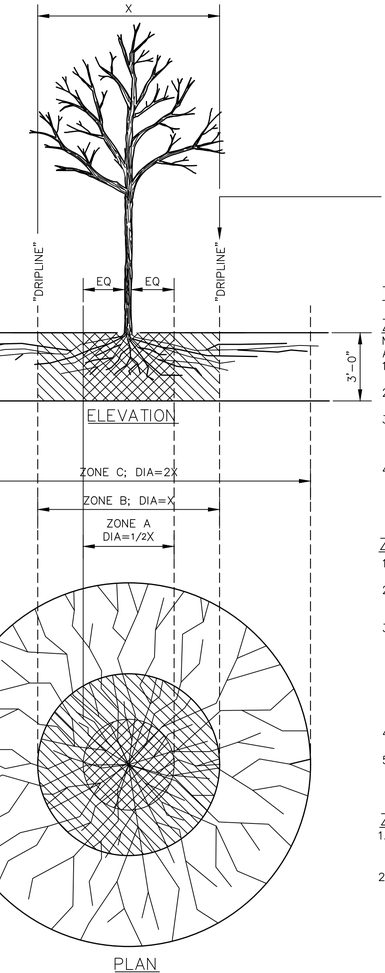


COMPOST BERM NOTES

1. COMPOST BERM SHALL BE A MINIMUM OF 10" TALL AND 24" WIDE OR SIZED TO SUIT CONDITIONS AS SPECIFIED BY THE ENGINEER OR CONTRACT.
2. COMPOST MATERIAL TO BE DISPERSED ON SITE, AS DETERMINED BY THE ENGINEER.
3. INSTALL COMPOST BERM PERPENDICULAR TO SLOPE AND ALONG CONTOUR LINES.
4. REMOVE SEDIMENT FROM THE UP SLOPE SIDE OF THE COMPOST BERM WHEN ACCUMULATION HAS REACHED 1/2 OF THE EFFECTIVE HEIGHT OF THE COMPOST BERM.
5. LIVE STAKES CAN BE USED IN ADDITION TO WOODEN STAKES AND SHALL BE IN ACCORDANCE WITH STANDARD SPECIFICATION 9–14.5(5) AND 9–14.6(1).



3 C1.2 COMPOST BERM DETAIL
SCALE: N.T.S.



FENCING/ROOT PROTECTION

6 FT CHAIN LINK TEMPORARY CONSTRUCTION FENCING OR ALTERNATIVE 48" ORANGE PLASTIC FENCING WITH T–POSTS AS APPROVED BY ENGINEER TO BE PROVIDED AND MAINTAINED AT DRIPLINE OR AS INDICATED ON SHEET C2.0.

ENGINEER'S APPROVAL REQUIRED FOR USE/ACCESS WITHIN ZONE B. PERMISSION FOR USE/ACCESS REQUIRES SURFACE PROTECTION* FOR ALL UNPAVED SURFACES WITHIN ZONE B

* SURFACE PROTECTION MEASURES
1. MULCH LAYER, 6" DEPTH
2. 3/4" PLYWOOD
3. STEEL PLATES

TRENCHING/EXCAVATION

ZONE A (CRITICAL ROOT ZONE)

NO DISTURBANCE ALLOWED WITHOUT SITE SPECIFIC INSPECTION AND APPROVAL OF METHODS TO MINIMIZE ROOT DAMAGE.
1. PARKS ARBORIST MUST BE ON–SITE TO OBSERVE THE EXCAVATION.
2. SEVERANCE OF ROOTS LARGER THAN 2" IN DIAMETER REQUIRES ENGINEER'S APPROVAL.
3. TUNNELING OR HYDRO–EXCAVATING IN ACCORDANCE WITH THE DETAILS IS REQUIRED TO INSTALL LINES BELOW ROOTS THAT ARE NOT APPROVED FOR CUTTING OR REMOVAL.
4. ALL ROOT PRUNING SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS, SECTION 01 56 39

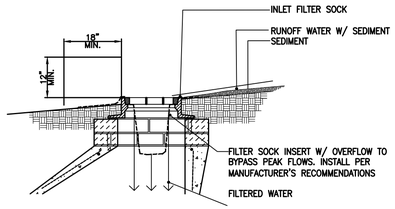
ZONE B (DRIPLINE)

1. NOTIFY EINGINEER 48 HOURS IN ADVANCE OF ANY WORK WITHIN THE DRIPLINE.
2. OPERATION OF HEAVY EQUIPMENT AND/OR STOCKPILING OF MATERIALS SUBJECT TO ENGINEERS APPROVAL; SURFACE PROTECTION MEASURES* REQUIRED.
3. TRENCHING ALLOWED AS FOLLOWS:
   - SEVERANCE OF ROOTS LARGER THAN 2"DIA REQUIRES ENGINEER'S APPROVAL.
   - EXCAVATION BY HAND, AIR–SPADE OR HYDRAULIC METHODS MAY BE REQUIRED.
   - LIMIT TRENCH WIDTH. DO NOT DISTURB ZONE A.
   - MAINTAIN 2/3 OR MORE OF ZONE B IN UNDISTURBED CONDITION.
4. TUNNELING MAY BE REQUIRED FOR TRENCHES DEEPER THAN 3'–0".
5. ALL ROOT PRUNING SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS, SECTION 01 56 39.

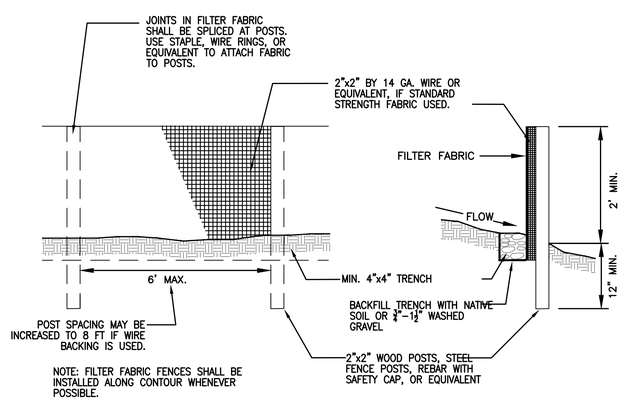
ZONE C (FEEDER ROOT ZONE)

1. OPERATION OF HEAVY EQUIPMENT AND/OR STOCKPILING OF MATERIALS SUBJECT TO ENGINEERS APPROVAL. SURFACE PROTECTION* MEASURES MAY BE REQUIRED
2. TRENCHING WITH HEAVY EQUIPMENT ALLOWED AS FOLLOWS, UNLESS NOTED OTHERWISE:
   - MINIMIZE TRENCH WIDTH
   - MAINTAIN 2/3 OR MORE OF ZONE C IN UNDISTURBED CONDITION

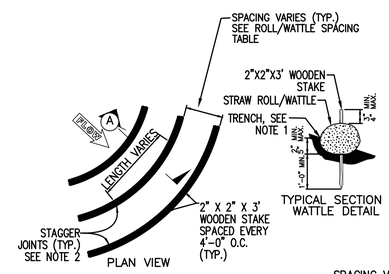
6 C1.2 TREE PROTECTION DETAIL
SCALE: N.T.S.

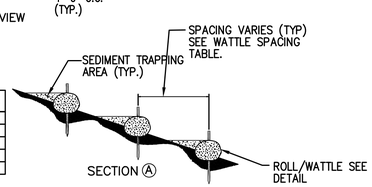


4 C1.2 INLET FILTER PROTECTION DETAIL
SCALE: N.T.S.



5 C1.2 SILT FENCE DETAIL
SCALE: N.T.S.





WATTLE SPACING TABLE	
SLOPE	MAXIMUM SPACING
1:1	10'–0"
2:1	20'–0"
3:1	30'–0"
4:1	40'–0"

WATTLE NOTES:

1. WATTLES SHALL BE IN ACCORDANCE WITH STANDARD SPECIFICATION 9–14.5. INSTALL WATTLES ALONG CONTOURS. INSTALLATION SHALL BE IN ACCORDANCE WITH STANDARD SPECIFICATION 8–01.3(13).
2. SECURELY KNOT EACH END OF WATTLE. ABUT ADJACENT WATTLES TIGHTLY, END TO END, WITHOUT OVERLAPPING THE ENDS.
3. PILOT HOLES MAY BE DRIVEN THROUGH THE WATTLES AND INTO THE SOIL WHEN SOIL CONDITIONS REQUIRE.
4. LIVE STAKES MAY BE USED FOR PERMANENT INSTALLATION AND SHALL BE IN ACCORDANCE WITH STANDARD SPECIFICATION 9–14.5(5) AND 9–14.6(1).
5. WATTLES SHALL BE INSPECTED REGULARLY, AND IMMEDIATELY AFTER A RAINFALL PRODUCES RUNOFF, TO ENSURE THEY REMAIN THOROUGHLY ENTRENCHED AND IN CONTACT WITH THE SOIL.
6. PERFORM MAINTENANCE IN ACCORDANCE WITH STANDARD SPECIFICATION 8–01.3(14).

2 C1.2 STRAW ROLL (WATTLE) DETAIL
SCALE: N.T.S.

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TREE PROTECTION AND EROSION CONTROL DETAILS

C 1.2

NOTE: SEE NOTES SHEET C1.0

ABBREVIATIONS

AC – ASPHALT CONCRETE
CB – CATCH BASIN
CEM. CONC. – CEMENT CONCRETE
CL B – CLASS B
CSTC– CRUSHED SURFACING TOP COURSE
DEM – DEMOLISH
DI – DUCTILE IRON
EL – ELEVATION
EX – EXISTING
IE = INVERT ELEVATION
LF – LINEAL FEET
SD – STORM DRAIN
SS – SIDE SEWER
TYP– TYPICAL
UG – UNDERGROUND

GRADING REVISIONS:

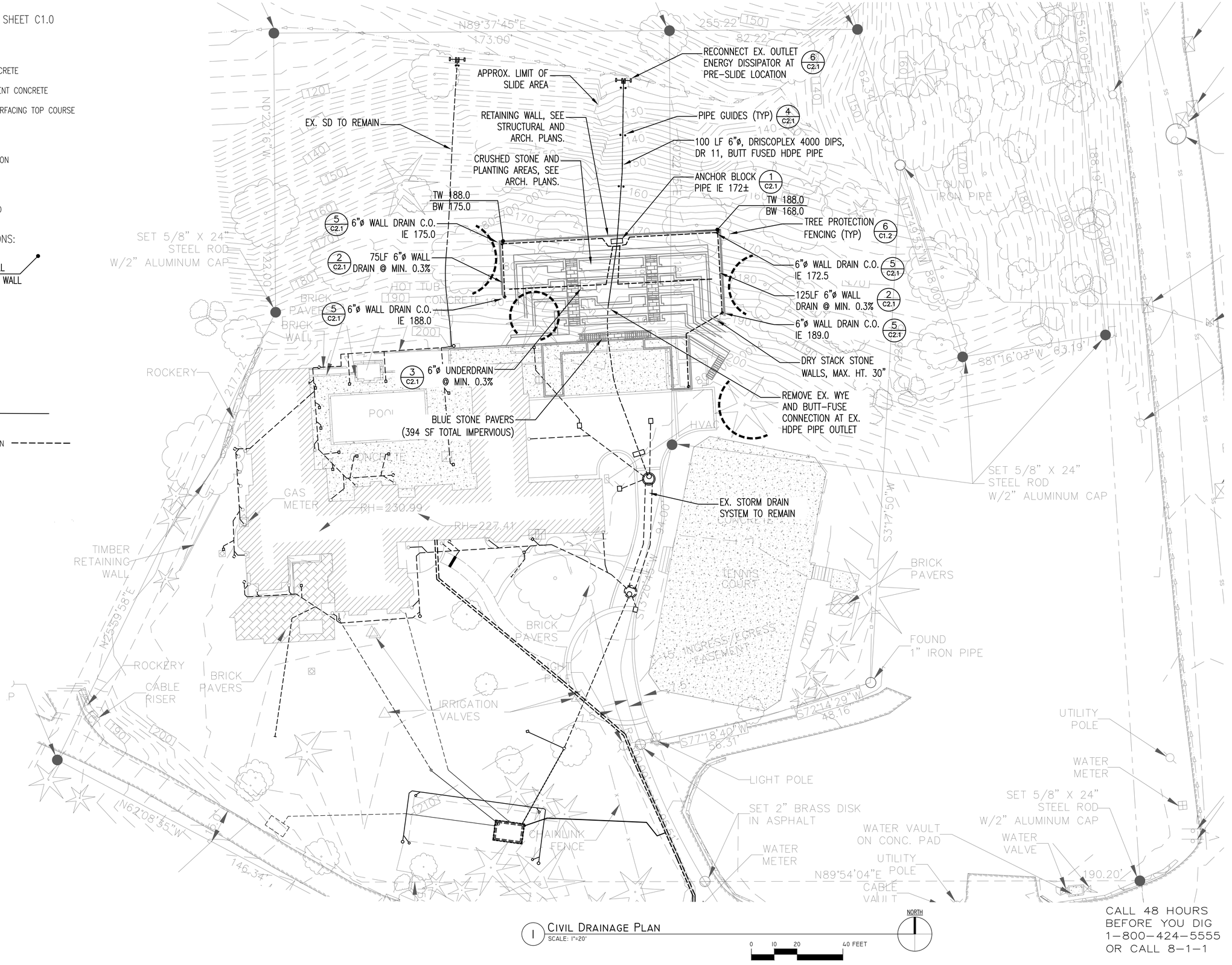
(TW) TOP OF WALL
(BW) BOTTOM OF WALL

LEGEND:

SD PIPING

WALL OR UNDER DRAIN

SD C.O.



1 CIVIL DRAINAGE PLAN
SCALE: 1"=20'

NORTH

0 10 20 40 FEET

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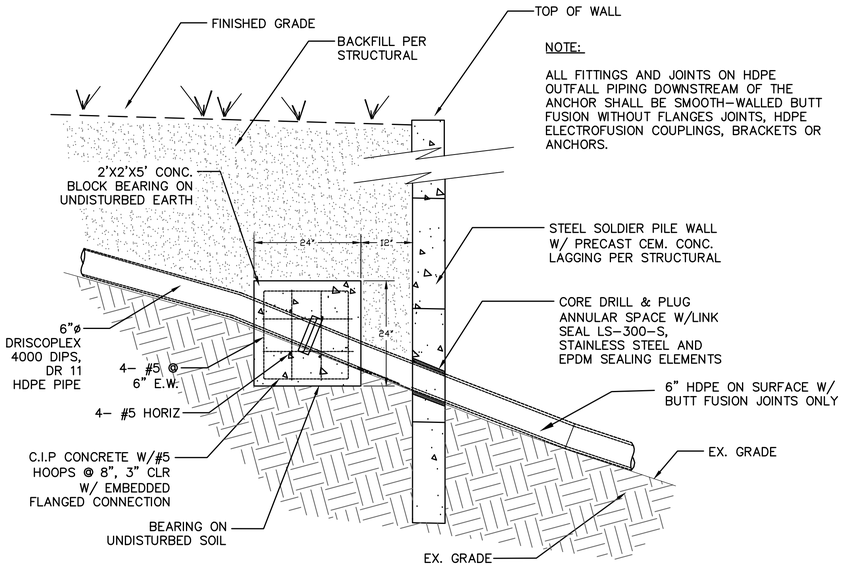
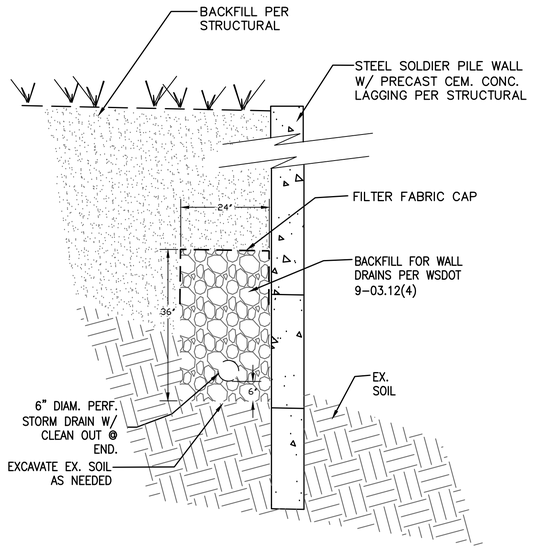
CIVIL DRAINAGE PLAN

C 2.0



1 C2.1 HDPE ANCHOR AT WALL DETAIL
NTS



2 C2.1 WALL DRAIN DETAIL
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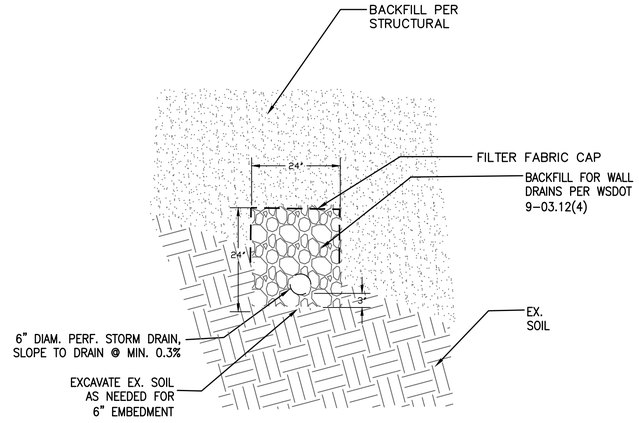

3 C2.1 UNDERDRAIN DETAIL
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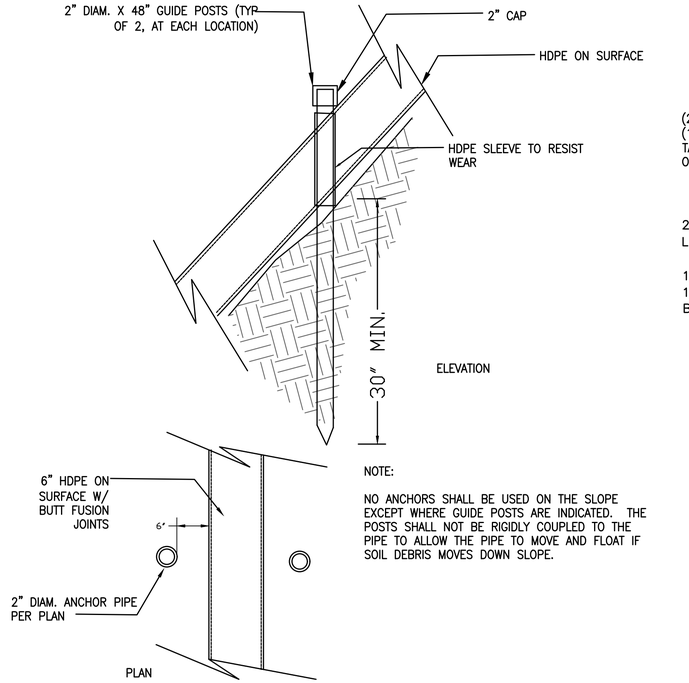
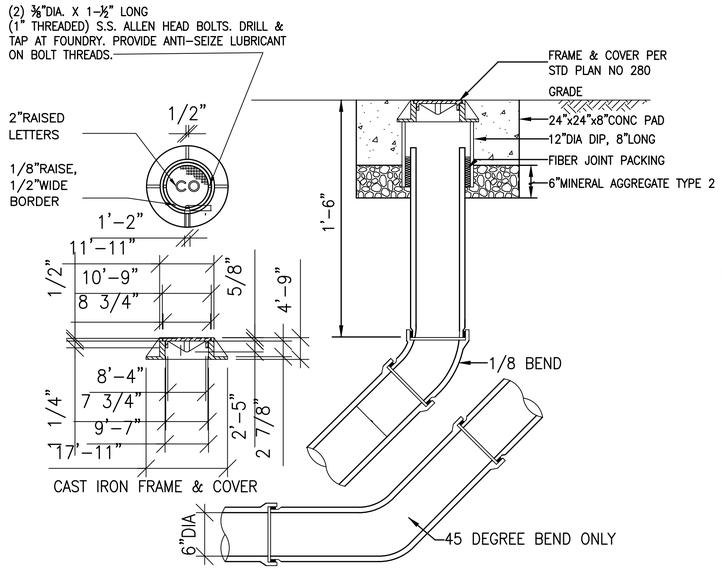
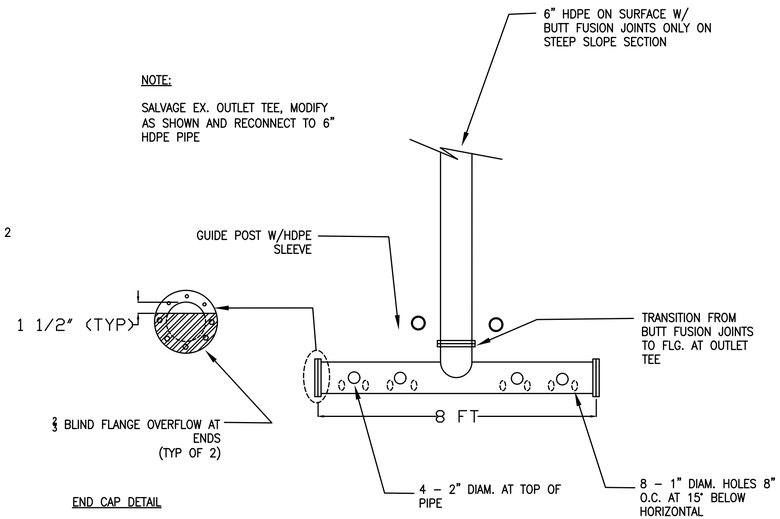


4 C2.1 PIPE GUIDE DETAIL
NTS



5 C2.1 CLEAN OUT DETAIL
NTS



6 C2.1 OUTLET/DISPERSAL PIPE DETAIL
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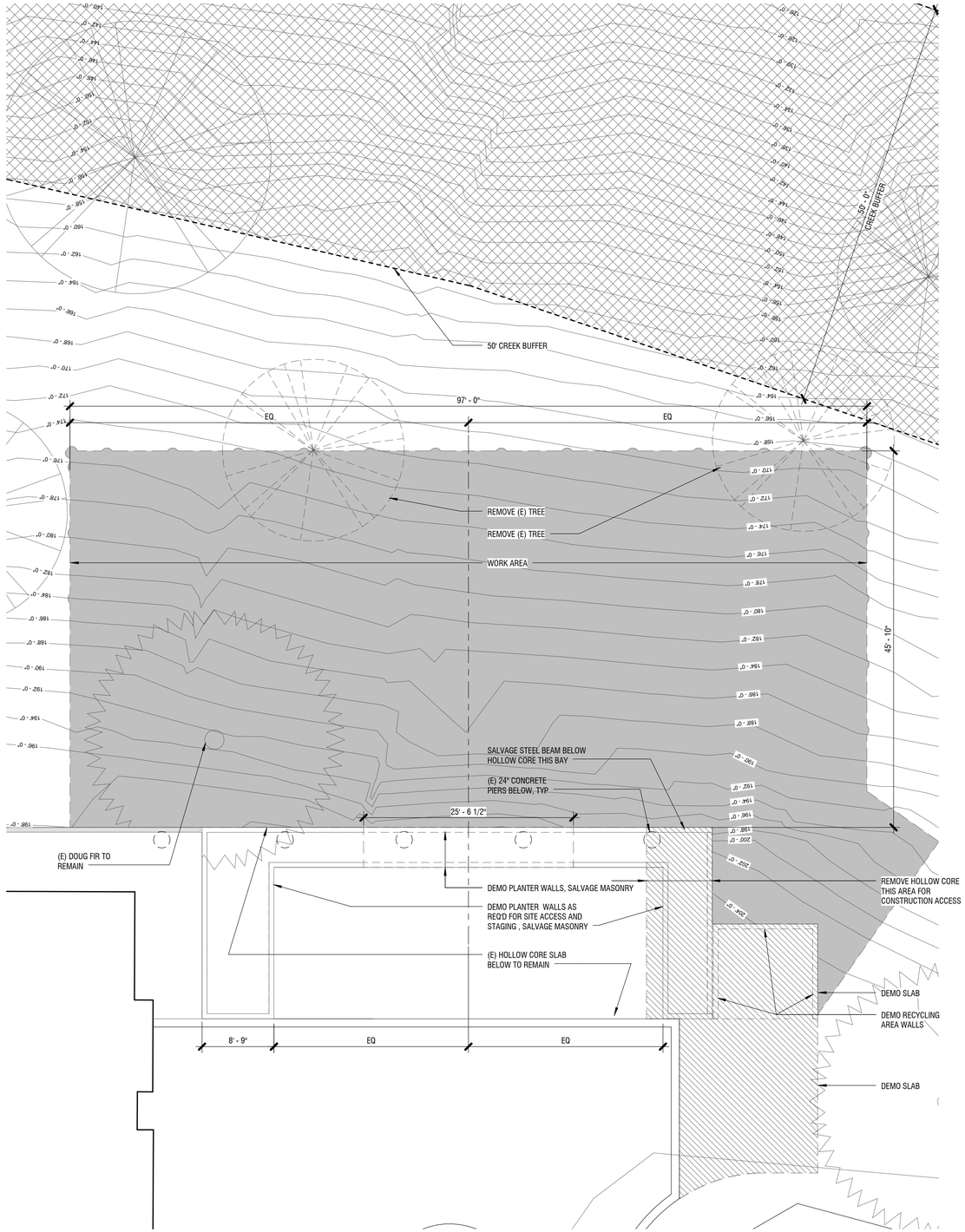
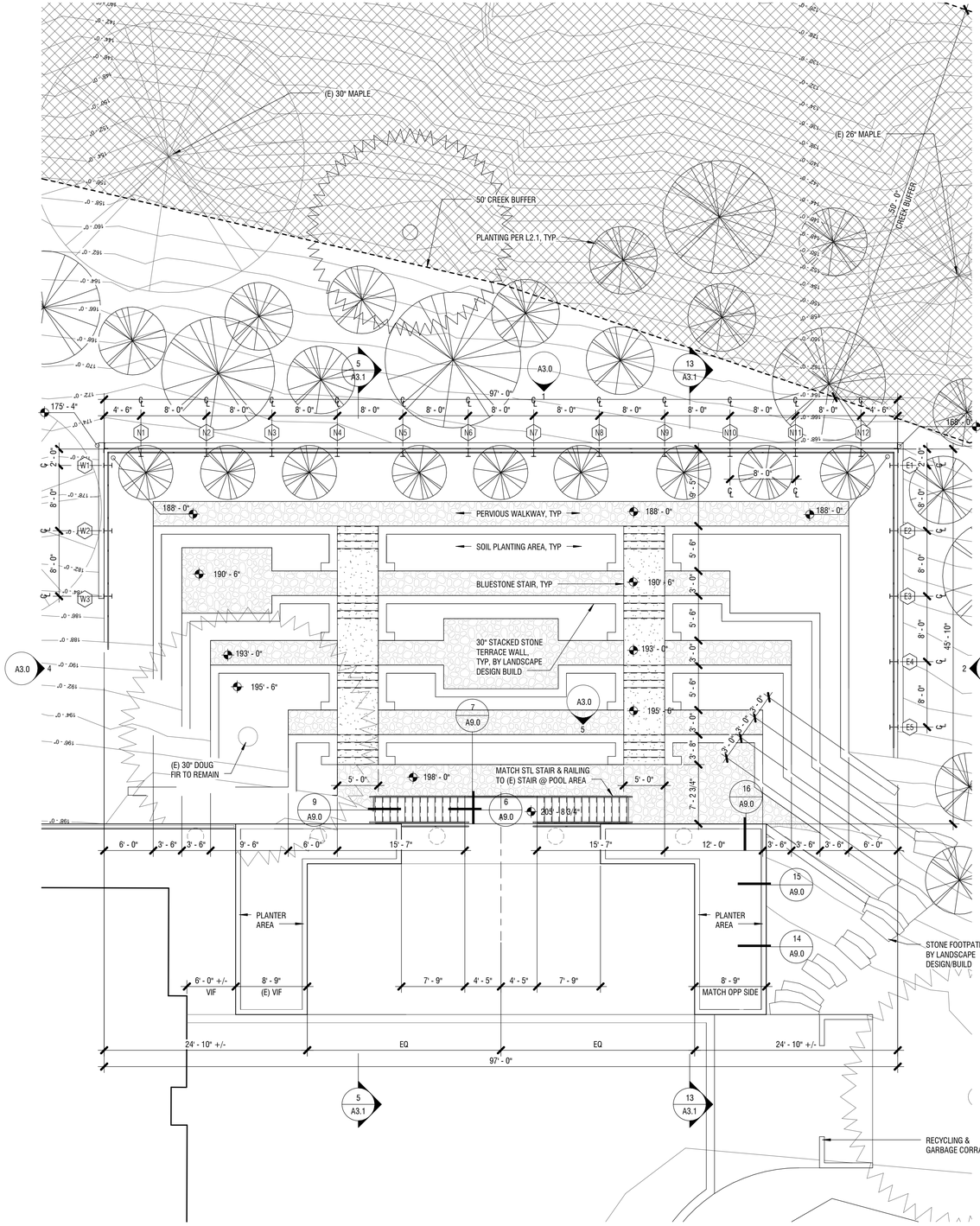
CIVIL DETAILS

C 2.1



2 NORTH GARDEN DEMO PLAN
1/8" = 1'-0"



1 NORTH GARDEN PLAN
1/8" = 1'-0"

1050 N. 38th St.
Seattle, WA 98103
PH: 206.675.9151
www.shksarchitects.com

5158 REGISTERED ARCHITECT
JONATHAN H. HARTUNG
STATE OF WASHINGTON

8100
NORTH GARDEN

CRITICAL AREA DETERMINATION

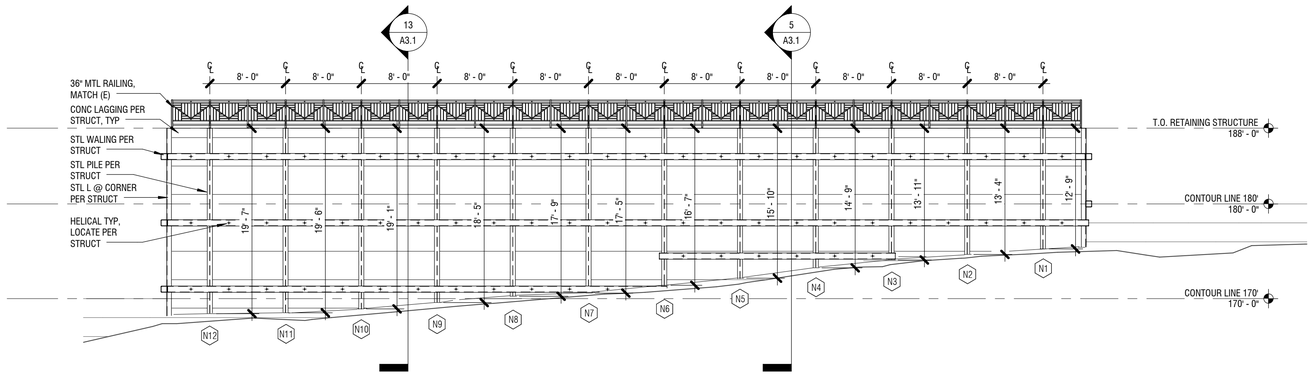
8100 EVERGREEN LANE
MERCER ISLAND WA 98040

Drawn by: CZ
Checked: JH
Date: 5/18/17
Scale: 1/8" = 1'-0"

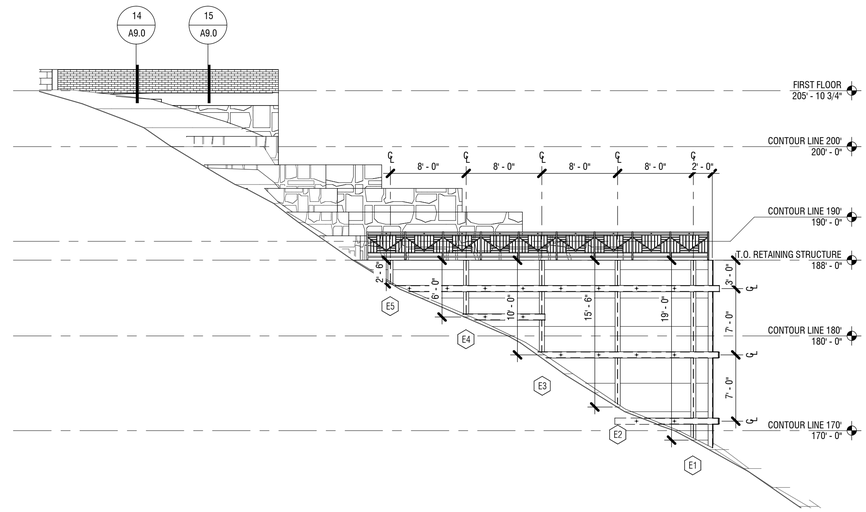
Revisions:
No. Date Remarks

GARDEN PLAN
A2.1

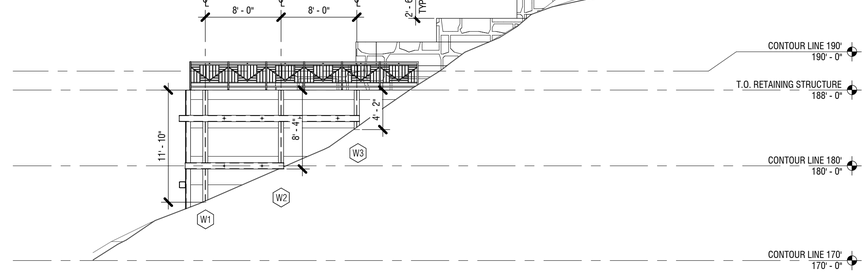
5/18/2017 11:11:34 AM



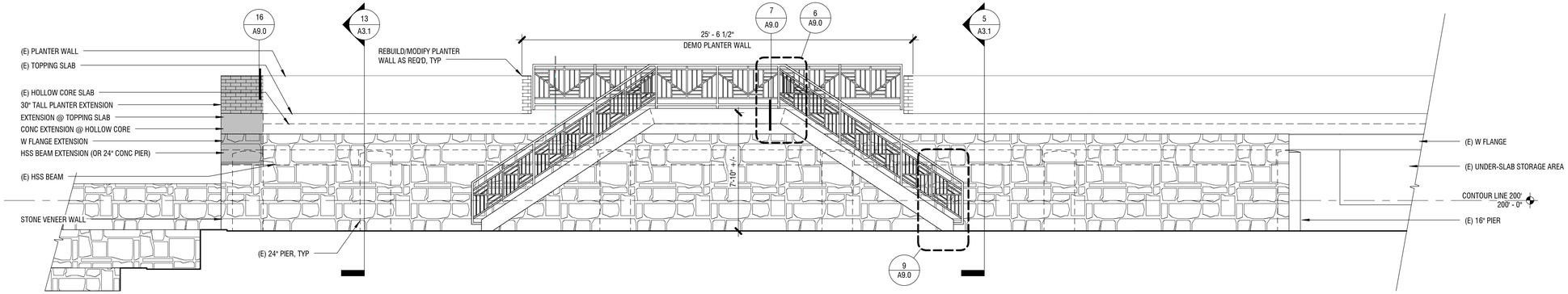
1 NORTH ELEVATION @ RETAINING WALL
1/8" = 1'-0"



2 EAST ELEVATION @ RETAINING WALL
1/8" = 1'-0"



4 WEST ELEVATION @ RETAINING WALL
1/8" = 1'-0"



5 ELEVATION @ STAIR & (E) HOLLOW CORE PLATFORM
1/4" = 1'-0"

5/18/2017 11:11:35 AM

SHKS ARCHITECTS
1050 N. 38th St.
Seattle, WA 98103
PH: 206.675.9151
www.shksarchitects.com

5158 REGISTERED ARCHITECT
JONATHAN H. HARTUNG
STATE OF WASHINGTON

8100
NORTH GARDEN

CRITICAL AREA DETERMINATION

8100 EVERGREEN LANE
MERCER ISLAND WA 98040

Drawn by: CZ
Checked: Checker
Date: 5/18/17
Scale: As indicated

Revisions:
No. Date Remarks

EXTERIOR ELEVATIONS
A3.0

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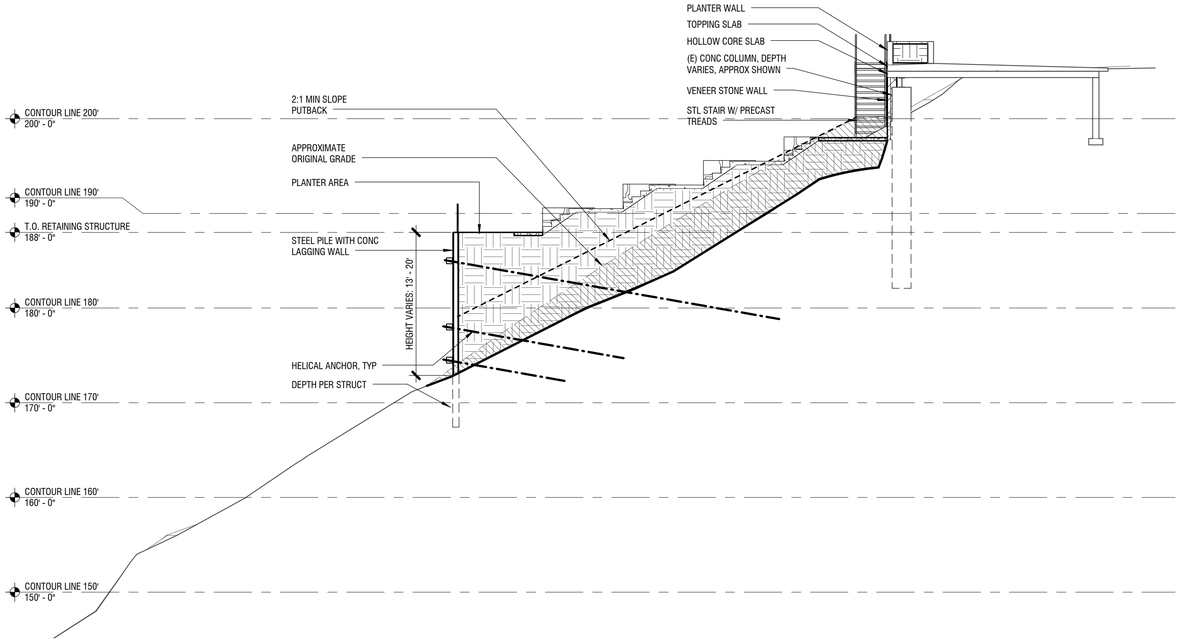
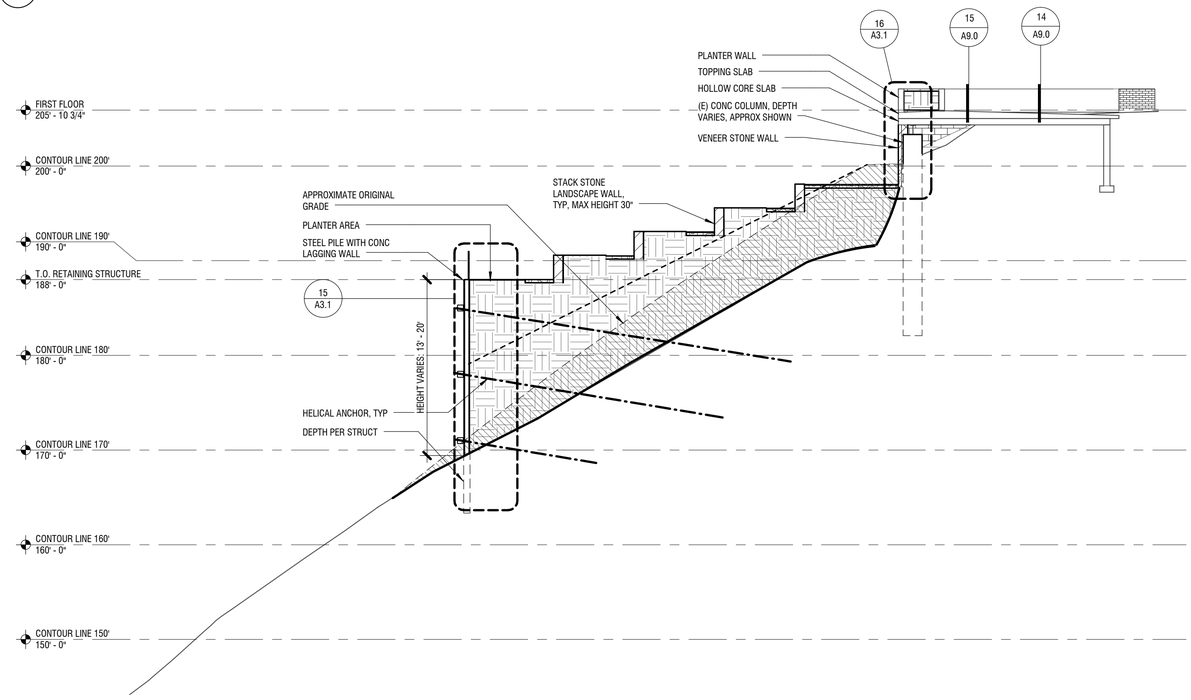
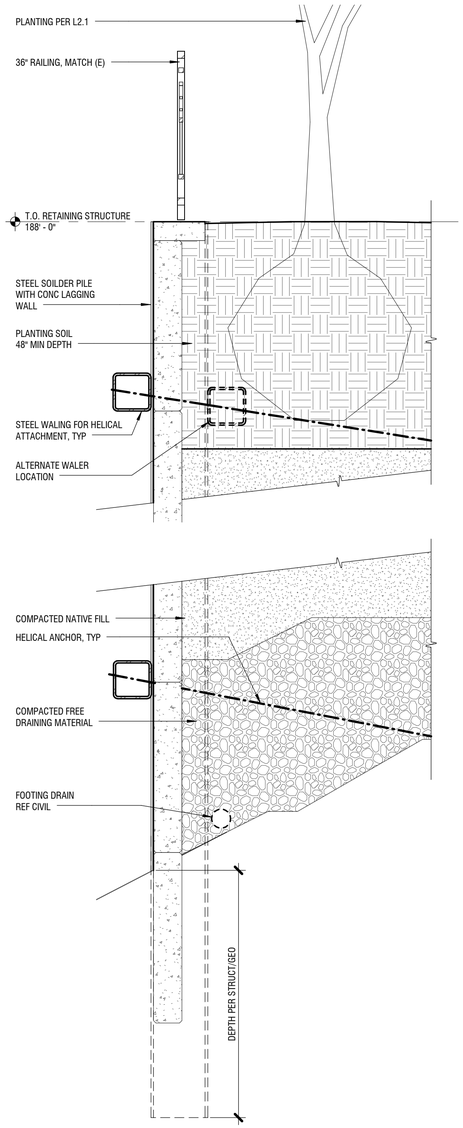


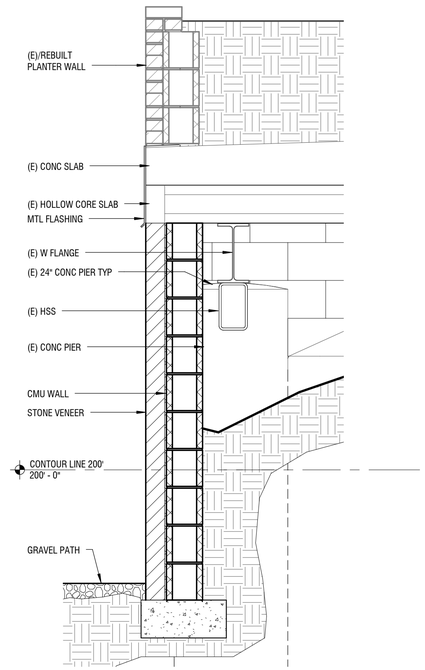
5 SECTION OF SLIDE AREA - WEST STAIR
1/8" = 1'-0"



13 SECTION OF SLIDE AREA - EAST STAIR
1/8" = 1'-0"



15 WALL SECTION @ RETAINING WALL
3/4" = 1'-0"



16 WALL SECTION @ HOLLOW CORE EDGE
3/4" = 1'-0"

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STATE OF WASHINGTON

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Date: 5/18/17
Scale: As indicated

Revisions:
No. Date Remarks

SECTION
A3.1

5/18/2017 11:11:36 AM

GENERAL SHORING NOTES

THE FOLLOWING APPLY UNLESS SHOWN OTHERWISE ON THE DRAWINGS

CODE REQUIREMENTS

1. ALL MATERIALS, WORKMANSHIP, DESIGN, AND CONSTRUCTION SHALL CONFORM TO THE DRAWINGS, SPECIFICATIONS, AND THE REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE, 2015 EDITION, AND THE LATEST EDITION OF PTI DC-35.1, "RECOMMENDATIONS FOR PRESTRESSED ROCK AND SOIL ANCHORS".

REFERENCE DOCUMENTS

2. TOPOGRAPHIC AND BOUNDARY SURVEY BY:
   PLOG CONSULTING
   5628 AIRPORT WAY S SUITE 144
   SEATTLE, WA 98108
   PROJECT NO.: 085-16
   DATED: 01/13/2017

3. REPORT ON GEOTECHNICAL INVESTIGATION BY:
   GEOTECH CONSULTANTS, INC.
   2401 10TH AVE W
   SEATTLE, WA 98102
   JN 16556
   DATED: 03/29/2017

GENERAL REQUIREMENTS

4. ANY DISCREPANCIES FOUND AMONG THE DRAWINGS, THE SPECIFICATIONS, THESE GENERAL NOTES AND THE SITE CONDITIONS SHALL BE REPORTED TO THE ENGINEER AND ARCHITECT, WHO SHALL CORRECT SUCH DISCREPANCY IN WRITING. ANY WORK DONE BY THE GENERAL CONTRACTOR AFTER DISCOVERY OF SUCH DISCREPANCY SHALL BE DONE AT THE GENERAL CONTRACTOR'S RISK.

5. SHOULD ANY DISCREPANCIES BE FOUND IN THE PROJECT DOCUMENTS, THE CONTRACTOR WILL BE DEEMED TO HAVE INCLUDED IN THE PRICE THE MOST EXPENSIVE WAY OF COMPLETING THE WORK, UNLESS PRIOR TO SUBMISSION OF THE PRICE THE CONTRACTOR ASKS FOR A DECISION FROM THE ENGINEER AND ARCHITECT AS TO WHICH SHALL GOVERN.

6. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAFETY PRECAUTIONS AND THE METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES REQUIRED TO PERFORM THE CONTRACTOR'S WORK. THE STRUCTURAL ENGINEER HAS NO OVERALL SUPERVISORY AUTHORITY OR ACTUAL AND/OR DIRECT RESPONSIBILITY FOR THE SPECIFIC WORKING CONDITIONS AT THE SITE AND/OR FOR ANY HAZARDS RESULTING FROM THE ACTIONS OF ANY TRADE CONTRACTOR. THE STRUCTURAL ENGINEER HAS NO DUTY TO INSPECT, SUPERVISE, NOTE, CORRECT, OR REPORT ANY HEALTH OR SAFETY DEFICIENCIES TO THE OWNER, CONTRACTORS, OR OTHER ENTITIES OR PERSONS AT THE PROJECT SITE.

7. CONTRACTOR SHALL VERIFY ALL DIMENSIONS OF EXISTING STRUCTURES IN THE FIELD AND SHALL NOTIFY THE ENGINEER OF ALL FIELD CHANGES PRIOR TO FABRICATION AND INSTALLATION OF ANY STRUCTURAL MEMBER.

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

9. DRAWINGS INDICATE GENERAL AND TYPICAL DETAILS OF CONSTRUCTION. WHERE CONDITIONS ARE NOT SPECIFICALLY INDICATED BUT ARE OF SIMILAR CHARACTER TO DETAILS SHOWN, SIMILAR DETAILS OF CONSTRUCTION SHALL BE USED, SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT AND THE STRUCTURAL ENGINEER. ALL TYPICAL AND NOTES SHOWN ON DRAWINGS SHALL APPLY, UNLESS NOTED OTHERWISE. TYPICAL DETAILS MAY NOT NECESSARILY BE INDICATED ON THE PLANS BUT SHALL STILL APPLY AS SHOWN OR DESCRIBED IN THE DETAILS. WHERE TYPICAL DETAILS ARE NOTED ON THE PLANS, THE SPECIFIED TYPICAL DETAIL SHALL BE USED. WHERE NO TYPICAL DETAIL IS NOTED, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CHOOSE THE APPROPRIATE TYPICAL DETAIL FROM THOSE PROVIDED. THE CONTRACTOR SHALL SUBMIT ALL PROPOSED ALTERNATE TYPICAL DETAILS TO THOSE PROVIDED WITH RELATED CALCULATIONS TO THE ENGINEER FOR APPROVAL PRIOR TO SHOP DRAWING PRODUCTION AND FIELD USE.

10. SHOP DRAWINGS FOR THE FOLLOWING ITEMS SHALL BE SUBMITTED TO THE ARCHITECT AND STRUCTURAL ENGINEER FOR REVIEW PRIOR TO FABRICATION OF THESE ITEMS.

    STRUCTURAL STEEL
    ANCHORS

11. SHOP DRAWING REVIEW: DIMENSIONS AND QUANTITIES ARE NOT REVIEWED BY THE ENGINEER OF RECORD, THEREFORE MUST BE VERIFIED BY THE CONTRACTOR. CONTRACTOR SHALL REVIEW AND STAMP DRAWINGS PRIOR TO REVIEW BY ENGINEER OF RECORD. CONTRACTOR SHALL REVIEW DRAWINGS FOR CONFORMANCE WITH THE MEANS, METHODS, TECHNIQUES, SEQUENCES AND OPERATIONS OF CONSTRUCTION, AND ALL SAFETY PRECAUTIONS AND PROGRAMS INCIDENTAL THERETO. SUBMITTALS SHALL INCLUDE A REPRODUCIBLE AND ONE COPY; REPRODUCIBLE WILL BE MARKED AND RETURNED WITHIN TWO WEEKS OF RECEIPT WITH A NOTATION INDICATING THAT THE SUBMITTAL HAS BEEN FOUND TO BE IN GENERAL CONFORMANCE WITH THE DESIGN OF THE BUILDING. THE SUBMITTED ITEMS SHALL NOT BE INSTALLED UNTIL THEY HAVE BEEN APPROVED BY THE DESIGN TEAM.

    SHOP DRAWING SUBMITTALS PROCESSED BY THE ENGINEER ARE NOT CHANGE ORDERS. THE PURPOSE OF SHOP DRAWING SUBMITTALS BY THE CONTRACTOR IS TO DEMONSTRATE TO THE ENGINEER THAT THE CONTRACTOR UNDERSTANDS THE DESIGN CONCEPT, BY INDICATING WHICH MATERIAL IS INTENDED TO BE FURNISHED AND INSTALLED AND BY DETAILING THE INTENDED FABRICATION AND INSTALLATION METHODS.

12. UTILITY LOCATION: THE UTILITIES INFORMATION SHOWN ON THE PLANS MAY NOT BE COMPLETE. THE SHORING CONTRACTOR SHALL DETERMINE THE HORIZONTAL AND VERTICAL LOCATION OF ALL ADJACENT UNDERGROUND UTILITIES PRIOR TO DRIVING PILES, DRILLING PILE HOLES, TIEBACK ANCHORS, OR CUTTING OR DIGGING IN STREETS OR ALLEYS. THIS INCLUDES CALLING UTILITY LOCATE AND THEN POTHOLING ALL UTILITIES PRIOR TO CONSTRUCTION TO CONFIRM DEPTHS AND LOCATIONS AND TO VERIFY THAT THERE ARE NO CONFLICTS WITH THE PILE AND TIEBACK CROSSING ELEVATIONS. PILES AND TIEBACKS, INCLUDING CONCRETE CASING SHALL MAINTAIN A MINIMUM OF 12" CLEARANCE TO ANY EXISTING UTILITIES TO REMAIN. CONTRACTOR SHALL NOTIFY THE ENGINEER OF CONFLICTS. CONFLICTS SHALL BE RESOLVED IN WRITING PRIOR TO PROCEEDING WITH CONSTRUCTION.

QUALITY ASSURANCE

13. SPECIAL INSPECTION SHALL BE PROVIDED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND SECTIONS 110 AND 1704 OF THE INTERNATIONAL BUILDING CODE BY A QUALIFIED TESTING AGENCY DESIGNATED BY THE ARCHITECT, AND RETAINED BY THE BUILDING OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE ALL INSPECTIONS. THE ARCHITECT, STRUCTURAL ENGINEER, AND BUILDING DEPARTMENT SHALL BE FURNISHED WITH COPIES OF ALL INSPECTION AND TEST RESULTS WITHIN TWO WEEKS OF COMPLETION OF EACH PHASE OF WORK. SPECIAL INSPECTION OF THE FOLLOWING TYPES OF CONSTRUCTION IS REQUIRED

STRUCTURAL STEEL FABRICATION AND ERECTION	PER TABLE 1704.3
SOIL CONDITIONS, FILL PLACEMENT, AND DENSITY	PER TABLE 1704.7
HELICAL PILE FOUNDATION	CONTINUOUS

    PERIODIC INSPECTION ALLOWS INSPECTION AT INTERVALS NECESSARY TO CONFIRM THAT WORK REQUIRING SPECIAL INSPECTION IS IN COMPLIANCE WITH REQUIREMENTS. CONTINUOUS SPECIAL INSPECTION REQUIRES THAT THE INSPECTOR BE ONSITE AT ALL TIMES THAT WORK REQUIRING SPECIAL INSPECTION IS PERFORMED.

14. INSPECTORS SHALL BRING DEFICIENCIES TO THE IMMEDIATE ATTENTION OF THE CONTRACTOR FOR CORRECTION. IF THE DISCREPANCIES ARE NOT CORRECTED, THE INSPECTOR SHALL BRING THE UNCORRECTED DEFICIENCY TO THE ATTENTION OF THE BUILDING OFFICIAL AND THE STRUCTURAL ENGINEER IMMEDIATELY AND PRIOR TO COMPLETION OF THAT PHASE OF WORK.

15. SOILS INSPECTION: INSPECTION BY THE SOILS ENGINEER SHALL BE PERFORMED FOR PILE PLACEMENT AND HELICAL PLACEMENT AND STRESSING. ALL PREPARED SOIL BEARING SURFACES SHALL BE INSPECTED BY THE SOILS ENGINEER PRIOR TO PLACEMENT OF PILES. SOIL COMPACTION SHALL BE SUPERVISED BY AN APPROVED TESTING LAB. THE GEOTECHNICAL ENGINEER SHALL ALSO ADVISE ON WATER CONTROL AND SLAB ON GRADE CONSTRUCTION.

16. STRUCTURAL OBSERVATION SHALL BE PERFORMED IN ACCORDANCE WITH SECTIONS 1709 OF THE INTERNATIONAL BUILDING CODE FOR THE FOLLOWING BUILDING ELEMENTS:

    SHEAR WALLS
    HOLDDOWNS
    CONCRETE CONSTRUCTION
    MASONRY CONSTRUCTION
    STRUCTURAL STEEL CONSTRUCTION

    THE CONTRACTOR SHALL PROVIDE THE ENGINEER OF RECORD ADEQUATE NOTICE TO SCHEDULE APPROPRIATE SITE VISITS FOR STRUCTURAL OBSERVATION.

    STRUCTURAL OBSERVATION MEANS THE VISUAL OBSERVATION OF THE STRUCTURAL SYSTEM, FOR GENERAL CONFORMANCE TO THE APPROVED PLANS AND SPECIFICATIONS, AT SIGNIFICANT CONSTRUCTION STAGES AND AT COMPLETION OF THE STRUCTURAL SYSTEM. STRUCTURAL OBSERVATION DOES NOT INCLUDE OR WAIVE THE RESPONSIBILITY FOR THE INSPECTIONS REQUIRED BY SECTION 109 OR OTHER SECTIONS OF THE INTERNATIONAL BUILDING CODE.

    THE OWNER SHALL EMPLOY THE ENGINEER OR ARCHITECT RESPONSIBLE FOR THE STRUCTURAL DESIGN, TO PERFORM STRUCTURAL OBSERVATION. OBSERVED DEFICIENCIES SHALL BE REPORTED IN WRITING TO THE OWNER'S REPRESENTATIVE, SPECIAL INSPECTOR, CONTRACTOR, AND THE BUILDING OFFICIAL. THE STRUCTURAL OBSERVER SHALL SUBMIT TO THE BUILDING OFFICIAL A WRITTEN STATEMENT THAT THE SITE VISITS HAVE BEEN MADE AND IDENTIFYING ANY REPORTED DEFICIENCIES WHICH, TO THE BEST OF THE STRUCTURAL OBSERVER'S KNOWLEDGE, HAVE NOT BEEN RESOLVED.

SHORING MONITORING

17. MONITORING SHALL BE PERFORMED BY A PROFESSIONAL LAND SURVEYOR (PLS) LICENSED IN THE STATE OF WASHINGTON.

18. SOLDIER PILE MONITORING PROGRAM: FOLLOWING INSTALLATION OF THE SOLDIER PILES, MONITORING POINTS SHALL BE ESTABLISHED ON THE TOP OF THE PILES PRIOR TO PROCEEDING WITH FILL PLACEMENT. ONE MONITORING POINT SHALL BE ESTABLISHED FOR EVERY FOUR PILES. THE MONITORING POINTS SHALL BE READ DAILY DURING BACKFILL OPERATIONS AND TWICE WEEKLY ONCE THE BACKFILLING IS COMPLETED. THE INITIAL READINGS FOR THIS MONITORING SHALL BE TAKEN BEFORE STARTING BACKFILLING ON THE SITE. NOTIFY THE GEOTECHNICAL AND STRUCTURAL ENGINEERS, SHORING DESIGNER, AND THE BUILDING DEPARTMENT (DPD) IF .5"OF MOVEMENT OCCURS BETWEEN TWO CONSECUTIVE READINGS. THE ENGINEERS AND DESIGNERS SHALL DETERMINE THE CAUSE OF DISPLACEMENT AND DEVELOP REMEDIAL MEASURES IF WARRANTED. PLEASE NOTE THAT A MAXIMUM OF 1" HORIZONTAL DISPLACEMENT IS REQUIRED ANYWHERE ON SHORING WALL SURFACES THROUGHOUT THE SHORING WALL SERVICE LIFETIME. CONSTRUCTION SHALL BE SUSPENDED IMMEDIATELY AND REMEDIAL PROCEDURES APPLIED AS LONG AS A DISPLACEMENT READING EXCEEDS 1". IF THE TOTAL MEASURED LATERAL DEFLECTION OF THE PILES EXCEEDS 1", REMEDIAL MEASURES MAY BE REQUIRED.

19. EACH SET OF MONITORING DATA MUST BE PROVIDED TO THE GEOTECHNICAL ENGINEER FOR REVIEW. IT MAY BE NECESSARY TO INSTALL ADDITIONAL MONITORING POINTS IF WARRANTED BY THE DATA. RECOMMENDATIONS WILL BE PROVIDED BY THE GEOTECHNICAL ENGINEER DURING CONSTRUCTION IF ADDITIONAL MONITORING POINTS BECOME NECESSARY.

20. SURVEY FREQUENCY MAY BE DECREASED AFTER THE SHORING SYSTEM HAS BEEN INSTALLED AND BACKFILL IS COMPLETE IF THE DATA INDICATES LITTLE OR NO ADDITIONAL MOVEMENT. CHANGE IN THE SURVEY FREQUENCY SHALL BE APPROVED IN WRITING BY THE GEOTECHNICAL ENGINEER. SURVEYING MUST CONTINUE UNTIL THE PERMANENT STRUCTURE IS COMPLETE TO FINAL AND STREET GRADES.

GEOTECHNICAL INFORMATION AND CRITERIA

21. INSTALLATION OF SHORING, SUBGRADE PREPARATION INCLUDING DRAINAGE, EXCAVATION, COMPACTION AND FILLING REQUIREMENTS SHALL CONFORM WITH THE RECOMMENDATIONS CONTAINED IN THE SOILS REPORT AND/OR AS DIRECTED BY THE GEOTECHNICAL ENGINEER. THE SUBSURFACE CHARACTERIZATIONS USED TO DESIGN THE SHORING ARE CONTAINED IN THE SOILS REPORT AS REFERENCED ABOVE.

22. EXCAVATIONS FOR FOUNDATIONS SHALL BE PER PLAN DOWN TO UNDISTURBED NATIVE MATERIAL PER THE GEOTECHNICAL ENGINEERING RECOMMENDATIONS. OVER EXCAVATED AREAS SHALL BE BACKFILLED WITH LEAN CONCRETE OR PER GEOTECHNICAL RECOMMENDATIONS AT THE CONTRACTOR'S EXPENSE. EXCAVATION SLOPES SHALL BE SAFE AND SHALL NOT BE GREATER THAN THE LIMITS SPECIFIED BY LOCAL, STATE, AND NATIONAL SAFETY REGULATIONS. CONTRACTOR SHALL PROTECT CUT SLOPES AS NECESSARY IF CONSTRUCTION OCCURS DURING WET WEATHER, AND SHALL CONTROL AND MANAGE RUNOFF TO MINIMIZE EFFECTS ON CONSTRUCTION.

23. DESIGN SOIL CAPACITIES ARE DETERMINED BY THE GEOTECHNICAL ENGINEER. THE SOIL PRESSURES INDICATED ON THE SOIL PRESSURE DIAGRAM WERE USED FOR DESIGN, IN ADDITION TO THE DEAD AND LIVE LOADS. SEE REPORT OF GEOTECHNICAL INVESTIGATION FOR MORE COMPLETE INFORMATION, INCLUDING RECOMMENDATIONS FOR SHORING IN GENERAL, SHORING MONITORING, EXCAVATION, LAGGING, AND DRAINAGE.

24. SOIL DESIGN PARAMETERS ARE AS FOLLOWS:

ACTIVE EARTH PRESSURE (ONE ANCHOR)	60 PCF
ACTIVE EARTH PRESSURE (TWO OR MORE ANCHORS)	39H PSF
SEISMIC SURCHARGE PRESSURE (UNIFORM LOAD)	9H PSF
PASSIVE EARTH PRESSURE	0 PCF

25. SHORING DURATION: PERMANENT

CONCRETE

26. CONCRETE SHALL BE MIXED, PROPORTIONED, CONVEYED AND PLACED IN ACCORDANCE WITH IBC SECTION 1905, 1906, AND ACI 301. STRENGTHS AT 28 DAYS AND MIX CRITERIA SHALL BE AS FOLLOWS:

f'c (psi)	Minimum Cement Per Cubic Yard	Max. Water Per 94 LB Cement	Use
3,000	5-1/2 sacks	.5 w/c	pile & tieback lean concrete
----	1-1/2 sacks	-----	concrete lagging

27. THE MINIMUM AMOUNTS OF CEMENT MAY BE CHANGED IF A CONCRETE PERFORMANCE MIX IS SUBMITTED TO THE STRUCTURAL ENGINEER AND THE BUILDING DEPARTMENT FOR APPROVAL TWO WEEKS PRIOR TO PLACING ANY CONCRETE. THE PERFORMANCE MIX SHALL INCLUDE THE AMOUNTS OF CEMENT, FINE AND COARSE AGGREGATE, WATER AND ADMIXTURES AS WELL AS THE WATER CEMENT RATIO, SLUMP, CONCRETE YIELD AND SUBSTANTIATING STRENGTH DATA IN ACCORDANCE WITH IBC 1905.6. THE USE OF A PERFORMANCE MIX REQUIRES BATCH PLANT INSPECTION, THE COST OF WHICH SHALL BE PAID BY THE GENERAL CONTRACTOR. REVIEW OF MIX SUBMITTALS BY THE ENGINEER OF RECORD INDICATES ONLY THAT INFORMATION PRESENTED CONFORMS GENERALLY WITH CONTRACT DOCUMENTS. CONTRACTOR OR SUPPLIER MAINTAINS FULL RESPONSIBILITY FOR SPECIFIED PERFORMANCE.

28. CONCRETE STRENGTHS SHALL BE VERIFIED BY STANDARD CYLINDER TESTS, UNLESS APPROVED OTHERWISE. REQUIRED ULTIMATE COMPRESSIVE STRENGTH FOR CONCRETE SHALL BE ACHEIVED AT 28 DAYS.

29. REINFORCING STEEL SHALL CONFORM TO ASTM A615 (INCLUDING SUPPLEMENT S1), GRADE 60, FY = 60,000 PSI.

STEEL

30. STEEL SPECIFICATIONS: DESIGN, FABRICATION AND ERECTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE AISC MANUAL, AISC 360 AND SECTION 2205 OF THE BUILDING CODE.

31. STRUCTURAL STEEL SHALL CONFORM TO THE FOLLOWING REQUIREMENTS:

TYPE OF MEMBER	ASTM SPECIFICATION	FY
WIDE FLANGE SHAPES	A992	50 KSI
PLATES	A572 (GRADE 50)	50 KSI
STRUCTURAL TUBING	A500 (GRADE B) (SQUARE OR RECTANGULAR)	46 KSI

32. ALL WELDING SHALL BE IN CONFORMANCE WITH AISC AND AWS STANDARDS AND SHALL BE PERFORMED BY WABO CERTIFIED WELDERS USING E70XX ELECTRODES. ONLY PREQUALIFIED WELDS (AS DEFINED BY AWS) SHALL BE USED. ALL COMPLETE JOINT PENETRATION GROOVE WELDS SHALL BE MADE WITH A FILLER MATERIAL THAT HAS A MINIMUM CVN TOUGHNESS OF 20 FT-LBS AT 20 DEGREES F AND 40 FT-LBS AT 70 DEGREES F, AS DETERMINED BY AWS CLASSIFICATION OR MANUFACTURER CERTIFICATION.

33. STEEL PROVIDED SHALL BE GALVANIZED OR PAINTED BLACK FOR CORROSION RESISTANCE.

PILE AND LAGGING CONSTRUCTION

34. DIMENSIONS AND LOCATION OF EXISTING STRUCTURES SHALL BE VERIFIED PRIOR TO FABRICATION AND INSTALLATION OF ANY STRUCTURAL MEMBER. NOTIFY ENGINEER ABOUT ANY DISCREPANCIES PRIOR TO FABRICATION.

35. PILE AND ANCHOR HOLES SHALL BE DRILLED WITHOUT LOSS OF GROUND AND WITHOUT ENDANGERING PREVIOUSLY INSTALLED PILES AND ANCHORS. THIS MAY INVOLVE CASING THE HOLES OR OTHER METHODS OF PROTECTION FROM CAVING. REFER TO REPORT OF GEOTECHNICAL INVESTIGATION FOR RECOMMENDED HOLE DIGGING PROCEDURE.

36. STEEL PILE PLACEMENT TOLERANCES:

    1" INSIDE PERPENDICULAR TO SHORING WALL.
    1" OUTSIDE PERPENDICULAR TO SHORING WALL.
    3" LATERALLY.
    1" IN ANY DIRECTION

37. LAGGING: CONCRETE LAGGING SHALL BE INSTALLED IN ALL AREAS. VOIDS BETWEEN LAGGING AND SOIL SHALL BE BACKFILLED WITH PEA GRAVEL OR LEAN MIX FILL. DRAINAGE BEHIND THE WALL MUST BE MAINTAINED. IT IS CONTRACTOR'S RESPONSIBILITY TO LIMIT THE AMOUNT OF EXPOSED SOIL WITHOUT LAGGING TO AVOID LOSS OF SOIL. MAXIMUM HEIGHT OF 4 FEET IS RECOMMENDED.

HELICAL ANCHORS

38. HELICAL ANCHORS SHALL BE "ECP TORQUE ANCHORS" AS MANUFACTURED BY EARTH CONTACT PRODUCTS, OR APPROVED EQUAL. HELICAL ANCHORS SHALL BE DESIGNED TO MEET THE LOADING REQUIREMENTS SHOWN ON THE DRAWINGS AND SHALL INCLUDE A MINIMUM SAFETY FACTOR OF 2. DRAWINGS AND CALCULATIONS STAMPED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF WASHINGTON SHALL BE SUBMITTED PRIOR TO INSTALLATION. INSTALLATION SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS OF THE ANCHOR MANUFACTURER AND INSTRUCTIONS OF THE GEOTECHNICAL ENGINEER.

39. HELICAL ANCHOR PERFORMANCE VERIFICATION TESTS (200% TESTS): TENSION VERIFICATION TESTING SHALL BE PERFORMED ON ONE PERFORMANCE PILE SELECTED BY THE GEOTECHNICAL ENGINEER. ALL REQUIRED TEST DATA SHALL BE RECORDED BY THE GEOTECHNICAL ENGINEER.

40. VERIFICATION TESTS SHALL BE PERFORMED ON EACH PERFORMANCE ANCHOR TO 200% OF THE ALLOWABLE DESIGN LOAD.

41. THE ANCHOR SHALL BE SEATED BY APPLYING AN ALIGNMENT LOAD. THE ALIGNMENT LOAD SHALL BE BETWEEN 2% AND 10% OF THE DESIGN LOAD. THE LOAD SHALL THEN BE HELD AND ZERO DEFLECTION READING TAKEN.

42. VERIFICATION TESTS SHALL BE PERFORMED BY INCREMENTALLY LOADING THE ANCHOR IN ACCORDANCE THE SCHEDULE BELOW. THE ANCHOR MOVEMENT SHALL BE MEASURED, RECORDED TO THE NEAREST .001 INCH WITH RESPECT TO AN INDEPENDENT FIXED REFERENCE POINT AT THE ALIGNMENT LOAD AND AT EACH INCREMENT OF LOAD. THE SCHEDULE OF HOLD TIMES SHALL BE AS FOLLOWS:

LOAD	DURATION	
i.	AL	1 MINUTE*
ii.	.25 DL	1 MINUTE*
iii.	.50 DL	1 MINUTE*
iv.	.75 DL	1 MINUTE*
v.	1.0 DL	1 MINUTE*
vi.	1.25 DL	1 MINUTE*
vii.	1.50 DL	1 MINUTE*
viii.	1.75 DL	1 MINUTE*
ix.	2.00 DL	10 MINUTES*

    AL = ALIGNMENT LOAD
    DL = DESIGN LOAD
    *AND STABLE

    THE LOAD-HOLD PERIOD SHALL START AS SOON AS THE LOAD IS APPLIED AND THE ANCHOR MOVEMENT SHALL BE MEASURED AND RECORDED AT EACH LOAD INCREMENT.

    AFTER ACCEPTANCE BY THE GEOTECHNICAL ENGINEER, THE ANCHOR MAY THEN BE UNLOADED AND ATTACHED TO THE WHALER.

STRUCTURAL ENGINEERING
2124 Third Avenue - Suite 100 - Seattle, WA 98121
p: 206.443.6212 ssfengineers.com

DAN J. SAY — STATE OF WASHINGTON — 53000 — PROFESSIONAL ENGINEER

DRAWN: NHD
DESIGN: BDM
CHECKED: BDM
APPROVED: DJS

REVISIONS:

DPD:

PROJECT TITLE:
8100 North Garden
8100 Evergreen Lane
Mercer Island, WA 98040

ARCHITECT:
SHKS Architects
1050 N 38th St.
Seattle, WA 98103
PH 206 675 9151

ISSUE: Permit

SHEET TITLE: General Shoring Notes

SCALE:

DATE: May 10, 2017

PROJECT NO: 00099-2017-08

SHEET NO: SH1

Plan Notes

1. DO NOT SCALE DRAWINGS. DIMENSIONS AND EXISTING ELEVATIONS ARE ESTIMATED AND ARE SHOWN FOR BID PURPOSES. EXISTING DIMENSIONS AND ELEVATIONS ARE TO BE VERIFIED BY THE CONTRACTOR.
2. CONTRACTOR SHALL VERIFY LOCATION AND DEPTHS OF ALL UNDERGROUND UTILITIES TO AVOID ANY CONFLICTS. NOTIFY STRUCTURAL ENGINEER FOR POSSIBLE REDESIGN IF ANY MODIFICATION TO THE PILES OR WALL AS SHOWN IS REQUIRED.
3. OBSTRUCTIONS MAY BE ENCOUNTERED DURING EXCAVATION AND SHORING/PILE INSTALLATION. NOTIFY ENGINEER OF RECORD AND GEOTECHNICAL ENGINEER IF OBSTRUCTIONS PREVENT INSTALLATION OF PILES AND/OR TIEBACKS PER PLANS.
4. SEE SH3 FOR PILE ELEVATIONS.
5. REFER TO GENERAL SHORING NOTES FOR ADDITIONAL REQUIREMENTS.

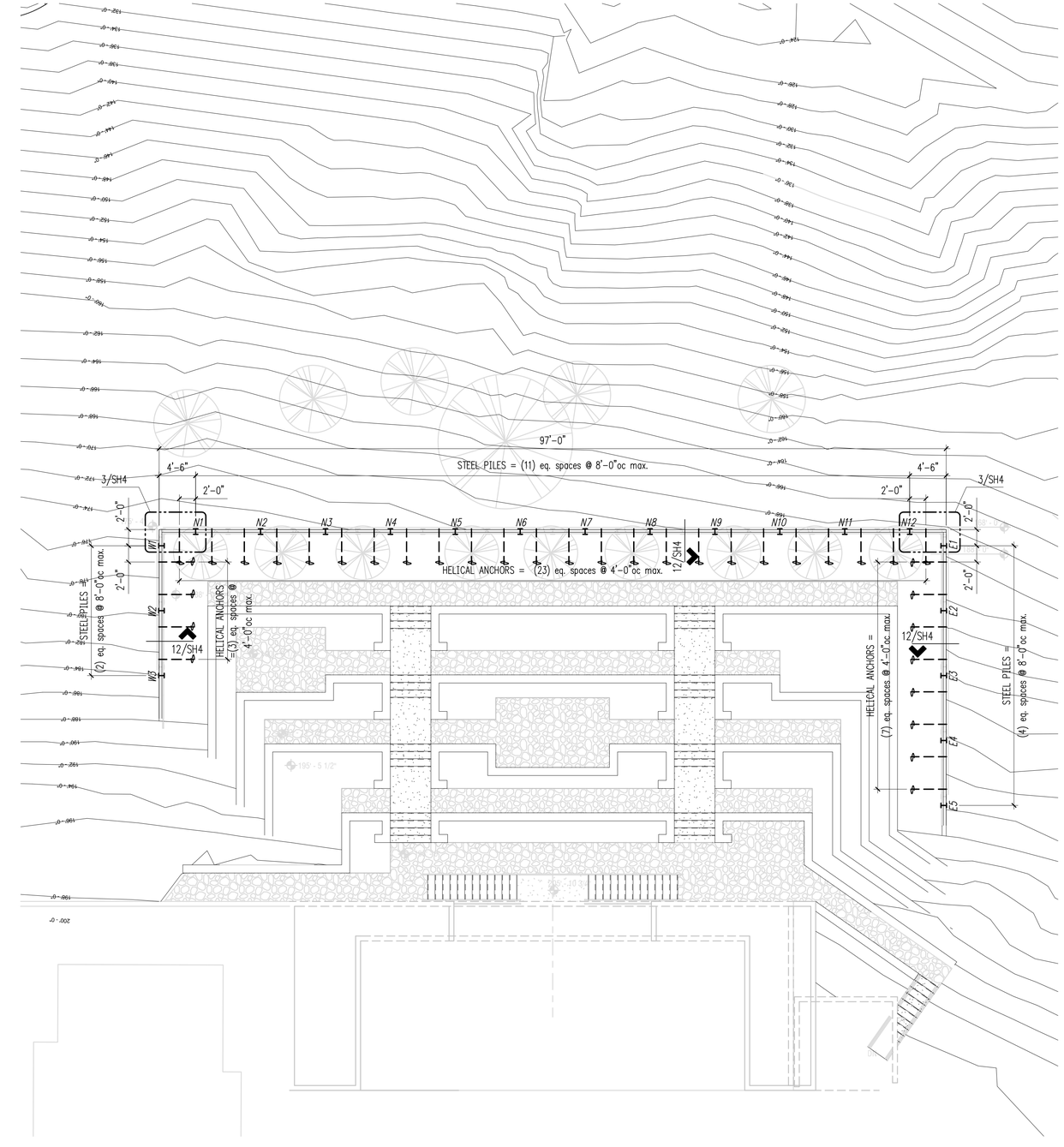
Legend

X#
I — PILE

HELICAL ANCHOR TIEBACK
(ANCHOR DESIGN BY OTHERS)

Pile Schedule

MARK	AUGER ø	STEEL PILE SIZE
W1–W3	18"ø	W12x26
N1–N12	18"ø	W12x26
E1–E5	18"ø	W12x26



Shoring Plan
Scale: 1/8" = 1'-0"

STRUCTURAL ENGINEERING
2124 Third Avenue - Suite 100 - Seattle, WA 98121
p: 206.443.6212 ssfengineers.com

DAN J. SAY — STATE OF WASHINGTON — 53000 — REGISTERED PROFESSIONAL ENGINEER

DRAWN: NHD
DESIGN: BDM
CHECKED: BDM
APPROVED: DJS

REVISIONS:

DPD:

PROJECT TITLE:
8100 North Garden
8100 Evergreen Lane
Mercer Island, WA 98040

ARCHITECT:
SHKS Architects
1050 N 38th St.
Seattle, WA 98103
PH 206 675 9151

ISSUE:
Permit

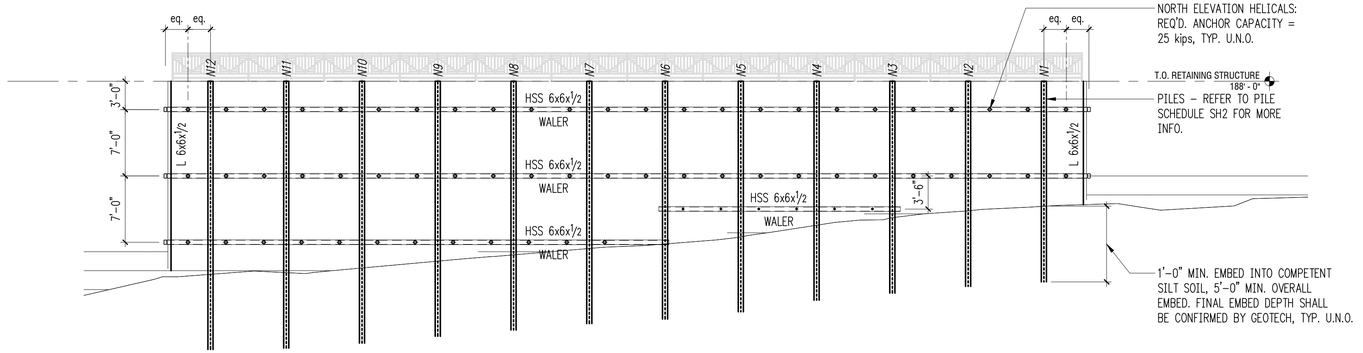
SHEET TITLE:
Shoring Plan

SCALE:

DATE: May 10, 2017

PROJECT NO: 00099-2017-08

SHEET NO:
SH2



Notes

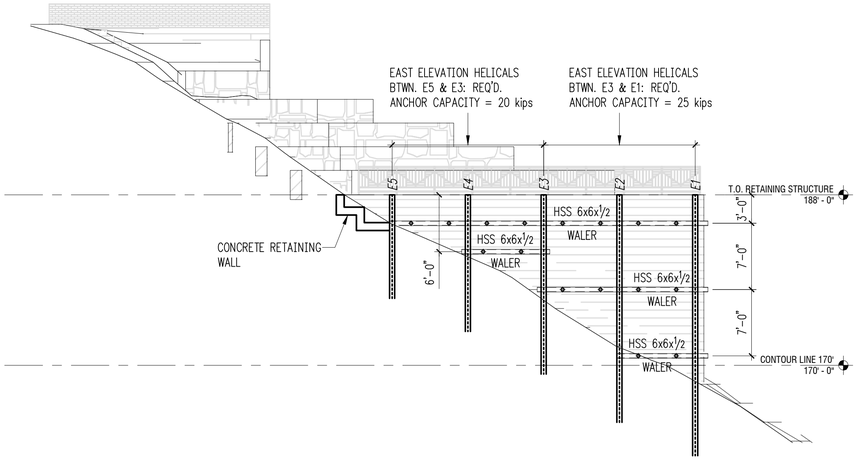
1. DO NOT SCALE DRAWINGS. REFER TO ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS.
2. REFER TO GENERAL STRUCTURAL NOTES FOR ADDITIONAL REQUIREMENTS.
3. ESTIMATED TOP OF PILE ELEVATIONS ARE PROVIDED FOR REFERENCE ONLY. CONTRACTOR TO VERIFY FINAL ELEVATIONS.

Legend

- ◆ HELICAL ANCHOR LOCATION

North Shoring Wall Elevation

Scale: 1/8" = 1'–0"



Notes

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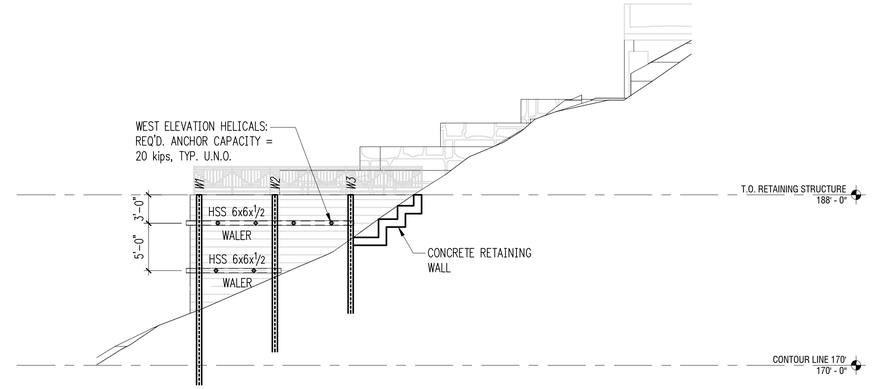
3. ESTIMATED TOP OF PILE ELEVATIONS ARE PROVIDED FOR REFERENCE ONLY. CONTRACTOR TO VERIFY FINAL ELEVATIONS.

Legend

- ◆ HELICAL ANCHOR LOCATION

East Shoring Wall Elevation

Scale: 1/8" = 1'–0"



Notes

1. DO NOT SCALE DRAWINGS. REFER TO ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS.
2. REFER TO GENERAL STRUCTURAL NOTES FOR ADDITIONAL REQUIREMENTS.
3. ESTIMATED TOP OF PILE ELEVATIONS ARE PROVIDED FOR REFERENCE ONLY. CONTRACTOR TO VERIFY FINAL ELEVATIONS.

Legend

- ◆ HELICAL ANCHOR LOCATION

West Shoring Wall Elevation

Scale: 1/8" = 1'–0"

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DAN J. SAY — STATE OF WASHINGTON — 53000 — REGISTERED PROFESSIONAL ENGINEER

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DESIGN: BDM
CHECKED: BDM
APPROVED: DJS

REVISIONS:

DPD:

PROJECT TITLE:
8100 North Garden
8100 Evergreen Lane
Mercer Island, WA 98040

ARCHITECT:
SHKS Architects
1050 N 38th St.
Seattle, WA 98103
PH 206 675 9151

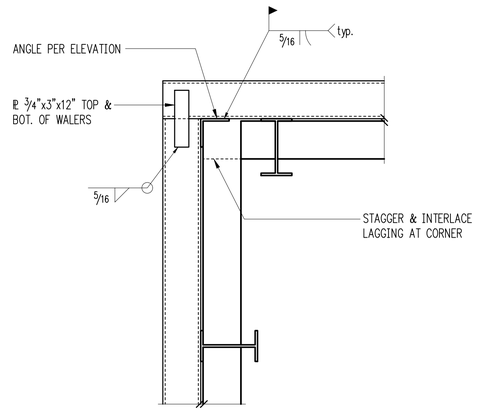
ISSUE: Permit

SHEET TITLE: Shoring Elevations

SCALE: 1/8" = 1'-0" U.N.O.
DATE: May 10, 2017
PROJECT NO: 00099-2017-08
SHEET NO: SH3

1

2



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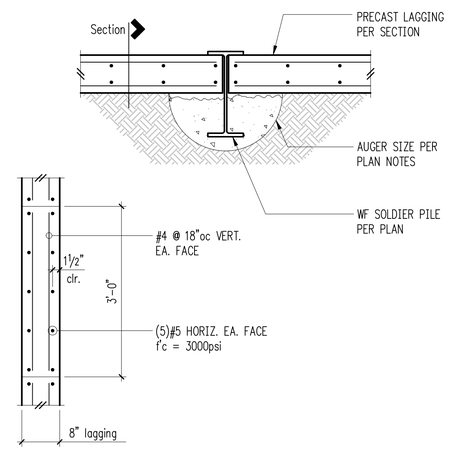

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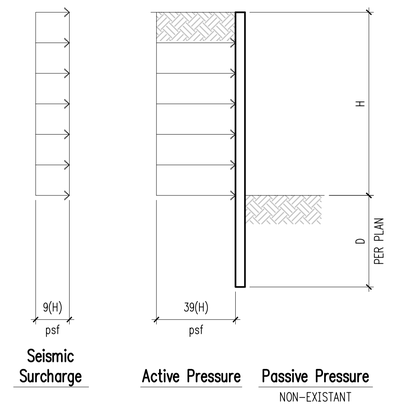
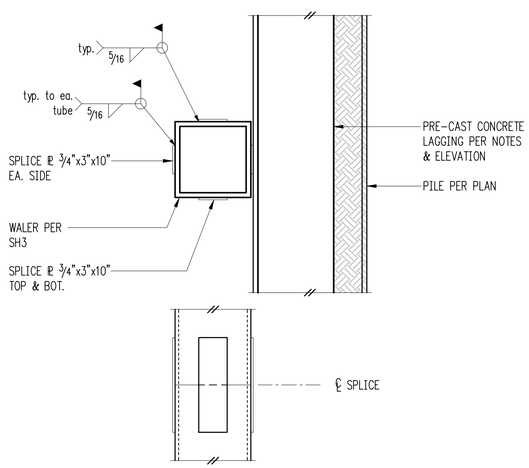
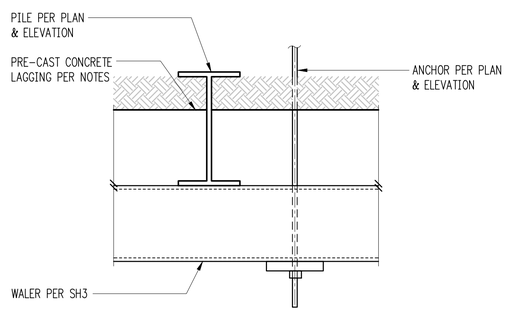


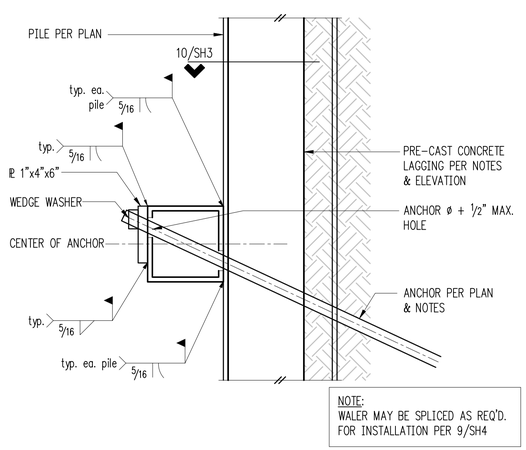
Design Pressure Diagram 8



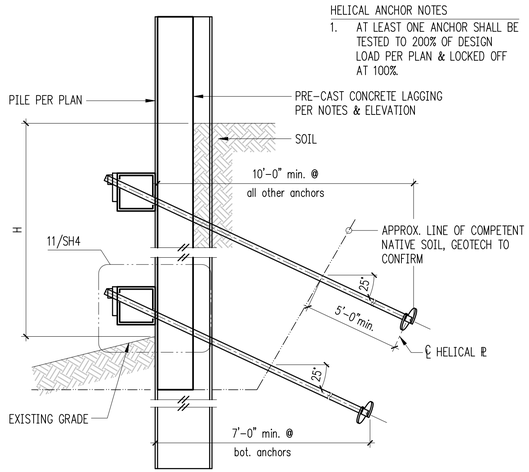
Plan Typical Waler Splice Section 1½" = 1'-0" 9



1½" = 1'-0" 10



1½" = 1'-0" 11



12

STRUCTURAL ENGINEERING
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DAN J. SAY — STATE OF WASHINGTON — 23000 — REGISTERED PROFESSIONAL ENGINEER

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DESIGN: BDM
CHECKED: BDM
APPROVED: DJS

REVISIONS:

DPD:

PROJECT TITLE:
8100 North Garden
8100 Evergreen Lane
Mercer Island, WA 98040

ARCHITECT:
SHKS Architects
1050 N 38th St.
Seattle, WA 98103
PH 206 675 9151

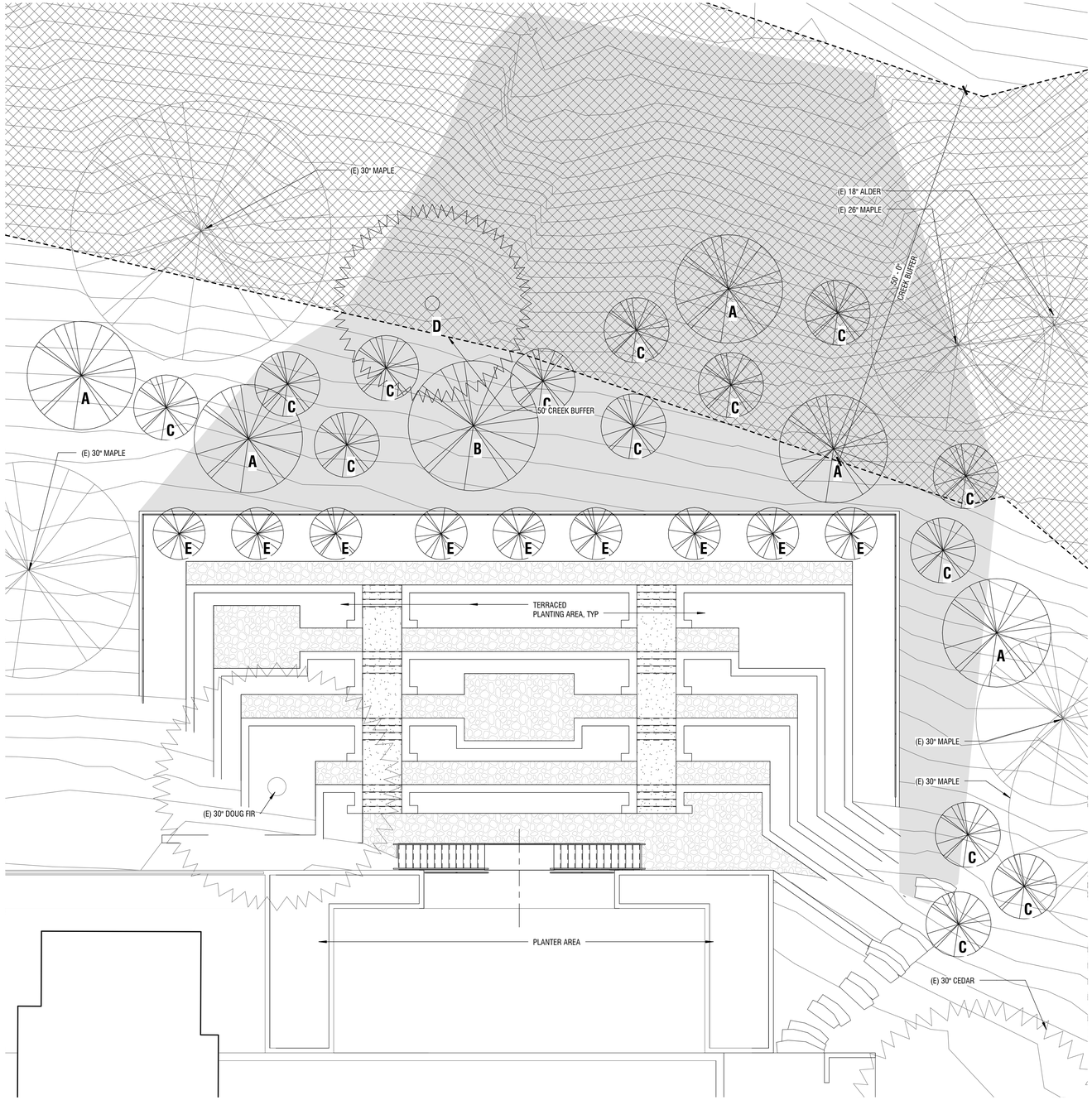
ISSUE: Permit

SHEET TITLE: Shoring Details

SCALE: 3/4" = 1'-0" U.N.O.
DATE: May 10, 2017
PROJECT NO: 00099-2017-08
SHEET NO: SH4

KEY	NAME	QTY	SIZE
A	BETULA PAPYRIFERA	5	3.5 " CAL
B	ALNUS RUBRA OR ACER MACROPHYLLUM	2	1.75 " CAL
C	ACER CIRCINATUM	14	3" CAL
D	THUJA PLICATA	1	16' HT
E	COMMON APPLE	9	1" CAL
	POLYSTICHUM MUNITUM	300	1 GALLON - SPACED APPROX 15" O.C.

PLANTING LEGEND
1/4" = 1'-0"



1 Garden Plan Planting Plan
1/8" = 1'-0"

5/19/2017 11:11:37 AM

SHKS ARCHITECTS
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5158 REGISTERED ARCHITECT JONATHAN H. HARTUNG STATE OF WASHINGTON

8100
NORTH GARDEN

CRITICAL AREA DETERMINATION

8100 EVERGREEN LANE
MERCER ISLAND WA 98040

Drawn by: Author
Checked: Checker
Date: 5/18/17
Scale: As indicated

Revisions:
No. Date Remarks

PLANTING PLAN
L2.1