

ZIMMER RESIDENCE

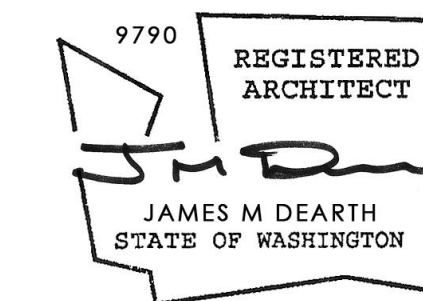
4661 FOREST AVE SE, MERCER ISLAND, WA 98040



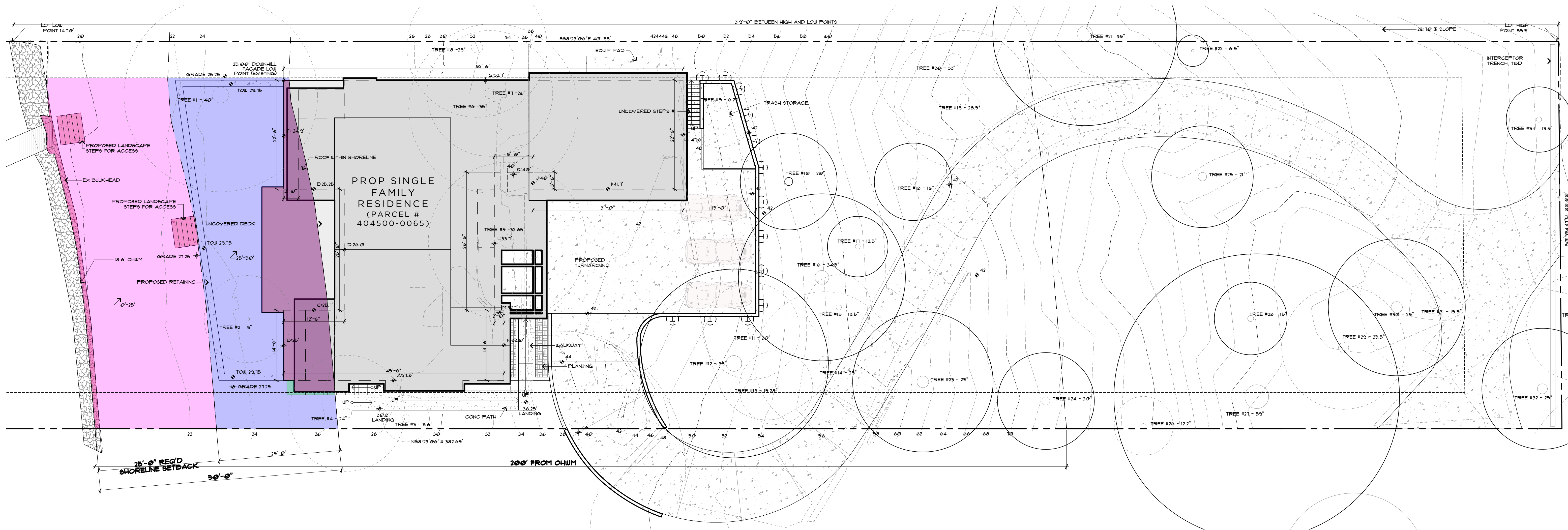
RIPPLE
DESIGN STUDIO

206.913.2333

4303 STONE WAY N
SEATTLE, WA 98103



ZIMMER RESIDENCE
4661 FOREST AVE SE, MERCER ISLAND, WA 98040



SITE PLAN

SCALE: 1" = 10'

ABBREVIATIONS:

ABV	ABOVE
AFF	ABOVE FINISHED FLOOR
BLW	BELOW
BOT	BOTTOM
BOW	BOTTOM OF WALL
CAB	CABINET
CL	CENTERLINE
CONC	CONCRETE
CONT	CONTINUOUS
CP	CENTERPOINT
DET	DETAIL
DIA	DIAMETER
DIM	DIMENSION
DR	DOOR
DS	DOWNSPOUT
D/W	DISHWASHER
EA	EACH
EX	EXISTING
EXT	EXTERIOR
FOC	FACE OF CONCRETE
FOW	FACE OF WALL
FN GRDE	FINISHED GRADE
FNDN	FOUNDATION
FLR	FLOOR
FP	FIREPLACE
GA	GAUGE
GWB	GYPSUM WALL BOARD
HB	HOSE BIBB
HGT	HEIGHT
INFO	INFORMATION
INSUL	INSULATION
INT	INTERIOR
LV	LOW VOLTAGE
MTL	METAL
MFR	MANUFACTURER
N/A	NOT APPLICABLE
NIC	NOT IN CONTRACT
NFC	NOT FOR CONSTRUCTION
OC	ON CENTER
PL	PROPERTY LINE
RAD	RADIUS
RE	REFER TO
SIM	SIMILAR
TBD	TO BE DETERMINED
TG	TEMPERED GLASS
T&G	TONGUE & GROOVE
TOW	TOP OF WALL
TP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
VIF	VERIFY IN FIELD
WOOD	WOOD
WOW	WINDOW

PLAN LEGEND:

	EXISTING WALL TO REMAIN
	NEW FULL-HEIGHT WALL
	NEW FULL-HEIGHT CONCRETE WALL
	PARTIAL-HEIGHT WALL
	PROPERTY LINE
	BUILDING / STRUCTURE ABOVE
	BUILDING / STRUCTURE BELOW
	CENTERLINE
	AREA OF DRAWING REVISION
	ELEVATION MARKER
	SECTION MARKER

DUTY OF COOPERATION:

RELEASE + ACCEPTANCE OF THESE DOCUMENTS INDICATES COOPERATION AMONG THE OWNER, THE CONTRACTOR, + RIPPLE DESIGN STUDIO. ANY ERRORS, OMISSIONS, OR DISCREPANCIES DISCOVERED BY THE USE OF THESE DOCUMENTS SHALL BE REPORTED IMMEDIATELY TO RIPPLE DESIGN STUDIO. FAILURE TO DO SO SHALL RELIEVE RIPPLE DESIGN STUDIO FROM ANY RESPONSIBILITY OF THE CONSEQUENCES.

ANY DEVIATIONS FROM THESE DOCUMENTS WITHOUT THE CONSENT OF RIPPLE DESIGN STUDIO ARE UNAUTHORIZED. FAILURE TO OBSERVE THESE PROCEDURES SHALL RELIEVE RIPPLE DESIGN STUDIO OF RESPONSIBILITY FOR ALL CONSEQUENCES ARISING OUT OF SUCH ACTIONS.

GENERAL NOTES:

- DO NOT SCALE DRAWINGS.
- THIS PROJECT SHALL COMPLY WITH ALL GOVERNING REGULATIONS, ORDINANCES, BUILDING CODES, OR COVENANTS OF THE AREA IN WHICH IT IS BUILT.
- APPROVAL BY AN INSPECTOR DOES NOT CONSTITUTE AUTHORITY TO DEVIATE FROM THE DRAWINGS OR SPECIFICATIONS.
- THE CONTRACTOR SHALL SCHEDULE WALK-THROUGHS AT EACH OF BELOW NOTED INTERVALS:
 - PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
 - PRIOR TO THE COMMENCEMENT OF ALL MECHANICAL + ELECTRICAL WORK.
 - PROVIDE ALL NECESSARY BARRICADES, WARNING SIGNS, + DEVICES TO PROTECT PUBLIC + CONSTRUCTION PERSONNEL DURING CONSTRUCTION.
 - MAINTAIN ALL REQUIRED ACCESS + EGRESS DURING CONSTRUCTION.

FLOOR AREAS:

LOT AREA:	31,383 FT ²
MAXIMUM ALLOWABLE GFA (R-15):	12,000 FT ²
SUB-BASEMENT GROSS GFA:	[296] FT ²
SUB-BASEMENT 'NON-EXCLUDED' GFA: (SEE BELOW)	139.42 FT ²
BASEMENT GROSS GFA:	[2,400] FT ²
BASEMENT 'NON-EXCLUDED' GFA: (SEE BELOW)	215.48 FT ²
MAIN FLOOR GFA:	2,236 FT ²
GARAGE GFA:	698 FT ²
TOTAL GROSS FLOOR AREA:	(16.6%) 5,227.9 FT ²

BASEMENT FLOOR EXCLUSION CALCCS:

WALL SEGMENT	LENGTH	COVERAGE %	RESULT
K	13'-2"	59%	7'-9 1/2"
M	22'-6"	48%	10'-9 1/2"
N	5'-10"	0%	0
O	3'-8"	48%	1'-8"
P	22'-6"	56%	14'-10"
TOTALS	71'-4"		37'-8 1/2"

37'-8 1/2" / 71'-4" = 52.3%

296 FT² X 52.3% = 154.88 FT² EXCLUDED

296 FT² - 154.88 FT² = 139.42 FT²

WALL SEGMENT	LENGTH	COVERAGE %	RESULT
A	12'-10"	14%	1'-9 1/2"
B	32'-8"	0%	0
C	14'-5"	0%	0
D	12'-6"	0%	0
E	25'-0"	0%	0
F	12'-5"	0%	0
G	22'-6"	0%	0
H	37'-1"	0%	0
I	62'-5"	23%	1'-5 3/4"
J	62'-0"	34%	21'-1"
TOTALS	238'-0"		28'-4 1/4"

28'-4 1/4" / 238'-0" = 10.23%

2,400 FT² X 10.23% = 245.52 FT² EXCLUDED

2,400 FT² - 245.52 FT² = 2,154.48 FT²

AVERAGE BUILDING ELEVATION CALCCS:

ELEVATION POINT 'A'	27.80
SEGMENT LENGTH 'A'	45.50
ELEV 'A' x SEGMENT 'A'	1,264.90
ELEVATION POINT 'B'	25.00
SEGMENT LENGTH 'B'	14.50
ELEV 'B' x SEGMENT 'B'	362.50
ELEVATION POINT 'C'	25.70
SEGMENT LENGTH 'C'	13.50
ELEV 'C' x SEGMENT 'C'	321.25
ELEVATION POINT 'D'	26.00
SEGMENT LENGTH 'D'	25.00
ELEV 'D' x SEGMENT 'D'	650.00
ELEVATION POINT 'E'	25.25
SEGMENT LENGTH 'E'	12.50
ELEV 'E' x SEGMENT 'E'	315.63
ELEVATION POINT 'F'	24.90
SEGMENT LENGTH 'F'	23.00
ELEV 'F' x SEGMENT 'F'	572.70
ELEVATION POINT 'G'	32.70
SEGMENT LENGTH 'G'	82.50
ELEV 'G' x SEGMENT 'G'	2,697.75
ELEVATION POINT 'H'	47.60
SEGMENT LENGTH 'H'	23.00
ELEV 'H' x SEGMENT 'H'	1,094.80
ELEVATION POINT 'I'	41.70
SEGMENT LENGTH 'I'	41.70
ELEV 'I' x SEGMENT 'I'	1,738.89
ELEVATION POINT 'J'	40.00
SEGMENT LENGTH 'J'	3.50
ELEV 'J' x SEGMENT 'J'	140.00
ELEVATION POINT 'K'	40.00
SEGMENT LENGTH 'K'	8.00
ELEV 'K' x SEGMENT 'K'	320.00
ELEVATION POINT 'L'	33.70
SEGMENT LENGTH 'L'	28.50
ELEV 'L' x SEGMENT 'L'	960.45
ELEVATION POINT 'M'	32.70
SEGMENT LENGTH 'M'	2.00
ELEV 'M' x SEGMENT 'M'	65.40
ELEVATION POINT 'N'	33.00
SEGMENT LENGTH 'N'	14.50
ELEV 'N' x SEGMENT 'N'	478.50
TOTAL OF ELEVATION POINTS x SEGMENT LENGTHS	10,536.56
TOTAL SEGMENT LENGTHS	326.00
AVERAGE GRADE	32.32

LOT COVERAGE CALCCS:

LOT AREA	31,383 FT ²
MAXIMUM ALLOWABLE BUILDING COVERAGE:	(35%) 10,984 FT ²
EXISTING RESIDENCE TO REMAIN:	0 FT ²
PROPOSED RESIDENCE + COVERED PORCH:	4,147 FT ²
PROPOSED VEHICULAR USE:	4,545 FT ²
TOTAL BUILDING COVERAGE UPON COMPLETION:	(27.6%) 8,692 FT ²

HARDSCAPE CALCCS:

LOT AREA	31,383 FT ²
MAXIMUM ALLOWABLE HARDSCAPE COVERAGE:	(16.3%) 5,118 FT ²
(9% OF LOT 2,824 + BORROWED AREA 2,294)	
ALL EXISTING HARDSCAPE TO BE REMOVED	
PROPOSED PAVED AREA (TRASH):	235 FT ²
PROPOSED WALKWAYS (SOUTH ACCESS PATH):	195 FT ²
PROPOSED STAIRS:	50 FT ²
PROPOSED RETAINING WALLS:	235 FT ²
TOTAL PROPOSED HARDSCAPE:	(2.27%) 715 FT ²
SHORELINE CALCULATIONS (INCLUDED ABOVE):	3,678 FT ²
0'-25' OF OHWM:	1,845 FT ²
EXISTING BULKHEAD HARDSCAPE:	74 FT ²
PROPOSED LANDSCAPE ACCESS STEPS (2 SETS):	(30+30) 60 FT ²
TOTAL HARDSCAPE 0'-25':	(7.2%) 134 FT ²
25'-50' OF OHWM:	1,835 FT ²
PROPOSED RETAINING WALL:	128 FT ²
PROPOSED ROOF AREA:	541 FT ²
PROPOSED STAIRS:	10 FT ²
TOTAL HARDSCAPE 25'-50':	(37%) 679 FT ²

PROJECT TEAM:

CLIENT / OWNER:
ZIMMER RESIDENCE
4661 FOREST AVE SE
MERCER ISLAND, WA 98040
360.7310176

ARCHITECT / APPLICANT:
RIPPLE DESIGN STUDIO - JIM DEARTH
4303 STONE WAY N
SEATTLE, WA 98103
206.913.2333

SURVEYOR:
BRH
2009 MINOR AVE EAST
SEATTLE, WA 98102
206.323.4144

GEOTECHNICAL ENGINEER:
PANGELO - MICHAEL XUE
3213 EASTLAKE AVE E SUITE B
SEATTLE, WA 98102
206.262.0370

CIVIL ENGINEER:
CIVIL ENGINEERING SOLUTIONS - DUFFY ELLIS
2244 NW MARKET ST SUITE B
SEATTLE, WA 98107
206.930.0342

STRUCTURAL ENGINEER:
BUKER ENGINEERING - DANIEL BUKER
4303 STONE WAY N
SEATTLE, WA 98103
206.258.6353

CONTRACTOR:
TBD

PROJECT INFO:

PROJECT ADDRESS:
4661 FOREST AVE SE
MERCER ISLAND, WA 98040

SCOPE OF WORK:
DEMOLITION AND RE-BUILD NEW SINGLE FAMILY RESIDENCE

ZONE:
R-15

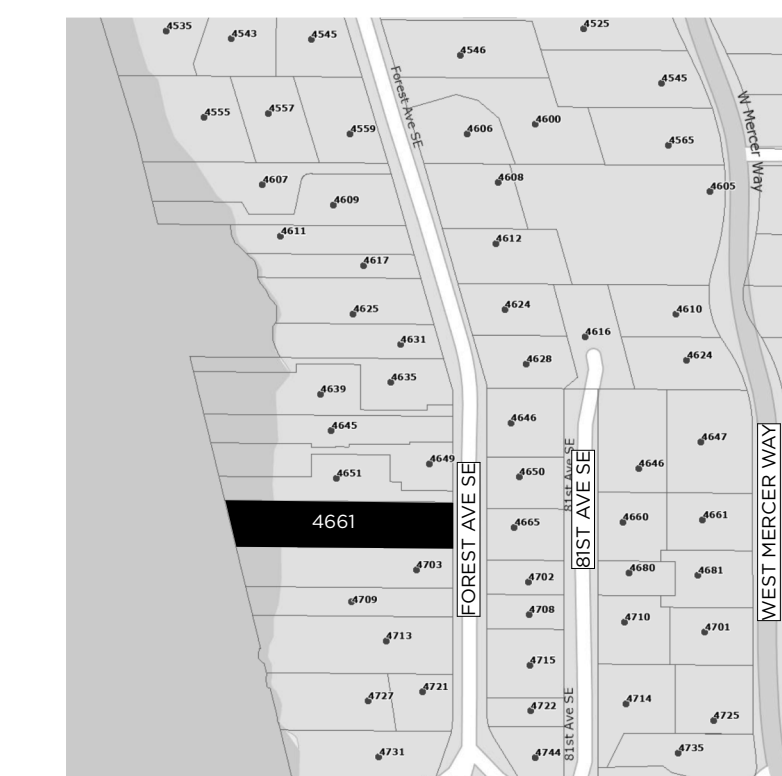
LEGAL DESCRIPTION:
LOT 14 AND THE NORTH 30 FEET OF LOT 13, LAKE ISLE, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 19 OF PLATS, PAGE 35, RECORDS OF KING COUNTY, WASHINGTON, TOGETHER WITH SECOND CLASS SHORELANDS ADJOINING, SITUATE IN THE COUNTY OF KING, STATE WASHINGTON

ACCESSOR'S PARCEL NUMBER:
404500-0065

BUILDING CODE + OCCUPANCY:
2021 IRC (ARCHITECTURAL) + IBC (STRUCTURAL)
R-3 SINGLE FAMILY RESIDENTIAL (RESIDENCE)
U STORAGE (GARAGE, STORAGE)

TYPE OF CONSTRUCTION:
TYPE-VB SPRINKLERED

VICINITY MAP:



PROJECT
INFORMATION

RELEASE
20 DEC 2024

A1.0

ZIMMER
ARCHITECT

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IN THE S.E. 1/4 OF THE S.E. 1/4 OF SECTION 13, TOWNSHIP 24 N., RANGE 04 E., W.M.

SITE NOTES

SITE ADDRESS:
4661 FOREST AVENUE SE
MERCER ISLAND, WA 98040

TAX ACCOUNT NO.:
404500-0065-01

ZONING:
R-15

ZONING AGENCY:
CITY OF MERCER ISLAND
DEVELOPMENT SERVICES
9611 SE 36TH STREET
MERCER ISLAND, WA 98040
(206) 236-3600

SETBACKS:
CURRENT SETBACK REQUIREMENTS SUBJECT TO SITE PLAN REVIEW.
CURRENT SETBACKS MAY DIFFER FROM THOSE IN EFFECT DURING
DESIGN/CONSTRUCTION OF EXISTING IMPROVEMENTS.

THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY BY THE GOVERNING
JURISDICTION INDICATES THAT STRUCTURES ON THIS PROPERTY
COMPLIED WITH MINIMUM SETBACK AND HEIGHT REQUIREMENTS
FOLLOWING CONSTRUCTION.

FLOOD ZONE:
THIS SITE APPEARS ON NATIONAL FLOOD INSURANCE RATE MAP, DATED
AUGUST 19, 2020, COMMUNITY PANEL NO. 530330675G, AND IS
SITUATED IN ZONE "X". AREAS DETERMINED TO BE OUTSIDE THE 0.2%
ANNUAL CHANCE FLOODPLAIN.

AREA:
SITE AS SHOWN CONTAINS 31,383 SQUARE FEET OR 0.7205 ACRES,
MORE OR LESS.

PARKING SPACE COUNT:
PARKING SPACES TOTAL 0 INCLUDING 0 DISABLED PARKING SPACES.

SUBSTRUCTURES:
BURIED UTILITIES ARE SHOWN AS INDICATED ON RECORDS MAPS
FURNISHED BY OTHERS AND VERIFIED WHERE POSSIBLE BY FEATURES
LOCATED IN THE FIELD. WE ASSUME NO LIABILITY FOR THE ACCURACY
OF THOSE RECORDS FOR THE FINAL LOCATION OF EXISTING UTILITIES IN
AREAS CRITICAL TO DESIGN CONTACT THE UTILITY OWNER/AGENCY.

TELECOMMUNICATIONS/FIBER OPTIC DISCLAIMER:
RECORDS OF UNDERGROUND TELECOMMUNICATIONS AND/OR FIBER OPTIC
LINES ARE NOT ALWAYS AVAILABLE TO THE PUBLIC. BRH HAS NOT
CONTACTED EACH OF THE MANY COMPANIES, IN THE COURSE OF THIS
SURVEY, WHICH COULD HAVE UNDERGROUND LINES WITHIN ADJACENT
RIGHTS-OF-WAY. THEREFORE, BRH DOES NOT ACCEPT RESPONSIBILITY
FOR THE EXISTENCE OF UNDERGROUND TELECOMMUNICATIONS/FIBER
OPTIC LINES WHICH ARE NOT MADE PUBLIC RECORD WITH THE LOCAL
JURISDICTION. AS ALWAYS, CALL 1-800-424-5555 BEFORE
CONSTRUCTION.

DESCRIPTION:
LOT 14 AND THE NORTH 30 FEET OF LOT 13, LAKE ISLE, ACCORDING TO
THE PLAT THEREOF, RECORDED IN VOLUME 19 OF PLATS, PAGE 35,
RECORDS OF KING COUNTY, WASHINGTON;

TOGETHER WITH SECOND CLASS SHORELANDS ADJOINING.
SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

TITLE REPORT REFERENCE:
THIS SURVEY WAS CONDUCTED ACCORDING TO THE DESCRIPTION SHOWN,
FURNISHED BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NO.
021332-ETU, DATED MAY 12, 2021. THE EASEMENTS SHOWN OR
NOTED HEREON RELATE TO THIS COMMITMENT.

NOTE: EASEMENTS CREATED OR RESCINDED AFTER THIS DATE ARE NOT
SHOWN OR NOTED HEREON.

TITLE REPORT SCHEDULE B EXCEPTIONS
ITEMS CIRCLED ARE SHOWN ON MAP.

- COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS,
EASEMENTS, EASEMENT PROVISIONS, DEDICATIONS, BUILDING SETBACK
LINES, NOTES, STATEMENTS, AND OTHER MATTERS, IF ANY, BUT
OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT
NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX,
SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS,
DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF
INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS,
EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS
PERMITTED BY APPLICABLE LAW, AS SET FORTH ON THE PLAT OF
LAKE ISLE;

RECORDING NO.: 703736

SURVEYOR'S NOTE: AFFECTS SUBJECT PROPERTY, NO PLOTTABLE
ITEMS.

② EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS
INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

PURPOSE: PRIVATE ROAD
RECORDING DATE: AUGUST 6, 1954
RECORDING NO.: 4472478
AFFECTS: EASTERLY PORTION OF SAID PREMISES

SAID EASEMENT CONTAINS A PROVISION FOR BEARING A
PROPORTIONATE OR EQUAL COST OF MAINTENANCE, REPAIR OR
RECONSTRUCTION OF DRIVEWAY BY THE COMMON USERS.

③ COVENANT TO BEAR PART OR ALL OF THE COST OF CONSTRUCTION,
REPAIR OR MAINTENANCE OF EASEMENT GRANTED OVER ADJACENT
PROPERTY:

PURPOSE OF EASEMENT: PRIVATE ROAD
RECORDING NO.: 4478479

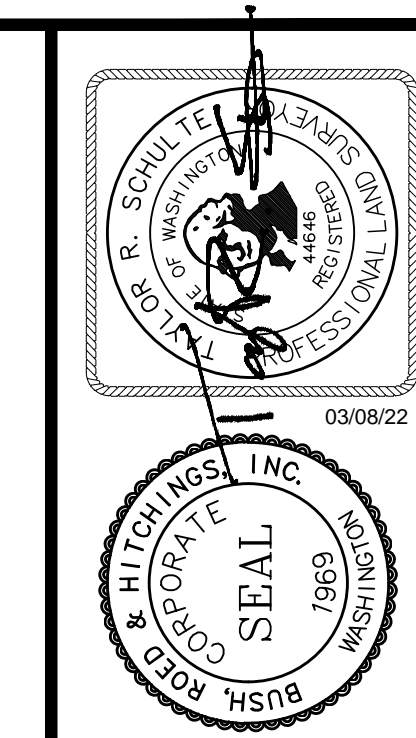
④ EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS
INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

GRANTED TO: PUGET SOUND POWER & LIGHT COMPANY, A
WASHINGTON CORPORATION
PURPOSE: ELECTRIC TRANSMISSION AND/OR
DISTRIBUTION SYSTEM
RECORDING DATE: FEBRUARY 21, 1962
RECORDING NO.: 5390486
AFFECTS: PORTION OF SAID PREMISE

SURVEYOR'S NOTE: EASEMENT IS FOR ELECTRIC LINES AND POLES
ON LOT 14. CANNOT BUILD WITHIN 10 FEET OF POLES OR LINES.
LINES AND POLES CAN BE MOVED BY MUTUAL CONSENT.

⑤ EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS
INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

GRANTED TO: MERCER ISLAND SEWER DISTRICT
PURPOSE: SEWER PIPE(S)
RECORDING DATE: NOVEMBER 4, 1964
RECORDING NO.: 5807278
AFFECTS: SECOND CLASS SHORELANDS



BUSH, ROED & HITCHINGS, INC.
LAND SURVEYORS & CIVIL ENGINEERS

2009 MINOR AVE. EAST
SEATTLE, WASHINGTON 98102-9515
WWW.BRHINC.COM

(206) 323-4144
1-800-424-5555



NO.	REVISION	DATE

BOUNDARY AND TOPOGRAPHIC SURVEY
KAREN ZIMMER
4661 FOREST AVE SE
MERCER ISLAND KING COUNTY WASHINGTON

drawn by	checked by
HAK/FWH	TRS
scale	date
1" = 20'	3/7/21
job no.	
2021093.01	
sheet	1 of 1

LEGEND

- ABAN/RET AREA DRAIN
- BLRD ABANDONED/RETIRED
- ASPH ASPHALT (ASPH)
- BLLD BOLLARD
- BRCK BRICK SURFACE
- BLDG BUILDING LINE
- BLDG BUILDING CORNER
- BC CANOPY
- CB CATCH BASIN (CB)
- CONC CONCRETE SURFACE
- CW/BW CONCRETE/BRICK WALK
- CC/XC CONCRETE/WOOD/BRICK RETAINING WALL
- CP/IP CONCRETE/EXTRUDED CURB
- CLF CHAIN LINK FENCE (CLF)
- COL COLUMN
- CS/WS CENTERLINE/MONUMENT LINE
- CONC CONCRETE/WOOD STAIRS
- CON CONIFEROUS TREE
- DEC DECIDUOUS TREE
- CMP CORRUGATED METAL PIPE
- C.O.C. CENTER OF CHANNEL
- DWY DRIVEWAY
- EM ELECTRICAL METER
- FOUND SURVEY MONUMENT (AS NOTED)
- GUY GUY ANCHOR
- IRON FENCE (WIF)
- IE INVERT ELEVATION
- LSCAPE/PA LANDSCAPE/PLANTER
- MANHOLE
- MAILBOX (FEDERAL/PRIVATE)(MB)
- OHP/OHT OVERHEAD POWER/TELEPHONE
- PL PROPERTY LINE (PL)
- PAINTED UTILITY LOCATION
- P PIPE FLOW DIRECTION
- PS/PSS COMBINED/SANITARY SEWER
- PSD STORM DRAIN
- R RECORD DATA
- ROCKERY
- RE ROOF ELEVATION
- SD SERVICE DRAIN (STORM)
- CO CLEANOUT
- SSS SANITARY SIDE SEWER (RECORD)
- S SIGN/STREET NAME SIGN
- TEMPORARY BENCHMARK (TBM)
- U/PP UTILITY POLE (WOOD)
- WV WATER VAULT
- W WATER MAIN
- WM WATER METER
- WV WATER VALVE
- VO/CO VACATION/CONDEMNATION ORDINANCE
- WF WOOD FENCE (WF)
- REBAR AND CAP

STATEMENT OF TOPOGRAPHIC MAP ELEMENTS (WAC 332-130-145)

2(B) PURPOSE: CIVIL ENGINEERING DESIGN.

2(F) CONTOUR SOURCE: CONTOURS DERIVED FROM DIRECT FIELD OBSERVATIONS

2(F) CONTOUR ACCURACY: COMPLIES WITH UNITED STATES NATIONAL MAP ACCURACY STANDARDS (90% OR GREATER OF ALL SURVEY POINTS CHECKED ARE CORRECT WITHIN HALF OF ONE CONTOUR INTERVAL).

2(G) LIMITATIONS: THIS TOPOGRAPHIC SURVEY IS TO SUPPORT SPECIFIC EFFORTS WITHIN THE AREA OF MAPPING SHOWN.

2(H) BOUNDARY SOURCE: FIELD SURVEY OF CONTROLLING MONUMENTS, AND CONSIDERATION OF EXISTING RECORDS OF SURVEYS FOR DETERMINING ON THE GROUND POSITIONS OF DEEDED PROPERTY AND EASEMENT LINES.

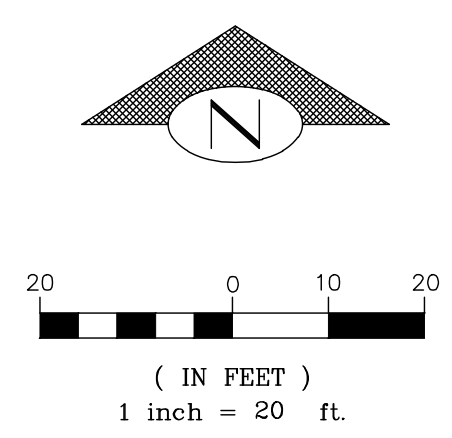
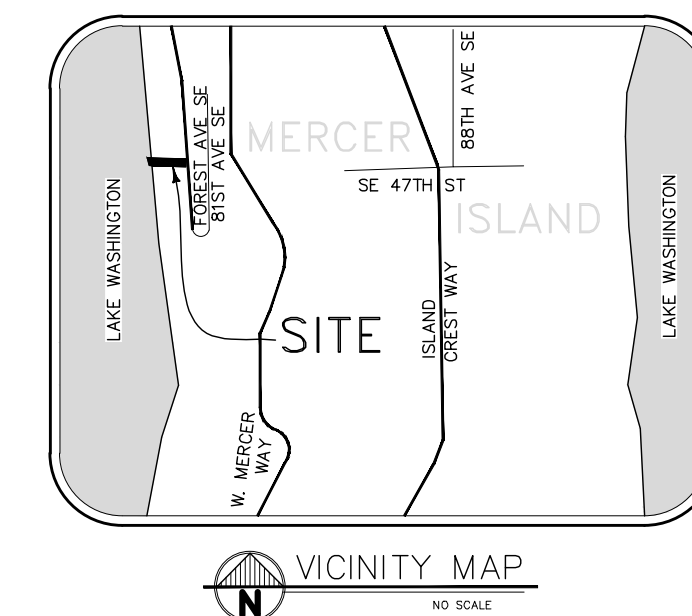
3(A) & 3(B) UTILITIES: UNDERGROUND UTILITIES ARE SHOWN BY ONE OR MORE OF THE FOLLOWING METHODS:

- SURVEY FIELD OBSERVATION OF MARKINGS PRODUCED BY DIRECT UTILITY DETECTION WORK.
- DIRECT OBSERVATIONS OF UNDERGROUND, GRAVITY FLOW PIPES PERFORMED AT VISIBLE CONTROLLING STRUCTURES.
- SCALING OF AS-BUILTS, DESIGN DRAWINGS OR OTHER RECORDS.

3(C) SCOPE STATEMENT: AGREED UPON SCOPE BETWEEN PROJECT OWNER/AGENT AND SURVEYOR IS TO PROVIDE A COMPLIANT TOPOGRAPHIC SURVEY.

UTILITY PROVIDERS:

- UTILITY PROVIDERS:
SANITARY SEWERS, WATER, STORM DRAINAGE
CITY OF MERCER ISLAND
DEVELOPMENT SERVICES
9611 SE 36TH STREET
MERCER ISLAND, WA 98040
(206) 236-5300
- POWER AND NATURAL GAS
PUGET SOUND ENERGY
355 110TH AVENUE NE
BELLEVUE, WA 98004
(206) 225-5773
- TELEPHONE
LUMEN TECHNOLOGIES
1600 7TH AVENUE
SEATTLE, WA 98191
(800) 244-1111



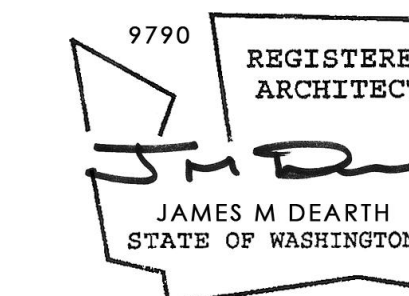
22"x34" 3/7/2022 U:\C3D\2021\2021093\SURVEYING\DWG\YS-SUR-01.DWG



RIPPLE
DESIGN STUDIO

206.913.2333

4303 STONE WAY N
SEATTLE, WA 98103



ZIMMER RESIDENCE
4661 FOREST AVE SE, MERCER ISLAND, WA
98040

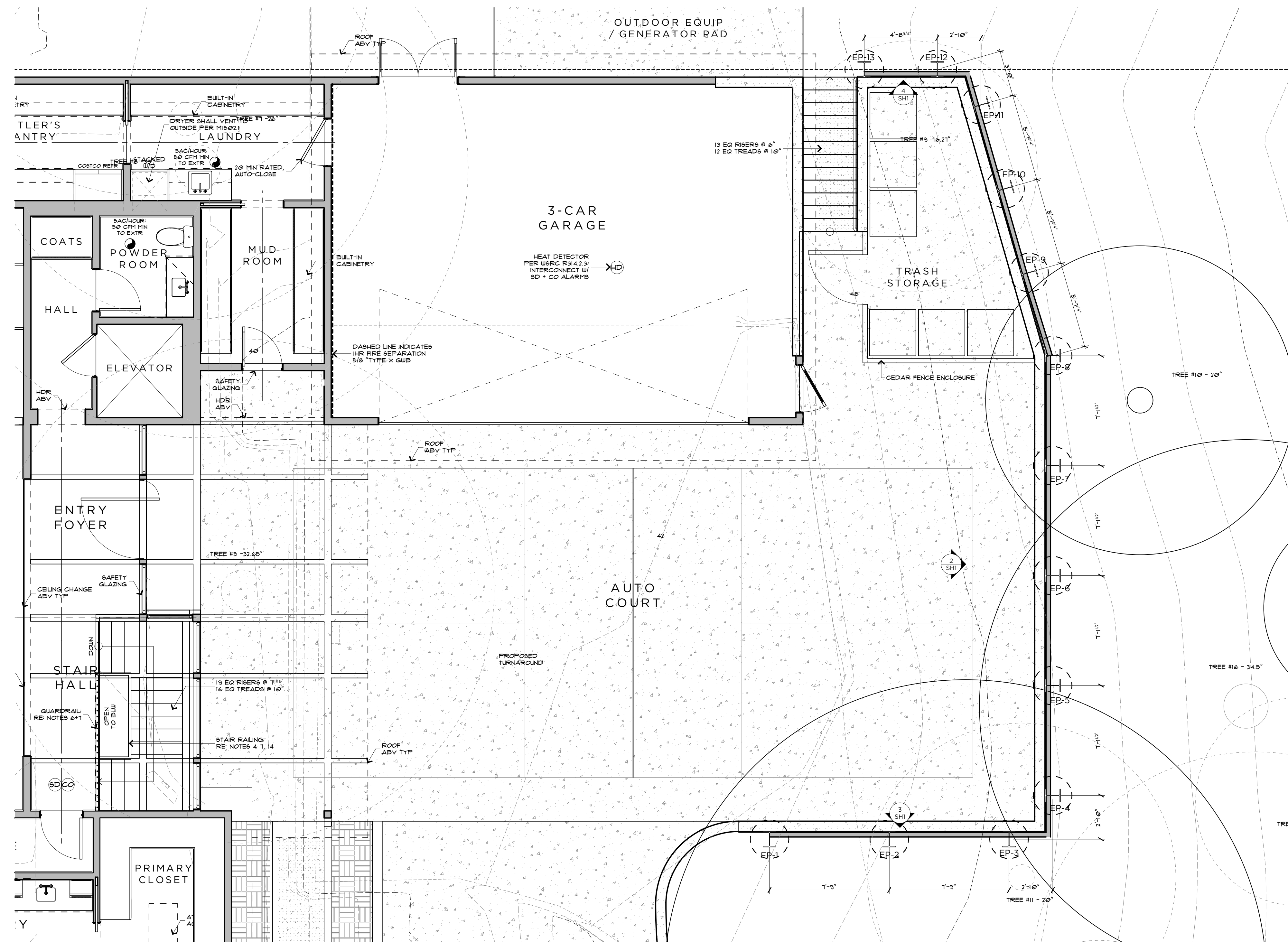
SHORING PLAN

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RELEASE
20 DEC 2024

SH1

ZIMMER
ARCHITECTS

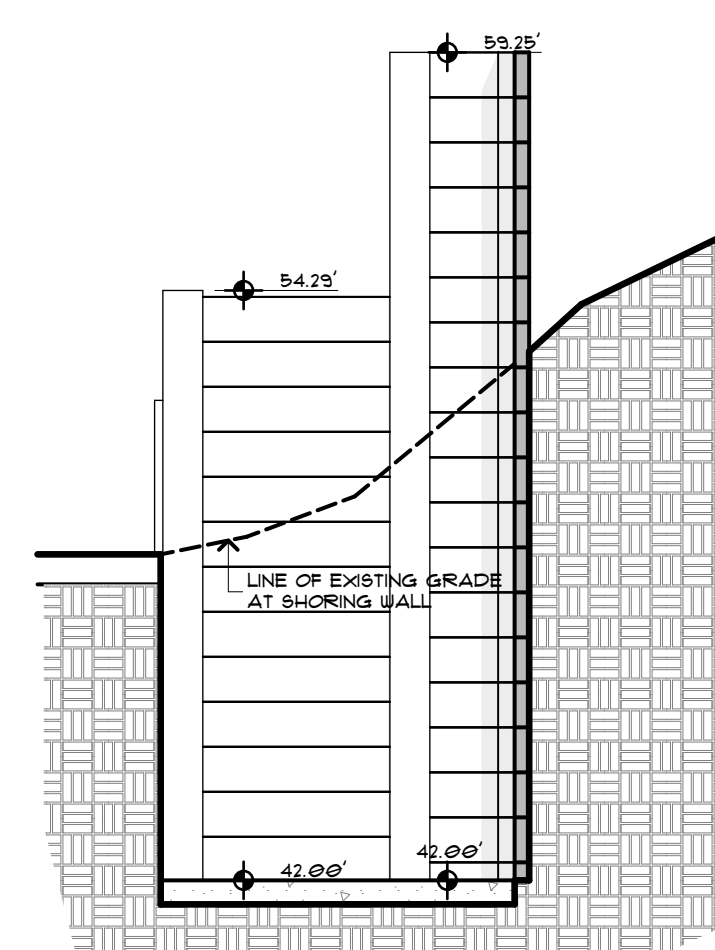


SHORING PLAN

SCALE: 1/4" = 1'-0"

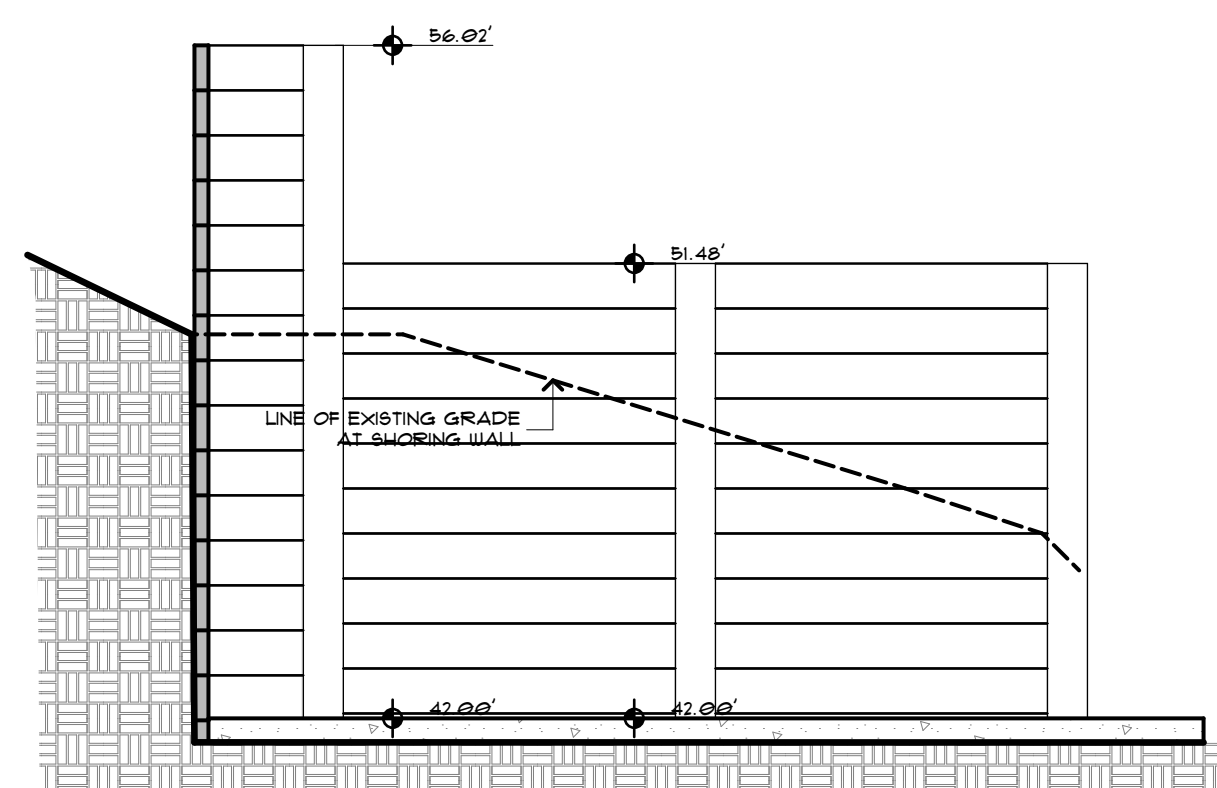
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NORTH 4

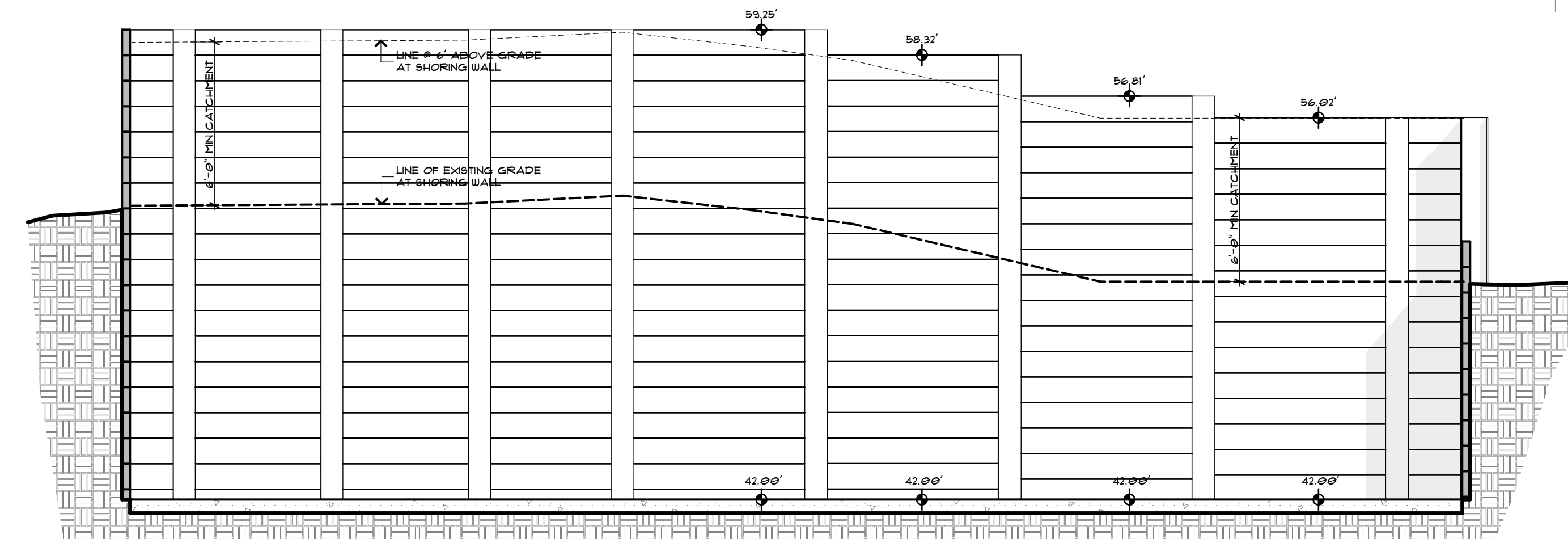
SCALE: 1/4" = 1'-0"



SOUTH

SCALE: 1/4" = 1'-0"

3



EAST SHORING ELEVATION

SCALE: 1/4" = 1'-0"

2

General Structural Notes

The Following Apply Unless Noted Otherwise on the Drawings

Criteria

- CODE REQUIREMENTS: ALL DESIGN AND CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE, 2021 EDITION.
- REFERENCE DOCUMENTS:
 - GEOTECHNICAL REPORT BY PanGEO, INC., DATED October, 2024 (Proj #21-552) & SUBSEQUENT REVISIONS.
- DESIGN LOADS: THE SOIL PRESSURE INDICATED ON THE SOIL PRESSURE DIAGRAMS WHERE USED FOR DESIGN.
- SOILS INSPECTION: INSPECTION BY THE SOILS ENGINEER SHALL BE PERFORMED FOR PILE PLACEMENT AND TIEBACK PLACING AND STRESSING. ALL PREPARED SOIL BEARING SURFACES SHALL BE INSPECTED BY THE SOILS ENGINEER PRIOR TO PLACEMENT OF PILE. SOIL COMPACTION SHALL BE SUPERVISED/TESTED BY THE GEOTECHNICAL ENGINEER.
- SPECIAL INSPECTION: SPECIAL INSPECTION OF THE FOLLOWING TYPES OF CONSTRUCTION SHALL BE PROVIDED IN ACCORDANCE WITH SECTIONS 110 AND 1701 OF THE INTERNATIONAL BUILDING CODE AND THE PROJECT SPECIFICATIONS BY A QUALIFIED TESTING AGENCY DESIGNATED BY THE ARCHITECT, AND RETAINED BY THE BUILDING OWNER. THE ARCHITECT, STRUCTURAL ENGINEER, AND BUILDING DEPARTMENT SHALL BE FURNISHED WITH COPIES OF ALL INSPECTION AND TEST RESULTS.
 - STRUCTURAL STEEL FABRICATION AND ERECTION (INCLUDING FIELD WELDING AND HIGH-STRENGTH FIELD BOLTING)
 - PERMANENT CONCRETE CONSTRUCTION PER TABLE 1705.3
- UTILITY LOCATION: THE SHORING CONTRACTOR SHALL DETERMINE THE LOCATION OF ALL ADJACENT UNDERGROUND UTILITIES PRIOR TO DRILLING PILE HOLES, TIEBACK ANCHORS, OR CUTTING OR DIGGING IN STREETS OR ALLEYS. THE UTILITIES INFORMATION SHOWN ON THE PLANS MAY BE NOT COMPLETE.
- SPECIAL CONDITIONS: 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.
- SOILS: SEE REPORT OF GEOTECHNICAL INVESTIGATION FOR MORE COMPLETE INFORMATION, INCLUDING RECOMMENDATIONS FOR SHORING IN GENERAL, SHORING MONITORING, EXCAVATION, LAGGING, AND DRAINAGE.
- SAWN LUMBER: SAWN LUMBER SHALL CONFORM TO "GRADING AND DRESSING RULES," WEST COAST LUMBER INSPECTION BUREAU (WCLIB), LATEST EDITION. LUMBER SHALL BE THE SPECIES AND GRADE NOTED IN THE LAGGING TABLE.

TIMBER LAGGING SHALL BE PRESSURE TREATED WITH WATERBORNE PRESERVATIVES IN ACCORDANCE WITH AWPB STANDARD U1 AND SHALL MEET A USE CATEGORY OF UC4B OR BETTER. LAGGING SHALL BE 4X10 UNLESS OTHERWISE NOTED ON DRAWINGS.
- STEEL SPECIFICATIONS: DESIGN, FABRICATION AND ERECTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FOLLOWING SPECIFICATIONS:
 - STRUCTURAL STEEL: AISC SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS--ALLOWABLE STRESS DESIGN.
 - WELDING: AWS D1.1 (AWS PREQUALIFIED JOINT DETAILS USE 1/4" MINIMUM WELDS UNLESS NOTED OTHERWISE).
 - WELDER CERTIFICATION: WASHINGTON ASSOCIATION OF BUILDING OFFICIALS (WABO).
- STRUCTURAL STEEL SHALL CONFORM TO THE FOLLOWING REQUIREMENTS:

TYPE OF MEMBER	ASTM SPECIFICATION	Fy
WIDE FLANGE	A992	50 KSI
PIPE	A53	35 KSI
PLATES, SHAPES, ANGLES, AND RODS	A36	36 KSI
STRUCTURAL BOLTS	A325-N	
WOOD CONNECTION BOLTS	A307	
WELDING ELECTRODES	E70XX	

Concrete

- CONCRETE: CONCRETE WORK SHALL CONFORM TO ALL REQUIREMENTS OF CHAPTER 19 OF THE 2018 IBC. CONCRETE STRENGTHS SHALL BE VERIFIED BY STANDARD CYLINDER TESTS, UNLESS APPROVED OTHERWISE. REQUIRED ULTIMATE COMPRESSIVE STRENGTH OF STRUCTURAL GROUT SHALL BE REACHED BY 7 DAYS FOR TIEBACKS AND 28 DAYS FOR PILES.

f _c (psi)	Minimum Cement Per Cubic Yard	Max. Water Per 94 LB Cement	Use
-----	1-1/2 Sacks	-----	Pile & Tieback lean concrete
3,000	6 Sacks (PILING)	6 Gallons	Pile & Tieback struct. grout

CONCRETE WALL SHALL ATTAIN A 28-DAY STRENGTH OF f_c=3,000 PSI

AS AN ALTERNATIVE TO THE ABOVE, THE CONTRACTOR SHALL SUBMIT CONCRETE MIX DESIGNS FOR APPROVAL TWO WEEKS PRIOR TO PLACING ANY CONCRETE. THE ALTERNATE MIX DESIGN WILL BE REVIEWED FOR CONFORMANCE TO ACI 318 Ch. 5 WITH 5BC REVISIONS.
- ALL CONCRETE WITH SURFACES EXPOSED TO WEATHER OR STANDING WATER SHALL BE AIR-ENTRAINED WITH AN AIR-ENTRAINING AGENT CONFORMING TO ASTM C260, C494, AND C618. TOTAL AIR CONTENT FOR FROST-RESISTANT CONCRETE SHALL BE IN ACCORDANCE WITH TABLE ACI 318 TABLE 4.2.1 MODERATE EXPOSURE.
- REINFORCING STEEL SHALL CONFORM TO ASTM A615 (INCLUDING SUPPLEMENT S1), GRADE 60, f_y=60,000 PSI. EXCEPTIONS: ANY BARS SPECIFICALLY SO NOTED ON THE DRAWINGS SHALL BE GRADE 40, f_y=40,000 PSI. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A-185. SPIRAL REINFORCEMENT SHALL BE PLAIN WIRE CONFORMING TO ASTM A615, GRADE 60, f_y=60,000 PSI.

Pipe and Lagging Construction

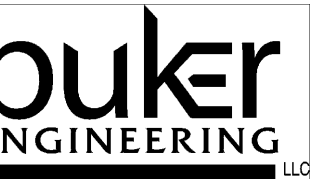
- DEMOLITION: SHORING AND SOIL EXCAVATION SHALL BE DONE SIMULTANEOUSLY.
- VERIFICATION: DIMENSIONS AND LOCATION OF EXISTING STRUCTURES SHALL BE VERIFIED PRIOR TO FABRICATION AND INSTALLATION OF ANY STRUCTURAL MEMBER. NOTIFY ENGINEER ABOUT ANY DISCREPANCIES PRIOR TO FABRICATION.
- STEEL PILE PLACEMENT TOLERANCES:
 - 1" INSIDE PERPENDICULAR TO SHORING WALL.
 - 1" OUTSIDE PERPENDICULAR TO SHORING WALL.
 - 3" LATERALLY.
- LAGGING: TIMBER LAGGING SHALL BE INSTALLED IN ALL AREAS. VOIDS BETWEEN LAGGING AND SOIL SHALL BE BACKFILLED. 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. SPECIAL CARE SHOULD BE TAKEN TO AVOID GROUND LOSS DURING EXCAVATION.
- SHORING MONITORING: A SYSTEMATIC PROGRAM OF OBSERVATION SHALL BE CONDUCTED DURING THE PROJECT EXECUTION TO DETERMINE THE EFFECT OF CONSTRUCTION ON ADJACENT FACILITIES AND STRUCTURES IN ORDER TO PROTECT THEM FROM DAMAGE. REFER TO REPORT OF GEOTECHNICAL INVESTIGATION FOR RECOMMENDATIONS. FIELD DATA AND MEASUREMENTS ARE TO BE SUBMITTED TO STRUCTURAL AND GEOTECHNICAL ENGINEER FOR REVIEW.

MONITORING PLAN SHALL INCLUDE THE FOLLOWING:

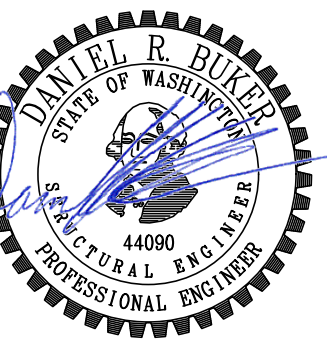
 - THE TOP OF EVERY OTHER SOLDIER PILE SHALL BE MONITORED TWICE A WEEK DURING EXCAVATION FOR LAGGING INSTALLATION. BASED ON THOSE MONITORING RESULTS, THE MONITORING FREQUENCY MAY BE REDUCED TO ONCE A WEEK AFTER THE FOUNDATION IS COMPLETED.
 - ADJACENT STRUCTURES OR RETAINING WALLS LOCATED WITHIN 20 FEET OF THE PLANNED SHORING WALL SHALL BE MONITORED AT ESTABLISHED OPTICAL SURVEY POINTS.
 - ESTABLISH A BASELINE READING OF MONITORING POINTS ON THE GROUND SURFACE AND SETTLEMENT-SENSITIVE STRUCTURES BEHIND THE SHORING WALL ALIGNMENT PRIOR TO EXCAVATION AND INSTALLATION OF THE SHORING SYSTEMS.
 - A LICENSED SURVEYOR MUST DO THE SURVEYING AT LEAST ONCE A WEEK.
 - THE GEOTECHNICAL ENGINEER SHALL REVIEW SURVEY DATA AND PROVIDE AN EVALUATION OF WALL PERFORMANCE ALONG WITH SURVEY DATA TO DPD AND SDOT ON AT LEAST A WEEKLY BASIS. IMMEDIATELY AND DIRECTLY, NOTIFY DPD AND SDOT IF ANY UNUSUAL OR SIGNIFICANTLY INCREASED MOVEMENT OCCURS.
 - IMMEDIATELY AND DIRECTLY NOTIFY THE GEOTECHNICAL AND STRUCTURAL ENGINEERS, IF 0.5 INCHES OF MOVEMENT OCCURS BETWEEN TWO CONSECUTIVE READINGS AND WHEN TOTAL MOVEMENTS REACH 0.5 INCH. AT THAT AMOUNT OF MOVEMENT, THE ENGINEERS AND DESIGNERS SHALL DETERMINE THE CAUSE OF DISPLACEMENT AND DEVELOP REMEDIAL MEASURES SUFFICIENT TO LIMIT TOTAL WALL MOVEMENTS TO WHAT HAS BEEN DEFINED AS ACCEPTABLE BY THE DESIGN TEAM.

Tie-Back Construction

- TIEBACKS SHALL CONSIST OF CABLE OR ROD WITH 6" DIAMETER PRESSURE GROUTED ANCHOR SUFFICIENT TO DEVELOP THE LOADS INDICATED IN THE TIEBACK SCHEDULE. TIEBACK ANCHORS SHALL HAVE DOUBLE CORROSION PROTECTION.
- TIEBACK INSTALLATION AND PRESTRESSING SHALL BE COMPLETED PRIOR TO EXCAVATING MORE THAN TWO FEET BELOW TIEBACK LEVEL.
- VERIFICATION TESTS SHALL BE PROVIDED AS FOLLOWS AND SHALL BE MONITORED BY A REPRESENTATIVE OF PanGEO, INC:
 - TWO HUNDRED PERCENT VERIFICATION TESTS SHALL BE CONDUCTED ON 5% OF THE ANCHORS BUT NOT LESS THAN TWO ANCHORS IN EACH PARTICULAR SOIL TYPE.
 - THE MAXIMUM STRESS IN PRESTRESSING STEEL SHALL NOT EXCEED 80% OF THE ULTIMATE TENSILE STRENGTH DURING PERFORMANCE TESTING. PILES AND TIEBACKS MAY REQUIRE EXTRA REINFORCEMENT TO PERMIT STRESSING TO 200% OF DESIGN LOAD AS REQUIRED BY THE VERIFICATION TEST.
 - THE VERIFICATION TESTS SHALL MEASURE ANCHOR STRESS AND DISPLACEMENT INCREMENTALLY TO VALUES OF UNIT SKIN FRICTION EQUAL TO 200% OF THE DESIGN STRESS. THE ANCHOR SHALL BE LOADED IN 10% INCREMENTS WITH EACH INCREMENT HELD FOR AT LEAST FIVE MINUTES. THE FINAL MAXIMUM TEST LOAD SHALL BE MAINTAINED FOR A PERIOD OF AT LEAST THIRTY MINUTES. MEASUREMENTS OF MOVEMENT SHALL BE OBTAINED WITH A TRANSIT AND A SCALE ACCURATE TO 0.01 INCH ATTACHED TO THE ROD. TEST ANCHORS SHALL HOLD THE MAXIMUM TEST UNIT STRESS WITHOUT NOTICEABLE CREEP AND EXHIBITED A LINEAR OR NEAR-LINEAR RELATIONSHIP BETWEEN UNIT ANCHOR STRESS AND MOVEMENT OVER THE ENTIRE 200% STRESS RANGE. NOTICEABLE CREEP SHALL BE DEFINED AS A RATE OF MOVEMENT OF APPROXIMATELY 0.08 INCHES/LOG CYCLE OF TIME. TESTS SHALL BE PERFORMED WITHOUT THE BACKFILL AHEAD OF THE ANCHOR TO AVOID ANY CONTRIBUTORY RESISTANCE BY THE BACKFILL, UNLESS APPROVAL TO THE CONTRARY IS GRANTED BY THE GEOTECHNICAL ENGINEER.
- PRODUCTION ANCHORS:
 - EACH PRODUCTION ANCHOR SHALL BE PROOF-LOADED TO 133% OF THE DESIGN LOAD AND SHALL SUSTAIN THE PROOF LOAD WITHOUT NOTICEABLE CREEP OR EXCESSIVE ANCHOR MOVEMENT FOR FIVE MINUTES. THE ANCHOR SHALL BE LOADED IN INCREMENTS OF 25% OF THE DESIGN LOAD, WITH EACH LOAD HELD FOR AT LEAST FIVE MINUTES, IN ORDER TO OBTAIN A STABLE DISPLACEMENT MEASUREMENT.
 - MOVEMENT OF THE ANCHOR IN EXCESS OF 3 INCHES SHALL BE CONSIDERED INDICATIVE OF DEFICIENCIES IN THE INSTALLATION. TOTAL MOVEMENT OF AN ANCHOR IN EXCESS OF 6 INCHES SHALL BE CONSIDERED A FAILURE REQUIRING A REPLACEMENT ANCHOR. TOTAL MOVEMENT OF AN ANCHOR BETWEEN 3 INCHES AND 6 INCHES SHALL BE REVIEWED BY THE GEOTECHNICAL AND STRUCTURAL ENGINEER TO DETERMINE IF A REPLACEMENT ANCHOR IS REQUIRED.
 - FOLLOWING PROOF LOADING, EACH ANCHOR SHALL BE LOCKED OFF AT 100% OF DESIGN LOADING.



4303 Stone Way N
Seattle, WA 98103
206.258.6333



Zimmer Residence

4661 Forest Ave SE
Mercer Island, WA, 98040

No. Date Issue

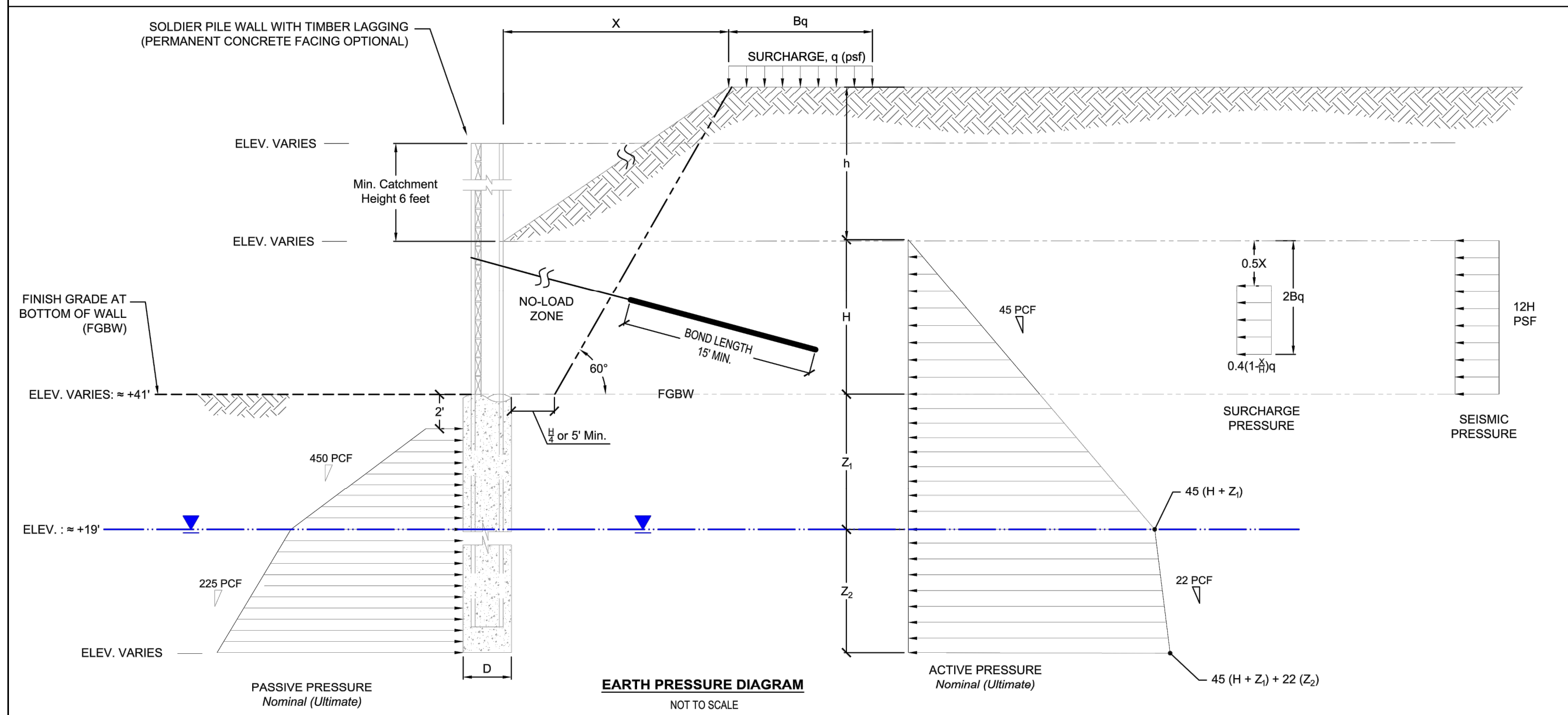
11/13/24 Permit

Sheet Contents

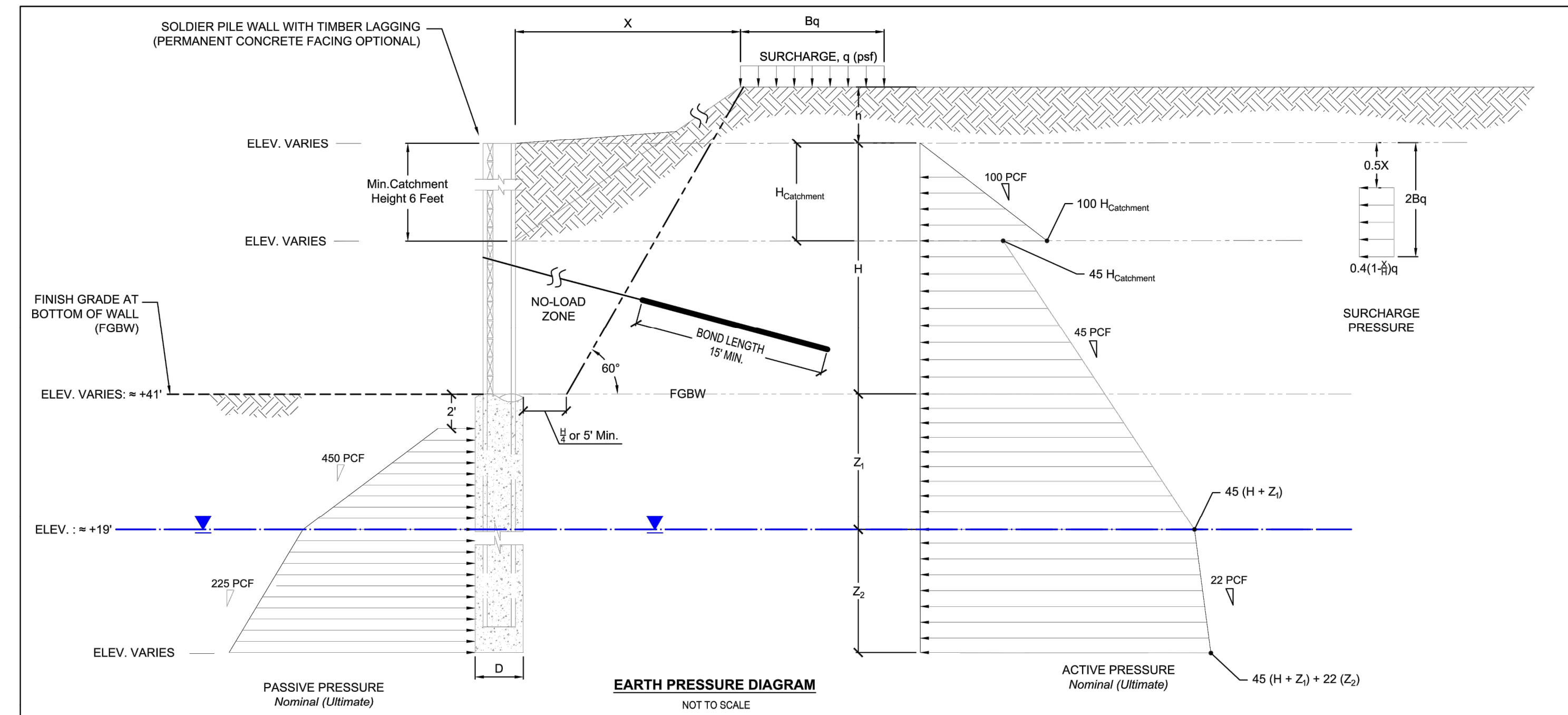
General Structural Notes

Sheet No.

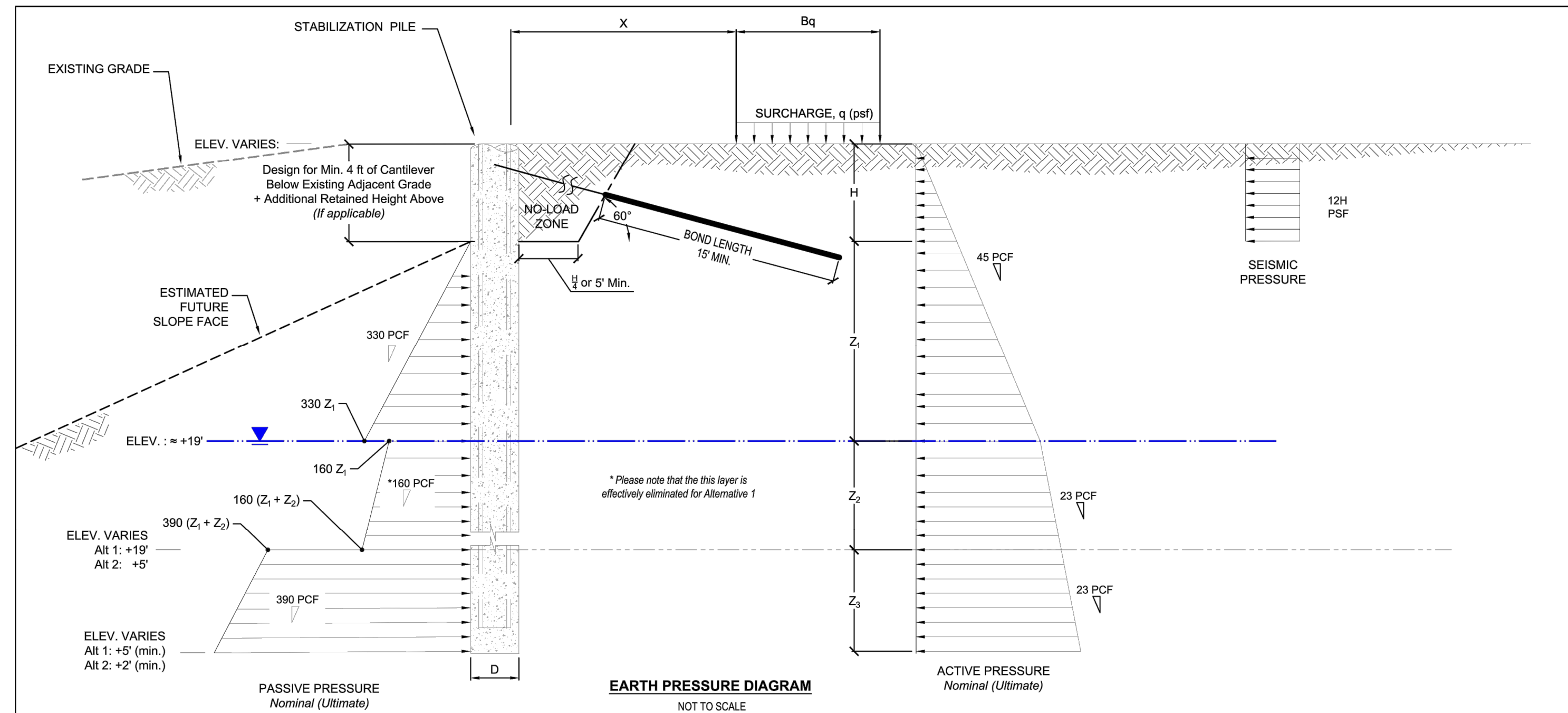
SH2



- NOTES:
- Embedment (Z) should be determined by summation of moments at the bottom of the soldier piles or at ground anchor location if present. Minimum pile embedment should be at least 10 feet below bottom of excavation, or deeper as determined by structural analysis.
 - Active and Passive earth pressure values shown are nominal (ultimate) values. Factors of safety of 1.5 and 1.15 should be applied to the passive earth pressure values for static and seismic loading conditions, respectively. No load factors have been applied to the recommended active earth pressures.
 - Apply active and surcharge pressures over the full width of the pile spacing above the base of the excavation and over one pile diameter below the base of the excavation.
 - Apply passive pressures over two times the pile diameter (D) below the base of the excavation.
 - Use 50% of the active and surcharge pressures for lagging design with soldier piles spaced at 8-ft or less.
 - Anchor design provided by others.
 - Allowable vertical soldier pile capacity:
Skin Friction = 1.0 ksf (Below Elev. 38 ft)
End Bearing = 30 ksf
 - For seismic condition, combine the seismic pressure (psf) with the static (active and surcharge) pressures.
 - Refer to the report text for anchor recommendations and additional discussions.
- | | | |
|-------------------------------|--|--|
| PanGEO
INCORPORATED | Zimmer Residence
4661 Forest Avenue SE
Mercer Island, Washington | DESIGN LATERAL PRESSURES
PERMANENT SOLDIER PILE / CATCHMENT WALL
CANTILEVERED OR SINGLE TIEBACK
STATIC & SEISMIC CONDITIONS |
| | PROJECT NO. 21-552 | FIGURE NO. 11 |



- NOTES:
- Embedment (Z) should be determined by summation of moments at the bottom of the soldier piles or at ground anchor location if present. Minimum pile embedment should be at least 10 feet below bottom of excavation, or deeper as determined by structural analysis.
 - Active and Passive earth pressure values shown are nominal (ultimate) values. A factor of safety of 1.15 should be applied to the passive earth pressure values for the dynamic (moment of slide impact) loading condition. No load factor has been applied to the recommended active earth pressure values.
 - Apply active and surcharge pressures over the full width of the pile spacing above the base of the excavation and over one pile diameter below the base of the excavation.
 - Apply passive pressures over two times the pile diameter (D) below the base of the excavation.
 - Use 50% of the active and surcharge pressures for lagging design with soldier piles spaced at 8-ft or less.
 - Anchor design provided by others.
 - Allowable vertical soldier pile capacity:
Skin Friction = 1.0 ksf (Below Elev. 38 ft)
End Bearing = 30 ksf
 - Refer to the report text for anchor recommendations and additional discussions.
- | | | |
|-------------------------------|--|---|
| PanGEO
INCORPORATED | Zimmer Residence
4661 Forest Avenue SE
Mercer Island, Washington | DESIGN LATERAL PRESSURES
PERMANENT SOLDIER PILE / CATCHMENT WALL
CANTILEVERED OR SINGLE TIEBACK
DYNAMIC IMPACT SLIDE CONDITION |
| | PROJECT NO. 21-552 | FIGURE NO. 12 |



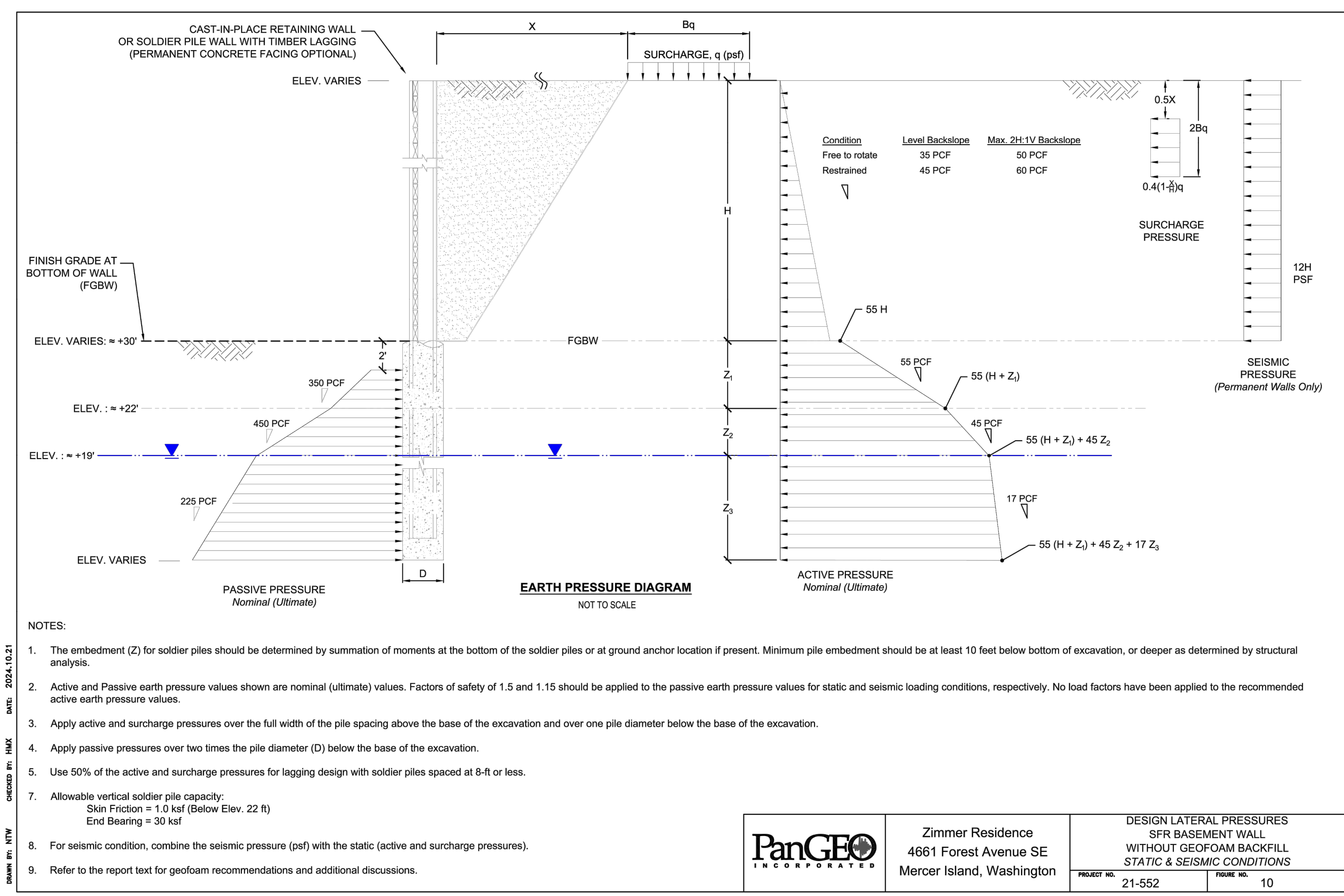
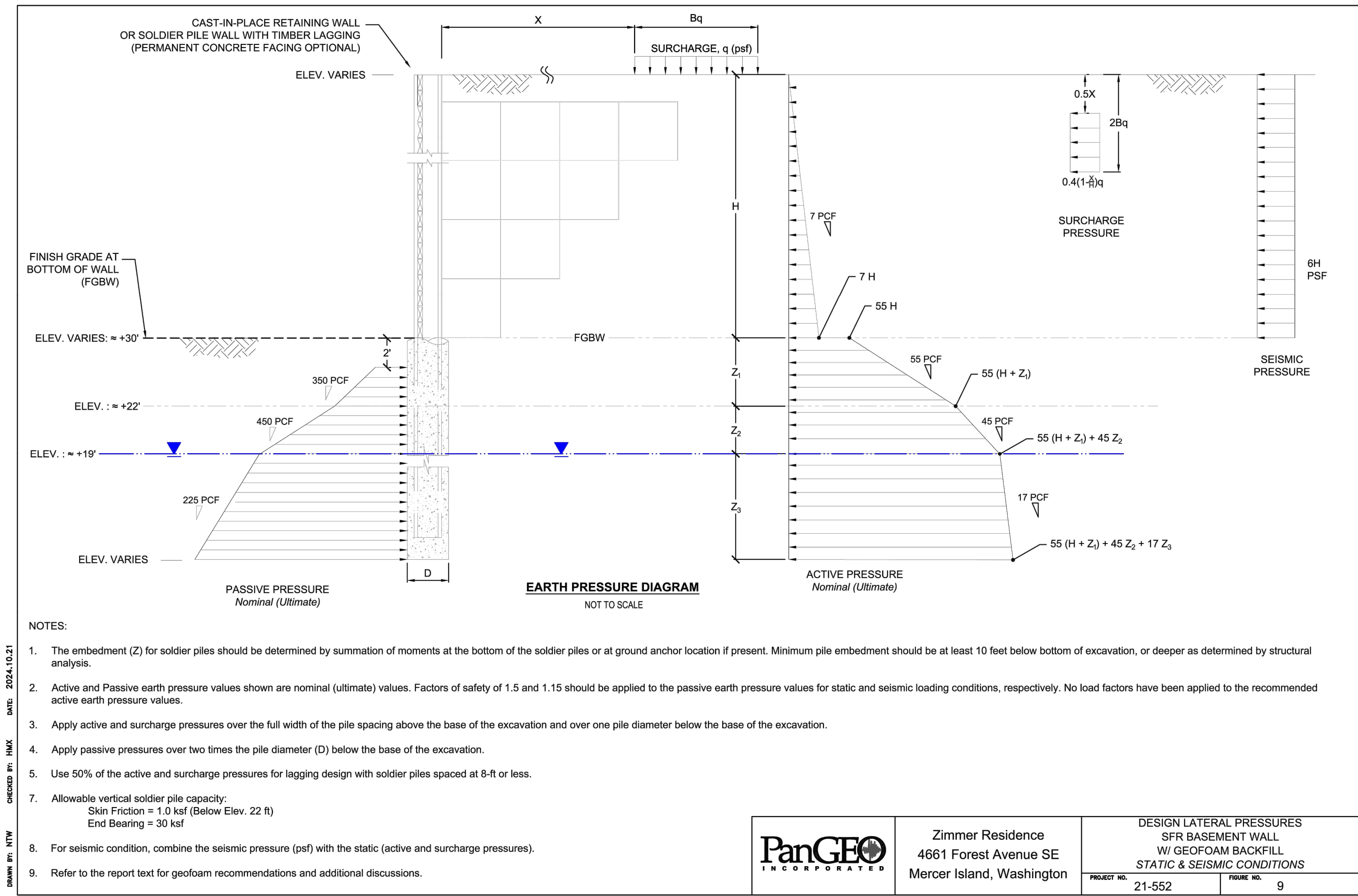
- NOTES:
- Embedment (Z) should be determined by summation of moments at the bottom of the piles or at ground anchor if present. Minimum pile tip elevation (Z) for the stabilization piles should be +5 feet (Alt 1), +2 feet (Alt 2), or deeper as determined by structural analysis.
 - Active and Passive earth pressure value shown are nominal values. Factors of safety of 1.5 and 1.15 should be applied to the passive earth pressure values for static and seismic loading conditions, respectively. No load factors have been applied to the recommended active earth pressures.
 - Apply active and surcharge pressures over the full width of the pile spacing above the base of the excavation and over one pile diameter below the base of the excavation.
 - Apply passive pressures over two times the pile diameter (D) below the base of the excavation.
 - Use 50% of the active and surcharge pressures for lagging design with soldier piles spaced at 8-ft or less.
 - Anchor design provided by others. Refer to the report text for anchor recommendations and additional discussions.
 - Allowable vertical soldier pile capacity:
Skin Friction = 1.0 ksf (Below the estimated future slope face: Approx. 4 feet below existing adjacent grade)
End Bearing = 30 ksf
 - For seismic condition, combine the seismic pressure (psf) with the static (active and surcharge) pressures
 - Vertical Datum: NAVD 88
- | | | |
|-------------------------------|--|--|
| PanGEO
INCORPORATED | Zimmer Residence
4661 Forest Avenue SE
Mercer Island, Washington | DESIGN LATERAL PRESSURES
LOWER PERMANENT STABILIZATION PILES
CANTILEVERED OR SINGLE TIEBACK
STATIC & SEISMIC CONDITIONS |
| | PROJECT NO. 21-552 | FIGURE NO. 13 |

Zimmer Residence

4661 Forest Ave SE
Mercer Island, WA, 98040

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SH3



No.	Date	Issue
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SHORING
DETAILS

Sheet No.

PILE NAME	WIDE FLANGE SIZE	TYPE	AUGER DIAMETER (in)	TOP ELEVATION (ft)	BASE OF EXCAVATION ELEVATION (ft)	APPROXIMATE RETAINED HEIGHT INCLUDING CATCHMENT(ft)	CATCHMENT HEIGHT (ft)	DESIGN H (ft)	SHAFT TIP ELEVATION (ft)	TIEBACK ELEVATION (ft)	MINIMUM TIEBACK LENGTH(ft)	MINIMUM UNBONDED LENGTH(ft)	MINIMUM BOND LENGTH 'A' (ft)	TIEBACK DESIGN LOAD (Kips)	TIEBACK TEST LOAD (133%)	TIEBACK TEST LOAD (200%)
EP-1	W18X86	CANTILEVER	30	53.00	41.00	12.00	0.00	12.00	23.00	-	-	-	-	-	-	-
EP-2	W18X86	CANTILEVER	30	53.00	41.00	12.00	0.00	12.00	23.00	-	-	-	-	-	-	-
EP-3	W18X86	CANTILEVER	30	59.50	41.00	12.00	0.00	12.00	23.00	-	-	-	-	-	-	-
EP-4	W12X53	TIE-BACK	30	56.50	41.00	15.50	6.00	15.50	30.00	47.50	38.00	9.00	29.00	57.00	76.00	114.00
EP-5	W12X53	TIE-BACK	30	56.50	41.00	15.50	6.00	15.50	30.00	48.50	38.00	9.00	29.00	57.00	76.00	114.00
EP-6	W12X53	TIE-BACK	30	56.50	41.00	15.50	6.00	15.50	30.00	48.50	38.00	9.00	29.00	57.00	76.00	114.00
EP-7	W12X53	TIE-BACK	30	59.50	41.00	18.50	6.00	18.50	30.00	49.50	48.00	10.00	38.00	75.00	100.00	150.00
EP-8	W12X53	TIE-BACK	30	59.50	41.00	18.50	6.00	18.50	30.00	50.50	48.00	10.00	38.00	75.00	100.00	150.00
EP-9	W12X53	TIE-BACK	30	59.50	41.00	18.50	6.00	18.50	30.00	50.50	48.00	10.00	38.00	75.00	100.00	150.00
EP-10	W12X53	TIE-BACK	30	59.50	41.00	18.50	6.00	18.50	30.00	50.50	48.00	10.00	38.00	75.00	100.00	150.00
EP-11	W12X53	TIE-BACK	30	59.50	41.00	18.50	6.00	18.50	30.00	50.50	48.00	10.00	38.00	75.00	100.00	150.00
EP-12	W18X86	CANTILEVER	30	59.50	41.00	12.00	0.00	12.00	23.00	-	-	-	-	-	-	-
EP-13	W18X86	CANTILEVER	30	53.00	41.00	12.00	0.00	12.00	23.00	-	-	-	-	-	-	-

1. TIEBACK DESIGN TO BE PROVIDED BY CONTRACTOR. ASSUMED CAPACITY EQUAL TO 2.0 KIPS PER FOOT.

Additional Pile Notes

- ACTUAL PILE RETAINING HEIGHT MAY VARY. IF REQUIRED HEIGHT IS HIGHER THAN SPECIFIED, COORDINATE WITH STRUCTURAL ENGINEER.
- PILE MAY NEED TO EXTEND ABOVE MINIMUM HEIGHT TO SUPPORT LAGGING FROM ADJACENT PILE, COORDINATE THE ACTUAL HEIGHT IN FIELD.
- ACTUAL PILE SPACING AND QUANTITY TO BE COORDINATED w/ FIELD CONDITIONS BY THE CONTRACTOR. PILE SPACING SHOWN IS THE MAXIMUM ALLOWED SPACING. ADDITIONAL PILES MAY BE REQUIRED AT EACH END OF WALL. CONTACT ENGINEER OF RECORD FOR APPROVAL OF FINAL PILE CONFIGURATION PRIOR TO INSTALLATION.

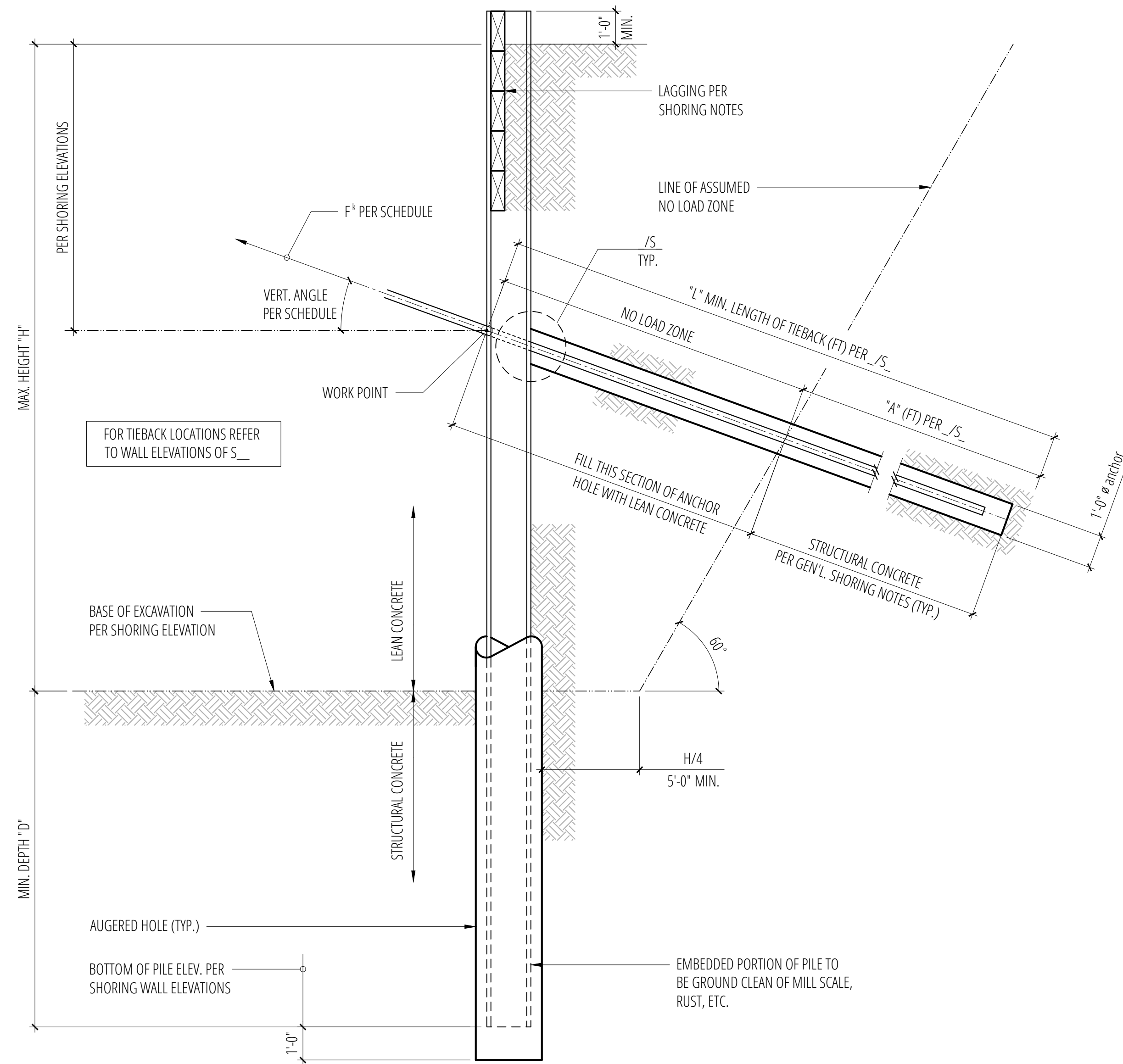
Lagging Schedule

Location*	Lagging Size
0' - 12'-6"	P.T. 4x10 DF-L #2

* Location indicates distance below top of excavation

1 Pile, Tieback and Lagging Schedule

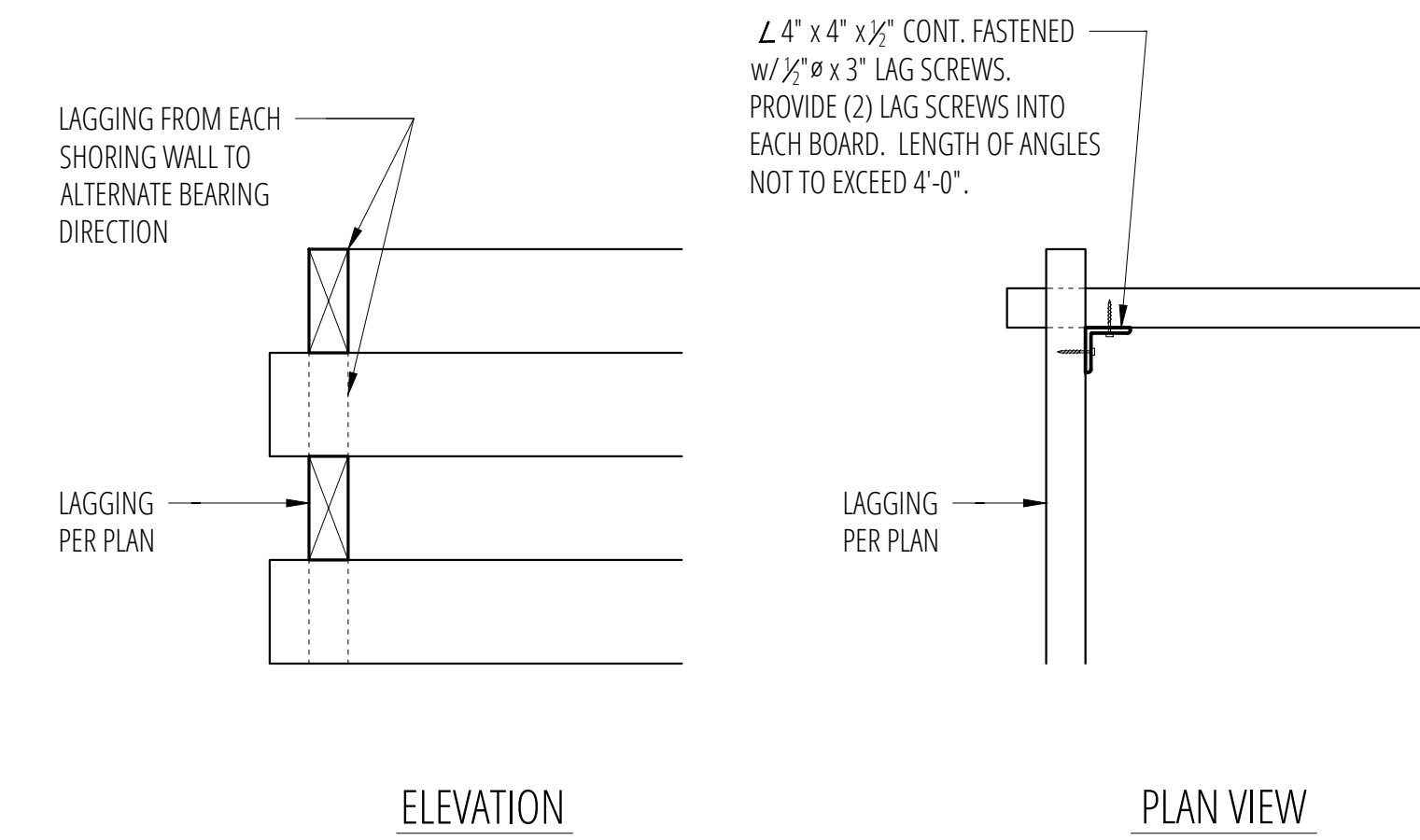
SCALE: 3/4"=1'-0"



9 SCALE: 3/4"=1'-0"

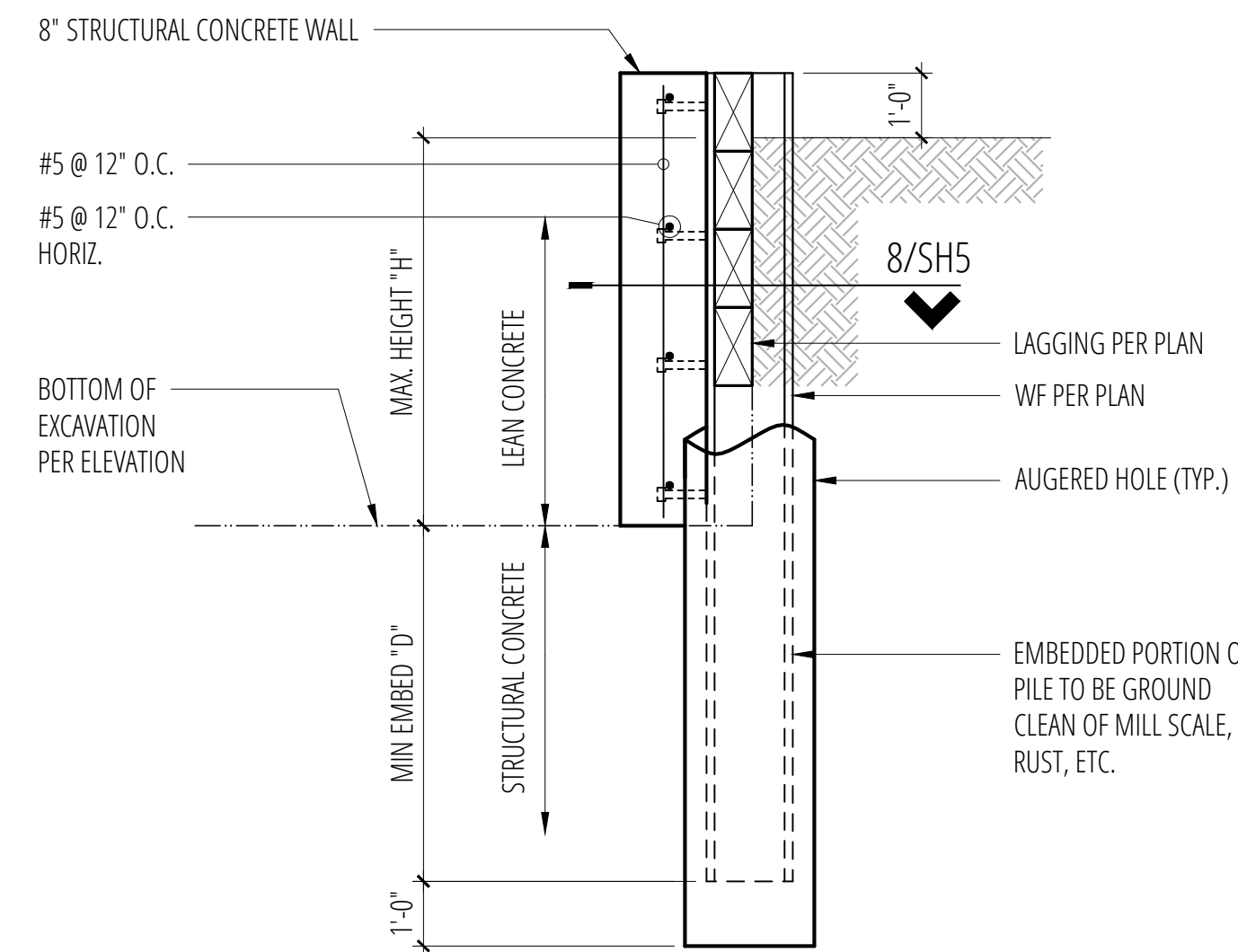
4 Cantilevered Lagging at Inside Corner

SCALE: 3/4"=1'-0"



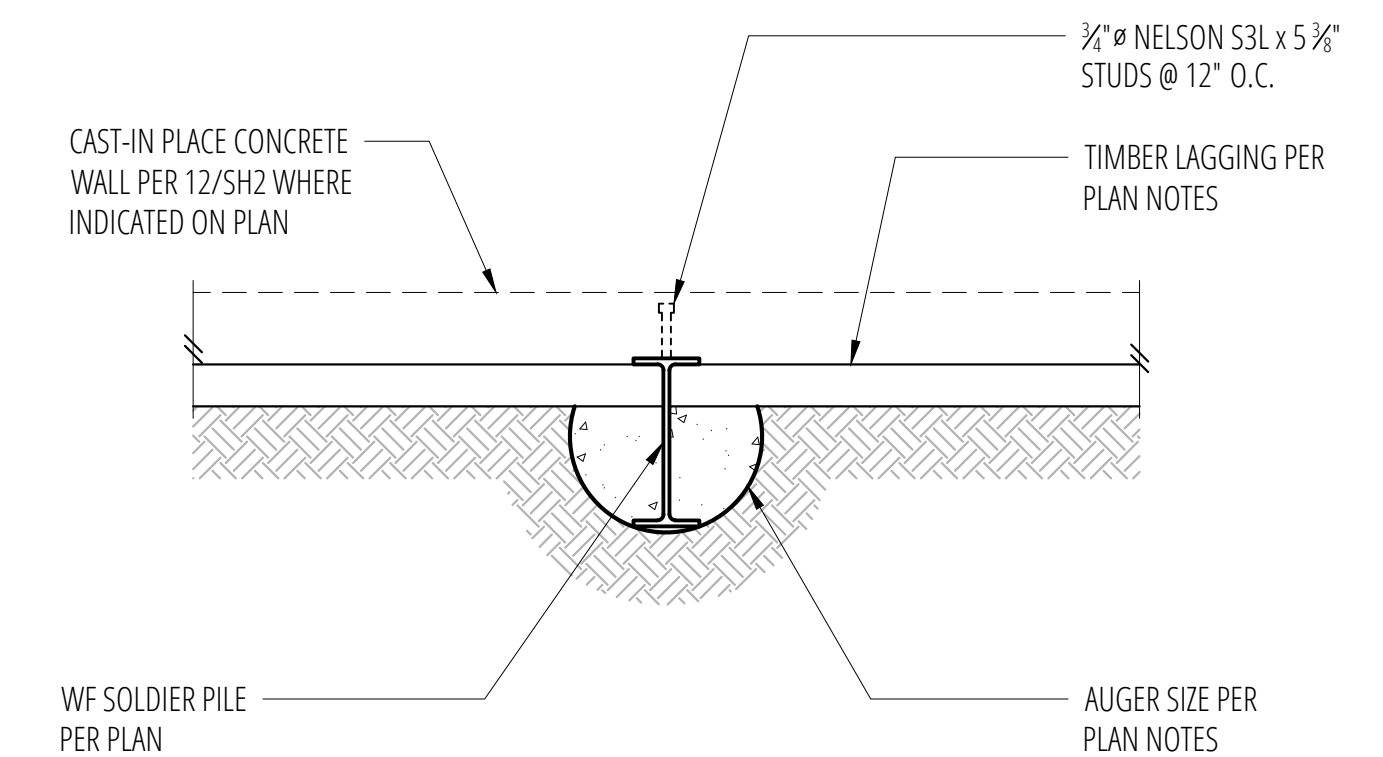
7 Cantilever Pile

SCALE: 3/4"=1'-0"



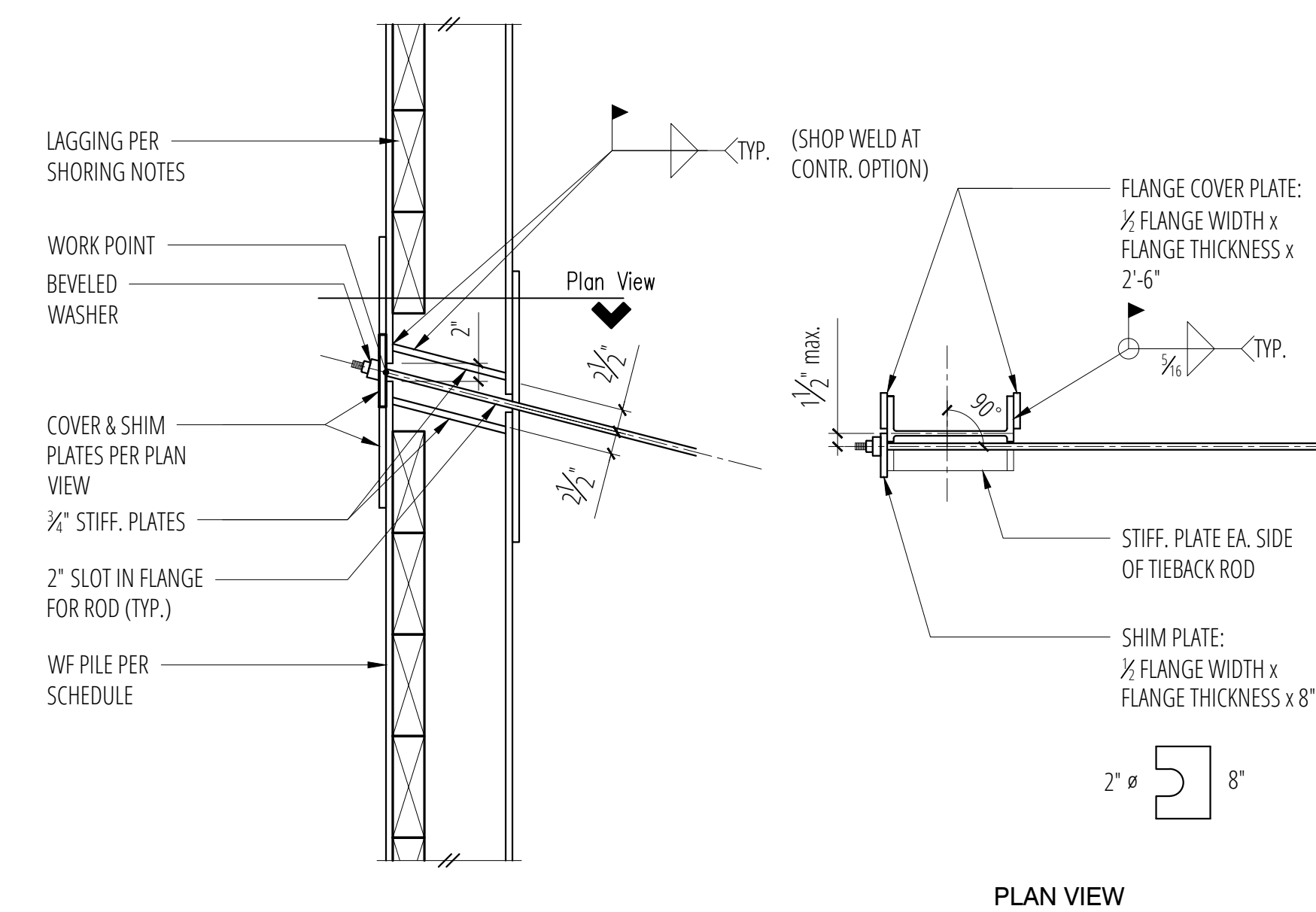
8 Pile - Small Auger

SCALE: 3/4"=1'-0"














11 Tieback to Pile Connection

SCALE: 3/4"=1'-0"



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EROSION CONTROL LEGEND

- LIMITS OF DISTURBANCE 
- FILTER FABRIC FENCE (SILT FENCE)  
- STABILIZED CONSTRUCTION ENTRANCE  
- CATCH BASIN INLET PROTECTION  
- TREE PROTECTION FENCING  
- STRAW WATTLES  

LEGAL DESCRIPTION

LOT 14 AND THE NORTH 30 FEET OF LOT 13, LAKE ISLE, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 19 OF PLATS, PAGE 35, RECORDS OF KING COUNTY, WASHINGTON, TOGETHER WITH SECOND CLASS SHORELANDS ADJOINING, SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

ORGANIC SOIL REQUIREMENT

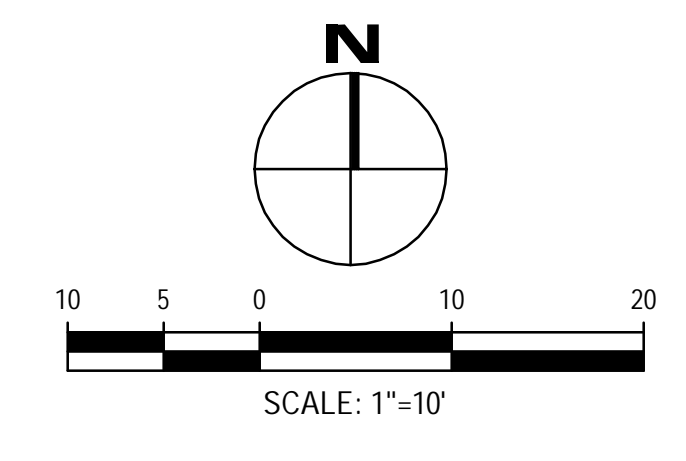
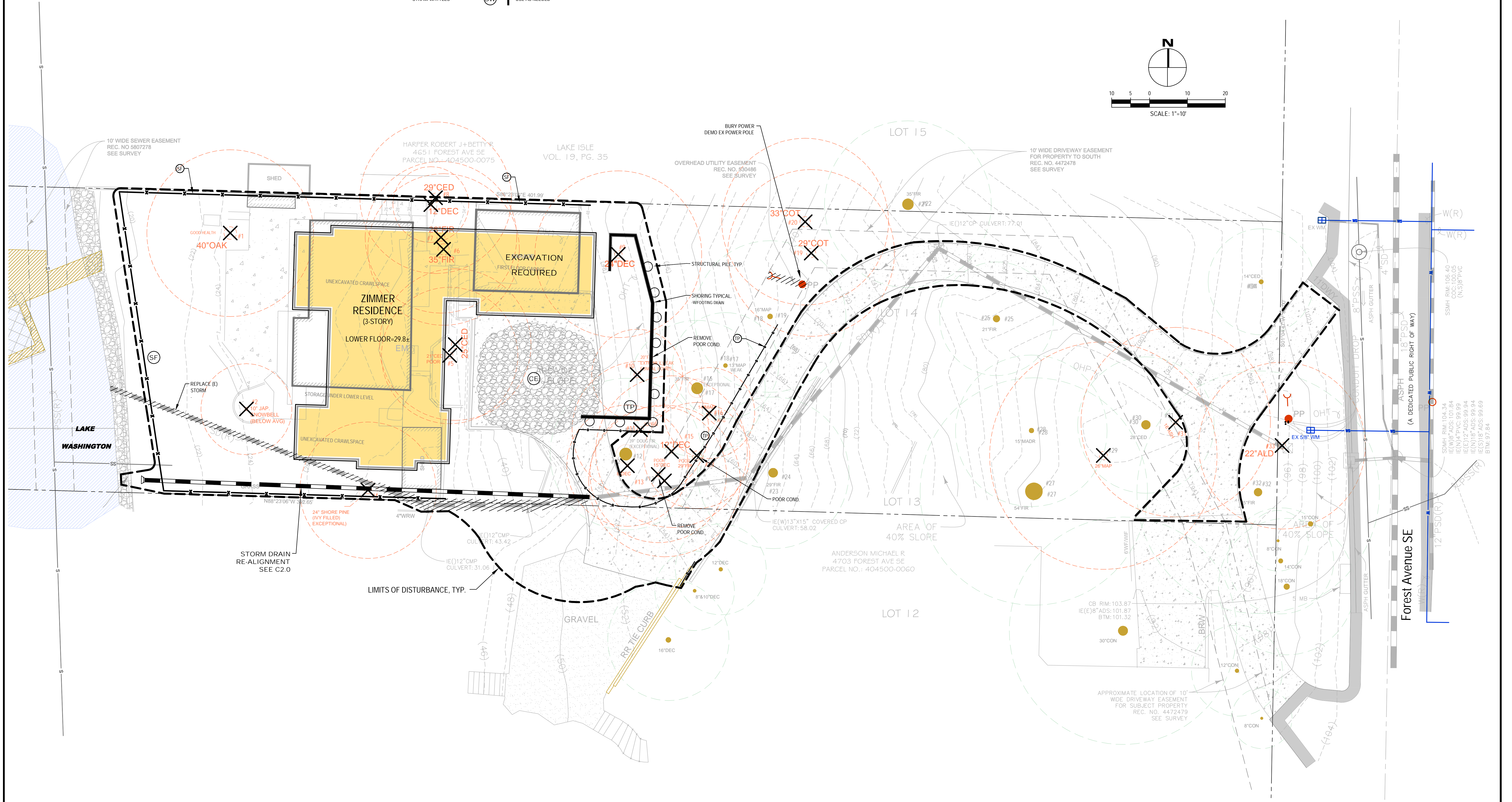
MINIMUM 10% ORGANIC MULCH & COMPOST SOIL REQUIRED

SOIL AMENDMENT REQUIRED

COMPOST AMENDED SOIL REQUIRED ON ALL LANDSCAPED AREAS AFTER CONSTRUCTION. SEE DETAIL ON C35.

SOIL INSPECTION REQUIRED BY ENGINEER

A POST CONSTRUCTION INSPECTION & CERTIFICATION OF AMENDED SOILS IS REQUIRED BY A LICENSED CIVIL ENGINEER. THIS IS REQUIRED BEFORE FINAL SIGN-OFF BY CITY.

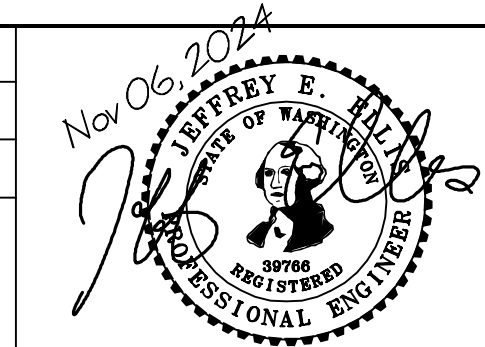


NO.	DATE	BY	REVISIONS

APPLICANT
DAVID AND KAREN ZIMMER



DATE: Nov 06, 2024
JOB# 2033
DRAFTEDSS DESIGN/DE
DIGITAL SIGNATURE

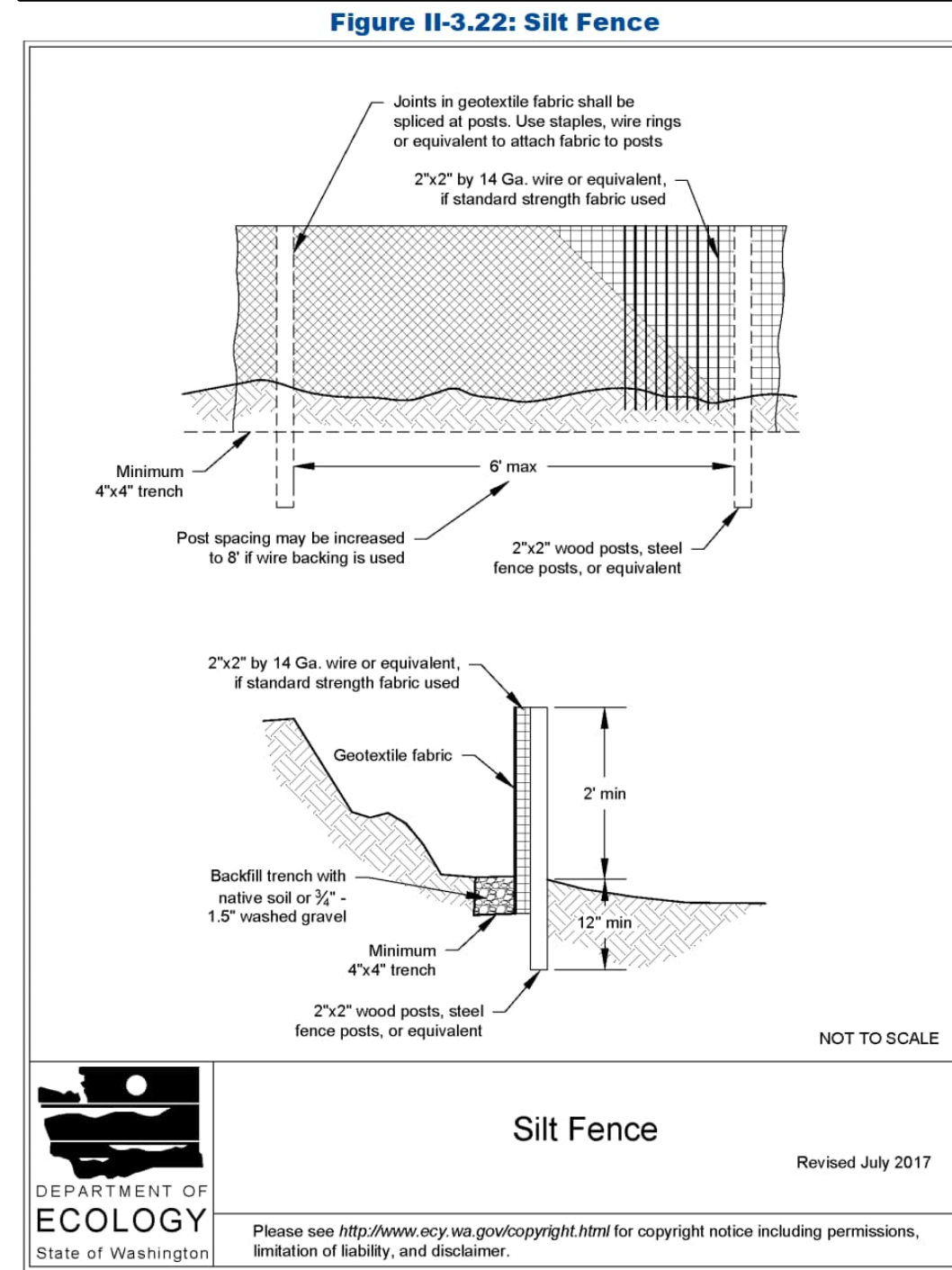


CIVIL ENGINEERING SOLUTIONS
701 N. 36th STREET, SUITE 450 SEATTLE, WA 98103
PHONE: 206.930.0342 DUFFY@CESOLUTIONS.US

TESC PLAN TREE RETENTION PLAN
ZIMMER RESIDENCE
4661 FOREST AVENUE SE, MERCER ISLAND, WA 98040

DRAWING NO:
C1.0
APN 404500-0065

SILT FENCE DETAIL DOE



2019 Stormwater Management Manual for Western Washington
Volume II - Chapter 3 - Page 371

RECOMMENDED CONSTRUCTION SEQUENCE

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

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

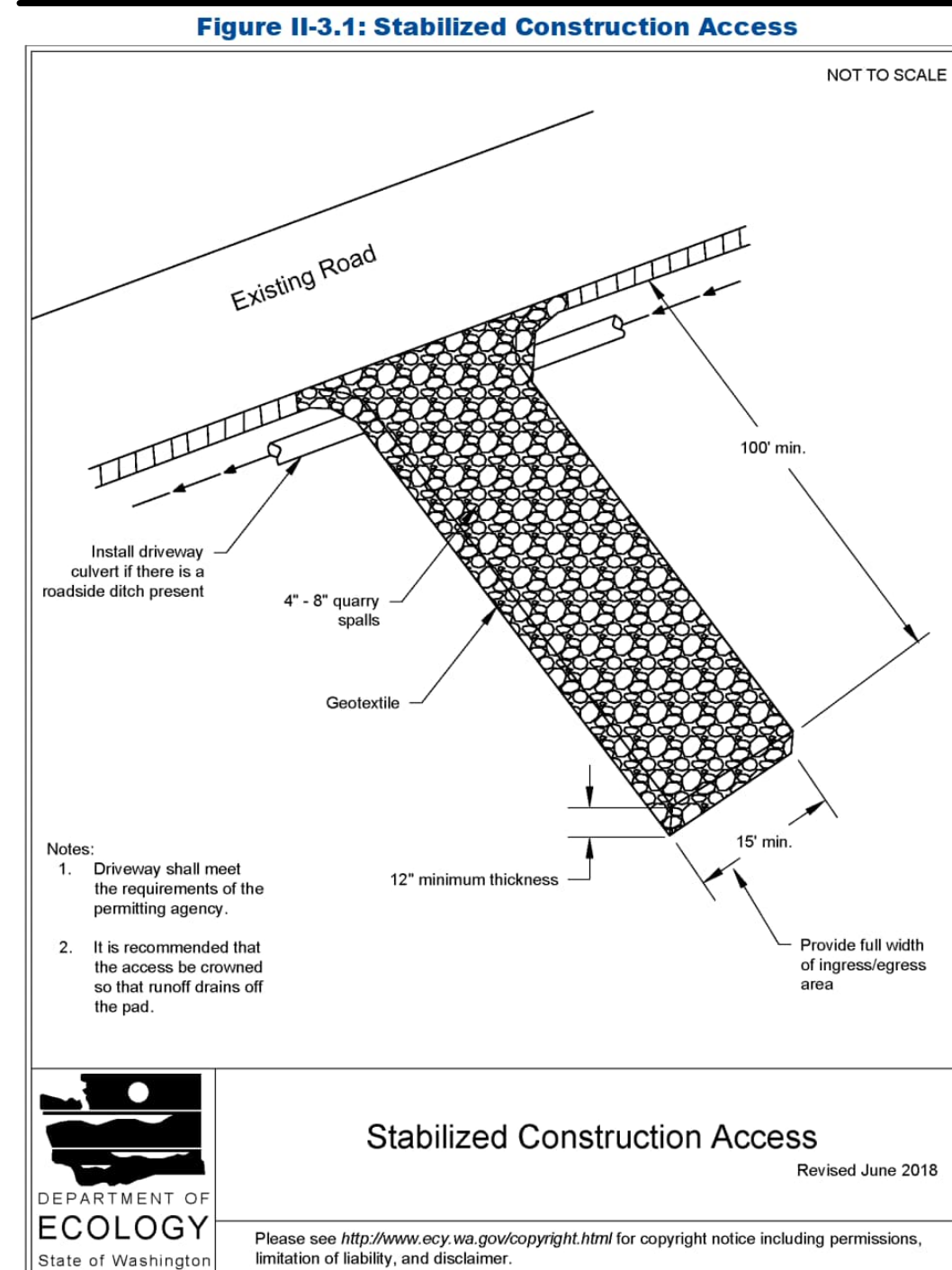
EROSION CONTROL NOTES

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

CITY NOTES

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

CONSTRUCTION ENTRANCE DOE



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DENUDED AREAS REQUIREMENTS

- APRIL 1 TO SEPT 30
ALL DENUDED AREAS MUST BE STABILIZED WITHIN 7 DAYS OF CONSTRUCTION. PLEASE READ ALL CITY TESC NOTES ON SHEET C1.2.
- OCT 1 TO MARCH 31
ALL DENUDED AREAS MUST BE STABILIZED WITHIN 2 DAYS OF GRADING. IF AN EROSION PROBLEM ALREADY EXISTS ON THE SITE, OTHER COVER PROTECTION AND EROSION CONTROL WILL BE REQUIRED.

NO.	DATE	BY	REVISIONS

APPLICANT DAVID AND KAREN ZIMMER	DATE: Nov 04, 2024
	JOB#: 2033
	DRAFTED: SS DESIGN: DE
	DIGITAL SIGNATURE

	CIVIL ENGINEERING SOLUTIONS 701 N. 36th STREET, SUITE 450 SEATTLE, WA 98103 PHONE: 206.930.0342 DUFFY@CESOLUTIONS.US	TESC & CITY NOTES TESC DETAILS ZIMMER RESIDENCE 4661 FOREST AVENUE SE, MERCER ISLAND, WA 98040	DRAWING NO: C1.2 APN 404500-0065
	DATE: Nov 04, 2024 JOB#: 2033 DRAFTED: SS DESIGN: DE DIGITAL SIGNATURE		

SANITARY SEWER IMPROVEMENTS

- 1 -
- 2 - 6" SDR 35 PVC SANITARY SEWER(S) @ MIN 1.0 %
- 3 - BACKFLOW VALVE
- 4 - 6" SEWER CLEANOUT PER MERCER ISLAND DETAIL S-19
- 7 - LOCATE AND VIDEO CONDITION OF EXISTING SANITARY SIDE SEWER. REPLACE LINE IF FOUND DEFECTIVE AS DETERMINED BY CITY INSPECTOR.

WATER IMPROVEMENTS

- 10 - NEW SF RESIDENTIAL WATER SERVICE & METER PIT. CONFIRM REQUIRED SIZE WITH BUILDING PERMIT REVIEW. INSTALL PER MERCER ISLAND DETAIL W-13, W-14, OR W-1A DEPENDING ON SIZE REQUIREMENT.
- 11 - PRIVATE HDPE WATER FROM METER TO HOUSE. SEE PLAN FOR SIZE. CONFIRM ADEQUATE TO MEET FIRE FLOW REQUIREMENTS. HDPE WATER (ASTM D2239). RECOMMENDED DEPTH-36". COORDINATE HOUSE ENTRY WITH BUILDER/OWNER.
- 12 - REDUCED PRESSURE BACKFLOW ASSEMBLY (RPBA) REQUIRED. PROVIDE FROST PROTECTION IN ACCORDANCE WITH UPC (UNIFORM PLUMBING CODE).
- 14 - ABANDONED EX WATER METER & CAP AT MAIN. NEW WATER SERVICE LINE, NEW WATER METER, AND NEW WATER SUPPLY LINE ARE REQUIRED. THE LOCATION OF THE NEW WATER METER WILL BE DETERMINED BY THE CITY PUBLIC WORKS.

STORM DRAIN

- 20 - 4" STORM DRAIN (3034 PVC) @ MIN 2 % GRADE
- 21 - 4" FOUNDATION DRAIN (3034 PVC) @ MIN 1 % GRADE
- 22 - 6" STORM DRAIN (3034 PVC) @ MIN 2 % GRADE
- 23 -
- 24 - 12" STORM DRAIN (HDPE N12 OR EQUAL)
- 25 -
- 26 -

- 28 -
- 29 -

STORM DRAIN STRUCTURES

- 30 - TYPE 1 CB WITH STANDARD GRATE. MAX 5' RIM TO FL DEPTH. PROVIDE RISOR WITH TURNED-DOWN ELBOW FOR IMPROVED WATER QUALITY FUNCTION.
- 31 -
- 32 - TYPE 1 CB WITH SOLID LID
- 33 - TYPE 1 CB (OR EQUAL). OIL/WATER SPILL CONTROL STYLE. USE DECORATIVE GRATE IF AVAILABLE
- 34 -
- 35 - 18" YARD DRAIN (OR EQUAL) WITH SOLID LID
- 36 - 8" WIDE NDS DURA-SLOPE CHANNEL DRAIN KIT OR EQUAL. CLASS B VEHICLE RATED GRATE.
- 37 -
- 38 -
- 39 -
- 40 -
- 41 -
- 42 -
- 43 -
- 44 -
- 45 -
- 46 -
- 47 -
- 48 -

STORM BMP's

- 50 - COMPOST AMENDED SOIL TO ALL DISTURBED AREAS (SEE DETAIL SHEET C3.5). TILL 2.3" OF COMPOST INTO UPPER 8" OF SOIL. LOOSEN COMPACTED SUBSOIL, IF NEEDED BY RIPPING TO 12" DEPTH. MULCH LANDSCAPE BEDS AFTER PLANTING.
- 51 -
- 52 -
- 53 -
- 54 -
- 55 -
- 56 -
- 57 -
- 58 -

SOILS

"INFILTRATION LID FACILITIES ARE NOT PERMITTED"
LAKEFRONT PROPERTY
INFILTRATION NOT PROPOSED

SURVEYOR

TOPOGRAPHIC SURVEY BY:
BUSH, ROED & HITCHINGS, INC.
2009 MINOR AVE. EAST
SEATTLE, WA 98102
PHONE (206) 323-4144
www.brhinc.com

VERTICAL DATUM

NAVD 88
SEE SURVEY

LEGAL DESCRIPTION

SEE C10

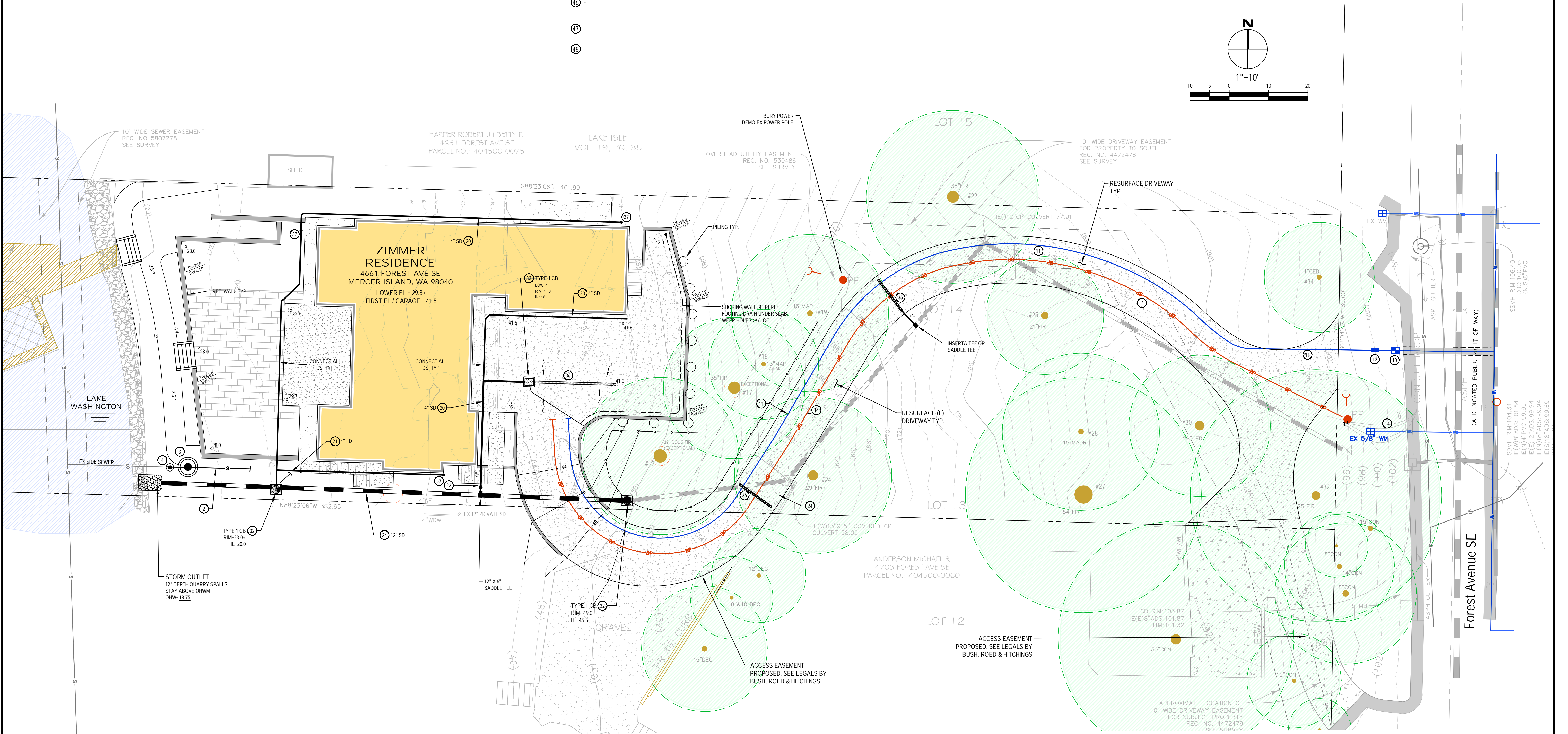
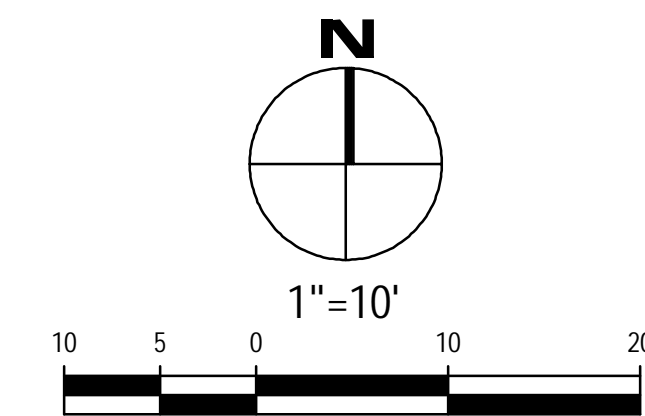
SOIL AMENDMENT REQUIRED

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

SOIL INSPECTION REQUIRED BY ENGINEER

A POST CONSTRUCTION INSPECTION & CERTIFICATION OF AMENDED SOILS IS REQUIRED BY A LICENSED CIVIL ENGINEER.
THIS IS REQUIRED BEFORE FINAL SIGN-OFF BY CITY.

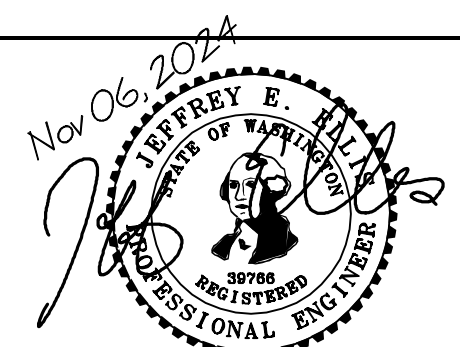
MINIMUM 10% ORGANIC -
COMPOST & MULCH SOIL REQUIRED



NO.	DATE	BY	REVISIONS

APPLICANT
DAVID AND KAREN ZIMMER

DATE: Nov 06, 2024
JOB#: 2033
DRAFTED: DE DESIGN: DE
DIGITAL SIGNATURE

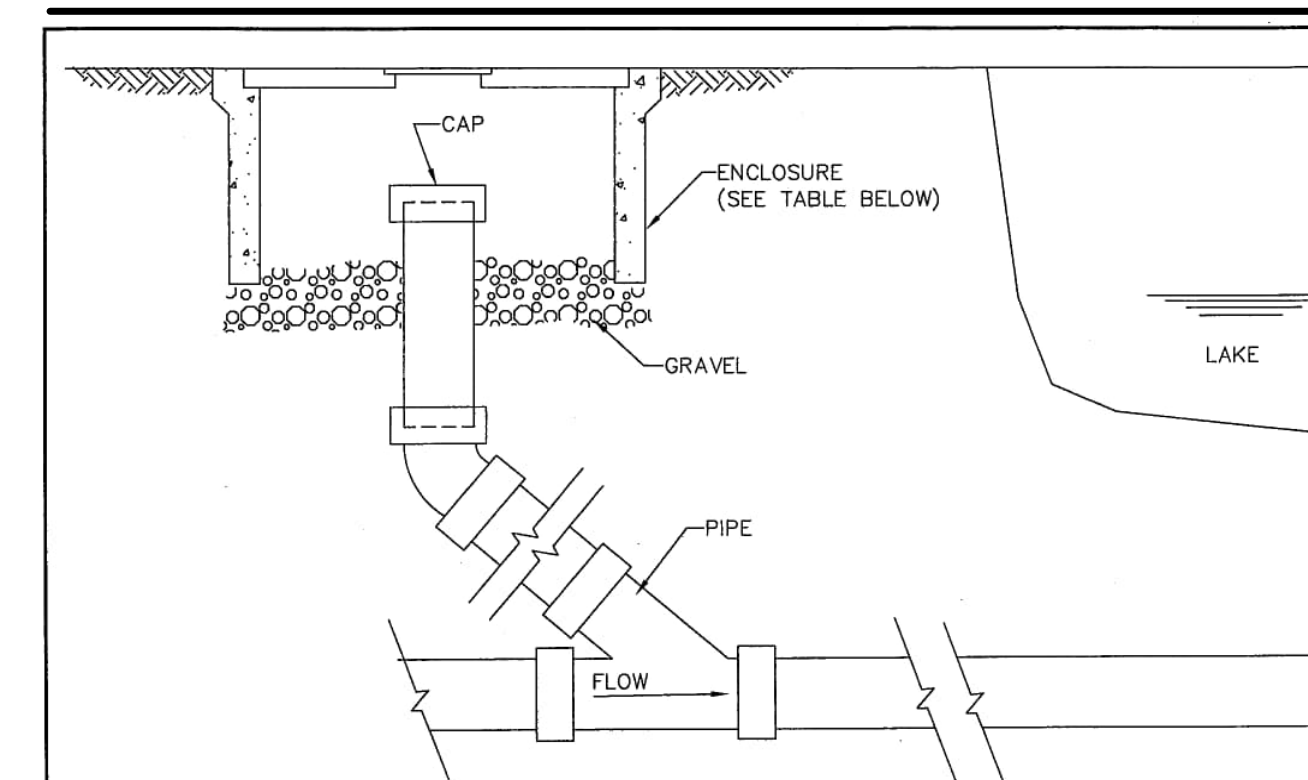


CIVIL ENGINEERING SOLUTIONS
701 N. 36th STREET, SUITE 450 SEATTLE, WA 98103
PHONE: 206-930-0342 DUFFY@CESOLUTIONS.US

DRAINAGE / CIVIL PLAN
ZIMMER RESIDENCE
4661 FOREST AVENUE SE, MERCER ISLAND, WA 98040

DRAWING NO:
C2.0
APN 404500-0065

LAKE CONNECTION CLEANOUT



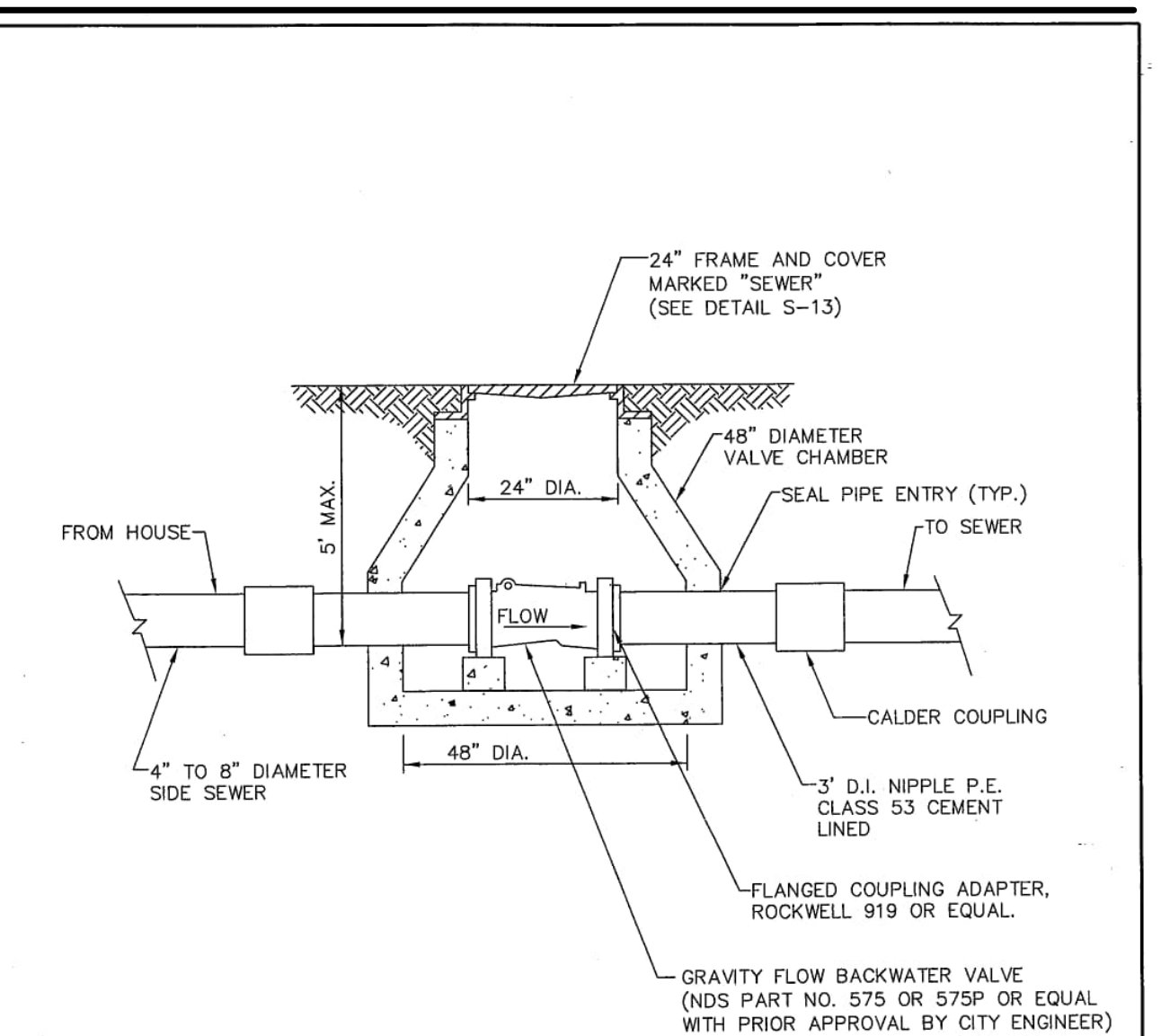
PIPE SIZE	MATERIAL	CAP	ENCLOSURE	COMMENTS
6"	PVC	SIDU MECHANICAL SEWER PLUG	CONC. METER BOX, FOGTITE 1-D	INSTALLATION BELOW HYDRAULIC GRADIENT
6"	PVC	PVC CAP W/O GASKET	CONC. METER BOX, FOGTITE 1-D	INSTALLATION ABOVE HYDRAULIC GRADIENT
6"	DIP	MECHANICAL JOINT CAP	CONC. METER BOX, FOGTITE 1-D	INSTALLATION ABOVE HYDRAULIC GRADIENT
8"	PVC	PVC CAP W/O GASKET	CONC. METER BOX, FOGTITE NO. 2 (CONC. LID W/ ALUM. INS. PLATE)	INSTALLATION ABOVE HYDRAULIC GRADIENT
8"	DIP	MECHANICAL JOINT CAP	CONC. METER BOX, FOGTITE NO. 2 (CONC. LID W/ ALUM. INS. PLATE)	INSTALLATION ABOVE HYDRAULIC GRADIENT

- NOTES**
- IF POSSIBLE, CLEANOUT TO BE LOCATED JUST ABOVE HYDRAULIC GRADIENT OF LAKE LINE. CLEANOUT SHOULD ALSO BE LOCATED TO PROVIDE EASY ACCESS FOR INSPECTION AND MAINTENANCE BY THE HOME OWNER.
 - SEE S-23 & S-24 FOR BACK WATER VALVE LOCATION.

CITY OF MERCER ISLAND
STANDARD DETAILS
 SEWER
 SIDE SEWER CLEANOUT FOR LAKE LINE CONNECTIONS
 6-5-2009 NO SCALE **S-25**

REV DATE				APPROVED
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BACKWATER VALVE & MH



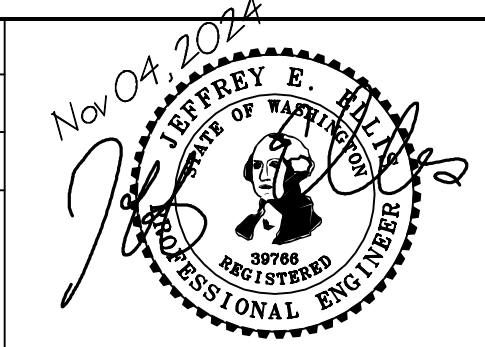
CITY OF MERCER ISLAND
STANDARD DETAILS
 SEWER
 BACK WATER VALVE ASSEMBLY FOR JOINT USE SIDE SEWER (4" OR 6" DIAMETER)
 6-5-2009 NO SCALE **S-26**

REV DATE				APPROVED
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NO.	DATE	BY	REVISIONS

APPLICANT
 DAVID AND KAREN ZIMMER

DATE: Nov 04, 2024
 JOB# 2033
 DRAFTED: DE DESIGN: DE
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SEWER NOTES & DETAILS
 ZIMMER RESIDENCE
 4661 FOREST AVENUE SE, MERCER ISLAND, WA 98040

DRAWING NO:
C3.2
 APN 404500-0065

MINIMUM 10% ORGANIC - COMPOST SOIL REQUIRED

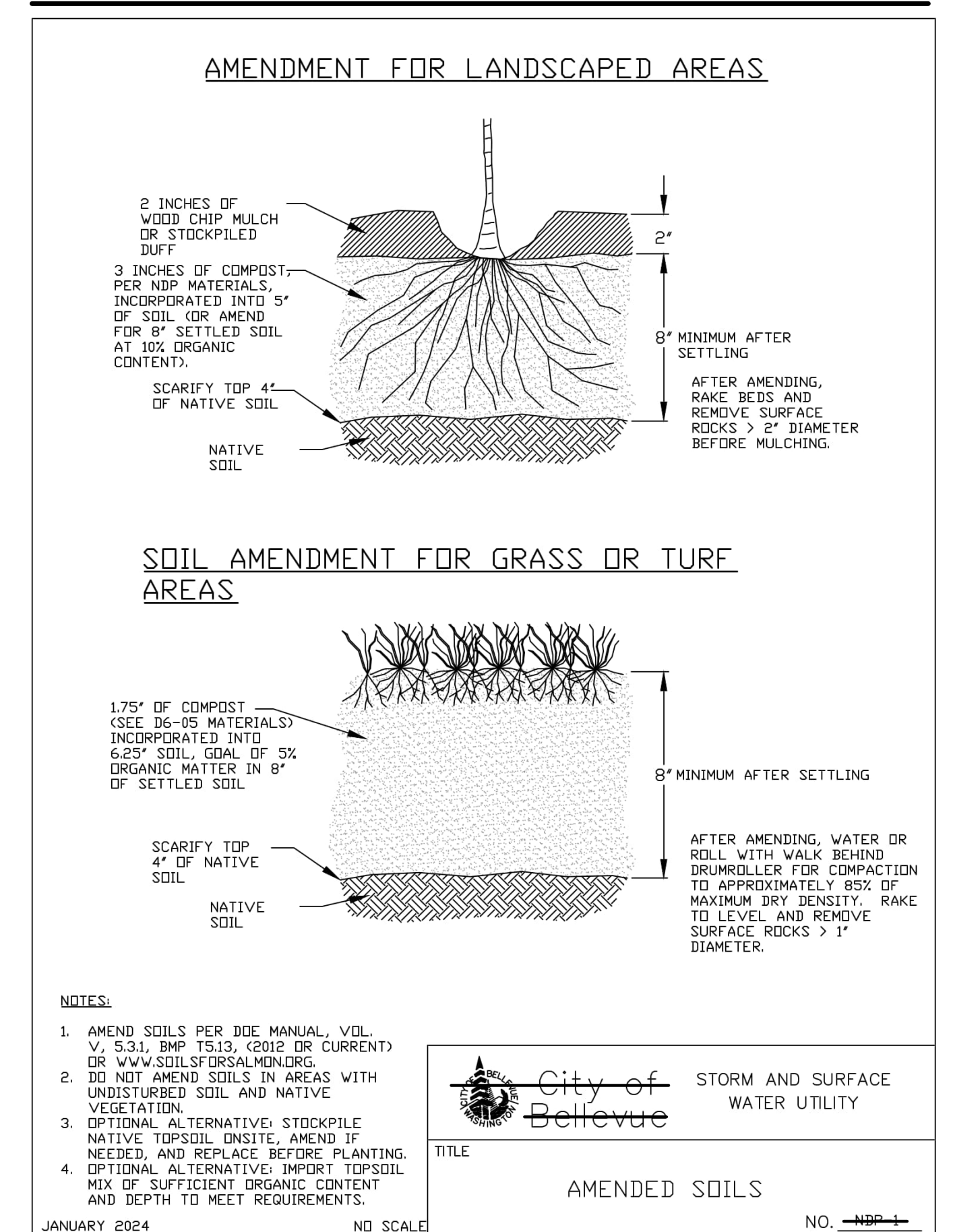
SOIL AMENDMENT REQUIRED

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

SOIL INSPECTION REQUIRED BY ENGINEER

A POST CONSTRUCTION INSPECTION & CERTIFICATION OF AMENDED SOILS IS REQUIRED BY A LICENSED CIVIL ENGINEER. THIS IS REQUIRED BEFORE FINAL SIGN-OFF BY CITY.

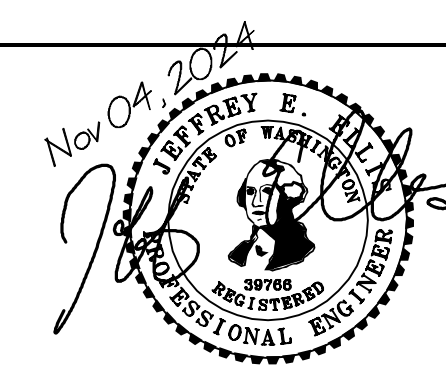
COMPOST AMENDED SOIL SPEC



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CIVIL ENGINEERING SOLUTIONS
701 N. 36th STREET, SUITE 450 SEATTLE, WA 98103
PHONE: 206.930.0342 DUFFY@CESOLUTIONS.US

STORMWATER BMP DETAILS
ZIMMER RESIDENCE
4661 FOREST AVENUE SE, MERCER ISLAND, WA 98040

DRAWING NO:
C3.5
APN 404500-0065

BASEMENT FLOOR EXCLUSION CALCS:

WALL SEGMENT	LENGTH	COVERAGE %	RESULT
K	15'-2"	59%	7'-9 1/4"
L	22'-6"	48%	10'-8 1/2"
M	3'-8"	70%	2'-6 3/4"
N	5'-10"	0%	0
O	3'-8"	48%	1'-9"
P	22'-6"	66%	14'-10"
TOTALS	77'-4"		27'-8 1/2"

37'-8 1/2" / 77'-4" = 52.9%
 296 FT² X 52.9% = 156.58 FT² EXCLUDED
 296 FT² - 156.58 FT² = **139.42 FT²**

WALL SEGMENT	LENGTH	COVERAGE %	RESULT
A	12'-10"	14%	1'-9 1/2"
B	32'-8"	0%	0
C	14'-6"	0%	0
D	12'-6"	0%	0
E	25'-0"	0%	0
F	12'-6"	0%	0
G	22'-6"	0%	0
H	32'-5"	0%	0
I	6'-5"	23%	1'-5 3/4"
J	62'-0"	34%	21'-1"
TOTALS	238'-0"		24'-4 1/4"

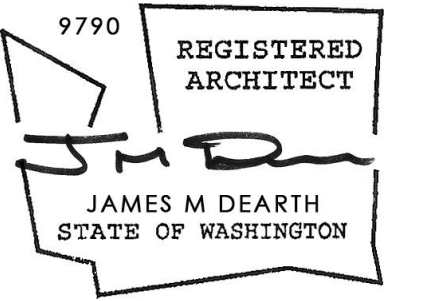
24'-4 1/4" / 238'-0" = 10.23%
 2,400 FT² X 10.23% = 245.52 FT² EXCLUDED
 2,400 FT² - 245.52 FT² = **2,154.48 FT²**



RIPPLE
DESIGN STUDIO

206.913.2333

4303 STONE WAY N
SEATTLE, WA 98103



ZIMMER RESIDENCE
4681 FOREST AVE SE, MERCER ISLAND, WA 98040

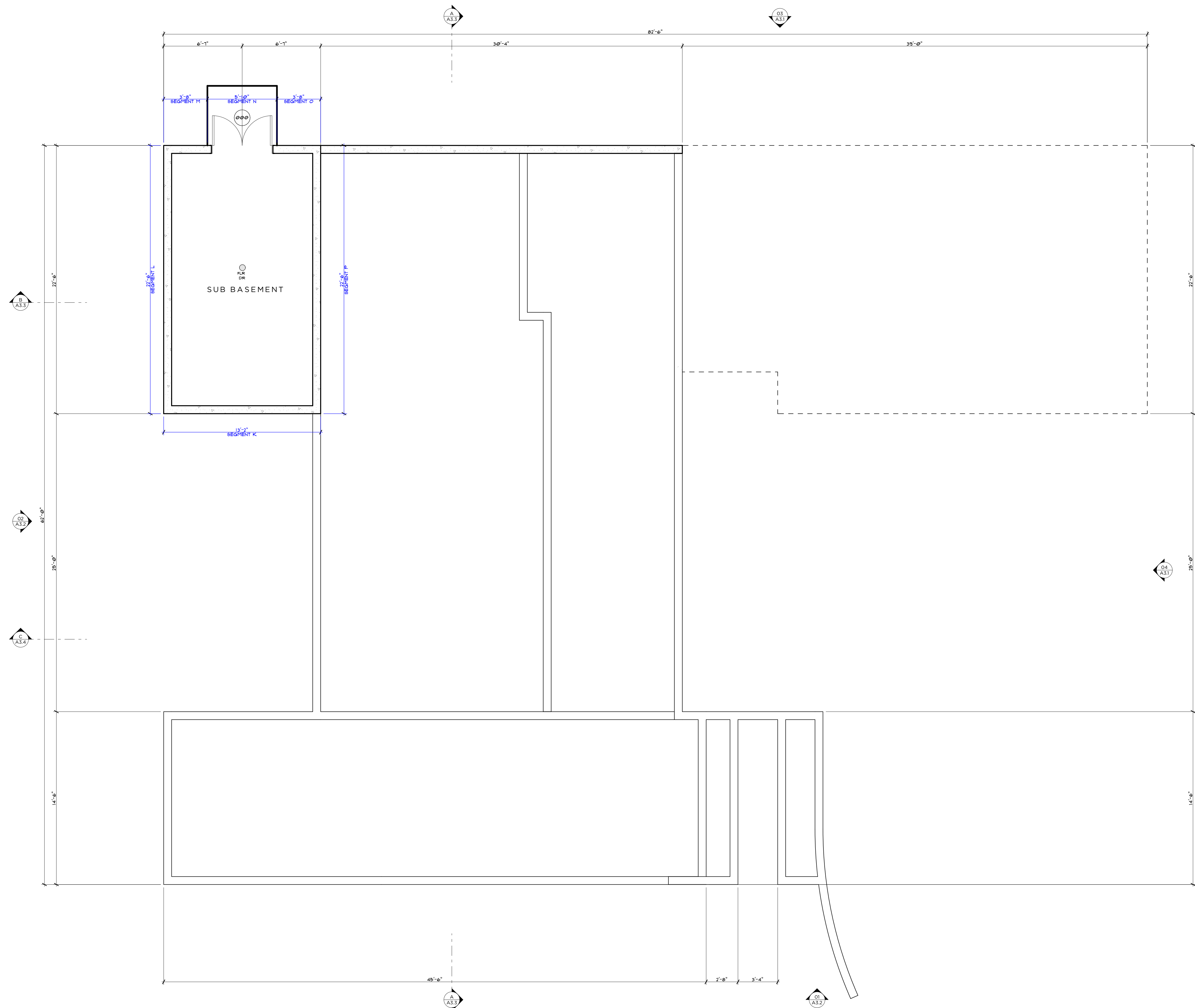
SUB-BASEMENT FLOOR PLAN

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RELEASE
20 DEC 2024

A 2.00

ZIMMER ARCHITECTURE



SUB-BASEMENT FLOOR PLAN

SCALE: 1/4" = 1'-0"



BASEMENT FLOOR EXCLUSION CALCS:

SUB BASEMENT		
WALL SEGMENT	LENGTH	COVERAGE %
K	13'-2"	59%
L	22'-6"	48%
M	3'-8"	70%
N	5'-0"	0%
O	3'-8"	48%
P	22'-6"	66%
TOTALS	71'-2"	52.9%

BASEMENT		
WALL SEGMENT	LENGTH	COVERAGE %
A	12'-10"	14%
B	37'-8"	0%
C	14'-6"	0%
D	12'-6"	0%
E	25'-0"	0%
F	12'-6"	0%
G	22'-6"	0%
H	37'-1"	0%
I	6'-5"	23%
J	62'-0"	34%
TOTALS	238'-0"	24.41%

37'-8 1/2" / 77'-4" = 52.9%
 296 FT² X 52.9% = 156.58 FT² EXCLUDED
 296 FT² - 156.58 FT² = 139.42 FT²

24'-4 1/4" / 238'-0" = 10.23%
 2,400 FT² X 10.23% = 245.52 FT² EXCLUDED
 2,400 FT² - 245.52 FT² = 2,154.48 FT²



RIPPLE
DESIGN STUDIO

206.913.2333

4303 STONE WAY N
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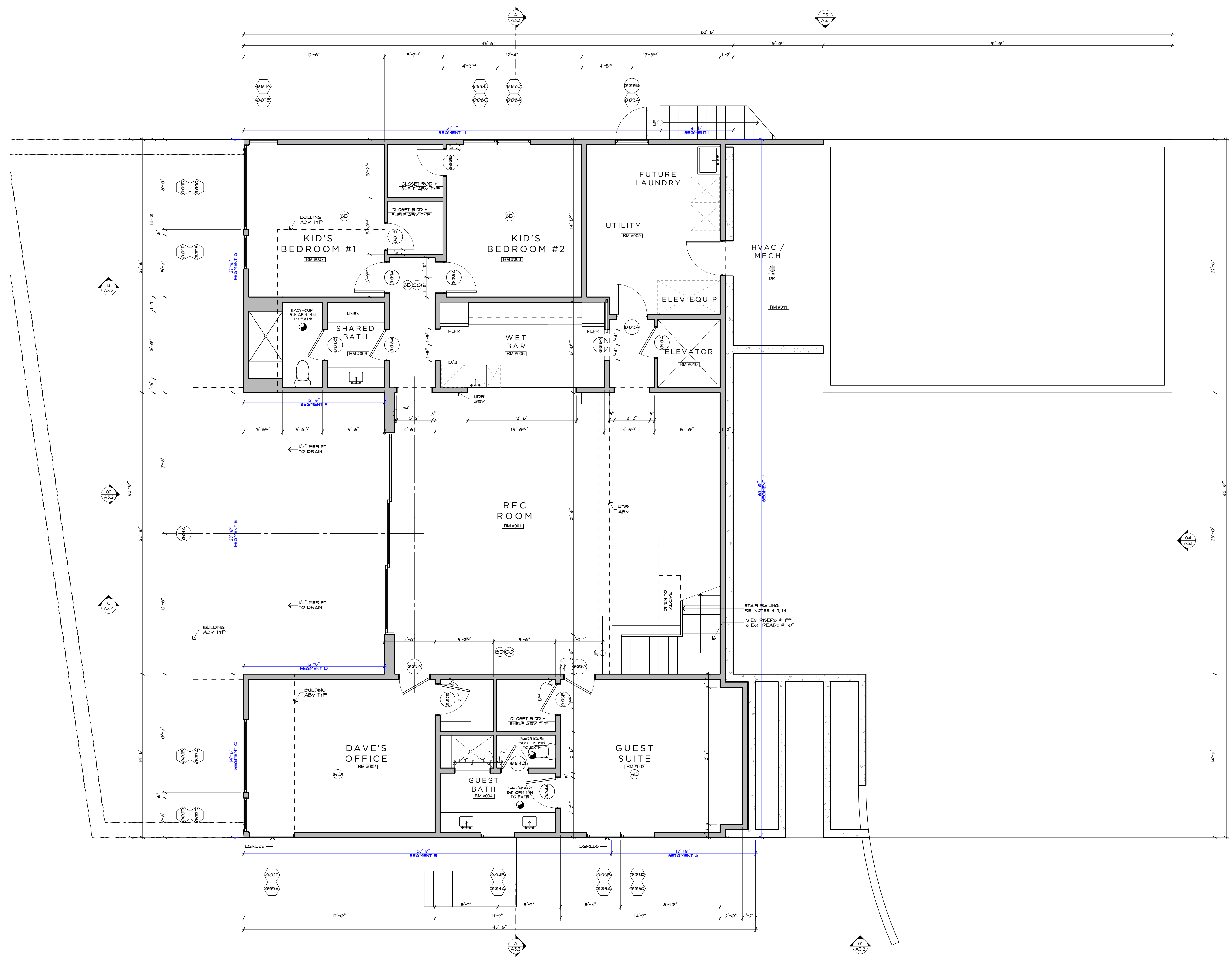
9790 REGISTERED ARCHITECT
 JAMES M DEARTH
 STATE OF WASHINGTON

ZIMMER RESIDENCE
 4661 FOREST AVE SE, MERCER ISLAND, WA 98040

LOWER LEVEL FLOOR PLAN

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RELEASE
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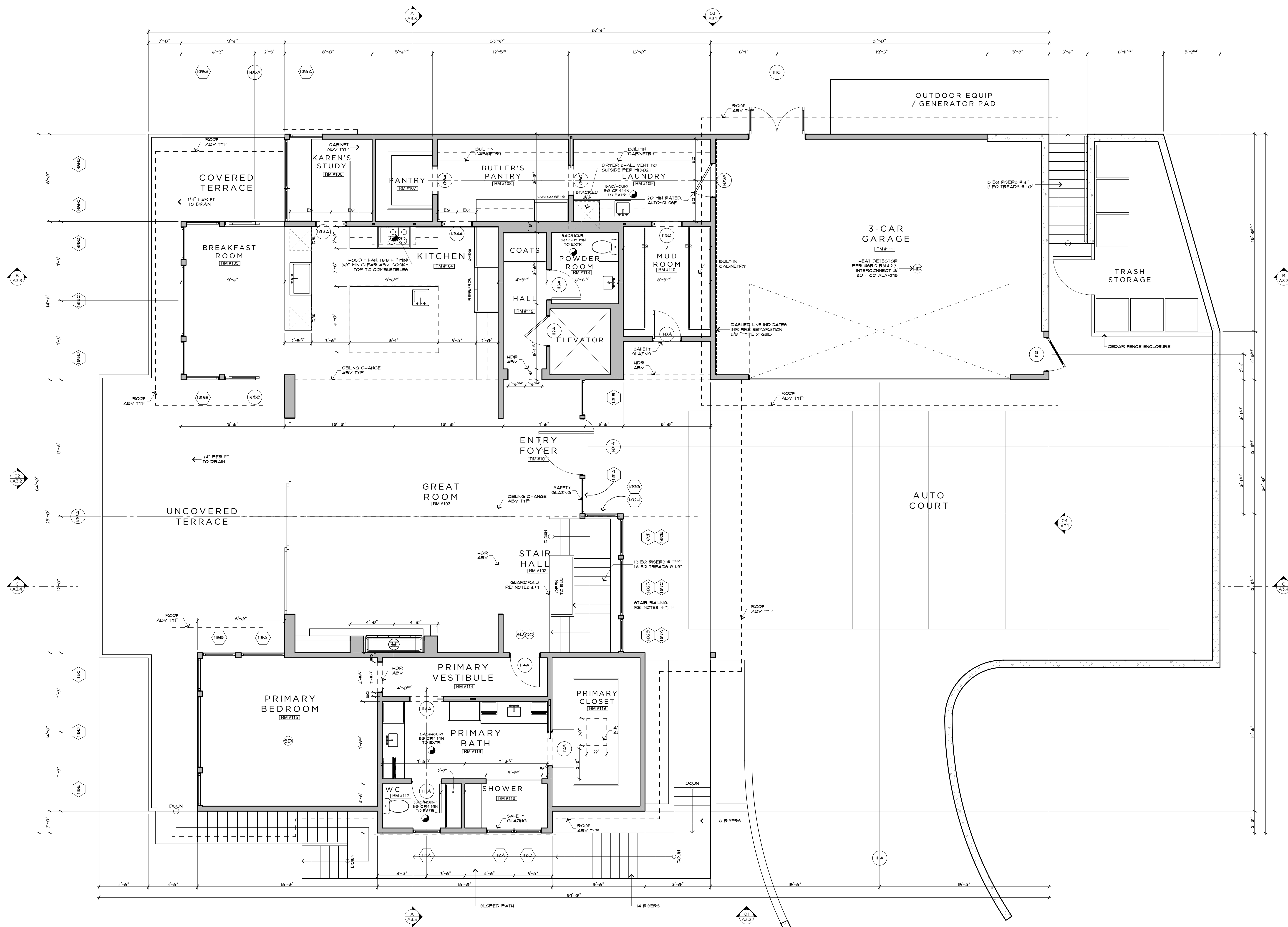
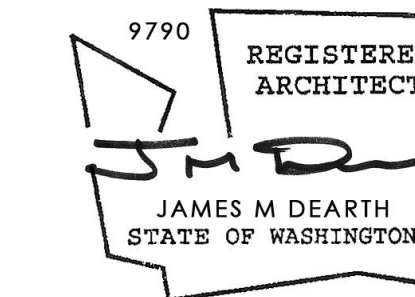
LOWER LEVEL PLAN

SCALE: 1/4" = 1'-0"



A 2.0

ZIMMER ARCHITECTURE



MAIN FLOOR PLAN

SCALE: 1/4" = 1'-0"

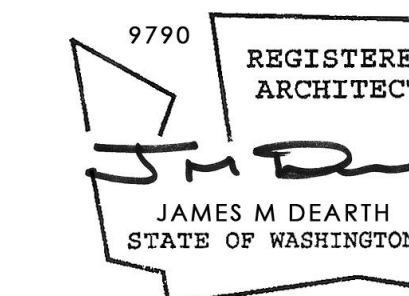




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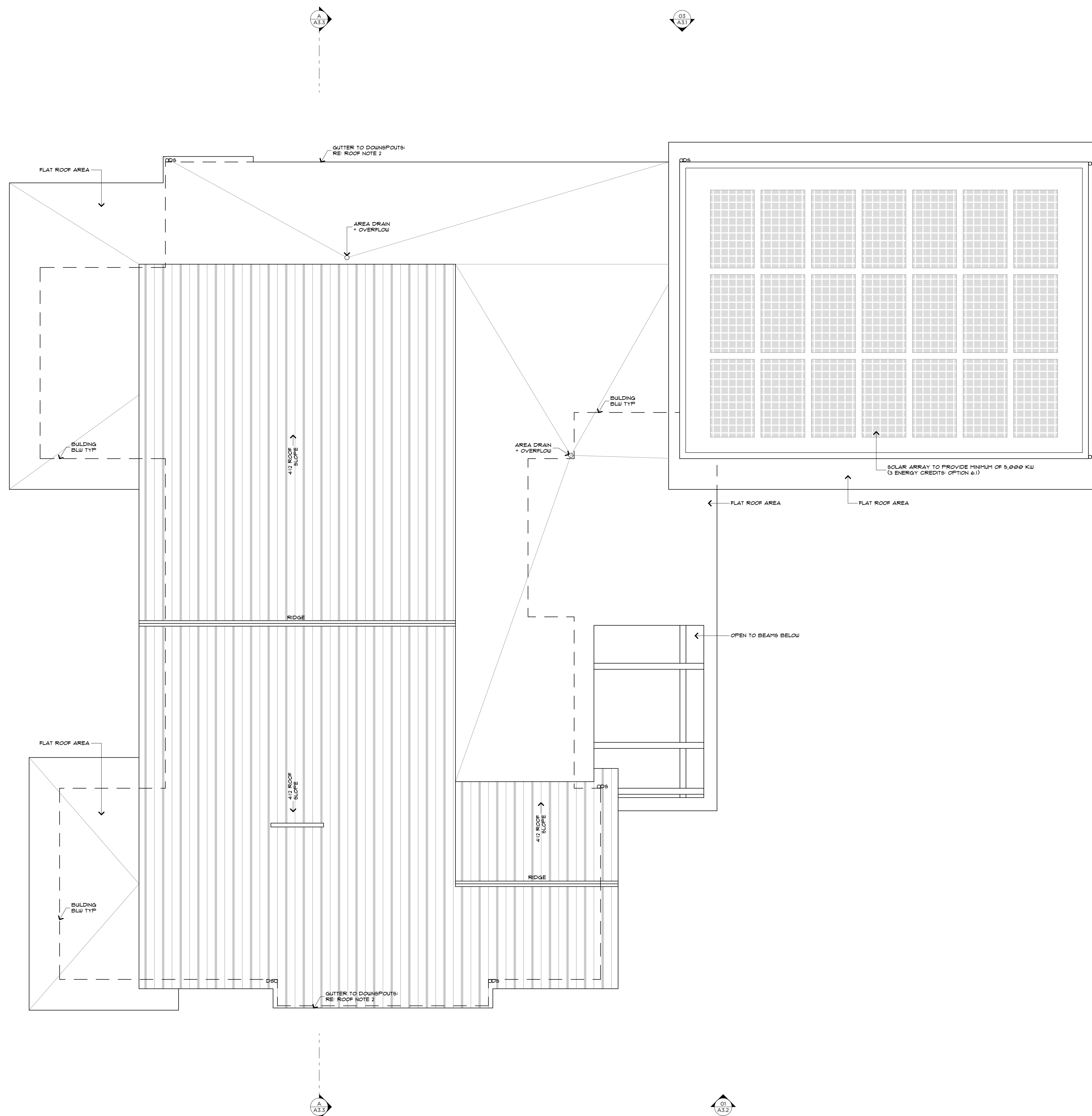
ROOF PLAN

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A 2 . 2

ZIMMER
ARCHITECTS



ROOF PLAN

SCALE: 1/4" = 1'-0"

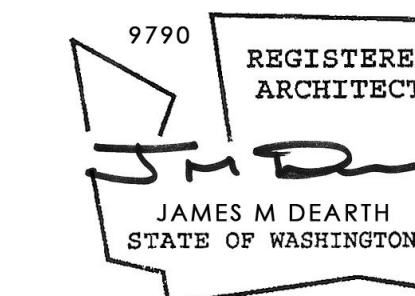




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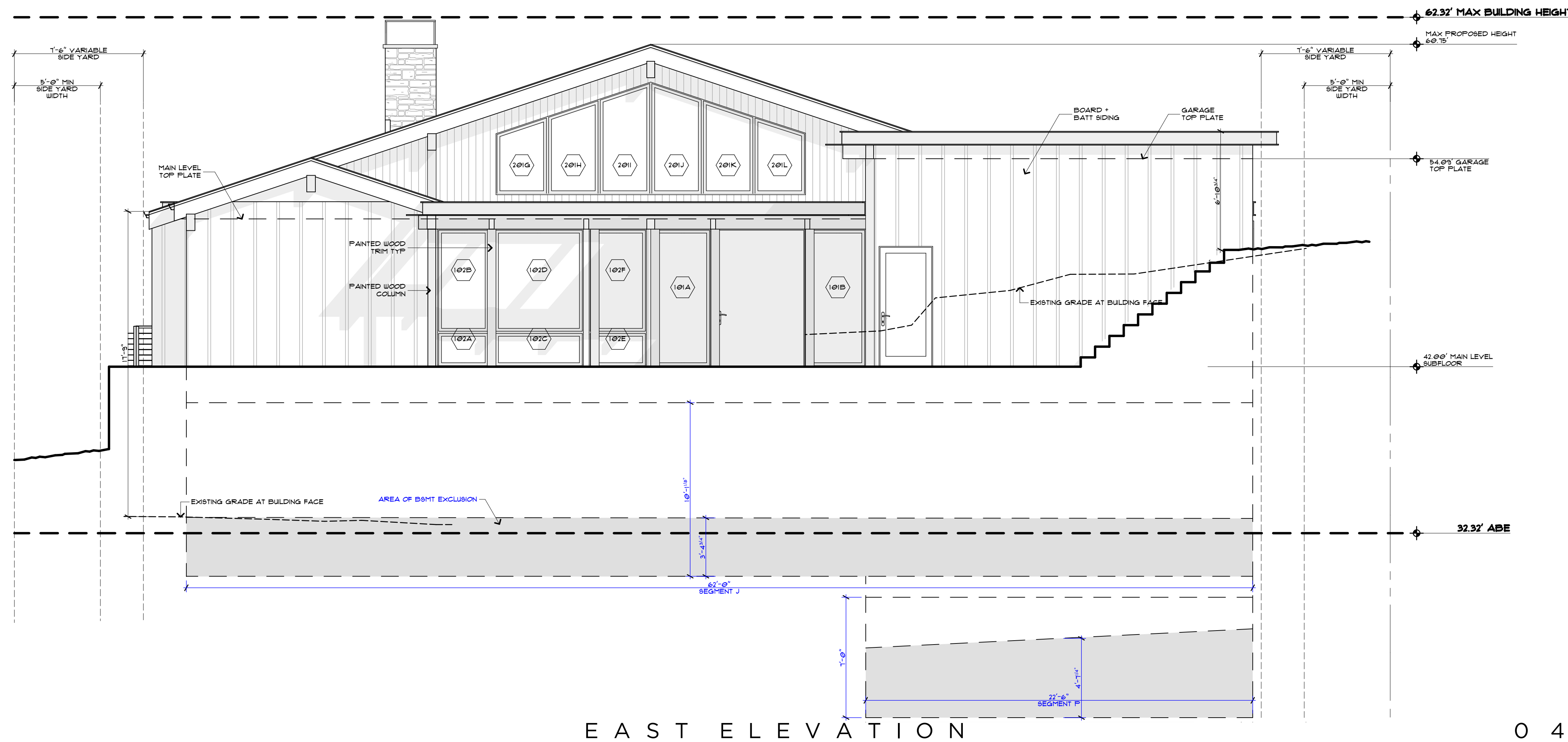
NORTH + EAST
BUILDING
ELEVATIONS

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A3.1

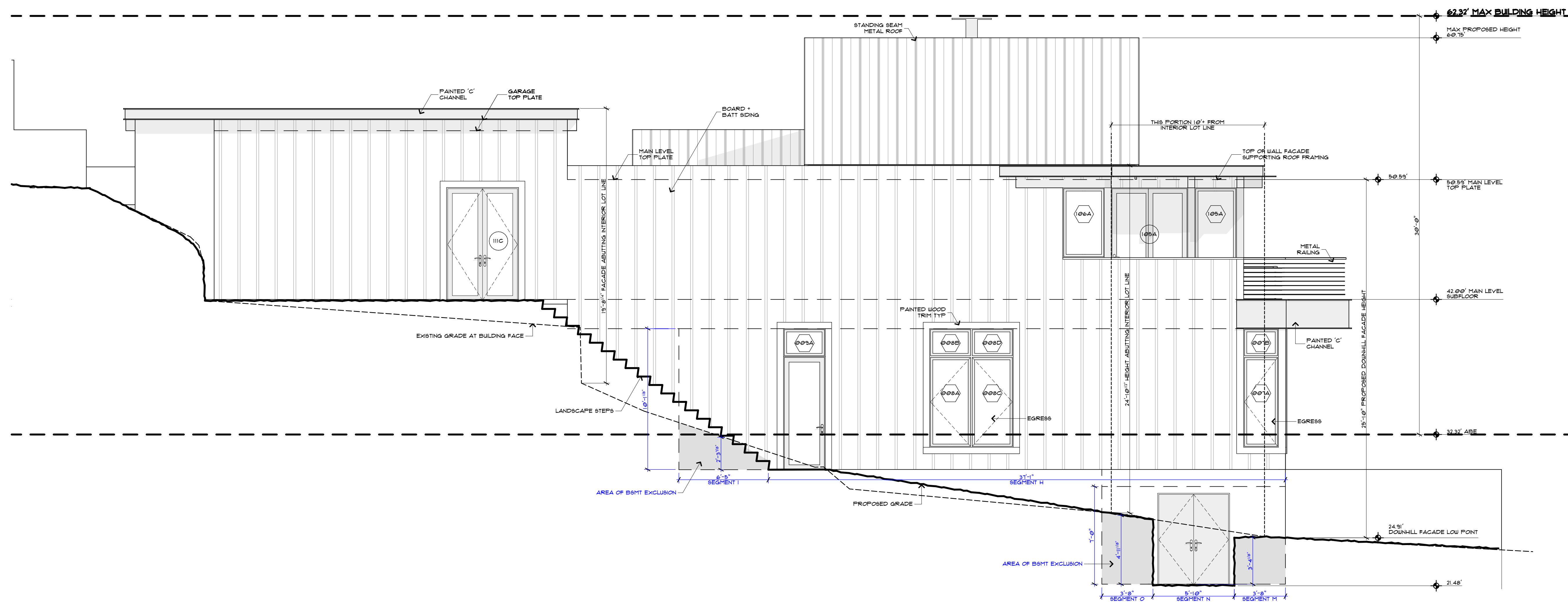
ZIMMER
ARCHITECTS



EAST ELEVATION

0 4

SCALE: 1/4" = 1'-0"



NORTH ELEVATION

0 3

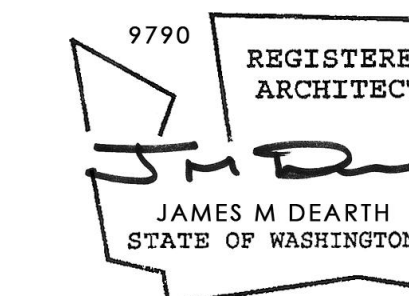
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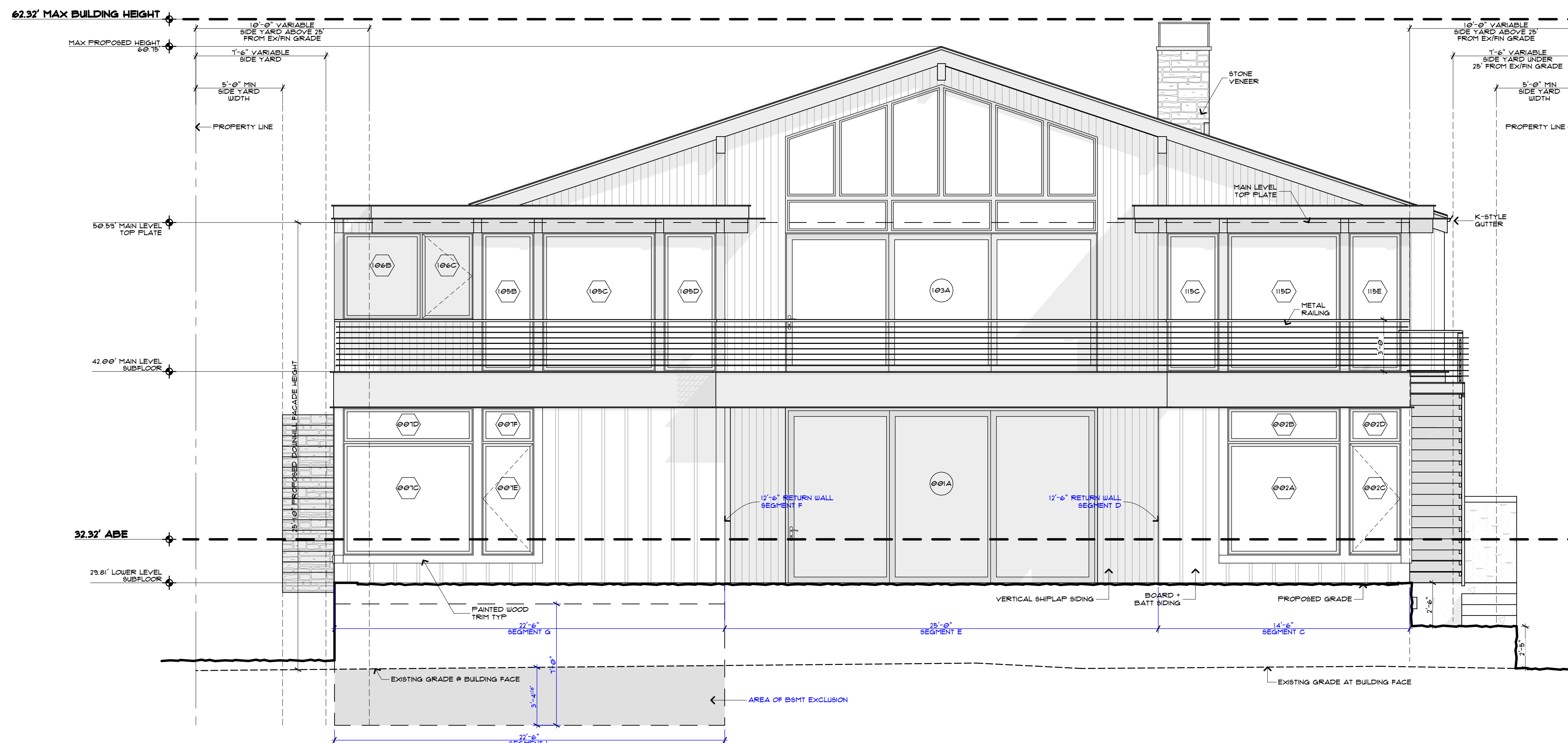
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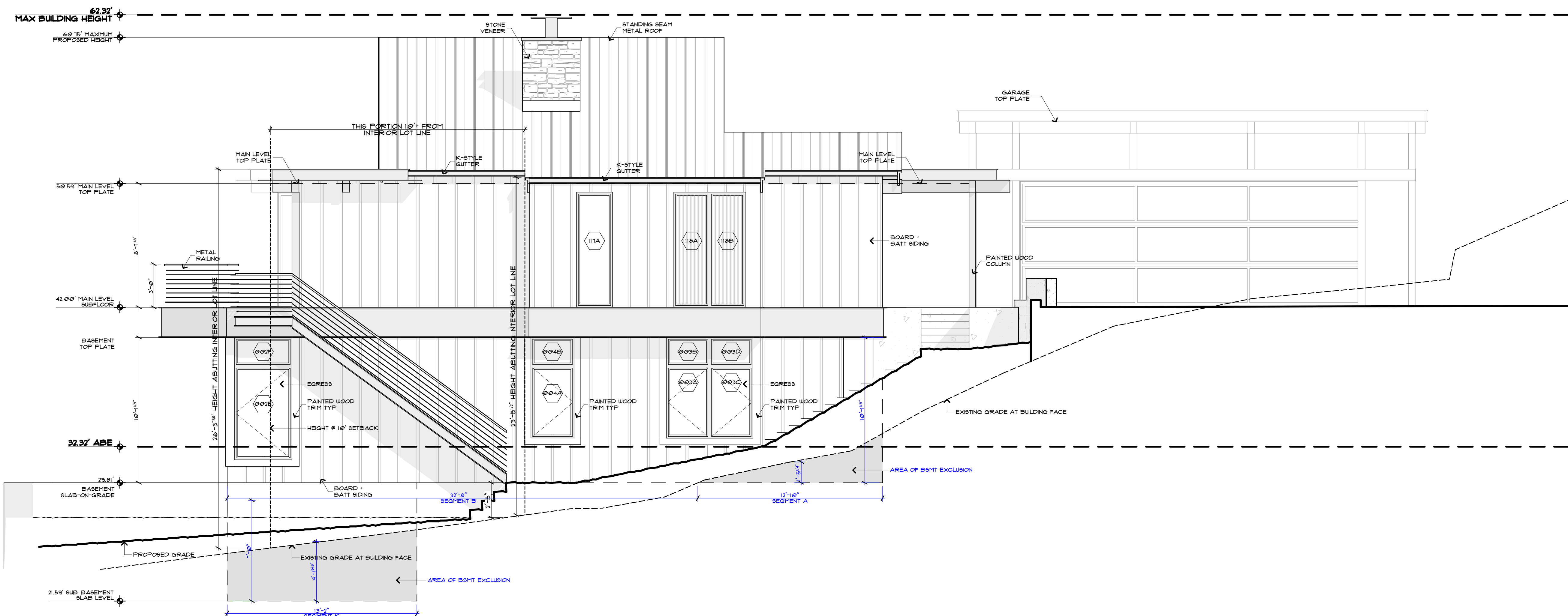
ZIMMER RESIDENCE
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98040



WEST ELEVATION

0 2

SCALE: 1/4" = 1'-0"



SOUTH ELEVATION

0 1

SCALE: 1/4" = 1'-0"

SOUTH + WEST
BUILDINGS
ELEVATIONS

RELEASE
20 DEC 2024

A 3.2

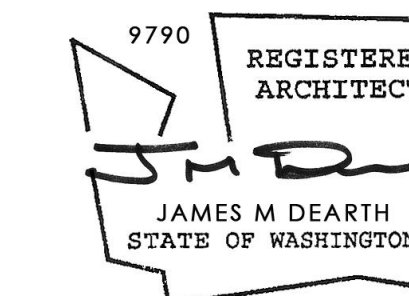
ZIMMER
ARCHITECT



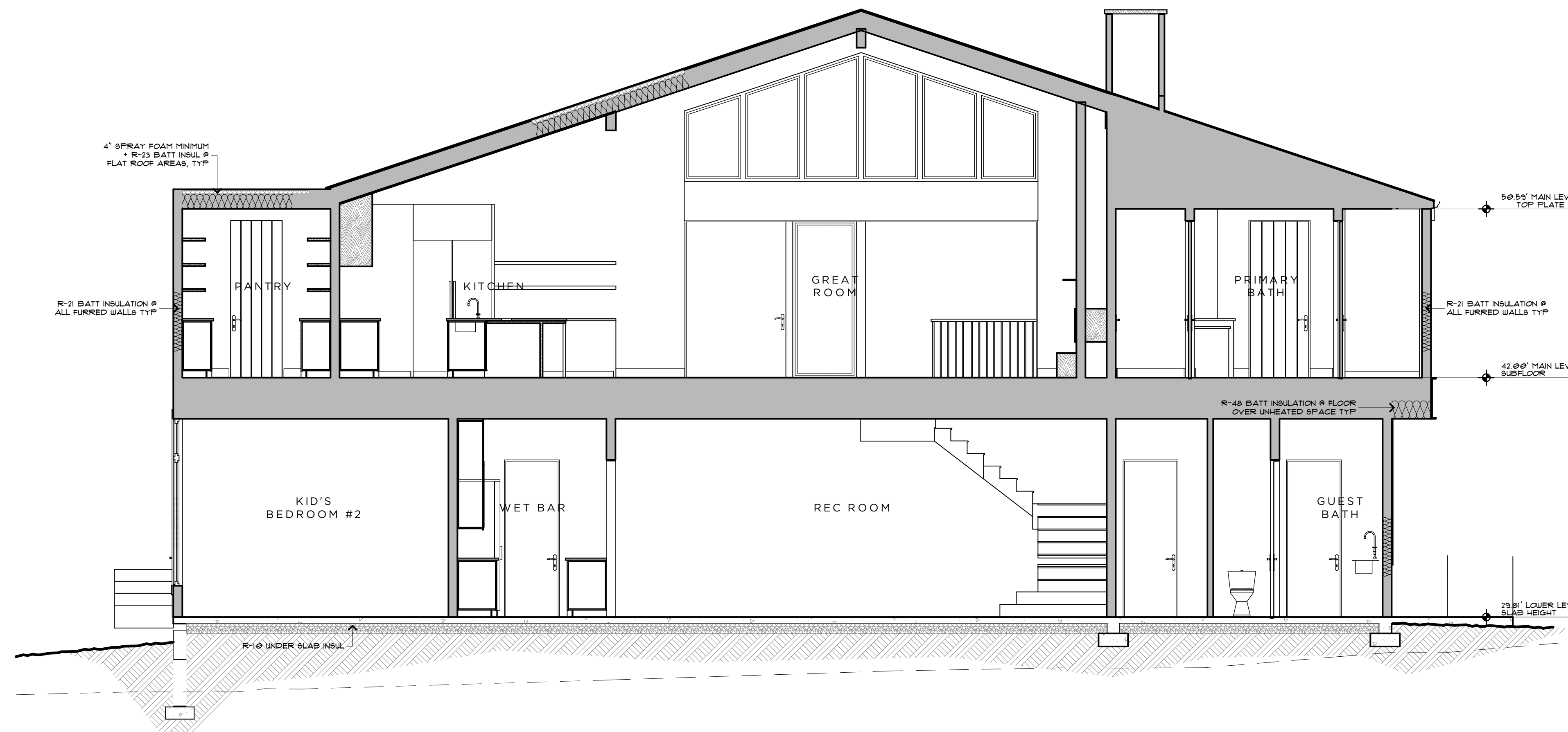
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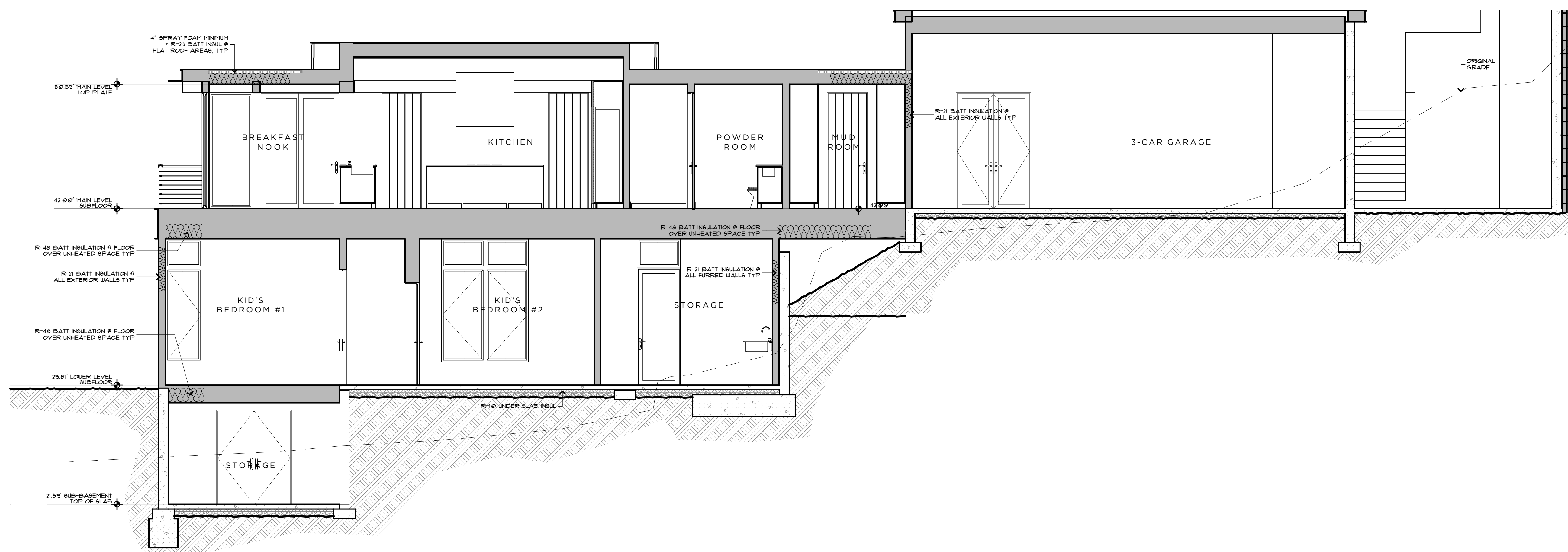
ZIMMER RESIDENCE
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98040



SECTION A - A

SCALE: 1/4" = 1'-0"

A



SECTION B - B

SCALE: 1/4" = 1'-0"

B

BUILDING A - A + B -
SECTIONS

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A 3.3

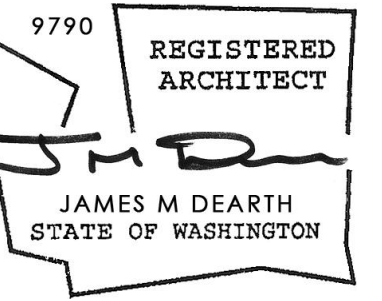
ZIMMER
ARCHITECTS



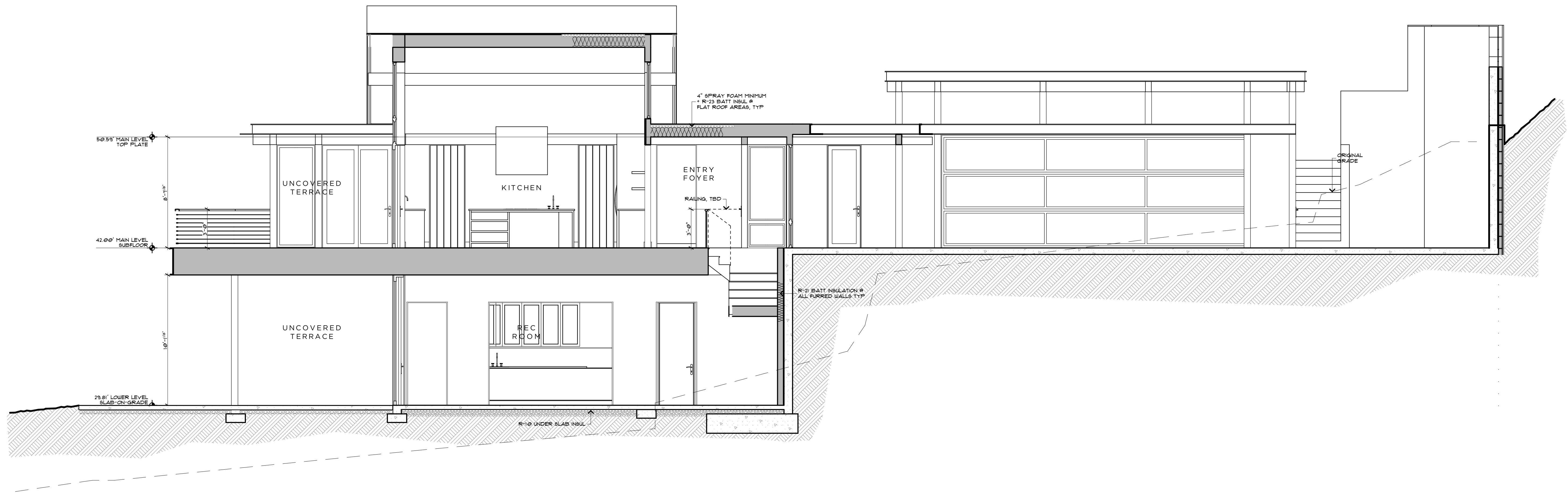
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SECTION C - C

SCALE: 1/4" = 1'-0"

BUILDING
SECTIONS C - C

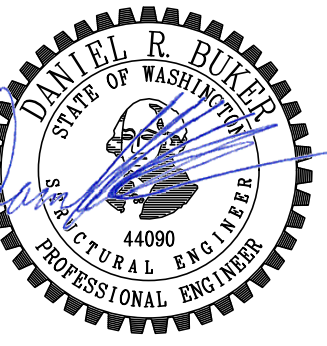
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C

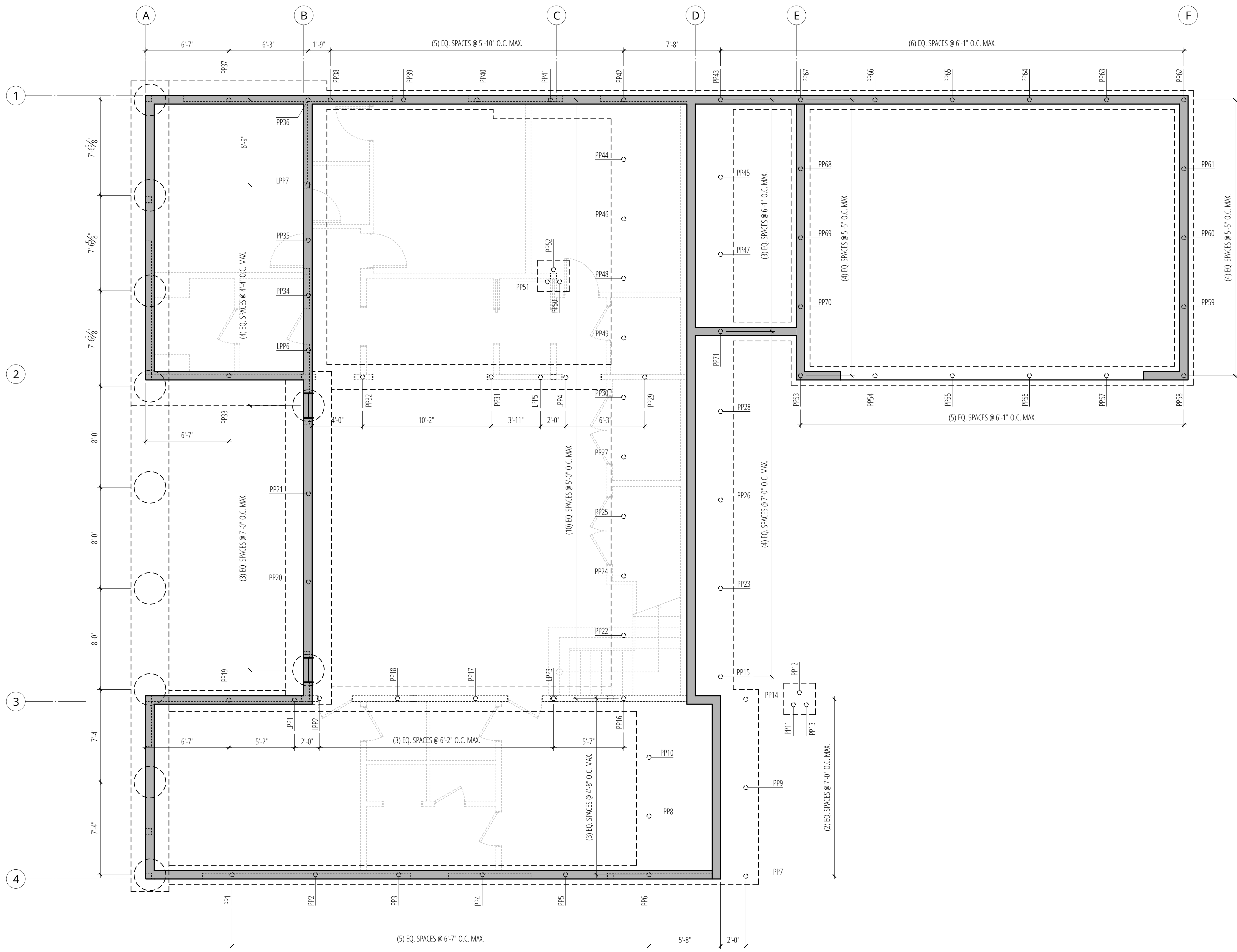
A 3.4

ZIMMER
ARCHITECTS



Zimmer Residence

4661 Forest Ave SE
Mercer Island, WA, 98040



- LEGEND**
- (N) CONCRETE WALL ABOVE THIS LEVEL
 - (N) CONCRETE FOOTING
 - PIPE PILE PER SCHEDULE

- PLAN NOTES**
- PIPE PILE SCHEDULE
- | | |
|-------------|---------------|
| PP1 - PP71 | 3" @ STD PIPE |
| LPP1 - LPP7 | 4" @ STD PIPE |
- PIPE PILES SHALL BE DRIVEN TO REFUSAL & INSPECTED PER GENERAL NOTES
 - PILES SHALL BE CAPPED W/ MIN. X STL. PL & EMBED 3" MIN - 6" MAX IN CONCRETE FOUNDATIONS
 - EXTENT OF PIPE PILE SUPPORT IS APPROXIMATE & SHALL BE VERIFIED BY GEOTECHNICAL ENGINEER IN FIELD. IF ADDITIONAL/LESS PILES ARE REQ'D, COORDINATE REVISIONS W/ ENGINEER OF RECORD.

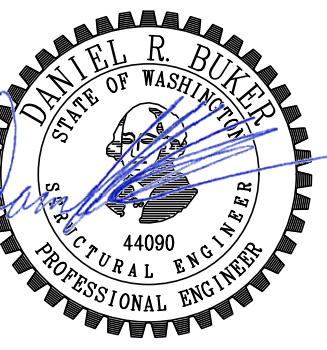
Pin Pile Plan
SCALE: 1/4"=1'-0"

No.	Date	Issue
1	11/13/24	Permit

Sheet Contents
#####

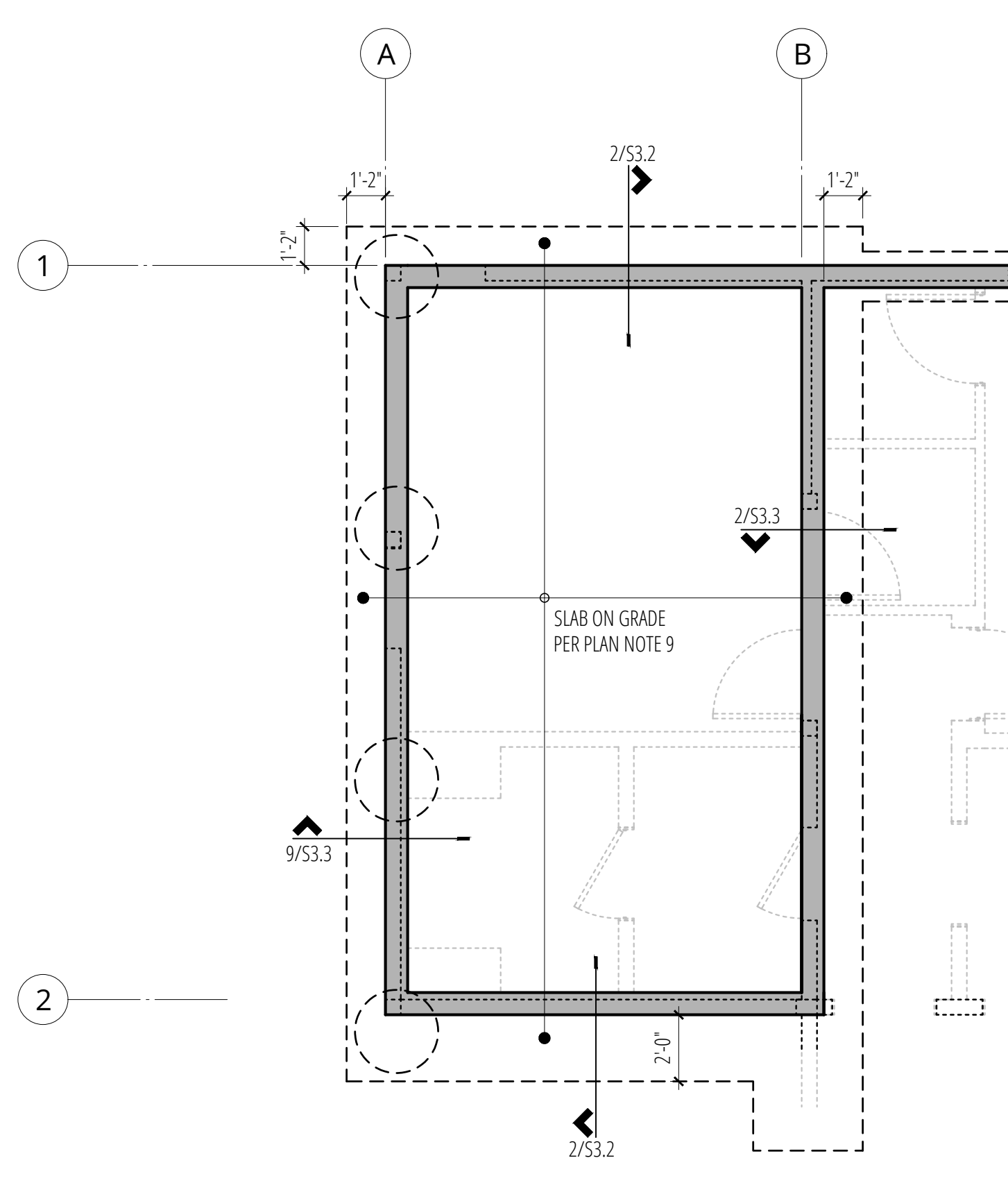
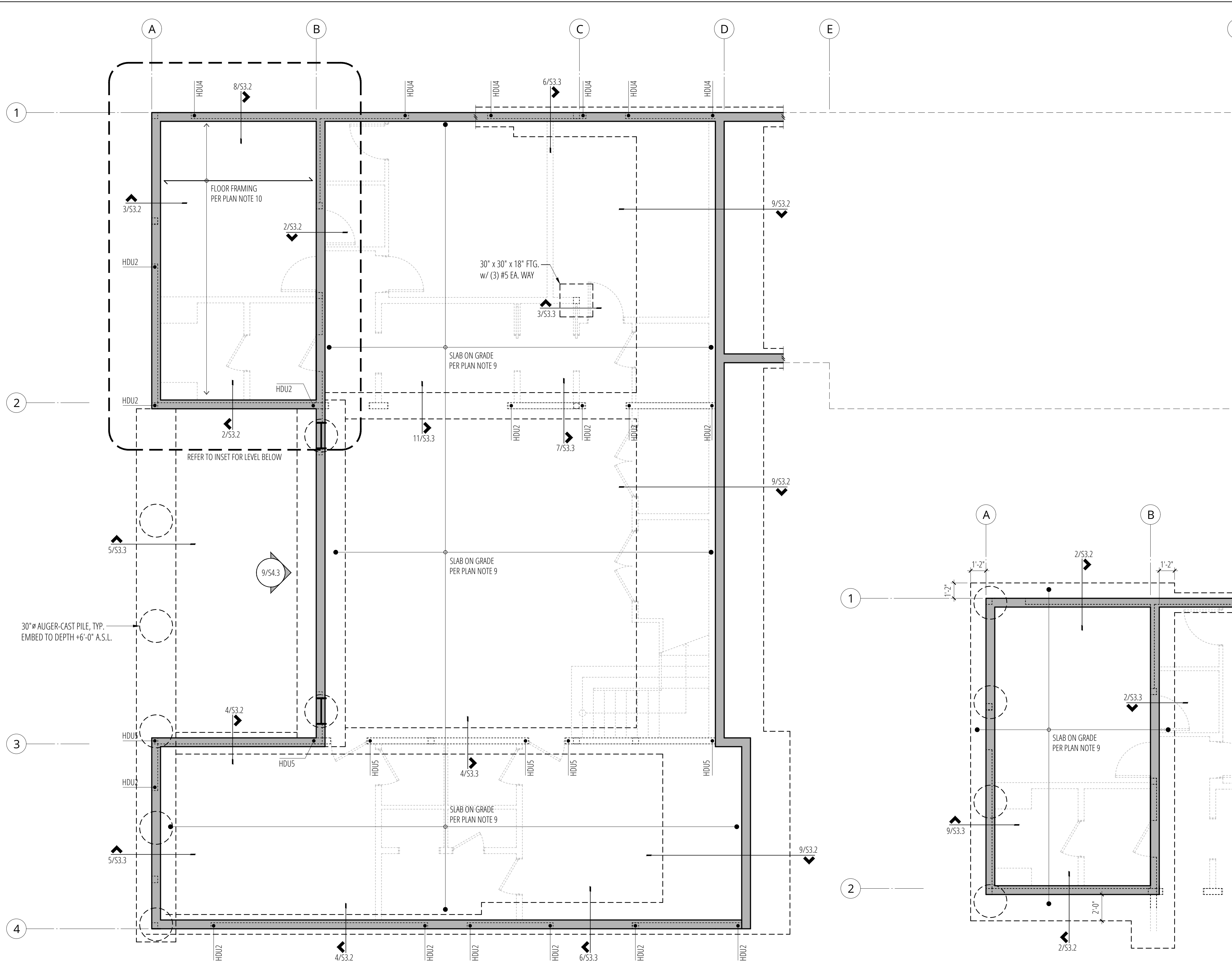
Sheet No.

S2.0



Zimmer Residence

4661 Forest Ave SE
Mercer Island, WA, 98040



- LEGEND**
- (N) CONCRETE WALL ABOVE THIS LEVEL
 - (N) CONCRETE FOOTING
 - STRUCTURAL WOOD WALL or POST ABOVE THIS LEVEL
 - SPAN DIRECTION
 - ← EXTENT OF SPAN
 - HD HOLDDOWN

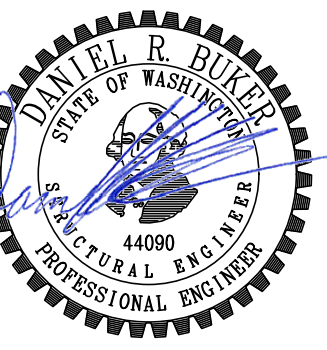
- PLAN NOTES**
1. REFER TO GENERAL STRUCTURAL NOTES FOR ADDITIONAL REQUIREMENTS (S1.1).
 2. REFER TO ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS UNLESS SPECIFICALLY NOTED ON STRUCTURAL PLANS.
 3. ALL FOOTINGS SHALL BEAR ON FIRM, NATIVE SOIL.
 4. PROVIDE DRAINAGE BEHIND ALL FOUNDATION WALLS.
 5. REINFORCE FOOTING AND WALL CORNERS AND INTERSECTIONS PER 11/S3.1.
 6. "HDUx" REFERS TO HOLDDOWNS PER 9/S3.1.
 7. REFER 4/S3.1 WHERE PIPES PENETRATE FOUNDATION.
 8. CONTRACTOR TO VERIFY TOP OF FOOTING ELEVATION w/ ARCHITECTURAL PLANS.
 9. 4" CONCRETE SLAB ON GRADE REINFORCED WITH #3 @ 12" O.C EACH WAY, CENTERED IN SLAB. PROVIDE A BASE OF 4" COMPACTED, CLEAN 3/4" MINUS GRAVEL COVERED WITH 6 MIL. VAPOR BARRIER. PROVIDE JOINTS PER 7/S3.1.
 10. FLOOR FRAMING AT SUB-BASEMENT TO BE 18" FLOOR TRUSSES @ 24" O.C. TRUSS DESIGN BY OTHERS.
 11. FLOOR SHEATHING SHALL BE 1/2" T&G PLYWOOD SHEATHING WITH 48/24 SPAN RATING. NAIL FRAMED PANEL EDGES w/ 8d COMMON (0.131" DIA. x 2.2") @ 6" O.C., FIELD @ 12" O.C. (REFER TO 9/S4.1)
 12. CONTRACTOR TO COORDINATE WHERE SITE CONDITIONS REQUIRE FOOTING TO STEP. (REFER TO DETAIL 2/S3.1)

Sub-Basement Foundation Plan
SCALE: 1/4"=1'-0"

Foundation Plan
SCALE: 1/4"=1'-0"

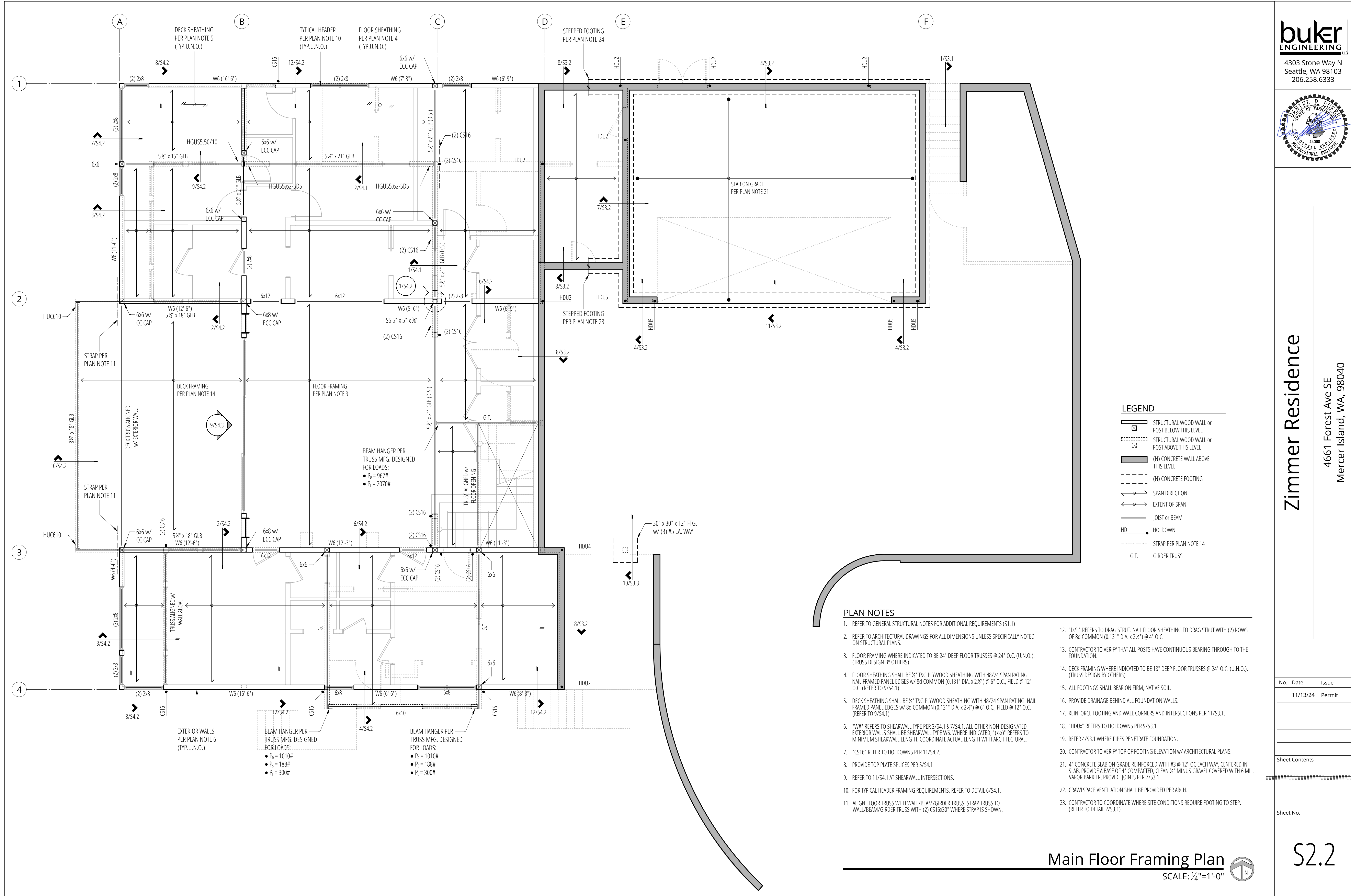
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Sheet No.		

S2.1



Zimmer Residence

4661 Forest Ave SE
Mercer Island, WA, 98040



LEGEND

- STRUCTURAL WOOD WALL or POST BELOW THIS LEVEL
- STRUCTURAL WOOD WALL or POST ABOVE THIS LEVEL
- (N) CONCRETE WALL ABOVE THIS LEVEL
- (N) CONCRETE FOOTING
- SPAN DIRECTION
- EXTENT OF SPAN
- JOIST or BEAM
- HD
- STRAP PER PLAN NOTE 14
- G.T.

- PLAN NOTES**
- REFER TO GENERAL STRUCTURAL NOTES FOR ADDITIONAL REQUIREMENTS (S1.1)
 - REFER TO ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS UNLESS SPECIFICALLY NOTED ON STRUCTURAL PLANS.
 - FLOOR FRAMING WHERE INDICATED TO BE 24" DEEP FLOOR TRUSSES @ 24" O.C. (U.N.O.). (TRUSS DESIGN BY OTHERS)
 - FLOOR SHEATHING SHALL BE 3/4" T&G PLYWOOD SHEATHING WITH 48/24 SPAN RATING. NAIL FRAMED PANEL EDGES W/ 8d COMMON (0.131" DIA. x 2 1/2") @ 6" O.C., FIELD @ 12" O.C. (REFER TO 9/S4.1)
 - DECK SHEATHING SHALL BE 3/4" T&G PLYWOOD SHEATHING WITH 48/24 SPAN RATING. NAIL FRAMED PANEL EDGES W/ 8d COMMON (0.131" DIA. x 2 1/2") @ 6" O.C., FIELD @ 12" O.C. (REFER TO 9/S4.1)
 - "W" REFERS TO SHEARWALL TYPE PER 3/S4.1 & 7/S4.1. ALL OTHER NON-DESIGNATED EXTERIOR WALLS SHALL BE SHEARWALL TYPE W6, WHERE INDICATED. "(x-x)" REFERS TO MINIMUM SHEARWALL LENGTH. COORDINATE ACTUAL LENGTH WITH ARCHITECTURAL.
 - "CS16" REFER TO HOLDOWNS PER 11/S4.2.
 - PROVIDE TOP PLATE SPLICES PER 5/S4.1
 - REFER TO 11/S4.1 AT SHEARWALL INTERSECTIONS.
 - FOR TYPICAL HEADER FRAMING REQUIREMENTS, REFER TO DETAIL 6/S4.1.
 - ALIGN FLOOR TRUSSES WITH WALL/BEAM/GIRDER TRUSS. STRAP TRUSSES TO WALL/BEAM/GIRDER TRUSS WITH (2) CS16x30" WHERE STRAP IS SHOWN.
 - "D.S." REFERS TO DRAG STRUT. NAIL FLOOR SHEATHING TO DRAG STRUT WITH (2) ROWS OF 8d COMMON (0.131" DIA. x 2 1/2") @ 4" O.C.
 - CONTRACTOR TO VERIFY THAT ALL POSTS HAVE CONTINUOUS BEARING THROUGH TO THE FOUNDATION.
 - DECK FRAMING WHERE INDICATED TO BE 18" DEEP FLOOR TRUSSES @ 24" O.C. (U.N.O.). (TRUSS DESIGN BY OTHERS)
 - ALL FOOTINGS SHALL BEAR ON FIRM, NATIVE SOIL.
 - PROVIDE DRAINAGE BEHIND ALL FOUNDATION WALLS.
 - REINFORCE FOOTING AND WALL CORNERS AND INTERSECTIONS PER 11/S3.1.
 - "HDUX" REFERS TO HOLDOWNS PER 9/S3.1.
 - REFER 4/S3.1 WHERE PIPES PENETRATE FOUNDATION.
 - CONTRACTOR TO VERIFY TOP OF FOOTING ELEVATION W/ ARCHITECTURAL PLANS.
 - 4" CONCRETE SLAB ON GRADE REINFORCED WITH #3 @ 12" OC EACH WAY, CENTERED IN SLAB. PROVIDE A BASE OF 4" COMPACTED, CLEAN 3/4" MINUS GRAVEL COVERED WITH 6 MIL. VAPOR BARRIER. PROVIDE JOINTS PER 7/S3.1.
 - CRAWLSPACE VENTILATION SHALL BE PROVIDED PER ARCH.
 - CONTRACTOR TO COORDINATE WHERE SITE CONDITIONS REQUIRE FOOTING TO STEP. (REFER TO DETAIL 2/S3.1)

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