

CITY OF MERCER ISLAND COMMUTER PARKING FACILITY

100% DESIGN DOCUMENTS

SHEET INDEX

SHEET #	SHEET TITLE	SHEET #	SHEET TITLE
T000.00	COVER SHEET		
-	SURVEY (1 OF 2)	EL100	GENERAL LIGHTING REQUIREMENTS & FIXTURE SCHEDULE
-	SURVEY (2 OF 2)	EL200	SITE LIGHTING PLAN
	CIVIL		LANDSCAPE
C1	COVER	L1.0	LANDSCAPE MATERIALS & LAYOUT
C2	LEGEND & ABBREVIATIONS	L2.0	IRRIGATION PLAN
C3	SURVEY CONTROL PLAN	L2.1	IRRIGATION NOTES & SCHEDULE
C4	ALIGNMENT PLAN	L2.2	IRRIGATION DETAILS
C5	TYPICAL SECTIONS	L2.3	IRRIGATION DETAILS
C6	DETAILS 1	L3.0	PLANTING PLAN
C7	DETAILS 2	L3.1	PLANT SCHEDULE
C8	TESC PLAN	L4.0	LANDSCAPE DETAILS
C9	REMOVALS PLAN	L5.0	PLANTING DETAILS
C10	CONTAMINATED SOILS REMOVAL PLAN		
C11	CONTAMINATED SOILS REMOVAL NOTES		
C12	CIVIL SITE PLAN		
C13	GRADING PLAN		
C14	GRADING PLAN POINTS TABLES 1		
C15	GRADING PLAN POINTS TABLES 2		
C16	ROADWAY PLAN		
C17	STORMWATER PLAN		
C18	STORM PROFILE		
C19	STORMWATER DETAILS		
C20	WATER PLAN		
C21	ELECTRIC PLAN		
C22	ELECTRICAL DETAILS		
C23	CHANNELIZATION & SIGNING PLAN		

PROJECT INFORMATION

PARCEL #: 5315101233 (A-1), 5315101234 (A-2), 5315101235 (FORMER TULLY'S PROPERTY)

PROJECT DESCRIPTION

A COMMUTER PARKING FACILITY AND RELATED UTILITY INFRASTRUCTURE ON THE CITY-OWNED FORMER TULLY'S PROPERTY AND TWO ADJACENT CITY-OWNED PARCELS.

PROJECT TEAM

OWNER: CITY OF MERCER ISLAND
9611 SE 36th Street
Mercer Island, WA 98040
Contact: Robbie Cunningham-Adams
Phone: 425.414.2257

ARCHITECT: NORTHWEST STUDIO
1205 E Pike Street, No. 2F
Seattle, WA 98122
Contact: Aaron Young
Email: ayoung@northweststudio.com
Phone: 206.788.8156

CIVIL ENGINEER: KPG PSOMAS
3131 Elliott Ave #400
Seattle, WA 98121
Contact: Nandez Miller
Email: nandez.miller@psomas.com
Phone: 206.267.1043

LANDSCAPE ARCHITECT: BERGER PARTNERSHIP
1927 Post Alley #2
Seattle, WA 98101
Contact: Anna O'Connell
Email: annao@bergerpartnership.com
Phone: 206.714.2557

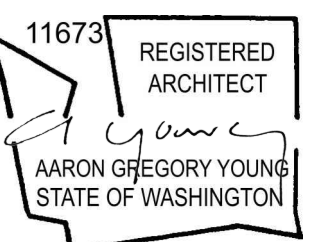
LIGHTING DESIGN: DARK LIGHT DESIGN
1511 3rd Avenue, Suite 700
Seattle, WA 98101
Contact: Jill Cody
Email: jillc@darklight-design.com
Phone: 206.682.1720

COMMUTER FACILITY

TAX PARCELS: 5315101235, 5315101234, 5315101233
OWNED BY THE CITY OF MERCER ISLAND
9611 SE 36TH STREET, MERCER ISLAND, WA 98040 425.414.2257

northwest studio ARCHITECTS URBAN DESIGNERS
1205 E PIKE STREET, NO 2F, SEATTLE, WA 98122 206.788.8156

100% DESIGN

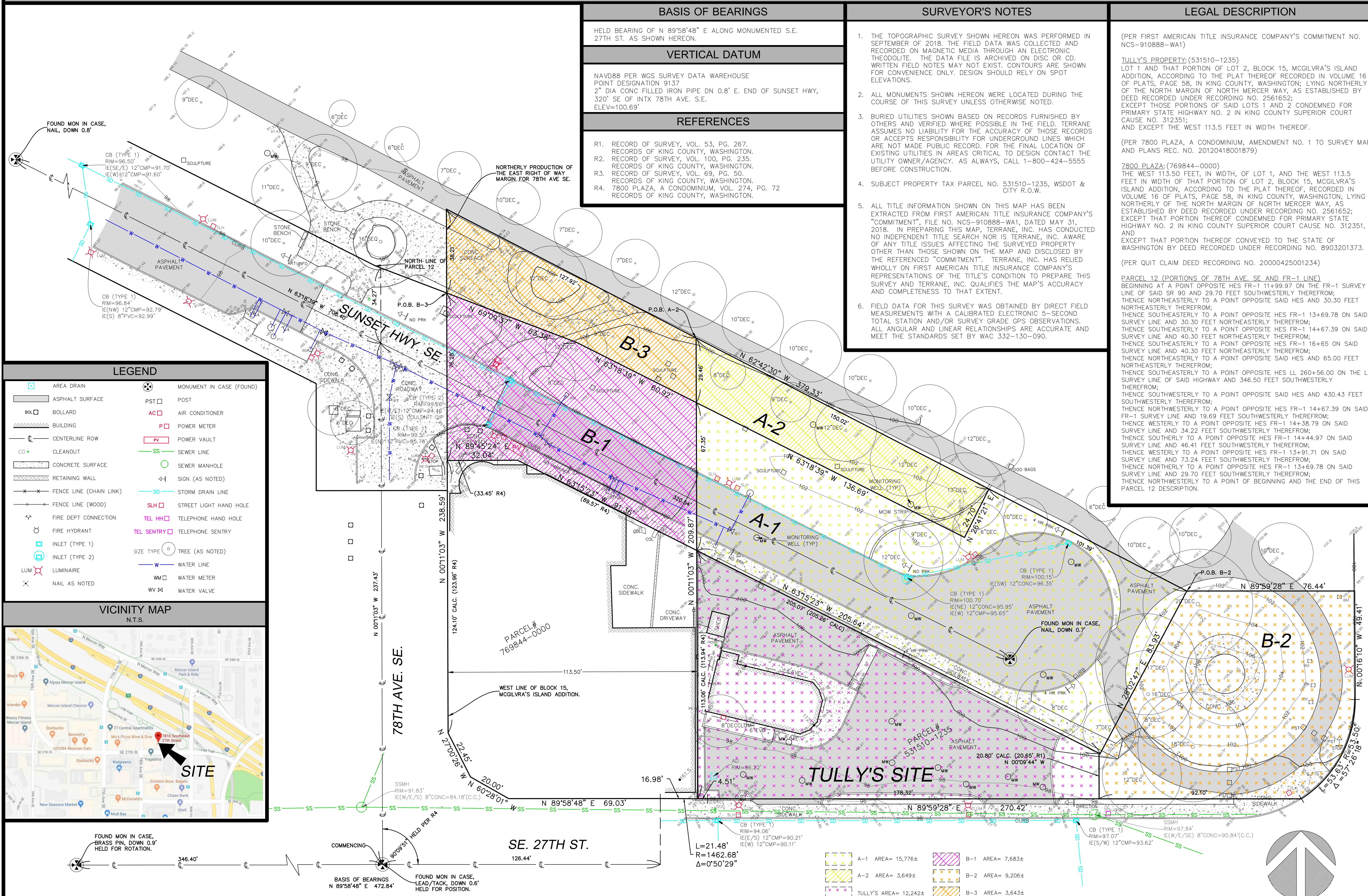


REVISION 01.23.2025
ISSUED 10.25.2024

COVER SHEET

T-000.01

TOPOGRAPHIC & BOUNDARY SURVEY



BASIS OF BEARINGS
HELD BEARING OF N 89°58'48" E ALONG MONUMENTED S.E. 27TH ST. AS SHOWN HEREON.
VERTICAL DATUM
NAVD88 PER WGS SURVEY DATA WAREHOUSE POINT DESIGNATION 9137 2" DIA CONC FILLED IRON PIPE DN 0.8" E. END OF SUNSET HWY, 320' SE OF INTX 78TH AVE. S.E. ELEV=100.69'
REFERENCES
R1. RECORD OF SURVEY, VOL. 53, PG. 267. RECORDS OF KING COUNTY, WASHINGTON. R2. RECORD OF SURVEY, VOL. 100, PG. 235. RECORDS OF KING COUNTY, WASHINGTON. R3. RECORD OF SURVEY, VOL. 69, PG. 50. RECORDS OF KING COUNTY, WASHINGTON. R4. 7800 PLAZA, A CONDOMINIUM, VOL. 274, PG. 72 RECORDS OF KING COUNTY, WASHINGTON.

SURVEYOR'S NOTES

- THE TOPOGRAPHIC SURVEY SHOWN HEREON WAS PERFORMED IN SEPTEMBER OF 2018. THE FIELD DATA WAS COLLECTED AND RECORDED ON MAGNETIC MEDIA THROUGH AN ELECTRONIC THEODOLITE. THE DATA FILE IS ARCHIVED ON DISC OR CD. WRITTEN FIELD NOTES MAY NOT EXIST. CONTOURS ARE SHOWN FOR CONVENIENCE ONLY. DESIGN SHOULD RELY ON SPOT ELEVATIONS.
- ALL MONUMENTS SHOWN HEREON WERE LOCATED DURING THE COURSE OF THIS SURVEY UNLESS OTHERWISE NOTED.
- BURIED UTILITIES SHOWN BASED ON RECORDS FURNISHED BY OTHERS AND VERIFIED WHERE POSSIBLE IN THE FIELD. TERRANE ASSUMES NO LIABILITY FOR THE ACCURACY OF THOSE RECORDS OR ACCEPTS RESPONSIBILITY FOR UNDERGROUND LINES WHICH ARE NOT MADE PUBLIC RECORD. FOR THE FINAL LOCATION OF EXISTING UTILITIES IN AREAS CRITICAL TO DESIGN CONTACT THE UTILITY OWNER/AGENCY. AS ALWAYS, CALL 1-800-424-5555 BEFORE CONSTRUCTION.
- SUBJECT PROPERTY TAX PARCEL NO. 531510-1235, WSDOT & CITY R.O.W.
- ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM FIRST AMERICAN TITLE INSURANCE COMPANY'S "COMMITMENT", FILE NO. NCS-910888-WA1, DATED MAY 31, 2018. IN PREPARING THIS MAP, TERRANE, INC. HAS CONDUCTED NO INDEPENDENT TITLE SEARCH NOR IS TERRANE, INC. AWARE OF ANY TITLE ISSUES AFFECTING THE SURVEYED PROPERTY OTHER THAN THOSE SHOWN ON THE MAP AND DISCLOSED BY THE REFERENCED "COMMITMENT". TERRANE, INC. HAS RELIED WHOLLY ON FIRST AMERICAN TITLE INSURANCE COMPANY'S REPRESENTATIONS OF THE TITLE'S CONDITION TO PREPARE THIS SURVEY AND TERRANE, INC. QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.
- FIELD DATA FOR THIS SURVEY WAS OBTAINED BY DIRECT FIELD MEASUREMENTS WITH A CALIBRATED ELECTRONIC 5-SECOND TOTAL STATION AND/OR SURVEY GRADE GPS OBSERVATIONS. ALL ANGULAR AND LINEAR RELATIONSHIPS ARE ACCURATE AND MEET THE STANDARDS SET BY WAC 332-130-090.

LEGAL DESCRIPTION

(PER FIRST AMERICAN TITLE INSURANCE COMPANY'S COMMITMENT NO. NCS-910888-WA1)

TULLY'S PROPERTY: (531510-1235)
LOT 1 AND THAT PORTION OF LOT 2, BLOCK 15, MCGILVRA'S ISLAND ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 16 OF PLATS, PAGE 58, IN KING COUNTY, WASHINGTON; LYING NORTHERLY OF THE NORTH MARGIN OF NORTH MERCER WAY, AS ESTABLISHED BY DEED RECORDED UNDER RECORDING NO. 2561652; EXCEPT THOSE PORTIONS OF SAID LOTS 1 AND 2 CONDEMNED FOR PRIMARY STATE HIGHWAY NO. 2 IN KING COUNTY SUPERIOR COURT CAUSE NO. 312351; AND EXCEPT THE WEST 113.5 FEET IN WIDTH THEREOF.

(PER 7800 PLAZA, A CONDOMINIUM, AMENDMENT NO. 1 TO SURVEY MAP AND PLANS REC. NO. 20120418001879)

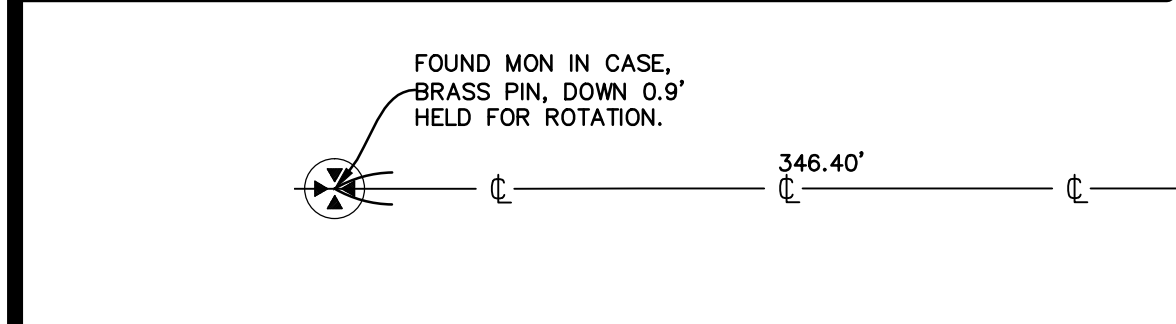
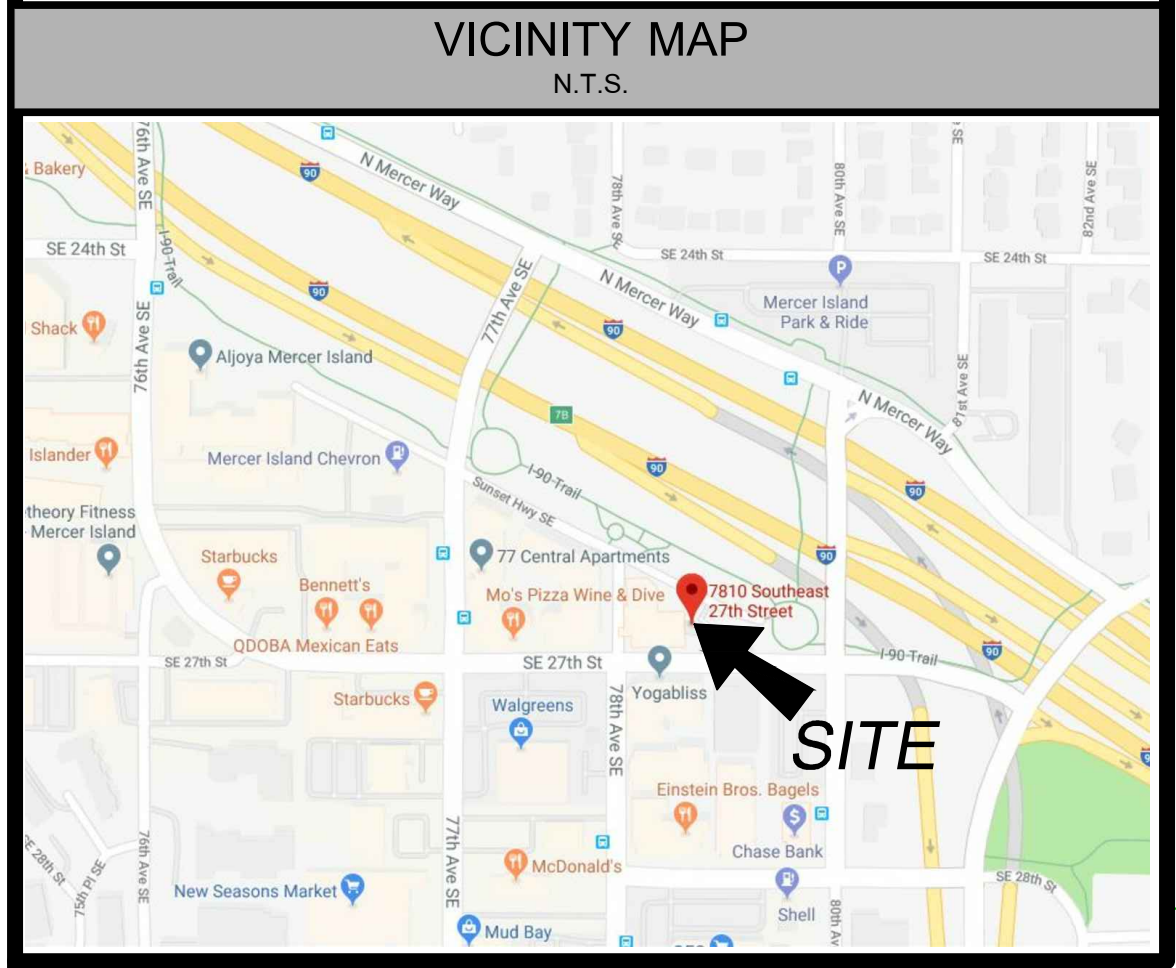
7800 PLAZA: (769844-0000)
THE WEST 113.50 FEET IN WIDTH OF LOT 1, AND THE WEST 113.5 FEET IN WIDTH OF THAT PORTION OF LOT 2, BLOCK 15, MCGILVRA'S ISLAND ADDITION, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 16 OF PLATS, PAGE 58, IN KING COUNTY, WASHINGTON, LYING NORTHERLY OF THE NORTH MARGIN OF NORTH MERCER WAY, AS ESTABLISHED BY DEED RECORDED UNDER RECORDING NO. 2561652; EXCEPT THAT PORTION THEREOF CONDEMNED FOR PRIMARY STATE HIGHWAY NO. 2 IN KING COUNTY SUPERIOR COURT CAUSE NO. 312351; AND EXCEPT THAT PORTION THEREOF CONVEYED TO THE STATE OF WASHINGTON BY DEED RECORDED UNDER RECORDING NO. 8903201373.

(PER QUIT CLAIM DEED RECORDING NO. 20000425001234)

PARCEL 12 (PORTIONS OF 78TH AVE. SE AND FR-1 LINE)
BEGINNING AT A POINT OPPOSITE HES FR-1 11+99.97 ON THE FR-1 SURVEY LINE OF SAID SR 90 AND 29.70 FEET SOUTHWESTERLY THEREFROM; THENCE NORTHEASTERLY TO A POINT OPPOSITE SAID HES AND 30.30 FEET NORTHEASTERLY THEREFROM;
THENCE SOUTHEASTERLY TO A POINT OPPOSITE HES FR-1 13+69.78 ON SAID SURVEY LINE AND 30.30 FEET NORTHEASTERLY THEREFROM;
THENCE SOUTHEASTERLY TO A POINT OPPOSITE HES FR-1 14+67.39 ON SAID SURVEY LINE AND 40.30 FEET NORTHEASTERLY THEREFROM;
THENCE SOUTHEASTERLY TO A POINT OPPOSITE HES FR-1 16+65 ON SAID SURVEY LINE AND 40.30 FEET NORTHEASTERLY THEREFROM;
THENCE NORTHEASTERLY TO A POINT OPPOSITE SAID HES AND 65.00 FEET NORTHEASTERLY THEREFROM;
THENCE SOUTHEASTERLY TO A POINT OPPOSITE HES LL 260+56.00 ON THE LL SURVEY LINE OF SAID HIGHWAY AND 346.50 FEET SOUTHWESTERLY THEREFROM;
THENCE SOUTHWESTERLY TO A POINT OPPOSITE SAID HES AND 430.43 FEET SOUTHWESTERLY THEREFROM;
THENCE NORTHWESTERLY TO A POINT OPPOSITE HES FR-1 14+67.39 ON SAID FR-1 SURVEY LINE AND 19.69 FEET SOUTHWESTERLY THEREFROM;
THENCE WESTERLY TO A POINT OPPOSITE HES FR-1 14+38.79 ON SAID SURVEY LINE AND 34.22 FEET SOUTHWESTERLY THEREFROM;
THENCE SOUTHERLY TO A POINT OPPOSITE HES FR-1 14+44.97 ON SAID SURVEY LINE AND 46.41 FEET SOUTHWESTERLY THEREFROM;
THENCE WESTERLY TO A POINT OPPOSITE HES FR-1 13+91.71 ON SAID SURVEY LINE AND 73.24 FEET SOUTHWESTERLY THEREFROM;
THENCE NORTHERLY TO A POINT OPPOSITE HES FR-1 13+69.78 ON SAID SURVEY LINE AND 29.70 FEET SOUTHWESTERLY THEREFROM;
THENCE NORTHWESTERLY TO A POINT OF BEGINNING AND THE END OF THIS PARCEL 12 DESCRIPTION.

LEGEND

AREA DRAIN	MONUMENT IN CASE (FOUND)
ASPHALT SURFACE	POST
BUILDING	AIR CONDITIONER
CENTERLINE ROW	POWER METER
CLEANOUT	POWER VAULT
CONCRETE SURFACE	SEWER LINE
RETAINING WALL	SEWER MANHOLE
FENCE LINE (CHAIN LINK)	SIGN (AS NOTED)
FENCE LINE (WOOD)	STREET LIGHT HAND HOLE
FIRE DEPT CONNECTION	TELEPHONE HAND HOLE
FIRE HYDRANT	TELEPHONE SENTRY
INLET (TYPE 1)	TREE (AS NOTED)
INLET (TYPE 2)	WATER LINE
LUMINAIRE	WATER METER
NAIL AS NOTED	WATER VALVE



	A-1 AREA = 15,776±		B-1 AREA = 7,683±
	A-2 AREA = 3,649±		B-2 AREA = 9,206±
	TULLY'S AREA = 12,242±		B-3 AREA = 3,643±

measure success

TOPOGRAPHIC & BOUNDARY SURVEY
NW 1/4 OF NE 1/4 SEC. 12, TWP. 24 N., RGE. 04 E., W.M.
TAX PARCEL NO. 531510-1235, WSDOT & CITY R.O.W.

CITY, WSDOT & TULLY'S SITE
VICINITY OF
7810 SE. 27TH ST.
MERCER ISLAND, WA. 98040

Terrane
10801 Main Street, Suite 102, Bellevue, WA 98004
phone 425.458.4488 support@terrane.net
www.terrane.net

JOB NUMBER: 181671
DATE: 11/02/18
DRAFTED BY: LCH
CHECKED BY: EJT/TMM
SCALE: 1"=20'
REVISION HISTORY

SHEET NUMBER
1 OF 2

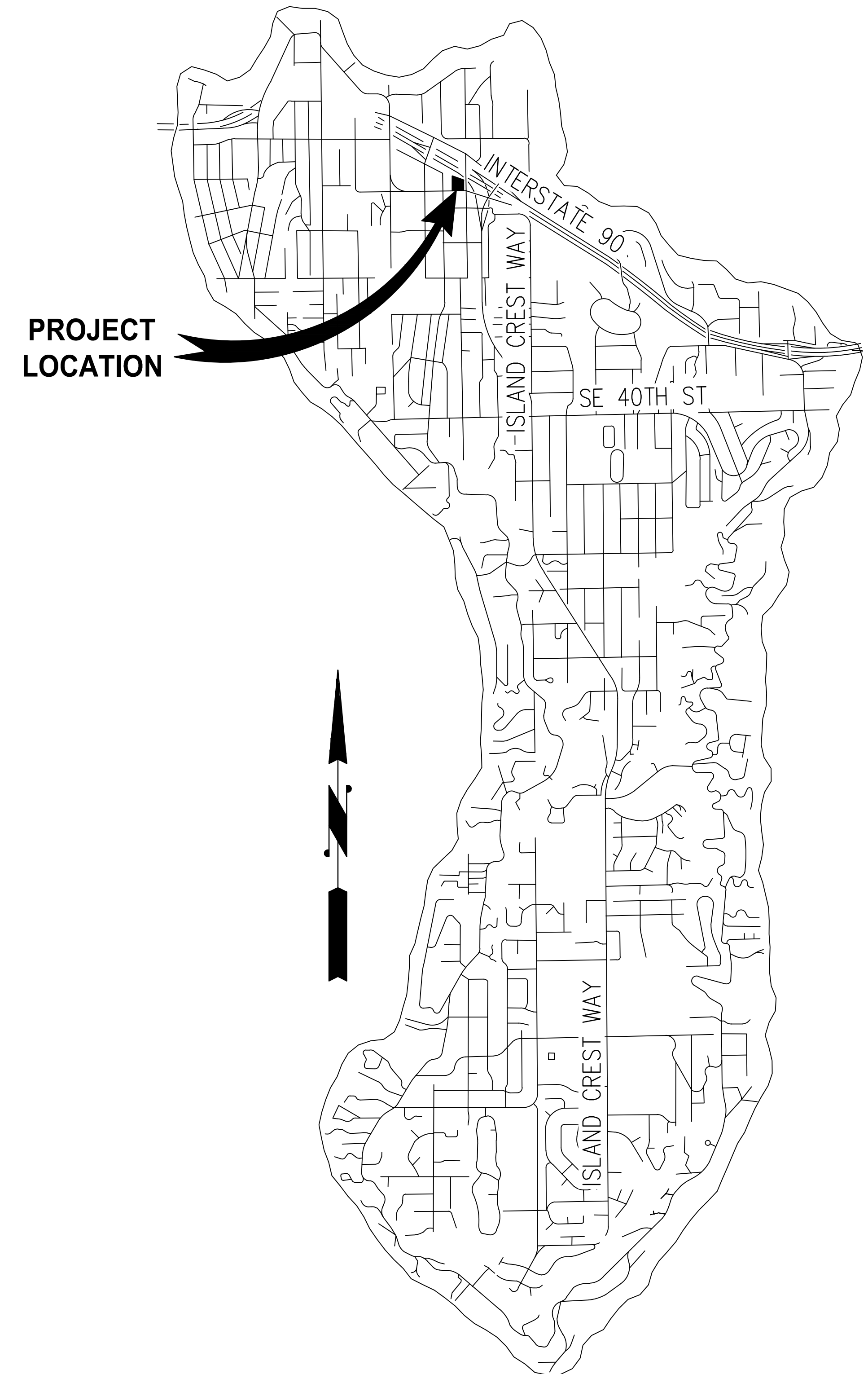


CITY OF MERCER ISLAND

MERCER ISLAND COMMUTER PARKING FACILITY

OCTOBER 2024

CITY PROJECT NUMBER: 24-28



SCHEDULE OF DRAWINGS

<u>SHEET</u>	<u>DRAWINGS</u>	<u>SHEET</u>	<u>DRAWINGS</u>
C1	COVER	C13	GRADING PLAN
C2	LEGEND & ABBREVIATIONS	C14	GRADING PLAN POINTS TABLES 1
C3	SURVEY CONTROL PLAN	C15	GRADING PLAN POINTS TABLES 2
C4	ALIGNMENT PLAN	C16	ROADWAY PLAN
C5	TYPICAL SECTIONS	C17	STORMWATER PLAN
C6	DETAILS 1	C18	STORM PROFILE
C7	DETAILS 2	C19	STORMWATER DETAILS
C8	TESC PLAN	C20	WATER PLAN
C9	REMOVALS PLAN	C21	ELECTRIC PLAN
C10	CONTAMINATED SOILS REMOVAL PLAN	C22	ELECTRICAL DETAILS
C11	CONTAMINATED SOILS REMOVAL NOTES	C23	CHANNELIZATION & SIGNING PLAN
C12	CIVIL SITE PLAN		



CALL 2 DAYS BEFORE YOU DIG
1-800-424-5555

100% REVIEW SUBMITTAL

EXISTING LEGEND

	AREA DRAIN
	ASPHALT SURFACE
	BOLLARD
	BUILDING
	CENTERLINE ROW
	CLEANOUT
	CONCRETE SURFACE
	RETAINING WALL
	FENCE LINE (CHAIN LINK)
	FENCE LINE (WOOD)
	FIRE DEPT CONNECTION
	FIRE HYDRANT
	INLET (TYPE 1)
	INLET (TYPE 2)
	LUMINAIRE
	NAIL AS NOTED
	MONUMENT IN CASE (FOUND)
	POST
	AIR CONDITIONER
	POWER METER
	POWER VAULT
	SEWER LINE
	SEWER MANHOLE
	SIGN (AS NOTED)
	STORM DRAIN LINE
	STREET LIGHT HAND HOLE
	TELEPHONE HAND HOLE
	TELEPHONE SENTRY
	TREE (AS NOTED)
	WATER LINE
	WATER METER
	WATER VALVE

PROPOSED LEGEND

	CEMENT CONCRETE PAVEMENT (VEHICULAR)
	CEMENT CONCRETE PAVEMENT (PEDESTRIAN)
	HMA FOR NEW PAVEMENT
	LANDSCAPE AREA
	DETECTABLE WARNING SURFACE
	PAVER BLOCKS
	CSTC
	CSBC
	CUT EMBANKMENT LINE
	FILL EMBANKMENT LINE
	STORM DRAIN PIPE
	CATCH BASIN TYPE 1
	AREA DRAIN
	CONTECH 4'X4' MODULAR WETLAND SYSTEM (MWS)
	WATER MAIN
	WATER VALVE
	FIRE HYDRANT
	CROSS OR TEE
	METER
	CAP
	THRUST BLOCK
	STREET LIGHTING LUMINAIRE
	SITE LIGHTING LUMINAIRE
	JUNCTION BOX TYPE 1,2
	FUTURE EV CHARGING STATION
	IRRIGATION CABINET
	ELECTRICAL CONDUIT
	SIGN

ABBREVIATIONS

AC	ASPHALT CONCRETE	MIC	MONUMENT IN CASE
ACP	ASPHALT CONCRETE PAVEMENT	MJ	MECHANICAL JOINT
ADA	AMERICANS WITH DISABILITIES ACT	MON	MONUMENT
AP	ANGLE POINT	N	NORTH OR NORTHING
APPROX	APPROXIMATE	NAVD	NORTH AMERICAN VERTICAL DATUM
BLDG	BUILDING	NO	NUMBER
CB	CATCH BASIN	NTS	NOT TO SCALE
CCP	CEMENT CONCRETE PAVEMENT	OC	ON CENTER
CDF	CONTROLLED DENSITY FILL	OD	OUTSIDE DIAMETER
CHLK	CHAINLINK	PC	POINT OF CURVE
CL	CENTERLINE	PCC	POINT OF COMPOUND CURVATURE
CL	CLASS	PCCP	PERVIOUS CEMENT CONCRETE PAVEMENT
CO	CLEANOUT	PI	POINT OF INTERSECTION
COL	COLUMN CONC CONCRETE	POB	POINT OF BEGINNING
COMI	CITY OF MERCER ISLAND	POE	POINT OF ENDING
CSBC	CRUSHED SURFACING BASE COURSE	PRC	POINT OF REVERSE CURVATURE
CSTC	CRUSHED SURFACING TOP COURSE	PT	POINT OF TANGENT
DI	DUCTILE IRON	PVC	POLYVINYL CHLORIDE OR
DIA	DIAMETER		POINT OF VERTICAL CURVATURE
DW	DRIVEWAY	PVT	POINT OF VERTICAL TANGENT
E	EAST OR EASTING	PVI	POINT OF VERTICAL INTERSECTION
EA	EACH	R	RADIUS
ELEV	ELEVATION	ROW	RIGHT OF WAY
EOP	EDGE OF PAVEMENT	RT	RIGHT
EW	EACH WAY EXIST EXISTING	S	SLOPE OR SOUTH
FF	FINISHED FLOOR	SD	STORM DRAIN
FL	FLOW LINE	SDMH	STORM DRAIN MANHOLE
FO	FIBER OPTIC	SE	SOUTHEAST
FOC	FACE OF CURB	SHT	SHEET
HMA	HOT MIX ASPHALT	SQ	SQUARE
HORIZ	HORIZONTAL	SS	SANITARY SEWER
HP	HIGH POINT	SSMH	SANITARY SEWER MANHOLE
ID	INSIDE DIAMETER	ST	STREET
IE	INVERT ELEVATION	STA	STATION
IN	INCH/INCHES	STD	STANDARD
JB	JUNCTION BOX	STCR	STRUCTURE
L	LENGTH LT LEFT	SW	SOUTHWEST
LF	LINEAR FEET	TYP	TYPICAL
LP	LOW POINT	VERT	VERTICAL
MAX	MAXIMUM	W	WEST
MIN	MINIMUM	YD	YARD DRAIN
MH	MANHOLE		

COMMUTER FACILITY

TAX PARCELS: 5315101235, 5315101234, 5315101233
 OWNED BY THE **CITY OF MERCER ISLAND**
 9611 SE 36TH STREET, MERCER ISLAND, WA 98040 425.414.2257

northwest studio ARCHITECTS URBAN DESIGNERS
 1205 E PIKE STREET, NO 2F, SEATTLE, WA 98122 206.788.8156

KPG PSOMAS CONSULTING ENGINEERS
 3131 ELLIOTT AVE, SUITE 400 SEATTLE, WA 98121 206.286.1640

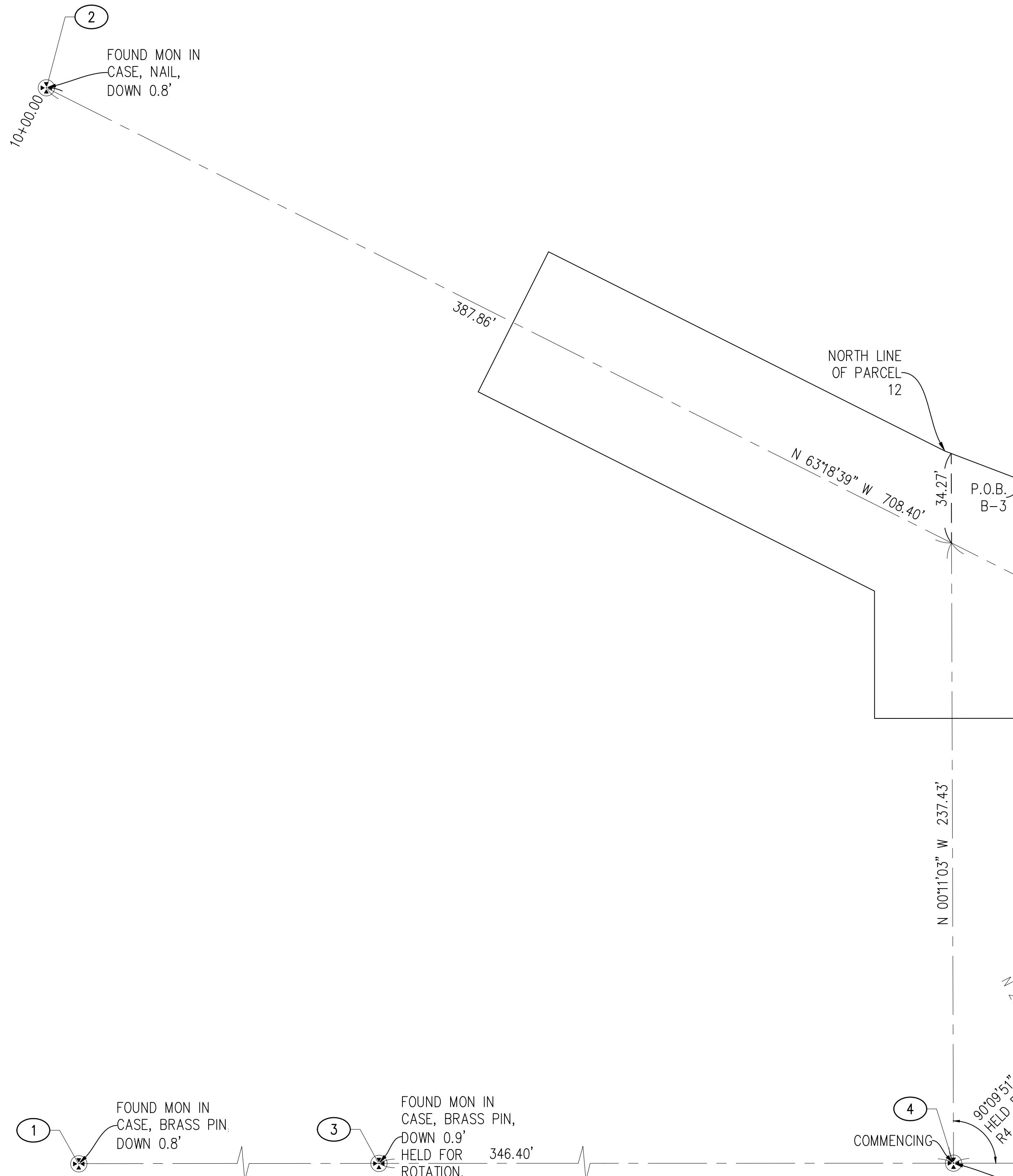
100% DESIGN



ISSUED 10.25.2024

LEGEND & ABBREVIATIONS

C2



CONTROL POINT TABLE				
NUMBER	NORTHING	EASTING	ELEV	DESCRIPTION
1	19944.40	19339.36	107.51	FOUND MIC
2	20356.30	20001.43	93.12	FOUND MIC
3	19944.55	20002.34	82.16	FOUND MIC
4	19944.67	20348.74	91.31	FOUND MIC
5	20038.12	20634.36	100.69	FOUND MIC

BASIS OF BEARING

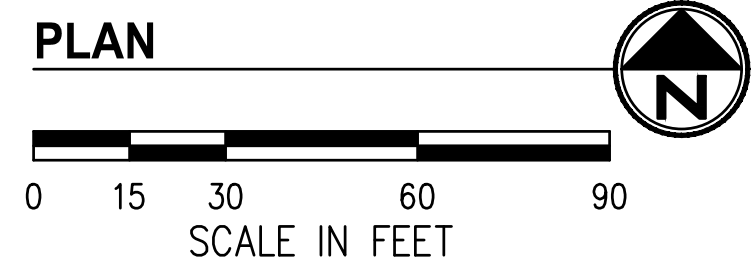
HELD BEARING OF N 89°58'48" E ALONG MONUMENTED S.E. 27TH ST. AS SHOWN HEREON.

VERTICAL DATUM

NAVD88 PER WGS SURVEY DATA WAREHOUSE POINT DESIGNATION 9137
 2" DIA CONC FILLED IRON PIPE DN 0.8' E. END OF SUNSET HWY, 320' SE OF INTX 78TH AVE. S.E.
 ELEV=100.69'

SURVEYORS NOTES

1. THE TOPOGRAPHIC SURVEY SHOWN HEREON WAS PERFORMED IN SEPTEMBER OF 2018. THE FIELD DATA WAS COLLECTED AND RECORDED ON MAGNETIC MEDIA THROUGH AN ELECTRONIC THEODOLITE. THE DATA FILE IS ARCHIVED ON DISC OR CD. WRITTEN FIELD NOTES MAY NOT EXIST. CONTOURS ARE SHOWN FOR CONVENIENCE ONLY. DESIGN SHOULD RELY ON SPOT ELEVATIONS.
2. ALL MONUMENTS SHOWN HEREON WERE LOCATED DURING THE COURSE OF THIS SURVEY UNLESS OTHERWISE NOTED.
3. BURIED UTILITIES SHOWN BASED ON RECORDS FURNISHED BY OTHERS AND VERIFIED WHERE POSSIBLE IN THE FIELD. TERRANE ASSUMES NO LIABILITY FOR THE ACCURACY OF THOSE RECORDS OR ACCEPTS RESPONSIBILITY FOR UNDERGROUND LINES WHICH ARE NOT MADE PUBLIC RECORD. FOR THE FINAL LOCATION OF EXISTING UTILITIES IN AREAS CRITICAL TO DESIGN CONTACT THE UTILITY OWNER/AGENCY. AS ALWAYS, CALL 1-800-424-5555 BEFORE CONSTRUCTION.
4. SUBJECT PROPERTY TAX PARCEL NO. 531510-1235, WSDOT & CITY R.O.W.
5. ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM FIRST AMERICAN TITLE INSURANCE COMPANY'S "COMMITMENT", FILE NO. NCS-910888-WA1, DATED MAY 31, 2018. IN PREPARING THIS MAP, TERRANE, INC. HAS CONDUCTED NO INDEPENDENT TITLE SEARCH NOR IS TERRANE, INC. AWARE OF ANY TITLE ISSUES AFFECTING THE SURVEYED PROPERTY OTHER THAN THOSE SHOWN ON THE MAP AND DISCLOSED BY THE REFERENCED "COMMITMENT". TERRANE, INC. HAS RELIED WHOLLY ON FIRST AMERICAN TITLE INSURANCE COMPANY'S REPRESENTATIONS OF THE TITLE'S CONDITION TO PREPARE THIS SURVEY AND TERRANE, INC. QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.
6. FIELD DATA FOR THIS SURVEY WAS OBTAINED BY DIRECT FIELD MEASUREMENTS WITH A CALIBRATED ELECTRONIC 5-SECOND TOTAL STATION AND/OR SURVEY GRADE GPS OBSERVATIONS. ALL ANGULAR AND LINEAR RELATIONSHIPS ARE ACCURATE AND MEET THE STANDARDS SET BY WAC 332-130-090.

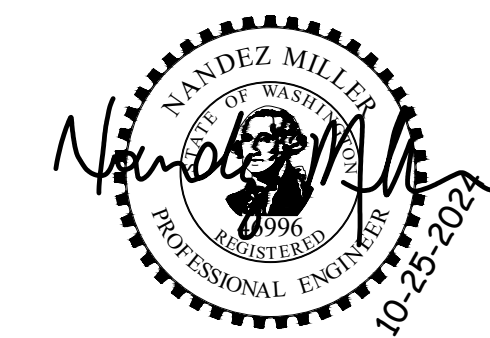


COMMUTER FACILITY
 TAX PARCELS: 5315101235, 5315101234, 5315101233
 OWNED BY THE CITY OF MERCER ISLAND
 9611 SE 36TH STREET, MERCER ISLAND, WA 98040 425.414.2257

northwest studio ARCHITECTS URBAN DESIGNERS
 1205 E PIKE STREET, NO 2F, SEATTLE, WA 98122 206.788.8156

KPG PSOMAS CONSULTING ENGINEERS
 3131 ELLIOTT AVE, SUITE 400 SEATTLE, WA 98121 206.286.1640

100% DESIGN

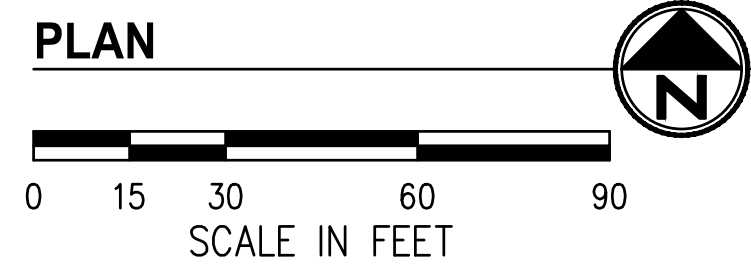
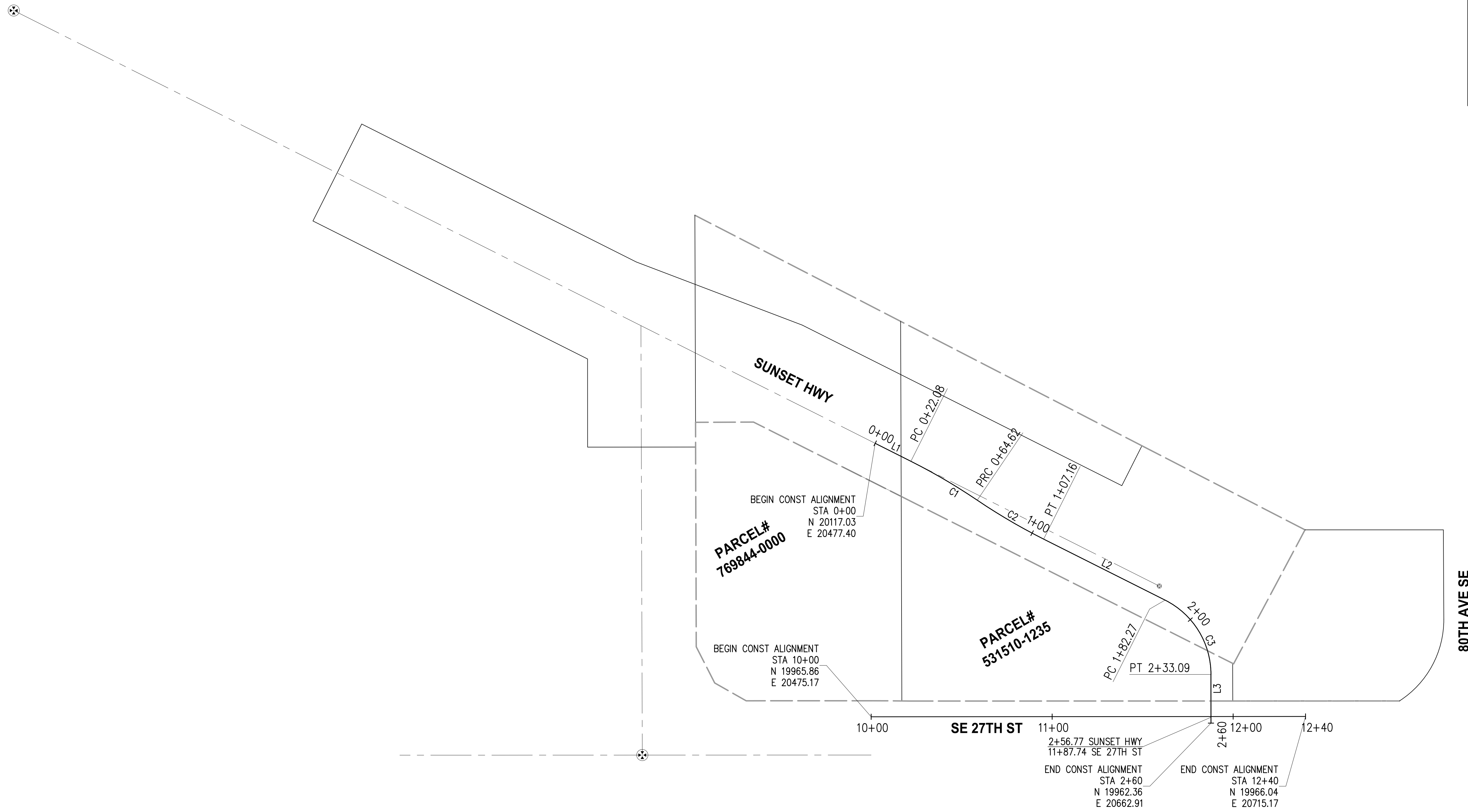


ISSUED 10.25.2024

SURVEY CONTROL PLAN

C3

SUNSET HWY			
NUMBER	LENGTH	RADIUS	BRNG/DELTA
C1	42.54	328.60'	7°25'04"
C2	42.54	328.60'	7°25'04"
C3	50.82	46.00'	63°18'07"
L1	22.079		S 63°18'39" E
L2	75.107		S 63°18'39" E
L3	26.908		S 0°00'32" E



COMMUTER FACILITY
 TAX PARCELS: 5315101235, 5315101234, 5315101233
 OWNED BY THE CITY OF MERCER ISLAND
 9611 SE 36TH STREET, MERCER ISLAND, WA 98040 425.414.2257

northwest studio ARCHITECTS URBAN DESIGNERS
 1205 E PIKE STREET, NO 2F, SEATTLE, WA 98122 206.788.8156

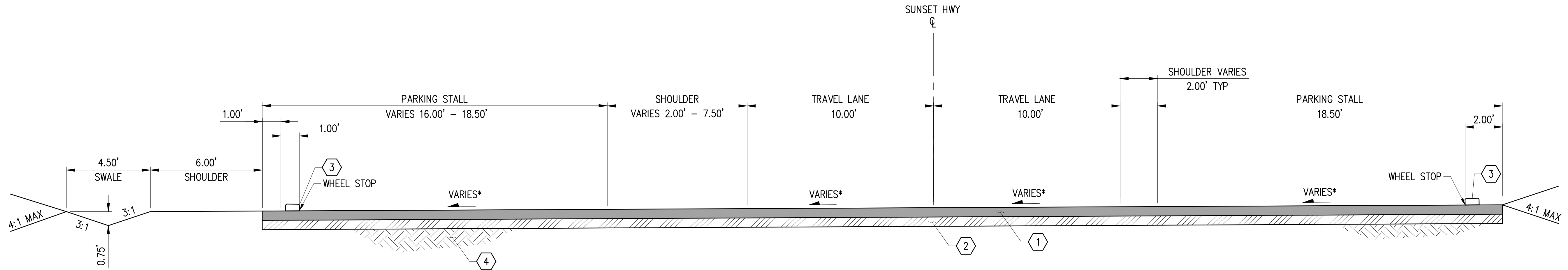
KPG PSOMAS CONSULTING ENGINEERS
 3131 ELLIOTT AVE, SUITE 400 SEATTLE, WA 98121 206.286.1640

100% DESIGN

ISSUED 10.25.2024

ALIGNMENT PLAN

C4



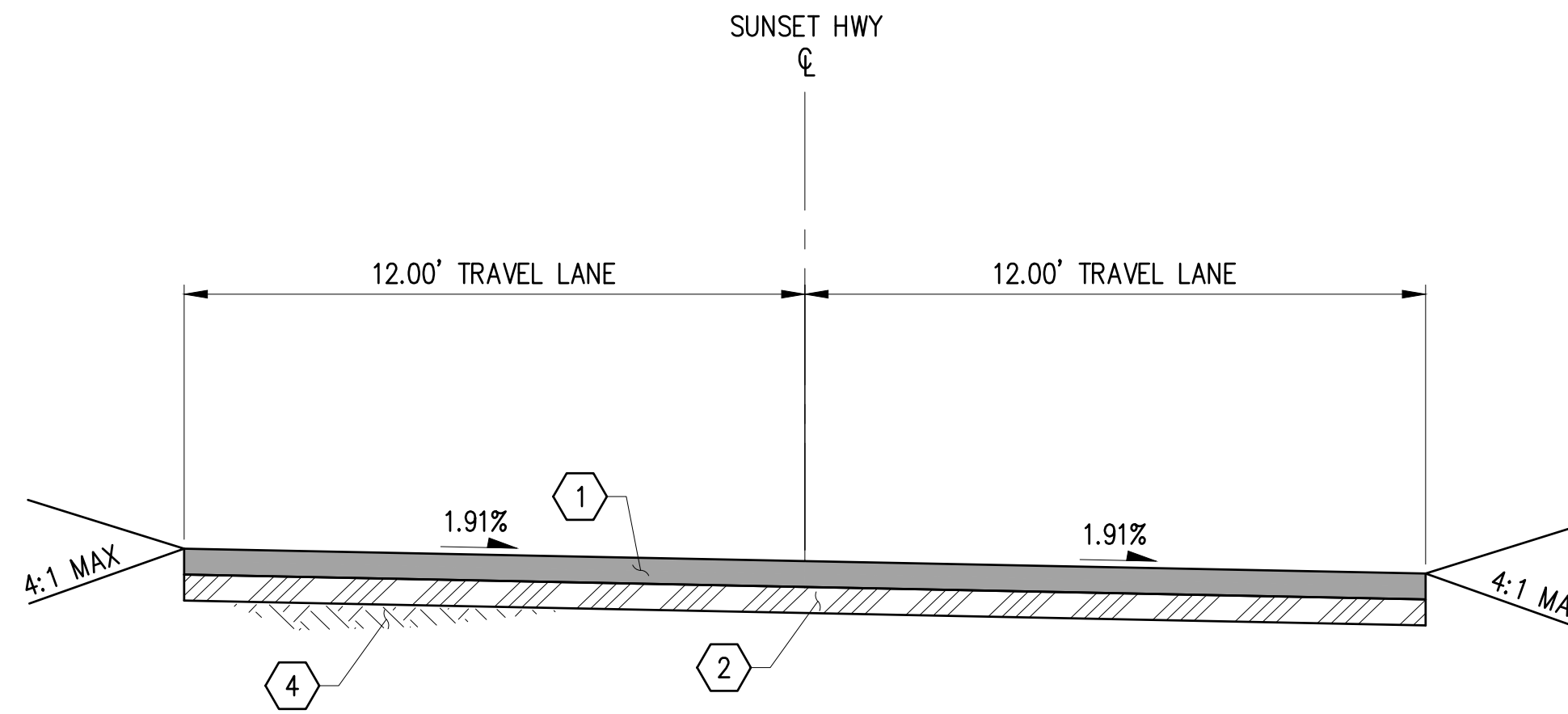
SUNSET HWY - TYPICAL SECTION A

APPROX. STA 0+00 TO 2+00 LOOKING EAST
 * SEE GRADING PLAN SHEET C13
 NTS

MATERIAL CODE	
#	MATERIALS DESCRIPTION
1	6" HMA CLASS 1/2" PG 58H-22
2	6" CRUSHED SURFACING TOP COURSE
3	CEMENT WHEEL STOP
4	COMPACTED SUBGRADE

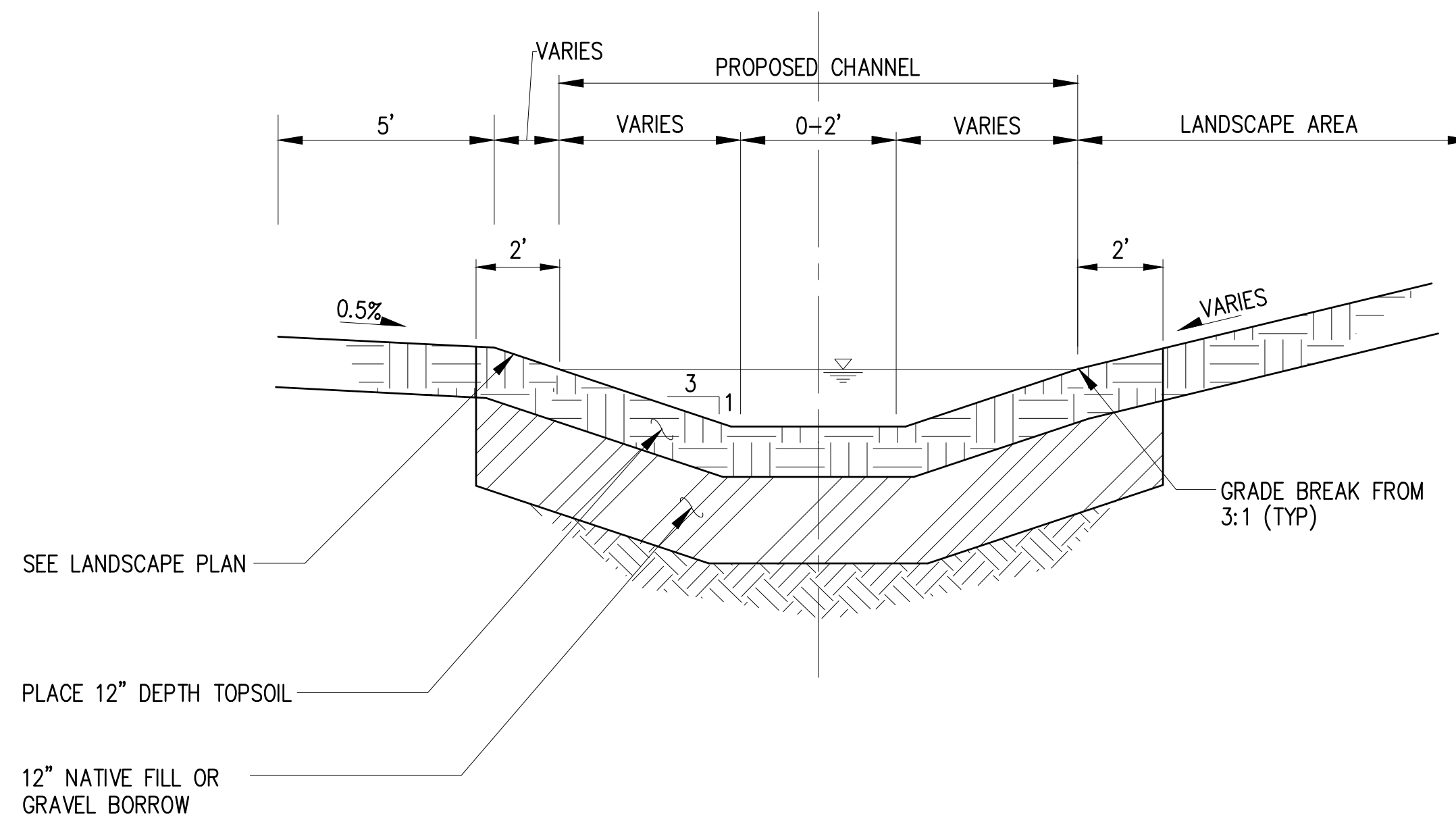
TYPICAL ROADWAY SECTION NOTES

1. SUBGRADE PREPARATION SHALL BE IN ACCORDANCE WITH SECTION 2-06 OF THE STANDARD SPECIFICATION AND SPECIAL PROVISIONS.
2. ADDITIONAL FILL MATERIAL REQUIRED FOR CONSTRUCTION SHALL BE APPROVED CSBC. FILL MATERIAL SHALL BE COMPACTED TO 95% MODIFIED PROCTOR DENSITY.
3. EMBANKMENTS SHALL BE CONSTRUCTED PER SECTION 2-03 OF THE STANDARD SPECIFICATIONS AND SPECIAL PROVISIONS.
4. IF UNSUITABLE SUBGRADE IS ENCOUNTERED, THE CONTRACTOR SHALL CAREFULLY OVER-EXCAVATE TO A MAXIMUM DEPTH OF 12" BELOW THE NEW PAVEMENT SECTION AND REPLACE WITH CSBC OR AS DIRECTED BY THE ENGINEER.
5. ACCESS TO ADJACENT PROPERTIES MUST BE MAINTAINED AT ALL TIMES UNLESS PRIOR ARRANGEMENTS HAVE BEEN MADE AND APPROVED BY THE ENGINEER.
6. ALL PAVEMENT SHALL BE CUT BY SAWCUTTING FULL DEPTH IN A NEAT VERTICAL LINE PRIOR TO REMOVING. ANY DAMAGE TO ADJACENT PAVEMENT SHALL BE REPAIRED BY THE CONTRACTOR AT NO EXPENSE TO THE OWNER.



SUNSET HWY - TYPICAL SECTION B

APPROX. STA 2+00 TO 2+56.36 LOOKING SOUTH



TYPICAL SWALE SECTION

LOOKING NORTHWEST

COMMUTER FACILITY

TAX PARCELS: 5315101235, 5315101234, 5315101233
 OWNED BY THE CITY OF MERCER ISLAND
 9611 SE 36TH STREET, MERCER ISLAND, WA 98040 425.414.2257

northwest studio ARCHITECTS URBAN DESIGNERS
 1205 E PIKE STREET, NO 2F, SEATTLE, WA 98122 206.788.8156

KPG PSOMAS CONSULTING ENGINEERS
 3131 ELLIOTT AVE, SUITE 400 SEATTLE, WA 98121 206.286.1640

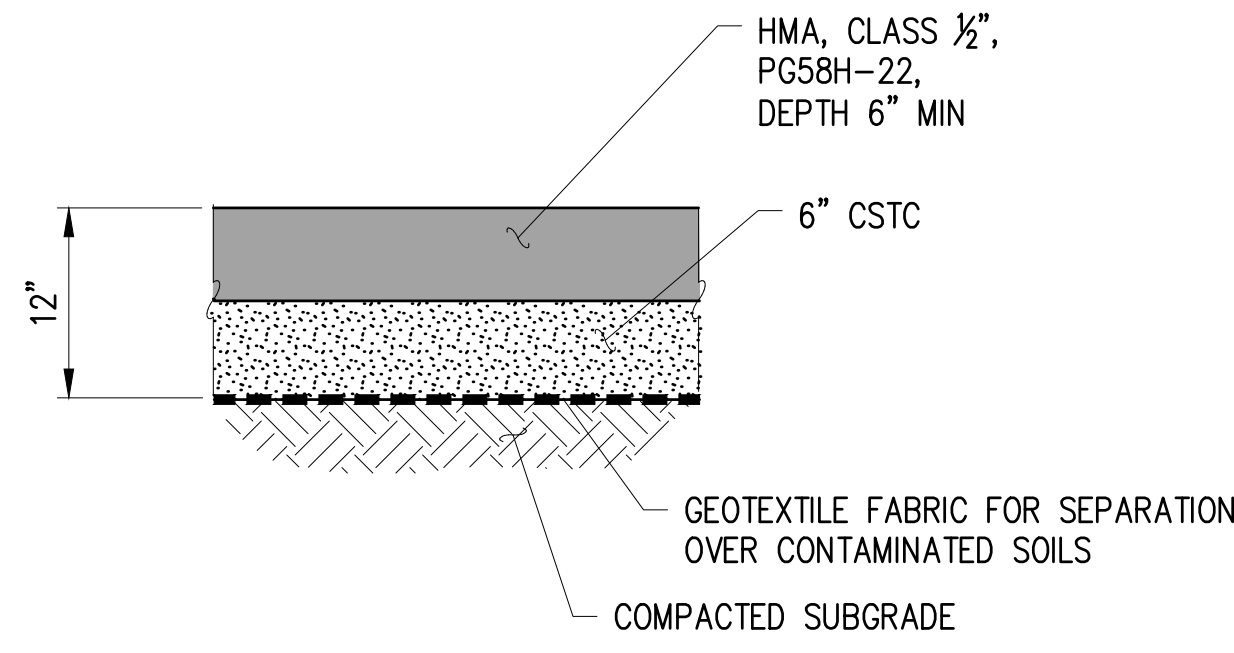
100% DESIGN



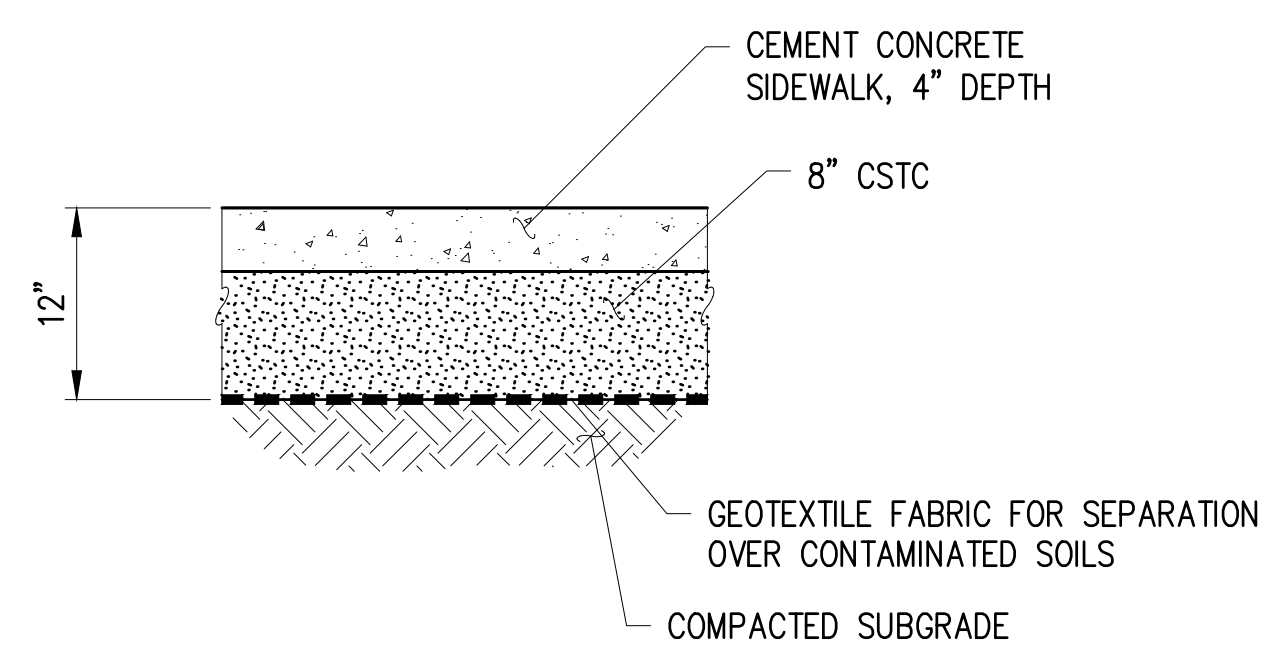
ISSUED 10.25.2024

TYPICAL SECTIONS

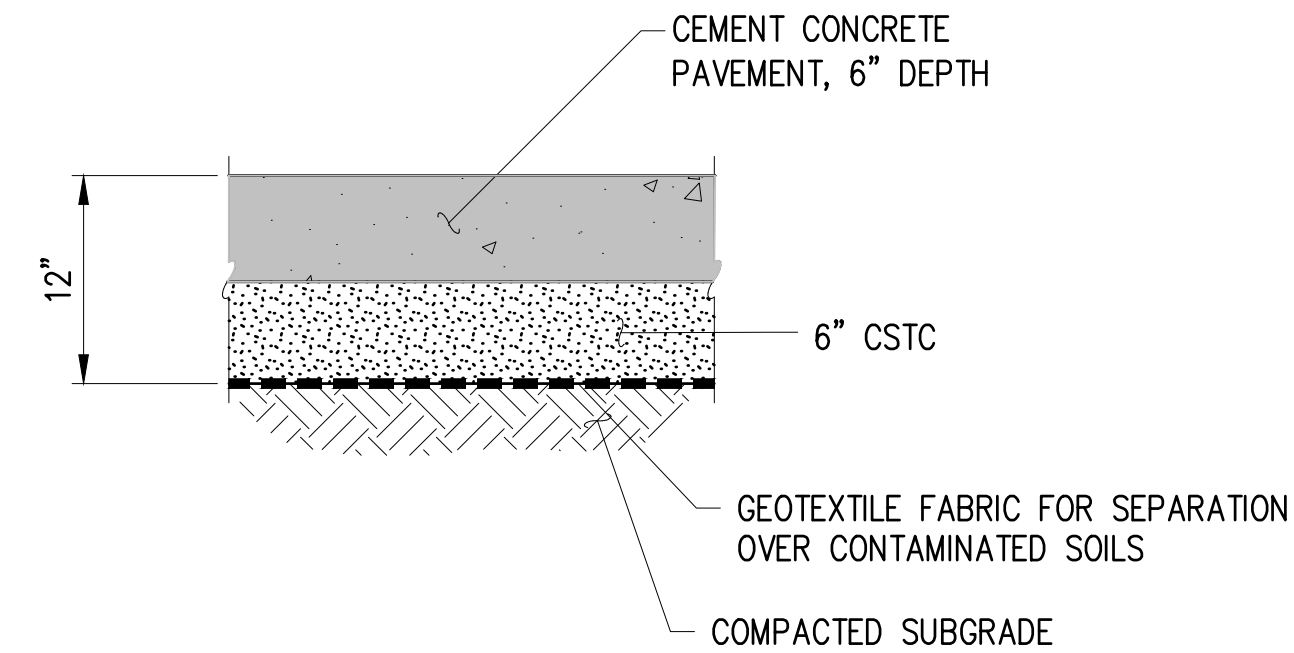
C5



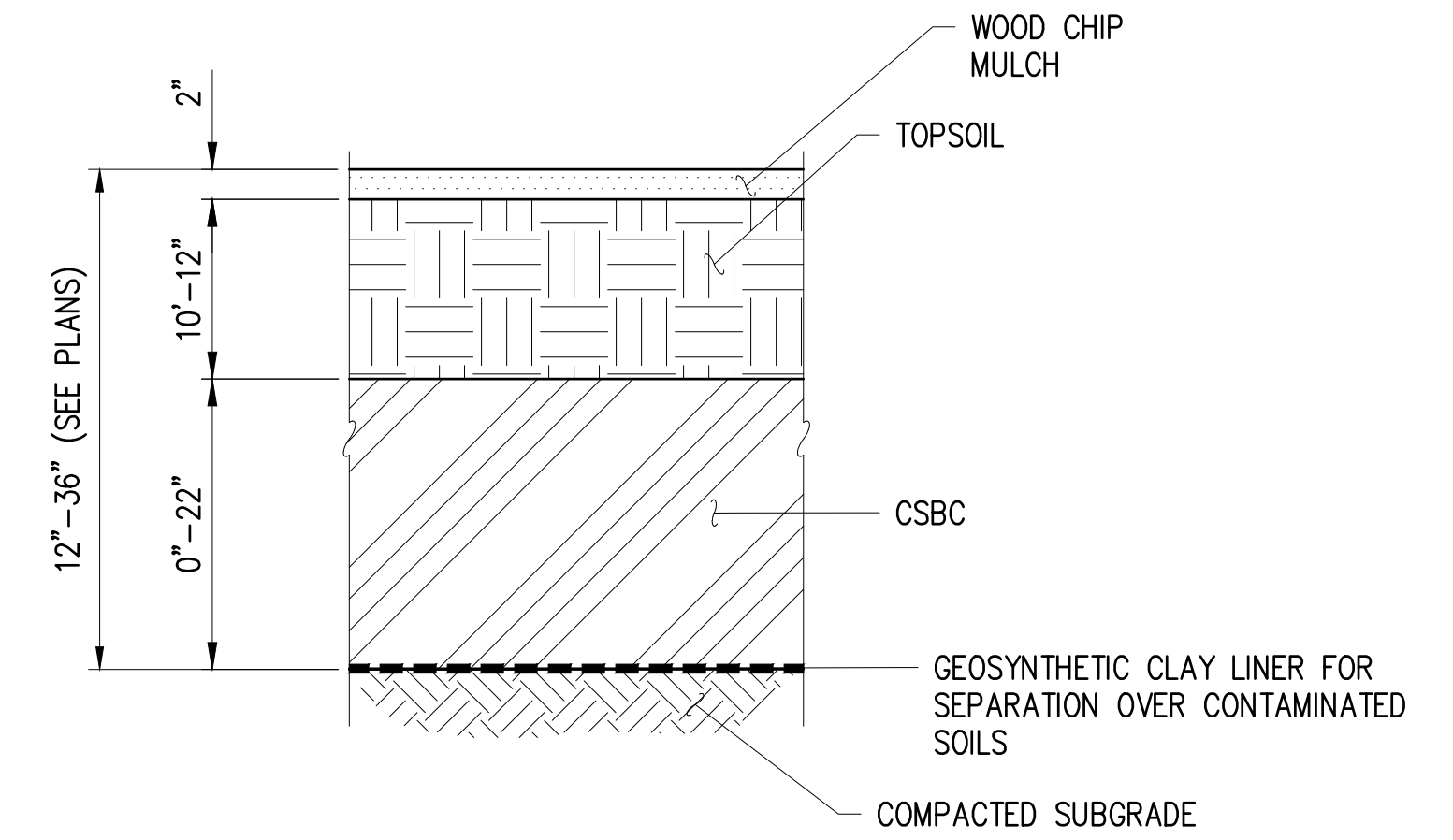
TYPICAL HMA PAVEMENT/WALKWAY SECTION
NTS



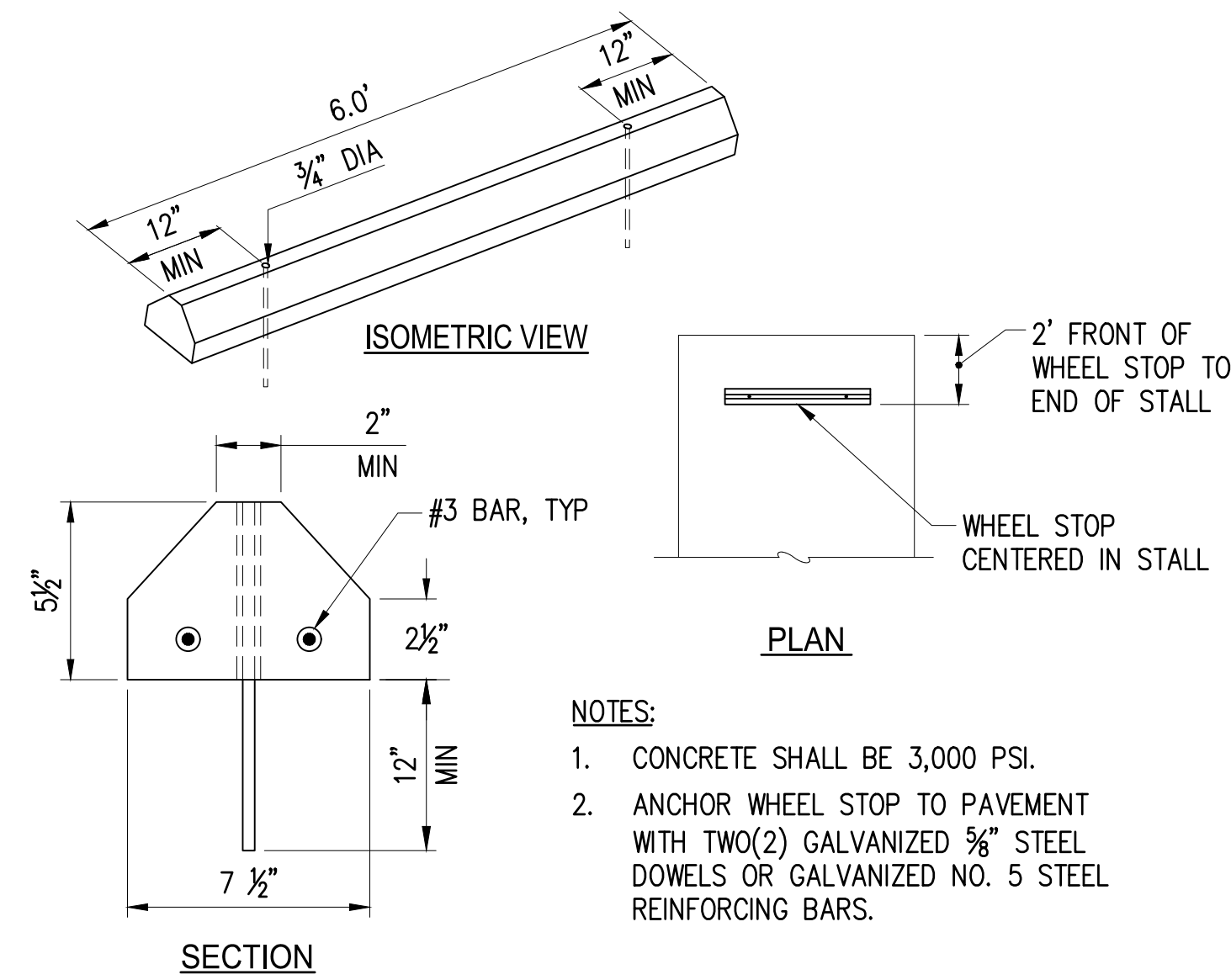
TYPICAL CEMENT CONCRETE WALKWAY SECTION
NTS



TYPICAL CEMENT CONCRETE DRIVEWAY SECTION
NTS

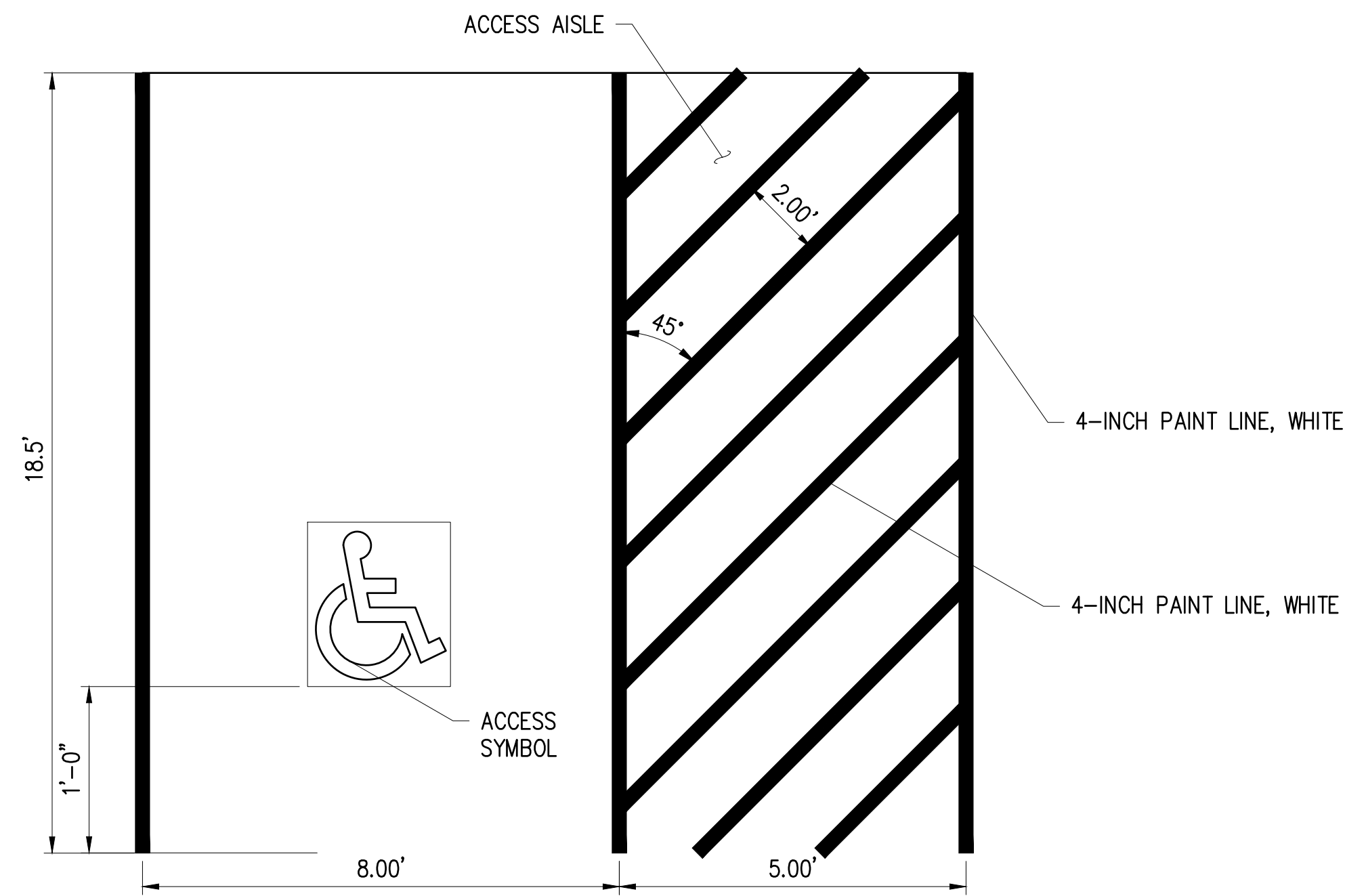


TYPICAL LANDSCAPE SECTION
NTS

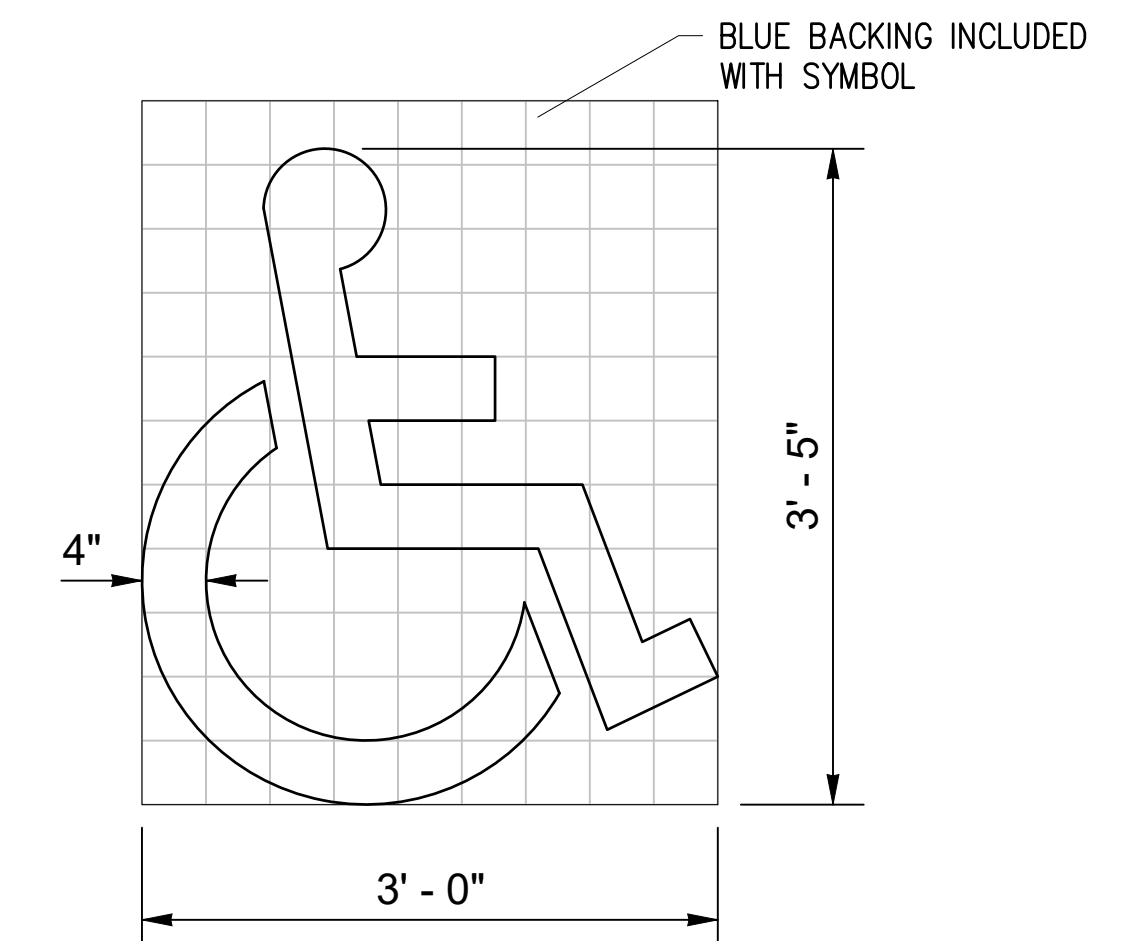


- NOTES:**
1. CONCRETE SHALL BE 3,000 PSI.
 2. ANCHOR WHEEL STOP TO PAVEMENT WITH TWO(2) GALVANIZED 5/8" STEEL DOWELS OR GALVANIZED NO. 5 STEEL REINFORCING BARS.

PREFABRICATED CEMENT CONCRETE WHEELSTOP
SCALE: NTS



ACCESSIBLE STALL DETAIL
NTS



GRID IS 4" (IN) SQUARE MARKING AREA = 3.09 SQ.FT.

ACCESS PARKING SPACE SYMBOL (STANDARD)
NTS



COMPACT VEHICLE PARKING SYMBOL
NTS

COMMUTER FACILITY

TAX PARCELS: 5315101235, 5315101234, 5315101233
OWNED BY THE CITY OF MERCER ISLAND
9611 SE 36TH STREET, MERCER ISLAND, WA 98040 425.414.2257

northwest studio ARCHITECTS URBAN DESIGNERS
1205 E PIKE STREET, NO 2F, SEATTLE, WA 98122 206.788.8156

KPG PSOMAS CONSULTING ENGINEERS
3131 ELLIOTT AVE, SUITE 400 SEATTLE, WA 98121 206.286.1640

100% DESIGN



ISSUED 10.25.2024

DETAILS 1

C6

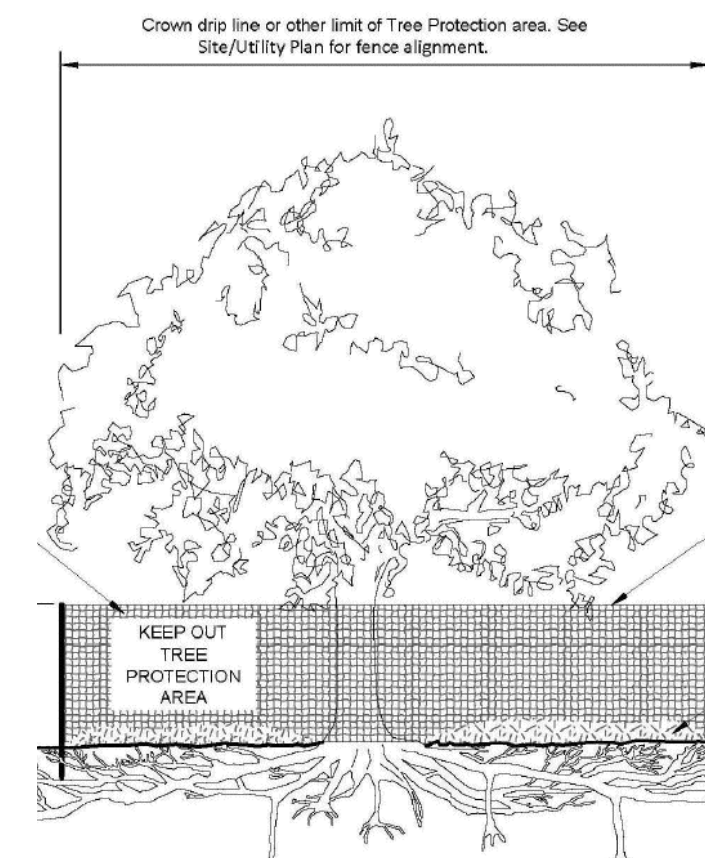
TREE PROTECTION AREA (TPZ)

KEEP OUT!

DO NOT REMOVE OR ADJUST THE APPROVED LOCATION OF THIS TREE PROTECTION AREA

Trees enclosed by this fence are protected and are subject to the conditions of the tree permit. Violation of tree conditions may lead to:

1. Correction Notices or Stop Work Orders until compliance is achieved
2. RE Inspection Fees/financial penalties
3. Arborist reports recommending mitigation



Notes

1. No pruning shall be performed unless under the direction of the Project Arborist. Including limbing trees up.
2. No grading, excavation, storage (materials, equipment, vehicles, etc.), or other unpermitted activity shall occur inside the protective fencing.
3. Penalties for damaging by root damage/compaction or removing a saved tree may be a fine up to three times the value of the tree plus restoration (MICC 19.10.160).
4. Any work in approved TPZ must be with the permission of the City Arborist (206) 275-7713, john.kenney@mercergov.org.
5. 5" course woodchips within the tree protection zone, but not against the tree trunk.

Tree protection fence: 6" chain link fence, solidly anchored into the ground, or if authorized High-density polyethylene fencing with 3.5" x 1.5" openings; color orange. Steel posts installed at 8' o.c.

2" x 6" steel posts or approved equal

Maintain existing grade with the tree protection fence unless otherwise indication on the plans

Any Work in the protected area must be with the permission of the City Arborist john.kenney@mercergov.org

TREE PROTECTION DETAIL

NTS

COMMUTER FACILITY

TAX PARCELS: 5315101235, 5315101234, 5315101233
OWNED BY THE CITY OF MERCER ISLAND
9611 SE 36TH STREET, MERCER ISLAND, WA 98040 425.414.2257

northwest studio ARCHITECTS URBAN DESIGNERS
1205 E PIKE STREET, NO 2F, SEATTLE, WA 98122 206.788.8156

KPG PSOMAS CONSULTING ENGINEERS
3131 ELLIOTT AVE, SUITE 400 SEATTLE, WA 98121 206.286.1640

100% DESIGN

ISSUED 10.25.2024

DETAILS 2

C7




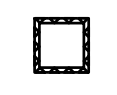
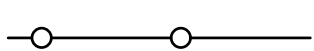

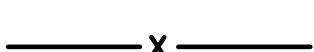
CONTAMINATED SOILS ARE PRESENT WITHIN THE EXTENTS OF THE PROJECT LIMITS. THE CONTRACTOR SHALL ADHERE TO THE REQUIREMENTS ON SHEETS C10 & C11 AND TO THE SPECIAL PROVISIONS SECTION 2-03 FOR ADDITIONAL SITE MAINTENANCE, EXCAVATION AND PROTECTION REQUIREMENTS.

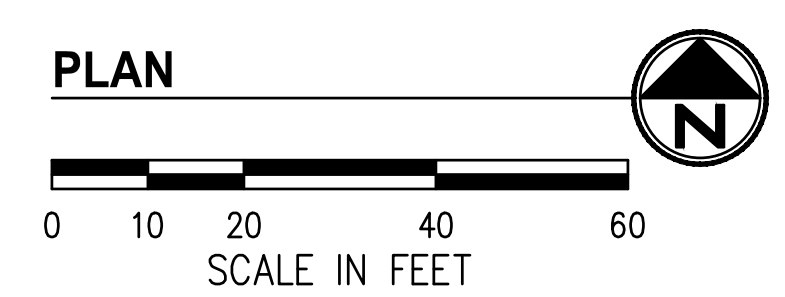
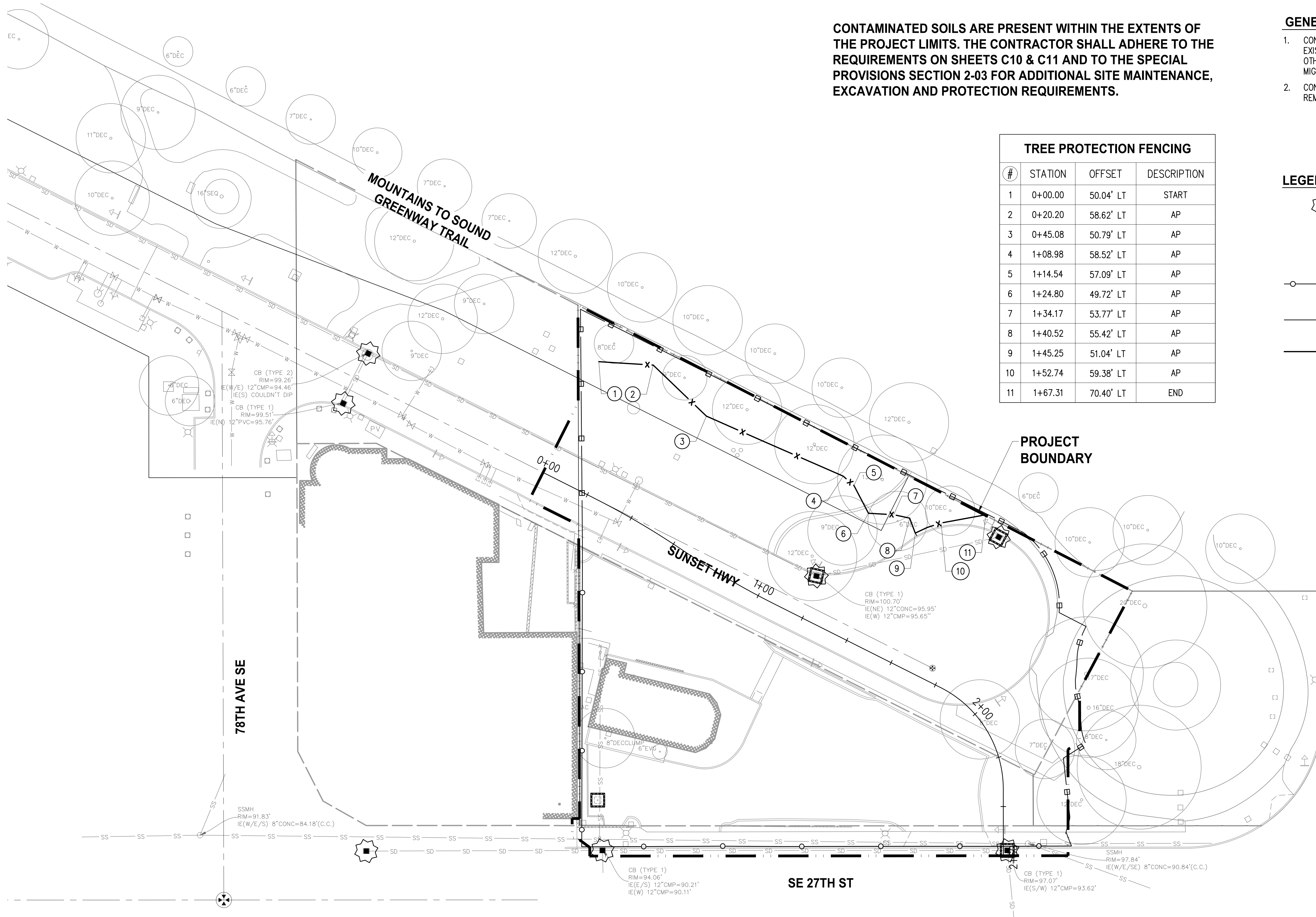
GENERAL NOTES

1. CONTRACTOR SHALL FURNISH AND INSTALL INLET PROTECTION IN ALL EXISTING AND NEW CATCH BASINS. CONTRACTOR SHALL INSTALL OTHER EROSION CONTROL MEASURES TO MINIMIZE SEDIMENT MIGRATION INTO STREAMS AND STORM DRAINAGE SYSTEMS.
2. CONTRACTOR TO INSTALL TREE PROTECTION AROUND ALL TREES TO REMAIN WITHIN THE PROJECT BOUNDARY. SEE LANDSCAPE PLANS.

TREE PROTECTION FENCING			
#	STATION	OFFSET	DESCRIPTION
1	0+00.00	50.04' LT	START
2	0+20.20	58.62' LT	AP
3	0+45.08	50.79' LT	AP
4	1+08.98	58.52' LT	AP
5	1+14.54	57.09' LT	AP
6	1+24.80	49.72' LT	AP
7	1+34.17	53.77' LT	AP
8	1+40.52	55.42' LT	AP
9	1+45.25	51.04' LT	AP
10	1+52.74	59.38' LT	AP
11	1+67.31	70.40' LT	END

LEGEND

-  INLET PROTECTION PER WSDOT STD PLAN I-40.20
-  HMA EXTRUDED CURB TO KEEP CONTAMINATED RUNOFF FROM ENTERING CB
-  CHAINLINK FENCE AND WATERPROOF LINER PER DETAIL, SHEET C10
-  HIGH VISIBILITY FENCE PER WSDOT STD PLAN I-10.10
-  TREE PROTECTION FENCING PER DETAIL, SHEET C6.



COMMUTER FACILITY
 TAX PARCELS: 5315101235, 5315101234, 5315101233
 OWNED BY THE CITY OF MERCER ISLAND
 9611 SE 36TH STREET, MERCER ISLAND, WA 98040 425.414.2257

northwest studio ARCHITECTS URBAN DESIGNERS
 1205 E PIKE STREET, NO 2F, SEATTLE, WA 98122 206.788.8156

KPG PSOMAS CONSULTING ENGINEERS
 3131 ELLIOTT AVE, SUITE 400 SEATTLE, WA 98121 206.286.1640

100% DESIGN

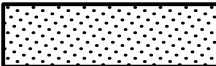

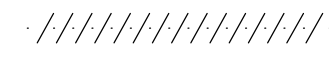

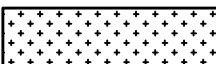

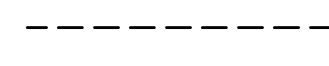
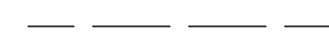


ISSUED 10.25.2024

TESC PLAN

C8

LEGEND

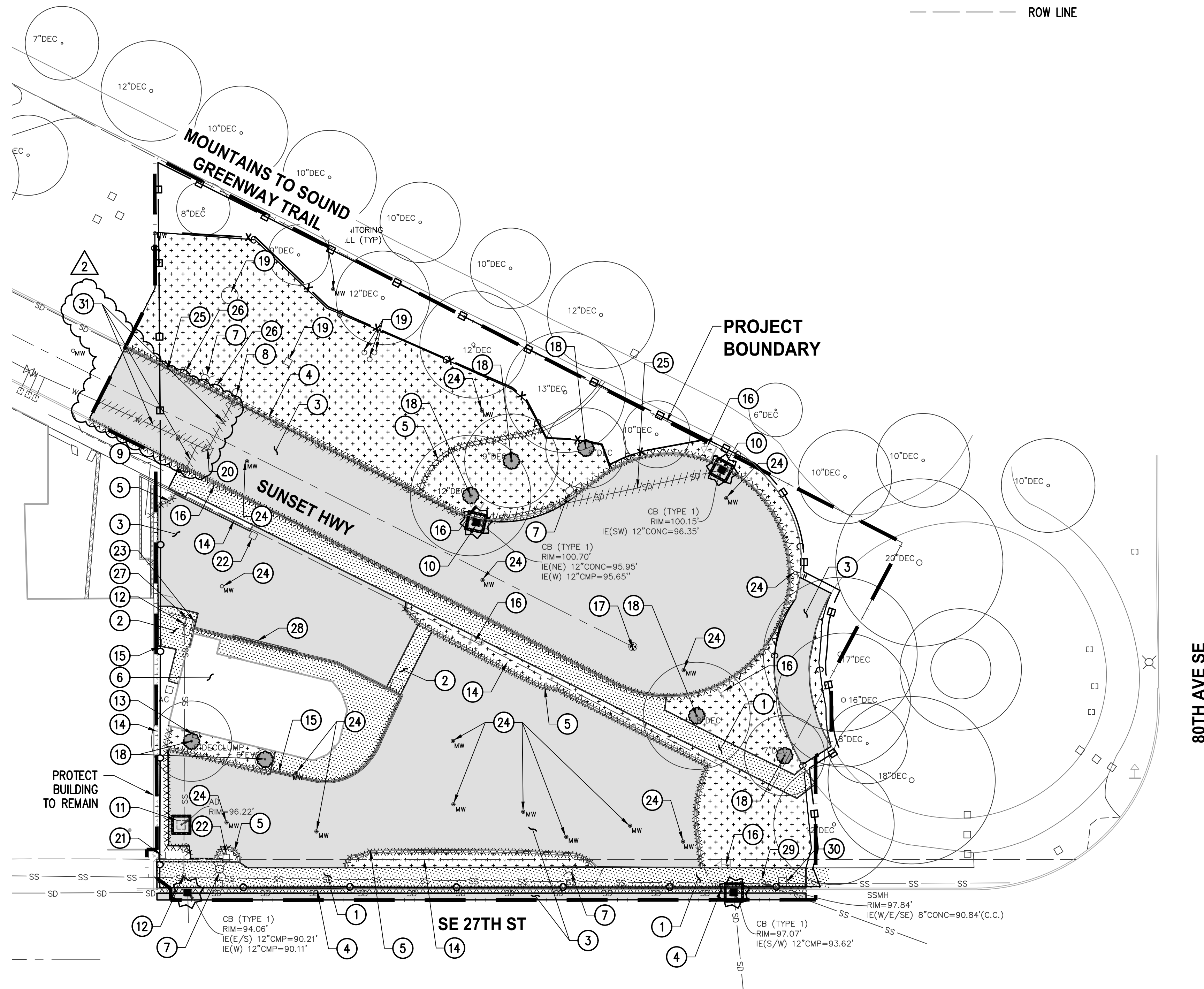
-  REMOVE CONCRETE PAVEMENT
-  REMOVE ASPHALT PAVEMENT
-  REMOVE STORM DRAIN PIPE AND WATER MAIN
-  REMOVE CURB & GUTTER
-  CLEARING & GRUBBING
-  REMOVE DECIDUOUS TREE
-  FULL DEPTH SAWCUT
-  ROW LINE

CONSTRUCTION NOTES

- 1 SAWCUT AND REMOVE CEMENT CONCRETE SIDEWALK.
- 2 REMOVE CEMENT CONCRETE SIDEWALK, SAWCUT IF NEEDED.
- 3 REMOVE ASPHALT PAVEMENT, SAWCUT WHEN ADJACENT TO PAVEMENT TO REMAIN.
- 4 SAWCUT AND REMOVE CEMENT CONCRETE CURB AND GUTTER.
- 5 REMOVE CEMENT CONCRETE CURB, SAWCUT IF NEEDED.
- 6 REMOVE EXISTING BUILDING STRUCTURE, CONTENTS AND FOUNDATION COMPLETELY. SEE SPECIAL PROVISIONS FOR INFORMATION ON STRUCTURE DEMOLITION.
- 7 EXISTING LUMINAIRE AND POLE TO BE RELOCATED. SEE ILLUMINATION PLANS, SHEETS C21-C22.
- 8 REMOVE EXISTING FIRE HYDRANT AND FIRE HYDRANT EXTENSION TO THE VALVE.
- 9 REMOVE EXISTING WATER SERVICE AND METER. SALVAGE METER TO CITY, REMOVE OR CAP AND ABANDON SERVICE LINE.
- 10 REMOVE EXISTING CATCH BASIN. REMOVE OR CAP AND ABANDON STORM PIPE.
- 11 REMOVE EXISTING AREA DRAIN. CAP AND ABANDON STORM PIPE.
- 12 REMOVE SANITARY SEWER CLEANOUT. REMOVE OR CAP AND ABANDON SEWER SERVICE AT RIGHT OF WAY LINE. SERVICE TO BE REMOVED IF WITHIN CONTAMINATED SOILS EXCAVATION DEPTH.
- 13 REMOVE ELECTRICAL HANDHOLE. ABANDON ELECTRICAL SERVICE AT RIGHT OF WAY LINE. SERVICE TO BE REMOVED IF WITHIN CONTAMINATED SOILS EXCAVATION DEPTH.
- 14 REMOVE EXISTING WALL.
- 15 REMOVE EXISTING FENCE POST.
- 16 REMOVE EXISTING SIGN. SEE SIGN SCHEDULE, SHEET C23.
- 17 RE-ESTABLISH MONUMENT IN CASE PER SECTION 8-13 OF THE SPECIAL PROVISIONS.
- 18 REMOVE EXISTING TREE. SEE LANDSCAPE PLANS.
- 19 REMOVE EXISTING SCULPTURE FOUNDATION AFTER CITY HAS REMOVED SCULPTURE.
- 20 REMOVE EXISTING WATER VALVE. SEE WATER PLAN, SHEET C20.
- 21 REMOVE EXISTING COMM HANDHOLE, ABANDON COMM SYSTEM.
- 22 REMOVE METAL POLE AND CONCRETE FOUNDATION.
- 23 REMOVE EXISTING FENCE.
- 24 ADJUST OR RE-ESTABLISH MONITORING WELL IN CASE PER SECTION 8-13 OF THE SPECIAL PROVISIONS.
- 25 REMOVE EXISTING STORM DRAIN PIPE.
- 26 JUNCTION BOX TO BE REMOVED. SEE ILLUMINATION PLANS, SHEETS C21-C22.
- 27 REMOVE EXISTING SOIL VAPOR EXTRACTION SYSTEM. REMOVE TO 3' BELOW GRADE AND CAP.
- 28 REMOVE EXISTING TRENCH DRAIN.
- 29 PROTECT EXISTING SEWER TO REMAIN.
- 30 PROTECT EXISTING COMMUNICATIONS STRUCTURE TO REMAIN.
- 31 REMOVE EXISTING WATER MAIN. SEE WATER PLAN, SHEET C20.

GENERAL NOTES

1. CONTRACTOR SHALL SEQUENCE REMOVAL OF EXISTING FEATURES WITH CONSTRUCTION OF NEW SITE ELEMENTS TO MINIMIZE IMPACTS TO PROPERTY OWNERS, TRAFFIC FLOW, AND THE ENVIRONMENT.
2. CONTRACTOR SHALL PROTECT ALL ABOVE AND BELOW GRADE GROUND UTILITIES AND IMPROVEMENTS THAT ARE TO REMAIN.
3. SEE LANDSCAPE ARCHITECTURE PLANS FOR LIMITS OF CLEARING & GRUBBING, TREES TO BE REMOVED, AND TREES TO BE PROTECTED.
4. CONTRACTOR SHALL MAINTAIN ACCESS FOR ALL ADJACENT PROPERTY OWNERS FOR THE DURATION OF CONSTRUCTION ACTIVITY.
5. CONTRACTOR SHALL PROVIDE TEMPORARY PEDESTRIAN WALKWAY USING COMPACTED CSTC OR COLD MIX HMA FOR DURATION OF CONSTRUCTION ACTIVITY.
6. SANITARY SEWER MAIN EXIST BENEATH THE EXISTING SIDEWALK ADJACENT TO SE 27TH ST. EXERCISE CARE AND CAUTION WHILE PERFORMING SIDEWALK REMOVAL IN THIS AREA.



PLAN



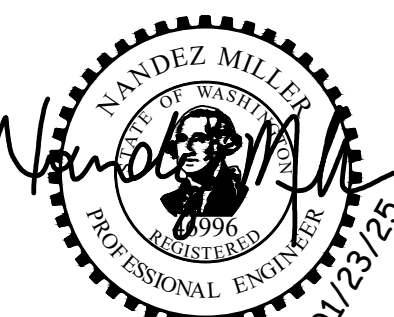
COMMUTER FACILITY

TAX PARCELS: 5315101235, 5315101234, 5315101233
 OWNED BY THE CITY OF MERCER ISLAND
 9611 SE 36TH STREET, MERCER ISLAND, WA 98040 425.414.2257

northwest studio ARCHITECTS URBAN DESIGNERS
 1205 E PIKE STREET, NO 2F, SEATTLE, WA 98122 206.788.8156

KPG PSOMAS CONSULTING ENGINEERS
 3131 ELLIOTT AVE, SUITE 400 SEATTLE, WA 98121 206.286.1640

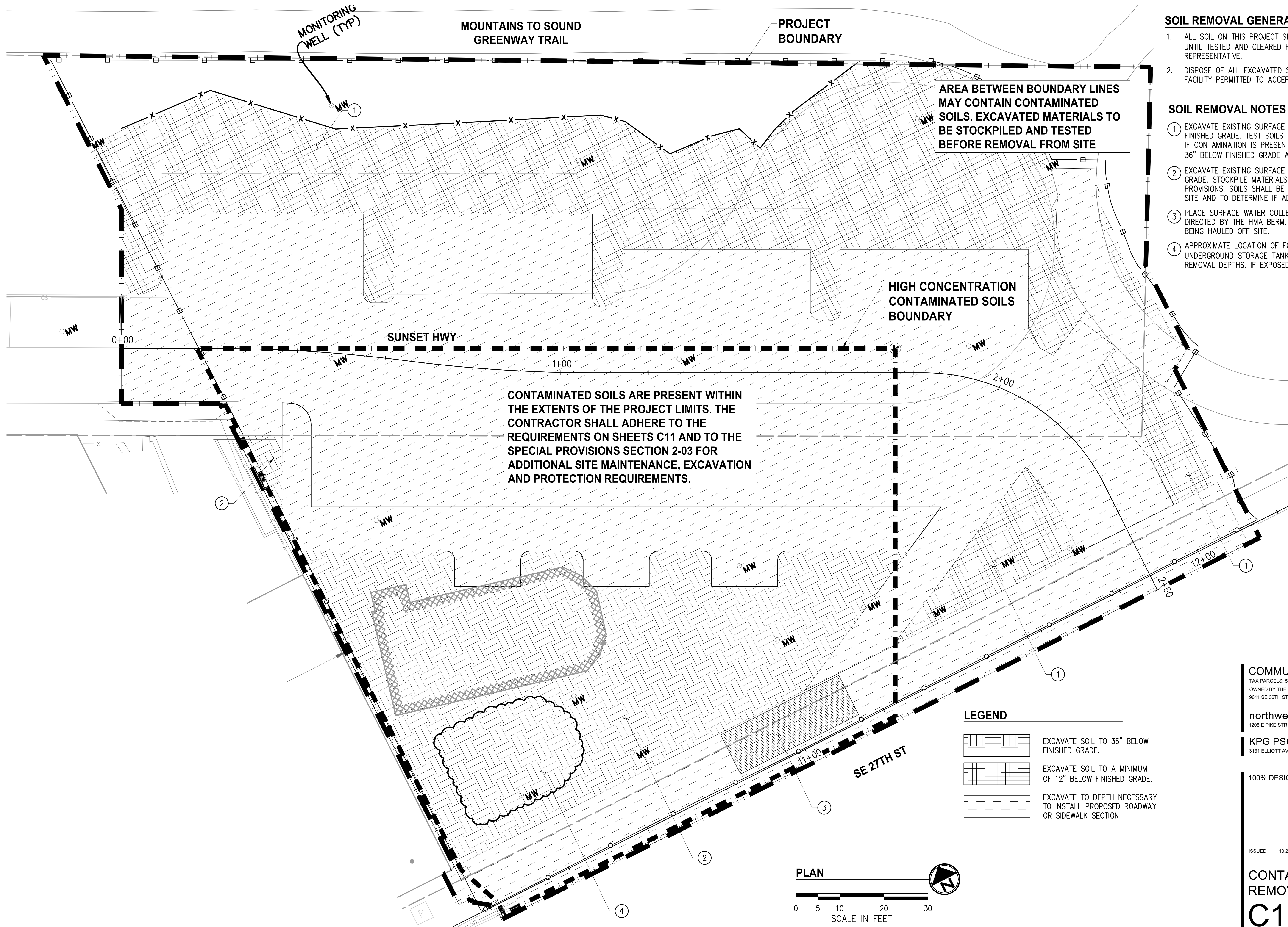
100% DESIGN



REVISION 01.23.2025
 ADDENDUM 11.18.2024
 #1 BY NM
 ISSUED 10.25.2024

REMOVALS PLAN

C9



MOUNTAINS TO SOUND
GREENWAY TRAIL

PROJECT
BOUNDARY

AREA BETWEEN BOUNDARY LINES
MAY CONTAIN CONTAMINATED
SOILS. EXCAVATED MATERIALS TO
BE STOCKPILED AND TESTED
BEFORE REMOVAL FROM SITE

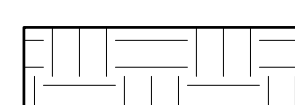
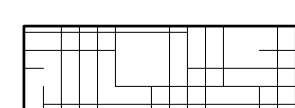
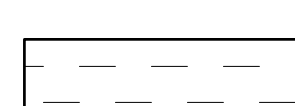
HIGH CONCENTRATION
CONTAMINATED SOILS
BOUNDARY

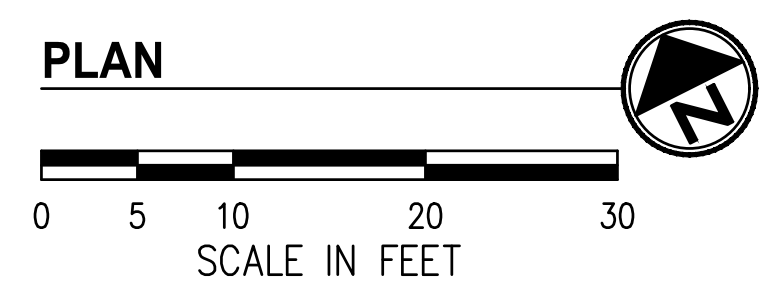
CONTAMINATED SOILS ARE PRESENT WITHIN
THE EXTENTS OF THE PROJECT LIMITS. THE
CONTRACTOR SHALL ADHERE TO THE
REQUIREMENTS ON SHEETS C11 AND TO THE
SPECIAL PROVISIONS SECTION 2-03 FOR
ADDITIONAL SITE MAINTENANCE, EXCAVATION
AND PROTECTION REQUIREMENTS.

SUNSET HWY

SE 27TH ST

LEGEND

-  EXCAVATE SOIL TO 36" BELOW FINISHED GRADE.
-  EXCAVATE SOIL TO A MINIMUM OF 12" BELOW FINISHED GRADE.
-  EXCAVATE TO DEPTH NECESSARY TO INSTALL PROPOSED ROADWAY OR SIDEWALK SECTION.



SOIL REMOVAL GENERAL NOTES

1. ALL SOIL ON THIS PROJECT SHOULD BE CONSIDERED CONTAMINATED UNTIL TESTED AND CLEARED FOR REMOVAL BY THE CITY'S REPRESENTATIVE.
2. DISPOSE OF ALL EXCAVATED SOIL AT AN APPROVED WASTE DISPOSAL FACILITY PERMITTED TO ACCEPT THE MATERIAL.

SOIL REMOVAL NOTES

- ① EXCAVATE EXISTING SURFACE TO A MINIMUM DEPTH OF 12" BELOW FINISHED GRADE. TEST SOILS TO SEE IF CONTAMINATION IS PRESENT. IF CONTAMINATION IS PRESENT ABOVE THE THRESHOLD, EXCAVATE TO 36" BELOW FINISHED GRADE AND TEST SOILS AGAIN.
- ② EXCAVATE EXISTING SURFACE TO A DEPTH OF 36" BELOW FINISHED GRADE. STOCKPILE MATERIALS AS DIRECTED IN THE SPECIAL PROVISIONS. SOILS SHALL BE TESTED BEFORE REMOVED FROM THE SITE AND TO DETERMINE IF ADDITIONAL EXCAVATION IS REQUIRED.
- ③ PLACE SURFACE WATER COLLECTION UNIT TO COLLECT RUNOFF DIRECTED BY THE HMA BERM. WATER SHALL BE TESTED BEFORE BEING HAULED OFF SITE.
- ④ APPROXIMATE LOCATION OF FORMERLY DECOMMISSIONED WASTE OIL UNDERGROUND STORAGE TANK (UST). TANK MAY BE PRESENT WITHIN REMOVAL DEPTHS. IF EXPOSED, REMOVE UST COMPLETELY.

COMMUTER FACILITY

TAX PARCELS: 5315101235, 5315101234, 5315101233
OWNED BY THE CITY OF MERCER ISLAND
9611 SE 36TH STREET, MERCER ISLAND, WA 98040 425.414.2257

northwest studio ARCHITECTS URBAN DESIGNERS
1205 E PIKE STREET, NO 2F, SEATTLE, WA 98122 206.788.8156

KPG PSOMAS CONSULTING ENGINEERS
3131 ELLIOTT AVE, SUITE 400 SEATTLE, WA 98121 206.286.1640

100% DESIGN



ISSUED 10.25.2024

**CONTAMINATED SOILS
REMOVAL PLAN**

C10

GENERAL NOTES

1. ALL EXCAVATION WORK SHALL BE CONDUCTED IN THE PRESENCE OF THE OWNER'S DESIGNATED REPRESENTATIVE.
2. THE OWNER'S REPRESENTATIVE MAY CHANGE EXCAVATION LIMITS IN THE FIELD BASED ON OBSERVATION OF CONDITIONS BELOW GRADE.
3. CONTAMINATED SOILS ARE PRESENT ON THE SITE AND THE CONTRACTOR SHALL TREAT ALL EXCAVATED MATERIALS AS CONTAMINATED UNTIL TESTING HAS BEEN PERFORMED. THE CONTRACTOR SHALL REVIEW THE CONTAMINATED SOIL COLLECTION, STORAGE AND DISPOSAL REQUIREMENTS IDENTIFIED IN THE SPECIAL PROVISIONS.
4. THE OWNER'S REPRESENTATIVE WILL OBSERVE EXCAVATION ACTIVITIES AND TEST EXCAVATED MATERIALS FOR PRESENCE OF CONTAMINATION. THE OWNER'S REPRESENTATIVE MUST BE ON SITE DURING EXCAVATION WORK.

THE FOLLOWING IS AN OUTLINE OF PROCEDURES FOR HOW TO HANDLE CONTAMINATED SOILS. THE CONTRACTOR SHALL ADHERE TO THE PROTOCOLS IDENTIFIED IN THE "HANDLING AND TRANSPORTING CONTAMINATED/IMPACTED SOIL SPECIFICATION.

- THE CONTRACTOR WILL BE REQUIRED TO SUBMIT A PLAN FOR EXCAVATING, STORING AND HAULING HAZARDOUS MATERIALS. SEE THE ATTACHED DOCUMENT FOR ADDITIONAL PROTOCOL REQUIREMENTS.
- AT LEAST ONE OF THE CONTRACTOR'S REPRESENTATIVES ON SITE SHALL HAVE THE APPLICABLE HEALTH AND SAFETY TRAINING (HASP).
- ALL CONSTRUCTION PERSONNEL WORKING ON SITE WITH CONTAMINATED MATERIAL SHALL SIGN A STATEMENT IN THE HASP WHICH DECLARES THAT THEY HAVE READ, UNDERSTAND, AND WILL ABIDE BY THE PROCEDURES SPECIFIED IN THE HASP.
- THE CONTRACTOR'S PERSONNEL INVOLVED DIRECTLY IN WORK RELATED TO REMOVAL OF HAZARDOUS MATERIAL SHALL UTILIZE APPROPRIATE PERSONAL PROTECTIVE EQUIPMENT (PPE), ENGINEERING CONTROLS, AIR MONITORING INSTRUMENTS, AND DECONTAMINATION PROCEDURES TO PREVENT WORKER EXPOSURE TO CONTAMINANTS AND TO PREVENT THE SPREAD OF CONTAMINANTS OUTSIDE THE WORK AREA.
- THE CONTRACTOR SHALL SECURE AND COVER ANY HAZARDOUS MATERIALS TEMPORARILY STORED ON SITE TO ENSURE THAT RAINWATER AND SURFACE RUNOFF DOES NOT COME INTO CONTACT WITH THESE MATERIALS. NO LEACHING OR RUNOFF FROM STOCKPILED HAZARDOUS MATERIALS WILL BE ALLOWED.

TEMPORARY EROSION/SEDIMENTATION CONTROL NOTES

- * AN EROSION CONTROL SYSTEM USING THE MINIMUM BMP'S SHALL BE INSTALLED PRIOR TO ANY CLEARING OR GRADING. ADDITIONAL EROSION CONTROLS MAY BE REQUIRED BY THE ENGINEER AS WEATHER AND FIELD CONDITIONS DICTATE.
- * A BAKER TANK OR STORMWATER CONTAINMENT UNIT AND PUMP SYSTEM SHALL BE KEPT ON SITE DURING CONSTRUCTION ACTIVITIES TO ENSURE THAT NO SURFACE RUNOFF OR WATER THAT COMES INTO CONTACT WITH THE EXISTING SUBGRADE ENTERS THE EXISTING STORM SYSTEM. ALL SURFACE WATER SHALL BE COLLECTED AND TESTED BEFORE TAKEN OFF SITE FOR DISPOSAL.
- * LOCATIONS FOR STOCKPILED MATERIAL MUST BE APPROVED BY THE ENGINEER.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR FULL COMPLIANCE WITH THE WASHINGTON STATE "DROPPING LOAD OR OTHER MATERIALS - COVERING" (RCW 46.61.655.3/4).

SPILL CONTROL & COUNTERMEASURES PLAN

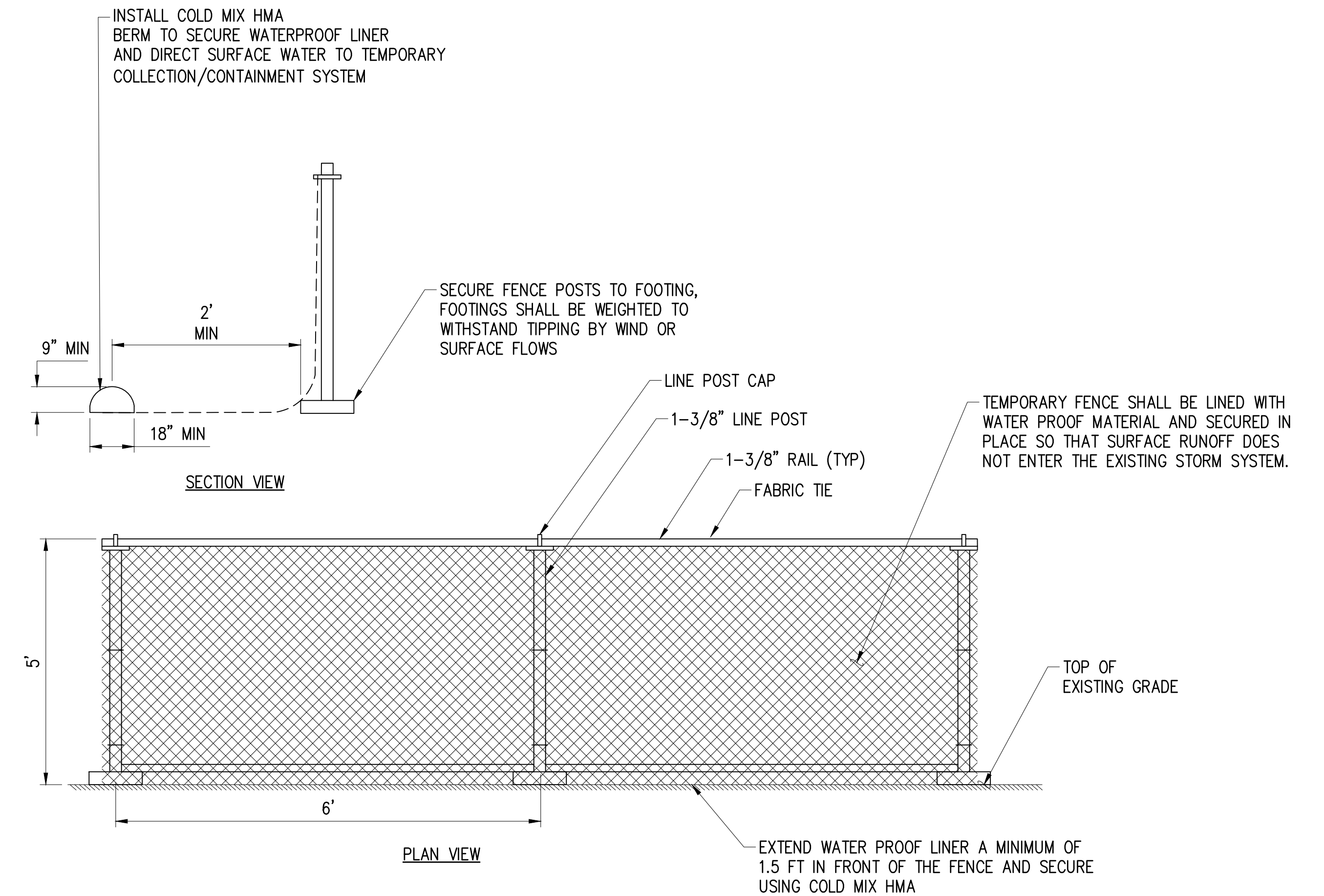
THE EROSION/WATER POLLUTION CONTROL PLAN SHALL CONTAIN A WRITTEN CONSTRUCTION SEQUENCE DESCRIBING HOW CONSTRUCTION AND EROSION CONTROL WILL PROGRESS, OUTLINING RESTORATION BY SECTION, AND THE PROTECTION OF STOCKPILE AREAS. THE CONSTRUCTION SEQUENCE WILL BE REVIEWED WITH THE ENGINEER AT THE PRE-CONSTRUCTION MEETING. THE CONTRACTOR SHALL ALSO DEVELOP A STORMWATER POLLUTION PREVENTION PLAN AND IDENTIFY PERSON(S) RESPONSIBLE FOR IMPLEMENTING THE PLAN IF A SPILL OF A DANGEROUS OR HAZARDOUS WASTE SHOULD OCCUR.

TEMPORARY EROSION CONTROL

EXPOSED SOIL SHALL BE COVERED AT THE END OF EACH DAY AND ALSO AT THE POSSIBLE THREAT OF RAIN. THE CONTRACTOR SHALL HAVE A SUFFICIENT AMOUNT OF MATERIALS FOR PLASTIC COVERING TO PROVIDE EROSION CONTROL FOR THE SITE AND EMERGENCY PURPOSES. SEE THE CONTAMINATED SOILS REQUIREMENTS DOCUMENT FOR ADDITIONAL INFORMATION ON STOCKPILE COVERING REQUIREMENTS.

SEDIMENT TRAPPING

DEWATERING DEVICE, IF NEEDED, SHALL BE DISCHARGED WHERE SEDIMENT, AND/OR OTHER POLLUTANTS, WILL NOT ENTER THE DRAINAGE SYSTEM. PER DEPARTMENT OF ECOLOGY GUIDELINES, WASTEWATER FROM PORTLAND CEMENT CONCRETE, MASONRY, AND ASPHALT CONCRETE CUTTING OPERATIONS SHALL NOT BE DISCHARGED TO STORM DRAINAGE SYSTEMS OR SURFACE WATERS. SEDIMENT AND GRIT CONTAMINATION FROM CUTTING OPERATIONS SHALL BE PREVENTED FROM ENTERING THE STORM DRAINAGE SYSTEM OR SURFACE WATERS.



SURFACE WATER CONTAINMENT SYSTEM DETAIL

NTS

COMMUTER FACILITY

TAX PARCELS: 5315101235, 5315101234, 5315101233
 OWNED BY THE CITY OF MERCER ISLAND
 9611 SE 36TH STREET, MERCER ISLAND, WA 98040 425.414.2257

northwest studio ARCHITECTS URBAN DESIGNERS
 1205 E PIKE STREET, NO 2F, SEATTLE, WA 98122 206.788.8156

KPG PSOMAS CONSULTING ENGINEERS
 3131 ELLIOTT AVE, SUITE 400 SEATTLE, WA 98121 206.286.1640

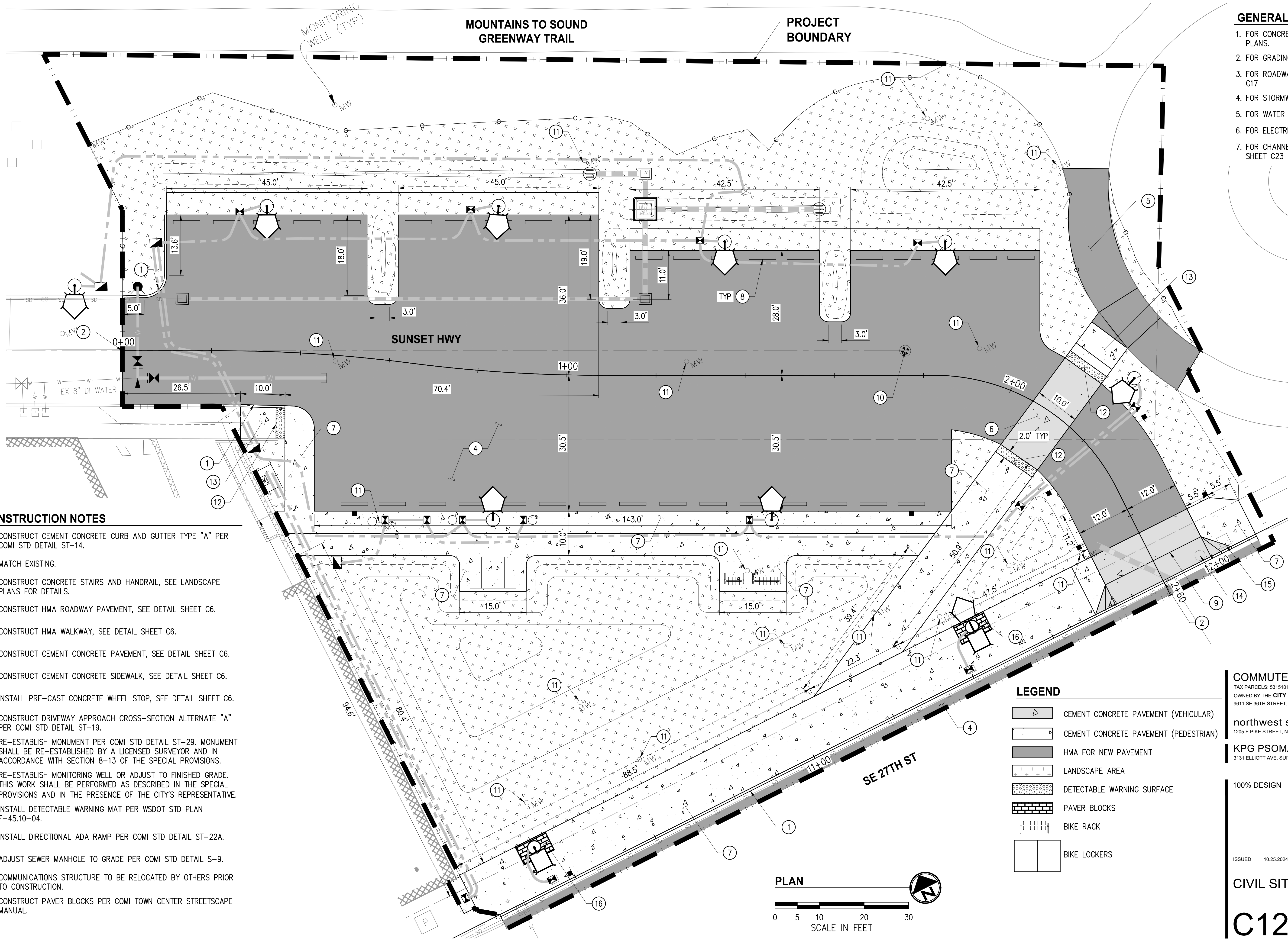
100% DESIGN



ISSUED 10.25.2024

CONTAMINATED SOILS
 REMOVAL NOTES

C11



GENERAL NOTES

1. FOR CONCRETE JOINTING, SEE LANDSCAPE PLANS.
2. FOR GRADING PLAN, SEE SHEET C16
3. FOR ROADWAY PLAN & PROFILE, SEE SHEET C17
4. FOR STORMWATER PLAN, SEE SHEET C20
5. FOR WATER PLAN, SEE SHEET C21
6. FOR ELECTRIC PLAN, SEE SHEET C22
7. FOR CHANNELIZATION & SIGNING PLAN, SEE SHEET C23

CONSTRUCTION NOTES

1. CONSTRUCT CEMENT CONCRETE CURB AND GUTTER TYPE "A" PER COMI STD DETAIL ST-14.
2. MATCH EXISTING.
3. CONSTRUCT CONCRETE STAIRS AND HANDRAIL, SEE LANDSCAPE PLANS FOR DETAILS.
4. CONSTRUCT HMA ROADWAY PAVEMENT, SEE DETAIL SHEET C6.
5. CONSTRUCT HMA WALKWAY, SEE DETAIL SHEET C6.
6. CONSTRUCT CEMENT CONCRETE PAVEMENT, SEE DETAIL SHEET C6.
7. CONSTRUCT CEMENT CONCRETE SIDEWALK, SEE DETAIL SHEET C6.
8. INSTALL PRE-CAST CONCRETE WHEEL STOP, SEE DETAIL SHEET C6.
9. CONSTRUCT DRIVEWAY APPROACH CROSS-SECTION ALTERNATE "A" PER COMI STD DETAIL ST-19.
10. RE-ESTABLISH MONUMENT PER COMI STD DETAIL ST-29. MONUMENT SHALL BE RE-ESTABLISHED BY A LICENSED SURVEYOR AND IN ACCORDANCE WITH SECTION 8-13 OF THE SPECIAL PROVISIONS.
11. RE-ESTABLISH MONITORING WELL OR ADJUST TO FINISHED GRADE. THIS WORK SHALL BE PERFORMED AS DESCRIBED IN THE SPECIAL PROVISIONS AND IN THE PRESENCE OF THE CITY'S REPRESENTATIVE.
12. INSTALL DETECTABLE WARNING MAT PER WSDOT STD PLAN F-45.10-04.
13. INSTALL DIRECTIONAL ADA RAMP PER COMI STD DETAIL ST-22A.
14. ADJUST SEWER MANHOLE TO GRADE PER COMI STD DETAIL S-9.
15. COMMUNICATIONS STRUCTURE TO BE RELOCATED BY OTHERS PRIOR TO CONSTRUCTION.
16. CONSTRUCT PAVER BLOCKS PER COMI TOWN CENTER STREETSCAPE MANUAL.

LEGEND

- CEMENT CONCRETE PAVEMENT (VEHICULAR)
- CEMENT CONCRETE PAVEMENT (PEDESTRIAN)
- HMA FOR NEW PAVEMENT
- LANDSCAPE AREA
- DETECTABLE WARNING SURFACE
- PAVER BLOCKS
- BIKE RACK
- BIKE LOCKERS

COMMUTER FACILITY

TAX PARCELS: 5315101235, 5315101234, 5315101233
 OWNED BY THE CITY OF MERCER ISLAND
 9611 SE 36TH STREET, MERCER ISLAND, WA 98040 425.414.2257

northwest studio ARCHITECTS URBAN DESIGNERS
 1205 E PIKE STREET, NO 2F, SEATTLE, WA 98122 206.788.8156

KPG PSOMAS CONSULTING ENGINEERS
 3131 ELLIOTT AVE, SUITE 400 SEATTLE, WA 98121 206.286.1640

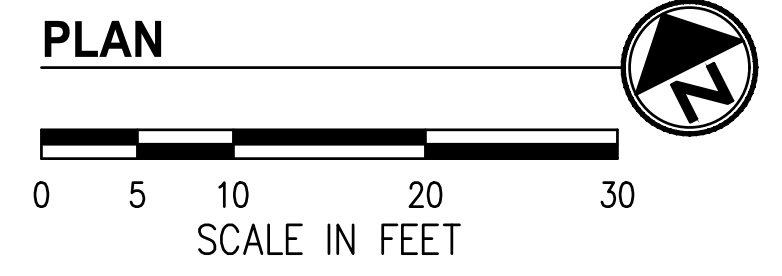
100% DESIGN



ISSUED 10.25.2024

CIVIL SITE PLAN

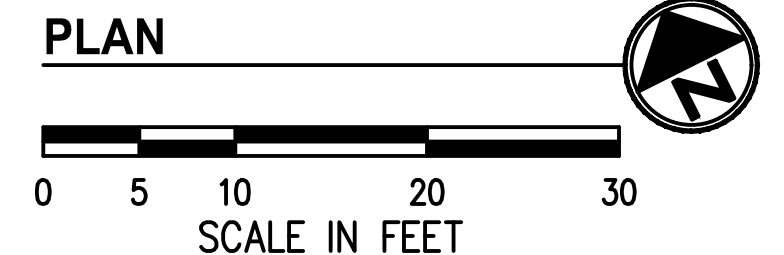
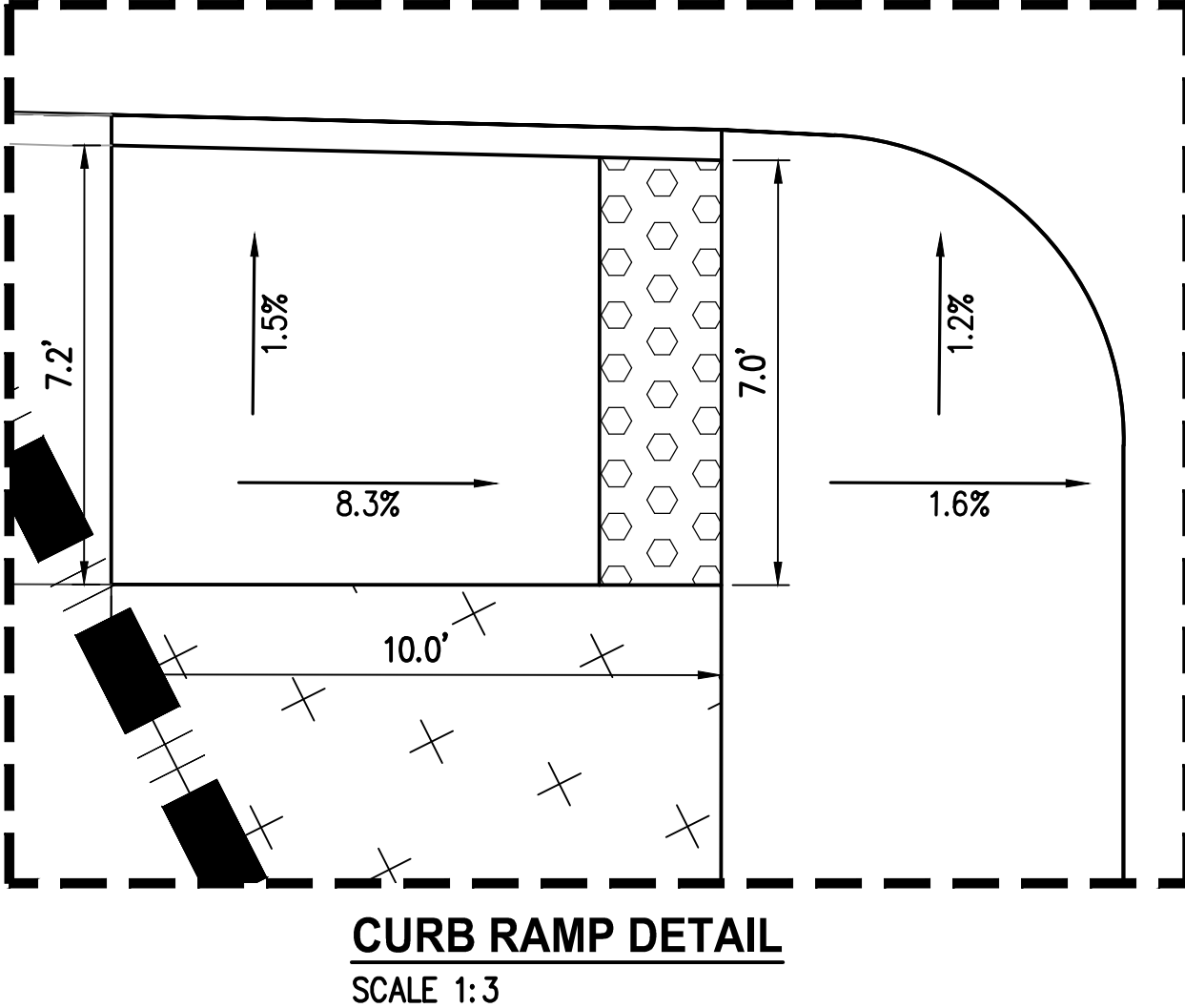
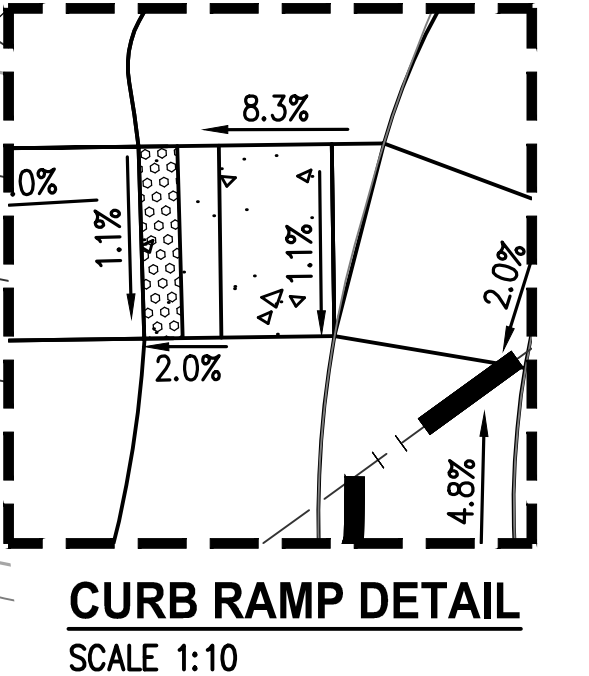
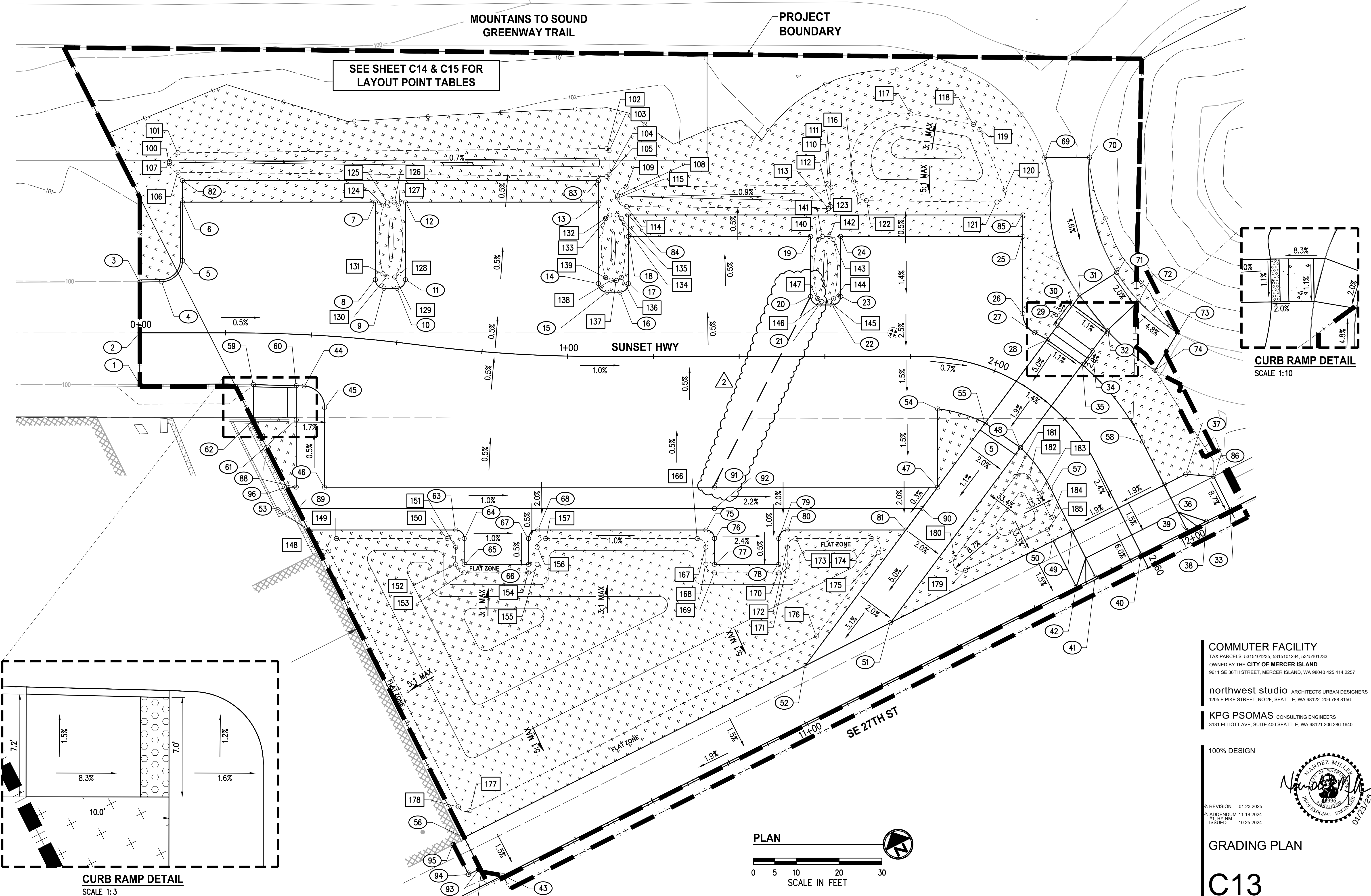
C12



MOUNTAINS TO SOUND
GREENWAY TRAIL

PROJECT
BOUNDARY

SEE SHEET C14 & C15 FOR
LAYOUT POINT TABLES



COMMUTER FACILITY
 TAX PARCELS: 5315101235, 5315101234, 5315101233
 OWNED BY THE CITY OF MERCER ISLAND
 9611 SE 36TH STREET, MERCER ISLAND, WA 98040 425.414.2257

northwest studio ARCHITECTS URBAN DESIGNERS
 1205 E PIKE STREET, NO 2F, SEATTLE, WA 98122 206.788.8156

KPG PSOMAS CONSULTING ENGINEERS
 3131 ELLIOTT AVE, SUITE 400 SEATTLE, WA 98121 206.286.1640

100% DESIGN



REVISION 01.23.2025
 ADDENDUM 11.18.2024
 BY NM
 ISSUED 10.25.2024

GRADING PLAN

C13

## PAVEMENT LAYOUT POINTS				
NUMBER	STATION	OFFSET	FG ELEV	DESCRIPTION
1	0+00.08	11.99' RT	99.98	BEGIN CURB
2	0+00.00	0.00'	99.92	BEGIN
3	0+00.00	11.85' LT	99.86	BEGIN CURB
4	0+05.00	11.93' LT	99.84	PC, R=5'
5	0+09.93	16.93' LT	99.79	PT
6	0+09.93	30.50' LT	99.73	END CURB, AP
7	0+52.05	32.00' LT	99.49	AP
8	0+53.63	13.99' LT	99.57	PC, R=2'
9	0+55.74	12.20' LT	99.55	PT
10	0+58.61	12.52' LT	99.52	PC, R=2'
11	0+60.30	14.73' LT	99.50	PT
12	0+58.39	32.70' LT	99.43	AP
13	1+07.17	36.00' LT	98.92	AP
14	1+07.16	17.00' LT	99.01	PC, R=2'
15	1+09.16	15.00' LT	99.00	PT
16	1+12.16	15.00' LT	98.97	PC, R=2'
17	1+14.16	17.00' LT	98.94	PT
18	1+14.16	28.00' LT	98.89	AP
19	1+56.66	28.00' LT	98.54	AP
20	1+56.66	14.00' LT	98.61	PC, R=2'
21	1+58.66	12.00' LT	98.63	PT
22	1+61.66	12.00' LT	98.65	PC, R=2'
23	1+63.66	14.00' LT	98.67	PT
24	1+63.66	28.00' LT	98.74	AP
25	1+96.64	31.76' LT	99.25	AP
26	2+00.83	14.87' LT	98.90	PC, R=5'
27	2+04.19	12.00' LT	98.84	PT
28	2+06.90	12.00' LT	98.83	AP, LANDING
29	2+07.18	16.16' LT	98.91	RAMP/LANDING
30	2+07.56	22.01' LT	99.40	RAMP/LANDING
31	2+07.76	24.68' LT	99.46	AP, LANDING
32	2+14.38	21.86' LT	99.29	PC, R=55.24', LANDING
33	2+56.33	23.19' LT	97.57	BEGIN CURB
34	2+14.59	16.00' LT	98.80	RAMP/LANDING

## PAVEMENT LAYOUT POINTS				
NUMBER	STATION	OFFSET	FG ELEV	DESCRIPTION
35	2+14.84	12.00' LT	98.72	PC, R=58', LANDING
36	2+44.34	12.00' LT	97.66	AP, DWY
37	2+44.34	17.60' LT	98.12	RAMP
38	2+56.34	17.01' LT	97.44	RAMP
39	2+56.32	11.99' LT	97.27	DWY
40	2+56.36	0.00'	???	DWY
41	2+56.31	12.02' RT	96.82	DWY
42	2+56.36	16.99' RT	97.25	RAMP
43	10+21.04	0.00'	94.40	END CURB
44	0+38.94	12.00' RT	99.79	PC, R=5'
45	0+44.21	16.79' RT	99.79	PT
46	0+45.61	35.25' RT	99.87	AP
47	1+93.98	29.98' RT	97.84	AP
48	2+17.08	12.00' RT	97.85	AP, R=34'
49	2+44.33	12.00' RT	97.20	DWY
50	2+44.36	17.01' RT	97.43	RAMP
51	11+28.24	12.04' LT	96.63	BEGIN
52	11+05.96	12.06' LT	96.20	AP
53	10+16.76	92.40' LT	99.81	AP
54	1+87.74	12.00' RT	98.15	PC, R=5'
55	11+68.95	43.69' LT	98.04	AP
56	10+16.96	12.00' LT	94.50	AP
57	2+33.08	12.00' RT	97.47	PT
58	2+33.09	12.00' LT	98.07	PT
59	0+26.65	12.05' RT	100.14	RAMP
60	0+37.03	12.00' RT	99.81	RAMP/LANDING
61	0+37.41	19.95' RT	99.91	RAMP/LANDING
62	0+26.76	20.25' RT	100.24	RAMP
63	0+77.62	42.00' RT	99.45	PC, R=2'
64	0+79.54	43.82' RT	99.42	PT
65	0+79.97	49.79' RT	99.39	AP
66	0+92.99	48.85' RT	99.24	AP
67	0+92.76	42.86' RT	99.27	PC, R=2'
68	0+94.56	40.77' RT	99.26	PT

## PAVEMENT LAYOUT POINTS				
NUMBER	STATION	OFFSET	FG ELEV	DESCRIPTION
69	1+96.24	50.91' LT	100.85	AP
70	2+00.82	54.41' LT	101.05	PC, R=43.24'
71	2+10.29	33.99' LT	99.66	LANDING
72	2+15.05	31.89' LT	99.49	LANDING
73	2+21.87	33.09' LT	100.05	AP
74	2+24.01	23.44' LT	100.01	AP
75	1+32.24	40.50' RT	98.87	PC, R=2'
76	1+34.24	42.50' RT	98.84	PT
77	1+34.24	48.50' RT	98.81	AP
78	1+49.24	48.50' RT	98.46	AP
79	1+49.24	42.50' RT	98.49	PC, R=2'
80	1+51.24	40.50' RT	98.45	PT
81	1+78.89	40.50' RT	97.80	AP
82	0+09.93	35.50' LT	99.70	SHOULDER, AP
83	1+07.16	41.00' LT	98.91	SHOULDER, AP
84	1+14.16	33.00' LT	98.86	SHOULDER, AP
85	1+95.78	36.53' LT	99.23	SHOULDER, AP
86	2+47.77	23.19' LT	98.39	AP
87	0+87.27	121.06' RT	94.19	AP
88	0+38.21	35.65' RT	100.01	AP
89	0+38.86	40.62' RT	99.83	AP
90	1+83.69	35.49' RT	97.82	AP
91	1+34.24	30.50' RT	98.98	GRADE BREAK
92	1+34.24	35.50' RT	98.88	GRADE BREAK
93	0+86.95	120.35' RT	94.18	AP
94	0+85.06	121.88' RT	???	AP
95	0+82.10	115.17' RT	???	AP
96	0+35.74	35.75' RT	100.05	AP

COMMUTER FACILITY
TAX PARCELS: 5315101235, 5315101234, 5315101233
OWNED BY THE CITY OF MERCER ISLAND
9611 SE PIKE STREET, MERCER ISLAND, WA 98040 425.414.2257

northwest studio ARCHITECTS URBAN DESIGNERS
1205 E PIKE STREET, NO 2F, SEATTLE, WA 98122 206.788.8156

KPG PSOMAS CONSULTING ENGINEERS
3131 ELLIOTT AVE, SUITE 400 SEATTLE, WA 98121 206.286.1640

100% DESIGN



ISSUED 10.25.2024

GRADING PLAN
POINTS TABLES 1

C14

### LANDSCAPE LAYOUT POINTS				
NUMBER	STATION	OFFSET	FG ELEV	DESCRIPTION
100	0+06.92	40.00' LT	99.67	PC, R=2'
101	0+08.90	42.02' LT	99.67	PT
102	1+09.16	48.52' LT	98.89	PC, R=0.5'
103	1+09.66	48.02' LT	98.89	PT
104	1+09.66	42.48' LT	98.89	PC, R=0.5'
105	1+09.16	41.98' LT	98.89	PT
106	0+08.91	37.48' LT	99.67	PC, R=2'
107	0+06.93	39.46' LT	99.67	PT
108	1+11.66	37.51' LT	98.86	PC, R=2'
109	1+13.64	39.52' LT	98.86	PT
110	1+60.89	39.99' LT	98.43	PT
111	1+61.39	39.48' LT	98.43	PC, R=0.5'
112	1+61.35	35.00' LT	98.43	PC, R=0.5'
113	1+60.84	34.51' LT	98.43	PT
114	1+13.65	34.98' LT	98.86	PC, R=2'
115	1+11.67	36.96' LT	98.86	PT
116	1+66.68	40.91' LT	98.88	PC, R=12"
117	1+80.04	56.61' LT	99.37	PT
118	1+87.91	54.90' LT	99.21	PC, R=2'
119	1+88.67	53.90' LT	99.17	PT
120	1+92.77	41.05' LT	98.95	PC, R=2'
121	1+92.12	37.95' LT	98.82	PT
122	1+69.65	36.33' LT	98.69	PC, R=2'
123	1+67.88	37.44' LT	98.74	PT
124	0+53.82	31.47' LT	99.48	PCC, R=1'
125	0+54.61	32.26' LT	99.47	PT
126	0+56.04	32.43' LT	99.45	PC, R=1'
127	0+56.97	31.83' LT	99.44	PCC, R=32.83'
128	0+58.70	15.87' LT	99.51	PCC, R=1'
129	0+57.84	15.06' LT	99.52	PT

### LANDSCAPE LAYOUT POINTS				
NUMBER	STATION	OFFSET	FG ELEV	DESCRIPTION
130	0+56.14	14.91' LT	99.54	PC, R=1'
131	0+55.18	15.53' LT	99.54	PCC, R=32.92'
132	1+08.84	32.19' LT	98.92	PCC, R=1'
133	1+09.82	32.99' LT	98.91	PT
134	1+11.52	33.01' LT	98.89	PC, R=1'
135	1+12.51	32.20' LT	98.88	PCC, R=43.81'
136	1+12.52	18.45' LT	98.95	PCC, R=1'
137	1+11.37	17.74' LT	98.97	PT
138	1+10.15	17.78' LT	98.98	PC, R=1'
139	1+08.83	18.44' LT	98.99	PCC, R=43.81'
140	1+58.43	27.30' LT	98.52	PCC, R=1'
141	1+59.38	27.99' LT	98.51	PT
142	1+60.95	28.01' LT	98.52	PC, R=1'
143	1+61.91	27.31' LT	98.52	PCC, R=25.19'
144	1+62.02	13.45' LT	98.54	PCC, R=1'
145	1+61.04	12.74' LT	98.55	PT
146	1+59.25	12.78' LT	98.56	PC, R=1'
147	1+58.31	13.50' LT	98.56	PCC, R=25.22'
148	0+48.02	50.04' RT	99.28	PC, R=2'
149	0+49.82	47.00' RT	99.72	BEGIN/END, PT
150	0+76.02	44.17' RT	99.47	PC, R=2'
151	0+77.94	45.98' RT	99.41	PT
152	0+78.24	49.96' RT	99.39	PC, R=2'
153	0+80.12	51.79' RT	99.39	PT
154	0+93.07	50.85' RT	99.24	PC, R=2'
155	0+94.73	48.77' RT	99.24	PT
156	0+94.60	44.77' RT	99.26	PC, R=2'
157	0+96.30	42.70' RT	99.24	PT
166	1+30.24	42.50' RT	98.89	PC, R=2'
167	1+32.24	44.50' RT	98.83	PT

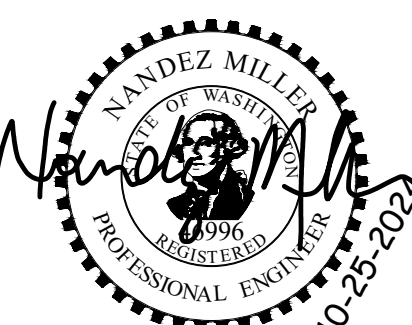
### LANDSCAPE LAYOUT POINTS				
NUMBER	STATION	OFFSET	FG ELEV	DESCRIPTION
168	1+32.24	48.50' RT	98.81	PC, R=2'
169	1+34.24	50.50' RT	98.81	PT
170	1+49.24	50.50' RT	98.46	PC, R=2'
171	1+51.23	48.69' RT	98.48	PT
172	1+51.24	44.50' RT	98.48	PC, R=2'
173	1+53.24	42.50' RT	98.41	PT
174	1+70.94	42.50' RT	97.99	PC, R=2'
175	1+72.55	45.69' RT	97.40	PT
176	1+58.06	65.23' RT	96.41	AP
177	0+84.54	106.99' RT	94.58	PC, R=2'
178	0+82.48	106.30' RT	94.95	PT
179	2+41.33	38.33' RT	98.03	PC, R=2'
180	2+37.54	39.22' RT	98.61	PT
181	2+23.13	17.56' RT	98.78	PC, R=1'
182	2+26.21	15.00' RT	98.63	PCC, R=31'
183	2+33.08	15.00' RT	98.47	PT
184	2+39.33	15.00' RT	98.32	PC, R=2'
185	2+41.33	17.00' RT	98.43	PT

COMMUTER FACILITY
TAX PARCELS: 5315101235, 5315101234, 5315101233
OWNED BY THE CITY OF MERCER ISLAND
9611 SE 36TH STREET, MERCER ISLAND, WA 98040 425.414.2257

northwest studio ARCHITECTS URBAN DESIGNERS
1205 E PIKE STREET, NO 2F, SEATTLE, WA 98122 206.788.8156

KPG PSOMAS CONSULTING ENGINEERS
3131 ELLIOTT AVE, SUITE 400 SEATTLE, WA 98121 206.286.1640

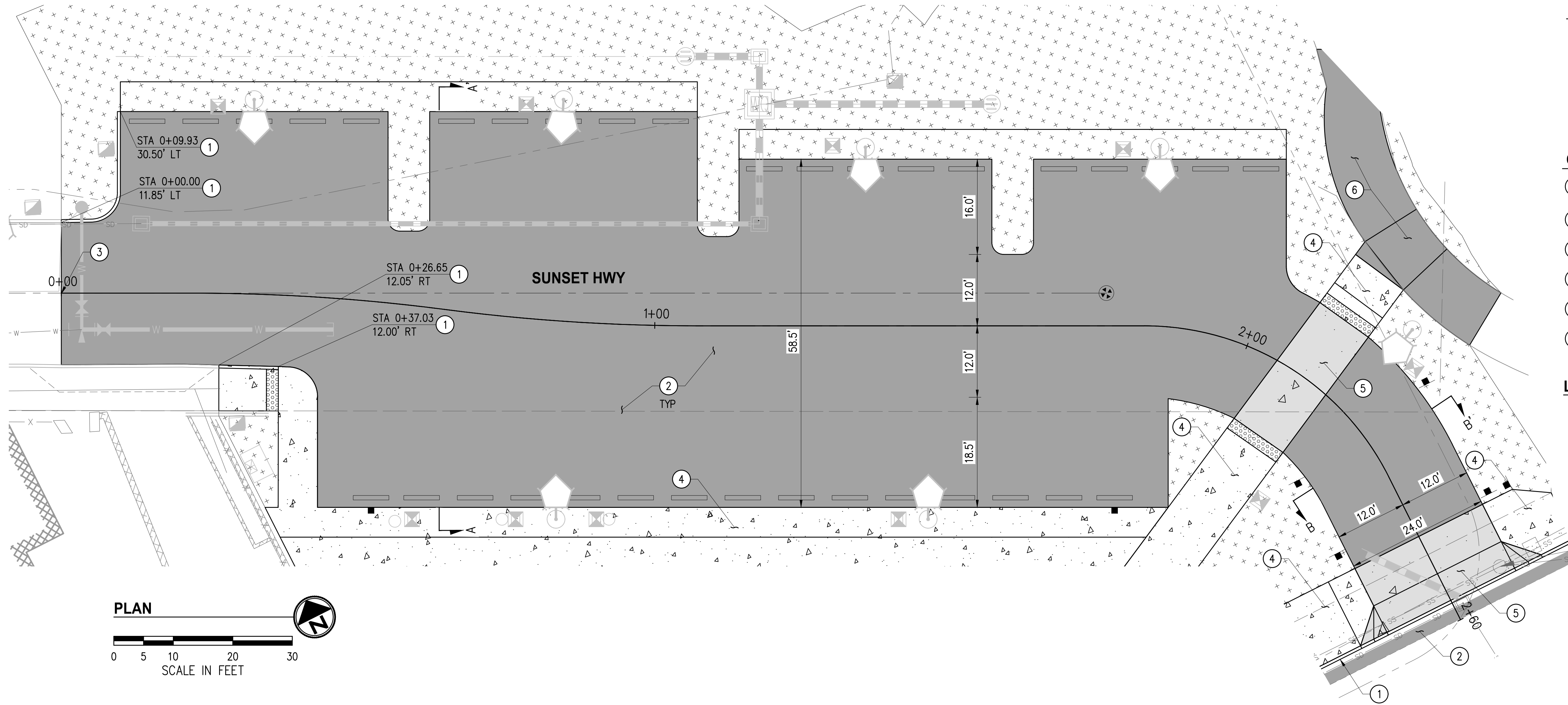
100% DESIGN



ISSUED 10.25.2024

GRADING PLAN
POINTS TABLES 2

C15



GENERAL NOTES

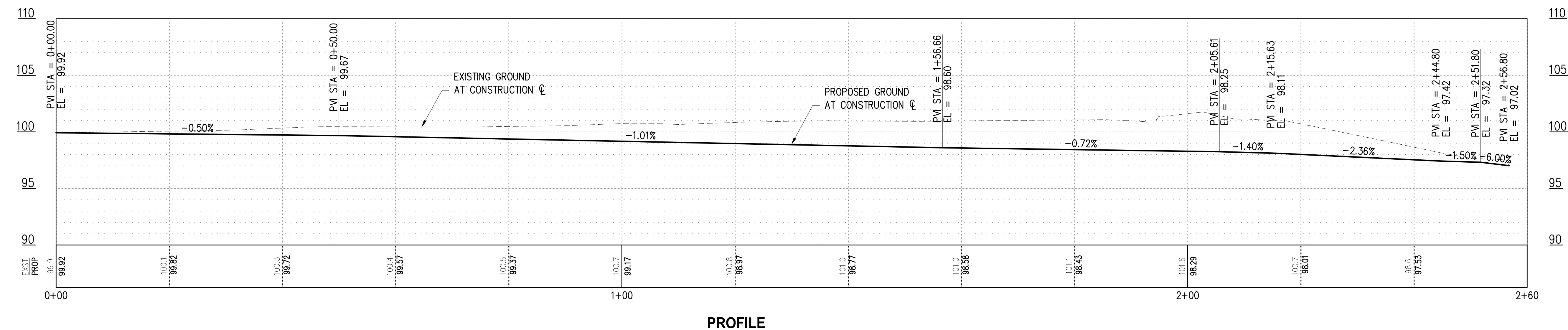
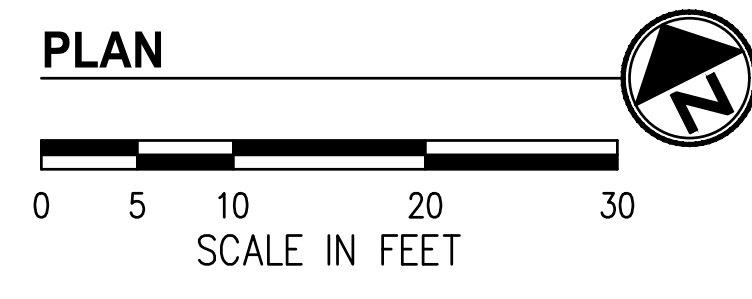
1. FOR CONCRETE JOINTING, SEE LANDSCAPE PLANS.
2. FOR STORMWATER PLAN, SEE SHEET C19.
3. FOR WATER PLAN, SEE SHEET C20.
4. FOR ELECTRIC PLAN, SEE SHEET C21.
5. FOR CHANNELIZATION & SIGNING PLAN, SEE SHEET C23.

CONSTRUCTION NOTES

- ① CONSTRUCT CEMENT CONCRETE CURB AND GUTTER TYPE "A" PER COMI STD DETAIL ST-14.
- ② CONSTRUCT HMA ROADWAY PAVEMENT, SEE DETAIL SHEET C6.
- ③ MATCH EXISTING.
- ④ CONSTRUCT CONCRETE SIDEWALK PER COMI STD. DETAILS.
- ⑤ CONSTRUCT CEMENT CONCRETE PAVEMENT, SEE DETAIL SHEET C6.
- ⑥ CONSTRUCT HMA WALKWAY, SEE DETAIL SHEET C6.

LEGEND

- CEMENT CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- HMA PAVEMENT/WALKWAY
- LANDSCAPE AREA



PROFILE

COMMUTER FACILITY
 TAX PARCELS: 5315101235, 5315101234, 5315101233
 OWNED BY THE CITY OF MERCER ISLAND
 9611 SE 36TH STREET, MERCER ISLAND, WA 98040 425.414.2257

northwest studio ARCHITECTS URBAN DESIGNERS
 1205 E PIKE STREET, NO 2F, SEATTLE, WA 98122 206.788.8156

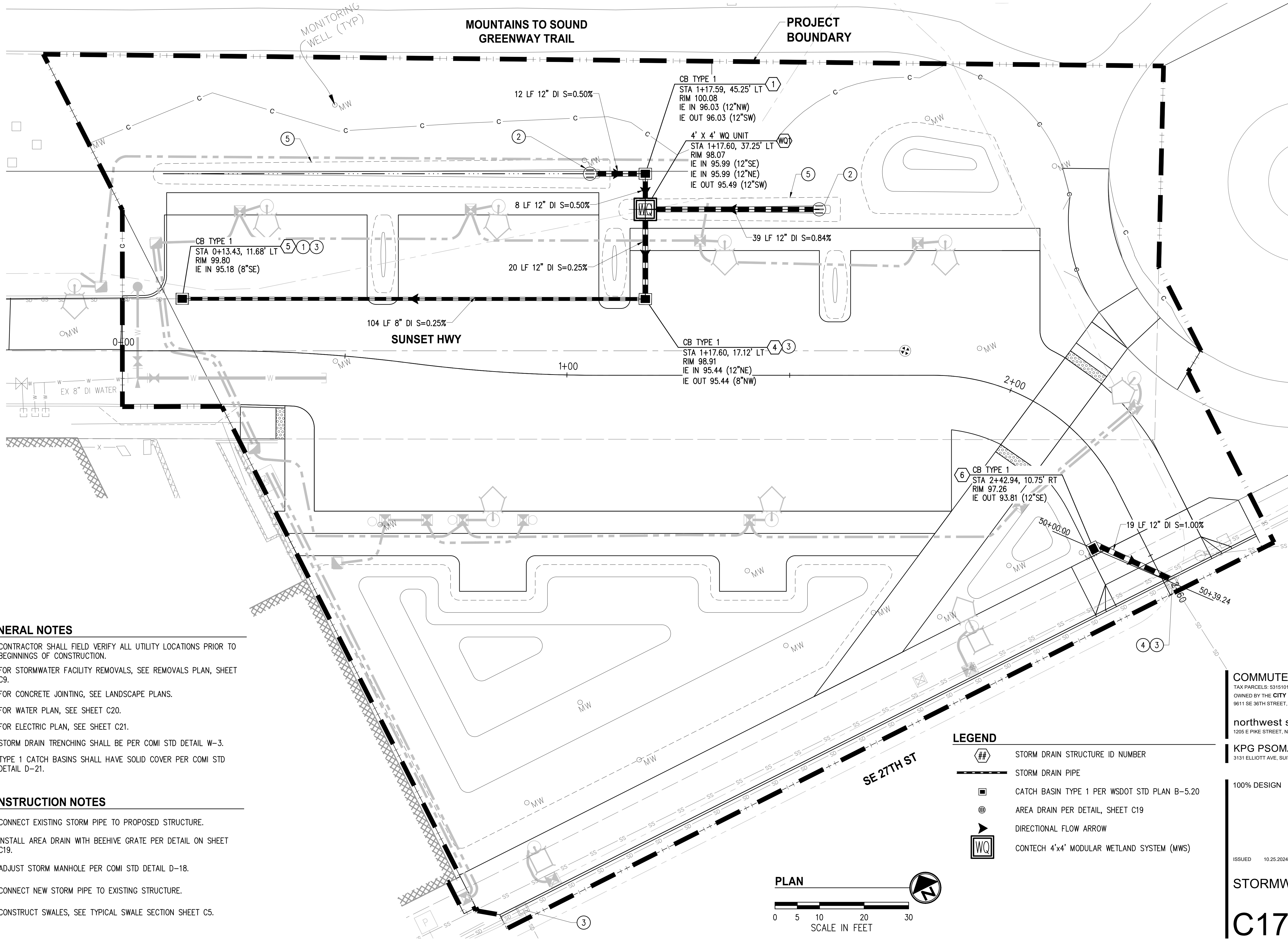
KPG PSOMAS CONSULTING ENGINEERS
 3131 ELLIOTT AVE, SUITE 400 SEATTLE, WA 98121 206.286.1640

100% DESIGN

ISSUED 10.25.2024

ROADWAY PLAN

C16



GENERAL NOTES

1. CONTRACTOR SHALL FIELD VERIFY ALL UTILITY LOCATIONS PRIOR TO BEGINNINGS OF CONSTRUCTION.
2. FOR STORMWATER FACILITY REMOVALS, SEE REMOVALS PLAN, SHEET C9.
3. FOR CONCRETE JOINTING, SEE LANDSCAPE PLANS.
4. FOR WATER PLAN, SEE SHEET C20.
5. FOR ELECTRIC PLAN, SEE SHEET C21.
6. STORM DRAIN TRENCHING SHALL BE PER COMI STD DETAIL W-3.
7. TYPE 1 CATCH BASINS SHALL HAVE SOLID COVER PER COMI STD DETAIL D-21.

CONSTRUCTION NOTES

- ① CONNECT EXISTING STORM PIPE TO PROPOSED STRUCTURE.
- ② INSTALL AREA DRAIN WITH BEEHIVE GRATE PER DETAIL ON SHEET C19.
- ③ ADJUST STORM MANHOLE PER COMI STD DETAIL D-18.
- ④ CONNECT NEW STORM PIPE TO EXISTING STRUCTURE.
- ⑤ CONSTRUCT SWALES, SEE TYPICAL SWALE SECTION SHEET C5.

LEGEND

- ## STORM DRAIN STRUCTURE ID NUMBER
- STORM DRAIN PIPE
- CATCH BASIN TYPE 1 PER WSDOT STD PLAN B-5.20
- ⊕ AREA DRAIN PER DETAIL, SHEET C19
- ▶ DIRECTIONAL FLOW ARROW
- WQ CONTECH 4'x4' MODULAR WETLAND SYSTEM (MWS)



COMMUTER FACILITY
 TAX PARCELS: 5315101235, 5315101234, 5315101233
 OWNED BY THE CITY OF MERCER ISLAND
 9611 SE 36TH STREET, MERCER ISLAND, WA 98040 425.414.2257

northwest studio ARCHITECTS URBAN DESIGNERS
 1205 E PIKE STREET, NO 2F, SEATTLE, WA 98122 206.788.8156

KPG PSOMAS CONSULTING ENGINEERS
 3131 ELLIOTT AVE, SUITE 400 SEATTLE, WA 98121 206.286.1640

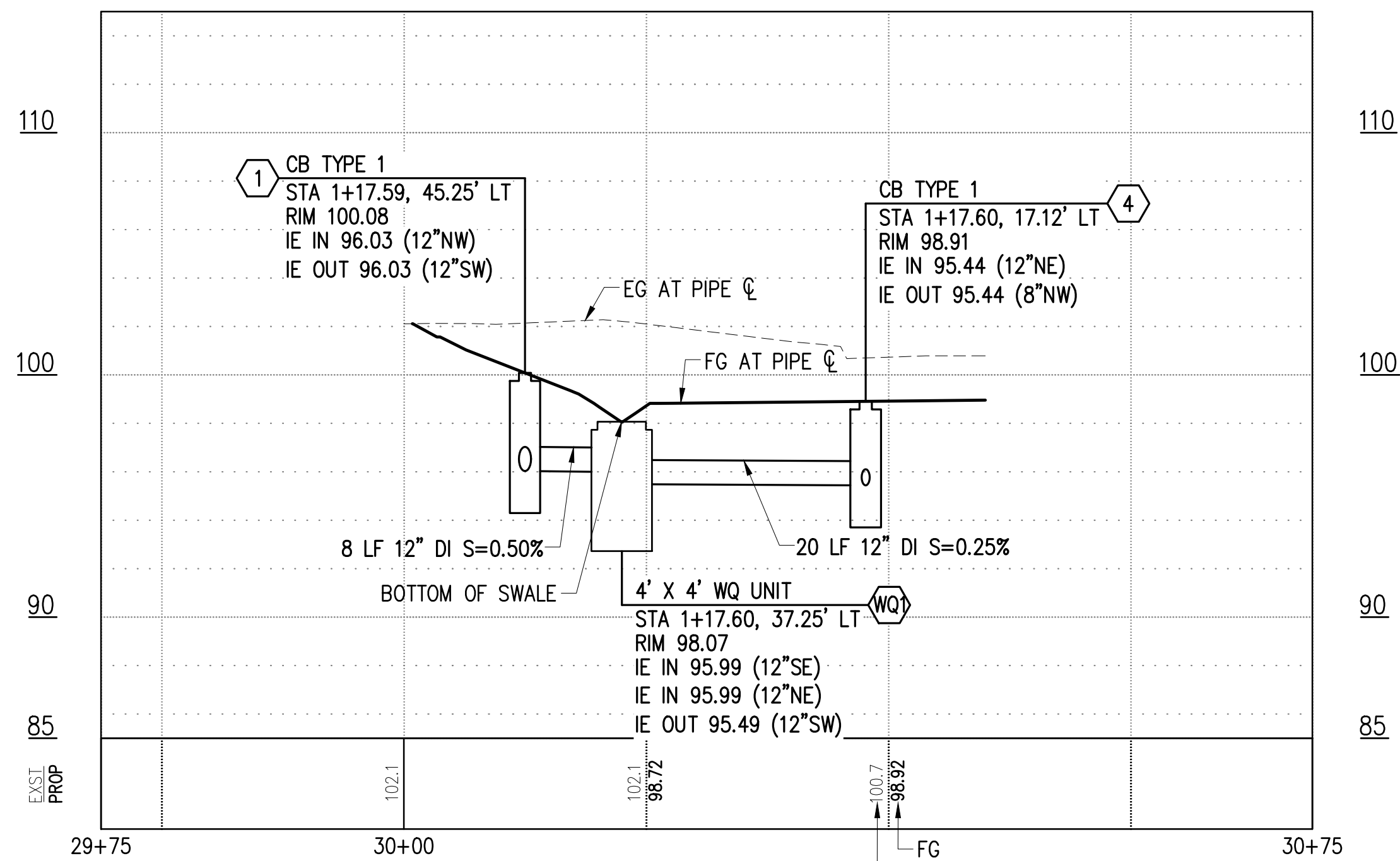
100% DESIGN



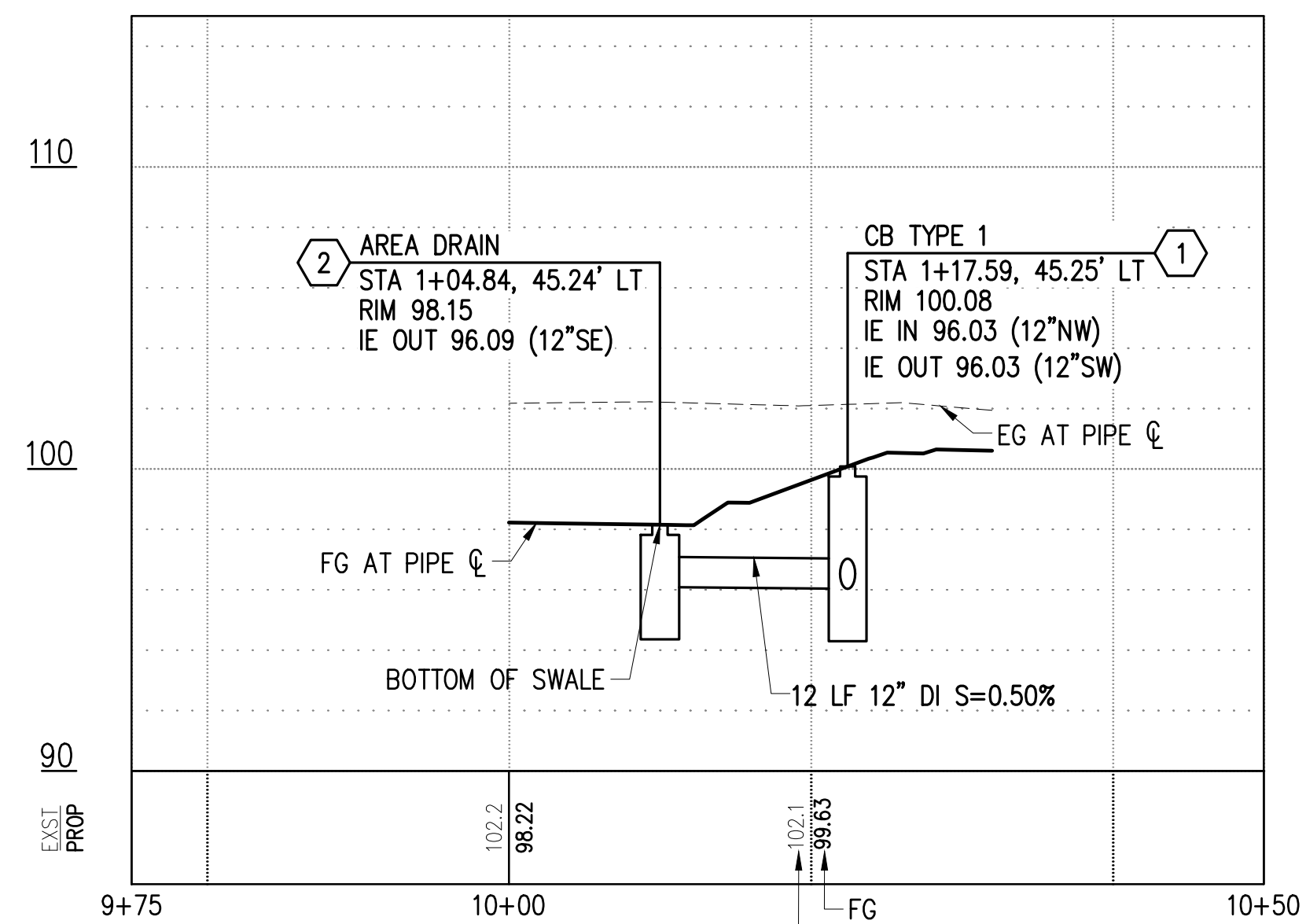
ISSUED 10.25.2024

STORMWATER PLAN

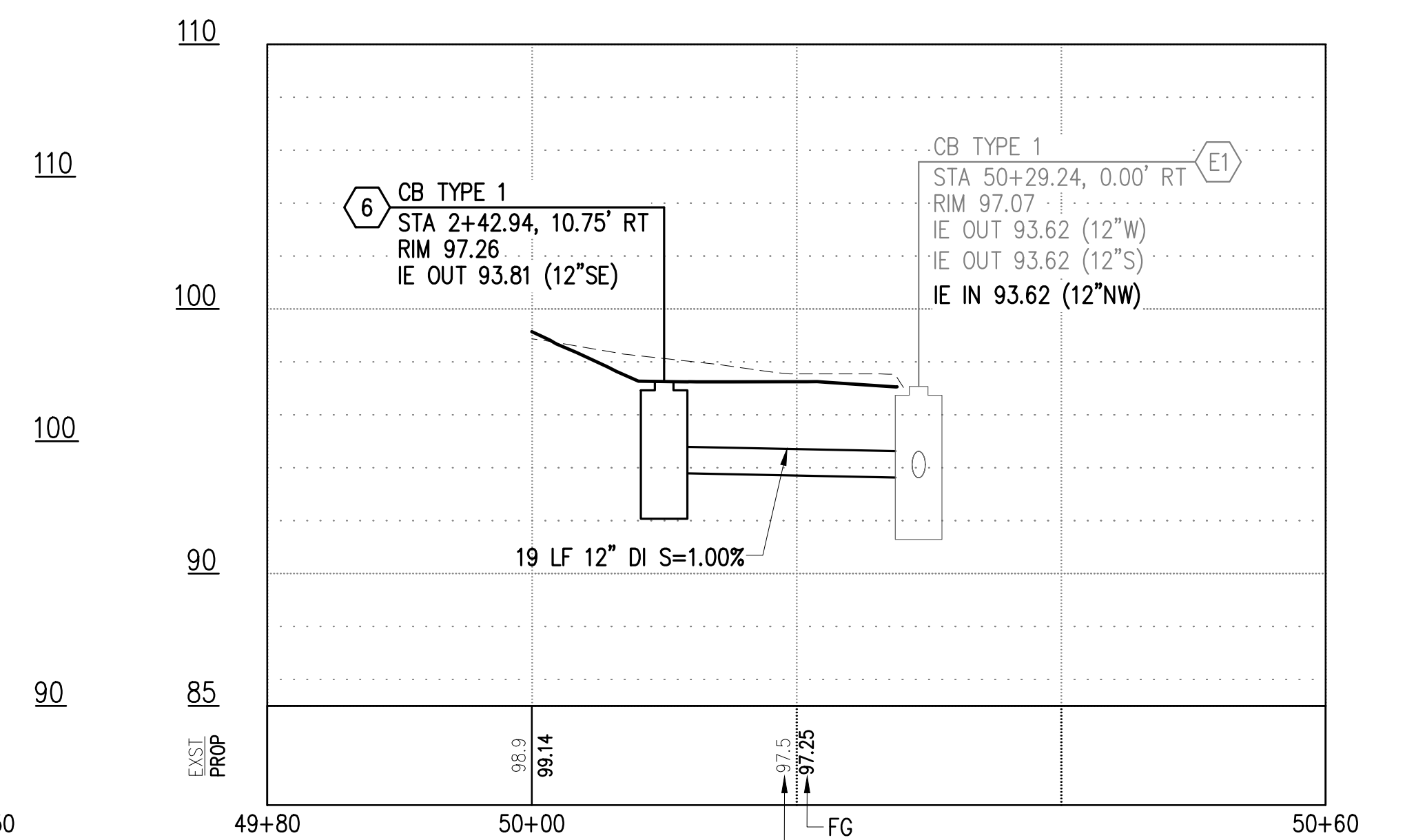
C17



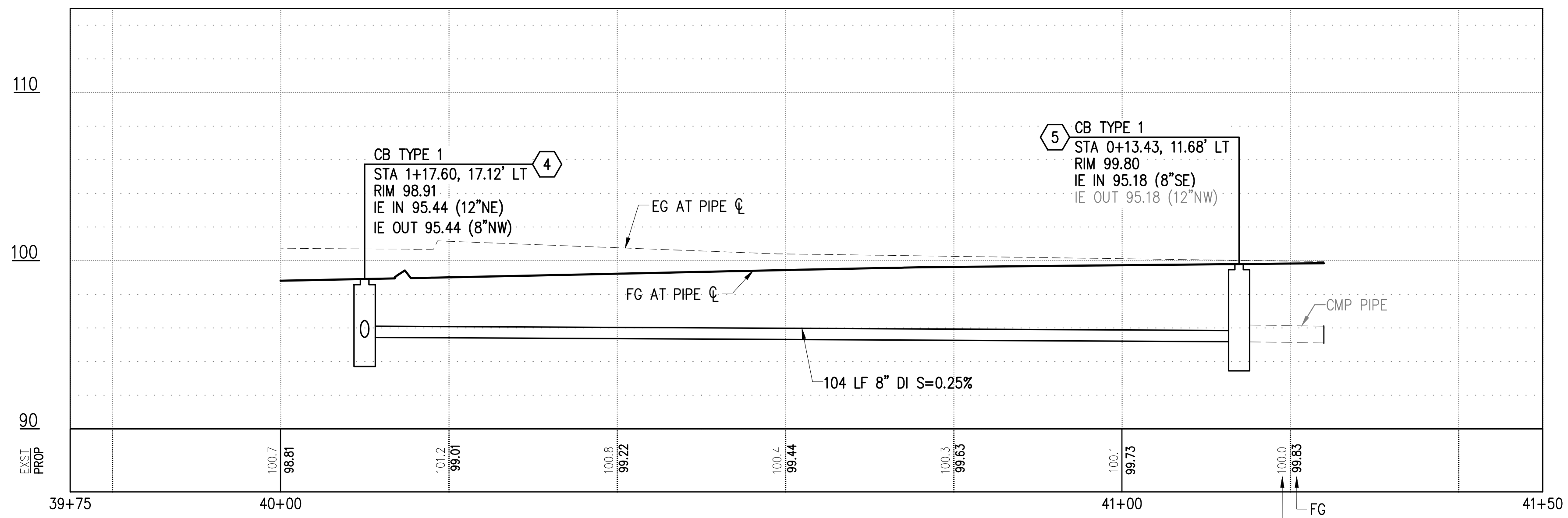
PROFILE STORM STRUCTURE 1 TO 4
HOR: 1"=20' VER: 1"=10'



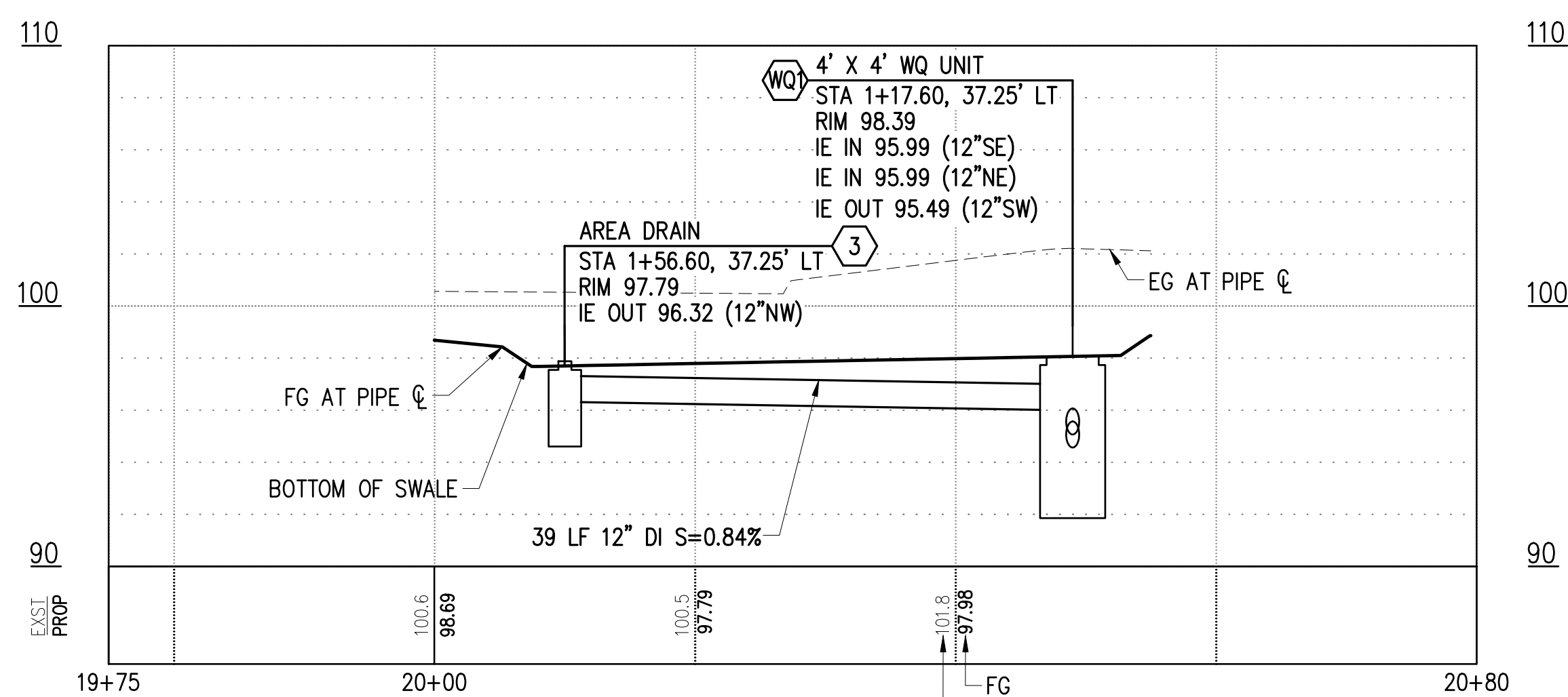
PROFILE STORM STRUCTURE 2 TO 1
HOR: 1"=20' VER: 1"=10'



PROFILE STORM STRUCTURE 6 TO E1
HOR: 1"=20' VER: 1"=10'



PROFILE STORM STRUCTURE 4 TO 5
HOR: 1"=20' VER: 1"=10'



PROFILE STORM STRUCTURE 3 TO WQ1
HOR: 1"=20' VER: 1"=10'

LEGEND

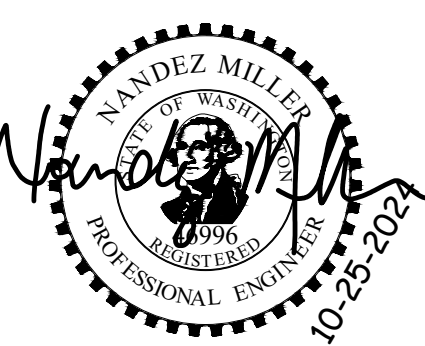
- STORM DRAIN STRUCTURE ID NUMBER
- STORM DRAIN PIPE
- CATCH BASIN TYPE 1 PER WSDOT STD PLAN B-5.20
- AREA DRAIN PER DETAIL, SHEET C19
- DIRECTIONAL FLOW ARROW
- CONTECH 4'x4' MODULAR WETLAND SYSTEM (MWS)

COMMUTER FACILITY
TAX PARCELS: 5315101235, 5315101234, 5315101233
OWNED BY THE **CITY OF MERCER ISLAND**
9611 SE 36TH STREET, MERCER ISLAND, WA 98040 425.414.2257

northwest studio ARCHITECTS URBAN DESIGNERS
1205 E PIKE STREET, NO 2F, SEATTLE, WA 98122 206.788.8156

KPG PSOMAS CONSULTING ENGINEERS
3131 ELLIOTT AVE, SUITE 400 SEATTLE, WA 98121 206.286.1640

100% DESIGN



ISSUED 10.25.2024

STORM PROFILE

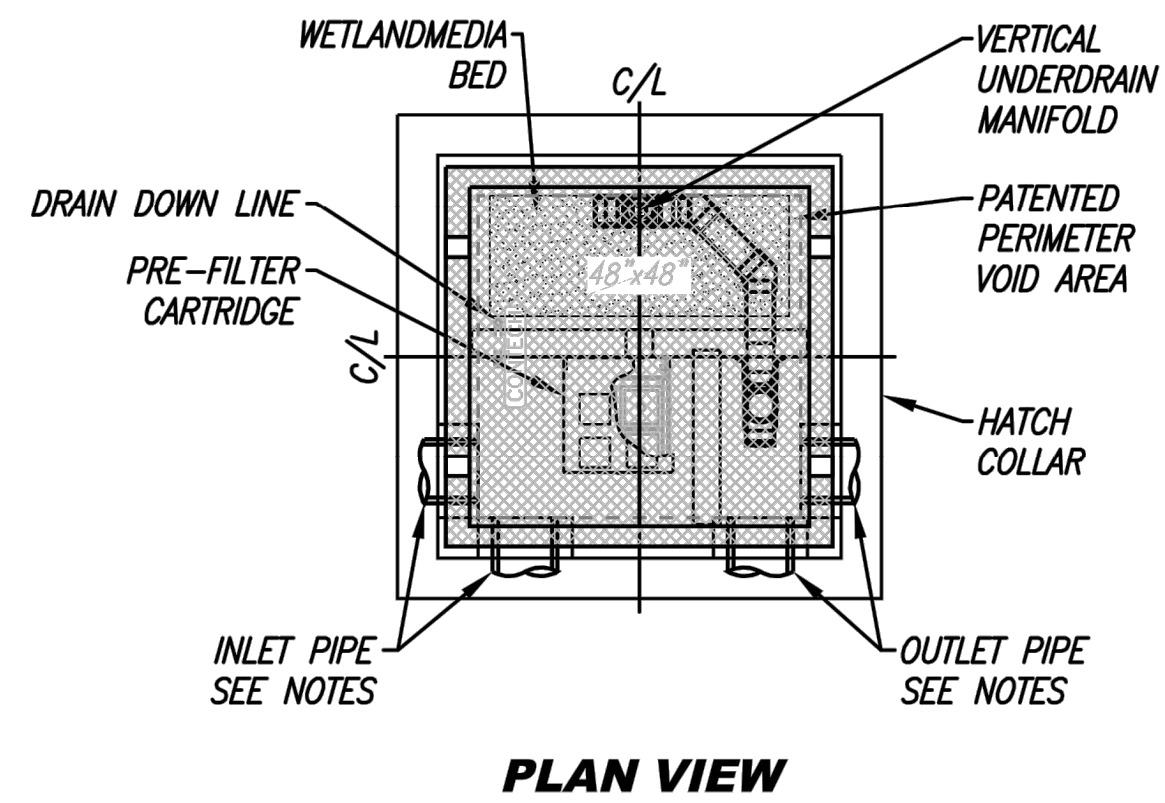
C18

SITE SPECIFIC DATA			
PROJECT NUMBER			
PROJECT NAME			
PROJECT LOCATION			
STRUCTURE ID			
TREATMENT REQUIRED			
TREATMENT FLOW (CFS)			
PRETREATMENT LOADING RATE (GPM/SF)	2.1 GPM/SF		
WETLAND MEDIA LOADING RATE (GPM/SF)	1.0		
PEAK BYPASS REQUIRED (CFS) - IF APPLICABLE			
PIPE DATA	I.E.	MATERIAL	DIAMETER
INLET PIPE 1			
INLET PIPE 2			
OUTLET PIPE			
	PRETREATMENT	BIOFILTRATION	DISCHARGE
RIM ELEVATION			
SURFACE LOAD	PEDESTRIAN		
NOTES:			

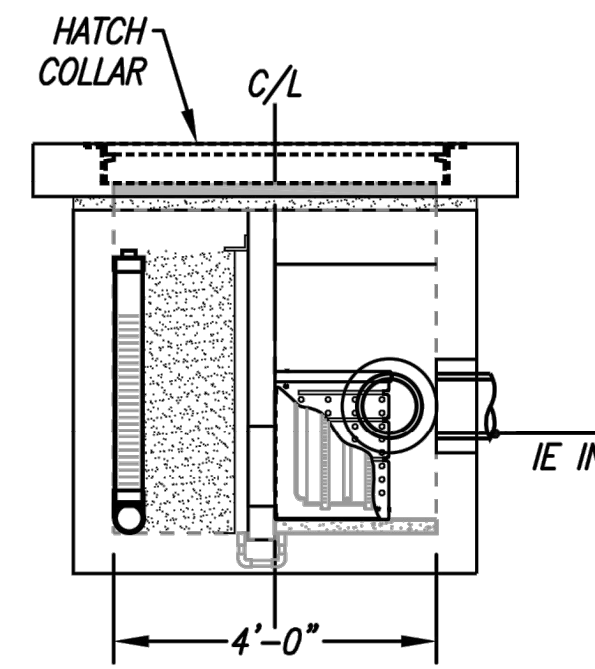
* PRELIMINARY ONLY - NOT FOR CONSTRUCTION

INSTALLATION NOTES

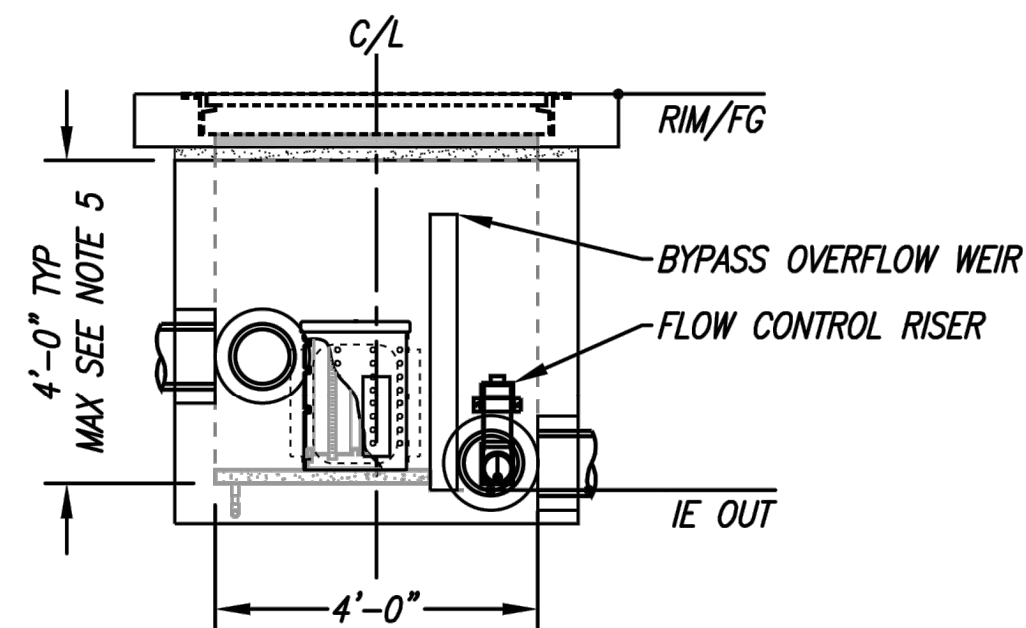
- CONTRACTOR TO PROVIDE ALL LABOR, EQUIPMENT, MATERIALS AND INCIDENTALS REQUIRED TO OFFLOAD AND INSTALL THE SYSTEM AND APPURTENANCES IN ACCORDANCE WITH THIS DRAWING AND THE MANUFACTURER'S SPECIFICATIONS, UNLESS OTHERWISE STATED IN MANUFACTURER'S CONTRACT.
- UNIT MUST BE INSTALLED ON LEVEL BASE. MANUFACTURER RECOMMENDS A MINIMUM 6" LEVEL ROCK BASE UNLESS SPECIFIED BY THE PROJECT ENGINEER. CONTRACTOR IS RESPONSIBLE FOR VERIFYING PROJECT ENGINEER'S RECOMMENDED BASE SPECIFICATIONS.
- CONTRACTOR TO SUPPLY AND INSTALL ALL EXTERNAL CONNECTING PIPES. ALL PIPES MUST BE FLUSH WITH INSIDE SURFACE OF CONCRETE (PIPES CANNOT INTRUDE BEYOND FLUSH). INVERT OF OUTFLOW PIPE MUST BE FLUSH WITH DISCHARGE CHAMBER FLOOR. ALL PIPES SHALL BE SEALED WATERTIGHT PER MANUFACTURER'S STANDARD CONNECTION DETAIL.
- CONTRACTOR RESPONSIBLE FOR CONTACTING CONTECH FOR ACTIVATION OF UNIT. MANUFACTURER'S WARRANTY IS VOID WITHOUT PROPER ACTIVATION BY A CONTECH REPRESENTATIVE.
- VERTICAL HEIGHT VARIES BASED ON SITE SPECIFIC REQUIREMENTS.



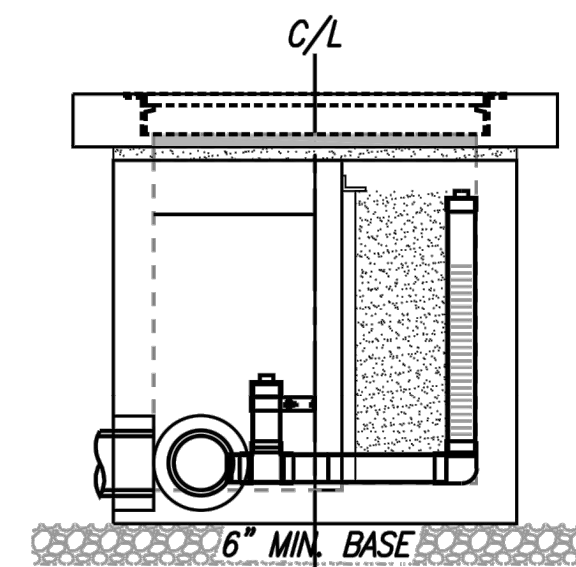
PLAN VIEW



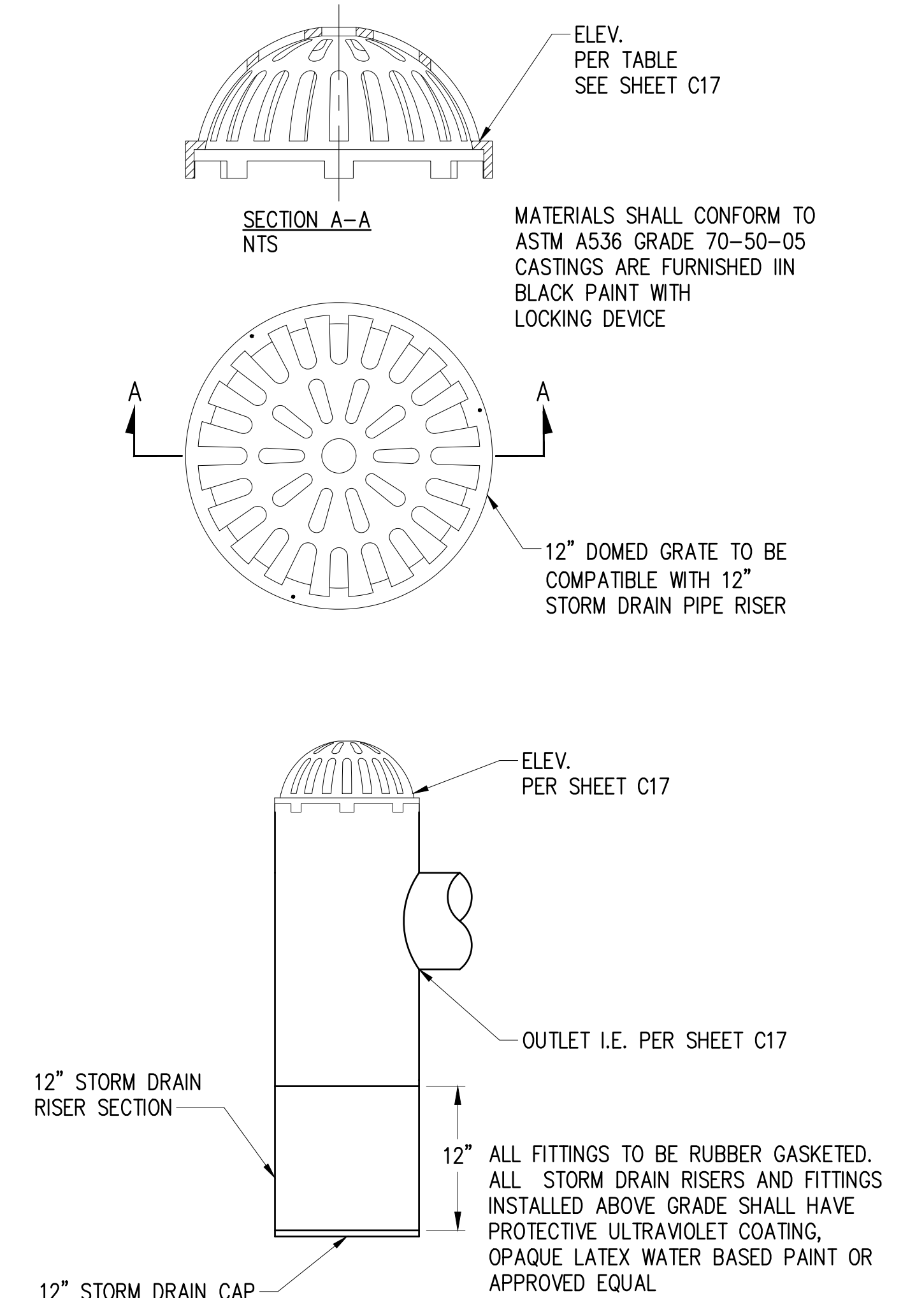
LEFT END VIEW



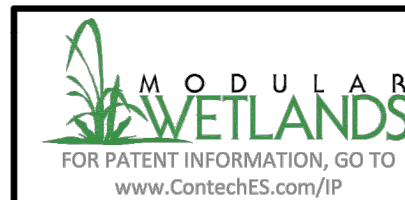
ELEVATION VIEW



RIGHT END VIEW



AREA DRAIN WITH BEEHIVE GRATE
NTS



PROPRIETARY AND CONFIDENTIAL:
THE INFORMATION CONTAINED IN THIS DOCUMENT IS THE SOLE PROPERTY OF CONTECH AND ITS COMPANIES. THIS DOCUMENT, NOR ANY PART THEREOF, MAY BE USED, REPRODUCED OR MODIFIED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF CONTECH.



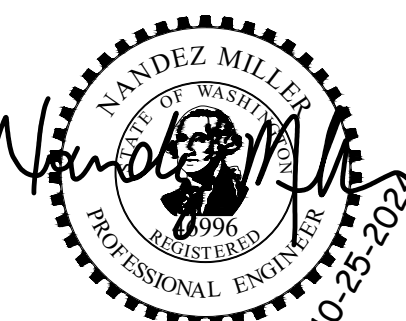
MWS-L-4-4-V-UG
STORMWATER BIOFILTRATION SYSTEM
STANDARD DETAIL

COMMUTER FACILITY
TAX PARCELS: 5315101235, 5315101234, 5315101233
OWNED BY THE CITY OF MERCER ISLAND
9611 SE 36TH STREET, MERCER ISLAND, WA 98040 425.414.2257

northwest studio ARCHITECTS URBAN DESIGNERS
1205 E PIKE STREET, NO 2F, SEATTLE, WA 98122 206.788.8156

KPG PSOMAS CONSULTING ENGINEERS
3131 ELLIOTT AVE, SUITE 400 SEATTLE, WA 98121 206.286.1640

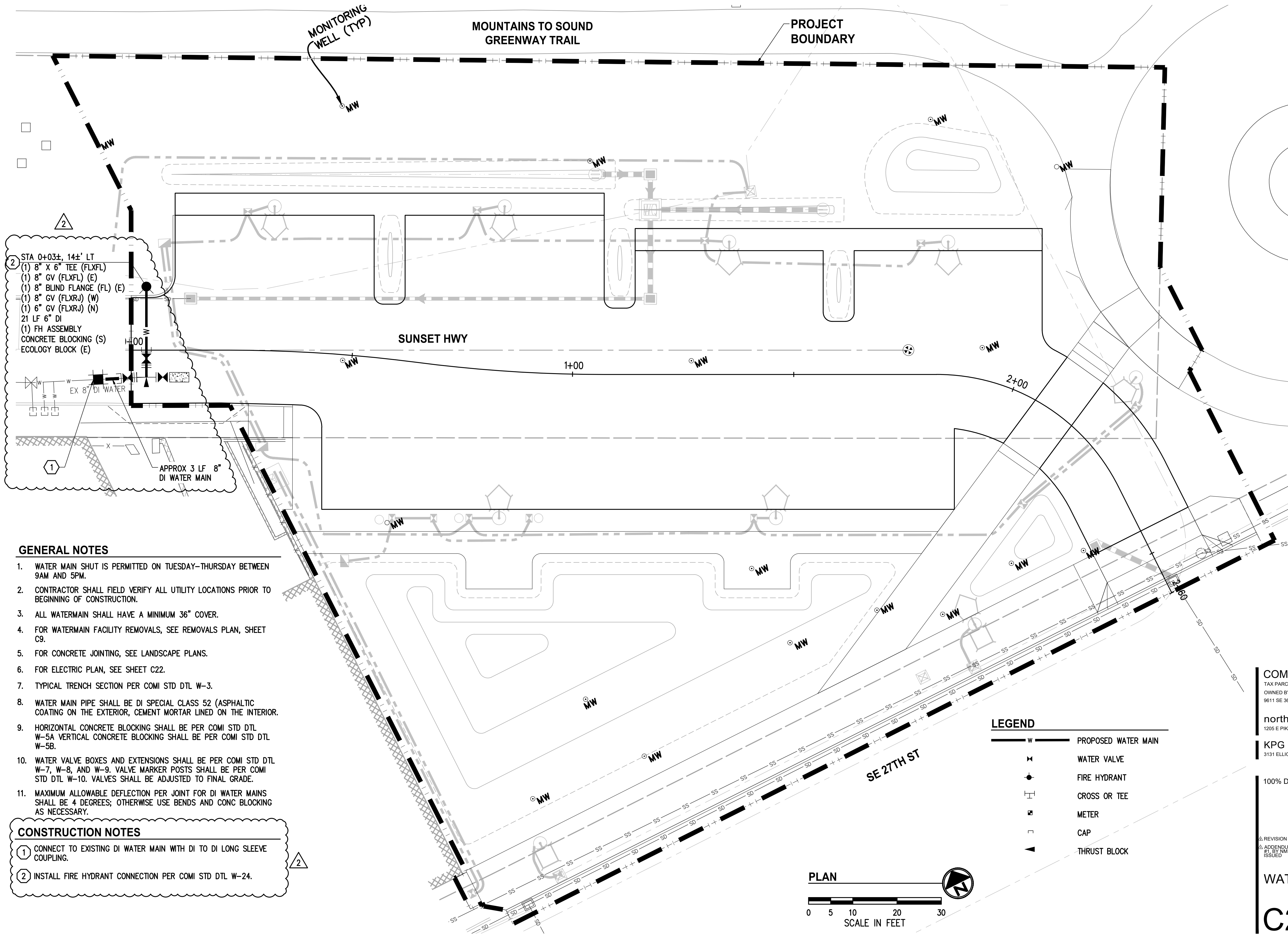
100% DESIGN



ISSUED 10.25.2024

STORMWATER DETAILS

C19



② STA 0+03±, 14±' LT
 (1) 8" X 6" TEE (FLXFL)
 (1) 8" GV (FLXFL) (E)
 (1) 8" BLIND FLANGE (FL) (E)
 (1) 8" GV (FLXRJ) (W)
 (1) 6" GV (FLXRJ) (N)
 21 LF 6" DI
 (1) FH ASSEMBLY
 CONCRETE BLOCKING (S)
 ECOLOGY BLOCK (E)

GENERAL NOTES

1. WATER MAIN SHUT IS PERMITTED ON TUESDAY–THURSDAY BETWEEN 9AM AND 5PM.
2. CONTRACTOR SHALL FIELD VERIFY ALL UTILITY LOCATIONS PRIOR TO BEGINNING OF CONSTRUCTION.
3. ALL WATERMAIN SHALL HAVE A MINIMUM 36" COVER.
4. FOR WATERMAIN FACILITY REMOVALS, SEE REMOVALS PLAN, SHEET C9.
5. FOR CONCRETE JOINTING, SEE LANDSCAPE PLANS.
6. FOR ELECTRIC PLAN, SEE SHEET C22.
7. TYPICAL TRENCH SECTION PER COMI STD DTL W-3.
8. WATER MAIN PIPE SHALL BE DI SPECIAL CLASS 52 (ASPHALTIC COATING ON THE EXTERIOR, CEMENT MORTAR LINED ON THE INTERIOR).
9. HORIZONTAL CONCRETE BLOCKING SHALL BE PER COMI STD DTL W-5A VERTICAL CONCRETE BLOCKING SHALL BE PER COMI STD DTL W-5B.
10. WATER VALVE BOXES AND EXTENSIONS SHALL BE PER COMI STD DTL W-7, W-8, AND W-9. VALVE MARKER POSTS SHALL BE PER COMI STD DTL W-10. VALVES SHALL BE ADJUSTED TO FINAL GRADE.
11. MAXIMUM ALLOWABLE DEFLECTION PER JOINT FOR DI WATER MAINS SHALL BE 4 DEGREES; OTHERWISE USE BENDS AND CONC BLOCKING AS NECESSARY.

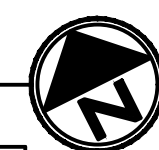
CONSTRUCTION NOTES

- ① CONNECT TO EXISTING DI WATER MAIN WITH DI TO DI LONG SLEEVE COUPLING.
- ② INSTALL FIRE HYDRANT CONNECTION PER COMI STD DTL W-24.

LEGEND

- W — PROPOSED WATER MAIN
- ⊗ WATER VALVE
- ⊙ FIRE HYDRANT
- ⊕ CROSS OR TEE
- ⊞ METER
- ⊟ CAP
- ▶ THRUST BLOCK

PLAN



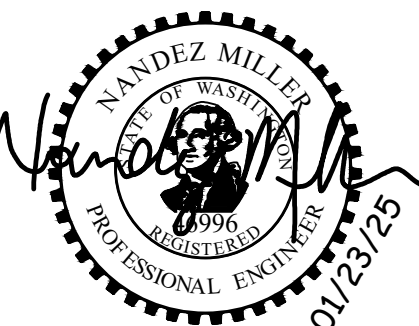
COMMUTER FACILITY

TAX PARCELS: 5315101235, 5315101234, 5315101233
 OWNED BY THE CITY OF MERCER ISLAND
 9611 SE 36TH STREET, MERCER ISLAND, WA 98040 425.414.2257

northwest studio ARCHITECTS URBAN DESIGNERS
 1205 E PIKE STREET, NO 2F, SEATTLE, WA 98122 206.788.8156

KPG PSOMAS CONSULTING ENGINEERS
 3131 ELLIOTT AVE, SUITE 400 SEATTLE, WA 98121 206.286.1640

100% DESIGN



REVISION 01.23.2025
 ADDENDUM 11.18.2024
 BY NM
 ISSUED 10.25.2024

WATER PLAN

C20

FOR WIRE NOTES, LUMINAIRE SCHEDULES AND PANEL SCHEDULE, SEE ELECTRICAL DETAILS.

CONSTRUCTION NOTES

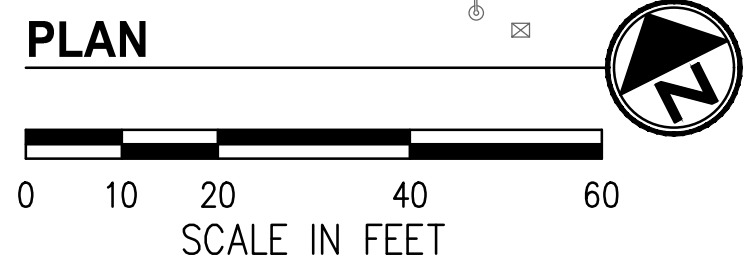
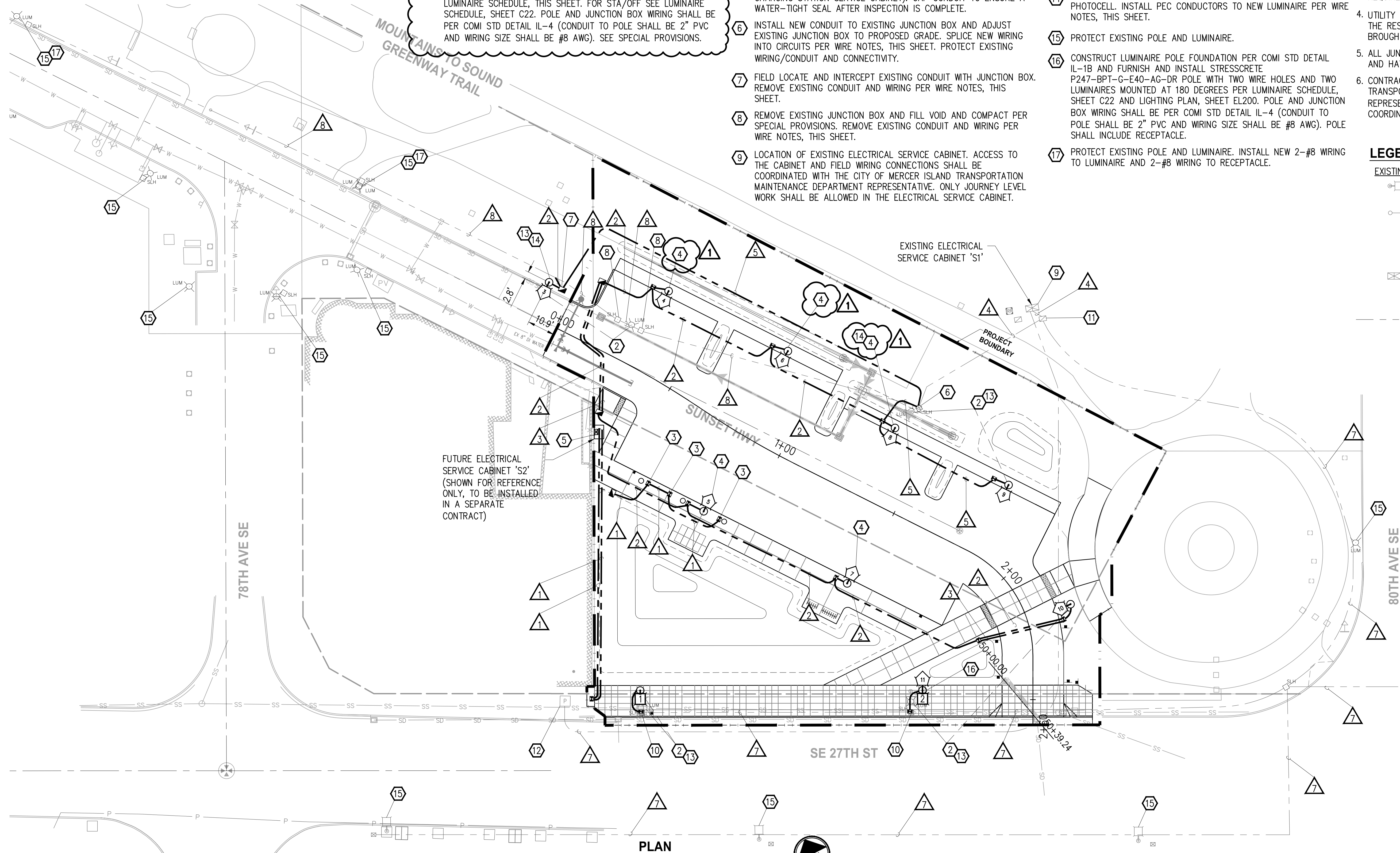
- ① NOT USED
- ② EXISTING LUMINAIRE POLE TO BE REMOVED AND RELOCATED. REMOVE FOUNDATION AND FILL AND COMPACT VOID PER SPECIAL PROVISIONS. REMOVE CONDUIT AND WIRING TO THE NEAREST JUNCTION BOX. CONSTRUCT LUMINAIRE POLE FOUNDATION AND INSTALL SALVAGED CONCRETE LUMINAIRE POLE AND WEATHERPROOF RECEPTACLE AND ALL ASSOCIATED EQUIPMENT PER COMI STD DETAIL IL-1B AND LUMINAIRE SCHEDULE, THIS SHEET. FOR STA/OFF SEE LUMINAIRE SCHEDULE, SHEET C22. POLE AND JUNCTION BOX WIRING SHALL BE PER COMI STD DETAIL IL-4 (CONDUIT TO POLE SHALL BE 2" PVC AND WIRING SIZE SHALL BE #8 AWG). SEE SPECIAL PROVISIONS.
- ③ APPROXIMATE LOCATION OF FUTURE ELECTRIC VEHICLE CHARGING STATION. INSTALL JUNCTION BOX WITH NON-SKID LID PER WSDOT STD PLAN J-40.10. CONFIRM EXACT LOCATION WITH THE ENGINEER. CAP CONDUIT TO ENSURE A WATER TIGHT SEAL AFTER INSPECTION IS COMPLETE.
- ④ LUMINAIRE POLE AND LUMINAIRE TYPE SHALL BE PER LIGHTING PLAN, SHEET EL200. LUMINAIRE POLE FOUNDATION SHALL BE PER COMI STD DETAIL IL-1B. POLE AND JUNCTION BOX WIRING SHALL BE PER COMI STD DETAIL IL-4 (CONDUIT TO POLE SHALL BE 2" PVC AND WIRING SIZE SHALL BE #8 AWG). POLE SHALL INCLUDE RECEPTACLE.
- ⑤ STUB OUT SPARE CONDUIT FOR FUTURE USE (ELECTRIC VEHICLE CHARGING STATION SERVICE CABINET). CAP CONDUIT TO ENSURE A WATER-TIGHT SEAL AFTER INSPECTION IS COMPLETE.
- ⑥ INSTALL NEW CONDUIT TO EXISTING JUNCTION BOX AND ADJUST EXISTING JUNCTION BOX TO PROPOSED GRADE. SPLICE NEW WIRING INTO CIRCUITS PER WIRE NOTES, THIS SHEET. PROTECT EXISTING WIRING/CONDUIT AND CONNECTIVITY.
- ⑦ FIELD LOCATE AND INTERCEPT EXISTING CONDUIT WITH JUNCTION BOX. REMOVE EXISTING CONDUIT AND WIRING PER WIRE NOTES, THIS SHEET.
- ⑧ REMOVE EXISTING JUNCTION BOX AND FILL VOID AND COMPACT PER SPECIAL PROVISIONS. REMOVE EXISTING CONDUIT AND WIRING PER WIRE NOTES, THIS SHEET.
- ⑨ LOCATION OF EXISTING ELECTRICAL SERVICE CABINET. ACCESS TO THE CABINET AND FIELD WIRING CONNECTIONS SHALL BE COORDINATED WITH THE CITY OF MERCER ISLAND TRANSPORTATION MAINTENANCE DEPARTMENT REPRESENTATIVE. ONLY JOURNEY LEVEL WORK SHALL BE ALLOWED IN THE ELECTRICAL SERVICE CABINET.
- ⑩ REMOVE EXISTING AND INSTALL NEW JUNCTION BOX WITH NON-SKID LID AND FRAME PER WSDOT STD PLAN J-40.10. PROTECT ALL EXISTING WIRING/CONDUIT AND CONNECTIVITY.
- ⑪ APPROXIMATE LOCATION OF EXISTING JUNCTION BOX. FIELD LOCATE AND INSTALL WIRING PER WIRE NOTES, THIS SHEET.
- ⑫ POTENTIAL LOCATION OF PSE POWER SOURCE (FOR FUTURE USE).
- ⑬ INSTALL NEW LUMINAIRE AND MOUNT ON RELOCATED POLE PER LUMINAIRE SCHEDULE, SHEET C22. CONFIRM MOUNTING DETAILS ON EXISTING POLES WITH THE MANUFACTURER AND THE ENGINEER.
- ⑭ THE FIRST LUMINAIRE IN CIRCUIT SHALL BE FURNISHED WITH A PHOTOCELL. INSTALL PEC CONDUCTORS TO NEW LUMINAIRE PER WIRE NOTES, THIS SHEET.
- ⑮ PROTECT EXISTING POLE AND LUMINAIRE.
- ⑯ CONSTRUCT LUMINAIRE POLE FOUNDATION PER COMI STD DETAIL IL-1B AND FURNISH AND INSTALL STRESSCRETE P247-BPT-G-E40-AG-DR POLE WITH TWO WIRE HOLES AND TWO LUMINAIRES MOUNTED AT 180 DEGREES PER LUMINAIRE SCHEDULE, SHEET C22 AND LIGHTING PLAN, SHEET EL200. POLE AND JUNCTION BOX WIRING SHALL BE PER COMI STD DETAIL IL-4 (CONDUIT TO POLE SHALL BE 2" PVC AND WIRING SIZE SHALL BE #8 AWG). POLE SHALL INCLUDE RECEPTACLE.
- ⑰ PROTECT EXISTING POLE AND LUMINAIRE. INSTALL NEW 2-#8 WIRING TO LUMINAIRE AND 2-#8 WIRING TO RECEPTACLE.

GENERAL NOTES

1. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH WSDOT/APWA STANDARD PLANS, STANDARD SPECIFICATIONS, CITY OF MERCER ISLAND STANDARDS, AND THESE PLANS.
2. THE LOCATION OF ALL CONDUIT AND LUMINAIRE SHOWN ON THIS PLAN ARE FOR GRAPHIC REPRESENTATION ONLY, AND FINAL LOCATION SHALL BE DETERMINED BY THE ENGINEER IN THE FIELD.
3. NUMBER OF CONDUIT BENDS BETWEEN PULL POINTS SHALL NOT BE MORE THAN THE EQUIVALENT OF FOUR QUARTER BENDS (360 DEGREES TOTAL). IF NUMBER OF BENDS EXCEEDS 360 DEGREES, THE CONTRACTOR SHALL INSTALL ADDITIONAL JUNCTION BOXES, AS REQUIRED.
4. UTILITY LOCATION (DIAL-A-DIG) PRIOR TO CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. CONFLICTS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER FOR RESOLUTION.
5. ALL JUNCTION BOXES INSTALLED IN SIDEWALKS SHALL BE LOCKABLE AND HAVE SLIP RESISTANT LIDS AND METAL FRAMES.
6. CONTRACTOR SHALL CONTACT CITY OF MERCER ISLAND TRANSPORTATION MAINTENANCE AND OPERATIONS DEPARTMENT REPRESENTATIVE BRIAN HARTVIGSON AT (206) 275-7809 TO COORDINATE ALL WORK ON CITY-OWNED SYSTEMS.

LEGEND

EXISTING	NEW	DESCRIPTION
		STREET LIGHTING LUMINAIRE
		SITE LIGHTING LUMINAIRE
		JUNCTION BOX TYPE 1, 2
		FUTURE EV CHARGING STATION
		ELECTRICAL SERVICE CABINET
		IRRIGATION CABINET
		CONDUIT
		WIRE NOTE
		CONSTRUCTION NOTE



COMMUTER FACILITY
 TAX PARCELS: 5315101235, 5315101234, 5315101233
 OWNED BY THE CITY OF MERCER ISLAND
 9611 SE 36TH STREET, MERCER ISLAND, WA 98040 425.414.2257

northwest studio ARCHITECTS URBAN DESIGNERS
 1205 E PIKE STREET, NO 2F, SEATTLE, WA 98122 206.788.8156

KPG PSOMAS CONSULTING ENGINEERS
 3131 ELLIOTT AVE, SUITE 400 SEATTLE, WA 98121 206.286.1640

100% DESIGN

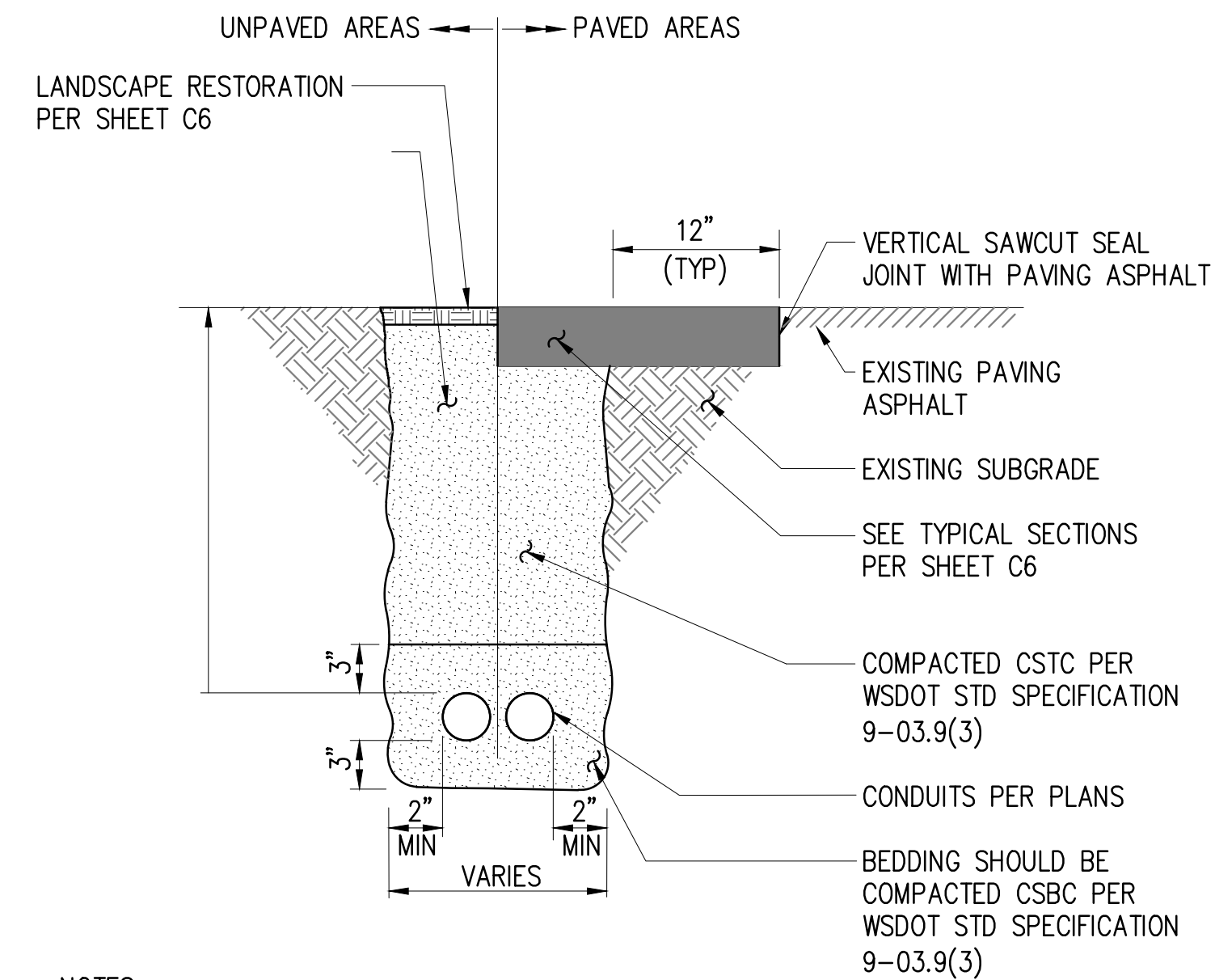
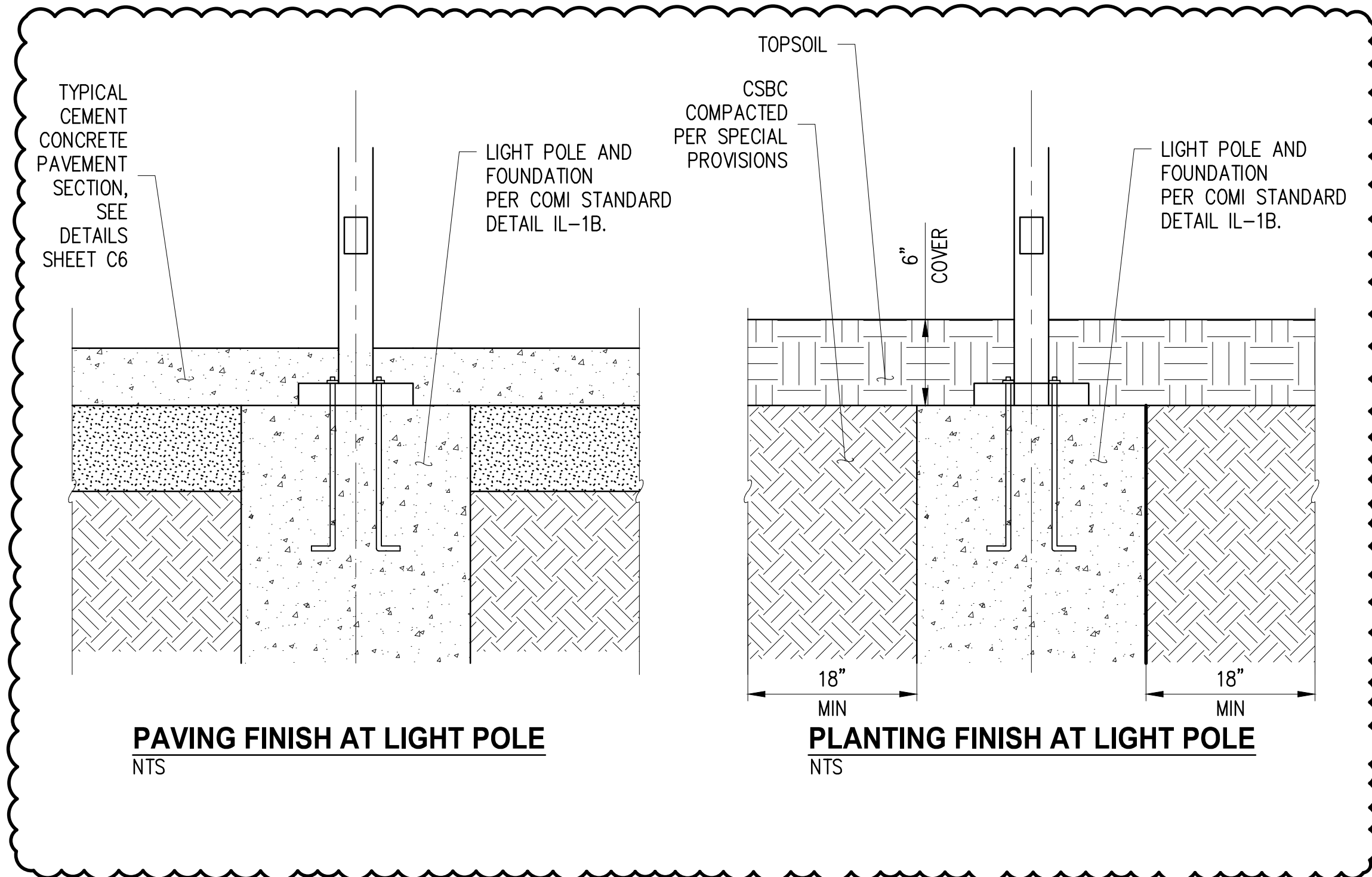


ADDENDUM 11.18.2024
 #1 BY NM
 ISSUED 10.25.2024

ELECTRIC PLAN

C21

LUMINAIRE SCHEDULE (STREET LIGHTING)							
LUMINAIRE #	STATION	OFFSET	LUMINAIRE TYPE	LUMINAIRE ARM	MOUNTING HEIGHT	CIRCUIT #	COMMENTS
1	0+96	106.2' RT	COOPER GALLEONAIRE, 59W, 4000K, TYPE III, 240V	7"	27.5'	2	
2	2+46	43.0' RT	COOPER GALLEONAIRE, 59W, 4000K, TYPE III, 240V	7"	24.5'	2	ORIENT #2 TOWARDS ROADWAY, ORIENT #11 TOWARDS LOT



- NOTES:**
- EXISTING ASPHALT PAVEMENT MUST BE SAWCUT TO PROVIDE A CLEAN STRAIGHT EDGE BEFORE CONDUIT PLACEMENT.
 - EXISTING MATERIAL DISTURBED UNDER THE CONDUIT SHALL BE REPLACED WITH BEDDING MATERIAL AND COMPACTED TO 95% MAX DENSITY (MODIFIED PROCTOR).
 - BACKFILL MATERIAL SHALL BE INSTALLED IN AN APPROVED MANNER TO ENSURE NO DAMAGES TO THE CONDUIT.
 - EXCAVATION AND BACKFILL PAYMENT SHALL BE INCIDENTAL TO TRENCHING.
 - CONTAMINATED NATIVE MATERIAL SHALL BE REMOVED FROM SITE, SEE SHEET C8-C9. PAYMENT SHALL BE PER "CONTAMINATED MATERIALS STORAGE, LOADING AND DISPOSAL".

CONDUIT TRENCH DETAIL
NTS

LUMINAIRE SCHEDULE (SITE LIGHTING, SEE EL200)							
LUMINAIRE #	STATION	OFFSET	LUMINAIRE TYPE	LUMINAIRE ARM	MOUNTING HEIGHT	CIRCUIT #	COMMENTS
3	SEE PLANS		*	*	*	1	RELOCATED
4	0+31	32.6' LT	*	*	*	1	
5	0+86	33.3' RT	*	*	*	1	
6	0+82	37.1' LT	*	*	*	1	
7	1+46	32.5' RT	*	*	*	1	
8	1+35	30.0' LT	*	*	*	1	
9	1+84	30.0' LT	*	*	*	1	RELOCATED
10	2+18	17.9' LT	*	*	*	1	RELOCATED
11	2+46	43.0' RT	*	*	*	2	SEE LUMINAIRE #2

* SEE LIGHTING PLAN, SHEET EL200 FOR LUMINAIRE ARM, AND MOUNTING HEIGHT.

WIRE NOTES

#	RACEWAY/ CONDUIT SIZE	CONDUCTORS	COMMENTS
1	3"		SPARE
2	2"	2-#8 (ILL), 2-#8 (REC)	
3	2"		SPARE
4	EX	EX WIRING, 2-#8 (ILL), 4-#8 (REC)	REMOVE EX UNUSED WIRING TO SERVICE
5	2"	2-#8 (ILL), 2-#8 (REC), 2-#12 (PEC)	
6	EX	EX WIRING, 2-#8 (ILL), 2-#8 (REC)	REMOVE EX UNUSED WIRING TO SERVICE
7	EX	EX WIRING (ILL), EX WIRING (REC)	TO REMAIN
8	EX	EX WIRING, 2-#8 (ILL), 2-#8 (REC)	REMOVE EX WIRING TO SERVICE, REMOVE EX CONDUIT

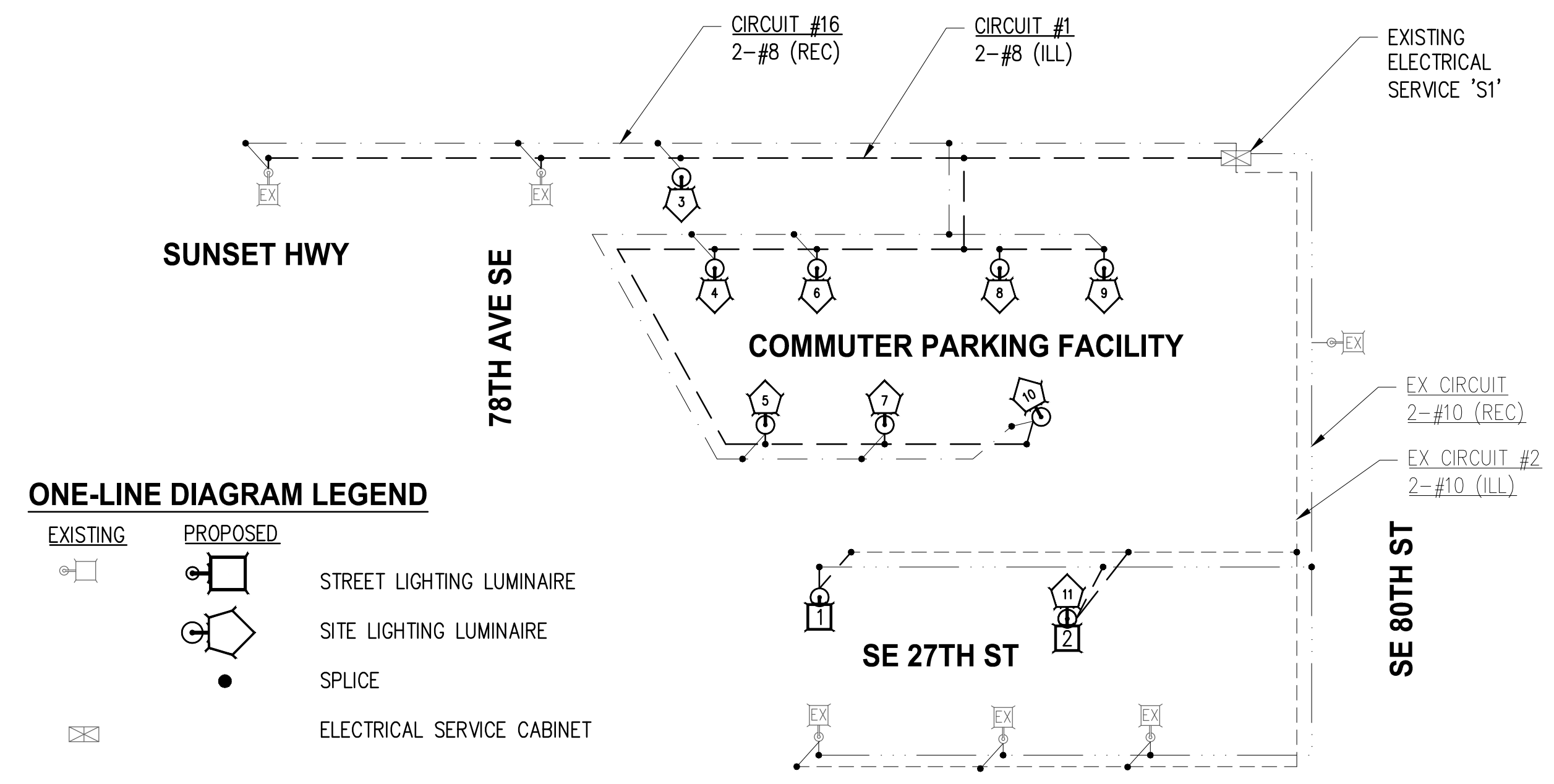
- NOTES:**
- ALL CONDUITS CONTAINING CONDUCTORS SHALL INCLUDE GROUND WIRE (GROUND WIRE NOT SHOWN). GROUND WIRE SIZE SHALL MATCH THE LARGEST CONDUCTOR (MIN #8 AWG). CONDUITS THAT DO NOT CONTAIN ELECTRICAL CONDUCTORS SHALL INCLUDE A DETECTABLE PULL TAPE AND SHALL BE LABELED "CITY OF MERCER ISLAND".
 - ALL PROPOSED CONDUITS SHALL BE RIGID PVC SCH 80, UNLESS OTHERWISE NOTED.
 - COORDINATE CONDUIT AND WIRING REMOVAL WITH THE ENGINEER IN THE FIELD.

PANEL SCHEDULE - PROPOSED

CKT #	LOAD DESCRIPTION	KVA	TRIP AMPS		KVA	LOAD DESCRIPTION	CKT #
			1	2			
1	EX ILLUMINATION - CIRCUIT 1 (ZB1)	-	20	20	-	EX ILLUMINATION - CIRCUIT 2 (1,2, ZB1)	2
3	RECEPTACLE	-	30	30	-	RECEPTACLE	4
9	CONTROL	-	15	15	-	IRRIGATION	10
11	GFCI	-	15	15	-	CABINET LIGHT	12
13	SPARE	-	10	15	-	CABINET HEAT	14
15	SPARE	-	40	20	-	SPARE	16

REMARKS: FIELD-VERIFY RECEPTACLE WIRING AND ILLUMINATION CIRCUIT CONNECTIONS

CONNECTED LOAD: - KVA - AMPS
DEMAND LOAD (125%): - KVA - AMPS



- ONE-LINE DIAGRAM LEGEND**
- | | | |
|--|--|----------------------------|
| | | |
| | | STREET LIGHTING LUMINAIRE |
| | | SPLICE |
| | | ELECTRICAL SERVICE CABINET |

ONE-LINE DIAGRAM
NTS

COMMUTER FACILITY
TAX PARCELS: 5315101235, 5315101234, 5315101233
OWNED BY THE CITY OF MERCER ISLAND
9611 SE 36TH STREET, MERCER ISLAND, WA 98040 425.414.2257

northwest studio ARCHITECTS URBAN DESIGNERS
1205 E PIKE STREET, NO 2F, SEATTLE, WA 98122 206.788.8156

KPG PSOMAS CONSULTING ENGINEERS
3131 ELLIOTT AVE, SUITE 400 SEATTLE, WA 98121 206.286.1640

100% DESIGN



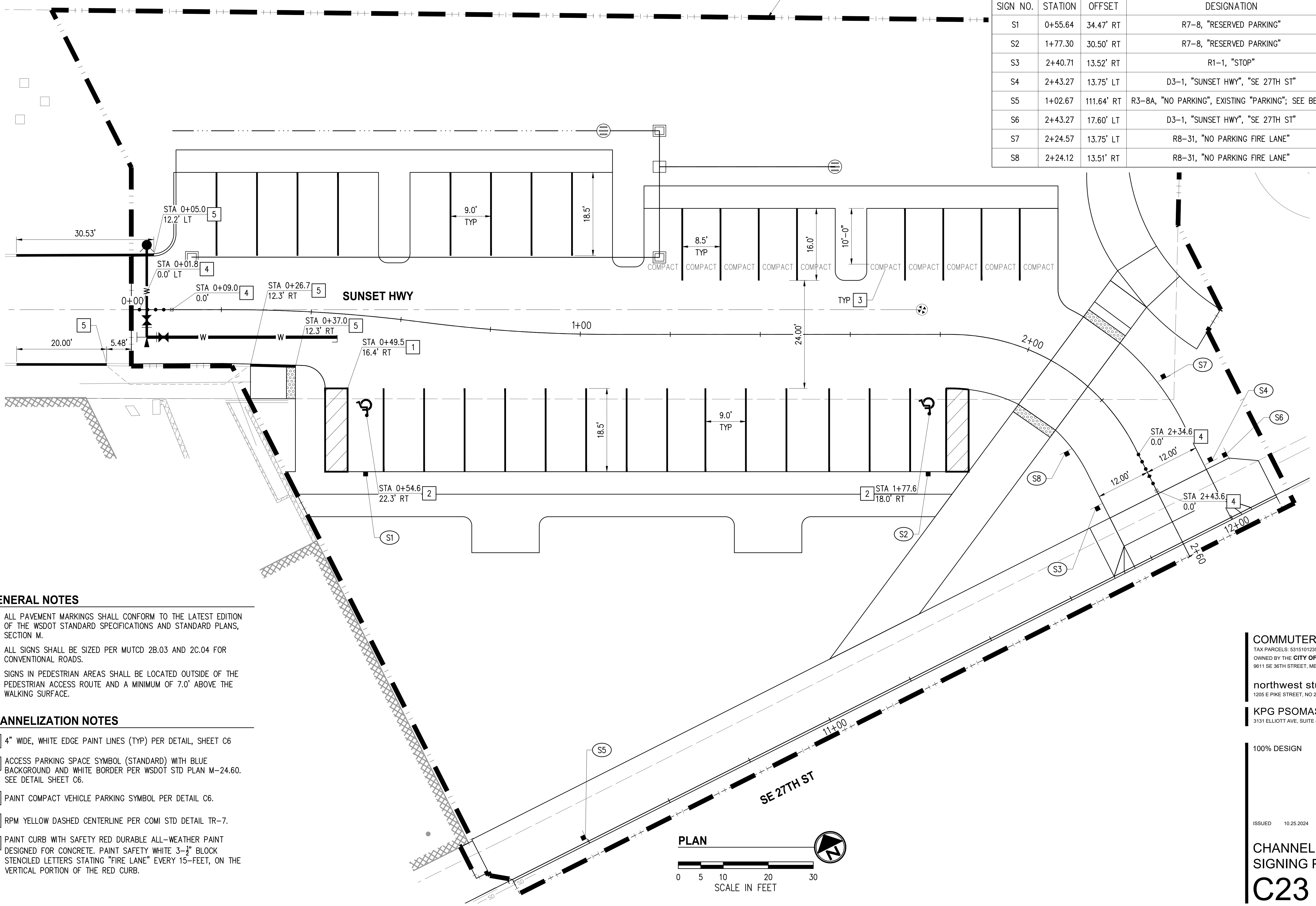
ADDENDUM 11.18.2024
#1 BY NM
ISSUED 10.25.2024

ELECTRICAL DETAILS

C22

PROJECT
BOUNDARY

SIGN SCHEDULE					
SIGN NO.	STATION	OFFSET	DESIGNATION	SIZE	REMARKS
S1	0+55.64	34.47' RT	R7-8, "RESERVED PARKING"	12" x 6"	NEW
S2	1+77.30	30.50' RT	R7-8, "RESERVED PARKING"	12" x 6"	NEW
S3	2+40.71	13.52' RT	R1-1, "STOP"	24" x 24"	NEW
S4	2+43.27	13.75' LT	D3-1, "SUNSET HWY", "SE 27TH ST"	6" x VARIES	NEW
S5	1+02.67	111.64' RT	R3-8A, "NO PARKING", EXISTING "PARKING"; SEE BELOW	12"x18"	NEW
S6	2+43.27	17.60' LT	D3-1, "SUNSET HWY", "SE 27TH ST"	6" x VARIES	NEW
S7	2+24.57	13.75' LT	R8-31, "NO PARKING FIRE LANE"	12" x 18"	NEW
S8	2+24.12	13.51' RT	R8-31, "NO PARKING FIRE LANE"	12" x 18"	NEW



GENERAL NOTES

- ALL PAVEMENT MARKINGS SHALL CONFORM TO THE LATEST EDITION OF THE WSDOT STANDARD SPECIFICATIONS AND STANDARD PLANS, SECTION M.
- ALL SIGNS SHALL BE SIZED PER MUTCD 2B.03 AND 2C.04 FOR CONVENTIONAL ROADS.
- SIGNS IN PEDESTRIAN AREAS SHALL BE LOCATED OUTSIDE OF THE PEDESTRIAN ACCESS ROUTE AND A MINIMUM OF 7.0' ABOVE THE WALKING SURFACE.

CHANNELIZATION NOTES

- 4" WIDE, WHITE EDGE PAINT LINES (TYP) PER DETAIL, SHEET C6
- ACCESS PARKING SPACE SYMBOL (STANDARD) WITH BLUE BACKGROUND AND WHITE BORDER PER WSDOT STD PLAN M-24.60. SEE DETAIL SHEET C6.
- PAINT COMPACT VEHICLE PARKING SYMBOL PER DETAIL C6.
- RPM YELLOW DASHED CENTERLINE PER COMI STD DETAIL TR-7.
- PAINT CURB WITH SAFETY RED DURABLE ALL-WEATHER PAINT DESIGNED FOR CONCRETE. PAINT SAFETY WHITE 3-1/2" BLOCK STENCILED LETTERS STATING "FIRE LANE" EVERY 15-FEET, ON THE VERTICAL PORTION OF THE RED CURB.

COMMUTER FACILITY
 TAX PARCELS: 5315101235, 5315101234, 5315101233
 OWNED BY THE CITY OF MERCER ISLAND
 9611 SE 36TH STREET, MERCER ISLAND, WA 98040 425.414.2257

northwest studio ARCHITECTS URBAN DESIGNERS
 1205 E PIKE STREET, NO 2F, SEATTLE, WA 98122 206.788.8156

KPG PSOMAS CONSULTING ENGINEERS
 3131 ELLIOTT AVE, SUITE 400 SEATTLE, WA 98121 206.286.1640

100% DESIGN



ISSUED 10.25.2024

CHANNELIZATION & SIGNING PLAN

C23

LUMINAIRE SCHEDULE

GENERAL NOTES

Provide all mounting hardware, power feeds, accessories, and components as required for a complete operating installation.

Provide run lengths as shown on plans.

Provide all options and elements indicated in schedule. If not part of manufacturer's standard options or offerings, provide modifications as necessary to furnish luminaire with characteristics indicated on schedule.

Verify voltages and control requirements with electrical engineer.

Drivers shall be provided in size and quantity as required to accommodate specified load and dimming type.

Unless otherwise noted, locate drivers in accessible location within manufacturer's recommended distance. Confirm locations with Architect and Lighting Designer prior to installation.

Provide cord and/or cable lengths for pendant mounted luminaires as required to suspend luminaires at mounting heights noted on Luminaire Schedule or in Architect's documentation, whichever requires longest suspension.

Architect shall confirm the finishes.

ABBREVIATIONS

LF - linear foot/feet

TBD - to be determined

UNV - universal voltage

V - volt

TYPE	MANUFACTURER/ SERIES	FIXTURE CHARACTERISTICS					LEDLIGHT SOURCE			ELECTRICAL				NOTES
		DESCRIPTION	LOCATION	MOUNTING	OPTICS/ SHIELDING	FINISH	OUTPUT (LUMENS)	CCT (KELVIN)	CRI	WATTS	VOLTAGE	CONTROL	POWER SUPPLY	
ZB1	COOPER GAA GALLEONAIRE	AREA POLE LIGHT WITH 25 FOOT CONCRETE POLE AND 7" ARM LENGTH	SITE LIGHTING	25' CONCRETE POLE	T3 DISTRIBUTION WITH BLACK GLARE REDUCTION SHIELD ACCESSORY	CUSTOM BRONZE TO MATCH CITY OF MERCER ISLAND STANDARD AND PEARL GRAY POLE WITH ETCHED FINISH -1 COAT AMERSHIELD ANTI-GRAFFITI	4745	3000	80+	44 W	UNV	DIMMED	INTEGRAL 0-10V 100 TO 1% DIMMING	1) THE ENGINEER SHALL CONFIRM THE WIND LOADING CAPACITY OF THE POLE WITH THE FIXTURE HEADS. 2) THE ENGINEER SHALL DESIGN THE FOOTINGS. 3) POLE SHALL MATCH CITY OF MERCER ISLAND STANDARD IL-1B
ZB1A	--	SIMILAR TO ZB1 WITH SALVAGED 28'-0" POLE	--	--	--	--	--	--	--	--	--	--	--	--

GENERAL LIGHTING NOTES:

- THIS IS A DESIGN PROJECT; DARK LIGHT DESIGN HAS PROVIDED DESIGN SERVICES ONLY. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO ASSURE THAT THE PROJECT MEETS ALL APPLICABLE CODES AND SAFETY REQUIREMENTS.
- WHERE LIGHTING PLANS AND ARCHITECTURAL PLANS CONFLICT, LIGHTING PLANS SHALL GOVERN FOR FIXTURE TYPE AND QUANTITY AND ARCHITECTURAL PLANS SHALL GOVERN FOR SPACING.
- ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR INVESTIGATING, IN ADVANCE, METHODS OF MOUNTING FIXTURES AT LOCATIONS SHOWN ON DRAWINGS. MOUNTING METHODS SHALL BE APPROVED BY MANUFACTURER OF LIGHTING EQUIPMENT.
- ELECTRICAL CONTRACTOR SHALL VERIFY ALL MOUNTING HARDWARE REQUIRED FOR INSTALLATION PRIOR TO THE PURCHASE OF EQUIPMENT.
- REMOTE POWER SUPPLIES SHALL BE LOCATED WITHIN MANUFACTURER'S RECOMMENDED DISTANCES, IN ACCESSIBLE LOCATIONS. CONTRACTOR SHALL COORDINATE WITH LIGHTING DESIGNER AND ARCHITECT TO LOCATE REMOTE POWER SUPPLIES.
- LUMINAIRE INSTALLATION SHALL CONFORM TO ALL APPLICABLE CODE REQUIREMENTS.
- ELECTRICAL CONTRACTOR SHALL CONFIRM CRITICAL DIMENSIONS PRIOR TO PURCHASE OF EQUIPMENT.
- ELECTRICAL CONTRACTOR SHALL RELAMP EXISTING FIXTURES WITH LAMPS INDICATED IN LUMINAIRE SCHEDULE, IF REQUIRED.
- ELECTRICAL ENGINEER SHALL PROVIDE EMERGENCY EGRESS LIGHTING AS REQUIRED BY CODE.
- ALL FORWARD-PHASE DIMMING CIRCUITS ARE TWO-WIRE. NO COMMON NEUTRALS SHALL BE USED.
- ELECTRICAL CONTRACTOR SHALL VERIFY ALL VOLTAGES PRIOR TO ORDERING FIXTURES.

COMMUTER FACILITY

TAX PARCELS: 5315101235, 5315101234, 5315101233
OWNED BY THE CITY OF MERCER ISLAND
9611 SE 36TH STREET, MERCER ISLAND, WA 98040 425.414.2257

northwest studio ARCHITECTS URBAN DESIGNERS
1205 E PIKE STREET, NO 2F, SEATTLE, WA 98122 206.788.8156

darklight design LIGHTING CONSULTANT
1511 3RD AVENUE, SUITE 700 SEATTLE WA 98101

100% DESIGN

ISSUED 10.25.2024

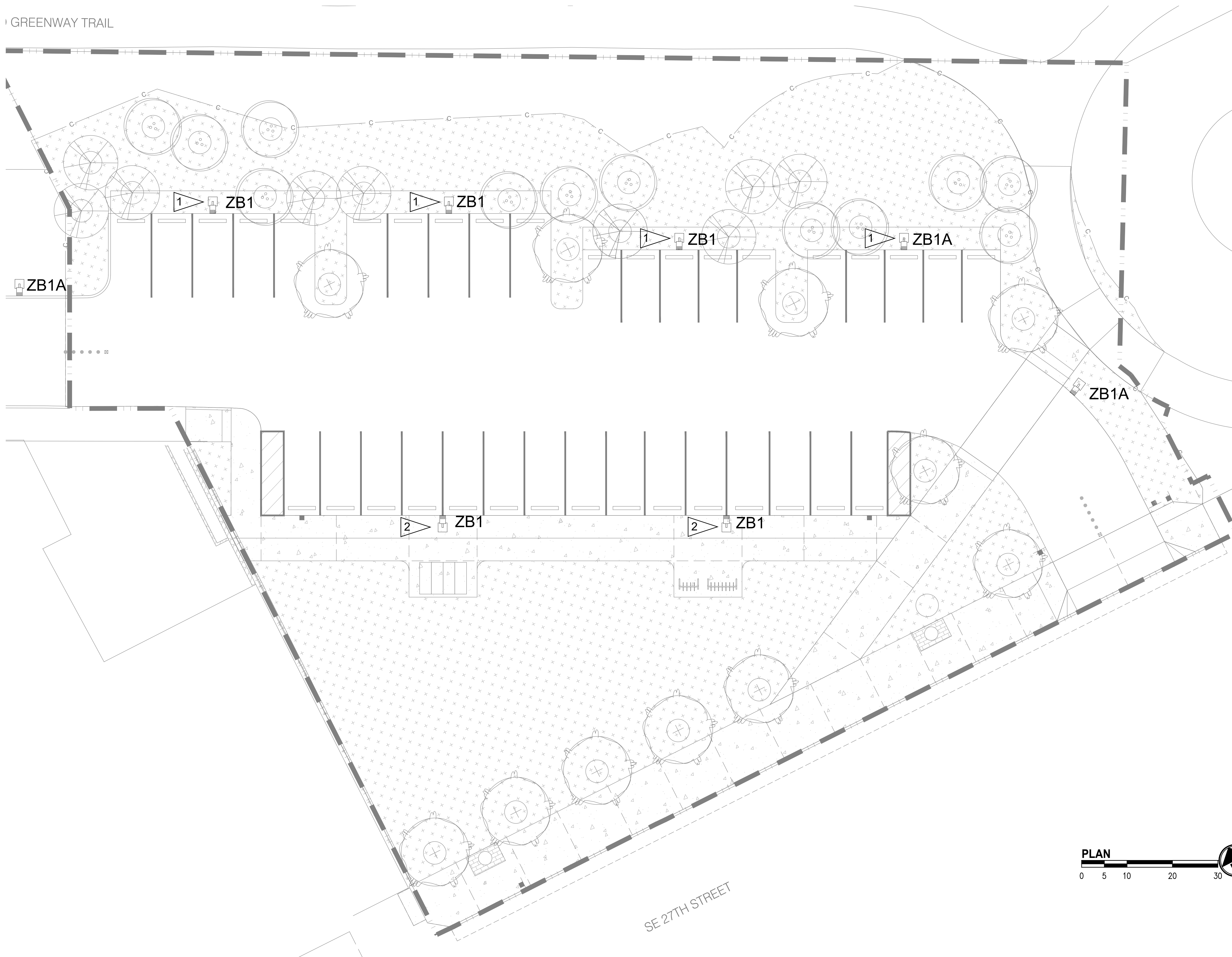
GENERAL LIGHTING
REQUIREMENTS + LIGHTING
FIXTURE SCHEDULE

EL100

GREENWAY TRAIL

SHEET NOTES:

- 1 LIGHT FIXTURE SHALL BE CENTERED ON THE PARKING STALL, AS SHOWN.
- 2 LIGHT FIXTURE SHALL BE CENTERED ON THE PARKING STALL STRIPING, AS SHOWN.



COMMUTER FACILITY
 TAX PARCELS: 5315101235, 5315101234, 5315101233
 OWNED BY THE CITY OF MERCER ISLAND
 9611 SE 36TH STREET, MERCER ISLAND, WA 98040 425.414.2257

northwest studio ARCHITECTS URBAN DESIGNERS
 1205 E PIKE STREET, NO 2F, SEATTLE, WA 98122 206.788.8156

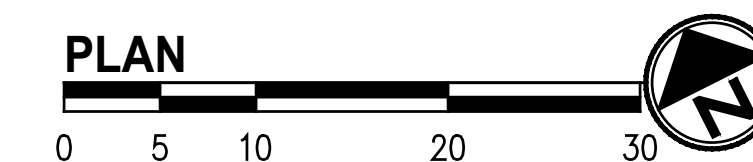
darklight design LIGHTING CONSULTANT
 1511 3RD AVENUE, SUITE 700 SEATTLE WA 98101

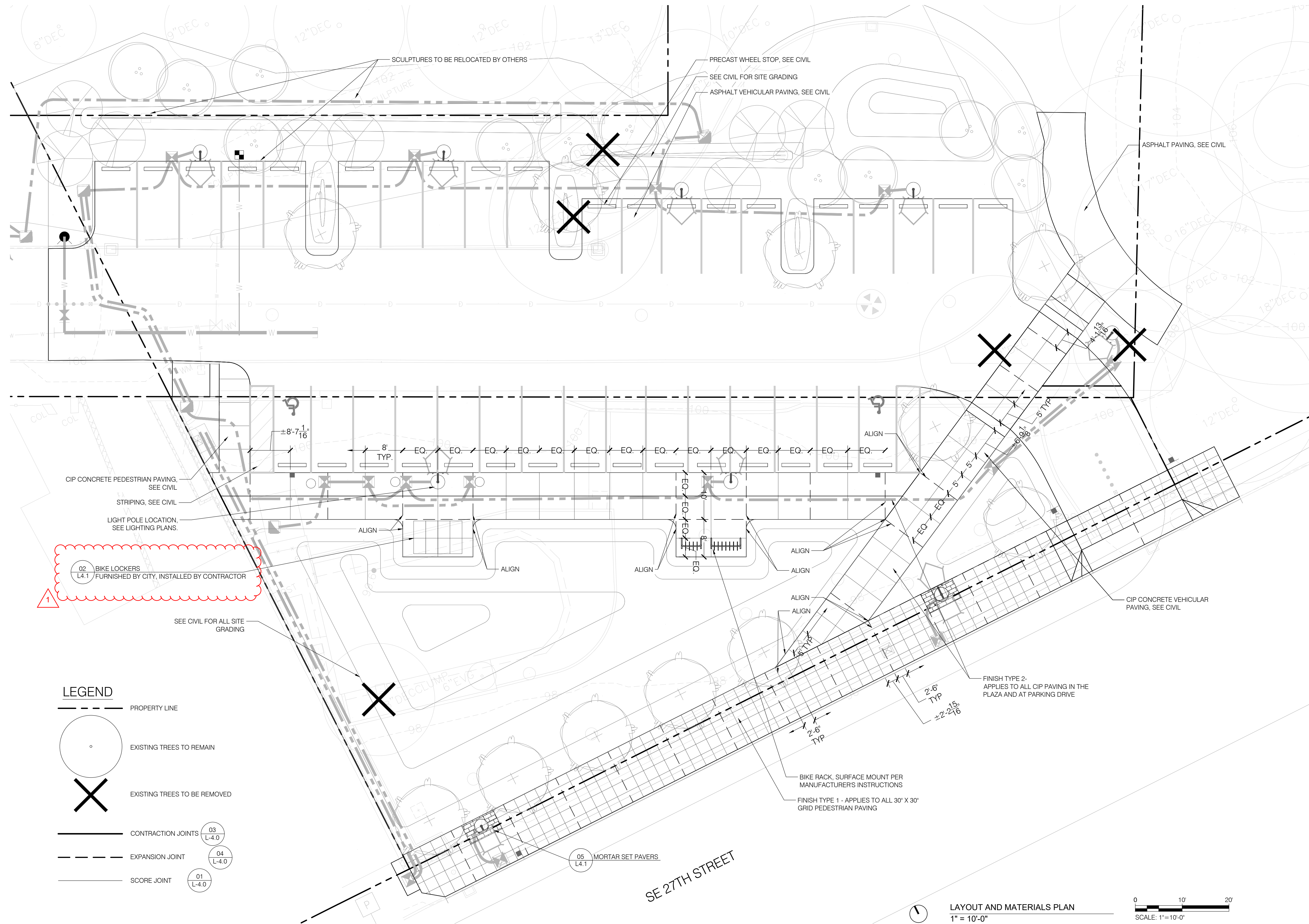
100% DESIGN

ISSUED 10.25.2024

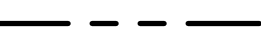
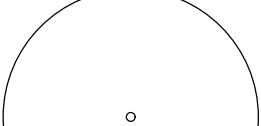
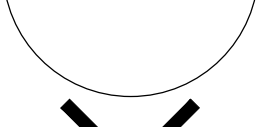



SITE LIGHTING PLAN

EL200





LEGEND

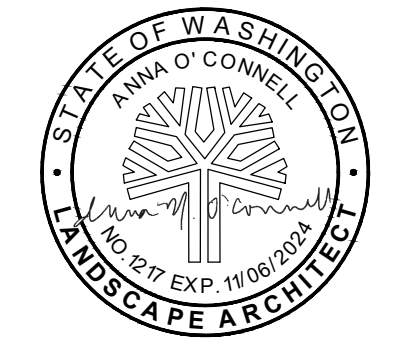
-  PROPERTY LINE
-  EXISTING TREES TO REMAIN
-  EXISTING TREES TO BE REMOVED
-  CONTRACTION JOINTS 03
L-4.0
-  EXPANSION JOINT 04
L-4.0
-  SCORE JOINT 01
L-4.0

COMMUTER FACILITY
 TAX PARCELS: 5315101235, 5315101234, 5315101233
 OWNED BY THE CITY OF MERCER ISLAND
 9611 SE 36TH STREET, MERCER ISLAND, WA 98040 425.414.2257

northwest studio ARCHITECTS URBAN DESIGNERS
 1205 E PIKE STREET, NO 2F, SEATTLE, WA 98122 206.788.8156

berger partnership CONSULTING ENGINEERS
 1927 POST ALLEY, STE. 2, SEATTLE, WA 98101 206.325.6877

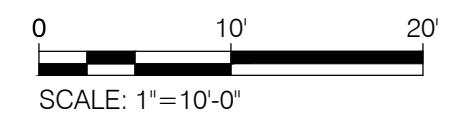
100% DESIGN



ISSUED 10.25.2024

**LANDSCAPE LAYOUT
 AND MATERIALS PLAN
 L1.0**

LAYOUT AND MATERIALS PLAN
 1" = 10'-0"



IRRIGATION NOTES

- PROVIDE AND INSTALL ALL IRRIGATION IN CONFORMANCE WITH THE CITY OF MERCER ISLAND STANDARDS. IN THE EVENT OF CONFLICT BETWEEN NOTES OR DETAILS AND THESE DOCUMENTS, THE STANDARDS SHALL TAKE PRECEDENCE.
- COMPLY WITH ALL APPLICABLE CODES AND APPROPRIATE SAFETY REGULATIONS.
- OBTAIN AND PAY FOR ALL LICENSES, PERMITS, AND SALES TAXES APPLICABLE TO THIS PROJECT.
- PRIOR TO INSTALLATION OF IRRIGATION SYSTEM, FIELD VERIFY EXISTING PSI AT 16 GPM. NOTIFY OWNER'S REPRESENTATIVE OF RESULTS TWO (2) WEEKS PRIOR TO PROCEEDING W/ WORK.
- EXISTING STATIC PSI AT WATER METER IS ANTICIPATED TO BE 70 PSI AT 16GPM.
- DRAWING IS SCHEMATIC, ACTUAL LOCATIONS MAY VARY DUE TO UTILITIES OR EXISTING CONDITIONS. LOCATE UTILITIES PRIOR TO BEGINNING CONSTRUCTION. MAINLINE AND VALVES TO BE LOCATED IN PLANTING BED AREAS WHERE POSSIBLE.
- PLANS ARE BASED ON INFORMATION AVAILABLE AT THE TIME OF DESIGN. BECOME FAMILIAR WITH EXISTING CONDITIONS PRIOR TO BIDDING THE PROJECT.
- ALL LANDSCAPE AREAS ARE TO RECEIVE HEAD-TO-HEAD IRRIGATION COVERAGE UNLESS OTHERWISE NOTED.
- SYSTEM HAS BEEN DESIGNED WITH THE INTENT TO OPERATE MULTIPLE ZONES AT ONE TIME, NOT TO EXCEED 70 PSI AT 16 GPM, IF OPERATOR SCHEDULES CONTROLLER TO IRRIGATE MORE THAN 16 GPM, SYSTEM PRESSURE WILL DECREASE AND CREATE OPERATING AND COVERAGE DEFICIENCIES.
- REFER TO AND COORDINATE IRRIGATION SYSTEM INSTALLATION WITH LANDSCAPE PLAN.
- A PRE-INSTALLATION MEETING IS TO BE COMPLETED MINIMUM OF TWO (2) WEEKS PRIOR TO START OF IRRIGATION INSTALLATION.
- INSTALL SLEEVES AND CHASES UNDER PAVING, WALKS, THROUGH WALLS, ETC., UNLESS OTHERWISE NOTED.
- COORDINATE IRRIGATION SLEEVING W/ PAVING WORK AS REQUIRED.
- ALL IRRIGATION SLEEVES SHALL BE TWO (2) TIMES THE DIAMETER OF THE INSERT PIPE(S). SLEEVES SHALL NOT EXCEED 6" DIAMETER.
- PROVIDE AND INSTALL ALL REQUIRED IRRIGATION SLEEVES WHERE NECESSARY. ALL IRRIGATION SLEEVING TO BE STAKED IN THE FIELD & LOCATED ON DIMENSIONED "AS-BUILT" DRAWING TO ALLOW FUTURE LOCATION & USE.
- LOCATE QUICK COUPLING VALVE & AUTOMATIC CONTROL VALVES AT POINT OF EASY ACCESS. OWNER'S REPRESENTATIVE TO REVIEW & APPROVE FINAL LOCATION OF ALL QUICK COUPLERS & AUTOMATIC CONTROL VALVES PRIOR TO INSTALLATION.
- HEAD LOCATION MUST BE ADJUSTED IN THE FIELD TO COMPLY W/ EXISTING SITE CONDITIONS AND PLANT MATERIALS. ADJUST SPRAY PATTERN FOR MAXIMUM COVERAGE AND MINIMUM OVERSPRAY.
- LAY OUT MAINLINE AND LATERALS WITH 8' OF CLEARANCE FROM NEW TREES.
- WHERE PIPE SIZES ARE NOT SHOWN ON THE PLAN, PIPE SHALL BE SIZED TO THE NEXT LARGEST PIPE SIZE SHOWN UPSTREAM ON THE PLAN.
- AIR BLOW IRRIGATION SYSTEM THROUGH QUICK COUPLERS TO WINTERIZE IRRIGATION SYSTEM.
- PIPES TO SHARE TRENCHES WHERE POSSIBLE. SEPARATE COMMON PIPING BY 6" MIN. VERTICALLY AND PARALLEL.
- ALL PIPES SHALL BE BEDDED IN CLEAN, ROCK FREE SOILS.
- NO 4-WAY FITTINGS SHALL BE USED, NO EXCEPTIONS.
- WHEN TRENCHING OCCURS AROUND TREES TO REMAIN, THE TREE ROOTS SHALL NOT BE CUT, BUT THE PIPE SHALL BE TUNNELED UNDER OR AROUND THE ROOTS BY CAREFUL HAND-DIGGING & TO AVOID INJURY TO THE ROOTS.
- PVC MAINLINE LOCATIONS ARE SCHEMATIC. NO BENDING OF MAINLINE PIPE.
- LETTERS ON PIPING SHALL BE ROTATED TO FACE UP.

- NO VALVE MANIFOLDS. GROUP VALVES TOGETHER W/ TEES 3' APART. VALVE BOXES SHALL OPEN THE SAME DIRECTION.
- VALVE BOXES SHALL BE LEVEL, FLUSH WITH GRADE, & OPEN SAME DIRECTION.
- CONTRACTOR IS TO USE A BRANDING IRON TYPE OF TOOL TO IMPRINT VALVE BOX LIDS WITH NUMBERS. (CHARACTERS TO BE 2" IN HEIGHT). USE NUMBERING SYSTEM AS INDICATED ON PLANS.
- IRRIGATION SYSTEMS AND CONTROLS TO BE DESIGNED TO MAXIMIZE WATER SAVING, EMPLOY AUTOMATIC SEASONAL ADJUST FUNCTIONS, AND WEATHER GAUGES.
- PROVIDE AND INSTALL ALL CONDUIT TO CONTROLLER LOCATION.
- INSTALL GROUNDING PER ASIC STANDARDS.
- CONTRACTOR TO PROVIDE POWER & COMMUNICATION CONNECTION TO IRRIGATION CONTROLLER. COMMUNICATION CONNECTION IS ANTICIPATED TO BE CELLULAR CONNECTION.
- VERIFY CONTROLLER LOCATION W/ OWNER'S REPRESENTATIVE PRIOR TO BEGINNING WORK.
- INITIAL WINTERIZATION AND SPRING START-UP TO ENSURE SYSTEM IS OPERATING PROPERLY.

CRITICAL ANALYSIS

Generated: 2024-10-23 10:37

P.O.C. NUMBER: 01
Water Source Information:

FLOW AVAILABLE
Point of Connection Size: 2"
Flow Available: 77.18 GPM

PRESSURE AVAILABLE
Static Pressure at POC: 80 PSI
Pressure Available: 80 PSI

DESIGN ANALYSIS
Maximum Station Flow: 15.91 GPM
Flow Available at POC: 77.18 GPM
Residual Flow Available: 61.27 GPM

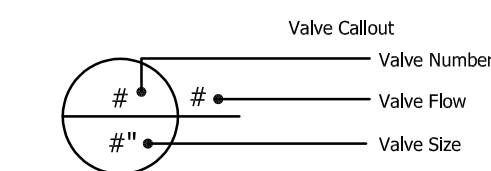
Critical Station: 1
Design Pressure: 40 PSI
Friction Loss: 3.6 PSI
Fittings Loss: 0.36 PSI
Elevation Loss: 0 PSI
Loss through Valve: 2.26 PSI
Pressure Req. at Critical Station: 46.2 PSI
Loss for Fittings: 0.18 PSI
Loss for Main Line: 1.81 PSI
Loss for POC to Valve Elevation: 0 PSI
Loss for Backflow: 0 PSI
Critical Station Pressure at POC: 48.2 PSI
Pressure Available: 80 PSI
Residual Pressure Available: 31.8 PSI

VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	GPM	DESIGN PSI	FRICITION LOSS	VALVE LOSS	PSI	PSI @ POC	PRECIP
1	RAIN BIRD PESB	1"	SHRUB ROTARY	14.33	40	4.06	2.28	46.3	56.5	0.29 in/h
2	RAIN BIRD PESB	1"	SHRUB ROTARY	15.42	40	1.78	2.4	44.2	55.2	0.31 in/h
3	RAIN BIRD XCZ-075-PRF	3/4"	DRIP RING	1.11	25	0.16	6.21	31.4	36.9	0.54 in/h
4	RAIN BIRD PESB	1"	SHRUB ROTARY	14.97	40	2.12	2.35	44.5	53.9	0.86 in/h
5	RAIN BIRD XCZ-075-PRF	3/4"	DRIP RING	3.96	25	0.82	10.6	36.5	42.0	0.54 in/h
6	RAIN BIRD PESB	1"	TURF ROTARY	10.89	40	2.06	1.9	44.0	51.4	0.23 in/h
7	RAIN BIRD PESB	1"	SHRUB ROTARY	15.91	40	1.01	2.45	43.5	54.6	0.8 in/h
8	RAIN BIRD PESB	1"	SHRUB ROTARY	15.77	40	2.68	2.44	45.1	56.5	0.71 in/h

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	PSI	SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
①	HUNTER MP CORNER PROS-06-PRS40-CV TURF ROTATOR, 6IN. POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE ON PRS40 BODY. T=TURQUOISE ADJ ARC 45-105.	40	■	RAIN BIRD XCZ-075-PRF LOW FLOW DRIP CONTROL KIT, 3/4IN. LOW FLOW VALVE, 3/4IN. PRESSURE REGULATING RBY FILTER, AND 30PSI PRESSURE REGULATOR. 0.2GPM-5GPM.
① ② ③	HUNTER MP1000 PROS-06-PRS40-CV TURF ROTATOR, 6IN. POP-UP WITH CHECK VALVE, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE ON PRS40 BODY. M=MAROON ADJ ARC 90 TO 210, L=LIGHT BLUE 210 TO 270 ARC, O=OLIVE 360 ARC.	40	●	NETAFIM TLHCVXR-CS-053-12 DRIP RING DOUBLE RING OF TECHLINE HCVXR-CS PRESSURE COMPENSATING LANDSCAPE DRIPLINE WITH COPPER STRIPE, CHECK VALVE AND ANTI-SIPHON FEATURE. 0.53 GPH EMITTERS AT 12" O.C. DRIPLINE LATERALS SPACED AT 12" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. 17MM.
⊗ ⊙ ⊚	HUNTER MP2000 PROS-06-PRS40-CV TURF ROTATOR, 6IN. POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE ON PRS40 BODY. K=BLACK ADJ ARC 90-210, G=GREEN ADJ ARC 210-270, R=RED 360 ARC.	40	⊕	RAIN BIRD PESB 1IN., 1-1/2IN., 2IN., 3IN., 3IN. PLASTIC INDUSTRIAL REMOTE CONTROL VALVE. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION. WITH SCRUBBER TECHNOLOGY FOR RELIABLE PERFORMANCE IN DIRTY WATER IRRIGATION APPLICATIONS.
△	HUNTER MP CORNER PROS-12-PRS40-CV SHRUB ROTATOR, 12IN. POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE. T=TURQUOISE ADJ ARC 45-105 ON PRS40 BODY.	40	■	HUNTER HQ-44LRC-AW QUICK COUPLER VALVE, YELLOW RUBBER LOCKING COVER, RED BRASS AND STAINLESS STEEL, WITH 1IN. NPT INLET, 2-PIECE BODY. ACME KEY WITH ANTI-ROTATION WINGS.
⚠ LST SST RST	HUNTER MP STRIP PROS-12-PRS40-CV SHRUB ROTATOR, 12IN. POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE. LST=IVORY LEFT STRIP, SST=BROWN SIDE STRIP, RST=COPPER RIGHT STRIP, ON PRS40 BODY.	40	⌘	LANDSCAPE PRODUCTS INC. BGV 1/2IN., 3/4IN., 1IN., 1-1/4IN., 1-1/2IN., 2IN., 2-1/2IN., 3IN., 4IN. BRASS GATE VALVE. THREADED BONNET, NON-RISING STEM, PRESSURE RATED TO 200 PSI. SAME SIZE AS MAINLINE.
⚠ ⚠ ⚠	HUNTER MP1000 PROS-12-PRS40-CV SHRUB ROTATOR, 12IN. POP-UP WITH CHECK VALVE, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE. M=MAROON ADJ ARC 90 TO 210, L=LIGHT BLUE 210 TO 270 ARC, O=OLIVE 360 ARC ON PRS40 BODY.	40	ⓐ	WEATHERTRAK LC+ WTLC-C-36-PL WEATHERTRAK LC+ CONTROLLER (36 STNS, WALL MOUNT). INCLUDES WEATHERTRAK CENTRAL SERVICE FOR ONE YEAR. THREE-YEAR WARRANTY.
⚠ ⚠ ⚠	HUNTER MP2000 PROS-12-PRS40-CV SHRUB ROTATOR, 12IN. POP-UP WITH CHECK VALVE, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE. K=BLACK ADJ ARC 90-210, G=GREEN ADJ ARC 210-270, R=RED 360 ARC ON PRS40 BODY.	40	ⓑ	ANT-LTE-P CENTRAL PANCAKE LTE ANTENNA CENTRAL PANCAKE LTE ANTENNA FOR WEATHERTRAK ET PRO3 OR OPTIFLOW XR, OR AS EXTERNAL ENCLOSURE ANTENNA FOR LC / LC+
⚠ ⚠	HUNTER MP800SR PROS-12-PRS40-CV SHRUB ROTATOR, 12IN. POP-UP WITH CHECK VALVE, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE ON PRS40 BODY. ADJ=ORANGE AND GRAY (ARC 90-210), 360=LIME GREEN AND GRAY (ARC 360)	40	ⓓ	SB-18SS STRONG BOX STAINLESS STEEL ENCLOSURE 18" WIDE, 36" HIGH, 12" DEEP
ⓧ ⓧ ⓧ	HUNTER MP815 PROS-12-PRS40-CV SHRUB ROTATOR, 12IN. POP-UP WITH CHECK VALVE, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE. M=MAROON AND GRAY ADJ ARC 90 TO 210, L=LIGHT BLUE AND GRAY 210 TO 270 ARC, O=OLIVE AND GRAY 360 ARC ON PRS40 BODY.	40	ⓔ	WEATHERTRAK LC+ CONTROLLER FLOW UPGRADE KEY WEATHERTRAK LC+ CONTROLLER FLOW UPGRADE KEY. PROVIDES COMPATIBILITY FOR FLOW MONITORING, MANAGEMENT AND REMOTE ALERT NOTIFICATIONS. POINT OF CONNECTION 2"



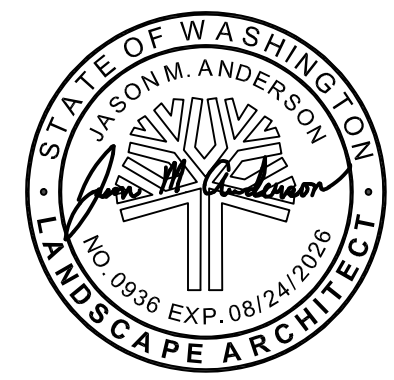
———— IRRIGATION LATERAL LINE: PVC SCHEDULE 40
 - - - - IRRIGATION MAINLINE: PVC SCHEDULE 40
 ===== PIPE SLEEVE: PVC SCHEDULE 40

COMMUTER FACILITY
 TAX PARCELS: 5315101235, 5315101234, 5315101233
 OWNED BY THE CITY OF MERCER ISLAND
 9611 SE 36TH STREET, MERCER ISLAND, WA 98040 425.414.2257

northwest studio ARCHITECTS URBAN DESIGNERS
 1205 E PIKE STREET, NO 2F, SEATTLE, WA 98122 206.788.8156

berger partnership CONSULTING ENGINEERS
 1927 POST ALLEY, STE. 2, SEATTLE, WA 98101 206.325.6877

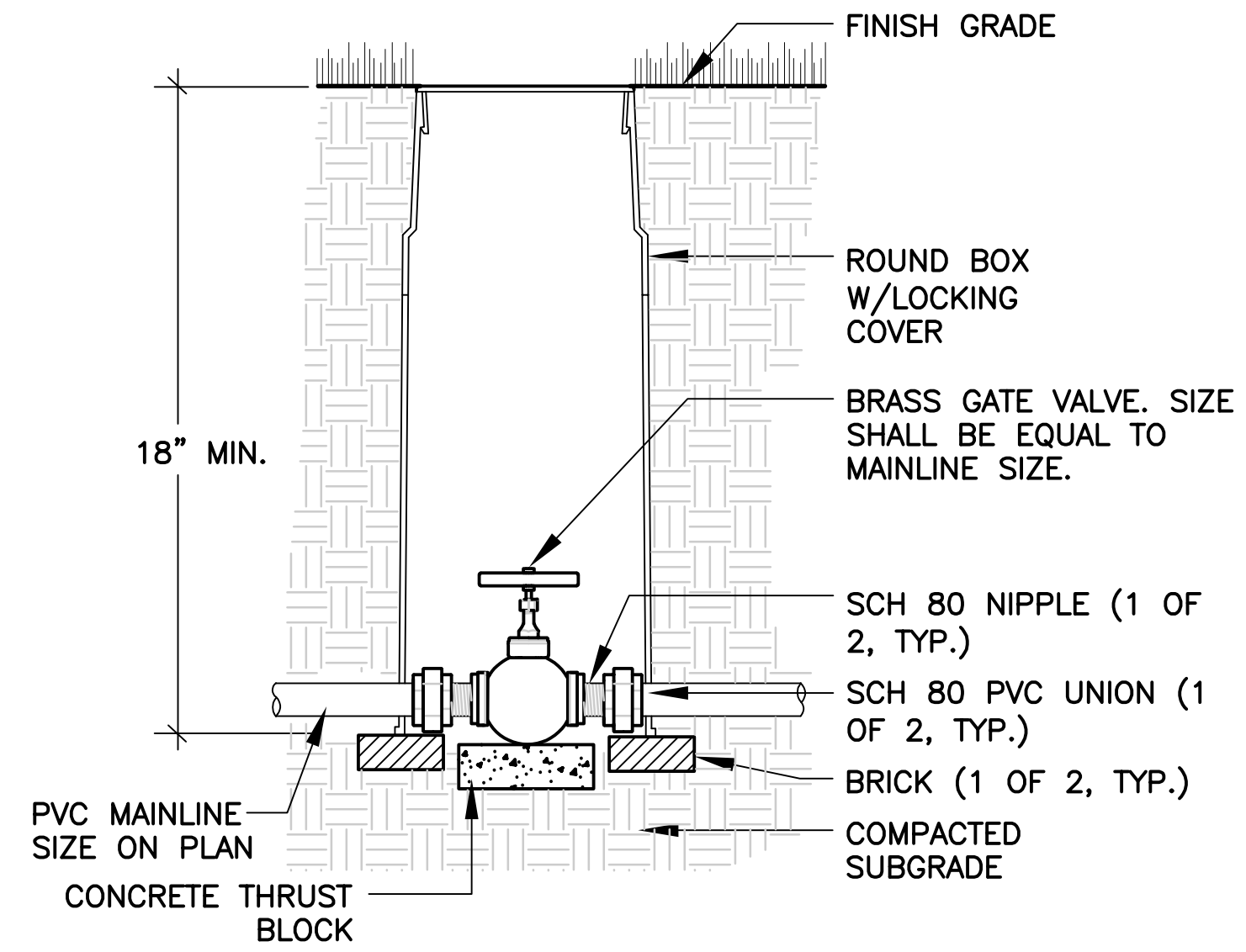
100% DESIGN



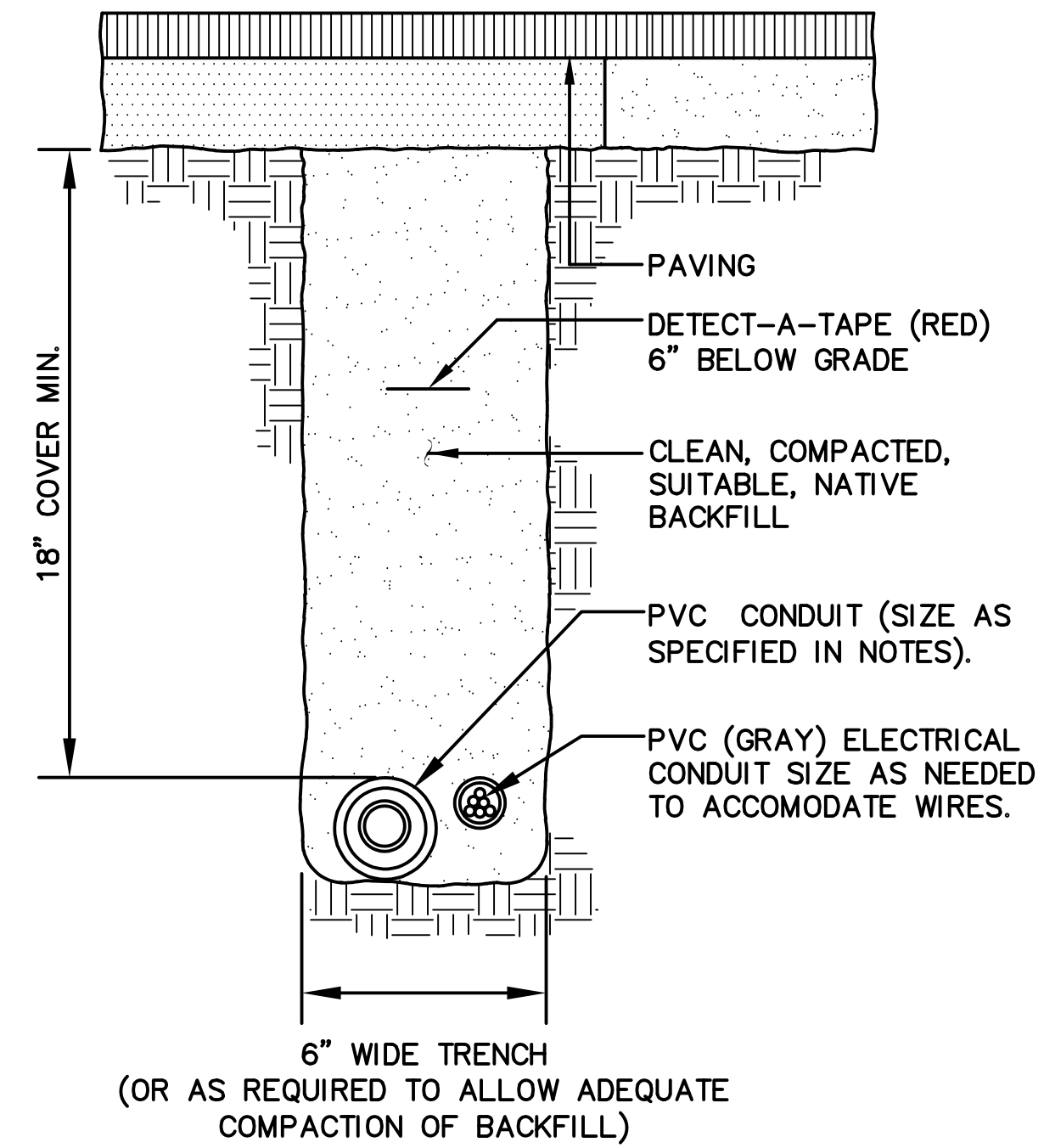
ISSUED 10.23.2024

IRRIGATION NOTES & SCHEDULE

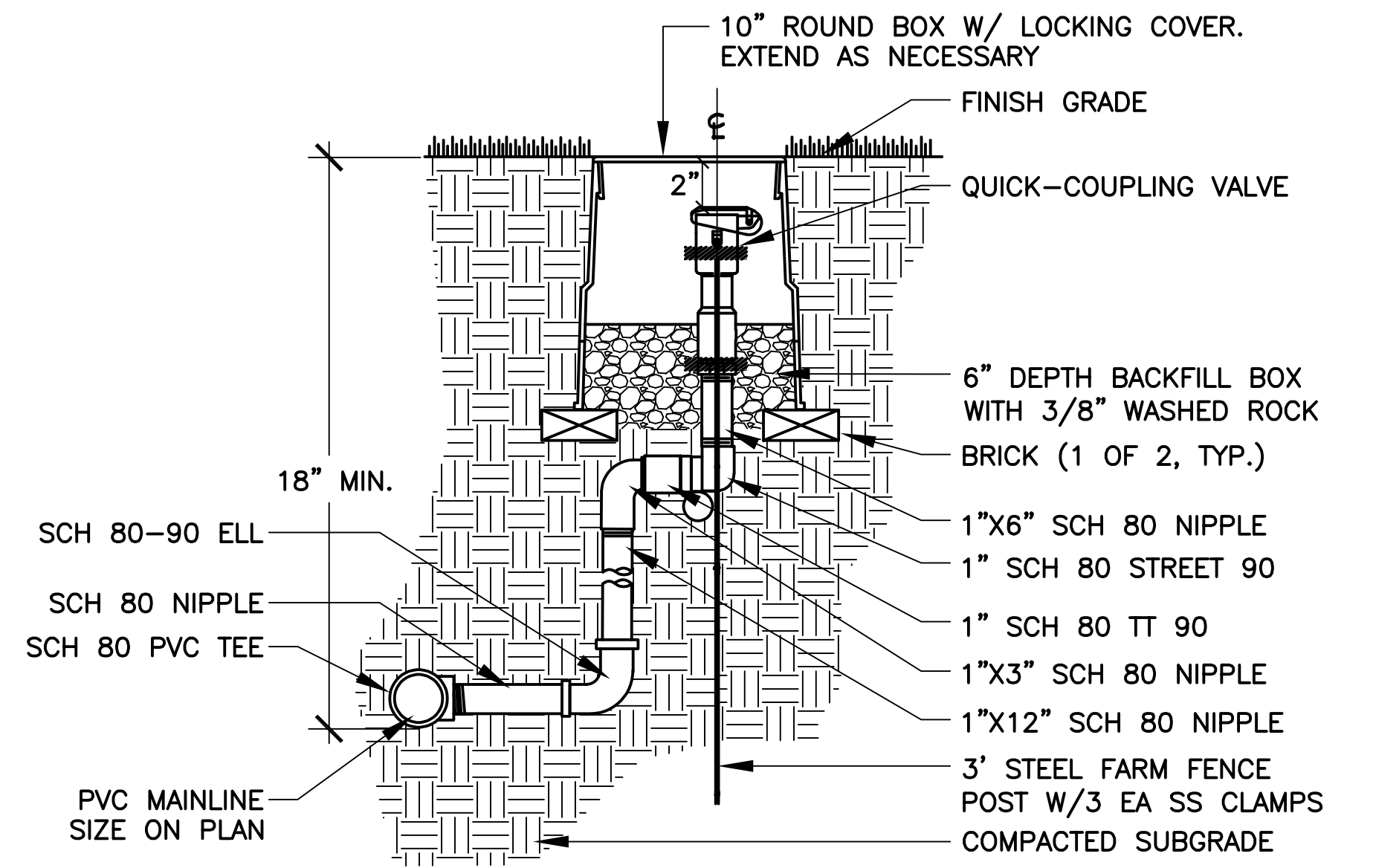
L2.1



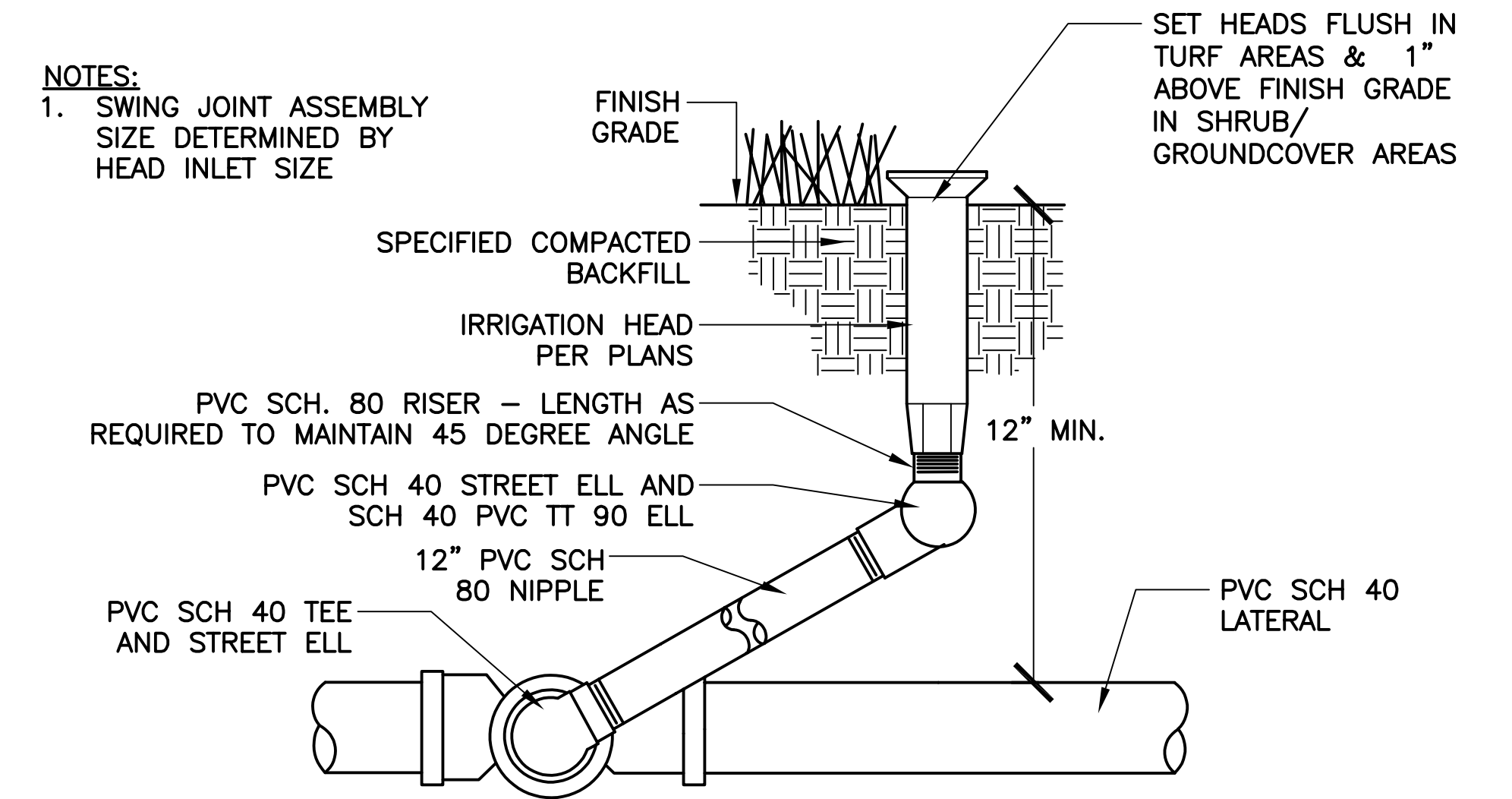
1 GATE VALVE
NTS



2 TRENCH UNDER PAVING
NTS

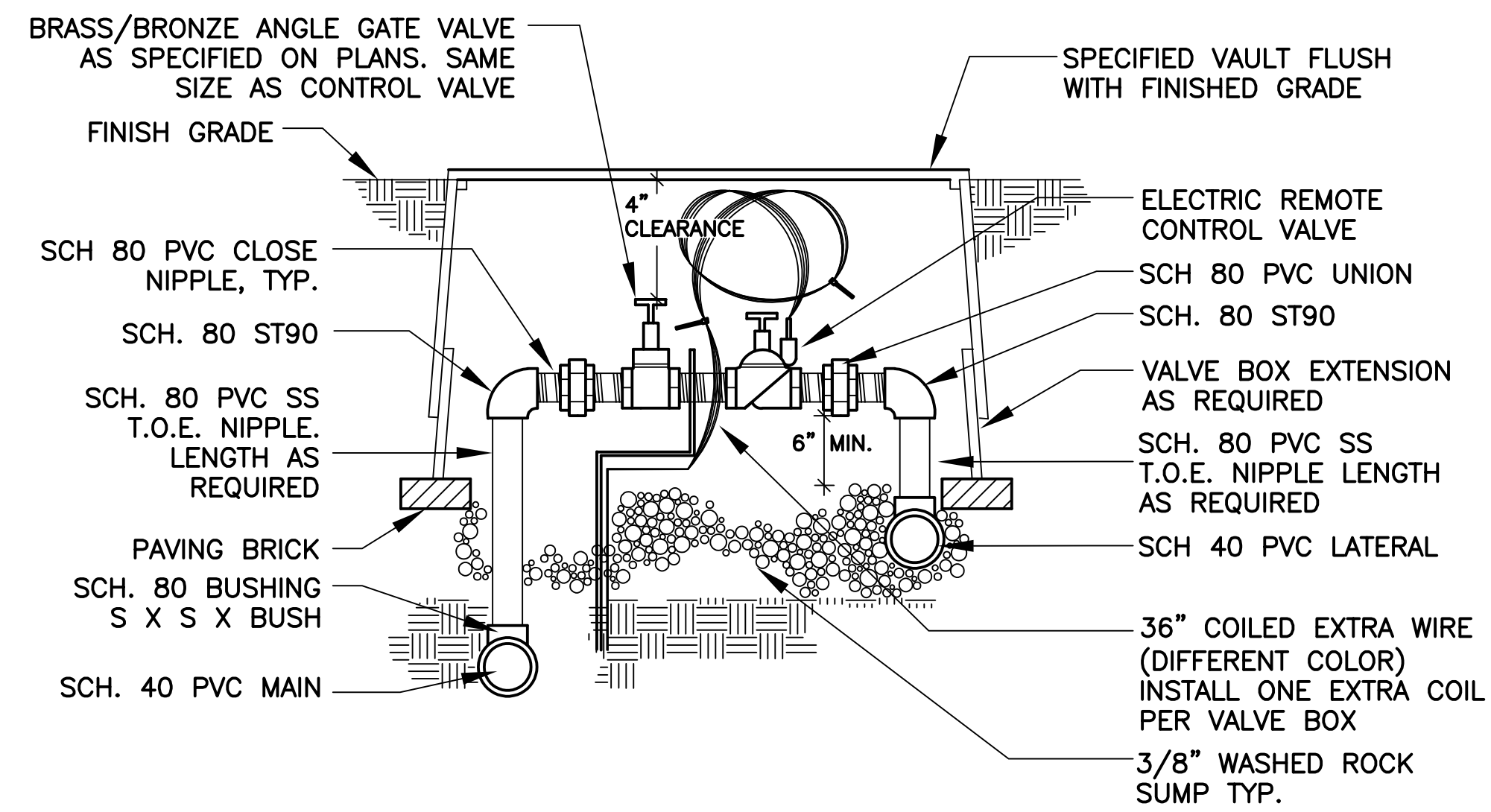


3 QUICK COUPLING VALVE
NTS

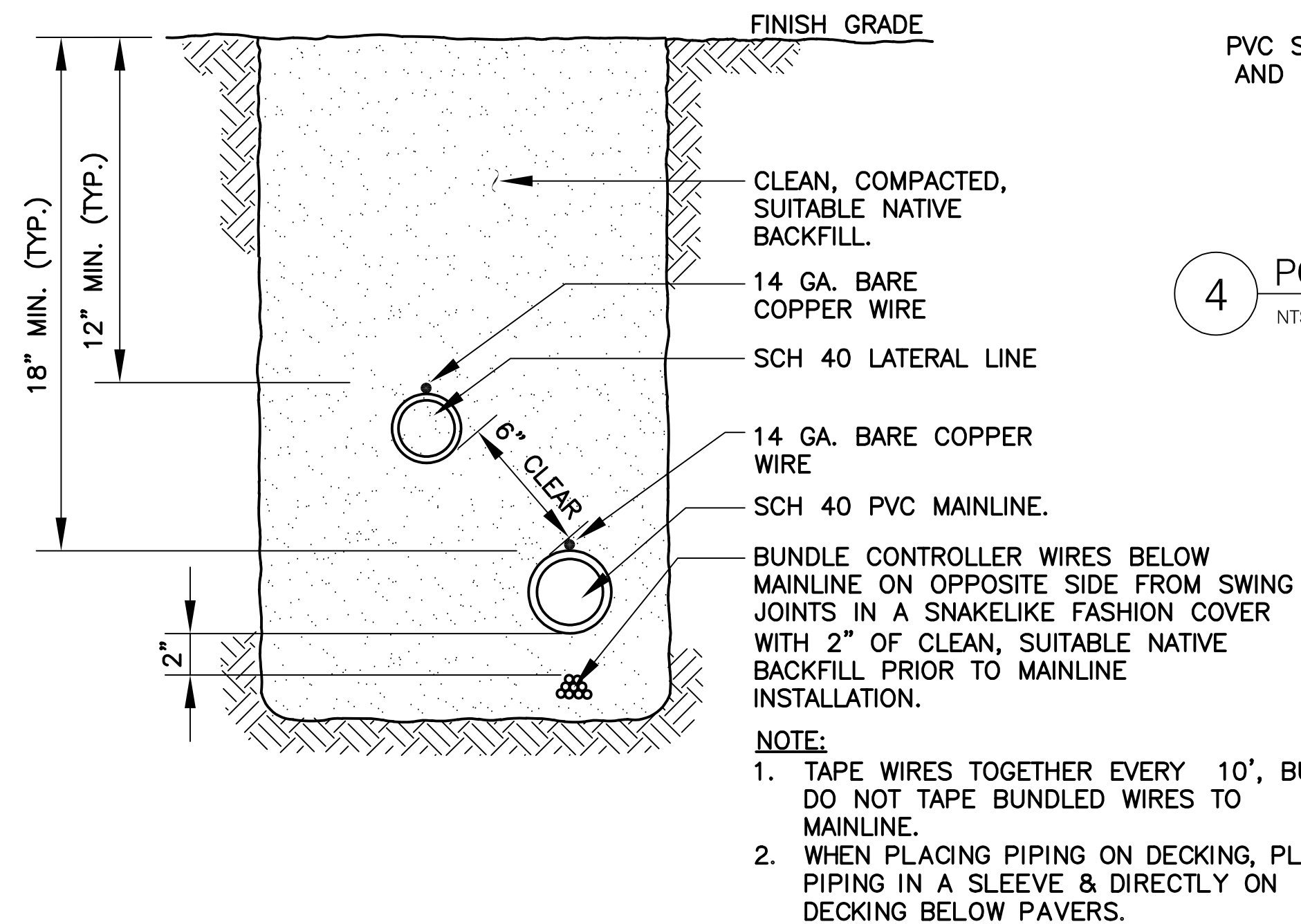


NOTES:
1. SWING JOINT ASSEMBLY SIZE DETERMINED BY HEAD INLET SIZE

4 POP-UP SPRAY HEAD
NTS



5 AUTOMATIC CONTROL VALVE
NTS



6 TRENCH DETAIL
NTS

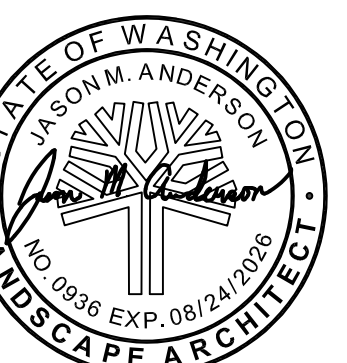
COMMUTER FACILITY
TAX PARCELS: 5315101235, 5315101234, 5315101233
OWNED BY THE CITY OF MERCER ISLAND
9611 SE 36TH STREET, MERCER ISLAND, WA 98040 425.414.2257

northwest studio ARCHITECTS URBAN DESIGNERS
1205 E PIKE STREET, NO 2F, SEATTLE, WA 98122 206.788.8156

berger partnership CONSULTING ENGINEERS
1927 POST ALLEY, STE. 2, SEATTLE, WA 98101 206.325.6877

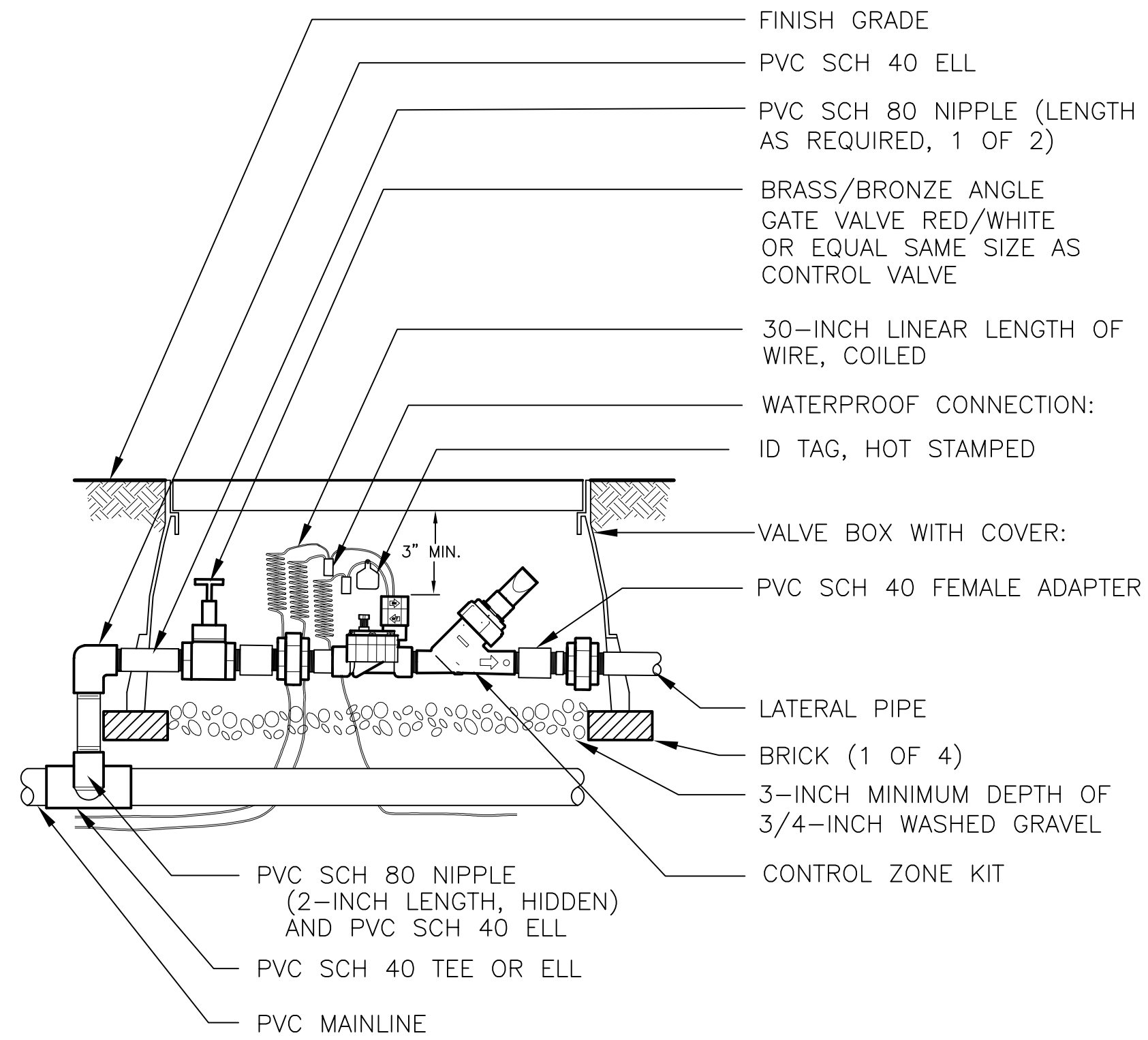
100% DESIGN

ISSUED 10.23.2024

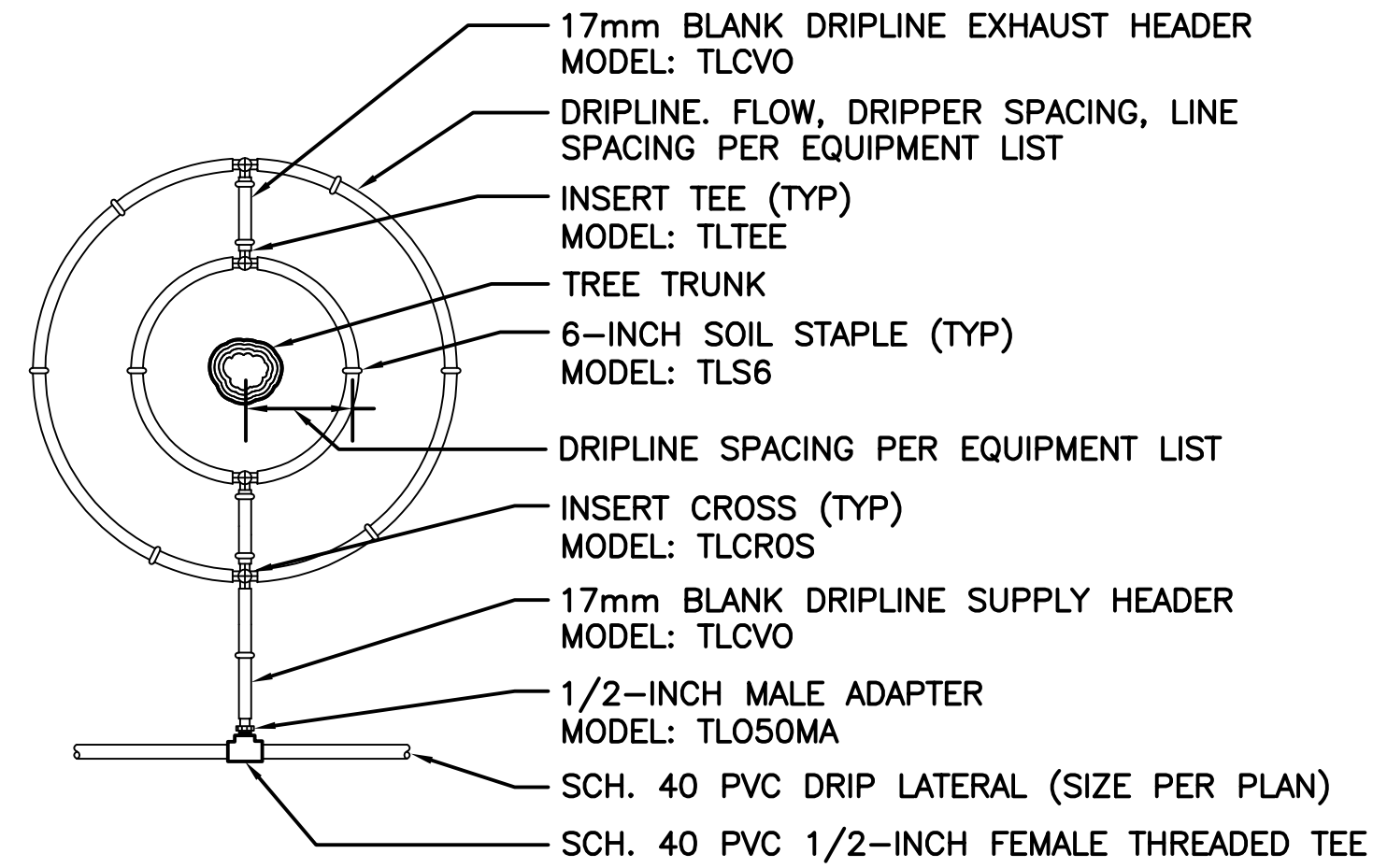


IRRIGATION DETAILS

L2.2



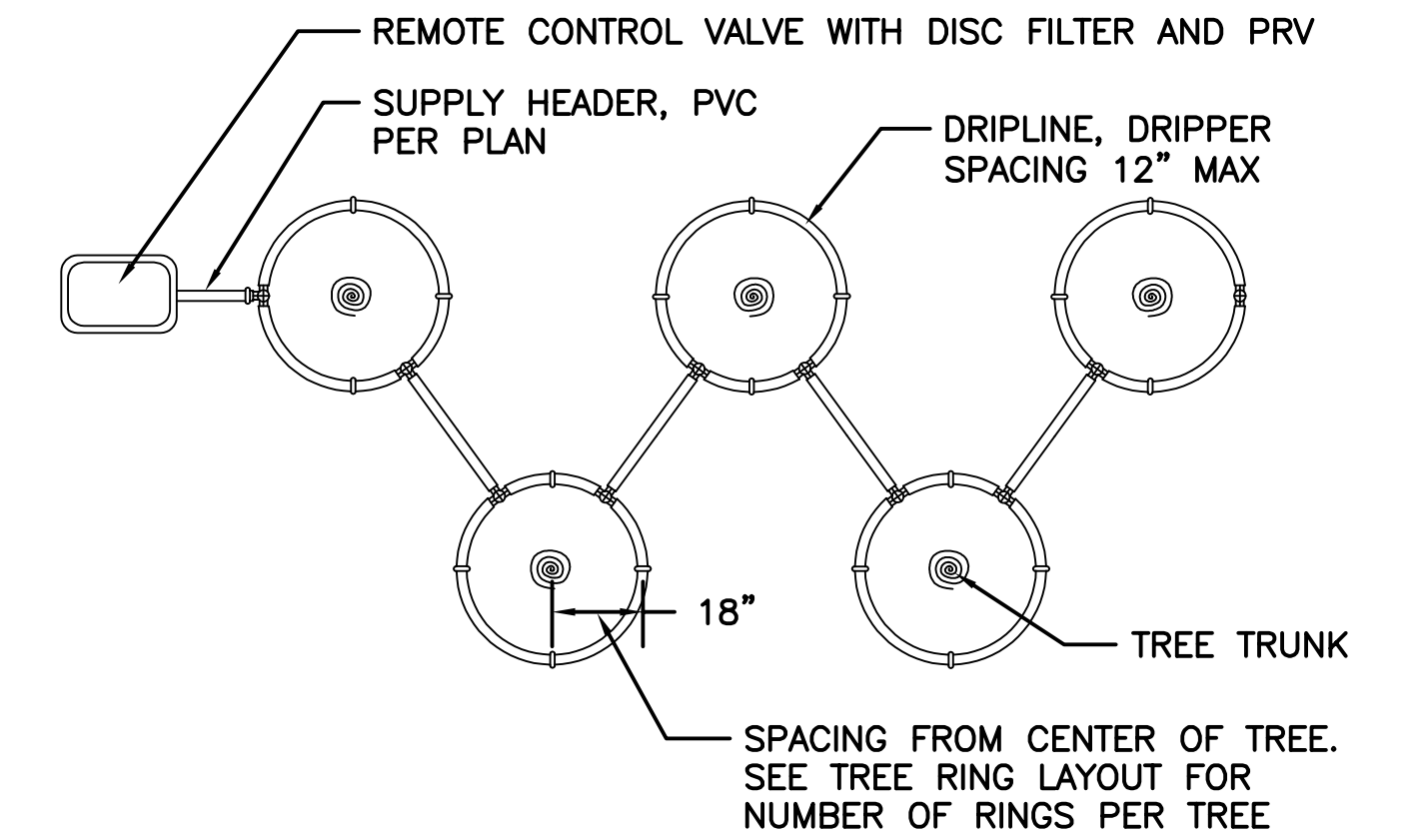
1 DRIP ZONE CONTROL VALVE ASSEMBY
NTS



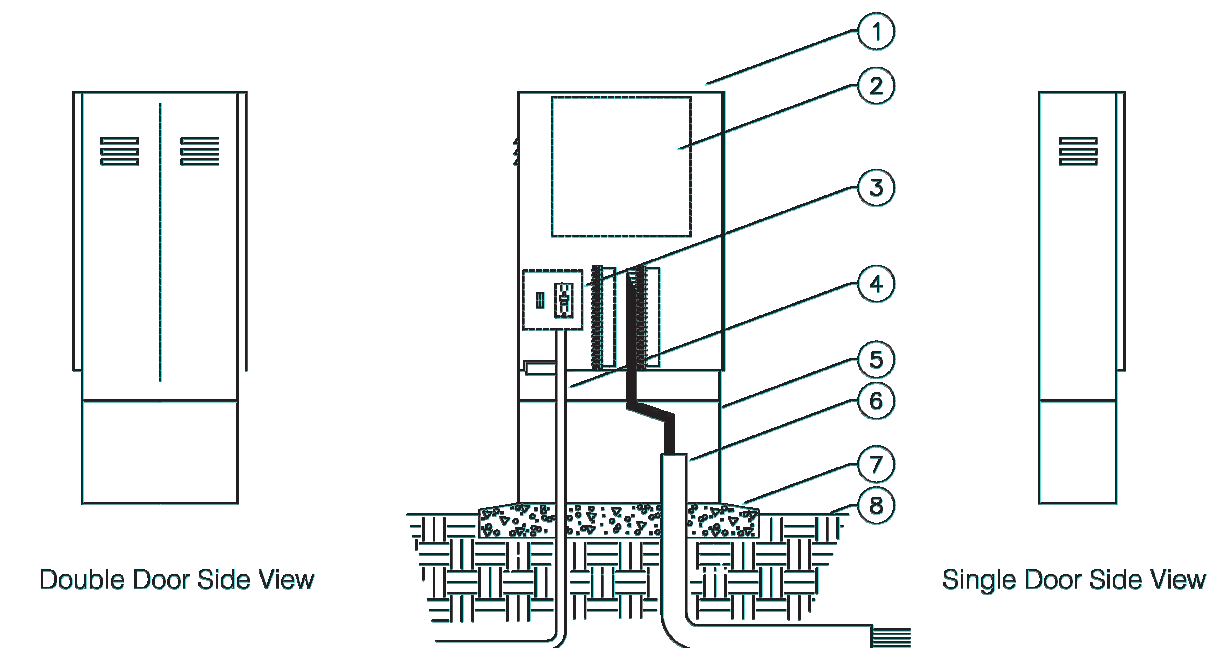
2 DOUBLE TREE RING LAYOUT
NOT TO SCALE

NOTES:

1. INSTALL FIRST DRIPLINE LOOP 18-INCHES FROM CENTER OF TREE TRUNK. INSTALL EACH ADDITIONAL LOOP PER EQUIPMENT LIST.
2. INSTALL DRIPLINE ON SURFACE TO MAXIMUM OF 6-INCHES BELOW GRADE, STAPLE IN PLACE PER MANUFACTURER'S RECOMMENDATIONS, BACKFILL AND SPREAD SURFACE TREATMENT AS DIRECTED BY OTHERS.
3. INSTALL DRIPLINE IN ACCORDANCE WITH NETAFIM INSTALLATION GUIDELINES.



3 MULTIPLE TREE RING LAYOUT
NOT TO SCALE



1. Controller enclosure
2. Automatic controller
3. Controller sub-assembly (CSA) includes GFI & terminal strips with placards
4. 120 volt service in conduit
5. Optional pedestal riser
6. PVC conduit out to control valves
7. Poured concrete base, 6" min. thickness extending 4" beyond outside dimensions of enclosure with 1/2% slope for drainage
8. Finish grade

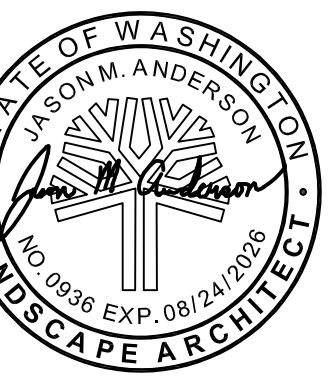
4 CONTROLLER ENCLOSURE DETAIL
NTS

COMMUTER FACILITY
TAX PARCELS: 5315101235, 5315101234, 5315101233
OWNED BY THE CITY OF MERCER ISLAND
9611 SE 36TH STREET, MERCER ISLAND, WA 98040 425.414.2257

northwest studio ARCHITECTS URBAN DESIGNERS
1205 E PIKE STREET, NO 2F, SEATTLE, WA 98122 206.788.8156

berger partnership CONSULTING ENGINEERS
1927 POST ALLEY, STE. 2, SEATTLE, WA 98101 206.325.6877

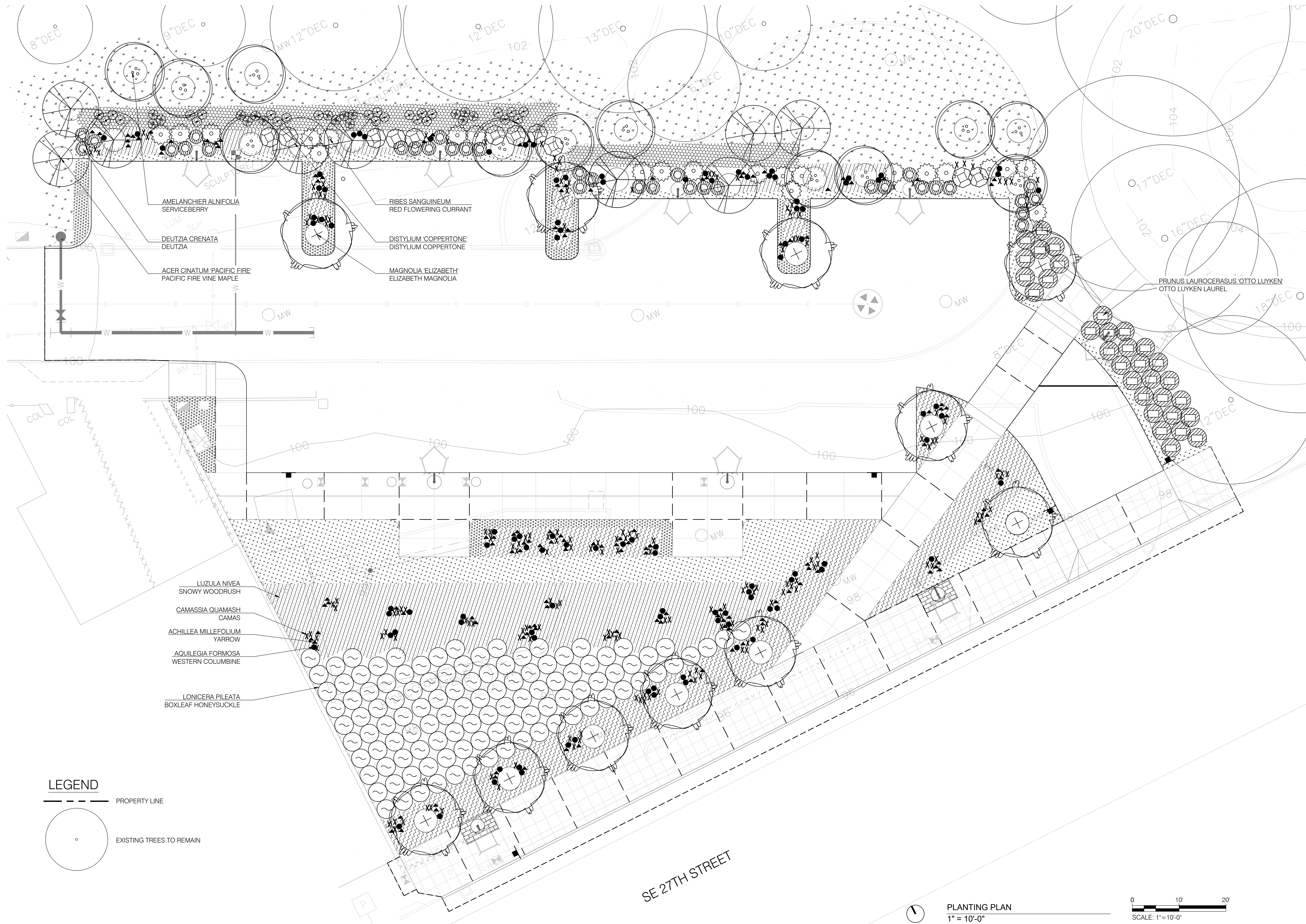
100% DESIGN



ISSUED 10.23.2024

IRRIGATION DETAILS

L2.3

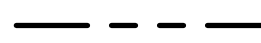
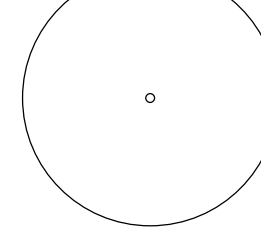


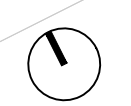
- AMELANCHIER ALNIFOLIA
SERVICEBERRY
- DEUTZIA CRENATA
DEUTZIA
- ACER CINATUM 'PACIFIC FIRE'
PACIFIC FIRE VINE MAPLE
- RIBES SANGUINEUM
RED FLOWERING CURRANT
- DISTYLUM 'COPPERTONE'
DISTYLUM COPPERTONE
- MAGNOLIA 'ELIZABETH'
ELIZABETH MAGNOLIA

- LUZULA NIVEA
SNOWY WOODRUSH
- CAMASSIA QUAMASH
CAMAS
- ACHILLEA MILLEFOLIUM
YARROW
- AQUILEGIA FORMOSA
WESTERN COLUMBINE
- LONICERA PILEATA
BOXLEAF HONEYSUCKLE

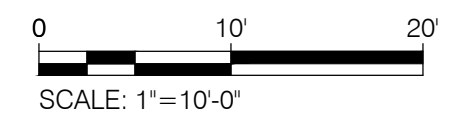
PRUNUS LAUROCERASUS 'OTTO LUYKEN'
OTTO LUYKEN LAUREL

LEGEND

-  PROPERTY LINE
-  EXISTING TREES TO REMAIN



PLANTING PLAN
1" = 10'-0"

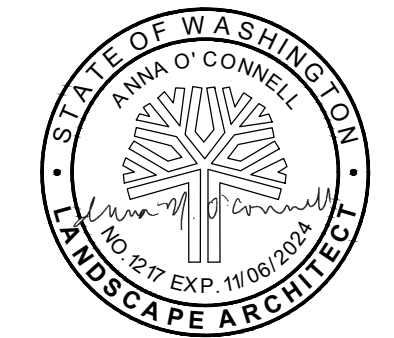


COMMUTER FACILITY
 TAX PARCELS: 5315101235, 5315101234, 5315101233
 OWNED BY THE CITY OF MERCER ISLAND
 9611 SE 36TH STREET, MERCER ISLAND, WA 98040 425.414.2257

northwest studio ARCHITECTS URBAN DESIGNERS
 1205 E PIKE STREET, NO 2F, SEATTLE, WA 98122 206.788.8156

berger partnership CONSULTING ENGINEERS
 1927 POST ALLEY, STE. 2, SEATTLE, WA 98101 206.325.6877

100% DESIGN



ISSUED 10.25.2024

PLANTING PLAN

L3.0

PLANT SCHEDULE

TREES

QTY.	BOTANICAL NAME	COMMON NAME	SIZE, SPACING, NOTES
10	ACER CIRCINATUM 'PACIFIC FIRE'	PACIFIC FIRE VINE MAPLE	MULTI-STEM, 3 STEMS MIN., 1.5" CAL. B&B
12	AMELANCHIER ALNIFOLIA	SERVICEBERRY	MULTI-STEM, 3 STEMS MIN., 1.5" CAL. B&B
12	MAGNOLIA 'ELIZABETH'	ELIZABETH MAGNOLIA	1.5" CAL. B&B

SHRUBS & PERENNIALS

QTY.	BOTANICAL NAME	COMMON NAME	SIZE, SPACING, NOTES
▲ 135	ACHILLEA MILLEFOLIUM	YARROW	4" POTS, AS SHOWN
⊖ 25	ANDROMEDA POLIFOLIA	BOG ROSEMARY	1 GAL, 24" O.C.
● 105	AQUILEGIA FORMOSA	WESTERN COLUMBINE	4" POTS, AS SHOWN
✕ 173	CAMASSIA QUAMASH	CAMAS	1 GAL, AS SHOWN
⊗ 16	CORNUS SERICEA 'KELSEY'	KELSEYI DOGWOOD	1 GAL, 24" O.C.
⊗ 34	DEUTZIA CRENATA	DEUTZIA	3 GAL, @ 3' O.C.
⊖ 109	LONICERA PILEATA	BOXLEAF HONEYSUCKLE	5 GAL, @ 3' O.C.
⊗ 32	PRUNUS LAUROCERASUS 'OTTO LUYKEN'	OTTO LUYKEN LAUREL	5 GAL, @ 48" O.C.
⊗ 22	RIBES SANGUINEUM	RED FLOWERING CURRANT	5 GAL, @ 4' O.C.
⊗ 11	DISTYLIIUM 'COPPERTONE'	DYSTILIUM COPPERTONE	5 GAL, @ 48" O.C.

GRASSES & GROUNDCOVERS

AREA	BOTANICAL NAME	COMMON NAME	SIZE, SPACING, NOTES
446 SF	FRAGARIA CHILOENSIS	BEACH STRAWBERRY	4" POTS, @ 18" O.C.
1770 SF	LIRIOPE SPICATA	CREEPING LILYTURF	4" POTS, @ 15" O.C.
1600 SF	LUZULA NIVEA	SNOWY WOODRUSH	1 GAL, @ 24" O.C.
1600 SF	GERANIUM MACRORRHIZUM	EVERGREEN GERANIUM	4" POTS, @ 15" O.C.

SEED MIXES

AREA	MIX
820 SF	NATIVE WET PRAIRIE & BIOSWALE SEED, PT 455 FROM PT LAWN SEED
3600 SF	LAWN RESTORATION, SUN / SHADE MIX PT 305 FROM PT LAWN SEED

COMMUTER FACILITY

TAX PARCELS: 5315101235, 5315101234, 5315101233
 OWNED BY THE CITY OF MERCER ISLAND
 9611 SE 36TH STREET, MERCER ISLAND, WA 98040 425.414.2257

northwest studio ARCHITECTS URBAN DESIGNERS
 1205 E PIKE STREET, NO 2F, SEATTLE, WA 98122 206.788.8156

berger partnership CONSULTING ENGINEERS
 1927 POST ALLEY, STE. 2, SEATTLE, WA 98101 206.325.6877

100% DESIGN

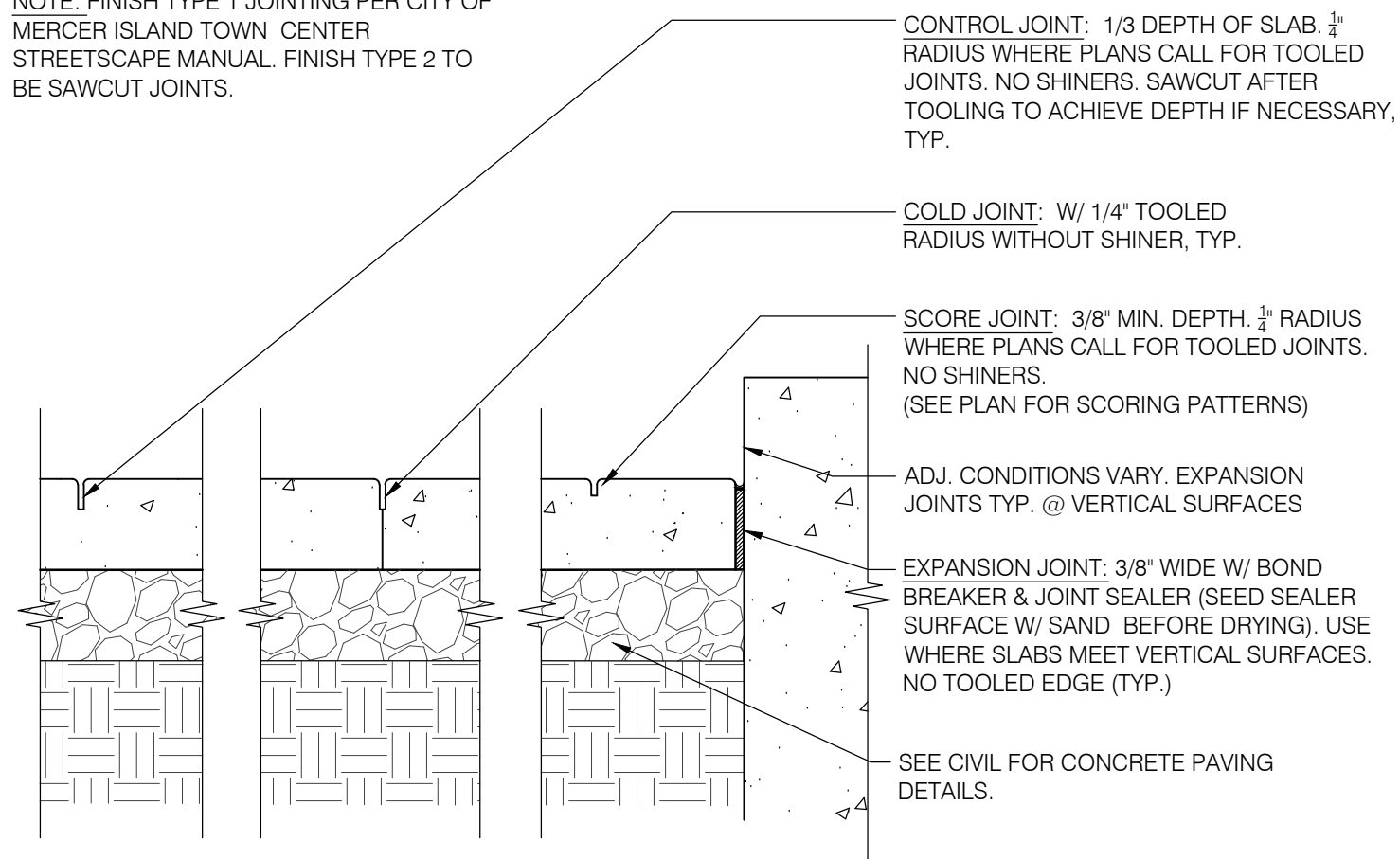


ISSUED 10.25.2024

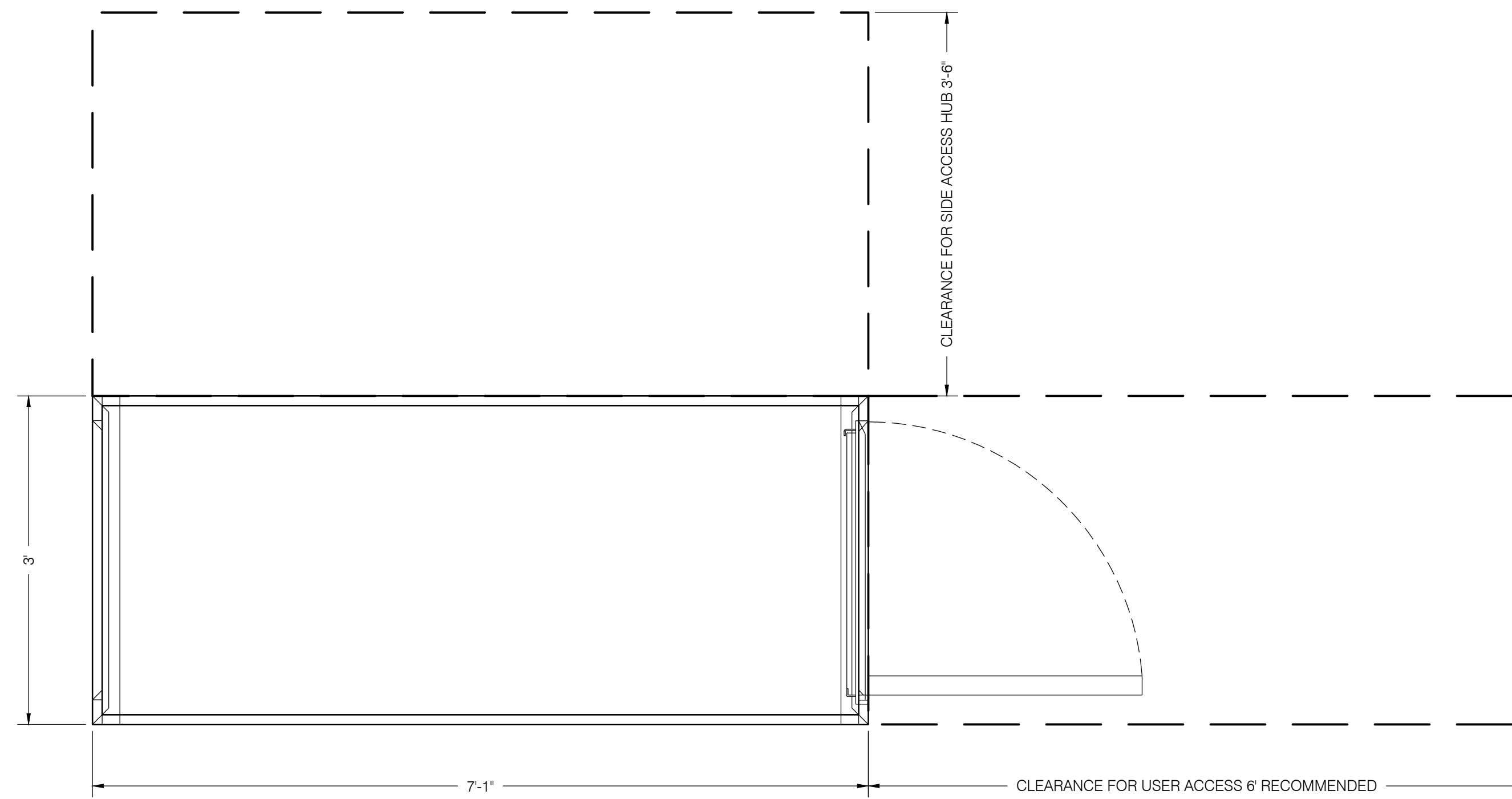
PLANT SCHEDULE

L3.1

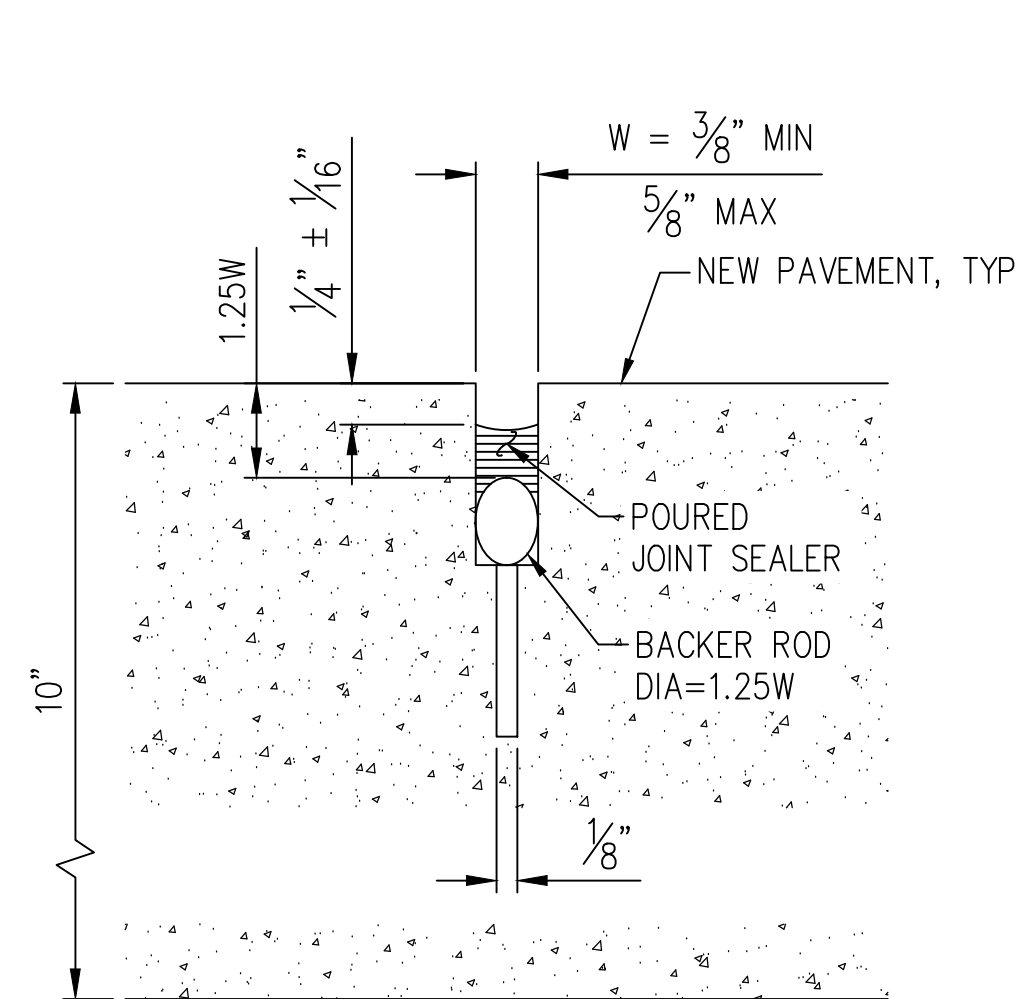
NOTE: FINISH TYPE 1 JOINTING PER CITY OF MERCER ISLAND TOWN CENTER STREETScape MANUAL. FINISH TYPE 2 TO BE SAWCUT JOINTS.



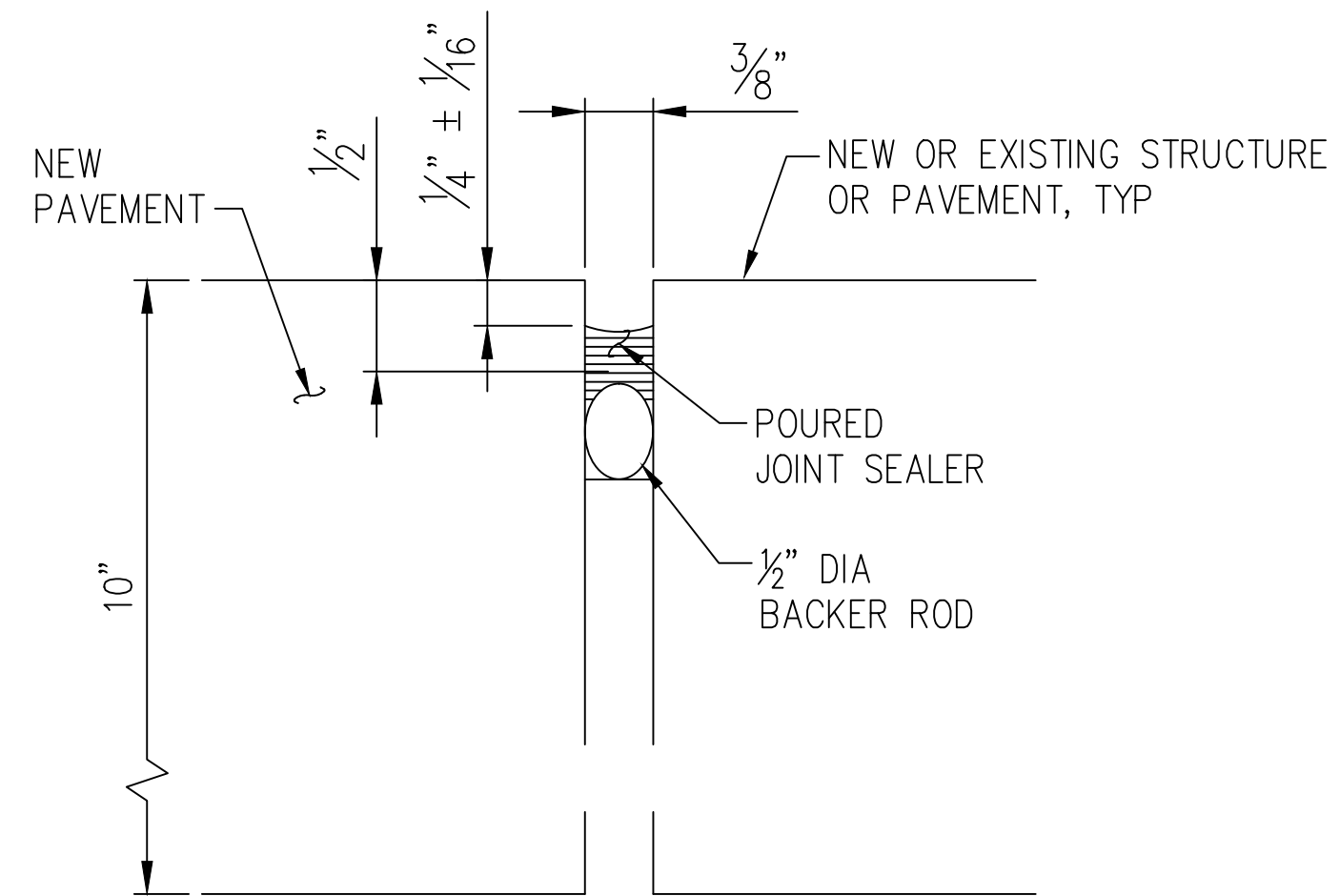
01 PEDESTRIAN CONCRETE JOINTING
SCALE: 1 1/2" = 1'-0"



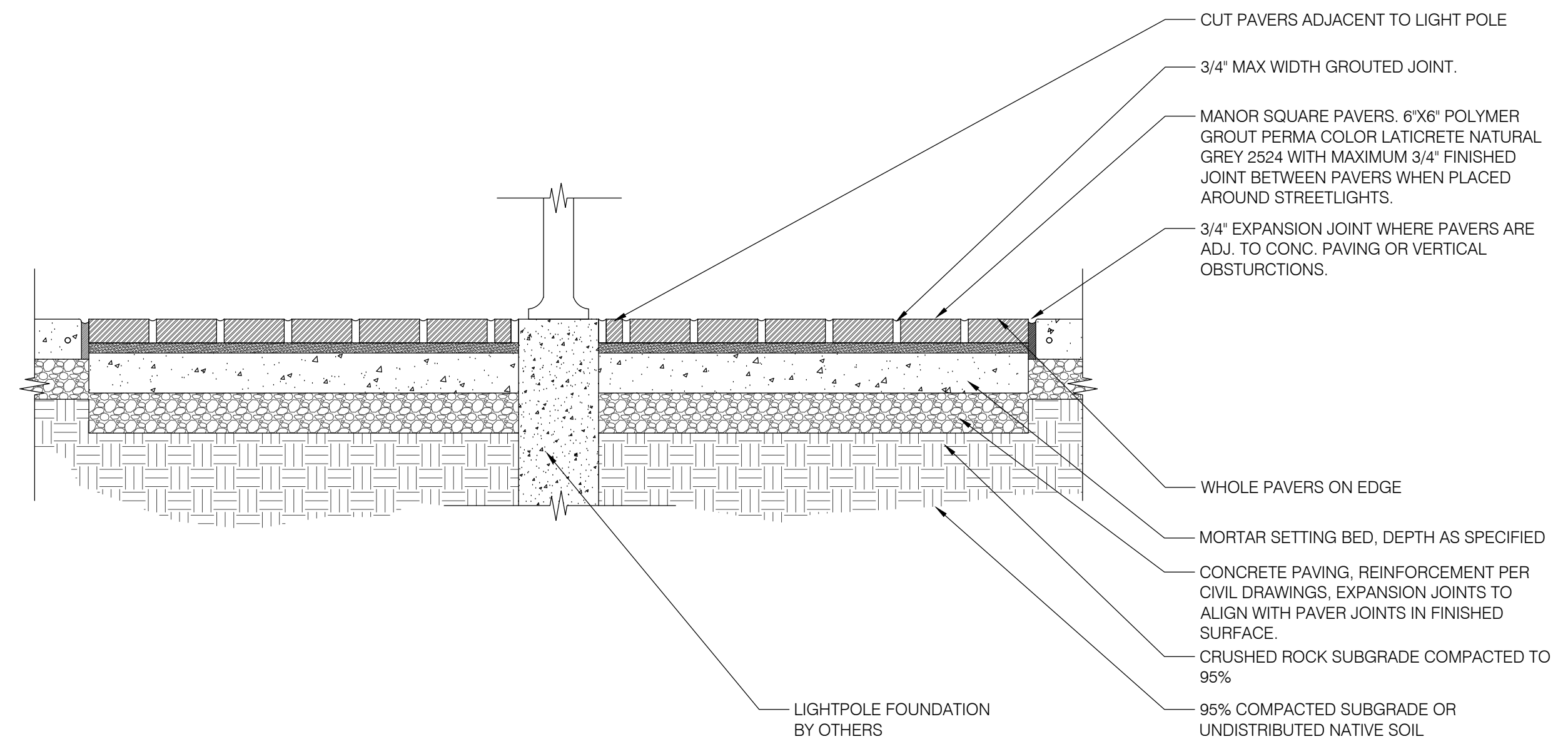
02 BIKE LOCKERS (ELOCK TECHNOLOGIES G7 ELOCKER)
SCALE: 1" = 1'-0"



03 CONTRACTION JOINT
SCALE: NTS



04 EXPANSION JOINT
SCALE: NTS



05 MORTAR SET PAVERS
SCALE: 1" = 1'-0"

COMMUTER FACILITY
TAX PARCELS: 5315101235, 5315101234, 5315101233
OWNED BY THE CITY OF MERCER ISLAND
9611 SE 36TH STREET, MERCER ISLAND, WA 98040 425.414.2257

northwest studio ARCHITECTS URBAN DESIGNERS
1205 E PIKE STREET, NO 2F, SEATTLE, WA 98122 206.788.8156

berger partnership CONSULTING ENGINEERS
1927 POST ALLEY, STE. 2, SEATTLE, WA 98101 206.325.6877

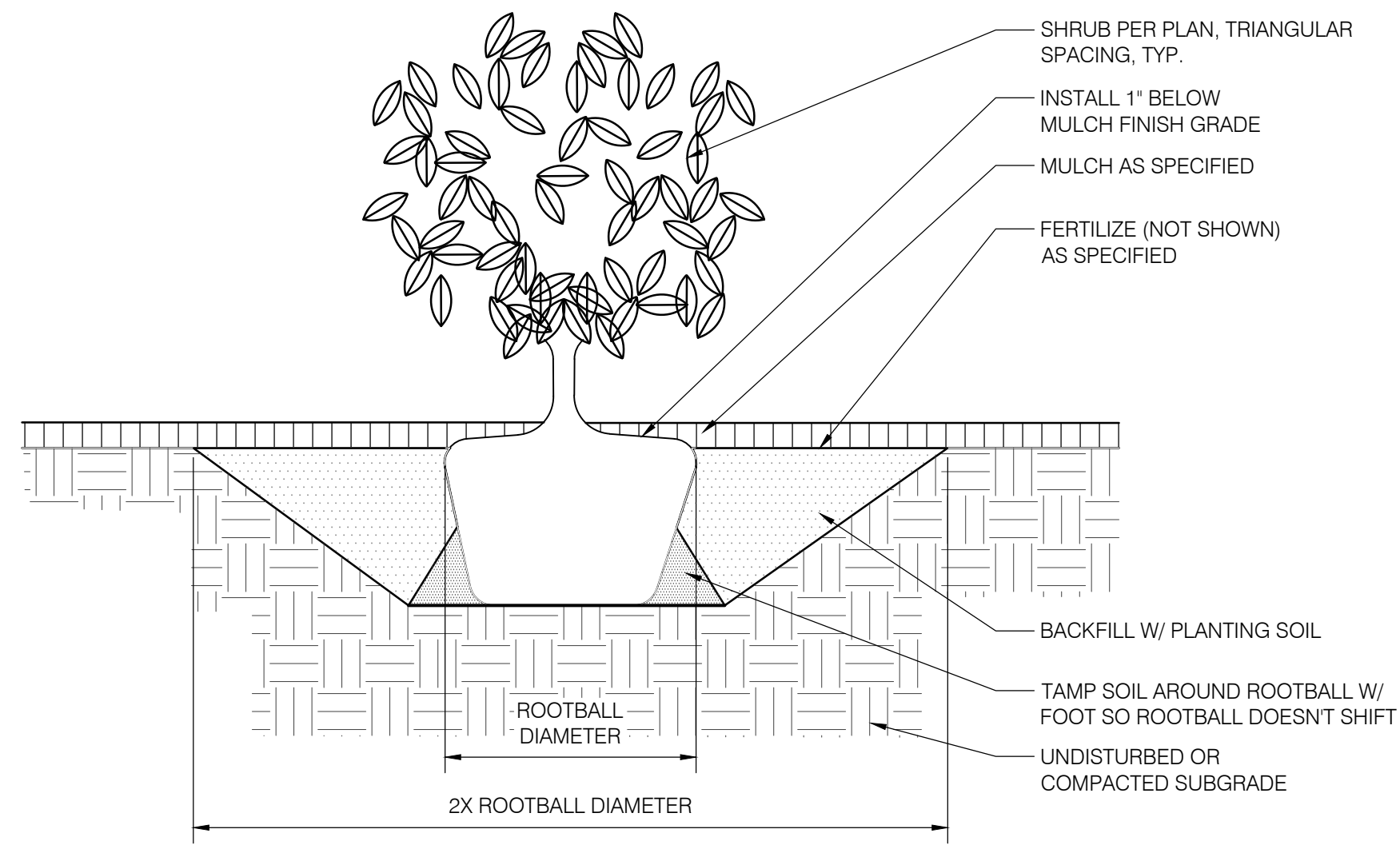
100% DESIGN



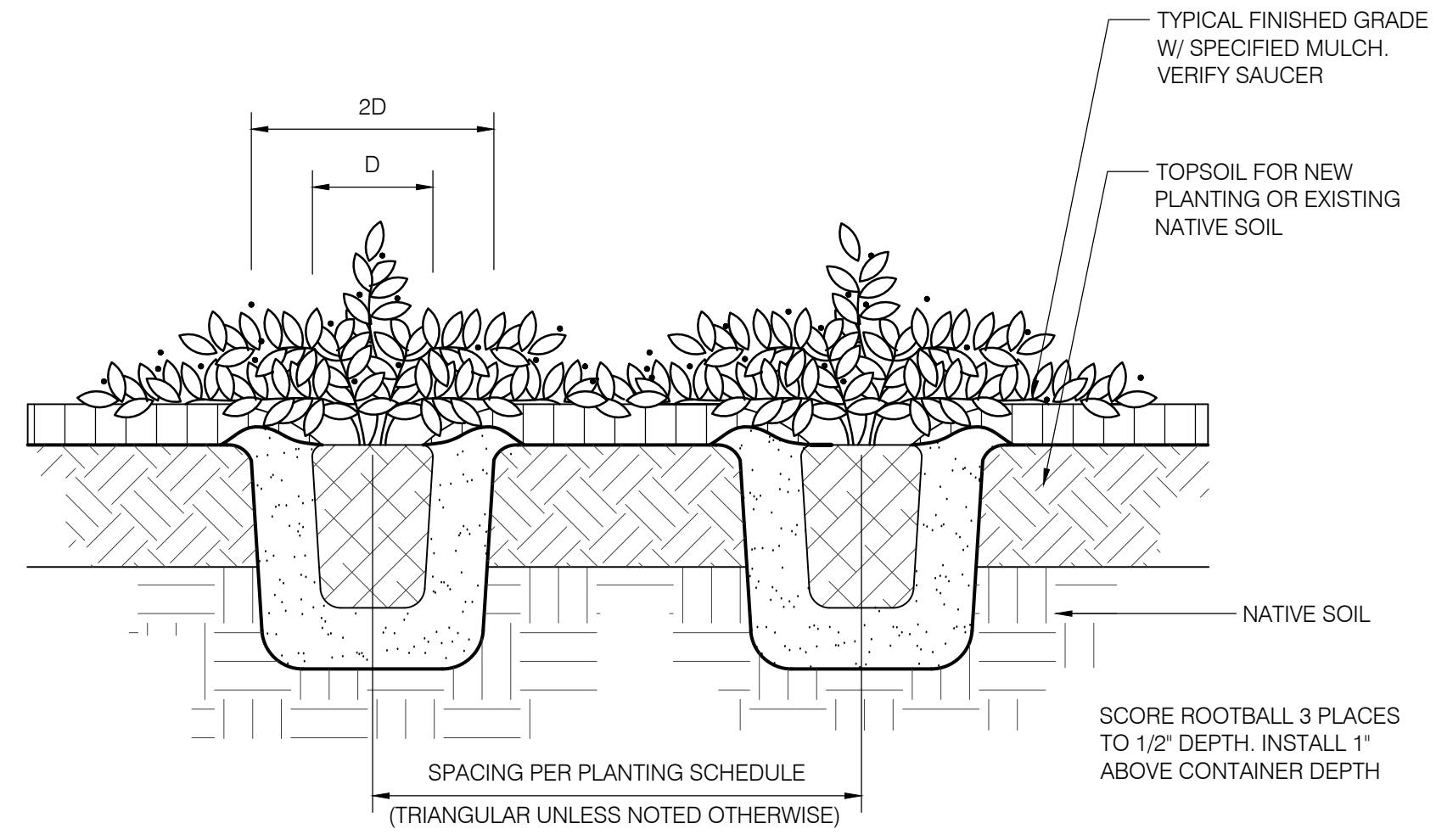
ISSUED 10.25.2024

LANDSCAPE DETAILS

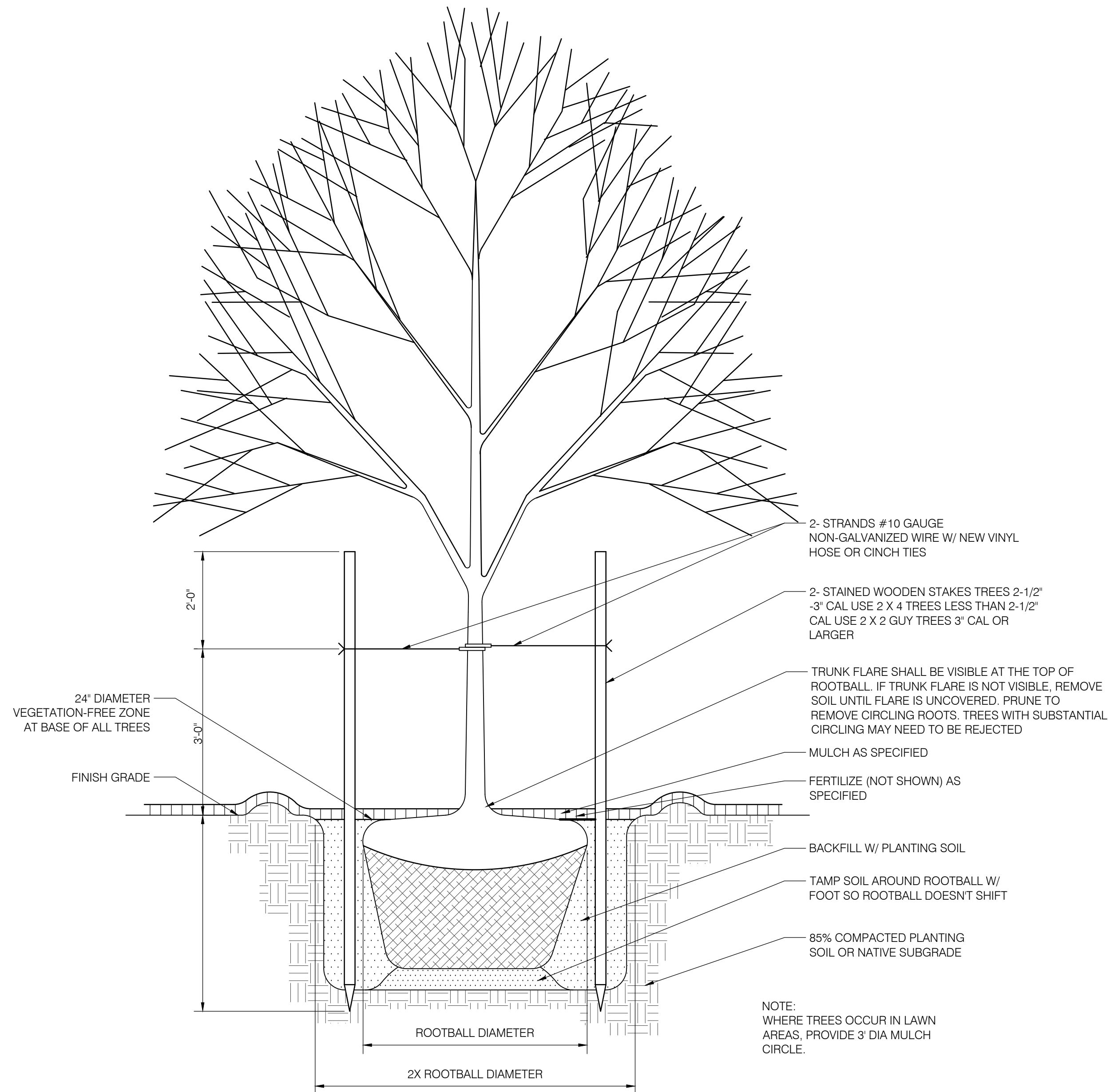
L4.0



01 SHRUB PLANTING
SCALE: 1" = 1'-0"



02 PERENNIAL, GRASS AND GROUNDCOVER PLANTING
SCALE: 1 1/2" = 1'-0"



03 TREE PLANTING AND STAKING
SCALE: 3/4" = 1'-0"

COMMUTER FACILITY
TAX PARCELS: 5315101235, 5315101234, 5315101233
OWNED BY THE **CITY OF MERCER ISLAND**
9611 SE 36TH STREET, MERCER ISLAND, WA 98040 425.414.2257

northwest studio ARCHITECTS URBAN DESIGNERS
1205 E PIKE STREET, NO 2F, SEATTLE, WA 98122 206.788.8156

berger partnership CONSULTING ENGINEERS
1927 POST ALLEY, STE. 2, SEATTLE, WA 98101 206.325.6877

100% DESIGN



ISSUED 10.25.2024

PLANTING DETAILS

L5.0