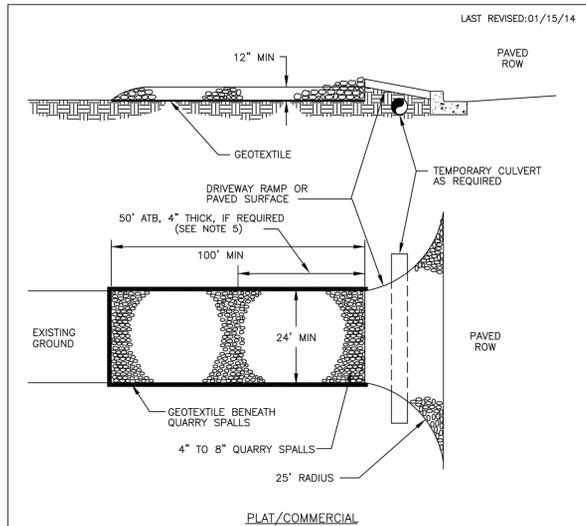


CITY OF KIRKLAND EROSION CONTROL NOTES:

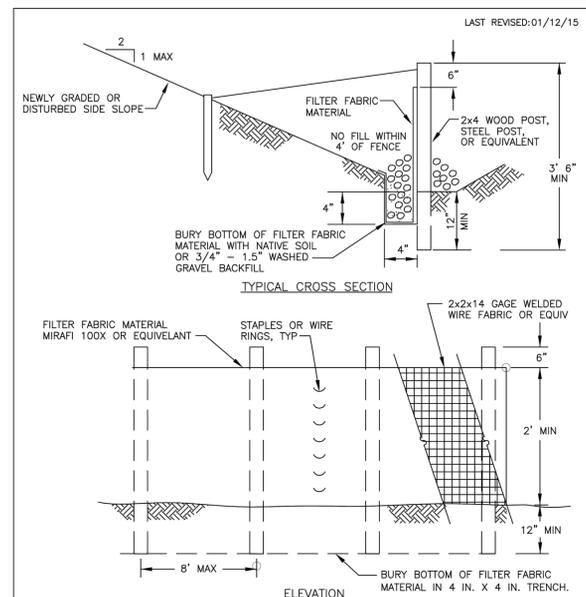
- APPROVAL OF THIS EROSION/SEDIMENTATION CONTROL (ESC) PLAN DOES NOT CONSTITUTE AN APPROVAL OF PERMANENT ROAD OR DRAINAGE DESIGN (E.G., SIZE AND LOCATION OF ROADS, PIPES, RESTRICTORS, CHANNELS, RETENTION FACILITIES, UTILITIES, ETC.).
- THE IMPLEMENTATION OF THIS ESC PLAN AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF THESE ESC FACILITIES IS THE RESPONSIBILITY OF THE PERMITTEE/CONTRACTOR UNTIL ALL CONSTRUCTION IS APPROVED.
- THE BOUNDARIES OF THE CLEARING LIMITS SHOWN ON THIS PLAN SHALL BE SET BY SURVEY AND CLEARLY FLAGGED IN THE FIELD BY A CLEARING CONTROL FENCE PRIOR TO CONSTRUCTION. DURING THE CONSTRUCTION PERIOD, NO DISTURBANCE OR REMOVAL OF ANY GROUND COVER BEYOND FLAGGED CLEARING LIMITS SHALL BE PERMITTED. THE FLAGGING SHALL BE MAINTAINED BY THE PERMITTEE/CONTRACTOR FOR THE DURATION OF CONSTRUCTION.
- THE ESC FACILITIES SHOWN ON THIS PLAN MUST BE CONSTRUCTED PRIOR TO OR IN CONJUNCTION WITH ALL CLEARING AND GRADING ACTIVITIES IN SUCH A MANNER AS TO ENSURE THAT SEDIMENT-LADEN WATER DOES NOT ENTER THE DRAINAGE SYSTEM OR VIOLATE APPLICABLE WATER STANDARDS. WHEREVER POSSIBLE, MAINTAIN NATURAL VEGETATION FOR SILT CONTROL.
- THE ESC FACILITIES SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, THESE ESC FACILITIES SHALL BE UPGRADED (E.G., ADDITIONAL SUMPS, RELOCATION OF DITCHES AND SILT FENCES, ETC.) AS NEEDED FOR UNEXPECTED STORM EVENTS. ADDITIONALLY, MORE ESC FACILITIES MAY BE REQUIRED TO ENSURE COMPLETE SILTATION CONTROL. THEREFORE, DURING THE COURSE OF CONSTRUCTION IT SHALL BE THE OBLIGATION AND RESPONSIBILITY OF THE CONTRACTOR TO ADDRESS ANY NEW CONDITIONS THAT MAY BE CREATED BY HIS ACTIVITIES AND TO PROVIDE ADDITIONAL FACILITIES OVER AND ABOVE THE MINIMUM REQUIREMENTS AS MAY BE NEEDED.
- THE ESC FACILITIES SHALL BE INSPECTED BY THE PERMITTEE/CONTRACTOR DAILY DURING NON-RAINFALL PERIODS EVERY HOUR (DAYLIGHT) DURING A RAINFALL EVENT AND AT THE END OF EVERY RAINFALL, AND MAINTAINED AS NECESSARY TO ENSURE THEIR CONTINUED FUNCTIONING. IN ADDITION, TEMPORARY SILTATION PONDS AND ALL TEMPORARY SILTATION CONTROLS SHALL BE MAINTAINED IN A SATISFACTORY CONDITION UNTIL SUCH TIME THAT CLEARING AND/OR CONSTRUCTION IS COMPLETED, PERMANENT DRAINAGE FACILITIES ARE OPERATIONAL, AND THE POTENTIAL FOR EROSION HAS PASSED. WRITTEN RECORDS SHALL BE KEPT DOCUMENTING THE REVIEWS OF THE ESC FACILITIES.
- THE ESC FACILITIES ON INACTIVE SITES SHALL BE INSPECTED AND MAINTAINED A MINIMUM OF ONCE A MONTH OR WITHIN 48 HOURS FOLLOWING A STORM EVENT.
- ALL DENUDED SOILS MUST BE STABILIZED WITH AN APPROVED TESC METHOD (E.G. SEEDING, MULCHING, PLASTIC COVERING, CRUSHED ROCK) WITHIN THE FOLLOWING TIMELINES:
 - MAY 1 TO SEPTEMBER 30 - SOILS MUST BE STABILIZED WITHIN 7 DAYS OF GRADING.
 - OCTOBER 1 TO APRIL 30 - SOILS MUST BE STABILIZED WITHIN 2 DAYS OF GRADING.
 - STABILIZE SOILS AT THE END OF THE WORKDAY PRIOR TO A WEEKEND, HOLIDAY, OR PREDICTED RAIN EVENT.
- AT NO TIME SHALL MORE THAN 1' OF SEDIMENT BE ALLOWED TO ACCUMULATE WITHIN A CATCH BASIN. ALL CATCH BASINS AND CONVEYANCE LINES SHALL BE CLEANED PRIOR TO PAVING. THE CLEANING OPERATION SHALL NOT FLUSH SEDIMENT-LADEN WATER INTO THE DOWNSTREAM SYSTEM.
- STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES, SUCH AS WASH PADS, MAY BE REQUIRED TO ENSURE THAT ALL PAVED AREAS ARE KEPT CLEAN FOR THE DURATION OF THE PROJECT.
- ANY PERMANENT RETENTION FACILITY USED AS A TEMPORARY SETTLING BASIN SHALL BE MODIFIED WITH THE EROSION CONTROL MEASURES AND SHALL PROVIDE ADEQUATE STORAGE CAPACITY. IF THE PERMANENT FACILITY IS TO FUNCTION ULTIMATELY AS AN INFILTRATION OR DISPERSION SYSTEM, THE FACILITY SHALL NOT BE USED AS A TEMPORARY SETTLING BASIN. NO UNDERGROUND DETENTION TANK, DETENTION VAULT, OR SYSTEM WHICH BACKS UNDER OR INTO A POND SHALL BE USED AS A TEMPORARY SETTLING BASIN.
- WHERE SEEDING FOR TEMPORARY EROSION CONTROL IS REQUIRED, FAST GERMINATING GRASSES SHALL BE APPLIED AT AN APPROPRIATE RATE (EXAMPLE: ANNUAL OR PERENNIAL RYE APPLIED AT APPROXIMATELY 80 POUNDS PER ACRE).
- WHERE STRAW MULCH IS REQUIRED FOR TEMPORARY EROSION CONTROL, IT SHALL BE APPLIED AT A MINIMUM THICKNESS OF 2".
- ALL EROSION/SEDIMENTATION CONTROL PONDS WITH A DEAD STORAGE DEPTH EXCEEDING 6" MUST HAVE A PERIMETER FENCE WITH A MINIMUM HEIGHT OF 3'.
- ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH CITY OF KIRKLAND STANDARDS AND SPECIFICATIONS.
- THE ESC FACILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE DETAILS ON THE APPROVED PLANS. LOCATIONS MAY BE MOVED TO SUIT FIELD CONDITIONS, SUBJECT TO APPROVAL BY THE ENGINEER AND THE CITY OF KIRKLAND INSPECTOR.
- A COPY OF THE APPROVED EROSION CONTROL PLANS MUST BE ON THE JOB SITE WHENEVER CONSTRUCTION IS IN PROGRESS.
- ALL LOTS ADJOINING OR HAVING ANY NATIVE GROWTH PROTECTION EASEMENTS (NGPE) SHALL HAVE A 6' HIGH TEMPORARY CONSTRUCTION FENCE (CHAIN LINK WITH PIER BLOCKS) SEPARATING THE LOT (OR BUILDABLE PORTIONS OF THE LOT) FROM THE AREA RESTRICTED BY THE NGPE AND SHALL BE INSTALLED PRIOR TO ANY GRADING OR CLEARING AND REMAIN IN PLACE UNTIL THE PLANNING DEPARTMENT AUTHORIZES REMOVAL.
- CLEARING LIMITS SHALL BE DELINEATED WITH A CLEARING CONTROL FENCE. THE CLEARING CONTROL FENCE SHALL CONSIST OF A 6-FIT. HIGH CHAIN LINK FENCE ADJACENT TO THE DRIP LINE OF TREES TO BE SAVED, WETLAND OR STREAM BUFFERS, AND SENSITIVE SLOPES. CLEARING CONTROL FENCES ALONG WETLAND OR STREAM BUFFERS OR UPSLOPE OF SENSITIVE SLOPES SHALL BE ACCOMPANIED BY AN EROSION CONTROL FENCE. IF APPROVED BY THE CITY, A FOUR-FOOT HIGH ORANGE MESH CLEARING CONTROL FENCE MAY BE USED TO DELINEATE CLEARING LIMITS IN ALL OTHER AREAS.
- OFF-SITE STREETS MUST BE KEPT CLEAN AT ALL TIMES. IF DIRT IS DEPOSITED ON THE PUBLIC STREET SYSTEM, THE STREET SHALL BE IMMEDIATELY CLEANED WITH POWER SWEEPER OR OTHER EQUIPMENT. ALL VEHICLES SHALL LEAVE THE SITE BY WAY OF THE CONSTRUCTION ENTRANCE AND SHALL BE CLEANED OF ALL DIRT THAT WOULD BE DEPOSITED ON THE PUBLIC STREETS.
- ANY CATCH BASINS COLLECTING RUNOFF FROM THE SITE, WHETHER THEY ARE ON OR OFF THE SITE, SHALL HAVE ADEQUATE PROTECTION FROM SEDIMENT. CATCH BASINS DIRECTLY DOWNSTREAM OF THE CONSTRUCTION ENTRANCE OR ANY OTHER CATCH BASIN AS DETERMINED BY THE CITY INSPECTOR SHALL BE PROTECTED WITH A "STORM DRAIN PROTECTION INSERT" OR EQUIVALENT.
- THE WASHED GRAVEL BACKFILL ADJACENT TO THE FILTER FABRIC FENCE SHALL BE REPLACED AND THE FILTER FABRIC CLEANED IF IT IS NONFUNCTIONAL BY EXCESSIVE SILT ACCUMULATION AS DETERMINED BY THE CITY OF KIRKLAND. ALSO, ALL INTERCEPTOR SWALES SHALL BE CLEANED IF SILT ACCUMULATION EXCEEDS ONE-QUARTER DEPTH.
- ROCK FOR EROSION PROTECTION OF ROADWAY DITCHES, WHERE REQUIRED, MUST BE OF SOUND QUARRY ROCK, PLACED TO A DEPTH OF 1' AND MUST MEET THE FOLLOWING SPECIFICATIONS: 4"-8" ROCK/40%-70% PASSING; 2"-4" ROCK/30%-40% PASSING; AND 1"-2" ROCK/10%-20% PASSING.
- IF ANY PART(S) OF THE CLEARING LIMIT BOUNDARY OR TEMPORARY EROSION/SEDIMENTATION CONTROL PLAN IS/ARE DAMAGED, IT SHALL BE REPAIRED IMMEDIATELY.
- ALL PROPERTIES ADJACENT TO THE PROJECT SITE SHALL BE PROTECTED FROM SEDIMENT DEPOSITION AND RUNOFF.
- DO NOT FLUSH CONCRETE BY-PRODUCTS OR TRUCKS NEAR OR INTO THE STORM DRAINAGE SYSTEM. IF EXPOSED AGGREGATE IS FLUSHED INTO THE STORM SYSTEM, IT COULD MEAN RE-CLEANING THE ENTIRE DOWNSTREAM STORM SYSTEM, OR POSSIBLY RE-LAYING THE STORM LINE.
- PRIOR TO THE OCTOBER 1 OF EACH YEAR (THE BEGINNING OF THE WET SEASON), ALL DISTURBED AREAS SHALL BE REVIEWED TO IDENTIFY WHICH ONES CAN BE SEEDED IN PREPARATION FOR THE WINTER RAINS. THE IDENTIFIED DISTURBED AREA SHALL BE SEEDED WITHIN ONE WEEK AFTER OCTOBER 1. A SITE PLAN IDENTIFYING THE AREAS TO BE SEEDED AND THE AREAS TO REMAIN COVERED SHALL BE SUBMITTED TO THE PUBLIC WORKS CONSTRUCTION INSPECTOR. THE INSPECTOR CAN REQUIRE SEEDING OF ADDITIONAL AREAS IN ORDER TO PROTECT SURFACE WATERS, ADJACENT PROPERTIES, OR DRAINAGE FACILITIES.
- IF A SEDIMENT POND IS NOT PROPOSED, A BAKER TANK OR OTHER TEMPORARY GROUND AND/OR SURFACE WATER STORAGE TANK MAY BE REQUIRED DURING CONSTRUCTION, DEPENDING ON WEATHER CONDITIONS.
- ANY AREA TO BE USED FOR INFILTRATION OR PERVIOUS PAVEMENT (INCLUDING A 5-FOOT BUFFER) MUST BE SURROUNDED BY SILT FENCE PRIOR TO CONSTRUCTION AND UNTIL FINAL STABILIZATION OF THE SITE TO PREVENT SOIL COMPACTION AND SILTATION BY CONSTRUCTION ACTIVITIES.



NOTES

- PAD SHALL BE REMOVED AND REPLACED WHEN SOIL IS EVIDENT ON THE SURFACE OF THE PAD OR AS DIRECTED BY THE CITY CLEARING AND GRADING INSPECTOR.
- PAD SHALL BE INSTALLED IN PLANTING STRIP AS APPROPRIATE.
- PAD THICKNESS SHALL BE INCREASED IF SOIL CONDITIONS DICTATE AND/OR PER THE DIRECTION OF THE CITY CLEARING AND GRADING INSPECTOR.
- CONTRACTOR RESPONSIBLE FOR CURB & GUTTER CONDITION.
- ATB MAY BE REQUIRED PER PW INSPECTOR.
- RECYCLED CONCRETE SHALL NOT BE USED FOR THE CONSTRUCTION ENTRANCE DUE TO HIGH LEVELS OF PH.

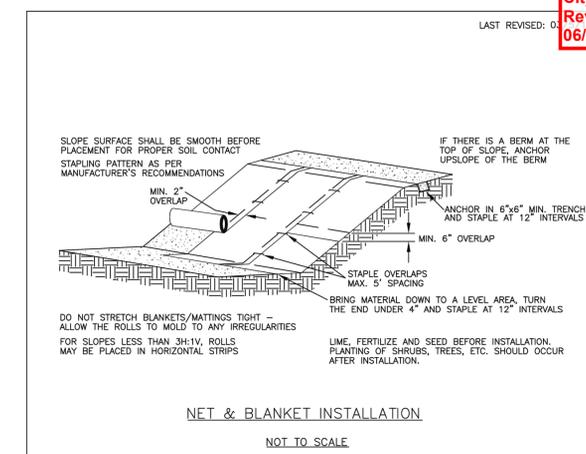
CITY OF KIRKLAND
PLAN NO. CK-E.02
TEMPORARY PLAT/COMMERCIAL CONST. ENTRANCE



NOTES

- PREFAB FENCE ALLOWED IF REINFORCED AND APPROVED BY CITY INSPECTOR.
- FENCE SHALL NOT BE INSTALLED ON SLOPES STEEPER THAN 2:1.
- JOINTS IN FILTER FABRIC SHALL BE OVERLAPPED 6 INCHES AT POST.
- USE STAPLES, WIRE RINGS, OR EQUIVALENT TO ATTACH FABRIC TO FENCE.
- REMOVE SEDIMENT WHEN IT REACHES 1/3 FENCE HEIGHT.
- LOCATION OF FENCING SHALL BE AS SHOWN ON APPROVED PLANS OR AS DIRECTED BY THE CITY.
- MAXIMUM 100' SHEET OR OVERLAP FLOW PATH LENGTH TO SILT FENCE.
- DO NOT DIRECT FLOWS GREATER THAN 0.5 CFS TO FENCE.
- SILT FENCE SHOULD NOT BE INSTALLED IN STREAMS OR V-SHAPED DITCHES.

CITY OF KIRKLAND
PLAN NO. CK-E.03
SILT FENCE

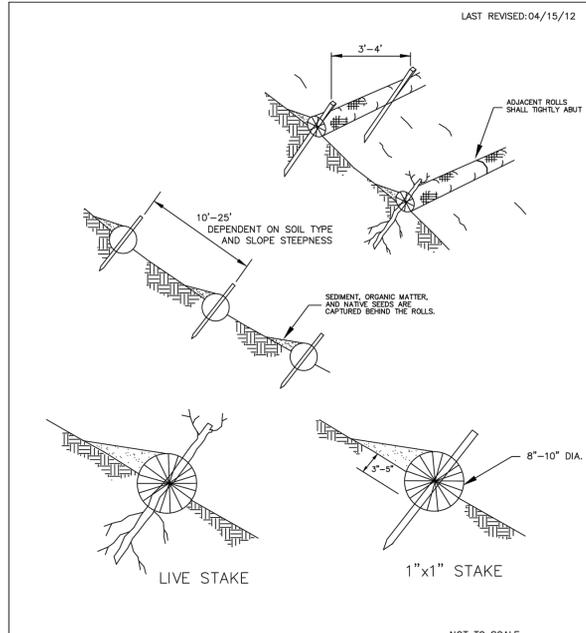


NOTES:

- IF BLANKET IS NOT LONG ENOUGH TO COVER THE ENTIRE SLOPE LENGTH, THE TRAILING EDGE OF THE UPPER BLANKET SHOULD OVERLAP THE LEADING EDGE OF THE LOWER BLANKET AND BE STAPLED.
- MULCH IS REQUIRED FOR NETS, AND NOT REQUIRED FOR BLANKETS.
- USE 100% BIODEGRADABLE BLANKETS IN SENSITIVE AREAS.
- MAINTAIN GOOD CONTACT WITH THE GROUND. EROSION MUST NOT OCCUR BENEATH THE BLANKET.
- INSPECT NETS AND BLANKETS AFTER EACH SIGNIFICANT STORM; MAINTAIN AND REPAIR PROMPTLY.

CITY OF KIRKLAND
PLAN NO. CK-E.06
NETS & BLANKETS

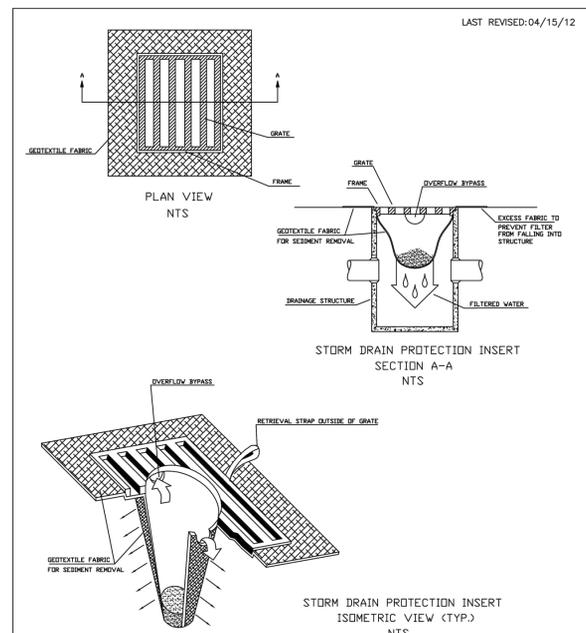
This Sheet For Reference Only



NOTES

- STRAW ROLLS SHALL BE PLACED ALONG SLOPE CONTOURS.
- STRAW ROLL INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE ROLL IN A TRENCH, 3"-5" DEEP, DUG ON CONTOUR. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND ROLL.
- DRIVE STAKE THROUGH MIDDLE OF WATTLE, LEAVING 2"-3" OF STAKE PORTRUING ABOVE WATTLE.

CITY OF KIRKLAND
PLAN NO. CK-E.10
STRAW WATTLES



CITY OF KIRKLAND
PLAN NO. CK-E.11
STORM DRAIN PROTECTION INSERT

POLICY G-10: GUIDELINES FOR TEMPORARY USE OF RIGHT-OF-WAY

BEFORE ALLOWING USE OF THE RIGHT-OF-WAY, CONSIDER THE FOLLOWING FACTORS:

- IS IT AT ALL POSSIBLE TO FIND A WAY TO DO THE ACTIVITY OUTSIDE THE RIGHT-OF-WAY? ALL OPTIONS SHOULD BE PURSUED. CONSIDER TIMES WHEN PARKING IS NOT REGULATED.
- IS PARKING REGULATED (TIME LIMITS) IN THE AREA AND DURING THE TIME WHERE THE ACTIVITY IS TAKING PLACE? IF SO, COORDINATE WITH THE POLICE DEPARTMENT BEFORE PERMITTING ANY ACTIVITIES.
- IS THE WORK PART OF A PERMITTED DEVELOPMENT REVIEW PROJECT? IF IT IS, THEN IT SHOULD BE HANDLED AS PART OF THAT PERMITTED PROJECT. COORDINATE WITH PROJECT INSPECTORS OR OTHERS.
- THE CITY DOES NOT PROVIDE ANY BARRICADES OR OTHER TRAFFIC CONTROL DEVICES.
- MAKE SURE THAT USE OF THE RIGHT-OF-WAY DOES NOT INTERFERE WITH ANY SPECIAL EVENTS.

TYPE OF ACTIVITY	ACTION
MOVING TRUCKS	NO PERMITS ARE GIVEN. IF PARKING IS REGULATED WHERE THE MOVING VAN IS TO BE LOCATED, SPOTS MAY BE RESERVED WITH PERMISSION OF PW TRANSPORTATION GROUP AND POLICE DEPT.
PODS OR OTHER STORAGE CONTAINERS JOB SHACKS PORTABLE TOILETS PILING OF MATERIALS (BARK, GRAVEL, ETC.)	NOT ALLOWED IN RIGHT-OF-WAY
PARKING FOR CONSTRUCTION WORKERS	NO PERMITS ARE GIVEN. FOLLOW EXISTING PARKING REGULATIONS.
DUMPSTER	CAN BE PERMITTED. ACTIVITY MUST BE CONSTRUCTION RELATED. ONE WEEK MAXIMUM STAY.
MAINTENANCE OF BUILDING, LOADING/UNLOADING OF CONSTRUCTION MATERIALS, PAINTING, CRANE NEEDED TO UNLOAD OBJECTS, ETC.	CAN BE PERMITTED. IN THE CBD, PARKING STALLS ARE USUALLY AVAILABLE ONLY IN FRONT OF THE SITE WHERE WORK IS OCCURRING. HOWEVER, THE PARKING STALLS USED FOR THE ARGOSY CRUISES MAY BE AVAILABLE DURING CERTAIN TIMES OF THE YEAR. WORK SHOULD BE SHORT TERM (THE MAXIMUM STAY TIME IN A REGULATED STALL OR 4 HOURS - WHICHEVER IS LESS) AND NO LANE OR SIDEWALK IS BLOCKED. COORDINATE WITH PUBLIC WORKS TRANSPORTATION GROUP AS NEEDED. IF WORK IS NOT IN THE CBD OR SHORT TERM: APPLICANT MUST SUBMIT SKETCH AND TRAFFIC CONTROL PLAN. APPROVAL BY PUBLIC WORKS TRANSPORTATION GROUP. COORDINATE WITH POLICE DEPARTMENT AS NEEDED.

FILE NAME: P:\14\14567 CONTINENTAL PARK LANE\CAD\ENGINEERING\SHETS\P14567_TESC-DEMO-DT.DWG
 SAVE TIME: 1/3/2016 3:56:02 PM
 PLOT TIME: 1/3/2016 4:44 PM
 XREF FILES: PACES; EX-2

City of Kirkland
Reviewed by T Elder
06/08/2016

PACE
An Engineering Services Company
11255 Kirkland Way, Suite 300
Kirkland, WA 98033
p. 425.827.2014 f. 425.827.5043
Civil | Structural | Planning | Survey
paceeng.com



CONTINENTAL PARK LANE
 113 3RD STREET
 KIRKLAND, WA 98033
 TESC DEMOLITION DETAILS

SCALE: 1" = 20'	DATE: 10/27/15
DESIGNED BY: JHW	CHECKED BY: JJW
JOB NUMBER: 14567	
SHEET: C11	
SHEET 2 OF 3	

LEGEND

EXISTING SPOT ELEVATION	(XX.XX)
PROPOSED SPOT ELEVATION	XX.XX
FINISHED FLOOR	FF
STORM DRAIN LINE	SD
SEWER LINE	SS
FORCE MAIN	FM
CATCH BASIN PROTECTION	○
CONSTRUCTION FENCE	○—○—○
FORCE MAIN PIPE	— FM —
STORM DRAINAGE PIPE	— SD —
TRASH PUMP	⊕ TP
DUST CONTROL	⊕ DC

- GENERAL NOTES:**
- PRIOR TO ORDERING MATERIALS AND CONSTRUCTION, THE CONTRACTOR SHALL REVIEW THE PROJECT PLANS AND SITE CONDITIONS AND IDENTIFY IF ANY CONFLICTS EXIST. THE CONTRACTOR SHALL CALL "ONE-CALL" AND IDENTIFY AND ABOVE OR BELOW GRADE FEATURES ARE IN CONFLICT WITH THE PLANS. IF CONFLICTS EXIST CONTACT PACE ENGINEERS (425) 827-2014 WITH THE HORIZONTAL AND VERTICAL LOCATION OF THE CONFLICTS.
 - ALL WORK SHALL BE PERFORMED PER THE MOST CURRENT VERSION OF THE CITY OF KIRKLAND'S (C.K.) STANDARDS AND SPECIFICATIONS AS PROVIDED IN THIS PLAN SET.
 - SITE INSPECTIONS SHALL BE CONDUCTED BY A CERTIFIED EROSION AND SEDIMENT CONTROL LEAD (CESCL) WHO SHALL BE PRESENT ON-SITE OR ON-CALL AT ALL TIMES.
PROJECT CESCL: _____
PHONE: _____
 - CONSTRUCTION SITES ARE REQUIRED TO HAVE A MINIMUM OF 3 ESC SITE INSPECTIONS BY THE CITY OF KIRKLAND. CONTRACTOR TO CALL THE PUBLIC WORKS INSPECTION LINE AT (425) 587-3805 TO SCHEDULE.
 - NO WORK OR CONSTRUCTION ACTIVITIES SHALL BE IN THE ROW OF PARK LANE OR 3RD STREET.

- CONSTRUCTION NOTES:**
- CONTRACTOR TO UTILIZE EXISTING CB AND STORM SERVICE FOR CONSTRUCTION STORMWATER DISCHARGE. INLET SHALL BE PROTECTED AND MAINTAINED AS NEEDED TO PREVENT SEDIMENT LOADING IN PUBLIC SYSTEM. CONSTRUCTION WATER DISCHARGED TO THE PUBLIC SYSTEM SHALL MEET ALL APPLICABLE CITY OF KIRKLAND AND KING COUNTY QUANTITY AND QUALITY DISCHARGE REQUIREMENTS.
 - CONTRACTOR SHALL PROVIDE ADEQUATE TREATMENT BMPS TO MEET COS REQUIREMENTS FOR DISCHARGE TO PUBLIC SEWER SYSTEM. CONTACT PACE ENGINEERS WITH APPROXIMATE GROUNDWATER INFLOW RATE. PACE ENGINEERS WILL PROVIDE SUGGESTED TREATMENT OPTIONS.
 - PROVIDE STREET SWEEPING REGULARLY DURING DEMOLITION AND EARTHWORK ACTIVITIES.
 - ALL SITE SPOILS SHALL BE TAKE TO AN APPROVED LOCATION.
 - PROTECT EXISTING ABOVE AND BELOW GROUND UTILITIES WITH IN AND ALONG THE ROW.
 - ALL ELEVATIONS WHICH ARE GIVEN INSIDE THE BUILDING FOOT PRINT ARE TO THE TOP OF SLAB / FINISHED FLOOR GRADE. REFER TO STRUCTURAL AND SHORING PLANS FOR SLAB THICKNESS, SUB-GRADE AND FOUNDATION DESIGN.
 - CONSTRUCTION DEWATERING WELLS. DEWATERING WELLS DISCHARGE SHALL BE ROUTED THROUGH CONSTRUCTION WATER SETTLING TANKS UNTIL THEY HAVE BEEN FULLY ESTABLISHED AND ARE FREE OF SEDIMENT.

CONSTRUCTION DEWATERING NOTES:

PER GEOTECHNICAL ENGINEERING REPORT PREPARED BY TERRACON

MONITORING WELLS SHALL BE INSTALLED AROUND THE PERIMETER OF THE SITE OUTSIDE OF THE SHORING SYSTEM. CONTRACTOR SHALL COORDINATE WITH SOILS ENGINEER FOR NUMBER AND PLACEMENT OF MONITORING WELLS. ESTIMATED NUMBER OF MONITORING WELLS TO BE USED IS 3 TO 4. GROUND WATER LEVEL SHALL NOT DROP GREATER THAN 5' FROM ORIGINAL ELEVATION OBSERVED DURING DEWATERING OF EXCAVATION.

RECHARGE WELLS MAY BE REQUIRED TO MAINTAIN GROUND WATER LEVELS EXTERIOR TO EXCAVATION PER THE DIRECTION OF THE SOILS ENGINEER.

CONSTRUCTION DEWATERING IS THE RESPONSIBILITY OF THE CONTRACTOR. PER THE PROJECT'S GEOTECHNICAL ENGINEERING REPORT IT IS RECOMMENDED THAT THE CONTRACTOR RETAIN A PROFESSIONAL ENGINEER OR LICENSED HYDROGEOLOGIST, KNOWLEDGEABLE IN LOCAL DEWATERING STANDARD OF PRACTICE, TO DESIGN THE CONSTRUCTION DEWATERING SYSTEM. THE DEWATERING SYSTEM WILL NEED TO PROVIDE TEMPORARY DRAINAGE BEHIND THE WALLS AND BELOW FLOOR SLABS UNTIL THE BUILDING IS CONSTRUCTED TO THE POINT THAT IT CAN RESIST THE HYDROSTATIC PRESSURES. DECOMMISSIONING OF THE DEWATERING SYSTEM WILL NEED TO BE CONSIDERED SUCH AS BLOCK OUTS IN THE FLOOR SLAB AND MAT FOUNDATION, AND A METHOD TO GROUT UP THE DEWATERING WELLS TO ULTIMATELY PROVIDE A WATER TIGHT BUILDING.

DEWATERING WELL NOTES:

PROVIDED BY TERRACON

FOR PERMITTING; AN ESTIMATED MAXIMUM DEWATERING DISCHARGE RATE OF 20 GPM WILL BE USED PER DEWATERING WELL AND 5 GPM STEADY STATE. ASSUMING A MAXIMUM OF 6 WELLS, THE MAXIMUM DISCHARGE RATE DURING INITIAL DEWATERING WOULD BE 120 GPM, WITH AN ESTIMATED 30 GPM STEADY STATE.

DEWATERING WELL CONSTRUCTION: CONTRACTOR SHALL USE 2' DIAMETER DRILLED HOLE, WITH A 12-INCH DIAMETER SLOTTED PVC WELL SCREEN, WITH SAND PACK INSTALLED IN ANNULUS AROUND THE SCREEN. A BENTONITE SEAL IS REQUIRED ABOVE THE SAND PACK. WHEN THE WELLS ARE INITIALLY PUMPED (DEVELOPED), THEY WILL BE REQUIRED TO DISCHARGE TO A HOLDING TANK TO ALLOW SETTLEMENT OF SOIL PARTICLES PRIOR TO DISCHARGE IN ORDER TO MEET THE 25 NTU TURBIDITY REQUIREMENT. ONCE A DEWATERING WELL IS FULLY DEVELOPED, THE DISCHARGE SHOULD BE FREE OF SEDIMENT AND CAN THEN BE DIRECT DISCHARGED TO THE STORM WATER SYSTEM. SURFACE WATER WILL NEED TO BE ISOLATED FROM THE DEWATERING WELLS AND DISCHARGED TO HOLDING TANKS FOR SETTLEMENT AND POTENTIAL TREATMENT PRIOR TO DISCHARGE TO THE STORM WATER SYSTEM. ALTERNATIVELY, THE CONTRACTOR CAN APPLY FOR DIRECT DISCHARGE OF THE SITE STORM WATER TO THE SANITARY SEWER WATER AS THE CRITERIA IS FOR DISCHARGE IS MUCH LESS STRINGENT. FOR DISCHARGE TO THE SANITARY SEWER, THE CRITERIA IS "SETTLABLE" SOLIDS VERSUS SUSPENDED SOLIDS (TURBIDITY).

This SHORING Permit does not authorize any excavation for footings or foundations of the building itself. A SEPERATE BUILDING PERMIT MUST BE ISSUED PRIOR TO ANY FOOTING OR FOUNDATION WORK.

SCALE: 1" = 20'
DATE: 10/27/15
DESIGNED BY: JHW
CHECKED BY: JJW
JOB NUMBER: 14567
SHEET: C2.0

SHORING SUBMITTAL

CONTINENTAL PARK LANE
113 3RD STREET
KIRKLAND, WA 98033

TESC EXCAVATION PLAN

DATE: _____
REVISION: _____
SYM: _____

PACE
An Engineering Services Company
11255 Kirkland Way, Suite 300
Kirkland, WA 98033
p. 425.827.2014 f. 425.827.5043
Civil | Structural | Planning | Survey
paceengr.com

JOLYN J. WHEAT
STATE OF WASHINGTON
2660
PROFESSIONAL ENGINEER

CALL BEFORE
YOU DIG 811
UNDERGROUND SERVICE (USA)

SHEET 3 OF 3

FILE NAME: P:\14\14567 CONTINENTAL PARK LANE\CAD\ENGINEERING\ SHEETS\14567_TESC-EXCA.DWG
SAVE TIME: 1/15/2016 5:20:37 PM
PLOT TIME: 1/15/2016 5:20:41 PM
XREF FILES: PACE14567

PARK LANE MIXED USE

113 3RD STREET
KIRKLAND, WASHINGTON

THIS APPROVED PLAN SET
MUST REMAIN ON SITE.

SECANT PILE SHORING DESIGN DRAWINGS

SHEET INDEX

SHEET	TITLE
SH1.0	GENERAL INFORMATION
SH2.0	SITE PLAN
SH2.1	SHORING PLAN
SH3.0	NORTH, WEST, AND EAST WALL ELEVATIONS
SH3.1	SOUTH AND SOUTHEAST RAMP WALL ELEVATIONS
SH4.0	CROSS SECTIONS
SH5.0	DETAILS
SH6.0	SPECIFICATIONS (1 OF 2)
SH6.1	SPECIFICATIONS (2 OF 2)

GENERAL NOTES

GENERAL

THE CONTRACTOR AND SUBCONTRACTORS ARE RESPONSIBLE FOR THE CONSTRUCTION PROCESS AND THE SAFETY OF THE WORKERS. THIS INCLUDES BUT IS NOT LIMITED TO, THE CONSTRUCTION SEQUENCE, TEMPORARY HANDRAILS, EXCAVATION ACCESS, AND BARRIERS. IT ALSO INCLUDES LIFTING OF MATERIALS AND CONSTRUCTION EQUIPMENT INTO AND OUT OF THE EXCAVATION, TEMPORARY BRACING OF SINGLE-SIDED FORMWORK, TEMPORARY SHORING OF EXCAVATIONS, AND STABILITY OF ALL TEMPORARY CUT SLOPES.

THE CONTRACTOR SHALL PROVIDE PROTECTION OF PEDESTRIANS AND VEHICULAR TRAFFIC WHEN CONSTRUCTION ACTIVITIES REQUIRE SUCH.

PRIOR TO THE START OF EXCAVATION THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE ARRANGEMENT OF A PRE-CONSTRUCTION MEETING ONE BETWEEN OWNER'S REPRESENTATIVES, SHORING CONTRACTOR, EXCAVATION CONTRACTOR, SHORING DESIGNER, AND GEOTECHNICAL ENGINEER OF RECORD.

BUILDING CODES, DESIGN MANUALS, AND SPECIFICATIONS

2012 INTERNATIONAL BUILDING CODE (IBC)
FHWA MANUAL FOR ANCHORED WALLS
1996 PTI MANUAL FOR ANCHORS

DESIGN LIVE LOADS

TRAFFIC SURCHARGE = 250 PSF VERTICAL (100 PSF HORIZONTAL), CONSTRUCTION SURCHARGES = 500 PSF (200 PSF HORIZONTAL), CONSTRUCTION SURCHARGE LOADS APPLY TO THE NORTH AND WEST SHORING WALLS.

SUBSURFACE DESIGN

ALL SUBSURFACE SOIL AND WATER PARAMETERS USED IN THE DESIGN WERE BASED ON THE SUBSURFACE CHARACTERIZATION PRESENTED IN THE REPORT TITLED, "UPDATED GEOTECHNICAL ENGINEERING REPORT, PROPOSED MIXED USE APARTMENT BUILDING 113 3RD STREET KIRKLAND WASHINGTON", PREPARED BY TERRACON CONSULTANTS, INC., DATED DECEMBER 1, 2015.

SECANT PILE SHORING

THE SECANT PILE SHORING SYSTEM CONSISTS OF ALTERNATING STRUCTURAL AND LEAN MIX PILES AND IS DESIGNED TO ACT AS A GROUNDWATER BARRIER TO ALLOW DEWATERING OF THE INSIDE OF THE EXCAVATION WITH NOMINAL LOWERING OF THE SURROUNDING GROUNDWATER TABLE. THE NORTH, SOUTH, AND EAST STRUCTURAL SECANT PILE WILL BE INCORPORATED INTO THE PERMANENT FOUNDATION OF THE BUILDING. THE STRUCTURAL CONNECTION BETWEEN THE SECANT PILE AND THE NEW BUILDING WILL BE SHOWN ON THE STRUCTURAL DRAWINGS FOR THE NEW BUILDING.

EXISTING UNDERGROUND OBSTRUCTIONS AND UTILITIES

THE CONTRACTOR MUST FIELD VERIFY ALL EXISTING DIMENSIONS AND SITE CONDITIONS. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING ACTUAL LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THE PLANS AND THOSE UTILITIES OR UNDERGROUND OBSTRUCTIONS NOT SHOWN ON THE PLANS. THE CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF ALL ABANDONED UTILITIES, OR OTHER UNDERGROUND OBSTRUCTIONS THAT INTERFERE WITH THE NEW CONSTRUCTION. LOCATION AND/OR ABANDONMENT MUST BE COMPLETED PRIOR TO VERTICAL ELEMENT INSTALLATION AND EXCAVATION.

SEWER INSPECTION

TO AID IN LOCATING SIDE SEWERS AND TO INSURE THAT THE MAIN SEWER IS UNDAMAGED THE EXISTING SEWERS SHOULD BE VIDEO INSPECTED BEFORE AND AFTER CONSTRUCTION. THE CONTRACTOR SHALL VISUALLY INSPECT MANHOLES DOWNSTREAM DAILY DURING INSTALLATION OF SECANT PILES, AND GROUND ANCHORS. ALL SIDE SEWERS LEADING TO THE SITE SHALL BE EITHER TEMPORARILY PLUGGED OR ABANDONED.

JOB SITE SAFETY

INSOFAR AS JOB SITE SAFETY IS CONCERNED, TERRACON IS RESPONSIBLE FOR THE HEALTH AND SAFETY OF ITS EMPLOYEES AND SUBCONTRACTORS. NOTHING HEREIN SHALL BE CONSTRUED TO RELIEVE CLIENT OR ANY OTHER CONSULTANTS OR CONTRACTORS FROM THEIR RESPONSIBILITIES FOR MAINTAINING A SAFE JOB SITE. TERRACON SHALL NOT ADVISE ON, ISSUE DIRECTIONS REGARDING, OR ASSUME CONTROL OVER SAFETY CONDITIONS AND PROGRAMS FOR OTHERS AT THE JOB SITE. NEITHER THE PROFESSIONAL ACTIVITIES OF TERRACON, NOR THE PRESENCE OF TERRACON OR ITS EMPLOYEES AND SUBCONTRACTORS, SHALL BE CONSTRUED TO IMPLY THAT TERRACON CONTROLS THE OPERATIONS OF OTHERS OR HAS ANY RESPONSIBILITY FOR JOB SITE SAFETY.

STRUCTURAL STEEL

STRUCTURAL STEEL SHALL CONFORM TO THE FOLLOWING STANDARDS UNLESS OTHERWISE SHOWN ON THE DRAWINGS OR APPROVED OTHERWISE BY THE ENGINEER.

WIDE FLANGE (W) SHAPES: ASTM A992
PLATES: ASTM A572 GRADE 50

MINIMUM WELD SIZE 1/4" CONTINUOUS FILLET. MINIMUM WELD LENGTH 4 INCHES. ALL WELDING TO BE PERFORMED BY WELDERS CERTIFIED PER AWS STANDARD SPECIFICATIONS. USE E70XX ELECTRODES

SPECIAL INSPECTION AND TESTING

IN ACCORDANCE WITH THE 2012 IBC, SECTIONS 1701, 1702, 1703, 1704, 1709, 1710, 1714, AND 1715. SPECIAL INSPECTION SHALL BE PROVIDED FOR THE FOLLOWING TYPES OF CONSTRUCTION:

- SOLDIER PILE INSTALLATION
- TIE BACK ANCHOR INSTALLATION, TESTING, AND LOCK OFF
- FILLET WELDS LARGER THAN 5/16

GENERAL NOTES (CONT.)

TIEBACKS

ALL TIEBACKS SHALL BE DESTRESSED ONCE THE PERMANENT BUILDING IS CONSTRUCTED SUCH THAT IT CAN SUPPORT THE LATERAL EARTH PRESSURES. THE STRUCTURAL ENGINEER FOR THE BUILDING SHALL DETERMINE WHEN THE TIEBACKS CAN BE DESTRESSED.

IF 270 KSI, 0.6 INCH DIAMETER 7 WIRE STRANDS ARE USED FOR THE TIEBACK TENDONS, WE RECOMMEND A TWO STRAND MINIMUM FOR TIEBACK LOADS UP TO 50 KIPS AND THREE STRANDS OR MORE FOR TIEBACK LOADS HIGHER THAN 50 KIPS, BUT LESS THAN 115 KIPS.

TIEBACK DESIGN PARAMETERS

A MINIMUM SIX INCH TIEBACK DIAMETER DRILL HOLE IS REQUIRED. SEE THE GEOTECHNICAL ENGINEERING REPORT FOR RECOMMENDED TIEBACK ADHESIONS. AN ALLOWABLE TIEBACK/SOIL BOND OF 1.5 KIPS/FT WAS USED IN THE DESIGN WHICH WILL REQUIRE SECONDARY PRESSURE GROUTING TO ACHIEVE THE DESIGN VALUE.

EXCAVATION DEPTH BELOW TIEBACK POCKETS

THE MAXIMUM EXCAVATION DEPTH BELOW TIEBACK POCKETS OR INSTALLED TIEBACKS THAT ARE NOT TESTED AND LOCKED OFF SHALL BE 2 FEET.

SHORING IN THE RIGHT OF WAY (ROW):

ALL SHORING ELEMENTS IN THE ROW SHALL BE REMOVED TO A DEPTH OF AT LEAST 4 FEET BELOW FINISHED GRADE IN THE ROW ONCE THEY ARE NO LONGER NEEDED FOR CONSTRUCTION

SECANT PILE CONSTRUCTION SEQUENCE:

OVERLAPPING SECANT PILES SHALL BE SEQUENCED SUCH THAT THE CONCRETE IN THE OVER-DRILLED PILES HAS SUFFICIENT STRENGTH TO PROVIDE A WATERTIGHT INTERLOCK. A MINIMUM 3 DAYS OF CONCRETE CURE TIME IS RECOMMENDED PRIOR TO OVER-DRILLING; HOWEVER, THE CURE TIME MAY DEPEND ON THE MIX DESIGN AND THE CONTRACTORS MEANS AND METHODS.

LEAN CONCRETE

LEAN CONCRETE SHALL ACHIEVE AN UNCONFINED COMPRESSIVE STRENGTH OF 500 PSI AT 28 DAYS.

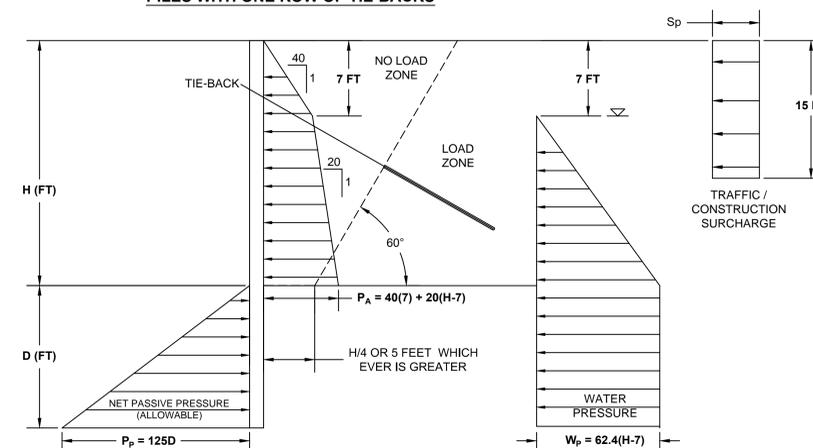
SPECIAL INSPECTION AND TESTING

IN ACCORDANCE WITH THE 2012 IBC, SECTIONS 1701, 1702, 1703, 1704, 1709, 1710, 1714, AND 1715. SPECIAL INSPECTION SHALL BE PROVIDED FOR THE FOLLOWING TYPES OF CONSTRUCTION:

- SECANT PILE INSTALLATION
- LEAN CONCRETE UNCONFINED COMPRESSIVE STRENGTH
- STRUCTURAL CONCRETE UNCONFINED COMPRESSIVE STRENGTH
- TIEBACK INSTALLATION AND POST TENSIONING
- TIEBACK GROUT UNCONFINED COMPRESSIVE STRENGTH

Structural Special Inspections are required.

LATERAL EARTH PRESSURE DIAGRAM FOR CANTILEVER SECANT PILE AND SECANT PILES WITH ONE ROW OF TIE-BACKS



NOTES

ALL PRESSURES ARE IN POUNDS PER SQUARE FOOT
 H = EXPOSED WALL HEIGHT
 D = EMBEDMENT DEPTH
 Pp = PASSIVE PRESSURE
 Pa = ACTIVE PRESSURE
 Wp = WATER PRESSURE
 Sp = SURCHARGE PRESSURE

ACTIVE EARTH PRESSURE = 40 PSF ABOVE THE WATER TABLE AND 20 PSF BELOW
 WATER PRESSURE = 62.4 PSF ACTING AT 7 FEET BELOW THE GROUND SURFACE
 TRAFFIC SURCHARGE PRESSURE = 100 PSF
 CONSTRUCTION SURCHARGE PRESSURE = 200 PSF
 PASSIVE PRESSURE = 125 PSF NET ALLOWABLE AND ACTS OVER TWO PILE DIAMETERS
 WATER PRESSURE ACTS OVER THE FULL FACE OF THE SECANT PILE

GRAPHIC LEGEND

DETAIL MARK

NUMBER — 2
SHEET — SH5.0

SECTION MARK

NUMBER — 1
SHEET — SH4.0

VIEW MARK

NUMBER — 1
SHEET — SH4.0

TITLE

NOT TO SCALE

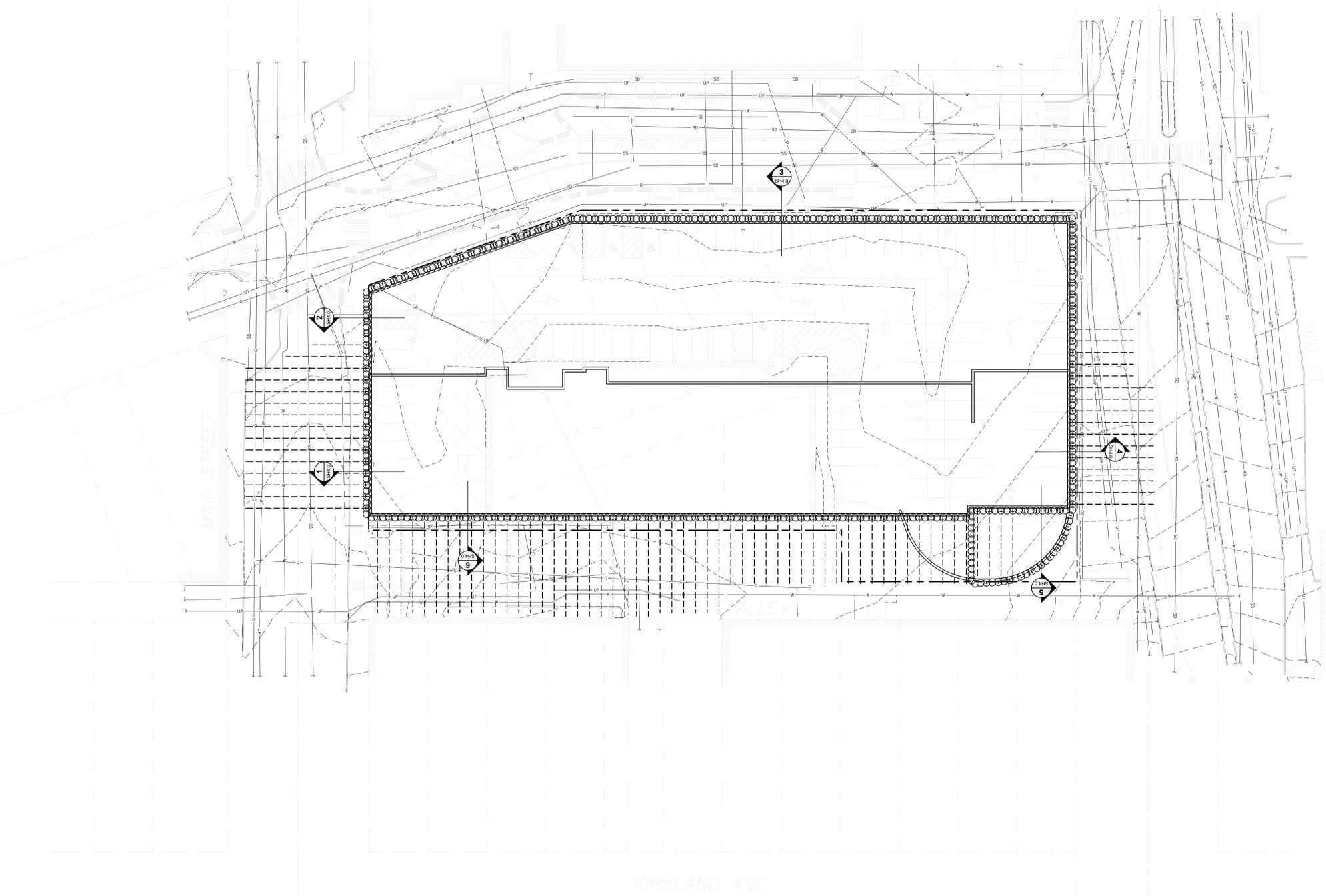
REV#	DATE	BY	DESCRIPTION
0			DESIGNED BY RDL
1			REVISIONS
1			APPROVED BY RDL
1			DATE: AS SHOWN
1			SCALE: AS SHOWN
1			DATE: JANUARY 2016
1			JOB NO: 81145072A
1			SHEET NO: 1 OF 9

GENERAL INFORMATION
 PARK LANE MIXED USE
 113 3RD STREET
 WASHINGTON
 KIRKLAND

Terracon
 Consulting Engineers and Scientists
 21905 64TH AVENUE W, SUITE 100
 MOUNT LAKE TERRACE, WA 98043
 PH: (425) 771-3304
 FAX: (425) 771-3849



DESIGNED BY:	RDL
DRAWN BY:	RMS
APP'D BY:	RDL
SCALE:	AS SHOWN
DATE:	JANUARY 2016
JOB NO:	81145072A
SHEET NO.:	1 OF 9



NOTICE
HOURS OF WORK: 7AM TO 8PM MON-FRI
9AM TO 6PM SAT. NO WORK SUNDAYS &
HOLIDAYS (PER kzc SEC. 115.25)
Exceptions must be approved in
writing by Planning Official

All mechanical units shall comply with the
maximum environmental noise levels
established pursuant to the Noise Control
Act of 1974, Revised Code of Washington
(RCW) 70.107. See Chapter 173-60
Washington Administrative Code (WAC)

PCD APPROVED SITE PLAN
Any proposed changes to the approved site
plan, such as but not limited to added hard
surfaces, HVAC units, tree removals and
accessory structures, must be submitted to
the Building Department as a revision to the
building permit for review and approval by all
departments prior to implementation.

REV.	DATE	BY	DESCRIPTION
0		RDL	PRELIMINARY
1	06/08/16	RDL	RESPONSE TO CITY OF KIRKLAND COMMENTS

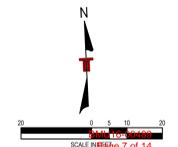
SITE PLAN
PARK LANE MIXED USE
113 3RD STREET
KIRKLAND WASHINGTON

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Consulting Engineers and Scientists
21906 64TH AVENUE W, SUITE 100
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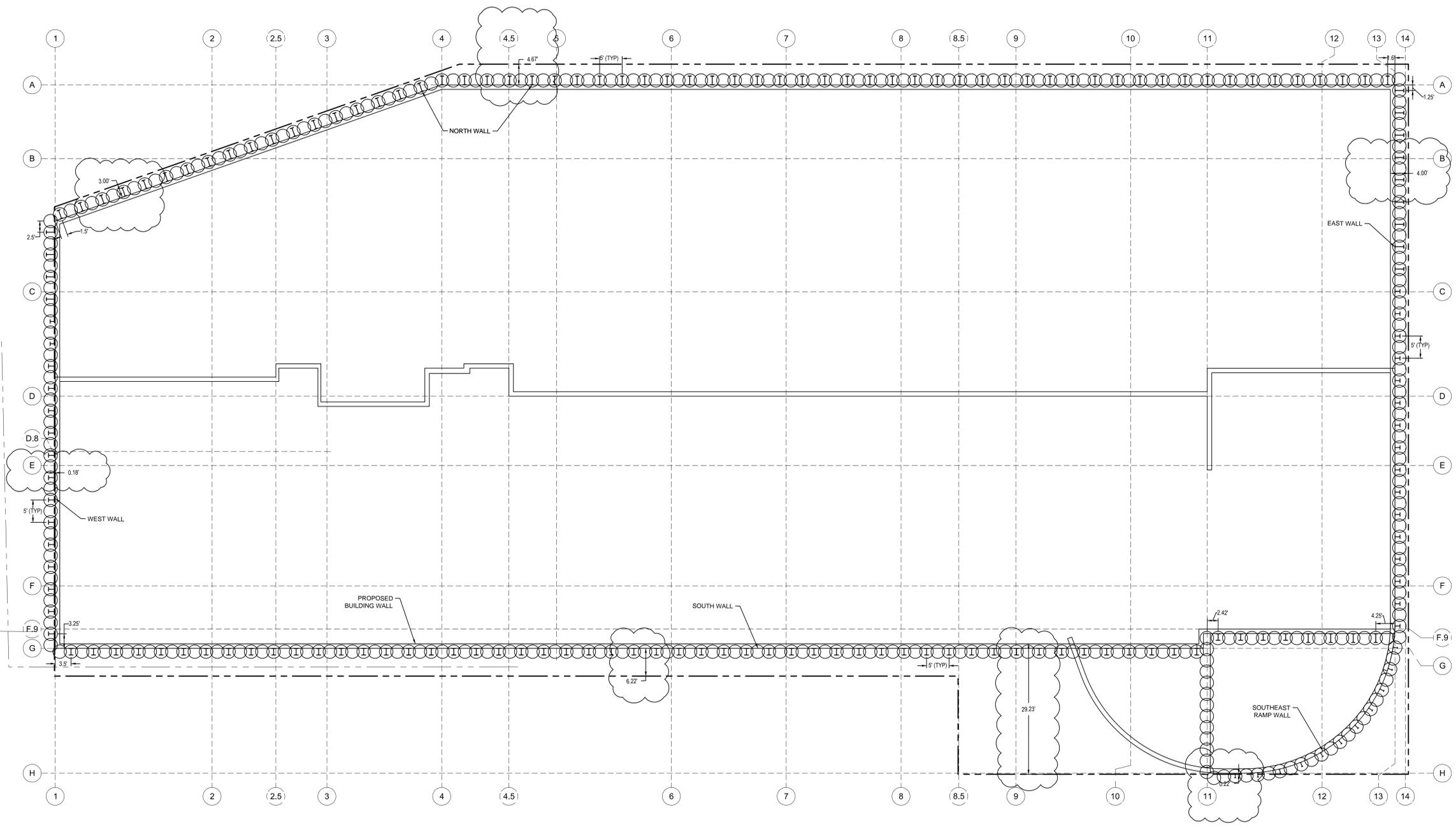
SHORING LEGEND

---	EXTENT OF TIEBACKS
---	PROPERTY LINE
⊙	STRUCTURAL PILES
○	INFILL PILES

- NOTES**
- UTILITIES ON BASE MAP ARE SHADED BACK FOR ILLUSTRATION PURPOSES.
 - WHERE SHORING ELEMENTS ARE WITHIN 5 FEET OF EXISTING ELECTRICAL, WATER, SEWER, GAS, COMMUNICATION, OR FIBEROPTIC LINES THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AS BUILTS. IF AS BUILTS ARE NOT AVAILABLE POTHOLING IS REQUIRED.

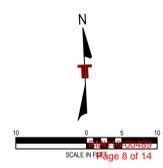


SH2.0	
DESIGNED BY:	RDL
DRAWN BY:	RVIS
APPRD. BY:	RDL
SCALE:	AS SHOWN
DATE:	JANUARY 2016
JOB NO:	81145072A
SHEET NO.:	2 OF 9



SHORING LEGEND

---	PROPERTY LINE
⊙	STRUCTURAL PILES
○	INFILL PILES



REV.	DATE	BY	DESCRIPTION
0			PRELIMINARY
1			RESPONSIBLE TO CITY OF KIRKLAND COMMENTS

SHORING PLAN
PARK LANE MIXED USE
113 3RD STREET

WASHINGTON
KIRKLAND

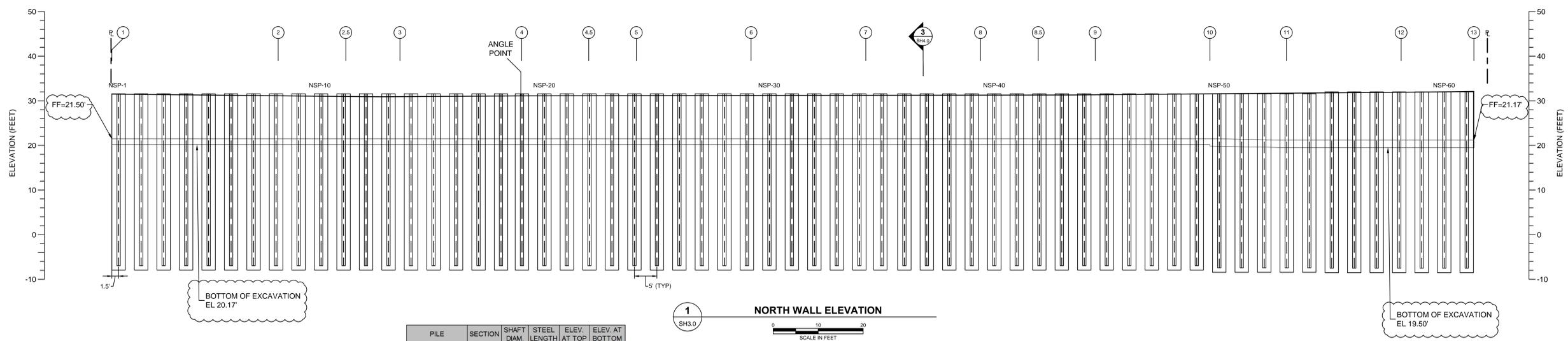
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Consulting Engineers and Scientists

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MOUNT LAKE TERRACE, WA 98043
PH: (425) 771-3304 FAX: (425) 771-3849



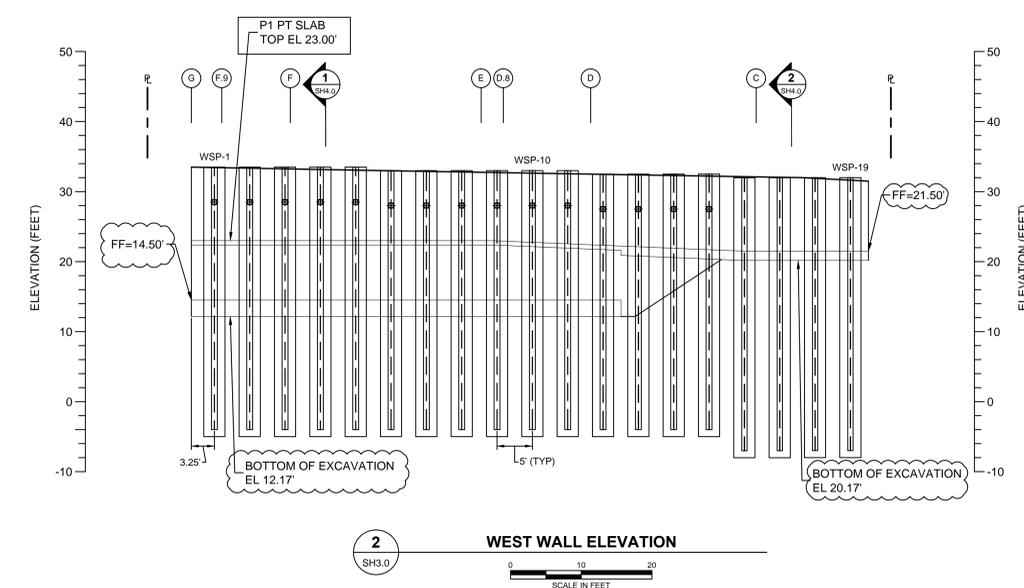
SH2.1

DESIGNED BY:	RDL
DRAWN BY:	RVIS
APPVD BY:	RDL
SCALE:	AS SHOWN
DATE:	JANUARY 2016
JOB NO:	81145072A
SHEET NO.:	3 OF 9

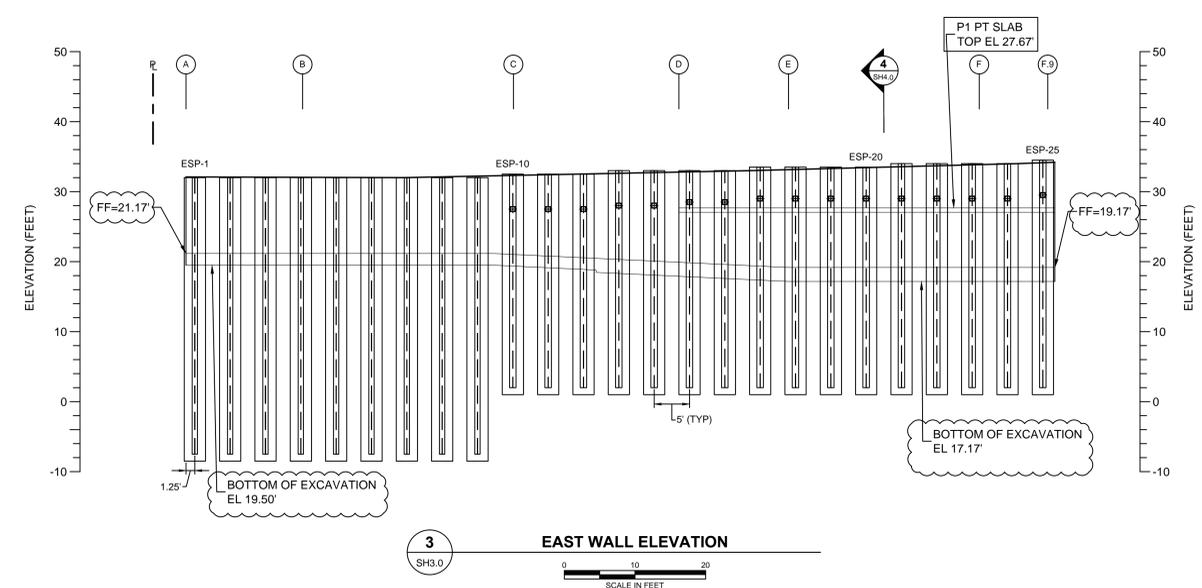


PILE	SECTION	SHAFT DIAM.		STEEL LENGTH		ELEV. AT TOP		ELEV. AT BOTTOM	
		IN	FT	FT	FT	FT	FT	FT	FT
NSP-1 TO NSP-49	W24x94	36	39	32	-7				
NSP-50 TO NSP-54	W24x94	36	39.5	32	-7.5				
NSP-55 TO NSP-61	W24x94	36	40	32.5	-7.5				

PT slab is not to be poured under this building permit for shoring, but shall be poured under the Building Permit for the building itself.



PILE	SECTION	SHAFT DIAM.		STEEL LENGTH		ELEV. AT TOP		ELEV. AT BOTTOM		TIEBACK 1		
		IN	FT	FT	FT	FT	FT	DIST. BELOW TOP	UN-BOND LENGTH	BOND LENGTH	LOAD	TIEBACK INCLINATION
WSP-1 TO WSP-5	W18x76	36	37.5	33.5	-4	5	14	60	93	45		
WSP-6 TO WSP-11	W18x76	36	37	33	-4	5	14	60	93	45		
WSP-12 TO WSP-13	W18x76	36	36.5	32.5	-4	5	14	60	93	45		
WSP-14	W14x61	36	36.5	32.5	-4	5	11	39	62	45		
WSP-15	W14x61	36	36.5	32.5	-4	5	8	26	40	45		
WSP-16 TO WSP-19	W24x94	36	39	32	-7	--	--	--	--	--		



PILE	SECTION	SHAFT DIAM.		STEEL LENGTH		ELEV. AT TOP		ELEV. AT BOTTOM		TIEBACK 1		
		IN	FT	FT	FT	FT	FT	DIST. BELOW TOP	UN-BOND LENGTH	BOND LENGTH	LOAD	TIEBACK INCLINATION
ESP-1 TO ESP-9	W24x94	36	40.5	32	-8.5	--	--	--	--	--		
ESP-10 TO ESP-12	W14x61	36	30.5	32.5	2	5	12	26	40	45		
ESP-13 TO ESP-14	W14x61	36	31	33	2	5	12	26	40	45		
ESP-15 TO ESP-16	W14x61	36	31	33	2	4.5	11	39	62	45		
ESP-17 TO ESP-20	W14x61	36	31.5	33.5	2	4.5	11	39	62	45		
ESP-20 TO ESP-24	W14x61	36	32	34	2	5	11	39	62	45		
ESP-25	W14x61	36	32.5	34.5	2	5	11	39	62	45		

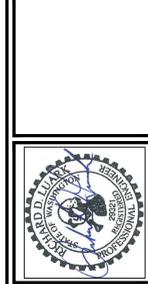
LEGEND

- ◆ - TIEBACK
- (100) - TIEBACK ELEVATION

REV.	DATE	BY	DESCRIPTION
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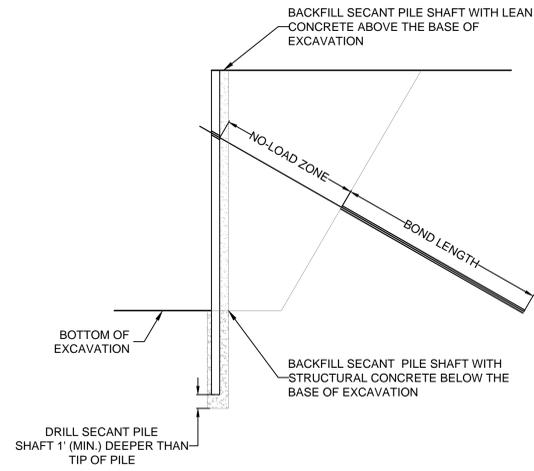
NORTH, WEST, AND EAST WALL ELEVATION VIEWS
PARK LANE MIXED USE
113 3RD STREET
KIRKLAND
WASHINGTON

Terracon
Consulting Engineers and Scientists
21906 64TH AVENUE W, SUITE 100
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FAX: (425) 771-3849
MOUNT LAKE TERRACE, WA 98043

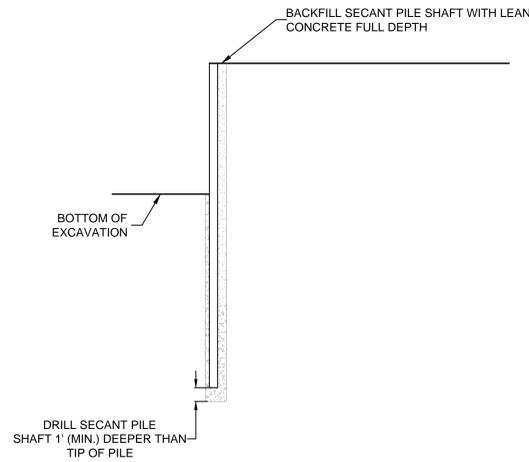


SH3.0

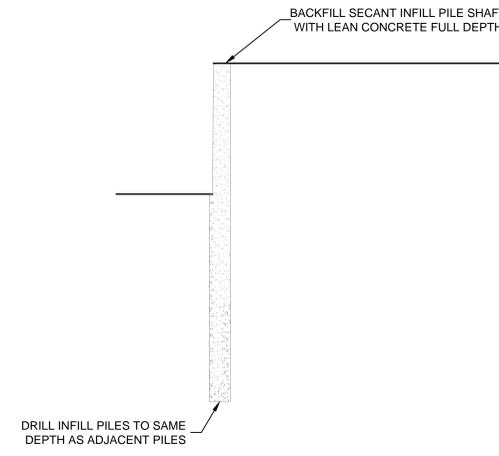
DESIGNED BY:	RDL
DRAWN BY:	RVIS
APP'D BY:	RDL
SCALE:	AS SHOWN
DATE:	JANUARY 2016
JOB NO:	8T145072A
SHEET NO.:	4 OF 9



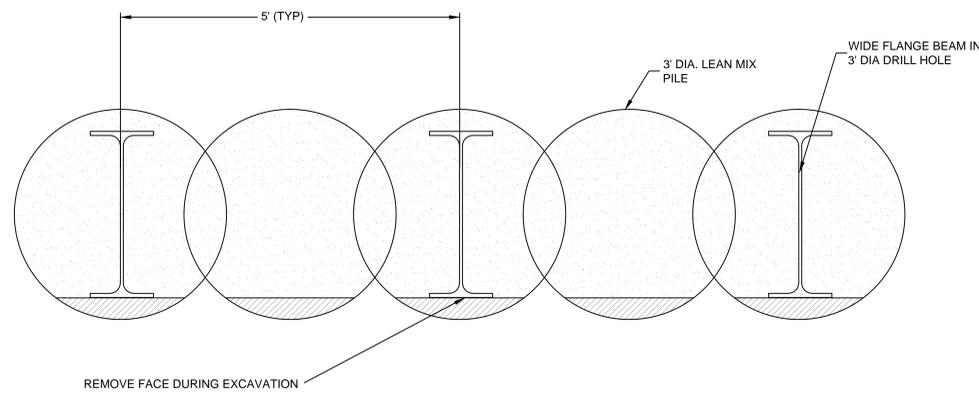
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SH5.0
TYPICAL STRUCTURAL PILE WITH TIEBACK CROSS-SECTION
NOT TO SCALE



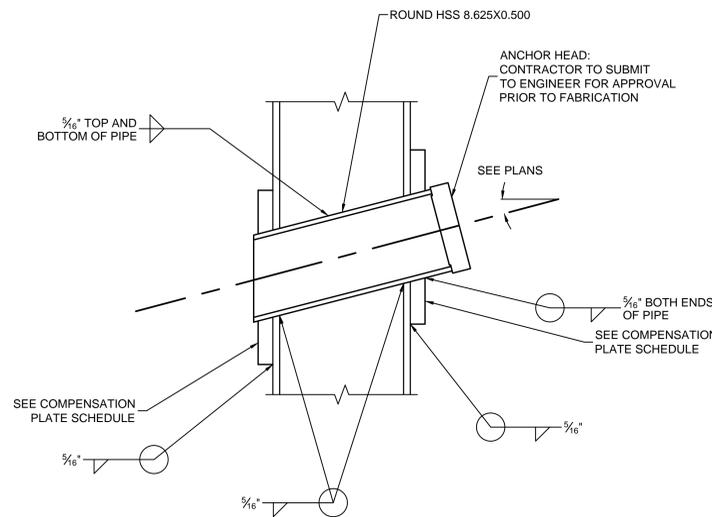
2
SH5.0
TYPICAL CANTILEVER PILE CROSS-SECTION
NOT TO SCALE



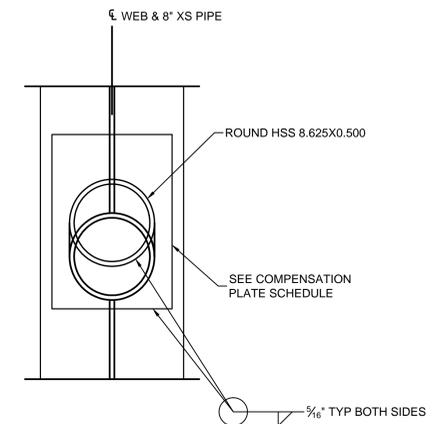
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SH5.0
TYPICAL INFILL PILE CROSS-SECTION
NOT TO SCALE



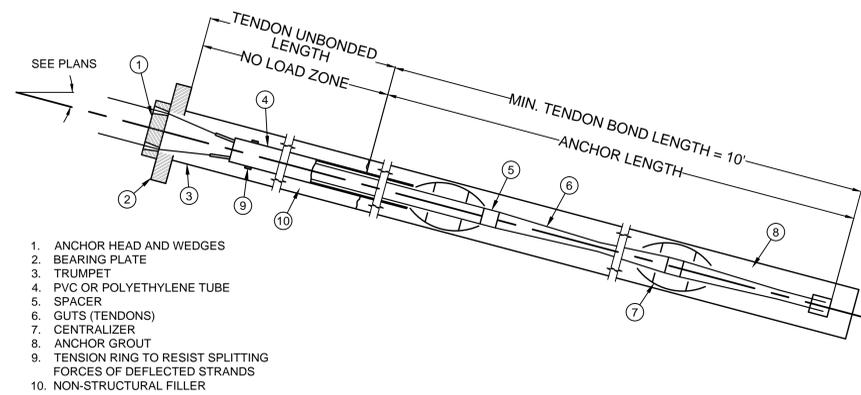
4
SH5.0
CYLINDER PILE PLAN VIEW
NOT TO SCALE



5
SH5.0
SIDE VIEW - SOLDIER PILE CENTER POCKET DETAIL
NOT TO SCALE



6
SH5.0
FRONT VIEW - SOLDIER PILE POCKET DETAIL
NOT TO SCALE



1. ANCHOR HEAD AND WEDGES
2. BEARING PLATE
3. TRUMPET
4. PVC OR POLYETHYLENE TUBE
5. SPACER
6. GUTS (TENDONS)
7. CENTRALIZER
8. ANCHOR GROUT
9. TENSION RING TO RESIST SPLITTING FORCES OF DEFLECTED STRANDS
10. NON-STRUCTURAL FILLER

7
SH5.0
STRAND TENDON GROUND ANCHOR
NOT TO SCALE

COMPENSATION PLATE SCHEDULE	
PILE SECTION	PLATE DIMENSIONS (IN)
W14X61	1 x 12 x 18
W18X76	1 x 12 x 18
W18X97	1.5 x 12 x 30

REV.	DATE	BY	DESCRIPTION
0		RD	PRELIMINARY
1		RD	RESPONSE TO CITY OF KIRKLAND COMMENTS

DETAILS (1 OF 2)
PARK LANE MIXED USE
113 3RD STREET
WASHINGTON
KIRKLAND

Terracon
Consulting Engineers and Scientists
21906 64TH AVENUE W. SUITE 100
MOUNT LAKE TERRACE, WA 98043
PH: (425) 771-3304
FAX: (425) 771-3549



SH5.0
DESIGNED BY: RD
DRAWN BY: RVIS
APPVD BY: RD
SCALE: AS SHOWN
DATE: JANUARY 2016
JOB NO: 81145072A
SHEET NO: 7 OF 9

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LOAD IS OBTAINED.

1.7.8 GROUND ANCHOR DESTRESSING
A. ONCE THE BELOW GRADE PORTION OF THE BUILDING HAS BEEN CONSTRUCTED SUCH THAT IT HAS THE STRUCTURAL CAPACITY TO SUPPORT THE EARTH PRESSURES, THE TIEBACKS CAN BE DESTRESSED. VERIFY WITH THE STRUCTURAL ENGINEER OF RECORD FOR THE BUILDING PRIOR TO DESTRESSING THE TIEBACKS. ALL TIEBACKS MUST BE DESTRESSED PRIOR TO OCCUPANCY OF THE BUILDING

SECTION 02370 - SHORING WALL MONITORING

PART 1 - GENERAL

1.01 DESCRIPTION

A. CONSTRUCTION MONITORING OF THE SECANT PILE AND TIEBACK WALL SHALL CONSIST OF CONTROLLED SURVEYING AS DESCRIBED IN THIS SECTION. EXECUTION OF THE SURVEYING SHALL BE PERFORMED TO DETERMINE: (A) ELEVATION AND PLAN LOCATION OF MONITORING POINTS; AND (B) VERTICAL AND HORIZONTAL MOVEMENT OF THE MONITORING POINTS.

B. MONITORING POINTS SHALL CONSIST OF BOLTS OR RODS EMBEDDED INTO THE OBJECT OF INTEREST, OR CROSS-HAIRS SCRIBED ONTO A PLATE THAT IS ATTACHED TO THE FACE OF THE OBJECT OF INTEREST. SURVEY ACCURACY SHALL BE TO +/- 0.01 FT.

C. MONITORING POINTS SHALL BE ESTABLISHED: (A) ON TOP OF EVERY FOURTH SOLDIER PILE; (B) ON ALL EXISTING STRUCTURES THAT ARE SENSITIVE TO MOVEMENT AND WITHIN 50 FEET OF THE EXCAVATION.

1.02 MONITORING AND REPORTING FREQUENCY

A. IN GENERAL SURVEYING AND REPORTING OF MOVEMENT OF MONITORING POINTS SHALL OCCUR ONCE WEEKLY BY A LICENSED SURVEYOR, UNLESS THE PROGRESS OF CONSTRUCTION DICTATES A LESS OR MORE FREQUENT SURVEY. THE MONITORING RESULTS SHALL BE PRESENTED IN TABULAR FORM FOR THE SHORING DESIGNER AND GEOTECHNICAL ENGINEER OF RECORD WITHIN 48 HOURS OF THE SURVEY.

B. IMMEDIATELY AND DIRECTLY NOTIFY THE GEOTECHNICAL AND STRUCTURAL ENGINEERS AND WALL DESIGNER IF 0.5 INCHES OF MOVEMENT OCCURS BETWEEN TWO CONSECUTIVE READINGS AND WHEN TOTAL MOVEMENTS REACH 0.5 INCH. AT THAT AMOUNT OF MOVEMENT, THE ENGINEERS AND DESIGNERS SHALL DETERMINE THE CAUSE OF DISPLACEMENT AND DEVELOP REMEDIAL MEASURES SUFFICIENT TO LIMIT TOTAL WALL MOVEMENTS TO 1 INCH. ALL EARTHWORK AND CONSTRUCTION ACTIVITIES MUST BE DIRECTED TOWARDS IMMEDIATE IMPLEMENTATION OF REMEDIAL MEASURES NECESSARY TO LIMIT TOTAL WALL MOVEMENTS TO WHAT HAS BEEN DEFINED AS ACCEPTABLE BY THE DESIGN TEAM (AS INDICATED ABOVE).

City of Kirkland
Reviewed by T Elder
06/08/2016

REV.	DATE	BY	DESCRIPTION
0			PRELIMINARY
1			RESPONSE TO CITY OF KIRKLAND COMMENTS

SPECIFICATIONS (2 OF 2)

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SCALE:	AS SHOWN
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