

PW#2019-094 PROJECT # PRK730308-09
FUNDING SOURCE: Seattle Park District Fund
ORDINANCE #: 125475, 126490, 126725, 126955

ADMINISTERING DEPARTMENT:
CITY OF SEATTLE DEPARTMENT OF PARKS AND RECREATION
PLANNING AND CAPITAL DEVELOPMENT BRANCH
300 ELLIOTT AVENUE WEST, SUITE 100, SEATTLE, WA 98119
PROJECT MANAGER: FRED GU 206-666-7795



ALSO, VERIFY ALL UNDERGROUND UTILITIES NOT LOCATED BY THE 811 SERVICE BY USING A COMMERCIAL LOCATION SERVICE AND CALL SPR INSPECTION REQUEST LINE (206) 684-7034.

LEGEND

2 FOOT CONTOUR LINE
0.5 FOOT CONTOUR LINE
COMBINATION SEWER LINE
WATERLINE
UNDERGROUND POWER
OVERHEAD POWER
WOOD FENCE
CHAINLINK FENCE
RAILING
GUARD RAIL
BUILDING LINE
BUILDING OVERHANG LINE
ROAD CENTERLINE
RIGHT OF WAY
IRRIGATION LINE
PROPERTY LINE
INTERIOR LOT LINES
TIE LINE/UNDERLYING LOT LINE
EASEMENT LINE

RECORD AND RECORD UTILITY LINES SCREENED FOR PLOTTING
CHECK CAD LAYER FOR EACH R- AND RU- LAYER

Saez Survey Control Point Table				
Point #	Northing	Easting	Elevation	Description
100	207898.74	1257892.81	275.74	PK
101	208147.37	1257888.02	276.19	BC
102	208477.10	1257848.36	284.51	PK
103	208239.51	1257755.63	278.05	RC
200	207871.04	1257853.64	275.72	MC
201	208520.72	1257875.81	283.42	MON
300	208193.39	1257883.02	276.18	SCRB
301	208459.28	1257856.23	283.48	SCRB
401	207850.79	1257852.98	274.90	MIC
403	207200.28	1257830.88	296.11	BC
407	207879.63	1257523.70	320.50	BC
408	208528.96	1257549.74	298.94	NAIL

NOTES

HORIZONTAL DATUM: NAD83-2011 EPOCH 2010.00 DERIVED FROM WSRN AND NGS CORS. UNITS ARE US SURVEY FOOT.

BASIS OF BEARING: WASHINGTON STATE PLANE COORDINATE SYSTEM, NORTH ZONE

VERTICAL DATUM: NAVD88, CITY OF SEATTLE BENCHMARKS

VERTICAL BENCHMARKS:

SNV-5254
CITY OF SEATTLE BRASS CAP, STAMPED "5254". 14' SOUTH OF INTERSECTION OF BACK OF CONCRETE WALK AND 4' WEST OF BACK ON CONCRETE WALK AT THE SOUTHEAST CORNER OF CALIFORNIA AVE SW AND SW EDMUNDS ST.
ELEVATION=313.262

VERTICAL SITE CONTROL POINTS:
#101 BRASS DISC ELEVATION = 276.19'

PARKS FIELD BOOK: #498 (SPR GPS CONTROL AND LEVELS ONLY)

SURVEY NOTES:
TOPOGRAPHICAL SURVEY WAS PERFORMED BY SAEZ CONSULTING ENGINEERS INC. USING CITY OF SEATTLE CONTROL WHICH HELD MID-POINT WSRN GPS POINTS #99-#98 05/09/2018 TSB. SCE MATCHING POINTS #403 AND #201 (100102) ALSO USING EXISTING STREET MONUMENTS, LOCATED WITH LEICA 1-SECOND TOTAL STATION TS15

CENTER, PROPERTY, AND ROW LINES WERE GENERATED BASED UPON CONTROL NOTED ABOVE AND GPS SHOTS ON MONUMENTS AT INTERSECTIONS ALONG 40TH AVE SW, AND SW ALASKAN ST., AS WELL AS FIGURES OF PLAT FROM TITLE REPORT (FILE NO.4209-1960931) PROVIDED BY FIRST AMERICAN TITLE.

SURVEY WAS CONDUCTED WITH A SUBDIVISION GUARANTEE NUMBER 5003353-1909058, DATED MAY 9, 2018.

REFERENCE DOCUMENTS:

VAULT PLAN NO.:

PARKS RECORDS:

SEWER CARDS:

FIELD SURVEY DATE:

PRJ. SURVEYOR: (SAEZ 2018)
J. NAYLOR, PLS (SPR 2026)

PRIMARY CREW: SAEZ CONSULTING ENGINEERS, INC

OFFICE TECH: MKF (SAEZ 2018)
C. SANTAMARIA, LSIT (SPR, 2026)

GEOREGISTRATION NOTES:
NE1/4 SEC23, T24N, R3E, W.M. - TILE 058

COMMENTS:
CITY ORTHOPHOTO FROM 2023 DATASET. OTHER YEARS AVAILABLE UPON REQUEST.

THIS SURVEY IS INTENDED FOR FUTURE DESIGN PURPOSES. THE BOUNDARY INFORMATION SHOWN HEREON IS BASED ON A FIELD SURVEY.

CONTOURS SHOWN HEREON ARE DERIVED FROM DIRECT FIELD OBSERVATIONS AND COMPILED TO 95% OR GREATER VERTICAL ACCURACY OF 0.05 FEET PER NATIONAL MAP ACCURACY STANDARDS AND GROUND ELEVATIONS SHOWN ARE CORRECT WITHIN HALF OF ONE CONTOUR INTERVAL.

UTILITIES SHOWN HEREON ARE COMPILED FROM THESE METHODS:
1. FIELD OBSERVATION OF MARKINGS PRODUCED BY UTILITY DETECTION WORK.

2. DIRECT OBSERVATIONS OF VISIBLE SURFACE STRUCTURES. DIRECT OBSERVATIONS OF UNDERGROUND, GRAVITY FLOW PIPES PERFORMED AT ACCESSIBLE CONTROLLING STRUCTURES.

3. SCALING OF AS-BUILTS, DESIGN DRAWINGS.

4. CITY OF SEATTLE GIS DATA.

UTILITY INVESTIGATIONS ARE SUBJECT TO THE LIMITATIONS OF ACCURACY OF CONVENTIONAL UNDERGROUND UTILITY DETECTION EQUIPMENT, THE EXISTENCE/ACCURACY OF RECORD UTILITY MAPS PRODUCED BY OTHERS, OR THE AWARENESS OR LOCAL KNOWLEDGE OF ANYTHING CONCEALED UNDERGROUND. THE COMPREHENSIVENESS OF SAID INVESTIGATIONS ARE THEREFORE LIMITED TO THE CAPACITY OF SAID TECHNOLOGIES AND/OR THE AVAILABILITY OF SUCH RECORDS OR KNOWLEDGE.

4731 40TH AVE SW, SEATTLE, WA 98116

TAX PARCEL NUMBER: 757920-0425 & 757920-0445

FAS PMA NUMBER: 4568

LEGAL DESCRIPTION (ABBREVIATED FROM KING COUNTY ASSESSOR):

SCENIC PARK ADD

LEGAL DESCRIPTION
(THE PROPERTY DESCRIBED AND SHOWN HERE ON IS THE SAME PROPERTY DESCRIBED IN THE FIRST AMERICAN TITLE COMPANY SUBDIVISION GUARANTEE NUMBER 5003353-1909058, DATED MAY 9, 2018)

THE LAND IN THE COUNTY OF KING, STATE OF WASHINGTON, DESCRIBED AS FOLLOWS:

LOTS 32 THROUGH 37, BLOCK 3, SCENIC PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 15 OF PLATS, PAGE 34, RECORDS OF KING COUNTY, WASHINGTON.

EXCEPTIONS
5. 6' SIDE SEWER EASEMENT RECORDED APRIL 20, 1925 UNDER RECORDING NUMBER 2005558; EASEMENT IS NOT PLOTTED.

6. 10' STORM DRAIN EASEMENT RECORDED JULY 31, 1981 UNDER RECORDING NUMBER 8107310883 AND RE-RECORDED NOVEMBER 17, 1981 UNDER AUDITOR FILING NUMBER 8111170439; EASEMENT IS PLOTTED HEREON.

8. SEWER EASEMENT AGREEMENT RECORDED AUGUST 5, 2014 UNDER RECORDING NUMBER 20140805001571; EASEMENT IS PLOTTED HEREON.

SURVEY MONUMENTATION:
WHEN PROPOSED CONSTRUCTION, CHANGES TO PROPOSED CONSTRUCTION, OR OTHER ACTIVITY REQUIRES REMOVAL OR DESTRUCTION OF A SURVEY MONUMENT, AT LEAST 2 WORKING DAYS PRIOR TO THIS WORK, THE CONTRACTOR MUST PROVIDE THE ENGINEER WITH A COPY THE DEPARTMENT OF NATURAL RESOURCES (DNR) PERMIT AUTHORIZING THE REMOVAL OR DESTRUCTION OF THE SURVEY MONUMENT PER WAC 332-120. REMOVAL OR DESTRUCTION IS DEFINED TO MEAN THE PHYSICAL DISTURBANCE OR COVERING OF A SURVEY MONUMENT SUCH THAT THE SURVEY POINT IS NO LONGER VISIBLE OR READILY ACCESSIBLE. BEFORE PHYSICAL COMPLETION, THE CONTRACTOR MUST PROVIDE THE ENGINEER A COPY OF THE DNR FINAL REPORT FORM WITH EVIDENCE THAT EACH SURVEY MONUMENT HAS BEEN REPLACED OR RESTORED TO ITS PRE-CONSTRUCTION POSITION. FOR PERMITTING INFORMATION SEE [HTTP://WWW.DNR.WA.GOV/PUBLICATIONS/ENG_PLSO_REMOVE_DESTROY_MONUMENT.ZIP](http://www.dnr.wa.gov/publications/ENG_PLSO_REMOVE_DESTROY_MONUMENT.ZIP) OR CALL DNR AT (360) 902-1230. AT THE TIME THE PERMITS ARE PROVIDED TO THE ENGINEER, THE CONTRACTOR MUST FORWARD A COPY OF THIS INITIAL DNR PERMIT WITH AUTHORIZING SIGNATURES AND FINAL REPORT FORM TO:
CHIEF SURVEYOR, SEATTLE PARKS AND RECREATION, ELLIOTT BAY OFFICE PARK, 300 ELLIOTT AVENUE W, SUITE 100, MS#26, SEATTLE, WA 98119.

>>>>CAUTION - CALL 811<<<<
UTILITY NOTIFICATION CENTER
BEFORE YOU DIG!

WWW.CALL811.COM

Also, verify all underground utilities not located by the 811 service by using a commercial location service and call SPR Inspection Request Line (206) 684-7034.

ALL DRAWINGS AND MATERIAL APPEARING HEREIN ARE THE ORIGINAL AND UNPUBLISHED WORK OF THE LAND SURVEYOR AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF SEATTLE PARKS AND RECREATION'S CHIEF LAND SURVEYOR.

3		
2		
1		
NO.	REVISION — AS BUILT	DATE

REVIEWED:  06/16/2026
PARK ENGINEER DATE

All work done in accordance with the City of Seattle Standard Plans and Specifications in effect on the date shown above, and supplemented by Special Provisions.

SEATTLE PARKS AND RECREATION
Land Survey + Mapping
300 ELLIOTT AVE. W., SUITE 100, MS#26
SEATTLE, WA 98119-4112
(206)684-4954



Seattle Parks & Recreation

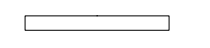
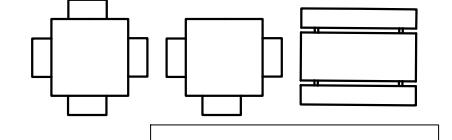
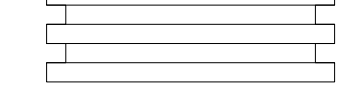
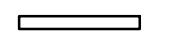
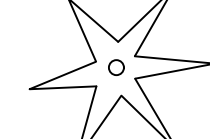
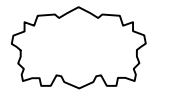
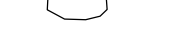
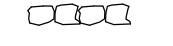
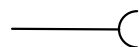
WEST SEATTLE JUNCTION

LANDBANK PARK

TOPOGRAPHIC SURVEY

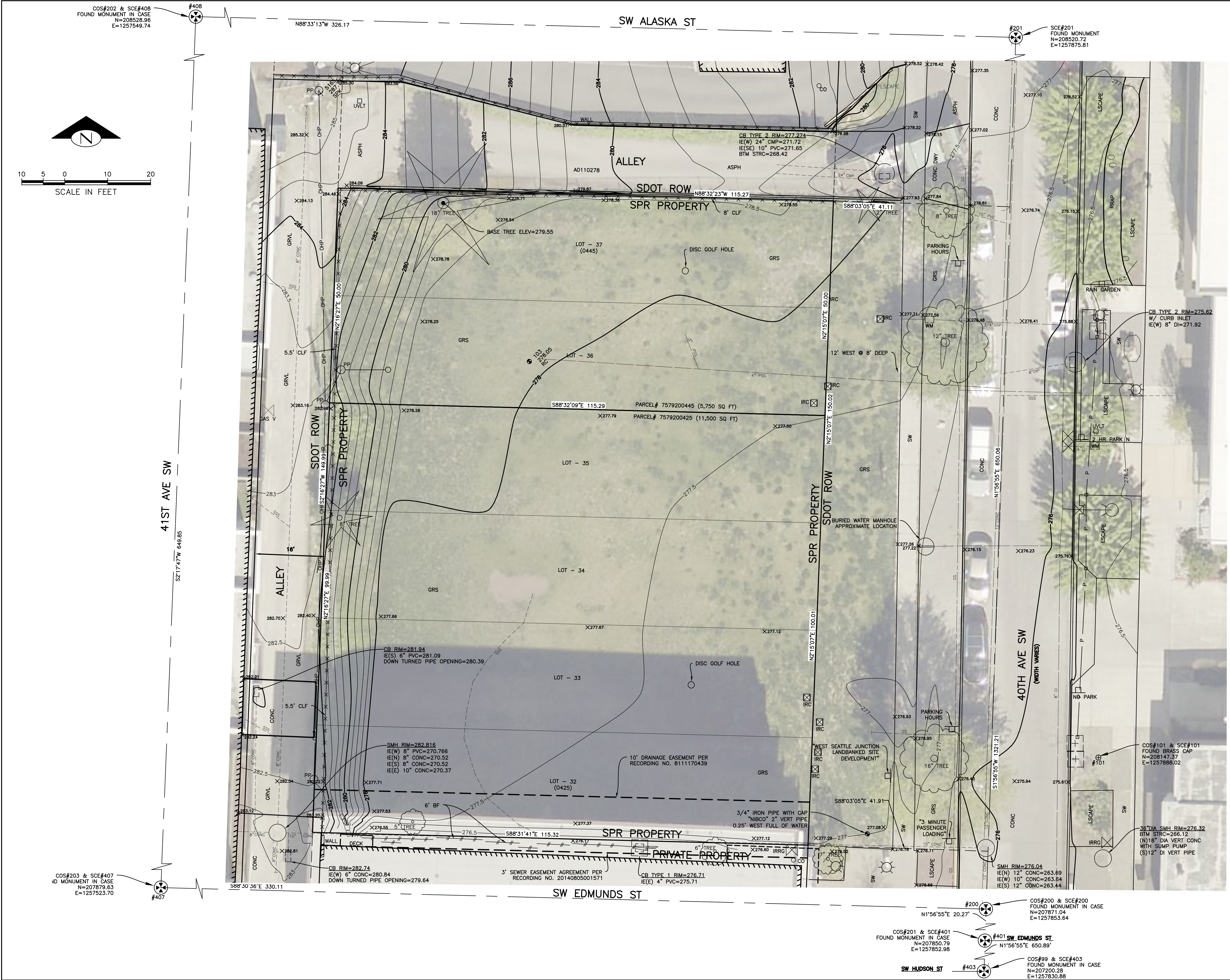
FIELD CREW	SB, JR	DATE	2/25/26
DRAWN	MKF, GKS	SHEET	2 OF 37
CHECKED	JUN		
ORDINANCE NO.	125475, 126490, 126725, 126955		V1.0
SCALE	1" = 10'		

100% SUBMITTAL

WM 	WATER METER		TRASH RECEPTACLE
	WATER VALVE		DUGOUT BENCH
	FIRE HYDRANT		BENCH
HBR 	HOSE BIB		PICNIC TABLE
	WATER MAIN. HOLE		BLEACHERS
DF 	DRINKING FOUNTAIN		CURB STOP
	DRINKING FOUNTAIN-ADA		CONIFEROUS TREE
	CATCH BASIN TYPE 1		DECIDUOUS TREE
	CATCH BASIN TYPE 2		ARBORIST REPORT ID#/CODE
	STORM CATCH BASIN		SHRUB
	STORM AREA DRAIN		STUMP
	STORM MAIN. HOLE		ROCK
	SAN. SEWER MAIN. HOLE		ROCKERY
CO 	SAN. SEWER CLEANOUT		MONUMENT IN CASE
GM 	GAS METER		SPIKE OR PK NAIL, AS NOTED
FO 	FIBER OPTIC MARKER		BRASS CAP/DISC
PM 	POWER METER		REBAR AND CAP OR IRON PIPE, AS NOTED
	POWER CABINET		
PP 	POWER POLE W/LIGHT		
PPL 	POWER POLE W/LIGHT		
	GUY WIRE		
	LUMINAIRE		
IRRG 	IRRIGATION VALVE		
IRC 	IRRIGATION CONTROL BOX		
	SPRINKLER HEAD		
	PKS RAINBOW SIGN		
	SIGN		
BLRD 	BOLLARD		

SMH RIM=45.74
8"PVC(SE) IE=38.41
12"HDP(NE) IE=38.08
MID-CHANNEL IE=38.04
15"CONC(W) IE=37.97

CB RIM=46.74
4"DIP(SW) IE=+/-44.5
6"CONC(SE) IE=44.04
8"CONC(W) IE=44.04
12"CIP(NE) IE=43.55
TRAP (NW) IE=43.39



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WORK OF THE LAND SURVEYOR AND MAY NOT BE
DUPLICATED, USED, OR DISCLOSED WITHOUT
THE WRITTEN CONSENT OF SEATTLE PARKS AND
RECREATION'S CHIEF LAND SURVEYOR.

NO.	REVISION	AS BUILT	DATE
3			
2			
1			

REVIEWED: *[Signature]* 06/16/2026
PARK ENGINEER DATE

All work done in accordance with the City of Seattle Standard
Plans and Specifications in effect on the date shown above, and
supplemented by Special Provisions.

**SEATTLE PARKS
AND RECREATION**
Land Survey + Mapping
300 ELLIOTT AVE. W., SUITE 100, MS#26
SEATTLE, WA 98119-4112
(206) 684-4954



05/21/2026

**Seattle
Parks & Recreation**

WEST SEATTLE JUNCTION

LANDBANK PARK

TOPOGRAPHIC SURVEY

FIELD CREW	SB, JR	DATE	2/25/26
DRAWN	MKF, GKS	SHEET	3 OF 37
CHECKED	JUN		
ORDINANCE NO.	125475, 126490		V1.1
	126725, 126955		
SCALE	1" = 10'		

LEGEND (EXISTING) – FROM PROJECT SURVEY

	CATCH BASIN TYPE 1
	CATCH BASIN TYPE 2
	CLEAN OUT
	SEWER MANHOLE
	WATER METER
	WATER MANHOLE
	FIRE HYDRANT
	WATER VALVE
	IRRIGATION VALVE
	POWER POLE
	POWER POLE WITH LUM
	GUY ANCHOR
	LUMINAIRE
	UTILITY VAULT
	FIBER OPTICS MARKER
	ROCKERY
	CONIFEROUS TREE
	DECIDUOUS TREE
	REBAR AND CAP
	FOUND TACK/RR SPIKE/PK
	MONUMENT
	MONUMENT IN CASE
	BRASS CAP
	STORM DRAIN
	COMBINED STORM & SEWER
	SEWER
	WATER
	GAS
	OVER HEAD POWER LINE
	WOODEN FENCE
	CHAIN LINK FENCE
	BUILDING OUTLINE
	BUILDING OVERHEAD
	MAJOR CONTOUR
	MINOR CONTOUR
	CENTER LINE
	PARCEL LINE
	LOT LINE

PROPOSED ABBREVIATIONS

CL	CENTERLINE
AVE	AVENUE
BS	BOTTOM OF SWALE
BW	BOTTOM OF WALL
COS	CITY OF SEATTLE
DIA	DIAMETER
E	EAST, EASTING
ELEV	ELEVATION
EX	EXISTING
FC	FRONT OF CURB
FL	FLOW LINE
FT	FEET
GA.	GAGUE
GAL.	GALLONS
HP	HIGH POINT
IE	INVERT ELEVATION
LF	LINEAR FEET
LP	LOW POINT
MAX.	MAXIMUM
MIN.	MINIMUM
MON	MONUMENT
N	NORTH, NORTHING
NO.	NUMBER
NTS	NOT TO SCALE
O.C.	ON CENTER
PCC	PORTLAND CEMENT CONCRETE
PERF	PERFORATED
POC	POINT OF CONNECTION
PSS	PIPE SEWER SANITARY
PVC	POLYVNYL CHLORIDE
R	RADIUS
ROW	RIGHT OF WAY
S	SOUTH
SD	STORM DRAIN
SDCI	SEATTLE DEPARTMENT OF CONSTRUCTION & INSPECTIONS
SDCO	STORM DRAIN CLEANOUT
SDOT	SEATTLE DEPARTMENT OF TRANSPORTATION
SIP	STREET IMPROVEMENT PERMIT
SMH	SEWER MANHOLE
SPR	SEATTLE PARKS & RECREATION
SS	SIDE SEWER
STA	STATION
STD	STANDARD
TC	TOP OF CURB
TESC	TEMPORARY EROSION AND SEDIMENT CONTROL
TW	TOP OF WALL
TYP	TYPICAL
W	WEST
WM	WATER METER
WSDOT	WASHINGTON STATE DEPARTMENT OF TRANSPORTATION

GENERAL NOTES

- ALL WORK SHALL CONFORM TO THE 2023 EDITION OF CITY OF SEATTLE STANDARD SPECIFICATIONS, THE 2017 EDITION OF THE CITY OF SEATTLE STANDARD PLANS, AND SEATTLE DEPARTMENT OF TRANSPORTATION DIRECTOR'S RULE 01-2017 FOR STREET AND SIDEWALK PAVEMENT OPENING AND RESTORATION. A COPY OF THESE DOCUMENTS SHALL BE ON SITE DURING CONSTRUCTION.
- A COPY OF THE APPROVED, PERMITTED PLAN MUST BE ON SITE WHENEVER CONSTRUCTION IS IN PROGRESS.
- THE PERMITTEE SHALL NOTIFY THE SEATTLE FIRE DEPARTMENT DISPATCHER (206-386-1495) AT LEAST TWENTY-FOUR (24) HOURS IN ADVANCE OF ALL WATER SERVICE INTERRUPTIONS, HYDRANT SHUTOFFS, AND STREET CLOSURES OR OTHER ACCESS BLOCKAGE. THE PERMITTEE SHALL ALSO NOTIFY THE DISPATCHER OF ALL NEW, RELOCATED, OR ELIMINATED HYDRANTS RESULTING FROM THIS WORK.
- THE PERMITTEE SHALL LOCATE AND PROTECT ALL CASTINGS AND UTILITIES DURING CONSTRUCTION.
- THE PERMITTEE SHALL CONTACT THE UNDERGROUND UTILITIES LOCATOR SERVICE (1-800-424-5555) AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.
- IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE ACCURACY OF ALL UTILITY LOCATIONS SHOWN AND TO FURTHER DISCOVER AND AVOID ANY OTHER UTILITIES NOT SHOWN WHICH MAY BE AFFECTED BY THE IMPLEMENTATION OF THIS PLAN.
- ADJUST ALL EXISTING MANHOLE RIMS, DRAINAGE STRUCTURE LIDS, VALVE BOXES, AND UTILITY ACCESS STRUCTURES TO FINISH GRADE WITHIN AREAS AFFECTED BY THE PROPOSED IMPROVEMENTS.
- UTILITY SERVICE CONNECTIONS SHOWN ON THIS PLAN REQUIRE SEPARATE PERMITS.
- ALL DISTURBED SOILS MUST BE AMENDED PER STANDARD PLAN 142 AND SECTION 8-02 OF THE STANDARD SPECIFICATIONS UNLESS WITHIN ONE FOOT OF A CURB OR SIDEWALK, THREE FEET OF A UTILITY STRUCTURE (E.G. WATER METER, UTILITY POLE, HAND HOLE, ETC.), OR THE DRIPLINE OF AN EXISTING TREE.
- CARE SHALL BE EXERCISED WHEN EXCAVATING OR REMOVING PAVEMENT NEAR EXISTING CHARGED WATER MAINS. CAST IRON WATER MAINS ARE KNOWN TO BE SENSITIVE TO EXCESSIVE VIBRATION. COORDINATE PROTECTION METHODS WITH SPU.

GENERAL TEMPORARY EROSION AND SEDIMENT CONTROL (TESC) NOTES

- ALL NOTES FOUND IN THE CITY OF SEATTLE'S TESC STANDARD PLANS SHALL APPLY TO THIS PROJECT
- THE IMPLEMENTATION, CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF ESC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ALL CONSTRUCTION IS APPROVED. DAMAGE TO ANY DOWNSTREAM SYSTEMS DUE TO IMPROPERLY MAINTAINED ESC FACILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
- THE ESC FACILITIES SHOWN ON THESE PLANS ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. UPGRADE THE ESC FACILITIES TO ACCOUNT FOR SEVERE STORM EVENTS.
- THE ESC FACILITIES SHALL BE INSPECTED DAILY BY THE CONTRACTOR AND MAINTAINED AS NECESSARY OR AS DIRECTED BY THE SDCI INSPECTOR TO ENSURE CONTINUED FUNCTION.
- STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES MAY BE REQUIRED TO ENSURE THAT ALL PAVED AREAS ARE KEPT CLEAN FOR THE DURATION OF THE PROJECT.
- WATER FROM DISTURBED AREAS SHALL BE DIRECTED TO A PORTABLE SEDIMENT TANK.
- PROVIDE BACKUP PUMPS WITH SUFFICIENT HORSEPOWER TO DELIVER TREATED WATER TO THE DESIGNATED DISCHARGE POINT SHOWN ON THE PLANS.
- INSPECT CATCH BASINS DAILY. WATER LEAVING THE SITE DURING CONSTRUCTION, INCLUDING WATER CARRIED BY TRUCK TIRES, SHALL BE CLEAN. CLEAN CATCH BASINS AND IMPLEMENT EXTRA SEDIMENT CONTROL METHODS AS NECESSARY.
- PREVENT ON-SITE EROSION BY STABILIZING ALL SOILS, INCLUDING STOCK PILES THAT ARE TEMPORARILY EXPOSED. GRADING MUST BE STABILIZED BY OCTOBER 31, AND NO EXCAVATION OR GRADING ACTIVITIES SHALL BE PERFORMED BETWEEN OCTOBER 31 AND APRIL 1 WITHOUT AN APPROVED DRY SEASON GRADING EXTENSION LETTER FROM SDCI.
- NO SEDIMENT SHALL BE TRACKED INTO THE STREET OR ONTO PAVED SURFACES. SEDIMENT SHALL BE REMOVED FROM TRUCKS AND EQUIPMENT PRIOR TO LEAVING THE SITE. IN THE EVENT OF FAILURE OF THE EROSION CONTROL SYSTEM RESULTING IN SEDIMENT BEING TRACKED ONTO PAVED SURFACES, IMMEDIATELY IMPLEMENT MEASURES TO CORRECT THE SITUATION. IF STREET SWEEPING VEHICLES ARE UTILIZED, THEY SHALL BE THE TYPE THAT ACTUALLY REMOVES SEDIMENT FROM THE PAVEMENT. WASHING IS NOT ALLOWED.
- PROVIDE CATCH BASIN PROTECTION FOR STORMWATER COLLECTION UP TO 500 FEET DOWNSTREAM OF LIMITS OF WORK.
- REMOVE ALL ESC FACILITIES WHEN CONSTRUCTION IS COMPLETE, AS DETERMINED BY SDCI.
- SEE LANDSCAPE PLANS FOR TREE PROTECTION AND REMOVAL INFORMATION. COORDINATE LIMITS OF CONSTRUCTION FENCING WITH TREE PROTECTION FENCING.

CIVIL INDEX	
SHEET NO.	SHEET TITLE
C1.0	CIVIL COVER SHEET & NOTES
C1.1	CONSTRUCTION BASELINE PLAN
C2.0	TESC & DEMOLITION PLAN
C2.1	TESC DETAILS
C3.0	UTILITY & STORM DRAINAGE PLAN
C3.1	UTILITY PROFILES
C3.2	STORM DRAINAGE PROFILES
C3.3	UTILITY & STORM DRAINAGE DETAILS
C4.0	GRADING & PAVING PLAN
C4.1	GRADING SECTIONS
C4.2	GRADING & PAVING DETAILS
C4.3	GRADING & PAVING DETAILS
C5.0	ON-SITE STORMWATER MANAGEMENT PLAN

<<<CAUTION>>>
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3	BID SET	11/26/2025
2	PERMIT RESUBMITTAL	10/29/2025
1	PERMIT RESUBMITTAL	06/16/2025
NO.	REVISION -- AS BUILT	DATE

REVIEWED:  06/16/2026
PARK ENGINEER DATE
All work done in accordance with the City of Seattle Standard Plans and Specifications in effect on the date shown above, and supplemented by Special Provisions.

 1601 5th Avenue, Suite 1600
Seattle, WA 98101
206.622.5822
www.kpff.com



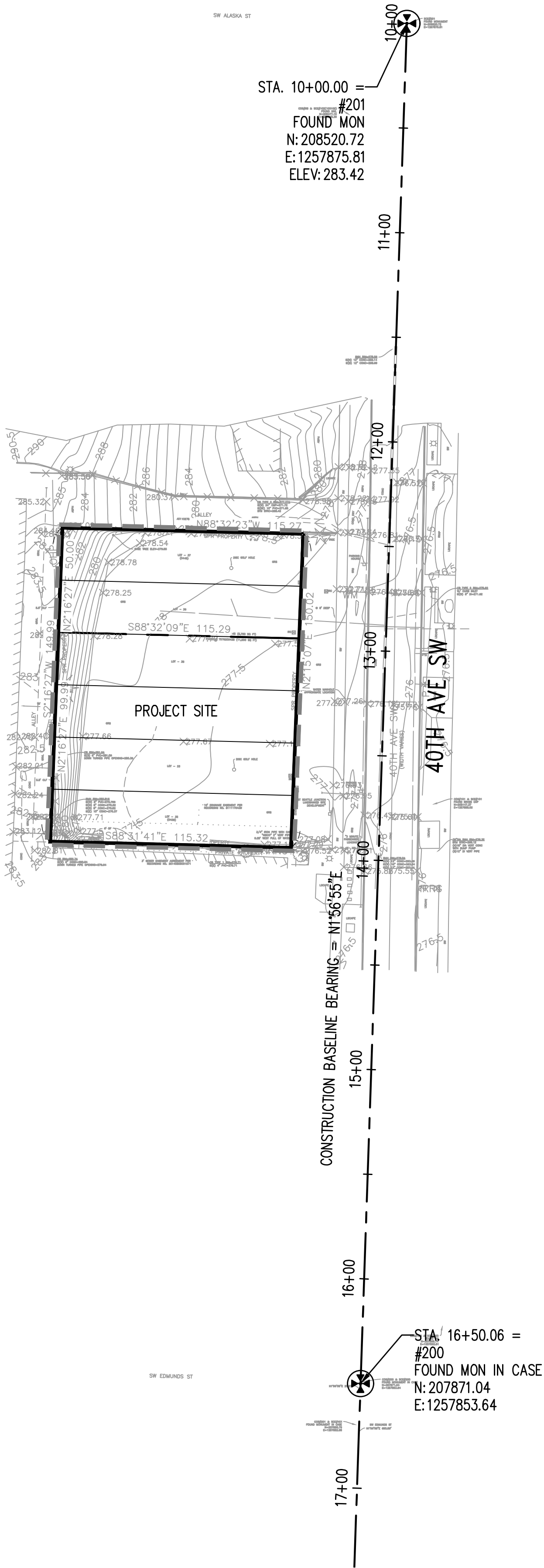
 **Seattle**
Parks & Recreation

WEST SEATTLE JUNCTION

LANDBANK PARK

CIVIL COVER SHEET & NOTES

DESIGNED <u>KK</u>	DATE <u>11-26-2025</u>
DRAWN <u>CM</u>	
CHECKED <u>PK</u>	SHEET <u>4</u> OF <u>37</u>
ORDINANCE NO. <u>125207</u>	C1.0
SCALE <u>NOTED</u>	



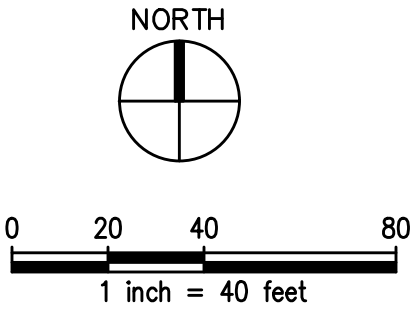
- NOTES:
- ALL SURVEY MONUMENT LOCATIONS SHOWN ARE FROM THE PROJECT SURVEY. REFER TO PROJECT SURVEY FOR ADDITIONAL INFORMATION.
 - PRIOR TO COMMENCING WORKING, VERIFY THE MONUMENTS SHOWN IN THIS PLAN ARE LOCATED AT THE COORDINATES AND ELEVATIONS INDICATED AND THAT A LINE THROUGH CONTROL POINTS #200 AND #201 MATCHES THE BEARING DESCRIBED HEREON. NOTIFY THE ENGINEER OF RECORD IMMEDIATELY OF ANY DISCREPANCIES.

LEGEND

--- APPROXIMATE LIMIT OF ON-SITE WORK

50+00
--- CONSTRUCTION BASELINE

EXISTING SURVEY MONUMENT PER PROJECT SURVEY



<<<CAUTION>>>
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3	BID SET	11/26/2025
2	PERMIT RESUBMITTAL	10/29/2025
1	PERMIT RESUBMITTAL	06/16/2025

NO.	REVISION	AS BUILT	DATE
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REVIEWED:  06/16/2026
PARK ENGINEER DATE

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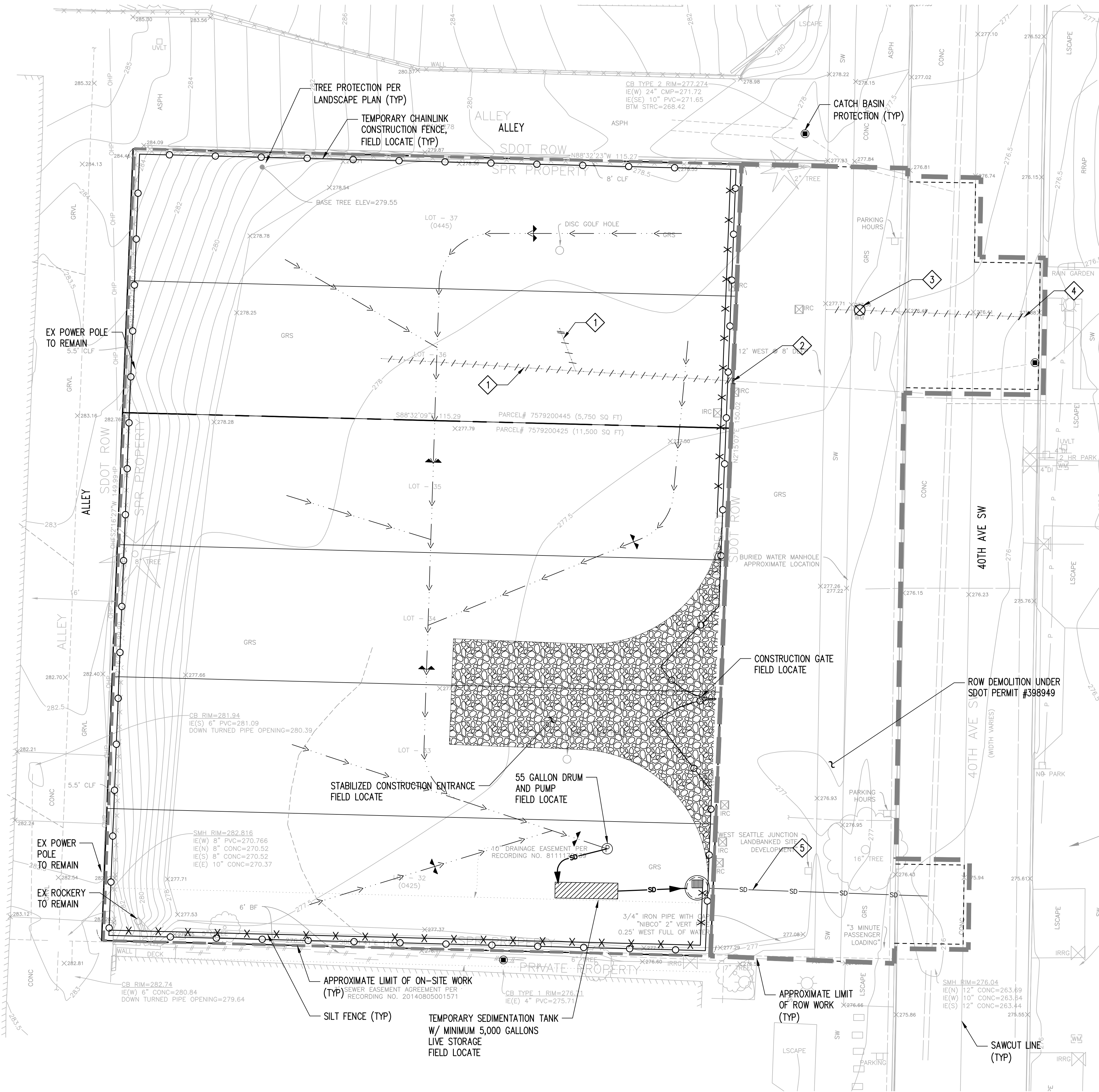


WEST SEATTLE JUNCTION

LANDBANK PARK

CONSTRUCTION BASELINE
PLAN

DESIGNED	KK	DATE	11-26-2025
DRAWN	CM		
CHECKED	PK	SHEET	5 OF 37
ORDINANCE NO.	125207		C1.1
SCALE	NOTED		



TESC NOTES

- REFER TO SHEET C1.0 FOR GENERAL TESC NOTES.

DEMOLITION NOTES

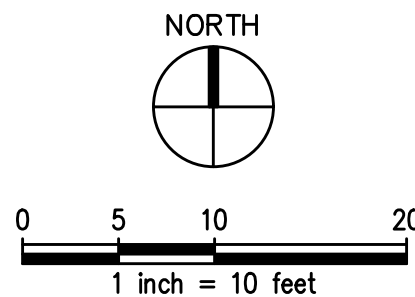
- ALL EXISTING SURFACE IMPROVEMENTS WITHIN THE LIMIT OF WORK SHALL BE DEMOLISHED UNLESS NOTED OTHERWISE.
- ALL UNDERGROUND UTILITIES AND ASSOCIATED UTILITY STRUCTURES WITHIN LIMIT OF WORK SHALL BE PROTECTED IN PLACE UNLESS NOTED OTHERWISE.
- ANY FEATURES INTENDED TO REMAIN THAT ARE DAMAGED DURING DEMOLITION OR CONSTRUCTION ACTIVITIES SHALL BE FULLY REPAIRED AT CONTRACTORS EXPENSE AS DIRECTED BY THE OWNER.
- PRIOR TO DEMOLITION ACTIVITIES, VERIFY THE DEPTH OF EXISTING UTILITIES TO REMAIN WITHIN THE LIMIT OF WORK.
- PROVIDE CONSTRUCTION FENCING, SIGNAGE, AND BARRIERS AS REQUIRED TO PREVENT UNAUTHORIZED ACCESS TO DEMOLITION AREAS. FIELD ADJUST FENCE AS REQUIRED FOR SPECIFIC SITE CONDITIONS.
- IMMEDIATELY REMOVE ALL DEMOLITION DEBRIS FALLING OUTSIDE THE LIMIT OF WORK.
- DISPOSE OF EXCESS DEMOLITION MATERIAL OFF-SITE IN A SAFE AND LEGAL MANNER.
- MAKE VERTICAL SAWCUTS BETWEEN EXISTING PAVEMENT TO REMAIN AND THE PORTION TO BE REMOVED. PROTECT IN PLACE PAVEMENT OUTSIDE THE SAWCUT LINE.
- TREE REMOVAL AND PROTECTION PER LANDSCAPE.
- UNDERGROUND PIPING AND UTILITY STRUCTURES MARKED FOR DEMOLITION SHALL BE REMOVED COMPLETELY FROM THE GROUND UNLESS NOTED OTHERWISE.

LEGEND

	PROPERTY LINE
	RIGHT-OF-WAY CENTERLINE
	APPROXIMATE LIMIT OF ON-SITE WORK
	APPROXIMATE LIMIT OF ROW WORK UNDER SDOT PERMIT #398949
	STABILIZED CONSTRUCTION ENTRANCE 1 C2.1
	SILT FENCE 4 C2.1
	TEMPORARY CHAINLINK CONSTRUCTION FENCE
	TEMPORARY INTERCEPTOR DRAINAGE SWALE 5 C2.1
	CATCH BASIN PROTECTION 2 C2.1
	55 GALLON DRUM WITH PUMP 6 C2.1
	TEMPORARY SEDIMENTATION TANK
	GEOTEXTILE ENCASED CHECK DAM 3 C2.1
	REMOVE UTILITY LINE
	UTILITY CAP
	SAWCUT LINE

DEMOLITION FLAG NOTES

- REMOVE STORM DRAIN LINE.
- CAP STORM DRAIN AT PROPERTY LINE.
- REMOVE WATER METER AND ASSOCIATED PIPING.
- RETIRE WATER SERVICE AT MAIN.
- CONSTRUCT DRAINAGE SIDE SEWER PRIOR TO CONSTRUCTION TO PROVIDE A POINT OF CONNECTION FOR CONSTRUCTION STORMWATER. REFER TO C3.0 FOR DETAILS.



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DATE
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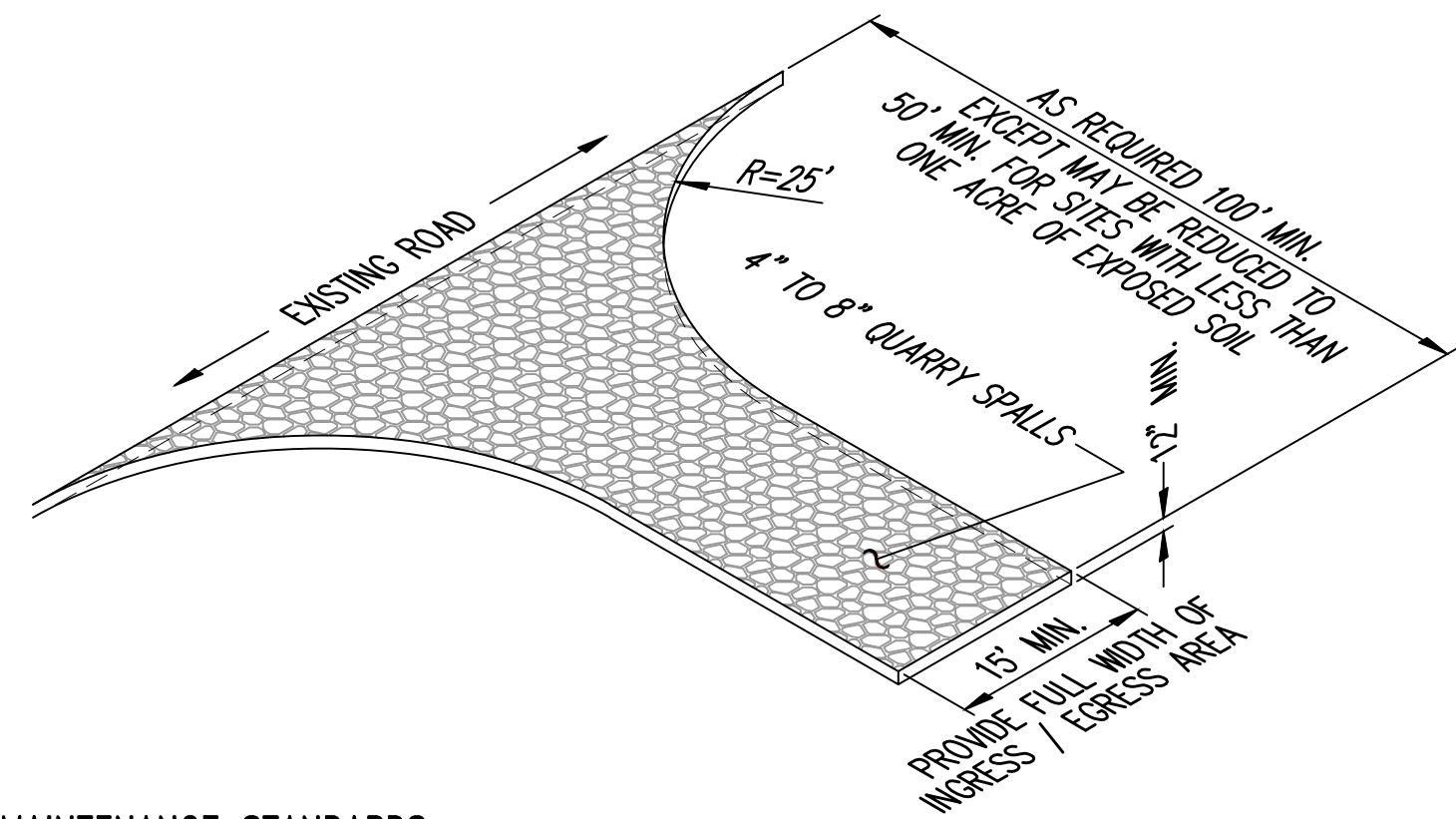
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Parks & Recreation

WEST SEATTLE JUNCTION

LANDBANK PARK

TESC & DEMOLITION PLAN

DESIGNED	KK	DATE	11-26-2025
DRAWN	CM		
CHECKED	PK	SHEET	6 OF 37
ORDINANCE NO.	125207		C2.0
SCALE	NOTED		



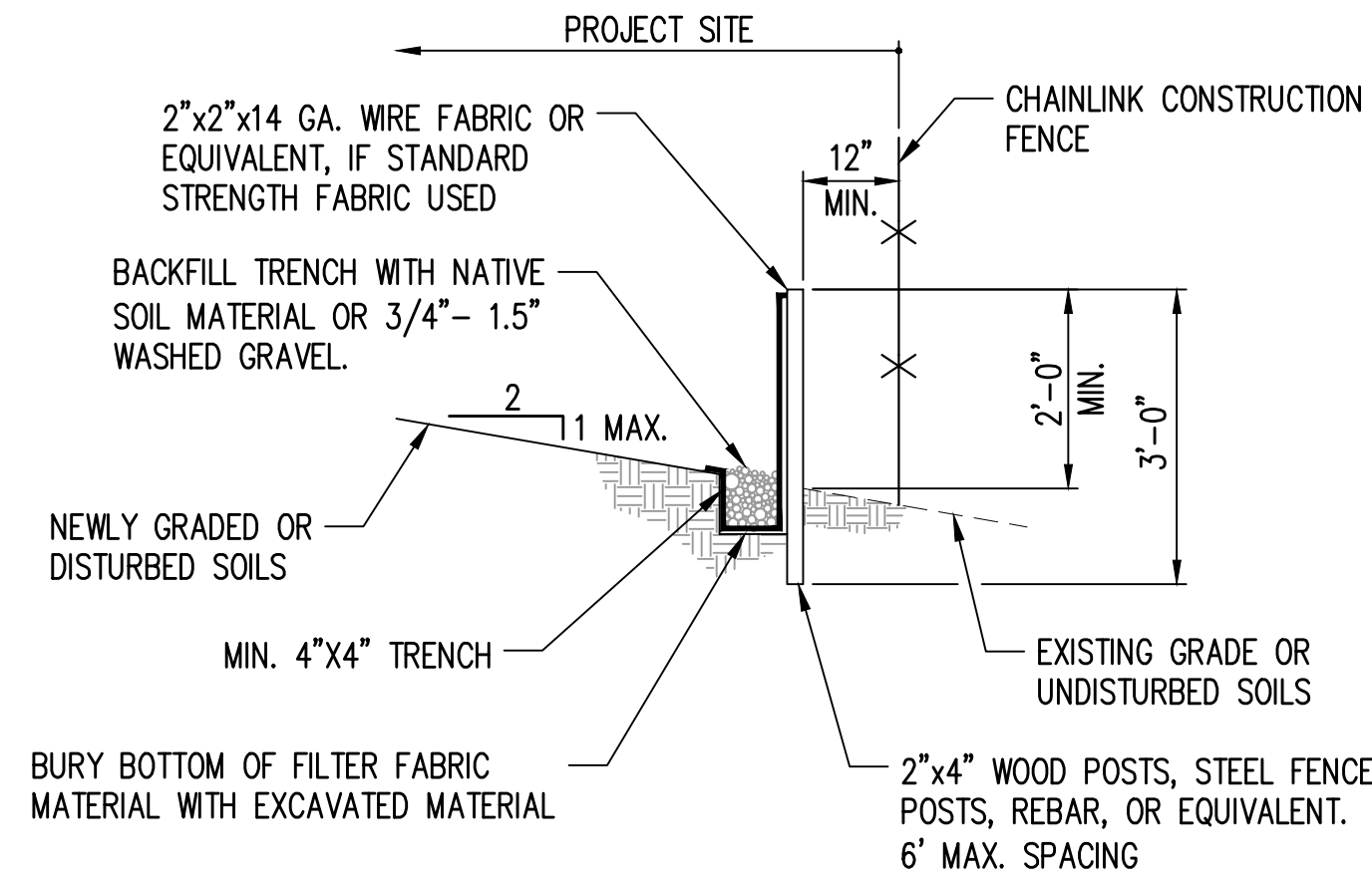
MAINTENANCE STANDARDS:

- QUARRY SPALLS (TYPE I) SHALL BE ADDED IF THE PAD IS NO LONGER IN ACCORDANCE WITH THE SPECIFICATIONS.
- A SEPARATION GEOTEXTILE SHALL BE PLACED UNDER THE QUARRY SPALLS TO PREVENT FINE SEDIMENT FROM PUMPING UP INTO THE ROCK PAD.
- IF THE ENTRANCE IS NOT PREVENTING SEDIMENT FROM BEING TRACKED ONTO PAVEMENT, THEN ALTERNATIVE MEASURES TO KEEP THE STREETS FREE OF SEDIMENT SHALL BE USED. THIS MAY INCLUDE STREET SWEEPING, AN INCREASE IN THE DIMENSIONS OF THE ENTRANCE, OR THE INSTALLATION OF A WHEEL WASH. IF WASHING IS USED, IT SHALL BE DONE ON AN AREA COVERED WITH CRUSHED ROCK, AND WASH WATER SHALL DRAIN TO A SEDIMENT TRAP OR POND.
- ANY SEDIMENT THAT IS TRACKED ONTO PAVEMENT SHALL BE REMOVED IMMEDIATELY BY SWEEPING. THE SEDIMENT COLLECTED BY SWEEPING SHALL BE REMOVED OR STABILIZED ON-SITE. THE PAVEMENT SHALL NOT BE CLEANED BY WASHING DOWN THE STREET, EXCEPT WHEN SWEEPING IS INEFFECTIVE AND THERE IS A THREAT TO PUBLIC SAFETY. IF IT IS NECESSARY TO WASH THE STREETS, THE CONSTRUCTION OF A SMALL SUMP SHALL BE CONSIDERED. THE SEDIMENT WOULD THEN BE WASHED INTO THE SUMP.
- ANY QUARRY SPALLS THAT ARE LOOSEENED FROM THE PAD AND END UP ON THE ROADWAY SHALL BE REMOVED IMMEDIATELY.
- IF VEHICLES ARE ENTERING OR EXITING THE SITE AT POINTS OTHER THAN THE CONSTRUCTION ENTRANCE(S), FENCING SHALL BE INSTALLED TO CONTROL TRAFFIC.

STABILIZED CONSTRUCTION ENTRANCE

NTS

1
C2.0



TYPICAL CROSS SECTION

NOTE:

- SILT FENCES SHALL BE INSTALLED ALONG CONTOUR WHENEVER POSSIBLE.
- ANGLE SILT FENCE BACK UP THE SLOPE AT THE END OF THE RUN.
- SILT FENCE SHALL BE REMOVED AT THE END OF THE JOB
- WHERE THE FENCE IS INSTALLED, THE SLOPE SHALL BE NO STEEPER THAN 2H:1V.
- JOINTS IN FILTER FABRIC SHALL BE SPLICED AT POSTS. USE STAPLES, WIRE RINGS, OR EQUIVALENT TO ATTACH FABRIC TO POSTS.

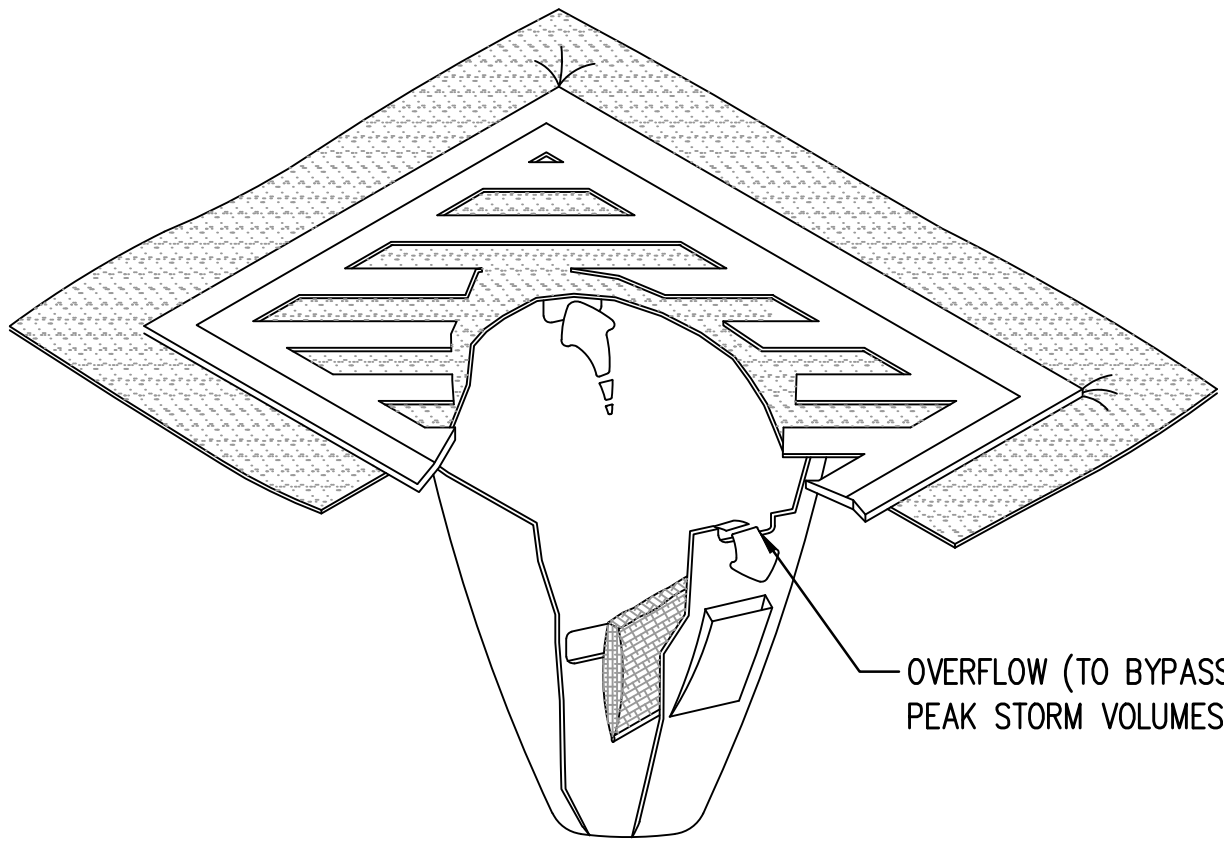
MAINTENANCE STANDARDS

- ANY DAMAGE SHALL BE REPAIRED IMMEDIATELY.
- IF CONCENTRATED FLOWS ARE EVIDENT UPHILL OF THE FENCE, THEY MUST BE INTERCEPTED AND CONVEYED TO A SEDIMENT TRAP OR POND.
- IT IS IMPORTANT TO CHECK THE UPHILL SIDE OF THE FENCE FOR SIGNS OF THE FENCE CLOGGING AND ACTING AS A BARRIER TO FLOW AND THEN CAUSING CHANNELIZATION OF FLOWS PARALLEL TO THE FENCE. IF THIS OCCURS, REPLACE THE FENCE OR REMOVE THE TRAPPED SEDIMENT.
- SEDIMENT MUST BE REMOVED WHEN THE SEDIMENT IS 6\"/>

SILT FENCE

NTS

4
C2.0



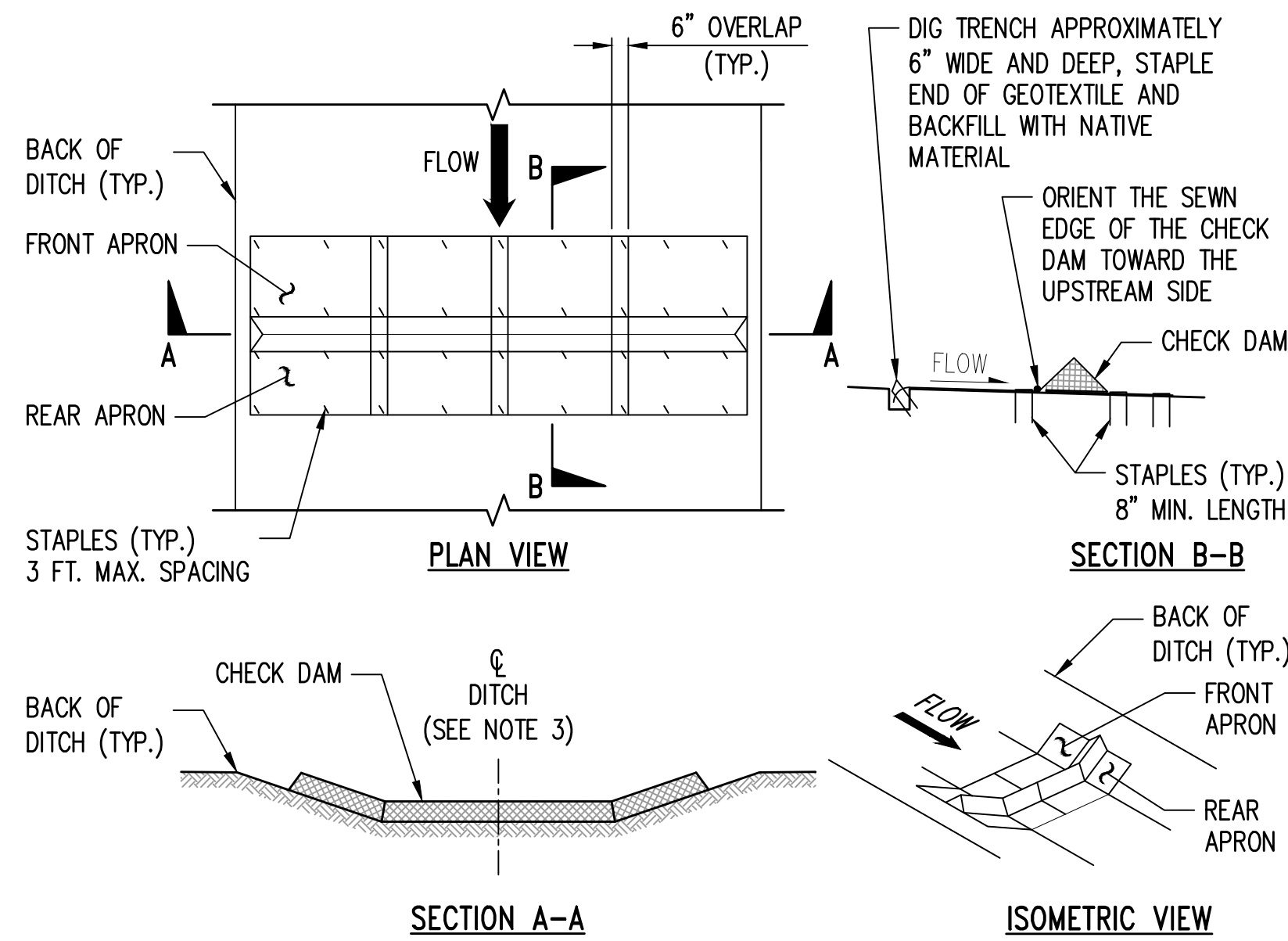
NOTE:

CATCH BASIN PROTECTION SHALL BE INSTALLED AND MAINTAINED PER CITY OF SEATTLE STANDARDS.

CATCH BASIN PROTECTION

NTS

2
C2.0



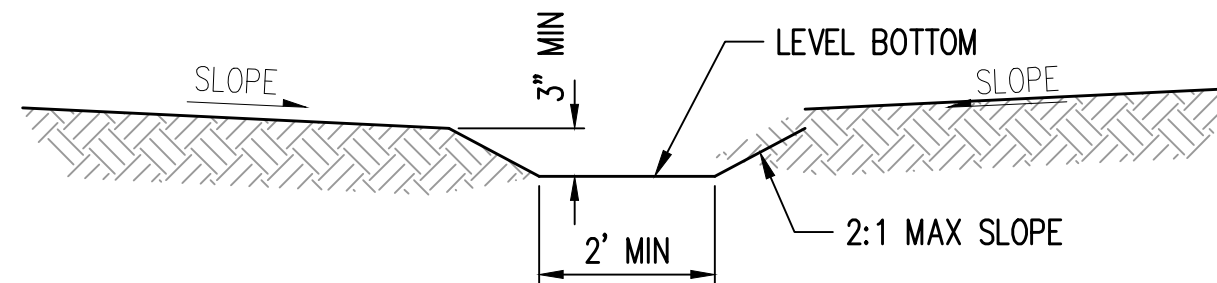
NOTES:

- GEOTEXTILE ENCASED CHECK DAMS SHALL MEET THE REQUIREMENTS OF THE 2018 WSDOT STANDARD SPECIFICATION 8-01.3(6)A AND 9-14.5(4).
- INSTALL THE SLOPED ENDS OF THE CHECK DAM A MINIMUM OF 3\"/>

GEOTEXTILE ENCASED CHECK DAM

NTS

3
C2.0



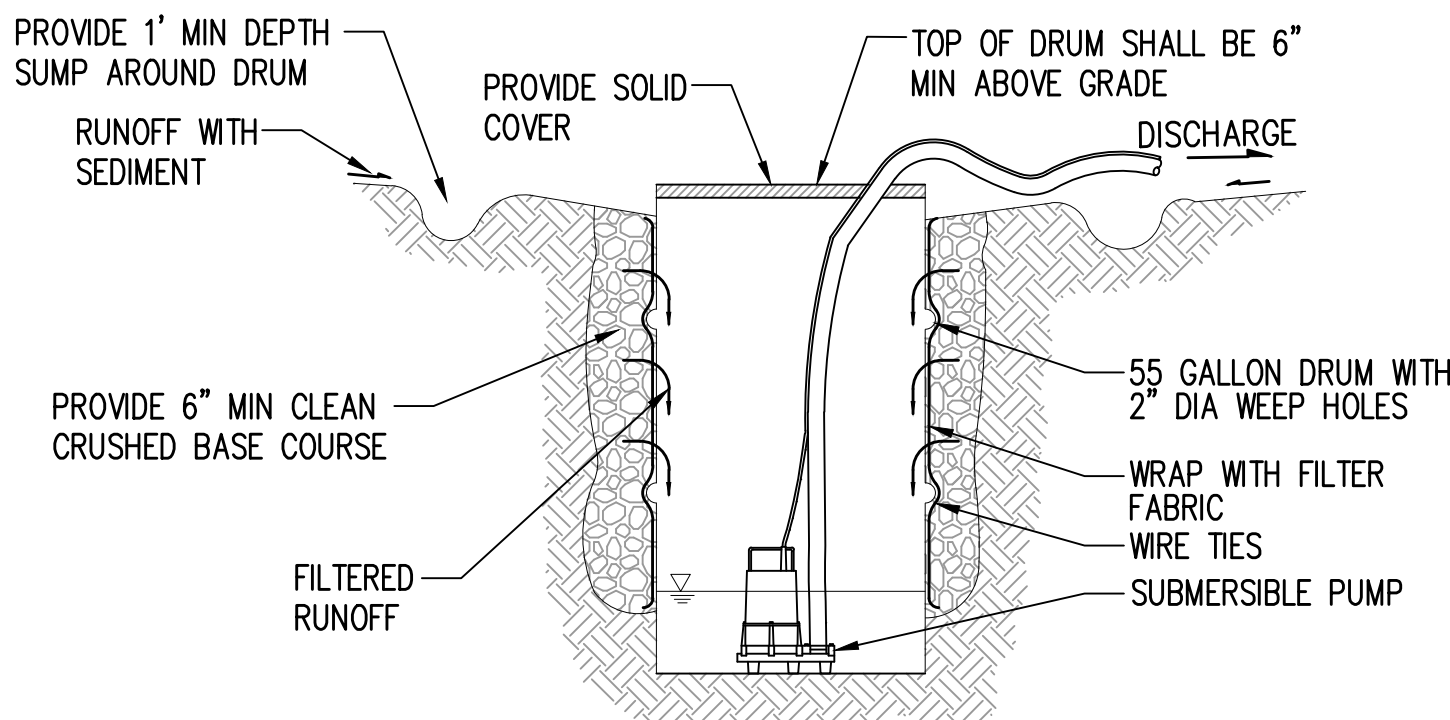
MAINTENANCE STANDARDS:

- DAMAGE RESULTING FROM RUNOFF OR CONSTRUCTION ACTIVITY SHALL BE REPAIRED IMMEDIATELY.
- IF THE FACILITIES DO NOT REGULARLY RETAIN STORM RUNOFF, THE CAPACITY AND/OR FREQUENCY OF THE SWALES SHALL BE INCREASED.

TEMPORARY INTERCEPTOR DRAINAGE SWALE DETAIL

NTS

5
C2.0

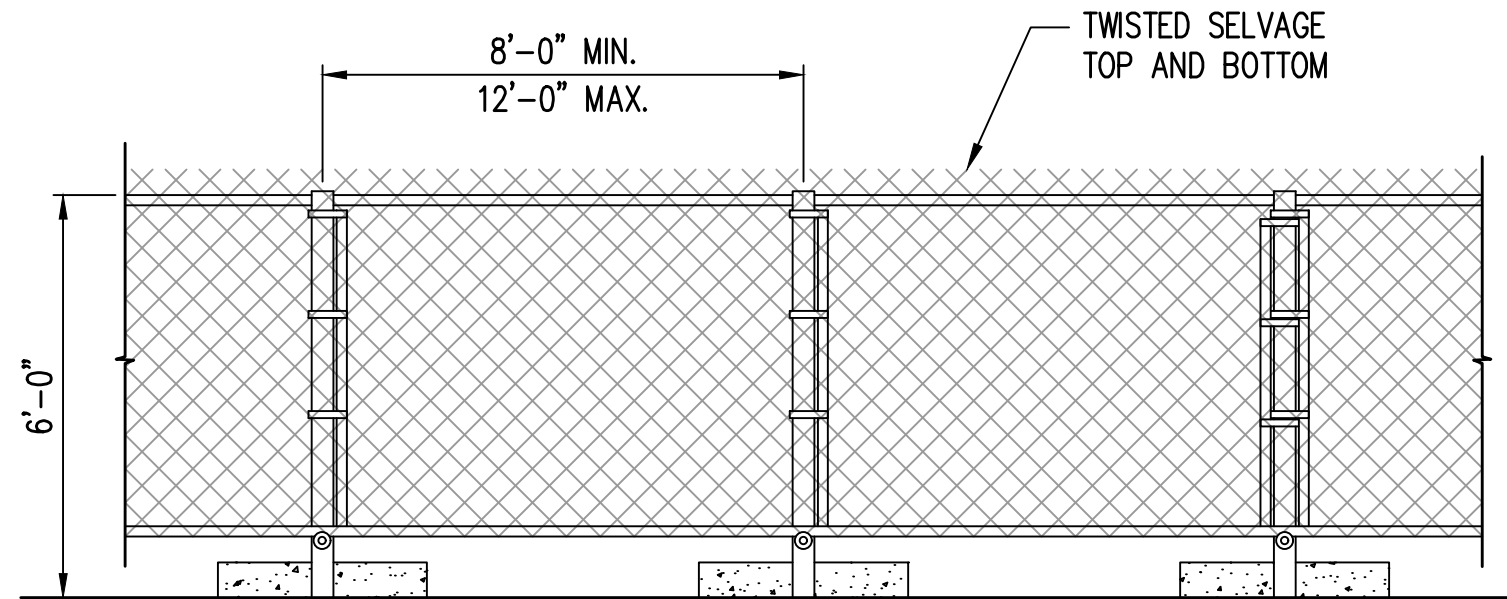


NOTE
PUMPS SHALL BE SUBMERSIBLE.
CONTRACTOR IS RESPONSIBLE FOR SIZING
PUMP BASED ON FIELD CONDITIONS.

55 GALLON DRUM WITH PUMP

NTS

6
C2.0



NOTES:

- CHAIN LINK FABRIC TO BE MIN. 11 GAUGE, GALVANIZED. NO RUSTED OR EXCESSIVELY MALFORMED FABRIC.
- FENCE BASES SHALL BE OF SUFFICIENT WEIGHT AND/OR SPREAD TO ADEQUATELY SUPPORT EACH PANEL.
- PANEL-TO-PANEL CONNECTIONS SHALL BE MADE AT A MIN. TWO LOCATIONS PER CONNECTION UNLESS OTHERWISE APPROVED.
- INSTALL 11\"/>

TEMPORARY CHAINLINK CONSTRUCTION FENCE

NTS

7
C2.0

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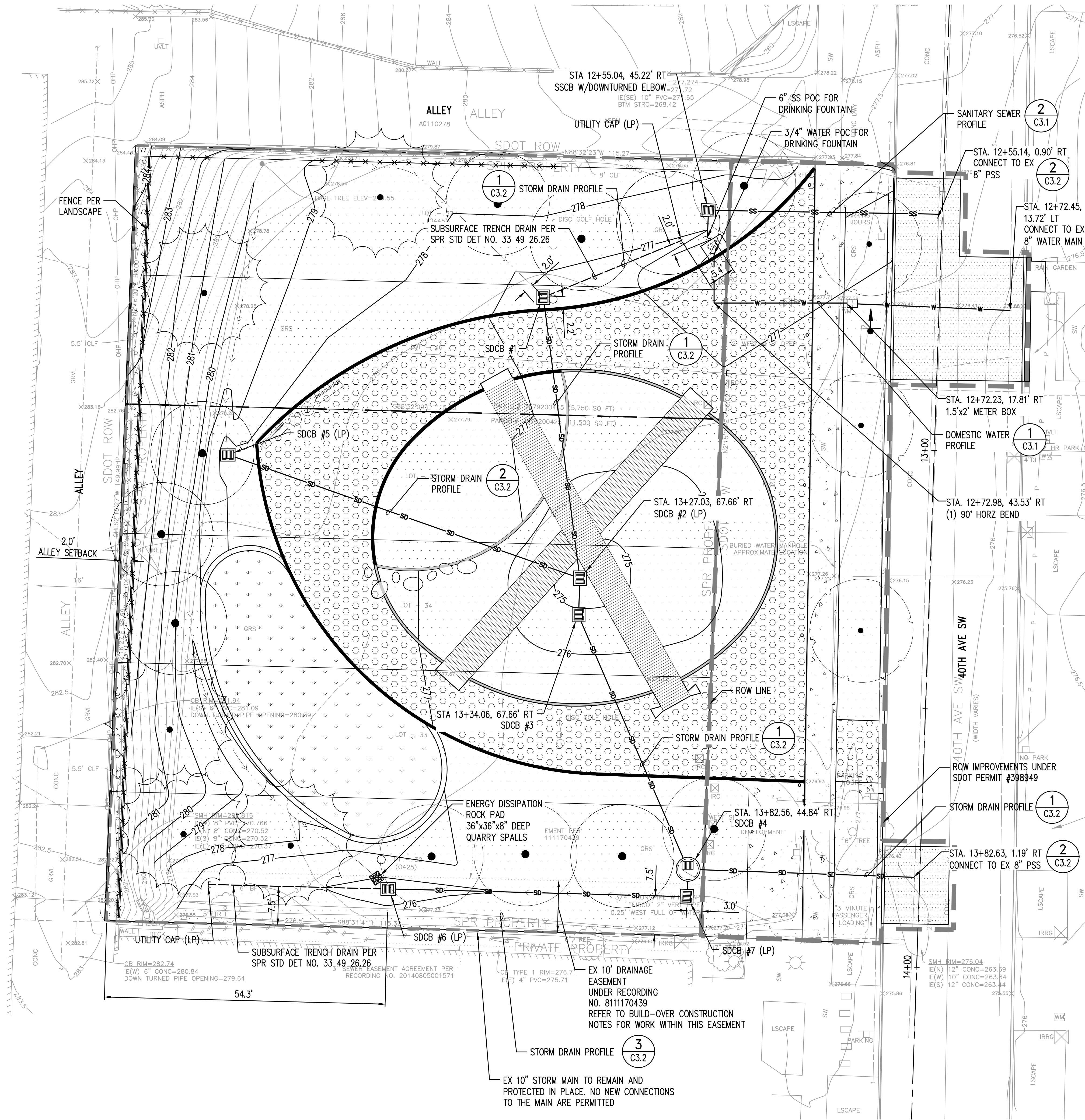
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Parks & Recreation

WEST SEATTLE JUNCTION

LANDBANK PARK

TESC DETAILS

DESIGNED	KK	DATE	11-26-2025
DRAWN	CM		
CHECKED	PK	SHEET	7 OF 37
ORDINANCE NO.	125207		C2.1
SCALE	NOTED		



NOTES

- SEE LANDSCAPE FOR ALL EX TREES TO REMAIN AND TREE PROTECTION REQUIREMENTS.
- STATIONS AND OFFSETS ARE GIVEN TO THE CENTER OF STRUCTURE OR NODE UNLESS NOTED OTHERWISE. REFER TO C1.1 FOR CONSTRUCTION BASELINE INFORMATION.
- DIMENSIONS ARE GIVEN TO THE CENTER OF STRUCTURE, TREE, OR NODE AND PERPENDICULAR TO EDGE OF CONCRETE OR PROPERTY LINE UNLESS NOTED OTHERWISE.

LEGEND

	PROPERTY LINE
	RIGHT-OF-WAY CENTERLINE
	APPROXIMATE LIMIT OF ON-SITE WORK
	APPROXIMATE LIMIT OF ROW WORK UNDER SDOT PERMIT #398949
	SANITARY SEWER
	STORM DRAIN
	WATER
	SUBSURFACE TRENCH DRAIN PER SPR STD DET NO. 33 49 26.26
	UTILITY CAP
	CATCH BASIN (CB)
	PERVIOUS CONCRETE 1 C4.2
	WATER METER
	PROPOSED TREES

BUILD OVER CONSTRUCTION NOTES

- ARCHITECT / ENGINEER/ OWNER MUST INFORM THE CONTRACTOR OF THE LOCATION AND DEPTH OF THE EXISTING SPU PIPED STORM DRAIN (PSD) MAIN WITHIN THE LIMITS OF THE PROPERTY. THE CONTRACTOR MUST PROTECT EXISTING PSD MAIN FROM ANY POSSIBLE DAMAGE ASSOCIATED WITH CONSTRUCTION.
- ANY DAMAGE TO THE PSD MAIN SHALL BE REPAIRED AT THE OWNER'S EXPENSE AS DIRECTED BY SPU.
- GRADING SHALL NOT REMOVE OR REDUCE THE EXISTING COVER CURRENTLY OVER THE MAINLINE. PROJECT SHALL MAINTAIN ORIGINAL COVER OVER THE TOP OF THE PSD MAIN.
- NO HEAVY EQUIPMENT SHALL BE ALLOWED OVER THE PSD MAIN.

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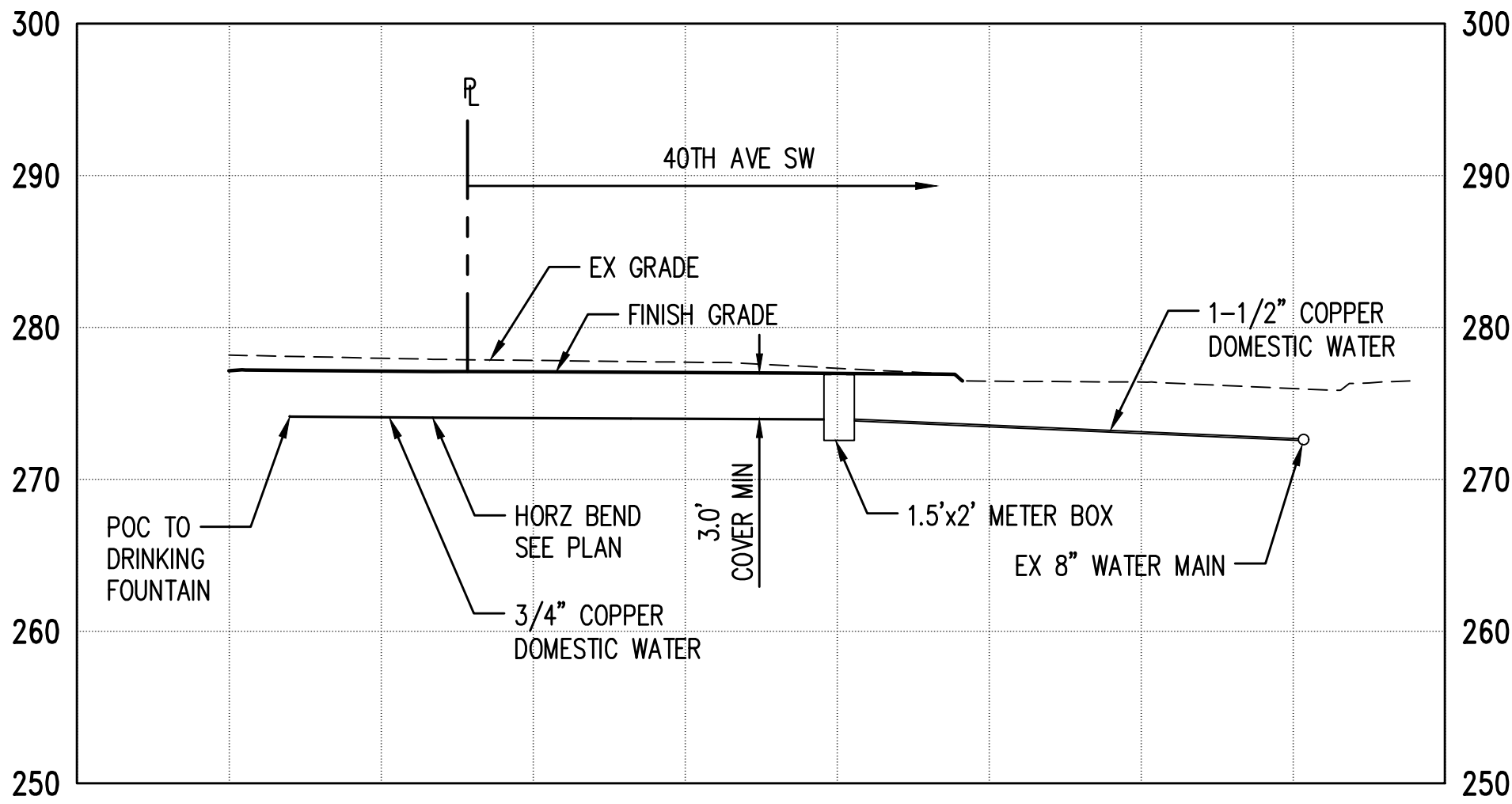
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WEST SEATTLE JUNCTION

LANDBANK PARK

UTILITY & STORM
DRAINAGE PLAN

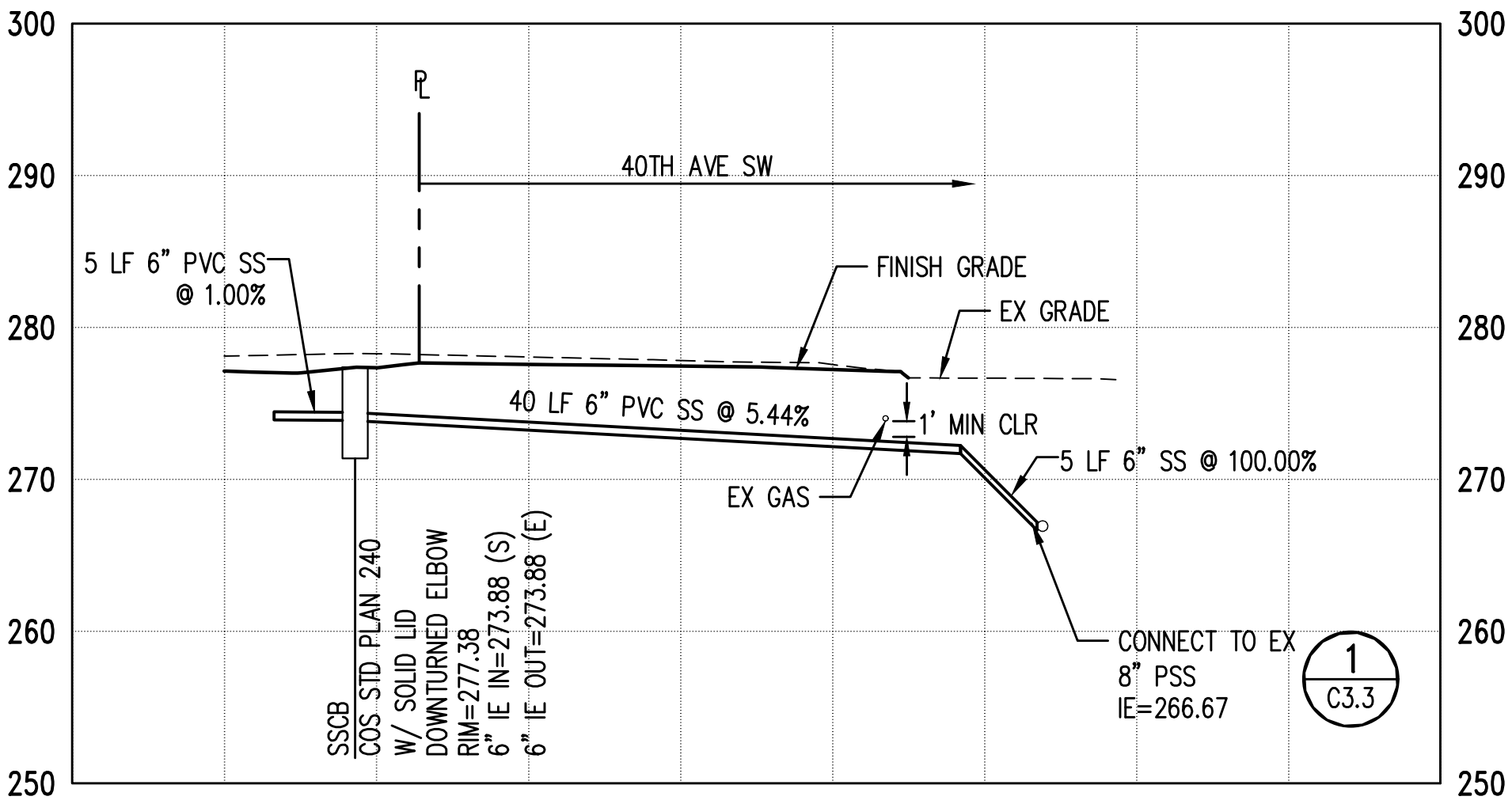
DESIGNED	KK	DATE	11-26-2025
DRAWN	CM		
CHECKED	PK	SHEET	8 OF 37
ORDINANCE NO.	125207		C3.0
SCALE	NOTED		



DOMESTIC WATER PROFILE

SCALE: 1" = 10'

1
C3.0



SANITARY SEWER PROFILE

SCALE: 1" = 10'

2
C3.0

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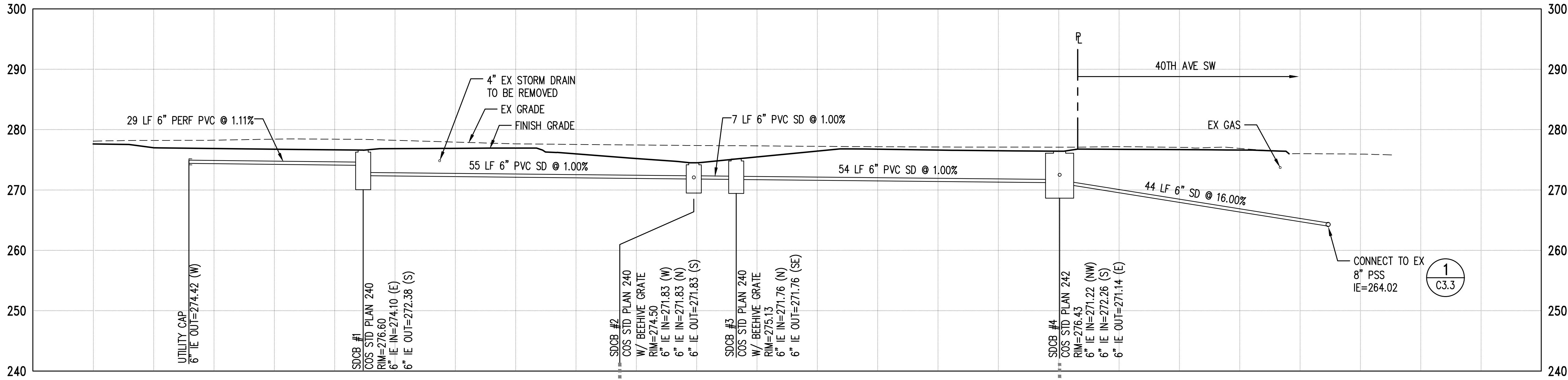
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UTILITY PROFILES

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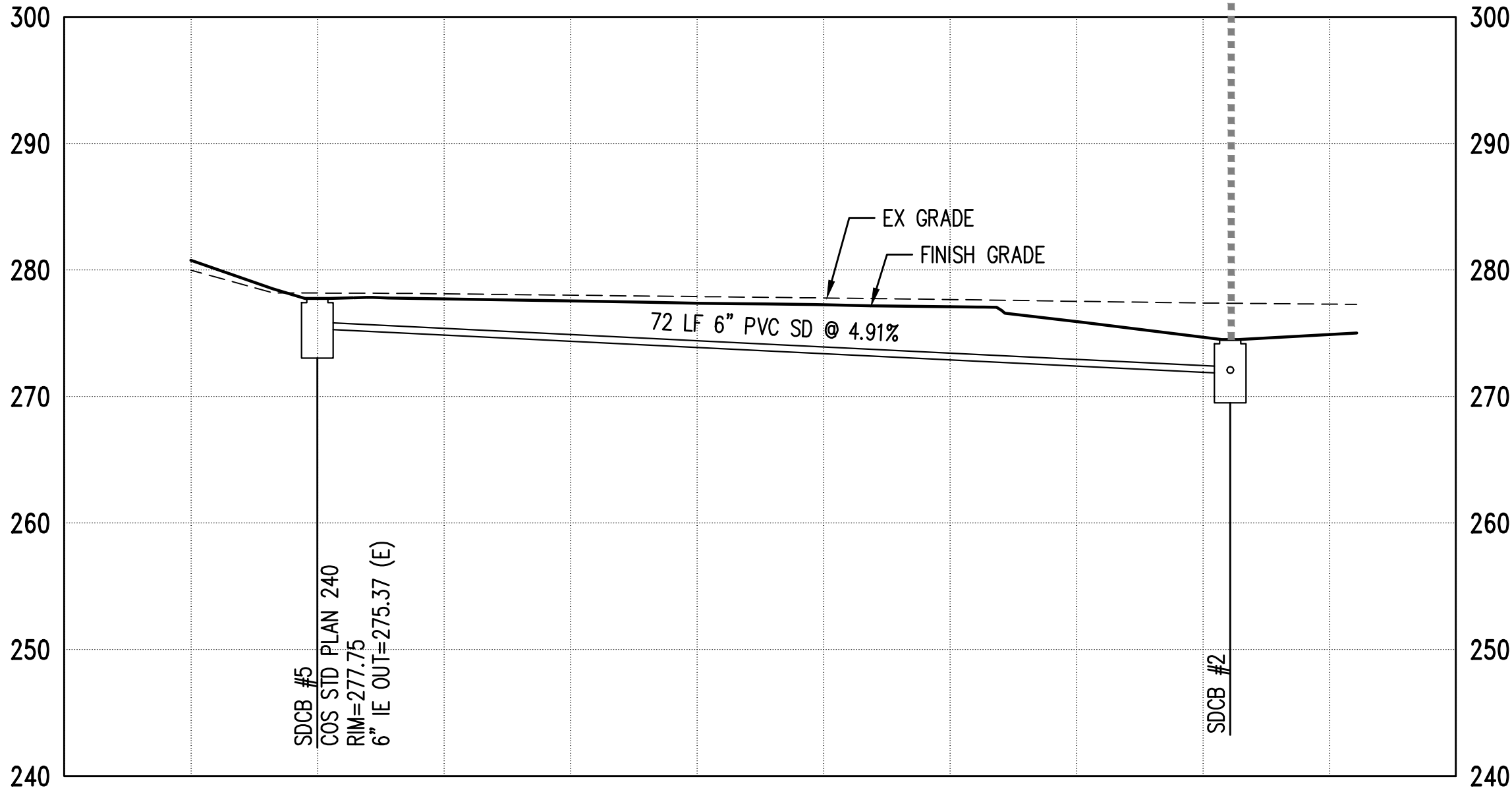


STORM DRAIN PROFILE

SCALE: 1" = 10'

1
C3.0

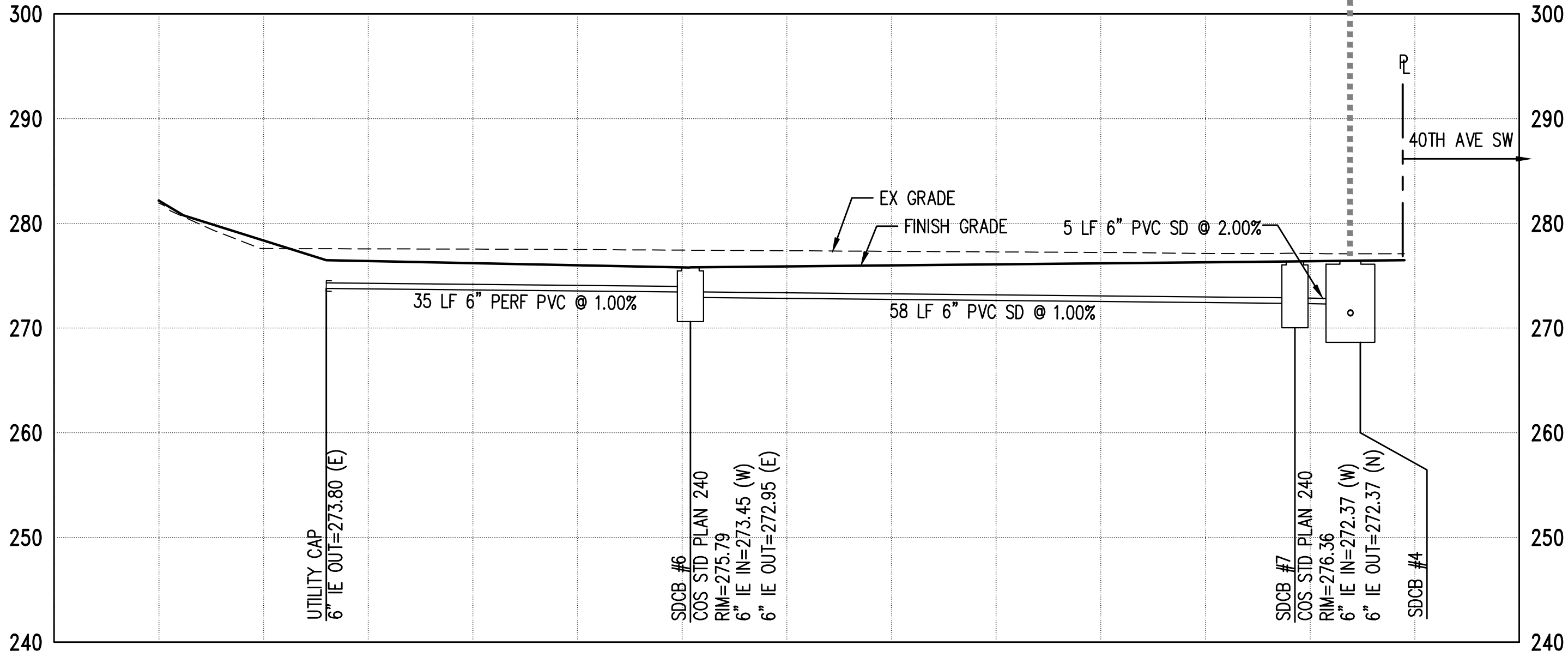
SAME STRUCTURE



STORM DRAIN PROFILE

SCALE: 1" = 10'

2
C3.0



STORM DRAIN PROFILE

SCALE: 1" = 10'

3
C3.0

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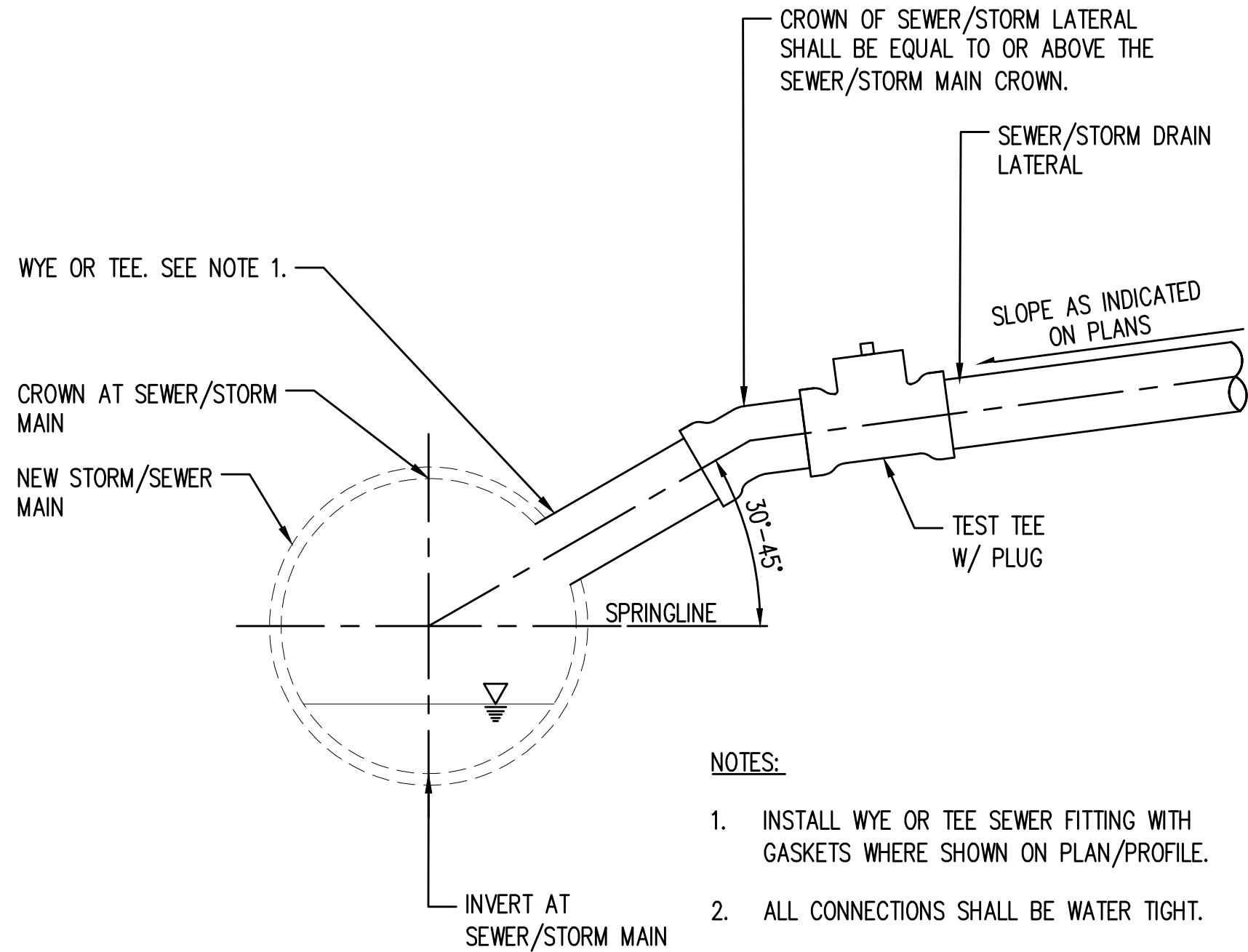
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WEST SEATTLE JUNCTION

LANDBANK PARK

STORM DRAINAGE
PROFILES

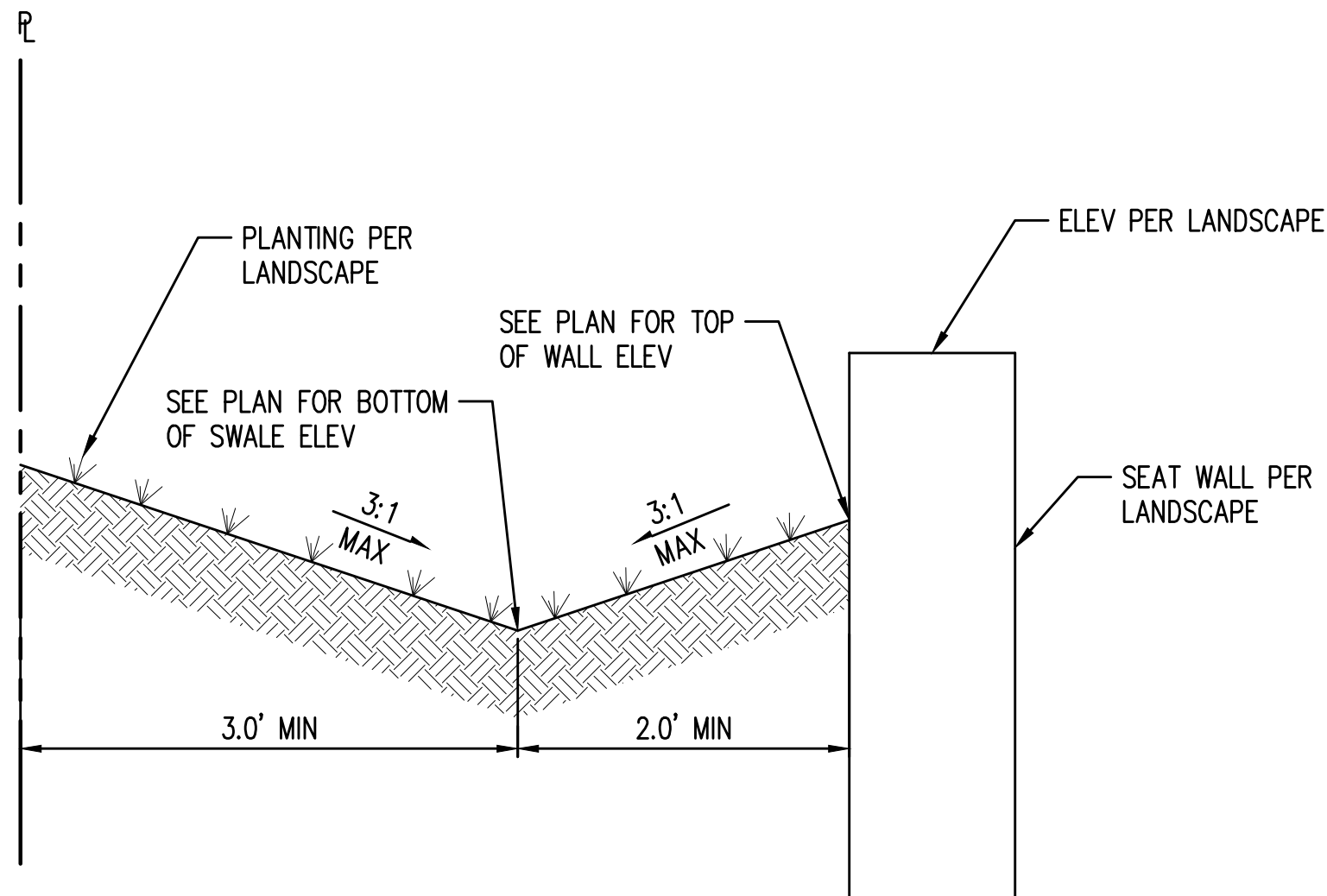
DESIGNED	KK	DATE	11-26-2025
DRAWN	CM		
CHECKED	PK	SHEET	10 OF 37
ORDINANCE NO.	125207		C3.2
SCALE	NOTED		



TYPICAL CONNECTION TO EXISTING SEWER MAIN

NTS

1
C3.1,C3.2



DRAINAGE SWALE

NTS

2
C4.0

On-site Stormwater Management - List Approach Calculator					
Site and Drainage Control Summary					
Version 07-28-2017					
To use the On-Site List Calculator you must select "Enable Content" when the Security Warning appears.					
Project Information					
Site Address	4731 40th Avenue Southwest	SDCI Project Number	6768907-GR		
Primary Contact	Puja Shaw	SDOT Project Number	398949		
Project Type	Parcel-Based	Primary Contact E-mail or Phone	puja.shaw@kpff.com		
Total Site Area	16,952 sf				
Total New plus Replaced Hard Surface Area	4,583 sf				
Existing Hard Surface Area to Remain	0 sf				
Total New and/or Replaced Lawn and Landscaping	12,369 sf				
Undisturbed and protected site area	0 sf				
Was the project lot created or reduced in size after Jan 1, 2016?	No				
Project Engineer	Puja Shaw	Engineer E-mail	puja.shaw@kpff.com		
On-site Stormwater Management required for $\geq 1,500$ sf of new plus replaced area.					
On-site Performance Standard will be used (professional engineer required)?					
No					
Site Information					
Note: If required for your project, reference the Preliminary Assessment Report (PAR) to complete this section. If the total areas proposed are different from those provided in the PAR, requirements may change.					
Approved Point of Stormwater Discharge	Public Combined Sewer Main				
Drainage Basin	Combined Sewer Service Area				
Is the downstream drainage system considered Capacity Constrained by SPU?	No				
Approved Point of Wastewater Discharge	Public Combined Sewer Main				
Approved Point of Sub-Surface Discharge	Public Combined Sewer Main				
Flow Control is required	No				
Flow Control Standard					
Water Treatment for pollution-generating surfaces is required	No				
Select required treatment	☐ Oil Control ☐ Phosphorus ☐ Enhanced ☐ Basic				
Total Pollution Generating Hard Surface Area	sf				
Total Pollution Generating Pervious Surface Area	sf				
Source Control is required	No				
Environmentally Critical Areas	No				
☐ Steep Slope ☐ Potential Slide ☐ Riparian Corridor ☐ Wetland ☐ Liquefaction ☐ Flood Prone ☐ Landfill ☐ Known Landslide ☐ Fish / Wildlife ☐ Peat / Groundwater Management ☐ Shoreline Habitat					
Temporary dewatering required	No				
Is there known soil and/or groundwater contamination on this site?	No				
A licensed professional recommends dispersion <u>not</u> be used anywhere within the project site due to reasonable concerns of erosion, slope failure, or flooding.	No				
Infiltration Information					
Is infiltration investigation required?	Yes				
Is infiltration on the site feasible?	Yes				
Site Measured Infiltration Rate	1.8	x Infiltration Rate Correction Factor	0.5 = 0.9		
Site Design Inf Rate					
On-site Stormwater Management					
Number of roof areas	0				
Number of other surface areas	3				
Surface	Surfaces Description	On-site BMP	Contrib. Area (sf)	Facility Size (sf)	Facility Configuration
1	Surface:Concrete Hard S	Permeable Pavement Surface #1	3,003	3,003 sf	
2	Surface:Synthetic Lawn 1	Permeable Pavement Surface #2	1,407	1,407 sf	
3	Surface:Curb and Seatw	New or Retained Trees	173	-	7 New Deciduous
Total New/Replaced Roof Area		0	Total Roof Area Managed		0
Total New/Replaced Other Surface Area		4,583	Total Other Surface Managed		4,583
Total Area Managed		4,583	Total Volume Managed On Site		66,284 gal
Estimated compost required for soil amendment		76,6878 cy	Volume of compost required for soil amendment will be verified		



NOTE TO CONTRACTOR: THE ON-SITE STORMWATER MANAGEMENT PLAN AND CALCULATOR ARE INCLUDED IN THE PLAN SET FOR JURISDICTIONAL REVIEW ONLY. THE INFORMATION ON THE PLAN AND CALCULATOR SHALL NOT BE USED AS A BASIS OF BID.

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LANDBANK PARK

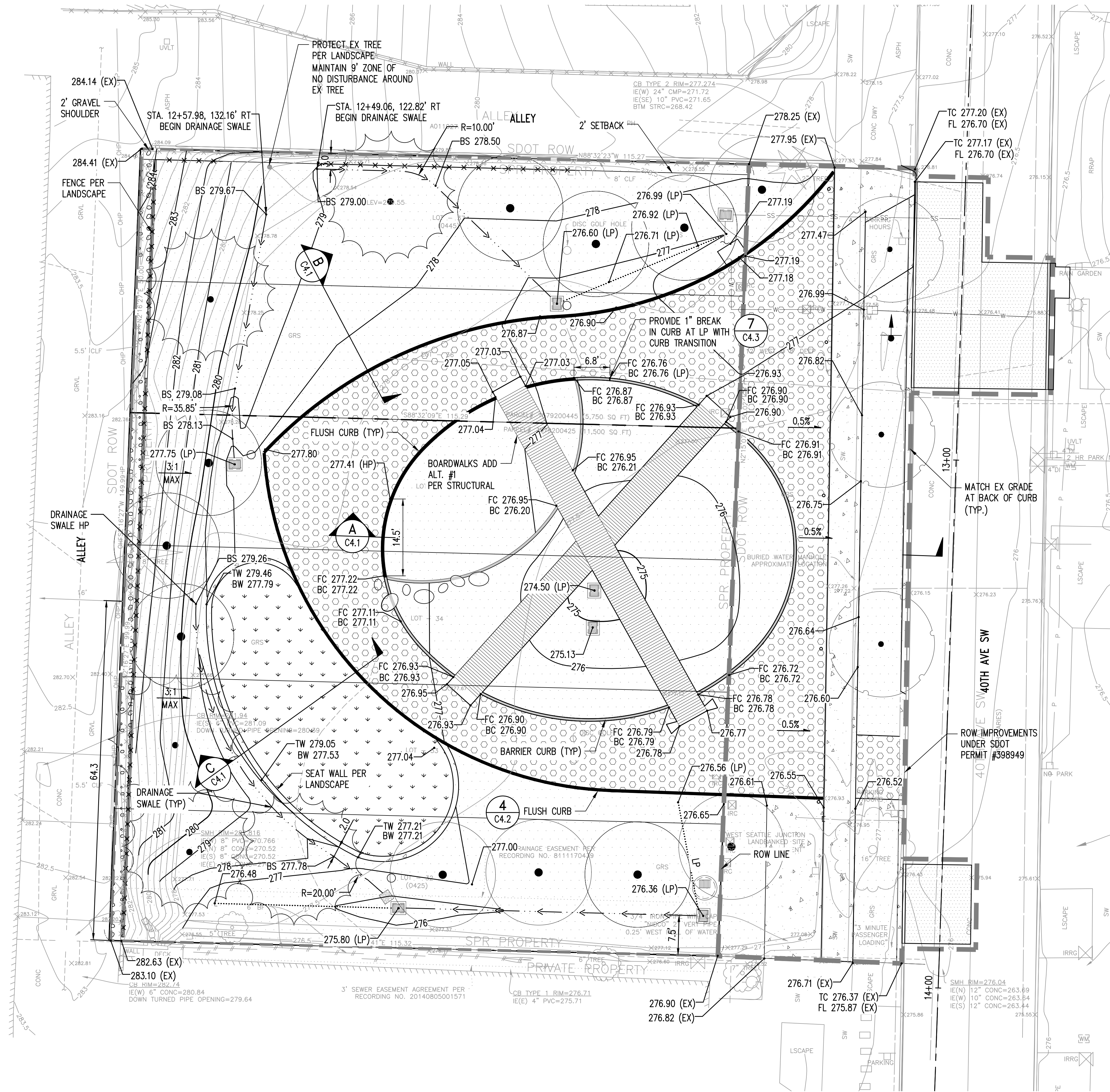
UTILITY & STORM
DRAINAGE DETAILS

DESIGNED	KK	DATE	11-26-2025
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CHECKED	PK	SHEET	11 OF 37
ORDINANCE NO.	125207		C3.3
SCALE	NOTED		

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ScotHW

Apr 17, 2026 - 9:16am

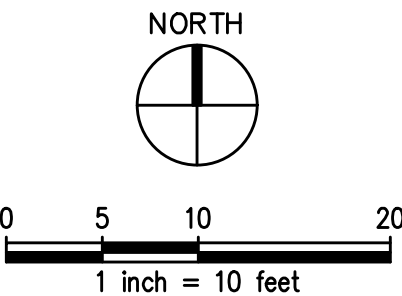


NOTES

- CONTACT ENGINEER OF RECORD IF ANY SLOPES EXCEED 3:1.
- SEE DETAIL 5/C4.2 FOR TYPICAL SITE WALL WORK POINTS.
- DIMENSIONS ARE GIVEN TO THE CENTER OF STRUCTURE, TREE, OR NODE AND PERPENDICULAR TO EDGE OF CONCRETE OR PROPERTY LINE UNLESS NOTED OTHERWISE.

LEGEND

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	APPROXIMATE LIMIT OF ON-SITE WORK
	APPROXIMATE LIMIT OF ROW WORK UNDER SDOT PERMIT #398949
	TREE PER LANDSCAPE
	PLANTING PER LANDSCAPE
	IMPERVIOUS CONCRETE
	PERVIOUS CONCRETE 1 C4.2
	SYNTHETIC LAWN PER LANDSCAPE 2 C4.2
	RIVER ROCK PER LANDSCAPE
	MULCH PER LANDSCAPE
	VEHICULAR CONCRETE PAVEMENT SEE NOTE 1
	ADVENTURE WALL PER LANDSCAPE
	MAJOR CONTOUR
	MINOR CONTOUR
	FENCE PER LANDSCAPE
	BARRIER CURB 3 C4.2
	FLUSH CURB 4 C4.2
	FENCE PER LANDSCAPE
	DRAINAGE SWALE 2 C3.3



<<<CAUTION>>>
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3	BID SET	11/26/2025
2	PERMIT RESUBMITTAL	10/29/2025
1	PERMIT RESUBMITTAL	06/16/2025

NO.	REVISION	AS BUILT	DATE
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REVIEWED: 06/16/2026
PARK ENGINEER DATE

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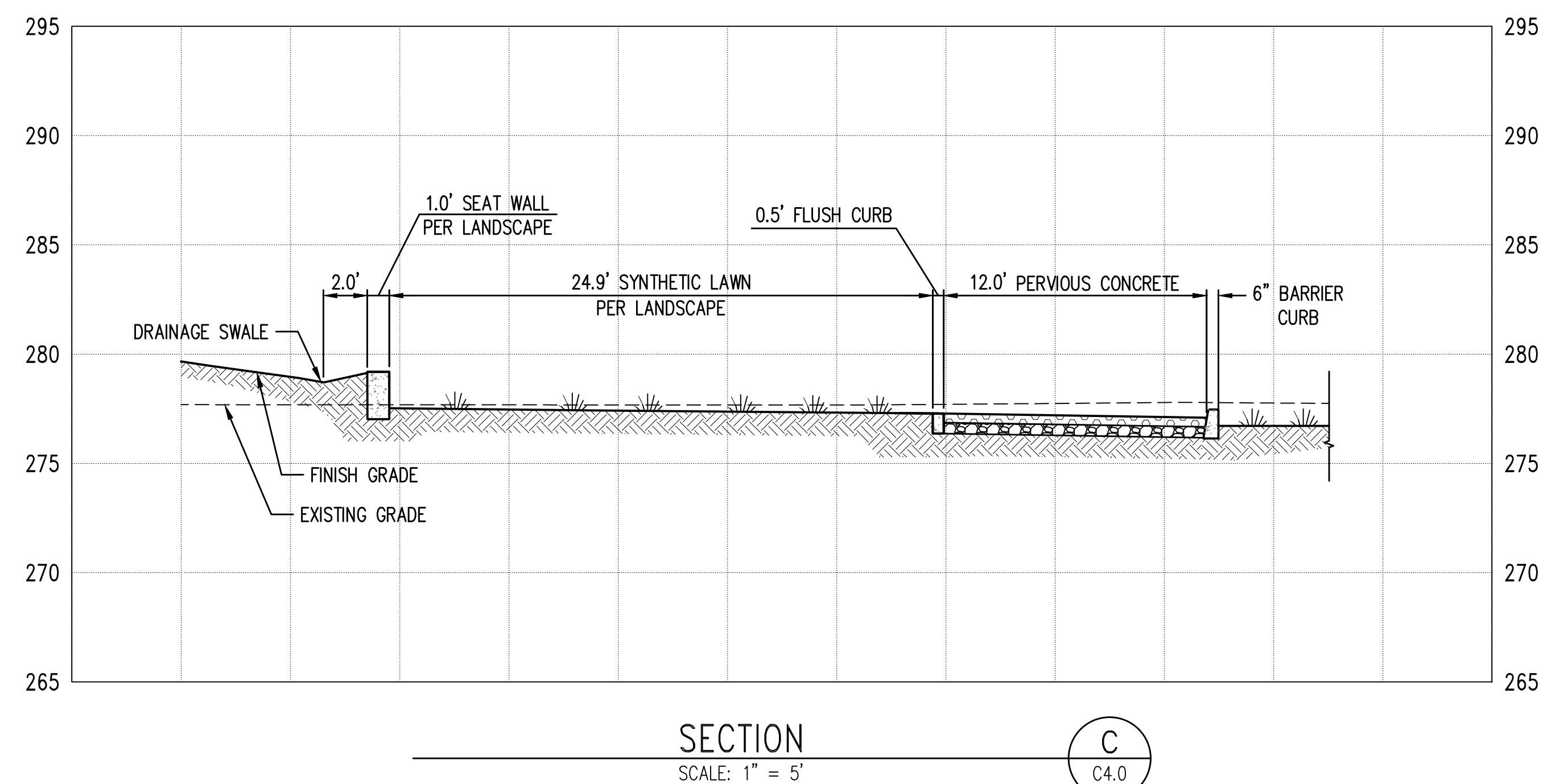
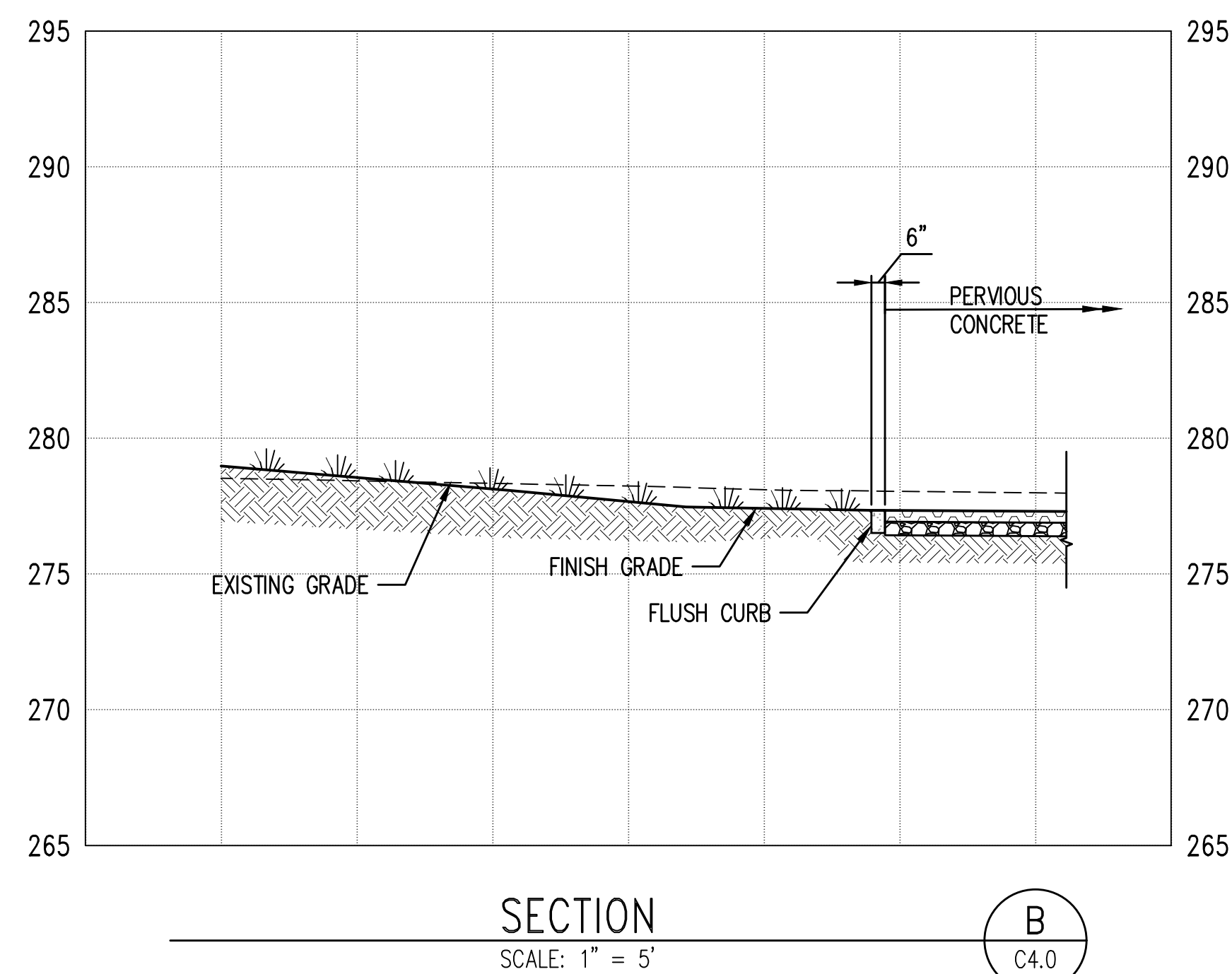
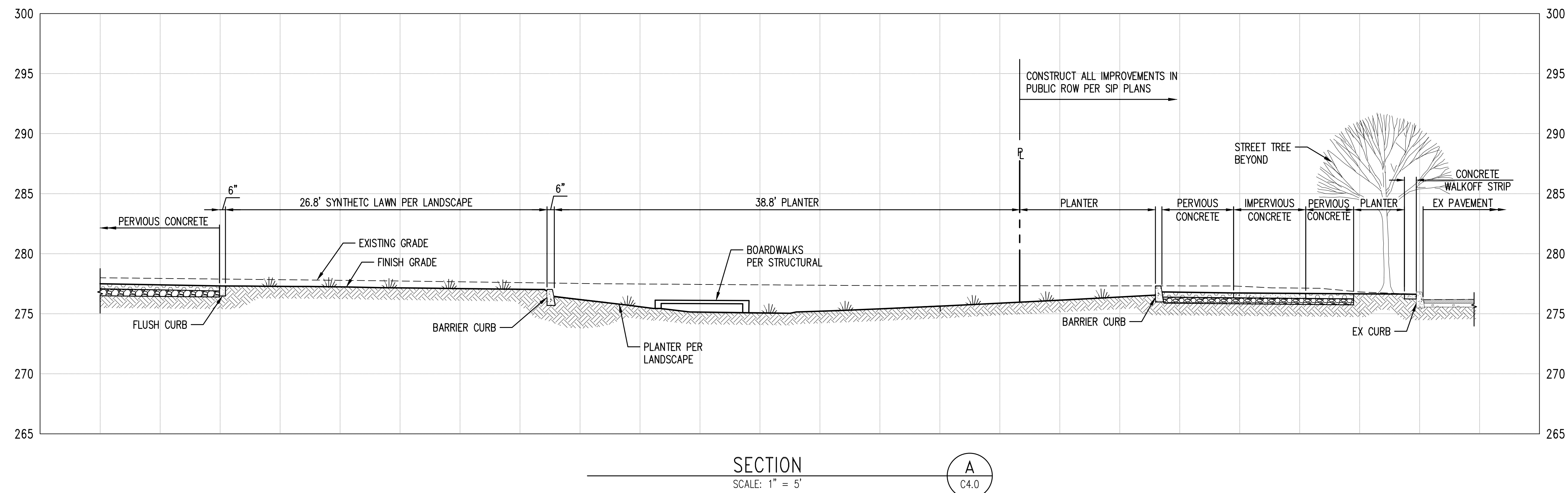
Seattle
Parks & Recreation

WEST SEATTLE JUNCTION

LANDBANK PARK

GRADING & PAVING PLAN

DESIGNED	KK	DATE	11-26-2025
DRAWN	CM		
CHECKED	PK	SHEET	12 OF 37
ORDINANCE NO.	125207		C4.0
SCALE	NOTED		



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WEST SEATTLE JUNCTION

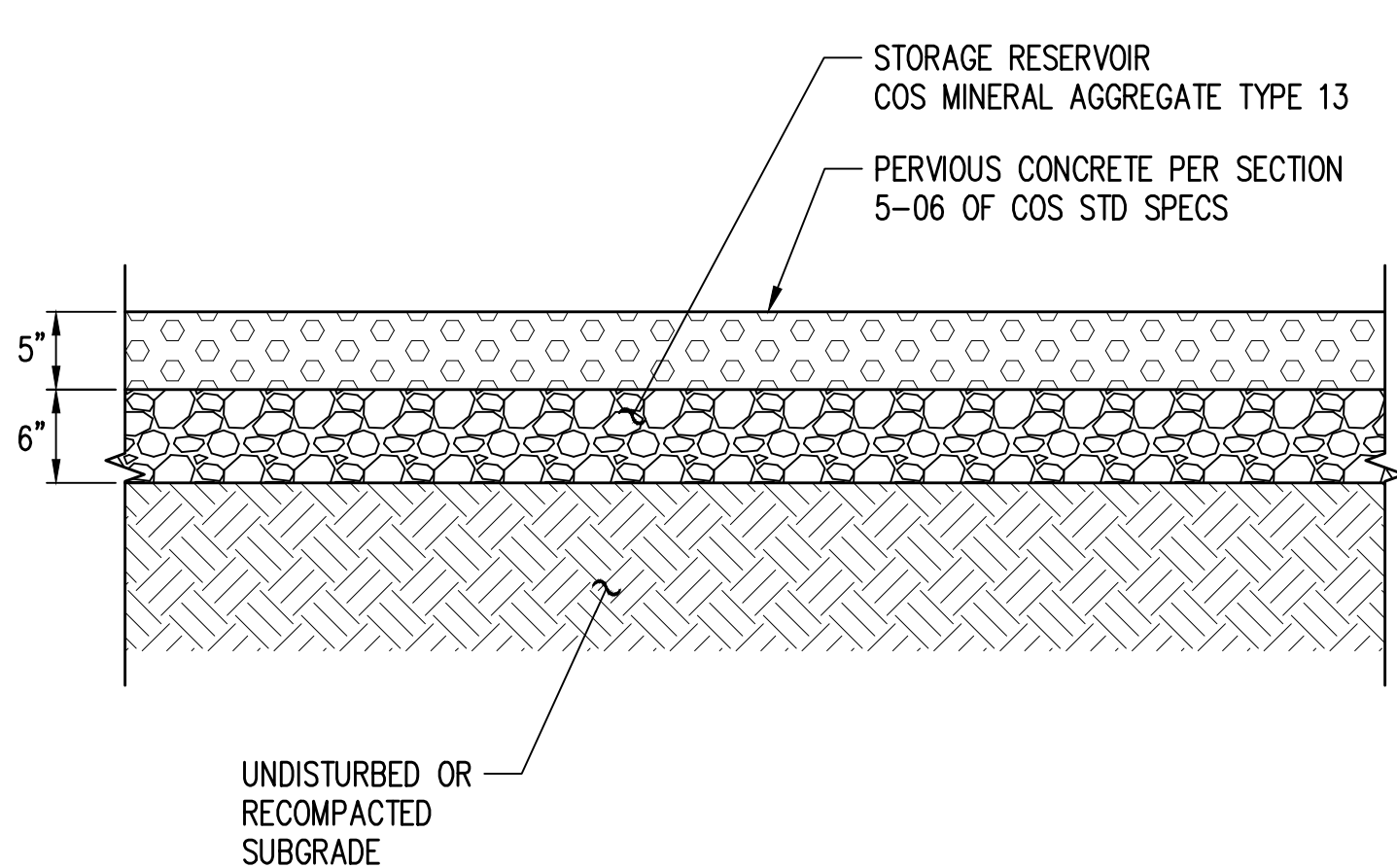
LANDBANK PARK

GRADING SECTIONS

DESIGNED	KK	DATE	11-26-2025
DRAWN	CM		
CHECKED	PK	SHEET	13 OF 37
ORDINANCE NO. 125207		C4.1	
SCALE	NOTED		

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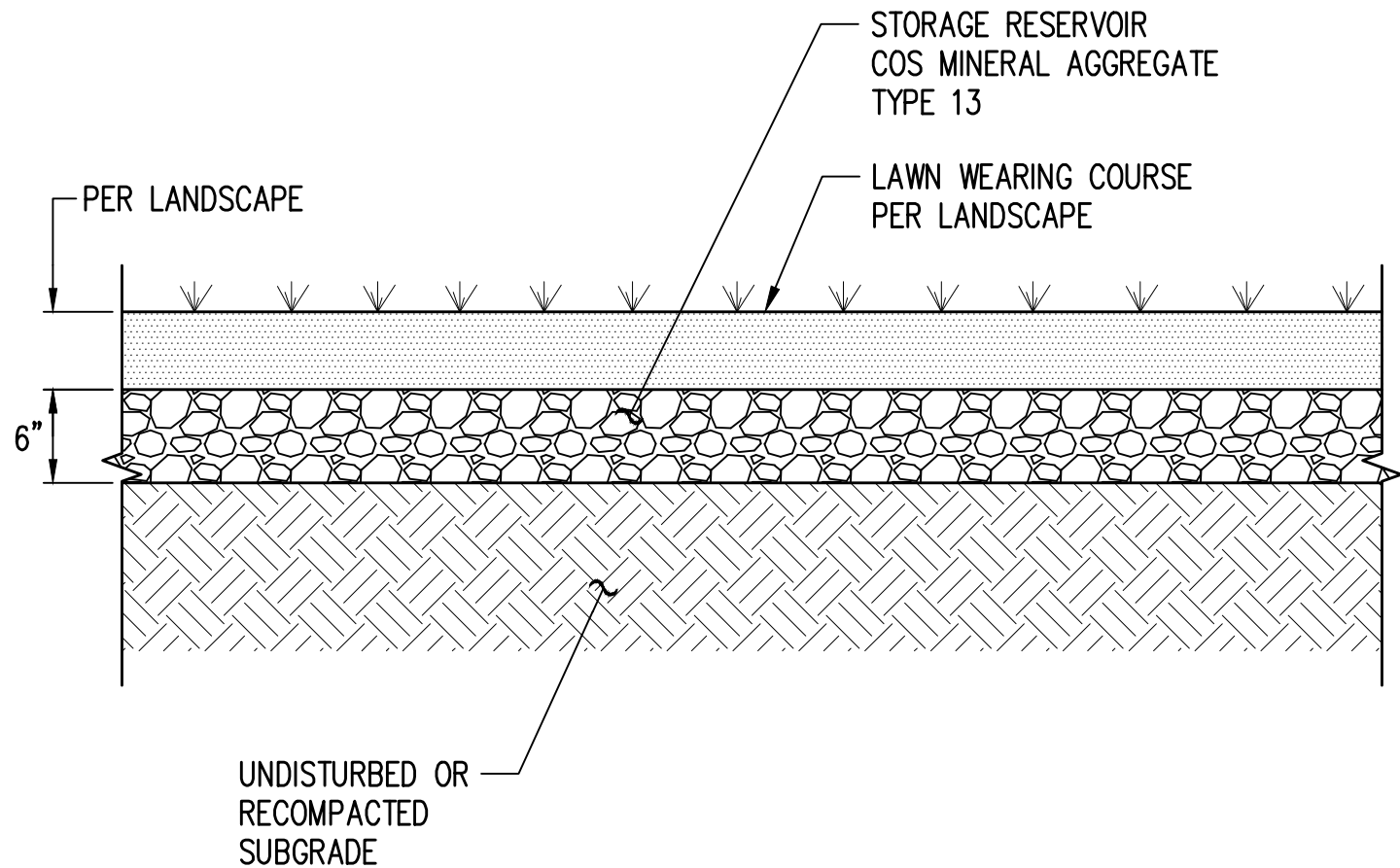


PERVIOUS CONCRETE

NTS

1

C4.0

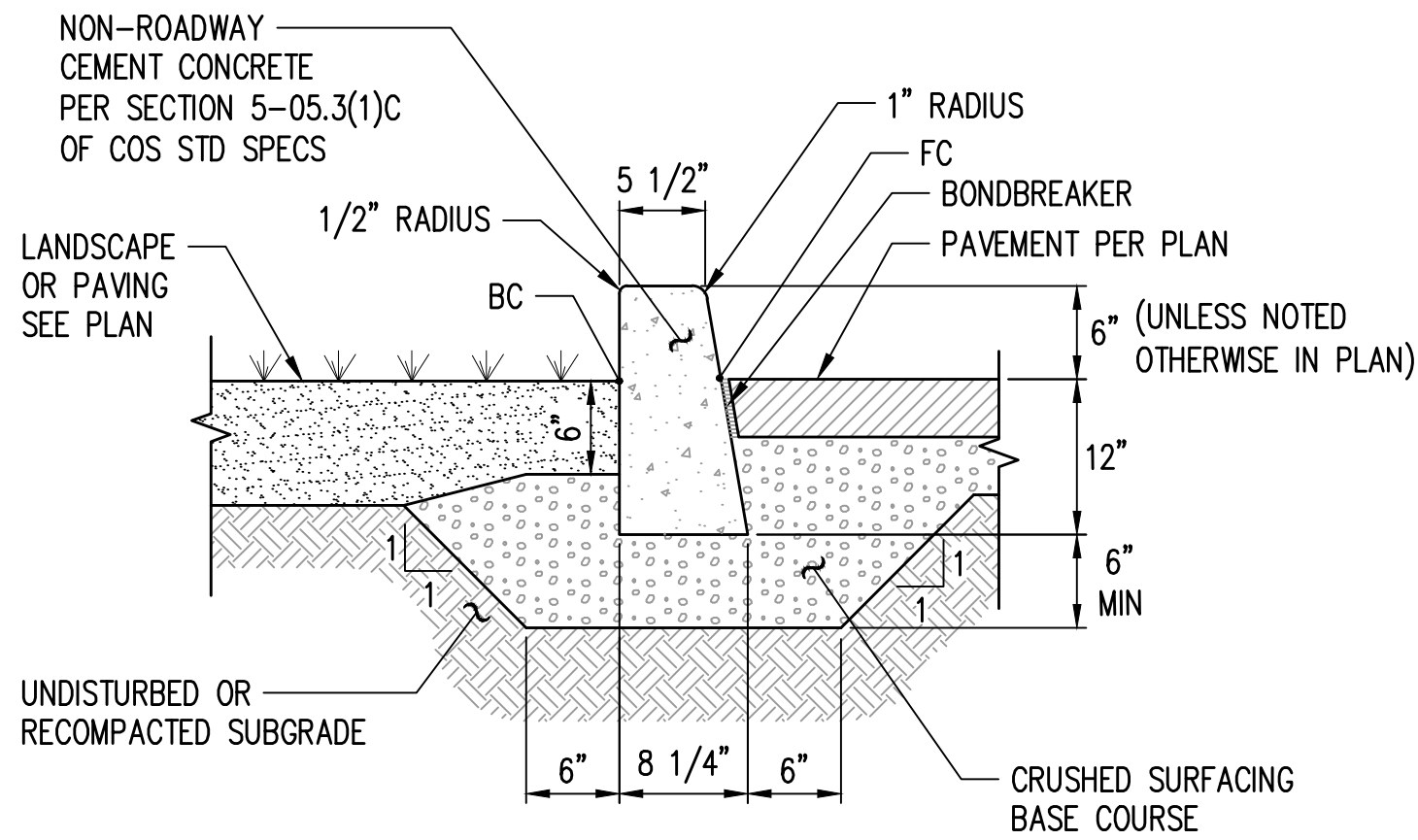


SYNTHETIC LAWN

NTS

2

C4.0

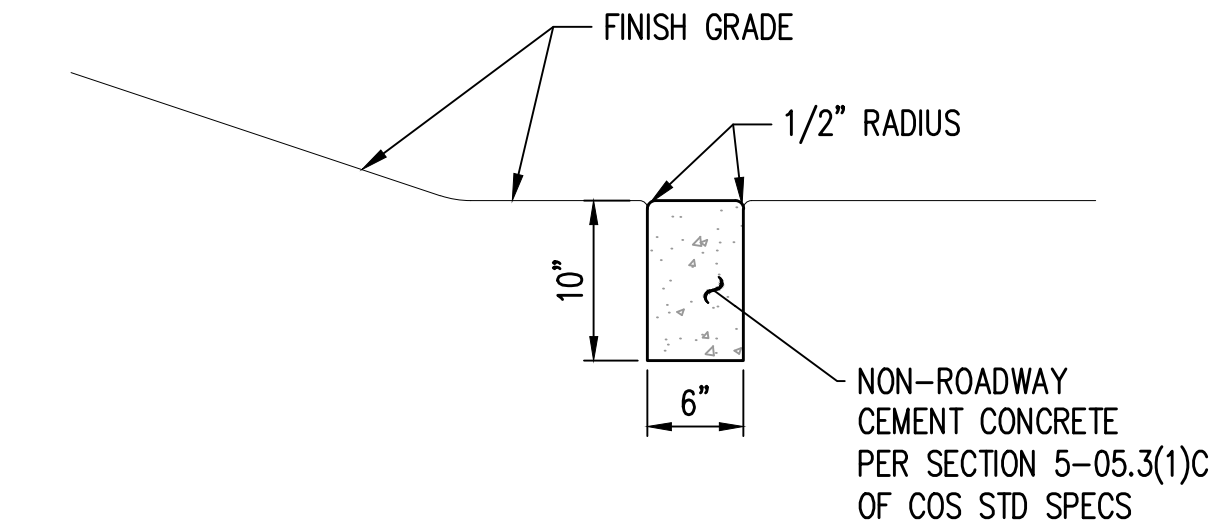


BARRIER CURB

NTS

3

C4.0

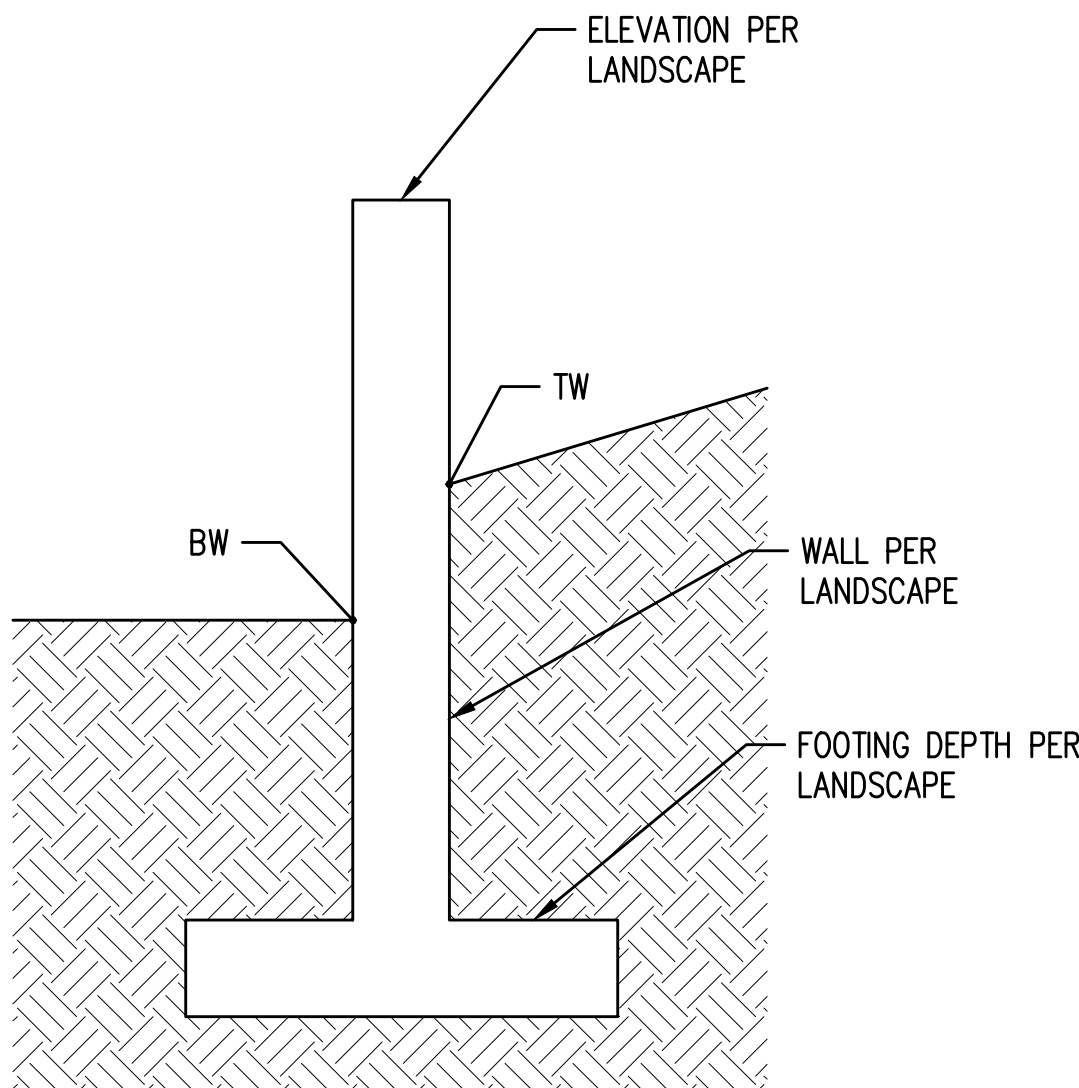


FLUSH CURB

NTS

4

C4.0

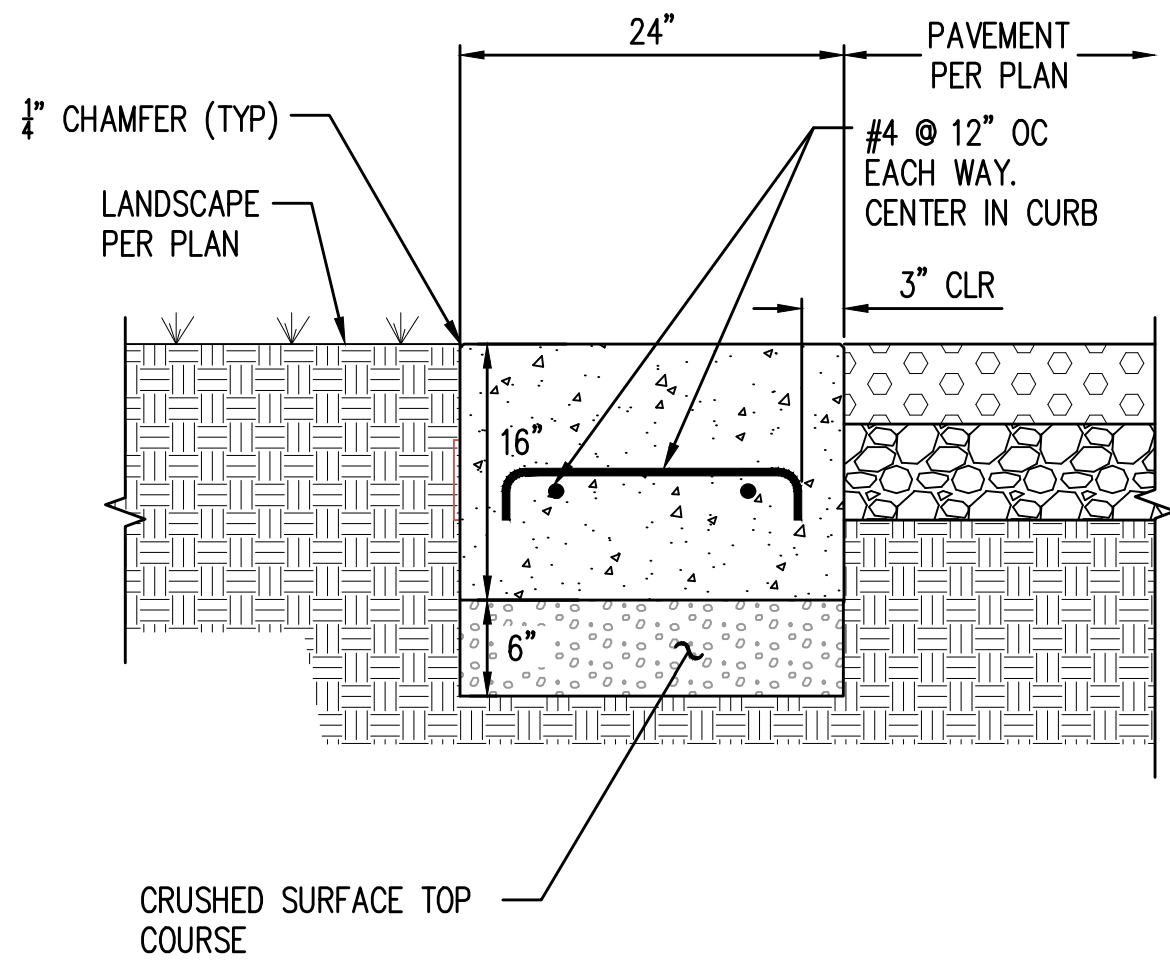


TYPICAL SITE WALL WORK POINTS

NTS

5

C4.0



NOTES:

1. CONCRETE CURB SHALL BE CLASS 3000 CEMENT CONCRETE.
2. CURBS SHALL HAVE THRU-JOINTS AT 12 FT O.C.
3. REINFORCING BARS SHALL BE DEFORMED STEEL BARS, ASTM A 615, GRADE 60.

GRADE BEAM CURB

NTS

6

C4.0

3	BID SET	11/26/2025
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REVIEWED:  DATE 06/16/2026
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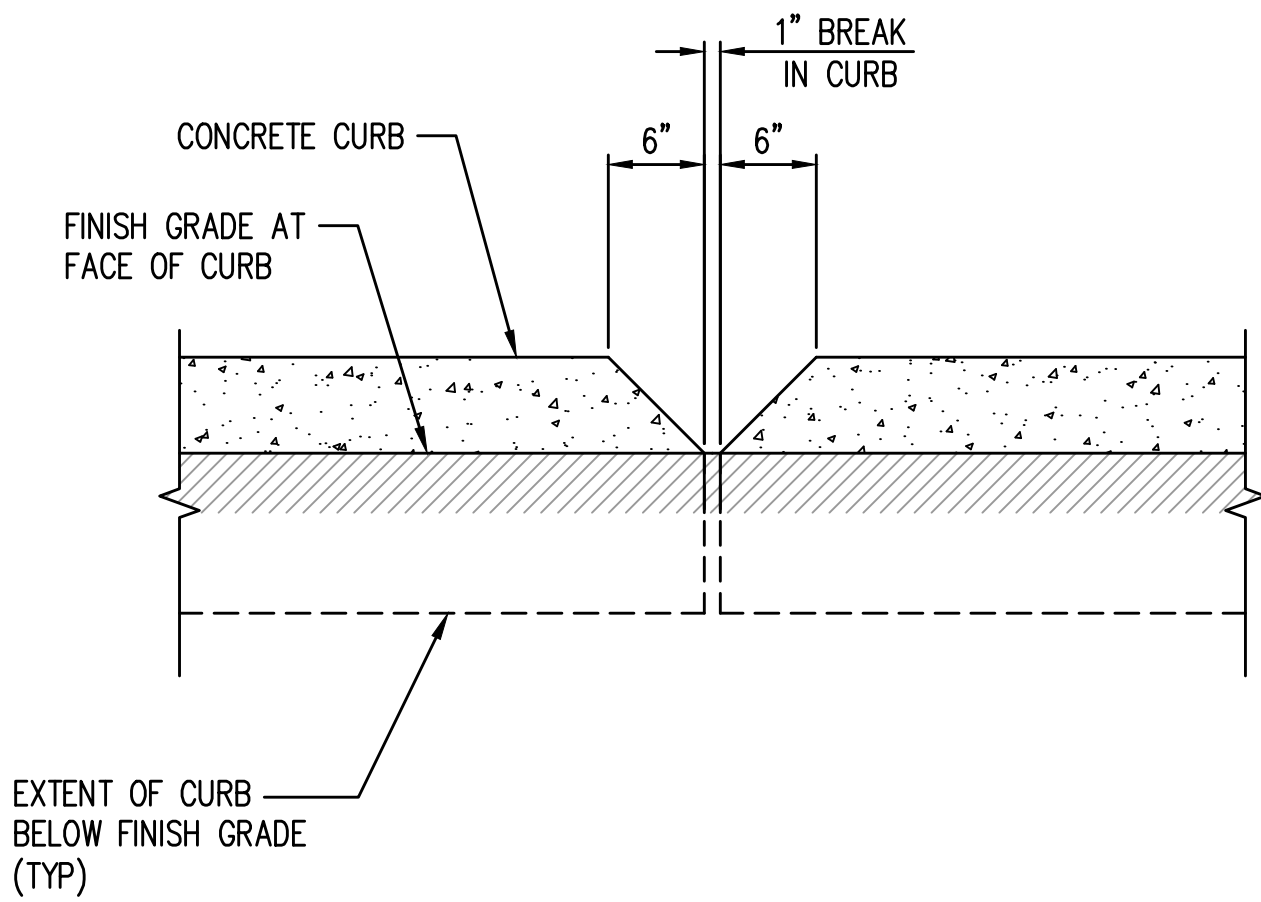
WEST SEATTLE JUNCTION

LANDBANK PARK

GRADING & PAVING
DETAILS

DESIGNED	KK	DATE	11-26-2025
DRAWN	CM		
CHECKED	PK	SHEET	14 OF 37
ORDINANCE NO.	125207		C4.2
SCALE	NOTED		

Apr 17, 2026 - 9:16am
ScotHM
Z:\1800001-1800999\1800054 West Seattle Park\CADD\Design\02 - C0\WSP-C4.2 PV DTL5.dwg



CURB TRANSITION
NTS

7
C4.0

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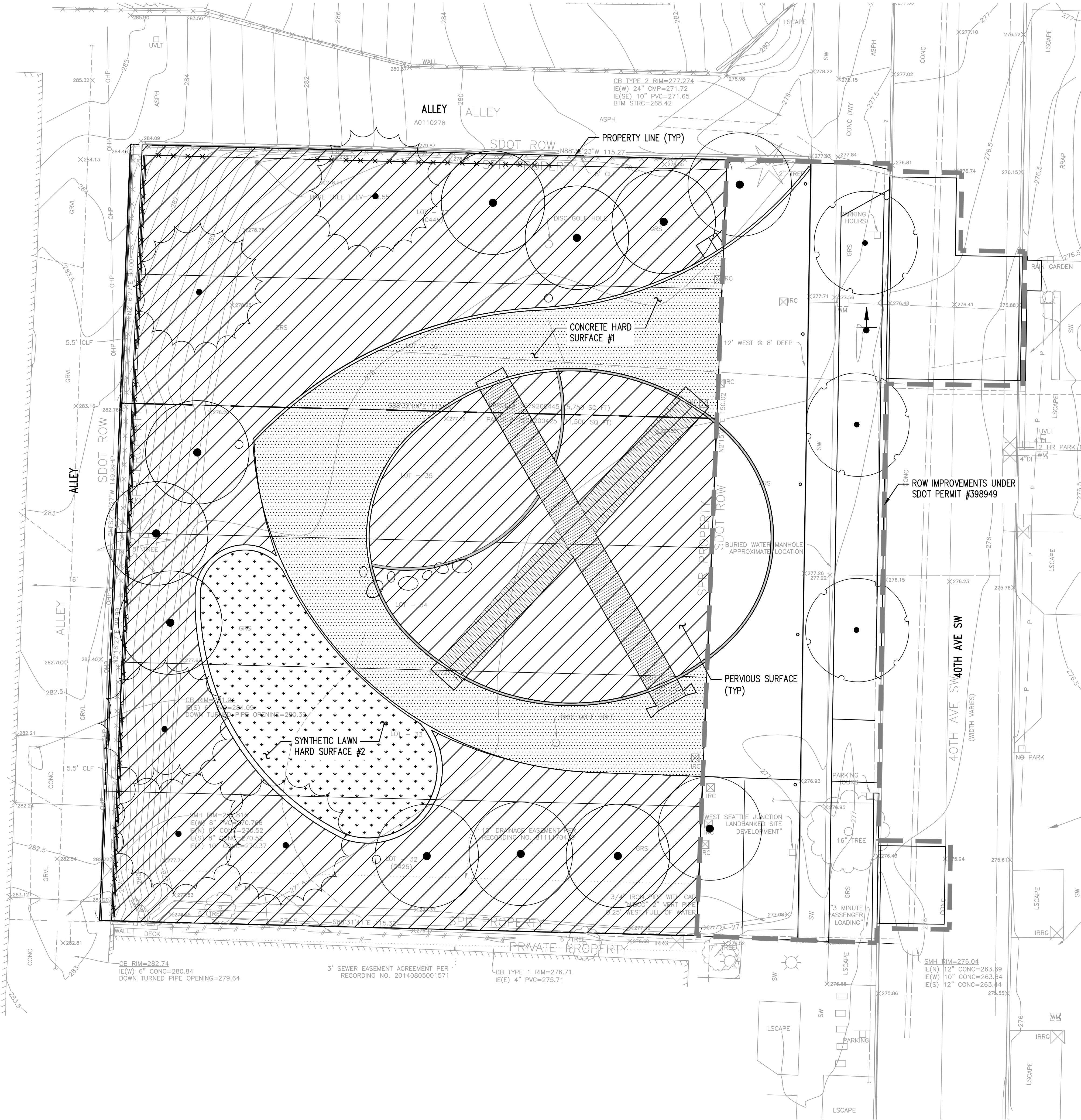


WEST SEATTLE JUNCTION

LANDBANK PARK

GRADING & PAVING
DETAILS

DESIGNED	KK	DATE	11-26-2025
DRAWN	CM		
CHECKED	PK	SHEET	15 OF 37
ORDINANCE NO.	125207		C4.3
SCALE	NOTED		



NOTES

- SEE SHEET C3.3 FOR SITE AND DRAINAGE CONTROL SUMMARY SHEET.
- ALL ON-SITE SURFACES ARE NON-POLLUTION GENERATING.

LEGEND

PROPERTY LINE

APPROXIMATE LIMIT OF ROW WORK UNDER
SDOT PERMIT #398949

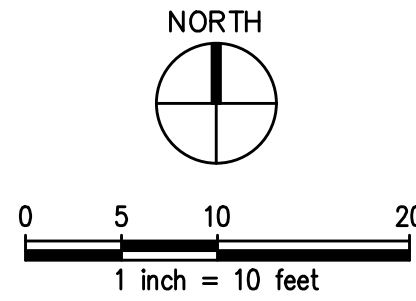
PERVIOUS SURFACE

CONCRETE HARD SURFACE-PERMEABLE
PAVEMENT SURFACE

SYNTHETIC LAWN HARD SURFACE-PERMEABLE
SURFACE/FACILITY

HARD SURFACE-RUN ON TO
PERMEABLE FACILITY

NEW TREES



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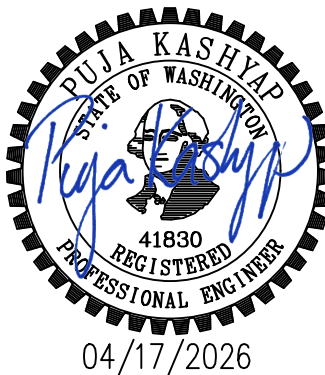
FOR
REFERENCE
ONLY

3	BID SET	11/26/2025
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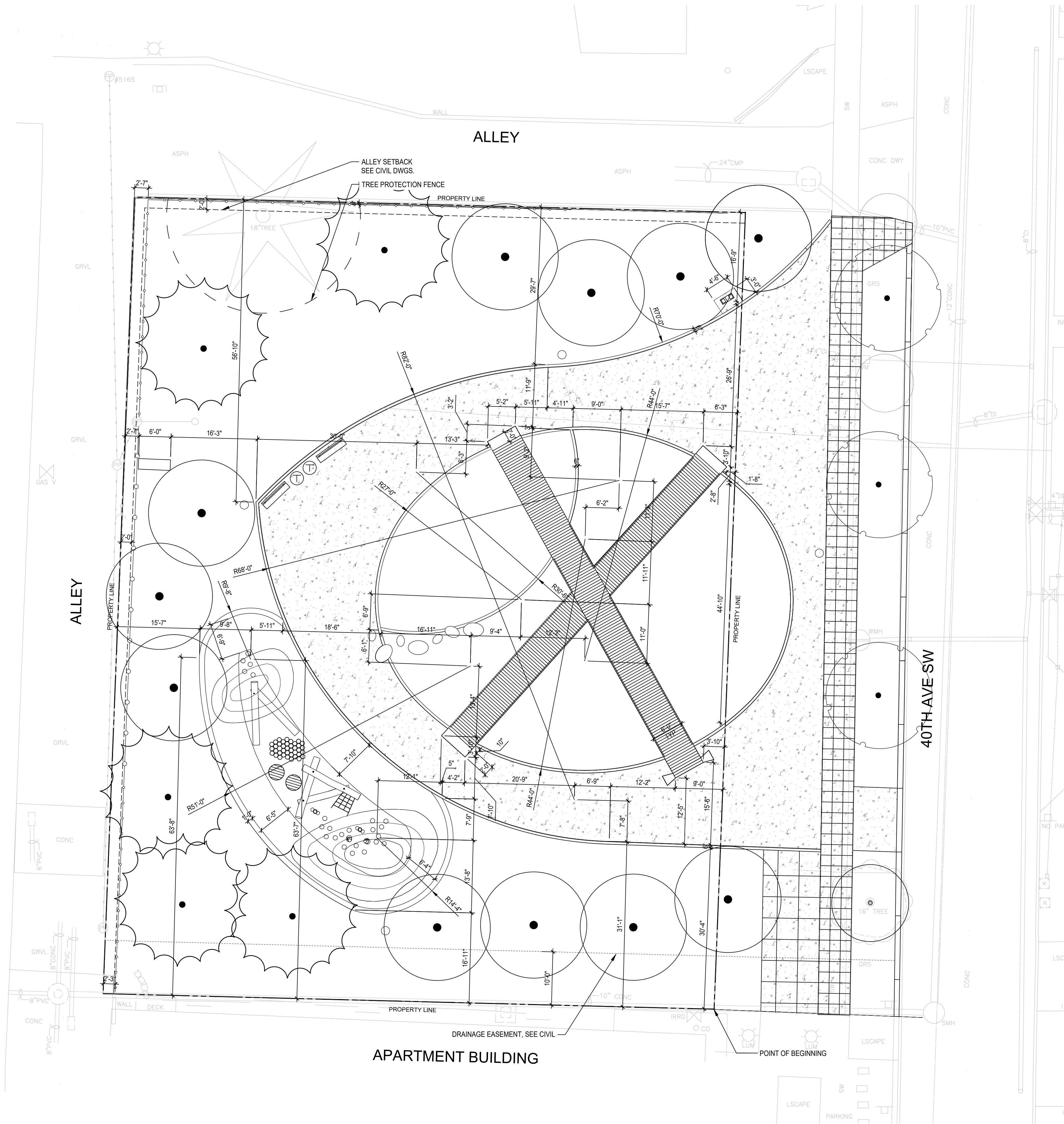
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WEST SEATTLE JUNCTION

LANDBANK PARK
ON-SITE STORMWATER
MANAGEMENT PLAN

DESIGNED	KK	DATE	11-26-2025
DRAWN	CM		
CHECKED	PK	SHEET	16 OF 37
ORDINANCE NO.	125207		C5.0
SCALE	NOTED		



1 LAYOUT PLAN
SCALE: 1" = 10'-0"



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3		
2		
1		
NO.	REVISION — AS BUILT	DATE

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GGLO DESIGN

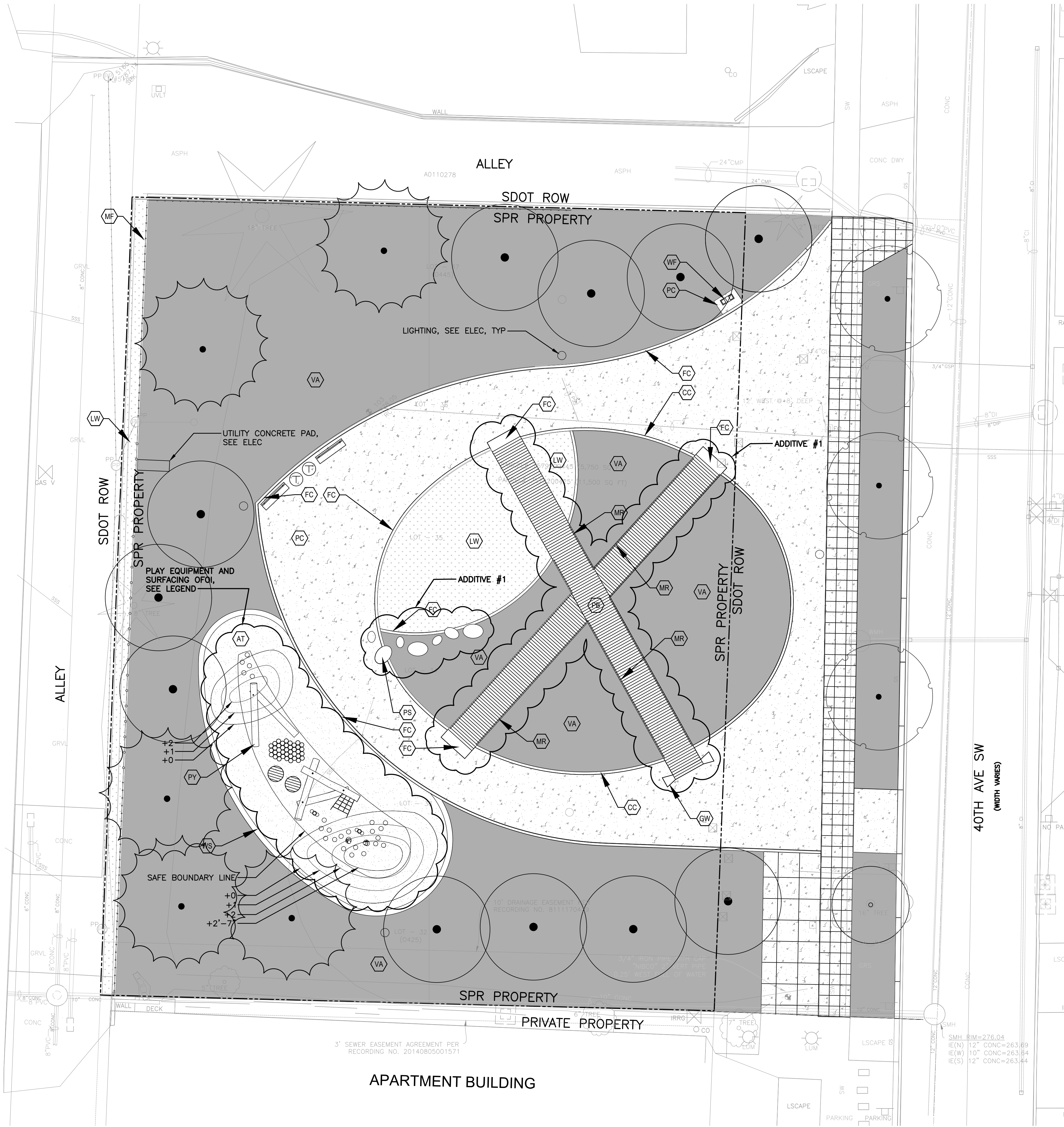


WEST SEATTLE JUNCTION

LANDBANK PARK

LAYOUT PLAN

DESIGNED TS	DATE 11/26/25
DRAWN DJ	
CHECKED ML	SHEET 17 OF 37
ORDINANCE NO. 125475, 126490, 126725, 126955	L2.0
SCALE 1" = 10'-0"	



MATERIALS LEGEND			
TAG	VISUAL	DESCRIPTION	DETAIL
AT		ARTIFICIAL TURF PLAY SURFACING (OFOI, CONTRACTOR TO COORDINATE WITH OWNER FOR INSTALLATION LOGISTICS)	 1 L6.3 SEE CIVIL
BS		BENCH SEATING (ADDITIVE #1)	 3 L6.3 SEE SPECS
CC		6" RAISED CONCRETE CURB	 2 L6.1
CP		SCORED COS STANDARD CONCRETE PAVING	SEE CIVIL
FC		FLUSH CONCRETE CURB WIDTH VARIES - SEE LAYOUT PLAN	SEE CIVIL
MF		METAL FENCE ON CONCRETE CURB	 4 L6.3
MR		METAL MUSEUM RAIL AT DECKING (ADDITIVE #1)	 3 L6.1 SEE STRUCTURAL
PC		PERMEABLE CONCRETE PAVING	SEE CIVIL
PS		PEBBLE SEATING (ADDITIVE #1)	SEE SPECS
VA		VEGETATED AREA	SEE PLANTING PLANS
TR		TRASH/RECYCLING RECEPTACLE	SEE SPECS
WF		WATER FOUNTAIN	 1 L6.2 SEE CIVIL
LW		LAWN AREA	SEE PLANTING PLANS
WS		12" WIDTH CONCRETE SEATWALL	 6 L6.1
PY		PLAY EQUIPMENT (OFOI, CONTRACTOR TO COORDINATE WITH OWNER FOR INSTALLATION LOGISTICS)	SEE SPECS
GW		GATEWAY (ADDITIVE #1)	 2 L6.2
PB		CONCRETE PLANK SYSTEM (ADDITIVE #1)	SEE STRUCT

NOTES:
1. SEE SIP DRAWINGS FOR R.O.W DESIGN.

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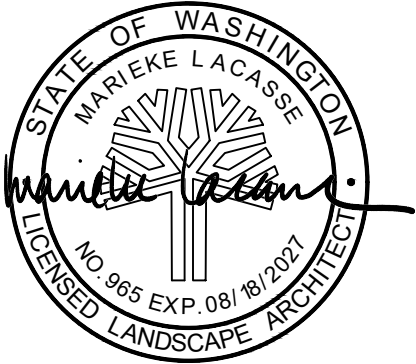
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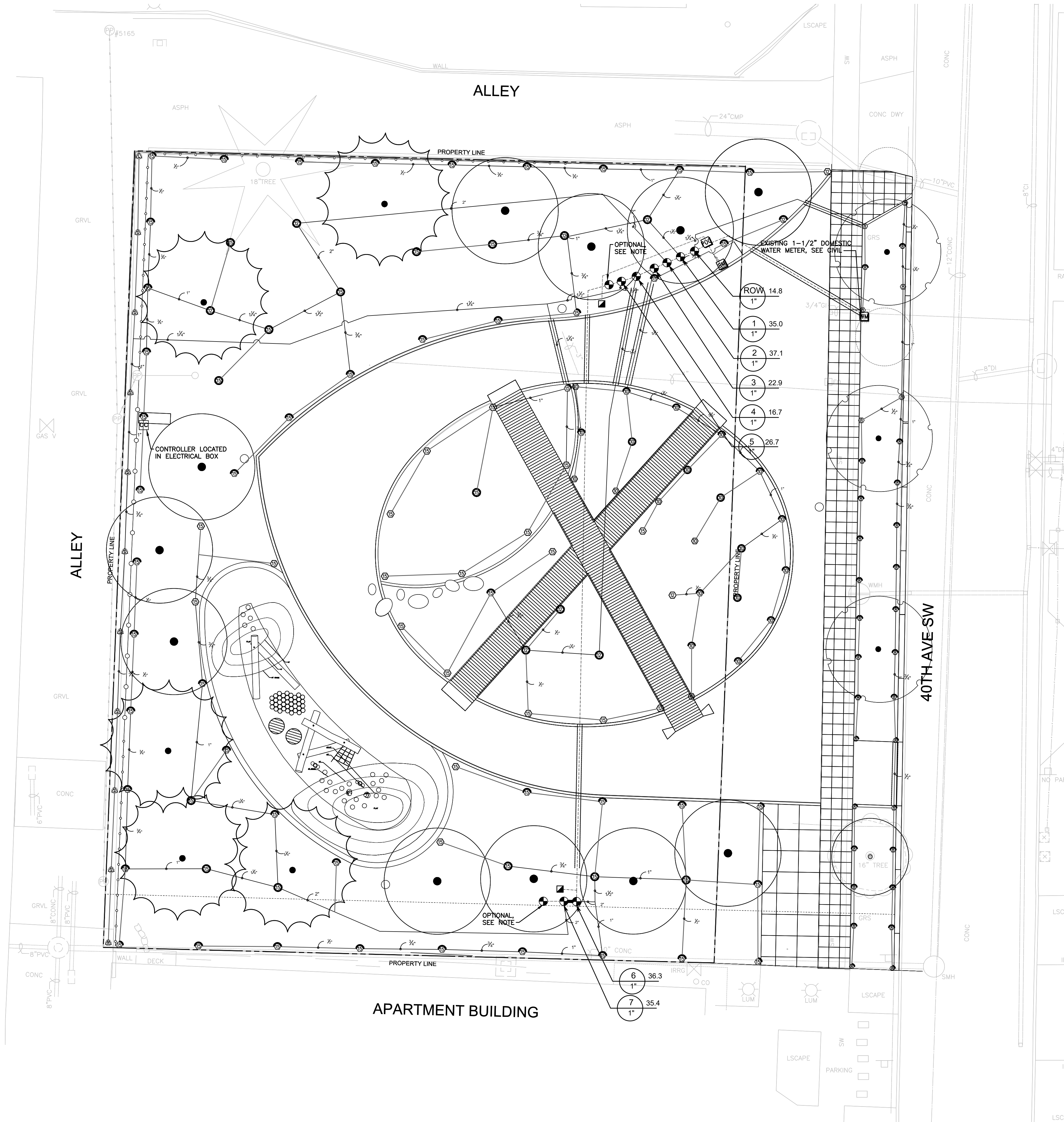


WEST SEATTLE JUNCTION

LAND BANK PARK

MATERIALS PLAN

DESIGNED TS	DATE 11/26/25
DRAWN DJ	
CHECKED ML	SHEET 18 OF 37
ORDINANCE NO. 125475, 126490, 126725, 126955	L3.0
SCALE 1" = 10'-0"	



IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL	QTY	PSI
	RAIN BIRD 1812-SAM-PRS 15 STRIP SERIES	11	30
	RAIN BIRD 1812-SAM-PRS 8 SERIES MPR	28	30
	RAIN BIRD 1812-SAM-PRS 10 SERIES MPR	16	30
	RAIN BIRD 1812-SAM-PRS 12 SERIES MPR	8	30
	RAIN BIRD 1812-SAM-PRS 15 SERIES MPR	60	30
	RAIN BIRD 1812-SAM-PRS HE-VAN SERIES	33	30

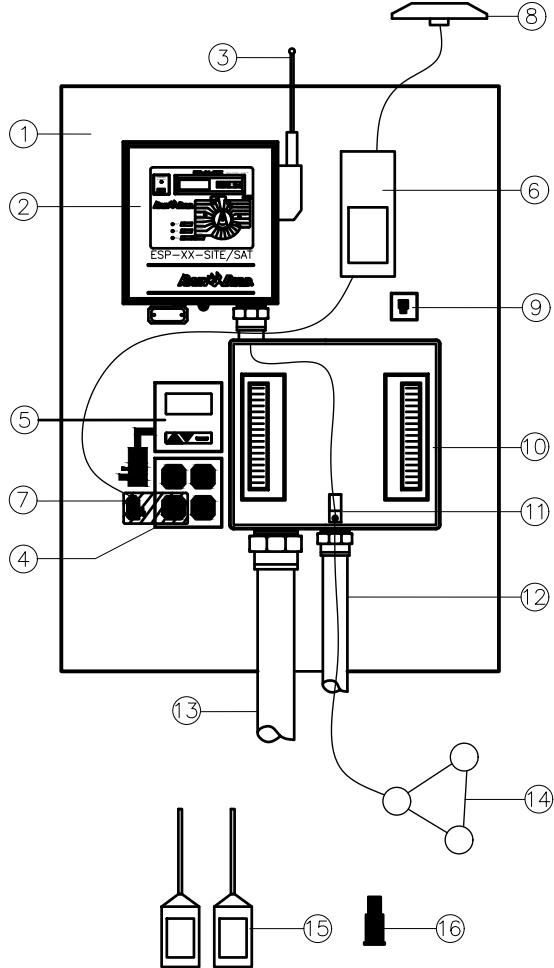
SYMBOL	MANUFACTURER/MODEL	QTY
	BUCKNER-SUPERIOR VB-HD	10
	BUCKNER-SUPERIOR QB44LRC-10	2
	RAIN BIRD ESP-40SITE-S	1
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40	2,208 LF
	IRRIGATION MAINLINE: PVC SCHEDULE 40	216.0 LF
	PIPE SLEEVE: PVC SCHEDULE 40	125.0 LF



IRRIGATION NOTES

- BACKFLOW PREVENTION DEVICE INSTALLATION REQUIRE INSPECTION & CERTIFICATION BY SPU INSPECTION SERVICES
- THE IRRIGATION SYSTEM DESIGN IS BASED ON THE MINIMUM SPRINKLERS OPERATING PRESSURE AND THE MAXIMUM FLOW DEMAND AT EACH STATION SHOWN ON THE IRRIGATION DRAWINGS. THE REPORTED STATIC PRESSURE AT THE EXISTING POINT OF CONNECTION IS 111 PSI. THE CONTRACTOR SHALL VERIFY WATER PRESSURE PRIOR TO CONSTRUCTION. REPORT INSUFFICIENT MEASURED WATER PRESSURE TO PLUMBING SHOPS.
- THIS DESIGN IS DIAGRAMMATIC. ALL PIPING, VALVES, ETC. SHOWN WITHIN PAVED AREAS ARE FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED IN PLANTING AREAS WHERE POSSIBLE. AVOID ANY CONFLICTS AMONG THE SPRINKLER SYSTEM, PLANTING, UTILITIES AND ARCHITECTURAL FEATURES.
- DO NOT WILLFULLY INSTALL THE SPRINKLER SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTIONS, GRADE DIFFERENCES, OR DIFFERENCES THE AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE DESIGN. SUCH OBSTRUCTIONS OR DIFFERENCES SHOULD BE BROUGHT TO THE ATTENTION OF THE ENGINEER. IN THE EVENT THIS NOTIFICATION IS NOT PERFORMED, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.
- CONTRACTOR SHALL BE RESPONSIBLE FOR SLEEVES, CHASES AND PENETRATIONS UNDER PAVING, THROUGH WALLS, ETC., UNLESS OTHERWISE NOTED PRIOR TO PAVING AND FORMING.
- IN ADDITION TO THE PIPE SLEEVES SHOWN ON THE DRAWINGS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF CONTROL WIRE SLEEVES OF SUFFICIENT SIZE UNDER ALL PAVED AREAS.
- WHERE THE FIELD CONDITIONS REQUIRE ADJUSTMENTS, HEADS SHALL BE ADDED OR DELETED IN ACCORDANCE WITH THE IRRIGATION LEGEND OR MANUFACTURER'S SPECIFICATIONS. PIPE SIZING SHALL BE ADJUSTED ACCORDINGLY, AND WATER VELOCITY SHALL NOT EXCEED 5 FEET PER SECOND.
- ANY DAMAGED CONCRETE OR OTHER PAVING SURFACE SHALL BE REPLACED TO MATCH EXISTING AS PART OF THE CONTRACT COST.
- THE IRRIGATION CONTRACTOR SHALL FLUSH AND ADJUST ALL SPRINKLER HEADS FOR OPTIMUM PERFORMANCE AND TO PREVENT OVERSPRAY ONTO SHELTER AREAS, ROADWAYS AND/OR BUILDINGS AS MUCH AS POSSIBLE. ONLY ACCEPTABLE OVERSPRAY IS BY ROTORS OVER PATHWAYS IN LAWN AREAS. THIS SHALL INCLUDE SELECTING THE BEST DEGREE OF ARC TO FIT THE EXISTING SITE CONDITIONS AND THROTTLING THE FLOW CONTROL AT EACH VALVE TO OBTAIN THE OPTIMUM OPERATING PRESSURE FOR EACH SYSTEM.
- OPTION IRRIGATION VALVES SHOWN FOR IRRIGATION AT ARTIFICIAL TURF AREAS FOR CLEANING AND COOLING OF TURF SURFACES.

- MPAN2436A BACK PANEL
- HYBRID CONTROLLER: RAINBIRD ESP-XX-LAME SAT OR SITESAT-W CONTROLLER WITH REMOTE RECEIVER CARD (#01060UP)
- REMOTE ANTENNA
- LEVITON 5280-W GFI OUTLET
- RAINBIRD PT3002 FLOW MONITOR
- CELLULAR COMMUNICATION EQUIPMENT (CAL AMP VANGUARD 3000)
- MODEM POWER SUPPLY. (APS MODEL #AD-740-1150/SCC)
- CELLULAR ANTENNA WITH ADAPTER & CABLE (INSTALLED ON TOP OF ENCLOSURE OR BUILDING AS REQUIRED)
- RJ-11 PHONE JACK (AS REQ)
- TERMINAL BOX W/ TERMINAL STRIPS
- GROUND LUG
- 2" CONDUIT FOR STATION ZONE CONTROL WIRES
- 1" CONDUIT FOR GROUND WIRE FROM GROUNDING GRID (TYP)
- GROUNDING GRID
- TRC COMMANDER REMOTE TRANSMITTERS (2 UNITS PER PROJECT TYP.)
- PULSE DECODER (OPTIONAL AS REQUIRED)



NOTES: CELLULAR EQUIPMENT IS NOT USED IF PHONE SERVICE IS HARDLINED AT FACILITY. PHONE JACK IS USED FOR HARDLINE OPTION. GROUNDING IS REQUIRED (SEE SPECS)

TYPICAL CONTROL PANEL ASSEMBLY (FOR SINGLE MAXICOM CONTROLLER APPLICATIONS)

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3		
2		
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NO.	REVISION -- AS BUILT	DATE

REVIEWED: 06/16/2026
PARK ENGINEER DATE

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GGLO DESIGN



Seattle Parks & Recreation

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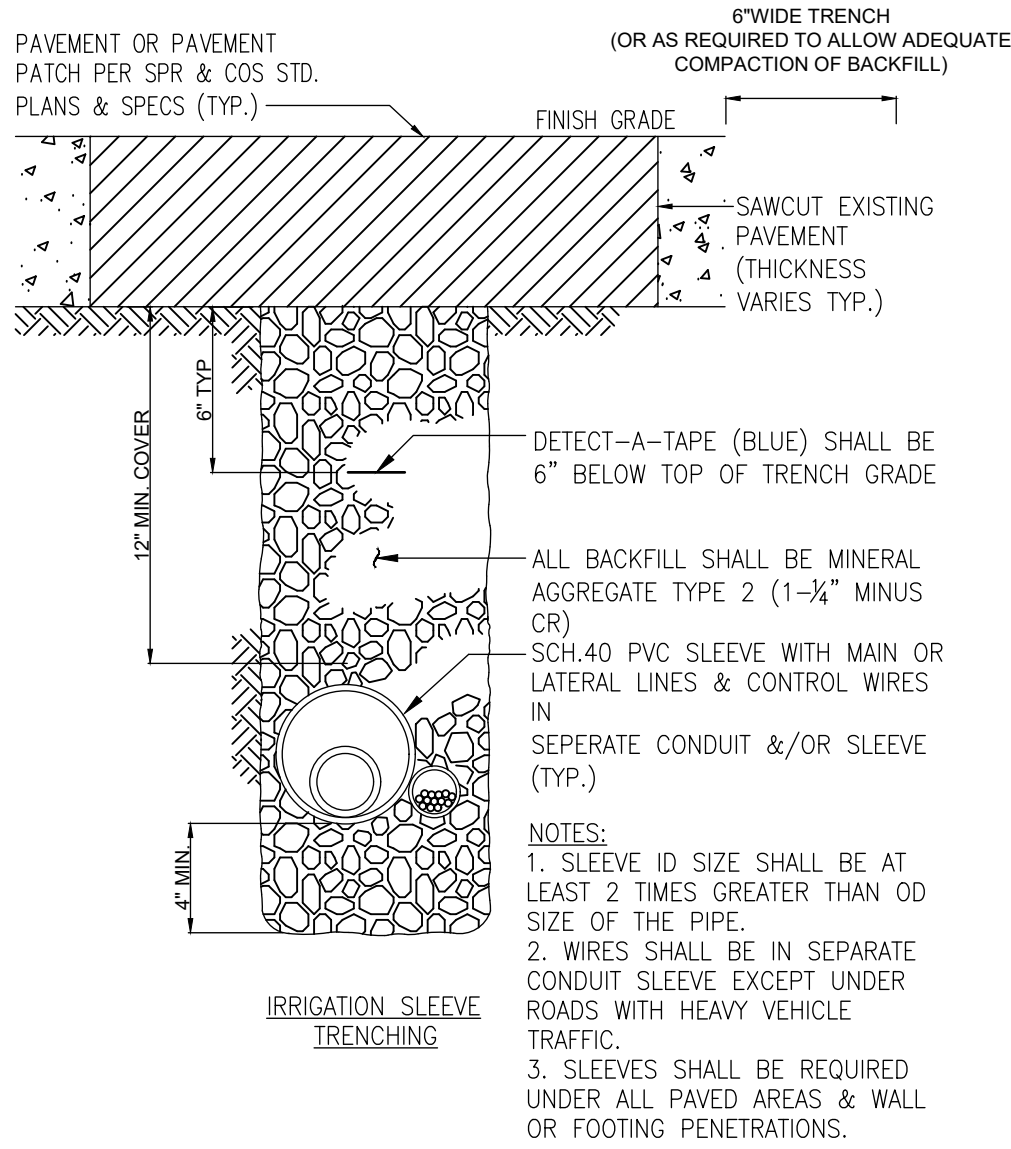
LANDBANK PARK

IRRIGATION PLAN

DESIGNED TS	DATE 11/26/25
DRAWN DJ	
CHECKED ML	SHEET 19 of 37
ORDINANCE NO. 125475, 126490, 126725, 126955	L4.0
SCALE 1" = 10'-0"	

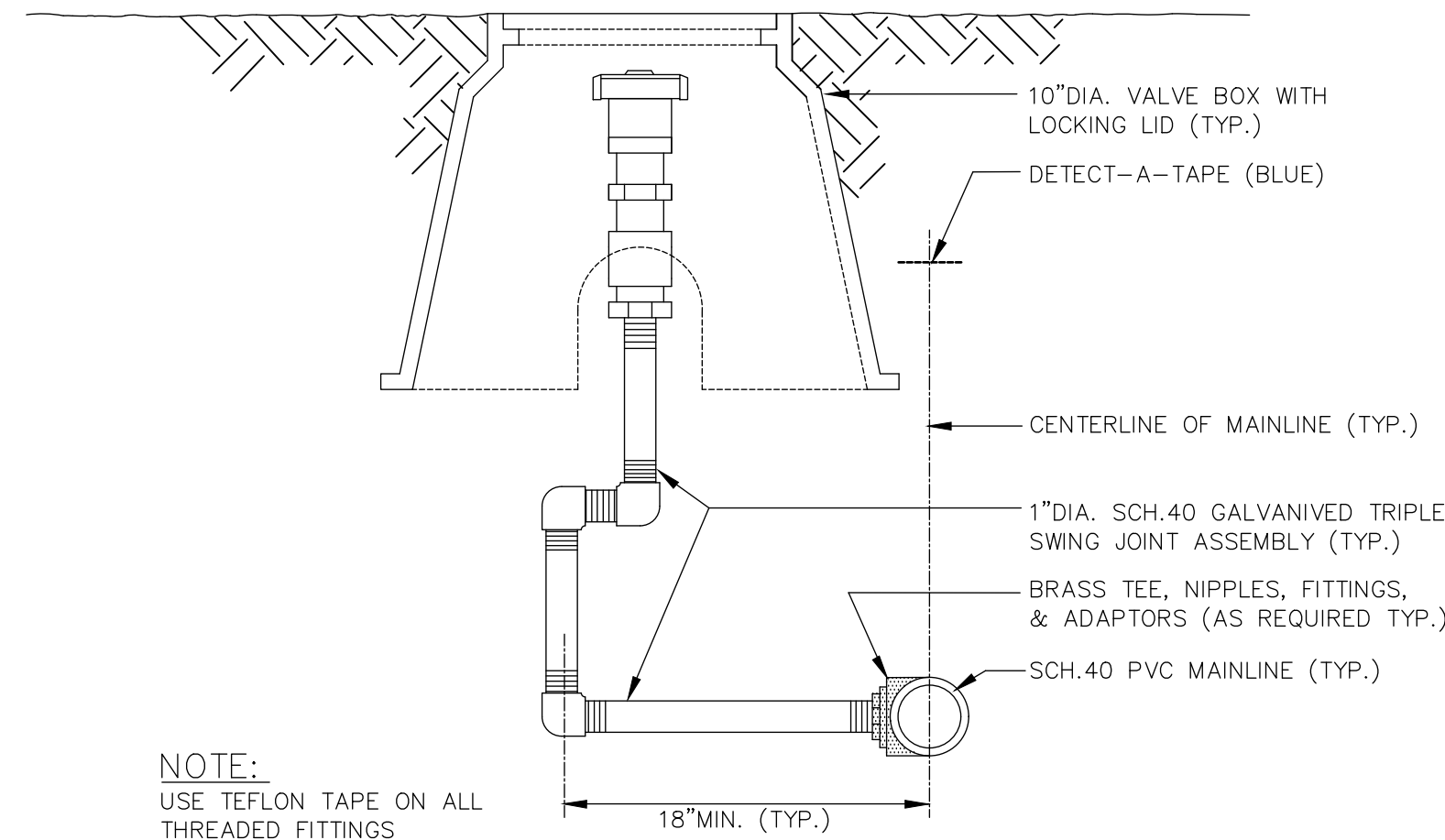
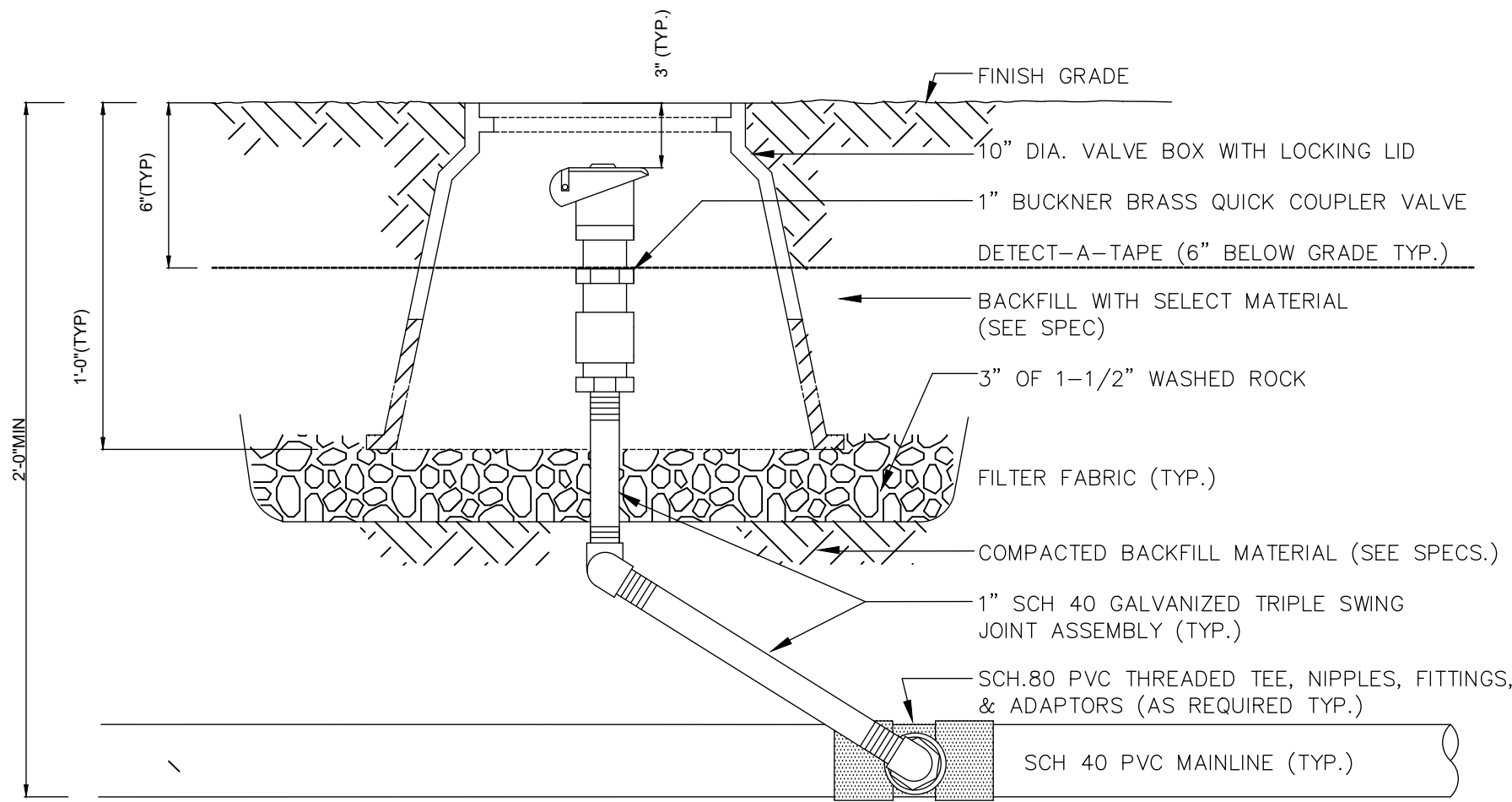
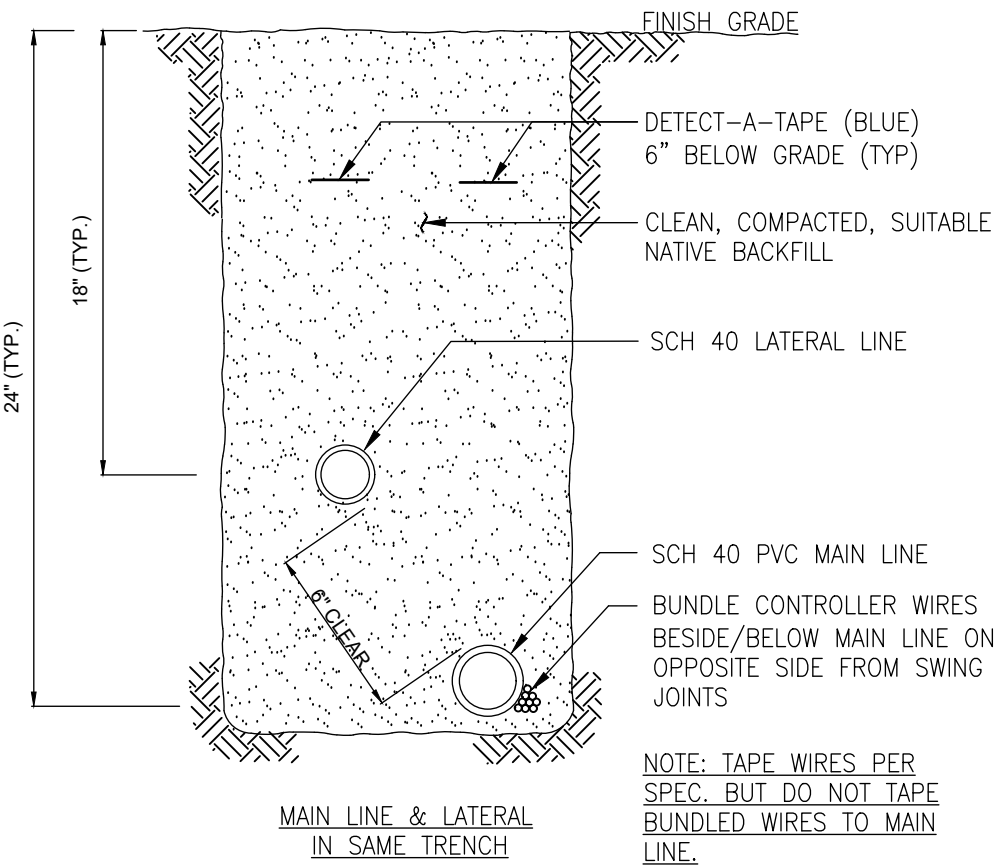
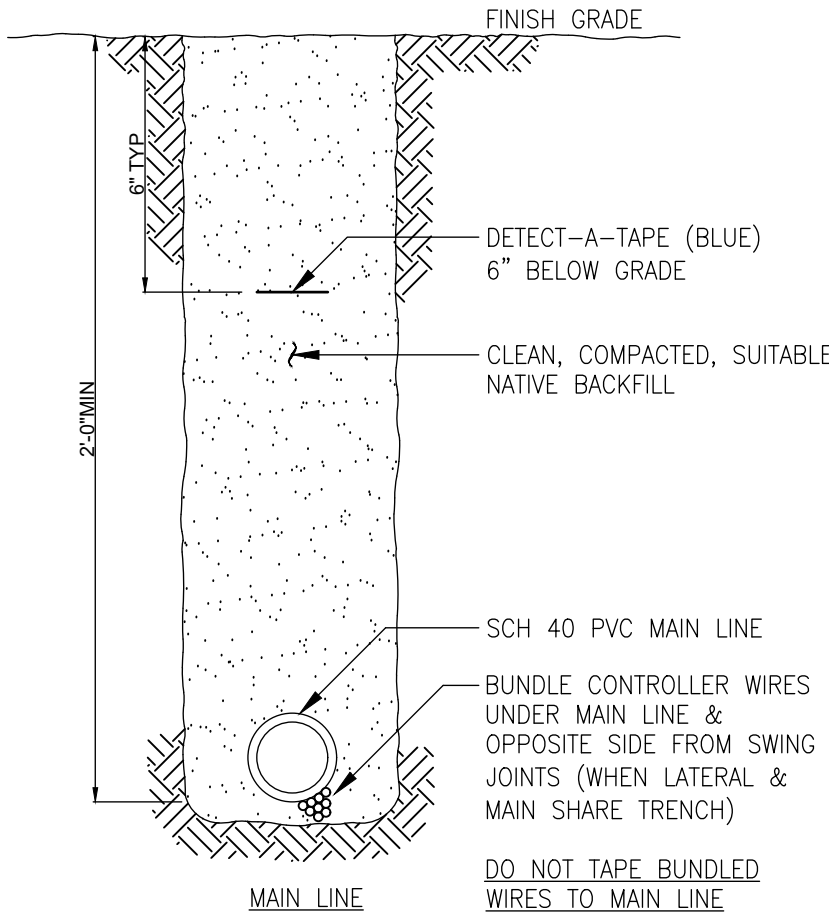
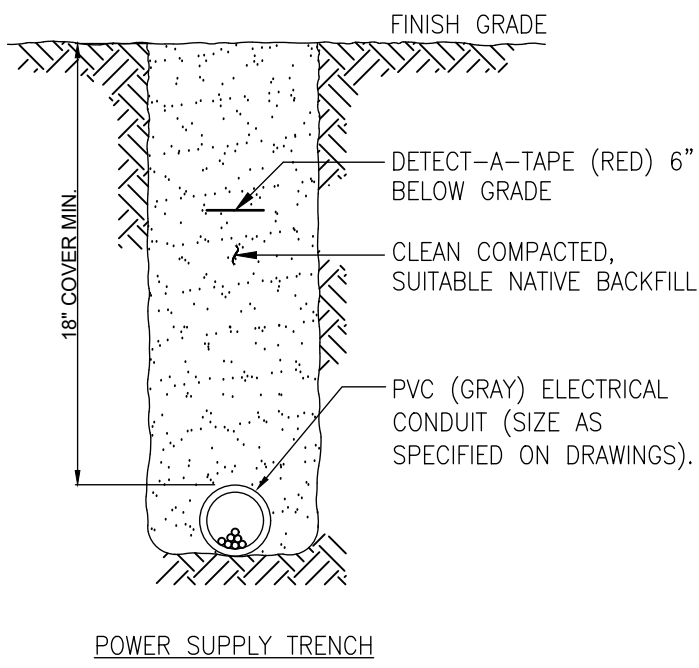
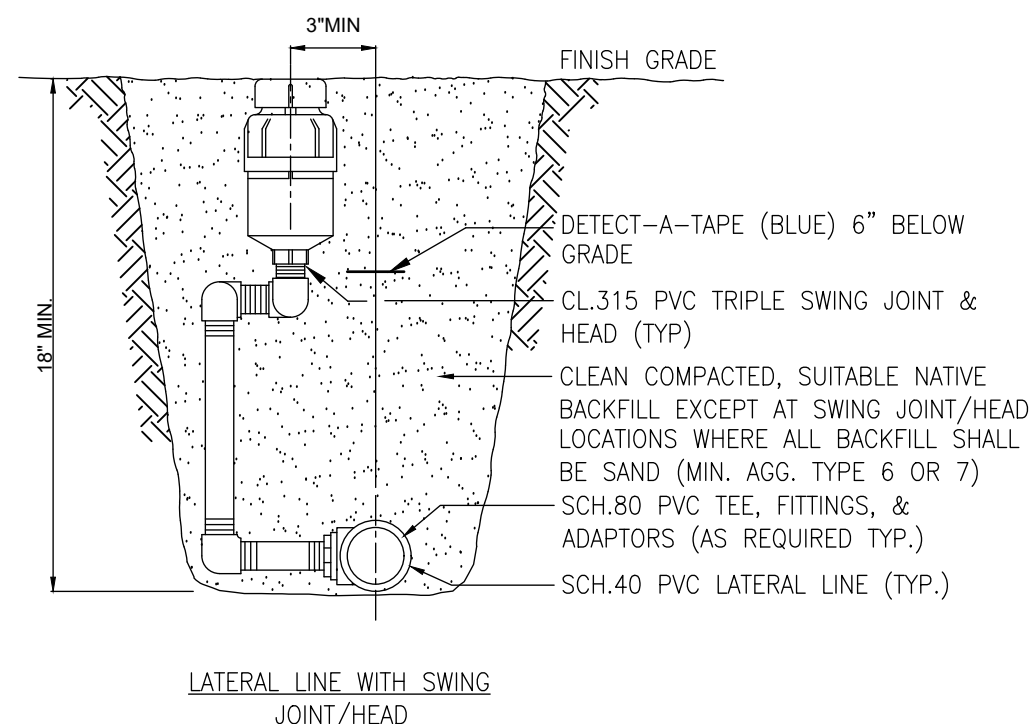
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1 IRRIGATION TRENCHES

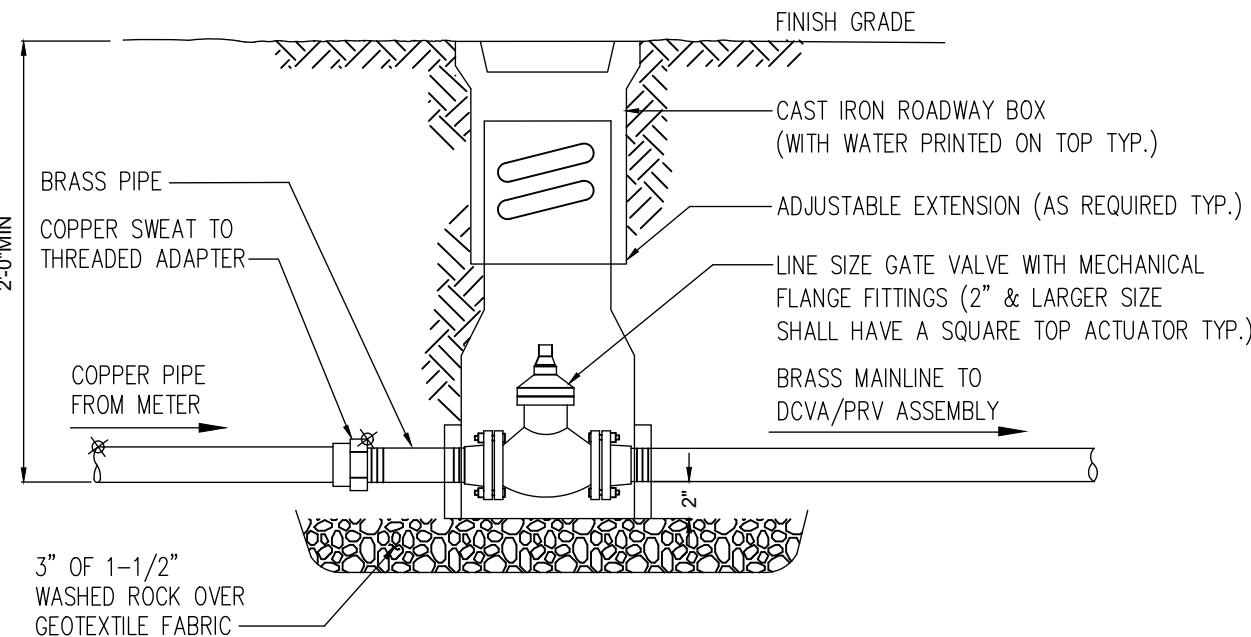
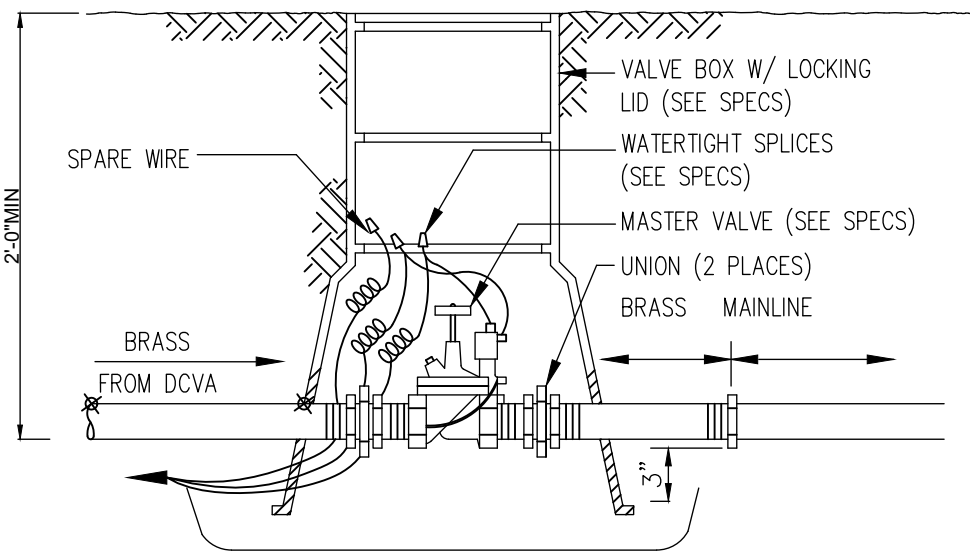
SCALE: N.T.S.



TYPICAL QUICK COUPLER VALVE

6 QUICK COUPLER VALVE

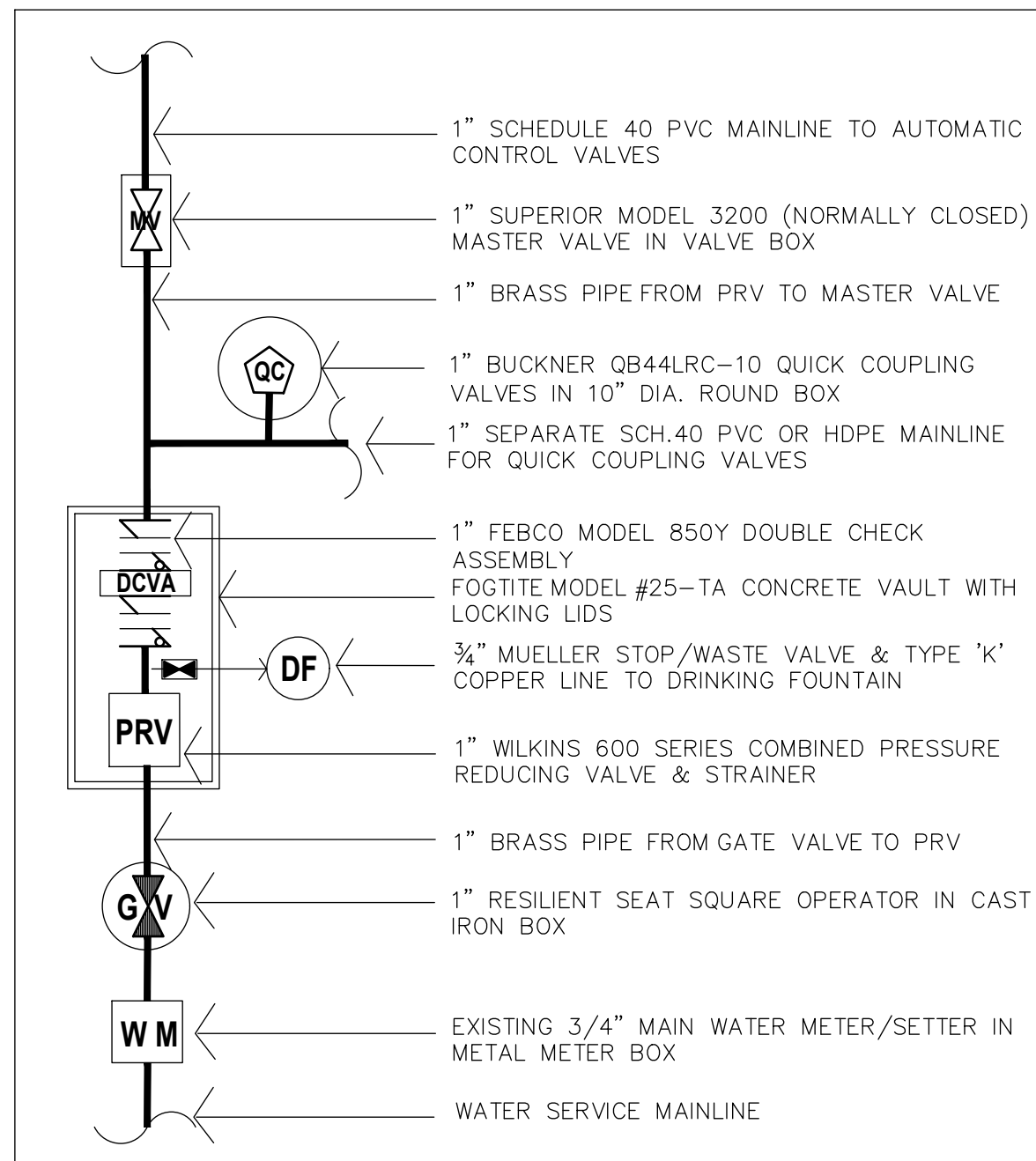
SCALE: N.T.S.



PIPE SIZING CHART

GALLONS/MIN.	PIPE SIZE
0-5	3/4" INCH
5-10	1" INCH
10-20	1 1/4" INCH
20-30	1 1/2" INCH
30-50	2" INCH

POINT OF CONNECTION ASSEMBLY

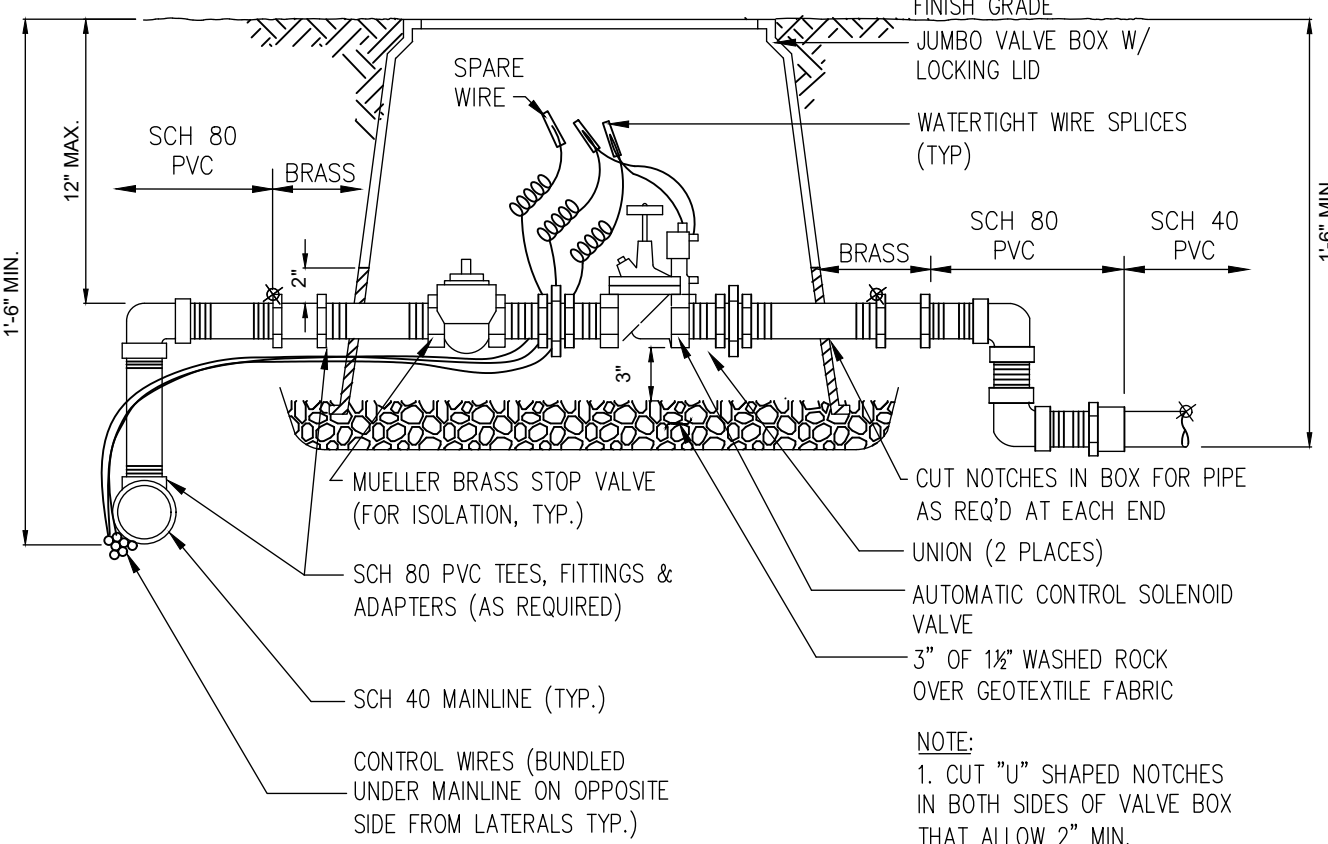


2 MASTER VALVE

SCALE: N.T.S.

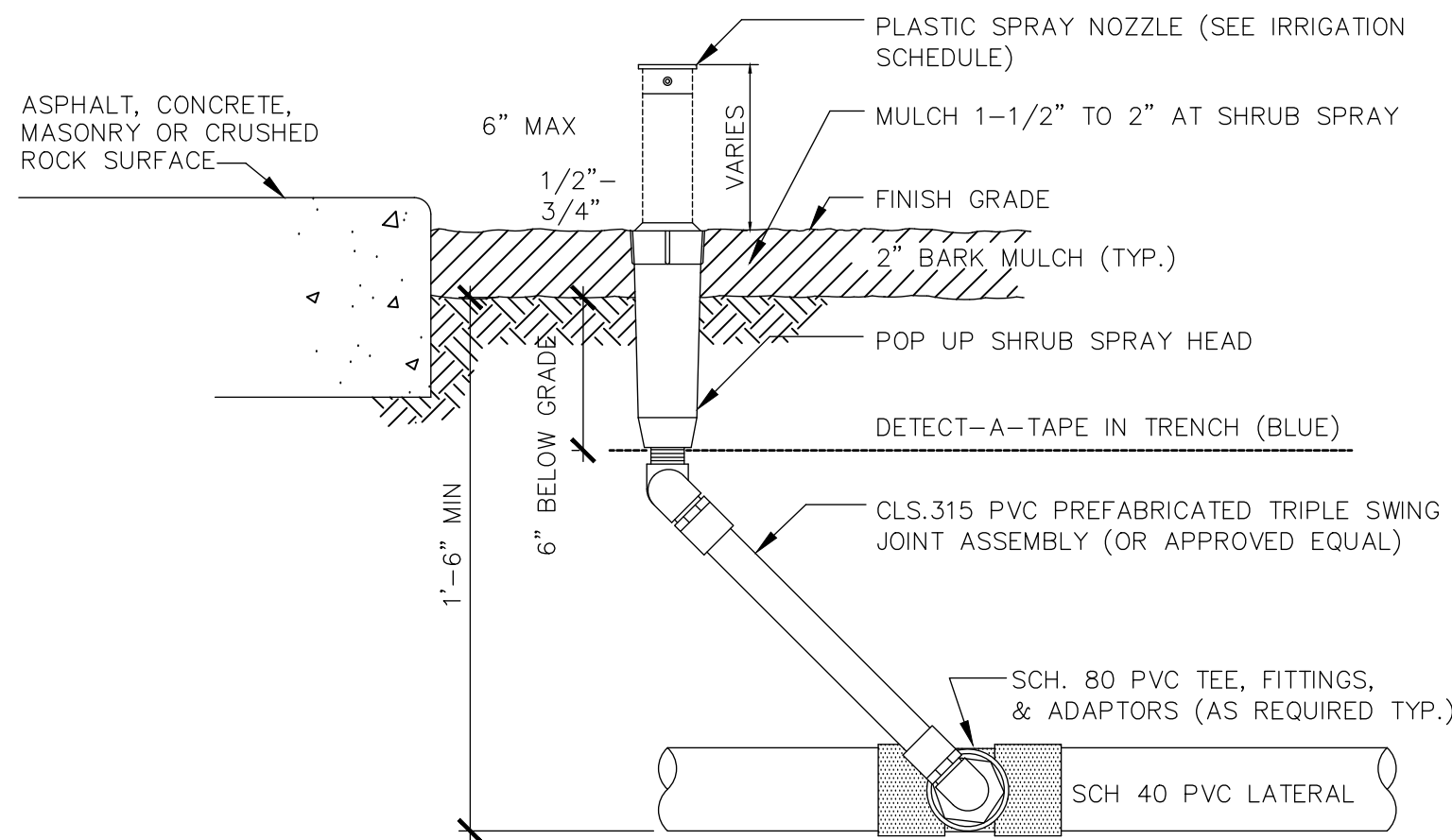
3 GATE VALVE

SCALE: N.T.S.



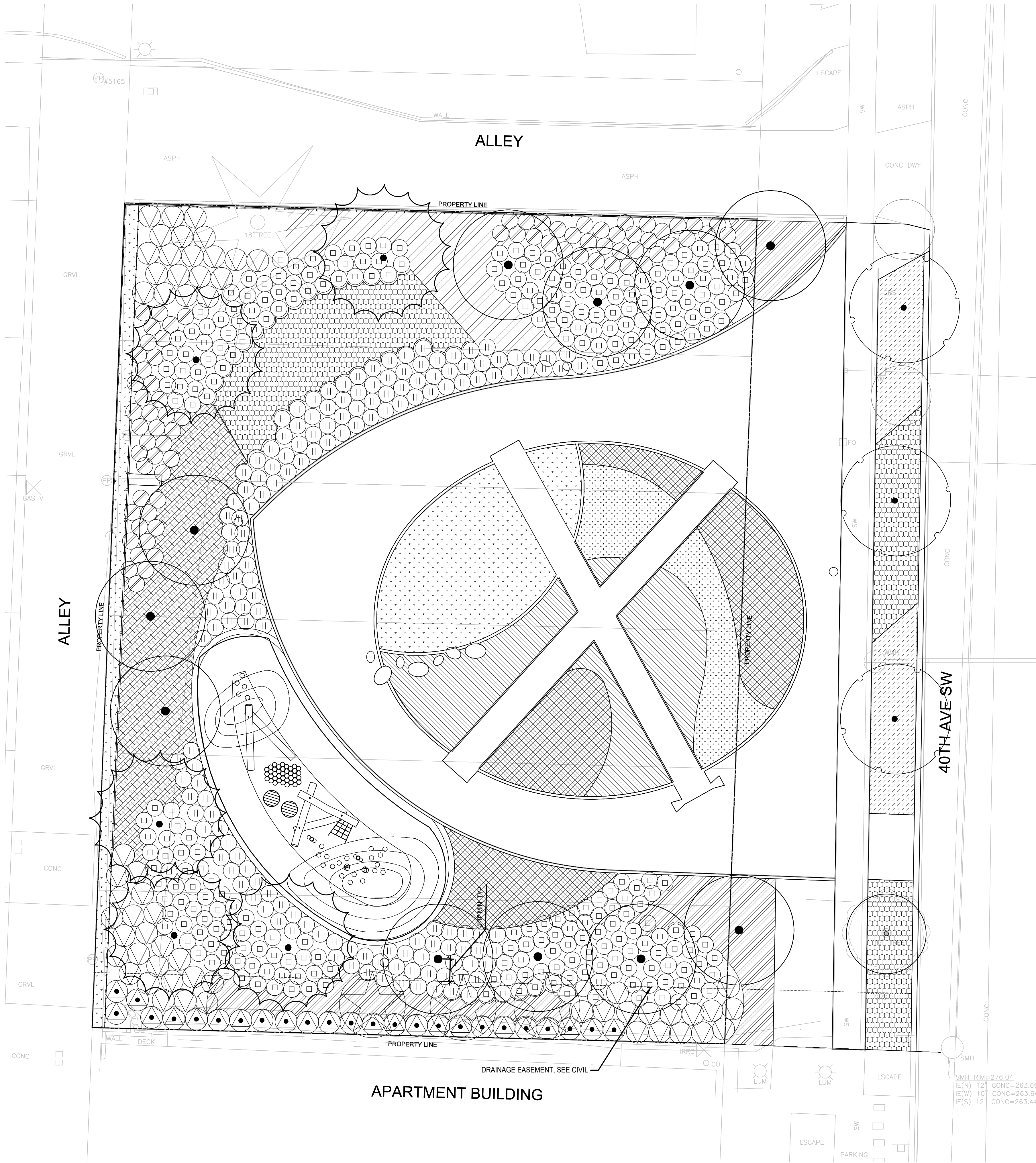
4 AUTOMATIC CONTROL VALVE

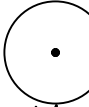
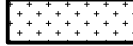
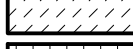
SCALE: N.T.S.



5 POP-UP SPRAY HEAD

SCALE: N.T.S.



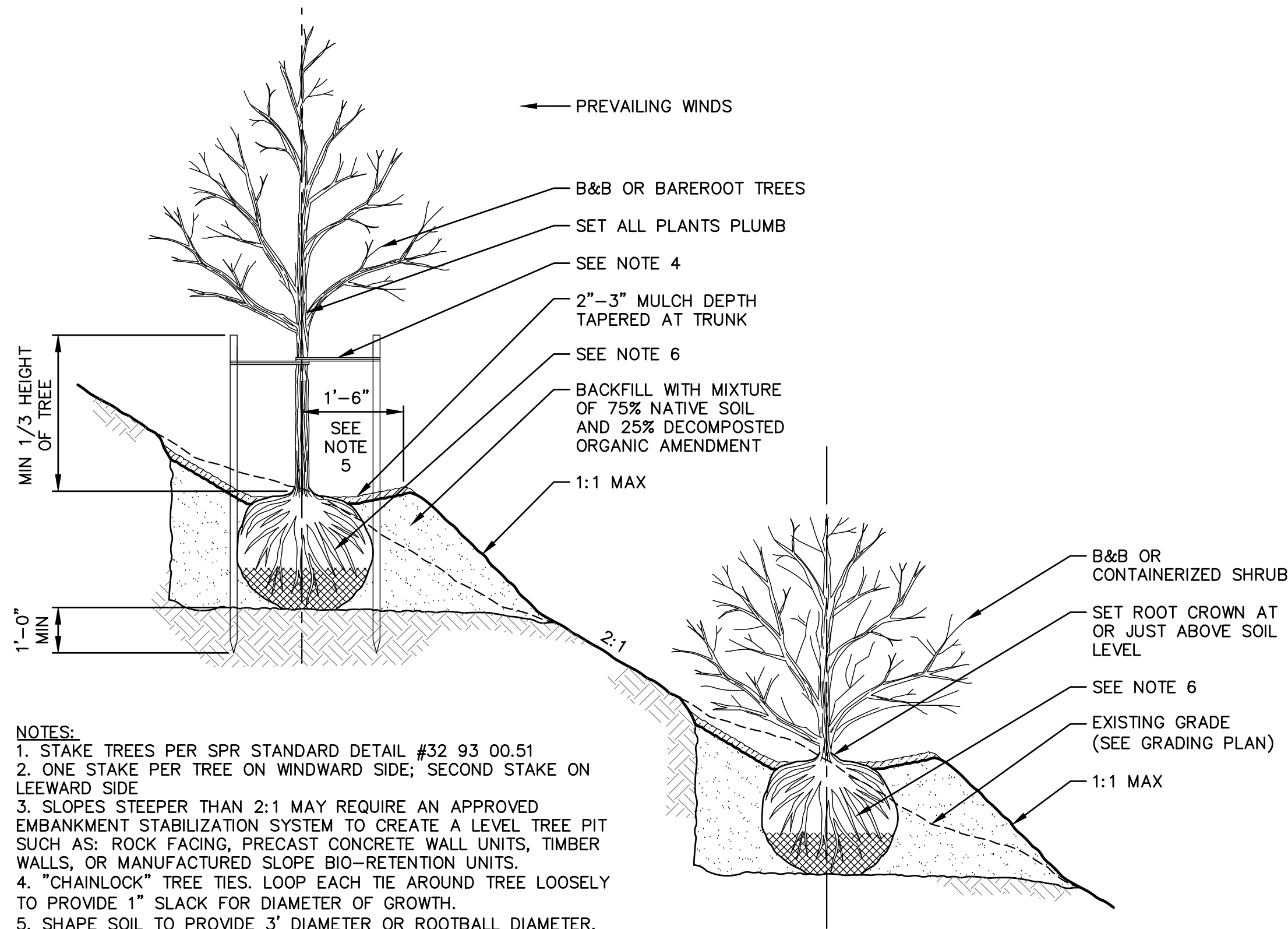
TREES						
	ACER NIGRUM 'GREENCOLUMN'	GREEN COLUMN MAPLE	B & B	4" CAL	10' HT MIN	3
	CORNUS 'EDDIE'S WHITE WONDER'	EDDIE'S WHITE WONDER DOGWOOD	B & B	3" CAL	10' HT MIN	11
	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID'	VANDERWOLF'S PYRAMID PINE	15 GAL OR B&B	2" CAL	10' HT MIN	5
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY	
SHRUBS						
	CORNUS SERICEA 'KELSEY'	KELSEY DOGWOOD	1 GAL			160
	HAMAMELIS X INTERMEDIA 'JELENA'	JELENA WITCH HAZEL	5 GAL			3
	LEUCOTHOE FONTANESIANA 'NANA'	DWARF DROOPING LEUCOTHOE	1 GAL			76
	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	1 GAL			288
	PRUNUS LAUROCERASUS 'MOUNT VERNON'	MOUNT VERNON LAUREL	5 GAL			58
	VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	5 GAL			25
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING	QTY
SHRUB AREAS						
	GAULTHERIA SHALLON 'SNOQUALMIE PASS'	DWARF SALAL	1 GAL		30" o.c.	226
	MAHONIA AQUIFOLIUM 'COMPACTA'	COMPACT OREGON GRAPE	1 GAL		30" o.c.	153
GROUND COVERS						
	ACORUS GRAMINEUS 'OGON'	GOLDEN VARIEGATED SWEETFLAG	1 GAL		24" o.c.	314
	CAREX TESTACEA	CAREX	1 GAL		24" o.c.	137
	GERANIUM X CANTABRIGIENSE 'BIOKOVO CARMINA'	HYBRID CRANESBILL	1 GAL		24" o.c.	137
	LIRIOPE MUSCARI 'BIG BLUE'	BIG BLUE LILYTURF	1 GAL		24" o.c.	307
	PANICUM VIRGATUM 'ROTSTRAHLBUSCH'	ROTSTRAHLBUSCH SWITCH GRASS	1 GAL		24" o.c.	221
	TURF SOD	DROUGHT TOLERANT FESCUE BLEND	---			1,181 SF

NOTE: ALL TREES PLANTED WITHIN 10'-0" OF PAVED SURFACE WILL REQUIRE THE INSTALLATION OF ROOT BARRIER ALONG THE EDGE OF PAVEMENT

<<<CAUTION>>>
CALL 811 BEFORE YOU DIG!
WWW.CALL811.COM

ALSO, VERIFY ALL UNDERGROUND UTILITIES NOT LOCATED BY THE 811 SERVICE BY USING A COMMERCIAL LOCATION SERVICE AND CALL SPR INSPECTION REQUEST LINE (206) 684-7034.

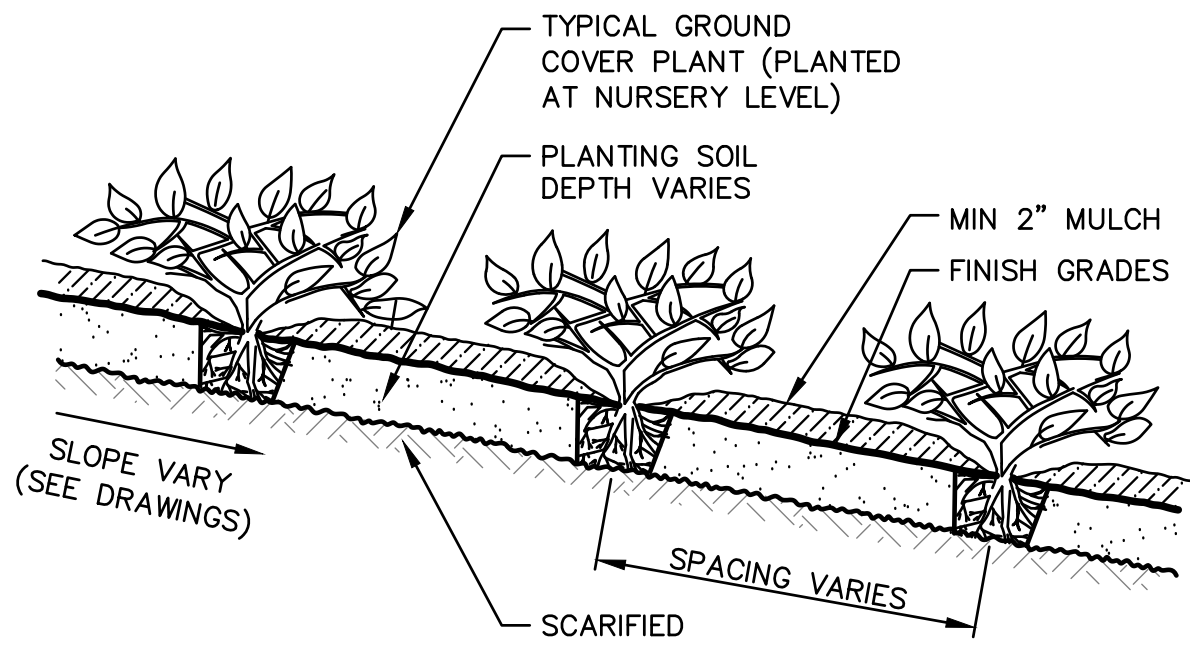
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NO.	REVISION — AS BUILT	DATE
REVIEWED: 06/16/2026 PARK ENGINEER DATE		
All work done in accordance with the City of Seattle Standard Plans and Specifications in effect on the date shown above, and supplemented by Special Provisions.		
WEST SEATTLE JUNCTION		
LANDBANK PARK		
PLANTING PLAN		
DESIGNED TS	DATE 11/26/25	
DRAWN DJ		
CHECKED ML	SHEET 21 OF 37	
ORDINANCE NO. 125475, 126490, 126725, 126955		L5.0
SCALE 1" = 10'-0"		



- NOTES:
1. STAKE TREES PER SPR STANDARD DETAIL #32 93 00.51
 2. ONE STAKE PER TREE ON WINDWARD SIDE; SECOND STAKE ON LEEWARD SIDE
 3. SLOPES STEEPER THAN 2:1 MAY REQUIRE AN APPROVED EMBANKMENT STABILIZATION SYSTEM TO CREATE A LEVEL TREE PIT SUCH AS: ROCK FACING, PRECAST CONCRETE WALL UNITS, TIMBER WALLS, OR MANUFACTURED SLOPE BIO-RETENTION UNITS.
 4. "CHAINLOCK" TREE TIES. LOOP EACH TIE AROUND TREE LOOSELY TO PROVIDE 1" SLACK FOR DIAMETER OF GROWTH.
 5. SHAPE SOIL TO PROVIDE 3' DIAMETER OR ROOTBALL DIAMETER, WHICHEVER IS GREATER, WATERING RING.
 6. REMOVE ALL WIRE AND STRING. REMOVE TOP 2/3 OF BURLAP.

1 TREE AND SHRUB PLANTING ON SLOPES

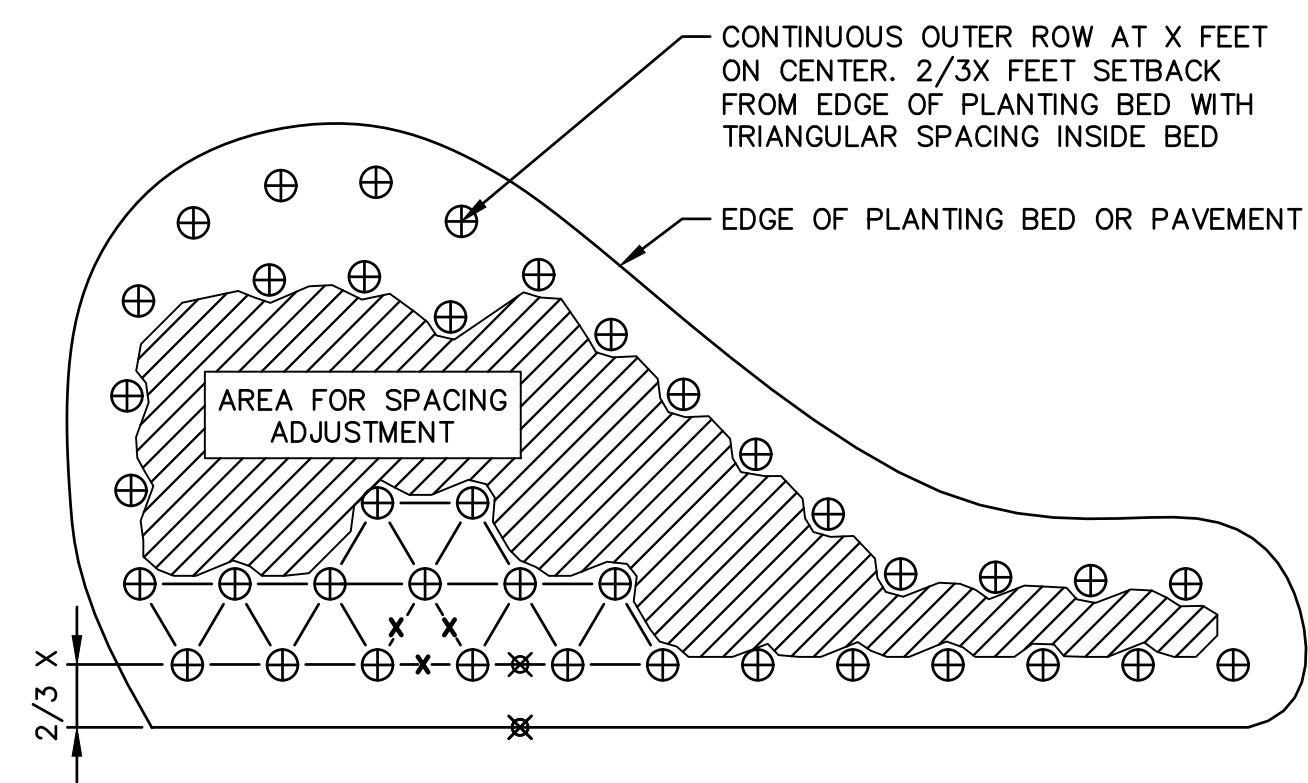
NTS



A-DIM-12
ARCHITECTURAL UNITS - 1"=1'-0" SCALE
USE LTS SCALE OF: 2.0

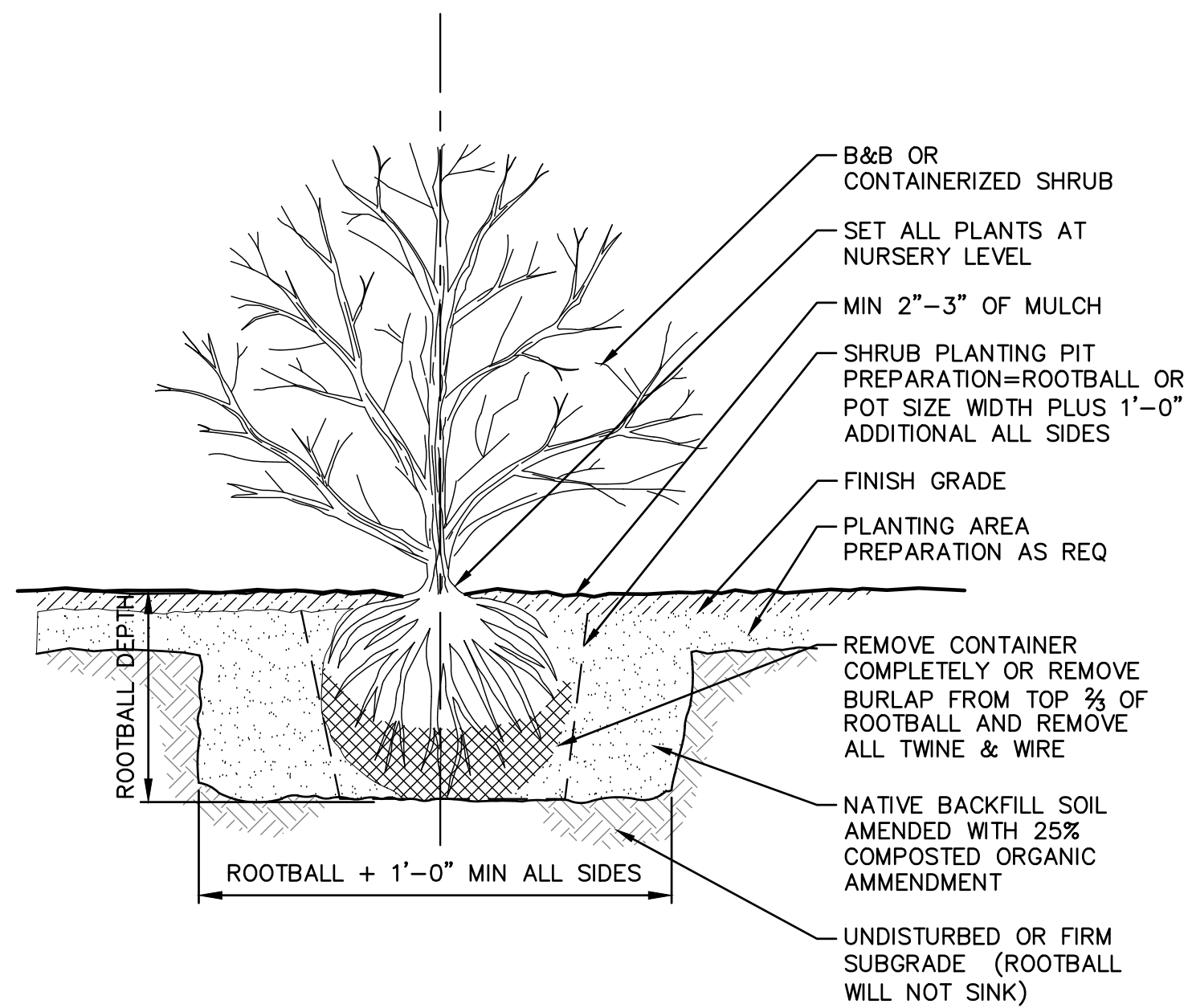
2 GROUNDCOVER PLANTING

NTS



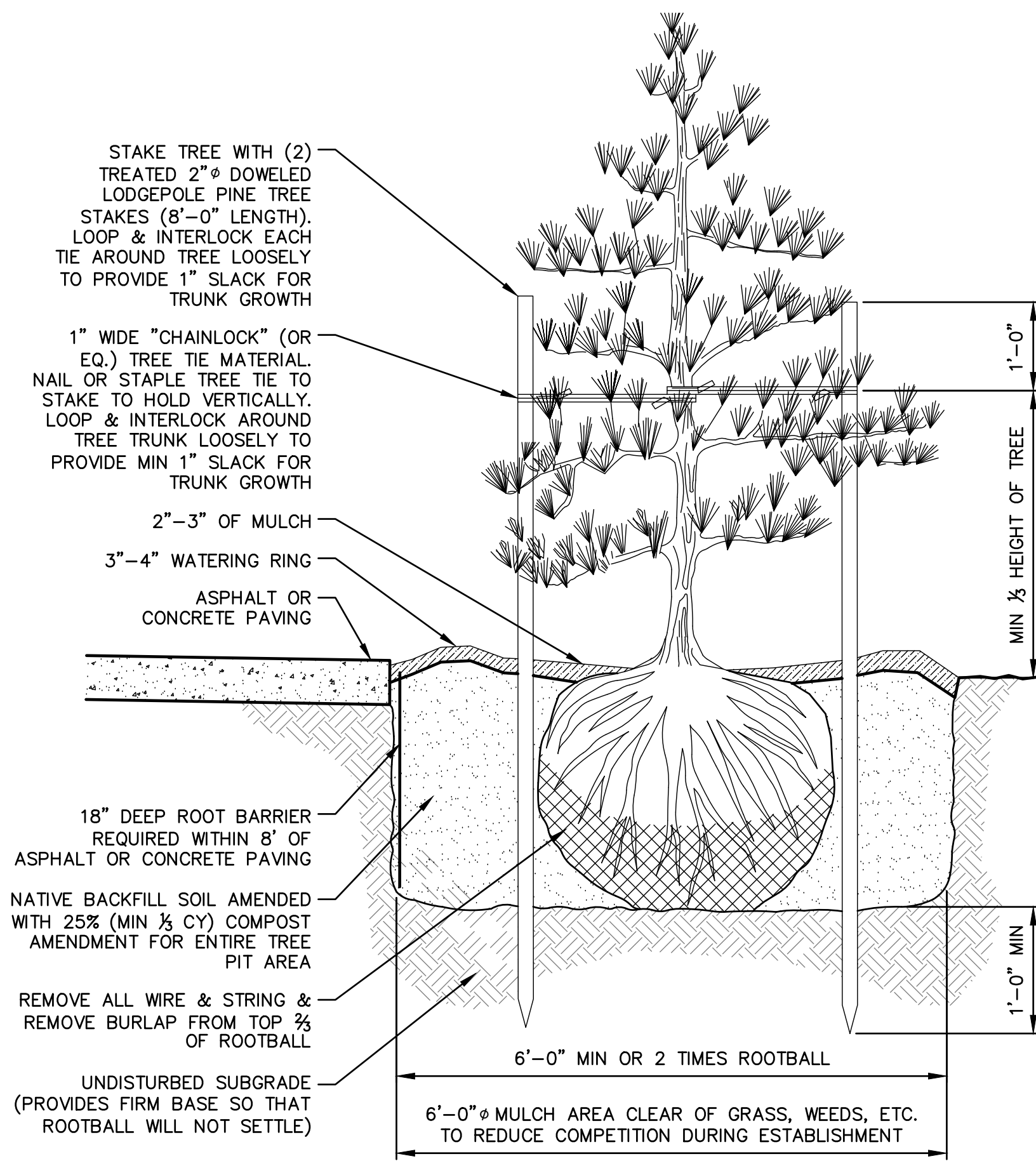
3 TYPICAL PLANTING PATTERN

NTS



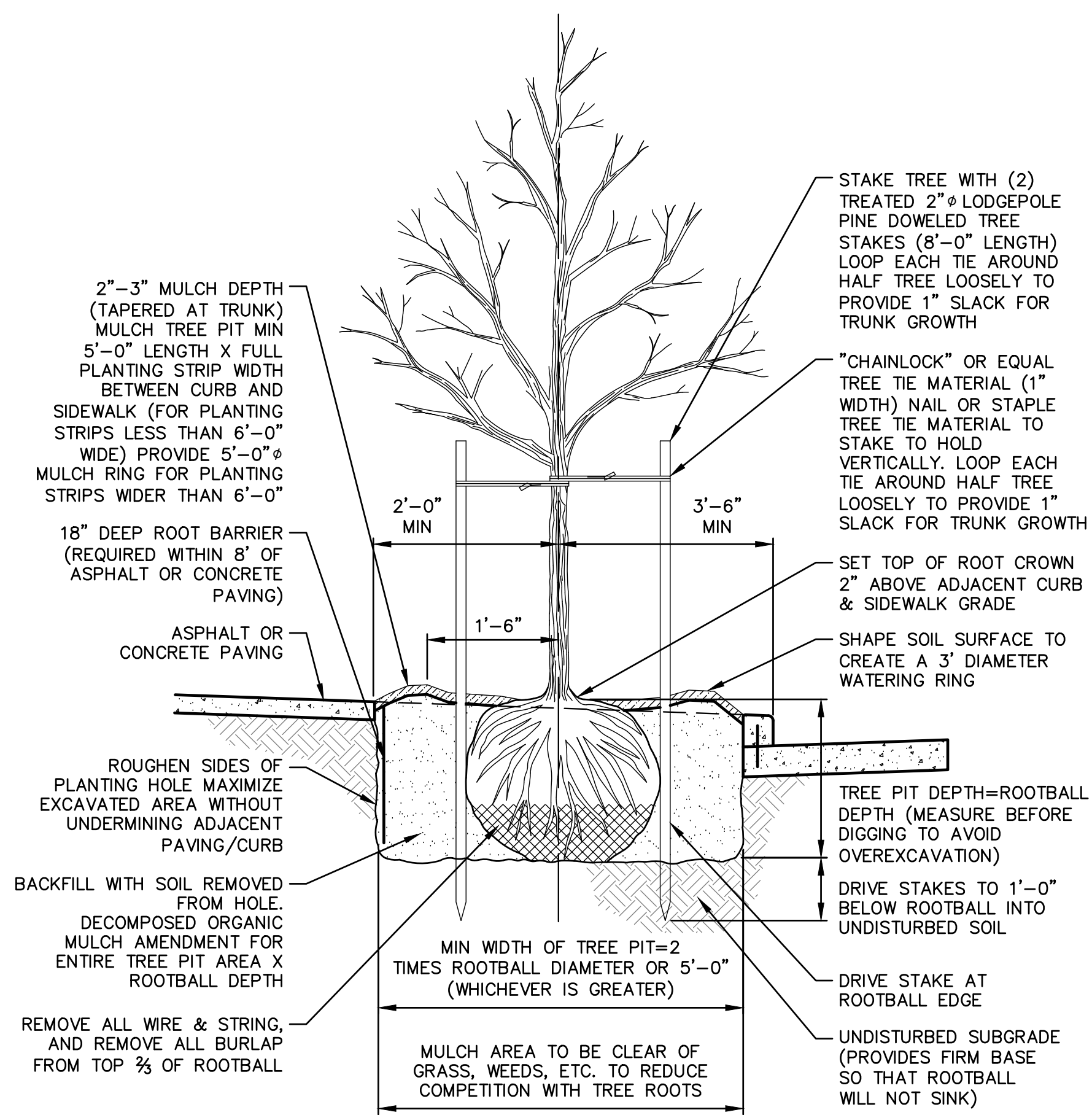
4 SHRUB PLANTING

NTS



5 CONIFEROUS TREE PLANTING

NTS



6 DECIDUOUS TREE PLANTING

NTS

<<<CAUTION>>>
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WWW.CALL811.COM

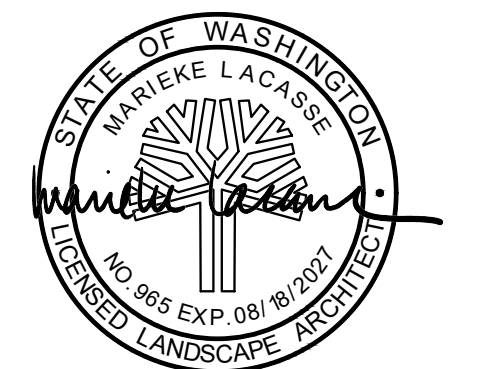
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NO.	REVISION -- AS BUILT	DATE

REVIEWED:  06/16/2026
PARK ENGINEER DATE

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GGLO DESIGN



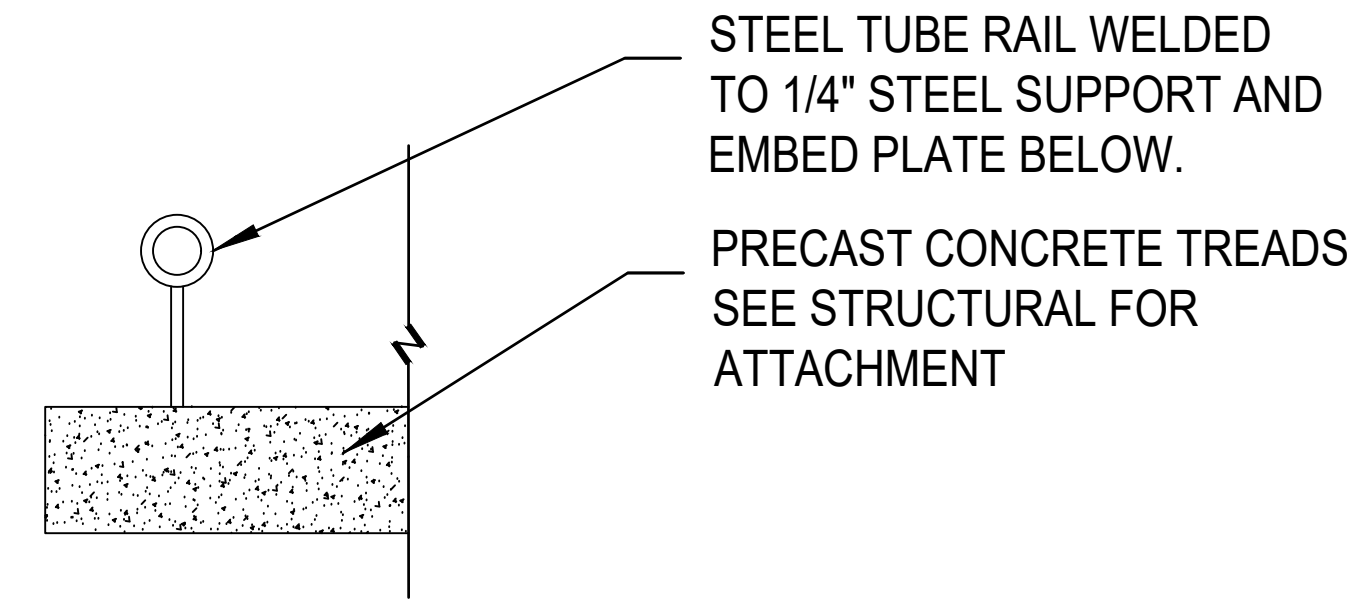
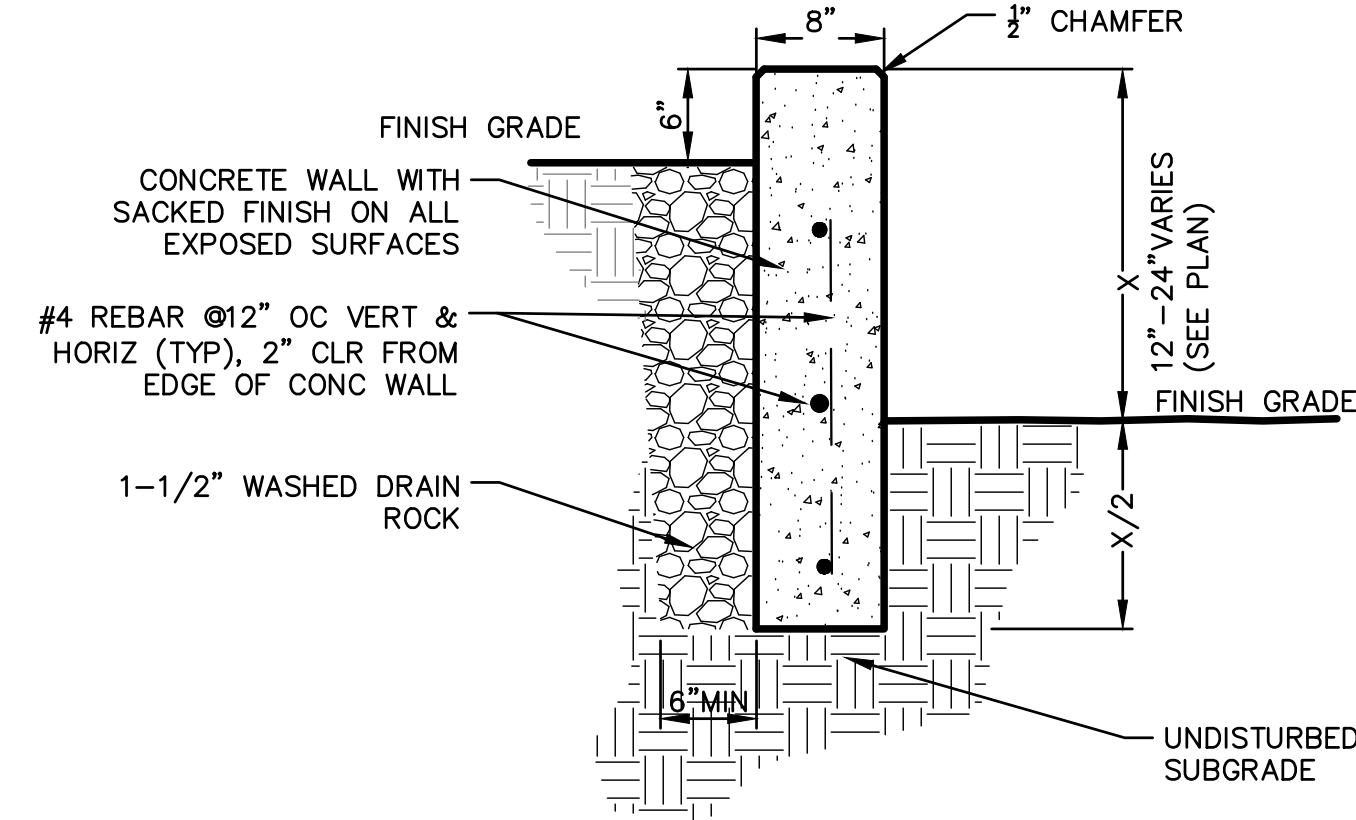
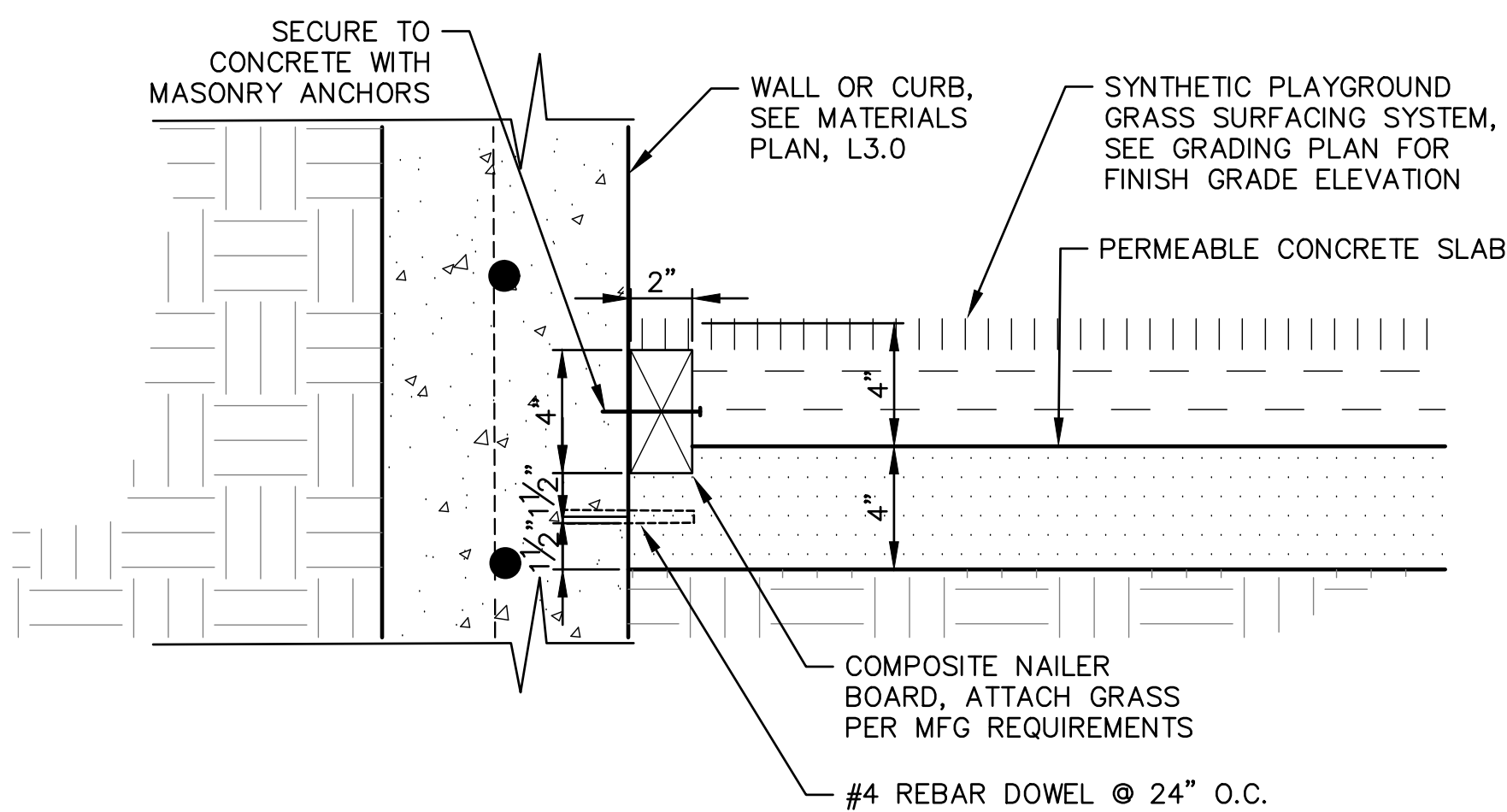
 **Seattle Parks & Recreation**

WEST SEATTLE JUNCTION

LANDBANK PARK

DETAILS - PLANTING

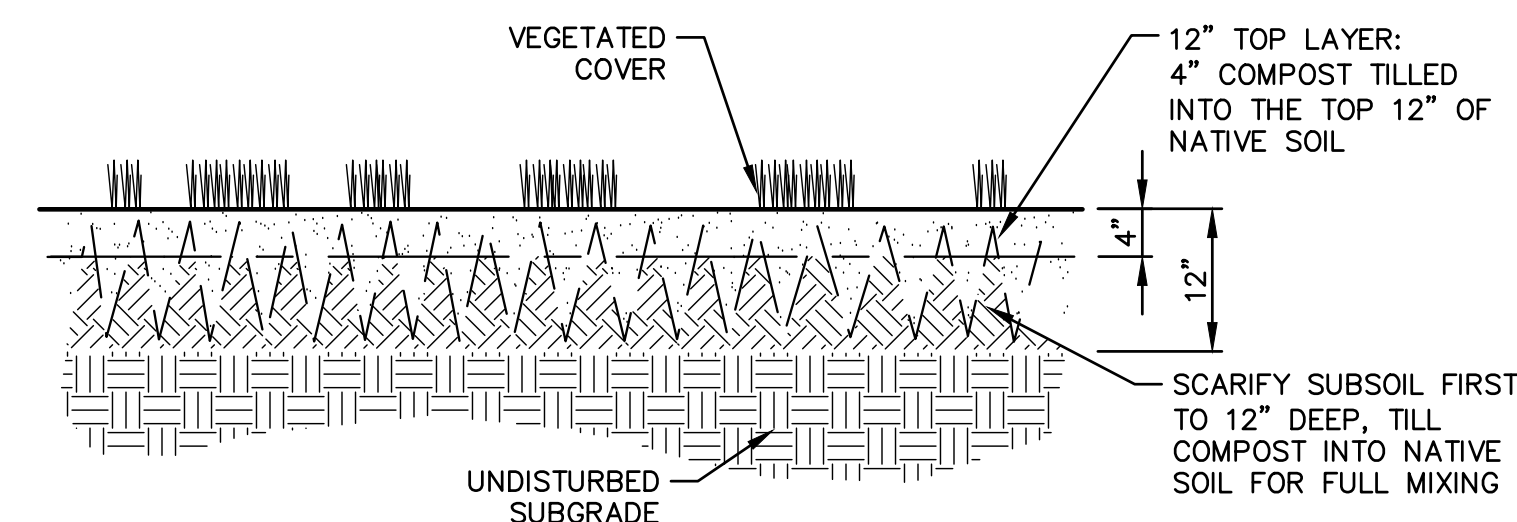
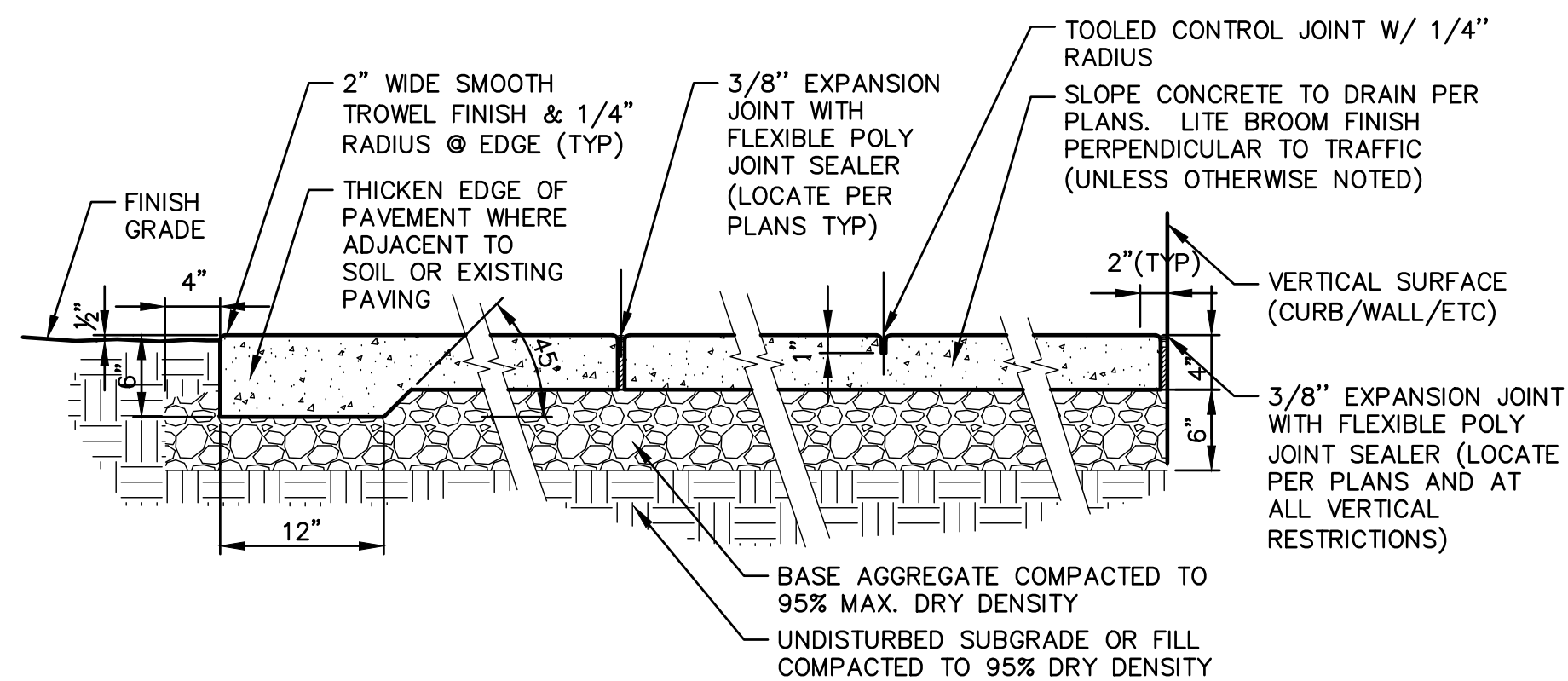
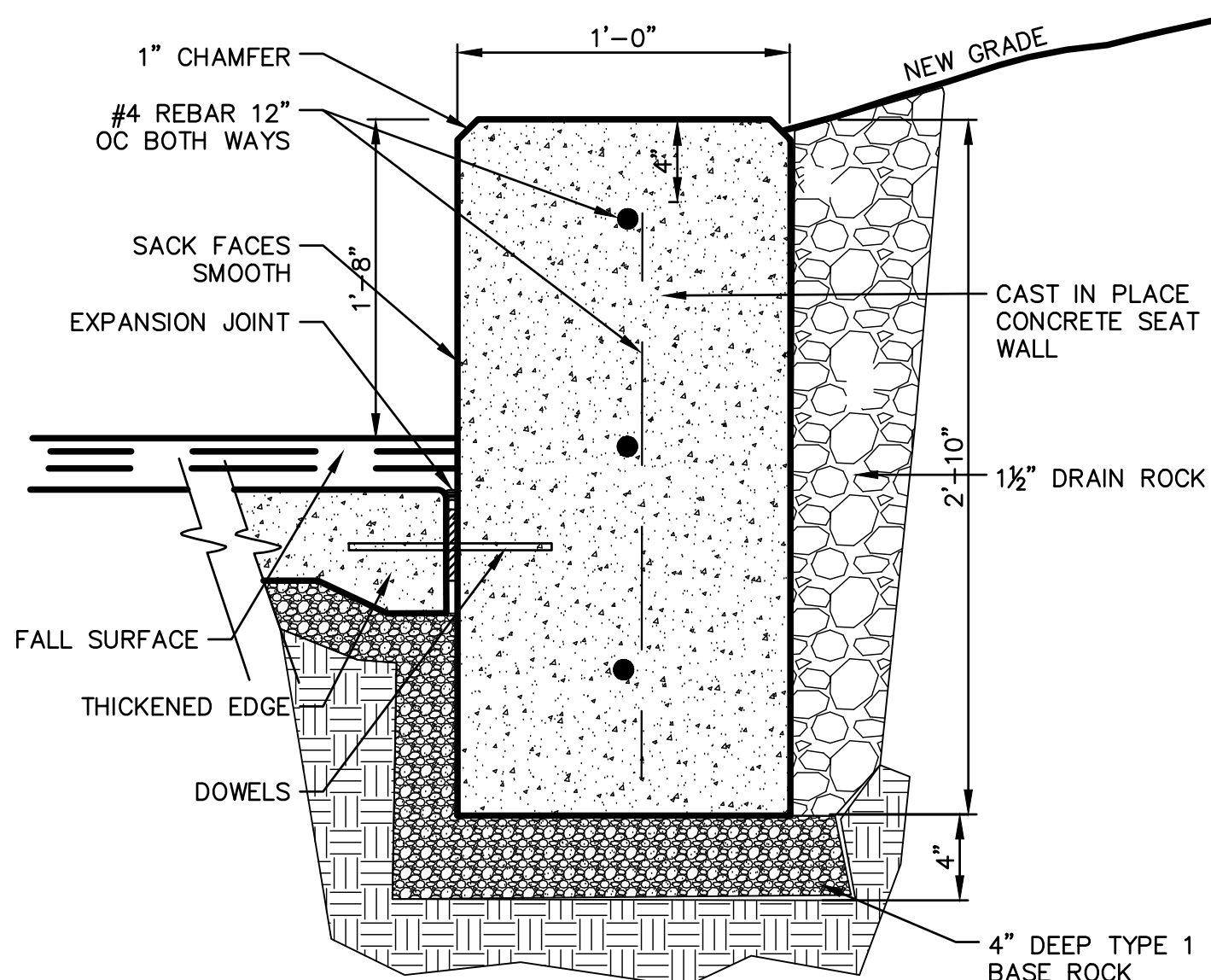
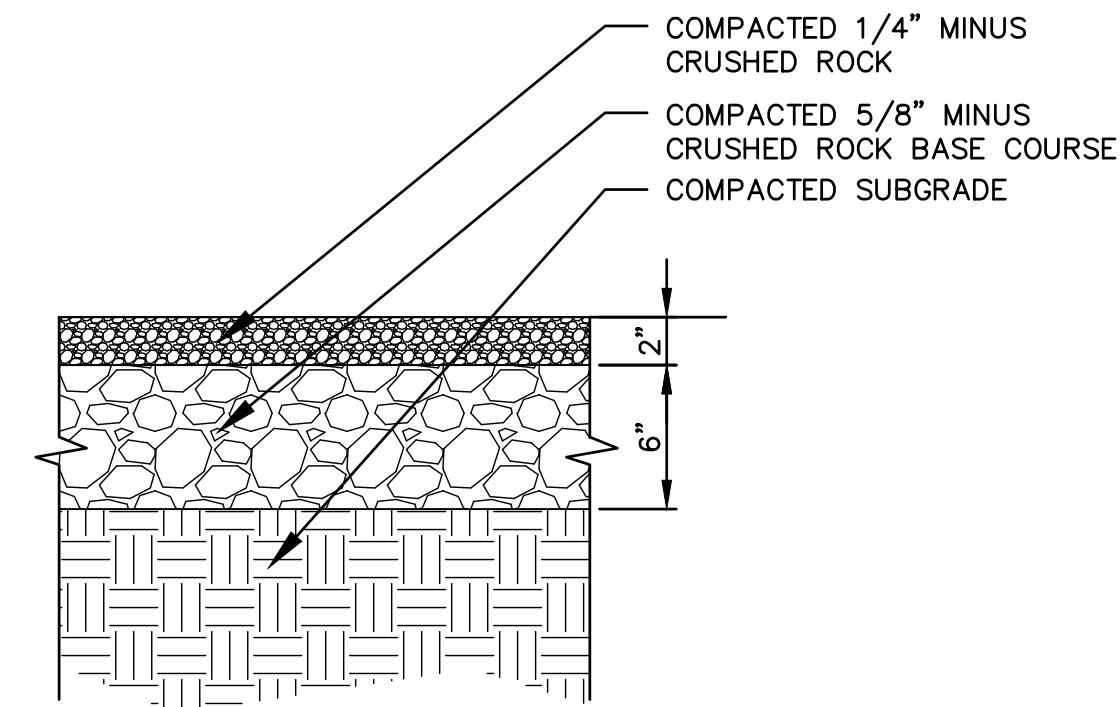
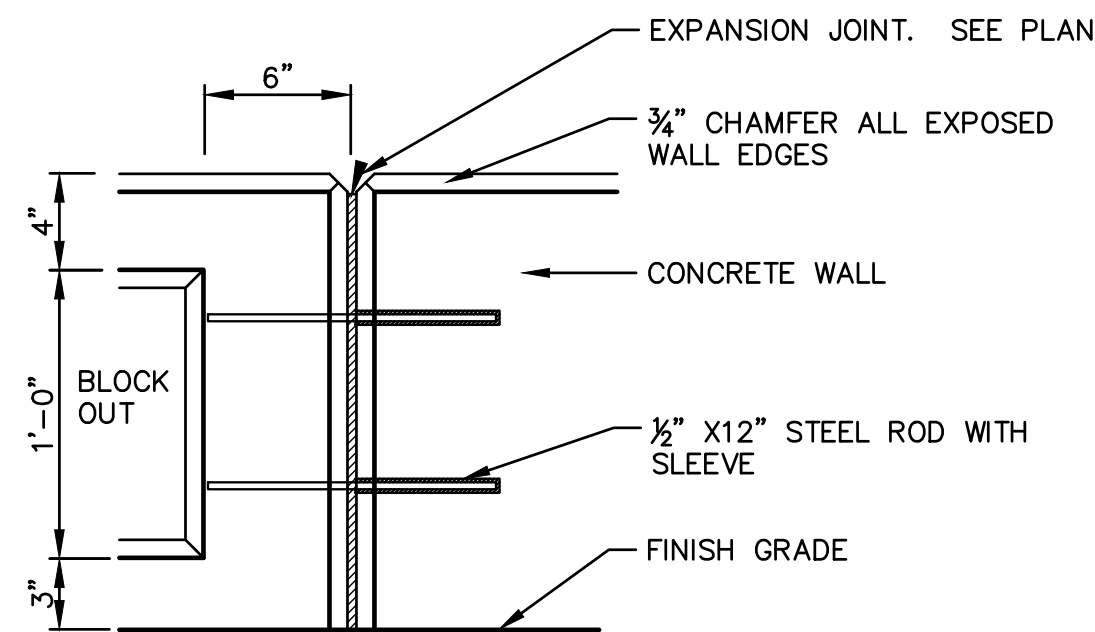
DESIGNED	TS	DATE	11/26/25
DRAWN	DJ		
CHECKED	ML	SHEET	22 OF 37
ORDINANCE NO.	125475, 126490, 126725, 126955		L5.1
SCALE	1" = 10'-0"		



1 PLAY SURFACE ATTACHMENT

2 CURB AT CENTER PLANTING AREA

3 METAL MUSEUM RAIL AT DECKING



6 CIP CONCRETE SEATWALL

7 CONCRETE PAVING AND JOINTS

8 SOIL PREPARATION

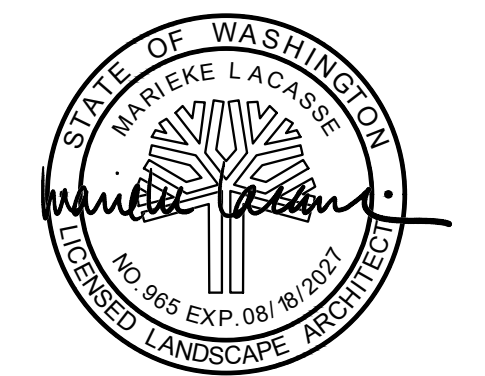
<<<CAUTION>>>
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INSPECTION REQUEST LINE (206) 684-7034.

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NO.	REVISION - AS BUILT	DATE

REVIEWED: *Shan* 06/16/2026
PARK ENGINEER DATE
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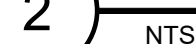
WEST SEATTLE JUNCTION

LANDBANK PARK

SITE DETAILS

DESIGNED TS	DATE 11/26/25
DRAWN DJ	
CHECKED ML	SHEET 23 OF 37
ORDINANCE NO. 125475, 126490, 126725, 126955	L6.1
SCALE 1" = 10'-0"	

ATTENTION INSTALLER:
DURING INSTALLATION OF THIS FOUNTAIN, MAKE SURE SUPPLY LINE AND LINE FROM VALVE TO BUBBLER DOES NOT KINK. ALLOW EXTRA SLACK FOR FRONT PLATE REMOVAL AND VALVE ACCESS.

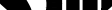
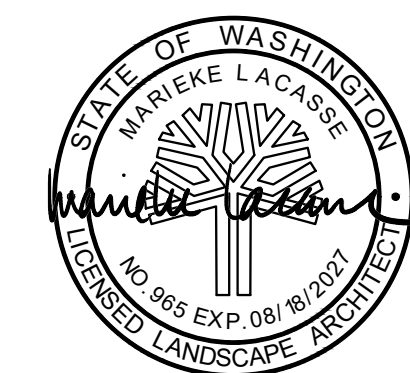


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REVIEWED:  06/16/2026
PARK ENGINEER DATE

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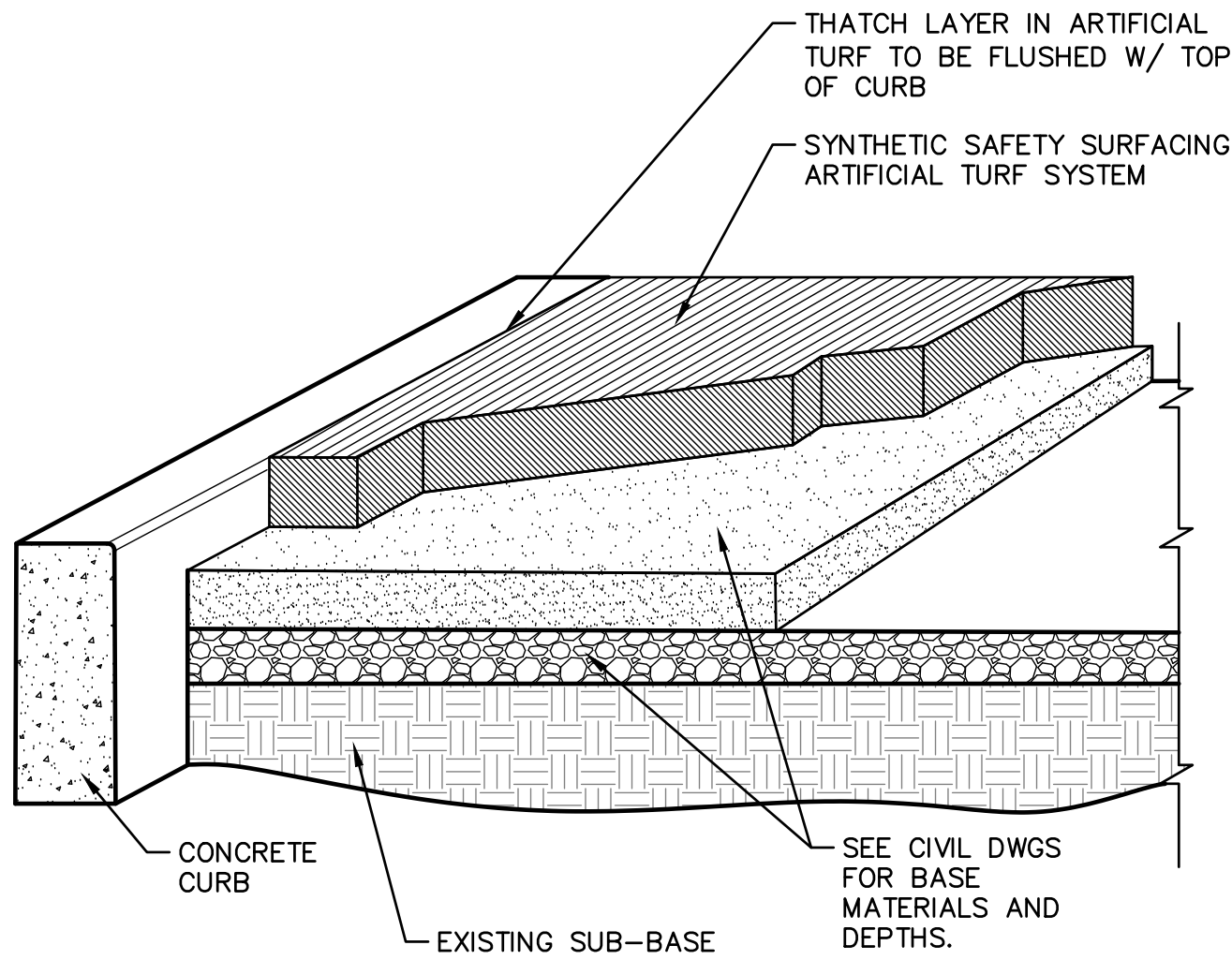
**Seattle
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WEST SEATTLE JUNCTION

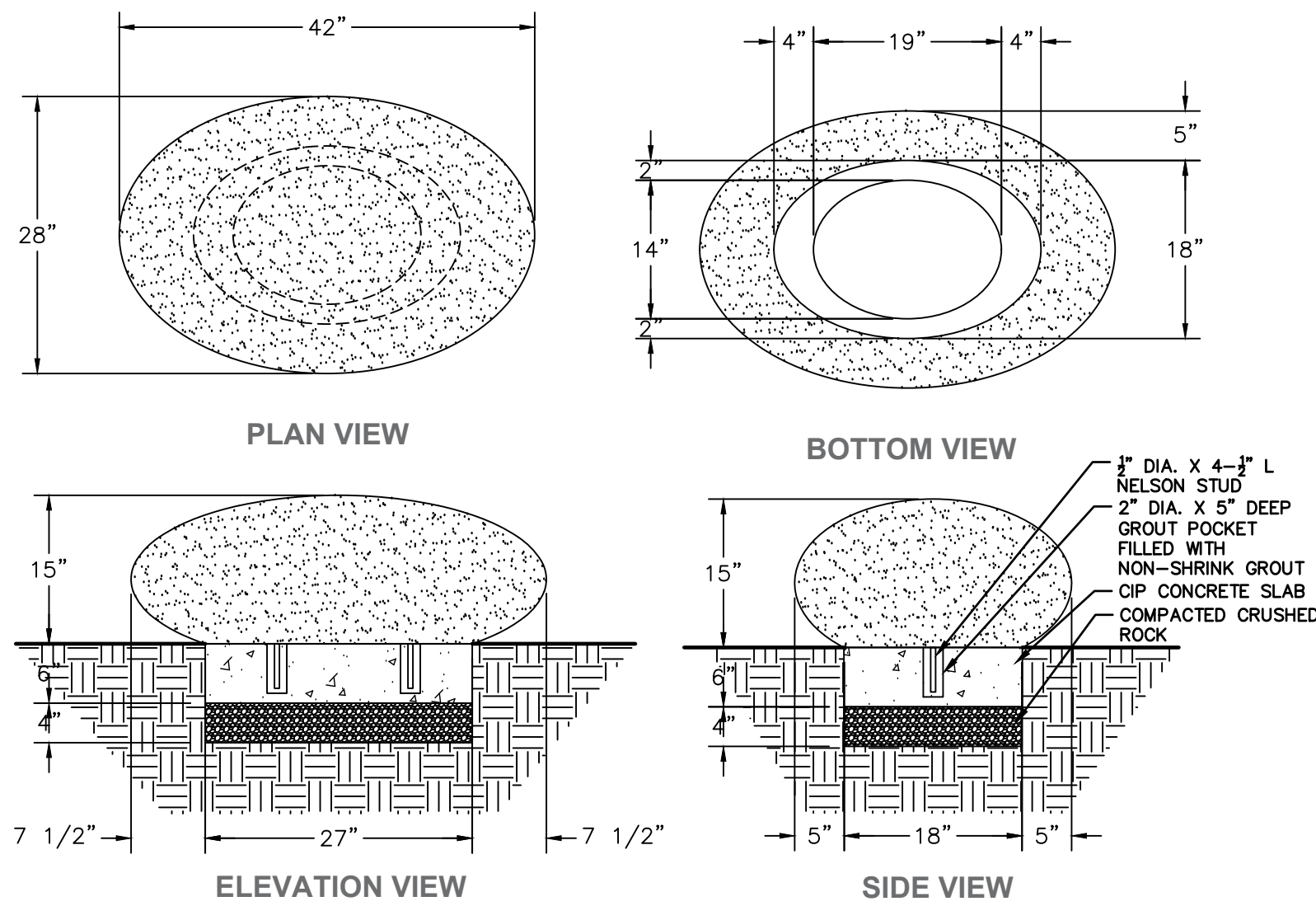
LANDBANK PARK

SITE DETAILS

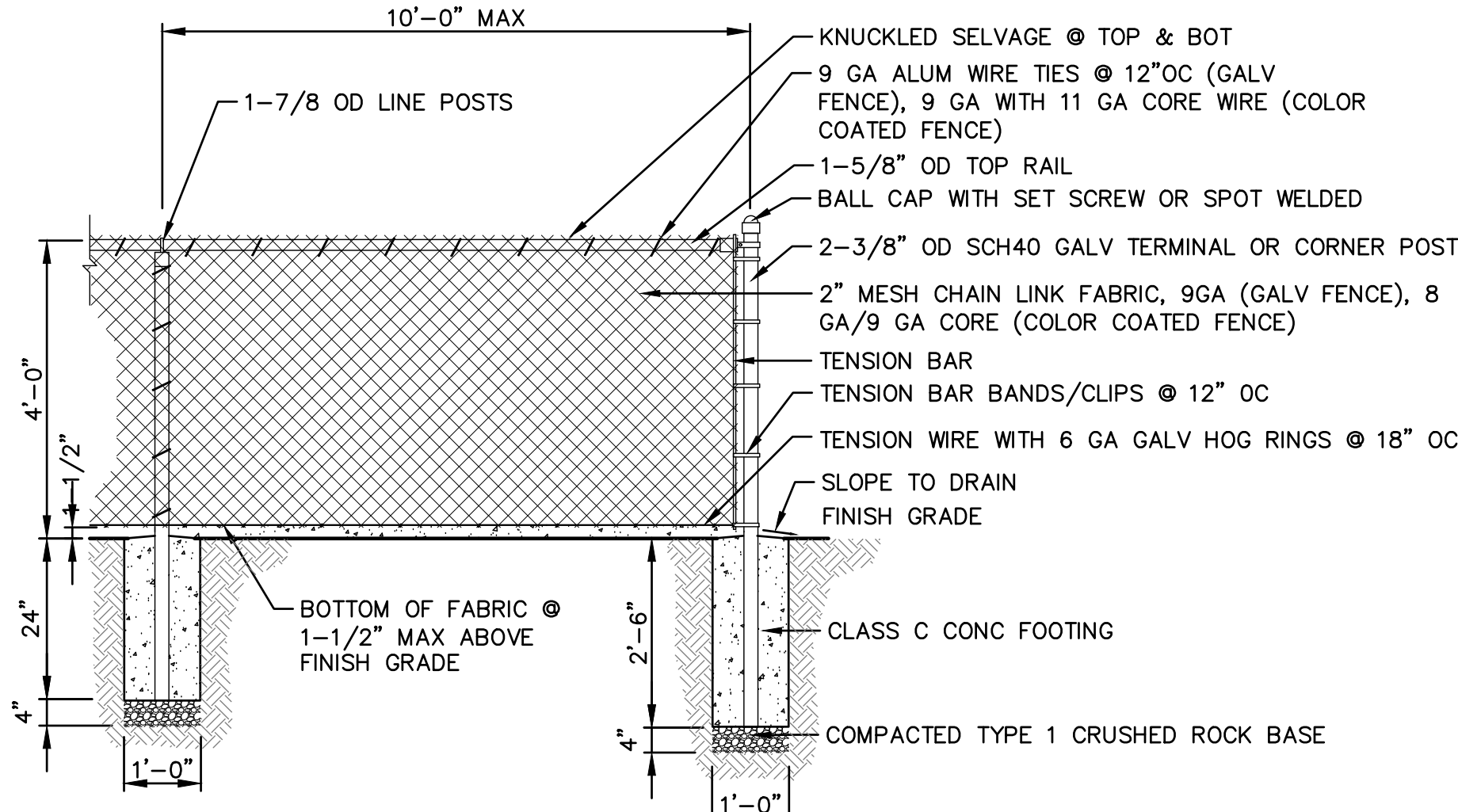
DESIGNED	TS	DATE	11/26/25
DRAWN	DJ	SHEET	24 OF 37
CHECKED	ML		
125475, 126490, ORDINANCE NO. 126725, 126955		L6.2	
SCALE 1" = 10'-0"			



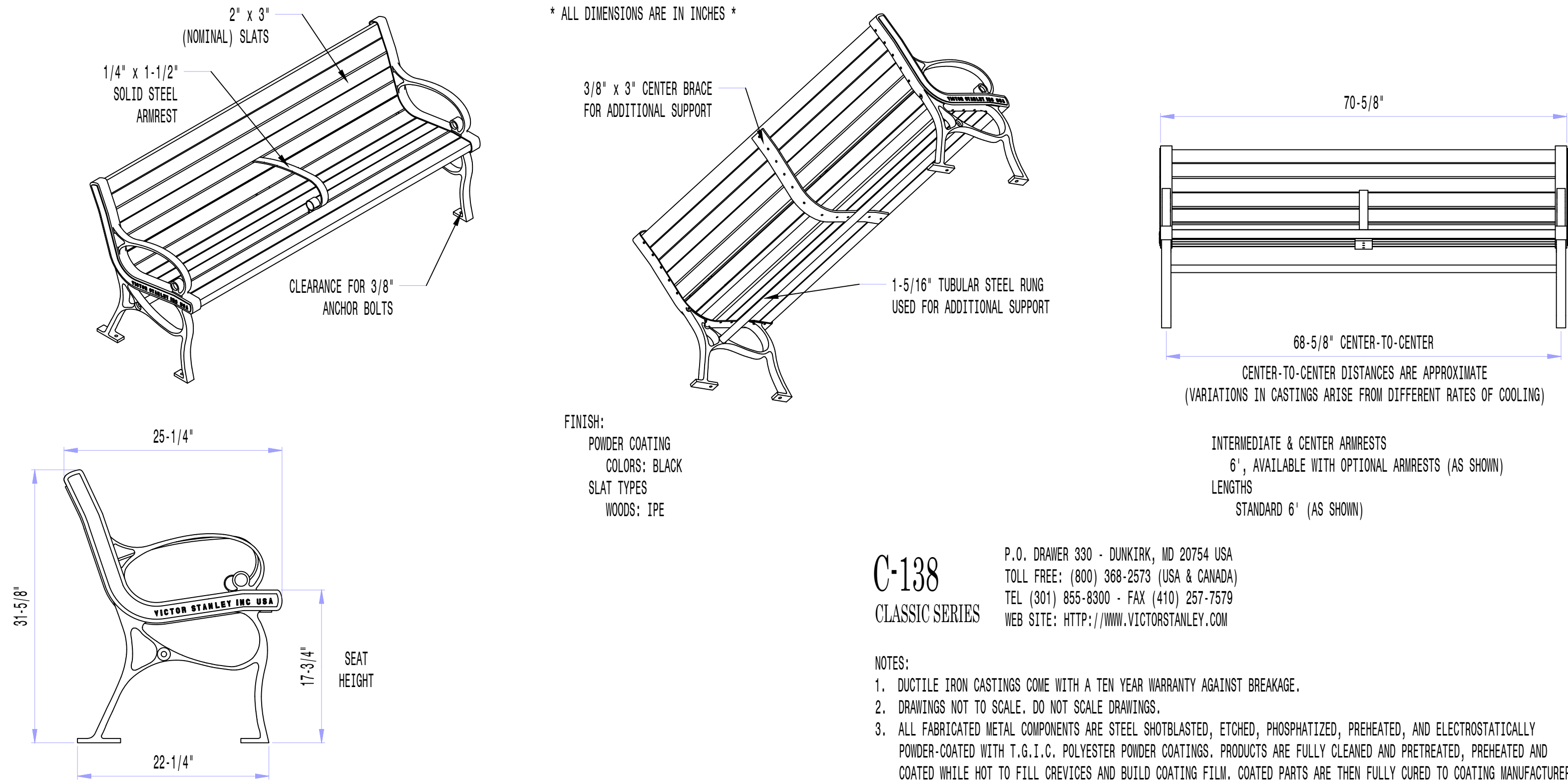
1 PLAY SURFACING
NTS



2 PEBBLE SEAT (ADDITIVE #1)
NTS



3 PERIMETER FENCE
NTS



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- NOTES:
1. DUCTILE IRON CASTINGS COME WITH A TEN YEAR WARRANTY AGAINST BREAKAGE.
 2. DRAWINGS NOT TO SCALE. DO NOT SCALE DRAWINGS.
 3. ALL FABRICATED METAL COMPONENTS ARE STEEL SHOTBLASTED, ETCHED, PHOSPHATIZED, PREHEATED, AND ELECTROSTATICALLY POWDER-COATED WITH T.G.I.C. POLYESTER POWDER COATINGS. PRODUCTS ARE FULLY CLEANED AND PRETREATED, PREHEATED AND COATED WHILE HOT TO FILL CREVICES AND BUILD COATING FILM. COATED PARTS ARE THEN FULLY CURED TO COATING MANUFACTURER'S SPECIFICATIONS. THE THICKNESS OF THE RESULTING FINISH AVERAGES 8-10 MILS (200-250 MICRONS).
 4. IT IS NOT RECOMMENDED TO LOCATE ANCHOR BOLTS UNTIL BENCH IS IN PLACE. THIS VICTOR STANLEY, INC. PRODUCT MUST BE PERMANENTLY AFFIXED TO THE GROUND. CONSULT YOUR LOCAL CODES FOR REGULATIONS.
 5. ANCHOR BOLTS NOT PROVIDED BY VICTOR STANLEY, INC.
 6. FOR HIGH SALT ABUSIVE CLIMATES, HOT DIP GALVANIZING BEFORE POWDER COATING IS AVAILABLE. SEE WRITTEN SPECIFICATIONS FOR DETAILS.
 7. ALL SPECIFICATIONS ARE SUBJECT TO CHANGE. CONTACT MANUFACTURER FOR DETAILS.
 8. THIS PRODUCT IS SHIPPED PARTIALLY UNASSEMBLED.

4 NOT USED
NTS

5 SITE BENCH (ADDITIVE #1)
NTS

<<<CAUTION>>>
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WWW.CALL811.COM

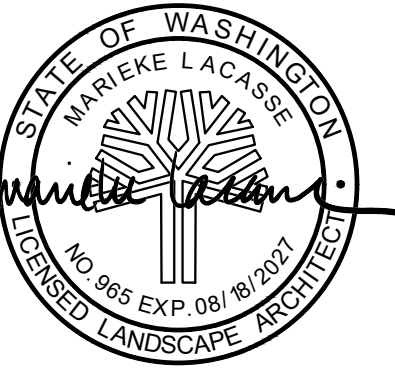
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INSPECTION REQUEST LINE (206) 684-7034.

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NO.	REVISION - AS BUILT	DATE

REVIEWED: Shan 06/16/2026
PARK ENGINEER DATE

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DESIGN



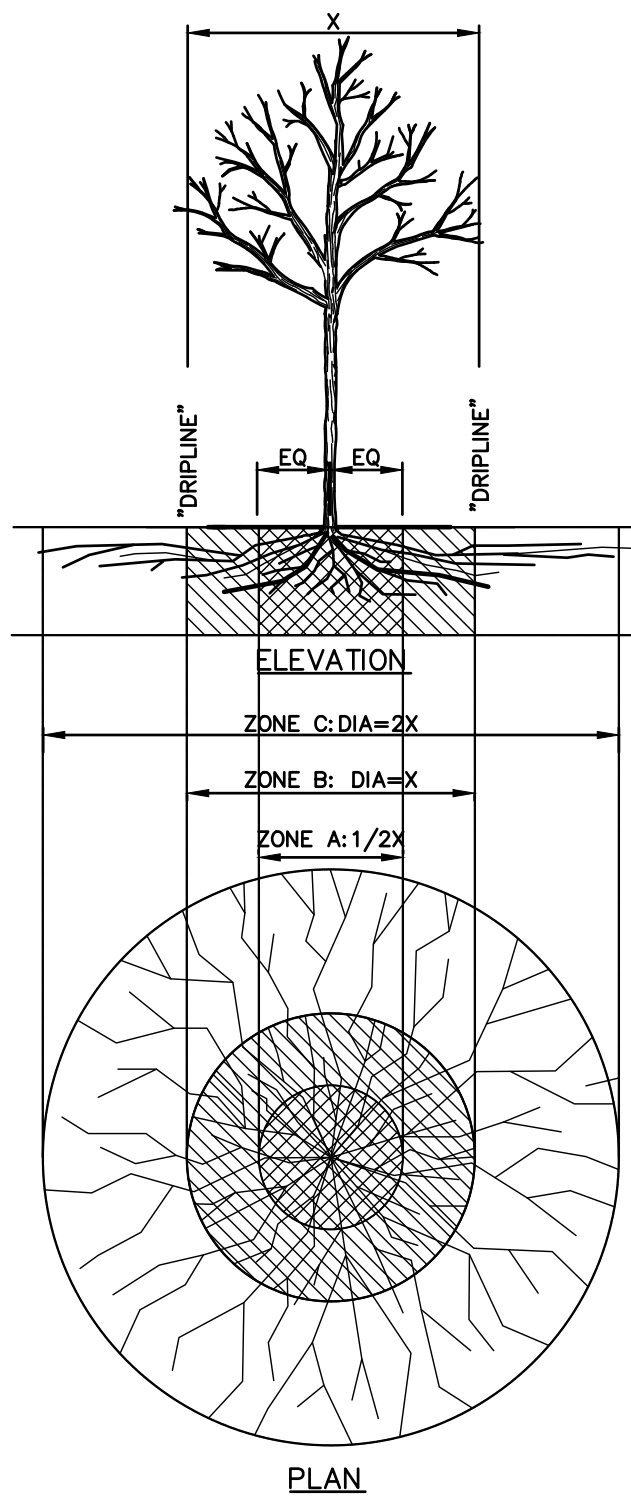
Seattle
Parks & Recreation

WEST SEATTLE JUNCTION

LAND BANK PARK

SITE DETAILS

DESIGNED TS	DATE 11/26/25
DRAWN DJ	
CHECKED ML	SHEET 25 OF 37
ORDINANCE NO. 125475, 126490, 126725, 126955	L6.3
SCALE 1" = 10'-0"	



FENCING/ROOT PROTECTION
CHAIN LINK FENCING TO BE PROVIDED AND MAINTAINED AT DRIPLINE

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

*** SURFACE PROTECTION MEASURES**
1. MULCH LAYER, 6"-8"DEPTH
2. 3/4"PLYWOOD
3. STEEL PLATES

TRENCHING/EXCAVATION

ZONE A (CRITICAL ROOT ZONE)
-NO DISTURBANCE ALLOWED WITHOUT SITE-SPECIFIC INSPECTION AND APPROVAL OF METHODS TO MINIMIZE ROOT DAMAGE
-SEVERANCE OF ROOTS LARGER THAN 2"DIA REQUIRES ENGINEER'S APPROVAL
-TUNNELING REQUIRED TO INSTALL LINES 3'-0"BELOW GRADE OR DEEPER

ZONE B (DRIPLINE)
-OPERATION OF HEAVY EQUIPMENT AND/OR STOCKPILING OF MATERIALS SUBJECT TO ENGINEERS APPROVAL.
-SURFACE PROTECTION* MEASURES REQUIRED
-TRENCHING ALLOWED AS FOLLOWS:
-EXCAVATION BY HAND OR WITH HAND-DRIVEN TRENCHER MAY BE REQUIRED
-LIMIT TRENCH WIDTH. DO NOT DISTURB ZONE A
-MAINTAIN 2/3 OR MORE OF ZONE B IN UNDISTURBED CONDITION
-TUNNELING MAY BE REQUIRED FOR TRENCHES DEEPER THAN 3'-0"

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

		TREES IN PLANTING STRIPS	TREES IN TREE PITS
HEAVY EQUIPMENT OPERATION	ROOT PROTECTION	ALL NON-PAVED PLANTING STRIP SURFACES SUBJECT TO IMPACT (COMPACTION) BY CONSTRUCTION ACTIVITY SHALL BE PROTECTED WITH 6"-8" MULCH LAYER OR 3/4" PLYWOOD PANELS PROVIDE WOOD PLANKING OR STEEL PANELS UNDER BACKHOE STABILIZERS PLACED ANYWHERE IN THE PLANTING STRIP [1-07.16(2)] NO STORAGE OF MATERIALS OR EQUIPMENT IN THE PLANTING STRIP SHALL BE ALLOWED WITHOUT PROPER SURFACE PROTECTION AND WRITTEN AUTHORIZATION FROM THE ENGINEER	RETAIN EXISTING PAVING DURING CONSTRUCTION SCHEDULE PAVEMENT REPLACEMENT TO MINIMIZE EXPOSURE OF SURFACE ROOTS TO DRYING, EQUIPMENT DAMAGE, COMPACTION, ETC. EXPOSURE FOR LONGER THAN 48 HOURS REQUIRES MULCH APPLICATION
	CANOPY PROTECTION	OVERHEAD BRANCHING LIKELY TO BE DAMAGED BY EQUIPMENT OPERATION SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER WITH PREVENTIVE MEASURES (PRUNING OR TIE-BACK OF BRANCHES) APPROVED BY THE ENGINEER AND PROPERLY EXECUTED BEFORE COMMENCEMENT OF THE WORK	
	TRUNK PROTECTION	PROVIDE CHAIN LINK CONSTRUCTION FENCE IN INDIVIDUAL FENCE INSTALLATIONS FOR EACH TREE OR THE LENGTH OF THE PLANTING STRIP.	PROVIDE 5'-0"MIN HEIGHT FENCE INSTALLATIONS FOR EACH TREE TO ENCLOSE ENTIRE TREE PIT OPENING.
	SIDEWALK RECONSTRUCTION	ROOT PRUNE ONLY AS APPROVED BY THE ENGINEER MAINTAIN 2'-0"MIN CLEARANCE FROM FLARE OF TRUNK WHEN SETTING FORMS.	PROVIDE 5'-0"x5'-0" OR 4'-0"x6'-0" (24 SQ FT MIN) TREE PITS IN NEW SIDEWALK FOR NEW TREES. TREE PIT SIZE FOR EXISTING TREES SHALL BE ELONGATED (8'-0"TO 12'-0"+). PITS MAY BE REQUIRED TO MINIMIZE ROOT IMPACTS WHILE MAINTAINING REQUIRED SIDEWALK WIDTH
	TRENCH OR TUNNELING	SEE STD PLAN NO 133	

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NTS

TREE PROTECTION

<<<CAUTION>>>
CALL 811 BEFORE YOU DIG!
WWW.CALL811.COM

ALSO, VERIFY ALL UNDERGROUND UTILITIES NOT LOCATED BY THE 811 SERVICE BY USING A COMMERCIAL LOCATION SERVICE AND CALL SPR INSPECTION REQUEST LINE (206) 684-7034.

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NO.	REVISION -- AS BUILT	DATE

REVIEWED:  06/16/2026

PARK ENGINEER DATE

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GGLO
DESIGN

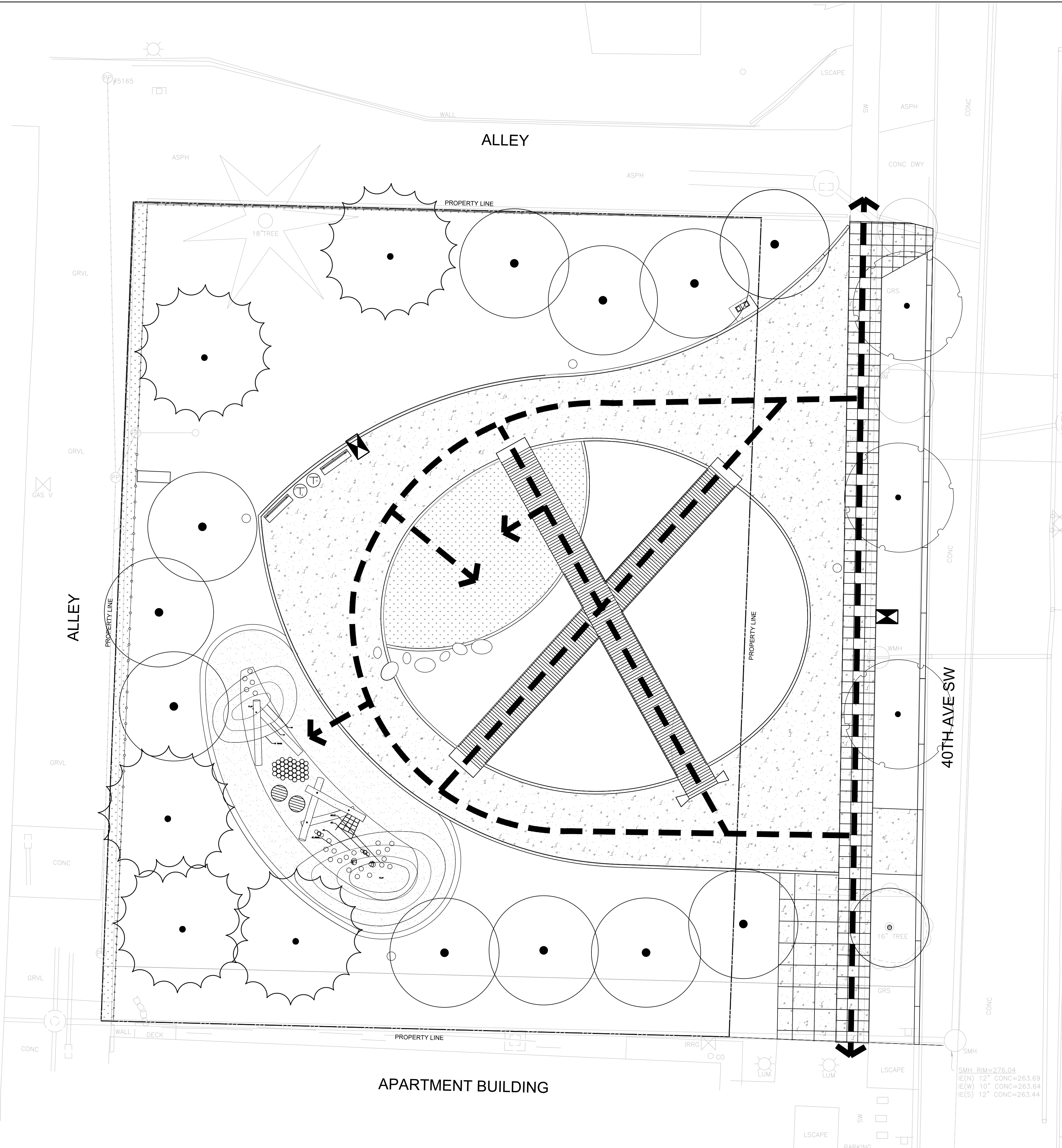


WEST SEATTLE JUNCTION

LAND BANK PARK

TREE PROTECTION

DESIGNED TS	DATE 11/26/25
DRAWN DJ	
CHECKED ML	SHEET 26 OF 37
ORDINANCE NO. 125475, 126490, 126725, 126955	L6.4
SCALE 1" = 10'-0"	



ACCESSIBILITY LEGEND			
TAG	VISUAL	DESCRIPTION	DETAIL
FT		WHEELCHAIR SPACES (36" x 48")	
PC		ACCESSIBLE ROUTE OF TRAVEL	
AT		ACCESSIBLE SURFACING WITH FULL ACCESS	

<<<CAUTION>>>
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GGLO
DESIGN



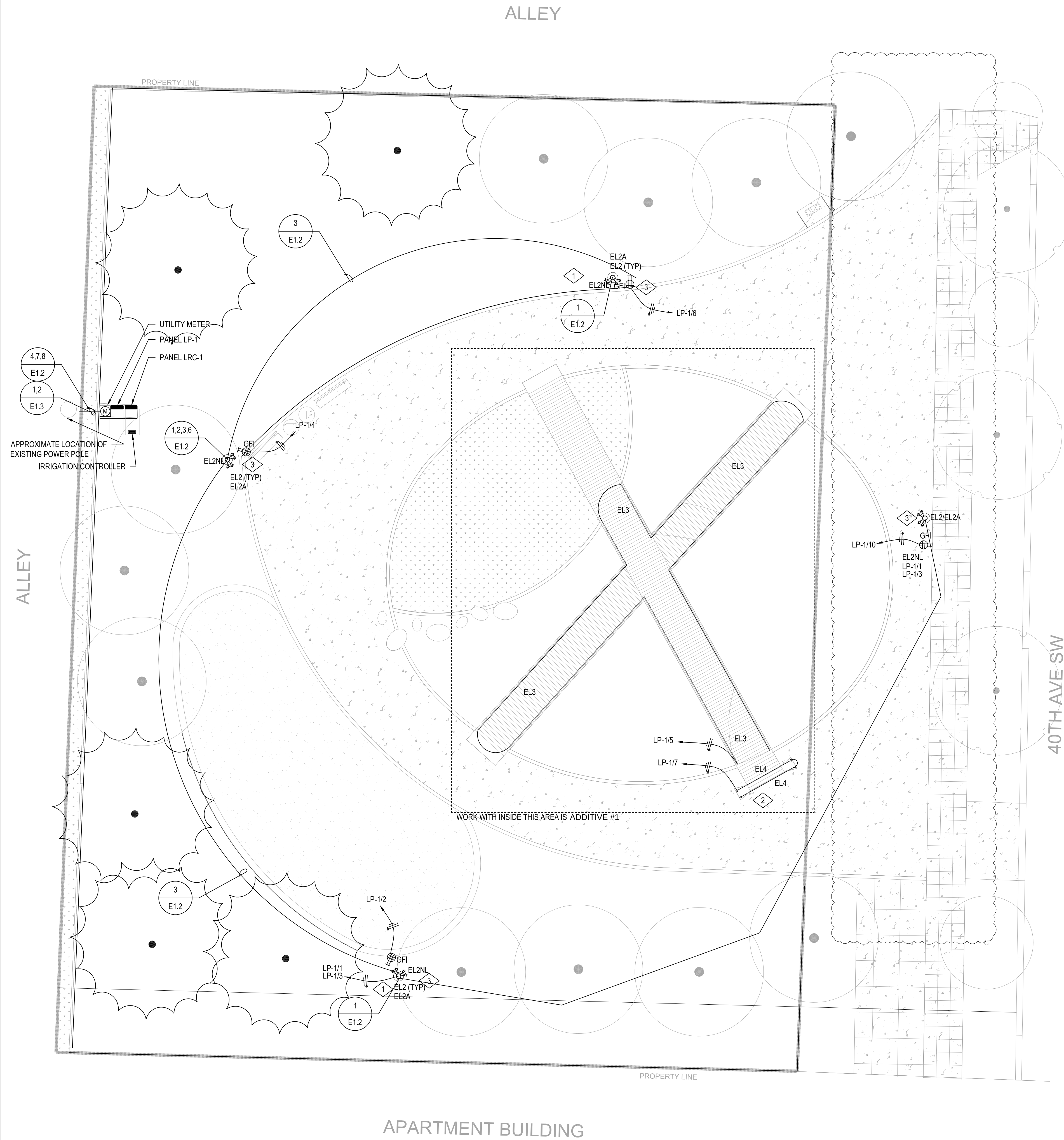
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WEST SEATTLE JUNCTION

LANDBANK PARK

ACCESS PLAN
FOR REFERENCE ONLY

DESIGNED TS	DATE 11/26/25
DRAWN DJ	
CHECKED ML	SHEET 27 OF 37
125475, 126490, ORDINANCE NO. 126725, 126955	L8.0
SCALE 1" = 10'-0"	



SHEET NOTES

- A. ANY AND ALL INFORMATION SHOWN ON THESE DRAWINGS WITH RESPECT TO EXISTING STRUCTURES, UTILITIES, AND ELECTRICAL SYSTEMS, IS AS EXACT AS COULD BE SECURED. THE INFORMATION IS NOT WARRANTED NOR GUARANTEED ACCURATE, FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO PROCEEDING WITH WORK.
- B. CONTRACTOR TO CONTACT UTILITY COMPANIES AND FIELD VERIFY EXISTING UTILITIES PRIOR TO COMMENCING WITH ANY WORK.
- C. COORDINATE CIVIL DRAWINGS TO AVOID CONFLICT WITH OTHER UTILITY SERVICES.
- D. WORK INCLUDED IN THIS CONTRACT IS DENOTED IN A BOLD LINETYPE. EXISTING CONDITIONS TO REMAIN ARE DENOTED IN A LIGHT LINETYPE.
- E. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VISIT THE SITE AND UNDERSTAND THE EXTENT OF THE SITE, THE ELECTRICAL SERVICE ENTRANCE, AND PRIMARY SERVICE MODIFICATIONS REQUIRED FOR ACHIEVING THE END RESULT AS INDICATED BY THE CONTACT DOCUMENTS.
- F. COORDINATE WORK WITH LOCAL UTILITIES. COORDINATE ALL SERVICE ENTRANCE OUTAGES WITH LOCAL POWER COMPANY.
- G. A MINIMUM SEPARATION OF 12" SHALL BE PROVIDED BETWEEN PARALLEL AC POWER AND COMMUNICATION CONDUITS.
- H. A MINIMUM SEPARATION OF 6" SHALL BE PROVIDED BETWEEN AC POWER AND COMMUNICATION CONDUITS THAT CROSS.
- I. BRANCH CIRCUIT WIRING TO ALL SITE LIGHTING AND POWER BE SHALL BE MINIMUM #10 AWG IN 3/4" PVC UNLESS NOTED OTHERWISE.
- J. UTILITY TO CONFIRM AVAILABLE FAULT CURRENT AT SERVICE IS LESS THAN 22kA. ALL DISTRIBUTION EQUIPMENT SHALL BE RATED AT 22kA.
- K. SITE IS SDCl EXTERIOR LIGHTING ZONE 2.

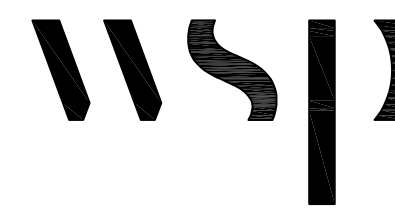
NUMBERED NOTES

- 1. ECHELON TOP900TN ON POWER POLE, NIPPLE INTO 4X NEMA ENCLOSURE, CONDUIT INTO POWER PEDESTAL.
- 2. ECHELON EMB901 AND XPP-12 IN NON-METALLIC NEMA 4X ENCLOSURE. ANTENNA TO BE MOUNTED EXTERNAL OF THE ENCLOSURE. FS305LU TO BE MOUNTED IN SEPARATE NEMA 4X BOX WITH OS AIMED DOWN INTO PORTAL.
- 3. PROVIDE BUBBLE TYPE WP COVERS THAT ARE LOCKABLE FOR ANTI-TAMPERING.

>>>>CAUTION-CALL 811<<<<
UTILITY NOTIFICATION CENTER
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NO.	REVISION — AS BUILT	DATE

REVIEWED:  06/16/2026
PARK ENGINEER DATE
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Seattle, WA 98154
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WEST SEATTLE JUNCTION

LANDBANK PARK

POWER AND LIGHTING
SITE PLAN

DESIGNED	EDT	DATE	11.26.2025
DRAWN	AO		
CHECKED	MJ	SHEET	28 OF 37
ORDINANCE NO.	125475, 126490, 126725, 126955		E1.0
SCALE	NOTED		

PANEL: LP-1			240V, 1 PHASE-3 WIRE										SURFACE MOUNTED		
MAIN: 100A/2P			BUS AMPACITY: 100A										22,000 AIC SYMMETRICAL		
T Y P E	DESCRIPTION		DEVICE	C K T	LOAD/PHASE (VA)				C K T	DEVICE	DESCRIPTION		T Y P E		
	L	EL2NL	20/1	1	A	104	B	312	A	360	2	20/1	RECEPTACLE	R	
	L	EL2	20/1	3				312		360	4	20/1	RECEPTACLE	R	
	L	EL3 ADDITIVE #1	20/1	5		313				360	6	20/1	RECEPTACLE	R	
	L	EL4 ADDITIVE #1	20/1	7			105			500	8	20/1	IRRIGATION CONTROLLER	E	
		SPARE	20/1	9							10	20/1	RECEPTACLE	R	
		SPARE	20/1	11							12	20/1	SPARE		
		SPARE	20/1	13							14	20/1	SPARE		
		SPARE	20/1	15							16	20/1	SPARE		
		SPARE	20/1	17							18	20/1	SPARE		
		SPARE	20/1	19							20	20/1	SPARE		
SUBTOTAL (VA)					417	417	360	860	SUBTOTAL (VA)						
TOTAL ALL PHASES (VA)					PHASE A		PHASE B		TOTAL ALL PHASES (AMPS)						
2,054					777		1,277		10						
LOAD SUMMARY BY TYPE				CONNECTED LOAD		DEMAND FACTOR		NEC LOAD		CONNECTED LOAD SUMMARY					
E = EQUIPMENT				500 VA		1.00		500 VA		2,054 VA					
H = ELECTRIC HEAT				0 VA		1.00		0 VA		9 AMPS					
K = KITCHEN EQUIPMENT				0 VA		1.00		0 VA							
L = LIGHTING				834 VA		1.25		1042.5 VA							
M = MOTOR				0 VA		1.00		0 VA							
M = LARGEST MOTOR				0 VA		1.25		0 VA							
R = RECEPTACLE				720 VA		NEC LOAD		720 VA							
										2,533 VA					
										11 AMPS					

					LRC-1			
ZONE	FIXTURE TYPE	DESCRIPTION	WATTAGE (W)	CIRCUIT	CONTROL			REMARKS
					ON	OFF	OVERRIDE	
	EL2NL	POLE MTD LED AREA LIGHTS	104	LP-1/1	PC/TC	PC/TC		FIXTURES TO REMAIN ON DURING PARK OFF-HOURS. FIXTURES TO CYCLE ON DUSK TO PARK CLOSE.
	EL2	POLE MTD LED AREA LIGHTS	312	LP-1/3	PC/TC	PC/TC		
	EL3	WET LOCATION LED TAPE	313	LP-1/5	PC/TC/O/S	PC/TC/O/S		FIXTURE SWITCHES ON TO 30% VIA PC AND CONTACTOR, WHEN ACTIVATED BY OS, FIXTURE GOES TO 100% OUTPUT FOR SET AMOUNT OF TIME, THEN RESETS TO 30%.
	EL4	WET LOCATION RGB LED	210	LP-1/7	PC/TC	PC/TC		
TOTAL LOAD IN KW =			867.0					

NOTES
PC = PHOTOCELL WITH BY-PASS SWITCH FOR MAINTENANCE
TC = TIME CLOCK
OS = OCCUPANCY SENSOR

LIGHTING FIXTURE SCHEDULE - BASE

SYMBOL	TYPE	WATTS	LAMP	CCT	DESCRIPTION	MANUFACTURER / MODEL	NOTES
	EL2	26W PER HEAD 104W TOTAL	LED	3000	POLE-MOUNTED LED PROJECTOR FOR GENERAL AMBIENT LIGHT, WIDE FLOOD OPTIC. MATTE SILVER FINISH.	LUMINIS SC655-L1L40-R55-HL STANDARD FINISH TBD	ARCHITECT TO CONFIRM FINISH. FIXTURE TO BE SWITCHED ON PER PHOTOCELL AND TIME CLOCK.
	EL2A	NA	NA		22" TALL STRAIGHT ROUND ALUMINUM POLE FOR PROJECTOR LUMINAIRES. 6-INCH DIAMETER, GRAPHITE TEXTURED FINISH.	NLS LIGHTING RSAP-22-6R-188-12BC-A(120, 160, 200, 240)-GPH-136-GFI20A-LOCABLA-E-JUL-APC-RBC	ARCHITECT TO CONFIRM FINISH. MOUNT PER DETAILS E1.2/DETAILS 1 & 6. PROVIDE WITH WATER PROOF RECEPTABLE WITH LOCKABLE COVER AND ROUND BASE COVER.

LIGHTING FIXTURE SCHEDULE - ADD ALT #1

SYMBOL	TYPE	WATTS	LAMP	CCT	DESCRIPTION	MANUFACTURER / MODEL	NOTES
	EL3	2.4W/LF	LED	3000	WET LOCATION LED TAPE SURFACE MOUNTED TO UNDERSIDE OF BOARDWALK, AIMED DOWN, 200 LMS/FT, 3000K. PROVIDE WITH MOUNTING CLIPS AND ALL NECESSARY ACCESSORIES FOR A COMPLETE, WORKING SYSTEM. PROVIDE WITH 0-10V DIMMING POWER SUPPLIES AS REQUIRED.	LUMINII LL42WET-T-HO-30K-[START?]-[END?]-[LENGTH?]/ACCESSORIES/MOUNTING CLIPS/ POWER SUPPLY:PS010V-[POWER]-24-LOG	WIRELESS CONTROL MODULE (ECHELON EMB901), CONNECTED TO MOTION SENSOR (ECHELON FS-305-LU) AT TOP OF GATEWAY PORTAL AIMED DOWN. WHEN TRIGGERED WIRELESS CONTROL SYSTEM WILL INCREASE THE LIGHT OUTPUT TO 100%. WHEN NOT TRIGGERED LIGHT OUTPUT WILL BE AT 30%. FIXTURE TO BE SWITCHED ON PER PHOTOCELL AND CONTACTOR. REMOTE DRIVER AND POWER PACK (ECHELON XPP-12) TO BE LOCATED IN WET LOCATION RATED ENCLOSURE. PROVIDE SHOP DRAWING OF COMPLETE SYSTEM FOR APPROVAL.
	EL4 (RGB OPTION)	3.65W/LF	LED	RGB	RGB LED NEON SURFACE MOUNTED TO TUBE STEEL WITHIN GATEWAY STRUCTURE, (1) RUN ON EACH SIDE OF TUBE STEEL, UP BOTH SIDES AND ACROSS THE TOP, AIMED IN. SEE L6.2/DETAIL 2 &3.	LUMINII KBL-F-V-RGB-[START?]-[END?]-[LENGTH?]/ACCESSORIES/MB-KBL-F-V-[LENGTH] DMX POWER SUPPLY: PSDMX-[POWER]-24	DMX CONTROLLER TO BE LOCATED IN WET LOCATION RATED ENCLOSURE, ACCESSIBLE FOR MANUAL COLOR SELECTION. FIXTURE TO BE SWITCHED ON PER PHOTOCELL AND TIME CLOCK USED WITH EL1 FIXTURES. ENCLOSURE LOCATION TO BE COORDINATED WITH LANDSCAPE ARCHITECT, TYP. PROVIDE WITH MOUNTING CHANNEL AND ALL NECESSARY ACCESSORIES FOR A COMPLETE, WORKING SYSTEM. PROVIDE WITH DMX DIMMING POWER SUPPLIES AS REQUIRED. PROVIDE SHOP DRAWING OF COMPLETE SYSTEM FOR APPROVAL.
	EL4 (STATIC WHITE OPTION)	3.7W/LF	LED	3000	STATIC WHITE LED NEON WITH DOMED TOP SURFACE MOUNTED TO TUBE STEEL WITHIN GATEWAY STRUCTURE, (1) RUN ON EACH SIDE OF TUBE STEEL, UP BOTH SIDES AND ACROSS THE TOP, AIMED IN. SEE L6.2/DETAIL 2 &3.	LUMINII KBM-D-H-30K-[START?]-[END?]-[LENGTH?]/ACCESSORIES/MB-KBM-F-V-[LENGTH] POWER SUPPLY:PS010V-[POWER]-24-LOG	FIXTURE TO BE SWITCHED ON PER PHOTOCELL AND TIME CLOCK USED WITH EL1 FIXTURES. ENCLOSURE LOCATION TO BE COORDINATED WITH LANDSCAPE ARCHITECT, TYP. PROVIDE WITH MOUNTING CHANNEL AND ALL NECESSARY ACCESSORIES FOR A COMPLETE, WORKING SYSTEM. PROVIDE WITH DMX DIMMING POWER SUPPLIES AS REQUIRED. PROVIDE SHOP DRAWING OF COMPLETE SYSTEM FOR APPROVAL.

ELECTRICAL LEGEND AND ABBREVIATIONS

WIRING DEVICE LEGEND

	DOUBLE DUPLEX RECEPTACLE OUTLET; 125V; MOUNTED IN OUTLET BOX INTEGRATED IN LIGHT POLE - GFI
--	---

WIRING DEVICE SUBSCRIPT LEGEND

	AC = ABOVE COUNTER
	GFI = GROUND FAULT INTERRUPTER
	IG = ISOLATED GROUND
	WP = WEATHERPROOF
	a = LOWER CASE LETTER INDICATES SWITCH CONTROL
	6 = NUMBER INDICATES CIRCUIT NUMBER
	IG = ISOLATED GROUND (ONE OF DOUBLE DUPLEX)
	a = LOWER CASE INDICATES SWITCH CONTROL

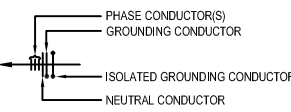
POWER LEGEND

	SURFACE MOUNTED LPH, LRC, MP OR TC; SIZE APPROXIMATELY AS SHOWN
	RECESSED MOUNTED LPH, LRC, MP OR TC; SIZE APPROXIMATELY AS SHOWN
	SURFACE MOUNTED LP; SIZE APPROXIMATELY AS SHOWN
	RECESSED MOUNTED LP; SIZE APPROXIMATELY AS SHOWN
	HEAVY DUTY DISCONNECT SWITCH
	HEAVY DUTY DISCONNECT SWITCH WITH FUSE
	UTILITY METER

SF-1 ← EQUIPMENT DESIGNATION
MCC-1A ← POWER SOURCE

RACEWAY LEGEND

	CONDUIT CONCEALED ABOVE CEILING OR WITHIN WALL
	CONDUIT BELOW GRADE OR EMBEDDED WITHIN SLAB
	CONDUIT UP
	CONDUIT DOWN
	CONDUIT STUBBED OUT WITH BUSHING NOTE: PROVIDE PULLSTRING IN EACH EMPTY RACEWAY
	CONDUIT STUBBED OUT AND CAPPED NOTE: PROVIDE PULLSTRING IN EACH EMPTY RACEWAY
	AUDIO/VISUAL SYSTEM RACEWAY
	CABLE TRAY
	GROUNDING SYSTEM RACEWAY
	FIRE ALARM SYSTEM RACEWAY
	SECURITY SYSTEM RACEWAY NOTE: PROVIDE PULLSTRING IN EACH EMPTY RACEWAY
	TELECOM SYSTEM RACEWAY NOTE: PROVIDE PULLSTRING IN EACH EMPTY RACEWAY
	TELEVISION SYSTEM RACEWAY NOTE: PROVIDE PULLSTRING IN EACH EMPTY RACEWAY
	CONDUIT HOMERUN, MAXIMUM OF (3) BRANCH CIRCUITS, UON NOTE: MAXIMUM OF THREE BRANCH CIRCUITS FOR EACH HOMERUN, UON



ABBREVIATIONS

CL	CENTER LINE
AFF	ABOVE FINISHED FLOOR
AIC	AMPERES INTERRUPTING CAPACITY
AF/AS	AMPERE RATING OF FUSE/SWITCH
AT/AF	AMPERE RATING OF CIRCUIT, BREAKER TRIP/FRAME
CKT	CIRCUIT
CO	CONDUIT ONLY
(E)	EXISTING TO REMAIN
ECC	ENGINEER'S CONTROL CENTER
EMT	ELECTRICAL METALLIC TUBING
FCC	FIRE CONTROL CENTER
GFI	GROUND FAULT INTERRUPTOR
GND	GROUND
IDF	INTERMEDIATE DISTRIBUTION FRAME ROOM
IG	ISOLATED GROUND
MCP	MOTOR CIRCUIT PROTECTOR
MDF	MAIN DISTRIBUTION FRAME ROOM
MIC	MINERAL INSULATED CABLE
MS	MAIN SWITCHBOARD
(N)	NEW
NC	NORMALLY CLOSED
NO	NORMALLY OPEN
NTS	NOT TO SCALE
PVC	POLYVINYL CHLORIDE CONDUIT
(R)	EXISTING TO BE RELOCATED
RAC	RIGID ALUMINUM CONDUIT
RSC	RIGID STEEL CONDUIT
SCC	SECURITY CONTROL CENTER
SPDT	SINGLE POLE DOUBLE THROW
SPST	SINGLE POLE SINGLE THROW
TC	TIMECLOCK
TVSS	TRANSIENT VOLTAGE SURGE SUPPRESSION
TYP	TYPICAL
UON	UNLESS OTHERWISE NOTED
UPS	UNINTERRUPTIBLE POWER SUPPLY
WP	WEATHERPROOF
WT	WATERTIGHT
(X)	EXISTING TO BE REMOVED
XP	EXPLOSION PROOF

DRAWING LIST

E1.0	POWER AND LIGHTING SITE PLAN
E1.1	ELECTRICAL SCHEDULES AND L&A
E1.2	ELECTRICAL DETAILS AND ONE-LINE DIAGRAM

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REVIEWED: 06/16/2026
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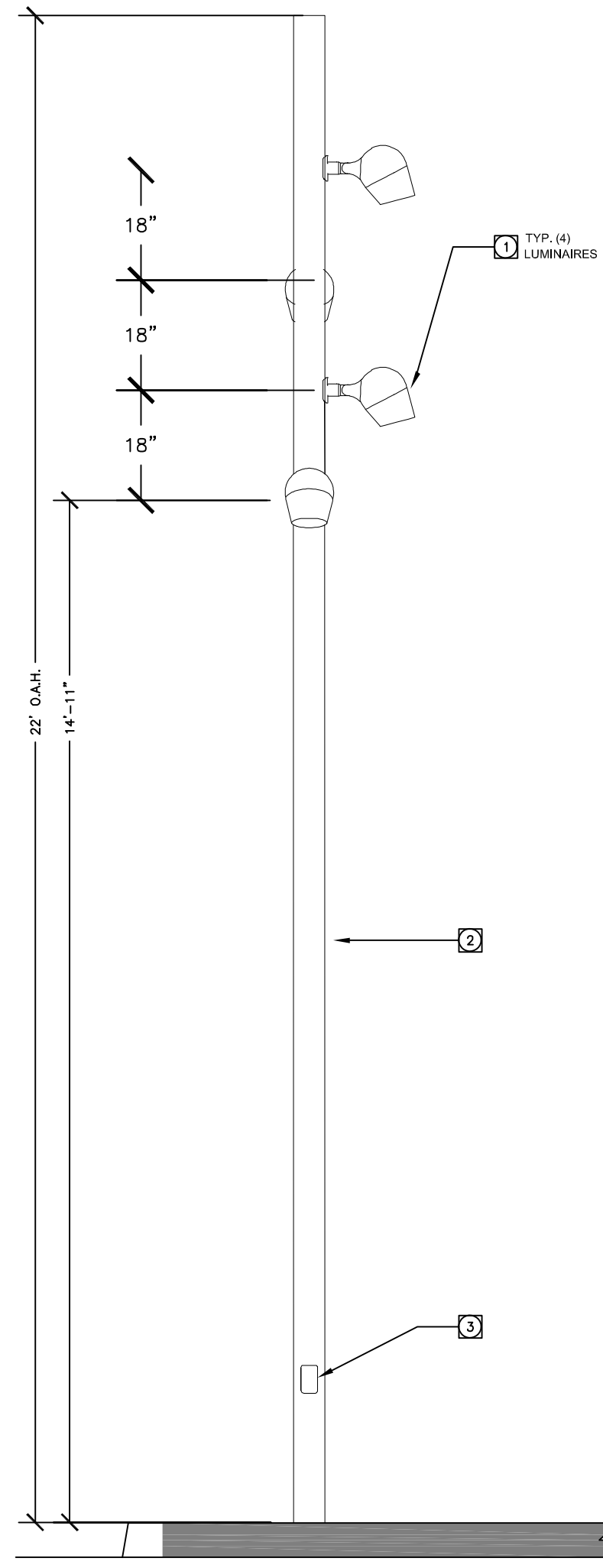
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Parks & Recreation

WEST SEATTLE JUNCTION

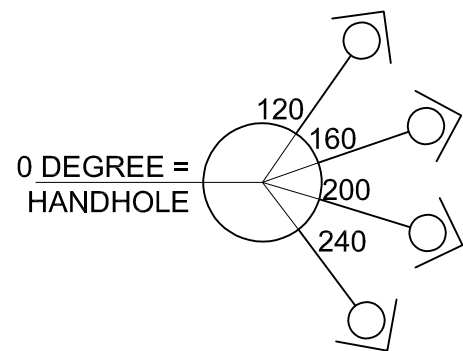
LANDBANK PARK

ELECTRICAL SCHEDULES AND L&A

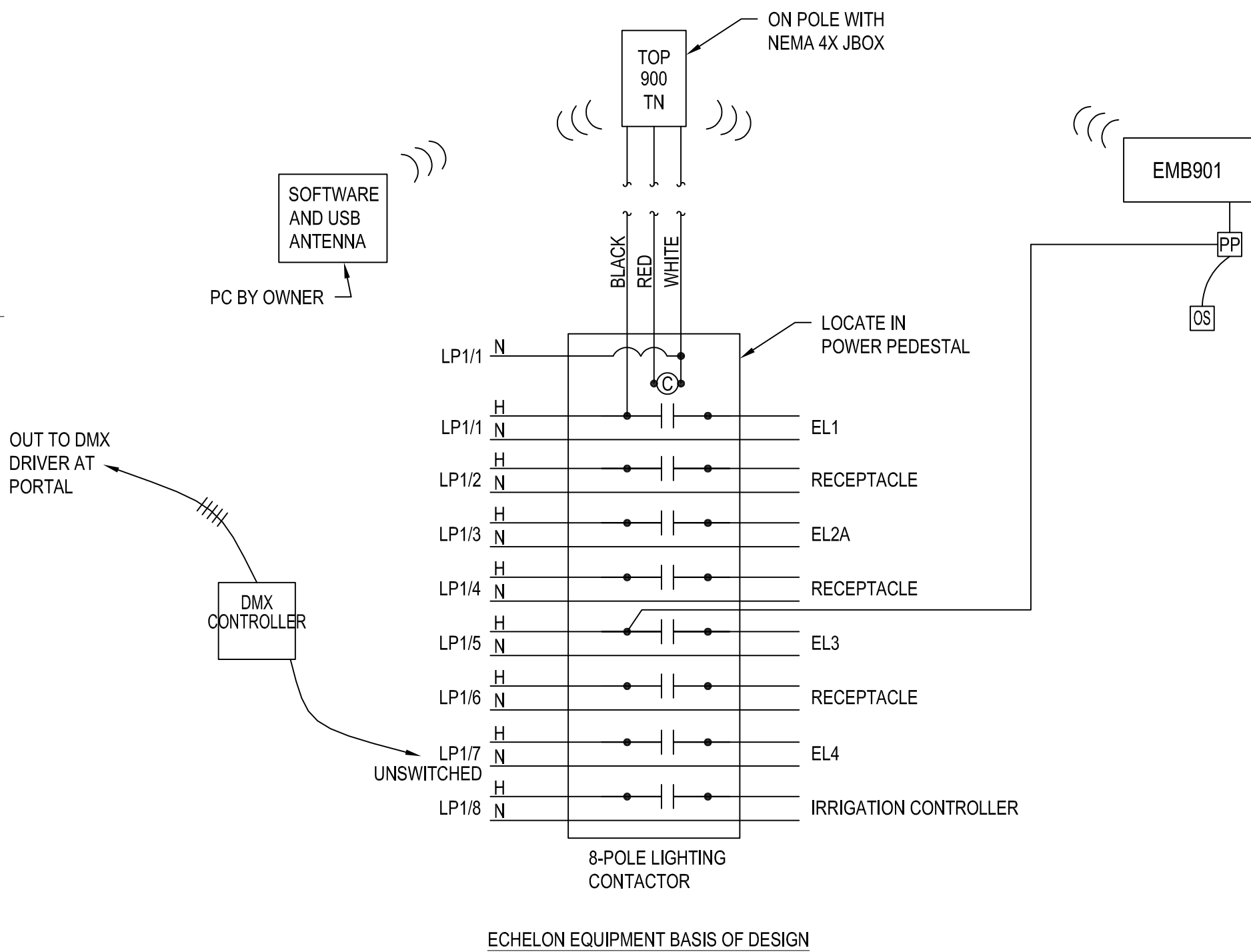
DESIGNED	EDT	DATE	11.26.2025
DRAWN	AO	SHEET	29 OF 37
CHECKED	MJ		
125475, 126490, ORDINANCE NO. 126725, 126955		E1.1	
SCALE	NOTED		



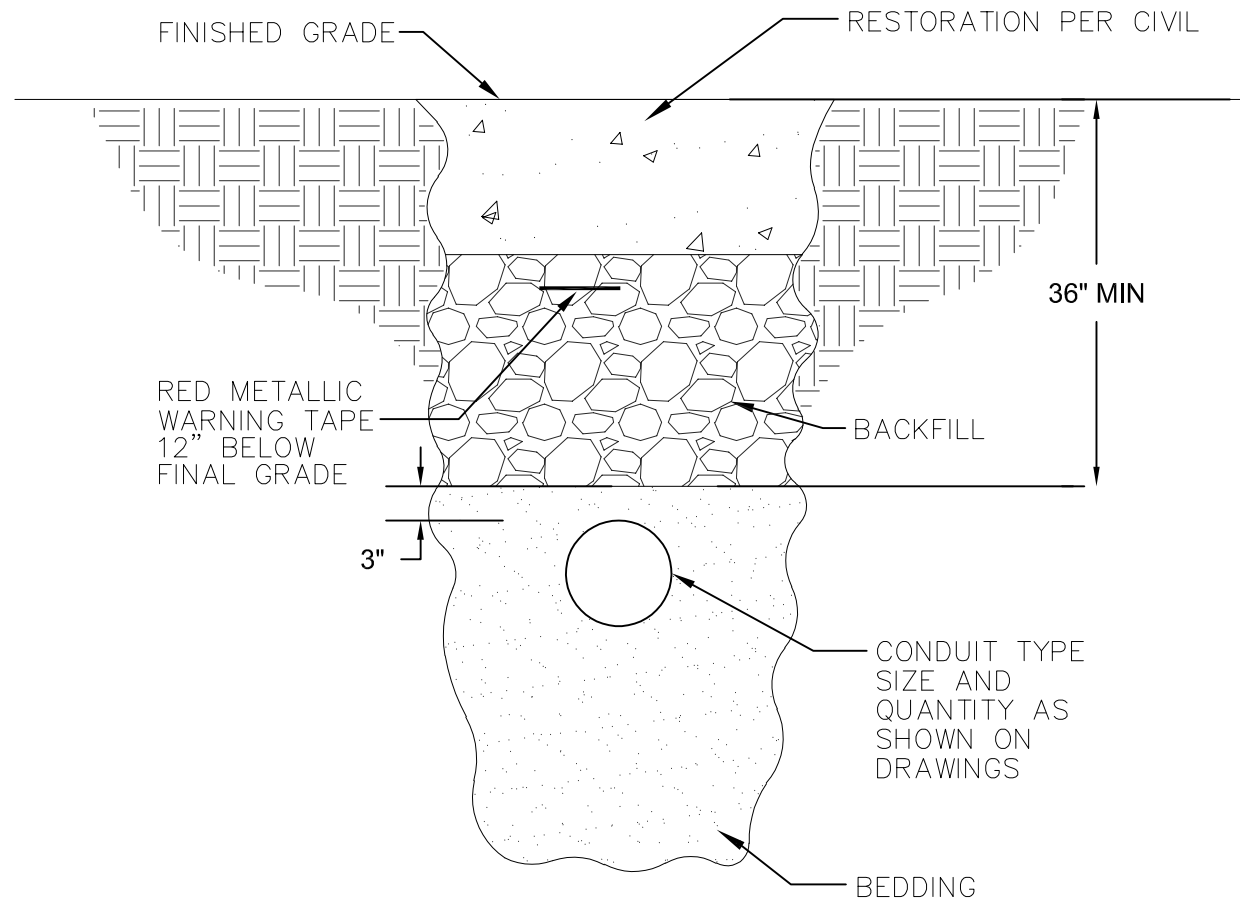
- 1 SCHEDULED LUMINAIRE(S) AT 0°, 90°, 180° AND 0°. ATTACH DIRECTLY TO POLE. REFER TO FIXTURE SCHEDULE FOR ACTUAL FIXTURE DIMENSIONS, WATTAGE, FINISH, HARDWARE, ACCESSORIES, ETC.
- 2 STRAIGHT POLE.
- 3 HAND HOLE. REFER TO FIXTURE SCHEDULE FOR ORIENTATION INFORMATION.



6 EVENT POLE MOUNTING DETAIL
NTS

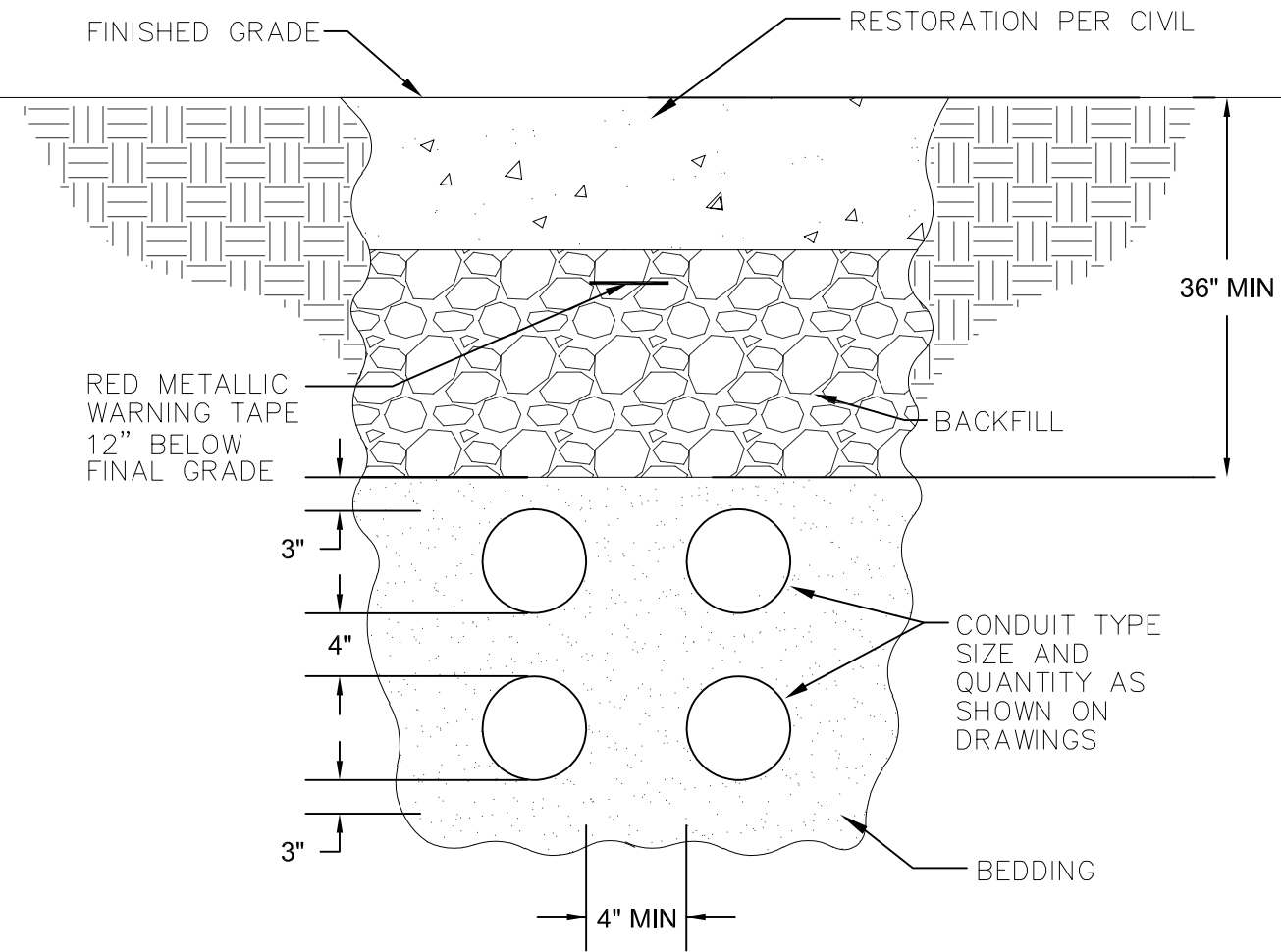


5 WIRELESS LIGHTING CONTROL DETAIL (ADD ALT # 1)
NTS



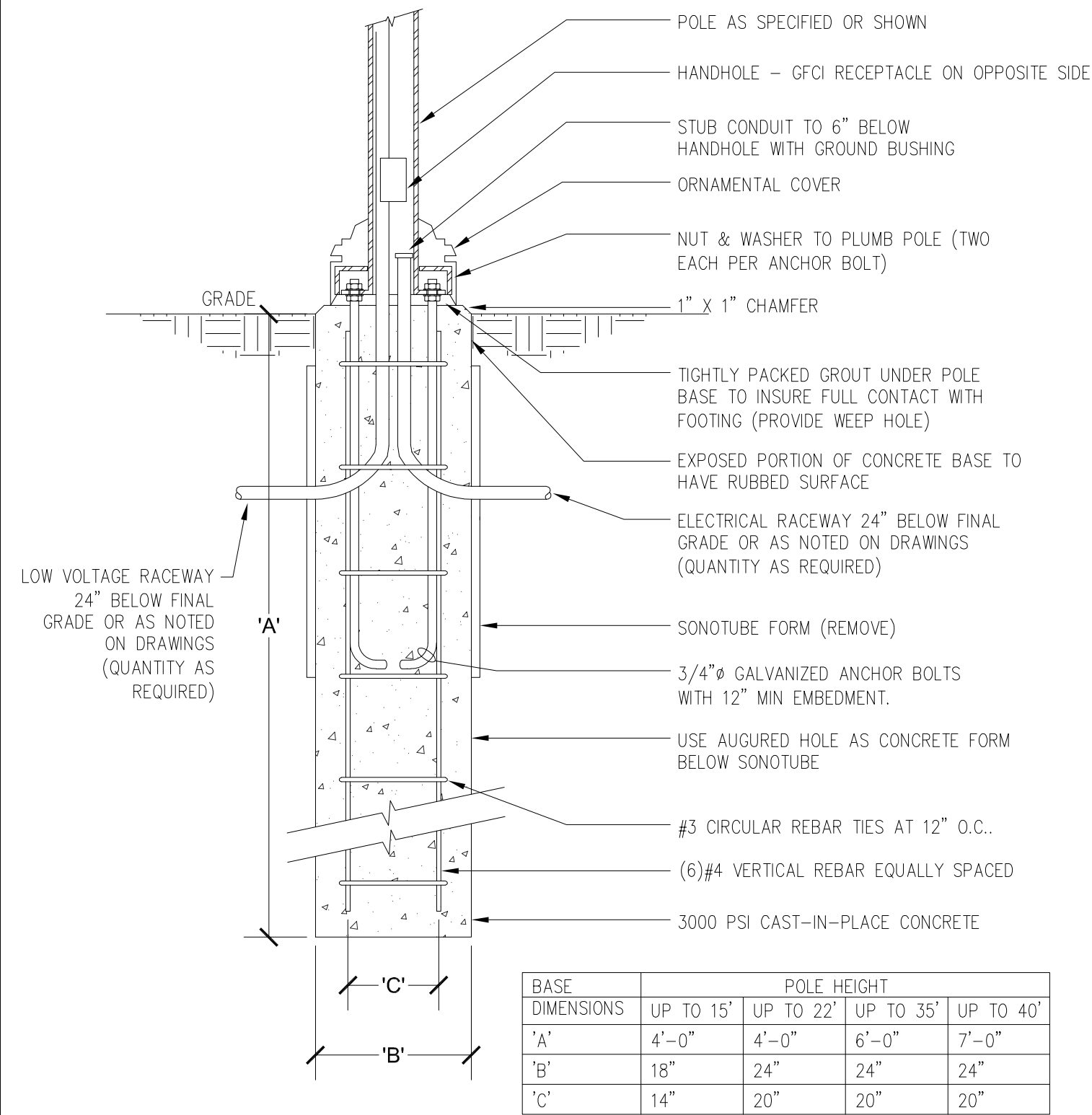
1 CONDUIT DETAIL

NONE



2 MULTIPLE POWER OR COMM CONDUIT DETAIL

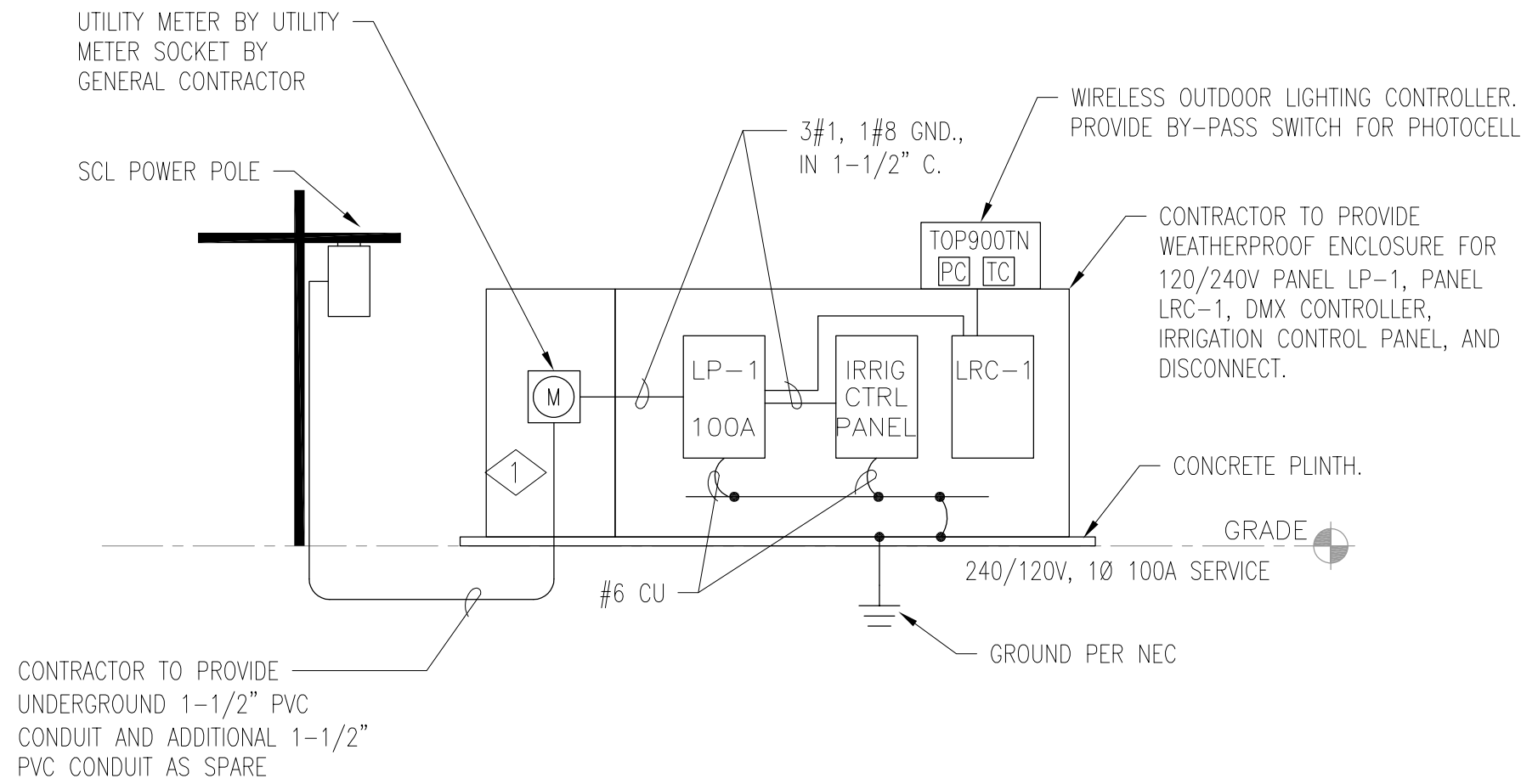
NONE



1 POLE BASE DETAIL

NONE

- NUMBERED NOTES
1. UTILITY TO CONFIRM AVAILABLE FAULT CURRENT AT SERVICE IS LESS THAN 22kA.



4 ELECTRICAL ONE-LINE DIAGRAM
NTS

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Seattle
Parks & Recreation

WEST SEATTLE JUNCTION

LANDBANK PARK

ELECTRICAL DETAILS AND
ONE-LINE DIAGRAM

DESIGNED	EDT	DATE	11.26.2025
DRAWN	AO		
CHECKED	MJ	SHEET	30 OF 37
ORDINANCE NO.	125475, 126490, 126725, 126955		E1.2
SCALE	NOTED		

GENERAL REQUIREMENTS

SUMMARY OF WORK

Project consists of new construction for a new recreational park in West Seattle, WA as shown on these Contract Documents used in coordination with the Architectural and other discipline's documents. Scope includes a new concrete walkway, foundation for a new playground structure, and climbing wall.

DEFINITIONS

The following acronyms are used throughout these structural notes:
IBC - Governing code, including local amendments
SER - Structural Engineer of Record per these Contract Documents
UNO - unless noted otherwise
ASTM - American Society for Testing and Materials

GOVERNING CODE

All design and construction shall conform to the 2021 International Building Code and local jurisdiction amendments.

Reference to ASTM and other standards shall refer to the latest edition designated by IBC Chapter 35. Refer to the specifications for information in addition to that covered by these structural notes and drawings.

DOCUMENTS

Structural Documents shall be used in conjunction with Architectural Documents for all bidding and construction.

Drawings indicate general and typical details of construction. Typical details and general notes shall apply even if not specifically denoted on plans, UNO. Where conditions are not specifically indicated similar details of construction shall be used, subject to review and approval by the Architect and the SER.

These Contract Documents and any materials used in preparation of them, including calculations, are the exclusive property of the SER and can be reproduced only with the permission of the SER.

WARRANTY

The SER has used that degree of care and skill ordinarily exercised under similar circumstances by members of the profession in this locale and no other warranty, either expressed or implied, is made in connection with rendering professional services.

OWNER RESPONSIBILITY

The owner shall retain a Special Inspector to perform the special inspection requirements required by the building official and as outlined in the Special Inspection section below.

DESIGN CRITERIA

BUILDING CATEGORY

Structural Risk Category II
Importance factors for snow and seismic are listed with the loading criteria.

LIVE LOADS

Live loads indicated with * are reducible per IBC
Partition loading has been added per IBC

Assembly Area:
Walkway Path 100 psf

LIVE LOADS - SNOW

Numbering below is per IBC Section 1603.1.3:
1. Flat-Roof Snow Load: P_f = 19 psf
2. Snow Exposure Factor: C_s = 1.2
3. Snow Importance Factor: I_s = 1.0
4. Thermal Factor: C_t = 1.1

Additional Items:
Ground Snow Load: P_g = 20 psf
Snow drifting load per IBC w/ ground snow load
Minimum uniform roof snow load = 25 psf

LATERAL LOADS - WIND

Numbering below is per IBC Section 1603.1.4:
1. Ultimate Design Wind Speed (3-second gust): V_{ult} = 97 mph
Nominal Design Wind Speed: V_{add} = 75 mph
2. Risk Category: II
3. Wind Exposure: B
4. Internal Pressure Coefficient = +/- 0.18

LATERAL LOADS - EARTHQUAKE

Numbering below is per IBC Section 1603.1.5:
1. Risk Category: II
2. Seismic Importance Factor: I_p = 1.0
3. Mapped Spectral Response Acceleration Parameters: S₁ = 1.543 g; S₂ = 0.537 g
4. Site Class: D; F_A = 1.2; F_V = 1.76
5. Design Spectral Response Acceleration Parameters: S₀₅ = 1.234 g; S_{D1} = 0.631 g
6. Seismic Design Category: D
7. Basic Seismic Force-Resisting Systems:
Walkway Structure - Reinforced Concrete Distributed Mass Cantilever Structure
8. Seismic Response Coefficient: C_s=0.617
9. Response Modification Coefficient: R = 2.0
10. Analysis Procedure: Equivalent Lateral Force Procedure

Additional Items:
Building Location: 47.560° N, 122.383° W

CONTRACTOR PERFORMANCE REQUIREMENTS

DESIGN DOCUMENTS

Contractor shall verify all dimensions and all conditions at the job site, including building and site conditions before commencing work, and be responsible for same. All discrepancies shall be reported to the Architect before proceeding with work. Any errors, ambiguities and/or omissions in the contract documents shall be reported to the Architect immediately, in writing. No work is to be started before correction is made.

Do not scale drawings. Use only field verified dimensions. When electronic plan files are provided for the Contractor's detailing convenience, it shall be noted that the electronic files are not guaranteed to be dimensionally accurate. The Contractor uses them at their own risk. The published paper documents are the controlling Contract Documents. Electronic files of detail sheets and notes will not be provided.

CONTRACTOR-INITIATED CHANGES

Contractor-initiated changes shall be submitted in writing to the Architect for review and acceptance prior to fabrication or construction. Changes shown on shop drawings only will not satisfy this requirement.

INSPECTIONS

The Contractor shall coordinate with the building department for all building department required inspections.

CONTRACTOR PERFORMANCE REQUIREMENTS (cont'd)

TEMPORARY SHORING AND BRACING

The Contractor shall provide temporary bracing as required until all permanent connections and stiffening have been installed. The Contractor is responsible for the strength and stability of all partially completed structures including but not limited to concrete foundations, steel framing and erection aids. The Contractor shall, at their discretion, employ the aid of a licensed Structural Engineer to design all temporary bracing and shoring necessary to complete the work described in these contract documents. The Contractor shall be responsible for all required safety standards, safety precautions and the methods, techniques, sequences or procedures required in performing their work. For concrete construction refer to ACI 318 - Section 26.11.2 "Removal of Formwork".

SAFETY PROCEDURES

Contractor shall be responsible for all safety precautions and the methods, techniques, sequences or procedures required to perform the Contractor's work. The Structural Engineer has no overall supervisory authority or actual and/or direct responsibility for the specific working conditions at the site and/or for any hazards resulting from the actions of any trade contractor. The Structural Engineer has no duty to inspect, supervise, note, correct, or report any health or safety deficiencies to the Owner, Contractors, or other entities or persons at the project site.

SHOP DRAWINGS AND SUBMITTALS

SHOP DRAWING & SUBMITTAL REVIEW

The contractor must review and stamp the shop drawings & submittals for review. SER will only review submittals for items shown on SER documents. Submittals for Deferred Structural Components will receive cursory review by SER for loads imposed on primary structure. SER will review shop drawings for general conformance with design concept of the project and general compliance with the information given in the Structural Contract Documents. Review of submittals does not constitute approval or acceptance of unauthorized deviation from Contract Documents.

Corrections or comments made on shop drawings during this review do not relieve contractor from compliance with the requirements of the plans and specifications.

Contractor responsible for:

- Reviewing, approving, stamping and signing submittals prior to submittal to Architect and SER
- Timing submittals to allow two weeks of review time for the SER and time for corrections and/or resubmittal
- Conformance to requirements of the Contract Documents
- Dimensions and quantities
- Verifying information to be confirmed or coordinated
- Information solely for fabrication, safety, means, methods, techniques and sequences of construction
- Coordination of all trades

Resubmittals shall be clouded and dated for all changes to the submittal. Only clouded portions of resubmittal will be reviewed and SER's review stamp applies to only these areas.

SUBSTITUTIONS

Substitutions shall be submitted in writing prior to submittal of shop drawings. Shop drawings bearing substitutions will be rejected. Submit engineering data to substantiate the equivalence of the proposed items. The SER's basic services contract does not include review of substitutions that require re-engineering of the item or adjacent structure. Nor does the SER's contract cover extensive review of proposed substitutions. The fees for making these reviews and/or redesign shall be paid by the contractor. Reviews and approvals shall not be made until authorization is received.

SUBMITTALS

Shop drawings and material submittals shall be submitted to the Architect and SER prior to any fabrication or construction for the following structural items. Submittals shall include one reproducible and one copy, reproducible will be marked and returned. If deviations, discrepancies, or conflicts between shop drawings submittals and the contract documents are discovered either prior to or after shop drawing submittals are processed by the SER, the Contract Documents control and shall be followed.

- Construction sequence description
- Contractor quality control testing procedures when required in specifications
- Concrete mix designs
- Concrete construction joint plans
- Concrete accessories material specification, size and location
- Reinforcing bar shop drawings and placing plans
- Reinforcing bar mill certificates shall be available upon request
- Precast concrete members shown on structural documents
- Non-shrink grout material specifications and manufacturer's installation recommendations
- Fabrication shop AISC Certification
- Structural steel registration/certification or quality control inspection records
- Structural steel shop and erection drawings
- Welding Procedure Specifications
- Certificate of conformance for welding material, including supplemental notch toughness requirements

DEFERRED STRUCTURAL COMPONENTS

Components referred to as Deferred Structural Components shall comply with these notes. These elements have not been permitted under the base building application. The Contractor will be required to submit the component system documents to the building official for approval. The documents shall be stamped and signed by an Engineer licensed by the state where the project is located. The deferred structural components shall not be installed until the design and submittal documents have been approved by the building official.

Prior to building department submittal, the deferred structural components submittals shall receive cursory review by SER for loads imposed on primary structure and general conformance with design concept of the project and general compliance with the information given in the Structural Contract Documents. Review of submittals does not constitute approval or acceptance of unauthorized deviation from Contract Documents. Submittals of contractor-designed components shall include the designing professional engineer's stamp and signature, as noted above. The submittal shall be approved by the component vendor prior to review by the SER. The designing professional is responsible for code conformance and all necessary connections not specifically called out on Architectural or structural contract documents.

Submittals shall include details of connections to primary structure that indicate magnitude and direction of all loads imposed at point of connection. Design criteria shall be provided with submittal and calculations shall be made available upon request.

The following list includes the items that are defined as Deferred Structural Components. Refer to other discipline's contract documents for additional deferred components that may require structural design and details. Connections of these elements shall not induce torsion on structural members. Deferred Structural Components shall be manufactured, delivered, handled, stored, and field erected in conformance with instructions prepared by the component vendor.

Deferred structural components:

- Precast concrete treads
- Playground structure and foundations

INSPECTIONS & STRUCTURAL OBSERVATIONS

INSPECTIONS BY BUILDING OFFICIAL

The building official, upon notification, shall make structural inspections as required by local ordinance. The inspection by the building official per IBC Section 110 will be separate from, and in addition to, the structural observation(s) and special inspection(s) mentioned subsequently.

STRUCTURAL OBSERVATION

Where required by IBC Section 1704.6 the owner or the owner's authorized agent shall employ a structural observer to perform structural observations. Structural observation does not include or waive the responsibility for inspections or special inspections required by the building code and mentioned herein. The structural observer shall be one of the following individuals: the SER, or a registered design professional designated by the SER.

At the conclusion of the work included in the permitted contract documents, the structural observer shall submit to the building official a written statement that the site visits have been made and shall identify any reported deficiencies that, to the best of the structural observer's knowledge, have not been resolved.

The following list includes the items requiring Structural Observation:

- FOUNDATIONS:
 - Concrete foundations reinforcement prior to concrete placement
- MASONRY:
 - CMU walls and reinforcement prior to grouting
- STEEL:
 - Base plates installed at steel lateral force resisting systems

SPECIAL INSPECTIONS

A Special Inspector shall be hired by the Owner to perform the following special inspections per IBC Section 1704. See the specifications for additional requirements for special inspection and testing. The architect, Structural Engineer, and building department shall be furnished with copies of all inspection reports and test results.

Each contractor responsible for the construction of a seismic force resisting system, designated seismic system, or component listed in the statement of special inspections shall submit a written statement of responsibility to the building official and the Owner prior to the commencement of work on the system or component. The written statement shall be in accordance with IBC Section 1704.4.

See IBC Chapter 17: "Special Inspections and Tests" for more detailed requirements.

SPECIAL INSPECTIONS AND TESTS OF CAST-IN-PLACE DEEP FOUNDATION ELEMENTS (PER IBC 1705.8)

Verification and Inspection	Frequency		Reference
	Cont.	Periodic	
Observe drilling operations and maintain complete and accurate records for each element	X		
Verify placement locations and plumbness, confirm element diameters, bell diameters (if applicable), lengths, embedment into bedrock (if applicable), and adequate end-bearing strata capacity. Record concrete or grout volumes	X		
For concrete elements: perform additional inspections in accordance with Section 1705.3			

SPECIAL INSPECTIONS AND TESTS OF SOILS (PER IBC 1705.6)

Verification and Inspection	Frequency		Reference
	Cont.	Periodic	
Verify materials below shallow foundations are adequate to achieve the design bearing capacity		X	
Verify that excavations are extended to proper depth and have reached proper material		X	
Perform classification and testing of compacted fill materials		X	
Verify use of proper materials, densities and lift thicknesses during placement and compaction of compacted fill	X		
Prior to placement of compacted fill, observe subgrade and verify that site has been prepared properly		X	

SPECIAL INSPECTIONS AND TESTS OF CONCRETE CONSTRUCTION (PER IBC 1705.3)

Verification and Inspection	Frequency		Reference
	Cont.	Periodic	
Inspect reinforcement and verify placement		X	IBC 1908.4 ACI 318: 20, 25.2-3, 26.6.1-3
Inspection of anchors cast in concrete		X	ACI 318: 17.8.2
Inspection of anchors and reinforcing bar post-installed in hardened concrete members: - Adhesive anchors installed in horizontally or upwardly inclined orientations to resist sustained tension loads - Mechanical anchors, adhesive anchors and reinforcing bar not defined above	X		ACI 318: 17.8.2.4 ACI 318: 17.8.2
Verifying use of required design mix		X	IBC 1904.1, 1904.2; 1908.2-3, ACI 318: 19, 26.4.3, 26.4.4
Prior to concrete placement, fabricate specimens for strength tests, perform slump and air content tests, and determine the temperature of the concrete	X		IBC 1908.10 ACI 318: 26.4, 26.12 ASTM C172, C31 Seattle DCI DR 14-2014
Inspection of concrete and shotcrete placement for proper application techniques	X		IBC 1908.6-8 ACI 318: 26.5
Verify maintenance of specified curing temperature and techniques		X	IBC 1908.9 ACI 318: 26.5.3-5
Erection of precast concrete members		X	ACI 318: 26.9
Inspect formwork for shape, location and dimensions of the concrete being formed		X	ACI 318: 26.11.1.2(b)
Inspection of mechanical splicing of reinforcing bars	X		ICC report for specified product

INSPECTIONS & STRUCTURAL OBSERVATIONS (cont'd)

SPECIAL INSPECTIONS OF STRUCTURAL STEEL CONSTRUCTION OTHER THAN SEISMIC LATERAL FORCE RESISTING SYSTEMS (PER IBC 1705.2.1)

Verification and Inspection	QC	QA	Reference
Inspection of fabricator's quality control procedures	P	P	IBC 1704.2.5 AISC 360-N.2
Review of material test reports and certifications listed in AISC Section N3.2	P	P	AISC 360-N.5.2 AWS D1.1
Inspect the fabricated steel or erected steel frame to verify compliance with the details shown on the construction documents	P	P	AISC 360-N.5.8
Inspection during the placement of anchor rods and other embedments supporting structural steel	O	O	AISC 360-N.5.8
Inspection of composite construction, including placement of steel deck and steel headed stud anchors	O	O	SDI QA/QC - 2011
Non-destructive testing of welded joints			AISC 360-N5.5 AWS D1.1

Inspection of welding of structural steel

Inspection tasks prior to welding of structural steel:			
Welder qualification records and continuity records	P	O	
WPS available	P	P	
Manufacturer certifications for welding consumables available	P	P	
Material identification (type/grade)	O	O	
Welder identification system	O	O	
Fit-up of groove welds (including joint geometry) - Joint preparations - Dimensions (alignment, root opening, root face, bevel) - Cleanliness (condition of steel surfaces) - Tacking (tack weld quality and location) - Backing type and fit (if applicable)	O	O	AISC 360-N5.4-1 AWS D1.1
Fit-up of CJP groove welds of HSS T-, Y-, and K-joints without backing (including joint geometry) - Joint preparations - Dimensions (alignment, root opening, root face, bevel) - Cleanliness (condition of steel surfaces) - Tacking (tack weld quality and location)	P	O	
Configuration and finish of access holes	O	O	
Fit-up of fillet welds - Dimensions (alignment, gaps at root) - Cleanliness (condition of steel surfaces) - Tacking (tack weld quality and location)	O	O	
Check welding equipment	O	-	

Inspection tasks during welding of structural steel:

Control and handling of welding consumables - Packaging - Exposure Control	O	O	
No welding over cracked weld tabs	O	O	
Environmental Conditions - Wind speed within limits - Precipitation and temperature	O	O	
WPS followed - Settings on welding equipment - Travel speed - Selected welding materials - Shielding gas type/flow rates - Interpass temperature maintained (min./max.) - Proper position (F,V,H,OH)	O	O	AISC 360-N5.4-2 AWS D1.1
Welding techniques - Interpass and final cleaning - Each pass within profile limitations - Each pass meets quality requirements	O	O	
Placement and installation of steel headed stud anchors	P	P	
Inspection tasks after welding of structural steel:			
Welds cleaned	O	O	
Size, length and location of welds	P	P	
Welds meet visual acceptance criteria - Crack prohibition - Weld/base-metal fusion - Crater cross section - Weld Profiles - Weld Size - Undercut - Porosity	P	P	AISC 360-N5.4-3 AWS
Arc Strikes	P	P	
k-area - when welding of doubler, continuity, or stiffener plates has been performed in k-area, visually inspect the web k-area for cracks within 3" of the weld	P	P	
Weld access holes in rolled heavy shops and built-up heavy shapes	P	P	
Backing removed and weld tabs removed (if required)	P	P	
Repair activities	P	P	
Document acceptance or rejection of welded joint or member	P	P	
No prohibited welds have been added without the approval of the EOR	O	O	

P - Perform O - Observe

SHEET INDEX

S1.01 Structural General Notes
S1.02 Structural General Notes
S2.01 Site Plan
S3.01 Structural Details
S3.02 Structural Details
S3.03 Reinf. Schedules

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REVIEWED:  06/16/2026
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WEST SEATTLE JUNCTION
LANDBANK PARK

4731 40TH AVE SW
SEATTLE, WA

Structural General Notes

DESIGNED _____ KA	DATE 11/26/2025
DRAWN _____ DG	SHEET 32 OF 37
CHECKED _____ OB	
125475, 126490, ORDINANCE NO. 126725, 126955	S1.01
SCALE AS NOTED	

GEOTECHNICAL

GENERAL CRITERIA
Allowable soil pressure and lateral earth pressure are assumed and therefore must be verified by a Geotechnical Inspector or the building official. If soils are found to be other than assumed, notify the Structural Engineer for possible foundation redesign.

Unless noted otherwise, footings shall be centered below columns or walls.

INSPECTIONS
All prepared soil-bearing surfaces shall be inspected by the Owners Geotechnical Inspector (or building official) prior to placement of reinforcing steel and concrete. Inspections shall be made per IBC Table 1705.6.

BEARING VALUES
All footings shall bear on undisturbed soil and shall be lowered to firm bearing if suitable soil is not found at elevations shown. Exterior footings shall bear a minimum of 18" below the finished ground surface. Footing elevations shown on plans (or in details) are minimum depths and for guidance only; the actual elevations of footings must be established by the Contractor in the field working with the Geotechnical Inspector.

Allowable vertical bearing soil pressure = 2,000 psf
Allowable lateral bearing soil pressure = 150 psf/ft

EXISTING UTILITIES
The Contractor shall determine the location of all adjacent underground utilities prior to any excavation, shoring, pile driving, or pier drilling. Any utility information shown on the plans and details are approximate and not verified by the SER. Contractor is to provide protection of any utilities or underground structures during construction.

DRAINAGE
Drainage systems, including foundation, roof and surface drains, shall be installed as directed by the Geotechnical Report. Vapor retarder placed below slab-on-grade shall conform to ASTM E 1643 and ASTM E 745.

CONCRETE

CAST-IN-PLACE CONCRETE
Concrete materials shall conform to the following:

Portland cement:	Type 1, ASTM C150
Fly ash (if used):	ASTM C618 class F or C
Slag cement (if used):	ASTM C989
Lightweight aggregates:	lightweight aggregates shall not be used without prior approval of SER and building department
Normal weight aggregates:	ASTM C33
Sand equivalent:	ASTM C33
Water:	Potable per ASTM C94
Air entraining admixtures:	ASTM C260
Chemical admixtures:	ASTM C494
Flowable concrete admixtures:	ASTM C1017

Durability requirements of concrete mixes shall conform to building code. These requirements include water-cementitious material ratios, minimum compressive strengths, air entrainment, type of cement, and maximum chloride ion content.

CONCRETE STRENGTH REQUIREMENTS TABLE

Location	Strength f'c (psi)	Max Agg Size	Max W/C Ratio	Total Air Content	Fly Ash Content	Exposure Categories and Classes			
						F	S	P	C
LEAN MIX SOIL REPLACEMENT UNDER FOUNDATIONS	1,500	SAND	1.5 SACK CEMENT	-	-	F1	S0	P0	C1
FOUNDATIONS, CONCRETE BEAMS, MISCELLANEOUS	4,500	1"	0.44	4.5%	15-20%	F1	S0	P0	C1

CONCRETE MIXTURES
Mixes shall be proportioned to meet compliance requirements of ACI 318 Section 26.4.3. Slump, W/C ratio, admixtures and aggregate size will be determined by the contractor. Submit documentation of concrete mixture characteristics for review by the SER before the mixture is used and before making changes to mixtures already in use. Documentation shall comply with ACI 318 Section 26.4.4 or City of Seattle Director's Rule 11-2014.

All concrete, including slab on grade, shall contain an acceptable water-reducing admixture conforming to ASTM C494 and be used in strict accordance with the manufacturer's recommendations.

All concrete which is exposed to freezing and thawing in a moist condition or exposed to deicing chemicals shall contain an air entraining agent, conforming to ASTM C260. Total air content shall be adjusted per ACI 318 for mix designs with smaller nominal aggregate size. The amount of entrained air shall be measured at the discharge end of the placing nozzle. Entrained air shall be as noted ± 1.0% by volume. Air-entrainment shall not be used at slabs that will receive a smooth, dense, hard-troweled finish.

Trucks hauling plant-mixed concrete shall arrive on-site with a field ticket indicating the maximum gallons of water that can be added at the site not to exceed the total water content in the approved mix design.

Concrete shall be deposited as nearly as practicable in its final position to avoid segregation due to rehandling or flowing. Concrete shall be thoroughly consolidated by suitable means during placement and shall be thoroughly worked around reinforcement, embedded items, and into corners of forms.

SHOTCRETE
Concrete may be placed by the "shotcrete" method, provided the approvals, tests, and inspections required by the building department are obtained. Shotcrete materials, equipment, procedures, proportions, batching, mixing and placement shall be in accordance with ACI 506R. The "shotcrete" method shall not be used without making special arrangements through owner and SER unless structural drawings are specifically detailed to accommodate shotcreting.

FORMWORK AND ACCESSORIES
Concrete construction shall conform to ACI 301 "Specifications for Structural Concrete" and the Building Code, including testing procedures. See specifications and/or architectural documents for formwork requirements. Installation shall adhere to ACI 301. Conduits and pipes of aluminum shall not be embedded in concrete construction.

See architectural drawings for exact locations and dimensions of door and window openings in all concrete walls. See mechanical drawings for size and location of mechanical openings through concrete walls. See architectural drawings for all grooves, notches, chamfers, feature strips, color, texture, and other finish details at all exposed concrete surfaces, both cast-in-place and precast. See structural details for reinforcing around openings.

Contractor shall submit the proposed locations of construction joints to the Architect for acceptance before starting construction. Erico Lenton Formasaver (IAPMO-UES-ER-0129) may be used as an alternate to the roughened joint. All construction, control, and isolation joints for slabs on ground shall be in accordance with the typical details.

Concrete accessories and embedded items shall be coordinated with Architectural and all other Contract Documents and suppliers' drawings before placing concrete. Wet-setting of anchor rods, reinforcing, hardware, etc. is not allowed in concrete. Anchor rods, reinforcing, hardware, etc. shall be firmly tied in place prior to concrete placement.

Refer to Architectural documents for waterstops, damp proofing, and soil retaining wall drainage requirements at concrete and at concrete joints (construction joints, slab to wall joints, curb to slab joints, etc).

CONCRETE (cont'd)

CURING AND FINISHES
Protect and cure freshly placed concrete per ACI 305.1 in hot conditions, ACI 306.1 in cold conditions, and ACI 308.1 "Specification for Curing Concrete". All exposed edges and corners shall have 3/4" chamfer, UNO. Concrete flatwork shall be sloped to provide positive drainage. Coordinate finish with architectural contract documents.

At the time of application of finish materials or special treatment to concrete, moisture content of concrete shall conform to requirements in finish material specifications. Where vapor sensitive coverings are to be placed on slabs on grade, conform strictly to slab covering manufacturer's recommendations regarding vapor retarder and granular fill requirements below the slab.

GROUTING STEEL BASE PLATES
Nonshrink grout for base plates shall be an approved nonshrink cementitious grout containing natural aggregates delivered to the job site in factory prepackaged containers requiring only the addition of water. The minimum 28-day compressive strength shall be at least 6000 psi, UNO. Grouts shall meet ASTM C1107. Approved grouts include: Master Builders' "Master Flow 713", Sika Corporation's "Sikagrout 212", Burke Company's "Nonferrous Nonshrink Grout", W.R. Meadows CG-86 Construction Grade Grout, or approved equal. Grout shall be mixed, applied, and cured strictly in accordance with the manufacturer's published recommendations.

REINFORCEMENT IN CONCRETE

REINFORCING STEEL
Reinforcing steel shall conform to ASTM A615 (including supplement S1), Grade 60, Fy = 60,000 psi, except any bars specifically so noted on the drawings shall be Grade 40, Fy = 40,000 psi.

PROCEDURES
Reinforcing steel shall be detailed (including hooks and bends) in accordance with ACI 315 "Details and Detailing of Concrete Reinforcement". Lap all reinforcement in accordance with "The Reinforcing Splice and Development Length Schedule" on these documents. If table is not provided, lap all reinforcing by 40 bar diameters. Provide corner bars at all wall and footing intersections.

Reinforcing steel shall be adequately supported to prevent displacement during concrete and grout placement. Bars shall be bent cold.

Bars partially embedded in concrete shall not be field bent, unless specifically so detailed or approved by the SER.

Mechanical connection of continuous reinforcing bar shall be used where shown on documents and may be substituted for lap splices if approved by the SER. Such connections shall develop at least 125% of the specified yield strength of the bar. Acceptable connectors shall be the Erico Lenton Plus Standard Coupler (ER-3967), Dayton Superior Bar-Lock L Series (ER-S064), or approved equal.

Welding or tack welding of reinforcing bars to other bars or to plates, angles, etc., is prohibited, except where specifically approved by the SER. Where welding is approved, it shall be done by AWS/WABO-certified welders using E9018 or approved electrodes. Welding procedures shall conform to the requirements of AWS D1.4. Any Grade 60 reinforcing bars indicated on drawings to be welded shall conform to ASTM A706. Reinforcement complying with ASTM A615 (S1) may be welded only if material property reports indicating conformance with welding procedures specified in AWS D1.4 are submitted. Welding within 4" of cold bends in reinforcing steel is not permitted.

ANCHORAGE

Post-installed anchors shall not be installed without prior approval of engineer of record unless noted otherwise on the plans.

ADHESIVE ANCHORS
Adhesive anchors (threaded rods or reinforcing bar) specified on the drawings shall be installed using "HIT-HY 200" as manufactured by the Hilti Corporation. Install in strict accordance with ICC Report No. ESR-3187. Rods shall be ASTM F1554 Gr.55, unless noted otherwise. Special inspection of installation is required.

EXPANSION ANCHORS
Expansion anchors into concrete and concrete masonry units shall be "Kwik Bolt TZ" as manufactured by the Hilti Corporation. Install in strict accordance with ICC Report Number ESR-1917, including minimum embedment requirements. At concrete masonry or brick masonry applications, bolts shall be installed into fully-grouted cells. Substitutes proposed by contractor shall be submitted for review with ICC Reports indicating equivalent or greater load capacities. Special inspection of installation is required.

STRUCTURAL STEEL

REFERENCE STANDARDS
Steel construction shall conform to the latest editions of the AISC Specifications and Codes. "Specification for Structural Steel Buildings" ANSI/AISC 360, "Specification for Structural Joints Using High-Strength Bolts" AISC 348 and "Code of Standard Practice for Steel Buildings and Bridges" AISC 303 amended by the deletion of paragraph 4.4.1.

FABRICATORS
Fabricators for structural steel must have a quality assurance program in place. The quality assurance program must meet the requirements of one of the following methods:

- Registration in the Washington Association of Building Officials (WABO) Steel Fabricator Registration Program
- Participation in the AISC quality certification program, designated as an AISC Certified Plant, Category BU.
- Meeting the requirements of AISC 360 for structural steel buildings, appendix N and submitting plan documentation to the authority having jurisdiction, the engineer of record, and the owner or owner's designee. Quality assurance requirements of steel construction for wind and seismic (AISC 341, Chapter J) shall be included as required in Special Inspection section of the general notes, where applicable.

Fabricator for structural steel must be registered and approved to perform work without special inspection. At completion of fabrication, the fabricator shall submit a certificate of compliance to the building official stating that the work was performed in accordance with the approved construction documents.

FINISHING
The terms finish, finish column, finishing, milled, milled surface or milling are intended to include surfaces which have been accurately sawed or finished to a true plane as defined by AISC.

Grind surface value equal to or less than 1,000 as defined by ANSI B46.2 (4-inch and thinner).

STEEL COATINGS AND PROTECTION
Coatings and protection (weather, fire, corrosion, etc.) shall be as specified by the architect. Galvanized steel members shall conform to ASTM A-123 and galvanized steel hardware shall conform to ASTM A-153. Guidelines outlined in ASTM A-384 shall be followed in order to safeguard against warping and distortion during hot-dip galvanizing of steel assemblies. Steel anchors and ties embedded in concrete and masonry shall be left unpainted.

CORROSION CONTROL
All steel noted as galvanized and any steel in ground contact or within 6-inches of grade shall be zinc-plated (galvanized) by the hot-dipped galvanic method (or pre-approved equivalent), except where such steel is to be fully encased in concrete. Furthermore, any surface where the coating has been removed or damaged must be brushed and re-coated in clean, dry field conditions with an approved zinc-based anti-corrosion coating except where such area is to be encased in concrete.

STRUCTURAL STEEL (cont'd)

SHOP PAINTING
All steel to be shop primed. Steel fire proofed or encased with concrete need not be painted. All other steel shall be given one coat of shop paint, in accordance with Section 1.24 of the AISC "Specification" and Section 6.5 of the AISC "Code", unless noted otherwise. The surface preparation of the structural steel prior to painting shall be in accordance with the specific paint manufacturer's published recommendations. Structural joints and faying surfaces which are to be connected by means of welds or bolts shall not be painted until all welds and bolts are installed, inspected and approved. Paint shall be held back 3" from the faying surface or the joint to be welded.

STRUCTURAL STEEL MEMBERS
Structural Steel shall conform to the following requirements (unless otherwise shown on plans):

STRUCTURAL STEEL MEMBER SPECIFICATIONS TABLE

Type of Member	ASTM Specification	Fy
SQUARE & RECTANGULAR HSS SECTIONS	A500, GRADE B OR C	46 ksi
PLATES, CHANNELS, ANGLES	A36, GRADE 36	36 ksi
ANCHOR RODS (HOOKED, HEADED, THREADED & NUTTED)	F1554, GRADE 36 (UNO)	36 ksi
COMMON BOLTS	A307, GRADE A	-

STEEL FRAMING
The contractor shall be responsible for all erection aids and joint preparations that include, but are not limited to: erection angles, lift holes, and other aids; welding procedures; required root openings; root face dimensions; groove angles; backing bars; copes; surface roughness values; and tapers of unequal parts.

WELDING
All welding shall be in conformance with AISC and AWS standard and shall be performed by WABO certified welders in accordance with AWS D1.1. Only Prequalified welds, as defined by WABO, shall be used.

Shop drawings shall show all welding with AWS D1.4 symbols. Welds shown on the drawings are the minimum sizes. Increase weld size to AWS minimum sizes, based on plate thickness. Minimum welding shall be 3/16" UNO. Filler metal with a specified minimum Charpy V-notch toughness of 20 ft-lb at 40°F or lower shall be used at complete-joint-penetration groove welds. Welds designated as demand critical shall be made with filler metals meeting the requirements specified in AWS D1.8 clause 6.3.

Welding procedures shall be submitted to the owner's testing agency for review prior to commencement of fabrication or erection. All complete-penetration welds shall be ultrasonically tested upon completion of the connection except plate less than or equal to 1/4" thick shall be magnetic particle tested. Complete penetration welds on plates less than or equal to 1/4" shall be magnetic particle tested.

Field welds shown are engineer's recommendation. Contractor is responsible for actual welds used to support specific means and methods.

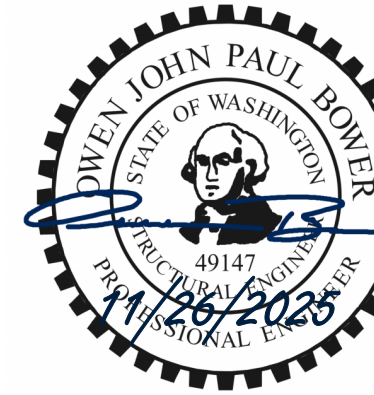
WELDING GALVANIZED STEEL
Welding of galvanized steel shall conform to AWS specification D-19.0. Welded areas of galvanized steel shall be touched up in conformance with ASTM A-780.

BOLTS
All high-strength bolts, not part of the Seismic Load Resisting System (SLRS), need only be tightened to snug-tight (ST) conditions, defined as the tightness that exists when all plies in a joint are in firm contact. This may be attained by a few impacts of an impact wrench or the full effort of a man using an ordinary spud wrench. All bolt holes shall be standard size, unless noted otherwise. All ASTM A-307 bolts shall be provided with lock washers under nuts or self-locking nuts.

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REVIEWED:  06/16/2026
PARK ENGINEER DATE
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WEST SEATTLE JUNCTION
LANDBANK PARK

4731 40TH AVE SW
SEATTLE, WA

Structural General Notes

DESIGNED	KA	DATE	11/26/2025
DRAWN	DG		
CHECKED	OB	SHEET	33 OF 37
125475, 126490, ORDINANCE NO. 126725, 126955		S1.02	
SCALE	AS NOTED		

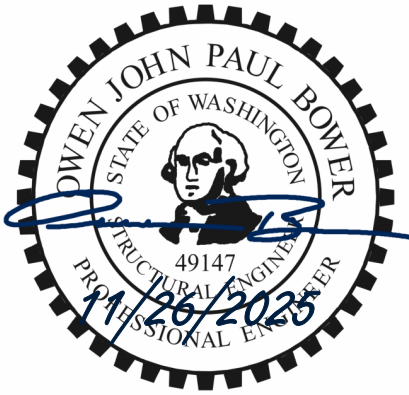
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6/16/2025 PERMIT RESUBMITTAL #1

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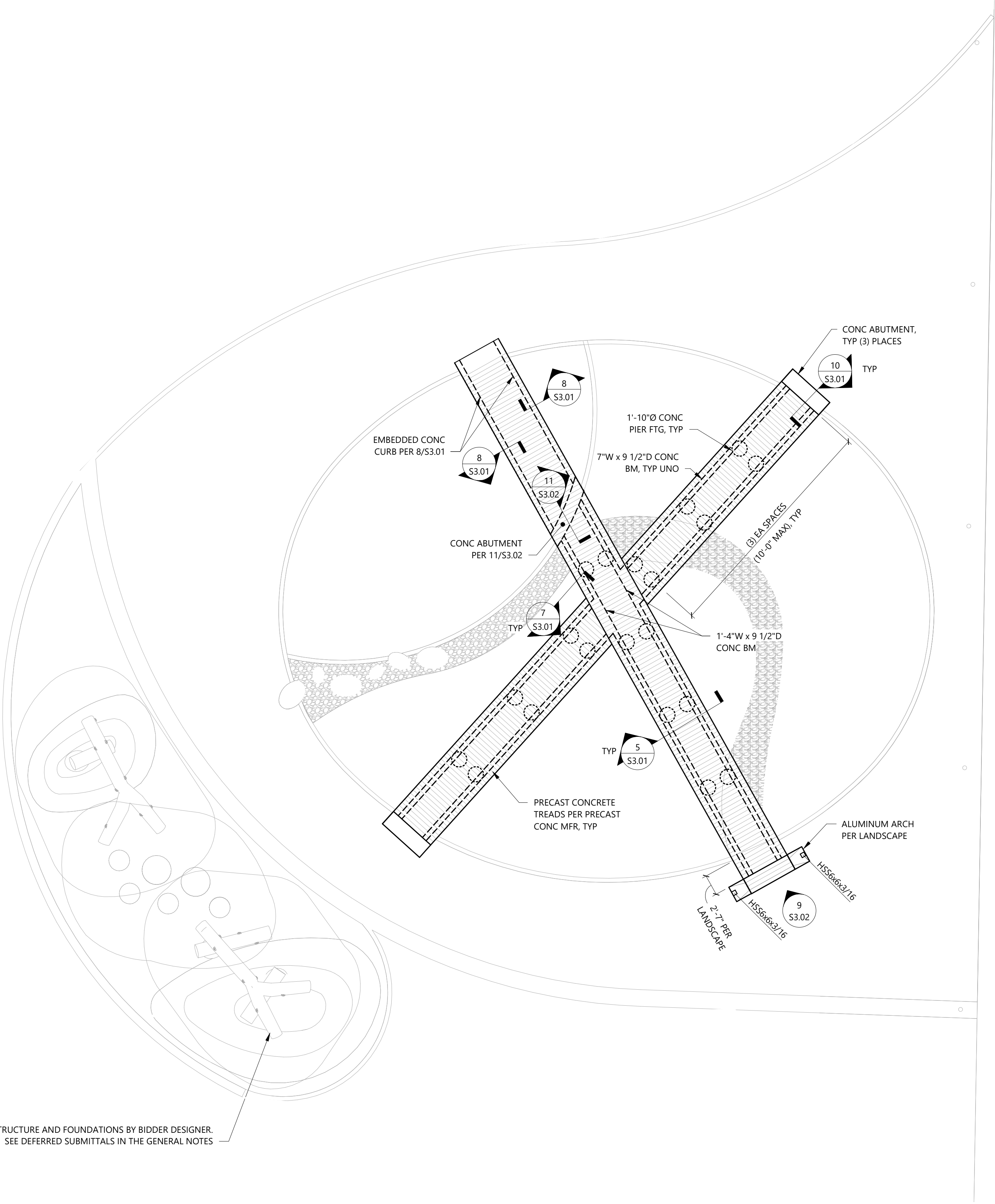
**4731 40TH AVE SW
SEATTLE, WA**

Site Plan

DESIGNED	KA	DATE	11/26/2025
DRAWN	DG		
CHECKED	OB	SHEET	34 OF 37

125475, 126490, ORDINANCE NO. 126725, 126955	S2.01
SCALE	AS NOTED

NOTE: ALL DETAILS ON THIS SHEET ARE INCLUDED
WITH ADDITIVE #1



PLAYGROUND STRUCTURE AND FOUNDATIONS BY BIDDER DESIGNER.
SEE DEFERRED SUBMITTALS IN THE GENERAL NOTES

 **1 SITE PLAN**
Scale: 1/8" = 1'-0"

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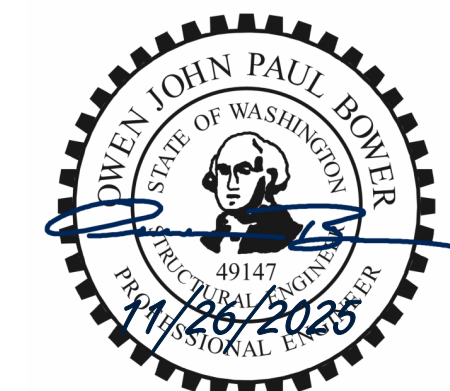
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REVIEWED:  06/16/2026
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OWEN JOHN PAUL BOWER
STATE OF WASHINGTON
191147
11/26/2025
PROFESSIONAL ENGINEER

 **Seattle**
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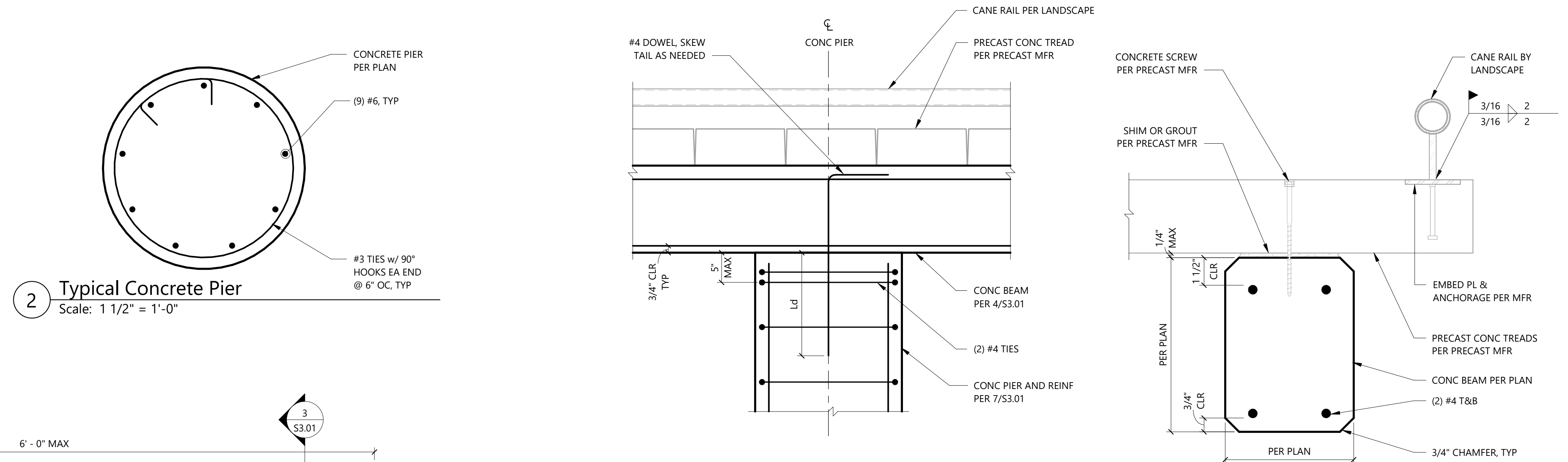
**WEST SEATTLE JUNCTION
LANDBANK PARK**

**4731 40TH AVE SW
SEATTLE, WA**

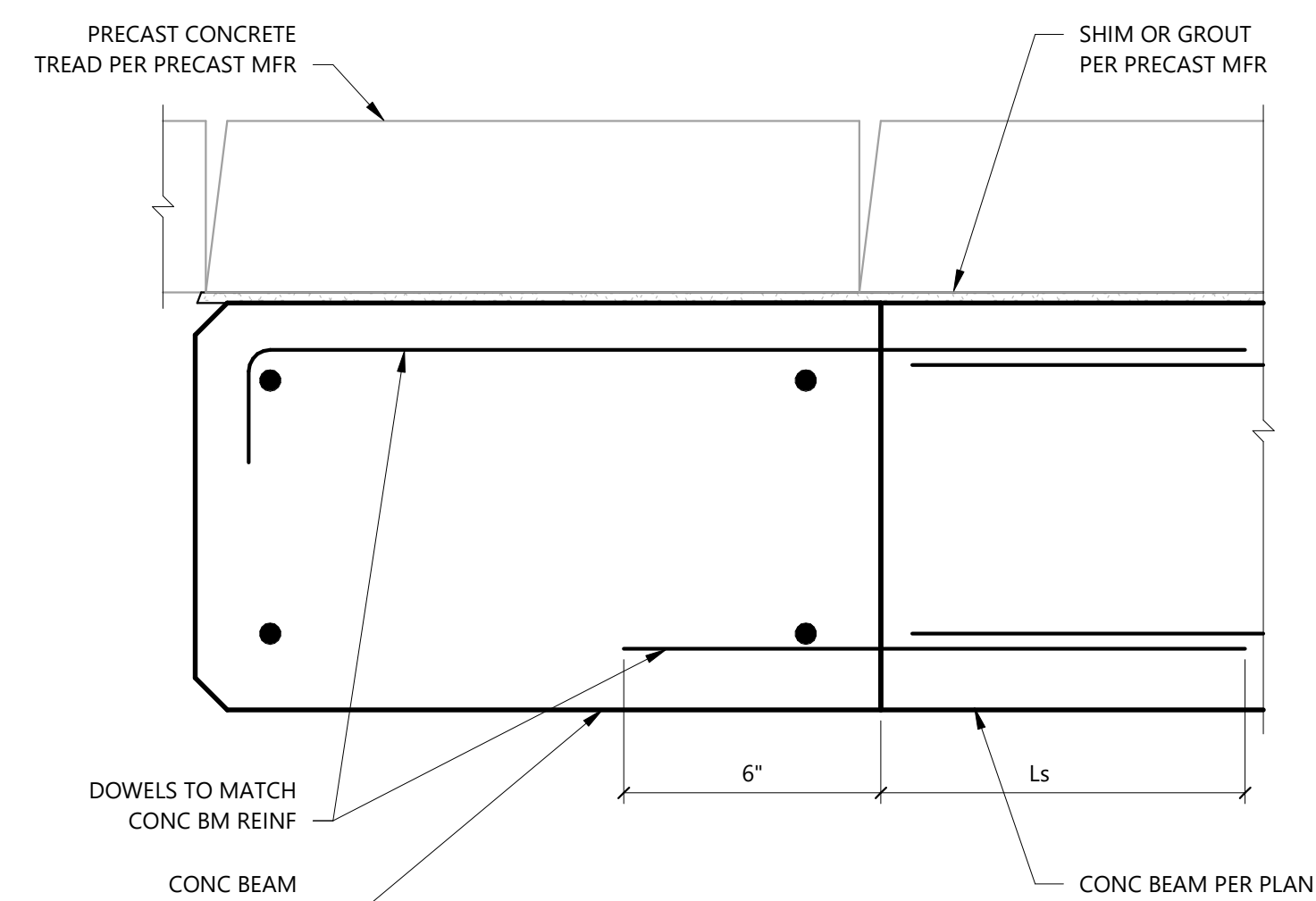
Structural Details

DESIGNED	KA	DATE	11/26/2025
DRAWN	DG		
CHECKED	OB	SHEET	35 OF 37
125475, 126490, ORDINANCE NO. 126725, 126955		S3.01	
SCALE		AS NOTED	

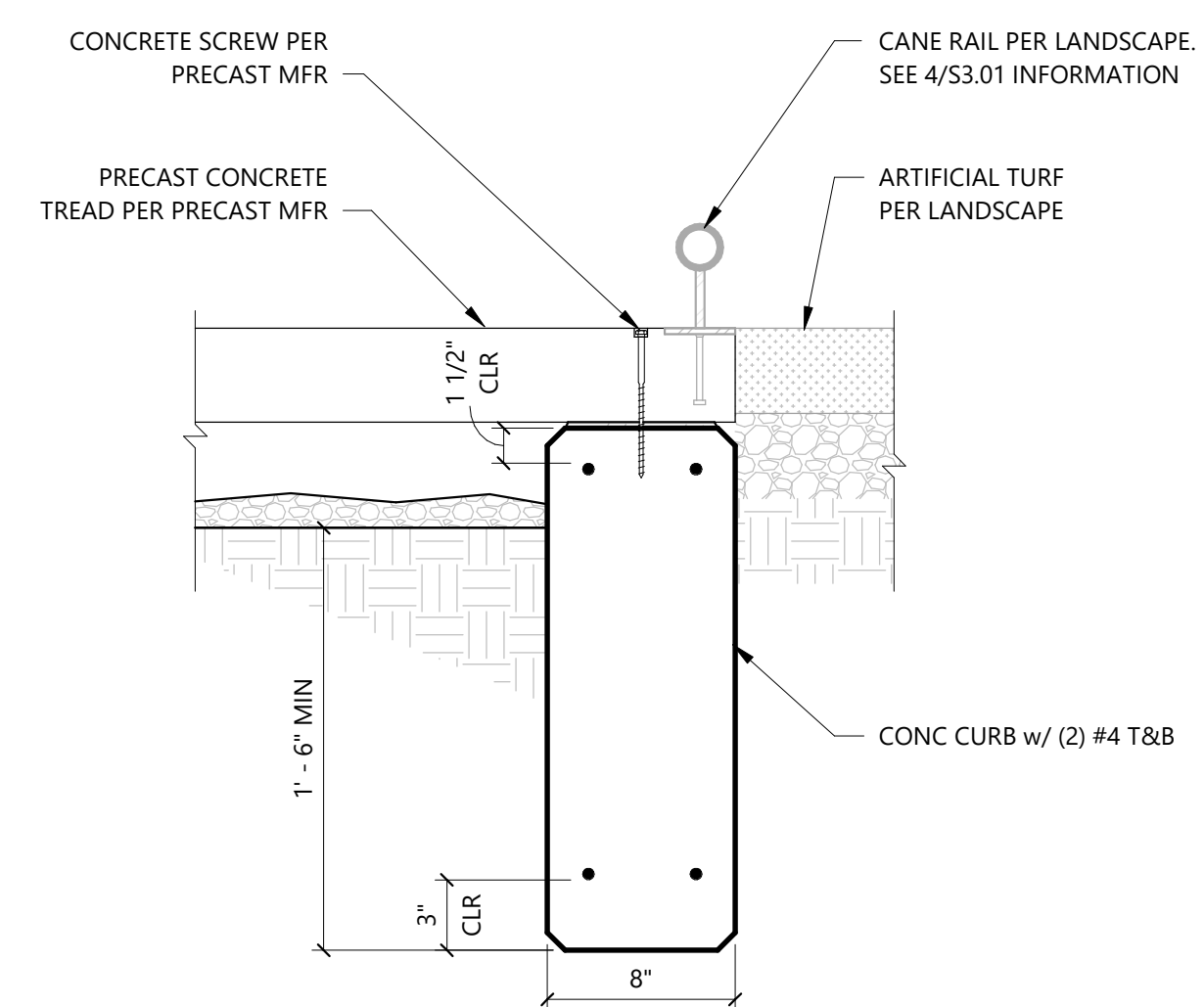
NOTE: ALL DETAILS ON THIS SHEET ARE INCLUDED
WITH ADDITIVE #1



3 Typical WF Beam over WF Beam
Scale: 1 1/2" = 1'-0"



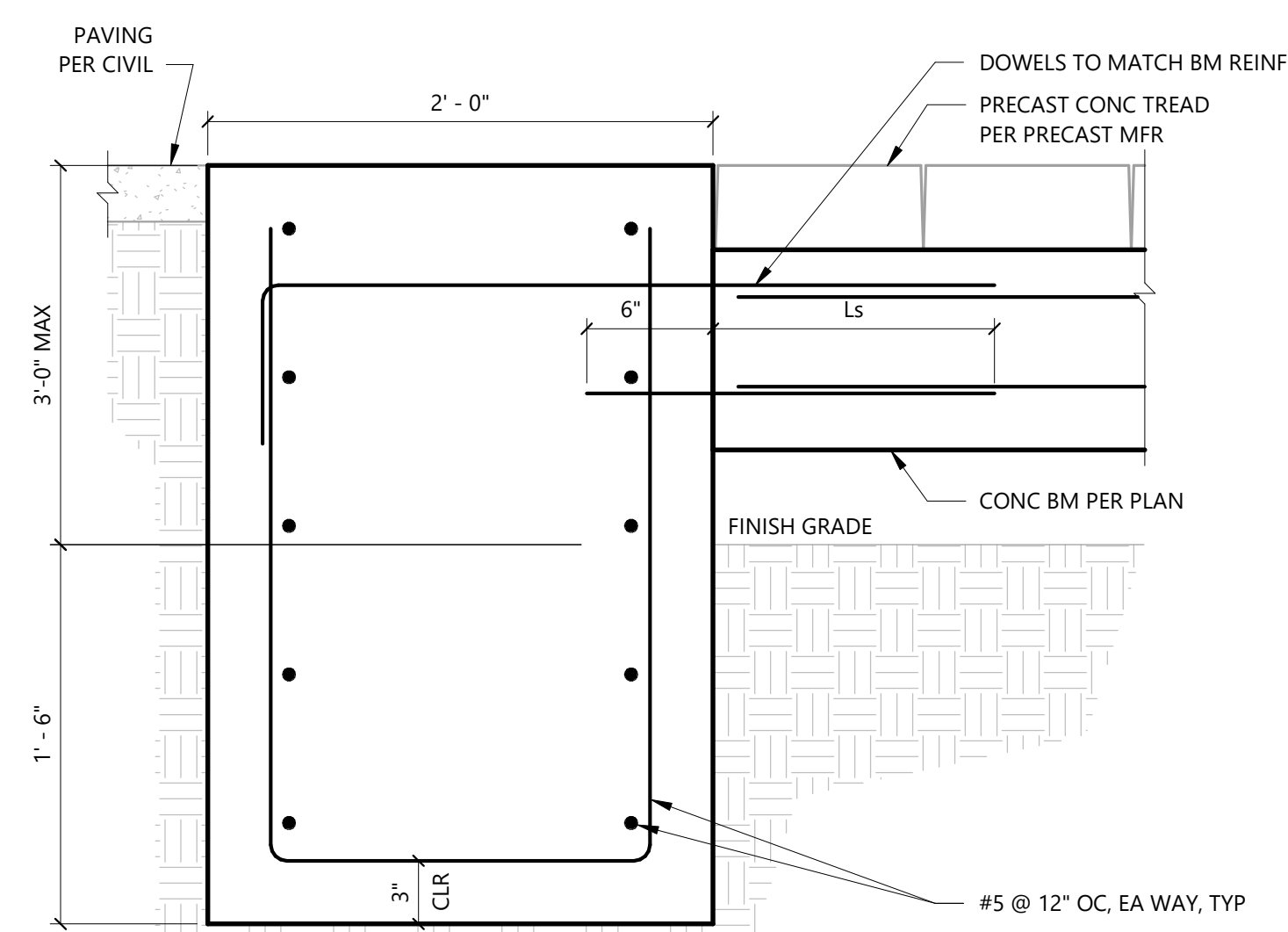
4 Typical Concrete Beam
Scale: 3" = 1'-0"



7 Concrete Beam to Concrete Beam Connection
Scale: 3" = 1'-0"



8 Concrete Curb
Scale: 1 1/2" = 1'-0"

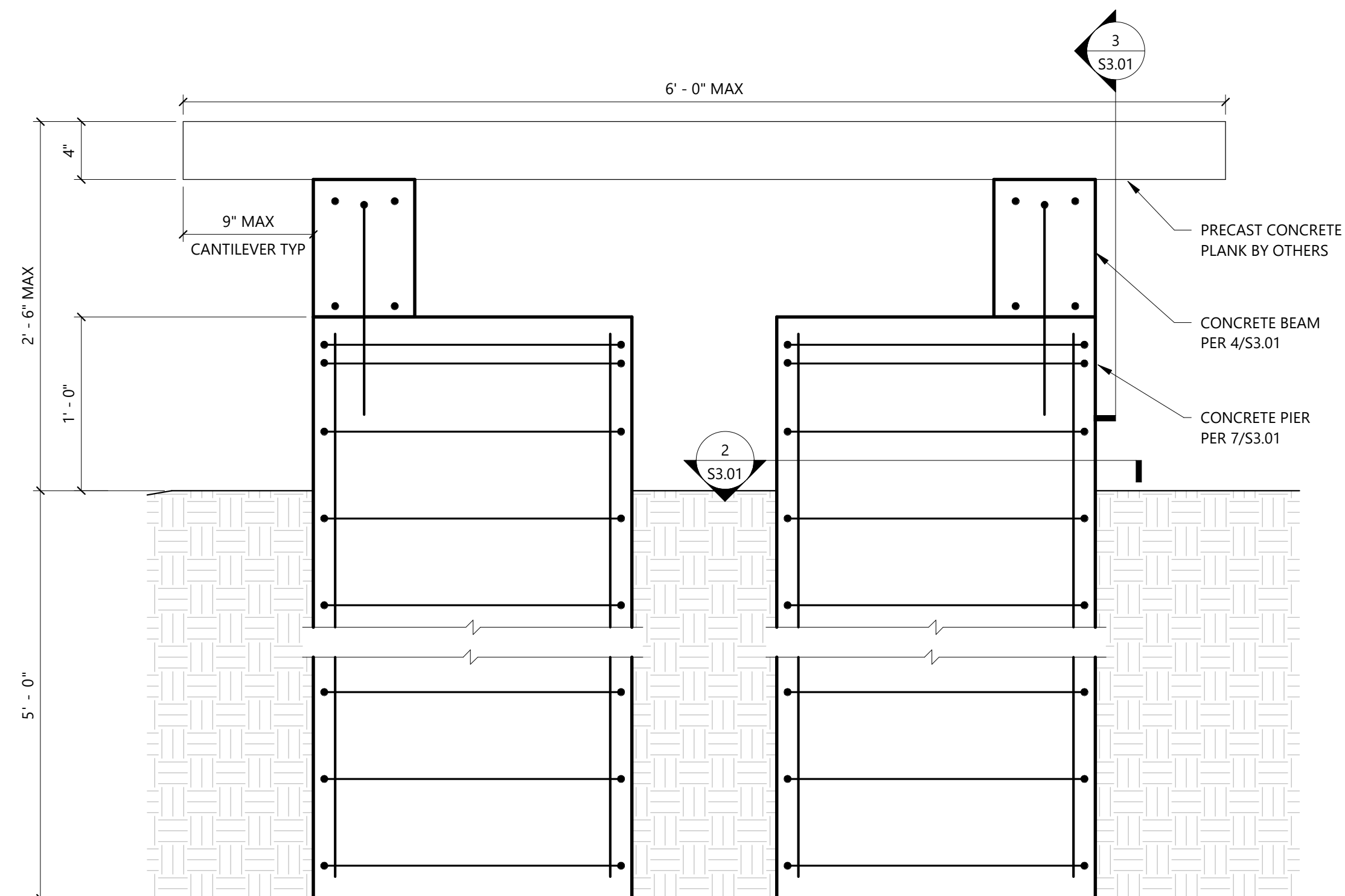


NOTES:
1. DO NOT BACKFILL UNTIL CONCRETE BEAMS HAVE BEEN INSTALLED AND CURED.

10 Typical Abutment
Scale: 1 1/2" = 1'-0"



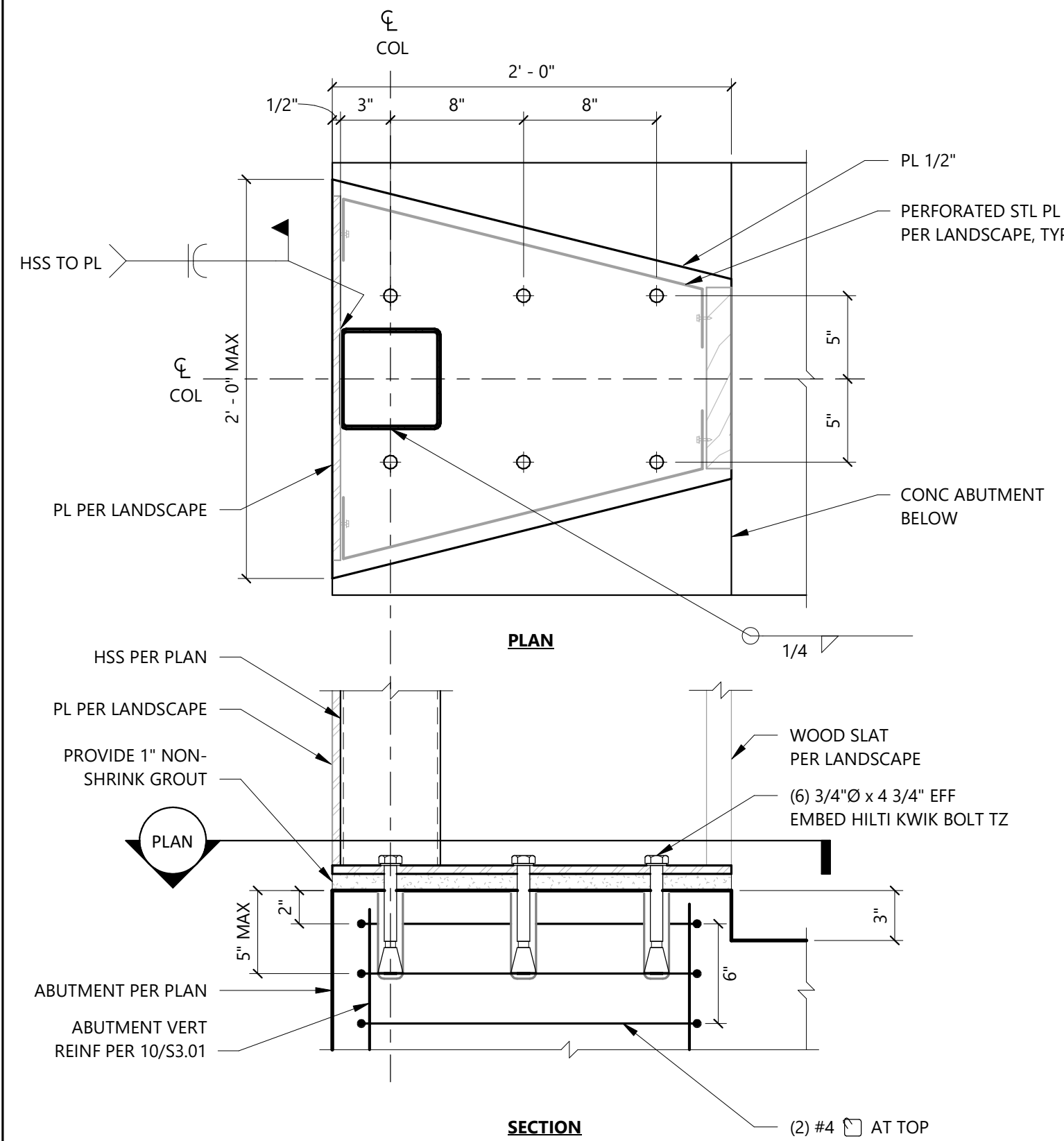
Detail #1 Not Used



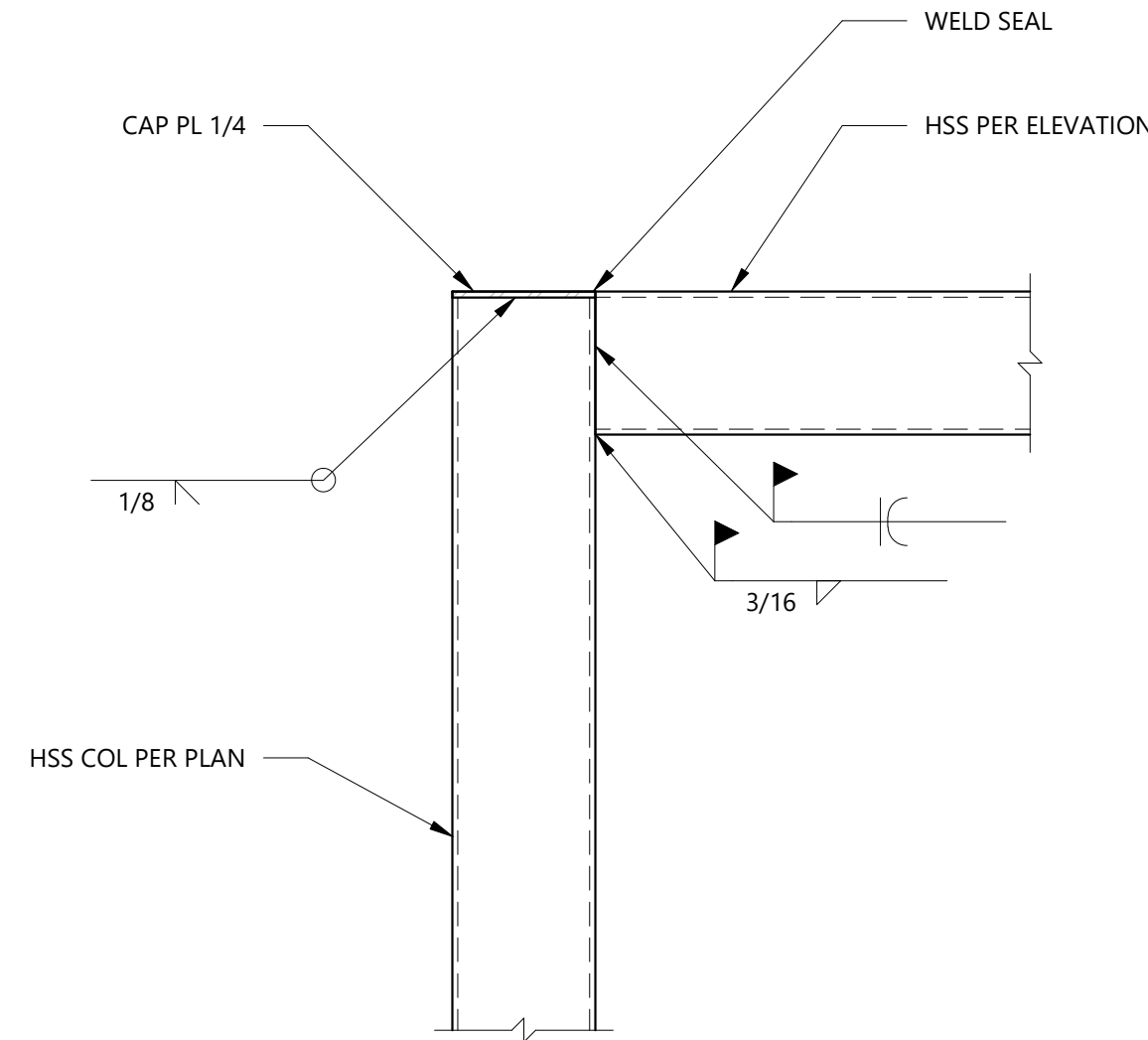
5 Section at Boardwalk
Scale: 1 1/2" = 1'-0"

Detail #6 Not Used

Detail #9 Not Used

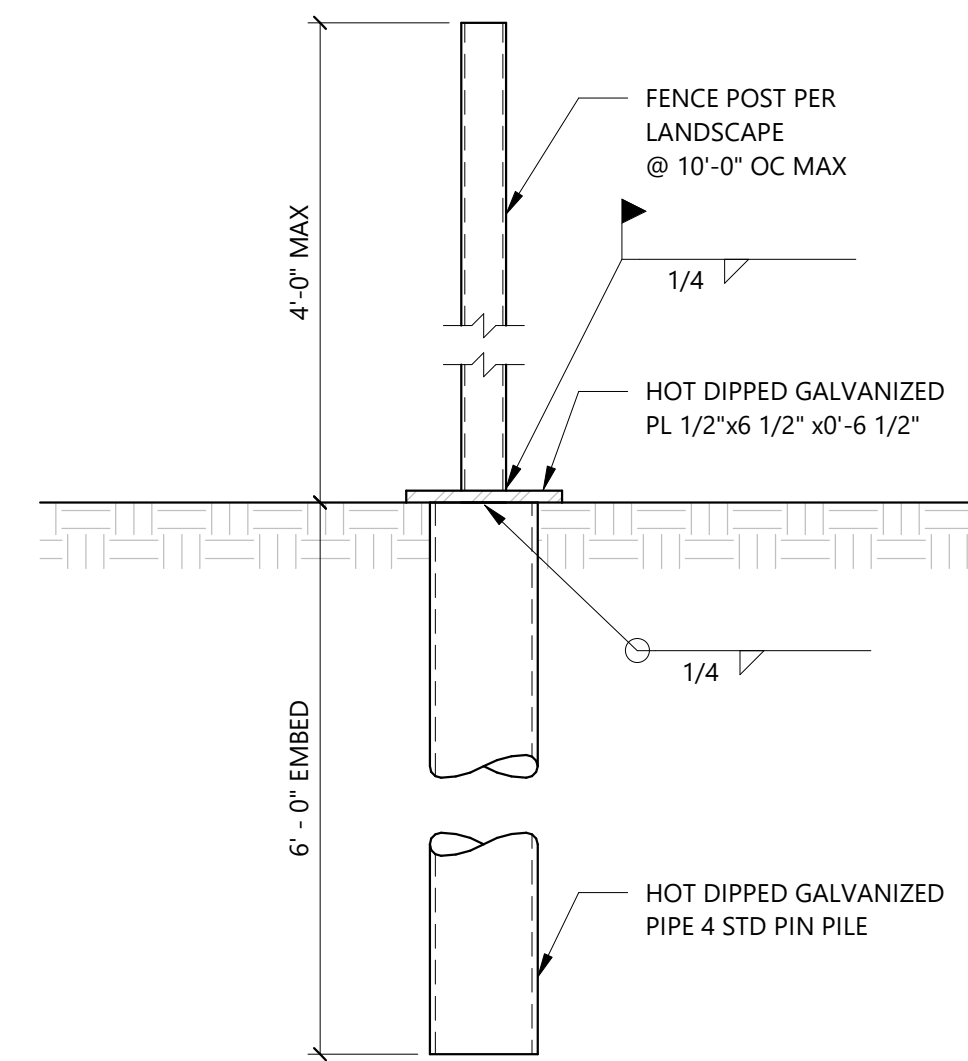


1 HSS Base Plate Connection
Scale: 1 1/2" = 1'-0"



NOTES:
1. CLADDING BY LANDSCAPE NOT SHOWN FOR CLARITY.

2 HSS Col to Beam Connection
Scale: 1 1/2" = 1'-0"



NOTES:
1. SEE GENERAL NOTES FOR GALVANIZATION PREPARATION AND WELDING REQUIREMENTS.

3 Fence Support at (E) Tree
Scale: 1 1/2" = 1'-0"

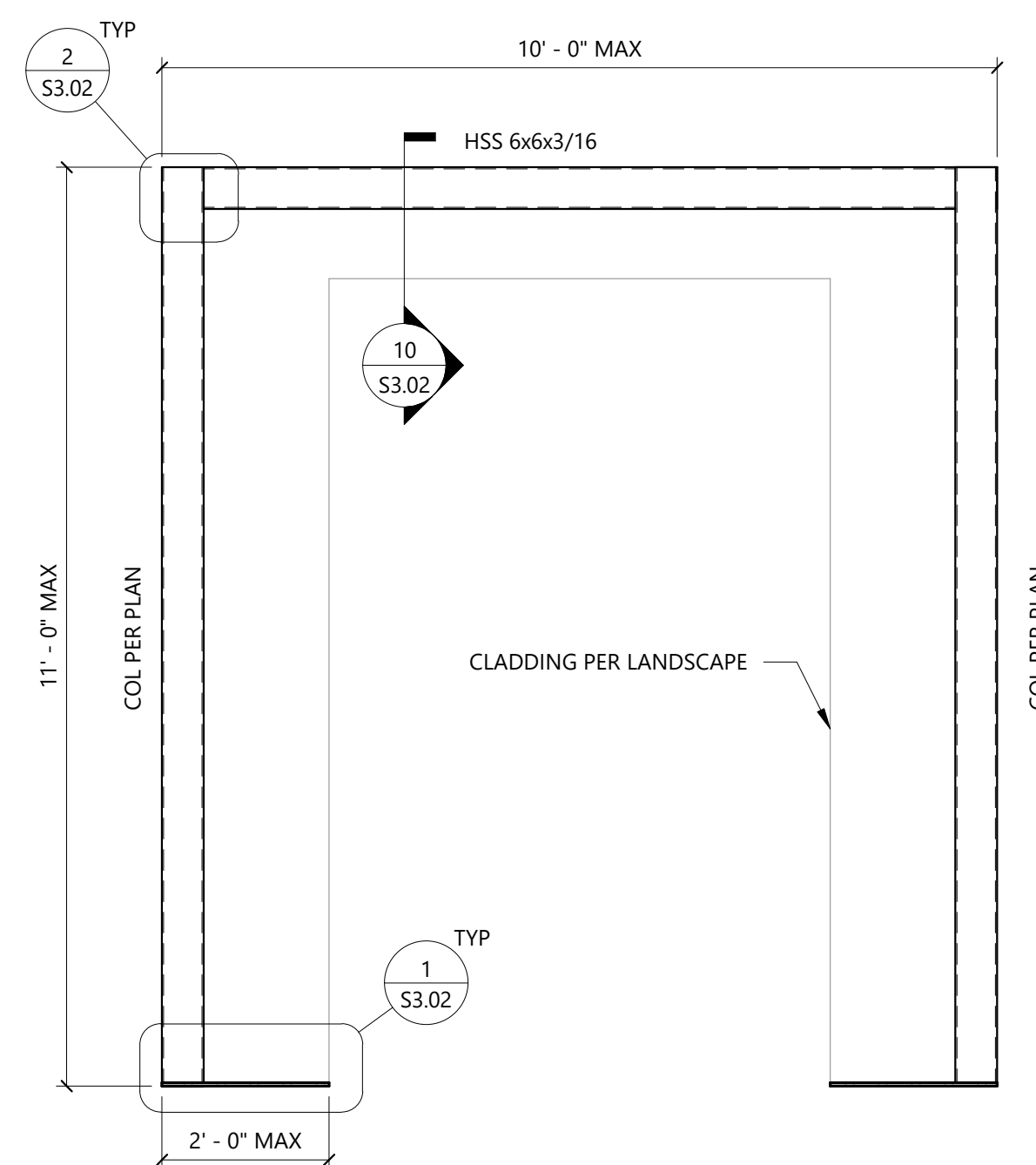
Detail #4 Not Used

Detail #5 Not Used

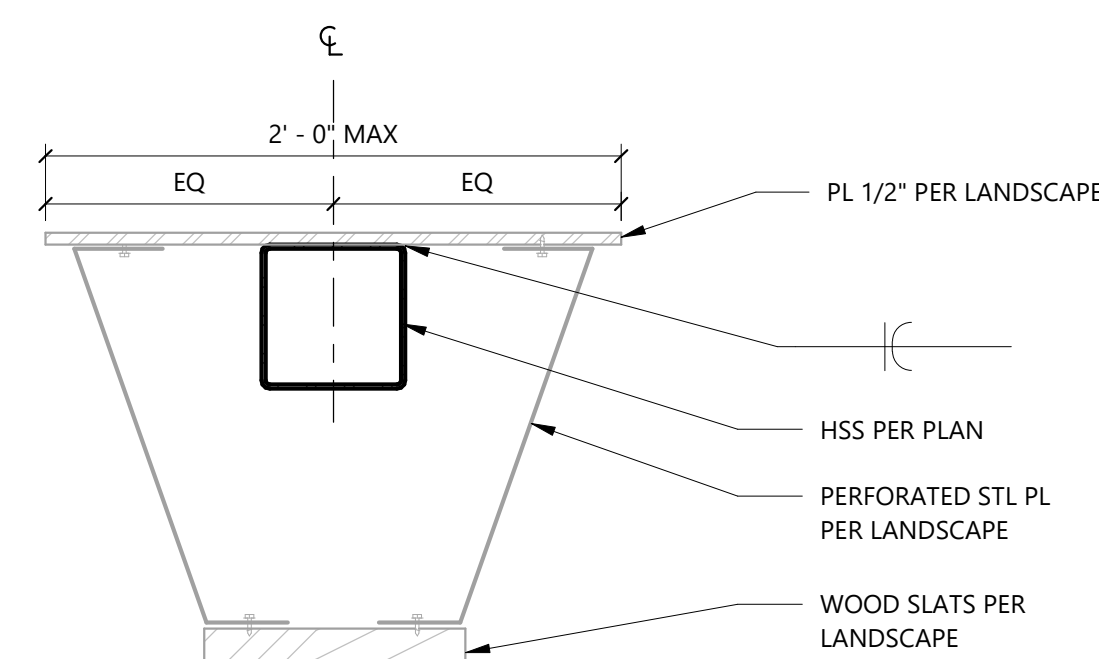
Detail #6 Not Used

Detail #7 Not Used

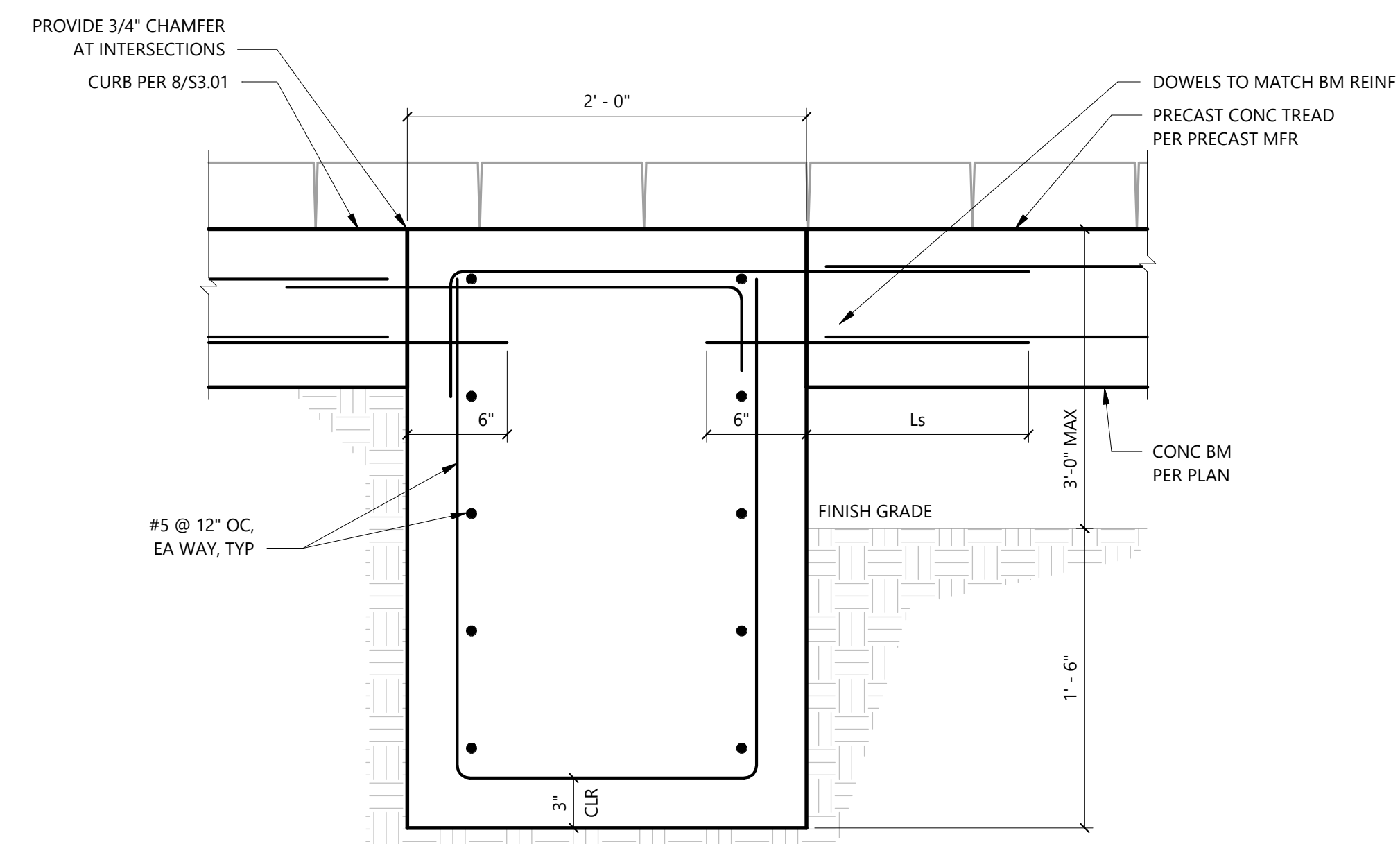
Detail #8 Not Used



9 Arch Support Frame Elevation
Scale: 1/2" = 1'-0"



10 Support Frame Detail
Scale: 1 1/2" = 1'-0"



NOTES:
1. DO NOT BACKFILL UNTIL CONCRETE BEAMS HAVE BEEN INSTALLED AND CURED.

11 Abutment at Turf Transition
Scale: 1 1/2" = 1'-0"

NOTE: ALL DETAILS ON THIS SHEET ARE INCLUDED WITH ADDITIVE #1

>>>>CAUTION - CALL 811<<<<
UTILITY NOTIFICATION CENTER
BEFORE YOU DIG!
WWW.CALL811.COM

Also, verify all underground utilities not located by the 811 service by using a commercial location service and call SPR Inspection Request Line (206) 684-7034.

REVIEWED: *[Signature]* 06/16/2026
PARK ENGINEER DATE

All work done in accordance with the City of Seattle Standard Plans and Specifications in effect on the date shown above, and supplemented by Special Provisions.

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DWEN JOHN PAUL BOWER
STATE OF WASHINGTON
Professional Engineer
11/26/2025

Seattle Parks & Recreation

**WEST SEATTLE JUNCTION
LANDBANK PARK**

**4731 40TH AVE SW
SEATTLE, WA**

Structural Details

DESIGNED	KA	DATE	11/26/2025
DRAWN	DG		
CHECKED	OB	SHEET	36 OF 37
125475, 126490, ORDINANCE NO. 126725, 126955		S3.02	
SCALE	AS NOTED		

CONCRETE COVER FOR REINFORCING STEEL	
Reinforcing Bar Location	Minimum Concrete Cover
Unformed surfaces cast against and permanently exposed to earth	3"
Formed surfaces exposed to earth or weather (#6 bars and larger)	2"
Formed surfaces exposed to earth or weather (#5 bars and smaller)	1 1/2"
Columns and beams w/ bars enclosed in stirrups, ties or spiral reinforcement	1 1/2"
Slabs, joists and interior faces of walls (#11 bars and smaller)	3/4"
2-hour and 3-hour slabs	(Refer to plan notes)
Clear spacing between longitudinal bars in columns and boundary elements	1 1/2" or 1.5db
Clear spacing between parallel bars in a layer	1" or db
Clear spacing between (2) or more parallel layers	1"

- Notes:
- Where a thickness of cover required for fire protection is greater than that specified in this table, the greater thickness shall be used.
 - Where two values are shown, the greater shall be used.

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Detail #1 Not Used

Detail #2 Not Used

Detail #3 Not Used

4 Concrete Cover for Reinforcing Steel

Detail #5 Not Used

Detail #6 Not Used

Detail #7 Not Used

Detail #8 Not Used

REINFORCING BAR LAP SPLICE & DEVELOPMENT LENGTH DIAGRAMS

The following conditions must be met in order to use the Reinforcing Bar Lap Splice & Development Length Tables

	Lap Splices	Straight Bar Development	Hooked Bar Development
CLASS 1: Bars enclosed by column ties or beam stirrups			
CLASS 2: No enclosure			
Where conditions for Classes 1 & 2 are not met	Multiply lengths shown in schedule by 1.5	Multiply lengths shown in schedule by 1.5	

- NOTES:
- ALL BARS SHALL BE DEVELOPED & ALL SPLICES LAPPED PER ACE 318 FOR TENSION, UNO. TABLE MAY BE USED WHERE CONDITIONS MEET CRITERIA NOTED IN DIAGRAMS.
 - TABLES ARE APPLICABLE FOR NORMAL WEIGHT CONCRETE, ONLY.
 - TOP BARS ARE HORIZONTAL BARS WITH MORE THAN 12" DEPTH OF CONCRETE CAST BELOW THEM. (WALL HORIZONTAL REINFORCEMENT IS EXEMPT).
 - WHERE BARS OF DIFFERENT SIZE ARE LAP SPLICED, SPLICE LENGTH SHALL BE THE LARGER OF:
A. DEVELOPED LENGTH OF LARGER BAR
B. SPLICE LENGTH OF SMALLER BAR
 - WHERE MINIMUM STRAIGHT BAR DEVELOPMENT LENGTH CANNOT BE ACHIEVED, USE WITH STANDARD HOOK.
 - REFER TO CONCRETE COVER TABLE FOR MINIMUM CONCRETE COVER REQUIREMENTS.

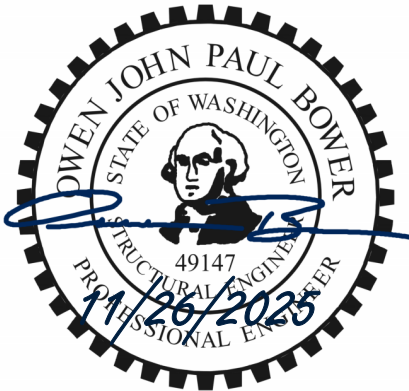
REINFORCING BAR LAP SPLICE & DEVELOPMENT LENGTH TABLE

Bar Size	Min Lap Splice Lengths (Ls)		Min Straight Bar Development Lengths (Ld)		Min Hooked Bar Embedment Lengths (Ldh)
	Top Bars	Other Bars	Top Bars	Other Bars	
#3	25"	19"	19"	15"	8"
#4	32"	25"	25"	19"	10"
#5	41"	31"	31"	24"	12"
#6	49"	37"	37"	29"	15"
#7	71"	54"	54"	42"	17"
#8	81"	62"	62"	48"	19"
#9	91"	70"	70"	54"	22"
#10	102"	79"	79"	61"	25"
#11	114"	87"	87"	67"	27"

9 Reinforcing Bar Lap Splice & Development Length Tables

NOTE: ALL DETAILS ON THIS SHEET ARE INCLUDED WITH ADDITIVE #1

REVIEWED: 06/16/2026
PARK ENGINEER DATE
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WEST SEATTLE JUNCTION
LANDBANK PARK

4731 40TH AVE SW
SEATTLE, WA

Reinf. Schedules

DESIGNED KA	DATE 11/26/2025
DRAWN DG	
CHECKED OB	SHEET 37 OF 37
125475, 126490, ORDINANCE NO. 126725, 126955	S3.03
SCALE AS NOTED	