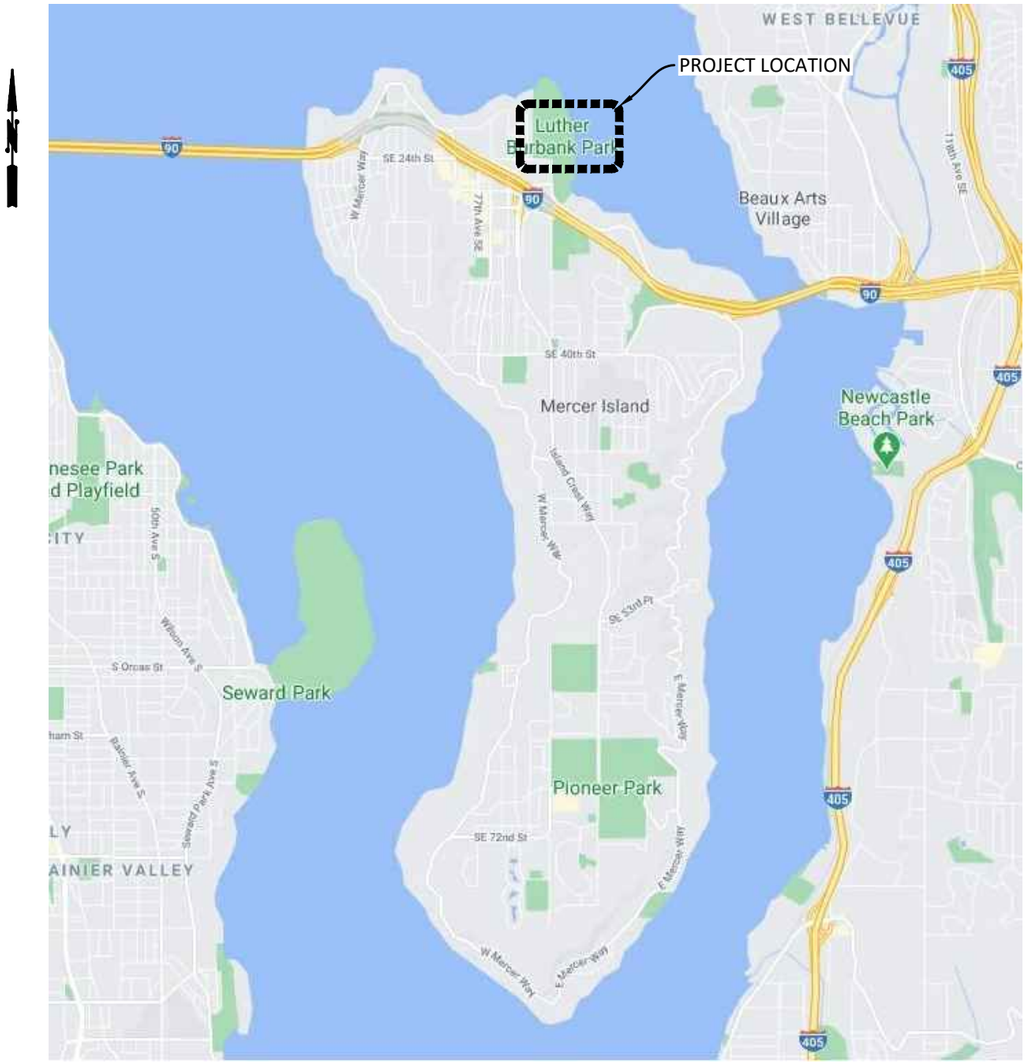
30% DESIGN SUBMITTAL

LUTHER BURBANK PARK DOCK RENOVATION AND WATERFRONT IMPROVEMENTS
CITY OF MERCER ISLAND PUBLIC WORKS DEPARTMENT



VICINITY MAP

SHEET INDEX

PRIME CONSULTANT

kpff

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

PROJECT ADDRESS
2040 84TH AVE SE
MERCER ISLAND, WA 98040

OWNER
CITY OF MERCER ISLAND PUBLIC WORKS DEPARTMENT
9611 SE 36TH STREET
MERCER ISLAND, WA 98040
PROJECT CONTACT: PAUL WEST
(206) 677-1028
paul.west@mercerisland.gov

30% DESIGN SUBMITTAL - NOT FOR CONSTRUCTION

Plot Date: Sep 14, 2021 – 4:25pm

Xrefs:
xLBPR-BDR22x34

PROJECT GENERAL NOTES

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NO.	DATE	BY	REVISION

LUTHER BURBANK PARK PIER REPAIR
CITY OF MERCER ISLAND

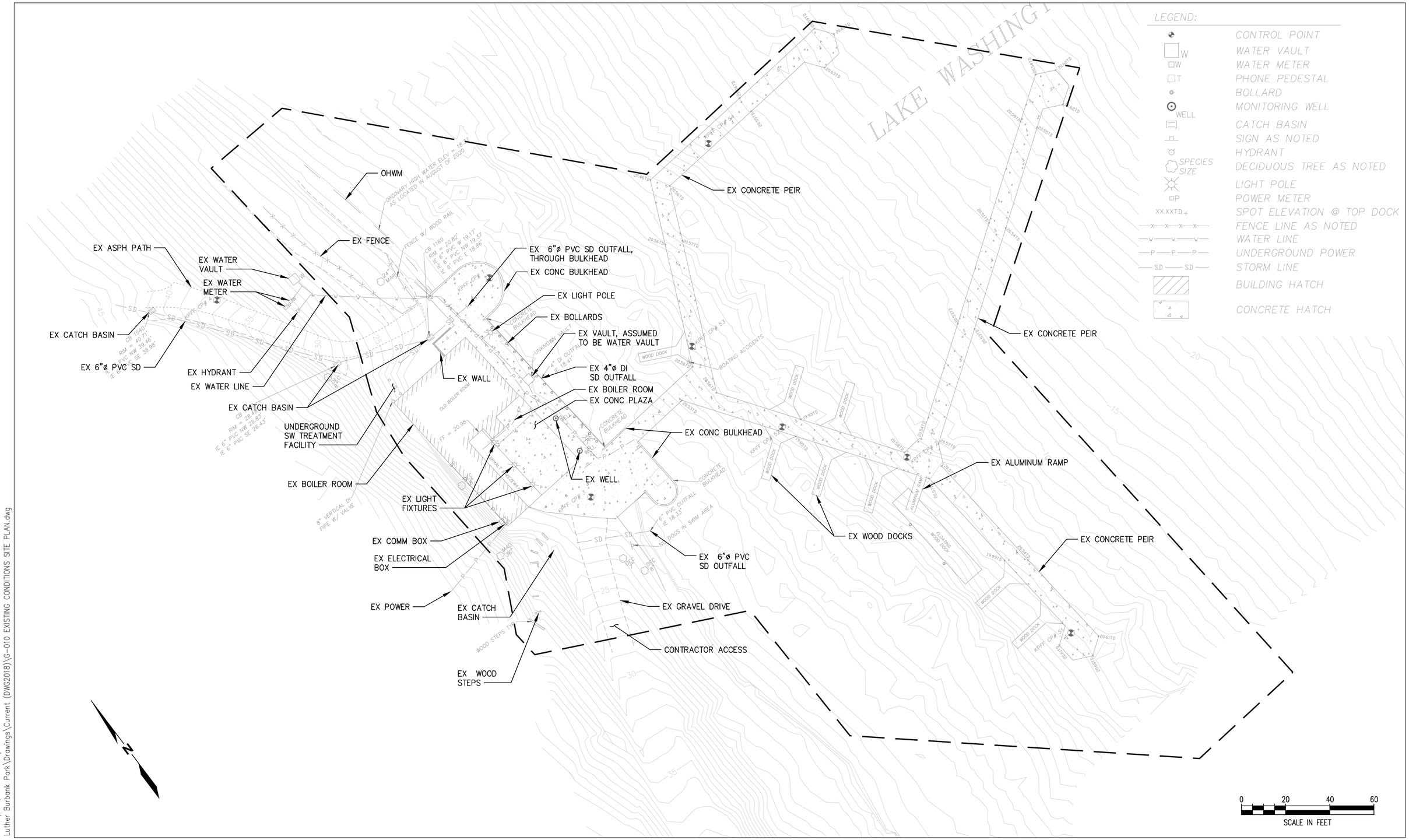
PROJECT GENERAL NOTES

DRAWN: TP	PROJECT NO.: 2000291
DESIGN: IDF	SCALE: AS SHOWN
CHECKED: AKB	DATE: 09/01/2021
DRAWING NO.	G-001
SHEET NO.	## OF ##

30% SUBMITTAL

CAD USER: tauniep PLOT DATE: Sep 14, 2021-04:14pm
PATH: V:\2000291 (Luther Burbank Pier Repairs)\02_Design (v2019)\30% Submittal\LBPR_G-001.dwg

Xrefs:
X-SURVEY
X-TB
X-SITE
X-SITE-ARCH
xplan2



LEGEND:

- CONTROL POINT
- W — WATER VAULT
- W — WATER METER
- T — PHONE PEDESTAL
- BOLLARD
- WELL — MONITORING WELL
- CATCH BASIN
- SIGN AS NOTED
- HYDRANT
- SPECIES / SIZE — DECIDUOUS TREE AS NOTED
- LIGHT POLE
- P — POWER METER
- XX.XXTD — SPOT ELEVATION @ TOP DOCK
- FENCE LINE AS NOTED
- WATER LINE
- UNDERGROUND POWER
- STORM LINE
- BUILDING HATCH
- CONCRETE HATCH

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CITY OF MERCER ISLAND

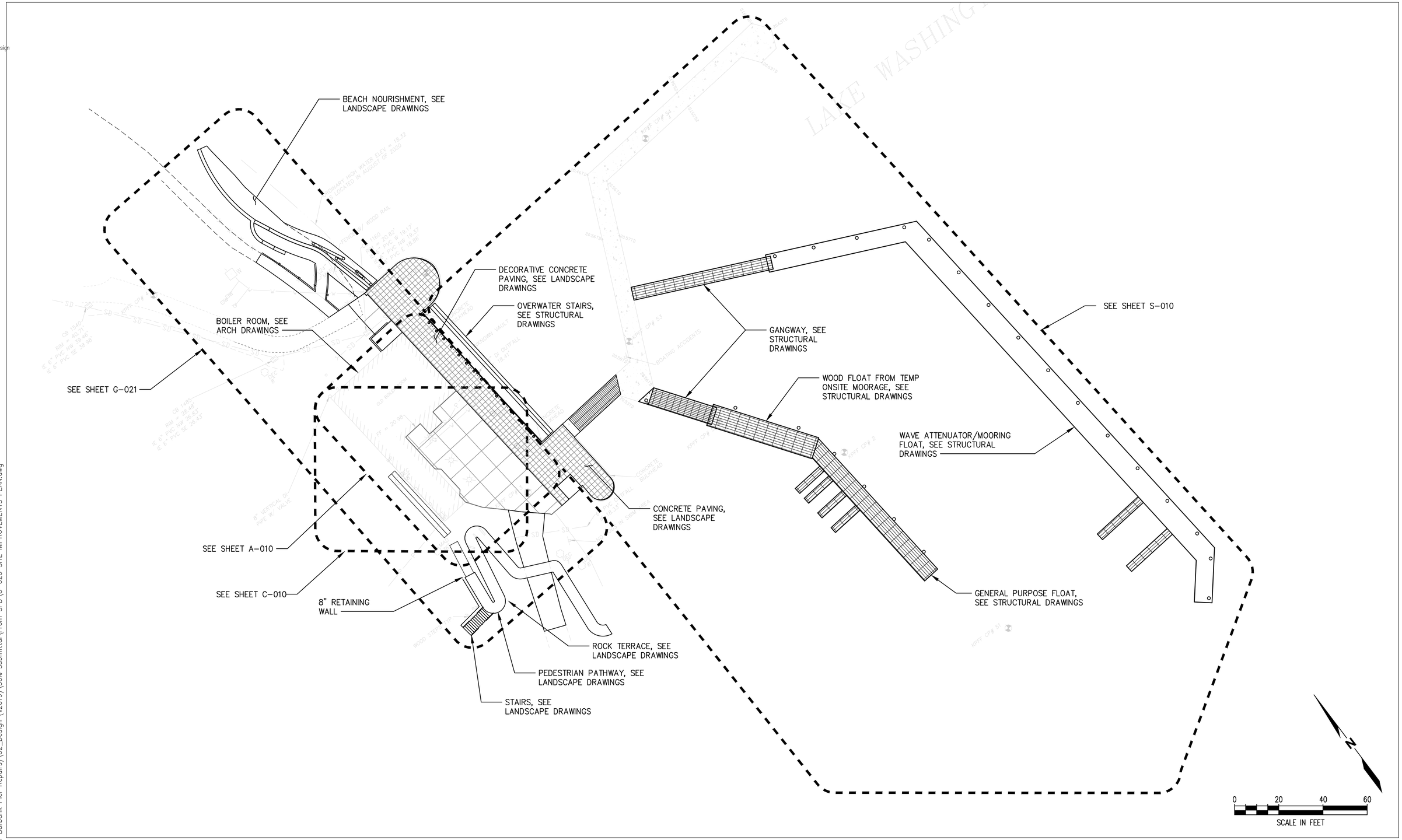
EXISTING CONDITIONS SITE PLAN

DRAWN: JTB	PROJECT NO.: 20000291
DESIGN:	SCALE:
CHECKED: SS	DATE: 9.14.21
DRAWING NO. G-010	
SHEET NO. 1	OF 7

30% SUBMITTAL

CAD USER: jbrim PLOT DATE: Sep 14, 2021 - 02:12pm
PATH: N:\2020\20000291 Luther Burbank Park\Drawings\Current (DWG2018)\G-010 EXISTING CONDITIONS SITE PLAN.dwg

Xrefs:
X-SURVEY
X-TB
X-STRUCT
42000291 TOPOBM
AQEA Landscape xDesign
X-SITE-ARCH



CAD USER: hooyis PLOT DATE: Dec 30, 2021-01:43pm
PATH: V:\2000291 (Luther Burbank Pier Repairs)\02_Design (v2019)\30% Submittal\From SPD\G-020 SITE IMPROVEMENTS PLAN.dwg

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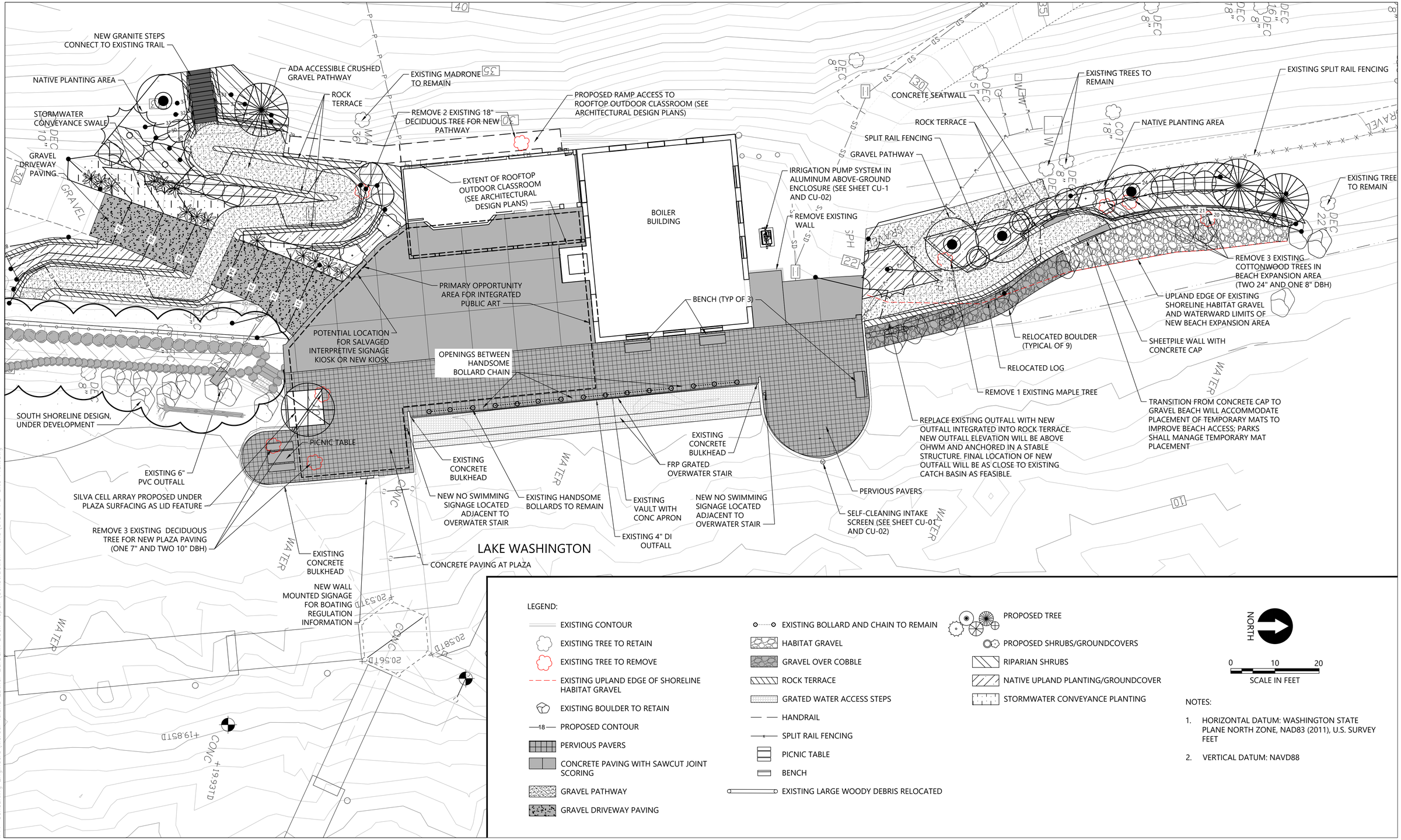
LUTHER BURBANK PARK PIER REPAIR
CITY OF MERCER ISLAND

SITE IMPROVEMENTS PLAN

DRAWN: JTB	PROJECT NO.: 20000291
DESIGN:	SCALE:
CHECKED: SS	DATE: 9.14.21
DRAWING NO. G-020	
SHEET NO. 2	OF 7

30% SUBMITTAL



LEGEND:

- EXISTING CONTOUR
- EXISTING TREE TO RETAIN
- EXISTING TREE TO REMOVE
- EXISTING UPLAND EDGE OF SHORELINE HABITAT GRAVEL
- EXISTING BOULDER TO RETAIN
- PROPOSED CONTOUR
- PERVIOUS PAVERS
- CONCRETE PAVING WITH SAWCUT JOINT SCORING
- GRAVEL PATHWAY
- GRAVEL DRIVEWAY PAVING
- EXISTING BOLLARD AND CHAIN TO REMAIN
- HABITAT GRAVEL
- GRAVEL OVER COBBLE
- ROCK TERRACE
- GRATED WATER ACCESS STEPS
- HANDRAIL
- SPLIT RAIL FENCING
- PICNIC TABLE
- BENCH
- EXISTING LARGE WOODY DEBRIS RELOCATED
- PROPOSED TREE
- PROPOSED SHRUBS/GROUNDCOVERS
- RIPARIAN SHRUBS
- NATIVE UPLAND PLANTING/GROUNDCOVER
- STORMWATER CONVEYANCE PLANTING

NORTH

0 10 20

SCALE IN FEET

NOTES:

1. HORIZONTAL DATUM: WASHINGTON STATE PLANE NORTH ZONE, NAD83 (2011), U.S. SURVEY FEET
2. VERTICAL DATUM: NAVD88

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LUTHER BURBANK PARK PIER REPAIR
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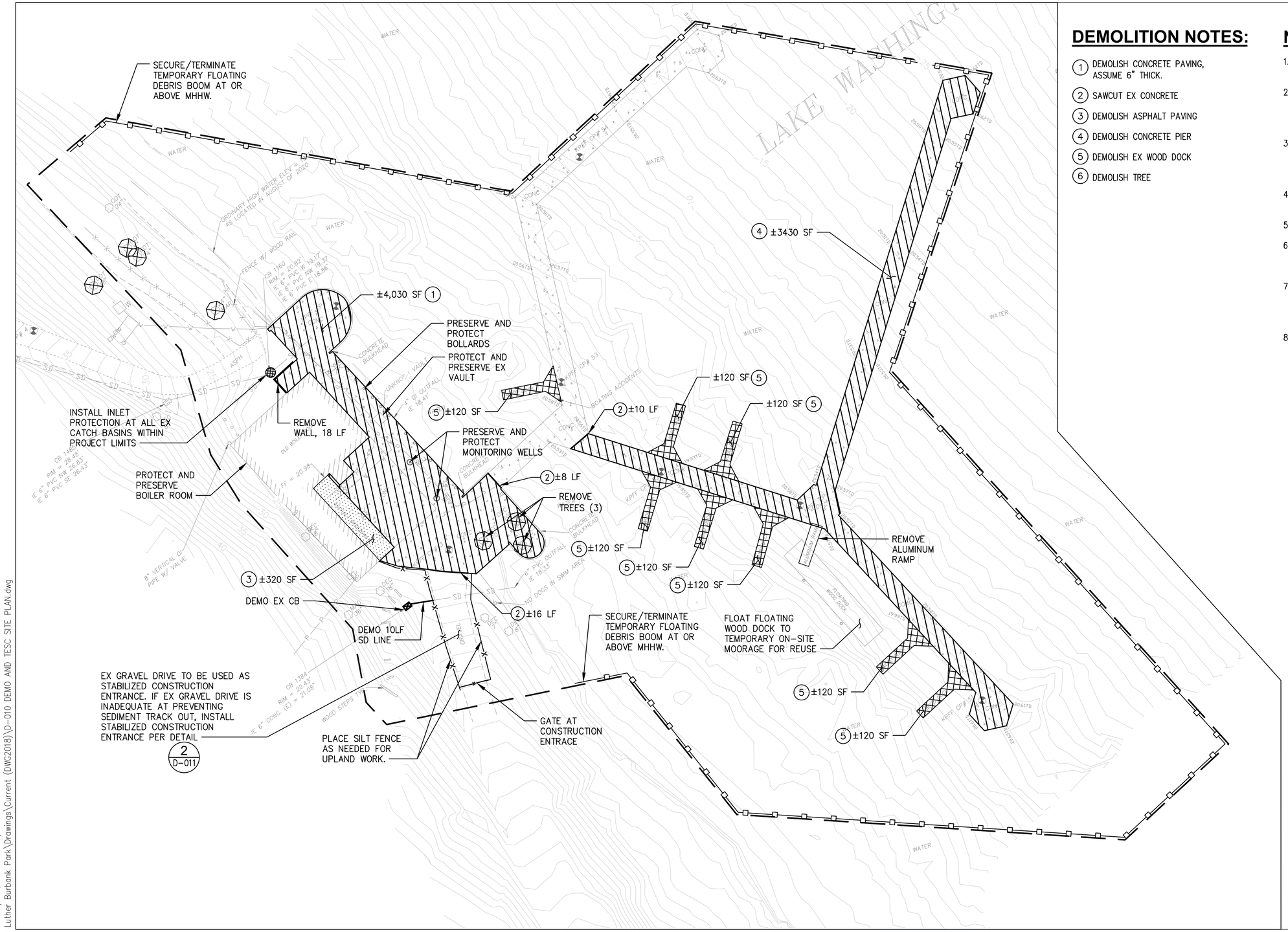
COMPOSITE SITE PLAN

DRAWN: TG/CW	PROJECT NO.: **2000291**
DESIGN: AS	SCALE: AS NOTED
CHECKED: PH	DATE: **09/08/2021**
DRAWING NO. **G-021**	
SHEET NO. **5** OF 52	

30% SUBMITTAL

Xrefs:
X-SURVEY
X-TB
X-TESC
X-DEMO
X-SITE-LSA



DEMOLITION NOTES:

1. DEMOLISH CONCRETE PAVING, ASSUME 6" THICK.
2. SAWCUT EX CONCRETE
3. DEMOLISH ASPHALT PAVING
4. DEMOLISH CONCRETE PIER
5. DEMOLISH EX WOOD DOCK
6. DEMOLISH TREE

NOTES:

1. CONTRACTOR SHALL INSTALL TESC MEASURES BEFORE COMMENCEMENT OF ANY OTHER WORK ON SITE.
2. CONTRACTOR SHALL MAINTAIN ACCESS AND PROTECT WATER VALVES, MONITORING WELLS, OVERHEAD LIGHTS AND LIGHT POLES. CONTRACTOR SHALL REPAIR OR REPLACE ALL ITEMS DAMAGED DURING CONSTRUCTION.
3. ALL DEMOLISHED MATERIAL SHALL BECOME THE PROPERTY OF THE CONTRACTOR. CONTRACTOR SHALL BE RESPONSIBLE TO DISPOSE OF DEMOLISHED AND EXCAVATED MATERIAL AT A PERMITTED DISPOSAL FACILITY.
4. CONTRACTOR SHALL INSTALL TESC MEASURES BEFORE PAVEMENT REMOVAL AND EXCAVATION.
5. CONTRACTOR SHALL PROVIDE SWEEPING AS NEEDED.
6. CONTRACTOR SHALL COORDINATE WITH SITE OWNER TO DETERMINE AN APPROPRIATE STOCKPILE LAYDOWN AREA WITHIN PROJECT LIMITS. SEE DETAIL 2 ON SHEET D-011.
7. INLET PROTECTION SHALL BE PLACED IN ALL CATCH BASINS IN THE VICINITY OF THE PROPERTY LIMITS PRIOR TO THE COMMENCEMENT OF WORK AND MAINTAINED FOR THE DURATION OF THE PROJECT.
8. UPON COMPLETION OF PROJECT CONTRACTOR SHALL CLEAN AND RE-INSTALL INLET PROTECTION AND LEAVE IN PLACE WITHIN PROPERTY LIMITS.

LEGEND:

- PROJECT WORK AREA LIMITS
- TEMPORARY FLOATING DEBRIS BOOM — 1 / D-011
- SILT FENCE — 4 / D-011
- INLET PROTECTION — 3 / D-011
- REMOVE TREE
- DEMOLISH CONCRETE
- DEMOLISH ASPHALT
- DEMOLISH WOOD DOCK
- SAWCUT CONCRETE

N

0 20 40 60
SCALE IN FEET

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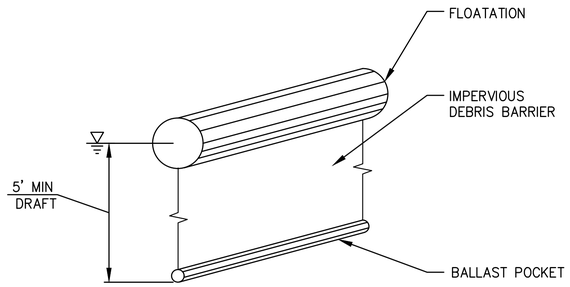
DEMO AND TESC SITE PLAN

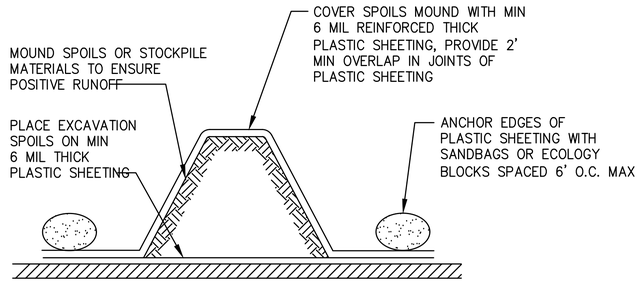
DRAWN: JTB	PROJECT NO.: 20000291
DESIGN:	SCALE:
CHECKED: SS	DATE: 9.14.21
DRAWING NO. D-010	
SHEET NO. 4	OF 7

30% SUBMITTAL

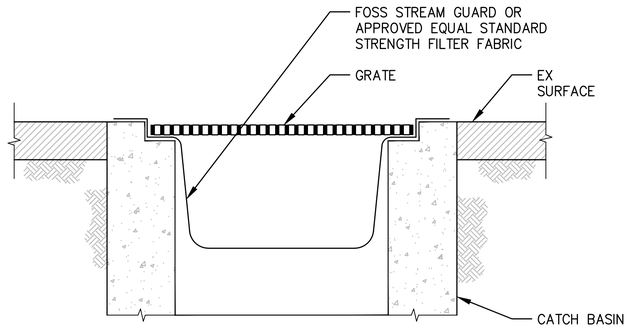
CAD USER: jbrim PLOT DATE: Sep 14, 2021-02:13pm
PATH: N:\2020\20000291 Luther Burbank Park\Drawings\Current (DWG2018)\D-010 DEMO AND TESC SITE PLAN.dwg



1 D-010 DEBRIS BOOM
NTS



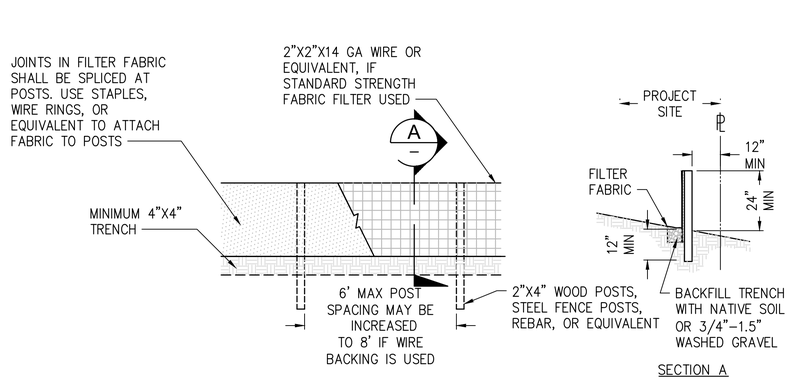
2 D-010 STOCKPILE PROTECTION DETAIL
NTS



MAINTENANCE STANDARDS:

1. EXISTING CATCH BASINS SHALL BE FITTED WITH FILTER FABRIC AS SHOWN.
2. ANY ACCUMULATED SEDIMENT ON OR AROUND THE FILTER FABRIC SHALL BE REMOVED IMMEDIATELY. SEDIMENT SHALL NOT BE REMOVED BY FLUSHING WITH WATER. ALL SEDIMENT MUST BE DISPOSED OF OFF-SITE.

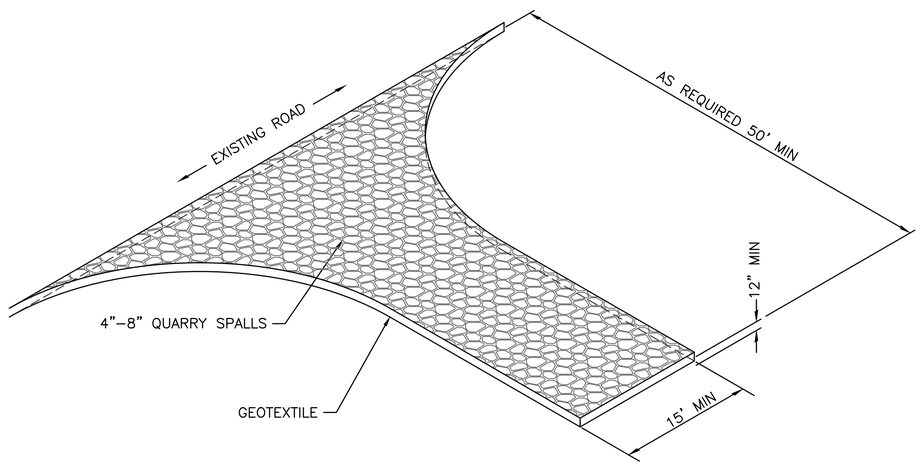
3 D-010 INLET PROTECTION DETAIL
NTS



4 D-010 SILT FENCE
NTS

MAINTENANCE NOTES:

1. REPAIR ANY DAMAGE IMMEDIATELY.
2. IF CONCENTRATED FLOWS ARE EVIDENT UPHILL OF THE FENCE, INTERCEPT AND CONVEY THEM TO A SEDIMENT POND.
3. IT IS IMPORTANT TO CHECK THE UPHILL SIDE OF THE FENCE FOR SIGNS OF THE FENCE CLOGGING, 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.
4. REMOVE SEDIMENT DEPOSITS WHEN THE DEPOSIT REACHES APPROXIMATELY ONE-THIRD THE HEIGHT OF THE SILT FENCE, OR INSTALL A SECOND SILT FENCE.
5. IF THE FILTER FABRIC (GEOTEXTILE) HAS DETERIORATED DUE TO ULTRAVIOLET BREAKDOWN, REPLACE IT.



5 D-010 CONSTRUCTION ENTRANCE DETAIL
NTS

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CITY OF MERCER ISLAND

TESC DETAILS

DRAWN: JTB	PROJECT NO.: 20000291
DESIGN:	SCALE:
CHECKED: SS	DATE: 9.14.21
DRAWING NO. D-011	
SHEET NO. 5	OF 7

30% SUBMITTAL

Xrefs:
X-TB
X-SURVEY

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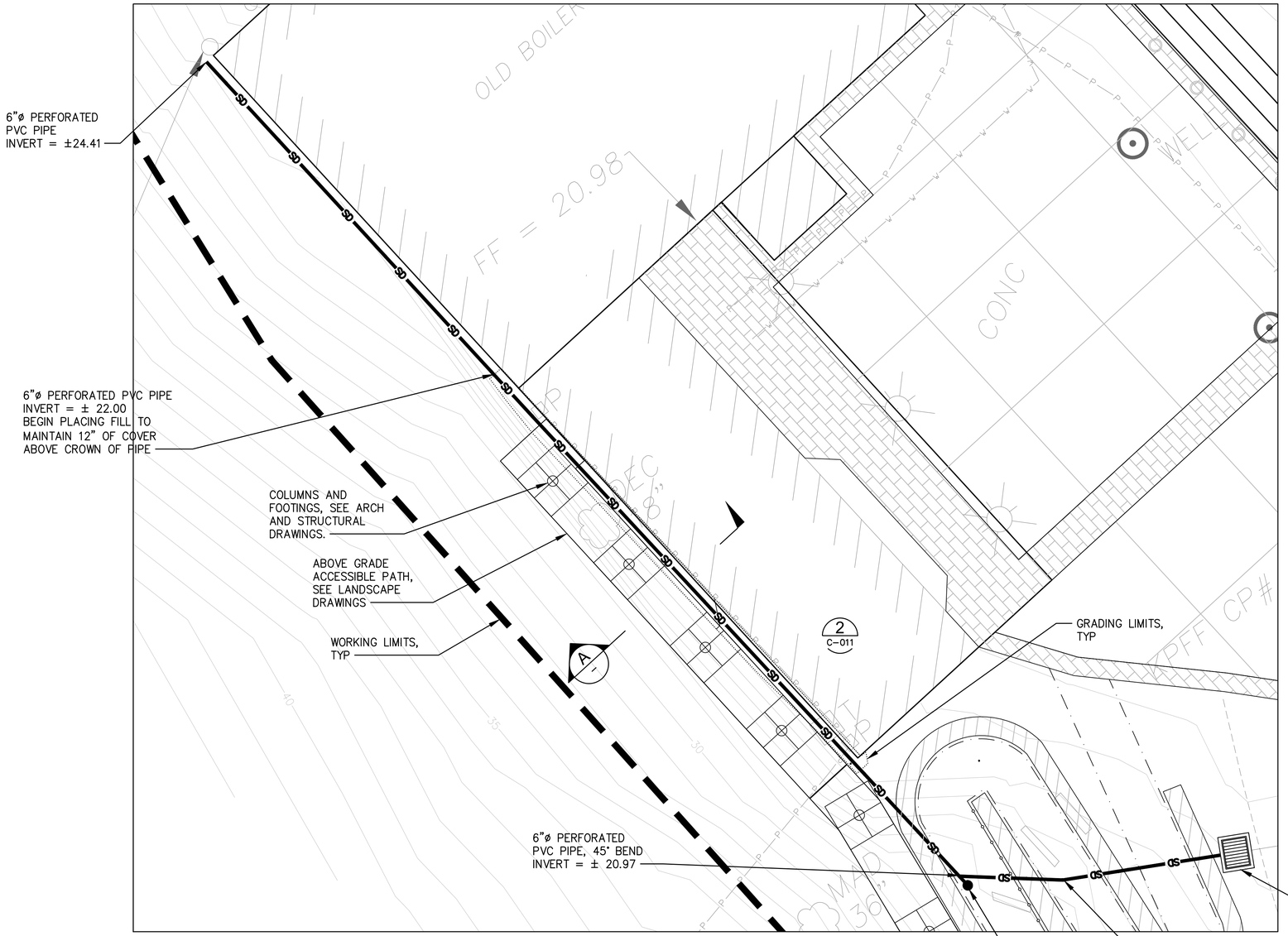
TEMPORARY ACCESS AND STAGING PLAN

DRAWN: JTB	PROJECT NO.: 20000291
DESIGN:	SCALE:
CHECKED: SS	DATE: 9.14.21
DRAWING NO. T-001	
SHEET NO. 3	OF 7

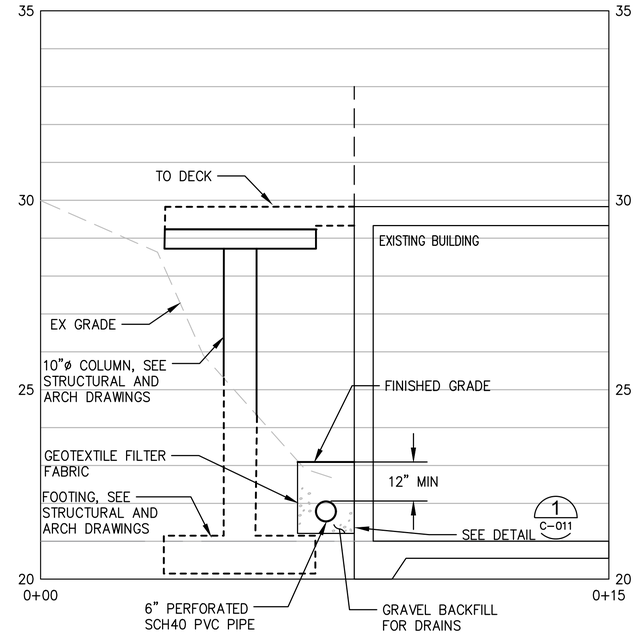
30% SUBMITTAL

CAD USER: jbrim PLOT DATE: Sep 14, 2021-02:13pm
PATH: N:\2020\20000291 Luther Burbank Park\Drawings\Current (DWG2018)\T-001 TEMPORARY ACCESS AND STAGING PLAN.dwg

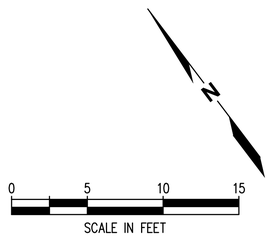
Xrefs:
X-SURVEY
X-TB
X-SITE
X-SITE-ARCH
X-STRUCT
42000291 TOPOBM
X-SITE-LSA



1 G-020 **ENLARGED PLAN - STORM DRAIN**
1"=5'



A – **STORM DRAIN AND PATHWAY SECTION**
NTS



CAD USER: Jbrim PLOT DATE: Sep 14, 2021-02:13pm
PATH: N:\2020\20000291 Luther Burbank Park\Drawings\Current (DWG2018)\C-010 ENLARGED PLAN - STORM DRAIN.dwg

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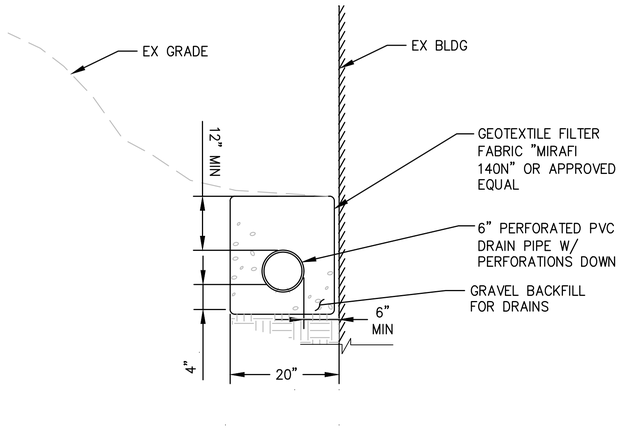
ENLARGED PLAN - STORM DRAIN

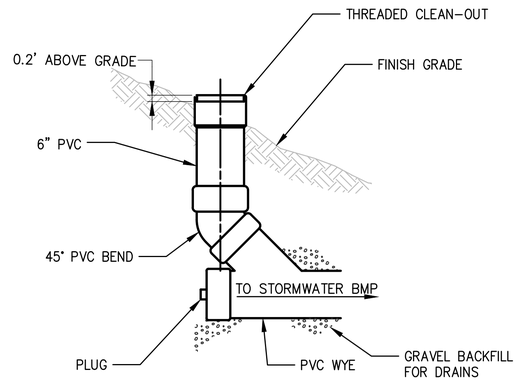
DRAWN: JTB	PROJECT NO.: 20000291
DESIGN:	SCALE:
CHECKED: SS	DATE: 9.14.21
DRAWING NO. C-010	
SHEET NO. 6	OF 7

30% SUBMITTAL



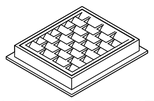
STORM DRAINAGE WALL AND FOOTING DRAIN SECTION

1 / C-010 NTS

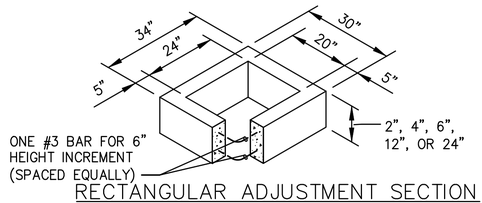


CLEANOUT DETAIL

2 / C-010 NTS

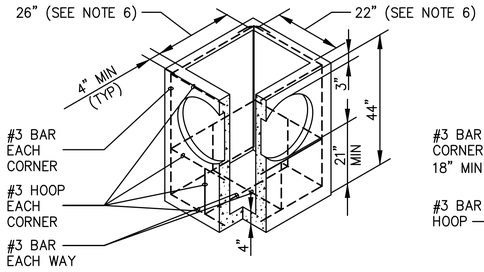


FRAME AND VANED GRATE

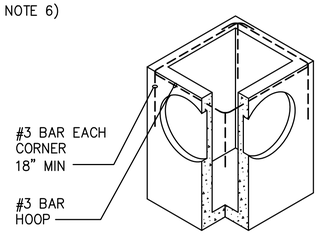


RECTANGULAR ADJUSTMENT SECTION

PIPE ALLOWANCES	
PIPE MATERIAL	MAXIMUM INSIDE DIAMETER
REINFORCED OR PLAIN CONCRETE	12"
ALL METAL PIPE	15"
CPSSP * (STD.SPEC.9-05.20)	12"
SOLID WALL PVC (STD.SPEC.9-05.12(1))	15"
PROFILE WALL PVC (STD.SPEC.9-05.12(2))	15"



PRECAST BASE SECTION



(SEE NOTE 1)

ALTERNATIVE PRECAST BASE SE(

CATCH BASIN TYPE 1 DETAIL

1 / C-010 NTS

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CITY OF MERCER ISLAND

STORM DRAIN DETAILS

DRAWN: JTB	PROJECT NO.: 20000291
DESIGN:	SCALE:
CHECKED: SS	DATE: 9.14.21
DRAWING NO. C-011	
SHEET NO. 7	OF 7

30% SUBMITTAL

GRANITE STEPS
(12) 6" GRANITE RISERS
(11) 12" GRANITE TREADS
TS 33.3
BS 27.3

TW 27.90

SLOPE 4.6%
ELEV 28 TO
ELEV 27.3

START ROCK WALL
TW 30.0

RAMP TO ELEVATION 28

TW 26.00
BW 23.75

TW 28.50

SLOPE 1.9%
ELEV 27.3 TO
ELEV 27.12

SLOPE 4.8%
ELEV 27.12 TO
ELEV 25.74

TW 27.6
BW 27.0

TW 26.6
BW 23.6

SLOPE 1.9%
ELEV 24.53 TO
ELEV 24.49

4.5%

4.8%

4.8%

4.8%

1.9% MAX

EXTENT OF ROOFTOP
OUTDOOR CLASSROOM
(SEE ARCHITECTURAL
DESIGN PLANS)

BOILER
BUILDING

SLOPE 1.9%
ELEV 25.74 TO
ELEV 25.59

SLOPE 4.8%
ELEV 25.59 TO
ELEV 24.53

END ROCK WALL
TW 21.7

GRADE BREAKS AT
PEDESTRIAN PATHWAY
DRIVEWAY CROSSING

SLOPE 4.8%
ELEV 24.45 TO
ELEV 23.02

SLOPE 1.9%
ELEV 24.49 TO
ELEV 24.45

SLOPE 1.9%
ELEV 23.02 TO
ELEV 22.86

SOUTH SHORELINE DESIGN,
UNDER DEVELOPMENT

EXISTING 6"
PVC OUTFALL

EXISTING
CONCRETE
BULKHEAD

EXISTING
CONCRETE
BULKHEAD

EXISTING
CONCRETE
BULKHEAD

EXISTING
VAULT WITH
CONC APRON

EXISTING 4" DI
OUTFALL

EXISTING SPLIT RAIL FENCING

20.56

21.82

22.49

21.82

LAKE WASHINGTON

A C-02

B C-02

C C-02

D C-02

E C-02

LEGEND:

- EXISTING CONTOUR
- EXISTING TREE
- 18 PROPOSED CONTOUR
- PERVIOUS PAVERS
- CONCRETE PAVING WITH SCORING
- EXISTING BOLLARD AND CHAIN TO REMAIN
- ROCK TERRACE
- GRATED WATER ACCESS STEPS
- X / X SECTION LOCATION
- TW TOP OF WALL
- BW BOTTOM OF WALL
- TS TOP OF STAIRS
- BS BOTTOM OF STAIRS

NORTH

0 10 20
SCALE IN FEET

NOTES:

1. HORIZONTAL DATUM: WASHINGTON STATE PLANE NORTH ZONE, NAD83 (2011), U.S. SURVEY FEET
2. VERTICAL DATUM: NAVD88

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NO.	DATE	BY	REVISION

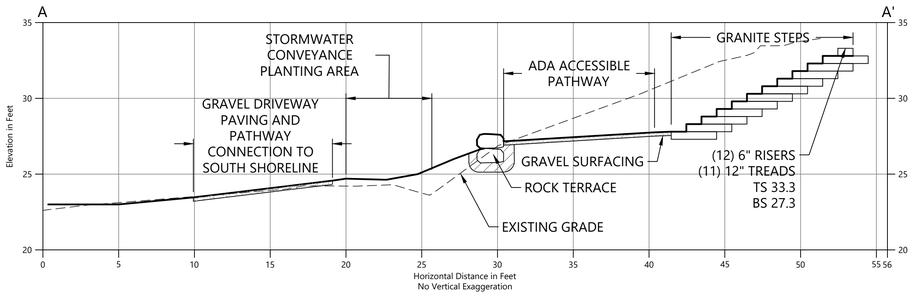
CITY OF MERCER ISLAND WASHINGTON

LUTHER BURBANK PARK PIER REPAIR
CITY OF MERCER ISLAND

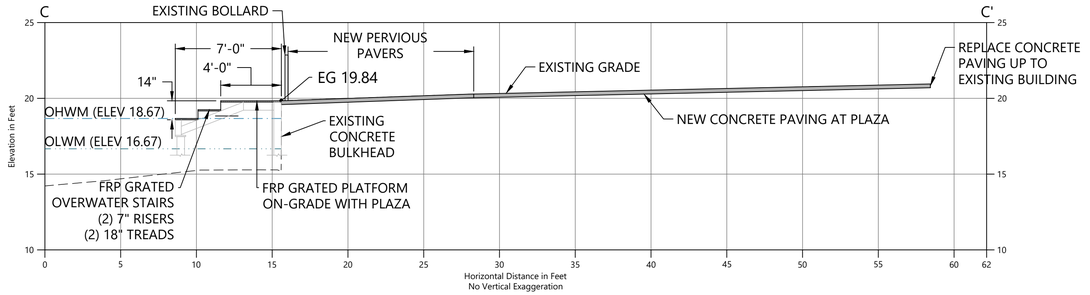
GRADING PLAN

DRAWN: TG/CW	PROJECT NO.: 2000291
DESIGN: AS	SCALE: AS NOTED
CHECKED: PH	DATE: 09/08/2021
DRAWING NO. C-020	
SHEET NO. 11	OF 52

30% SUBMITTAL



A C-1 SECTION A
SCALE: 1" = 5'



C C-1 SECTION C
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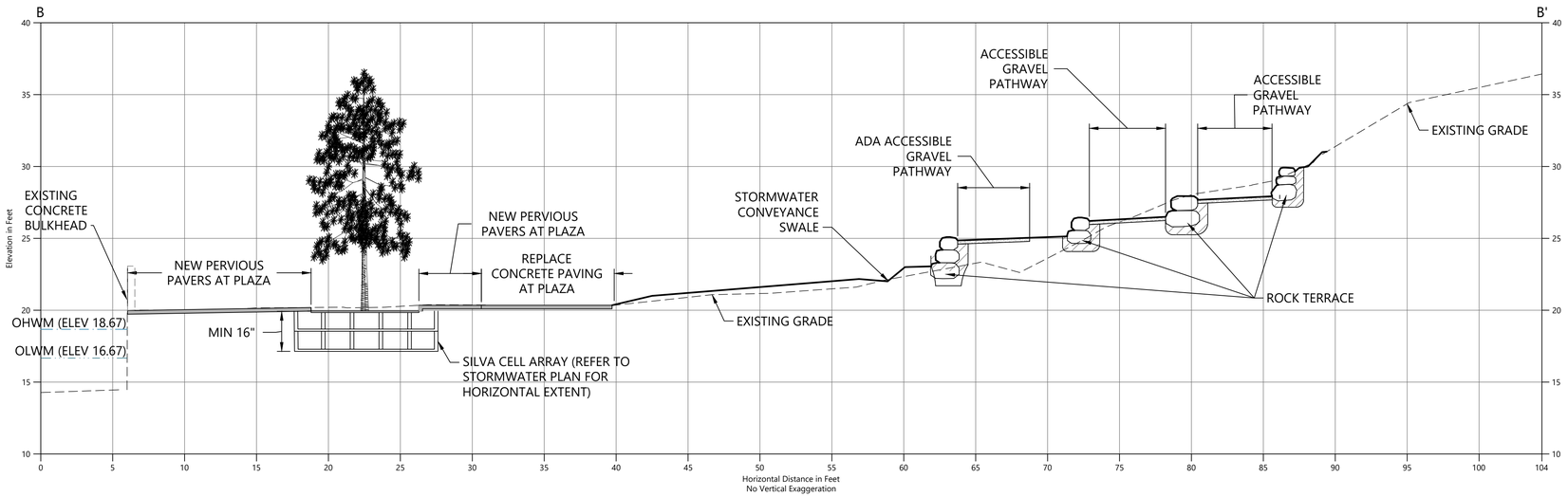

B C-1 SECTION B
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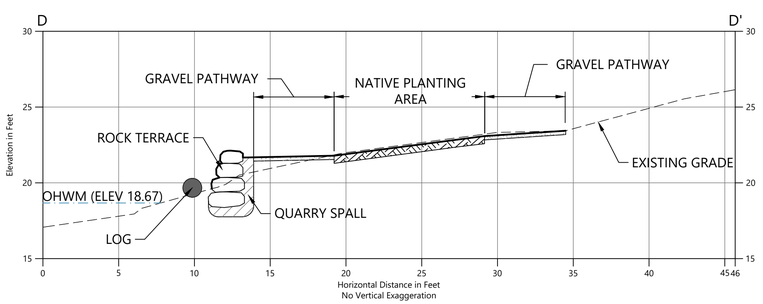
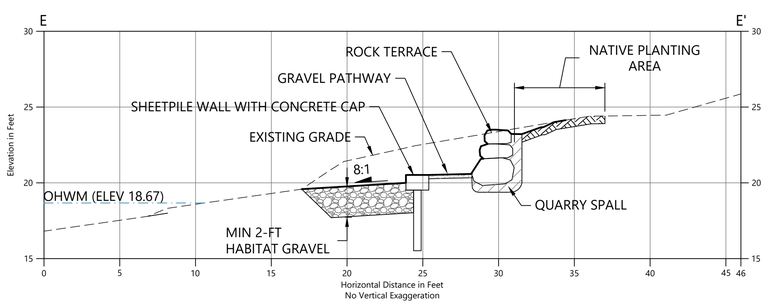


D C-1 SECTION D
SCALE: 1" = 5'



E C-1 SECTION E
SCALE: 1" = 5'

LEGEND:

- EXISTING GRADE
- PROPOSED GRADE
- HABITAT GRAVEL
- QUARRY SPALL
- ROCK TERRACE
- TOPSOIL
- GRAVEL PATHWAY
- CONCRETE PAVING
- GRATED STAIRS
- TS TOP OF STAIRS
- BS BOTTOM OF STAIRS

0 5 10
SCALE IN FEET

NOTES:

1. HORIZONTAL DATUM: WASHINGTON STATE PLANE NORTH ZONE, NAD83 (2011), U.S. SURVEY FEET
2. VERTICAL DATUM: NAVD88

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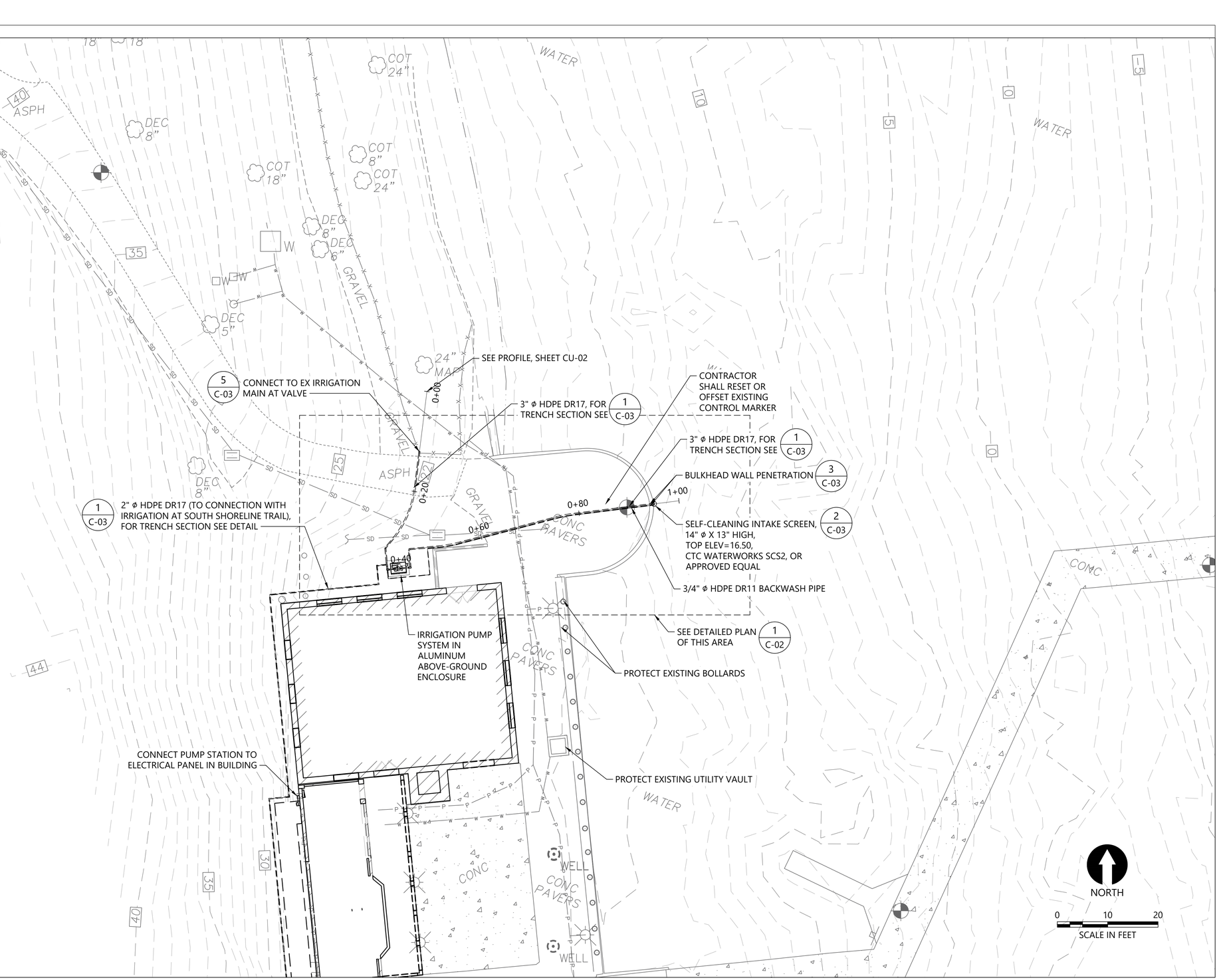
GRADING CROSS-SECTIONS

DRAWN: TG/CW	PROJECT NO.: **2000291**
DESIGN: AS	SCALE: AS NOTED
CHECKED: PH	DATE: **09/08/2021**
DRAWING NO. **C-021**	
SHEET NO. **12**	OF 52

30% SUBMITTAL

LEGEND

- FOUND MONUMENT (AS NOTED)
- FOUND REBAR (AS NOTED)
- BOLLARD
- SIGN - WOODEN POST
- DECIDUOUS TREE
- CONC — CONCRETE
- IRRIGATION VALVE
- WATER VALVE
- WATER METER
- IE — INVERT ELEVATION
- CP — CONCRETE PIPE
- ELECTRIC METER
- LIGHT POLE
- CLEANOUT
- CATCH BASIN
- SUBSURFACE DRAIN
- FENCE LINE
- W — W — WATER LINE
- P — P — UNDERGROUND POWER
- T — T — UNDERGROUND COMMUNICATIONS LINE
- SD — SD — STORM DRAIN LINE
- SS — SS — SEWER LINE
- EXISTING CONTOUR, MAJOR
- EXISTING CONTOUR, MINOR
- PROPOSED PIPE (BURIED)
- PROPOSED PIPE (ABOVE GROUND)
- PROPOSED INTAKE SCREEN
- PROPOSED PUMP SYSTEM



NOTES:

1. HORIZONTAL DATUM: WASHINGTON STATE PLANE NORTH ZONE, NORTH AMERICAN DATUM OF 1983 (NAD83), U.S. SURVEY FEET
2. VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
3. SURVEY BASE MAP FROM PACIFIC GEOMATIC SERVICES, DATED OCTOBER 28, 2019.

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LUTHER BURBANK PARK PIER REPAIR
CITY OF MERCER ISLAND

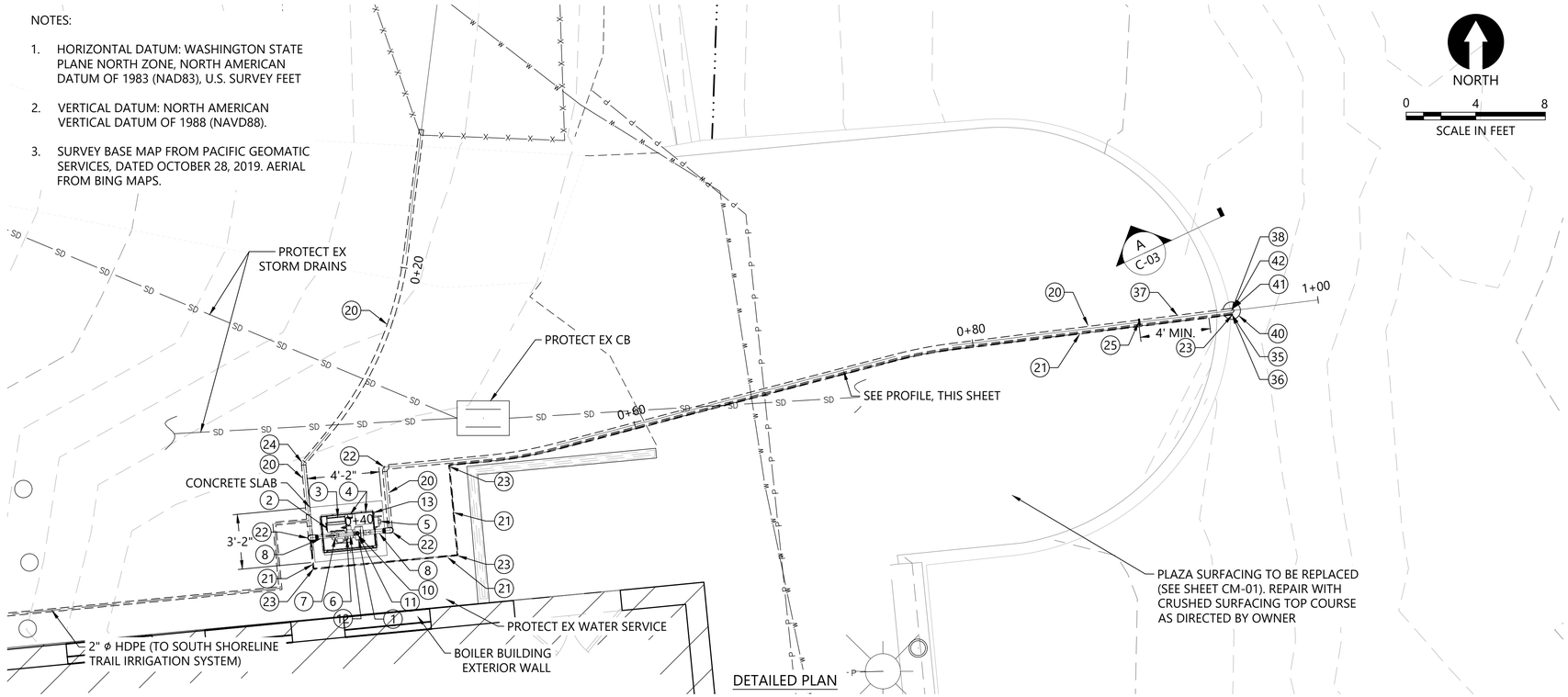
INTAKE AND PUMPING FACILITIES - OVERALL SITE PLAN

DRAWN: TG/CW	PROJECT NO.: 2000291
DESIGN: AS	SCALE: AS NOTED
CHECKED: PH	DATE: 09/08/2021
DRAWING NO. CU-010	
SHEET NO. 13	OF 52

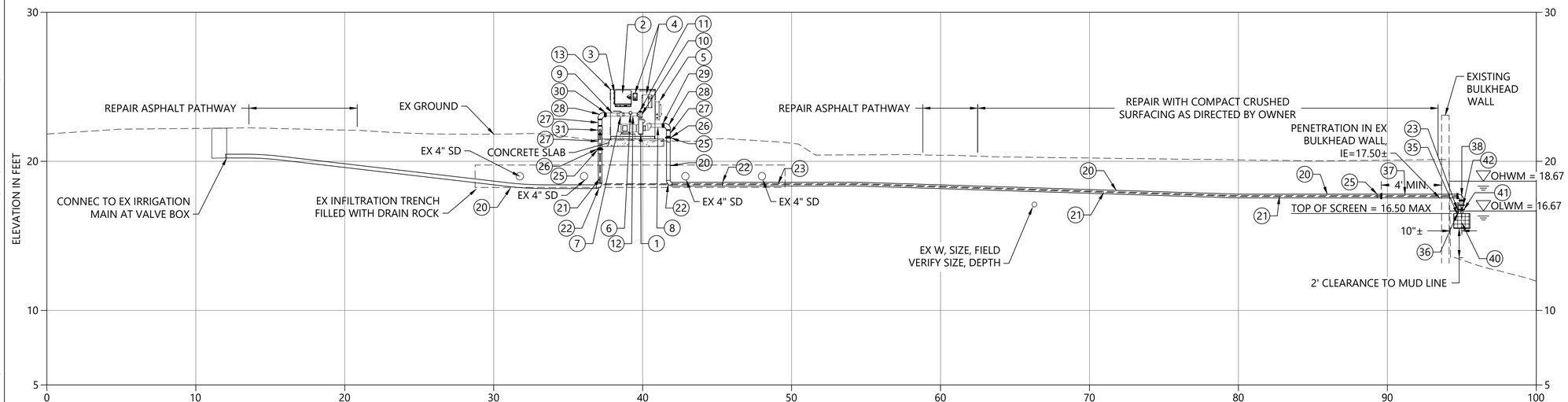
30% SUBMITTAL

NOTES:

1. HORIZONTAL DATUM: WASHINGTON STATE PLANE NORTH ZONE, NORTH AMERICAN DATUM OF 1983 (NAD83), U.S. SURVEY FEET
2. VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
3. SURVEY BASE MAP FROM PACIFIC GEOMATIC SERVICES, DATED OCTOBER 28, 2019. AERIAL FROM BING MAPS.



DETAILED PLAN



A PIPE PROFILE
SCALE: 1" = 4'

EQUIPMENT LEGEND	
PACKAGED PUMP SYSTEM (RAINBIRD CLP5VAAS OR APPROVED EQUAL):	
NUMBER	DESCRIPTION
1	"SELF-PRIMING, END-SUCTION, CENTRIFUGAL PUMP W/ VFD, 50 GPM @ 150 FEET TDH, ~ 5 HP"
2	IRRIGATION SYSTEM CONTROLLER
3	MOUNTING BRACKET FOR IRRIGATION SYSTEM CONTROLLER
4	208V 1-PHASE POWER DISCONNECT, PUMP START RELAY
5	MANUAL SWITCH (PROGRAMMBLE CONTROLLER OVERRIDE)
6	LIQUID-FILLED PRESSURE GAUGE, SST, DISCHARGE
7	2" ISOLATION VALVE
8	2-1/2" THREADED PIPE NIPPLE, SST, MNPT
9	2" THREADED NIPPLE, SST, MNPT
10	2" THREADED TEE, SST, FNPT
11	2" THREADED PLUG, SST, MNPT
12	2" THREADED NIPPLE, SST, MNPT, WITH WELDED OUTLET FOR PRESSURE GAGE AND AIR RELEASE VALVE
13	MARINE GRADE ALUMINUM DECK AND ENCLOSURE
SUCTION AND DISCHARGE PIPE AND FITTINGS:	
NUMBER	DESCRIPTION
20	3" HDPE PIPE, DR 17, BUTT-FUSED
21	3/4" HDPE PIPE, DR 11, BUTT-FUSED (BACKWASH LINE)
22	3" HDPE 90° BEND, DR 17, BUTT-FUSED
23	3/4" HDPE 90° BEND, DR11, BUTT-FUSED
24	3" HDPE 45° BEND, DR 17, BUTT-FUSED
25	3" HDPE FLANGE ADAPTER W/ DI BACKING RING
26	3" COMPANION FLANGE, SST, FNPT X FL
27	3" THREADED NIPPLE, SST, MNPT
28	3" 90° BEND, SST, FNPT
29	3" X 2-1/2" HEX BUSHING, SST, MNPT X FNPT
30	3" X 2" HEX BUSHING, SST, MNPT X FNPT
31	3" X 1" TEE, SST, FNPT
32	1" THREADED NIPPLE, SST, MNPT
33	1" 90° BEND, SST, FNPT
34	1" X 3/4" COUPLING, SST, MNPT X PACK JOINT
35	3/4" COUPLING, SST, MNPT X PACK JOINT
36	3/4" UNION, FNPT X FNPT
37	3" PIPE SPOOL, SST, FL X FL
38	3" 90° BEND, SST, FL X FL
FISH SCREEN AND ASSOCIATED FITTINGS:	
NUMBER	DESCRIPTION
40	CTC WATERWORKS SCS2, 100 GPM MAX., SELF-CLEANING INTAKE SCREEN, OR APPROVED EQUAL
41	3" COMPANION FL, SST
42	3" DOUBLE DOOR CHECK VALVE, WAFER STYLE

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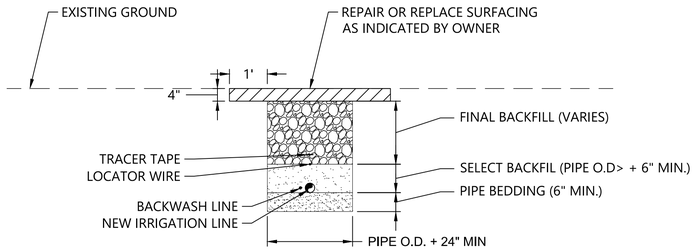
LUTHER BURBANK PARK PIER REPAIR
CITY OF MERCER ISLAND

INTAKE AND PUMPING FACILITIES - EQUIPMENT PLAN AND SECTIONS

DRAWN: TG/CW	PROJECT NO.: **2000291**
DESIGN: AS	SCALE: AS NOTED
CHECKED: PH	DATE: **09/08/2021**
DRAWING NO. **CU-011**	
SHEET NO. **14**	OF 52

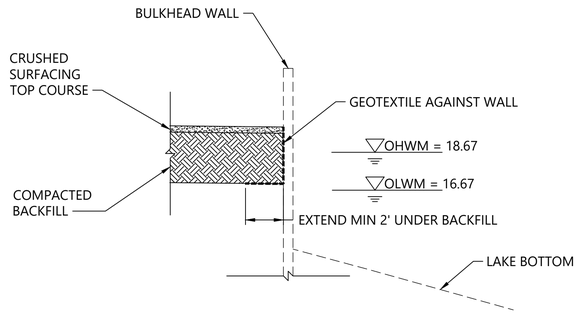
30% SUBMITTAL



1 / #### TYPICAL TRENCH SECTION
SCALE: NTS

TYPICAL TRENCH SECTION NOTES:

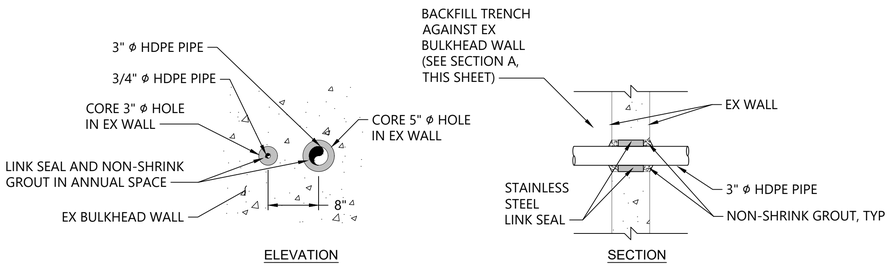
1. PIPE BEDDING - PIPE BEDDING SHALL BE AT LEAST 6 INCHES DEEP AND SHALL MEET THE REQUIREMENTS OF SECTION 9-03.12(3) OF THE STANDARD SPECIFICATIONS. IF EXCAVATED TRENCH BOTTOM IS UNSTABLE OR NOT SUITABLE, THE CONTRACTOR SHALL EXCAVATE TO A DEPTH REQUIRED BY THE ENGINEER AND BACKFILL WITH PIPE BEDDING. PLACE PIPE BEDDING IN MAXIMUM 6-INCH LIFTS AND COMPACT TO 90% OF MAXIMUM DRY DENSITY.
2. SELECT BACKFILL - SELECT FILL SHALL ALSO MEET THE REQUIREMENTS OF SECTION 9-03.12(3) OF THE STANDARD SPECIFICATIONS. PLACE SELECT BACKFILL IN 6-INCH LIFTS TO A MINIMUM DEPTH OF 6 INCHES ABOVE THE CROWN OF THE PIPE AND COMPACT TO 90% OF MAXIMUM DRY DENSITY.
3. FINAL BACKFILL - UNDER PATHWAYS AND OTHER HARD SURFACES, THE CONTRACTOR SHALL BACKFILL THE REMAINING PORTION OF THE TRENCH TO THE LINES AND GRADES SHOW WITH 5/8-INCH MINUS CRUSHED ROCK SURFACING COMPACTED TO 95% OF MAXIMUM DRY DENSITY.
4. TRACER TAPE AND LOCATOR WIRE - TRACER TAPE SHALL MEET THE REQUIREMENTS OF SECTION 9-15.18 OF THE STANDARD SPECIFICATIONS. LOCATOR WIRE SHALL BE 12 GA. COPPER MULTI-STRAND RHW, CERTIFIED FOR DIRECT BURIAL. THE TRACER TAPE AND LOCATOR WIRE SHALL BE INSTALLED ALONG THE ENTIRE PROFILE OF THE PIPE.
5. DRAIN ROCK - WHERE THE PIPE IS INSTALLED ACROSS OR UNDER DRAIN ROCK PLACED AS PART OF AN INFILTRATION TRENCH ADJACENT TO THE BOILER BUILDING, THE CONTRACTOR SHALL BACKFILL THE TRENCH WITH DRAIN ROCK AND OTHER MATERIALS TO MATCH THE MATERIALS EXCAVATED TO PLACE THE IRRIGATION PIPE.



A / #### BACKFILL AGAINST BULKHEAD WALL
SCALE: NTS

PLACEHOLDER - DETAIL TO BE ADDED AT 90% DESIGN

2 / #### INTAKE SCREEN DETAIL
SCALE: NTS



3 / #### BULKHEAD WALL PENETRATION DETAIL
SCALE: 1" = 1'

PLACEHOLDER - DETAIL TO BE ADDED AT 90% DESIGN

4 / #### DRAIN VALVE DETAIL
SCALE: NTS

PLACEHOLDER - DETAIL TO BE ADDED AT 90% DESIGN

5 / #### EXISTING IRRIGATION MAIN CONNECTION DETAIL
SCALE: NTS

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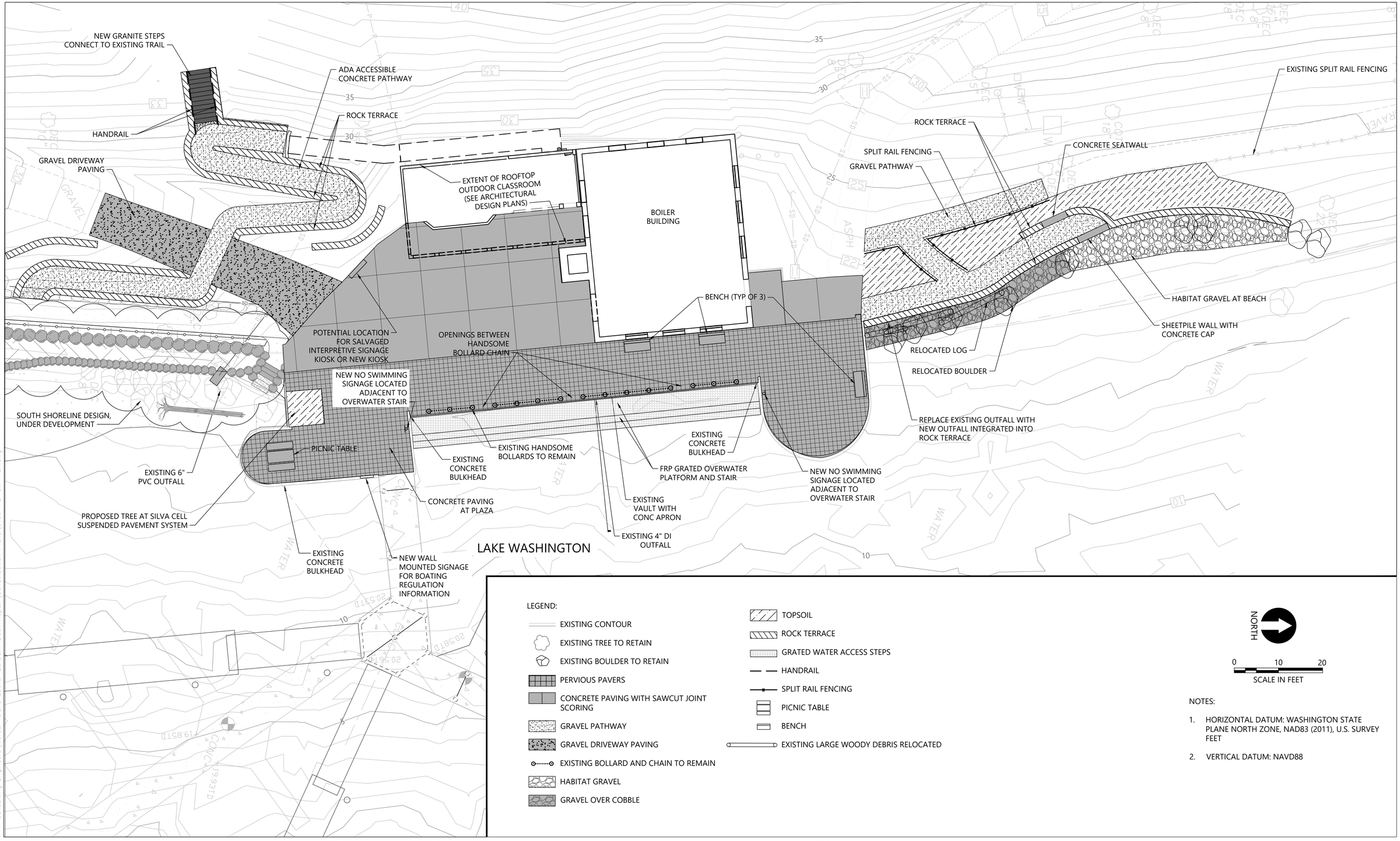
INTAKE AND PUMPING FACILITIES - DETAILS

DRAWN: TG/CW	PROJECT NO.: **2000291**
DESIGN: AS	SCALE: AS NOTED
CHECKED: PH	DATE: **09/08/2021**
DRAWING NO. **CU-012**	
SHEET NO. **15** OF 52	

30% SUBMITTAL



LEGEND:

- EXISTING CONTOUR
- EXISTING TREE TO RETAIN
- EXISTING BOULDER TO RETAIN
- PERVIOUS PAVERS
- CONCRETE PAVING WITH SAWCUT JOINT SCORING
- GRAVEL PATHWAY
- GRAVEL DRIVEWAY PAVING
- EXISTING BOLLARD AND CHAIN TO REMAIN
- HABITAT GRAVEL
- GRAVEL OVER COBBLE
- TOPSOIL
- ROCK TERRACE
- GRATED WATER ACCESS STEPS
- HANDRAIL
- SPLIT RAIL FENCING
- PICNIC TABLE
- BENCH
- EXISTING LARGE WOODY DEBRIS RELOCATED

NORTH

0 10 20
SCALE IN FEET

NOTES:

1. HORIZONTAL DATUM: WASHINGTON STATE PLANE NORTH ZONE, NAD83 (2011), U.S. SURVEY FEET
2. VERTICAL DATUM: NAVD88

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MATERIALS PLAN

DRAWN: TG/CW	PROJECT NO.: 2000291
DESIGN: AS	SCALE: AS NOTED
CHECKED: PH	DATE: 09/08/2021
DRAWING NO. CM-010	
SHEET NO. 16	OF 52

30% SUBMITTAL

EXTENT OF ROOFTOP OUTDOOR CLASSROOM (SEE ARCHITECTURAL DESIGN PLANS)

SOUTH SHORELINE DESIGN, UNDER DEVELOPMENT

LEGEND:

- EXISTING CONTOUR
- EXISTING TREE TO RETAIN
- EXISTING LARGE WOODY DEBRIS RELOCATED
- PROPOSED TREE
- PROPOSED SHRUBS/GROUNDCOVERS
- RIPARIAN SHRUBS
- GROUNDCOVER
- STORMWATER CONVEYANCE PLANTING

NORTH

0 10 20

SCALE IN FEET

NOTES:

1. HORIZONTAL DATUM: WASHINGTON STATE PLANE NORTH ZONE, NAD83 (2011), U.S. SURVEY FEET
2. VERTICAL DATUM: NAVD88
3. SEE SHEET L02 FOR PLANT SCHEDULE

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CITY OF MERCER ISLAND

PLANTING PLAN

DRAWN: TG/CW	PROJECT NO.: **2000291**
DESIGN: AS	SCALE: AS NOTED
CHECKED: PH	DATE: **09/08/2021**
DRAWING NO. **L-010**	
SHEET NO. **17** OF 52	

30% SUBMITTAL

PLANT SCHEDULE

COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING	QUANTITY	NOTES
TREES					
GRAND FIR	ABIES GRANDIS	5-6' HT	AS SHOWN	3	
WESTERN RED CEDAR	THUJA PLICATA	5-6' HT	AS SHOWN	3	
BIG LEAF MAPLE	ACER MACROPHYLLUM	1.5" CAL	AS SHOWN	4	
DAWN REDWOOD	METASEQUOIA GLYPTOSTROBOIDES	2" CAL	AS SHOWN	1	
VINE MAPLE	ACER CIRCINATUM	5 GAL	AS SHOWN	9	
HIGH SHRUBS					
INDIAN PLUM	OEMLERIA CERASIFORMIS	2 GAL	AS SHOWN	2	
MOCK ORANGE	PHILADELPHUS LEWISII	2 GAL	AS SHOWN	4	
SHRUBS - RIPARIAN					
SWORD FERN	POLYSTICHUM MUNITUM	1 GAL	3' O.C.		
RED FLOWERING CURRANT	RIBES SANGUINEUM	1 GAL	3' O.C.		
NOOTKA ROSE	ROSA NUTKANA	1 GAL	3' O.C.		
THIMBLEBERRY	RUBUS PARVIFLORUS	1 GAL	3' O.C.		
SNOWBERRY	SYMPHORICARPOS ALBUS	1 GAL	3' O.C.		
GROUNDCOVERS					
SWORD FERN	POLYSTICHUM MUNITUM	1 GAL	3' O.C.		
OREGON GRAPE	MAHONIA NERVOSA	1 GAL	3' O.C.		
SHRUBS/GROUNDCOVERS - STORMWATER CONVEYANCE AREA					
RED OSIER DOGWOOD	CORNUS SERICEA	1 GAL	AS SHOWN	3	
LADY FERN	ATHYRIUM FELIX FEMINA	1 GAL	AS SHOWN	14	
SEED MIX - STORMWATER CONVEYANCE AREA					

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PLANT SCHEDULE

DRAWN: TG/CW	PROJECT NO.: **2000291**
DESIGN: AS	SCALE: AS NOTED
CHECKED: PH	DATE: **09/08/2021**
DRAWING NO. **L-011**	
SHEET NO. **18**	OF 52

30% SUBMITTAL

Xrefs:
xLBPR-BDR22x34

GENERAL NOTES

1. CONTRACTOR SHALL VERIFY ALL LEVELS, DIMENSIONS, AND EXISTING CONDITIONS IN THE FIELD BEFORE PROCEEDING. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR FIELD CHANGES PRIOR TO INSTALLATION OR FABRICATION. IN CASE OF DISCREPANCIES BETWEEN THE EXISTING CONDITIONS AND THE DRAWINGS, THE CONTRACTOR SHALL OBTAIN DIRECTION FROM THE ENGINEER BEFORE PROCEEDING. DIMENSIONS NOTED AS PLUS OR MINUS (±) OR REF INDICATE UNVERIFIED DIMENSIONS AND ARE APPROXIMATE. NOTIFY ENGINEER IMMEDIATELY OF CONFLICTS OR EXCESSIVE VARIATIONS FROM INDICATED DIMENSIONS. NOTED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS–DO NOT SCALE DRAWINGS. DIMENSIONS OF EXISTING CONDITIONS ARE BASED ON RECORD DRAWINGS AND ARE TO BE FIELD–VERIFIED BY THE CONTRACTOR.
2. CONTRACTOR SHALL PROVIDE ADEQUATE SHORING AND BRACING OF ALL STRUCTURAL MEMBERS, AS REQUIRED, AND IN A MANNER SUITABLE TO THE WORK SEQUENCE. TEMPORARY SHORING AND BRACING SHALL NOT BE REMOVED UNTIL ALL FINAL CONNECTIONS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE DRAWINGS AND MATERIALS HAVE ACHIEVED DESIGN STRENGTH.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAFETY PRECAUTIONS AND THE METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES REQUIRED TO PERFORM THE WORK.
4. ALL MATERIALS SHALL BE NEW, UNO.
5. ALL WORK SHALL BE PERFORMED IN STRICT ACCORDANCE WITH THE DRAWINGS, NOTES, AND MANUFACTURER RECOMMENDATIONS. IF THERE ARE ANY CONFLICTS BETWEEN THESE DOCUMENTS, THE ENGINEER SHALL BE CONTACTED FOR DIRECTION.
6. THE CONTRACTOR SHALL CAREFULLY DECONSTRUCT EXISTING ELEMENTS AS NECESSARY TO ACCESS THE WORK AREAS. ALL DECONSTRUCTED ELEMENTS SHALL BE RECONSTRUCTED TO MATCH THE ORIGINAL APPEARANCE AND MEET THE REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE.

CODES AND STANDARDS:

1. ALL DESIGN, METHODS AND MATERIALS SHALL CONFORM TO THE INTERNATIONAL BUILDING CODE 2018.
2. WOOD WORK, SHALL CONFORM TO THE NATIONAL DESIGN SPECIFICATION (NDS) 2018 EDITION.
3. REINFORCED CONCRETE WORK SHALL CONFORM TO THE REQUIREMENTS OF ACI 301 "SPECIFICATIONS FOR STRUCTURAL CONCRETE' AND ACI 318–14 "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE".
4. STRUCTURAL AND MISCELLANEOUS STEEL FABRICATION AND ERECTION SHALL CONFORM TO THE AISC "CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES' 2016.

DESIGN CRITERIA

DEAD LOADS.
SELF WEIGHT OF ALL MATERIALS.

SEISMIC LOADS:
THERE IS NO CHANGE TO THE EXISTING LATERAL FORCE RESISTING SYSTEM

TIMBER

1. EACH PIECE OF LUMBER SHALL BEAR A STAMP INDICATING A GRADE MARK OF THE WEST COAST LUMBER INSPECTION BUREAU (WCLIB), WESTERN WOOD PRODUCTS ASSOCIATION (WWPA), OR OTHER AGENCY ACCREDITED BY THE AMERICAN LUMBER STANDARD COMMITTEE (ALSC).
2. DIMENSION LUMBER SHALL BE DOUG–FIR NO 2 OR BTR.

PRESERVATIVE TREATED WOOD:

1. PRESERVATIVE PRESSURE TREATED (PPT) SHALL BE IN ACCORDANCE WITH THE MOST RECENT EDITION OF AWPA STANDARDS. ALL TREATMENT SHALL BE DONE BY A COMPANY SPECIALIZING IN THE TREATMENT OF WOOD PRODUCTS. ALL CUTTING AND BORING AFTER PRESERVATIVE TREATMENT SHALL BE FIELD TREATED IN ACCORDANCE WITH THE SPECIFICATIONS.
2. ALL TREATED WOOD ON THE PRODUCT SHALL UTILIZE THE SAME PRESERVATIVE AND GIVE A UNIFORM APPEARANCE. A SAMPLE OF EACH SIZE OF WOOD TO BE USED IN THE FINAL TREATED AND FINISHED CONDITION SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL.
3. TIMBER SHALL BE TREATED IN ACCORDANCE WITH THE AWPA USE CATEGORY UC4B.
4. CUTS AND DRILLED HOLES MADE IN THE FIELD SHALL BE TREATED WITH COPPER NAPHTHENATE–BASED SOLUTION IN ACCORDANCE WITH AWPA STANDARD M4. THE PRESERVATIVES CONCENTRATION SMALL CONTAIN NO LE55 THAN 2 PERCENT COPPER METAL. FIELD TREATMENT SHALL BE BY BRUSHING, DIPPING OR SOAKING AND SHALL BE DONE IN A MANNER THAT THE PRESERVATIVE DOES NOT DRIP OR SPILL ON THE GROUND OR IN THE WATER.

HARDWARE

1. ALL ANCHOR RODS AND CONNECTED NUTS AND WASHERS SHALL BE HOT–DIP GALVANIZED CONFORMING TO THE FOLLOWING ASTM STANDARDS AS APPLICABLE: ASTM A653, ASTM AI23, AND ASIA A153.
2. ALL HARDWARE (HANGERS, NAILS, HEX BOLTS, CARRIAGE BOLTS, CONNECTORS, WASHERS, SCREWS, LAG SCREWS, ACCESSORIES, ETC.) SHALL BE HOT DIPPED GALVANIZED TO GRADE G185 CONFORMING TO ASTM F593.
3. WOOD CONNECTOR HARDWARE SHALL CONFORM TO ANSI/ASME STANDARD 818.2.1. LAG SCREWS SHALL MATCH THE DIAMETER INDICATED ON PLAN UNLESS NOTED OTHERWISE. THE CLEARANCE HOLE FOR THE SHANK SHALL HAVE THE SAME DIAMETER AS THE SHANK, AND THE SAME DEPTH OF PENETRATION AS THE LENGTH OF UNTHREADED SHANK. THE LEAD HOLE FOR THREADED PORTION SHALL HAVE A DIAMETER EQUAL TO 60% TO 75% OF THE SHANK DIAMETER AND A LENGTH EQUAL TO AT LEAST THE LENGTH OF THE THREADED PORTION. THE THREADED PORTION OF THE LAG SCREW SHALL BE INSERTED IN ITS LEAD HOLE BY TURNING WITH A HANDHELD WRENCH OR RATCHET DRIVE. LUBRICANT CAN BE USED ON THE LAG SCREW OR IN THE LEAD HOLES TO FACILITATE INSERTION AND TO PREVENT DAMAGE TO THE LAG SCREW. SEE PRESERVATIVE PRESSURE TREADED WOOD REQUIREMENTS FOR FASTENER REQUIREMENTS.
4. ALL BOLT HOLES IN WOOD MEMBERS SHALL BE MINIMUM OF 1/32" TO A MAXIMUM OF 1/16' LARGER THAN THE BOLT DIAMETER. PROVIDE PLATE WASHERS WHERE NUTS AND/OR BOLT HEADS BEAR ON WOOD. CUT WASHERS SHALL MEASURE 2 1/4"ø x 3/16" THICK.
5. WOOD CONNECTOR HARDWARE SHALL HAVE ICC APPROVAL AND BE MANUFACTURED BY SIMPSON STRONG–TIE COMPANY, OR PRE–APPROVED EQUAL. PROVIDE MAXIMUM SIZE AND QUANTITY OF NAILS OR BOLTS PER MANUFACTURER, EXCEPT AS NOTED OTHERWISE. PROVIDE PRE–DRILLED HOLES TO PREVENT SPLITTING OF MEMBERS WHERE APPLICABLE.
6. CONTRACTOR SHALL USE A SMALL HAND NET IMMEDIATELY AFTER EACH HOLE IS DRILLED TO RETRIEVE AS MANY CREOSOTE DRILL SHAVINGS AS POSSIBLE FROM THE WATER SURFACE AND BELOW THE WATER SURFACE FOR UPLAND DISPOSAL. DOCUMENT THE TOTAL QUANTITY OF SHAVINGS COLLECTED IN THIS MANNER FOR THIS PROJECT (I.E. VIA PHOTOS, ESTIMATES) AND CONVEY TO DNR.

REINFORCED CONCRETE

1. REINFORCING STEEL
   A. ALL REINFORCING STEEL SHALL BE DEFORMED STEEL BARS CONFORMING TO ASTM A 615 – GRADE 60, EXCEPT AS NOTED.
   B. REINFORCING SHALL BE SUPPORTED AS SPECIFIED BY THE PROJECT SPECIFICATIONS AND THE CRSI "MANUAL OF STANDARD PRACTICE," (MSP). REINFORCING STEEL SHALL BE DETAILED IN ACCORDANCE WITH "ACI DETAILING MANUAL," ACI SP–66.
   C. ALL HORIZONTAL REINFORCEMENT AT DISCONTINUITIES AND CORNERS SHALL END WITH STANDARD 90° HOOKS IN ACCORDANCE WITH ACI SP–66, UNLESS SHOWN OTHERWISE.
2. REPAIR CONCRETE SHALL BE BY FIVE STAR PRODUCTS, INC. OR APPROVED EQUAL. ACCEPTABLE PRODUCTS BY FIVE STAR INCLUDE STRUCTURAL CONCRETE, STRUCTURAL CONCRETE ES, AND STRUCTURAL CONCRETE ES 60. CONCRETE SHALL BE EXTENDED WITH AGGREGATE AS REQUIRED BY THE MANUFACTURE WITH 50% WASHED 3/8"PEA GRAVEL BY WEIGHT. CONCRETE SHALL BE PREPARED, PLACED, AND CURED IN ACCORDANCE WITH THE MANUFACTURER RECOMMENDATIONS.
3. ALL EXPOSED CORNERS SHALL BE CHAMFERED 3/4 IN.
4. CONCRETE SAW CUTTING AND CHIPPING
   A. EXISTING REBAR SHALL NOT BE DAMAGED OR CUT DURING CONCRETE DEMOLITION.
   B. CONTRACTOR SHALL PROVIDE TEMPORARY STRUCTURES DURING DEMOLITION TO PREVENT ANY MATERIAL FROM ENTERING THE WATER.
7. CONCRETE BONDING AGENT SHALL CONFORM TO ASTM C1059 AND BE APPLIED IN STRICT ADHERENCE WITH MANUFACTURERS RECOMMENDATIONS. THE BONDING AGENT SHALL BE APPLIED PRIOR TO PLACING FRESH CONCRETE.
8. CONCRETE CURING
   A. CONCRETE SHALL BE MAINTAINED ABOVE 40° F AND IN A MOIST CONDITION FOR AT LEAST THE FIRST SEVEN DAYS (168 HOURS) AFTER PLACEMENT.
   B. WHERE PERMITTED, APPLY AN ASTM C 309, TYPE 1, CLASS A OR B CURING COMPOUND TO THE FRESH CONCRETE IMMEDIATELY AFTER FINISHING THE CONCRETE AND AS SOON AS THE VISIBLE BLEED WATER HAS EVAPORATED OR AS DIRECTED BY THE ENGINEER. APPLY ACCORDING TO THE MANUFACTURERS RECOMMENDATIONS. THE RATE OF COVERAGE SHALL BE AT LEAST ONE GALLON PER 100 SQUARE FEET AND BE SUFFICIENT TO EFFECTIVELY OBSCURE THE ORIGINAL COLOR OF THE CONCRETE.
   a. APPLY THE CURING COMPOUND IN TWO APPLICATIONS TO ENSURE FULL COVERAGE OF THE CONCRETE, WITH THE SECOND COAT APPLIED IN A DIRECTION PERPENDICULAR TO THAT OF THE FIRST APPLICATION. DO NOT APPLY CURING COMPOUND TO CONSTRUCTION JOINT SURFACES, REINFORCING STEEL, OR EMBEDMENTS IN THE CONCRETE. CURING COMPOUND ON CONSTRUCTION JOINTS, REINFORCING STEEL, OR EMBEDMENTS SHALL BE COMPLETELY REMOVED BEFORE THE FOLLOWING CONCRETE POUR.
   b. SUPPLY BACKUP SPRAY EQUIPMENT AND SUFFICIENT WORKERS TO PROPERLY APPLY THE CURING COMPOUND.
   c. WITHIN 12 HOURS FOLLOWING THE APPLICATION OF THE CURING COMPOUND, THE TOP SURFACES SHALL BE COVERED WITH COTTON MATS, AN APPROVED VAPOR PROOF CURING PAPER, OR WHITE POLYETHYLENE SHEETING. IF THE COVERING USED IS COTTON MATS, IT SHALL BE KEPT CONTINUOUSLY WET DAY AND NIGHT FOR THE PERIOD OF TIME SPECIFIED ABOVE, AND IF CURING PAPER OR PLASTIC FILM IS USED, IT SHALL BE LEFT IN PLACE FOR THE SAME LENGTH OF TIME.
   d. CURING PAPER AND WHITE POLYETHYLENE SHEETING SHALL BE KEPT TIGHTLY IN PLACE BY TAPING AND WEIGHTING JOINTS, OR OTHER METHODS FOR THE PRESCRIBED LENGTH OF TIME. MEMBRANE CURING COMPOUNDS WHICH LEAVE A WAXY FILM ON THE CONCRETE SHALL NOT BE USED. AFTER THE CONCRETE HAS CURED FOR THE REQUIRED TIME, THE TOP SURFACES SHALL BE SWEPT CLEAN.
   e. ALL CONCRETE SHALL BE PROTECTED FROM DAMAGE AND ACCELERATED DRYING. NO FIRE OR EXCESSIVE HEAT SHALL BE PERMITTED NEAR THE CONCRETE AT ANY TIME.

STRUCTURAL DRAWING ABBREVIATIONS

BLDG	BUILDING
CONC	CONCRETE
&	AND
MB	MALLEABLE BOLT
PT	PRESERVATIVE TREATED
EX, EXIST	EXISTING
VIF	VERIFY IN FIELD
W/	WITH
OPP	OPPOSITE
SIM	SIMILAR
TYP	TYPICAL
@	AT
REINF	REINFORCEMENT
EA	EACH
OC	ON CENTER
BTM	BOTTOM
CLR	CLEAR
CL OR ℄	CENTERLINE
ø, DIA	DIAMETER
WP	WORK POINT

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NO.	DATE	BY	REVISION

LUTHER BURBANK PARK PIER REPAIR
CITY OF MERCER ISLAND

STRUCTURAL NOTES

DRAWN: TP	PROJECT NO.: 2000291
DESIGN: IDF	SCALE: AS SHOWN
CHECKED: AKB	DATE: 09/01/2021
DRAWING NO.	S-001
SHEET NO.	## OF ##

30% SUBMITTAL

CAD USER: tauniep PLOT DATE: Sep 14, 2021–03:31pm
PATH: V:\2000291 (Luther Burbank Pier Repairs)\02_Design (v2019)\30% Submittal\LBPR_S–001.dwg

Xrefs:
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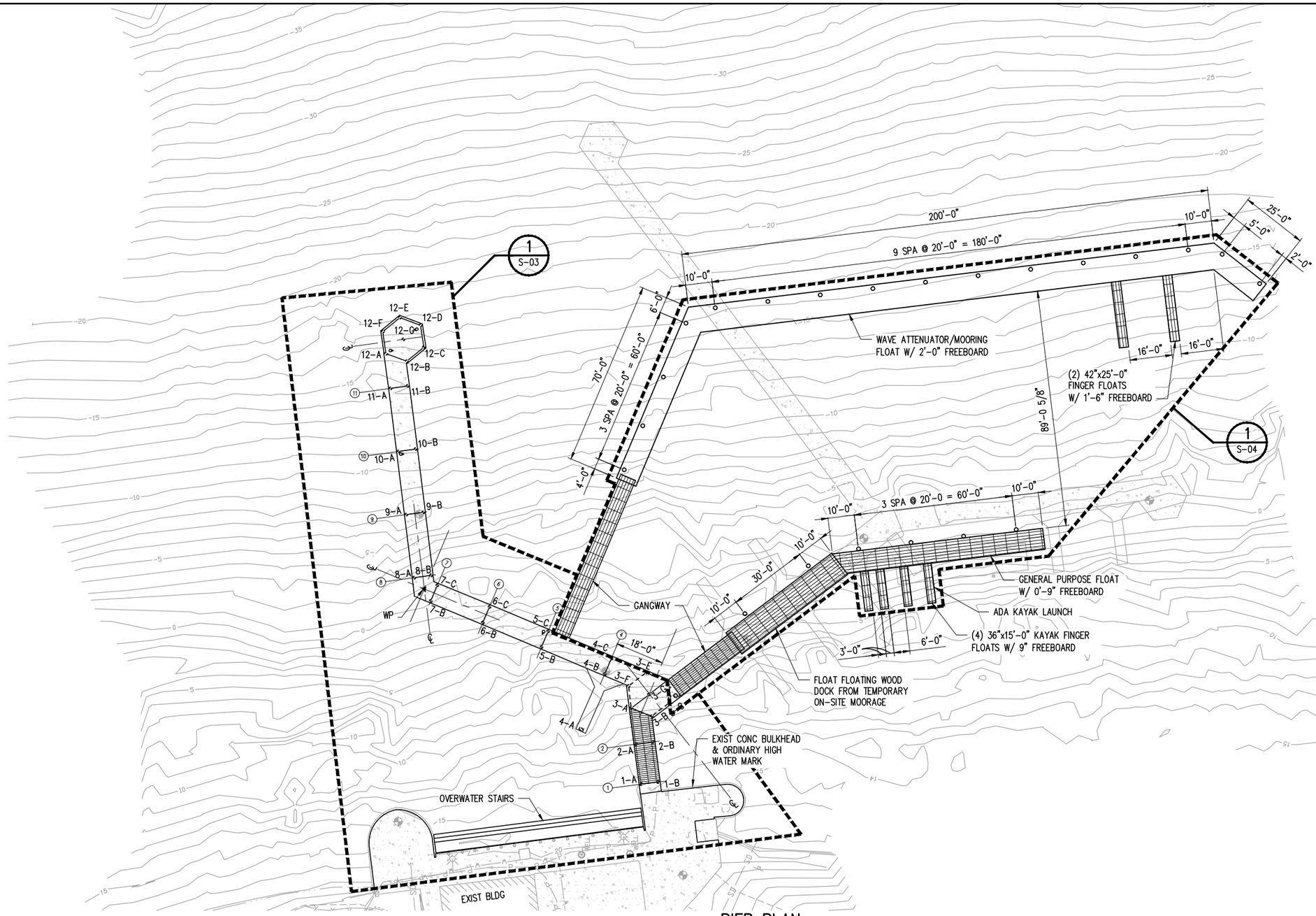

PIER PLAN

0 20 40 60

SCALE IN FEET

NOTES:

PROPOSED TOTAL OVERWATER COVERAGE: ~7000 SQ. FT.

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LUTHER BURBANK PARK PIER REPAIR

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PIER IMPROVEMENT PLAN

DRAWN: SQ	PROJECT NO.: 2000291
DESIGN: IDF	SCALE: AS SHOWN
CHECKED: AKB	DATE: 09/01/2021
DRAWING NO.	S-010
SHEET NO.	## OF ##

30% SUBMITTAL

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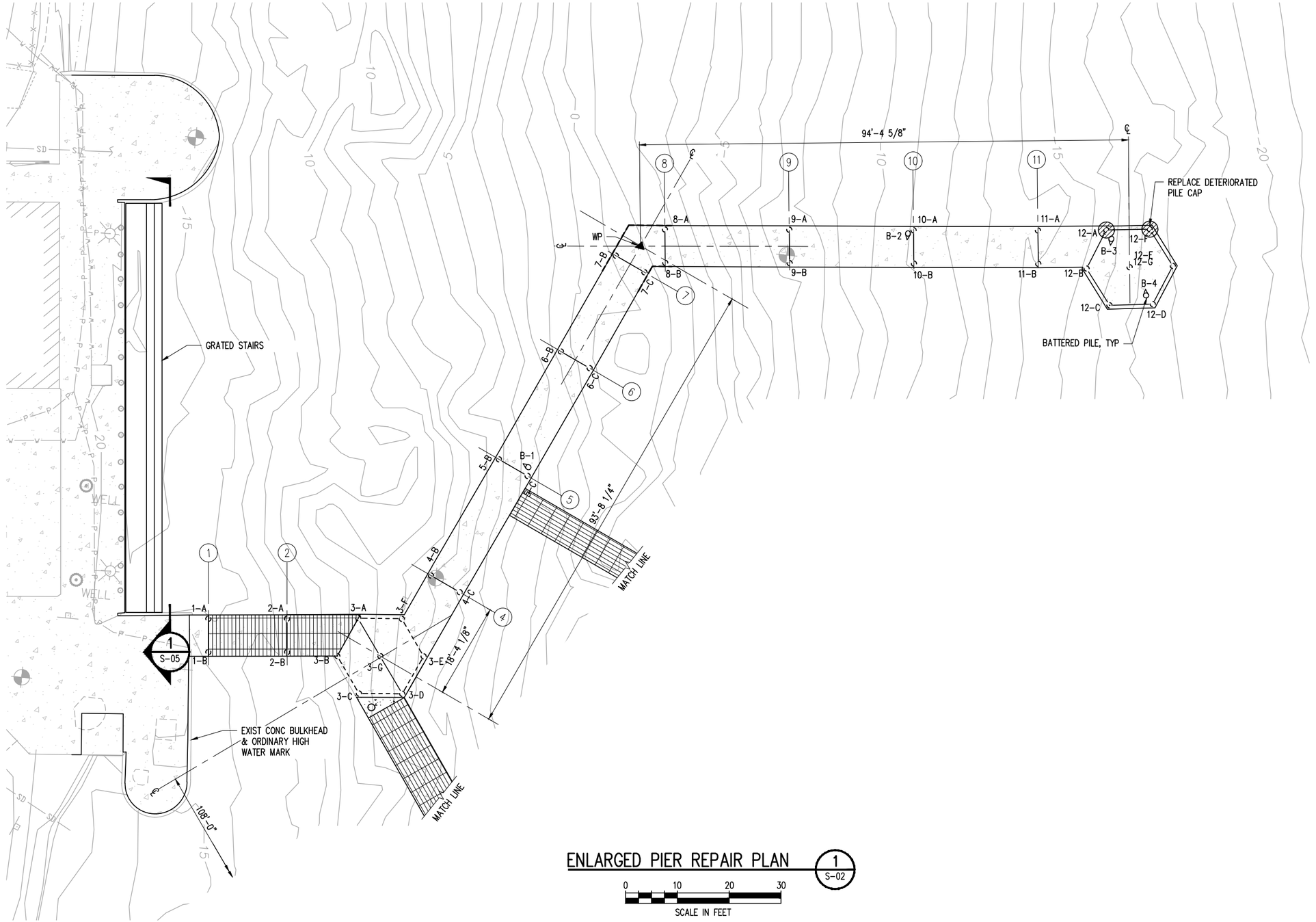

ENLARGED PIER REPAIR PLAN 1 S-02

0 10 20 30
SCALE IN FEET

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CITY OF MERCER ISLAND

ENLARGED PIER REPAIR PLAN

DRAWN: SQ	PROJECT NO.: 2000291
DESIGN: IDF	SCALE: AS SHOWN
CHECKED: AKB	DATE: 09/01/2021
DRAWING NO.	S-011
SHEET NO.	## OF ##

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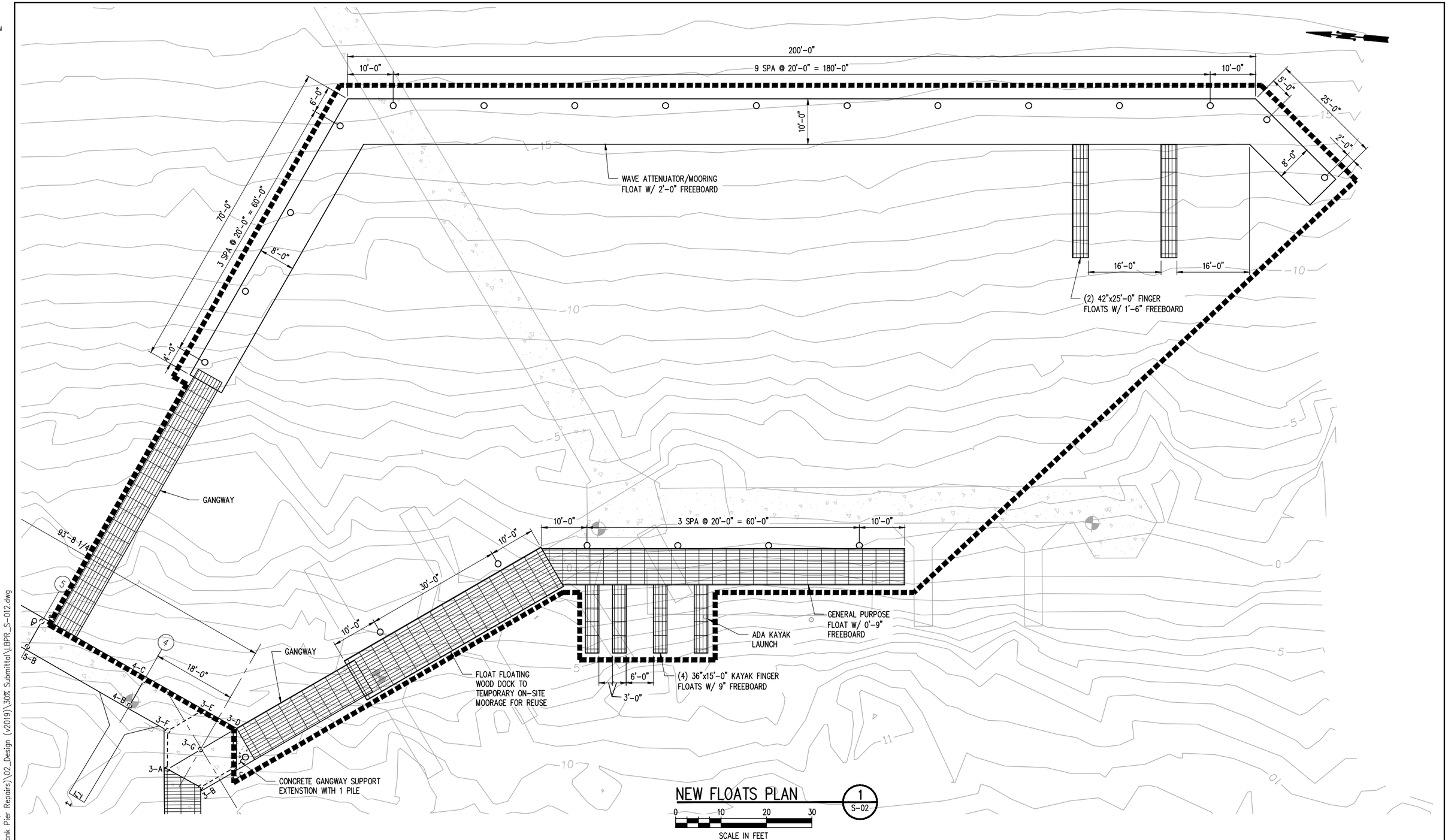

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LUTHER BURBANK PARK PIER REPAIR

CITY OF MERCER ISLAND

NEW FLOATS PLAN

DRAWN: SQ	PROJECT NO.: 2000291
DESIGN: IDF	SCALE: AS SHOWN
CHECKED: AKB	DATE: 09/01/2021
DRAWING NO.	S-012
SHEET NO.	## OF ##

30% SUBMITTAL

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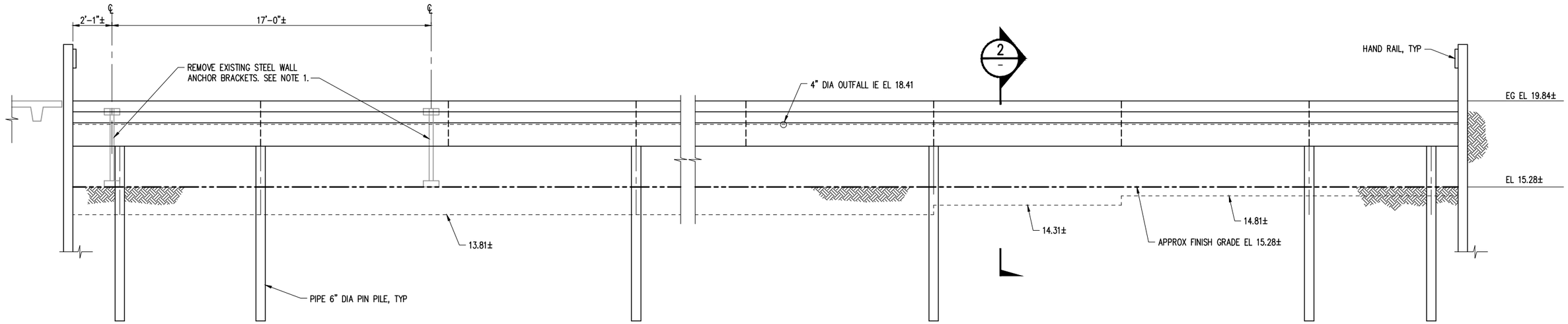
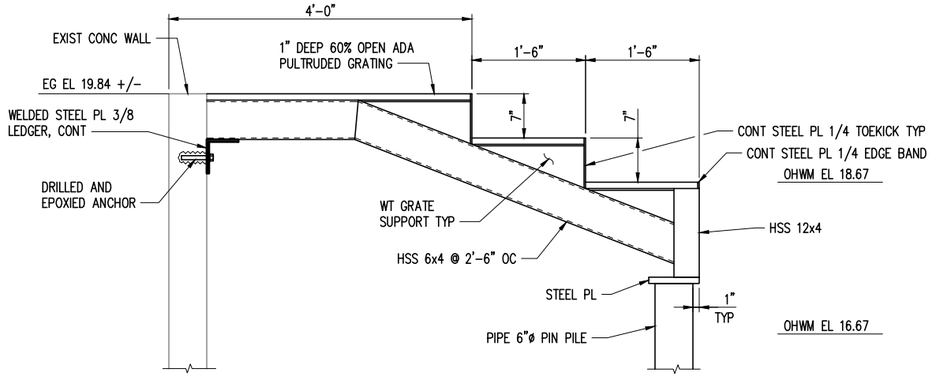


EAST ELEVATION (1 / S-03)
SCALE: 3/8" = 1'-0"



SECTION (2 / –)
NTS

NOTES:

1. BRACKETS ARE ATTACHED TO WALL W/ (3) 5/8"ø STEEL BOLTS. REMOVE BRACKET AND CUT AND GRIND BOLTS FLUSH TO WALL SURFACE.

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OVERWATER STAIR DETAILS

DRAWN: SQ	PROJECT NO.: 2000291
DESIGN: IDF	SCALE: AS SHOWN
CHECKED: AKB	DATE: 09/01/2021
DRAWING NO.	S-020
SHEET NO.	## OF ##

30% SUBMITTAL

CAD USER: haoyis PLOT DATE: Dec 29, 2021-11:02am
PATH: V:\2000291 (Luther Burbank Pier Repairs)\02_Design (v2019)\30% Submittal\LBPR_S-020.dwg

PRELIMINARY
NOT FOR CONSTRUCTION

PROPERTY & LAND USE INFORMATION

LOCATION: LUTHER BURBANK PARK
2040 84TH AVENUE

PROPERTY OWNER: CITY OF MERCER ISLAND

LEGAL DESCRIPTION: GL 6 LESS THE S 30 FT DEEDED TO KC FOR RD UNDER AUD FILE NO 1092750

APN: 0624059014
ZONING: R-15
PARCEL SIZE: 995,782 SF (22.86 ACRES)

LAND USE INFORMATION

19.02.010 USES PERMITTED IN SINGLE-FAMILY ZONE R-15
A.6 - PUBLIC PARKS PERMITTED
A. ACCESS TO LOCAL AND/OR ARTERIAL THOROUGHFARES SHALL BE REASONABLY PROVIDED.
B. OUTDOOR LIGHTING SHALL BE LOCATED TO MINIMIZE GLARE UPON ABUTTING PROPERTY AND STREETS.
C. MAJOR STRUCTURES, BALLFIELDS AND SPORT COURTS SHALL BE LOCATED AT LEAST 20 FEET FROM ANY ABUTTING PROPERTY.
D. IF A PERMIT IS REQUIRED FOR A PROPOSED IMPROVEMENT, A PLOT, LANDSCAPE AND BUILDING PLAN SHOWING COMPLIANCE WITH THESE CONDITIONS SHALL BE FILED WITH THE CITY DEVELOPMENT SERVICES GROUP (DSG) FOR ITS APPROVAL.

CURRENT USE IS "STORAGE ACCESSORY TO PARK"

19.07.110 SHORELINE MASTER PROGRAM
B.1 - LEGAL NONCONFORMING USES & STRUCTURES MAY CONTINUE
C.1 - SITE IS IN URBAN PARK ENVIRONMENT
GOVERNMENT SERVICES, PUBLIC FACILITIES, PARKS & OPEN SPACE PERMITTED (TABLE A)
E.1 - SHORELAND DEVELOPMENT STANDARDS LANDWARD OF OHWM:
SETBACK FOR ALL STRUCTURES & PARKING: 25' FROM OHWM
MAXIMUM IMPERVIOUS SURFACE COVERAGE: 10% BETWEEN 0' & 25' FROM OHWM
30% BETWEEN 25' & 50' FROM OHWM
ORDINARY HIGH WATER MARK IS 18'-6"

BUILDING CODE INFORMATION

APPLICABLE CODE: 2018 INTERNATIONAL BUILDING CODE W/ W/ WASHINGTON STATE AMMENDMENTS
2018 INTERNATIONAL EXISTING BUILDING CODE W/ W/ WASHINGTON STATE AMMENDMENTS

CONSTRUCTION TYPE: CHAPTER 6 CURRENT STRUCTURE IS TYPE IIB, NON-SPRINKLED
NONCOMBUSTIBLE CONSTRUCTION
PRIMARY FRAME: NO RATING REQUIRED
BEARING WALLS: NO RATING REQUIRED
FLOOR STRUCTURE: NO RATING REQUIRED
ROOF STRUCTURE: NO RATING REQUIRED

OCCUPANCY TYPE: CHAPTER 3 CURRENT OCCUPANCY IS S-1 STORAGE
NEW OUTDOOR CLASSROOM OCCUPANCY: B
SPACE USED FOR ASSEMBLY WITH OCCUPANT LOAD LESS THAN 50

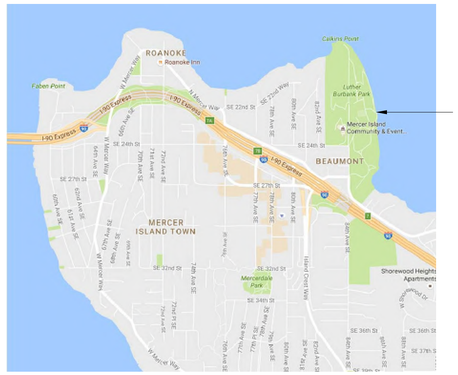
HEIGHTS & AREAS: CHAPTER 5 EXISTING BUILDING HEIGHTS & AREAS:
BOILER BUILDING: (1) STORY, 24' HIGH, 1600 SF
CONCESSIONS BUILDING: (1) STORY, 8'-2" HIGH, 835 SF
W/ NEW OUTDOOR CLASSROOM: (2) STORIES, 12'-8" HIGH, 1670 SF
ALLOWABLE HEIGHTS & AREAS
TYPE IIB CONSTRUCTION, NON-SPRINKLED, B&S OCCUPANCY:
(2) STORIES, 55' HIGH, 17,500 SF PER STORY
NON-SEPARATED OCCUPANCIES PERMITTED PER IBC SECTION 508.3

OCCUPANT LOADS: TABLE 1004.1.2 CURRENT OCCUPANT LOAD (STORAGE): 1600 SF/300 = (6) OCCUPANTS
(1) EXIT REQUIRED
NO CHANGE TO EXISTING BOILER BUILDING
NEW OUTDOOR CLASSROOM: 835 SF/20 = (42) OCCUPANTS
(1) EXIT REQUIRED

ACCESSIBILITY: CHAPTER 11, ANSI A117.1 BATHROOMS & CONCESSION TO BE REMODELED FOR ACCESSIBILITY
ACCESSIBLE ROUTE FROM PARKING AREA TO BUILDING SITE TO BE PROVIDED BY PATH NORTH OF BUILDING SITE
ACCESSIBLE ROUTE TO BE PROVIDED FROM GRADE AT BATHROOMS TO NEW OUTDOOR CLASSROOM

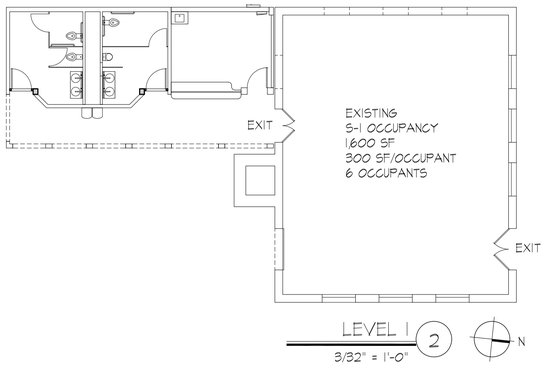
OCCUPANCY CHANGE: IEBC REQUIRES THE REMEDY OF UNSAFE CONDITIONS PRIOR TO CHANGE OF USE OR OCCUPANCY OF HISTORIC BUILDING.
SEISMIC MITIGATION INCLUDING REINFORCING THE TOWER, SECURING MASONRY VENEER, AND SHORING LATERAL FORCES WILL BE PART OF PROJECT FUNDED AND PERFORMED SEPARATELY FROM THIS PROJECT. THE SEISMIC MITIGATION WILL BE EXISTING CONDITIONS WHEN THIS PROJECT IS BUILT.

DRAWING INDEX

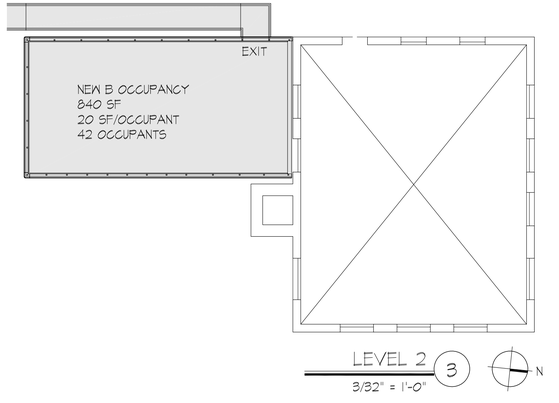


PROJECT LOCATION IN LUTHER BURBANK PARK

LOCATION PLAN 1 — NO SCALE



LEVEL 1 — 2 — 3/32" = 1'-0"



LEVEL 2 — 3 — 3/32" = 1'-0"

PROJECT DESCRIPTION

* NEW SECOND FLOOR OUTDOOR CLASSROOM ON (E) ROOF
* NEW DECK/RAMP ACCESS TO OUTDOOR CLASSROOM
* RENOVATION OF (E) TOILET ROOMS
* RENOVATION OF (E) CONCESSION AREA IN BATHROOM BUILDING
* BUILDING ELECTRICAL SERVICE, PANELS & DISTRIBUTION

PROJECT DIRECTORY

OWNER
CITY OF MERCER ISLAND
PARKS & RECREATION DEPARTMENT
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MERCER ISLAND WA 98040
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CARDINAL ARCHITECTURE PC
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STRUCTURAL ENGINEER
SSF ENGINEERS
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FSI ENGINEERS
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ELECTRICAL ENGINEER
TFAB ENGINEERS
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SEATTLE WA 98109
CONTACT: KEVIN WARTELLE
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COST ESTIMATOR
DCW COST MANAGEMENT
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CONTACT: TRISH DREW
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REVISIONS

LUTHER BURBANK PARK BOILER BUILDING RENOVATIONS

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ARCHITECTURE PC

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SEATTLE WA 98101
206-624-2365 T

#2119

23 JULY 2021

PROJECT INFORMATION

T1

SITE PLAN 1
1/8" = 1'-0"

PRELIMINARY
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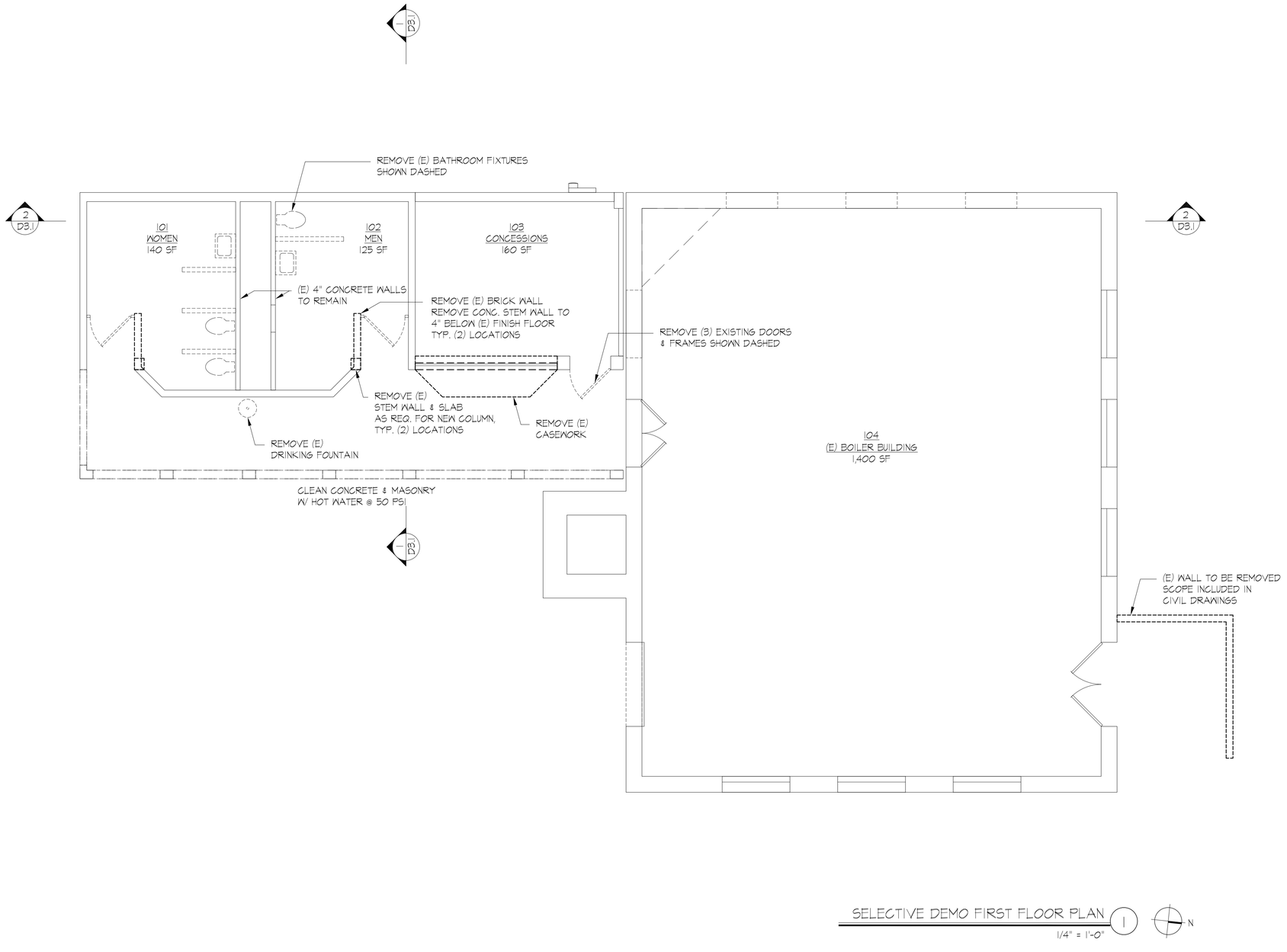
SITE PLAN

A-010



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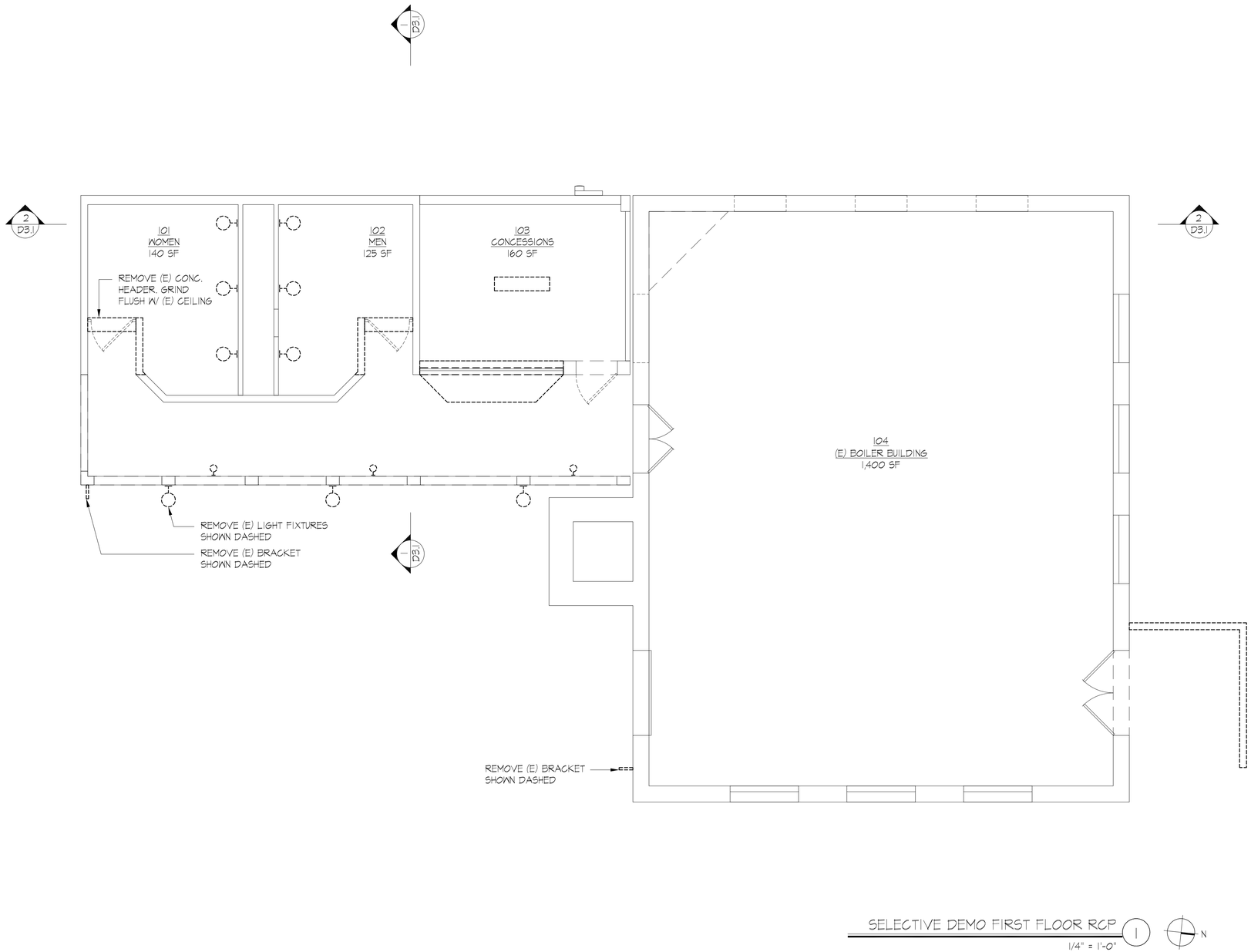
SELECTIVE DEMO
FIRST FLOOR PLAN

AD-021



SELECTIVE DEMO FIRST FLOOR RCP

1/4" = 1'-0"

N

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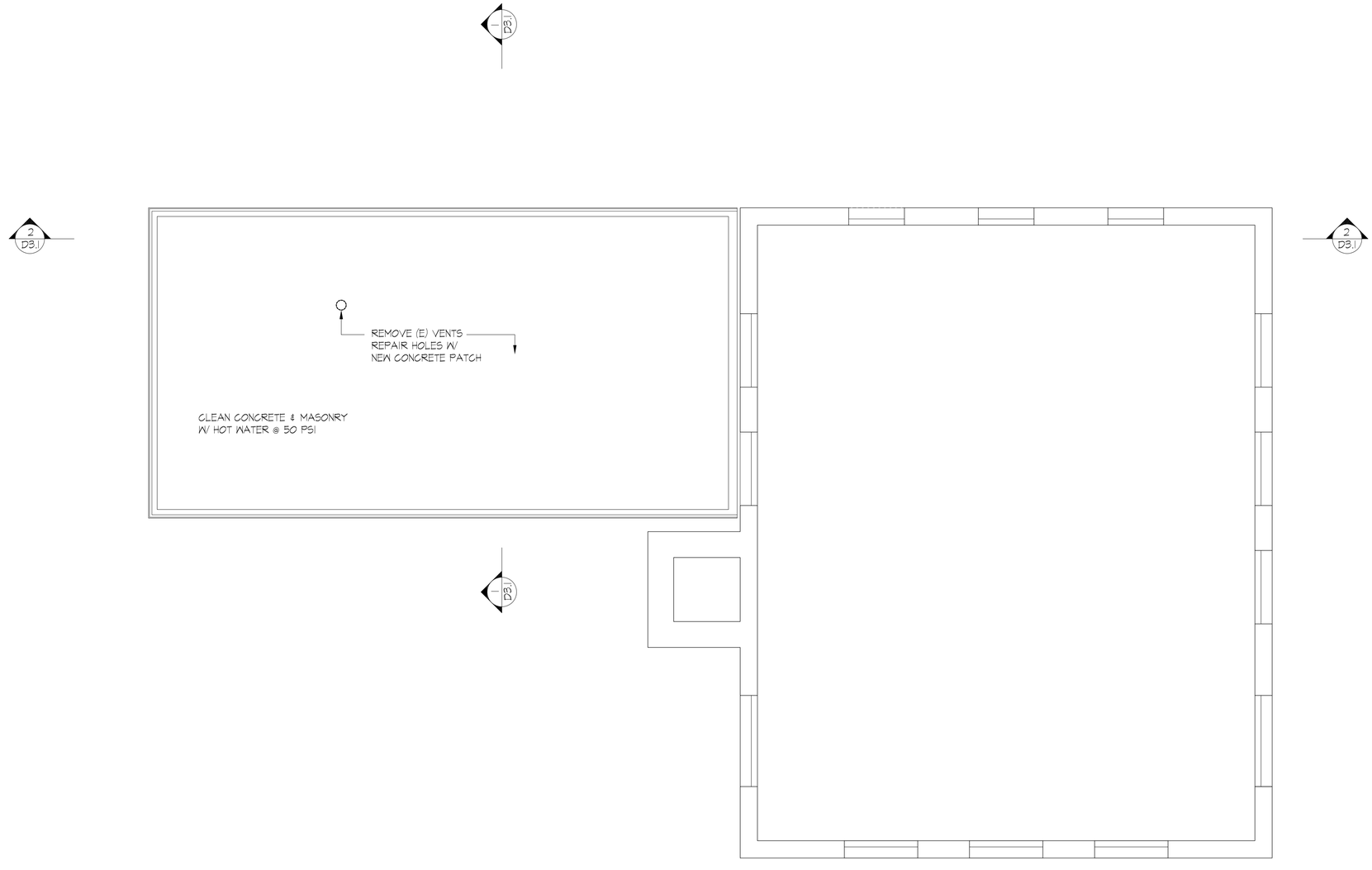
SELECTIVE DEMO
FIRST FLOOR RCP

AD-022



SELECTIVE DEMO SECOND FLOOR PLAN 1

1/4" = 1'-0"

N

PRELIMINARY
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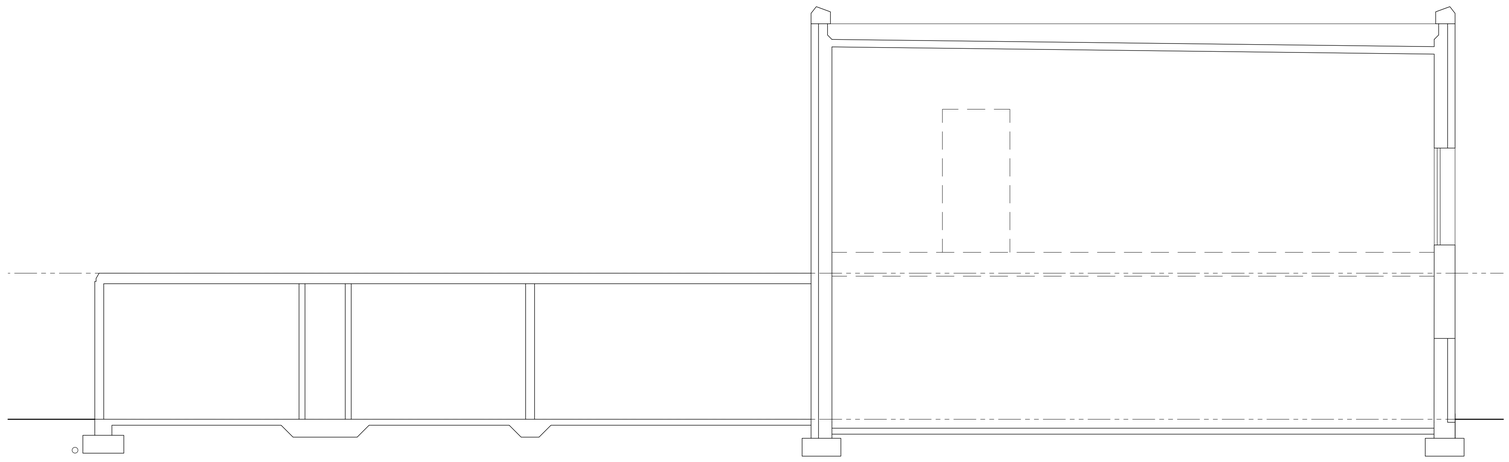
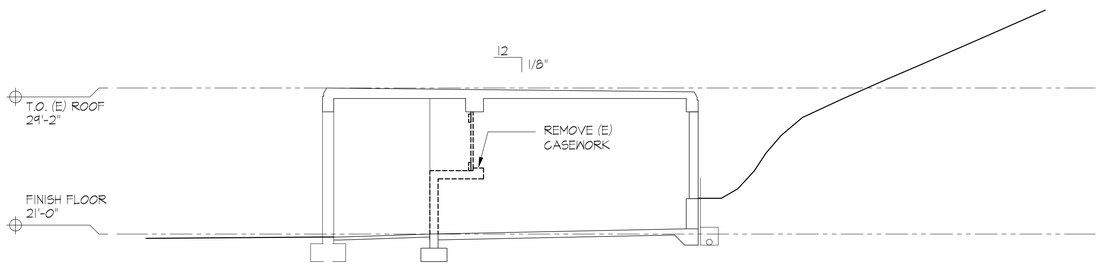
SELECTIVE DEMO
2ND FLOOR PLAN

AD-023



SELECTIVE DEMO BUILDING SECTION 2 (2)

1/4" = 1'-0"



SELECTIVE DEMO BUILDING SECTION 1 (1)

1/4" = 1'-0"

PRELIMINARY
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REVISIONS

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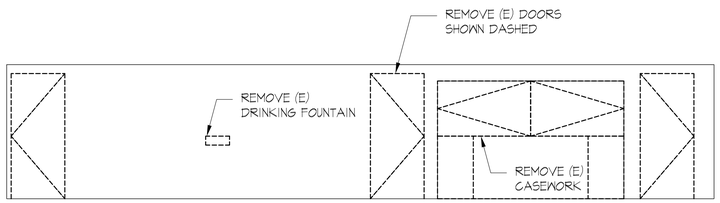
23 JULY 2021

SELECTIVE DEMO BUILDING SECTIONS

AD-031

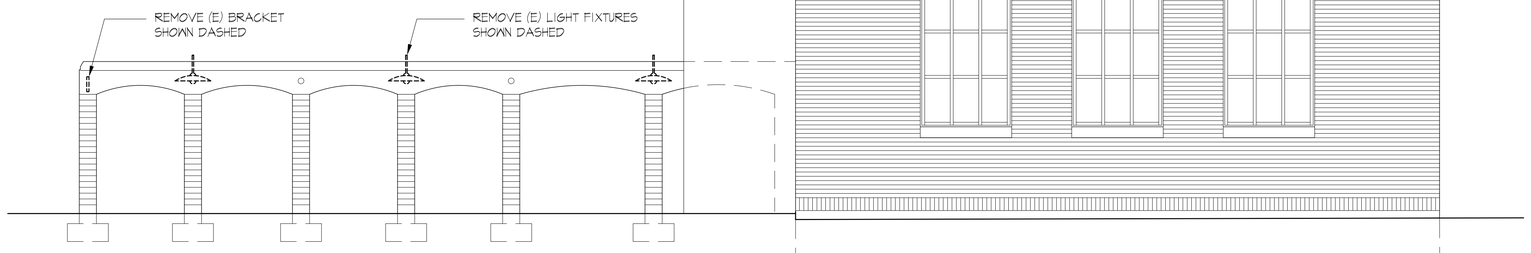
SELECTIVE DEMO SOUTH ELEVATION 2

1/4" = 1'-0"



SELECTIVE DEMO PARTIAL EAST ELEVATION 3

1/4" = 1'-0"



SELECTIVE DEMO EAST ELEVATION 1

1/4" = 1'-0"

PRELIMINARY
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REVISIONS

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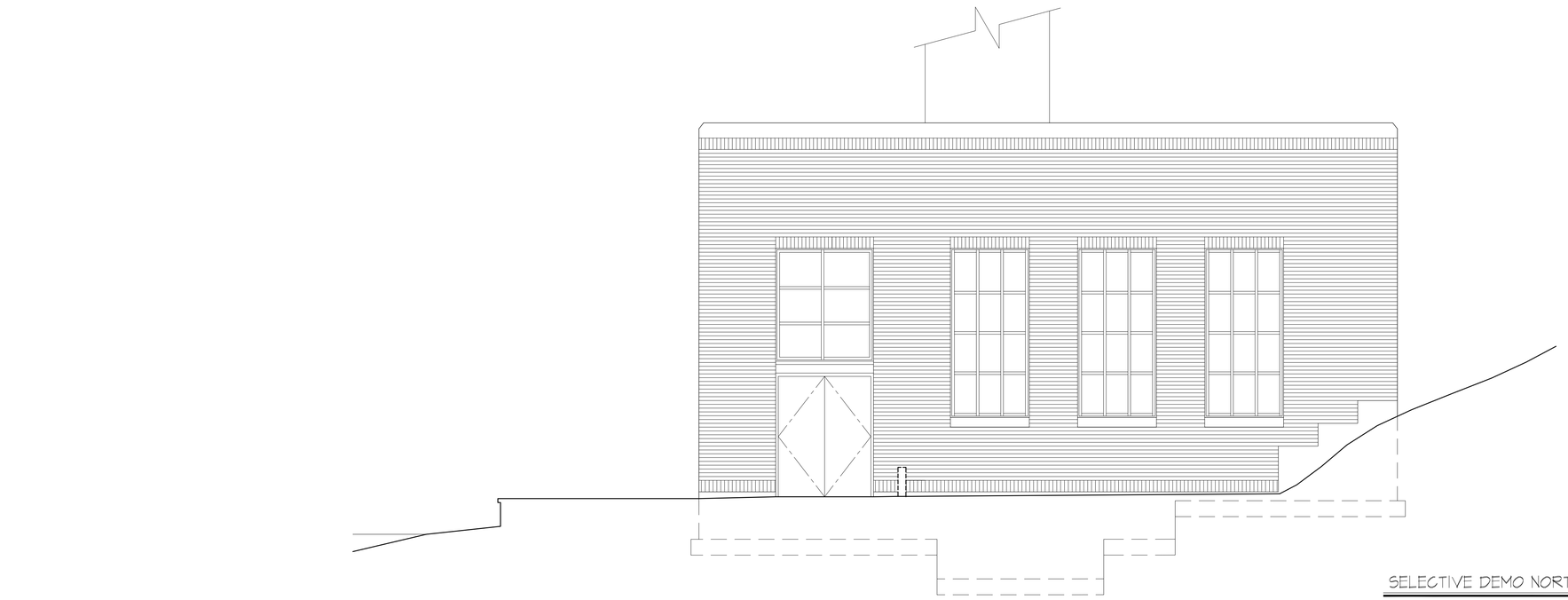
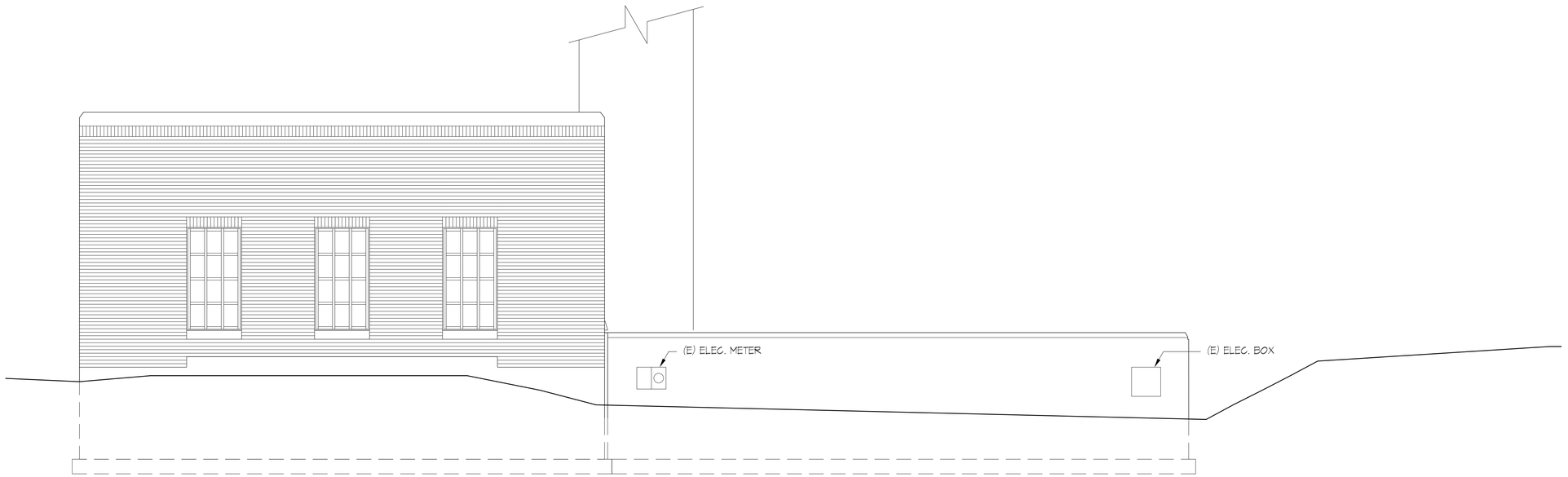
SELECTIVE DEMO
BUILDING
ELEVATIONS

AD-041



SELECTIVE DEMO NORTH ELEVATION (4)

1/4" = 1'-0"



SELECTIVE DEMO WEST ELEVATION (3)

1/4" = 1'-0"

PRELIMINARY
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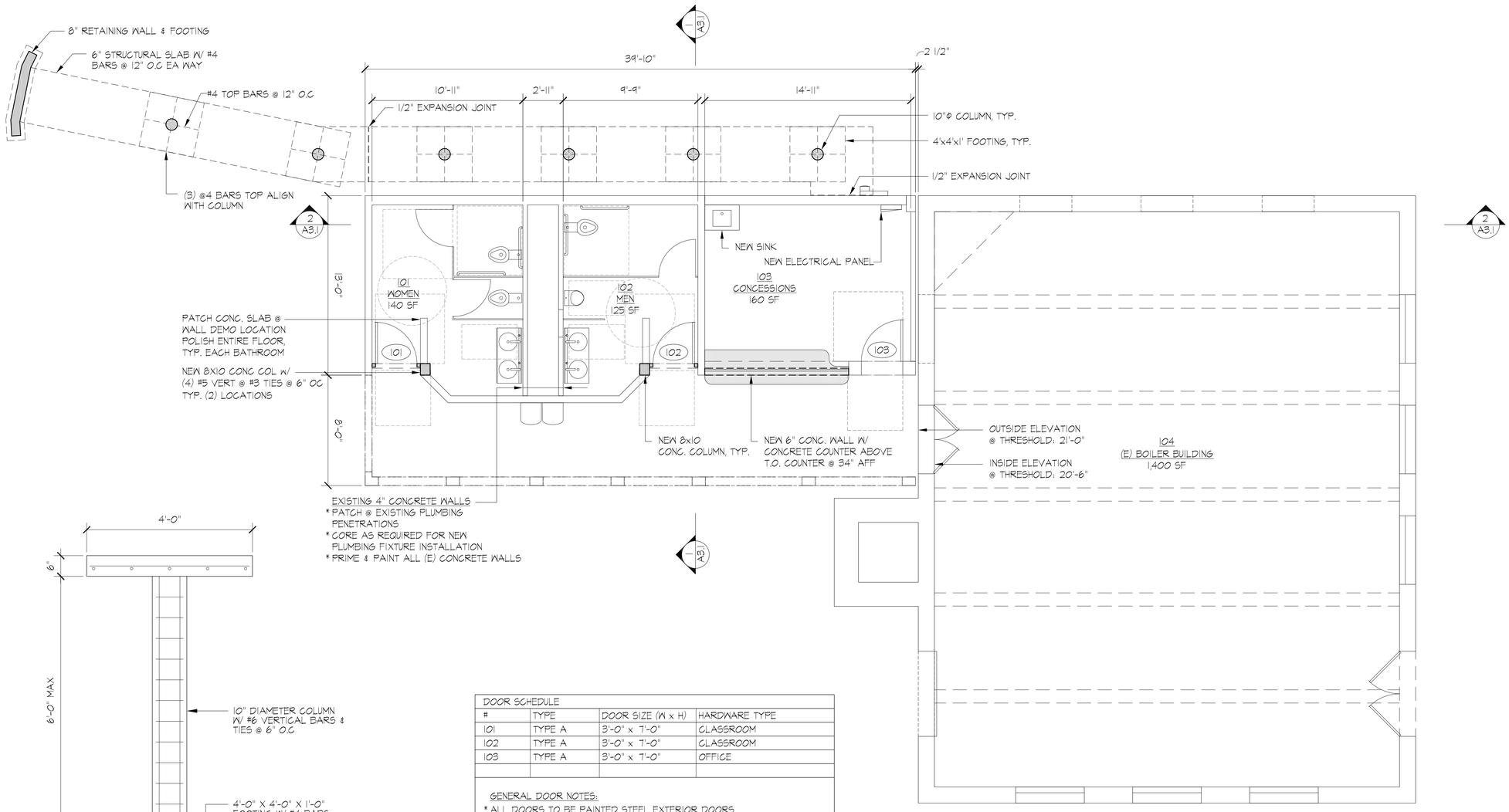
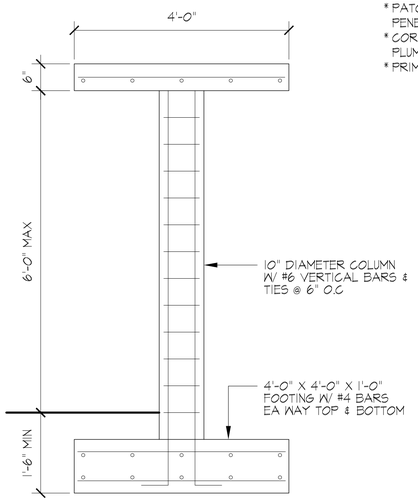
SELECTIVE DEMO
BUILDING
ELEVATIONS

AD-042





RAMP SECTION 2
3/4" = 1'-0"

DOOR SCHEDULE			
#	TYPE	DOOR SIZE (W x H)	HARDWARE TYPE
101	TYPE A	3'-0" x 7'-0"	CLASSROOM
102	TYPE A	3'-0" x 7'-0"	CLASSROOM
103	TYPE A	3'-0" x 7'-0"	OFFICE

GENERAL DOOR NOTES:
* ALL DOORS TO BE PAINTED STEEL EXTERIOR DOORS
* NEW PAINTED HOLLOW METAL FRAMES AT ALL NEW DOOR LOCATIONS
* NEW DOOR HARDWARE TO BE ACCESSIBLE LEVER TYPE

TOILET ROOM ACCESSORIES
* STAINLESS STEEL TOILET PARTITIONS
* SEAT COVER DISPENSERS - (1) AT EACH WC
* TOILET PAPER DISPENSERS - (1) AT EACH WC
* GRAB BARS - (3) AT EACH ACCESSIBLE WC
* TRASH CAN - (1) PER BATHROOM
* STAINLESS STEEL SECURITY MIRROR - (1) PER BATHROOM
* MANUAL PAPER TOWEL DISPENSER BY VENDOR
* SOAP DISPENSER BY VENDOR

FLOOR PLAN 1
1/4" = 1'-0"
N

PRELIMINARY
NOT FOR CONSTRUCTION

REVISIONS

LUTHER BURBANK PARK
BOILER BUILDING
RENOVATIONS

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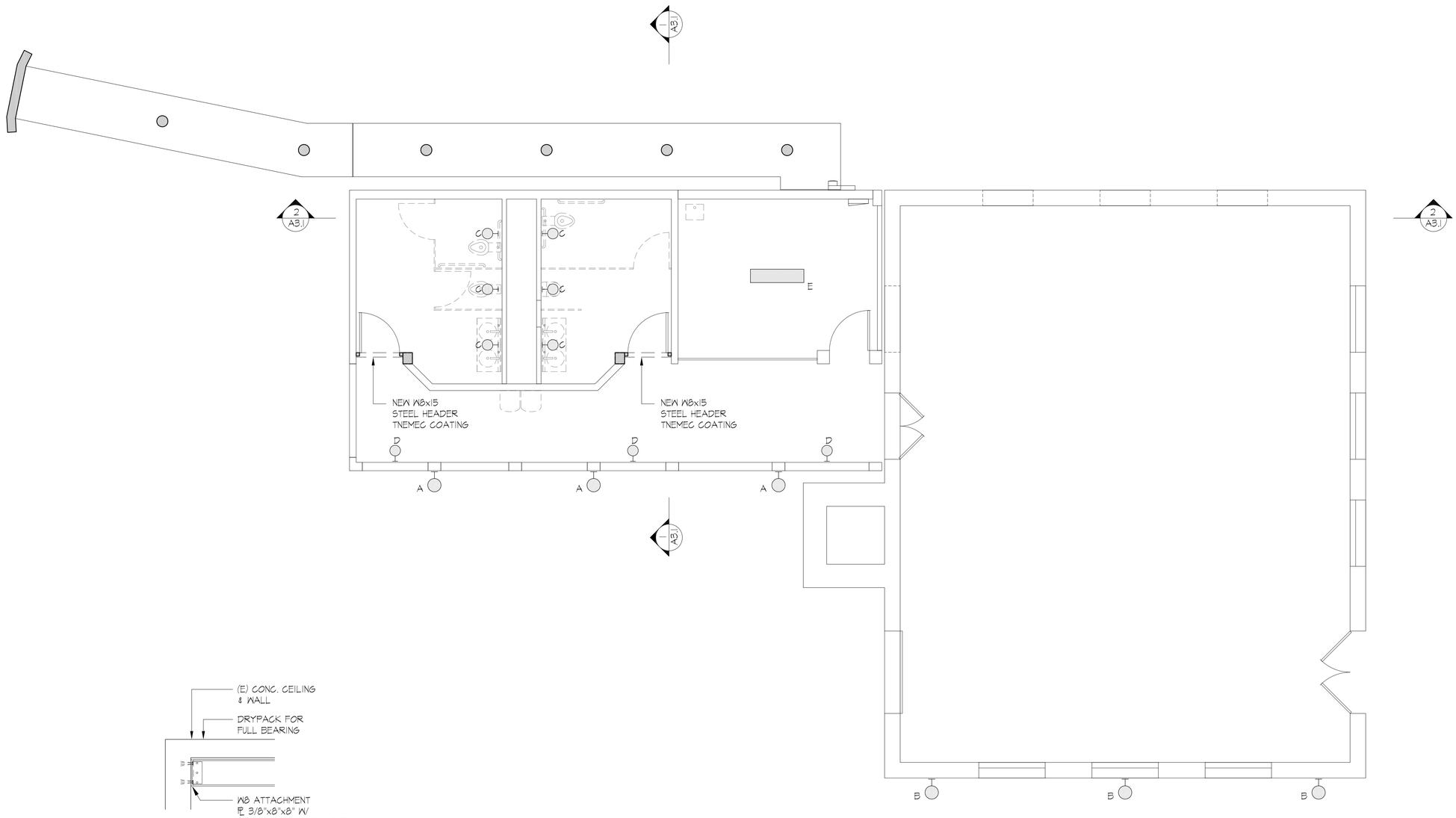
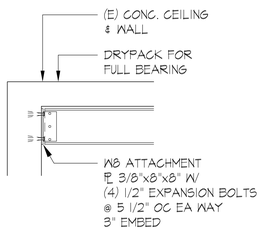
FIRST FLOOR PLAN

A-021

LIGHTING SCHEDULE

#	TYPE	PRODUCT	FINISH	SHADE	LAMP	NOTES
A	TROY RLM HEAVY DUTY ALUMINUM SHADE	TROY RHI6LED1227BB-C-FGNG				
B	WE-EF SURFACE MOUNTED LUMINAIRES	WE-EF RLS410 131-9604 LED-3/6/700 MA-2700K				
C	A-LIGHT 2' LONG LED WALL MOUNTED FIXTURE	A-LIGHT 03, 1" DROP LENSE				
D	WALL PACK LED LIGHT FIXTURE	LITHONIA TAX				
E	4' SURFACE-MOUNTED LED FIXTURE	LITHONIA BLWP				





DETAIL @ HEADER 2
3/4" = 1'-0"

FIRST FLOOR RCP 1
1/4" = 1'-0"

N

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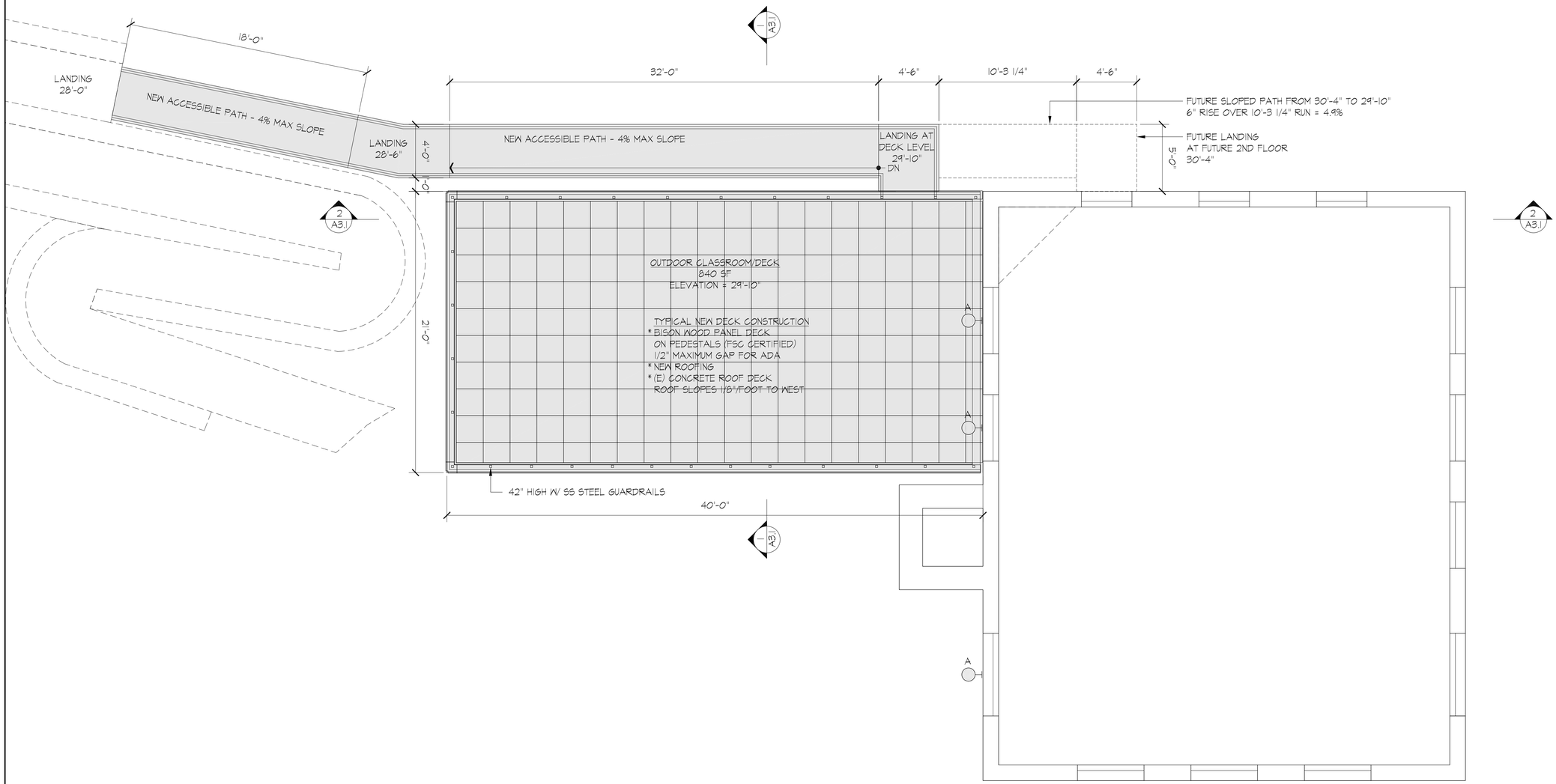
FIRST FLOOR RCP

A-022



SECOND FLOOR PLAN
1/4" = 1'-0"

N

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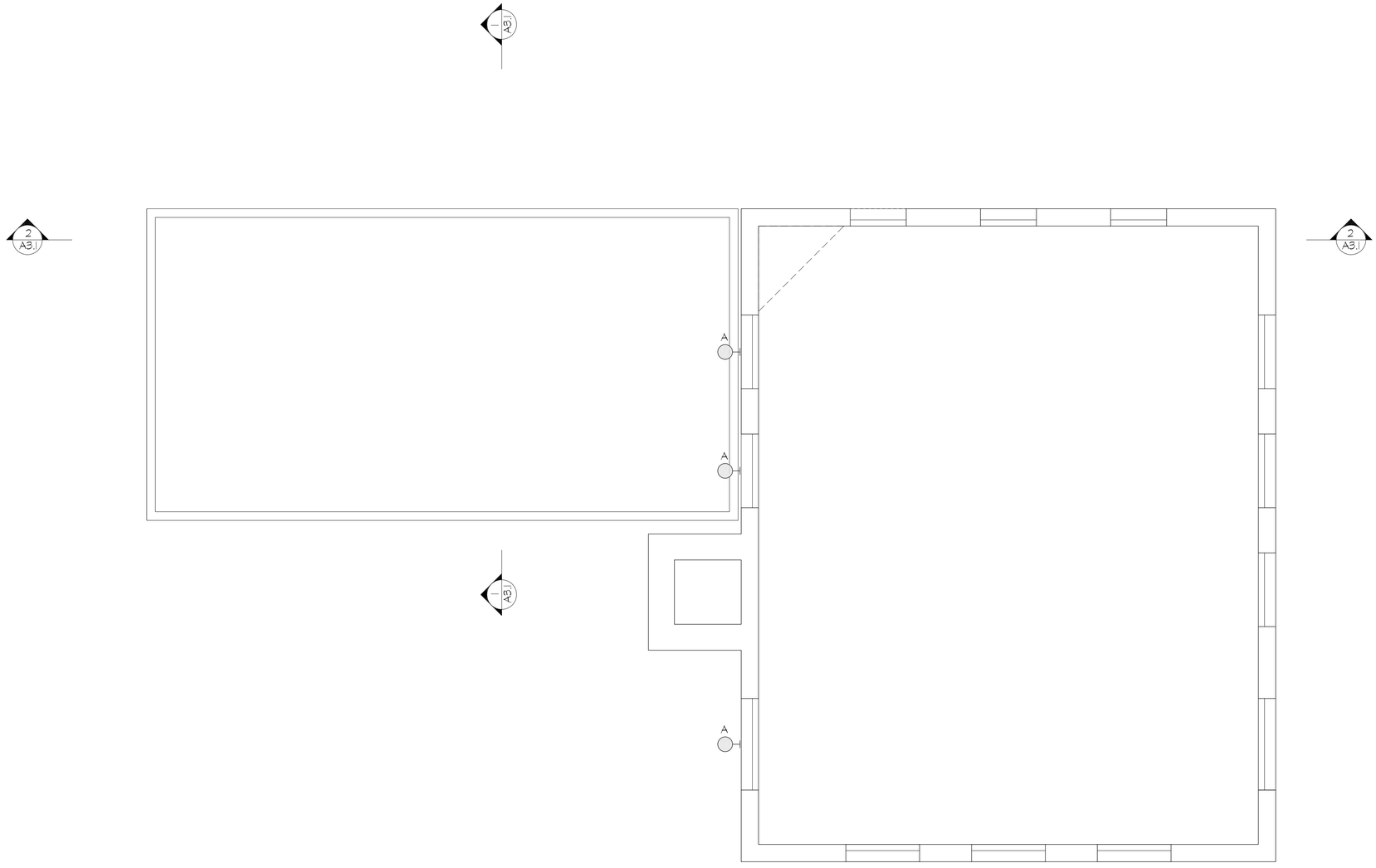
2ND FLOOR PLAN

A-023



SECOND FLOOR RCP
1/4" = 1'-0"

N

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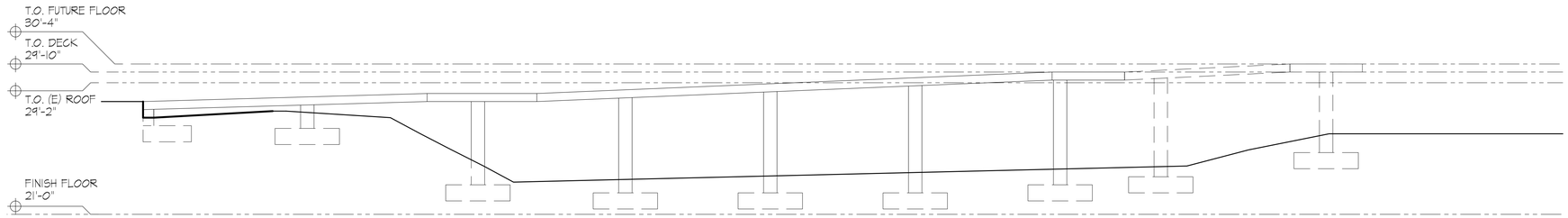
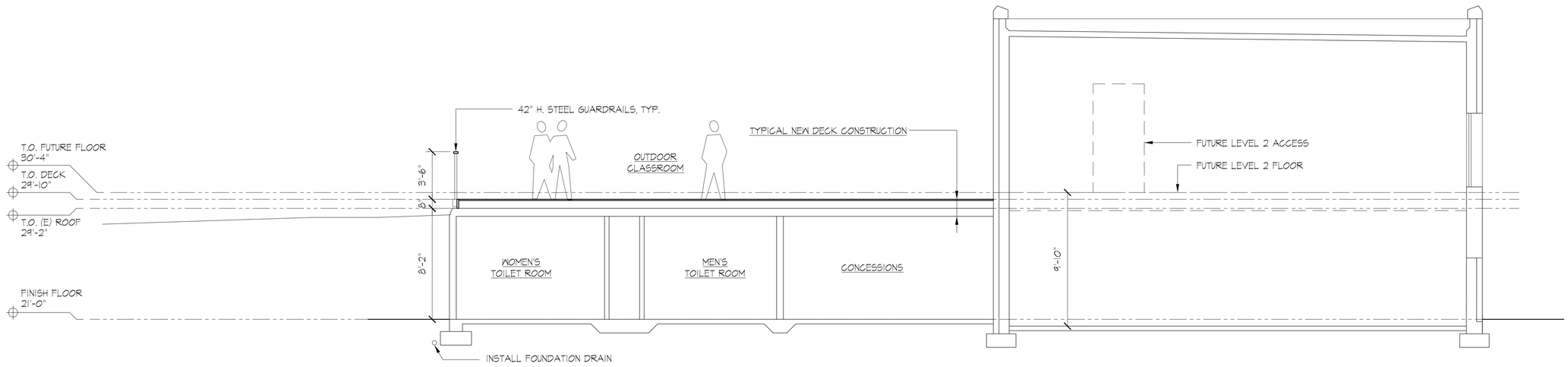
2ND FLOOR RCP

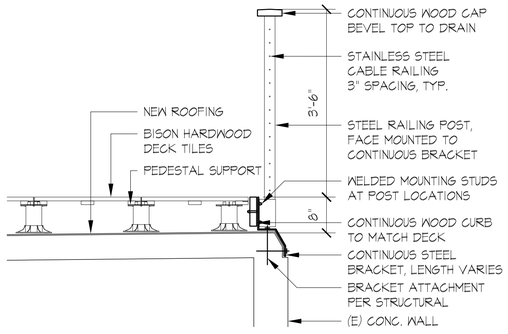
A-024



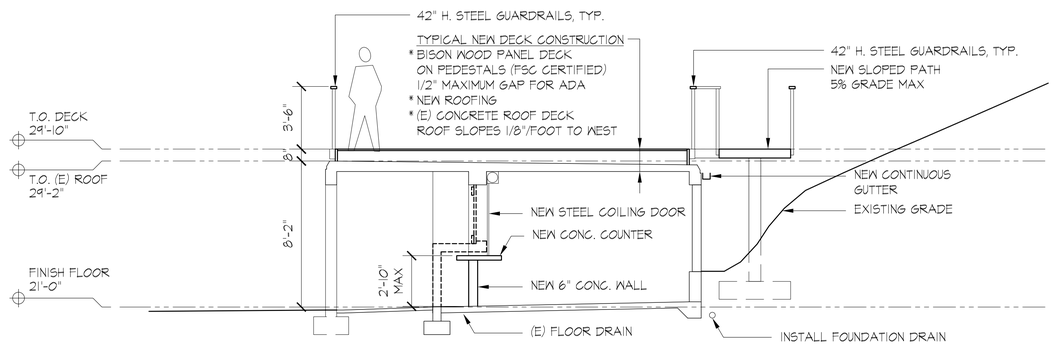
BUILDING SECTION 3 — 3
1/4" = 1'-0"



BUILDING SECTION 2 — 2
1/4" = 1'-0"



DETAIL @ DECK RAILING — 4
3/4" = 1'-0"



BUILDING SECTION 1 — 1
1/4" = 1'-0"

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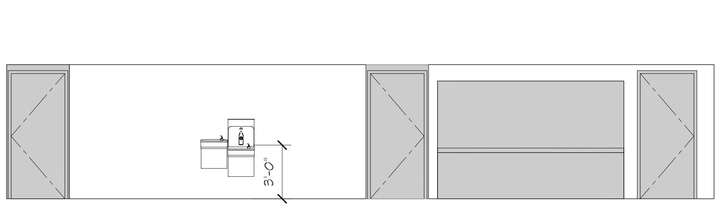
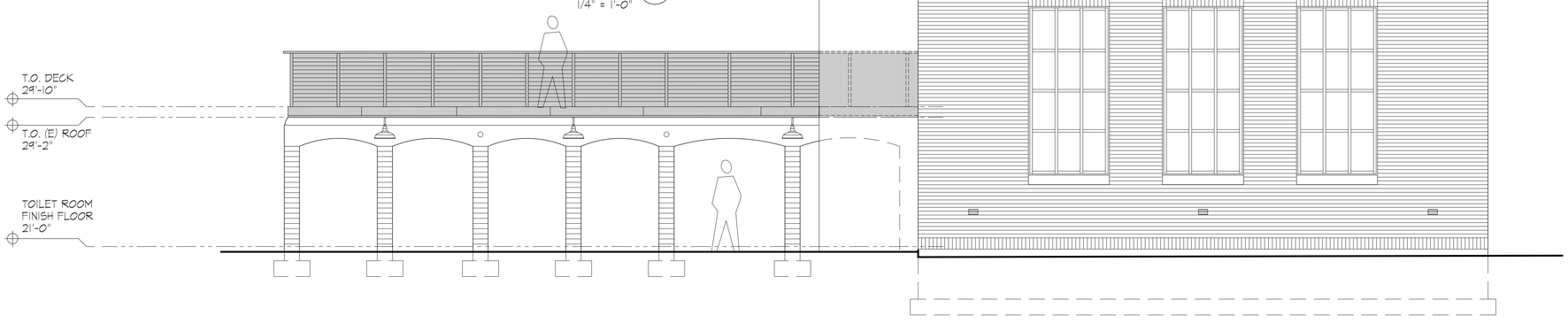
BUILDING SECTIONS

A-031

SOUTH ELEVATION 2
1/4" = 1'-0"



PARTIAL EAST ELEVATION 3
1/4" = 1'-0"



EAST ELEVATION 1
1/4" = 1'-0"

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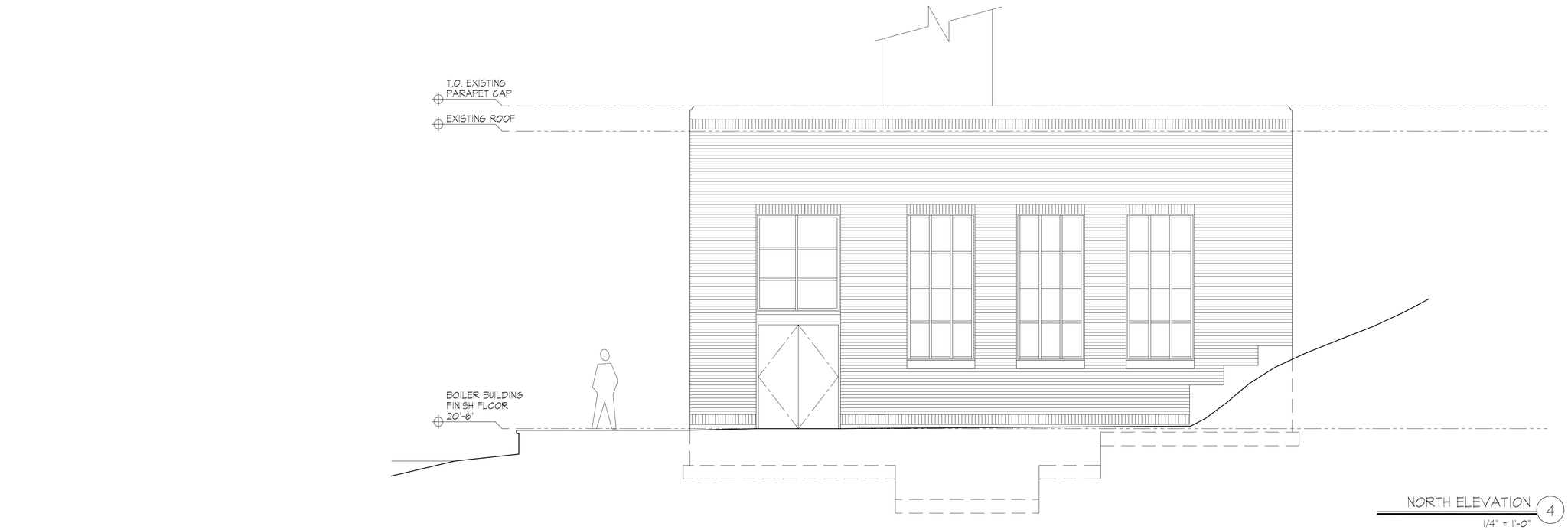
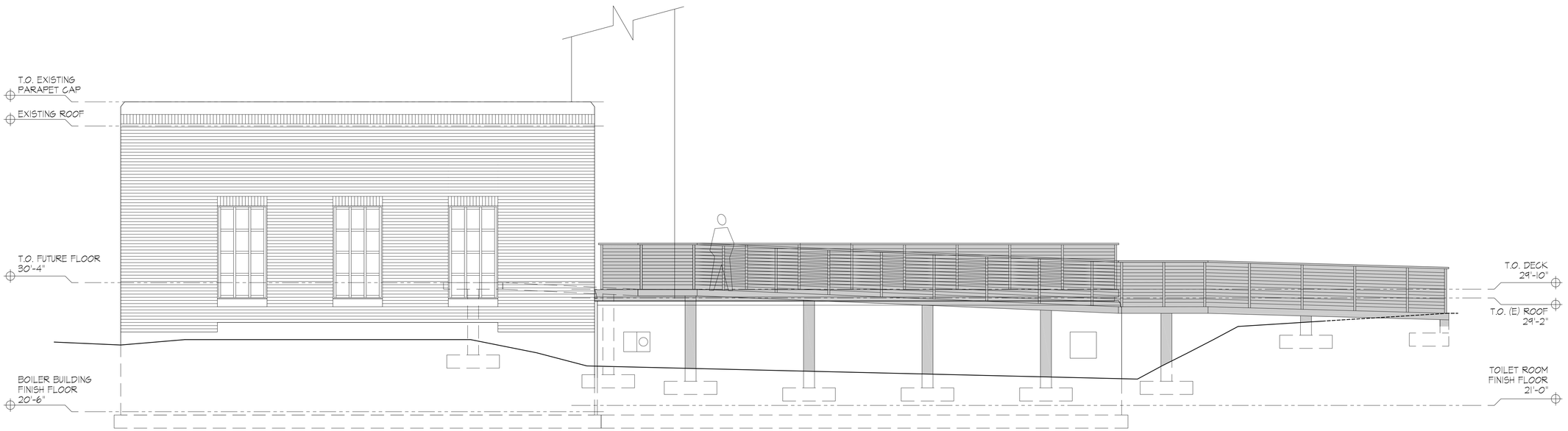
BUILDING
ELEVATIONS

A-041



NORTH ELEVATION (4)
1/4" = 1'-0"



WEST ELEVATION (3)
1/4" = 1'-0"

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BUILDING
ELEVATIONS

A-042

GENERAL LEGEND

- NORTH ARROW
- DETAIL/DRAWING REFERENCE
- SECTION REFERENCE
- CONSTRUCTION NOTE
- REVISION SYMBOL
- POINT OF CONNECTION
- BOLD LINE WEIGHT INDICATES NEW WORK
- LIGHT LINE WEIGHT INDICATES EXISTING WORK
- SLASHED LINE INDICATES EXISTING WORK TO BE DEMOLISHED

PLUMBING LEGEND

- DOMESTIC COLD WATER (CW)
- DOMESTIC HOT WATER (HW)
- DOMESTIC HOT WATER CIRCULATING (HWC)
- SOIL, WASTE (S,W)
- VENT (V)
- PIPING IDENTIFIER, SEE ABBREVIATIONS
- ELBOW DOWN
- ELBOW UP
- TEE
- TEE DN
- TEE UP
- ISOLATION OR SHUT-OFF VALVE (NO), TYPE AS SPECIFIED
- ISOLATION OR SHUT-OFF VALVE (NC), TYPE AS SPECIFIED
- BALL VALVE (NO)
- BALL VALVE (NC)
- BUTTERFLY VALVE (NO)
- BUTTERFLY VALVE (NC)
- GLOBE VALVE (NO)
- GLOBE VALVE (NC)
- THROTTLING VALVE, TYP AS SPECIFIED
- METERING BALANCING VALVE
- CHECK VALVE
- CONTROL VALVE
- PLUG VALVE
- PRESSURE REGULATING VALVE
- PRESSURE REDUCING VALVE
- PRESSURE RELIEF VALVE
- BACKFLOW PREVENTER
- CAP
- BLIND FLANGE
- EXPANSION JOINT
- REDUCER
- PRESSURE GAUGE
- STRAINER
- UNION
- PRESSURE/TEMPERATURE TAP
- TEMPERATURE GAUGE

PLUMBING ABBREVIATIONS

AW	ACID WASTE
A	AIR, COMPRESSED AIR
BOP	BOTTOM OF PIPE
C	CONDENSATE
CA	COMPRESSED AIR
CI	CAST IRON
CF	CHEMICAL FEED
CIRC	CIRCULATING
CW	CITY WATER; DOMESTIC COLD WATER
CO	CLEAN OUT
CA	COMPRESSED AIR
DI	DEIONIZED WATER
DW	DISTILLED WATER
DOM	DOMESTIC
DR	DOOR; DRAIN
DF	DRINKING FOUNTAIN
ES	EMERGENCY SHOWER
FCO	FLOOR CLEAN OUT
FD	FLOOR DRAIN
FPHB	FREEZE PROOF HOSE BIBB
GPH	GALLONS PER HOUR
HB	HOSE BIBB
HW	DOMESTIC HOT WATER
HWC	DOMESTIC HOT WATER CIRCULATING
IPC	INTERNATIONAL PLUMBING CODE
IW	INDIRECT WASTE
JAN	JANITOR
L	LAVATORY
MV	MEDICAL VACUUM
N	NITROGEN
NG	NATURAL GAS
NO	NITROUS OXIDE; NUMBER
NPW	NON-POTABLE WATER
O	OXYGEN
PC	PUMPED CONDENSATE
PLBG	PLUMBING
PNEU	PNEUMATIC
PRV	PRESSURE REDUCING VALVE
RWL	RAIN WATER LEADER
RECIRC	RECIRCULATING
RD	ROOF DRAIN
S	SOIL
SS	SANITARY SEWER; SERVICE SINK; STAINLESS STEEL
SD	STORM DRAIN
UPC	UNIFORM PLUMBING CODE
V	VENT
VA	VALVE
VAC	VACUUM
VB	VACUUM BREAKER
VTR	VENT THRU ROOF
W	WASTE; WATER; WIDE(DIM)
WC	WATER CLOSET
WFS	WATER FLOW SWITCH
Y	WYE

PLUMBING GENERAL NOTES

1. PROVIDE COMPLETE SUPPORTS, SEISMIC AND RESTRAINTS FOR ALL PIPES AND EQUIPMENT PER SPECIFICATIONS, AS REQUIRED, AND AS SHOWN ON THE DRAWINGS.
2. PROVIDE ALL REQUIRED MISCELLANEOUS STRUCTURAL STEEL, SUPPORTS, ATTACHMENTS, AND ANCHORAGES.
3. PROVIDE ANCHOR BOLTS OF SIZE, TYPE, AND LENGTH AS REQUIRED TO SATISFY THE EQUIPMENT MANUFACTURER'S RECOMMENDATIONS, THE SPECIFICATIONS, AND AS INDICATED ON DRAWINGS.
4. PROVIDE ADDITIONAL MISCELLANEOUS STRUCTURAL MEMBERS BETWEEN STRUCTURAL ELEMENTS AS REQUIRED TO RESIST FORCES AND MEET DEFLECTION REQUIREMENTS. ALL MISCELLANEOUS STRUCTURAL MEMBERS AND ANCHORAGES SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF WASHINGTON. NO WELDING, BOLTING, OR OTHER MEANS OF ATTACHMENT FOR SUPPORT OR RESTRAINT SHALL BE MADE ON PORTIONS OF STRUCTURAL MEMBERS AT OR NEAR CONNECTIONS BETWEEN STRUCTURAL MEMBERS OR ON ELEMENTS DESIGNATED IN THE SEISMIC LOAD RESISTING SYSTEM UNLESS APPROVED BY THE CONTRACTING OFFICER.
5. PROVIDE MISCELLANEOUS STRUCTURAL STEEL SHOP DRAWINGS AND CALCULATIONS FOR REVIEW BY THE CONTRACTING OFFICER. ALL REQUIRED MISCELLANEOUS STRUCTURAL MEMBERS, BOLTS, AND WELDS SHALL BE DESIGNED AND MEET REQUIREMENTS OF THE SPECIFICATIONS.

NOT FOR CONSTRUCTION

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23 JULY 2021

PLUMBING LEGEND, ABBREVIATIONS AND GENERAL NOTES

P-001

PLUMBING FIXTURE SCHEDULE

MARK	FIXTURE DESCRIPTION	BRANCH PIPE SIZE - INCHES DIA.				ADDITIONAL COMPONENTS	BASIS OF DESIGN		REMARKS
		COLD WATER	HOT WATER	WASTE	VENT		MANUFACTURER	MODEL	
LAV-1	WALL-HUNG DUAL-BASIN LAVATORY	1/2"	1/2"	1 1/2"	1 1/4"	INTEGRATED FAUCET; MOUNT WITH JAY R. SMITH CONCEALED SUPPORT	ACORN MERIDIAN	3712	ADA COMPLIANT STAINLESS STEEL
WC-1	WALL-HUNG WATER CLOSET (FLUSH VALVE)	1"	-	4"	2"	SLOAN ROYAL FLUSH VALVE; VACUUM BREAKER TRAP PRIMER; BEMIS ELONGATED OPEN-FRONT SEAT	ACORN MERIDIAN	2141	ADA COMPLIANT STAINLESS STEEL
UR-1	WALL-HUNG URINAL	3/4"	-	2"	1 1/2"	SLOAN ROYAL FLUSH VALVE; VACUUM BREAKER TRAP PRIMER; MOUNT WITH JAY R. SMITH CONCEALED SUPPORT	ACORN	2158	ADA COMPLIANT STAINLESS STEEL
DF-1	DRINKING FOUNTAIN & BOTTLE FILLER	1/2"	-	1 1/4"	1 1/4"	-FRA2: FREEZE RESISTANT VALVE	MURDOCK	GYE14-R-FRA2-316	ADA COMPLIANT STAINLESS STEEL DRINKING FOUNTAIN WITH BOTTLE FILLER
FD-1	FLOOR DRAIN	-	-	2"	1 1/2"	ROUND NICKEL-BRONZE STRAINER, NO-HUB OUTLET AND TRAP PRIMER CONNECTION	JAY R. SMITH	2005Y	
KS-1	SINGLE COMPARTMENT KITCHEN SINK	1/2"	1/2"	2"	1 1/2"	FAUCET: ELKAY #LK940AT08L2S DRAIN: ELKAY #LK-99 (WITH REMOVABLE STRAINER BASKET)	ELKAY	#14-1C16X20-0X	
HB-1	FREEZE-PROOF HOSE BIB	3/4"	-	-	-		JAY R. SMITH	#5609QT	1/4 TURN NON FREEZE WALL HYDRANT WITH INTEGRAL VACUUM BREAKER

PUMP SCHEDULE

CALLOUT		LOCATION	SERVICE	PUMP					FLUID		MOTOR			ELECTRICAL			BASIS OF DESIGN		NOTES
TYPE	MARK			TYPE	IMPELLER DIAMETER (IN)	RPM	FLOW (GPM)	TOTAL HEAD (FT)	TYPE [1]	TEMP (DEG F)	SPEED	HP	BHP	V	HZ	Ø	MANUFACTURER	MODEL	
P	1	VAULT	VAULT SUMP	DUPLEX SUMP		1160	60	15	WATER	-	1750	1	-	460	60	3	WEIL	2554	[1] [2]

SCHEDULE NOTES:
[1] STAINLESS STEEL CONSTRUCTION
[2] PROVIDE WITH REMOVAL SYSTEM, FLOATS, ALARM, AND CONTROL PANEL

WATER HEATER SCHEDULE

CALLOUT		SERVICE	LOCATION	TYPE	CAPACITY (GPM)	TEMP RISE (F)	ELECTRICAL					BASIS OF DESIGN		REMARKS
TYPE	MARK						INPUT KW	AMPS	V	HZ	Ø	MANUFACTURER	MODEL	
IWH	1	CONCESSIONS HW	CONCESSIONS	POINT OF USE	1	51	7.5	32	240	60	3	EEMAX	SPEX75T S	
IWH	2	MENS RESTROOM HW	PIPE CHASE	POINT OF USE	1	51	7.5	32	240	60	3	EEMAX	SPEX75T ML	
IWH	3	WOMENS RESTROOM HW	PIPE CHASE	POINT OF USE	1	51	7.5	32	240	60	3	EEMAX	SPEX75T ML	

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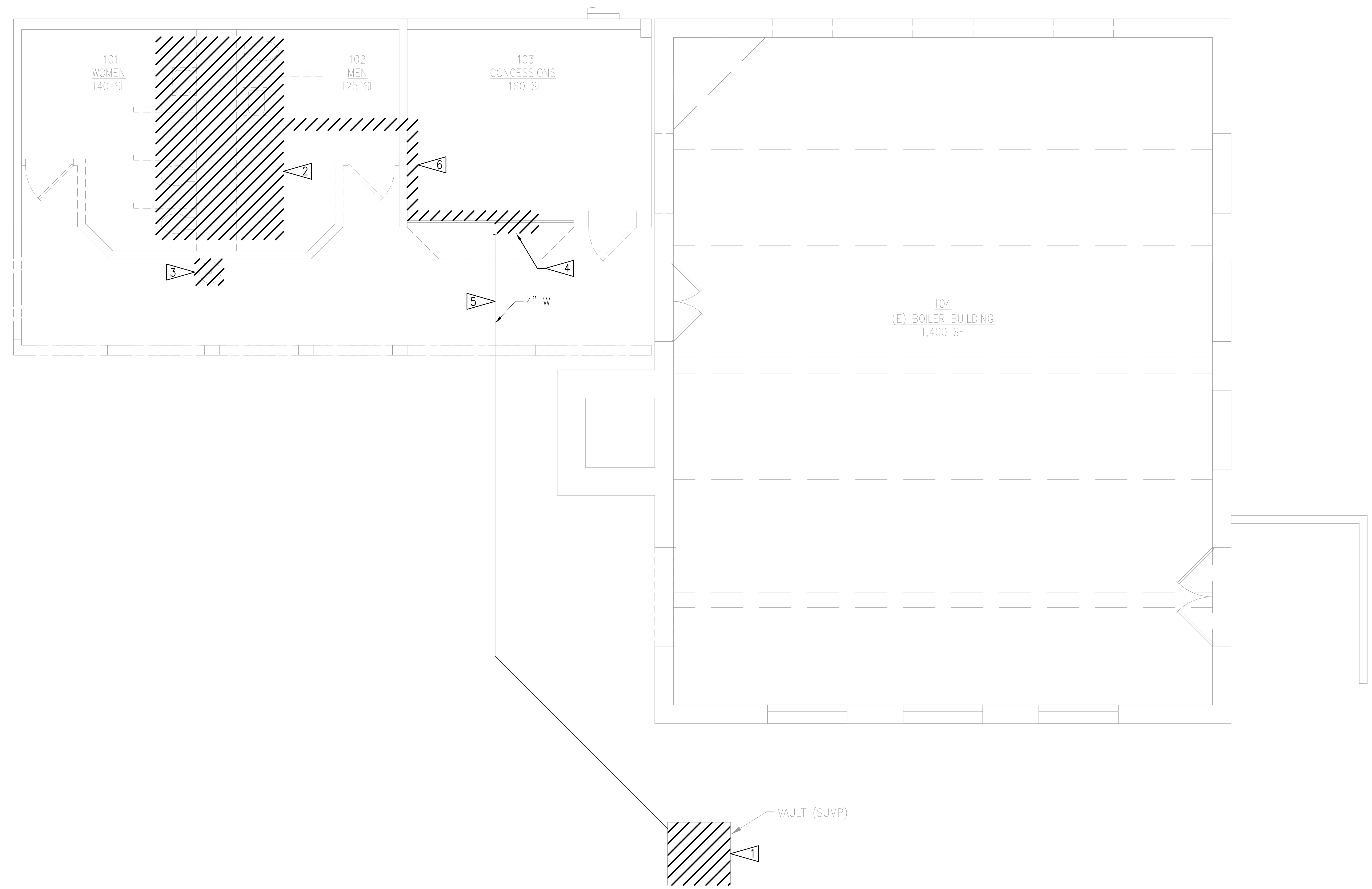
PLUMBING SCHEDULES

P-002

DEMOLITION NOTES

1. REMOVE SUMP PUMP AND ALL ASSOCIATED PIPING, FLOATS, VALVES, AND PIPING APPURTENANCES.
2. REMOVE ALL PLUMBING FIXTURES, ABOVE AND BELOW GROUND PIPING, VALVES, AND PIPING APPURTENANCES.
3. REMOVE DRINKING FOUNTAIN AND HOSE BIB.
4. REMOVE FLOOR SINK AND HOSE BIB. REMOVE CW PIPING FOR HOSE BIB. CAP EXISTING 2" CW PIPING ABOVE FLOOR FOR INSTALL PHASE.
5. FIELD LOCATE EXISTING WASTE PIPING RUNNING FROM BATHROOMS/CONCESSIONS ROOM TO VAULT (SUMP). VERIFY PIPING IS AT LEAST 4". IF LESS THAN 4", REMOVE WASTE PIPING.
6. REMOVE CW PIPING RUNNING FROM PIPE CHASE.



1 PLUMBING FIRST FLOOR DEMO PLAN
SCALE: 1/4"=1'-0"

4 3 2 1 0 4 8 12
SCALE: 1/4" = 1'-0" FEET

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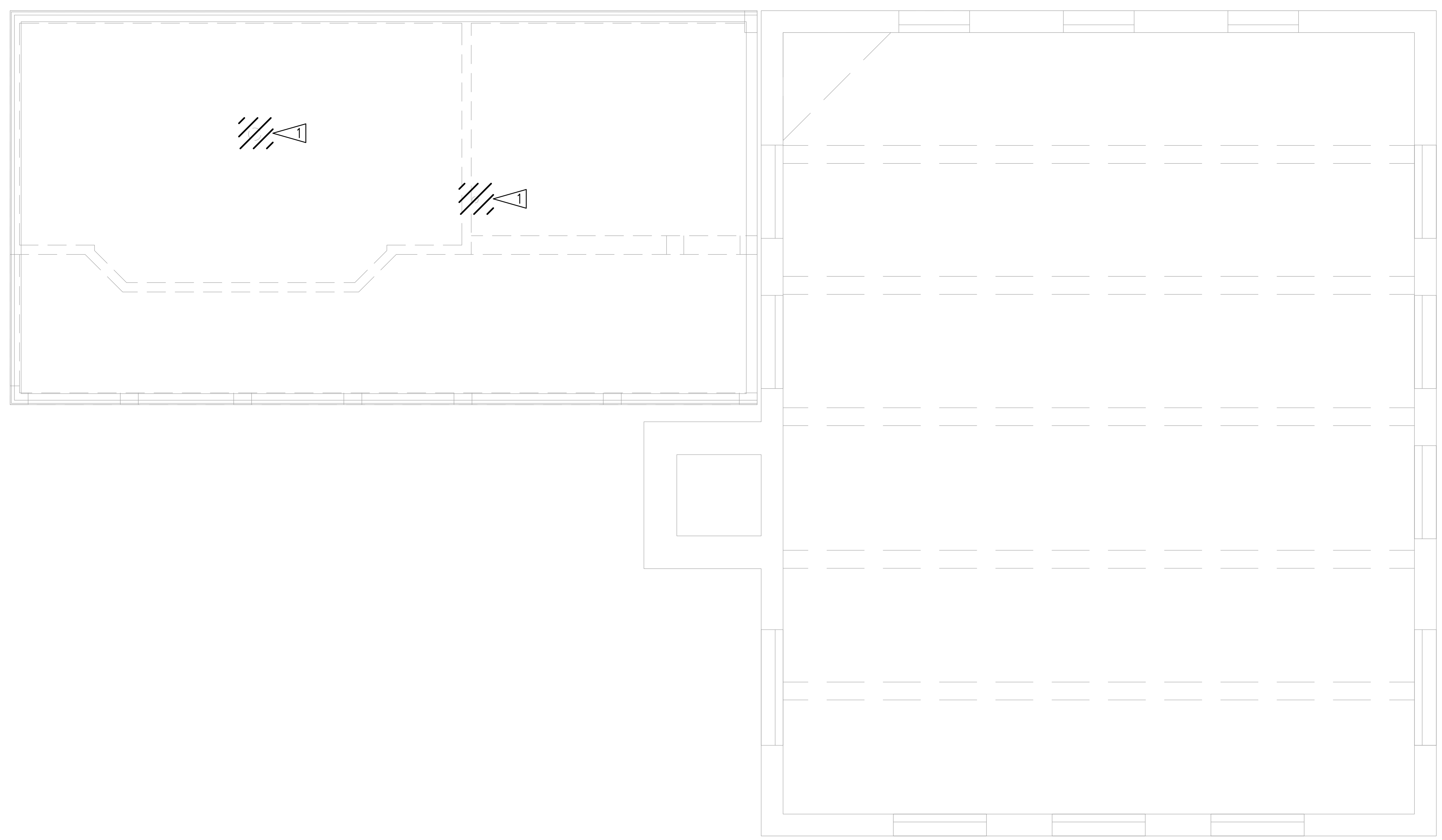
PLUMBING FIRST FLOOR DEMO PLAN

PD-011

DEMOLITION NOTES

1. REMOVE VENT, SEAL PENETRATION.



1 PLUMBING SECOND FLOOR DEMO PLAN

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

4 3 2 1 0 4 8 12

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

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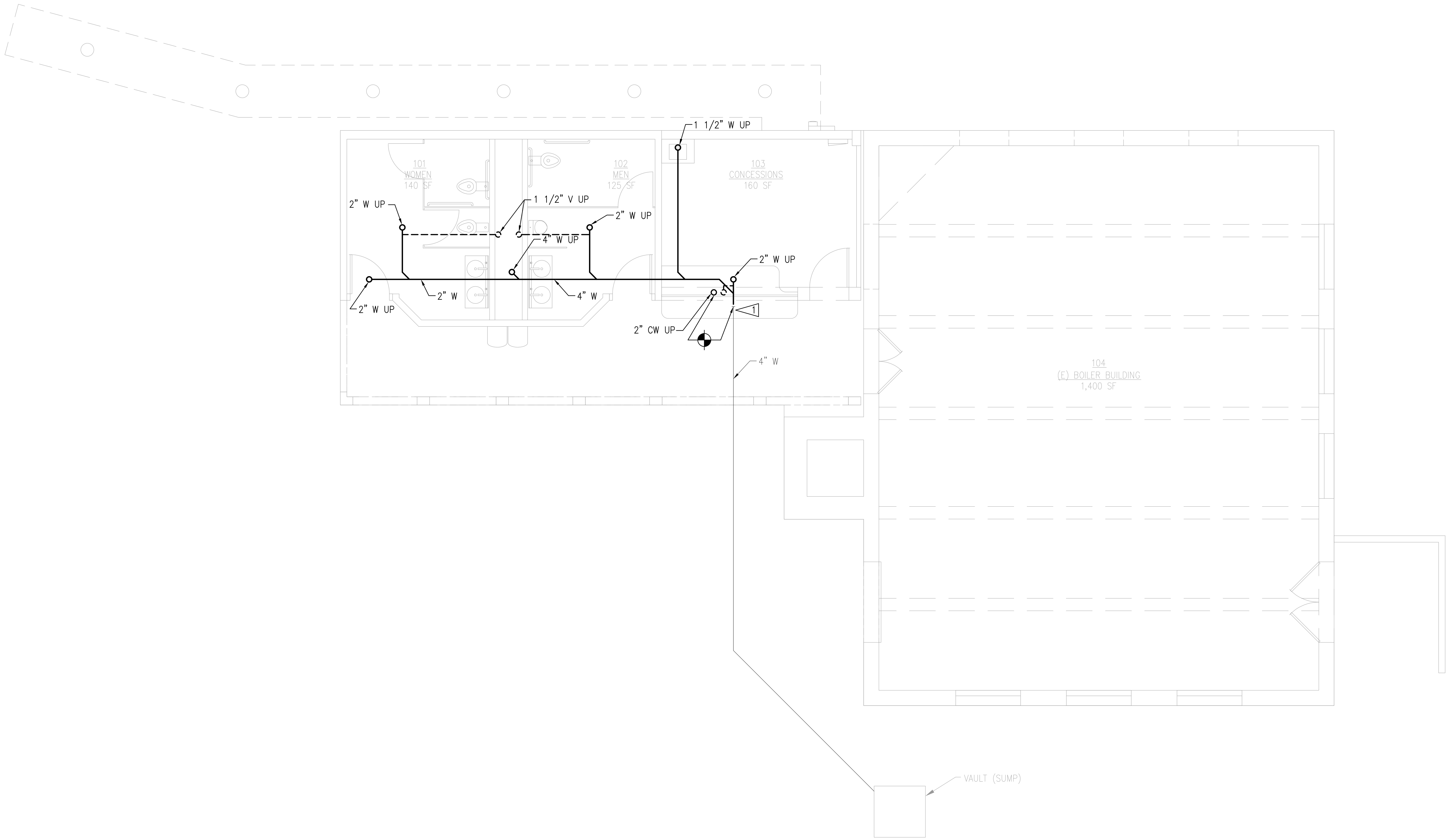
PLUMBING
SECOND FLOOR
DEMO PLAN

PD-012

CONSTRUCTION NOTES

1. FIELD LOCATE EXISTING WASTE PIPING RUNNING FROM BATHROOMS/CONCESSIONS ROOM TO VAULT (SUMP). VERIFY PIPING IS AT LEAST 4". IF LESS THAN 4", PROVIDE 4" WASTE PIPING. CONNECT NEW WASTE PIPING TO THIS EXISTING (OR NEW) PIPING.



PLUMBING FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"

SCALE: 1/4" = 1'-0" FEET (4 3 2 1 0 4 8 12)

NOT FOR CONSTRUCTION / PRELIMINARY — ANDREW W. ... REGISTERED PROFESSIONAL ENGINEER, 08.20.21 SIGNED

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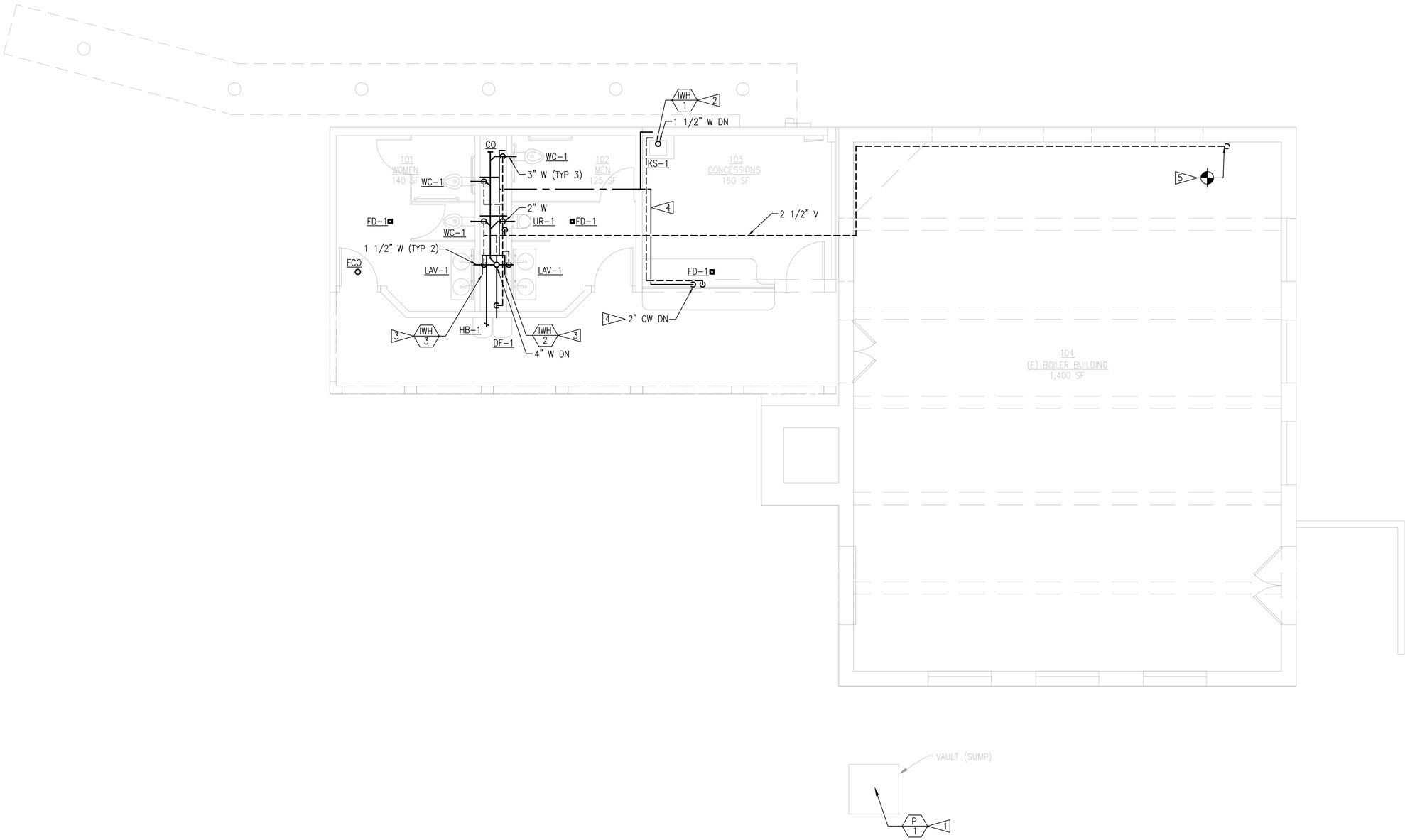
PLUMBING UNDERGROUND PLAN

P-010

CONSTRUCTION NOTES

1. PROVIDE PUMP P-1, PIPING, VALVES, FLOATS, CONTROL PANEL, AND PIPING APPURTENANCES.
2. PROVIDE IWH-1 UNDERNEATH KS-1.
3. PROVIDE IWH-2 AND IWH-3 IN PIPE CHASE BEHIND LAV-1.
4. PROVIDE INSULATION AND HEAT TRACING FOR ALL CW AND HW PIPING IN ALL ROOMS.
5. TIE 2 1/2" VENT INTO EXISTING VTR. IF VTR IS LESS THAN 3", PROVIDE 3" VTR.



N 1 PLUMBING FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"

4 3 2 1 0 4 8 12
SCALE: 1/4" = 1'-0" FEET

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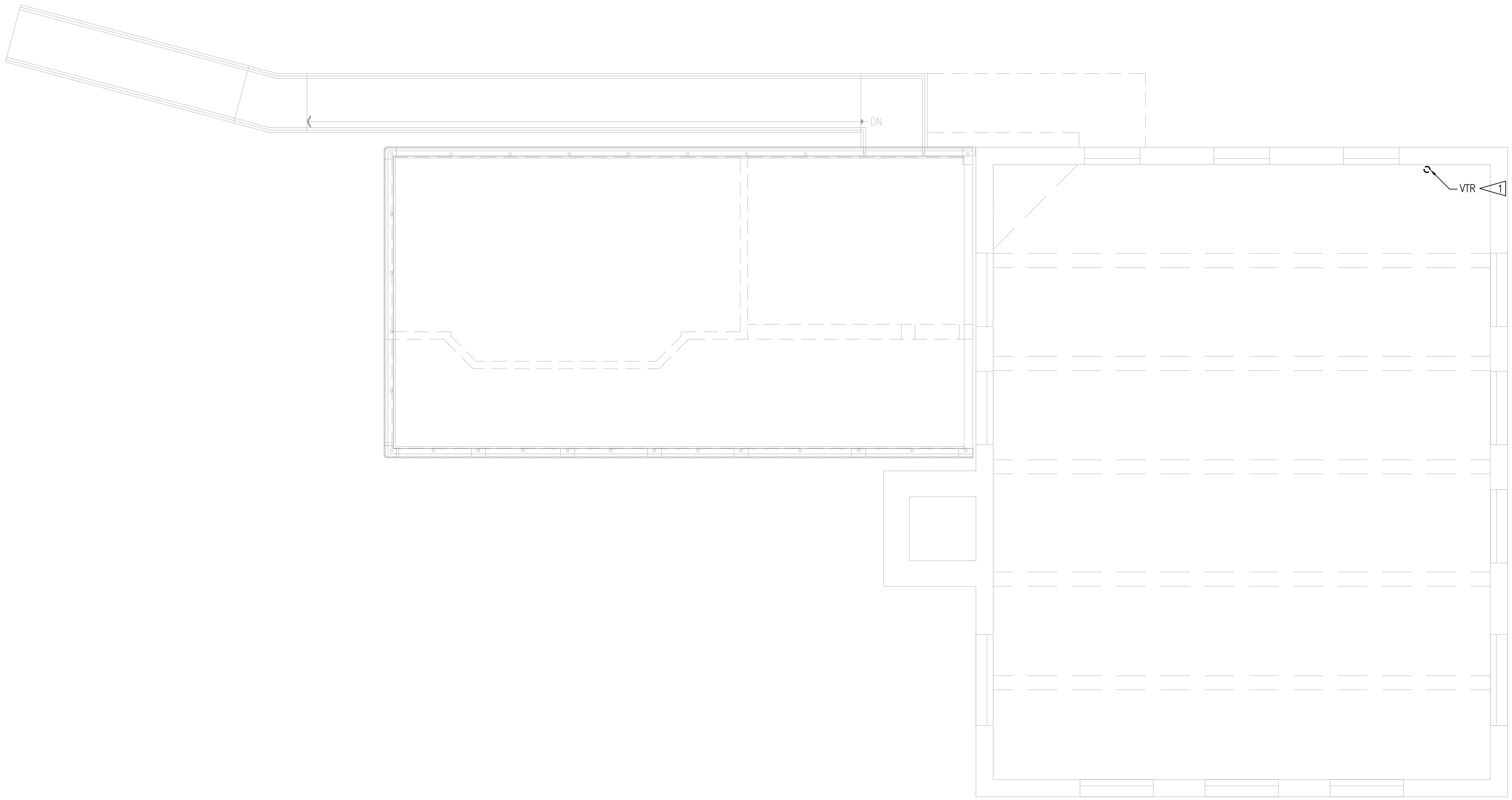
PLUMBING FIRST FLOOR PLAN

P-011

CONSTRUCTION NOTES

1. ENSURE EXISTING VENT IS AT LEAST 3". IF LESS THAN 3", PROVIDE 3" VENT.



1 PLUMBING SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"

4 3 2 1 0 4 8 12
SCALE: 1/4" = 1'-0" FEET

PRELIMINARY
NOT FOR CONSTRUCTION

ANDREW W. LANGDON
STATE OF WASHINGTON
48289
REGISTERED
PROFESSIONAL ENGINEER
08.20.21
SIGNED

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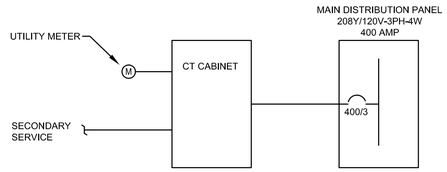
PLUMBING SECOND FLOOR PLAN

P-012



ONE LINE DIAGRAM

NTS

ELECTRICAL NARRATIVE:

ESTABLISH NEW POWER TO BUILDING. ALL WORK FOR SERVICE IN COMPLIANCE WITH APPLICABLE PUGET SOUND ENERGY (PSE) STANDARDS AND REQUIREMENTS. PROVIDE NEW MAIN DISTRIBUTION PANEL. PANEL AND SERVICE ARE SIZED TO ACCOMMODATE LOADS ASSOCIATED WITH THIS PROJECT, IRRIGATION PUMP, EXISTING BUILDING LOADS, AND ANTICIPATED FUTURE LOADS INCLUDING AN ADDED CLASSROOM AND ELEVATOR.

PROVIDE LIGHTING AND LIGHTING CONTROLS FOR TOILET ROOMS AND CONCESSION ROOMS. PROVIDE EXTERIOR LIGHTING FOR OUTDOOR CLASSROOMS, RAMP AND OTHER PATHWAYS. LIGHTING CONTROLS IN COMPLIANCE WITH WASHINGTON STATE ENERGY CODE REQUIREMENTS.

PROVIDE BRANCH CIRCUITRY AS REQUIRED FOR RECEPTACLES, APPLIANCES, EQUIPMENT AND HVAC UNITS.

PROVIDE DATA OUTLET IN CONCESSIONS ROOM TO SUPPORT POINT OF SALE NETWORK CONNECTION.

LEGEND

- CONDUIT CONCEALED IN CEILING OR WALLS
- CONDUIT CONCEALED UNDERGROUND OR UNDER FLOOR
- HOME RUN TO DESTINATION INDICATED. 3/4" MINIMUM UNLESS NOTED OTHERWISE.
- SURFACE OR PENDANT MOUNTED LIGHT FIXTURE
- WALL MOUNTED FIXTURE
- COMBINATION EXIT SIGN AND EMERGENCY LIGHT TYPE X2
- WALL SWITCH
- OS — WALL SWITCH WITH INTEGRAL OCCUPANCY SENSOR
- OCCUPANCY SENSOR
- DUPLEX RECEPTACLE
- DUPLEX RECEPTACLE ABOVE COUNTER
- DOUBLE DUPLEX RECEPTACLE
- GFI — DUPLEX RECEPTACLE GFI TYPE
- WP — WEATHERPROOF DUPLEX RECEPTACLE (GFI TYPE)
- DRYER OUTLET
- EQUIPMENT CONNECTION
- MOTOR CONNECTION
- DISCONNECT SWITCH
- FUSED DISCONNECT SWITCH
- JUNCTION BOX
- EXIST DEVICE/FIXTURE AS INDICATED
- EXIST DEVICE/FIXTURE AS INDICATED TO BE REMOVED
- CIRCUIT BREAKER
- SWITCH
- FUSED SWITCH
- FUSE
- TRANSFORMER
- GROUNDING PER CODES
- 2-PORT DATA OUTLET
- 208V PANEL
- FOIC — FURNISHED BY OWNER INSTALLED BY CONTRACTOR
- FOIO — FURNISHED BY OWNER INSTALLED BY OWNER
- GFI — GROUND FAULT CIRCUIT INTERRUPTER
- WP — WEATHERPROOF
- A/B — DETAIL INDICATOR WITH SHEET WHERE DRAWN INDICATED
- XXXX — AVAILABLE FAULT CURRENT AS INDICATED
- 1 — FLAG NOTE

PRELIMINARY
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CARDINAL ARCHITECTURE PC
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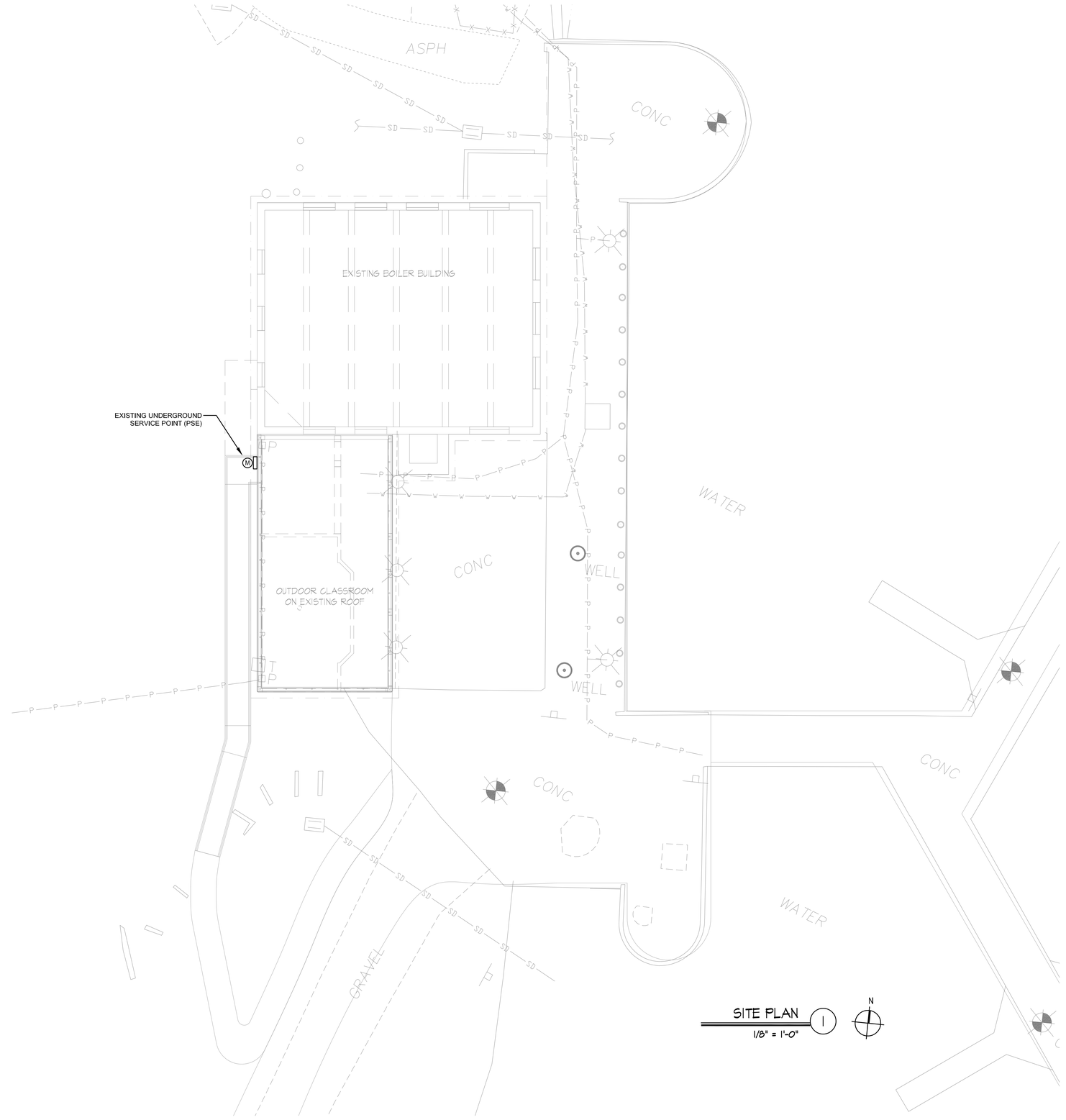
SEATTLE WA 98101
206-624-2365 T

#2119

23 JULY 2021

LEGEND - ELECTRICAL

E-001



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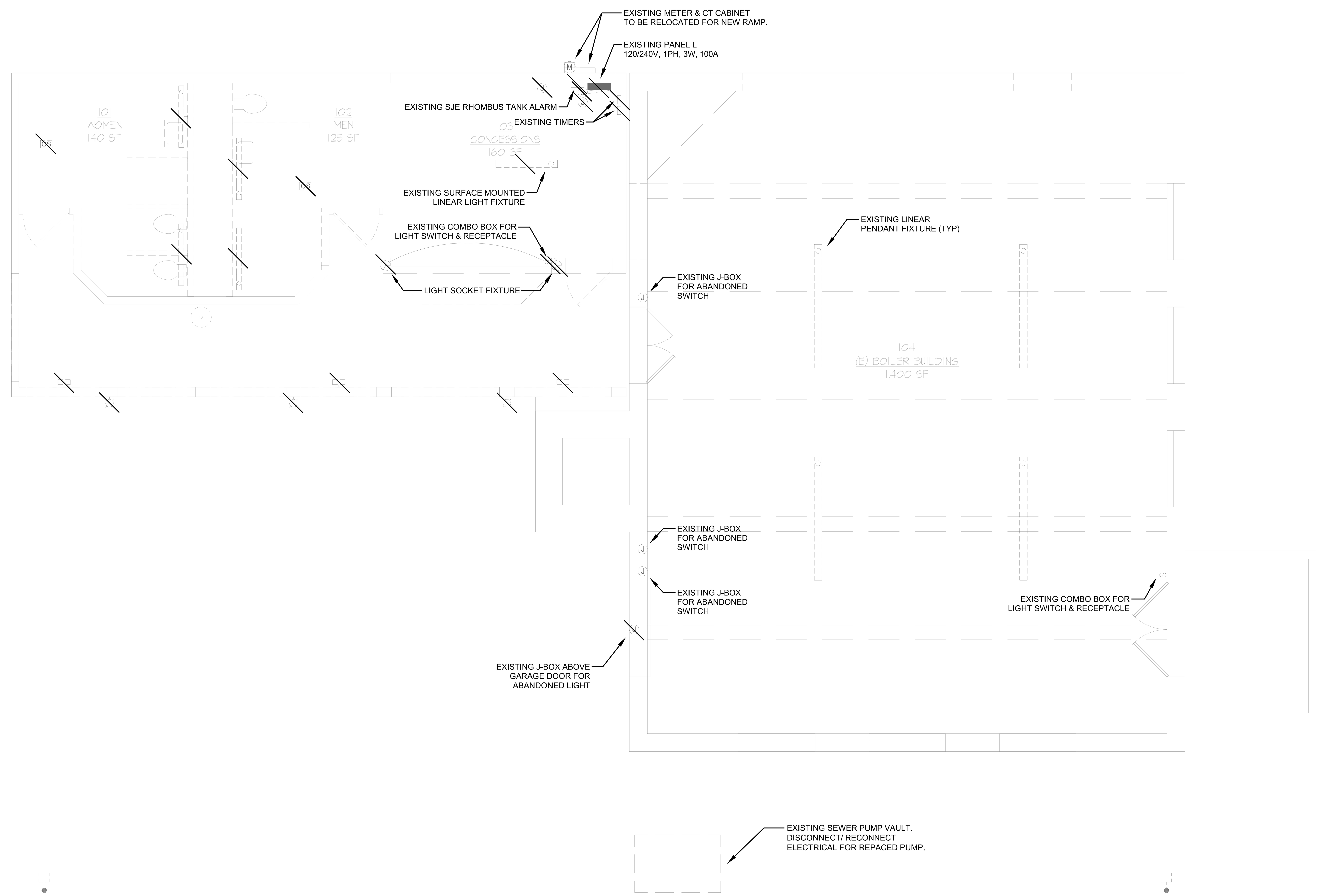
SITE PLAN
- ELECTRICAL

E-010



SELECTIVE DEMO FIRST FLOOR PLAN - LIGHTING (1)

1/4" = 1'-0"

N

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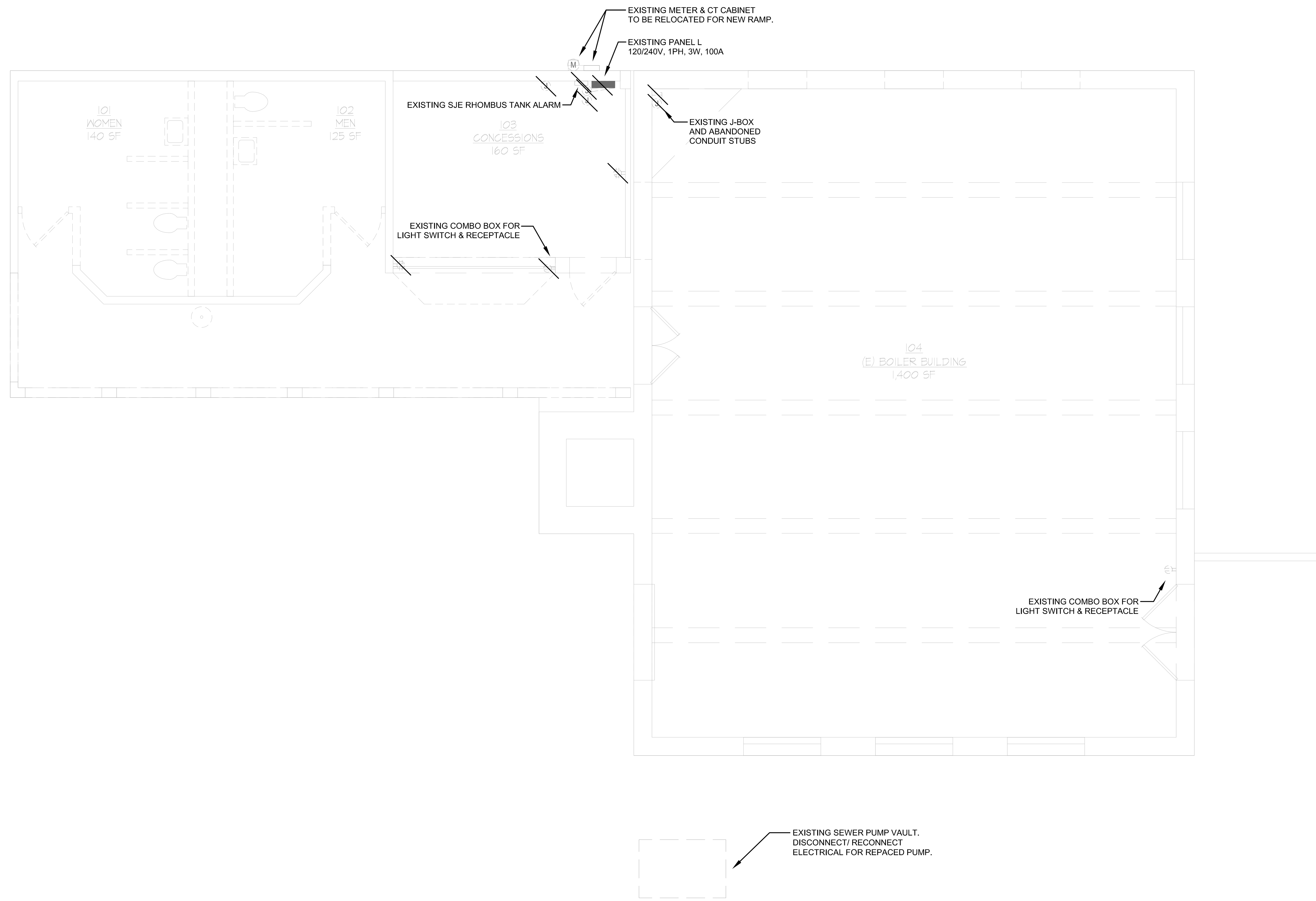
SELECTIVE DEMO
FIRST FLOOR PLAN
- LIGHTING

ED-011



SELECTIVE DEMO FIRST FLOOR PLAN - POWER (1)
1/4" = 1'-0"

N

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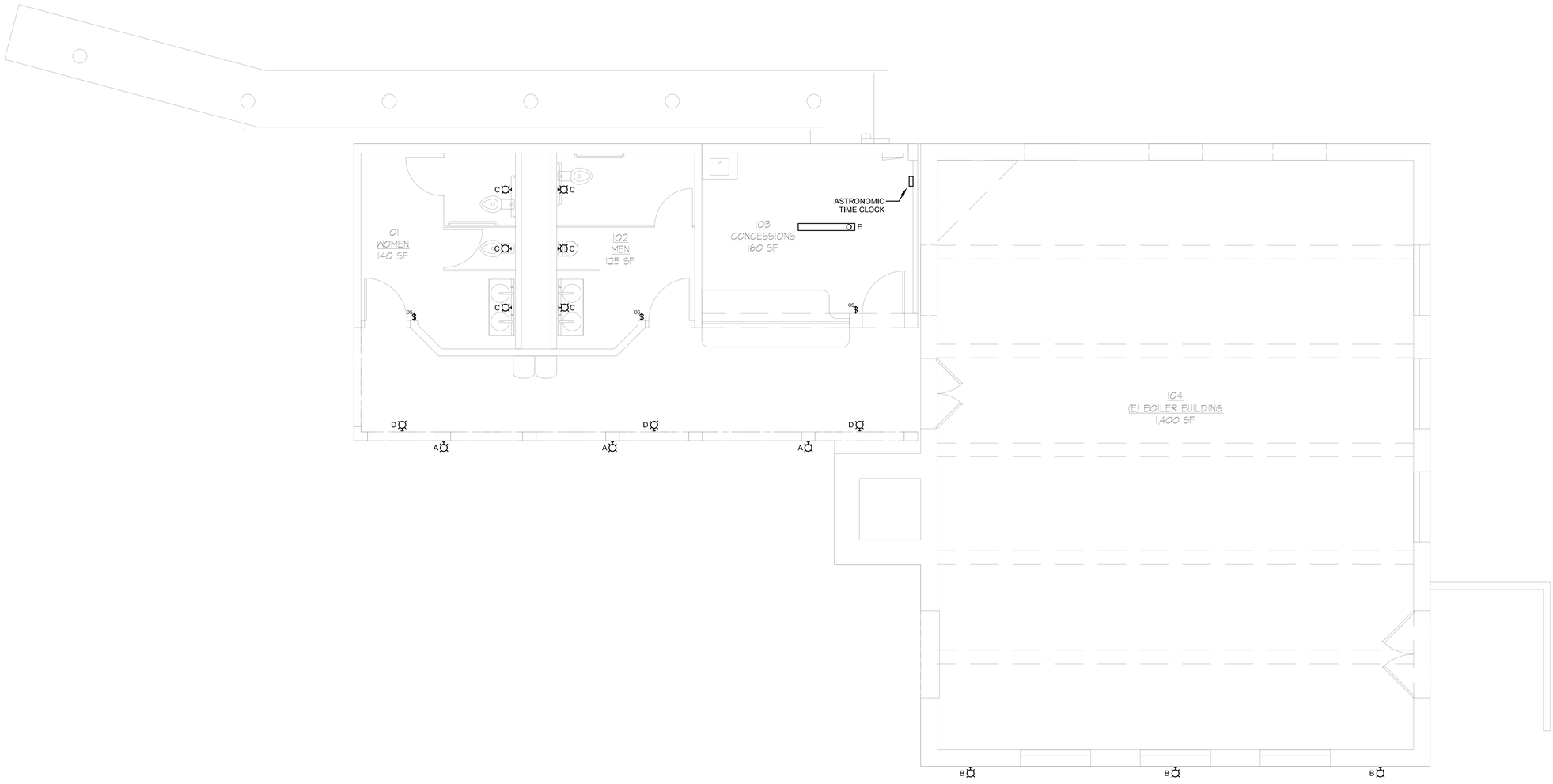
SELECTIVE DEMO
FIRST FLOOR PLAN
- POWER

ED-012

GENERAL NOTES:

1. ALL NEW EXTERIOR LIGHTING SHALL BE CONTROLLED VIA ASTRONOMIC TIME CLOCK LOCATED IN CONCESSIONS 105.



FIRST FLOOR PLAN - LIGHTING

1/4" = 1'-0"

N

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FIRST FLOOR PLAN - LIGHTING

E-021

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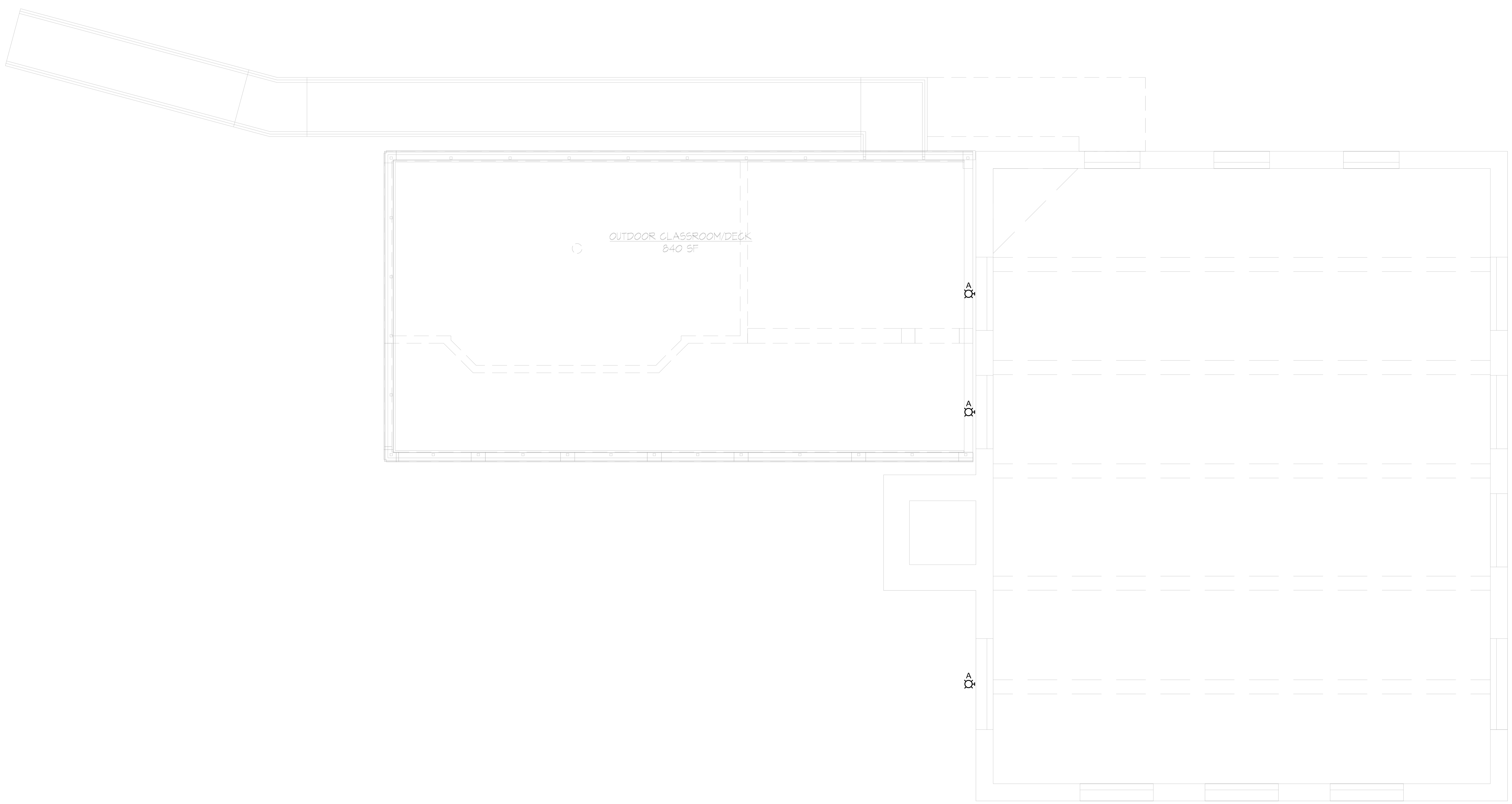

SECOND FLOOR PLAN - LIGHTING 1
1/4" = 1'-0"

N

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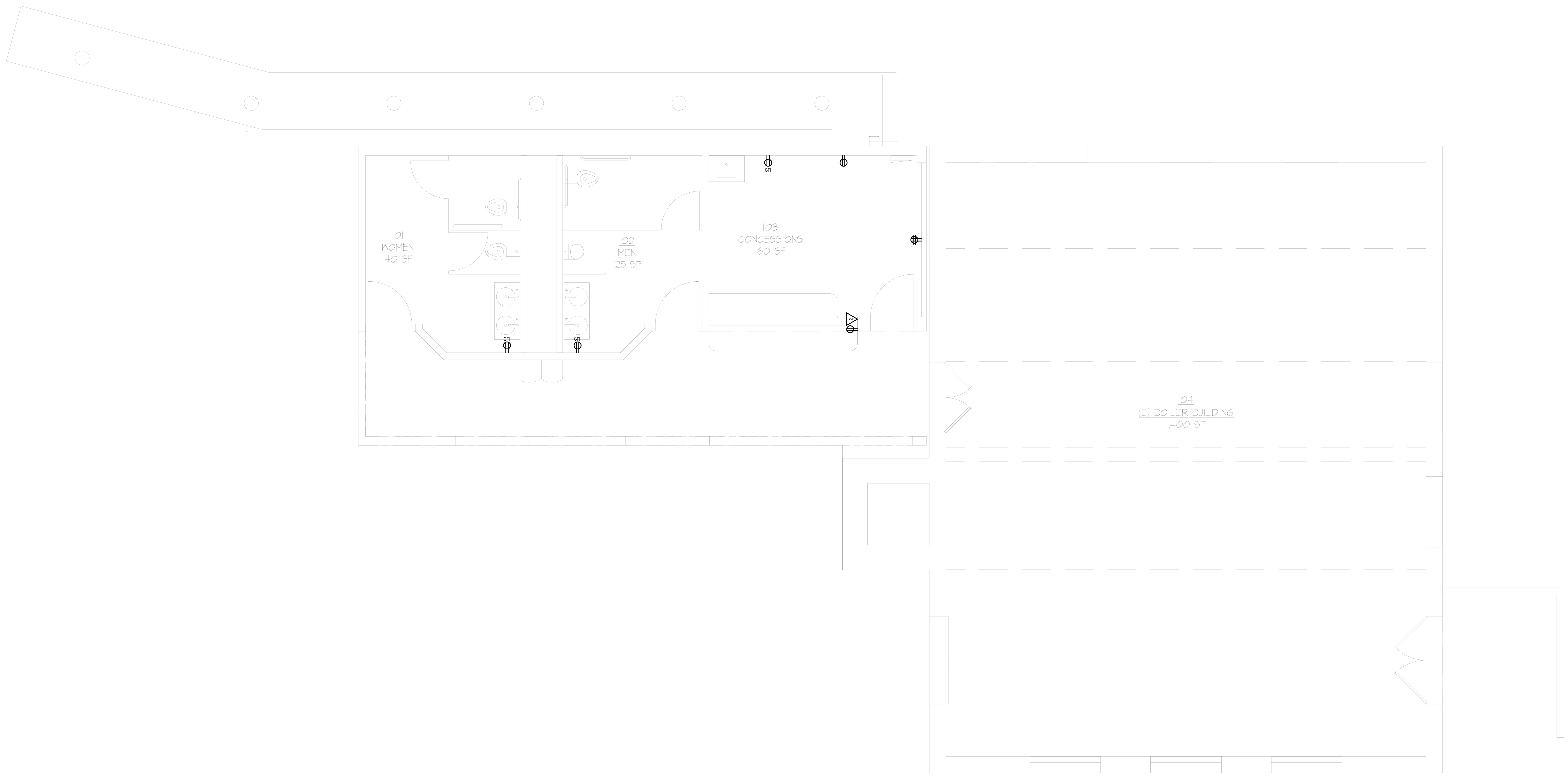
2ND FLOOR PLAN - LIGHTING

E-022



FIRST FLOOR PLAN - POWER (1)
1/4" = 1'-0"

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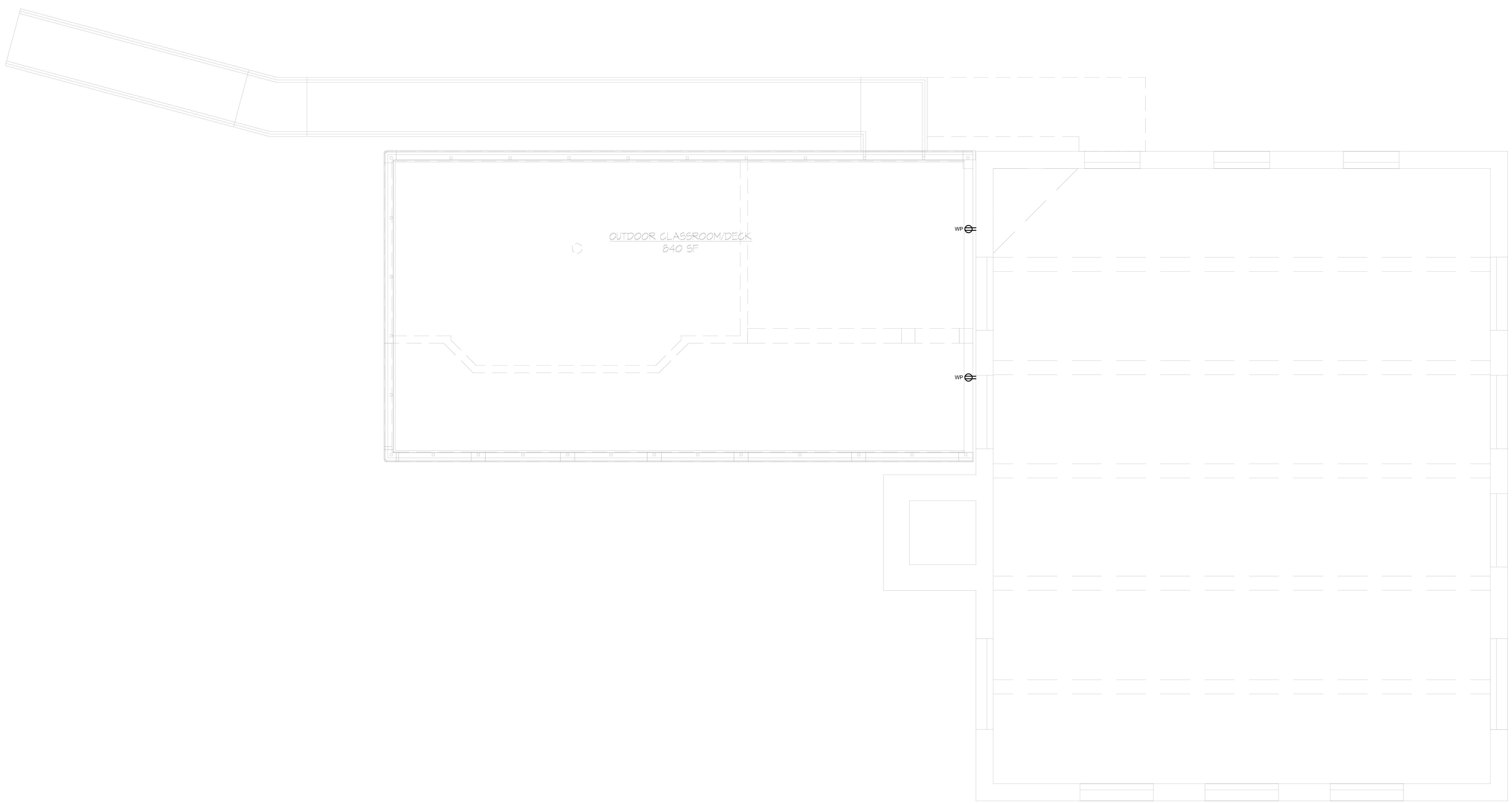
FIRST FLOOR PLAN - ELECTRICAL

E-031



SECOND FLOOR PLAN - POWER
1/4" = 1'-0"
1
N

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2ND FLOOR PLAN - ELECTRICAL

E-032