



VICINITY MAP/NO SCALE

REVISED
12-22-2020

CONVERTED A-PLAN SIZE TO B-PLAN SIZE
PER MERCER ISLAND BLDG. REVIEW.

LEGAL DESCRIPTION

SECTION: NE-11-24-4
 TAXLOT #: 217450-0100
 LAT: 47.583370 (47° 35' 0.132" N)
 LONG: -122.252240 (122° 15' 8.064" W)
 EAST SEATTLE ADD LOT 1 & SH LDS ADJ MERCER ISLAND
 SHORT PLAT NO 83-09-32 REC NO 8403019001 SD
 SHORT PLAT DAF - LOTS 19-20-21 & 22 BLK 1 SD
 ADD & VAC ST ADJ

APPLICANT: DOUGLAS ROSEN
 SITE ADD. 5995 SE 30TH STREET
 MERCER ISLAND, WA 98040
 MAIL ADD. 5995 SE 30TH STREET
 MERCER ISLAND, WA 98040

PAGE: 1 OF: 7 DATE: 2-7-2020

PROPOSED: PIER REPAIR

PURPOSE: RESTORE PIER INTEGRITY

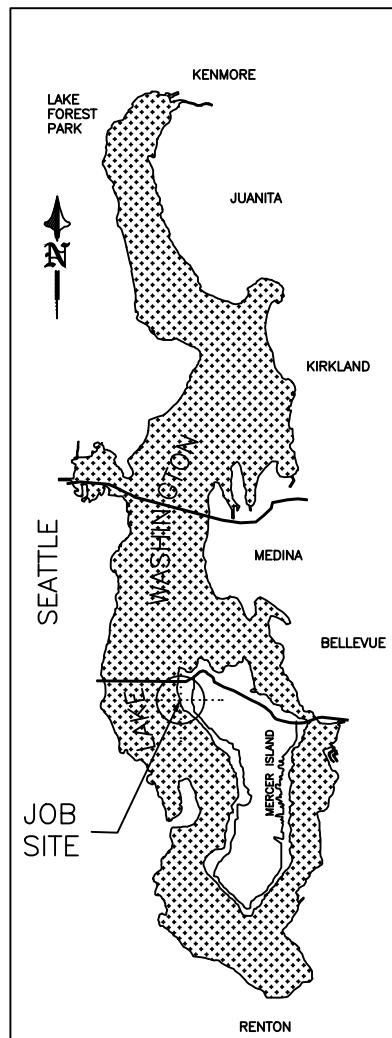
DATUM: C.O.E. MLLW=0.0'

DWG#: 19-31042-B1-1

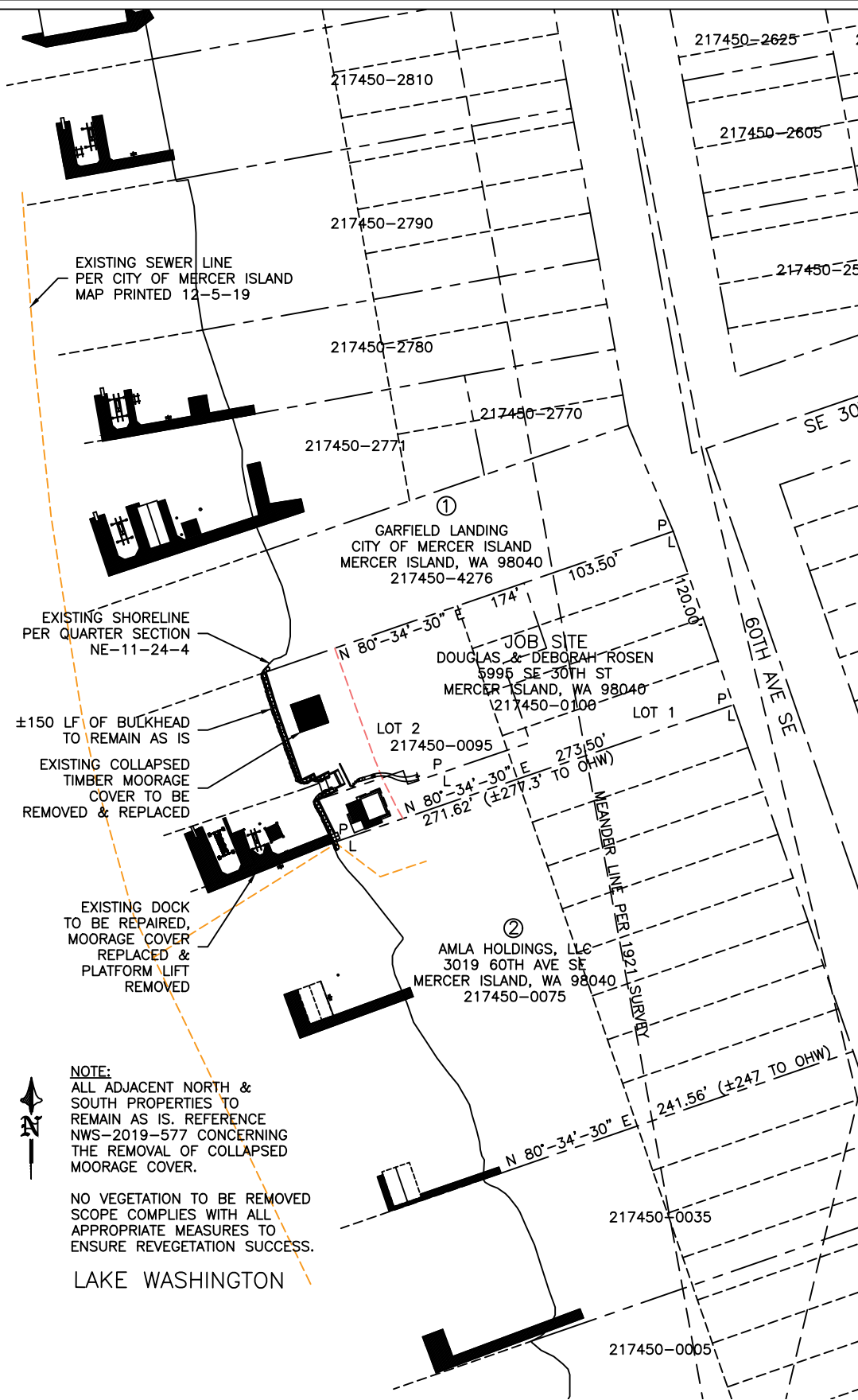
ADJACENT OWNERS:
 ① GARFIELD LANDING
 CITY OF MERCER ISLAND
 MERCER ISLAND, WA 98040
 ② ALMA HOLDINGS, LLC
 3019 60TH AVE SE
 MERCER ISLAND, WA 98040

APPLICATION#:

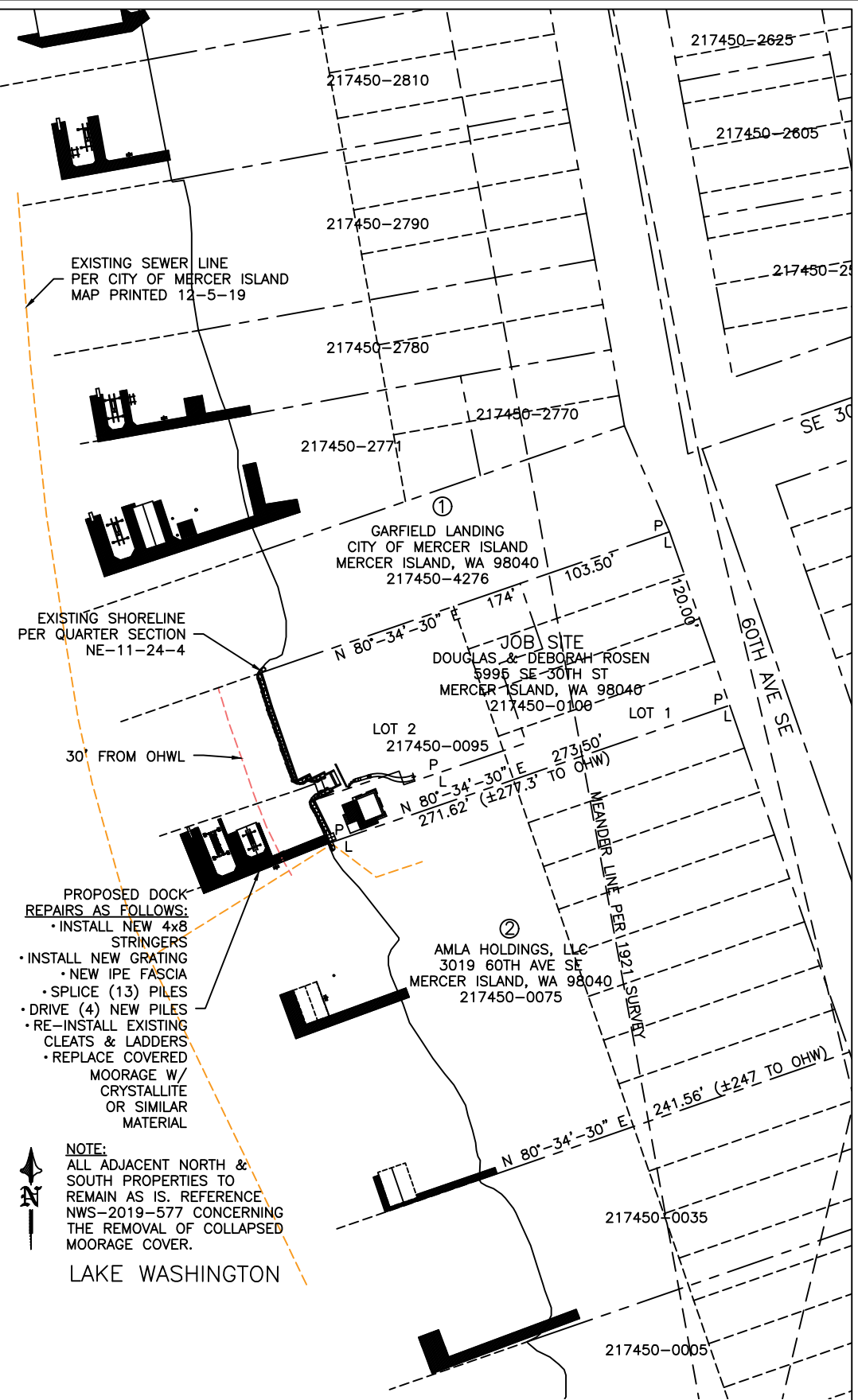
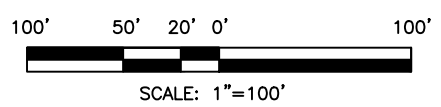
PROJECT DESIGNED BY:
 Waterfront Construction Inc.
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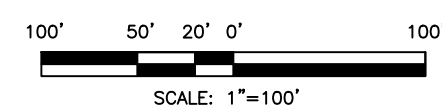
AREA MAP/NO SCALE

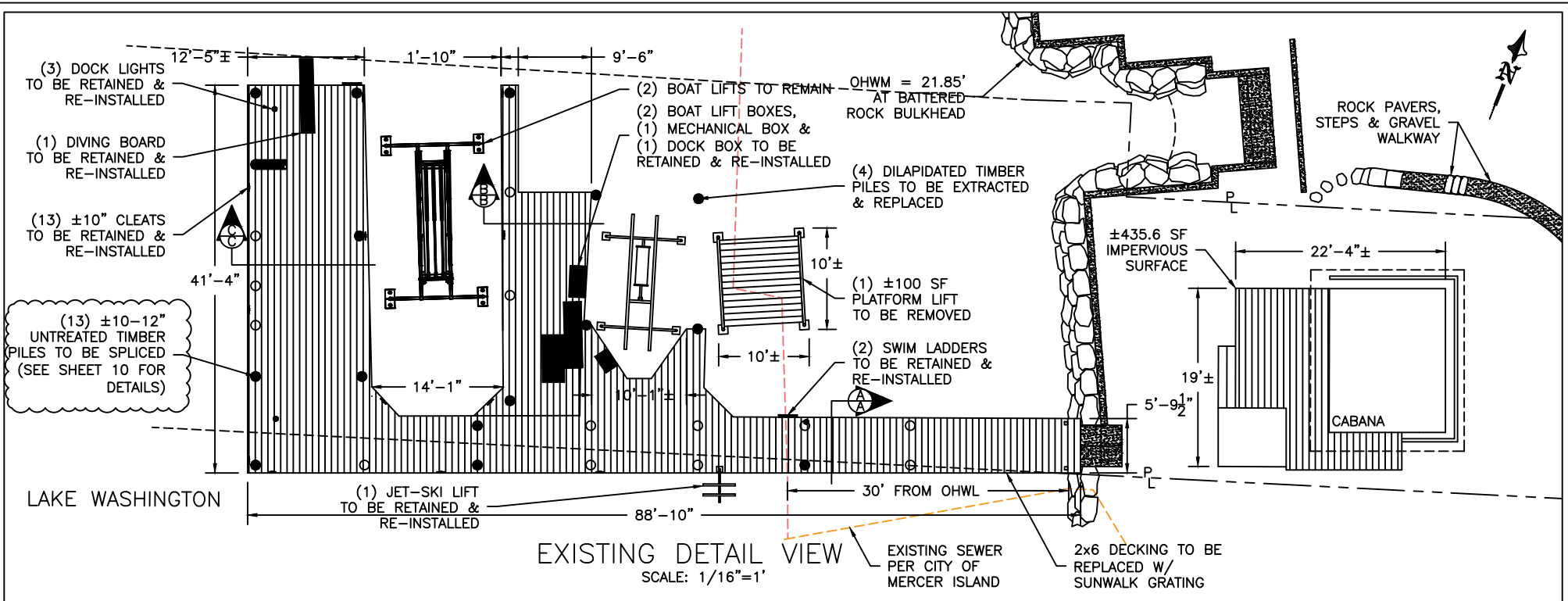


EXISTING SITE PLAN

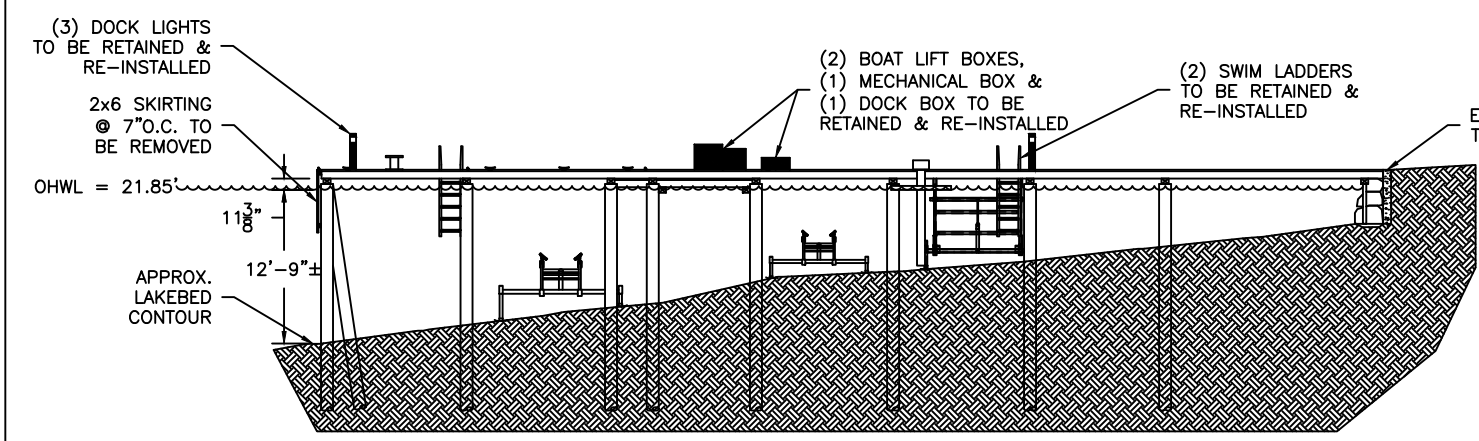


PROPOSED SITE PLAN





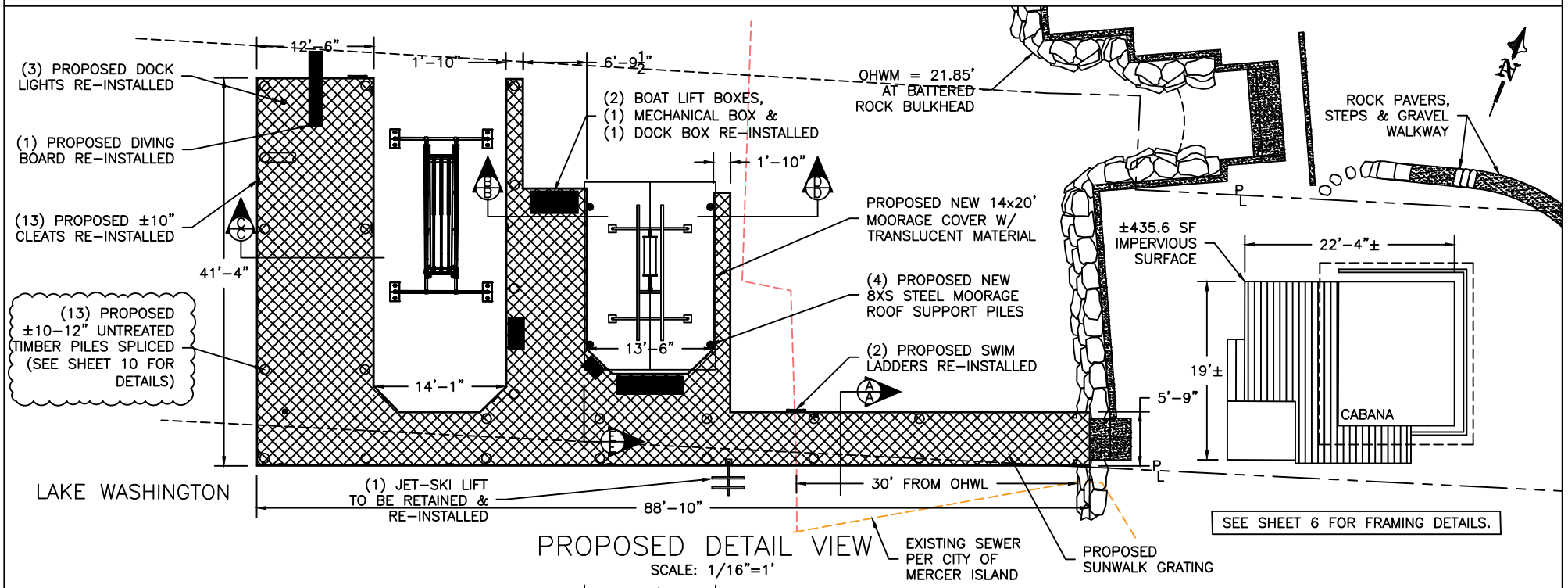
EXISTING DETAIL VIEW
SCALE: 1/16"=1'



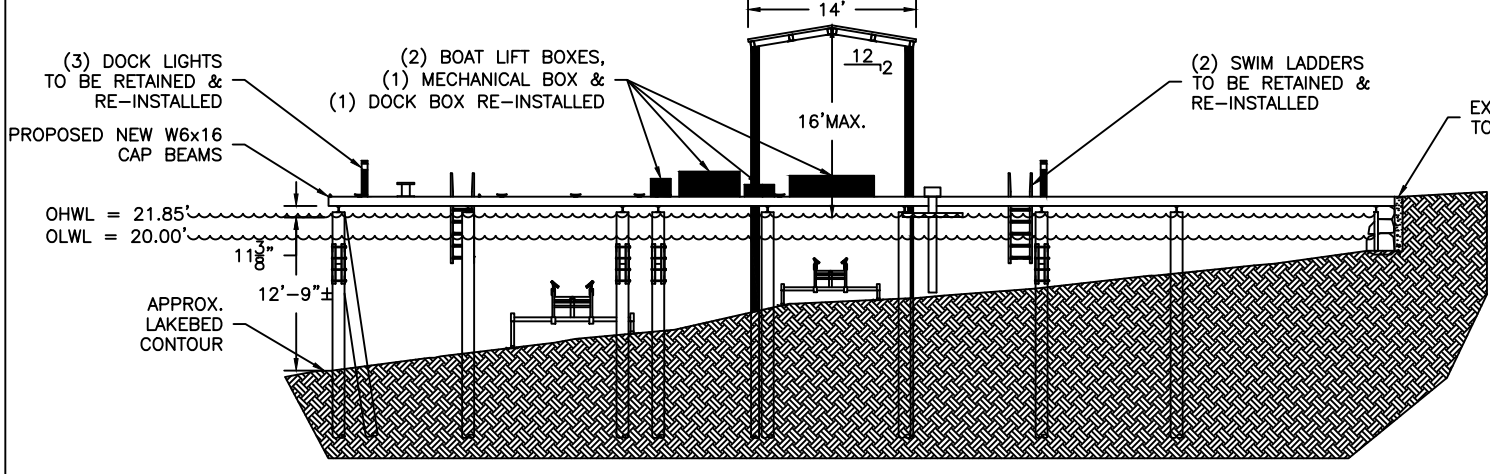
EXISTING ELEVATION VIEW
SCALE: 1/16"=1'

JOB SITE
DOUGLAS & DEBORAH ROSEN
5995 SE 30TH ST
MERCER ISLAND, WA 98040
217450-0100

EXISTING SQUARE FOOTAGE = 1319.7 SF



PROPOSED DETAIL VIEW
SCALE: 1/16"=1'



PROPOSED ELEVATION VIEW
SCALE: 1/16"=1'

JOB SITE
DOUGLAS & DEBORAH ROSEN
5995 SE 30TH ST
MERCER ISLAND, WA 98040
217450-0100

PROPOSED SQUARE FOOTAGE = 1295.4 SF

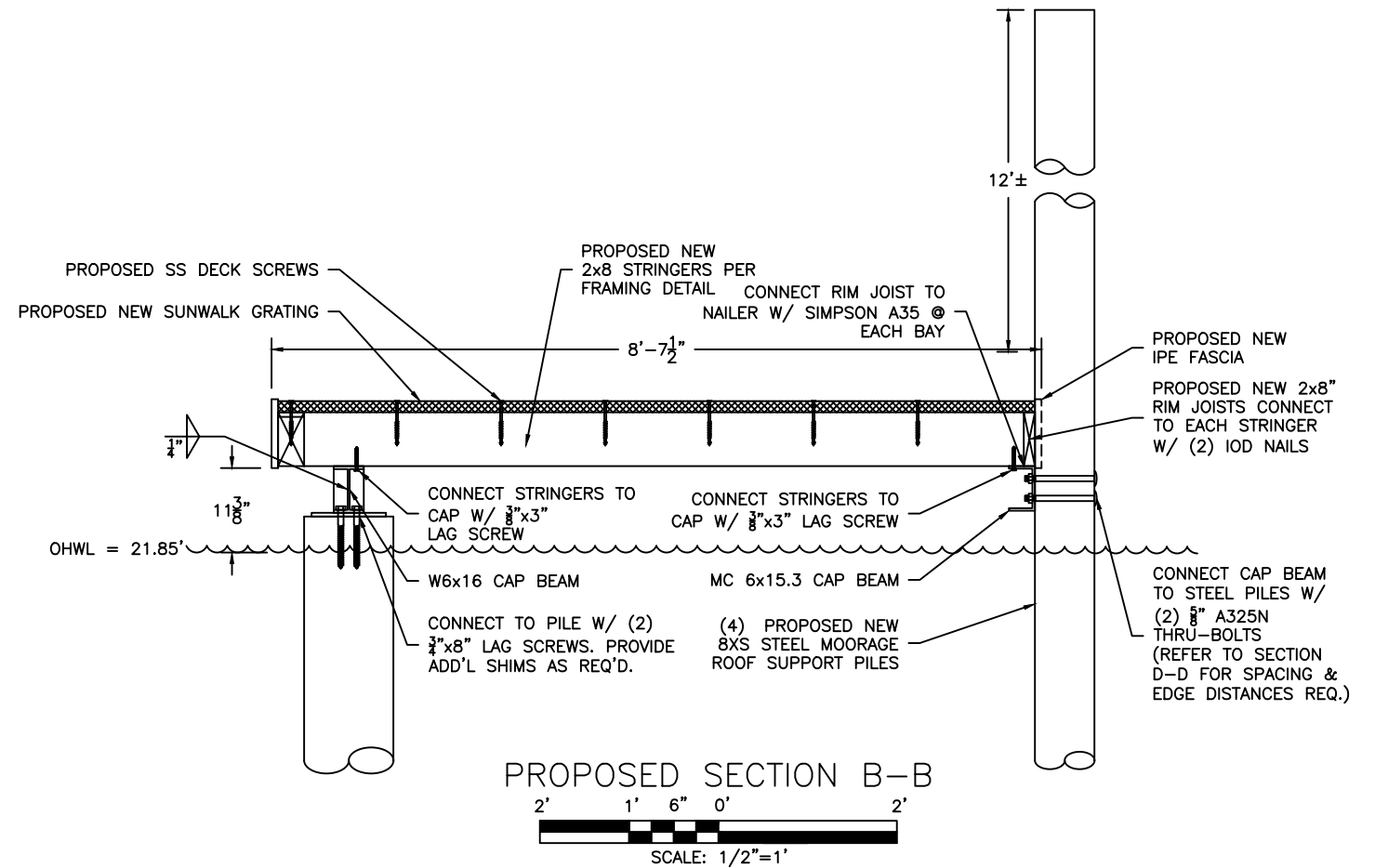
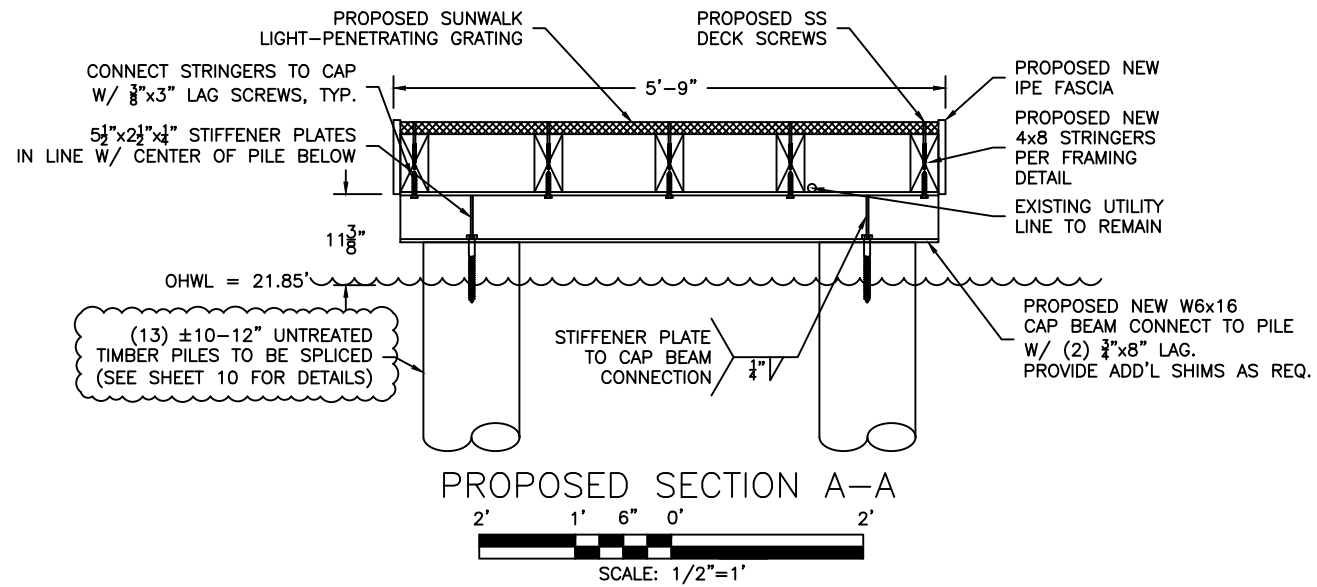
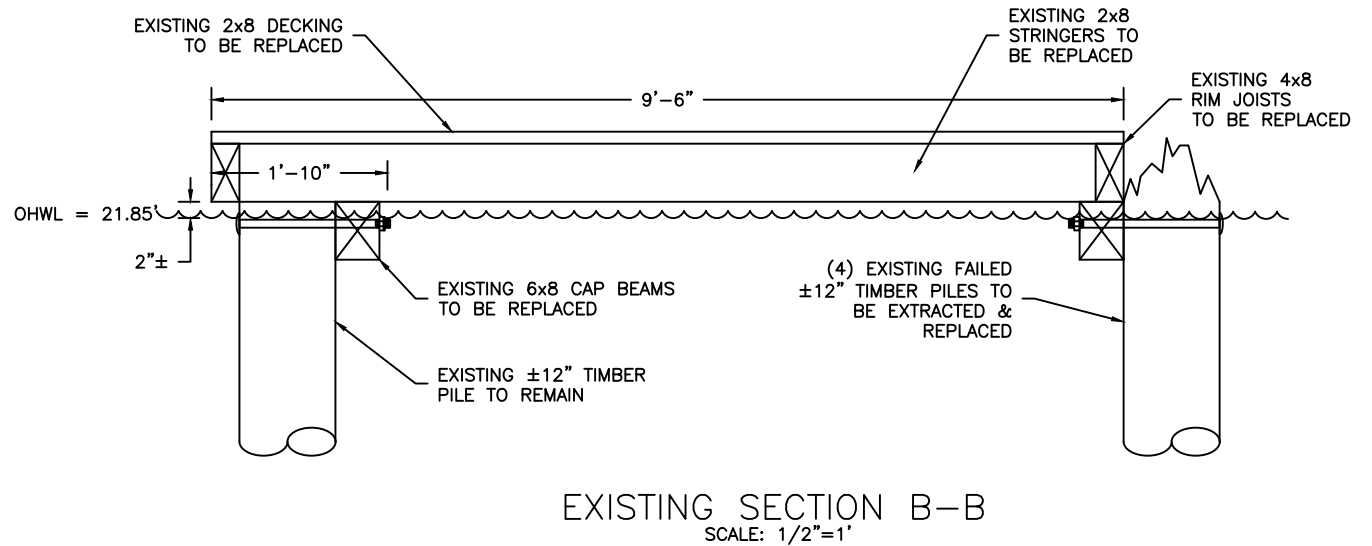
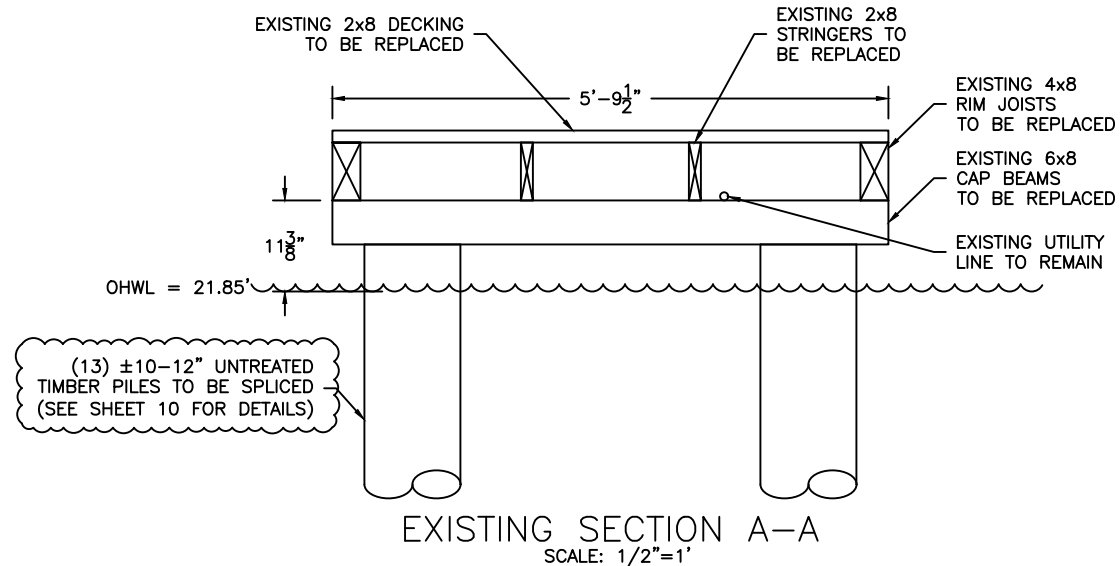
REFERENCE SHEET 5 ON B-SIZE PLAN SET.

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PER MERCER ISLAND BLDG. REVIEW.

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REFERENCE #:		
APPLICANT: DOUGLAS ROSEN		
PROPOSED: PIER REPAIR		
SHEET: 2	OF: 7	NEAR/AT: LAKE WASHINGTON
DATE: 2-7-2020	DWG#: 19-31042-B1-2	



REFERENCE SHEET 5 ON B-SIZE PLAN SET.

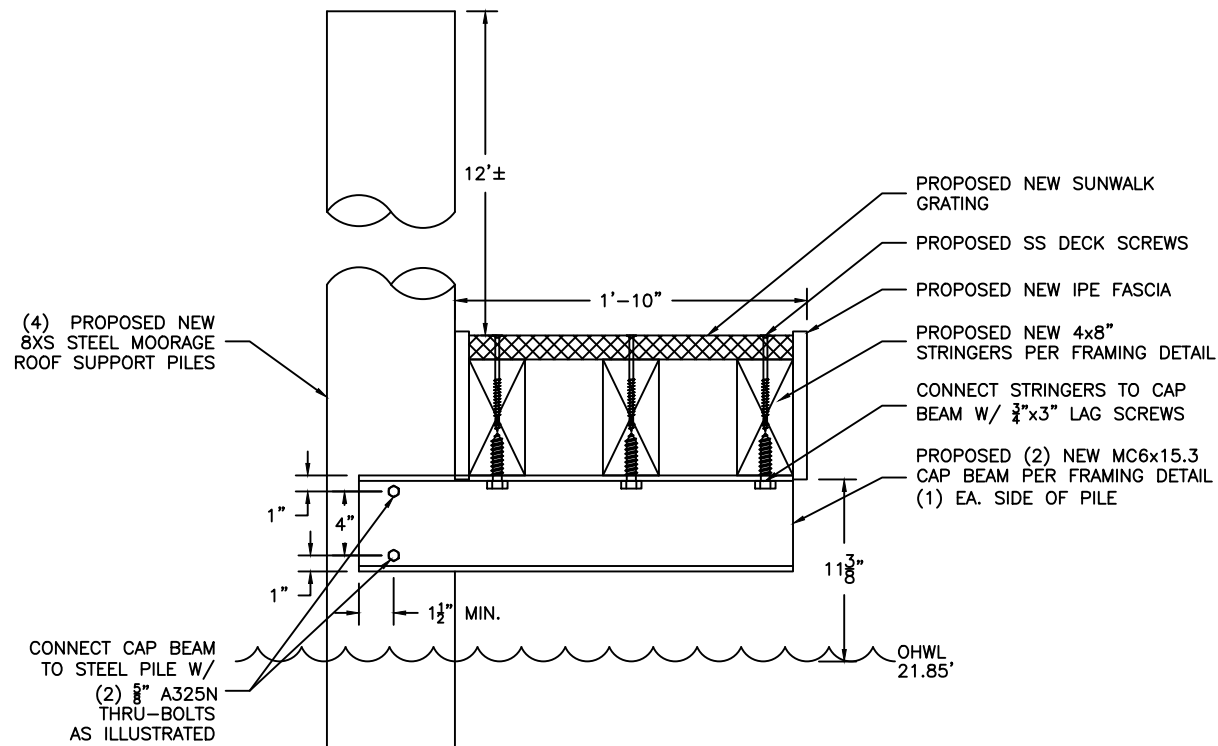
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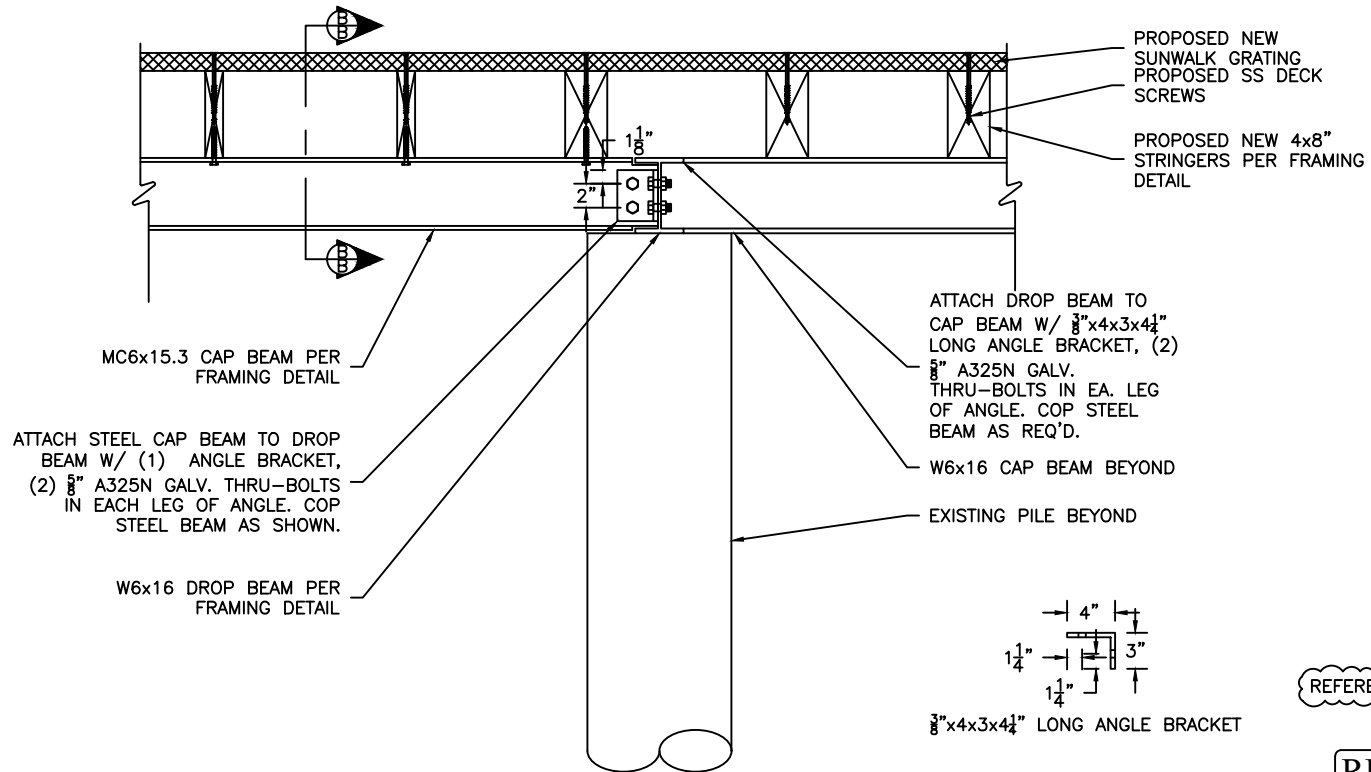
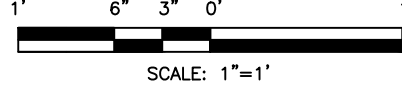
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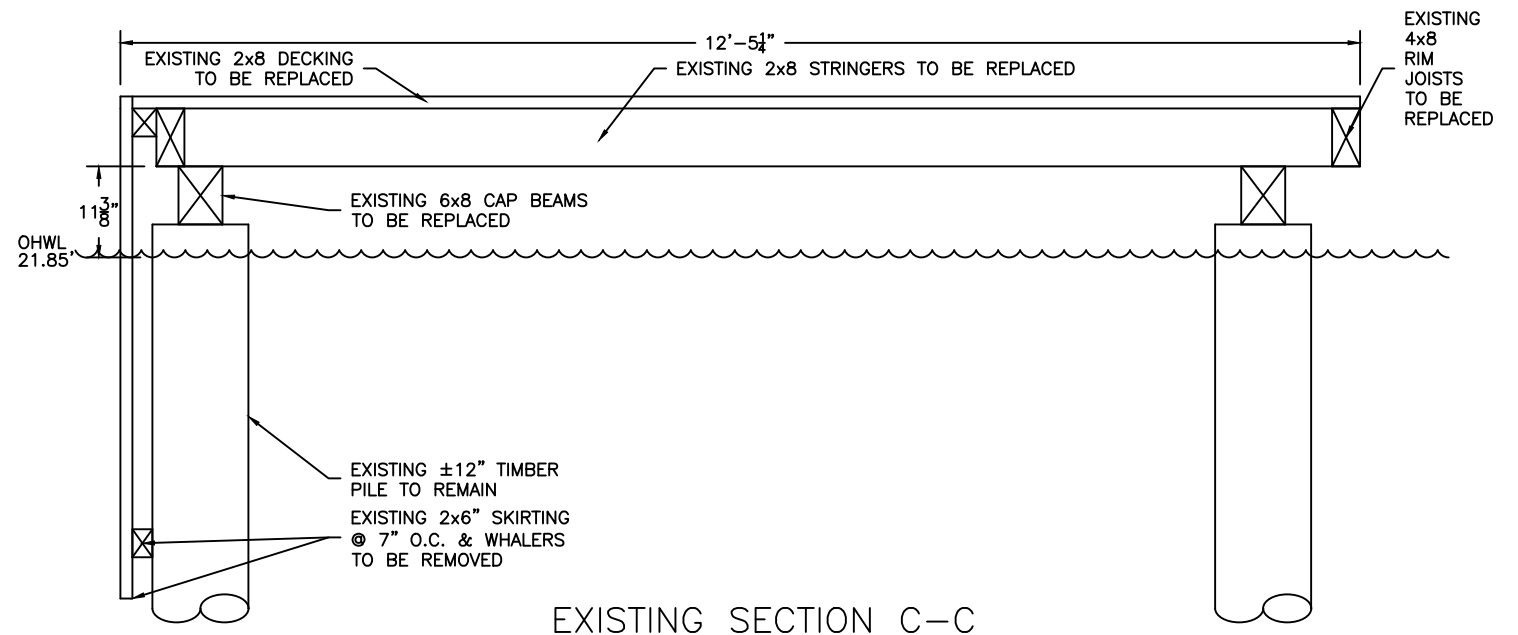
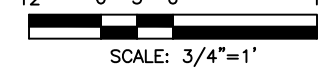
SHEET: 3 OF: 7 NEAR/AT: LAKE WASHINGTON
DATE: 2-7-2020 DWG#: 19-31042-B1-3



PROPOSED SECTION D-D

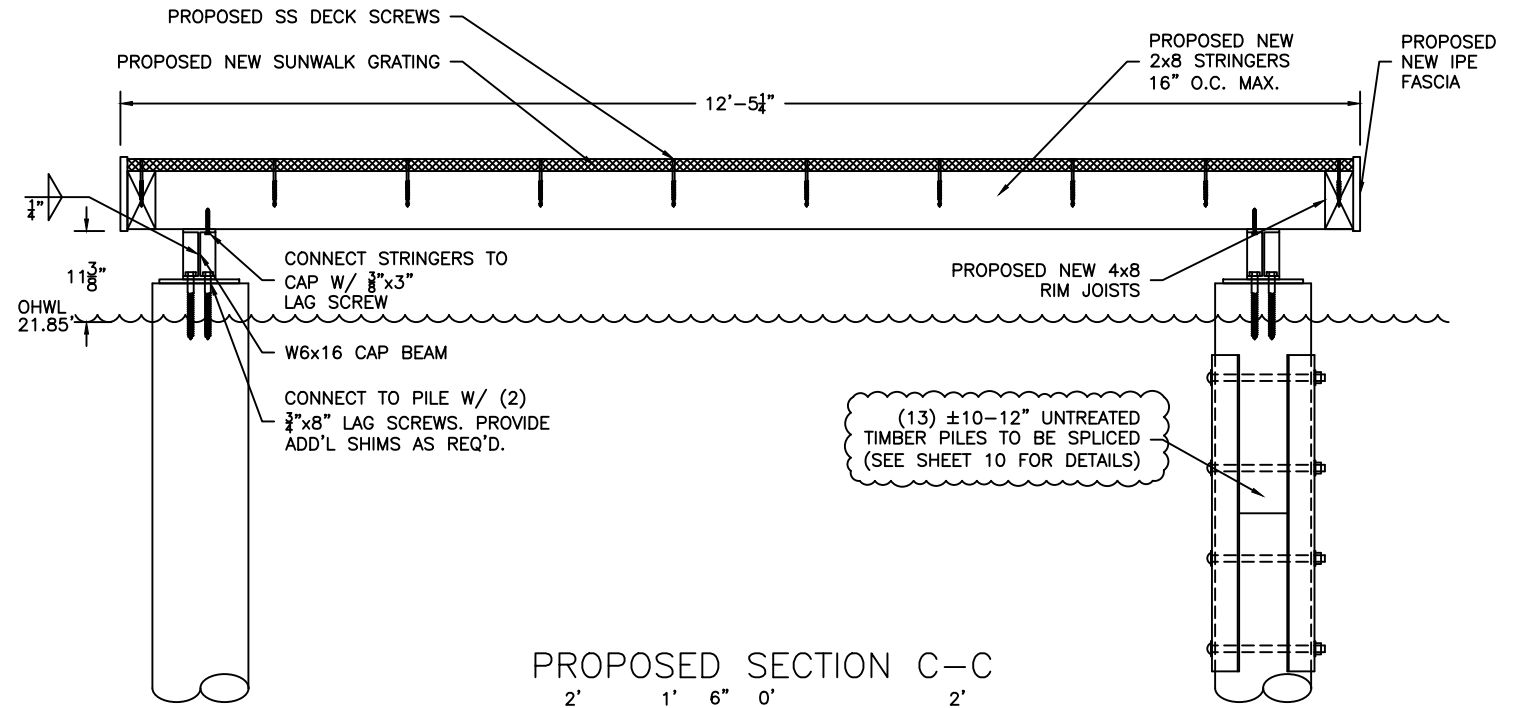


PROPOSED SECTION E-E

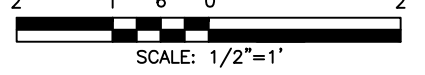


EXISTING SECTION C-C

SCALE: 1/2"=1'



PROPOSED SECTION C-C



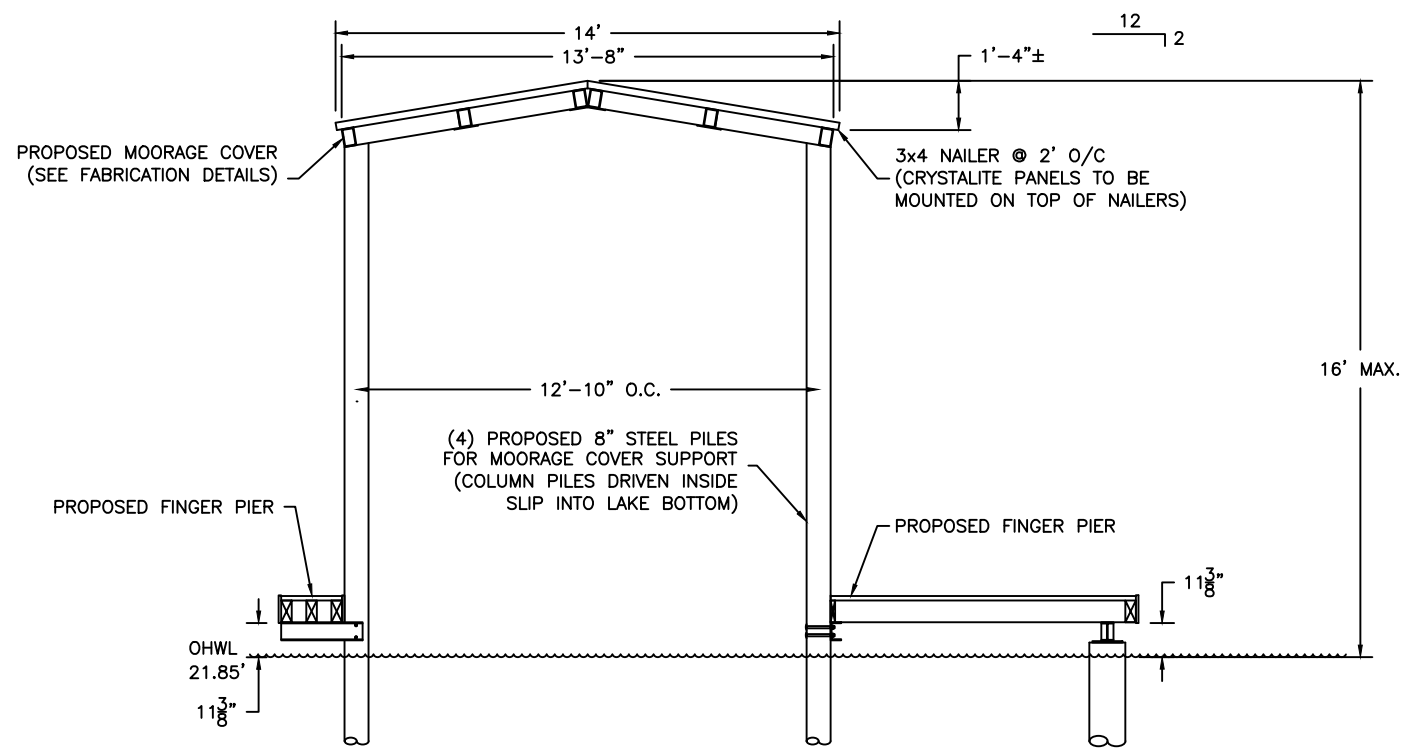
REFERENCE SHEET 5 ON B-SIZE PLAN SET.

REVISED
12-22-2020

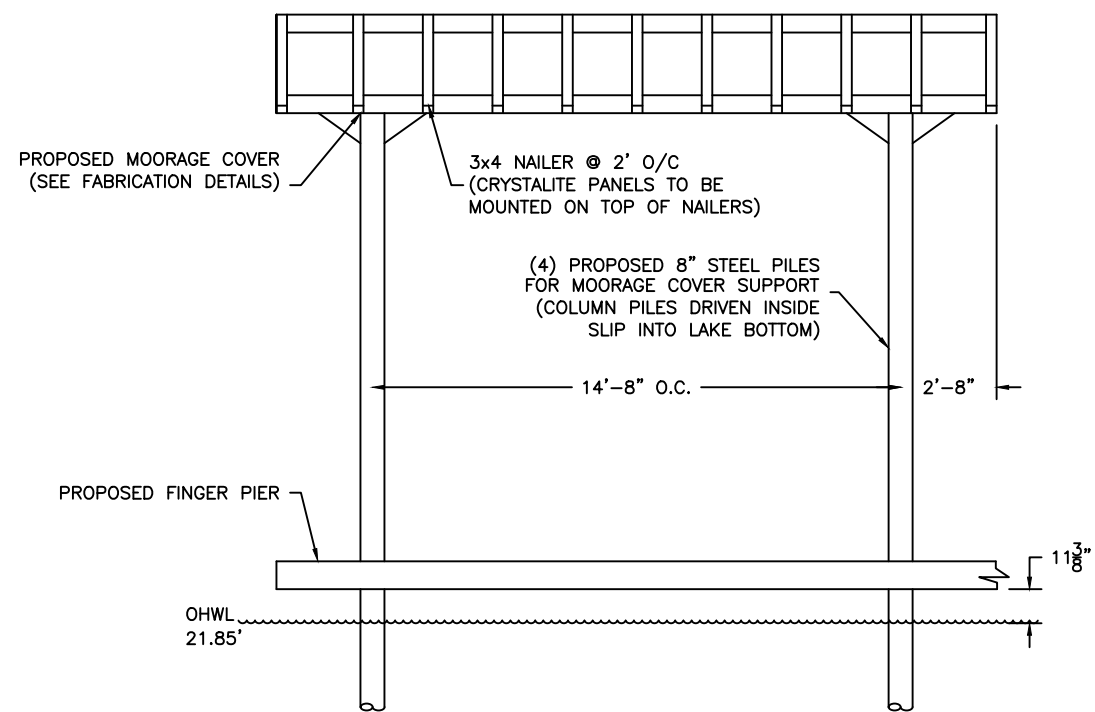
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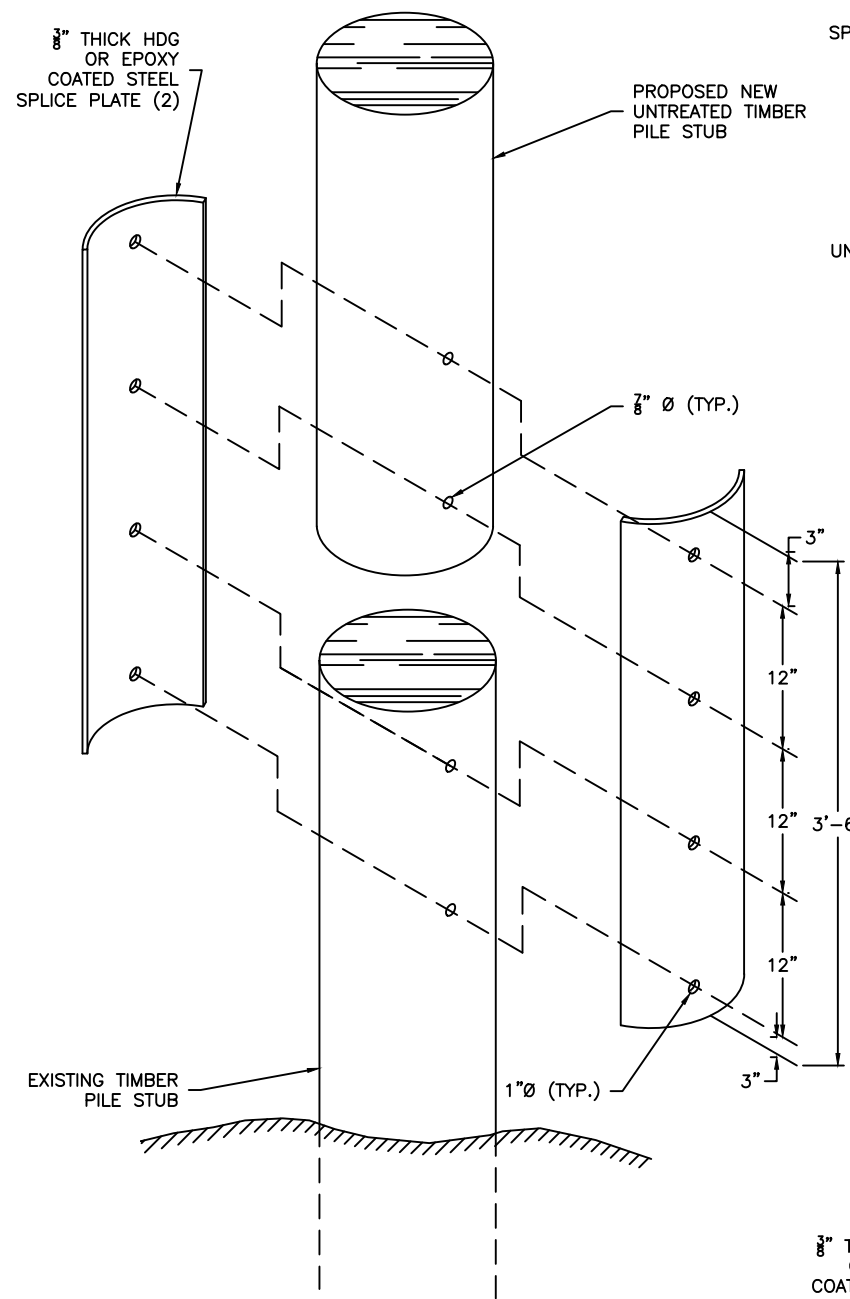
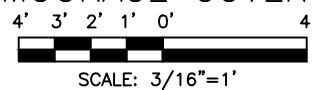
REFERENCE #:		
APPLICANT: DOUGLAS ROSEN		
PROPOSED: PIER REPAIR		
SHEET: 4	OF: 7	NEAR/AT: LAKE WASHINGTON
DATE: 2-7-2020	DWG#: 19-31042-B1-4	



PROPOSED MOORAGE COVER SECTION
SCALE: 3/16"=1'

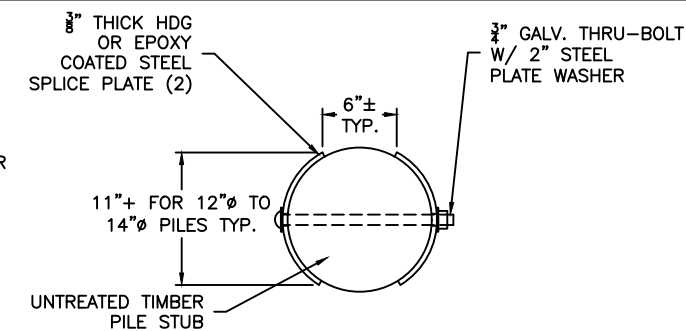


PROPOSED MOORAGE COVER SIDE VIEW



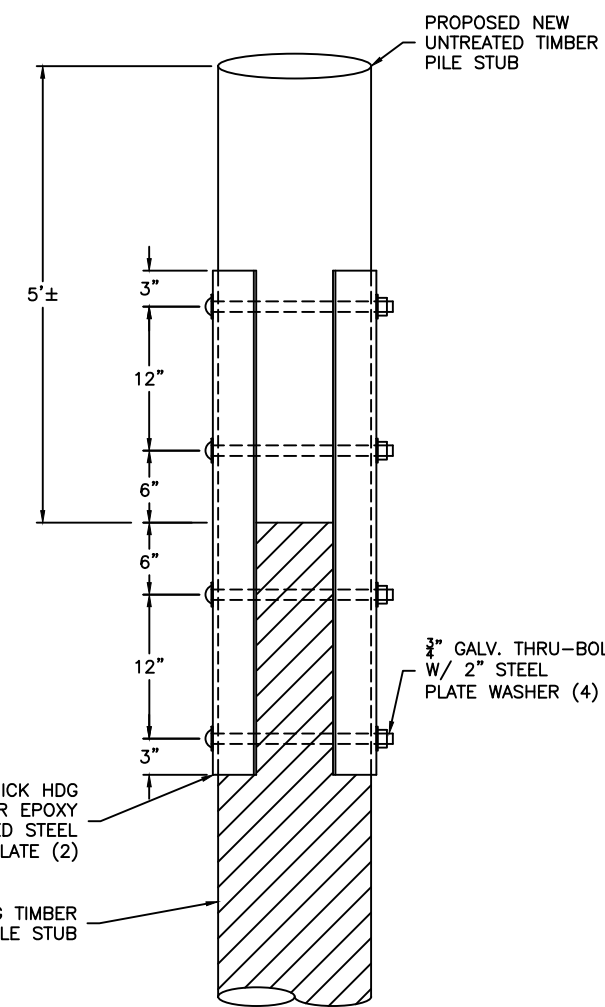
TYPICAL PILE SPlice ASSEMBLY

SCALE: 3/4"=1'



TYPICAL PILE SPlice TOP VIEW

SCALE: 3/4"=1'



TYPICAL PILE SPlice SIDE VIEW



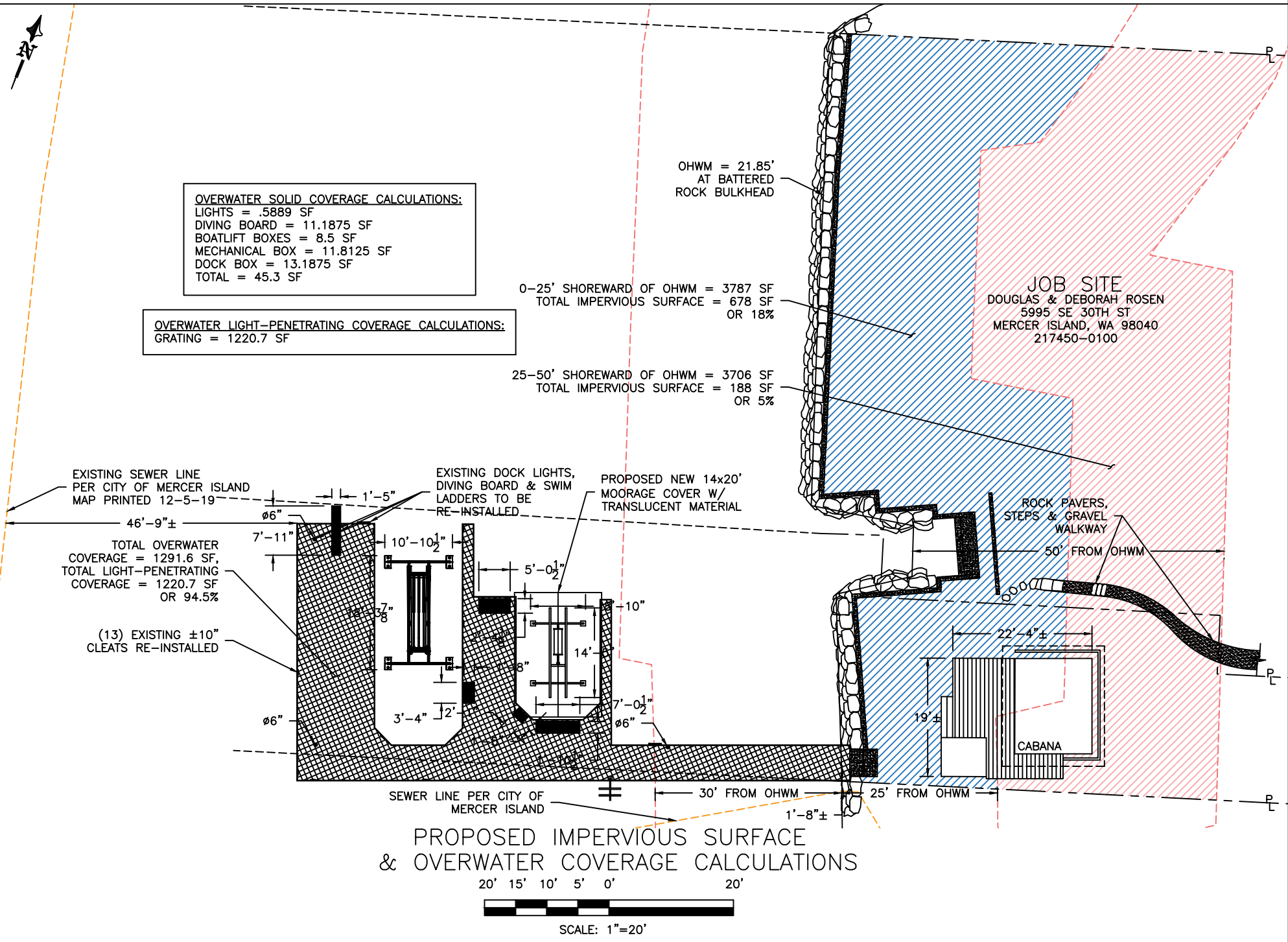
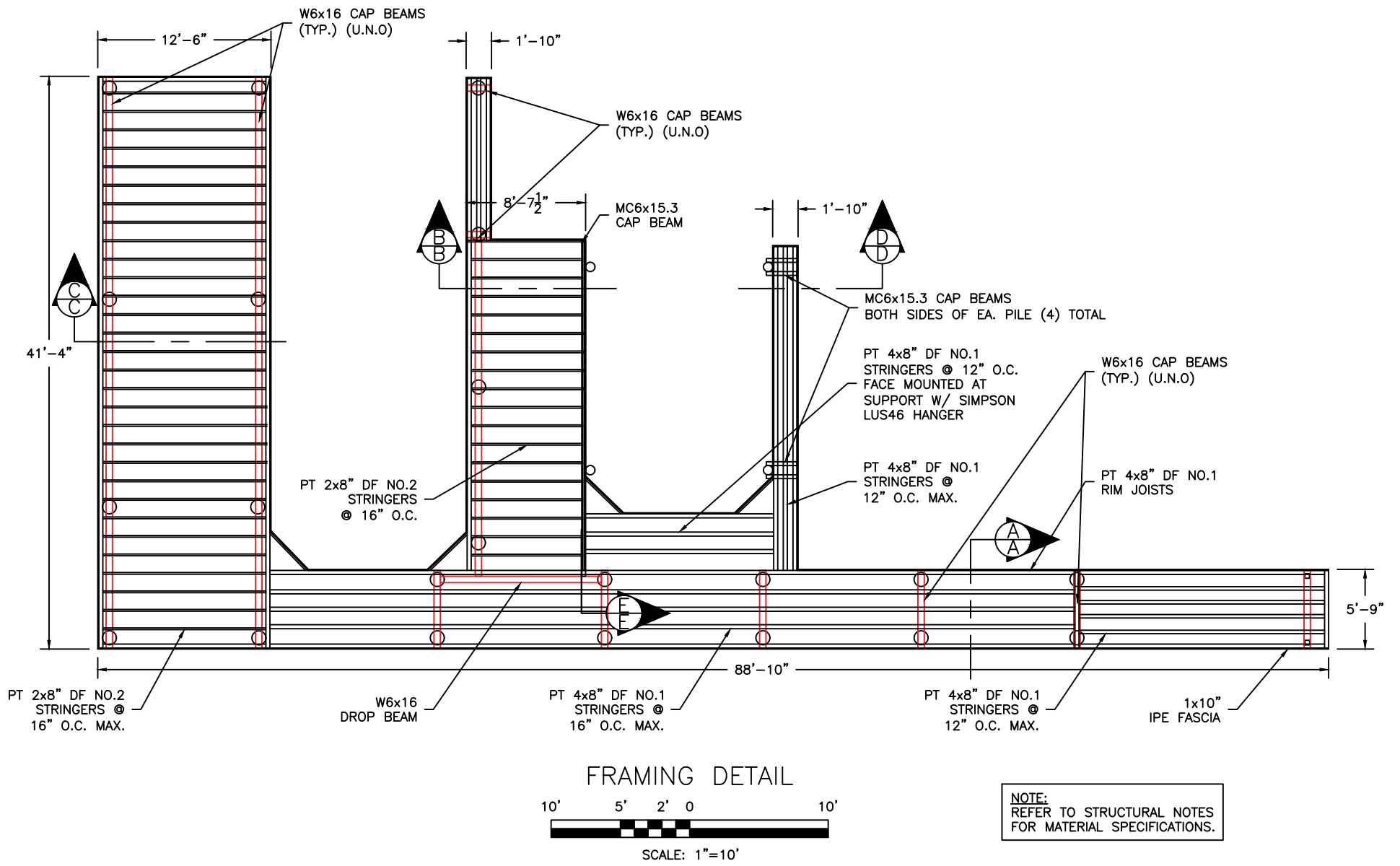
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PROPOSED: PIER REPAIR

SHEET: 5 OF: 7 NEAR/AT: LAKE WASHINGTON
DATE: 2-7-2020 DWG#: 19-31042-B1-5



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12-22-2020

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PROPOSED: PIER REPAIR		
SHEET: 6	OF: 7	NEAR/AT: LAKE WASHINGTON
DATE: 2-7-2020	DWG#: 19-31042-B1-6	

STRUCTURAL NOTES

CODE: THE INTERNATIONAL BUILDING CODE (IBC) 2015 EDITION AND THE 2015 INTERNATIONAL EXISTING BUILDING CODE (IEBC), WITH THE STATE OF WASHINGTON AMENDMENTS.

LIVE LOADS: RESIDENTIAL PIER (FULL DECK REPLACEMENT) 60 PSF

LATERAL LOADS (BASED ON ASCE 7): WIND DESIGN DATA: WIND SPEED 110 MPH, RISK CATEGORY I, EXPOSURE C, TOPOGRAPHICAL FACTOR 1.0

EARTHQUAKE DESIGN DATA (USING USGS SEISMIC HAZARD MAPS): LATITUDE 47.5837898 DEGREES (N), LONGITUDE -122.2519332 DEGREES (W), Ss 1.407, S1 0.490, SITE CLASS D, SDS 0.938, SD1 0.490, IMPORTANCE FACTOR 1.0, SEISMIC DESIGN CATEGORY D

BASIC SEISMIC-FORCE-RESISTING SYSTEM: STEEL ORDINARY CANTILEVER COLUMN SYSTEMS, R 1.25, Cs 0.75

STEEL PILING: 8" PILING SHALL BE X-STRONG ASTM A252, GRADE "3" Fy = 45,000 PSI.

PILES SHALL BE HOT DIPPED GALVANIZED IN ACCORDANCE WITH ASTM A123. REPAIR ALL SCRAPES, DINGS, WELDS, ETC. IN ACCORDANCE WITH ASTM A780.

PILE INSTALLATION: THE PILES SHALL BE DRIVEN TO REFUSAL USING A VIBRATOR OR DIESEL HAMMER. OUR DESIGN ASSUMES THAT THERE IS A LAYER OF SOFT SOIL BELOW THE MUDLINE THAT IS UP TO 20 FEET DEEP THAT IS UNDERLAIN BY DENSE SOIL THAT IS SUFFICIENT FOR BEARING.

STRUCTURAL & MISCELLANEOUS STEEL: WIDE-FLANGE BEAMS ASTM A992 Fy = 50,000 PSI. CHANNELS, PLATES AND ANGLES ASTM A36 Fy = 36,000 PSI. ALL FABRICATION & ERECTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF AISC "STEEL CONSTRUCTION MANUAL."

ALL STEEL SHALL BE HOT-DIPPED GALVANIZED IN ACCORDANCE WITH ASTM A123. REPAIR ALL SCRAPES, DINGS, WELDS, ETC., IN ACCORDANCE WITH ASTM A780.

STEEL BOLTS: ALL BOLTS AND THREADED RODS SHALL BE HIGH STRENGTH HOT-DIPPED GALVANIZED UNLESS NOTED. HIGH STRENGTH BOLTS SHALL BE A325-N HOT-DIPPED GALVANIZED IN ACCORDANCE WITH ASTM A153-CLASS C UNLESS NOTED OTHERWISE.

SCREWS: SCREWS SHALL CONFORM TO ANSI/ASME STANDARD B18.6.1. SCREW DIAMETERS SHALL BE AS FOLLOWS: No. 8 0.164" DIAMETER. REFERENCE DRAWINGS FOR MINIMUM SCREW LENGTHS. ALL SCREWS EXPOSED TO WEATHER OR IN CONTACT WITH PRESSURE TREATED WOOD SHALL BE HOT-DIPPED GALVANIZED PER ASTM A153-CLASS D.

LAG SCREWS: LAG SCREWS SHALL CONFORM TO ANSI/ASME STANDARD B18.2.1. REFERENCE DRAWINGS FOR MINIMUM SCREW DIAMETER AND LENGTHS. ALL LAG SCREWS EXPOSED TO WEATHER OR IN CONTACT WITH PRESSURE TREATED WOOD SHALL BE HOT-DIPPED GALVANIZED PER ASTM A153-CLASS C.

NAILS: NAILING SHALL BE IN ACCORDANCE W/ FASTENING SCHEDULE TABLES 11-13 IN ICC-ES EVALUATION REPORT ESR-1539 PREPARED FOR THE INTERNATIONAL STAPLE, NAIL AND TOOL ASSOCIATION (ISANTA). ALL NAILS SHALL HAVE STANDARD SIZE ROUND HEADS UNLESS NOTED OTHERWISE ON THE DRAWINGS.

ALL NAILS EXPOSED TO WEATHER OR IN CONTACT WITH PRESSURE TREATED WOOD SHALL BE HOT-DIPPED GALVANIZED PER ASTM A153-CLASS D.

LIGHT GAUGE FRAMING CONNECTORS: NOTATIONS ON DRAWINGS RELATING TO FRAMING CLIPS, JOIST HANGERS AND OTHER CONNECTING DEVICES REFER TO CATALOG NUMBERS OF CONNECTORS MANUFACTURED BY THE SIMPSON STRONG-TIE COMPANY, DUBLIN, CALIFORNIA. EQUIVALENT DEVICES BY OTHER MANUFACTURERS MAY BE SUBSTITUTED PROVIDED THEY HAVE ICC-ES APPROVAL FOR EQUAL LOAD CAPACITIES.

HANGERS AND CLIPS IN CONTACT WITH PRESSURE TREATED LUMBER SHALL BE ZMAX/HDG GALVANIZED CONNECTORS. ALL HANGER FASTENERS USED WITH ZMAX/HDG GALVANIZED CONNECTORS SHALL BE HOT-DIPPED GALVANIZED PER ASTM A153-CLASS D OR SDS SCREWS WITH PROPRIETARY COATING.

STRUCTURAL LUMBER GRADES AND SHEATHING RATINGS: ALL LUMBER SHALL BE GRADED IN ACCORDANCE WITH CURRENT WPA STANDARD GRADING RULES FOR WESTERN LUMBER. USE THE FOLLOWING SPECIES AND MINIMUM GRADE:

2x STRINGERS D.F.-L #2 Fb=900 PSI
4x STRINGERS D.F.-L #1 Fb=1,000 PSI

WOOD FOR OVER-WATER AND IN-WATER: ALL WOOD PARTIALLY OR FULLY SUBMERGED IN WATER SHALL BE TREATED WITH AMMONIACAL COPPER ZINC ARSENATE (ACZA), EXCEPT WHEN WOOD IS IN STATE-OWNED AQUATIC LANDS (SOAL) MANAGED BY THE DEPARTMENT OF NATURAL RESOURCES (DNR) WHERE TREATMENT TO WOOD IN WATER/IN SPLASH ZONE IS PROHIBITED.

WOOD SHALL BE TREATED IN ACCORDANCE WITH AWP STANDARD U1. USE THE FOLLOWING MINIMUM AWP USE CATEGORIES: WOOD OVER WATER: UC4B, WOOD IN WATER: UC4C

TREAT CUT ENDS OF AND HOLES IN TREATED WOOD WITH SAFECOAT'S DYNOSEAL OR SEAL-IT-GREEN XTREME PLANT BASED STAIN.

JET SKI LIFT PIER FRAMING REQUIREMENTS: JET SKI LIFTS MANUFACTURED BY 'BOAT LIFT INTERNATIONALS' WILL BE USED. ACCORDING TO THE STRUCTURAL CALCULATIONS, THE P.T. 4X8 EDGE STRINGER IS SUFFICIENT TO SUPPORT THE UPPER MOUNTING BRACKET OF JET SKI LIFT AT THE LOCATION SHOWN ON THE 'PROPOSED DETAIL VIEW' ON SHEET 5 (DATE 2-7-2020).



The engineering seal on these drawings represents the following limited scope of structural engineering design:

- Design of pier framing members: cap beams and joists.
• Analysis of the proposed pile splice and timber riser connections.
• Design of the Jet Ski lift attachments.
• Design of the steel piles supporting the moorage roof.

Design is in accordance with the 2015 International Building Code and 2015 International Existing Building Code. Our scope of work does not include analysis and design of the grating, bulkhead, connection to grade, moorage cover roof and/or as associated connections.

The site information, dimensions and plan layout, has been provided to us by Waterfront Construction, Inc.

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Table with 2 columns: Reference #, Applicant, Proposed, Sheet, Date. Reference #: APPLICANT: DOUGLAS ROSEN, PROPOSED: PIER REPAIR, SHEET: 7 OF 7, DATE: 2-7-2020.