

PROJECT INFORMATION

OWNERS

O'NEIL GENERATIONAL TRUST

DRAWINGS BY:

ECCO DESIGN INC.
7413 GREENWOOD AVE. N.
SEATTLE, WA 98103
206.706.3937

SITE ADDRESS

4452 FERNCROFT RD
MERCER ISLAND WA 98040

PARCEL

004610-0405

LEGAL DESCRIPTION:

ADAMS LAKE WASHINGTON TRS POR OF N 70 FT
OF S 87.88 FT OF 5 E OF LN RNNG N 00 DEG 43
MIN 30 SEC W FR PT ON S LN OF N 22.12 FT OF 6
THAT IS N 89 DEG 16 MIN 30 SEC E 314.41 FT FR C/L
OF 30 FT ESMT & SH LDS ADJ

BASE ZONE: R-15

USE: SINGLE FAMILY RESIDENTIAL

LOT AREA: 16,100 SF

DESCRIPTION OF WORK

REMOVE A PORTION OF THE EXISTING SHARED
FIXED PIER (APPROX. 315SF) AND ASSOCIATED
WOOD PILES (NINE TOTAL). DRIVE ONE NEW PILE
AT WATERWARD END OF THE EXISTING PIER TO
SUPPORT THE RECONFIGURED STRUCTURE.
REMOVE ONE EXISTING BOTTOM BASED BOATLIFT
AND CANOPY. RELOCATE ONE EXISTING BOTTOM
BASED BOATLIFT TO THE NEW PIER. INSTALL NEW
FULLY GRATED SINGLE FAMILY PIER (APPROX.
528SF OVERWATER) & 552SF TOTAL. INSTALL NEW
NATIVE SHORELINE PLANTINGS.

VICINITY MAP



GENERAL NOTES:

- 1) IT IS THE CONTRACTORS RESPONSIBILITY TO HAVE A LOCATE COMPLETED AND CALL BEFORE YOU DIG.
- 2) IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY FINAL LOCATION OF ALL STRUCTURES PRIOR TO INSTALLATION

PURPOSE: Boat Moorage

DATUM: 21.8' EST. By
Corp of Engineers, 1919.

ADJACENT PROPERTY

OWNERS:

1. George Richter
2. Echard Evers

NAME: O'Neil Generational Trust

REFERENCE #:

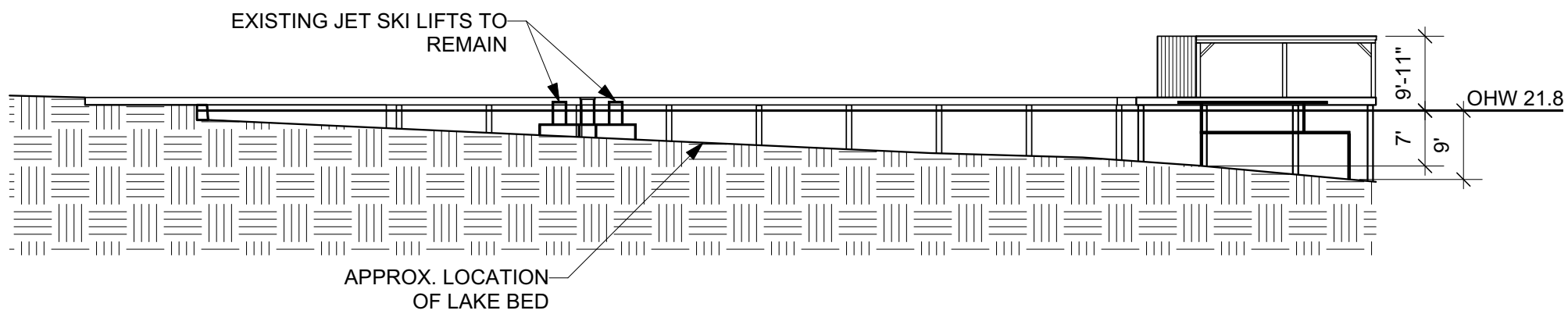
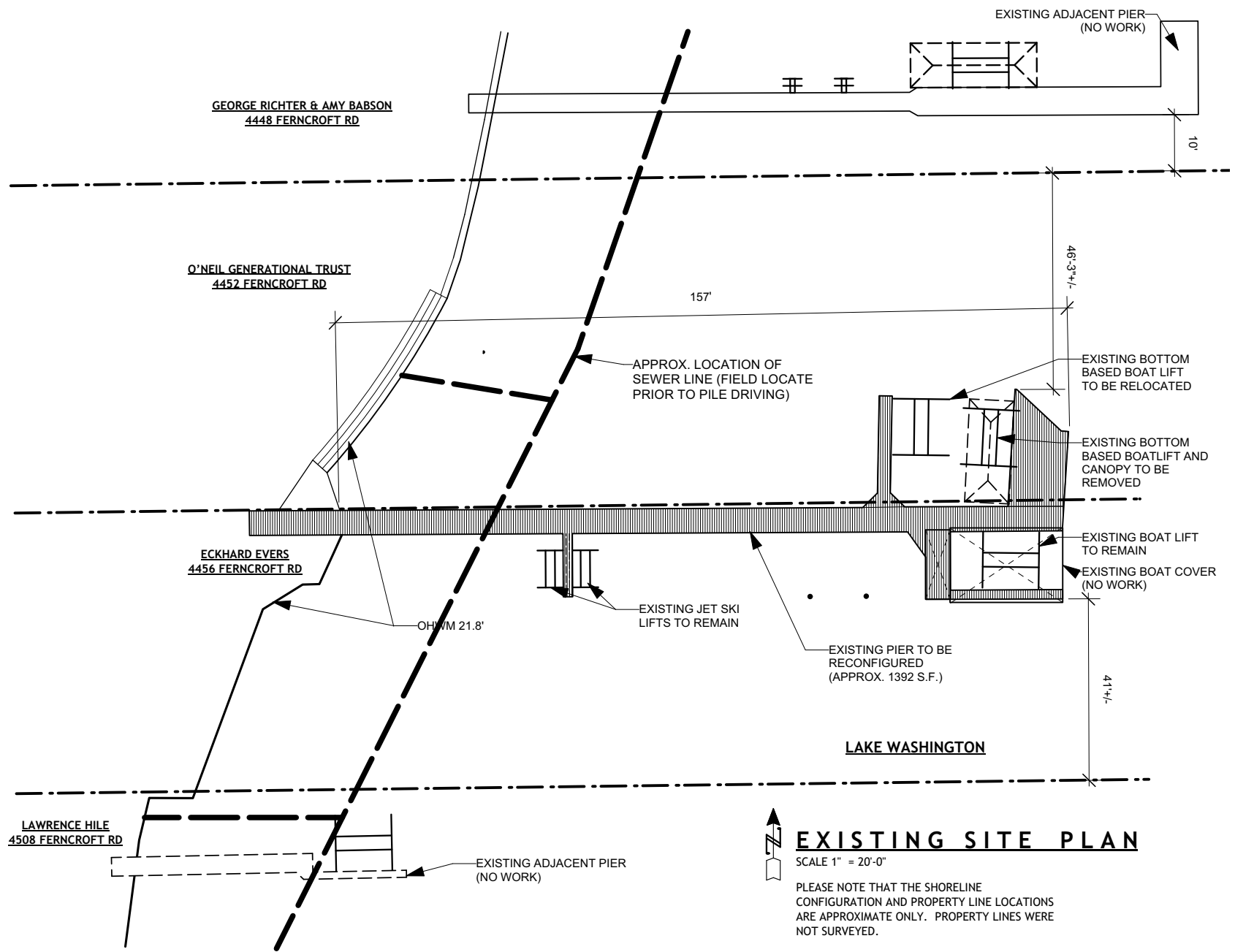
SITE LOCATION ADDRESS:

4456 Ferncroft Rd
Mercer Island, WA 98040

PROPOSED: New Pier &
Reconfigure (E) Pier
IN: Lake Washington
AT: Mercer Island
COUNTY: King **STATE:** WA

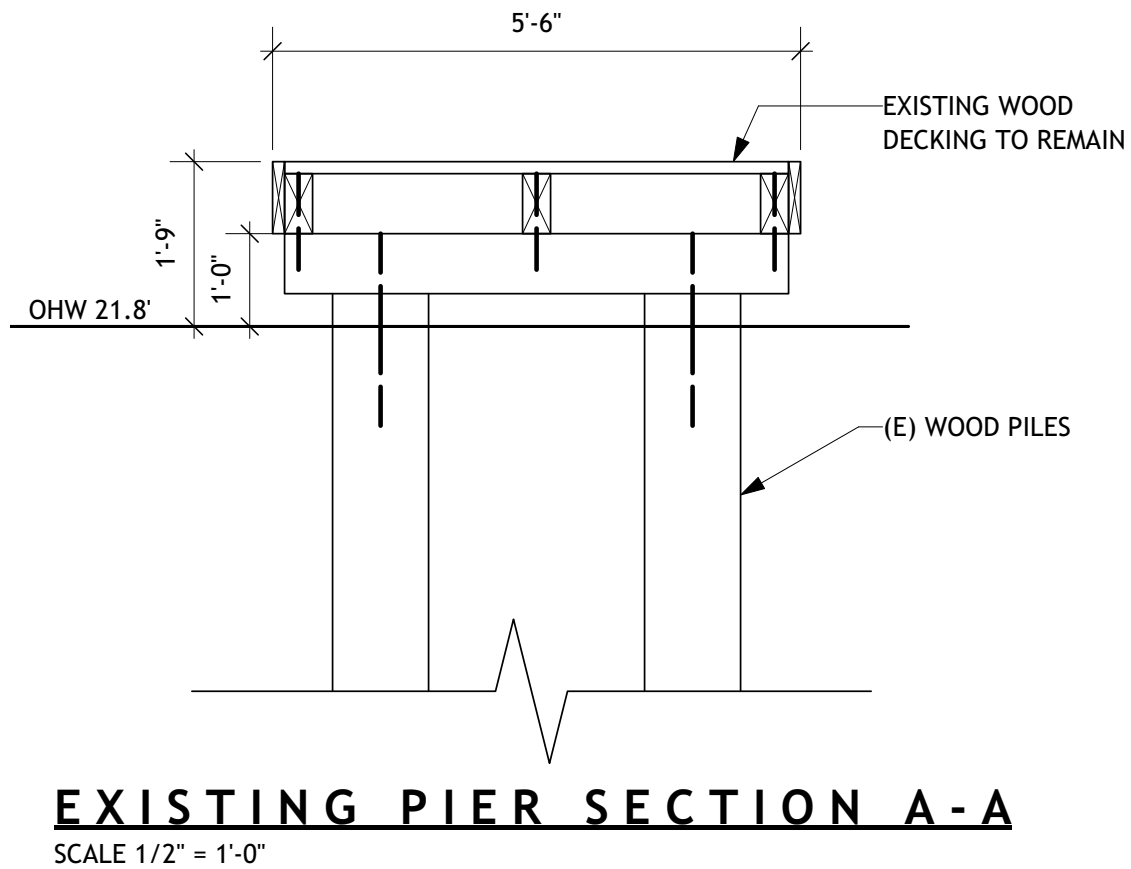
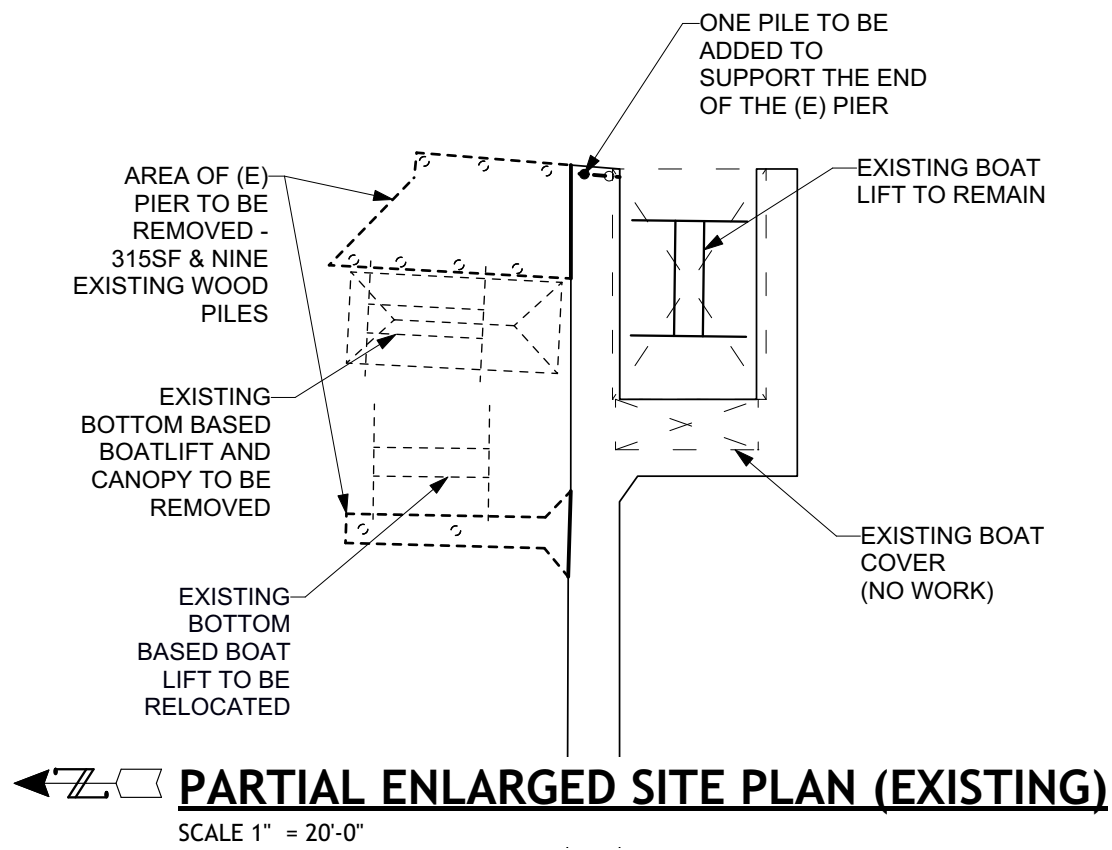
SHEET 1 of 7

DATE: February 17, 2023



SOUTH ELEVATION (EXISTING PIER)
SCALE 1" = 20'-0"

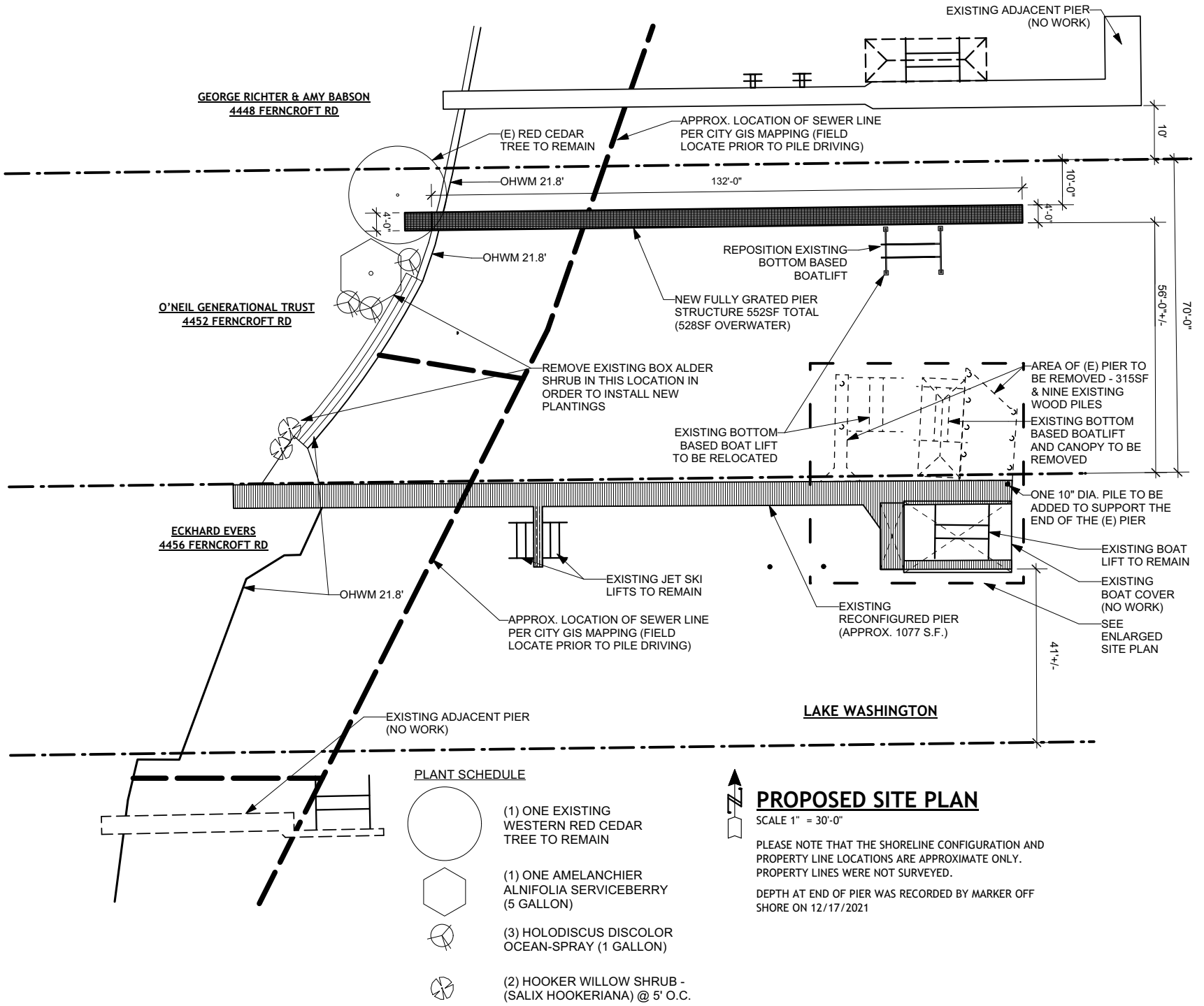
Reference:
Applicant: O'Neil Generational Trust
Proposed: New Pier & Recon. (E)Pier
At: Mercer Island, WA
Sheet 2 of 7 **Date:** 2/17/2023



Reference:
Applicant: O'Neil Generational Trust

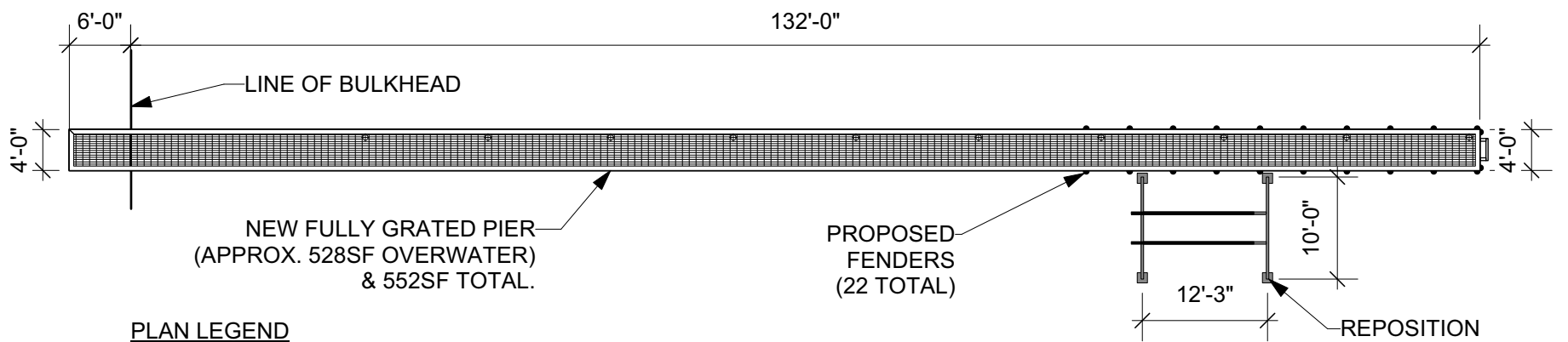
Proposed: New Pier & Recon. (E) Pier
At: Mercer Island, WA

Sheet 3 of 7 **Date:** 2/17/2023






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Proposed: New Pier & Recon. (E)Pier
At: Mercer Island, WA



PLAN LEGEND

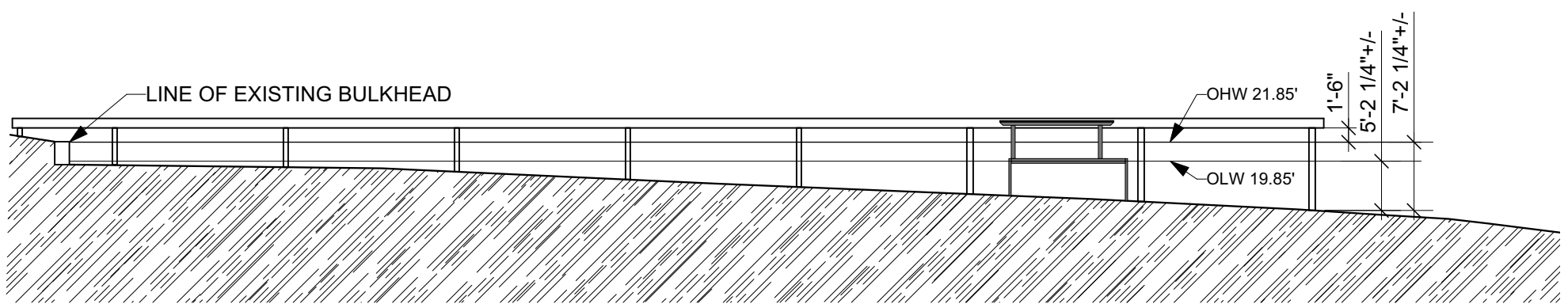
-  ALUM. SWIM LADDER (1) LOCATION
-  FENDERS 5"X5", TYP. 22 LOCATIONS
-  DOCK LIGHT (EPL1 OR 3) DEPENDING ON LOCATION - CONFIRM LIGHT MEETS SPECIFICATIONS BELOW, TYP. (10) LOCATIONS.

NOTE: ARTIFICIAL NIGHT LIGHTING ON AND FROM OVERWATER STRUCTURES MUST BE MINIMIZED BY FOCUSING THE LIGHT ON THE PIERS SURFACE, AND USING SHADES THAT MINIMIZE ILLUMINATION OF THE SURROUNDING ENVIRONMENT AND REDUCES GLARE ON THE WATER SURFACE. THE VISIBLE LIGHT EMITTED BY AN INDIVIDUAL FIXTURE SHALL NOT EXCEED 450 LUMENS, AND THE TOTAL VISIBLE LIGHT EMITTED BY ALL FIXTURES ON A PIER SHALL NOT EXCEED 2,700 LUMENS



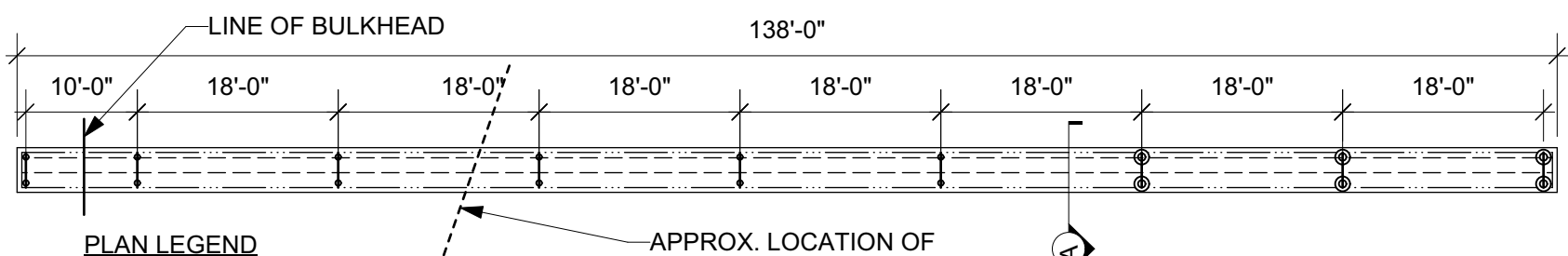
PROPOSED PIER PLAN

SCALE 1/16" = 1'-0"



PROPOSED ELEVATION

SCALE 1/16" = 1'-0"



PLAN LEGEND

- 6" DIA. STD. PIPE (12 TOTAL)
(note that two are upland of bulkhead)
- ⊙ 8" DIA. STD. PIPE (6 TOTAL)

APPROX. LOCATION OF SEWER LINE (FIELD LOCATE PRIOR TO PILE DRIVING)

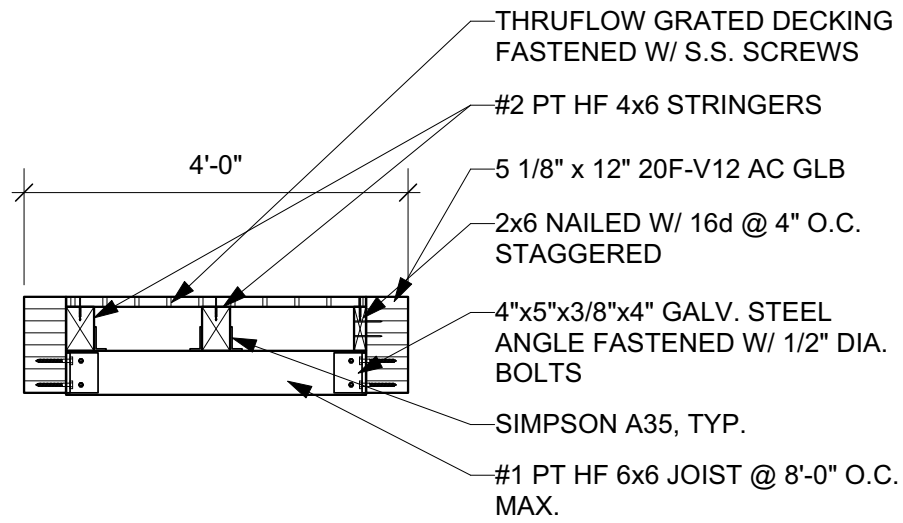
GENERAL NOTE:
PILES DRIVEN WITH HYDAULIC HAMMER TO REFUSAL OR A MIN. OF 15'-0" EMBEDMENT. REFUSAL IS DEFINED AS LESS THAN ONE INCH OF PENETRATION PER ONE MINUTE OF CONTINUOUS JACKING



PROPOSED FRAMING PLAN

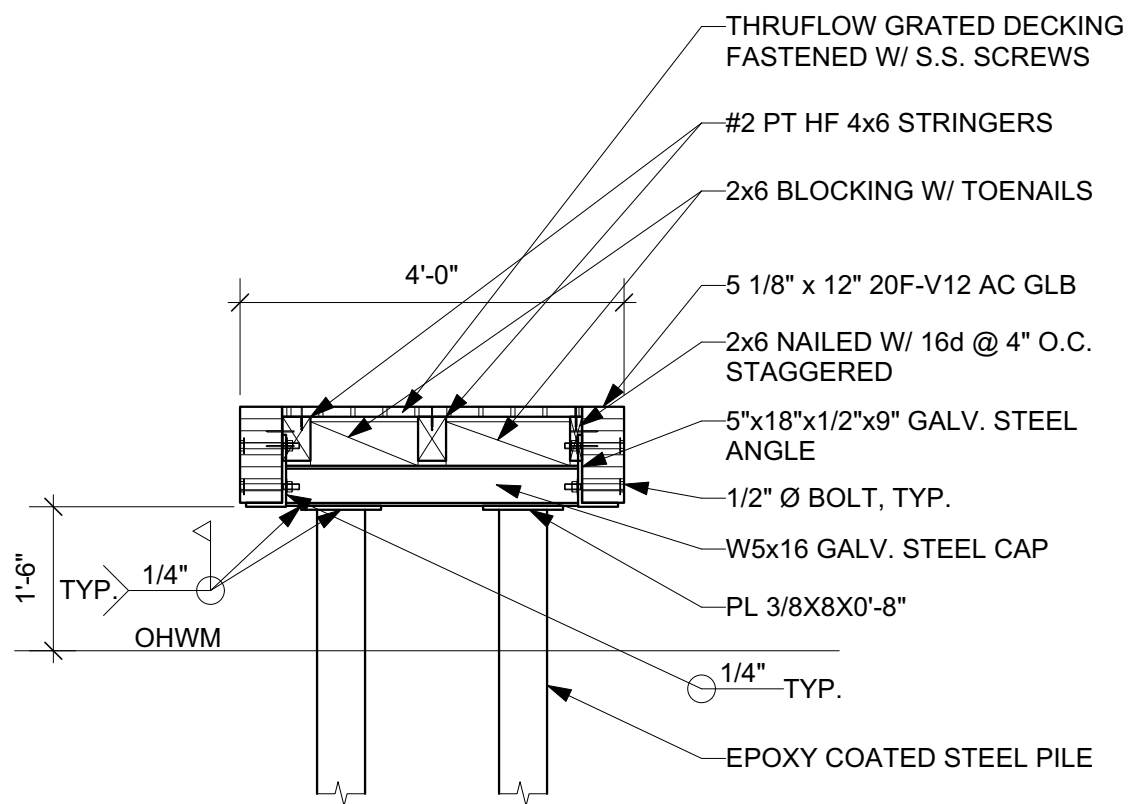
SCALE 1/16" = 1'-0"

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MIDSPAN SECTION - B

SCALE 1/2" = 1'-0"



PILE CAP SECTION - A

SCALE 1/2" = 1'-0"

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GENERAL NOTES

- A. These notes are in abbreviated form. The intent is to further define those areas of work not clearly delineated on the drawings. The quality of workmanship throughout should be first class and all materials shall meet or exceed the normal industry standards applicable in each case.
- B. All work is to be performed in strict compliance with applicable provisions of prevailing local, state, and federal code ordinances, including appropriate licensing laws including local amendments.
- C. Notify and consult with Owner and Permit Agent if discrepancies are found between drawings and/or on site conditions and/or building or zoning requirements prior to start of work.
- D. Contractor to physically inspect site prior to commencing any work. Report any discrepancy to Owner and Permit Agent. Contractor to review construction documents prior to commencing construction. Any questions should be directed to owner and permit agent. Contractor to crossreference with city approved plans for any changes and/or additional requirements by city.
- E. Area measurements: area is measured from the perimeter of each floor/space within the footprint of the structure and is inclusive of all open areas, stairways, stairwells and basement stem walls, at each level. Projections such as bay windows are also included in heated area calculations. Interior walls separating heated and unheated enclosed space is measured from the exterior of conditioned space.
- F. Do not scale drawings. During the reprographic process, proportions may have been altered. Use written dimensions. Where conflicts exist, notify the permit agent immediately. Written dimensions take precedence.
- G. Contractor to maintain in force at all times, insurance as required by Article II of the General Conditions of the Contract for Construction, AIA Document A201.
- H. The Contractor should carry all insurance required by law.
- I. Contractor is solely responsible for all construction means and methods and shall maintain the structural integrity of any construction until all final lateral and vertical load carrying systems are completed. Approvals from the permit agent do not extend to approval of construction means and methods.
- J. Drawings are for a complete installation with fully-functional assemblies. Contractor is to field verify all dimensions and conditions prior to any work, and shall be responsible for all work and materials including those finished by subcontractor.
- K. All information contained in these documents represents a "basic limited architectural service" that requires the contractor to be knowledgeable and experienced with all aspects of construction including all building codes and regulations imposed by the city or county and any other agency having jurisdiction over the project.
- L. All work shall comply with the state and local ordinances and shall be done to the highest standards of craftsmanship by journeymen of the respective trades.
- M. Safety, care of adjacent properties during construction, compliance with local, state, federal regulations regarding safety on site shall be the contractors responsibility.
- N. No deviations from these documents shall be made without written approval from the owner and permit agent. Any changes can affect the structural integrity and code related issues of the structure.
- O. All information contained in these documents is for the purpose of construction permit acquisition and construction only. The information provided is not intended for any other purpose and no other use is intended or implied. e.g. plan information is not intended to be used as a base for sale or transfer of real estate.
- P. Unless otherwise specified, electrical, mechanical, etc. is bidder designed. Owner and/or agent (contractor) is responsible for all work done on site (field) as to proper installation etc.
- Q. The permit agent may assist in coordination with consultants (such as soils, structural, civil engineers etc.) but under the terms of basic limited service, receives no compensation for, and assumes no responsibility or liability for the area of their (consultants) work and expertise.

Acceptance of these plans for construction constitutes an understanding of above mentioned terms and basic limited architectural service as described in agreement between owner/permit agent.

GENERAL NOTES - CONT.

GENERAL REQUIREMENTS

- A. Provide all required temporary facilities and all temporary utilities as required. Contractor is responsible for all costs associated with temporary facilities and temporary utilities.
- B. Construction Barricades: Provide construction barricade as required to keep public and employees safe, following all applicable federal, state and city codes and regulations.

DRAWINGS / PERMITS BY OTHERS:

It is the contractor's responsibility to provide additional drawings and permits as required to complete the project. The following list is by no means meant to be comprehensive, rather suggestive of the possible types of additional permits, drawings, and submittals that may be required during the course of the project. Depending on the project, some of the following permits, drawings, and submittals could come up including others not listed below:

- Provide information to City regarding disposal of materials.
- Provide Design / obtain Permit for any required Shoring work.
- Provide Drawings / obtain Permit for Plumbing work.
- Provide Drawings / obtain permit for Electrical work.
- Obtain permit for Storm Sewer design and hook-up
- Apply and pay for any required Water Meters.
- Obtain separate permits for Demolition, accessory buildings, and retaining walls.
- Any deferred submittals shall be submitted to the Building Department for review and approval.

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