

Street & Utility Development Permit Application

MIP No.	SDP No.	BLD No.
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Applicant: Amy Mather/Haven Design Workshop	Phone: 360-527-2840
Mailing Address: 5828 2nd Ave., Ste. 101	
City, State, Zip: Ferndale, WA 98248	E-mail: amy@haven-dw.com
Property Owner's Name(s): Nirvair LLC	Phone:
Mailing Address: 905 20th St.	
City, State, Zip: Anacortes, WA 98221	E-mail: jas.sho37@gmail.com
Authorized Representative: Amy Mather	Phone: 360-527-2840
Address: 5828 2nd Ave. Ste. 101, Ferndale, WA	E-mail: amy@haven-dw.com

Property Site Street (and address if assigned):	1136 Water St.
Zoning District: C-III	Parcel #: 989703802
Legal Description: Addition:	Block: 38 Lot(s): 5&7

Contractor Business Name:	TBD
Mailing Address:	
Phone:	Cell Phone:
State License #: Expiration:	City Business License #: Expiration:
Estimated value of utility and/or street construction: \$	

Describe work to be conducted under this permit and purpose:	
new sidewalk extension along Fillmore St. & related street & parking improvements, decommissioning of underground fuel storage tanks. All work related to BLD24-106	
Describe any related work on private property such as landscaping, clearing, grading:	
Demo of current building and replace w/ new building	
How many acre(s) will be disturbed? .27	Where will the overflow discharge? TBD
Is Latecomer Proposed? TBD	For what Utility? TBD
Will trees or vegetation be removed in the right-of-way? ☐ Yes ☐ No If yes, Describe & show on site plan.	
What is the amount of impervious surface on the property? _____ sq. ft. & _____ % of the property.	

I hereby certify that the information provided is correct, that I am either the owner or authorized to act on behalf of the owner and that all the activities associated with this permit will be in accordance with State Laws and the Port Townsend Municipal Code.	
Signature of Owner or Authorized Representative: <u>Amy Mather</u>	
Print Name: <u>Amy Mather</u>	Date: <u>3/14/2024</u>



Street & Utility Development Permit Application

Infrastructure

The application is *not* complete without all the information on this checklist
(All items *must* be checked or if not applicable, marked "N/A")

- ☒ Complete Street and Utility Development Permit Application
- ☒ Construction Cost Estimate
- ☒ Vicinity Map
- ☐ Two copies of a legible site plan no greater than 11"x17" showing:
 - ☒ Edge of street travel way
 - ☒ Driveway from edge of travel way (dimensions & type of surface material)
 - ☒ All trees/vegetation proposed for removal within the right-of-way
 - ☒ All trees/vegetation proposed for planting within the right-of-way
 - ☐ Existing or proposed easements
 - ☒ Adjoining street names
 - ☒ All lot lines, block number and lot numbers
 - ☒ Lot dimensions
 - ☐ Outside dimensions of all buildings, including eaves
 - ☒ Area and percentage of on-site impervious surfaces (existing and proposed)
 - ☒ Location and details of all on-site stormwater facilities (e.g., size of raingarden, dry-well, curtain drain, etc.) including percolation test results and direction of overflow
- ☒ Existing or proposed water and sewer mains
- ☒ Proposed connections to existing and/or proposed sewer and water mains
- ☒ North Arrow
- ☒ Show Temporary Erosion and Sediment Control Best Management Practices (BMPs)
- ☒ Show or indicate permanent stabilization methods, including but not limited to restoration of roadside ditches
- ☒ Area (acres or square feet) and volume (cubic yards) of cut and fill
- ☒ Slopes/Contours (existing and proposed)
- ☐ A PUD No.1 of Jefferson County approved power plan.
- ☐ If extending water or sewer mains or constructing a new street, 3 Size D (22"x 34") sets of plans prepared by a licensed civil engineer must be submitted with this application. See EDS, Chapter 1- Appendix, Exhibit 1 for a complete Plan Review Checklist.
- ☒ Did the applicant complete a Technical Conference in the prior 12 months? If yes, in the case of Type 1 permits in Tier 1, the fee for the technical conference can be credited to this permit.

GENERAL NOTES:

- SEISMIC DESIGN CATEGORY D
- WIND EXPOSURE AND SPEED 31 MPH, EXP. D
- SNOW LOAD @ 25 PSF
- FLOOR LIVE LOAD 40 PSF
- COMMON AREA LIVE LOAD 100 PSF
- SOL BEARING PRESSURE 2000 PSF

2. FOUNDATION:

- FOOTING: SHOWN AS MINIMUM ON DRAWING AND TO BE FOURED ON SENTER OF FOOTING DIMENSIONS
 - FOOTINGS ARE TO BE FOURED ON UNDISTURBED OR PROPERLY COMPACTED SOIL
 - A 4" FERF. DRAIN PIPE IS TO BE LAID AROUND PERIMETER OF FOOTING AND OVERLAP 12" DRAIN PIPE.
- FOUNDATION WALLS: TO BE BUILT TO SIZE SPECIFIED ON DRAWINGS AND THICKNESS SPECIFIED IS MINIMUM REQUIREMENTS. PLACED IN ACCORDANCE W/ FOUNDATION PLAN.
- REINFORCEMENT STEEL: TO BE AS SPECIFIED THICKNESS CALLED OUT ON DRAWINGS AND TO BE DETAILED AND PLACED IN ACCORDANCE W/ BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE AND TO BE DEFORMED STEEL BARS CONFORMING TO ASTM A106, GRADE 60. LONGITUDINAL REINFORCING STEEL SHALL CONFORM TO ASTM A106.
- STRUCTURAL CONCRETE SHALL CONFORM TO THE DURABILITY REQUIREMENTS OF 318.
- FOR GROUND R-2 AND R-3 OCCUPANCIES NO MORE THAN THREE STORIES ABOVE GRADE PLANE, THE SPECIFIED COMPRESSIVE STRENGTH FOR CONCRETE IN BASEMENT WALLS, FOUNDATION WALLS, EXTERIOR WALLS, AND OTHER VERTICAL SURFACES EXPOSED TO THE WEATHER SHALL BE NOT LESS THAN 3,000 PSI.

3. FRAMING:

- FLOOR: TO BE FRAMED IN ACCORDANCE W/ SPECIFICATIONS OF DRAWINGS
 - AND TO ACCOUNT FOR ALLOWABLE FLOOR LOAD
 - ALL STRUCTURAL MEMBERS OF FLOOR TO BE PROPERLY SET AND FASTENED IN ACCORDANCE W/ IBC
 - STRUCTURAL LUMBER SHALL BE #2 DOUGLAS FIR OR BETTER.
 - IN OTHER THAN DUELLING UNITS - TOILET, BATHING, AND SHOWER ROOM FLOOR FINISH MATERIALS SHALL HAVE A SMOOTH AND NONABSORBENT SURFACE. THE INTERSECTIONS OF SUCH FLOORS WITH WALLS SHALL HAVE A SMOOTH, NONABSORBENT VERTICAL BASE THAT EXTENDS UPWARD ONTO THE WALLS NOT LESS THAN 4" PER IBC 1209.2.1.
- WALLS: EXTERIOR WOOD FRAMED WALLS TO BE 2x6 DF-L #2 W/ STUDS @ 16" O.C.
 - ALL EXTERIOR WALLS SHALL BE SHEATHED W/ 1/2" STRUCTURAL PLYWOOD OR 7/16" OSB. SHEAR WILL BE DETAILED IN PLAN.
 - ALL WINDOW HEADERS AND BEARING WALLS OR BEAMS TO BE 4X10 DF-L #2 UNLESS SPECIFIED OTHERWISE ON DRAWINGS.
 - INTERIOR WALLS TO BE 2X4 OR 2X6 CONSTRUCTION @ 16" O.C.; STUD HEIGHT TO BE AS NOTED
 - INTERIOR BATHROOM WALLS W/ EXTENSIVE PLUMBING FIXTURES MAY HAVE 2X6 FRAMED WALLS TO PROVIDE CLEARANCE AND COMFORTABLE WORKING SPACE
 - BATHROOM WALLS AND PARTITIONS WITHIN TWO FEET OF SERVICE SINKS, URINALS, AND WATER CLOSETS SHALL HAVE A SMOOTH, HARD, NONABSORBENT SURFACE TO A HEIGHT OF NOT LESS THAN 4 FEET ABOVE THE FLOOR, AND EXCEPT FOR STRUCTURAL ELEMENTS, THE MATERIALS USED IN SUCH WALLS SHALL BE OF A TYPE THAT IS NOT UNDESIRABLY AFFECTED BY HUMIDITY PER IBC 1209.2.2. THIS DOES NOT APPLY TO DUELLING UNITS.
 - SHOWER COMPARTMENTS AND WALLS ABOVE BATH TUBS WITH INSTALLED SHOWER HEADS SHALL BE FINISHED WITH A SMOOTH, NONABSORBENT SURFACE TO A HEIGHT NOT LESS THAN 12" ABOVE THE DRAIN INLET PER IBC 1209.2.3.
- ROOF: DRAINAGE WILL SPECIFY TRUSSES OR RAFTER CONSTRUCTION. ENGINEER TRUSS DETAIL TO BE CHECKED BY GENERAL CONTRACTOR BEFORE INSTALLATION
 - STANDARD SNOW LOAD TO BE VERIFIED PER AUTHORITY HAVING JURISDICTION UNLESS SPECIFIED OTHERWISE ON DRAWINGS.
 - ROOF SHEATHING TO BE IBC CDX STANDARD, BUT WILL VARY W/ ROOFING PRODUCT USED
- CONNECTIONS
 - ALL CONNECTORS ARE SPECIFIED AS SIMPSON, EQUIVALENT CONNECTORS TO BE REVIEWED AND APPROVED PRIOR TO INSTALLATION.
 - FASTENING SCHEDULE TO BE IN ACCORDANCE W/ IBC TABLE 2304.10.1
- BEAM BEARING POINTS IN WALLS
 - ALL BEAMS IN WALLS MUST HAVE 2X STUDS NAILED TOGETHER TO A MIN. WIDTH NOT LESS THAN BEAM BEING SUPPORTED.

4. ENERGY CODE, COMPLY WITH 2018 WASHINGTON STATE COMMERCIAL ENERGY CODE.

- AIR WINDOWS & DOORS TO BE SEALED INTO WALL W/ CAULKING & WEATHERSTRIPPING
- ALL FRAMING INTERSECTIONS BETWEEN CONDITIONED TO UNCONDITIONED WALLS & FOUNDATIONS TO BE CAULKED TO STOP AIR LEAKAGE AND PROVIDE INCREASED EFFICIENCY
- ALL PENETRATIONS FOR PLUMBING, WIRING, & DUCTING TO BE AIR SEALED WITH LEAKAGE ALLOWANCE

5. INSULATION (2018 IBC)

- VAULTED & FLAT ROOF/CEILING: TO HAVE MINIMUM OF R-49 INSULATION
- FLOOR: R-30 INSULATION
- WALLS: R-21 INSULATION
- ALL EXTERIOR WALLS TO HAVE EITHER VAPOUR BARRIER, INSTALLED PER MANUFACTURER'S SPECS. WITH WINDOW & JOINT TAPE. TYVEK COMMERCIAL UAP REPPREFFED
- PENETRATIONS: PENETRATIONS PRODUCTS SHALL BE LABELED WITH RATED U-FACTOR, SHGC, BT, AND LEAKAGE RATING
- AFTER SPRINKLERS ARE INSTALLED, INSPECT TO ENSURE ADEQUATE INSULATION IS STILL PROVIDED AROUND PIPES AT EXTERIOR WALLS AND WHERE CLOSE TO THERMAL BRIDGING.

6. FLASHING:

- CONTRACTOR TO INSTALL ADEQUATE FLASHING AT ALL WATER INFILTRATION POINTS SUCH AS BUT NOT LIMITED TO WINDOWS, DOORS, DECKS, SKYLIGHTS, CHIMNEYS, VENTS, TRIM BOARDS, BALCONIES AND ROOF VALLEYS.
- WATER PROOF DECKS AND BALCONIES TO BE FLASHED PER MFGR SPECS FOR WATER PROOF MEMBER USED.
- AIR CAULKING MUST BE INSPECTED & MAINTAINED ANNUALLY BY OWNER USING APPROVED EXTERIOR SIDING CAULK

CODES: ROOF FLASHING - IBC 1503.2, 1501.2.8
WALL FLASHING - IBC 1404.4

7. FIRE CAULKING:

- JOINTS INSTALLED IN OR BETWEEN FIRE-RESISTANCE-RATED WALLS, FLOOR OR FLOOR/CEILING ASSEMBLIES AND ROOF/FLOOR/CEILING ASSEMBLIES SHALL BE PROTECTED BY AN APPROVED FIRE-RESISTANT JOINT SYSTEM DESIGNED TO RESIST THE PASSAGE OF FIRE FOR A TIME PERIOD NOT LESS THAN THE REQUIRED FIRE- RESISTANCE RATING OF THE WALL, FLOOR OR ROOF IN OR BEHIND WHICH THE JOINT IS INSTALLED
- FIRE-RESISTANT JOINT SYSTEMS SHALL BE TESTED IN ACCORDANCE WITH ASTM E1966 OR UL 2013.

DEFERRED SUBMITTALS:

- MANUAL/AUTOMATIC FIRE ALARM SYSTEM
- PRIVATE FIRE SERVICE MAIN
- SPRINKLER DESIGN
- CIVIL ENGINEERING
- SIGN PERMIT
- ELECTRICAL AND LIGHTING DESIGN
- PLUMBING DESIGN
- MECHANICAL DESIGN
- ENERGY CODE FORM - LIGHTING
- ENERGY CODE FORM - MECHANICAL

8113
REGISTERED
ARCHITECT
Sean M. Hegstad
STATE OF WASHINGTON

SHEET INDEX

SHEET NUMBER	SHEET TITLE
C1.0	COVER SHEET
C1.1	EXISTING CONDITIONS, DEMOLITION & TESC PLAN
C1.2	TESC NOTES & DETAILS
C2.0	SITE & GRADING PLAN
C2.2	UTILITY PLAN
C3.0	CITY OF PORT TOWNSEND STANDARD DETAILS
C3.1	CITY OF PORT TOWNSEND STANDARD DETAILS
C3.2	CITY OF PORT TOWNSEND STANDARD DETAILS
C3.3	CITY OF PORT TOWNSEND STANDARD DETAILS
C3.4	CONSTRUCTION DETAILS
C4.0	STANDARD SPECIFICATIONS & WSDOT STD. DETAILS

LEGEND

---	EXISTING RIGHT OF WAY LINE	---	PROPOSED PROPERTY BOUNDARY
- - -	ASBUILT ROAD CENTERLINE	---	PROPOSED ROAD RIGHT OF WAY
---	EXISTING ROAD CENTERLINE	---	PROPOSED ROAD CENTERLINE
---	EXISTING PROPERTY LINE	---	PROPOSED PROPERTY LINE (INTERIOR)
○	EXISTING PROPERTY CORNER	■	PROPOSED SIGN
SD	EXISTING STORM DRAIN	SD	PROPOSED STORM DRAIN
□	EXISTING TYPE 2 CB	●	PROPOSED STORM CATCH BASIN TYPE II
□	EXISTING TYPE 1 CB	■	PROPOSED STORM CATCH BASIN
SS	EXISTING SANITARY SEWER	SS	PROPOSED SANITARY SEWER
○	EXISTING SANITARY MANHOLE	●	PROPOSED SANITARY MANHOLE
W	EXISTING WATERLINE	●	PROPOSED SANITARY SEWER CLEANOUT
W	EXISTING WATER VALVE	●	PROPOSED WATERLINE
W	EXISTING FIRE HYDRANT	W	PROPOSED WATER VALVE
G	EXISTING GAS LINE	W	PROPOSED FIRE HYDRANT
P	EXISTING POWERLINE	W	PROPOSED REDUCER
*	EXISTING FENCELINE	W	PROPOSED BLOW-OFF ASSEMBLY
*	EXISTING EDGE OF ASPHALT	UT	PROPOSED UTILITY TRENCH
*	EXISTING CURB & GUTTER	G	PROPOSED GAS LINE
*	EXISTING CONCRETE	P	PROPOSED POWERLINE
*	EXISTING ASPHALT	P	PROPOSED CURB AND GUTTER
*	EXISTING GRAVEL	P	PROPOSED CONCRETE
29	EXISTING CONTOUR	P	PROPOSED ASPHALT
29	PROPOSED CONTOUR	P	PROPOSED GRAVEL



VICINITY MAP

LEGAL DESCRIPTION

LOTS 5 AND 7 OF THE ORIGINAL TOWNSITE OF THE CITY OF PORT TOWNSEND, PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 1, RECORDS OF JEFFERSON COUNTY, WASHINGTON.

SITE INFORMATION

SITE PARCEL NUMBER(S): 989703802
SITE ADDRESS: 1136 WATER STREET
PORT TOWNSEND, WA 98368

SITE AREA: 6,045 SF - 0.139 AC
SITE ZONING: C-III HISTORIC COMMERCIAL DISTRICT
PROPOSED USE: 2-STORY HOTEL

PERMITTING INFORMATION

PRE-APPLICATION MEETING NUMBER: PRE22-005
MIP/SDP PERMIT NUMBER: SDP24-030
BUILDING PERMIT NUMBER: BLD24-106

UNDERGROUND UTILITY NOTE

UNDERGROUND UTILITY LOCATIONS SHOWN HEREON ARE BASED ON SURFACE INDICATORS, UTILITY MAPS PROVIDED BY THE CLIENT, JEFFERSON COUNTY, AND APS UTILITY SERVICE WAS ALSO USED FOR THEIR LOCATION.

SURVEY INFORMATION

SURVEY INFORMATION BELOW IS FROM THE TOPOGRAPHIC MAP COMPLETED BY VAN ALLER SURVEYING AND SIGNED ON 03.18.2021.

PROCEDURES

THIS SURVEY IS BASED ON A GROUND SURVEY UTILIZING CONVENTIONAL TRAVERSE METHODS WITH CLOSURES THAT MEET OR EXCEED THE STANDARDS CONTAINED IN WAC 332-130-090.

EQUIPMENT

TRIMBLE S7 3" ROBOTIC TOTAL STATION & TRIMBLE TSC2 DATA COLLECTOR

DATE OF SURVEY

MARCH OF 2021

BASIS OF BEARINGS

WASHINGTON COORDINATE SYSTEM OF 1983, ADJUSTMENT 1991, NORTH ZONE, NORTH AMERICAN DATUM (NAD 83/91). DETERMINED FROM FIELD MEASUREMENTS TO CITY OF PORT TOWNSEND GEODETIC CONTROL POINTS #0011050 AND #0011051.

VERTICAL DATUM

NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) DETERMINED FROM FIELD MEASUREMENTS TO CITY OF PORT TOWNSEND GEODETIC CONTROL POINTS #0011050 AND #0011051.

SURVEY NOTES

- THIS MAP IS BASED ON FIELD SURVEY CONDUCTED DURING MARCH 2021
- UNDERGROUND UTILITIES SHOWN HEREON ARE BASED UPON FIELD MARKINGS PLACED BY OTHERS AND MUST BE VERIFIED PRIOR TO CONSTRUCTION

UTILITIES ON THE SITE

WATER

CITY OF PORT TOWNSEND
PUBLIC WORKS DEPARTMENT
(360) 379-5096

WASTEWATER

CITY OF PORT TOWNSEND
BLISS MORRIS
(360) 385-3000 EXT. 3197
bnorris@cityofpt.us

POWER

JEFFERSON COUNTY PUD
360.385.5800
info@jeffpud.org

TELEPHONE/INTERNET

PURVEYOR
CONTACT NAME
PHONE
EMAIL

SOLID WASTE

CITY OF PORT TOWNSEND
NAOMI STERN
(360) 379-5097
nstern@cityofpt.us

PROJECT DESCRIPTION

THE PROPOSED PROJECT INCLUDES THE CONSTRUCTION OF A TWO-STORY HOTEL WITH STREET/PARKING IMPROVEMENTS, GREASE INTERCEPTOR LINE, FIRE LINE, NEW DOMESTIC WATER CONNECTION AND INSTALLATION OF A DUMPSTER AREA. THE STORMWATER FROM THE PROPOSED ASPHALT WILL BE PASSED THROUGH A STORMFILTER AND THEN PUMPED TO THE EXISTING STORMWATER SYSTEM.

CITY OF PORT TOWNSEND CONTACTS

DEVELOPMENT PROJECT ADMINISTRATOR
ROBIN HILL
PH: 360.379-4665 EXT 4665
EM: rhill@cityofpt.us

PUBLIC WORKS DIRECTOR
STEVE KING, P.E.
PH: 360.379.5090 EXT 2192
EM: sking@cityofpt.us

PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR
EMMA BOLIN
PH: 360.390.4048 EXT 4048
EM: ebolin@cityofpt.us

ASSISTANT CITY ENGINEER
JEFF KOSTECKHA, P.E.
PH: 360.302.2192 EXT 2192
EM: jkostechka@cityofpt.us

APPROVED

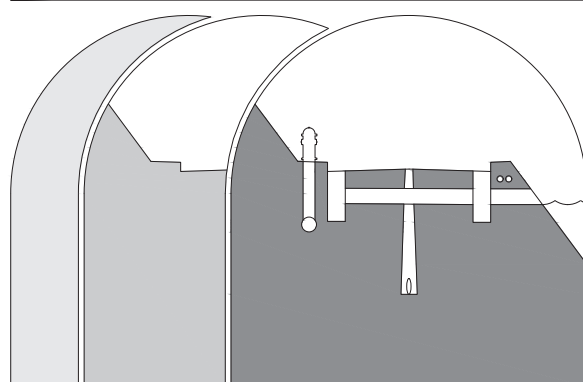
Jeffrey Kostechka, PE

BY:

CITY OF PORT TOWNSEND
PUBLIC WORKS DEPARTMENT

DATE: 12/27/2024

NOTE: THIS APPROVAL IS VALID FOR 1 YEAR FROM THE DATE OF APPROVAL. THIS APPROVAL IS ONLY FOR REVIEW FOR CONFORMANCE WITH CITY STANDARDS AND APPLICABLE PERMIT APPROVAL CONDITIONS. THE CITY IS NOT RESPONSIBLE FOR ERRORS AND/OR OMISSIONS ON THESE PLANS. FIELD CONDITIONS MAY NECESSITATE CHANGES AS APPROVED AND/OR DETERMINED BY THE CITY OF PORT TOWNSEND.



Sound Development Group
ENGINEERING, SURVEYING & LAND DEVELOPMENT SERVICES
P.O. Box 1705 • 1111 Cleveland Avenue, Suite 202
Mount Vernon, WA 98273 Tel: 360-404-2010

NO.	DATE	DESCRIPTION	APPROVED
1	10.24.24	CITY REVISION	P.SEVERIN
2	11.25.24	CITY REVISION	P.SEVERIN

**CALL 48 HOURS
BEFORE YOU DIG
1.800.424.5555**

PROJECT:

**WATER STREET
HOTEL
FOR
NIRVAIR, LLC**

SHEET DESCRIPTION:

COVER SHEET



SIGNED 12.11.2024

SCALE:	NO SCALE
DRAWN BY:	C.SEVERIN
DESIGNED BY:	P.SEVERIN
DATE:	03.05.2024
JOB NUMBER:	24013
DWG NAME:	24013PLN.DWG
SHEET NUMBER:	

C1.0

OWNER:

NIRVAIR LLC
JAG SANDHU & KULJIT SHOKER
905 20TH STREET
ANACORTES, WA 98221
PH: 360.770.3701
EM: sandhu_jag@outlook.com

ARCHITECT:

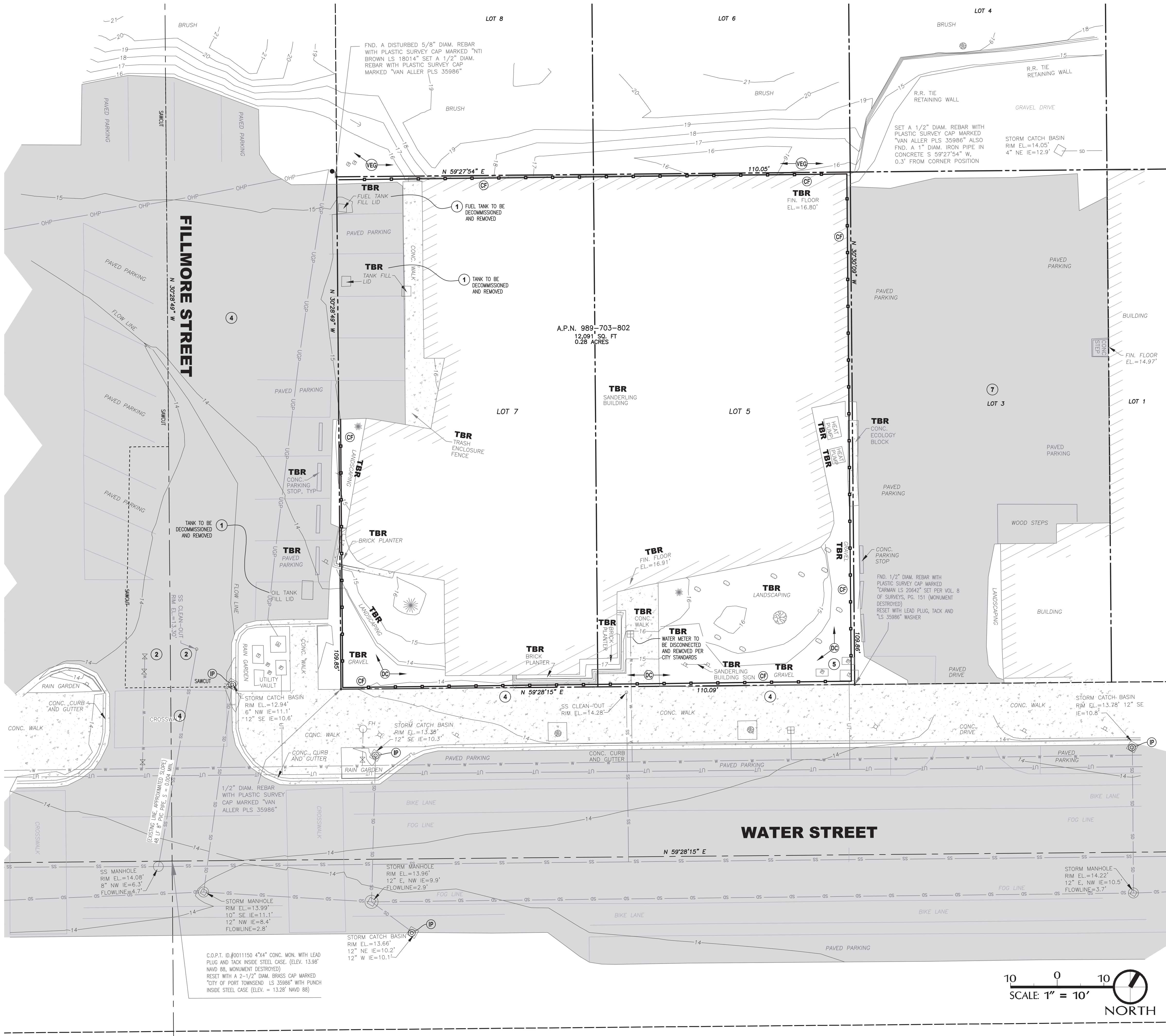
HAVEN DESIGN WORKSHOP
SEAN HEGSTAD
5828 SECOND AVENUE, SUITE 101
FERNDALE, WA 98248
PH: 360.527.2840
EM: sean@haven-dw.com

ENGINEER:

SOUND DEVELOPMENT GROUP, LLC
PAT SEVERIN / CLAIRE SEVERIN
1111 CLEVELAND AVENUE, SUITE 202
MOUNT VERNON, WA 98273
PH: 360.404.2010
EM: pat@sdg-llc.com / claire@sdg-llc.com

SURVEYOR:

VAN ALLER SURVEYING
BRIAN L VAN ALLER, LS 35986
P.O. BOX 757
CARLSBORG, WA 98324
PH: 360.683.3438



TESC PLAN LEGEND

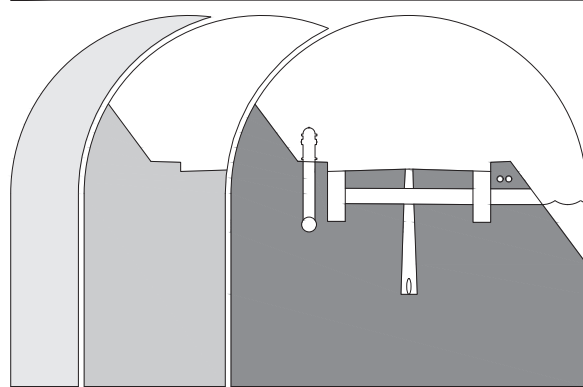
CODE	SYMBOL	DESCRIPTION
CF		ORANGE CONSTRUCTION FENCE (BMP C103) OR EQUIVALENT HIGH VISIBILITY FENCE AT CESL DISCRETION DURING DRY SEASON, SILT FENCE DURING WET SEASON
VEG		RETAIN EXISTING VEGETATION
IP		INLET PROTECTION PER DETAIL B/1.2, TO BE INSTALLED ON ALL PROPOSED AND EXISTING Cbs WITH OPEN GRATES
SP		SILT PROTECTION - STRAW WADDLES
DC		DUST CONTROL
TBR		TO BE REMOVED

TESC NOTES:

- SILT FENCE SHALL BE INSTALLED IF WARRANTED BY SITE CONDITIONS AS DETERMINED BY THE PROJECT CESL, ENGINEER OR CITY INSPECTOR. THE SILT FENCE SHALL BE PLACED AS REQUIRED TO PREVENT SILT LADEN RUNOFF FROM LEAVING THE SITE. SEE DETAIL C/1.2 FOR SILT FENCE INSTALLATION.
- TRENCH SPOILS ARE TO BE PLACED ON THE UPHILL SIDE OF THE TRENCH WHERE FEASIBLE.
- WHEN FEASIBLE, NO MORE THAN 500 LF OF TRENCH SHALL BE OPENED AT ONE TIME. TRENCH SPOILS ARE TO BE PLACED ON THE UPHILL SIDE OF THE TRENCH; ALL DEWATERING, ALTHOUGH NOT EXPECTED, WILL BE DISCHARGED TO A SEDIMENT TRAP.
- CONSTRUCTION ACCESS WILL BE THROUGH THE EXISTING ASPHALTED ACCESS FROM FILLMORE STREET. ANY DAMAGE TO THE EXISTING ASPHALTED PARKING AREA NOT OTHERWISE REPLACED AS A PART OF THIS PROJECT IS TO BE REPAIRED BY AND AT THE COST OF THE CONTRACTOR. REFER TO THE TESC PLAN NOTES ON SHEET C1.2 FOR INFORMATION ON STREET SWEEPING AND WASHING, AND CITY DETAIL EC-6 ON SHEET C3.0 FOR CONSTRUCTION ENTRANCE WITHIN RIGHT-OF-WAY.
- ALL BMP'S ARE TO BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION.
- NO CONCRETE TRUCKS WILL BE ALLOWED TO WASHOUT ON-SITE.
- NO VEHICLE MAINTENANCE IS ALLOWED ON-SITE.
- ALL BMP'S SHALL BE INSPECTED AND MAINTAINED ON A REGULAR BASIS, AS DETERMINED BY THE TIME OF YEAR AND RAINFALL EVENTS.
- INLET PROTECTION IS TO BE INSTALLED ON ALL STORM STRUCTURES WITH OPEN GRATES WITHIN 300' OF THE SITE, WHICH MAY NOT BE SHOWN ON THE PLANS.

EXISTING CONDITIONS NOTES

- CONTRACTOR TO DECOMMISSION AND REMOVE FUEL TANK AND UNDEFINED TANK WITHIN PROPERTY BOUNDARY, AND OIL TANK WITHIN THE FILLMORE STREET RIGHT-OF-WAY, UNDER DIRECTION FROM THE CITY OF PORT TOWNSEND AND THE WASHINGTON STATE DEPARTMENT OF ECOLOGY. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND COORDINATING ALL NECESSARY PARTIES FOR THIS WORK.
- CONTRACTOR TO POTHOLE AND CONFIRM UTILITY LINE ELEVATION AND SERVICE BUILDING. CONTRACTOR TO COORDINATE ALL UTILITY SHUT-DOWN PERIODS WITH THE CITY OF PORT TOWNSEND PUBLIC WORKS, EMERGENCY SERVICES, UTILITY PURVEYORS AND AFFECTED CUSTOMERS.
- CONTRACTOR TO MAINTAIN ACCESS TO THE NEIGHBORING PARCELS. SHOULD ACCESS NEED TO BE BLOCKED TO THE PARCEL TO THE SOUTH FOR ANY REASON, THE CONTRACTOR IS TO NOTIFY THE PARCEL OWNERS AND OTHER NECESSARY PARTIES.
- ANY DAMAGE TO THE EXISTING IMPROVEMENTS ALONG FILLMORE STREET AND WATER STREET NOT OUTLINED ON THESE PLANS IS TO BE REPAIRED BY AND AT THE EXPENSE OF THE CONTRACTOR. THIS INCLUDES, BUT IS NOT LIMITED TO, THE ASPHALT PAVEMENT, CONCRETE CURB AND GUTTER, AND SIDEWALK. SHOULD THE SIDEWALK ALONG WATER STREET NEED TO BE CLOSED, A PEDESTRIAN TRAFFIC CONTROL PLAN AND/OR DETOUR ROUTE IS TO BE SUPPLIED AND APPROVED BY THE CITY OF PORT TOWNSEND BEFORE SIDEWALK CLOSURE.
- CONTRACTOR TO COORDINATE RELOCATION OF DRY UTILITY VAULTS WITH APPROPRIATE UTILITY PURVEYOR PRIOR TO DEMOLITION OF THE BUILDING. CONTRACTOR TO SUPPLY THE ENGINEER WITH THIS INFORMATION AND CONFIRM THAT THE RELOCATED VAULTS TO NOT INTERFERE WITH PROPOSED UTILITIES.
- CONTRACTOR TO SOURCE CITY-APPROVED DUMP SITE FOR ALL DEMOLISHED MATERIALS REMOVED FROM THE SITE.
- THERE ARE NO UTILITY OR ACCESS EASEMENTS OVER THE PAVED PARKING ON LOT 3 THAT BENEFIT THE SUBJECT PARCEL. CONTRACTOR IS NOT PERMITTED TO USE THIS PARKING AREA FOR STAGING, PARKING OR ANY OTHER ACTIVITY UNLESS EXPLICITLY ALLOWED TO BY THE ADJACENT PROPERTY OWNER. PARKING AREA TO REMAIN UNAFFECTED. DAMAGE TO EXISTING PARKING ON ADJACENT PROPERTY IS TO BE REPAIRED BY AND AT THE EXPENSE OF THE CONTRACTOR.



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Mount Vernon, WA 98273 Tel: 360-404-2010

SHEET REVISIONS:		
NO.	DATE	DESCRIPTION
1	10.24.24	CITY REVISION
2	11.25.24	CITY REVISION

CALL 48 HOURS BEFORE YOU DIG
1.800.424.5555

WATER STREET HOTEL
FOR
NIRVAIR, LLC

EXISTING CONDITIONS, DEMOLITION & TESC PLAN



SIGNED 12.11.2024

SCALE:	1" = 10'
DRAWN BY:	C.SEVERIN
DESIGNED BY:	P.SEVERIN
DATE:	03.05.2024
JOB NUMBER:	24013
DWG NAME:	24013PLN.DWG
SHEET NUMBER:	C1.1

APPROVED
Jeffrey Kostechka, PE
BY:
CITY OF PORT TOWNSEND
PUBLIC WORKS DEPARTMENT
DATE: **12/27/2024**

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ESC-1 STANDARD ESC NOTES

ESC-3 SENSITIVE AREAS SPECIAL PROVISIONS

ESC-4 FINAL SITE STABILIZATION NOTES

ESC-5 ROAD AND UTILITIES E.S.C. NOTES

1. PHASING THE PROJECT SO THAT THE SITE IS WORKED PROGRESSIVELY FROM END TO END, RATHER THAN CLEARING AND GRUBBING THE ENTIRE LENGTH OF THE PROJECT. THIS RESULTS IN SMALLER EXPOSED AREAS FOR SHORTER DURATIONS, THUS REDUCING THE EROSION RISK.
2. MULCHING AND VEGETATING CUT AND FILL SLOPES AS SOON AS THEY ARE GRADED. FREQUENTLY, THIS IS DONE AT THE END OF CONSTRUCTION WHEN PAVING OR UTILITY INSTALLATION IS COMPLETE. VEGETATING THESE AREAS AT THE START OF THE PROJECT STABILIZES THOSE AREAS MOST SUSCEPTIBLE TO EROSION.
3. PROTECTING ALL CATCH BASIN INLETS WITH CATCH BASIN INSERTS WHEN THESE DO NOT DRAIN TO PONDS OR TRAPS. THIS WILL NOT PROVIDE THE SAME LEVEL OF PROTECTION AS A SEDIMENT POND OR TRAP, BUT CAN REMOVE MOST OF THE SAND-SIZED MATERIAL ENTRAINED IN THE RUNOFF.
4. PHASING THE PROJECT SO THAT ALL CLEARING AND GRADING IN SENSITIVE AREA BUFFERS OCCURS IN THE DRY SEASON. THIS SUBSTANTIALLY REDUCES THE CHANCE OF EROSION AND ALLOWS FOR RAPID REVEGETATION IN THE LATE SUMMER AND EARLY FALL.
5. USING FLOCCULANT TO REDUCE THE TURBIDITY OF WATER RELEASED FROM SEDIMENT POUNDS, WHEN APPROVED BY THE DEPARTMENT OF ECOLOGY.
6. HIRING A PRIVATE CONSULTANT WITH EXPERTISE IN ESC TO REVIEW AND MONITOR THE SITE.

ESC-6 CONSTRUCTION SEQUENCE

1. ATTEND PRE-CONSTRUCTION MEETING.
2. FLAG OR FENCE CLEARING LIMITS.
3. POST SIGN WITH NAME AND PHONE NUMBER OF ESC SUPERVISOR.
4. INSTALL CATCH BASIN PROTECTION IF REQUIRED.
5. GRADE AND INSTALL CONSTRUCTION ENTRANCE(S).
6. INSTALL PERIMETER PROTECTION (SILT FENCE, BRUSH BARRIER, ETC).
7. CONSTRUCT SEDIMENT PONDS AND TRAPS.
8. GRADE AND STABILIZE CONSTRUCTION ROADS.
9. CONSTRUCT SURFACE WATER CONTROLS (INTERCEPTOR DIKES, PIPE SLOPE DRAINS, ETC.) SIMULTANEOUSLY WITH CLEARING AND GRADING FOR PROJECT DEVELOPMENT.
10. MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH THE CITY OF PORT TOWNSEND STANDARDS AND MANUFACTURER'S RECOMMENDATIONS.
11. RELOCATE SURFACE WATER CONTROLS AND EROSION CONTROL MEASURES OR INSTALL NEW MEASURES SO THAT AS SITE CONDITIONS CHANGE THE EROSION AND SEDIMENT CONTROL IS ALWAYS IN ACCORDANCE WITH THE CITY OF PORT TOWNSEND EROSION AND SEDIMENT CONTROL STANDARDS.
12. COVER ALL AREAS THAT WILL BE UNWORKED FOR MORE THAN SEVEN DAYS OR TWO DAYS DURING THE WET SEASON WITH STRAW, WOOD FIBER MULCH, COMPOST, PLASTIC SHEETING OR EQUIVALENT.
13. STABILIZE ALL AREAS THAT REACH FINAL GRADE WITHIN SEVEN DAYS.
14. SEED OR SOD ANY AREAS TO REMAIN UNWORKED FOR MORE THAN 30 DAYS.
15. UPON COMPLETION OF THE PROJECT, ALL DISTURBED AREAS MUST BE STABILIZED AND BMP'S REMOVED IF APPROPRIATE.

SEEDING

TEMPORARY EROSION CONTROL SEED MIX	% WEIGHT	% PURITY	% GERMINATION
CHESNUT OR RED FESQUE	40	96	90
FESTUCA RUBRA VAR. COMMUTATA OR FESTUCA RUBRA	40	96	90
ANNUAL OR PERENNIAL RYE	40	96	90
LULLUM MLL, TULFURUM OR LULLUM PERENN	40	96	90
REDTOP OR CLOUTAL BENTGRASS	10	92	85
AGROSTIS ALBA OR AGROSTIS TENUIS	10	96	90
WHITE DUTCH CLOVER	10	96	90
TRIFOLIUM REPENS	10	96	90

BIOSWALE SEED MIX (MODIFIED BRIARGREEN, INC., HYDROSEEDING GUIDE METLANDS SEED MIX) % HEIGHT	% PURITY	% GERMINATION
TALL OR MEADOW FESCUE	98	98
PESTICIDA GRUNDINACEA OR PESTICULA ELATOR	98	98
SEABOARD GRASS (BENTGRASS)	98	95
AGROSTIS PALUSTRIS	98	98
MEADOW FOXTAIL	98	90
ALEPOCURIUS PRATENSIS	98	90
ALSKIC CLOVER	98	90
TRIFOLIUM HYBRIDUM	98	90
REDTOP	92	85
AGROSTIS ALBA	92	85

WETLANDS SEED MIX	% WEIGHT	% PURITY	% GERMINATION
RED FESQUE	35	90	90
FESTUCA RUBRA			
REDTOP	35	92	85
AGROSTIS ALBA			
MEADOW FOXTAIL	30	90	80
ALEPOCURUS PRATENSIS			

SEEDING MAINTENANCE STANDARDS

1. ANY SEEDED AREAS THAT FAIL TO ESTABLISH AT LEAST 80 PERCENT COVER WITHIN ONE MONTH SHALL BE RESEEDED. IF RESEEDING IS INEFFECTIVE, AN ALTERNATE METHOD, SUCH AS SODDING OR NETS/BLANKETS, SHALL BE USED. IF WINTER WEATHER PREVENTS ADEQUATE GRASS GROWTH, THIS TIME LIMIT MAY BE RELAXED.
2. AFTER ADEQUATE COVER IS ACHIEVED, ANY AREAS THAT EXPERIENCE EROSION SHALL BE RESEEDED AND PROTECTED BY MULCH.
3. SEEDED AREAS SHALL BE SUPPLIED WITH ADEQUATE MOISTURE, BUT NOT WATERED TO THE EXTENT THAT IT CAUSES RUNOFF.

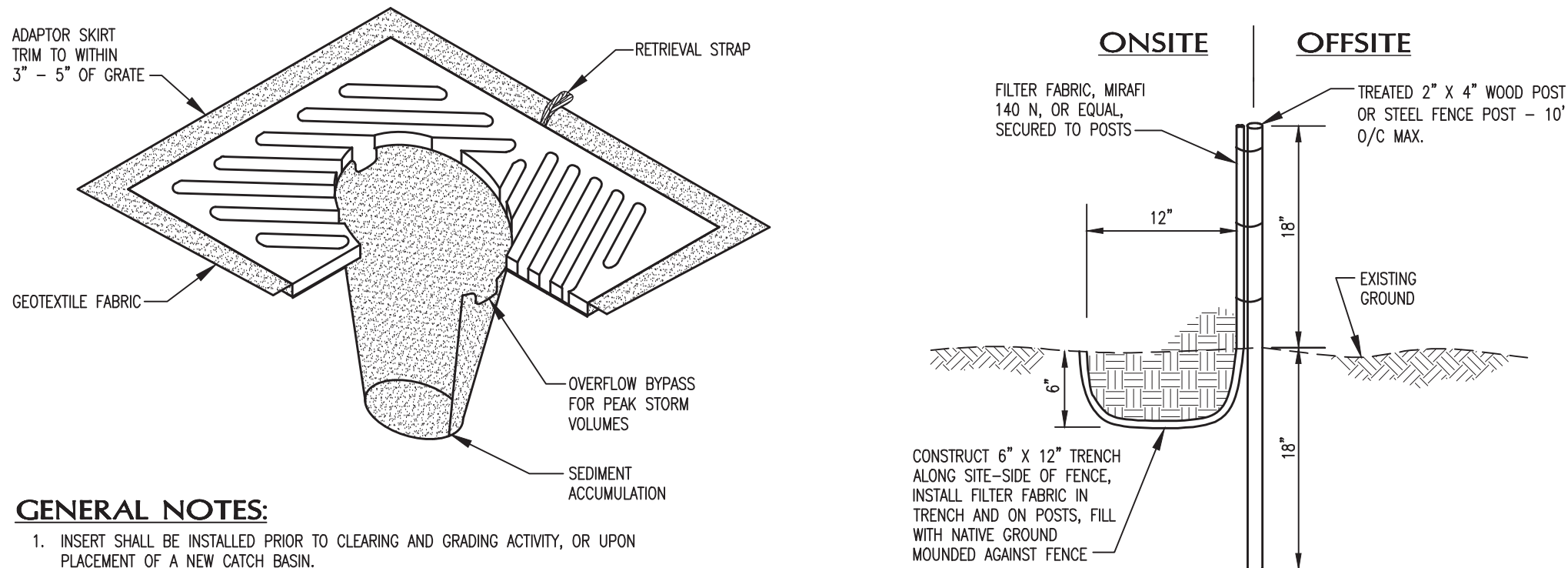
MULCHING

MULCH MATERIAL	QUALITY STANDARDS	APPLICATION RATES
STRAW	AIR-DRIED: FREE FROM UNDESIRABLE SEED AND COARSE MATERIAL	2"-3" THICK: 2-3 BALES 2-3 BALES PER 1000 SQ. FT. OR 2-3 TONS PER ACRE.
WOOD FIBER CELLULOSE	NO GROWTH INHIBITING FACTORS	APPROX. 50-100 LBS. PER 100 SQ. FT. OR 1000-1500 LBS PER ACRE
COMPOST	NO VISIBLE WATER OR DUST DURING HANDLING. MUST BE PURCHASED FROM SUPPLIER WITH A SOLID WASTE HANDLING PERMIT.	2" THICK MIN.; 100 TONS PER ACRE (APPROX. 800 LBS PER YARD)
CHIPPED SITE VEGETATION	AVERAGE SIZE SHALL BE SEVERAL INCHES.	2" MINIMUM THICKNESS

NOTE: MULCHING TO BE UTILIZED AS REQUIRED TO PREVENT EROSION AS DIRECTED BY THE ENGINEER.

MULCHING MAINTENANCE STANDARDS

1. THE THICKNESS OF THE COVER MUST BE MAINTAINED.
2. ANY AREAS THAT EXPERIENCE EROSION SHALL BE REMULCHED AND/OR PROTECTED WITH A NET OR BLANKET. IF THE EROSION PROBLEM IS DRAINAGE RELATED, THEN THE PROBLEM SHALL BE FIXED AND THE ERODED AREA REMULCHED.



GENERAL NOTES:

1. INSERT SHALL BE INSTALLED PRIOR TO CLEARING AND GRADING ACTIVITY, OR UPON PLACEMENT OF A NEW CATCH BASIN.
2. SEDIMENT SHALL BE REMOVED FROM THE UNIT WHEN IT BECOMES ONE THIRD FULL .
3. SEDIMENT REMOVAL SHALL BE ACCOMPLISHED BY REMOVING THE INSERT, EMPTYING, AND RE-INSERTING IT INTO THE CATCH BASIN.

CATCH BASIN INLET PROTECTION DETAIL

NOT TO SCALE



GENERAL NOTES

1. ALL TEMPORARY DITCHES SHALL HAVE POSITIVE DRAINAGE TO CONSTRUCTED ROAD DITCHES AS INDICATED.
2. DITCH TO BE GRAVEL LINED WHEN SLOPE GREATER THAN 5.00%

INTERCEPTOR SWALE DETAIL

NOT TO SCALE

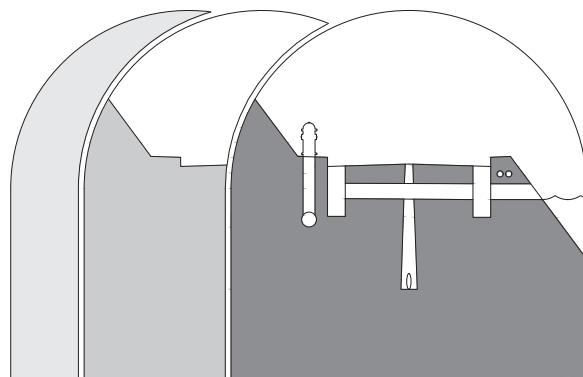


GENERAL NOTES:

1. QUARRY SPALL PADS SHALL BE CONSTRUCTED TO DISPERSE INLET FLOWS TO REDUCE INLET AND OUTLET VELOCITIES, AND TO PREVENT CONCENTRATED EROSION.
2. SPALLS SHALL BE CAST TO A MINIMUM 8" DEPTH, A MINIMUM OF 3x PIPE DIAMETER LENGTH, AND A 2x PIPE DIAMETER WIDTH. THE SPALLS SHALL BE MECHANICALLY COMPACTED SUCH THAT THE TOP OF SPALLS IS SET FLUSH WITH THE PIPE INVERT ELEVATION.
3. QUARRY SPALLS SHALL CONFORM TO SECTION 9-13.6 OF THE 2020 STANDARD SPECIFICATIONS.

TYPICAL INLET/OUTLET PROTECTION DETAIL

NOT TO SCALE



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SHEET REVISIONS:

NO.	DATE	DESCRIPTION	APPROVED
1	10.24.24	CITY REVISION	P.SEVERIN
2	11.25.24	CITY REVISION	P.SEVERIN

[illegible]

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BEFORE YOU DIG
1.800.424.5555**

PROJECT:

**WATER STREET
HOTEL**
FOR
NIRVAIR, LLC

TESC PLAN NOTES & DETAILS

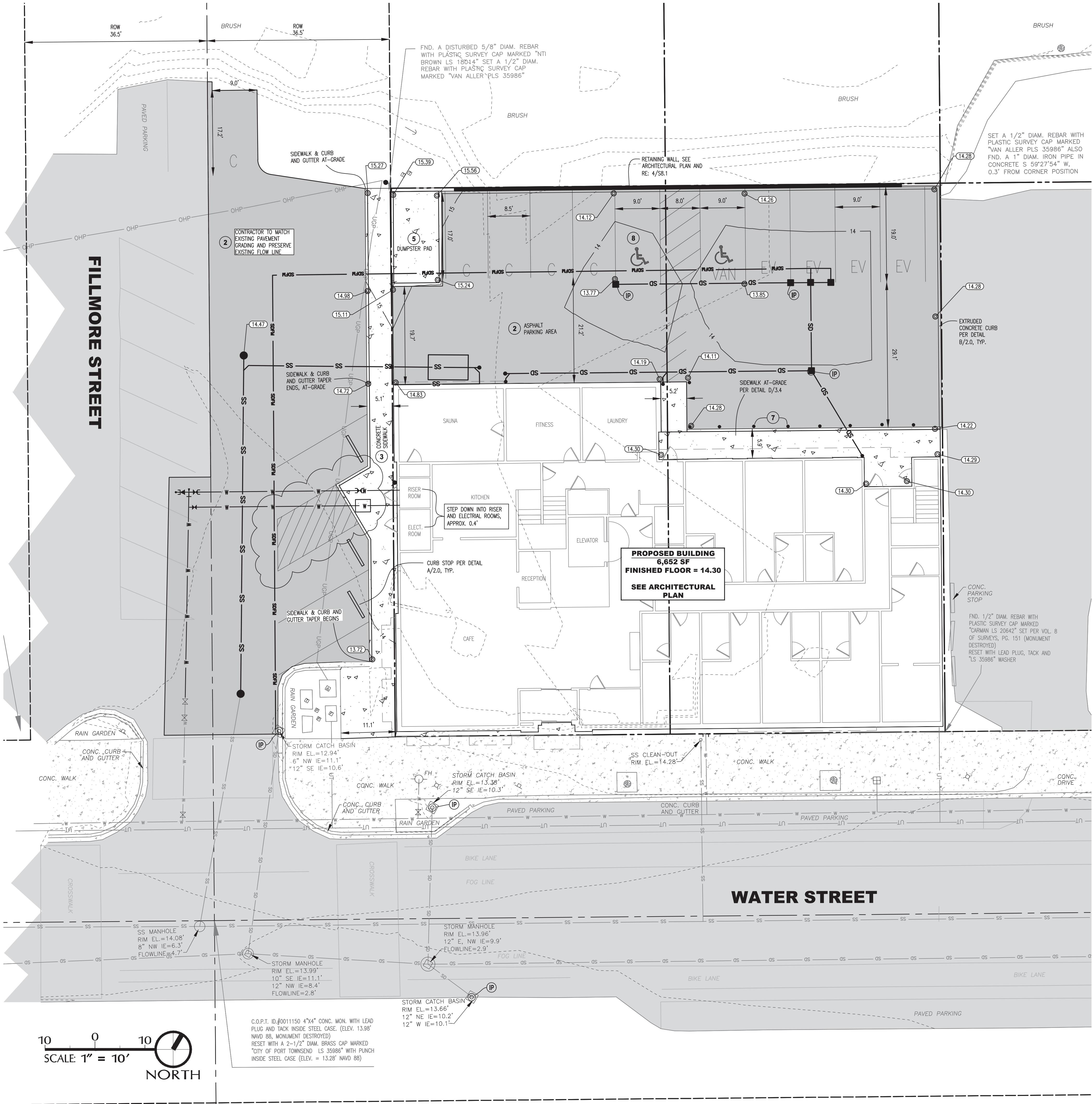
SHEET DESCRIPTION:



SIGNED 12.11.2024

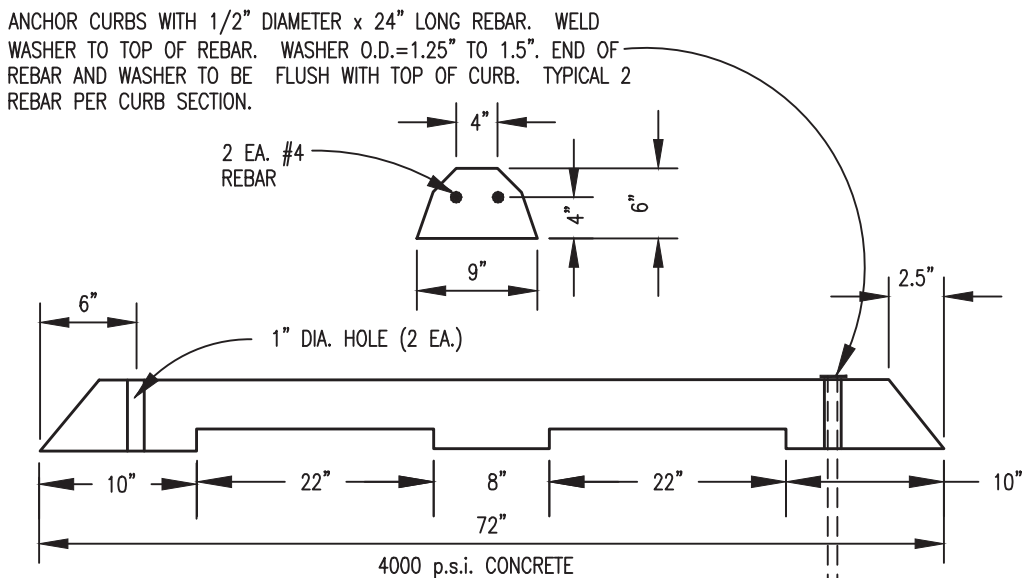
SCALE:	NO SCALE
DRAWN BY:	C.SEVERIN
DESIGNED BY:	P.SEVERIN
DATE:	03.05.2024
JOB NUMBER:	24013
DWG NAME:	24013PLN.DWG
SHEET NUMBER:	

C1.2

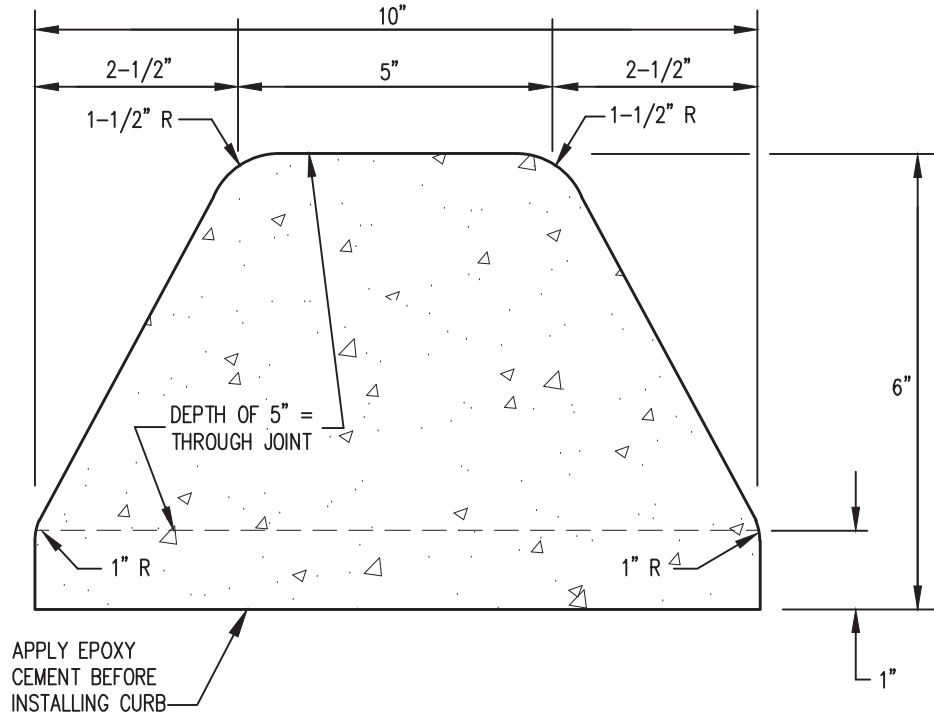


SITE PLAN NOTES

- SEE ARCHITECTURAL PLAN FOR ALL SITE PLAN INFORMATION INCLUDING BUILDING, SIDEWALK AND PARKING LOT DIMENSIONS AND DETAILS.
- CONTRACTOR TO MATCH EXISTING ASPHALT PARKING ELEVATIONS WHEN REPAVING RIGHT-OF-WAY PER CITY OF PORT TOWNSEND DETAIL T-2 ON SHEET C3.0. PAVEMENT AROUND PROPOSED SEWER MANHOLES IN THE RIGHT-OF-WAY PER CITY DETAIL SS-7 ON SHEET C3.3. CONTRACTOR TO USE ASPHALT SECTIONS PER DETAIL E/3.4 WITHIN PROPERTY BOUNDARIES.
- CONTRACTOR TO INSTALL CONCRETE SIDEWALK, WHERE INDICATED, PER CITY OF PORT TOWNSEND DETAIL T-15 ON SHEET C3.0 AND CONCRETE CURB AND GUTTER ALONG FILLMORE STREET PER CITY DETAIL T-13 ON SHEET C3.0. SIDEWALK WITHIN PROPERTY BOUNDARY TO BE INSTALLED PER DETAIL D/3.4.
- NO OFF-STREET PARKING IS REQUIRED TO BE PROVIDED DUE TO SITE ZONING.
- CONCRETE DUMPSTER PAD DIMENSIONS ON ARCHITECTURAL PLAN, CONCRETE SECTION PER DETAIL C/3.4.
- ANY DAMAGED CURB AND GUTTER WITHIN THE RIGHT-OF-WAY IS TO BE REPLACED BY THE CONTRACTOR PER CITY DETAIL T-13 ON SHEET C3.0 AT THE CONTRACTOR'S EXPENSE.
- BOLLARDS TO BE INSTALLED PER DETAIL H/3.4 AT THE LOCATIONS INDICATED ON ARCHITECTURAL PLANS. LOCATIONS SHOWN ON THESE PLANS ARE FOR ILLUSTRATIVE PURPOSES ONLY.
- ADA-ACCESSIBLE STALLS ON SITE ARE TO BE STRIPED PER DETAIL F/3.4 AND MARKED WITH A POSTED SIGN PER DETAIL G/3.4.



CEMENT CONCRETE PARKING CURB DETAIL A.2.0



JOINTS
JOINTS SHALL BE PLACED AT 10' INTERVALS. JOINTS SHALL BE CUT VERTICALLY AND TO A DEPTH OF 5 INCHES.

EXTRUDED CONCRETE CURB DETAIL B.2.0

APPROVED

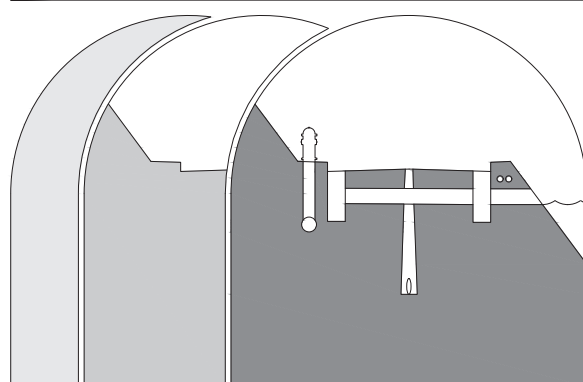
Jeffrey Kostechka, PE

BY: *Jeffrey Kostechka*

CITY OF PORT TOWNSEND
PUBLIC WORKS DEPARTMENT

DATE: 12/27/2024

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NO.	DATE	DESCRIPTION	APPROVED
1	10.24.24	CITY REVISION	P. SEVERIN
2	11.25.24	CITY REVISION	P. SEVERIN

CALL 48 HOURS
BEFORE YOU DIG
1.800.424.5555

PROJECT:
WATER STREET
HOTEL
FOR
NIRVAIR, LLC

SHEET DESCRIPTION:
GRADING & SITE PLAN



SIGNED 12.11.2024

SCALE:	NO SCALE
DRAWN BY:	C. SEVERIN
DESIGNED BY:	P. SEVERIN
DATE:	03.05.2024
JOB NUMBER:	24013
DWG NAME:	24013PLN.DWG
SHEET NUMBER:	

C2.0

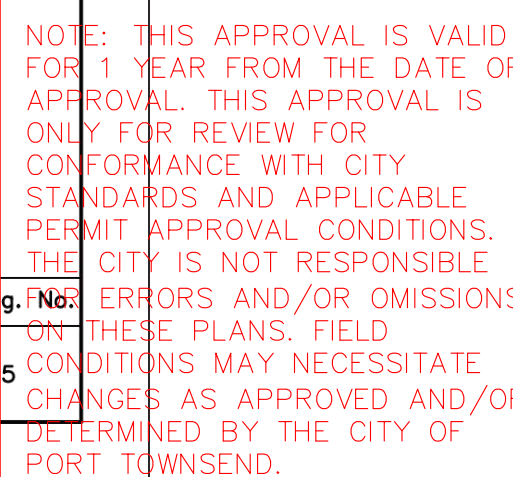
SHEET REVISIONS:			
NO.	DATE	DESCRIPTION	APPROVED
1	10.24.24	CITY REVISION	P.SEVERIN
2	11.25.24	CITY REVISION	P.SEVERIN

**WATER STREET
HOTEL** FOR **NIRVAIR, LLC**

CITY OF PORT TOWNSEND STANDARD DETAILS

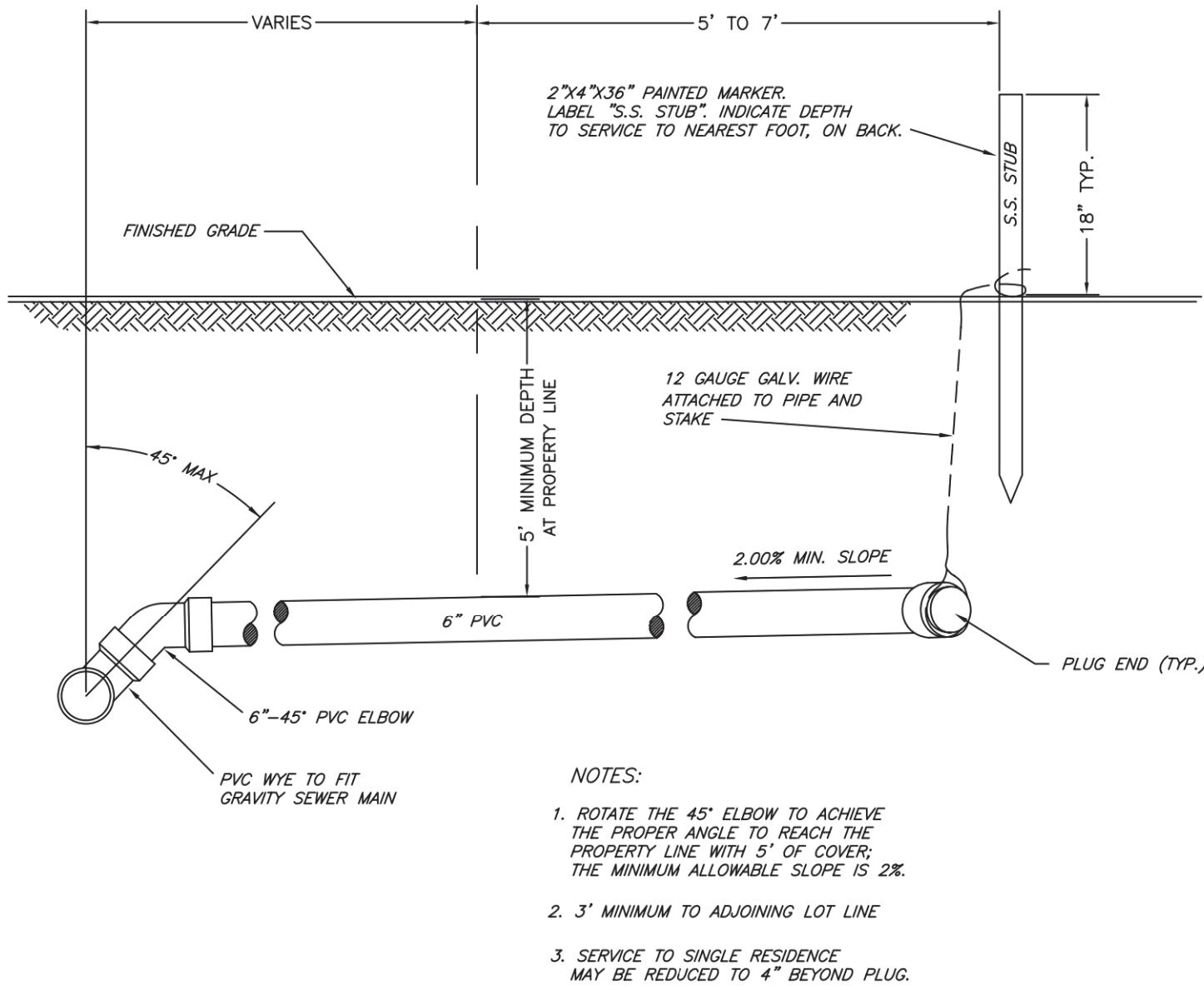
SIGNED 12.11.2024

C3.0





City of Port Townsend - Public Works Department
Standard Detail

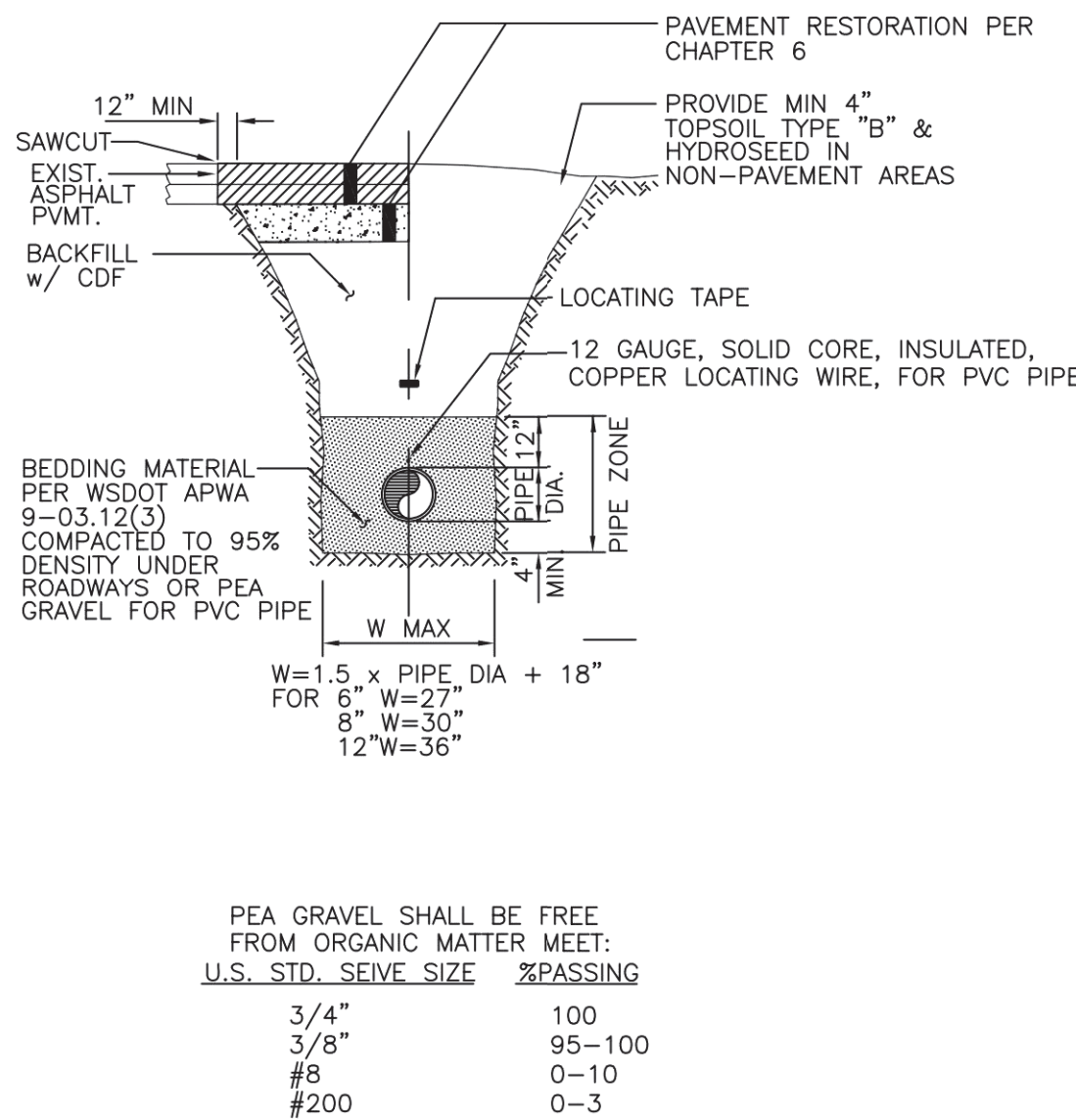


Date: April 1997	No.	Date	Revision	By	Approved	Single Sewer Service
Approved By:						Detail: SS-1A
File: E:\eng_std\standard\san_sew						



City of Port Townsend - Public Works Department
Standard Detail

TRENCH SECTION



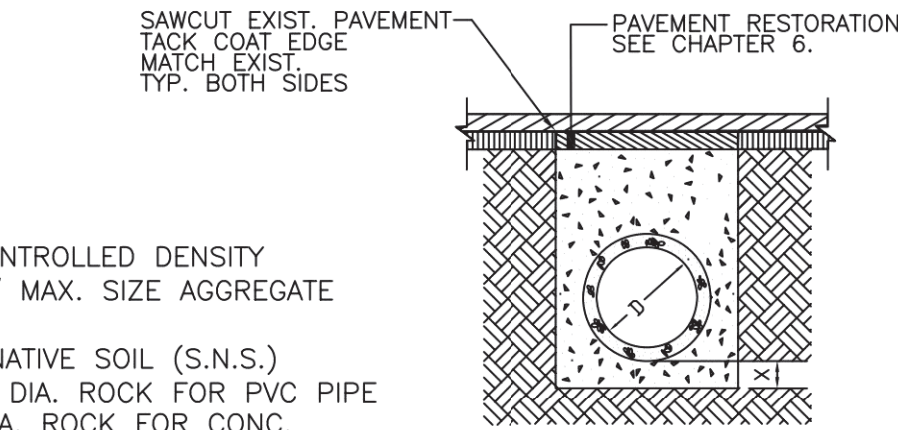
Date: April 1997	No.	Date	Revision	By	Approved	Trench Section and Pavement Restoration
Approved By:						Detail: SS-2A
File: E:\eng_std\standard\san_sew						



City of Port Townsend - Public Works Department
Standard Detail

LEGEND

- C.D.F. (CONTROLLED DENSITY FILL) 1/4" MAX. SIZE AGGREGATE
- SELECTED NATIVE SOIL (S.N.S.) MAX 3/4" DIA. ROCK FOR PVC PIPE MAX 2" DIA. ROCK FOR CONC. DI OR CI PIPE



C.D.F. SPEC. PER YARD	MATERIAL	POUNDS	ABS-VOLUME
CEMENT TYPE I	30	0.15	
FLY ASH	300	2.19	
SAND (SP.GR 2.68)	2550	15.25	
WATER	300 (36 GAL)	4.81	
AIR %	18.00	4.86	

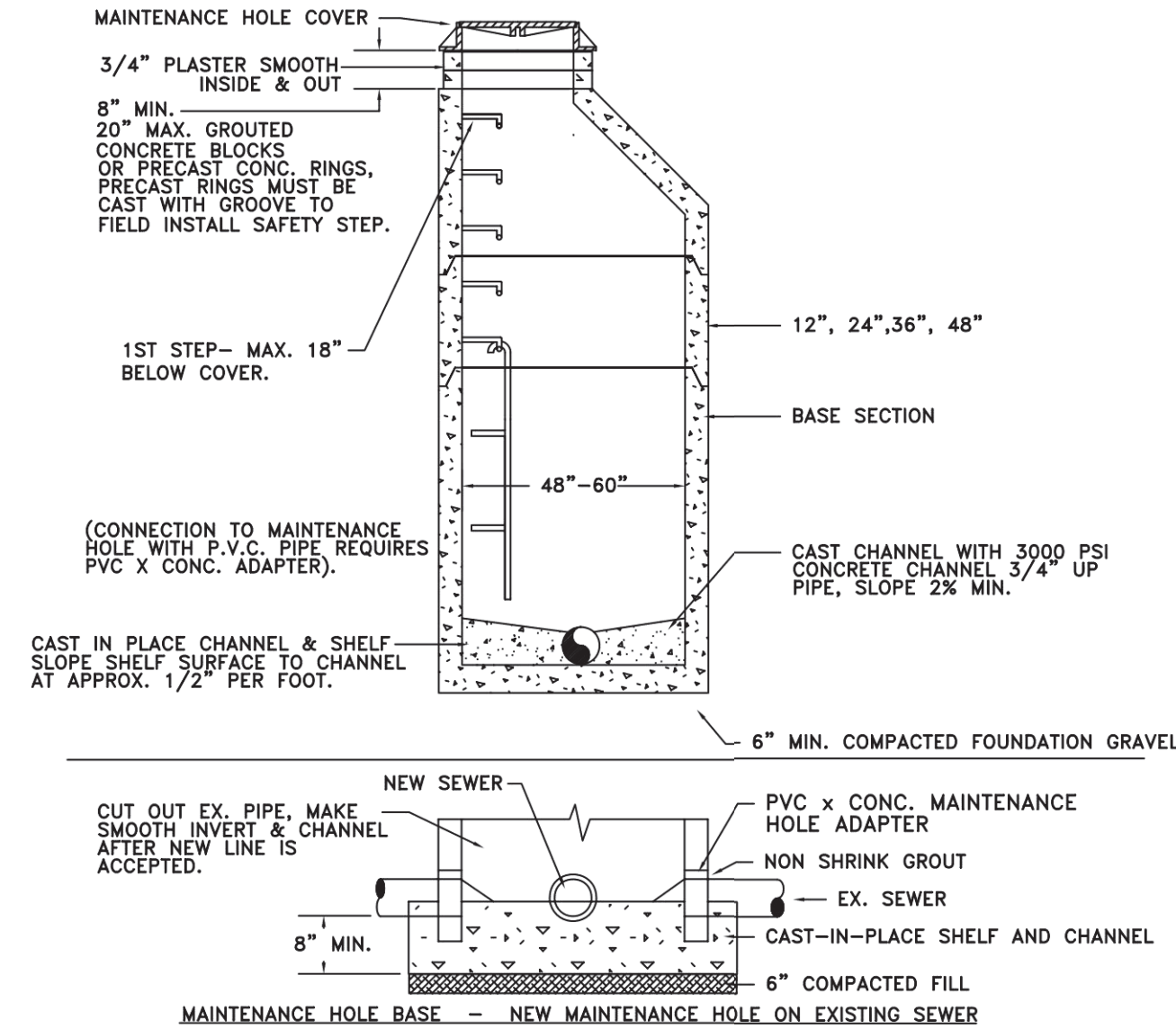
X = 2" FOR PIPE 6" & UNDER, 3" FOR PIPE 8" TO 18", 4" FOR PIPE 24" OR LARGER

C.D.F. PIPE BEDDING

Date: April 1997	No.	Date	Revision	By	Approved	Pipe Bedding
Approved By:						Detail: SS-2B
File: E:\eng_std\standard\san_sew						



City of Port Townsend - Public Works Department
Standard Detail

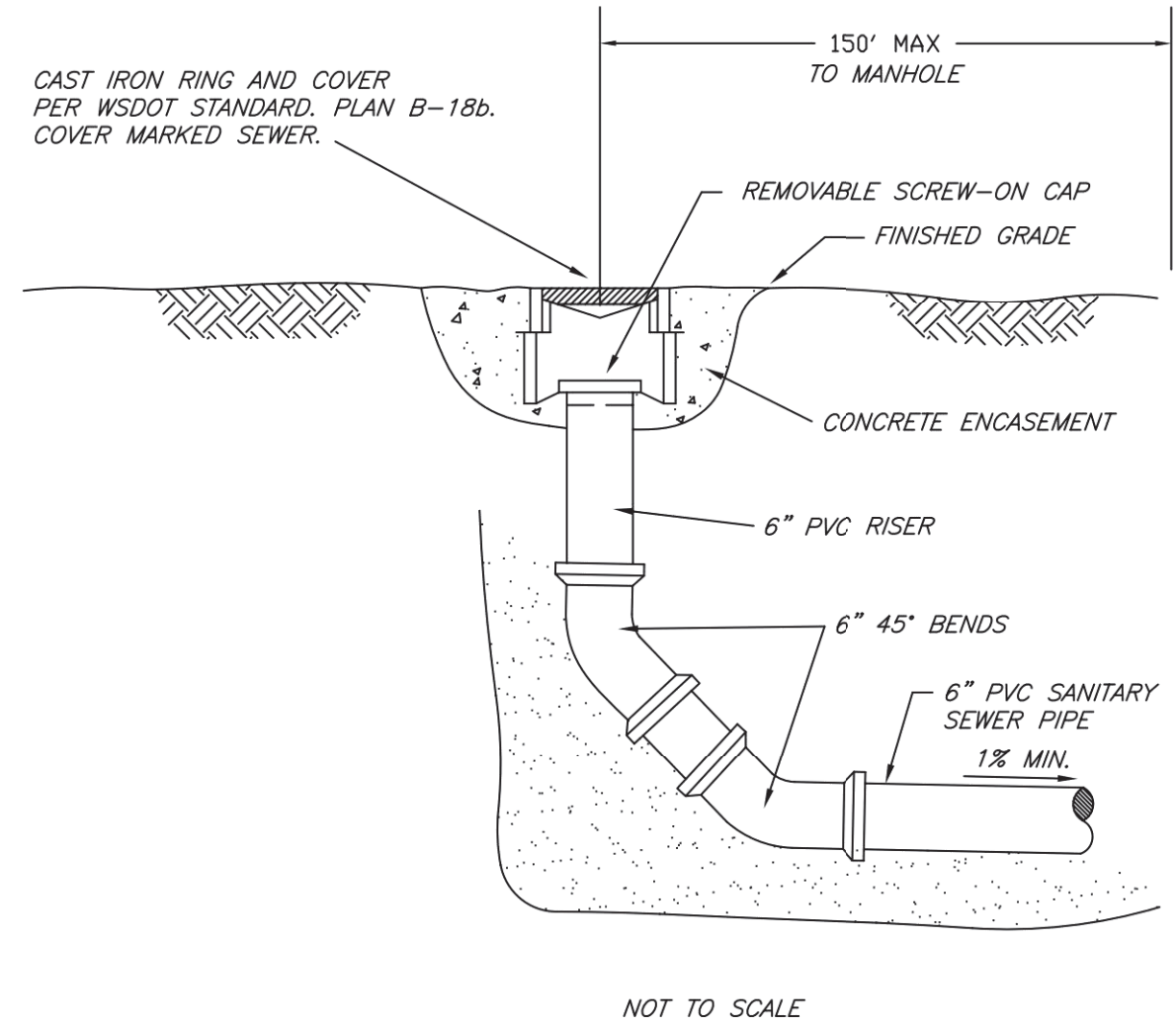


- GENERAL NOTES (APPLY TO ALL MAINTENANCE HOLES)
- PRECAST SECTIONS SHALL BE REINFORCED PER ASTM SPECS FOR CORRESPONDING SEWER PIPE.
 - POLYPROPYLENE SAFETY STEPS WITH 12.0" SEPARATION BETWEEN RINGS.
 - STEPS IN PRECAST BASE SECTION MAY BE CAST IN PLACE OR MOVABLE SAFETY LADDER GROUTED IN PLACE.
 - ALL HOLES FOR PIPE SHALL BE BLOCKED OUT AT THE TIME OF CASTING OF THE SECTION.
 - ALL RUBBER GASKETED MAINTENANCE HOLES SHALL BE FURNISHED WITH RUBBER GASKET JOINT CONFORMING TO ASTM C443.
 - MAINTENANCE HOLES OVER 10" HIGH SHALL BE FURNISHED WITH 5" MIN. WALL.
 - MINIMUM 3% SLOPE ACROSS MAINTENANCE HOLE CHANNEL.
 - MAINTENANCE HOLES TO BE WATER TIGHT INCLUDING EXTENSIONS TO COVER CASTING

Date: April 1997	No.	Date	Revision	By	Approved	Standard Maintenance Hole/New Maint. Hole on Existing Sewer
Approved By:						Detail: SS-3
File: E:\eng_std\standard\san_sew						



City of Port Townsend - Public Works Department
Standard Detail

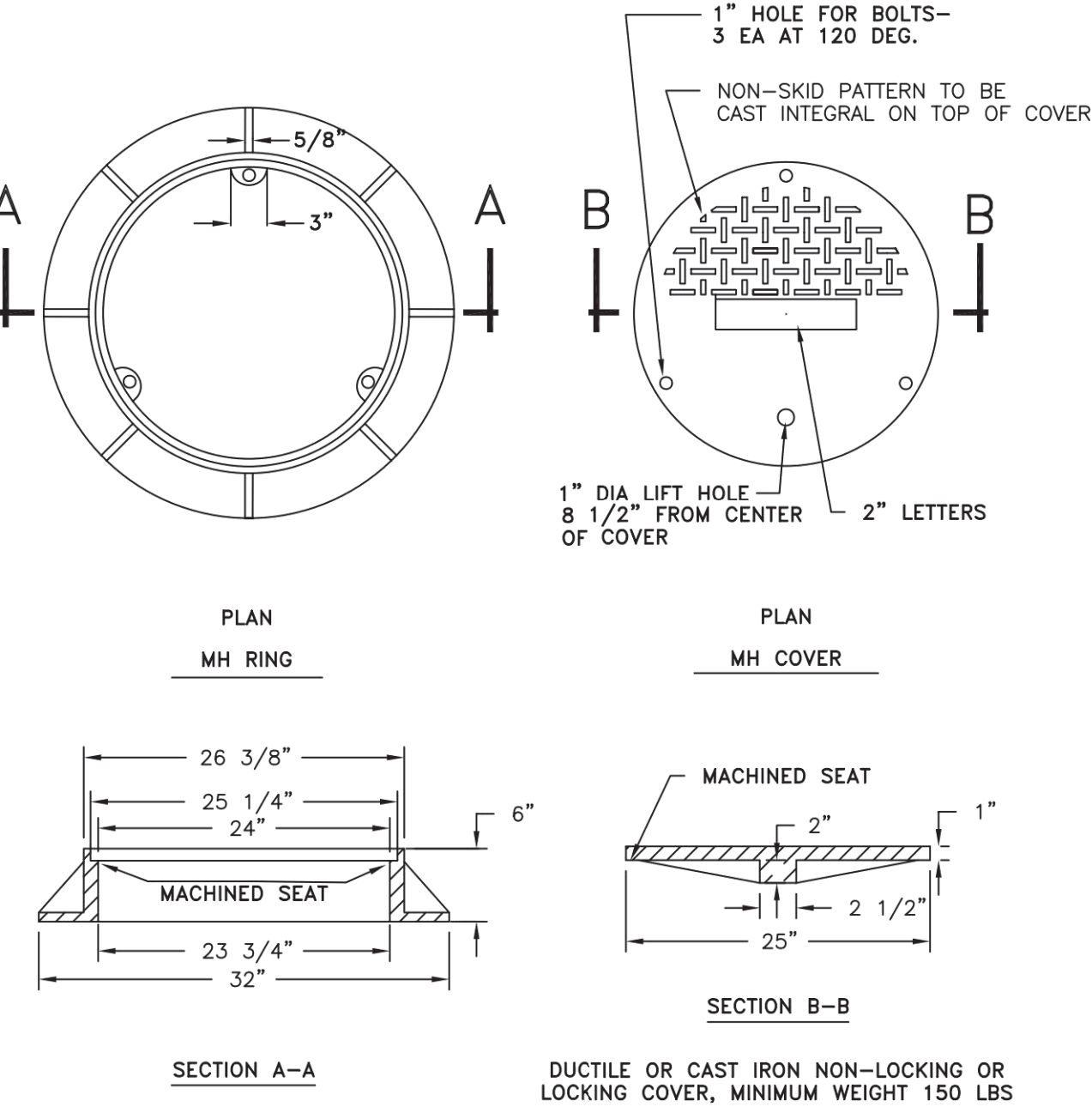


CALL FOR FORM INSPECTION BY CITY PRIOR TO POURING CONCRETE.

Date: April 1997	No.	Date	Revision	By	Approved	Sewer Cleanout Detail
Approved By:						Detail: SS-4
File: E:\eng_std\standard\san_sew						

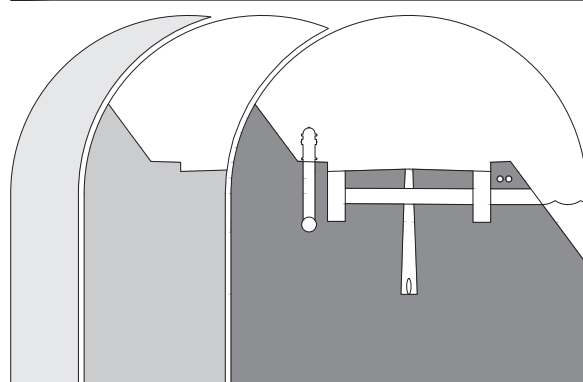


City of Port Townsend - Public Works Department
Standard Detail



- NOTES:
- 3 LOCKING BOLT LUGS TO BE PROVIDED FOR EACH MAINTENANCE HOLE
 - COVER SHALL HAVE THE WORD "SEWER" IN 2" RAISED LETTERS.

Date: April 1997	No.	Date	Revision	By	Approved	24" Maintenance Hole Frame and Lid
Approved By:						Detail: SS-5
File: E:\eng_std\standard\san_sew						



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NO.	DATE	DESCRIPTION	APPROVED
1	10.24.24	CITY REVISION	P.SEVERIN
2	11.25.24	CITY REVISION	P.SEVERIN

**CALL 48 HOURS
BEFORE YOU DIG
1.800.424.5555**

PROJECT:
**WATER STREET
HOTEL
FOR
NIRVAIR, LLC**

SHEET DESCRIPTION:

**CITY OF PORT TOWNSEND
STANDARD DETAILS**

APPROVED
Jeffrey Kostechka, PE
BY: *W. H. H. H.*
CITY OF PORT TOWNSEND
PUBLIC WORKS DEPARTMENT
DATE: **12/27/2024**

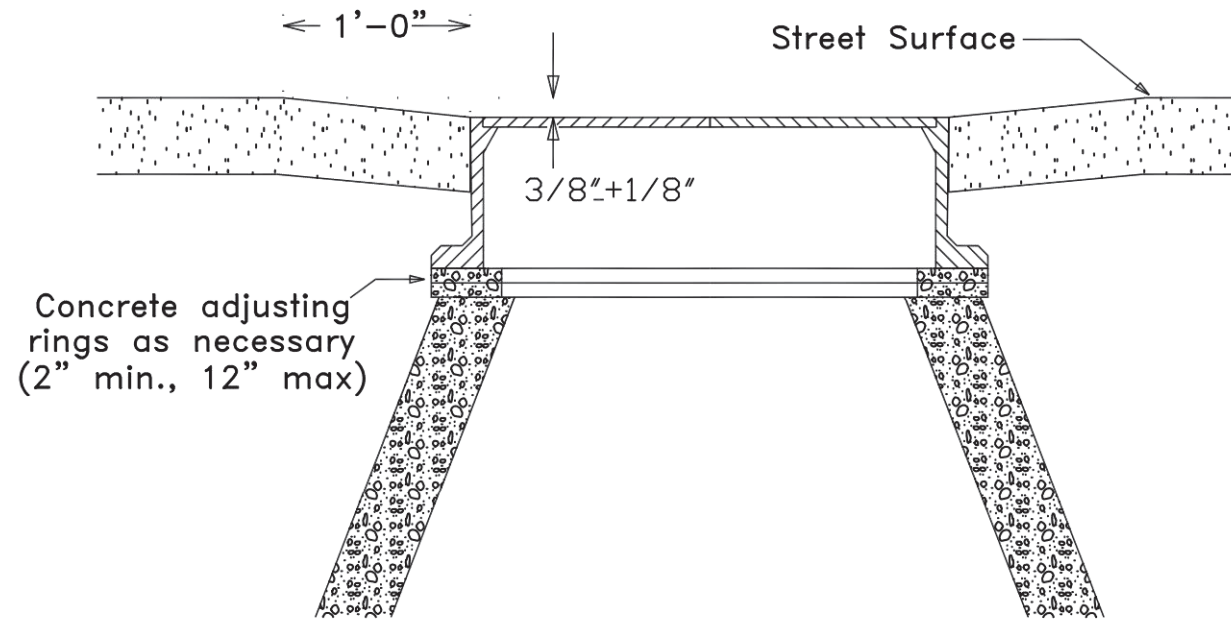


SIGNED 12.11.2024

SCALE:	NO SCALE
DRAWN BY:	C.SEVERIN
DESIGNED BY:	P.SEVERIN
DATE:	03.05.2024
JOB NUMBER:	24013
DWG NAME:	24013PLN.DWG
SHEET NUMBER:	C3.2



City of Port Townsend - Public Works Department
Standard Detail



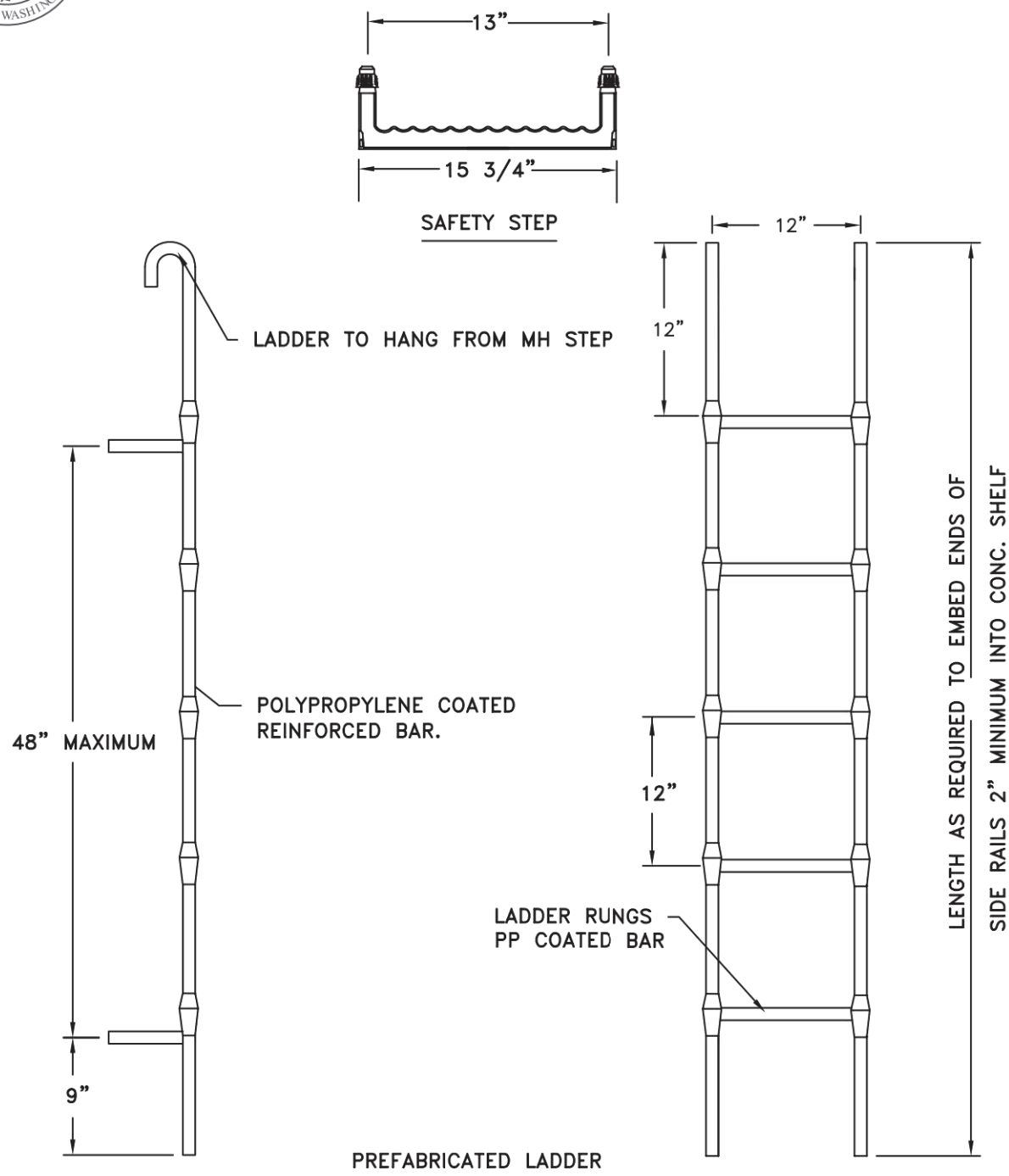
NOTES:

- 1.) Adjust manholes upward with adjusting rings under frame.
- 2.) Adjust maintenance holes downward by removing cone and barrel sections as necessary and replacing with sections of length required to match grade.
- 3.) Slope maint. hole frame as req'd to match slope of street.
- 4.) Final maint. hole adjustments shall be made before paving.

Date: April 1997	No.	Date	Revision	By	Appl	Pavement and Installation Underground Maintenance Hole
Approved By:						
File: E:\eng_std\standard\san_sew						Detail: SS-7

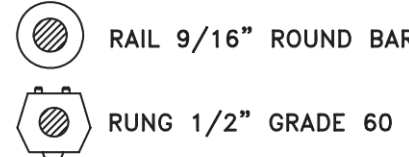


City of Port Townsend - Public Works Department
Standard Detail

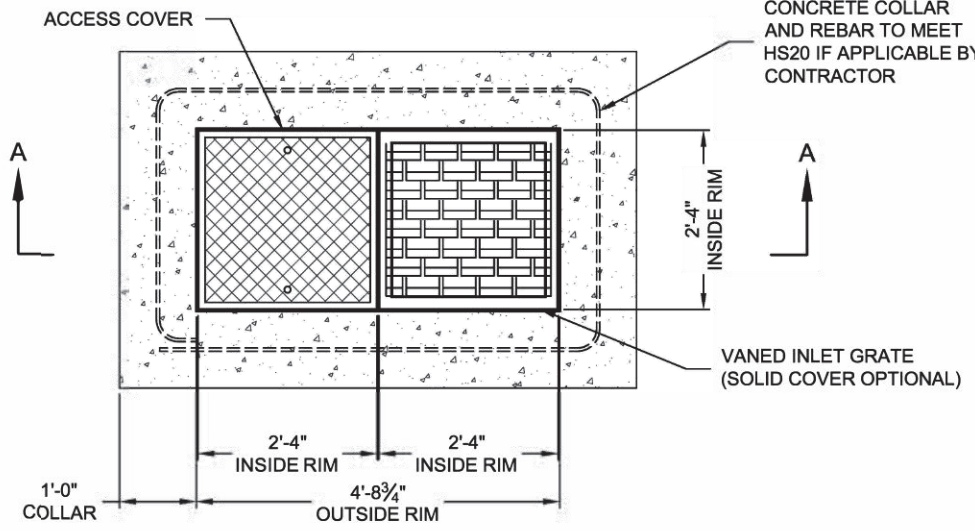


NOTES:

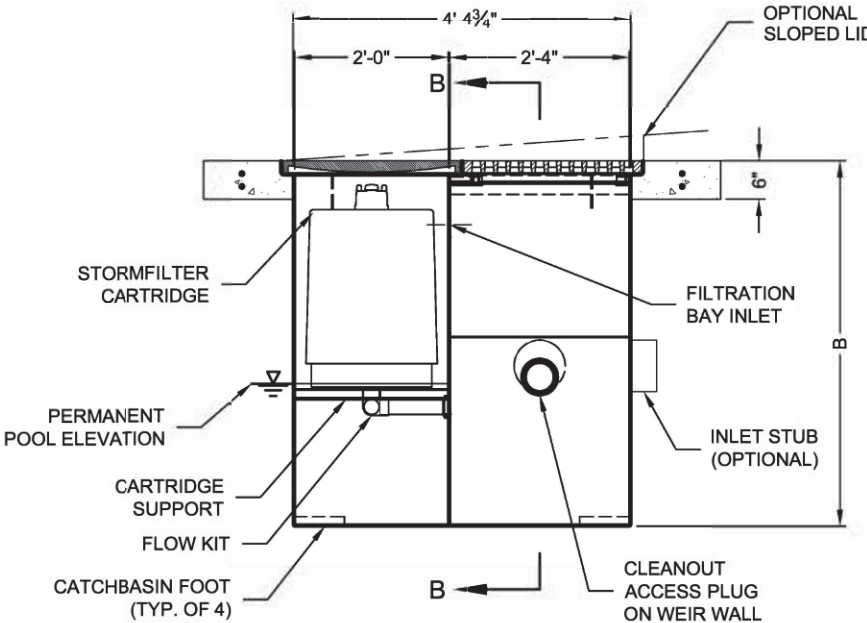
1. ALL STEP SHOULD MEET ASTM C-478 AND AASHTO M-199
2. POLYPROPYLENE SHALL CONFORM TO ASTM D-4101.
3. 1/2" GRADE 60 REINFORCING BAR SHALL CONFORM TO ASTM A-615.



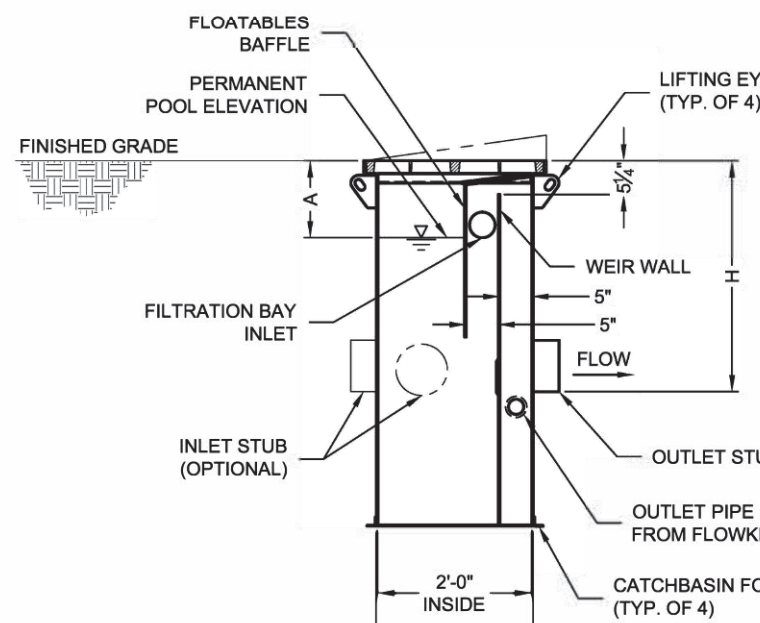
Date: April 1997	No.	Date	Revision	By	Appl	Polypropylene Ladder and Maintenance Step
Approved By:						
File: E:\eng_std\standard\san_sew						Detail: SS-11



PLAN VIEW



SECTION A-A

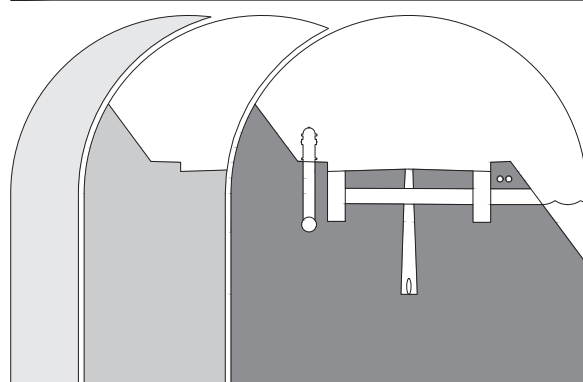


SECTION B-B



1-CARTRIDGE CATCHBASIN STORMFILTER DATA		C#	#6
STRUCTURE ID		0.0085	
WATER QUALITY FLOW RATE (cfs)		0.080	
PEAK FLOW RATE (<1 cfs)		100	
RETURN PERIOD OF PEAK FLOW (yrs)		7.5	
CATCHBASIN FLOW RATE (gpm)		2PG	
MEDIA TYPE (CSF, PERLITE, ZPG, GAC, PHS)		8.57	
RIM ELEVATION			
PIPE DATA:	I.E.	DIAMETER	
INLET STUB	5.76	6"	
OUTLET STUB	5.76	6"	
CONFIGURATION	OUTLET	INLET	
SLOPED LID	YES	NO	
SOLID COVER	YES	NO	
NOTES/SPECIAL REQUIREMENTS:			

1 CARTRIDGE CATCHBASIN
STORMFILTER
STANDARD DETAIL



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PROJECT:
WATER STREET
HOTEL
FOR
NIRVAIR, LLC

SHEET DESCRIPTION:
CITY OF PORT TOWNSEND
STANDARD DETAILS



SIGNED 12.11.2024

SCALE:	NO SCALE
DRAWN BY:	C. SEVERIN
DESIGNED BY:	P. SEVERIN
DATE:	03.05.2024
JOB NUMBER:	24013
DWG NAME:	24013PLN.DWG
SHEET NUMBER:	

C3.3

APPROVED

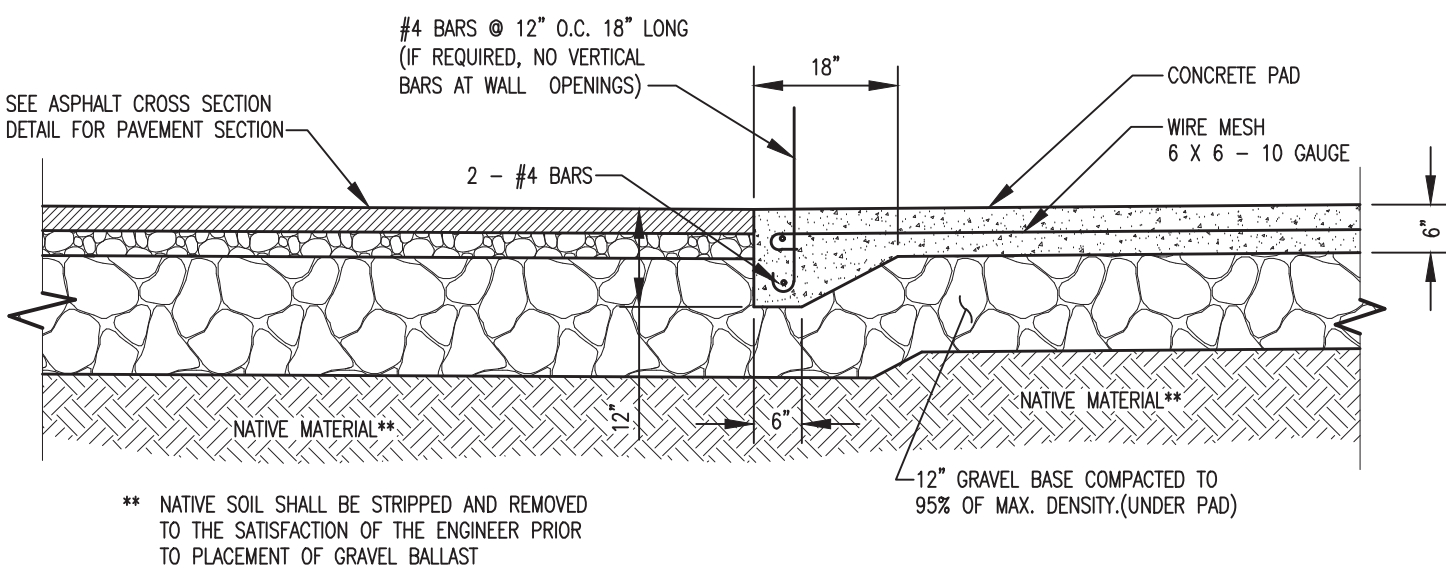
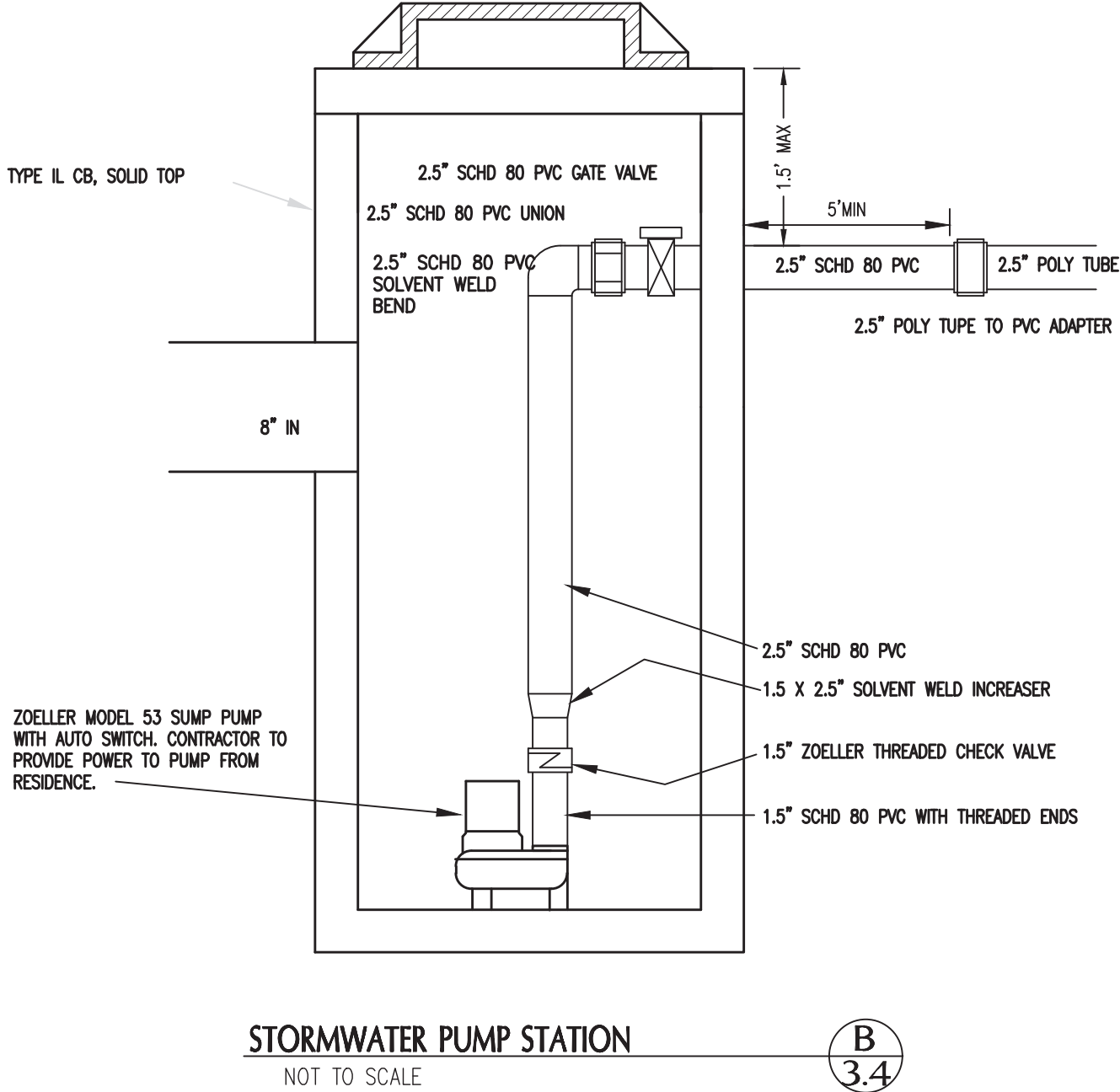
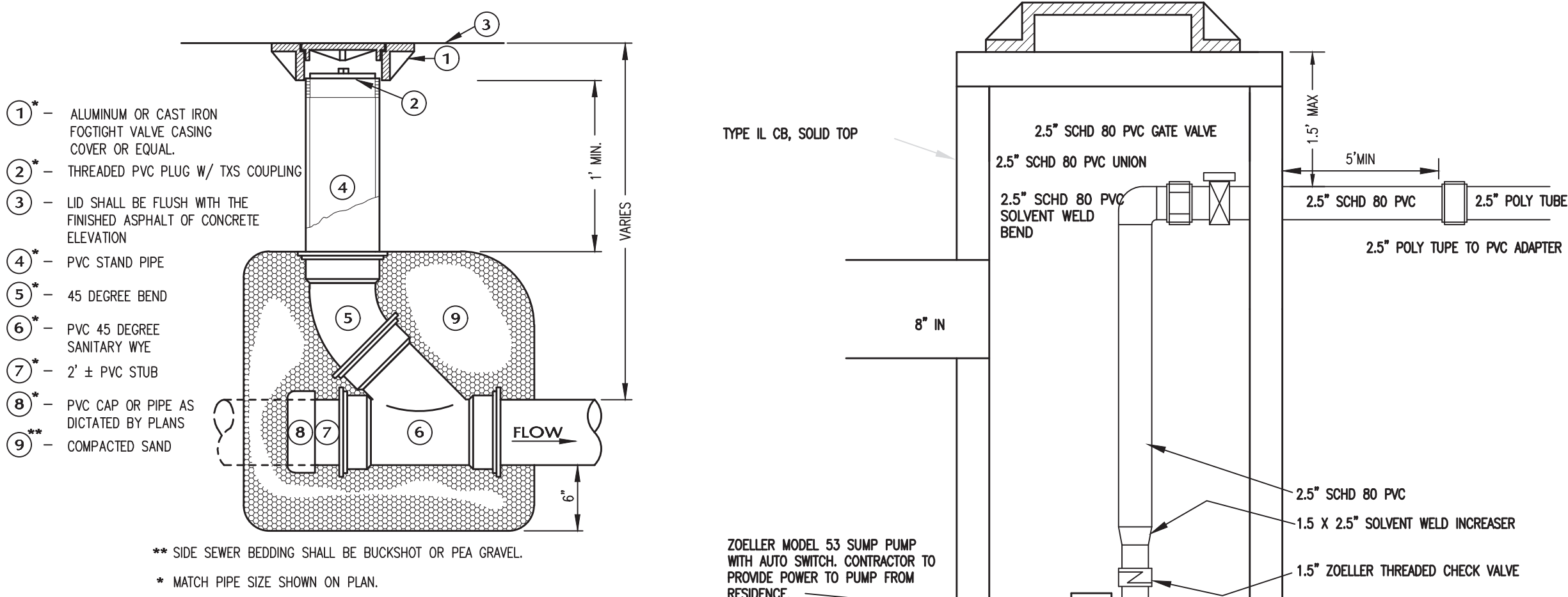
Jeffrey Kostechka, PE

BY:

CITY OF PORT TOWNSEND
PUBLIC WORKS DEPARTMENT

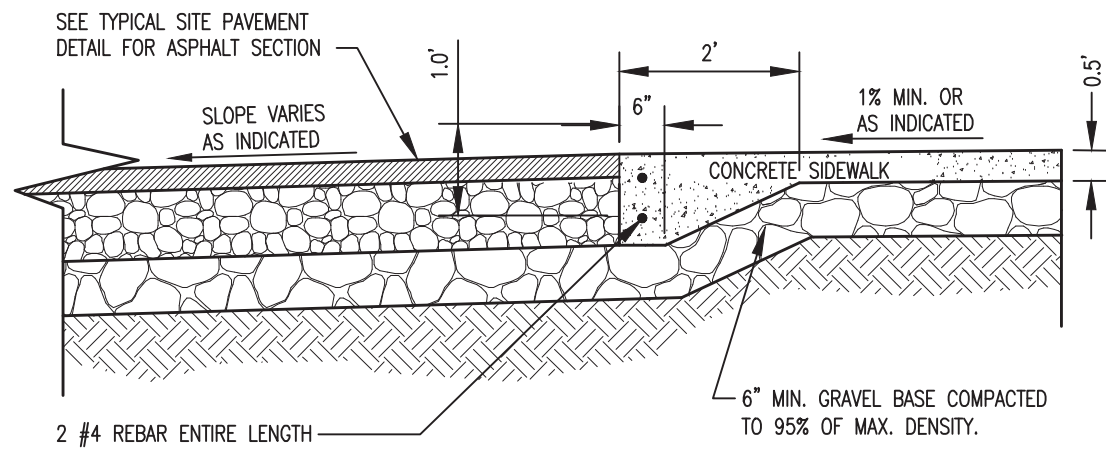
DATE: 12/27/2024

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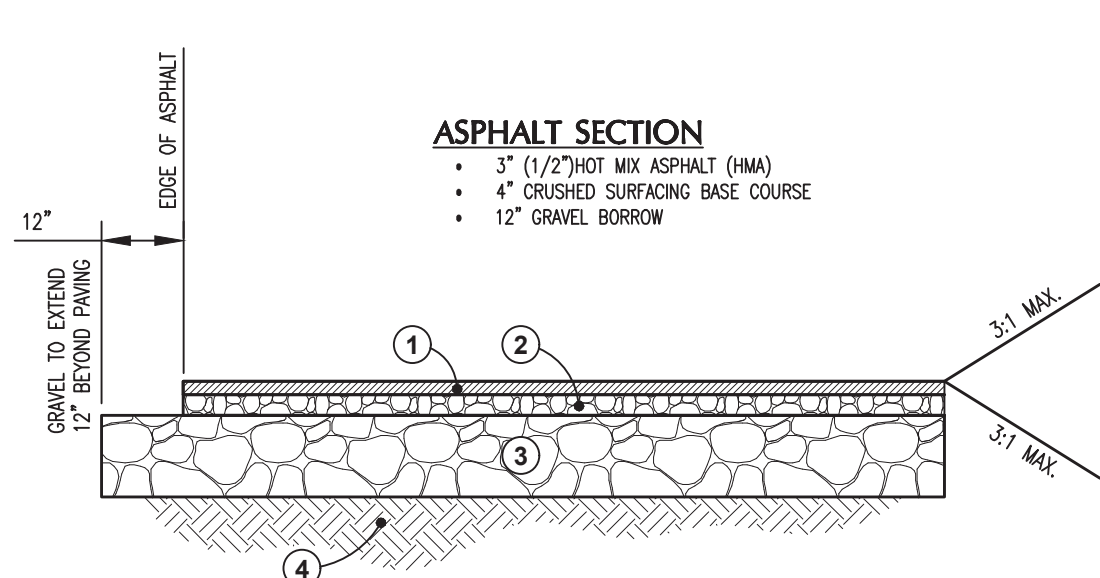
GENERAL NOTE:
SEE ARCHITECTURAL PLANS FOR ENCLOSURE DETAILS AND CONSTRUCTION.

CONCRETE DUMPSTER PAD DETAIL
NOT TO SCALE



GENERAL NOTE:
AREAS NOT ADJACENT TO PROPOSED ASPHALT AS INDICATED ON THE SITE PLAN SHALL NOT HAVE A THICKENED CONCRETE EDGE, AND SHALL BE CONSTRUCTED AS INDICATED. ALL CONCRETE SIDEWALKS SHALL BE CLASS 3000. SIDEWALKS NOT ADJACENT TO PROPOSED ASPHALT SHALL BE 4\"/>

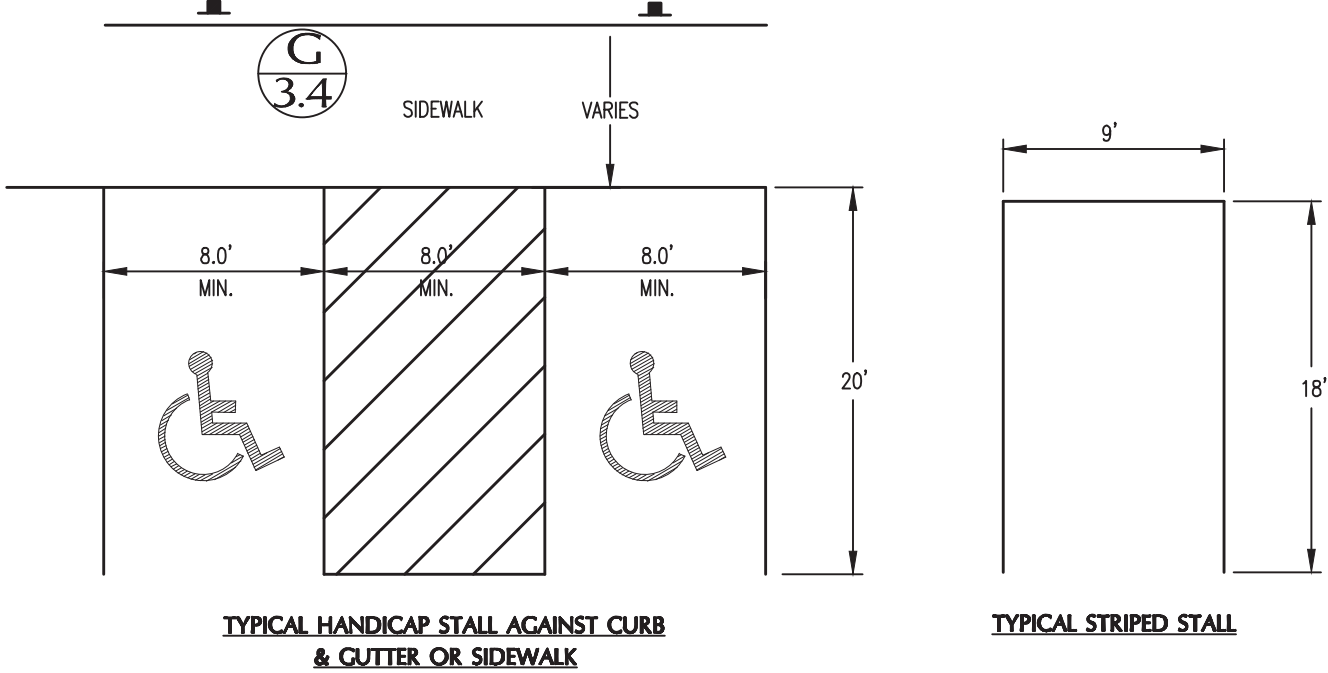
CONCRETE SIDEWALK AT GRADE DETAIL
NOT TO SCALE



GENERAL NOTES:

- ALL ASPHALT SHALL BE 1/2\"/>
- CRUSHED SURFACING BASE COURSE SHALL CONFORM TO SECTION 9-03.9(3) OF THE 2024 STANDARD SPECIFICATIONS, COMPACTED TO A MINIMUM OF 95% MAXIMUM DENSITY IN ACCORDANCE WITH ASTM D-1557 TESTING. ALL CRUSHED SURFACING SHALL BE SPRAYED WITH SOIL RESIDUAL HERBICIDE A MAXIMUM OF 24 HOURS PRIOR TO PAVING, ACCORDING TO SECTION 5-04.3(5) OF THE 2024 STANDARD SPECIFICATIONS.
- GRAVEL BASE, A MINIMUM OF 12 INCH COMPACTED DEPTH SHALL SUPPORT ALL PAVEMENT. GRAVEL BORROW WITH LESS THAN 5% PASSING THE 200 SIEVE, SHALL CONFORM TO SECTION 9-03.14 OF THE 2024 STANDARD SPECIFICATIONS COMPACTED TO A MINIMUM OF 95% MAXIMUM DENSITY IN ACCORDANCE WITH ASTM D-1557 TESTING EXISTING GRAVEL MATERIAL MAY BE UTILIZED AS GRAVEL BORROW AS DETERMINED BY THE GEOTECHNICAL ENGINEER.
- THE EXCAVATED SUBGRADE SHALL BE FREE OF TOPSOIL, ORGANICS, AND OTHER DELETERIOUS MATERIAL, COMPACTED TO A MINIMUM OF 95% MAXIMUM DENSITY IN ACCORDANCE WITH ASTM D-1557 TESTING, PREPARED CONFORMING TO SECTION 2-06.3(1) OF THE 2024 STANDARD SPECIFICATIONS.

TYPICAL SITE PAVEMENT SECTIONS
NOT TO SCALE



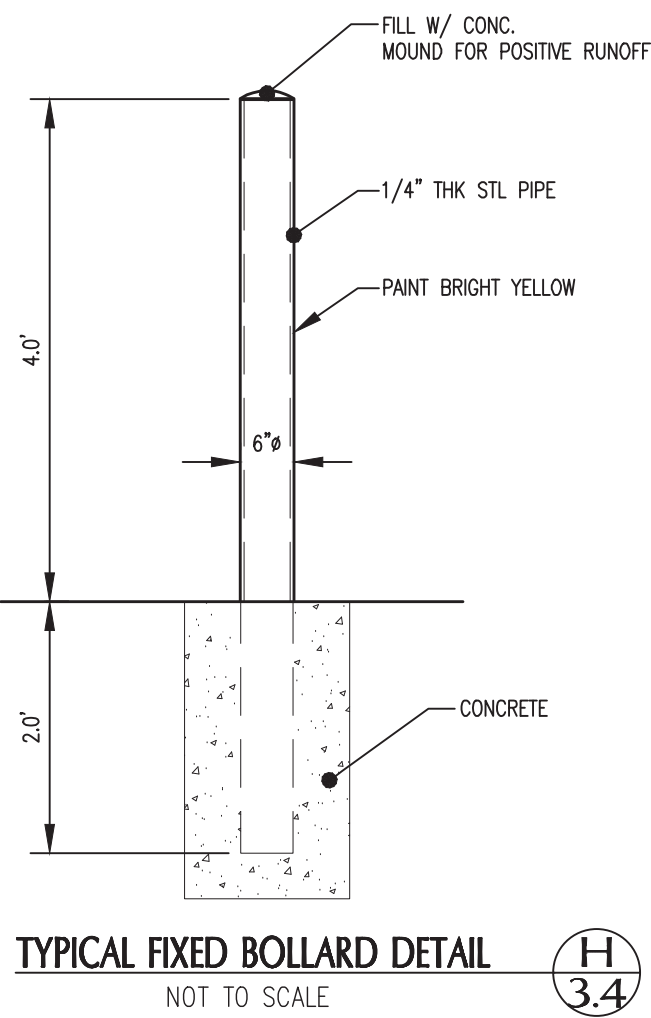
GENERAL NOTES:

- CONCRETE PARKING AREAS OUTSIDE OF LIMITS OF GARAGE SHALL HAVE 6\"/>
- DUMMY JOINTS SHALL BE PLACED NOT TO EXCEED 15' O.C. NOR LESS THAN 10' O.C. THEY SHALL NOT BE LESS THAN 3/16\"/>
- CEMENT CONCRETE SHALL BE CLASS 3000 AIR ENTRAINED
- ALL JOINTS SHALL BE CLEANED AND EGED.
- SUBGRADE COMPACTION SHALL BE 95% MODIFIED PROCTOR.

TYPICAL PARKING STALL DIMENSIONS
NOT TO SCALE



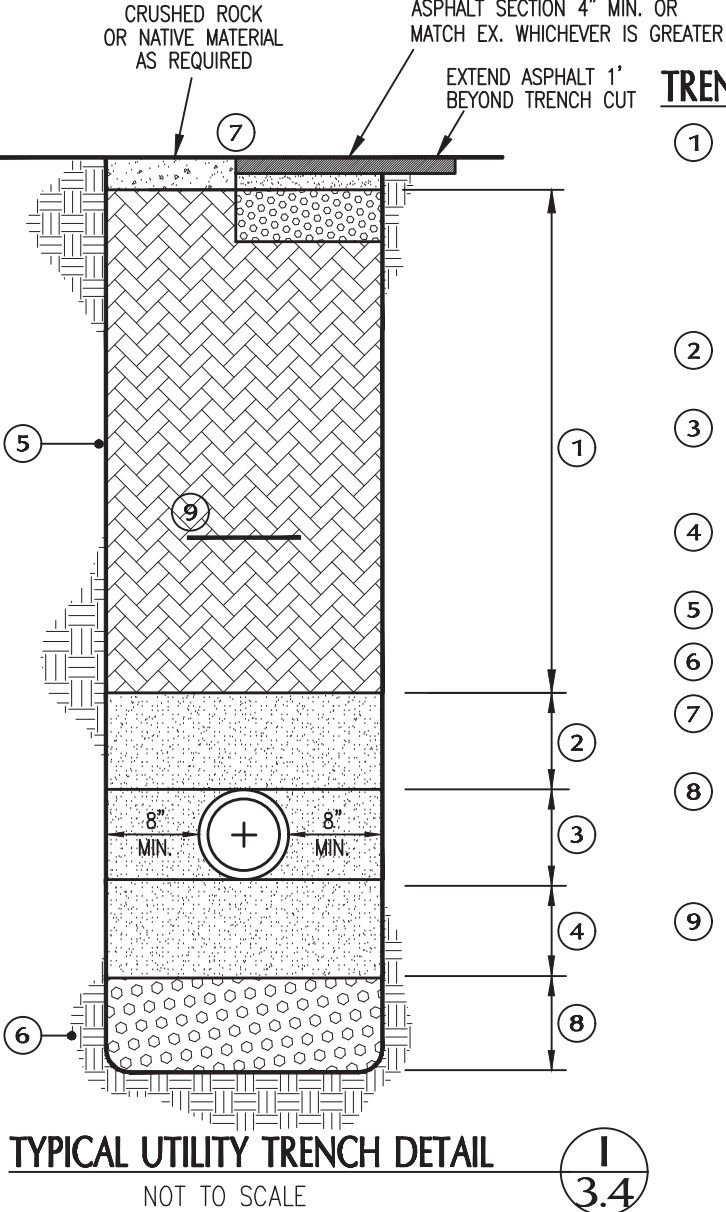
HANDICAP SIGN DETAIL
NOT TO SCALE



TYPICAL FIXED BOLLARD DETAIL
NOT TO SCALE

GENERAL NOTES:

- NOTE-1:** RESTORATION SHALL CONSIST OF REMOVING ALL ROCKS GREATER THAN 1\"/>
- IF THE EXISTING GRAVEL SHOULDER IS DISTURBED, REPAIR ACCORDING TO THE FOLLOWING REQUIREMENTS:
- A. 6\"/>
- B. GRAVEL BORROW AS NECESSARY TO PREPARE ROAD PER SECTION 4-02 COMPACTED TO 95% OF MAXIMUM DENSITY. PLACE IN LOOSE LIFTS NOT EXCEEDING EIGHT INCHES.
- NOTE-2:** PIPE BEDDING AND COVER MATERIAL SHALL BE USED IN ALL TRENCHES REGARDLESS OF LOCATION. GRAVEL BORROW TRENCH BACKFILL SHALL BE USED IN ALL TRENCHES UNDER CRUSHED ROCK, CONSTRUCTION TRAFFIC AREAS, AND WITHIN FOUR FEET OF THE ABOVE-MENTIONED CONDITIONS.
- NOTE-3:** ANY SPECIAL CONDITIONS MUST FIRST BE APPROVED BY THE ENGINEER.
- NOTE-4:** SAWCUT EXISTING ASPHALT 1\"/>
- NOTE-5:** ALL DENSITIES FOR GRAVEL SHALL BE PROCTORED USING ASTM D-1557. ASPHALT SHALL BE PROCTORED USING STATE APPROVED METHODS. DENSITIES SHALL BE DETERMINED USING A NUCLEAR DENSOMETER CONFORMING TO ASTM D-2950.
- NOTE-6:** AT LOCATIONS WITHIN THE EXISTING ASPHALT ROADWAY OR WHERE THE EDGE OF THE UTILITY TRENCH IS LESS THAN 4\"/>



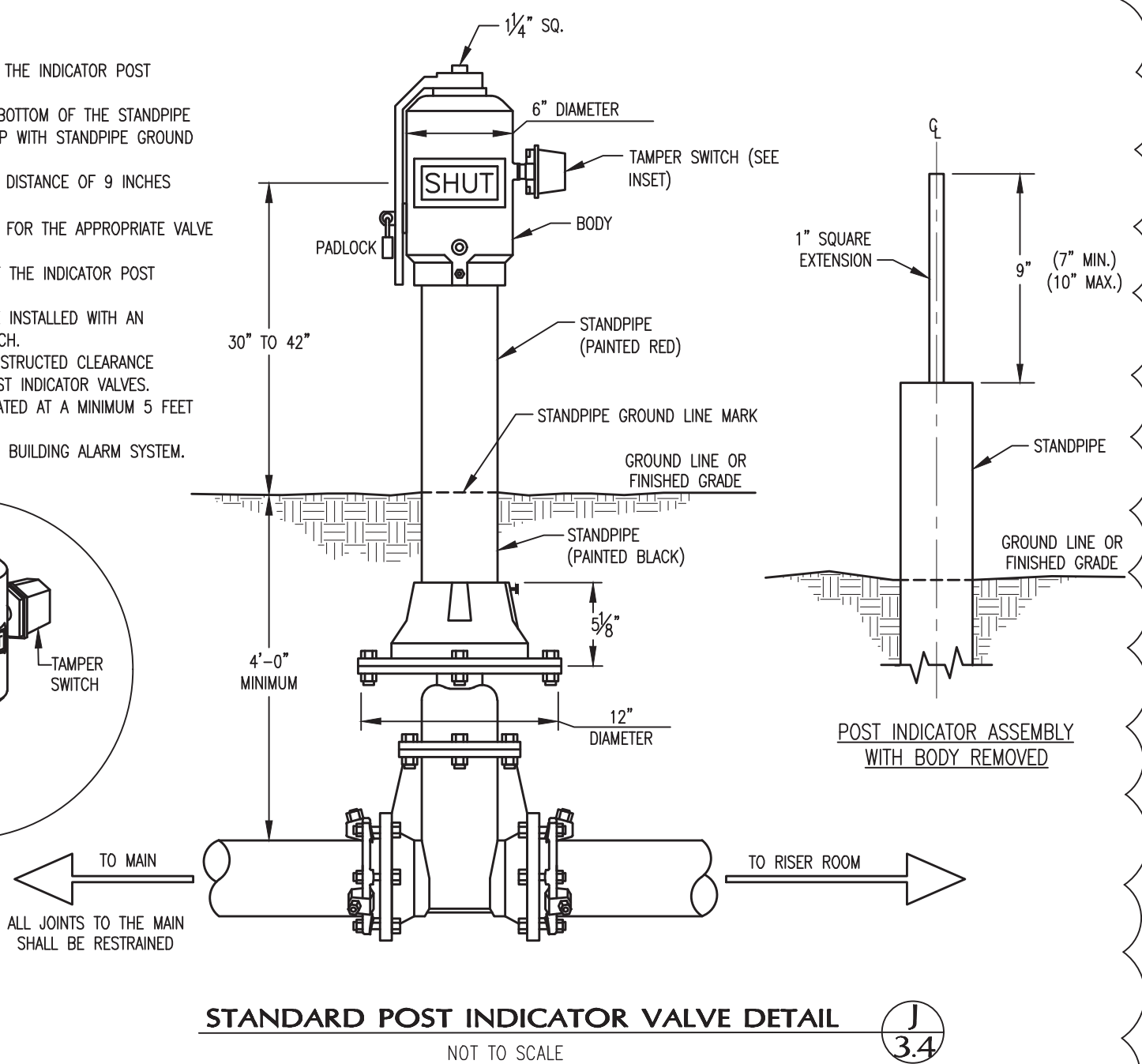
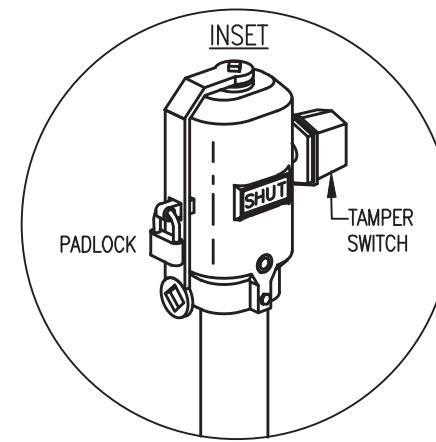
TYPICAL UTILITY TRENCH DETAIL
NOT TO SCALE

TRENCH NOTES:

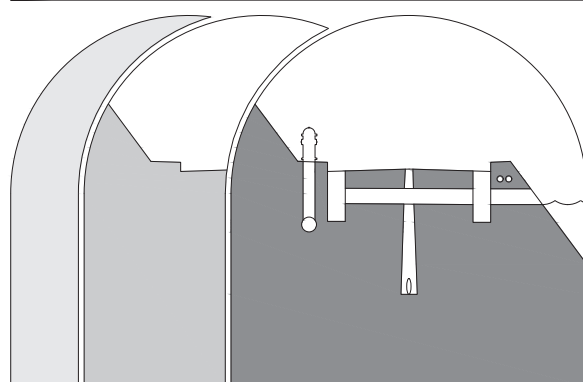
- GRAVEL BORROW PLACED IN LOOSE LIFTS NOT EXCEEDING 8\"/>
- 6\"/>
- HAND-COMPACTED SAND, BUCKSHOT OR GRAVEL 100% PASSING THE 1/4\"/>
- 6\"/>
- TRENCH LINE.
- UNDISTURBED EARTH.
- SURFACE RESTORATION SHALL BE IN ACCORDANCE WITH GENERAL NOTE-1.
- IN TRENCHES WITH SOFT, YIELDING MATERIAL, AS DIRECTED BY THE ENGINEER, THE CONTRACTOR SHALL OVER-EXCAVATE TO 2\"/>
- PLACE DETECTABLE TRACER TAPE (MIN. 1\"/>

FIELD ADJUSTMENT INSTRUCTIONS

- REMOVE THE BODY FROM THE TOP OF THE INDICATOR POST ASSEMBLY.
- CUT THE REQUIRED LENGTH OFF THE BOTTOM OF THE STANDPIPE FOR THE GROUND LINE TO MATCH UP WITH STANDPIPE GROUND LINE MARK.
- CUT THE 1 INCH SQ. EXTENSION AT A DISTANCE OF 9 INCHES ABOVE THE TOP OF THE STANDPIPE.
- SET THE "OPEN" AND "SHUT" TARGETS FOR THE APPROPRIATE VALVE SIZE.
- RE-ATTACH THE BODY TO THE TOP OF THE INDICATOR POST ASSEMBLY.
- ALL POST INDICATOR VALVES SHALL BE INSTALLED WITH AN ELECTRONIC UL LISTED TAMPER SWITCH.
- THERE SHALL BE 36 INCHES OF UNOBSTRUCTED CLEARANCE AROUND THE PERIMETER OF ALL POST INDICATOR VALVES.
- POST INDICATOR VALVE SHALL BE LOCATED AT A MINIMUM 5 FEET FROM BUILDING.
- TAMPER SWITCH TO BE CONNECTED TO BUILDING ALARM SYSTEM.



STANDARD POST INDICATOR VALVE DETAIL
NOT TO SCALE



Sound Development Group
ENGINEERING, SURVEYING & LAND DEVELOPMENT SERVICES
P.O. Box 1705 • 1111 Cleveland Avenue, Suite 202
Mount Vernon, WA 98273 Tel: 360-404-2010

SHEET REVISIONS:

NO.	DATE	DESCRIPTION	APPROVED
1	10.24.24	CITY REVISION	P.SEVERIN
2	11.25.24	CITY REVISION	P.SEVERIN

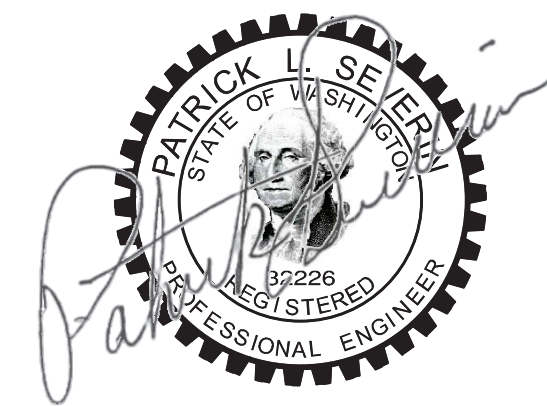
CALL 48 HOURS BEFORE YOU DIG
1.800.424.5555

WATER STREET HOTEL
FOR
NIRVAIR, LLC

CONSTRUCTION DETAILS

PROJECT:

SHEET DESCRIPTION:



SIGNED 12.11.2024

SCALE: NO SCALE
DRAWN BY: C.SEVERIN
DESIGNED BY: P.SEVERIN
DATE: 03.05.2024
JOB NUMBER: 24013
DWG NAME: 24013PLN.DWG
SHEET NUMBER:

C3.4

APPROVED
Jeffrey Kostechka, PE
BY: *Jeffrey Kostechka*
CITY OF PORT TOWNSEND
PUBLIC WORKS DEPARTMENT
DATE: 12/27/2024
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