Clearing and Grading Documents for Online Submittal

The construction documents are a graphical representation of the structure you are planning to build. These are used to provide the City of Burien with information on how you plan to construct your project. Documents must be of sufficient clarity to indicate the location, nature and extent of the work proposed and show in detail that it will conform to the provisions of the International Building Code, relevant laws, ordinances, rules, and regulations, as determined by the building official.

GIS Requirements

- Digital site plan if adding 2000 square feet or more or submitting plans electronically; Plans must adhere to GIS AutoCAD requirements

Geotechnical Report

A geotechnical report prepared by a Washington State Licensed Geotechnical Engineer must be provided when the following site conditions exist:

- Soil bearing is assumed at more than 1500 PSF / IBC Chap. 18 – Site Specific.
- Proposed structure will be placed on a lot bordering Lake Burien.
- Proposed structure will be placed on or adjacent to a steep slope
- Proposed structure will be placed in a sensitive area which requires a Geotech report

Storm Drainage Analysis (TIR) in accordance with City Ordinance

Construction Drawings

Plan sets must be:

- Dimensioned, electronic AutoCAD plans in Vector File format.

Format

- Scale
  - Architectural / Structural: include scale bar on all sheets
  - Civil / Landscape / Site: include scale bar on all sheets
- All lettering must be legible, i.e., 1/8” minimum for handwritten, 3/32” for CAD
- Pages Numbered Sequentially (Lower right-hand corner of each page);
- Name of Project, (all sheets)
- Date, including additional space for revision dates; (All Sheets)
- North Arrow; (all site related sheets)

Cover sheet

- Sufficient space must be provided for City of Burien to apply approval stamps and special notations. (6” x 12” minimum)
- List of any Special inspection requirements
- List of any Special Conditions or plat conditions
- Sheet index
- General notes
- List of any approved Deferred Submittals
- Vicinity Map of Proposed Development
- Parcel Identification Number (King County Tax Assessor No.)

- Legal Description
- Land Uses to N, S, E, W of Site
- Table of Existing/Proposed If Applicable:
  - Total Acres & Square Feet per Lot
  - Total Number of Dwelling Units
  - Total Gross Floor Area1
  - Total Net Floor Area1
  - Total number of Standard Parking Spaces
  - Total number of Compact Parking Spaces (if applicable)
  - Total number of Bicycle Parking Spaces (if applicable)
  - Total Impervious Surfaces (show calculation)
  - Total Building Coverage (show calculation)
  - Zoning Designation
  - Code Analysis data and Building data Year

Site Plans

- Building Setbacks
- Location/Dimensions and/or Area:
  - Property and Lot Lines
  - Names and locations of abutting streets and public improvements
  - Site Access, Existing/Proposed
  - Structures, Existing/Proposed
  - Roads, Existing/Proposed
  - Parking and Lighting Information
  - Critical Areas and Buffers
  - Easements
  - Wells/Drain fields or Water/Sewer Lines
  - Stormwater Facilities, Existing/Proposed
  - Adjacent Land Uses
  - Public rights-of-way
  - Off-street parking layouts and driveways showing circulation and paving
  - New and existing curbs, gutters, sidewalks, street paving, and storm drainage
  - Locations of garbage containers and recycling collection center.
  - Show fire hydrant locations (new and existing) within 300 feet of building.
- FEMA flood hazard zone
- Survey Drawings at NAD 83/91 horizontal datum & NAVD 88 vertical datum and included on site plan.
- Contour Intervals = 2’ & 5’.
- Elevations within 50’ of subject site.
- Exterior Accessible Routes of travel between the Public Way and all structures
- Professional Engineer Stamp.

Clear & Grade Plan (CIVIL)

- Structures, Existing and Proposed
- Structures to Be Demolished
- Improvements, Existing and Proposed
- Vegetated Areas
- Land Contours, Existing and Proposed

- Critical Areas and Buffers
- Trees Retention and Protection Plan
- Erosion and Sedimentation Control Measures
- Clearing & Grading Limits
- Adjacent Land Uses
- Contour Intervals = 2’ & 5’.
- Elevations within 50’ of subject site.
- Professional Engineer Stamp

Drainage Plan, [Per 2021 King County Surface Water Design Manual (CIVIL)

- Technical Information Report (TIR)
- Storm water Facilities, Existing/Proposed
- Drainage layout
- Assumed Land Coverage (Impervious, grass, forest etc.…)
- FEMA flood hazard zone (if applicable)
- Critical Areas and Buffers
- Proposed Improvements
- Land Contours, Existing and Proposed
- Downstream Analysis (Report Format) or drainage report from Civil Engineer
- Contour Intervals = 2’ & 5’.
- Elevations within 50’ of subject site.
- Copy of SWPPP / TESC written phased plan for locations identified as critical areas including supporting drawings
- Professional Engineer Stamp

Landscaping Plan

- Boundary of Property
- Proposed Landscaping Location
- Table of Landscape Material/Mix Including:
  - Botanical/Common Name
  - Size at time of planting
  - Percent draught tolerant species
- Any existing landscaping/plants/trees that will remain
- Soil augmentation notes
- Structures including Detention Facilities, Existing and Proposed
- Undisturbed Vegetated Areas
- Open Space and/or Recreational Space
- Irrigation Plan
- Locations, elevations, and details for any proposed landscape-related structures such as arbors, gazebos, fencing, retaining walls, etc.

Retaining Wall Plans

- Shape, length, width and location of foundation footings, walls, and pier pads
- Provide maximum wall height(s) and all connections.
- Location and size of beams, posts, interior footings and their dimensions and connections.
- Location and specific model number of required hold-downs
- Reinforcing steel and lap splice requirements

- Anchor bolt size, spacing and embedment depth
- Anchor bolt washer size
- All appropriate engineering requirements
- References to appropriate details and detail sheet.
- Stamped engineered plans with calculations

Vault Plans

- Shape, length, width and location of foundation footings, walls, roofs, and pier pads
- Size of foundation, location of finished grade, size, and location of rebar,
- Provide maximum wall height(s) and all connections.
- Reinforcing steel and lap splice requirements
- All appropriate engineering calculations for vault sizing and capacity
- Location of access points and ladders
- References to appropriate details and detail sheet.
- Traffic loading capable of supporting fire trucks were placed under fire lanes.
- Special inspection requirements
- Complete section views - front-to-back, side-to side, bearing soil to top of vault with appropriate construction materials specified.
- Stamped engineered plans with calculations

Structural Notes

- Specify all design load values, including dead, live, snow, wind, lateral retaining wall pressures and soil bearing values.
- Specify minimum design concrete strength, concrete sack mix, and reinforcing bar grade.
- Specify the grade and species of all framing lumber.
- Specify the combination symbol (strength) of all GLU-LAM beams.
- Specify metal connectors, including joist hangers, clips, post caps, post bases, etc.

Special Inspection

- Provide Statement of Special Inspection in accordance with the provisions of IBC Chapter 17.
- Special inspection requirements shall be detailed on the construction drawings.

Design Requirements (BMC 15.10)

- GROUND AND ROOF SNOW LOAD: 25 PSF
- SEISMIC DESIGN CATEGORY: D
- WIND SPEED: 110 MPH
- WIND EXPOSURE: Site Specific. See IBC Section 1609.4
- SOIL BEARING: Site Specific. See IBC Chapter 18
- WEATHERING: Moderate
- FROST LINE DEPTH: 12 inches
- TERMITE: Slight to moderate
- DECAY: Slight to moderate
- WINTER DESIGN TEMPERATURE: 24 degrees Fahrenheit
- SUMMER DESIGN TEMPERATURE: 83 degrees Fahrenheit
- ICE SHIELD UNDERLAYMENT REQUIRED: No
- FLOOD HAZARDS: See BMC

- AIR FREEZING INDEX: 145 F- days
- MEAN ANNUAL TEMPERATURE: 51.4 degrees Fahrenheit