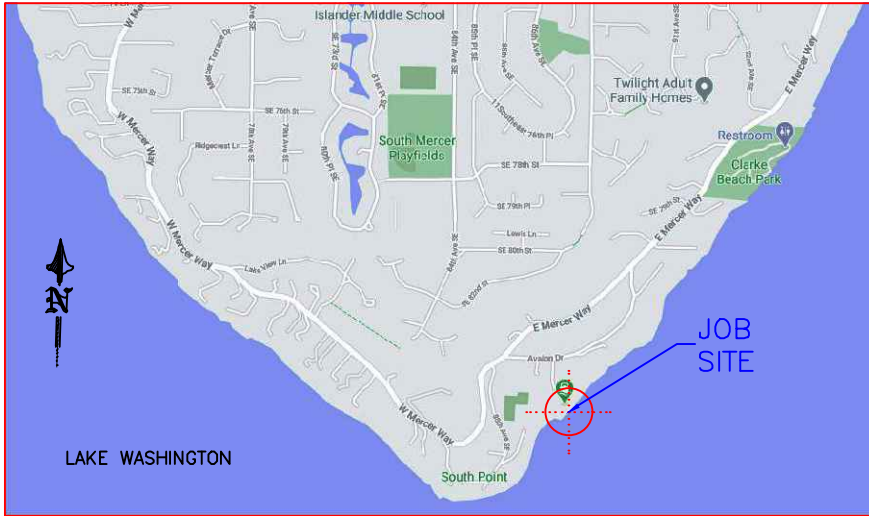


VICINITY MAP/NO SCALE



JOB SITE



LEGAL DESCRIPTION

SECTION: NW-31-24-05 LAT: 47.527430 (47° 31' 38.748" N)
 TAXLOT #: 312405-9003 LONG: -122.223480 (122° 13' 24.528" W)

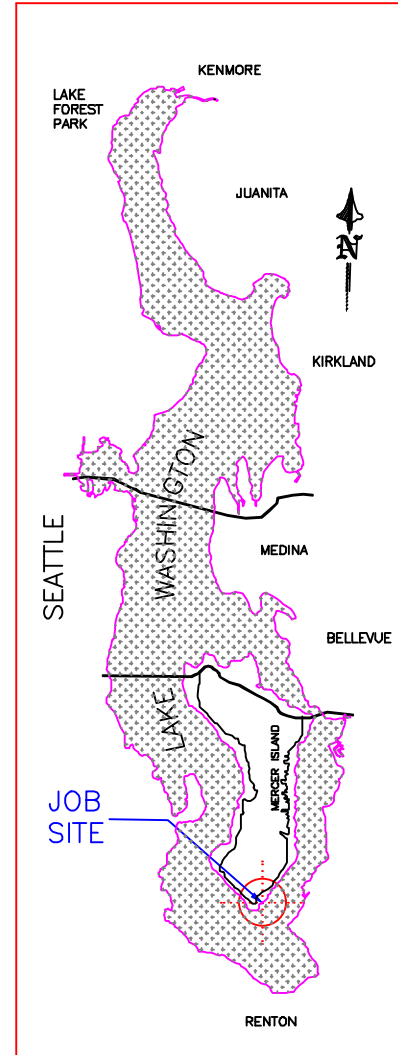
BEG NW COR OF GL 2 TH S 400 FT TH E 856 FT TO SH LN LK WASH TH S 74-19-10 E 252.75 FT M/L TO GOV MDR LN TH NELY ALG SD MDR LN TO NXN N LN SD GL 2 PROD E TH W ALG SD N LN TO BEG & SH LDS ADJ LESS C/M RGTS IN SH LDS LESS POR LY WLY OF E MERCER WAY LESS CO RDS TGV LOT 8 BLK 4 IN PLAT OF AVALON PARK

NOTE:

SOUTH PROPERTY LINE PER TYEE SURVEYORS TOPOGRAPHIC/HYDROGRAPHIC SURVEY DATED 2/3/2021 (SHEETS 4, 5 & 25). MAPPED SOUTH PROPERTY LINE MAY BE TOO FAR NORTH, BASED ON DISCREPANCY WITH KING COUNTY QUARTER-SECTION MAP (SHEETS 2 & 3).

HOWEVER, ALL MARINA IMPROVEMENTS ARE WITHIN THE TYEE SURVEYORS SOUTH PROPERTY LINE AND COMPLY WITH 10-FOOT SIDE SETBACK REGULATIONS.

AREA MAP/NO SCALE



PROJECT DESIGNED BY:
Waterfront Construction Inc.
 THIS DOCUMENT IS PROPRIETARY PROPERTY OF WATERFRONT CONSTRUCTION INC., AND IS NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF WATERFRONT CONSTRUCTION INC.

REVISED
08/01/2025

TO INCLUDE UPLAND
 ADA RAMP - SEE
 SHEET 25.

ADJACENT OWNERS:

- ① MICHAEL HARTLEY
8410 BENOHO PL
MERCER ISLAND, WA 98040
- ② MARTIN LEVY
8302 AVALON DR
MERCER ISLAND, WA 98040

APPLICATION#:

PROPOSED: MARINA REBUILD

PURPOSE: REPLACE AGING MARINA &
 CREATE ECO-FRIENDLY SHORELINE

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

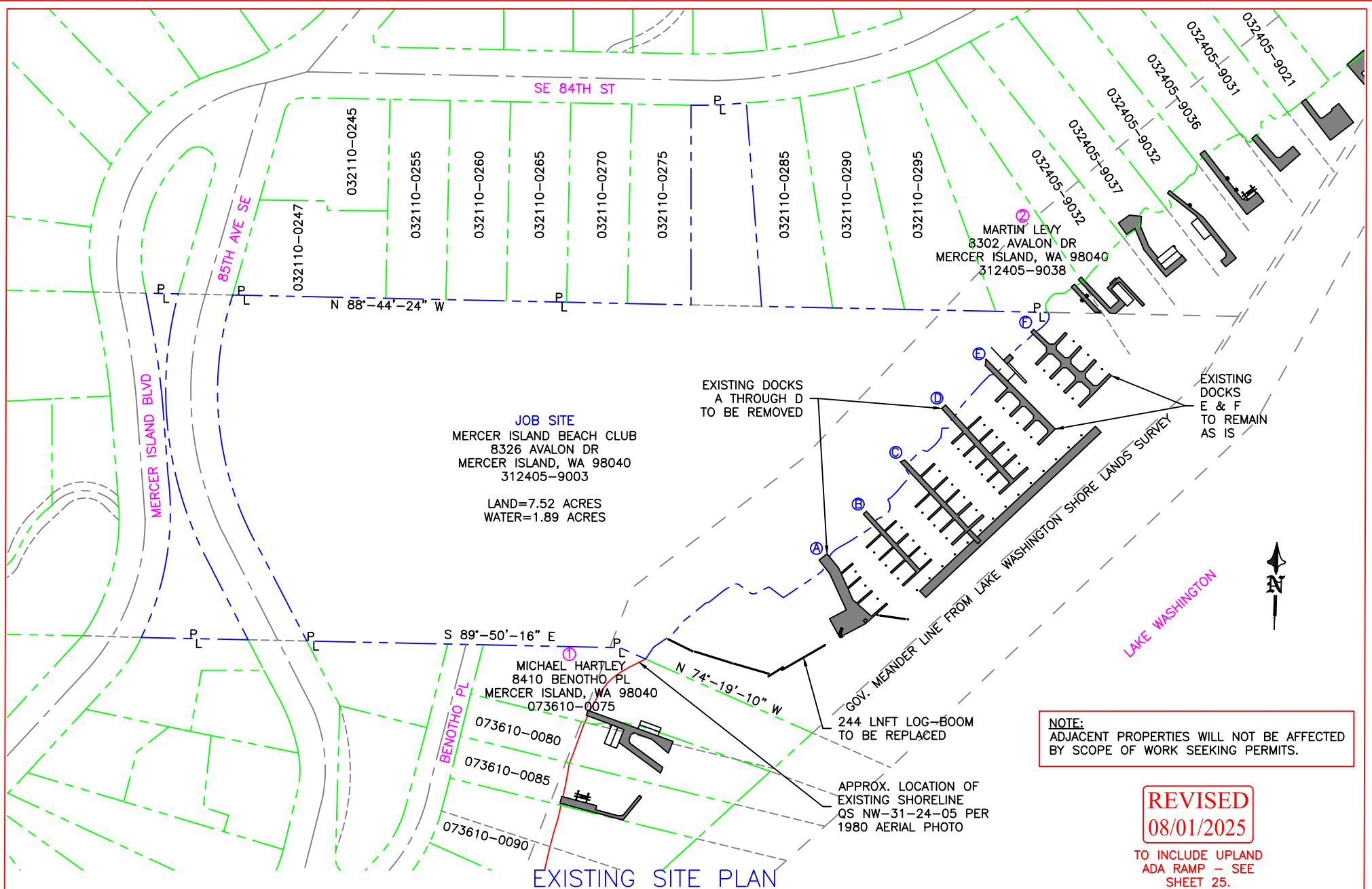
DWG#: 20-37005-A18-1

APPLICANT: MERCER ISLAND BEACH CLUB

SITE ADD. 8326 AVALON DRIVE
 MERCER ISLAND, WA 98040

MAIL ADD. MIBC, c/o GRANT GOODALL
 8326 AVALON DRIVE
 MERCER ISLAND, WA 98040

PAGE: 1 OF: 27 DATE: 12/22/2021



JOB SITE
 MERCER ISLAND BEACH CLUB
 8326 AVALON DR
 MERCER ISLAND, WA 98040
 312405-9003
 LAND=7.52 ACRES
 WATER=1.89 ACRES

MICHAEL HARTLEY
 8410 BENOETHO PL
 MERCER ISLAND, WA 98040
 073610-0075

MARTIN LEVY
 8302 AVALON DR
 MERCER ISLAND, WA 98040
 312405-9038

EXISTING DOCKS
 A THROUGH D
 TO BE REMOVED

EXISTING DOCKS
 E & F
 TO REMAIN
 AS IS

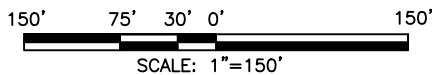
244 LNFT LOG-BOOM
 TO BE REPLACED

APPROX. LOCATION OF
 EXISTING SHORELINE
 QS NW-31-24-05 PER
 1980 AERIAL PHOTO

NOTE:
 ADJACENT PROPERTIES WILL NOT BE AFFECTED
 BY SCOPE OF WORK SEEKING PERMITS.

REVISED
08/01/2025

TO INCLUDE UPLAND
 ADA RAMP - SEE
 SHEET 25.

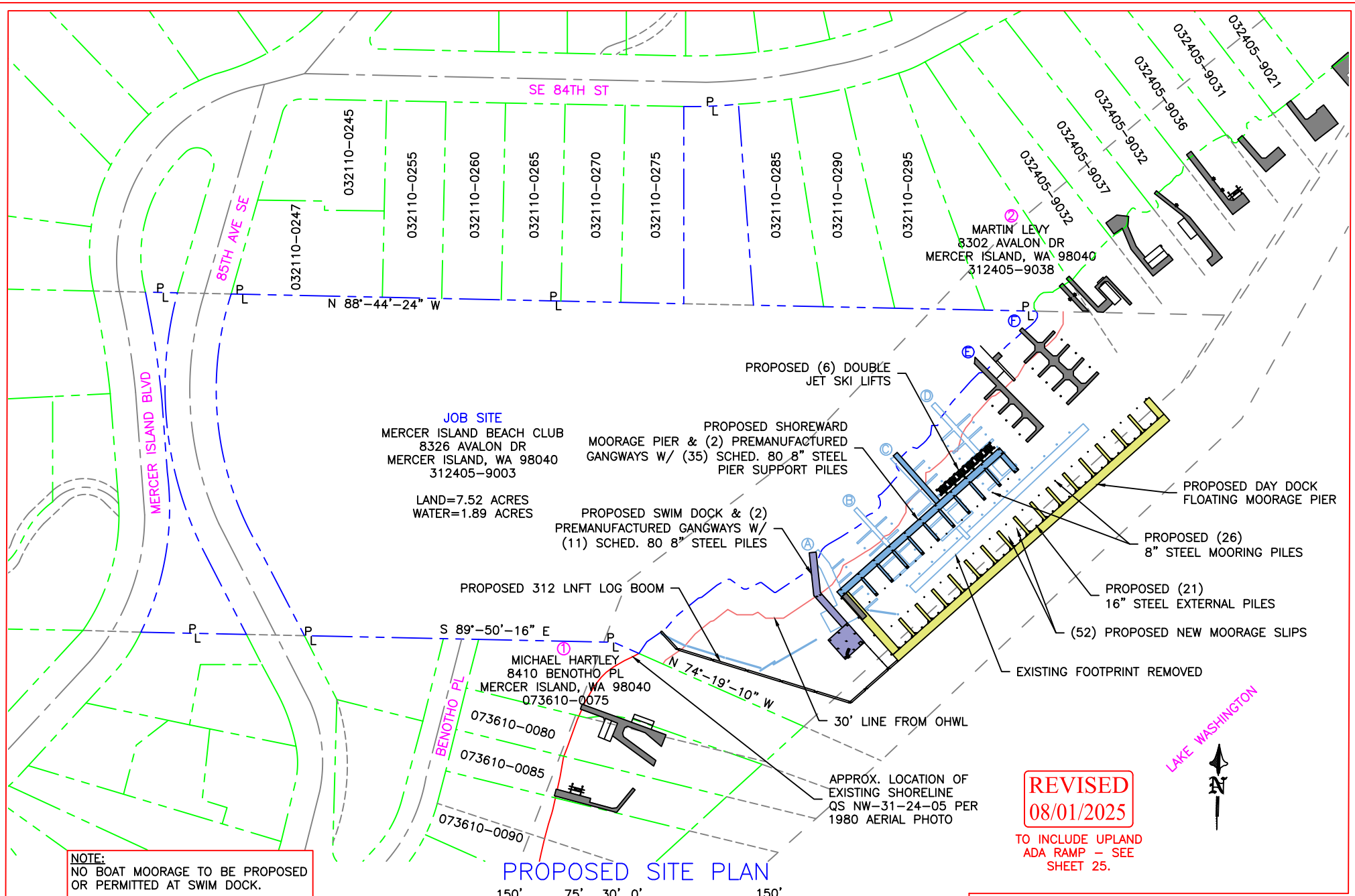


EXISTING SITE PLAN

PROJECT DESIGNED BY:
Waterfront Construction Inc.

THIS DOCUMENT IS PROPRIETARY PROPERTY OF WATERFRONT CONSTRUCTION INC., AND IS NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF WATERFRONT CONSTRUCTION INC.

REFERENCE #:		
APPLICANT: MERCER ISLAND BEACH CLUB		
PROPOSED: MARINA REBUILD		
SHEET: 2	OF: 27	NEAR/AT: MERCER ISLAND
DATE: 12/22/2021		DWG #: 20-37005-A18-2



NOTE:
NO BOAT MOORAGE TO BE PROPOSED OR PERMITTED AT SWIM DOCK.

PROJECT DESIGNED BY:

Waterfront Construction Inc.

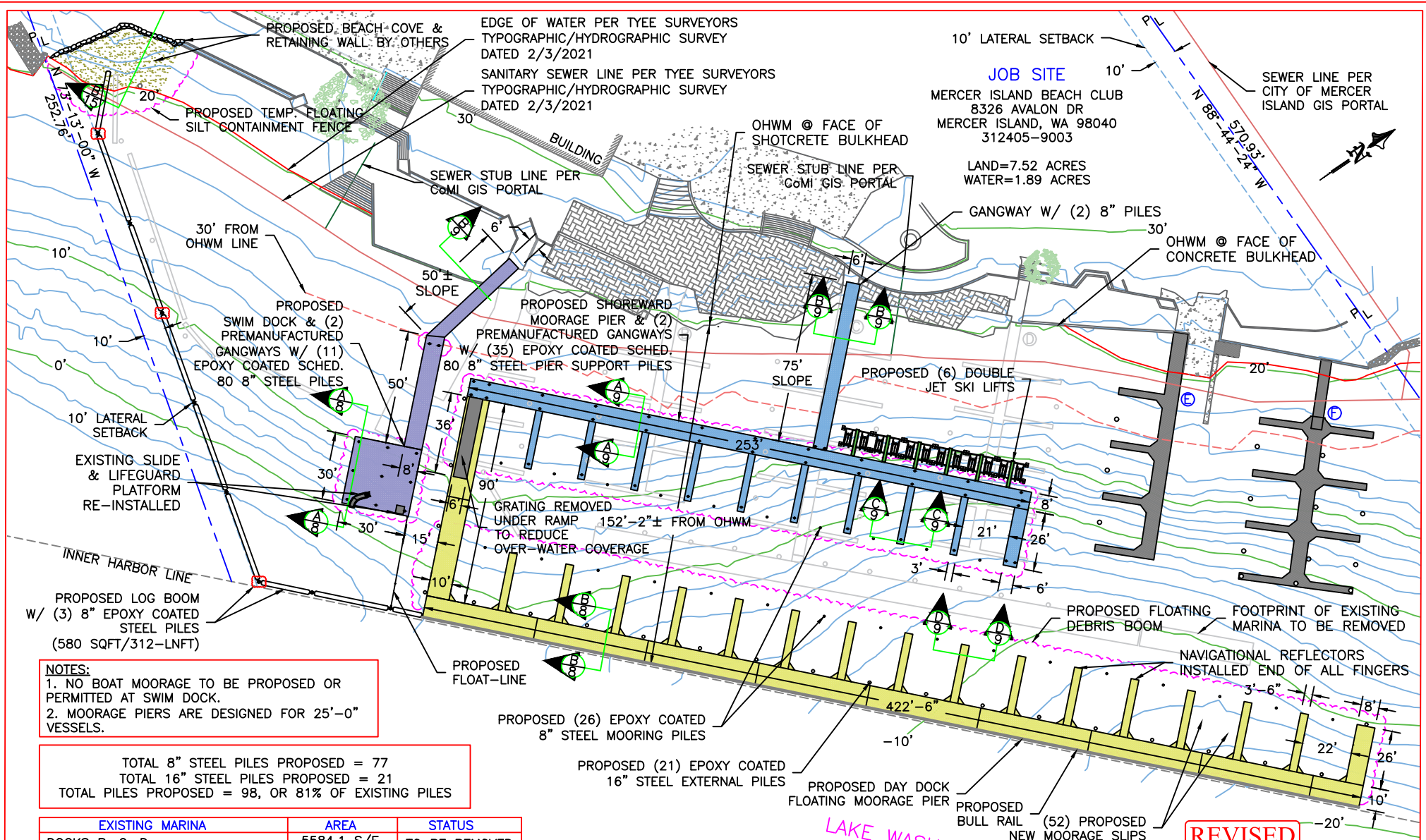
THIS DOCUMENT IS PROPRIETARY PROPERTY OF WATERFRONT CONSTRUCTION INC., AND IS NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF WATERFRONT CONSTRUCTION INC.

PROPOSED SITE PLAN
150' 75' 30' 0' 150'
SCALE: 1"=150'

REVISED
08/01/2025

TO INCLUDE UPLAND
ADA RAMP - SEE
SHEET 25.

REFERENCE #:		
APPLICANT: MERCER ISLAND BEACH CLUB		
PROPOSED: MARINA REBUILD		
SHEET: 3	OF: 27	NEAR/AT: MERCER ISLAND
DATE: 12/22/2021	DWG#: 20-37005-A18-3	



JOB SITE
 MERCER ISLAND BEACH CLUB
 8326 AVALON DR
 MERCER ISLAND, WA 98040
 312405-9003
 LAND=7.52 ACRES
 WATER=1.89 ACRES

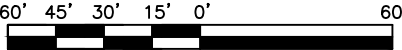
NOTES:
 1. NO BOAT MOORAGE TO BE PROPOSED OR PERMITTED AT SWIM DOCK.
 2. MOORAGE PIERS ARE DESIGNED FOR 25'-0" VESSELS.

TOTAL 8" STEEL PILES PROPOSED = 77
 TOTAL 16" STEEL PILES PROPOSED = 21
 TOTAL PILES PROPOSED = 98, OR 81% OF EXISTING PILES

EXISTING MARINA	AREA	STATUS
DOCKS B, C, D	5584.1 S/F	TO BE REMOVED
SWIM DOCK W/ FINGER PIERS	1948.5 S/F	TO BE REMOVED
DOCKS E, F	2135.6 S/F	TO BE RETAINED
TOTAL EXISTING STRUCTURES	9668.2 S/F	

PROPOSED MARINA	AREA	STATUS
SWIM DOCK PIER & RAMP	1588 S/F	PROPOSED
SHOREWARD MOORAGE PIER & RAMP	2474 S/F	PROPOSED
DOUBLE JETSKI LIFTS	108 S/F	PROPOSED
DAY DOCK MOORAGE PIER	6032 S/F	PROPOSED
EXISTING DOCKS E, F	2135.6 S/F	TO BE RETAINED
TOTAL PROPOSED/EXISTING STRUCT.	12337.6 S/F	

PROPOSED SITE PLAN DETAIL



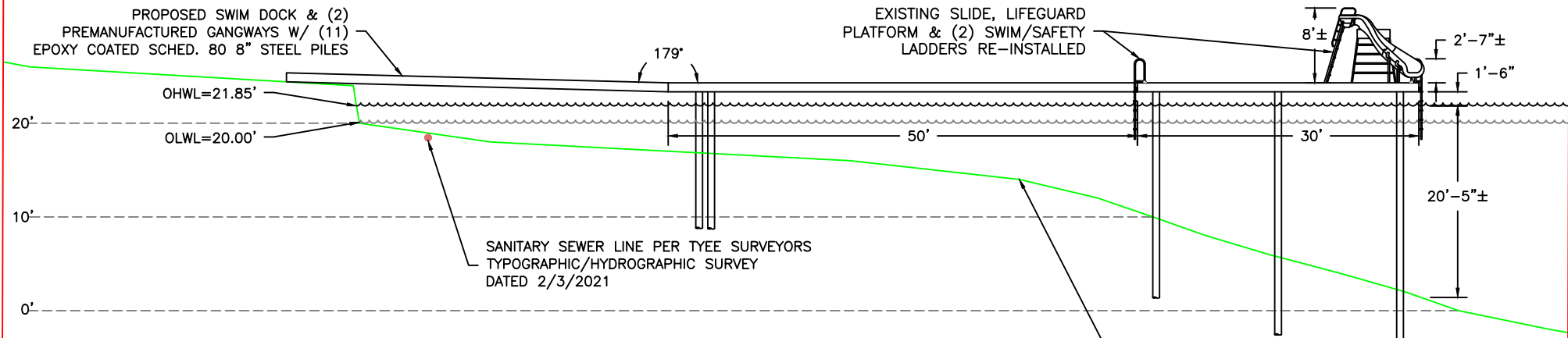
SCALE: 1"=60'

PROJECT DESIGNED BY:
 Waterfront Construction Inc.
 THIS DOCUMENT IS PROPRIETARY PROPERTY OF WATERFRONT CONSTRUCTION INC., AND IS NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF WATERFRONT CONSTRUCTION INC.

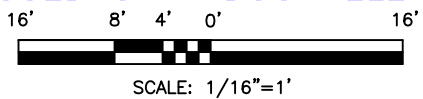
REVISED
 08/01/2025

TO INCLUDE UPLAND ADA RAMP - SEE SHEET 25.

REFERENCE #:		
APPLICANT: MERCER ISLAND BEACH CLUB		
PROPOSED: MARINA REBUILD		
SHEET: 5	OF: 27	NEAR/AT: MERCER ISLAND
DATE: 12/22/2021	DWG#: 20-37005-A18-5	

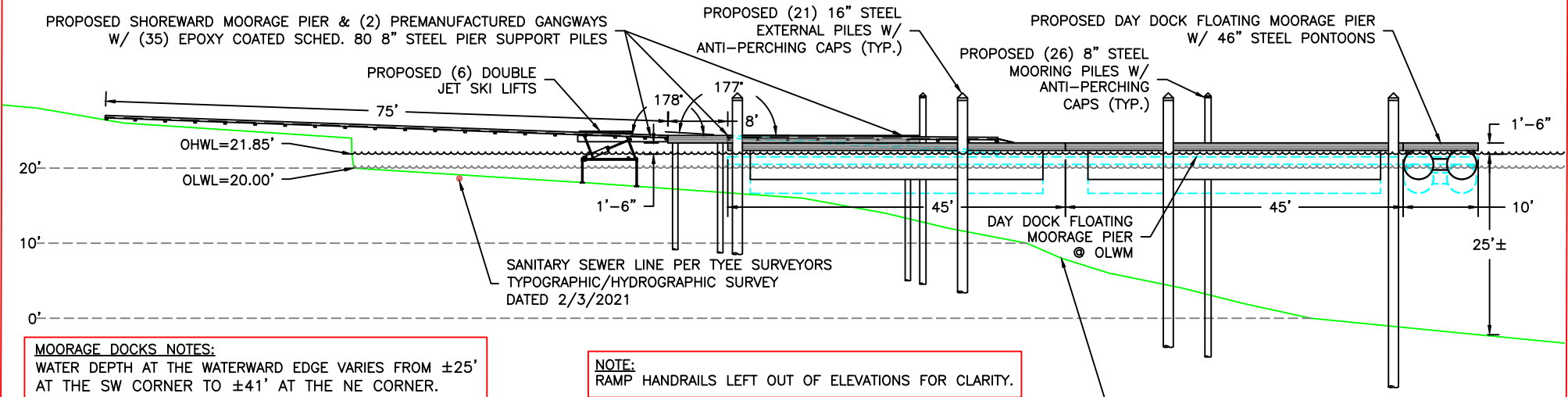


PROPOSED SWIM DOCK ELEVATION

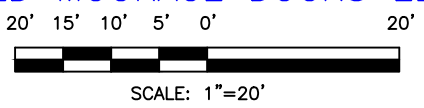


SWIM DOCK NOTES:
 WATER DEPTH AT THE WATERWARD EDGE VARIES FROM ±20'-5" AT THE SW CORNER TO ±18'-5" AT THE NE CORNER.
 NO BOAT MOORAGE TO BE PROPOSED OR PERMITTED AT SWIM DOCK.

BATHYMETRIC & UPLAND CONTOURS PER TYEE SURVEYORS TYPOGRAPHIC/HYDROGRAPHIC SURVEY DATED 2/3/2021



PROPOSED MOORAGE DOCKS ELEVATION



MOORAGE DOCKS NOTES:
 WATER DEPTH AT THE WATERWARD EDGE VARIES FROM ±25' AT THE SW CORNER TO ±41' AT THE NE CORNER.
 FLOATING MOORAGE PIER TO CONSIST OF (2) 45', (8) 50' & (1) 22'-6" SECTIONS.
 RAMP TO FLOATING MOORAGE PIER = ±3' INCLINE @ OLWM.
 MOORAGE PIERS ARE DESIGNED FOR 25'-0" VESSELS.

NOTE:
 RAMP HANDRAILS LEFT OUT OF ELEVATIONS FOR CLARITY.

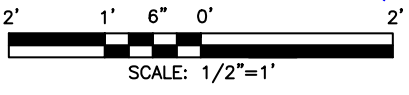
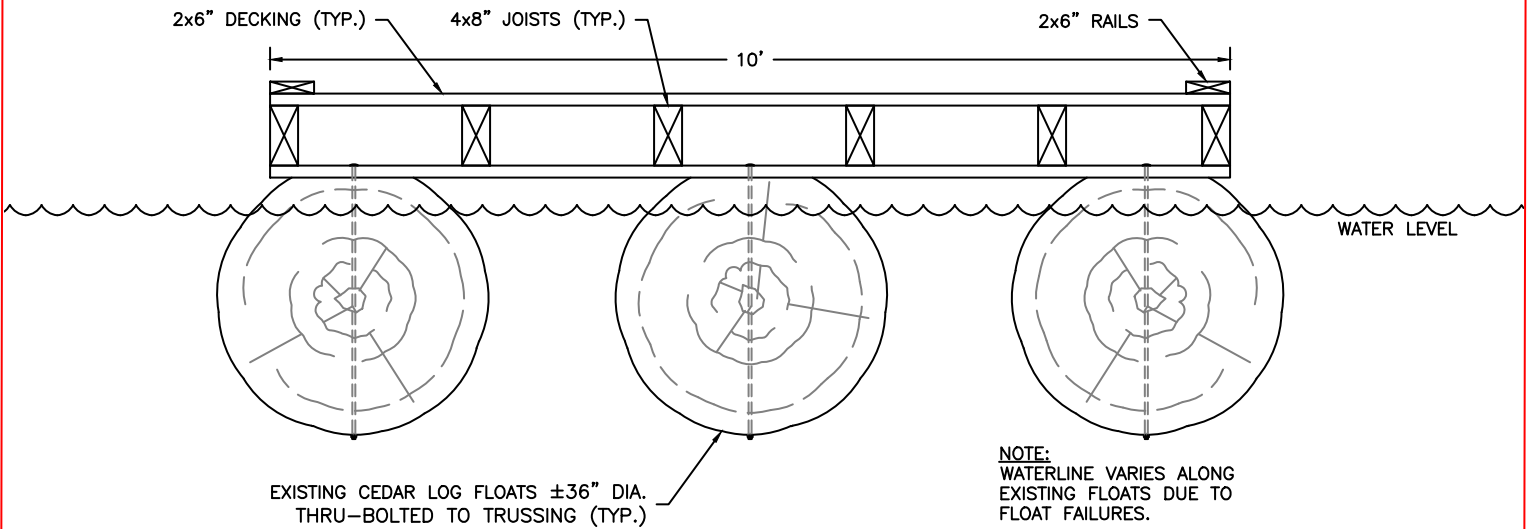
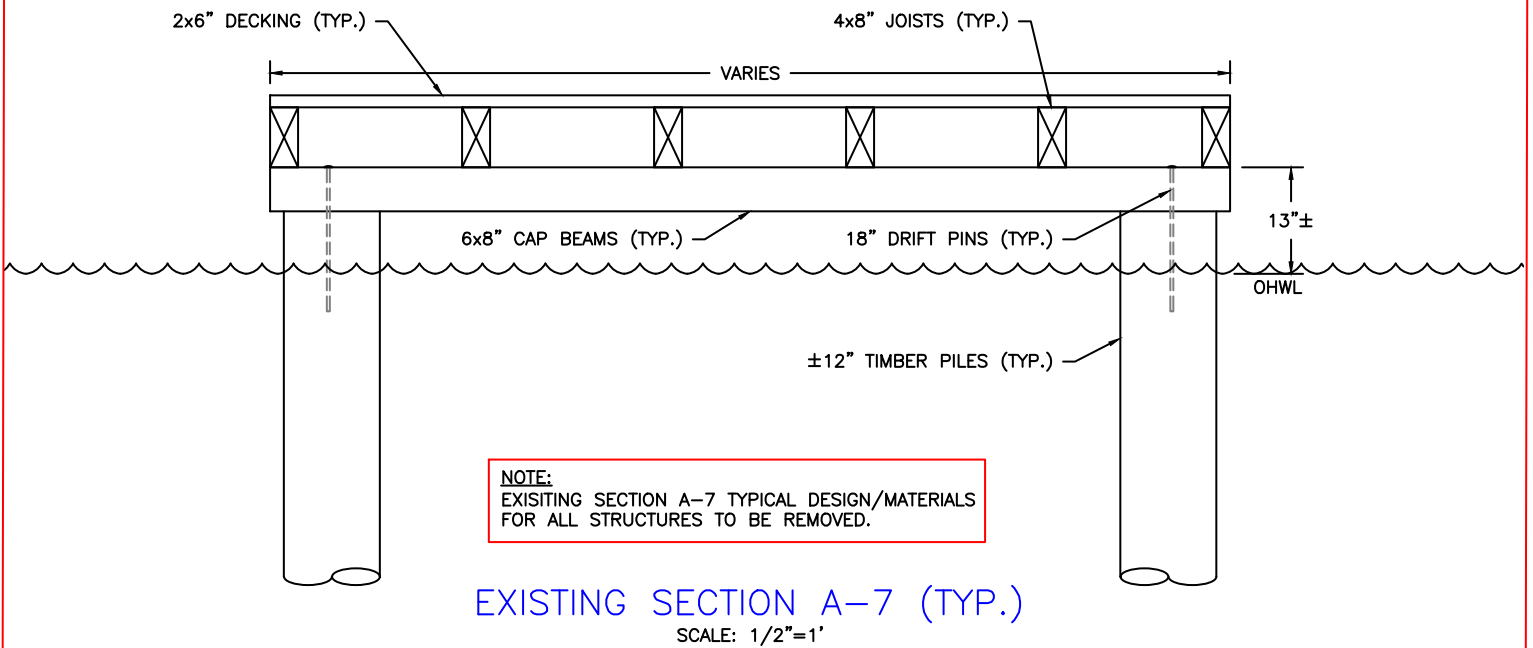
BATHYMETRIC & UPLAND CONTOURS PER TYEE SURVEYORS TYPOGRAPHIC/HYDROGRAPHIC SURVEY DATED 2/3/2021

REVISED
08/01/2025

TO INCLUDE UPLAND
 ADA RAMP - SEE
 SHEET 25.

PROJECT DESIGNED BY:
Waterfront Construction Inc.
 THIS DOCUMENT IS PROPRIETARY PROPERTY OF WATERFRONT CONSTRUCTION INC., AND IS NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF WATERFRONT CONSTRUCTION INC.

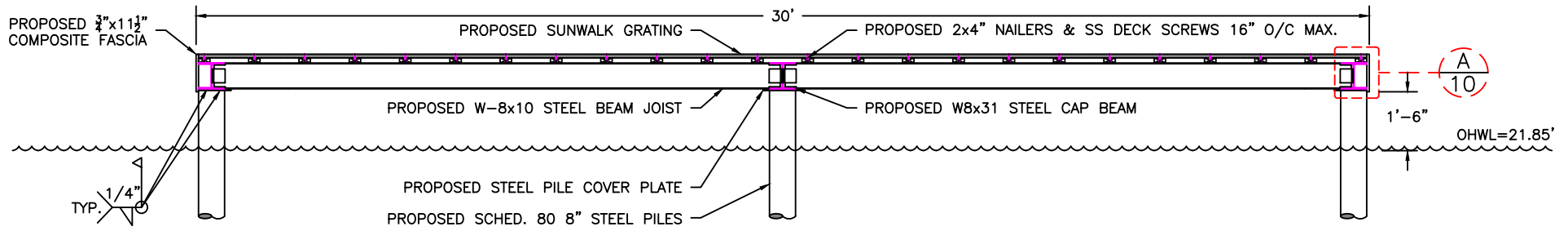
REFERENCE #:		
APPLICANT: MERCER ISLAND BEACH CLUB		
PROPOSED: MARINA REBUILD		
SHEET: 6	OF: 27	NEAR/AT: MERCER ISLAND
DATE: 12/22/2021	DWG#: 20-37005-A18-6	



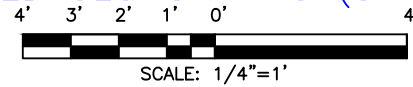
PROJECT DESIGNED BY:
Waterfront Construction Inc.
THIS DOCUMENT IS PROPRIETARY PROPERTY OF WATERFRONT CONSTRUCTION INC., AND IS NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF WATERFRONT CONSTRUCTION INC.

REVISED
08/01/2025
TO INCLUDE UPLAND ADA RAMP - SEE SHEET 25.

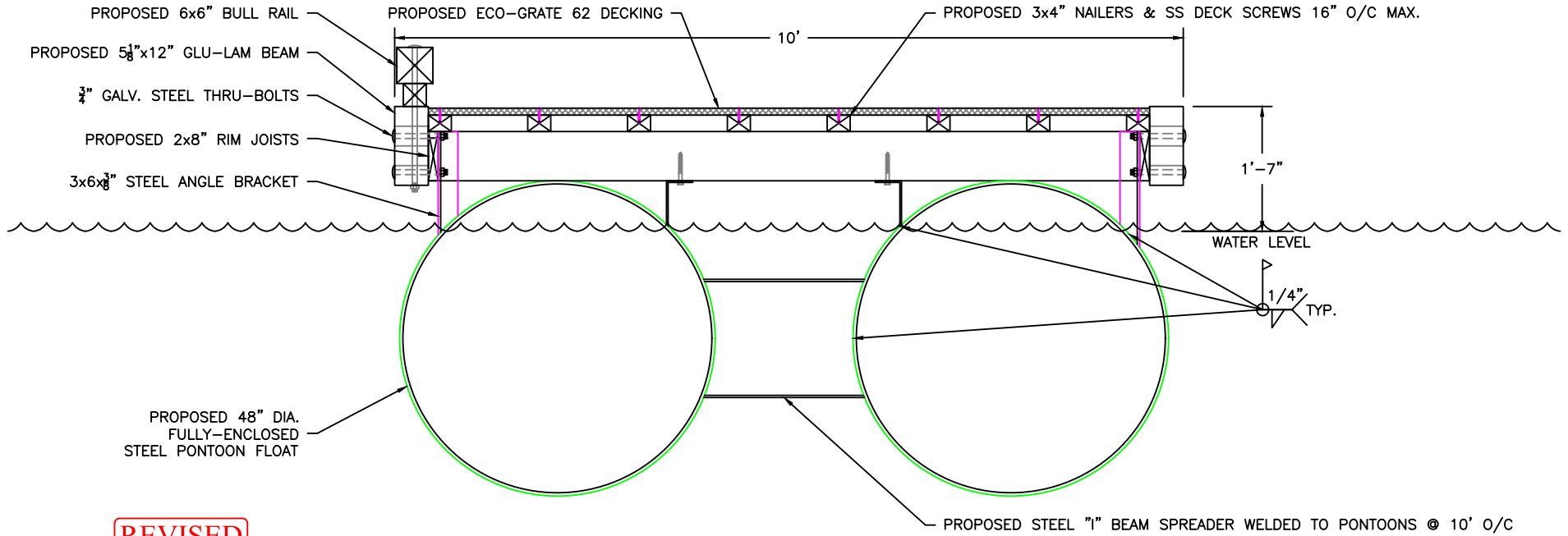
REFERENCE #:		
APPLICANT: MERCER ISLAND BEACH CLUB		
PROPOSED: MARINA REBUILD		
SHEET: 7	OF: 27	NEAR/AT: MERCER ISLAND
DATE: 12/22/2021		DWG#: 20-37005-A18-7



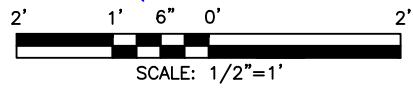
PROPOSED SECTION A-8 (SWIM DOCK)



NOTES:
 PROPOSED DESIGN AND MATERIALS CONSISTENT THROUGHOUT SWIM DOCK.
 NO BOAT MOORAGE TO BE PROPOSED OR PERMITTED AT SWIM DOCK.



PROPOSED SECTION B-8 (FLOATING MOORAGE PIER - TYP.)



REVISED
 08/01/2025

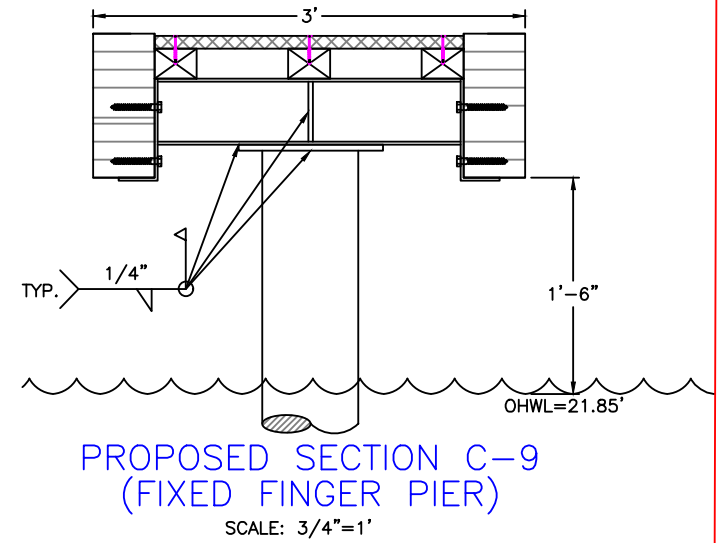
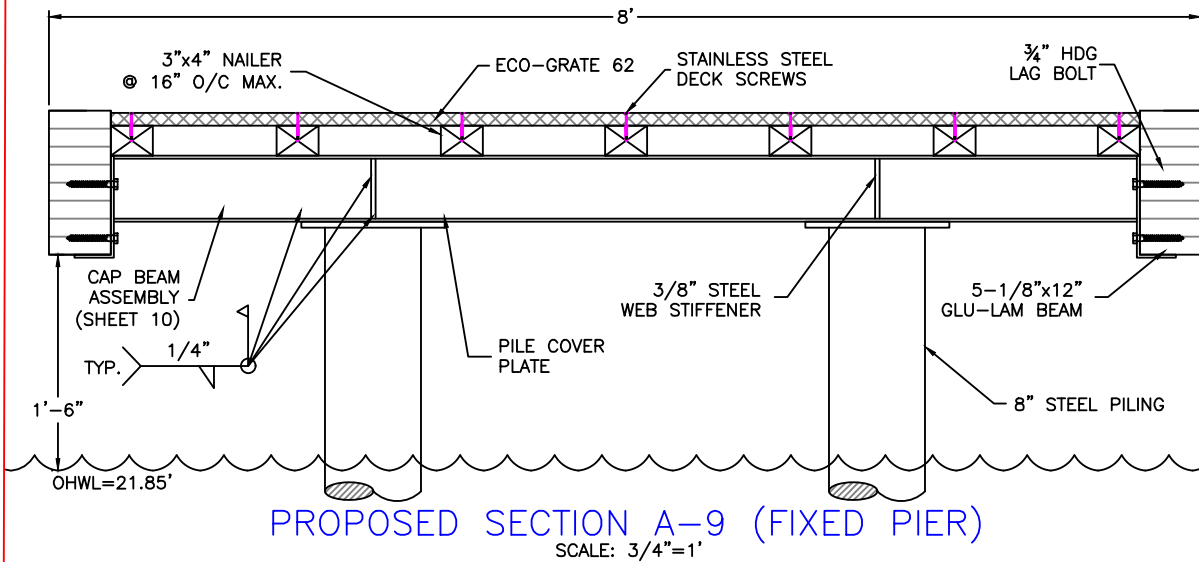
TO INCLUDE UPLAND
 ADA RAMP - SEE
 SHEET 25.

PROJECT DESIGNED BY:

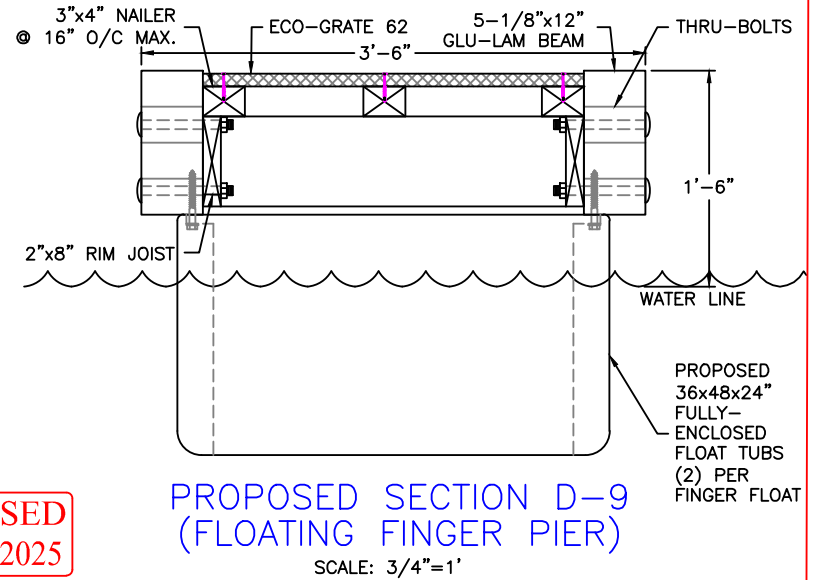
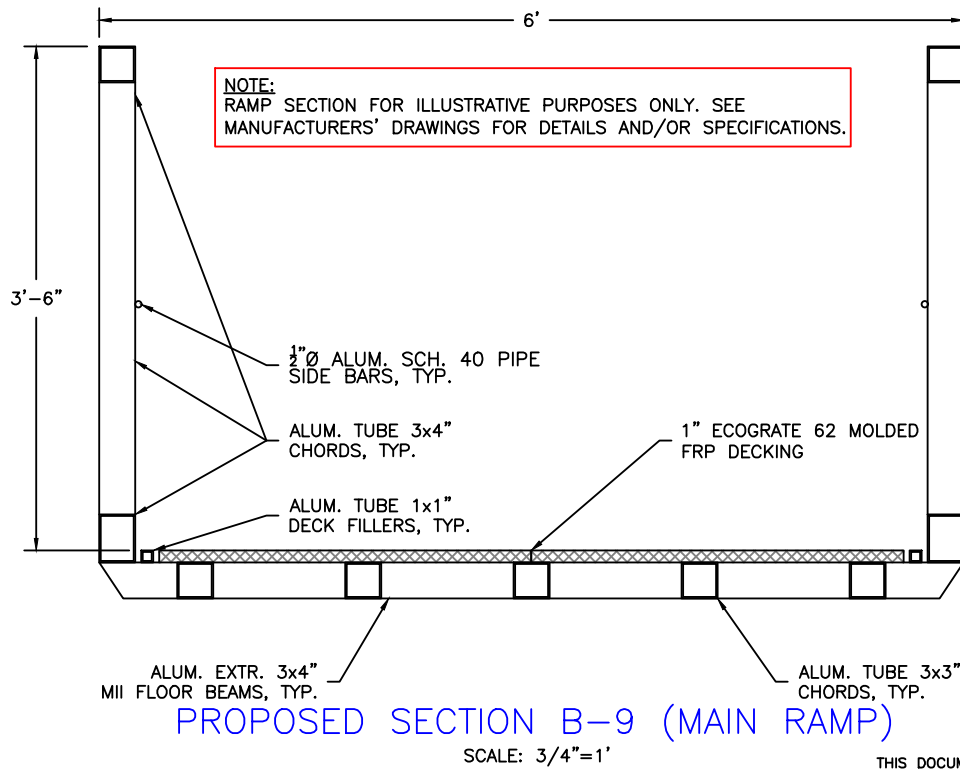
Waterfront Construction Inc.

THIS DOCUMENT IS PROPRIETARY PROPERTY OF WATERFRONT CONSTRUCTION INC., AND IS NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF WATERFRONT CONSTRUCTION INC.

REFERENCE #:		
APPLICANT: MERCER ISLAND BEACH CLUB		
PROPOSED: MARINA REBUILD		
SHEET: 8	OF: 27	NEAR/AT: MERCER ISLAND
DATE: 12/22/2021		DWG #: 20-37005-A18-8



NOTE:
FIXED FINGER PIER FRAMING MEMBERS SAME AS FIXED PIER AT LEFT.



REVISED
08/01/2025

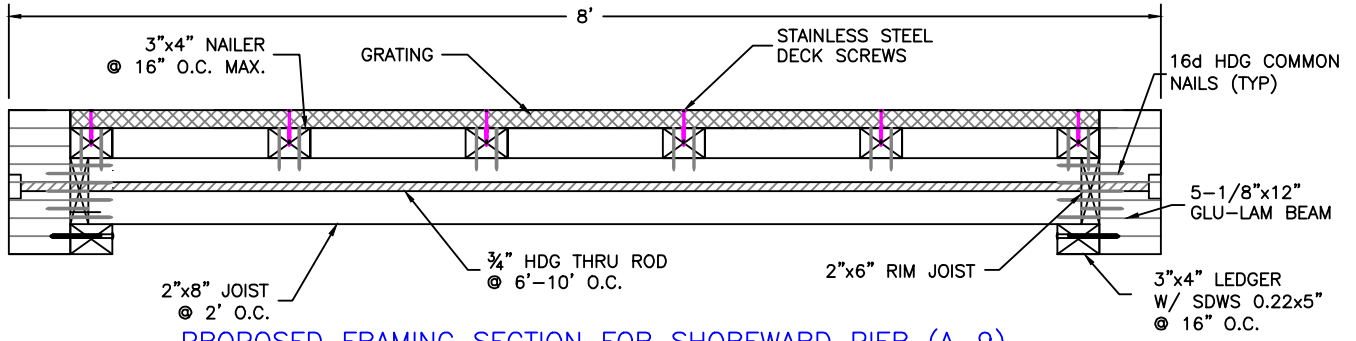
TO INCLUDE UPLAND
ADA RAMP - SEE
SHEET 25.

PROJECT DESIGNED BY:

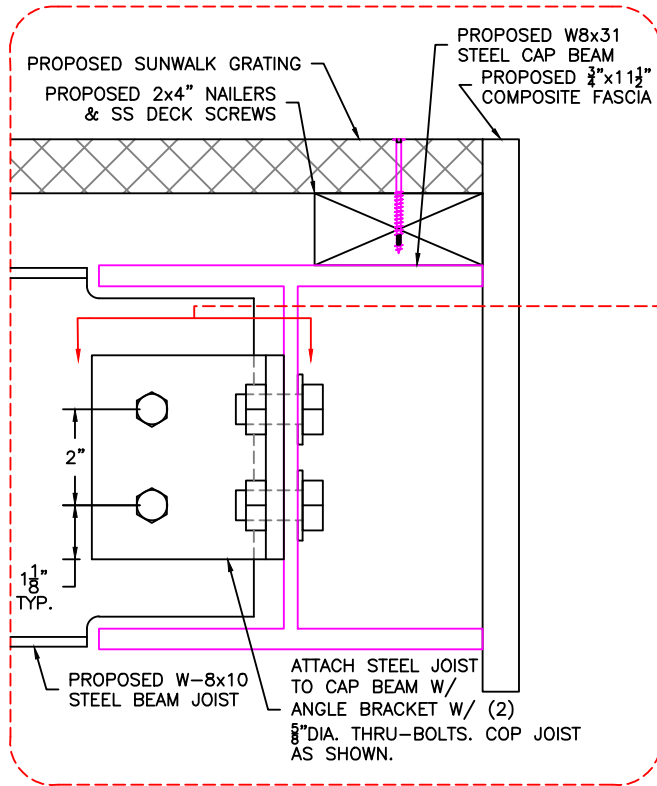
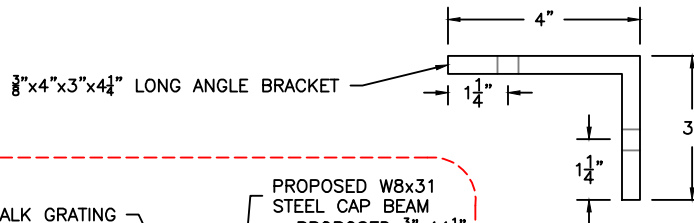
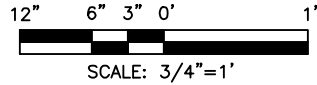
Waterfront Construction Inc.

THIS DOCUMENT IS PROPRIETARY PROPERTY OF WATERFRONT CONSTRUCTION INC., AND IS NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF WATERFRONT CONSTRUCTION INC.

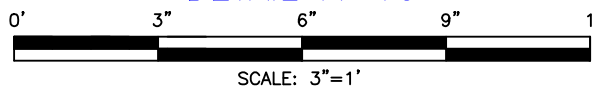
REFERENCE #:		
APPLICANT: MERCER ISLAND BEACH CLUB		
PROPOSED: MARINA REBUILD		
SHEET: 9	OF: 27	NEAR/AT: MERCER ISLAND
DATE: 12/22/2021	DWG#: 20-37005-A18-9	



PROPOSED FRAMING SECTION FOR SHOREWARD PIER (A-9)



DETAIL A-10



PROJECT DESIGNED BY:

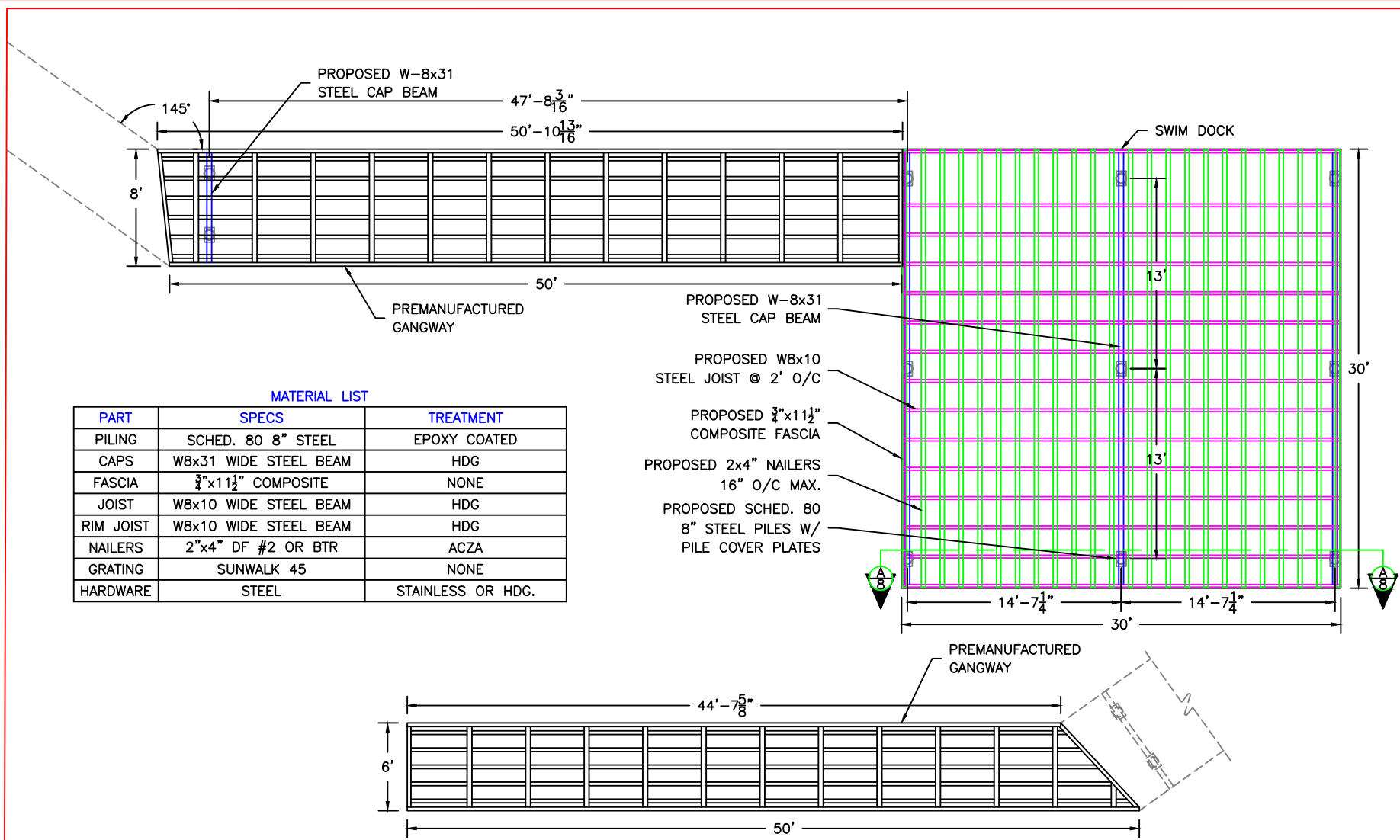
Waterfront Construction Inc.

THIS DOCUMENT IS PROPRIETARY PROPERTY OF WATERFRONT CONSTRUCTION INC., AND IS NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF WATERFRONT CONSTRUCTION INC.

REVISED
08/01/2025

TO INCLUDE UPLAND
ADA RAMP - SEE
SHEET 25.

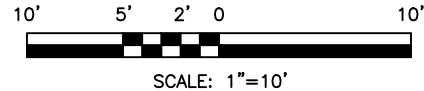
REFERENCE #:		
APPLICANT: MERCER ISLAND BEACH CLUB		
PROPOSED: MARINA REBUILD		
SHEET: 10	OF: 27	NEAR/AT: MERCER ISLAND
DATE: 12/22/2021	DWG #: 20-37005-A18-10	



MATERIAL LIST

PART	SPECS	TREATMENT
PILING	SCHED. 80 8" STEEL	EPOXY COATED
CAPS	W8x31 WIDE STEEL BEAM	HDG
FASCIA	3/4"x1 1/2" COMPOSITE	NONE
JOIST	W8x10 WIDE STEEL BEAM	HDG
RIM JOIST	W8x10 WIDE STEEL BEAM	HDG
NAILERS	2"x4" DF #2 OR BTR	ACZA
GRATING	SUNWALK 45	NONE
HARDWARE	STEEL	STAINLESS OR HDG.

PROPOSED SWIM DOCK, PIER & RAMP FRAMING PLAN VIEWS



REVISED
08/01/2025

TO INCLUDE UPLAND
ADA RAMP - SEE
SHEET 25.

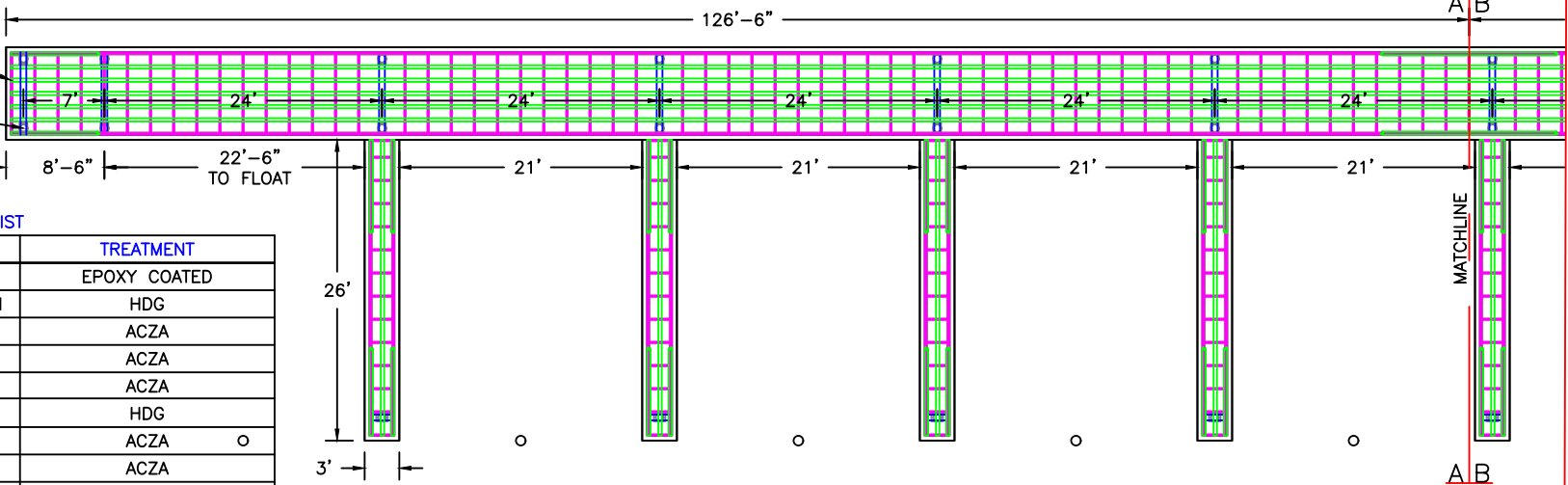
PROJECT DESIGNED BY:
Waterfront Construction Inc.

THIS DOCUMENT IS PROPRIETARY PROPERTY OF WATERFRONT CONSTRUCTION INC., AND IS NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF WATERFRONT CONSTRUCTION INC.

SUNWALK 45 ARE MANUFACTURED WITH AN ADA COMPLIANT SLIP-RESISTANT WALKING SURFACE, COUPLED WITH A 45% OPEN AREA.

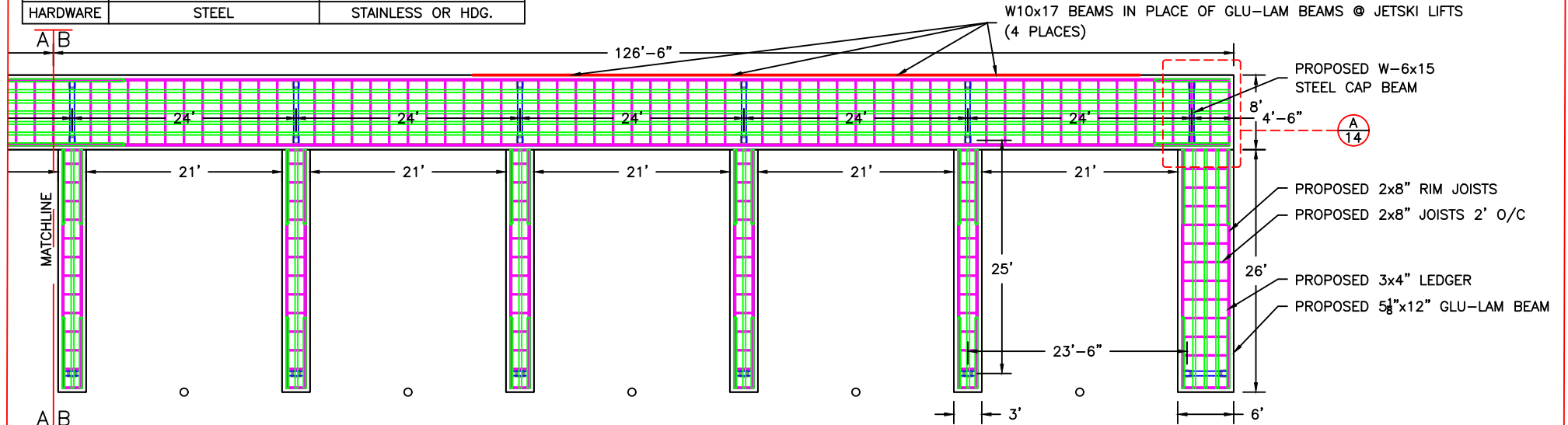
REFERENCE #:		
APPLICANT: MERCER ISLAND BEACH CLUB		
PROPOSED: MARINA REBUILD		
SHEET: 12	OF: 27	NEAR/AT: MERCER ISLAND
DATE: 12/22/2021	DWG#: 20-37005-A18-12	

PROPOSED 3x4" NAILERS
16" O/C MAX.
PROPOSED SCHED. 80
8" STEEL PILES W/
PILE COVER PLATES

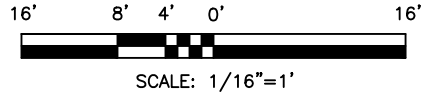


MATERIAL LIST

PART	SPECS	TREATMENT
PILING	SCHED. 80 8" STEEL	EPOXY COATED
CAPS	W6x15 WIDE STEEL BEAM	HDG
GLU-LAMS	5 1/8"x12" DF	ACZA
JOIST	2"x8" DF #2 OR BTR	ACZA
RIM JOISTS	2"x8" DF #2 OR BTR	ACZA
PWC BEAMS	W10x17 STEEL BEAM	HDG
NAILERS	3"x4" DF #2 OR BTR	ACZA ○
LEDGERS	3"x4" DF #2 OR BTR	ACZA
GRATING	ECOGRATE 62	NONE
HARDWARE	STEEL	STAINLESS OR HDG.



PROPOSED SHOREWARD MOORAGE PIER FRAMING PLAN VIEWS A&B



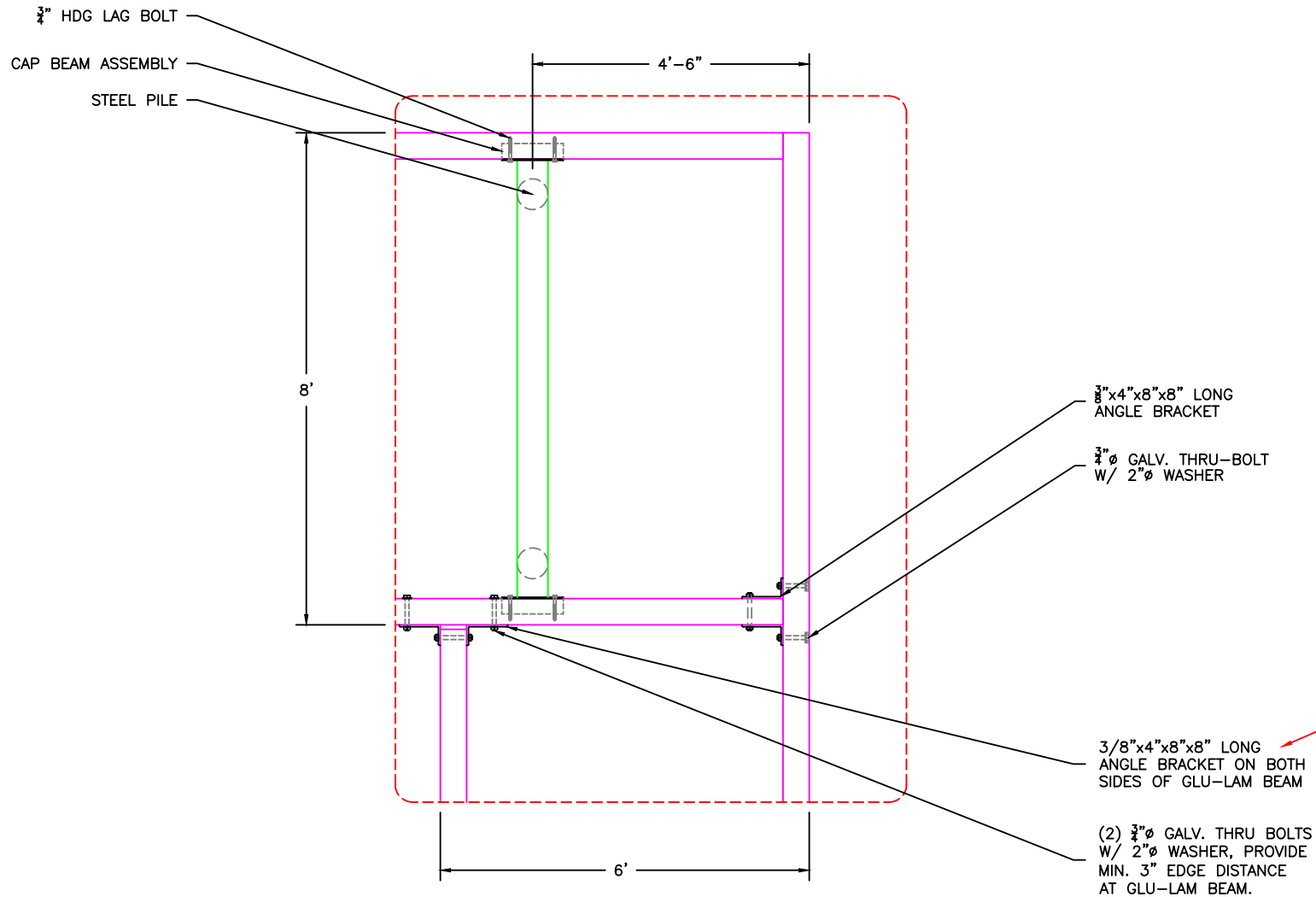
REVISED
08/01/2025

TO INCLUDE UPLAND
ADA RAMP - SEE
SHEET 25.

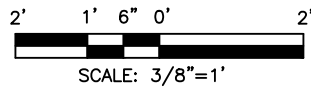
PROJECT DESIGNED BY:
Waterfront Construction Inc.
THIS DOCUMENT IS PROPRIETARY PROPERTY OF WATERFRONT
CONSTRUCTION INC., AND IS NOT TO BE USED, IN WHOLE OR IN
PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN
AUTHORIZATION OF WATERFRONT CONSTRUCTION INC.

ADA COMPLIANT ECOGRATE 62 IS SPECIFICALLY DESIGNED TO MEET REQUIREMENTS OF THE NATIONAL MARINE FISHERIES SERVICE AND U.S. ARMY CORPS OF ENGINEERS FOR MARINE DECKING AND DOCKS. WITH A 3/4" X 4" MESH AND 62% OPEN AREA, THIS GRATING PROTECTS SEAGRASS AND OTHER SHALLOW MARINE HABITATS BENEATH DOCKS. ECOGRATE®62 COMES WITH A STANDARD COARSE GRIT WALKING SURFACE OR THE OPTIONAL AQUA GRIT (FINE GRIT) SURFACE WHICH PROVIDES INCREASED COMFORT UNDER BARE FEET.

REFERENCE #:		
APPLICANT: MERCER ISLAND BEACH CLUB		
PROPOSED: MARINA REBUILD		
SHEET: 13	OF: 27	NEAR/AT: MERCER ISLAND
DATE: 12/22/2021	DWG #: 20-37005-A18-13	



TYPICAL GLU-LAM BEAM CONNECTION DETAIL A-14

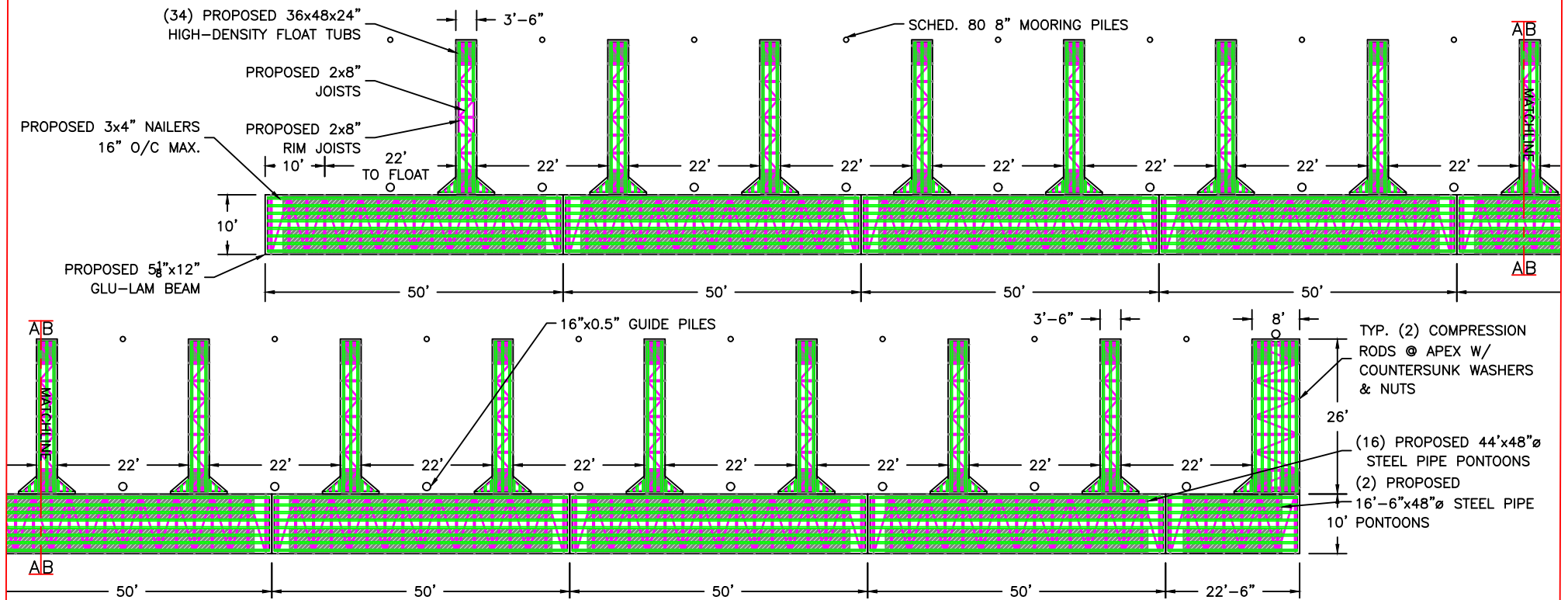


PROJECT DESIGNED BY:
Waterfront Construction Inc.
 THIS DOCUMENT IS PROPRIETARY PROPERTY OF WATERFRONT CONSTRUCTION INC., AND IS NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF WATERFRONT CONSTRUCTION INC.

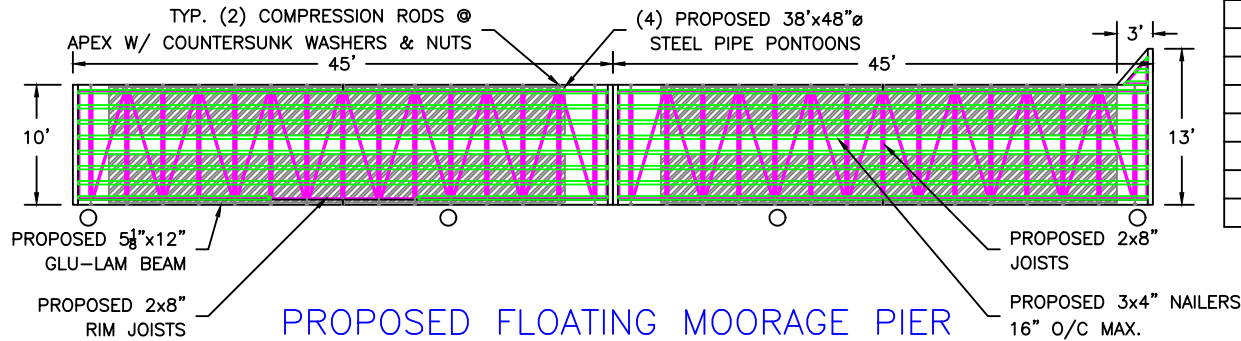
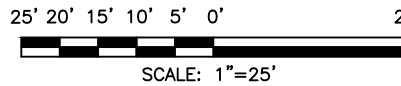
REVISED
08/01/2025

TO INCLUDE UPLAND
 ADA RAMP - SEE
 SHEET 25.

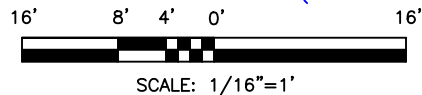
REFERENCE #:		
APPLICANT: MERCER ISLAND BEACH CLUB		
PROPOSED: MARINA REBUILD		
SHEET: 14	OF: 27	NEAR/AT: MERCER ISLAND
DATE: 12/22/2021	DWG#: 20-37005-A18-14	



PROPOSED FLOATING MOORAGE PIER FRAMING PLAN VIEWS - A&B



PROPOSED FLOATING MOORAGE PIER FRAMING PLAN VIEW (MAIN WALK)



MATERIAL LIST

PART	SPECS	TREATMENT
GUIDE PILES	16"x0.5" DIA. STEEL	EPOXY
MOORING PILES	SCHED. 80 8" STEEL	EPOXY
GLU-LAMS	5 1/8"x12" DF	ACZA
JOIST	2"x8" DF #2 OR BTR	ACZA
RIM JOIST	2"x6" DF #2 OR BTR	ACZA
NAILERS	3"x4" DF #2 OR BTR	ACZA
PONTOONS	48" DIA. STEEL PIPE	EPOXY
GRATING	ECOGRATE 62	NONE
HARDWARE	STEEL	STAINLESS OR HDG.

PROJECT DESIGNED BY:

Waterfront Construction Inc.

THIS DOCUMENT IS PROPRIETARY PROPERTY OF WATERFRONT CONSTRUCTION INC., AND IS NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF WATERFRONT CONSTRUCTION INC.

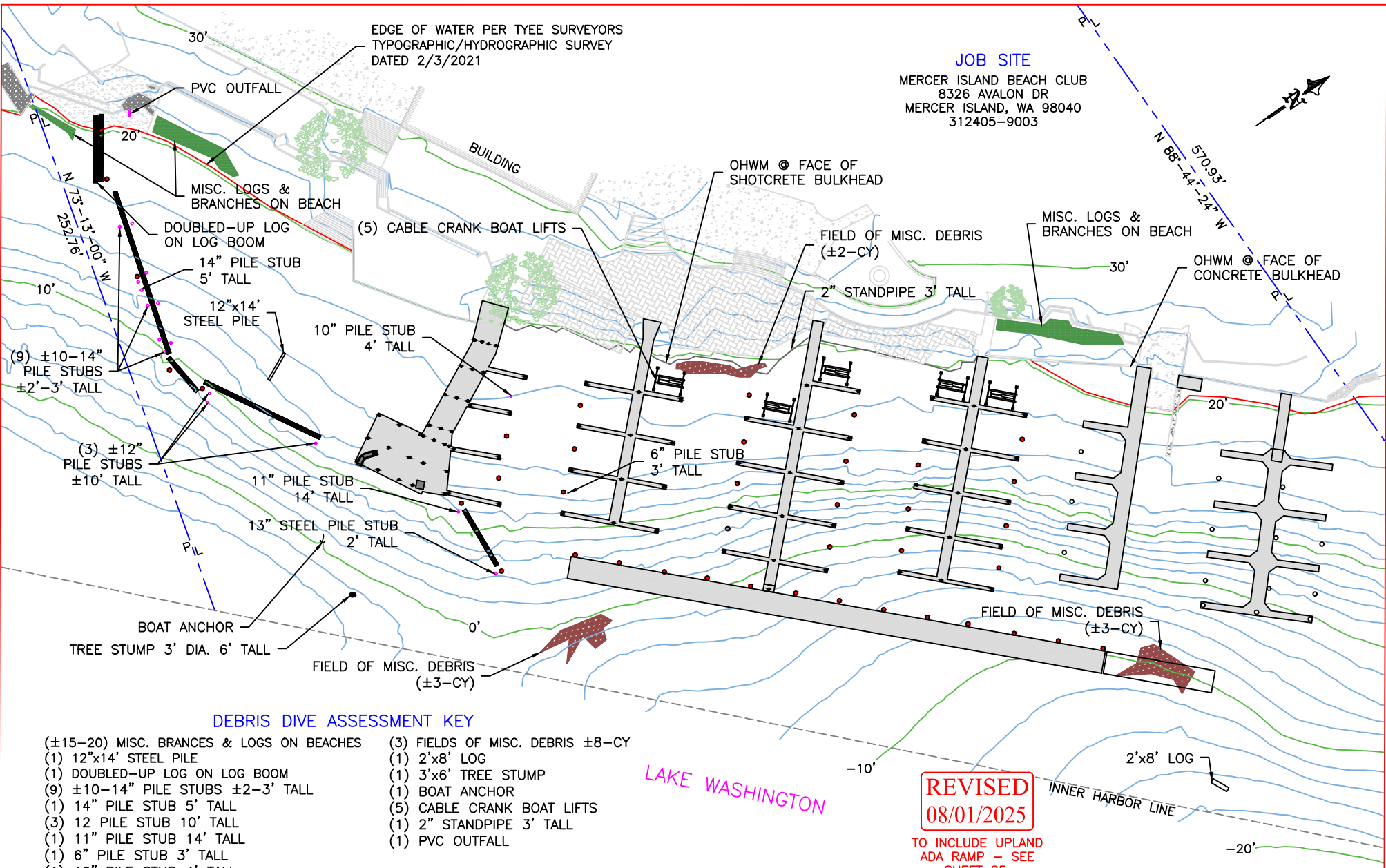
REVISED
08/01/2025

TO INCLUDE UPLAND
ADA RAMP - SEE
SHEET 25.

REFERENCE #:		
APPLICANT: MERCER ISLAND BEACH CLUB		
PROPOSED: MARINA REBUILD		
SHEET: 15	OF: 27	NEAR/AT: MERCER ISLAND
DATE: 12/22/2021	DWG #: 20-37005-A18-15	

EDGE OF WATER PER TYEE SURVEYORS
 TYPOGRAPHIC/HYDROGRAPHIC SURVEY
 DATED 2/3/2021

JOB SITE
 MERCER ISLAND BEACH CLUB
 8326 AVALON DR
 MERCER ISLAND, WA 98040
 312405-9003



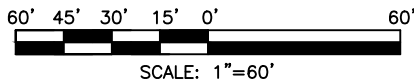
DEBRIS DIVE ASSESSMENT KEY

- | | |
|--|----------------------------------|
| (±15-20) MISC. BRANCES & LOGS ON BEACHES | (3) FIELDS OF MISC. DEBRIS ±8-CY |
| (1) 12"x14" STEEL PILE | (1) 2'x8' LOG |
| (1) DOUBLED-UP LOG ON LOG BOOM | (1) 3'x6' TREE STUMP |
| (9) ±10-14" PILE STUBS ±2-3' TALL | (1) BOAT ANCHOR |
| (1) 14" PILE STUB 5' TALL | (5) CABLE CRANK BOAT LIFTS |
| (3) 12 PILE STUB 10' TALL | (1) 2" STANDPIPE 3' TALL |
| (1) 11" PILE STUB 14' TALL | (1) PVC OUTFALL |
| (1) 6" PILE STUB 3' TALL | |
| (1) 10" PILE STUB 4' TALL | |

REVISED
08/01/2025

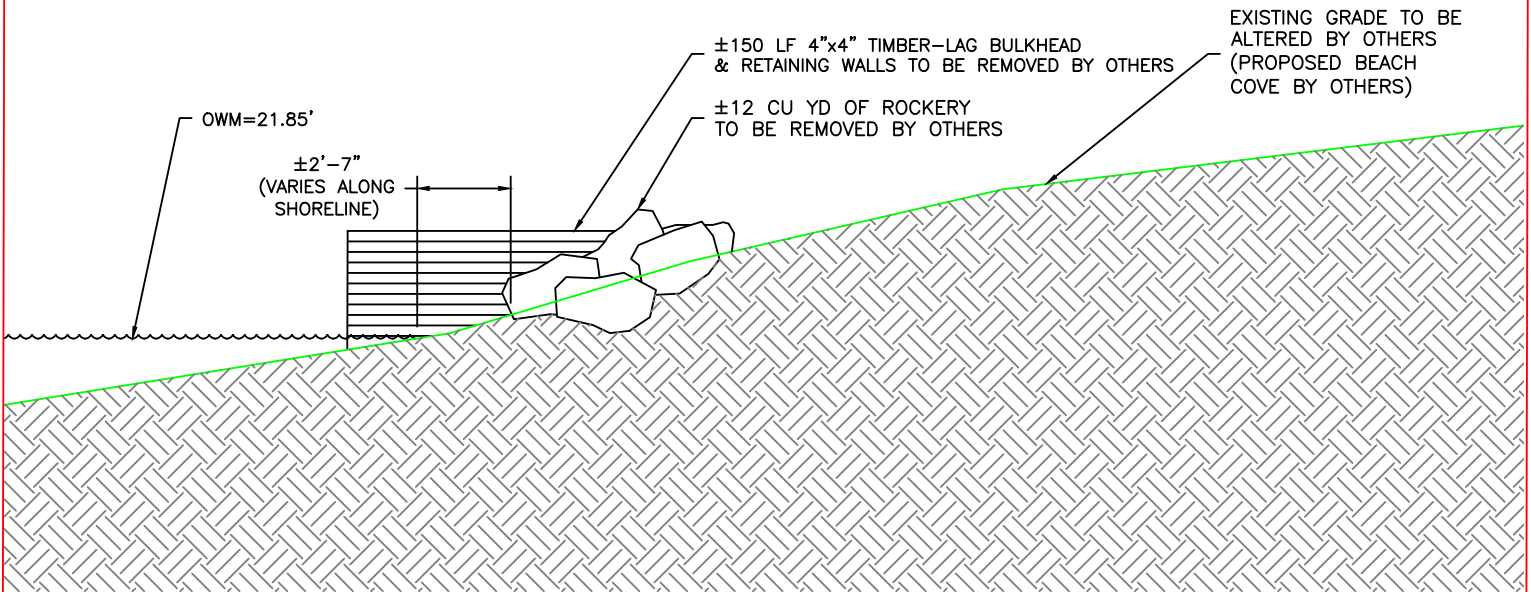
TO INCLUDE UPLAND
 ADA RAMP - SEE
 SHEET 25.

PROPOSED MITIGATION PLAN VIEW

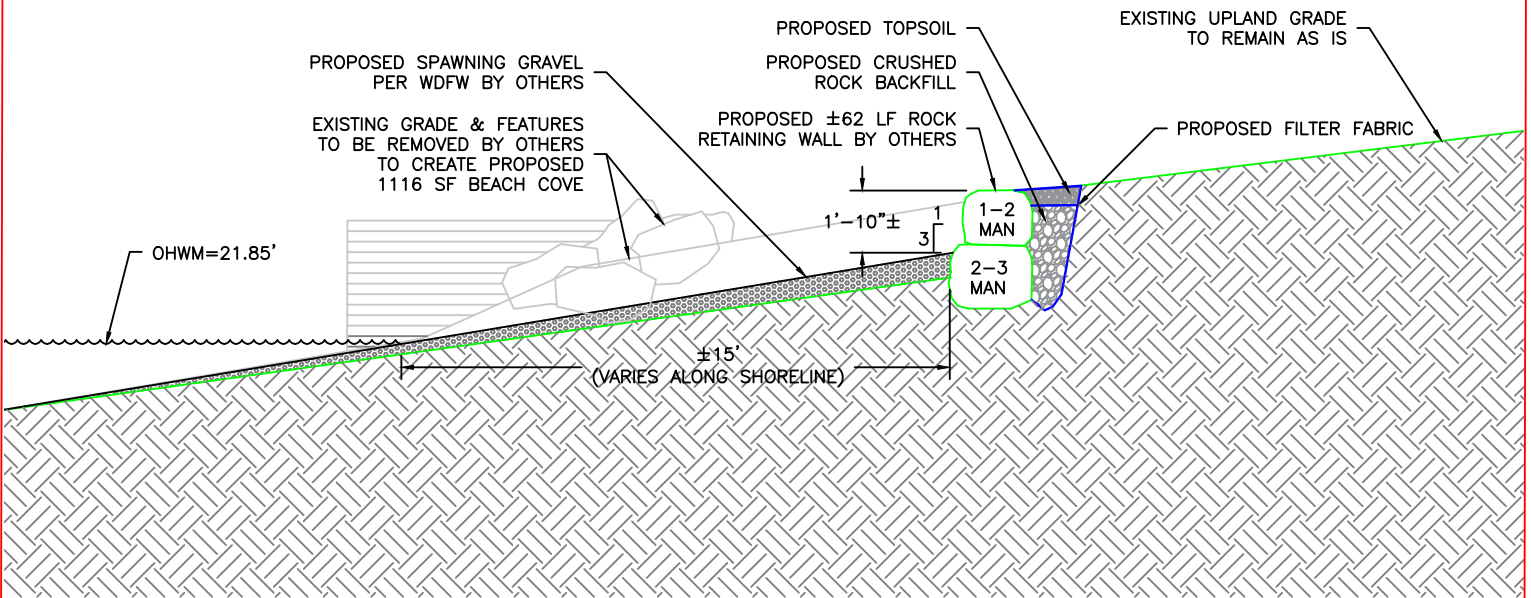


PROJECT DESIGNED BY:
 Waterfront Construction Inc.
 THIS DOCUMENT IS PROPRIETARY PROPERTY OF WATERFRONT
 CONSTRUCTION INC., AND IS NOT TO BE USED, IN WHOLE OR IN
 PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN
 AUTHORIZATION OF WATERFRONT CONSTRUCTION INC.

REFERENCE #:		
APPLICANT: MERCER ISLAND BEACH CLUB		
PROPOSED: MARINA REBUILD		
SHEET: 16	OF: 27	NEAR/AT: MERCER ISLAND
DATE: 12/23/2021	DWG#: 20-37005-A18-16	



EXISTING SECTION A-15
SCALE: 3/16"=1'



PROPOSED SECTION B-15
4' 3' 2' 1' 0' 4'
SCALE: 3/16"=1'

REVISED
08/01/2025

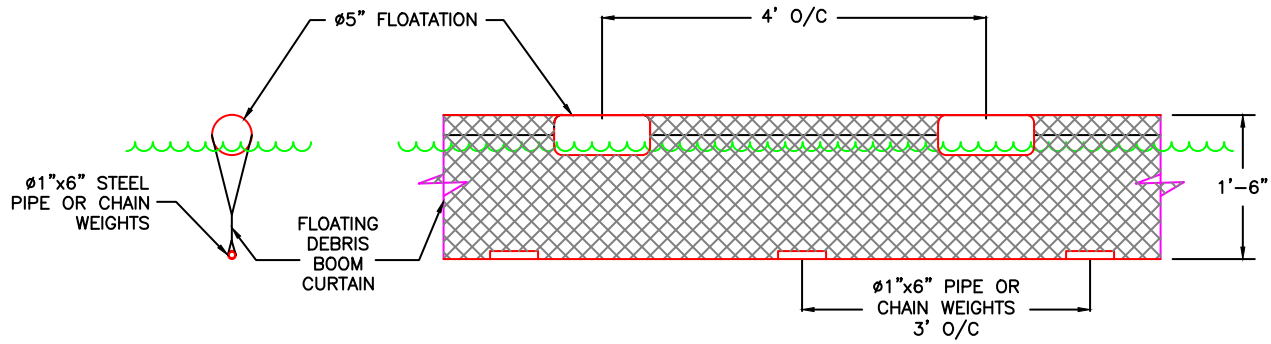
TO INCLUDE UPLAND
ADA RAMP - SEE
SHEET 25.

PROJECT DESIGNED BY:

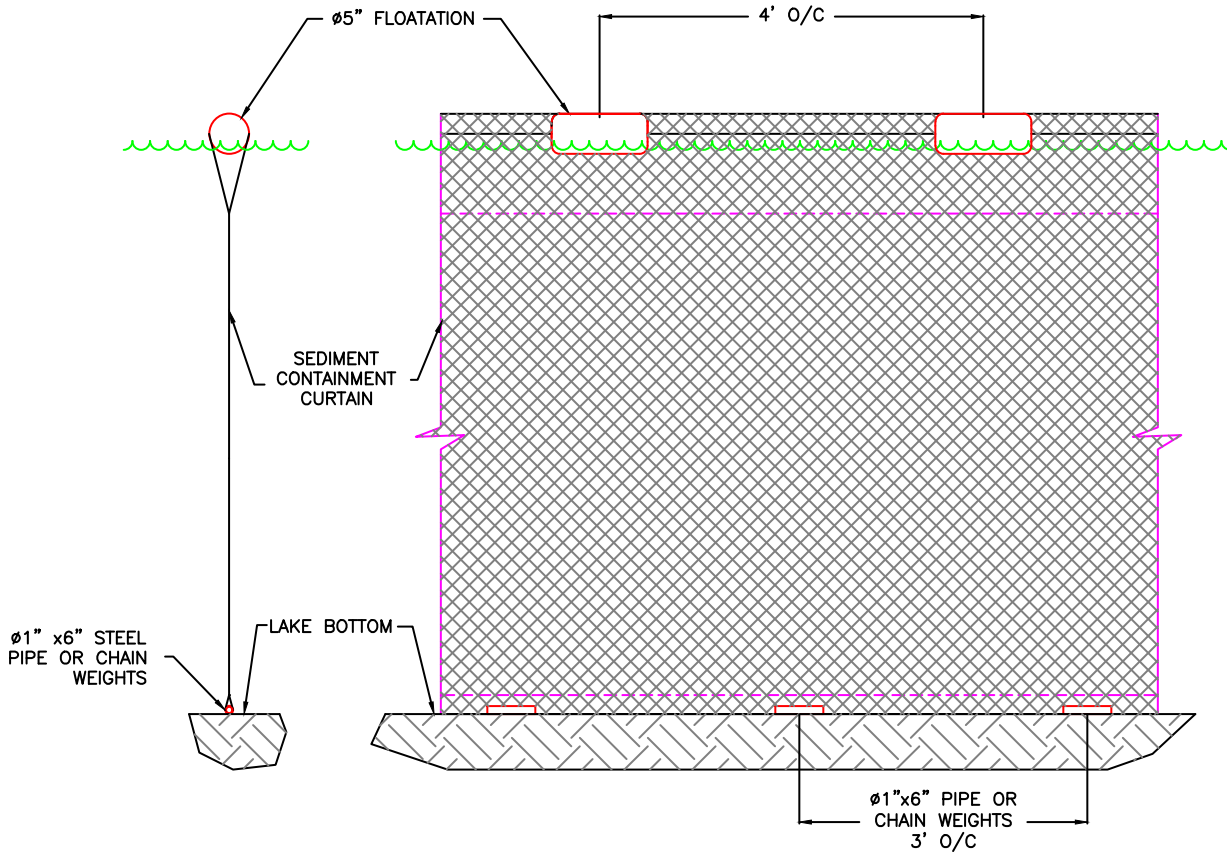
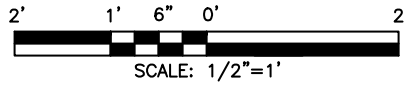
Waterfront Construction Inc.

THIS DOCUMENT IS PROPRIETARY PROPERTY OF WATERFRONT CONSTRUCTION INC., AND IS NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF WATERFRONT CONSTRUCTION INC.

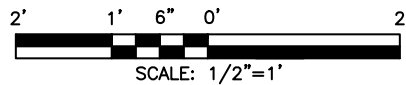
REFERENCE #:		
APPLICANT: MERCER ISLAND BEACH CLUB		
PROPOSED: MARINA REBUILD		
SHEET: 17	OF: 27	NEAR/AT: MERCER ISLAND
DATE: 12/22/2021	DWG #: 20-37005-A18-17	



FLOATING DEBRIS BOOM



TEMP. FLOATING SILT CONTAINMENT FENCE



REVISED
08/01/2025

TO INCLUDE UPLAND
ADA RAMP - SEE
SHEET 25.

PROJECT DESIGNED BY:

Waterfront Construction Inc.

THIS DOCUMENT IS PROPRIETARY PROPERTY OF WATERFRONT CONSTRUCTION INC., AND IS NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF WATERFRONT CONSTRUCTION INC.

REFERENCE #:		
APPLICANT: MERCER ISLAND BEACH CLUB		
PROPOSED: MARINA REBUILD		
SHEET: 18	OF: 27	NEAR/AT: MERCER ISLAND
DATE: 12/22/2021	DWG #: 20-37005-A18-18	

WATERFRONT CONSTRUCTION, INC.
BEST MANAGEMENT PRACTICES

GENERAL CLEANUP

Objective:

Maintain a clean pier and upland work area to provide an environment that reduces the potential for pollutants to enter groundwater or adjacent surface waters and reduce the risk of injury to workers.

BMP:

The upland work area and pier is to be cleaned on a regular basis in order to minimize the loss of accumulated debris to adjacent waters.

- Remove and properly dispose of all refuse, including but not limited to: paper, cans, bottles, wood, steel, and other fabrication and construction materials.
- Procedures and practices should be established to ensure that adequate clean_up occurs.
- Debris that accumulates along the facilities shoreline should be periodically cleaned_up and removed.
- All waste shall be managed within the guidelines of federal, state, and local regulations.

NOTE: Methods used for general cleanup range from broom sweeping and hand pick_up to the use of mechanized equipment.

SPILL CONTROL AND COUNTERMEASURE PLAN (SCC PLAN)

Objective:

In the event of a hazardous or non-hazardous spill emergency, an on_site SCC plan will greatly enhance the ability for adequate response, containment, and clean_up of the spill.

BMP:

- The SCC plan should be implemented and adhered to by all members of Waterfront Construction, Inc., sub_contractors, and customers working on site.
- Items for the work areas that need to be addressed are spill reporting, spill clean_up, portable tanks, material storage areas, employee training, reporting and record keeping, and many others.
- An adequate supply of spill cleanup and containment materials should be placed on all vessels carrying potential hazardous spill material.
- Cleanup materials designed to absorb petroleum products and plastic bags used to transport used absorbent pads.

EMERGENCY SPILL PROCEDURES

▪ Report spill location, type, size and approximate time to the following agencies, in the order listed:

<u>Agency</u>	<u>Phone Number</u>
US Coast Guard Spill Response Branch	206-220-7000 #7221 or 1-800-982-8813 #7221
Foss Environmental Services	1-800-337-7455
Waterfront Construction, Inc. Emergency Pager	206-548-9800 206-534-8500
WA ST Dept of Ecology	425-649-7000

"NO DUMPING"

Objective:

To educate employees, subcontractors and vessel operators about illegal dumping in Waterfront Construction Seattle Yard or onsite work areas.

BMP:

What is Dumping? For the purpose of this BMP, it means: No discarding of pollutants into the surface waters, storm drains, sinks and toilets, or on the grounds. Pollutants consist of: paints, solvents, adhesives, oils, detergents, general trash and debris, etc.

"NO DUMPING" INTO:

- **Surface Waters:** Committed to preserving state waters and the local environment. All persons are asked to take part in the commitment to preserve the environment by not dumping.
- **Storm Drains:** Storm drains usually lead to the surface waters. These drains are a potential source of pollution. Be aware of the storm drains and do not allow "Dumping."
- **Sinks & Toilets:** Sinks and toilets usually discharge to the local sewage treatment plant. "Dumping" pollutants into the treatment plant is illegal. It slows the water treatment process and can cause sewage spills, which pollute the state waters. Also many illegally "dumped" pollutants do not get treated and end up in the ocean. Do not "Dump" into sinks and toilets.
- **Facility Grounds:** "Dumping" of pollutants on the grounds is unacceptable. All spills must be cleaned_up immediately. If the pollutants are not cleaned_up, wind and rain will eventually transport the pollutants to state waters. Liquids will soak into the soil, which will also eventually reach surface waters. Do your part to put litter in trashcans and report and/or clean_up all spills.

Be Aware, regulatory agencies will fine individuals and companies for illegal dumping.

PROJECT DESIGNED BY:

Waterfront Construction Inc.

THIS DOCUMENT IS PROPRIETARY PROPERTY OF WATERFRONT CONSTRUCTION INC., AND IS NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF WATERFRONT CONSTRUCTION INC.

REVISED
08/01/2025

TO INCLUDE UPLAND
ADA RAMP – SEE
SHEET 25.

REFERENCE #:		
APPLICANT: MERCER ISLAND BEACH CLUB		
PROPOSED: MARINA REBUILD		
SHEET: 19	OF: 27	NEAR/AT: MERCER ISLAND
DATE: 12/22/2021	DWG#: 20-37005-A18-19	

WATERFRONT CONSTRUCTION, INC.
BEST MANAGEMENT PRACTICES

OIL CONTAINMENT BOOMS

Background:

Oil containment booms may be positioned around vessels when determined necessary, while vessel is berthed at the Waterfront Construction Seattle yard or on a construction at a job site. The booms are designed to contain spills that might occur during the vessel's stay at the yard or at a job site. When booms are placed around vessels, it is easier to determine where a spill originated (i.e., from outside the boom or inside). Booms may also be kept on shore to deploy as ancillary containment if required in case a spill should occur.

Objective:

Ensure accidental spills that reach state waters are contained.

BMP:
Yard foreman or construction crew chief may position oil containment booms around vessels that present a possibility for improper discharges while berthed at the facility.

- Reserve booming should be on site ready to deploy in case a spill requires additional containment.
- Procedures should be developed for deploying additional oil containment booms around and for clean up.
- Procedures for clean_up inside the boomed area should follow Spill Control and Countermeasure Plan.

The employees responsible for deploying booms should be aware of outfall locations. These outfalls are potential locations where booms will need to be placed if a spill occurs near a storm drain.

TEMPORARY AND PERMANENT LIQUID STORAGE AREAS

Objective:

Provide an area on vessels and in Waterfront Construction Seattle Yard where hazardous liquids can be stored that will help ensure spillage from paint, solvent, and oil containers does not soak into the underlying soils or enter nearby surface waters.

BMP:
Dangerous materials such as fuels, paints, solvents, etc. should be stored in a place that can contain the material in the event of a spill. The contained area should be surrounded by a curb, dyke, berm or some other type of secondary containment to provide sufficient volume to help contain possible spills.

- Storage of reactive, ignitable, or flammable materials will comply with all local and state fire codes.

NOTE: The following BMPs are designed to complement, not conflict with fire code requirements.

- Temporary containment will be used to contain small quantities of fuel, paint, thinner, solvents, etc. used for construction equipment, work vessel or construction project.

Larger quantities of reserve fuel will be stored in the appropriate storage tank on board the vessel.

BILGE AND BALLAST WATERS

Objective:

Prevent discharge of oily bilge water to surface waters and provide an acceptable method for handling.

BMP:
• Oily bilge water should not be discharged to surface waters.
• The wastewater must be disposed of properly (i.e., water treatment plant, oil/water separator, etc.) depending on local, state, and federal regulations.

NOTE: Depending on the presence of oils, solvents, detergents, etc., direct discharge to sanitary sewer systems or to temporary holding tanks for off_site treatment (treatment and discharge requirements are site_specific) may be the most feasible method for disposal when approved by the local sanitation district.

**HAZARDOUS MATERIALS AND WASTE TRANSPORTATION
WITHIN THE YARD**

Background:

Waterfront Construction, Inc. transports hazardous materials and waste throughout their facility.

Objective:

To minimize the likelihood of spills occurring during transportation and offer practices to control spills if they occur.

BMP:
• Materials should not be transported unless they are properly prepared for transportation. This may include properly secured lids, plugged bungs, proper labeling, and others.
• Material and waste can be secured to transportation pallets by using cellophane wrap, nylon strap/rope, or some other method that minimizes the potential that the load spills during transportation.
• Materials transported on pallets should be compatible with one another.
• Secondary containment pallets are useful when transporting hazardous materials and wastes.
• Material and waste pallets should be kept to manageable load size while being transported.
• Hazardous wastes transported must be labeled in accordance with local, state, and federal labeling requirements.

Transportation personnel should be aware of the risks associated with spilling hazardous materials and waste. They should also be very aware of spill notification procedures.

PROJECT DESIGNED BY:

Waterfront Construction Inc.

THIS DOCUMENT IS PROPRIETARY PROPERTY OF WATERFRONT CONSTRUCTION INC., AND IS NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF WATERFRONT CONSTRUCTION INC.

REVISED
08/01/2025

TO INCLUDE UPLAND
ADA RAMP – SEE
SHEET 25.

REFERENCE #:		
APPLICANT: MERCER ISLAND BEACH CLUB		
PROPOSED: MARINA REBUILD		
SHEET: 20	OF: 27	NEAR/AT: MERCER ISLAND
DATE: 12/22/2021		DWG#: 20-37005-A18-20

WATERFRONT CONSTRUCTION, INC.
BEST MANAGEMENT PRACTICES

THE DO'S AND DON'TS OF HAZARDOUS WASTE DISPOSAL

Waste Oils: Hydraulic oil, gear oil, engine oil, lubricating grease, and other lubricating liquids

Don't: It is illegal to pour oil onto the ground, into the sewer system, or into storm drains. Used oils shall not be used as dust suppressants, burned, or disposed of as general refuse. Do not mix degreasers, solvents, anti_freeze, or brake fluid with oil to be recycled.

Do: Recycle used oils with an authorized recycler. Put the waste oil into a clean, sealed, labeled and approved container. Have a licensed transporter take the waste to the recycling facility.

Used Antifreeze: Antifreeze is also a very toxic chemical which needs special disposal procedures.

Don't: Do not pour antifreeze fluid into sewer, storm drains, or onto the ground (soils).

Do: Recycle antifreeze if the option is viable. Dispose of antifreeze within the guidelines of these BMP's.

Used Batteries: There are a variety of batteries used in equipment and in the yard.

Don't: Do not dispose of batteries into general refuse dumpsters or let them stack_up in storage.

Do: Collect and recycle all used batteries.

Petroleum Waste: Petroleum waste products consist of gasoline, diesel, kerosene, and cosmoline.

Don't: Do not discharge to storm drains, sewer system, or grounds.

Do: Petroleum waste must be recycled or otherwise disposed of through a licensed transporter.

Degreaser Waste: Degreasers consist of solvents, mineral spirits, paint thinners, etc.

Don't: Don't discharge to sanitary sewer, storm drains, or soils.

Do: Recycle to the greatest extent possible all degreasers and where possible switch from organic based solvents to inorganic, aqueous substitute detergents.

STRUCTURAL NOTES

CODE:

THE WASHINGTON STATE BUILDING CODE (WSBC) 2021 EDITION AND THE 2021 WASHINGTON STATE EXISTING BUILDING CODE (WSEBC).

THE UNIFIED FACILITIES CRITERIA (UFC) – DESIGN: SMALL CRAFT BERTHING FACILITIES, UFC-4-152-07, CHANGE 1, DATED SEPTEMBER 2012. THE PIERS HAVE RESTRICTED ACCESS. THE MOORAGE PIERS HAVE BEEN DESIGNED FOR MOORAGE OF 25 FOOT LONG BOATS.

LIVE LOADS:

PIERS AND SWIM DOCK (RESTRICTED ACCESS) 40 PSF

LATERAL LOADS (BASED ON ASCE 7):

WIND DESIGN DATA:

WIND SPEED	97 MPH
IMPORTANCE FACTOR	1.0
RISK CATEGORY	II
EXPOSURE	C
TOPOGRAPHICAL FACTOR	1.0

EARTHQUAKE DESIGN DATA (USING USGS SEISMIC HAZARD MAPS):

LATITUDE	47.53 DEGREES (N)
LONGITUDE	-122.22 DEGREES (W)
Se	1.463
S1	0.504
SITE CLASS	D- DEFAULT
SDS	1.17
SD1	0.603
IMPORTANCE FACTOR	1.0
SEISMIC DESIGN CATEGORY	D

BASIC SEISMIC-FORCE-RESISTING SYSTEM:

STEEL ORDINARY CANTILEVER COLUMN SYSTEM

R	1.25
Cs	0.936
OVERSTRENGTH FACTOR	1.25

GEOTECHNICAL ENGINEERING REPORT:

THE DESIGN OF THE PILES ARE BASED ON THE GEOTECHNICAL ENGINEERING REPORT "GEOTECHNICAL ENGINEERING STUDY, MARINA REBUILD" PREPARED BY TERRA ASSOCIATES, INCORPORATED DATED FEBRUARY 13, 2025 (REVISED ON MARCH 11, 2025). ALL PILES SHALL BE DRIVEN TO A MINIMUM TIP ELEVATION OF 35 FEET BELOW THE LAKEBED.

PILING:

BEFORE WORK BEGINS, LOCATE ALL UNDERGROUND UTILITIES BY CONTACTING "CALL BEFORE YOU DIG" AT 1-800-424-5555 OR 811. HOWEVER, THIS SERVICE DOES NOT HAVE A COMPLETE DATABASE OF ALL OBSTRUCTIONS, THEREFORE OTHER LOCATING SERVICES MAY ALSO BE NECESSARY.

STEEL PILING:

8" PILING SHALL BE X-STRONG ASTM A252, GRADE "3" Fy = 45,000 PSI.
16" X 0.50" PILING SHALL BE ASTM A252, GRADE "3" Fy = 45,000 PSI.

CORROSION PROTECTION FOR PILING TO BE PROVIDED BY OTHERS.

PROJECT DESIGNED BY:

Waterfront Construction Inc.

THIS DOCUMENT IS PROPRIETARY PROPERTY OF WATERFRONT CONSTRUCTION INC., AND IS NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF WATERFRONT CONSTRUCTION INC.

REVISED
08/01/2025

TO INCLUDE UPLAND
ADA RAMP – SEE
SHEET 25.

REFERENCE #:		
APPLICANT: MERCER ISLAND BEACH CLUB		
PROPOSED: MARINA REBUILD		
SHEET: 21	OF: 27	NEAR/AT: MERCER ISLAND
DATE: 12/22/2021	DWG#: 20-37005-A18-21	

STRUCTURAL NOTES CON'T

STRUCTURAL STEEL:

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

ALL WELDS SHALL BE 3/16" MINIMUM CONTINUOUS FILLET WELDS USING AWS D1.1 CLASS E70 ELECTRODES UNLESS NOTED OTHERWISE. ALL WELDING SHALL BE PERFORMED BY WELDERS CERTIFIED BY WABO.

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:

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

STEEL-TO-WOOD: BOLTS AND THREADED RODS SHALL BE ASTM A307 HOT-DIPPED GALVANIZED IN ACCORDANCE WITH ASTM A153-CLASS C UNLESS NOTED OTHERWISE. PROVIDE CUT WASHERS FOR ALL BOLT HEADS AND NUTS BEARING ON WOOD.

SCREWS INSTALLED IN WOOD:

SCREWS FOR INSTALLATION IN WOOD SHALL BE MANUFACTURED BY THE SIMPSON STRONG-TIE COMPANY, IN ACCORDANCE WITH ICC-ES REPORT ESR-2236 AND IAPMO UES REPORT #192. THE SCREW DIAMETERS AND LENGTHS ARE AS FOLLOWS:

SDWS22 (0.22" DIAMETER, LENGTHS: 3" TO 10")

SDWS22 SCREWS HAVE PROPRIETARY CORROSION-RESISTANT COATINGS EQUIVALENT TO ASTM A153-CLASS D AND ARE INTENDED TO BE USED WHERE EXPOSED TO WEATHER OR IN CONTACT WITH MOST PRESSURE TREATED WOOD. EQUIVALENT SCREWS BY OTHER MANUFACTURERS MAY BE SUBSTITUTED PROVIDED THEY HAVE ICC-ES APPROVAL FOR EQUAL LOAD CAPACITIES AND CORROSION RESISTANCE.

STRUCTURAL LUMBER GRADES AND SHEATHING RATINGS:

ALL LUMBER SHALL BE GRADED IN ACCORDANCE WITH CURRENT WMPA STANDARD GRADING RULES FOR WESTERN LUMBER. USE THE FOLLOWING SPECIES AND MINIMUM GRADE:

JOISTS & RAFTERS D.F.-L #2 $F_b=900$ PSI

ALL SHEATHING SHALL BE APA PERFORMANCE RATED PANELS. SHEATHING SHALL BE PLYWOOD OR ORIENTED STRAND BOARD (OSB). BOND CLASSIFICATION SHALL BE 'EXPOSURE 1' WHERE PROTECTED FROM THE WEATHER. BOND CLASSIFICATION SHALL BE 'EXTERIOR' WHERE EXPOSED, SUCH AS EAVE AND SIDING APPLICATIONS. ALL ABUTTING PANELS SHALL HAVE 1/8" GAP.

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. ALL WOOD INSTALLED ABOVE WATER (WHERE CLEARLY OUT OF THE SPLASH ZONE) SHALL BE TREATED WITH AMMONIACAL COPPER ZINC ARSENATE (ACZA). WOOD TREATED WITH PENTACHLOROPHENOL, CREOSOTE, CHROMATE COPPER ARSENATE (CCA), OR COMPARABLY TOXIC COMPOUNDS IS PROHIBITED FOR PIERS, DOCKS, AND PILING.

WOOD SHALL BE TREATED IN ACCORDANCE WITH AWWA STANDARD U1. USE THE FOLLOWING MINIMUM AWWA 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.

GLUED LAMINATED LUMBER:

DOUGLAS FIR-LARCH GRADE 24F-V4 ($F_b=2400$ PSI) FOR SINGLE SPAN BEAMS. ALL GLULAM MATERIALS SHALL CONFORM TO THE REQUIREMENTS OF ANSI/AITC A190.1 AND BE STAMPED WITH AN AITC QUALITY MARK OR AN APA-EWS TRADEMARK. ADHESIVES USED IN THE GLULAM MANUFACTURING PROCESS SHALL CONFORM TO AITC 405 FOR WET USE ADHESIVES. GLULAM MEMBERS SHALL BE MANUFACTURED FROM DOUGLAS FIR LAMINATING LUMBER. ALL BEAMS SHALL HAVE ZERO CAMBER UNLESS NOTED OTHERWISE.

GENERAL WOOD FRAMING NOTES:

1. MINIMUM NAILING SHALL BE IN ACCORDANCE WITH FASTENING SCHEDULE TABLES 11-13 IN ICC-ES EVALUATION REPORT ESR-1539.
2. PROVIDE CONTINUOUS 2x SOLID BLOCKING OR ENGINEERED LUMBER BLOCKING OR A RIM JOIST FOR FRAMING MEMBERS AT ALL SUPPORTS.
3. CURRENT WSBC BUILDING CODES ARE AVAILABLE ONLINE FOR FREE PUBLIC ACCESS AT CODES.ICCSAFE.ORG.

MISCELLANEOUS:

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD. REPETITIVE FEATURES MAY BE DRAWN OR CALLED OUT ONCE BUT SHALL BE COMPLETELY PROVIDED AS IF DRAWN IN FULL. ALL WORKMANSHIP SHALL BE OF THE HIGHEST QUALITY AND IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND INDUSTRY STANDARDS. PROVIDE TEMPORARY BRACING AS REQUIRED UNTIL ALL PERMANENT CONNECTIONS AND STIFFENINGS HAVE BEEN INSTALLED.

SAFETY:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR DEMOLITION, TEMPORARY BRACING, SHORING, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES IN CONNECTION WITH THE WORK.

THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR THE CONDITION ON THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.

THE REQUIRED AND/OR IMPLIED DUTY OF THE ENGINEER TO CONDUCT CONSTRUCTION REVIEW OF CONTRACTOR'S PERFORMANCE DOES NOT, AND IS NOT INTENDED TO, INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES IN, ON, OR NEAR THE CONSTRUCTION SITE.

THE SEAL ON THESE DRAWINGS REPRESENTS THE ENGINEERING ANALYSIS OF THE SHOREWARD MOORAGE PIER AND SWIM PLATFORM AND PIER SUPPORT PILES, MOORAGE PILES, DAY DOCK PILES, AND SWIM PLATFORM PILES.

THE DESIGN IS BY THE 2021 WASHINGTON STATE BUILDING CODE AND THE 2009 UNIFIED FACILITIES CRITERIA. OUR SCOPE OF WORK DOES NOT INCLUDE THE DESIGN OF THE FLOATS, RAMPS AND CONNECTIONS, BUOYANCY, GRATING, BULKHEAD, JET SKI LIFTS, LIFEGUARD PLATFORM, SLIDE, UPLAND STRUCTURES, ETC.

THE SITE INFORMATION, DIMENSIONS, AND PLAN LAYOUT FOR THE PIER HAS BEEN PROVIDED TO US BY WATERFRONT CONSTRUCTION, INC.

PACIFIC ENGINEERING JOB NUMBER: 24237.00

PROJECT DESIGNED BY:

WaterFront Construction Inc.

THIS DOCUMENT IS PROPRIETARY PROPERTY OF WATERFRONT CONSTRUCTION INC., AND IS NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF WATERFRONT CONSTRUCTION INC.

REVISED
08/01/2025

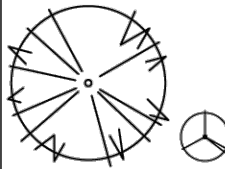
TO INCLUDE UPLAND
ADA RAMP - SEE
SHEET 25.

REFERENCE #:		
APPLICANT: MERCER ISLAND BEACH CLUB		
PROPOSED: MARINA REBUILD		
SHEET: 22	OF: 27	NEAR/AT: MERCER ISLAND
DATE: 12/22/2021	DWG #: 20-37005-A18-22	

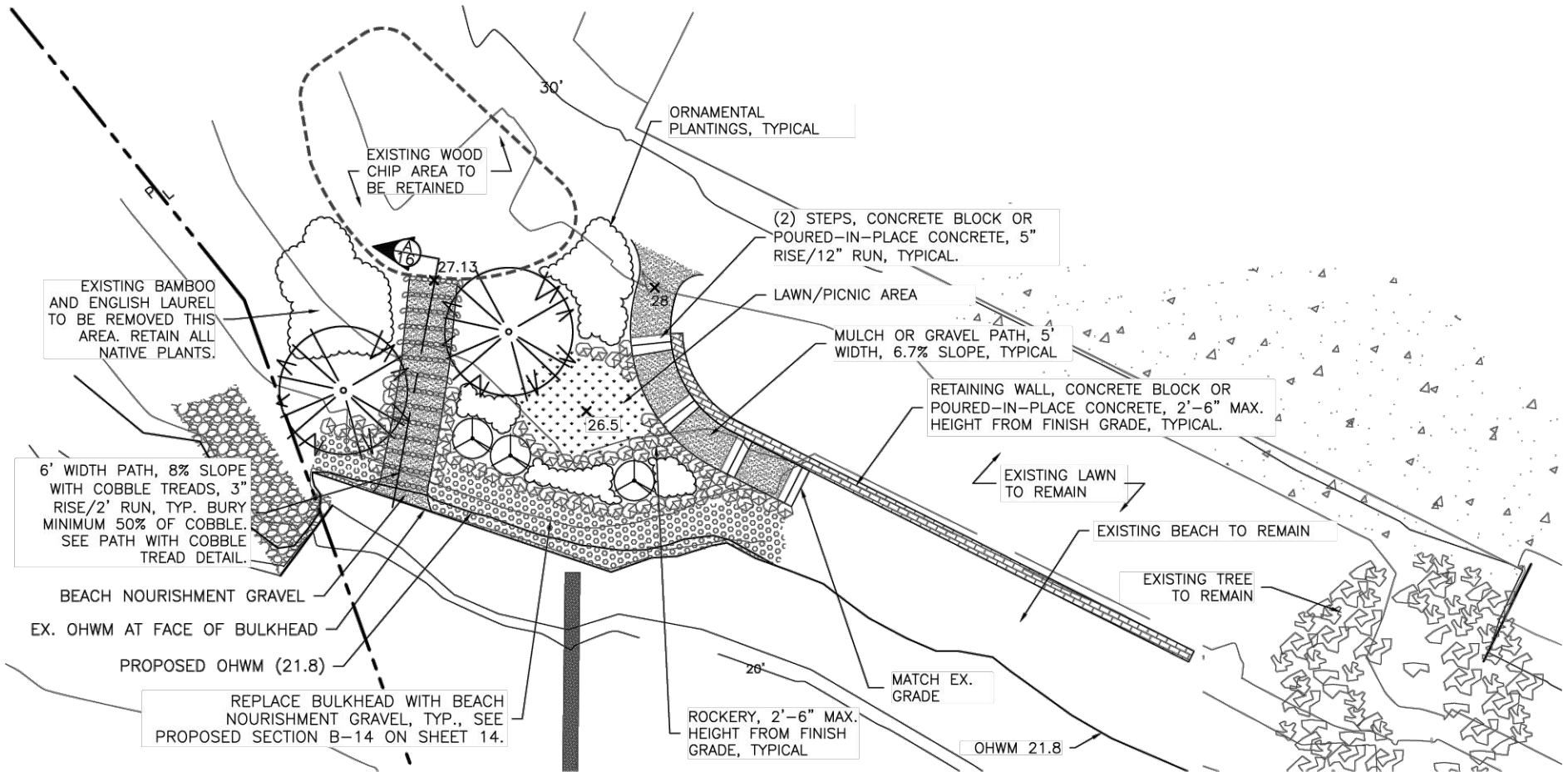
REVISED
08/01/2025

TO INCLUDE UPLAND
ADA RAMP - SEE
SHEET 25.

PLANT SCHEDULE



QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
2	<i>PSEUDOTSUGA MENZIESII</i>	DOUGLAS FIR	18" MIN HEIGHT	AS SHOWN
3	<i>RIBES SANGUINEUM</i>	RED FLOWERING CURRANT	#2	AS SHOWN

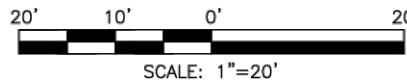


PROJECT DESIGNED BY:



RUSSELL + LAMBERT
LANDSCAPE ARCHITECTURE
7724 2nd Ave NE
Seattle, WA 98115

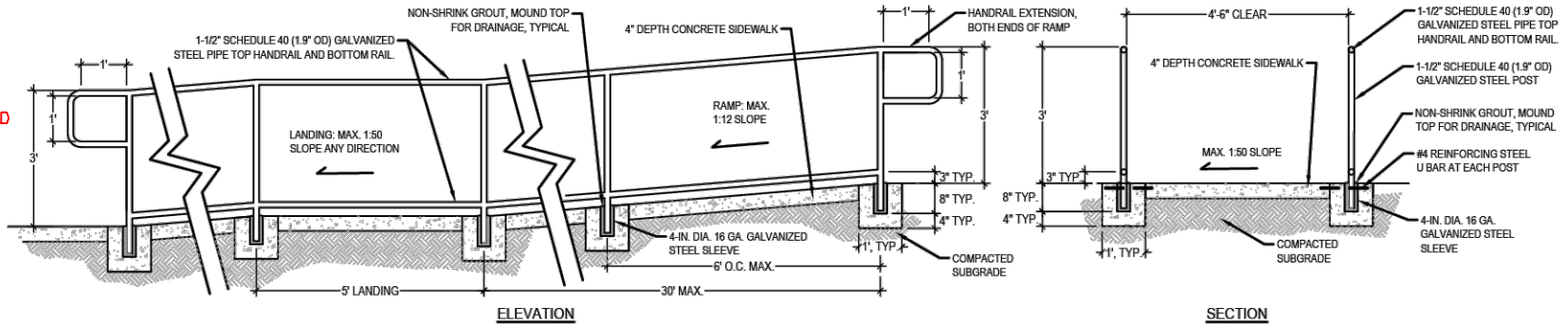
LANDSCAPE PLAN



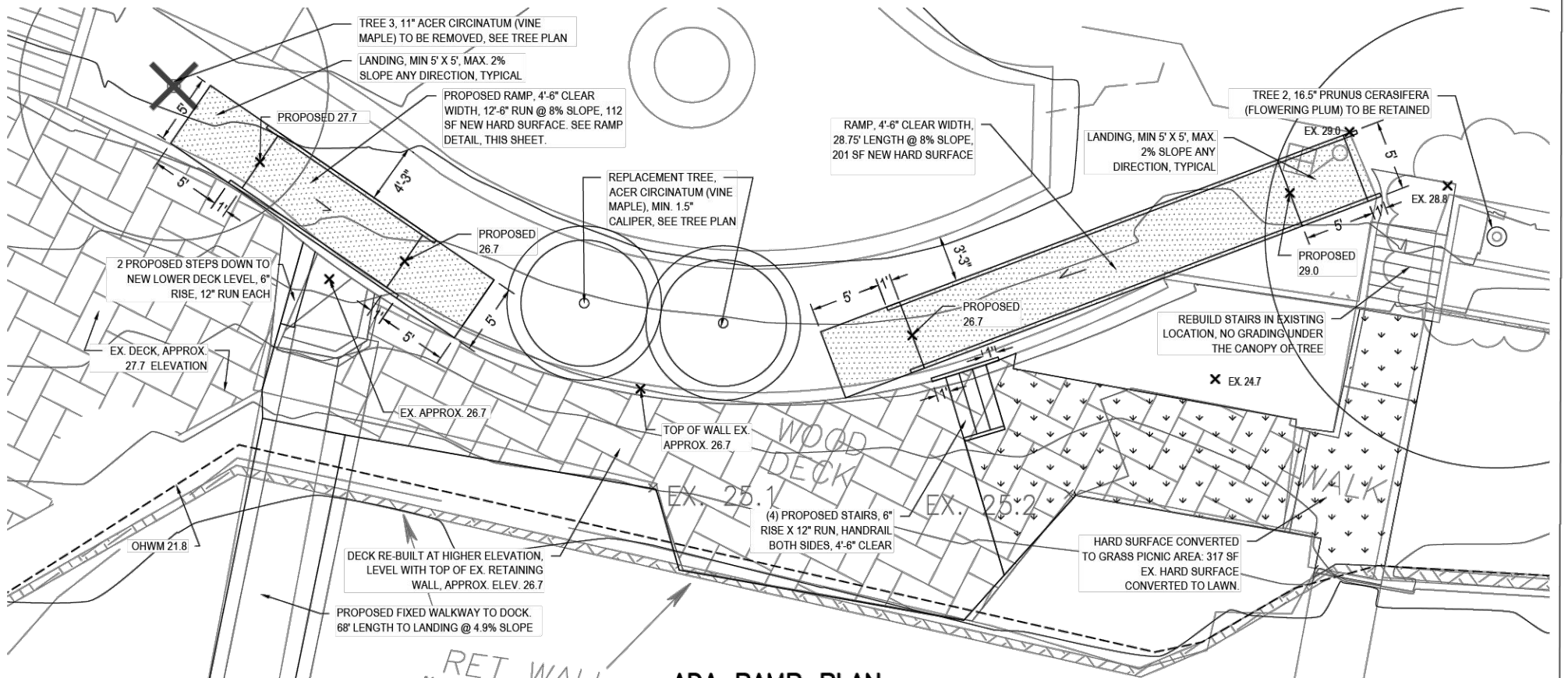
REFERENCE #:		
APPLICANT: MERCER ISLAND BEACH CLUB		
PROPOSED: MARINA REBUILD		
SHEET: 23	OF: 27	NEAR/AT: MERCER ISLAND
DATE: 4/25/2022	DWG#: 20-37005-A18-23	

REVISED
08/01/2025

TO INCLUDE UPLAND
ADA RAMP - SEE
SHEET 25.



ADA RAMP DETAIL, NOT TO SCALE

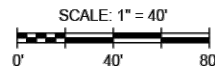


ADA RAMP PLAN

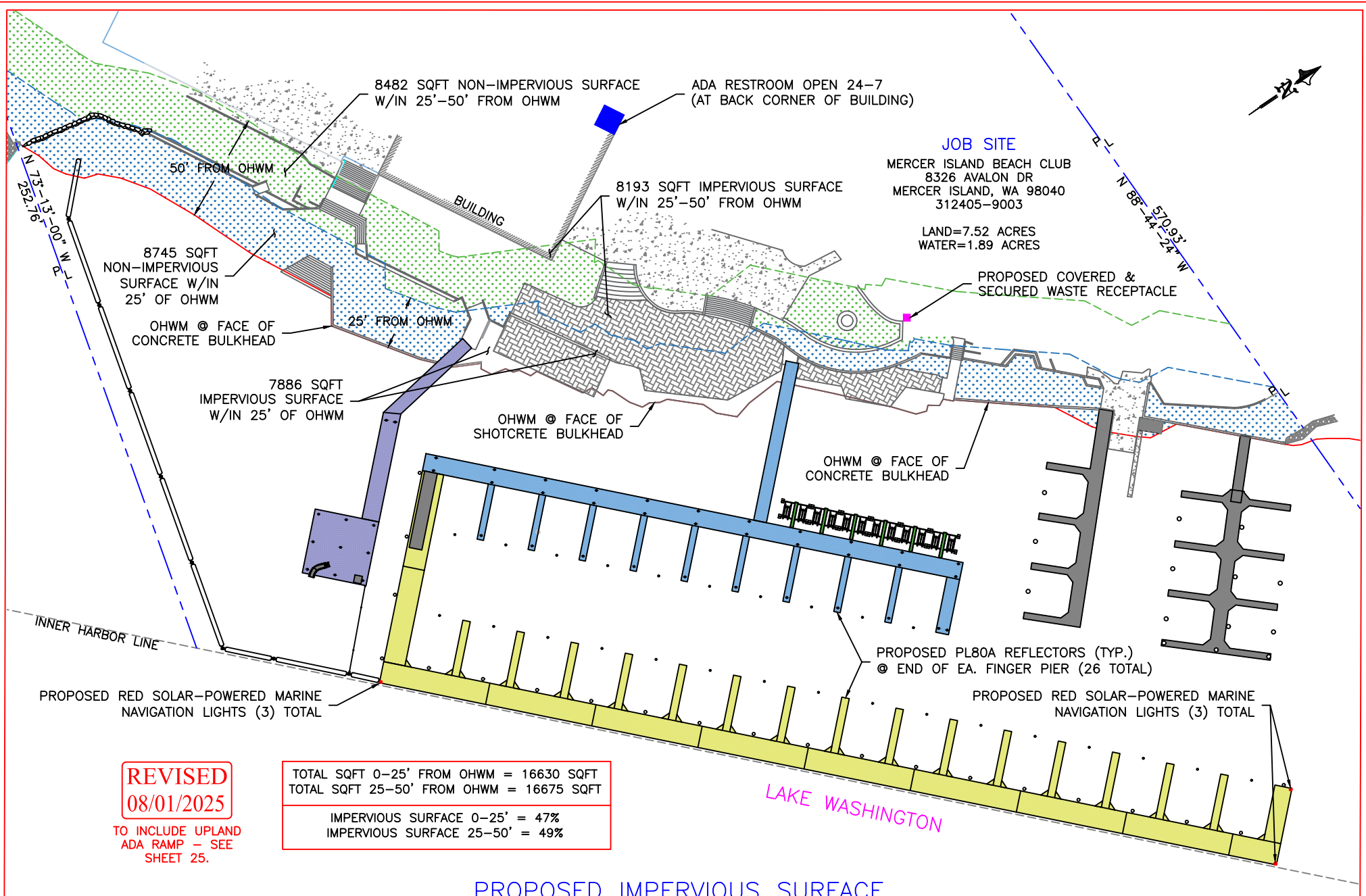
PROJECT DESIGNED BY:



RUSSELL + LAMBERT
LANDSCAPE ARCHITECTURE
7724 2nd Ave NE
Seattle, WA 98115



REFERENCE #:		
APPLICANT: MERCER ISLAND BEACH CLUB		
PROPOSED: MARINA REBUILD		
SHEET: 25	OF: 27	NEAR/AT: MERCER ISLAND
DATE: 12/11/2024	DWG #: 20-37005-A18-25	



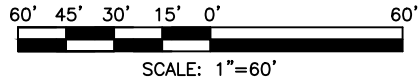
JOB SITE
 MERCER ISLAND BEACH CLUB
 8326 AVALON DR
 MERCER ISLAND, WA 98040
 312405-9003
 LAND=7.52 ACRES
 WATER=1.89 ACRES

TOTAL SQFT 0-25' FROM OHWM = 16630 SQFT
 TOTAL SQFT 25-50' FROM OHWM = 16675 SQFT
 IMPERVIOUS SURFACE 0-25' = 47%
 IMPERVIOUS SURFACE 25-50' = 49%

REVISED
08/01/2025

TO INCLUDE UPLAND
 ADA RAMP - SEE
 SHEET 25.

**PROPOSED IMPERVIOUS SURFACE
 CALCULATIONS - PLAN VIEW**



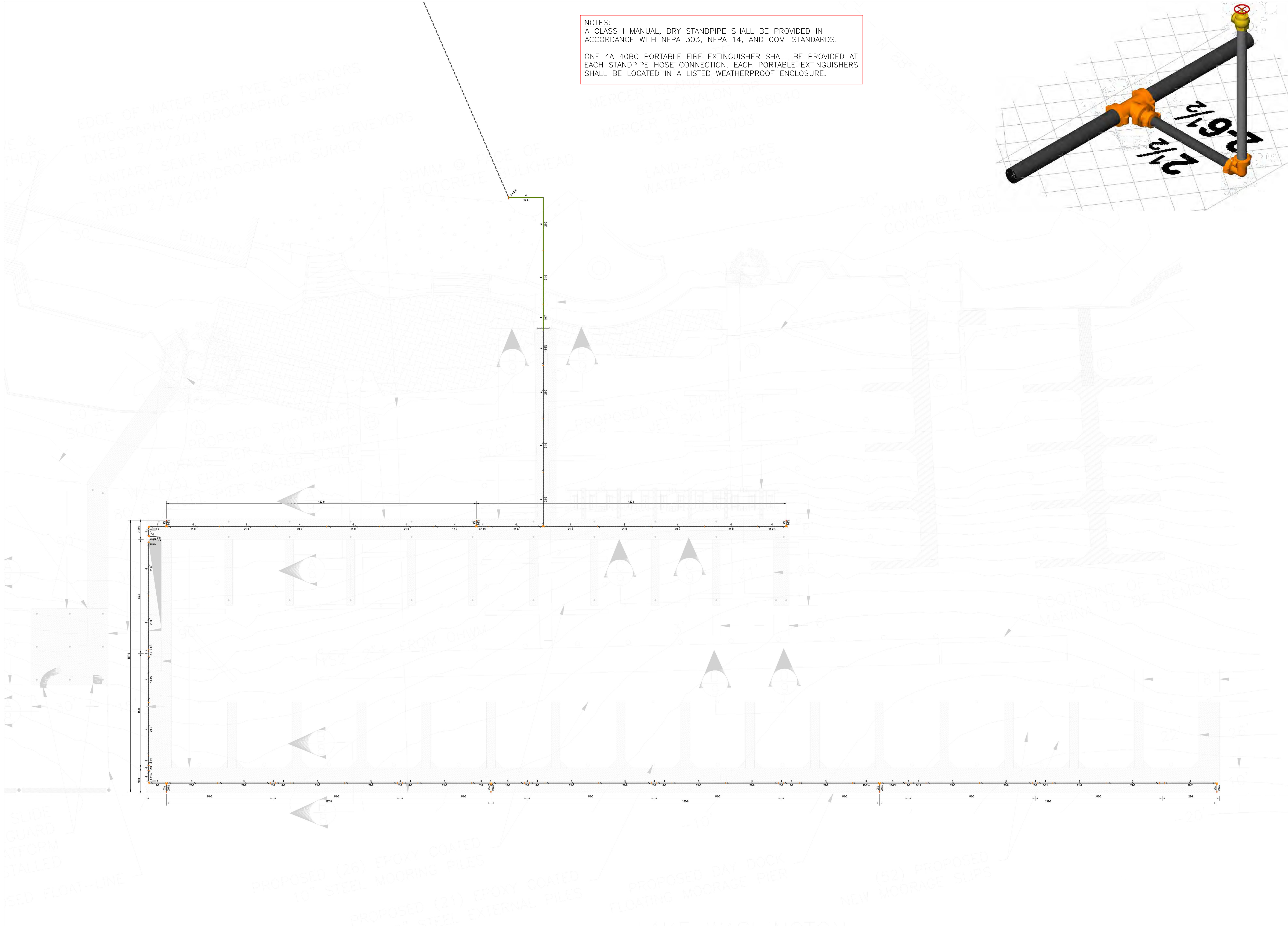
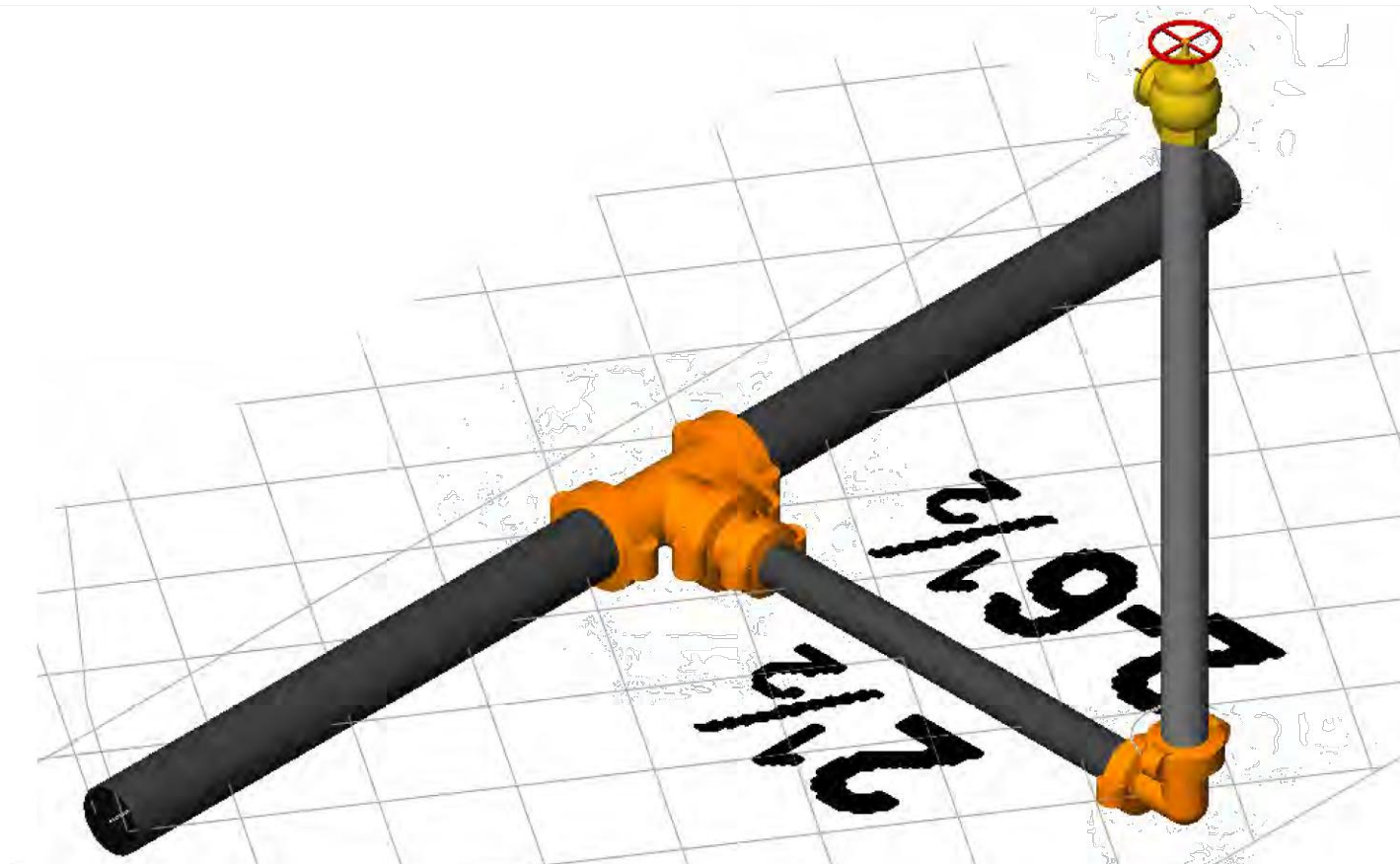
REFERENCE #:		
APPLICANT: MERCER ISLAND BEACH CLUB		
PROPOSED: MARINA REBUILD		
SHEET: 26	OF: 27	NEAR/AT: MERCER ISLAND
DATE: 12/22/2021	DWG#: 20-37005-A18-26	

PROJECT DESIGNED BY:
 Waterfront Construction Inc.
 THIS DOCUMENT IS PROPRIETARY PROPERTY OF WATERFRONT
 CONSTRUCTION INC., AND IS NOT TO BE USED, IN WHOLE OR IN
 PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN
 AUTHORIZATION OF WATERFRONT CONSTRUCTION INC.

REVISED
08/01/2025

TO INCLUDE UPLAND
ADA RAMP - SEE
SHEET 25.

NOTES:
A CLASS I MANUAL, DRY STANDPIPE SHALL BE PROVIDED IN ACCORDANCE WITH NFPA 303, NFPA 14, AND COMI STANDARDS.
ONE 4A 40BC PORTABLE FIRE EXTINGUISHER SHALL BE PROVIDED AT EACH STANDPIPE HOSE CONNECTION. EACH PORTABLE EXTINGUISHERS SHALL BE LOCATED IN A LISTED WEATHERPROOF ENCLOSURE.



REVISIONS	
1	COMMENTS
2	
3	
4	
5	
6	
7	
8	
9	
10	

DESIGNER: P. STOKESBERRY
DATE: 3/31/2022
SCALE: 1/16" = 1'-0"
HAZARD: CLASS I STANDPIPE
A/E: MERCER ISLAND FD
JOB #: 39412
SHEET #: **FP-01**

PROJECT: **MERCER ISLAND BEACH CLUB**
8326 AVALON DRIVE
MERCER ISLAND, WA 98040

CONTRACT WITH: **WATERFRONT CONSTRUCTION**
205 NE NORTHLAKE WAY, #230, SEATTLE, WA 98105
GEOFF WHITTEN - (425) 221-1495

TITLE: **NEW MARINA - DRY STANDPIPE EXTENSION**

PLOTTED: April 06, 2022