



WASHINGTON STATE

Joint Aquatic Resources Permit Application (JARPA) Form^{1,2} [\[help\]](#)

USE BLACK OR BLUE INK TO ENTER ANSWERS IN THE WHITE SPACES BELOW.



US Army Corps
of Engineers
Seattle District

AGENCY USE ONLY

Date received:

Agency reference #: _____

Tax Parcel #(s): _____

Part 1–Project Identification

1. Project Name (A name for your project that you create. Examples: Smith's Dock or Seabrook Lane Development) [\[help\]](#)

Mercer Island Beach Club Marina Reconfiguration Project

Part 2–Applicant

The person and/or organization responsible for the project. [\[help\]](#)

2a. Name (Last, First, Middle)

Gardner Morelli

2b. Organization (If applicable)

Mercer Island Beach Club

2c. Mailing Address (Street or PO Box)

8326 Avalon Drive

2d. City, State, Zip

Mercer Island, WA 98040

2e. Phone (1)

630-363-5699

2f. Phone (2)

2g. Fax

n/a

2h. E-mail

Gardner.morelli@gmail.com

¹Additional forms may be required for the following permits:

- If your project may qualify for Department of the Army authorization through a Regional General Permit (RGP), contact the U.S. Army Corps of Engineers for application information (206) 764-3495.
- Not all cities and counties accept the JARPA for their local Shoreline permits. If you need a Shoreline permit, contact the appropriate city or county government to make sure they accept the JARPA.

²To access an online JARPA form with [\[help\]](#) screens, go to <https://www.oria.wa.gov/jarpa-forms>.

For other help, contact the Governor's Office for Regulatory Innovation and Assistance at (800) 917-0043 or help@oria.wa.gov.

Part 3—Authorized Agent or Contact

Person authorized to represent the applicant about the project. (Note: Authorized agent(s) must sign 11b of this application.) [\[help\]](#)

| | | | |
|---|----------------------|----------------|----------------------------------|
| 3a. Name (Last, First, Middle) | | | |
| Brad Thiele | | | |
| 3b. Organization (If applicable) | | | |
| Northwest Environmental Consulting, LLC | | | |
| 3c. Mailing Address (Street or PO Box) | | | |
| 3639 Palatine Ave. N | | | |
| 3d. City, State, Zip | | | |
| Seattle, WA 98103 | | | |
| 3e. Phone (1) | 3f. Phone (2) | 3g. Fax | 3h. E-mail |
| 206-234-2520 | | | brad@northwest-environmental.com |

Part 4—Property Owner(s)

Contact information for people or organizations owning the property(ies) where the project will occur. Consider both **upland and aquatic** ownership because the upland owners may not own the adjacent aquatic land. [\[help\]](#)

- Same as applicant. (Skip to Part 5.)
- Repair or maintenance activities on existing rights-of-way or easements. (Skip to Part 5.)
- There are multiple upland property owners. Complete the section below and fill out [JARPA Attachment A](#) for each additional property owner.
- Your project is on Department of Natural Resources (DNR)-managed aquatic lands. If you don't know, contact the DNR at (360) 902-1100 to determine aquatic land ownership. If yes, complete [JARPA Attachment E](#) to apply for the Aquatic Use Authorization.

| | | | |
|---|----------------------|----------------|---------------------|
| 4a. Name (Last, First, Middle) | | | |
| James Barber | | | |
| 4b. Organization (If applicable) | | | |
| President, Mercer Island Beach Club | | | |
| 4c. Mailing Address (Street or PO Box) | | | |
| 8326 Avalon Drive | | | |
| 4d. City, State, Zip | | | |
| Mercer Island, WA 98040 | | | |
| 4e. Phone (1) | 4f. Phone (2) | 4g. Fax | 4h. E-mail |
| 206-963-9527 | | | Jamesbarber1@me.com |

Part 5–Project Location(s)

Identifying information about the property or properties where the project will occur: [\[help\]](#)

- There are multiple project locations (e.g. linear projects). Complete the section below and use [JARPA Attachment B](#) for each additional project location.

5a. Indicate the type of ownership of the property. (Check all that apply.) [\[help\]](#)

- Private
 Federal
 Publicly owned (state, county, city, special districts like schools, ports, etc.)
 Tribal
 Department of Natural Resources (DNR) – managed aquatic lands (Complete [JARPA Attachment E](#))

5b. Street Address (Cannot be a PO Box. If there is no address, provide other location information in 5p.) [\[help\]](#)

8326 Avalon Drive

5c. City, State, Zip (If the project is not in a city or town, provide the name of the nearest city or town.) [\[help\]](#)

Mercer Island, WA 98040

5d. County [\[help\]](#)

King

5e. Provide the section, township, and range for the project location. [\[help\]](#)

| ¼ Section | Section | Township | Range |
|-----------|---------|----------|-------|
| NW | 31 | 24N | 5E |

5f. Provide the latitude and longitude of the project location. [\[help\]](#)

- Example: 47.03922 N lat. / -122.89142 W long. (Use decimal degrees - NAD 83)

47.52604 / -122.22227

5g. List the tax parcel number(s) for the project location. [\[help\]](#)

- The local county assessor's office can provide this information.

312405-9003

5h. Contact information for all adjoining property owners. (If you need more space, use [JARPA Attachment C.](#)) [\[help\]](#)

| Name | Mailing Address | Tax Parcel # (if known) |
|------------------------------|------------------------------|-------------------------|
| Michael J and Cheryl M Snell | 8412 85 th Ave SE | 032110-0247 |
| | Mercer Island, WA 98040 | |
| Anthony and Jennifer Rona | 8360 Avalon Drive | 032110-0255 |
| | Mercer Island, WA 98040 | |
| Gerald D and Anita J Miller | 8350 Avalon Drive | 032110-00260 |
| | Mercer Island, WA 98040 | |
| BT Property Investments, LLC | 7340 Avalon Drive | 032110-0265 |
| | Mercer Island, WA 98040 | |

| |
|--|
| 5i. List all wetlands on or adjacent to the project location. [help] |
| There are no wetlands on or near the property. |
| 5j. List all waterbodies (other than wetlands) on or adjacent to the project location. [help] |
| The Lake Washington shoreline abuts the southeastern edge of the parcel. A small stream crosses the southeast corner of the property in the uplands, and discharges away from any of the work areas. |
| 5k. Is any part of the project area within a 100-year floodplain? [help] |
| <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Don't know |
| 5l. Briefly describe the vegetation and habitat conditions on the property. [help] |
| The property is landscaped; mostly mowed lawn with ornamental shrubs and trees. Much of the land is occupied by game courts and other recreational facilities. The property is heavily used by people. |
| 5m. Describe how the property is currently used. [help] |
| The property is used for recreation and has multiple facilities, including tennis and other game courts, walking paths, ornamental gardens, swimming pools and an outdoor patio dining area. The shoreline has a marina, boat launch, and lake swimming area. |
| 5n. Describe how the adjacent properties are currently used. [help] |
| The club lies in a residential area. Most of the Mercer Island shoreline is residential, with commercial development concentrated at the center of the island. |
| 5o. Describe the structures (above and below ground) on the property, including their purpose(s) and current condition. [help] |
| The MIBC is landscaped with ornamental trees, shrubs and ground covers. The facility also includes upland parking areas, buildings, an outdoor swimming pool, sports courts, and other recreational facilities. The shoreline at the MIBC is armored with rock, timber, concrete and shotcrete bulkhead structures. A section of beach is present in the swim area along the south shoreline. The existing moorage configuration includes 7 docks (Piers A - F and includes a floating day dock attached to the end of Dock C). The existing docks have a combined overwater footprint of 9,668.2 square feet (Sheet 4 of 28 in the plan set). Pier A is a combined swim dock and moorage dock. A cedar log boom surrounds the swim area at the south end of the marina. A boat ramp is present on the north side of the property between Piers E and F. Paddle craft racks are located near the boat ramp and members use the boat launch and adjacent areas to launch kayaks and paddleboards. |
| 5p. Provide driving directions from the closest highway to the project location, and attach a map. [help] |
| From I-90, exit southbound on E Mercer Way. Follow East Mercer Way for approximately 4.5 miles to Avalon Way, to the left. Follow Avalon Way to the Mercer Island Beach Club access driveway. (see Vicinity Map, attached.) |

Part 6–Project Description

6a. Briefly summarize the overall project. You can provide more detail in 6b. [\[help\]](#)

The proposed reconfiguration is to construct a single point access marina to replace the fixed A, B, C, and D docks with a new hybrid marina consisting of a new fixed shoreward and floating seaward slip marina. The existing moorage configuration includes 7 docks (Piers A - F plus a floating day dock attached to the end of Dock C). No work will occur at Piers E or F. The existing docks A through D have a combined overwater footprint of 7,533 square feet (Sheet 4 of 28 in the plan set). Pier A is a combined swim dock and moorage dock. A cedar log boom surrounds the swim area at the south end of the marina. A boat ramp is present on the north side of the property between Piers E and F. Paddle craft racks are located near the boat ramp and members use the boat launch and adjacent areas to launch kayaks and paddleboards.

The Piers A – D are old and located in water too shallow for boats along the shore to moor without bottoming out or causing propeller wash. In addition, swimmers and boats both currently access Pier A, which creates the potential for injury.

The project would remove 4 moorage docks with a combined overwater footprint of 7,533 SF, and install 2 new mooring structures with a combined overwater footprint of 9,921 sf (Sheet 5 of 28 in the plan set). The project would also replace a log boom, remove 60 linear feet of rock and timber bulkhead, remove 8 cubic yards of debris, install 25 cubic yards of beach nourishment gravel, and install 2 trees and 3 shrubs from the RAP native plant list.

6b. Describe the purpose of the project and why you want or need to perform it. [\[help\]](#)

The marina needs significant repairs, and portions of the wave attenuator have failed. Replacement of the aging structures is the most cost-effective solution. The existing moorage is in water too shallow for boats along the shore to moor without bottoming out or causing propeller wash when entering and leaving slips at low water. In addition, swimmers and boats currently access the same dock (Pier A), creating the potential for injury. Current safety standards for marinas require a single entry point; the existing marina does not meet this requirement.

6c. Indicate the project category. (Check all that apply) [\[help\]](#)

- Commercial
 Residential
 Institutional
 Transportation
 Recreational
 Maintenance
 Environmental Enhancement

6d. Indicate the major elements of your project. (Check all that apply) [\[help\]](#)

- | | | | |
|---|---|--|--|
| <input type="checkbox"/> Aquaculture | <input type="checkbox"/> Culvert | <input checked="" type="checkbox"/> Float | <input type="checkbox"/> Retaining Wall (upland) |
| <input type="checkbox"/> Bank Stabilization | <input type="checkbox"/> Dam / Weir | <input type="checkbox"/> Floating Home | <input type="checkbox"/> Road |
| <input type="checkbox"/> Boat House | <input type="checkbox"/> Dike / Levee / Jetty | <input type="checkbox"/> Geotechnical Survey | <input type="checkbox"/> Scientific Measurement Device |
| <input type="checkbox"/> Boat Launch | <input type="checkbox"/> Ditch | <input type="checkbox"/> Land Clearing | <input type="checkbox"/> Stairs |
| <input type="checkbox"/> Boat Lift | <input checked="" type="checkbox"/> Dock / Pier | <input checked="" type="checkbox"/> Marina / Moorage | <input type="checkbox"/> Stormwater facility |
| <input type="checkbox"/> Bridge | <input type="checkbox"/> Dredging | <input type="checkbox"/> Mining | <input type="checkbox"/> Swimming Pool |
| <input checked="" type="checkbox"/> Bulkhead | <input type="checkbox"/> Fence | <input type="checkbox"/> Outfall Structure | <input type="checkbox"/> Utility Line |
| <input type="checkbox"/> Buoy | <input type="checkbox"/> Ferry Terminal | <input checked="" type="checkbox"/> Piling/Dolphin | |
| <input type="checkbox"/> Channel Modification | <input type="checkbox"/> Fishway | <input type="checkbox"/> Raft | |

Other:

6e. Describe how you plan to construct each project element checked in 6d. Include specific construction methods and equipment to be used. [\[help\]](#)

- Identify where each element will occur in relation to the nearest waterbody.
- Indicate which activities are within the 100-year floodplain.

The existing floats and docks will be removed and placed on a barge for disposal at the contractor's yard. 121 timber piles, approximately 14 inches in diameter, will be removed. An additional 16 sunken derelict piles will be removed. 121 of these piles are in water shallower than 15 feet. The existing 244-linear-foot floating log boom around the swim area will be removed. A new log boom will be placed and chained together. The log boom will be anchored using manta ray anchors and anchored to the shore using manta ray anchors or attached using a two-man rock. Replacement piers will be built by first installing 98 new steel piles (77 8-inch and 21 16-inch diameter) as shown on Sheets 4 and 5 of 27). A new 1,588-square-foot swim pier will be installed with a 6-foot-wide walkway, 18 inches above OHWM. The new swim pier will no longer support vessel moorage. Decks A through D will then be replaced by a reconfigured single 75-foot walkway out to a fixed pier 253 feet long, A 90- foot-long walkway will join the fixed pier to another parallel fixed pier, 422.5 feet long (Sheet 3). The outer (waterward) fixed pier will replace the existing failed structure (Sheet 4). Floating finger piers will form moorage slips as shown on Sheet 5. Jet skis will be placed in their proposed locations (Sheet 5). 60 linear feet of rock-and-timber bulkhead will be removed. 25 cubic yards of beach nourishment gravel will be installed that meets WDFW specifications. 8 cubic yards of concrete, litter, dimensional lumber and sunken boating equipment will be removed from the lake bed. Two Douglas fir trees will be planted within 25 feet of the OHWM, and 3 red-flowering currant shrubs within 10 feet of OHWM.

6f. What are the anticipated start and end dates for project construction? (Month/Year) [\[help\]](#)

- If the project will be constructed in phases or stages, use [JARPA Attachment D](#) to list the start and end dates of each phase or stage.

Start Date: July 2026 End Date: September 2027 See JARPA Attachment D

The work window for the project is July 16-September 30; the Corps window is shortened by WDFW because of sockeye spawning along the southern edge of the Island (City of Mercer Island 2022). The project will take about 6 weeks and will be done near the end of the summer recreation season in 2026 or 2027, depending on permit issuance, when fewer club members will be inconvenienced by the work.

6g. Fair market value of the project, including materials, labor, machine rentals, etc. [\[help\]](#)

\$4.5 million

6h. Will any portion of the project receive federal funding? [\[help\]](#)

- If **yes**, list each agency providing funds.

Yes No Don't know

Part 7–Wetlands: Impacts and Mitigation

Check here if there are wetlands or wetland buffers on or adjacent to the project area.

(If there are none, skip to Part 8.) [\[help\]](#)

7a. Describe how the project has been designed to avoid and minimize adverse impacts to wetlands. [\[help\]](#)

Not applicable

7b. Will the project impact wetlands? [\[help\]](#)

Yes No Don't know

7c. Will the project impact wetland buffers? [\[help\]](#)

Yes No Don't know

7d. Has a wetland delineation report been prepared? [\[help\]](#)

- **If Yes**, submit the report, including data sheets, with the JARPA package.

Yes No

7e. Have the wetlands been rated using the Western Washington or Eastern Washington Wetland Rating System? [\[help\]](#)

- **If Yes**, submit the wetland rating forms and figures with the JARPA package.

Yes No Don't know

7f. Have you prepared a mitigation plan to compensate for any adverse impacts to wetlands? [\[help\]](#)

- **If Yes**, submit the plan with the JARPA package and answer 7g.
- **If No, or Not applicable**, explain below why a mitigation plan should not be required.

Yes No Don't know

7g. Summarize what the mitigation plan is meant to accomplish, and describe how a watershed approach was used to design the plan. [\[help\]](#)

7h. Use the table below to list the type and rating of each wetland impacted, the extent and duration of the impact, and the type and amount of mitigation proposed. Or if you are submitting a mitigation plan with a similar table, you can state (below) where we can find this information in the plan. [\[help\]](#)

| Activity (fill, drain, excavate, flood, etc.) | Wetland Name ¹ | Wetland type and rating category ² | Impact area (sq. ft. or Acres) | Duration of impact ³ | Proposed mitigation type ⁴ | Wetland mitigation area (sq. ft. or acres) |
|---|---------------------------|---|--------------------------------|---------------------------------|---------------------------------------|--|
| | | | | | | |

¹ If no official name for the wetland exists, create a unique name (such as "Wetland 1"). The name should be consistent with other project documents, such as a wetland delineation report.

² Ecology wetland category based on current Western Washington or Eastern Washington Wetland Rating System. Provide the wetland rating forms with the JARPA package.

³ Indicate the days, months or years the wetland will be measurably impacted by the activity. Enter "permanent" if applicable.

⁴ Creation (C), Re-establishment/Rehabilitation (R), Enhancement (E), Preservation (P), Mitigation Bank/In-lieu fee (B)

Page number(s) for similar information in the mitigation plan, if available: _____

7i. For all filling activities identified in 7h, describe the source and nature of the fill material, the amount in cubic yards that will be used, and how and where it will be placed into the wetland. [\[help\]](#)

7j. For all excavating activities identified in 7h, describe the excavation method, type and amount of material in cubic yards you will remove, and where the material will be disposed. [\[help\]](#)

Part 8–Waterbodies (other than wetlands): Impacts and Mitigation

In Part 8, “waterbodies” refers to non-wetland waterbodies. (See Part 7 for information related to wetlands.) [\[help\]](#)

Check here if there are waterbodies on or adjacent to the project area. (If there are none, skip to Part 9.)

8a. Describe how the project is designed to avoid and minimize adverse impacts to the aquatic environment. [\[help\]](#)

Not applicable

The following design elements and conservation measures are being proposed:

- 60 linear feet of bulkhead will be removed. Removal of bulkheads in Lake Washington help to attenuate wave action resulting in less erosion and sorting of nearshore sediments.
- Removal of the solid decked surfaces and replacement and reconfiguration of the overwater structures at the site using grated decking.
- Reconfiguration of the moorage into a single access configuration will reduce overwater coverage within 30 feet by 380 square feet of the shoreline and may reduce effects on salmonid outmigration times along the shoreline.
- The project will remove 121 timber dock piles and replace with 99 epoxy-coated steel piles, resulting in a reduction of 23 piles at the site.
- Moving moorage into deeper water will decrease the amount of prop wash that occurs from operating watercraft at the marina.
- Native plantings will be installed including two Doug firs and three native shrubs.
- The proposal will also place 25 cubic yards of 2-inch-minus gravels that are beneficial to sockeye salmon in the marina area, and where the bulkhead removal will take place. See sheet 25 of 28.
- Removal of approximately 50 feet of skirting from the end of Dock B, and about 60 feet of skirting from Dock A. Removal of skirting will raise the effective height of the dock and allows additional light into the water below the dock and has similar effects as grated decking.
- The swim platform ramp will be lifted to about 2.5 feet above the OHWM at shore and the moorage ramp will be more than 3 feet above the OHWM allowing more light under the ramps along the nearshore.
- Approximately 8 cubic yards of derelict piling, litter, dimensional lumber, and boating equipment will be removed.
- The project has qualified for the Restoration and Permitting (RAP) program and will pay an in-lieu fee to be used for salmon restoration.

The following are additional mitigation scope measures to ensure that No Net Loss of shoreline functions is exceeded and will provide lift for aquatic ecological functions at the site:

- Spreading 25 cubic yards of 2-inch-minus gravels in the area with the removed bulkhead and along the shoreline in the marina.
- Placing and anchoring 3 clusters of at least two pieces of large woody material (LWM) at least 15 in length along the shoreline in the marina
- Removal of Eurasian milfoil from 1.7 acres of lakebed within the marina and swim.
- Planting additional native shrubs along the shoreline in 3 locations.
- Reducing the fixed pier by one foot in width for the entire 257 feet of pier while still maintaining ADA access requirements (this requires that we increase the gangway by 1 ft x 6' wide). The extra foot of width will be removed on the landward side of the pier pushing the pier out an additional foot. This will reduce the square footage of the proposed pier by 257 square feet.

8b. Will your project impact a waterbody or the area around a waterbody? [\[help\]](#)

Yes No

8c. Have you prepared a mitigation plan to compensate for the project's adverse impacts to non-wetland waterbodies? [\[help\]](#)

- If Yes, submit the plan with the JARPA package and answer 8d.
- If No, or Not applicable, explain below why a mitigation plan should not be required.

Yes No Don't know

A no net loss report will be prepared as part of the City of Mercer Island application and includes a mitigation plan. The project has been approved under the RAP program.

8d. Summarize what the mitigation plan is meant to accomplish. Describe how a watershed approach was used to design the plan.

- If you already completed 7g you do not need to restate your answer here. [\[help\]](#)

The mitigation elements are designed to reduce effective over water coverage, restore 60 feet of shoreline to beach conditions, and reduce overwater coverage in the nearshore environment.

8e. Summarize impact(s) to each waterbody in the table below. [\[help\]](#)

| Activity (clear, dredge, fill, pile drive, etc.) | Waterbody name ¹ | Impact location ² | Duration of impact ³ | Amount of material (cubic yards) to be placed in or removed from waterbody | Area (sq. ft. or linear ft.) of waterbody directly affected |
|--|-----------------------------|------------------------------|---------------------------------|--|---|
| Pile installation | Lake Washington | Marina | Permanent | 98 piles | 56.2 sq ft |
| Dock and float installation (grated decking) | Lake Washington | Nearshore at the marina | Permanent | 0 | 11,617 sq ft, 4,732 effective coverage |
| Bulkhead removal | Lake Washington | Shoreline in swim area | Permanent | Up to 25 CY may be removed from below the OHWM | 60 linear feet |
| Pile removal and debris removal | Lake Washington | Marina | Permanent | 121 piles, 8 cubic yards of debris | 111.5 sq ft |
| Dock and float removal | Lake Washington | Marina | Permanent | 0 | 7,533 sq ft |

¹ If no official name for the waterbody exists, create a unique name (such as "Stream 1") The name should be consistent with other documents provided.

² Indicate whether the impact will occur in or adjacent to the waterbody. If adjacent, provide the distance between the impact and the waterbody and indicate whether the impact will occur within the 100-year flood plain.

³ Indicate the days, months or years the waterbody will be measurably impacted by the work. Enter "permanent" if applicable.

8f. For all activities identified in 8e, describe the source and nature of the fill material, amount (in cubic yards) you will use, and how and where it will be placed into the waterbody. [\[help\]](#)

Up to 25 cubic yards of beach nourishment materials will be placed along the shoreline where the bulkhead is removed. This material will be from a commercial source and approved by WDFW. No other fill material is proposed.

8g. For all excavating or dredging activities identified in 8e, describe the method for excavating or dredging, type and amount of material you will remove, and where the material will be disposed. [\[help\]](#)

Removal of the bulkhead will be done with a backhoe and excavated material will not be allowed to re-enter the lake.

All structural materials removed will be placed on the contractor's barge and removed at the yard and disposed of at approved upland facilities.

8h. Have you prepared a Water Quality Monitoring Plan (WQMP) for all in-water work (below ordinary high water), over water work or discharges to waters of the state?

Yes No

If NO describe the monitoring that you will be conducting including parameters, equipment and locations, or explain why monitoring will not be necessary. [help]

Visual monitoring will be done by the construction foreperson, and if a turbidity plume is observed, work will stop while it is allowed to clear, and the activity causing the turbidity will be modified to prevent a recurrence. BMPs will be followed to minimize turbidity during construction, and turbidity is not expected to exceed state water quality standards.

Part 9—Additional Information

Any additional information you can provide helps the reviewer(s) understand your project. Complete as much of this section as you can. It is ok if you cannot answer a question.

9a. If you have already worked with any government agencies on this project, list them below. [help]

| Agency Name | Contact Name | Phone | Most Recent Date of Contact |
|-----------------------|------------------|--------------|-----------------------------|
| City of Mercer Island | Robin Proebsting | 206-275-7717 | June 2021 |
| WDFW | Miles Penk | 425-677-1297 | November 2021 |
| NMFS | Donald Hubner | 206-526-4359 | May 2022 |

9b. Are any of the wetlands or waterbodies identified in Part 7 or Part 8 of this JARPA on the Washington Department of Ecology's 303(d) List? [help]

- If Yes, list the parameter(s) below.
- If you don't know, use Washington Department of Ecology's Water Quality Assessment tools at: <https://ecology.wa.gov/Water-Shorelines/Water-quality/Water-improvement/Assessment-of-state-waters-303d>.

Yes No

9c. What U.S. Geological Survey Hydrological Unit Code (HUC) is the project in? [help]

- Go to <http://cfpub.epa.gov/surf/locate/index.cfm> to help identify the HUC.

171100120400

9d. What Water Resource Inventory Area Number (WRIA #) is the project in? [help]

- Go to <https://ecology.wa.gov/Water-Shorelines/Water-supply/Water-availability/Watershed-look-up> to find the WRIA #.

8, Cedar-Sammamish

9e. Will the in-water construction work comply with the State of Washington water quality standards for turbidity? [help]

- Go to <https://ecology.wa.gov/Water-Shorelines/Water-quality/Freshwater/Surface-water-quality-standards/Criteria> for the standards.

Yes No Not applicable

9f. If the project is within the jurisdiction of the Shoreline Management Act, what is the local shoreline environment designation? [help]

- If you don't know, contact the local planning department.
- For more information, go to: <https://ecology.wa.gov/Water-Shorelines/Shoreline-coastal-management/Shoreline-coastal-planning/Shoreline-laws-rules-and-cases>.

Urban Natural Aquatic Conservancy Other: Shoreline Residential

| |
|--|
| <p>9g. What is the Washington Department of Natural Resources Water Type? [help]</p> <ul style="list-style-type: none"> Go to http://www.dnr.wa.gov/forest-practices-water-typing for the Forest Practices Water Typing System. <p><input checked="" type="checkbox"/> Shoreline <input type="checkbox"/> Fish <input type="checkbox"/> Non-Fish Perennial <input type="checkbox"/> Non-Fish Seasonal</p> |
| <p>9h. Will this project be designed to meet the Washington Department of Ecology's most current stormwater manual? [help]</p> <ul style="list-style-type: none"> If No, provide the name of the manual your project is designed to meet. <p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Name of manual: _____</p> |
| <p>9i. Does the project site have known contaminated sediment? [help]</p> <ul style="list-style-type: none"> If Yes, please describe below. <p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> |
| <p>9j. If you know what the property was used for in the past, describe below. [help]</p> <p>The property has been used as a beach club facility for over 50 years.</p> |
| <p>9k. Is the project located in or adjacent to a designated state or federal contaminated site or clean-up site. (e.g. MTCA or CERCLA)?</p> <ul style="list-style-type: none"> If Yes, provide any additional details below. <p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> |
| <p>9l. Has a cultural resource (archaeological) survey been performed on the project area? [help]</p> <ul style="list-style-type: none"> If Yes, attach it to your JARPA package. <p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> |
| <p>9m. Name each species listed under the federal Endangered Species Act that occurs in the vicinity of the project area or might be affected by the proposed work. [help]</p> <p>Chinook salmon (<i>Oncorhynchus tshawytscha</i>), Steelhead (<i>O. mykiss</i>), bull trout (<i>Salvelinus confluentus</i>)</p> |
| <p>9n. Name each species or habitat on the Washington Department of Fish and Wildlife's Priority Habitats and Species List that might be affected by the proposed work. [help]</p> <p>The PHS map also shows sockeye salmon (<i>O. nerka</i>) and Kokanee (resident sockeye). A disclaimer on the site says the parcel has not been surveyed by the PHS program; it is likely that bald eagles are in the area. It is also possible that marbled murrelets fly over the site on their way between nesting and feeding grounds. These bird species are not likely to nest on the site and can easily avoid it during construction.</p> |

Part 10–SEPA Compliance and Permits

Use the resources and checklist below to identify the permits you are applying for.

- Online Project Questionnaire at <http://apps.oria.wa.gov/opas/>.
- Governor's Office for Regulatory Innovation and Assistance at (800) 917-0043 or help@oria.wa.gov.
- For a list of addresses to send your JARPA to, click on [agency addresses for completed JARPA](#).

10a. Compliance with the State Environmental Policy Act (SEPA). (Check all that apply.) [\[help\]](#)

- For more information about SEPA, go to <https://ecology.wa.gov/regulations-permits/SEPA-environmental-review>.

A copy of the SEPA determination or letter of exemption is included with this application.

A SEPA determination is pending with City of Mercer Island (lead agency). The expected decision date is Summer 2025.

I am applying for a Fish Habitat Enhancement Exemption. (Check the box below in 10b.) [\[help\]](#)

This project is exempt (choose type of exemption below).

Categorical Exemption. Under what section of the SEPA administrative code (WAC) is it exempt?

Other: _____

SEPA is pre-empted by federal law.

10b. Indicate the permits you are applying for. (Check all that apply.) [\[help\]](#)

LOCAL GOVERNMENT

Local Government Shoreline permits:

Substantial Development Conditional Use Variance

Shoreline Exemption Type (explain): _____

Other City/County permits:

Floodplain Development Permit Critical Areas Ordinance

STATE GOVERNMENT

Washington Department of Fish and Wildlife:

Hydraulic Project Approval (HPA) Fish Habitat Enhancement Exemption – [Attach Exemption Form](#)

Washington Department of Natural Resources:

Aquatic Use Authorization
Complete [JARPA Attachment E](#) and submit a check for \$25 payable to the Washington Department of Natural Resources.
Do not send cash.

Washington Department of Ecology:

Section 401 Water Quality Certification

Authorization to impact waters of the state, including wetlands (Check this box if the proposed impacts are to waters not subject to the federal Clean Water Act)

FEDERAL AND TRIBAL GOVERNMENT

United States Department of the Army (U.S. Army Corps of Engineers):

Section 404 (discharges into waters of the U.S.) Section 10 (work in navigable waters)

United States Coast Guard:
For projects or bridges over waters of the United States, contact the U.S. Coast Guard at:

Bridge Permit: D13-SMB-D13-BRIDGES@uscg.mil

Private Aids to Navigation (or other non-bridge permits): D13-SMB-D13-PATON@uscg.mil

United States Environmental Protection Agency:

Section 401 Water Quality Certification (discharges into waters of the U.S.) on tribal lands where tribes do not have treatment as a state (TAS)

Tribal Permits: (Check with the tribe to see if there are other tribal permits, e.g., Tribal Environmental Protection Act, Shoreline Permits, Hydraulic Project Permits, or other in addition to CWA Section 401 WQC)

Section 401 Water Quality Certification (discharges into waters of the U.S.) where the tribe has treatment as a state (TAS).

Part 11—Authorizing Signatures

Signatures are required before submitting the JARPA package. The JARPA package includes the JARPA form, project plans, photos, etc. [\[help\]](#)

11a. Applicant Signature (required) [\[help\]](#)

I certify that to the best of my knowledge and belief, the information provided in this application is true, complete, and accurate. I also certify that I have the authority to carry out the proposed activities, and I agree to start work only after I have received all necessary permits.

I hereby authorize the agent named in Part 3 of this application to act on my behalf in matters related to this application. GM (initial)

By initialing here, I state that I have the authority to grant access to the property. I also give my consent to the permitting agencies entering the property where the project is located to inspect the project site or any work related to the project. GM (initial)

Gardner Morelli
Applicant Printed Name

Gardner Morelli
Applicant Signature

10-27-25
Date

11b. Authorized Agent Signature [\[help\]](#)

I certify that to the best of my knowledge and belief, the information provided in this application is true, complete, and accurate. I also certify that I have the authority to carry out the proposed activities and I agree to start work only after all necessary permits have been issued.

Brad Thiele
Authorized Agent Printed Name

Brad Thiele
Authorized Agent Signature

10/28/25
Date

11c. Property Owner Signature (if not applicant) [\[help\]](#)

Not required if project is on existing rights-of-way or easements (provide copy of easement with JARPA).

I consent to the permitting agencies entering the property where the project is located to inspect the project site or any work. These inspections shall occur at reasonable times and, if practical, with prior notice to the landowner.

James Barber, President, MIBC
Property Owner Printed Name

James Barber
Property Owner Signature

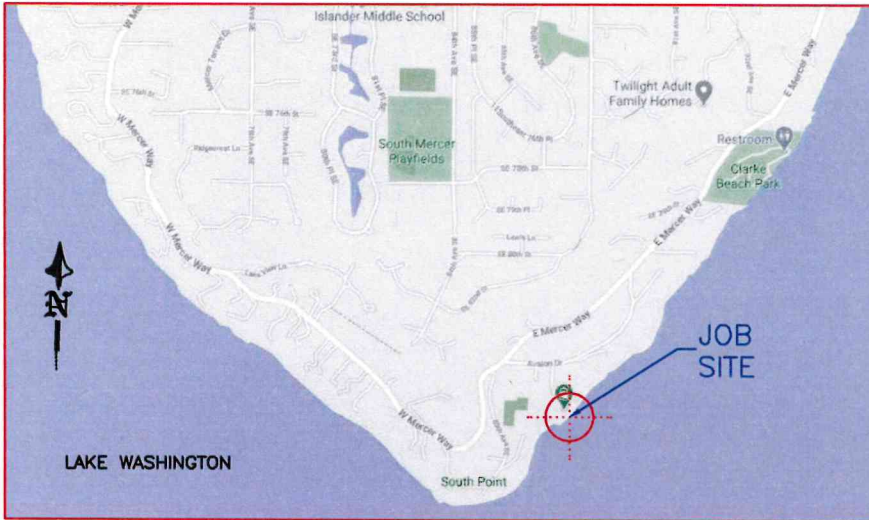
10/27/25
Date

18 U.S.C §1001 provides that: Whoever, in any manner within the jurisdiction of any department or agency of the United States knowingly falsifies, conceals, or covers up by any trick, scheme, or device a material fact or makes any false, fictitious, or fraudulent statements or representations or makes or uses any false writing or document knowing same to contain any false, fictitious, or fraudulent statement or entry, shall be fined not more than \$10,000 or imprisoned not more than 5 years or both.

If you require this document in another format, contact the Governor's Office for Regulatory Innovation and Assistance (ORIA) at (800) 917-0043. People with hearing loss can call 711 for Washington Relay Service. People with a speech disability can call (877) 833-6341. ORIA publication number: ORIA-16-011 rev. 09/2018

Appendix A: Project Drawings

VICINITY MAP/NO SCALE



JOBSITE



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 TGW LOT 8 BLK 4 IN PLAT OF AVALON PARK

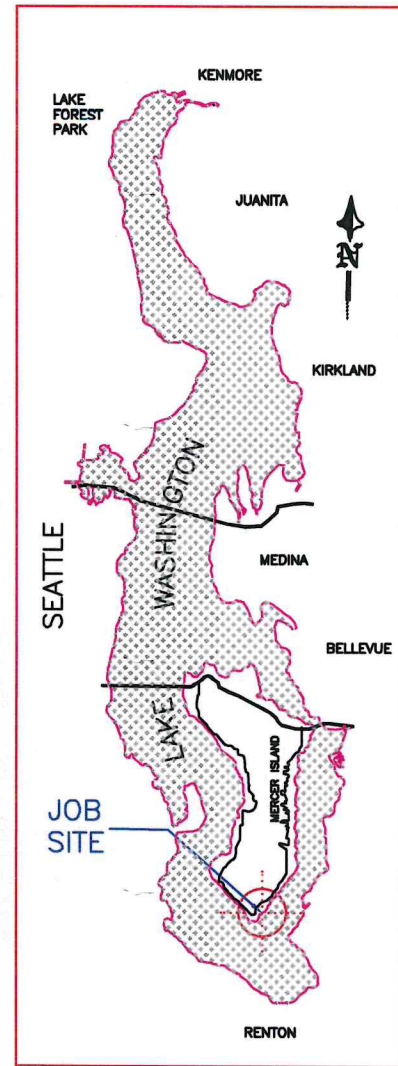
NOTES:

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.

ALL FLOAT & RAMP CONNECTIONS TO UTILIZE MANTLE'S QUIET HINGE SYSTEM.

AREA MAP/NO SCALE



PROJECT DESIGNED BY:

Waterfront Construction Inc.

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REVISED
10/27/2025

TO INCLUDE ADDITIONAL MITIGATION PER NEC 9/23/2025.

ADJACENT OWNERS:
 ① MICHAEL HARTLEY
 8410 BENOTHO PL
 MERCER ISLAND, WA 98040
 ② MARTIN LEVY
 8302 AVALON DR
 MERCER ISLAND, WA 98040

PROPOSED: MARINA REBUILD
 PURPOSE: REPLACE AGING MARINA &
 CREATE ECO-FRIENDLY SHORELINE

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

DWG#: 20-37005-A23-1

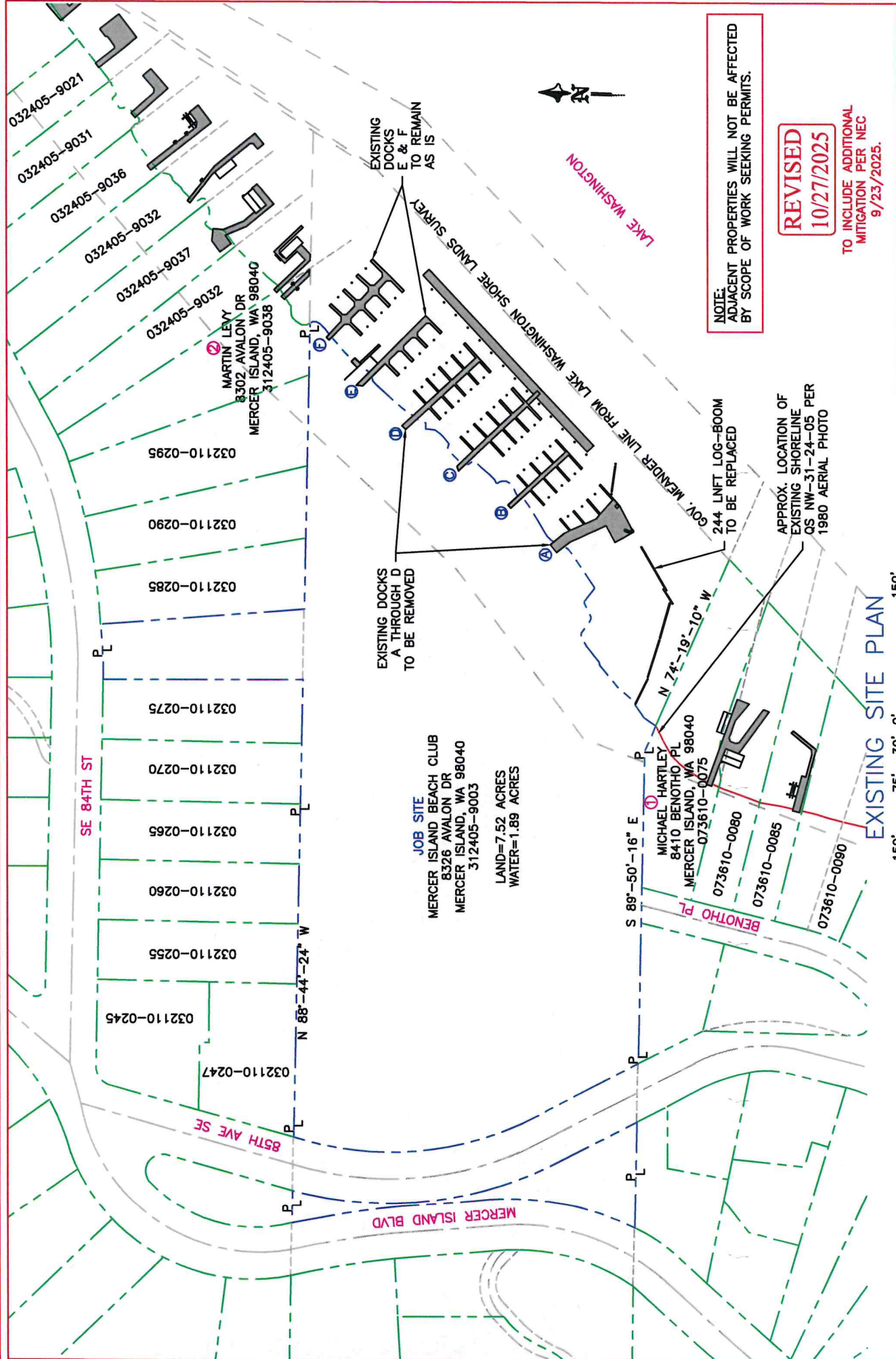
APPLICANT: MERCER ISLAND BEACH CLUB

SITE ADD. 8326 AVALON DRIVE
 MERCER ISLAND, WA 98040

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

APPLICATION#:

PAGE: 1 OF: 28 DATE: 12/22/2021



SE 84TH ST

85TH AVE SE

MERCER ISLAND BLVD

BENOTHO PL

LAKE WASHINGTON

032110-0247

032110-0255

032110-0260

032110-0265

032110-0270

032110-0275

032110-0285

032110-0290

032110-0295

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

032405-9032

032405-9037

032405-9036

032405-9031

032405-9021

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

LAND=7.52 ACRES
WATER=1.89 ACRES

EXISTING DOCKS
A THROUGH D
TO BE REMOVED

EXISTING DOCKS
E & F
TO REMAIN
AS IS

244 LIFT LOG-BOOM
TO BE REPLACED

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

S 89°-50'-16" E

N 74°-19'-10" W

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

073610-0080

073610-0085

073610-0090

EXISTING SITE PLAN



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

REVISED
10/27/2025

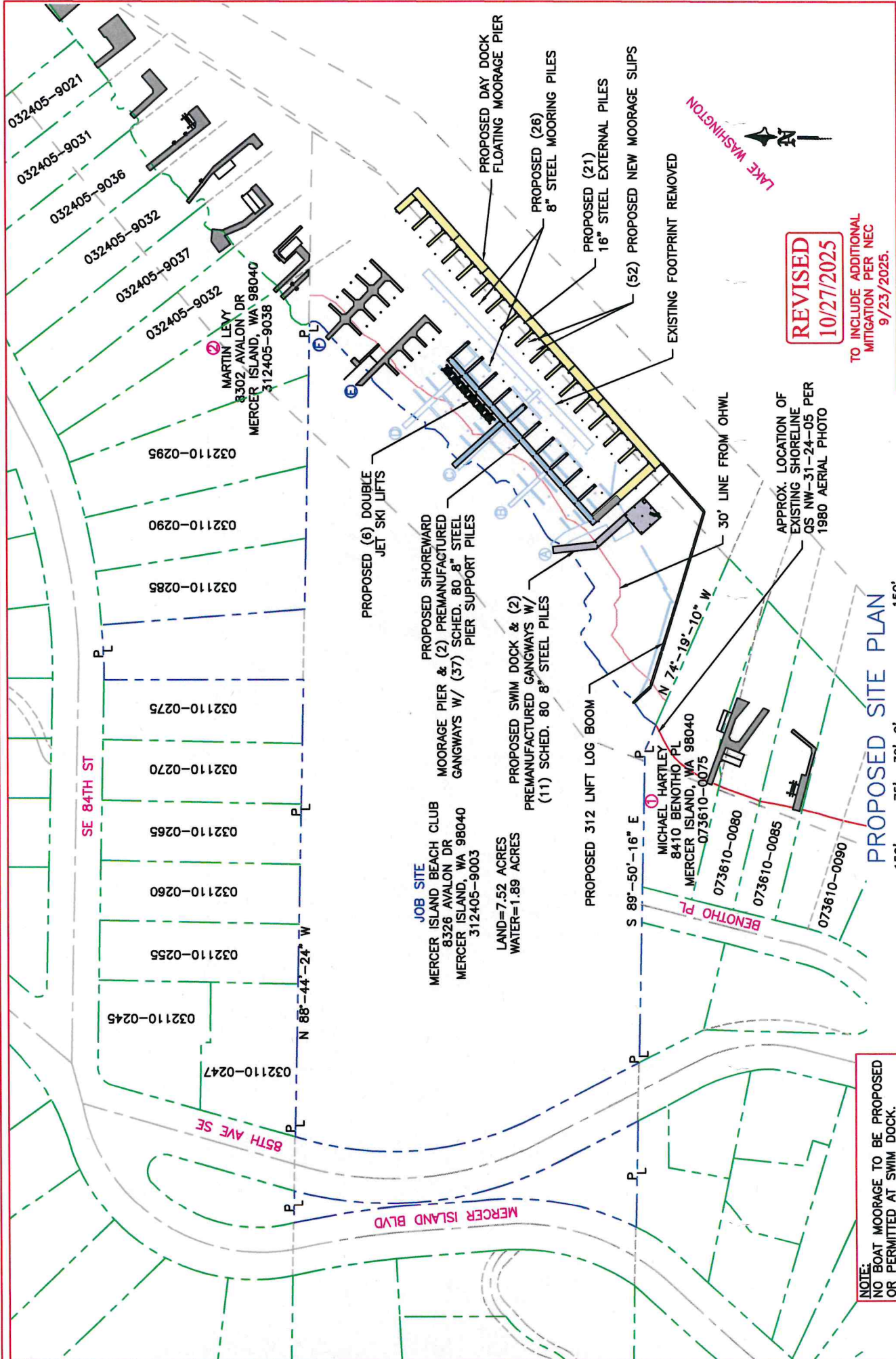
TO INCLUDE ADDITIONAL
MITIGATION PER NEC
9/23/2025.

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| | |
|------------------|--------------------------|
| REFERENCE #: | |
| APPLICANT: | MERCER ISLAND BEACH CLUB |
| PROPOSED: | MARINA REBUILD |
| SHEET: 2 | OF: 28 |
| DATE: 12/22/2021 | DWG#: 20-37005-A23-2 |



REVISED
10/27/2025

TO INCLUDE ADDITIONAL
MITIGATION PER NEC
9/23/2025.

| | |
|------------------|--------------------------|
| REFERENCE #: | |
| APPLICANT: | MERCER ISLAND BEACH CLUB |
| PROPOSED: | MARINA REBUILD |
| SHEET: 3 | OF: 28 |
| DATE: 12/22/2021 | DWG#: 20-37005-A23-3 |

PROPOSED SITE PLAN

150' 75' 30' 0' 150'

SCALE: 1"=150'

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

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SE 84TH ST

85TH AVE SE

MERCER ISLAND BLVD

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

LAND=7.52 ACRES
WATER=1.89 ACRES

032110-0247
032110-0245
032110-0255
032110-0260
032110-0265
032110-0270
032110-0275
032110-0285
032110-0290
032110-0295

032405-9021
032405-9031
032405-9036
032405-9032
032405-9037
032405-9032
MARTIN LEVY
3302 AVALON DR
MERCER ISLAND, WA 98040
312405-9038

PROPOSED SHOREWARD
MOORAGE PIER & (2) PREMANUFACTURED
GANWAYS W/ (37) SCHED. 80 8" STEEL
PIER SUPPORT PILES

PROPOSED SWIM DOCK & (2)
PREMANUFACTURED GANWAYS W/
(11) SCHED. 80 8" STEEL PILES

PROPOSED (6) DOUBLE
JET SKI LIFTS

PROPOSED DAY DOCK
FLOATING MOORAGE PIER

PROPOSED (26)
8" STEEL MOORING PILES

PROPOSED (21)
16" STEEL EXTERNAL PILES

(52) PROPOSED NEW MOORAGE SLIPS

EXISTING FOOTPRINT REMOVED

30' LINE FROM OHWL

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

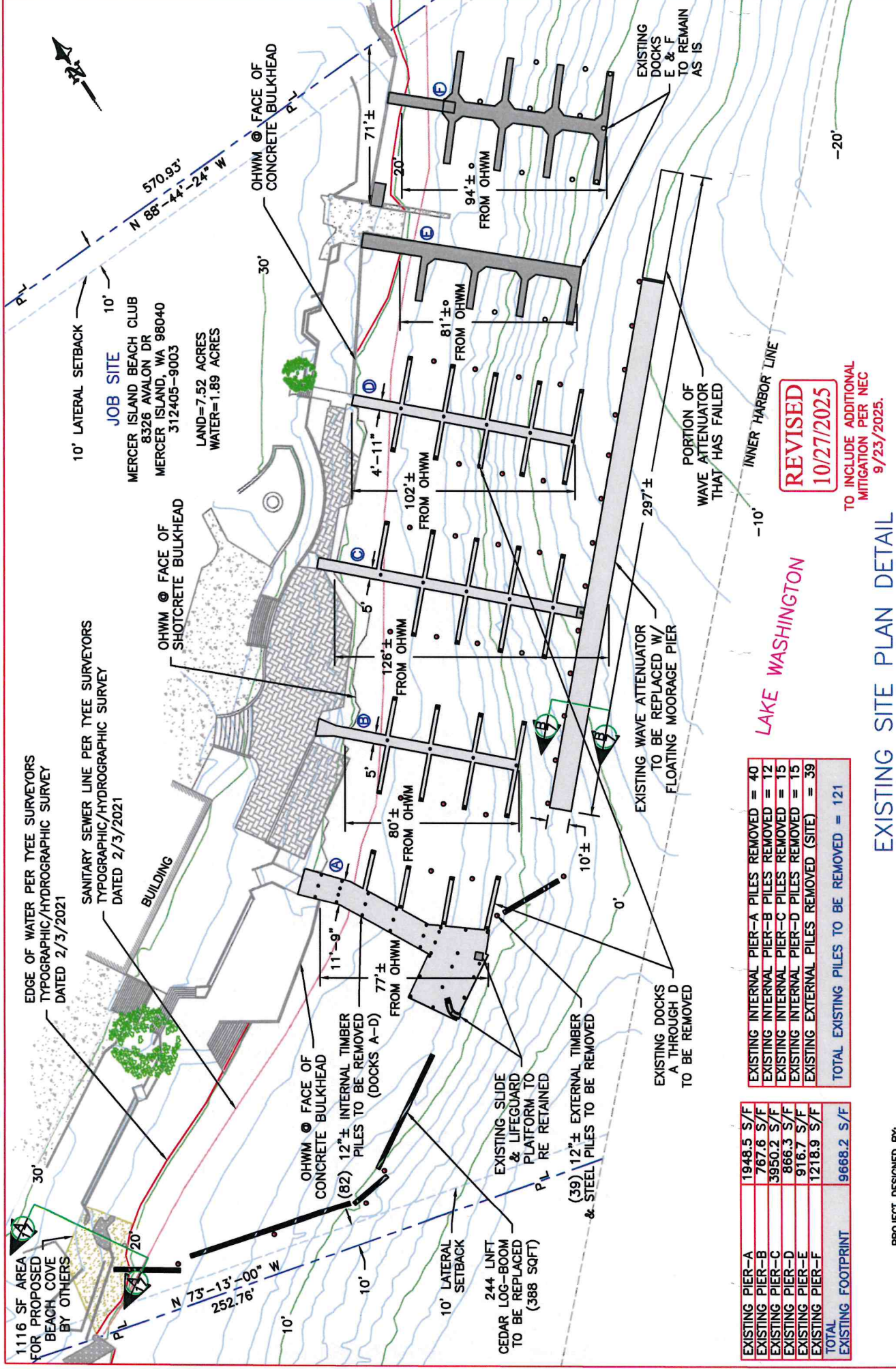
S 89°-50'-16" E
MICHAEAL HARTLEY
8410 BENOETHO PL
MERCER ISLAND, WA 98040
073610-0075

N 74°-19'-10" W

073610-0080
073610-0085
073610-0090

BENOETHO PL





REVISED
10/27/2025

TO INCLUDE ADDITIONAL
MITIGATION PER NEC
9/23/2025.

| | |
|-----------------|-------------------|
| EXISTING PIER-A | 1948.5 S/F |
| EXISTING PIER-B | 767.6 S/F |
| EXISTING PIER-C | 3950.2 S/F |
| EXISTING PIER-D | 866.3 S/F |
| EXISTING PIER-E | 916.7 S/F |
| EXISTING PIER-F | 1218.9 S/F |
| TOTAL | 9668.2 S/F |

| | |
|---|--------------|
| EXISTING INTERNAL PIER-A PILES REMOVED | = 40 |
| EXISTING INTERNAL PIER-B PILES REMOVED | = 12 |
| EXISTING INTERNAL PIER-C PILES REMOVED | = 15 |
| EXISTING INTERNAL PIER-D PILES REMOVED | = 15 |
| EXISTING EXTERNAL PILES REMOVED (SITE) | = 39 |
| TOTAL EXISTING PILES TO BE REMOVED | = 121 |

EXISTING SITE PLAN DETAIL



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| | |
|--------------------------|-------------------------------------|
| REFERENCE #: | APPLICANT: MERCER ISLAND BEACH CLUB |
| PROPOSED: MARINA REBUILD | |
| SHEET: 4 OF: 28 | NEAR/AT: MERCER ISLAND |
| DATE: 12/22/2021 | DWG#: 20-37005-A23-4 |

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

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

SANITARY SEWER LINE PER TTEE SURVEYORS
TYPOGRAPHIC/HYDROGRAPHIC SURVEY
DATED 2/3/2021

10' LATERAL SETBACK

OHWM @ FACE OF SHOTCRETE BULKHEAD

OHWM @ FACE OF CONCRETE BULKHEAD

OHWM @ FACE OF CONCRETE BULKHEAD (82) 12"± INTERNAL TIMBER PILES TO BE REMOVED (DOCKS A-D)

OHWM @ FACE OF SHOTCRETE BULKHEAD

EXISTING SLIDE & LIFEGUARD PLATFORM TO BE RETAINED

(39) 12"± EXTERNAL TIMBER & STEEL PILES TO BE REMOVED

EXISTING DOCKS A THROUGH D TO BE REMOVED

EXISTING WAVE ATTENUATOR TO BE REPLACED W/ FLOATING MOORAGE PIER

PORTION OF WAVE ATTENUATOR THAT HAS FAILED

EXISTING DOCKS E & F TO REMAIN AS IS

LAKE WASHINGTON

INNER HARBOR LINE

10' LATERAL SETBACK

10' LATERAL SETBACK

10' LATERAL SETBACK

10' LATERAL SETBACK

10' LATERAL SETBACK

10' LATERAL SETBACK

10' LATERAL SETBACK

10' LATERAL SETBACK

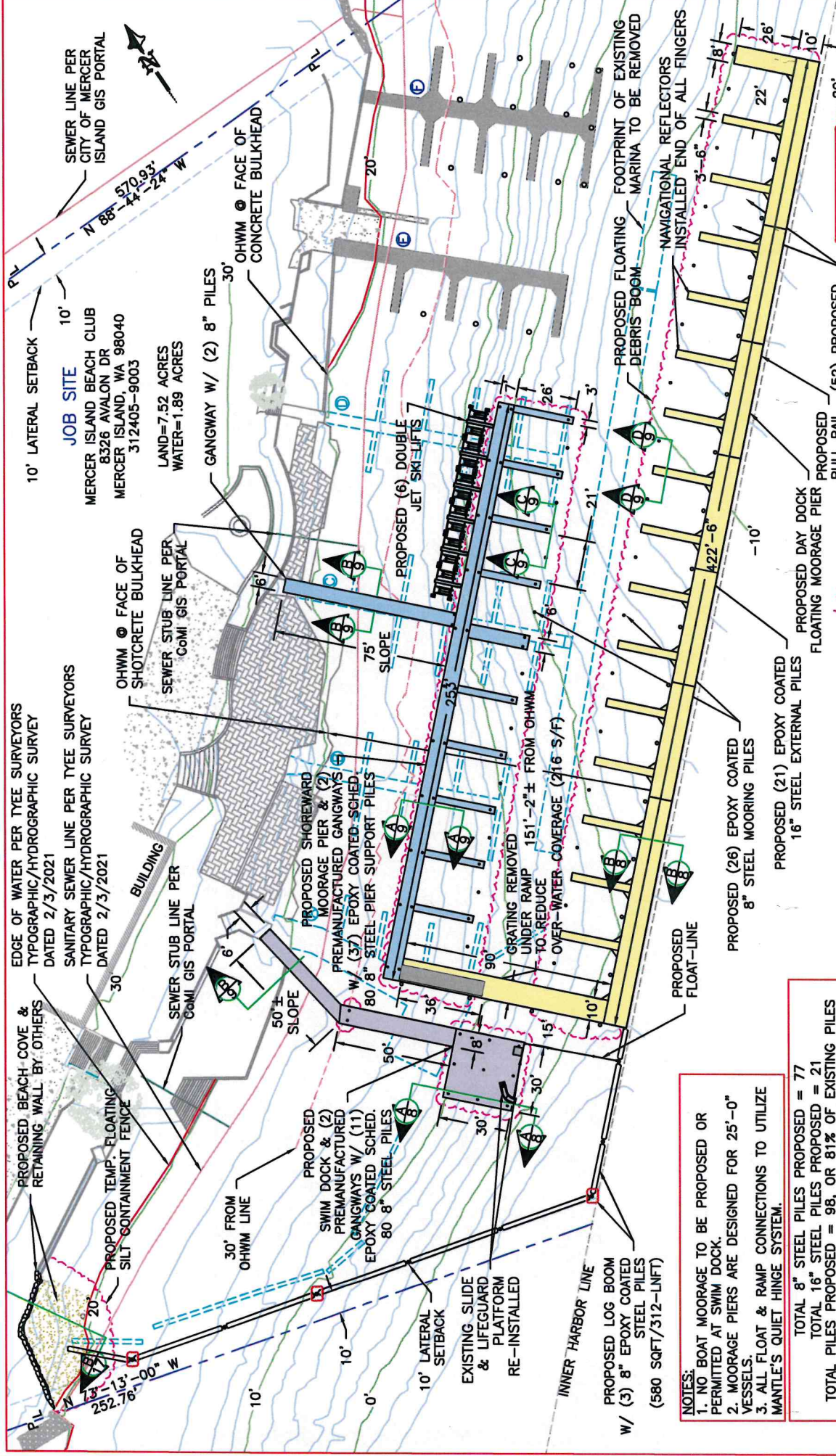
10' LATERAL SETBACK

10' LATERAL SETBACK

10' LATERAL SETBACK

10' LATERAL SETBACK

10' LATERAL SETBACK



REVISED
10/27/2025
 TO INCLUDE ADDITIONAL
 MITIGATION PER NEC
 9/23/2025.

LAKE WASHINGTON
PROPOSED SITE PLAN DETAIL



REFERENCE #:
 APPLICANT: MERCER ISLAND BEACH CLUB
 PROPOSED: MARINA REBUILD
 SHEET: 5 OF: 28 (NEAR/AT: MERCER ISLAND
 DATE: 12/22/2021 DWG#: 20-37005-A23-5

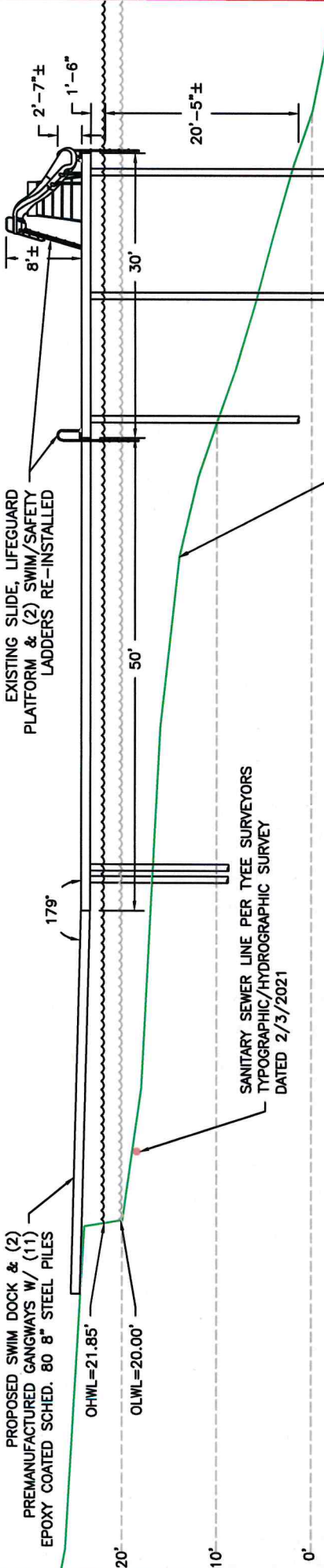
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- NOTES:
 1. NO BOAT MOORAGE TO BE PROPOSED OR PERMITTED AT SWIM DOCK.
 2. MOORAGE PIERS ARE DESIGNED FOR 25'-0" VESSELS.
 3. ALL FLOAT & RAMP CONNECTIONS TO UTILIZE MANTLE'S QUIET HINGE SYSTEM.

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 | 1586 S/F | PROPOSED |
| SHOREWARD MOORAGE PIER & RAMP | 3079 S/F | PROPOSED |
| DOUBLE JETSKI LIFTS | 108 S/F | PROPOSED |
| DAY DOCK MOORAGE PIER | 6842 S/F | PROPOSED |
| EXISTING DOCKS E, F | 2135.6 S/F | TO BE RETAINED |
| TOTAL PROPOSED/EXISTING STRUCT. | 13752.6 S/F | |

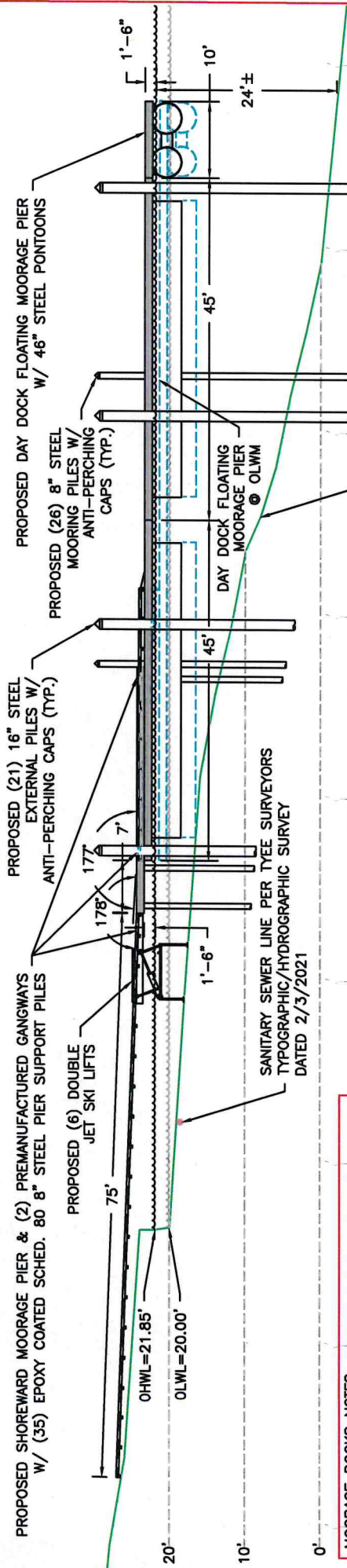
EDGE OF WATER PER TEE SURVEYORS
 TYPOGRAPHIC/HYDROGRAPHIC SURVEY
 DATED 2/3/2021
 SANITARY SEWER LINE PER TEE SURVEYORS
 TYPOGRAPHIC/HYDROGRAPHIC SURVEY
 DATED 2/3/2021
 PROPOSED BEACH COVE & RETAINING WALL BY OTHERS
 PROPOSED TEMP. FLOATING SILT CONTAINMENT FENCE
 30' FROM OHWM LINE
 SWIM DOCK & (2) PREMANUFACTURED GANGWAYS W/ (11) EPOXY COATED SCHED. 80 8" STEEL PILES
 PROPOSED SHOREWARD MOORAGE PIER & (2) PREMANUFACTURED GANGWAYS W/ (37) EPOXY COATED SCHED. 80 8" STEEL PIER SUPPORT PILES
 PROPOSED (6) DOUBLE JET SKI LIFTS
 GRATING REMOVED UNDER RAMP TO REDUCE OVER-WATER COVERAGE (216 S/F)
 151'-2" ± FROM OHWM
 PROPOSED (21) EPOXY COATED 16" STEEL EXTERNAL PILES
 PROPOSED (26) EPOXY COATED 8" STEEL MOORING PILES
 PROPOSED DAY DOCK
 FLOATING MOORAGE PIER
 PROPOSED BULL RAIL
 (52) PROPOSED NEW MOORAGE SLIPS
 NAVIGATIONAL REFLECTORS INSTALLED END OF ALL FINGERS
 PROPOSED FLOATING DEBRIS BOOM
 FOOTPRINT OF EXISTING MARINA TO BE REMOVED
 OHWM @ FACE OF CONCRETE BULKHEAD
 OHWM @ FACE OF SHOTCRETE BULKHEAD
 SEWER STUB LINE PER CoMI GIS PORTAL
 SEWER LINE PER CITY OF MERCER ISLAND GIS PORTAL
 10' LATERAL SETBACK
 JOB SITE
 MERCER ISLAND BEACH CLUB
 8326 AVALON DR
 MERCER ISLAND, WA 98040
 312405-9003
 LAND=7.52 ACRES
 WATER=1.89 ACRES
 GANGWAY W/ (2) 8" PILES
 30' FROM OHWM LINE
 EXISTING SLIDE & LIFEGUARD PLATFORM RE-INSTALLED
 10' LATERAL SETBACK
 INNER HARBOR LINE
 PROPOSED LOG BOOM W/ (3) 8" EPOXY COATED STEEL PILES (580 SQFT/312-LIFT)



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 TEE SURVEYORS TYPOGRAPHIC/HYDROGRAPHIC SURVEY DATED 2/3/2021



MOORAGE DOCKS NOTES:
 WATER DEPTH AT THE WATERWARD EDGE VARIES FROM ±24' 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.

PROPOSED MOORAGE DOCKS ELEVATION

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

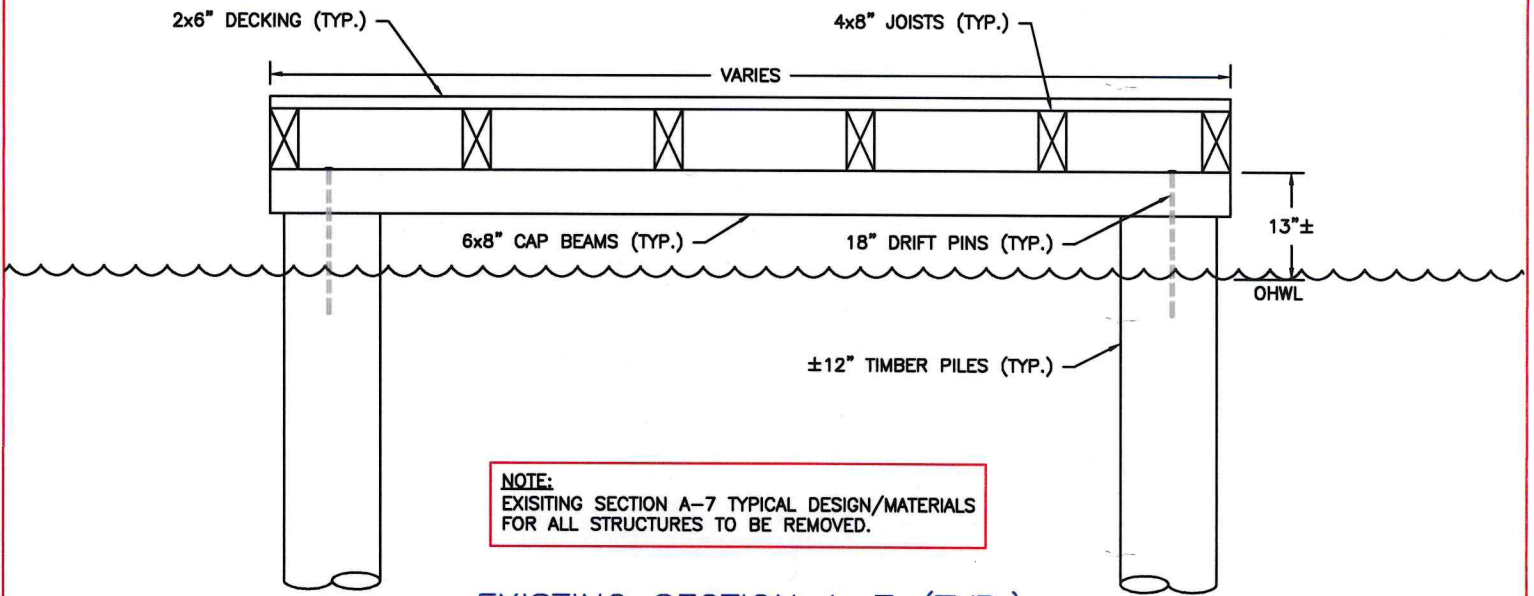


REVISED
 10/27/2025

TO INCLUDE ADDITIONAL MITIGATION PER NEC 9/23/2025.

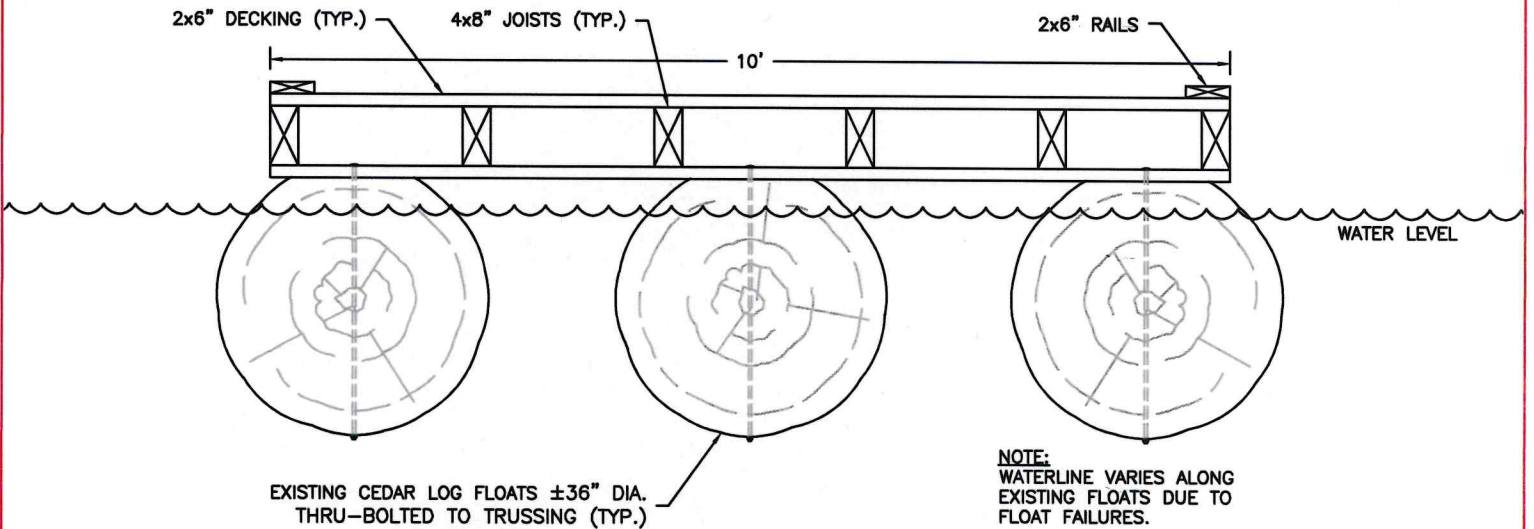
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| | |
|--------------|--------------------------|
| REFERENCE #: | |
| APPLICANT: | MERCER ISLAND BEACH CLUB |
| PROPOSED: | MARINA REBUILD |
| SHEET: | 6 OF 28 |
| DATE: | 12/22/2021 |
| DWG#: | 20-37005-A23-6 |

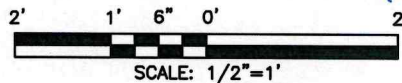


EXISTING SECTION A-7 (TYP.)

SCALE: 1/2"=1'



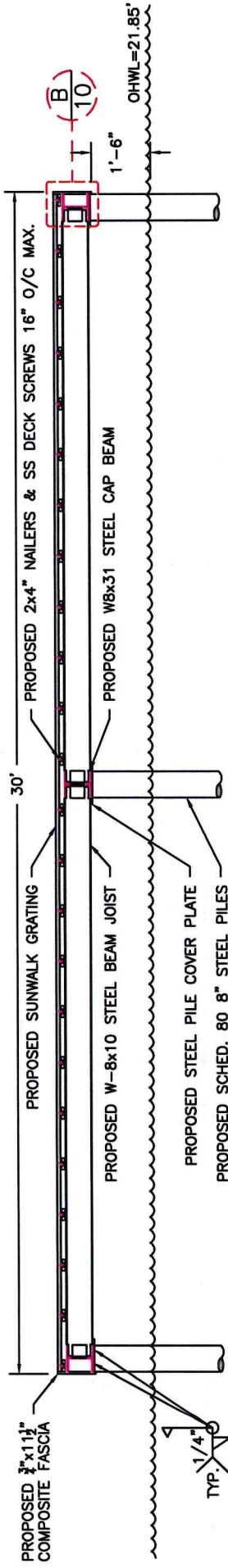
EXISTING SECTION B-7 (TYP.)



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REVISED
10/27/2025
TO INCLUDE ADDITIONAL
MITIGATION PER NEC
9/23/2025.

| | | |
|-------------------------------------|----------------------|------------------------|
| REFERENCE #: | | |
| APPLICANT: MERCER ISLAND BEACH CLUB | | |
| PROPOSED: MARINA REBUILD | | |
| SHEET: 7 | OF: 28 | NEAR/AT: MERCER ISLAND |
| DATE: 12/22/2021 | DWG#: 20-37005-A23-7 | |



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 2x4" NAILERS & SS DECK SCREWS 16" O/C MAX.

PROPOSED W8x10 STEEL BEAM JOIST

PROPOSED SUNWALK GRATING

PROPOSED 3x4" NAILERS & SS DECK SCREWS 16" O/C MAX.

PROPOSED W8x31 STEEL CAP BEAM

PROPOSED STEEL PILE COVER PLATE

PROPOSED ECO-GRATE 62 DECKING

SCALE: 1/4"=1'

PROPOSED 6x6" BULL RAIL

PROPOSED 5 1/2"x12" GLU-LAM BEAM

PROPOSED 3x6" STEEL ANGLE BRACKET

3/4" GALV. STEEL THRU-BOLTS

PROPOSED 2x8" RIM JOISTS

PROPOSED 48" DIA. FULLY-ENCLOSED STEEL PONTOON FLOAT

PROPOSED 2x8" RIM JOISTS

PROPOSED 1"-7" WATER LEVEL

PROPOSED 1" BEAM SPREADER WELDED TO PONTOONS @ 10' O/C

PROPOSED 3x6" STEEL ANGLE BRACKET

PROPOSED 1/4" TYP.

SCALE: 1/2"=1'

PROPOSED 48" DIA. FULLY-ENCLOSED STEEL PONTOON FLOAT

PROPOSED 1" BEAM SPREADER WELDED TO PONTOONS @ 10' O/C

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

PROPOSED 1" BEAM SPREADER WELDED TO PONTOONS @ 10' O/C

SCALE: 1/2"=1'

PROPOSED 1" BEAM SPREADER WELDED TO PONTOONS @ 10' O/C

SCALE: 1/2"=1'

PROPOSED 1" BEAM SPREADER WELDED TO PONTOONS @ 10' O/C

REVISED
 10/27/2025

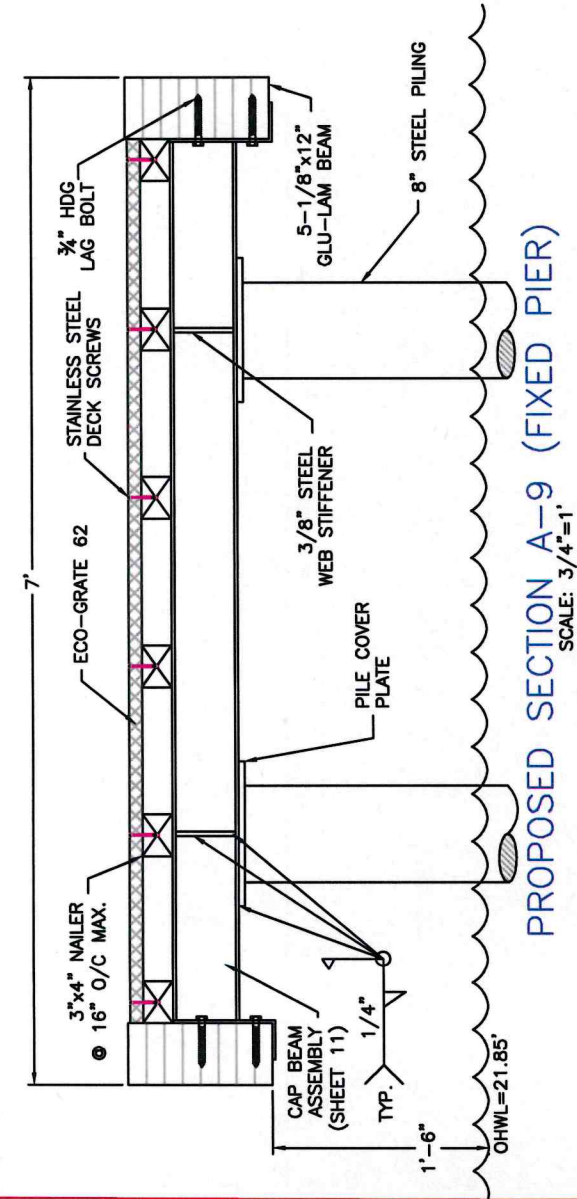
TO INCLUDE ADDITIONAL MITIGATION PER NEC 9/23/2025.

PROJECT DESIGNED BY:

Waterfront Construction Inc.

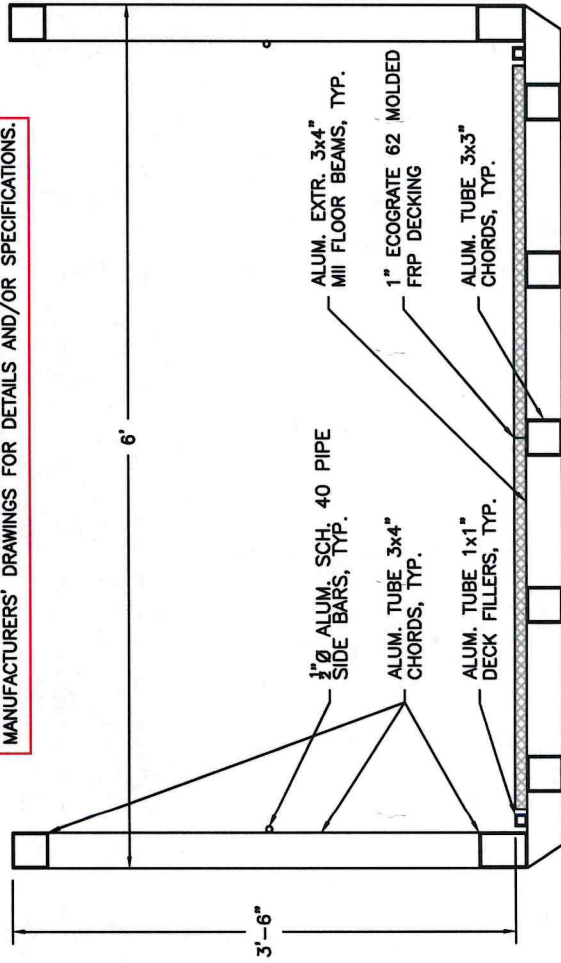
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| | |
|--------------|--------------------------|
| REFERENCE #: | MERCER ISLAND BEACH CLUB |
| APPLICANT: | MERCER ISLAND BEACH CLUB |
| PROPOSED: | MARINA REBUILD |
| SHEET: | 8 |
| OF: | 28 |
| DATE: | 12/22/2021 |
| DWG#: | 20-37005-A23-8 |

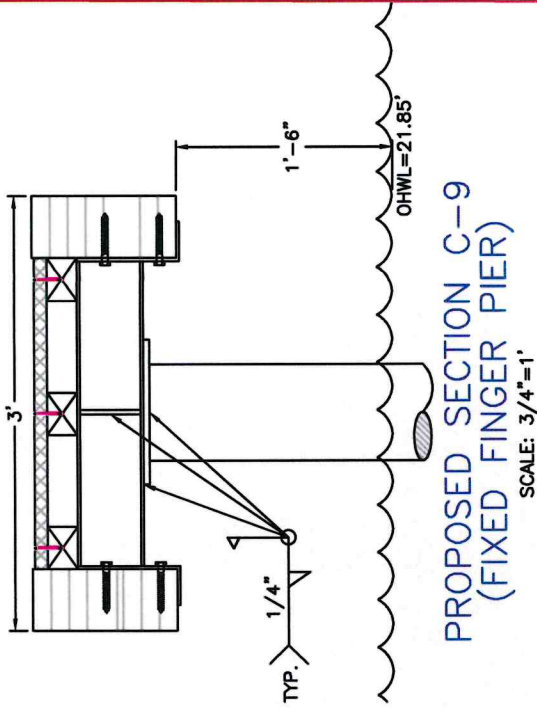


PROPOSED SECTION A-9 (FIXED PIER)
SCALE: 3/4"=1'

NOTE: RAMP SECTION FOR ILLUSTRATIVE PURPOSES ONLY. SEE MANUFACTURERS' DRAWINGS FOR DETAILS AND/OR SPECIFICATIONS.

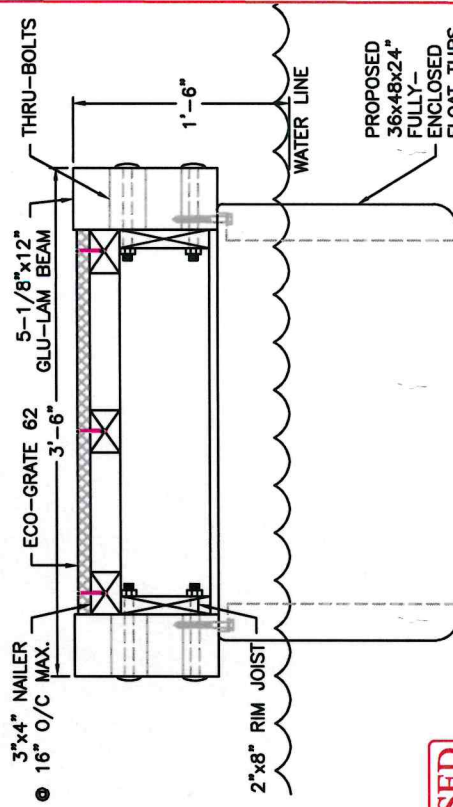


PROPOSED SECTION B-9 (MAIN RAMP)
SCALE: 3/4"=1'



PROPOSED SECTION C-9 (FIXED FINGER PIER)
SCALE: 3/4"=1'

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



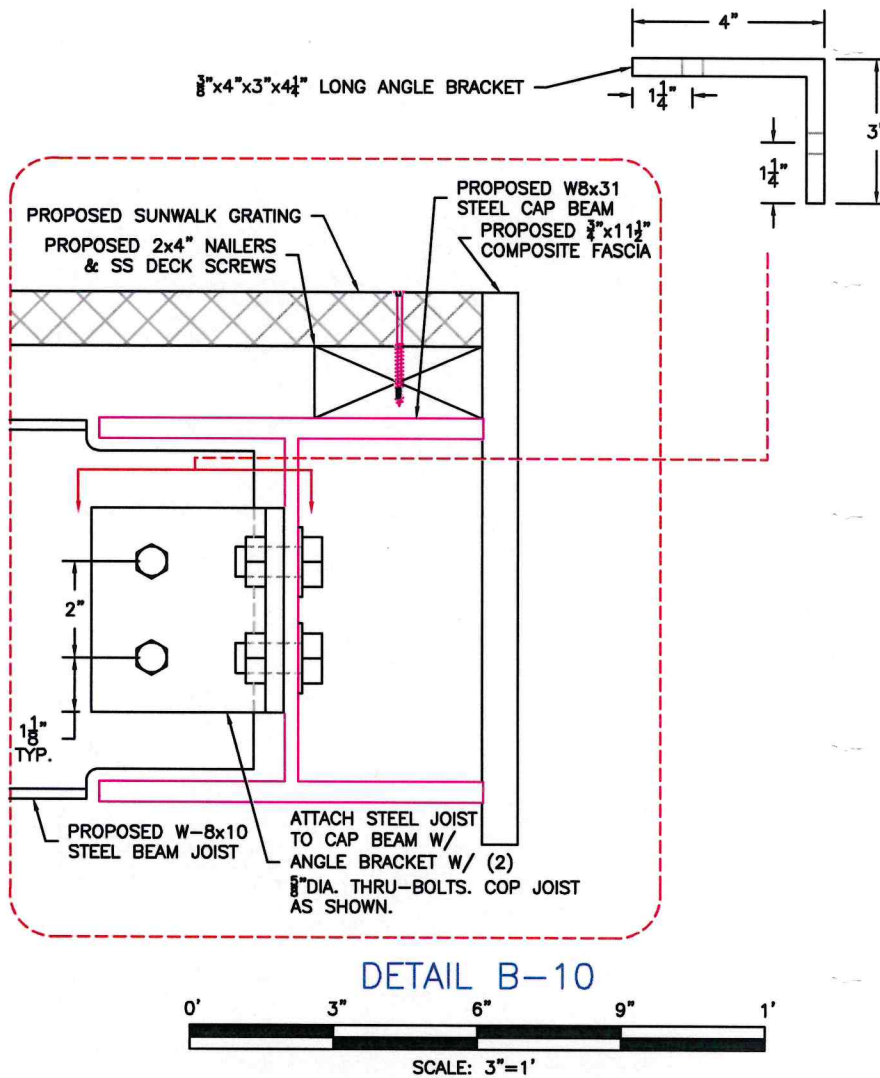
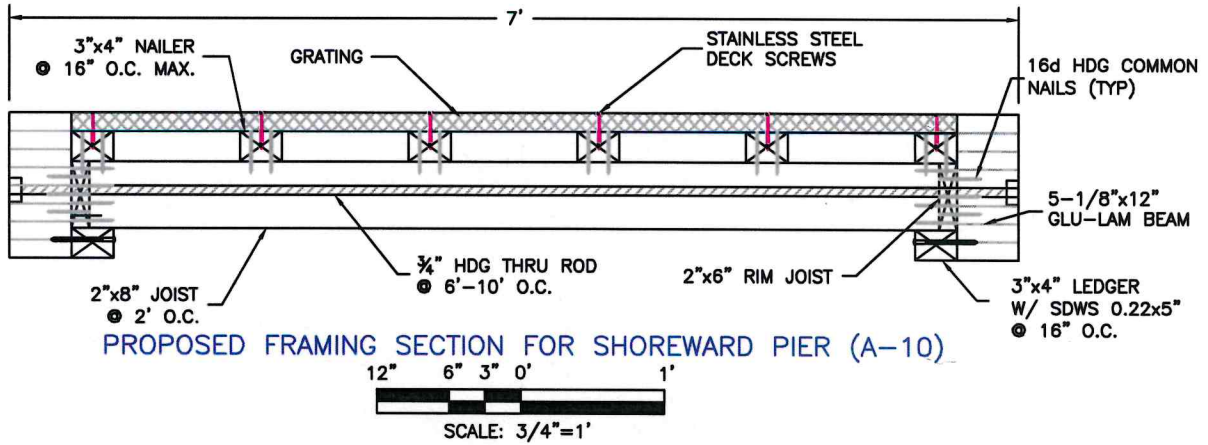
PROPOSED SECTION D-9 (FLOATING FINGER PIER)
SCALE: 3/4"=1'

REVISED
10/27/2025

TO INCLUDE ADDITIONAL MITIGATION PER NEC 9/23/2025.

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| | |
|------------------|--------------------------|
| REFERENCE #: | MERCER ISLAND BEACH CLUB |
| APPLICANT: | MERCER MARINA REBUILD |
| SHEET: 9 | OF: 28 |
| DATE: 12/22/2021 | DWG#: 20-37005-A23-9 |



REVISED
10/27/2025

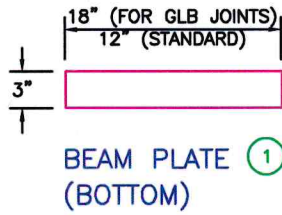
TO INCLUDE ADDITIONAL
MITIGATION PER NEC
9/23/2025.

PROJECT DESIGNED BY:

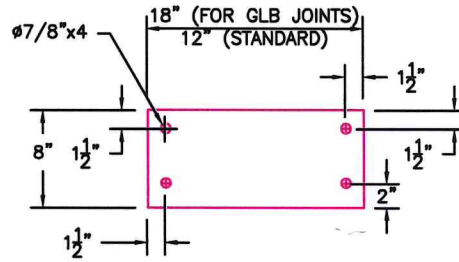
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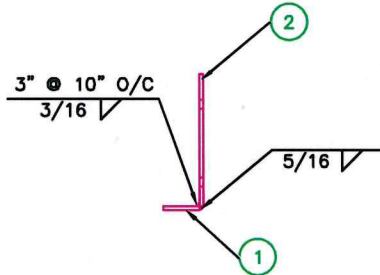
| | | |
|-------------------------------------|-----------------------|------------------------|
| REFERENCE #: | | |
| APPLICANT: MERCER ISLAND BEACH CLUB | | |
| PROPOSED: MARINA REBUILD | | |
| SHEET: 10 | OF: 28 | NEAR/AT: MERCER ISLAND |
| DATE: 12/22/2021 | DWG#: 20-37005-A23-10 | |



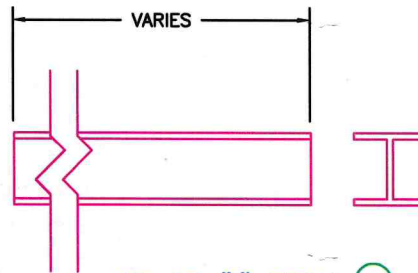
BEAM PLATE (1)
(BOTTOM)



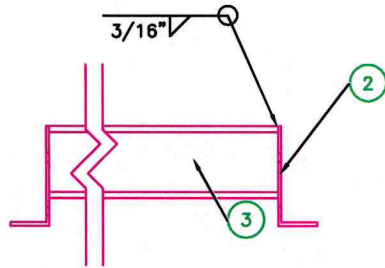
BEAM PLATE (BACK) (2)



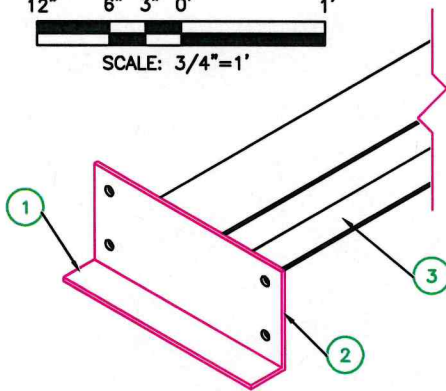
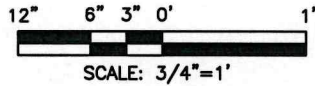
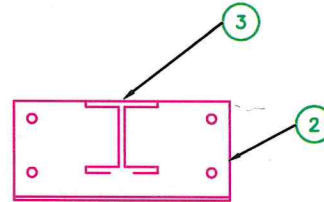
BEAM BRACKET ASSEMBLY



W6x15 "1" BEAM (3)



STEEL CAP ASSEMBLY



| PART # | QTY REQD | NOMENCLATURE OR DESCRIPTION | MATERIAL SPECIFICATION |
|--------|----------|-----------------------------|--------------------------|
| 3 | - | W6x15 "1" BEAM | 6" 15 LB PER FOOT I-BEAM |
| 2 | 1 | BACK BEAM PLATE | 18"x8"x5/16" STEEL PLATE |
| 1 | 1 | BOTTOM BEAM PLATE | 18"x3"x5/16" STEEL PLATE |

REVISED
10/27/2025

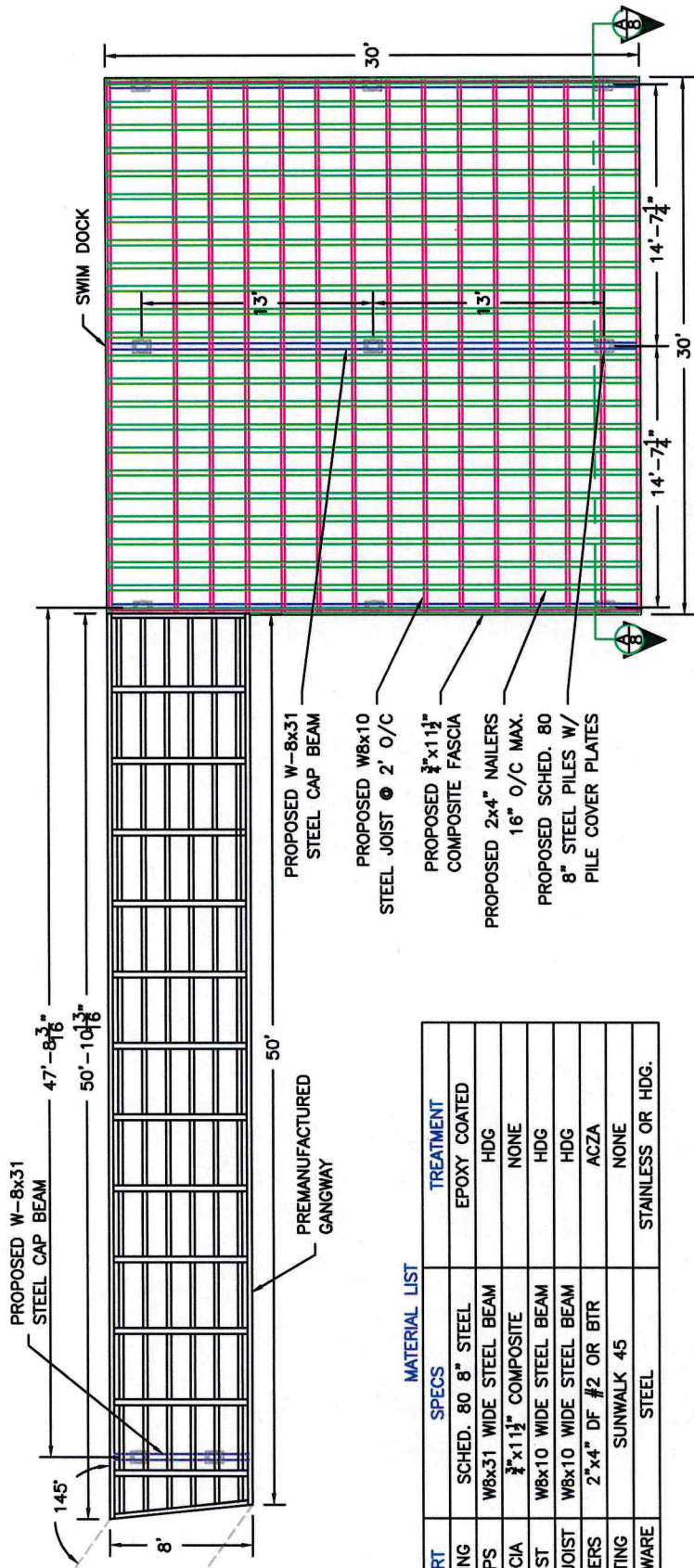
TO INCLUDE ADDITIONAL
MITIGATION PER NEC
9/23/2025.

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|-------------------------------------|-----------------------|
| REFERENCE #: | |
| APPLICANT: MERCER ISLAND BEACH CLUB | |
| PROPOSED: MARINA REBUILD | |
| SHEET: 11 | OF: 28 |
| NEAR/AT: MERCER ISLAND | |
| DATE: 12/22/2021 | DWG#: 20-37005-A23-11 |

PROJECT DESIGNED BY:

Waterfront Construction Inc.

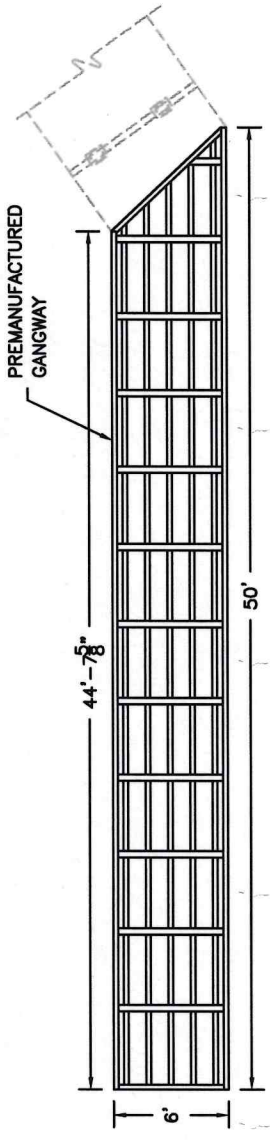
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- PROPOSED W-8x31 STEEL CAP BEAM
- PROPOSED W8x10 STEEL JOIST @ 2' O/C
- PROPOSED 3/4"x1 1/2" COMPOSITE FASCIA
- PROPOSED 2x4" NAILERS 16" O/C MAX.
- PROPOSED SCHED. 80 8" STEEL PILES W/ PILE COVER PLATES

MATERIAL LIST

| PART | SPECS | TREATMENT |
|-----------|-----------------------|-------------------|
| PILING | SCHED. 80 8" STEEL | EPOXY COATED |
| CAPS | 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

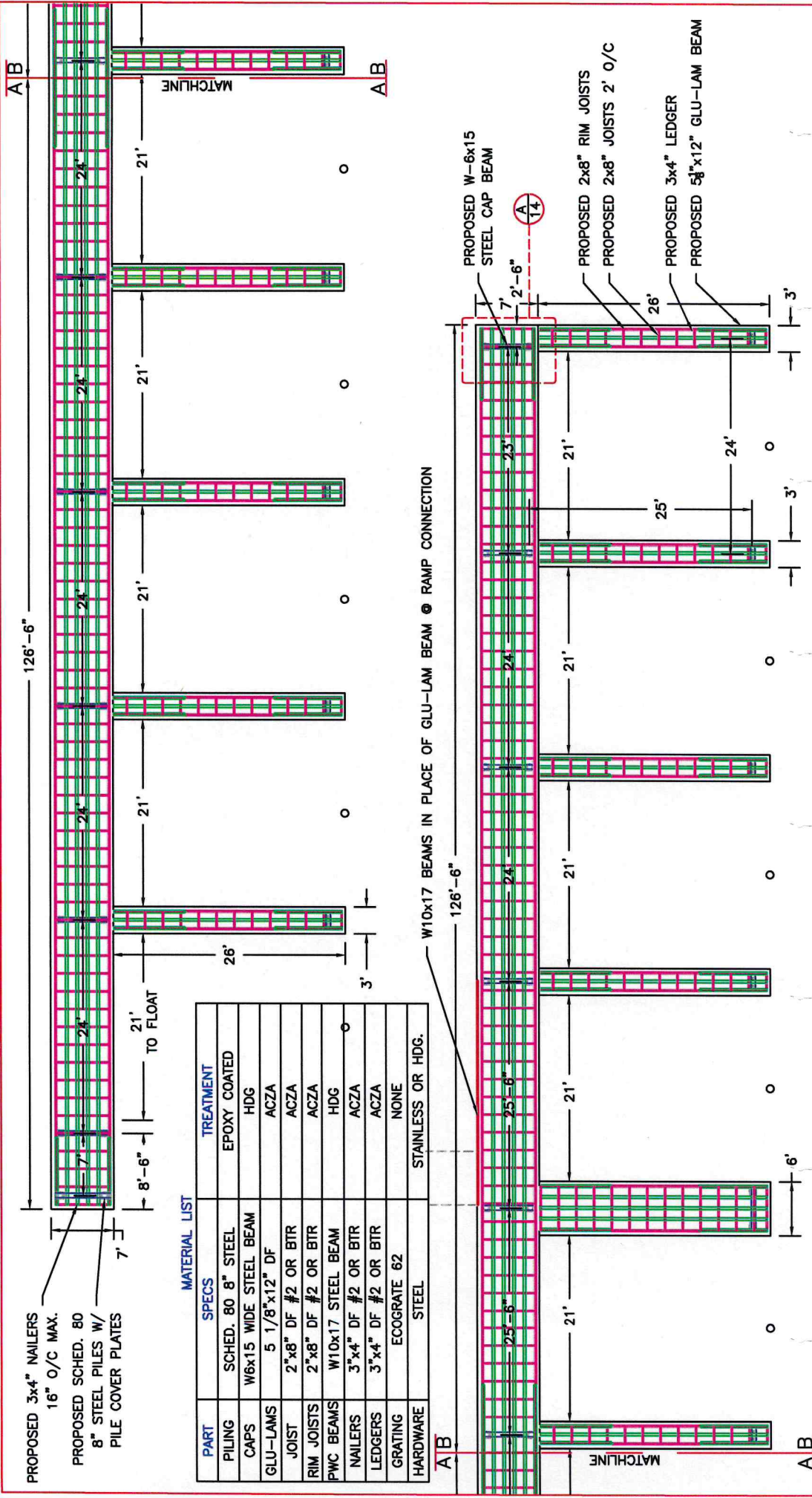
REVISED
10/27/2025

TO INCLUDE ADDITIONAL
MITIGATION PER NEC
9/23/2025.

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

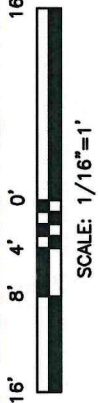
| | | | |
|------------------|--------------------------|------------------------|-----------------------|
| REFERENCE #: | MERCER ISLAND BEACH CLUB | | |
| APPLICANT: | MERCER ISLAND BEACH CLUB | | |
| PROPOSED: | MARINA REBUILD | | |
| SHEET: 12 | OF: 28 | NEAR/AT: MERCER ISLAND | DWG#: 20-37005-A23-12 |
| DATE: 12/22/2021 | | | |



PROPOSED SHOREWARD MOORAGE PIER FRAMING PLAN VIEWS A&B

REVISED
10/27/2025

TO INCLUDE ADDITIONAL
MITIGATION PER NEC
9/23/2025.



MATERIAL LIST

| PART | SPECS | TREATMENT |
|------------|-----------------------|-------------------|
| PILING | SCHED. 80 8" STEEL | EPOXY COATED |
| CAPS | W6x15 WIDE STEEL BEAM | HDG |
| GLU-LAMS | 5 1/8" x 12" 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. |

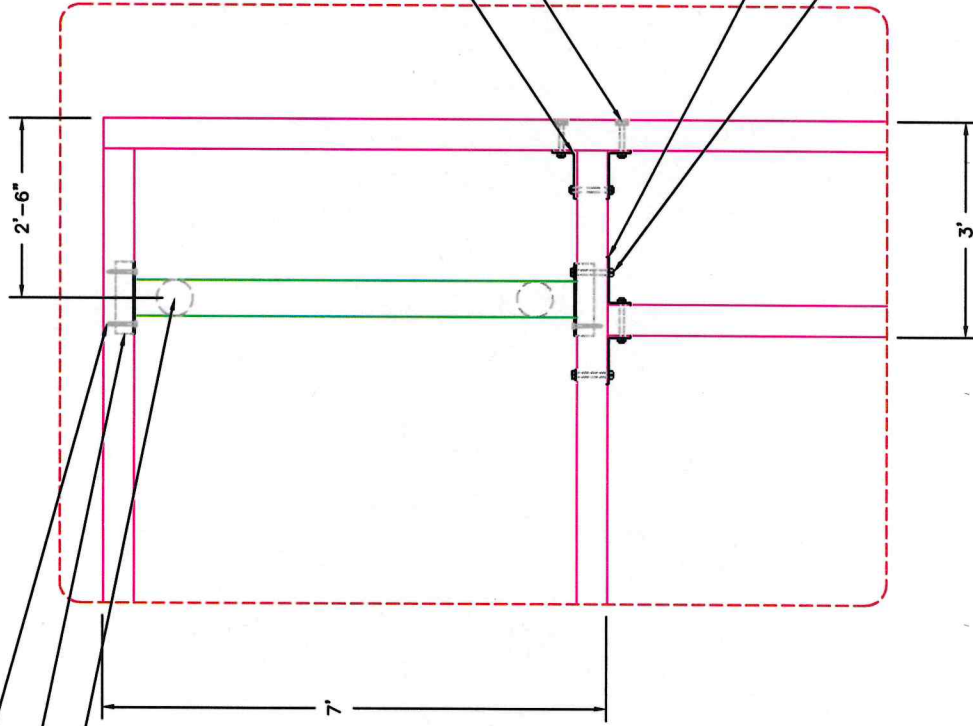
PROJECT DESIGNED BY:

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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
APPROVED: MARINA REBUILD
SHEET: 13 OF: 28 NEAR/AT: MERCER ISLAND
DATE: 12/22/2021 DWG#: 20-37005-A23-13

$\frac{3}{4}$ " HDG LAG BOLT
 CAP BEAM ASSEMBLY
 STEEL PILE



$\frac{3}{8}$ " x 4" x 8" x 8" LONG
 ANGLE BRACKET

$\frac{3}{4}$ " ϕ GALV. THRU-BOLT
 W/ 2" ϕ WASHER

$\frac{3}{8}$ " x 4" x 8" x 8" LONG
 ANGLE BRACKET ON BOTH
 SIDES OF GLU-LAM BEAM

(2) $\frac{3}{4}$ " ϕ GALV. THRU BOLTS
 W/ 2" ϕ WASHER, PROVIDE
 MIN. 3" EDGE DISTANCE
 AT GLU-LAM BEAM.

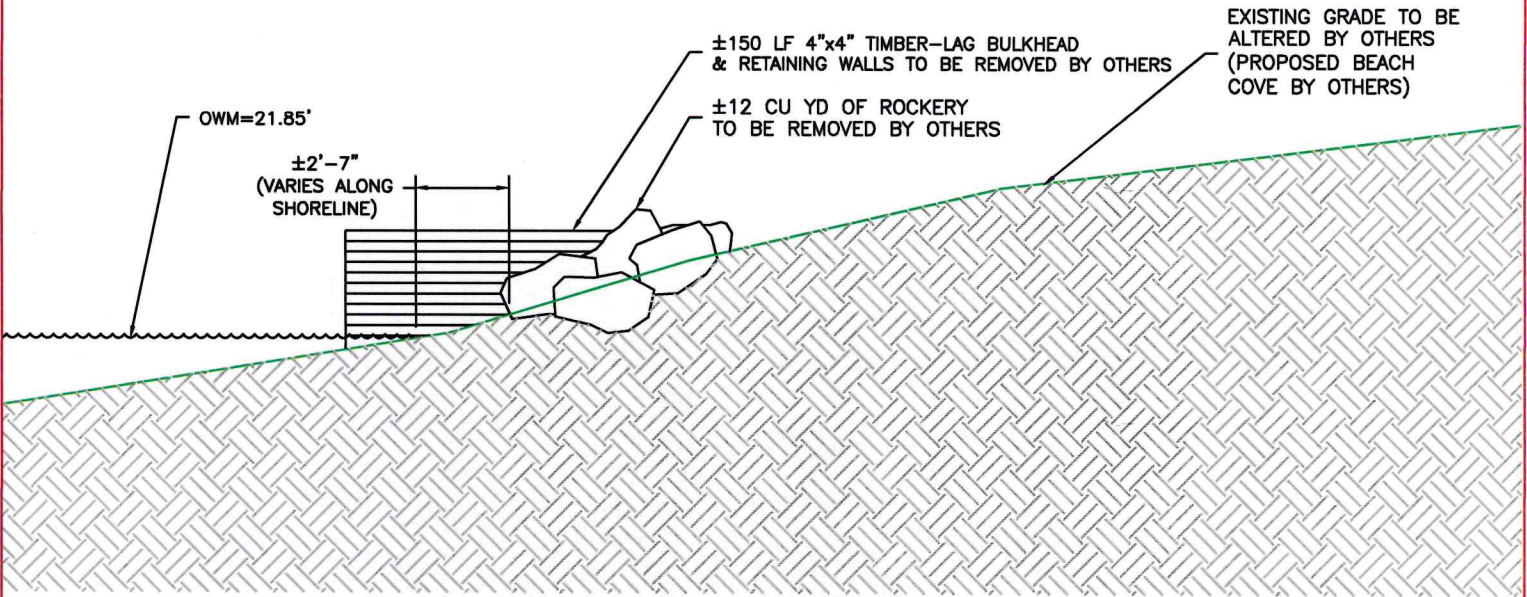
TYPICAL GLU-LAM BEAM CONNECTION DETAIL A-14

REVISED
10/27/2025

TO INCLUDE ADDITIONAL
 MITIGATION PER NEC
 9/23/2025.

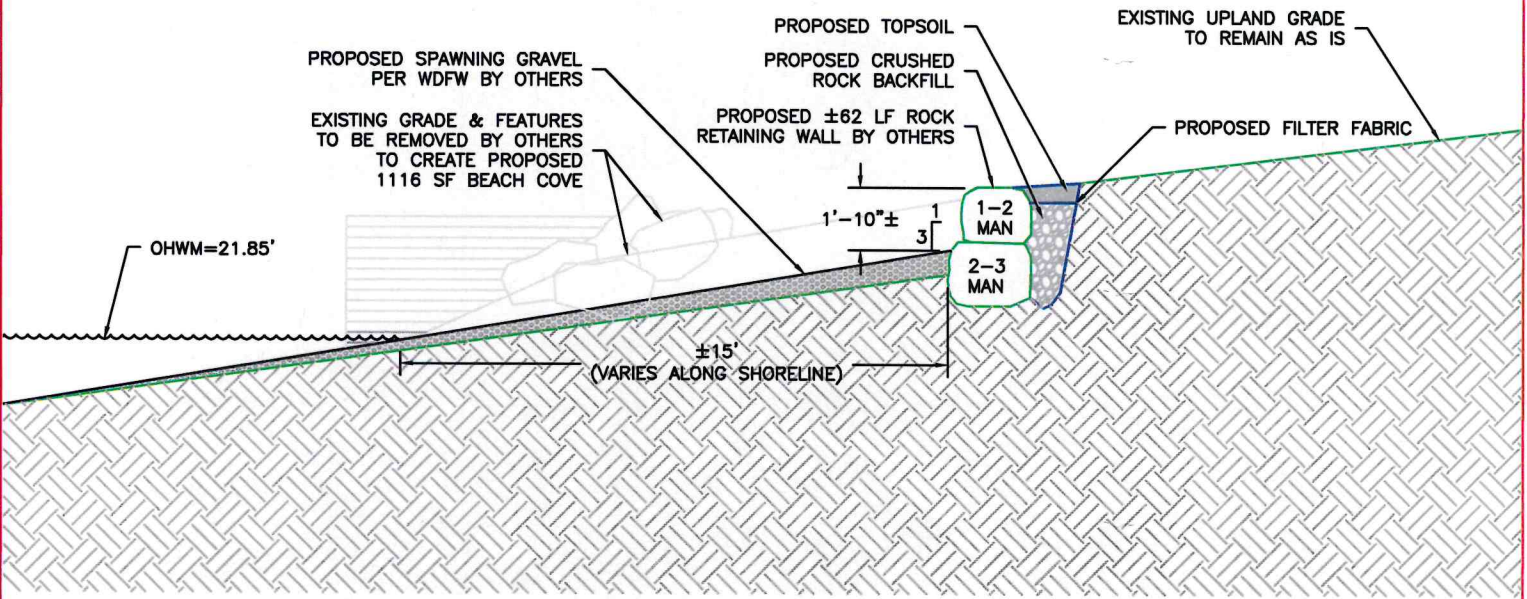
PROJECT DESIGNED BY:
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REFERENCE #:
 APPLICANT: MERCER ISLAND BEACH CLUB
 PROPOSED: MARINA REBUILD
 SHEET: 14 OF: 28 NEAR/AT: MERCER ISLAND
 DATE: 12/22/2021 DWG#: 20-37005-A23-14

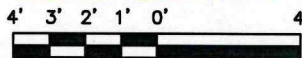


EXISTING SECTION A-17

SCALE: 3/16"=1'



PROPOSED SECTION B-17



SCALE: 3/16"=1'

REVISED
10/27/2025

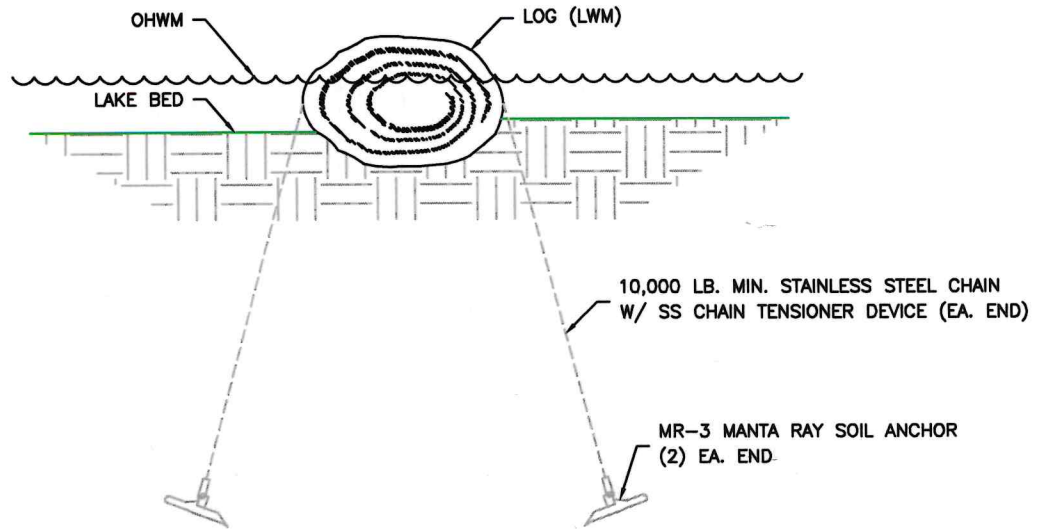
TO INCLUDE ADDITIONAL
MITIGATION PER NEC
9/23/2025.

PROJECT DESIGNED BY:

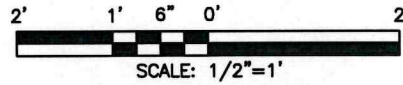
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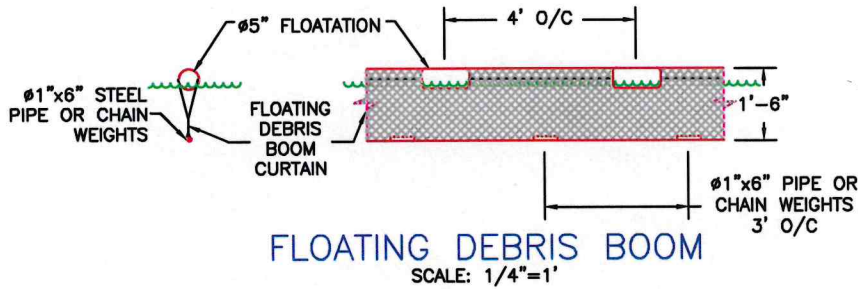
| | | |
|-------------------------------------|-----------------------|------------------------|
| REFERENCE #: | | |
| APPLICANT: MERCER ISLAND BEACH CLUB | | |
| PROPOSED: MARINA REBUILD | | |
| SHEET: 17 | OF: 28 | NEAR/AT: MERCER ISLAND |
| DATE: 12/22/2021 | DWG#: 20-37005-A23-17 | |



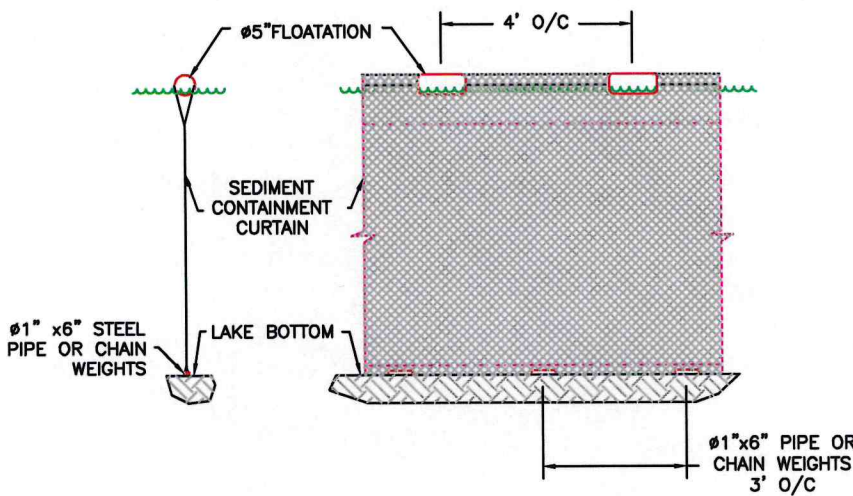
LWM ANCHOR DETAIL



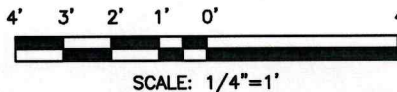
NOTE:
SEE SHEET 25 FOR PLACEMENT ON SITE.



FLOATING DEBRIS BOOM
SCALE: 1/4"=1'



TEMP. FLOATING SILT CONTAINMENT FENCE



REVISED
10/27/2025

TO INCLUDE ADDITIONAL
MITIGATION PER NEC
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| REFERENCE #: | |
| APPLICANT: MERCER ISLAND BEACH CLUB | |
| PROPOSED: MARINA REBUILD | |
| SHEET: 18 | OF: 28 |
| NEAR/AT: MERCER ISLAND | |
| DATE: 12/22/2021 | DWG#: 20-37005-A23-18 |

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.

REVISED
10/27/2025

**TO INCLUDE ADDITIONAL
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9/23/2025.**

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| PROPOSED: MARINA REBUILD | |
| SHEET: 19 | OF: 28 |
| DATE: 12/22/2021 | NEAR/AT: MERCER ISLAND |
| DWG#: 20-37005-A23-19 | |

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
10/27/2025

**TO INCLUDE ADDITIONAL
MITIGATION PER NEC
9/23/2025.**

| | | |
|--|------------------------------|-------------------------------|
| REFERENCE #: | | |
| APPLICANT: MERCER ISLAND BEACH CLUB | | |
| PROPOSED: MARINA REBUILD | | |
| SHEET: 20 | OF: 28 | NEAR/AT: MERCER ISLAND |
| DATE: 12/22/2021 | DWG#: 20-37005-A23-20 | |

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) |
| S _s | 1.483 |
| S ₁ | 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 |
| C _a | 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" F_y = 45,000 PSI.
16" X 0.50" PILING SHALL BE ASTM A252, GRADE "3" F_y = 45,000 PSI.

CORROSION PROTECTION FOR PILING TO BE PROVIDED BY OTHERS.

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9/23/2025.

REFERENCE #:

APPLICANT: MERCER ISLAND BEACH CLUB

PROPOSED: MARINA REBUILD

SHEET: 21 OF: 28 NEAR/AT: MERCER ISLAND

DATE: 12/22/2021

DWG#: 20-37005-A23-21

STRUCTURAL NOTES CONT

STRUCTURAL STEEL: WIDE-FLANGE BEAMS ASTM A992 Fy = 50,000 PSI, CHANNELS, ANGLES, AND PLATES ASTM A36 Fy = 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 SCRAPS, 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 Fb=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 "EXPOSURE 1" HAVE 1/8" GAP.

WOOD FOR OVER-WATER AND IN-WATER: 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 AFWA STANDARD U1. USE THE FOLLOWING MINIMUM AFWA USE CATEGORIES: WOOD OVER WATER: UC4B WOOD IN WATER: UC4C

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

GLUED LAMINATED LUMBER:

DOUGLAS FIR-LARCH GRADE 24F-V4 (Fb=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-EMTS 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 W88C 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. PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR THE CONDITION ON THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING 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 THE 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 SWM PLATFORM AND PIER SUPPORT PILES.

MOORAGE PILES, DAY DOCK PILES, AND SWM 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, LIFE GUARD 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

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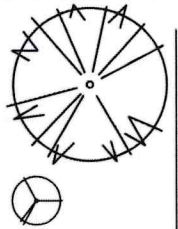
REVISIED 10/27/2025 TO INCLUDE ADDITIONAL MITIGATION PER NEC 9/23/2025.

Table with project details: REFERENCE #, APPLICANT: MERCER ISLAND BEACH CLUB, PROPOSED: MARINA REBUILD, SHEET: 22 OF: 28, DATE: 12/22/2021, DWG#: 20-37005-A23-22

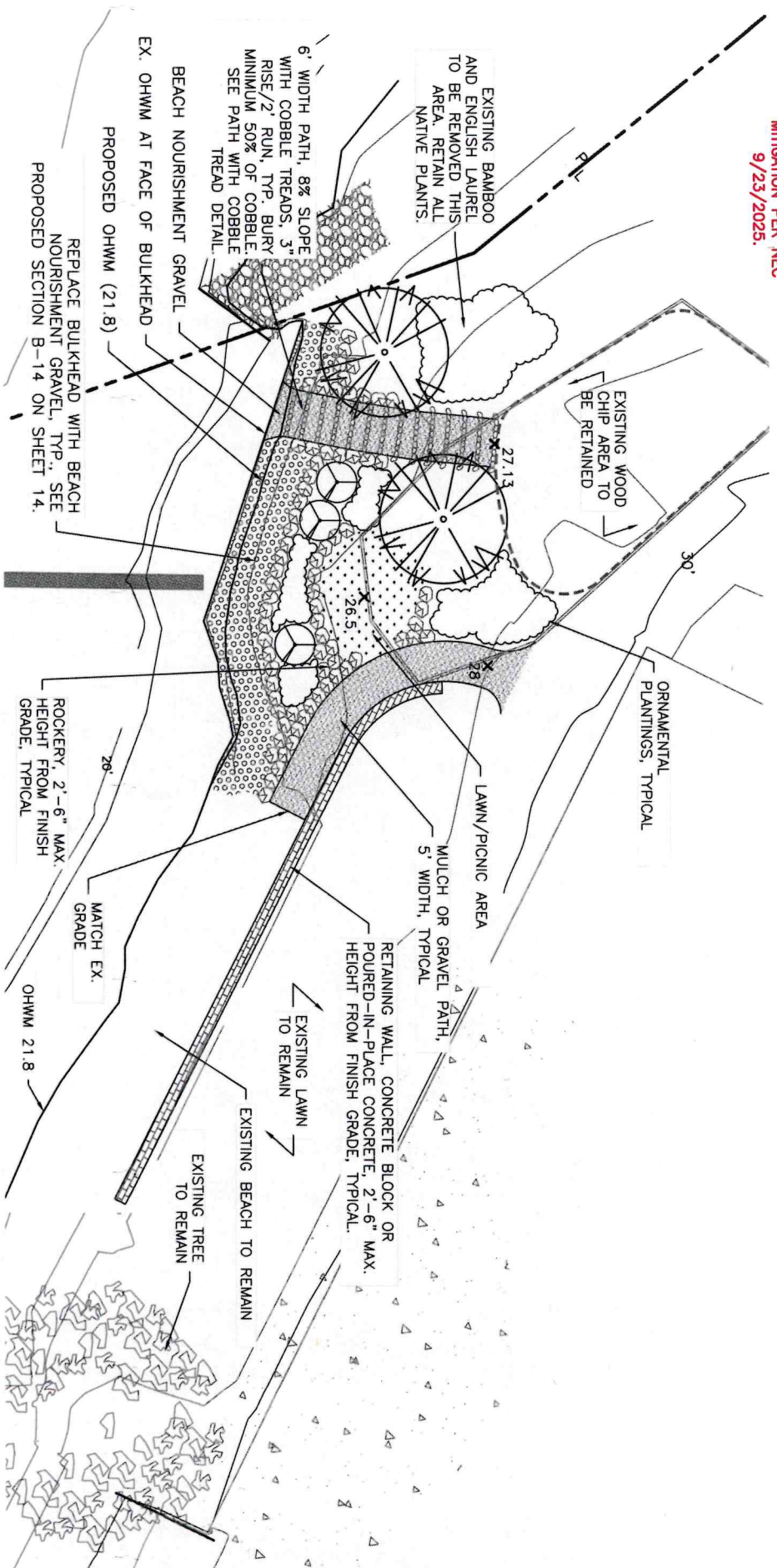
REVISED
10/27/2025

TO INCLUDE ADDITIONAL
 MITIGATION PER NEC
 9/23/2025.

PLANT SCHEDULE



| QTY | BOTANICAL NAME | COMMON NAME | SIZE | SPACING |
|-----|-----------------------|-----------------------|----------------|----------|
| 2 | PSEUDOTSUGA MENZIESII | DOUGLAS FIR | 18" MIN HEIGHT | AS SHOWN |
| 3 | RIESES SANGUINEUM | RED FLOWERING CURRANT | #2 | AS SHOWN |



PROJECT DESIGNED BY:

russell + lambert
 LANDSCAPE ARCHITECTURE

7724 2nd Ave NE
 Seattle, WA 98115

LANDSCAPE PLAN



SCALE: 1" = 20'

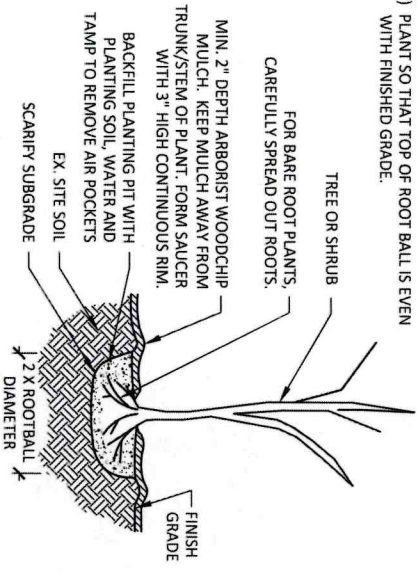
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|--------------|--------------------------|-----------------|--------|------------|
| REFERENCE #: | APPLICANT: | PROPOSED: | SHEET: | DATE: |
| | MERCER ISLAND BEACH CLUB | MARINA REBUILD | 23 | 12/22/2021 |
| OF: | NEAR/AT: | DWG#: | | |
| 28 | MERCER ISLAND | 20-37005-A23-23 | | |

PLANTING NOTES:

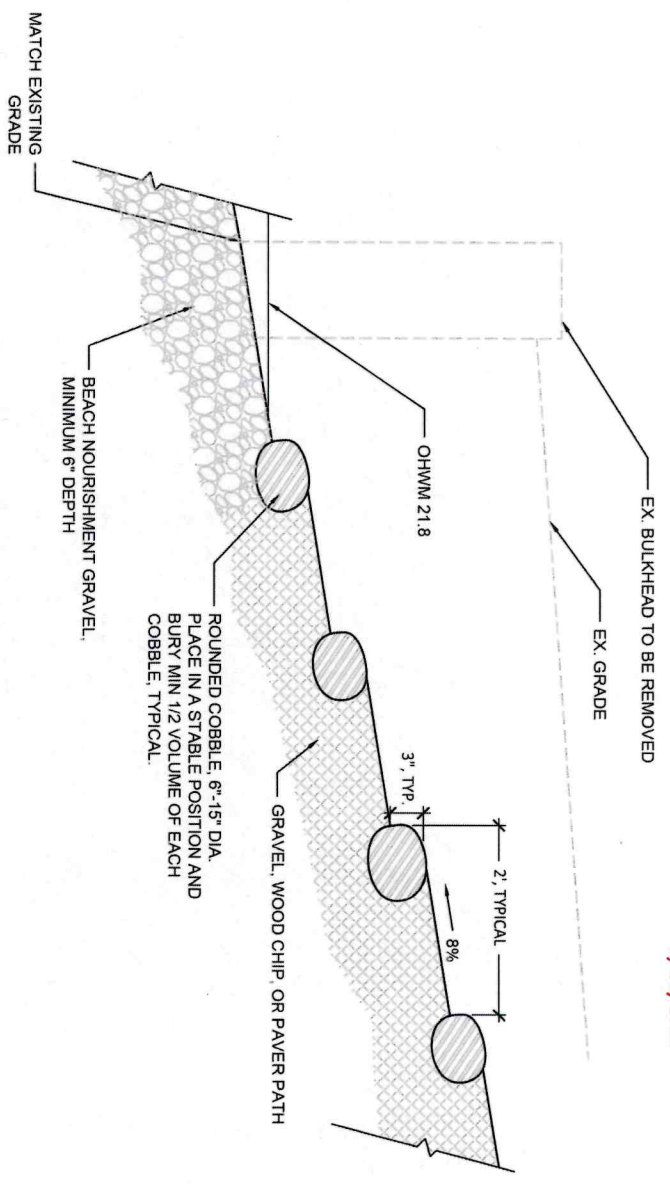
- 1) REMOVE ALL HIMALAYAN BLACKBERRY, JAPANESE KNOTWEED, BAMBOO, AND ENGLISH IVY FROM PLANTING AREA USING KING COUNTY RECOMMENDATIONS. RETAIN AND PROTECT ALL EXISTING NATIVE VEGETATION.
- 2) PLANT MATERIAL SHALL BE LOCALLY GROWN (PUGET SOUND REGION) AND CONFORM TO THE MOST RECENT ANLA STANDARDS. THE OWNER RESERVES THE RIGHT TO REFUSE ANY AND ALL PLANT MATERIAL THAT DOES NOT MEET STANDARDS.
- 3) PLANT LOCATIONS ARE SCHEMATIC AND MAY NEED ADJUSTMENT TO MEET ACTUAL FIELD CONDITIONS. WHEN A CONFLICT WITH FIELD CONDITIONS OCCURS CONSULT WITH THE PROJECT BIOLOGIST.

NOTES:

- 1) MULCH COMPLETELY BETWEEN ALL PLANTS.
- 2) PLANT SO THAT TOP OF ROOT BALL IS EVEN WITH FINISHED GRADE.



TYPICAL TREE OR SHRUB PLANTING
NOT TO SCALE



PATH WITH COBBLE TREAD DETAIL
NOT TO SCALE

REVISED
10/27/2025

TO INCLUDE ADDITIONAL MITIGATION PER NEC 9/23/2025.

PROJECT DESIGNED BY:

russell + lambert ARCHITECTURE
LANDSCAPE ARCHITECTURE
7724 2nd Ave NE
Seattle, WA 98115

LANDSCAPE DETAILS

| | |
|--------------------------|-------------------------------------|
| REFERENCE #: | APPLICANT: MERCER ISLAND BEACH CLUB |
| PROPOSED: MARINA REBUILD | |
| SHEET: 24 | OF: 28 |
| DATE: 12/22/2021 | NEAR/AT: MERCER ISLAND |
| DWG#: 20-37005-A23-24 | |