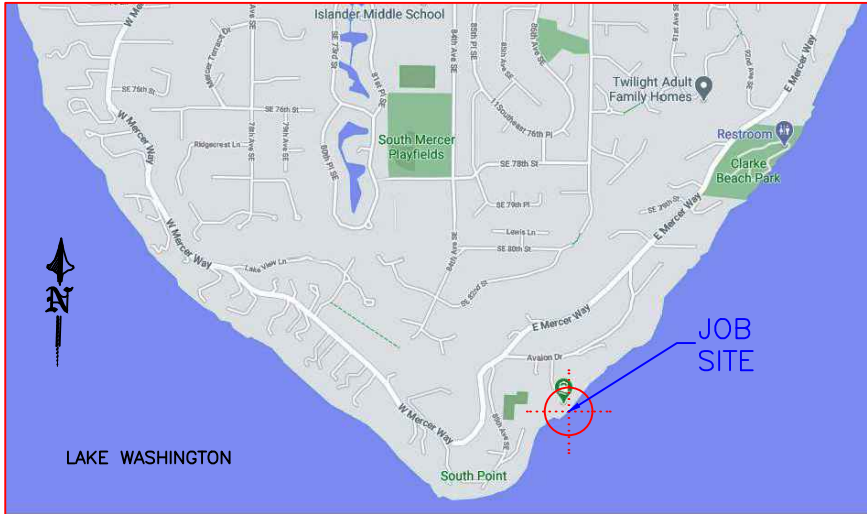


VICINITY MAP/NO SCALE



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 TGV LOT 8 BLK 4 IN PLAT OF AVALON PARK

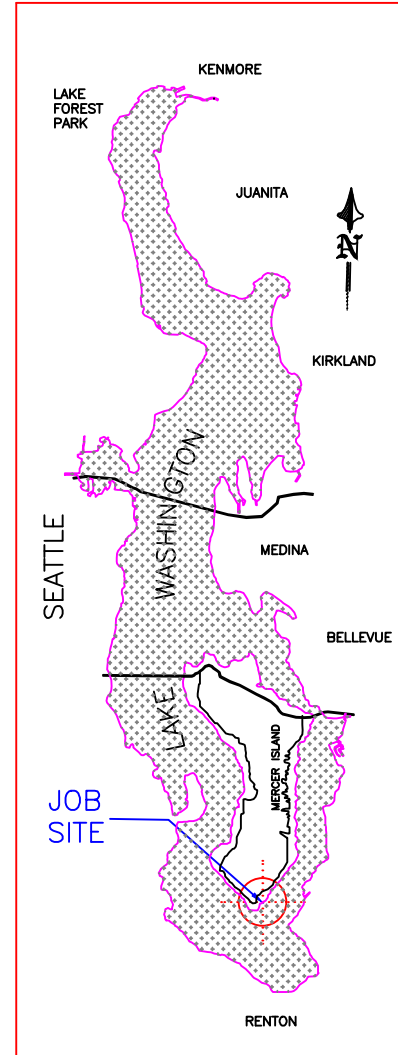
NOTES:

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

APPLICATION#:

PROPOSED: MARINA REBUILD

PURPOSE: REPLACE AGING MARINA &  
 CREATE ECO-FRIENDLY SHORELINE

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

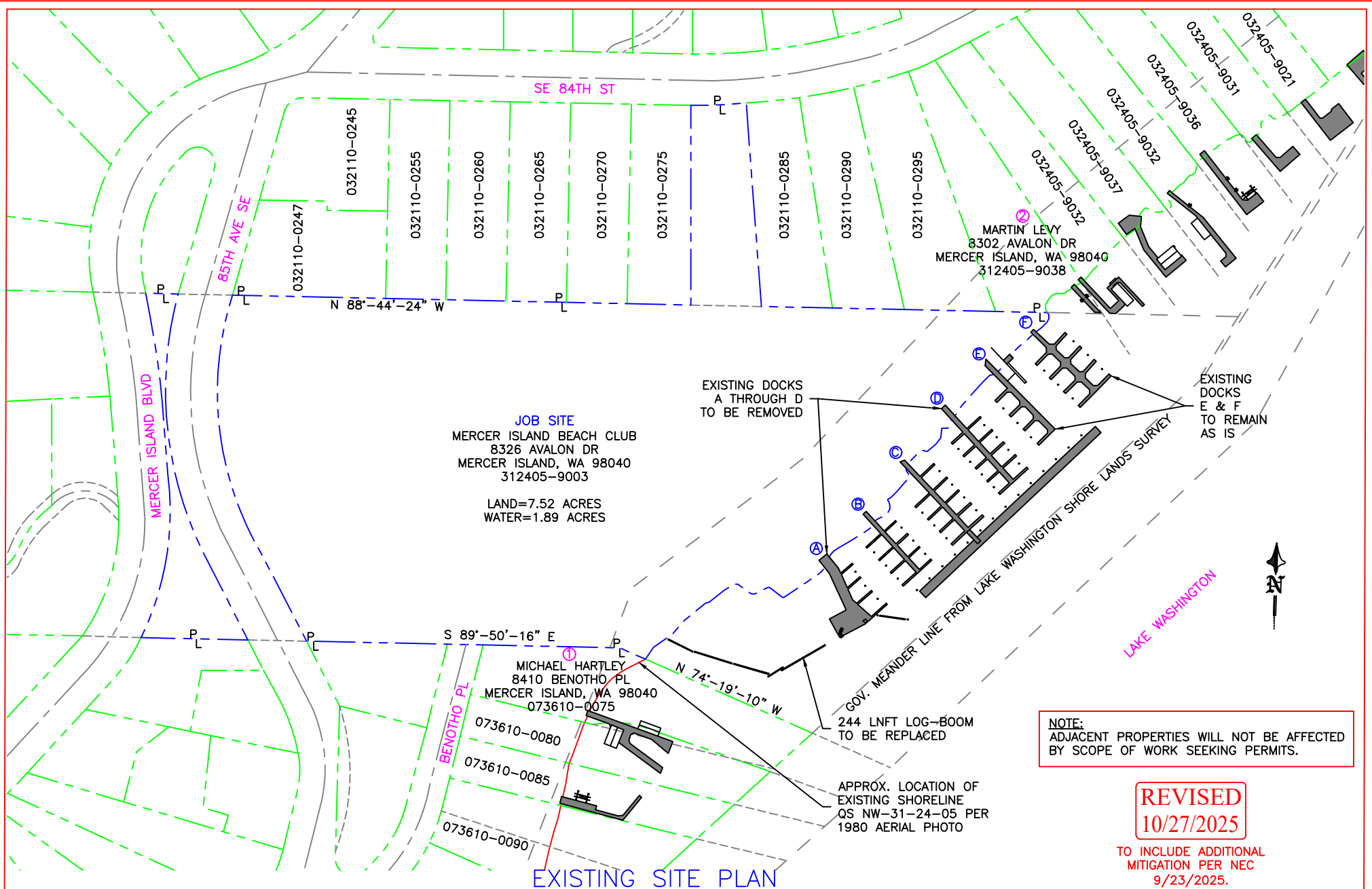
DWG#: 20-37005-A23-1

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

PAGE: 1    OF: 28    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

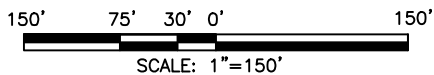
MICHAEL HARTLEY  
 8410 BENOETHO PL  
 MERCER ISLAND, WA 98040  
 073610-0075

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

**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.

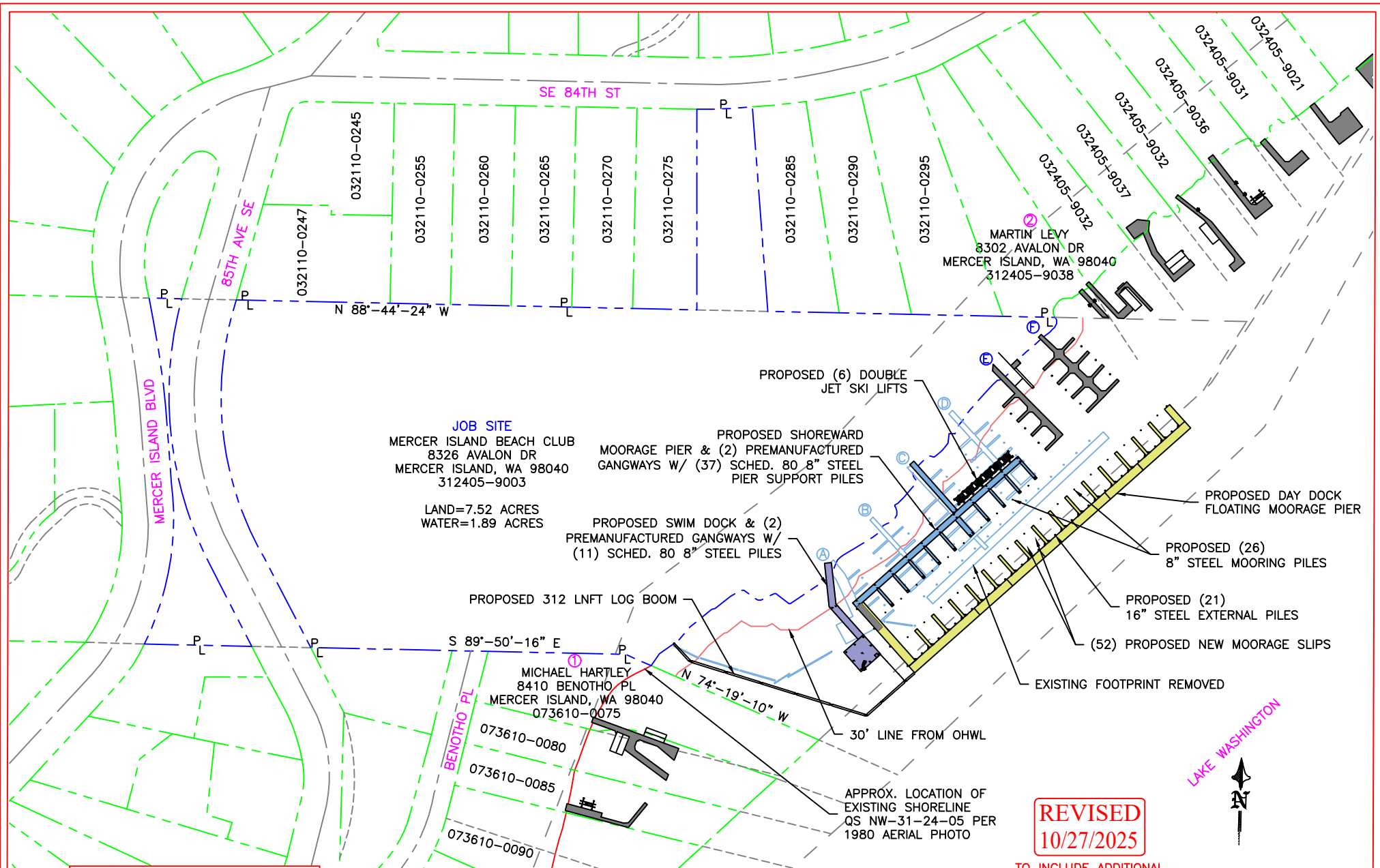


**EXISTING SITE PLAN**

PROJECT DESIGNED BY:  
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|  |                             |                               |
|--|-----------------------------|-------------------------------|
| <b>REFERENCE #:</b>                        |                             |                               |
| <b>APPLICANT:</b> MERCER ISLAND BEACH CLUB |                             |                               |
| <b>PROPOSED:</b> MARINA REBUILD            |                             |                               |
| <b>SHEET:</b> 2                            | <b>OF:</b> 28               | <b>NEAR/AT:</b> MERCER ISLAND |
| <b>DATE:</b> 12/22/2021                    | <b>DWG#:</b> 20-37005-A23-2 |                               |



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

LAND=7.52 ACRES  
 WATER=1.89 ACRES

PROPOSED SHOREWARD  
 MOORAGE PIER & (2) PREMANUFACTURED  
 GANGWAYS W/ (37) SCHED. 80 8\"/>

PROPOSED SWIM DOCK & (2)  
 PREMANUFACTURED GANGWAYS W/  
 (11) SCHED. 80 8\"/>

PROPOSED 312 LNFT LOG BOOM

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

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

PROPOSED DAY DOCK  
 FLOATING MOORAGE PIER

PROPOSED (26)  
 8\"/>

PROPOSED (21)  
 16\"/>

(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



**REVISED**  
**10/27/2025**

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

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

**PROPOSED SITE PLAN**

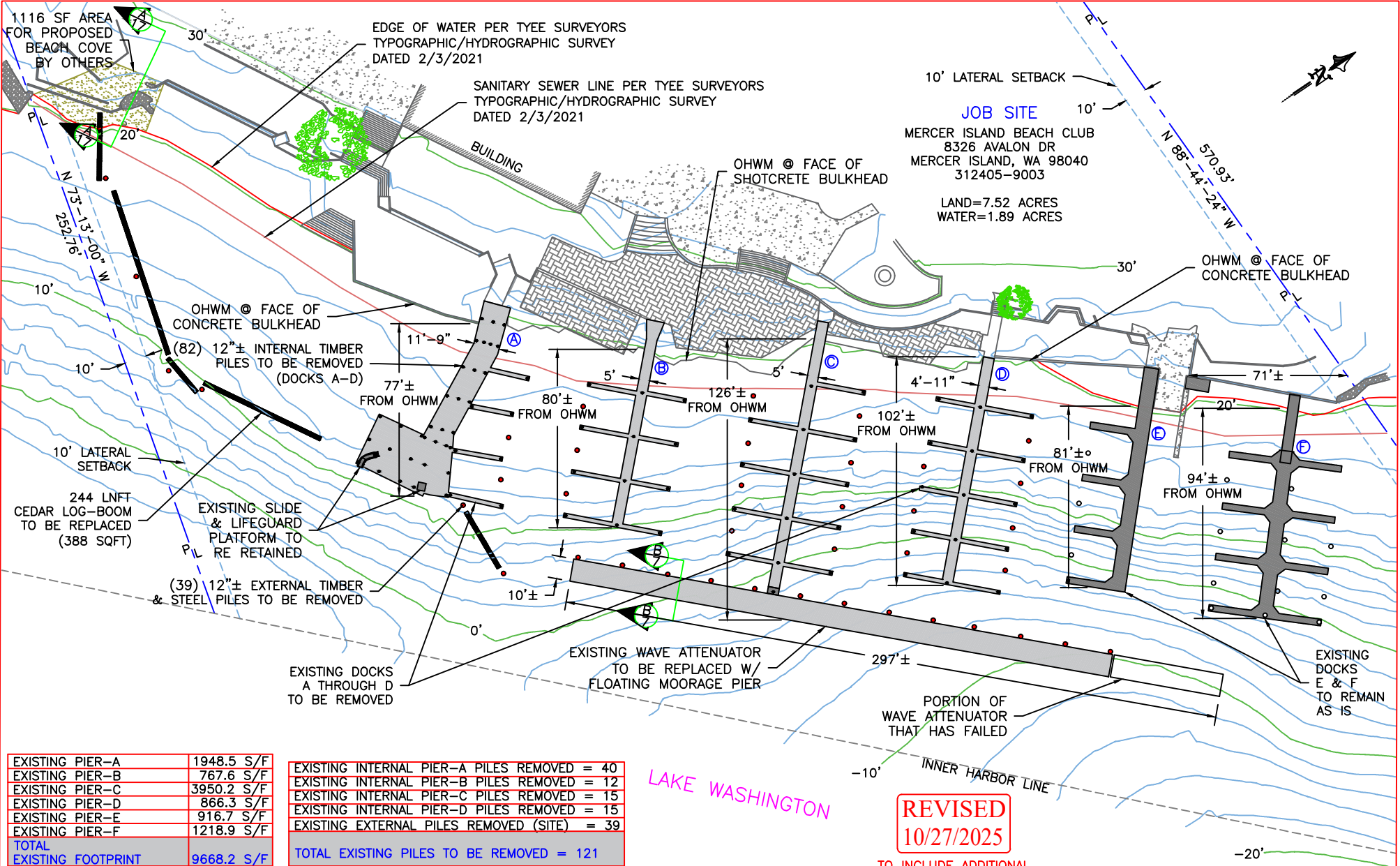
150' 75' 30' 0' 150'

SCALE: 1"=150'

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 AUTHORIZATION OF WATERFRONT CONSTRUCTION INC.

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



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

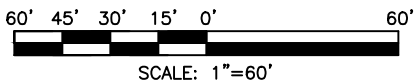
|                           |                   |
|---------------------------|-------------------|
| EXISTING PIER-A           | 1948.5 S/F        |
| EXISTING PIER-B           | 767.6 S/F         |
| EXISTING PIER-C           | 3950.2 S/F        |
| EXISTING PIER-D           | 866.3 S/F         |
|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

|   |              |
|---|--------------|
| 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         |
| <b>TOTAL EXISTING PILES TO BE REMOVED</b> | <b>= 121</b> |

**REVISED**  
**10/27/2025**

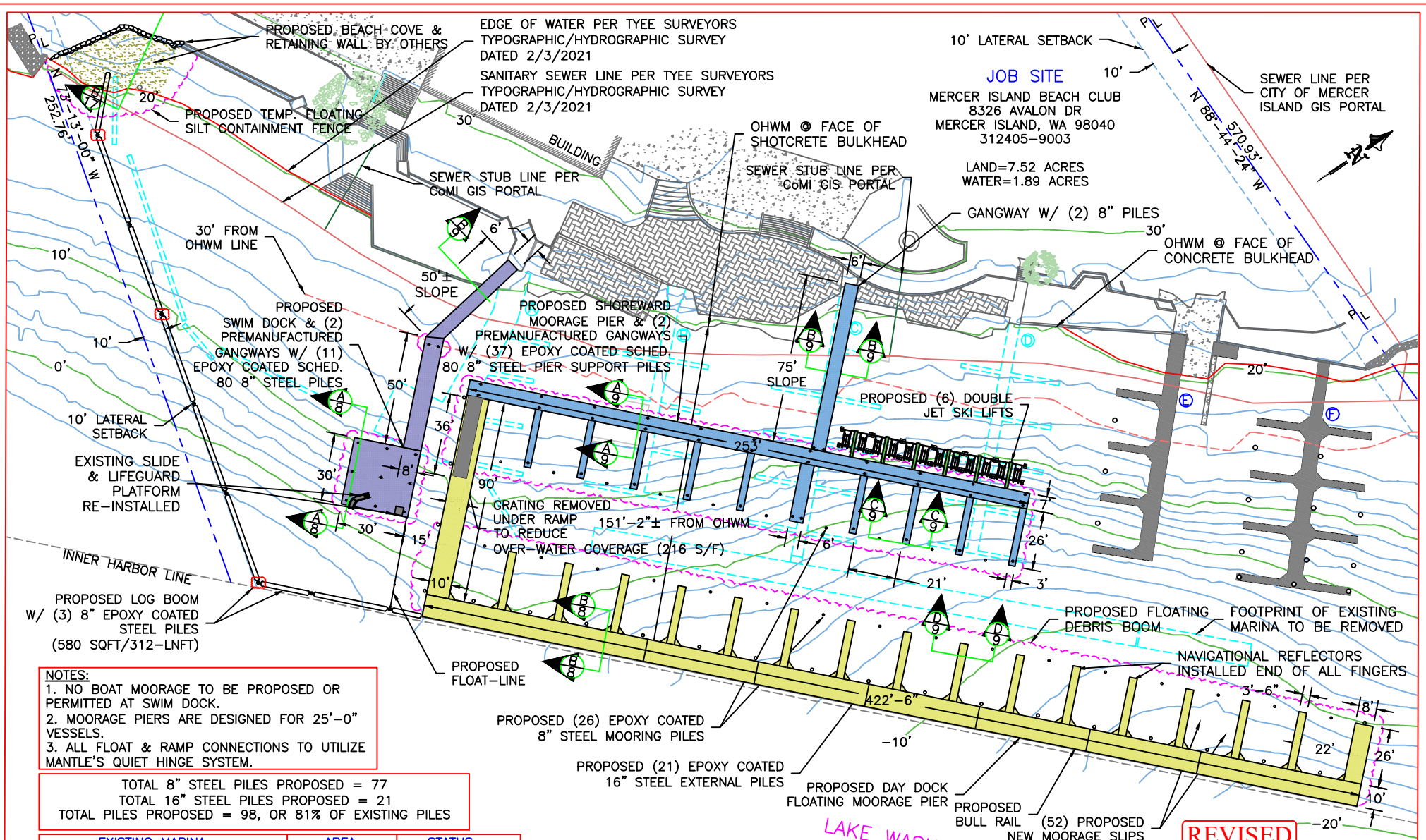
TO INCLUDE ADDITIONAL  
 MITIGATION PER NEC  
 9/23/2025.

**EXISTING SITE PLAN DETAIL**



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



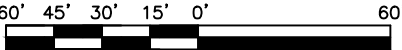
- NOTES:**
1. NO BOAT MOORAGE TO BE PROPOSED OR PERMITTED AT SWIM DOCK.
  2. MOORAGE PIERS ARE DESIGNED FOR 25'-0" VESSELS.
  3. ALL FLOAT & RAMP CONNECTIONS TO UTILIZE MANTLE'S QUIET HINGE SYSTEM.

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           | 1588 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 |                |

### PROPOSED SITE PLAN DETAIL



SCALE: 1"=60'

PROJECT DESIGNED BY:

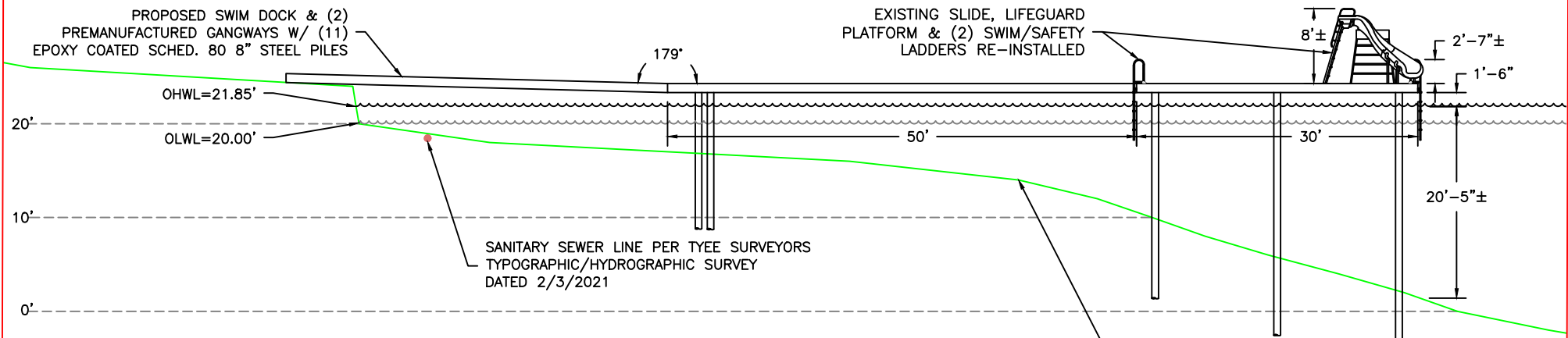
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**REVISED**  
 10/27/2025

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

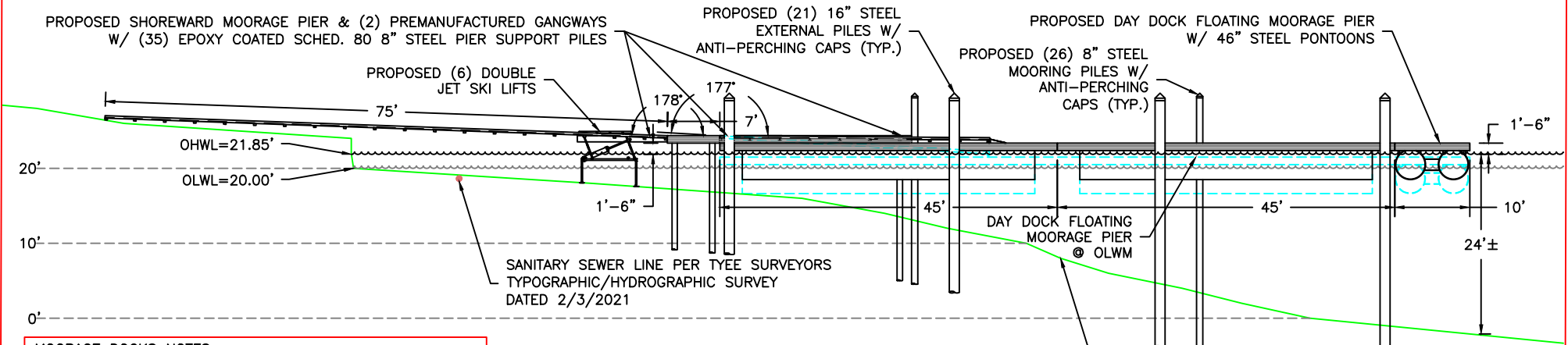
|                                     |                      |                        |
|-------------------------------------|----------------------|------------------------|
| REFERENCE #:                        |                      |                        |
| APPLICANT: MERCER ISLAND BEACH CLUB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



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

**PROPOSED SWIM DOCK ELEVATION**  
 SCALE: 1/16"=1'

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



**MOORAGE DOCKS NOTES:**  
 WATER DEPTH AT THE WATERWARD EDGE VARIES FROM  $\pm 24'$  AT THE SW CORNER TO  $\pm 41'$  AT THE NE CORNER.  
 FLOATING MOORAGE PIER TO CONSIST OF (2) 45', (8) 50' & (1) 22'-6" SECTIONS.  
 RAMP TO FLOATING MOORAGE PIER =  $\pm 3'$  INCLINE @ OLWM.  
 MOORAGE PIERS ARE DESIGNED FOR 25'-0" VESSELS.

**NOTE:**  
 RAMP HANDRAILS LEFT OUT OF ELEVATIONS FOR CLARITY.

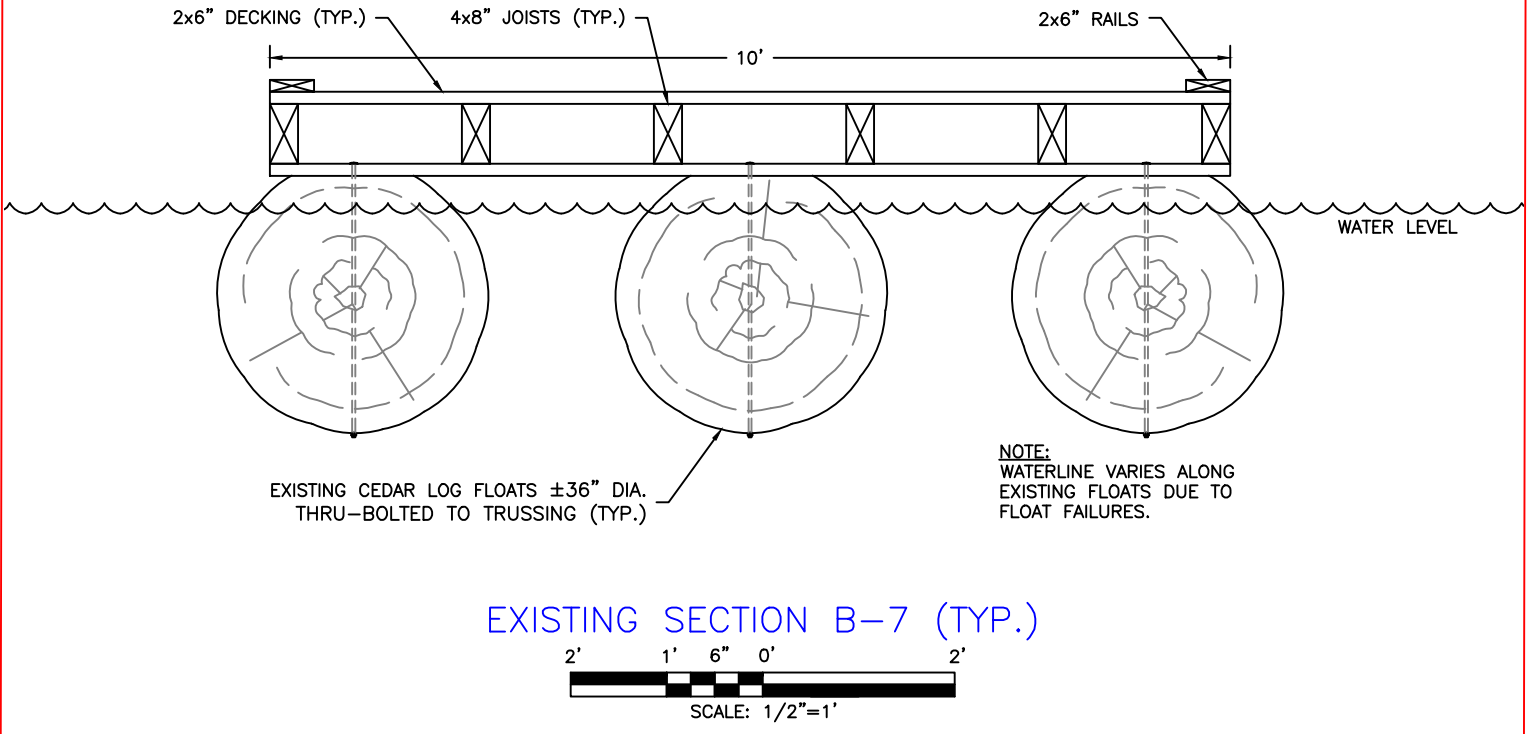
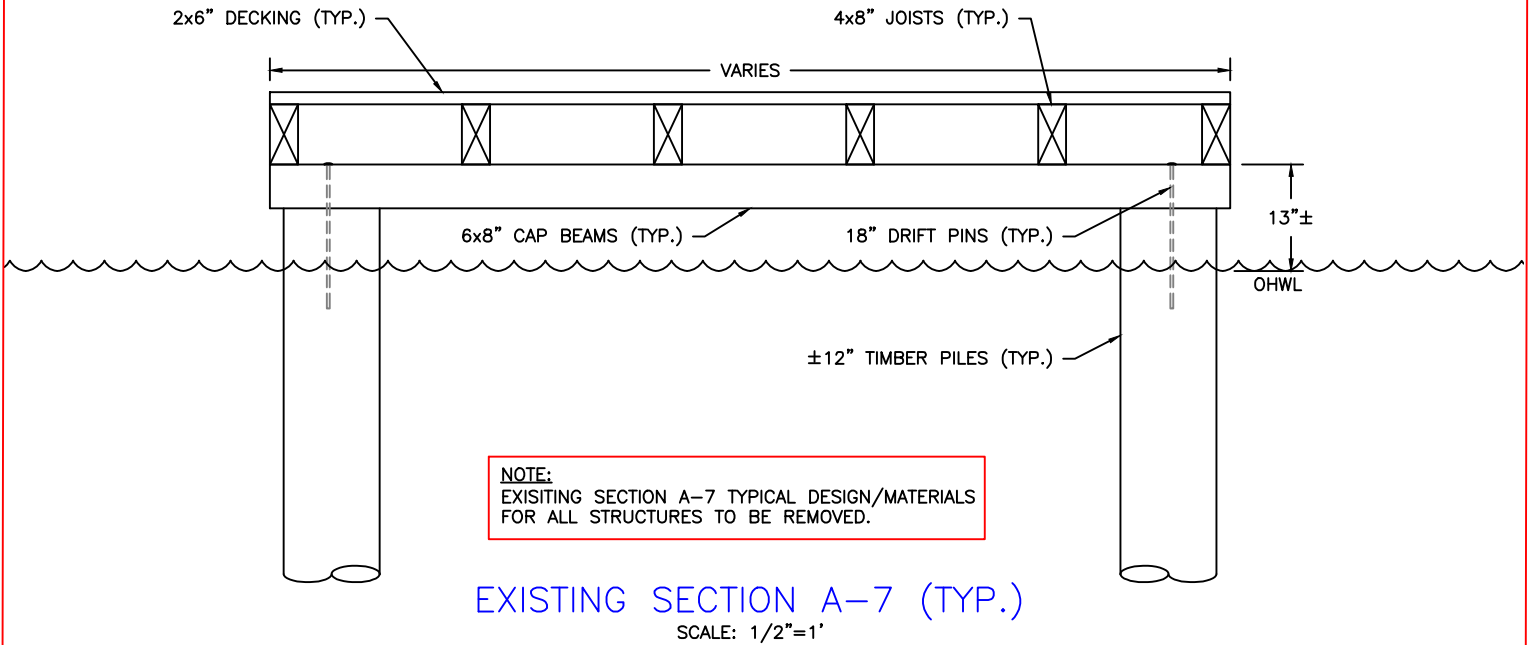
**PROPOSED MOORAGE DOCKS ELEVATION**  
 SCALE: 1"=20'

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

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

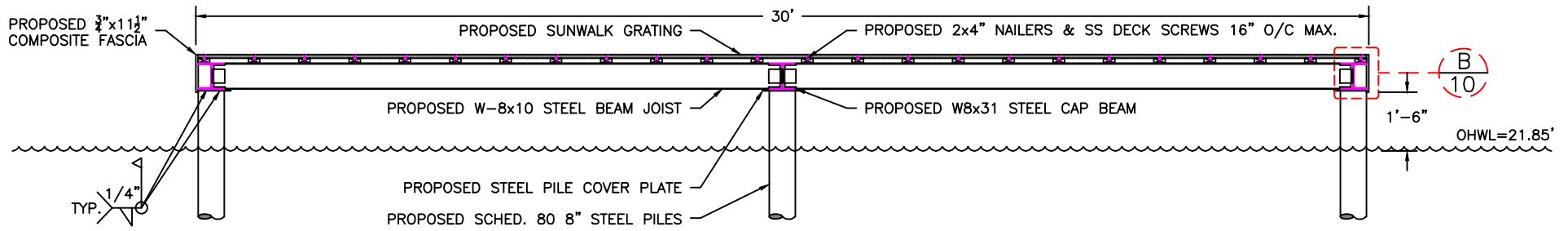
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|-------------------------------------|----------------------|------------------------|
| <b>REFERENCE #:</b>                 |                      |                        |
| APPLICANT: MERCER ISLAND BEACH CLUB |                      |         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



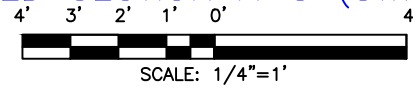
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**REVISED**  
**10/27/2025**  
TO INCLUDE ADDITIONAL MITIGATION PER NEC 9/23/2025.

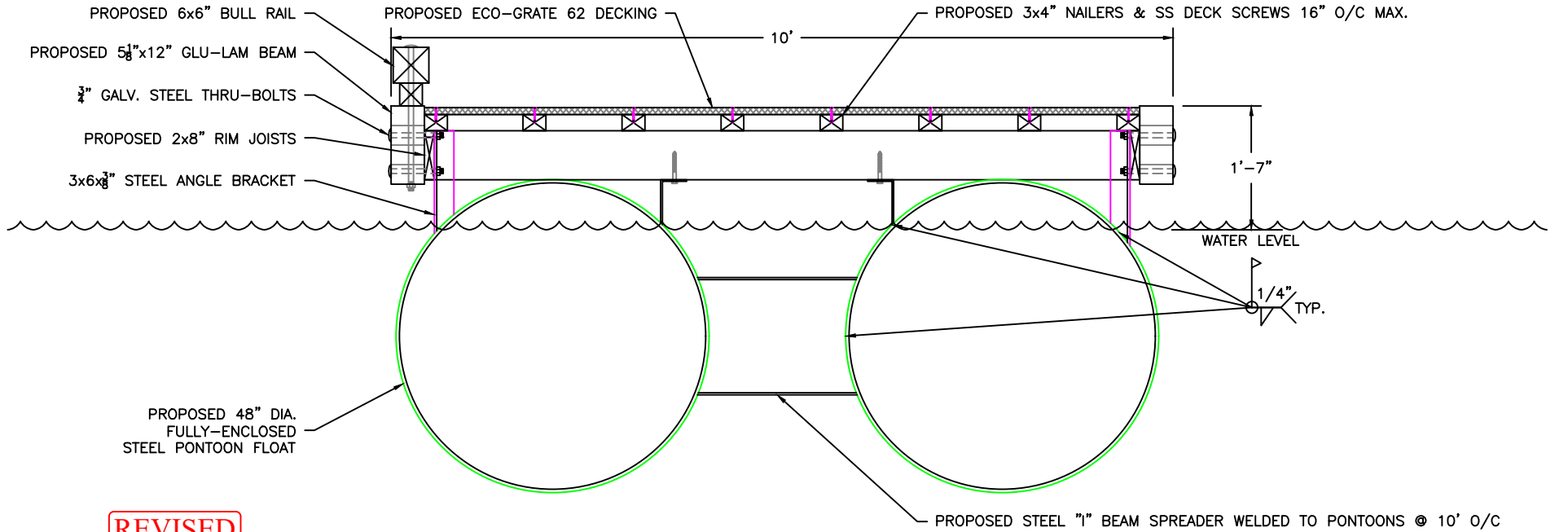
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| REFERENCE #:                        |                      |                        |
| APPLICANT: MERCER ISLAND BEACH CLUB |                      |                        |
| PROPOSED: MARINA REBUILD            |                      |         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



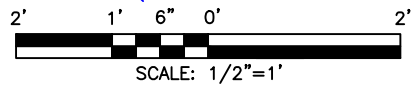
**PROPOSED SECTION A-8 (SWIM DOCK)**



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



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



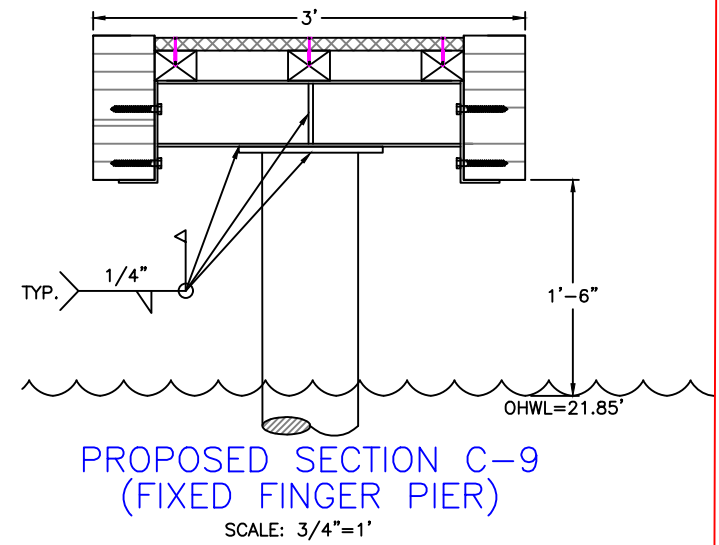
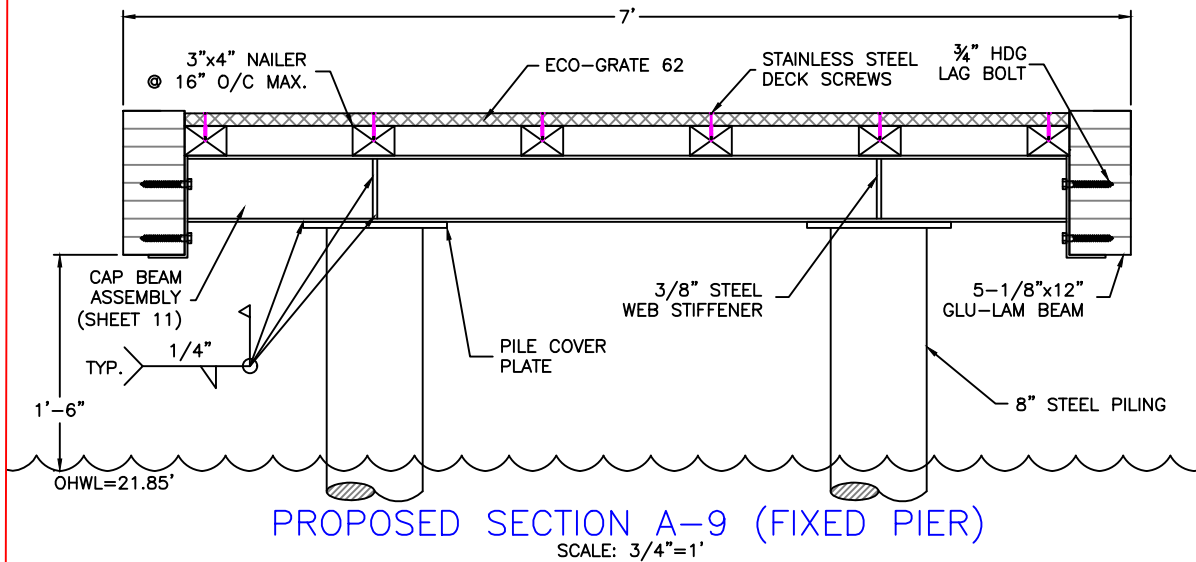
**REVISED**  
**10/27/2025**

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

PROJECT DESIGNED BY:  
 Waterfront Construction Inc.

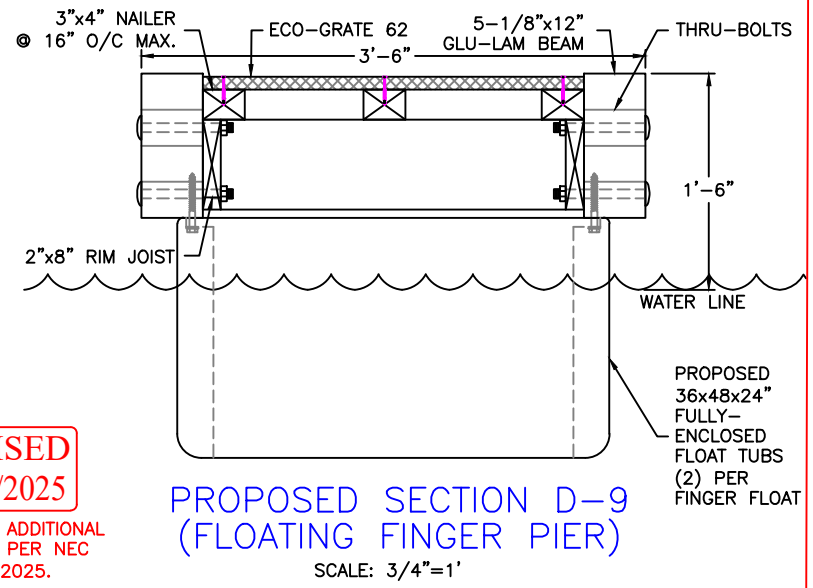
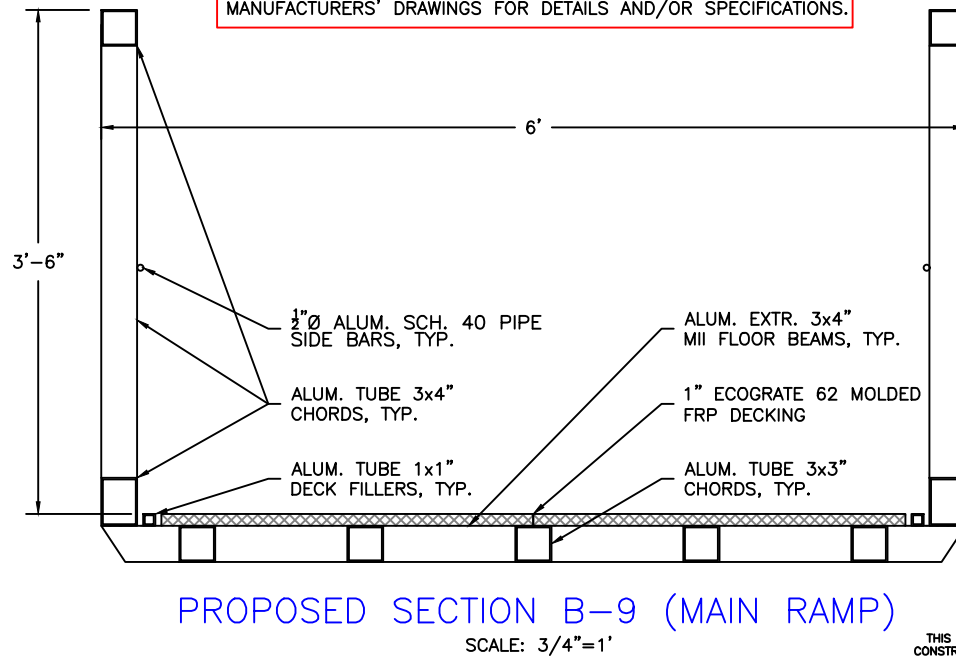
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|                                     |                      |                        |
|-------------------------------------|----------------------|------------------------|
| REFERENCE #:                        |                      |         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



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

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

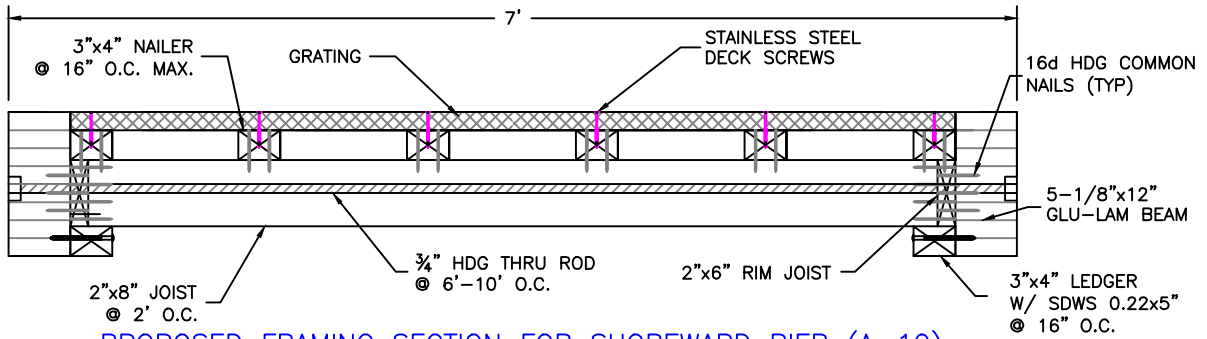


**REVISED**  
10/27/2025

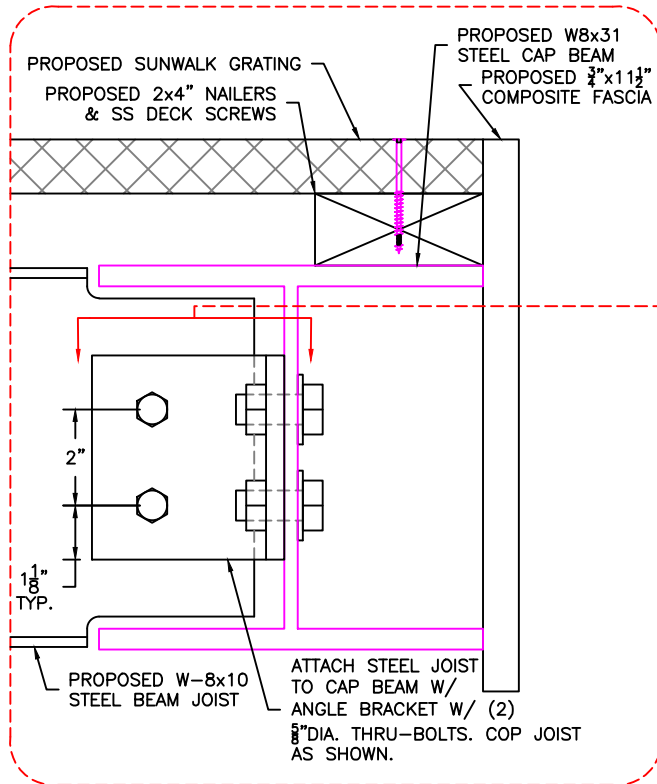
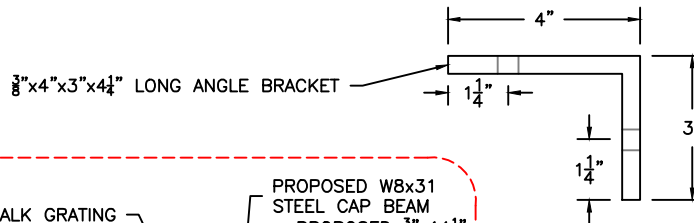
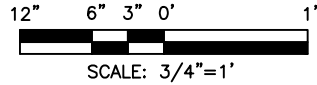
TO INCLUDE ADDITIONAL MITIGATION PER NEC 9/23/2025.

PROJECT DESIGNED BY:  
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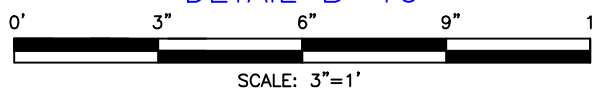
|                                     |                      |                        |
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| <b>REFERENCE #:</b>                 |                      |                        |
| APPLICANT: MERCER ISLAND BEACH CLUB |                      |                        |
| PROPOSED: MARINA REBUILD            |                      |                        |
| SHEET: 9                            | OF: 28               | NEAR/AT: MERCER ISLAND |
| DATE: 12/22/2021                    | DWG#: 20-37005-A23-9 |                        |



PROPOSED FRAMING SECTION FOR SHOREWARD PIER (A-10)



DETAIL B-10



**REVISED**  
10/27/2025

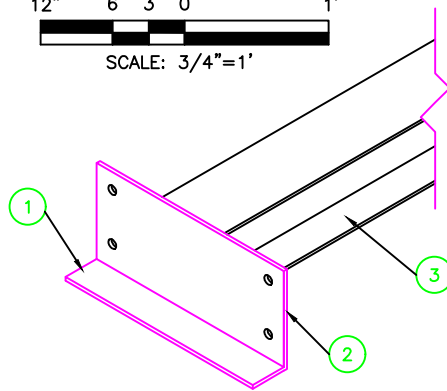
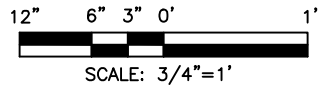
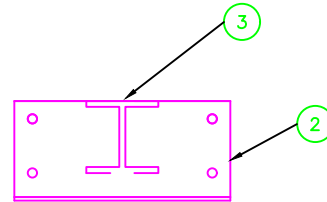
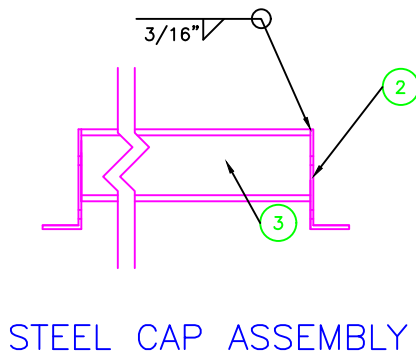
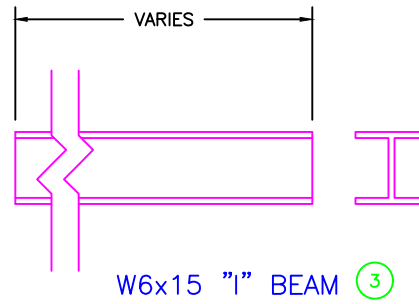
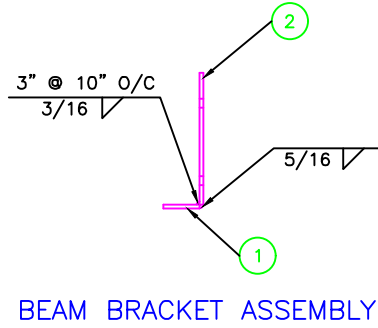
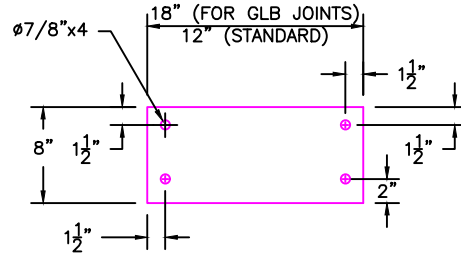
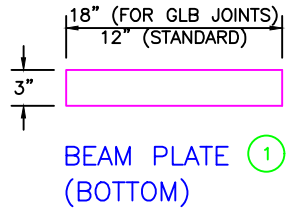
TO INCLUDE ADDITIONAL  
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|                                     |                       |                        |
|-------------------------------------|-----------------------|------------------------|
| REFERENCE #:                        |                       |                        |
| 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 |                        |



| PART # | QTY REQD | NOMENCLATURE OR DESCRIPTION | MATERIAL SPECIFICATION   |
|--------|----------|-----------------------------|--------------------------|
| 3      | -        | W6x15 "I" 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 |

PROJECT DESIGNED BY:

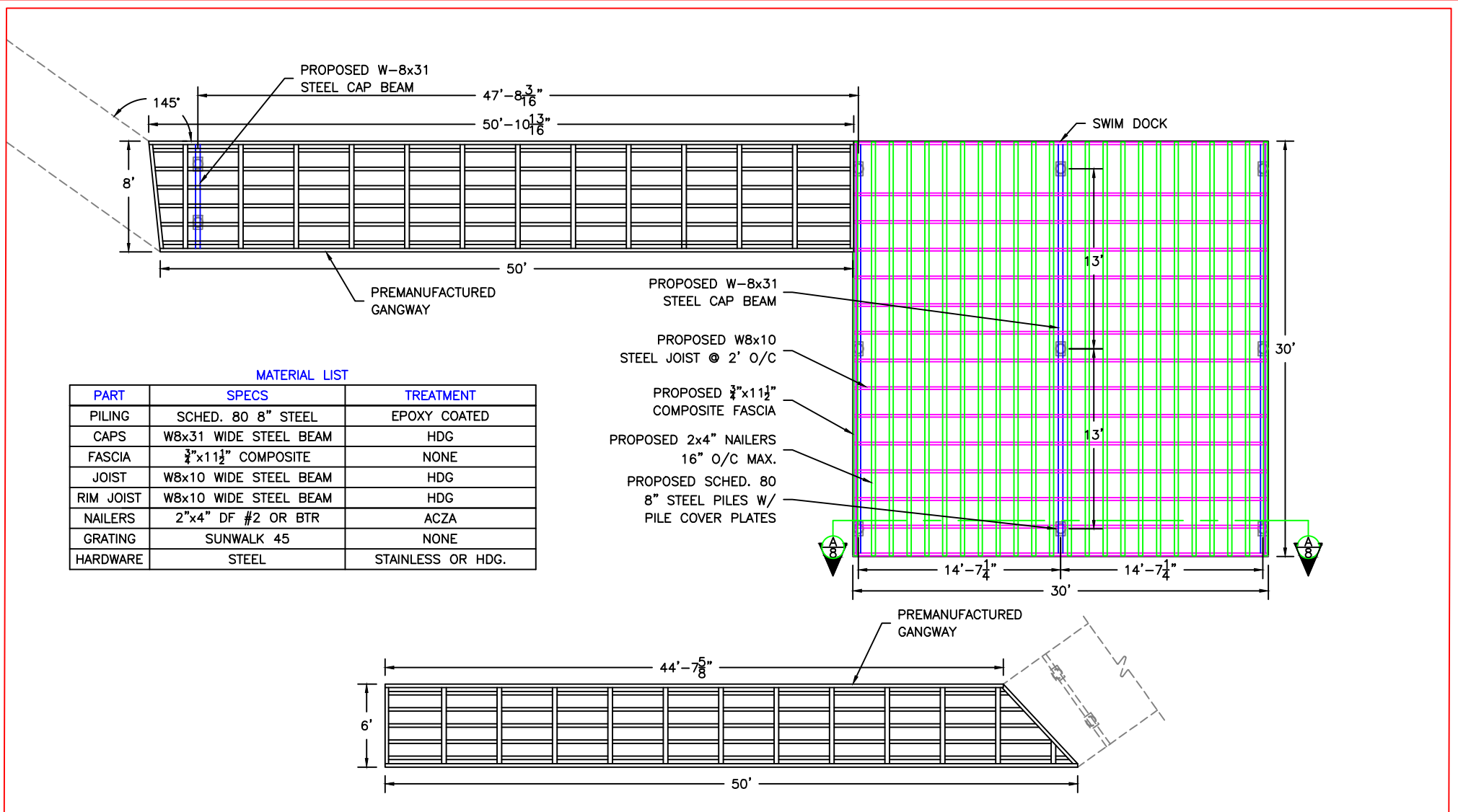
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REVISED  
10/27/2025

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

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

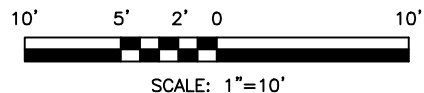


**MATERIAL LIST**

| PART      | SPECS                  | TREATMENT         |
|-----------|------------------------|-------------------|
| PILING    | SCHED. 80 8" STEEL     | EPOXY COATED      |
| CAPS      | W8x31 WIDE STEEL BEAM  | HDG               |
| FASCIA    | 3/4"x11 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 W-8x31 STEEL CAP BEAM
- PROPOSED W8x10 STEEL JOIST @ 2' O/C
- PROPOSED 3/4"x11 1/2" COMPOSITE FASCIA
- PROPOSED 2x4" NAILERS 16" O/C MAX.
- PROPOSED SCHED. 80 8" STEEL PILES W/ PILE COVER PLATES

**PROPOSED SWIM DOCK, PIER & RAMP FRAMING PLAN VIEWS**



**REVISED**  
10/27/2025

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

PROJECT DESIGNED BY:

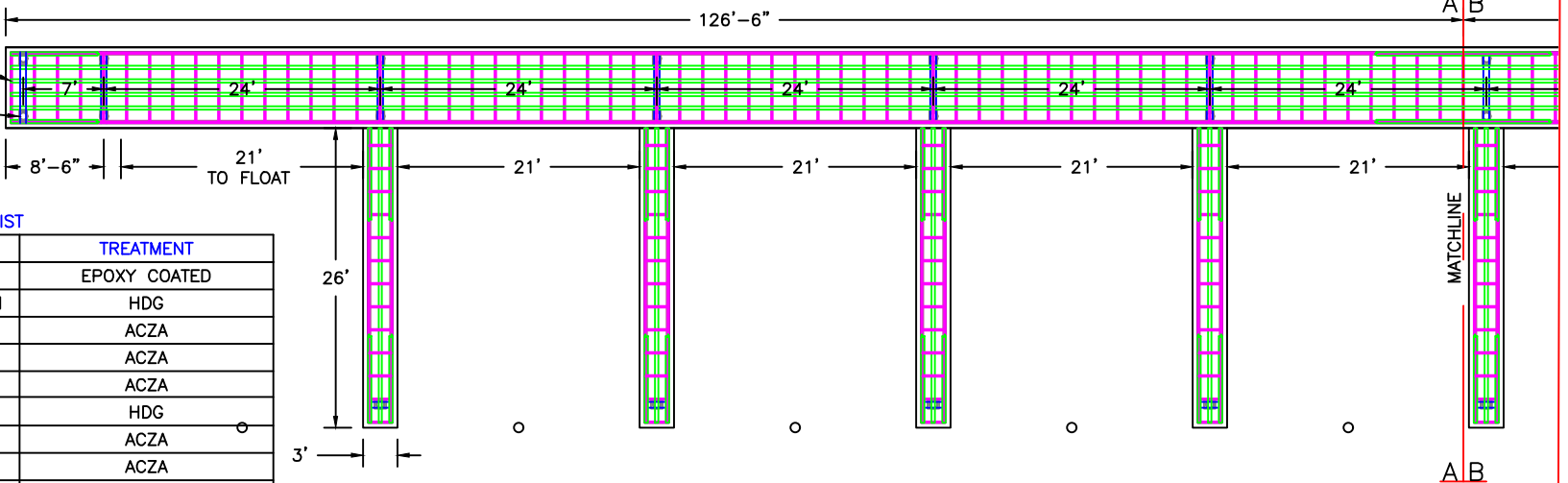
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SUNWALK 45 ARE MANUFACTURED WITH AN ADA COMPLIANT SLIP-RESISTANT WALKING SURFACE, COUPLED WITH A 45% OPEN AREA.

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

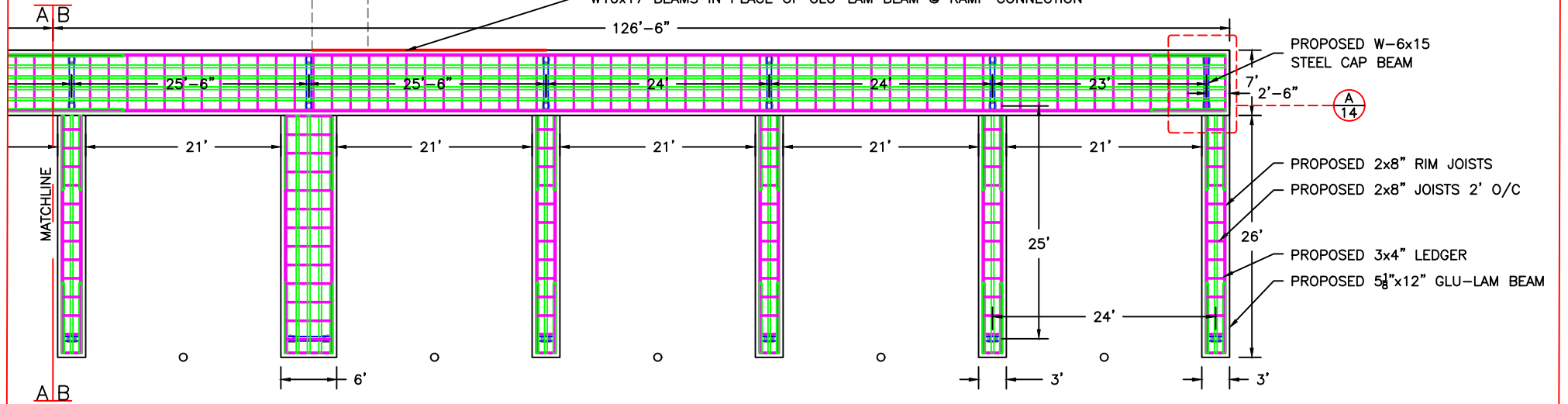
PROPOSED 3x4" NAILERS  
16" O/C MAX.  
PROPOSED SCHED. 80  
8" STEEL PILES W/  
PILE COVER PLATES



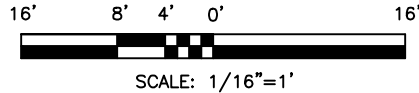
**MATERIAL LIST**

| 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. |

W10x17 BEAMS IN PLACE OF GLU-LAM BEAM @ RAMP CONNECTION



**PROPOSED SHOREWARD MOORAGE PIER FRAMING PLAN VIEWS A&B**



**REVISED**  
**10/27/2025**

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

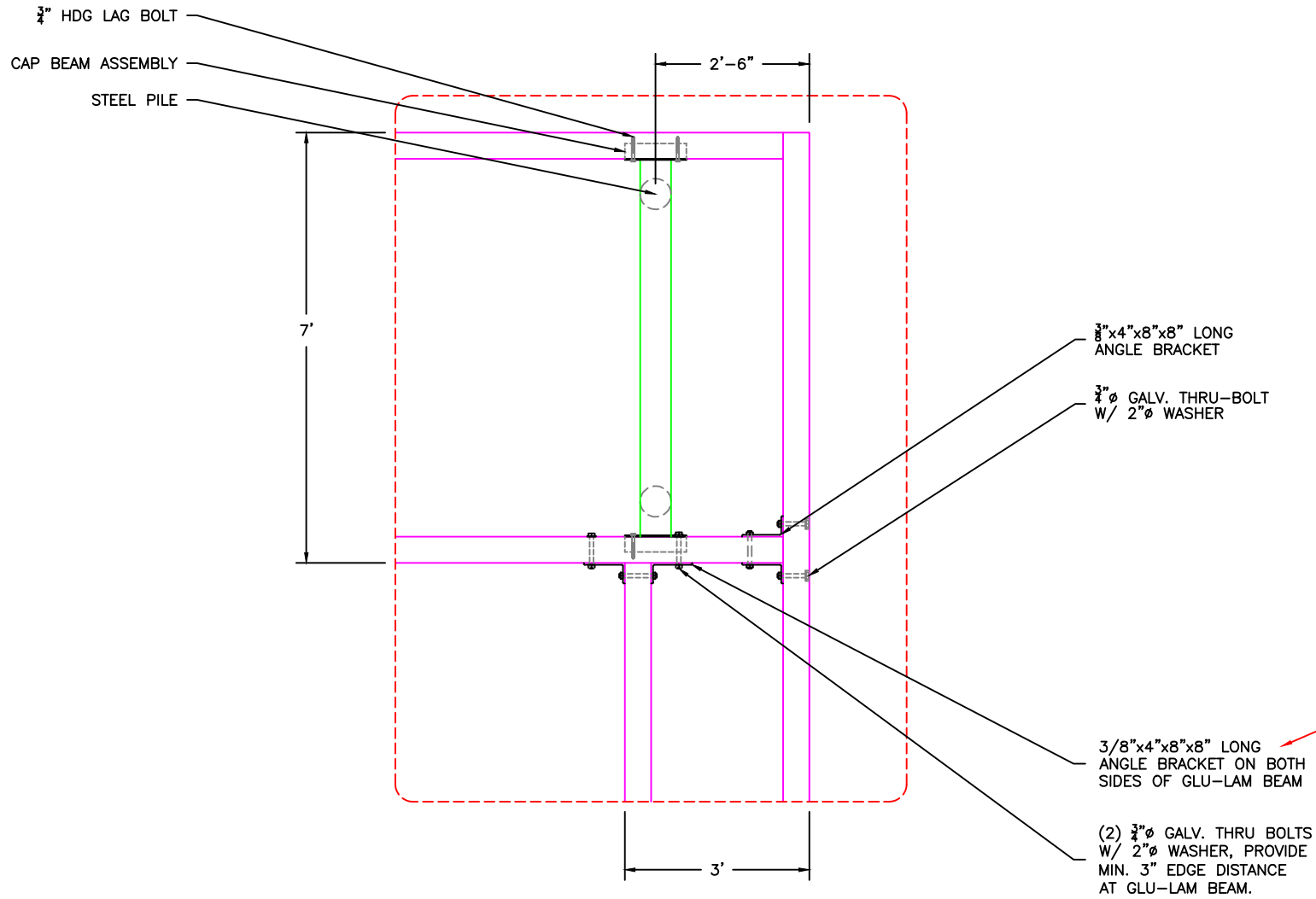
PROJECT DESIGNED BY:

*Waterfront Construction Inc.*

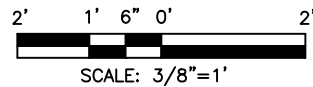
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ADA COMPLIANT ECOGRATE 62 IS SPECIFICALLY DESIGNED TO MEET REQUIREMENTS OF THE NATIONAL MARINE FISHERIES SERVICE AND U.S. ARMY CORPS OF ENGINEERS FOR MARINE DECKING AND DOCKS. WITH A 3/4" X 4" MESH AND 62% OPEN AREA, THIS GRATING PROTECTS SEAGRASS 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 |                        |                        |
| PROPOSED: MARINA REBUILD            |                        |                        |
| SHEET: 13                           | OF: 28                 | NEAR/AT: MERCER ISLAND |
| DATE: 12/22/2021                    | DWG #: 20-37005-A23-13 |                        |



TYPICAL GLU-LAM BEAM CONNECTION DETAIL A-14



**REVISED**  
10/27/2025

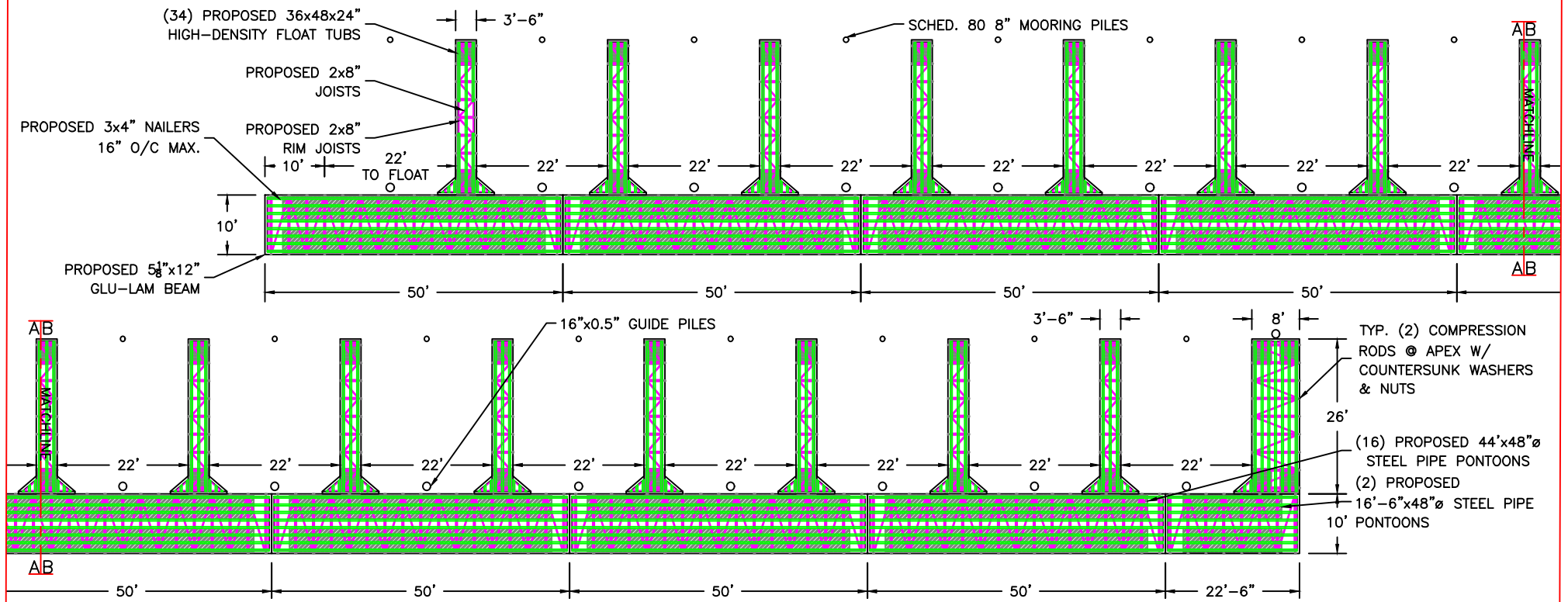
TO INCLUDE ADDITIONAL  
MITIGATION PER NEC  
9/23/2025.

PROJECT DESIGNED BY:

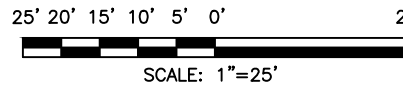
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|                                     |                       |                        |
|-------------------------------------|-----------------------|------------------------|
| REFERENCE #:                        |                       |                        |
| 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 |                        |

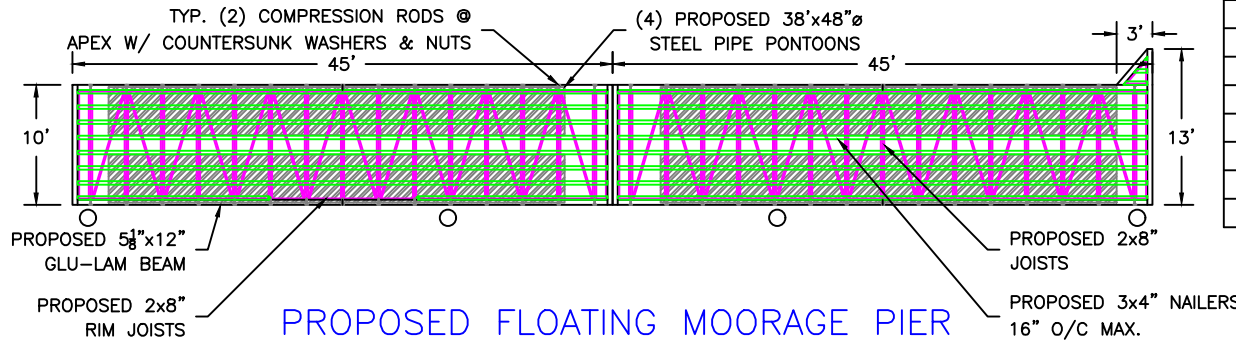


PROPOSED FLOATING MOORAGE PIER FRAMING PLAN VIEWS - A&B

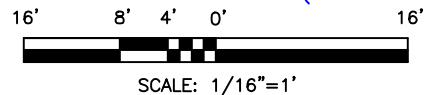


MATERIAL LIST

| 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. |



PROPOSED FLOATING MOORAGE PIER FRAMING PLAN VIEW (MAIN WALK)



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**REVISED**  
10/27/2025

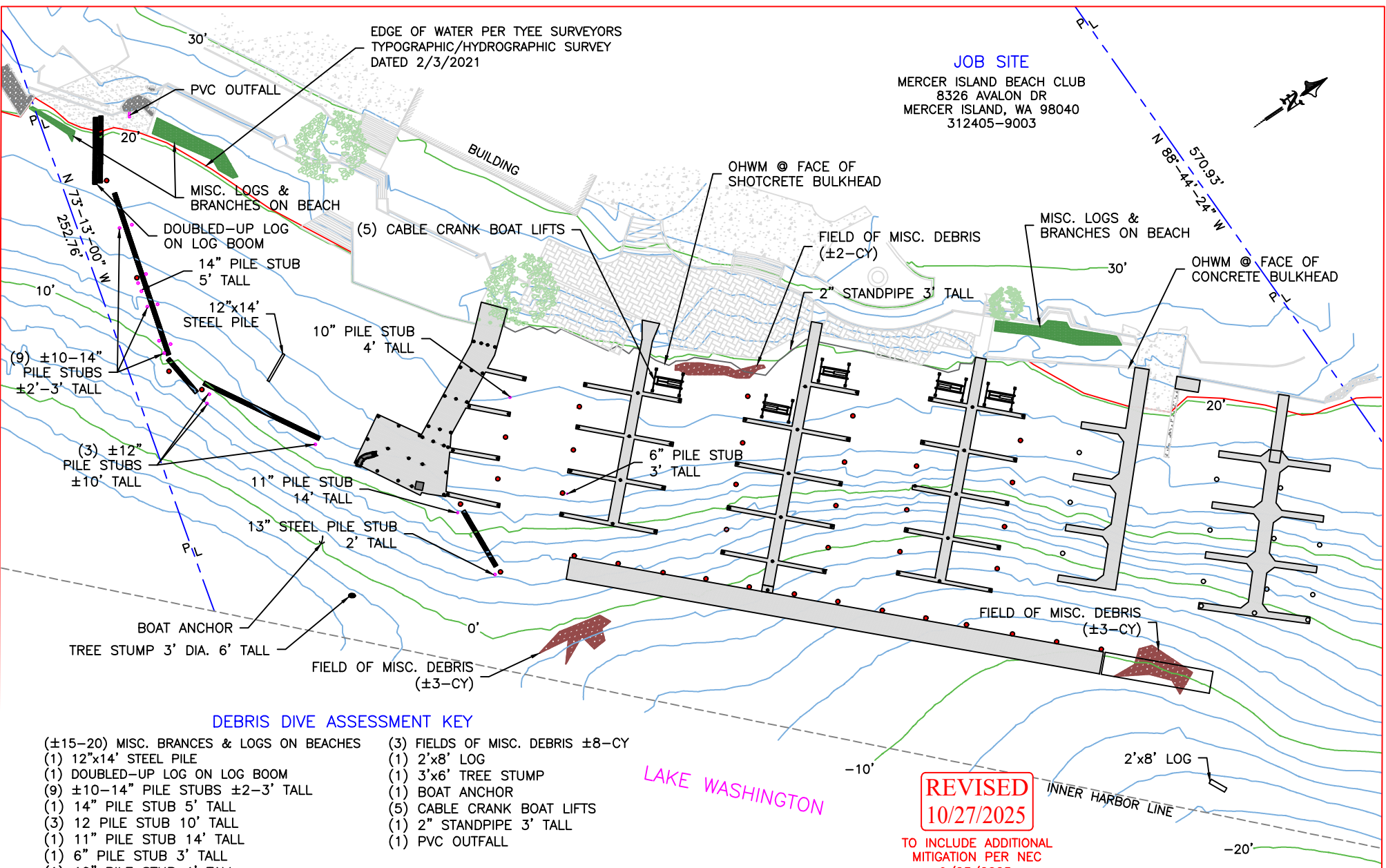
TO INCLUDE ADDITIONAL MITIGATION PER NEC 9/23/2025.

|              |                          |
|--------------|--------------------------|
| REFERENCE #: |                          |
| APPLICANT:   | MERCER ISLAND BEACH CLUB |
| PROPOSED:    | MARINA REBUILD           |
| SHEET:       | 15 OF 28                 |
| DATE:        | 12/22/2021               |
| NEAR/AT:     | MERCER ISLAND            |
| DWG#:        | 20-37005-A23-15          |

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

**JOB SITE**

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



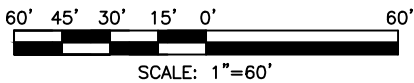
**DEBRIS DIVE ASSESSMENT KEY**

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

**REVISED**  
**10/27/2025**

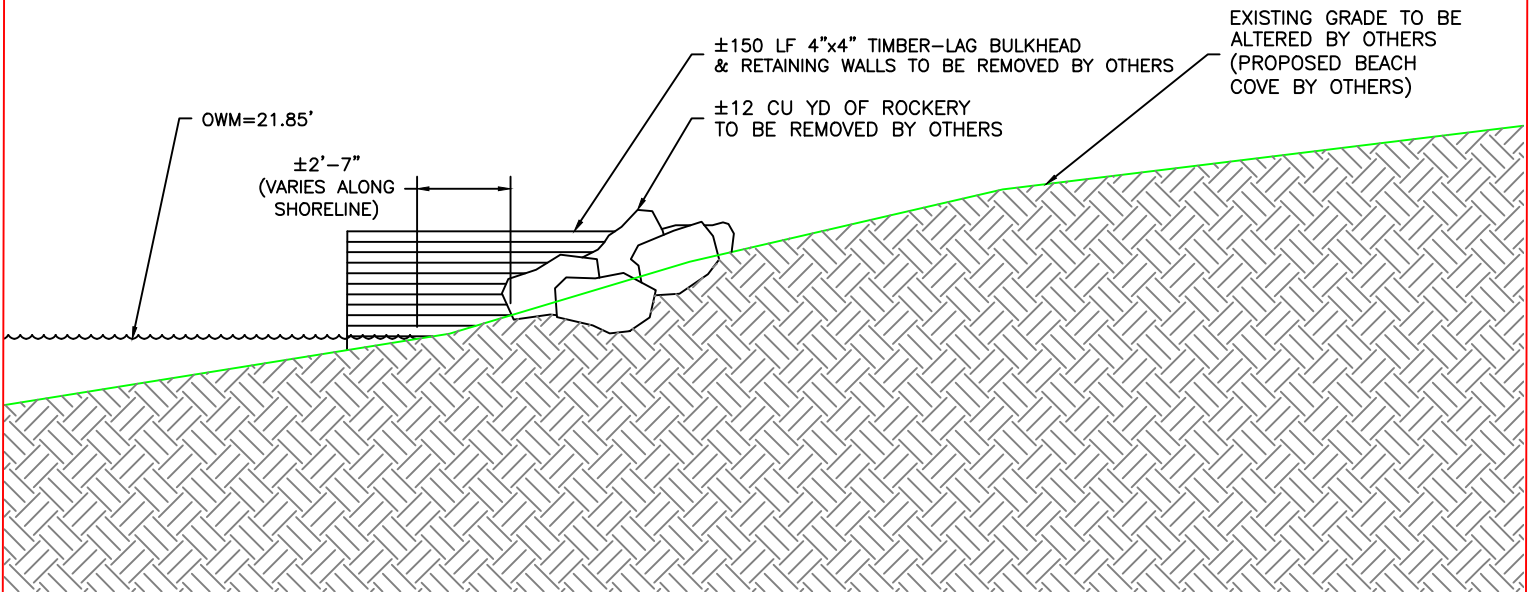
TO INCLUDE ADDITIONAL  
 MITIGATION PER NEC  
 9/23/2025.

**PROPOSED MITIGATION PLAN VIEW**

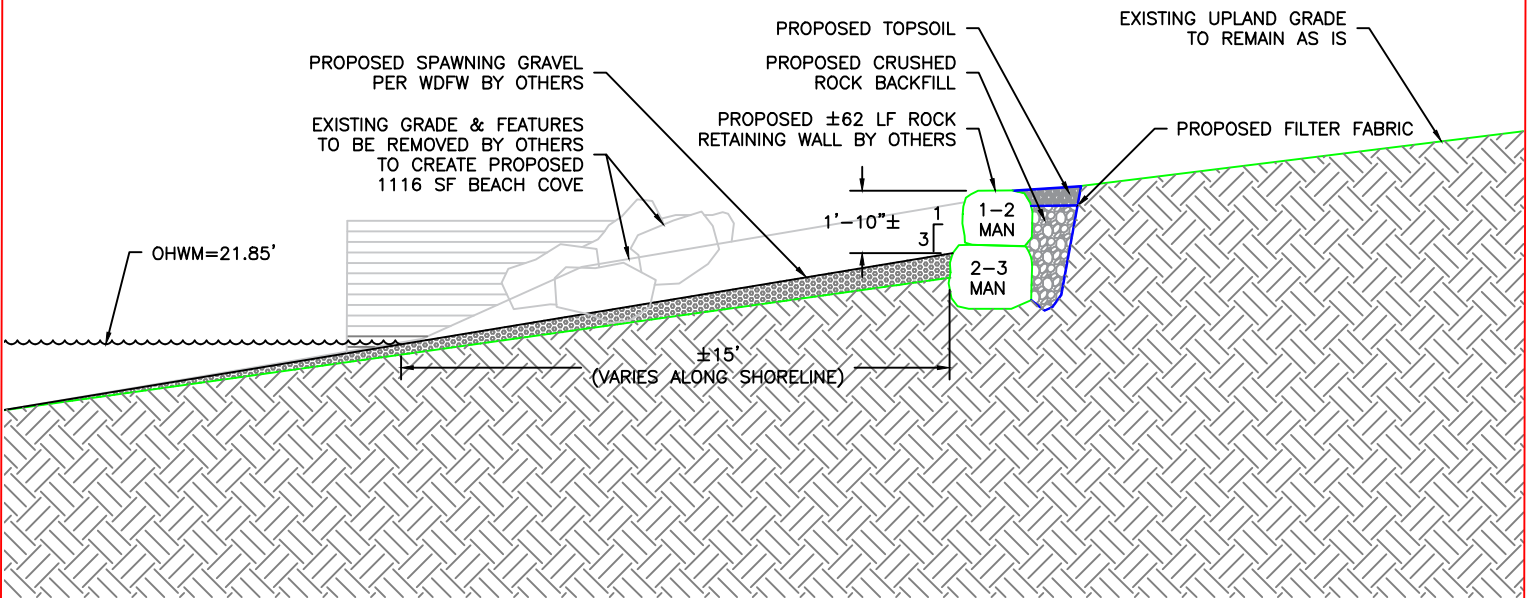


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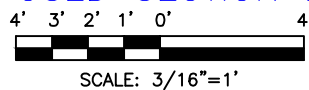
|                                     |                        |                        |
|-------------------------------------|------------------------|------------------------|
| REFERENCE #:                        |                        |                        |
| APPLICANT: MERCER ISLAND BEACH CLUB |                        |                        |
| PROPOSED: MARINA REBUILD            |                        |                        |
| SHEET: 16                           | OF: 28                 | NEAR/AT: MERCER ISLAND |
| DATE: 12/23/2021                    | DWG #: 20-37005-A23-16 |                        |



EXISTING SECTION A-17  
SCALE: 3/16"=1'



PROPOSED SECTION B-17



**REVISED**  
**10/27/2025**

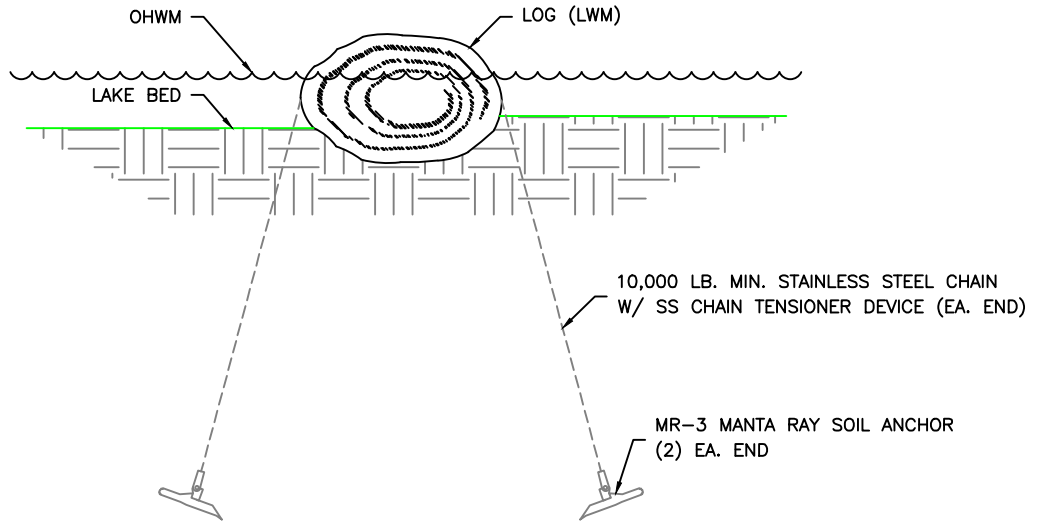
TO INCLUDE ADDITIONAL  
MITIGATION PER NEC  
9/23/2025.

PROJECT DESIGNED BY:

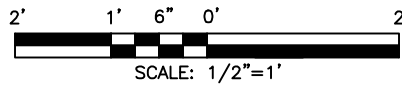
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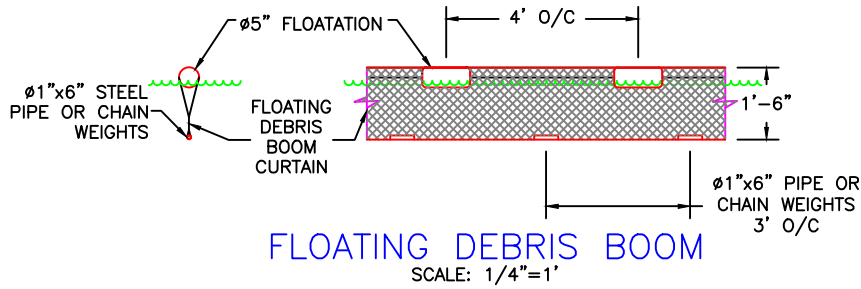
|                                     |                       |                        |
|-------------------------------------|-----------------------|------------------------|
| REFERENCE #:                        |                       |                        |
| APPLICANT: MERCER ISLAND BEACH CLUB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



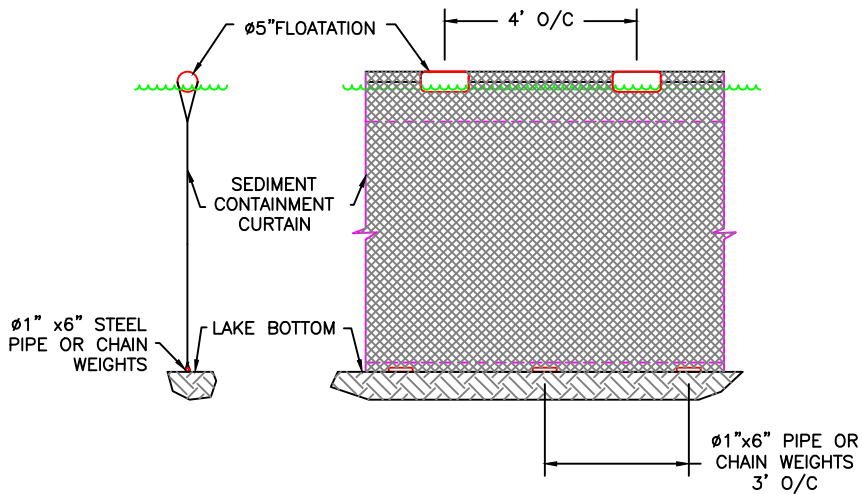
LWM ANCHOR DETAIL



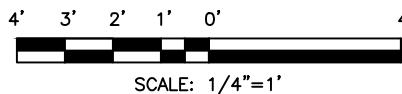
NOTE:  
SEE SHEET 25 FOR PLACEMENT ON SITE.



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



TEMP. FLOATING SILT CONTAINMENT FENCE



REVISED  
10/27/2025

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

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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<br>1-800-982-8813 #7221 |
| Foss Environmental Services                      | 1-800-337-7455                                |
| Waterfront Construction, Inc.<br>Emergency Pager | 206-548-9800<br>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  
MITIGATION PER NEC  
9/23/2025.

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|                                     |                       |                        |
|-------------------------------------|-----------------------|------------------------|
| REFERENCE #:                        |                       |                        |
| APPLICANT: MERCER ISLAND BEACH CLUB |                       |                        |
| PROPOSED: MARINA REBUILD            |                       |                        |
| SHEET: 19                           | OF: 28                | NEAR/AT: MERCER ISLAND |
| DATE: 12/22/2021                    | 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.

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**REVISED**  
**10/27/2025**

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

|  |               |                               |
|--|---------------|-------------------------------|
| <b>REFERENCE #:</b>                        |               |                               |
| <b>APPLICANT:</b> MERCER ISLAND BEACH CLUB |               |                               |
| <b>PROPOSED:</b> MARINA REBUILD            |               |                               |
| <b>SHEET:</b> 20                           | <b>OF:</b> 28 | <b>NEAR/AT:</b> MERCER ISLAND |
| <b>DATE:</b> 12/22/2021                    |               | <b>DWG#:</b> 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) |
| Ss                      | 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.*

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**REVISED**  
**10/27/2025**

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

|  |                              |                               |
|--|------------------------------|-------------------------------|
| <b>REFERENCE #:</b>                        |                              |                               |
| <b>APPLICANT:</b> MERCER ISLAND BEACH CLUB |                              |                               |
| <b>PROPOSED:</b> MARINA REBUILD            |                              |                               |
| <b>SHEET:</b> 21                           | <b>OF:</b> 28                | <b>NEAR/AT:</b> MERCER ISLAND |
| <b>DATE:</b> 12/22/2021                    | <b>DWG#:</b> 20-37005-A23-21 |                               |

# 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 WMPA STANDARD U1. USE THE FOLLOWING MINIMUM WMPA 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.*

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**REVISED**  
**10/27/2025**

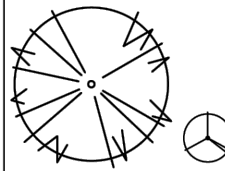
TO INCLUDE ADDITIONAL  
MITIGATION PER NEC  
9/23/2025.

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

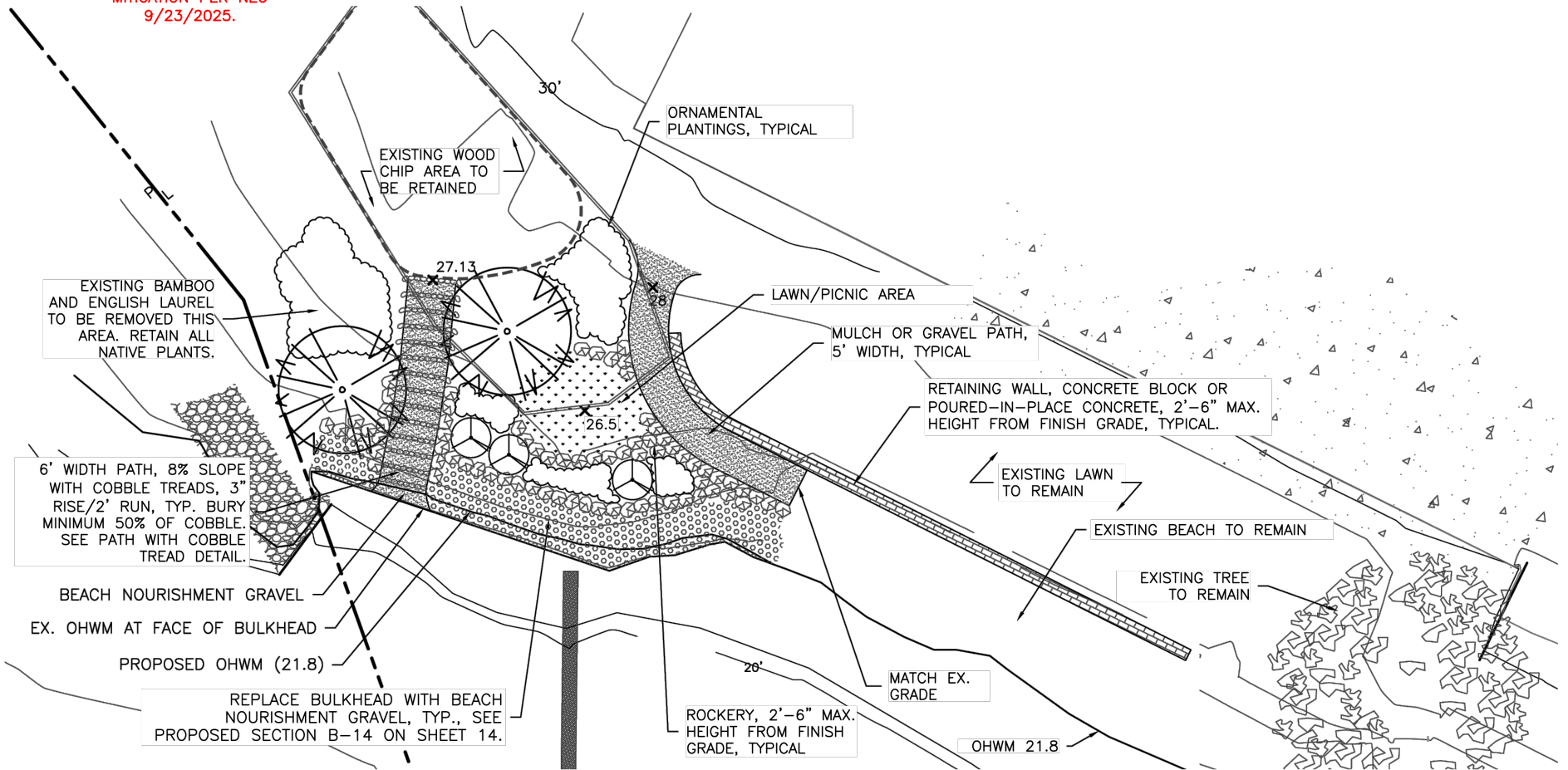
**REVISED**  
10/27/2025

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

**PLANT SCHEDULE**



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

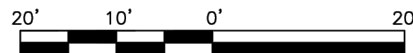


PROJECT DESIGNED BY:



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

**LANDSCAPE PLAN**



SCALE: 1"=20'



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

**PLANTING NOTES:**

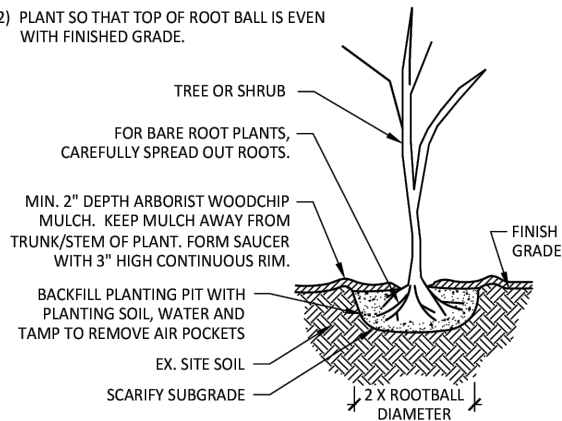
1. REMOVE ALL HIMALAYAN BLACKBERRY, JAPANESE KNOTWEED, BAMBOO, AND ENGLISH IVY FROM PLANTING AREA USING KING COUNTY RECOMMENDATIONS. RETAIN AND PROTECT ALL EXISTING NATIVE VEGETATION.
2. PLANT MATERIAL SHALL BE LOCALLY GROWN (PUGET SOUND REGION) AND CONFORM TO THE MOST RECENT ANLA STANDARDS. THE OWNER 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.

**REVISED**  
**10/27/2025**

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

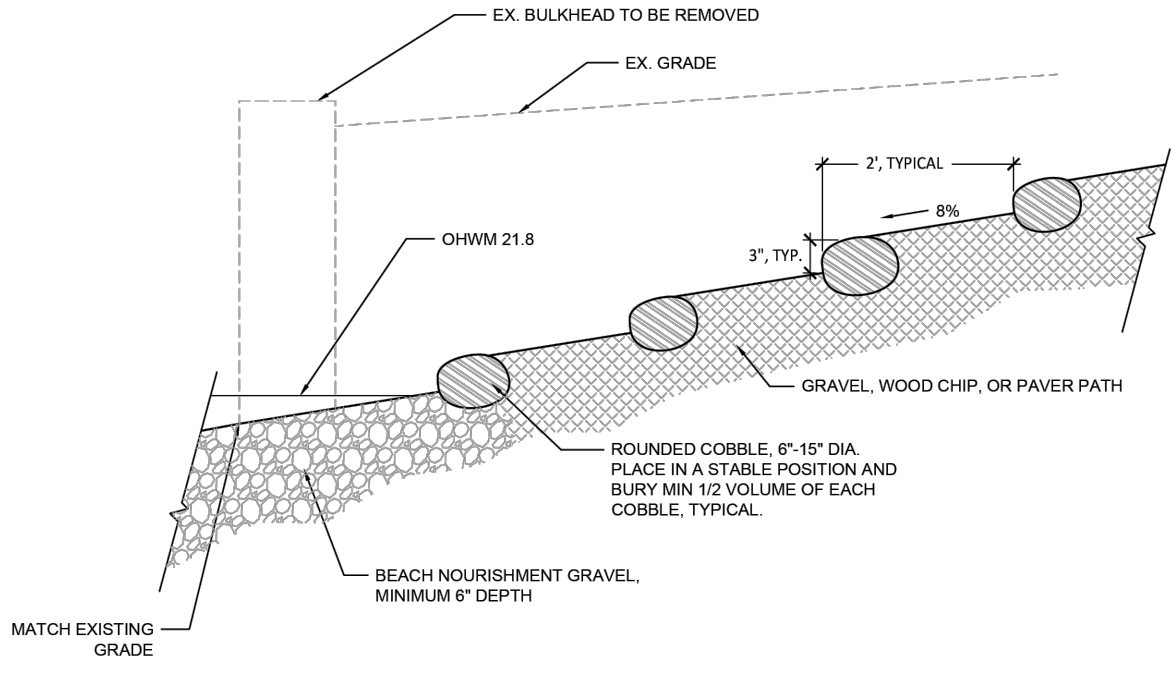
**NOTES:**

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



**TYPICAL TREE OR SHRUB PLANTING**

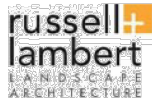
NOT TO SCALE



**PATH WITH COBBLE TREAD DETAIL**

NOT TO SCALE

PROJECT DESIGNED BY:



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

**LANDSCAPE DETAILS**

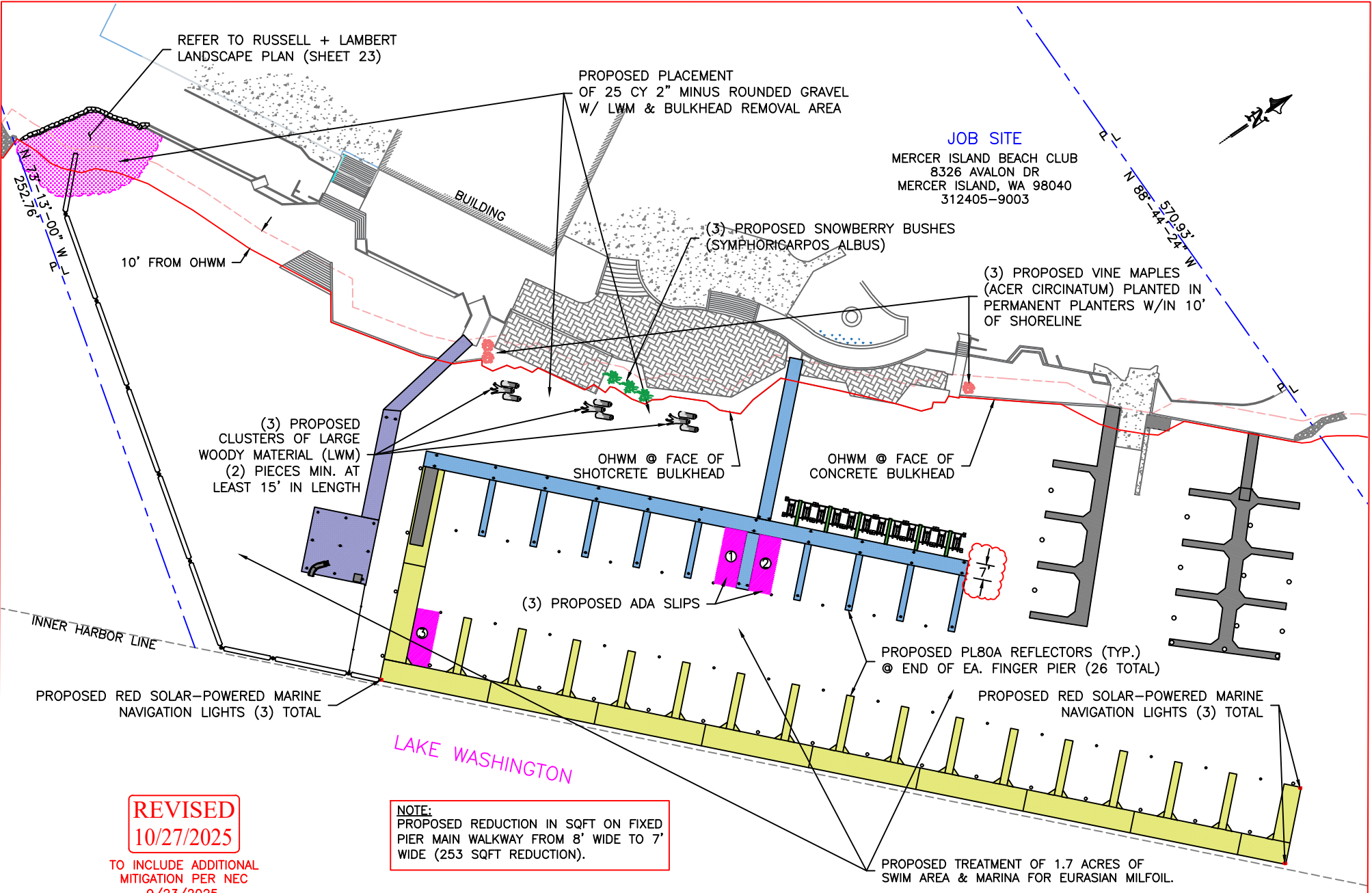
|                                     |                       |                        |
|-------------------------------------|-----------------------|------------------------|
| REFERENCE #:                        |                       |                        |
| APPLICANT: MERCER ISLAND BEACH CLUB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

REFER TO RUSSELL + LAMBERT  
LANDSCAPE PLAN (SHEET 23)

PROPOSED PLACEMENT  
OF 25 CY 2" MINUS ROUNDED GRAVEL  
W/ LWM & BULKHEAD REMOVAL AREA

**JOB SITE**

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



**REVISED**  
**10/27/2025**

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

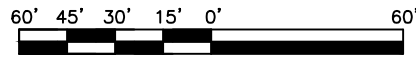
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PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN  
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**NOTE:**  
PROPOSED REDUCTION IN SQFT ON FIXED  
PIER MAIN WALKWAY FROM 8' WIDE TO 7'  
WIDE (253 SQFT REDUCTION).

**ADDITIONAL MITIGATION**



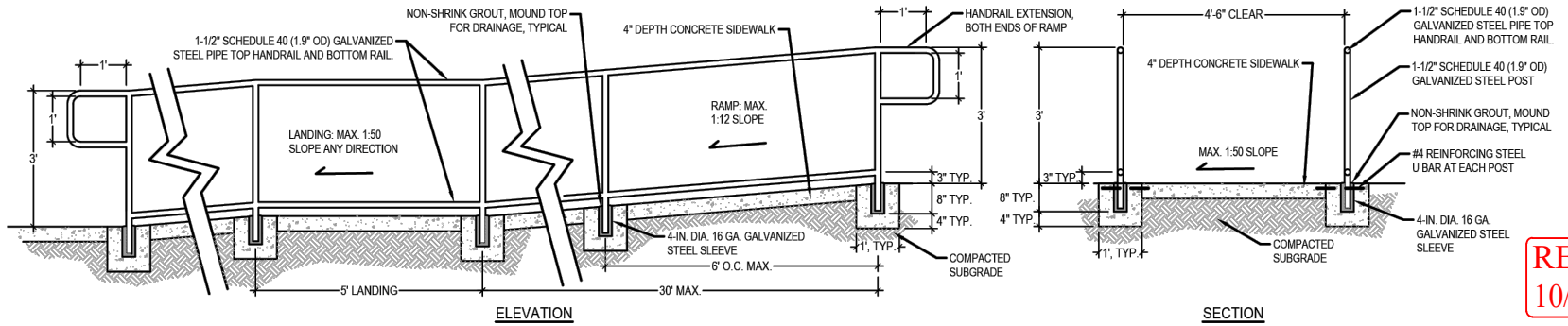
SCALE: 1"=60'

PROPOSED PL80A REFLECTORS (TYP.)  
@ END OF EA. FINGER PIER (26 TOTAL)

PROPOSED RED SOLAR-POWERED MARINE  
NAVIGATION LIGHTS (3) TOTAL

PROPOSED TREATMENT OF 1.7 ACRES OF  
SWIM AREA & MARINA FOR EURASIAN MILFOIL.

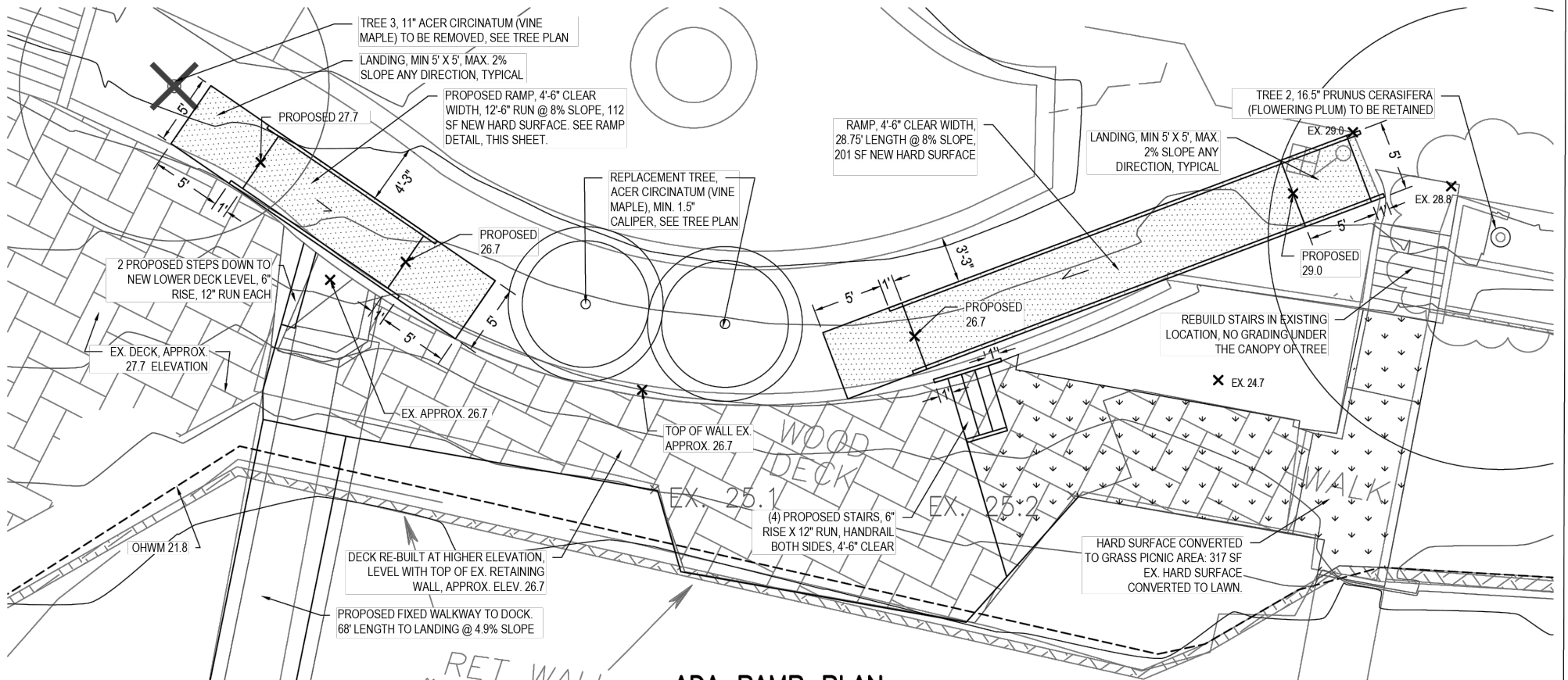
|  |                              |                               |
|--|------------------------------|-------------------------------|
| <b>REFERENCE #:</b>                        |                              |                               |
| <b>APPLICANT:</b> MERCER ISLAND BEACH CLUB |                              |                               |
| <b>PROPOSED:</b> MARINA REBUILD            |                              |                               |
| <b>SHEET:</b> 25                           | <b>OF:</b> 28                | <b>NEAR/AT:</b> MERCER ISLAND |
| <b>DATE:</b> 12/22/2021                    | <b>DWG#:</b> 20-37005-A23-25 |                               |



**ADA RAMP DETAIL, NOT TO SCALE**

**REVISED**  
**10/27/2025**

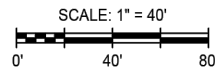
**TO INCLUDE ADDITIONAL MITIGATION PER NEC 9/23/2025.**



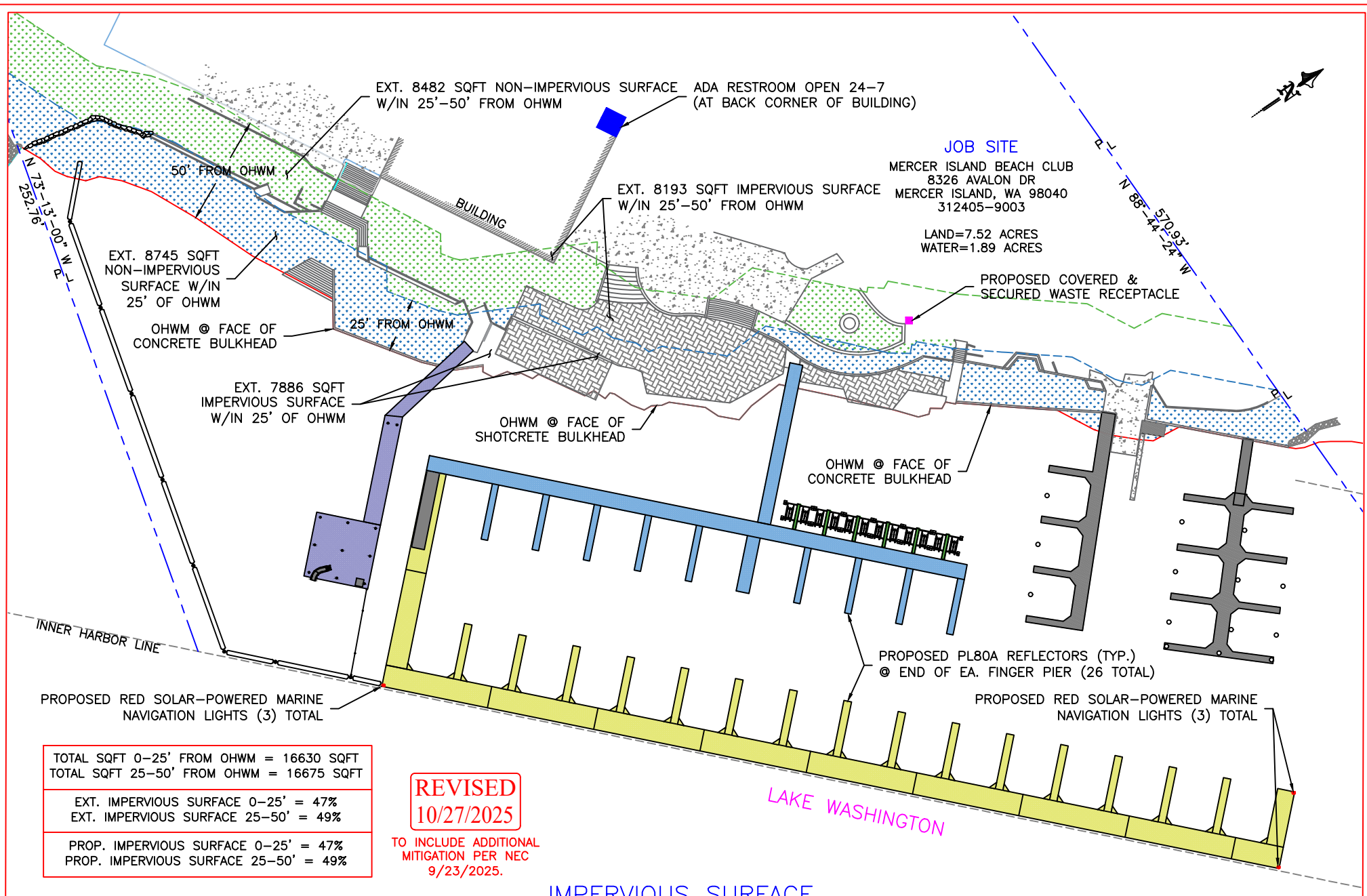
**ADA RAMP PLAN**

PROJECT DESIGNED BY:

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



|                                     |                       |                        |
|-------------------------------------|-----------------------|------------------------|
| REFERENCE #:                        |                       |                        |
| APPLICANT: MERCER ISLAND BEACH CLUB |                       |                        |
| PROPOSED: MARINA REBUILD            |                       |                        |
| SHEET: 26                           | OF: 28                | NEAR/AT: MERCER ISLAND |
| DATE: 12/11/2024                    | DWG#: 20-37005-A23-26 |                        |

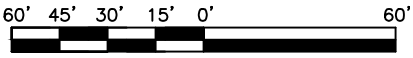


|  |
|--|
| TOTAL SQFT 0-25' FROM OHWM = 16630 SQFT  |
| TOTAL SQFT 25-50' FROM OHWM = 16675 SQFT |
| EXT. IMPERVIOUS SURFACE 0-25' = 47%      |
| EXT. IMPERVIOUS SURFACE 25-50' = 49%     |
| PROP. IMPERVIOUS SURFACE 0-25' = 47%     |
| PROP. IMPERVIOUS SURFACE 25-50' = 49%    |

**REVISED**  
**10/27/2025**

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

**IMPERVIOUS SURFACE  
CALCULATIONS – PLAN VIEW**



SCALE: 1"=60'

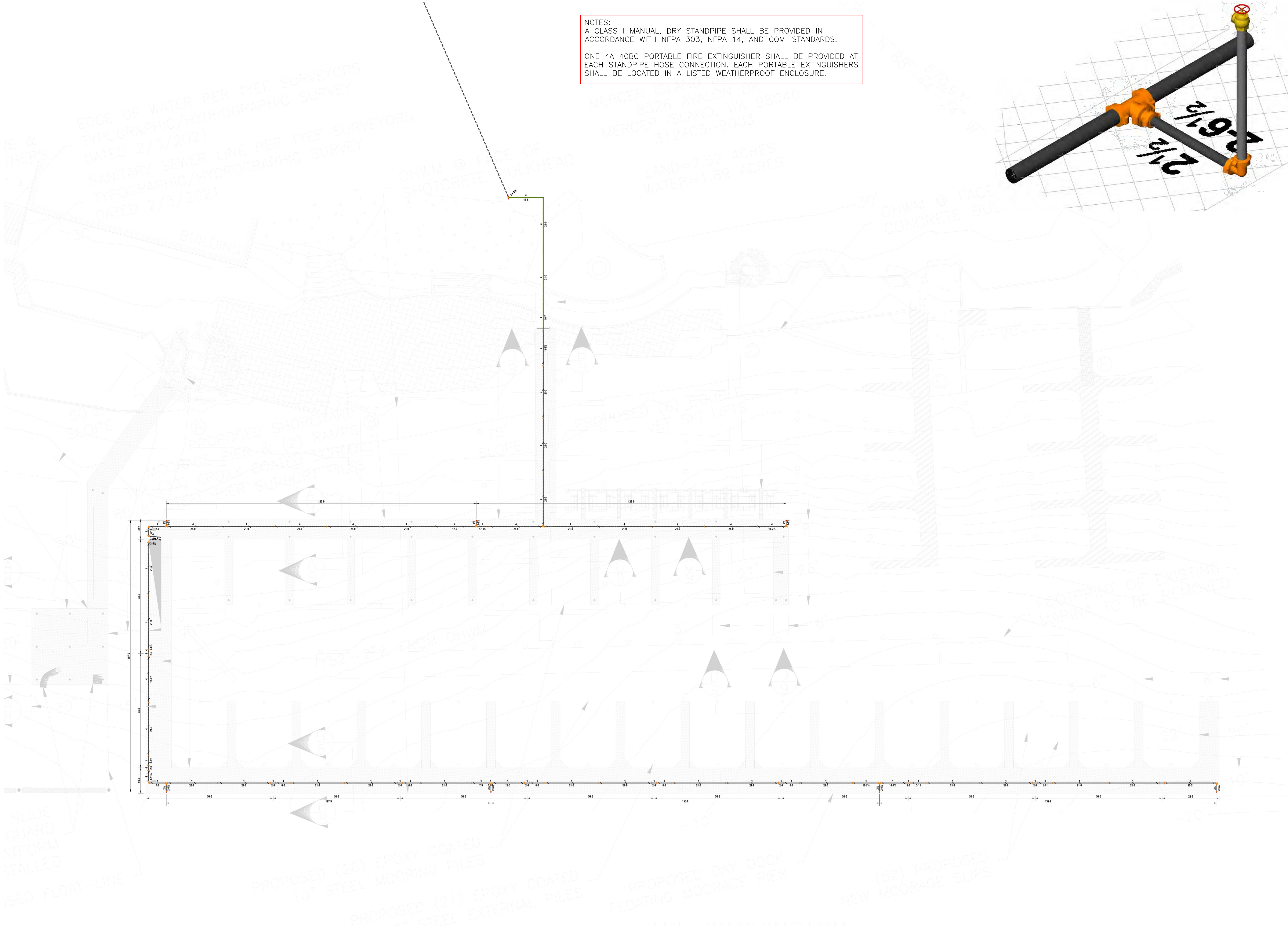
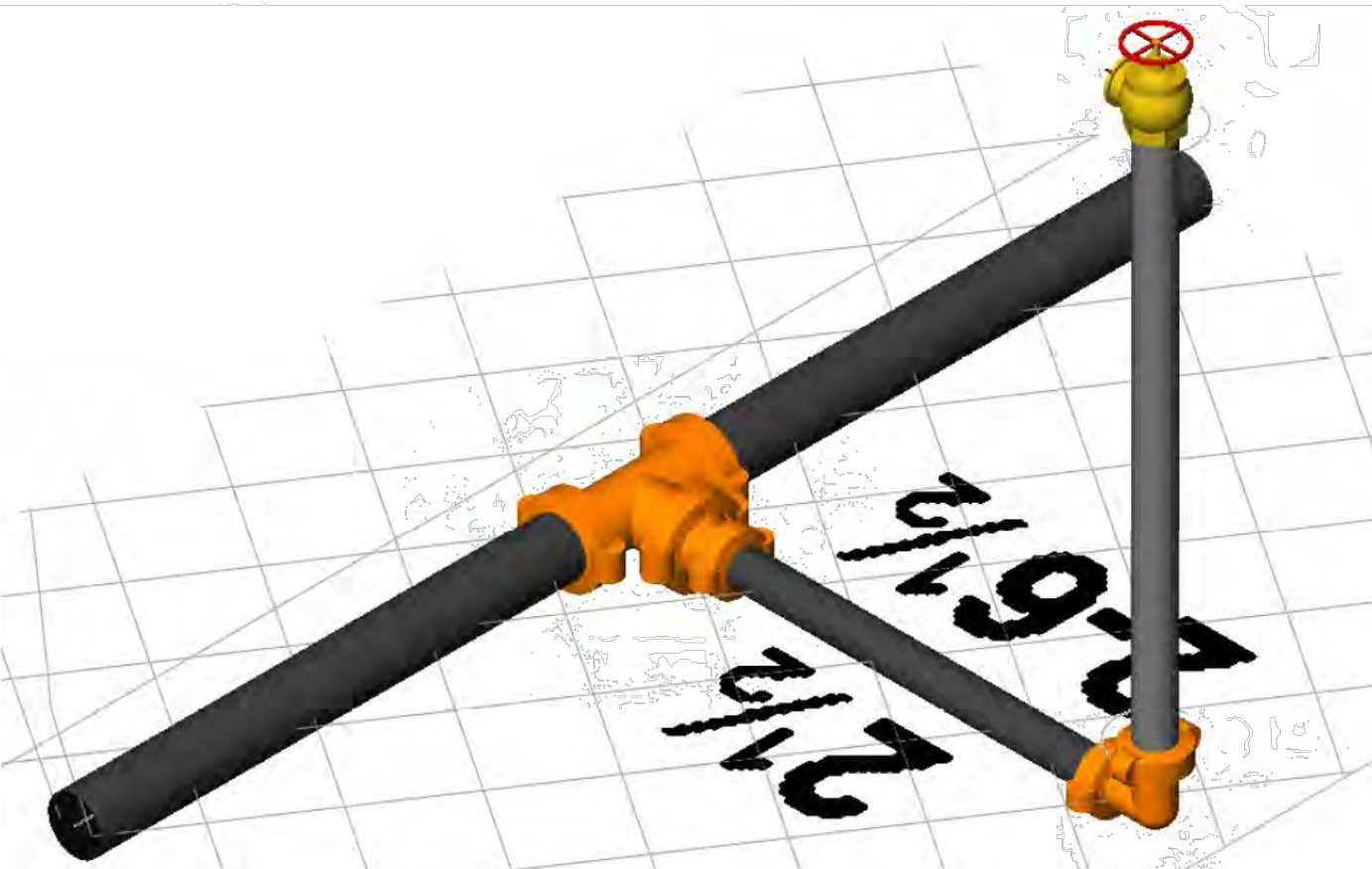
|                                     |                       |                        |
|-------------------------------------|-----------------------|------------------------|
| REFERENCE #:                        |                       |                        |
| APPLICANT: MERCER ISLAND BEACH CLUB |                       |                        |
| PROPOSED: MARINA REBUILD            |                       |                        |
| SHEET: 27                           | OF: 28                | NEAR/AT: MERCER ISLAND |
| DATE: 12/22/2021                    | DWG#: 20-37005-A23-27 |                        |

PROJECT DESIGNED BY:  
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**REVISED**  
10/27/2025

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

**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         | DATE |
| 1         | DATE |
| 2         | DATE |
| 3         | DATE |
| 4         | DATE |
| 5         | DATE |
| 6         | DATE |
| 7         | DATE |
| 8         | DATE |
| 9         | DATE |
| 10        | DATE |

|                           |   |
|---------------------------|---|
| DESIGNER: P. STOKESBERRY  | PROJECT: MERCER ISLAND BEACH CLUB             |
| DATE: 3/31/2022           | 8326 AVALON DRIVE                             |
| SCALE: 1/16" = 1'-0"      | MERCER ISLAND, WA 98040                       |
| HAZARD: CLASS I STANDPIPE | CONTRACT WITH: WATERFRONT CONSTRUCTION        |
| AHJ: MERCER ISLAND FD     | 205 NE NORTHLAKE WAY, #230, SEATTLE, WA 98105 |
| JOB #: 39412              | GEOFF WHITTEN - (425) 221-1495                |
| SHEET#: FP-01             | TITLE: NEW MARINA - DRY STANDPIPE EXTENSION   |