

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

(3) PROPOSED SNOWBERRY BUSHES
(SYMPHORICARPOS ALBUS)

(3) PROPOSED VINE MAPLES
(ACER CIRCINATUM) PLANTED IN
PERMANENT PLANTERS W/IN 10'
OF SHORELINE

(3) PROPOSED
CLUSTERS OF LARGE
WOODY MATERIAL (LWM)
(2) PIECES MIN. AT
LEAST 15' IN LENGTH

OHWM @ FACE OF
SHOTCRETE BULKHEAD

OHWM @ FACE OF
CONCRETE BULKHEAD

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

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

LAKE WASHINGTON

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

INNER HARBOR LINE

NOTE:
PROPOSED REDUCTION IN SQFT ON FIXED
PIER MAIN WALKWAY FROM 8' WIDE TO 7'
WIDE (253 SQFT REDUCTION).

REVISED
10/27/2025

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

PROJECT DESIGNED BY:

Waterfront Construction Inc.

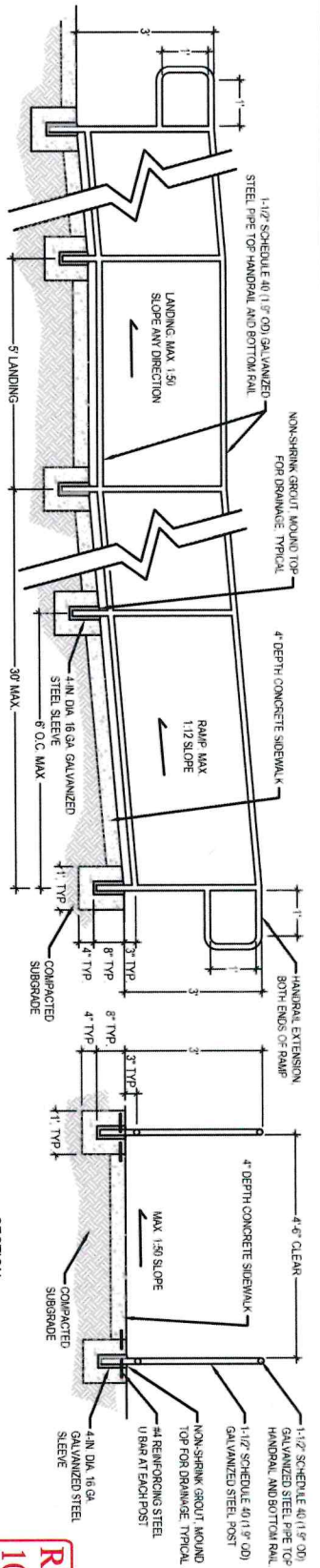
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ADDITIONAL MITIGATION



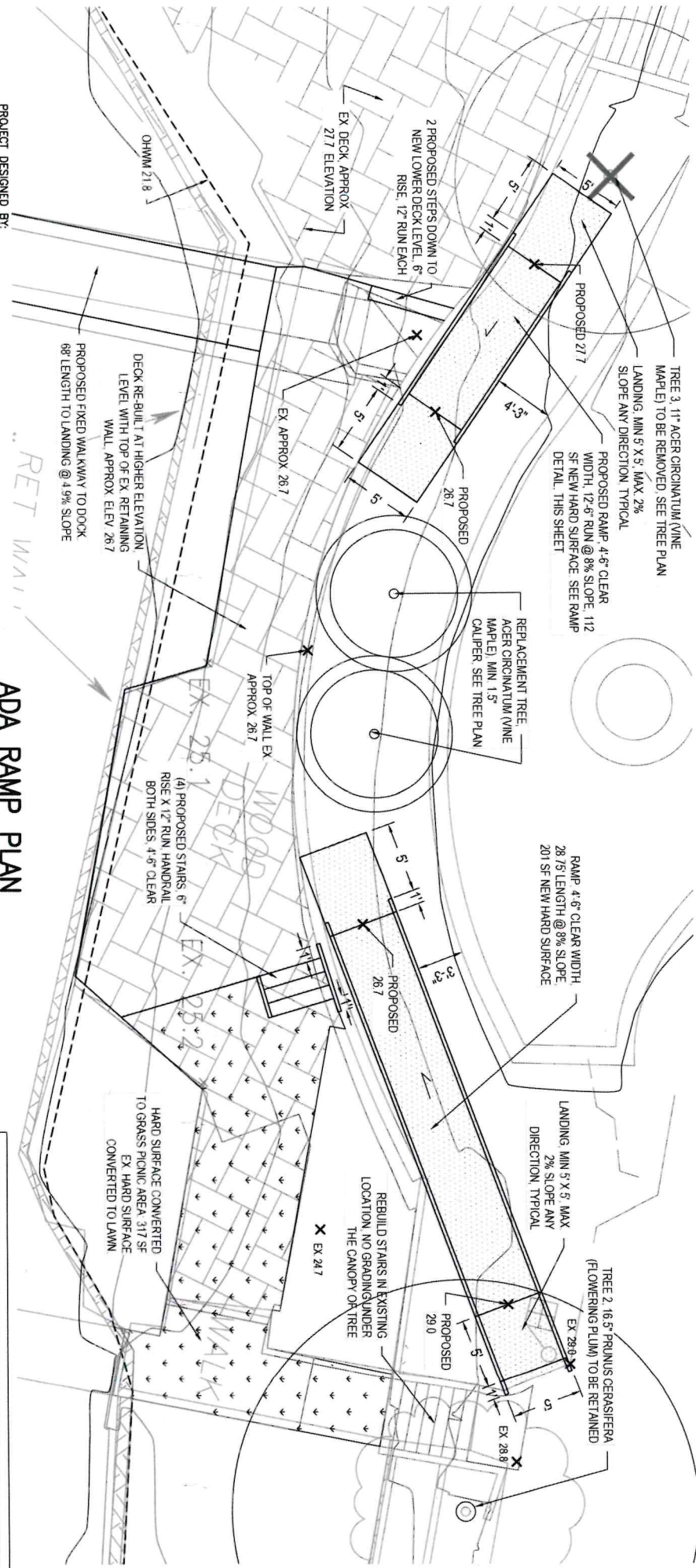
SCALE: 1"=60'

REFERENCE #:	
APPLICANT:	MERCER ISLAND BEACH CLUB
PROPOSED:	MARINA REBUILD
SHEET:	25
OF:	28
NEAR/AT:	MERCER ISLAND
DATE:	12/22/2021
DWG#:	20-57005-A23-25

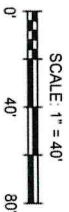


ADA RAMP DETAIL, NOT TO SCALE

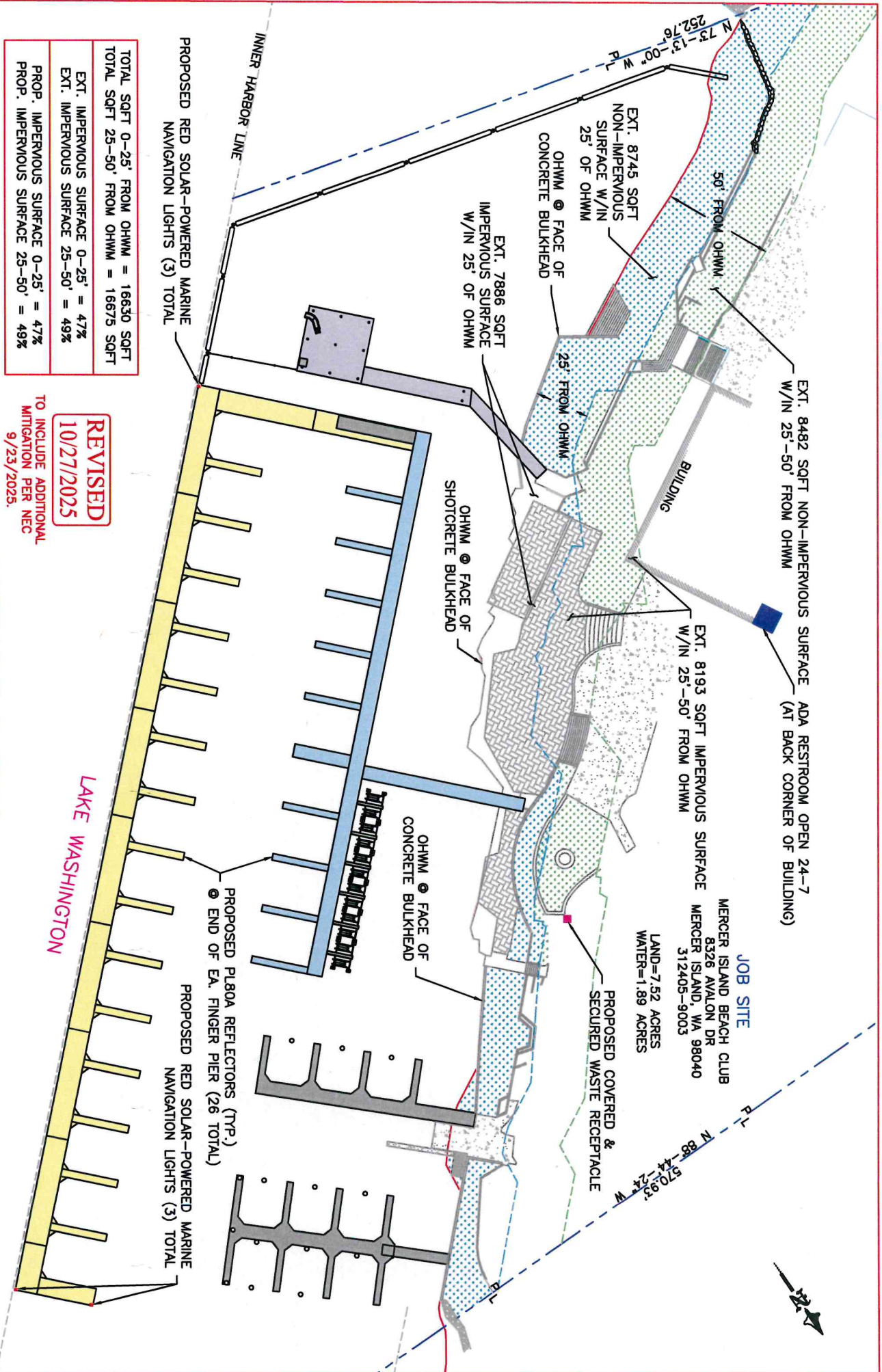
REVISED
10/27/2025
 TO INCLUDE ADDITIONAL
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 9/23/2025.



ADA RAMP PLAN



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%

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**IMPERVIOUS SURFACE
CALCULATIONS - PLAN VIEW**



SCALE: 1"=60'

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

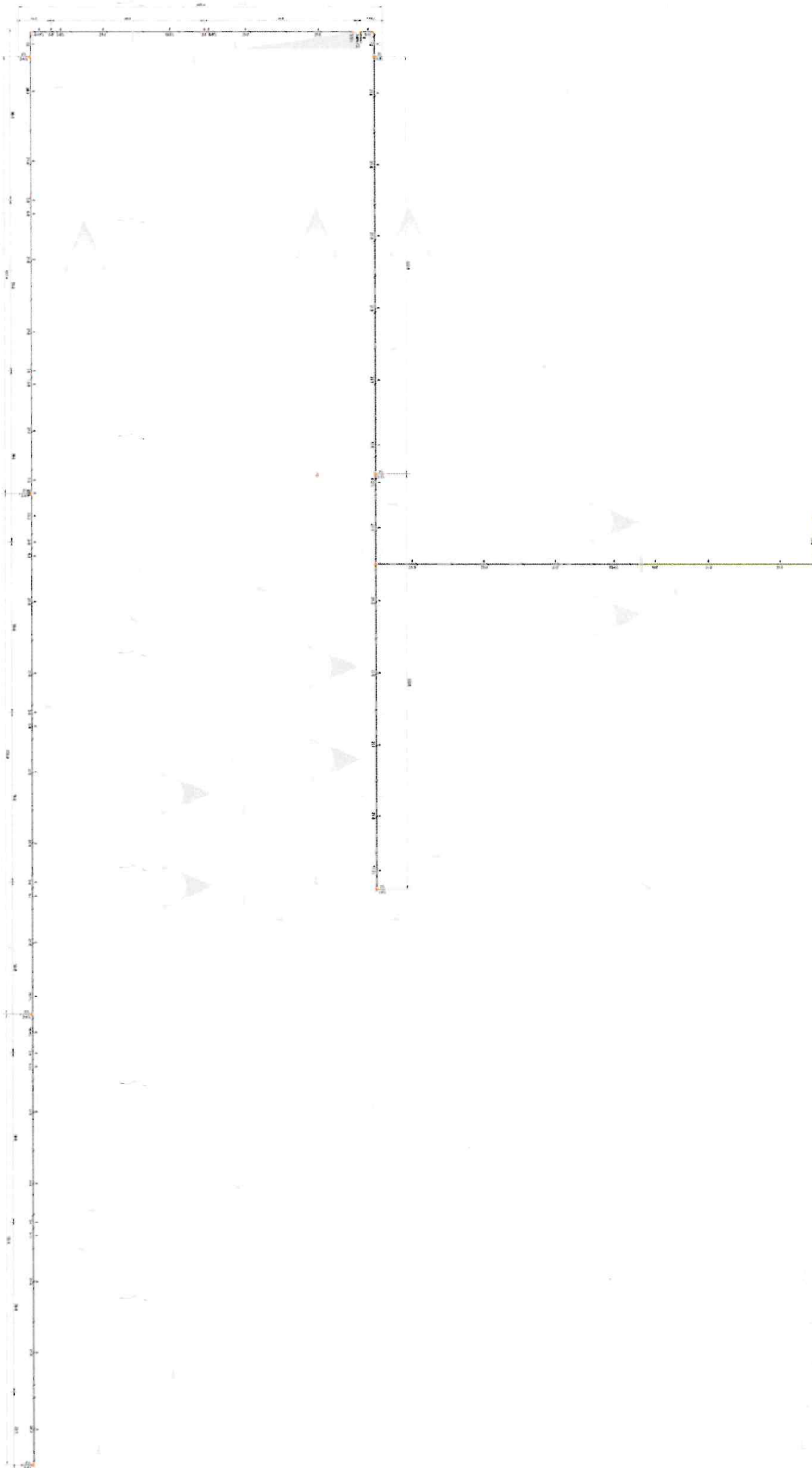
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JOB SITE
MERCER ISLAND BEACH CLUB
8326 AYALON DR
MERCER ISLAND, WA 98040
312405-9003

LAND=7.52 ACRES
WATER=1.89 ACRES

PROPOSED COVERED &
SECURED WASTE RECEPTACLE





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



DESIGNER: P. STOKESBERRY
 DATE: 3/31/2022
 SCALE: 1/16" = 1'-0"
 HAZARD: CLASS I STANDPIPE
 CONTRACT WITH: WATERFRONT CONSTRUCTION
 205 NE NORTHLAKE WAY, #230, SEATTLE, WA 98105
 GEOFF WHITTEN - (425) 221-1495
 NEW MARINA - DRY STANDPIPE EXTENSION

REVISIONS	
1	DATE COMMENTS
2	
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REVISED
 10/27/2025
 TO INCLUDE ADDITIONAL
 MODIFICATION PER NEC
 9/23/2025.

Resonance Marine Crane
 7337-0208 CG Level 3
 CASCADA325M
 021115

Cascade
 Fire & Security
 P.O. BOX 1459
 12801 75th Ave NE, WA 98148
 (206) 485-8881
 CASCADA@CSSECURITY.COM

Appendix B: Site Photographs

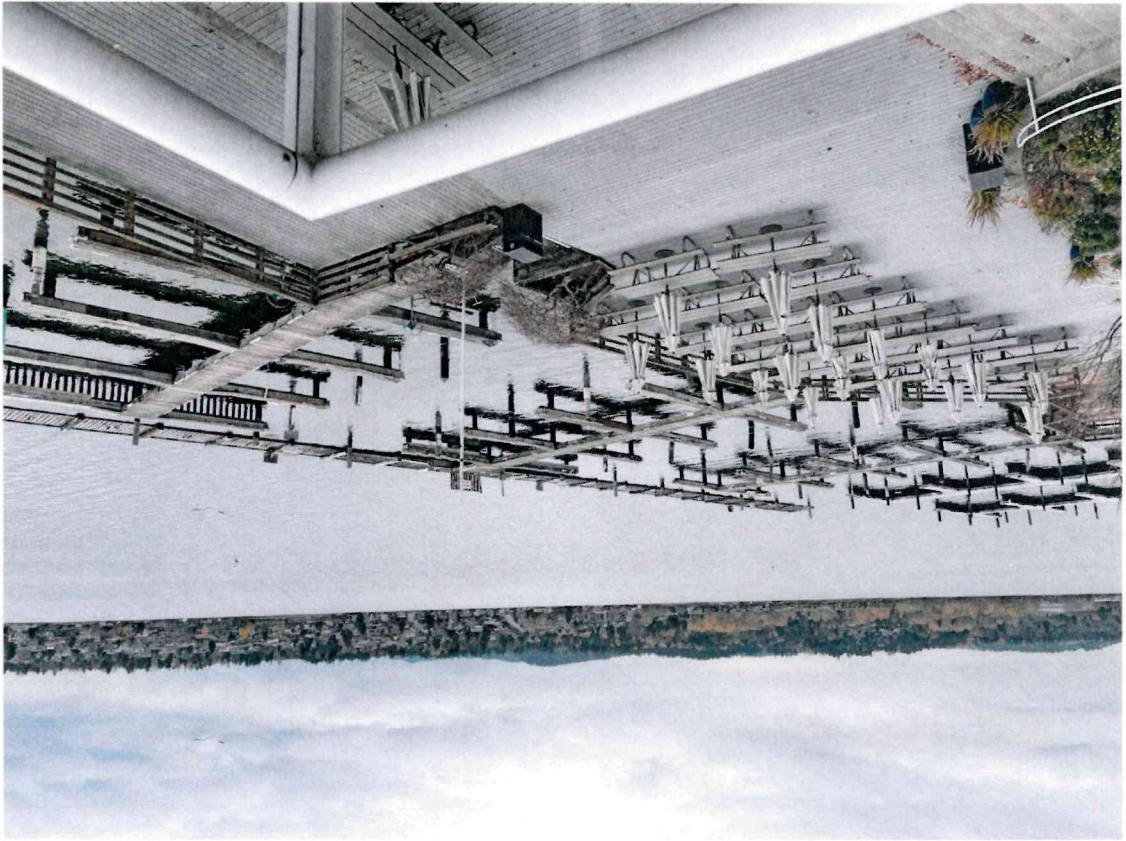


Photo 1 - Existing marina looking waterward.

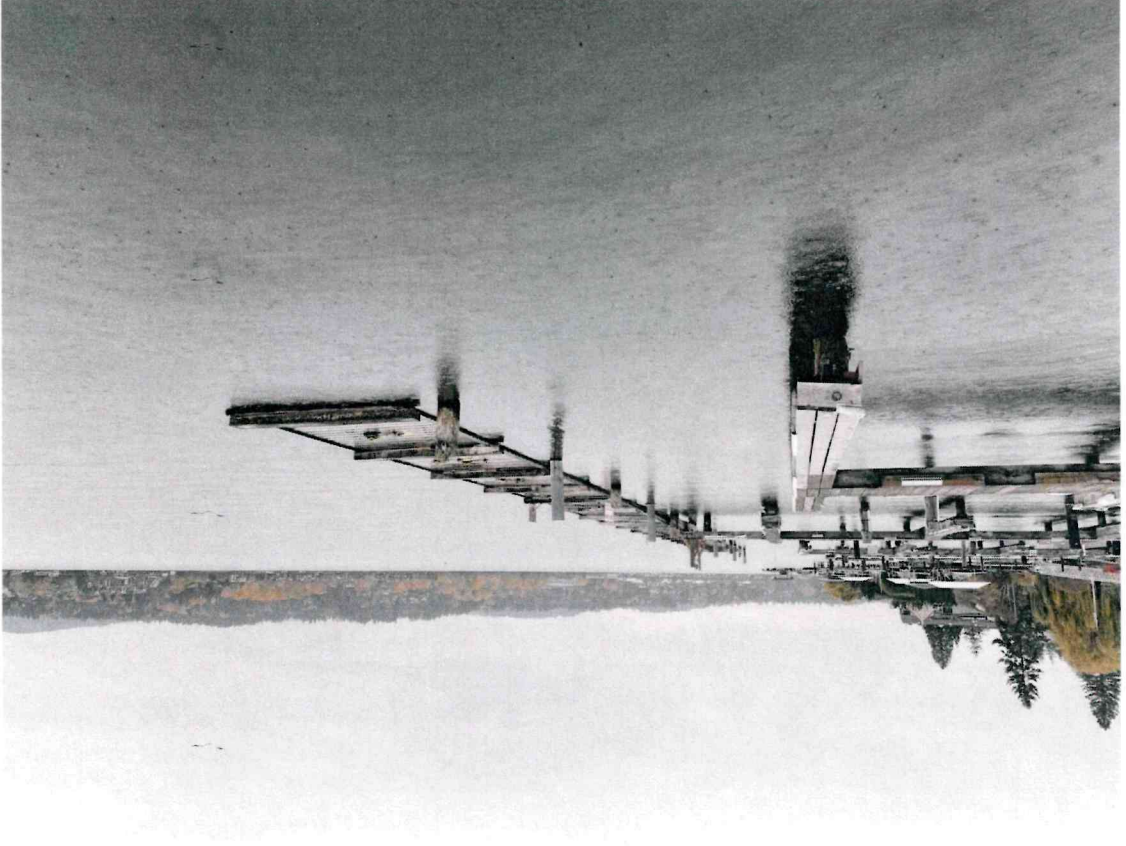


Photo 2 - Existing marina looking north. Note day dock is currently not useable.

Photo 4 - B-dock looking waterward.

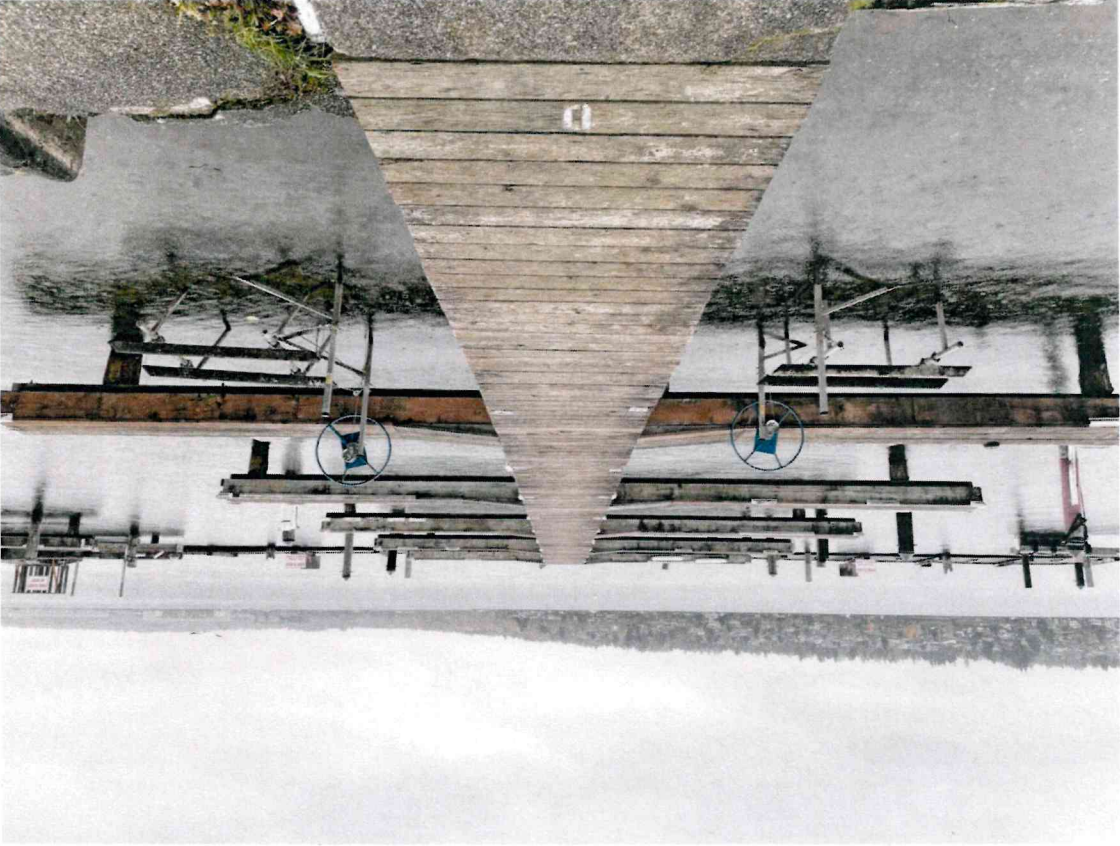


Photo 3 - Existing swim dock looking waterward.

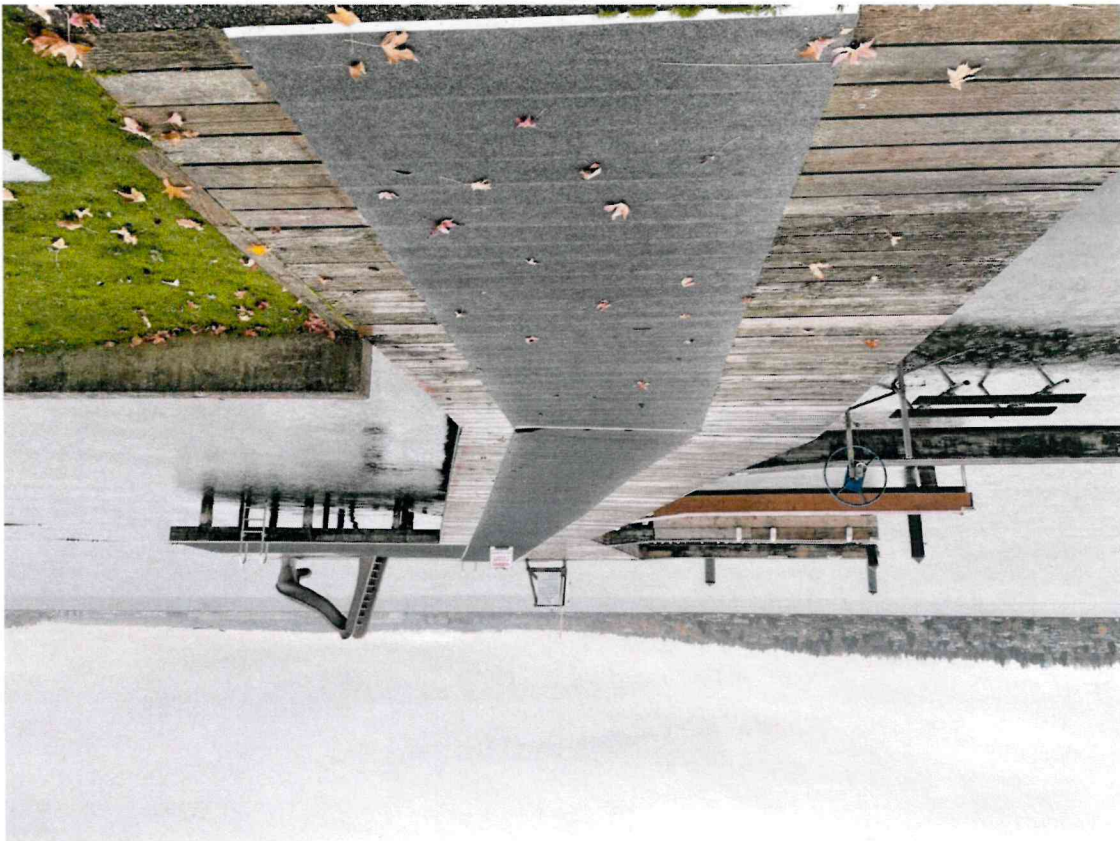


Photo 6 - D-dock looking waterward.

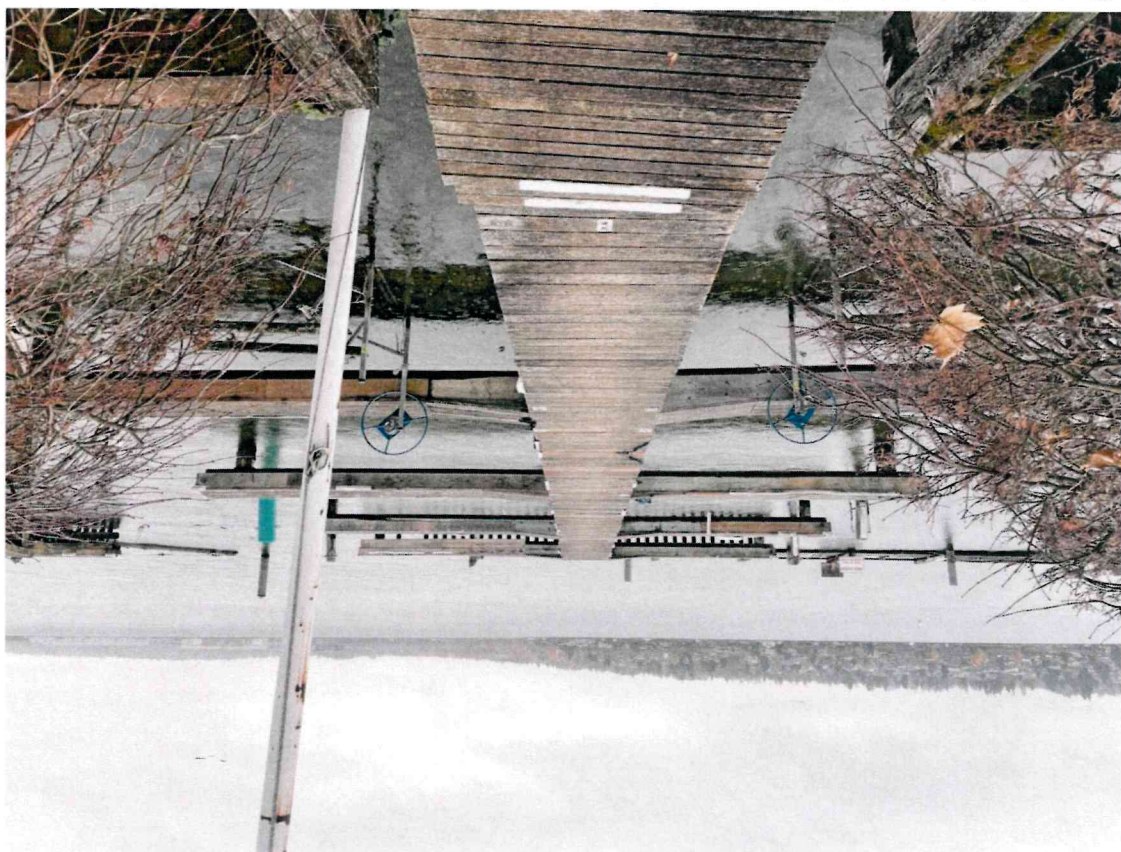


Photo 5 - C-dock looking waterward.

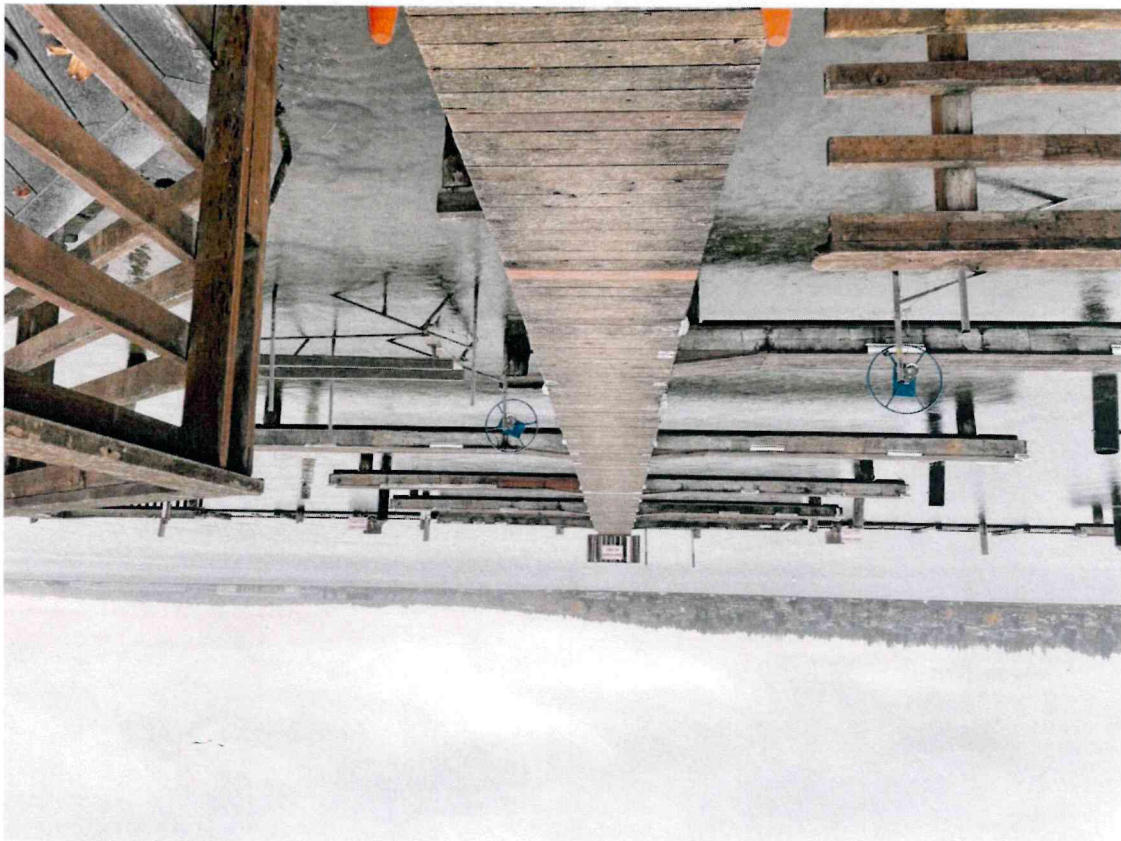


Photo 8 - Existing beach at swim area.



Photo 7 - Existing bulkhead to be removed. Note lake is at low water.

