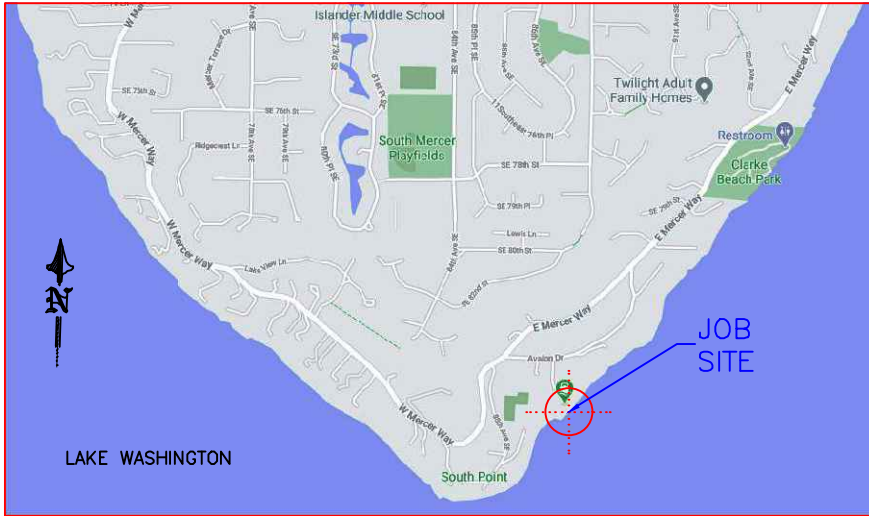


VICINITY MAP/NO SCALE



JOBSITE

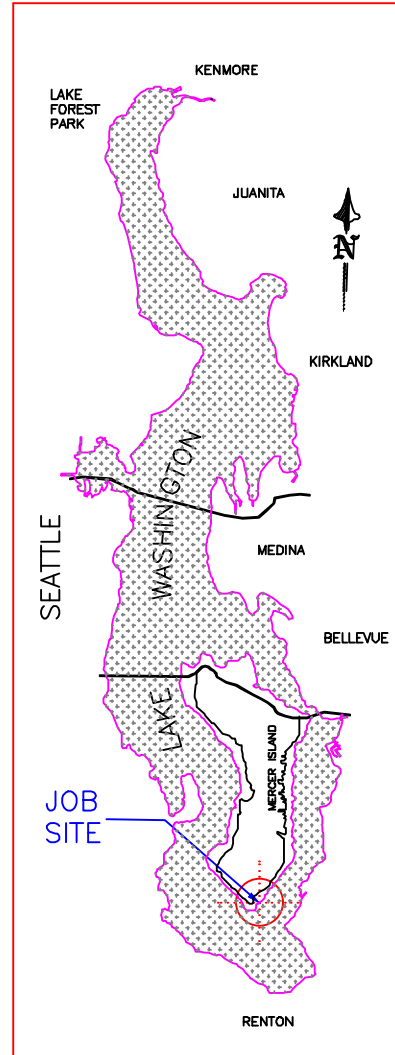


LEGAL DESCRIPTION

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

AREA MAP/NO SCALE



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 02/24/2025

PER STRUCTURAL
 ENGINEERING BY
 PACIFIC ENGINEERING
 TECHNOLOGIES, INC.

ADJACENT OWNERS:

- ① MICHAEL HARTLEY
8410 BENO THO 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'

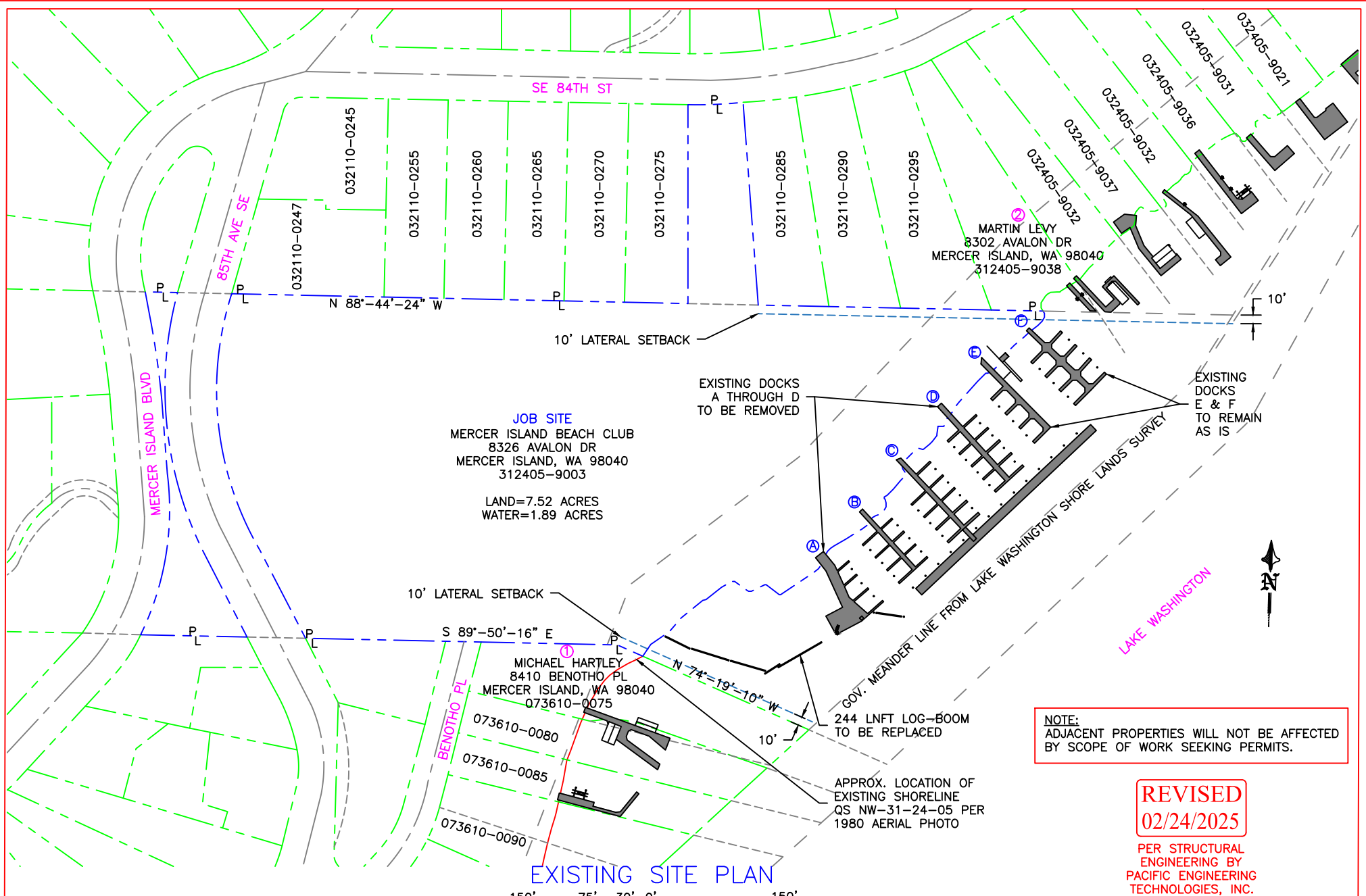
DWG#: 20-37005-A15-1

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

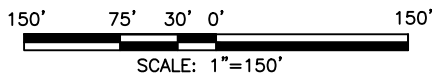
PAGE: 1 OF: 23 DATE: 12/22/2021



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

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02/24/2025

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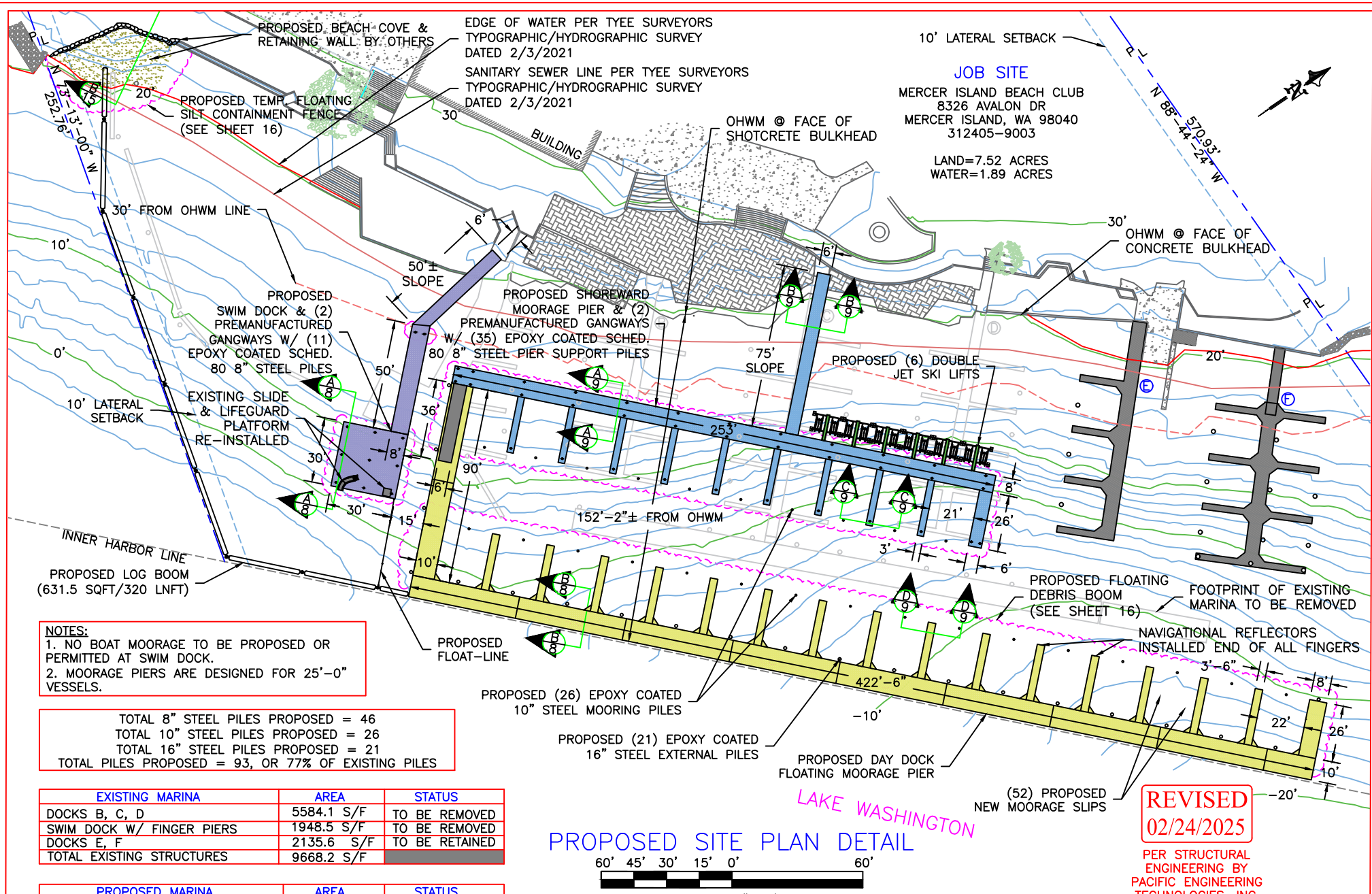


EXISTING SITE PLAN

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REFERENCE #:		
APPLICANT: MERCER ISLAND BEACH CLUB		
PROPOSED: MARINA REBUILD		
SHEET: 2	OF: 23	NEAR/AT: MERCER ISLAND
DATE: 12/22/2021	DWG#: 20-37005-A15-2	



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

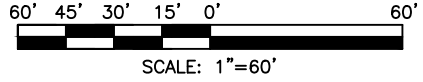
NOTES:
 1. NO BOAT MOORAGE TO BE PROPOSED OR PERMITTED AT SWIM DOCK.
 2. MOORAGE PIERS ARE DESIGNED FOR 25'-0" VESSELS.

TOTAL 8" STEEL PILES PROPOSED = 46
 TOTAL 10" STEEL PILES PROPOSED = 26
 TOTAL 16" STEEL PILES PROPOSED = 21
 TOTAL PILES PROPOSED = 93, OR 77% OF EXISTING PILES

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

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

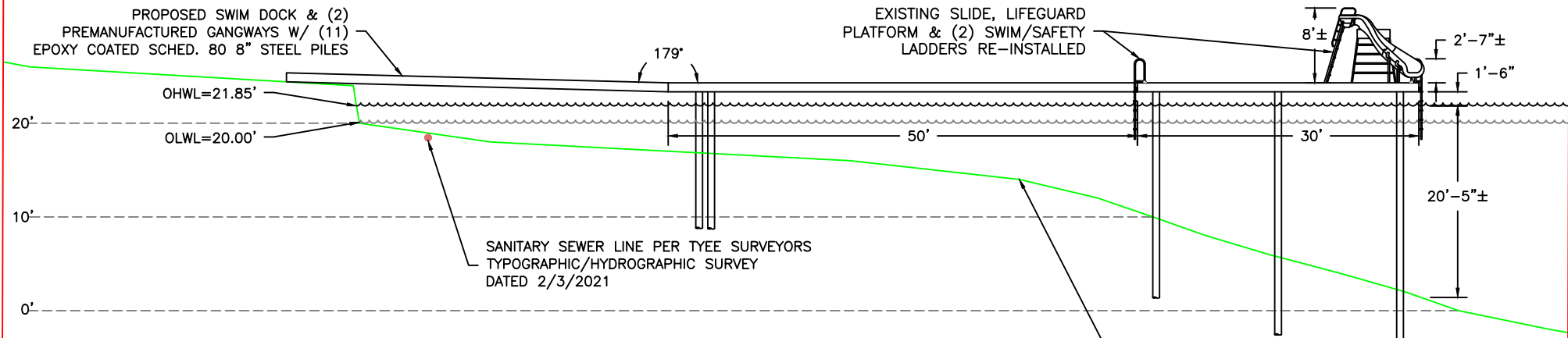
PROPOSED SITE PLAN DETAIL



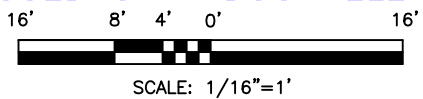
PROJECT DESIGNED BY:
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REVISED
 02/24/2025
 PER STRUCTURAL ENGINEERING BY
 PACIFIC ENGINEERING TECHNOLOGIES, INC.

REFERENCE #:		
APPLICANT: MERCER ISLAND BEACH CLUB		
PROPOSED: MARINA REBUILD		
SHEET: 5	OF: 23	NEAR/AT: MERCER ISLAND
DATE: 12/22/2021	DWG#: 20-37005-A15-5	

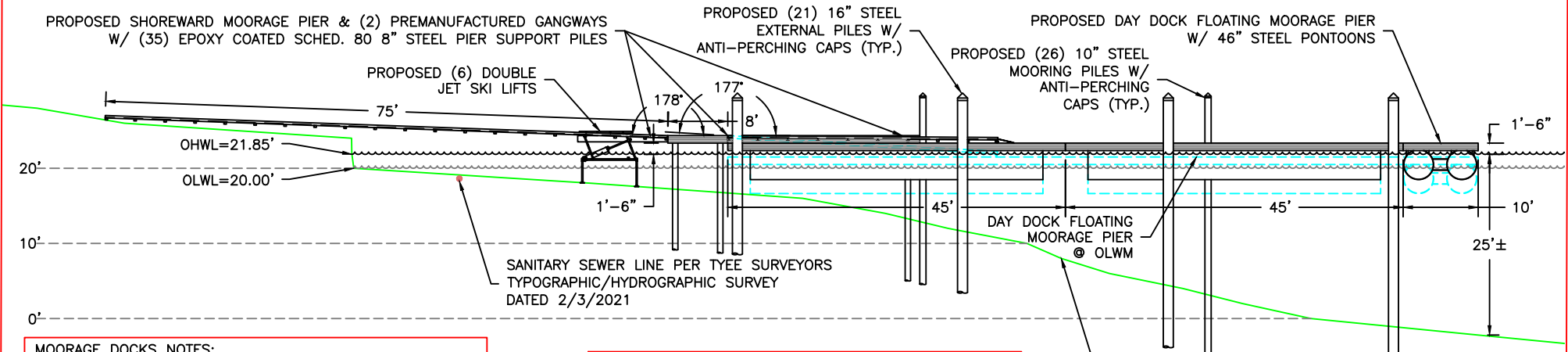


PROPOSED SWIM DOCK ELEVATION

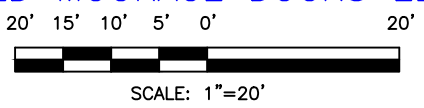


SWIM DOCK NOTES:
 WATER DEPTH AT THE WATERWARD EDGE VARIES FROM ±20'-5" AT THE SW CORNER TO ±18'-5" AT THE NE CORNER.
 NO BOAT MOORAGE TO BE PROPOSED OR PERMITTED AT SWIM DOCK.

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



PROPOSED MOORAGE DOCKS ELEVATION



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

NOTE:
 RAMP HANDRAILS LEFT OUT OF ELEVATIONS FOR CLARITY.

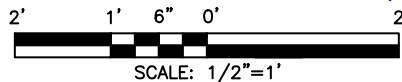
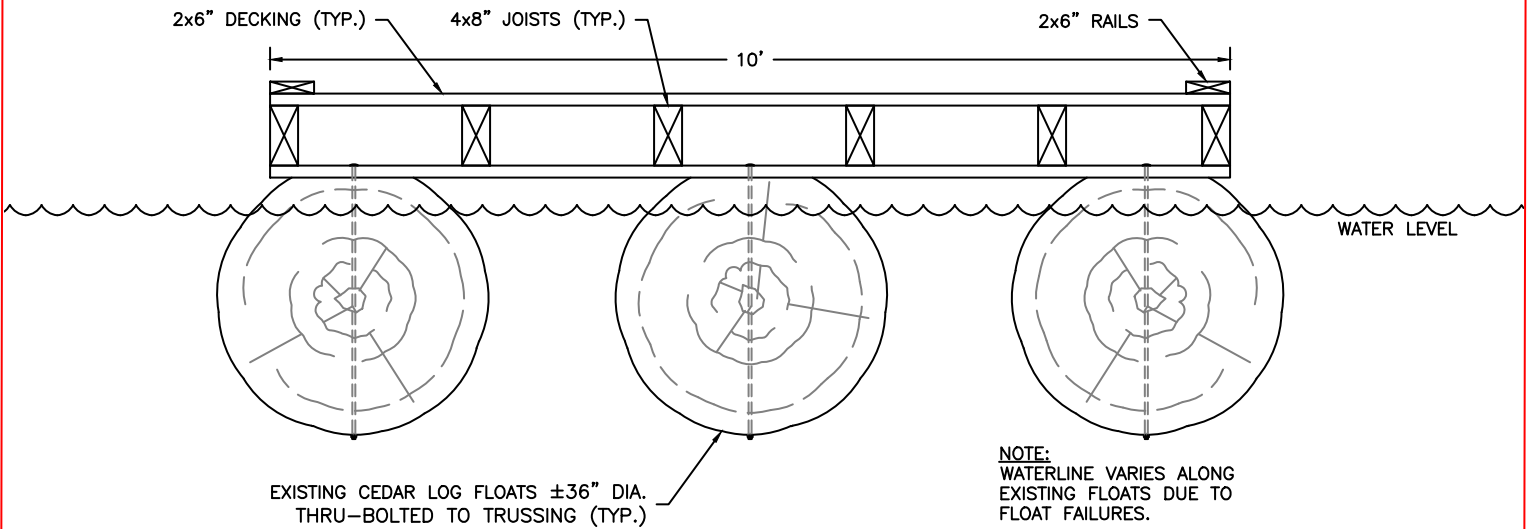
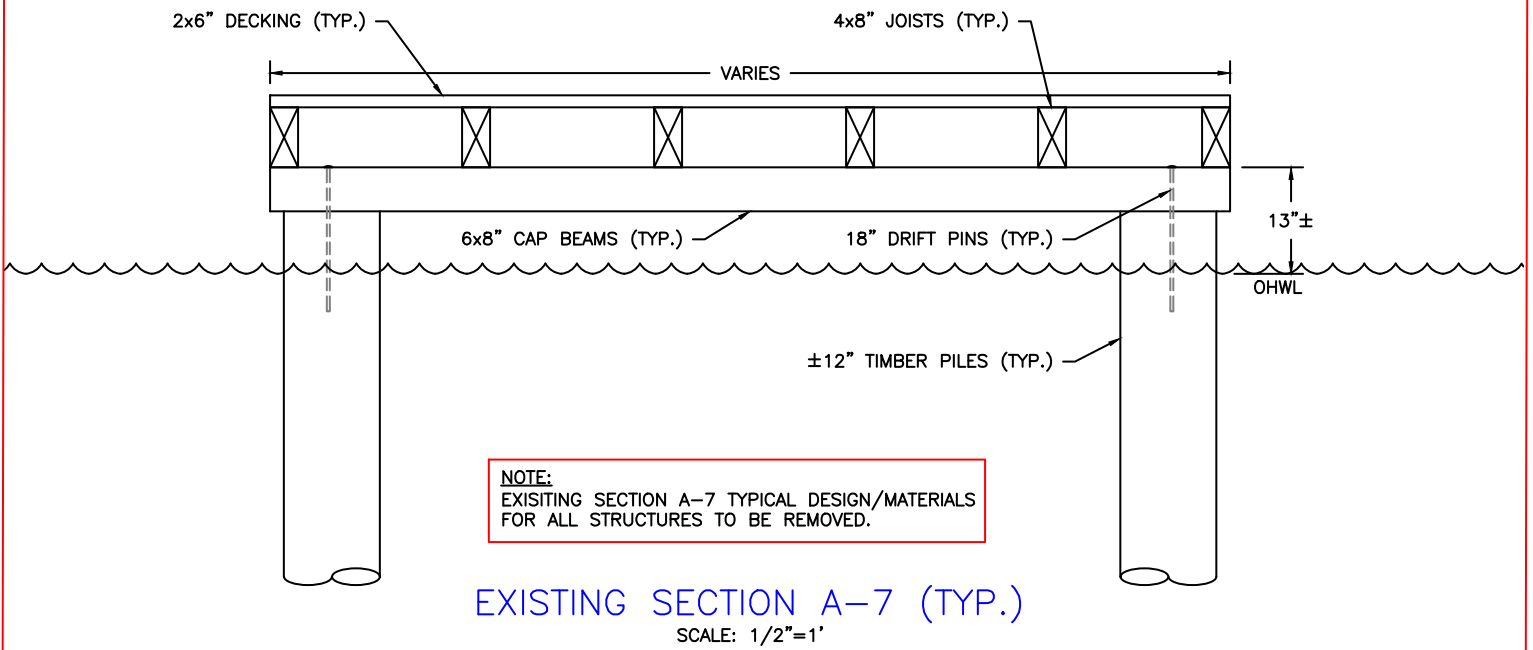
BATHYMETRIC & UPLAND CONTOURS PER TYEE SURVEYORS TYPOGRAPHIC/HYDROGRAPHIC SURVEY DATED 2/3/2021

REVISED
02/24/2025

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REFERENCE #:		
APPLICANT: MERCER ISLAND BEACH CLUB		
PROPOSED: MARINA REBUILD		
SHEET: 6	OF: 23	NEAR/AT: MERCER ISLAND
DATE: 12/22/2021	DWG#: 20-37005-A15-6	



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02/24/2025

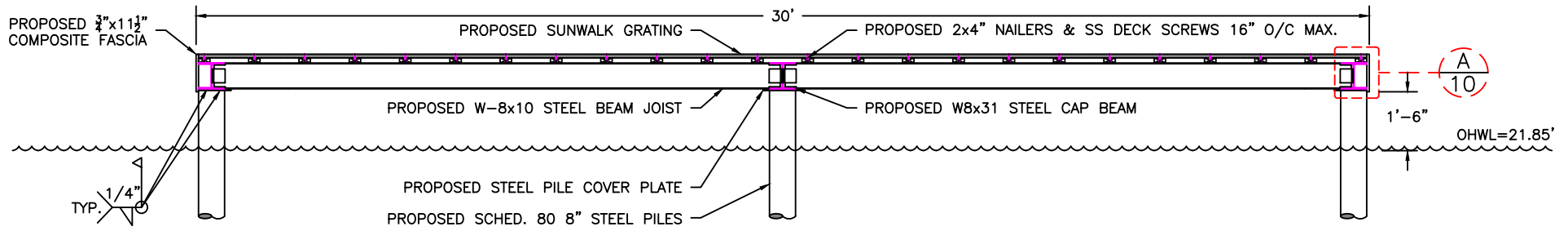
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PROJECT DESIGNED BY:

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REFERENCE #:		
APPLICANT: MERCER ISLAND BEACH CLUB		
PROPOSED: MARINA REBUILD		
SHEET: 7	OF: 23	NEAR/AT: MERCER ISLAND
DATE: 12/22/2021	DWG#: 20-37005-A15-7	

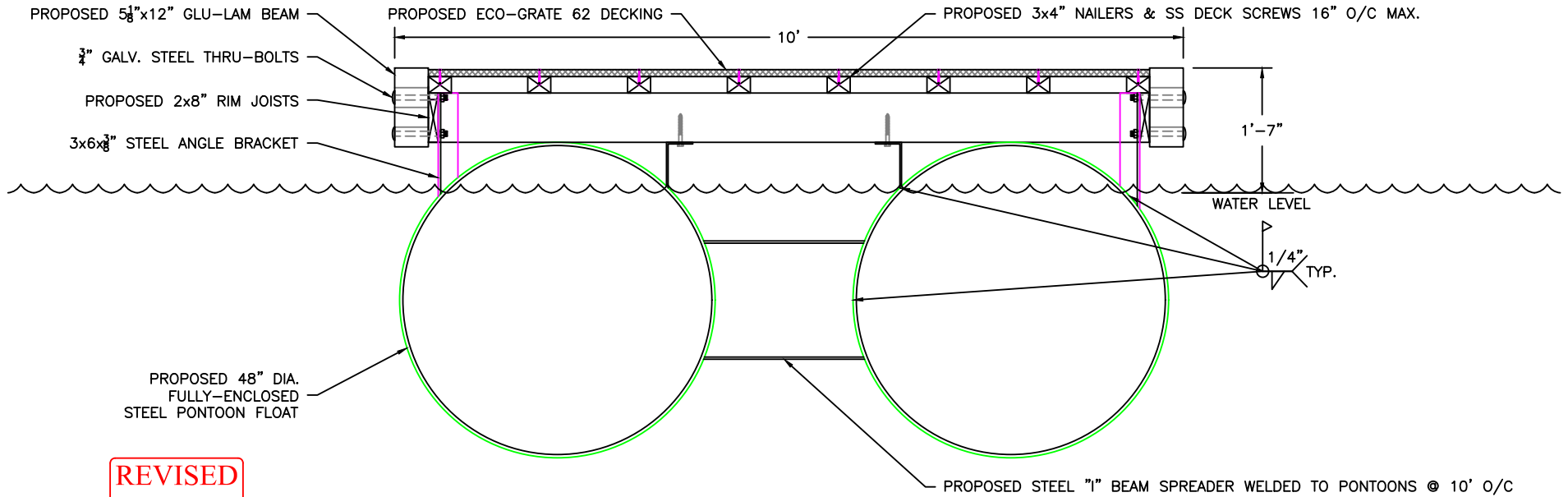


PROPOSED SECTION A-8 (SWIM DOCK)

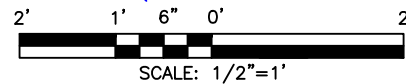


NOTES:
 PROPOSED DESIGN AND MATERIALS CONSISTENT
 THROUGHOUT SWIM DOCK.

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



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



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 02/24/2025

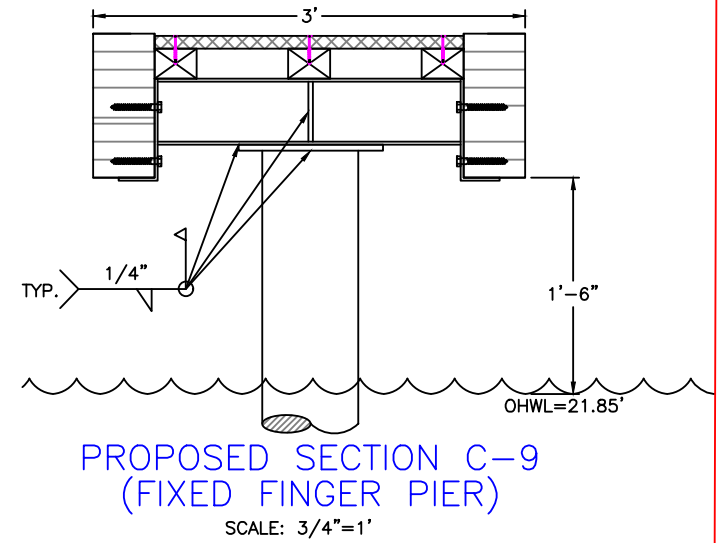
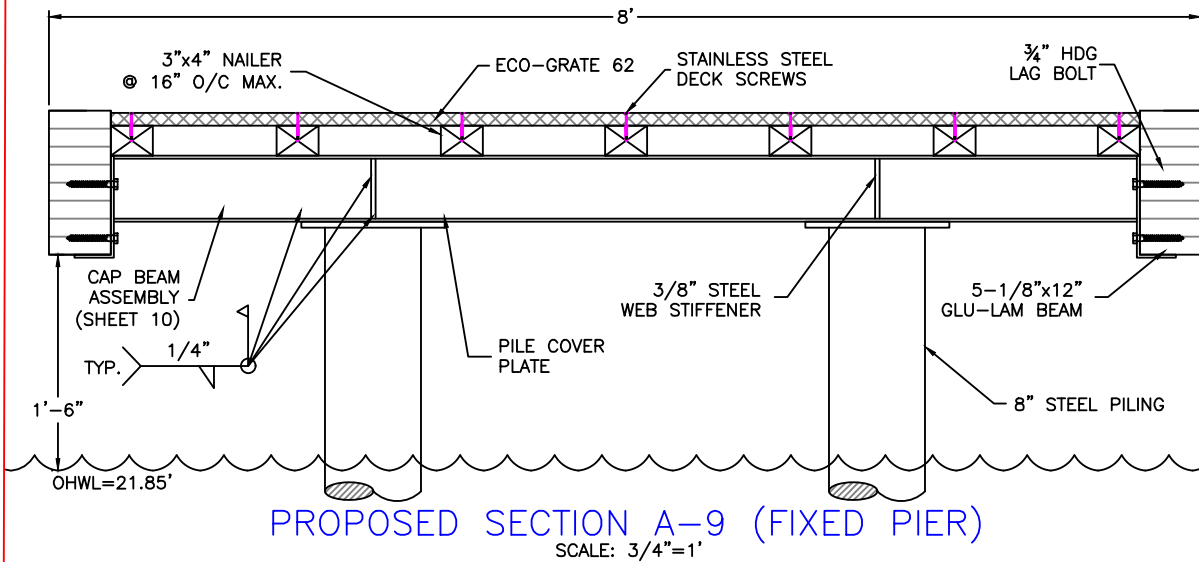
PER STRUCTURAL
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PROJECT DESIGNED BY:

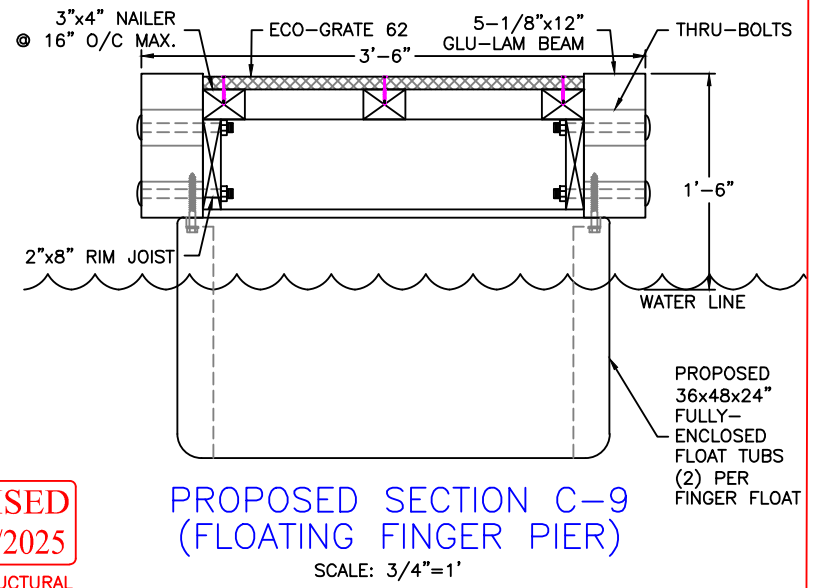
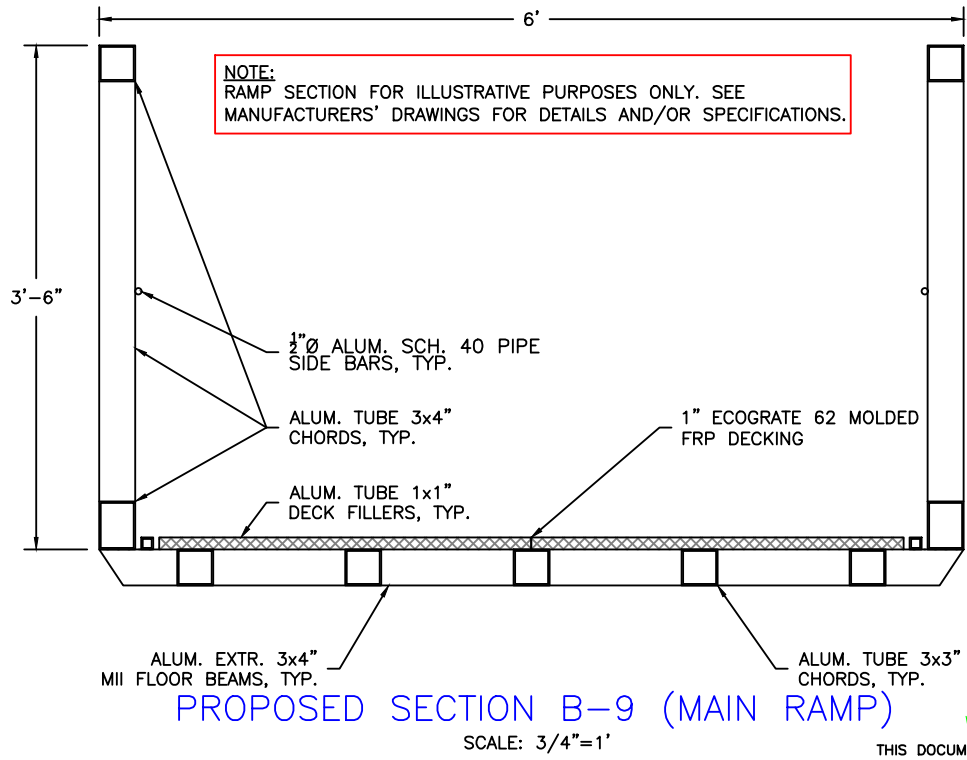
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REFERENCE #:		
APPLICANT: MERCER ISLAND BEACH CLUB		
PROPOSED: MARINA REBUILD		
SHEET: 8	OF: 23	NEAR/AT: MERCER ISLAND
DATE: 12/22/2021	DWG #: 20-37005-A15-8	



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

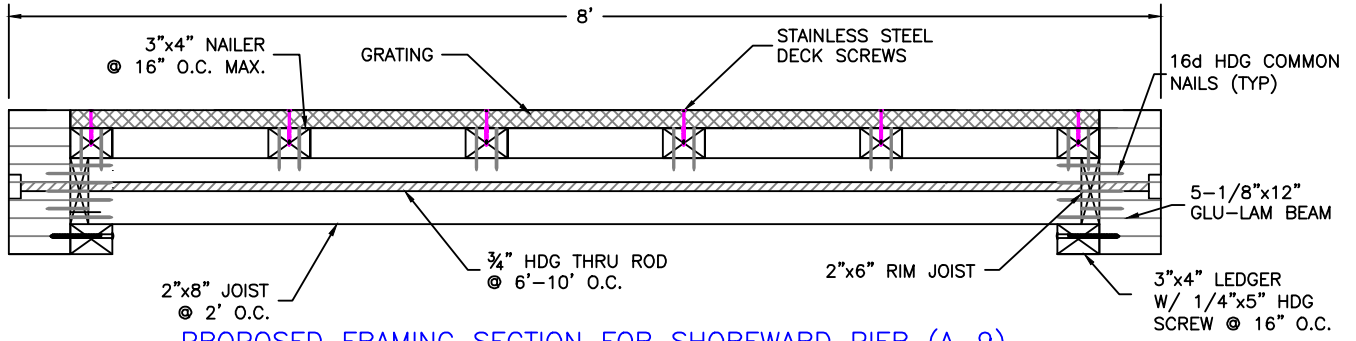


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02/24/2025
PER STRUCTURAL
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TECHNOLOGIES, INC.

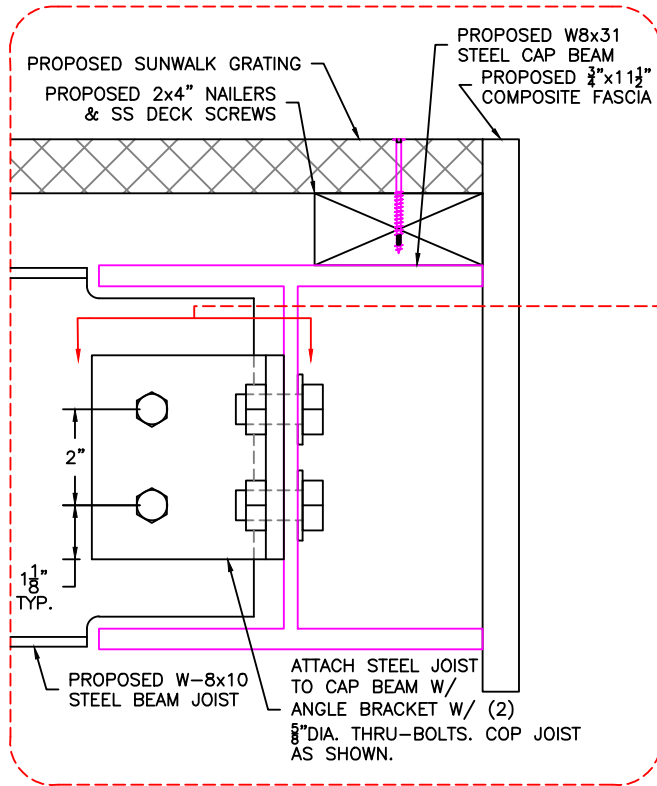
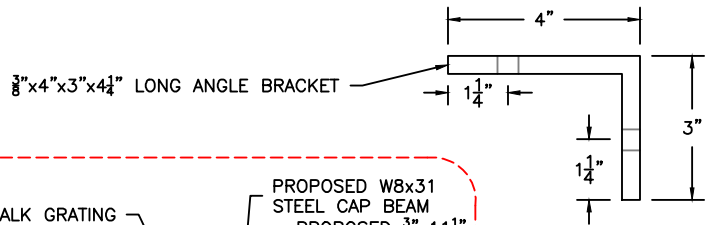
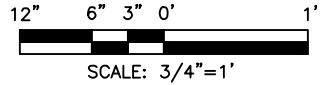
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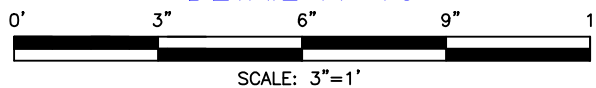
REFERENCE #:		
APPLICANT: MERCER ISLAND BEACH CLUB		
PROPOSED: MARINA REBUILD		
SHEET: 9	OF: 23	NEAR/AT: MERCER ISLAND
DATE: 12/22/2021	DWG#: 20-37005-A15-9	



PROPOSED FRAMING SECTION FOR SHOREWARD PIER (A-9)



DETAIL A-10



PROJECT DESIGNED BY:

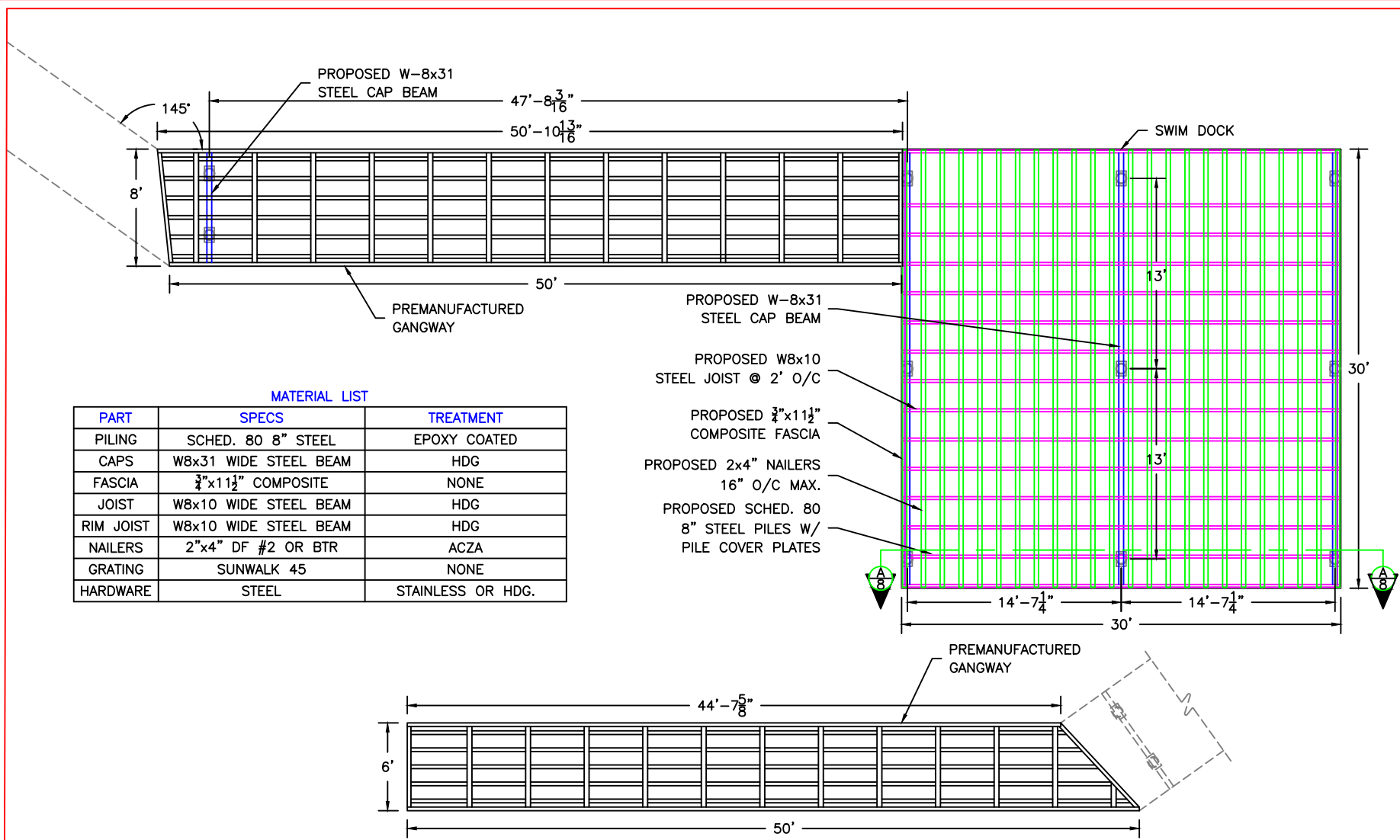
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02/24/2025

PER STRUCTURAL
ENGINEERING BY
PACIFIC ENGINEERING
TECHNOLOGIES, INC.

REFERENCE #:		
APPLICANT: MERCER ISLAND BEACH CLUB		
PROPOSED: MARINA REBUILD		
SHEET: 10	OF: 23	NEAR/AT: MERCER ISLAND
DATE: 12/22/2021	DWG #: 20-37005-A15-10	

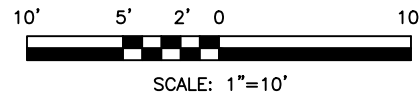


MATERIAL LIST

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



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02/24/2025

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PACIFIC ENGINEERING
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PROJECT DESIGNED BY:

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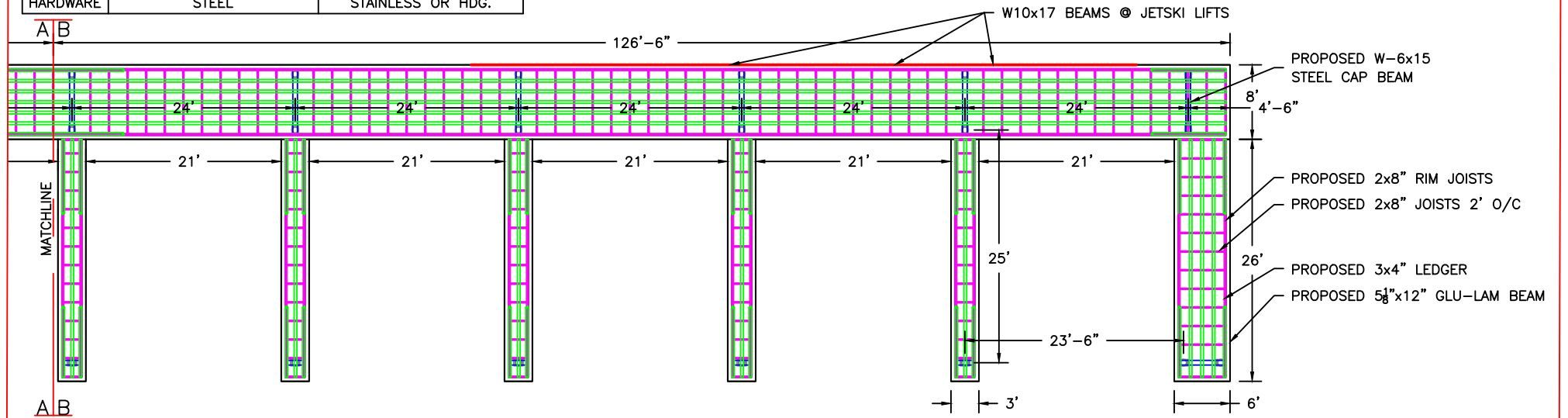
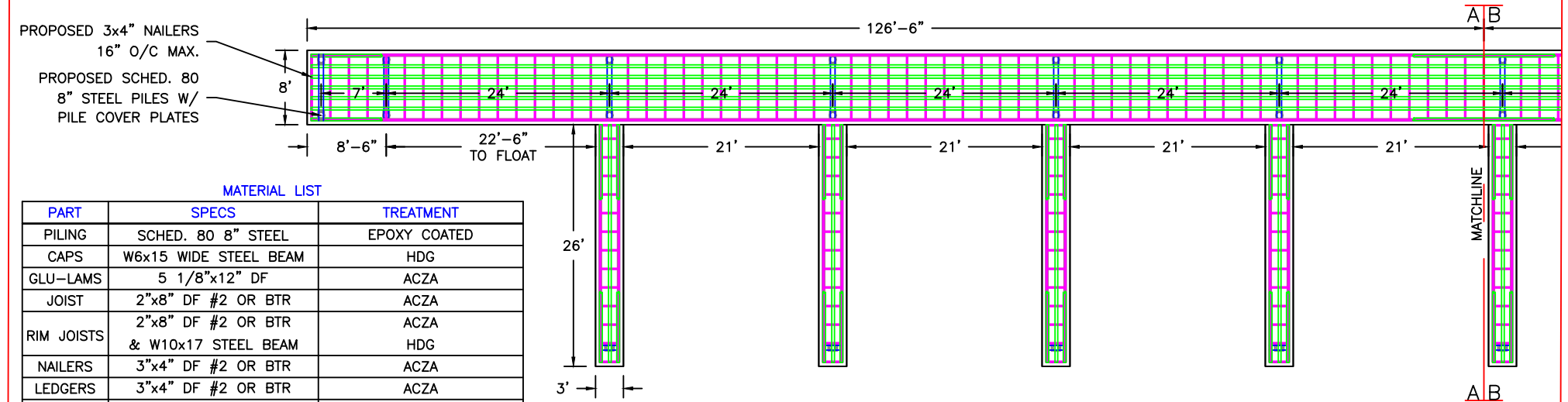
SUNWALK 45 ARE MANUFACTURED WITH AN ADA COMPLIANT SLIP-RESISTANT WALKING SURFACE, COUPLED WITH A 45% OPEN AREA.

REFERENCE #:		
APPLICANT: MERCER ISLAND BEACH CLUB		
PROPOSED: MARINA REBUILD		
SHEET: 11	OF: 23	NEAR/AT: MERCER ISLAND
DATE: 12/22/2021	DWG#: 20-37005-A15-11	

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 & W10x17 STEEL BEAM	HDG
NAILERS	3"x4" DF #2 OR BTR	ACZA
LEDGERS	3"x4" DF #2 OR BTR	ACZA
GRATING	ECOGRATE 62	NONE
HARDWARE	STEEL	STAINLESS OR HDG.



PROPOSED SHOREWARD MOORAGE PIER FRAMING PLAN VIEWS A&B



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02/24/2025

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TECHNOLOGIES, INC.

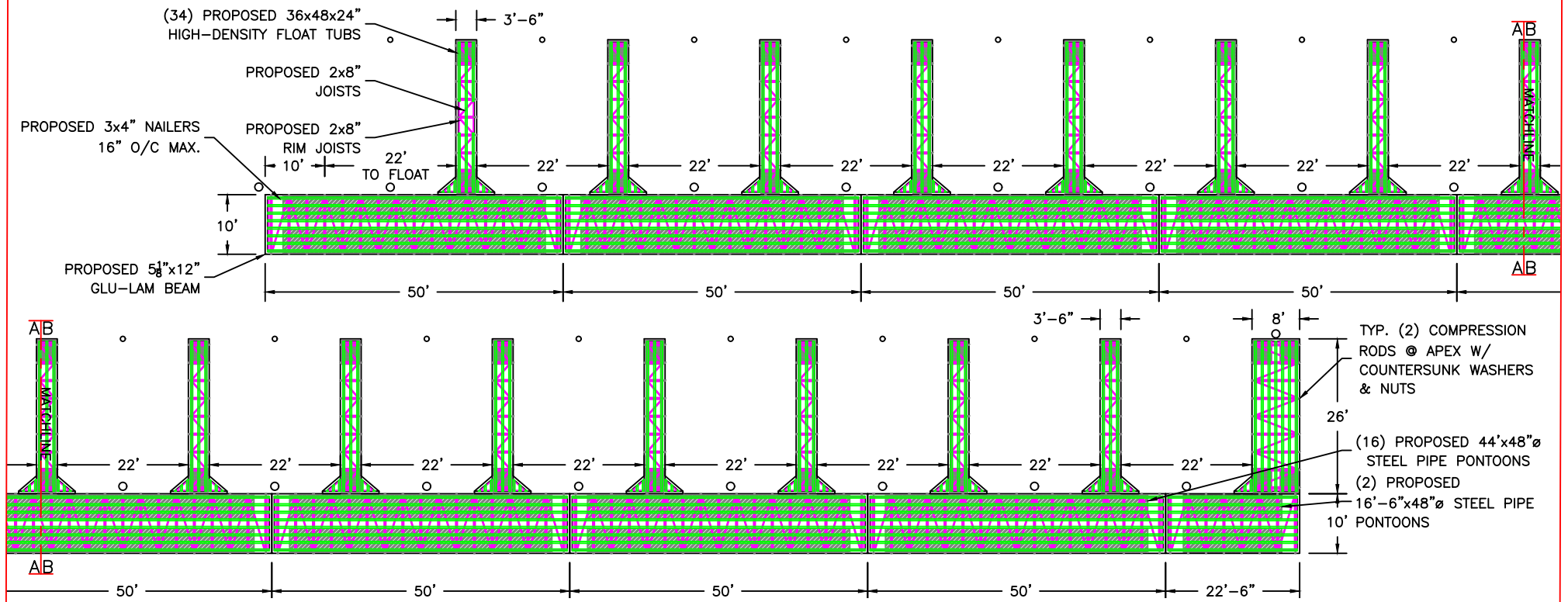
PROJECT DESIGNED BY:

Waterfront Construction Inc.

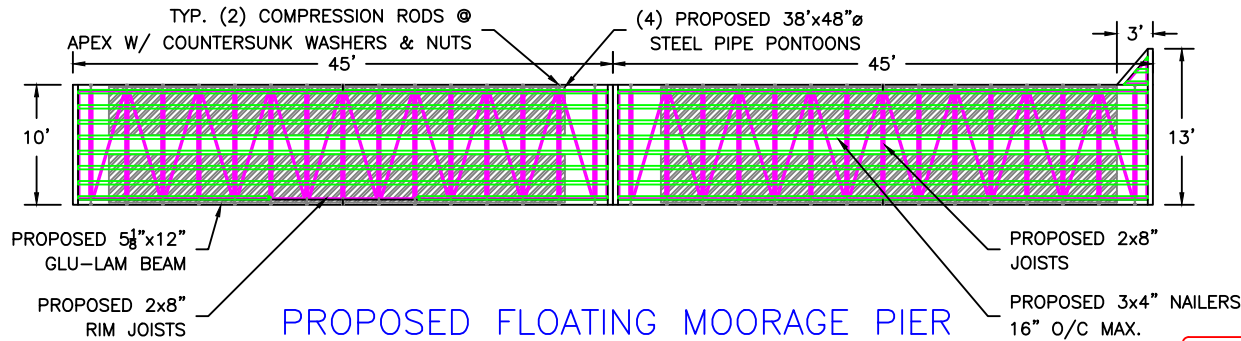
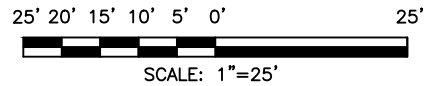
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ADA COMPLIANT ECOGRATE 62 IS SPECIFICALLY DESIGNED TO MEET REQUIREMENTS OF THE NATIONAL MARINE FISHERIES SERVICE AND U.S. ARMY CORPS OF ENGINEERS FOR MARINE DECKING AND DOCKS. WITH A 3/4" X 4" MESH AND 62% OPEN AREA, THIS GRATING PROTECTS SEAGRASS 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.

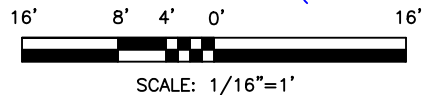
REFERENCE #:		
APPLICANT: MERCER ISLAND BEACH CLUB		
PROPOSED: MARINA REBUILD		
SHEET: 12	OF: 23	NEAR/AT: MERCER ISLAND
DATE: 12/22/2021	DWG #: 20-37005-A15-12	



PROPOSED FLOATING MOORAGE PIER FRAMING PLAN VIEWS – A&B



PROPOSED FLOATING MOORAGE PIER FRAMING PLAN VIEW (MAIN WALK)



MATERIAL LIST

PART	SPECS	TREATMENT
PILES	10" & 16" DIA. STEEL PIPE	EPOXY
GLU-LAMS	5 1/8"x12" DF	ACZA
JOIST	2"x8" DF #2 OR BTR	ACZA
RIM JOIST	2"x6" DF #2 OR BTR	ACZA
NAILERS	3"x4" DF #2 OR BTR	ACZA
PONTOONS	48" DIA. STEEL PIPE	EPOXY
GRATING	ECOGRATE 62	NONE
HARDWARE	STEEL	STAINLESS OR HDG.

PROJECT DESIGNED BY:

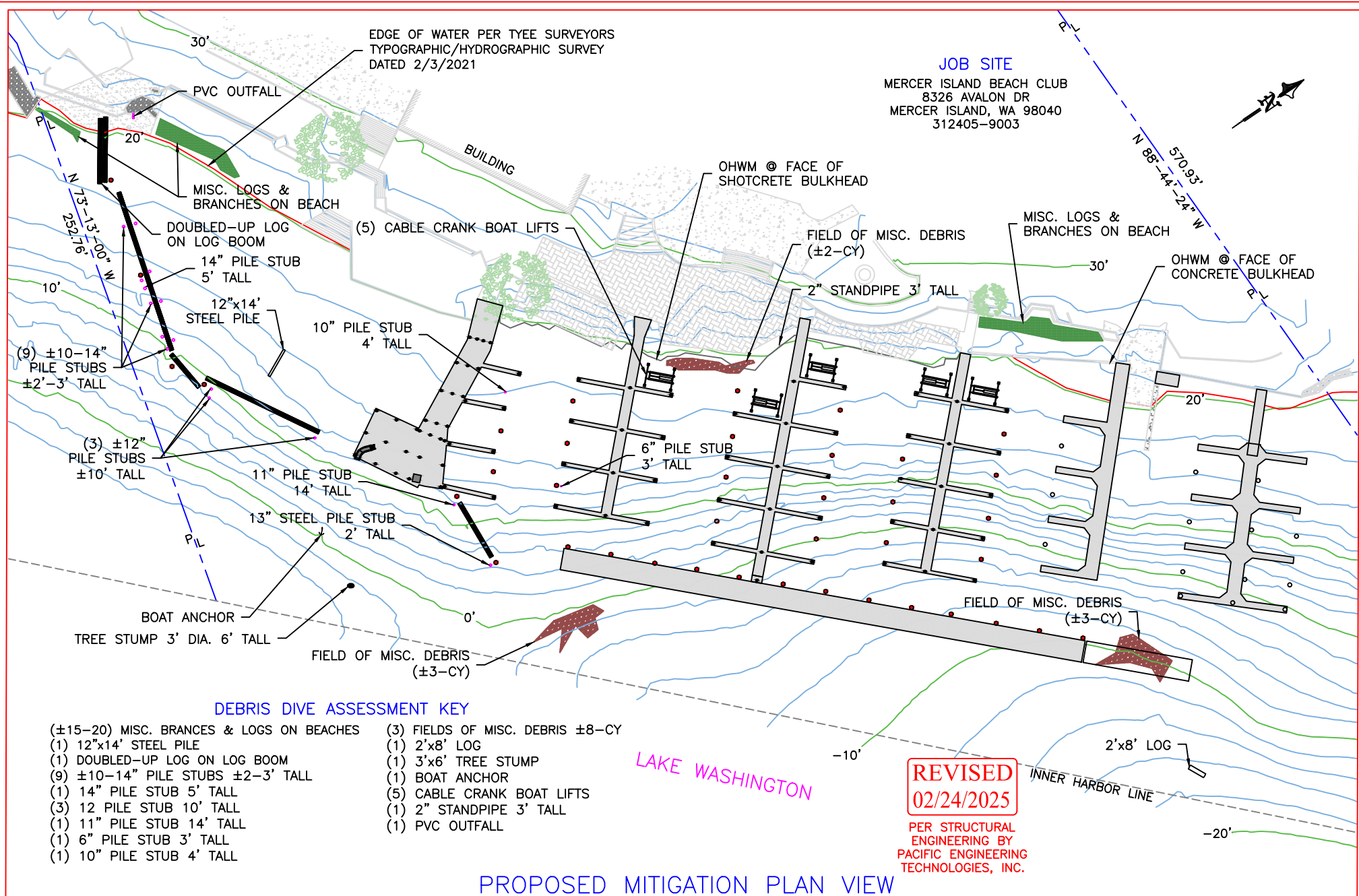
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REVISED
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PER STRUCTURAL
ENGINEERING BY
PACIFIC ENGINEERING
TECHNOLOGIES, INC.

REFERENCE #:	
APPLICANT:	MERCER ISLAND BEACH CLUB
PROPOSED:	MARINA REBUILD
SHEET: 13	OF: 23
DATE: 12/22/2021	NEAR/AT: MERCER ISLAND
	DWG#: 20-37005-A15-13



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



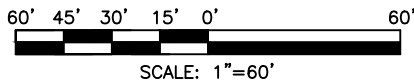
DEBRIS DIVE ASSESSMENT KEY

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

REVISED
 02/24/2025

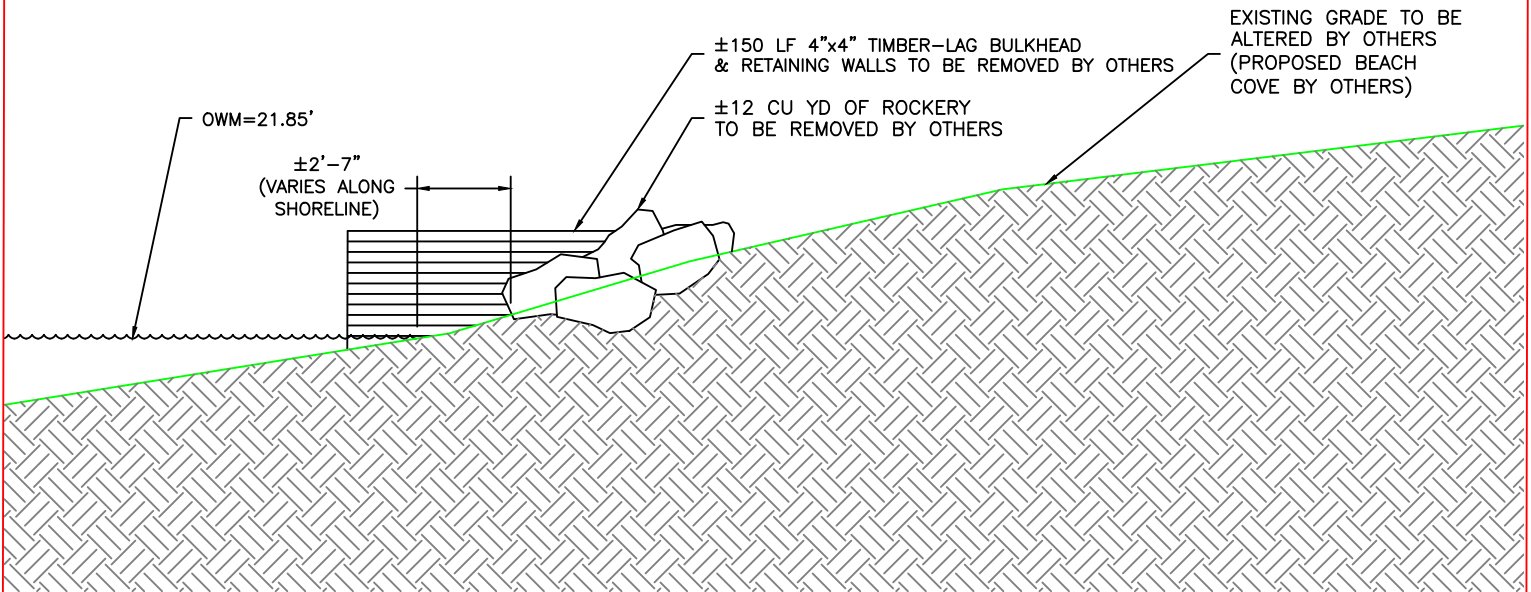
PER STRUCTURAL
 ENGINEERING BY
 PACIFIC ENGINEERING
 TECHNOLOGIES, INC.

PROPOSED MITIGATION PLAN VIEW

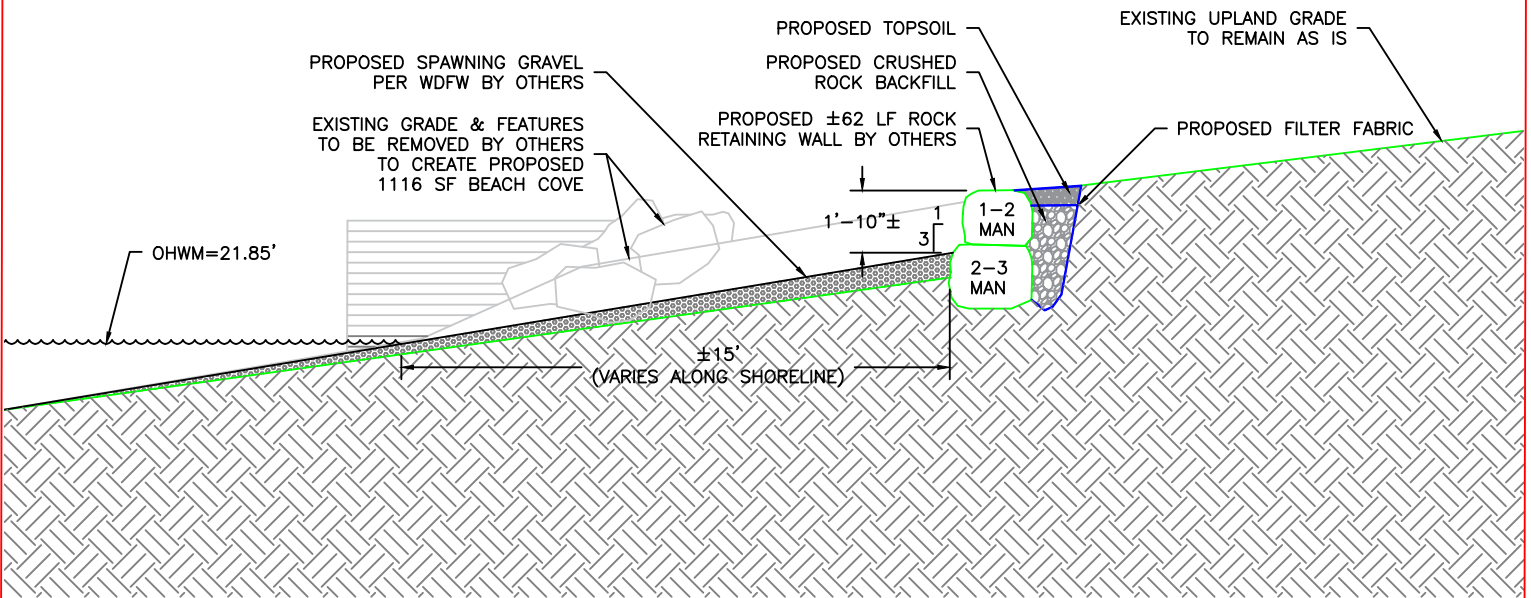


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 CONSTRUCTION INC., AND IS NOT TO BE USED, IN WHOLE OR IN
 PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN
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REFERENCE #:		
APPLICANT: MERCER ISLAND BEACH CLUB		
PROPOSED: MARINA REBUILD		
SHEET: 14	OF: 22	NEAR/AT: MERCER ISLAND
DATE: 12/23/2021	DWG#: 20-37005-A15-14	



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



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

REVISED
02/24/2025

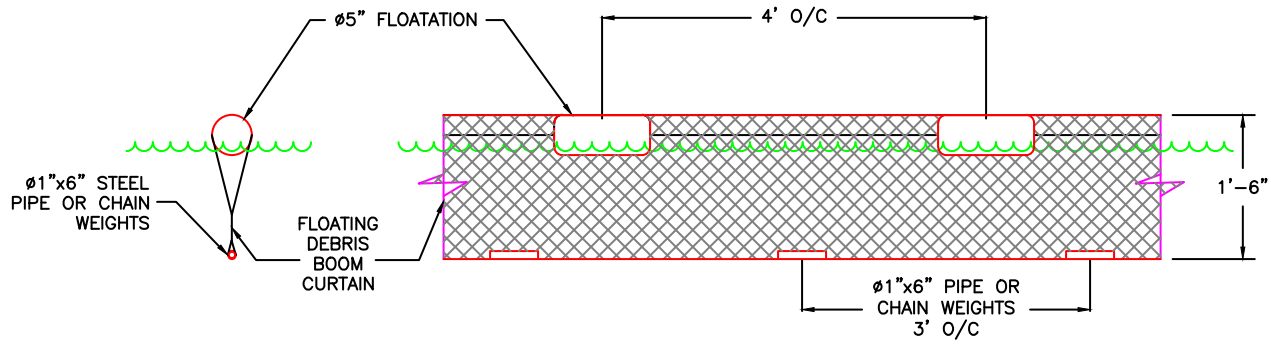
PER STRUCTURAL
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PACIFIC ENGINEERING
TECHNOLOGIES, INC.

PROJECT DESIGNED BY:

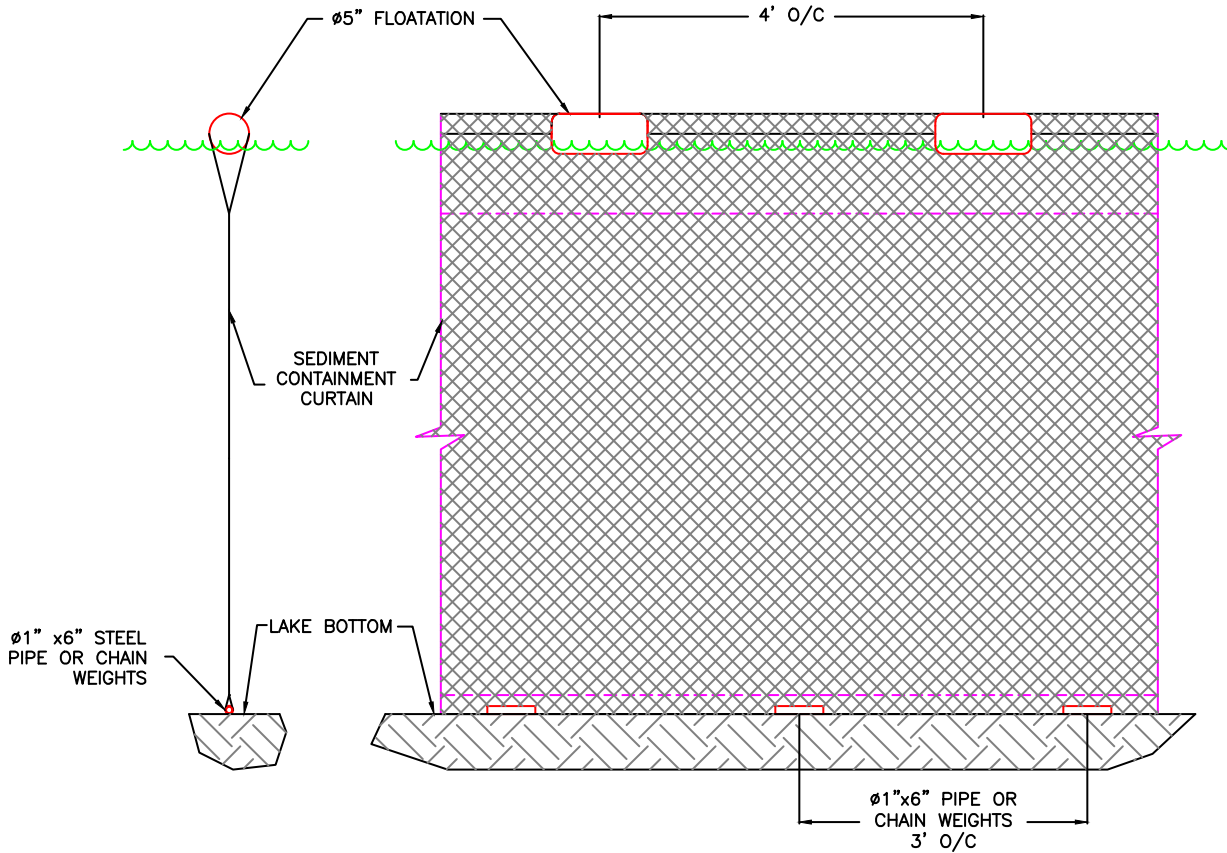
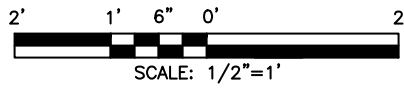
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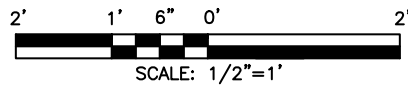
REFERENCE #:		
APPLICANT: MERCER ISLAND BEACH CLUB		
PROPOSED: MARINA REBUILD		
SHEET: 15	OF: 23	NEAR/AT: MERCER ISLAND
DATE: 12/22/2021	DWG #: 20-37005-A15-15	



FLOATING DEBRIS BOOM



TEMP. FLOATING SILT CONTAINMENT FENCE



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02/24/2025

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REFERENCE #:		
APPLICANT: MERCER ISLAND BEACH CLUB		
PROPOSED: MARINA REBUILD		
SHEET: 16	OF: 23	NEAR/AT: MERCER ISLAND
DATE: 12/22/2021	DWG #: 20-37005-A15-16	

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.

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SHEET: 17	OF: 23	NEAR/AT: MERCER ISLAND
DATE: 12/22/2021	DWG#: 20-37005-A15-17	

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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PACIFIC ENGINEERING
TECHNOLOGIES, INC.

REFERENCE #:		
APPLICANT: MERCER ISLAND BEACH CLUB		
PROPOSED: MARINA REBUILD		
SHEET: 18	OF: 23	NEAR/AT: MERCER ISLAND
DATE: 12/22/2021		DWG#: 20-37005-A15-18

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.

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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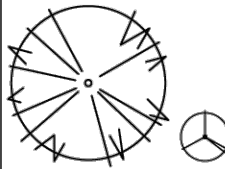
PER STRUCTURAL
ENGINEERING BY
PACIFIC ENGINEERING
TECHNOLOGIES, INC.

REFERENCE #:		
APPLICANT: MERCER ISLAND BEACH CLUB		
PROPOSED: MARINA REBUILD		
SHEET: 19	OF: 23	NEAR/AT: MERCER ISLAND
DATE: 12/22/2021	DWG#: 20-37005-A15-19	

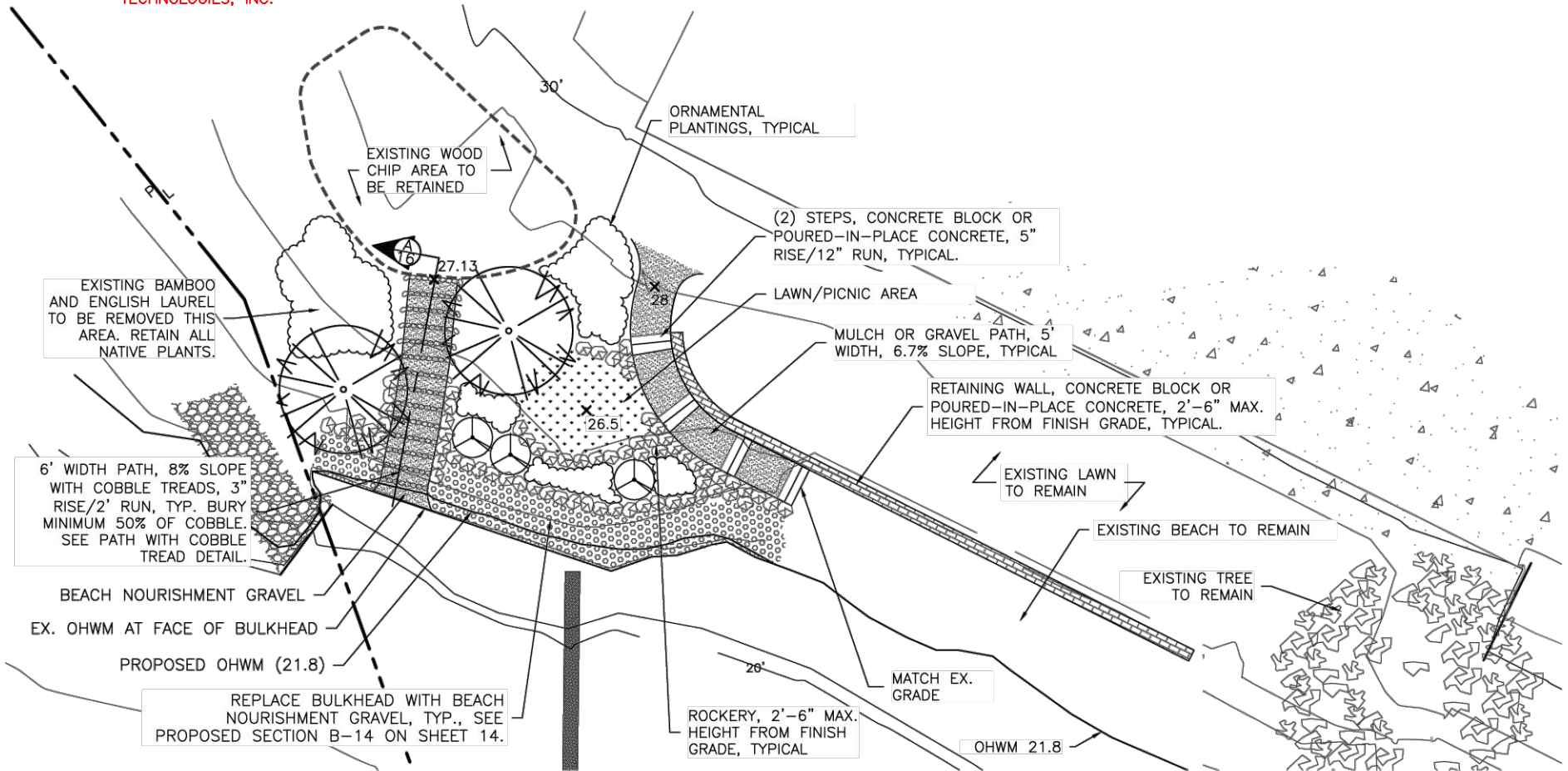
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02/24/2025

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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: 20	OF: 23	NEAR/AT: MERCER ISLAND
DATE: 4/25/2022	DWG#: 20-37005-A15-20	

PLANTING NOTES:

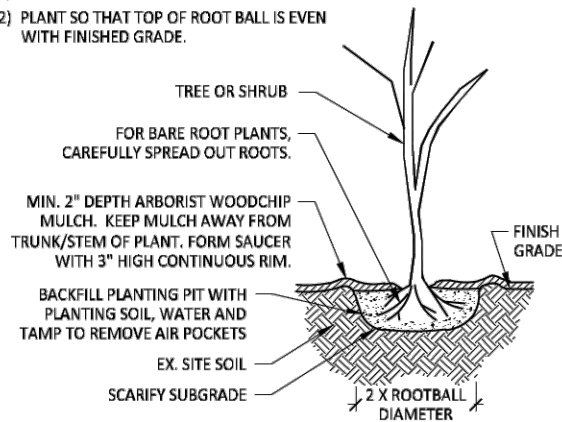
1. REMOVE ALL HIMALAYAN BLACKBERRY, JAPANESE KNOTWEED, BAMBOO, AND ENGLISH IVY FROM PLANTING AREA USING KING COUNTY RECOMMENDATIONS. RETAIN AND PROTECT ALL EXISTING NATIVE VEGETATION.
2. PLANT MATERIAL SHALL BE LOCALLY GROWN (PUGET SOUND REGION) AND CONFORM TO THE MOST RECENT ANLA STANDARDS. THE OWNER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

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02/24/2025

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ENGINEERING BY
PACIFIC ENGINEERING
TECHNOLOGIES, INC.

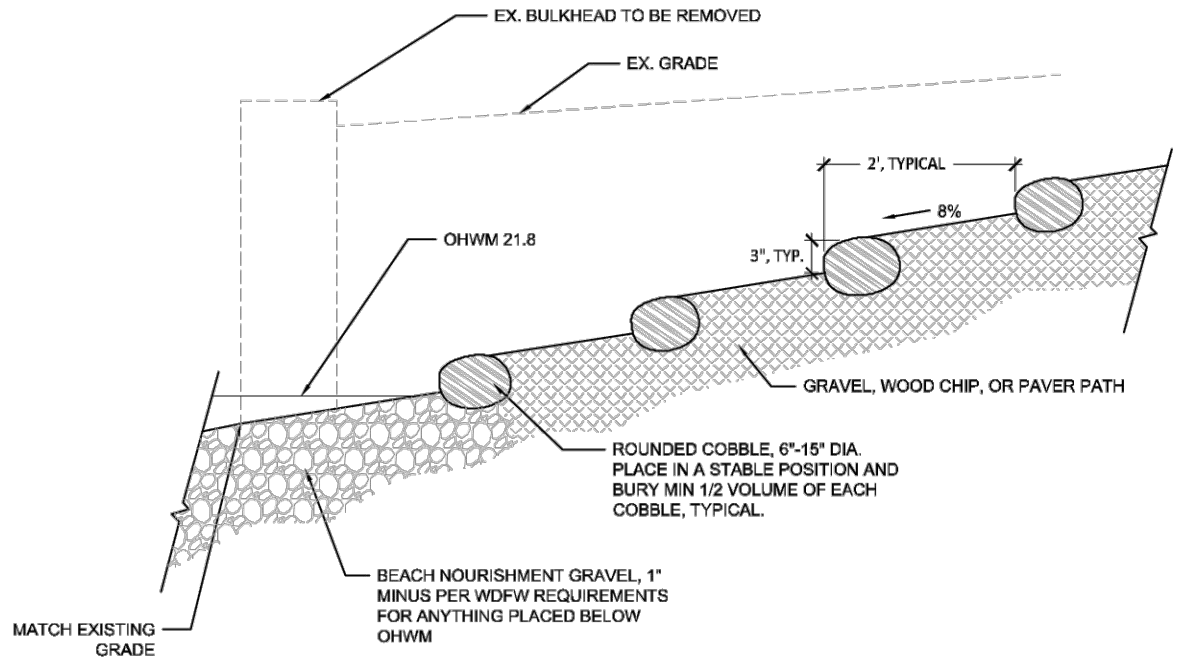
NOTES:

- 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 (SECTION A-16)

NOT TO SCALE

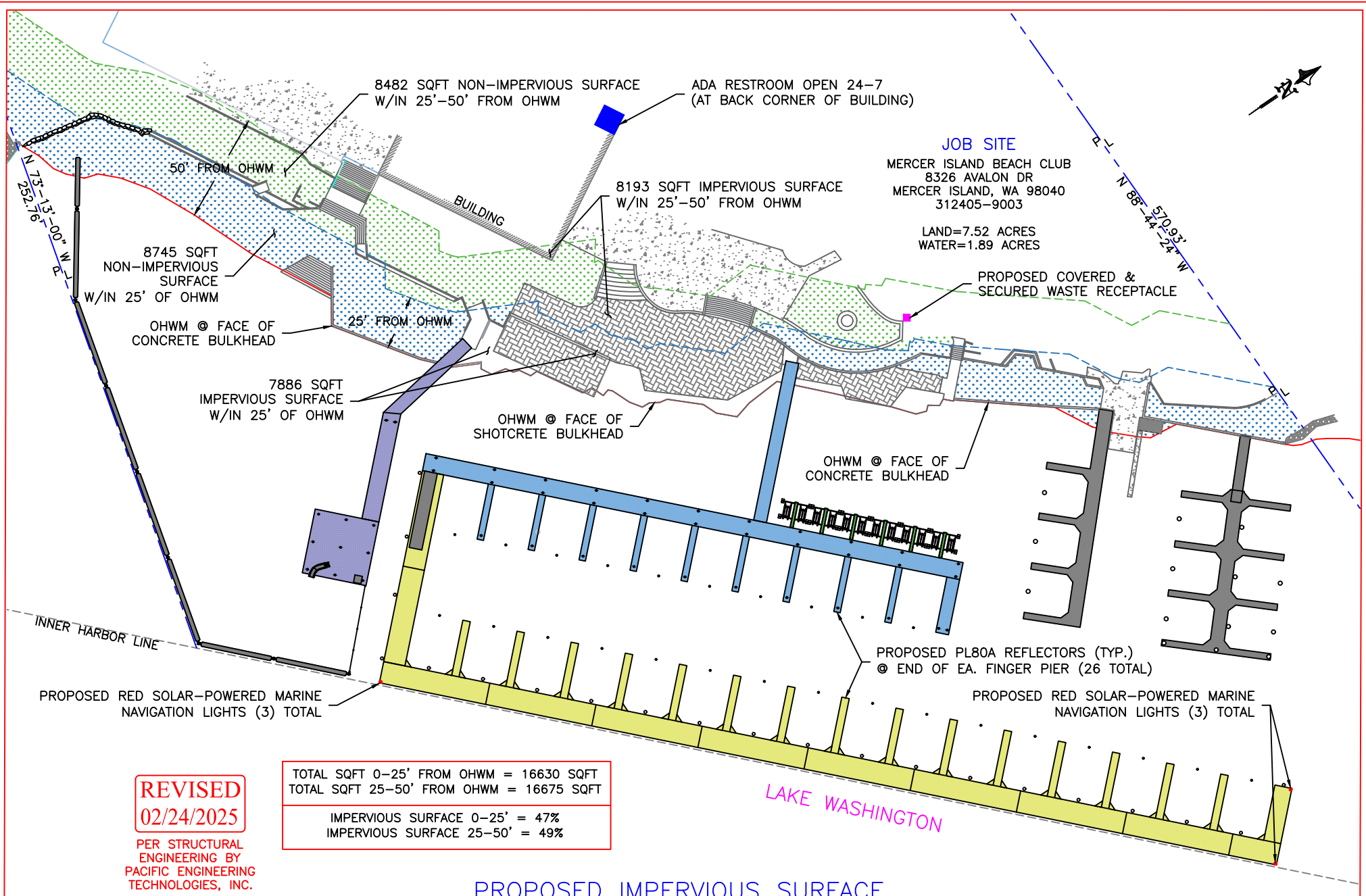
PROJECT DESIGNED BY:



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

LANDSCAPE DETAILS

REFERENCE #:		
APPLICANT: MERCER ISLAND BEACH CLUB		
PROPOSED: MARINA REBUILD		
SHEET: 21	OF: 23	NEAR/AT: MERCER ISLAND
DATE: 4/25/2022		DWG#: 20-37005-A15-21



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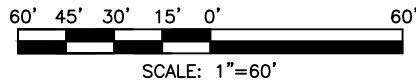
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TOTAL SQFT 0-25' FROM OHWM = 16630 SQFT
 TOTAL SQFT 25-50' FROM OHWM = 16675 SQFT

IMPERVIOUS SURFACE 0-25' = 47%
 IMPERVIOUS SURFACE 25-50' = 49%

**PROPOSED IMPERVIOUS SURFACE
 CALCULATIONS – PLAN VIEW**

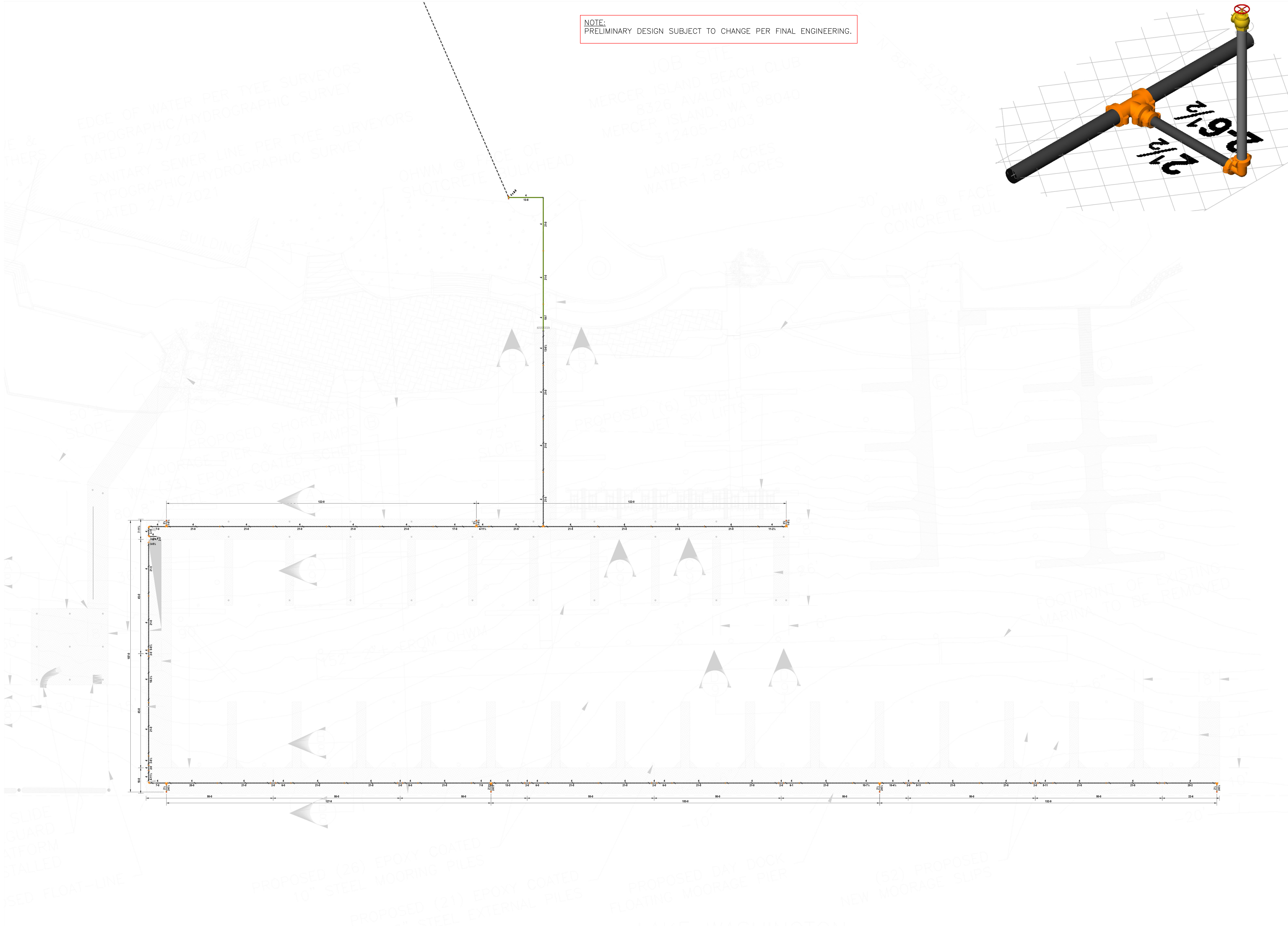
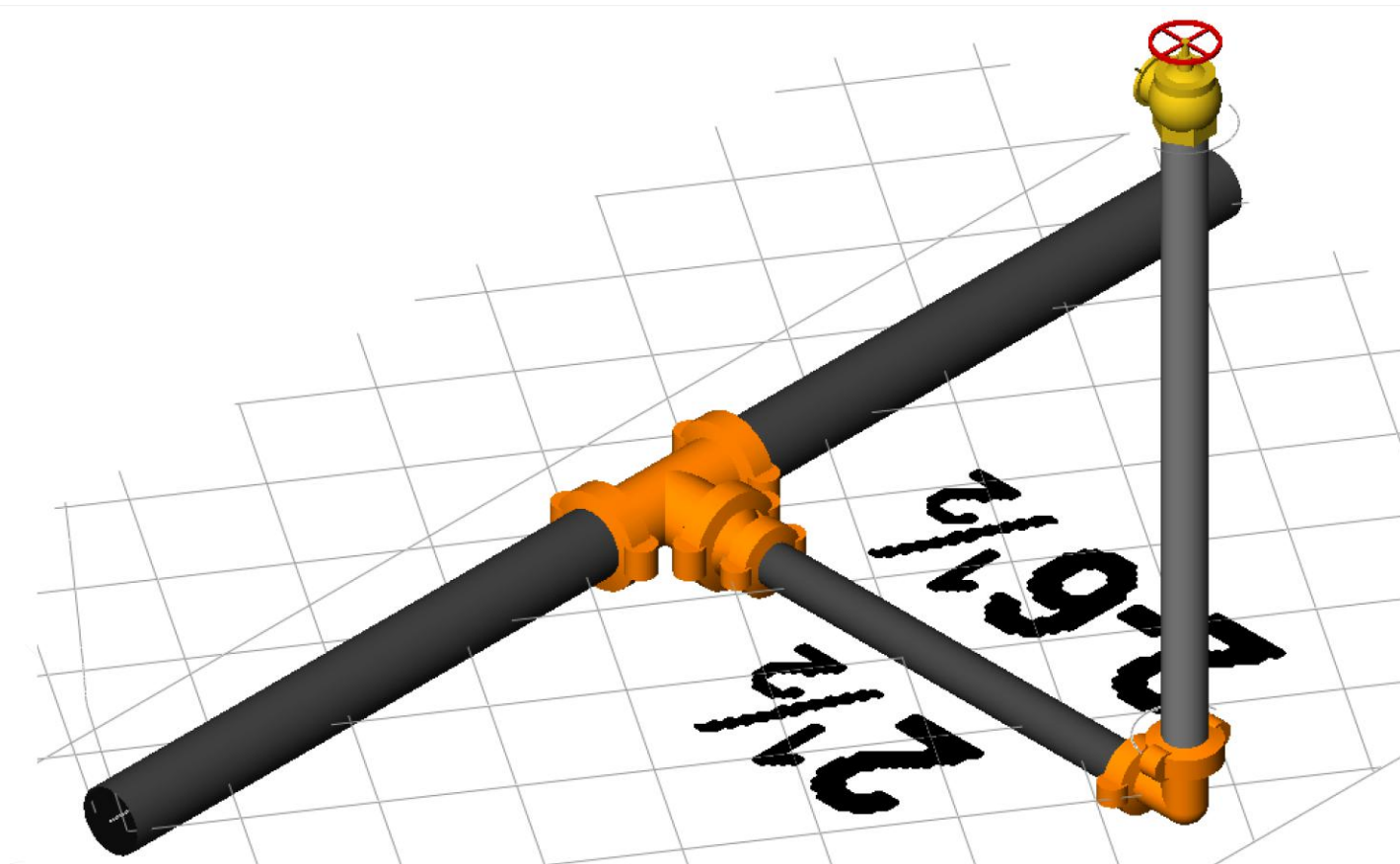


REFERENCE #:		
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PROPOSED: MARINA REBUILD		
SHEET: 22	OF: 23	NEAR/AT: MERCER ISLAND
DATE: 12/22/2021	DWG #: 20-37005-A15-22	

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02/24/2025

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ENGINEERING BY
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TECHNOLOGIES, INC.

NOTE:
PRELIMINARY DESIGN SUBJECT TO CHANGE PER FINAL ENGINEERING.



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

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	NEW MARINA - DRY STANDPIPE EXTENSION