



# WASHINGTON STATE

## Joint Aquatic Resources Permit Application (JARPA) Form<sup>1,2</sup> [\[help\]](#)

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



US Army Corps  
of Engineers  
Seattle District

AGENCY USE ONLY

Date received:

Agency reference #: \_\_\_\_\_

Tax Parcel #(s): \_\_\_\_\_

### Part 1–Project Identification

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

Mercer Island Beach Club Marina Reconfiguration Project

### Part 2–Applicant

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

2a. Name (Last, First, Middle)

Gardner Morelli

2b. Organization (If applicable)

Mercer Island Beach Club

2c. Mailing Address (Street or PO Box)

8326 Avalon Drive

2d. City, State, Zip

Mercer Island, WA 98040

2e. Phone (1)

630-363-5699

2f. Phone (2)

2g. Fax

n/a

2h. E-mail

Gardner.morelli@gmail.com

<sup>1</sup>Additional forms may be required for the following permits:

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

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

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

### Part 3—Authorized Agent or Contact

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

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

### Part 4—Property Owner(s)

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

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

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

## Part 5–Project Location(s)

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

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

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

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

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

8326 Avalon Drive

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

Mercer Island, WA 98040

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

King

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

¼ Section	Section	Township	Range
NW	31	24N	5E

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

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

47.52604 / -122.22227

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

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

312405-9003

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

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

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

## Part 6–Project Description

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

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

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

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

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

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

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

- Commercial     
  Residential     
  Institutional     
  Transportation     
  Recreational  
 Maintenance     
  Environmental Enhancement

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

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

Other:

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

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

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

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

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

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

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

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

\$4.5 million

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

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

Yes  No  Don't know

## Part 7–Wetlands: Impacts and Mitigation

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

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

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

Not applicable

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

Yes  No  Don't know

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

Yes  No  Don't know

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

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

Yes  No

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

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

Yes  No  Don't know

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

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

Yes  No  Don't know

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Not applicable

The following design elements and conservation measures are being proposed:

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

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

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

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

Yes    No

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

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

Yes    No    Don't know

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Yes    No

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

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

## Part 9–Additional Information

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

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

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

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

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

Yes  No

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

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

171100120400

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

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

8, Cedar-Sammamish

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

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

Yes  No  Not applicable

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

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

Urban  Natural  Aquatic  Conservancy  Other: Shoreline Residential

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

## Part 10–SEPA Compliance and Permits

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

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

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

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

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

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

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

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

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

Other: \_\_\_\_\_

SEPA is pre-empted by federal law.

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

**LOCAL GOVERNMENT**

**Local Government Shoreline permits:**

Substantial Development     Conditional Use     Variance

Shoreline Exemption Type (explain): \_\_\_\_\_

**Other City/County permits:**

Floodplain Development Permit     Critical Areas Ordinance

**STATE GOVERNMENT**

**Washington Department of Fish and Wildlife:**

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

**Washington Department of Natural Resources:**

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

**Washington Department of Ecology:**

Section 401 Water Quality Certification

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

**FEDERAL AND TRIBAL GOVERNMENT**

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

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

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

Bridge Permit: [D13-SMB-D13-BRIDGES@uscg.mil](mailto:D13-SMB-D13-BRIDGES@uscg.mil)

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

**United States Environmental Protection Agency:**

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

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

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

## Part 11—Authorizing Signatures

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

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

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

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

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

Gardner Morelli  
Applicant Printed Name

Gardner Morelli  
Applicant Signature

10-27-25  
Date

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

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

Brad Thiele  
Authorized Agent Printed Name

Brad Thiele  
Authorized Agent Signature

10/28/25  
Date

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

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

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

James Barber, President, MIBC  
Property Owner Printed Name

James Barber  
Property Owner Signature

10/27/25  
Date

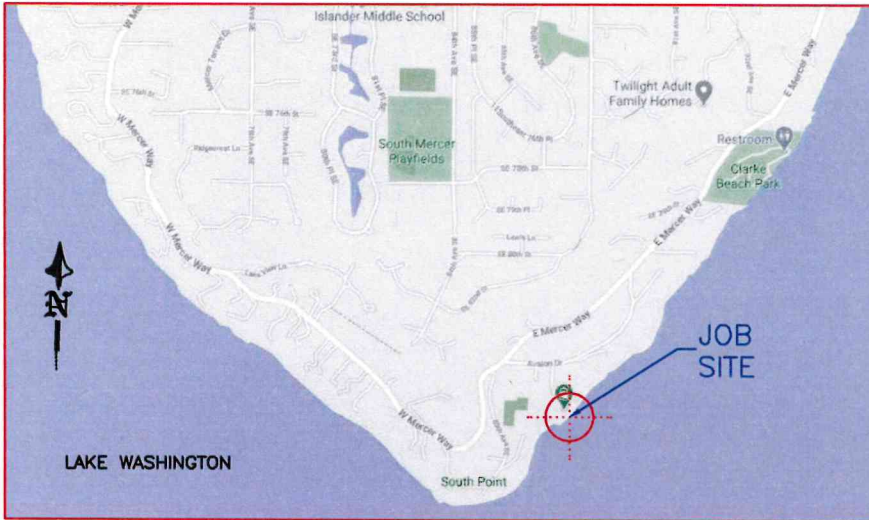
18 U.S.C §1001 provides that: Whoever, in any manner within the jurisdiction of any department or agency of the United States knowingly falsifies, conceals, or covers up by any trick, scheme, or device a material fact or makes any false, fictitious, or fraudulent statements or representations or makes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

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

# Appendix A: Project Drawings

---

VICINITY MAP/NO SCALE



JOBSITE



LEGAL DESCRIPTION

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

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

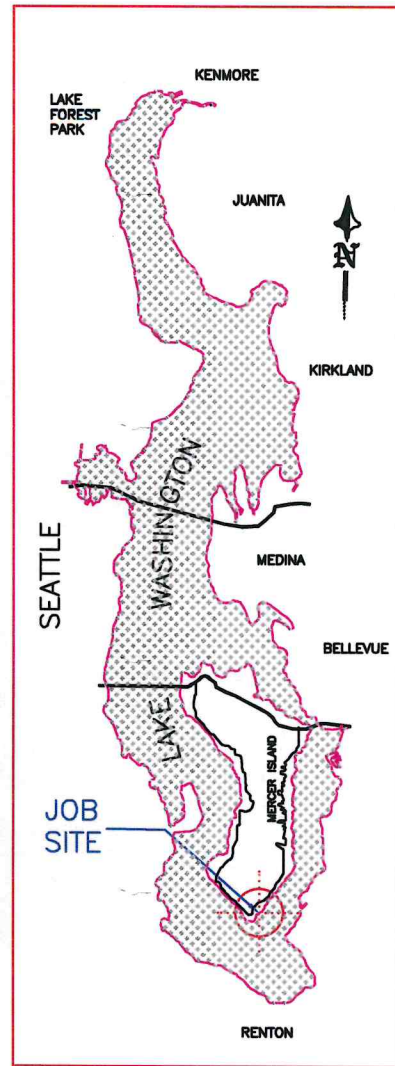
NOTES:

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

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

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

AREA MAP/NO SCALE



PROJECT DESIGNED BY:

*Waterfront Construction Inc.*

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

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

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

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

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

DWG#: 20-37005-A23-1

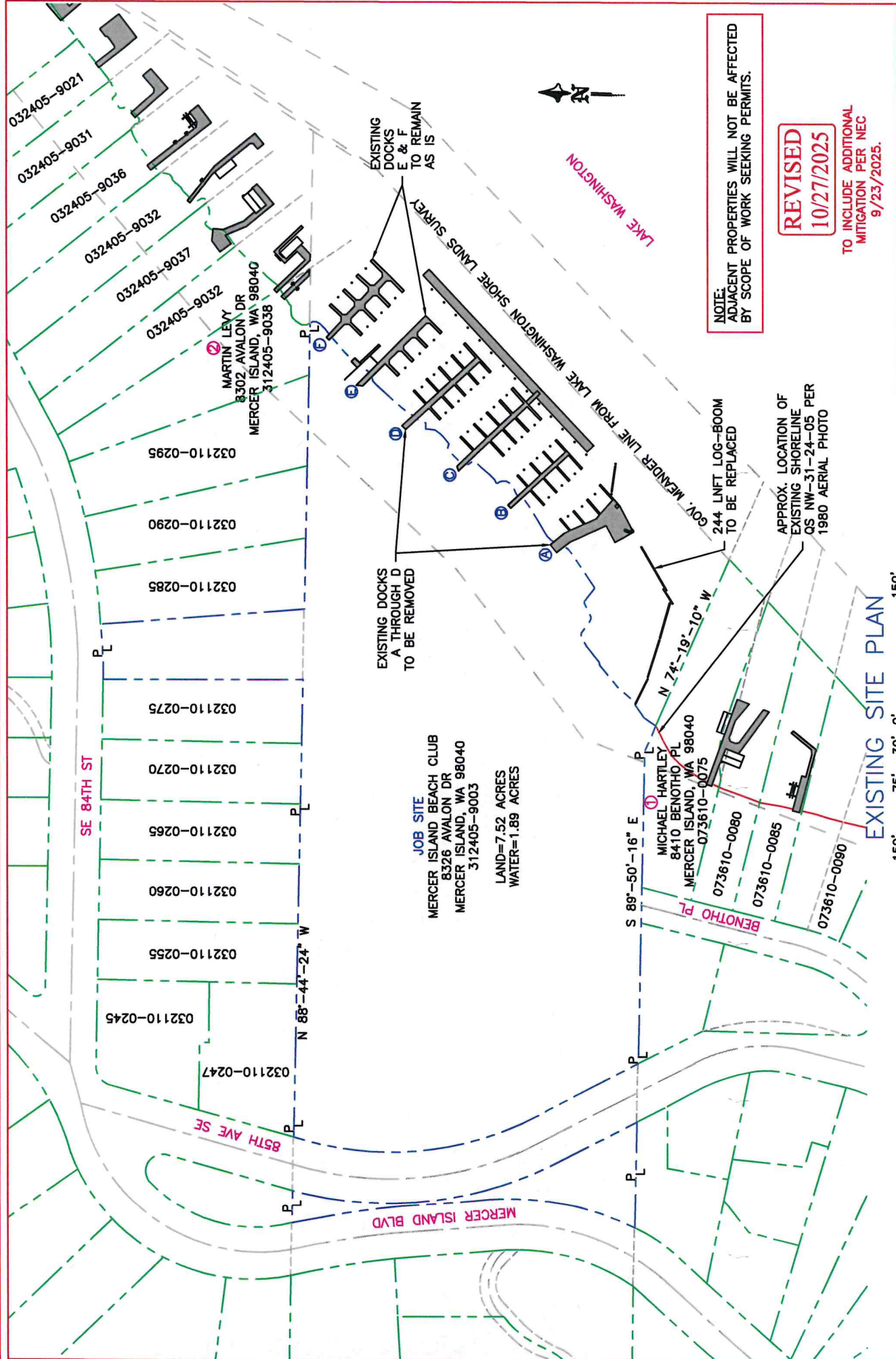
APPLICANT: MERCER ISLAND BEACH CLUB

SITE ADD. 8326 AVALON DRIVE  
 MERCER ISLAND, WA 98040

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

APPLICATION#:

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



SE 84TH ST

85TH AVE SE

MERCER ISLAND BLVD

LAKE WASHINGTON

032110-0247  
 032110-0245  
 032110-0255  
 032110-0260  
 032110-0265  
 032110-0270  
 032110-0275  
 032110-0285  
 032110-0290  
 032110-0295  
 032405-9032  
 032405-9033  
 032405-9036  
 032405-9037  
 032405-9031  
 032405-9021

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

**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 BENOTHO PL  
 MERCER ISLAND, WA 98040  
 073610-0075

BENOTHO PL  
 073610-0080  
 073610-0085  
 073610-0090

EXISTING DOCKS  
 A THROUGH D  
 TO BE REMOVED

EXISTING DOCKS  
 E & F  
 TO REMAIN  
 AS IS

244 LIFT LOG-BOOM  
 TO BE REPLACED

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



EXISTING SITE PLAN



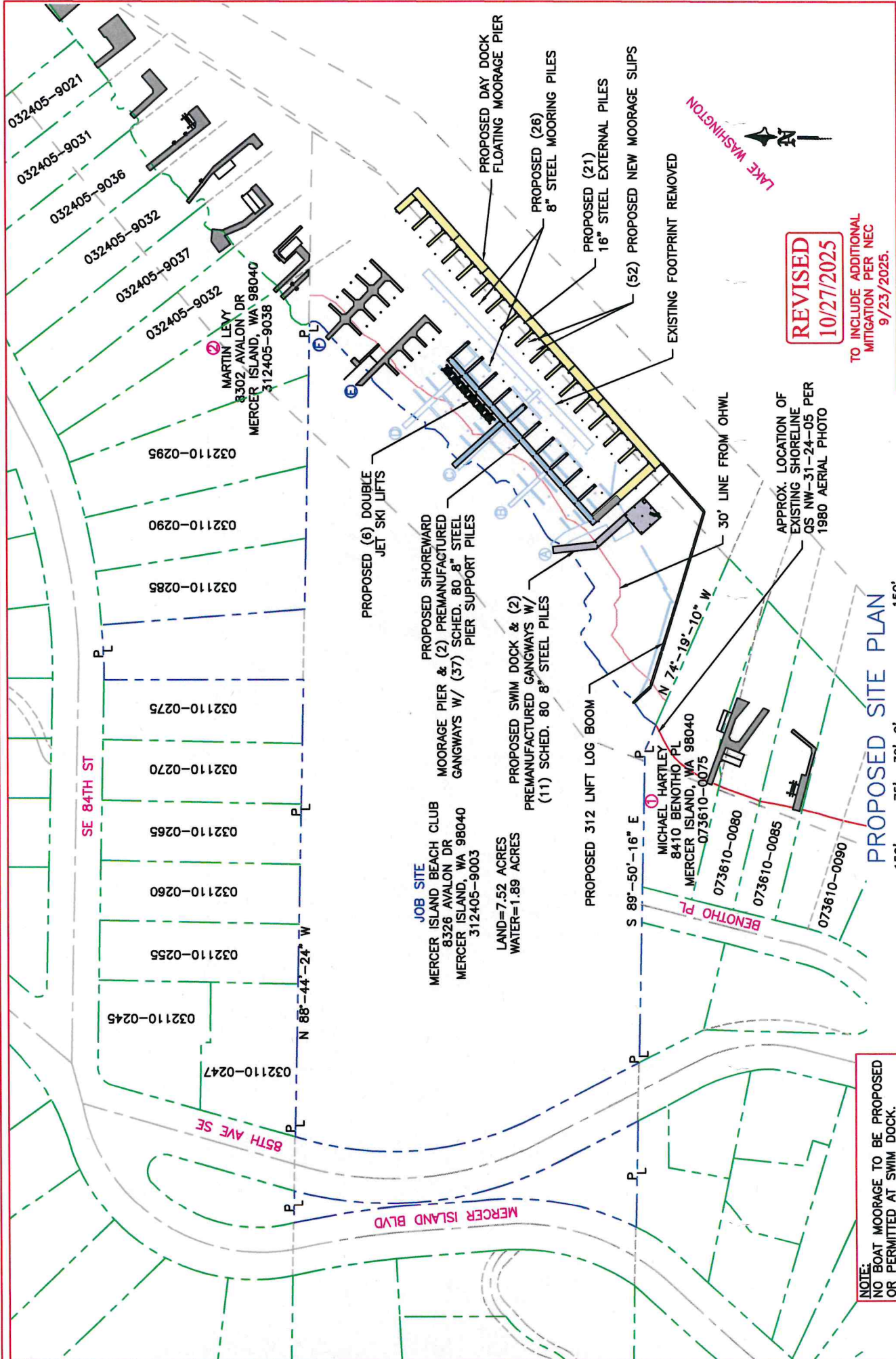
NOTE:  
 ADJACENT PROPERTIES WILL NOT BE AFFECTED  
 BY SCOPE OF WORK SEEKING PERMITS.

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

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

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

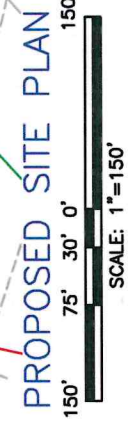
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**REVISED**  
10/27/2025

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

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



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

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SE 84TH ST

85TH AVE SE

MERCER ISLAND BLVD

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

LAND=7.52 ACRES  
WATER=1.89 ACRES

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

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

PROPOSED 312 LFNT LOG BOOM

S 89°-50'-16" E

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

BENOITO PL

073610-0080

073610-0085

073610-0090

N 74°-19'-10" W

30' LINE FROM OHWL

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

EXISTING FOOTPRINT REMOVED

(52) PROPOSED NEW MOORAGE SLIPS

PROPOSED (21)  
16" STEEL EXTERNAL PILES

PROPOSED (26)  
8" STEEL MOORING PILES

PROPOSED DAY DOCK  
FLOATING MOORAGE PIER

032110-0295

032110-0290

032110-0285

032110-0275

032110-0270

032110-0265

032110-0260

032110-0255

032110-0245

032110-0247

032110-0245

032110-0247

032110-0247

032110-0247

032110-0247

032110-0247

032110-0247

MARTIN LEVY  
3302 AVALON DR  
MERCER ISLAND, WA 98040  
312405-9038

032405-9032

032405-9037

032405-9032

032405-9036

032405-9031

032405-9021

032405-9031

032405-9036

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032405-9032

032405-9036

032405-9031

032405-9021

032405-9031

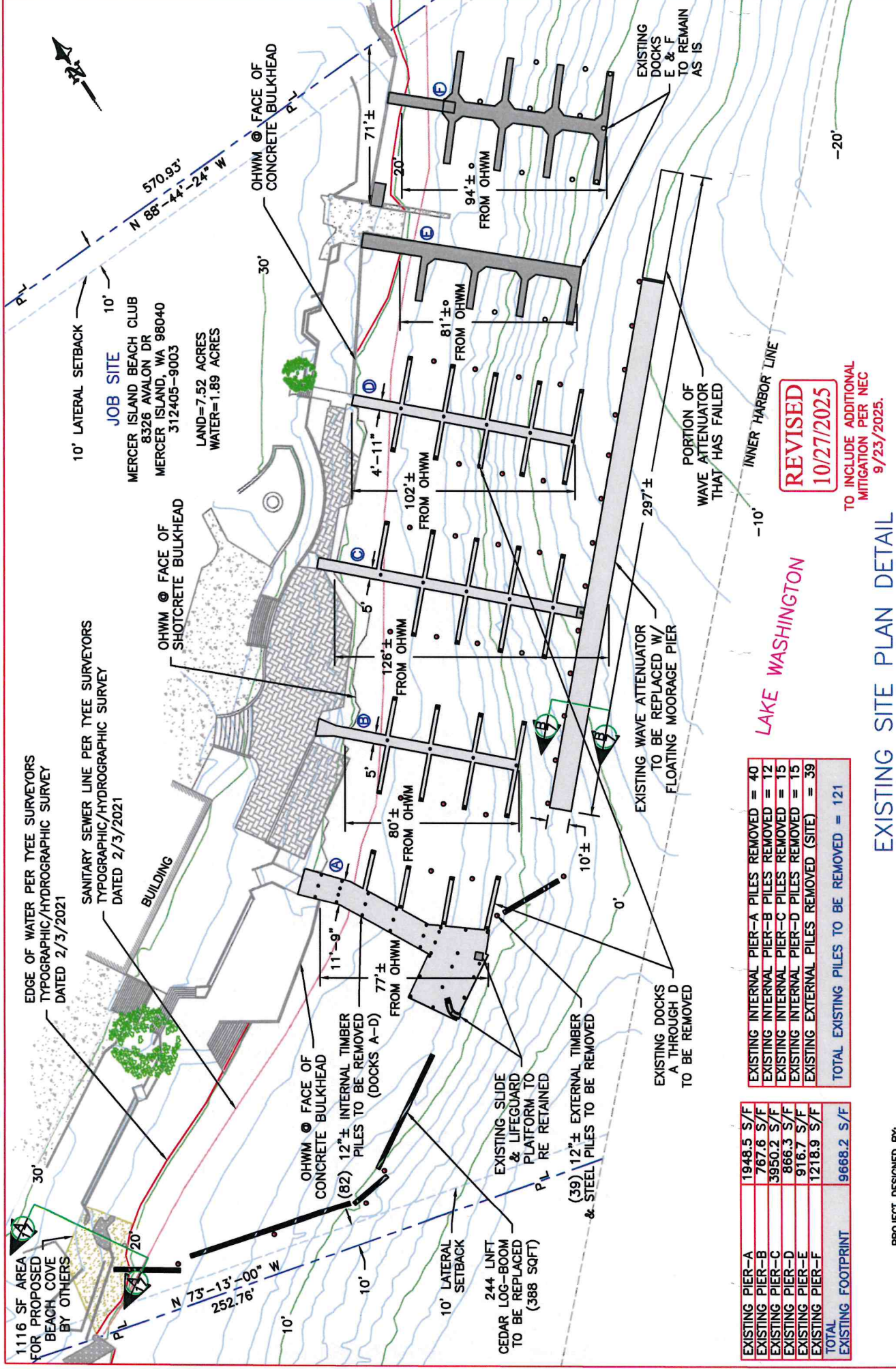
032405-9036

032405-9032

032405-9037

032405-9032





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

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

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

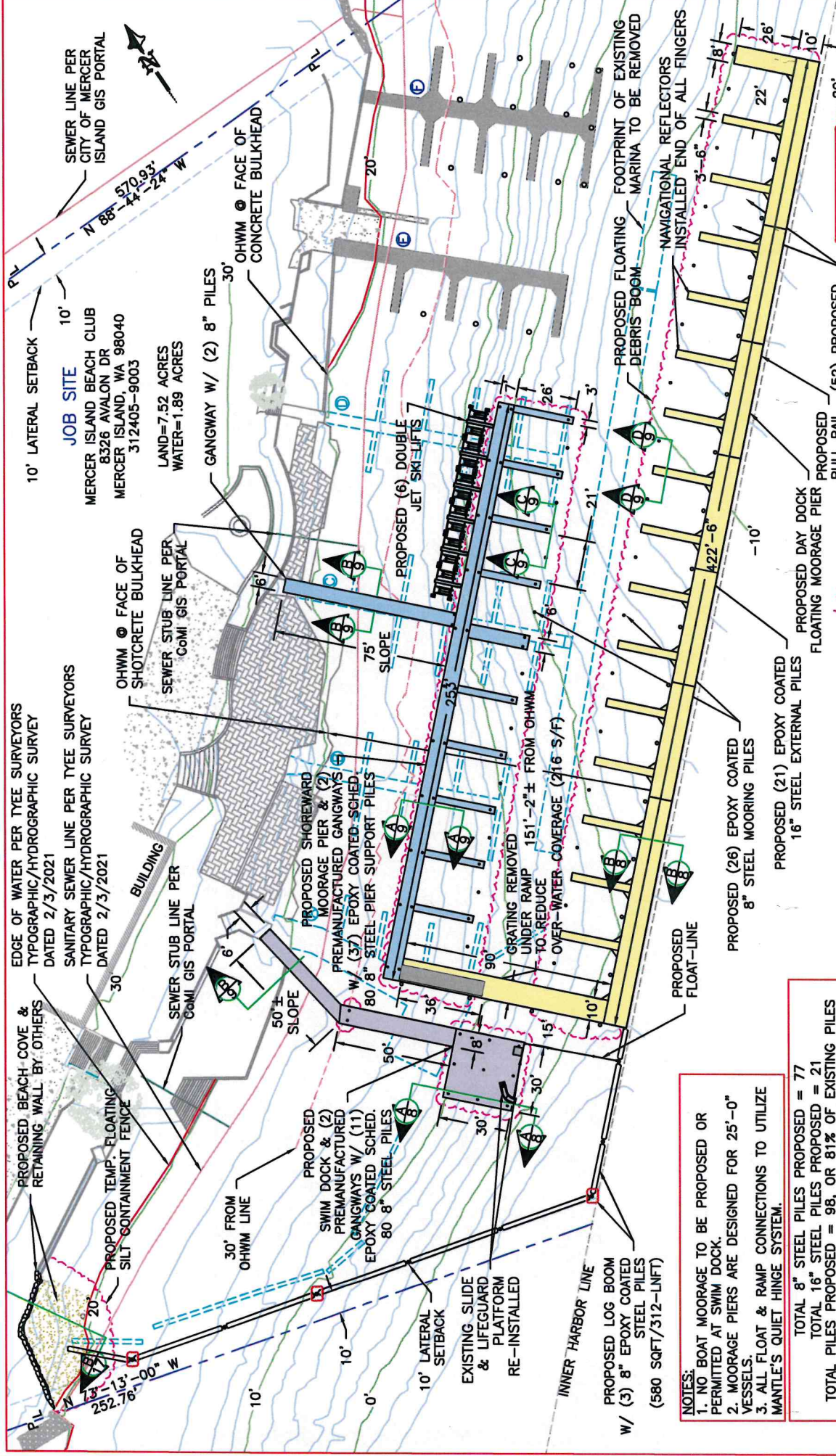
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**EXISTING SITE PLAN DETAIL**



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



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

**LAKE WASHINGTON**  
**PROPOSED SITE PLAN DETAIL**  
 SCALE: 1"=60'  
 60' 45' 30' 15' 0' 60'

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

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

EXISTING MARINA	AREA	STATUS
DOCKS B, C, D	5584.1 S/F	TO BE REMOVED
SWIM DOCK W/ FINGER PIERS	1948.5 S/F	TO BE REMOVED
DOCKS E, F	2135.6 S/F	TO BE RETAINED
TOTAL EXISTING STRUCTURES	9668.2 S/F	
PROPOSED MARINA	AREA	STATUS
SWIM DOCK PIER & RAMP	1586 S/F	PROPOSED
SHOREWARD MOORAGE PIER & RAMP	3079 S/F	PROPOSED
DOUBLE JETSKI LIFTS	108 S/F	PROPOSED
DAY DOCK MOORAGE PIER	6842 S/F	PROPOSED
EXISTING DOCKS E, F	2135.6 S/F	TO BE RETAINED
TOTAL PROPOSED/EXISTING STRUCT.	13752.6 S/F	

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

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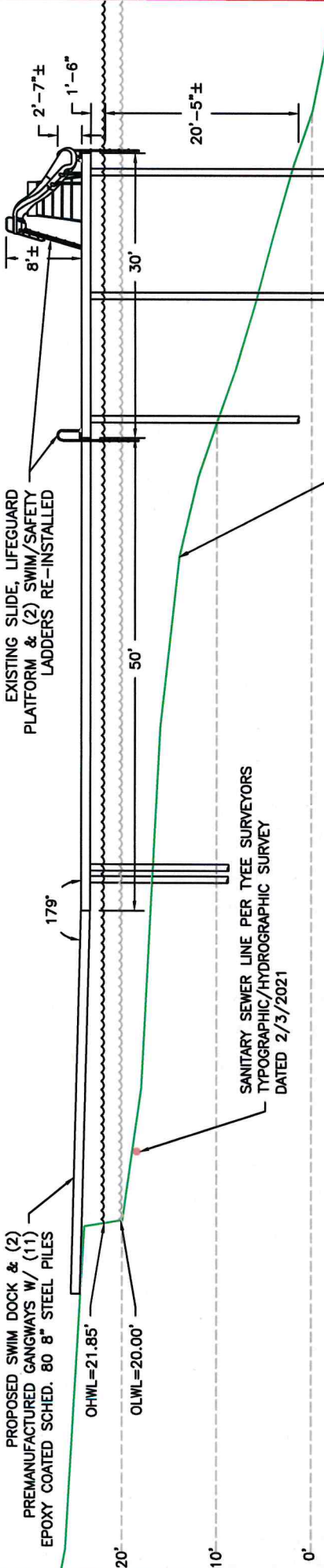
EDGE OF WATER PER TEE SURVEYORS  
 TYPOGRAPHIC/HYDROGRAPHIC SURVEY  
 DATED 2/3/2021  
 SANITARY SEWER LINE PER TEE SURVEYORS  
 TYPOGRAPHIC/HYDROGRAPHIC SURVEY  
 DATED 2/3/2021

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

PROPOSED BEACH COVE & RETAINING WALL BY OTHERS  
 PROPOSED TEMP. FLOATING SILT CONTAINMENT FENCE  
 OHWM @ FACE OF SHOTCRETE BULKHEAD  
 SEWER STUB LINE PER CoMI GIS PORTAL  
 OHWM @ FACE OF CONCRETE BULKHEAD  
 GANGWAY W/ (2) 8" PILES  
 PROPOSED SHOREWARD MOORAGE PIER & (2) PREMANUFACTURED GANGWAYS  
 W/ (37) EPOXY COATED, SCHED. 80" 8" STEEL PIER SUPPORT PILES  
 SWIM DOCK & (2) PREMANUFACTURED GANGWAYS W/ (11) EPOXY COATED SCHED. 80" 8" STEEL PILES  
 30' FROM OHWM LINE  
 10' LATERAL SETBACK  
 EXISTING SLIDE & LIFEGUARD PLATFORM RE-INSTALLED  
 INNER HARBOR LINE  
 PROPOSED LOG BOOM W/ (3) 8" EPOXY COATED STEEL PILES (580 SQFT/312-LNFT)

PROPOSED (6) DOUBLE JET SKI LIFTS  
 PROPOSED FLOATED DOCK MOORAGE PIER  
 PROPOSED BULL RAIL  
 PROPOSED (52) NEW MOORAGE SLIPS  
 PROPOSED (21) EPOXY COATED 16" STEEL EXTERNAL PILES  
 PROPOSED (26) EPOXY COATED 8" STEEL MOORAGE PILES  
 PROPOSED FLOATED LINE  
 PROPOSED DAY DOCK  
 PROPOSED FLOATED MOORAGE PIER  
 PROPOSED BULL RAIL  
 PROPOSED (52) NEW MOORAGE SLIPS  
 NAVIGATIONAL REFLECTORS INSTALLED END OF ALL FINGERS  
 PROPOSED FLOATED DEBRIS BOOM  
 FOOTPRINT OF EXISTING MARINA TO BE REMOVED

OHWM @ FACE OF SHOTCRETE BULKHEAD  
 SEWER STUB LINE PER CoMI GIS PORTAL  
 OHWM @ FACE OF CONCRETE BULKHEAD  
 GANGWAY W/ (2) 8" PILES  
 PROPOSED SHOREWARD MOORAGE PIER & (2) PREMANUFACTURED GANGWAYS  
 W/ (37) EPOXY COATED, SCHED. 80" 8" STEEL PIER SUPPORT PILES  
 SWIM DOCK & (2) PREMANUFACTURED GANGWAYS W/ (11) EPOXY COATED SCHED. 80" 8" STEEL PILES  
 30' FROM OHWM LINE  
 10' LATERAL SETBACK  
 EXISTING SLIDE & LIFEGUARD PLATFORM RE-INSTALLED  
 INNER HARBOR LINE  
 PROPOSED LOG BOOM W/ (3) 8" EPOXY COATED STEEL PILES (580 SQFT/312-LNFT)

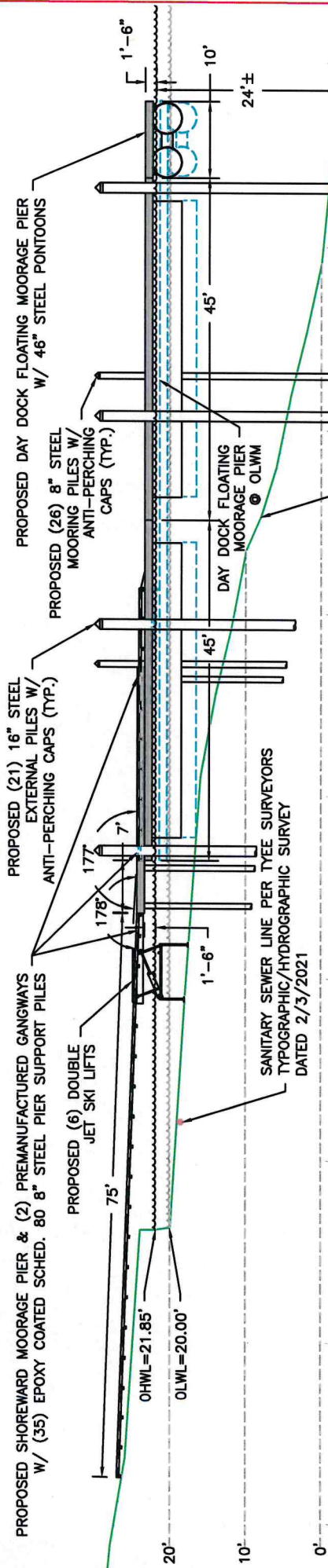


**PROPOSED SWIM DOCK ELEVATION**

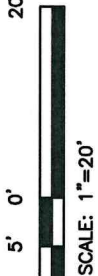


**SWIM DOCK NOTES:**  
 WATER DEPTH AT THE WATERWARD EDGE VARIES FROM ±20'-5" AT THE SW CORNER TO ±18'-5" AT THE NE CORNER.  
 NO BOAT MOORAGE TO BE PROPOSED OR PERMITTED AT SWIM DOCK.

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



**PROPOSED MOORAGE DOCKS ELEVATION**



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

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

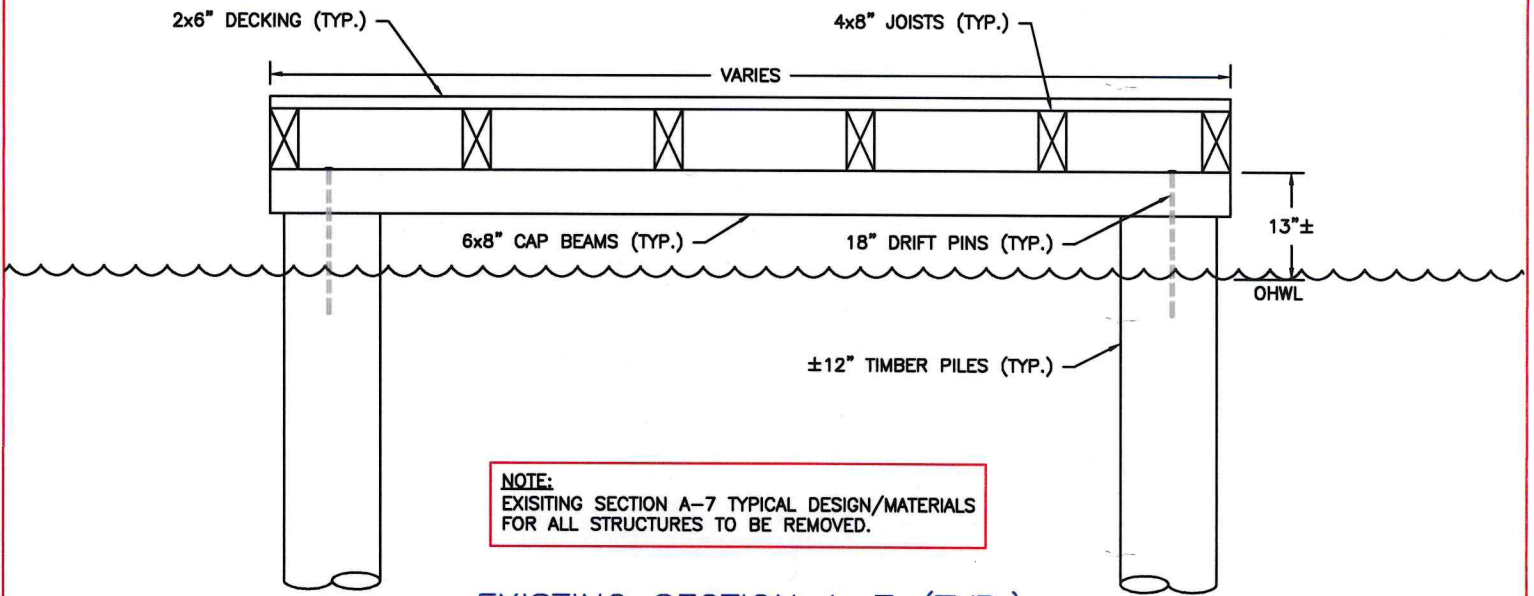
BATHYMETRIC & UPLAND CONTOURS PER T YEE SURVEYORS TYPOGRAPHIC/HYDROGRAPHIC SURVEY DATED 2/3/2021

**REVISED**  
 10/27/2025

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

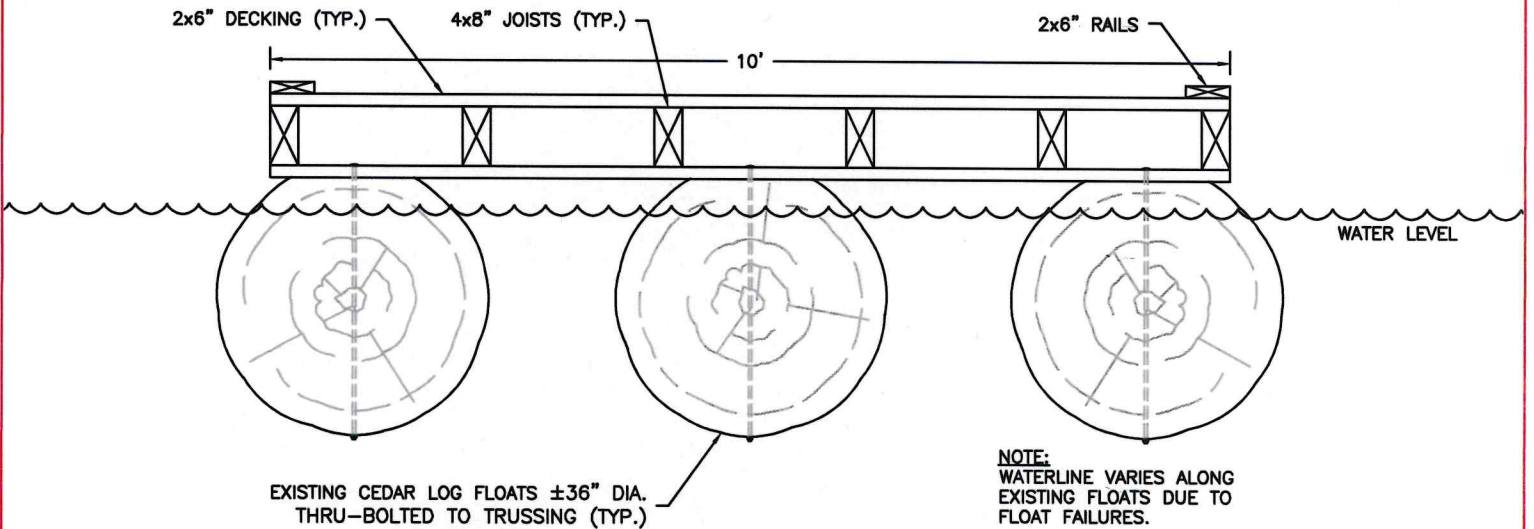
PROJECT DESIGNED BY:  
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REFERENCE #:	
APPLICANT:	MERCER ISLAND BEACH CLUB
PROPOSED:	MARINA REBUILD
SHEET:	6 OF 28
DATE:	12/22/2021
DWG#:	20-37005-A23-6

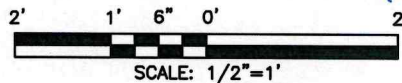


EXISTING SECTION A-7 (TYP.)

SCALE: 1/2"=1'



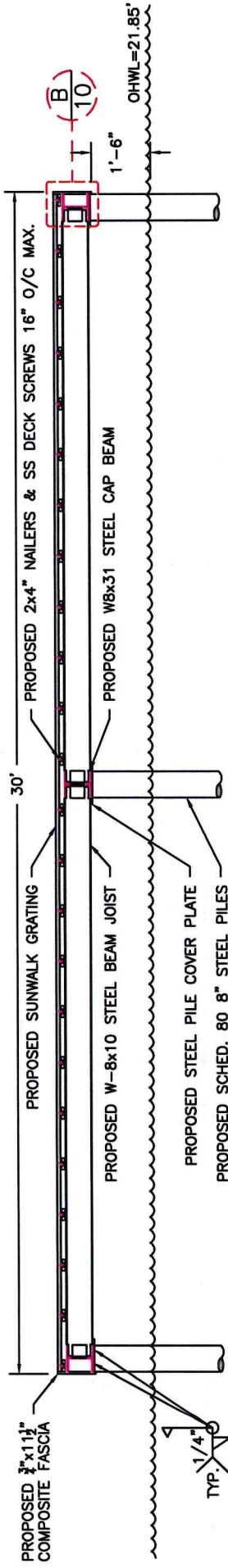
EXISTING SECTION B-7 (TYP.)



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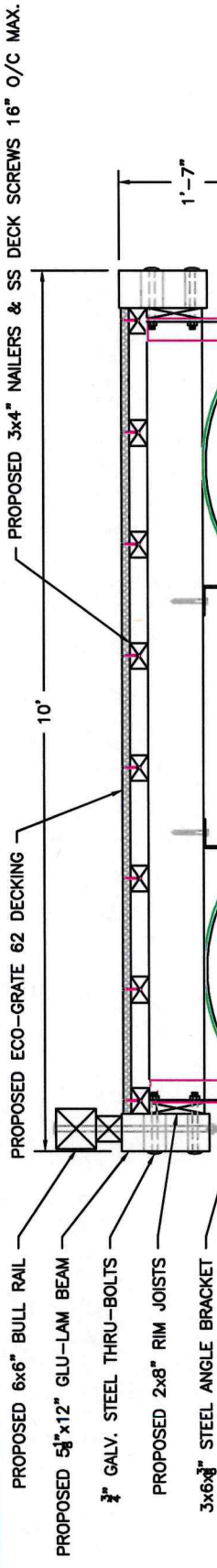
**REVISED**  
**10/27/2025**  
TO INCLUDE ADDITIONAL  
MITIGATION PER NEC  
9/23/2025.

<b>REFERENCE #:</b>		
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.)

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



**REVISED**  
 10/27/2025

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

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

PROPOSED 48" DIA. FULLY-ENCLOSED STEEL PONTOON FLOAT

PROPOSED 6x6" BULL RAIL

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

3/4" GALV. STEEL THRU-BOLTS

PROPOSED 2x8" RIM JOISTS

3x6x3/8" STEEL ANGLE BRACKET

PROPOSED ECO-GRATE 62 DECKING

10'

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

1'-7"

WATER LEVEL

1/4" TYP.

PROPOSED SUNWALK GRATING

30'

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

PROPOSED W-8x10 STEEL BEAM JOIST

PROPOSED W8x31 STEEL CAP BEAM

1'-6"

OHWL=21.85'

PROPOSED STEEL PILE COVER PLATE

PROPOSED SCHED. 80 8" STEEL PILES

PROPOSED 6x6" BULL RAIL

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

3/4" GALV. STEEL THRU-BOLTS

PROPOSED 2x8" RIM JOISTS

3x6x3/8" STEEL ANGLE BRACKET

PROPOSED ECO-GRATE 62 DECKING

10'

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

1'-7"

WATER LEVEL

1/4" TYP.

PROPOSED 48" DIA. FULLY-ENCLOSED STEEL PONTOON FLOAT

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

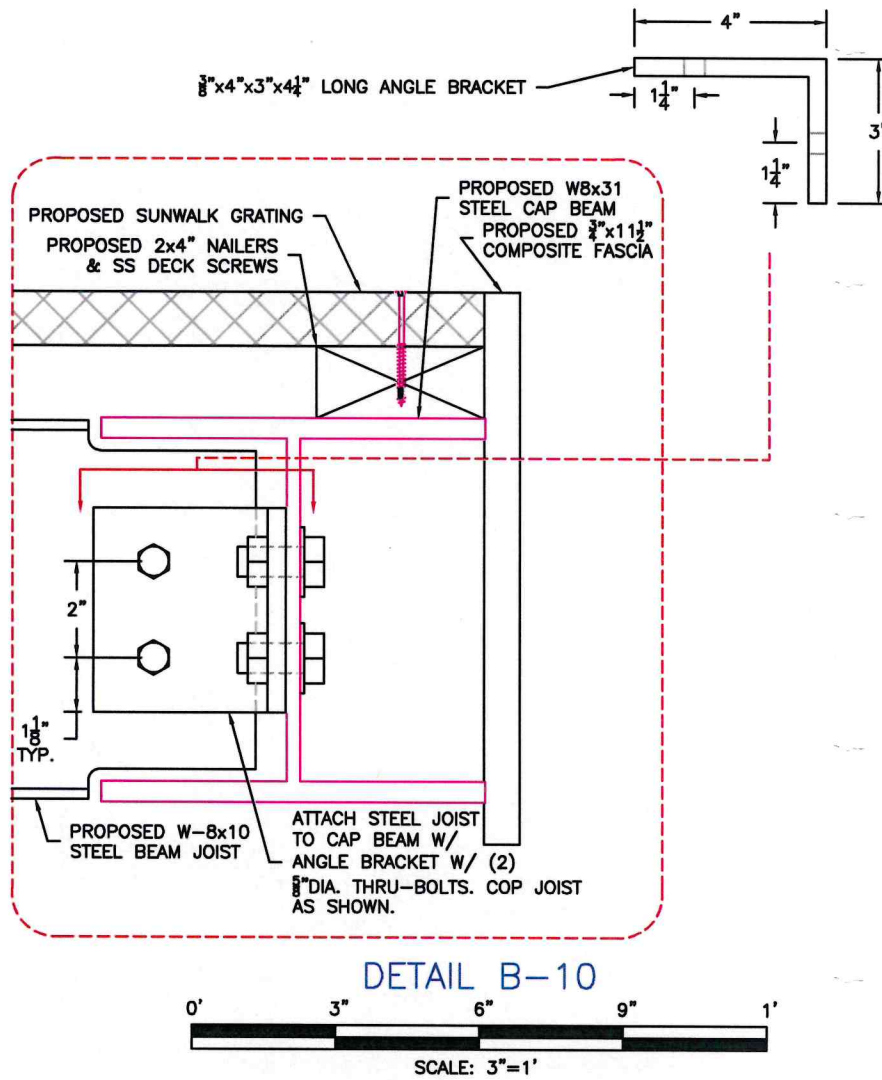
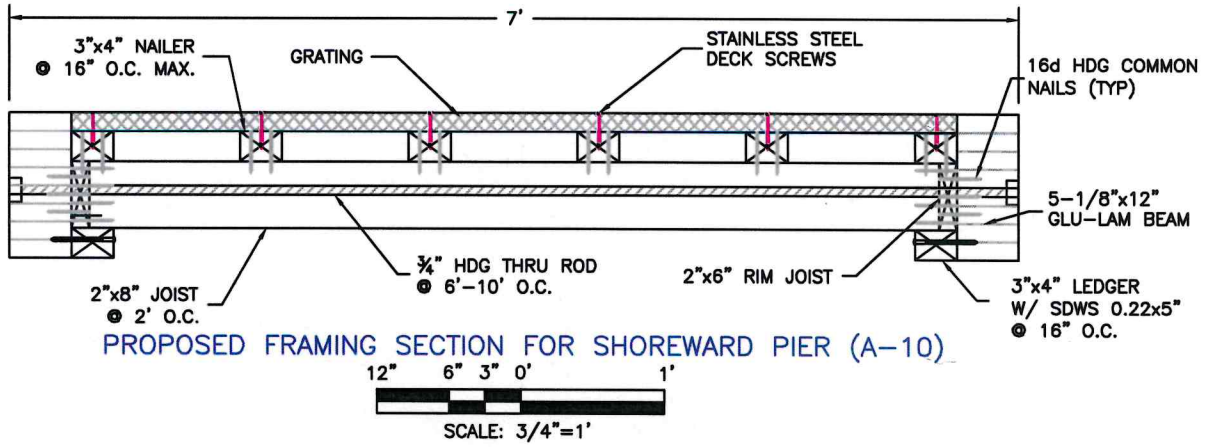
2'

1' 6" 0'

SCALE: 1/2"=1'

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





**REVISED**  
10/27/2025

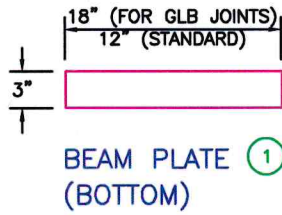
TO INCLUDE ADDITIONAL  
MITIGATION PER NEC  
9/23/2025.

PROJECT DESIGNED BY:

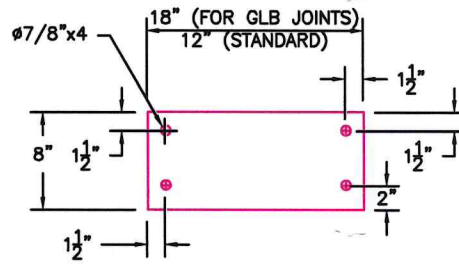
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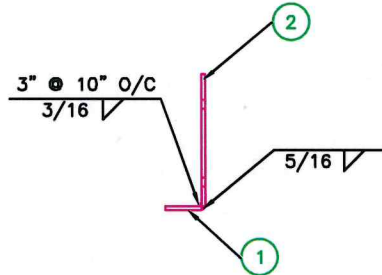
REFERENCE #:		
APPLICANT: MERCER ISLAND BEACH CLUB		
PROPOSED: MARINA REBUILD		
SHEET: 10	OF: 28	NEAR/AT: MERCER ISLAND
DATE: 12/22/2021	DWG#: 20-37005-A23-10	



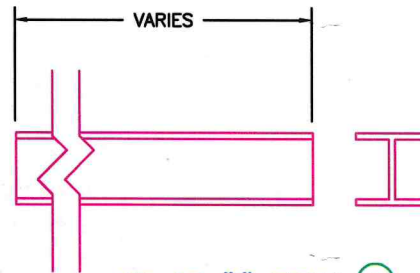
BEAM PLATE (1)  
(BOTTOM)



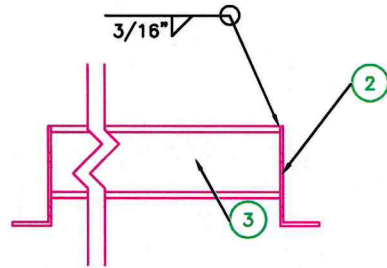
BEAM PLATE (BACK) (2)



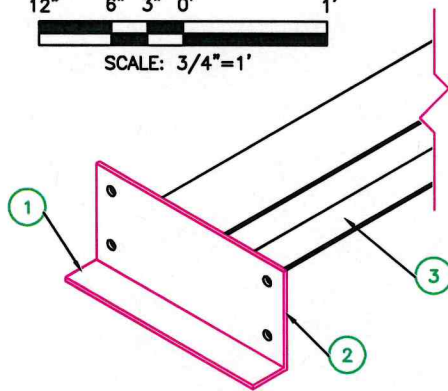
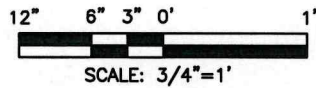
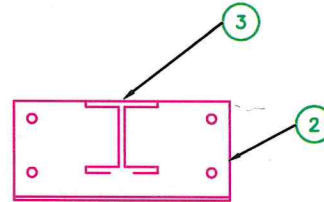
BEAM BRACKET ASSEMBLY



W6x15 "1" BEAM (3)



STEEL CAP ASSEMBLY



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

**REVISED**  
10/27/2025

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

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REFERENCE #:

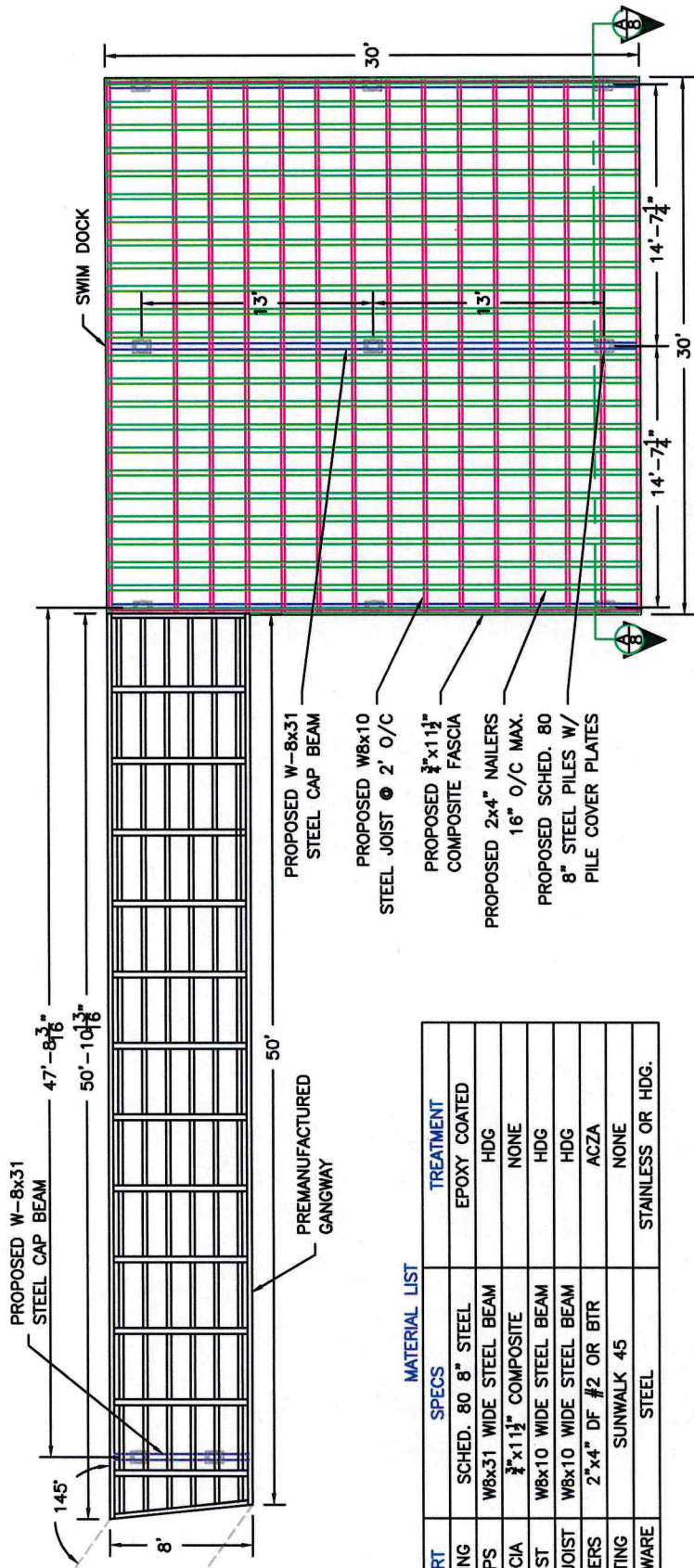
APPLICANT: MERCER ISLAND BEACH CLUB

PROPOSED: MARINA REBUILD

SHEET: 11 OF: 28 NEAR/AT: MERCER ISLAND

DATE: 12/22/2021

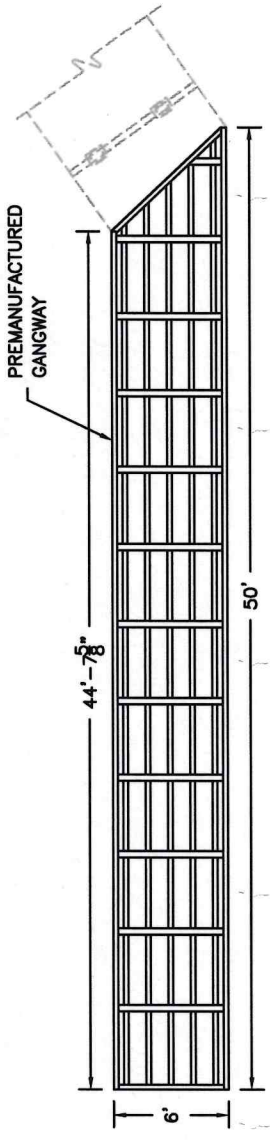
DWG#: 20-37005-A23-11



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

**MATERIAL LIST**

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



REVISED  
10/27/2025

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

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



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

REFERENCE #:

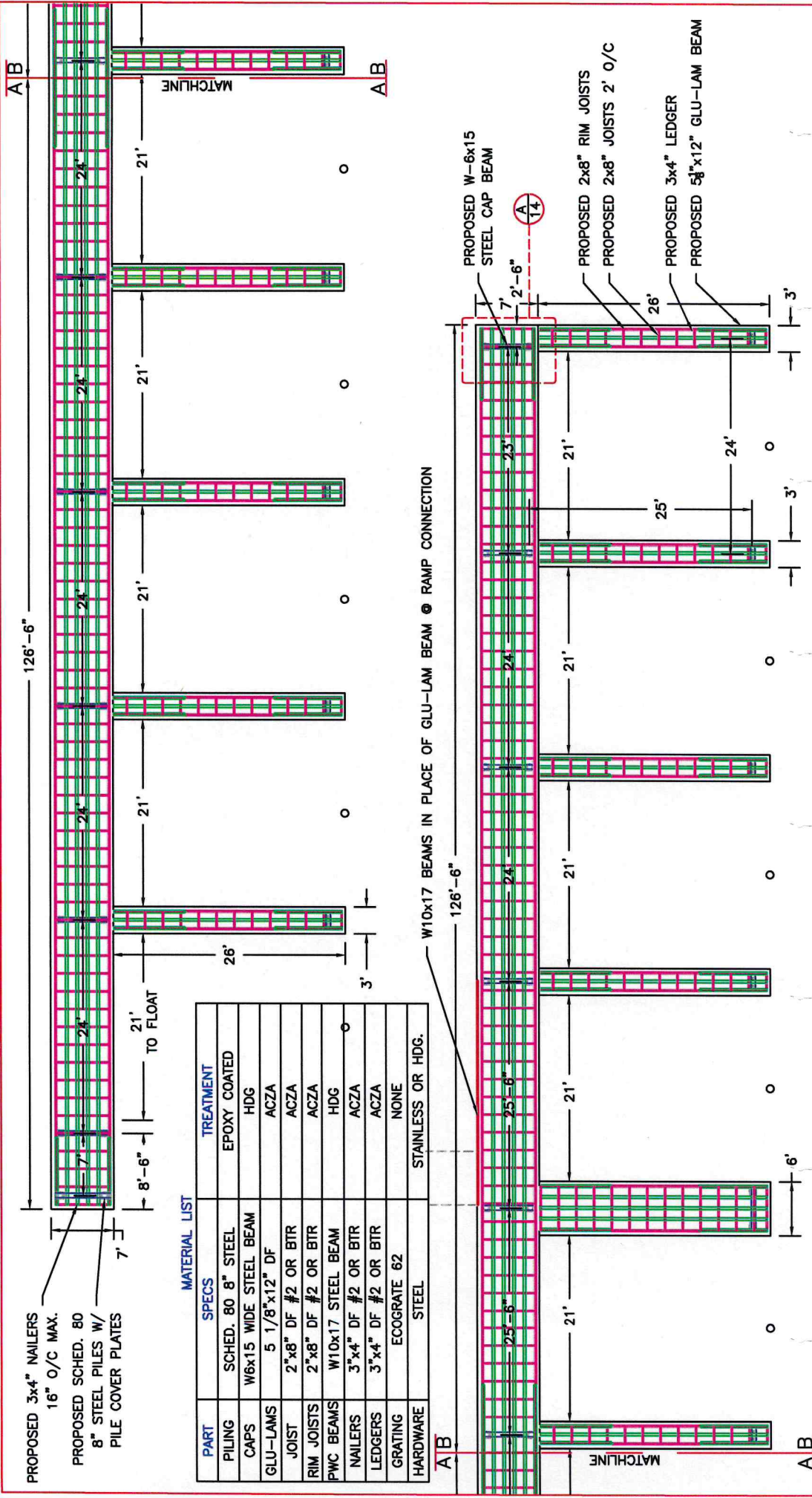
APPLICANT: MERCER ISLAND BEACH CLUB

PROPOSED: MARINA REBUILD

SHEET: 12 OF: 28

DATE: 12/22/2021

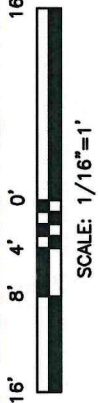
NEAR/AT: MERCER ISLAND  
DWG#: 20-37005-A23-12



**REVISED**  
10/27/2025

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

PROPOSED SHOREWARD MOORAGE PIER FRAMING PLAN VIEWS A&B



MATERIAL LIST

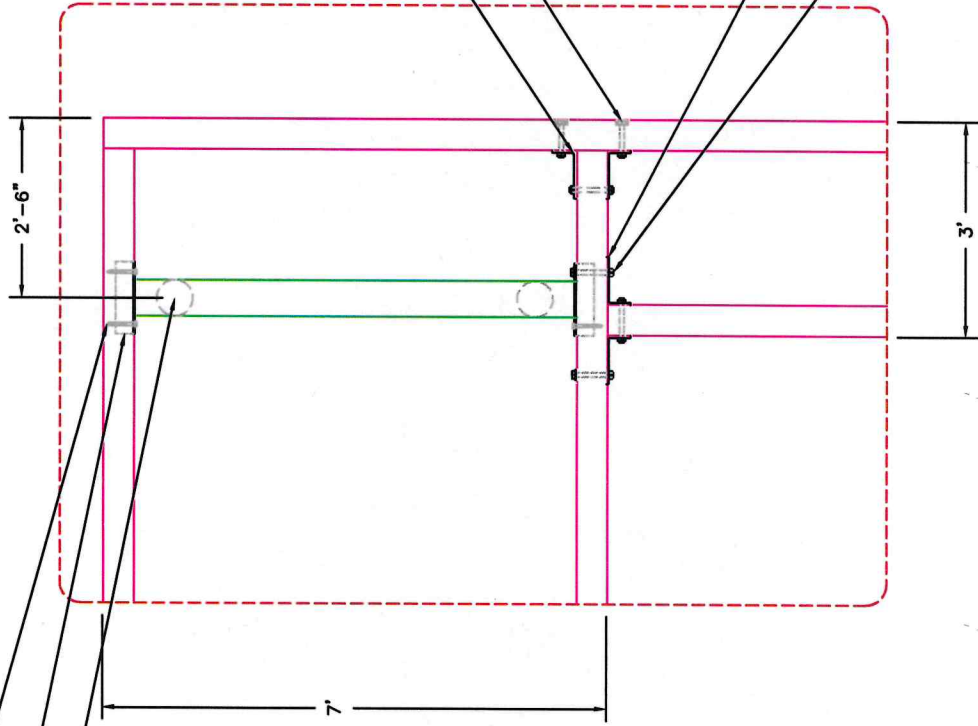
PART	SPECS	TREATMENT
PILING	SCHED. 80 8" STEEL	EPOXY COATED
CAPS	W6x15 WIDE STEEL BEAM	HDG
GLU-LAMS	5 1/8" x 12" DF	ACZA
JOIST	2"x8" DF #2 OR BTR	ACZA
RIM JOISTS	2"x8" DF #2 OR BTR	ACZA
PWC BEAMS	W10x17 STEEL BEAM	HDG
NAILERS	3"x4" DF #2 OR BTR	ACZA
LEDGERS	3"x4" DF #2 OR BTR	ACZA
GRATING	ECOGRATE 62	NONE
HARDWARE	STEEL	STAINLESS OR HDG.

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

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

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



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

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

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

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

TYPICAL GLU-LAM BEAM CONNECTION DETAIL A-14

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

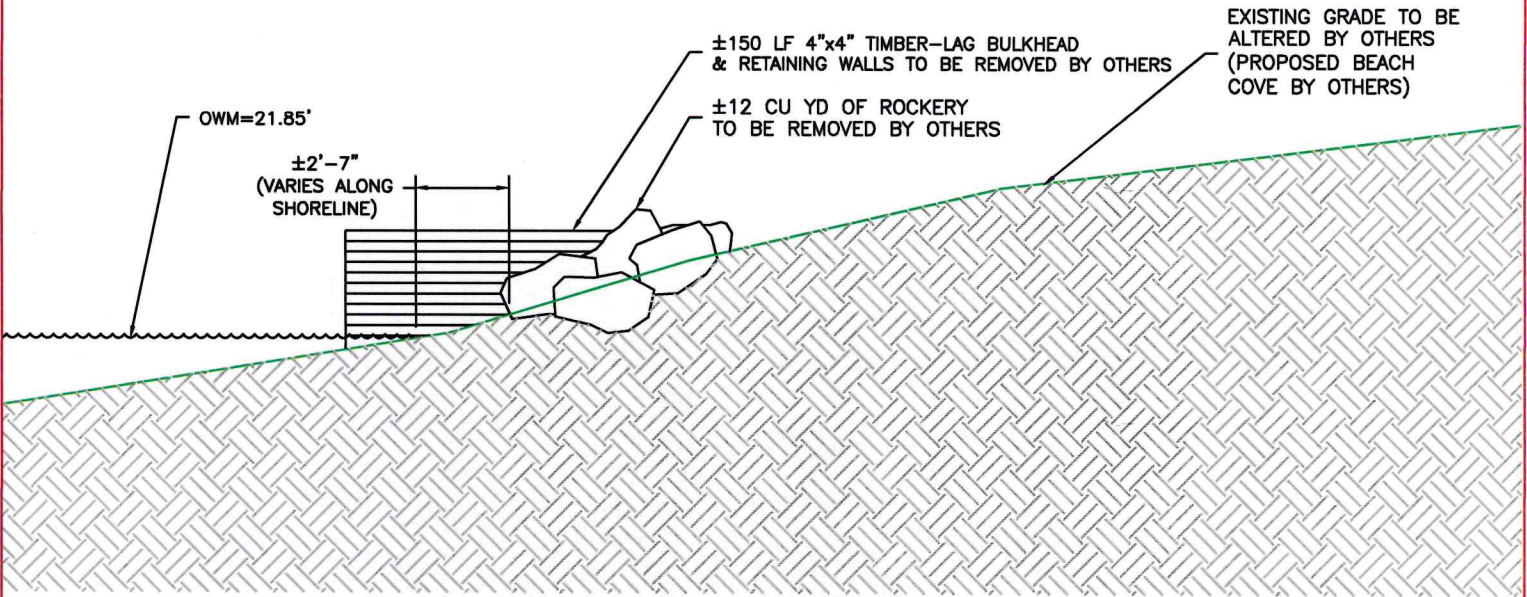
TO INCLUDE ADDITIONAL  
 MITIGATION PER NEC  
 9/23/2025.

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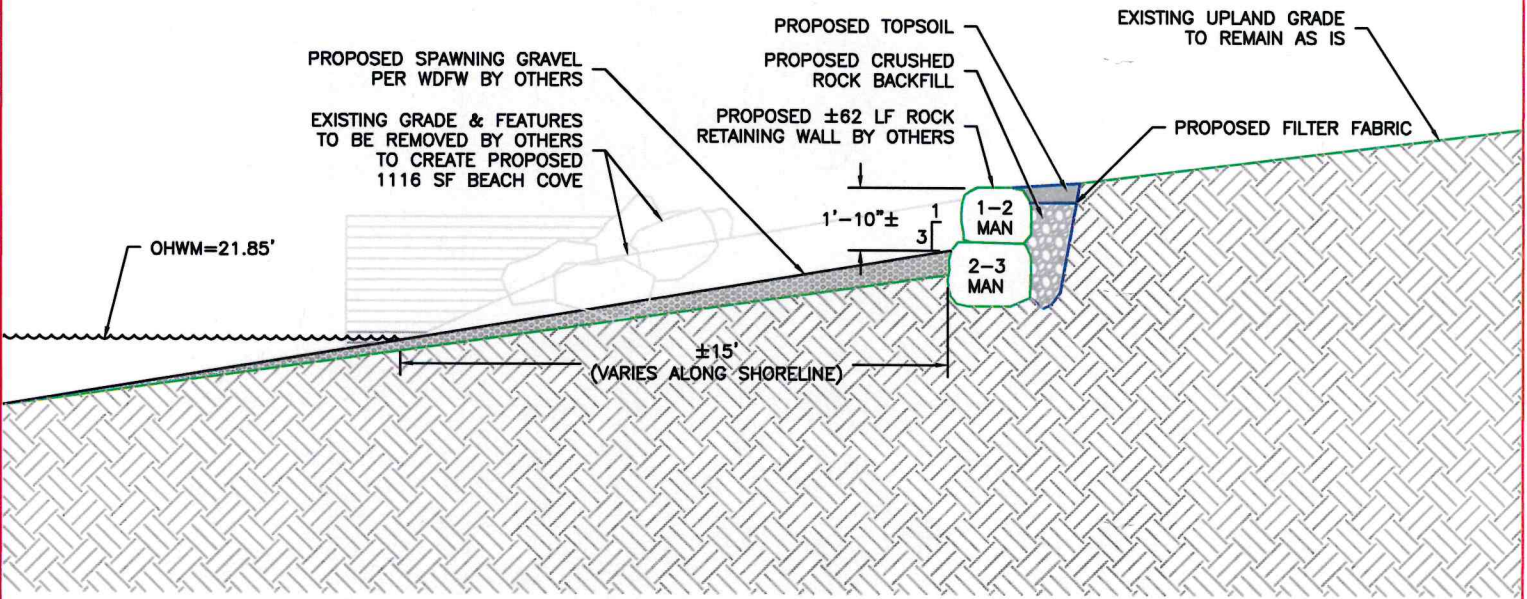
REFERENCE #:	MERCER ISLAND BEACH CLUB
APPLICANT:	MERCER ISLAND BEACH CLUB
PROPOSED:	MARINA REBUILD
SHEET: 14	OF: 28
DATE: 12/22/2021	NEAR/AT: MERCER ISLAND
	DWG#: 20-37005-A23-14







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



PROPOSED SECTION B-17  
SCALE: 3/16"=1'

**REVISED**  
10/27/2025

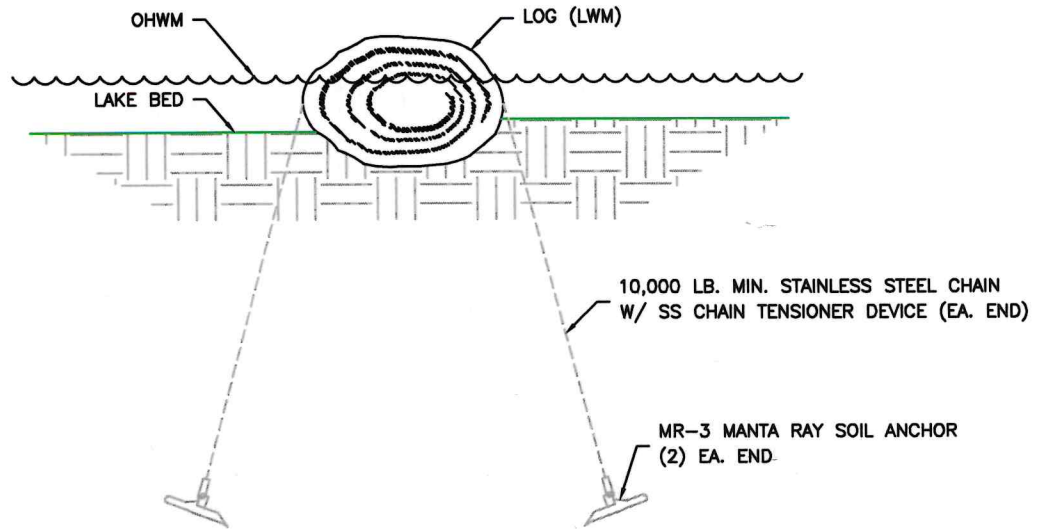
TO INCLUDE ADDITIONAL  
MITIGATION PER NEC  
9/23/2025.

PROJECT DESIGNED BY:

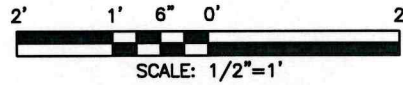
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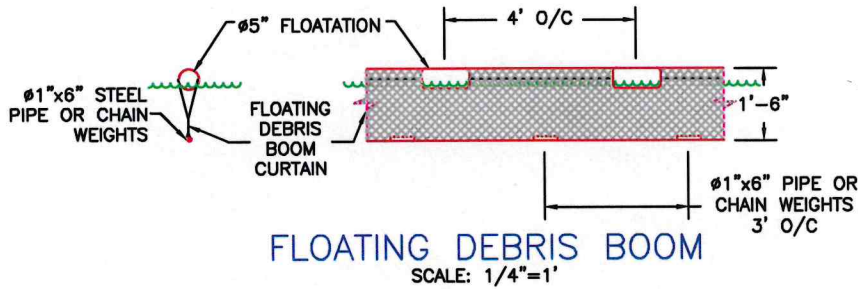
REFERENCE #:		
APPLICANT: MERCER ISLAND BEACH CLUB		
PROPOSED: MARINA REBUILD		
SHEET: 17	OF: 28	NEAR/AT: MERCER ISLAND
DATE: 12/22/2021	DWG#: 20-37005-A23-17	



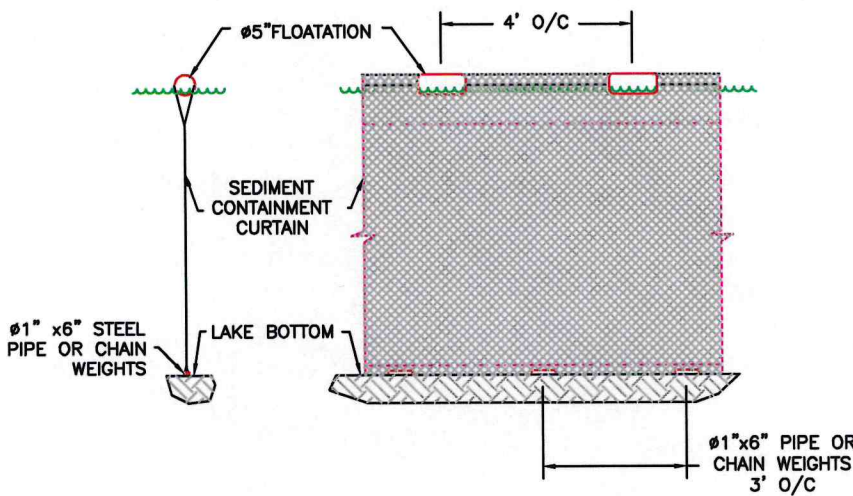
**LWM ANCHOR DETAIL**



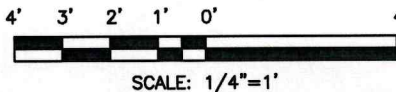
**NOTE:**  
SEE SHEET 25 FOR PLACEMENT ON SITE.



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



**TEMP. FLOATING SILT CONTAINMENT FENCE**



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

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

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<b>REFERENCE #:</b>	
APPLICANT: MERCER ISLAND BEACH CLUB	
PROPOSED: MARINA REBUILD	
SHEET: 18	OF: 28
NEAR/AT: MERCER ISLAND	
DATE: 12/22/2021	DWG#: 20-37005-A23-18

**WATERFRONT CONSTRUCTION, INC.**  
**BEST MANAGEMENT PRACTICES**

**GENERAL CLEANUP**

**Objective:**

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

**BMP:**

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

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

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

**SPILL CONTROL AND COUNTERMEASURE PLAN (SCC PLAN)**

**Objective:**

In the event of a hazardous or non-hazardous spill emergency, an on\_site SCC plan will greatly enhance the ability for adequate response, containment, and clean\_up of the spill.

**BMP:**

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

**EMERGENCY SPILL PROCEDURES**

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

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

**"NO DUMPING"**

**Objective:**

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

**BMP:**

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

**"NO DUMPING" INTO:**

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

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

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

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

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<b>REFERENCE #:</b>	
APPLICANT: MERCER ISLAND BEACH CLUB	
PROPOSED: MARINA REBUILD	
SHEET: 19	OF: 28
DATE: 12/22/2021	NEAR/AT: MERCER ISLAND
DWG#: 20-37005-A23-19	

**WATERFRONT CONSTRUCTION, INC.**  
**BEST MANAGEMENT PRACTICES**

**OIL CONTAINMENT BOOMS**

**Background:**

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

**Objective:**

Ensure accidental spills that reach state waters are contained.

**BMP:**

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

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

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

**TEMPORARY AND PERMANENT LIQUID STORAGE AREAS**

**Objective:**

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

**BMP:**

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

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

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

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

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

**BILGE AND BALLAST WATERS**

**Objective:**

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

**BMP:**

- Oily bilge water should not be discharged to surface waters.

- The wastewater must be disposed of properly (i.e., water treatment plant, oil/water separator, etc.) depending on local, state, and federal regulations.

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

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

**Background:**

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

**Objective:**

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

**BMP:**

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

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

PROJECT DESIGNED BY:

*Waterfront Construction Inc.*

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

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

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

**WATERFRONT CONSTRUCTION, INC.**  
**BEST MANAGEMENT PRACTICES**

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

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

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

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

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

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

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

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

**Don't:** Do not dispose of batteries into general refuse dumpsters or let them stack\_up in storage.

**Do:** Collect and recycle all used batteries.

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

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

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

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

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

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

## STRUCTURAL NOTES

**CODE:**

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

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

**LIVE LOADS:**

PIERS AND SWIM DOCK (RESTRICTED ACCESS) 40 PSF

**LATERAL LOADS (BASED ON ASCE 7):**

**WIND DESIGN DATA:**

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

**EARTHQUAKE DESIGN DATA (USING USGS SEISMIC HAZARD MAPS):**

LATITUDE	47.53 DEGREES (°N)
LONGITUDE	-122.22 DEGREES (°W)
S <sub>s</sub>	1.483
S <sub>1</sub>	0.504
SITE CLASS	D- DEFAULT
SDS	1.17
SD1	0.603
IMPORTANCE FACTOR	1.0
SEISMIC DESIGN CATEGORY	D

**BASIC SEISMIC-FORCE-RESISTING SYSTEM:**

STEEL ORDINARY CANTILEVER COLUMN SYSTEM	
R	1.25
C <sub>a</sub>	0.936
OVERSTRENGTH FACTOR	1.25

**GEOTECHNICAL ENGINEERING REPORT:**

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

**PILING:**

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

**STEEL PILING:**

8" PILING SHALL BE X-STRONG ASTM A252, GRADE "3" F<sub>y</sub> = 45,000 PSI.  
16" X 0.50" PILING SHALL BE ASTM A252, GRADE "3" F<sub>y</sub> = 45,000 PSI.

CORROSION PROTECTION FOR PILING TO BE PROVIDED BY OTHERS.

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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: 21 OF: 28 NEAR/AT: MERCER ISLAND

DATE: 12/22/2021 DWG#: 20-37005-A23-21

STRUCTURAL NOTES CONT

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

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

ALL STEEL SHALL BE HOT-DIPPED GALVANIZED IN ACCORDANCE WITH ASTM A123. REPAIR ALL SCRAPS, DINGS, WELDS, ETC., IN ACCORDANCE WITH ASTM A780.

STEEL BOLTS:  
STEEL-TO-STEEL: HIGH STRENGTH BOLTS SHALL BE A325-N HOT-DIPPED GALVANIZED IN ACCORDANCE WITH ASTM A153-CLASS C UNLESS NOTED OTHERWISE.  
STEEL-TO-WOOD: BOLTS AND THREADED RODS SHALL BE ASTM A307 HOT-DIPPED GALVANIZED IN ACCORDANCE WITH ASTM A153-CLASS C UNLESS NOTED OTHERWISE. PROVIDE CUT WASHERS FOR ALL BOLT HEADS AND NUTS BEARING ON WOOD.

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

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

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

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

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

WOOD FOR OVER-WATER AND IN-WATER:  
WOOD PARTIALLY OR FULLY SUBMERGED IN WATER SHALL BE TREATED WITH AMMONIACAL COPPER ZINC ARSENATE (ACZA), EXCEPT WHEN WOOD IS IN STATE-OWNED AQUATIC LANDS (SOAL) MANAGED BY THE DEPARTMENT OF NATURAL RESOURCES (DNR) WHERE TREATMENT TO WOOD IN WATER/IN SPLASH ZONE IS PROHIBITED. ALL WOOD INSTALLED ABOVE WATER (WHERE CLEARLY OUT OF THE SPLASH ZONE) SHALL BE TREATED WITH AMMONIACAL COPPER ZINC ARSENATE (ACZA). WOOD TREATED WITH PENTACHLOROPHENOL, CREOSOTE, CHROMATE COPPER ARSENATE (CCA), OR COMPARABLY TOXIC COMPOUNDS IS PROHIBITED FOR PIERS, DOCKS, AND PILING.

WOOD SHALL BE TREATED IN ACCORDANCE WITH AFWA STANDARD U1. USE THE FOLLOWING MINIMUM AFWA USE CATEGORIES:  
WOOD OVER WATER: UC4B  
WOOD IN WATER: UC4C

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

GLUED LAMINATED LUMBER:

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

GENERAL WOOD FRAMING NOTES:

1. MINIMUM NAILING SHALL BE IN ACCORDANCE WITH FASTENING SCHEDULE TABLES 11-13 IN ICC-ES EVALUATION REPORT ESR-1539.  
2. PROVIDE CONTINUOUS 2x SOLID BLOCKING OR ENGINEERED LUMBER BLOCKING OR A RIM JOIST FOR FRAMING MEMBERS AT ALL SUPPORTS.  
3. CURRENT 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. PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR THE CONDITION ON THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING THE REQUIRED AND/OR IMPLIED DUTY OF THE ENGINEER TO CONDUCT CONSTRUCTION REVIEW OF CONTRACTOR'S PERFORMANCE DOES NOT, AND IS NOT INTENDED TO, INCLUDE THE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES IN, ON, OR NEAR THE CONSTRUCTION SITE.

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

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

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

PACIFIC ENGINEERING JOB NUMBER: 24237.00

PROJECT DESIGNED BY:

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REVISIED  
10/27/2025

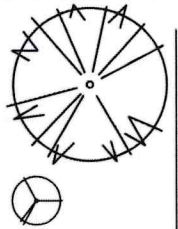
TO INCLUDE ADDITIONAL  
MITIGATION PER NEC  
9/23/2025.

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

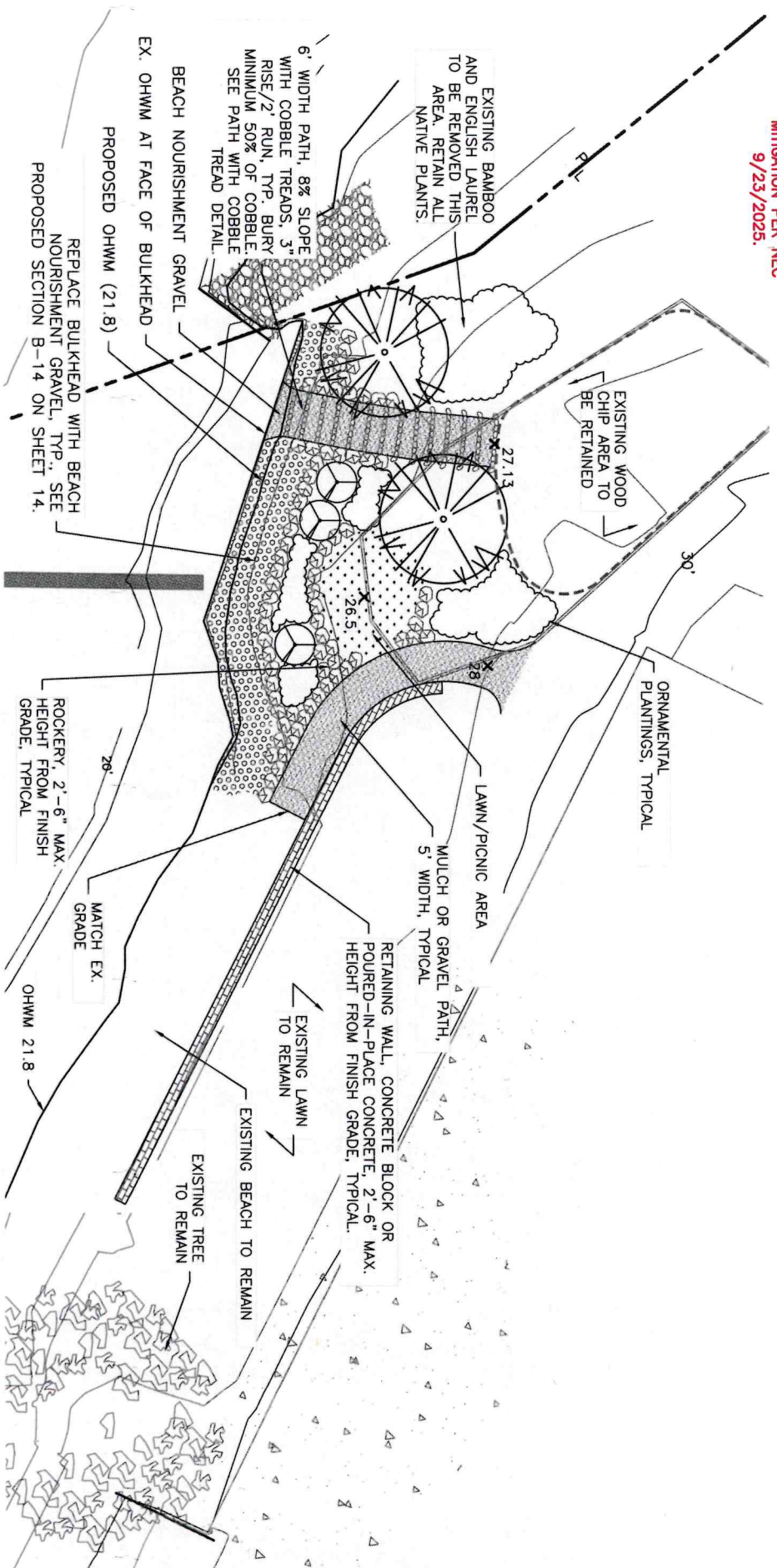
**REVISED**  
**10/27/2025**

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

**PLANT SCHEDULE**



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



PROJECT DESIGNED BY:

**russell + lambert**  
 LANDSCAPE ARCHITECTURE

7724 2nd Ave NE  
 Seattle, WA 98115

**LANDSCAPE PLAN**



SCALE: 1" = 20'

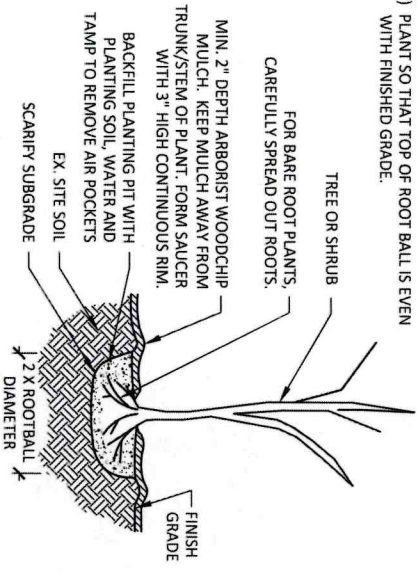
REFERENCE #:	
APPLICANT:	MERCER ISLAND BEACH CLUB
PROPOSED:	MARINA REBUILD
SHEET:	23
OF:	28
DATE:	12/22/2021
DWG#:	20-37005-A23-23
NEAR/AT:	MERCER ISLAND

**PLANTING NOTES:**

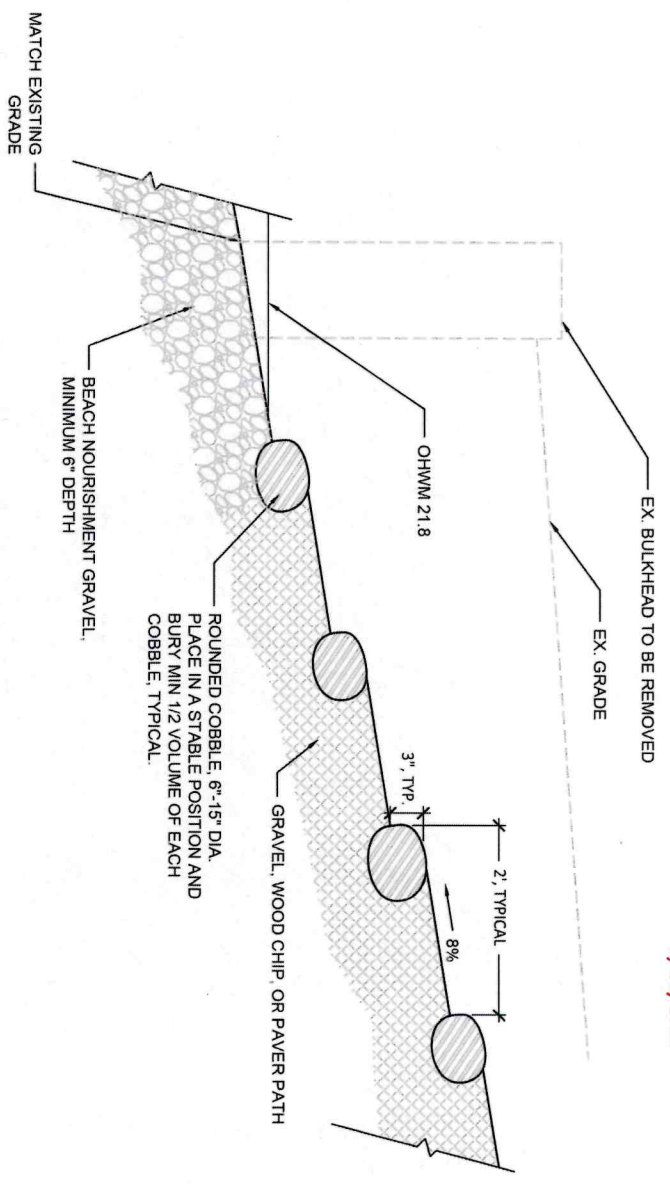
- 1) REMOVE ALL HIMALAYAN BLACKBERRY, JAPANESE KNOTWEED, BAMBOO, AND ENGLISH IVY FROM PLANTING AREA USING KING COUNTY RECOMMENDATIONS. RETAIN AND PROTECT ALL EXISTING NATIVE VEGETATION.
- 2) PLANT MATERIAL SHALL BE LOCALLY GROWN (PUGET SOUND REGION) AND CONFORM TO THE MOST RECENT ANLA STANDARDS. THE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

**NOTES:**

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



**TYPICAL TREE OR SHRUB PLANTING**  
NOT TO SCALE



**PATH WITH COBBLE TREAD DETAIL**  
NOT TO SCALE

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

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

PROJECT DESIGNED BY:

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

**LANDSCAPE DETAILS**

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

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

(3) PROPOSED SNOWBERRY BUSHES  
(SYMPHORICARPOS ALBUS)

(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

(3) PROPOSED ADA SLIPS

PROPOSED PLOBA 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

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

**REVISED**  
10/27/2025  
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9/23/2025.

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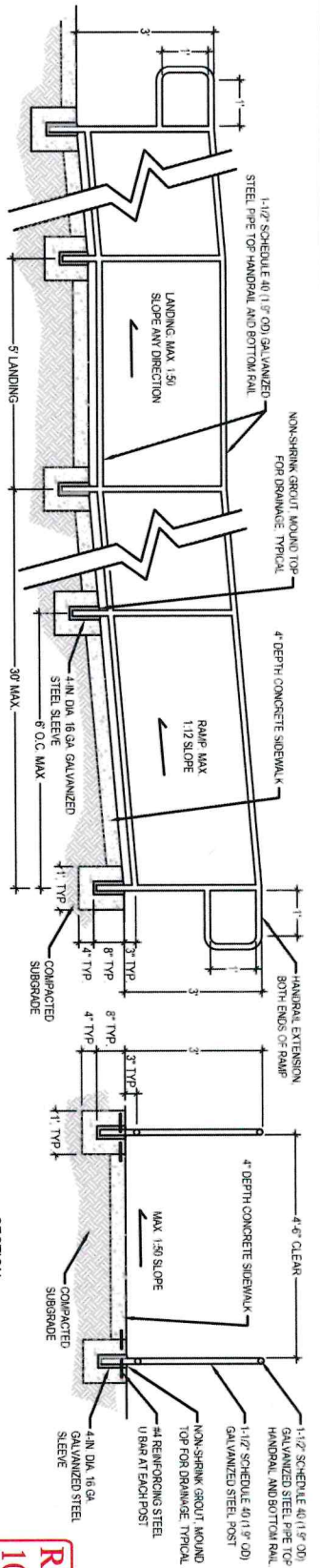
**ADDITIONAL MITIGATION**



SCALE: 1"=60'

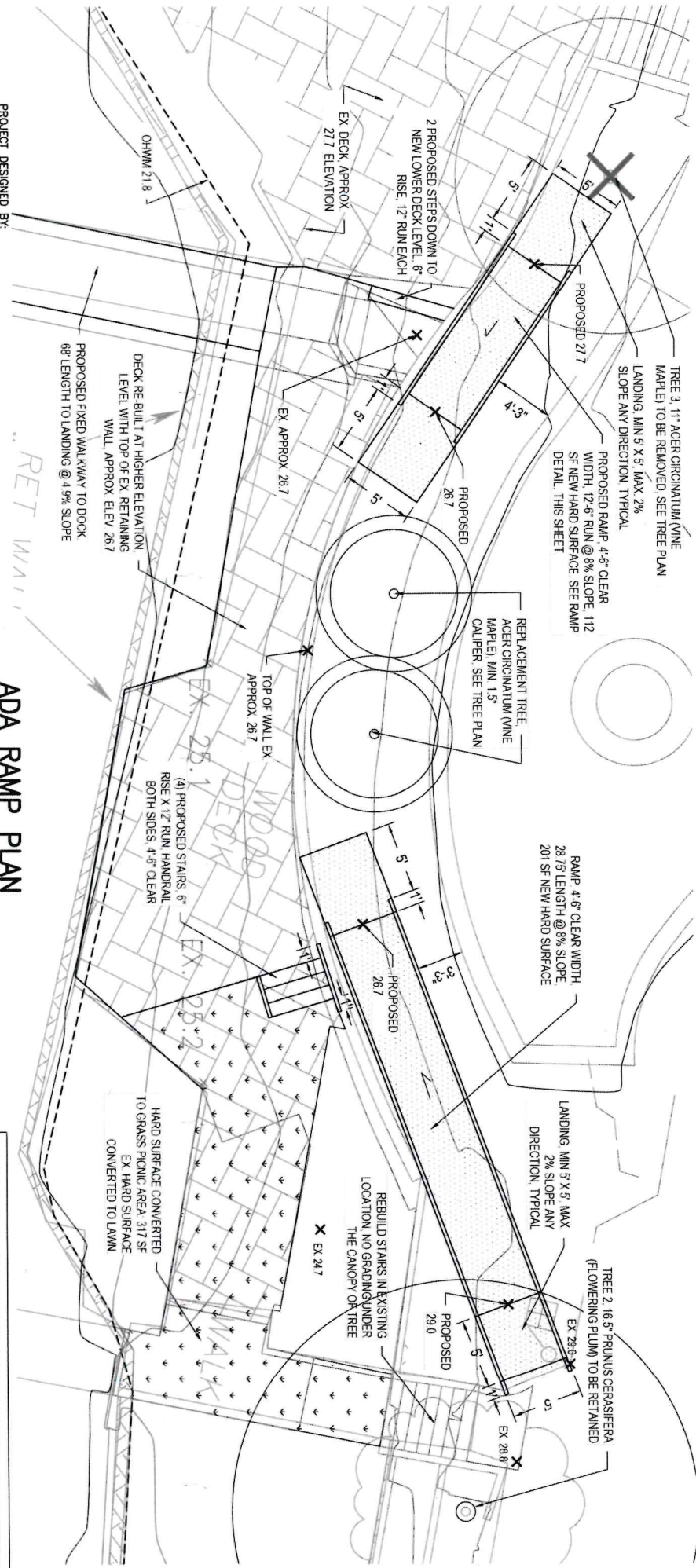
PROPOSED TREATMENT OF 1.7 ACRES OF  
SWIM AREA & MARINA FOR EURASIAN MILFOIL.

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

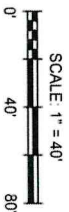


**ADA RAMP DETAIL, NOT TO SCALE**

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



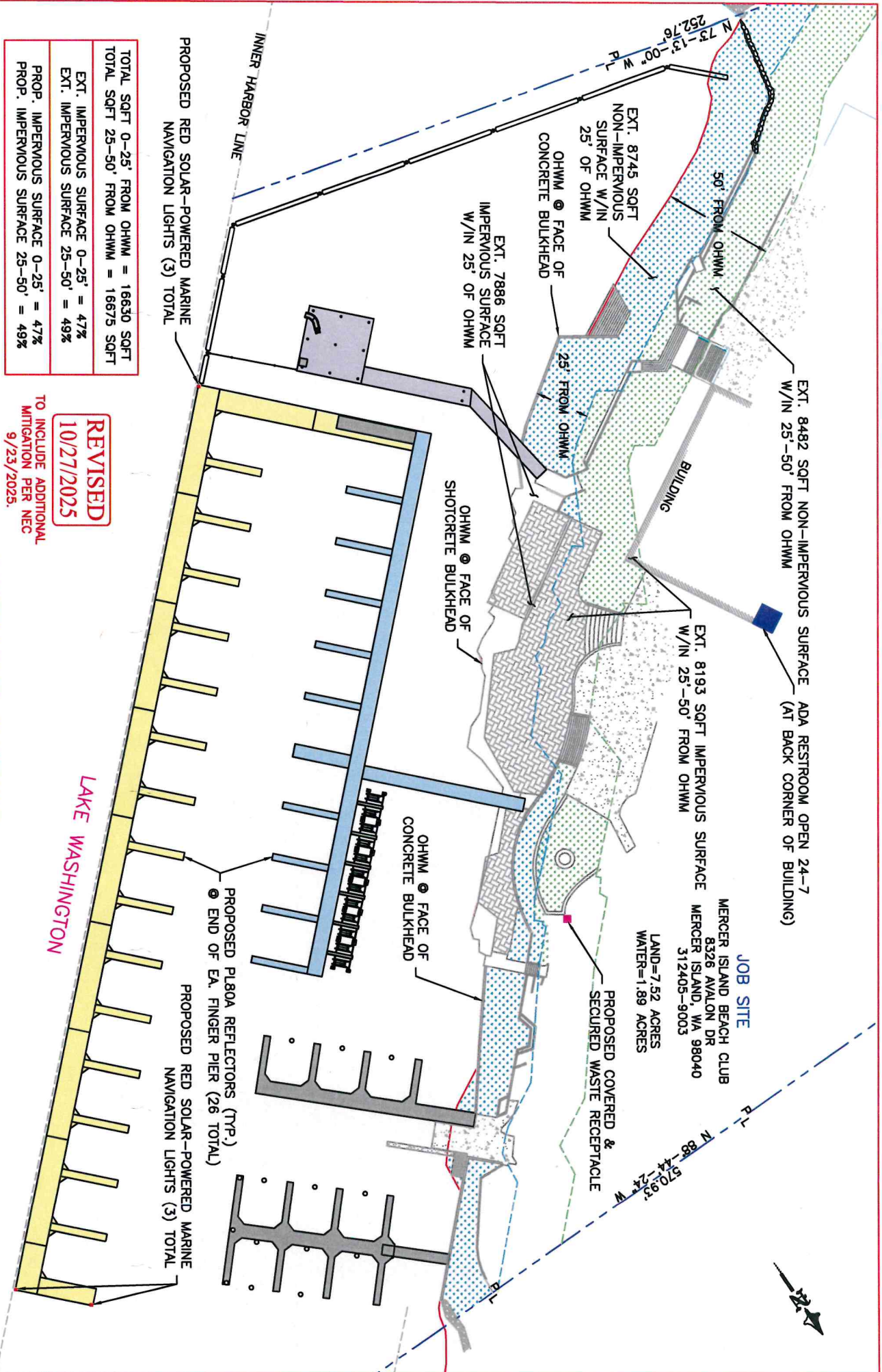
**ADA RAMP PLAN**



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	

PROJECT DESIGNED BY:

**RUSSELL + LAMBERT**  
 LANDSCAPE ARCHITECTURE



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'

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

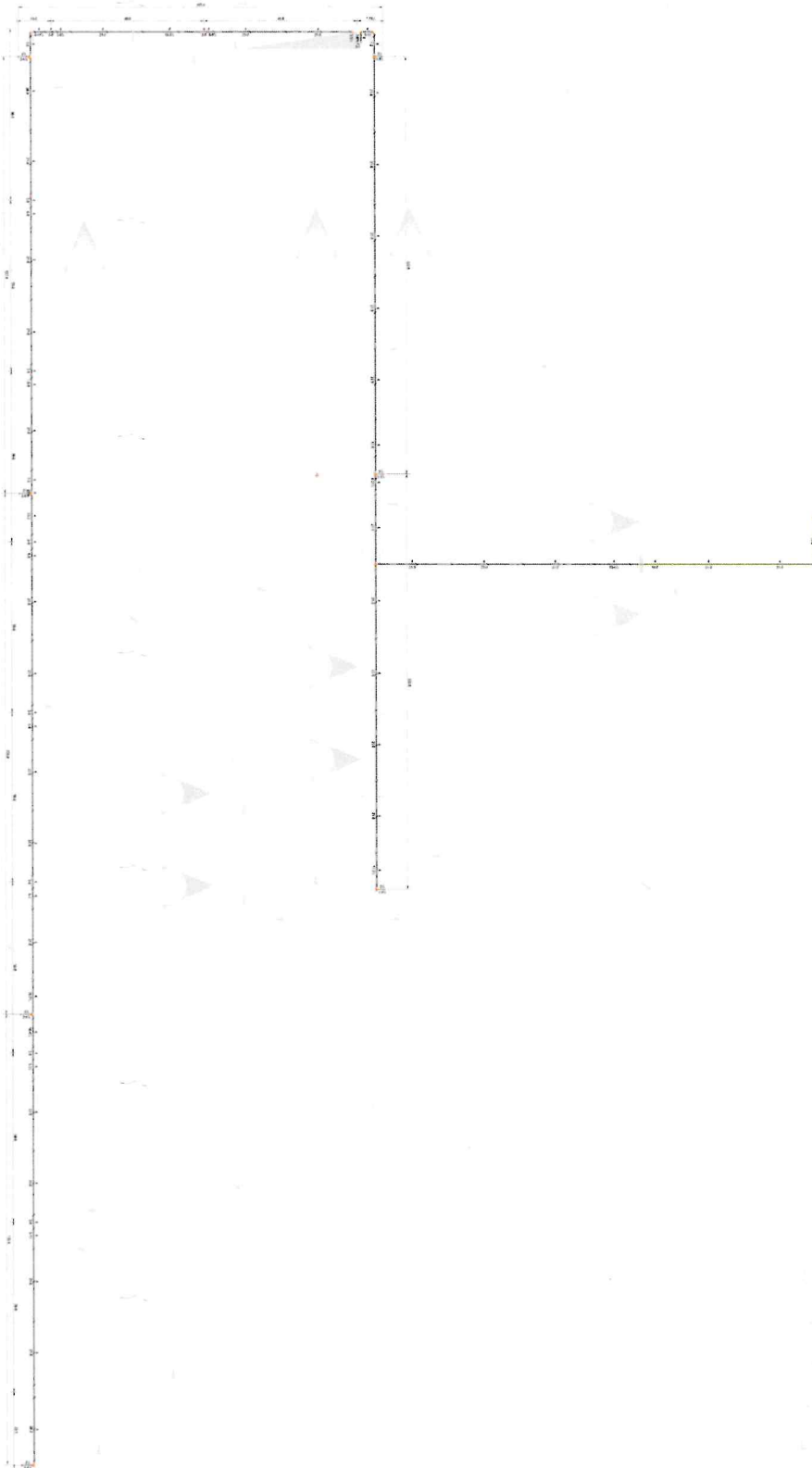
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**JOB SITE**  
MERCER ISLAND BEACH CLUB  
8326 AYALON DR  
MERCER ISLAND, WA 98040  
312405-9003

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	
3	
4	
5	
6	
7	
8	
9	
10	

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

Resonance Marine Crane  
 7337-0208 CG Level 3  
 CASCADA287M  
 021115



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## **Appendix B: Site Photographs**



Photo 1 - Existing marina looking waterward.

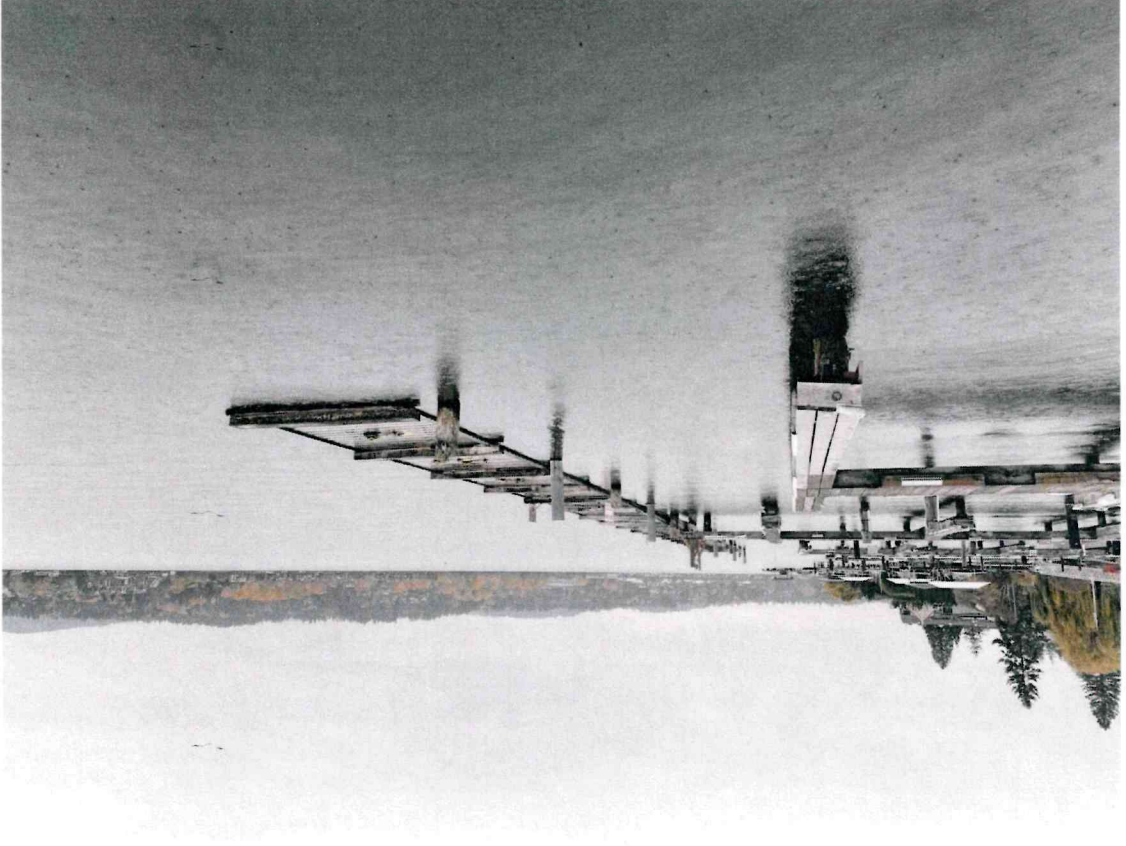


Photo 2 - Existing marina looking north. Note day dock is currently not useable.

Photo 4 - B-dock looking waterward.

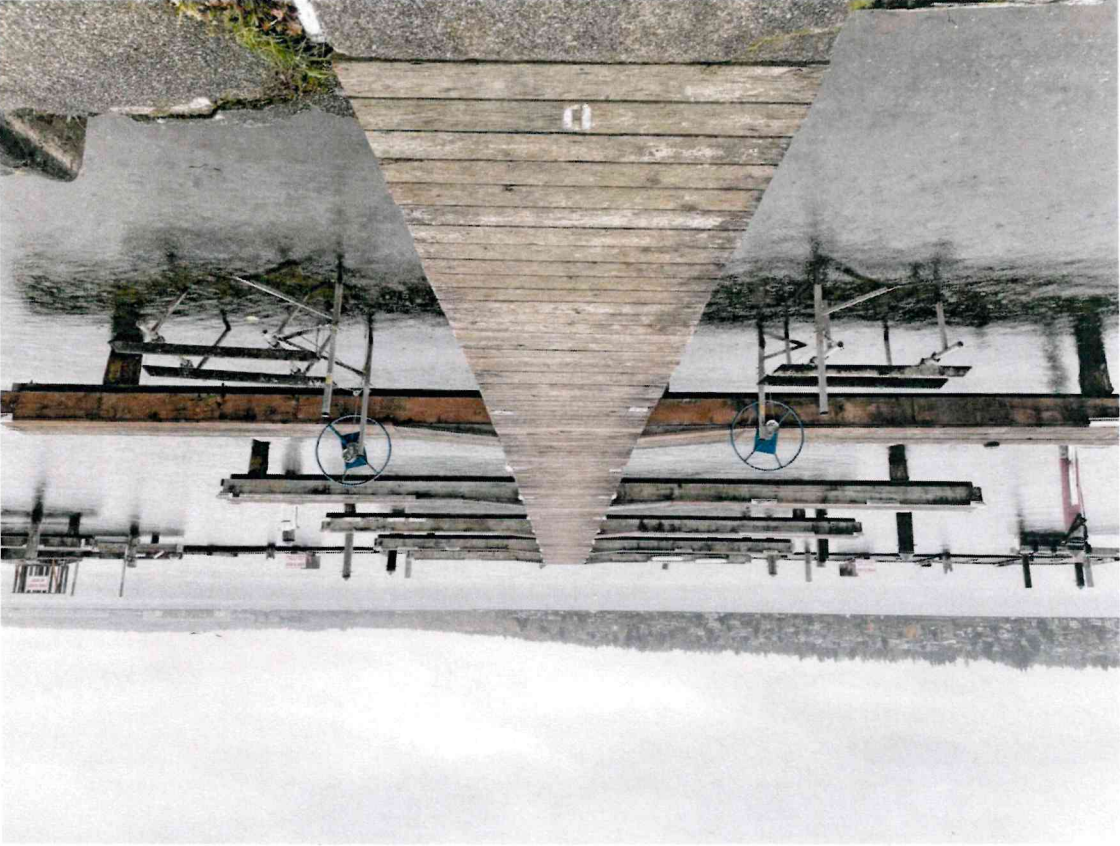


Photo 3 - Existing swim dock looking waterward.



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.

