

PROJECT INFORMATION

OWNER:
JAMES ROUTOS

DRAWINGS BY:
ECCO DESIGN INC.
7413 GREENWOOD AVE N
SEATTLE, WA 98103
206-706-3937

SITE ADDRESS:
4713 FOREST AVE SE
MERCER ISLAND, WA 98040

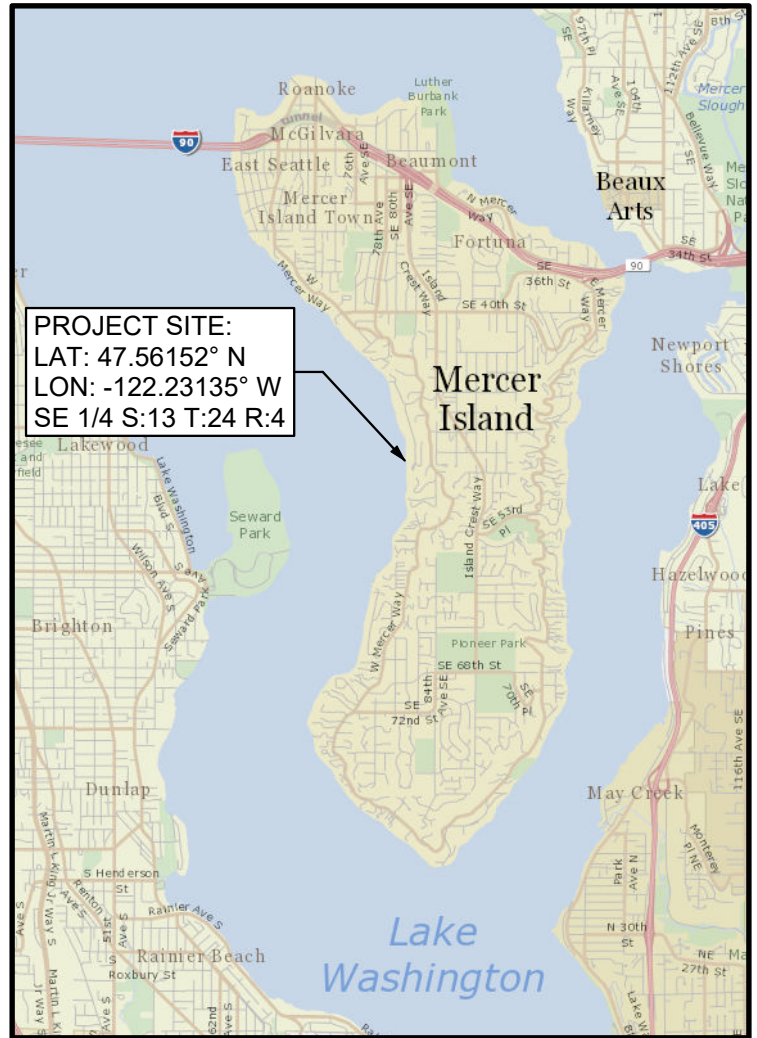
PARCEL NUMBER:
404500-0045

BODY OF WATER:
LAKE WASHINGTON

LEGAL DESCRIPTION:
LAKE ISLE ADD & SH LDS ADJ
PLAT LOT: 9-10

PROJECT DESCRIPTION:
REPAIR AN EXISTING PIER BY SPLICING ONE PILE, REPLACING LESS THAN 50% OF THE FRAMING MEMBERS, AND RE-DECKING WITH THRUFLOW GRATED DECKING. REMOVE A SECTION OF THE PIER. INSTALL A NEW BOAT LIFT AND PLATFORM LIFT. INSTALL LAKE ACCESS STAIRS. PLANT NATIVE VEGETATION PER THE PLANTING PLAN.

VICINITY MAP



REFERENCE:

DATUM: C.O.E. Locks Datum

ADJACENT PROPERTY OWNERS:

1. Paul & Kelly Rogan
2. Keyvan & Parvin Naficy

APPLICANT: James Routs

LOCATION: 4713 Forest Ave SE
Mercer Island, WA 98040

LAT/LONG: 47.56152°/-122.23135°

PROPOSED PROJECT:

Pier Repair, Lifts, & Stairs

IN: Lake Washington

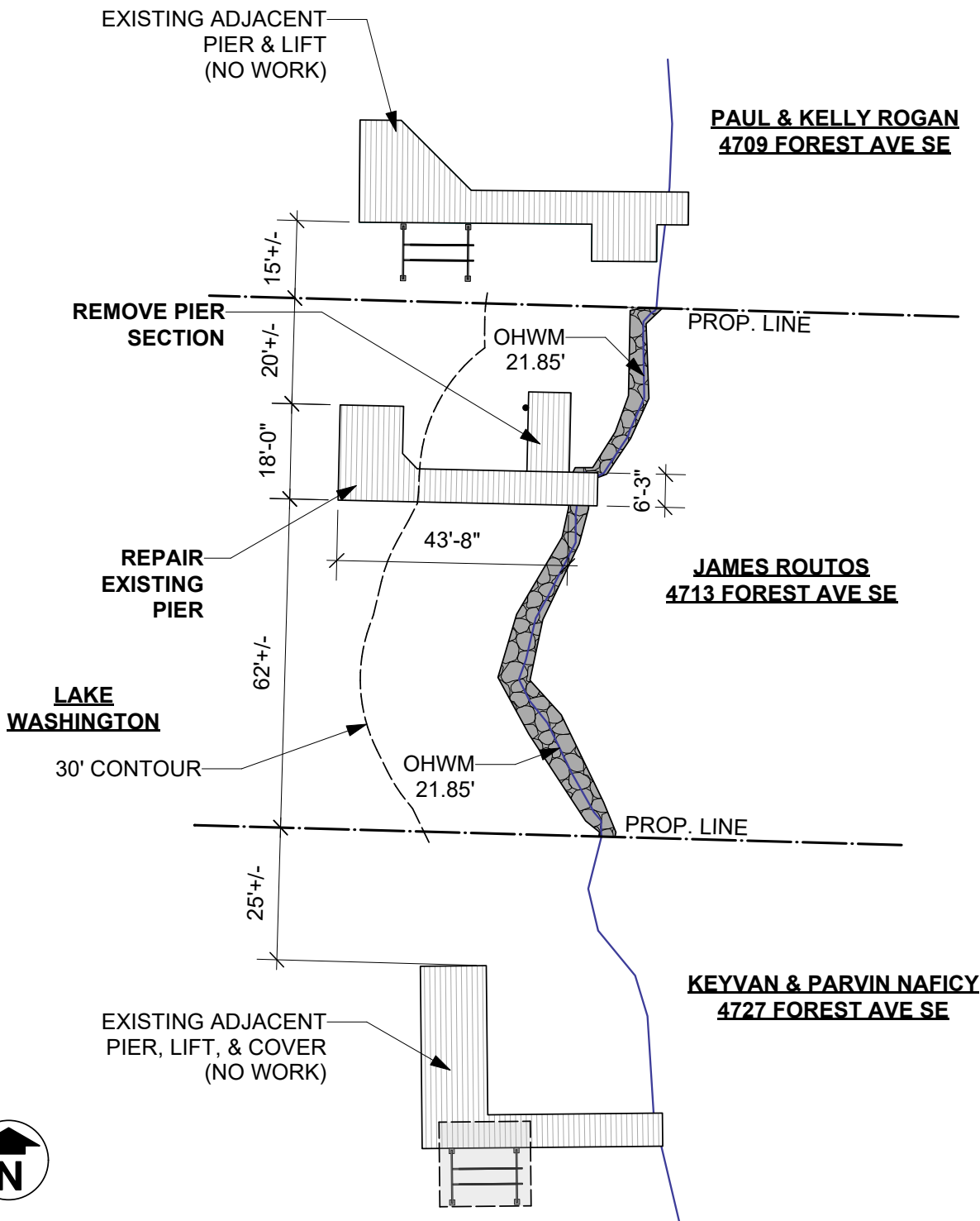
NEAR/AT: Mercer Island

COUNTY: King **STATE:** WA

SHEET 1 of 16

DATE: February 3, 2026

PLEASE NOTE THAT THE SHORELINE CONFIGURATION AND PROPERTY LINE LOCATIONS ARE APPROXIMATE ONLY. PROPERTY LINES ARE BASED ON SURVEY BY DAVID EVANS & ASSOCIATES INC. DATED 6/23/2021.



EXISTING SITE PLAN

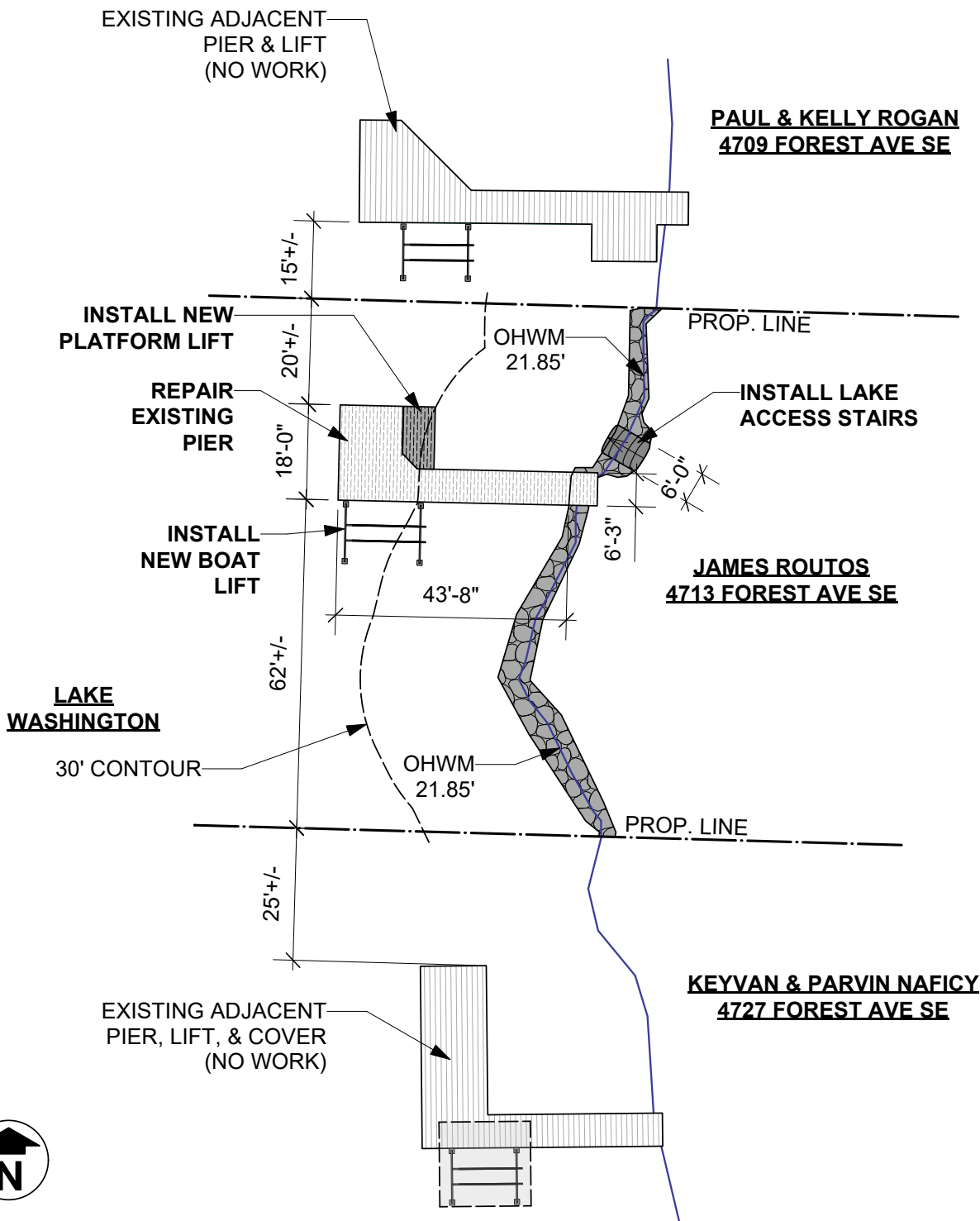
SCALE 1" = 30'-0"



Reference:
Applicant: James Routsos

Proposed: Pier Repair, Lifts, & Stairs
Location: Mercer Island, WA

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PROPOSED SITE PLAN

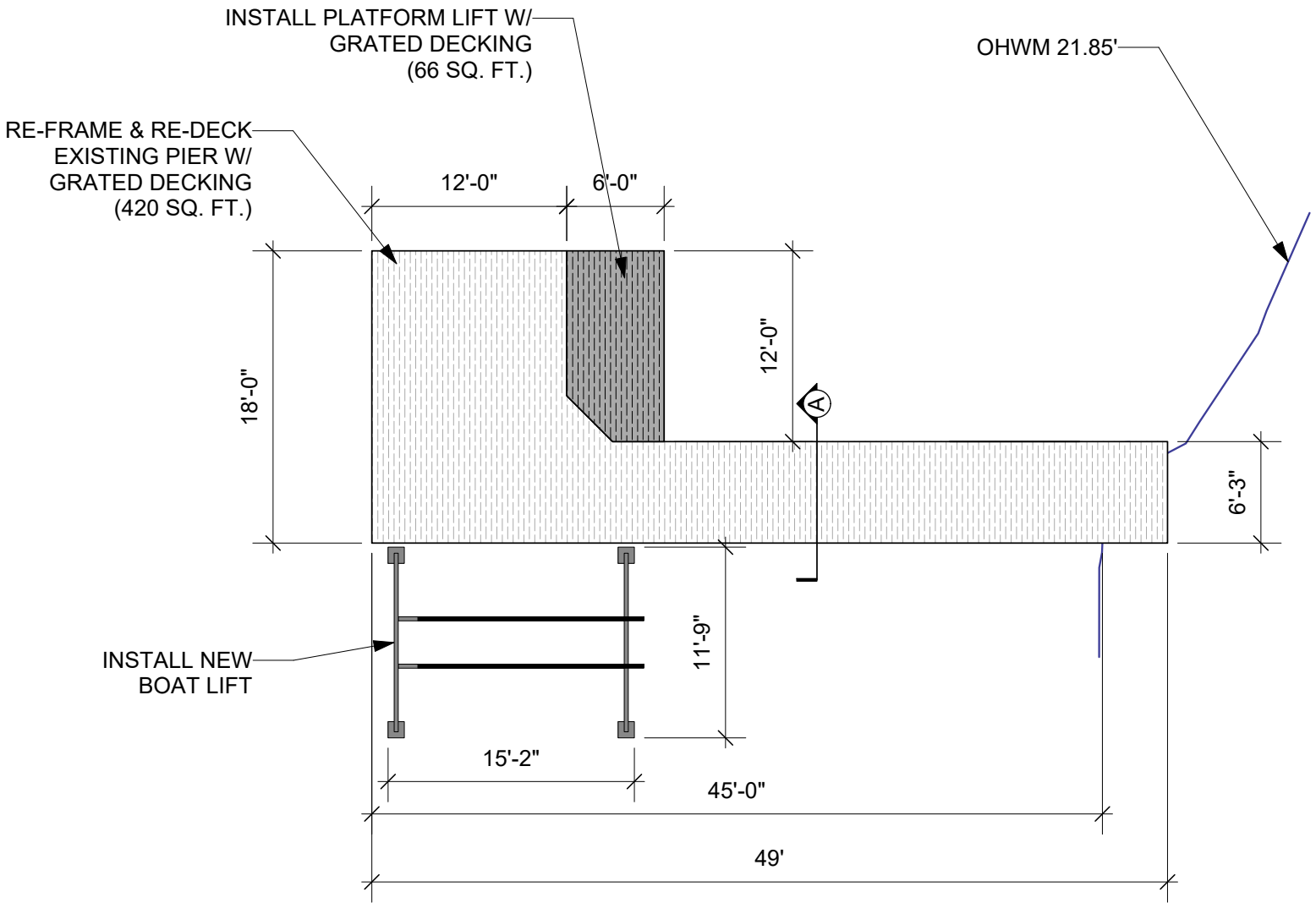
SCALE 1" = 30'-0"



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Location: Mercer Island, WA

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PROPOSED PIER PLAN

SCALE 1" = 10'-0"



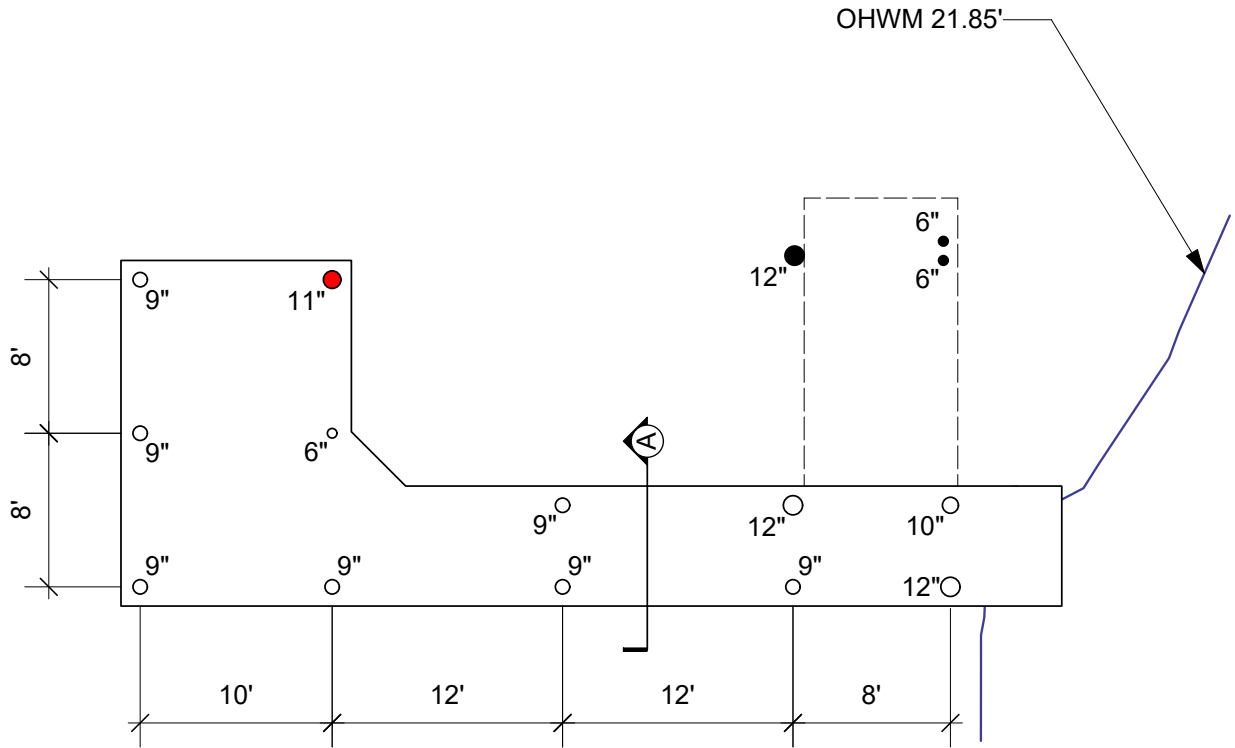
Reference:
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Location: Mercer Island, WA

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LEGEND

- EXISTING UNTREATED WOOD PILE TO REMAIN (11 TOTAL)
- EXISTING UNTREATED WOOD PILE TO BE SPLICED (1 TOTAL)
- EXISTING UNTREATED WOOD PILE TO BE REMOVED (3 TOTAL)



PILE PLAN

SCALE 1" = 10'-0"



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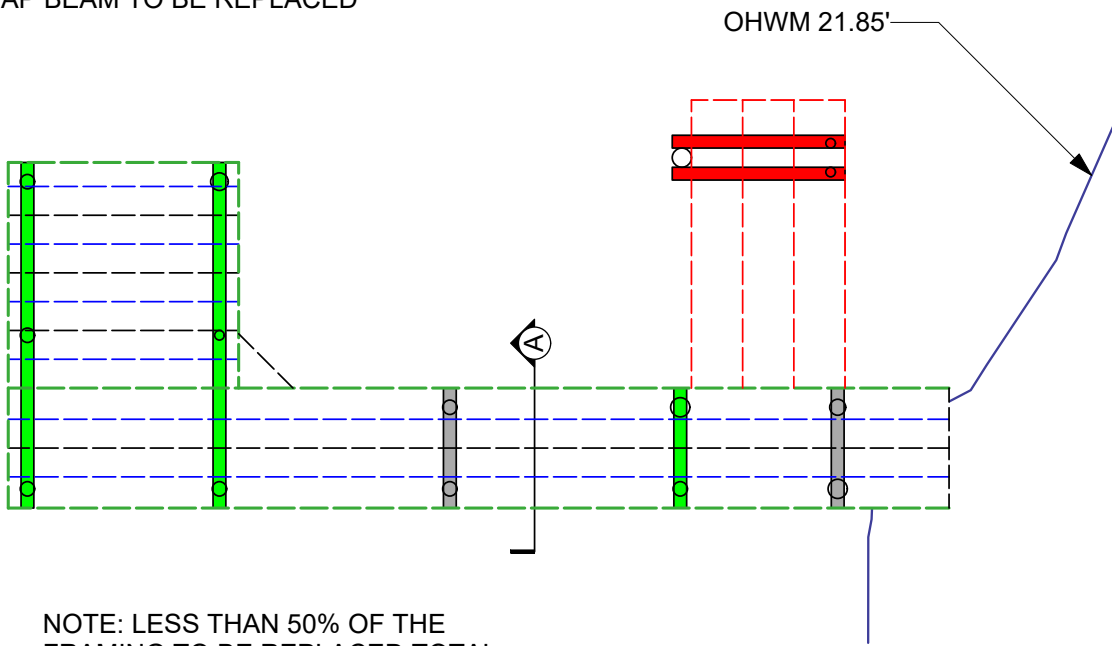
LEGEND

- STRINGER TO REMAIN
- STRINGER TO REMOVED
- STRINGER TO BE REPLACED
- STRINGER TO BE ADDED FOR GRATING
- ▬ CAP BEAM TO REMAIN
- ▬ CAP BEAM TO BE REMOVED
- ▬ CAP BEAM TO BE REPLACED

LINEAL FOOTAGE OF EXISTING FRAMING = 375.75'

LINEAL FOOTAGE OF REPLACED FRAMING = 182'

PERCENTAGE OF REPLACED FRAMING = $182/375.75 = 48\%$



NOTE: LESS THAN 50% OF THE FRAMING TO BE REPLACED TOTAL.

PIER FRAMING PLAN

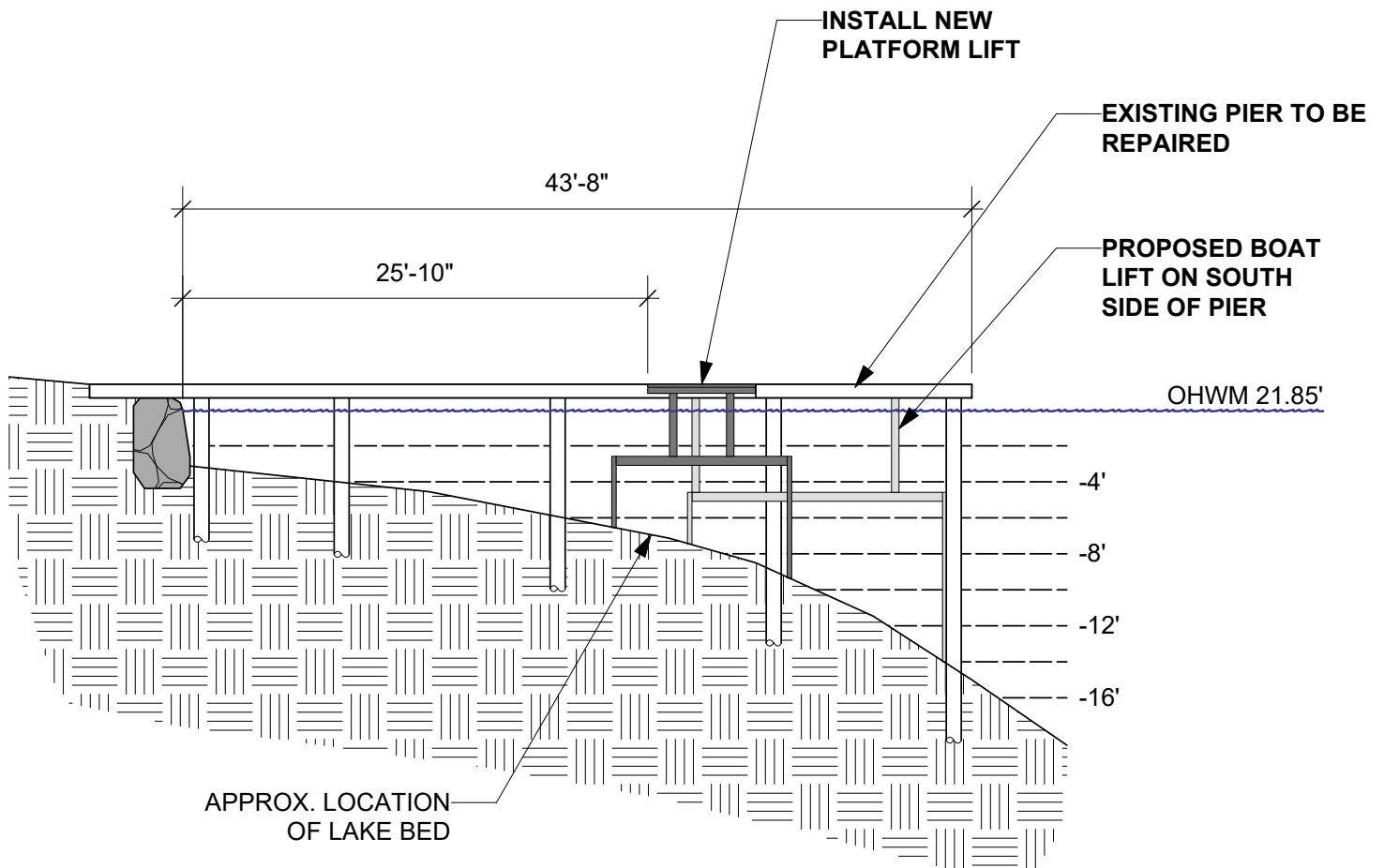
SCALE 1" = 10'-0"



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Location: Mercer Island, WA

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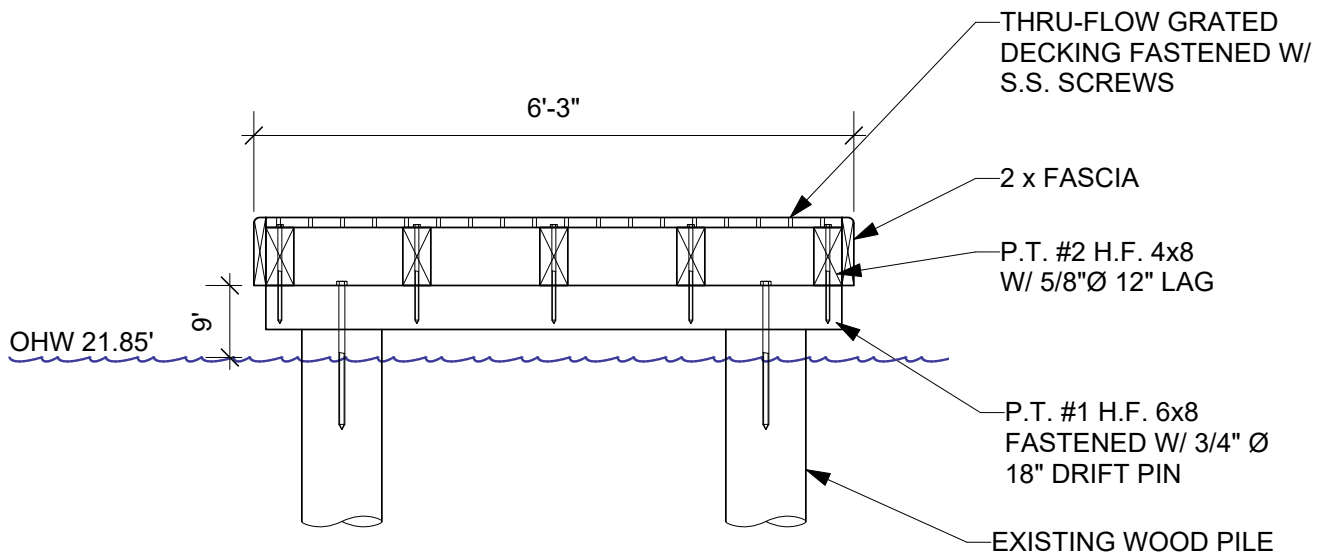
ELEVATION

SCALE 1" = 10'-0"



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PIER WALKWAY SECTION A **(PROPOSED)**

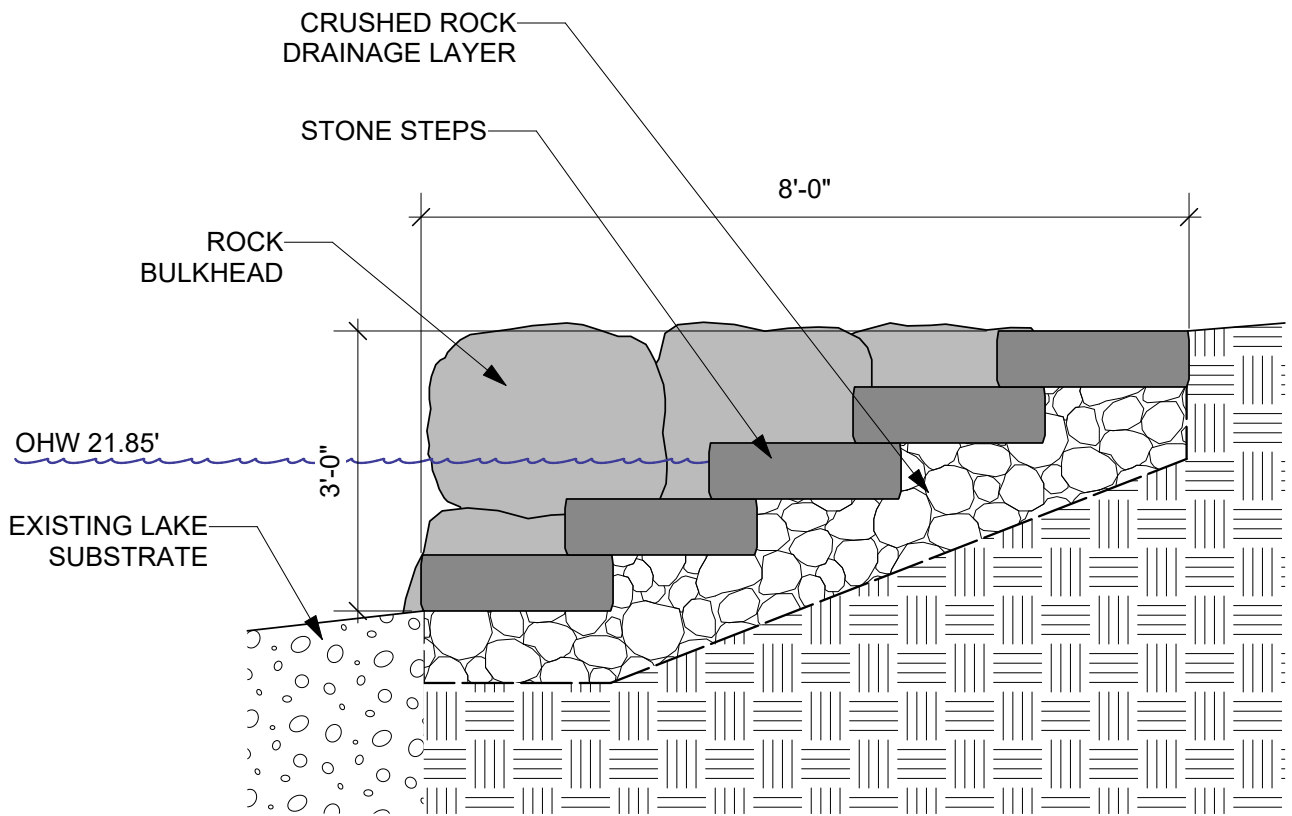
SCALE 1/2" = 1'-0"



Reference:
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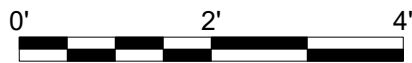
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ROCK BULKHEAD SECTION

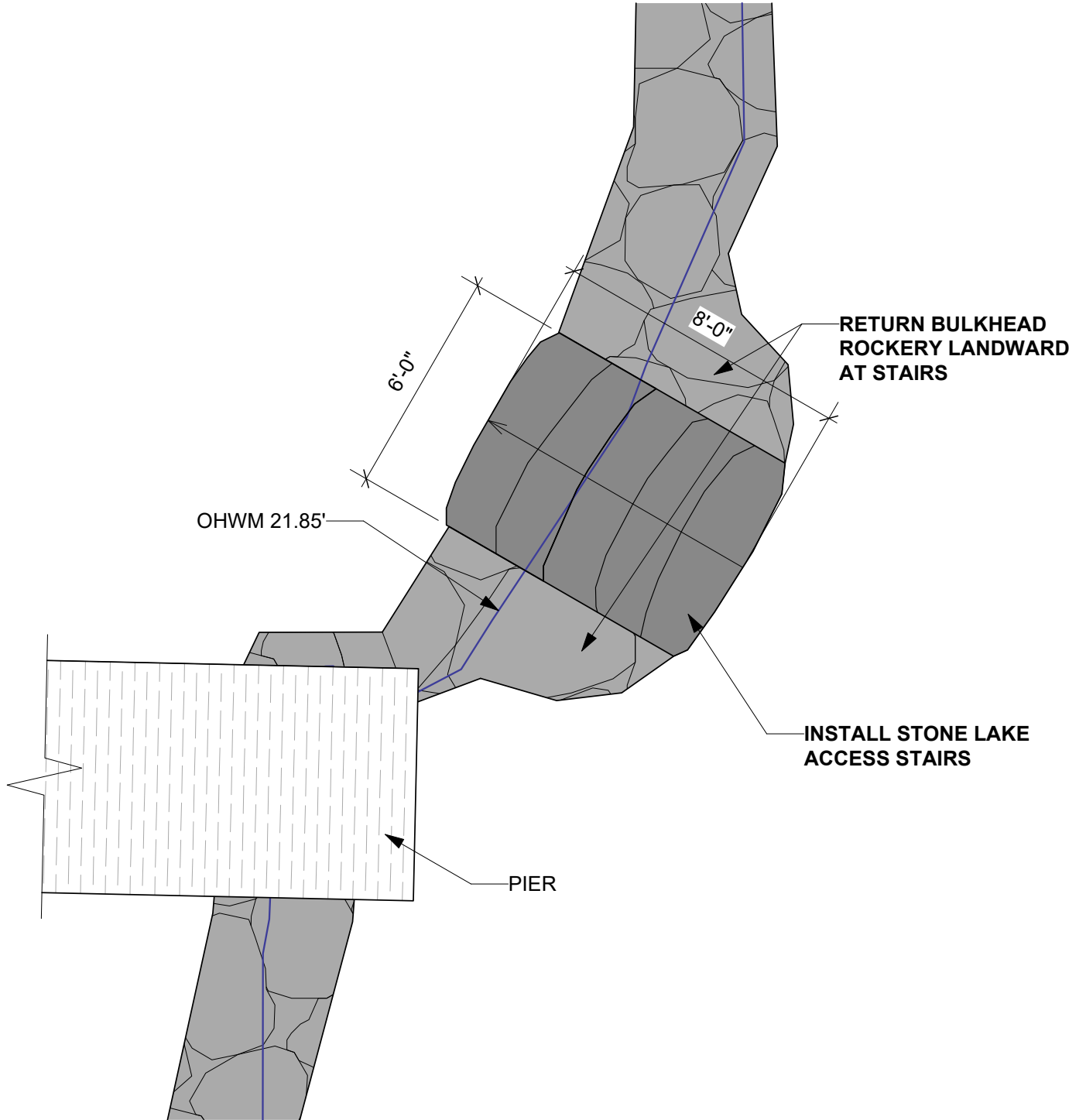
SCALE 1/2" = 1'-0"



Reference:
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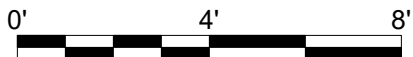
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STAIR PLAN

SCALE 1/4" = 1'-0"



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Best Management Practices

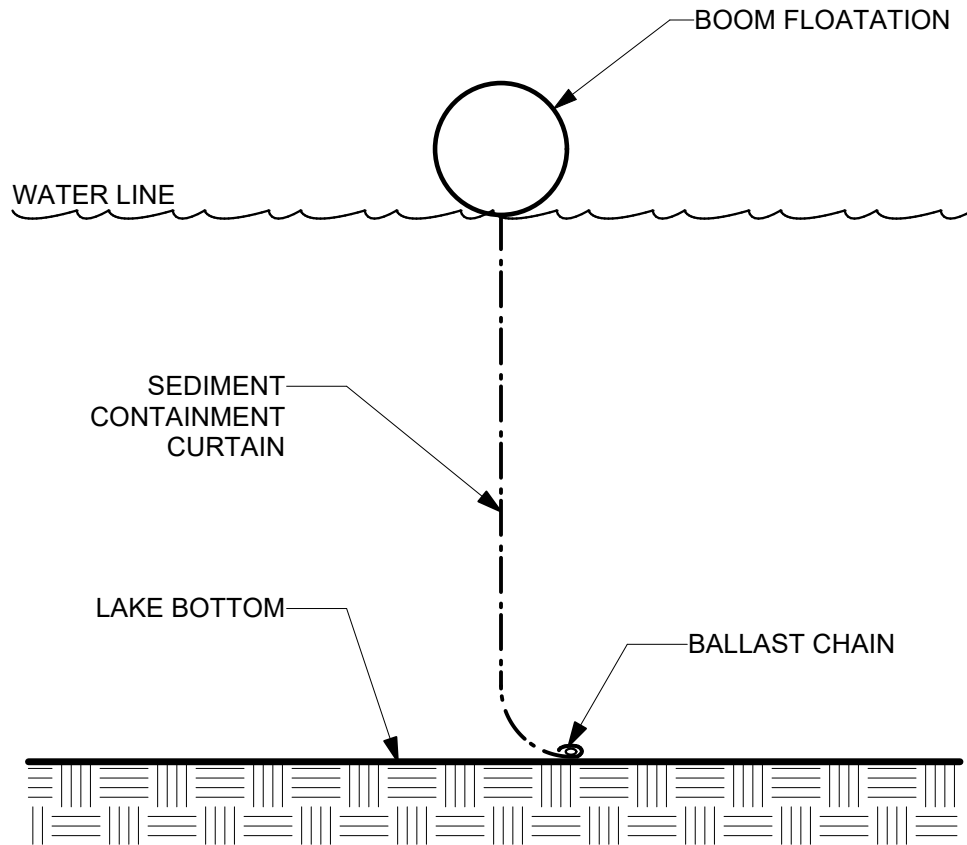
1. In water work shall be restricted to work windows established by Washington Department of Fish and Wildlife and US Army Corps of Engineers.
2. No stockpiling or staging of material will occur below OHW.
3. No solvents or other chemicals will be used in or over the water during the construction or operation of the proposed action.
4. No waste material, including material associated with treated wood decks, will enter the waterbody.
5. All waste material and construction debris will be collected and disposed of at an approved facility that is in compliance with the Endangered Species Act.
6. All floating debris generated during construction will be retrieved, removed, and disposed of at an approved upland location.
7. All equipment that will operate over water or below OHWM or MHHW will be cleaned of accumulated grease, oil, or mud. All leaks will be repaired prior to arriving on site. Equipment will be inspected daily for leaks, accumulations of grease, etc., and any identified problems will be fixed before operating over water or below the OHWM or MHHW.
8. Two oil absorbing floating booms, appropriate for the size of the work area, will be available onsite whenever heavy equipment operates within 150 feet of open water and there is a potential for hazardous materials to enter surface waters. The booms will be stored in a location that facilitates immediate deployment in the event of a spill.
9. Work done by barge will be done with a crane and a guide on the end of the barge for placement of the piling in specific locations. The working barge will be kept in place with steel spuds or large steel piles that act as anchors at each corner of the barge to prevent the barge from grounding out. The barge will not ground or rest on the substrate or be over or within 25 feet of vegetated shallows (except where such vegetation is limited to State-designated noxious weeds).
10. Fueling and servicing of equipment will be confined to an established staging area that is at least 150 feet from open water or wetlands. Spill containment systems must be adequate to contain all fuel leaks.
11. Equipment and vehicles will be stored in established staging areas when not in use (excluding cranes, which cannot be easily moved).
12. A written spill prevention, control, and countermeasures plan will be prepared for activities that include the use of heavy equipment. The plan will describe measures to prevent or reduce impacts from accidental leaks or spills, and will contain a description of all hazardous materials that will be used, proper storage and handling, and monitoring methods. A spill kit will be available onsite during construction and stored in a location that facilitates immediate deployment if needed.
13. Treated wood and other material shall be the least toxic according to industry standards. Treated wood used shall be applied and used in accordance with the American Wood Preserver Association (AWPA) standards for aquatic use. Wood treated with pentachlorophenol, creosote, chromate copper arsenate (CCA), or comparably toxic compounds is prohibited for decking or piling.
14. A floating boom with sediment curtain will be put in place around the area of work for the stair installation to contain turbidity. The boom and curtain will be kept in working order until construction of the stairs is complete.

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CONTAINMENT BOOM W/ SEDIMENT CURTAIN DETAIL

NO SCALE

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PLANTING LEGEND

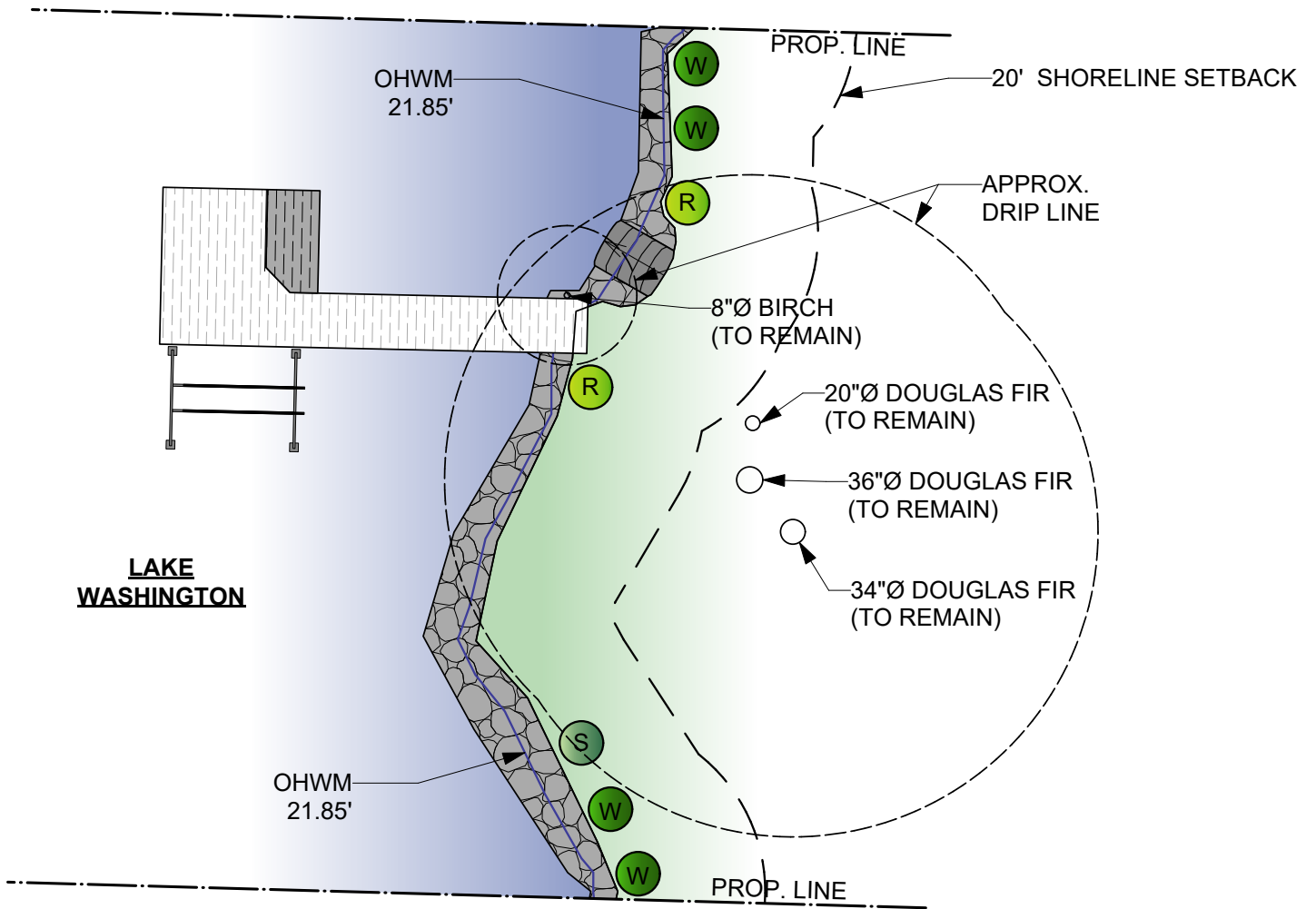
- W SCOULER WILLOW (4 TOTAL)
- R RED-FLOWERING CURRANT (2 TOTAL)
- S SNOWBERRY (1 TOTAL)

VEGETATION CALCS

EXISTING VEGETATION COVERAGE W/I 20' OF OHWM
 1,486 SQ. FT. / 2,334 SQ. FT. = 64%

PROPOSED VEGETATION COVERAGE W/I 20' OF OHWM
 1,571 SQ. FT. / 2,334 SQ. FT. = 67%

NOTE: SHRUBS TO BE PLANTED AT 5' ON CENTER MINIMUM.



PLANTING PLAN

SCALE 1" = 20'-0"



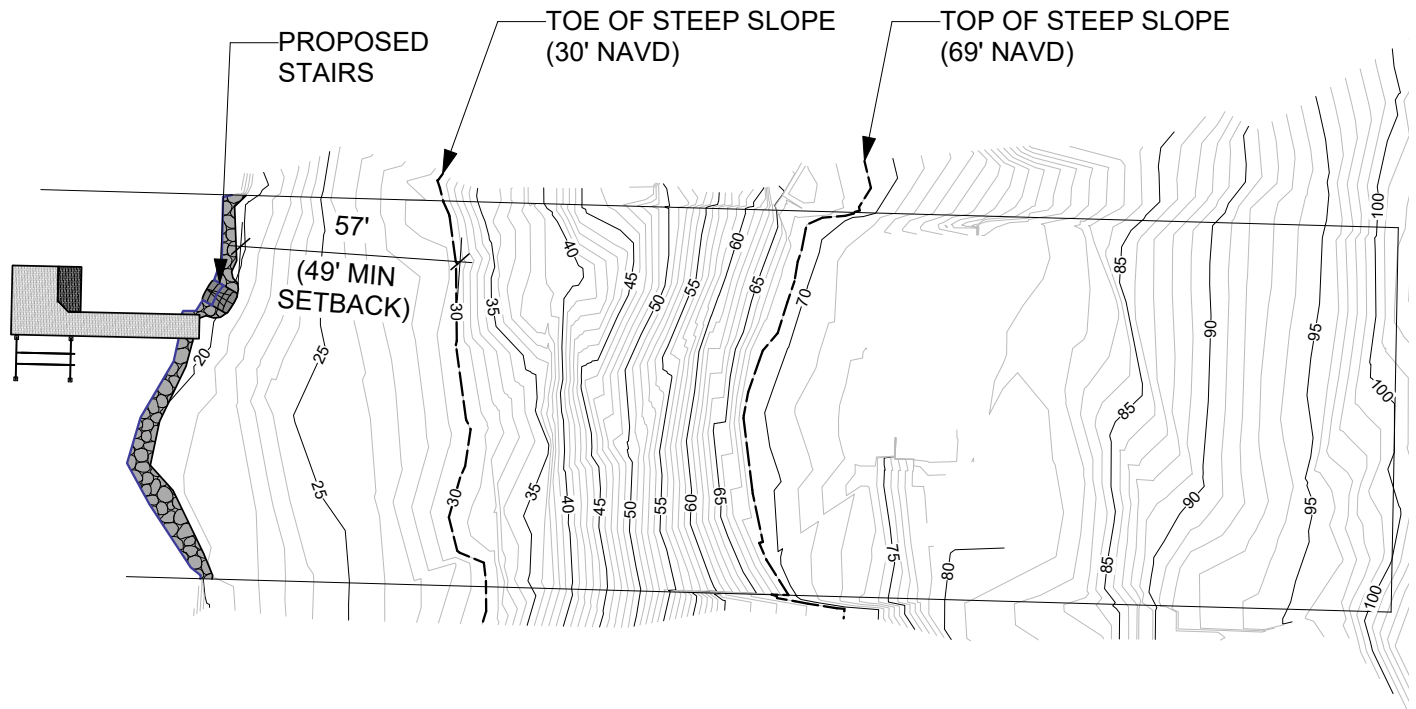
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STEEP SLOPE SETBACK DIAGRAM

SCALE 1" = 50'-0"



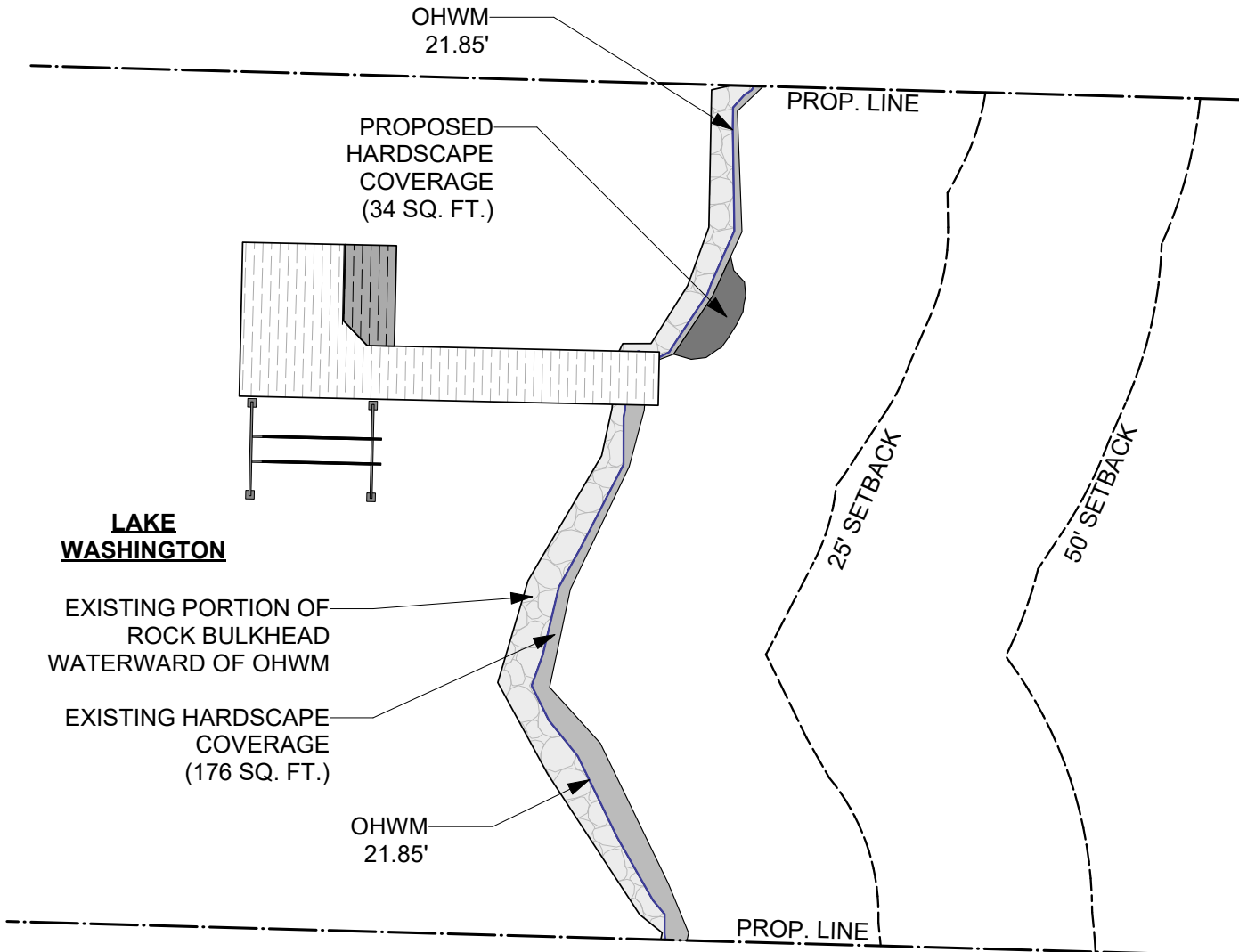
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AREA BETWEEN 0' TO 25' = 2,776 SQ. FT.
 EXISTING COVERAGE 0' TO 25' = 176 SQ. FT
 EXISTING PERCENT COVERAGE 0' TO 25' = 6.3%
 PROPOSED COVERAGE 0' TO 25' = 210 SQ. FT
 PROPOSED PERCENT COVERAGE 0' TO 25' = 7.6%

AREA BETWEEN 25' TO 50' = 2,693 SQ. FT.
 EXISTING COVERAGE 25' TO 50' = 0 SQ. FT
 EXISTING PERCENT COVERAGE 25' TO 50' = 0%
 PROPOSED COVERAGE 25' TO 50' = 0 SQ. FT
 PROPOSED PERCENT COVERAGE 25' TO 50' = 0%



SHORELINE LOT **COVERAGE CALCULATIONS**

SCALE 1" = 20'-0"



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