

PROJECT DESCRIPTION:

CONDUCT PERIODIC MAINTENANCE/REPAIR WORK ON EXISTING RESIDENTIAL DOCK ON LAKE WASHINGTON. WORN WOODEN DECKING TO BE REPLACED WITH THRUFLOW GRATED PANELS. WORN DOCK FRAMING ELEMENTS TO BE REPLACED AS SHOWN.

LEGAL DESCRIPTION:

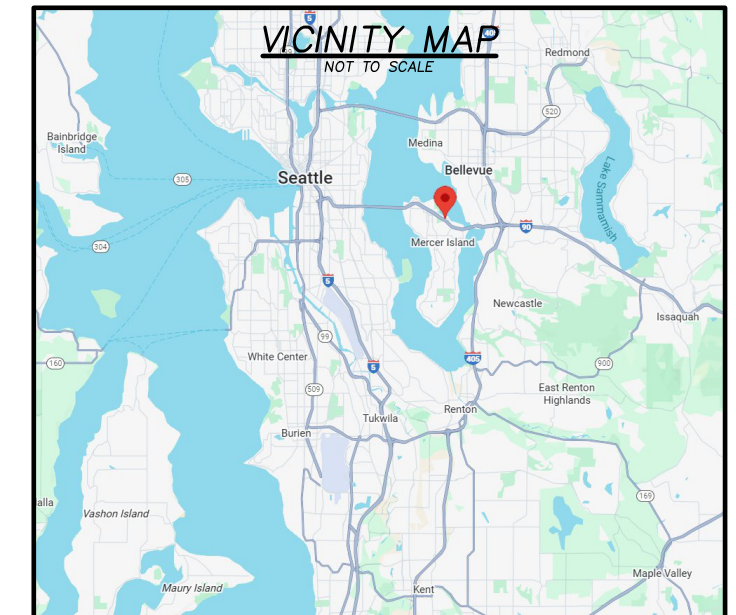
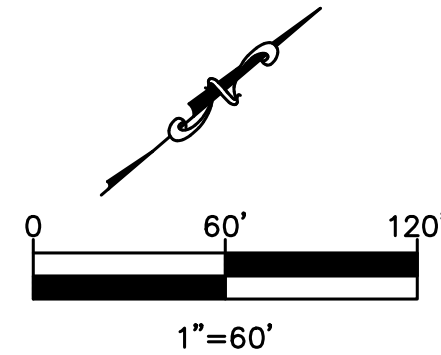
SUNNYBANK ADD & SH LDS

PROPERTY OWNER:

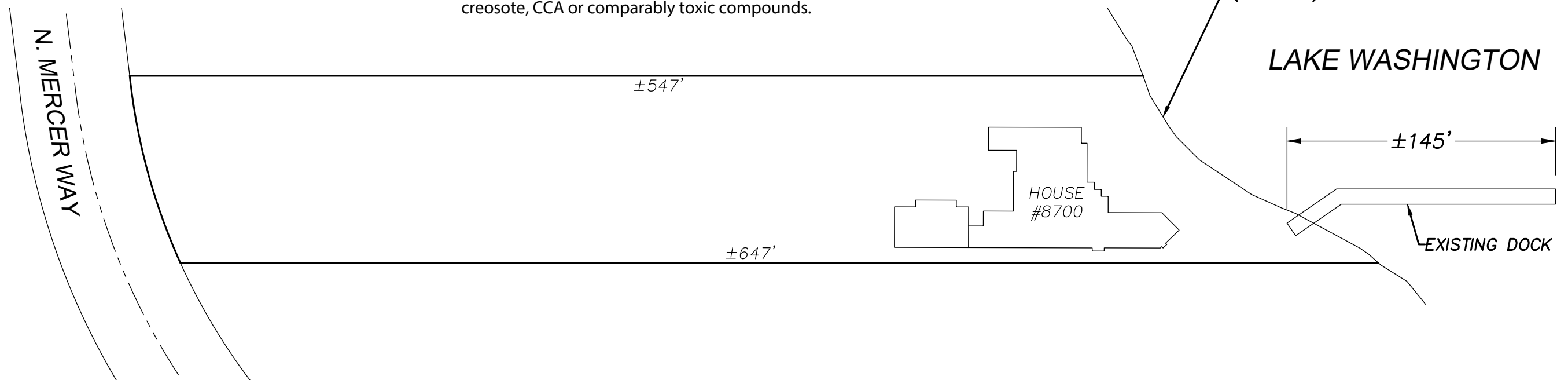
CARL BIANCO
8700 N. MERCER WAY
MERCER ISLAND, WA 98040

CONTACT:

IRWIN LAND USE CONSULTING, LLC
P.O. BOX 1715
BELLINGHAM, WA 98227
(360) 410-6745
irwinlanduse@gmail.com



Note: Any paint, stain, or preservative applied to components of the overwater structure must be leach resistant, completely dried or cured prior to installation. Materials shall not be treated with pentachlorophenol, creosote, CCA or comparably toxic compounds.



*LOT BOUNDARIES AND BUILDING LOCATIONS PER DODDS ENGINEERING SURVEY 6/94 AND KING COUNTY ASSESSOR'S GIS DATA. DOCK DIMENSIONS, PROJECT DESCRIPTION AND WATER DEPTHS PER LAKESIDE CONSTRUCTION.

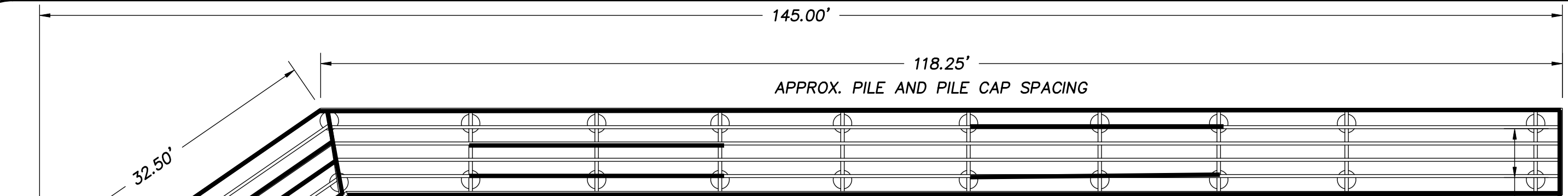


LAKESIDE CONSTRUCTION
P.O. BOX 525
ISSAQUAH, WA 98027
(206) 850-0250
sales@lakesideseattle.com

REV	DATE	BY	DESCRIPTION

BIANCO
DOCK REPAIR
8700 N. MERCER WAY
MERCER ISLAND, WA 98040

PROJECT NUMBER:	2541
PARCEL NUMBER:	8106100120
ISSUE DATE:	2/25/2026



DOCK LAYOUT
SCALE: 1"=10'

FRAMING REPLACEMENT CALCULATIONS

TOTAL LINEAR FOOTAGE OF FRAMING COMPONENTS: 995

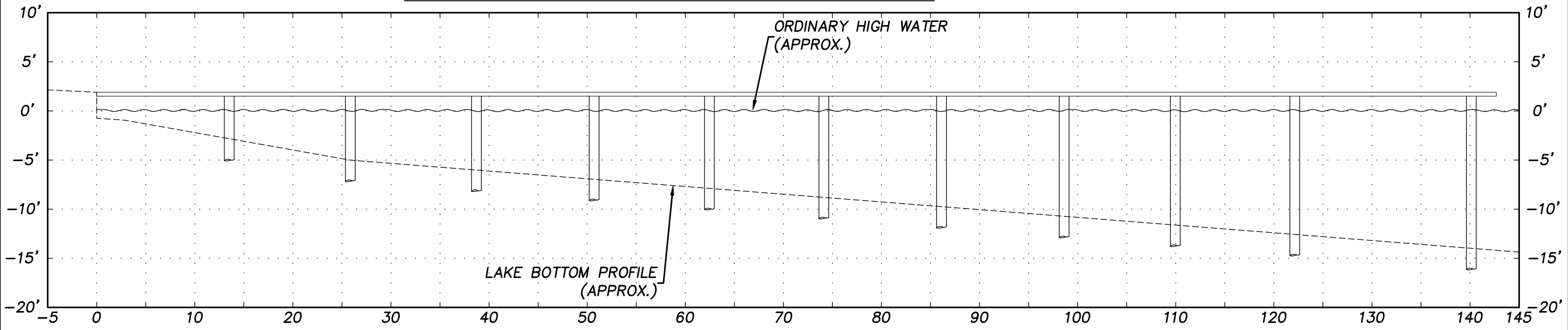
TOTAL LINEAR FEET OF FRAMING TO BE REPAIRED/REPLACED: 474

PERCENTAGE OF FRAMING TO BE REPLACED = 48%

NO PILES TO BE REPLACED

GLULAM BEAM OR CEDAR FASCIA
TYP ALL AROUND DOCK)

STRGRS @ EQ SPCH (APPX)



DOCK PROFILE
SCALE: 1"=10'



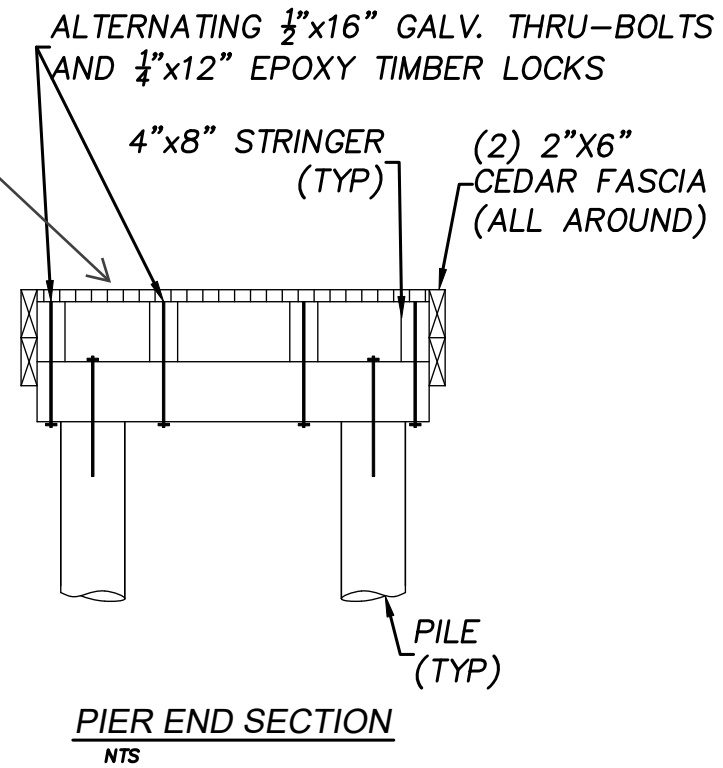
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NOTE: EXISTING WOODEN DECKING TO BE REPLACED WITH 100% THRUFLOW GRATED PANELS (43% LIGHT TRANSMITTANCE)



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