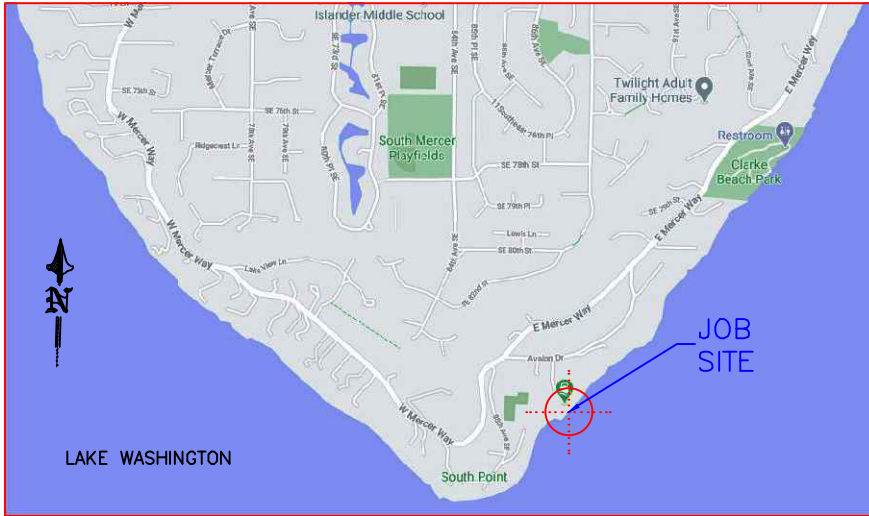


VICINITY MAP/NO SCALE



JOBSITE

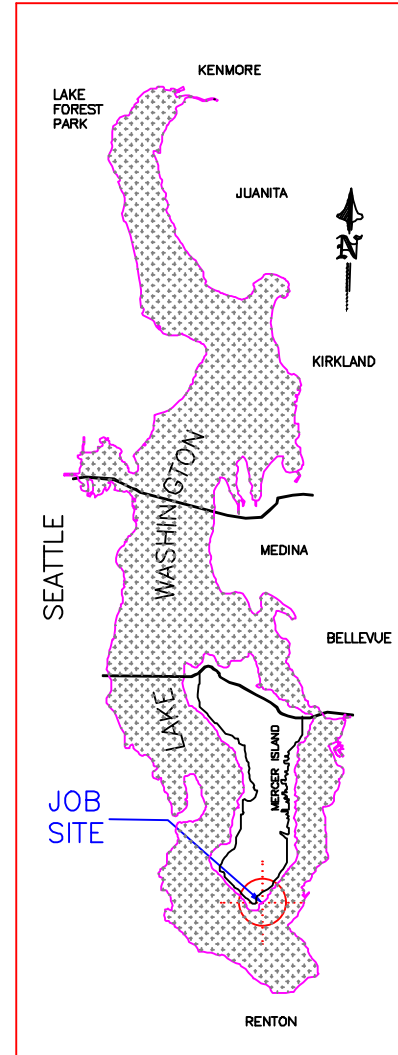


LEGAL DESCRIPTION

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

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

AREA MAP/NO SCALE



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REVISED
01/27/2022

TO INCLUDE DEBRIS DIVE
 ASSESSMENT/MITIGATION PLAN

ADJACENT OWNERS:

- ① MICHAEL HARTLEY
8410 BENO THO PL
MERCER ISLAND, WA 98040
- ② MARTIN LEVY
8302 AVALON DR
MERCER ISLAND, WA 98040

APPLICATION#:

PROPOSED: MARINA REBUILD

PURPOSE: REPLACE AGING MARINA &
 CREATE ECO-FRIENDLY SHORELINE

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

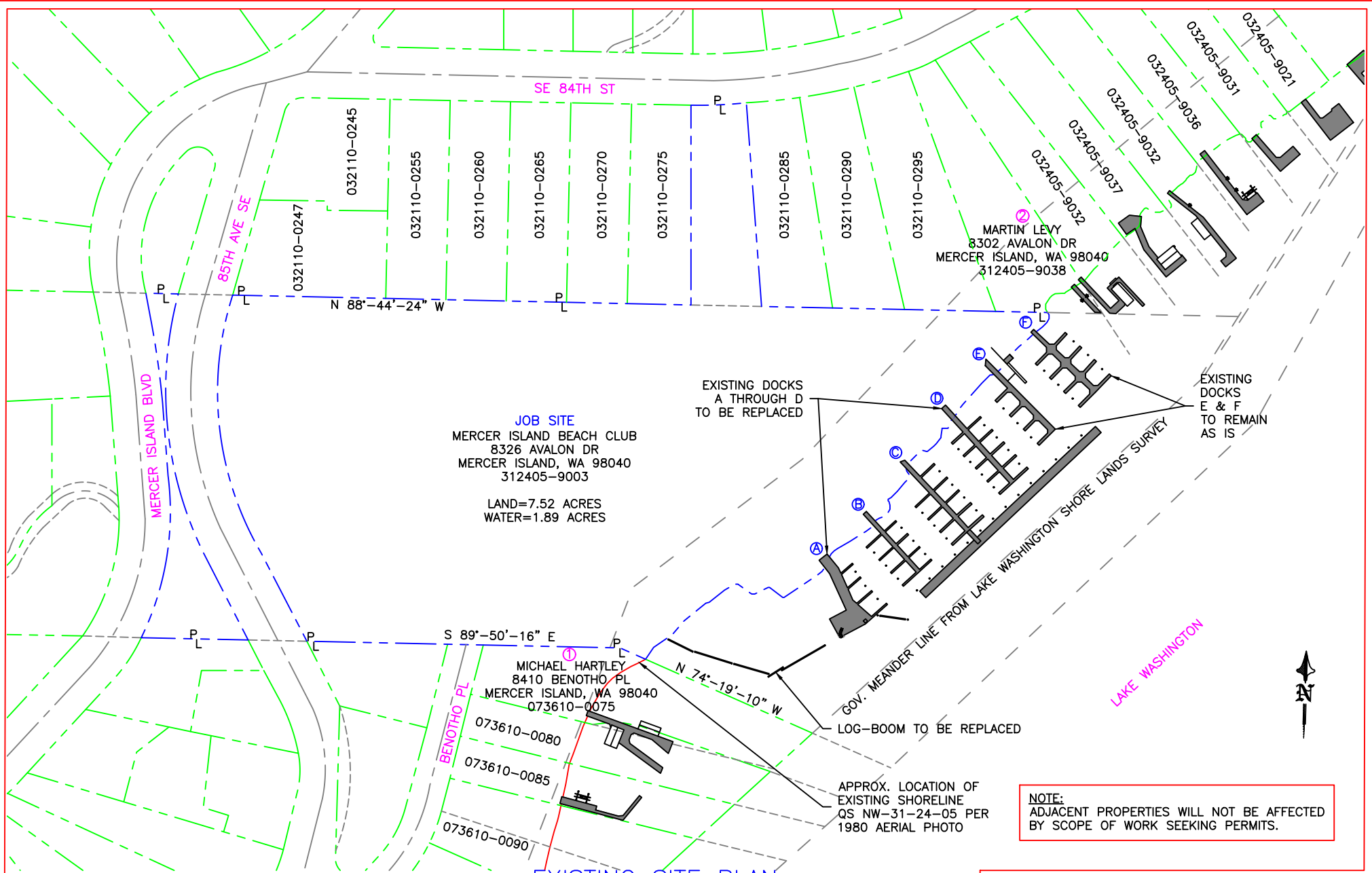
DWG#: 20-37005-A2-1

APPLICANT: MERCER ISLAND BEACH CLUB

SITE ADD. 8326 AVALON DRIVE
 MERCER ISLAND, WA 98040

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

PAGE: 1 OF: 15 DATE: 12/22/2021



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

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

EXISTING DOCKS
 A THROUGH D
 TO BE REPLACED

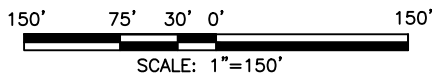
EXISTING DOCKS
 E & F
 TO REMAIN
 AS IS

LOG-BOOM TO BE REPLACED

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

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

EXISTING SITE PLAN



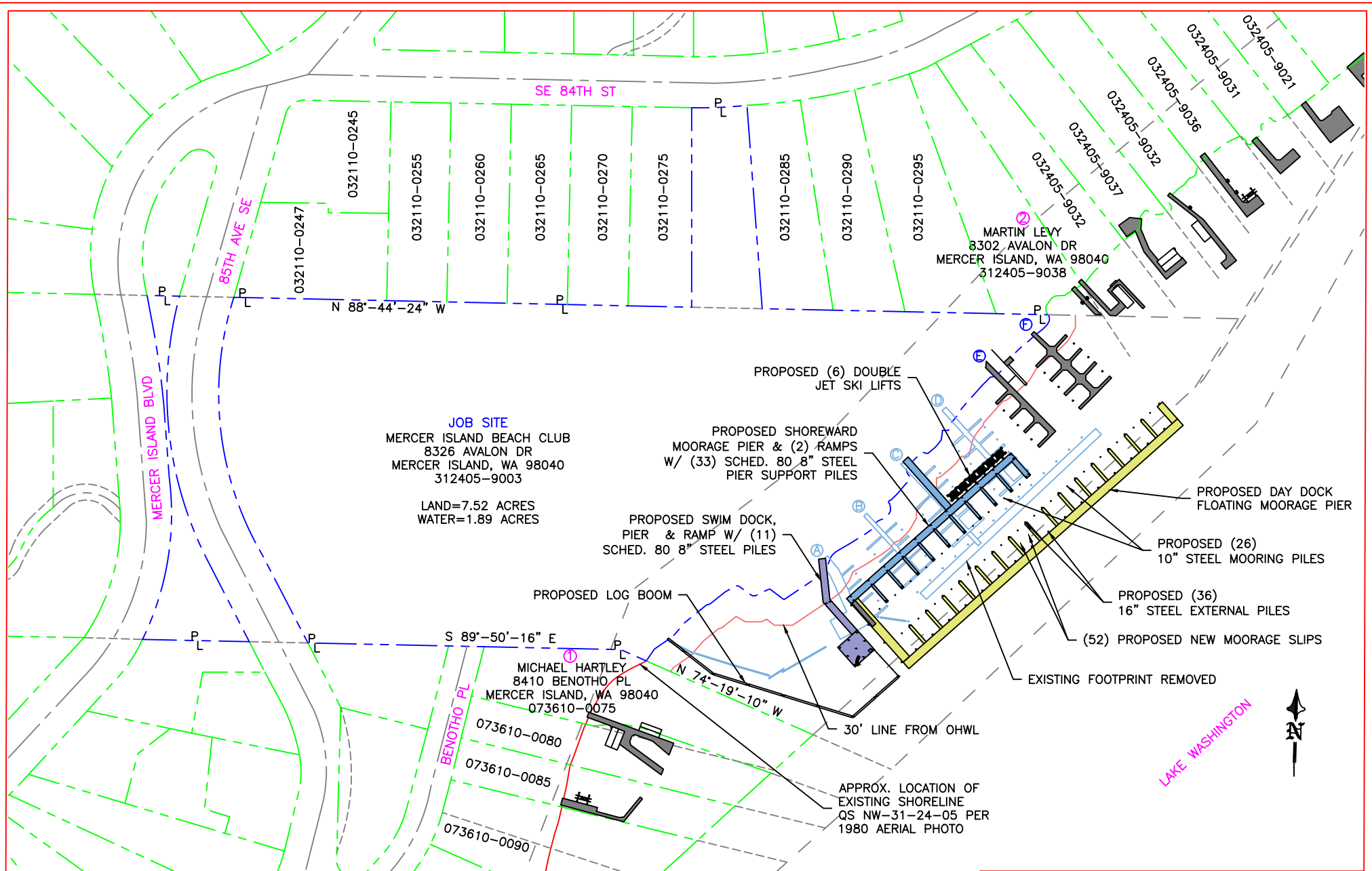
REVISED
01/27/2022

TO INCLUDE DEBRIS DIVE
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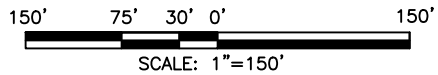
REFERENCE #:		
APPLICANT: MERCER ISLAND BEACH CLUB		
PROPOSED: MARINA REBUILD		
SHEET: 2	OF: 15	NEAR/AT: MERCER ISLAND
DATE: 12/22/2021	DWG #: 20-37005-A2-2	

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PROPOSED SITE PLAN



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REVISED
01/27/2022

TO INCLUDE DEBRIS DIVE ASSESSMENT/MITIGATION PLAN

REFERENCE #:		
APPLICANT: MERCER ISLAND BEACH CLUB		
PROPOSED: MARINA REBUILD		
SHEET: 3	OF: 15	NEAR/AT: MERCER ISLAND
DATE: 12/22/2021	DWG#: 20-37005-A2-3	

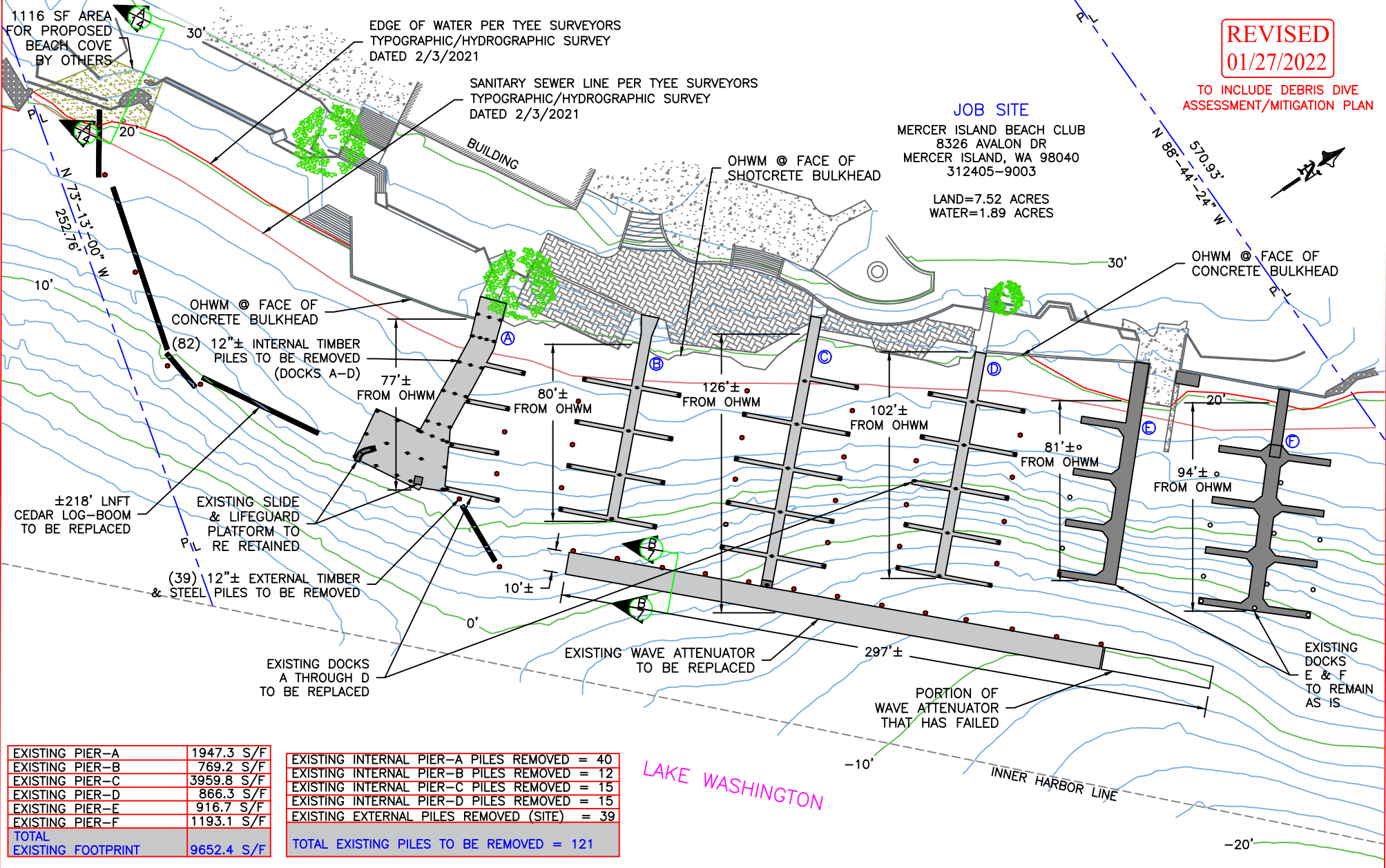
REVISED
01/27/2022

TO INCLUDE DEBRIS DIVE
ASSESSMENT/MITIGATION PLAN

JOB SITE

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

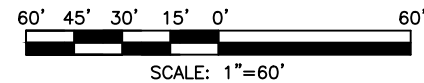
LAND=7.52 ACRES
WATER=1.89 ACRES



EXISTING PIER-A	1947.3 S/F
EXISTING PIER-B	769.2 S/F
EXISTING PIER-C	3959.8 S/F
EXISTING PIER-D	866.3 S/F
EXISTING PIER-E	916.7 S/F
EXISTING PIER-F	1193.1 S/F
TOTAL	9652.4 S/F

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
TOTAL EXISTING PILES TO BE REMOVED	= 121

EXISTING SITE PLAN DETAIL



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REFERENCE #:		
APPLICANT: MERCER ISLAND BEACH CLUB		
PROPOSED: MARINA REBUILD		
SHEET: 4	OF: 15	NEAR/AT: MERCER ISLAND
DATE: 12/22/2021	DWG #: 20-37005-A2-4	

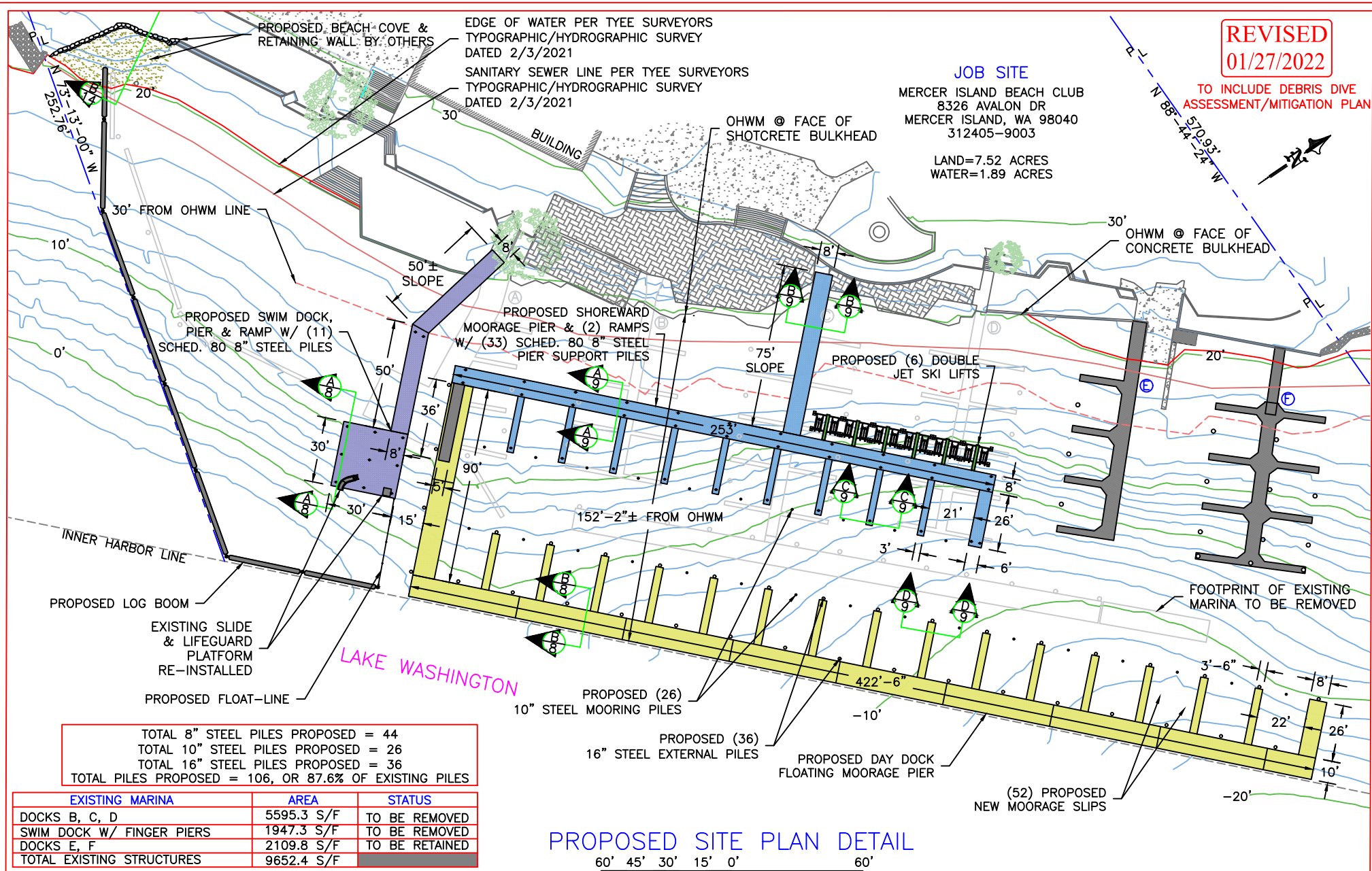
REVISED
01/27/2022

TO INCLUDE DEBRIS DIVE
ASSESSMENT/MITIGATION PLAN

JOB SITE

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

LAND=7.52 ACRES
WATER=1.89 ACRES

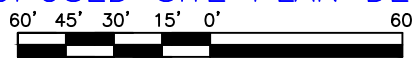


TOTAL 8" STEEL PILES PROPOSED = 44
 TOTAL 10" STEEL PILES PROPOSED = 26
 TOTAL 16" STEEL PILES PROPOSED = 36
 TOTAL PILES PROPOSED = 106, OR 87.6% OF EXISTING PILES

EXISTING MARINA	AREA	STATUS
DOCKS B, C, D	5595.3 S/F	TO BE REMOVED
SWIM DOCK W/ FINGER PIERS	1947.3 S/F	TO BE REMOVED
DOCKS E, F	2109.8 S/F	TO BE RETAINED
TOTAL EXISTING STRUCTURES	9652.4 S/F	

PROPOSED MARINA	AREA	STATUS
SWIM DOCK PIER & RAMP	1680 S/F	PROPOSED
SHOREWARD MOORAGE PIER & RAMP	2882 S/F	PROPOSED
DOUBLE JETSKI LIFTS	108 S/F	PROPOSED
DAY DOCK MOORAGE PIER	5888 S/F	PROPOSED
EXISTING DOCKS E, F	2213.4 S/F	TO BE RETAINED
TOTAL PROPOSED/EXISTING STRUCT.	12771.4 S/F	

PROPOSED SITE PLAN DETAIL



SCALE: 1"=60'

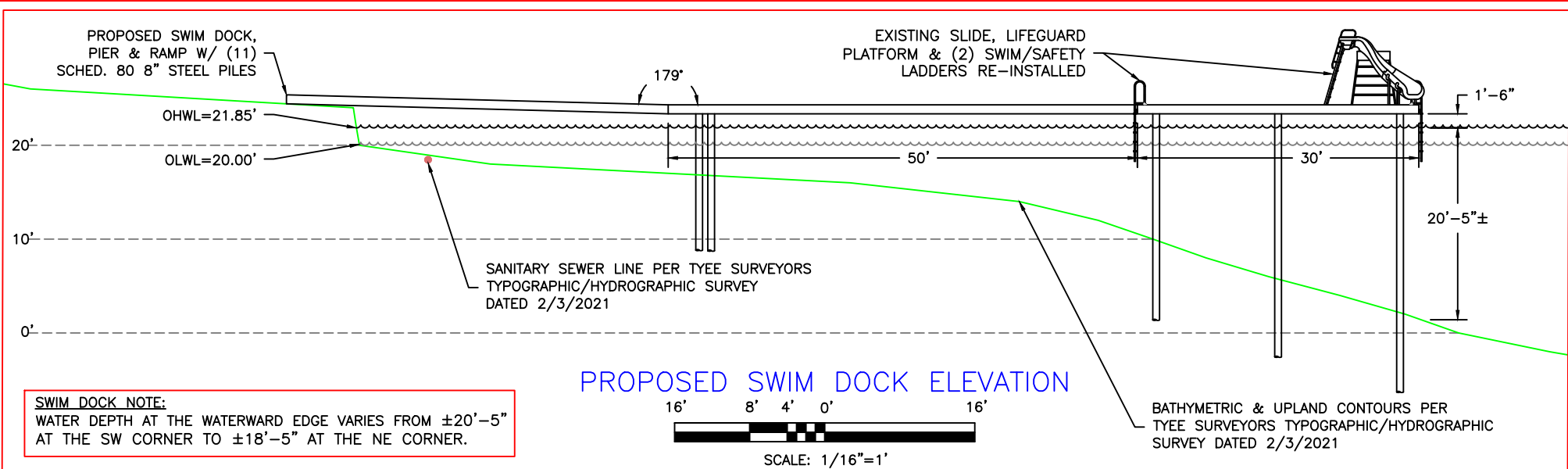
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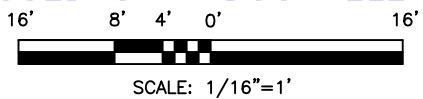
REFERENCE #:
 APPLICANT: MERCER ISLAND BEACH CLUB
 PROPOSED: MARINA REBUILD

SHEET: 5 OF: 15 NEAR/AT: MERCER ISLAND
 DATE: 12/22/2021 DWG#: 20-37005-A2-5

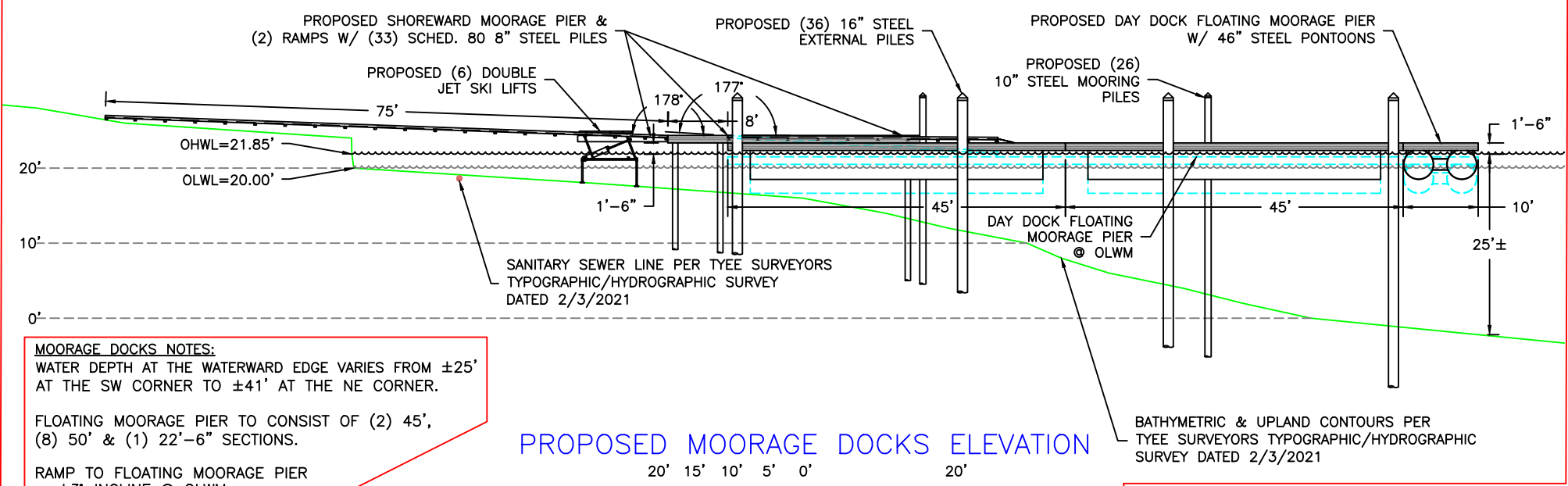


SWIM DOCK NOTE:
 WATER DEPTH AT THE WATERWARD EDGE VARIES FROM ±20'-5" AT THE SW CORNER TO ±18'-5" AT THE NE CORNER.

PROPOSED SWIM DOCK ELEVATION



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

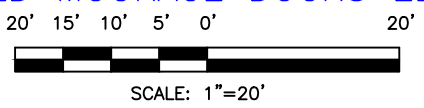


MOORAGE DOCKS NOTES:
 WATER DEPTH AT THE WATERWARD EDGE VARIES FROM ±25' AT THE SW CORNER TO ±41' AT THE NE CORNER.

 FLOATING MOORAGE PIER TO CONSIST OF (2) 45', (8) 50' & (1) 22'-6" SECTIONS.

 RAMP TO FLOATING MOORAGE PIER = ±3' INCLINE @ OLWM.

PROPOSED MOORAGE DOCKS ELEVATION



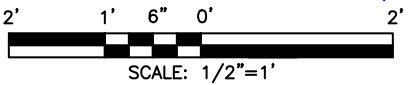
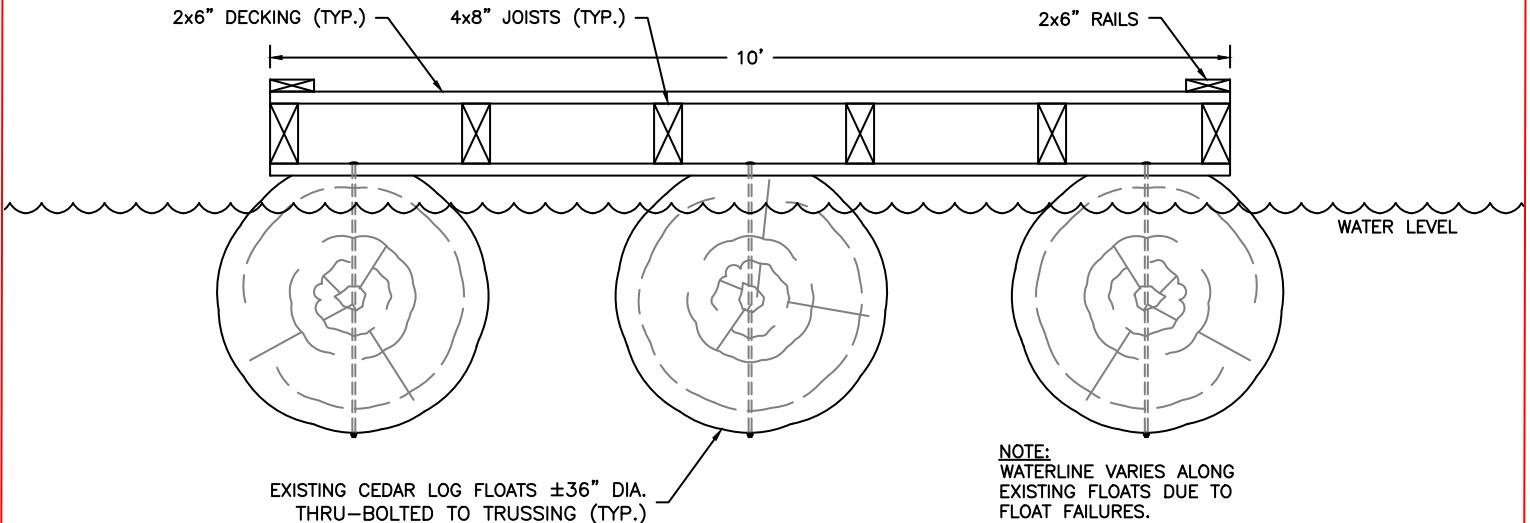
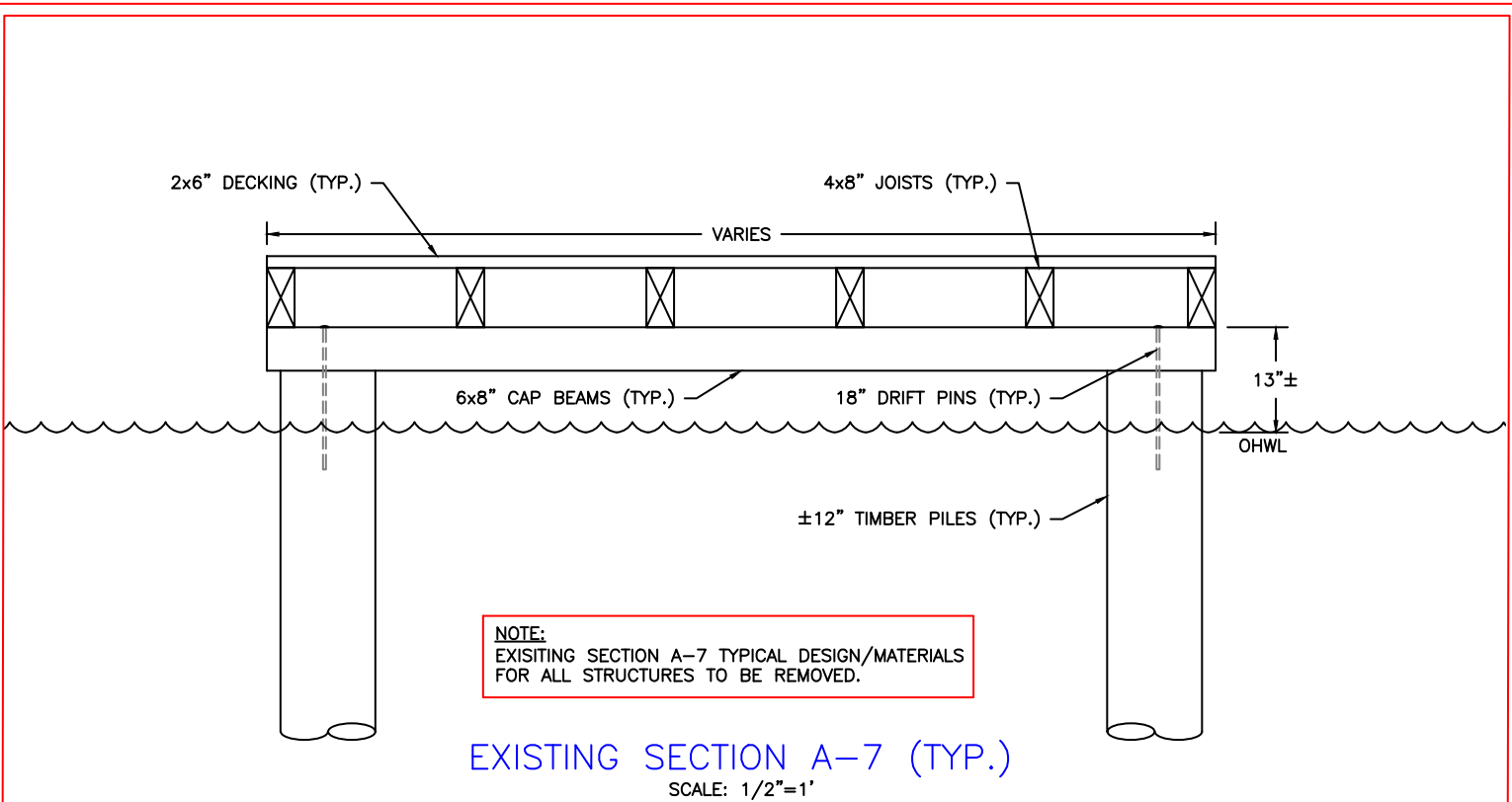
BATHYMETRIC & UPLAND CONTOURS PER TYEE SURVEYORS TYPOGRAPHIC/HYDROGRAPHIC SURVEY DATED 2/3/2021

REVISED
01/27/2022

TO INCLUDE DEBRIS DIVE ASSESSMENT/MITIGATION PLAN

REFERENCE #:		
APPLICANT: MERCER ISLAND BEACH CLUB		
PROPOSED: MARINA REBUILD		
SHEET: 6	OF: 15	NEAR/AT: MERCER ISLAND
DATE: 12/22/2021	DWG#: 20-37005-A2-6	

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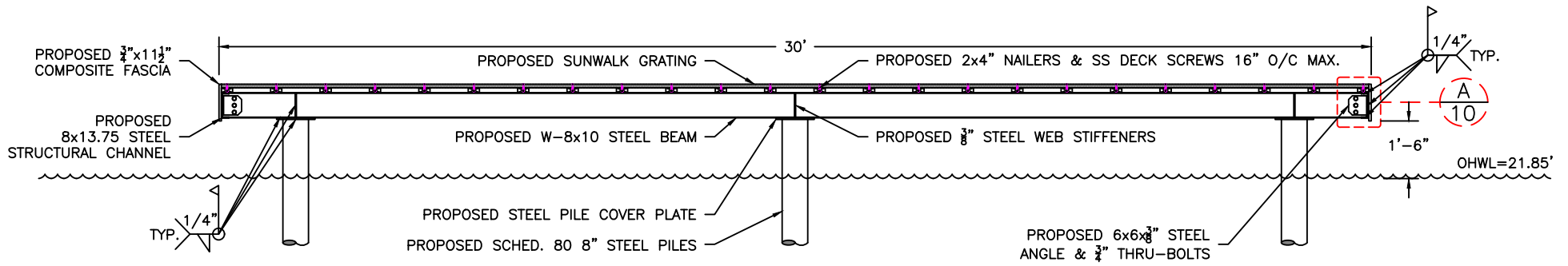
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PROPOSED: MARINA REBUILD		
SHEET: 7	OF: 15	NEAR/AT: MERCER ISLAND
DATE: 12/22/2021	DWG #: 20-37005-A2-7	



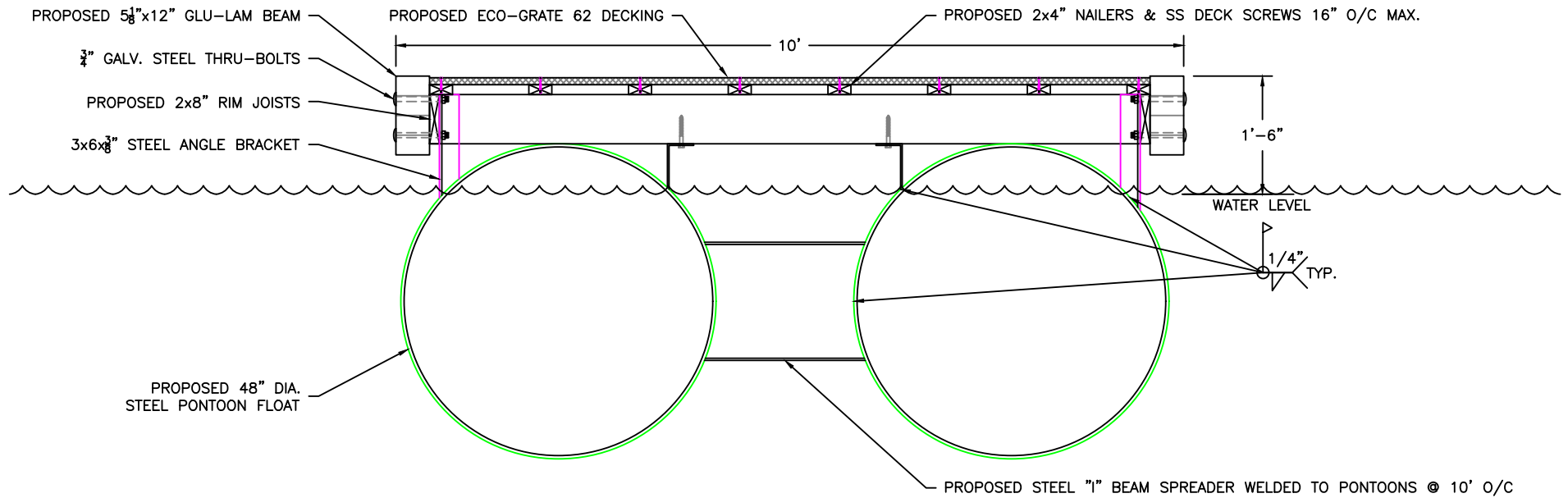
PROPOSED SECTION A-8 (SWIM DOCK)

4' 3' 2' 1' 0' 4'



SCALE: 1/4"=1'

NOTE:
PROPOSED DESIGN AND MATERIALS CONSISTENT THROUGHOUT SWIM DOCK, PIER & RAMP STRUCTURES.



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

2' 1' 6" 0' 2'



SCALE: 1/2"=1'

REVISED
01/27/2022

TO INCLUDE DEBRIS DIVE
ASSESSMENT/MITIGATION PLAN

REFERENCE #:

APPLICANT: MERCER ISLAND BEACH CLUB

PROPOSED: MARINA REBUILD

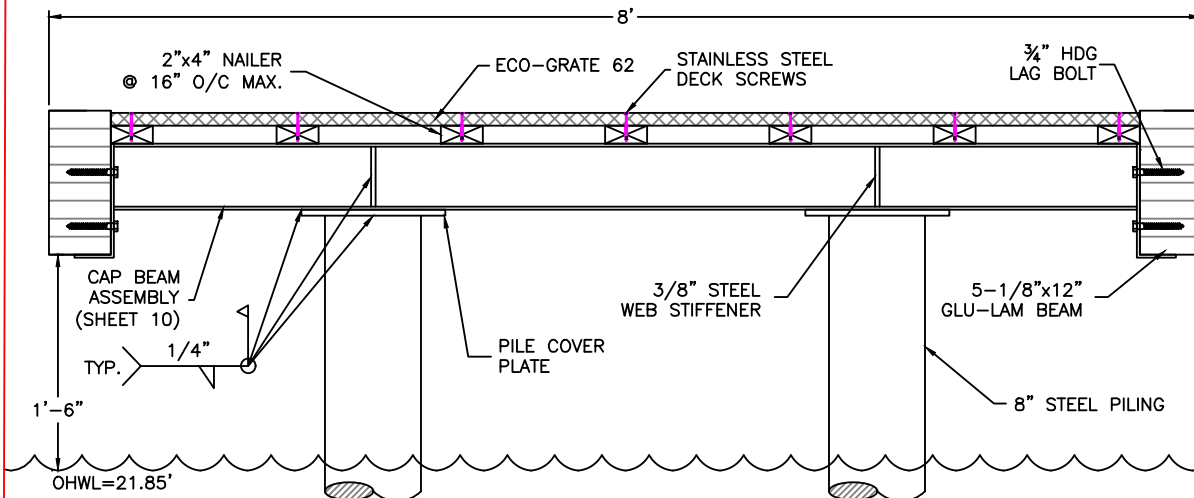
SHEET: 8 OF: 15 NEAR/AT: MERCER ISLAND

DATE: 12/22/2021 DWG #: 20-37005-A2-8

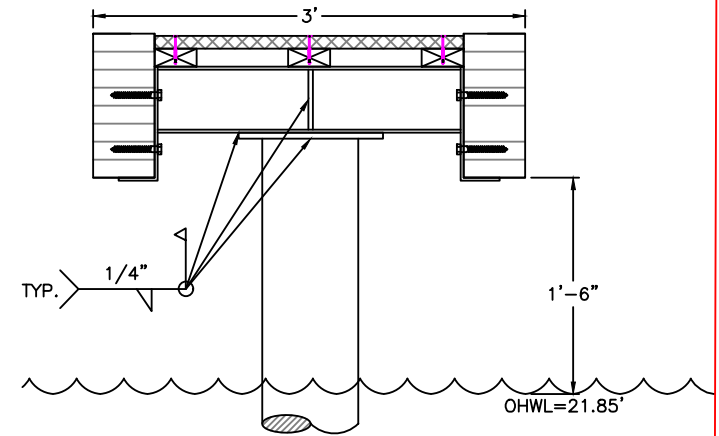
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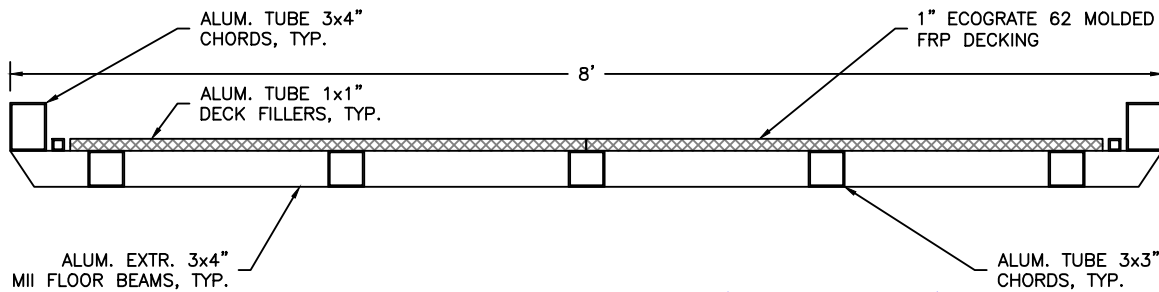


PROPOSED SECTION A-9 (FIXED PIER)
SCALE: 3/4"=1'



PROPOSED SECTION C-9
(FIXED FINGER PIER)
SCALE: 3/4"=1'

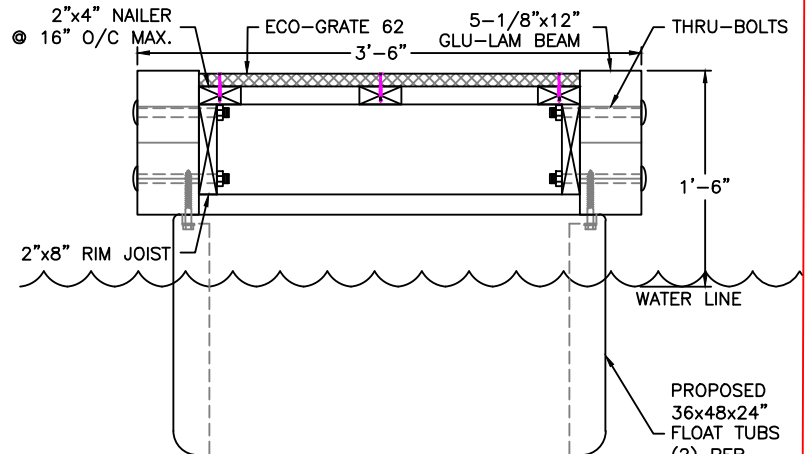
NOTE:
FIXED FINGER PIER FRAMING MEMBERS SAME AS FIXED PIER AT LEFT.



PROPOSED SECTION B-9 (MAIN RAMP)

SCALE: 3/4"=1'

NOTE:
RAMP SECTION FOR ILLUSTRATIVE PURPOSES ONLY. SEE
MANUFACTURERS' DRAWINGS FOR DETAILS AND/OR SPECIFICATIONS.



PROPOSED SECTION C-9
(FLOATING FINGER PIER)

SCALE: 3/4"=1'

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01/27/2022

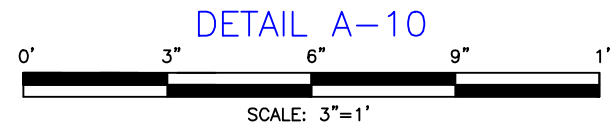
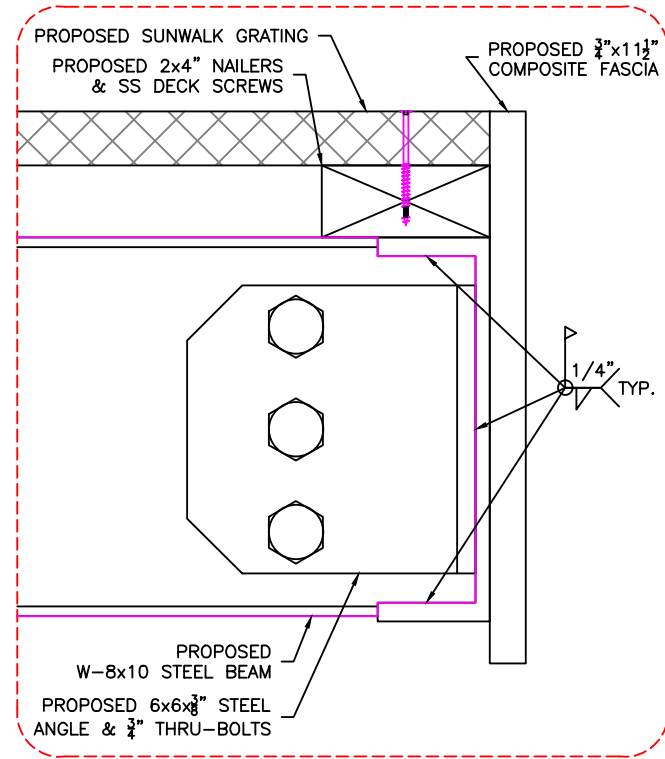
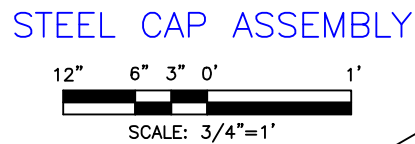
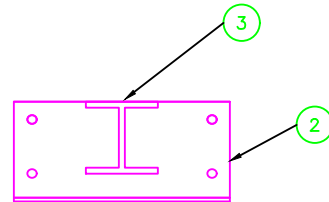
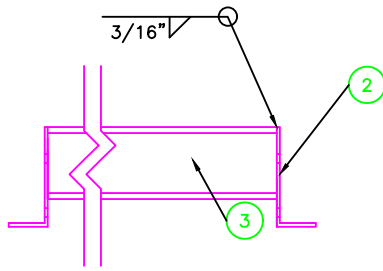
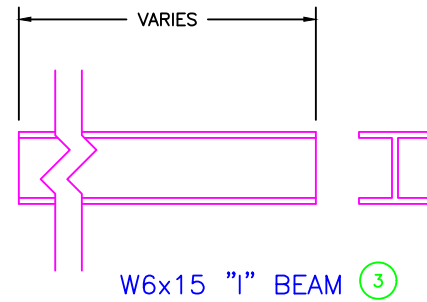
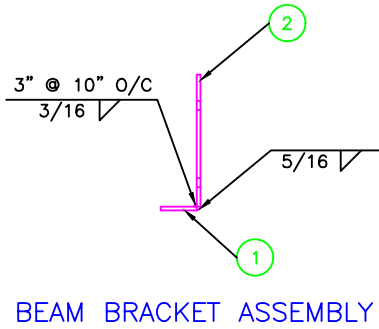
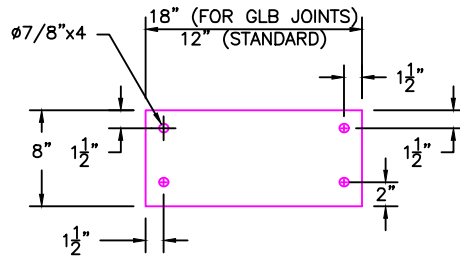
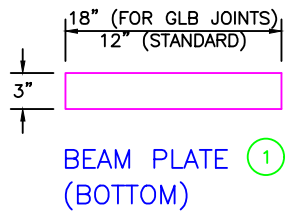
TO INCLUDE DEBRIS DIVE
ASSESSMENT/MITIGATION PLAN

PROJECT DESIGNED BY:

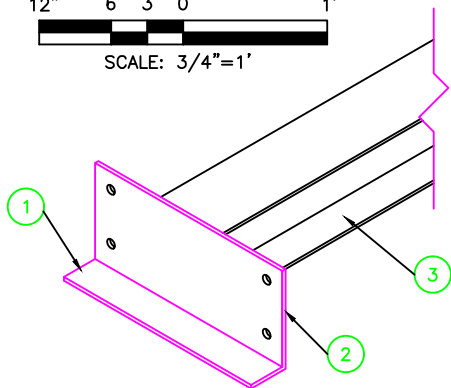
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REFERENCE #:		
APPLICANT: MERCER ISLAND BEACH CLUB		
PROPOSED: MARINA REBUILD		
SHEET: 9	OF: 15	NEAR/AT: MERCER ISLAND
DATE: 12/22/2021	DWG #: 20-37005-A2-9	



PART #	QTY REQD	NOMENCLATURE OR DESCRIPTION	MATERIAL SPECIFICATION
3	-	W6x15 "I" 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
01/27/2022

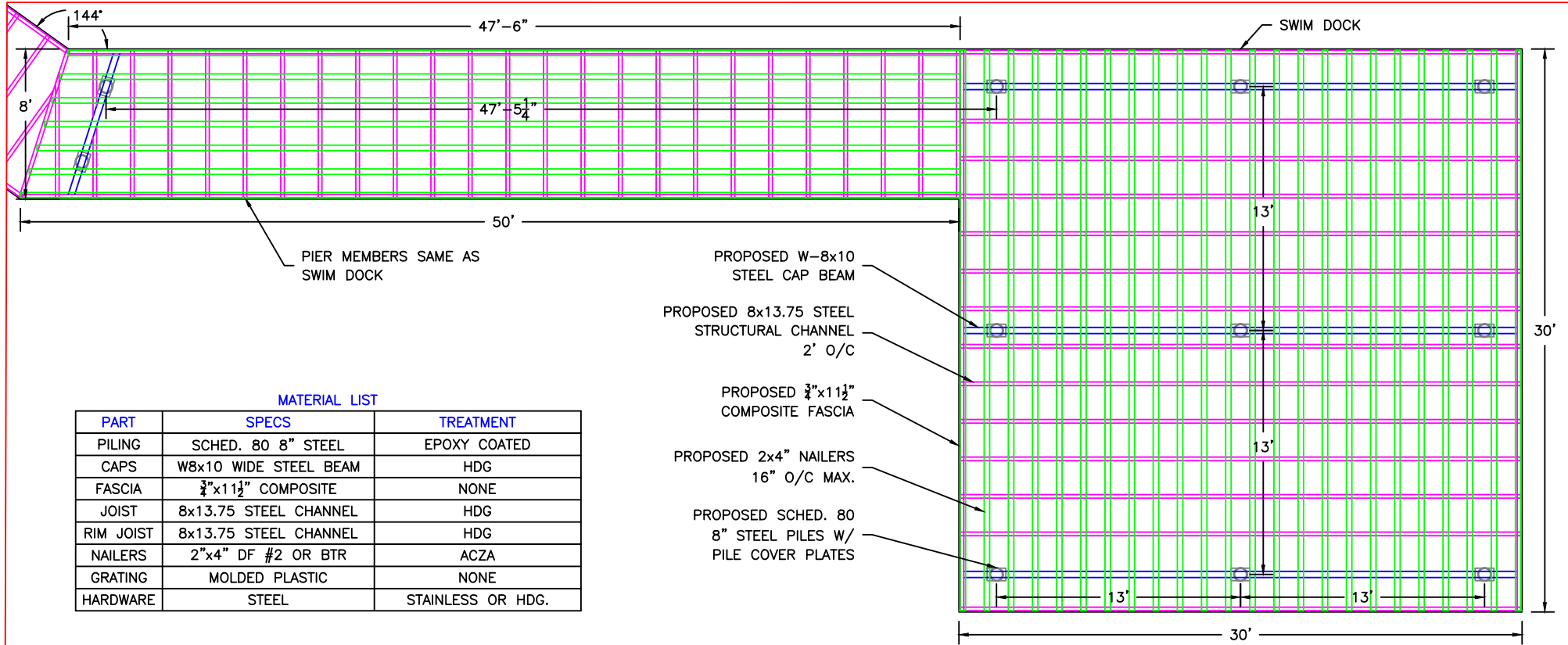
TO INCLUDE DEBRIS DIVE
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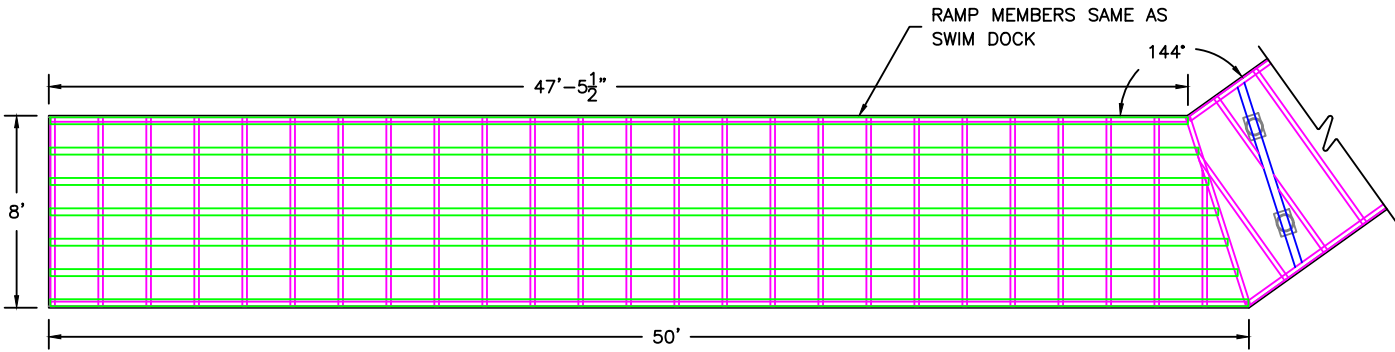
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REFERENCE #:		
APPLICANT: MERCER ISLAND BEACH CLUB		
PROPOSED: MARINA REBUILD		
SHEET: 10	OF: 15	NEAR/AT: MERCER ISLAND
DATE: 12/22/2021	DWG #: 20-37005-A2-10	

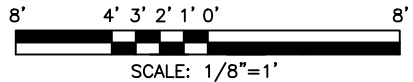


MATERIAL LIST

PART	SPECS	TREATMENT
PILING	SCHED. 80 8" STEEL	EPOXY COATED
CAPS	W8x10 WIDE STEEL BEAM	HDG
FASCIA	3/4"x11 1/2" COMPOSITE	NONE
JOIST	8x13.75 STEEL CHANNEL	HDG
RIM JOIST	8x13.75 STEEL CHANNEL	HDG
NAILERS	2"x4" DF #2 OR BTR	ACZA
GRATING	MOLDED PLASTIC	NONE
HARDWARE	STEEL	STAINLESS OR HDG.



PROPOSED SWIM DOCK, PIER & RAMP FRAMING PLAN VIEWS

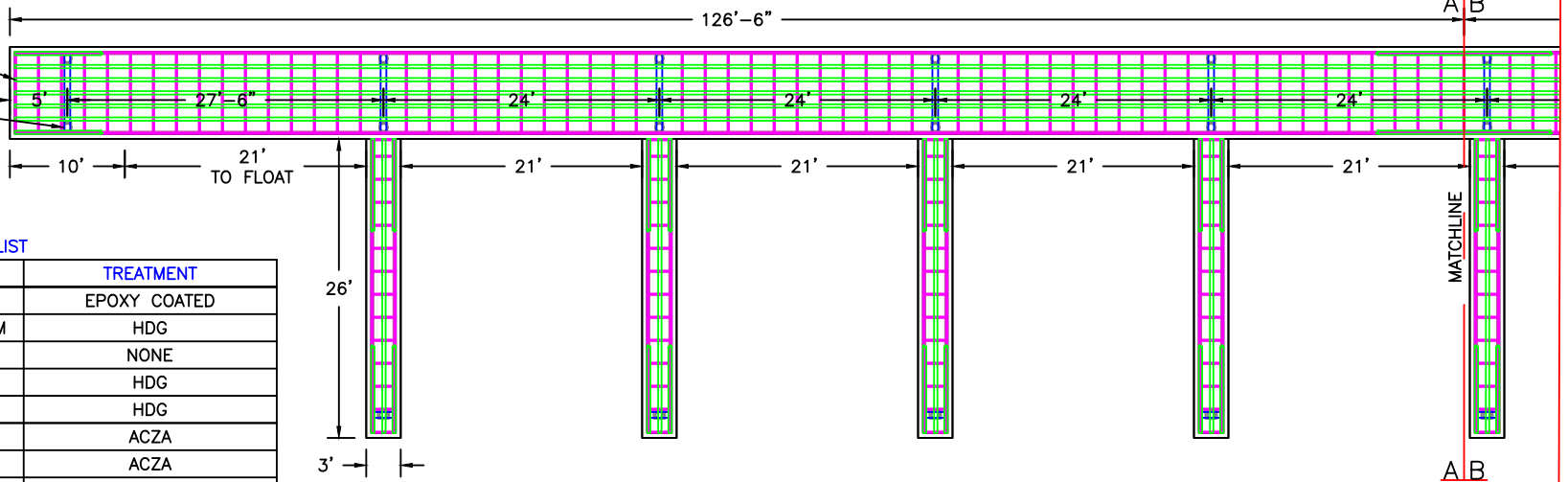


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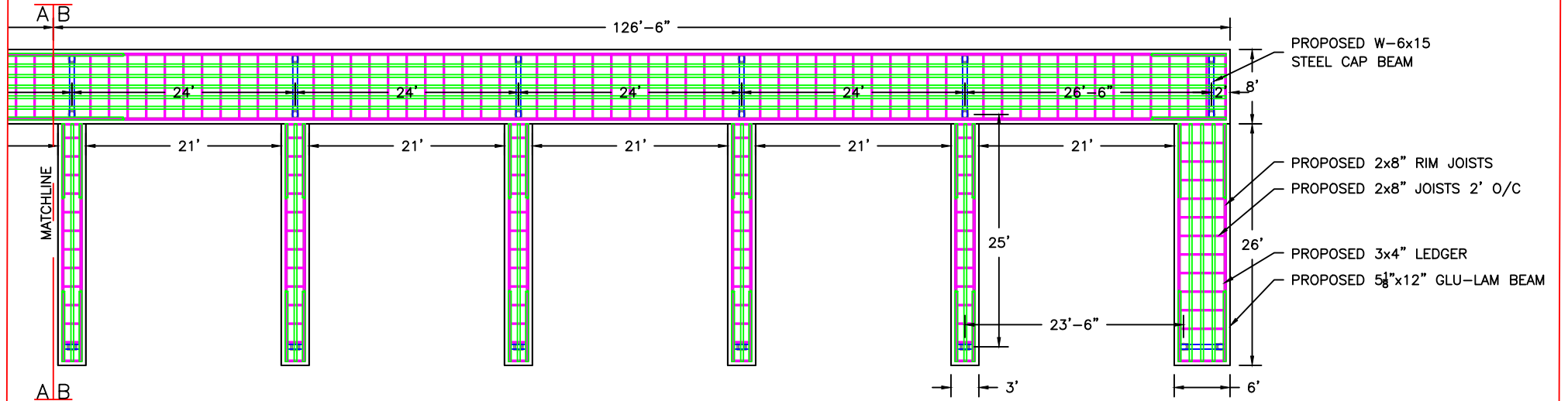
REFERENCE #:		
APPLICANT: MERCER ISLAND BEACH CLUB		
PROPOSED: MARINA REBUILD		
SHEET: 11	OF: 15	NEAR/AT: MERCER ISLAND
DATE: 12/22/2021	DWG #: 20-37005-A2-11	

PROPOSED 2x4" NAILERS
16" O/C MAX.
PROPOSED SCHED. 80
8" STEEL PILES W/
PILE COVER PLATES

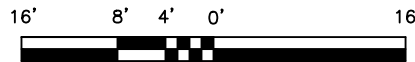


MATERIAL LIST

PART	SPECS	TREATMENT
PILING	SCHED. 80 8" STEEL	EPOXY COATED
CAPS	W6x15 WIDE STEEL BEAM	HDG
GLU-LAMS	5 1/8"x12" DF	NONE
JOIST	2"x6" DF #2 OR BTR	HDG
RIM JOIST	2"x6" DF #2 OR BTR	HDG
NAILERS	2"x4" DF #2 OR BTR	ACZA
LEDGERS	3"x4" DF #2 OR BTR	ACZA
GRATING	FIBERGRATE	NONE
HARDWARE	STEEL	STAINLESS OR HDG.



PROPOSED SHOREWARD MOORAGE PIER FRAMING PLAN VIEWS A&B



SCALE: 1/16"=1'

PROJECT DESIGNED BY:

Waterfront Construction Inc.

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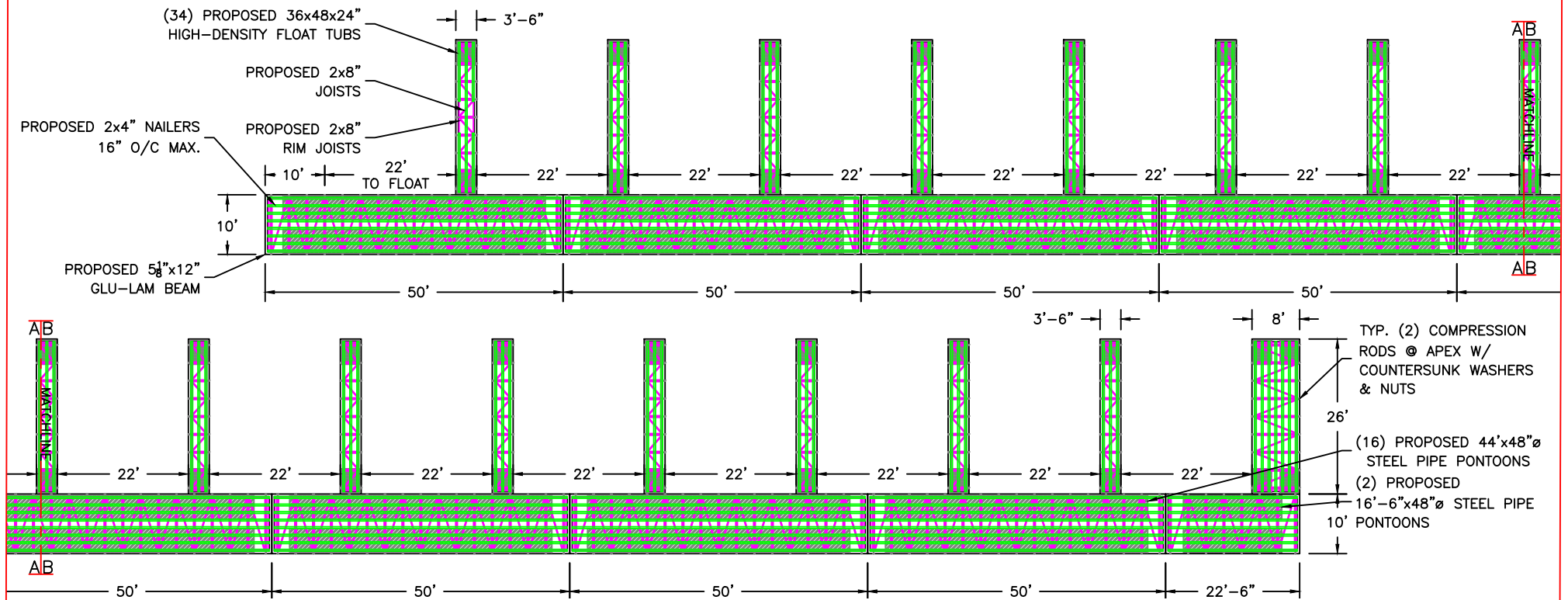
REFERENCE #:

APPLICANT: MERCER ISLAND BEACH CLUB

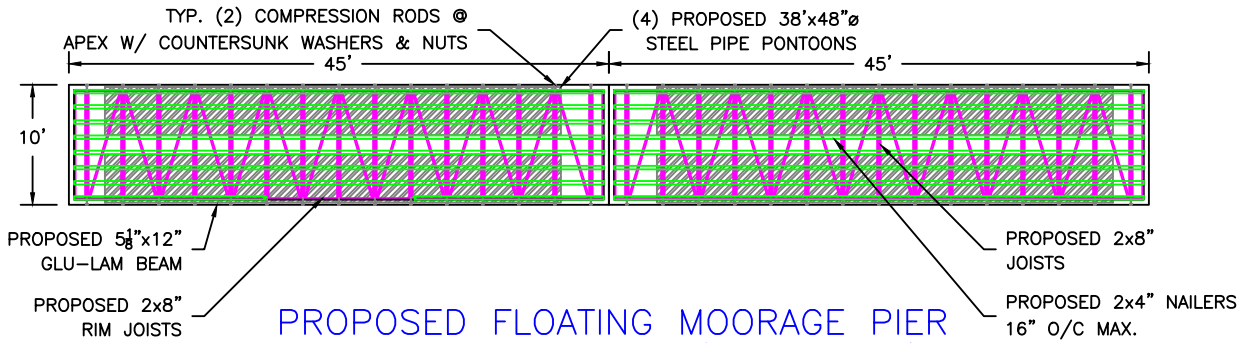
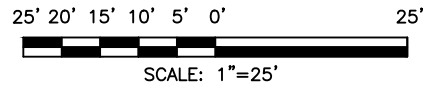
PROPOSED: MARINA REBUILD

SHEET: 12 OF: 15 NEAR/AT: MERCER ISLAND

DATE: 12/22/2021 DWG#: 20-37005-A2-12



PROPOSED FLOATING MOORAGE PIER FRAMING PLAN VIEWS - A&B



PROPOSED FLOATING MOORAGE PIER FRAMING PLAN VIEW (MAIN WALK)



MATERIAL LIST

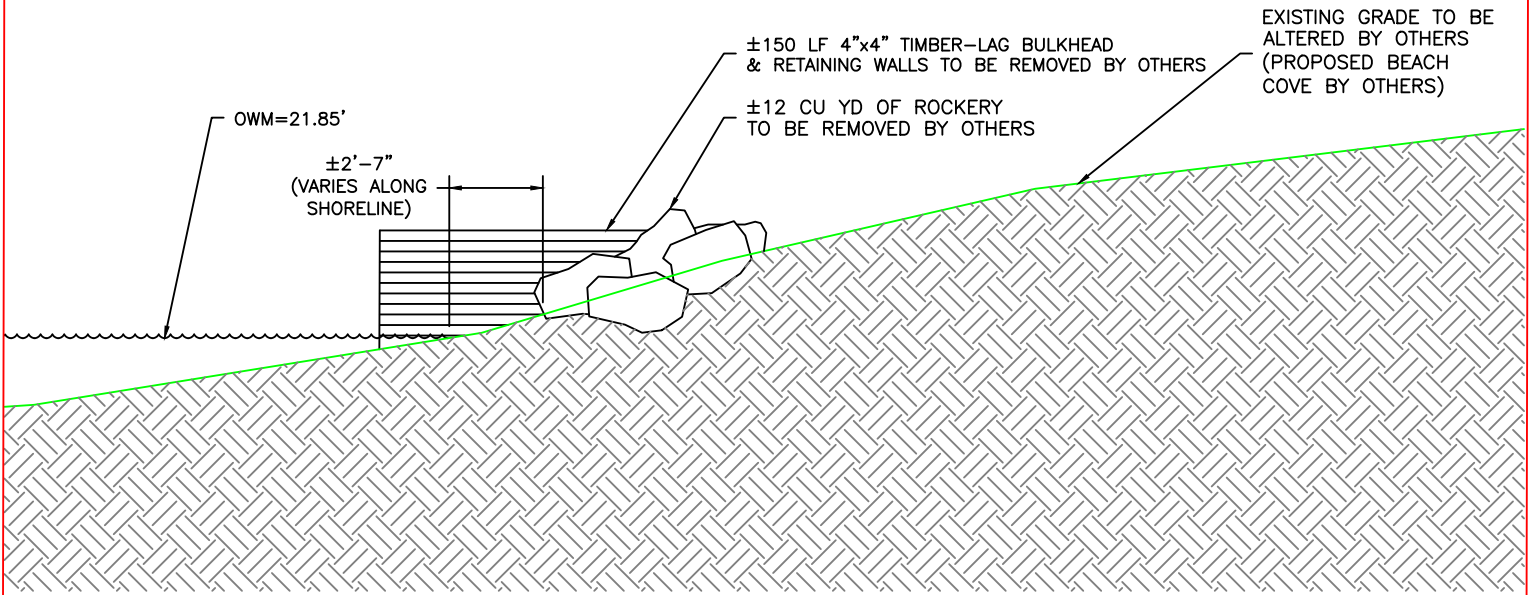
PART	SPECS	TREATMENT
GLU-LAMS	5 1/8"x12" DF	NONE
JOIST	2"x6" DF #2 OR BTR	HDG
RIM JOIST	2"x6" DF #2 OR BTR	HDG
NAILERS	2"x4" DF #2 OR BTR	ACZA
PONTOONS	48" DIA. STEEL PIPE	EPOXY
GRATING	FIBERGRATE	NONE
HARDWARE	STEEL	STAINLESS OR HDG.

PROJECT DESIGNED BY:
Waterfront Construction Inc.
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REVISED
 01/27/2022

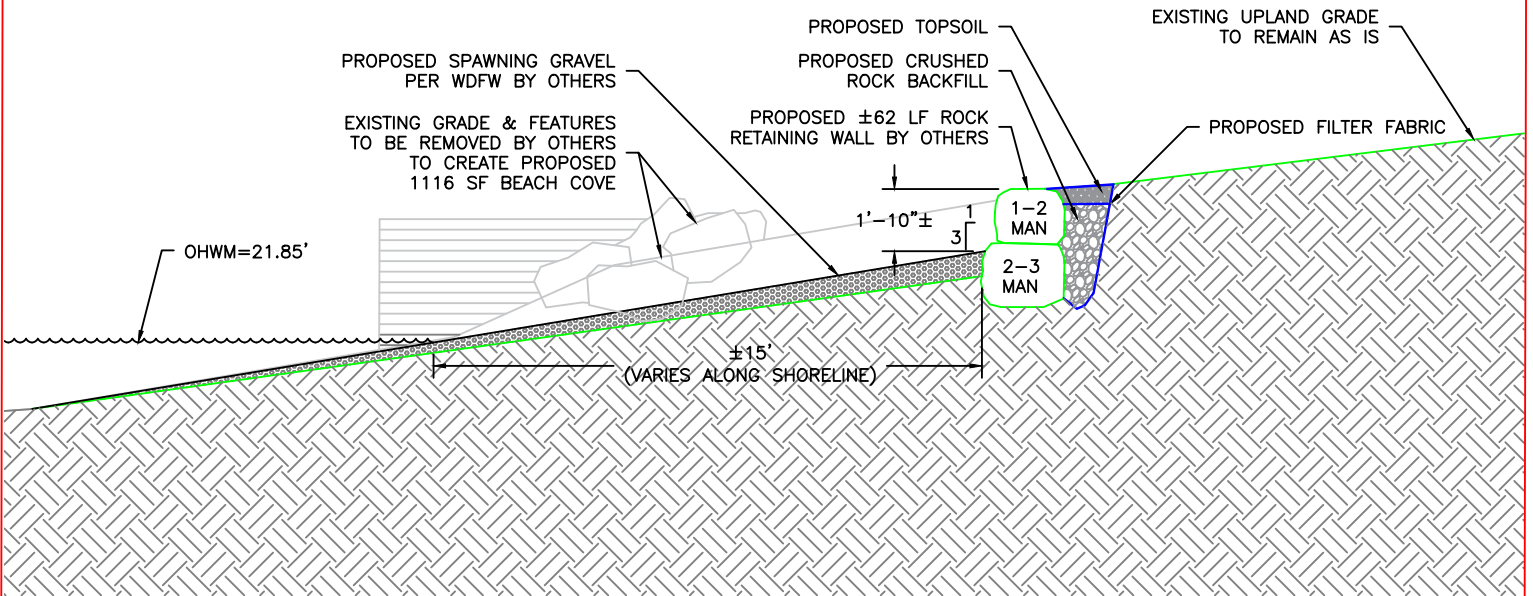
TO INCLUDE DEBRIS DIVE ASSESSMENT/MITIGATION PLAN

REFERENCE #:	
APPLICANT:	MERCER ISLAND BEACH CLUB
PROPOSED:	MARINA REBUILD
SHEET: 13 OF 15	NEAR/AT: MERCER ISLAND
DATE: 12/22/2021	DWG #: 20-37005-A2-13

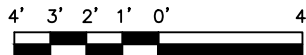


EXISTING SECTION A-14

SCALE: 3/16"=1'



PROPOSED SECTION B-14



SCALE: 3/16"=1'

REVISED
01/27/2022

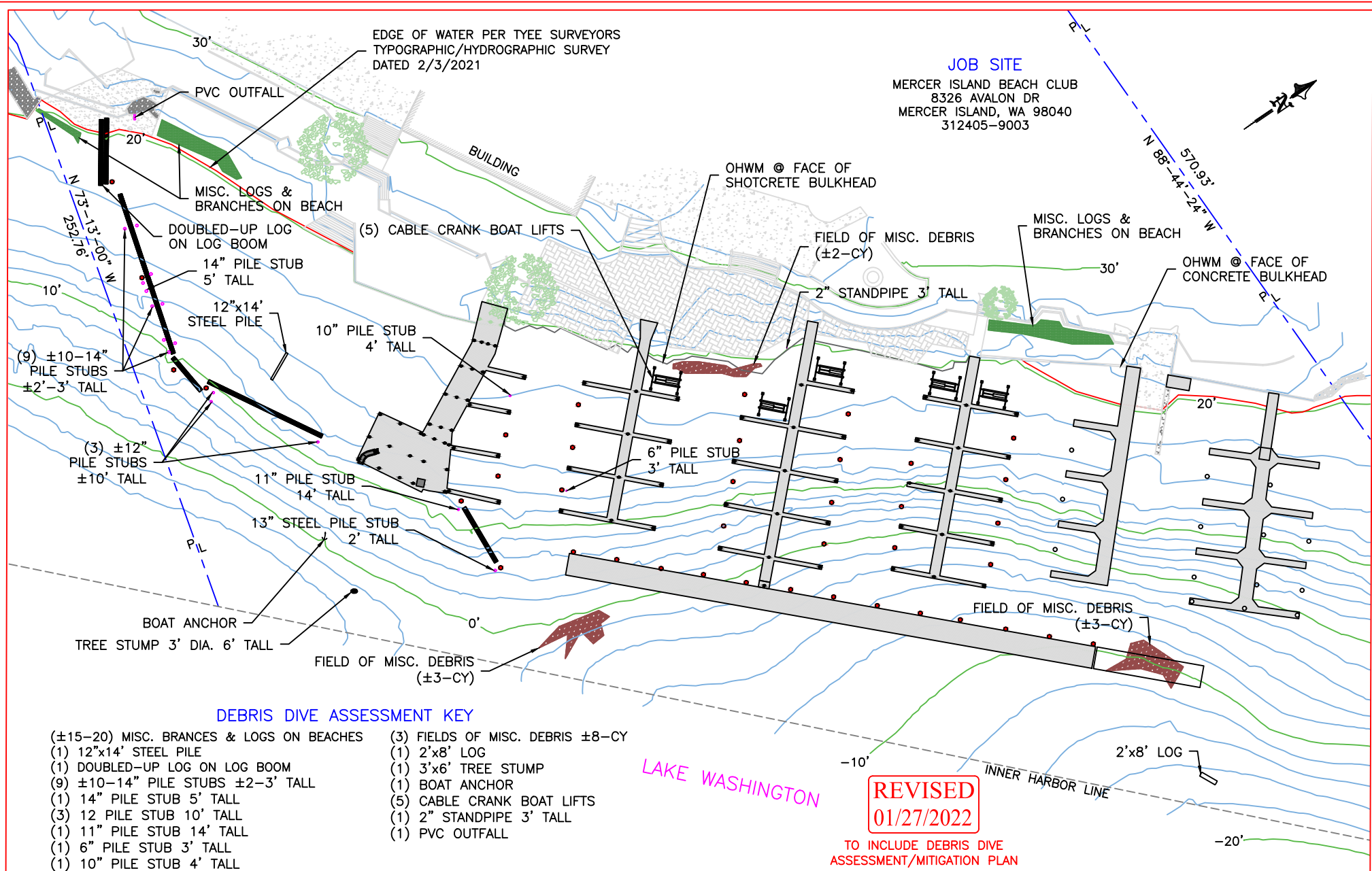
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ASSESSMENT/MITIGATION PLAN

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PROPOSED: MARINA REBUILD		
SHEET: 14	OF: 15	NEAR/AT: MERCER ISLAND
DATE: 12/22/2021	DWG #: 20-37005-A2-14	



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

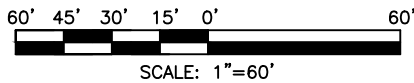
DEBRIS DIVE ASSESSMENT KEY

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

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01/27/2022

TO INCLUDE DEBRIS DIVE
 ASSESSMENT/MITIGATION PLAN

PROPOSED MITIGATION PLAN VIEW



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