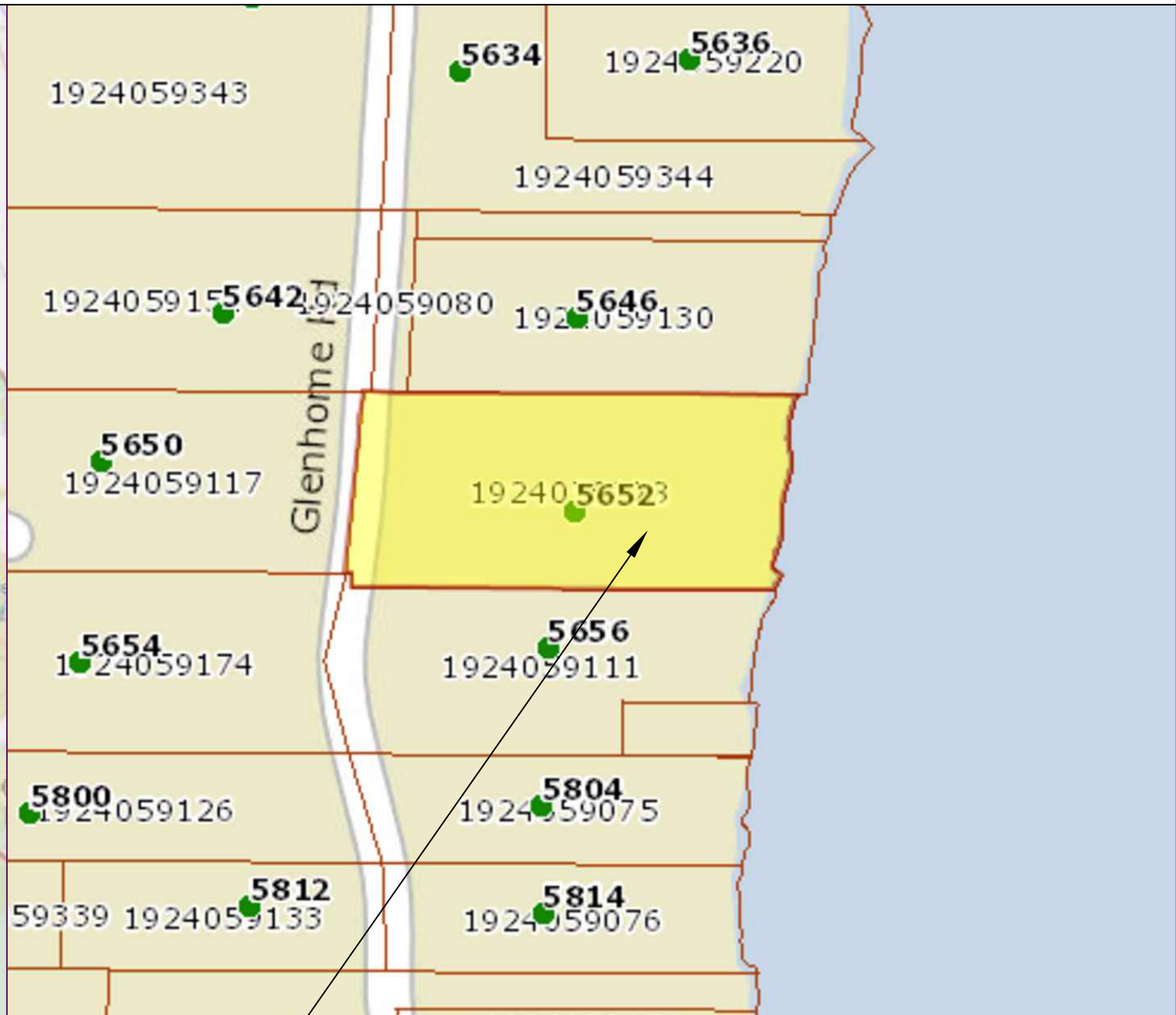
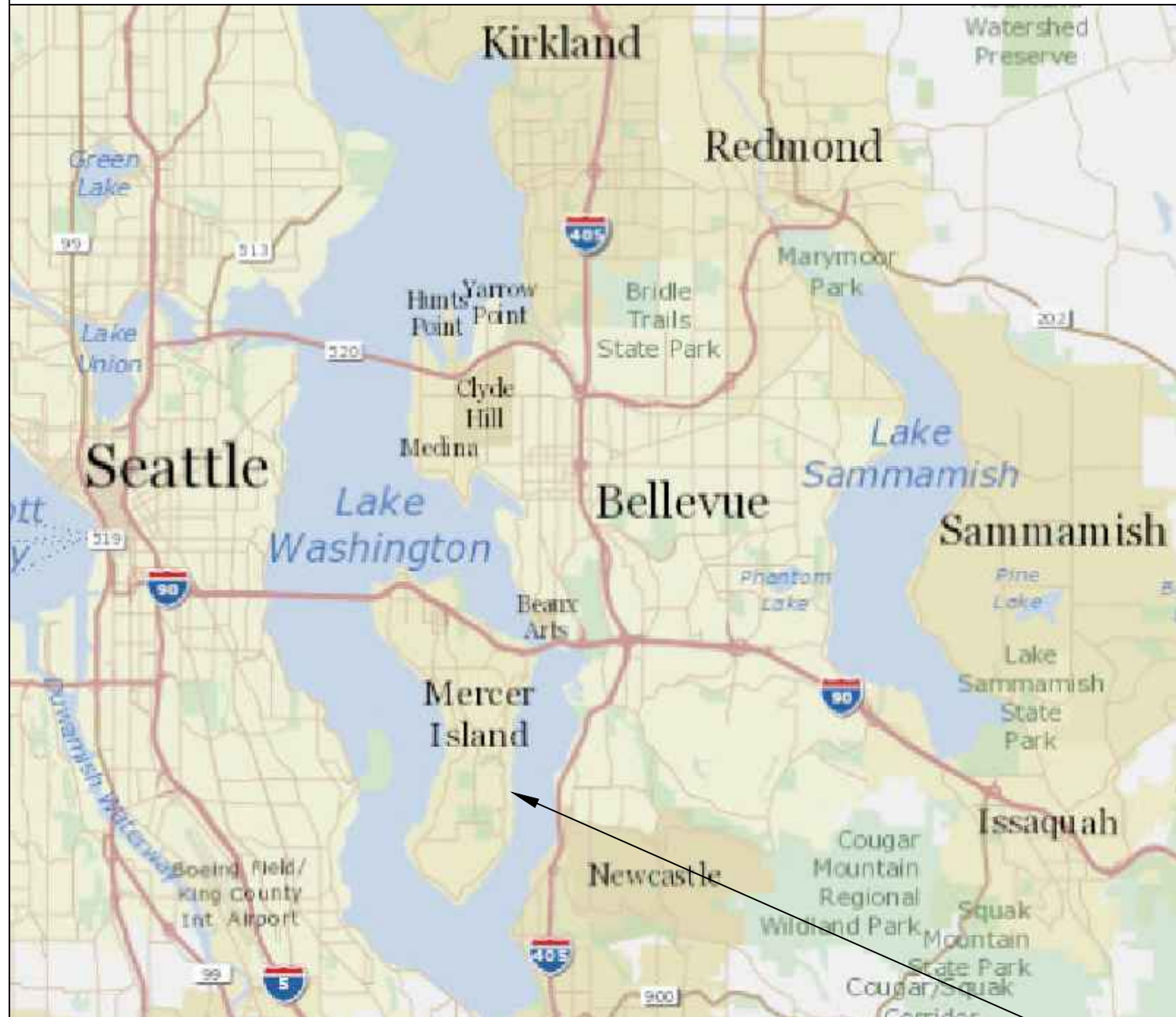


# SITE PLAN



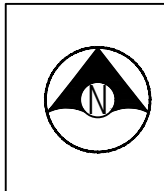
Pin: 192405-9078

Legal Description: PCL A MI LLA SUB03-006 REC #20040423900002 TGW SH LDS ADJ SD LLA IS SIT IN THE N 200 FT OF S 2120 FT OF STR 19-24-05 & ELY OF A RD ESMT PER REC #S 3368003 & 4004443

Plat Block:  
Plat Lot:

LAT: 47.55138      LONG: -122.21043

**SUBJECT  
PROPERTY**



Seaborn Pile Driving  
1080 W Ewing St  
Seattle, WA 98119

Office: 206-236-1700 ext. 3  
www.seabornpiledriving.com

Scope of Work: We propose to repair (8) piles, repair the existing deck, stairs, and dock with grated decking material, and permitting the relocation of one lift.

County: King County  
Location: Lake Washington

Applicant: Rosato Residence  
5652 E. Mercer Way  
Mercer Island, WA 98040

Datum: CORPS OF ENGINEERS 1919  
SE Quarter Of Section 19, Township 24, Range 05

Adjacent Owners:  
LI JAKE ZHENLIN & WUYANCI  
5646 E MERCER WAY 98040  
TISCORNIA JOHN F & PAULA C  
5646 E MERCER WAY 98040

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**SHEET  
A1.0**

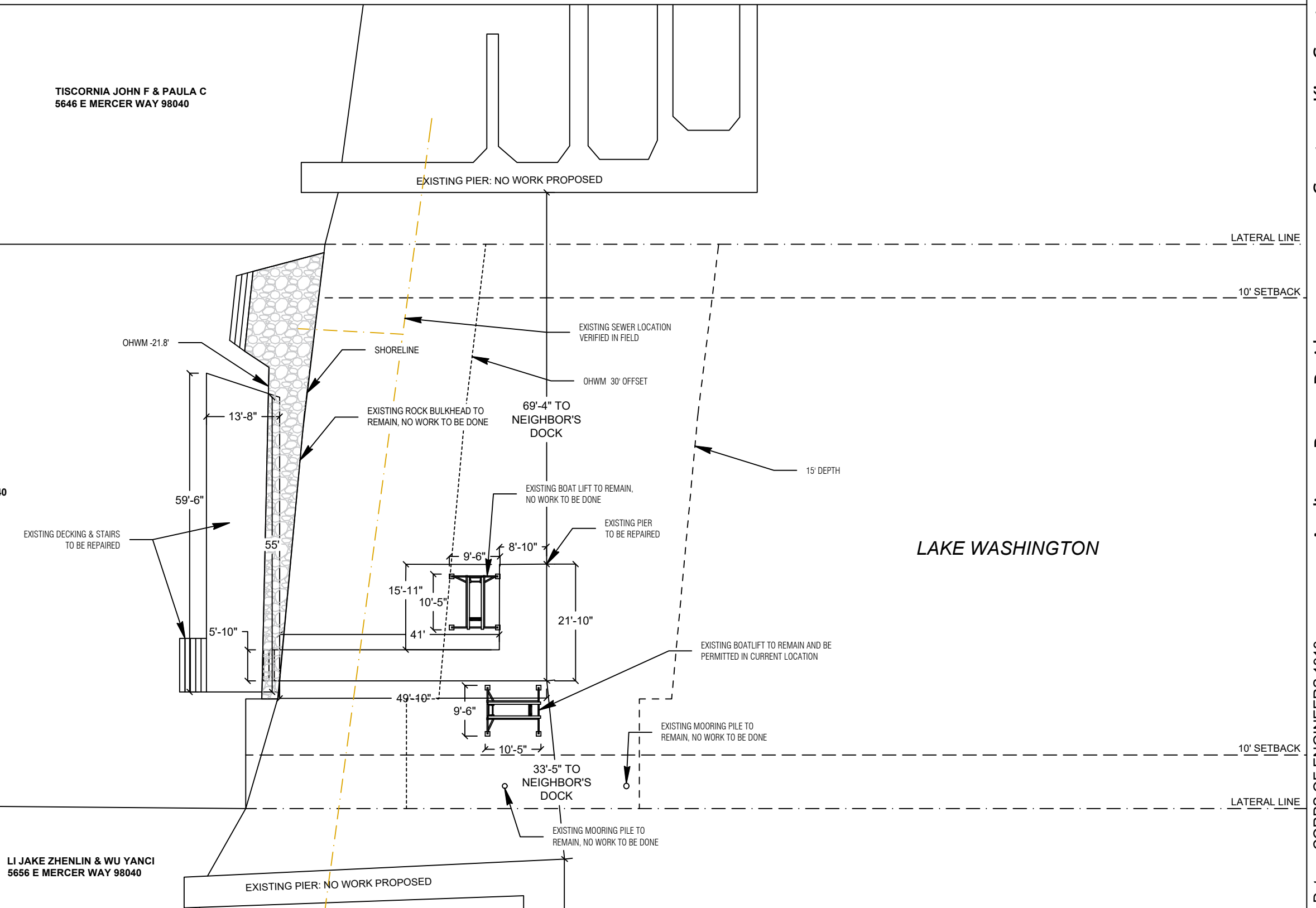
NWS-2021-XXX  
PAGE 1 OF 14

# EXISTING CONDITIONS

**\*\*CLEAN UP LAKE AROUND PROJECT\*\***

TISCORNIA JOHN F & PAULA C  
5646 E MERCER WAY 98040

SUBJECT PROPERTY:  
ROSATO RESIDENCE  
5652 E MERCER WAY 98040  
Parcel #: 192405-9078



LAKE WASHINGTON

LI JAKE ZHENLIN & WU YANCI  
5656 E MERCER WAY 98040



SCALE: 1" = 20'-0"  
0' 5' 10' 20'



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**SHEET A2.0**  
NWS-2021-XXX  
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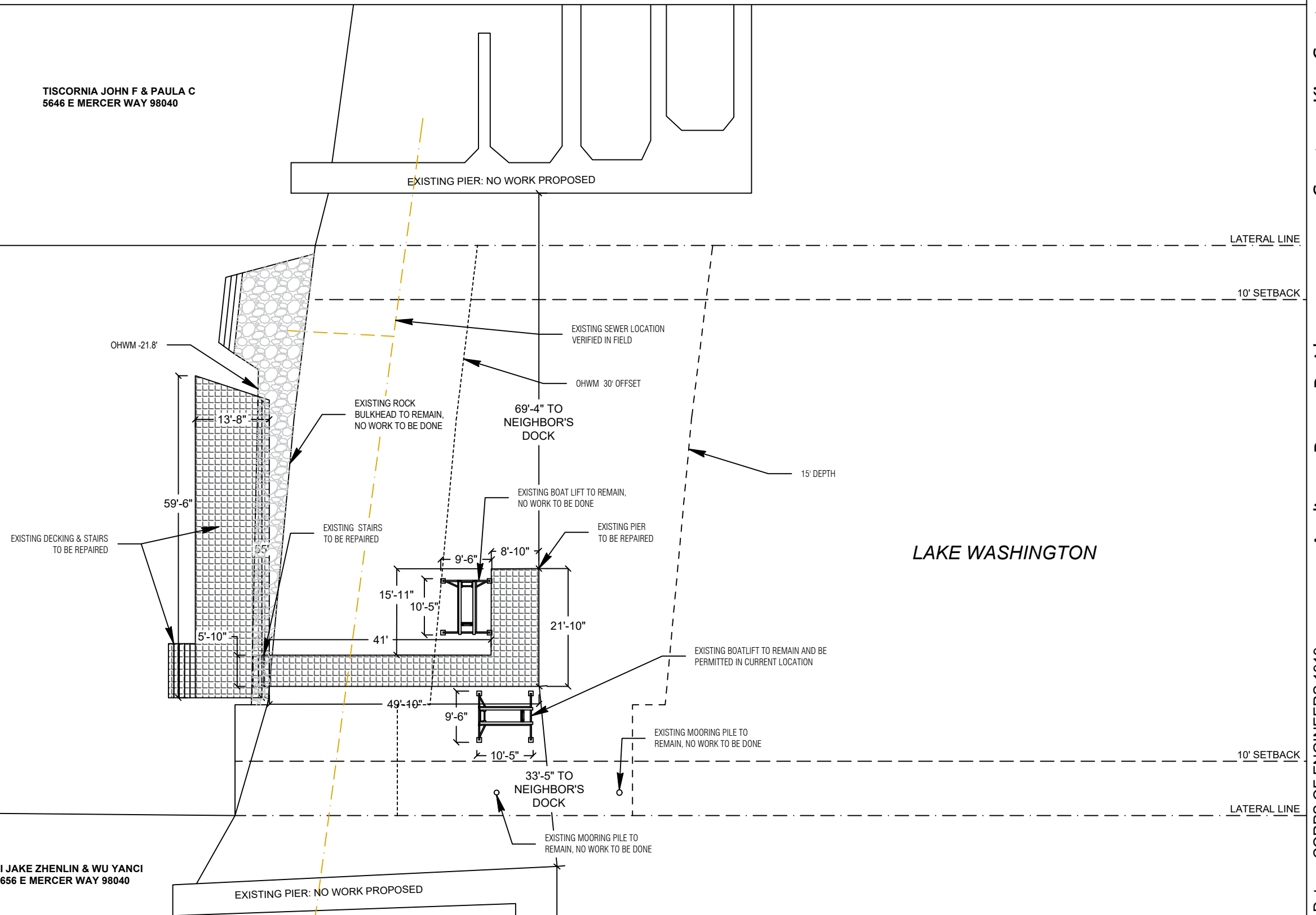
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# PROPOSED CONDITIONS

**\*\*CLEAN UP LAKE AROUND PROJECT\*\***

TISCORNIA JOHN F & PAULA C  
5646 E MERCER WAY 98040

SUBJECT PROPERTY:  
ROSATO RESIDENCE  
5652 E MERCER WAY 98040  
Parcel #: 192405-9078



SCALE: 1" = 20'-0"  
0' 5' 10' 20'

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**SHEET  
A3.0**

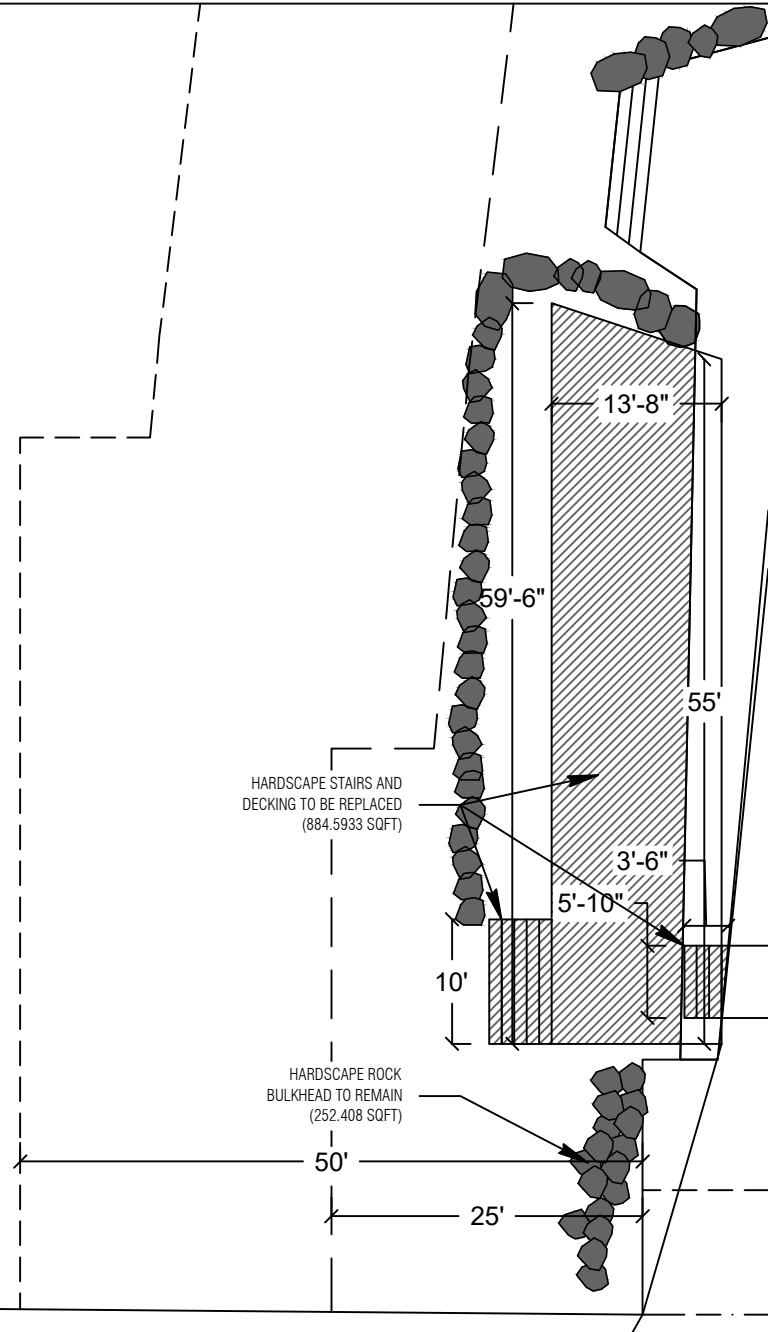
# HARDSCAPE CALCULATION

## Allowed Impervious Quantities

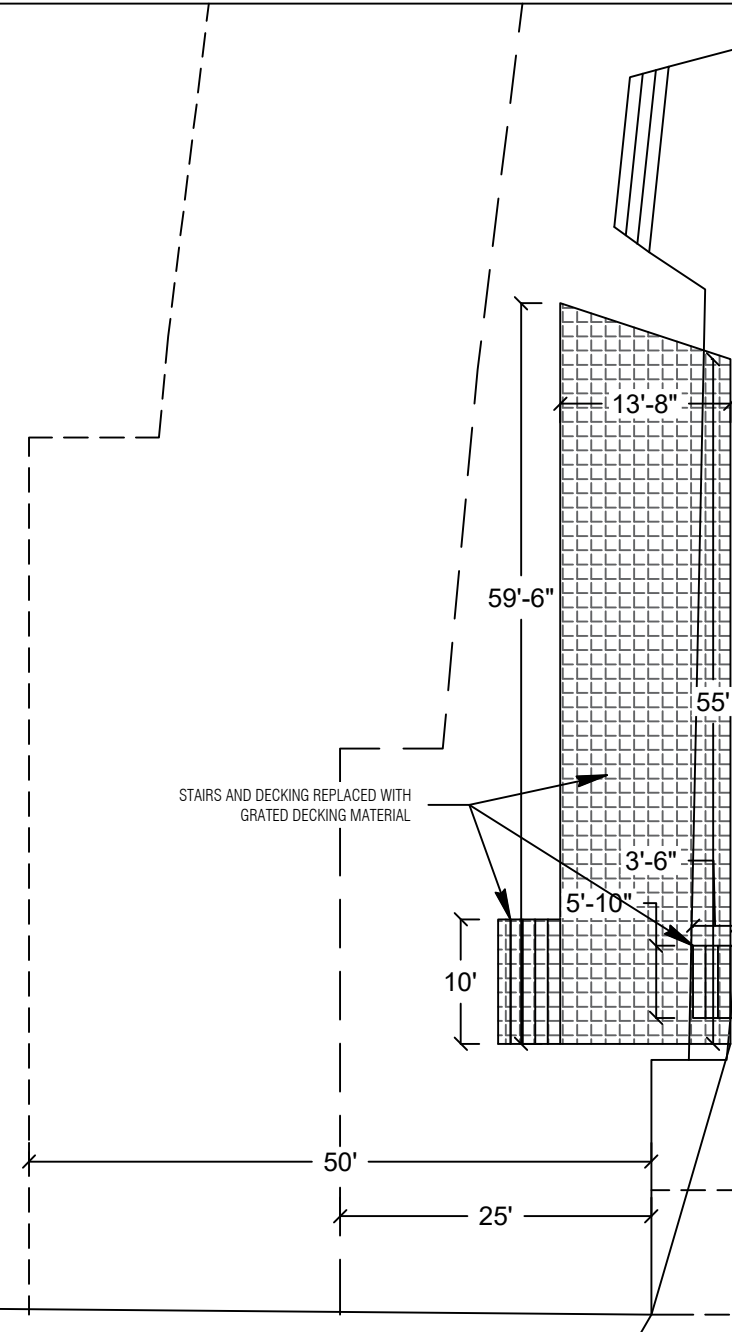
SETBACK (total sqft)	ALLOWED	CURRENTLY USED	REMOVING (TOTAL%)	PROPOSED
0' - 25' SETBACK (2,841.1491 sqft)	10% (284.1491 sqft)	40% (1,137.0013 sqft)	31% (884.5933 sqft)	8.88% (252.408 sqft)
25' - 50' SETBACK (2,865.3035 sqft)	30% (859.5911 sqft)	N/A	N/A	REMAIN AS IS

SUBJECT PROPERTY:  
ROSATO RESIDENCE  
5652 E MERCER WAY 98040  
Parcel #: 192405-9078

EXISTING CONDITIONS



PROPOSED CONDITIONS



County: King County  
Location: Lake Washington

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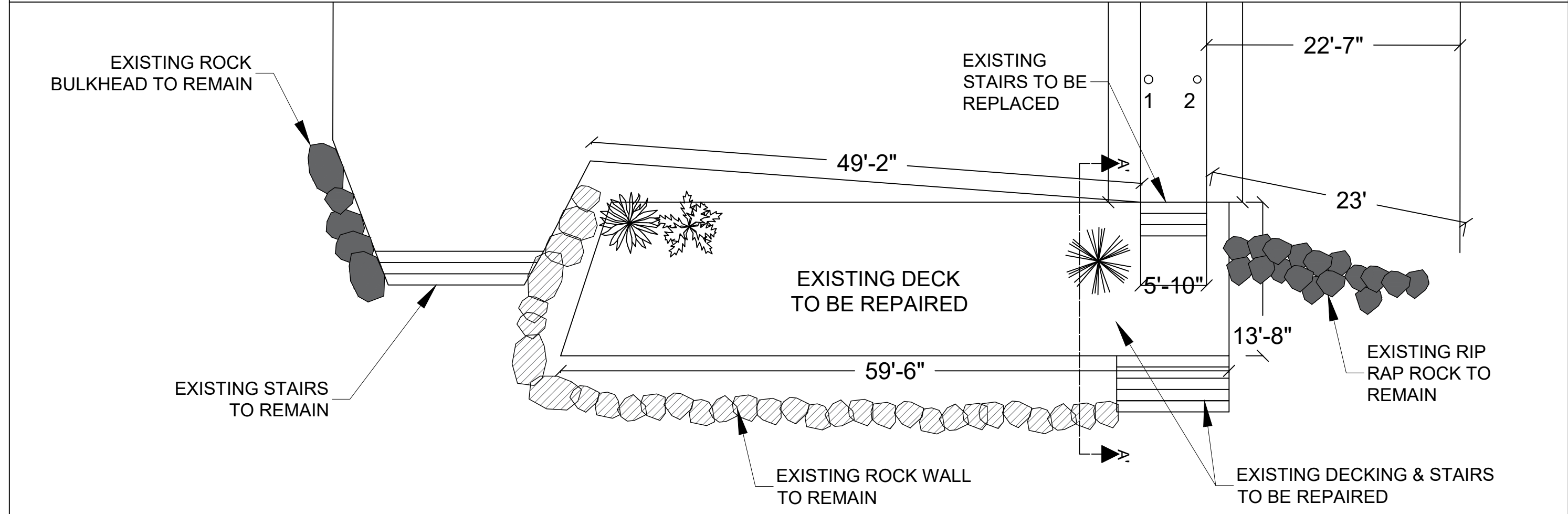
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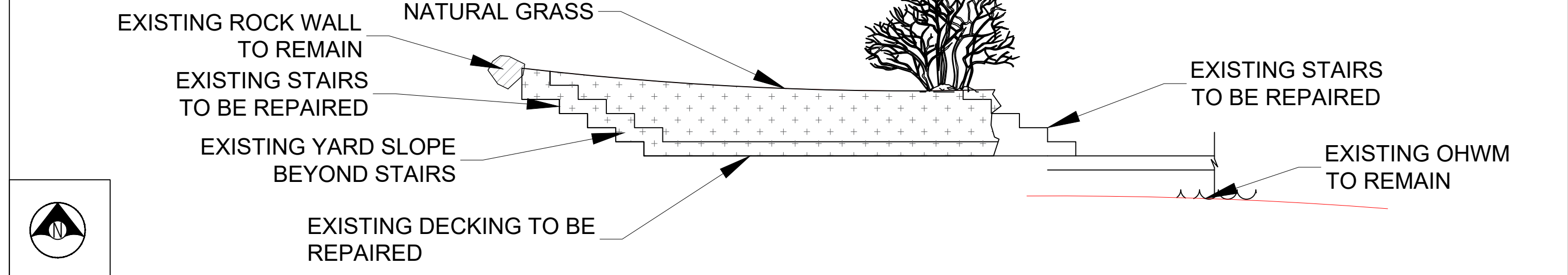
SHEET  
A4.0

# PROPOSED CONDITIONS



PLAN VIEW

A'-A' SECTION VIEW



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 Seattle, WA 98119  
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**SHEET A5.0**

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 PAGE 5 OF 14

# PIER DETAILS - EXISTING/PROPOSED

## LEGEND

- ⊕ (10) EXISTING PILES - TO BE REPAIRED
- (4) EXISTING PILES - NO WORK TO BE DONE
- (2) EXISTING MOORING PILE - NO WORK TO BE DONE

Area: 432 sqft (new grated decking)

\*\*Grated decking material is 43% light permeable

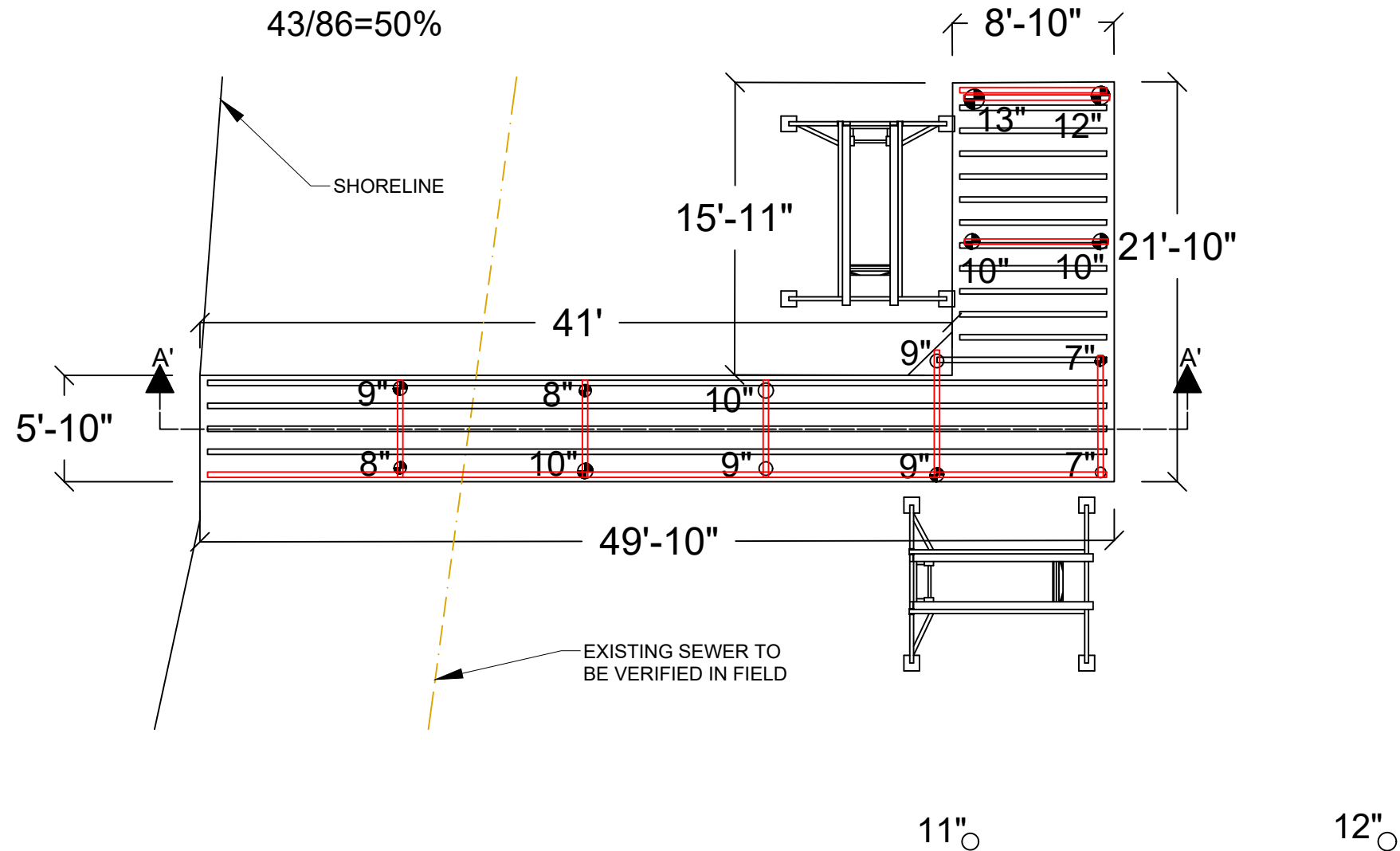
## MEMBER REPLACEMENT

### EXISTING:

- (14) EXISTING PILES
- (7) EXISTING CAPS
- (37) EXISTING STRINGERS
- (28) EXISTING BRACKETS
- (86) TOTAL MEMBERS

### REPAIR:

- (10) PILES
- (7) CAPS
- (6) STRINGERS
- (20) BRACKETS
- (43) MEMBER REPAIRS



PLAN VIEW



Seaborn Pile Driving  
1080 W Ewing St  
Seattle, WA 98119

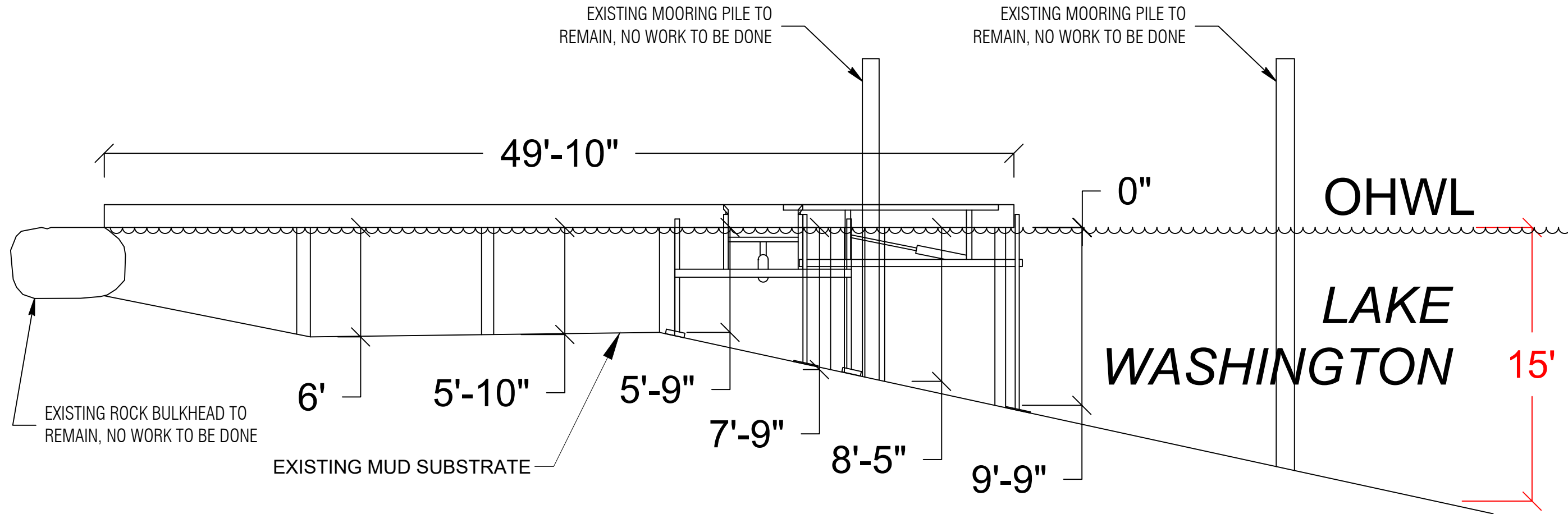
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5646 E MERCER WAY 98040  
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**SHEET**  
**A6.0**

# PIER DETAILS EXISTING/PROPOSED



SECTION VIEW: A'-A'



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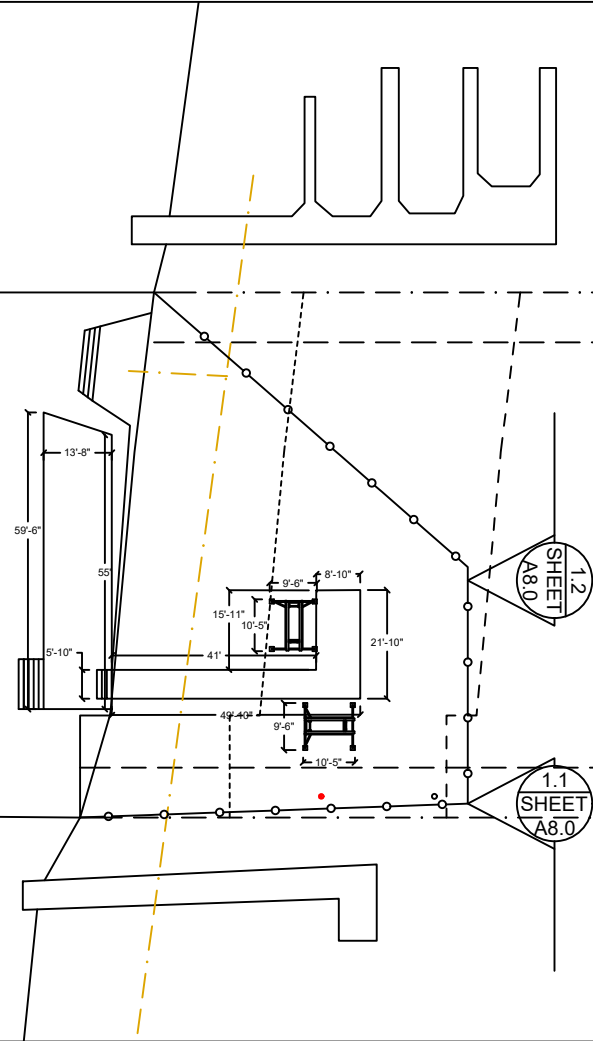
TISCORNIA JOHN F & PAULA C  
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**SHEET**  
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# BMP INFORMATION

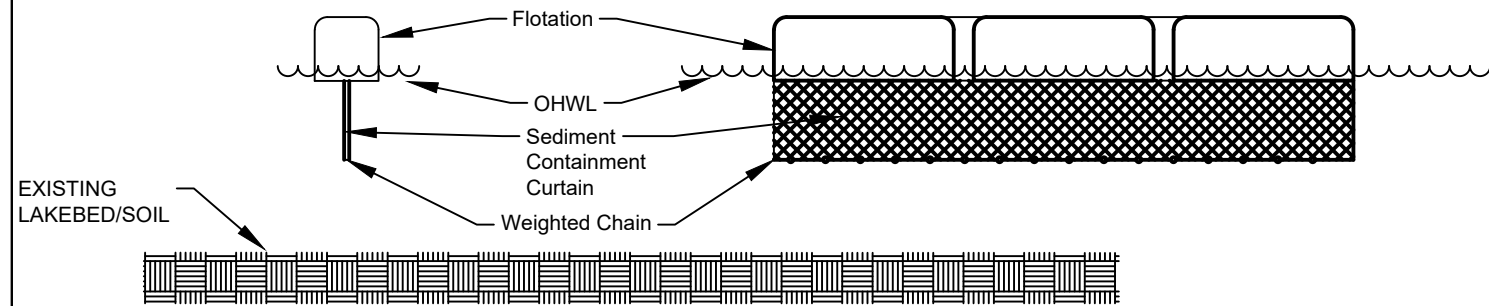


## BMP NOTES:

- A. Constant vigilance shall be kept for the presence of protected fish species during all aspects of the proposed action, particularly during in-water activities such as vessel movement, deployment of anchors & spuds, pile driving, dredging, and placement of gravels and other fill.
- The project manager shall designate an appropriate number of competent observers to survey the project site and adjacent areas for protected species, including the presence of fish as conditions allow.
  - Visual surveys shall be made prior to the start of work each day, and prior to resumption of work following any break of more than an hour. Periodic additional visual surveys throughout the work day are strongly recommended.
  - All in-water work shall be done during the in-water work window for the waterbody. Where there is a difference between the USCOE and WDFW work windows, the overlap of the two shall apply.
  - All pile driving and extraction shall be postponed or halted when obvious aggregations or schooling of fish are observed within 50 yards of that work, and shall only begin/resume after the animals have voluntarily departed the area.
  - When piloting vessels, vessel operators shall operate at speeds and power settings to avoid grounding vessels, and minimize substrate scour and mobilization of bottom sediments.
- B. No contamination of the marine environment shall result from project-related activities.
- Appropriate materials to contain and clean potential spills shall be stored and readily available at the work site and/or aboard project-related vessels.
  - The project manager and heavy equipment operators shall perform daily pre-work equipment inspections for cleanliness and leaks. All heavy equipment operations shall be postponed or halted should a leak be detected, and shall not proceed until the leak is repaired and the equipment is cleaned.
  - To the greatest extent practicable, utilize biodegradable oils for equipment that would be operated in or near water.
  - Fueling of land-based vehicles and equipment shall take place at least 50 feet away from the water, preferably over an impervious surface. Fueling of vessels shall be done at approved fueling facilities.
  - Turbidity and siltation from project-related work shall be minimized and contained through the appropriate use of erosion control practices, effective silt containment devices, and the curtailment of work during adverse weather and tidal/flow conditions.
  - All wastes shall be collected and contained for proper disposal at approved upland disposal sites appropriate for the material(s).
  - When removing piles and other similarly treated wood, containment booms must fully enclose the work area. Wood debris, oils, and any other materials released into lake waters must be collected, removed, and properly disposed of at approved disposal sites.
  - All in- and over-water wood cutting would be limited to the minimum required to remove the subject wood component, and all cutting work should be enclosed within floating containment booms.
  - When removing piles, no actions shall be taken that would cause adhering sediments to return to lake waters.
  - Above-water containment shall be installed around removed piles to prevent sediment laden waters from returning to lake waters.
  - Construction staging (including stocking of materials, etc.) will occur on the supply barge.
  - All Exposed wood to be used on the project will be treated with a cheminite treatment.

DETAIL 1.1

DETAIL 1.2



DETAIL 1.1 & 1.2

Scope of Work: We propose to repair (8) piles, repair the existing deck, stairs, and dock with grated decking material, and permitting the relocation of one lift.



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**SHEET**  
**A8.0**

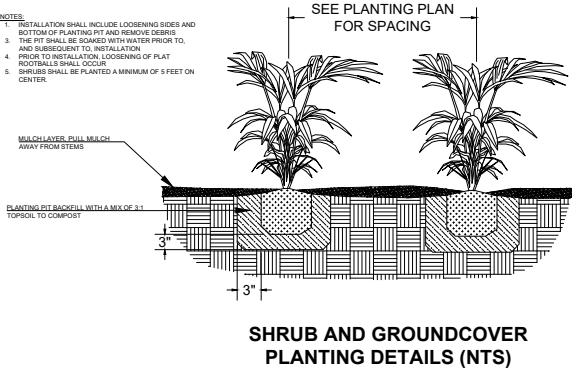
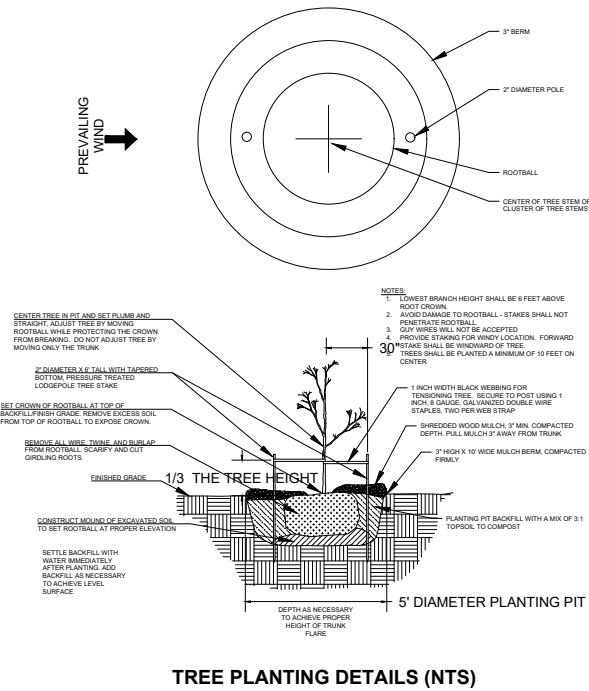
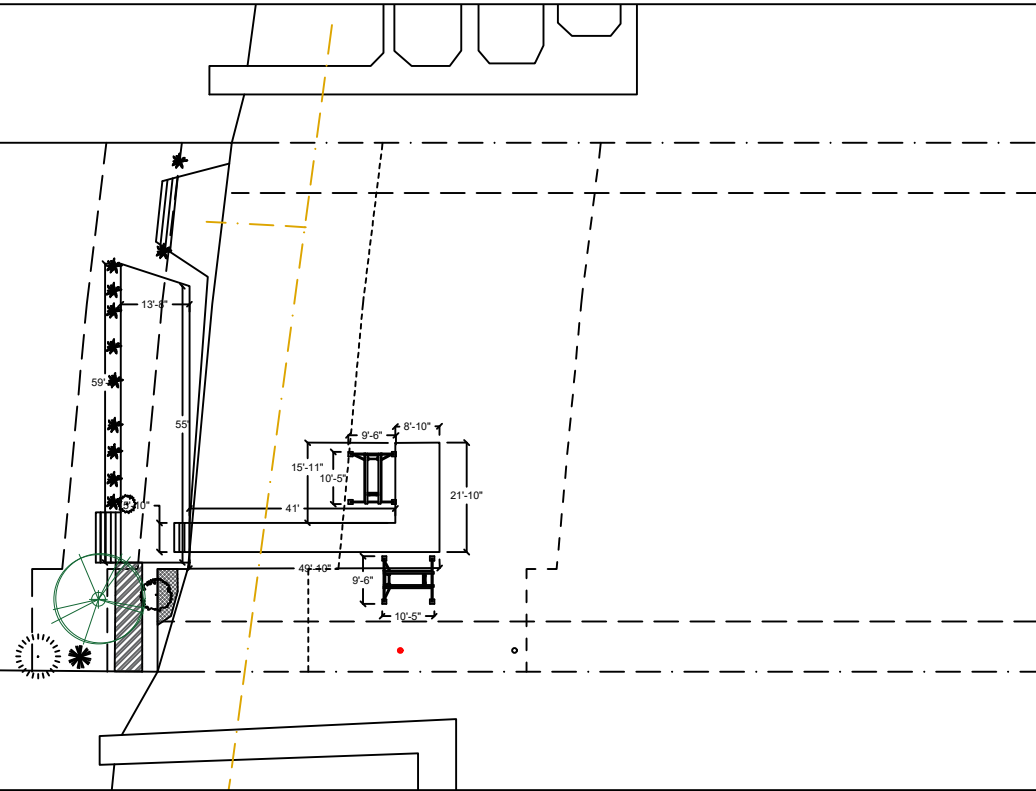
NWS-2021-XXX  
PAGE 8 OF 14

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# MITIGATION PLAN



**Notes:**

1. Shrubs are show, and shall be planted, at least five feet on center. Trees are show, and shall be planted, at least ten feet to center.
2. The property owner will implement and abide by the shoreline planting plan. The plants shall be installed before or concurrent with the work authorized by this permit. A report, as-built drawing and photographs demonstrating the plants have been installed or a report on the status of project construction will be submitted to the U.S. Army Corps of Engineers, Seattle District, Regulatory Branch, within 12 months from the date of permit issuance. This reporting requirement may be met by completing and submitting a U.S. Army Corps of Engineers approved Report for Mitigation Work Completion form.
3. The property owner will maintain and monitor the survival of installed shoreline plantings for five years after the U.S. Army Corps of Engineers accepts the as-built report. Installed plants shall achieve 100% survival during monitoring Years 1 and 2. Installed plants shall achieve at least 80% survival during monitoring Years 3, 4 and 5. Percent survival is based on the total number of plants installed in accordance with the approved riparian planting plan. Individual plants that die will be replaced with native riparian species in order to meet the survival performance standards.
4. The property owner will provide annual monitoring reports for five years (Monitoring Years 1-5). Each annual monitoring report will include written and photographic documentation on plant mortality and replanting efforts and will document whether the performance standards are being met. Photos will be taken from established points and used repeatedly for each monitoring year. In addition to photos at designated points, photo documentation will include a panoramic view of the entire planting area. Submitted photos will be formatted on standard 8 1/2 x 11" paper, dated with the date the photo was taken, and clearly labeled with the direction from which the photo was taken. The photo location points will be identified on an appropriate drawing. Annual shoreline planting monitoring reports will be submitted to the U.S. Army Corps of Engineers, Seattle District, Regulatory Branch, by November 31 of each monitoring year. This reporting requirement may be met by completing and submitting a U.S. Army Corps of Engineers approved Mitigation Planting Monitoring Report form.

## PROPOSED PLANTING SPECIES/QUANTITIES

SYMBOL	LATIN NAME	COMMON NAME	QTY	SIZE
	Thuja picatta	Western Redcedar	1	3 ft

PLANTS: Shrubs to be installed 5ft on center and trees to be installed 10ft on center.

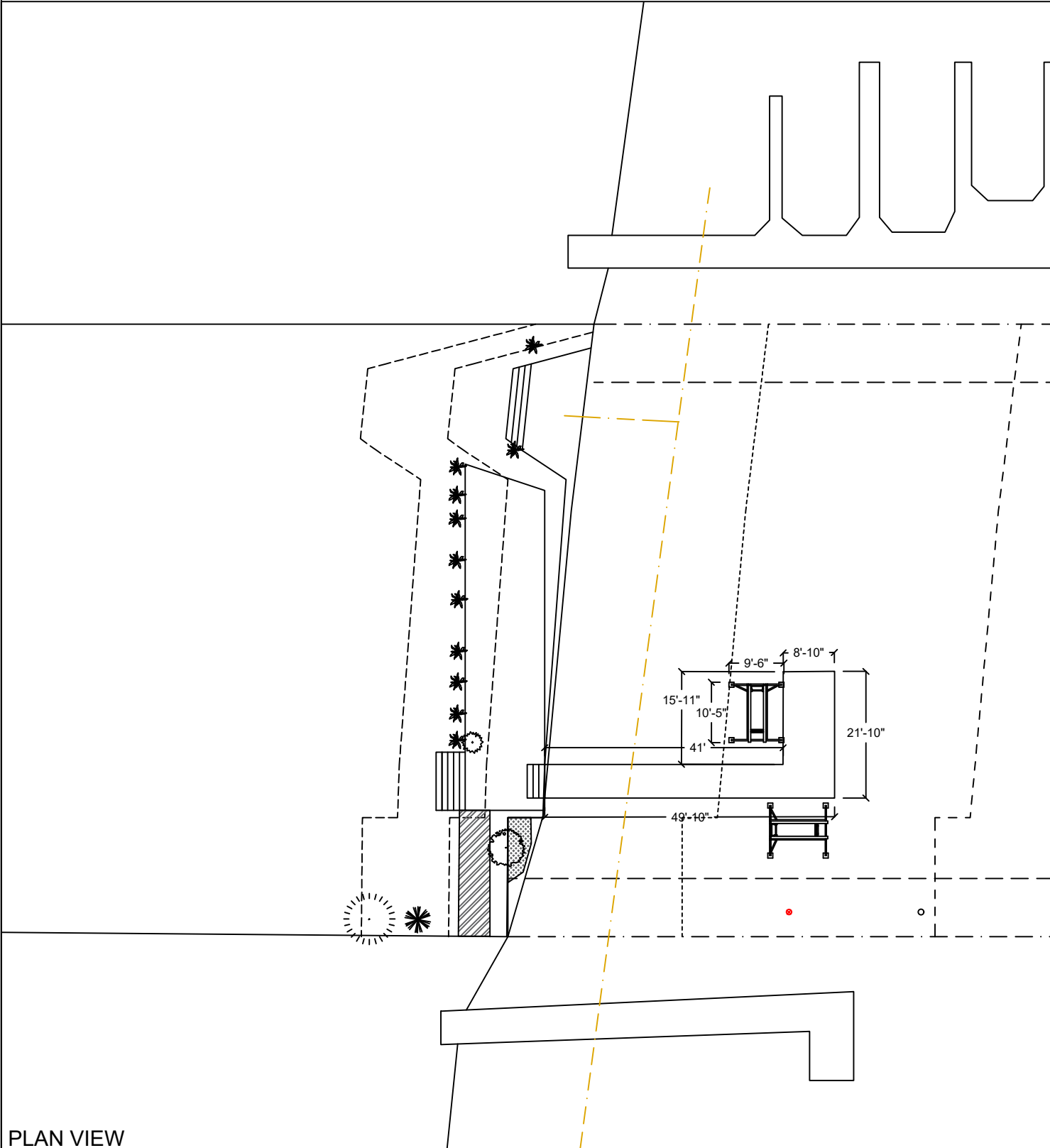


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A9.0  
NWS-2021-XXX  
PAGE 9 OF 14

# EXISTING PLANT PLAN



EXISTING PLANTING SPECIES/QUANTITIES				
SYMBOL	SCIENTIFIC NAME	COMMON NAME	QTY	SIZE
	<i>Pinus contorta v. contorta</i>	Shore Pine	1	~6'
	<i>Myrica californica</i>	Pacific wax myrtle	1	~5'x22'
	<i>Cotoneaster horizontalis</i>	Rockspray Cotoneaster	1	~10ft
	<i>Carex bromoides</i>	Brome-Like Sedge	11	~4'
	<i>Polystichum munitum</i>	Western Sword Fern	1	~4'
	<i>Liriodendron tulipifera</i>	Tulip Poplar	1	~5'
	<i>Berberis thunbergii</i>	Japanese barberry	1	~4'

EXISTING PLANTS TABLE



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 Last Updated: 3/1/2022 1:00 PM Dray

# GENERAL NOTES:

## MATERIALS SPEC LIST:

### Boat Lifts:

- \* SL10014ARW - 114" x 125"
- \* SL10014ARW - 114" x 125"

### Decking Material: FRPP - Fiberglass reinforced polypropylene

#### Light permeable percentage:

- \* Surface - 43%
- \* 18" Dock Height - 61%

### Sewer:

- \* All sewer is field verified by probing the lake bed manually during the allowed work windows for the area.

### Piles:

- \* Repair piles are done as a sleeve/strap method

### Mitigation:

- \* Originally submitted mitigation will change following CORPS submittal. We will update the plan set to reflect all changes before submitting for an amendment

## CODE REFERENCES: Mercer Island

### We are applying for the permit to be reviewed under the:

**“Alternative Development Standards” per MIMC 19.13050(F)(3).**

The code official shall approve moorage facilities not in compliance with the development standards in subsection (F)(1) or (F)(2) of this section subject to both U.S. Army Corps of Engineers and Washington Department of Fish and Wildlife approval to an alternate project design. The following requirements and all other applicable provisions in this chapter shall be met:

i. The dock must be no larger than authorized through state and federal approval; Ch. 19.13 Shoreline Master Program Mercer Island City Code Page 30 of 34 The Mercer Island City Code is current through Ordinance 20C-13, passed June 16, 2020.

#### The dock is no larger than authorized

ii. The maximum width must comply with the width of moorage facilities standards specified in standards specified in subsection D of this section (Table D);

#### Not applicable

iii. The minimum water depth must be no shallower than authorized through state and federal approval;

#### Water depth is not changing

iv. The applicant must demonstrate to the code official's satisfaction that the proposed project will not create a net loss in ecological function of the shorelands; and

#### NNL report attached

iw. The applicant must provide the city with documentation of approval of the moorage facilities by both the U.S. Army Corps of Engineers and the Washington Department of Fish and Wildlife.

#### Plan set is in review by CORPS and WDFW

Datum: CORPS OF ENGINEERS 1919

Last permit issued for property: Building WW523R 7/16/18  
Dock established/constructed: 10/28/1983

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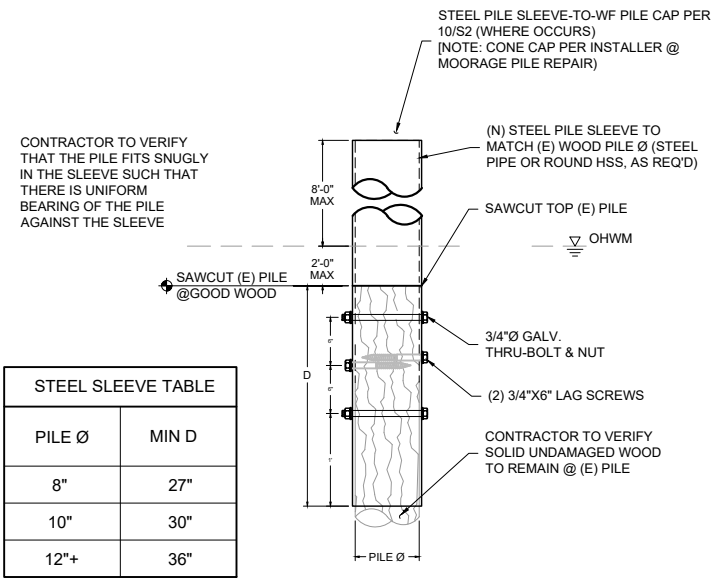
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**SHEET  
A11.0**

# DETAILS - REPAIR



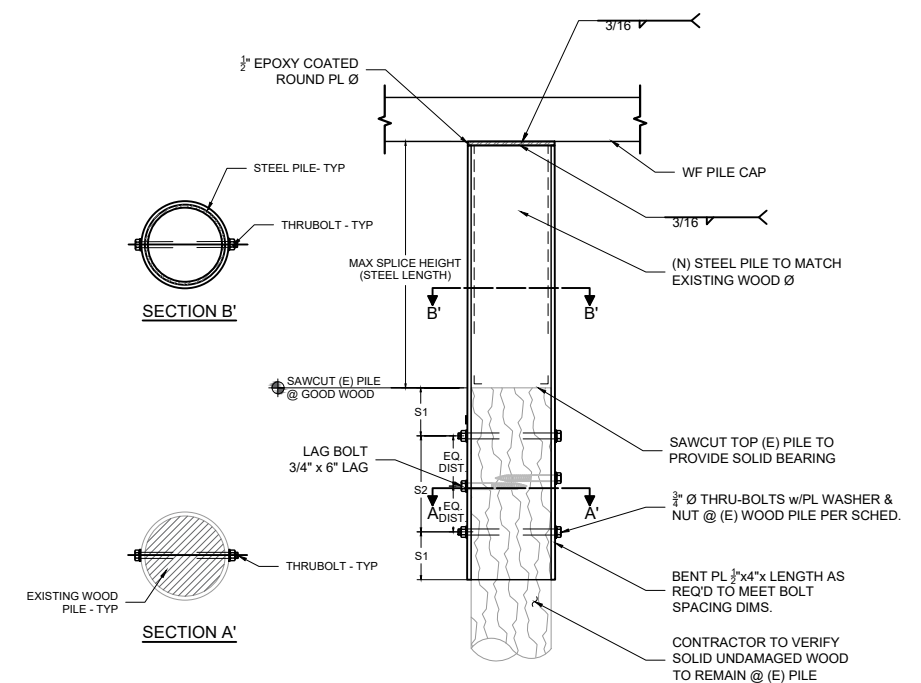
**S1** SLEEVE PILE REPAIR - TYP  
SCALE: 1/2" = 1'

**S2** DETAIL NOT IN USE

**S3** DETAIL NOT IN USE

STEEL SLEEVE TABLE				
PILE Ø	MAX SPLICE HEIGHT	S1	S2	S3
9"	15"	6"	12"	3"
12"+	28"	6"	12"	3"

- NOTES:
- 1) MAX PILE LOAD = 1,200 # / PILE (BOAT LOAD PARALLEL TO DOCK). CONTACT ENGINEERING IF BOAT SIZE EXCEEDS GENERAL NOTES MAXIMUM ALLOWABLE.
  - 2) MINIMUM BOLT SPACING = 3"
  - 3) STRAP AXIS SHALL BE ORIENTED PERPENDICULAR TO LONGITUDINAL AXIS OF DOCK.



**S4** DETAIL NOT IN USE

**S5** SPLICE PILE REPAIR - TYP  
SCALE: 1/2" = 1'



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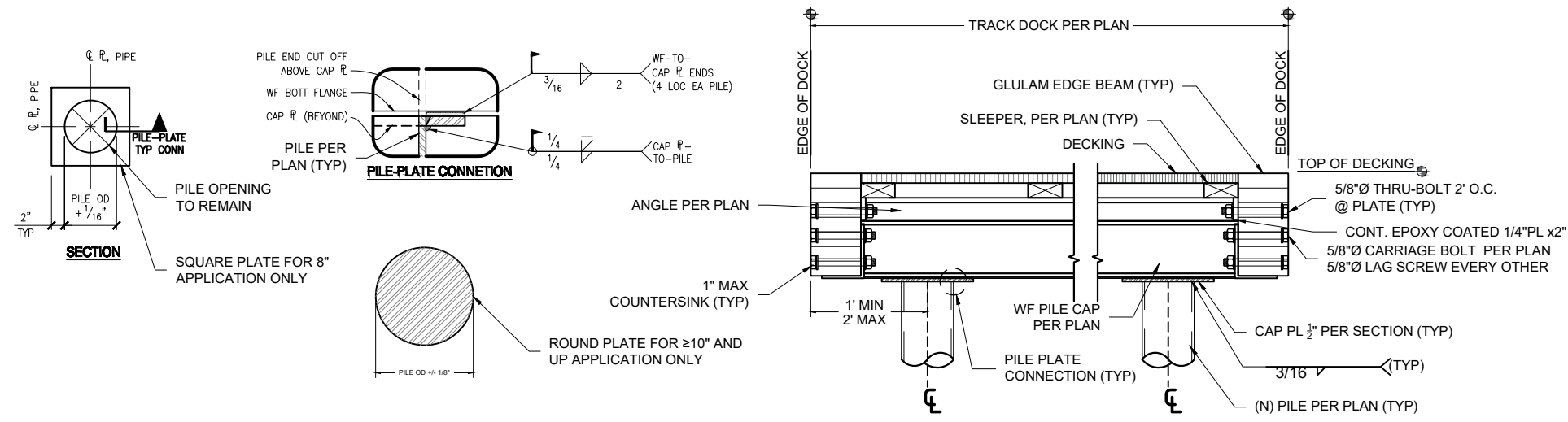
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TISCORNIA JOHN F & PAULA C  
5646 E MERCER WAY 98040

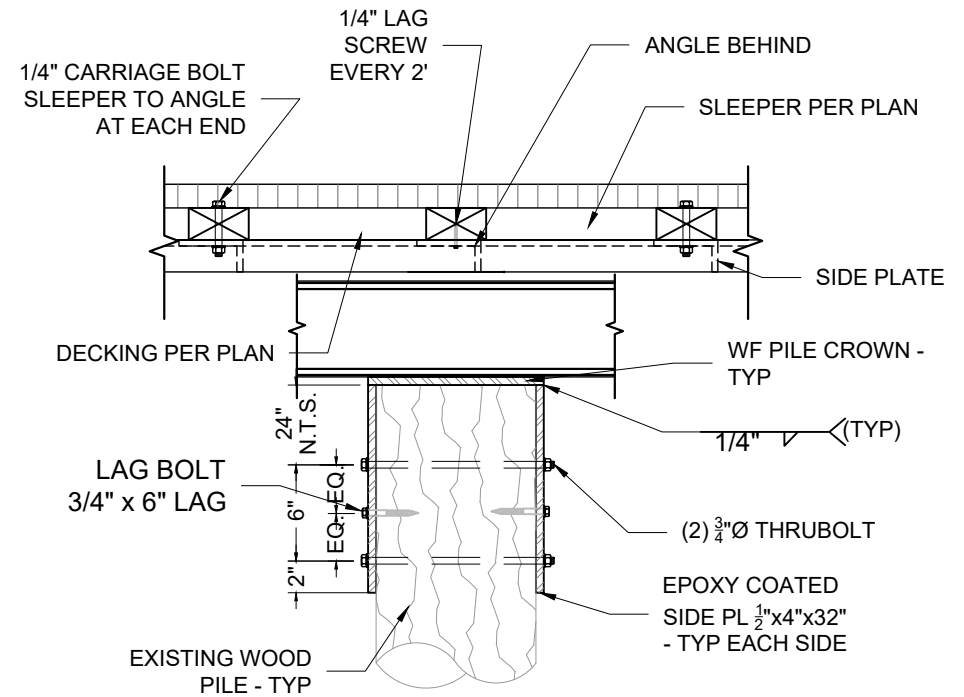
Adjacent Owners:  
LI JAKE ZHENLIN & WU YANCI  
5656 E MERCER WAY 98040

**SHEET**  
**A12.0**

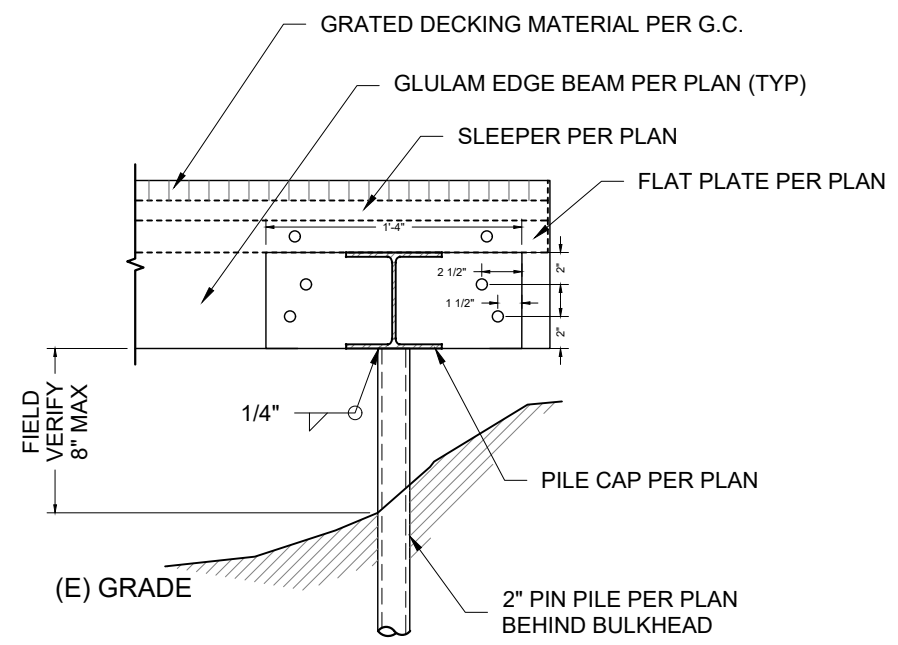
# DETAILS - TRACK



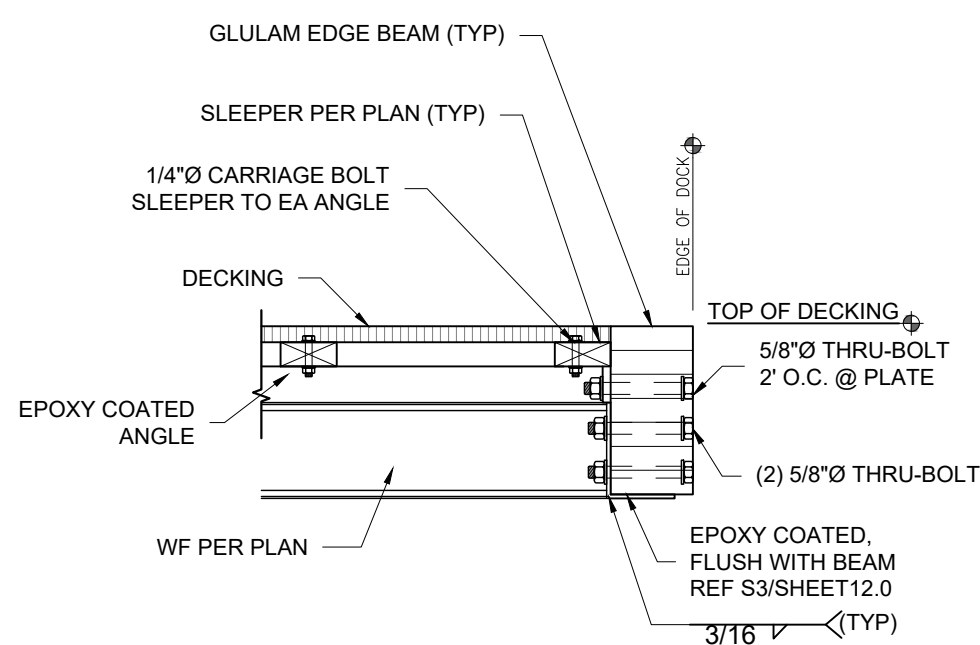
**S1** DOCK SECTION w/PILES - TYP  
SCALE: 1" = 1'



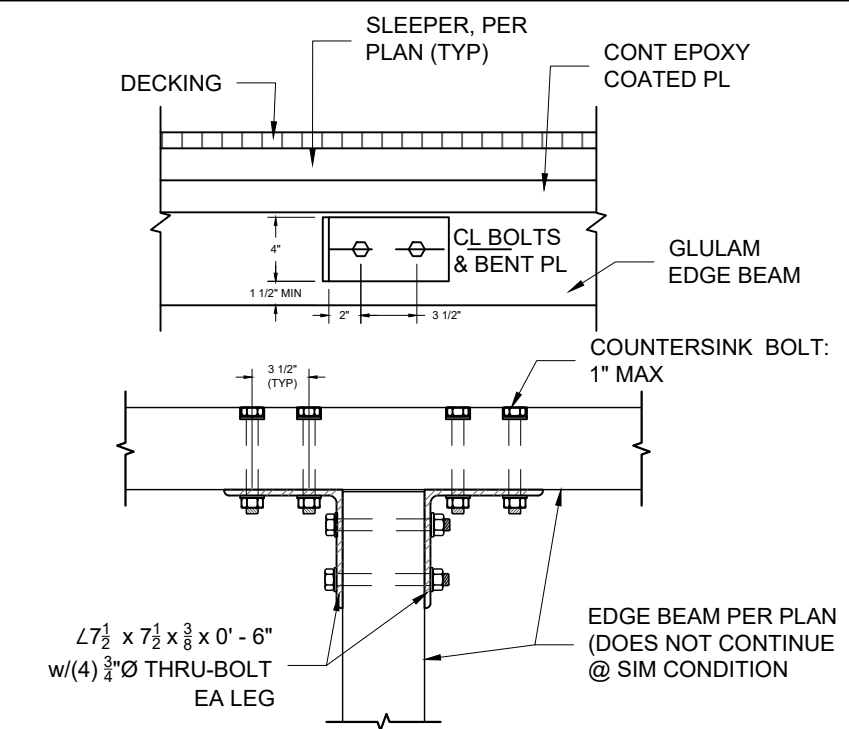
**S3** I-BEAM CAP TO WOOD PILE - TYP  
SCALE: 1" = 1'



**S4** PIN PILE @SHORE MOUNT - TYP  
SCALE: 1" = 1'



**S5** EDGE SECTION (STEEL TRACK) - TYP  
SCALE: 1" = 1'



**S6** BEAM TO BEAM - TYP  
SCALE: 1" = 1'



Seaborn Pile Driving  
1080 W Ewing St  
Seattle, WA 98119  
Office: 206-236-1700 ext. 3  
www.seabornpiledriving.com

Scope of Work: We propose to repair (8) piles, repair the existing deck, stairs, and dock with grated decking material, and permitting the relocation of one lift.

County: King County  
Location: Lake Washington  
Applicant: Rosato Residence  
5652 E. Mercer Way  
Mercer Island, WA 98040  
Datum: CORPS OF ENGINEERS 1919  
SE Quarter Of Section 19, Township 24, Range 05  
Adjacent Owners:  
LI JAKE ZHENLIN & WUYANCI  
5656 E MERCER WAY 98040  
TISCORNIA JOHN F & PAULA C  
5646 E MERCER WAY 98040  
Created: Last Updated: 1/27/2022 12:31 PM Dray

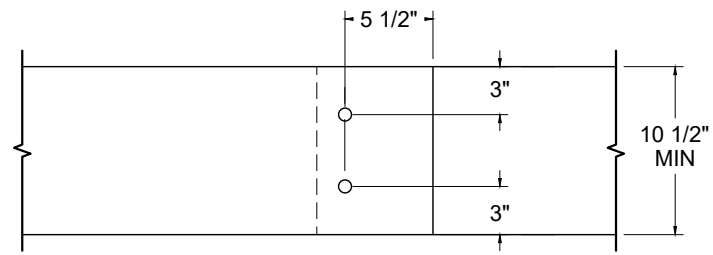
**SHEET**  
**13.0**

# DETAILS - TRACK

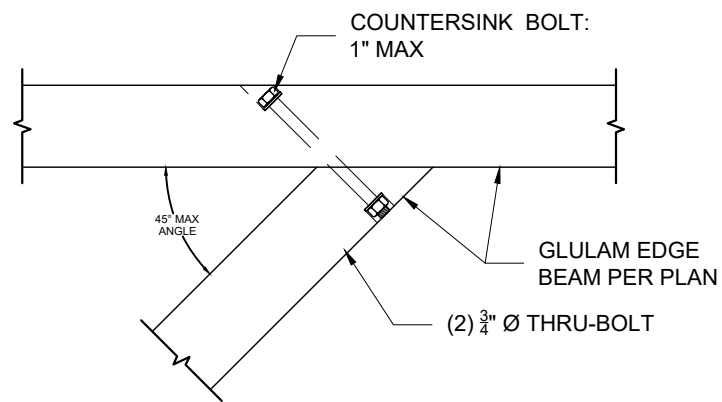
S1 DETAIL NOT IN USE

S2 ANGLE TO PLATE - TYP  
SCALE: 1" = 1'

S3 BEAM SADDLE BRACKET  
SCALE: 3/4" = 1'



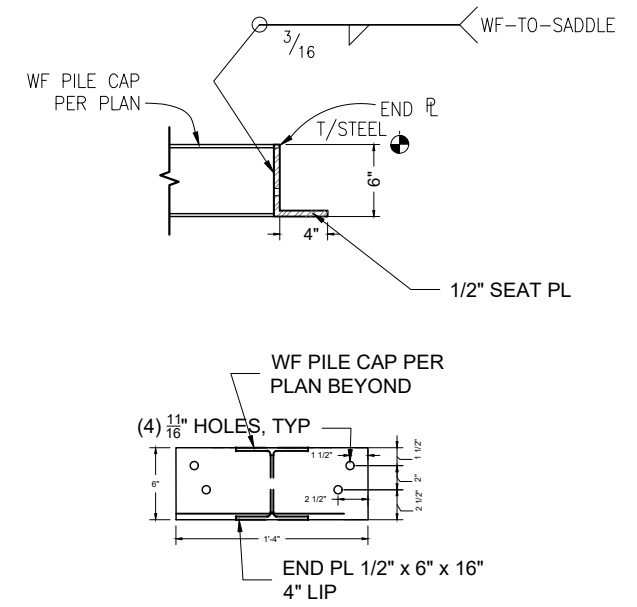
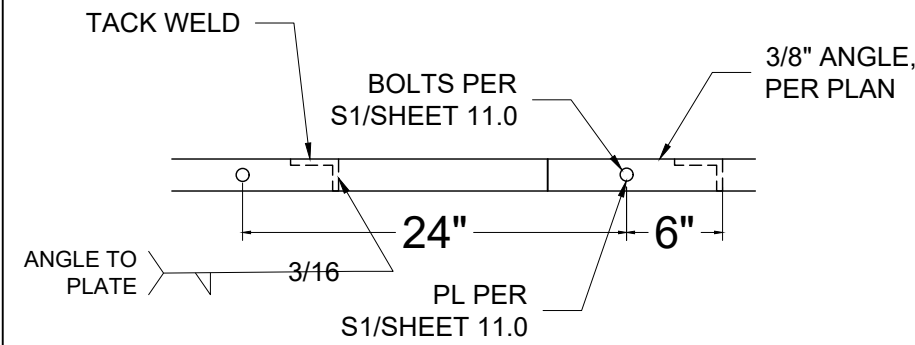
ELEVATION - BOLT SPACING



S4 FILLET CONNECTION - TYP  
SCALE: 1" = 1'

S5 DETAIL NOT IN USE

S6 DETAIL NOT IN USE



County: King County  
Location: Lake Washington

Applicant: Rosato Residence  
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Mercer Island, WA 98040

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SHEET  
14.0