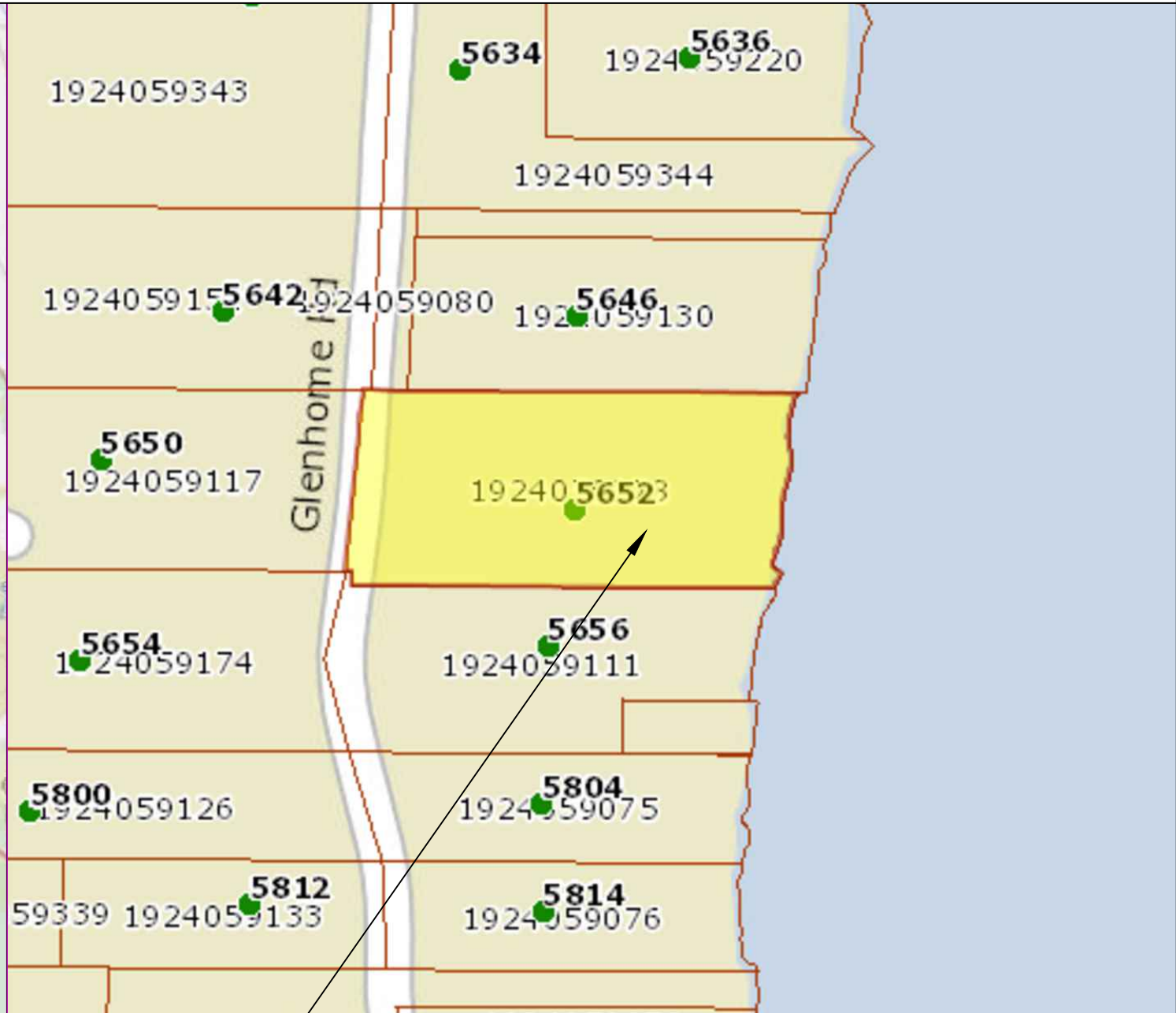
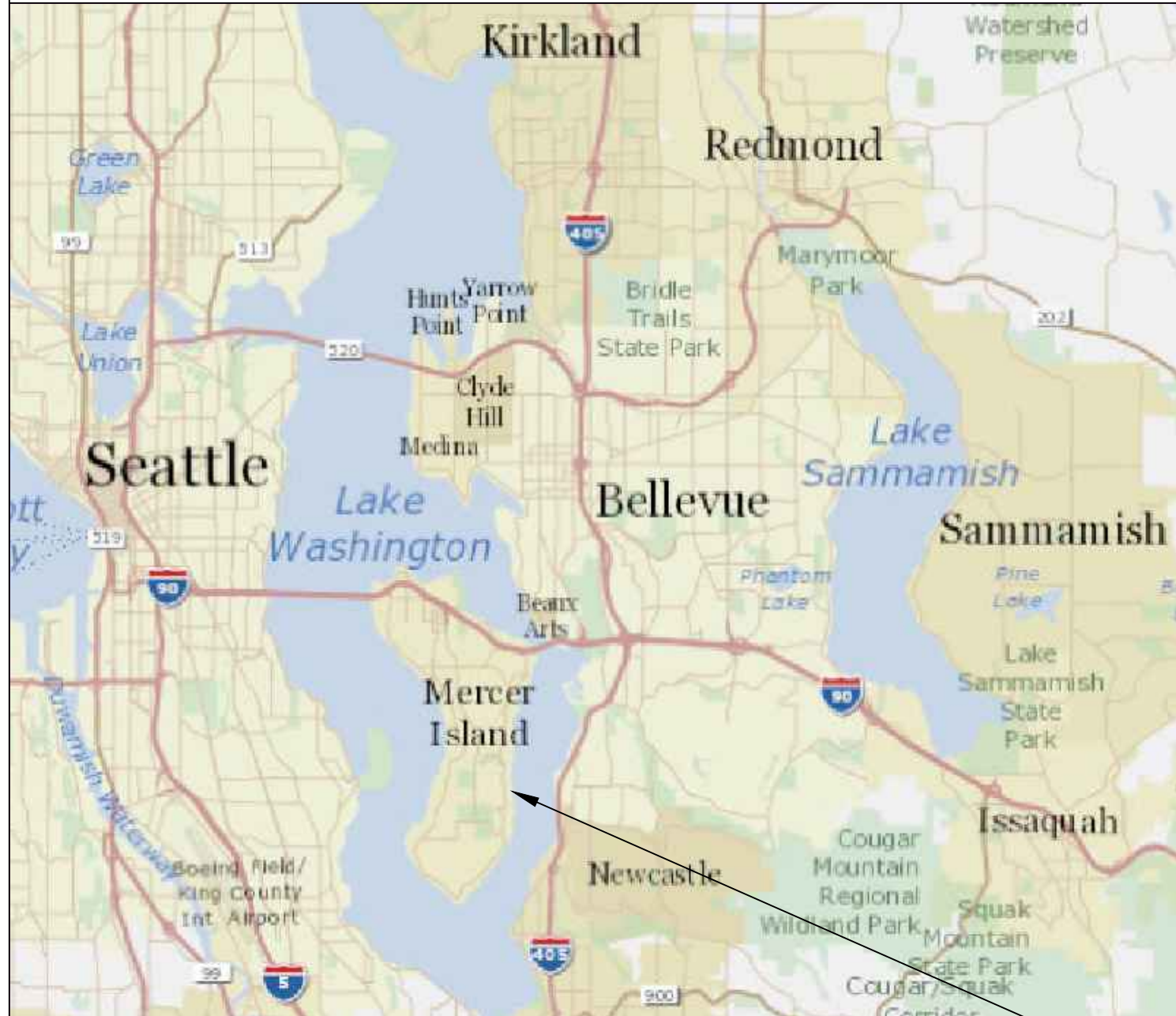


SITE PLAN



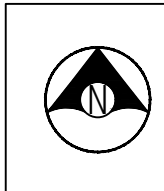
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Legal Description: PCL A MI LLA SUB03-006 REC #20040423900002 TGW SH LDS ADJ SD LLA IS SIT IN THE N 200 FT OF S 2120 FT OF STR 19-24-05 & ELY OF A RD ESMT PER REC #S 3368003 & 4004443

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**

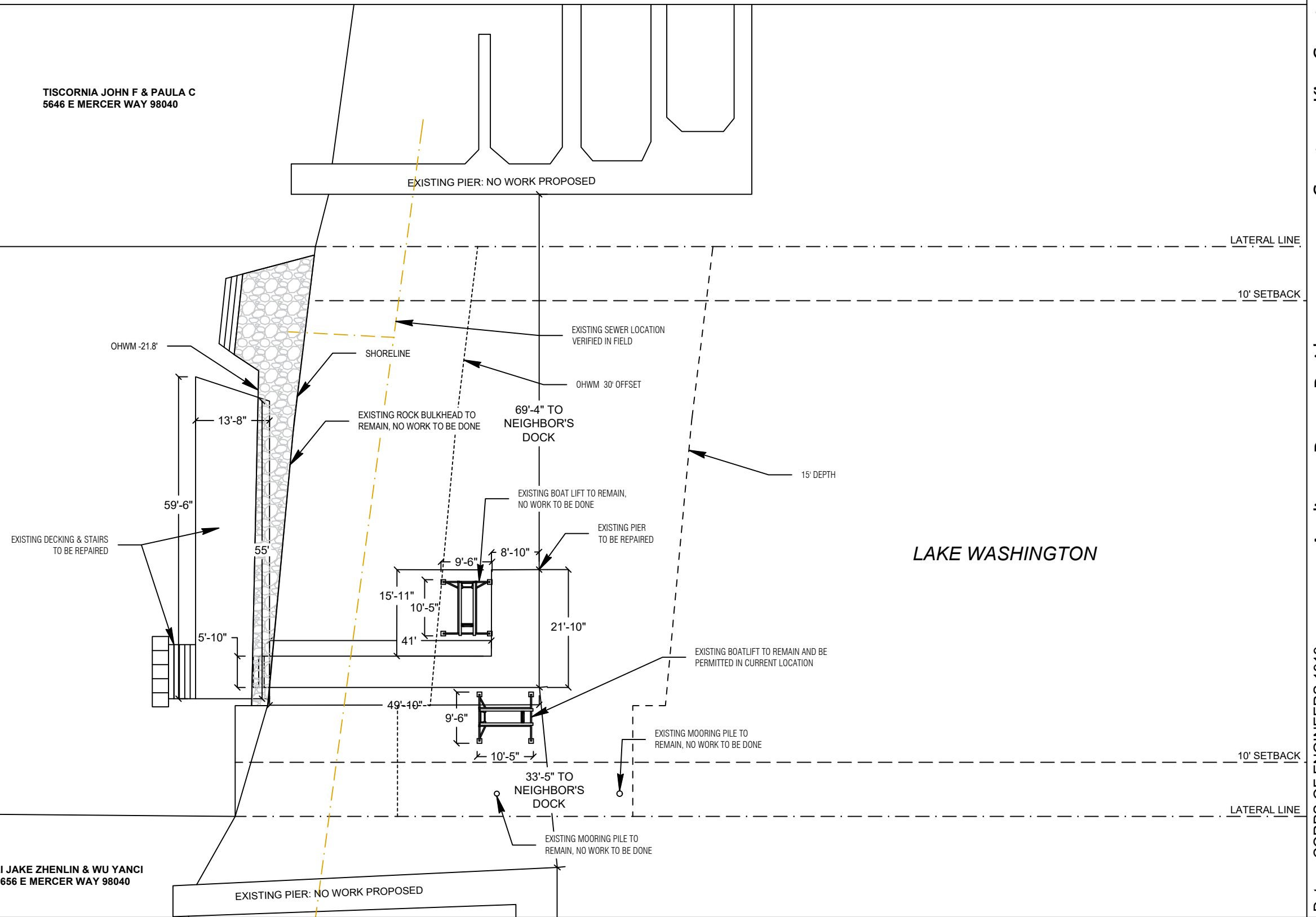
NWS-2021-XXX
PAGE 1 OF 15

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
PAGE 2 OF 15

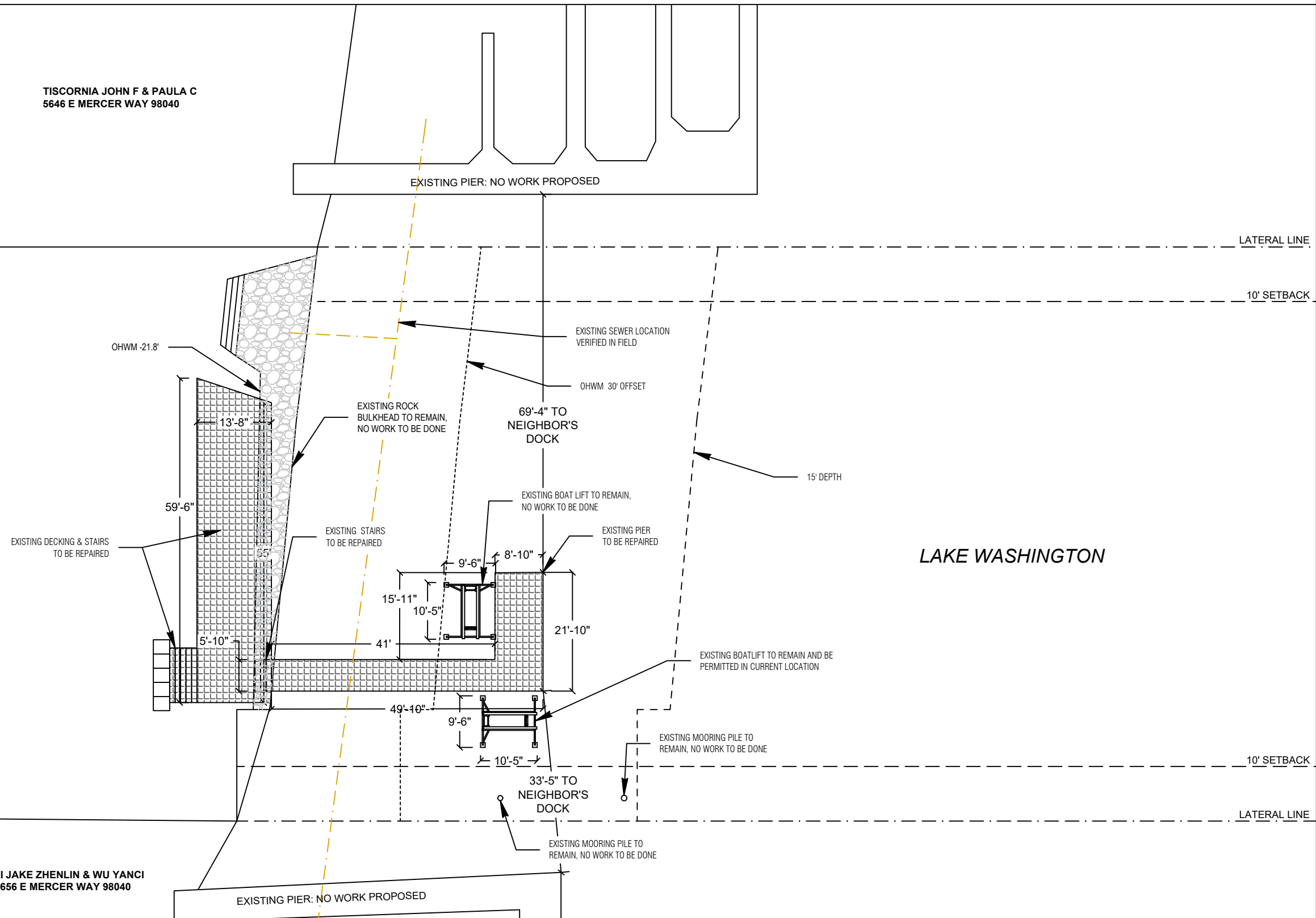
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PROPOSED CONDITIONS

****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



LI JAKE ZHENLIN & WU YANCI
5656 E MERCER WAY 98040



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



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TISCORNIA JOHN F & PAULA C
5646 E MERCER WAY 98040

**SHEET
A3.0**

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HARDSCAPE CALCULATION

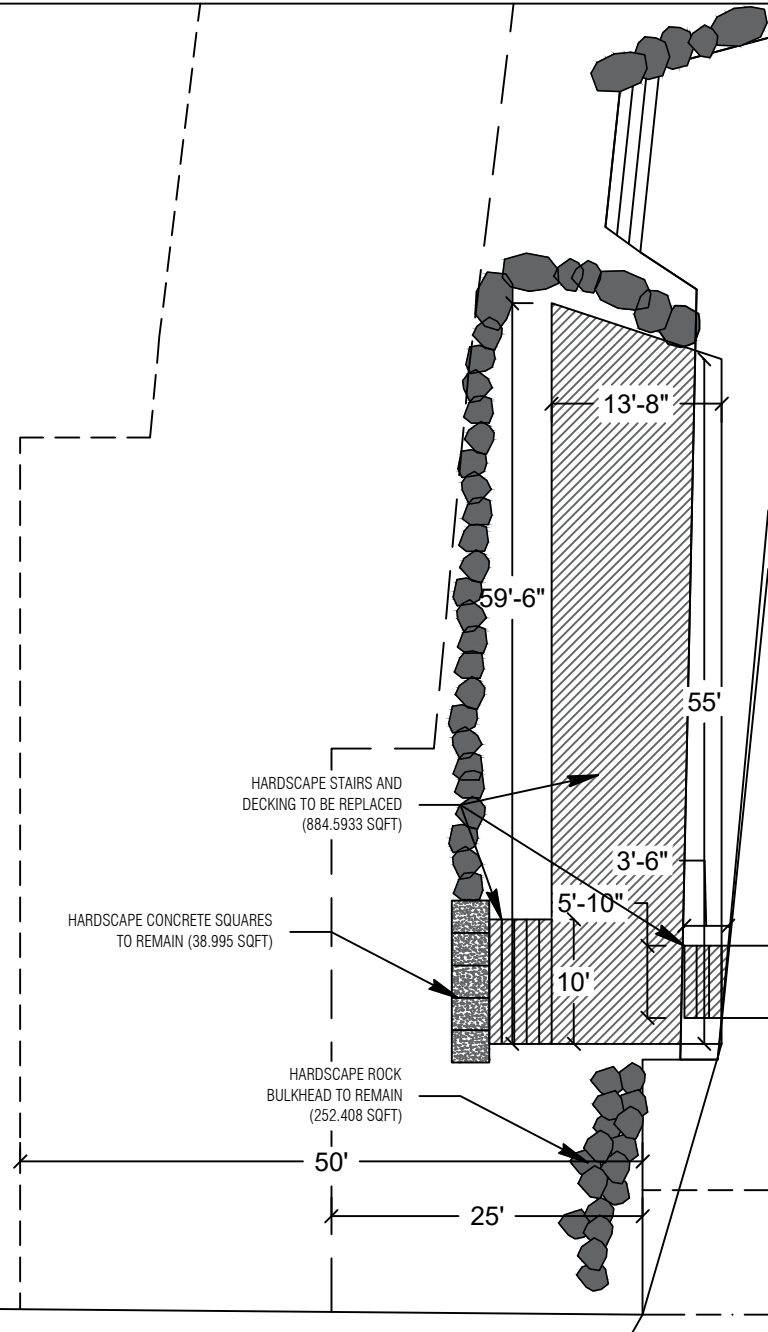
Allowed Impervious Quantities

SETBACK (total sqft)	ALLOWED	CURRENTLY USED	REMOVING (TOTAL%)	PROPOSED
0' - 25' SETBACK (2,841.1491 sqft)	10% (284.1491 sqft)	41% (1,175.9966 sqft)	0% (0 sqft)	41% (1,175.9966 sqft)
25' - 50' SETBACK (2,865.3035 sqft)	30% (859.5911 sqft)	N/A	N/A	REMAIN AS IS

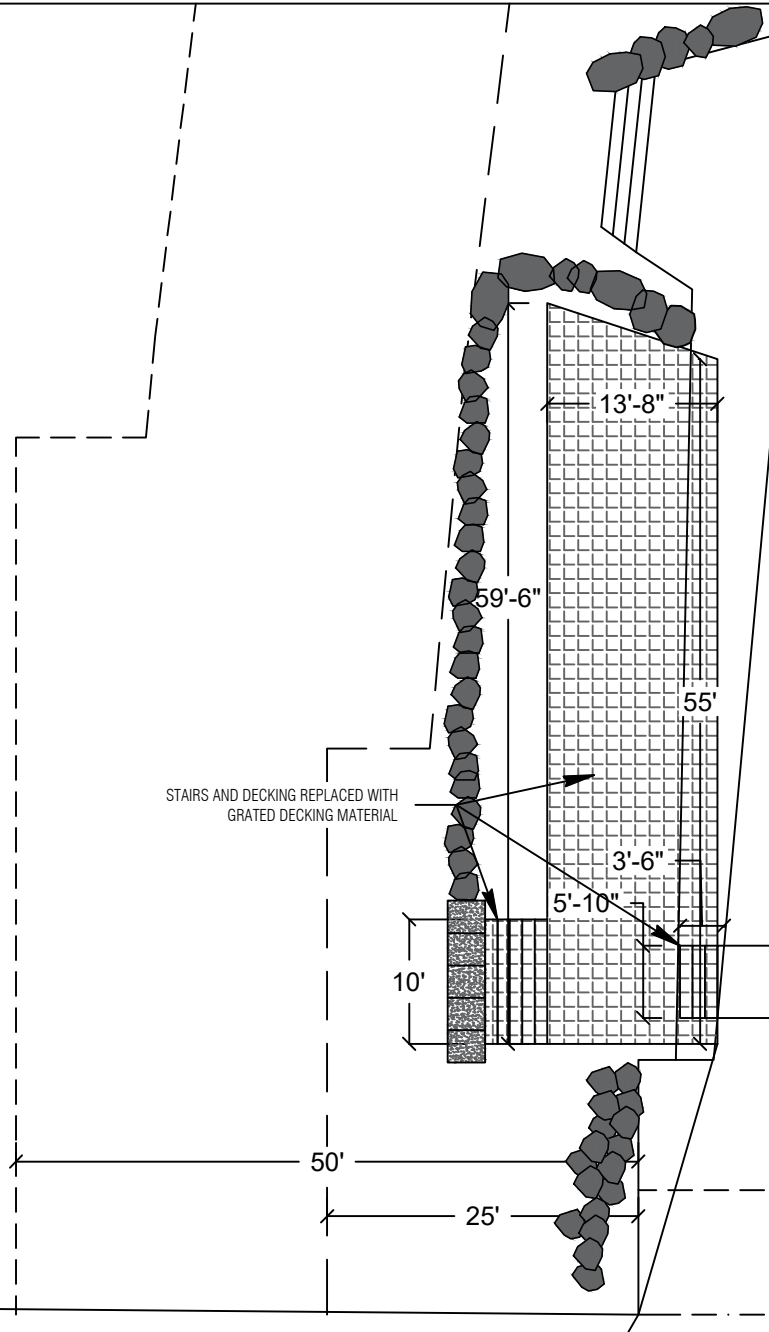
ALL EXISTING HARDSCAPE PERMITTED #SUB03-006

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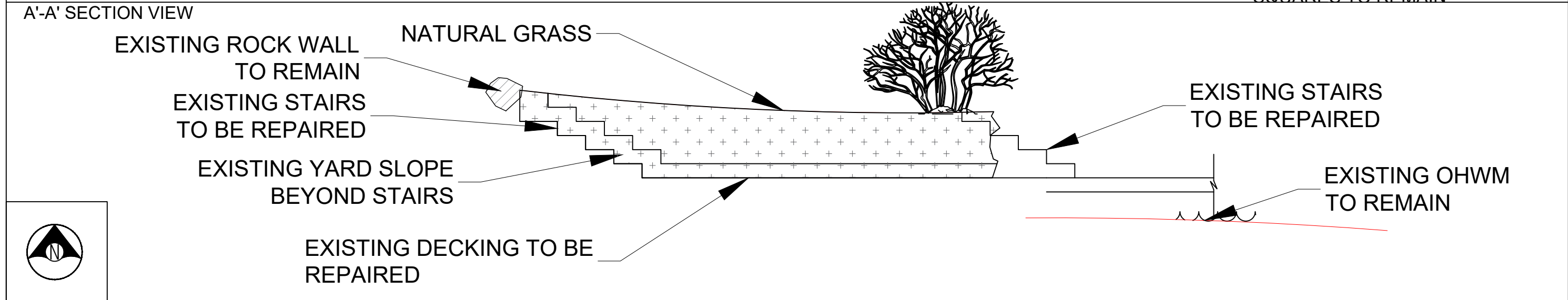
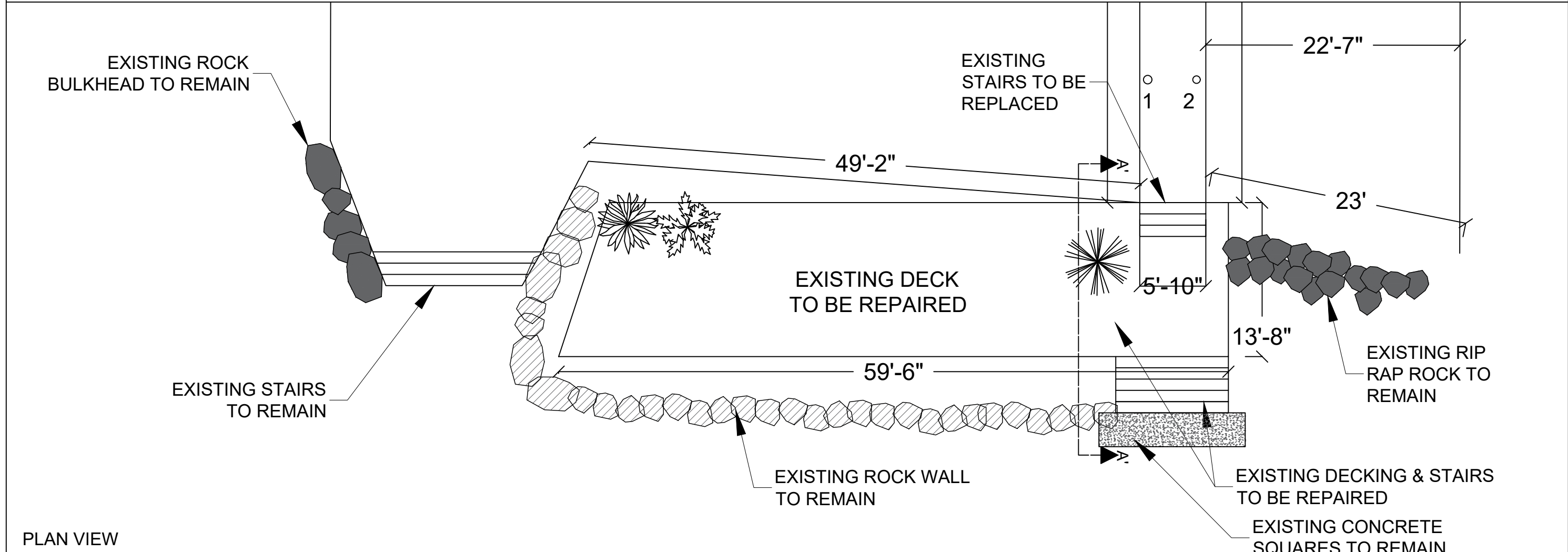
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Scope of Work: We propose to repair (8) piles, repair the existing deck, stairs, and dock with grated decking material, and permitting the relocation of one lift.

SHEET
A4.0

PROPOSED CONDITIONS



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Location: Lake Washington

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Created: Last Updated: 9/9/2022 12:08 PM Dray

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5646 E MERCER WAY 98040

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

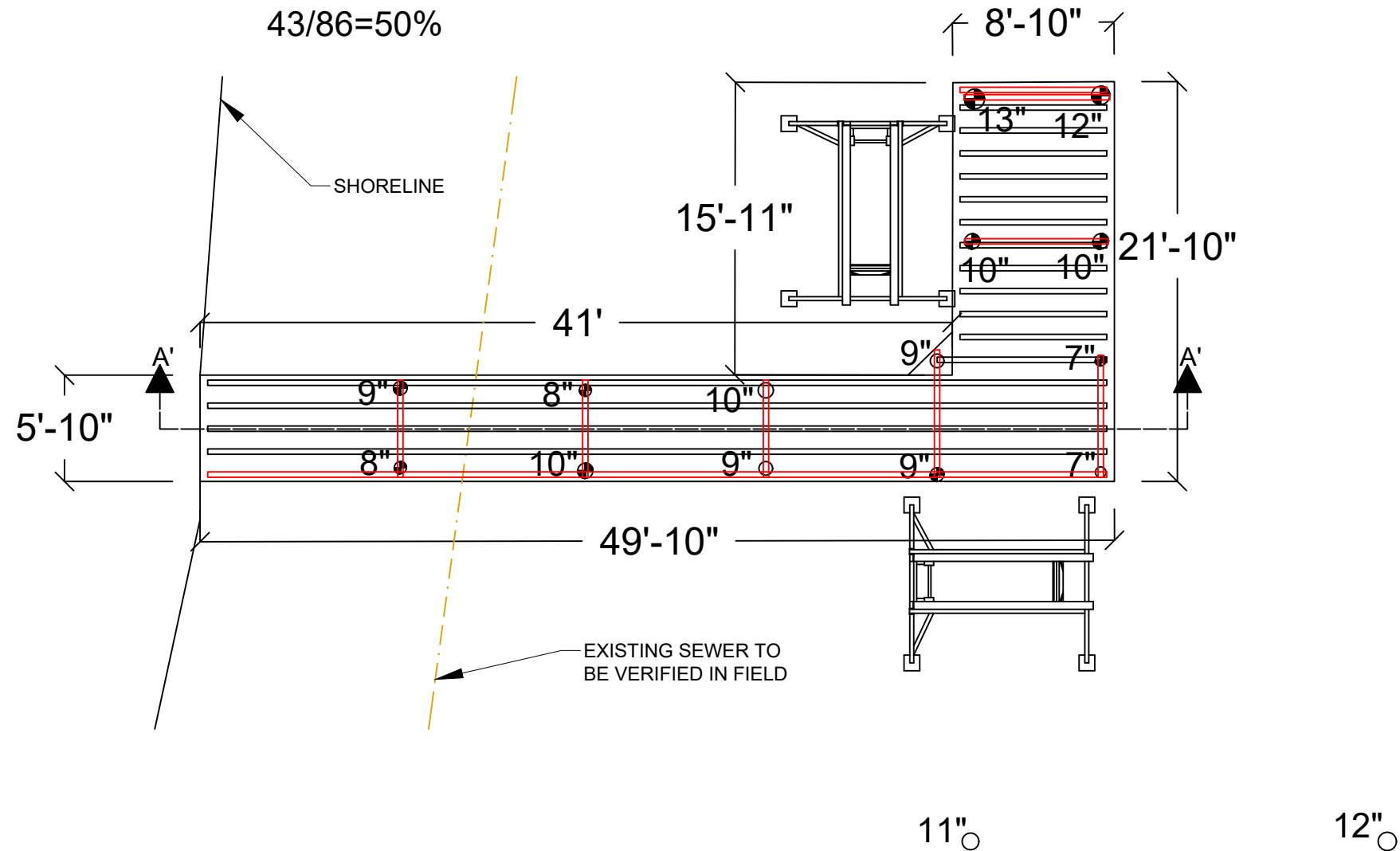
MEMBER REPLACEMENT

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



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King County
Lake Washington

Rosato Residence
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CORPS OF ENGINEERS 1919
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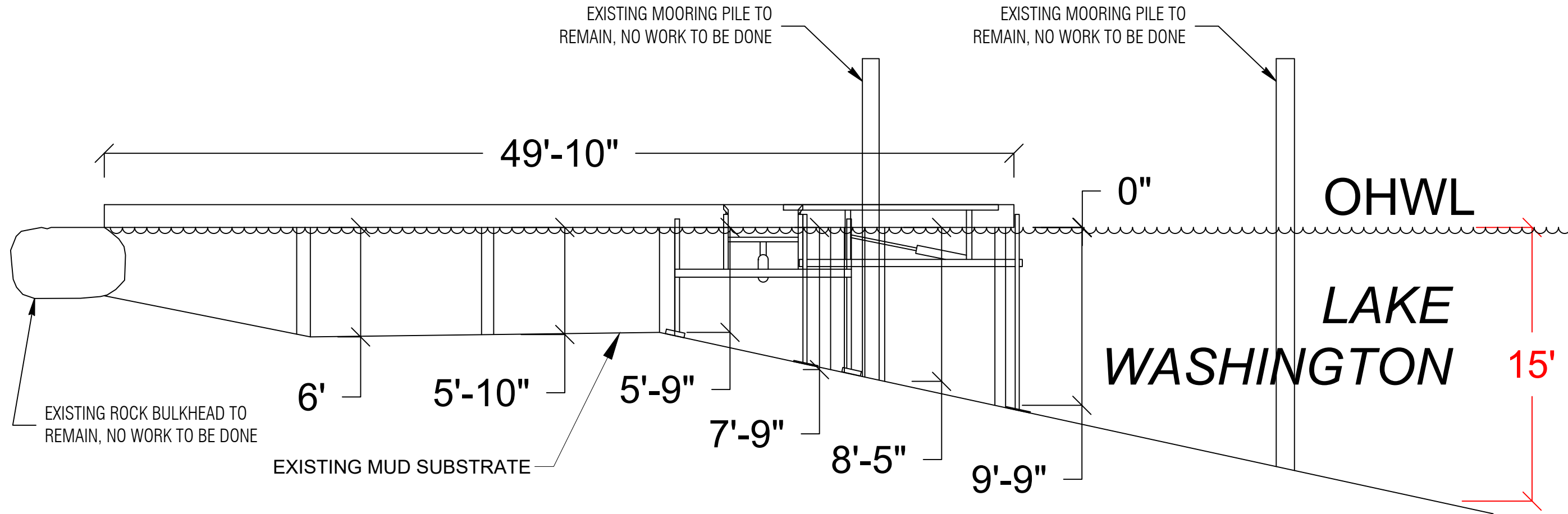
TISCORNIA JOHN F & PAULA C
5646 E MERCER WAY 98040

Created:

Last Updated: 9/9/2022 12:08 PM Dray

SHEET
A6.0

PIER DETAILS EXISTING/PROPOSED



SECTION VIEW: A'-A'



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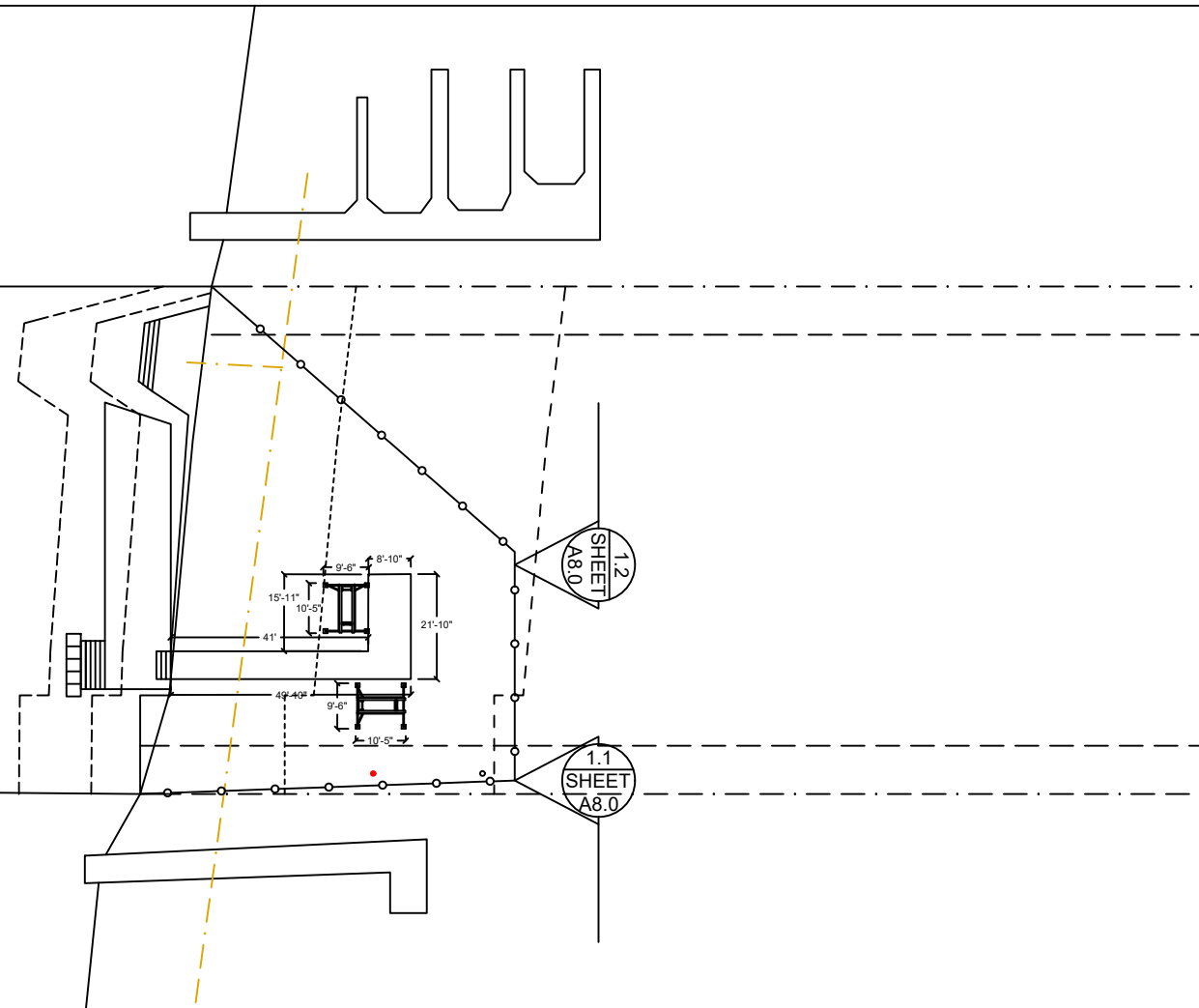
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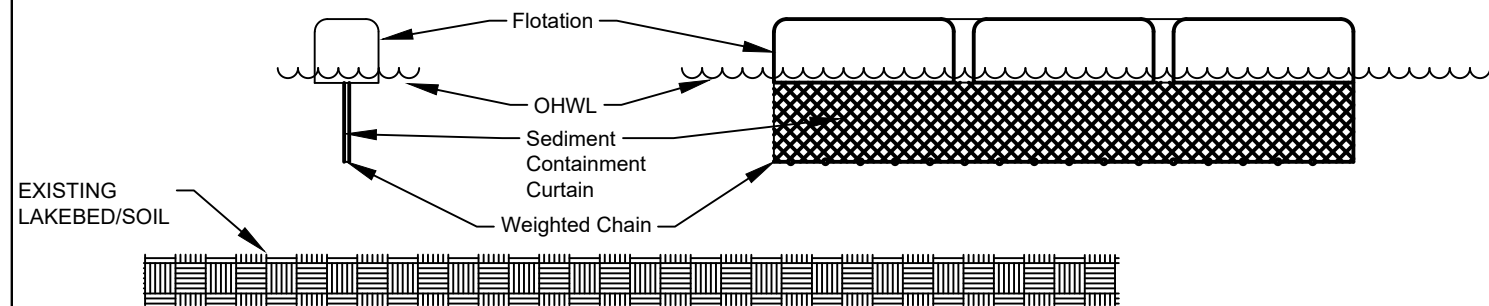
SHEET
A7.0

BMP INFORMATION



DETAIL 1.1

DETAIL 1.2



DETAIL 1.1 & 1.2

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.



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Location: Lake Washington

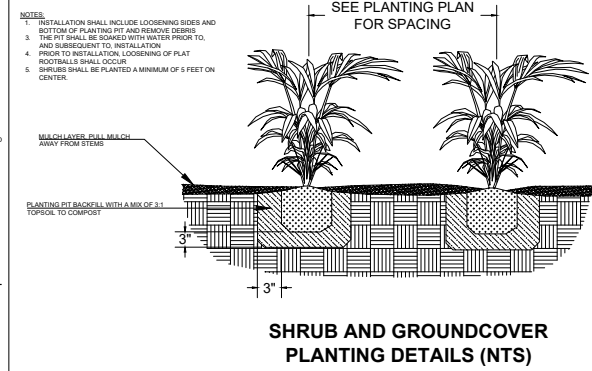
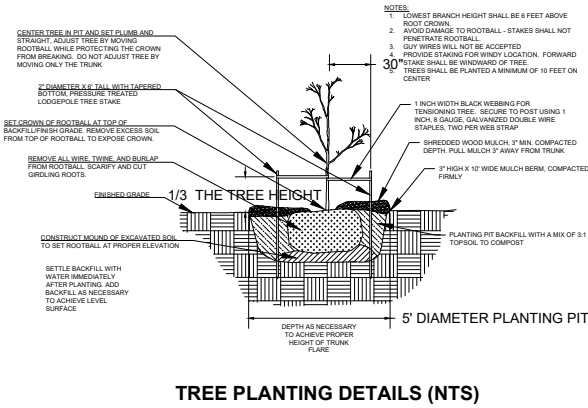
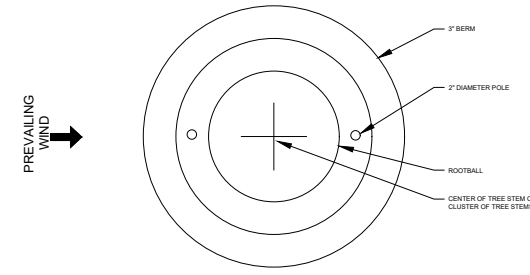
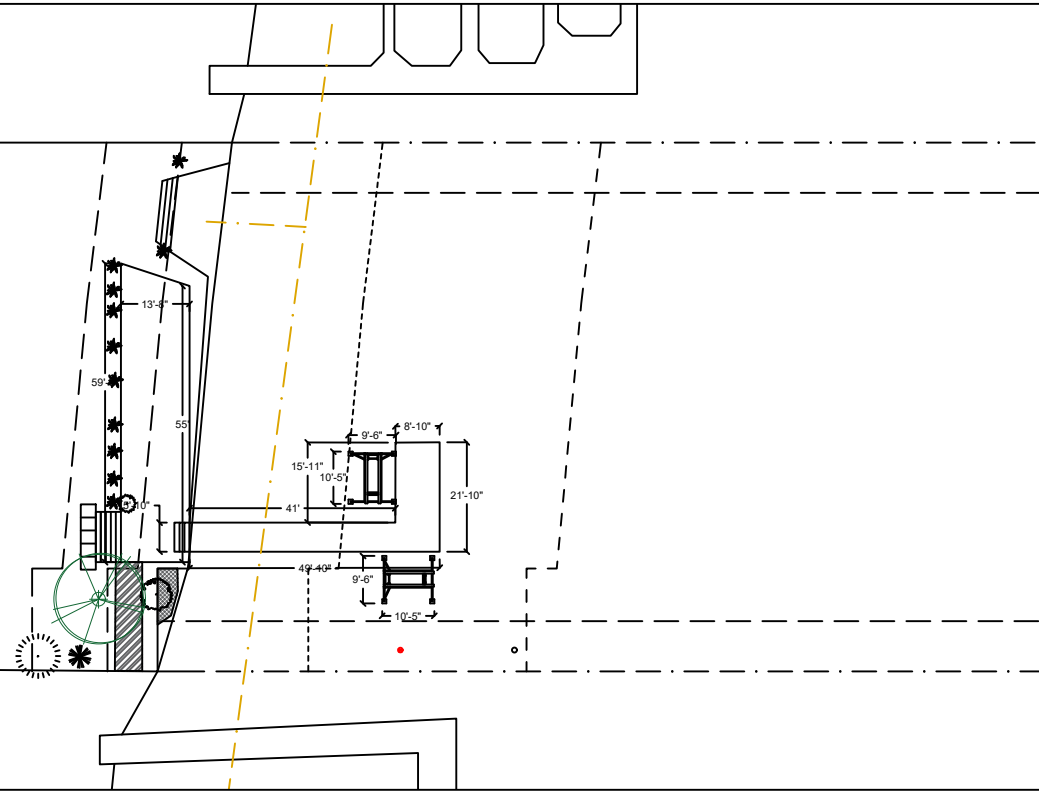
Applicant: Rosato Residence
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5646 E MERCER WAY 98040

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**SHEET
A8.0**

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.

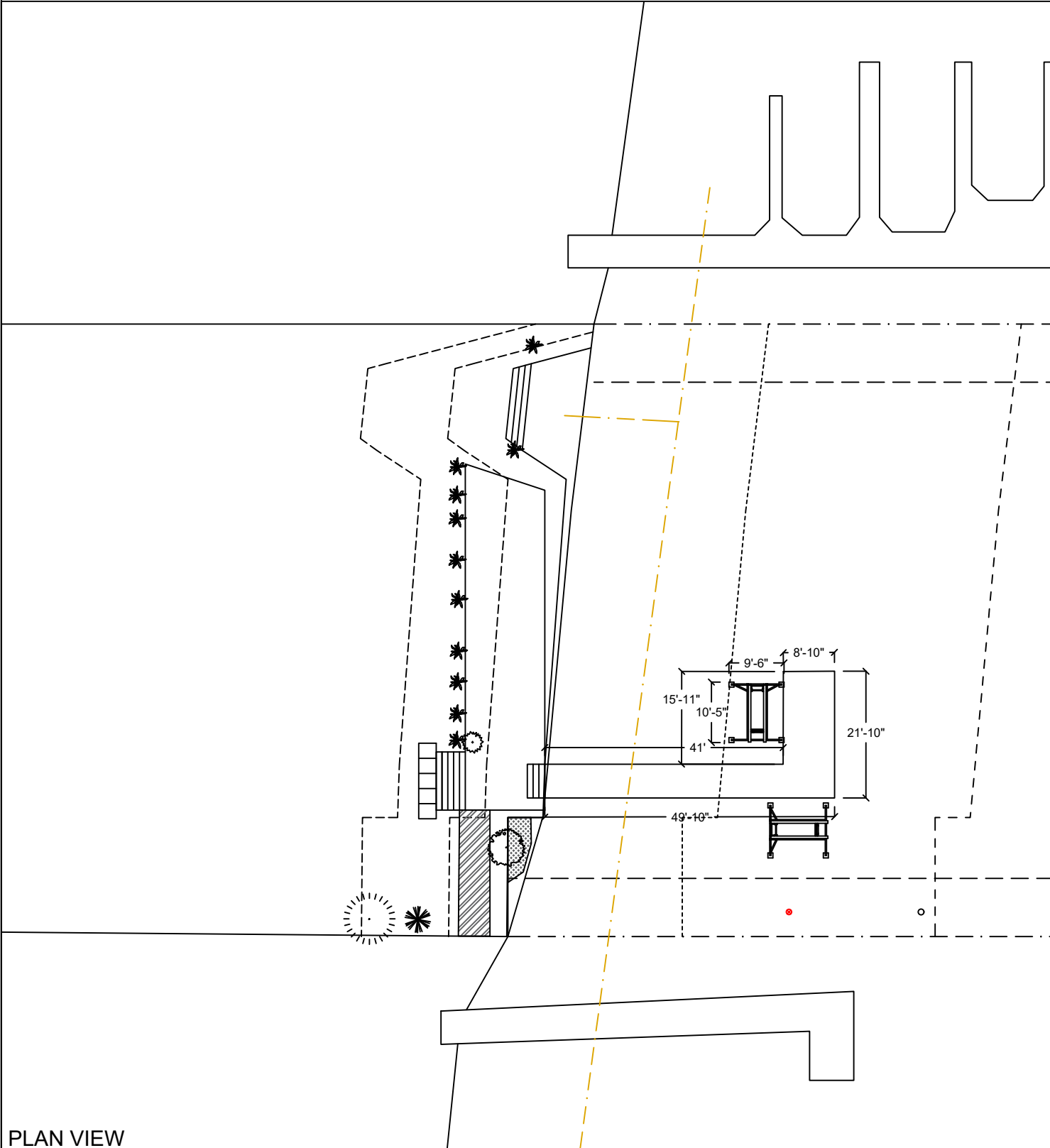
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EXISTING PLANT PLAN



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

PLAN VIEW

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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Created:
Last Updated: 9/9/2022 12:08 PM Dray

**SHEET
A10.0**

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:

"Development Standards for Replacement, Repair and Maintenance of Overwater Structures, Including Moorage Facilities" per MIMC 19.13050(F)(2).

2. Development Standards for Replacement, Repair and Maintenance of Overwater Structures, Including Moorage Facilities. The maintenance, repair and complete replacement of legally existing overwater structures is permitted; provided, that:

i. All permit requirements of federal and state agencies are met;

Plan set is in review by WDFW & CORPS

ii. The area, width, or length of the structure is not increased, but may be decreased;

The area of the structure is not to increase.

iii. The height of any structure is not increased, but may be decreased; provided, that the height above the OHWM may be increased as provided in subsection (F)(2)(ix)(b) of this section;

The height of the structure is not to increase.

iv. The location of any structure is not changed unless the applicant demonstrates to the director's satisfaction that the proposed change in location results in: (A) a net gain in ecological function, and (B) a higher degree of conformity with the location standards for a new overwater structure;

One lift is being relocated from within 30' of the OHWM and will be located in a deeper section along the dock to increase conformity and ecological function.

v. Piles shall not be treated with pentachlorophenol, creosote, CCA or comparably toxic compounds. If ammoniacal copper zinc arsenate (ACZA) pilings are proposed, the applicant shall meet all of the best management practices, including a post-treatment procedure, as outlined in the amended Best Management Practices of the Western Wood Preservers. All piling sizes are in nominal diameter; 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 pentochlorophenol, creosote, CCA or comparably toxic compounds;

Piles will be repaired with epoxy coated steel.

vii. The applicant shall abide by the work windows for listed species established by the U.S. Army Corps of Engineers and Washington Fish and Wildlife;

Work will be done within the allotted work windows.

viii. Disturbance of bank vegetation shall be limited to the minimum amount necessary to accomplish the project. Disturbed bank vegetation shall be replaced with native, locally adapted herbaceous and/or woody vegetation. Herbaceous plantings shall occur within 48 hours of the completion of construction. Woody vegetation components shall be planted in the fall or early winter, whichever occurs first. The applicant shall take appropriate measures to ensure revegetation success; Ch. 19.13 Shoreline Master Program | Mercer Island City Code Page 29 of 34 The Mercer Island City Code is current through Ordinance 20C-13, passed June 16, 2020.

No bank vegetation will be disturbed.

ix. Structural Repair. The structural repair, which may include replacement of framing elements, of moorage facilities that results in the repair of more than 50 percent of the structure's framing elements within a five-year period shall comply with subsections (F)(2)(ix)(a) through (F)(2)(ix)(c) of this section. For this section, framing elements include, but are not limited to, stringers, piles, pile caps, and attachment brackets, as shown in Figure D:

No more than 50% of the structure will be repaired, please see Sheet A6.0.

a. One hundred percent of the decking area of the pier, dock, and any platform lifts must be fully grated with materials that allow a minimum of 40 percent light transmittance;

100% of the existing decking will be repaired with grated decking material that is 43% open air.

b. The height above the OHWM for moorage facilities, except floats, shall be a minimum of one and one-half feet and a maximum of five feet; and

N/A

c. An existing moorage facility that is five feet wide or more within 30 feet waterward from the OHWM shall be replaced or repaired with a moorage face

N/A

x. Exterior surface repair. The exterior surface repair, which may include the replacement of exterior surface materials of moorage facilities that results in the repair of more than 50 percent of the surface area of the moorage facility's decking, fascia, and platform lifts within a five-year period (see Figure D), shall be required to utilize materials that allow a minimum of 40 percent light transmittance over 100 percent of the dock; and

No more than 50% of the structure will be repaired, please see Sheet A6.0, but 100% of the existing decking will be repaired with grated decking material that is 43% open air

xi. Any decking that is removed in the course of repair shall be replaced with decking materials that allow a minimum of 40 percent light transmittance.

100% of the existing decking will be repaired with grated decking material that is 43% open air.

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

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

County: King County
Location: Lake Washington

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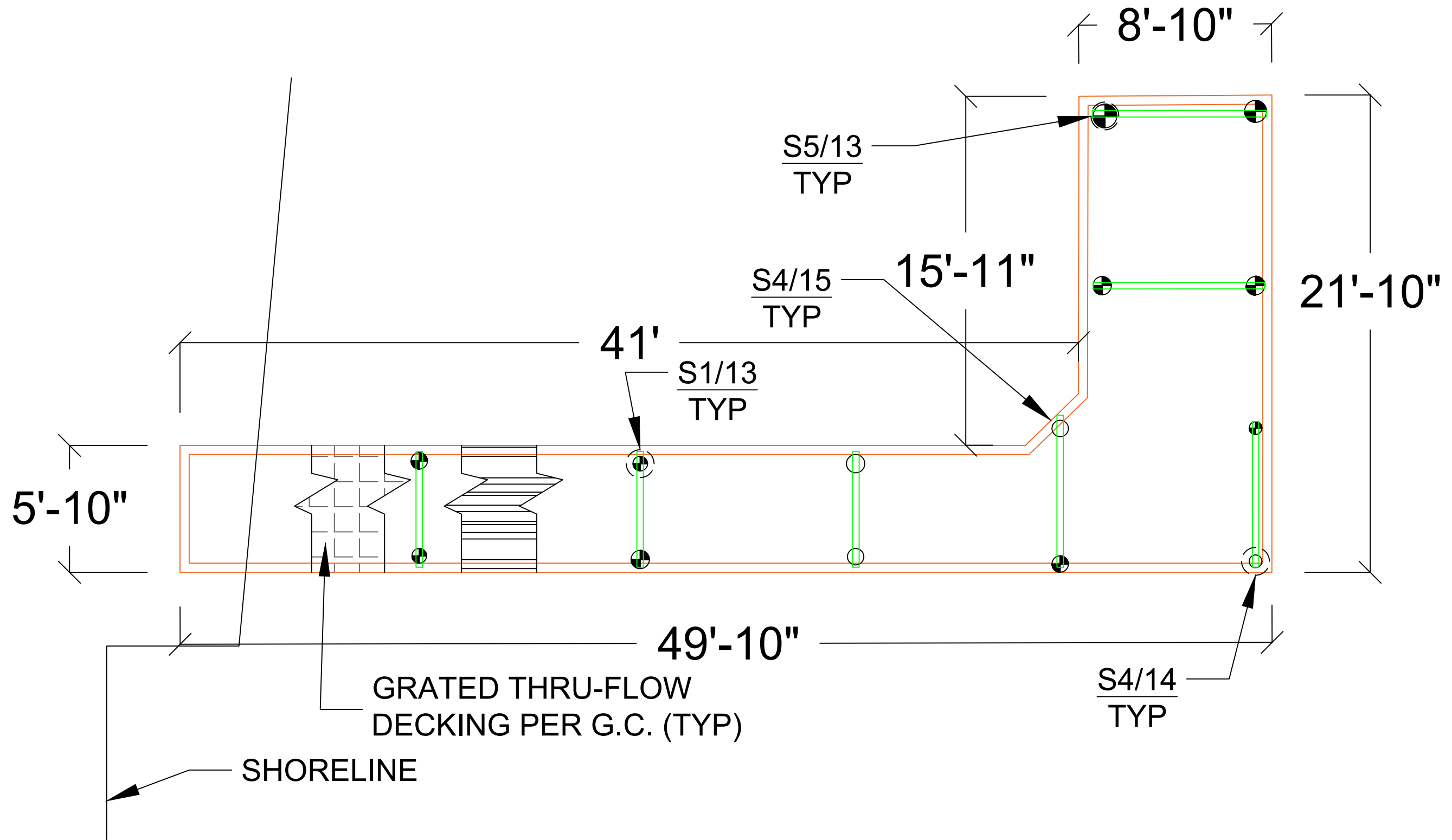


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FRAMING LAYOUT



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SE Quarter Of Section 19, Township 24, Range 05

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

County: King County
Location: Lake Washington

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

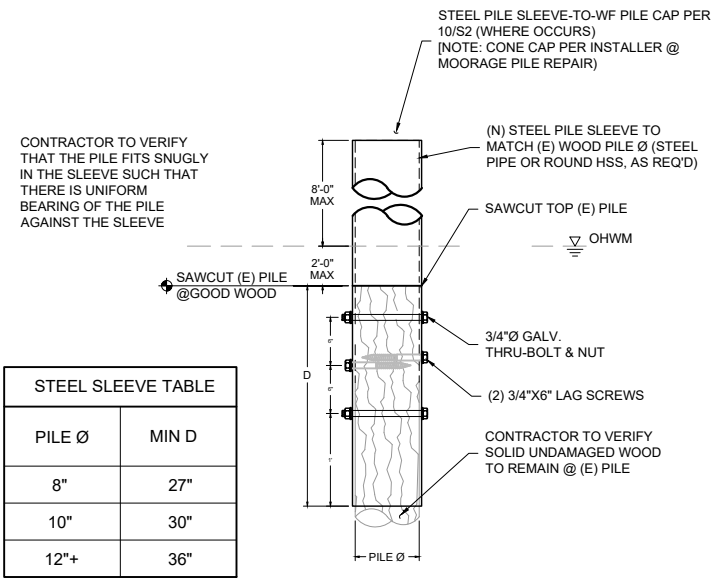
TISCORNIA JOHN F & PAULA C
5646 E MERCER WAY 98040

Created:

Last Updated: 5/25/2022 11:46 AM Dray

**SHEET
A12.0**

DETAILS - REPAIR

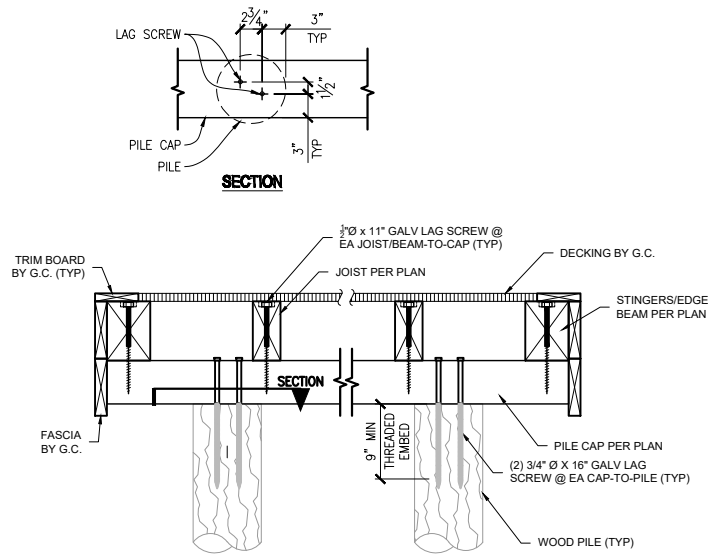


STEEL SLEEVE TABLE	
PILE Ø	MIN D
8"	27"
10"	30"
12"+	36"

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

S2 DETAIL NOT IN USE

S3 DETAIL NOT IN USE

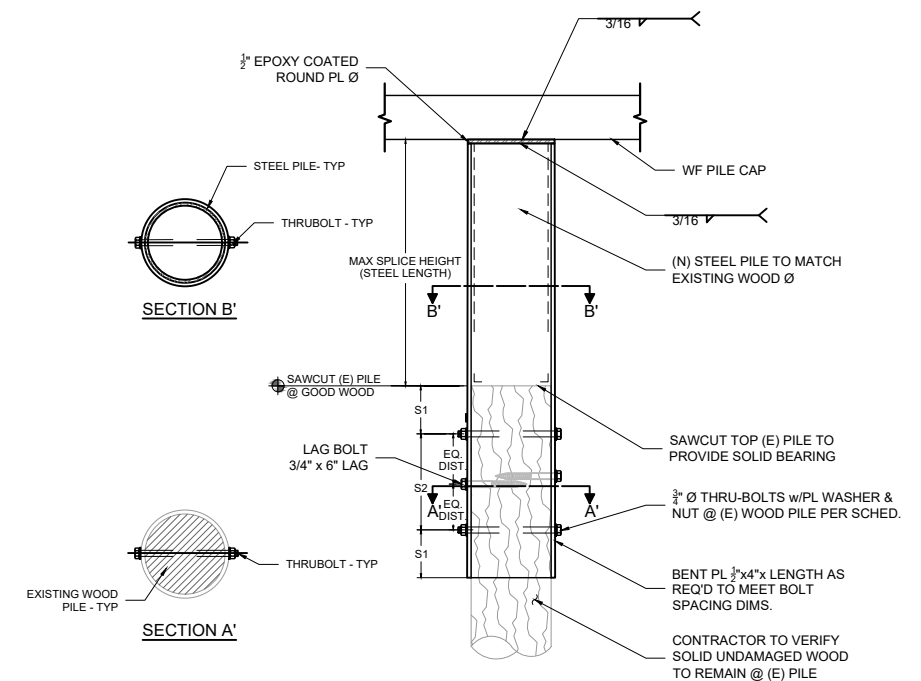


S4 DOCK SECTION REBUILD w/(E) PILES - TYP
SCALE: 1/2" = 1'

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.

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



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1080 W Ewing St
Seattle, WA 98119

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

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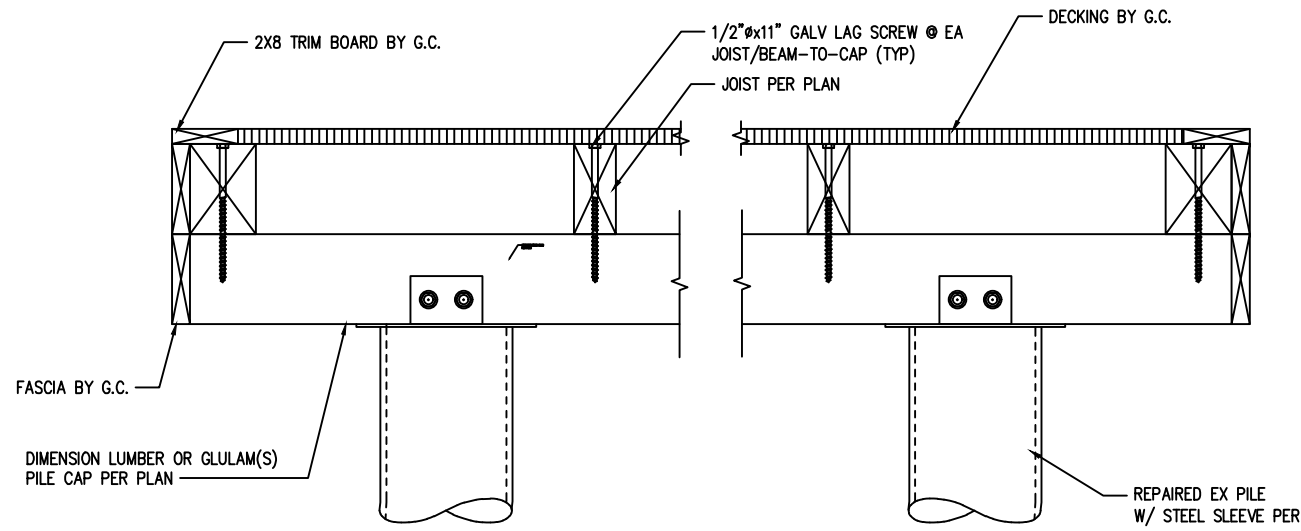
Adjacent Owners:
LI JAKE ZHENLIN & WU YANCI
5656 E MERCER WAY 98040

Created:

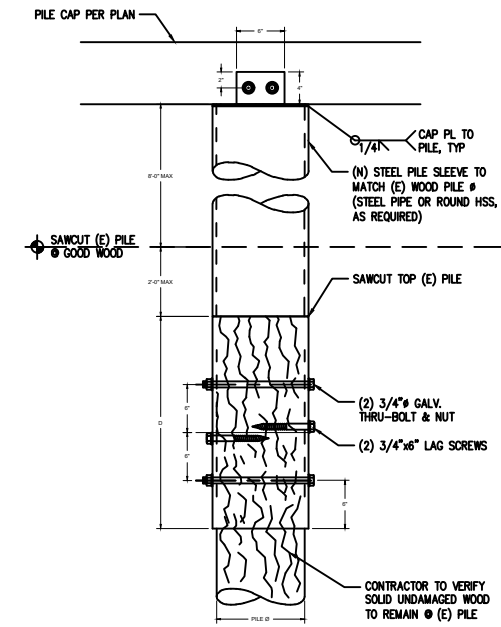
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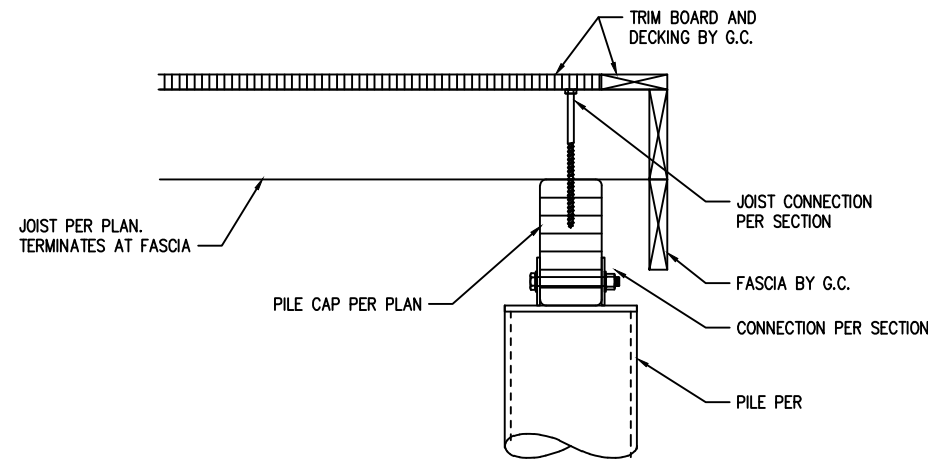
DETAILS - REPAIR



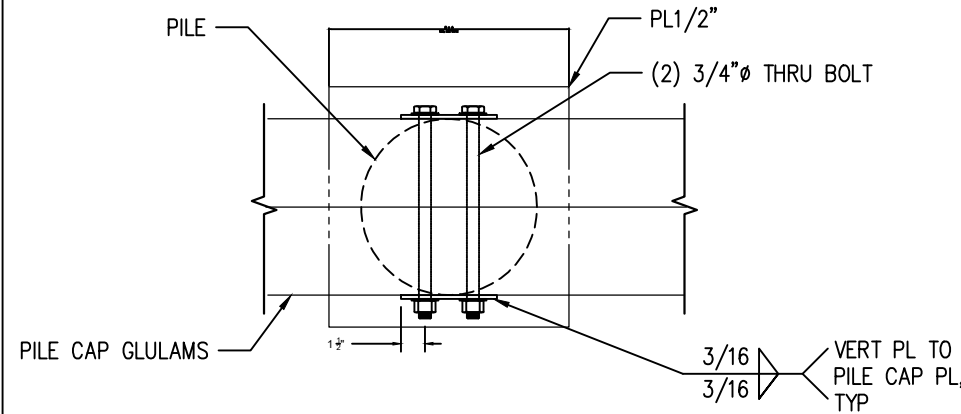
S1 REPAIR DOCK SECTION
SCALE: 3/4" - 1"



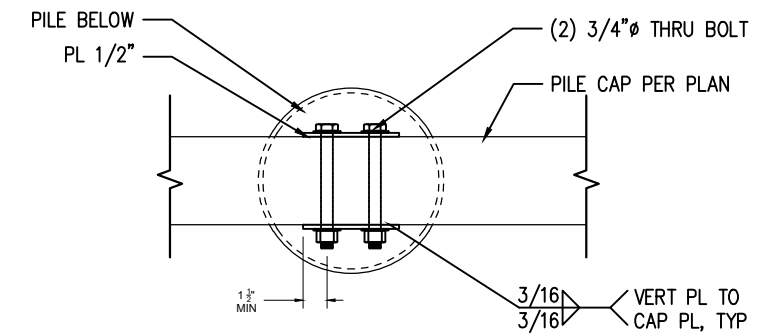
S3 PILE SPLICE - STEEL SPLICE
SCALE: 1/2" - 1"



S4 DOCK SECTION AT CORNERS
SCALE: 3/4" - 1"



S5 SQUARE PLATE DETAIL
SCALE: 1" - 1"



S6 CIRCLE PLATE DETAIL
SCALE: 1" - 1"



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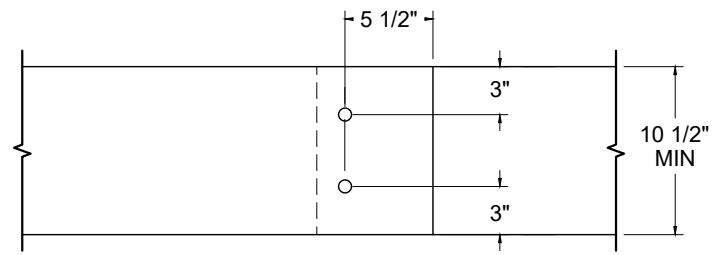
SHEET
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DETAILS - TRACK

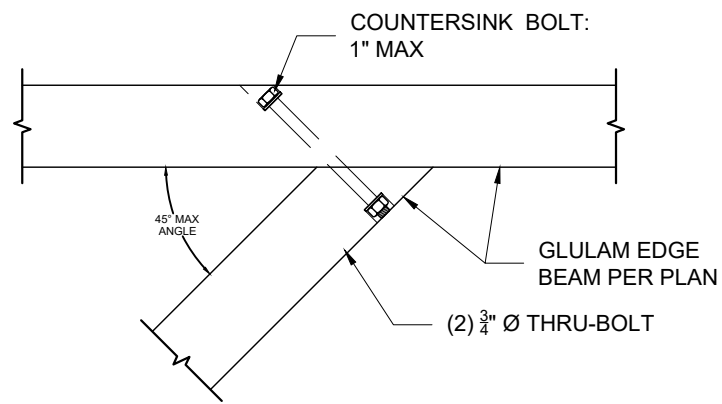
S1 DETAIL NOT IN USE

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

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



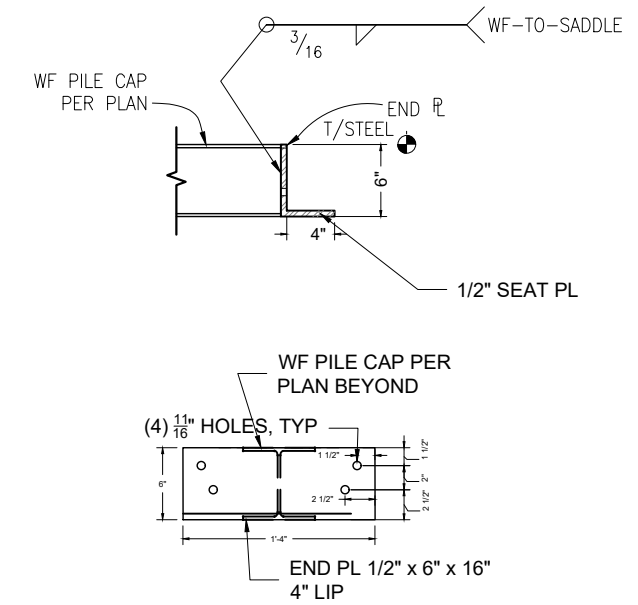
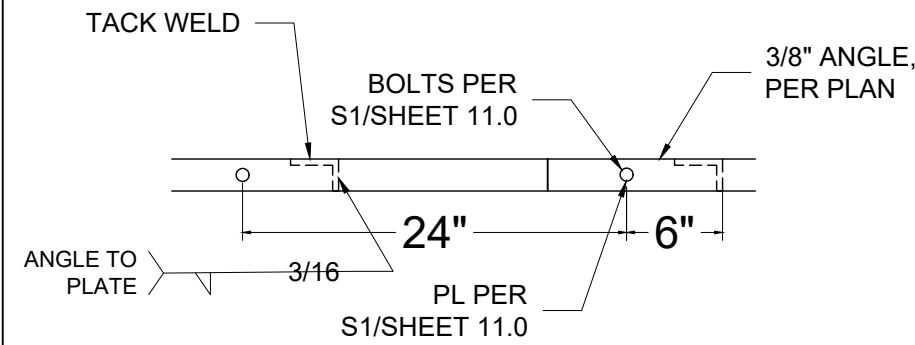
ELEVATION - BOLT SPACING



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

S5 DETAIL NOT IN USE

S6 DETAIL NOT IN USE



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