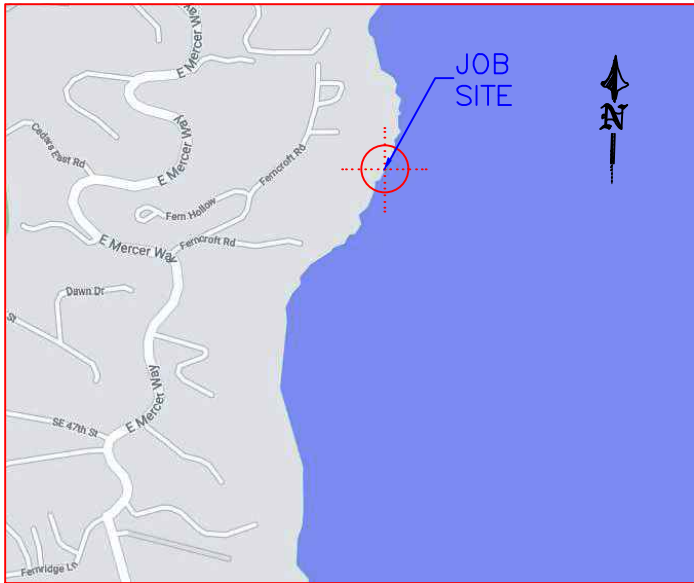
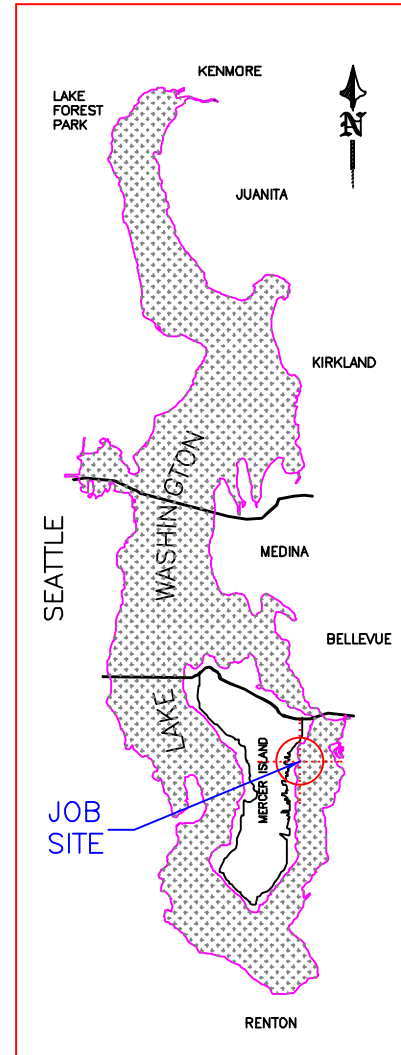


VICINITY MAP/NO SCALE



AREA MAP/NO SCALE



LEGAL DESCRIPTION

SECTION: SE-18-24-05 LAT: 47.565560 (47° 33' 56.016" N)
 TAXLOT #: 004610-0453 LONG: -122.208440 (122° 12' 30.384" W)

ADAMS LAKE WASHINGTON TRS POR OF N 22.12 FT OF 6 & OF S 17.88 FT OF 5 E OF LN RNNG N 00 DEG 43 MIN 30 SEC W FR PT ON S LN SD POR OF 6 314.41 FT E OF C/L OF PRIVATE RD & SH LDS ADJ & POR OF S 20 FT OF N 42.12 FT OF 6 E OF LN RNNG S 00 DEG 43 MIN 30 SEC E FR PT ON N LN SD S 20 FT 285.41 FT E OF C/L OF PRIVATE RD SH LDS ADJ

REVISED
12/20/2022

TO INCLUDE PLANTING PLAN
 BY NORTHWEST
 ENVIRONMENTAL CONSULTING, LLC

PROJECT DESIGNED BY:

Waterfront Construction Inc.

THIS DOCUMENT IS PROPRIETARY PROPERTY OF WATERFRONT CONSTRUCTION INC., AND IS NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF WATERFRONT CONSTRUCTION INC.

ADJACENT OWNERS:

- ① ERIKA ONEIL
 4452 FERNCROFT ROAD
 MERCER ISLAND, WA 98040
- ② LAWRENCE HILE
 4508 FERNCROFT ROAD
 MERCER ISLAND, WA 98040

APPLICATION#:

PROPOSED: PIER REPAIR

PURPOSE: RESTORE STRUCTURAL INTEGRITY

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

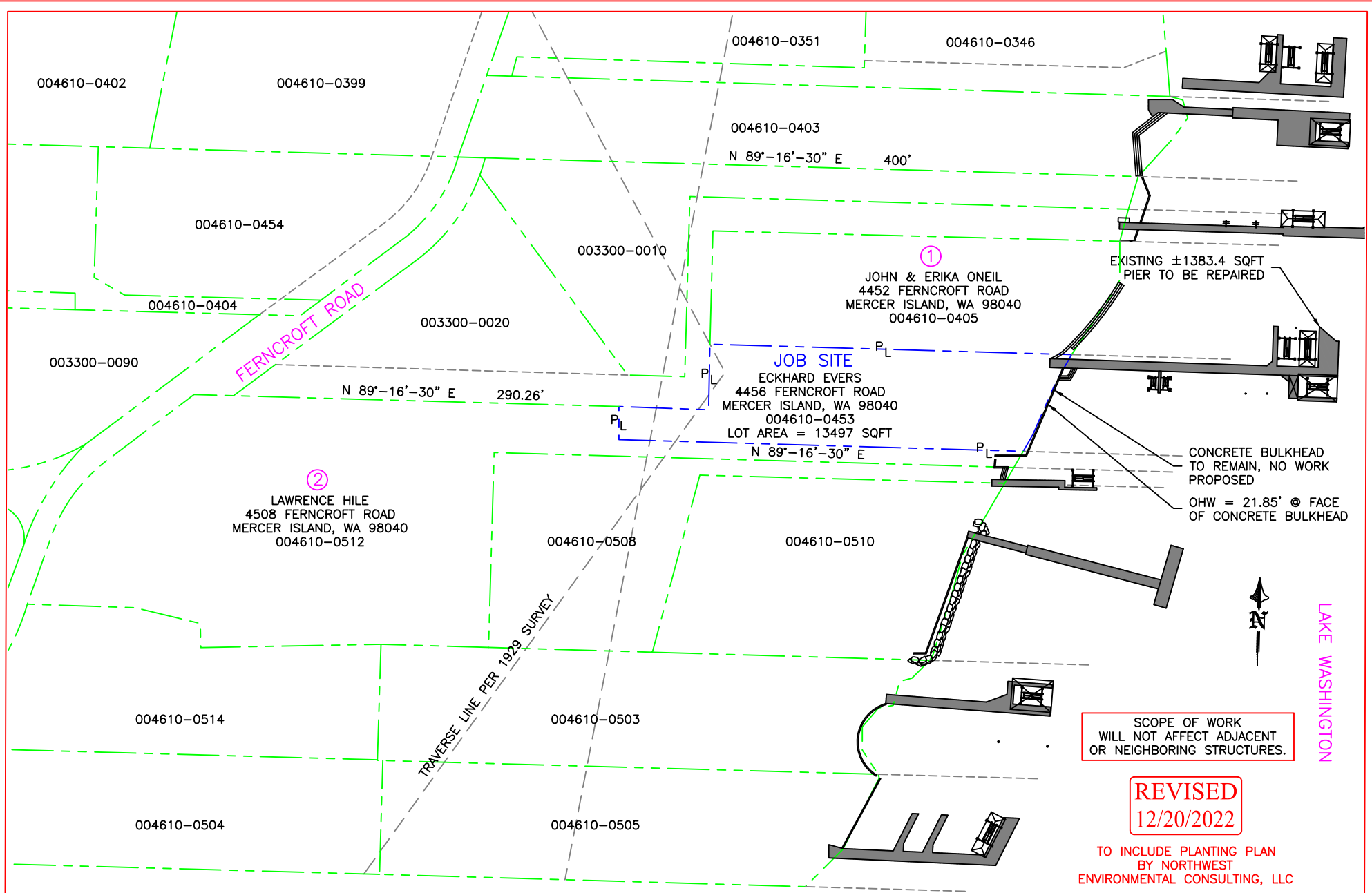
DWG#: 21-32061-A2-1

APPLICANT: ECKHARD EVERS

SITE ADD. 4456 FERNCROFT ROAD
 MERCER ISLAND, WA 98040

MAIL ADD. (SAME AS ABOVE)

PAGE: 1 OF: 11 DATE: 06/28/2022



EXISTING ±1383.4 SQFT
PIER TO BE REPAIRED

①
JOHN & ERIKA ONEIL
4452 FERNCROFT ROAD
MERCER ISLAND, WA 98040
004610-0405

JOB SITE
ECKHARD EVERS
4456 FERNCROFT ROAD
MERCER ISLAND, WA 98040
004610-0453
LOT AREA = 13497 SQFT
N 89°-16'-30" E

②
LAWRENCE HILE
4508 FERNCROFT ROAD
MERCER ISLAND, WA 98040
004610-0512

CONCRETE BULKHEAD
TO REMAIN, NO WORK
PROPOSED
OHW = 21.85' @ FACE
OF CONCRETE BULKHEAD

SCOPE OF WORK
WILL NOT AFFECT ADJACENT
OR NEIGHBORING STRUCTURES.

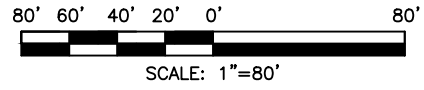
REVISED
12/20/2022

TO INCLUDE PLANTING PLAN
BY NORTHWEST
ENVIRONMENTAL CONSULTING, LLC

LAKE WASHINGTON



EXISTING SITE PLAN

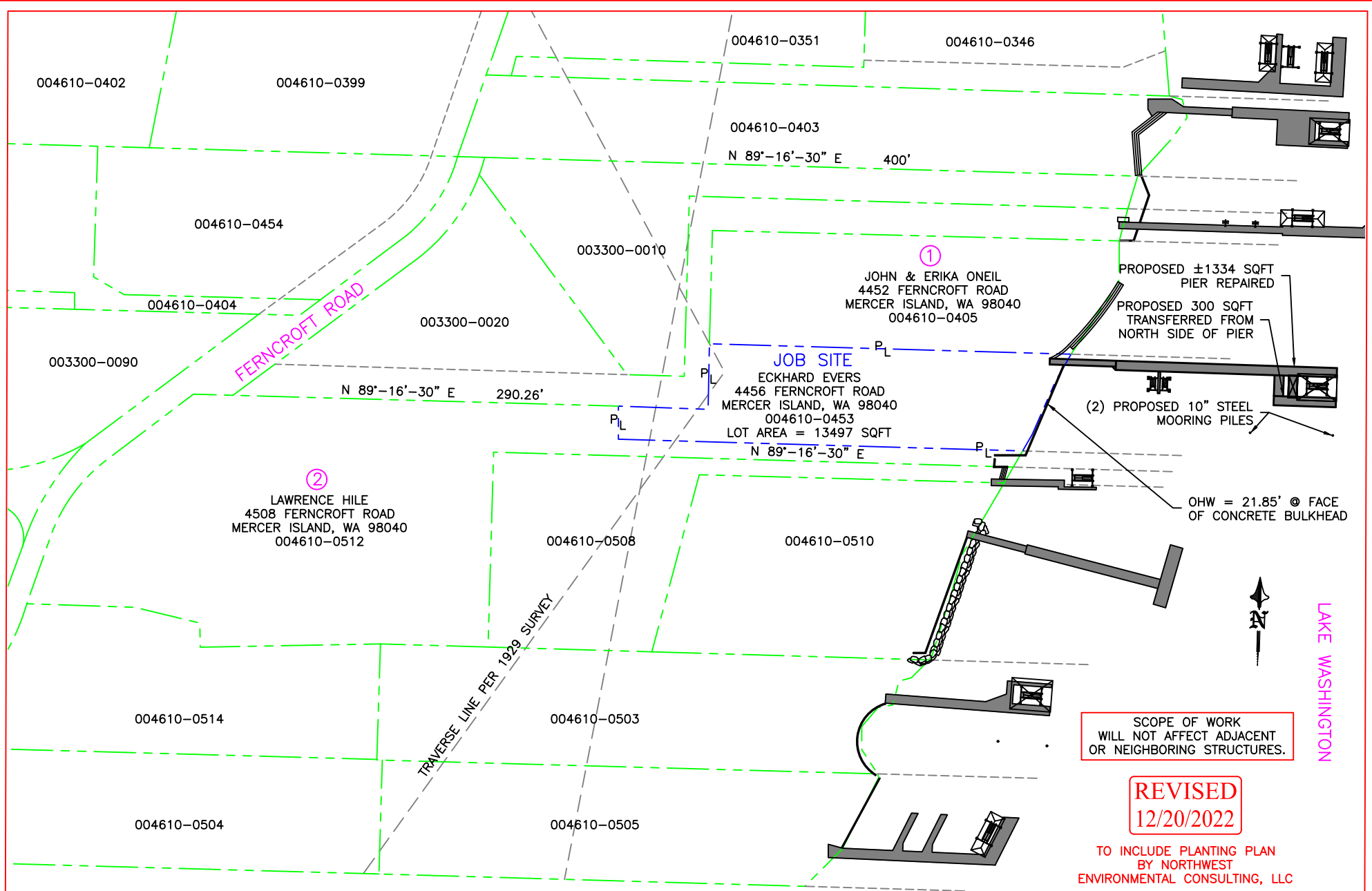


PROJECT DESIGNED BY:

Waterfront Construction Inc.

THIS DOCUMENT IS PROPRIETARY PROPERTY OF WATERFRONT CONSTRUCTION INC., AND IS NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF WATERFRONT CONSTRUCTION INC.

REFERENCE #:		
APPLICANT: ECKHARD EVERS		
PROPOSED: PIER REPAIR		
SHEET: 2	OF: 11	NEAR/AT: MERCER ISLAND
DATE: 06/28/2022	DWG# 21-32061-A2-2	



FERNCROFT ROAD

TRAVERSE LINE PER 1929 SURVEY

004610-0351 004610-0346

004610-0403
N 89°-16'-30" E 400'

①
JOHN & ERIKA ONEIL
4452 FERNCROFT ROAD
MERCER ISLAND, WA 98040
004610-0405

JOB SITE
ECKHARD EVERS
4456 FERNCROFT ROAD
MERCER ISLAND, WA 98040
004610-0453
LOT AREA = 13497 SQFT
N 89°-16'-30" E

②
LAWRENCE HILE
4508 FERNCROFT ROAD
MERCER ISLAND, WA 98040
004610-0512

PROPOSED ±1334 SQFT
PIER REPAIRED

PROPOSED 300 SQFT
TRANSFERRED FROM
NORTH SIDE OF PIER

(2) PROPOSED 10" STEEL
MOORING PILES

OHW = 21.85' @ FACE
OF CONCRETE BULKHEAD



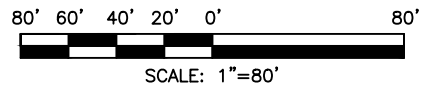
LAKE WASHINGTON

SCOPE OF WORK
WILL NOT AFFECT ADJACENT
OR NEIGHBORING STRUCTURES.

REVISED
12/20/2022

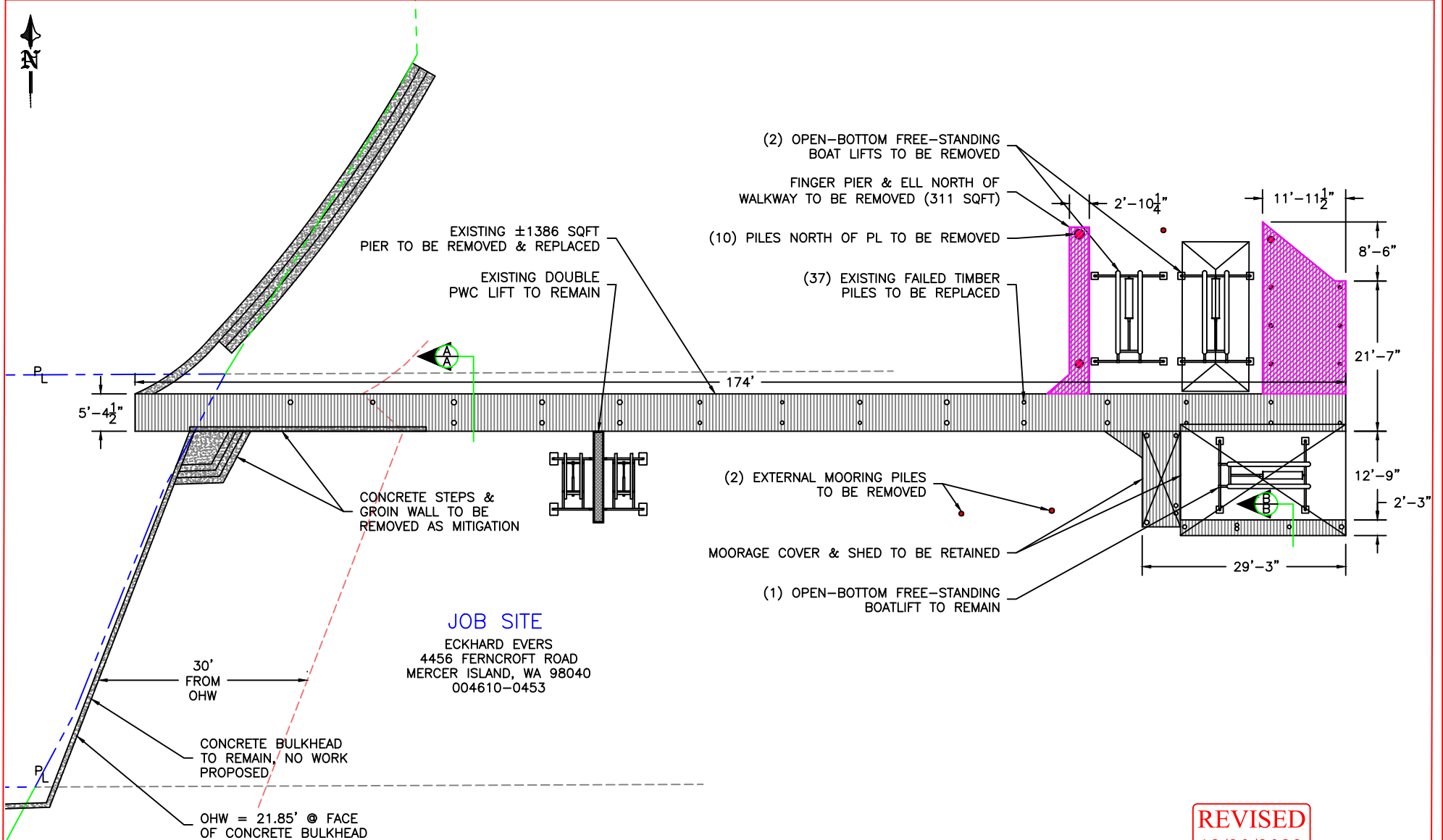
TO INCLUDE PLANTING PLAN
BY NORTHWEST
ENVIRONMENTAL CONSULTING, LLC

PROPOSED SITE PLAN



PROJECT DESIGNED BY:
Waterfront Construction Inc.
THIS DOCUMENT IS PROPRIETARY PROPERTY OF WATERFRONT
CONSTRUCTION INC., AND IS NOT TO BE USED, IN WHOLE OR IN
PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN
AUTHORIZATION OF WATERFRONT CONSTRUCTION INC.

REFERENCE #:		
APPLICANT: ECKHARD EVERS		
PROPOSED: PIER REPAIR		
SHEET: 3	OF: 11	NEAR/AT: MERCER ISLAND
DATE: 06/28/2022	DWG# 21-32061-A2-3	



EXISTING ±1386 SQFT
PIER TO BE REMOVED & REPLACED

EXISTING DOUBLE
PWC LIFT TO REMAIN

(2) OPEN-BOTTOM FREE-STANDING
BOAT LIFTS TO BE REMOVED

FINGER PIER & ELL NORTH OF
WALKWAY TO BE REMOVED (311 SQFT)

(10) PILES NORTH OF PL TO BE REMOVED

(37) EXISTING FAILED TIMBER
PILES TO BE REPLACED

CONCRETE STEPS &
GROIN WALL TO BE
REMOVED AS MITIGATION

(2) EXTERNAL MOORING PILES
TO BE REMOVED

MOORAGE COVER & SHED TO BE RETAINED

(1) OPEN-BOTTOM FREE-STANDING
BOATLIFT TO REMAIN

JOB SITE
ECKHARD EVERS
4456 FERNCROFT ROAD
MERCER ISLAND, WA 98040
004610-0453

30'
FROM
OHW

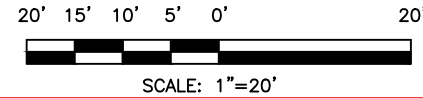
CONCRETE BULKHEAD
TO REMAIN, NO WORK
PROPOSED

OHW = 21.85' @ FACE
OF CONCRETE BULKHEAD

REVISED
12/20/2022

TO INCLUDE PLANTING PLAN
BY NORTHWEST
ENVIRONMENTAL CONSULTING, LLC

EXISTING SITE PLAN DETAIL



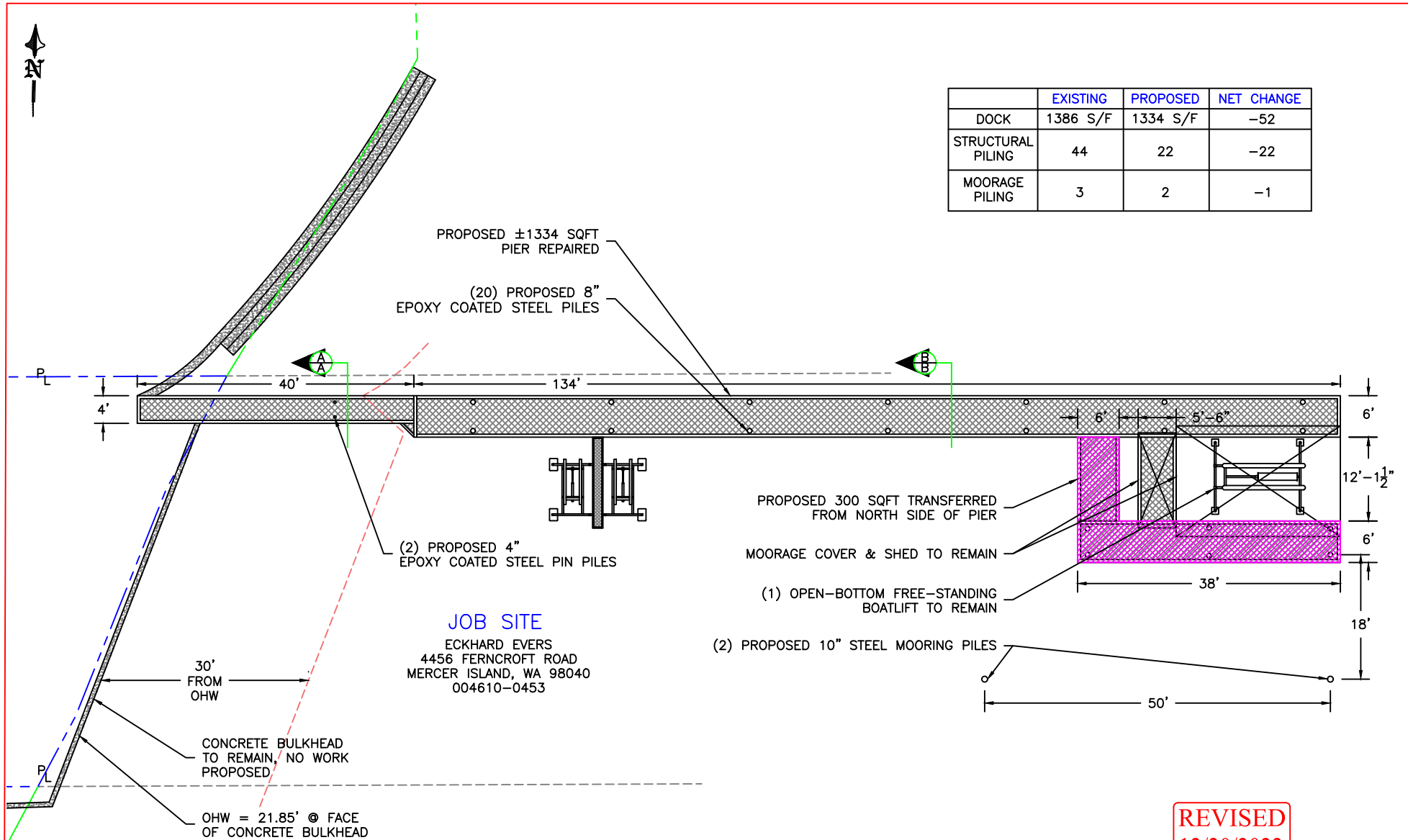
PROJECT DESIGNED BY:
Waterfront Construction Inc.

THIS DOCUMENT IS PROPRIETARY PROPERTY OF WATERFRONT
CONSTRUCTION INC., AND IS NOT TO BE USED, IN WHOLE OR IN
PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN
AUTHORIZATION OF WATERFRONT CONSTRUCTION INC.

REFERENCE #:		
APPLICANT: ECKHARD EVERS		
PROPOSED: PIER REPAIR		
SHEET: 4	OF: 11	NEAR/AT: MERCER ISLAND
DATE: 06/28/2022	DWG#: 21-32061-A2-4	



	EXISTING	PROPOSED	NET CHANGE
DOCK	1386 S/F	1334 S/F	-52
STRUCTURAL PILING	44	22	-22
MOORAGE PILING	3	2	-1



REVISED
 12/20/2022

TO INCLUDE PLANTING PLAN
 BY NORTHWEST
 ENVIRONMENTAL CONSULTING, LLC

PROPOSED SITE PLAN DETAIL

20' 15' 10' 5' 0' 20'



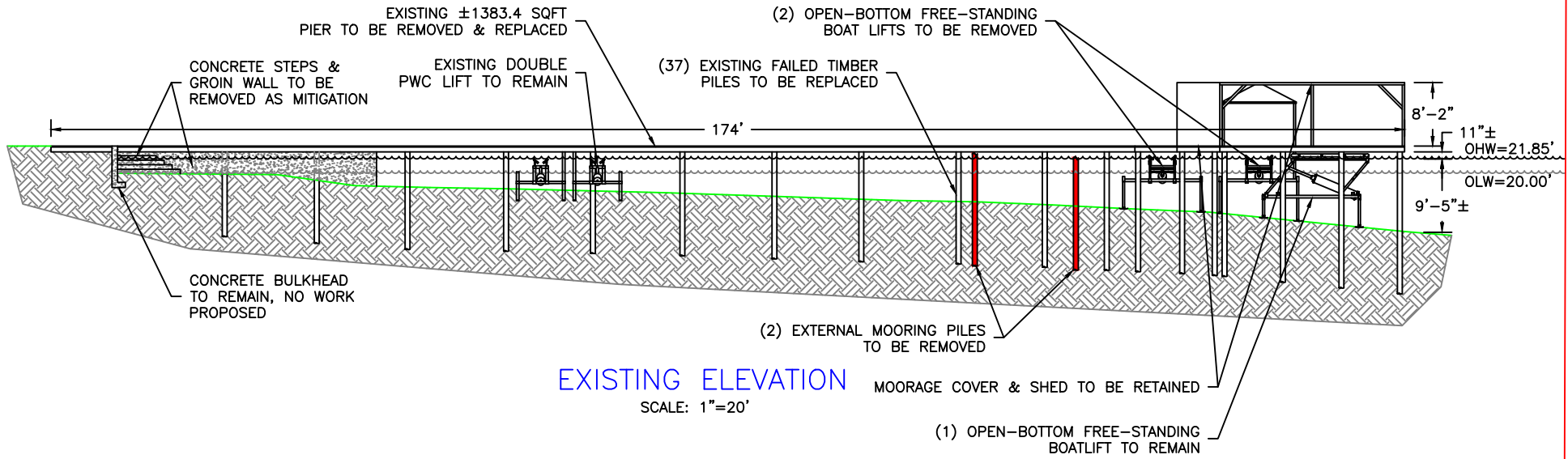
SCALE: 1"=20'

PROJECT DESIGNED BY:

Waterfront Construction Inc.

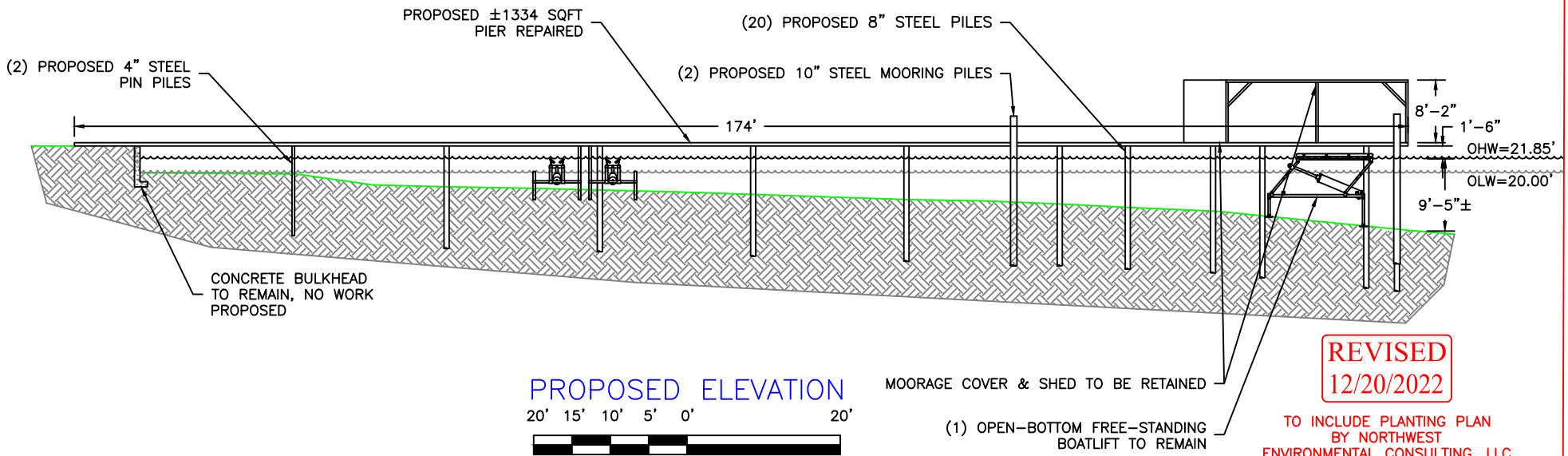
THIS DOCUMENT IS PROPRIETARY PROPERTY OF WATERFRONT CONSTRUCTION INC., AND IS NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF WATERFRONT CONSTRUCTION INC.

REFERENCE #:		
APPLICANT: ECKHARD EVERS		
PROPOSED: PIER REPAIR		
SHEET: 5	OF: 11	NEAR/AT: MERCER ISLAND
DATE: 06/28/2022	DWG# 21-32061-A2-5	



EXISTING ELEVATION

SCALE: 1"=20'



PROPOSED ELEVATION

20' 15' 10' 5' 0' 20'



SCALE: 1"=20'

REVISED
12/20/2022

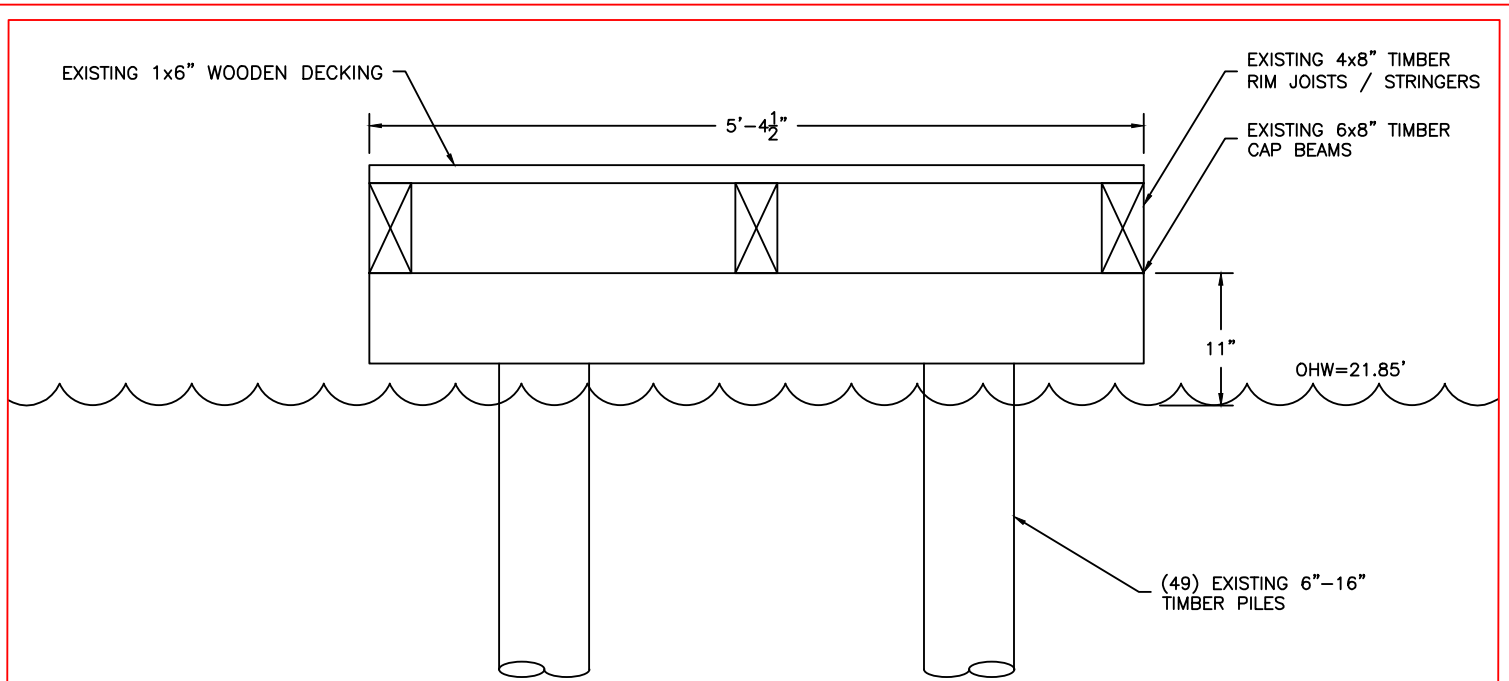
TO INCLUDE PLANTING PLAN
BY NORTHWEST
ENVIRONMENTAL CONSULTING, LLC

PROJECT DESIGNED BY:

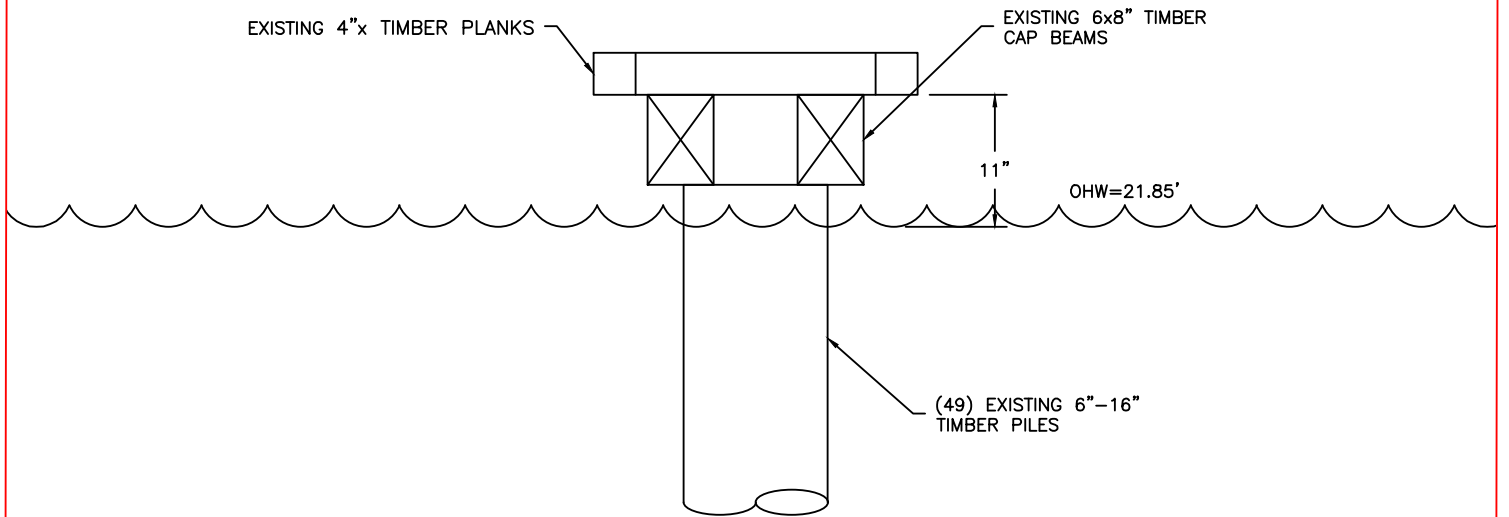
Waterfront Construction Inc.

THIS DOCUMENT IS PROPRIETARY PROPERTY OF WATERFRONT CONSTRUCTION INC., AND IS NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF WATERFRONT CONSTRUCTION INC.

REFERENCE #:		
APPLICANT: ECKHARD EVERS		
PROPOSED: PIER REPAIR		
SHEET: 6	OF: 11	NEAR/AT: MERCER ISLAND
DATE: 06/28/2022	DWG#: 21-32061-A2-6	



EXISTING SECTION A-A
SCALE: 3/4"=1'



EXISTING SECTION B-B
SCALE: 3/4"=1'

REVISED
12/20/2022

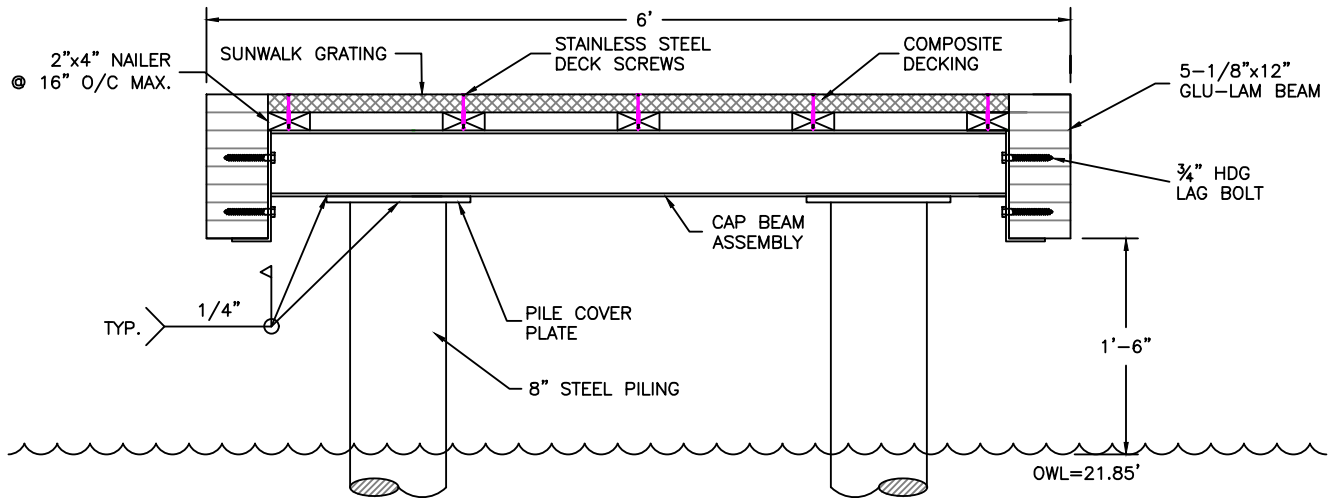
TO INCLUDE PLANTING PLAN
BY NORTHWEST
ENVIRONMENTAL CONSULTING, LLC

PROJECT DESIGNED BY:

Waterfront Construction Inc.

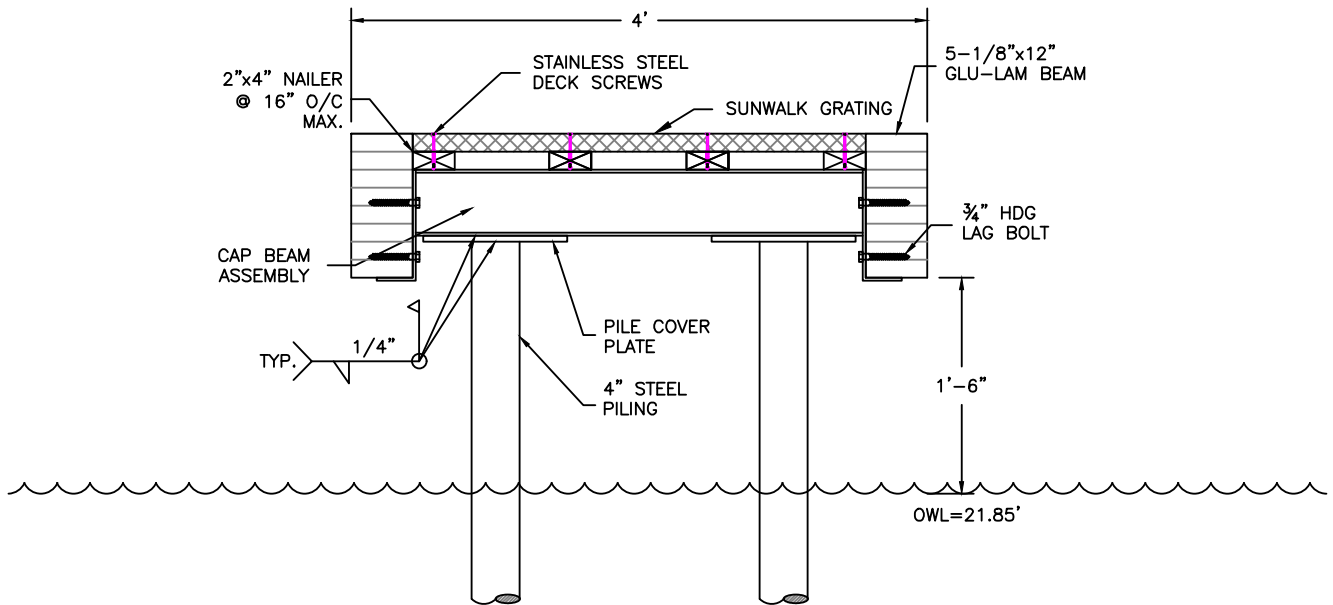
THIS DOCUMENT IS PROPRIETARY PROPERTY OF WATERFRONT CONSTRUCTION INC., AND IS NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF WATERFRONT CONSTRUCTION INC.

REFERENCE #:		
APPLICANT: ECKHARD EVERS		
PROPOSED: PIER REPAIR		
SHEET: 7	OF: 11	NEAR/AT: MERCER ISLAND
DATE: 06/28/2022	DWG# 21-32061-A2-7	

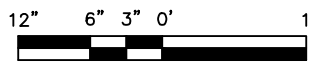


PROPOSED SECTION A-A

SCALE: 3/4"=1'



PROPOSED SECTION B-B



SCALE: 3/4"=1'

REVISED
12/20/2022

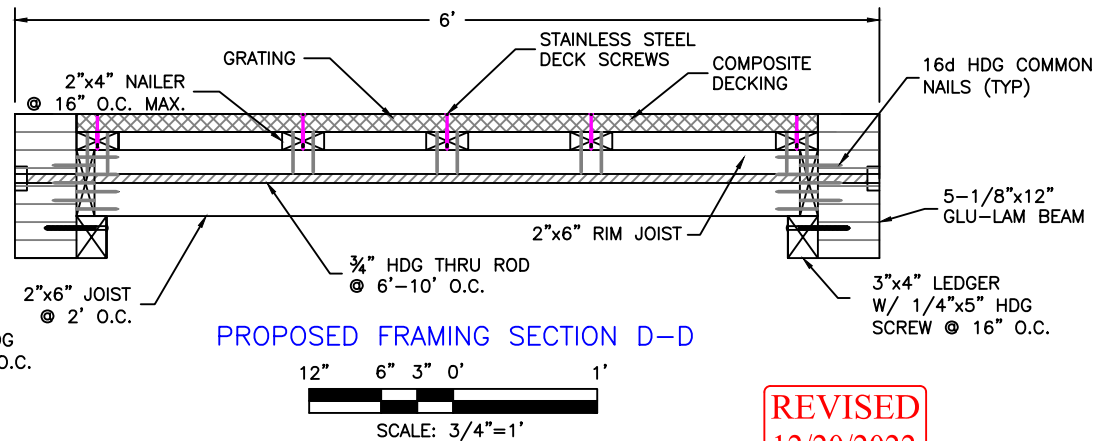
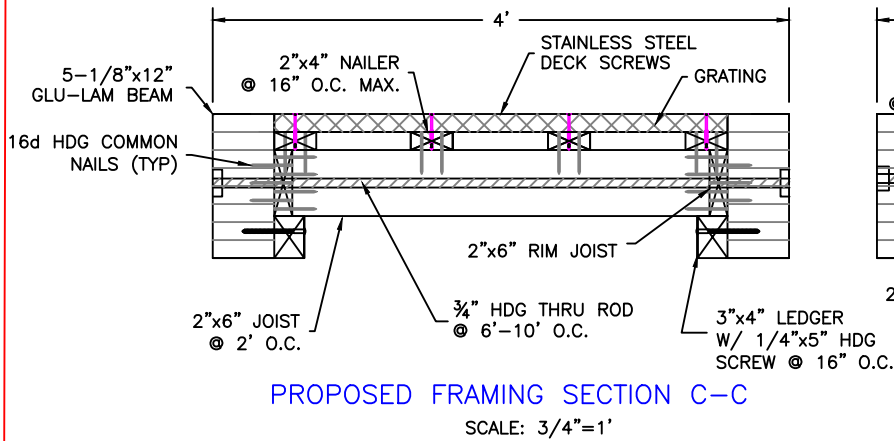
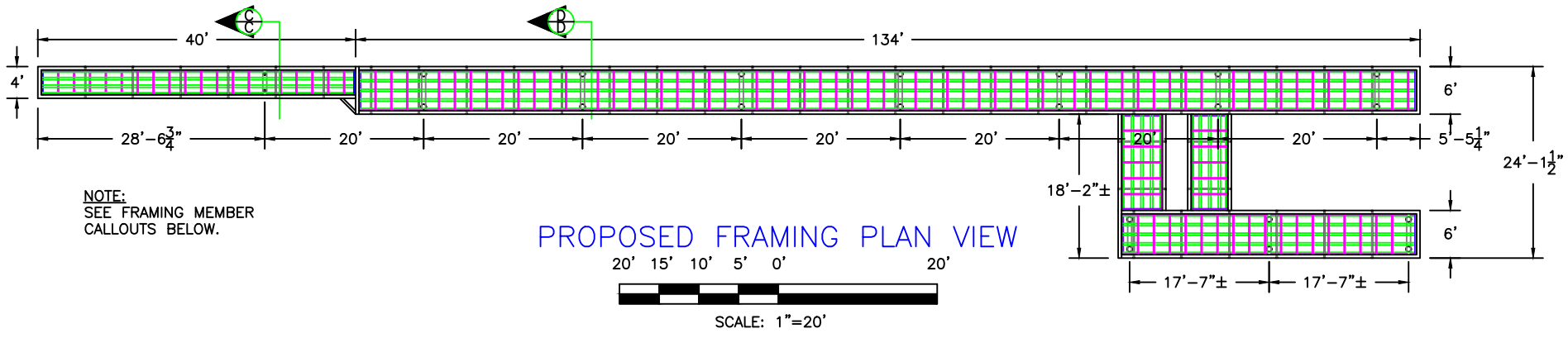
TO INCLUDE PLANTING PLAN
BY NORTHWEST
ENVIRONMENTAL CONSULTING, LLC

PROJECT DESIGNED BY:

Waterfront Construction Inc.

THIS DOCUMENT IS PROPRIETARY PROPERTY OF WATERFRONT CONSTRUCTION INC., AND IS NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF WATERFRONT CONSTRUCTION INC.

REFERENCE #:		
APPLICANT: ECKHARD EVERS		
PROPOSED: PIER REPAIR		
SHEET: 8	OF: 11	NEAR/AT: MERCER ISLAND
DATE: 06/28/2022	DWG# 21-32061-A2-8	

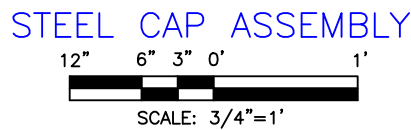
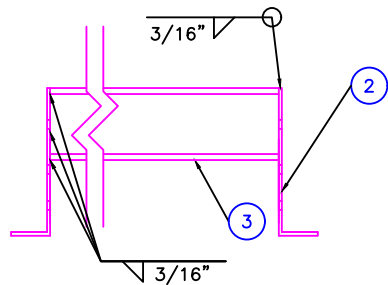
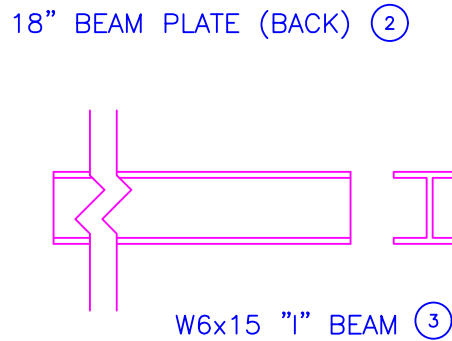
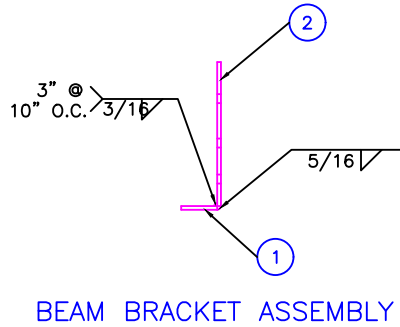
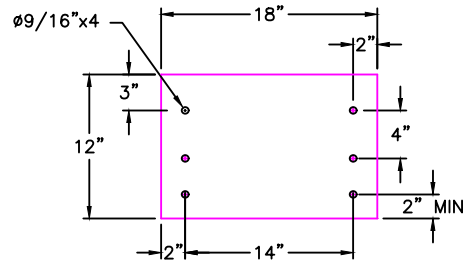
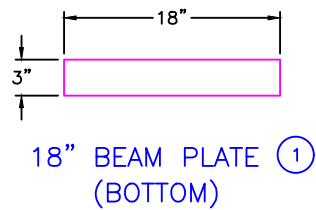


REVISED
12/20/2022

TO INCLUDE PLANTING PLAN
BY NORTHWEST
ENVIRONMENTAL CONSULTING, LLC

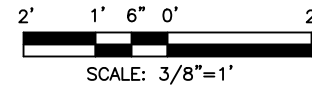
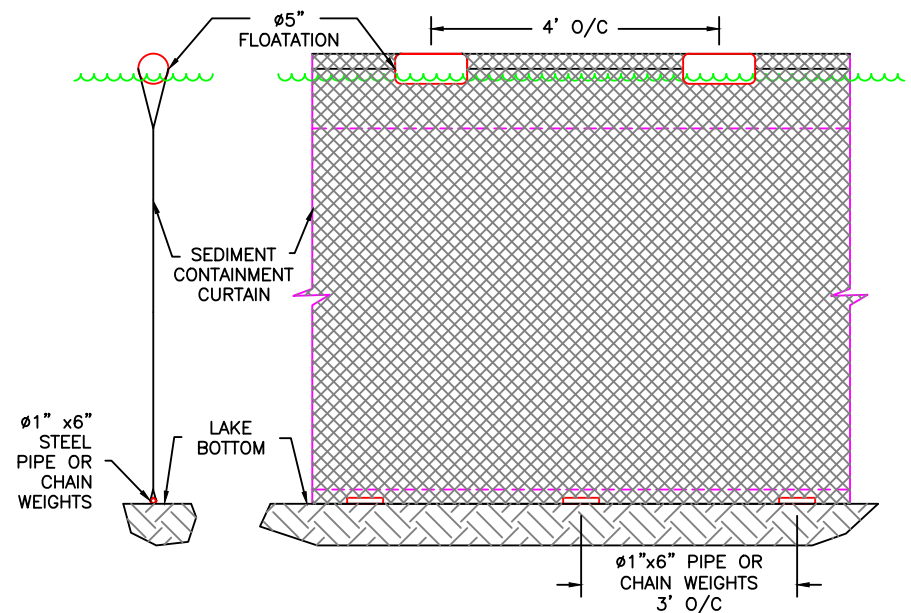
PROJECT DESIGNED BY:
Waterfront Construction Inc.
THIS DOCUMENT IS PROPRIETARY PROPERTY OF WATERFRONT
CONSTRUCTION INC., AND IS NOT TO BE USED, IN WHOLE OR IN
PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN
AUTHORIZATION OF WATERFRONT CONSTRUCTION INC.

REFERENCE #:		
APPLICANT: ECKHARD EVERS		
PROPOSED: PIER REPAIR		
SHEET: 9	OF: 11	NEAR/AT: MERCER ISLAND
DATE: 06/28/2022	DWG#: 21-32061-A2-9	



REVISED
12/20/2022

TO INCLUDE PLANTING PLAN
BY NORTHWEST
ENVIRONMENTAL CONSULTING, LLC



MATERIAL LIST

PART	SPECS	TREATMENT
NAILERS	2"x4" DF #2 OR BTR	ACZA
LEDGERS	3"x4" DF #2 OR BTR	ACZA
GRATING	MOLDED PLASTIC	NONE
HARDWARE	STEEL	STAINLESS OR HDG.
PILING	X-STRONG 4", 8" & 10"	EPOXY-COATED
CAPS	W6x15 "1" BEAM	GALVANIZED
GLU-LAMS	5 1/8"x12" DF	ACZA
JOIST	2"x6" DF #2 OR BTR	ACZA
RIM JOIST	2"x6" DF #2 OR BTR	ACZA

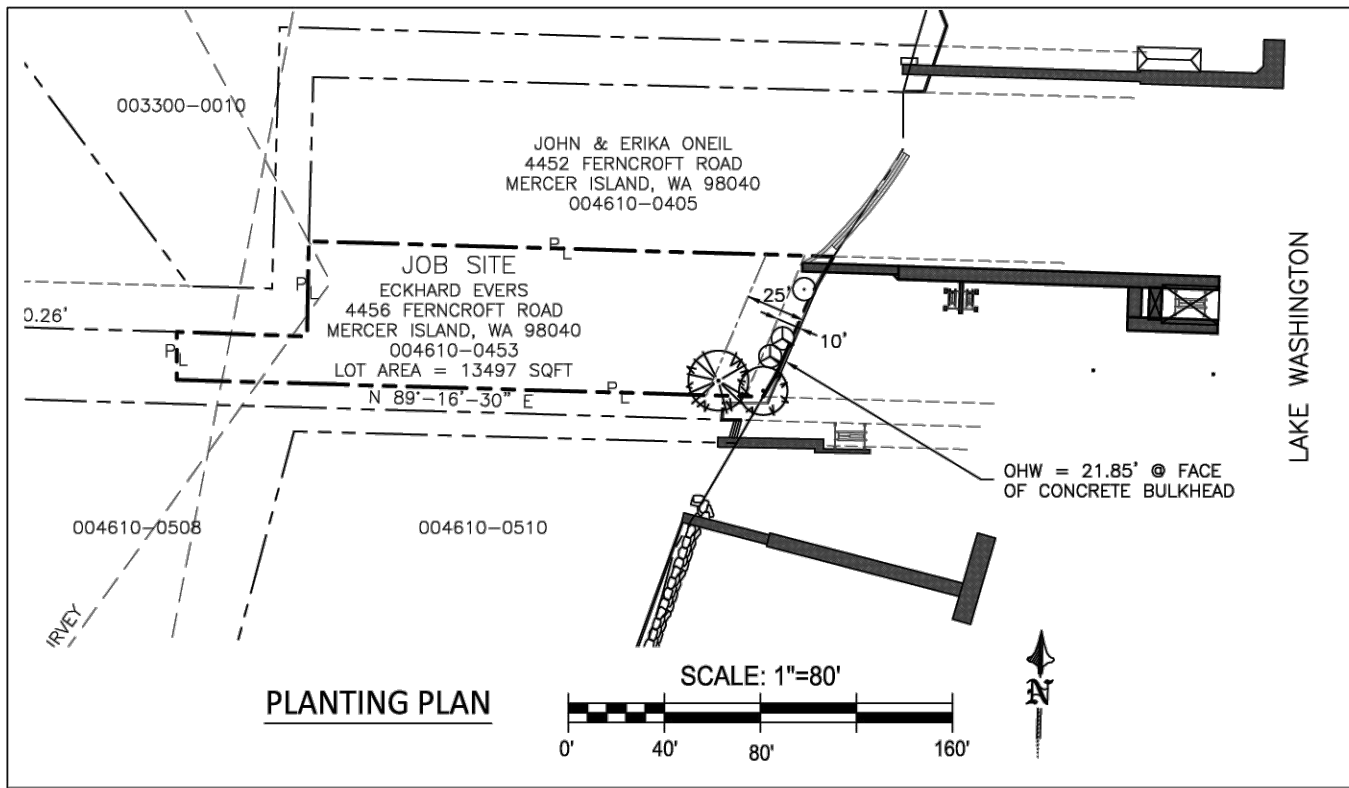
PART #	NOMENCLATURE OR DESCRIPTION	MATERIAL SPECIFICATION
3	W6x15 "1" BEAM	6" 15 LB PER FOOT I-BEAM
2	18" BACK BEAM PLATE	18"x18"x5/16" STEEL PLATE
1	18" BOTTOM BEAM PLATE	18"x3"x5/16" STEEL PLATE

PROJECT DESIGNED BY:

Waterfront Construction Inc.

THIS DOCUMENT IS PROPRIETARY PROPERTY OF WATERFRONT CONSTRUCTION INC., AND IS NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF WATERFRONT CONSTRUCTION INC.

REFERENCE #:	
APPLICANT: ECKHARD EVERS	
PROPOSED: PIER REPAIR	
SHEET: 10	OF: 11
NEAR/AT: MERCER ISLAND	
DATE: 06/28/2022	DWG# 21-32061-A2-10



LAKE WASHINGTON

PLANTING PLAN

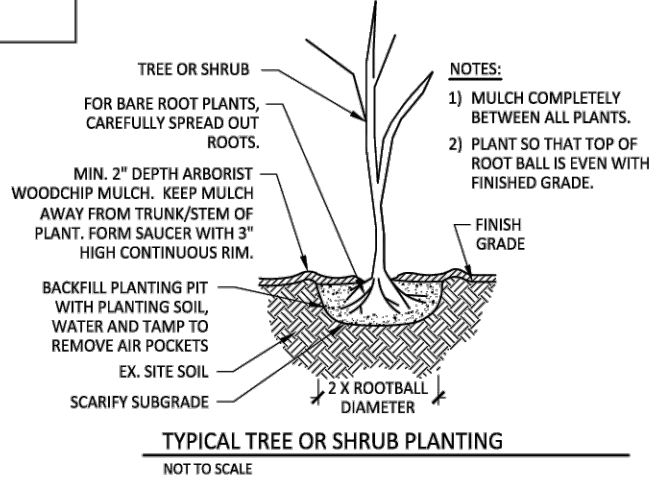
PLANTING NOTES:

1. REMOVE ALL HIMALAYAN BLACKBERRY, JAPANESE KNOTWEED, BAMBOO, AND ENGLISH IVY FROM PLANTING AREA USING KING COUNTY RECOMMENDATIONS. RETAIN AND PROTECT ALL EXISTING NATIVE VEGETATION.
2. PLANT MATERIAL SHALL BE LOCALLY GROWN (PUGET SOUND REGION) AND CONFORM TO THE MOST RECENT ANLA STANDARDS. THE OWNER RESERVES THE RIGHT TO REFUSE ANY AND ALL PLANT MATERIAL THAT DOES NOT MEET STANDARDS.
3. PLANT LOCATIONS ARE SCHEMATIC AND MAY NEED ADJUSTMENT TO MEET ACTUAL FIELD CONDITIONS. WHEN A CONFLICT WITH FIELD CONDITIONS OCCURS CONSULT WITH THE PROJECT BIOLOGIST. MAINTAIN A MINIMUM OF 2 FEET FROM EXISTING SHRUBS, AND 3 FEET FROM EXISTING TREES.

PLANT SCHEDULE					
Symbol	Common Name	Scientific Name	Size	Condition	Qty
	Douglas Fir	<i>Pseudotsuga menziesii</i>	6'-8' height	Bare root or container	1
	Shore Pine	<i>Pinus contorta</i>	6'-8' height	Bare root or container	1
	Red Elderberry	<i>Sambucus racemosa</i>	#2	Container	1
	Red Flowering Current	<i>Ribes sanguineum</i>	#2	Container	2
				Total Trees:	2
				Total Shrubs:	3
				Total Plants:	5

PLANTING SEQUENCE:

1. PLANTING AREA SHALL BE PLANTED WITH THE SPECIES INDICATED IN THE PLANTING SCHEDULE. DIG A HOLE FOR EACH PLANT THAT IS TWICE THE SIZE OF THE ROOT BALL OR PLANT CONTAINER. REMOVE LARGE ROCKS AND OTHER DEBRIS INCLUDING ROOTS FROM PIT. SOAK PIT WITH WATER BEFORE PLANTING. BARK MULCH SHOULD NOT BE USED TO BACKFILL THE PLANTING HOLE.
2. PULL BACK MULCH FROM PLANTINGS TO CREATE A MULCH RING AROUND PLANTS.
3. PLANTINGS SHOULD BE WATERED THROUGHOUT THE SUMMER MONTHS IF DROUGHT CONDITIONS OCCUR.
4. TWO 5-GALLON BUCKETS OF ARBORIST CHIPS OR MULCH SHALL BE PLACED AROUND EACH PLANTING.



TYPICAL TREE OR SHRUB PLANTING

NOT TO SCALE

REVISED
12/20/2022

TO INCLUDE PLANTING PLAN
BY NORTHWEST
ENVIRONMENTAL CONSULTING, LLC

PROJECT DESIGNED BY:



3639 PALATINE AVE N
SEATTLE, WA 98103
206-634-9193

REFERENCE #:			
APPLICANT:	ECKHARD EVERS		
PROPOSED:	PIER REPAIR		
SHEET:	11	OF:	11
DATE:	12/16/2022	NEAR/AT:	MERCER ISLAND
	DWG#:		