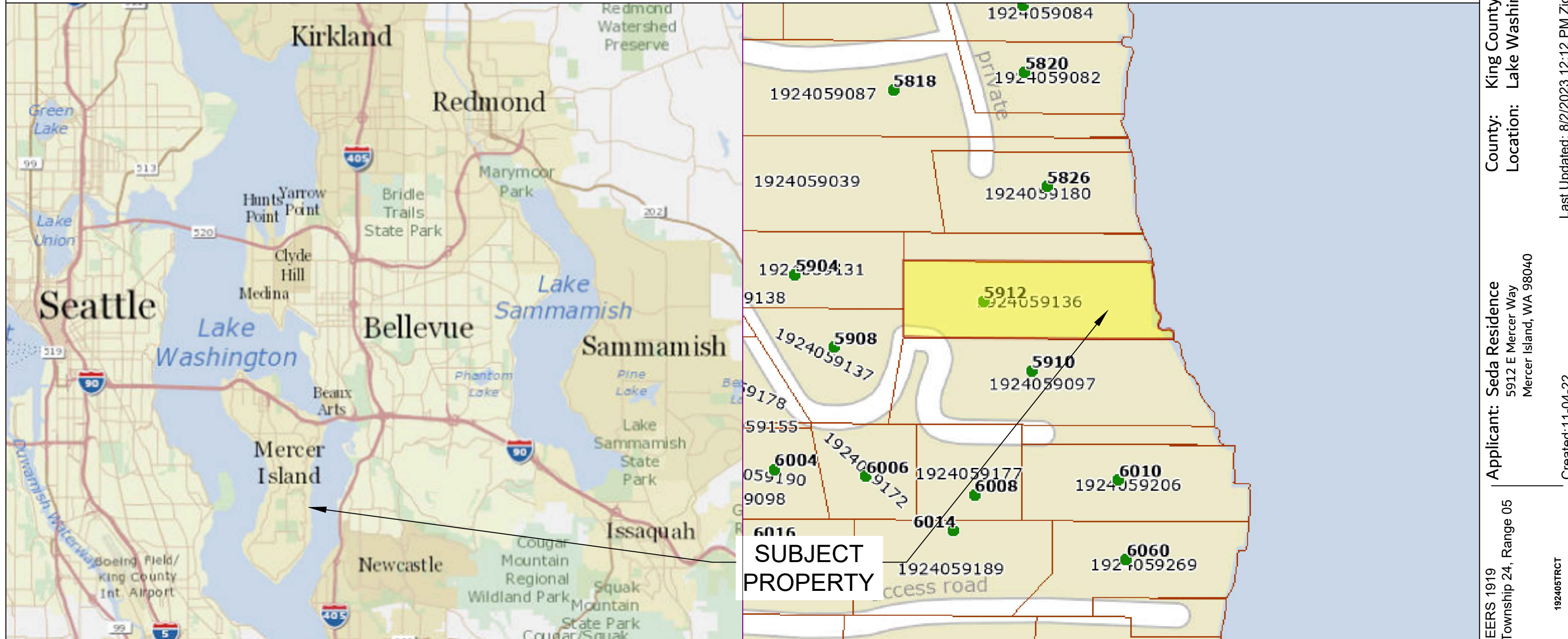


SITE PLAN



Pin: 192405-9136

Legal Description: POR GL 3 BEG AT PT ON ELY MGN OF E MERCER WAY 1300 FT N OF S LN OF SEC TH E PLW SD S LN 345 FT TH N 01-26-58 E 90 FT TO TPOB TH CONTG N 01-26-58 E 80 FT TH S 88-33-02 E 240 FT M/L TO SHORE OF LAKE WASH TH SLY ALG SH TO PT S 88-33-02 E OF TPOB TH N 88-33-02 W TO TPOB TGW SH LDS ADJ

Plat Block:
 Plat Lot:
 Parcel
 LAT: 47.54963
 LONG: -122.21043

Dock
 LAT:47.549655
 LONG:-122.209899

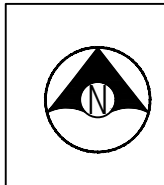
Datum: CORPS OF ENGINEERS 1919
 SE Quarter Of Section 19, Township 24, Range 05

Adjacent Owners:
 LIGHTSTONE MICHAEL L+FELICE
 5910 E Mercer Way 98040

Applicant: Seda Residence
 5912 E Mercer Way
 Mercer Island, WA 98040

County: King County
 Location: Lake Washington

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SHEET
1.0

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 PAGE 1 OF 17

GENERAL NOTES:

MATERIALS SPEC LIST:

Boat lifts: Aluminum

- * SL8012ARW - 146" x 167"
- * Lift Canopy - 264" x 112"

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:

- * All new piles are epoxy coated steel piles *size varies, see plan set
- * Repair piles are done as a sleeve/strap method
- * All Pile tops exposed will have a conical cap placed on top
- * Piles are driven using the vibro method

19.13.020(a) Legal nonconforming uses and structures may continue.

Overwater uses and structures, and uses and structures 25 feet landward from the OHWM, which were legally created may be maintained, repaired, renovated, remodeled and completely replaced to the extent that nonconformance with the standards and regulations of this chapter is not increased.

The portion of bulkhead to be remodeled will result in a reduction of hardscape bringing the site into greater conformance with the SMP and MICC. The remaining nonconforming hardscape will not be changed per the scope of this project.

19.01.050(F)(1) - Nonconforming structures, sites, lots and uses.

A structure on a site that is legally nonconforming because the maximum allowable surface coverage has been exceeded can be increased in height and gross floor area (up to the maximum permitted). No new impervious surfaces are permitted outside the footprint of an existing structure unless the site is either brought into conformance with all applicable impervious surface limitations or two square feet of legally existing impervious surface are removed for every one square foot of new impervious surface.

Our proposal exceeds the removal on 2 sqft of nonconforming hardscape per 1 sqft to be reallocated.

CODE REFERENCES: Mercer Island

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

“Bulkheads and Shoreline Stabilization Structures” per MIMC 19.13050(B)(1).

An existing shoreline stabilization structure may be replaced with a similar structure if there is a demonstrated need to protect principal uses or structures from erosion caused by currents or waves, and the following conditions shall apply:

The replacement structure should be designed, located, sized, and constructed to assure no net loss of ecological functions.

NNL Report attached.

Replacement walls or bulkheads shall not encroach waterward of the ordinary high water mark or existing structure unless the primary structure was occupied prior to January 1, 1992, and there are overriding safety or environmental concerns. In such cases, the replacement structure shall abut the existing shoreline stabilization structure. Soft shoreline stabilization measures that provide restoration of shoreline ecological functions may be permitted waterward of the ordinary high water mark.

Replacement bulkhead will not encroach waterward of OHWM.

iii. For purposes of this section standards on shoreline stabilization measures, "replacement" means the construction of a new structure to perform a shoreline stabilization function of an existing structure which can no longer adequately serve its purpose. Additions to or increases in size of existing shoreline stabilization measures shall be considered new structures.

Replacement bulkhead will have no additions or increase in size.

Construction and maintenance of normal protective bulkhead common to single-family dwellings requires only a shoreline exemption permit, unless a report is required by the code official to ensure compliance with the above conditions; however, if the construction of the bulkhead is undertaken wholly or in part on lands covered by water, such construction shall comply with SEPA mitigation.

Replacement bulkhead will not be constructed over lands covered by water.

“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:

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 will be not larger than authorized.

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

The maximum width will comply with standards.

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

The minimum water depth will be no shallower than authorized.

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.

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.

Project under review by WDFW and CORPS.

Last permit issued for property: 2209-243 9/27/2022

Dock established/constructed: 5/5/1967

Boat lift permitted: 08/14/1990



Seaborn Pile Driving
1080 W Ewing St
Seattle, WA 98119

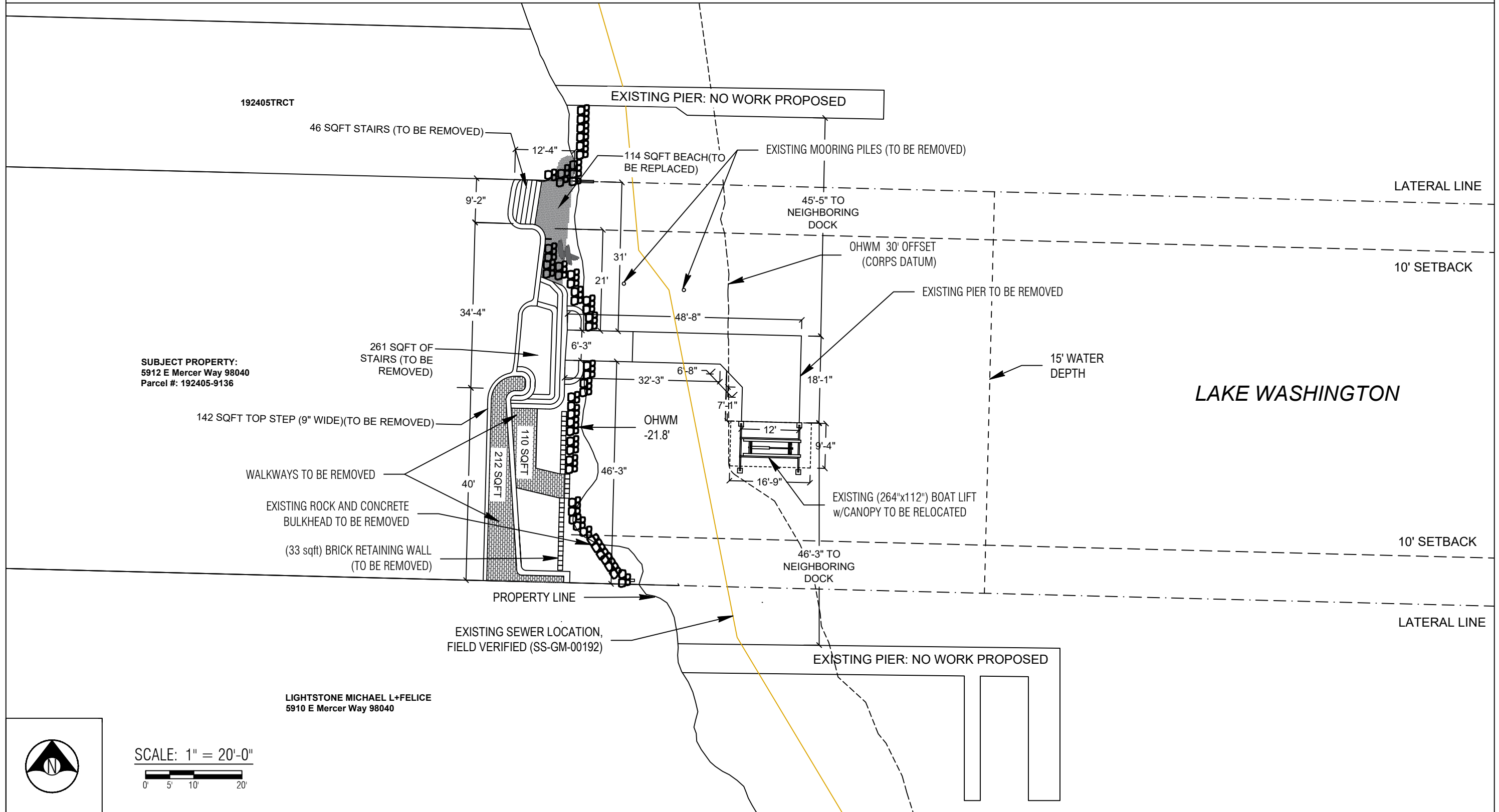
Office: 206-236-1700 ext. 3
www.seabornpiledriving.com

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County: King County Location: Lake Washington	Applicant: Seda Residence 5912 E Mercer Way Mercer Island, WA 98040	Datum: CORPS OF ENGINEERS 1919 SE Quarter Of Section 19, Township 24, Range 05	Adjacent Owners: LIGHTSTONE MICHAEL L+FELICE 5910 E Mercer Way 98040
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EXISTING CONDITIONS

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



County: King County
 Location: Lake Washington

Applicant: Seda Residence
 5912 E Mercer Way
 Mercer Island, WA 98040

Datum: CORPS OF ENGINEERS 1919
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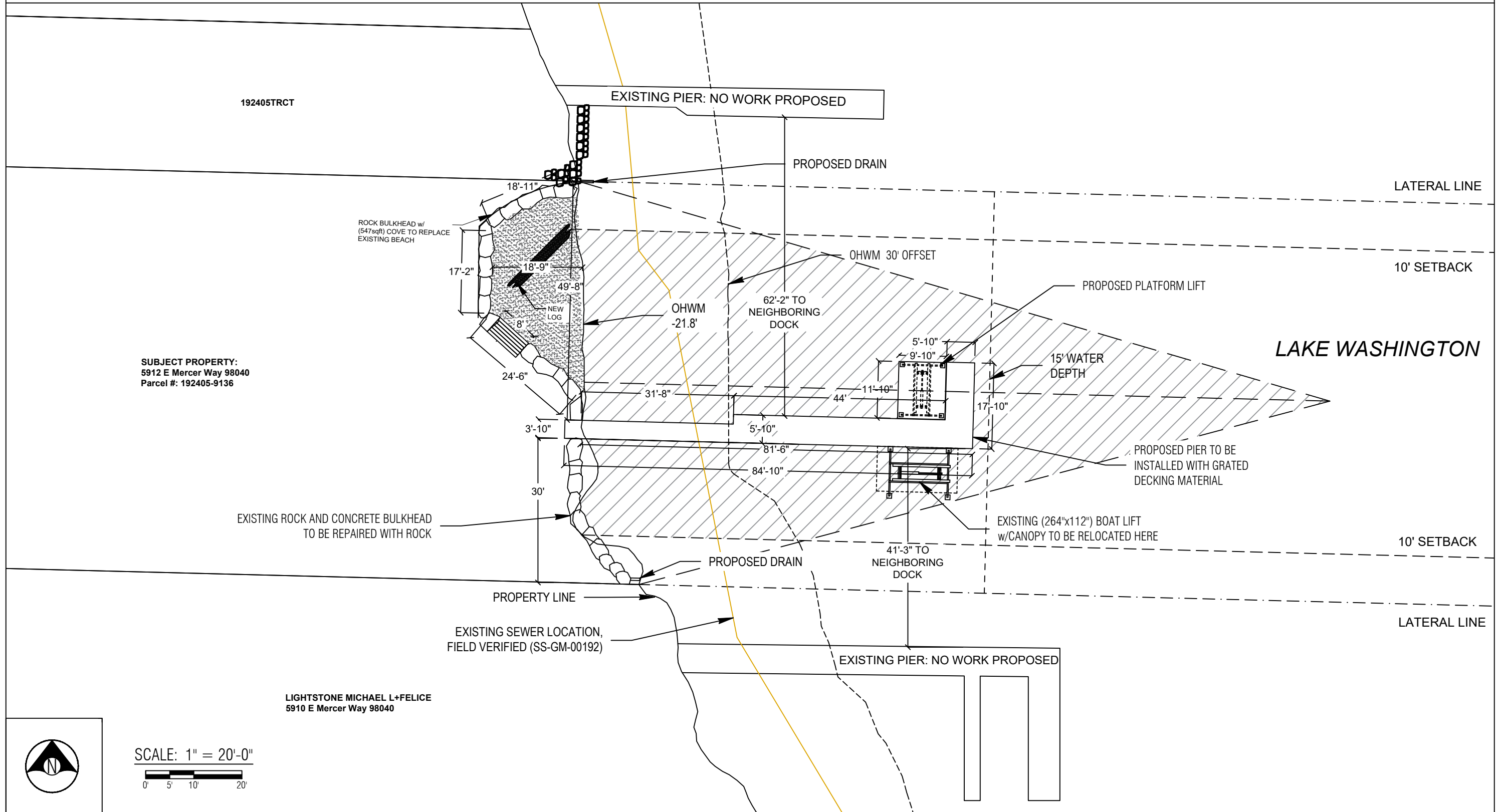
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PROPOSED CONDITIONS

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



SUBJECT PROPERTY:
5912 E Mercer Way 98040
Parcel #: 192405-9136

LIGHTSTONE MICHAEL L+FELICE
5910 E Mercer Way 98040



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



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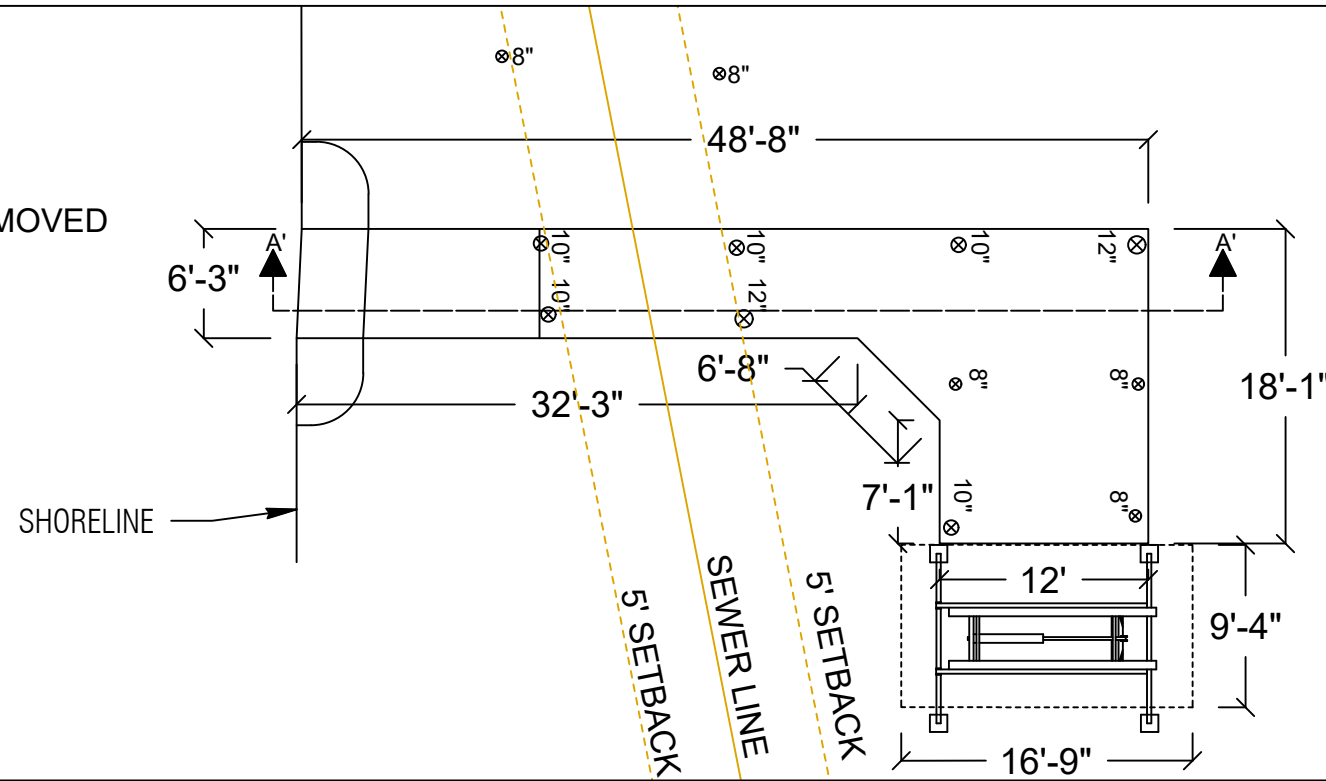
PIER DETAILS - EXISTING/PROPOSED PLAN VIEW

LEGEND: EXISTING

- ⊗ (10) EXISTING PILES - TO BE REMOVED
- ⊗ (2) EXISTING MOORING PILES - TO BE REMOVED

Existing Pier Overwater: 436 sqft
Existing Pier total: 460 sqft

Existing Moorage Cover: 205 sqft



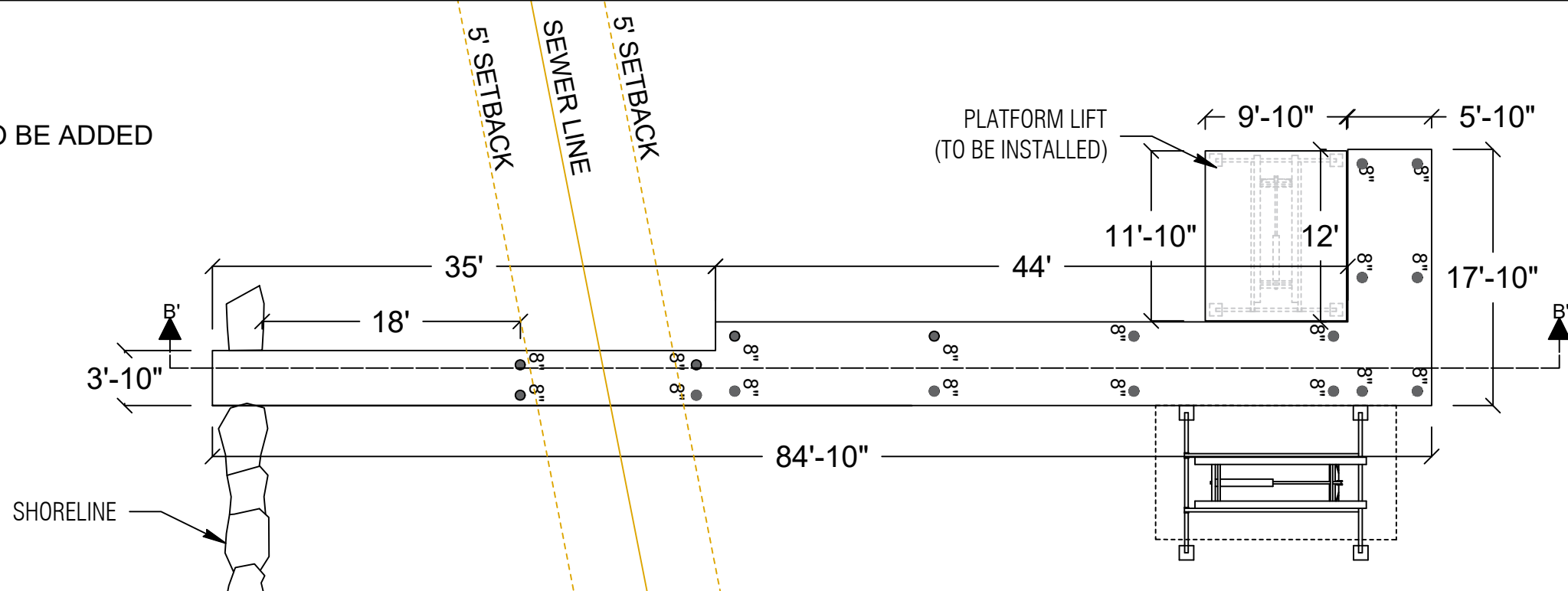
LEGEND: PROPOSED

- (18) PROPOSED STEEL PILES - TO BE ADDED

New Pier Overwater: 482 sqft
New Pier total: 495 sqft

Proposed Platform Lift: 117 sqft

**Grated decking is 43% open space



PLAN VIEW



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King County
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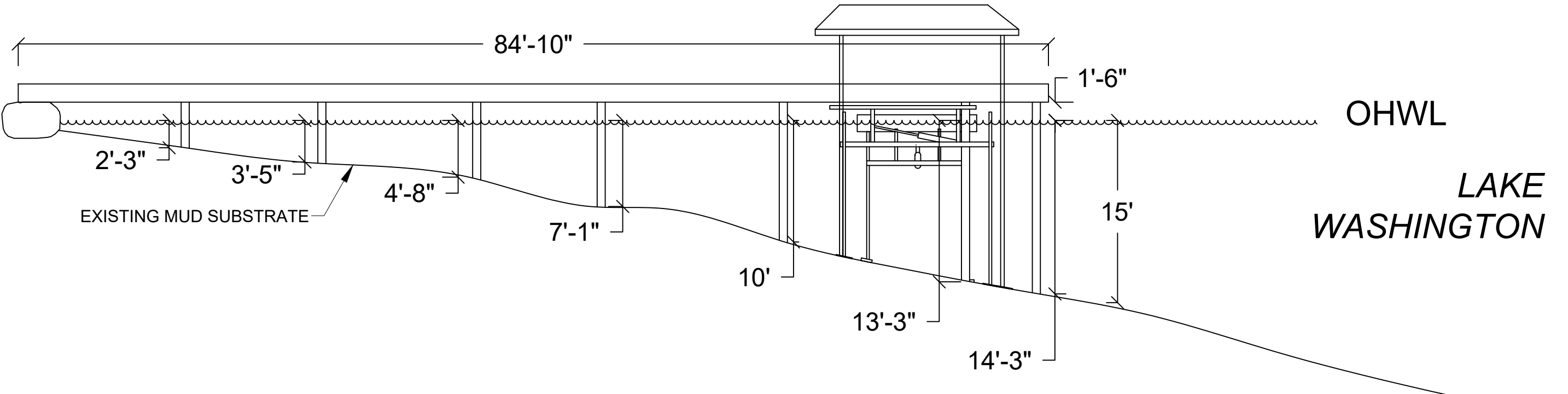
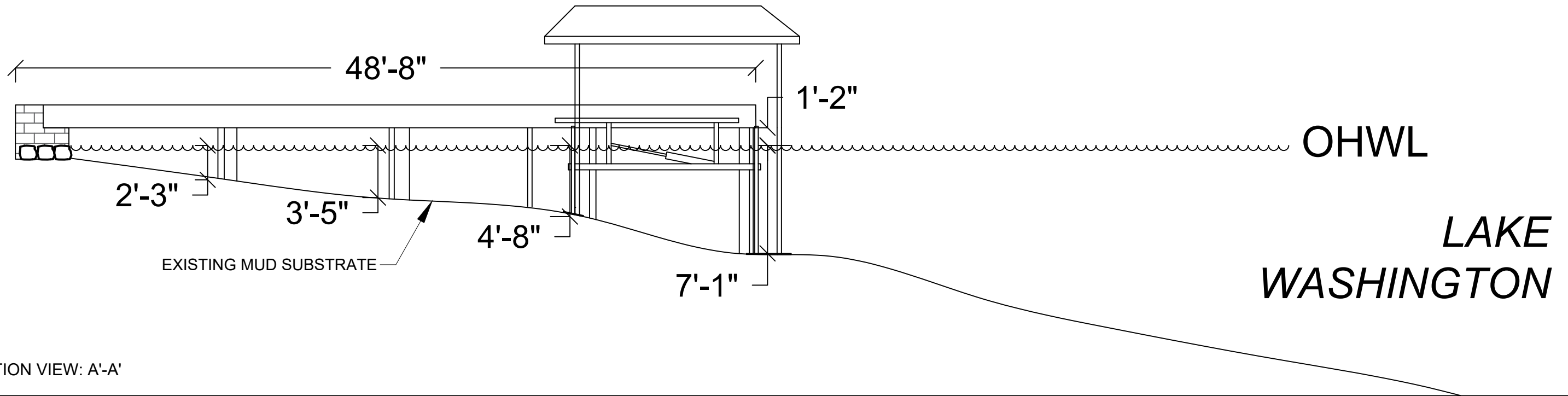
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PIER DETAILS EXISTING/PROPOSED - SECTION VIEW



SECTION VIEW: B'-B'

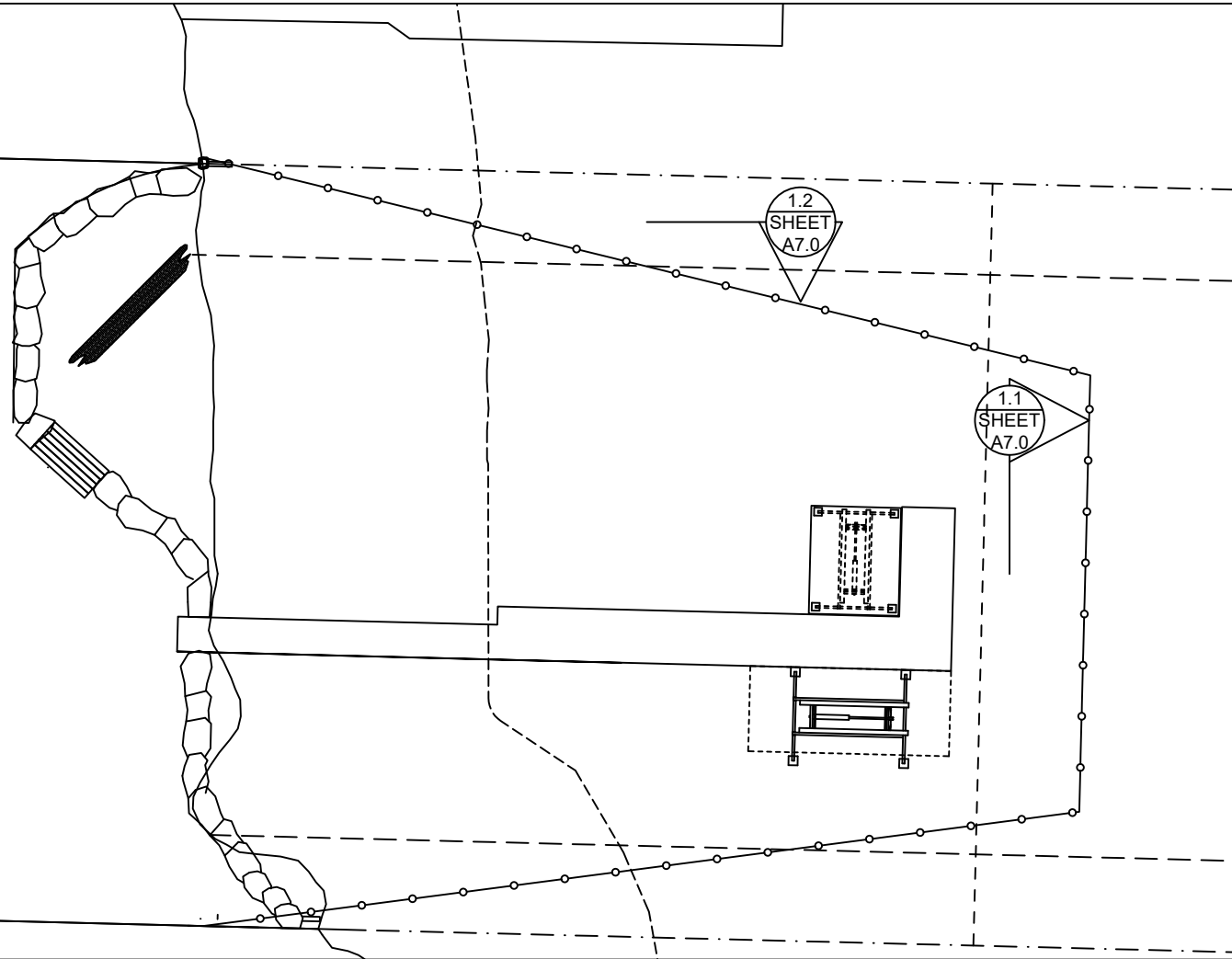


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BMP INFORMATION

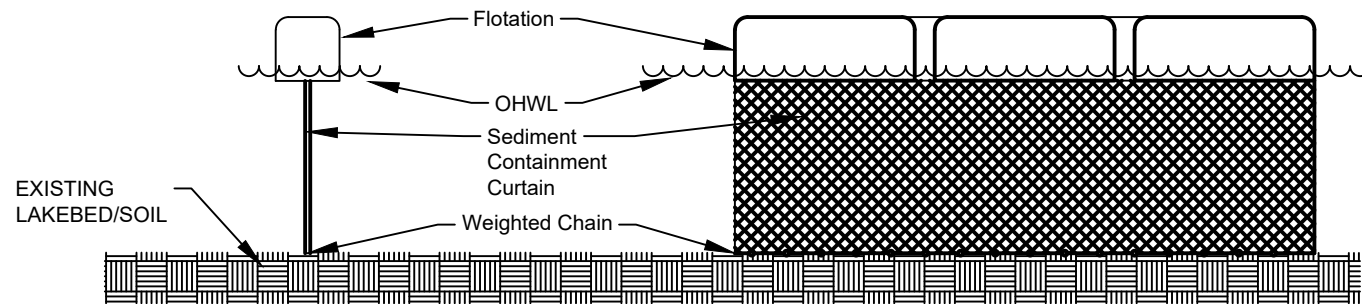


BMP NOTES:

- 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.
1. 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.
 2. 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.
 3. 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.
 4. 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.
 5. 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.
1. Appropriate materials to contain and clean potential spills shall be stored and readily available at the work site and/or aboard project-related vessels.
 2. 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.
 3. To the greatest extent practicable, utilize biodegradable oils for equipment that would be operated in or near water.
 4. 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.
 5. 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.
 6. All wastes shall be collected and contained for proper disposal at approved upland disposal sites appropriate for the material(s).
 7. When removing piles and other similarly treated wood, containment curtain 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.
 8. 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 curtain.
 9. When removing piles, no actions shall be taken that would cause adhering sediments to return to lake waters.
 10. Above-water containment shall be installed around removed piles to prevent sediment laden waters from returning to lake waters.
 11. Construction staging (including stocking of materials, etc.) will occur on the supply barge.
 12. 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



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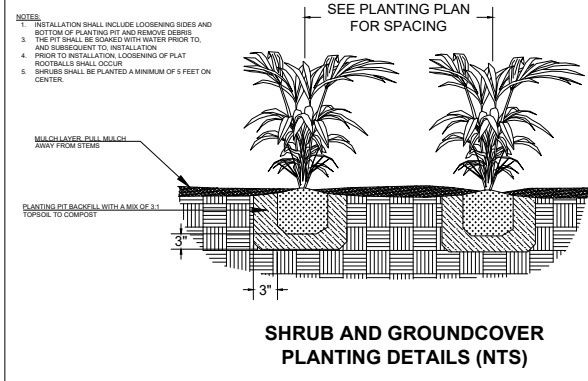
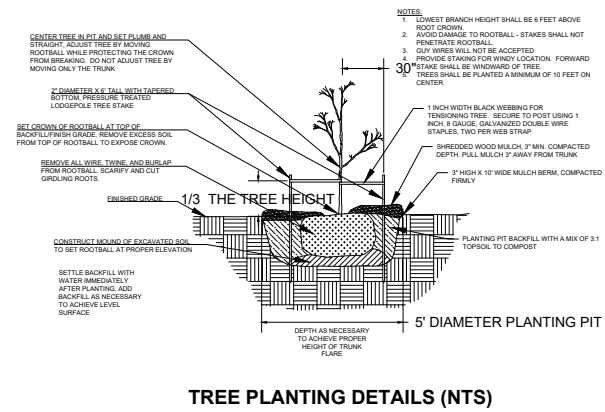
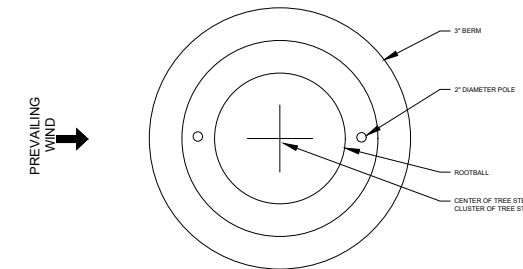
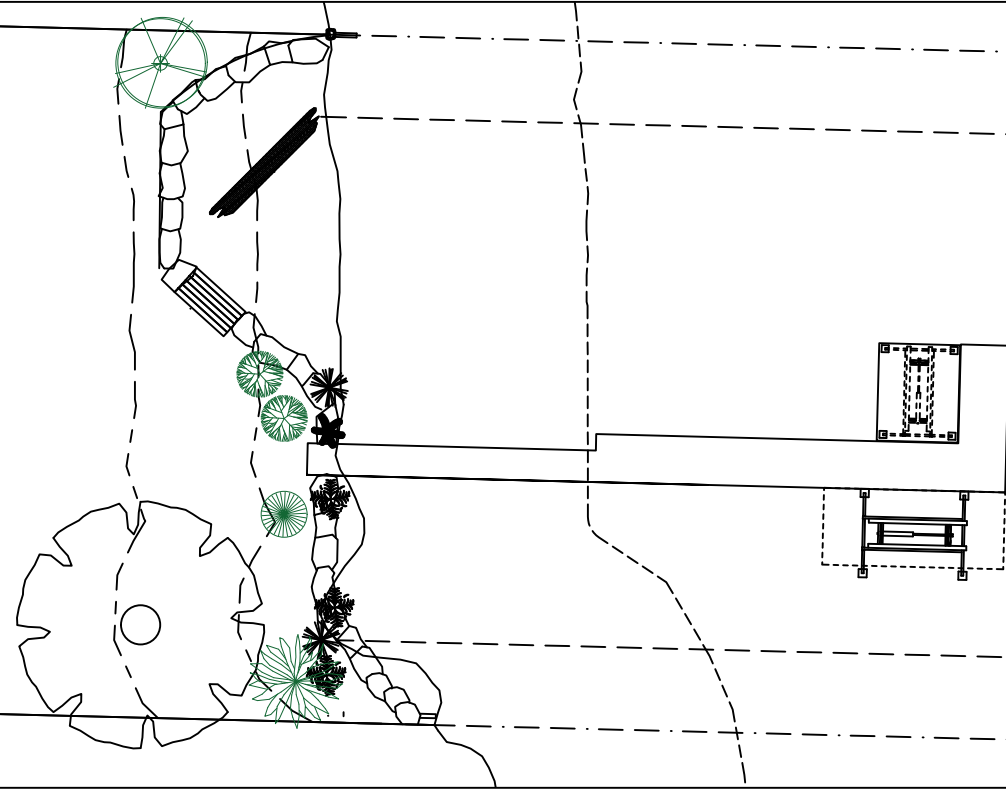
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MITIGATION PLAN



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 plicata	Western Red Cedar	1	3 ft
	Pinus contorta v contorta	Shore pine	1	3 ft
	Rosa nutkana	Nootka Rose	2	1 Gallon
	Philadelphus lewisii	Mock Orange	1	1 Gallon

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

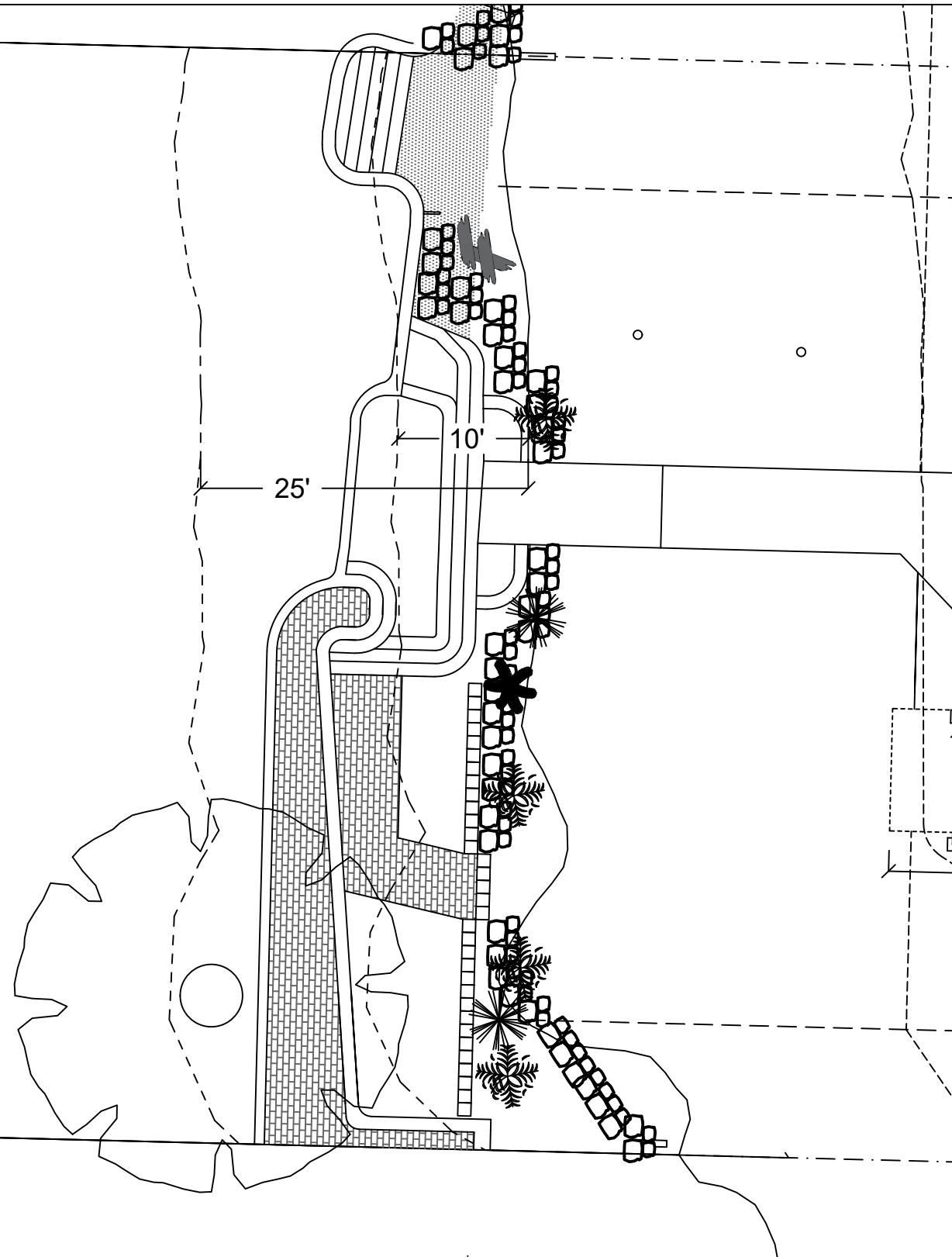


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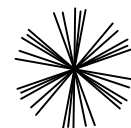
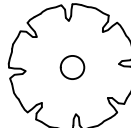
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EXISTING PLANT PLAN



EXISTING PLANTING SPECIES/QUANTITIES

SYMBOL	SCIENTIFIC NAME	COMMON NAME	QTY	SIZE
	<i>Juncus effusus</i>	Common Rush	1	~2ft
	<i>Rubus vestitus</i>	European Blackberry	4	~2ft
	<i>Acornus Calamus</i>	Sweet Flag	2	~ 1ft
	<i>Quercus Virginiana</i>	Southern Live Oak	1	~ 10ft

*Existing shrubs to be removed before bulkhead demo and reinstalled along new bulkhead. Existing tree will remain in-place and be protected during demo & construction.

PLAN VIEW

EXISTING PLANTS TABLE



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GENERAL ENGINEERING NOTES:

GENERAL

- ALL CONSTRUCTION SHALL CONFORM TO THESE PLANS.
- CONTRACTOR SHALL VERIFY ALL LEVELS, DIMENSIONS, AND EXISTING CONDITIONS IN THE FIELD BEFORE PROCEEDING. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR FIELD CHANGES PRIOR TO INSTALLATION OR FABRICATION. IN CASE OF DISCREPANCIES BETWEEN THE EXISTING CONDITIONS AND THE DRAWINGS, THE CONTRACTOR SHALL OBTAIN DIRECTION FROM THE ENGINEER BEFORE PROCEEDING. DIMENSIONS NOTED AS PLUS OR MINUS (+) OR REF INDICATE UNVERIFIED DIMENSIONS AND ARE APPROXIMATE. NOTIFY ENGINEER IMMEDIATELY OF CONFLICTS OR EXCESSIVE VARIATIONS FROM INDICATED DIMENSIONS, NOTED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS - DO NOT SCALE DRAWINGS. DIMENSIONS OF EXISTING CONDITIONS ARE BASED ON RECORD DRAWINGS AND ARE TO BE FIELD-VERIFIED BY THE CONTRACTOR.
- CONTRACTOR SHALL PROVIDE ADEQUATE SHORING AND BRACING OF ALL STRUCTURAL MEMBERS AND EXISTING MEMBERS, AS REQUIRED, AND IN A MANNER SUITABLE TO WORK SEQUENCE. TEMPORARY SHORING AND BRACING SHALL NOT BE REMOVED UNTIL ALL FINAL CONNECTIONS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE DRAWINGS AND MATERIALS HAVE ACHIEVED DESIGN STRENGTH.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAFETY PRECAUTIONS AND THE METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES REQUIRED TO PERFORM THE WORK.
- ALL MATERIALS SHALL BE NEW, UNO.
- ALL WORK SHALL BE PERFORMED IN STRICT ACCORDANCE WITH THE DRAWINGS, NOTES, AND MANUFACTURER RECOMMENDATIONS. IF THERE ARE ANY CONFLICTS BETWEEN THESE DOCUMENTS, THE ENGINEER SHALL BE CONTACTED FOR DIRECTION.
- THE CONTRACTOR SHALL CAREFULLY DECONSTRUCT EXISTING ELEMENTS AS NECESSARY TO ACCESS THE WORK AREAS. SUCH DECONSTRUCTION MAY INCLUDE, INTERIOR AND EXTERIOR FINISHES. ALL DECONSTRUCTION ELEMENTS SHALL BE RECONSTRUCTED TO MATCH THE ORIGINAL APPEARANCE AND MEET THE REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE.
- ALL MOORAGE COVERS AND LIFTS SHALL BE FREESTANDING AND SHALL NOT BE ATTACHED TO THE DOCK, UNLESS NOTED OTHERWISE.

CODES AND STANDARDS

- ALL METHODS AND MATERIALS SHALL CONFORM TO THE INTERNATIONAL BUILDING CODE, 2018 EDITION.
- AMERICAN SOCIETY OF CIVIL ENGINEERS (ASCE) STANDARD 7-16 MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES.
- WOOD WORK SHALL CONFORM TO THE NATIONAL DESIGN SPECIFICATION (NDS) 2018 EDITION.
- AMERICAN SOCIETY FOR TESTING AND MATERIALS, CURRENT EDITION

DESIGN CRITERIA

WIND DESIGN: WIND LOAD IS BASED ON ASCE 7 CHAPTER 29 WITH THE FOLLOWING FACTORS

EXPOSURE CATEGORY = D	RISK CATEGORY = II
$V_{3s} = 98\text{MPH}$	WIND IMPORTANCE FACTOR, $I_w = 1.0$

DESIGN VESSEL IS 30' LONG WITH AVERAGE FREEBOARD OF 11'-6"
DESIGN VESSEL IS 60' LONG WITH AVERAGE FREEBOARD OF 14'

WAVE LOADS: $P = 328\text{ LBS}$

LIVE LOADS: LIVE LOAD = 40 PSF
SNOW LOAD = 25 PSF

SEISMIC LOADS: DOCK PILING $R = 2.0$
SEISMIC IMPORTANCE = 1.0
 $SD_1 = 0.595g$

STRUCTURAL STEEL

- ALL MISCELLANEOUS STEEL SHAPES AND PLATES, EXCEPT AS NOTED BELOW, SHALL CONFORM TO ASTM 36.
- ALL WF SHAPES SHALL CONFORM TO ASTM A992, $F_y = 50\text{ KSI}$
- ALL PILES SHALL CONFORM TO ASTM A252 GRADE 3, $F_y = 45\text{ KSI}$
- ALL BOLTS SHALL BE ASTM A307, UNO.
- ALL NUTS SHALL BE ASTM A563, UNO.
- ALL WASHERS SHALL BE ASTM F436, UNO.
- ALL THREADED RODS SHALL CONFORM TO ASTM F1554, GRADE 36.
- ALL STEEL MEMBERS AND FASTENERS THAT ARE NOT EPOXY COATED SHALL BE HOT DIPPED GALVANIZED IN ACCORDANCE WITH ASTM A153 AS APPLICABLE.

WELDING

- ALL WELDING SHALL BE PERFORMED BY WELDERS QUALIFIED FOR THE WELD AND POSITION SHOWN IN ACCORDANCE WITH AWS AND HAVING CURRENT CERTIFICATION FROM WABO.
- ALL WELDS SHALL BE PERFORMED WITH PROCEDURES PREQUALIFIED OR QUALIFIED IN ACCORDANCE WITH AWS D1.1.
- THE WELDS SHOWN ARE FOR THE FINAL CONNECTIONS, FIELD WELD SYMBOLS ARE SHOWN WHERE FIELD WELDS ARE REQUIRED BY THE STRUCTURAL DESIGN. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING IF A WELD SHOULD BE SHOP OR FIELD WELDED IN ORDER TO FACILITATE THE STRUCTURAL STEEL ERECTION.
- WELDING ELECTRODES SHALL BE 70 KSI STRENGTH AND SHALL BE "LOW-HYDROGEN ELECTRODES."

WOOD

- EACH PIECE OF LUMBER SHALL BEAR A STAMP INDICATING A GRADE MARK OF THE WEST COAST LUMBER INSPECTION BUREAU (WCLIB), WESTERN WOOD PRODUCTS ASSOCIATION (WWPA), OR OTHER AGENCY ACCREDITED BY THE AMERICAN STANDARD COMMITTEE (ALSC).
- DIMENSION LUMBER SHALL BE P.T. DOUG-FIR NO 2 OR BETTER, UNLESS NOTED OTHERWISE.
- STRUCTURAL GLUED LAMINATED TIMBER SHALL BE ALASKAN CEDAR AC.AC 20F-V12.
- WOOD SHALL BE SEASONED DRY WITH A MAXIMUM MOISTURE CONTENT OF 19%.
- PRESERVATIVE TREATED WOOD SHALL CONFORM TO THE AMERICAN WOOD PROTECTION ASSOCIATION (AWPA) UC4A. ALL WOOD SHALL BEAR A TREATMENT IDENTIFICATION MARK BY THE CERTIFYING AGENCY.
- ALL BOLT HOLES IN WOOD MEMBERS SHALL BE A MINIMUM OF 1/32" TO MAXIMUM OF 1/16" LARGER THAN THE BOLT DIAMETER. PROVIDE PLATE WASHERS WHERE NUTS, BEAR ON WOOD. CUT WASHERS SHALL MEASURE 2 1/4" x 3/16" THICK.

GRATING

- DECK GRATING SHALL BE SUNWALK 90 SERIES OR APPROVED EQUAL.

ABBREVIATIONS

@	AT
AWS	AMERICAN WELDING SOCIETY
CL	CENTER LINE
CLR	CLEAR
COL	COLUMN
CONT.	CONTINUOUS
DF	DOUG FIR
EA	EACH
EX OR (E)	EXISTING
GLB	GLULAM BEAM
LLH	LONG LEG HORIZONTAL
MIN	MINIMUM
MNFR	MANUFACTURER
OC	ON CENTER
OPP	OPPOSITE
PL	PLATE
PSI	POUNDS PER SQUARE INCH
PSF	POUNDS PER SQUARE FOOT
P.T.	PRESERVATIVE TREATED
SF	SQUARE FOOT
REF	REFERENCE
SIM	SIMILAR
SS	STAINLESS STEEL
t	THICK
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
VF	VERIFY IN FIELD
WABO	WASHINGTON ASSOCIATION OF BUILDING OFFICIALS
WF	WIDE FLANGE
W/	WITH

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Adjacent Owners:
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5910 E Mercer Way 98040
192405TRCT

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Created: 11-04-22



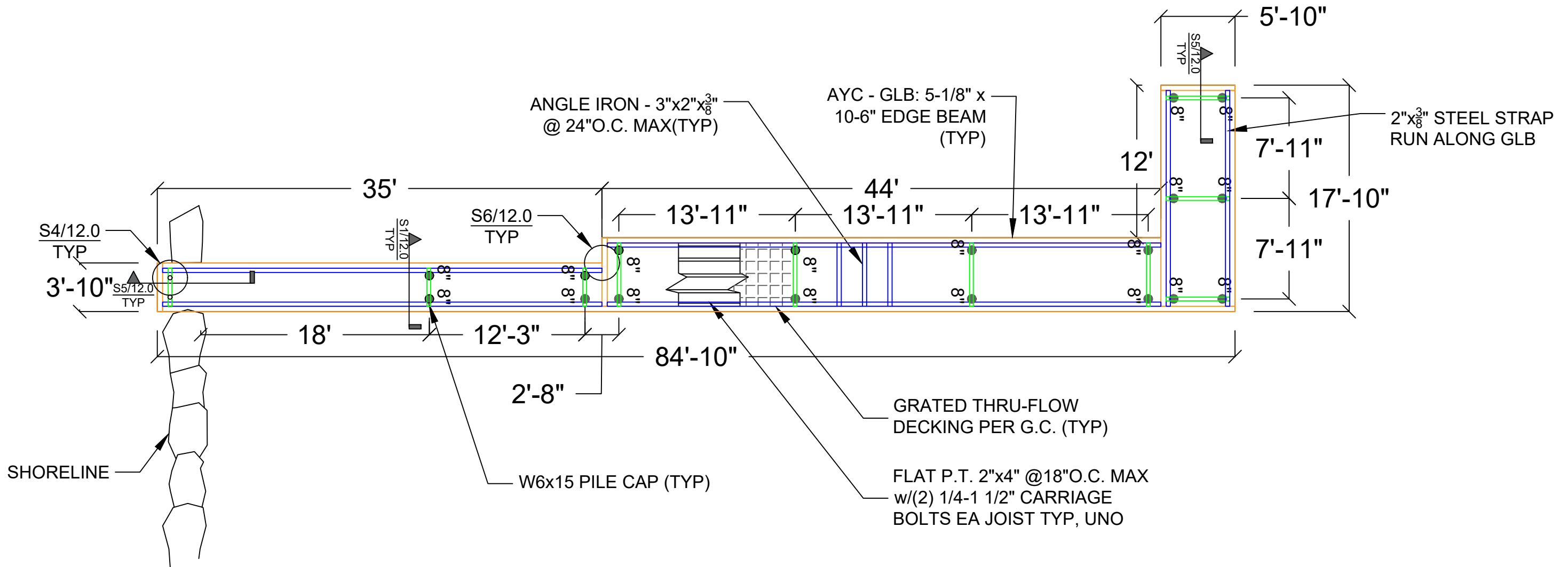
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Office: 206-236-1700 ext. 3
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SHEET
10.0

FRAMING PLAN



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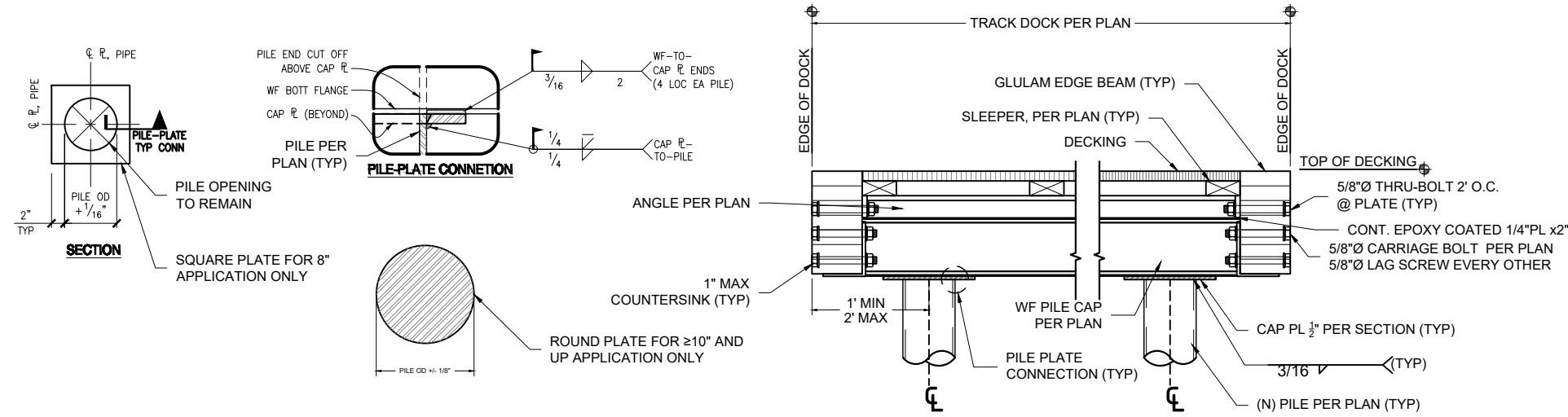


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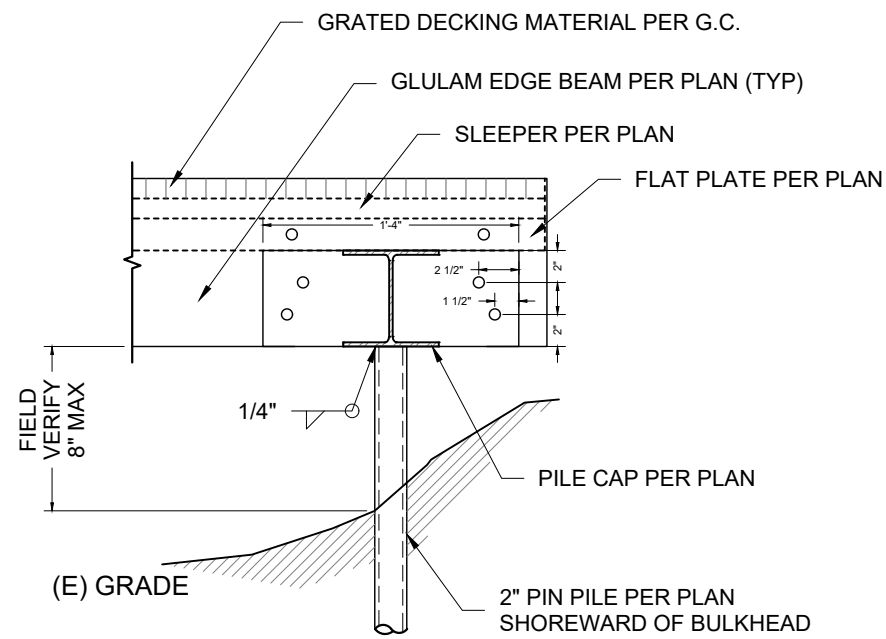
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DETAILS - TRACK

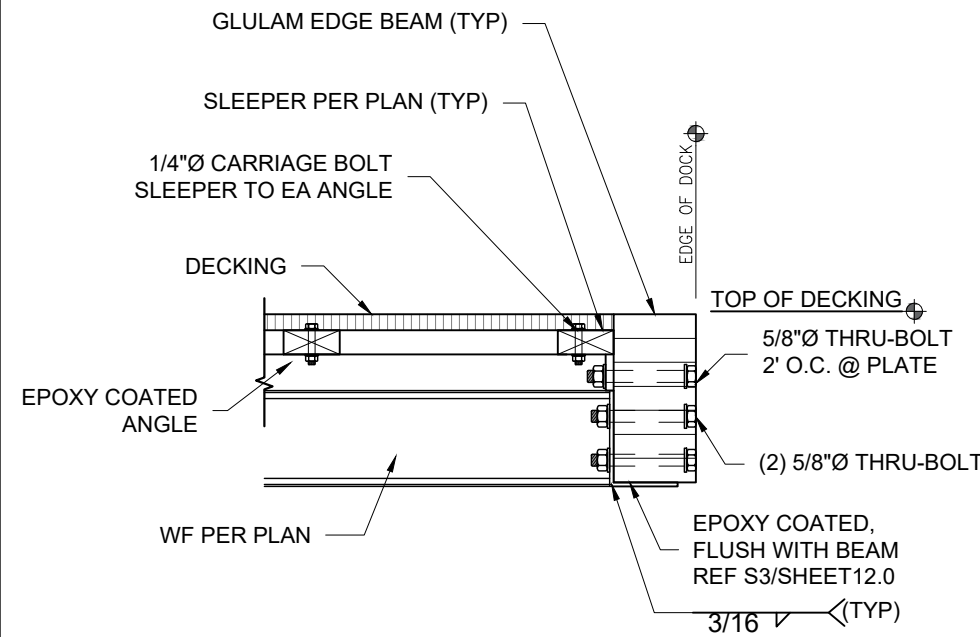


S1 DOCK SECTION w/PILES - TYP
SCALE: 1" = 1'

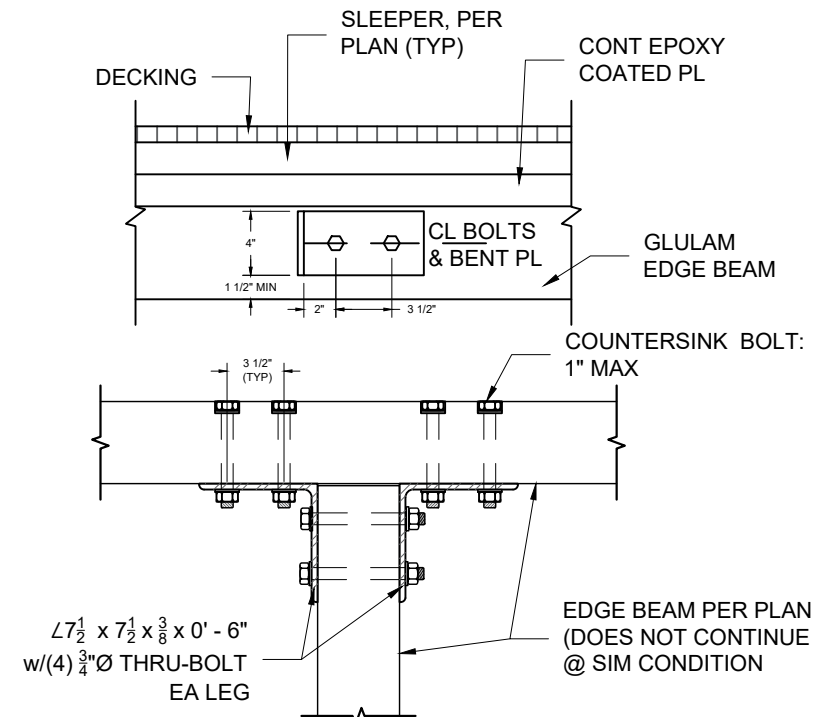
S3 DETAIL NOT IN USE



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'



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SHEET
12.0

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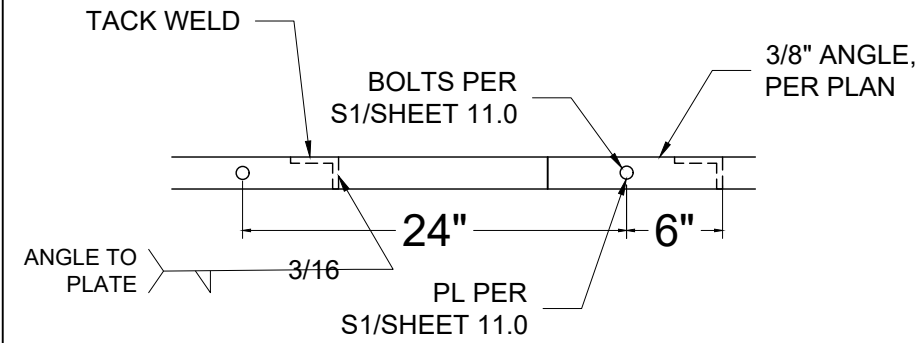
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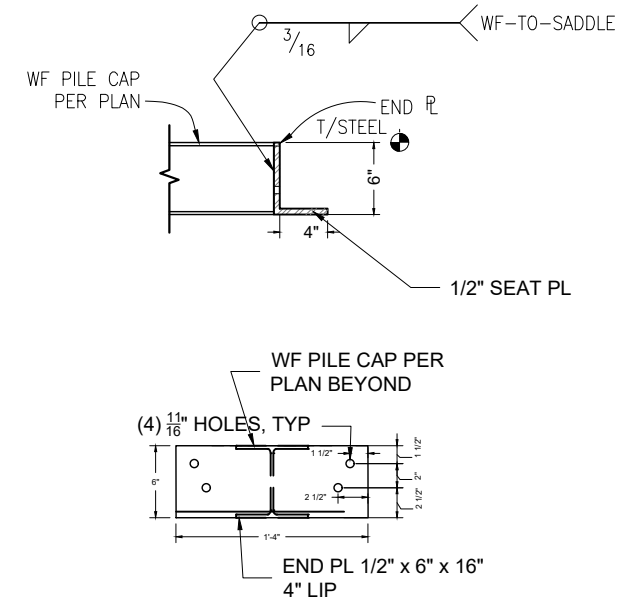
192405TRCT

DETAILS - TRACK

S1 DETAIL NOT IN USE



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



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

S4 DETAIL NOT IN USE

S5 DETAIL NOT IN USE

S6 DETAIL NOT IN USE



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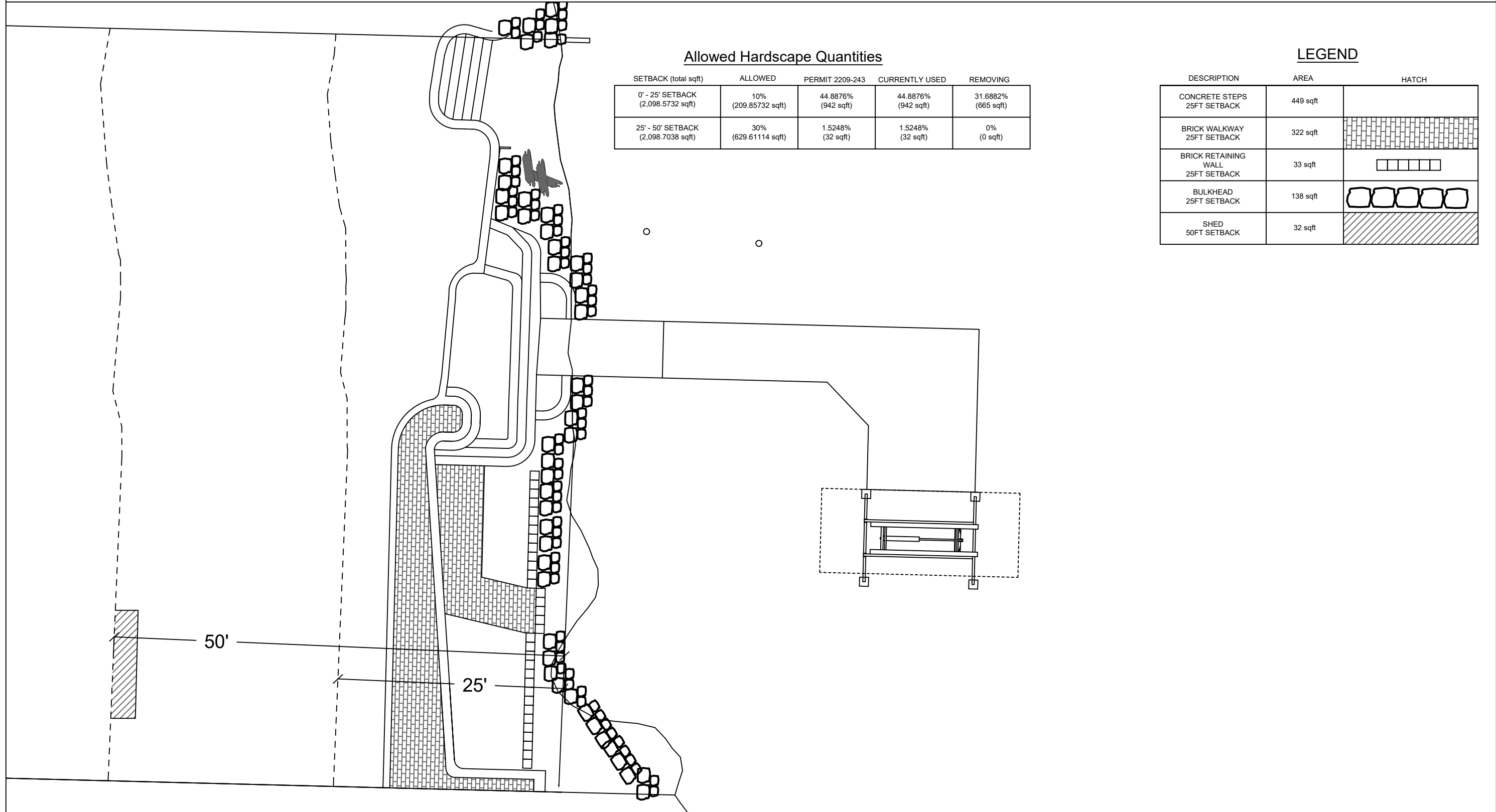
SHEET
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HARDSCAPE CALCULATION DRAWING - EXISTING



Allowed Hardscape Quantities

SETBACK (total sqft)	ALLOWED	PERMIT 2209-243	CURRENTLY USED	REMOVING
0' - 25' SETBACK (2,098.5732 sqft)	10% (209.85732 sqft)	44.8876% (942 sqft)	44.8876% (942 sqft)	31.6882% (665 sqft)
25' - 50' SETBACK (2,098.7038 sqft)	30% (629.61114 sqft)	1.5248% (32 sqft)	1.5248% (32 sqft)	0% (0 sqft)

LEGEND

DESCRIPTION	AREA	HATCH
CONCRETE STEPS 25FT SETBACK	449 sqft	[Hatched pattern]
BRICK WALKWAY 25FT SETBACK	322 sqft	[Brick hatched pattern]
BRICK RETAINING WALL 25FT SETBACK	33 sqft	[Brick wall hatched pattern]
BULKHEAD 25FT SETBACK	138 sqft	[Bulkhead hatched pattern]
SHED 50FT SETBACK	32 sqft	[Diagonal hatched pattern]



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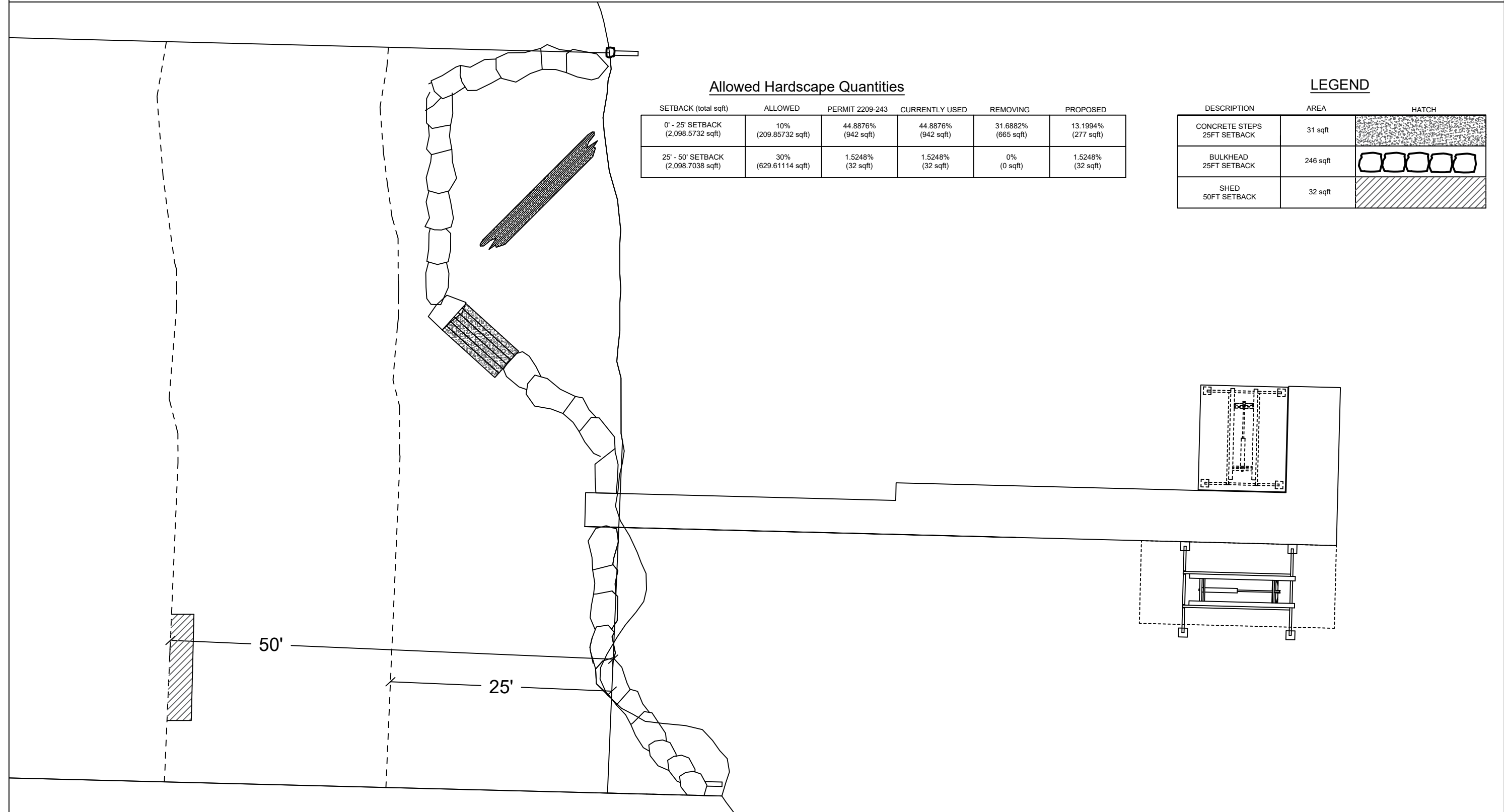
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HARDSCAPE CALCULATION DRAWING - PROPOSED



Allowed Hardscape Quantities

SETBACK (total sqft)	ALLOWED	PERMIT 2209-243	CURRENTLY USED	REMOVING	PROPOSED
0' - 25' SETBACK (2,098.5732 sqft)	10% (209.85732 sqft)	44.8876% (942 sqft)	44.8876% (942 sqft)	31.6882% (665 sqft)	13.1994% (277 sqft)
25' - 50' SETBACK (2,098.7038 sqft)	30% (629.61114 sqft)	1.5248% (32 sqft)	1.5248% (32 sqft)	0% (0 sqft)	1.5248% (32 sqft)

LEGEND

DESCRIPTION	AREA	HATCH
CONCRETE STEPS 25FT SETBACK	31 sqft	[Stippled Hatch]
BULKHEAD 25FT SETBACK	246 sqft	[Square Hatch]
SHED 50FT SETBACK	32 sqft	[Diagonal Hatch]

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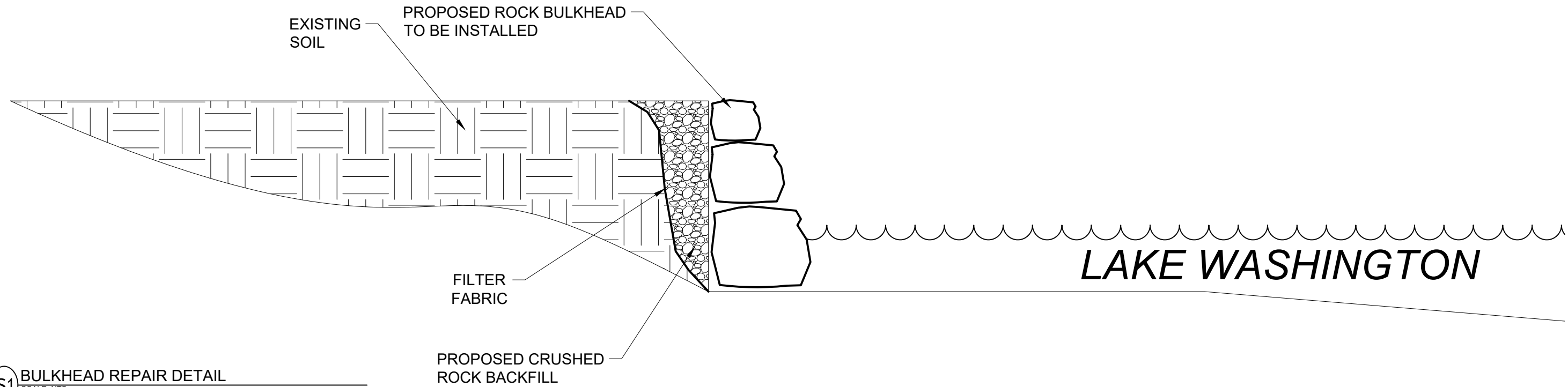


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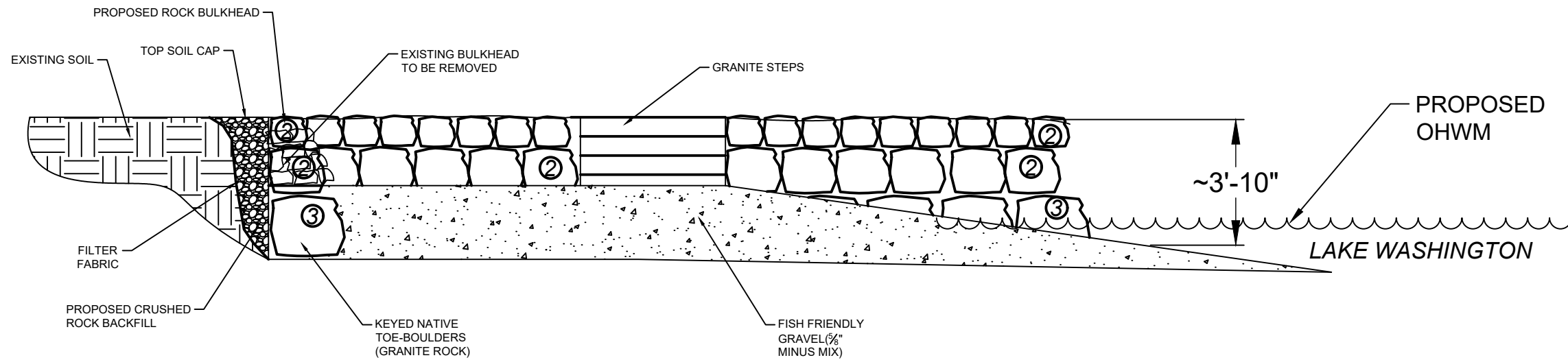
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SHEET 15.0

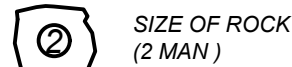
DETAILS - BULKHEAD REPAIR



S1 BULKHEAD REPAIR DETAIL
SCALE: NTS



LEGEND



S2 BULKHEAD WITH COVE AND STAIRS
SCALE: NTS



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SHEET
16.0

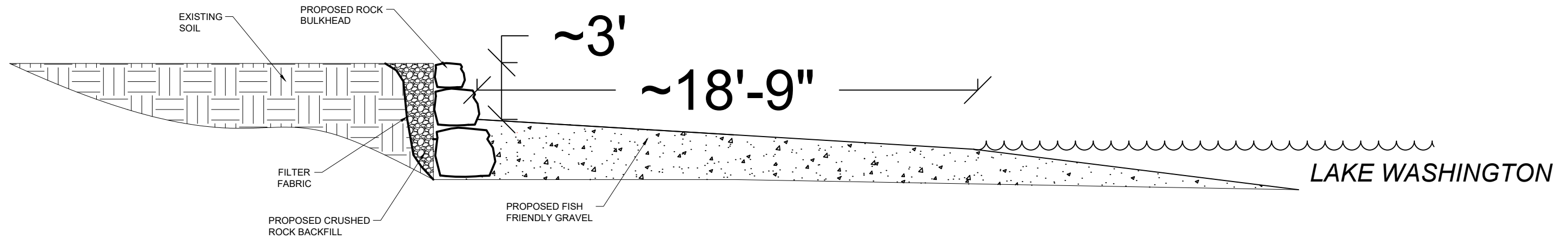
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DETAILS - COVE INSTALLATION



S1 COVE INSTALLATION DETAIL
SCALE: NTS



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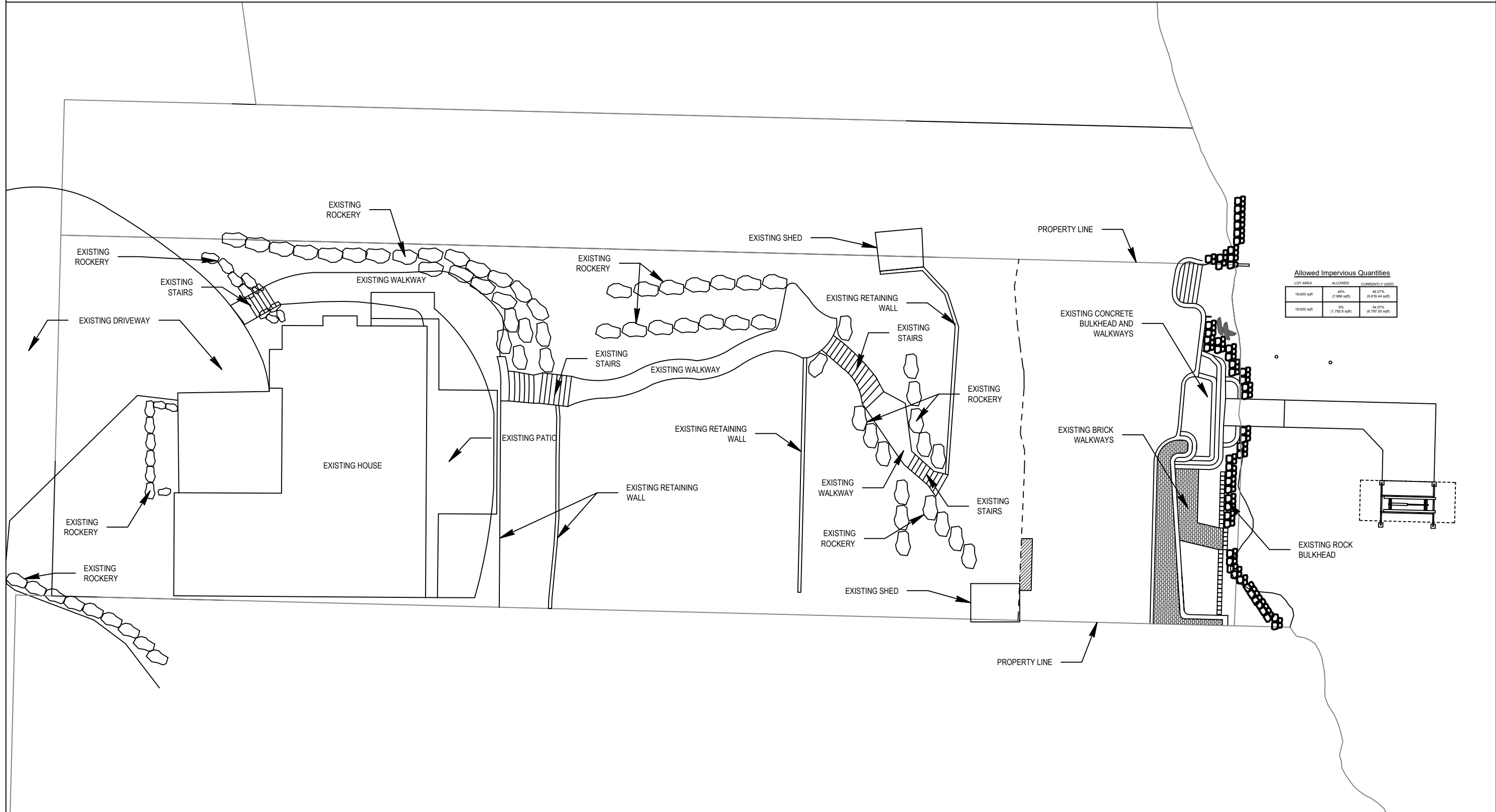
SHEET
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HARDSCAPE CALCULATION DRAWING - EXISTING



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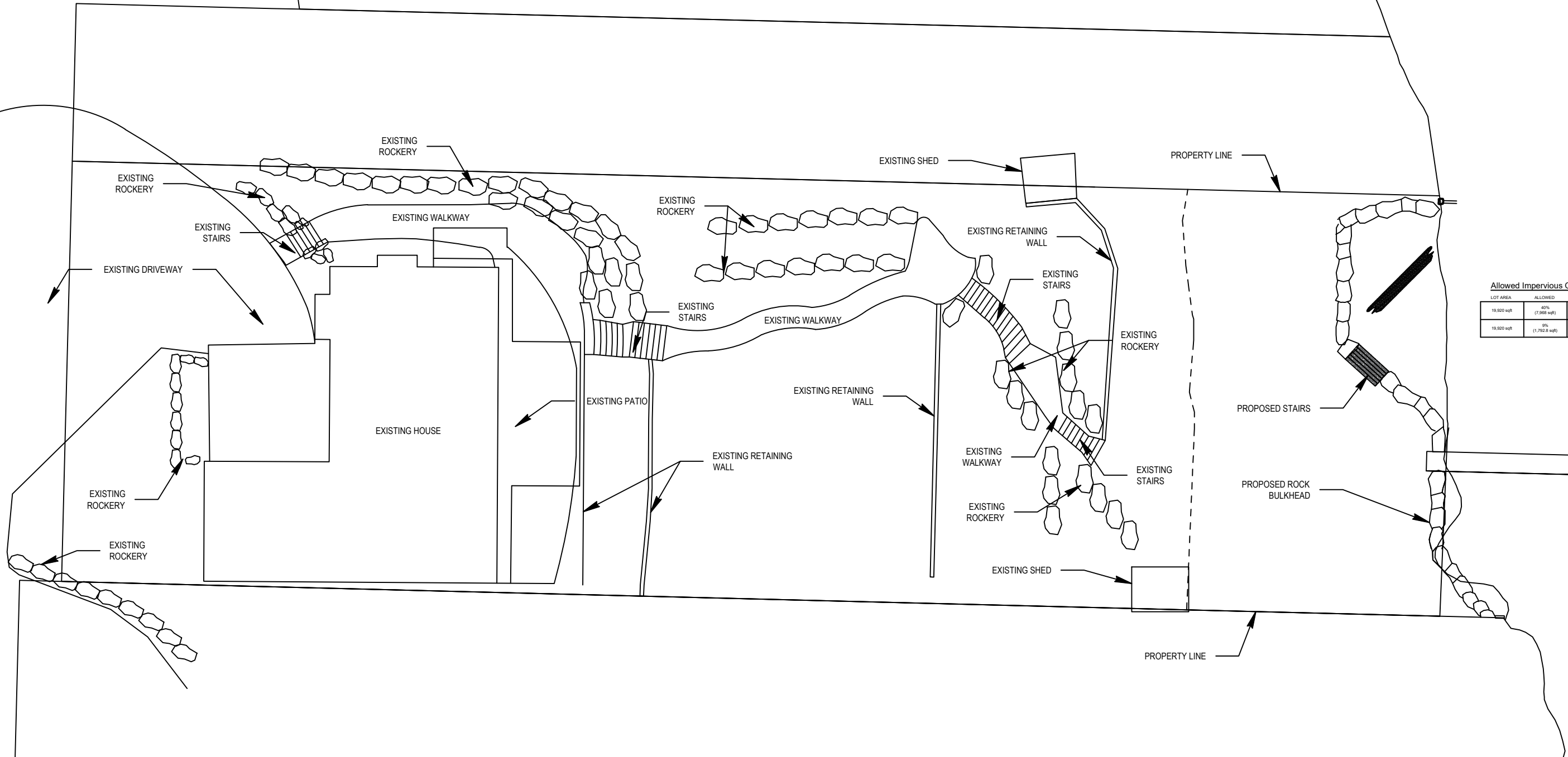
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SHEET
18.0

HARDSCAPE CALCULATION DRAWING - PROPOSED



Allowed Impervious Quantities		
LOT AREA	ALLOWED	PROPOSED
19,920 sqft	40% (7,968 sqft)	42.50% (8,466 sqft)
19,920 sqft	30% (5,976 sqft)	32.50% (6,474 sqft)

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