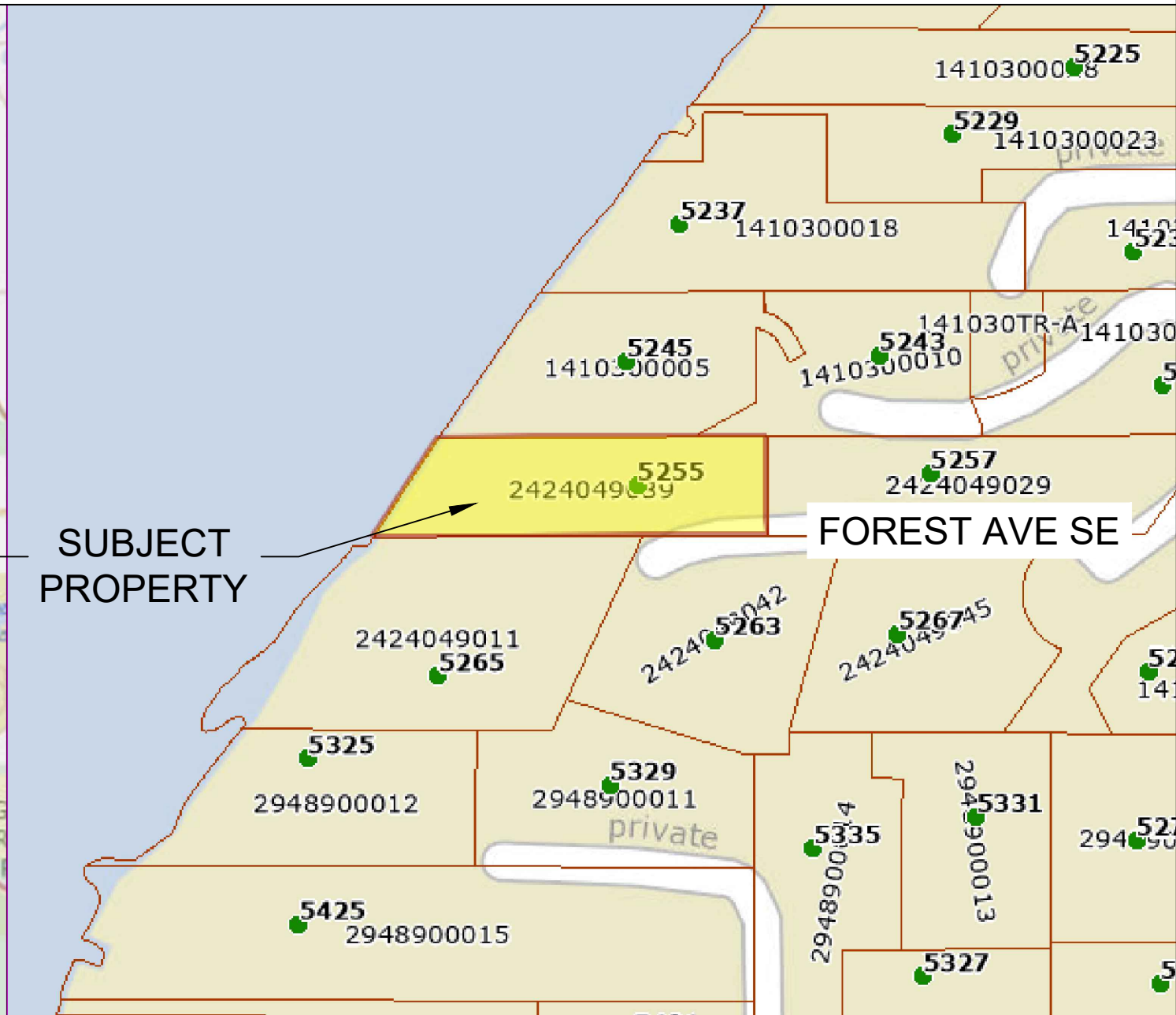
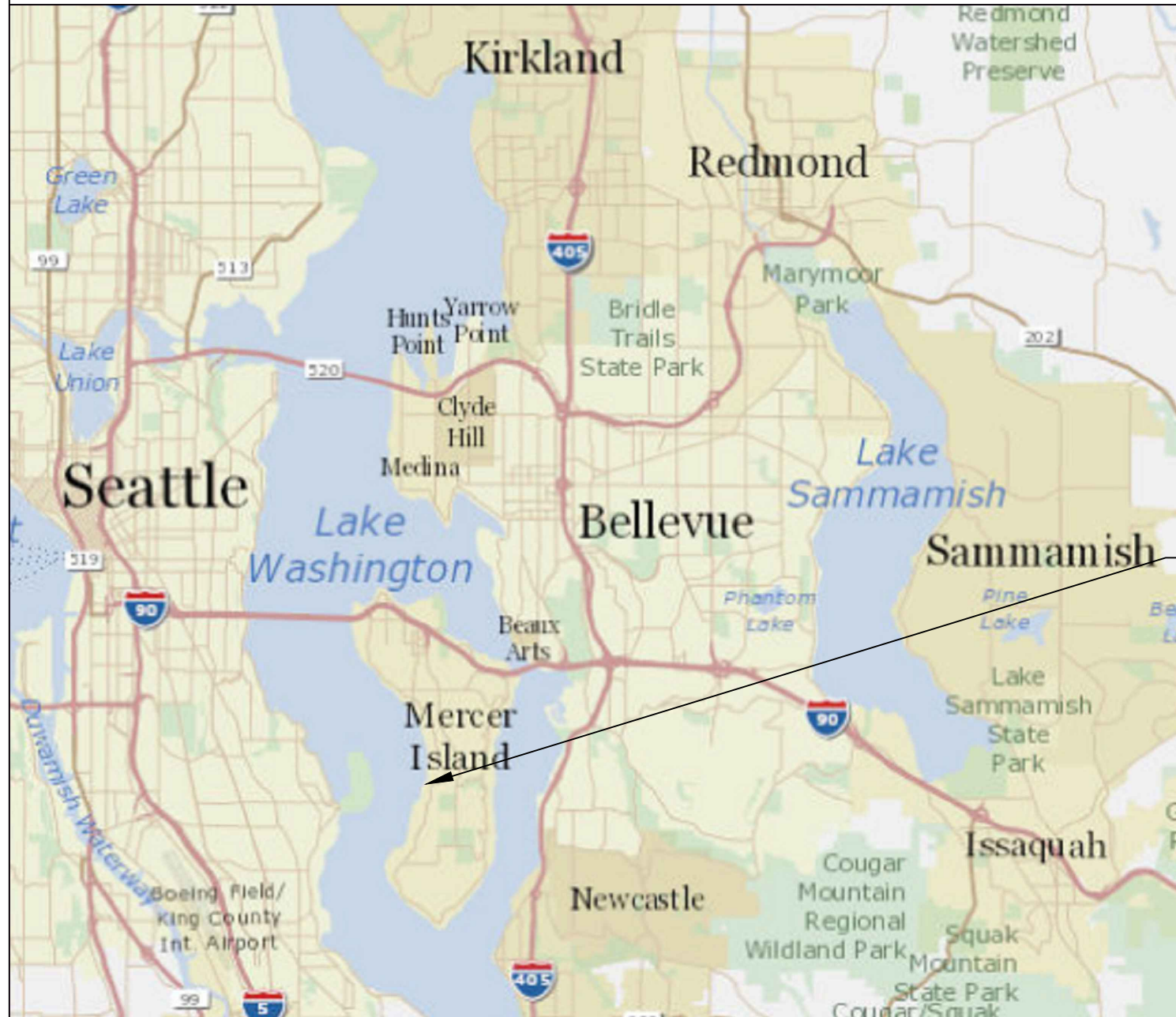


# SITE PLAN

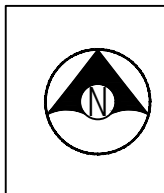


Pin: 242404-9039

Legal Description: PARCEL B MERCER ISLAND SHORT PLAT NO 79-07-25 REC NO 7909250816 SD PLAT DAF - POR OF GL 6 BEG ON WLY MGN OF FOREST AVE WCH PT BEARS N 89-51 W 860 FT FAP ON E LN SD SEC 645.2 FT N OF E 1/4 COR SD SEC TH N 35-51 E 164.55 FT TO TPOB TH CONTG N 35-51 E 81.8 FT TO SE COR TRACT 1 CARRS LAKESIDE ADD TH S 89-51 W ALG SLY LN SD TRACT 1 DIST 525 FT M/L TO SH LN OF LAKE TH SLY ALG SD SH LN TAP BRG S 89-51 W OF TPOB TH N 89-51 E TO TPOB TGW SH LDS ADJ

Plat Block:  
Plat Lot:

Parcel LAT: 47.55514 LONG: -122.2315  
Dock LAT: 47.555124 LONG: -122.231972



Seaborn Pile Driving  
1080 W Ewing St  
Seattle, WA 98119

Office: 206-236-1700 ext. 5  
www.seabornpiledriving.com

Scope of Work: We propose to remove (4) existing concrete caps, repair the existing wood piles below the caps, and repair the existing dock with grated decking material.

County: King County  
Location: Lake Washington

Applicant: Tyrie Residence  
5255 Forest Ave SE  
Mercer Island, WA 98040

Datum: CORPS OF ENGINEERS 1919  
NE Quarter Of Section 24, Township 24, Range 04

Adjacent Owners:  
YOUNGER ELIZABETH ANN  
5265 W MERCER WAY 98040

Last Updated: 10/2/2023 4:05 PM Dray

Created: 06/23/23

**SHEET**  
**1.0**

# GENERAL NOTES:

## MATERIALS SPEC LIST:

### Boat Lifts: Aluminum

- \* SL10014ARW - 146" x 191"

### Boat Cover: Wood

- \* 96" x 217.5"

### 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.

### Preservatives

- \* Wood Shall be seasoned dry with a maximum moisture content of 19%
- \* Preservative treated wood shall conform to the american wood protection association (AWP) UC4A. All wood shall bear a treatment identification mark by the certifying agency.

## 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:

- All permit requirements of federal and state agencies are met;
- The area, width, or length of the structure is not increased, but may be decreased;
- 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 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;

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;

vi. 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;

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;

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.

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:

- 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;
- 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
- 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

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

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.

Last permit issued for property:

Dock established/constructed: 06/12/90 Building permit number 90-635

Boatlift and boat cover shown in permit number 93-420 issued 04/03/93



Seaborn Pile Driving  
1080 W Ewing St  
Seattle, WA 98119

Office: 206-236-1700 ext. 5  
www.seabornpiledriving.com

Scope of Work: We propose to remove (4) existing concrete caps, repair the existing wood piles below the caps, and repair the existing dock with grated decking material.

County: King County  
Location: Lake Washington

Applicant: Tyrie Residence  
5255 Forest Ave SE  
Mercer Island, WA 98040

Datum: CORPS OF ENGINEERS 1919  
NE Quarter Of Section 24, Township 24, Range 04

Adjacent Owners:  
YOUNGER ELIZABETH ANN  
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YAMOMOTO MIKA MARIE  
5245 FOREST AVE SE 98040

SHEET  
2.0

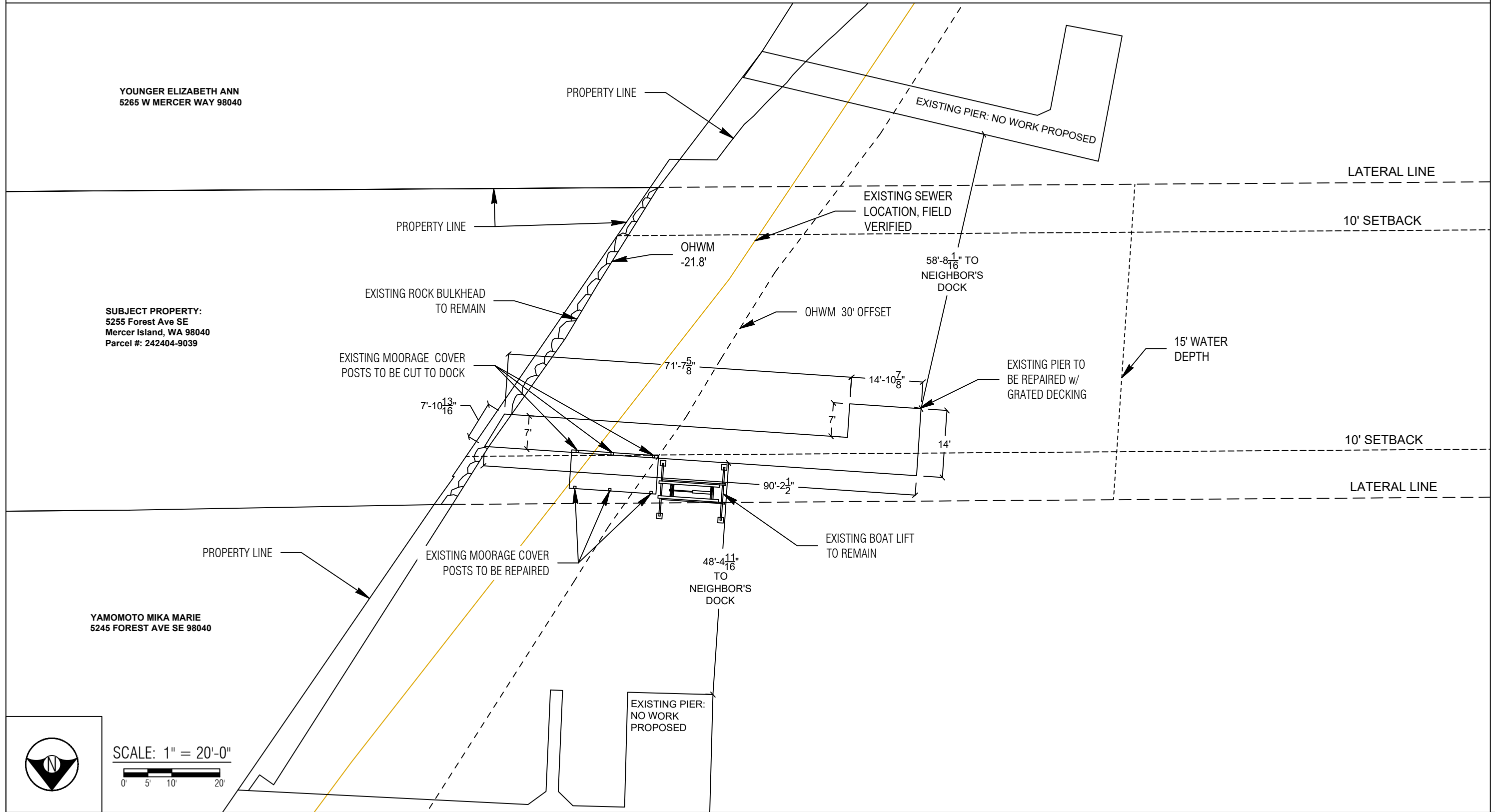
NWS-2023-XXX  
PAGE 2 OF 13

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Created: 06/23/23

# EXISTING CONDITIONS

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



County: King County  
Location: Lake Washington

Applicant: Tyrie Residence  
5255 Forest Ave SE  
Mercer Island, WA 98040

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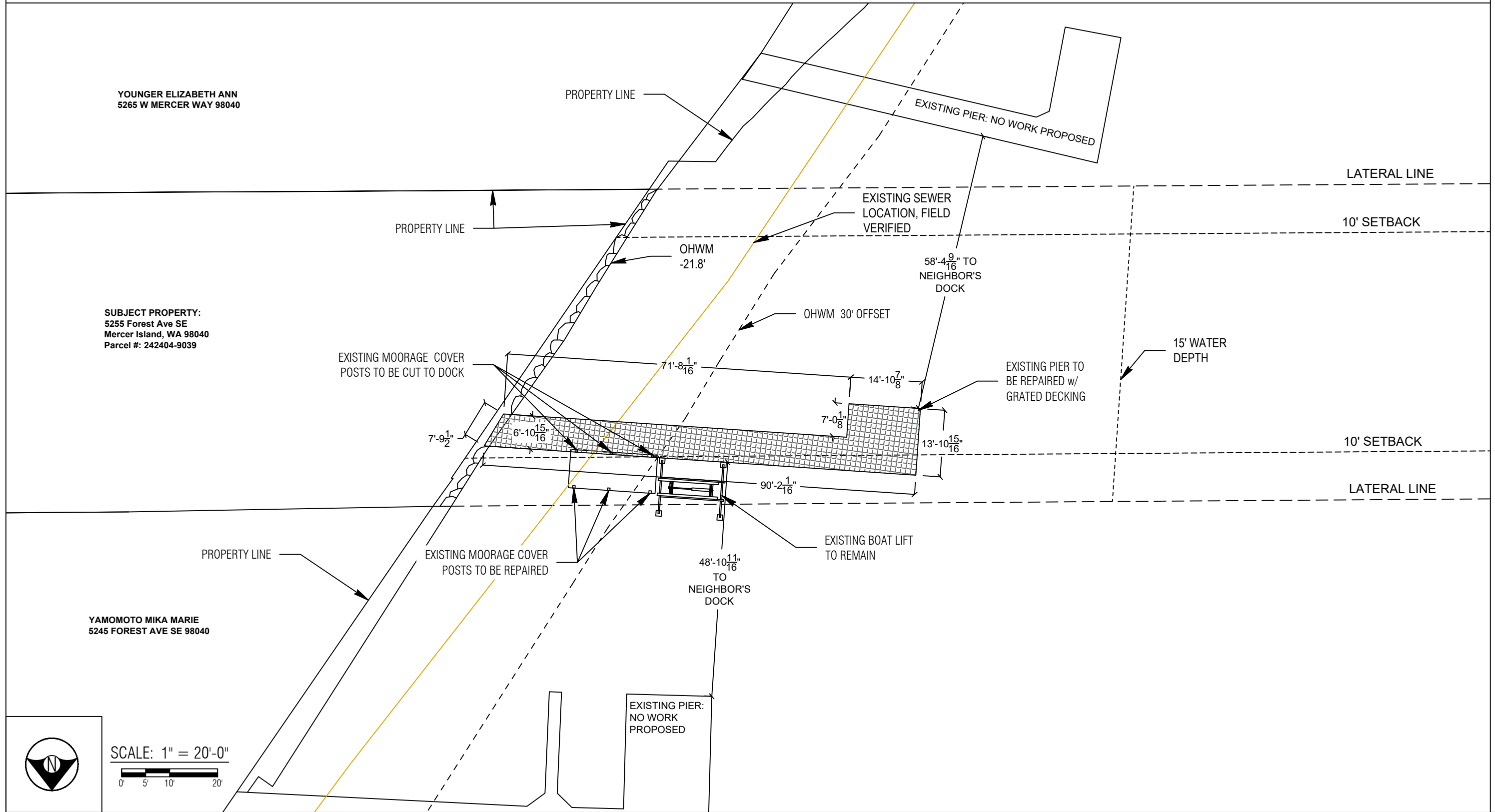
Scope of Work: We propose to remove (4) existing concrete caps, repair the existing wood piles below the caps, and repair the existing dock with grated decking material.

**SHEET**  
**3.0**



# PROPOSED CONDITIONS

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



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



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Created: 06/23/23

**SHEET  
4.0**

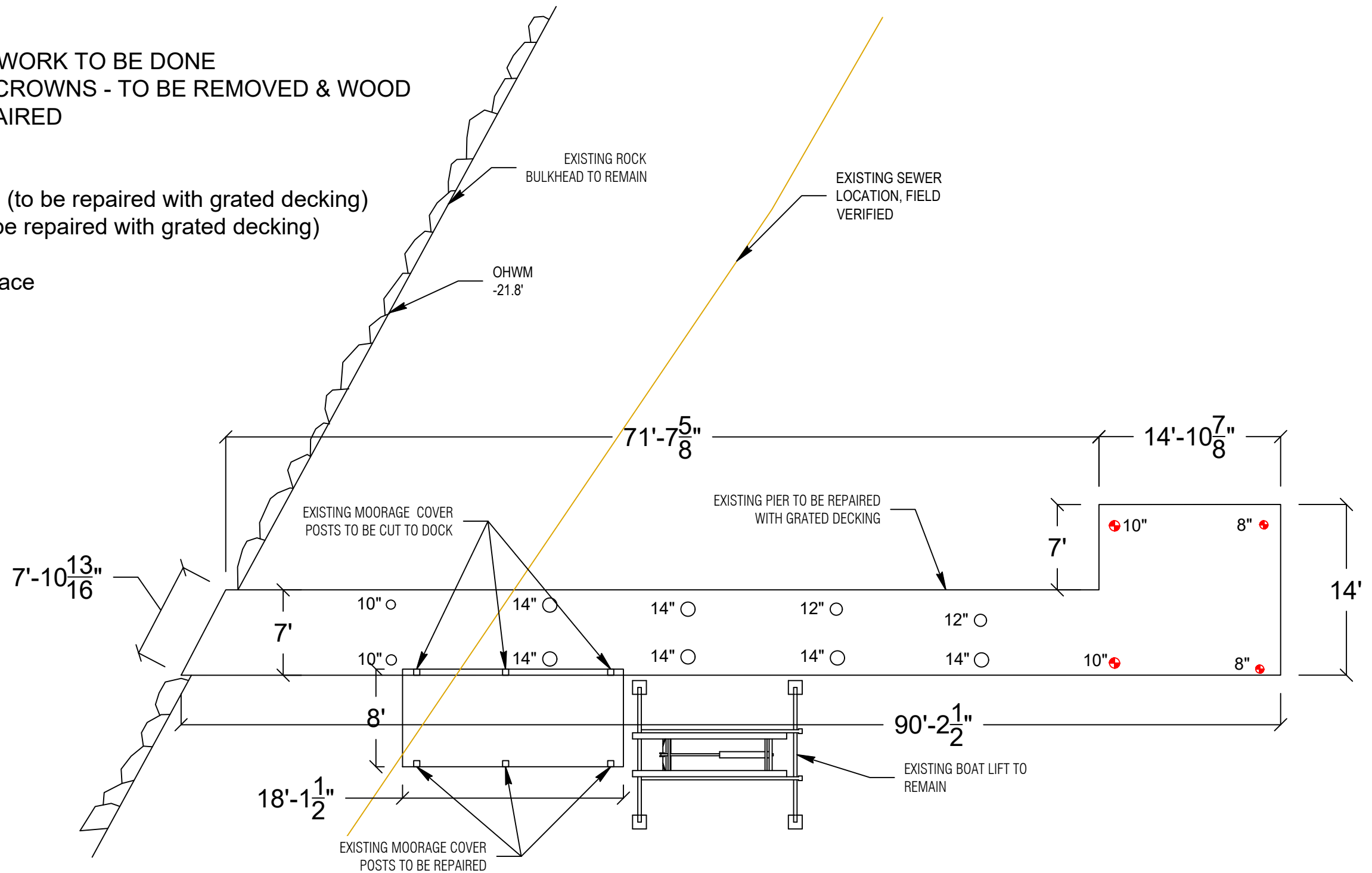
# PIER DETAILS - EXISTING PLAN VIEW

## LEGEND

- (14) EXISTING PILES - NO WORK TO BE DONE
- ⊕ (4) EXISTING CONCRETE CROWNS - TO BE REMOVED & WOOD PILES BELOW TO BE REPAIRED

Existing Pier Overwater: 717 sqft (to be repaired with grated decking)  
 Existing Pier Total: 723 sqft (to be repaired with grated decking)

\*\*Grated decking is 43% open space



PLAN VIEW



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 Seattle, WA 98119

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**SHEET**  
**5.0**

# PIER DETAILS - PROPOSED PLAN VIEW

## LEGEND

- (10) EXISTING PILES - NO WORK TO BE DONE
- ⊕ (4) EXISTING CONCRETE CROWNS - TO BE REMOVED & WOOD PILES BELOW TO BE REPAIRED

Existing Pier Overwater: 717 sqft  
Existing Pier Total: 723 sqft

Proposed Pier Overwater: 709 sqft (repaired with grated decking)  
Proposed Pier Total: 715 sqft (repaired with grated decking)

\*\*Grated decking is 43% open space

## EXISTING

(68 Inft) EXISTING CAPS  
(310 Inft) EXISTING PILES  
(464 Inft) EXISTING STRINGERS  
(210 Inft) EXISTING EDGE BEAMS

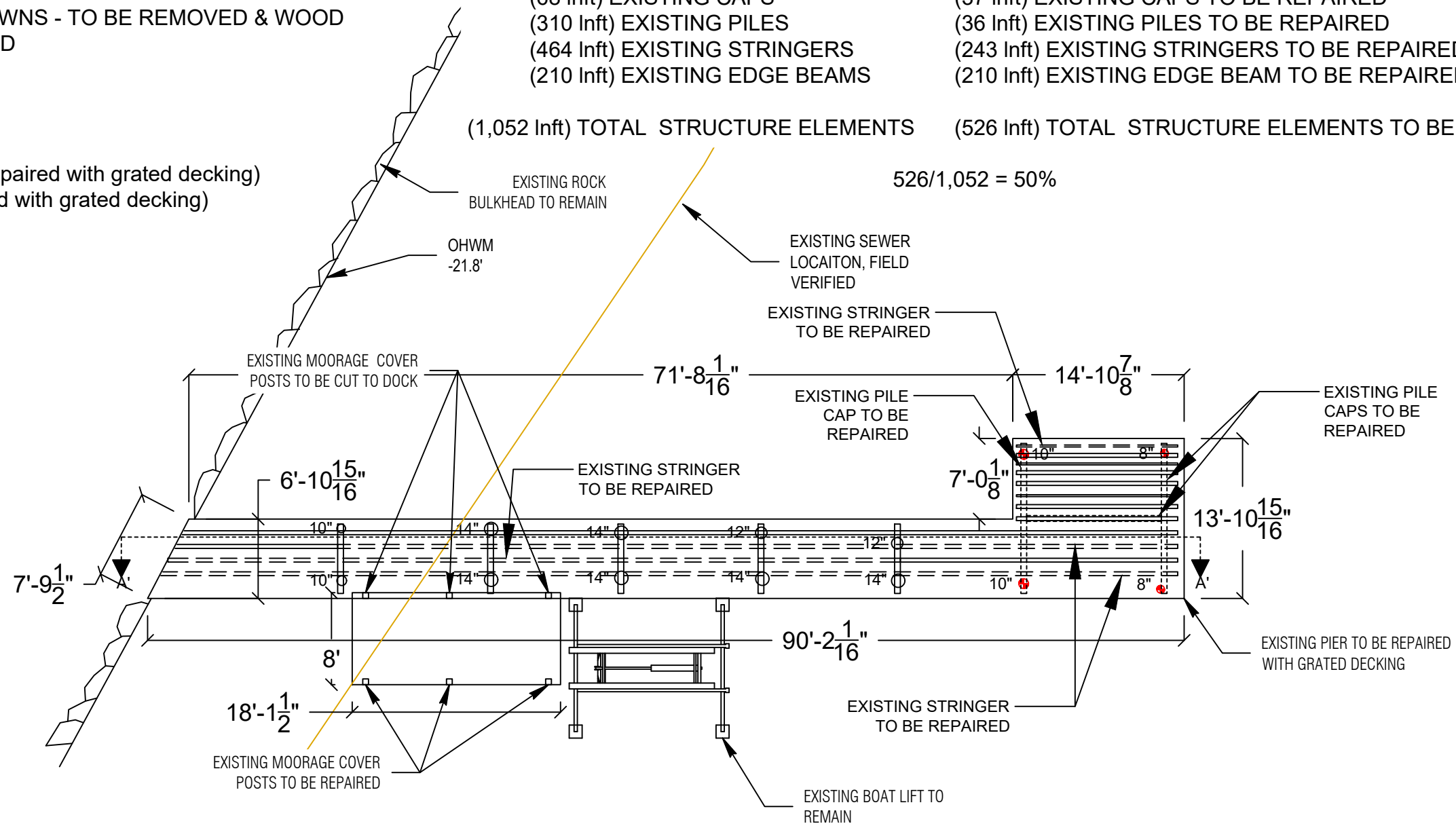
(1,052 Inft) TOTAL STRUCTURE ELEMENTS

## TO BE REPAIRED

(37 Inft) EXISTING CAPS TO BE REPAIRED  
(36 Inft) EXISTING PILES TO BE REPAIRED  
(243 Inft) EXISTING STRINGERS TO BE REPAIRED  
(210 Inft) EXISTING EDGE BEAM TO BE REPAIRED

(526 Inft) TOTAL STRUCTURE ELEMENTS TO BE REPAIRED

$526/1,052 = 50\%$



## PLAN VIEW



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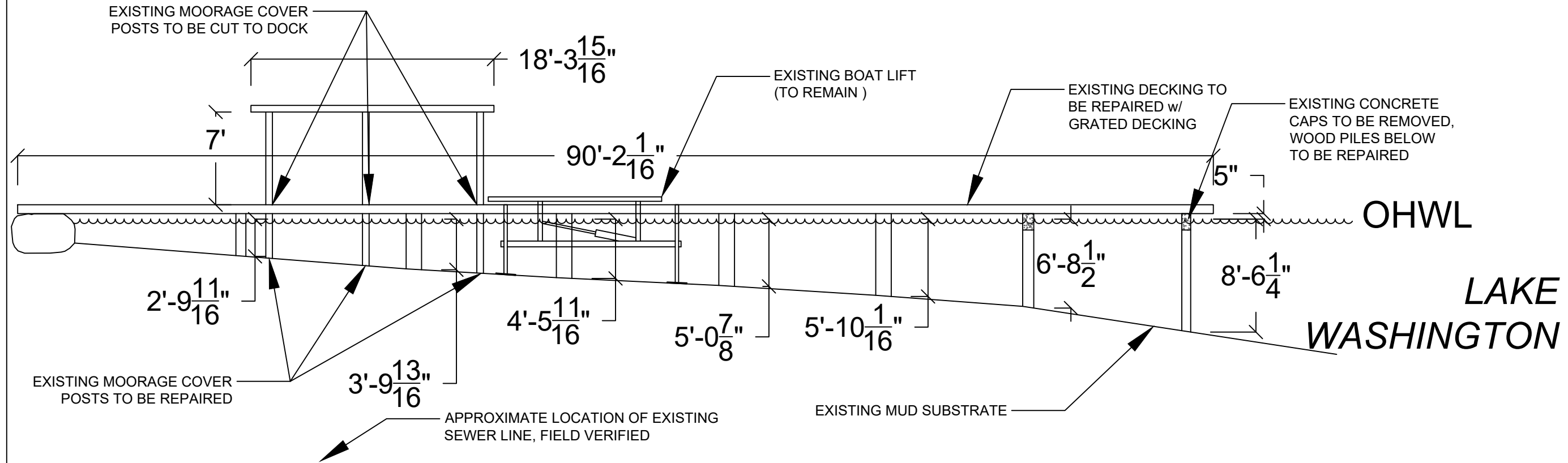
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**SHEET**  
**6.0**

# PIER DETAILS EXISTING/PROPOSED - SECTION VIEW



SECTION VIEW: A'-A'



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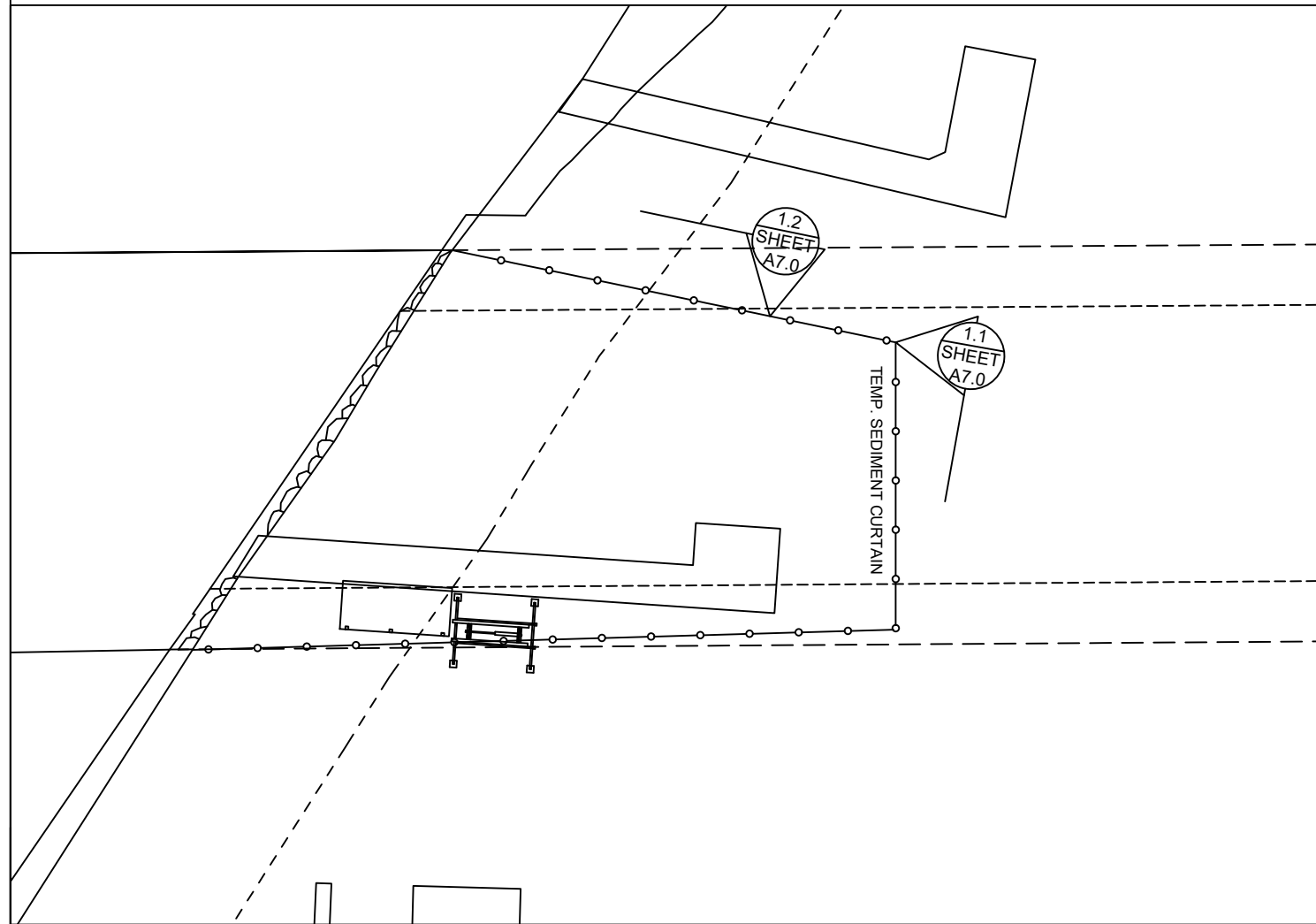
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**SHEET**  
**7.0**

# BMP INFORMATION

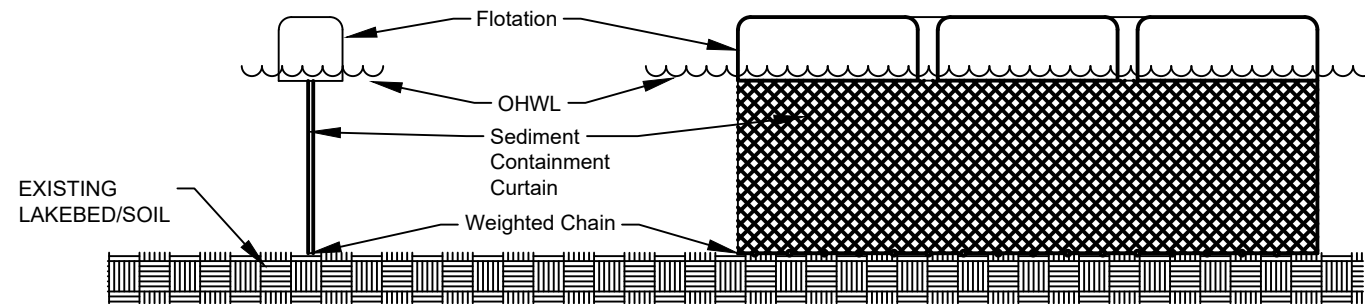


## BMP NOTES:

- 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. 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. Construction staging (including stocking of materials, etc.) will occur on the supply barge.
  10. 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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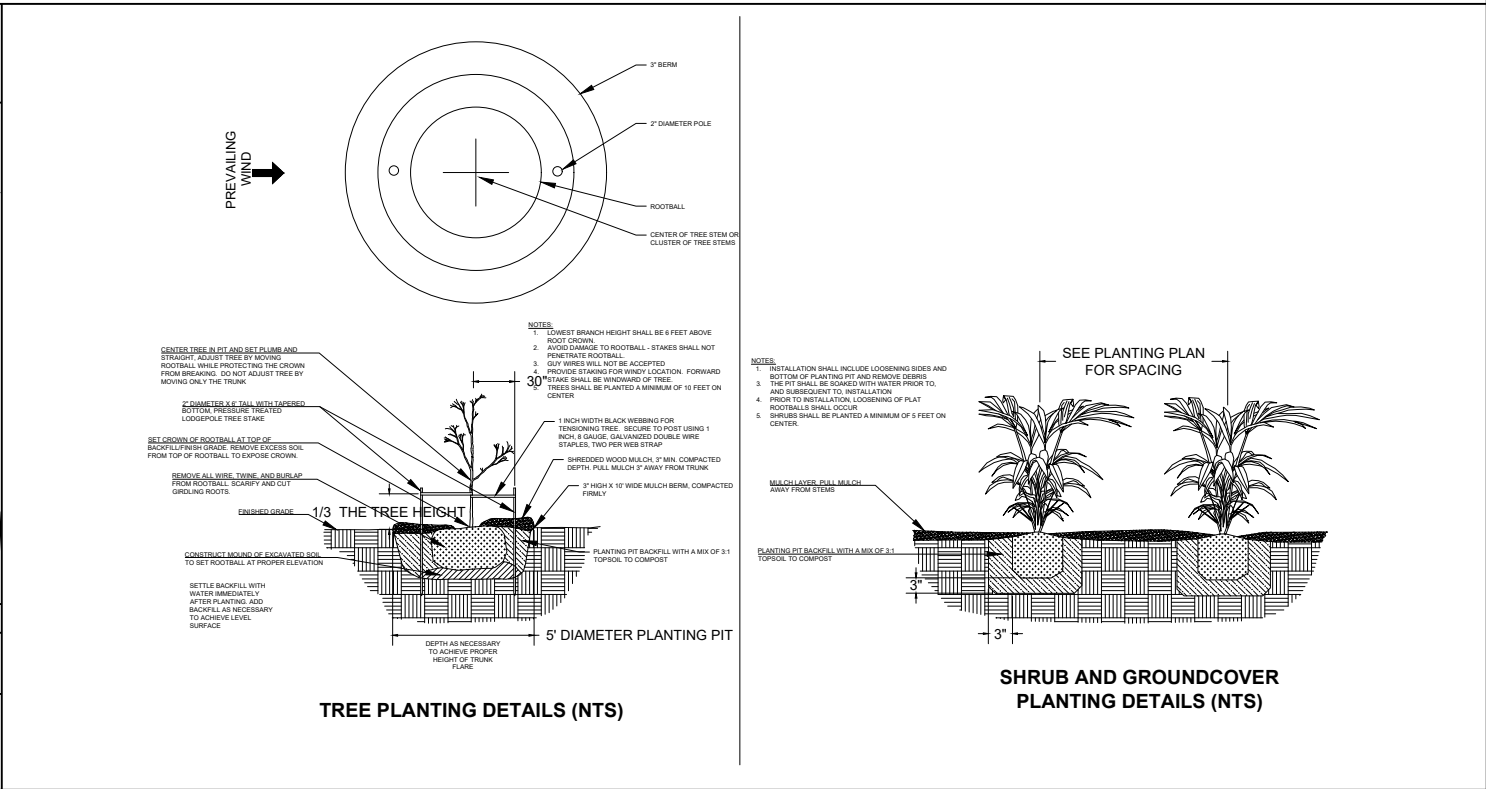
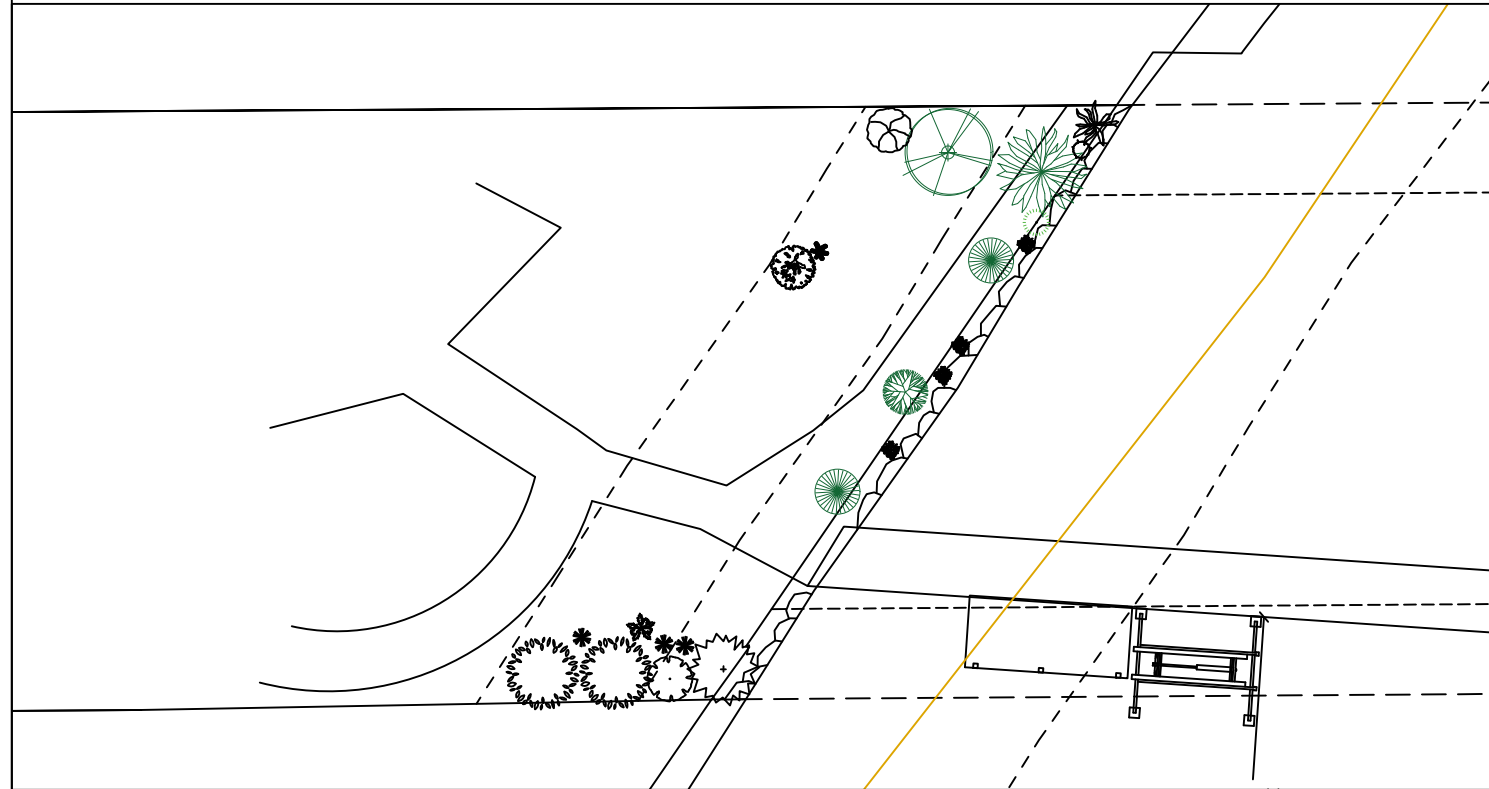
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**SHEET**  
**8.0**



# MITIGATION PLAN



**Notes:**

1. Shrubs are shown, and shall be planted, at least five feet on center. Trees are shown, 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
	<i>Thuja plicata</i>	Western Red Cedar	1	3 ft
	<i>Pinus contorta v contorta</i>	Shore pine	1	3 ft
	<i>Rosa nutkana</i>	Nootka Rose	1	1 Gallon
	<i>Philadelphus lewisii</i>	Mock Orange	2	1 Gallon

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

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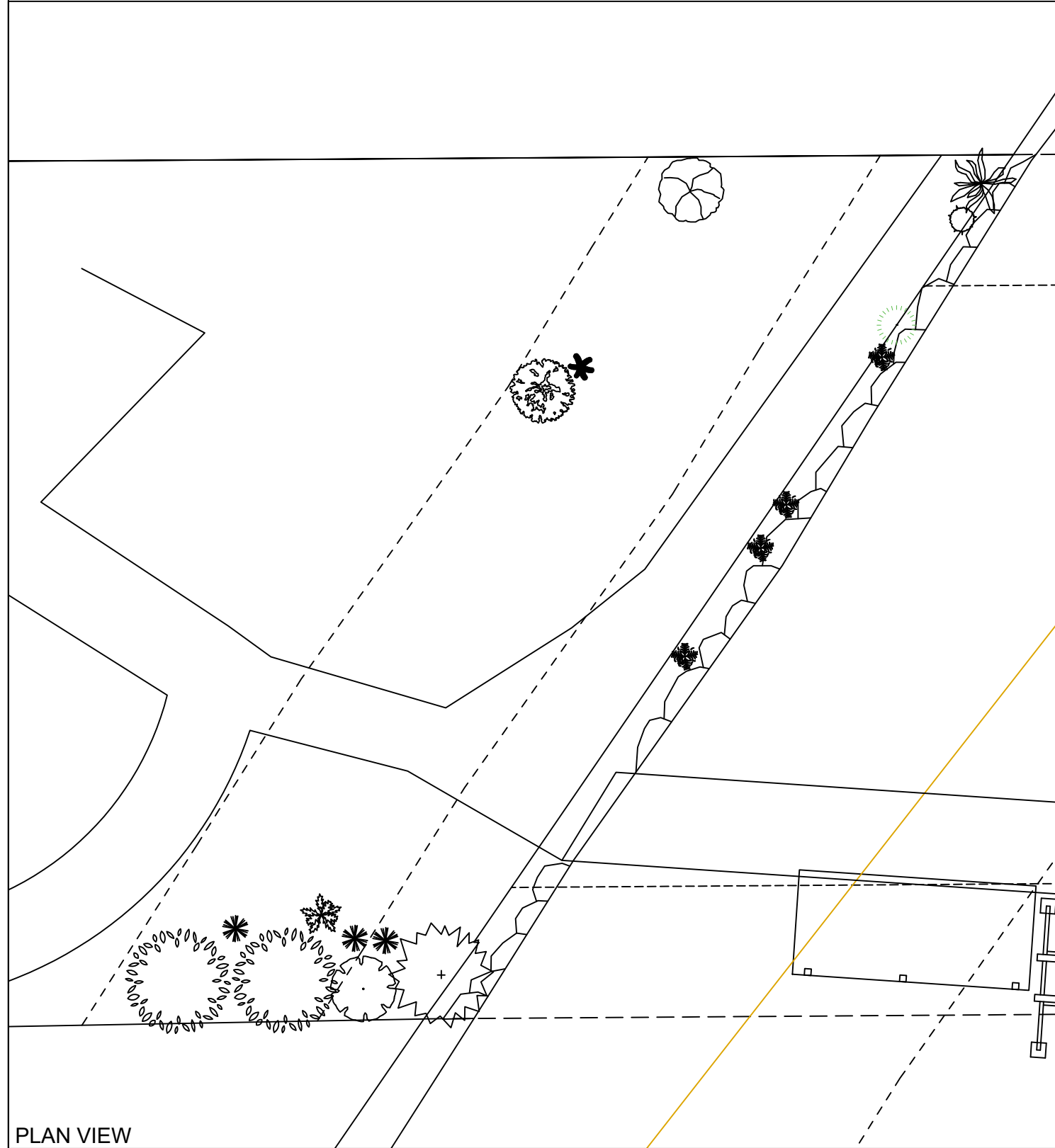


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# EXISTING PLANT PLAN



PLAN VIEW

## EXISTING PLANTING SPECIES/QUANTITIES

SYMBOL	SCIENTIFIC NAME	COMMON NAME	QTY	SIZE
	Cornus Kousa	Kousa Dogwood	1	~8ft
	Thunbergia laurifolia	Blue Trumpet Vine	1	~5ft
	Picea pungens	Blue Spruce	2	~ 8ft
	Prunus laurocerasus	Cherry Laurel	3	~2ft
	Hydrangea macrophylla	Bigleaf Hydrangea	1	~3ft
	Polystichum munitum	Narrow Sword Fern	4	~2ft
	Ligustrum japonicum	Wax-leaf Privet	1	~4ft
	Hypericum perforatum	St John's Worts	1	~3ft
	Carmona retusa	Fukien Tea Tree	1	~5ft
	Platycladus Orientalis	Ligustrum sinense	1	~5ft
	Acorus gramineus	Japanese Sweet flag	1	~2ft
	Salix sitchensis	Sitka Willow	1	~3ft

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**SHEET 10.0**

GENERAL ENGINEERING NOTES:

PLACEHOLDER



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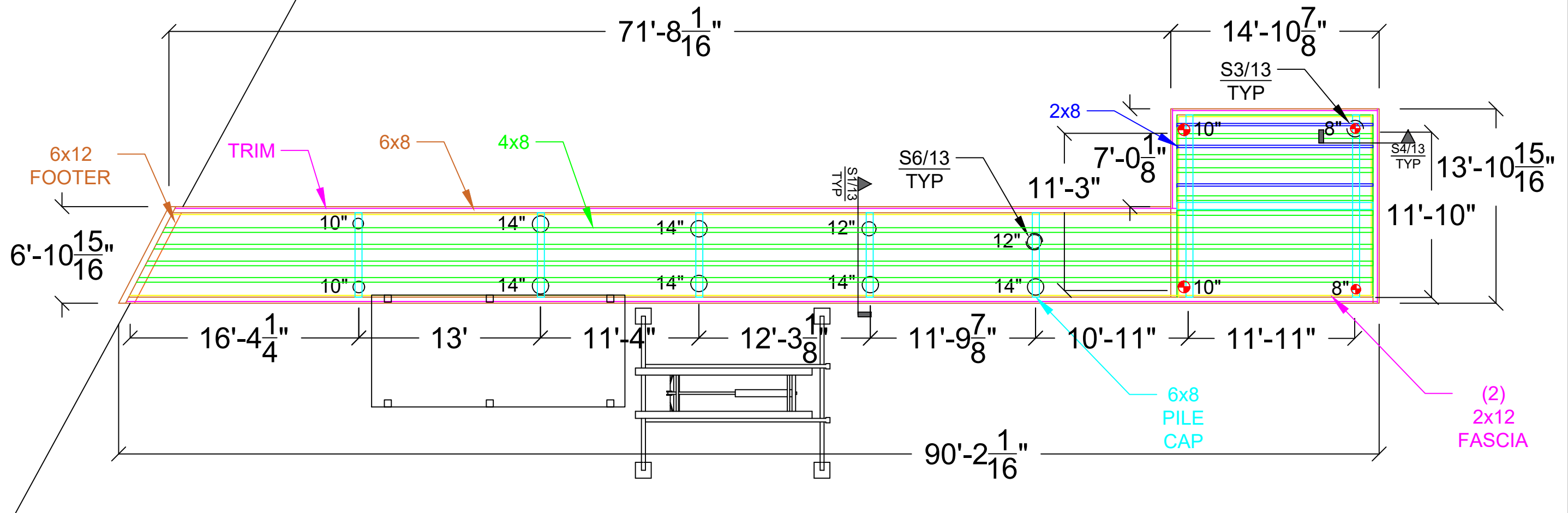
YAMOMOTO MIKA MARIE  
5245 FOREST AVE SE 98040

Last Updated: 10/2/2023 4:05 PM Dray

Created: 06/23/23

**SHEET**  
**11.0**

# FRAMING PLAN



County: King County  
 Location: Lake Washington  
 Applicant: Tyrie Residence  
 5255 Forest Ave SE  
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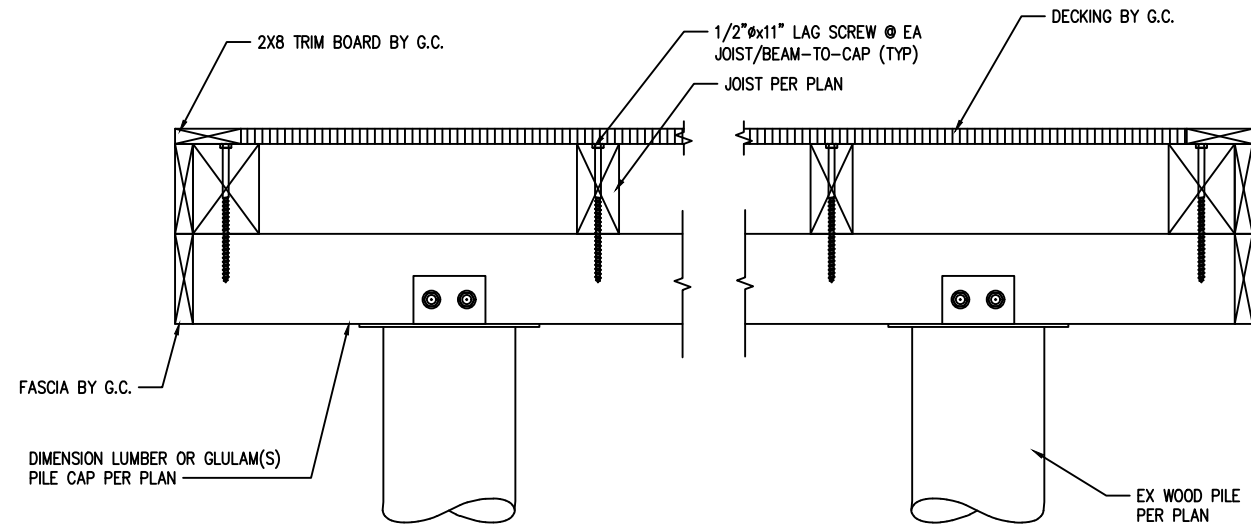
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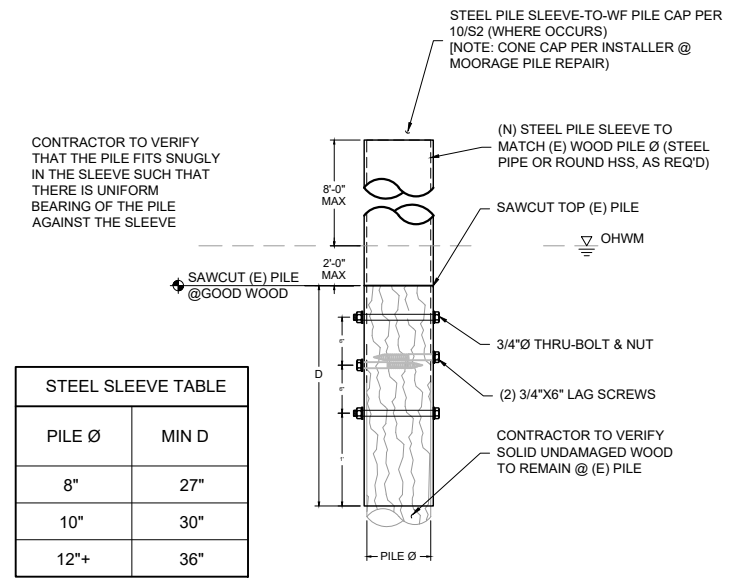
**SHEET**  
**12.0**



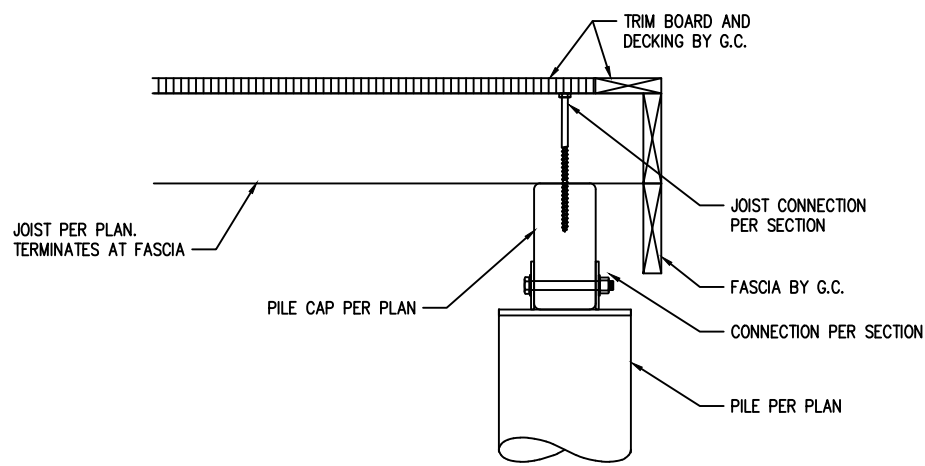
# DETAILS - REPAIR



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

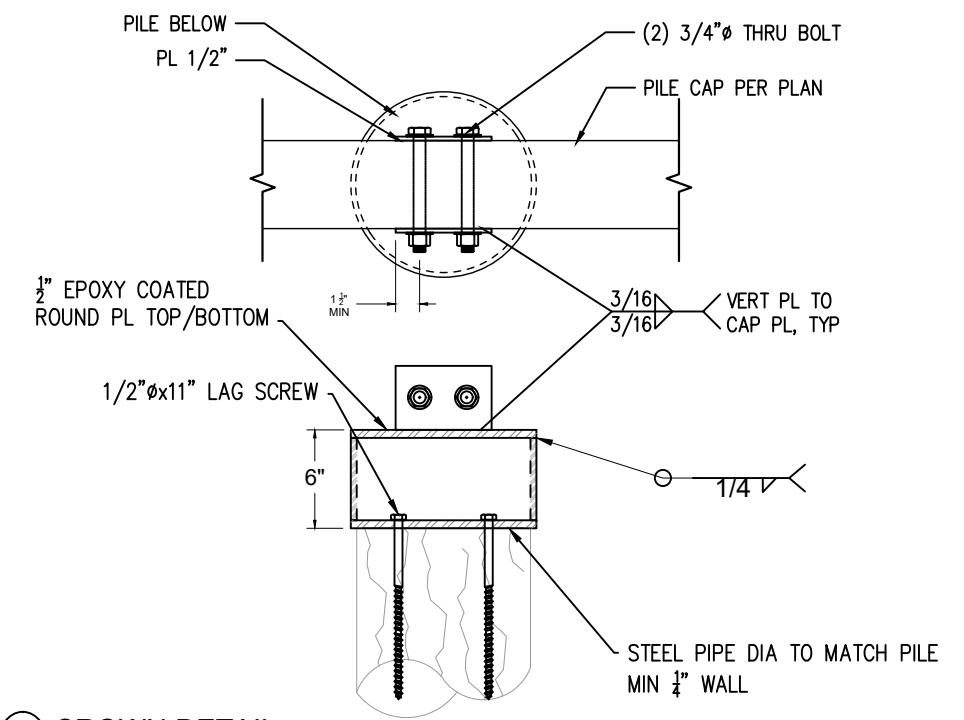


**S3** SLEEVE PILE REPAIR - TYP  
SCALE: 1/2" - 1"



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

**S5** DETAIL NOT IN USE



**S6** CROWN DETAIL  
SCALE: 1" - 1"



Seaborn Pile Driving  
1080 W Ewing St  
Seattle, WA 98119

Office: 206-236-1700 ext. 5  
www.seabornpiledriving.com

Scope of Work: We propose to remove (4) existing concrete caps, repair the existing wood piles below the caps, and repair the existing dock with grated decking material.

County: King County  
Location: Lake Washington

Applicant: Tyrie Residence  
5255 Forest Ave SE  
Mercer Island, WA 98040

Datum: CORPS OF ENGINEERS 1919  
NE Quarter Of Section 24, Township 24, Range 04

Adjacent Owners:  
YOUNGER ELIZABETH ANN  
5265 W MERCER WAY 98040

Last Updated: 10/2/2023 4:05 PM Dray

Created: 06/23/23

**SHEET**  
**13.0**