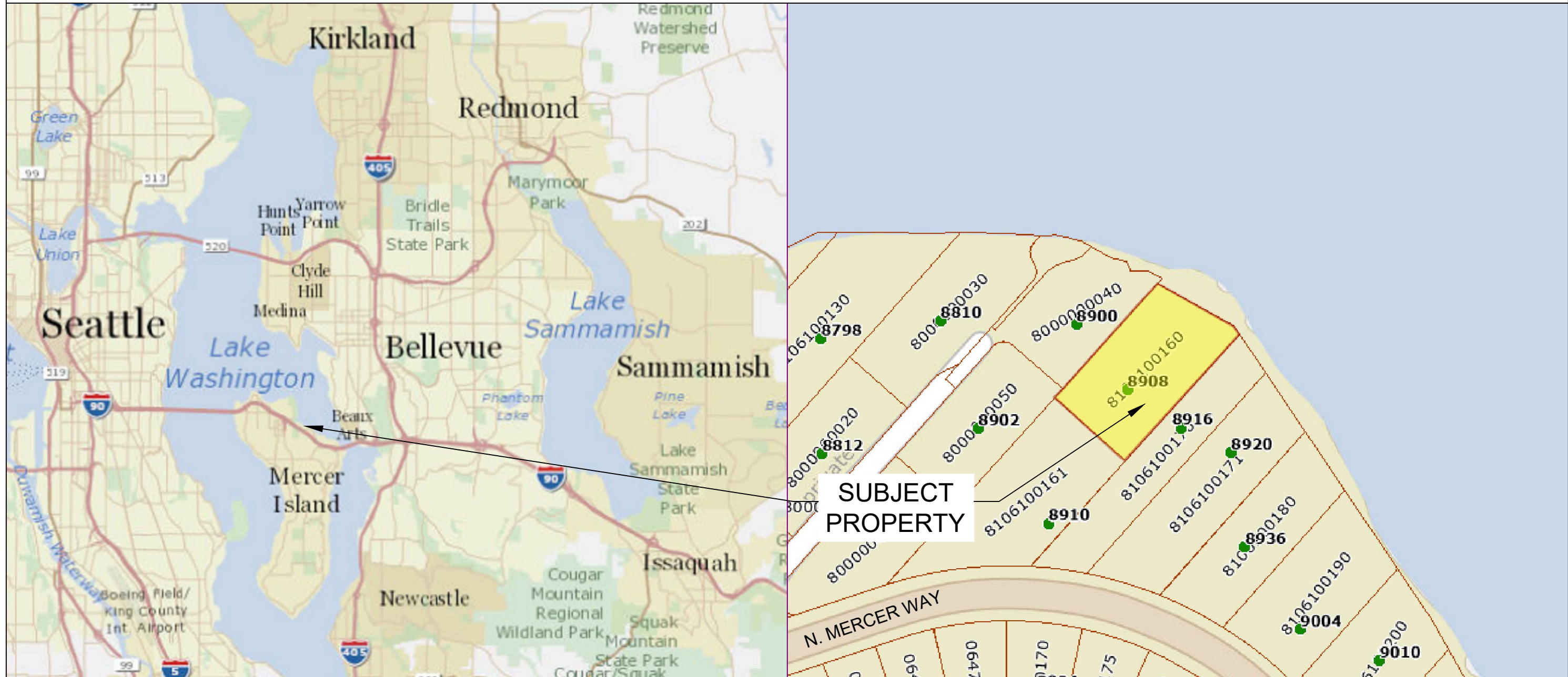


# SITE PLAN



Pin: 8106100160


Legal Description:  
SUNNYBANK ADD LOT A MI SP #SUB01-008 REC # 20020529900031 SD SP DAF - SD LOT 16 TGW SH LDS ADJ

Plat Block:  
Plat Lot: 4

Parcel  
LAT: 47.58476  
LONG: -122.21852

Dock  
LAT: 47.585064  
LONG: -122.218411





**Seaborn Pile Driving**  
1080 W Ewing St  
Seattle, WA 98119

Office: 206-236-1700 ext. 5  
[www.seabornpiledriving.com](http://www.seabornpiledriving.com)

**Scope of Work:** We propose to repair (42) existing piles, remove (3) existing pwc lifts, and replace (2) rows of all existing fascia.

**SHEET 1.0**

NWS-2023-XXX  
PAGE 1 OF 13

County: King County  
Location: Lake Washington

Applicant: Seaton Residence  
8908 N. Mercer Way  
Mercer Island, WA 98040

Datum: CORPS OF ENGINEERS 1919  
NW Quarter Of Section 7, Township 24, Range 05

Adjacent Owners:  
COMET TRUST  
8900 N MERCER WAY 98040

Created: 05-03-23  
Last Updated: 9/26/2023 3:34 PM Shop

# GENERAL NOTES:

## MATERIALS SPEC LIST:

### Boat Lifts: Aluminum

- \* EXISTING BOAT LIFT - 146" x 191"
- \* EXISTING PWC LIFT- 103" x 147"
- \* EXISTING DOCK MOUNTED PWC LIFTS - 26" x 56"

### 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 method

## 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;
    - All permit requirements of federal and state agencies will be met.**
  - ii. The area, width, or length of the structure is not increased, but may be decreased;
    - The area, width and length of the structure will not 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 will not 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;
      - The existing structures location will not change.**
  - 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;
    - Piles will be repaired with epoxy coated steel. Sizes stated per plan are in nominal inches.**
  - 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;
    - Epoxy coating will be cured prior to installation.**
  - 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;
    - All proposed work will be completed in the work window approved by Corps.**
  - 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.
    - Vegetation will not be disturbed unless necessary and mitigation will be installed per plan to offset ecological impact.**
  - 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:
    - 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;
    - 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
    - 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
      - Points A through C are not relevant to the scope of this project because we are below the 50% threshold.**
  - 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
    - Point B is not relevant due to exterior surface repair not exceeding 50% threshold.**
  - 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.
    - Existing decking will not be removed in this project.**

Last permit issued for property: BLDG 1602-036 02-04-2016

Dock established/constructed: 1990

\* Lifts existing non-conforming

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Created: 05-03-23

YANG HAORAN+GUO TINGTING  
8810 N MERCER WAY 98040



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Seattle, WA 98119

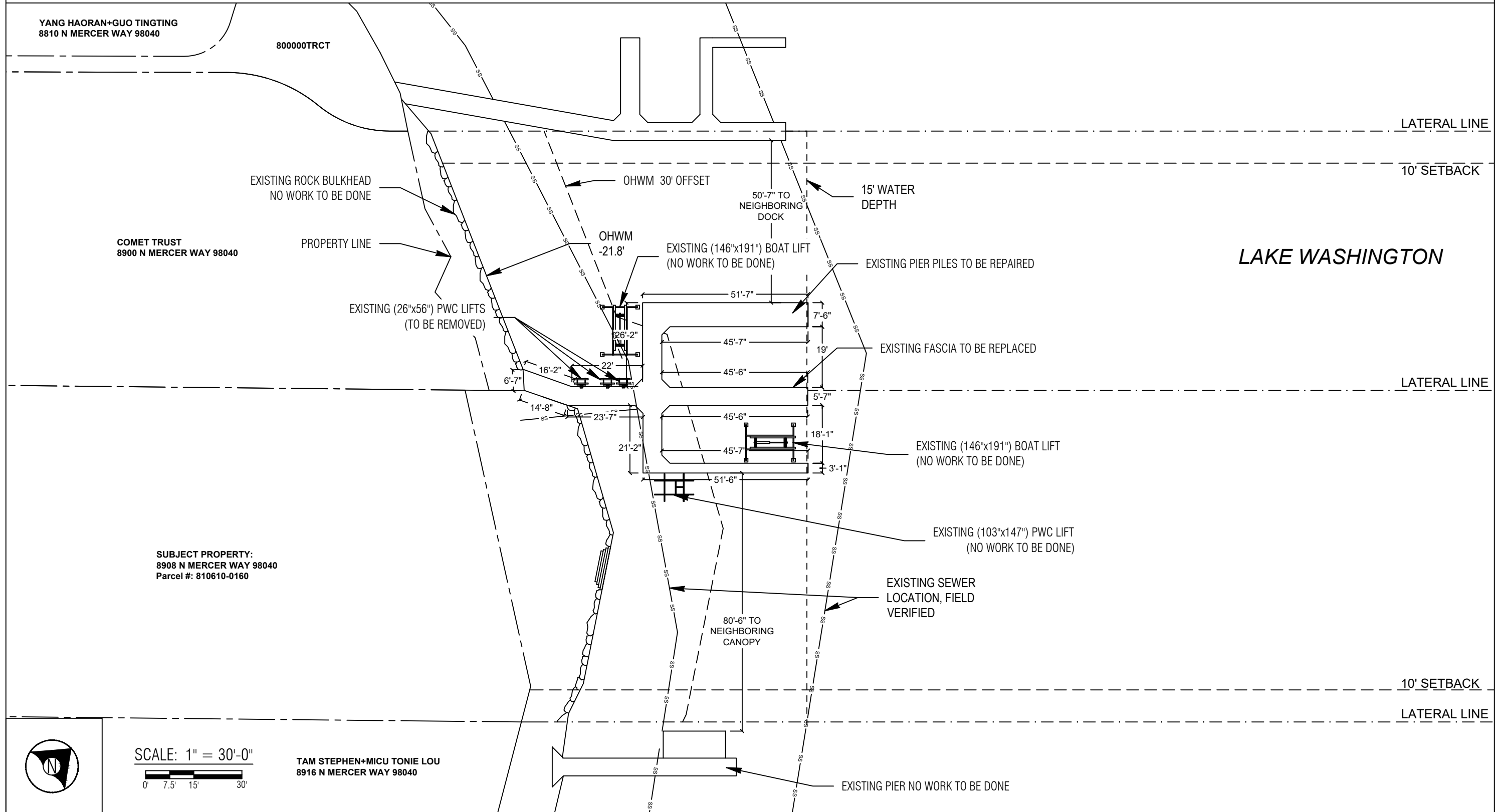
Office: 206-236-1700 ext. 5  
www.seabornpiledriving.com

Scope of Work: We propose to repair (42) existing piles, remove (3) existing pwc lifts, and replace (2) rows of all existing fascia.

**SHEET  
2.0**

# EXISTING CONDITIONS

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



SCALE: 1" = 30'-0"  
 0' 7.5' 15' 30'

TAM STEPHEN+MICU TONIE LOU  
 8916 N MERCER WAY 98040



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 1080 W Ewing St  
 Seattle, WA 98119

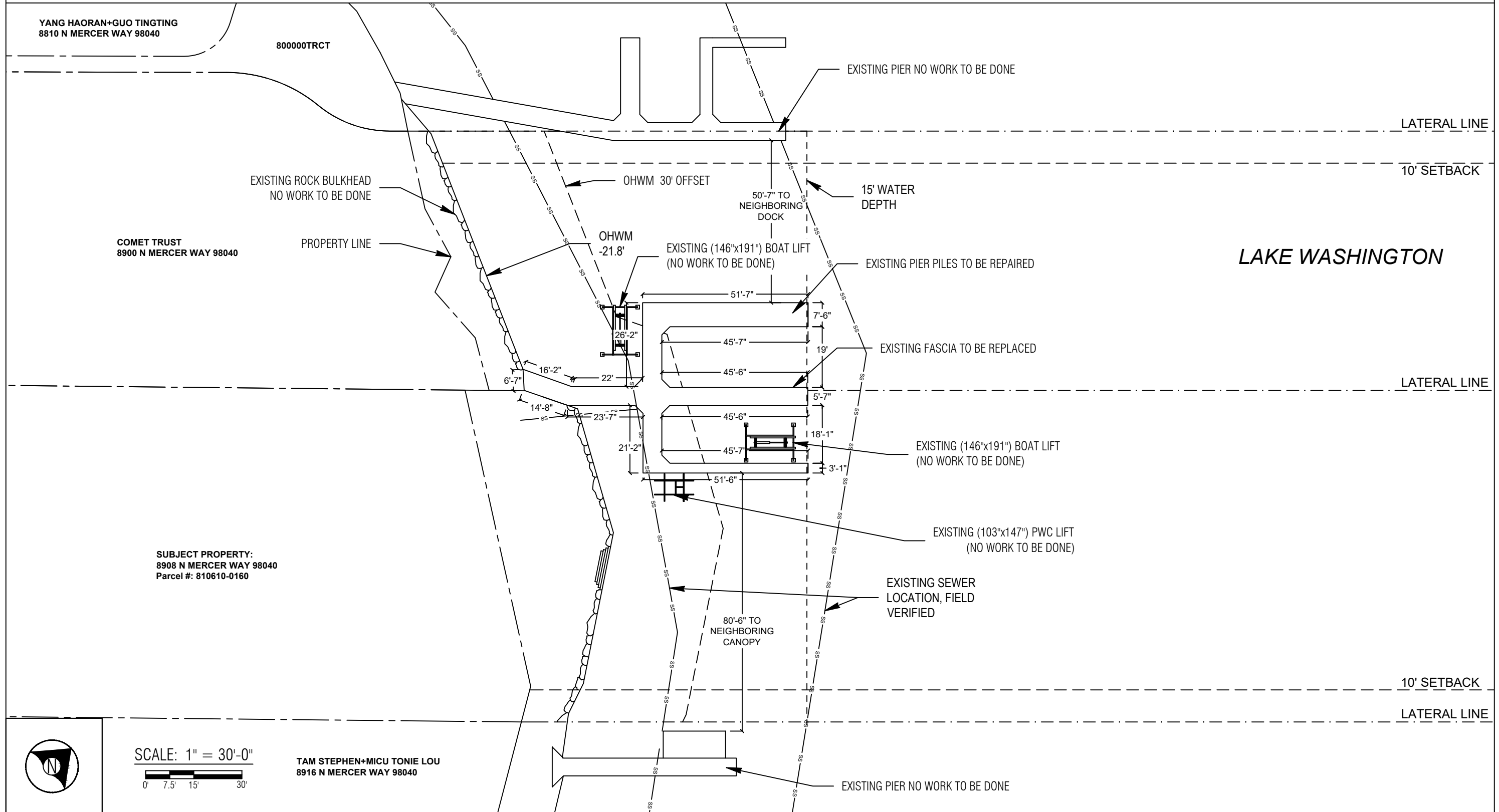
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# PROPOSED CONDITIONS

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



King County  
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**SHEET  
 4.0**



# PIER DETAILS - EXISTING/PROPOSED PLAN VIEW

## LEGEND

● (42) EXISTING PILES - TO BE REPAIRED

Existing Pier Overwater: 1292 sqft (NO WORK TO BE DONE)  
Existing Pier total: 1292 sqft (NO WORK TO BE DONE)

## EXISTING

(1128 LNFT) EXISTING PILES

(1128 LNFT) TOTAL STRUCTURAL ELEMENTS

## TO BE REPAIRED

(168 LNFT) EXISTING PILES TO BE REPAIRED

(168) TOTAL STRUCTURE ELEMENTS TO BE REPAIRED

$(168)/(1128) = 15\%$

## EXISTING

(1292 SQFT) EXISTING DECKING SURFACE AREA  
(688 SQFT) EXISTING FASCIA SURFACE AREA

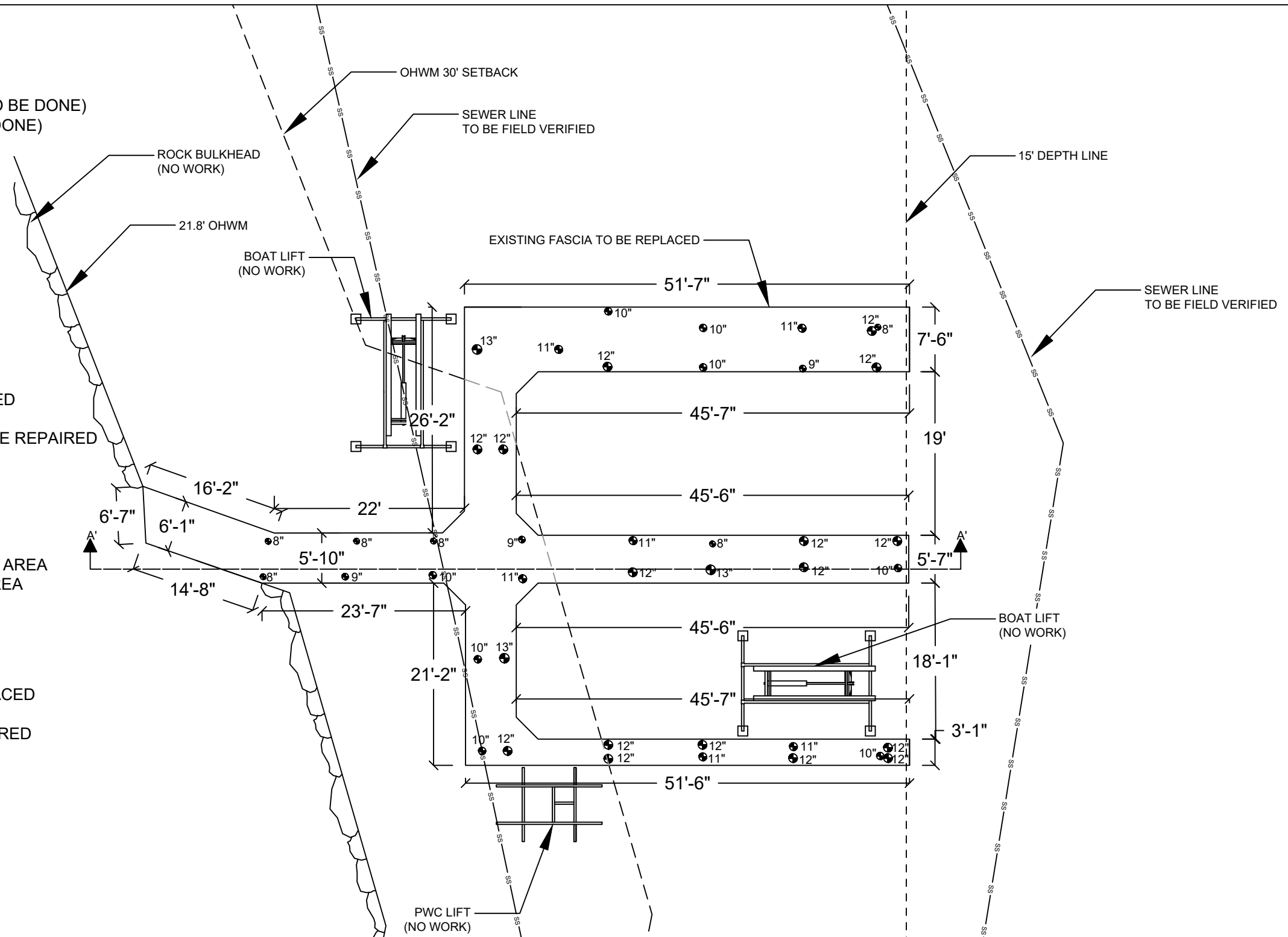
(1980LNFT) TOTAL STRUCTURE ELEMENTS

## TO BE REPAIRED

(688 SQFT) EXISTING FASCIA TO BE REPLACED

(688) TOTAL SURFACE AREA TO BE REPAIRED

$(688)/(1980) = 35\%$



PLAN VIEW



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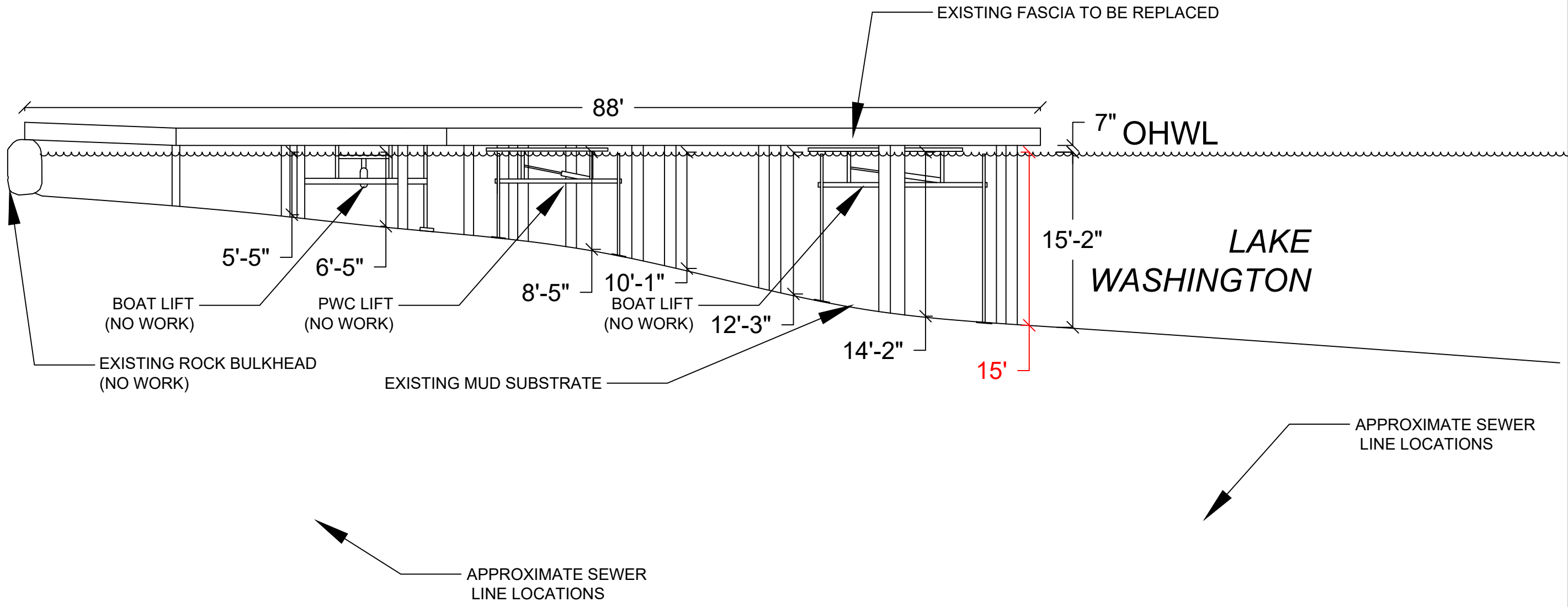
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**SHEET**  
**5.0**

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# PIER DETAILS EXISTING/PROPOSED - SECTION VIEW



SECTION VIEW: A'-A'



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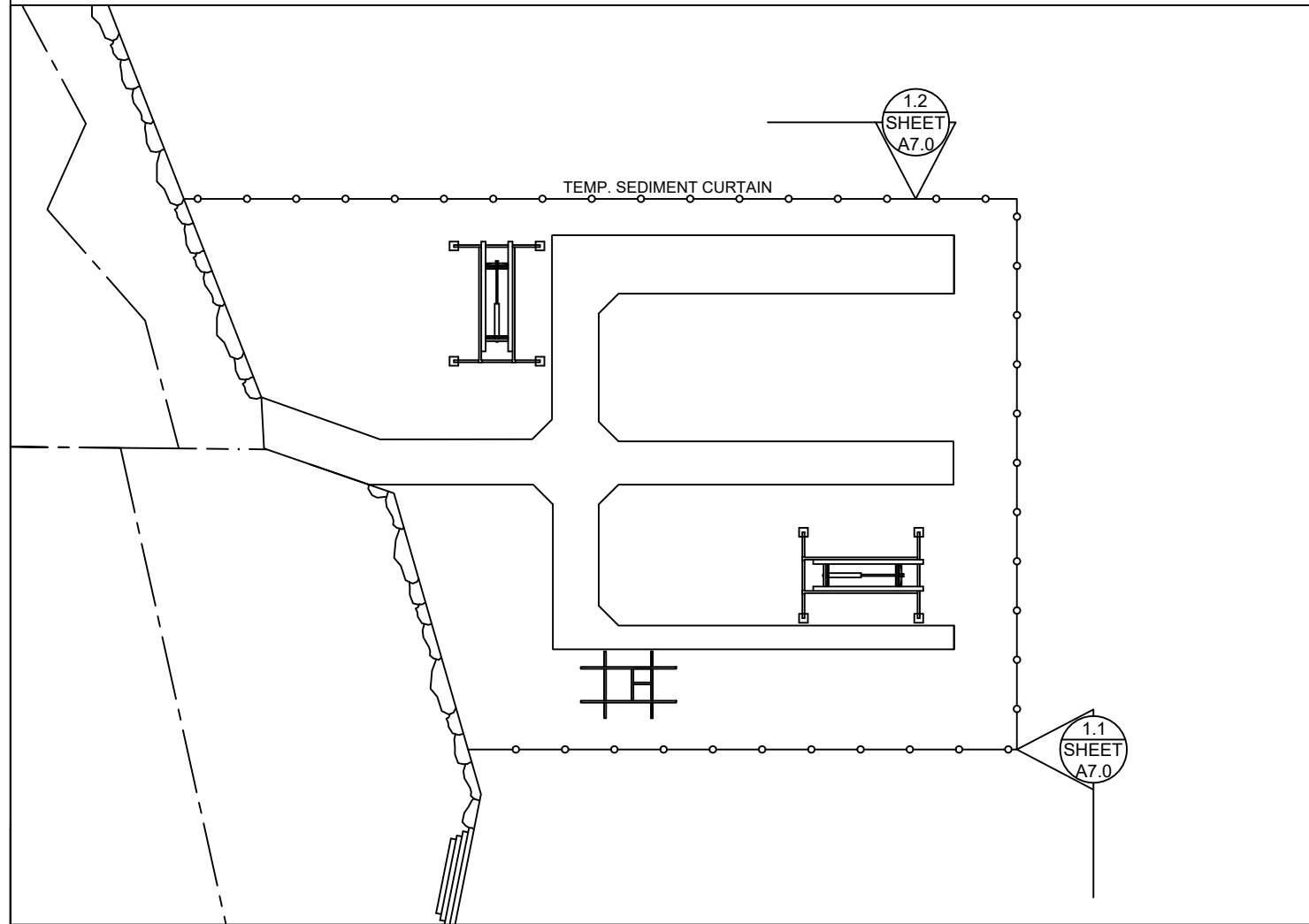
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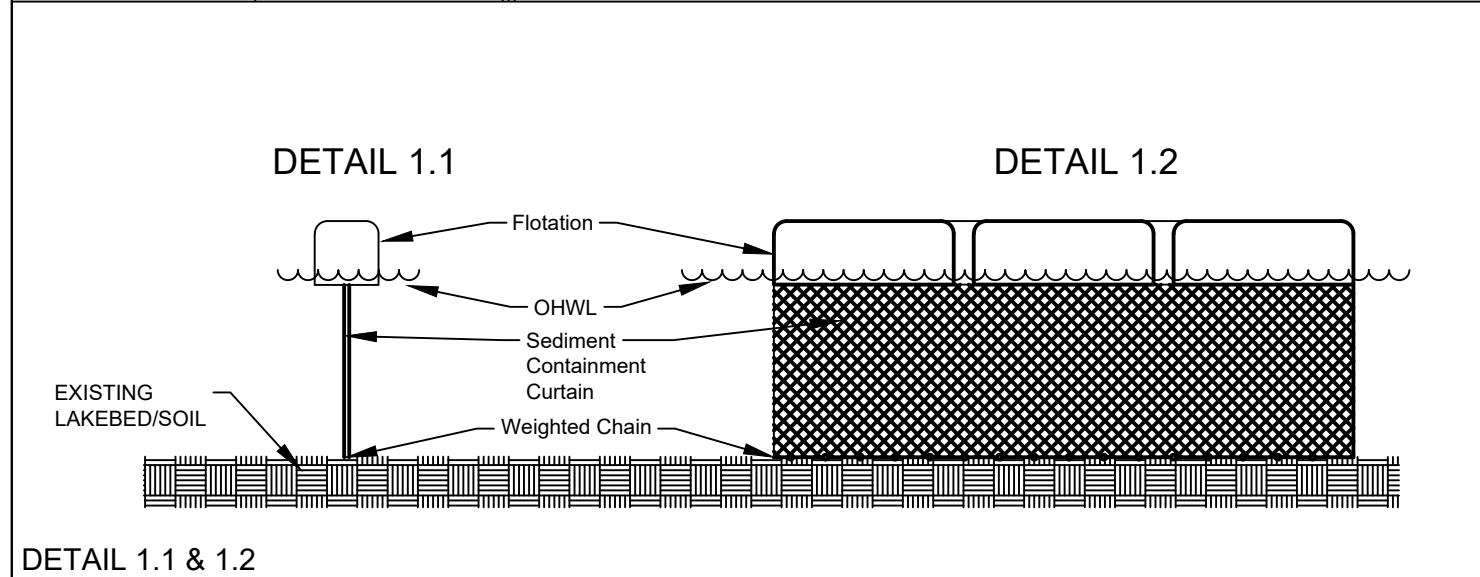
**SHEET**  
**6.0**

# 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. 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.
  8. Above-water containment shall be installed around removed piles to prevent sediment laden waters from returning to lake waters.
  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 & 1.2



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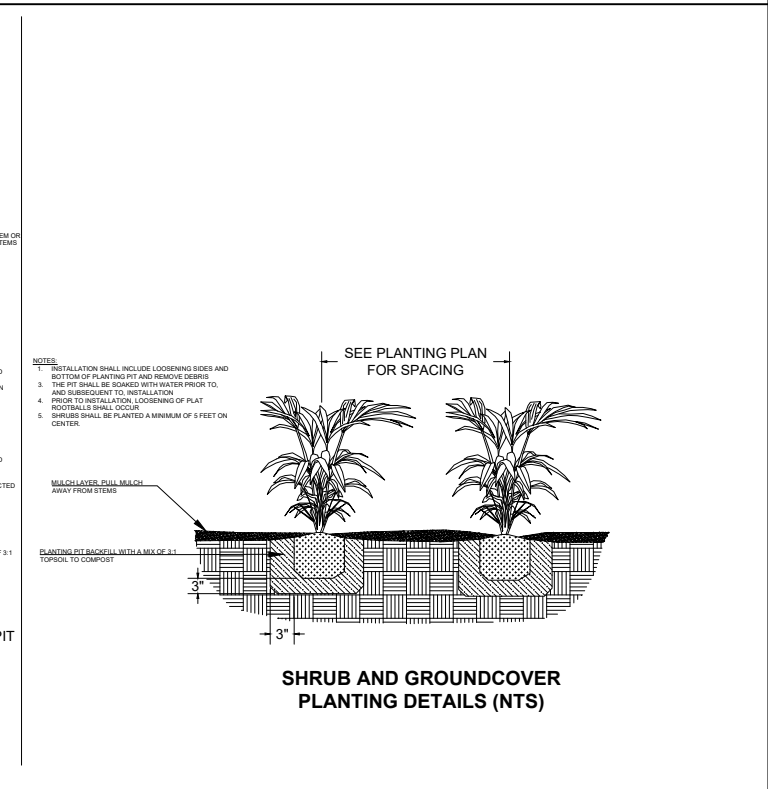
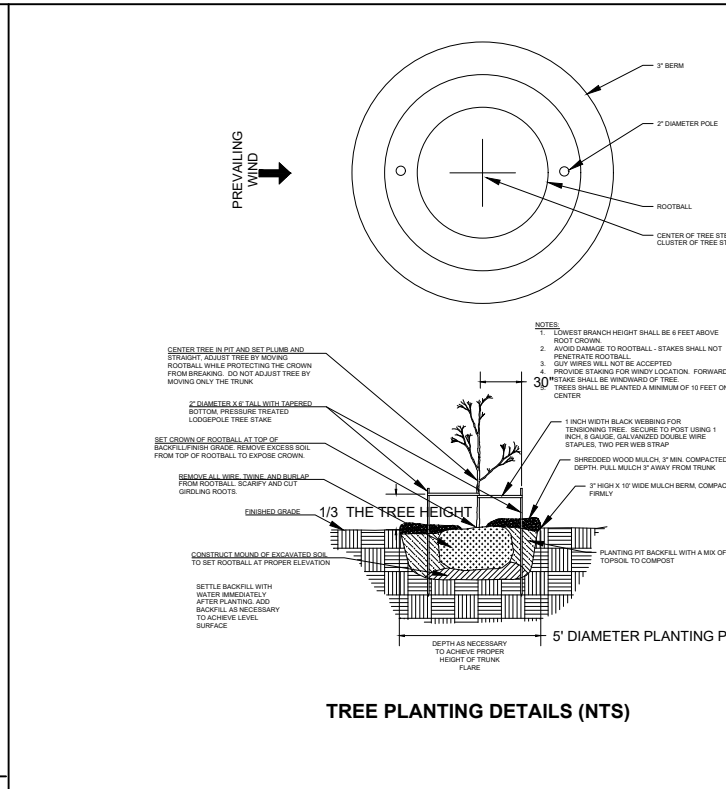
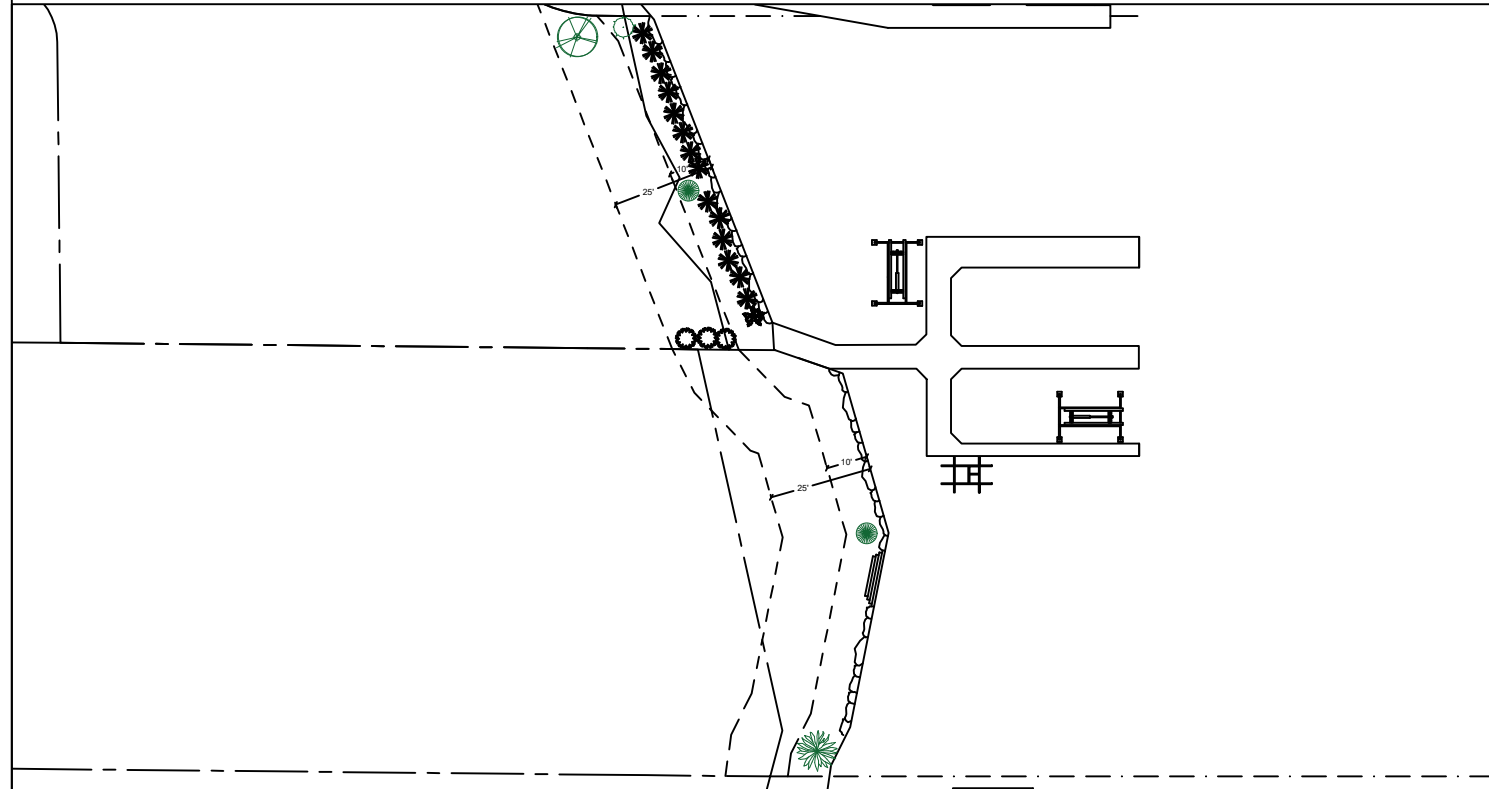
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**SHEET**  
**7.0**

# MITIGATION PLAN



**Notes:**

- 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.
- 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.
- 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 Individual plants that die will be replaced with native riparian species in order to meet the survival performance standards. The permittee is required to preserve in good health all RAP planting plan vegetation for as long as the structures that have been permitted under the RAP program remain in place.
- 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.

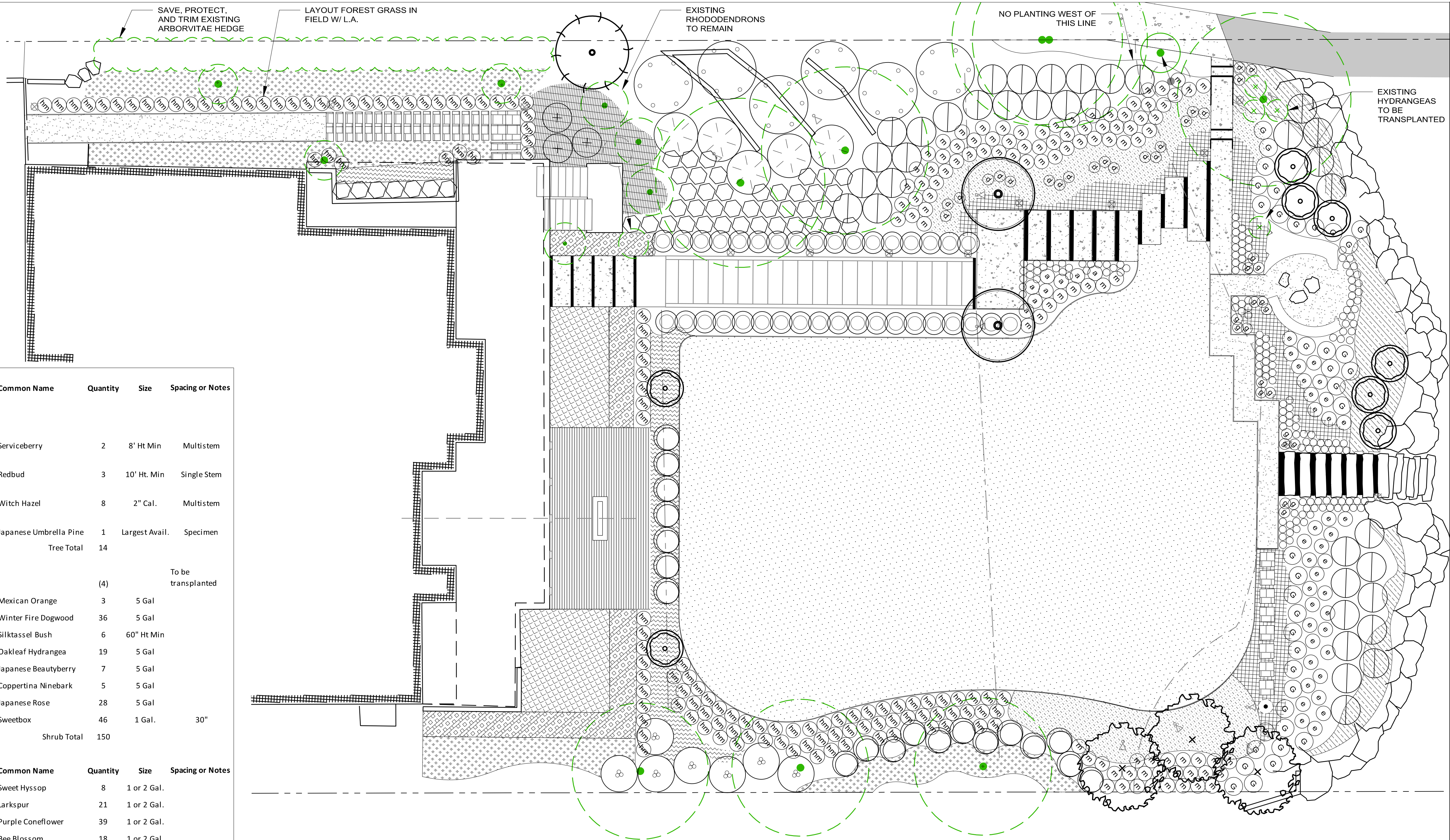


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NWS-2023-XXX  
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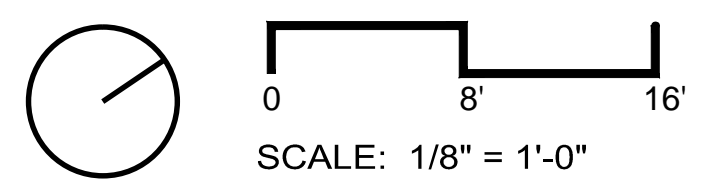
**PLANTING LEGEND**

Type	Botanical Name	Common Name	Quantity	Size	Spacing or Notes
Existing Tree					
Tree-D	<i>Amalanchier 'Autumn Brilliance'</i>	Serviceberry	2	8' Ht Min	Multistem
Tree-D	<i>Cercis canadensis</i>	Redbud	3	10' Ht. Min	Single Stem
Tree-D	<i>Hamamelis 'Diane'</i>	Witch Hazel	8	2" Cal.	Multistem
Tree-E	<i>Sciadopitys verticillata</i>	Japanese Umbrella Pine	1	Largest Avail.	Specimen
	<b>Tree Total</b>		<b>14</b>		
Existing Shrub	<i>Hydrangea</i>		(4)		To be transplanted
Shrub-E	<i>Choisya ternata</i>	Mexican Orange	3	5 Gal	
Shrub-D	<i>Cornus 'Winter Fire'</i>	Winter Fire Dogwood	36	5 Gal	
Shrub-E	<i>Garrya elliptica</i>	Silktassel Bush	6	60" Ht Min	
Shrub-D	<i>Hydrangea quercifolia 'Sikes Dwarf'</i>	Oakleaf Hydrangea	19	5 Gal	
Shrub-D	<i>Callicarpa 'Profusion'</i>	Japanese Beautyberry	7	5 Gal	
Shrub-D	<i>Physocarpus 'Coppertina'</i>	Coppertina Ninebark	5	5 Gal	
Shrub-D	<i>Rosa rugosa alba</i>	Japanese Rose	28	5 Gal	
Shrub-E	<i>Sarcococca 'fragrant mountain'</i>	Sweetbox	46	1 Gal.	30"
	<b>Shrub Total</b>		<b>150</b>		
<b>Type</b>	<b>Botanical Name</b>	<b>Common Name</b>	<b>Quantity</b>	<b>Size</b>	<b>Spacing or Notes</b>
(a)	Perennial	<i>Agastache 'raspberry summer'</i>	Sweet Hyssop	8	1 or 2 Gal.
(d)	Perennial	<i>Delphinium elatum 'Aurora White'</i>	Larkspur	21	1 or 2 Gal.
(e)	Perennial	<i>Echinacea purpurea</i>	Purple Coneflower	39	1 or 2 Gal.
(g)	Perennial	<i>Gaura lindheimeri</i>	Bee Blossom	18	1 or 2 Gal.
	<b>Perennial Total</b>		<b>86</b>		
(o)	Grass	<i>Carex 'Blue Zinger'</i>	Blue Sedge	152	1 or 2 Gal.
(G)	Grass	<i>Deschampsia cespitosa 'Goldtau'</i>	Gold Tufted Hairgrass	37	1 or 2 Gal.
(hm)	Grass	<i>Hakanachloa macra</i>	Japanese Forest Grass	125	1 or 2 Gal.
(m)	Grass	<i>Molinia 'Moorflame'</i>	Witch's Moor Grass	98	1 or 2 Gal.
	<b>Perennial Total</b>		<b>412</b>		
[Pattern]	Groundcover	<i>Arctostaphylos uva-ursi</i>	Kinnikinnick	144	4" pots 24"
[Pattern]	Groundcover	<i>Dryopteris lepidopoda</i>	Sunset Fern	72	1 Gal. 24"
[Pattern]	Groundcover	<i>Euonymus coloratus</i>	Winter Creeper	90	4" pots 24"
[Pattern]	Groundcover	<i>Fragaria chiloensis</i>	Sand Strawberry	90	4" pots 24"
[Pattern]	Groundcover	<i>Gaultheria shallon</i>	Salal	198	1 Gal. 24"
[Pattern]	Groundcover	<i>Isotoma fluviatilis</i>	Blue Star Creeper	108	4" pots 10"
[Pattern]	Groundcover	<i>Liriope muscari</i>	Liriope	126	1 Gal. 18"
[Pattern]	Groundcover	<i>Mahonia repens</i>	Creeping Oregon Grape	234	1 Gal. 18"
[Pattern]	Groundcover	<i>Oxalis oregona</i>	Oregon Wood Sorrel	54	1 Gal. 18"
	<b>Groundcover Total</b>		<b>1116</b>		

Note: Install 36 Kinnikinnick and 3 Echinacea around mailbox at North Mercer Way. Quantities included in legend.

**NOTE:**  
 TREES SHOWN AND TREES/ SHRUBS FLAGGED IN FIELD TO REMAIN. DO NOT BEGIN DEMO UNTIL TREES/ SHRUBS HAVE BEEN FLAGGED BY THE LANDSCAPE ARCHITECT.

# PLANTING PLAN



**Project GROUNDWORK**  
 AN SCJ ALLIANCE STUDIO

**THE FIGUEROA RESIDENCE**  
**LANDSCAPE PLAN**

8908 N MERCER WAY MERCER ISLAND, WA 98040

DATE: APRIL 2015  
 DRAWN BY:  
 CHECKED BY:  
 1148 NW LEARY WAY  
 SEATTLE 98107  
 206.708.1862

REV	DESCRIPTION	DATE
1	SCHEMATIC PLAN	12.16.14
2	LAYOUT PLAN	01.12.15
3	PLANTING PLAN	02.03.15
4	PLANTING REV. 1	02.13.15
5	PLAN SET	02.18.15
6	PLAN SET REVISIONS	03.17.15
7	STAIR AND PADS REVISIONS	03.28.15
8	PLANTING REVISIONS	04.14.15

DWG NO.: **2 OF 2**



GENERAL CONDITIONS

1. THE CONTRACTOR SHALL VERIFY AND REVIEW ALL ITEMS WITHIN THE DRAWINGS PRIOR TO PROCEEDING WITH THE WORK. NOTIFY THE ENGINEER IMMEDIATELY WITH ANY DISCREPANCIES.
2. IF A SPECIFIC DETAIL IS NOT SHOWN FOR ANY PART OF THE WORK, THE CONSTRUCTION SHALL BE THE SAME AS FOR SIMILAR WORK.
3. DIMENSIONS ARE NOT TO BE SCALED FROM THE PLANS, SECTIONS, OR DETAILS WITHIN THE DRAWINGS.
4. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCE, AND PROCEDURES.
5. ALL WORK SHALL CONFORM TO THE MINIMUM STANDARDS OF THE REFERENCED CONSTRUCTION AND ALL OTHER REGULATING AGENCIES, EXERCISING AUTHORITY OVER ANY PORTION OF THE WORK.
6. THE PROJECT SPECIFICATIONS AND SPECIFIC NOTES AND DETAILS IN THE DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL NOTES.
7. NOTIFY THE ENGINEER OF ALL CHANGES MADE IN THE FIELD PRIOR TO INSTALLATION.
8. CONSTRUCTION TOLERANCE: VERTICAL 1/8", PLUMBNESS 1", HORIZONTAL DRIFT 1".
9. COMPLY WITH PROJECT PERMITS.

DESIGN CRITERIA

DESIGN CODE: AASHTO LRFD, ASCE DESIGN OF MARINE FACILITIES

WIND DESIGN: V=78 MPH

DESIGN VESSEL: 80' VESSEL

WAVE DESIGN: SIGNIFICANT WAVE HEIGHT 2.6 FT  
WAVE PERIOD 2.5 SEC  
WAVE LENGTH 27 FT

LIVE LOAD: 40 PSF

STRUCTURAL STEEL

1. ALL PLATES SHALL CONFORM TO ASTM 50.
2. ALL WF SHAPED SHALL CONFORM TO ASTM A992, FY = 50 KSI.
3. ALL PILES SHALL CONFORM TO ASTM A252 GRADE 3 FY = 45 KSI.
4. ALL BOLTS SHALL CONFORM TO ASTM A307, UNO.
5. ALL NUTS SHALL CONFORM TO ASTM A563, UNO.
6. ALL WASHERS SHALL CONFORM TO ASTM F436, UNO.
7. ALL THREADED RODS SHALL CONFORM TO ASTM F1554, GRADE 36.
8. ALL STEEL MEMBERS THAT ARE NOT EPOXY COASTED SHALL BE HOT DIP GALVANIZED IN ACCORDANCE WITH ASTM A153 AS APPLICABLE.

WELDING

1. ALL WELDING SHALL BE PERFORMED BY WELDERS QUALIFIED FOR THE WELD AND POSITION SHOWN IN ACCORDANCE WITH AWS AND HAVING CURRENT CERTIFICATION FROM WABO.
2. ALL WELDS SHALL BE PERFORMED WITH PROCEDURES PRE-QUALIFIED OR QUALIFIED IN ACCORDANCE WITH AWS D1.1.
3. THE WELDS SHOWN ARE FOR THE FINAL CONNECTIONS. FIELD WELD SYMBOLS ARE SHOWN WHERE 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.
4. WELDING ELECTRODES SHALL BE 70 KSI STRENGTH AND SHALL BE "LOW-HYDROGEN ELECTRODES"

TIMBER

1. 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).
2. DIMENSION LUMBER SHALL BE P.T. DOUG-FIR NO 2 OR BETTER, UNLESS NOTED OTHERWISE.
3. WOOD SHALL BE SEASON DRY WITH A MAXIMUM MOISTURE CONTENT OF 19%
4. PRESERVATION TREATED WOOD SHALL CONFORM TO THE AMERICAN WOOD PROTECTION ASSOCIATION (AWPA) UC4A. ALL WOOD SHALL BEAR A TREATMENT IDENTIFICATION MARK BY THE CERTIFYING AGENCY.
5. 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.

ABBREVIATIONS

@	AT
AWS	AMERICAN WELDING SOCIETY
CL	CENTER LINE
CLR	CLEAR
COL	COLUMN
CONT.	CONTINUOUS
DF	DOUF 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	POUND PER SQUARE INCH

PSF	POUND 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
VIF	VERIFY IN FIELD
WABO	WASHINGTON ASSOCIATION OF BUILDING OFFICIALS
WF	WIDE FLANGE
W/	WITH



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www.dcgengr.com



Scope of Work: We propose to repair (42) existing piles, remove (3) existing pwc lifts, and replace (2) rows of all existing fascia.

**SHEET  
S1.01**

County: King County  
Location: Lake Washington

Applicant: Seaton Residence  
8908 N. Mercer Way  
Mercer Island, WA 98040

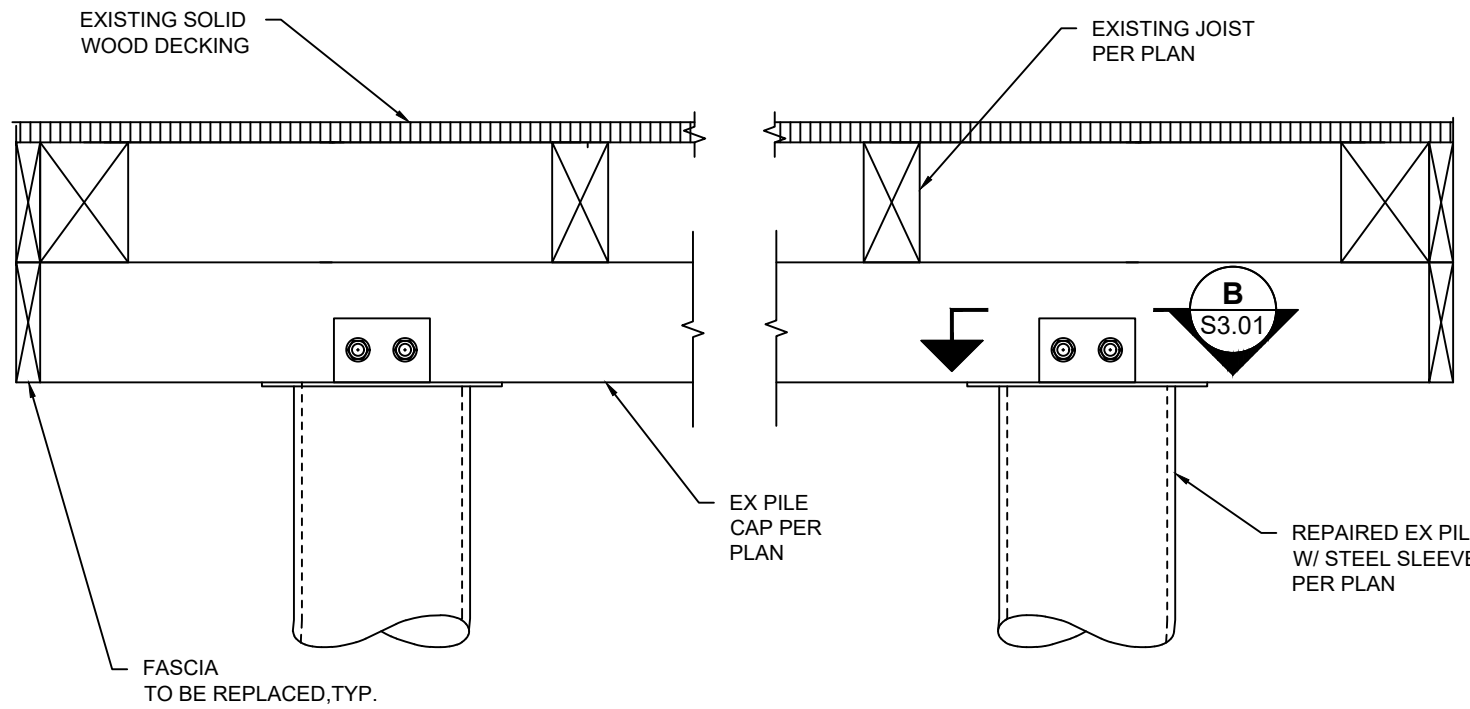
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NW Quarter Of Section 7, Township 24, Range 05

Adjacent Owners:  
COMET TRUST  
8900 N MERCER WAY 98040

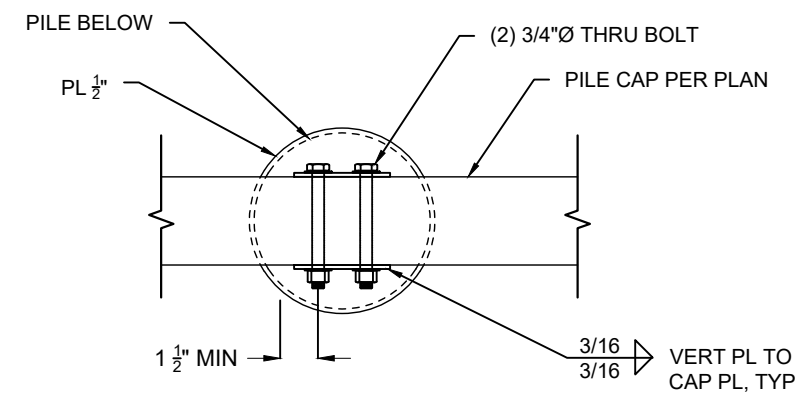
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Last Updated: 7/11/2023 8:39 AM Jimi





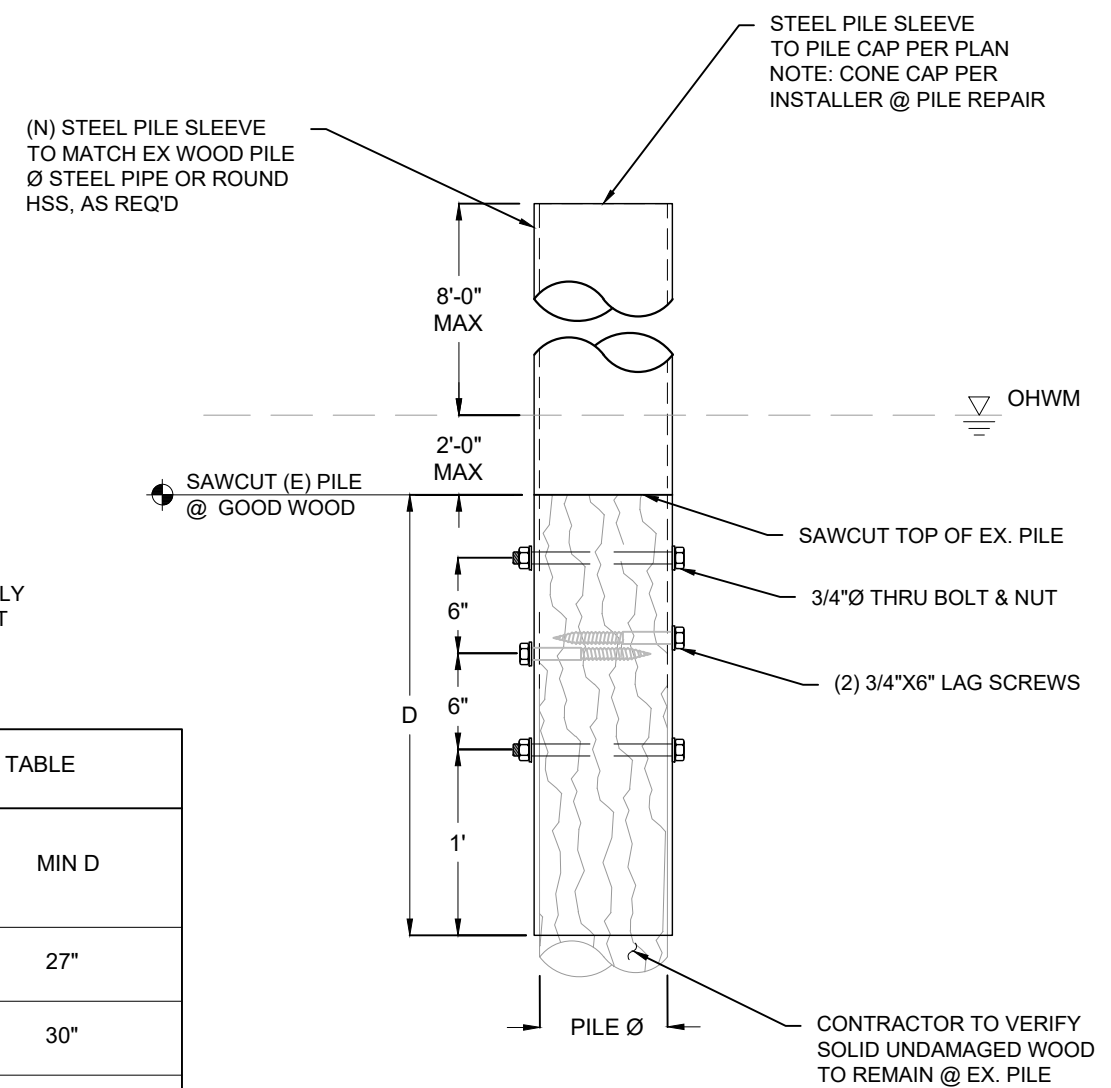
**A**  
S2.01  
**MAIN DOCK TYPICAL SECTION**  
SCALE IN FEET



**B**  
S3.01  
**PILE SLEEVE TO PILE CAP CONNECTION**  
SCALE IN FEET

CONTRACTOR TO VERIFY THAT THE PILE FITS SNUGLY IN THE SLEEVE SUCH THAT THERE IS UNIFORM BEARING OF THE PILE AGAINST THE SLEEVE

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



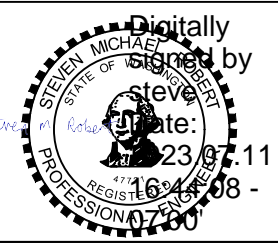
**PILE REPAIR - SLEEVE**  
SCALE IN FEET



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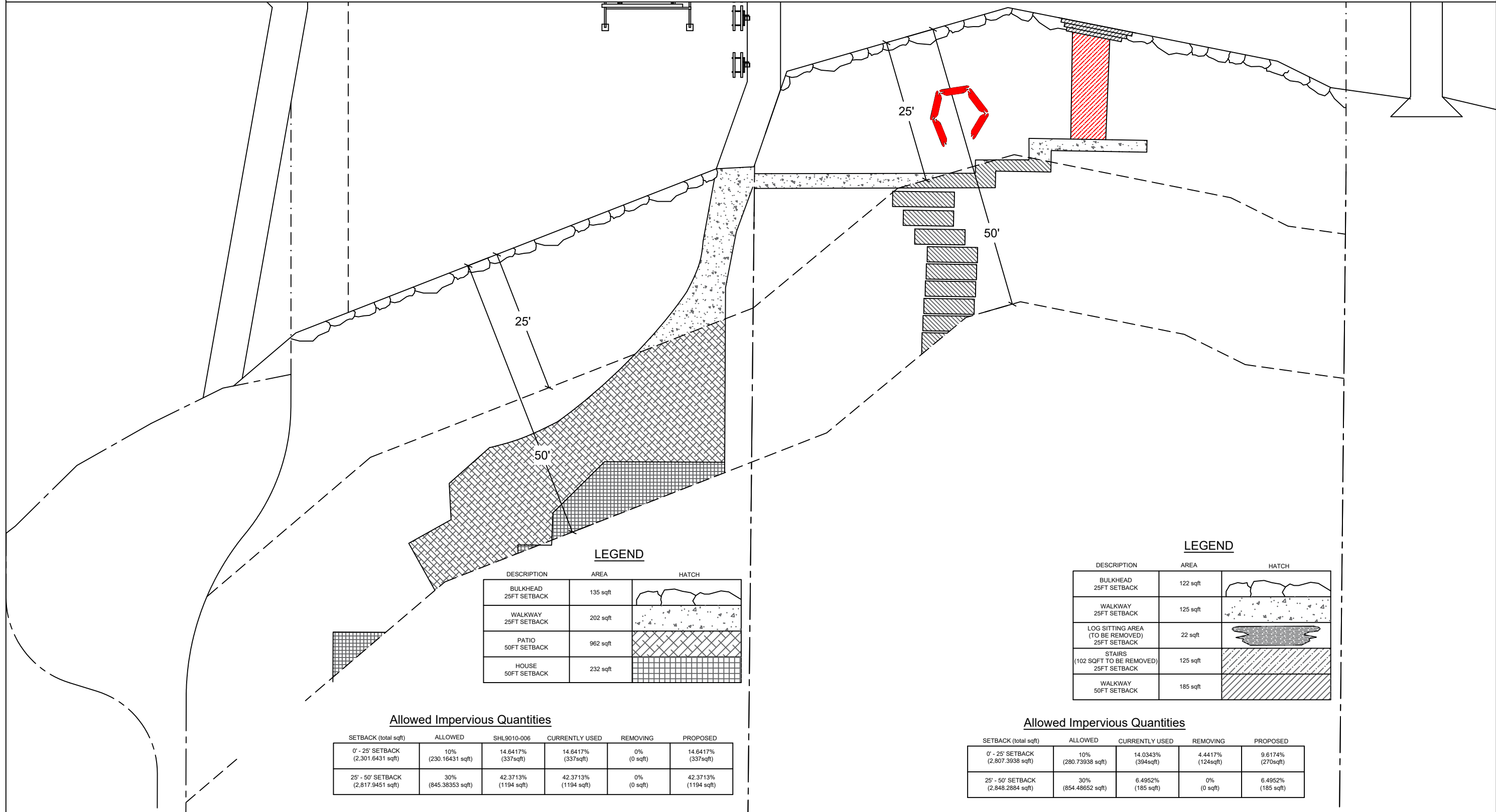
County: King County  
Location: Lake Washington

Created: 05-03-23  
Last Updated: 7/11/2023 8:39 AM Jimi

**SHEET S3.01**



# IMPERVIOUS AREA CALCULATION DRAWING



**LEGEND**

DESCRIPTION	AREA	HATCH
BULKHEAD 25FT SETBACK	135 sqft	
WALKWAY 25FT SETBACK	202 sqft	
PATIO 50FT SETBACK	962 sqft	
HOUSE 50FT SETBACK	232 sqft	

**Allowed Impervious Quantities**

SETBACK (total sqft)	ALLOWED	SHL9010-006	CURRENTLY USED	REMOVING	PROPOSED
0' - 25' SETBACK (2,301.6431 sqft)	10% (230.16431 sqft)	14.6417% (337sqft)	14.6417% (337sqft)	0% (0 sqft)	14.6417% (337sqft)
25' - 50' SETBACK (2,817.9451 sqft)	30% (845.38353 sqft)	42.3713% (1194 sqft)	42.3713% (1194 sqft)	0% (0 sqft)	42.3713% (1194 sqft)

**LEGEND**

DESCRIPTION	AREA	HATCH
BULKHEAD 25FT SETBACK	122 sqft	
WALKWAY 25FT SETBACK	125 sqft	
LOG SITTING AREA (TO BE REMOVED) 25FT SETBACK	22 sqft	
STAIRS (102 SQFT TO BE REMOVED) 25FT SETBACK	125 sqft	
WALKWAY 50FT SETBACK	185 sqft	

**Allowed Impervious Quantities**

SETBACK (total sqft)	ALLOWED	CURRENTLY USED	REMOVING	PROPOSED
0' - 25' SETBACK (2,807.3938 sqft)	10% (280.73938 sqft)	14.0343% (394sqft)	4.4417% (124sqft)	9.6174% (270sqft)
25' - 50' SETBACK (2,848.2684 sqft)	30% (854.48652 sqft)	6.4952% (185 sqft)	0% (0 sqft)	6.4952% (185 sqft)



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8908 N. Mercer Way  
Mercer Island, WA 98040

County: King County  
Location: Lake Washington

Created: 05-03-23  
Last Updated: 9/26/2023 3:34 PM Shop