




**City of Mercer Island  
Development Services**

9611 SE 36th Street  
Mercer Island, WA 98040  
Inspection Request Line (206)236-3587  
General Information (206)236-5300  
www.ci.mercer-island.wa.us

**BUILDING PERMIT  
SF ADD**

**Permit No. 0504-126**  
**Project No.**  
**Main Permit No.**

Site Address: <b>3310 97TH AVE SE</b>	Valuation: <b>92,200.00</b>	Parcel No. <b>0724059038</b>
Owner: <b>HOBART PROPERTY TRUST</b> Tenant:	Description of Work: <b>REMOVE EX PIER/ REPLACE WITH NEW PIER &amp; PLATFORM</b>	
Mailing Address: <b>250 W PERIMETER RD RENTON WA 98055</b>		
Phone: <b>(206)548-9800</b>		

**Legal Description**

Lot:	Block:	Plat:
Contractor: <b>WATERFRONT CONSTRUCTION CO</b> Mailing Address: <b>205 NE NORTHLAKE WAY STE 230 SEATTLE WA 98105</b> Phone: <b>(206)548-9800</b>	State Contractor Lic#: <b>WATERI*225L1</b> MI Business Lic#: <b>790170</b>	
Type of Const.:	Occ Load:	No. Stories: <b>0</b> Code Version:
Sprinklers Provided:	Fire Alarms Provided:	Building SF: <b>0</b> Moratorium Applies?

FEES	Receipt # & Date	Comments
Building Permit Fee	944.75 86160 4/15/2005	
Plan Check	614.09 86160 4/15/2005	
Surcharge	4.50 86160 4/15/2005	
<b>TOTAL FEE</b>	<b>\$1,563.34</b>	
<b>TOTAL FEES PAID</b>	<b>\$1,563.34</b>	
<b>TOTAL FEES DUE</b>	<b>\$0.00</b>	

Permit expires if work is not commenced within 180 days or ceases for more than 180 days. The City of Mercer Island is not responsible for reviewing the applicability of private covenants to this permit. Compliance with private plat covenants is the sole responsibility of the applicant/owner.

  
Signature of Owner/Contractor/Authorized Agent

5-20-05  
Date

**FILE COPY**

**Project No.**  
**Main Permit No.**  
**Permit No. 0504-126**

Inspection Type	Inspection APPROVED		Inspection NOT APPROVED				Comments
	Date	Inspector Name	Date	Inspector Name	Correction Note	Not Ready	
SITE	Erosion Control						
	Land Clearing						
	Grading						
	Temporary Electric						
FOUND	Setbacks						
	Soils						
	Piling/Fill						
	Footings/Rebar						
	Foundation/Wall						
	Damp Proofing						
SLAB	Footing Drain						
	Under Slab Electric						
	Under Slab Plumbing						
	Under Slab Ductwork						
	Vapor Barrier/Insulation						
BLDG	Slab Reinforcing						
	Rough Electrical						
	Rough Plumbing (Test)						
	Rough Gas Piping (Test)						
	Rough HVAC						
	Water Service						
	Roof Drains						
	Sanitary Sewer						
MISC	Masonry						
	Fire Dampers						
	Fire Sprinklers						
	Pre-Fab Fireplace/Stove						
	Pool/Spa/Hot Tub						
	Building Alarm System						
FRAMING	Structural Nailing/Bracing						
	Beams/Trusses						
	Framing						
	Glazing/Egress						
	Handicapped Access						
	Occupancy/Area Separation						
	Insulation						
	OK to Cover						
UTIL	G.W.B Nailing						
	Sanitary Sewer Connection**						
	DCVA/Checkvalve**						
	Fire Protection System**						
FINAL	Stormwater**						
	Electrical Fixtures						
	Plumbing Fixtures						
	HVAC Operations						
	Smoke Detectors						
	Building						
**DO NOT call for a final building, electrical, plumbing or HVAC until all of the inspections marked with a ** above have been completed.							
<b>OK TO OCCUPY</b>							



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**Permit No. 0504-126**  
**Project No.**  
**Main Permit No.**

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Owner: <b>HOBART PROPERTY TRUST</b> Tenant: Mailing Address: <b>250 W PERIMETER RD RENTON WA 98055</b> Phone: <b>(206)548-9800</b>	Description of Work: <b>Rev-REMOVE EX PIER/ REPLACE WITH NEW PIER &amp; PLATFORM</b>	

**Legal Description**

Lot:	Block:	Plat:
Contractor: <b>WATERFRONT CONSTRUCTION CO</b> Mailing Address: <b>205 NE NORTHLAKE WAY STE 230 SEATTLE WA 98105</b> Phone: <b>(206)548-9800</b>	State Contractor Lic#: <b>WATERI*225L1</b> MI Business Lic#: <b>790170</b>	
Type of Const.:	Occ Load:	No. Stories: <b>0</b> Code Version:
Sprinklers Provided:	Fire Alarms Provided:	Building SF: <b>0</b> Moratorium Applies? <b>No</b>

FEES		Receipt # & Date		Comments
Building Permit Fee	944.75	86160	4/15/2005	Revision submitted to change load requirements in dock ramp design.
Plan Check	182.00	88490	8/22/2005	
Plan Check	614.09	86160	4/15/2005	
Surcharge	4.50	86160	4/15/2005	
<b>TOTAL FEE</b>	<b>\$1,745.34</b>			
<b>TOTAL FEES PAID</b>	<b>\$1,745.34</b>			
<b>TOTAL FEES DUE</b>	<b>\$0.00</b>			

Permit expires if work is not commenced within 180 days or ceases for more than 180 days. The City of Mercer Island is not responsible for reviewing the applicability of private covenants to this permit. Compliance with private plat covenants is the sole responsibility of the applicant/owner.

Signature of Owner/Contractor/Authorized Agent

8/22/05  
Date

**Project No.**  
**Main Permit No.**  
**Permit No. 0504-126**

**FILE COPY**

Inspection Type	Inspection APPROVED		Inspection NOT APPROVED				Comments
	Date	Inspector Name	Date	Inspector Name	Correction Note	Not Ready	
S I T E	Erosion Control						
	Land Clearing						
	Grading						
	Temporary Electric						
F O U N D T N	Setbacks						
	Soils						
	Piling/Fill						
	Footings/Rebar						
	Foundation/Wall						
	Damp Proofing						
S L A B	Footing Drain						
	Under Slab Electric						
	Under Slab Plumbing						
	Under Slab Ductwork						
	Vapor Barrier/Insulation						
B L D G S R V C S	Slab Reinforcing						
	Rough Electrical						
	Rough Plumbing (Test)						
	Rough Gas Piping (Test)						
	Rough HVAC						
	Water Service						
	Roof Drains						
	Sanitary Sewer <i>LOCATE</i>	<i>9/26/05</i>	<i>SD</i>				
M I S C	Masonry						
	Fire Dampers						
	Fire Sprinklers						
	Pre-Fab Fireplace/Stove						
	Pool/Spa/Hot Tub						
F R A M I N G	Building Alarm System						
	Structural Nailing/Bracing						
	Beams/Trusses						
	Framing	<i>9/26/05</i>	<i>SD</i>				
	Glazing/Egress						
	Handicapped Access						
	Occupancy/Area Separation						
	Insulation						
U T I L	OK to Cover						
	G.W.B Nailing						
	Sanitary Sewer Connection**						
	DCVA/Checkvalve**						
F I N A L	Fire Protection System**						
	Stormwater**						
	Electrical Fixtures	<i>10/27/06</i>	<i>DAM</i>				
	Plumbing Fixtures						
	HVAC Operations						
OK TO OCCUPY	Smoke Detectors						
	Building	<i>10/27/06</i>	<i>DAM</i>				

\*\*DO NOT call for a final building, electrical, plumbing or HVAC until all of the inspections marked with a \*\* above have been completed.



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**ELECTRICAL PERMIT  
SF ADD**

**Permit No. 0610-060**

**Project No.**

**Main Permit No. 0504-126**

Site Address: <b>3310 97TH AVE SE</b>		Valuation: <b>0.00</b>	Parcel No. <b>0724059038</b>
Owner: <b>HOBART PROPERTY TRUST</b> Tenant:		Description of Work: <b>100 AMP SERVICE PLUS 100 LOW VOLT LIGHTS ON DOCK</b>	
Mailing Address: <b>250 W PERIMETER RD RENTON WA98055</b>			
Phone: <b>(206)548-9800</b>			
Legal Description			
Lot:	Block:	Plat:	
Contractor: <b>EVERGREEN STATE ELECTRIC INC</b> Address: <b>PO BOX 1448 ORTING WA</b>		Phone: <b>(206)770-0656</b> State Contractor Lic#: <b>EVERGSE066JA</b> MI Business Lic#: <b>950251</b>	
Type of Const.: <b>ELECTRICAL</b>	Occ Load:	No. Stories: <b>0.00</b>	Map Loc.:
<b>Associated Permits:</b>			
FEES		Receipt # & Date	ELECTRICAL Fixtures
Electrical Fee	123.25	96734 10/9/2006	100 Light Fixtures
Issuance Fee	26.40	96734 10/9/2006	1 Service 1-200 AMP
Minimum Fee \$117			
Minimum Fee \$65			
<b>TOTAL FEE</b>	<b>\$149.65</b>		
<b>TOTAL FEES PAID</b>	<b>\$149.65</b>		
<b>TOTAL FEES DUE</b>	<b>\$0.00</b>		

Electrical, mechanical and plumbing permits shall expire at the same time as the associated building permit except that if no associated building permit is issued, the electrical, mechanical and/or plumbing permit shall expire 180 days from issuance.

*Robert A. Pierce*

Signature of Owner/Contractor/Authorized Agent

*10/9/06*

Date

**Permit No. 0610-060**

**Project No.**

**Main Permit No. 0504-126**

**FILE COPY**

ELECTRICAL INSPECTION	Inspection APPROVED		Inspection NOT APPROVED				Comments
	Date	Inspector Name	Date	Inspector Name	Correction Note	Not Ready	
Temp Power							
Service Change							
Underground							
Underslab							
Rough-In							
Rough Alarm							
Pool/Hot tub							
Generator							
Final Alarm							
Final Electrical	10/10/06	DM					

MECHANICAL INSPECTION	Inspection APPROVED		Inspection NOT APPROVED				Comments
	Date	Inspector Name	Date	Inspector Name	Correction Note	Not Ready	
HVAC Equip: Boiler							
HVAC Equip: Furnace							
HVAC Equip: Fans							
Ducts: Underslab							
Ducts: Supply							
Ducts: Whole House							
Ducts: Exhaust							
Combustion air							
Combustion vent							
Pre-fab fireplace							
Dryer vent							
Range vent							
Rough HVAC							
Final HVAC Operation							
Final WHV Operation							
Gas Piping							

PLUMBING INSPECTION	Inspection APPROVED		Inspection NOT APPROVED				Comments
	Date	Inspector Name	Date	Inspector Name	Correction Note	Not Ready	
Water service							
Underslab plumbing							
Underslab DWV							
Rough plumbing							
Rough DWV							
Gas piping							
Fire sprinkler piping							
Lawn sprinkler							
DCVA: Fire							
DCVA: Lawn							
DCVA: Boiler							
Venting							
Final equipment							
Final operation							
Seismic strapping							
Water heater							



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**PLUMBING PERMIT  
SF ALT**

**Permit No. 0608-314**  
**Project No.**

**Main Permit No. 0504-126**

Site Address: <b>3310 97TH AVE SE</b>		Valuation: <b>0.00</b>	Parcel No. <b>0724059038</b>
Owner: <b>HOBART PROPERTY TRUST</b> Tenant:		Description of Work: <b>INSTALL 2 HOSE BIBBS</b>	
Mailing Address: <b>250 W PERIMETER RD RENTON WA 98055</b>			
Phone: <b>(206)548-9800</b>			
<b>Legal Description</b>			
Lot:	Block:	Plat:	
Contractor: <b>OWNER</b> Address:		Phone: <b>0-</b>	State Contractor Lic#:
		MI Business Lic#:	
Type of Const.: <b>PLUMBING</b>	Occ Load:	No. Stories: <b>0.00</b>	Map Loc.:
<b>Associated Permits:</b>			
<b>FEES</b>		<b>Receipt # and Date</b>	<b>PLUMBING Fixtures</b>
Issuance Fee	26.40	96013 8/31/2006	2 Hose Bibs
Minimum Fee \$117	76.80	96013 8/31/2006	
Plumbing Fee	13.80	96013 8/31/2006	
<b>TOTAL FEE</b>	<b>\$117.00</b>		
<b>TOTAL FEES PAID</b>	<b>\$117.00</b>		
<b>TOTAL FEES DUE</b>	<b>\$0.00</b>		

Version:1.0 StartHTML:0000000105 EndHTML:0000002895 StartFragment:0000002370

EndFragment:0000002855 Electrical, mechanical and plumbing permits shall expire at the same time as the associated building permit except that if no associated building permit is issued, the electrical, mechanical and/or plumbing permit shall expire 180 days from issuance.

*Mack Bunnell*

*August 31, 2006*

Signature of Owner/Contractor/Authorized Agent

Date

Project No.

Main Permit No.

**0504-126**

Permit No.

**0608-314**

**FILE COPY**

ELECTRICAL INSPECTION	Inspection APPROVED		Inspection NOT APPROVED				Comments
	Date	Inspector Name	Date	Inspector Name	Correction Note	Not Ready	
Temp Power							
Service Change							
Underground							
Underslab							
Rough-In							
Rough Alarm							
Pool/Hot tub							
Generator							
Final Alarm							
Final Electrical							

MECHANICAL INSPECTION	Inspection APPROVED		Inspection NOT APPROVED				Comments
	Date	Inspector Name	Date	Inspector Name	Correction Note	Not Ready	
HVAC Equip: Boiler							
HVAC Equip: Furnace							
HVAC Equip: Fans							
Ducts: Underslab							
Ducts: Supply							
Ducts: Whole House							
Ducts: Exhaust							
Combustion air							
Combustion vent							
Pre-fab fireplace							
Dryer vent							
Range vent							
Rough HVAC							
Final HVAC Operation							
Final WHV Operation							
Gas Piping							

PLUMBING INSPECTION	Inspection APPROVED		Inspection NOT APPROVED				Comments
	Date	Inspector Name	Date	Inspector Name	Correction Note	Not Ready	
Water service							
Underslab plumbing							
Underslab DWV							
Rough plumbing							
Rough DWV							
Gas piping							
Fire sprinkler piping							
Lawn sprinkler							
DCVA: Fire							
DCVA: Lawn							
DCVA: Boiler							
Venting							
Final equipment							
Final operation	10/10/06	DAN					
Seismic strapping							
Water heater							





## CITY OF MERCER ISLAND, WASHINGTON

9611 S.E. 36th St. • Mercer Island, WA 98040-3732  
(206) 236-5300 • FAX: (206) 236-3599 • TDD: (206) 232-9598

### CONDITIONS OF PERMIT APPROVAL

Date: May 17, 2005  
Name: Hobart Property Trust

Permit Number: 0504-126  
Address: 3310 97<sup>th</sup> Ave SE

**An inspection is required on all phases of work. Call (206) 236-3587 at least 24 hours prior to inspection (48 hours prior to pre-construction meeting or concrete inspection).**

#### A. General

1. These conditions are part of your plan approval. Failure to comply could result in a stop work order and/or fine. This document must be read and signed by the owner/representative prior to construction.
2. A separate permit is required for mechanical, plumbing, electrical, demolition, side sewer, water meter, right-of-way, rockery, retaining wall, grading, tree, fire protection, and irrigation work.
3. A pre-construction meeting between City Staff and the owner, contractor, or responsible representative will be required on all projects that have a stormwater permit, new water service, or more than 500 s.f. of new impervious surface per Mercer Island City Code (MICC) 19.07.010 (A)(4). A pre-construction meeting may also be required as determined by City Staff. Call (206) 236-3587 to schedule a meeting at the jobsite 48-hours prior to the start of construction.
4. The approved plans and building permit are to be at the building site at all times. Place in a protected, but available location.
5. Build from the permitted set of plans *only*. Do not remove any attachments to the plans. Additional copies of the permit plan sets may be purchased through the City if needed for sub-contractors, etc.
6. The City requires a three-day advanced notification for all final inspections. All other permits including tree, fire, site restoration, double check valve assemblies, right-of-way use, etc. must be complete before final building inspection can be scheduled.
7. MICC 19.09.050 (4)(G) requires that house numbers be provided that are at least 6 inches in height, are on a contrasting background, and are located in a readily visible location from the roadway.
8. Noise from heat pumps, air handlers, generators, etc. shall not exceed the parameters in WAC Section 173-60-040. A sound measurement must be taken at the point of the receiving property nearest to the source. This is to be performed by the installer. A certification form (provided by the City) is to be signed by the installer guaranteeing compliance with state law. This certification must be provided prior to the final inspection.

9. A field survey during construction is required to verify the height of any structure that is within 2 feet of the allowable height specified by the Mercer Island City Code. Contact the Development Services Group at (206) 236-5300 for questions or more information about this requirement.
10. Concrete mixers and concrete pumbers are not to be washed out into any catch basin or onto public property.

**B. Construction Parameters**

1. Hours of work are 7:00 a.m. to 10:00 p.m. Monday through Friday (except holidays) and 9:00 a.m. to 10:00 p.m. Saturday, Sunday and holidays.
2. All public access roadways are to be restored to the existing condition prior to the project (pictures before start of work recommended). All access roads are to remain clean.
3. The City is to be provided with the name and license numbers (state contractor's and City business license) of the contractor and sub-contractors prior to any inspection (MICC 5.01.040).
4. Any changes to the siting or construction of this building requires prior approval by City Staff.

**C. Construction Vehicle Parking**

1. On-site parking shall be established within 7 days from the start of construction activity. The provided parking capacity shall be sufficient for all anticipated construction vehicles. If sufficient on-site parking cannot be provided, the contractor shall find alternative off-site parking locations not on City of Mercer Island Streets and shuttle workers onto the site. The contractor shall inform the City Transportation Planner at (206) 236-3580 of the off-site parking location prior to beginning construction on the site.
2. The Owner or Contractor shall apprise all subcontractors of these parking requirements upon their arrival on the job site.
3. Construction vehicles shall be parked in a manner that minimizes their impact on the neighborhood. A limitation on construction vehicle parking within the City right of way may result if it is determined that construction parking adversely impacts normal neighborhood activity.
4. Vehicles shall not be parked along any City street or right-of-way for more than a 72 hour period (MICC 10.36.225).
5. Do not park any vehicle along a City street within eight feet of the centerline of a two-lane roadway (MICC 10.36.226).
6. Do not stop or park a vehicle in such a position as to block the driveway entrance to any abutting property. Do not use any neighborhood driveway for vehicle turnaround purposes without the prior written permission of the property owner(s). Do not park within an alley or private road in such a manner as to leave available less than eight feet of the width of the roadway for the free movement of vehicular traffic (MICC 10.36.227).
7. The City of Mercer Island Fire Department may perform tests to verify emergency vehicle access is maintained.
8. Additional parking restrictions may be required if it is determined that construction parking adversely impacts normal neighborhood activities or on projects extending beyond a one-year duration.

#### **D. Erosion Control**

1. Erosion control is your first inspection. This inspection can be done along with the pre-construction inspection (if required).
2. All tree protection fencing needs to be in place at driplines or beyond before any work begins on the property.
3. Properly install sediment and erosion control measures as noted on the approved site plans (MICC 19.07.010). All sediment and erosion control features must be installed and inspected prior to the start of any land-disturbing activity. No construction activity shall be inspected (foundation, etc.) prior to an approved erosion control inspection. All erosion and sediment control features are required to be maintained for the duration of the project and are subject to inspection at any time. All "land disturbing activity" is subject to provisions of MICC 15.09.
  - a) Protect adjacent properties from any increased runoff or sedimentation due to the construction project through the use of appropriate "best management practices" (BMP). Examples include, but are not limited to, sediment traps, sediment ponds, filter fabric fences, vegetative buffer strips or bioengineered swales.
  - b) Construction access to the site should be limited to one route. Stabilize entrance with quarry spalls to prevent sediment from leaving the site or entering the storm drains.
  - c) Prevent sediment, construction debris, paints, solvents, etc. or other types of pollution from entering public storm drains. Contain all pollution on your site.
  - d) All exposed soils shall remain denuded for no longer than two (2) days from October 1st to April 30th and not longer than seven (7) days from May 1st to September 30th. All soils shall be stabilized with mulch, hay, a plastic covering, or other appropriate ground cover. All exposed soils shall be covered immediately during any rain event.
4. You are responsible for controlling all silt runoff and are responsible for any costs incurred in any required cleanup. Immediate response by you is required in the event of any level of damage to adjacent properties, which are a result of your project.
5. Silt fence: clean and provide regular maintenance of the site fence. The fence is to remain vertical and is to function properly throughout the term of the project.
6. See the approved site plan/erosion control plan for additional specific requirements.

#### **E. Site Development**

1. Work in the public right-of-way requires a separate permit. Contact the City of Mercer Island Development Engineer at least 2 days before you need to use the public right-of-way to allow proper review time before the right-of-way use permit can be issued.
2. Verify locations and depths of utilities prior to any excavation. Do not build over the side sewer. Call "One Call" at 1-800-424-5555 at least 48 hours prior to construction.
3. Roof drains must be connected to the storm drain system and inspected by the Utility Site Inspector prior to any backfilling of pipe. Call (206) 236-3587 24 hours prior to inspection.
4. Installation of concrete driveways, trees, shrubs, irrigation, boulders, berms, walls, rockeries, gates, and other improvements are not allowed in the public right-of-way without a prior approved and recorded Encroachment Agreement and Right-of-Way Use Permit from the Senior Development Engineer.

5. Fire hydrants shall not be used as a source of water for construction projects without prior approval from the Mercer Island Maintenance Department. See the Finance Department to pay a deposit for a double check valve assembly and meter.
6. The contractor shall not use water from new water services until a water meter has been installed. The water meter shall be installed as soon as possible after construction of the water service.

**F. Building Requirements**

1. All in-water work is to be constructed between July 16th and April 30th per Army Corps of Engineers requirements. All in-water work to be constructed between January 22, 2005 and January 22, 2009 per Department of Fish & Wildlife restrictions. These restrictions may be modified by letter by the appropriate agency.
2. You are required to locate the lake sewer line prior to construction. You will need to mark the locations on the dock with two brass rings provided by the City of Mercer Island.
3. Contractor to contact the City Maintenance Department (206-236-3613) to obtain available information on lakeline location and assistance with identifying the general location prior to construction.

**G. Civil Engineering/Utility Requirements**

1. All staging and storage shall occur on site.
2. Do not backfill with native material on public right of way. All material must be imported.
3. No ADS flexible pipe shall be allowed.
4. Sand Collars are required for grouting PVC pipe to concrete structures.
5. Owner shall control discharge of surface drainage runoff from existing and new impervious areas in a responsible manner. Construction of new gutters and downspouts, dry wells, level spreaders or downstream conveyance pipe may be necessary to minimize drainage impact to your neighbors. Construction of minimum drainage improvements shown or called out on the plan does not imply relief from civil liability for your downstream drainage.

Paul Skidmore: \_\_\_\_\_  
Building Plans Examiner

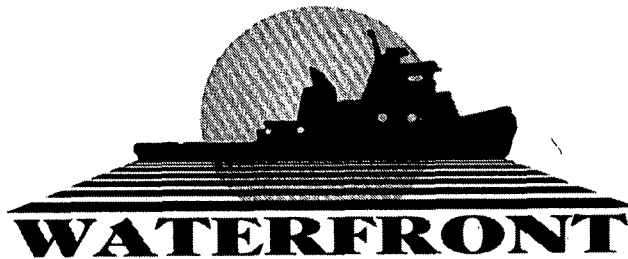
Date: 5.17.05

By signing this, I acknowledge that I have read all of the above conditions and will follow them to the best of my abilities. If I have any questions on these conditions or any other part of the permit documents I will call and get clarifications prior to performing any work:

Owner/Representative: \_\_\_\_\_

Date: 5-20-05

Printed Name: DAVID DOUGLAS



August 8, 2005

To: City of Mercer Island  
Development Services  
Attn: Paul Skidmore  
9611 SE 36<sup>th</sup> Street  
Mercer Island, WA 98040

## **REVISIONS**

Re: REVISION TO STRUCTURAL COMPONENTS FOR 6' X 15' RAMP FOR HOBART PROPERTY TRUST, 3310- 97<sup>TH</sup> AVENUE SE, MERCER ISLAND, WA 98040, BUILDIN PERMIT NUMBER 0504-126

Hi Paul,

The above permit number was issued on May 20, 2005. Upon preparation to prefabricate the components, our project manager and welder noted that the 6' x 15' ramp was designed in a manner that well exceeds the necessary load requirements for aluminum ramps that are 40', 60' and even 80' long and meet a commercial live load. As a result, we are requesting permission to use a residential design to replace the 6" square tubing aluminum utilizing with 3" or 4" aluminum tubing as shown on the enclosed drawings. Although the engineering is designed for a 4' wide x 40' or 44' long ramp, it is also designed to meet a 60 psf live load. We currently use the 3" and 4" design as shown on all residential and commercial projects that call for an aluminum ramp.

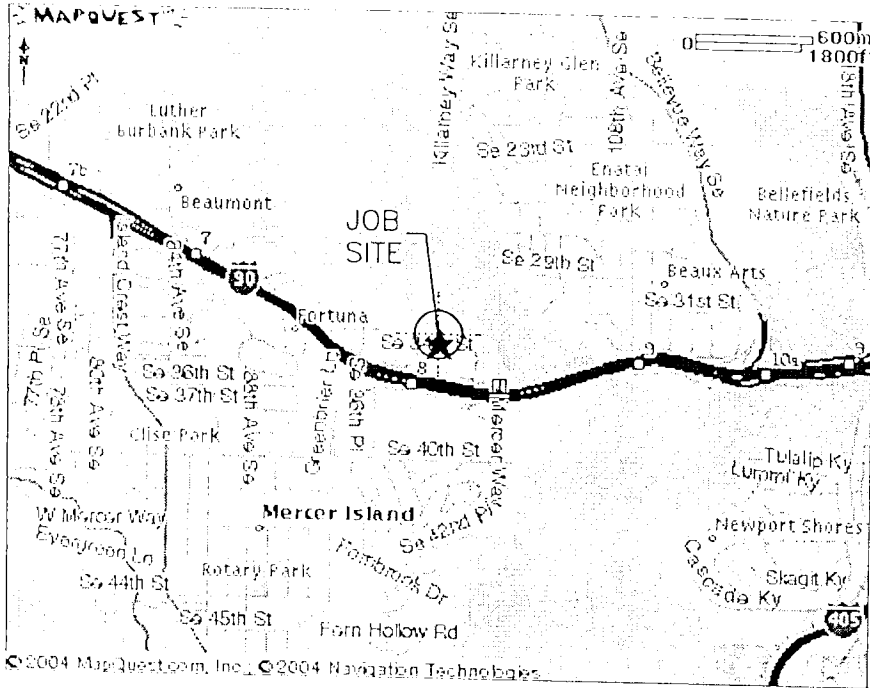
Please review and approve the ramp to be built using the 3" or 4" tubing. We would prefer to use 3" but will utilize whichever you decide.

A quick turnaround on this revision is appreciated since we are planning on construction in a week or two. Please contact me at 206-548-9800 or [daved@waterfrontconstruction.com](mailto:daved@waterfrontconstruction.com). if you have any questions.

Respectfully,

Dave Douglas  
Permit Coordinator  
Waterfront Construction, Inc.

PROJECT DESIGNED BY  
**Waterfront Construction Inc.**  
 205 NE NORTHLAKE WAY, Suite 230  
 SEATTLE, WA 98105 (206) 543-9800



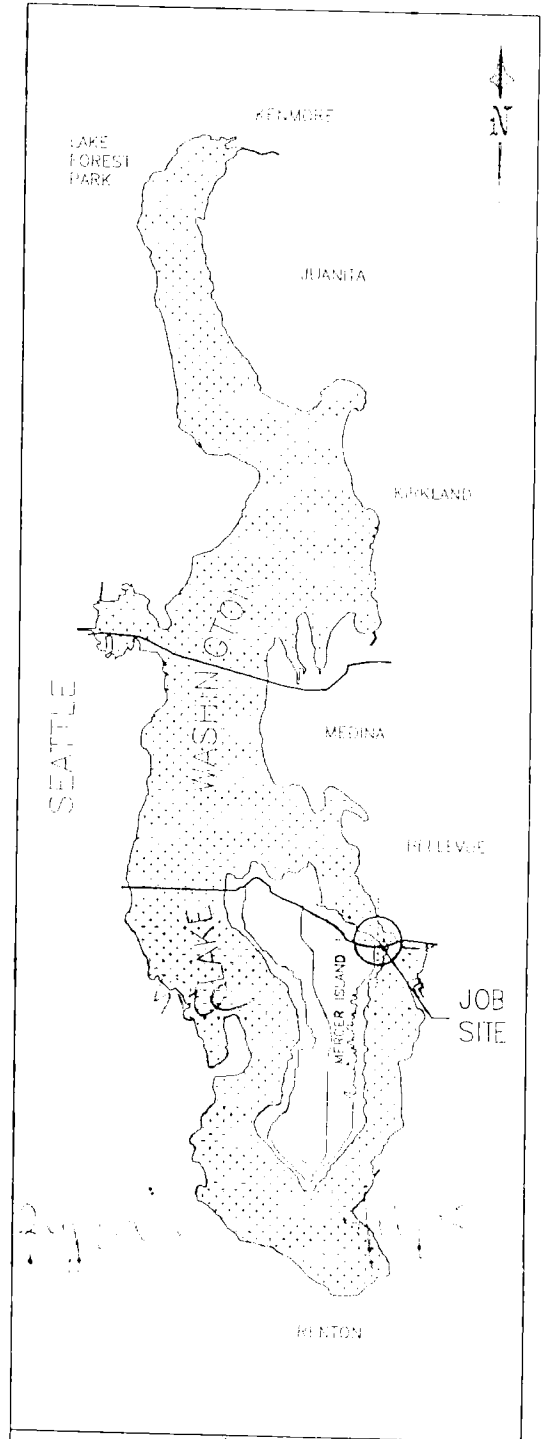
VICINITY MAP/NO SCALE

**LEGAL DESCRIPTION**

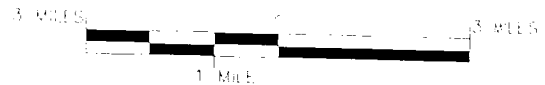
1/4 SEC. 16E 07, 24N 05E  
 TAXLOT # 072405 00,58

OR 072405 TAXLOT 58 CONSOLIDATED LOT PER  
 W/LOT CONSOLIDATION FOR NANESS REC #  
 20010416300004 ED CONSOLIDATION BEING W 100  
 FT OF E 921.44 FT OF GL 5 LESS S 770 FT

LAT: 47°-35'-37"  
 LONG: 122°-12'-47"



AREA MAP/Scale: 1"=3miles



ADJACENT OWNERS:

- ① CITY OF MERCER ISLAND SEWER DISTRICT  
FRUITLAND LANDING
- ② NEWMARK ZEPHYRON B & SARAH H  
3402 97TH AVE SE  
MERCER ISLAND, WA 98040

APPLICATION#:

PROPOSED: REMOVE EXISTING PIER AND  
 CONSTRUCT NEW PIER IN NEW LOCATION

PURPOSE: PROVIDE PRIVATE MOORAGE

DWC# 14-3106-A-101

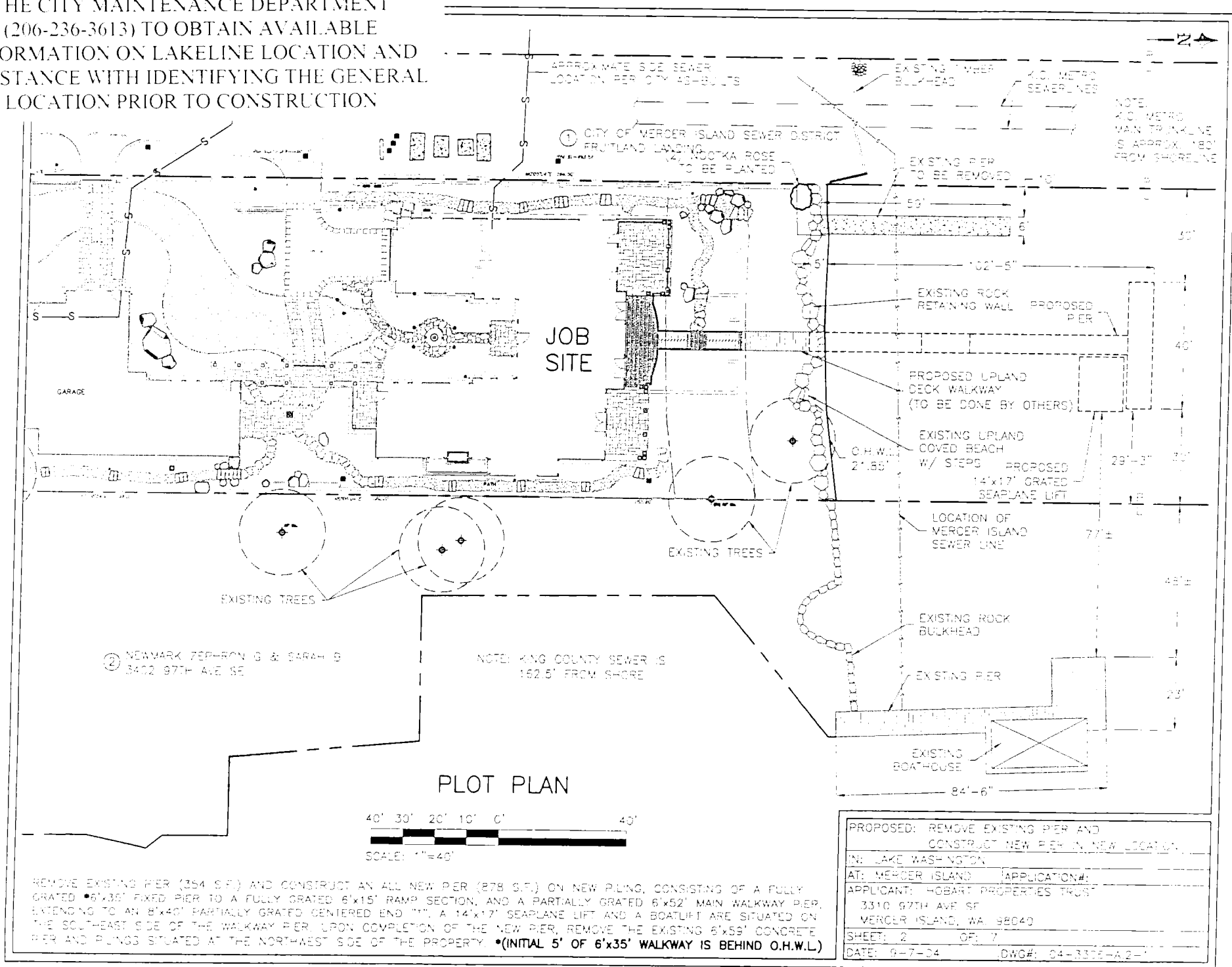
APPLICANT: HOBART PROPERTIES TRUST  
 SITE ADD: 3310 97TH AVE SE  
 MERCER ISLAND, WA 98040  
 MAIL ADD: P.O. BOX 1479  
 RENTON, WA 98057

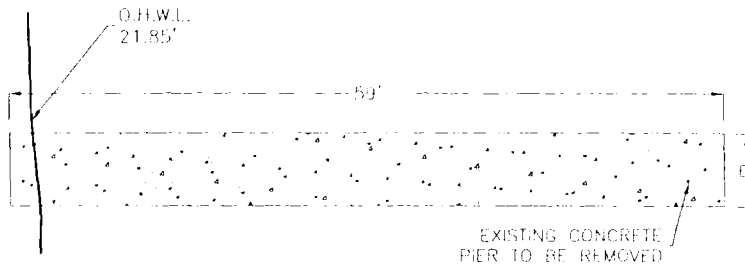
DATUM: CGD 80 EST 1988

SHEET: 1 OF 7 DATE: 11/04

# CONTRACTOR TO CONTACT

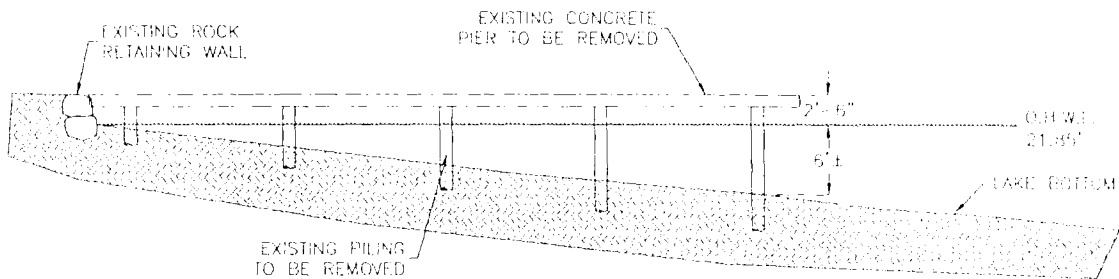
THE CITY MAINTENANCE DEPARTMENT  
(206-236-3613) TO OBTAIN AVAILABLE  
INFORMATION ON LAKELINE LOCATION AND  
ASSISTANCE WITH IDENTIFYING THE GENERAL  
LOCATION PRIOR TO CONSTRUCTION



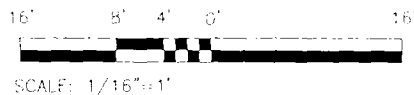


### EXISTING DETAIL VIEW

SCALE: 1/16"=1'



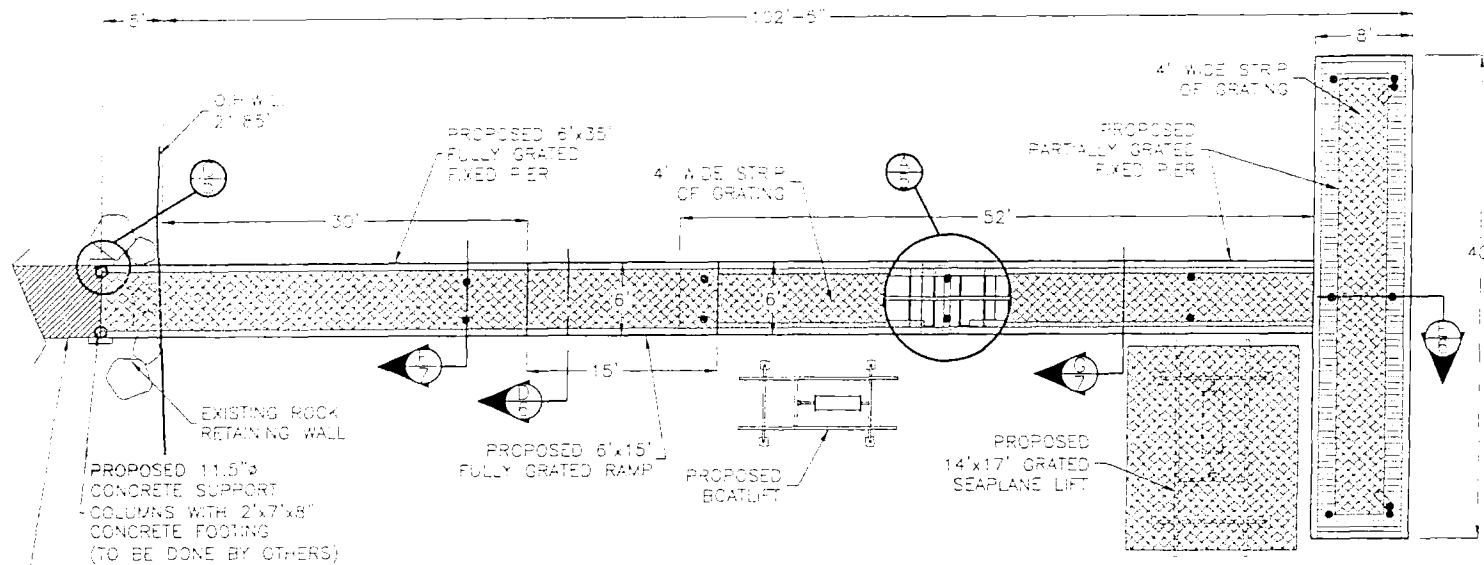
### EXISTING ELEVATION VIEW



REMOVE EXISTING PIER (354 S.F.) AND CONSTRUCT AN ALL NEW PIER (878 S.F.) ON NEW PILING, CONSISTING OF A FULLY GRATED 6'x35' FIXED PIER TO A FULLY GRATED 6'x15' RAMP SECTION, AND A PARTIALLY GRATED 6'x52' MAIN WALKWAY PIER, EXTENDING TO AN 8'x40' PARTIALLY GRATED CENTERED END "T". A 14'x11' SEAPLANE LIFT AND A BOATLIFT ARE SITUATED ON THE SOUTHEAST SIDE OF THE WALKWAY PIER. UPON COMPLETION OF THE NEW PIER, REMOVE THE EXISTING 6'x59' CONCRETE PIER AND PILING SITUATED AT THE NORTHWEST SIDE OF THE PROPERTY. \*(INITIAL 5' OF 6'x35' WALKWAY IS BEHIND O.H.W.L.)

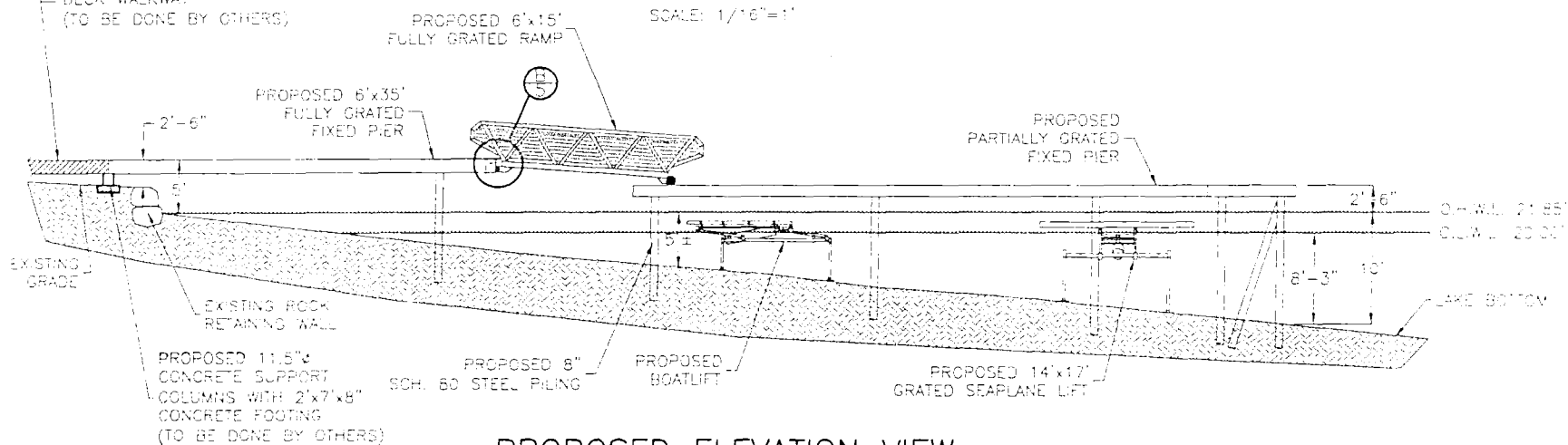
PROPOSED: REMOVE EXISTING PIER AND  
 CONSTRUCT NEW PIER IN NEW LOCATION  
 IN: LAKE WASHINGTON  
 AT: MERCER ISLAND APPLICATION#:  
 APPLICANT: FERRARI PROPERTIES TRUST  
 3310 87TH AVE SE  
 MERCER ISLAND, WA 98040  
 SHEET: 5 OF 7  
 DATE: 9-7-04 DWG#: 04-1106-5-5





PROPOSED DETAIL VIEW

SCALE: 1/16"=1'



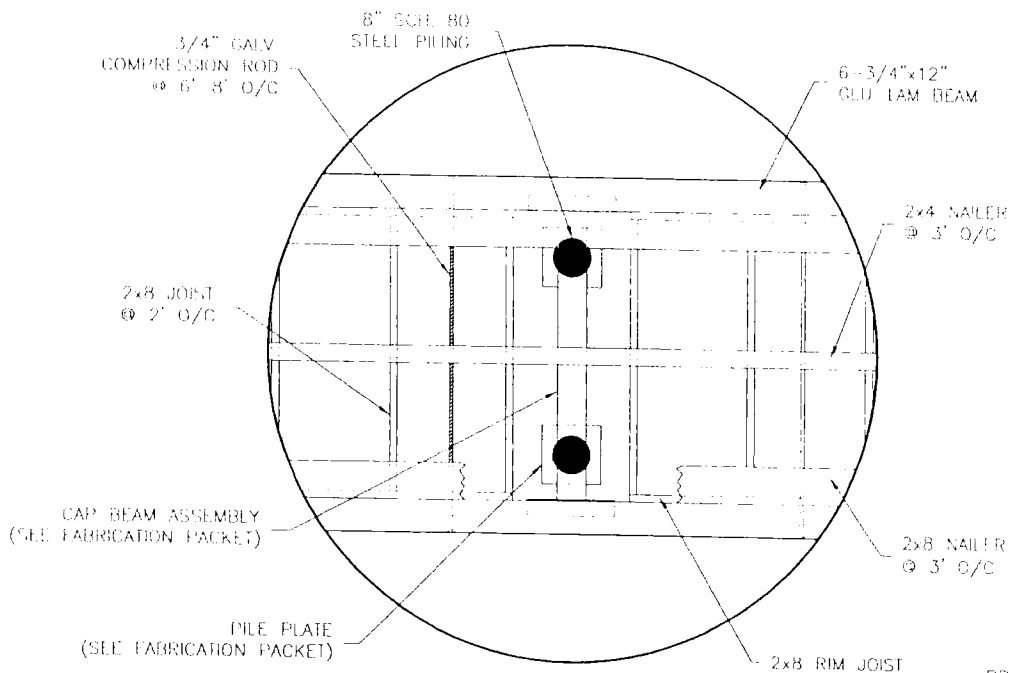
PROPOSED ELEVATION VIEW

16' 8' 4' 0' 16'

SCALE: 1/16"=1'

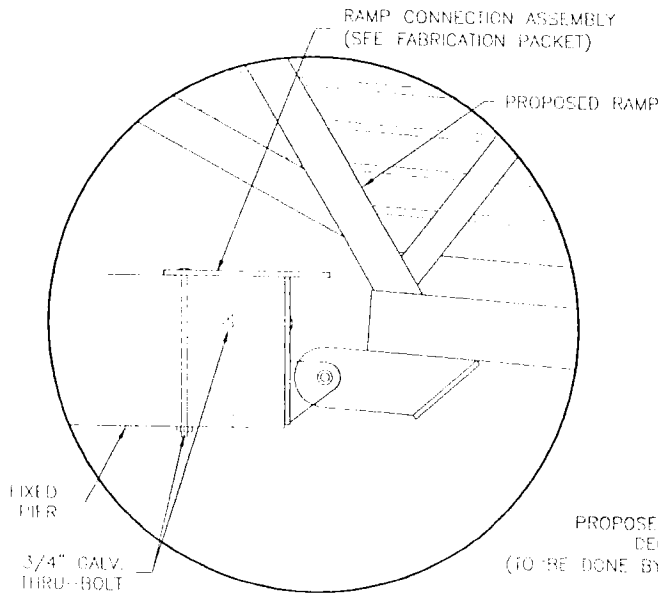
REMOVE EXISTING PIER (354 S.F.) AND CONSTRUCT AN ALL NEW PIER (878 S.F.) ON NEW PILING, CONSISTING OF A FULLY GRATED 6'x35' FIXED PIER TO A FULLY GRATED 6'x15' RAMP SECTION, AND A PARTIALLY GRATED 6'x35' MAN WALKWAY PIER, EXTENDING TO AN 8'x40' PARTIALLY GRATED CENTERED END "T". A 14'x17' SEAPLANE LIFT AND A BOATLIFT ARE SITUATED ON THE SOUTHEAST SIDE OF THE WALKWAY PIER. UPON COMPLETION OF THE NEW PIER, REMOVE THE EXISTING 6'x35' CONCRETE PIER AND PILING SITUATED AT THE NORTHEAST SIDE OF THE PROPERTY. \*(INITIAL 5' OF 6'x35' WALKWAY IS BEHIND O.H.W.L.)

PROPOSED: REMOVE EXISTING PIER AND CONSTRUCT NEW PIER IN NEAR LOCATION	
IN: LAKE WASHINGTON	
AT: MERCER ISLAND APPLICATION#:	
APPLICANT: HOBART PROPERTIES TRUST	
3310 97TH AVE SE	
MERCER ISLAND, WA 98040	
SHEET: 4	OF: 7
DATE: 9-7-04	DWG#: 04-3308-A-001



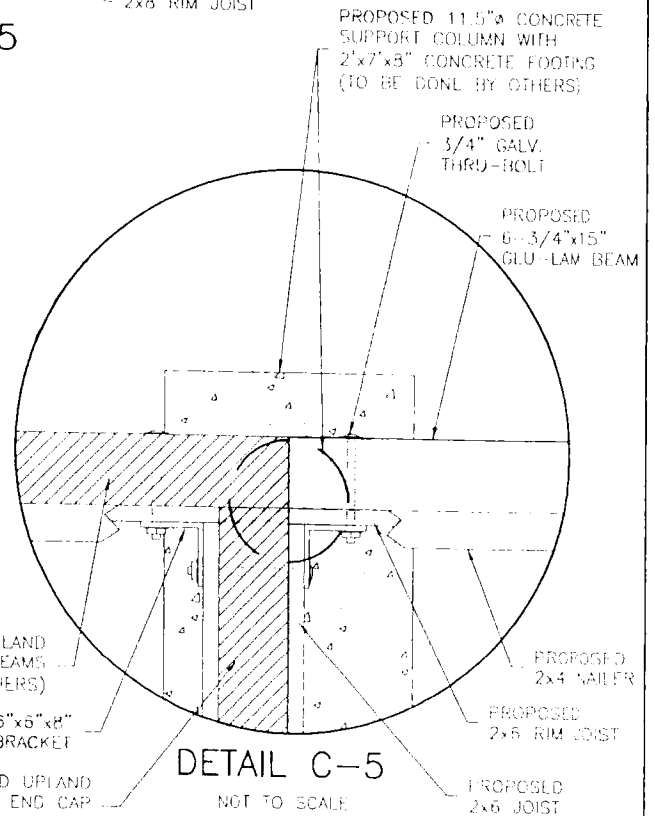
**DETAIL A-5**

NOT TO SCALE



**DETAIL B-5**

NOT TO SCALE



**DETAIL C-5**

NOT TO SCALE

**MATERIAL LIST**

PART	SPECS	TREATMENT
PIILING	8" SCH. 80	EPOXY COATED
CAPS	WBx15 "I" BEAM	GALVANIZED
GLU LAMS	6- 3/4"x12" & 6- 1/4"x15" 24F-V8	ACZA
JOIST	2"x8" & 2"x6" D.F. #1	ACZA
NAILER	2"x4" & 2"x8" D.F. #1	ACZA
DECKING	2"x6" D.F. #1	ACZA
RIM JOIST	2"x8" & 2"x6" D.F. #1	ACZA
GRATING	FIBERGLASS	NONE

PROPOSED: REMOVE EXISTING PIER AND  
CONSTRUCT NEW PIER IN NEW LOCATION  
IN LAKE WASHINGTON

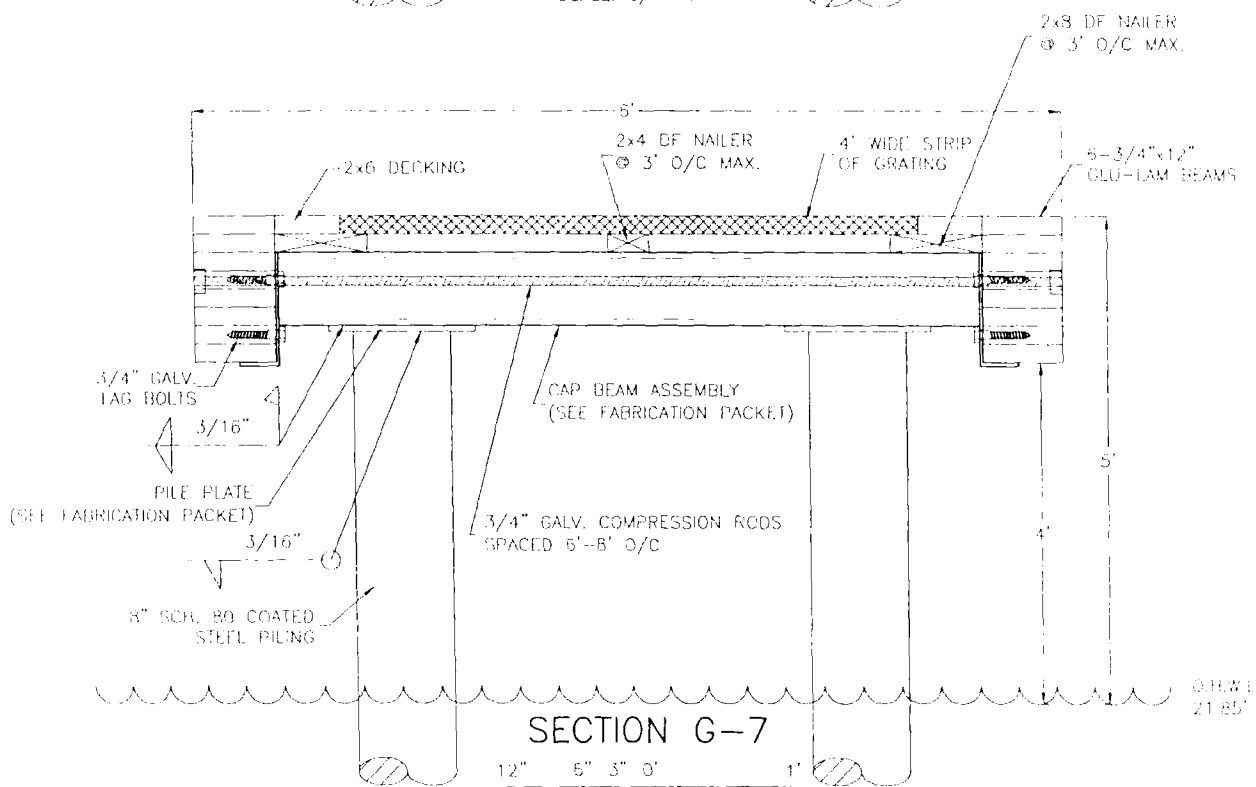
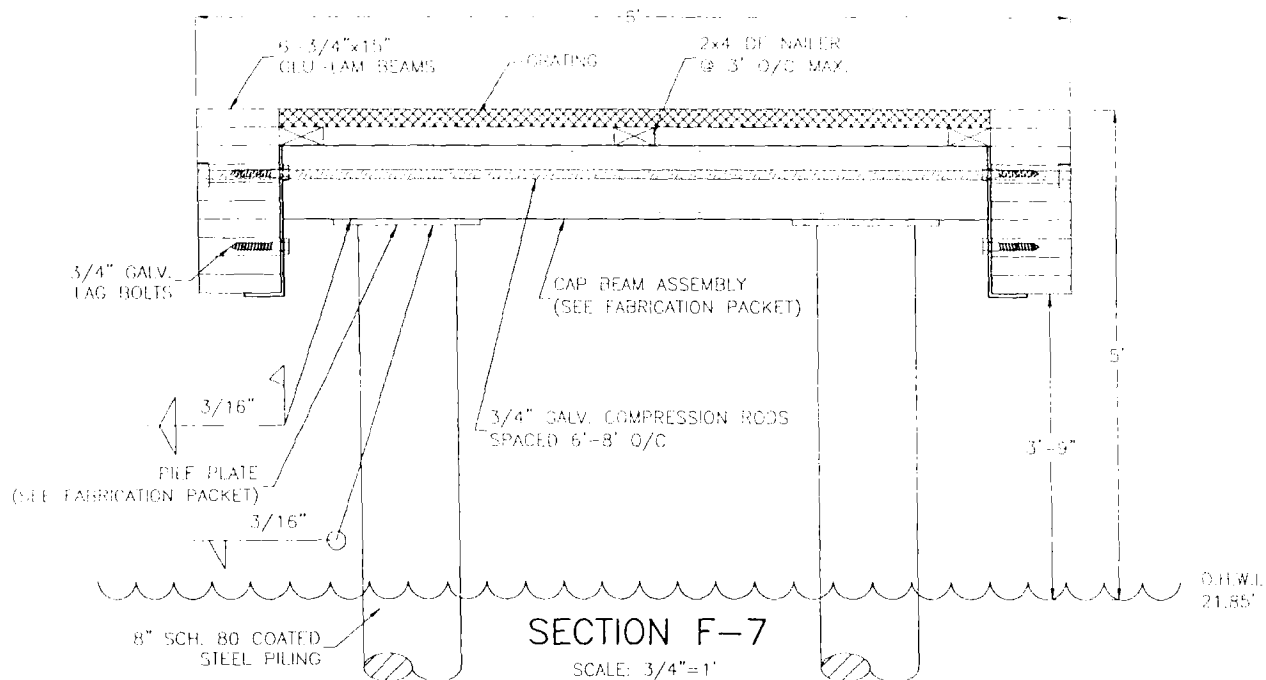
AT: MERCER ISLAND APPLICATION#:  
APPLICANT: ROBERT PROPERTIES TRUST

3310 97TH AVE SE  
MERCER ISLAND, WA 98040

SHEET: 5 OF: 7

DATE: 9-2-04

DWG#: 194-3706 A 5-3





MATERIAL LIST

PART	SPECS	TREATMENT
PIILING	8" SCH. 80	EPOXY COATED
CAPS	WGx15 "I" BEAM	GALVANIZED
GLU LAMS	6-3/4"x12" & 6-3/4"x15" 24F-V8	ACZA
JOIST	2"x8" & 2"x6" D.F. #1	ACZA
NAILER	2"x4" & 2"x8" D.F. #1	ACZA
DECKING	2"x6" D.F. #1	ACZA
RIM JOIST	2"x8" & 2"x6" D.F. #1	ACZA
GRATING	FIBERGLASS	NONE





PROPOSED: REMOVE EXISTING PIER AND  
CONSTRUCT NEW PIER IN NEW LOCATION.  
IN: LAKE WASHINGTON  
AT: MERCER ISLAND APPLICATION#:  
APPLICANT: HOBART PROPERTIES TRUST  
3310 97TH AVE SE  
MURCER ISLAND, WA 98046  
SHEET: 2 OF 2  
DATE: 3-7-04 DWG#: 04-3206-A / 11






TREES

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE/SPACING	NOTES
	3	ACER CIRCINATUM	VINE MAPLE	6-8 FT.	BALL 1 BURLAP FULL MULTI-STEM
	2	TAXUS PLUMATA	WESTERN RED CEDAR	6-8 FT.	BALL 1 BURLAP FULL WELL BRANCHED

SHRUBS

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE/SPACING	NOTES
	16	SORBUS BERGEA	RED TIG DOGWOOD	5 GAL	FULL WELL ROOTED
	10	DERGATIPIA GEMMIFERA	TUFTED HAIR GRASS	1 GAL	FULL WELL ROOTED
	1	PHILADELPHUS LEIBOSII	HOCK ORANGE	5 GAL	FULL WELL ROOTED
	2	IBALIX LUCIDA	PACIFIC WILLOW	CUTTINGS	BURY 2/3 OF CUTTING

EMERGENTS

SYMBOL	QTY	COMMON NAME	SIZE/SPACING	NOTES	
	30	SAGINUM MICROCARPA	SMALL FRUITED BULLRUSH	1 GAL	FULL WELL ROOTED
	37	IRIO TENAX	OREGON RUB		BULBS AT 6" OC
	35	SAGINUM LACUSTRIS	HARDSTEM BULLRUSH	1 GAL	FULL WELL ROOTED

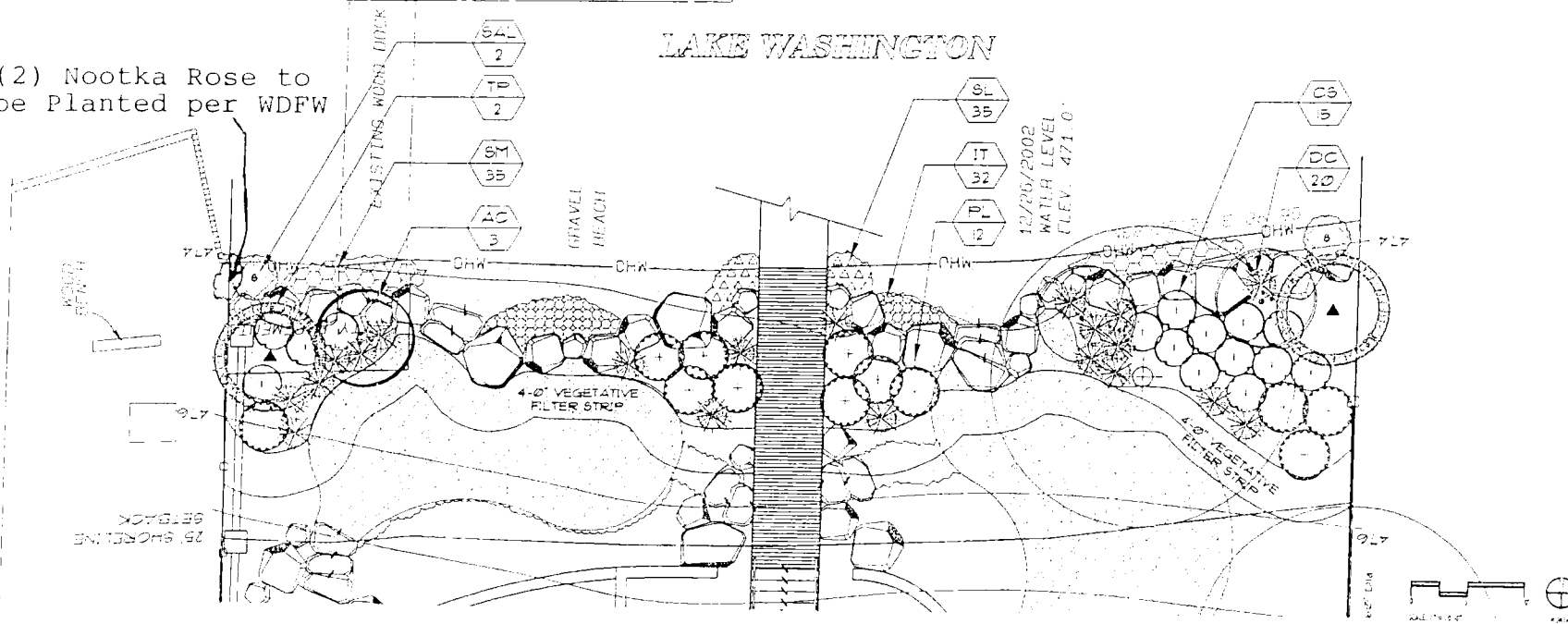
Wash State

10/11/2002

HOBART TRUST

WATER PLANTING PLAN

(2) Nootka Rose to be Planted per WDFW



DESIGNED BY: [blank]  
 DRAWN BY: [blank]  
 CHECKED BY: [blank]  
 DATE: [blank]

PLANTING PLAN



## HOBART PROPERTY TRUST FABRICATION PACKET

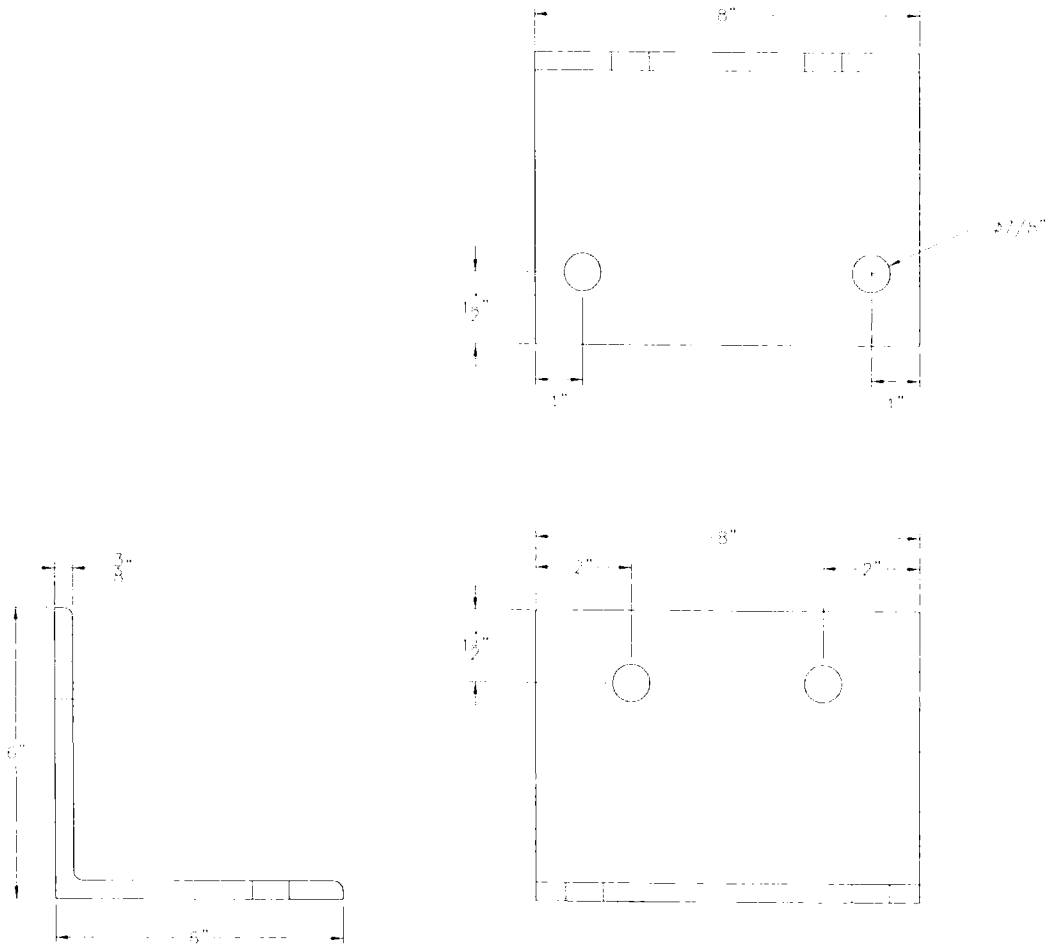
ANGLE BRACKET: PAGE 2

PIEF MOUNTING PLATE: PAGE 3

RAMP CONNECTION ASSEMBLY: PAGE 4

RAMP CONNECTION PARTS: PAGE 5

STEEL CAP BEAM ASSEMBLY: PAGE 6

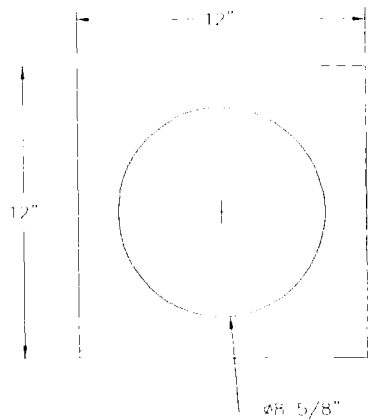


ANGLE BRACKET

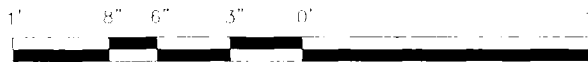


PART #	QTY REQD	NOMENCLATURE OR DESCRIPTION	MATERIAL SPECIFICATION
A	1	ANGLE BRACKET	5"X6"X8"X3/8" ANGLE

PROPOSED: REMOVE EXISTING PER AND  
 CONSTRUCT NEW PER IN NEW LOCATION  
 IN LAKE WASHINGTON  
 AT: MERCER ISLAND APPLICATION#:  
 APPLICANT: HERRAGE PROPERTIES TRUST  
 3516 87TH AVE SE  
 MERCER ISLAND, WA 98040  
 PAGE: 2 OF 6  
 DATE: 4/20/04 DWG#: 04-3306-1-REV



PILE MOUNTING PLATE



SCALE: 1-1/2"=1'

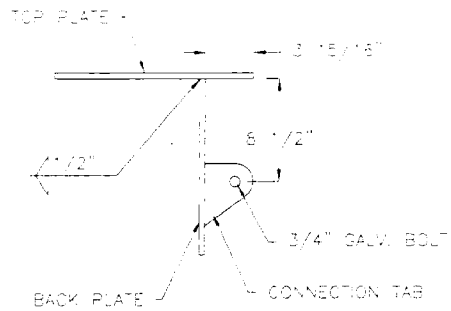
NOMENCLATURE OR DESCRIPTION  
PILE MOUNTING PLATE

MATERIAL SPECIFICATION  
1/2"x12"x12" PLATE

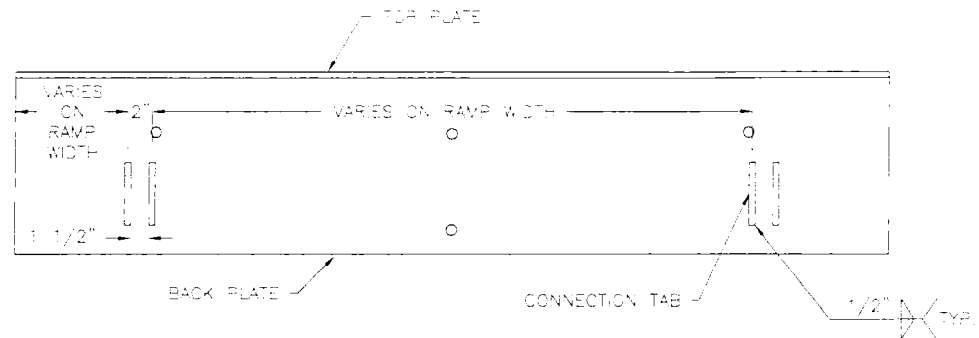
TREATMENT  
GALVANIZED

PROPOSED: REMOVE EXISTING PIER AND  
CONSTRUCT NEW PIER IN NEW LOCATION  
IN LAKE WASHINGTON  
AT: MERCER ISLAND  
APPLICANT: HOBART PROPERTIES TRUST  
3310 97TH AVE SE  
MERCER ISLAND, WA 98040  
PAGE: 3 OF 6  
DATE: 4-25-04 DWG# 04-3300-FA-1

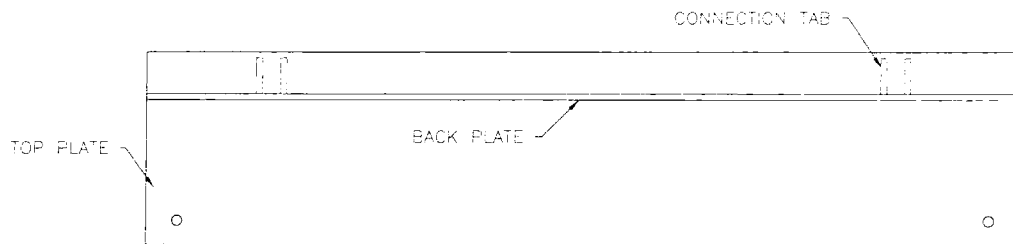




**LEFT VIEW**  
SCALE: 3/4"=1'



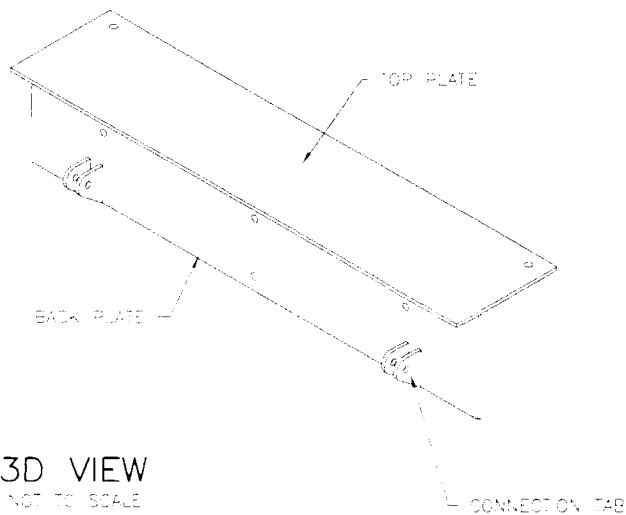
**FRONT VIEW**  
SCALE: 3/4"=1'



**BOTTOM VIEW**



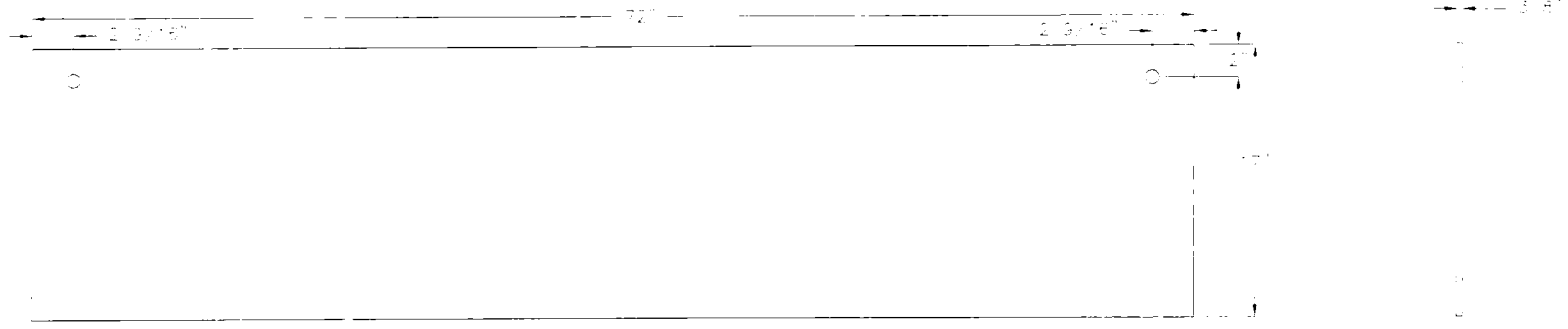
SCALE: 3/4"=1'



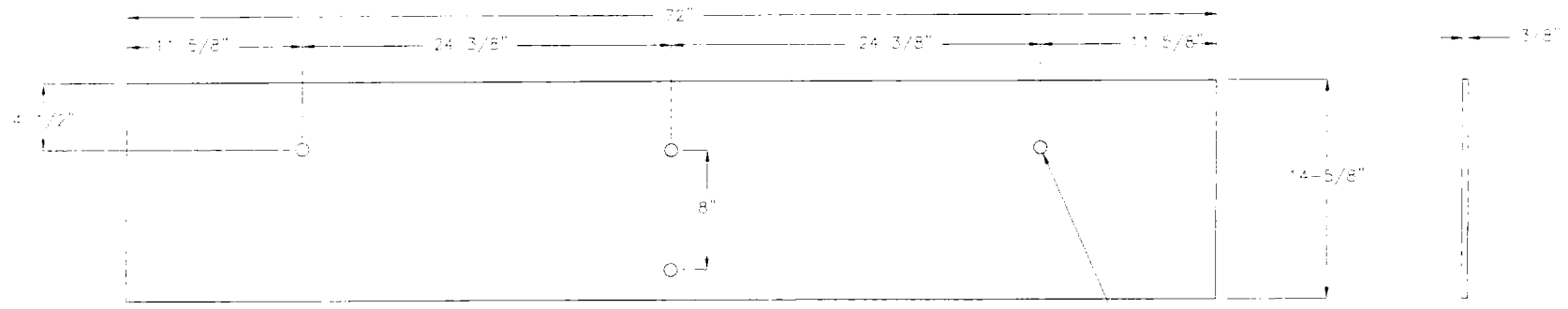
**3D VIEW**  
NOT TO SCALE

PROJECT DESIGNED BY:  
**Waterfront Construction Inc.**  
205 NE NORTH LAKE WAY SUITE 230  
SEATTLE, WA 98115 (206)348-9800

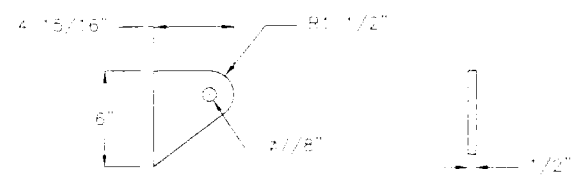
PROPOSED: REMOVE EXISTING PIER AND	
CONSTRUCT NEW PIER IN NEW LOCATION.	
IN: LAKE WASHINGTON	
AT: MERCER ISLAND	APPLICATION#:
APPLICANT: HOBART PROPERTIES TRUST	
3310 97TH AVE SE	
MERCER ISLAND, WA 98040	
PAGE: 4	OF: 6
DATE: 4-25-04	DWG#: 04-3308-PAGE4



TOP PLATE (A)  
SCALE: 1"=1'



BACK PLATE (B)  
SCALE: 1"=1'



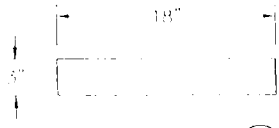
CONNECTION TAB (C)  
SCALE: 1"=1'



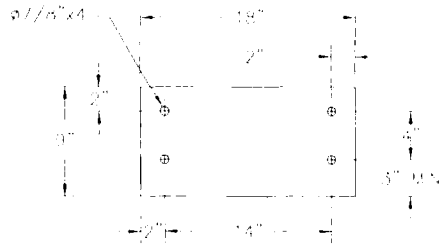
PROJECT DESIGNED BY:  
**Waterfront Construction Inc.**  
205 NE NORTHLAKE WAY SUITE 200  
SEATTLE, WA 98115 (206) 448-4410

PROPOSED: REMOVE EXISTING PER AND  
CONSTRUCT NEW PER IN NEW LOCATION.  
N. LAKE WASHINGTON.  
AT: MERIDIAN ISLAND APPLICATION#:  
APPLICANT: HOBART PROPERTIES, INC.  
3315 37TH AVE SE  
MERIDIAN ISLAND, WA 98040  
PAGE: 5 OF: 6  
DATE: 4-28-04 DWG#: 04-3306-PAR0

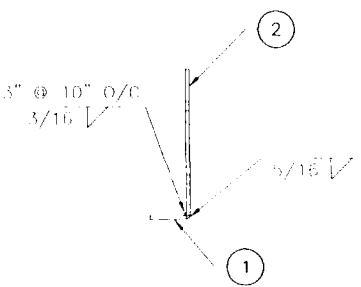
PART #	QTY.	REQ'D NOMENCLATURE OR DESCRIPTION	MATERIAL SPECIFICATION	TREATMENT
1	1	TOP PLATE	3/8" x 72" PLATE	GALVAN ZED
2	1	BACK PLATE	3/8" x 4-5/8" x 72" PLATE	GALVAN ZED
3	4	CONNECTION TAB	1/2" x 4-15/16" x 6" PLATE	GALVAN ZED



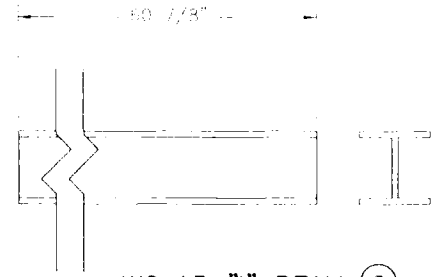
BEAM PLATE (1)  
(BOTTOM)



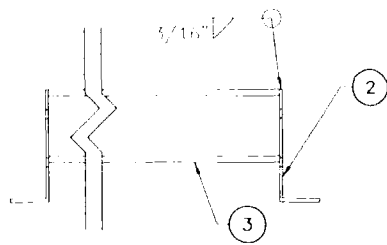
BEAM PLATE (BACK) (2)



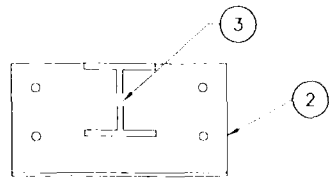
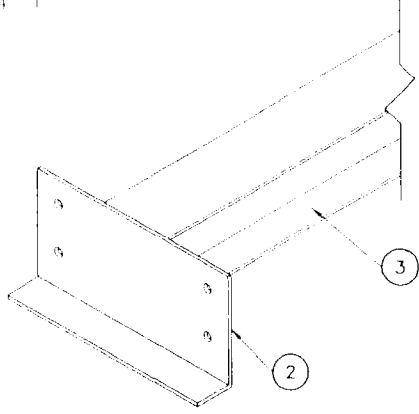
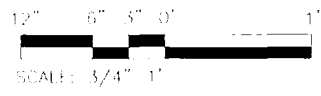
BEAM BRACKET ASSEMBLY



W6x15 "1" BEAM (3)



STEEL CAP BEAM ASSEMBLY



PROJECT DESIGNED BY  
**Waterfront Construction Inc.**  
205 NE NORTHBLAKE WAY suite 200  
SEATTLE, WA 98015 (206)548-9800

PART #	QTY	NOMENCLATURE OR DESCRIPTION	MATERIAL SPECIFICATION
3	1	WBX15 "1" BEAM	6" 15 LB PER FOOT I-BEAM
2	1	BACK BEAM PLATE	18"x9"x5/16" STEEL PLATE
1	1	BOTTOM BEAM PLATE	18"x5"x5/16" STEEL PLATE

PROPOSED: REMOVE EXISTING PIP AND  
CONSTRUCT NEW PIP IN NEW LOCATION.  
IN: LAKE WASHINGTON  
AT: MERCER ISLAND APPLICATION#:  
APPLICANT: ROBERT PROFFERS TRUST  
3310 97TH AVE SE  
MERCER ISLAND, WA 98040  
PAGE: 6 OF 6  
DATE: 4-25-04 DWG#: 04-3300-1-005

OCT 16, 2002

V. LINDBERG PE ALUMINUM TRUSS BRIDGE

4  
REV 'A'

SCOPE: EVALUATE ALLY RAMP BRIDGE

DESIGN PER LOAD PROBLEMS AND  
DETERMINE MINIMUM MEMBER SIZE  
FOR 44 FT.  $\neq$  4000 LBS

DATA:

1. RAMP WIDTH - 4'-0"
2. RAMP LENGTH - 44'-0"  $\neq$  40'-0"
3. LIVE LOAD  $\Delta$  60 LBS/FT<sup>2</sup> PER  
ENR 11.10.10.1
4. ALUMINUM - 6061-T6 (3X3X<sup>3</sup>/<sub>16</sub> TOP  $\neq$ )  $\Delta$   
BOTTOM 2X2X<sup>1</sup>/<sub>8</sub> DIAG.  
(TRUSS BOTTOM TUBE H/2)  $\neq$  10'-0"  
(TRUSS TOP TUBE H/2)  $\neq$  10'-0"

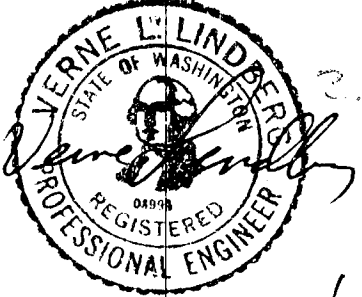
ASSUMPTIONS:

1. ROLLER END OF RAMP DOES NOT  
ALLOW ANY SIDE LOADING OR  
TWIST.

2. PIVOT ANCHOR AT OTHER END IS  
CAPABLE OF HANDLING ALL THE  
PLUS TENSILE AND COMPRESSIVE

3. ALL MEMBER WEIGHTS ARE  
FACTORED  
SUPPORTS ARE ALL SUPPORTS  
ARE ALL SUPPORTS  
WEIGHTS ARE ALL SUPPORTS

Nov. 25, 03



Expires 11-6-04

7/16/02

V. LINDBERG

AL RAMP

STEELCOR

4/3

CALCULATIONS.

I. DEAD LOAD. (USING 3x3x3/16 wall tube)

ALUMINUM FRAMING @ 30#/ft. = 1320#  
WALK WAY + GROUND LBR. = 750

USE 2,000 lb. FOR DESIGN

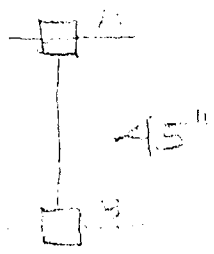
▲ DEAD LOAD

II. LIVE LOAD

LL = 4x44 > 60 PSF = 10,500 lb

▲ LIVE LOAD

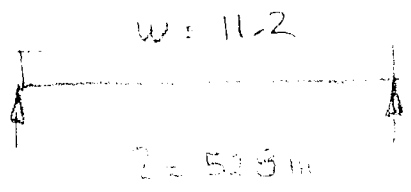
III. TRUSS STRESSES. (USING 4x4x1/4 tube)



Area A, B = 2.25 in<sup>2</sup>

$$I = \frac{BH^3}{12}$$
$$= \frac{2.25 \cdot 46^3}{12} = \frac{2.25 \cdot 441}{12}$$
$$= \frac{27,342}{12}$$
$$= 2,278 \text{ in}^4$$

▲ I



$$W = \frac{2,000 + 10,500}{2 \cdot 528}$$
$$= 11.8 \text{ lb/in.}$$

▲ W

$$M = \frac{WL^2}{8} = \frac{411,206}{8} \text{ in-lb.}$$

▲ M

$$f_b = \frac{411,206 \cdot \frac{45}{2}}{2,278} = 4,062 \text{ PSI.}$$

▲ f<sub>b</sub>

mic

10/16/02

V. LINDBERG

AL. RAMP

STEELCOR

3" / A

COMPRESSION IN TOP Tube =  $4,062 \times 2.25$

$P_c = 9,138 \text{ lb}$

$P_c$   
@ Midspan

$P_{CR} = n\pi^2 EI / L^2$  (effective  $L = \frac{528}{2} = 264 \text{ in.}$ )

$(4)(\pi^2)(10 \times 10^6)(2.60) / (264)^2$

$P_{CR} = 14,727 \text{ lb}$

$P_{CR}$   
(with reduced effective length)

SAFETY FACTOR =  $\frac{14,727}{9,138} \approx 1.6:1$

S.F.  
MIN.

OK FOR THIS DESIGN.

A

IV. 40' TRUSS USING  $2 \times 2 \times \frac{3}{16}$  TUBE

$I' = 1.5 \cdot 46^3 - 1.5 \cdot 44^3 = 1,519 \text{ in}^4$

$I'$

$M = \frac{(10.7)(480)^2}{8} = 308,160$

$f_b = \frac{Mc}{I} = \frac{(308,160)(45/2)}{1,519} = 4,565 \text{ psi}$

$f_b$

$P_c = (4,565 \times 1.5) = 6,850 \text{ lb}$

$P_c$  @  
Midspan

$P_{CR} = \frac{(4\pi^2)(10 \times 10^6)(0.669)}{(480)^2} = 1,145 \text{ lb}$   
(too Low!)

$P_{CR}$   
or  $L = 48$

We must assume a reduced effective length top cord of:

SAF  $\frac{480}{2} = 240 \text{ in.}$

Then  $P_{CR}$  Becomes =  $1,145 \times \frac{480^2}{240^2}$

$= 1,145 \times 4$

$= 4,580 \text{ lb}$

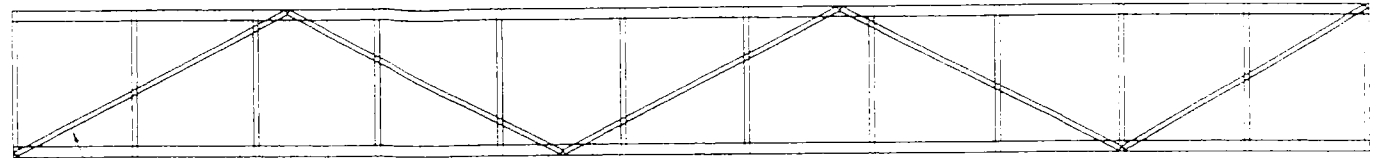
$P_{CR}$   
WITH REDUCED EFFECTIVE LENGTH

$2 \times 2 \times \frac{3}{16}$  is Too Small

FOR BUCKLING LOADS

MUST  
USE  $3 \times 3 \times \frac{3}{16}$   
MIN.





3" x 3" ANGLE DIAGONAL BRACE  
ALONG BOTTOM OF  
ANGLE PERIODIC  
TYPICAL

Plan View-Floor

Nov 25, 03  
  
 Expires: 11-6-04

Jan 20, 03  
  
 Expires: 11-6-04

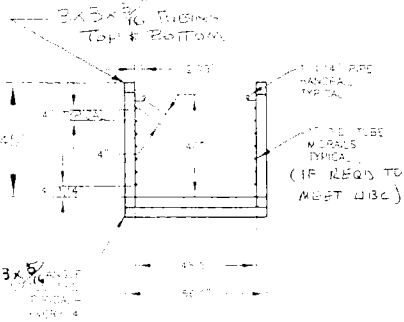
40' ± 44'



4" ± 0" ± 2"  
TYPICAL

Elevation View

SEE PAGE 2 FOR DIMENSIONS  
 REFER TO CALCULATIONS & DESIGN CRITERIA SHEETS

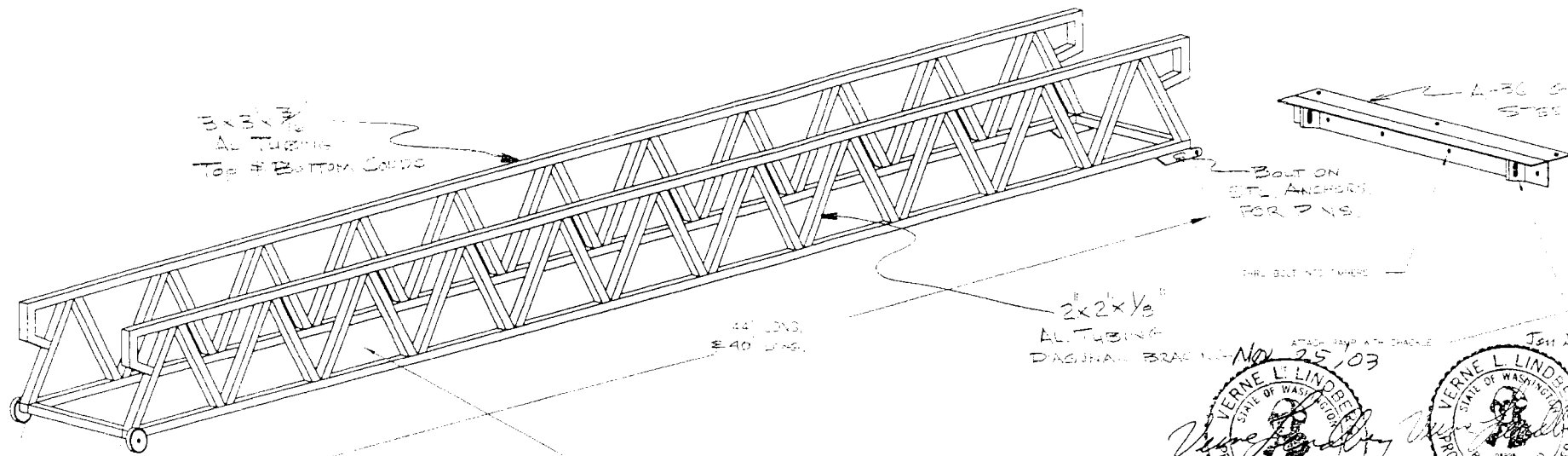


End View

SteelCor Industries, Inc.	
P.O. BOX 52578 KENNESAW, WA 98028	
PH: 425-827-2942 FAX: 425-828-8722	
DRAWN BY: J. LINDBERG	CHK: M. LINDBERG
APPROVAL BY:	

TYPE	3" Tube Gangway Ramp
Elevation & Plan Views	
SCALE	AS SHOWN
SHEET	1 - 2





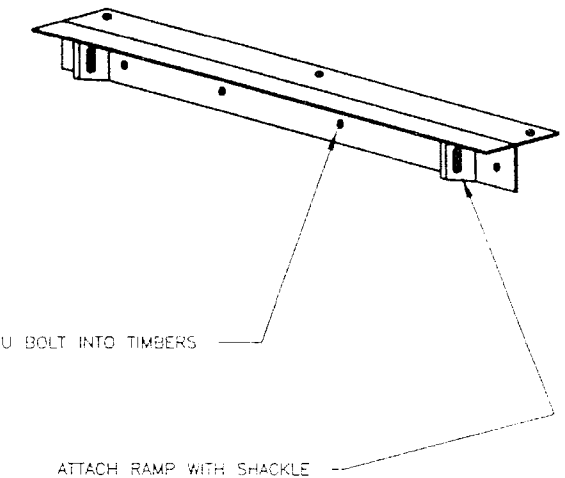
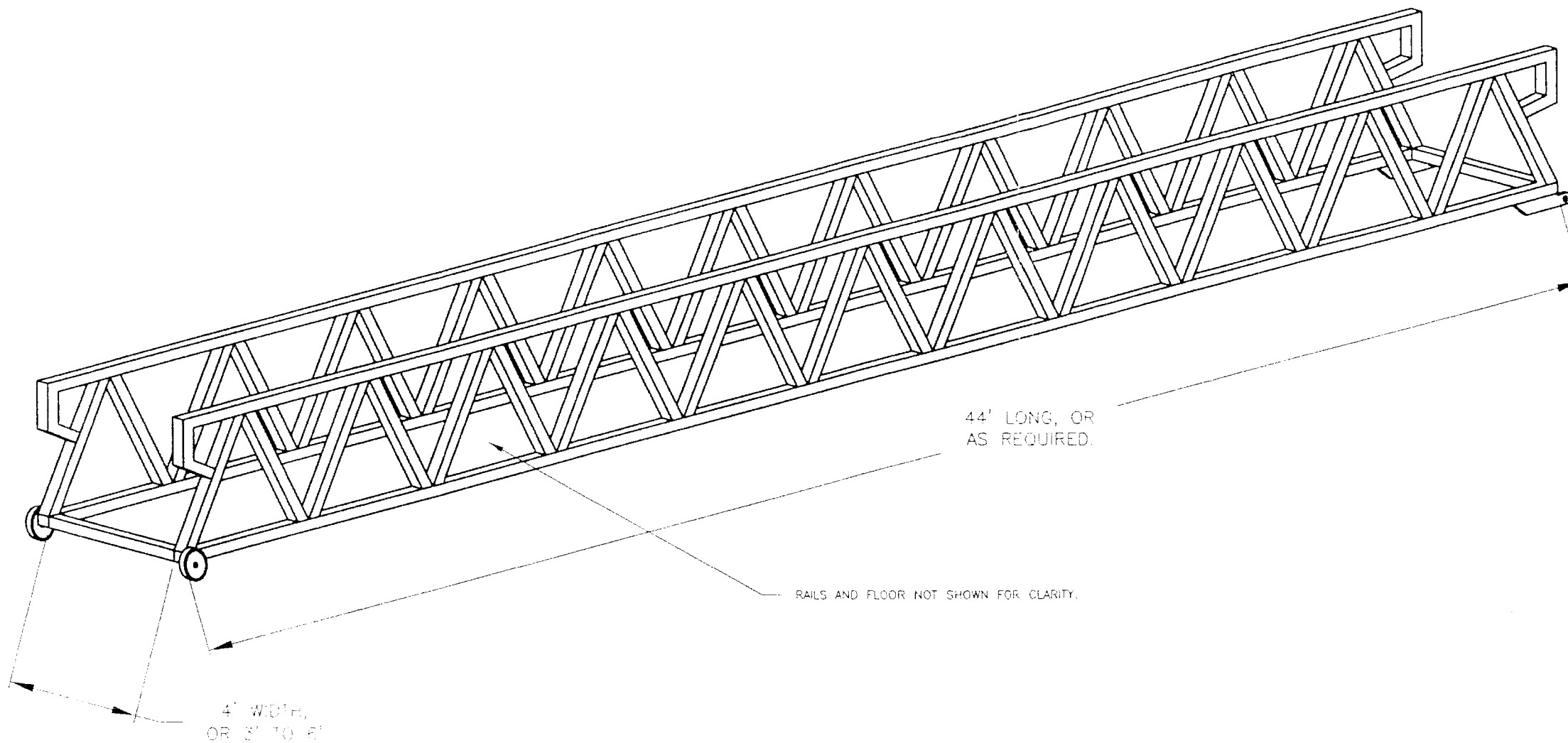
VERNE L. LINDBERG  
 STATE OF WASHINGTON  
 REGISTERED PROFESSIONAL ENGINEER  
 No. 25103  
 Expired 11-6-04  
 Expired 11-6-04  
 Jan 27, 07

NOTES:

1. RAMP FRAME FABRICATED FROM 6061-T6 ALUMINUM & WELDED PER AWS-D12
2. DESIGN LOAD - 60 lbs/ft<sup>2</sup>
3. PIER ANCHOR FABRICATION OF A-36 STEEL & BOLT-ON OF A-36 PIER PIN MOUNT IS BOLT-ON OF A-36 PIER
4. TREAD MAY BE WOOD, AL. DECK OR ALL GRATING, PER GRATING OR GALV. STEEL DECK

SteelCor Industries, Inc.  
 P.O. BOX 20806 MEMPHIS, TN 38120  
 PH (901) 227-1942 FAX (901) 227-1942  
 GREEN ISLAND STEEL PROD. FOR MARK  
 APPROVED BY

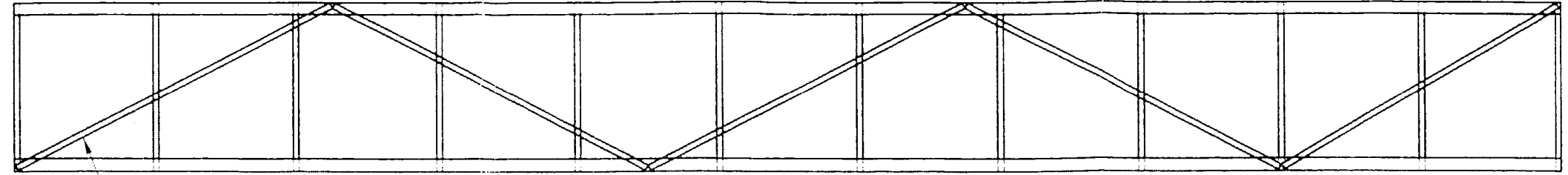
THE 3" Tube Gangway Ramp  
 Perspective Drawing  
 DATE: 11-2-04  
 DRAWN BY: [Signature]  
 CHECKED BY: [Signature]



SteelCor Industries, Inc.  
 P.O. BOX 80808 KENMORE, WA 98108  
 PH: 425/827-2941 FAX: 425/488-1037  
 DRAWN: JANE STO B | REV: MIP MAR 04  
 REVISED BY:

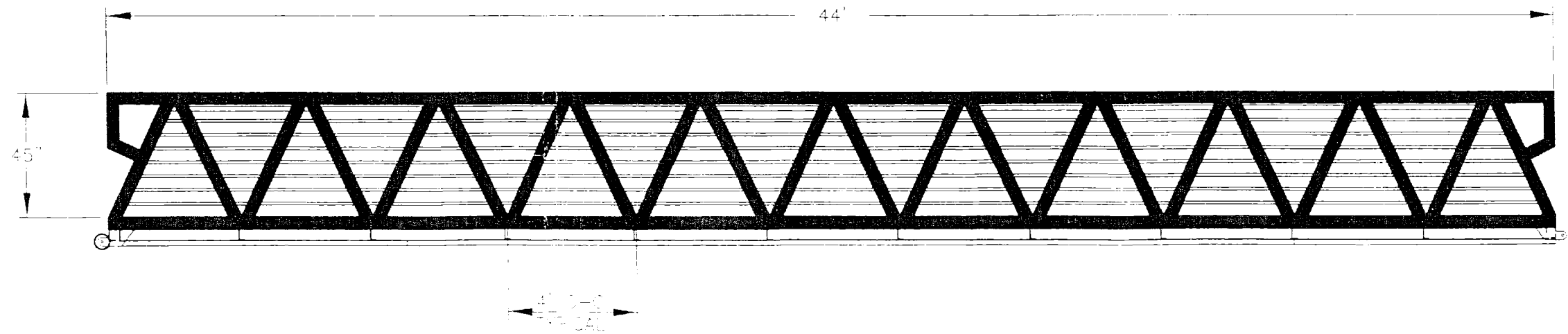
Customer's Project Name  
 Anytown, State

4" Tube Gangway Ramp  
 Perspective Drawing  
 SCALE: NOT TO SCALE DATE: 10/14/2007  
 SHEET # OF TOTAL SHEETS: GwayRmp4-1

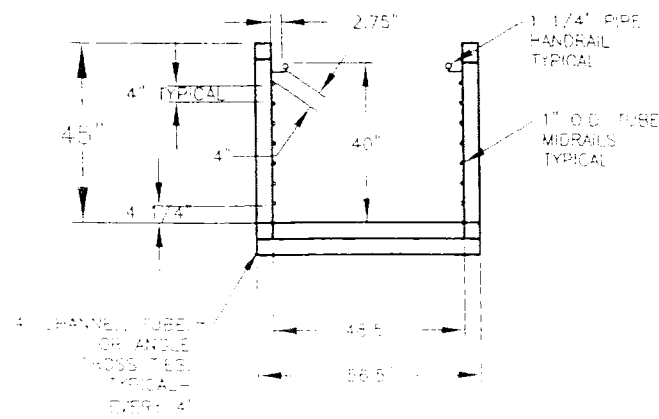


2" X 2" ANGLE, DIAGONAL BRACE  
 WELDED ACROSS BOTTOM OF  
 4" CHANNEL CROSS TIE.  
 TYPICAL

Plan View-Floor



Elevation View

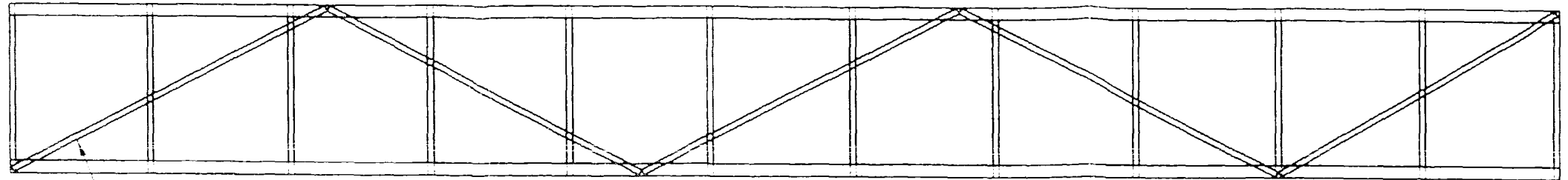


End View

SteelCor Industries, Inc.  
 P.O. BOX 403881 - KENOSHA, WI 53141-0381  
 PHONE 414-224-2242 FAX 414-224-2243  
 WWW.STEELCOR.COM  
 APPROVED BY \_\_\_\_\_

Customer's Project Name  
 Anytown, State

4" Tube Gangway Ramp  
 Elevation & Plan Views  
 DATE: 11/21/2008  
 DRAWN BY: B  
 DATE: 11/21/2008  
 DRAWING NO: GwayRmp4-2

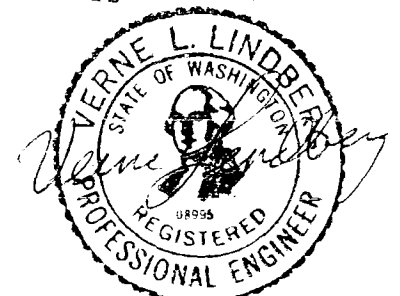


3" x 3" ANGLE, DIAGONAL BRACE  
ACROSS BOTTOM OF  
ANGLE CROSS TIE  
TYPICAL

Plan View-Floor

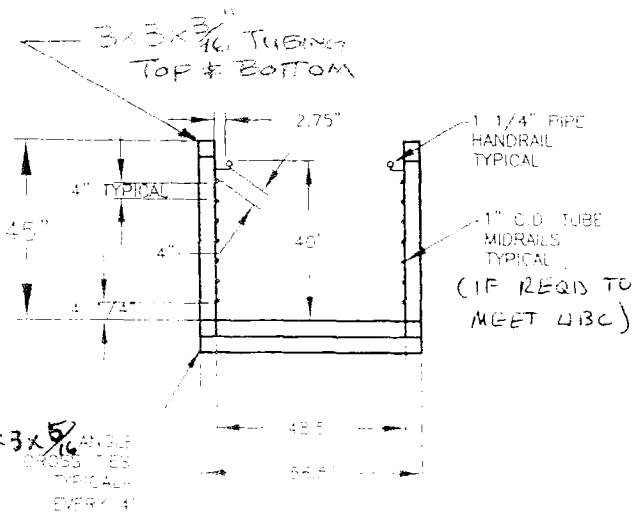
Nw. 25, '03

Jan 27, '03

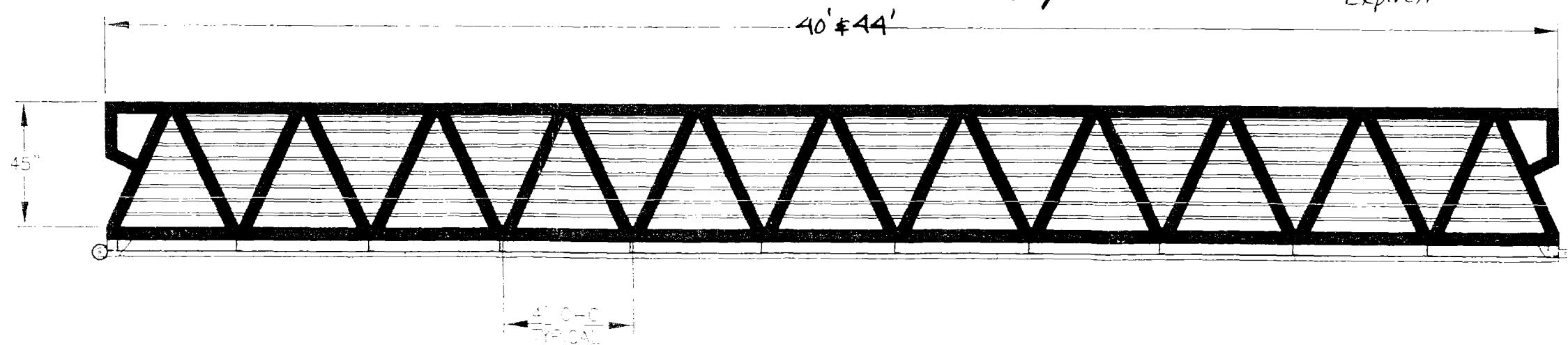


Expires: 11-6-04

Expires: 11-6-04



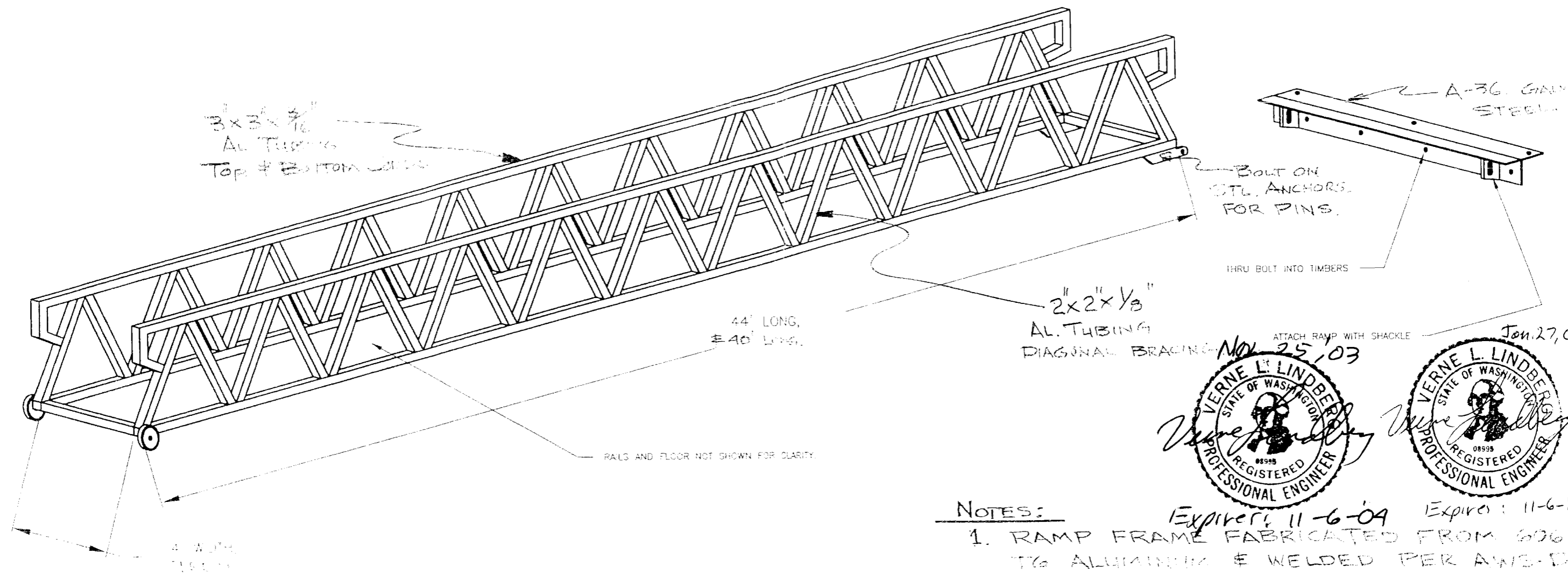
End View



Elevation View

SEE PAGE 2 FOR DETAILS  
REFER TO CALCULATIONS & STA. DATA SHEET

SteelCor Industries, Inc. P.O. BOX 50876, REDWING, WA 98229 PH: 425/827-1241 FAX: 425/827-8727		TITLE <b>3" Tube Gangway Ramp Elevation &amp; Plan Views</b>	
DRAWN D. LINDBERG	CHKD BY M. WARD	SCALE AS SHOWN	DATE 10/15/03
APPROVED BY		SHEET B	NO. OF SHEETS 1 OF 2



Verne L. Lindberg  
 STATE OF WASHINGTON  
 REGISTERED PROFESSIONAL ENGINEER  
 08908  
 Expired: 11-6-04  
 Verne L. Lindberg  
 STATE OF WASHINGTON  
 REGISTERED PROFESSIONAL ENGINEER  
 08908  
 Expired: 11-6-04

**NOTES:**

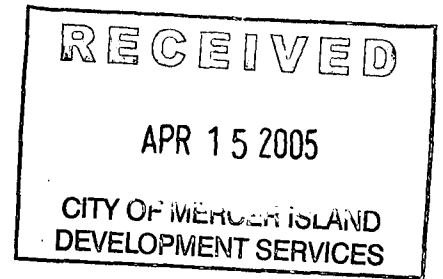
1. RAMP FRAME FABRICATED FROM 6061-T6 ALUMINUM & WELDED PER AWS-D12
2. DESIGN LOAD - 60 LB./FT<sup>2</sup>
3. PIER ANCHOR FABRICATION OF A-36 STEEL & WELDED PER AWS-D12. ANCHOR PIN MOUNT IS BOLT-ON OF A-36 GALV.
4. TREAD MAY BE WOOD, AL. DECK OR AL. GRATING. TREAD GRATING OR GALV. STL. GRATING.

SteelCor Industries, Inc.  
 P.O. BOX 81838, MEMPHIS, TN 38108  
 PH: (901) 942-8841 FAX: (901) 942-8727  
 DRAWN: JANE STUBBS  
 APPROVED BY:

TITLE: 3" Tube Gangway Ramp Perspective Drawing  
 SCALE: NOT TO SCALE  
 SHEET: 2 OF 2  
 DATE: 10/14/2002



CITY OF MERCER ISLAND  
DEVELOPMENT SERVICES GROUP  
9611 SOUTHEAST 36TH STREET  
MERCER ISLAND, WA 98040-3732  
(206) 236-5300



### NOTICE OF DECISION

Project Number: SHL04-018 (SEP04-015)

Owner's Name: Hobart Property Trust  
250 West Perimeter Road  
Renton, WA 98055

Site Address: 3310 97<sup>th</sup> Ave SE

Description of Proposal: **SHORELINE SUBSTANTIAL DEVELOPMENT PERMIT** to construct a new "T" shape pier of overall length 102 feet 8-13/16 inches, including fixed end dock (8' x 30'), fixed dock (6' x 30'), grated walkway (6' x 15') and fixed dock (52' x 8' ) sections with a boat lift (7' x 12') and a seaplane lift (14' x17') as well as to remove existing concrete pier waterward of Ordinary High Water Mark.

Summary of Staff Findings: The owner's agent applied for a shoreline substantial development permit and SEPA review on September 9, 2004. The request is consistent with the regulations set forth in the Mercer Island Shoreline Master Program, subject to 11 proposed conditions of approval.

Agent / Applicant: David Douglas  
Waterfront Construction  
205 NE Northlake Way, #230  
Seattle, WA 98105

Decision: **Approval of Shoreline Substantial Development Permit**

Other Decisions Included: Determination of Non-Significance (DNS) September 28, 2004, included as Attachment #2.

### FINDINGS OF FACT

I. Request/Project Description

The request is for approval of a Substantial Development Permit to construct a new "T" shape pier of overall length 102 feet 8-13/16 inches, including fixed end dock (8' x 30'), fixed dock (6' x 30'), grated walkway (6' x 15') and fixed dock (52' x 8' ) sections with a boat lift (7' x 12') and a seaplane lift (14' x17') as well as to remove existing concrete pier (6' x 51') waterward of Ordinary High Water Mark as described on pages 1 through 7 of the Biological Assessment report dated June 22, 2004, included as Attachment 3.

The proposal will create a pier that is 102 feet, 8-13/16 inches long as measured from the Ordinary High Water Mark at the shoreline. The proposed length exceeds the 100 feet maximum for normal water depths under the code in MICC 19.07.080 (D) (2), Table B. paragraph E., because the allowed 10 feet water depth is reached at the end of the proposed pier length (102 feet, 8-13/16 inches). The proposed overall pier length does not exceed the 150 feet maximum applicable to shallow water shoreline areas at the subject site.

## II. Site Description and Context

The site is in a single-family residential area zoned R-9.6 (minimum 9,600 square feet per lot). The subject site is designated Single Family Residential in an Urban Residential Shoreline Zone on the eastern shore of Mercer Island in Lake Washington.

## III. Consistency with Land Use Code/Zoning Requirements

The site is in a Shoreline Designated Environment – Urban Residential, and is subject to the requirements for development located landward and waterward from the OHWM. (Tables A & B, Shoreline Management Master Program) The proposed development conforms to the Mercer Island Shoreline Management Master Program.

The subject property has 100'-0" of water frontage. The minimum lot width of 40 feet under MICC 19.07.080 (D) (2), Table B. paragraph J. is met for a fixed pier at subject site. The "T" end pier addition will be set back 30 feet from the property line on the northern boundary, adjacent to an Urban Park (Fruitland Landing Park) and 30 feet from the southern boundary, adjacent to 3042 97<sup>th</sup> Ave SE property site designated Urban Residential. The proposed setbacks to the pier meets the 10 feet minimum lateral line setback requirements of MICC 19.07.080(D) (2), Table B, paragraph A - Setbacks for All Moorage Facilities.

The existing pier has a setback of 10'-0" measured from the north edge of pier to the property line to the north, adjacent to Fruitland Landing Park. The existing pier is 6'-0" width. Although the existing pier conforms to MICC for minimum setbacks and also meets the maximum width of moorage facilities, the proposal does includes removing this existing pier. The existing pier has legally nonconforming status, yet the existing pier conflicts with the minimum setbacks for the proposed pier described above, if it were to remain.

The proposed pier will be at least 35 feet from any other moorage structures, which meets MICC 19.07.080(D) (2), Table B, Setbacks for All Moorage Facilities. To the north, there is no existing pier on the adjacent property. To the south, the proposed pier is 78' to the nearest existing pier located at 3042 97<sup>th</sup> Ave SE property site.

The eastern 52 feet fixed pier and the 40 feet length T section is proposed for 8 feet width. The western 30 feet fixed pier and 15 feet grated walkway is proposed for 6 feet width. The proposed pier widths meet all requirements of MICC 19.07.080(D) (2), Table B, paragraph F

- Width of moorage facilities, for all types and sizes of piers (6' width, 8' width, fixed pier, grated suspended walkway).

The height of the proposed additions will be 5 feet height for the first 45 feet waterward of the bulkhead and 2 feet 6 inches above the ordinary high water mark for the pier located from 45 feet to 102 feet away from the bulkhead. This meets the requirements of MICC 19.07.080(D) (2), Table B, paragraph G - Height Limits for Piers and Docks.

There is a grated seaplane lift (14' x17") and boat lift (7' x 12') proposed for the south side of the proposed fixed dock pier. The minimum setbacks and required clearances are met to the closest adjacent existing dock located 65 feet 8 inches to the south of the seaplane lift and further from the boat lift.

#### IV. State Environmental Policy Act (SEPA) and Biological Assessment

A Determination of Non-significance (DNS) for the SEPA action was issued on September 28, 2004. Refer to Attachment 2 for SEPA DNS.

Review of the environmental checklist and the Biological Assessment (Attachment 1) received September 8, 2004 indicated that the proposal is not expected to result in the taking of the listed species bald eagles, Chinook salmon, Coho salmon, or bull trout (native char). Potential adverse effects of this project on listed species will be avoided or minimized through timing of project construction.

##### A. EARTH AND WATER

The site is zoned single family residential. There is currently a single family residence on the site.

This portion of Mercer Island has been heavily developed and is currently zoned for residential use. Overall the riparian area remains natural shoreline yet lacks vegetative diversity, structure, and buffering from adjacent properties. The lake bank has some structural complexity and will be re-developed with the use of a curvilinear rockery bulkhead located 2 feet to 4 feet landward of OHWM.

##### B. PLANTS

Currently, the area proposed for construction is open water. There are no upland plants that need to be replaced for the pier and dock proposal. However, the applicant has defined a proposed native plant planting plan for the shoreline area made part of the biological assessment report dated June 22, 2004 (see page 11).

##### C. ANIMALS

There are eagles, songbirds, ducks, geese, crows, bass, trout, and shellfish on and around the property. It is believed that Chinook and Coho salmon may migrate along the shoreline.



The owners shall abide by any recommended mitigation measures by NOAA - Fisheries, USFWS and WDF&W.

**D. ENERGY AND NATURAL RESOURCES**

There should be no adverse impact on energy and natural resources as a result of the proposed project.

**E. NOISE**

The site is adjacent to single-family residences. Residents are most sensitive to disturbances from noise during evening, late night and weekend hours when they are likely to be at home. Impacts are adequately mitigated by the City's Noise Ordinance (Chapter 8.24.020 Q.). Normal hours of work are between 7 AM – 10 PM, Monday through Fridays and 9 AM – 10 PM Saturday, Sunday and legal holidays. Short-term construction noises will be during normal working hours.

Noise can affect sockeye salmon, and the site is located less than one mile from a special foraging area (sockeye salmon spawning beach). Pile driving is prohibited between November 1 and March 31. Work using hand tools may be conducted between these dates if the noise is within ambient noise levels.

The agencies with jurisdiction enable in water work, as follows:

US Army Corps of Engineers – July 16 to December 31.

WDFW, NOAA – Fisheries & USFWS – July 16 to April 30

**F. LAND AND SHORELINE USE**

The property is located in a single-family residential area, zoned R-9.6 (9,600 square feet per lot), Urban Residential Shoreline Master Program designation. There is currently a single-family residence on the site. The property is bordered by an Urban Park designation site (Fruitland Park Site) to the north.

**G. AESTHETICS**

No views will be altered or obstructed by the proposed project.

**H. RECREATION**

The designated and informal recreational opportunities are for private residential and aquatic recreation.

**I. TRANSPORTATION**

The site is accessed via 97<sup>th</sup> Ave SE public right of way.

## J. UTILITIES

The utilities currently available at the site are: electricity, natural gas, water, refuse service, telephone, and sanitary sewer. A sanitary sewer easement centered on a submerged sewer main is located in the 2<sup>nd</sup> Class Shorelands. The sanitary sewer line could be broken if struck during construction of the proposed project resulting in infrastructure damage and water quality degradation.

## V. Public Comments and Response

Notice of the application was published in the City Bulletin on September 28, 2004. In addition, notice was posted on-site and mailed to property owners within 300 feet of the site on September 15, 2004. For SEPA action, a DNS was issued on September 28, 2004. Two comment letters were received during the comment period for the proposal (September 28, 2004 to October 12, 2004) from Phil & Claudia Robbs and Barbara Questad of Metro KC Wastewater Treatment Division. The Robbs party did not oppose the requested shoreline approval, yet requested restrictions for bald eagles, seaplane landings and take-offs and mentioned possible safety hazards to boaters and water skiers. The proposal was not modified as a result of the comments. The applicant clarified with a letter dated September 27, 2004 that the nearest bald eagle nest sites are located 1.25 miles from the subject site. Seaplane operations are regulated by Civil Air Regulation (14 CFR 91.69). The Metro KC sanitary sewer North Mercer Trunk line is not within the proposed work area of the subject site. The City of Mercer Island reviewed the comments and applicants responses and finds that the original application meets MICC 19.07.080 Tables A & B.

## VI. State and Federal Approvals

The applicant is responsible for obtaining any required permits or approvals from the appropriate government agencies, (U.S. Army Corps of Engineers, NOAA - Fisheries, and the Washington Department of Fish and Wildlife). The applicant is responsible for meeting the conditions as required by the listed agencies.

## CONCLUSIONS OF LAW

### VII. Applicable Decision Criteria & Conclusions

The following conclusions are hereby made based on the findings of fact listed above in sections I. through VI.:

- 1) The proposal with applicable conditions (listed below in next section) meets the Mercer Island Shoreline Master Program 19.07.080 Tables A & B - requirements for development located landward and waterward from the Ordinary High Water Mark.
- 2) The proposal as conditioned meets the applicable requirements of the Shoreline Management Act under RCW 90.58 & WAC 173-27.
- 3) The application materials adequately depict the existing conditions of the site including biological assessment.
- 4) The proposal as conditioned would not have probable significant adverse environmental impacts, including shoreline restoration planting and temporary erosion and sediment control measures.

- 5) Any of the above listed findings of fact that are conclusions are hereby incorporated as conclusions.

#### VIII. Decision

After conducting the various administrative reviews associated with this proposal, including Shoreline Management Master Program, SEPA, and City Code compliance reviews, the Development Services Group does hereby APPROVE WITH CONDITIONS the construction of a new "T" shape pier (8' x 30') with fixed dock (30' x 6'), walkway (6' x 15') and fixed dock (52' x 8' ) sections with a boat lift (7' x 12') and a seaplane lift (14' x17') and to remove existing concrete pier waterward of Ordinary High Water Mark, as depicted on the Attachment 1 plan Sheets 1 thru 6, dated September 7, 2004, for a Shoreline Substantial Development Permit.

#### IX. Conditions of Approval

1. Development shall occur in accordance with the provisions of Section 19.07.080, Mercer Island Unified Land Development Code, Shoreline Master Program.
2. A City of Mercer Island building permit is required for construction of this project.
3. Toxic materials, petrochemicals and construction debris shall not enter into the lake during construction.
4. The applicant shall notify the Mercer Island Police Department Marine Patrol at 206-236-3500 any time a barge or other construction equipment will be moored near the subject property.
5. Inform the Mercer Island Maintenance Department at (206) 236-3613 of the anticipated start date of in-water work prior to commencement of construction.
6. Field locate the sewer main (lakeline) underlying the lakebed and mark clearly prior to the start of construction. Contact the Mercer Island Maintenance Department at (206) 236-3613 for available information about the lakeline and assistance where possible with identifying the general location of the lakeline prior to construction. GIS mapping may be available by contacting Leah Demetillo at (206) 236-3471. The applicant shall be responsible for any damage to said sewer main resulting from construction.
7. Any pollutants entering Lake Washington shall be reported immediately to the Department of Ecology, N.W. Regional Office: (425) 649-7000 and the City of Mercer Island (206) 236-5300.
8. The applicant must obtain all applicable and required state or federal permits for the proposed scope of this work and meet all conditions contained in said permits.
9. Appropriate erosion control measures shall be installed and maintained at all times during site development.
10. Any area disturbed by the construction activity in the shoreline area shall be re-vegetated with native landscape vegetation as shown on page 11, Biological Assessment Report, The Watershed Company, dated June 22, 2004.

11. Applicant shall provide a copy of any amendments or revisions required by other agencies to the City of Mercer Island.

Approved this 19th day of October 2004.



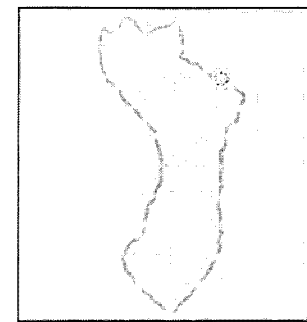
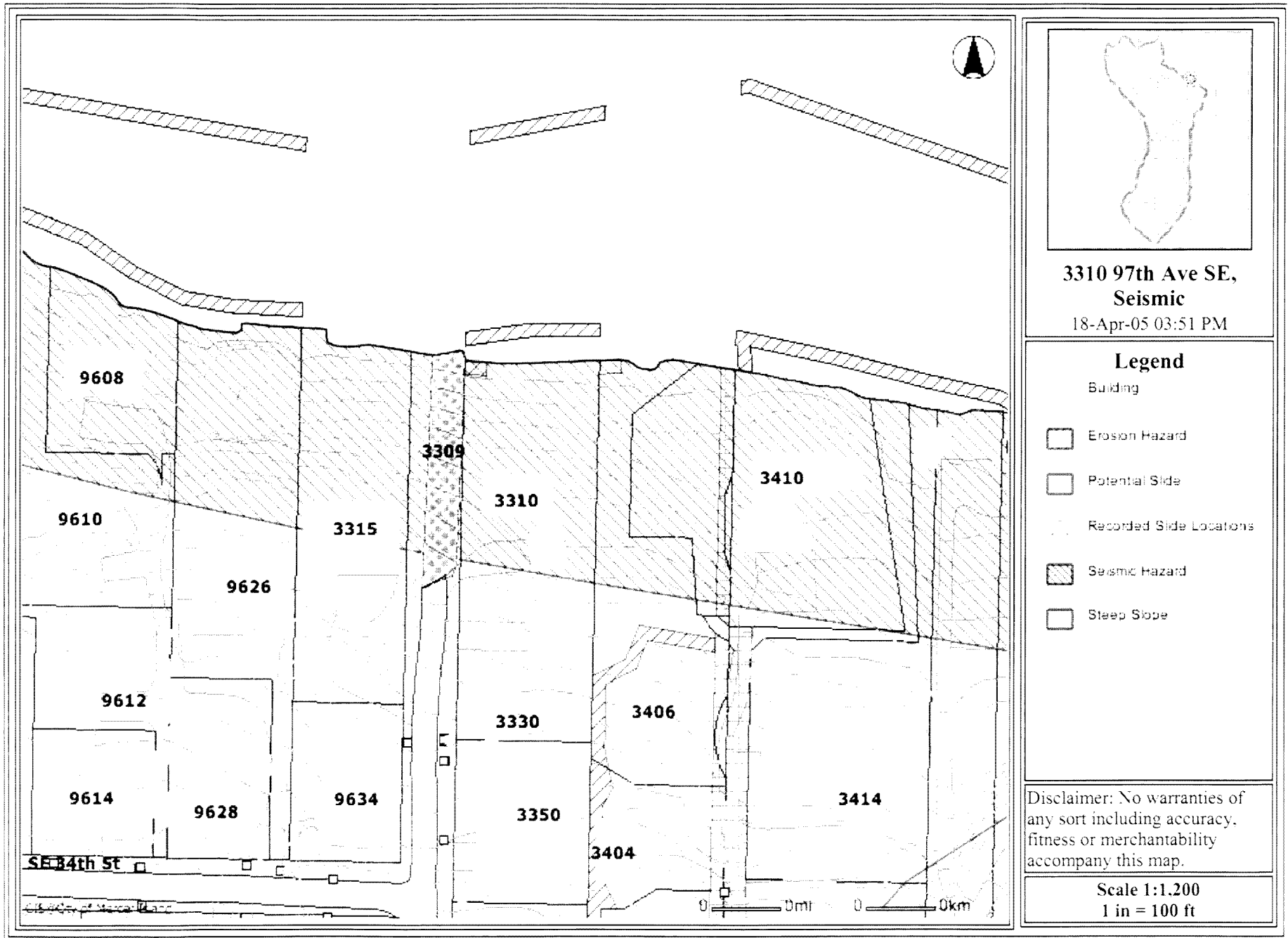
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Matt Mathes, Associate Planner  
Development Services Group

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Bulletin Publication Date: October 19, 2004  
Appeal Deadline: November 12, 2004, 21 days from the date of filing with the Department of Ecology.

For information on how to appeal a proposal, visit the Customer Service Center at City Hall or call (206) 236-5300. Appeal of the decision must be made by 5:00 p.m. on the date noted for appeal of the decision. Appeals must be made to the Washington State Shoreline Hearings Board.








**3310 97th Ave SE,  
Seismic**

18-Apr-05 03:51 PM

**Legend**

Building

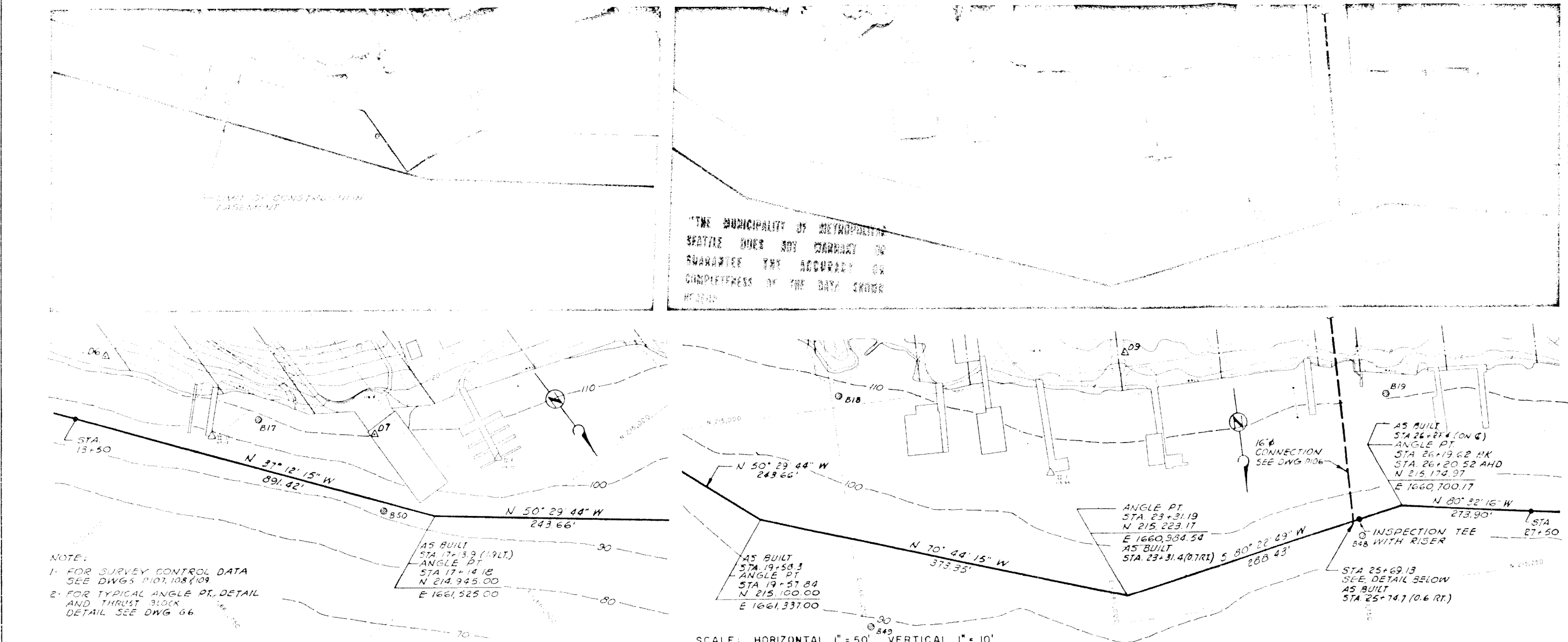
-  Erosion Hazard
-  Potential Slide
-  Recorded Side Locations
-  Seismic Hazard
-  Steep Slope

Disclaimer: No warranties of any sort including accuracy, fitness or merchantability accompany this map.

Scale 1:1,200  
1 in = 100 ft

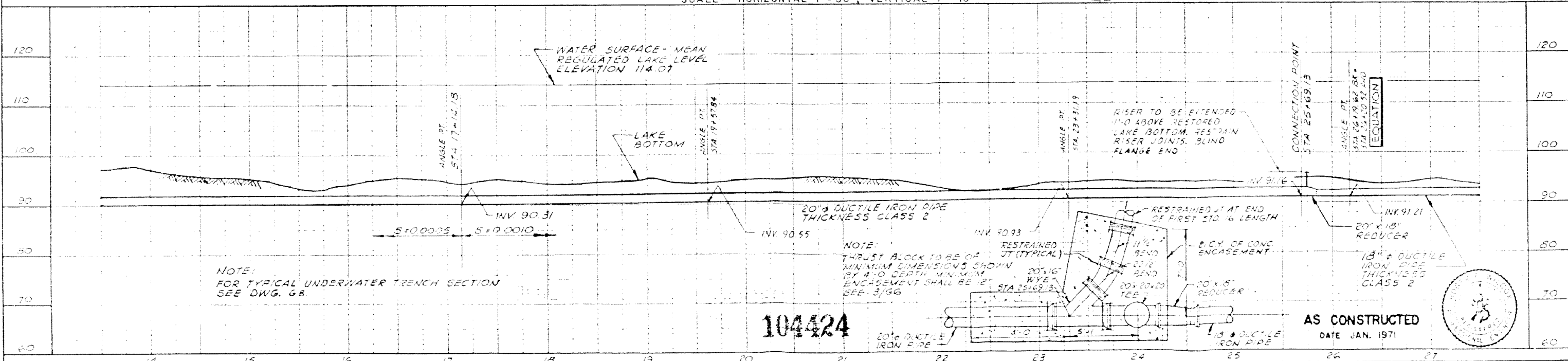
AERIAL PHOTOGRAPHY PERFORMED BY BERRY 1968  
TOPOGRAPHY IS APPROXIMATE ONLY AND DOES NOT  
REFLECT CHANGES SINCE DATE OF PHOTOGRAPHY.

THE MUNICIPALITY OF METROPOLITAN  
SEATTLE DOES NOT WARRANT OR  
GUARANTEE THE ACCURACY OR  
COMPLETENESS OF THE DATA SHOWN  
HEREON



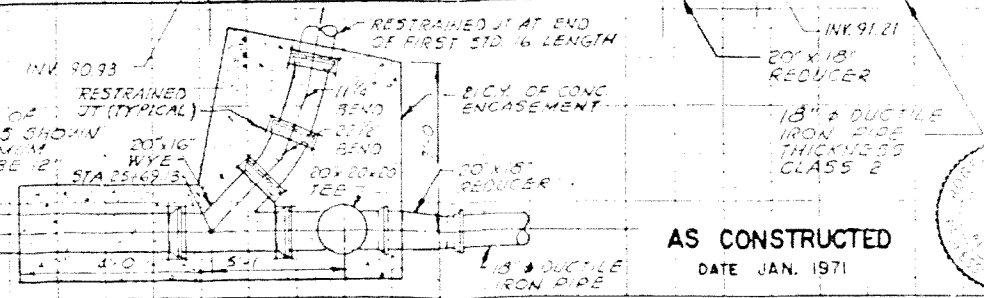
NOTE:  
1. FOR SURVEY CONTROL DATA  
SEE DWGS 1107, 108 & 109.  
2. FOR TYPICAL ANGLE PT. DETAIL  
AND THRUST BLOCK  
DETAIL SEE DWG 66

SCALE: HORIZONTAL 1" = 50', VERTICAL 1" = 10'



NOTE:  
FOR TYPICAL UNDERWATER TRENCH SECTION  
SEE DWG. 68

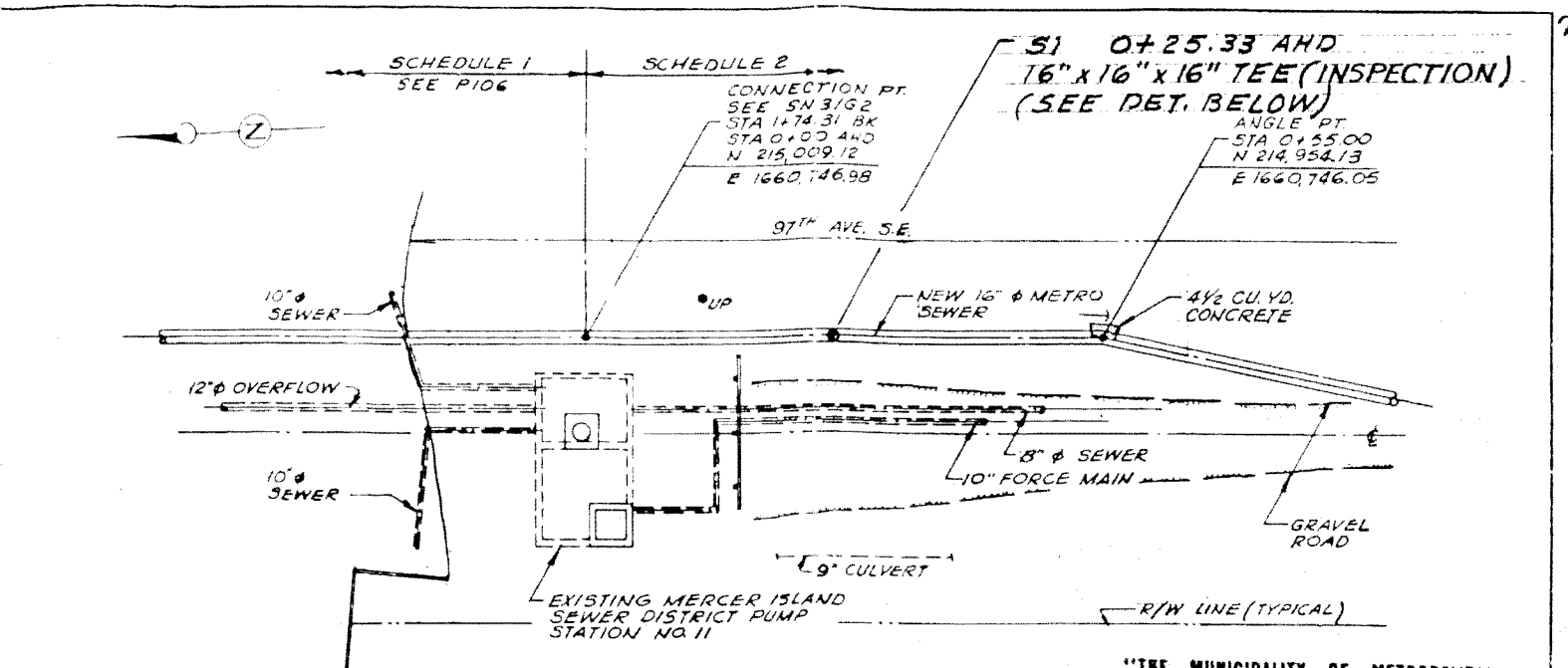
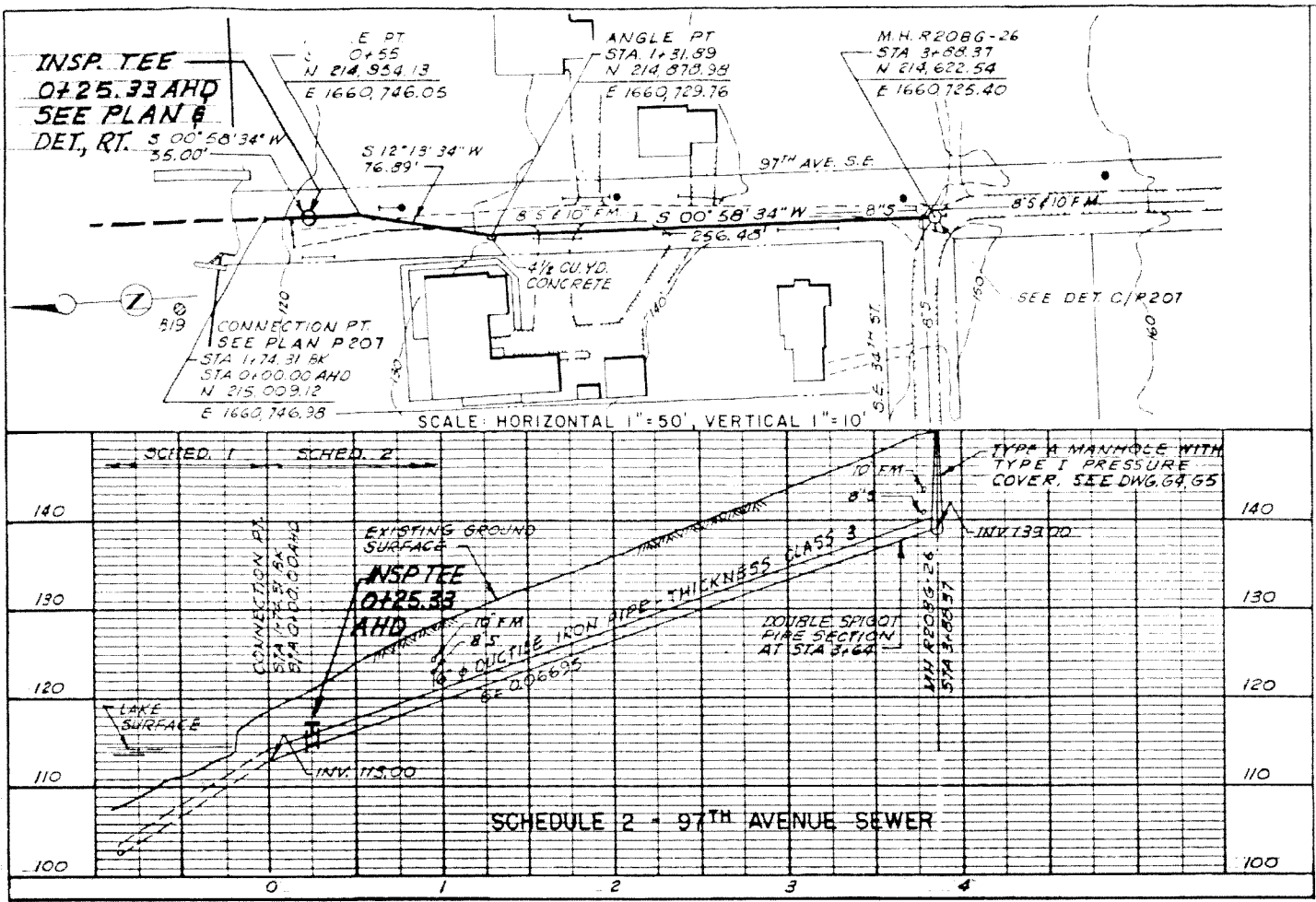
NOTE:  
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MINIMUM DIMENSIONS SHOWN  
BY 4'-0" DEPTH MINIMUM  
ENCASUREMENT SHALL BE 12"  
SEE 3/66



104424

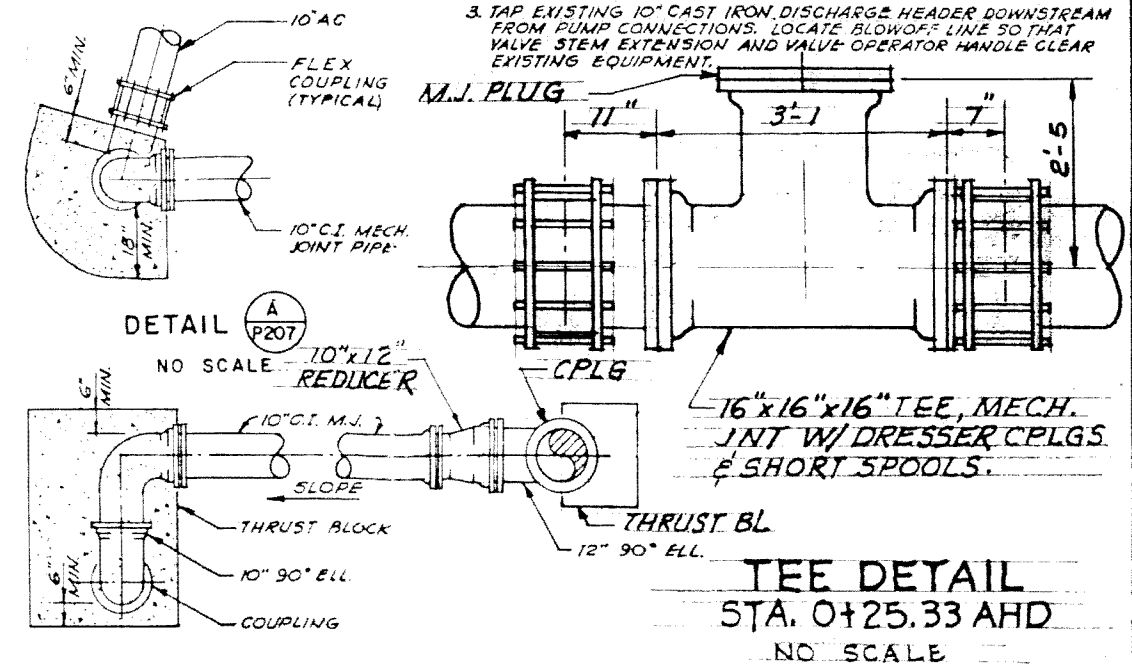
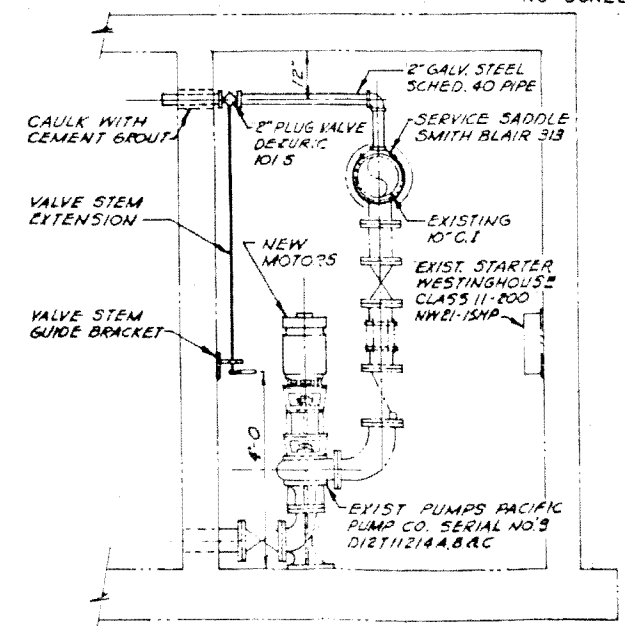
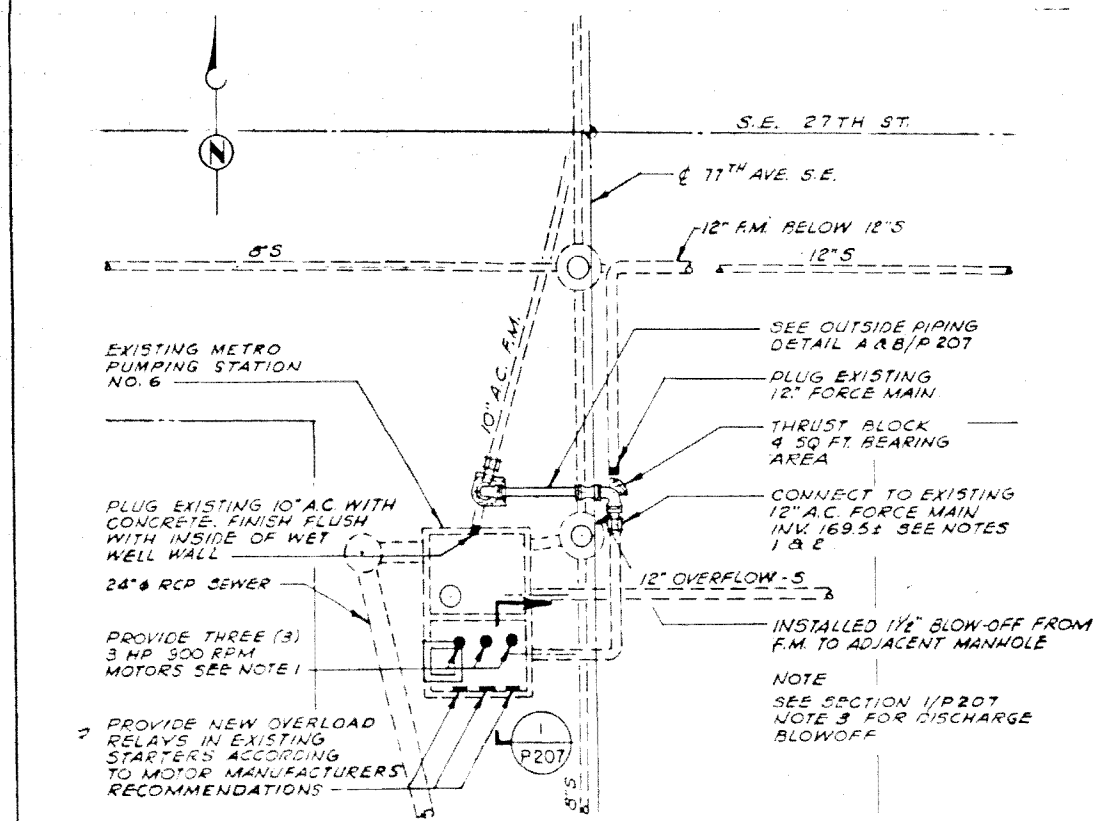
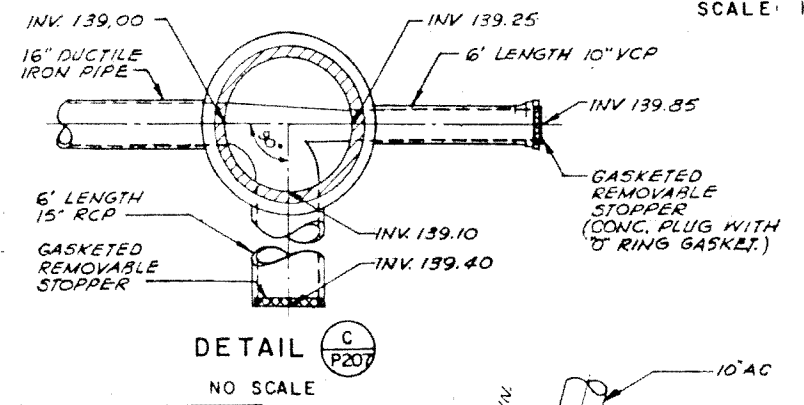
AS CONSTRUCTED  
DATE JAN. 1971



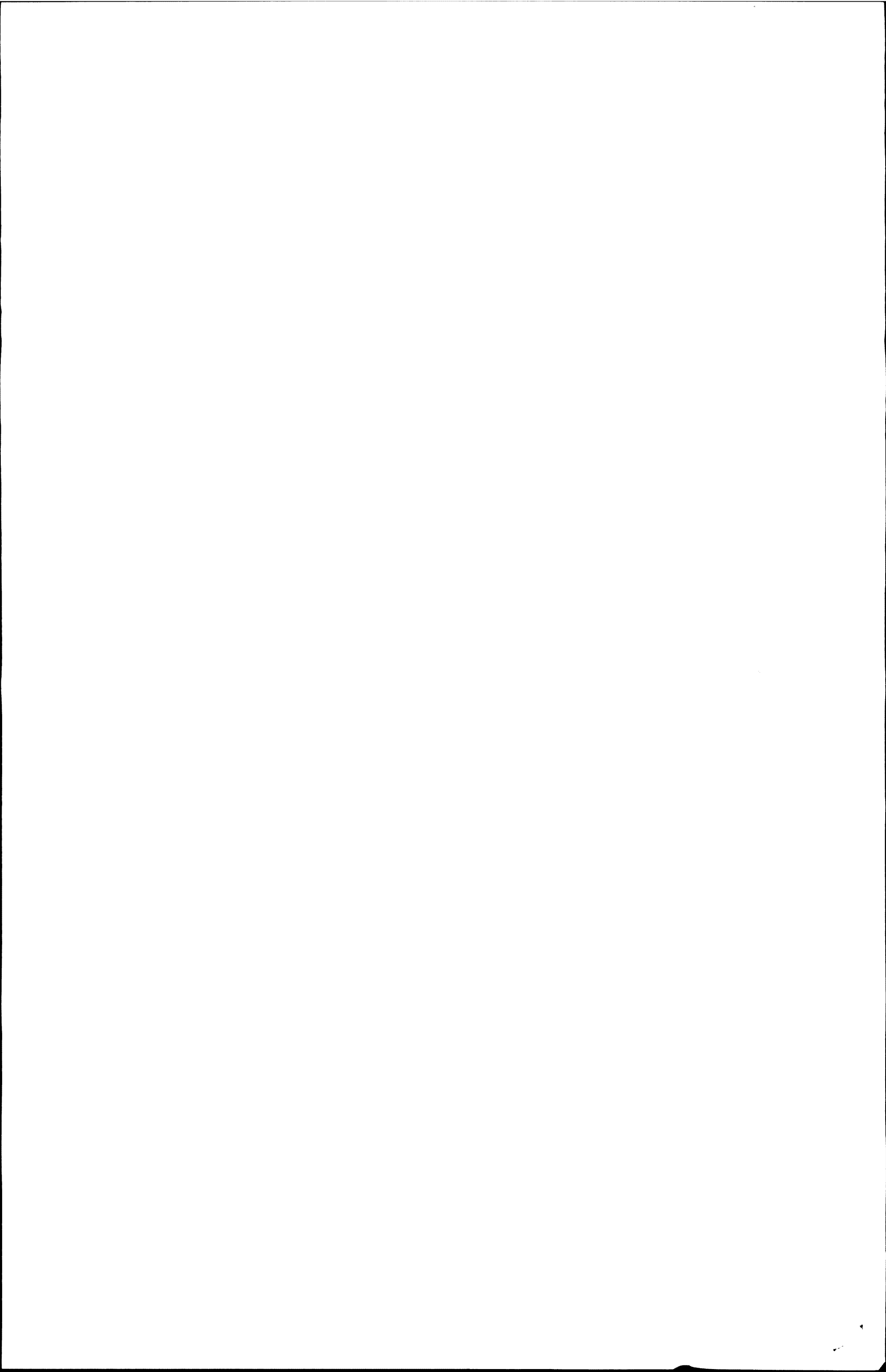


"THE MUNICIPALITY OF METROPOLITAN SEATTLE DOES NOT WARRANT OR GUARANTEE THE ACCURACY OR COMPLETENESS OF THE DATA SHOWN HEREON"

- NOTES:
- BEFORE THE CONNECTION IS MADE BETWEEN THE 12" A.C. F.M. AND THE 10" A.C. F.M. ONE PUMP WITH A 900 R.P.M. MOTOR SHALL BE OPERATIONAL. THE OTHER TWO PUMPS SHALL REMAIN IN SERVICE WITH EXISTING MOTORS UNTIL AFTER THE CONNECTION IS MADE AND THEN PROVIDED WITH NEW MOTORS IMMEDIATELY THEREAFTER.
  - THE APPROXIMATE HYDRAULIC GRADE LINE OF THE EXISTING 12" F.M. WITH NO FLOW IS 189'. THE APPROXIMATE VOLUME OF SEWAGE IN THE F.M. BETWEEN THE EXISTING PUMPING STATION AND THE HIGH POINT IN THE F.M. IS 4200 GAL. THE AIR RELIEF VALVE AT THE F.M. HIGH POINT EAST OF 78TH AVE. S.E. MAY BE OPEN TO PREVENT BACK SIPHONING WHEN THE F.M. IS UNWATERED.
  - TAP EXISTING 10" CAST IRON DISCHARGE HEADER DOWNSTREAM FROM PUMP CONNECTIONS. LOCATE BLOWOFF LINE SO THAT VALVE STEM EXTENSION AND VALVE OPERATOR HANDLE CLEAR EXISTING EQUIPMENT.



THIS DRAWING REDUCED TO HALF SIZE 104438





## DEPARTMENT OF THE ARMY PERMIT

RECEIVED

APR 15 2005

CITY OF MERCER ISLAND  
DEVELOPMENT SERVICES

**Permittee:** Hobart Properties Trust

Hobart Properties Trust  
250 West Perimeter Road  
Renton, Washington 98055

**Permit No:** 200401121

**Issuing Office:** Seattle District

NOTE: The term "you" and its derivatives, as used in this permit, means the permittee or any future transferee. The term "this office" refers to the appropriate district or division office of the U.S. Army Corps of Engineers (Corps) having jurisdiction over the permitted activity or the appropriate official of that office acting under the authority of the commanding officer.

You are authorized to perform work in accordance with the terms and conditions specified below.

**Project Description:** Construct a pier, install a boatlift and seaplane lift, and remove an existing concrete pier in accordance with the plans and drawings dated December 12, 2004, attached hereto which are incorporated in and made a part of this permit (to provide private moorage and recreational access to Lake Washington).

**Project Location:** In Lake Washington at Mercer Island, Washington.

### Permit Conditions:

#### *General Conditions:*

1. The time limit for completing the work authorized ends on \_\_\_\_\_. If you find that you need more time to complete the authorized activity, submit your request for a time extension to this office for consideration at least 1 month before the above date is reached.
2. You must maintain the activity authorized by this permit in good condition and in accordance with the terms and conditions of this permit. You are not relieved of this requirement if you abandon the permitted activity, although you may make a good faith transfer to a third party in compliance with General Condition 4 below. Should you wish to cease to maintain the authorized activity or should you desire to abandon it without a good faith transfer, you must obtain a modification to this permit from this office, which may require restoration of the area.
3. If you discover any previously unknown historic or archeological remains while accomplishing the activity authorized by this permit; you must immediately notify this office of what you have found. We will initiate the Federal and State coordination required to determine if the remains warrant a recovery effort or if the site is eligible for listing in the National Register of Historic Places.
4. If you sell the property associated with this permit, you must obtain the signature of the new owner in the space provided and forward a copy of the permit to this office to validate the transfer of this authorization.
5. If a conditioned water quality certification has been issued for your project, you must comply with the conditions specified in the certification as special conditions to this permit. For your convenience, a copy of the certification is attached if it contains such conditions.
6. You must allow representatives from this office to inspect the authorized activity at any time deemed necessary to ensure that it is being or has been accomplished in accordance with the terms and conditions of your permit.
7. After a detailed and careful review of all the conditions contained in this permit, the permittee acknowledges that, although said conditions were required by the Corps, nonetheless the permittee agreed to those

conditions voluntarily to facilitate issuance of the permit; the permittee will comply fully with all the terms of all the permit conditions.

*Special Conditions:*

- a. You must provide a copy of the permit transmittal letter, the permit form, and drawings to all contractors performing any of the authorized work.
- b. The permittee understands and agrees that, if future operations by the United States require the removal, relocation, or other alteration, of the structure or work herein authorized, or if, in the opinion of the Secretary of the Army or his authorized representative, said structure or work shall cause unreasonable obstruction to the free navigation of the navigable waters, the permittee will be required, upon due notice from the U.S. Army Corps of Engineers, to remove, relocate, or alter the structural work or obstructions caused thereby, without expense to the United States. No claim shall be made against the United States on account of any such removal or alteration.
- c. You must implement and abide by the Endangered Species Act (ESA) requirements and/or agreements set forth in the *Biological Assessment Pier Replacement Hobart Trust Property Mercer Island*, dated June 2004, and the addendum dated October 2004, in their entirety. The National Marine Fisheries Service (NMFS) concurred with a finding of "may affect, not likely to adversely affect" based on this document on December 22, 2004 (NMFS Reference Number 2004/01748). The U.S. Fish and Wildlife Service (USFWS) concurred with a finding of "may affect, not likely to adversely affect" based on this document on March 28, 2005 (USFWS Reference Number 1-3-05-I-0064). Both agencies will be informed of this permit issuance. Failure to comply with the commitments made in this document constitutes non-compliance with the ESA and your U.S. Army Corps of Engineers permit. The USFWS/NMFS is the appropriate authority to determine compliance with ESA.
- d. In order to protect Puget Sound Chinook and bull trout, the permittee may conduct the authorized activities from July 16 through April 30 in any year this permit is valid. The permittee shall not conduct work authorized by this permit from May 1 through July 15 in any year this permit is valid.
- e. The nearest sockeye spawning area is within 0.25 miles from the project site. In order to protect wintering bald eagles, pile driving shall not occur from October 31 through March 31; however, if a qualified biologist has determined in writing that the sockeye spawning event has been completed or did not occur, and no other significant foraging conditions or events (e.g. waterfowl concentrations) are available for wintering bald eagles, construction may commence within the wintering period for bald eagles.
- f. To insure that light transmission is not impacted, grating must not be covered with or blocked by any objects, such as, but not limited to, buildings, planters, storage sheds or boxes, nets, carpets, boards, tables, lawn furniture, or utility conduits or boxes.
- g. Plantings must be installed within one year of permit issuance. During the third through fifth years after planting, 80% survival is required. Individual plants that die must be replaced. A report on the installation of the plantings, including as-built drawings, must be submitted to the U.S. Army Corps of Engineers 12 months from the date of permit issuance. The permittee can meet this reporting requirement by submitting to the U.S. Army Corps of Engineers a completed *Report for Mitigation Work Completion*.
- h. Planting monitoring reports will be due annually for 5 years from the due date of the as-built drawings. The mitigation monitoring report will include written and photographic documentation on plant mortality and replanting efforts. Photographs must be taken between June – August (the best time of year to show plant growth).

Photographs must show a panoramic view of the entire mitigation planting area. A set point from where photos are taken must be established and used repeatedly for each monitoring year. The date of the photos must be noted on the monitoring report. The permittee can meet this reporting requirement by submitting to the U.S. Army Corps of Engineers a completed *Mitigation Planting Monitoring Report*.

i. The planted area associated with work authorized by this permit, shall not be made the subject of a future individual or general Department of the Army permit application for fill or other development. A copy of this permit and permit and planting plan drawings, must be recorded with the Registrar of Deeds, within 60 days from the date of permit issuance.

j. No activity or its operation may impair reserved tribal rights, including, but not limited to, reserved water rights and treaty fishing and hunting rights.

k. The authorized work shall not interfere with the public's right to free navigation on navigable waters of the United States.

l. You must install and maintain, at your expense, any safety lights and signals prescribed by the United States Coast Guard (USCG), through regulations or otherwise, on your authorized facilities.

m. Skirting is prohibited around the pier unless specifically authorized by this permit.

n. All construction debris shall be properly disposed of on uplands in such a manner that it cannot enter into the waterway or cause water quality degradation.

**Further Information:**

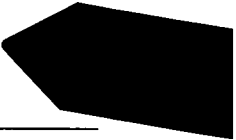
1. Congressional Authorities. You have been authorized to undertake the activity described above pursuant to:
  - (X) Section 10 of the Rivers and Harbor Act of 1899 (33 U.S.C. 403).
  - ( ) Section 404 of the Clean Water Act (33 U.S.C. 1344).
  - ( ) Section 103 of the Marine Protection, Research and Sanctuaries Act of 1972 (33 U.S.C 1413).
2. Limits of this authorization.
  - a. This permit does not obviate the need to obtain other Federal, State, or local authorization required by law.
  - b. This permit does not grant any property rights or exclusive privileges.
  - c. This permit does not authorize any injury to the property or rights of others.
  - d. This permit does not authorize interference with any existing or proposed Federal project.
3. Limits of Federal Liability. In issuing this permit, the Federal Government does not assume any liability for the following:

- a. Damages to the permitted project or uses thereof as a result of other permitted activities or from natural causes.
  - b. Damages to the permitted project or uses thereof as a result of current or future activities undertaken by or on behalf of the United States in the public interest.
  - c. Damages to persons, property, or to other permitted or unpermitted activities or structures caused by the activity authorized by this permit.
  - d. Design or construction deficiencies associated with the permitted work.
  - e. Damage claims associated with any future modification, suspension, or revocation of this permit.
4. Reliance on Applicant's Data. The determination of this office that issuance of this permit is not contrary to the public interest was made in reliance on the information you provided.
5. Reevaluation of Permit Decision. This office may reevaluate its decision on this permit at any time the circumstances warrant. Circumstances that could require include, but are not limited to, the following:
- a. You fail to comply with the terms and conditions of the permit.
  - b. The information provided by you in support of your application proves to have been false, incomplete, or inaccurate (See 4 above).
  - c. Significant new information surfaces which this office did not consider in reaching the original public interest decision.

Such a reevaluation may result in a determination that it is appropriate to use the suspension, modification, and revocation procedures contained in 33 CFR 325.7 or enforcement procedures such as those contained in 33 CFR 326.4 and 326.5. The referenced enforcement procedures provide for the issuance of an administrative order requiring you to comply with the terms and conditions of your permit and for the initiation of legal action where appropriate. You will be required to pay for any corrective measures ordered by this office, and if you fail to comply with such directive, this office may in certain situations (such as those specified in 33 CFR 209.170) accomplish the corrective measures by contract or otherwise and bill you for the cost.

6. Extensions. General condition 1 establishes a time limit for the completion of the activity authorized by this permit. Unless there are circumstances requiring either a prompt completion of the authorized activity or a reevaluation of the public interest decision, the Corps will normally give favorable consideration to a request for an extension of this time limit.

Your signature below, as permittee, indicates that you accept and agree to comply with the terms and conditions of this permit.



X

\_\_\_\_\_  
Hobart Properties Trust

\_\_\_\_\_  
(DATE)

This permit becomes effective when the Federal official, designated to act for the Secretary of the Army, has signed below.

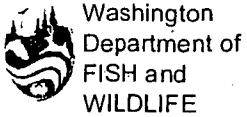
\_\_\_\_\_  
DEBRA M. LEWIS  
Colonel, Corps of Engineers  
District Engineer

\_\_\_\_\_  
(DATE)

When the structures or work authorized by this permit are still in existence at the time the property is transferred, the terms and conditions of this permit will continue to be binding on the new owner(s) of the property. To validate the transfer of this permit and the associated liabilities associated with compliance with its terms and conditions, have the transferee sign and date below.

\_\_\_\_\_  
(TRANSFEREE)

\_\_\_\_\_  
(DATE)



**H. HYDRAULIC PROJECT APPROVAL**  
 RCW 77.55.100 - Appeal pursuant to Chapter 34.05 RCW

North Puget Sound  
 16018 Mill Creek Boulevard  
 Mill Creek WA, 98012-1296  
 (425) 775-1311

Issue Date: January 12, 2005  
 Expiration Date: January 22, 2009

Control Number: 100012-1  
 FPA/Public Notice #: SHL04-018

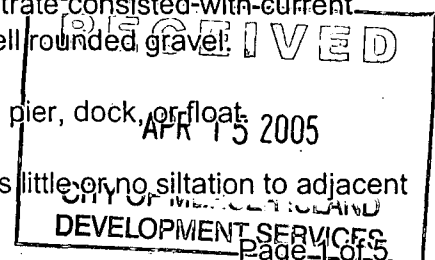
<u>PERMITTEE</u>	<u>AUTHORIZED AGENT OR CONTRACTOR</u>
Hobart Properties Trust 250 West Perimeter Road Renton WA, 98055 425-204-2061 Fax: 425-222-5522	Waterfront Construction Inc ATTENTION: David Douglas 205 Northeast Northlake Way Suite 230 Seattle WA, 98105 206-548-9800

Project Name: Hobart Property Trust New Pier and Old Pier Remova  
 Project Description: Replace old pier with new pier. Install seaplane lift. Correct concrete wall violation.

Project location: 3310 97th Avenue SE, Mercer Island, WA 98040

PROVISIONS

1. TIMING LIMITATIONS: The project may begin January 22, 2005 and shall be completed by January 22, 2009; Provided: Work below the ordinary high water line (OHWL) shall only occur between July 16 and April 30 of each year in the specified allotted time.
2. Work shall be accomplished per plans and specifications approved by the Washington Department of Fish and Wildlife entitled, "PROPOSED: REMOVE EXISTING PIER AND CONSTRUCTION NEW PIER IN NEW LOCATION.", and revised December 16, 2004, December 22, 2004 letter entitled, "RE: Response to WDFW Incomplete Hydraulic Project Application Package for Hobart Property Trust", and faxed received from Russ Evans entitled, "Hobart Prop. Trust", except as modified by this Hydraulic Project Approval. A copy of these plans shall be available on site during construction.
3. NOTIFICATION REQUIREMENT: The Area Habitat Biologist listed below shall receive written notification (FAX or mail) from the person to whom this Hydraulic Project Approval (HPA) is issued (permittee) or the agent/contractor no less than three working days prior to start of work, and again within seven days of completion of work to arrange for a compliance inspection. The notification shall include the permittee's name, project location, starting date for work or completion date of work, and the control number for this HPA.
4. All trash and unauthorized fill, including concrete blocks or pieces, bricks, asphalt, metal, treated wood, glass, and paper, below the OHWL in and around the applicant project area shall be removed and deposited above the limits of flood water in an approved upland disposal site.
5. All abandoned piling holes shall be filled and capped with substrate ~~consisted with current~~ existing natural surrounding substrate or clean two-inch minus well rounded gravel.
6. Skirting or other structures shall not be constructed around the pier, dock, or float.
7. All work operations shall be conducted in a manner that causes little or no siltation to adjacent



Issue Date: January 12, 2005

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areas. A sedimentation control curtain shall be deployed and maintained in a functional manner to contain suspended sediments at the work site during illegal concrete wall modification.

8. The pier and seaplane lift shall contain light passing material, such as grating, glass planks or light prisms or shall be of a width and angle such that a minimum of 60 percent of the sunlight at this location shall be allowed to reach underneath the structure.

9. All applicable Best Management Practices as described in "Regional Road Maintenance, Endangered Species Act, Program Guidelines" (January 18, 2002) shall be implemented to assure protection of fish life and habitat.

10. Excavated or dredged material shall not be stockpiled waterward of the ordinary high water line.

11. All trenches, depressions, or holes created within the ordinary high water line shall be backfilled prior to inundation by high water or wave action.

12. Equipment used for this project may operate below the ordinary high water line, provided the drive mechanisms (wheels, tracks, tires, etc.) shall not enter or operate below the ordinary high water line.

13. Equipment used for this project shall be free of external petroleum-based products while working around the stream. Accumulation of soils or debris shall be removed from the drive mechanisms (wheels, tires, tracks, etc.) and undercarriage of equipment prior to its working below the ordinary high water line. Equipment shall be checked daily for leaks and any necessary repairs shall be completed prior to commencing work activities along the lake.

14. All treated wood shall be professionally treated and completely cured prior to installation below the ordinary high water line to minimize leaching into the water or substrate. The use of wood treated with creosote or pentachlorophenol is not authorized.

15. All lumber to be used for the project shall meet or exceed the standards established in 'Best Management Practices For the Use of Treated Wood in Aquatic Environments' developed by the Western Wood Preservers Institute, dated July 1996.

16. Wooden components which will be in contact with the water shall not contain creosote or pentachlorophenol. This shall include pilings, beams, structural supports, and decking. These components shall remain free of these toxic substances for the duration of their functional lives.

17. If at any time, as a result of project activities, fish are observed in distress, a fish kill occurs, or water quality problems develop (including equipment leaks or spills), immediate notification shall be made to the Washington Department of Ecology at 1-800-258-5990, and to the Area Habitat Biologist listed below.

18. All waste material such as construction debris, silt, excess dirt or overburden resulting from this



# HYDRAULIC PROJECT APPROVAL

North Puget Sound  
16018 Mill Creek Boulevard  
Mill Creek WA, 98012-1296  
(425) 775-1311

Issue Date: January 12, 2005  
Expiration Date: January 22, 2009

Control Number: 100012-1  
FPA/Public Notice #: SHL04-018

project shall be deposited above the limits of flood water in an approved upland disposal site.

19. Extreme care shall be taken to ensure that no petroleum products, hydraulic fluid, fresh cement, sediments, sediment-laden water, chemicals, or any other toxic or deleterious materials are allowed to enter or leach into the lake.

20. Alteration or disturbance of the bank and bank vegetation shall be limited to that necessary to construct the project. Within seven calendar days of project completion, all disturbed areas shall be protected from erosion using vegetation or other means. Within one year of project completion, the banks, including riprap areas, shall be revegetated with native or other approved woody species. Vegetative cuttings shall be planted at a maximum interval of three feet (on center) and maintained as necessary for three years to ensure 80 percent survival.

21. A air curtain or a 6 X 6 wooden block shall be properly placed and used when installing each steel piling using the drop hammer method. This shall include vibratory pile drivers when used in the drop hammer method.

22. Care shall be taken to prevent grounding of the barge, if used.

### PROJECT LOCATIONS

Location #1 Work Start:01-22-2005 Work End:01-22-2009

<u>WRIA</u>	<u>WATERBODY</u>		<u>TRIBUTARY TO</u>		<u>COUNTY</u>
08.6007	Lake Washington		Ship Canal		King
<u>1/4 SEC.</u>	<u>Section</u>	<u>Township:</u>	<u>Range:</u>	<u>Latitude:</u>	<u>Longitude</u>
SE 1/4	7	24 N	05 E	N 47.58107	W 122.20892
DRIVING DIRECTIONS: From I-90 west take exit #8 towards E. Mercer Way. Turn left onto E mercer Way. Turn right onto SE 36th St. Turn right onto N Nercer Way. Turn left onto SE 35th					

### NOTES

This Hydraulic Project Approval (HPA) does not constitute an after-the-fact HPA for work previously conducted below the ordinary high water line without a valid HPA, nor does it relieve the person(s) to whom this HPA is issued from any legal responsibilities for that previously conducted work.

### APPLY TO ALL HYDRAULIC PROJECT APPROVALS

This Hydraulic Project Approval pertains only to the provisions of the Washington State Fisheries and Wildlife Code, specifically RCW 77.55 (formerly RCW 75.20). Additional authorization from other public agencies may be necessary for this project. The person(s) to whom this Hydraulic Project Approval is issued is responsible for applying for and obtaining any additional authorization from other public agencies (local, state and/or federal) that may be necessary for this project.

This Hydraulic Project Approval shall be available on the job site at all times and all its provisions followed by the person(s) to whom this Hydraulic Project Approval is issued and operator(s) performing the work.





Issue Date: January 12, 2005  
Expiration Date: January 22, 2009

Control Number: 100012-1  
FPA/Public Notice #: SHL04-018

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This Hydraulic Project Approval does not authorize trespass.

The person(s) to whom this Hydraulic Project Approval is issued and operator(s) performing the work may be held liable for any loss or damage to fish life or fish habitat that results from failure to comply with the provisions of this Hydraulic Project Approval.

Failure to comply with the provisions of this Hydraulic Project Approval could result in a civil penalty of up to one hundred dollars per day or a gross misdemeanor charge, possibly punishable by fine and/or imprisonment.

All Hydraulic Project Approvals issued pursuant to RCW 77.55.100 or 77.55.200 are subject to additional restrictions, conditions or revocation if the Department of Fish and Wildlife determines that new biological or physical information indicates the need for such action. The person(s) to whom this Hydraulic Project Approval is issued has the right pursuant to Chapter 34.04 RCW to appeal such decisions. All Hydraulic Project Approvals issued pursuant to RCW 77.55.110 may be modified by the Department of Fish and Wildlife due to changed conditions after consultation with the person(s) to whom this Hydraulic Project Approval is issued: PROVIDED HOWEVER, that such modifications shall be subject to appeal to the Hydraulic Appeals Board established in RCW 77.55.170.

#### APPEALS INFORMATION

IF YOU WISH TO APPEAL THE ISSUANCE OR DENIAL OF, OR CONDITIONS PROVIDED IN A HYDRAULIC PROJECT APPROVAL, THERE ARE INFORMAL AND FORMAL APPEAL PROCESSES AVAILABLE.

A. INFORMAL APPEALS (WAC 220-110-340) OF DEPARTMENT ACTIONS TAKEN PURSUANT TO RCW 77.55.100, 77.55.110, 77.55.140, 77.55.190, 77.55.200, and 77.55.290: A person who is aggrieved or adversely affected by the following Department actions may request an informal review of:

(A) The denial or issuance of a Hydraulic Project Approval, or the conditions or provisions made part of a Hydraulic Project Approval; or

(B) An order imposing civil penalties. A request for an INFORMAL REVIEW shall be in WRITING to the Department of Fish and Wildlife HPA Appeals Coordinator, 600 Capitol Way North, Olympia, Washington 98501-1091 and shall be RECEIVED by the Department within 30-days of the denial or issuance of a Hydraulic Project Approval or receipt of an order imposing civil penalties. If agreed to by the aggrieved party, and the aggrieved party is the Hydraulic Project Approval applicant, resolution of the concerns will be facilitated through discussions with the Area Habitat Biologist and his/her supervisor. If resolution is not reached, or the aggrieved party is not the Hydraulic Project Approval applicant, the Habitat Environmental Services Division Manager or his/her designee shall conduct a review and recommend a decision to the Director or his/her designee. If you are not satisfied with the results of this informal appeal, a formal appeal may be filed.

B. FORMAL APPEALS (WAC 220-110-350) OF DEPARTMENT ACTIONS TAKEN PURSUANT TO RCW 77.55.100 OR 77.55.140: A person who is aggrieved or adversely affected by the following



HYDRAULIC PROJECT APPROVAL

North Puget Sound
16018 Mill Creek Boulevard
Mill Creek WA, 98012-1296
(425) 775-1311

Issue Date: January 12, 2005
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Control Number: 100012-1
FPA/Public Notice #: SHL04-018

Department actions may request a formal review of:

- (A) The denial or issuance of a Hydraulic Project Approval, or the conditions or provisions made part of a Hydraulic Project Approval;
(B) An order imposing civil penalties; or
(C) Any other 'agency action' for which an adjudicative proceeding is required under the Administrative Procedure Act, Chapter 34.05 RCW.

A request for a FORMAL APPEAL shall be in WRITING to the Department of Fish and Wildlife HPA Appeals Coordinator, shall be plainly labeled as 'REQUEST FOR FORMAL APPEAL' and shall be RECEIVED DURING OFFICE HOURS by the Department at 600 Capitol Way North, Olympia, Washington 98501-1091, within 30-days of the Department action that is being challenged.

C. FORMAL APPEALS OF DEPARTMENT ACTIONS TAKEN PURSUANT TO RCW 77.55.110, 77.55.200, 77.55.230, or 77.55.290: A person who is aggrieved or adversely affected by the denial or issuance of a Hydraulic Project Approval, or the conditions or provisions made part of a Hydraulic Project Approval may request a formal appeal.

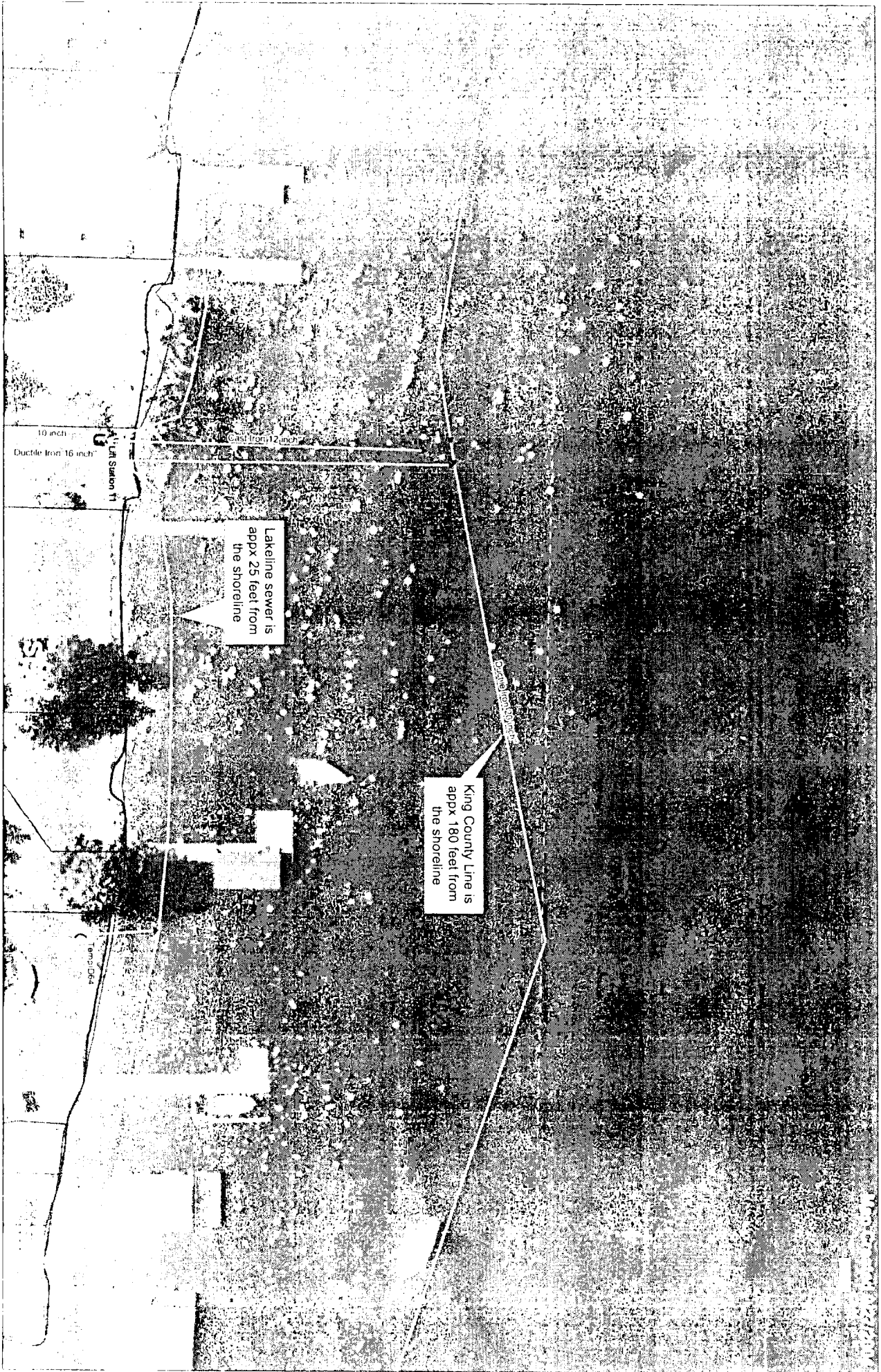
D. FORMAL APPEALS OF DEPARTMENT ACTIONS TAKEN PURSUANT TO CHAPTER 43.21L RCW: A person who is aggrieved or adversely affected by the denial or issuance of a Hydraulic Project Approval, or the conditions or provisions made part of a Hydraulic Project Approval may request a formal appeal.

E. FAILURE TO APPEAL WITHIN THE REQUIRED TIME PERIODS RESULTS IN FORFEITURE OF ALL APPEAL RIGHTS. IF THERE IS NO TIMELY REQUEST FOR AN APPEAL, THE DEPARTMENT ACTION SHALL BE FINAL AND UNAPPEALABLE.

ENFORCEMENT OFFICER: Chandler (34) [Sergeant]

Table with 3 columns: Name (Stewart Reinbold), Phone (425-649-4423), and Signature/Title (for Director WDFW)

CC:



10 inch  
Ductile Iron 16 inch

12 inch  
Cast Iron 12 inch

Lakeline sewer is  
apprx 25 feet from  
the shoreline

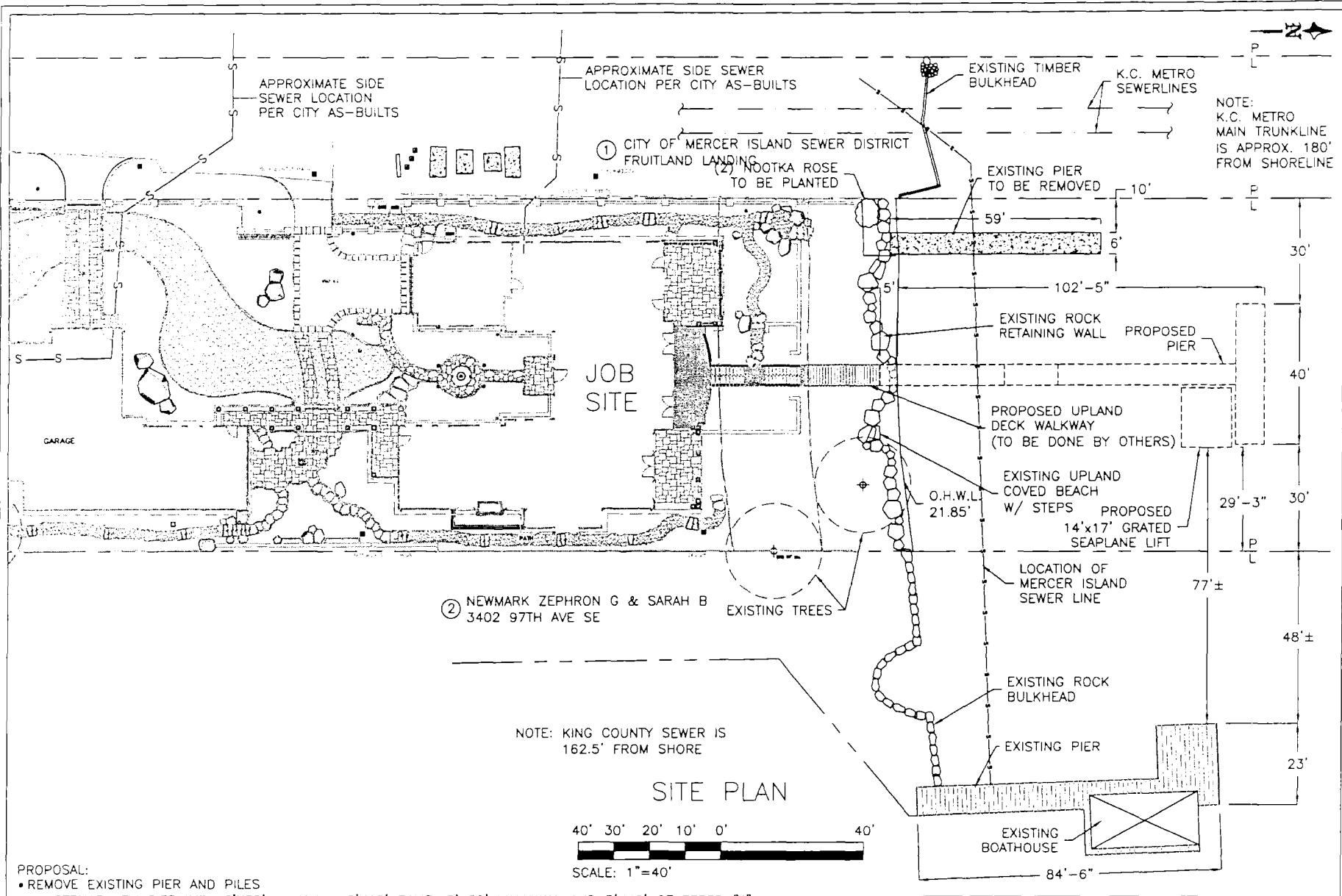
King County Line is  
apprx 180 feet from  
the shoreline

Spartan Road

10 inch  
Ductile Iron 16 inch

Map of Lakeline Area



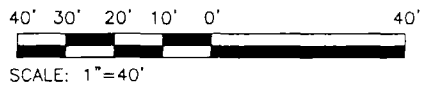


NOTE:  
K.C. METRO  
MAIN TRUNKLINE  
IS APPROX. 180'  
FROM SHORELINE

② NEWMARK ZEPHRON G & SARAH B  
3402 97TH AVE SE

NOTE: KING COUNTY SEWER IS  
162.5' FROM SHORE

SITE PLAN



- PROPOSAL:
- REMOVE EXISTING PIER AND PILES
  - CONSTRUCT NEW PIER WITH 6'X35' WALKWAY, 6'X15' RAMP, 5'X52' WALKWAY, AND 8'X40' CENTERED "T"
  - SEWER LINES WILL BE FIELD LOCATED PRIOR TO PILE REMOVAL AND DRIVING AND BE MARKED ON PIER WITH BRASS RINGS PRIOR TO FINAL INSPECTION
  - PILING WILL BE DRIVEN AT 10,000 LBS TO PRACTICAL REFUSAL
  - SEE FRAMING PLAN AND PLAN SET FOR CONSTRUCTION DETAILS
  - FRAMING INSPECTION REQUIRED PRIOR TO PLACING DECKING (IN CONTRACTOR'S SEATTLE FACILITY SINCE ALL PIER SECTIONS WILL BE PREFABRICATED)
  - ALL PILING AND FABRICATED STEEL WILL BE EPOXY COATED OR HOT DIPPED GALVANIZED AND ANY SITE WELDING WILL BE COATED WITH EPOXY OR COLD GALVANIZING DEPENDING ON THE ORIGINAL TREATMENT
  - ALL HARDWARE WILL BE HOT DIPPED GALVANIZED

PROPOSED: REMOVE EXISTING PIER AND CONSTRUCT NEW PIER IN NEW LOCATION.	
IN: LAKE WASHINGTON	
AT: MERCER ISLAND	APPLICATION#:
APPLICANT: HOBART PROPERTIES TRUST	
3310 97TH AVE SE	
MERCER ISLAND, WA. 98040	
SHEET: 1	OF: 1
DATE: 9-7-04	DWG#: 04-3306-A.2-1

