



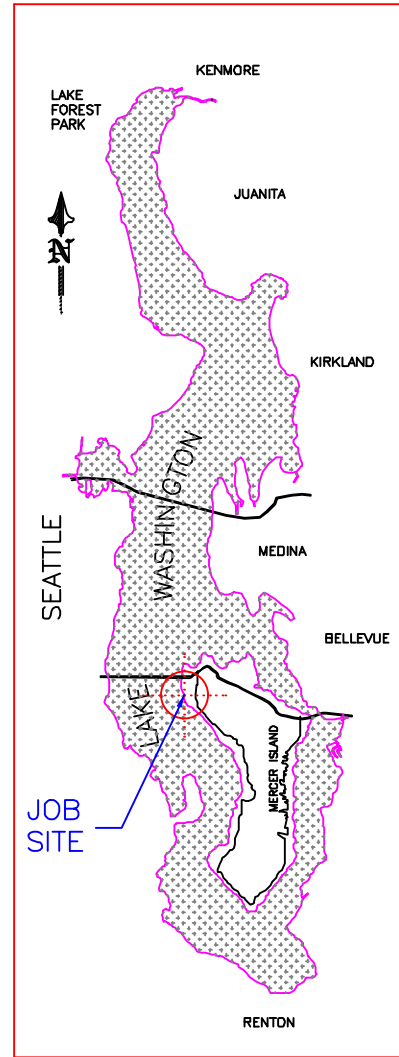
VICINITY MAP/NO SCALE

LEGAL DESCRIPTION

SECTION: NE-11-24-4 LAT: 47.583370 (47° 35' 0.132" N)
 TAXLOT #: 217450-0100 LONG: -122.252240 (122° 15' 8.064" W)

EAST SEATTLE ADD LOT 1 & SH LDS ADJ MERCER ISLAND SHORT PLAT
 NO 83-09-32 REC NO 8403019001 SD SHORT PLAT DAF - LOTS
 19-20-21 & 22 BLK 1 SD ADD & VAC ST ADJ

NOTE:
 PREVIOUS PERMITS INDICATE LEGAL NONCONFORMANCE.



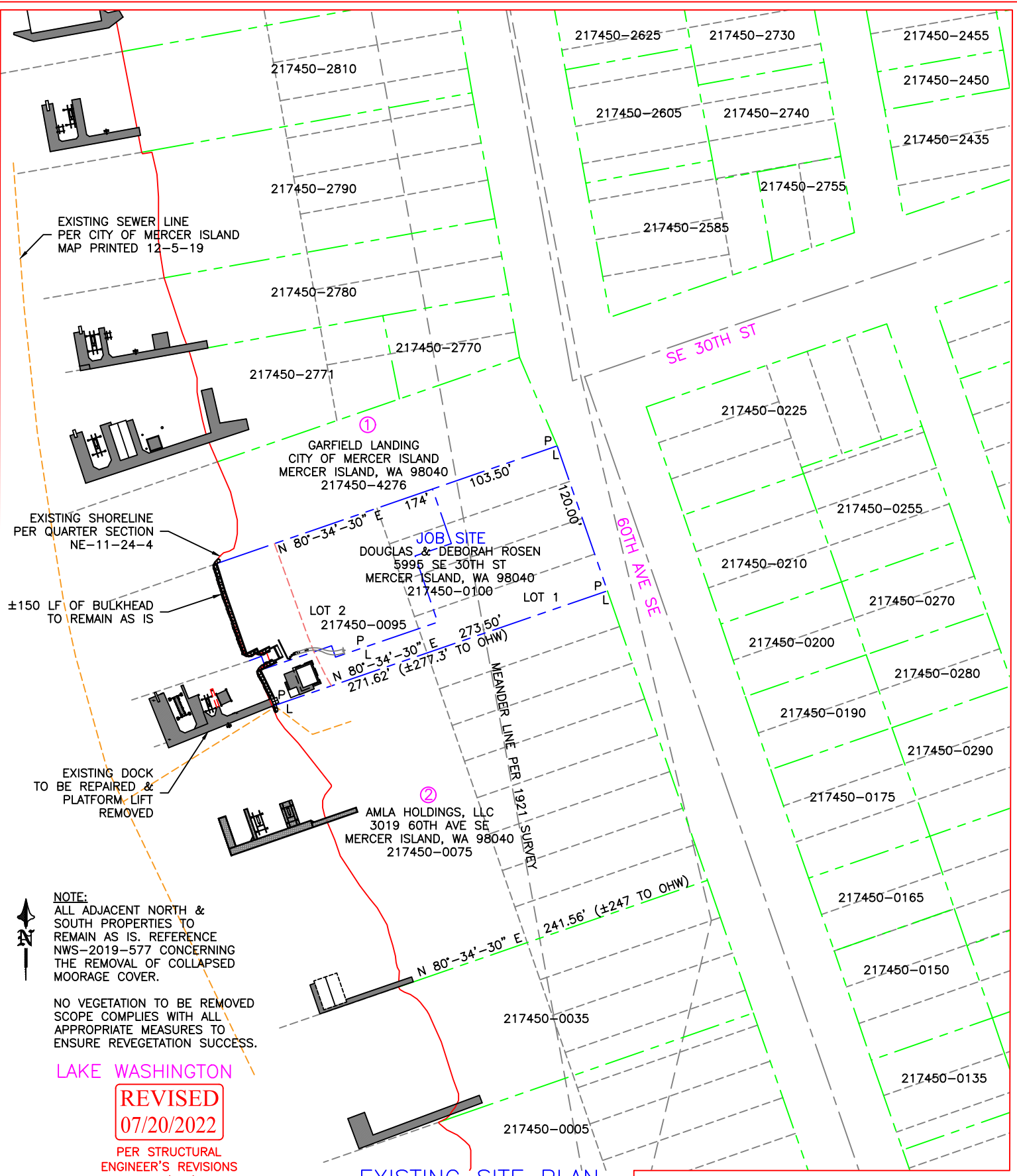
AREA MAP/NO SCALE

PROJECT DESIGNED BY:
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REVISED
07/20/2022

PER STRUCTURAL
 ENGINEER'S REVISIONS
 DATED 7/14/2022.

<p>ADJACENT OWNERS:</p> <p>① GARFIELD LANDING CITY OF MERCER ISLAND MERCER ISLAND, WA 98040</p> <p>② ALMA HOLDINGS, LLC 3019 60TH AVE SE MERCER ISLAND, WA 98040</p>	<p>PROPOSED: PIER REPAIR</p> <hr/> <p>PURPOSE: RESTORE PIER INTEGRITY</p> <hr/> <p>DATUM: C.O.E. MLLW=0.0'</p> <hr/> <p>DWG#: 19-31042-A11-1</p>	<p>APPLICANT: DOUGLAS ROSEN</p> <hr/> <p>SITE ADD. 5995 SE 30TH STREET MERCER ISLAND, WA 98040</p> <hr/> <p>MAIL ADD. 5995 SE 30TH STREET MERCER ISLAND, WA 98040</p> <hr/> <p>PAGE: 1 OF: 14 DATE: 2-7-2020</p>
<p>APPLICATION#:</p>		



EXISTING SEWER LINE
PER CITY OF MERCER ISLAND
MAP PRINTED 12-5-19

EXISTING SHORELINE
PER QUARTER SECTION
NE-11-24-4

±150 LF OF BULKHEAD
TO REMAIN AS IS

EXISTING DOCK
TO BE REPAIRED &
PLATFORM LIFT
REMOVED

①
GARFIELD LANDING
CITY OF MERCER ISLAND
MERCER ISLAND, WA 98040
217450-4276

JOB SITE
DOUGLAS & DEBORAH ROSEN
5995 SE 30TH ST
MERCER ISLAND, WA 98040
217450-0100

LOT 2
217450-0095

LOT 1

②
AMLA HOLDINGS, LLC
3019 60TH AVE SE
MERCER ISLAND, WA 98040
217450-0075

NOTE:
ALL ADJACENT NORTH &
SOUTH PROPERTIES TO
REMAIN AS IS. REFERENCE
NWS-2019-577 CONCERNING
THE REMOVAL OF COLLAPSED
MOORAGE COVER.

NO VEGETATION TO BE REMOVED
SCOPE COMPLIES WITH ALL
APPROPRIATE MEASURES TO
ENSURE REVEGETATION SUCCESS.

LAKE WASHINGTON

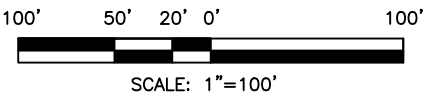
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07/20/2022

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ENGINEER'S REVISIONS
DATED 7/14/2022.
PROJECT DESIGNED BY:

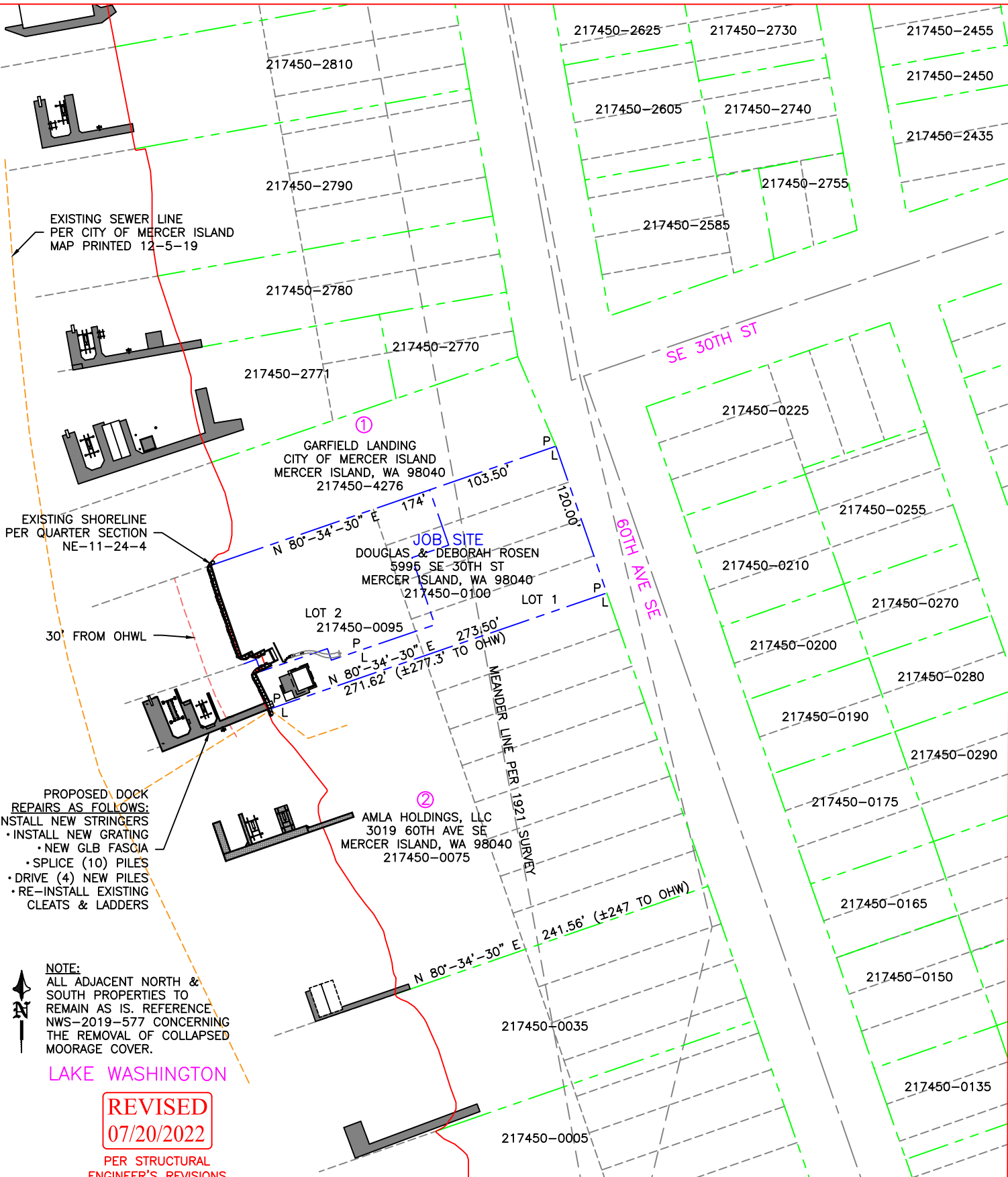
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EXISTING SITE PLAN



REFERENCE #:		
APPLICANT: DOUGLAS ROSEN		
PROPOSED: PIER REPAIR		
SHEET: 2	OF: 14	NEAR/AT: MERCER ISLAND
DATE: 2-7-2020		DWG#: 19-31042-A11-2



EXISTING SHORELINE
PER QUARTER SECTION
NE-11-24-4

EXISTING SEWER LINE
PER CITY OF MERCER ISLAND
MAP PRINTED 12-5-19

- PROPOSED DOCK
REPAIRS AS FOLLOWS:
- INSTALL NEW STRINGERS
 - INSTALL NEW GRATING
 - NEW GLB FASCIA
 - SPLICE (10) PILES
 - DRIVE (4) NEW PILES
 - RE-INSTALL EXISTING CLEATS & LADDERS

NOTE:
ALL ADJACENT NORTH &
SOUTH PROPERTIES TO
REMAIN AS IS. REFERENCE
NWS-2019-577 CONCERNING
THE REMOVAL OF COLLAPSED
MOORAGE COVER.

LAKE WASHINGTON

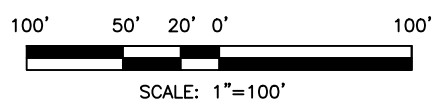
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DATED 7/14/2022.
PROJECT DESIGNED BY:

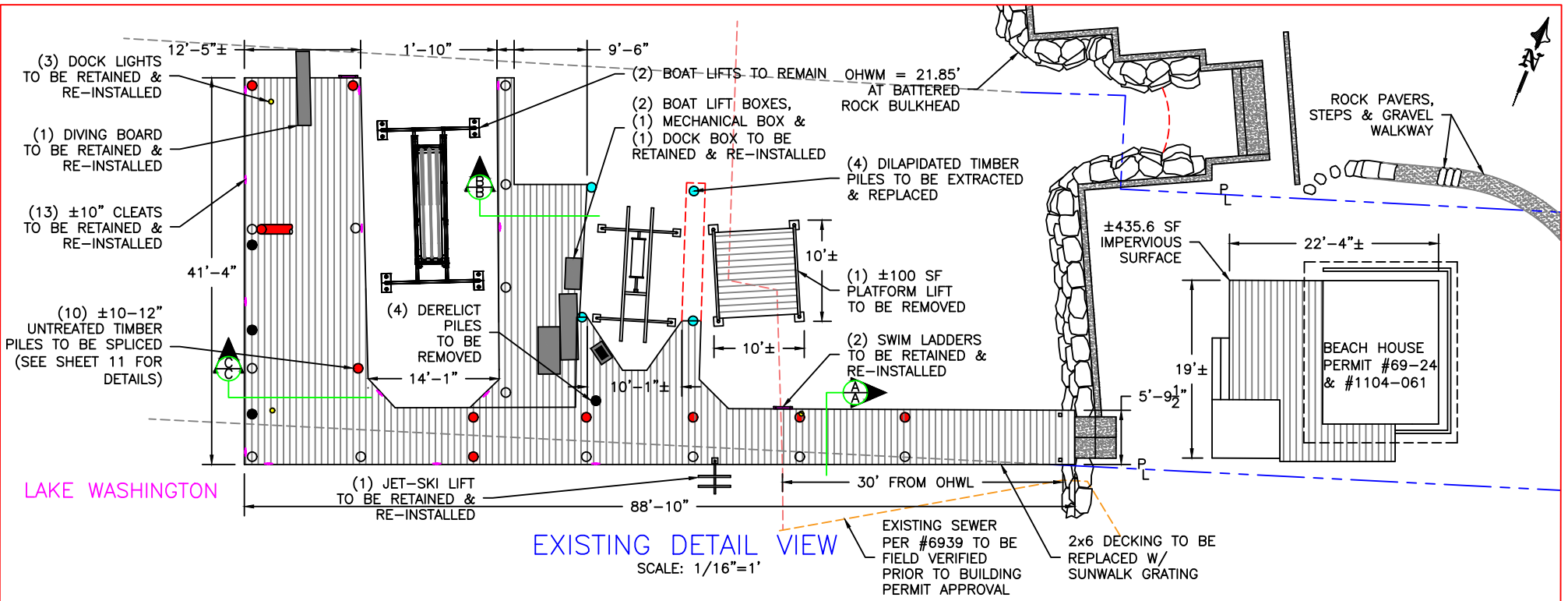
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PROPOSED SITE PLAN

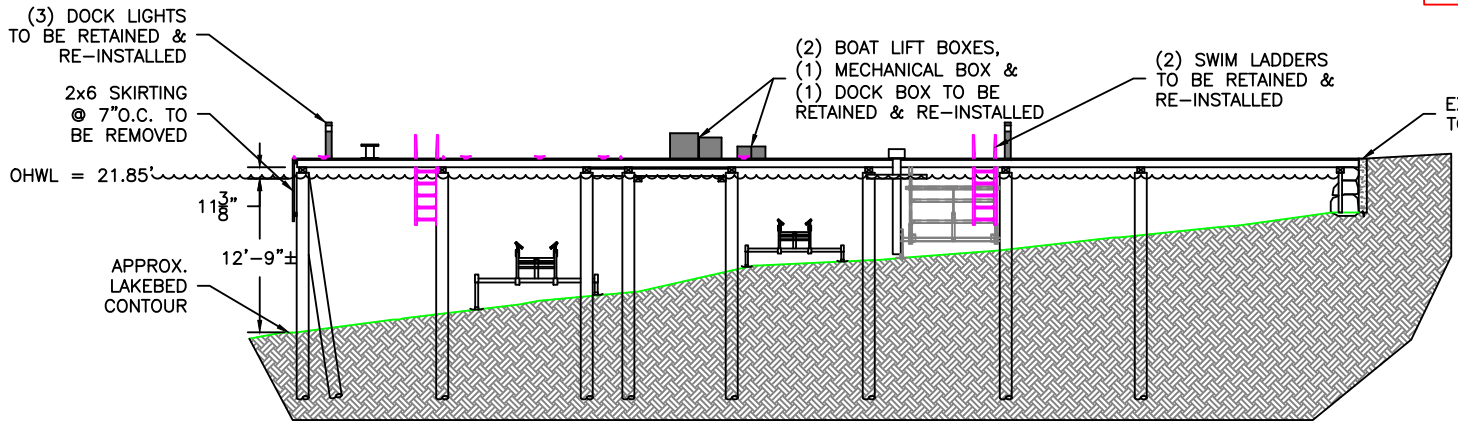


REFERENCE #:		
APPLICANT: DOUGLAS ROSEN		
PROPOSED: PIER REPAIR		
SHEET: 3	OF: 14	NEAR/AT: MERCER ISLAND
DATE: 2-7-2020	DWG#: 19-31042-A11-3	

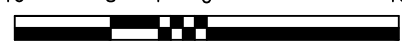


EXISTING DETAIL VIEW
SCALE: 1/16"=1'

EXISTING SQUARE FOOTAGE = 1349.7 SF



EXISTING ELEVATION VIEW



SCALE: 1/16"=1'

JOB SITE
DOUGLAS & DEBORAH ROSEN
5995 SE 30TH ST
MERCER ISLAND, WA 98040
217450-0100

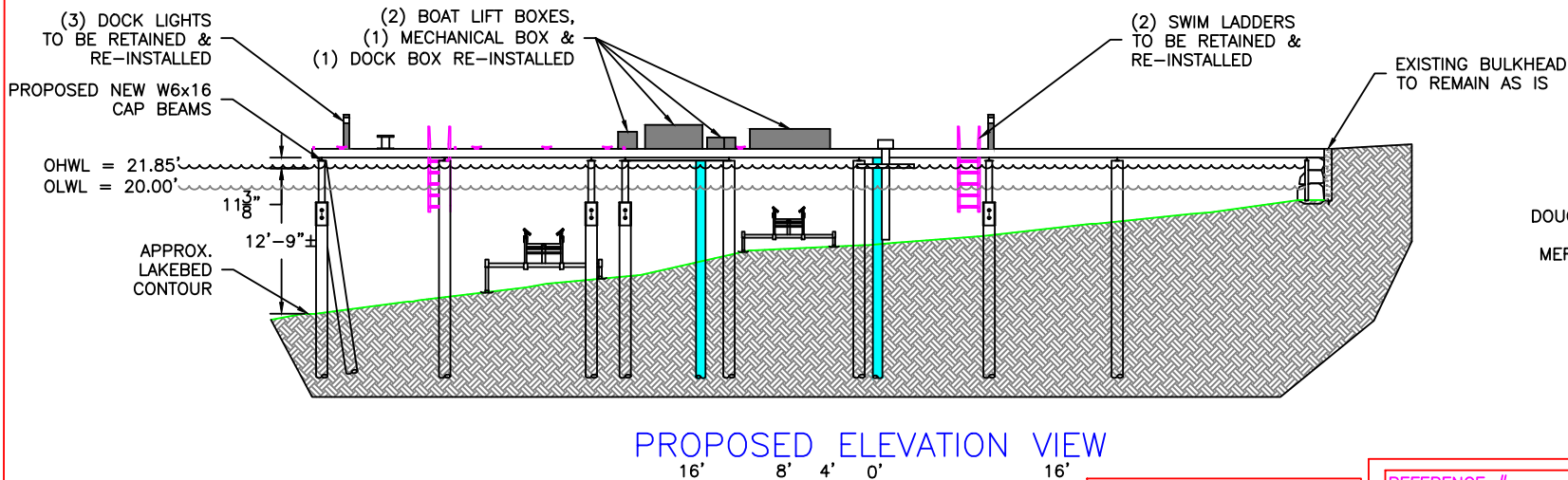
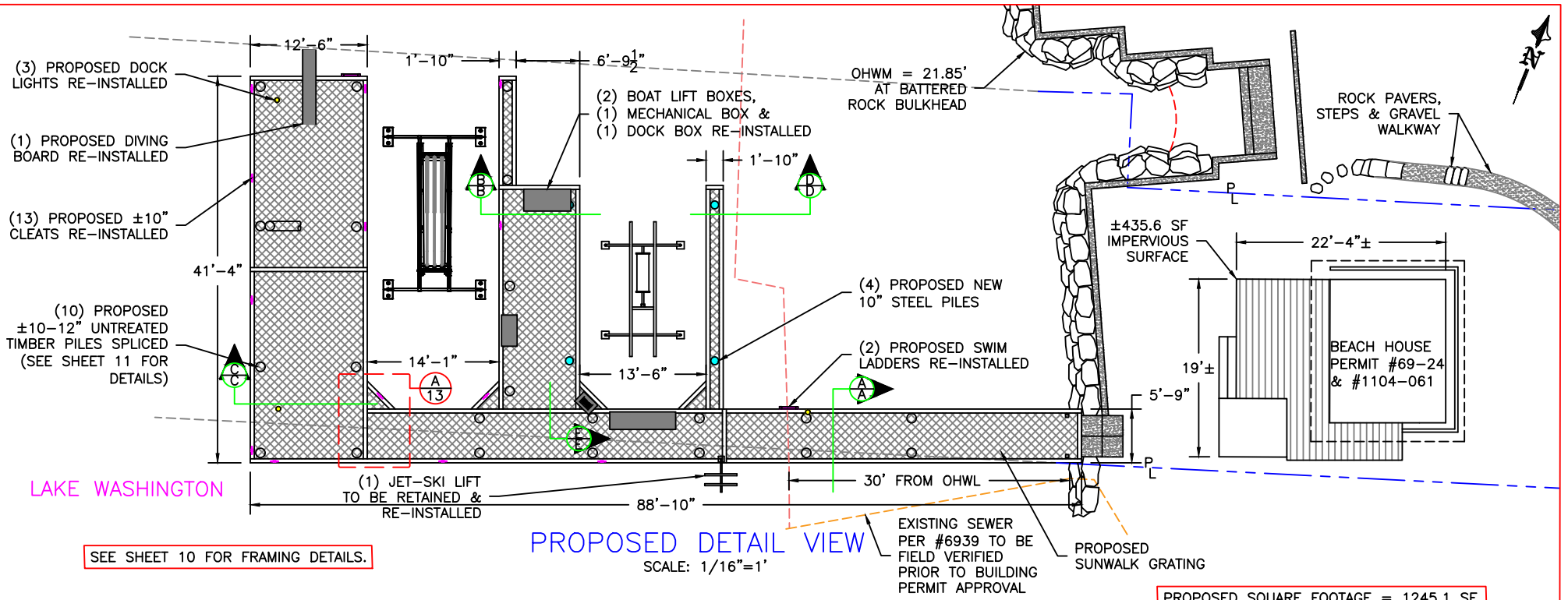
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07/20/2022

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DATED 7/14/2022.

REFERENCE #:		
APPLICANT: DOUGLAS ROSEN		
PROPOSED: PIER REPAIR		
SHEET: 4	OF: 14	NEAR/AT: MERCER ISLAND
DATE: 2-7-2020		DWG#: 19-31042-A11-4

PROJECT DESIGNED BY:
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JOB SITE
DOUGLAS & DEBORAH ROSEN
5995 SE 30TH ST
MERCER ISLAND, WA 98040
217450-0100

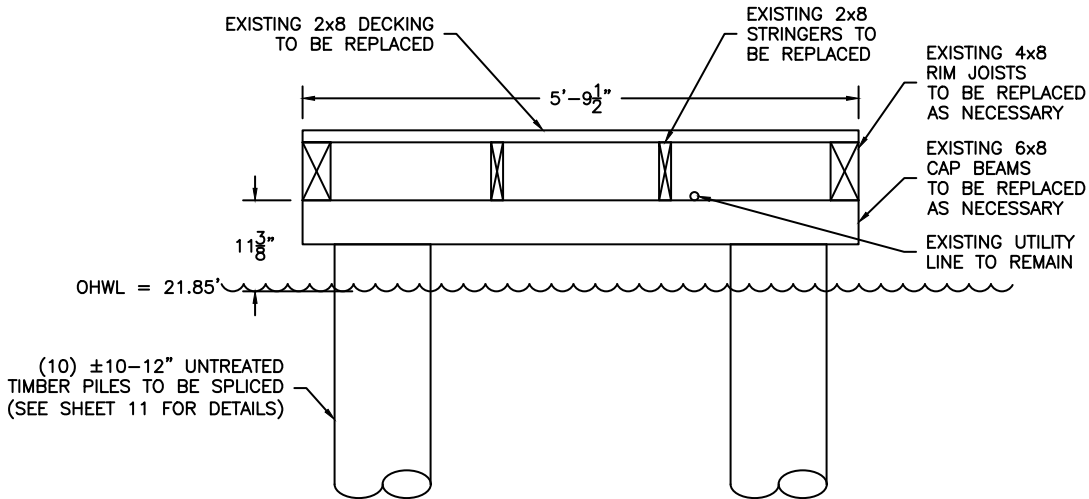
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07/20/2022

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DATED 7/14/2022.

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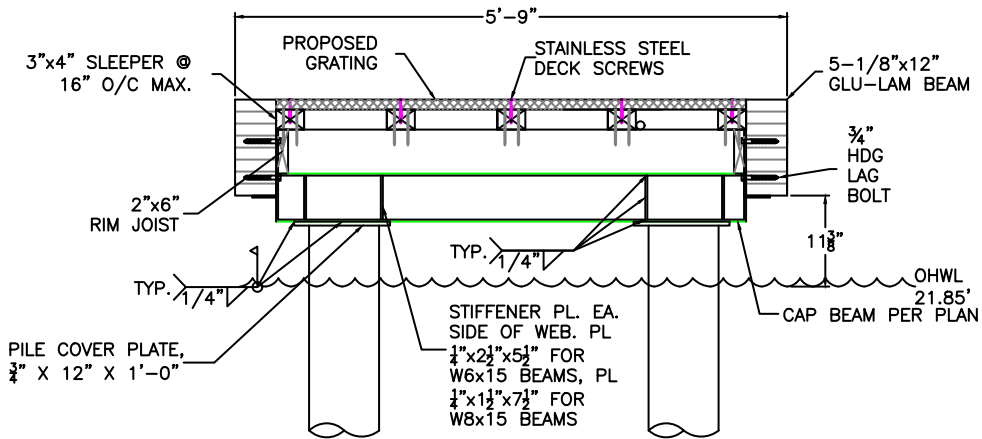
NOTE:
(33) TOTAL EXISTING PILES
(10) PILES REPAIRED
(4) PILES REPLACED
(4) PILES REMOVED
(29) TOTAL PROPOSED PILES

REFERENCE #:		
APPLICANT: DOUGLAS ROSEN		
PROPOSED: PIER REPAIR		
SHEET: 5	OF: 14	NEAR/AT: MERCER ISLAND
DATE: 2-7-2020		DWG#: 19-31042-A11-5

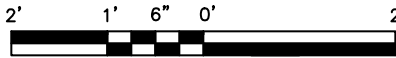


EXISTING SECTION A-A

SCALE: 1/2"=1'



PROPOSED SECTION A-A



SCALE: 1/2"=1'

PROJECT DESIGNED BY:

Waterfront Construction Inc.

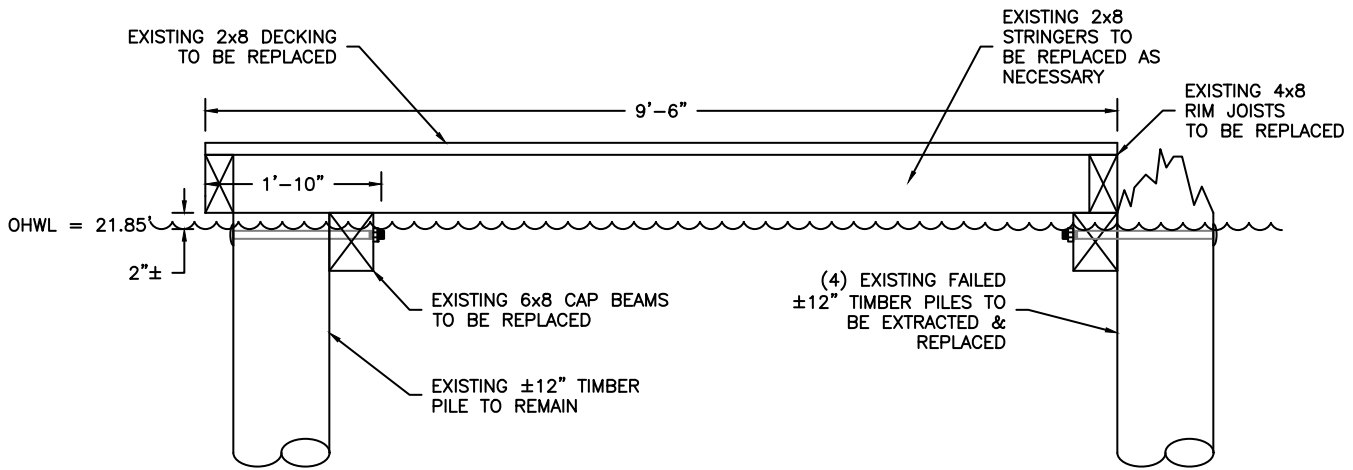
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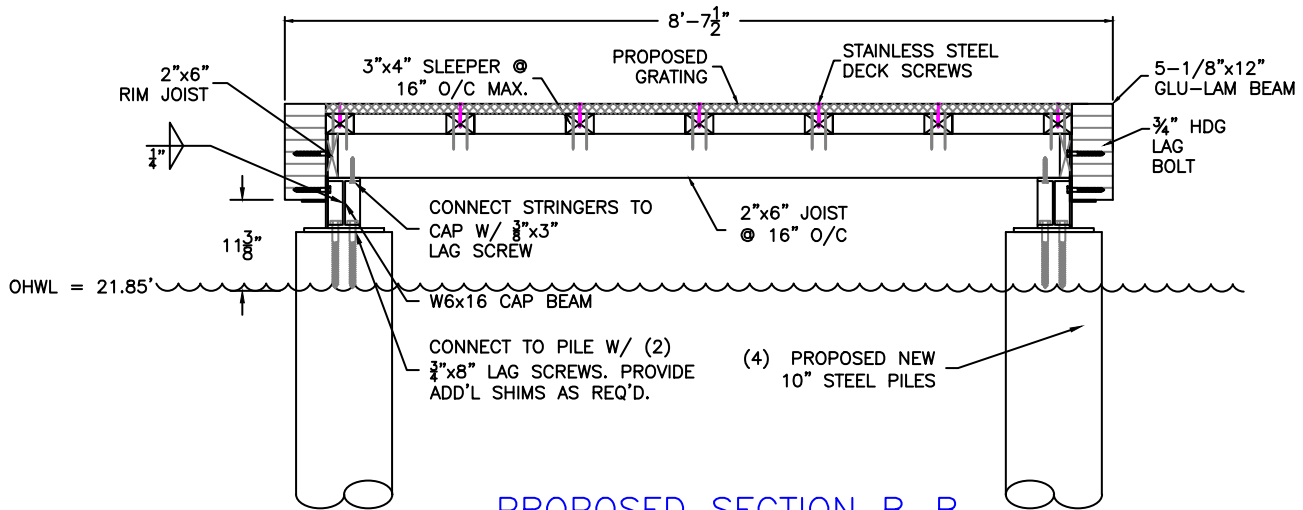
07/20/2022

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REFERENCE #:		
APPLICANT: DOUGLAS ROSEN		
PROPOSED: PIER REPAIR		
SHEET: 6	OF: 14	NEAR/AT: MERCER ISLAND
DATE: 2-7-2020	DWG#: 19-31042-A11-6	



EXISTING SECTION B-B
SCALE: 1/2"=1'



PROPOSED SECTION B-B
SCALE: 1/2"=1'

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DATED 7/14/2022.

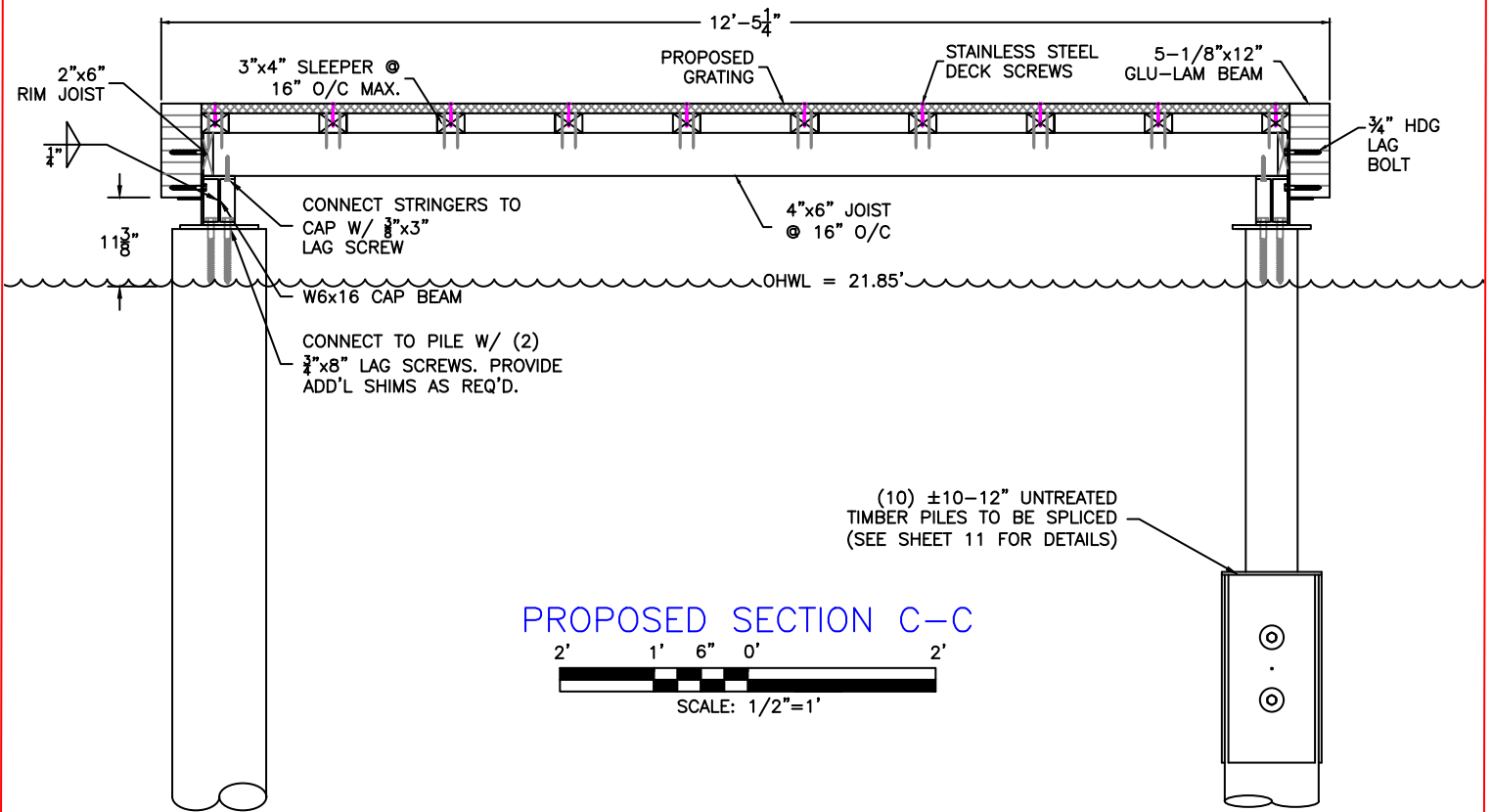
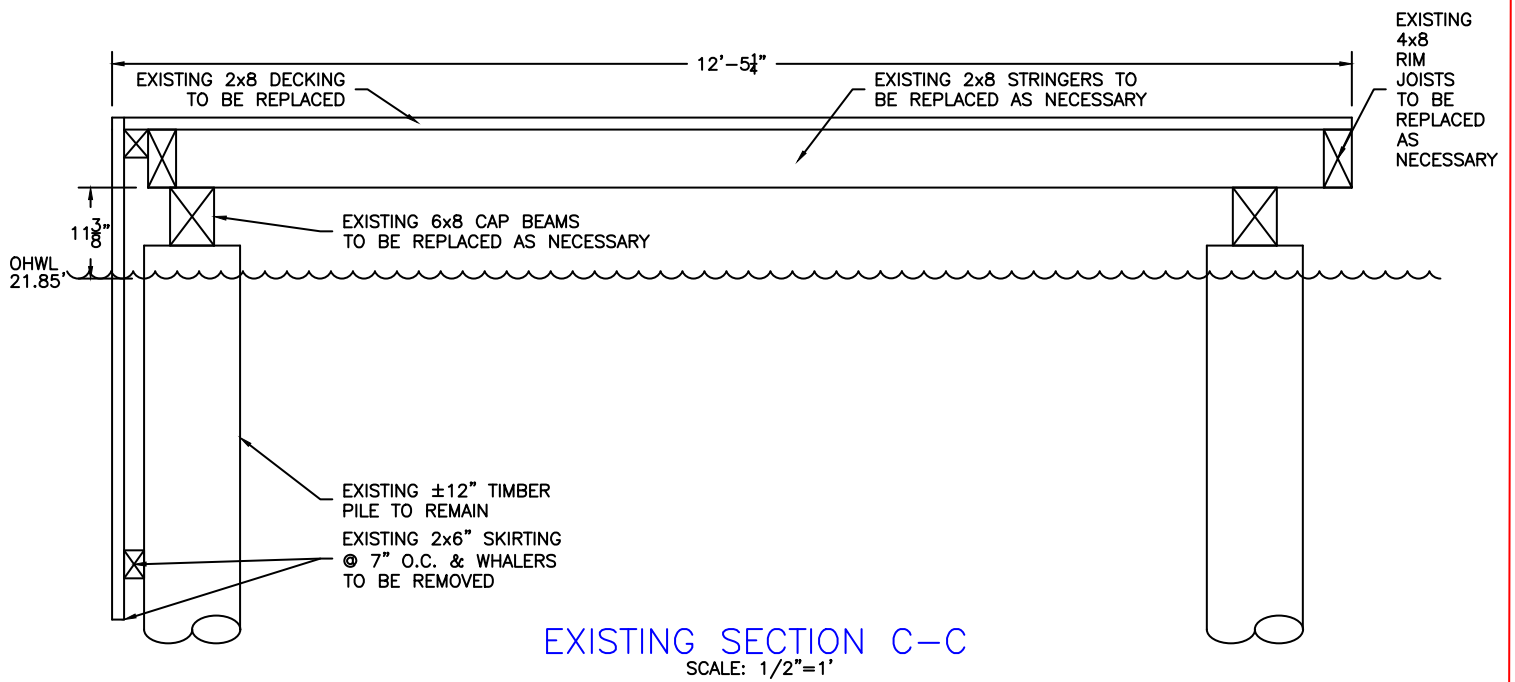
REFERENCE #:

APPLICANT: DOUGLAS ROSEN

PROPOSED: PIER REPAIR

SHEET: 7 OF 14 NEAR/AT: MERCER ISLAND

DATE: 2-7-2020 DWG#: 19-31042-A11-7



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PER STRUCTURAL
ENGINEER'S REVISIONS
DATED 7/14/2022.

REFERENCE #:

APPLICANT: DOUGLAS ROSEN

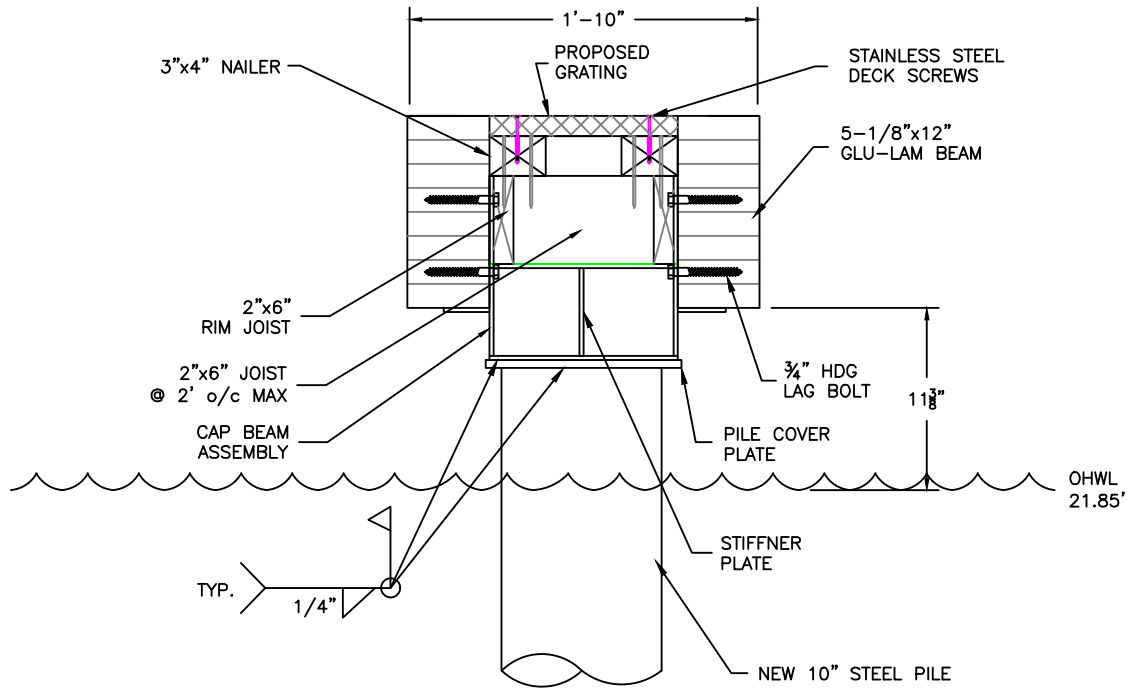
PROPOSED: PIER REPAIR

SHEET: 8 OF: 14

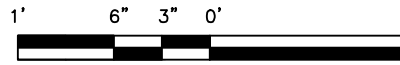
NEAR/AT: MERCER ISLAND

DATE: 2-7-2020

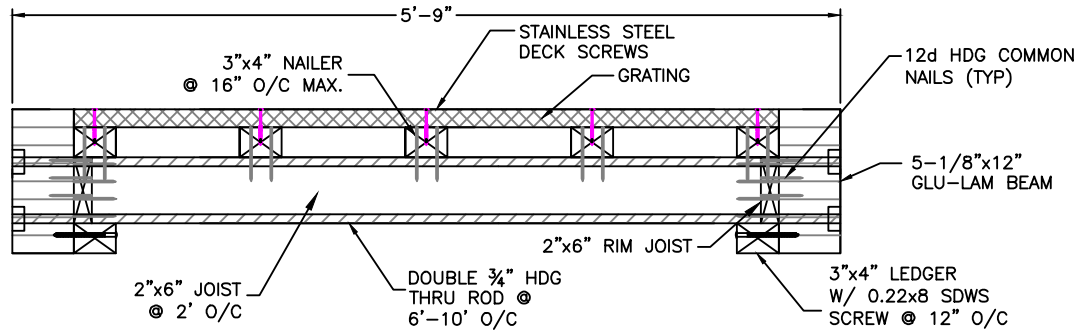
DWG#: 19-31042-A11-8



PROPOSED SECTION D-D

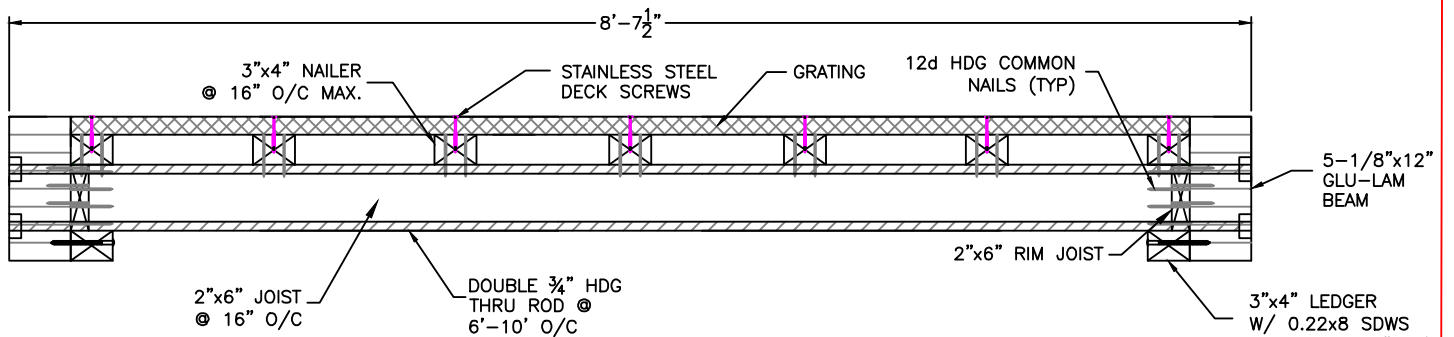


SCALE: 1"=1'

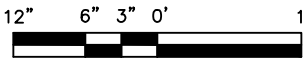


PROPOSED SECTION FRAMING A-A

SCALE: 3/4"=1'



PROPOSED SECTION FRAMING B-B



SCALE: 3/4"=1'

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07/20/2022

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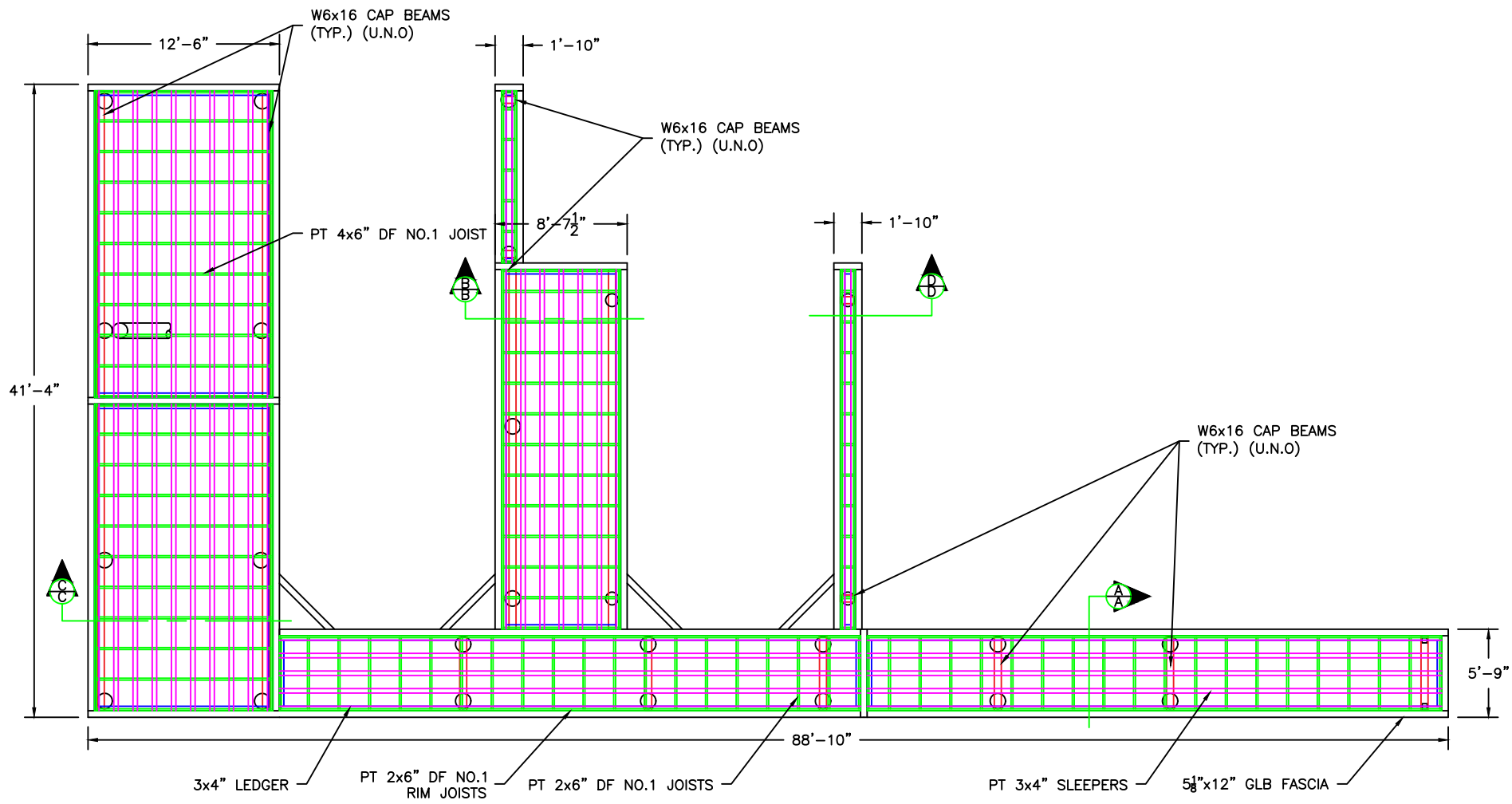
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APPLICANT: DOUGLAS ROSEN

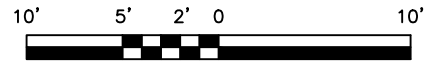
PROPOSED: PIER REPAIR

SHEET: 9 OF: 14 NEAR/AT: MERCER ISLAND

DATE: 2-7-2020 DWG#: 19-31042-A11-9



FRAMING DETAIL PLAN VIEW



SCALE: 1"=10'

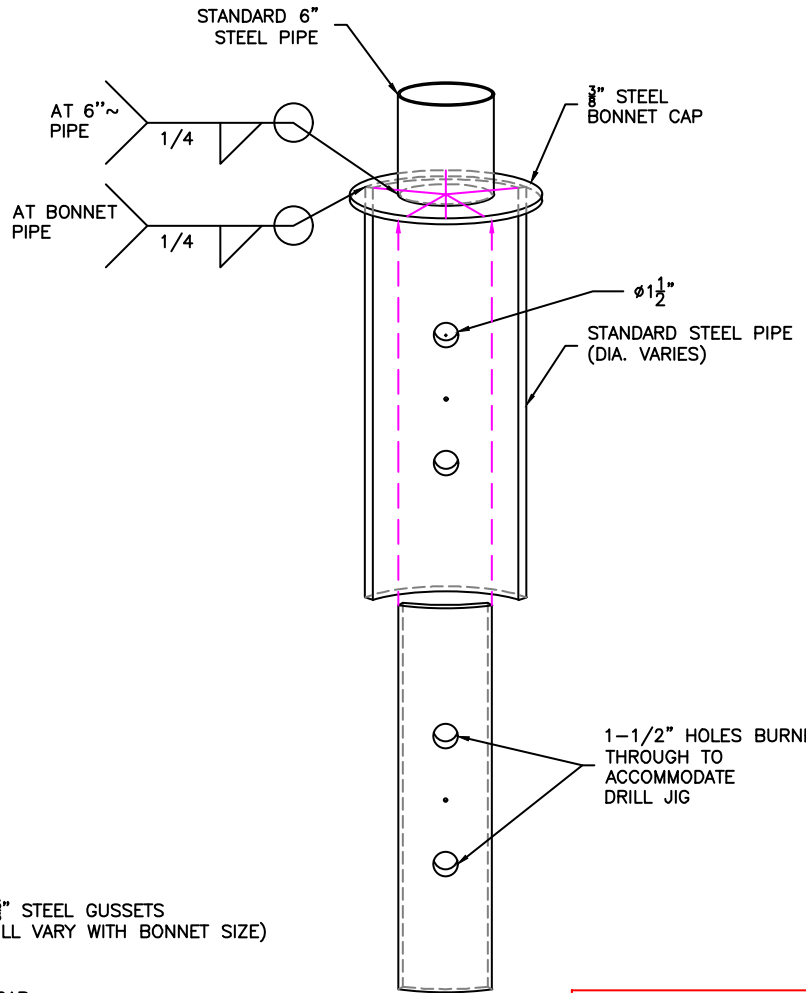
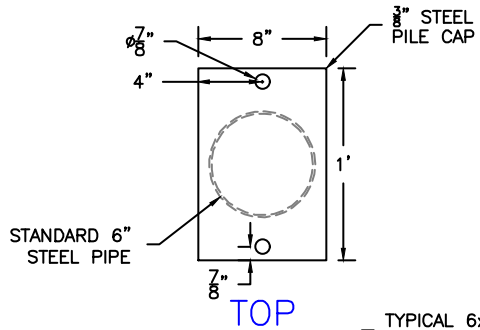
NOTE:
REFER TO STRUCTURAL NOTES
FOR MATERIAL SPECIFICATIONS.

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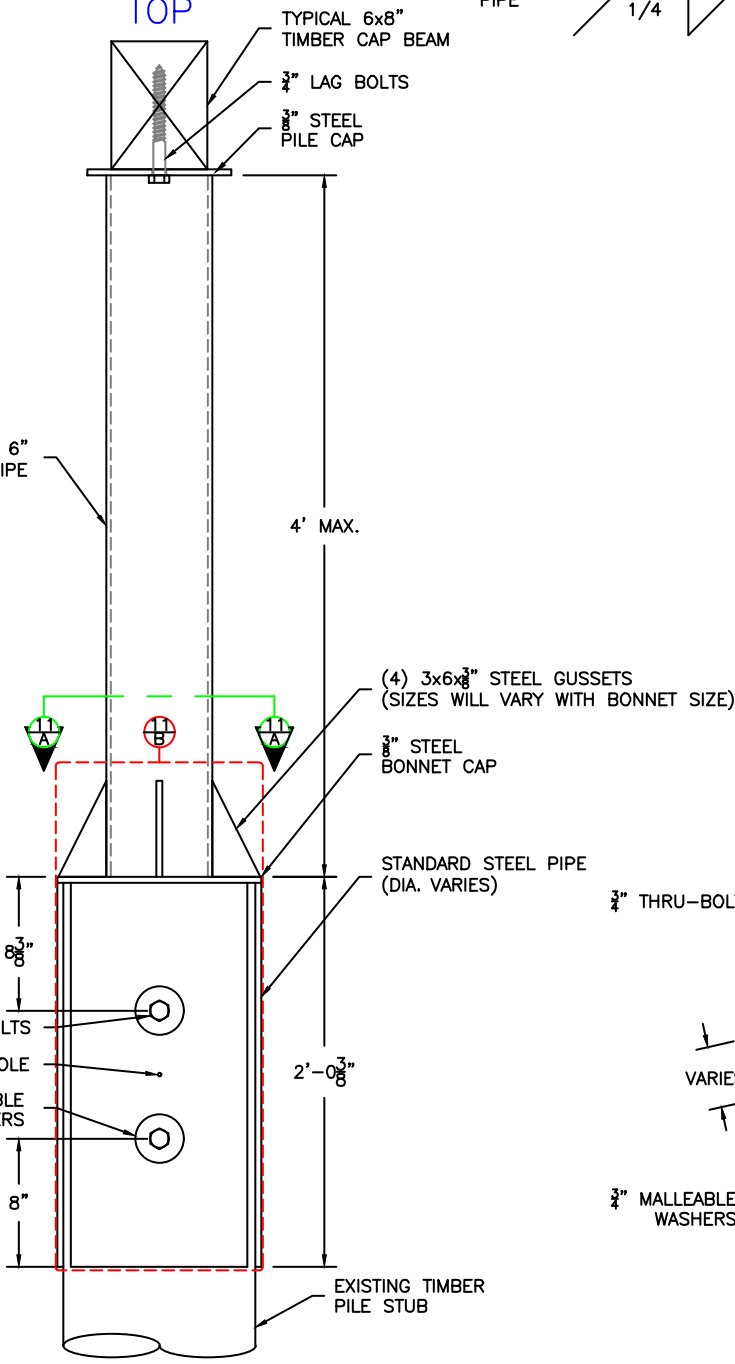
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REFERENCE #:		
APPLICANT: DOUGLAS ROSEN		
PROPOSED: PIER REPAIR		
SHEET: 10	OF: 14	NEAR/AT: MERCER ISLAND
DATE: 2-7-2020	DWG#: 19-31042-A11-10	

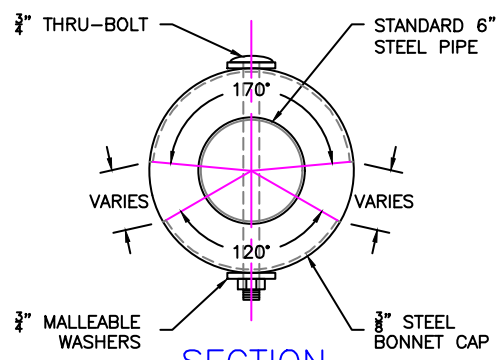


NOTE:
STEEL GUSSETS LEFT OUT OF DETAIL & SECTION VIEWS FOR CLARITY.

DETAIL 11-B



FRONT



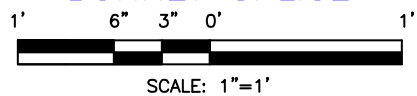
SECTION 11-A

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BONNET SPLICE



REFERENCE #:	
APPLICANT: DOUGLAS ROSEN	
PROPOSED: PIER REPAIR	
SHEET: 11	OF: 14
DATE: 2-7-2020	NEAR/AT: MERCER ISLAND
	DWG#: 19-31042-A11-11

NOTE:
DOCK LIGHTS NOT TO EXCEED 450LM EACH
NOR A TOTAL OF 2700LM.

OVERWATER SOLID COVERAGE CALCULATIONS:

LIGHTS = .5889 SF
DIVING BOARD = 11.1875 SF
BOATLIFT BOXES = 8.5 SF
MECHANICAL BOX = 11.8125 SF
DOCK BOX = 13.1875 SF
TOTAL = 45.3 SF

OVERWATER LIGHT-PENETRATING COVERAGE CALCULATIONS:

GRATING = 1064 SF

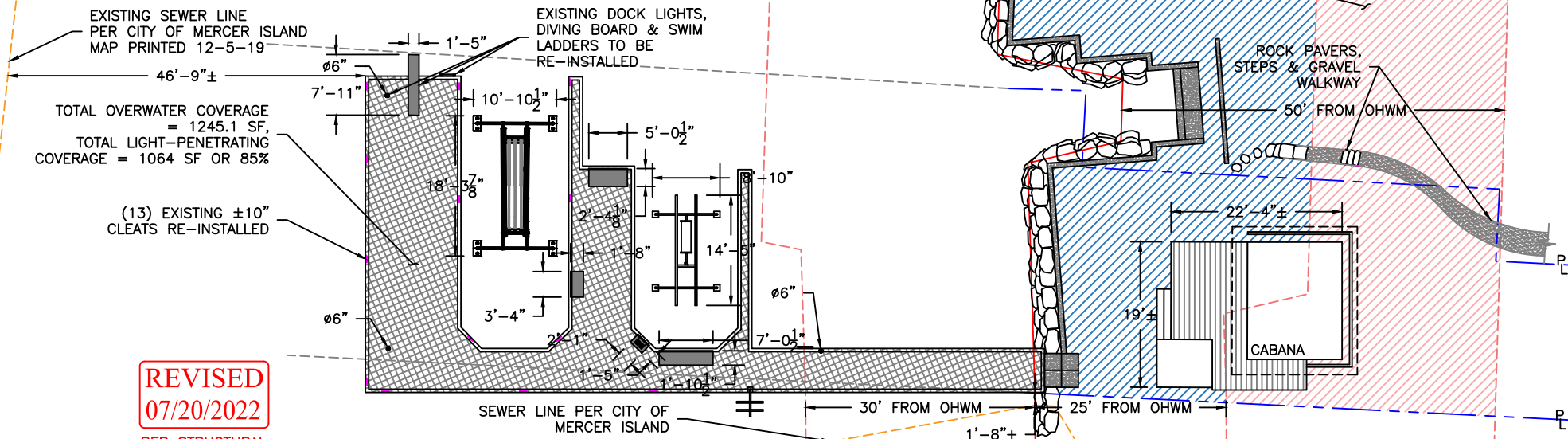
OHWM = 21.85'
AT BATTERED
ROCK BULKHEAD

0-25' SHOREWARD OF OHWM = 3787 SF
TOTAL IMPERVIOUS SURFACE = 678 SF
OR 18%

25-50' SHOREWARD OF OHWM = 3706 SF
TOTAL IMPERVIOUS SURFACE = 188 SF
OR 5%

JOB SITE

DOUGLAS & DEBORAH ROSEN
5995 SE 30TH ST
MERCER ISLAND, WA 98040
217450-0100



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**PROPOSED IMPERVIOUS SURFACE
& OVERWATER COVERAGE CALCULATIONS**

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



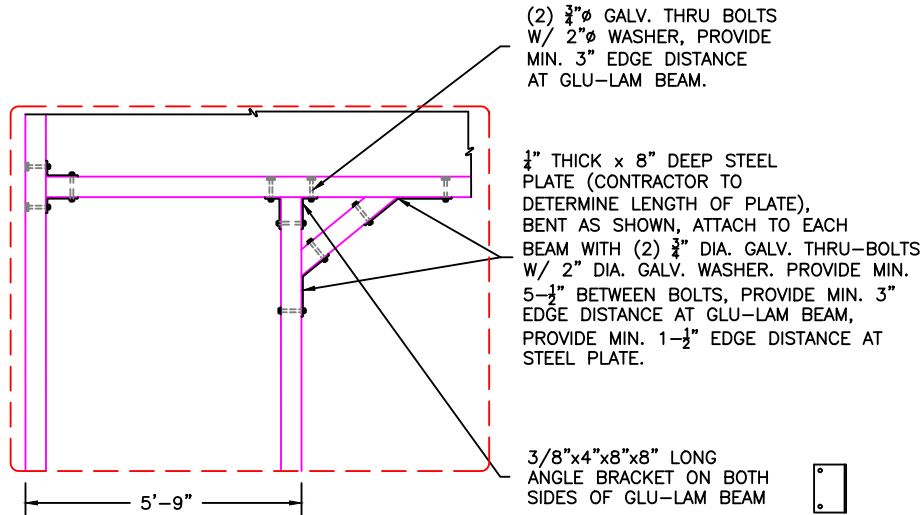
SCALE: 1"=20'

REFERENCE #:

APPLICANT: DOUGLAS ROSEN

PROPOSED: PIER REPAIR

SHEET: 12 OF: 14 NEAR/AT: MERCER ISLAND
DATE: 2-7-2020 DWG#: 19-31042-A11-12



TYPICAL GLU-LAM BEAM CONNECTION DETAIL A-13



STRUCTURAL NOTES

CODE:
THE INTERNATIONAL BUILDING CODE (IBC) 2018 EDITION AND THE 2018 INTERNATIONAL EXISTING BUILDING CODE (IEBC), WITH THE STATE OF WASHINGTON AMENDMENTS.

LIVE LOADS:
RESIDENTIAL PIER (NEW) 60 PSF

LATERAL LOADS (BASED ON ASCE 7):
WIND DESIGN DATA:
WIND SPEED 97 MPH
IMPORTANCE FACTOR 1
RISK CATEGORY I
EXPOSURE C
TOPOGRAPHICAL FACTOR 1

PILE INSTALLATION:
THE PILES SHALL BE DRIVEN TO REFUSAL USING A VIBRATOR OR DIESEL HAMMER. OUR DESIGN ASSUMES THAT THERE IS A LAYER OF SOFT SOIL BELOW THE MUDLINE THAT IS UP TO 20 FEET DEEP THAT IS UNDERLAIN BY DENSE SOIL THAT IS SUFFICIENT FOR BEARING. THE DEPTH OF THIS SOFT SOIL LAYER SHOULD BE MONITORED AND RECORDED TO CONFIRM THAT IT IS NOT MORE THAN 20 FEET THICK. NOTIFY ENGINEER IF THE SOFT SOIL LAYER IS MORE THAN 20 FEET THICK. THE PILES SHALL BE DRIVEN A MINIMUM OF 5 FEET INTO THE DENSE BEARING SOIL. THE DEPTH OF EMBEDMENT INTO THE DENSE BEARING SOIL SHOULD BE MONITORED AND RECORDED TO CONFIRM THAT THE MINIMUM EMBEDMENT IS ACHIEVED. IF THE MINIMUM EMBEDMENT INTO THE DENSE BEARING SOIL IS NOT REACHED, THEN OVERDRIVING OF THE PILES WILL BE NECESSARY.

STEEL PILING:
10" PILING SHALL BE STANDARD ASTM A252, GRADE "3" Fy = 45,000 PSI.

STRUCTURAL & MISCELLANEOUS STEEL:
WIDE-FLANGE BEAMS ASTM A992 Fy = 50,000 PSI. CHANNELS, ANGLES, AND PLATES ASTM A36 Fy = 36,000 PSI. PIPES ASTM A53 GRADE "B" Fy = 35,000 PSI. ALL FABRICATION & ERECTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF AISC "STEEL CONSTRUCTION MANUAL."

ALL WELDS SHALL BE 3/16" MINIMUM CONTINUOUS FILLET WELDS USING AWS D1.1 CLASS E70 ELECTRODES UNLESS NOTED OTHERWISE. ALL WELDING SHALL BE PERFORMED BY WELDERS CERTIFIED BY WABO.

STEEL BOLTS:
ALL BOLTS AND THREADED RODS SHALL BE ASTM A307 UNLESS NOTED OTHERWISE. ANCHOR RODS SHALL BE ASTM F1554, GRADE 36. BOLTS SHOULD BE INSTALLED IN STANDARD SIZE HOLES UNLESS NOTED OTHERWISE. OVERSIZED HOLES ARE PERMITTED FOR ANCHOR BOLTS IN COLUMN BASE PLATES.

ALL BOLTS NOT SPECIFIED AS SLIP CRITICAL ARE TO BE ASSEMBLED "SNUG TIGHT" MEANING FULL EFFORT USING A STANDARD HAND-HELD WRENCH OR A FEW IMPACTS OF AN IMPACT WRENCH AFTER FINGER TIGHTENING

SCREWS INSTALLED IN WOOD:
SCREWS FOR INSTALLATION IN WOOD SHALL BE MANUFACTURED BY THE SIMPSON STRONG-TIE COMPANY, IN ACCORDANCE WITH ICC-ES REPORT ESR-2236 AND IAPMO UES REPORT #192. THE SCREW DIAMETERS AND LENGTHS ARE AS FOLLOWS:
SDWS22 (0.22" DIAMETER, LENGTHS: 3" TO 10")

SDWS22 SCREWS HAVE PROPRIETARY CORROSION-RESISTANT COATINGS EQUIVALENT TO ASTM A153-CLASS D AND ARE INTENDED TO BE USED WHERE EXPOSED TO WEATHER OR IN CONTACT WITH MOST PRESSURE TREATED WOOD. EQUIVALENT SCREWS BY OTHER MANUFACTURERS MAY BE SUBSTITUTED PROVIDED THEY HAVE ICC-ES APPROVAL FOR EQUAL LOAD CAPACITIES AND CORROSION RESISTANCE.

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07/20/2022

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PROPOSED: PIER REPAIR		
SHEET: 13	OF: 14	NEAR/AT: MERCER ISLAND
DATE: 2-7-2020	DWG#: 19-31042-A11-13	

STRUCTURAL NOTES, CONTINUED

STRUCTURAL LUMBER GRADES:

ALL LUMBER SHALL BE GRADED IN ACCORDANCE WITH CURRENT WPA STANDARD GRADING RULES FOR WESTERN LUMBER. USE THE FOLLOWING SPECIES AND MINIMUM GRADE:

JOISTS D.F.-L #1 Fb=1,000 PSI
STRINGERS (4x & SMALLER) D.F.-L #1 Fb=1,000 PSI

WOOD FOR OVER-WATER AND IN-WATER:

ALL WOOD PARTIALLY OR FULLY SUBMERGED IN WATER SHALL BE TREATED WITH AMMONIACAL COPPER ZINC ARSENATE (ACZA), EXCEPT WHEN WOOD IS IN STATE-OWNED AQUATIC LANDS (SOAL) MANAGED BY THE DEPARTMENT OF NATURAL RESOURCES (DNR) WHERE TREATMENT TO WOOD IN WATER/IN SPLASH ZONE IS PROHIBITED. ALL WOOD INSTALLED ABOVE WATER (WHERE CLEARLY OUT OF THE SPLASH ZONE) SHALL BE TREATED WITH AMMONIACAL COPPER ZINC ARSENATE (ACZA). WOOD TREATED WITH PENTACHLOROPHENOL, CREOSOTE, CHROMATE COPPER ARSENATE (CCA), OR COMPARABLY TOXIC COMPOUNDS IS PROHIBITED FOR PIERS, DOCKS, AND PILING.

WOOD SHALL BE TREATED IN ACCORDANCE WITH AWP STANDARD U1. USE THE FOLLOWING MINIMUM AWP USE CATEGORIES:

WOOD OVER WATER: UC4B
WOOD IN WATER: UC4C

TREAT CUT ENDS OF AND HOLES IN TREATED WOOD WITH SAFECOAT'S DYNOSEAL OR SEAL-IT-GREEN XTREME PLANT BASED STAIN.

GLUED LAMINATED LUMBER:

DOUGLAS FIR-LARCH GRADE 24F-V4 (Fb=2400 PSI) FOR SINGLE SPAN BEAMS AND 24F-V8 FOR BEAMS CONTINUOUS OVER SUPPORTS, COMBINATION 3 FOR COLUMNS Fc = 2,300 PSI. ALL GLULAM MATERIALS SHALL CONFORM TO THE REQUIREMENTS OF ANSI/AITC A190.1 AND BE STAMPED WITH AN AITC QUALITY MARK OR AN APA-EWS TRADEMARK. ADHESIVES USED IN THE GLULAM MANUFACTURING PROCESS SHALL CONFORM TO AITC 405 FOR WET USE ADHESIVES. GLULAM MEMBERS SHALL BE MANUFACTURED FROM DOUGLAS FIR LAMINATING LUMBER. ALL BEAMS SHALL HAVE ZERO CAMBER UNLESS NOTED OTHERWISE. MEMBERS NOT EXPOSED TO VIEW IN THE COMPLETED WORK SHALL BE INDUSTRIAL APPEARANCE GRADE. MEMBERS EXPOSED TO VIEW IN THE COMPLETED WORK SHALL BE ARCHITECTURAL APPEARANCE GRADE.

JET SKI LIFT PIER FRAMING REQUIREMENTS:

JET SKI LIFTS MANUFACTURED BY 'BOAT LIFT INTERNATIONALS' WILL BE USED. ACCORDING TO THE STRUCTURAL CALCULATIONS, THE G.L. EDGE BEAM IS SUFFICIENT TO SUPPORT THE UPPER MOUNTING BRACKET OF JET SKI LIFT AT THE LOCATION SHOWN ON THE 'PROPOSED DETAIL VIEW' ON SHEET 5 (DATE 2-7-2020).

IF MORE THAN ONE JET SKI LIFT IS INSTALLED, IT SHOULD BE LOCATED AT LEAST ONE BENT AWAY FROM THE FIRST LIFT ON THE SOUTH SIDE SO THAT IT IS SUPPORTED BY A SEPARATE STRINGER.

LATERAL SUPPORT FOR THE BASE OF THE JET SKI LIFT WILL BE DESIGNED BY THE MANUFACTURER.

THE ATTACHMENTS OF THE JET SKI LIFT TO THE PIER WILL BE DESIGNED BY THE MANUFACTURER.

NOTIFY ENGINEER IF A DIFFERENT MANUFACTURER IS USED OR IF MORE THAN TWO JET SKI LIFTS ARE TO BE INSTALLED.

MISCELLANEOUS:

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD. REPETITIVE FEATURES MAY BE DRAWN OR CALLED OUT ONCE, BUT SHALL BE COMPLETELY PROVIDED AS IF DRAWN IN FULL. ALL WORKMANSHIP SHALL BE OF THE HIGHEST QUALITY AND IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND INDUSTRY STANDARDS. PROVIDE TEMPORARY BRACING AS REQUIRED UNTIL ALL PERMANENT CONNECTIONS AND STIFFENINGS HAVE BEEN INSTALLED.

SAFETY:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR DEMOLITION, TEMPORARY BRACING, SHORING, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES IN CONNECTION WITH THE WORK.

THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR THE CONDITION ON THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.

THE REQUIRED AND/OR IMPLIED DUTY OF THE ENGINEER TO CONDUCT CONSTRUCTION REVIEW OF CONTRACTOR'S PERFORMANCE DOES NOT, AND IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES, IN ON OR NEAR THE CONSTRUCTION SITE.



The engineering seal on these drawings represents the following limited scope of structural engineering design:

- Design of the pier framing members: cap beams and joists.
- Design new piles for boat impact loads.
- Design of pile splices.
- Design of the glulam connection.
- Design of jet ski lift attachment.

Design is in accordance with the 2018 International Building Code with Washington State amendments. Our scope of work does not include the design of grating, batter piles, bulkhead, upland structures or connections, etc.

The site information, dimensions, and plan layout have been provided to us by Waterfront Construction, Inc.

PROJECT DESIGNED BY:

Waterfront Construction Inc.

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

REVISED

07/20/2022

PER STRUCTURAL ENGINEER'S REVISIONS DATED 7/14/2022.

REFERENCE #:

APPLICANT: DOUGLAS ROSEN

PROPOSED: PIER REPAIR

SHEET: 14 OF: 14 NEAR/AT: MERCER ISLAND

DATE: 2-7-2020 DWG#: 19-31042-A11-14