

BEFORE THE HEARING EXAMINER
CITY OF SEATTLE

In the matter of the appeal of

NOEL POVLSEN and LYNN REED

from a decision by the Director, Seattle
Department of Construction and Inspections

Matter No. FOW 25-001

DECLARATION OF R. SHAWN
GRIGGS

I, R. Shawn Griggs, declare as follows:

1. I am the attorney of record for appellants Noel Povlsen and Lynn Reed in this matter. I am over the age of 18, am competent to be a witness, and make the following declaration based on my personal knowledge.

2. Attached hereto as Exhibit A is a true and correct copy of a Real Estate Excise Tax Affidavit filed on March 25, 2008, with respect to a floating home identified as KCA #265 and associated with King County personal property tax account number 4200-26902809. I obtained this document from the King County Landmark Web Official Records search site (<https://recordsearch.kingcounty.gov/LandmarkWeb>).

3. Attached hereto as Exhibit B is a true and correct copy of a Real Estate Excise Tax Affidavit filed on October 15, 2010, with respect to a floating home identified as KCA #265 and associated with King County personal property tax account number 4200-26902809. I obtained this document from the King County Landmark Web Official Records search site.

DECLARATION OF SHAWN GRIGGS - 1
Case No. FOW 25-001

R. SHAWN GRIGGS
ATTORNEY AT LAW
130 NICKERSON STREET, SUITE 201
SEATTLE, WASHINGTON 98109
TELEPHONE (206) 745-3805
FACSIMILE (206) 745-3806

1 4. Attached hereto as Exhibit C is a true and correct copy of Permit No. 3012170 which
2 was issued by the City of Seattle on March 11, 2014. I obtained this document from the Seattle
3 Services Portal

4 (<https://services.seattle.gov/Portal/Cap/CapHome.aspx?module=DPDGeneral&TabName=DPD>
5 [General](#)).

6 4. Attached hereto as Exhibit D is a true and correct copy of the Analysis and Decision
7 of the Director of the Department of Planning and Development that was issued with respect
8 to Project No. 3012170 on November 1, 2012. I obtained this document from the Seattle
9 Services Portal.

10 5. Attached hereto as Exhibit E is a true and correct copy of the approved Land Use Plan
11 Set for Project No. 3012170. I obtained this document from the Seattle Services Portal.

12 6. Attached hereto as Exhibit F is a true and correct copy of Permit No. 3009553, which
13 was issued by the City of Seattle on February 23, 2009. I obtained this document from the
14 Seattle Services Portal.

15 7. Attached hereto as Exhibit G is a true and correct copy of the approved Land Use Plan
16 Set for Project No. 3009553. I obtained this document from the Seattle Services Portal.

17 I declare under penalty of perjury under the laws of the State of Washington that the
18 foregoing is true and correct to the best of my knowledge.

19
20 EXECUTED this 19th day of May, 2025.


21 
22 _____
23 R. Shawn Griggs
24

EXHIBIT A

TO

DECLARATION OF R. SHAWN GRIGGS

DATED MAY 19, 2025



REAL ESTATE EXCISE TAX AFFIDAVIT

Submit to County Treasurer of the county in which property is located.

Chapter 82.45 RCW
Chapter 458-61A WAC

This form is your receipt when stamped by cashier.

FOR USE WHEN TRANSFERRING TITLE TO MOBILE HOME ONLY

PLEASE TYPE OR PRINT
INCOMPLETE AFFIDAVITS WILL NOT BE ACCEPTED

REGISTERED OWNER

Name
Robert Bailey and Joan Bailey

Street
1420 NW Gilman Blvd Suite #2

City
Issaquah

State
WA

Zip Code
98027

LOCATION OF MOBILE HOME

Name
Kevin & Jessica Vanderzanden

Street
2420 Westlake Ave. N. #12

City
Seattle

State
WA

Zip Code
98109

NEW REGISTERED OWNER

Name
Kevin Vanderzanden and Jessica Vanderzanden

Street
2420 Westlake Ave. N. #12

City
Seattle

State
WA

Zip Code
98109

LEGAL OWNER

Name
same as new registered owner

Street

City

State

Zip Code

PERSONAL PROPERTY
PARCEL or ACCOUNT NO. 420026902809
LIST ASSESSED VALUE(S): \$ 76,400.00

REAL PROPERTY
PARCEL or ACCOUNT NO.
LIST ASSESSED VALUE(S): \$

| MAKE | YEAR | MODEL | SIZE | SERIAL NO. or I.D. | REVENUE TAX CODE NO. |
|------|------|---------------|------|--------------------|----------------------|
| | | Floating Home | | KCA 265 | 0010 |
| | | | | | |
| | | | | | |

Date of Sale 03/26/2008

Taxable Sale Price \$ 76,400.00

Excise Tax: State \$ 977.92

King County Local \$ 382.00

Delinquent Interest: State \$

0.0050 Local \$

Delinquent Penalty \$

Subtotal \$ 1,359.92

State Technology Fee \$ 5.00

Affidavit Processing Fee \$

Total Due \$ 1,364.92

If exemption claimed, WAC number & title:
WAC No. (Sec/Sub)
WAC Title

A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX.

TREASURER'S CERTIFICATE

I hereby certify that property taxes due King County on the mobile home described hereon have been paid to and including the year 2008

3/1/2008

Date County Treasurer or Deputy

THIS SP.

AFFIDAVIT

I certify under penalty of perjury under the laws of the State of Washington that the foregoing is true and correct.

Signature of Grantor/Agent

Name (print) Robert Bailey

Date and Place of Signing: Seattle, WA 03/15/2008

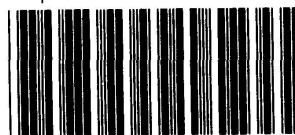
Signature of Grantee/Agent

Name (print) Kevin Vanderzanden

Date & Place of Signing: Seattle, WA 03/25/2008

If, in selling (or otherwise transferring ownership of) a mobile home which possesses a tax lien, the seller does not inform the buyer (new owner) of such a lien, the seller is guilty of deliberate deception as it applies to Fraud and/or Theft as defined in Title 9 and 9A RCW (RCW 9.45.060, RCW 9A.56.010 (4d), and RCW 9A.56.020).

REV 84 0003e (a) (2/27/08) COUNTY TREASURER



E2338641

03/26/2008 13:56
KING COUNTY, WA
TAX SALE \$1,364.92
\$76,400.00

PAGE 001 OF 001

EXHIBIT B

TO

DECLARATION OF R. SHAWN GRIGGS

DATED MAY 19, 2025



Submit to County Treasurer of the county
in which property is located.

FLOATING HOME **REAL ESTATE EXCISE TAX AFFIDAVIT**

Chapter 82.45 RCW
Chapter 458-61A WAC

This form is your receipt when stamped
by cashier.

FOR USE WHEN TRANSFERRING TITLE TO MOBILE HOME ONLY

PLEASE TYPE OR PRINT
INCOMPLETE AFFIDAVITS WILL NOT BE ACCEPTED

REGISTERED
OWNER

Name Kevin & Jessica Vanderzanden
Street 2420 Westlake Ave N. Unit 12
City Seattle State WA Zip Code 98109

LOCATION OF
MOBILE HOME

Name FLOATING HOME
Street 2420 Westlake Ave N #12
City SEATTLE State WA Zip Code 98109

NEW REGISTERED
OWNER

Name Povlsen, Noel RANDALL
Street 2921 11th AVE W
City Seattle State WA Zip Code 98119

LEGAL OWNER

Name SAME
Street
City State Zip Code

PERSONAL PROPERTY
PARCEL or ACCOUNT NO. 26902809
LIST ASSESSED VALUE(S): \$

REAL PROPERTY
PARCEL or ACCOUNT NO.
LIST ASSESSED VALUE(S): \$

| MAKE | YEAR | MODEL | SIZE | SERIAL NO. or I.D. | REVENUE TAX CODE NO. |
|----------------------|-------------|------------------------|--------------|--------------------|-------------------------|
| <u>FLOATING HOME</u> | <u>1971</u> | <u>CEDAR LOG FLOAT</u> | <u>25x37</u> | <u>KCA 265</u> | <u>0010</u> |
| | | <u>KCA 265</u> | | | |

Date of Sale 5/13/2010
Taxable Sale Price.....\$ 200 (GIFT)
Excise Tax: State.....\$
Local.....\$
Delinquent Interest: State.....\$
Local.....\$
Delinquent Penalty.....\$
Subtotal.....\$
State Technology Fee.....\$ 5.00
Affidavit Processing Fee.....\$
Total Due.....\$

If exemption claimed, WAC number & title:
WAC No. (Sec/Sub) 458-61A-201 B1
WAC Title

A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX.

TREASURER'S CERTIFICATE

I hereby certify that property taxes due King
County on the mobile home described hereon have been paid to and
including the year 2010
10/14/10
Date County Treasurer or Deputy

THIS SPACE - TREASURER

AFFIDAVIT

I certify under penalty of perjury under the laws of the State of
Washington that the foregoing is true and correct.

Signature of Grantor/Agent Kevin Vanderzanden
Name (print) Kevin Vanderzanden
Date and Place of Signing: 5/13/10, Bellevue WA

Signature of Grantee/Agent Noel Povlsen
Name (print) NOEL R POVLSEN
Date & Place of Signing: 5/13/2010
SEATTLE, WA



E2462840

10/15/2010 15:34
KING COUNTY, WA
TAX SALE

\$10.00
\$0.00

PAGE-001 OF 001

COUNTY TREASURER



State of Washington
Department of Revenue
Miscellaneous Tax Section
PO Box 47477
Olympia WA 98504-7477

REAL ESTATE EXCISE TAX SUPPLEMENTAL STATEMENT

(WAC 458-61A-304)

This form must be submitted with the Real Estate Excise Tax Affidavit (FORM REV 84 0001A) for claims of tax exemption as provided below. Completion of this form is required for the types of real property transfers listed in numbers 1-3 below. Only the first page of this form needs original signatures.

AUDIT: Information you provide on this form is subject to audit by the Department of Revenue. **In the event of an audit, it is the taxpayers' responsibility to provide documentation to support the selling price or any exemption claimed.** This documentation must be maintained for a minimum of four years from date of sale. (RCW 82.45.100) Failure to provide supporting documentation when requested may result in the assessment of tax, penalties, and interest. Any filing that is determined to be fraudulent will carry a 50% evasion penalty in addition to any other accrued penalties or interest when the tax is assessed.

PERJURY: Perjury is a class C felony which is punishable by imprisonment in a state correctional institution for a maximum term of not more than five years, or by a fine in an amount fixed by the court of not more than five thousand dollars (\$5,000.00), or by both imprisonment and fine (RCW 9A.20.020 (1C)).

The persons signing below do hereby declare under penalty of perjury that the following is true (check appropriate statement):

1. ☐ DATE OF SALE: (WAC 458-61A-306(2))

I, (print name) _____, certify that the _____
(type of instrument), dated _____, was delivered to me in escrow by _____
(seller's name). **NOTE:** Agent named here must sign below and indicate name of firm. The payment of the tax is considered current if it is not more than 90 days beyond the date shown on the instrument. If it is past 90 days, interest and penalties apply to the date of the instrument.

Reasons held in escrow: _____

Signature

Firm Name

2. GIFTS: (WAC 458-61A-201) The gift of equity is non-taxable; however, any consideration received is not a gift and is taxable. The value exchanged or paid for equity plus the amount of debt equals the taxable amount. One of the boxes below must be checked. Both Grantor (seller) and Grantee (buyer) must sign below.

Grantor (seller) gifts equity valued at \$ 914 to grantee (buyer).

NOTE: Examples of different transfer types are provided on the back. This is to assist you with correctly completing this form and paying your tax.

"Consideration" means money or anything of value, either tangible (boats, motor homes, etc) or intangible, paid or delivered, or contracted to be paid or delivered, including performance of services, in return for the transfer of real property. The term includes the amount of any lien, mortgage, contract indebtedness, or other encumbrance, given to secure the purchase price, or any part thereof, or remaining unpaid on the property at the time of sale. "Consideration" includes the assumption of an underlying debt on the property by the buyer at the time of transfer.

A: Gifts with consideration

1. ☐ Grantor (seller) has made and will continue to make all payments after this transfer on the total debt of \$ 0 gift and has received from the grantee (buyer) \$ _____ (include in this figure the value of any items received in exchange for property). Any consideration received by grantor is taxable.
2. ☐ Grantee (buyer) will make payments on _____ % of total debt of \$ _____ for which grantor (seller) is liable and pay grantor (seller) \$ _____ (include in this figure the value of any items received in exchange for property). Any consideration received by grantor is taxable.

B: Gifts without consideration

1. ☒ There is no debt on the property; Grantor (seller) has not received any consideration towards equity. No tax is due.
2. ☐ Grantor (seller) has made and will continue to make 100% of the payments on total debt of \$ _____ and has not received any consideration towards equity. No tax is due.
3. ☐ Grantee (buyer) has made and will continue to make 100% of the payments on total debt of \$ _____ and has not paid grantor (seller) any consideration towards equity. No tax is due.
4. ☐ Grantor (seller) and grantee (buyer) have made and will continue to make payments from joint account on total debt before and after the transfer. Grantee (buyer) has not paid grantor (seller) any consideration towards equity. No tax is due.

Has there been or will there be a refinance of the debt? ☐ YES ☐ NO

If grantor (seller) was on title as co-signor only, please see WAC 458-61A-215 for exemption requirements.

The undersigned acknowledges this transaction may be subject to audit and have read the above information regarding record-keeping requirements and evasion penalties.

Grantor's Signature

Grantee's Signature

3. ☐ IRS "TAX DEFERRED" EXCHANGE (WAC 458-61A-213)

I, (print name) _____, certify that I am acting as an Exchange Facilitator in transferring real property to _____ pursuant to IRC Section 1031, and in accordance with WAC 458-61A-213.

NOTE: Exchange Facilitator must sign below.

Exchange Facilitator's Signature

For tax assistance, contact your local County Treasurer/Recorder or visit <http://dor.wa.gov> or call (360) 570-3265. To inquire about the availability of this document in an alternate format for the visually impaired, please call (360) 705-6715. Teletype (TTY) users please call 1-800-451-7985.

REV 84 0002 (12/27/06)

EXHIBIT C

TO

DECLARATION OF R. SHAWN GRIGGS

DATED MAY 19, 2025

Permit Number:
3012170



CITY OF SEATTLE

Land Use Permit

Department of Planning
and Development
700 Fifth Ave, Suite 2000
P.O. Box 34019
Seattle, WA 98124-4019
(206) 684-8600

APN #:
408880-2450

Site Address: 1609 FAIRVIEW AVE E, SEATTLE, WA

Building ID(s): NONE

Location:

Legal Description: SELY 88.482 FT OF SLY 200 FT LOT 1, BLOCK 59, LAKE UNION SHORE LANDS ADD

Records Filed At: 1609 FAIRVIEW AVE E

OWNER

NOEL POVlsen
2921 11TH AVE W
SEATTLE, WA 98177
Ph: (206) 387-5253

APPLICANT

RADIM BLAZEJ
2505 3RD AVENUE SUITE 300C
SEATTLE, WA 98121
Ph: (206) 367-1382 Fax: (206) 367-1385

Application Date: 05/15/2012

Issued Date: 03/11/2014

Expiration Date: 11/26/2014

Fees Paid: \$6,665.00

As of Print Date: 03/11/2014

Primary Applicant

Description of Project: Shoreline Substantial Development Application to allow the relocation of 524 sq. ft. float structure (Liberty Dock Service - KCA 265) from 2540 Westlake Avenue North to an existing float moorage at 1609 Fairview Avenue East.

Permit Remarks: Note on proposed site plan clarifies that no other overwater structures than what are shown on proposed site plan was reviewed or approved as part of this project.

Use: N

TRAO Applies: N

Land Use Conditions: Y

Decision Type: II

Approved Uses Location

| | |
|---------------|--|
| Cmrel Moorage | |
| | |
| | |
| | |
| | |

Zoning/Overlays:

Industrial Genrll Unlimited/45
Urban Maritime
Scenic View Within 500 Ft
Archaeological Buffer Area

Land Use Component Information

| Component Type | Component Detail | Outcome |
|------------------------------|------------------------------|-------------------------|
| SEPA THRESHOLD DETERMINATION | SEPA DET OF NON SIGNIFICANCE | GRANTED |
| SHORELINE DEVELOPMENT | | GRANTED WITH CONDITIONS |
| | | |
| | | |
| | | |
| | | |

| A/P # | Related Cases/Permits | Project Contacts | Name | Phone |
|-------|-----------------------|------------------|--------------|----------------|
| None | | Final Reviewer | LINDSAY KING | (206) 684-9218 |
| | | Zoning Reviewer | ONUM ESONU | (206) 233-7196 |
| | | | | |
| | | | | |

Applicant Signature:

Date:

This Land Use Permit authorizes the use of the property and/or work described above. Permission is hereby given to develop the site address shown, according to the conditions hereon and according to the specification pertaining thereto, subject to compliance with the Ordinances of the City of Seattle.

Subsequent Demolition, Construction, Site Work, or Mechanical work may require additional permits and may not begin without the appropriate approval. Additional information may be obtained from the Department of Planning and Development at (206) 684-8169.

EXHIBIT D

TO

DECLARATION OF R. SHAWN GRIGGS

DATED MAY 19, 2025



City of Seattle

Department of Planning and Development

Diane M. Sugimura, Director

CITY OF SEATTLE ANALYSIS AND DECISION OF THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND DEVELOPMENT

Application Number: 3012170
Applicant Name: Radim Blazej
Address of Proposal: 1609 Fairview Avenue E

SUMMARY OF PROPOSED ACTION

Shoreline Substantial Development Application to allow the relocation of 524 sq. ft. float structure (Liberty Dock Service – KCA 265) from 2540 Westlake Ave N to an existing float moorage at 1609 Fairview Ave E.

Seattle Municipal Code (SMC) requires the following approvals:

Shoreline Substantial Development Permit: to relocate existing float structure in an Urban Maritime (UM) Shoreline Environment.

SEPA – Environmental Determination. (Chapter 25.05 Seattle Municipal Code)

SEPA DETERMINATION: ☐ Exempt ☒ DNS ☐ MDNS ☐ EIS

☐ DNS with conditions

☐ DNS involving non-exempt grading or demolition or involving another agency with jurisdiction.

BACKGROUND INFORMATION

Site Location and Description

The subject site is located at 1609 Fairview Avenue E on the east shore of Lake Union. The property is zoned General Industrial 1 – IG1 U/45' and is located in the Urban Maritime (UM) shoreline environment. Entirely submerged, the property consists of two existing commercial moorage docks and one floating structure. Existing docks have pedestrian access connection to the adjacent right-of-way, Fairview Ave E. The property located to the north and west of the

subject lot is permitted as a commercial vessel repair facility. Waterway number 8 exists directly to the south and office buildings exist to the east across Fairview Ave E.

The Proposal

The applicant proposes to relocate an existing float structure (Liberty Dock Service – KCA 265) from 2540 Westlake Ave N to existing commercial moorage at 1609 Fairview Ave E. The existing float is 915 sq. ft. and will be moored on the northern most dock existing on site. The proposed float will be utilized as a workshop and office for the proposed marine sales and service use, minor vessel repair.

As the fair market value of the structures exceeds \$6,416.00, the development is not exempt from obtaining a shoreline substantial development permit. Due to the location of the work being over water, environmental review under Seattle's SEPA ordinance is also required.

PUBLIC COMMENT:

Public notice of the applications was published on May 24, 2012 and the public comment period ended on June 22, 2012. Comments/questions from the Muckleshoot Tribe regarding the relocation of the float structure, proposed use of the structure, and any structure replacing the relocated structure at 2540 Westlake Ave N were received June 19, 2011. The applicant responded directly to the questions. No further comments or questions were provided.

ANALYSIS - SHORELINE SUBSTANTIAL DEVELOPMENT

Section 23.60.030 of the Seattle Municipal Code provides criteria for review of a shoreline substantial development permit and reads:

A substantial development permit shall be issued only when the development proposed is consistent with:

- A. The policies and procedures of Chapter 90.58 RCW;
- B. The regulations of this Chapter; and
- C. The provisions of Chapter 173-27 WAC

Conditions may be attached to the approval of a permit as necessary to assure consistency of the proposed development with the Seattle Shoreline Master Program and Shoreline Management Act.

A. The Policies and Procedures of Chapter 90.58 RCW

Chapter 90.58 RCW is known as the Shoreline Management Act of 1971. It is the policy of the state to provide for the management of the shorelines of the state by planning for and fostering all reasonable and appropriate uses. This policy contemplates protecting against adverse effects to the public health, the land and its vegetation and wildlife, and the waters of the state and their

aquatic life, while protecting generally public rights of navigation and corollary incidental rights. Permitted uses in the shorelines shall be designed and conducted in a manner to minimize, insofar as practical, any resultant damage to the ecology and environment of the shoreline area and any interference with the public's use of the water.

The Shoreline Management Act provides definitions and concepts, and gives primary responsibility for initiating and administering the regulatory program of the Act to local governments. The Department of Ecology is to primarily act in a supportive and review capacity, with primary emphasis on insuring compliance with the policy and provisions of the Act. As a result of this Act, the City of Seattle adopted a shoreline master program, codified in the Seattle Municipal Code at Chapter 23.60. Development on the shorelines of the state is not to be undertaken unless it is consistent with the policies and provisions of the Act, and with the local master program. The Act sets out procedures, such as public notice and appeal requirements, and penalties for violating its provisions. As the following analysis will demonstrate, the subject proposal is consistent with the procedures outlined in RCW 90.58.

B. The Regulation of Chapter 23.60

Chapter 23.60 of the Seattle Municipal Code is known as the "Seattle Shoreline Master Program." In evaluating requests for substantial development permits, the Director must determine that a proposed use meets the approval criteria set forth in SMC 23.60.030 (cited above). Development standards of the shoreline environment and underlying zone must be considered, and a determination made as to any special requirements (shoreline conditional use, shoreline variance, or shoreline special use permit) or conditioning that is necessary to protect and enhance the shorelines area (SMC 23.60.064). In order to obtain a shoreline substantial development permit, the applicant must show that the proposal is consistent with the shoreline policies established in SMC 23.60.004, and meet development standards for all shoreline environments established in SMC 23.60.152 as well as the criteria and development standards for the shoreline environment in which the site is located, any applicable special approval criteria and the development standards for specific uses.

Each of these elements is evaluated below in the order they are listed in the Shoreline Master Program. The shoreline designation for the area of work is Urban Maritime (UM at SMC).

SMC 23.60.004 - Shoreline Policies

The Shoreline Goals and Policies, which are part of the Seattle Comprehensive Plan's Land Use Element, and the purpose and location criteria for each shoreline environment designation contained in SMC 23.60.220 must be considered in making all discretionary decisions in the shoreline district. The purpose of the UM environments, as stated in SMC 23.60.220.C.9, is "...to preserve areas for water-dependent and water-related uses while still providing some views of the water from adjacent streets and upland residential streets."

SMC 23.60.064 - Procedures for Obtaining Shoreline Substantial Development Permits

This application has followed the procedural requirements for a Master Use Permit as specified in subsection A. SMC 23.60.064 also provides authority for conditioning of shoreline substantial development permits as necessary to carry out the spirit and purpose of and assure compliance

with the Seattle Shoreline Code, Chapter 23.60, and with RCW 90.58.020 (State policy and legislative findings).

SMC 23.60.064C. In evaluating whether a development which requires a substantial development permit, conditional use permit, variance permit or special use authorization meets the applicable criteria, the Director shall determine that:

1. The proposed use is not prohibited in the shoreline environment(s) and underlying zone(s) in which it would be located;
2. The development meets the general development standards and any applicable specific development standards set forth in Subchapter III, the development standards for the shoreline environment in which it is located, and any applicable development standards of the underlying zoning, except where a variance from a specific standard has been applied for; and
3. If the development or use requires a conditional use, variance, or special use approval, the project meets the criteria for the same established in Sections 23.60.034, 23.60.036 or 23.60.032, respectively.

Evaluation:

The floating structure KCA-265 “Little Blue” will be utilized as a workshop and office for marine sales and vessel services including minor vessel repair and accessory moorage for response/workboat NEVR DULL, provided by Liberty Dock Service. Marine environmental services will also be provided including spill and response kit storage. Marine sales and services, except sale and rental of small boats, boat parts and accessories are allowed outright the Urban Maritime Environment (SMC 23.60.720).

These general standards listed in SMC 23.60.152 apply to all uses in the shoreline environment. They require that design and construction of all uses be conducted in an environmentally sound manner, consistent with the Shoreline Management Program and with best management practices for the specific use or activity. These general standards of the SMP state, in part, that all shoreline development and uses shall:

- protect the quality and quantity of surface and ground water on and adjacent to the lot and shall adhere to the guidelines, policies, standards and regulations of applicable water quality management programs and regulatory agencies. Best management practices such as paving and berming of drum storage areas, fugitive dust controls and other good housekeeping measures to prevent contamination of land or water shall be required.
- not release oil, chemicals or other hazardous materials onto or into the water.
- be located, designed, constructed, and managed to avoid disturbance, minimize adverse impacts and protect fish and wildlife habitat conservation areas, including but not limited to, spawning, nesting, rearing and habitat areas, commercial and recreational shellfish areas, kelp and eel grass beds, and migratory routes. Where avoidance of adverse impacts is not practicable, project mitigation measures relating the type, quantity and extent of mitigation to the protection of species and habitat functions may be approved by the

Director in consultation with state resource management agencies and federally recognized tribes;

- be located, designed, constructed and managed to minimize interference with, or adverse impacts to, beneficial natural shoreline processes such as water circulation, littoral drift, sand movement, erosion and accretion;
- be located, designed, constructed, and managed in a manner that minimizes adverse impacts to surrounding land and water uses and is compatible with the affected area; and
- be located, constructed, and operated so as not to be a hazard to public health and safety.

The proposal involves relocating an existing structure from one Lake Union location (2540 Westlake Avenue N) to the proposed location (1609 Fairview Avenue E). There will be no increase in overwater coverage. No in-water or over-water construction or structural alterations are necessary to perform this action. The relocated floating structure will be moored at an existing dock along the north section of the site. All offsite movement of the floats will occur in designated travel lanes within the Ship Canal and Lake Union. Future use of the floats will be as workshop and office to support marine retail sales and service use, Liberty Dock Service. This implementation of the float relocation and future use of the floating structure is not expected to adversely affect water quality, water quantity, or habitat on or adjacent to the site on a short or long-term basis. The proposed project will be consistent with the general standards in SMC 23.60.152.

Specific development standards set forth in the Urban Maritime Shoreline Environment under SMC 23.60 Subchapter XIII The Urban Maritime Environment, Part 2, relate to regulating structure height, development coverage, view corridors, and public access.

SMC 23.60.752.A provides a standard height limit of 35 feet; the tallest structure on the floats is less than 11 feet in height.

SMC 23.60.754.A.1 limits coverage of the submerged portion of the lot to 65 percent when the waterfront lot has a lot depth of less than 50 feet of dry land. According to figures given on plan sheet A-1.01, 2,750 square feet of 13,556 (20 %) of submerged land would be covered after relocation of the float structure.

SMC 23.60.754.A.2 limits coverage by structures of the dry-land portion of the lot to 75 percent. The lot is entirely submerged and no dry land coverage is proposed.

SMC 23.60.756.A requires a view corridor in the UM Environment of not less than 15 percent of the width of the lot be provided and maintained on all waterfront lots occupied by a water-dependent or water-related use. According to figures provide on plan sheet A-1.01, a view corridor of 30 feet must be maintained to meet this standard. This view corridor will be maintained at the center of the parcel, which will not contain any structure on dry or submerged land.

SMC 23.60.758.B.2 stipulates that water-dependent uses other than marinas and water-related uses located on private lots are not required to provide public access. As the use of the proposed floats is considered water-dependent, provision of public access is not required.

No conditional use or variance is required for this proposal, since the use is allowed in the UM Environment and all general and specific development standards will be met.

C. The Provisions of Chapter 173-27 WAC

WAC 173-27 establishes basic rules for the permit system to be adopted by local governments, pursuant to the language of RCW 90.58. It provides the framework for permits to be administered by local governments, including time requirements of permits, revisions to permits, notice of application, formats for permits, and provisions for review by the state's Department of Ecology (DOE). Since DOE has approved the Seattle Shoreline Master Program, any project consistent with the criteria and procedures of SMC Chapter 23.60 is also consistent with WAC 173-14 and RCW 90.58.

CONCLUSION

Development requiring a Shoreline Substantial Development Permit can only be approved if it conforms to the policies and procedures of the WAC, RCW and with the regulations of Chapter 23.60, Seattle Shoreline Master Program. The specific standards for development in the shoreline environments will be met by the proposed development.

Pursuant to the Director's authority under Seattle's Shoreline Master Program to ensure that development proposals are consistent with the policies and procedures, and conform to specific development standards of the underlying zone, and having established that the proposed use and development are consistent with the Seattle Shoreline Program, the proposal is approved with the conditions listed below.

DECISION - SHORELINE SUBSTANTIAL DEVELOPMENT

The Shoreline Substantial Development permit is **CONDITIONALLY GRANTED**. Conditions are listed at the end of this report.

ANALYSIS - SEPA

Disclosure of the potential impacts from this project was made in the following documents the Environmental Checklist dated May 14, 2012. The application for Shoreline Substantial Development Permits and the experience of the lead agency with the review of similar projects form the basis for this analysis and decision.

The SEPA Overview Policy (SMC 25.05.665) clarifies the relationship between codes, policies, and environmental review. Specific policies for each element of the environment, and certain neighborhood plans and other policies explicitly referenced, may serve as the basis for exercising substantive SEPA authority. The Overview Policy states, in part, "*Where City regulations have been adopted to address an environmental impact, it shall be presumed that such regulations are adequate to achieve sufficient mitigation*" subject to some limitations. Under such limitations or circumstances (SMC 25.05.665 D) mitigation can be considered. Thus, a more detailed discussion of some of the impacts is appropriate. Short-term and long-term adverse impacts are anticipated from the proposal.

Short-term Impacts

The proposal involves relocating an existing float structure from one location on Lake Union 2540 Westlake Avenue to proposed location at 1609 Fairview Ave E. No in-water or over-water construction or structural alterations are necessary to perform this action. The following temporary or construction-related impacts are expected: temporary increase in noise levels, increase in exhaust from the towing vessel(s), minor disturbance of shorelines and displacement of some fish wildlife species due to increased noise and wake from the movement of floats and towing vessels. Due to the temporary nature and limited scope of these impacts, they are not considered significant (SMC 25.05.794). Although not significant, these impacts are adverse and, in some cases, mitigation may be warranted.

Several adopted codes and/or ordinances provide mitigation for some of the identified impacts. Specifically these are: the Seattle Noise Ordinance (construction noise); and State Air Quality Codes administered by the Puget Sound Clean Air Agency (air quality). In addition Federal and State regulations and permitting authority (Section 10 Permit, 404 Permit from the Army Corps and HPA permit from Washington Department of Fish and Wildlife) are effective to control short-term impacts on water quality. Compliance with these codes and/or ordinances will lessen the environmental impacts of the proposed project.

The proposed construction work will take place in and adjacent to the waters of Lake Union. As such, there exists the potential for debris and other deleterious material to enter the water during this proposed work. Best management practices (BMPs) will be required to decrease the probability of debris or other deleterious material from entering the water during the proposed work. Any accidental discharge of such material must be immediately contained on site and then disposed of at the appropriate upland facility. In-water construction activity will be restricted to appropriate work windows for fish protection set by Washington Department of Fish and Wildlife and the US Army Corps of Engineers.

Use of towing vessels poses some potential danger to water and near shore contamination. The contamination from spills could lead to both water quality and aquatic habitat damage. In order to be prepared to provide a fast and effective response to spills or other actions which cause new contaminants to be introduced into the shoreline environment, spill prevention and response procedures have been incorporated into Best Management Practices have been provided to comply the general development standards of the City's Shoreline Master Program (SMC 23.60). No further mitigation under SEPA is deemed necessary.

Construction activities include construction worker commutes and towing vessel trips. These activities themselves result in increases in carbon dioxide and other greenhouse gas emissions which adversely impact air quality and contribute to climate change and global warming. While these impacts are adverse, they are minor in scope and short in duration, and do not warrant mitigation under SEPA.

Long Term Impacts

Adverse long-term or use related impacts are not anticipated from the proposal. As mentioned above, after the floats are relocated, there will be no net increase in over-water coverage from the existing condition. Use activities on the floats are related to providing marine sales and service use for minor vessel repair. No further physical alteration to the structures or the shoreline

environment itself is anticipated from this use. Since no long-term adverse impacts are expected, no additional mitigation under SEPA is required.

DECISION – SEPA

This decision was made after review by the responsible official on behalf of the lead agency of a completed environmental checklist and other information on file with the responsible department. This constitutes the Threshold Determination and form. The intent of this declaration is to satisfy the requirement of the State Environmental Policy Act (RCW 43.21.C), including the requirement to inform the public of agency decisions pursuant to SEPA.

- [X] Determination of Non-Significance. This proposal has been determined to not have a significant adverse impact upon the environment. An EIS is not required under RCW 43.21C.030 (2)(C)
- [] Determination of Significance. This proposal has or may have a significant adverse impact upon the environment. An EIS is required under RCW 43.21C.030 (2)(C).

CONDITIONS – SHORELINE SUBSTANTIAL DEVELOPMENT PERMIT

For the Life of the Project

1. All activities at this facility, particularly any work related to or involving vessel repair, shall follow all applicable Best Management Practices required by Washington Department of Ecology for protection of water quality and activities near and over water.
2. Any debris or deleterious material that falls into the water at this facility shall be retrieved immediately and disposed of at an appropriate upland facility.
3. If toxic material such as any petroleum product enters the water, this material shall be reported to the Department of Ecology, and shall be immediately contained using the appropriate equipment and material.

Signature: _____ (signature on file) Date: November 1, 2012
Lindsay King, Senior Land Use Planner
Department of Planning and Development

LSK: drm

H:\MUP\Shoreline\3012170 Shoreline.docx

EXHIBIT E

TO

DECLARATION OF R. SHAWN GRIGGS

DATED MAY 19, 2025



City of Seattle
Department of Planning and Development (DPD)
PLAN COVERSHEET Updated
5/23/2011

INSTRUCTIONS: Complete all areas of sections 1 - 7 that pertain to your project. Please note that sections 8 - 14 are to be completed by DPD staff.

1. APPLICANT INFORMATION

PROJECT ADDRESS: 1609 FAIRVIEW AVE E PROJECT #: 3012170

DESCRIPTION OF WORK: **ADD RELOCATION OF EXISTING PLANT STRUCTURE (LIBERTY BOAT SERVICE) TO EXISTING COMMERCIAL MOORAGE.**

OWNER: NOEL R. POVLSEN ADDRESS: 2921 11TH AVE W SEATTLE WA
PHONE: 206 387-5253 E-MAIL: NPOVLSEN@GMAIL.COM

CONTACT PERSON: RADIM BLAZEJ ADDRESS: 1756 NW 56TH ST, SEATTLE, WA 98107
PHONE: 206 367 1382 FAX: 206 367 1385 E-MAIL: RADIM@CARONARCHITECTURE

PREVIOUS RELATED MUPS: _____

RELATED STANDARD PLANS: _____

2. LAND USE CODE INFORMATION

ZONE: G1 U45 ASSESSOR'S PARCEL NO.: 4088602450 DESIGN REVIEW? ☐ Yes ☒ No

OVERLAY ZONING: N/A

HISTORIC OR LANDMARK DISTRICT: N/A

SHORELINE ZONE: YES ☐ Exempt ☒ Requires Shoreline review

SEPA: YES ☐ Exempt ☒ Requires review

EXISTING USE: COMMERCIAL MOORAGE (6050105) SQ. FT.: 1524

PROPOSED USE: **SALES & SERVICE, MINOR VESSEL REPAIR** SQ. FT.: 1524

DEPARTMENT OF NEIGHBORHOODS CERTIFICATE OF APPROVAL REQUIRED? ☐ Yes ☒ No

STREET/ALLEY IMPROVEMENTS OR WORK IN THE RIGHT OF WAY REQUIRED? ☐ Yes ☒ No

PARKING SPACES: Existing Onsite 0 Offsite 0 Accessible 0 Proposed Onsite 0 Offsite 0 Accessible 0

NUMBER OF DWELLING UNITS: Existing 0 Proposed New 0

3. HOUSING UNIT OCCUPANCY

DEFINITION: Housing unit means any dwelling unit, housekeeping unit, guest room, dormitory, or single room occupancy unit, and may include a residential unit in a commercial building, an artist's studio dwelling unit, or a live/work unit.

CHECK ONLY ONE BOX BELOW TO INDICATE HOUSING OCCUPANCY AT DATE OF PERMIT APPLICATION.

☐ Unit(s) unoccupied ☐ Unit(s) occupied by residential tenant

☐ Unit occupied by property owner ☐ Do not know

☒ No units on property ☐ Refer to property owner/tenant assistance

☐ Unit(s) on property not affected by permit scope

I certify, under penalty of perjury, under the laws of the State of Washington, that the above information is true and correct.

NOEL POVLSEN 5.14.12 SEATTLE

4. GROUND DISTURBANCE

GROUND DISTURBANCE ☐ Yes ☒ No Cubic yards: _____ Maximum height: _____

DISPOSAL SITE ☐ Outside City of Seattle ☐ Inside City of Seattle

Erosion control is required PRIOR to any ground disturbance. Please refer to Temporary Erosion and Sediment Control (TESC) Plan.

CUSTOMER ALERT!

Site Inspection Required Prior to First Ground Disturbance - Call (206) 684-8900

Preconstruction Conferences, When Required - Call (206) 684-8860

Rules for Ufer Grounds - Call (206) 684-5383

Required SDOT Permits and Inspections

Water Service Inspection by SPU Required

5. BUILDING CODE INFORMATION

MULTIPLE BUILDINGS IN THIS PROJECT? ☐ Yes ☒ No

CODE USED FOR DESIGN (select one)

PROVIDE THIS INFORMATION FOR EVERY BUILDING IN YOUR PROJECT

DPD building ID: _____ (see building data sheet)

Existing # of below-grade stories: _____ Proposed # of above-grade stories: 3 Mezzanines? ☐ Yes ☒ No

Existing # of above-grade stories: _____ Proposed # of below-grade stories: 0 Location: _____

Building code type of construction: VB

| FLOOR LEVEL | GROUP | OCCUPANCY/USE | FLOOR AREA | SPRINKLER (Y/N) | OTHER FIRE PROTECTION |
|-------------|-------|---------------|------------|-----------------|-----------------------|
| 1 | | | | | |
| 2 | | | | | |
| 3 | | | | | |
| 4 | | | | | |
| 5 | | | | | |
| 6 | | | | | |
| 7 | | | | | |
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| 17 | | | | | |
| 18 | | | | | |
| 19 | | | | | |
| 20 | | | | | |

Remodel: Construction project value \$ _____

Sprinklers ☐ NFPA 13 ☐ NFPA 13 R ☐ Partial system ☐ Fire alarm ☐ Other system Type: _____

Change of occupancy ☐ Yes ☒ No From: _____ To: _____

Posted occupancy: _____

EMERGENCY SYSTEMS PROVIDED

☐ Elevator pressurization ☐ Exit and pathway lighting ☐ Stairway pressurization ☐ Smoke removal system ☐ Emergency generator

6. ENERGY/MECHANICAL CODE

SCOPE OF MECHANICAL WORK DESCRIPTION

RELATED BUILDING PERMIT PROJECT #: _____

LOCATION OF DUCTWORK OR MECHANICAL EQUIPMENT

Interior ☒ Yes ☐ No Exterior wall ☐ Yes ☒ No Rooftop ☐ Yes ☒ No

MECHANICAL-ONLY PERMIT Project value \$ _____

APPLICABLE OCCUPANCY

☐ Single-family/duplex ☐ Multi-family ☐ Non-residential

BUILDING ENVELOPE COMPLIANCE

HEATED ☐ Existing envelope - no change ☐ Existing envelope - altered ☐ New envelope

SEMI-HEATED ☐ Existing envelope - no change ☐ Existing envelope - altered ☐ New envelope

UNHEATED SPACE ☐ Existing envelope - no change ☐ Existing envelope - altered ☐ New envelope

Compliance method ☐ System analysis ☐ Target UA/SHGCA/TA ☐ Prescriptive - Group R Provide option #: _____

HVAC MECHANICAL SYSTEM

☐ Not included with this application (if mech drawings are included with plans, please stamp "for reference only")

☐ Included with this application (see scope description for detail)

Heating fuel type ☐ Single-family/duplex ☐ Electric ☐ Other

☐ Multi-family ☐ Electric ☐ Other

☐ Non-residential ☐ Electric ☐ Other

OTHER MECHANICAL EQUIPMENT INCLUDED IN THIS APPLICATION

☐ Commercial kitchen hood exhaust system ☐ Fume hood

☐ Spray paint booth ☐ Other Specify: _____

DOCUMENTS INCLUDED

☐ Residential equipment sizing calc (unit by unit) ☐ Noise compliance report (for mechanical equipment)

☐ Non-residential cooling and heating load (for other than Group R) ☐ Commercial kitchen hood worksheet

☐ Target UA/SHGCA/TA calculation ☐ Other

☐ Structural load calculation (for mechanical equipment)

SINGLE-FAMILY/DUPLEX

Min equipment size: _____ Max equipment size: _____ Gas or oil heating AFUE: _____ Table 9-1 option: _____

Separate permits are required for lighting, plumbing, gas piping, boiler, and refrigeration systems.

7. PRIORITY GREEN
(www.seattle.gov/dpd/prioritygreen)

PRIORITY GREEN EXPEDITED Screening required prior to building permit intake appointment.

Rating anticipated:

Built Green

☒ 4 star ☐ 5 star

LEED

☐ Gold ☐ Platinum

DPD Alternative Path for Single Family

☐ Using 3 credits for SEC Table 9-1

PRIORITY GREEN FACILITATED Screening required prior to building permit or MUP intake appointment.

Rating anticipated:

☐ Priority Green Building Matrix - 10 points

☐ Living Building Challenge

☐ Built Green 5 Star + 2030 Challenge

☐ LEED Platinum + 2030 Challenge

8. LAND USE CONDITIONS (DPD staff use only)

Assigned planner: _____ Phone: _____

3012170

CONDITIONS - SHORELINE SUBSTANTIAL DEVELOPMENT PERMIT

For the Life of the Project

1. All activities at this facility, particularly any work related to or involving vessel repair, shall follow all applicable Best Management Practices required by Washington Department of Ecology for protection of water quality and activities near and over water.

2. Any debris or deleterious material that falls into the water at this facility shall be retrieved immediately and disposed of at an appropriate upland facility.

3. If toxic material such as any petroleum product enters the water, this material shall be reported to the Department of Ecology, and shall be immediately contained using the appropriate equipment and material.

NEW CURB CUT REQUIRED ☐ Yes ☒ No ☐ Residential ☐ Commercial

9. SPECIAL INSPECTIONS (DPD staff use only)

10. DRAINAGE & SEWER REVIEW (DPD staff use only)

DPD SEWER AND DRAINAGE REVIEW DESK: (206) 684-5362

DRAINAGE REVIEW REQUIRED? ☐ Yes ☒ No

Flow control required

No flow control required

Impervious surface this project (new or replaced) in sq. ft.: _____

TE: The drainage system shown in these plans may be changed at the time of side sewer permit issuance to meet standard plans and methods.

Route for drainage review: _____

DE SEWER REVIEW REQUIRED? ☐ Yes ☒ No

No conflict with side sewer

Construction conflicts with applicant's side sewer. Contact Public Health Department at (206) 233-7914

Construction conflicts with side sewer serving another property. Contact DPD Sewer and Drainage Review Desk at (206) 684-5362

Construction conflicts with public utility main (requires buildover). Contact SPU at (206) 684-7563

Reviewed by: _____ Date: _____

OTE: A separate side sewer permit is required from DPD for ALL new drainage and sewer installations. For more information, call the Sewer and Drainage Review Desk at (206) 684-5362.

11. ENVIRONMENTALLY CRITICAL AREAS INFO (DPD staff use only)

ENVIRONMENTALLY CRITICAL AREAS (ECA)

☐ Site is not located in ECA

Mapped ECA designation ☐ 1 ☐ 2 ☐ 3 ☐ 4 ☐ 5 ☐ 6 ☐ 7 ☐ 8 ☐ 9 ☐ 10 ☐ 11

ECA identified by pre-application site visit report as: _____

ECA exemption (see review details in Hansen): _____

Reviewed by: _____ Date: _____

☐ Denied ☐ Granted Type: _____

Small project waiver

New development coverage this permit (sq. ft.): _____

Previous development coverage (after 10/31/92) Permit # _____ Sq. ft. _____

Permit # _____ Sq. ft. _____

Total: _____

12. SHOP DRAWINGS, KEY AREA INSPECTION & BUILDING CONDITIONS (DPD staff use only)

Sprinkler drawings required for: ☐ NFPA 13 ☐ NFPA 13 R ☐ Partial system Location: _____ ☐ Fire alarm

Required shop drawings/ key area inspections: _____

13. PERMIT ISSUANCE AUTHORIZATION (DPD staff use only)

| REVIEW LOCATION | APPROVAL INITIALS | DATE | NOTES |
|-----------------------------------|-------------------|------|-------|
| ZONING (inc. street improvements) | | | |
| CURB CUT | | | |
| ORDINANCE | | | |
| STRUCTURAL | | | |
| ENERGY | | | |
| MECHANICAL | | | |
| DRAINAGE | | | |
| ECA | | | |
| GRADING | | | |
| WATER (SPU) | | | |
| FIRE | | | |
| HEALTH (King County) | | | |
| NOISE | | | |
| CONVEYANCE/ELEVATOR | | | |
| SHORING (SDOT) | | | |
| STREET IMPROVEMENT (SDOT) | | | |
| PARKS | | | |
| PROTECTED DISTRICTS (DON) | | | |
| SEPA EXEMPTION | | | |
| LAND USE | | | |

14. DEPARTMENT SIGN OFFS (DPD staff use only)

ISSUED BY: _____ DATE: _____

BUILDING PLANS EXAMINER _____ MECHANICAL PLANS EXAMINER _____

RECEIVED MAY 15 2012

DATE RECEIVED BY EXAMINER _____

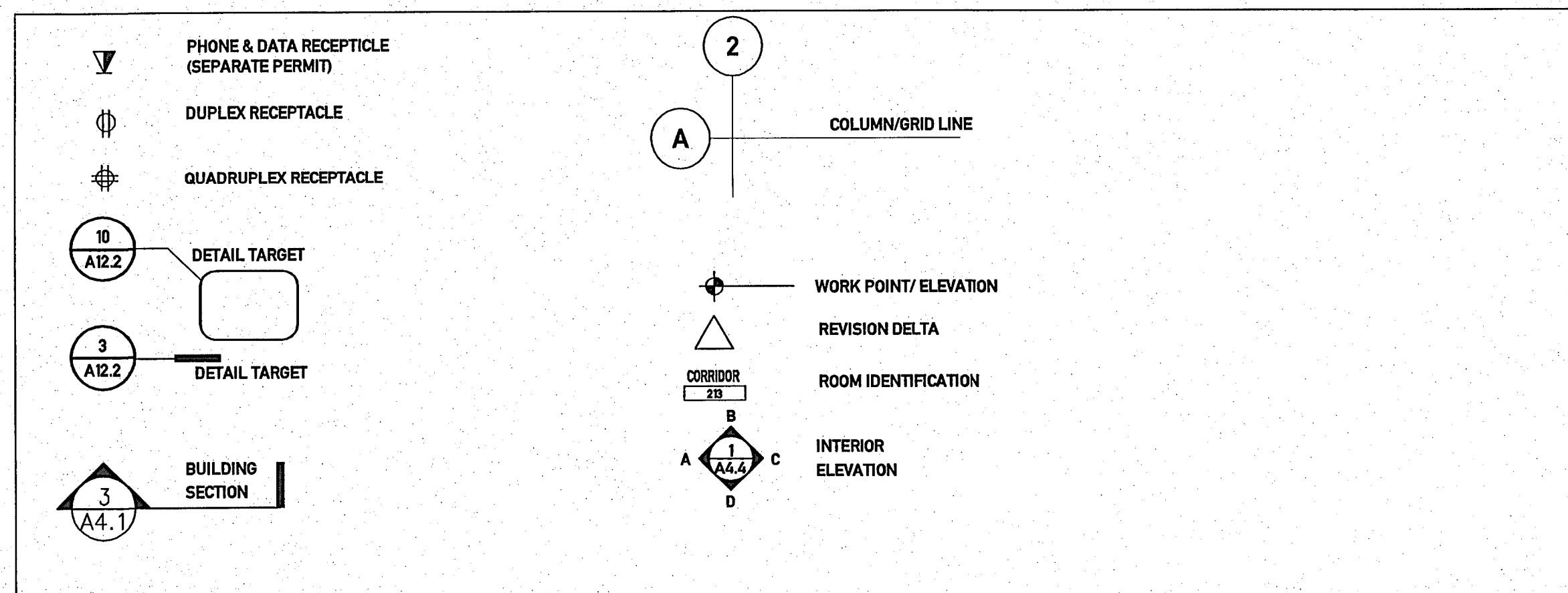
LAND USE FILE C IND
APR 15/2012
Shoreline Substantial Development Application to allow the relocation of 524 sq. ft. float structure (Liberty Boat Service - KCA 255) from 2540 Westlake Avenue North to an existing float moorage at 1609 Fairview Avenue East
Permit ID: 3012170

2 of 2

ABBREVIATIONS

| | | | | | |
|-----------|---------------------------|--------|-----------------------|------------|------------------------|
| L | ANGLE | HB | HOSE BIBB | SHR | SHOWER |
| CL | CENTERLINE | HC | HANDICAPPED | SHT | SHEET |
| # | POUND OR NUMBER | HDR | HEADER | SHTG | SHEATHING |
| AB | ANCHOR BOLT | HDWD | HARDWOOD | SIM | SIMILAR |
| A/C | AIR CONDITIONING | HDWE | HARDWARE | SLR | SEALER |
| ACT | ACUSTICAL CEILING TILE | HT | HEIGHT | SND | SANITARY NAPKIN |
| AFF | ABOVE FINISH FLOOR | HM | HOLLOW METAL | DISPENSER | |
| AL | ALUMINUM | HCW | HOLLOW CORE WOOD | SNR | SANITARY NAPKIN |
| ANCH | ANCHOR | HORIZ | HORIZONTAL | SOG | SLAB ON GRADE |
| ANOD | ANODIZED | HR | HOUR | SPEC | SPECIFICATION |
| APPROX | APPROXIMATE | H.R. | HANDRAIL | SPKR | SPEAKER |
| ARCH | ARCHITECTURAL | HVAC | HEATING/VENTILATING/ | SQ | SQUARE |
| ASPH | ASPHALT | HW | HOT WATER | SS | STAINLESS STEEL |
| | | HWT | HOT WATER TANK | STD | STANDARD |
| BD | BOARD | ID | INSIDE DIAMETER | STL | STEEL |
| BITUM | BITUMINOUS | INCL | INCLUDE | STOR | STORAGE |
| BLDG | BUILDING | INT | INTERIOR | STRUC | STRUCTURAL |
| BLK | BLOCK | | | SUSP | SUSPENDED |
| BLKG | BLOCKING | | | SV | SHEET VINYL |
| BM | BEAM | | | SYM | SYMMETRICAL |
| BOT | BOTTOM | | | | |
| BRG | BEARING | JAN | JANITOR | T | TOILET |
| BSMT | BASEMENT | JST | JOIST | T&G | TONGUE & GROOVE |
| BUR | BUILT-UP ROOFING | JT | JOINT | TC | TOP OF CURB/TOP OF |
| | | | | | CONCRETE |
| CB | CATCH BASIN | L&P | LATH & PLASTER | TD | TOWEL DISPENSER |
| CD | CEILING DIFFUSER | LAM | LAMINATE | TDW | TOWEL DISPENSER & |
| CER | CERAMIC | LAV | LAVATORY | TEL | TELEPHONE |
| CAB | CABINET | LB | LAG BOLT | TEMP | TEMPERED |
| CI | CAST IRON | LF | LINEAL FOOT | TER | TERRAZZO |
| CIP | CAST IN PLACE | LKR | LOCKER | THRES | THRESHOLD |
| CJT | CONSTRUCTION JOINT | LT | LIGHT | TOC | TOP OF CURB |
| CLG | CEILING | LTL | LINTEL | TOP | TOP OF PLATE |
| CLJ | CONTROL JOINT | LVR | LOUVER | TOS | TOP OF STEEL |
| CLR | CLEAR | | | TOW | TOP OF WALL |
| CMU | CONCRETE MASONRY UNIT | | | TP | TOP OF PAVEMENT |
| CNTR | COUNTER | MAS | MASONRY | TPD | TOILET PAPER DISPENSER |
| CO | CLEAN OUT | MAT | MATERIAL | TPART | TOILET PARTITION |
| COL | COLUMN | MAX | MAXIMUM | T | TREAD |
| CONC | CONCRETE | MC | MEDICINE CABINET | UNO | UNLESS NOTED |
| CONN | CONNECTION | MECH | MECHANICAL | UR | OTHERWISE |
| CONSTR | CONSTRUCTION | MEZZ | MEZZANINE | UTIL | UTILITY |
| CONT | CONTINUOUS | MFD | METAL FLOOR DECK | | |
| CORR | CORRIDOR | MFR | MANUFACTURER | V | VINYL |
| CPT | CARPET | MH | MANHOLD | VB | VAPOR BARRIER/VINYL |
| CRNR | CORNER | MIN | MINIMUM | BASE | |
| CT | CERAMIC TILE | MIR | MIRROR | VCT | VINYL COMPOSITION TILE |
| CTR | CENTER | MISC | MISCELLANEOUS | VD | VOLUME DAMPER |
| CSK | COUNTERSUNK | MLDG | MOULDING | VENT | VENTILATION |
| CW | COLD WATER | MLWK | MILLWORK | VERT | VERTICAL |
| | | MO | MASONRY OPENING | VEST | VESTIBULE |
| DBL | DOUBLE | MON | MONUMENT | VG | VERTICAL GRAIN |
| DEPT | DEPARTMENT | MRO | METAL ROOF DECK | VIF | VERIFY IN FIELD |
| DET | DETAIL | MS | MACHINE SCREW | VP | VENEER PLASTER |
| DF | DRINKING FOUNTAIN | MTD | MOUNTED | | |
| DIA | DIAMETER | MTL | METAL | W | WEST |
| DIFF | DIFFUSER | MUL | MULLION | W/ | WITH |
| DIM | DIMENSION | | | WAIN | WAINSCOT |
| DISP | DISPENSER | N | NORTH | WC | WATER CLOSET |
| DN | DOWN | NIC | NOT IN CONTRACT | WD | WOOD |
| DO | DOOR OPENING | NOM | NOMINAL | WG | WIRE GLASS |
| DR | DOOR | NTS | NOT TO SCALE | WIKPT | WORK POINT |
| DS | DOWNSPOUT | | | W/O | WITHOUT |
| DSP | DRY STANDPIPE | OC | ON CENTER | WP | WATERPROOF |
| DT | DRAIN TILE | OD | OUTSIDE DIAMETER | WR | WATER RESISTANT/WASTE |
| DWG | DRAWING | OF | OFFICE | RECEPTACLE | |
| DWR | DRAWER | OH | OVERHEAD | WSCT | WAINSCOT |
| | | OPP | OPPOSITE | WT | WEIGHT |
| | | | | WWF | WOVEN WIRE FABRIC |
| E | EAST | | | | |
| (E)/EXIST | EXISTING | | | | |
| EA | EACH | PCT | PORCELAIN TILE | PNT | PAINT |
| | | PED | PEDESTRIAN/PEDESTAL | EN | ENAMEL |
| EB | EXPANSION BOLT | PERF | PERFORATED | FE | FLAT WALL PAINT |
| | | PL | PLASTIC LAMINATE | SGE | FLAT ENAMEL FINISH |
| EJ | EXPANSION JOINT | PLAM | PANEL | | SEMI-GLOSS ENAMEL |
| EL | ELEVATION | PNTD | PAINTED | | FINISH |
| ELEC | ELECTRICAL | PART | PARTITION | GE | GLOSS ENAMEL FINISH |
| ELEV | ELEVATOR/ELEVATION | PLYWD | PLYWOOD | SE | SATIN ENAMEL FINISH |
| EMER | EMERGENCY | PR | PAIR | | |
| ENCL | ENCLOSURE | PREFAB | PREFABRICATED | | |
| EQ | EQUAL | PROP | PROPERTY | | |
| EQUIP | EQUIPMENT | PT | POINT | | |
| EXT | EXTERIOR | PTD | PAPER TOWEL DISPENSER | | |
| | | PTD/R | COMBINATION PAPER | | |
| | | | TOWEL DISPENSER & | | |
| FA | FIRE ALARM | | RECEPTACLE | | |
| FD | FLOOR DRAIN/FIRE DAMPER | PVC | POLYVINYL CHLORIDE | | |
| FND | FOUNDATION | PVMT | PAVEMENT | | |
| FE | FIRE EXTINGUISHER | | | | |
| FEC | FIRE EXTINGUISHER CABINET | QT | QUARRY TILE | | |
| FF | FACTORY FINISH | | | | |
| FH | FIRE HYDRANT | R | RISER | | |
| FHC | FIRE HOSE CABINET | RA | RETURN AIR | | |
| FIN | FINISH | RAD | RADIUS | | |
| FIXT | FIXTURE | RB | RUBBER BASE | | |
| FLASH | FLASHING | RD | ROOF DRAIN | | |
| FLR | FLOOR | REF | REFERENCE | | |
| FLUOR | FLUORESCENT | REFR | REFRIGERATOR | | |
| FOC | FACE OF CONCRETE | REG | REGISTER | | |
| FOF | FACE OF FINISH | REINF | REINFORCED | | |
| FOM | FACE OF MASONRY | REQ'D | REQUIRED | | |
| FOS | FACE OF STUDS | RESIL | RESILIENT | | |
| FRP | FIBERGLASS REINFORCED | RET | RETURN | | |
| | PLASTIC | RFG | ROOFING | | |
| | | | | | |
| FS | FULL SIZE/FLOOR SINK | | | | |
| FT | FOOT/FEET | | | | |
| FTG | FOOTING | | | | |
| FURR | FURRING | | | | |
| | | | | | |
| GA | GAUGE | | | | |
| GALV | GALVANIZED | | | | |
| GC | GENERAL CONTRACTOR | | | | |
| GB | GRAB BAR | | | | |
| GL | GLASS | | | | |
| GND | GROUND | | | | |
| GT | GLAZED TILE | | | | |
| GWB | GYP/SUM WALLBOARD | | | | |
| GYP | GYP/SUM | | | | |

DRAWING SYMBOLS



ALL WORK TO CONFORM TO ALL APPLICABLE BUILDING CODES INCLUDING BUT NOT LIMITED TO:

- A. 2009 SEATTLE RESIDENTIAL CODE
- B. 2009 WA STATE VENTILATION AND INDOOR QUALITY CODE
- C. 2009 SEATTLE ENERGY CODE
- D. 2009 UNIFORM PLUMBING CODE
- E. 2008 SEATTLE ELECTRICAL CODE

PROJECT DATA

PROJECT ADDRESS:

1609 FAIRVIEW AVE E SEATTLE WA

LEGAL DESCRIPTION:

Legal Description:
BEGINNING AT THE SOUTHEAST CORNER OF LOT 1 THENCE NORTH 41° 19' 13.0" WEST, ALONG THE SOUTHERLY LINE THEREOF, 86.402 FEET THENCE NORTH 0° 02' 24.8" EAST 200 FEET THENCE SOUTH 41° 09' 24.8" EAST 86.402 FEET TO A POINT ON THE EAST LINE OF LOT 1 THENCE SOUTH 10° 24.8" WEST, ALONG SAID EAST LINE, 200 FEET TO THE POINT OF BEGINNING

PARCEL NUMBER:

4088802450

ZONING:

INDUSTRIAL I 61 U/45 UM

PROJECT DESCRIPTION:

RELOCATION OF AN EXISTING FLOATING STRUCTURE.

CONSTRUCTION TYPE:

NA

OCCUPANCY GROUP:

ACCESSORY OFFICE

AREA:

STRUCTURE: 524 SF FLOAT DECK AREA: 925 SF

PROJECT TEAM

OWNER

LIBERTY DOCK SERVICE

NOEL POVLSSEN
TEL: 206 387-5253
SEATTLE WA

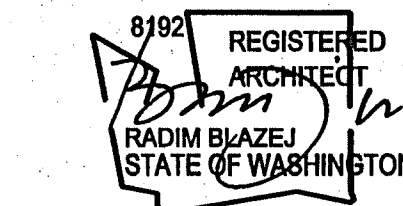
ARCHITECT

CARON ARCHITECTURE, LLC

1756 NW 56TH ST
SEATTLE, WA 98107
PHONE: (206) 367 1382
FAX: (206) 367 1385

CONTACT: RADIM BLAZEJ LEED AP

caron



1609 FAIRVIEW AVE E

SEATTLE, WA

DRAWING INDEX

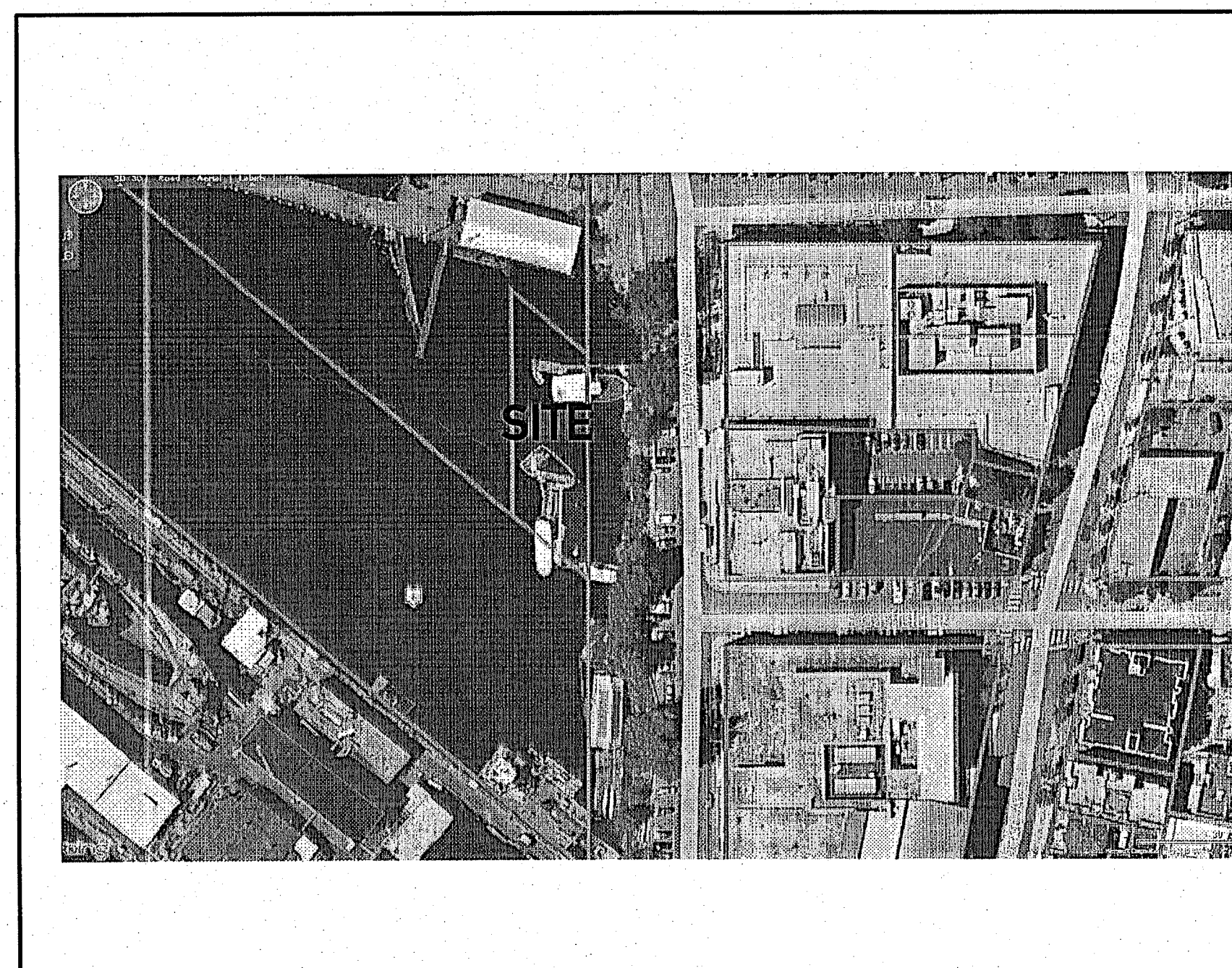
ARCHITECTURAL DRAWINGS

A0.00 GENERAL NOTES, ARCHITECTURAL NOTES & DRAWING INDEX

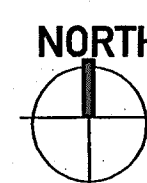
A1.00 EXISTING SITE PLAN

A1.01 SITE PLAN

A2.00 FLOOR PLAN, ROOF PLAN, ELEVATIONS, DETAILS



1 VICINITY MAP
SCALE: NOT TO SCALE



| | |
|---|--------------------------------|
| REVISION SHORELINE SUBSTANTIAL PERMIT PERMIT CORRECTIONS | DATE 05.15.12 07.26.2012 |
| OWNER APPROVAL BY | |
| DATE | |
| STAMP RECEIVED JUL 27 2012 City of Seattle Dept. of Planning and Development | |
| PROJECT NUMBER 2011 44 WA | |
| PRINCIPAL IN CHARGE RADIM BLAZEJ, A.I.A. PROJECT TEAM A.R. | |
| REVIEWED A.R. DRAWN A.R. | |
| SHEET TITLE GENERAL NOTES, ARCHITECTURAL NOTES & DRAWING INDEX | |

| |
|-------------------------------|
| SHEET NUMBER A-0.00 |
|-------------------------------|

1609 FAIRVIEW AVE E

SEATTLE, WA

| | |
|------------------------------|------------|
| REVISION | DATE |
| SHORELINE SUBSTANTIAL PERMIT | 05.15.12 |
| PERMIT CORRECTIONS | 07.26.2012 |
| PERMIT CORRECTIONS | 09.05.2012 |

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|-------------------|--|
| OWNER APPROVAL BY | |
| DATE | |

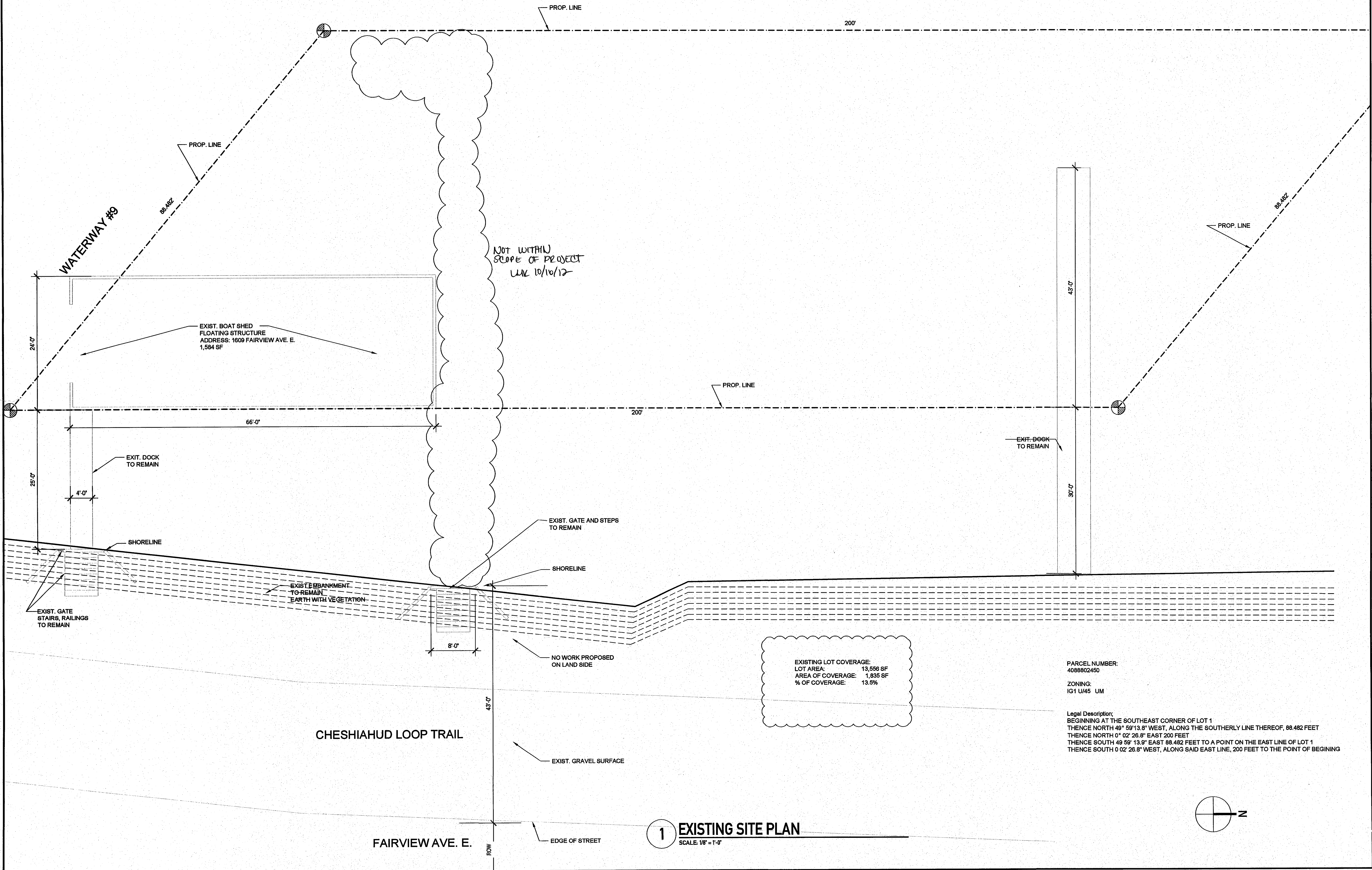
STAMP
RECEIVED
SEP 06 2012
Dept. of Planning & Development

PROJECT NUMBER
2011 44 WA

PRINCIPAL IN CHARGE
RADIM BLAZEJ, A.I.A.
PROJECT TEAM
A.R.
REVIEWED
A.R.
DRAWN
A.R.

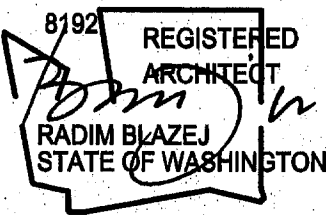
SHEET TITLE
EXISTING SITE PLAN

SHEET NUMBER
A-1.00



1 EXISTING SITE PLAN
SCALE: 1/8" = 1'-0"

caron



1609 FAIRVIEW AVE E

SEATTLE, WA

washington 2505 3rd avenue suite 300C, Seattle, WA 98121 • california 1903 Santa Barbara Street, San Luis Obispo, CA 93401 • www.caronarchitecture.com

| | |
|------------------------------|------------|
| REVISION | DATE |
| SHORELINE SUBSTANTIAL PERMIT | 05.15.12 |
| PERMIT CORRECTIONS | 07.26.2012 |
| PERMIT CORRECTIONS | 09.05.2012 |

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| OWNER APPROVAL BY: | |
| DATE: | |

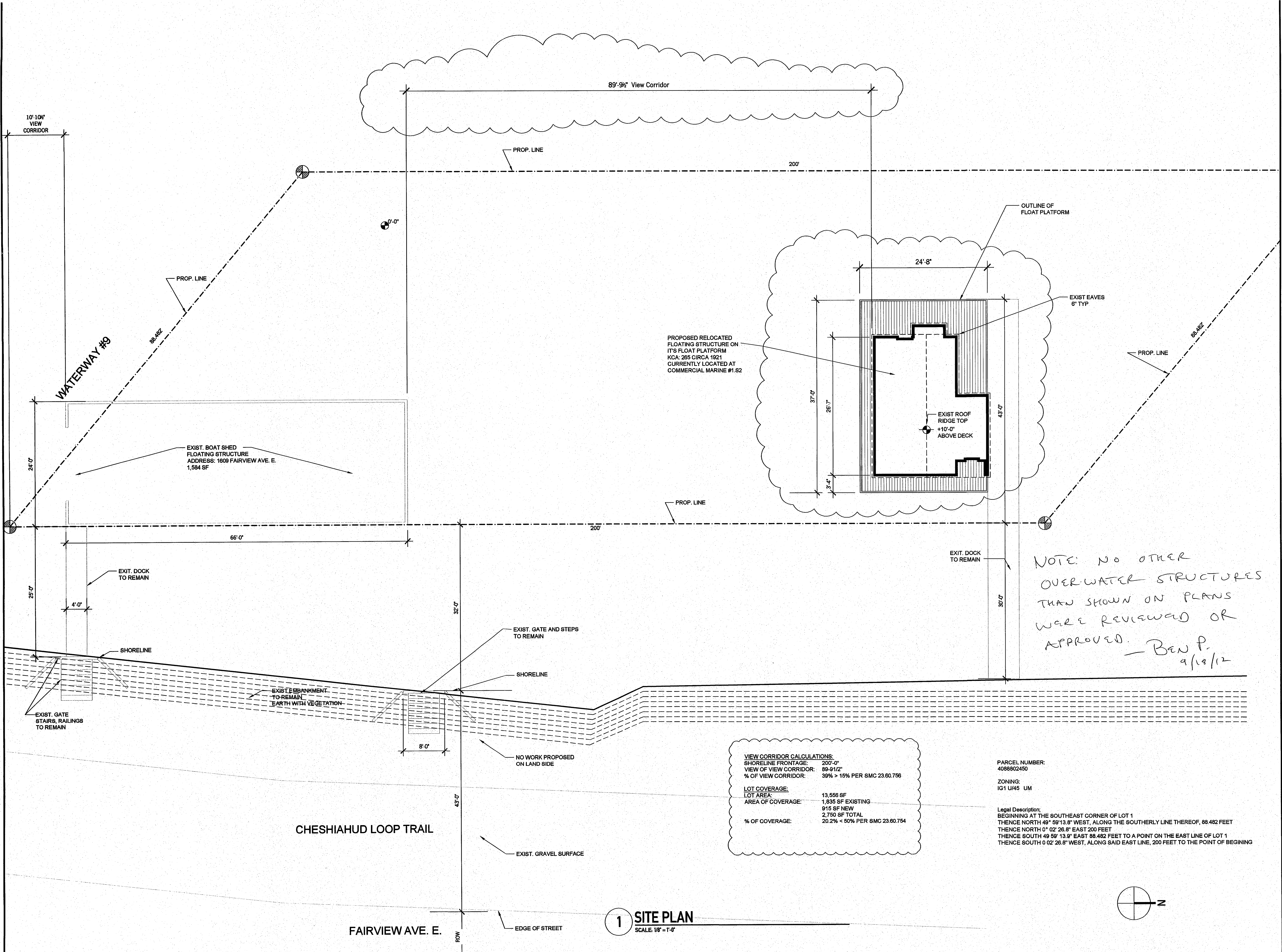
| | |
|-------|---------------------------------|
| STAMP | RECEIVED |
| | SEP 06 2012 |
| | Dept. of Planning & Development |

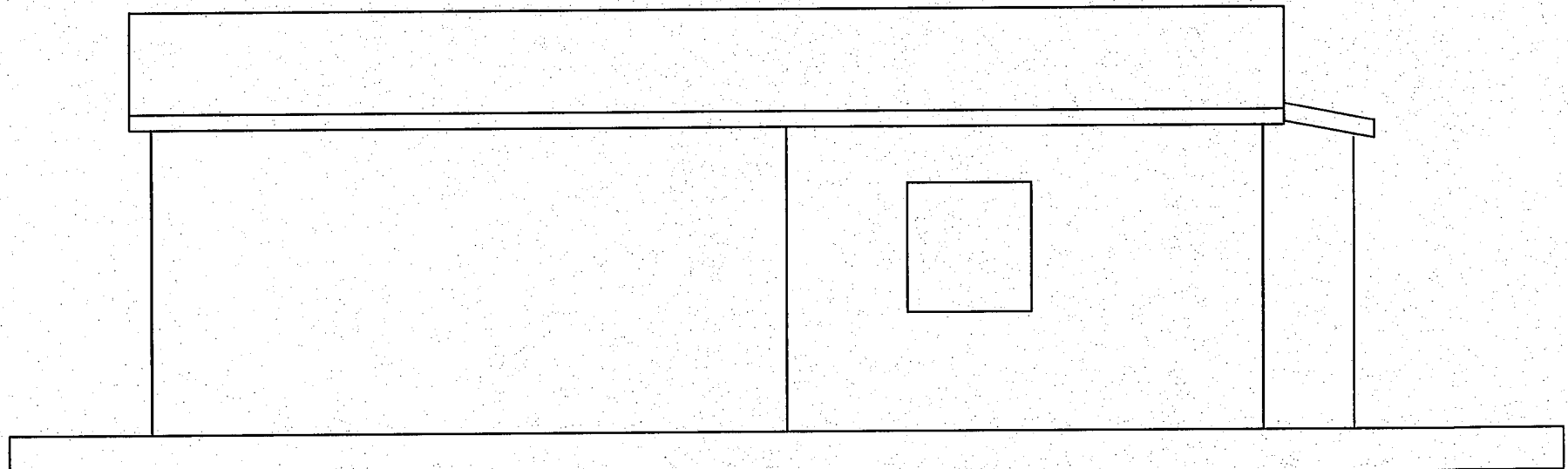
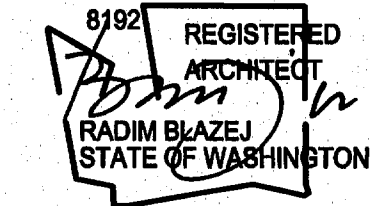
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|----------------|------------|
| PROJECT NUMBER | 2011 44 WA |
|----------------|------------|

| | |
|---|-----------------------------------|
| PRINCIPAL IN CHARGE RADIM BLAZEJ, A.I.A. PROJECT TEAM A.R. | REVIEWED A.R. DRAWN A.R. |
|---|-----------------------------------|

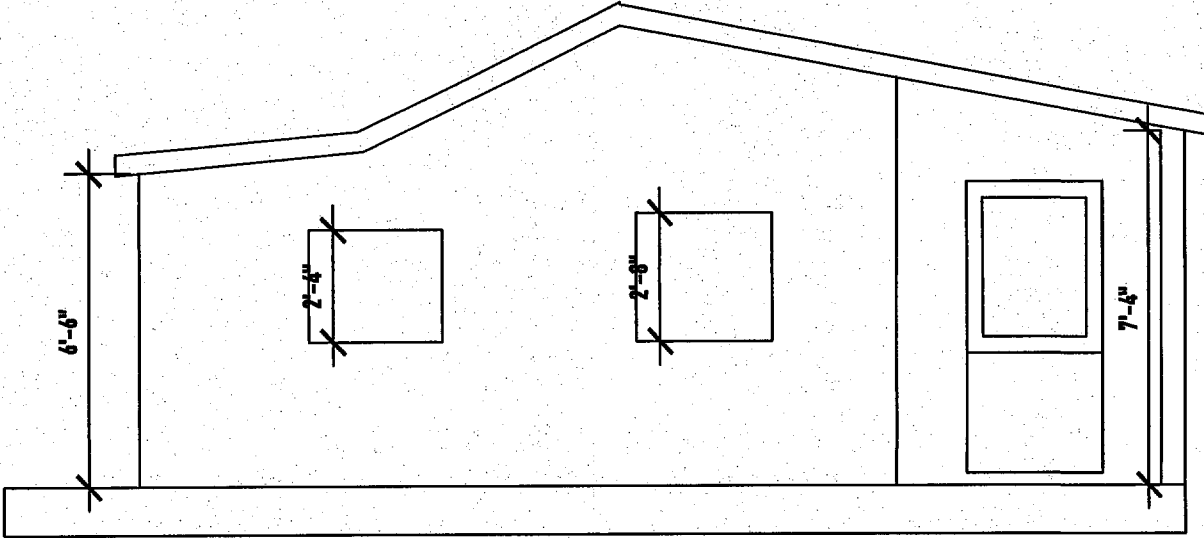
PROPOSED SITE PLAN

SHEET NUMBER
A-1.01

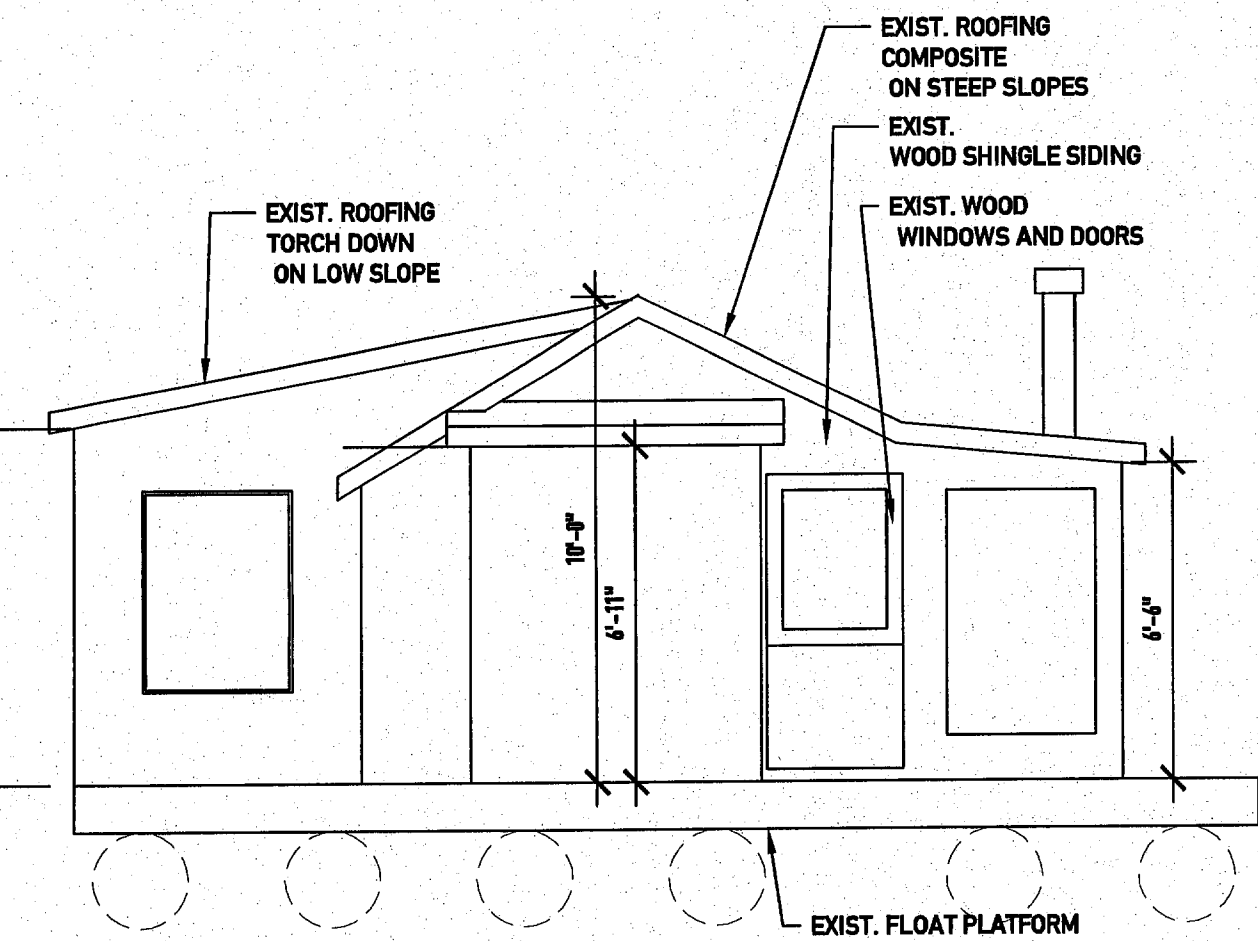




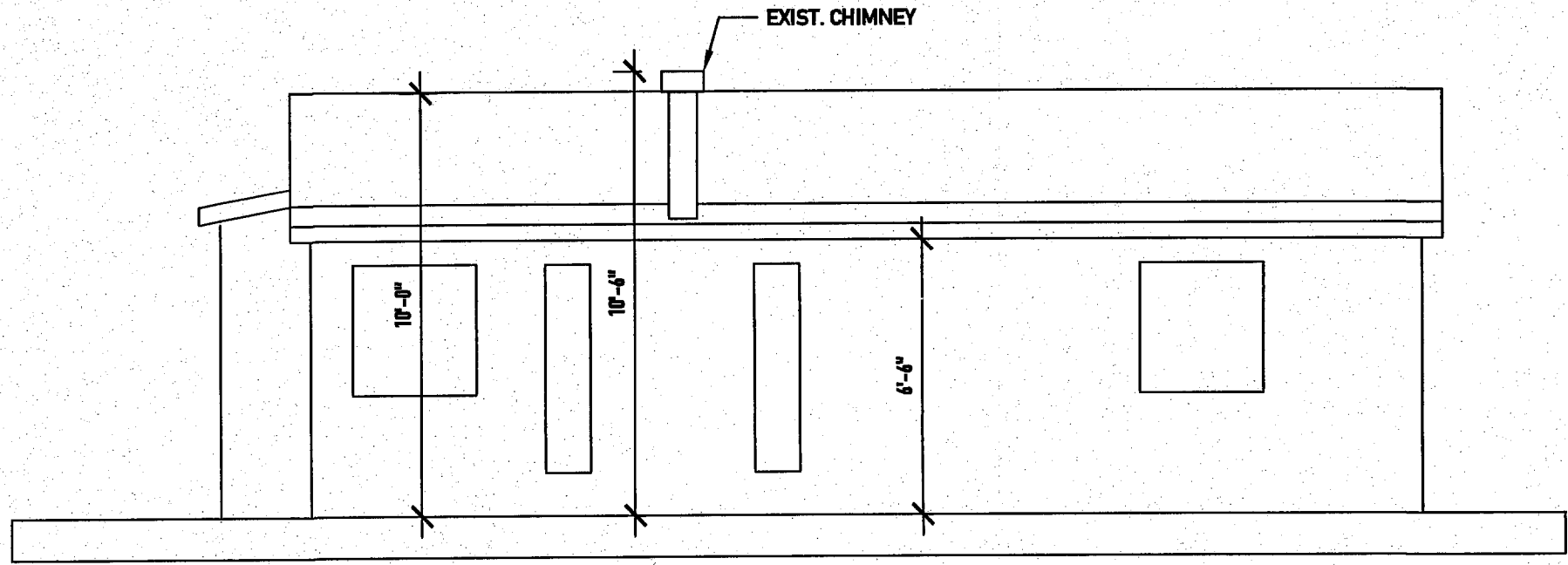
6 ELEVATION SIDE
SCALE: 1/4" = 1'-0"



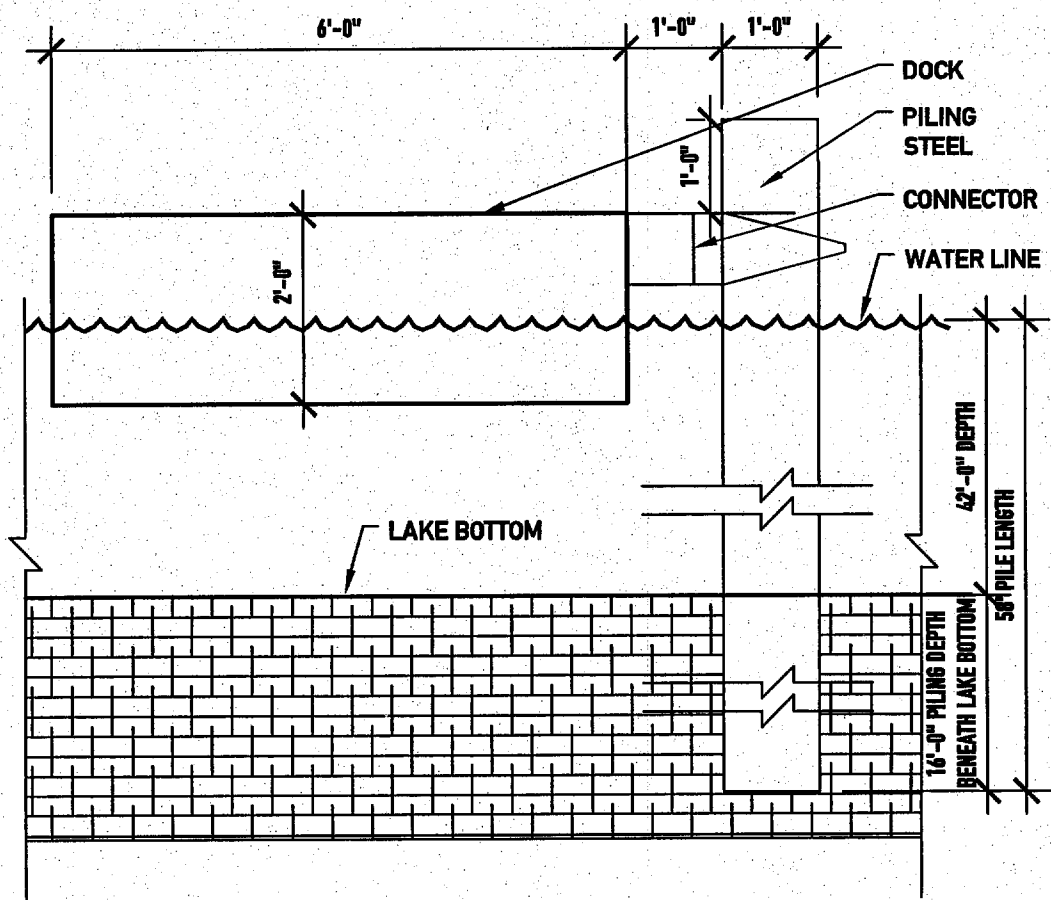
4 ELEVATION FRONT
SCALE: 1/4" = 1'-0"



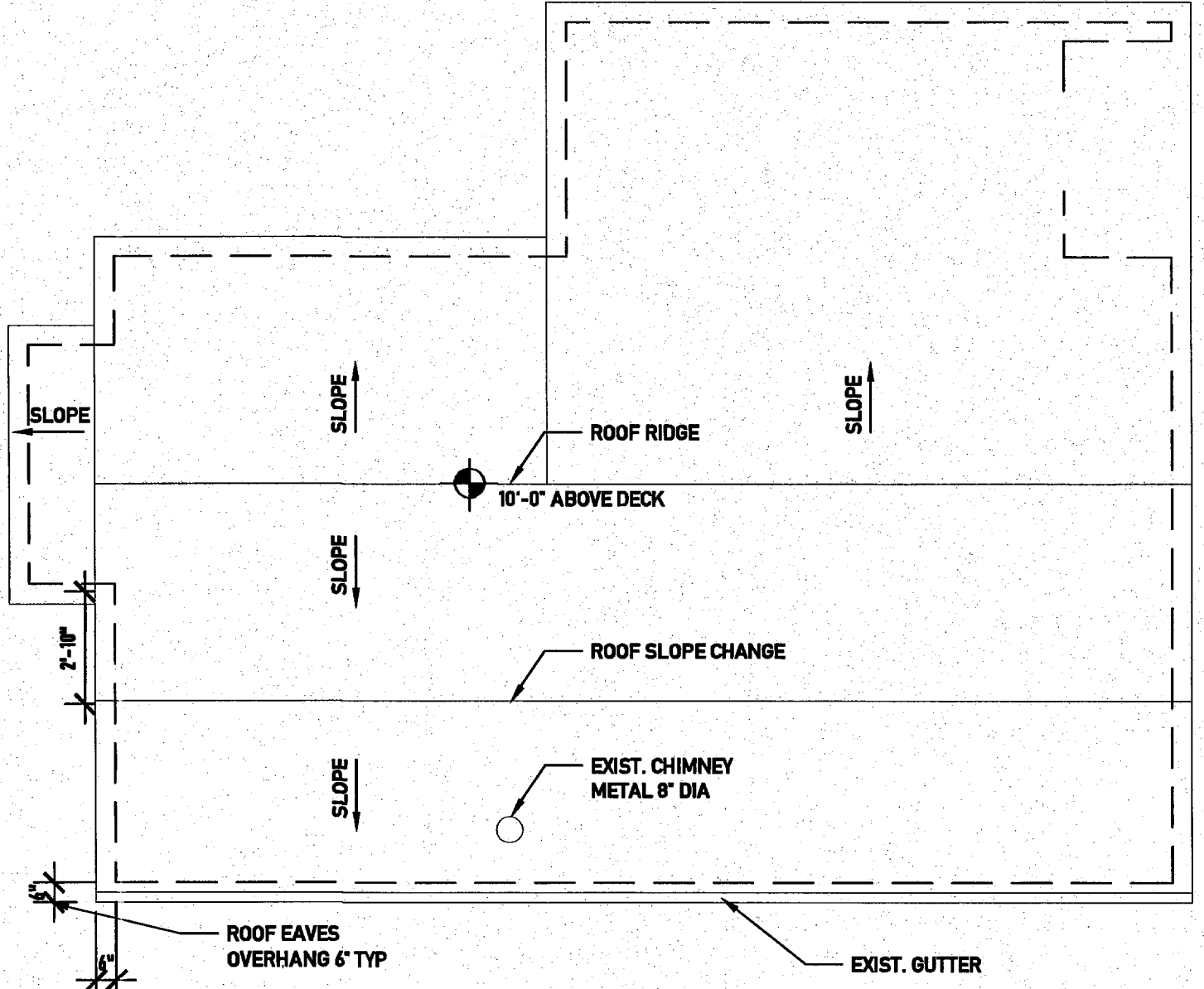
5 ELEVATION REAR
SCALE: 1/4" = 1'-0"



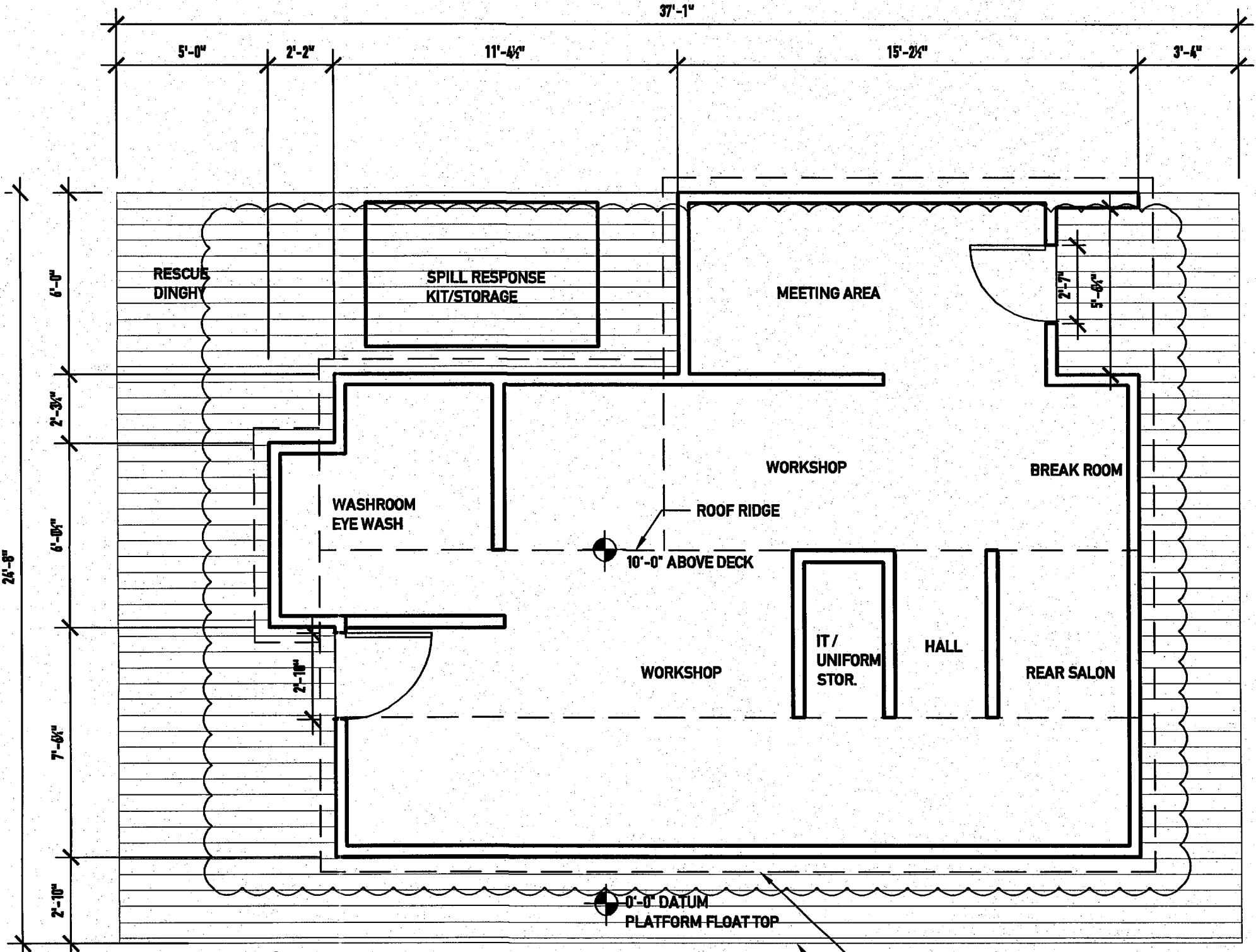
3 ELEVATION SIDE
SCALE: 1/4" = 1'-0"



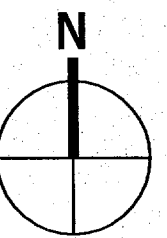
7 PILING DETAIL
SCALE: 1" = 1'-0"



2 ROOF PLAN
SCALE: 1/4" = 1'-0"



1 FLOOR PLAN
SCALE: 1/4" = 1'-0"



| | |
|---|--------------------------------|
| REVISION SHORELINE SUBSTANTIAL PERMIT PERMIT CORRECTIONS | DATE 05.15.12 07.26.2012 |
| OWNER APPROVAL BY | |
| DATE | |
| STAMP RECEIVED JUL 27 2012 City of Seattle Dept. of Planning and Development | |
| PROJECT NUMBER 2011 44 WA | |
| PRINCIPAL IN CHARGE RADIM BLAZEJ, A.I.A. PROJECT TEAM A.R. | |
| REVIEWED A.R. DRAWN A.R. | |
| SHEET TITLE FLOOR PLAN ELEVATIONS | |
| SHEET NUMBER A-2.00 | |

EXHIBIT F

TO

DECLARATION OF R. SHAWN GRIGGS

DATED MAY 19, 2025

Permit Number:
3009553



CITY OF SEATTLE

Land Use Permit

Department of Planning
and Development
700 Fifth Ave., Suite 2000
P.O. Box 34019
Seattle, WA 98124-4019
(206) 684-8600

APN #:
872700-8888

Site Address: 2420 WESTLAKE AVE N, SEATTLE, WA

Building ID(s): 000004393

Location:

Legal Description: TWENTY-4-TWENTY, A CONDOMINIUM (VOL 146 PGS 94-96)

Records Filed At: 2420 WESTLAKE AVE N

OWNER

APPLICANT

GRETCHEN REYNOLDS
3058 S 200TH ST
SEATAC, WA 98198
Ph: (206) 592-1824 Fax: (253) 862-1443

Application Date: 10/06/2008

Issued Date: 02/23/2009

Expiration Date: 02/06/2012

Fees Paid: \$6,231.25

As of Print Date: 02/23/2009

Primary Applicant

Description of Project: Shoreline Substantial Development Application to allow a 1,525 sq. ft. two-story floating home with rooftop deck in an environmentally critical area. Existing floating home to be demolished. Existing 940 square foot float to remain.

Permit Remarks: Slip N-12

Use: Y
TRA0 Applies: N
Land Use Conditions: Y
Decision Type: II

| Approved Uses | Location |
|---------------|----------|
| Floating Home | |
| | |
| | |
| | |
| | |

Zoning/Overlays:
Commercial2-40
Potential Slide Area
Shoreline Habitat Buffer
Shoreline Habitat Buffer
Additional Information on File

Land Use Component Information

| Component Type | Component Detail | Outcome |
|------------------------------|------------------------------|-------------------------|
| SHORELINE DEVELOPMENT | | GRANTED WITH CONDITIONS |
| SEPA THRESHOLD DETERMINATION | SEPA DET OF NON SIGNIFICANCE | GRANTED WITH CONDITIONS |
| | | |
| | | |
| | | |

| A/P # | Related Cases/Permits | Project Contacts | Name | Phone |
|---------|-------------------------------------|------------------|----------------|----------------|
| 6189747 | Construction and Development Permit | LU Planner | SHELLEY BOLSER | (206) 733-9067 |
| | | Zoning Reviewer | LINDSAY KING | (206) 684-9218 |
| | | | | |
| | | | | |

Applicant Signature:

Date: 2/22/9

This Land Use Permit authorizes the use of the property and/or work described above. Permission is hereby given to develop the site address shown, according to the conditions hereon and according to the specification pertaining thereto, subject to compliance with the Ordinances of the City of Seattle.

Subsequent Demolition, Construction, Site Work, or Mechanical work may require additional permits and may not begin without the appropriate approval. Additional information may be obtained from the Department of Planning and Development at (206) 684-8169.

EXHIBIT G

TO

DECLARATION OF R. SHAWN GRIGGS

DATED MAY 19, 2025

"TWENTY - 4 - TWENTY"

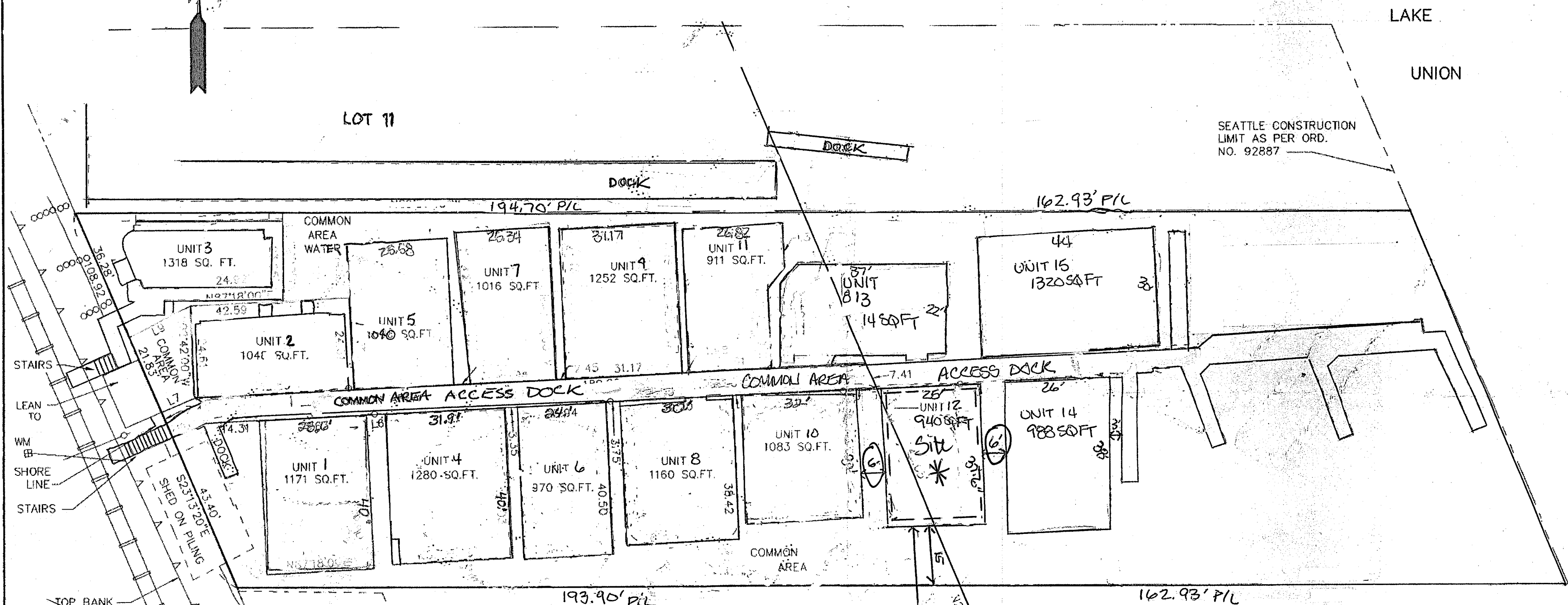
A CONDOMINIUM

S.W. 1/4, N.E. 1/4, SECTION 19, TOWNSHIP 25 NORTH, RANGE 4 EAST, W.M.
KING COUNTY, WASHINGTON

* LEGAL DESCRIPTION PARCEL # 8727000120 *
TWENTY-4-TWENTY CONDOMINIUM PCT
UND INT 7.70 UNIT 12 VOL. 146
Pages 94-96
Bldg. ID# 00000 4393
KCA# 264

LEGAL DESCRIPTION:
LOTS 12 & 13 BLOCK 95, LAKE UNION SHORELANDS ALL AS
SHOWN ON THE OFFICIAL MAPS THEREOF ON FILE IN THE
OFFICE OF THE COMMISSIONER OF PUBLIC LANDS AT
OLYMPIA, WASHINGTON
SITUATE IN THE CITY OF SEATTLE, KING CO, WASHINGTON

SCALE 1" = 20'



SEATTLE CONSTRUCTION
LIMIT AS PER ORD.
NO. 92887

AREA OF LOTS 12 & 13 + DNR LANDS = 35,864.93 SQ. FT.
AREA OF UNITS 1-15 = 17,164 SQ. FT.
COMMON AREA = 7,385 SQ. FT.
UNIT 12 FLOAT AREA = 940 SQ. FT.
UNIT 12 HOME SQ. FT. 1st FLOOR = 771.3 SQ. FT.
2nd FLOOR = 753.3 SQ. FT.

TOTAL OF PROPOSED HOME = 1,524.6 SQ. FT.
1st FLOOR DECKS = 168.7 SQ. FT.
2nd FLOOR DECKS = 186.7 SQ. FT.
ROOF DECK = 360 SQ. FT. *
TOTAL DECKS/PORCHES = 715.4 SQ. FT.

Note:
Existing Legal Parking
Deficit Will be Maintained
Per SMC 23.54.015J

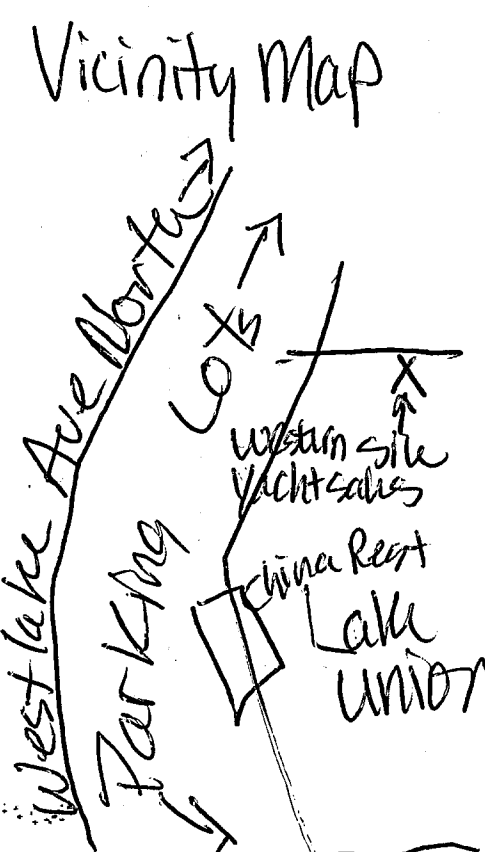
Total Residential Amenity
Area Required $1524.6 \times 0.05 = 76.23$ SQ. FT.
Total Residential Amenity Area Provided 715.4 SQ. FT.

SITE ADDRESS:
2420 WESTLAKE AVEN. SLIP 12
SEATTLE, WA.
LAND USE PROJECT # 3009553
DPP PROJECT # 6189747
PARCEL # 8727000120

PROPERTY OWNER:
KEVIN VANDERZANDEN
14711 NE 29th PL. STE 101
BELLEVUE, WA 98007
CONTACT NAME:
GRETCHEN REYNOLDS
8058 S. 200th
SEATTLE, WA 98198
(206) 592-1824
EMAIL: gmrpermits40@emr.com

RECEIVED
OCT 06 2008

DEPT. OF PLANNING AND
DEVELOPMENT



Master Use Permit Conditions Prior to issuance of a construction permit, notify in writing all contractors and subcontractors of the general requirements of the Shoreline Master Program (SMP 23.60.152), and shall be subject to the following:

- The location, design and construction and management of all shoreline developments and uses shall adhere to the quality and quantity of surface and ground water on and adjacent to the lot and shall adhere to the guidelines, policies, standards and regulations of water quality management programs and regulatory agencies.
- Timing Limitations**
In order to mitigate noise impacts during construction, the owners and / or responsible party(s) shall limit the hours of construction to non-holiday weekdays between 7:30am and 6:00 pm, and between 9:00 am and 6:00 pm on Saturdays. This condition may be modified by the Department to permit work of an emergency nature or to allow low noise interior after the shells of the structure are enclosed. This condition may also be modified to permit low noise work after approval from the Land Use Planner.
- Best Management Practices:** The following Best Management Practices shall be employed during the proposed over water work.
 - Dispose of all construction debris in the appropriate upland facilities.
 - Prior to commencing construction, a floating boom to contain debris shall be installed around the proposed float. A skimming net shall be kept on site. If floating debris enters the water during the proposed work this debris shall be removed immediately and stored until it can be disposed of at an appropriate upland facility. If heavy (sinking) debris enters the water during the proposed work the location of the debris shall be documented. When construction is complete a diver shall recover all debris that has entered the water and sunk during the proposed work.
 - Equipment using oil, gasoline or diesel used on site shall be checked for evidence of leakage. If evidence of leakage is found the further use of such equipment shall be suspended until the deficiency has been satisfactorily corrected.
 - Equipment for the transportation, storage, handling and application of oil, chemicals, or other hazardous materials shall be maintained in a safe and leak proof condition to prevent the release of this material into the water. If there is any evidence of leakage, the further use of such equipment shall be suspended until the deficiency has been satisfactorily corrected.
 - Prior to commencing construction, an emergency containment plan and procedures for all toxic material that will be kept on site shall be in place. Equipment for containment and cleanup of this toxic material shall be stocked on the site. During construction, a sufficient number of personnel trained in the proper implementation of this plan and equipment shall be on site at all times.
 - No treated wood shall be used in any decking material. If treated wood is proposed for other structures, this wood shall be professionally treated using the least toxic treatment available and completely cured using the best management practices developed by The Western Wood Preservers Institute (http://www.wpiinstitute.org) before the wood is used for this project. The use of wood treated with creosote or pentachlorophenol is prohibited.
 - Floatation used in any of the over water structure shall be enclosed and contained to prevent the breakup or loss of the floatation material into the water.

4. Best Management Practices: The following Best Management Practices shall be employed during the life of this proposed development:

A floating community can be potentially contribute to water pollution with both liquid and solid wastes. To help bring the water quality and sediments of Lake Union to a cleaner level, the following Floating Home Best Management Practices (BMP's) are recommended and have been approved by the City of Seattle. Under Washington State Law, Chapter 90.48.080 RCW, It is illegal to discharge or allow to be discharged any pollutant into the water.

A. Garbage and Recycling

- Dispose of garbage on shore in garbage dumpsters, recycle paper, glass cans in the recycle bins. Keep area around dumpsters and bins neat debris-free.
- Do not dispose the following in the dumpsters: plants, solvents, fuel, oil batteries, antifreeze, wet rags. Take those to the King County Household Hazardous Waste Station.
- Do not dispose any item from floating home or dock into the water.

B. House, Deck and dock maintenance

- When prepping the house or deck for paint, stain or varnish, tarp work area to trap any paint chips or dust, thus preventing anything from falling into the lake.
- Vacuum or sweep up frequently.
- Keep the paint in small containers, bringing out only what is needed.
- Use a drip pan or tarp to mix or transfer paint or solvents. Keep the containers in a drip pan while working.
- Paint and solvent spills to be contained and cleaned up immediately.

C. Sub-Contractors

- Inform contractors, subcontractors, and any employees about these water quality Best Management Practices (BMP's), and make sure they don't dump anything into the lake.
- Owners are responsible for the actions of contractors, subcontractors and there employees regarding adherence to all water quality rules and regulations. Fines to be paid by owners.

D. General Housekeeping

- Secure all household items and outdoor furnishings located near the edge of structures in a manner which will keep them from blowing or falling overboard into the lake.
- Consider vacuuming decks instead of sweeping to minimize dirt entering the lake.
- Gardening**
 - Tarp work areas when planting or replanting plants to avoid anything from falling into the water.
 - If using fertilizers on plants, do not overwater so that the toxins spill over into the lake.

F. Boat Maintenance

- Engine work
 - Use absorbent pads under engines in bilge when changing oil.
 - Recycle waste oil and oil filters at an automotive store or at the Household Hazardous Waste Station.
 - Recycle batteries.
 - Dispose of antifreeze and transmission fluid at the household hazardous waste station.
- Painting and Varnishing
 - Tarp the area between the boat and the floating home to trap any sanding dust or debris. Vacuum and sweep up frequently.
 - Keep paint and varnish in small containers and inside a secondary drip pan.
 - Use a tarp or drip pan under your materials when mixing or transferring paint, varnish or solvents.
 - Paint, varnish and solvent spills should be treated as oil spills.
 - Do not leave any containers of fuel, oil, solvents, fluids, paint batteries, or debris of any nature on the dock, or out in the open on your dock or access ramp.

G. Accidental Spills

- In case of fuel, oil, paint, solvents, or dangerous material spill, STOP the source of the spill and begin to clean up immediately.
- DO NOT pour liquid detergent onto the spill. This creates more of a hazard for fish and wildlife.
- Keep absorbent pads available to throw onto the surface of the water to stop the spill.
- Double bag three dirty absorbent pads and dispose of them in garbage dumpster.
- For a large and uncontrollable spill, call the US Coast Guard at 1-800-oils-911.

Note: light fixtures shall be shielded to avoid light spillage beyond the perimeter of the float, and low wattage light bulbs shall be used for any exterior lighting (SKB 1/23/07, added per Gretchen Reynolds)

PROJECT: DEMOLISH EXISTING 522 SQ. FT. FLOATING HOME AND CONSTRUCT NEW 1,524.6 SQ. FT. TWO STORY FLOATING HOME ON EXISTING 939.8 SQ. FT. LOG FLOAT. FLOAT LOCATION TO MOVE 6'-0" EAST FOR 6'-0" MIN. DISTANCE TO FLOATING HOME TO WEST.

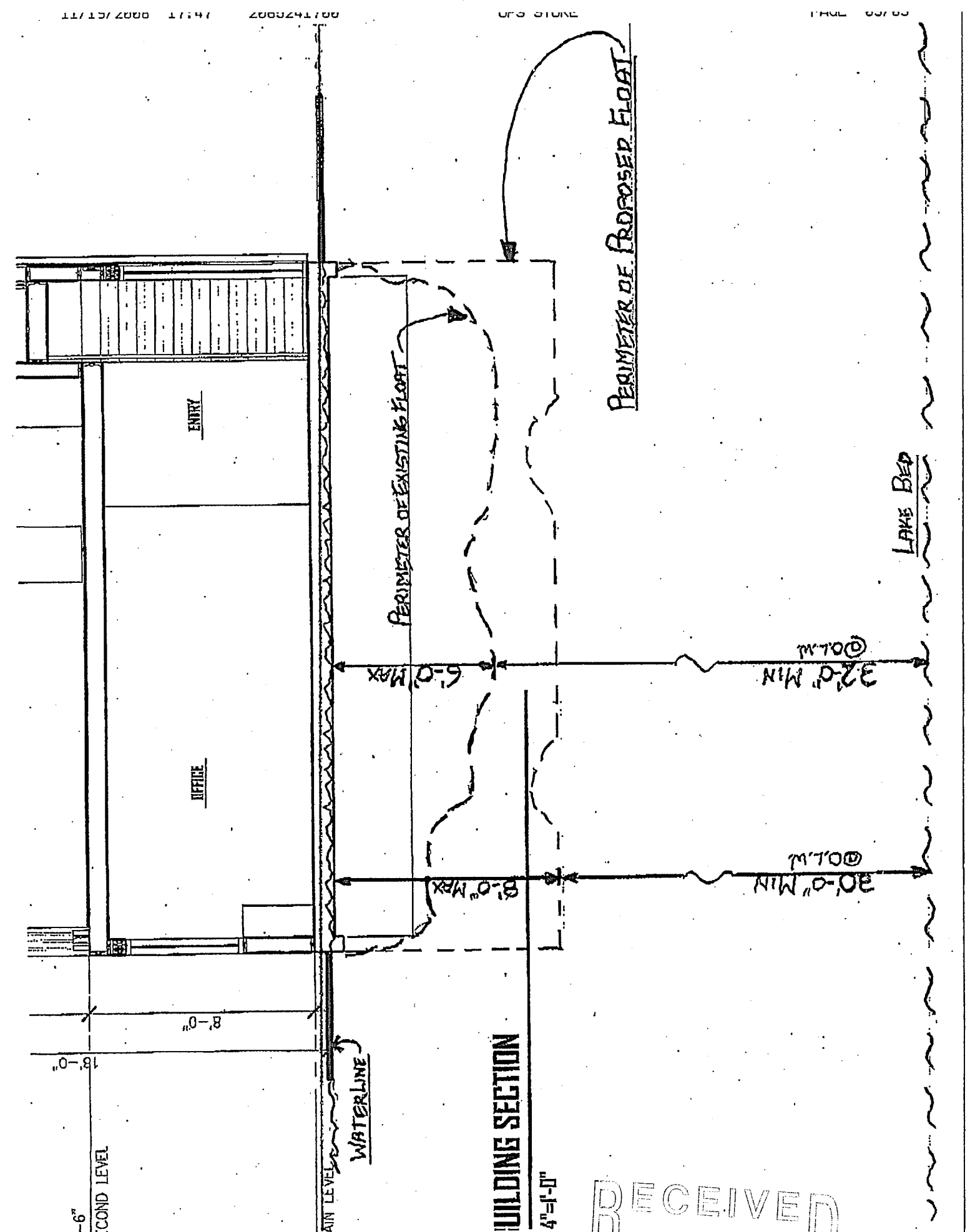
PROPOSED HOME: 1,524.6 SQ. FT.
EXISTING HOME: 522 SQ. FT.
DIFFERENCE: 1,002.6 SQ. FT.

ADDED LOAD: 1,002.6 SQ. FT. X 60 LBS./SQ. FT. (TOTAL DESIGN LOAD)
= 60,156 LBS.

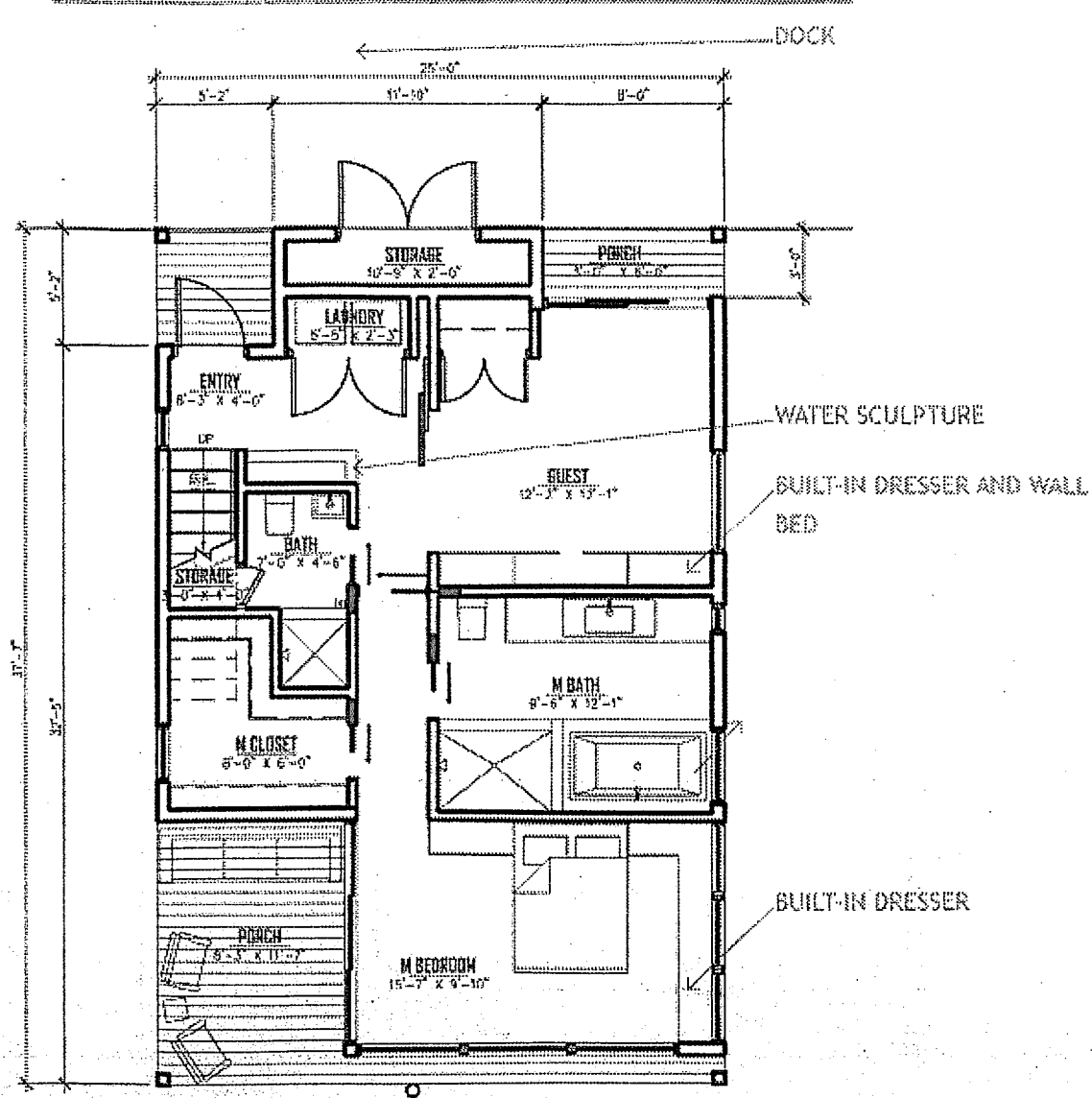
ADDED DISPLACEMENT: 60,156 LBS. ÷ 62.43 (WT. OF 1 CU. FT. WATER)
= 964 CU. FT.

MITIGATION: PROJECT SHALL INCLUDE REMOVAL OF 964 CU. FT. OF DEBRIS FROM LAKE UNION TO OFFSET EQUIVALENT ADDITION OF FLOATATION.

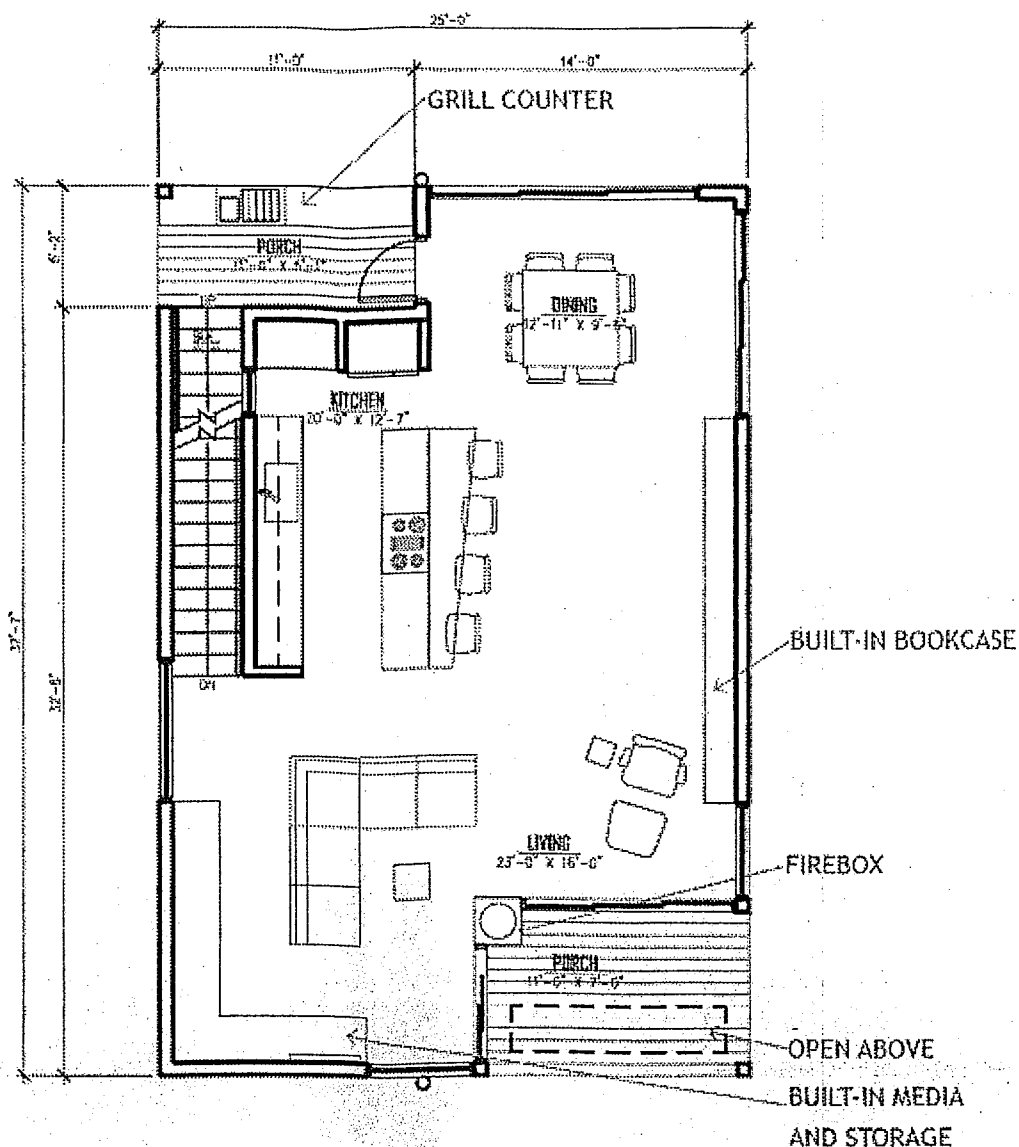
Float to be modified through the addition of logs and plastic barrels to accommodate additional structural loads and necessary floatation. There is currently a small (approx. 1'x1') notch in the float at the NE corner that we intend to replace since it was removed due to the location of a piling being too close. Decking materials have not been chosen yet.
NOTE: From your correction Notice will be on Bldg. Permit set.



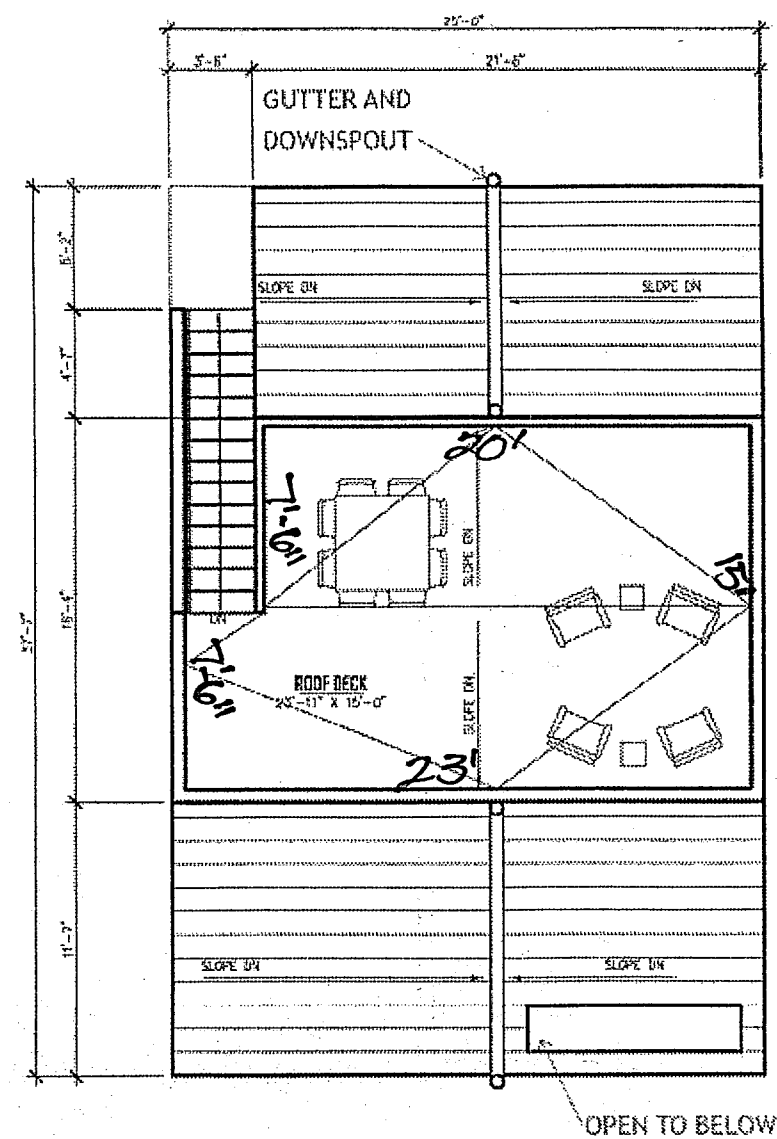
RECEIVED
DEC 15 2008
DEPT. OF PLANNING AND DEVELOPMENT



MAIN LEVEL PLAN (771.3 gsf)
Scale: 1/8" = 1'-0"

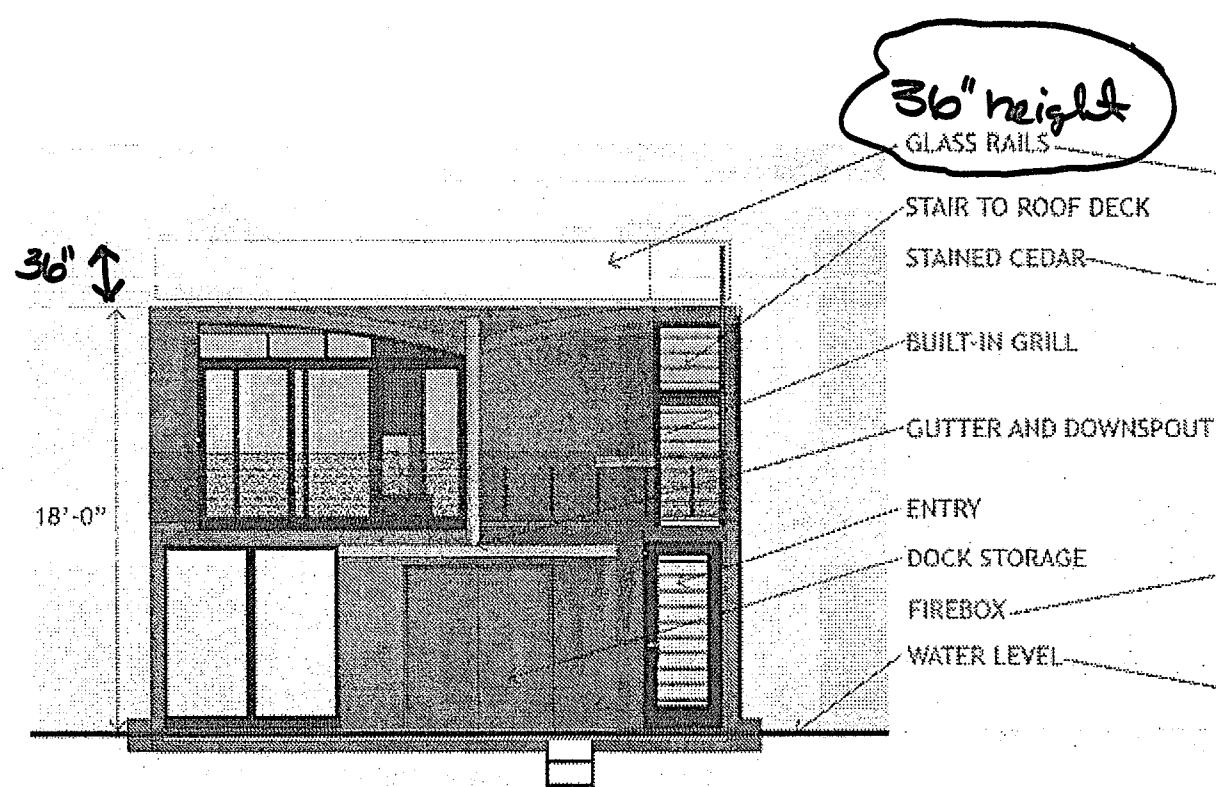


SECOND LEVEL PLAN (753.3 gsf)
Scale: 1/8" = 1'-0"

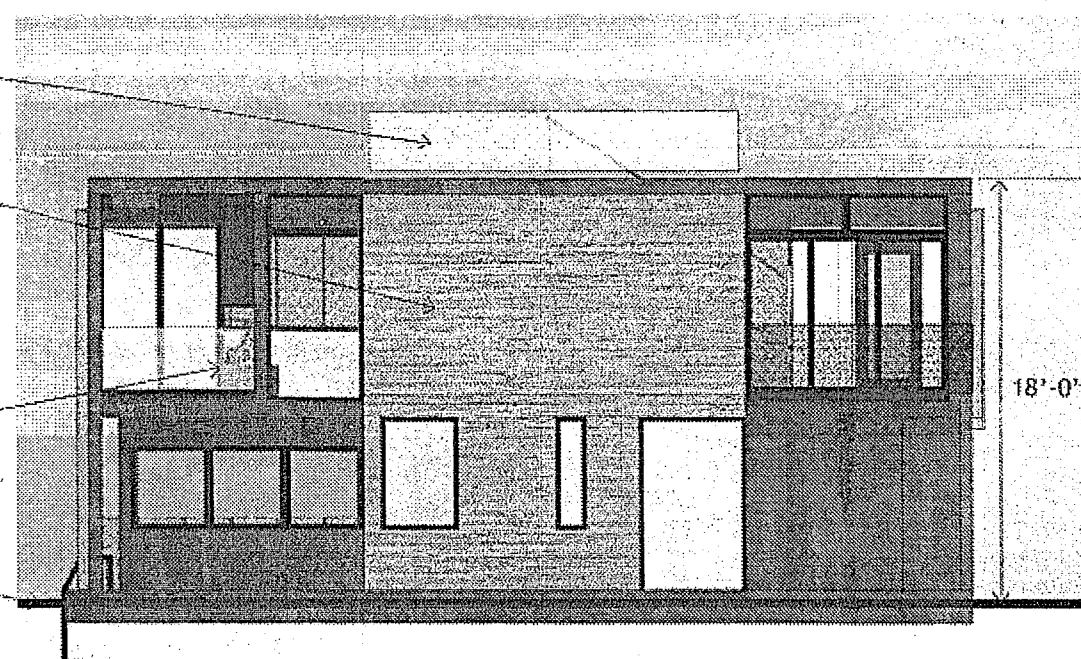


ROOF LEVEL PLAN
Scale: 1/8" = 1'-0"

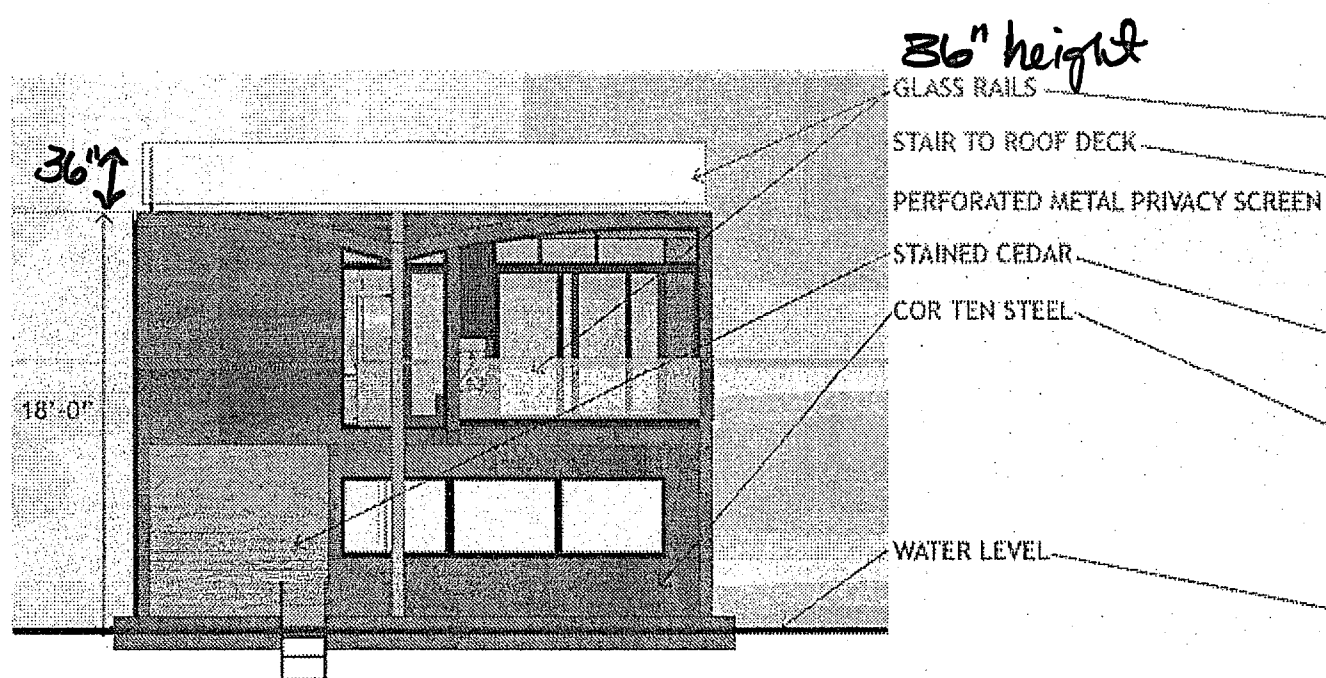
TOTAL: 1,524.6 GSF



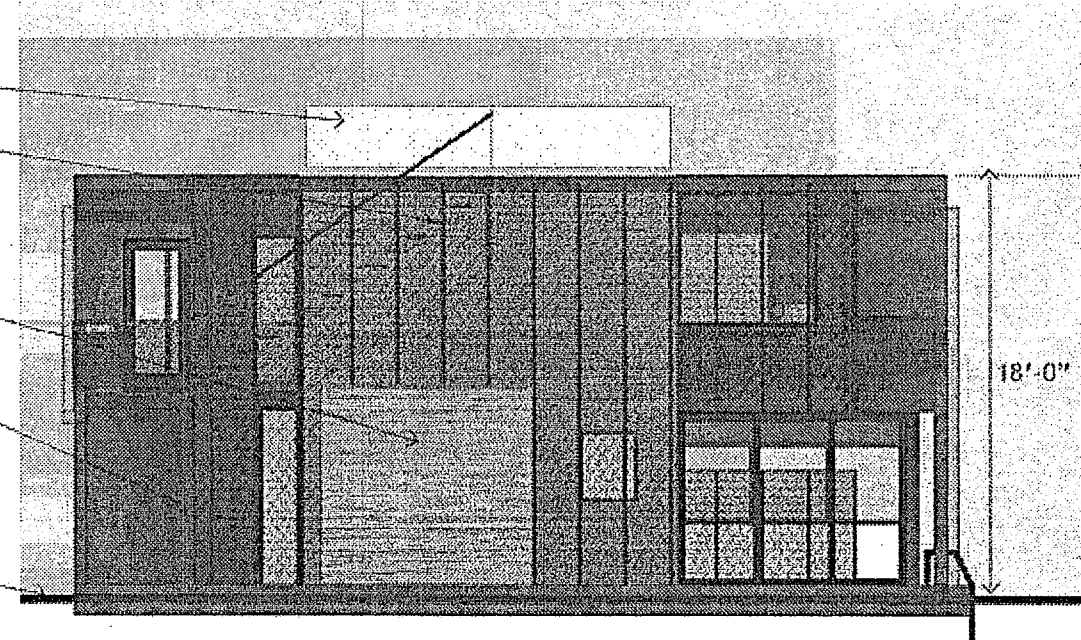
NORTH ELEVATION
Scale: 1/8" = 1'-0"



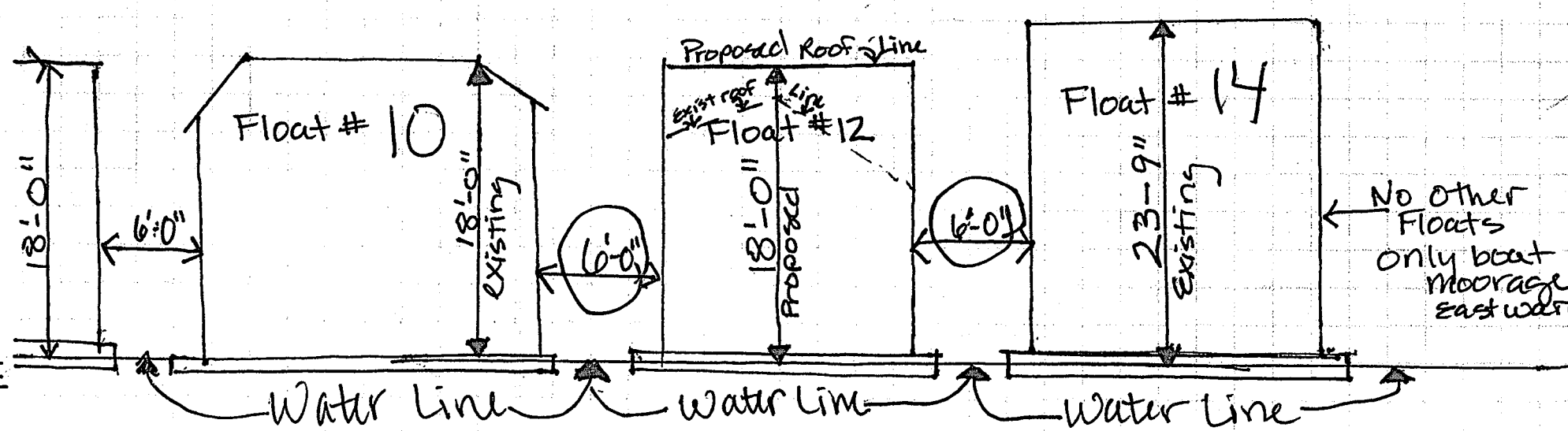
EAST ELEVATION
Scale: 1/8" = 1'-0"



SOUTH ELEVATION
Scale: 1/8" = 1'-0"



WEST ELEVATION
Scale: 1/8" = 1'-0"



roofline view from South looking North

RECEIVED
OCT 06 2008
DEPT OF PL & ENV
DEVELOPMENT AND

DERZANDEN FLOATING HOUSE
WASHINGTON

No other floats
only boat moorage east side

"TWENTY - 4 - TWENTY"A CONDOMINIUM

S.W. 1/4, N.E. 1/4, SECTION 19, TOWNSHIP 25 NORTH, RANGE 4 EAST, W.M.
KING COUNTY, WASHINGTON

DEDICATION

"TWENTY - 4 - TWENTY" IS A CONDOMINIUM CREATED UNDER THE WASHINGTON CONDOMINIUM ACT CHAPTER 64.34 OF THE REVISED CODE OF WASHINGTON, AS AMENDED, ROBERT SKARPERUD AND BARBARA SKARPERUD, AS THE SOLE OWNERS AND POSSESSORS OF THE LAND DESCRIBED BELOW, CREATED BY THE CERTAIN DECLARATION FOR "TWENTY - 4 - TWENTY" CONDOMINIUMS, A CONDOMINIUM, AS RECORDED UNDER RECORDING NO. 9803201715 ON MARCH 20, 1998, AT VOLUME 146 OF OFFICIAL RECORDS, PAGES 24 RECORDS OF KING COUNTY, WASHINGTON, RELATING TO THE LAND SITUATED IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

LEGAL DESCRIPTION

LOTS 12 AND 13 BLOCK 95 LAKE UNION SHORE LANDS ALL AS SHOWN ON THE OFFICIAL MAPS THEREOF ON FILE IN THE OFFICE OF THE COMMISSIONER OF PUBLIC LANDS AT OLYMPIA, WASHINGTON.

SITUATE IN THE CITY OF SEATTLE, KING COUNTY, WASHINGTON.

THE WITHIN SURVEY MAP OF THE SURFACE OF EACH LAND AND SET OF PLANS OF THE BUILDINGS HAVE BEEN PREPARED INCIDENT THERETO PURSUANT TO RCW 64.34

DATED THIS 4th DAY OF MARCH, 1998

Robert Skarperud
ROBERT SKARPERUD

Barbara Skarperud
BARBARA SKARPERUD

NAME

STATE OF WASHINGTON)
COUNTY OF KING) SS

KENNETH L. EDINGTON, BEING FIRST DULY SWORN, ON OATH SAYS THAT HE IS THE REGISTERED LAND SURVEYOR WHO SIGNED THE SURVEYOR'S CERTIFICATE SET FORTH ABOVE, HAS READ THE SAME, KNOWS THE CONTENTS THEREOF, AND BELIEVES THE SAME TO BE TRUE.

Kenneth L. Edington
KENNETH L. EDINGTON

SUBSCRIBED AND SWORN TO BEFORE ME THIS 4th DAY OF MARCH, 1998

Notary Public
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT EVERETT, WA
COMMISSION EXPIRES: JULY 14, 2001

ACKNOWLEDGEMENT:

STATE OF WASHINGTON)
COUNTY OF KING) SS

THIS IS TO CERTIFY THAT ON THE 4th OF MARCH, 1998 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC PERSONALLY APPEARED ROBERT SKARPERUD, TO ME KNOWN TO BE THE INDIVIDUALS WHO EXECUTED THE WITHIN DEDICATION, AND ACKNOWLEDGED TO ME THAT THEY SIGNED AND SEALED THE SAME AS THEIR VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN

Rodney T. Harmon
RODNEY T. HARMON NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON.

RESIDING AT Bothell

COMMISSION EXPIRES November 11, 2000

ACKNOWLEDGEMENT:

STATE OF WASHINGTON)
COUNTY OF KING) SS

THIS IS TO CERTIFY THAT ON THE 4th OF MARCH, 1998 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC PERSONALLY APPEARED BARBARA SKARPERUD, TO ME KNOWN TO BE THE INDIVIDUALS WHO EXECUTED THE WITHIN DEDICATION, AND ACKNOWLEDGED TO ME THAT THEY SIGNED AND SEALED THE SAME AS THEIR VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN

Rodney T. Harmon
RODNEY T. HARMON NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON.

RESIDING AT Bothell

COMMISSION EXPIRES November 11, 2000

APPROVAL:

EXAMINED AND APPROVED THIS 6th DAY OF MARCH, 1998

DEPARTMENT OF ASSESSMENTS

Scott Noble
KING COUNTY ASSESSOR

Elaine Hawkins
DEPUTY KING COUNTY ASSESSOR

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE WASHINGTON CONDOMINIUM ACT AND THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF ROBERT SKARPERUD IN APRIL OF 1992.

Kenneth L. Edington
KENNETH L. EDINGTON P.L.S. #15023

RECORDING CERTIFICATE:

FILED FOR RECORD AT THE REQUEST OF Robert + Barbara Skarperud UNDER KING COUNTY, RECORDING NO. 9803201715, THIS 20th DAY OF MARCH, 1998, AT 24 MINUTES PAST 12:00 AND RECORDED IN VOLUME 146 OF CONDOMINIUMS, PAGE(S) 24-26, RECORDS OF KING COUNTY, WASHINGTON.

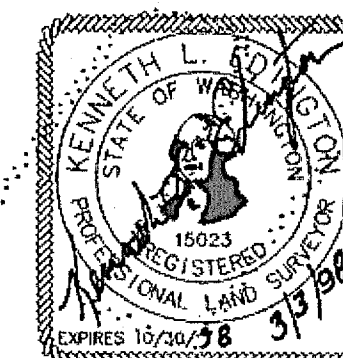
DIVISION OF RECORDS AND ELECTIONS

Notary Public
MANAGER

Notary Public
SUPERINTENDENT OF RECORDS



PREPARED BY
HAMMOND, COLLIER & WADE -
LIVINGSTONE ASSOCIATES, INC.
JOB 92508



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DEPT. OF PLANNING AND
DEVELOPMENT

"TWENTY - 4 - TWENTY"

A CONDOMINIUM

S.W. 1/4, N.E. 1/4, SECTION 19, TOWNSHIP 25 NORTH, RANGE 4 EAST, W.M.
KING COUNTY, WASHINGTON

CALC. POSITION OF MONUMENT
AT FLORENTIA ST.
AND FREMONT AVE.

LAKE

UNION

HALLADAY ST.

WESTLAKE AVE. N.

LOT 11

N89°51'30"W
194.70

LOT 12

SEATTLE CONSTRUCTION
LIMIT AS PER
ORDINANCE NO. 92887

150.00

CALC. POSITION OF MONUMENT
AT FLORENTIA ST.
AND FREMONT AVE.
FROM CITY OF SEATTLE
SURVEY OF LAKE UNION
SHORELANDS N 39496.98
E 28660.47

LOT 13

S89°51'30"E
193.91

EAST MARGIN
WESTLAKE AVENUE N.

LOT 14

CALCULATED POSITION
OF WESTLAKE BOULEVARD
ADD. TIED IN 1907 PLAT
OF LAKE UNION SHORELANDS
N 36830.827
E 30663.696
CALC. N 36831.11
E 30663.48

McGRAW ST.

N 89°51'07" W FROM CITY ANGLE OFF OF NWLY MON. LINE (1912)
3.01' PG 10 FB 2269 1/2 LOC. OF WESTLAKE AVE. N.

S23°10'19"E 47.74
CITY MONUMENT
LINE OF 1970'S

S20°33'15"E 592.23
CENTER LINE 80' R/W
PER WESTLAKE BOULEVARD
ADD.

S20°33'15"E 543.47
ACCEPTED AS 45'
OFFSET TO W MARGIN

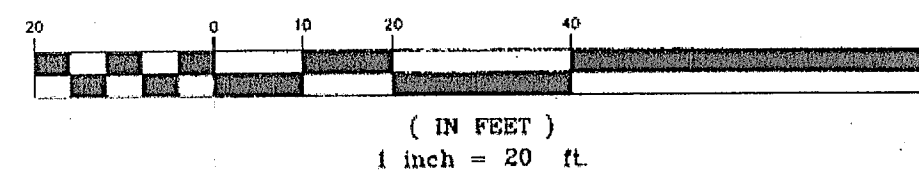
5.00

CROCKETT ST.

LEGEND

- PR = PRORATED
- P = PLAT
- R = RADIUS
- CALC. = CALCULATED
- = FOUND CASED MONUMENT
EXCEPT AS NOTED

GRAPHIC SCALE



MERIDIAN: PLAT OF LAKE UNION
SHORELANDS



SHEET 2 OF 3

RECEIVED

OCT 06 2008

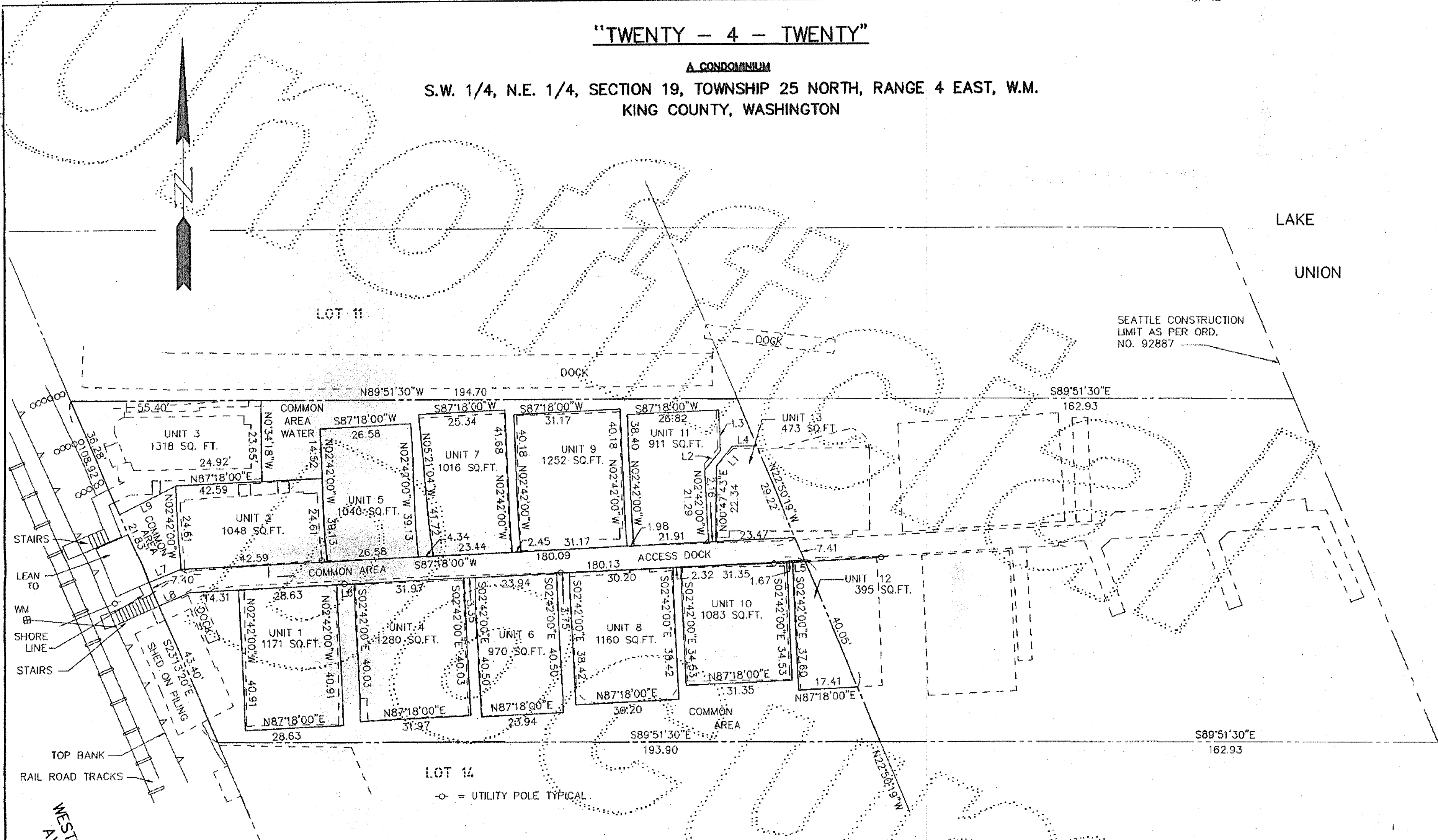
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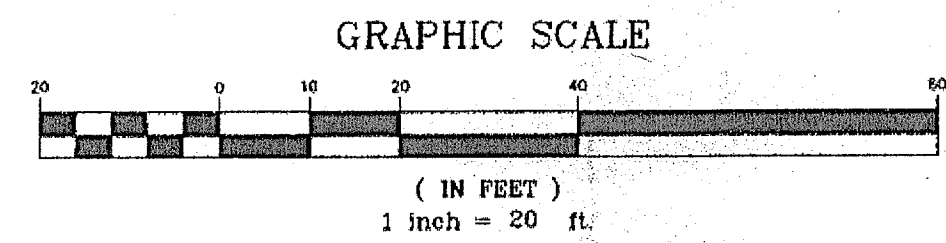
"TWENTY - 4 - TWENTY"

A CONDOMINIUM

S.W. 1/4, N.E. 1/4, SECTION 19, TOWNSHIP 25 NORTH, RANGE 4 EAST, W.M.
KING COUNTY, WASHINGTON



SEATTLE CONSTRUCTION
LIMIT AS PER ORD.
NO. 92887



| LINE | DIRECTION | DISTANCE |
|------|-------------|----------|
| L1 | N39°35'10"E | 7.30 |
| L2 | N39°35'10"E | 7.30 |
| L3 | N02°42'00"W | 11.71 |
| L4 | N89°24'08"E | 7.14 |
| L5 | N87°18'00"E | 3.62 |
| L6 | N87°18'00"E | 5.00 |
| L7 | N66°46'41"E | 9.78 |
| L8 | N66°46'41"E | 9.71 |
| L9 | N62°59'31"E | 18.45 |

MERIDIAN:
PLAT OF LAKE UNION SHORELANDS

19,428 SQ. FT. = AREA OF LOTS 12 & 13
13,117 SQ. FT. = AREA OF UNITS 1-13
6,311 SQ. FT. = COMMON AREA

GHOSTED LINES
ARE FLOATING HOMES
AND EXISTING STRUCTURES

PREPARED BY
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SHEET 3 OF 3

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