



DEVELOPMENT SERVICES DEPARTMENT
 ENVIRONMENTAL COORDINATOR
 11511 MAIN ST., P.O. BOX 90012
 BELLEVUE, WA 98009-9012

DETERMINATION OF NON-SIGNIFICANCE

PROPONENT: Michel Suignard

LOCATION OF PROPOSAL: 9567 Lake Washington Blvd. NE

NAME & DESCRIPTION OF PROPOSAL: Suignard Pier Reconfiguration

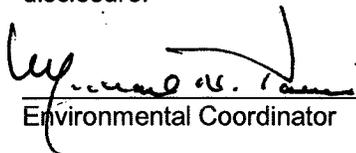
Shoreline Substantial Development Permit to reconfigure the existing dock by removing a 126 square foot ell, 2 structural piles, and an existing boat lift. The pier will be extended 18 feet further into the lake and will include the replacement of 2 structural piles, installation of 2 new structural piles, and installation of 2 mooring piles. All existing decking will be replaced with open grating.

FILE NUMBER: 11-110807-WG

The Environmental Coordinator of the City of Bellevue has determined that this proposal does not have a probable significant adverse impact upon the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(C). This decision was made after the Bellevue Environmental Coordinator reviewed the completed environmental checklist and information filed with the Land Use Division of the Development Services Department. This information is available to the public on request.

- There is no comment period for this DNS. There is a 14-day appeal period. Only persons who submitted written comments before the DNS was issued may appeal the decision. A written appeal must be filed in the City Clerk's office by 5:00 p.m. on _____.
- This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS. There is a 14-day appeal period. Only persons who submitted written comments before the DNS was issued may appeal the decision. A written appeal must be filed in the City Clerk's Office by 5 p.m. on 6/16/11.
- This DNS is issued under WAC 197-11-340(2) and is subject to a 14-day comment period from the date below. Comments must be submitted by 5 p.m. on _____. This DNS is also subject to appeal. A written appeal must be filed in the City Clerk's Office by 5 p.m. on _____.

This DNS may be withdrawn at any time if the proposal is modified so that it is likely to have significant adverse environmental impacts; if there is significant new information indicating, or on, a proposals probable significant adverse environmental impacts (unless a non-exempt license has been issued if the proposal is a private project); or if the DNS was procured by misrepresentation or lack of material disclosure.


 Environmental Coordinator

6/2/2011
 Date

OTHERS TO RECEIVE THIS DOCUMENT:

- State Department of Fish and Wildlife
- State Department of Ecology,
- Amy Corps of Engineers
- Attorney General
- Muckleshoot Indian Tribe



City of Bellevue
 Development Services Department
 P.O. Box 90012, Bellevue, WA 98009-9012
 (425) 452-6800 Fax (425) 452-5225

**Shoreline Management Act of 1971
 Permit for Shoreline Management Substantial
 Development
 Conditional Use and/or Variance**

Application No. 11-110807-WG

Date Received 4/8/2011

Approved / Date 6/2/2011
 Denied / Date _____

Type of Action:

- Substantial Development Permit
- Conditional Use Permit
- Variance Permit

Pursuant to Chapter 90.58 RCW, a permit is hereby granted to: **Michel Suignard, Property Owner**

to undertake the following development:

Reconfiguration of the existing dock by removal of a 126 square foot ell, 2 structural piles, and an existing boat lift. The pier will be extended 18 feet further into the lake and will include the replacement of 2 structural piles, installation of 2 new structural piles, and installation of 2 mooring piles. All existing decking will be replaced with open grating.

upon the following property: 9567 Lake Washington Blvd. NE

within Lake Washington

and/or its associated wetlands. The project will be located within Shorelines of Statewide Significance (RCW 90.58.030). The project will be located within a Shoreline Overlay District designation. The following master program provisions are applicable to this development:

- Land Use Code(LUC) Section 20.25E.080(B)General Regulations Applicable to all Land Use Districts & Activities
- Land Use Code(LUC) Section 20.25E.080(N) Moorage Regulations
- Bellevue Comprehensive Plan, Shoreline Management Program Element, Policy SH-13 and SH-50

Development pursuant to this permit shall be undertaken in accordance with the following terms and conditions:

Conditions of Approval (Land Use Division)

This permit is granted pursuant to the Shoreline Management Act of 1971 and nothing in this permit shall excuse the applicant from compliance with any other federal, state or local statutes, ordinances or regulations applicable to this project, but not inconsistent with the Shoreline Management Act (Chapter 90.58 RCW).

This permit may be rescinded pursuant to RCW 90.58.140(8) in the event the permittee fails to comply with the terms and conditions hereof. Construction pursuant to this permit, or substantial progress toward construction, must be undertaken within two years of the date of final approval. This permit shall expire five years from the date of local approval.

Construction pursuant to this permit will not begin or is not authorized until twenty-one (21) days from the date of filing, as defined in RCW 90.58.140(6) and WAC 173-27-130, or until all review proceedings initiated within twenty-one (21) days from the date of such filing have terminated; except as provided in RCW 90.58.140(5) (A) (B) (C).

June 2, 2011

Date

City of Bellevue, Land Use Division

CC: Attorney General, Department of Ecology, Northwest Region
 Dept. of Fish and Wildlife, 1775 12th Ave. NW Suite 201 Issaquah, WA 98027
 DOE, Dave Radabaugh, 3190 160th Avenue SE, Bellevue, WA 98008-5452



APPLICATION DATE <u>4-8-11</u>	TECH <u>L1</u>	CIP PROJ #	PROJECT FILE # <u>11-110807 WG</u>
<input type="checkbox"/> Administrative Conditional Use-LA <input type="checkbox"/> Boundary Line Adjustment-LW <input type="checkbox"/> Planned Unit Development-LK <input type="checkbox"/> Planned Unit Dev Combined w/Plat-LK <input type="checkbox"/> Conditional Use-LB <input type="checkbox"/> Conditional Use Shoreline Mgmt-WA/WG <input type="checkbox"/> Design Review-LD <input type="checkbox"/> Final Plat-LG	<input type="checkbox"/> Binding Site Plan-LF <input type="checkbox"/> Final Short Plat-LF <input type="checkbox"/> Land Use Approval Amendment-LI <input type="checkbox"/> Land Use Exemption-LJ <input type="checkbox"/> Critical Land Use Permit Admin-LO <input type="checkbox"/> Preliminary Plat-LL <input type="checkbox"/> Antenna no Building Permit w/SEPA-CA	<input type="checkbox"/> Preliminary Short Plat-LN <input type="checkbox"/> Preliminary SEPA Review-LM <input checked="" type="checkbox"/> Shoreline Development-WG <input type="checkbox"/> Shoreline Exemption w/o SEPA-WD <input type="checkbox"/> Shoreline Exemption w/SEPA-WE <input type="checkbox"/> Shoreline Variance-WF <input type="checkbox"/> Variance-LS	
NOTICE OF COMPLETENESS: Your application is considered complete 29 days after submittal, unless otherwise notified.			

1. Property Address 9567 NE Lake Washington Blvd Zoning R1.8
 Project Name (if applicable) Suignard Pier Reconfiguration Tax Assessor # 4389200880

2. Applicant Michel Suignard Phone (425) 930-4550
 Address 9567 NE Lake Washington Blvd. City, State, Zip Bellevue, WA 98004

3. Contact Person Evan Wehr - ecco design inc. Phone (206) 706-3937
 E-Mail Address evan@eccodesigninc.com FAX # (206) 706-5276
 Address 203 N 36th St. Suite 201 City, State, Zip Seattle, WA 98103

4. Engineer/Architect/Surveyor _____ Phone (_____) _____
 Address _____ City, State, Zip _____

5. Description of proposed project, use, exemption, or variance Reconfigure existing Pier
 Proposed Building Gross Square Footage _____ Proposed Structure Parking Gross Square Footage _____

6. Nature of Project (if applicable)
 Current use of property and existing improvements Single Family Residence
 Identify any adjacent water area/wetlands or significant natural features (i.e., streams, wetlands, views, significant trees, water bodies, etc) on or within 200 feet of the property. Lake Washington

7. If **SHORT PLAT** or **SUBDIVISION** Application: Total Acreage 0.69 Number of Proposed Lots _____
 Has this property been previously subdivided? If yes, Date _____ Recording # _____
 If this is a Final Plat or Final Short Plat, what is the Preliminary project file # _____

8. If **SHORELINE MANAGEMENT**: Total cost or fair market value of the project (whichever is higher) \$ 28,000
 If a single family residence or pier is proposed, is it intended for the owner's own personal use? Yes No
 If Shoreline Variance, the development will be located:
 Landward Waterward **AND/OR** Outside Inside areas designated as marshes, bogs or swamps by the Dept. of Ecology. (Chapter. 173.22. WAC)

BCC 23.10.033 - Agreement regarding vested rights: The filing of an application for any of these required approvals prior to the filing of a valid and complete application for a building permit shall not establish or create a vested right to proceed with construction of any proposed project.

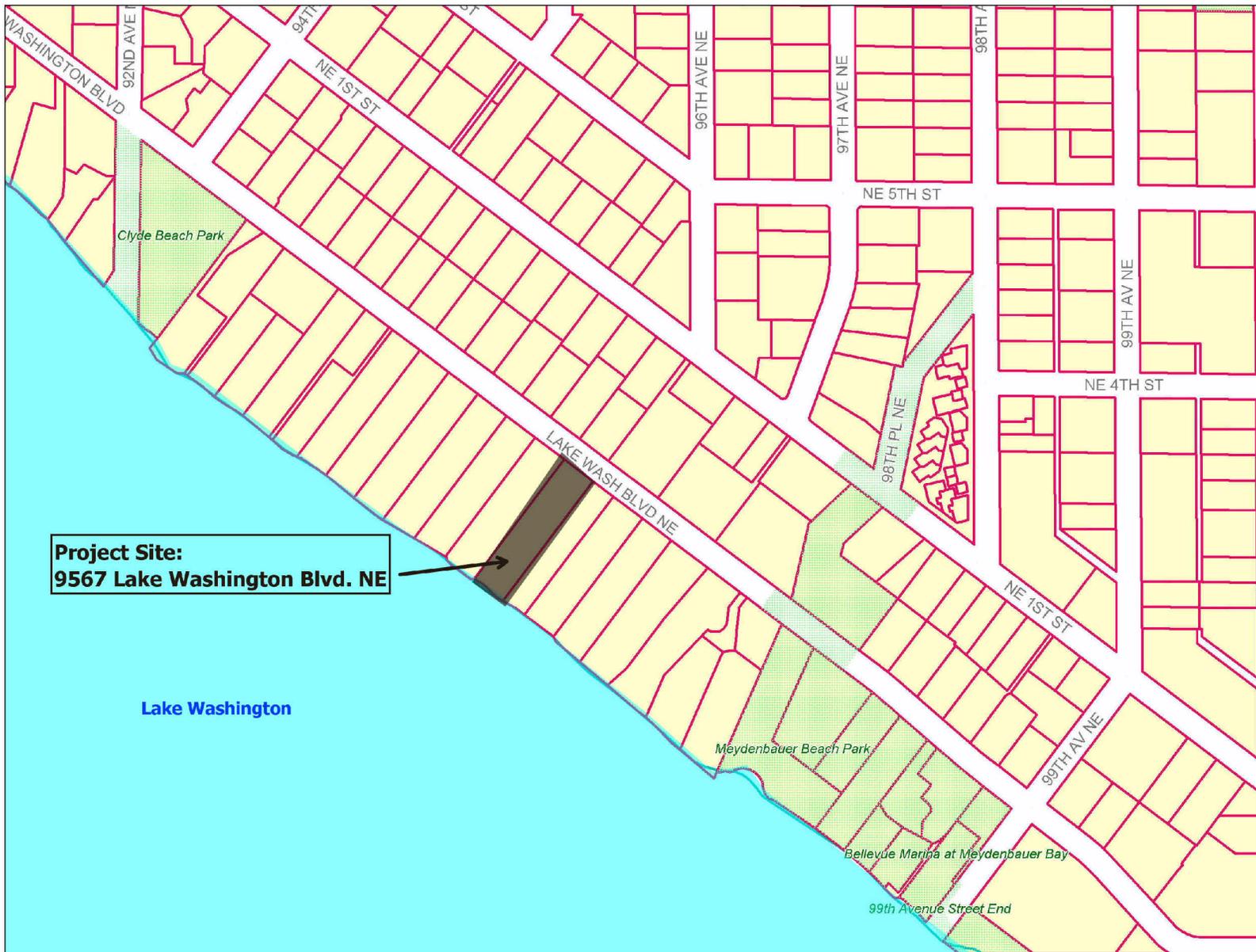
I certify that I am the owner or owners authorized agent. If acting as an authorized agent, I further certify that I am authorized to act as the Owners agent regarding the property at the above-referenced address for the purpose of filing applications for decision, permits, or review under the Land Use Code and other applicable Bellevue City Codes and I have full power and authority to perform on behalf of the Owner all acts required to enable the City to process and review such applications.

I certify that the information on this application is true and correct and that the applicable requirements of the City of Bellevue, RCW and the State Environmental Policy Act (SEPA) will be met.

Signature Evan Wehr Date 4/7/2011
 (Owner or Owners Agent)

Suignard Pier Reconfiguration

File Number: 11-110807-WG





**City of Bellevue
Development Services Department
Land Use Staff Report**

Proposal Name: Suignard Pier Reconfiguration

Proposal Address: 9567 Lake Washington Boulevard NE

Proposal Description: Application for Land Use Approval of a Shoreline Substantial Development Permit to reconfigure an existing dock, remove a boat lift, install 2 mooring piles and 4 structural piles, and replace decking with open grating.

File Number: 11-110807-WG

Applicant: Michel Suignard, Property Owner

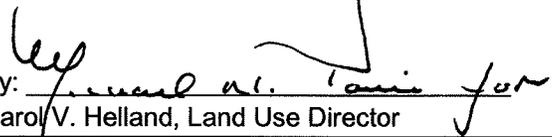
Decisions Included: Shoreline Substantial Development Permit
(Process II. 20.30R)

Planner: Reilly Pittman, Land Use Planner

**State Environmental Policy Act
Threshold Determination:** Determination of Non-Significance


Carol V. Helland, Environmental Coordinator
Development Services Department

Director's Decision: Approval with Conditions
Michael A. Brennan, Director
Development Services Department


By: Carol V. Helland, Land Use Director

Application Date: April 8, 2011
Notice of Application Date: April 28, 2011
Decision Publication Date: June 2, 2011
SEPA Appeal Deadline: June 16, 2011 (14-days from publication date)
Substantial Development Permit Appeal: June 23, 2011 (21-days from publication date)

For information on how to appeal a project proposal, visit the Permit Center at City Hall or call 425-452-6800. Appeal of the SEPA Threshold Determination must be made to the City of Bellevue City Clerk's Office by 5 p.m. on the date noted above for SEPA appeal deadline. Appeal of the Shoreline Substantial Development Permit must be made to the Washington State Shoreline Hearings Board (contact the project planner for more information on how to file an appeal with the Shoreline Hearings Board).

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Attachments

1. Site Plan – Enclosed
2. Survey – In File
3. SEPA Environmental Checklist – In File
4. Permit forms and documents – In File

I. Proposal Description

The applicant proposes to reconfigure an existing dock by removing/demolishing:

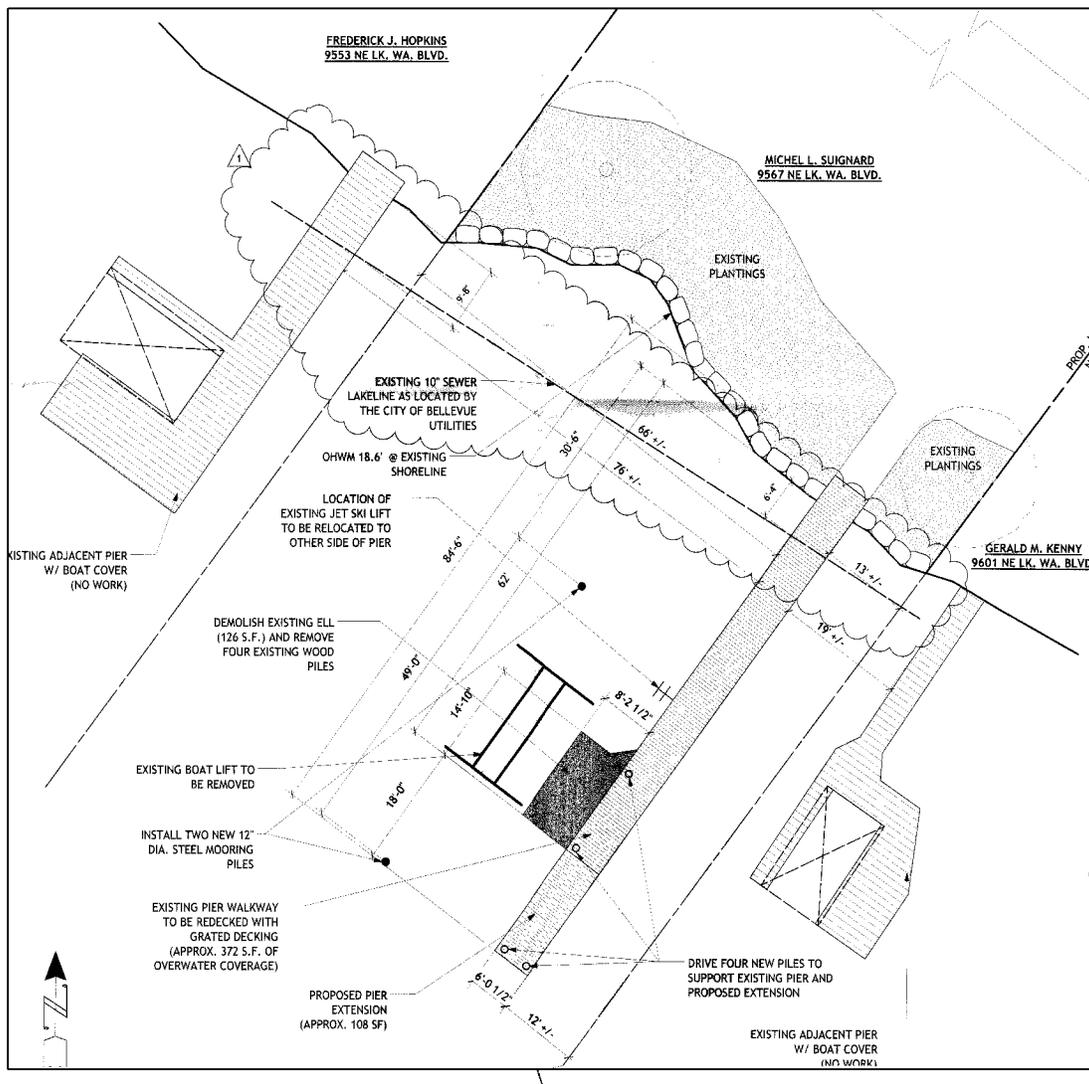
- 126 square foot ell
- 2 structural piles
- An existing freestanding boat lift

The dock will be reconfigured by:

- A pier extension of 108 square feet which lengthens the dock to 84.5 feet
- Replacement of 2 existing structural piles and installation of 2 new structural piles
- Installation of 2 new moorage piles
- Replacement of all decking on the pier with open grating

See Attachment 1 and Figure 1 below for project plans.

Figure 1



II. Site Description, Zoning, and Land Use

A. Site Description

The project site is located at 9567 Lake Washington Boulevard NE in the North Bellevue Subarea, NE quadrant of Section 31, Township 25 North, Range 5 East. The site is oriented in a SW to NE direction with shoreline frontage on Lake Washington along the SW property line and street frontage on the NE property line. The property abuts other residential development to the NW and SE. There is an existing single-family residence on-site which the existing dock serves. **See Figure 2 for existing site condition.**

Figure 2



B. Zoning

The property is zoned R-1.8, single-family residential and is located in the Critical Areas Overlay District and Shoreline Overlay District. The proposed construction structural changes to the pier are allowed in the R-1.8 zone.

C. Land Use Context

The property has a Comprehensive plan Land Use Designation of SF-L (Single Family Low Density). Construction of a boatlift is consistent with single-family land uses.

D. Critical Areas On-Site and Regulations

i. Shorelines

Shorelines provide a variety of functions including shade, temperature control, water purification, woody debris recruitment, channel, bank and beach erosion, sediment delivery, and terrestrial-based food supply (Gregory et al. 1991; Naiman et al. 1993; Spence et al. 1996).

Shorelines provide a wide variety of functions related to aquatic and riparian habitat, flood control and water quality, economic resources, and recreation, among others. Each function is a product of physical, chemical, and biological processes at work within the overall landscape. In lakes, these processes take place within an integrated system (ecosystem) of coupled aquatic and riparian habitats (Schindler and Scheuerell 2002). Hence, it is important to have an ecosystem approach which incorporates an understanding of shoreline functions and values.

ii. Shoreline Overlay District/Shoreline Substantial Development Permit

The property has frontage along Lake Washington and is within the Shoreline Overlay District which regulates areas within 200-feet of the Ordinary High Water Mark. The Shoreline Overlay District regulations (LUC 20.25E) allow residential moorage facilities provided the applicable performance standards in LUC 20.25E.080.N are met.

III. Consistency with Land Use Code Requirements:

A. Zoning District Dimensional Requirements:

The R-1.8 zoning dimensional requirements found in LUC 20.20.010 do not apply to this project as no structure on land is proposed to be constructed.

B. Shoreline Overlay District LUC 20.25E:

The City of Bellevue Land Use Code Critical Areas Overlay District (LUC 20.25H) establishes performance standards and procedures that apply to development on any site which contains in whole or in part any portion designated as critical area or critical area buffer. In this instance the performance standards for the construction of new moorage facilities are found in LUC 20.25E.080.N.

- i. New, expanded, or repaired moorage facilities are subject to the moorage regulations in LUC 20.25E.080.N.1 which are being met as follows:**

- 1. Moorage facilities serving only one residential waterfront lot shall not exceed 480 square feet.**

Proposed surface area of reconfigured pier is 480 square feet. The dimension of the pier on the plans submitted under the building permit must demonstrate conformance with this surface area limit. **See Section X for a related condition of approval.**

- 2. Ells may be up to six feet wide by 26 feet long with grating over the entire ell.**

The proposed ell reconfiguration on this pier is meets this requirement.

- 3. Piling sets beyond the first are not required to be steel, shall be spaced at least 18 feet apart and shall not be greater than 12 inches in diameter**

All proposed piles are 12 inches in diameter, steel and all new piles are spaced at least 18 feet apart. 2 replaced piles maintain the existing spacing configuration.

- 4. No private moorage waterward of the ordinary high water mark, including structures attached thereto, shall be closer than 12 feet to any adjacent property line Excepted from the requirements of this section are boat lifts or portions of boat lifts which do not exceed 30 inches in height measured from ordinary high water mark.**

The proposed dock extension is plus or minus 12 feet from the property line as noted on the site plan in Attachment 1. The required setback is 12 feet. Therefore as part of the building permit the dock extension will need survey verification to ensure the 12-foot setback from the property line to the SE is maintained. In lieu of the survey a copy of a recorded mutual agreement with the adjoining property owner can be submitted to allow the dock within the 12-foot setback. In addition, the location of the existing personal watercraft lift which is attached to the dock is required to be shown on the building permit plans. This lift must either be at least 12 feet away from the property line or any components of the lift and associated equipment within the setback must be less than 30 inches in height measured from the OHWM. **See Section X for related conditions of approval.**

- ii. Repaired and Reconfigured moorage facilities are subject to the regulations in LUC 20.25E.080.N.2 which require the need for partial compliance with subsection N.1. If a proposal requires partial compliance, the applicant shall perform one of the improvements listed in subsection N.2.ii**

- 1. Proposals to replace more than 50 percent of the decking and decking substructure of the entire moorage.**

The project is replacing all decking and 50 percent of the substructure and triggers partial compliance with moorage regulations. Partial compliance is being achieved by replacement of all existing decking with open grating, which is one of the available partial compliance measures.

IV. Public Notice and Comment

Application Date: April 08, 2011

Public Notice (500 feet): April 28, 2011

Minimum Comment Period: May 31, 2010

The Notice of Application for this project was published in the City of Bellevue weekly permit bulletin on April 28, 2011. It was mailed to property owners within 500 feet of the project site. One question was received regarding any proposed shoreline planting. No changes to existing planting are proposed and no planting is required by code. The existing decking will be removed from the entire facility and replaced with open grating in order to achieve partial compliance with moorage regulations as stated in section

V. Summary of Technical Reviews

A. Clearing and Grading

The Clearing and Grading Division of the Development Services Department has reviewed the proposed site development for compliance with Clearing and Grading codes and standards and approved the application.

B. Utilities

The Utilities Department has reviewed the proposed site development for compliance with Utility codes and standards and approved the application.

VI. State Environmental Policy Act (SEPA)

The environmental review indicates no probability of significant adverse environmental impacts occurring as a result of the proposal. The Environmental Checklist submitted with the application adequately discloses expected environmental impacts associated with the project. The City codes and requirements, including the Clear and Grade Code, Utility Code, Land Use Code, Noise Ordinance, Building Code and other construction codes are expected to mitigate potential environmental impacts. Therefore, issuance of a Determination of Non-Significance (DNS) is the appropriate threshold determination under the State Environmental Policy Act (SEPA) requirements.

A. Earth, Air, and Water

No dredging, withdrawals, diversions, or discharges are anticipated from the removal or installation of structural or moorage piles. The existing untreated wood piles which are to be

removed are intended to be fully withdrawn and the holes filled with spawning gravel which will be less than one cubic yard of material. Proposed replacement piles are all steel.

B. Animals

Chinook salmon, bull trout, and steelhead are found in Lake Washington. Provided that it meets City standards, the removal and installation of piles and reconfiguration of the pier is allowed. The entire dock is proposed to be fully grated which will allow for increased light penetration.

C. Plants

No vegetation will be disturbed and no planting is proposed or required.

D. Noise

The site is adjacent to single-family residences whose residents are most sensitive to disturbance from noise during evening, late night and weekend hours when they are likely to be at home. Construction noise will be limited by the City's Noise Ordinance (Chapter 9.18 BCC) which regulates construction hours and noise levels. See Section X for a related condition of approval.

E. Light and Glare

Lighting is proposed on the dock. To ensure no negative impacts to migrating juvenile salmon, any future lighting must be the minimum necessary to illuminate the walking surface only and be designed and installed to prevent light intrusion onto or into the water below. See Section X for a related condition of approval.

VII. Changes to Proposal Due to Staff Review

No changes were proposed.

VIII. Decision Criteria

LUC 20.30R.155.B Shoreline Substantial Development Permit – Decision Criteria

The Director may approve, or approve with modifications if:

1. **The applicant has carried the burden of proof and produced evidence sufficient to support the conclusion that the application merits approval or approval with modifications;**

The applicant has demonstrated that the proposed pier reconfiguration is in conformance with required performance standards for moorage facilities in the Land Use Code.

2. **The applicant has demonstrated that the proposal complies with the applicable decision criteria of the Bellevue City Code;**

As discussed in this staff report, the proposal complies with all applicable decision criteria.

3. The applicant has demonstrated that the proposal is consistent with the policies and procedures of the Shoreline Management Act and the provisions of Chapter 173-14 WAC and the Master Program.

The proposal complies with the policies of the Shoreline Management Act and Chapter 173-14 WAC of the Master Program.

IX. Conclusion and Decision

After conducting the various administrative reviews associated with this proposal, including Land Use Code consistency, City Code and Standard compliance reviews, the Director of the Development Services Department does hereby **approve with conditions** the reconfiguration of the existing pier at 9567 Lake Washington Boulevard. **Approval of this Shoreline Substantial Development Permit does not constitute a permit for construction. A building permit is required and all plans are subject to review for compliance with applicable City of Bellevue codes and standards.**

Note- Expiration of Approval: In accordance with LUC 20.30R.175, the Shoreline Substantial Development Permit automatically expires and is void if the applicant fails to file for a building permit or other necessary development permit and fails to make substantial progress towards completion of the project within two years of the effective date of the Shoreline Substantial Development Permit unless the applicant has received an extension for the Shoreline Substantial Development Permit pursuant to LUC 20.30R.180.

Permit authorization expires finally, despite substantial progress, five years after the effective date of the Shoreline Substantial Development Permit unless the applicant has received an extension pursuant to LUC 20.30R.180

X. Conditions of Approval

The applicant shall comply with all applicable Bellevue City Codes and Ordinances including but not limited to:

Applicable Ordinances	Contact Person
Clearing and Grading Code- BCC 23.76	Savina Uzunow, 425-452-7860
Utilities – BCC Title 24	Mark Frazier, 425-452-2022
Land Use Code- BCC Title 20	Reilly Pittman, 425-452-4350
Noise Control- BCC 9.18	Reilly Pittman, 425-452-4350

The following conditions are imposed under the Bellevue City Code or SEPA authority referenced:

- 1. Building Permit Required:** Approval of this Shoreline Substantial Development Permit does not constitute an approval of a building permit. Application for a building permit must be submitted and approved. Plans submitted as part of the building permit application shall be consistent with the activity permitted under this approval.

Authority: Land Use Code 20.30P.140

Reviewer: Reilly Pittman, Development Services Department

- 2. Setback for Moorage Facility:** The setback of the dock extension shall be verified by survey and/or the property owner may obtain and record with King County a mutual agreement with the adjoining property owner to allow the dock extension if the setback is less than 12 feet. The survey or a copy of the recorded agreement shall be submitted prior to final inspection by the Building Division.

Authority: Land Use Code 20.25E.080

Reviewer: Reilly Pittman, Development Services Department

- 3. Watercraft Lift:** The new location of the watercraft lift shall be shown on the building permit plans. The lift and all of its components must be located outside of the 12-foot setback or any components within the setback must be less than 30 inches in height measured from the elevation of the Ordinary High Water Mark.

Authority: Land Use Code 20.25E.080

Reviewer: Reilly Pittman, Development Services Department

- 4. Artificial Dock Lighting:** Illuminating fixtures are limited to the minimum elevation necessary above the dock surface or must be screened to provide the intended function of walkway illumination without allowing light emissions to spill outside of the dock surface.

Authority: SEPA; Bellevue City Code 22.02.140

Reviewer: Reilly Pittman, Development Services Department

- 5. Land Use Inspection Required:** Inspection of the pier must be completed by the Land Use Planner as part of the building permit inspection process. A Land Use inspection will be added to the building permit.

Authority: Land Use Code 20.25H.210

Reviewer: Reilly Pittman, Development Services Department

- 6. Federal And State Permits:** Federal and state water quality standards shall be met. All required federal and state permits and approvals must be received by the applicant prior to commencement of any work.

Authority: Land Use Code 20.25E.080

Reviewer: Reilly Pittman, Development Services Department

7. **In-Water Work Window:** The US Army Corps of Engineers regulates work windows for when work can occur in Lake Washington. The allowed work window where work can occur in water for this property is from July 16th to April 30th, subject to change by US Army Corps regulation.

Authority: Land Use Code 20.25H.080

Reviewer: Reilly Pittman, Development Services Department

8. **Noise Control:** Noise related to construction is exempt from the provisions of BCC 9.18 between the hours of 7 am to 6 pm Monday through Friday and 9 am to 6 pm on Saturdays, except for Federal holidays and as further defined by the Bellevue City Code. Noise emanating from construction is prohibited on Sundays or legal holidays unless expanded hours of operation are specifically authorized in advance. Requests for construction hour extension must be done in advance with submittal of a construction noise expanded exempt hours permit.

Authority: Bellevue City Code 9.18

Reviewer: Reilly Pittman, Development Services Department

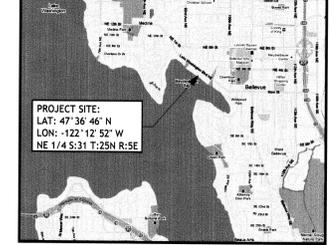
**Attachment 1:
Site Plan**

SUIGNARD PIER RECONFIGURATION

PROJECT INFORMATION,
SITE PLAN, SECTIONS,
ELEVATION

STILLWATER
MARINE CONSTRUCTION

VICINITY MAP



PROJECT INFORMATION

APPLICANT:
MICHEL SUIGNARD

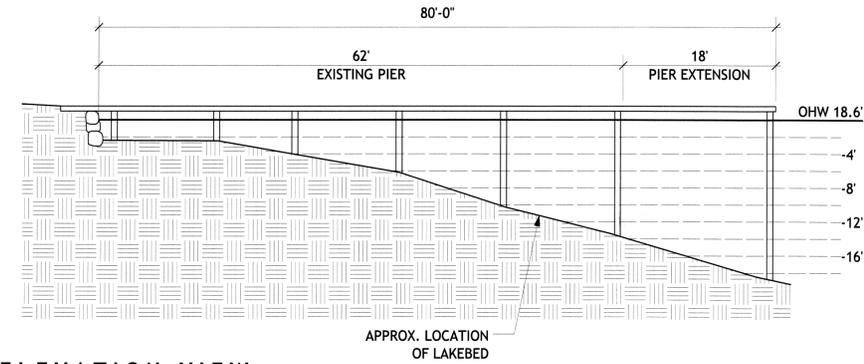
SITE ADDRESS:
9567 NE LAKE WASHINGTON BLVD.
BELLEVUE, WA. 98004

PARCEL NUMBER:
4389200880

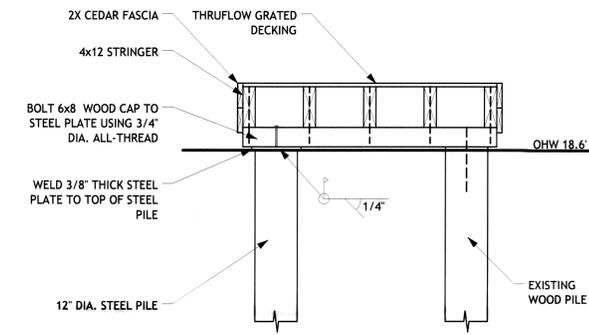
BODY OF WATER:
LAKE WASHINGTON

LEGAL DESCRIPTION:
LOT 14, BLK 15, LOCHLEVEN
POR-LY-LWLY-05-LK-WASH-BLVD-N-SH-LDS-ABT

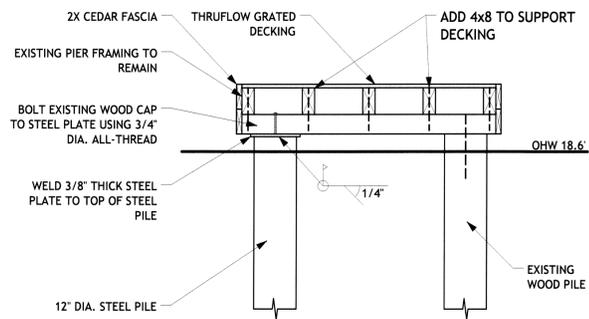
PROJECT DESCRIPTION: RECONFIGURE THE EXISTING PIER BY DEMOLISHING THE 126 S.F. ELL AND ADDING A 108 S.F. ELL. FOUR WOOD PIER PILES WILL BE REMOVED AND FOUR NEW 12" DIAMETER STEEL PILES WILL BE DRIVEN TO SUPPORT RECONFIGURED ELL. THE EXISTING BOAT LIFT WILL BE REMOVED AND THE EXISTING JET-SKI LIFT WILL BE PLACED ON THE OTHER SIDE OF THE PIER. INSTALL TWO NEW 12" DIAMETER STEEL MOORING PILES.



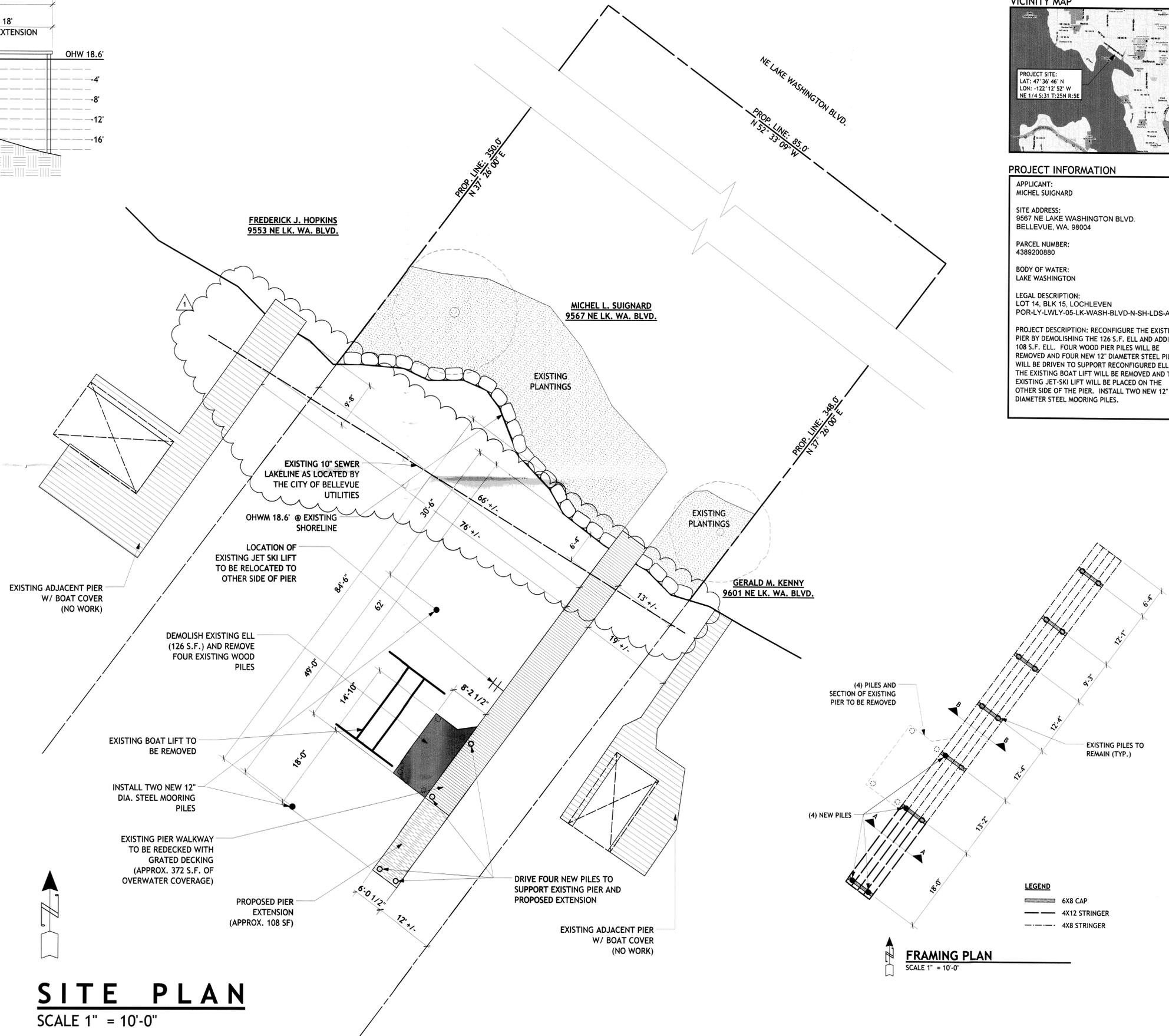
ELEVATION VIEW
SCALE 1" = 10'-0"



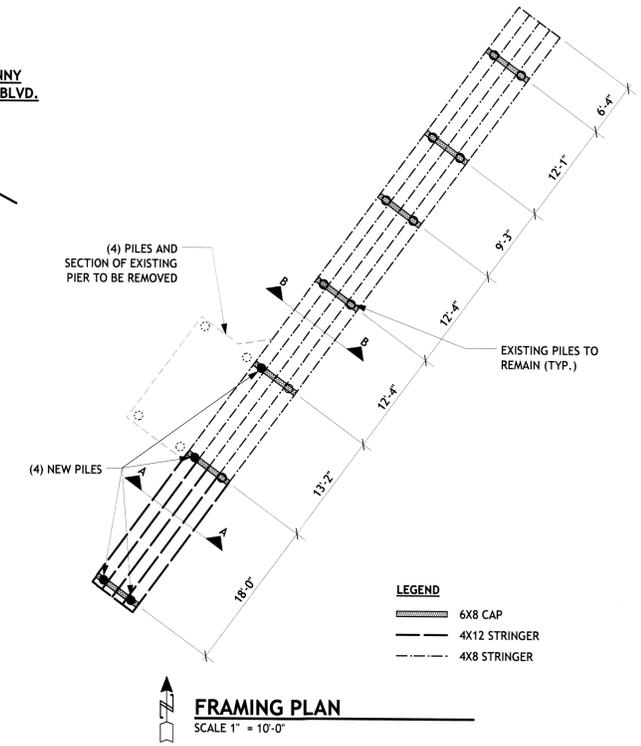
PIER SECTION A-A
SCALE 1/2" = 1'



PIER SECTION B-B
SCALE 1/2" = 1'



SITE PLAN
SCALE 1" = 10'-0"



FRAMING PLAN
SCALE 1" = 10'-0"

e c c o
design inc.
Architecture

MICHEL SUIGNARD
9567 NE LAKE WASHINGTON BLVD.
BELLEVUE, WA 98004

DATE: 4/6/2011
REVISIONS:
1. 5/3/2011
MAY 05 2011
Permit Process
A1