



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

DETERMINATION OF NON-SIGNIFICANCE

PROPONENT: Evan Wehr, Ecco Design Inc.

LOCATION OF PROPOSAL: 9513 Lake Washington Blvd. NE

NAME & DESCRIPTION OF PROPOSAL: Dock Repair

Review for removal of an existing rock groin and portion of a pier and construction of a bridged pier connection from the land to the existing residential moorage structure on Lake Washington. A second boat lift, moorage cover, and disturbance in Lake Washington to provide habitat improvements in the near shore environment are also included.

FILE NUMBER: 12-117676-LO and 12-117675-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 12/20/2012.
- 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This DNS may be withdrawn at any time if the proposal is modified so that it is likely to have significant adverse environmental impacts; if there is significant new information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

12/6/2012
 Date

OTHERS TO RECEIVE THIS DOCUMENT:

- State Department of Fish and Wildlife
- State Department of Ecology,
- Army 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. 12-117675-WG

Date Received 7/12/2012

Approved / Date 12/6/2012
 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: **Evan Wehr, Ecco Design Inc.**

to undertake the following development:

Removal of an existing rock groin and portion of a pier and construction of a bridged pier connection from the land to the existing residential moorage structure on Lake Washington. A second boat lift, moorage cover, and disturbance in Lake Washington to provide habitat improvements in the near shore environment are also included.

upon the following property: **9513 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(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).

December 6, 2012

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, Joe Burcar, 3190 160th Avenue SE, Bellevue, WA 98008-5452



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

Proposal Name: Dock Repair

Proposal Address: 9513 Lake Washington Blvd. NE

Proposal Description: Application for a Critical Areas Land Use Permit and Shoreline Substantial Development Permit for removal of an existing rock groin and portion of a pier and construction of a bridged pier connection from the land to the existing residential moorage structure on Lake Washington. Included is review of a second boat lift, moorage cover, and disturbance in Lake Washington to provide habitat improvements in the near shore environment. The project also includes disturbance of the shoreline buffer to remove an existing deck and construct a patio.

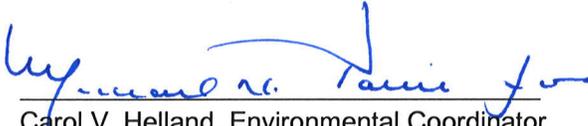
File Number: 12-117676-LO and 12-117675-WG

Applicant: Evan Wehr, Ecco Design Inc.

Decisions Included: Critical Areas Land Use Permit (Process II. 20.30P)
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: July 12, 2012
Complete Application Date: July 25, 2012
Notice of Application Date: August 2, 2012
Decision Publication Date: December 6, 2012
SEPA Appeal Deadline: December 20, 2012 (14-days from publication date)
Substantial Development Permit Appeal: December 27, 2012 (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. Critical Areas Report and Addendum Letter – 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 912 square foot dock on Lake Washington. The resulting dock will have 721 square feet of overwater coverage. A Shoreline Substantial Development Permit is required due to the value of improvements and work on the dock which includes the following:

- The existing 176 square foot walkway between the land and pier is proposed to be replaced with a 103 square foot walkway bridge that is fully grated
- A 118 square foot section of an existing ell is proposed to be removed in conformance with LUC 20.25E.080 which requires ells to be located at least 30 feet from the OHWM. The remaining ell is proposed to be grated.
- An existing rock groin underneath the existing walkway will be removed.
- 1 pile will be removed, 1 new pile will be installed for the new walkway bridge, and 1 pile will be repaired with a steel pipe sleeve

A Critical Areas Land Use Permit with a critical areas report is required to allow a 2nd boat lift and a moorage cover on an existing boat lift installed without permit approval. In addition, an existing wooden deck on shore will be removed and replaced with a patio and walkway. The exiting bulkhead along the shoreline will also be repaired following removal of the walkway for the dock. Approval of a Critical Areas Land Use Permit requires that the environmental functions and values of the shoreline be improved. The proposed removal of the rock groin and removal of the portion of existing ell is mitigation that improves the near shore habitat by removing shading and objects blocking the movement of fish in shallow water. The proposed dock walkway is also raised four and half feet above the water which will allow additional light to reach the shallow water. The moorage cover canopy is also raised to a height of 10 feet above OHWM which surpasses the eight foot requirement.

II. Site Description, Zoning, and Land Use

A. Site Description

The project site is located at 9513 Lake Washington Boulevard NE in the North Bellevue Subarea. The site is adjacent to Lake Washington and is surrounded by other residential properties. The property obtains access from Lake Washington Boulevard NE. The property is developed with a house and associated improvements and structures which include the dock. **See Figure 1 for existing site condition.**

Figure 1



B. Zoning

The property is zoned R-1.8, single-family residential. The project is allowed in this zone.

C. Land Use Context

The property has a Comprehensive plan Land Use Designation of SF-L (Single Family Low Density). The project is consistent with this land use.

D. Critical Areas On-Site

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.

III. Consistency with Land Use Code Requirements:

A. Zoning District Dimensional Requirements:

The proposal appears to be generally in conformance with the dimensional requirements of the R-1.8 zone. The submitted plans for development permits will be required to verify impervious surface coverage is not exceeded or made worse by the proposed patio replacing the deck. **See Conditions of Approval in Section X of this report.**

B. Critical Areas Overlay District LUC 20.25H

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, critical area buffer or structure setback from a critical area or buffer. The project area is within Lake Washington and the project requires a critical areas report to allow a second boat lift, covered moorage, and patio within the shoreline buffer and is subject to the standards found in LUC 20.25E

i. Consistency with Shoreline Overlay District LUC 20.25E:

The City of Bellevue Land Use Code Shoreline Overlay District (LUC 20.25E) establishes performance standards and procedures that apply to residential development within 200 feet of Lake Washington. Each property is allowed one free standing boat lift; a second lift requires a critical areas report to document that the function and value of the shoreline can be and is improved by the mitigation provided by the project. The second lift is required to meet standards in LUC 20.25E.080.N.5. The proposed covered moorage meets requirements in LUC 20.25E.080.N.6 except for the proposed depth of water. The moorage cover is attached to an existing lift and, given placement of the dock, the lift is partially outside of the allowed area for covered moorage defined in the code. In addition to the work in the water an existing deck will be demolished and replaced with a smaller patio where the dock connects with the land. The patio is located in the shoreline buffer and does not disturb or remove vegetation along the shoreline. Based on the submitted critical areas report prepared by Northwest Environmental Consulting and an addendum to the report the project will improve the functions and values of the shoreline by removing the existing rock groin and reducing overwater coverage of the dock. The proposal provides sufficient mitigation for the impacts caused by the second boat lift, moorage cover, and patio. No fences are proposed as part of this project and no shoreline vegetation is being disturbed by the proposal and the project will be constructed in conformance with the City's clearing and grading codes in BCC 23.76.

IV. Public Notice and Comment

Application Date:	June 12, 2012
Public Notice (500 feet):	August 2, 2012
Minimum SEPA Comment Period:	August 16, 2012
Shoreline Comment Period:	September 4, 2012

The Notice of Application for this project was published in the City of Bellevue weekly permit bulletin on August 2, 2012. It was mailed to property owners within 500 feet of the project site. Comments were received from Karen Walter of the Muckleshoot Indian Tribe Fisheries Division concerning proposed boulders in the Lake. The boulders were removed from the plans and are not proposed on the approved plans.

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 with conditions requiring permits to connect to City utilities. The Utilities Department has conditioned the project to protect the adjacent sewer lake line. No pile shall be placed within five feet of the lake line and disturbance of the lake bed shall be minimized. **See Conditions of Approval in Section X of this report.**

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

Any earth movement will result primarily from removal of the deck and patio construction. Some disturbance of the lake bed will also result from installation and removal of structural piles. The site will be required to comply with the City's BMPs and sediment and erosion

controls for clearing and grading under the future building permit.

B. Animals

The property is adjacent to Lake Washington which does support salmonid species. The work will be done during the allowed construction window period and the result will be the removal of a rock groin and improvement of light reaching the water in the near shore that will remove predator habitat and aid juvenile salmonid movement.

C. Plants

No trees are proposed for removal. The only vegetation being impacted would be existing lawn.

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. Sound generated by pile driving for dock construction will require sound attenuation measures. **See Section X for a related condition of approval.**

VII. Changes to Proposal Due to Staff Review

The applicant was required to confirm conformance with the standards for dock construction. In addition, previously unpermitted improvements such as the second boat lift and ell on the dock which do not meet code requirements were required to be addressed as part of this permit review.

VIII. Decision Criteria

A. 20.25H.255.B Critical Areas Report Decision Criteria

The Director may approve, or approve with modifications, a proposal to reduce the regulated critical area buffer on a site where the applicant demonstrates:

- 1. The proposal includes plans for restoration of degraded critical area or critical area buffer functions which demonstrate a net gain in overall critical area or critical area buffer functions;**

The removal of the rock groin, reduction of overwater coverage by the dock, removal of the ell to the required 30 feet from OHWM, and height of both the walkway and covered moorage provide a net improvement of the near shore environment on this property.

- 2. The proposal includes plans for restoration of degraded critical area or critical area buffer functions which demonstrate a net gain in the most important critical area or critical area buffer functions to the ecosystem in which they**

exist;

The most important functions on the site are those found at the interface between the land and water which currently provide habitat for predators of juvenile salmonids and impedes the movement of fish in the shallow water. The removal of the groin will restore the shoreline, remove predator habitat, and improve the ability of fish to swim in the shallow water on this site.

3. The proposal includes a net gain in stormwater quality function by the critical area buffer or by elements of the development proposal outside of the reduced regulated critical area buffer;

The project is installing a patio which is smaller than the existing 270 square foot deck landing for the dock on land. The patio is a paver patio that will allow some infiltration and covers less of the buffer. Replacing the patio in the same location allows the same area to be utilized versus another area which would impact existing vegetation.

4. Adequate resources to ensure completion of any required restoration, mitigation and monitoring efforts;

Removal of the rock groin and construction of all proposed elements will be verified by Land Use inspection of the development permits. **See Conditions of Approval in Section X of this report.**

5. The modifications and performance standards included in the proposal are not detrimental to the functions and values of critical area and critical area buffers off-site; and

The modifications and performance measures in this proposal are not detrimental to the functions and values of the shoreline or steep slope critical area.

6. The resulting development is compatible with other uses and development in the same land use district.

The project is a compatible use with the surrounding uses.

B. 20.30P.140 Critical Area Land Use Permit Decision Criteria – Decision Criteria

The Director may approve, or approve with modifications an application for a Critical Area Land Use Permit if:

1. The proposal obtains all other permits required by the Land Use Code;

The applicant must obtain a building permit or other development permits before beginning any work. The project must obtain any Federal and State Permits required and a copy of these approvals shall be submitted to the City to building permit issuance. **See Conditions of Approval in Section X of this report.**

- 2. The proposal utilizes to the maximum extent possible the best available construction, design and development techniques which result in the least impact on the critical area and critical area buffer;**
The project uses the best available construction techniques and results in a reduction of the impact on critical areas and buffers.
- 3. The proposal incorporates the performance standards of Part 20.25H to the maximum extent applicable, and ;**
As discussed in Section III of this report, the performance standards of LUC 20.25E are being met.
- 4. The proposal will be served by adequate public facilities including street, fire protection, and utilities; and;**
The proposed activity does not impact public services or facilities.
- 5. The proposal includes a mitigation or restoration plan consistent with the requirements of LUC Section 20.25H.210; and**
Proposed mitigation includes removal of the rock groin, removal of a section of ell, reduction of overwater coverage, grating of the replaced walkway and ell, and greater elevation of the walkway and moorage cover above the OHWM.
- 6. The proposal complies with other applicable requirements of this code.**
As discussed in this report, the proposal complies with all other applicable requirements of the Land Use Code.

C. 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 dock is in conformance with required performance standards in the Land Use Code or has obtain approval of a Critical Areas Land Use permit with a critical areas report for elements that are not in conformance with the requirements for development in the shoreline.
- 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, SEPA, City Code and Standard compliance reviews, the Director of the Development Services Department does hereby **approve with conditions** the Critical Areas Land Use Permit and Shoreline Substantial Development Permit to repair the existing dock, add a second boat lift and moorage cover, repair the bulkhead, and make improvements in the shoreline buffer as described in this report. **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 Critical Area Permit Approval: In accordance with LUC 20.30P.150, a Critical Areas Land Use Permit automatically expires and is void if the applicant fails to file for a building permit or other necessary development permits within one year of the effective date of the approval.

Note - Expiration of Shoreline Substantial Development Permit: 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	Janney Gwo, 425-452-6190
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
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The following conditions are imposed under the Bellevue City Code or SEPA authority referenced:

- 1. Building/Utility Permit Required:** Approval of this Critical Areas Land Use Permit and Shoreline Substantial Development Permit does not constitute an approval of a building or utility permit. Applications for development permits must be submitted and approved. Plans submitted as part of subsequent permit applications shall be consistent with the activity permitted under this approval.

Authority: Land Use Code 20.30P.140
Reviewer: Reilly Pittman, Development Services Department

- 2. Impervious Surface:** Plans submitted under the development permit shall verify that the impervious surface coverage of 50 percent is not exceeded or if already exceeded is not increased by the proposed patio.

Authority: Land Use Code 20.20.010
Reviewer: Reilly Pittman, Development Services Department

- 3. Protect Sewer Lake Line:** No pile shall be located within five feet of the sewer lake line and disturbance of the lake bed shall be minimized.

Authority: Utilities Code BCC Title 24
Reviewer: Mark Frazier, Utilities Department

- 4. Land Use Inspection Required:** Inspection of the dock and improvement must be completed by the Land Use Planner as part of the building permit inspection process.

Authority: Land Use Code 20.25H.210
Reviewer: Reilly Pittman, Development Services Department

- 5. State and Federal Permits:** Any permits from the State (HPA) or US Army Corps (Section 10) shall be obtained. All required permits and approvals must be received by the applicant and presented to the City prior issuance of the building permit.

Authority: Land Use Code 20.25E.080
Reviewer: Reilly Pittman, Development Services Department

- 6. 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.

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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

Dock Repair
File Number: 12-117676-LO and 12-117675-WG



PIACENTINI SHORELINE RESTORATION

PROJECT INFORMATION,
SITE PLAN, SECTIONS

VICINITY MAP



PROJECT INFORMATION

OWNER:
DIFFERENT VIEW LLC

SITE ADDRESS:
9513 NE LAKE WASHINGTON BLVD
BELLEVUE, WA 98004

PARCEL NUMBER:
2498100055

BODY OF WATER:
LAKE WASHINGTON

LEGAL DESCRIPTION:
FAYS LOCHLEVEN LOTS & SH LDS ADJ

PROJECT DESCRIPTION:
RECONFIGURE AN EXISTING PIER BY REMOVING THE NEAR SHORE SECTION OF THE PIER (APPROX 176 S.F. OVERWATER COVERAGE) AND INSTALLING A GRATED BRIDGE (APPROX. 103 S.F. OVERWATER COVERAGE). ONE 12" DIA. WOOD PILE WILL BE REPLACED WITH A 12" DIA. STEEL PILE TO SUPPORT THE LANDING FOR THE BRIDGE AT THE PIER. SLEEVE AN EXISTING WOOD PILE WITH A STEEL PIPE. REMOVE AN EXISTING ROCK GROIN (APPROX 160 S.F.). REPLACE A WOOD PATIO WITH A PERVIOUS PAVER PATIO (APPROX 270 S.F.). EXTEND THE EXISTING FENCE TOWARDS THE SHORELINE. REMOVE A SECTION OF THE EXISTING ELL (APPROX. 118 S.F.) AND GRATE THE REMAINING PORTION OF THE ELL.

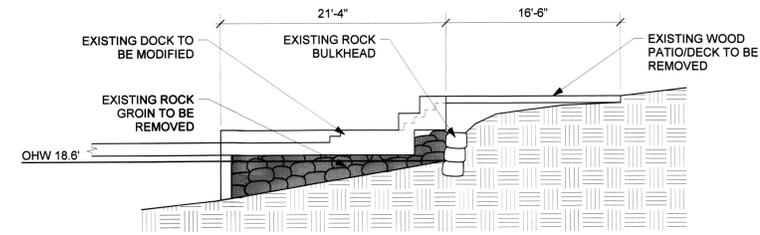
DESIGN TEAM:

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ROBERT EDSON SWAIN ARCHITECTURE & DESIGN
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P: 206-784-4822

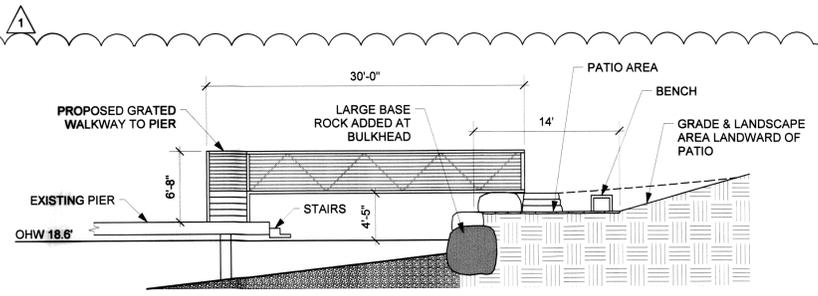
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A r c h i t e c t u r e

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Seattle, WA 98103 206 706 3937



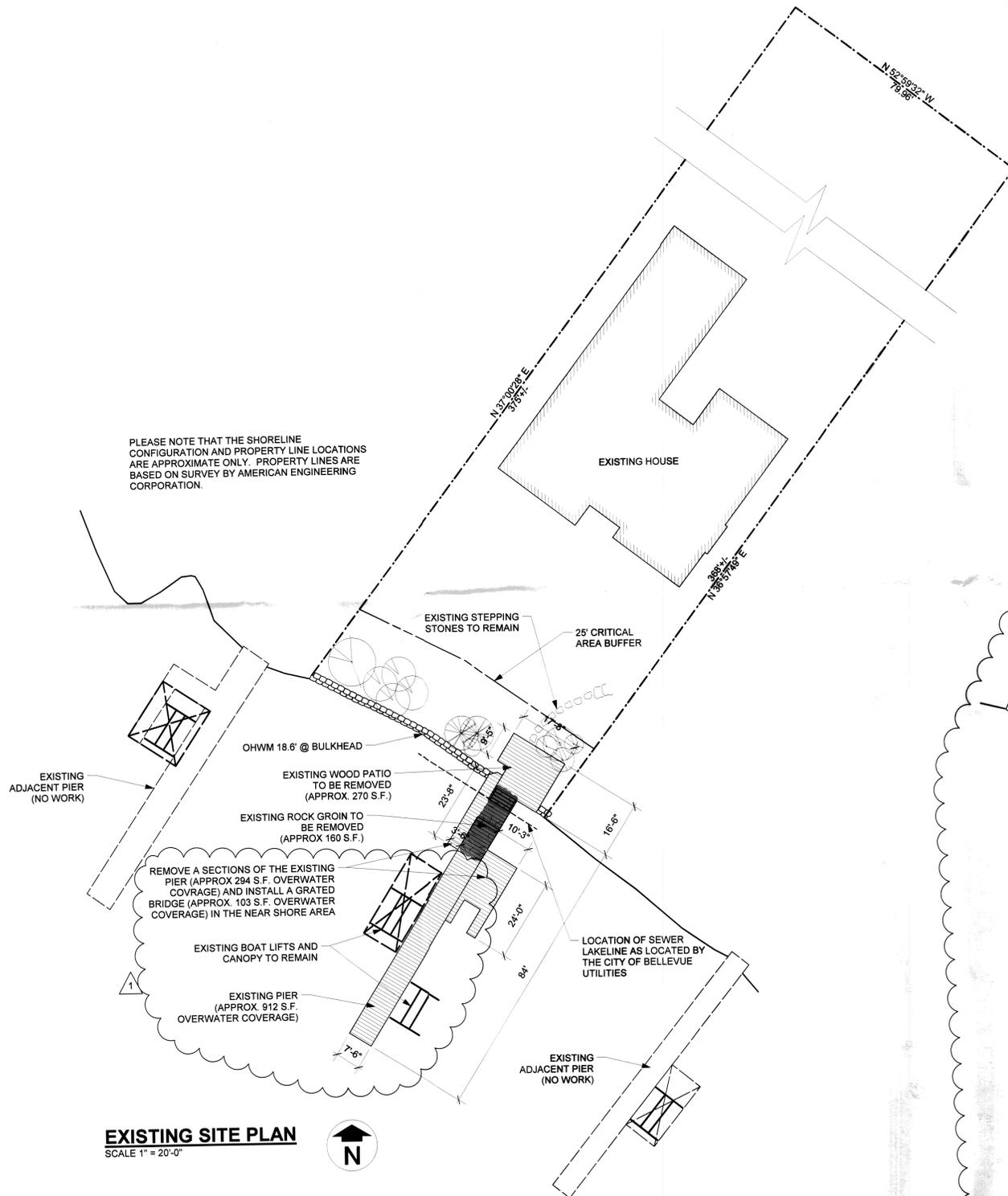
EXISTING SECTION DETAIL

SCALE 1/8" = 1'-0"



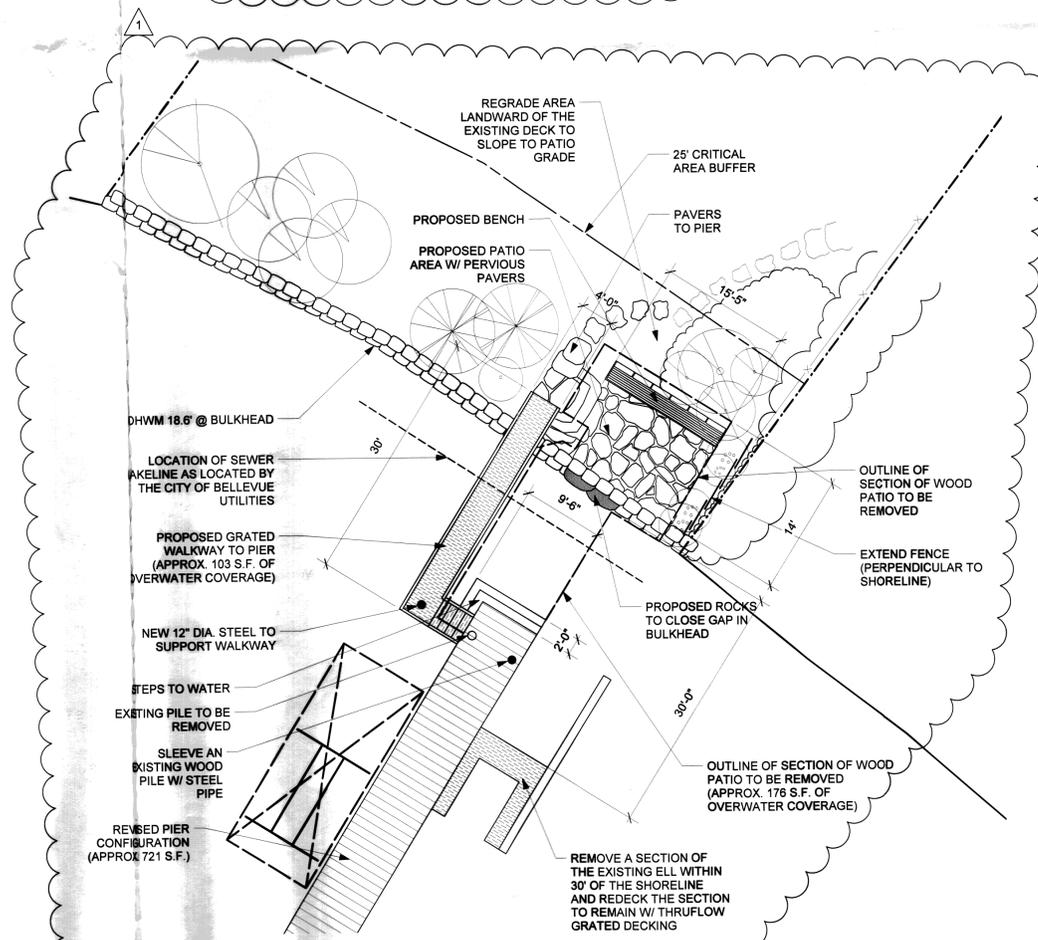
PROPOSED SECTION DETAIL

SCALE 1/8" = 1'-0"



EXISTING SITE PLAN

SCALE 1" = 20'-0"



PROPOSED SITE PLAN

SCALE 1" = 10'-0"



DIFFERENT VIEW LLC
9513 NE LAKE WASHINGTON BLVD.
BELLEVUE, WA 98004

DATE: 10/16/2012

REVISIONS:

10/16/2012

A1