

ZONING / BUILDING CODE SUMMARY	
PHYSICAL ADDRESS:	15034 BEACH DRIVE NE LAKE FOREST PARK, WASHINGTON 98155
ASSESSOR'S PARCEL NUMBER:	674470-1421
LEGAL DESCRIPTION:	(PER SURVEY) THE SOUTH HALF OF TRACT G, AND THE NORTH HALF OF TRACT H, ALL IN BLOCK 63, PETTIT'S LAKE WASHINGTON ACRE TRACTS, ACCORDING TO PLAT RECORDED IN VOLUME 11 OF PLATS, PAGE 99, IN KING COUNTY, WASHINGTON, EXCEPT THE NORTH 5 FEET OF THE SOUTH HALF OF SAID TRACT G; TOGETHER WITH SECOND CLASS SHORELANDS ADJOINING.
PROJECT DESCRIPTION SUMMARY:	ADDITION AND ALTERATION TO AN EXISTING SINGLE FAMILY RESIDENCE.
APPLICABLE CODES:	THE LAKE FOREST PARK MUNICIPAL CODE -TITLE 18 PLANNING AND LAND USE REGULATON -TITLE 15 BUILDINGS AND CONSTRUCTION
LOT SIZE:	(PER SURVEY) • UPLAND AREA: +/- 6,320 SF • TOTAL AREA: +/- 19,305 SF (PER LFPMC 18.08.410 LOT AREA) "LOT AREA" MEANS THE HORIZONTAL SURFACE AREA WITHIN THE RECORDED BOUNDARY LINES OF A PLATTED LOT, EXCLUDING THOSE AREAS WHOLLY OR IN PART COVERED BY WATER
ZONING DESIGNATION:	RS-7.2
PERMITTED USES:	(PER LFPMC 18.22.010 PERMITTED USES.) THE FOLLOWING ARE PERMITTED IN AN RS-7.2 ZONE: A. A SINGLE-FAMILY DWELLING OF A PERMANENT CHARACTER, PLACED IN A PERMANENT LOCATION. B. HOME OCCUPATIONS, PROVIDED THEY MEET THE CRITERIA IN LFPMC 18.50.040 C. ACCESSORY BUILDINGS AND STRUCTURES IN ACCORDANCE WITH THE PROVISIONS IN LFPMC 18.50.060 D. MANUFACTURED HOUSING BEARING THE CERTIFICATION OF THE STATE OF WASHINGTON DEPARTMENT OF LABOR AND INDUSTRIES. E. ACCESSORY DWELLING UNITS IN ACCORDANCE WITH THE PROVISIONS IN LFPMC 18.50.050 F. SIGNS IN ACCORDANCE WITH THE PROVISIONS IN CHAPTER 18.52 LFPMC. G. TYPE I DAY CARE FACILITY IN ACCORDANCE WITH THE PROVISIONS IN LFPMC 18.50.045.
MAXIMUM LOT COVERAGE PERCENTAGE:	(PER LFPMC 18.22.050) NO BUILDING OR COMBINATION OF BUILDINGS, INCLUDING ACCESSORY BUILDINGS, SHALL OCCUPY OR COVER MORE THAN 35% OF THE NET AREA IN AN RS-7.2 ZONE. *LOT COVERAGE IS A % DERIVED BY DIVIDING THE TOTAL SF OF ALL FOOTPRINTS OF ALL STRUCTURES ON A LOT BY THE GROSS LOT AREA. PROJECTIONS SUCH AS DECKS, BALCONIES AND EAVES ARE EXCLUDED, UNLESS THEY CONSIST OF A SURFACE MATERIAL THAT IS WATERPROOF

ZONING / BUILDING CODE SUMMARY	
SHORELINE SETBACK - SHORELINE MASTER PROGRAM	(PER LFP SHORELINE MASTER PROGRAM, ADOPTED MAY 23,2013, 7.11 RESIDENTIAL DEVELOPMENT, BULK REGULATIONS FOR DEVELOPMENT) A 50 FT. STANDARD SETBACK SHALL BE ESTABLISHED FROM THE ORDINARY HIGH WATER MARK OF LAKE WASHINGTON FOR ALL LOTS WITH A MINIMUM DEPTH GREATER THAN OR EQUAL TO 100 FT. A 40 FT STANDARD SETBACK SHALL BE ESTABLISHED FROM THE ORDINARY HIGH WATER MARK OF LAKE WASHINGTON FOR ALL LOTS WITH A MINIMUM DEPTH LESS THAN 100 FT.
YARDS:	(PER LFPMC 18.22.060 YARDS) THE FOLLOWING SETBACKS SHALL APPLY IN AN RS-7.2 ZONE: A. FRONT YARD: NOT LESS THAN 20 FT. MEASURED AT A RIGHT ANGLE TO THE FRONT LINE; B. SIDE YARDS: NOT LESS THAN 5 FT. ON EITHER SIDE, WITH A MINIMUM COMBINED WIDTH OF 15 FT. MEASURED FROM THE PROPERTY LINE TO THE NEAREST POINT OF THE BUILDING. C. REAR YARD: NOT LESS THAN 15 FT. EXCEPT AS PROVIDED IN LFPMC 18.50.060 (PER LFPMC 18.50.020 YARDS) ALL FRONT AND SIDE YARD SETBACKS MUST BE MAINTAINED CLEAR OF ALL BUILDINGS. ALL YARDS MUST BE FREE OF OBJECTIONABLE LITTER AND REFUSE AND MUNICIPAL WASTE. (PER LFPMC 18.050.080 PERMITTED INTRUSIONS INTO REQUIRED YARDS) THE FOLLOWING MAY PROJECT INTO REQUIRED YARDS: A. EAVES, NOT EXCEEDING 18 INCHES; B. FIREPLACE STRUCTURES, BAY WINDOWS, GARDEN WINDOWS, ENCLOSED STAIR LANDINGS, CLOSETS, FRAMED FIREPLACE SHAKES, EAVES OR SIMILAR PROJECTIONS NOT EXCEEDING 18 INCHES AND NO MORE THAN A TOTAL OF 8 FT. MEASURED PARALLEL TO THE WALL OF WHICH IT IS A PART; C. UNCOVERED PORCHES AND PLATFORMS WHICH DO NOT EXTEND ABOVE THE FLOOR LEVEL OF THE FIRST FLOOR - 18 INCHES INTO THE SIDE YARDS AND 6FT. INTO THE FRONT YARD; D. PLANTING BOXES OR MASONRY PLANTERS NOT EXCEEDING 42 INCHES IN HEIGHT IN ANY REQUIRED FRONT YARD. *BUILDING SETBACKS ARE MEASURED FROM THE PROPERTY LINE. SIDE YARD SETBACKS MUST NOT BE LESS THAN 5 FT ON EITHER SIDE, WITH A MIN. COMBINED WIDTH OF 15 FT MEASURED FROM THE PROPERTY LINE TO THE NEAREST POINT OF THE BUILDING. REAR YARD SETBACKS MAY BE REDUCED TO 5 FT FOR ACCESSORY BUILDINGS THAT DO NOT CONTAIN ACCESSORY DWELLING UNITS.
BUILDING HEIGHT LIMIT	(PER LFPMC 18.22.070 BUILDING HEIGHT LIMIT) THE BUILDING HEIGHT LIMIT IN A RS-7.2 ZONE SHALL NOT EXCEED 30 FT. (PER LFPMC 18.50.085 PERMITTED HEIGHT EXCLUSIONS) HEIGHT IS MEASURED TO THE HIGHEST POINT OF THE STRUCTURE, EXCLUDING THE FOLLOWING: A. CHURCH STEEPLES; B. ELEVATOR PENTHOUSES, NOT TO EXCEED 72 SF IN HORIZONTAL SECTION, OR 3FT. IN HEIGHT, FOR THAT PORTION ABOVE THE HEIGHT LIMIT; C. CHIMNEYS, NOT TO EXCEED 9 FT IN HORIZONTAL SECTION OR MORE THAN 3 FT. IN HEIGHT, FOR THAT PORTION ABOVE THE HEIGHT LIMIT. NO MULTIPLE-FLUE CHIMNEY SHALL EXCEED 39 SF IN HORIZONTAL SECTION, AND OTHER CHIMNEYS SHALL NOT EXCEED 6 ST IN HORIZONTAL SECTION; D. VENT PIPES NOT TO EXCEED 18 INCHES IN HEIGHT ABOVE THE HEIGHT LIMIT. *HEIGHT IS DEFINED AS THE VERTICAL DISTANCE, FROM THE AVERAGE LEVEL OF THE UNDISTURBED SOIL OF THE SITE COVERED BY A STRUCTURE, MEASURED TO THE HIGHEST POINT OF THE STRUCTURE.

ZONING / BUILDING CODE SUMMARY	
IMPERVIOUS SURFACE - SHORELINE MASTER PROGRAM	(PER LFP SHORELINE MASTER PROGRAM, ADOPTED MAY 23,2013, 7.11 RESIDENTIAL DEVELOPMENT, BULK REGULATIONS FOR DEVELOPMENT) TOTAL IMPERVIOUS SURFACE AREA WITHIN THE SHORELINE SETBACK AREA IS LIMITED TO NOT MORE THAN 200 SF AND SHALL INTRUDE NO MORE THAN 10 FT INTO THE SHORELINE SETBACK. PATHWAYS PROVIDING ACCESS TO THE SHORELINE ARE ALLOWED BUT SHALL UTILIZE PERVIOUS MATERIALS. IMPERVIOUS SURFACE AREAS INCLUDE ROOFS OR ACCESSORY STRUCTURES, DECKS, PATIOS, SOLID WALKWAYS AND DRIVEWAYS. SURFACES WITHIN THE SHORELINE SETBACK AREA SHALL BE ENCOURAGED TO UTILIZE PERVIOUS MATERIALS, WHERE FEASIBLE. THESE INCLUDE PATIOS, WALKWAYS AND DRIVEWAYS.
IMPERVIOUS SURFACE	(PER LFPMC 18.22.080 IMPERVIOUS SURFACE.) THE MAXIMUM IMPERVIOUS SURFACE ALLOWED IN AN RS-7.2 ZONE SHALL BE 45% OF THE LOT AREA. *IMPERVIOUS SURFACE INCLUDES BUT IS NOT LIMITED TO STRUCTURE FOOTPRINTS, CONCRETE/PAVING WALKWAYS, PATIOS, OR OTHER COMPACTED SURFACES WHICH IMPEDE THE NATURAL INFILTRATION OF SURFACE WATER. PER 18.08.360 IMPERVIOUS SURFACE - "IMPERVIOUS SURFACE" MEANS A HARD OR COMPACTED SURFACE AREA WHICH EITHER PREVENTS OR RETARDS THE ENTRY OF WATER INTO THE SOIL MANTLE AS IT ENTERED UNDER NATURAL CONDITIONS PREEXISTENT TO DEVELOPMENT, OR A HARD OR COMPACTED SURFACE AREA WHICH CAUSES WATER TO RUN OFF THE SURFACE IN GREATER QUANTITIES OR AT AN INCREASED RATE OF FLOW FROM THE PRESENT UNDER NATURAL CONDITIONS PREEXISTENT TO DEVELOPMENT. COMMON IMPERVIOUS SURFACES INCLUDE BUT ARE NOT LIMITED TO ROOFTOPS, CONCRETE RD ASPHALT PAVING, PAVED WALKWAYS, PATIOS, COMPACTED GRAVEL, DRIVEWAYS, PARKING LOTS AND STORAGE AREAS, AND OILED, MACADAM, OR OTHER SURFACES WHICH SIMILARLY IMPEDED THE NATURAL INFILTRATION OF SURFACE WATER.
ACCESSORY STRUCTURES AND BUILDINGS	(PER LFPMC 18.50.060 ACCESSORY STRUCTURES AND BUILDINGS) ACCESSORY BUILDINGS AND STRUCTURES ARE PERMITTED USES IN SINGLE-FAMILY DWELLING ZONES, PROVIDED: A. THE TOTAL COMBINED FLOOR AREA OF ALL ACCESSORY BUILDINGS SHALL NOT OCCUPY MORE THAN 10% OF THE TOTAL AREA OF THE LOT UP TO A MAXIMUM OF 1,000 SF; B. ACCESSORY BUILDINGS MAY ONLY BE PLACED IN A REAR YARD; C. ACCESSORY BUILDINGS SHALL BE 10 FEET OR MORE FROM THE PRINCIPAL BUILDINGS; D. ACCESSORY BUILDINGS MAY BE PLACED NO CLOSER THAN 5 FT. TO THE REAR LOT LINE, EXCLUDING ACCESSORY DWELLING UNITS, WHICH MAY BE PLACED NO CLOSER THAN 15 FT. TO THE REAR PROPERTY LINE; E. ACCESSORY BUILDING HEIGHT SHALL NOT EXCEED 15 FT.

SHEET INDEX - SHORELINE SUBSTANTIAL DEVELOPMENT APPLICATION				
SHEET NO.	SHEET NAME	SHEET ISSUE DATE	CURRENT REVISION NO.	CURRENT REVISION DATE
A000	GENERAL INFORMATION	05/12/22		
AS001	TOPOGRAPHIC SURVEY	05/12/22		
AS002	RECORD OF SURVEY	05/12/22		
AS003	SITE DEVELOPMENT PLAN	05/12/22		

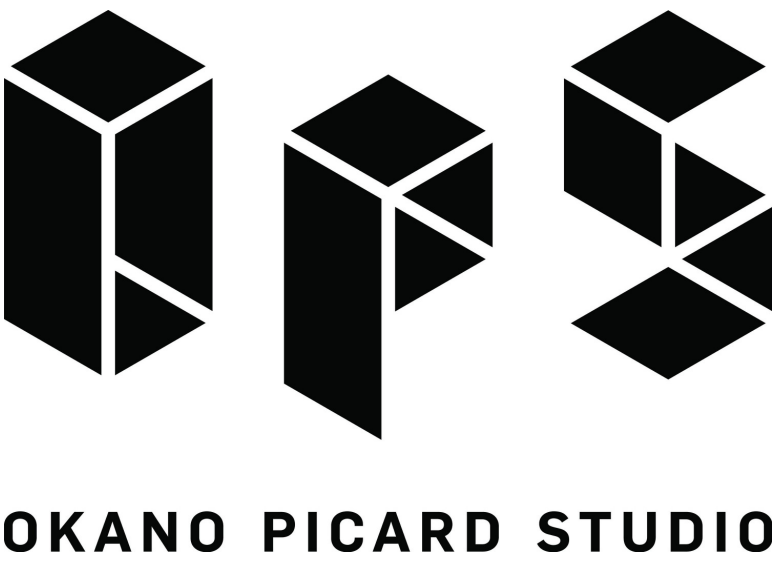


WALERIUS REMODEL

15034 BEACH DRIVE NE
LAKE FOREST PARK, WASHINGTON
98155

SHORELINE SUBSTANTIAL
DEVELOPMENT APPLICATION

05.12.2022





ABBREVIATIONS		ABBREVIATIONS	
@	AT	GA	GAUGE
Ø	DIAMETER	GALV	GALVANIZED
#	POUND OR NUMBER	GC	GENERAL CONTRACTOR
(E)	EXISTING	GL	GLASS
(N)	NEW	GLAM	GLUE-LAMINATED
AB	ANCHOR BOLT	GR	GRADE
ABV	ABOVE	GWB	GYP SUM WALL BOARD
ACC	ACCESS	GYP	GYP SUM
ACOUS	ACOUSTICAL	HB	HOSE BIB
ACP	ASPHALT CONCRETE PAVING	HC	HOLLOW CORE
ACT	ACoustical CEILING TILE	HDO	HIGH DENSITY OVERLAY
ACS PNL	ACCESS PANEL	HDR	HEADER
AD	AREA DRAIN	HDWD	HARDWOOD
ADA	AMERICANS WITH DISABILITIES	HDW	HARDWARE
ADJ	ADJUSTABLE	HM	HOLLOW METAL
AFF	ABOVE FINISHED FLOOR	HORIZ	HORIZONTAL
AGGR	AGGREGATE	HP	HIGH POINT
AIB	AIR INFILTRATION BARRIER	HR	HOUR
ALT	ALTERNATE	HR	HOUR
ALUM	ALUMINIUM	HT	HEIGHT
APPROX	APPROXIMATE	HVAC	HEATING/VENTILATING/AIR CONDITIONING
ARCH	ARCHITECTURAL	HW	HOT WATER
APSH	ASPHALT	HWT	HOT WATER TANK
AUTO	AUTOMATIC		
		ID	INSIDE DIAMETER
BD	BOARD	INCH	INCH
BITUM	BITUMINOUS	INCL	INCLUDED
BLDG	BUILDING	INSUL	INSULATION
BLKG	BLOCKING	INT	INTERIOR
BM	BEAM	INV	INVERT
BO	BOTTOM OF		
BOT	BOTTOM	JB	JUNCTION BOX
BRG	BEARING	JF	JOINT FILLER
BSMT	BASEMENT	JT	JOINT
BUR	BUILT UP ROOFING		
		KIT	KITCHEN
CAB	CABINET	KO	KNOCKOUT
CB	CATCH BASIN		
CEM	CEMENT	LAM	LAMINATE; LAMINATED
CER	CERAMIC	LAV	LAVATORY
CIP	CAST-IN-PLACE	LBS	POUNDS
CJ	CONTROL JOINT	LF	LINEAR FEET (FOOT)
CLG	CEILING	LH	LEFT HAND
CLK	CAULKING	LL	LIVE LOAD
CLO	CLOSET	LOC	LOCATION
CLR	CLEAR	LP	LOW POINT
CMU	CONCRETE MASONRY UNIT	LT	LIGHT
CNTR	COUNTER		
COL	COLUMN	MAS	MASONRY
CONC	CONCRETE	MATL	MATERIAL
CONN	CONNECTION	MAX	MAXIMUM
CONSTR	CONSTRUCTION	MB	MACHINE BOLT
CONT	CONTINUOUS	MC	MEDICINE CABINET
CONTR	CONTRACTOR	MDF	MEDIUM DENSITY FIBERBOARD
CORR	CORRIDOR	MDO	MEDIUM DENSITY OVERLAY
CPT	CARPET; CARPETED	MECH	MECHANICAL
CRS	COLD ROLLED STEEL	MEMB	MEMBRANE
CSK	COUNTERSUNK	MEZZ	MEZZANINE
CTR	CENTER	MFR	MANUFACTURER
CU FT	CUBIC FEET	MIN	MINIMUM
CT	CERAMIC TILE	MIR	MIRROR
		MISC	MISCELLANEOUS
DBL	DOUBLE	MO	MASONRY OPENING
DEMO	DEMOLITION	MTD	MOUNTED
DET	DETAIL	MTL	METAL
DIA	DIAMETER	MUL	MULLION
DIM	DIMENSION		
DL	DEAD LOAD	N	NORTH
DN	DOWN	N/A	NOT APPLICABLE
DR	DOOR	NO	NUMBER
DR OPNG	DOOR OPENING	NOM	NOMINAL
DS	DOWNSPOUT	NR	NOISE REDUCTION
DSP	DRY STANDPIPE	NTS	NOT TO SCALE
DT	DRAIN TILE	NIC	NOT IN CONTRACT
DW	DISHWASHER		
DWG	DRAWING	OA	OVERALL
		OC	ON CENTER
E	EAST	OD	OUTSIDE DIAMETER; OVERFLOW DRAIN
EA	EACH	OFF	OFFICE
EJ	EXPANSION JOINT	OH	OVERHEAD
EL	ELEVATION	OHWM	ORDINARY HIGH WATER MARK
ELEC	ELECTRICAL	OPNG	OPENING
ELEV	ELEVATOR	OPP	OPPOSITE
ENCL	ENCLOSURE	OSB	ORIENTED STRAND BOARD
EQ	EQUAL		
EQUIP	EQUIPMENT	PBD	PARTICLE BOARD
EST	ESTIMATE	PCC	PRECAST CONCRETE
EF	EXHAUST FAN	PCF	POUNDS PER CUBIC FOOT
EXIST	EXISTING	PERF	PERFORATED
EXP	EXPANDED; EXPANSION	PERP	PERPENDICULAR
EXP BT	EXPANSION BOLT	PL	PLATE
EXPO	EXPOSED	PLAM	PLASTIC LAMINATE
EXT	EXTERIOR	PLAS	PLASTER
EW	EACH WAY	PLWD	PLYWOOD
		PNL	PANEL
FA	FIRE ALARM	PNT	POINT
FB	FLAT BAR	PR	PAIR
FD	FLOOR DRAIN	PRCST	PRECAST
FE	FIRE EXTINGUISHER	PSF	POUNDS PER CUBIC FOOT
FEC	FIRE EXTINGUISHER CABINET	PSI	POUNDS PER SQUARE INCH
FF EL	FINISH FLOOR ELEVATION	PT	PRESERVATIVE TREATED
FH	FIRE HYDRANT	PTN	PARTITION
FHC	FIRE HOSE CABINET	PVC	POLYVINYL CHLORIDE
FIN FLR	FINISH FLOOR		
FF	FINISH TO FINISH	R	RISER
FIN	FINISH	RA	RETURN AIR
FLASH	FLASHING	RAD	RADIUS
FLR	FLOOR; FLOORING	RD	ROOF DRAIN
FLUOR	FLUORESCENT	REF	REFERENCE
FOC	FACE OF CONCRETE	REFR	REFRIGERATOR
FOF	FACE OF FINISH	REG	REGISTER
FOIC	FURNISHED BY OWNER-INSTALLED BY CONTRACTOR	REINF	REINFORCED
FOM	FACE OF MASONRY	REM	REMAINDER
FOS	FACE OF STUDS	REQ	REQUIRED
FP	FIREPROOF	RESIL	RESILIENT
FPL	FIREPLACE	REV	REVISION(S); REVISED
FR	FRAME	RH	RIGHT HAND
FT	FOOT OR FEET	RM	ROOM
FTG	FOOTING	RO	ROUGH OPENING
FURR	FURRING	RWL	RAIN WATER LEADER
FUT	FUTURE		
FW	FULL WIDTH		

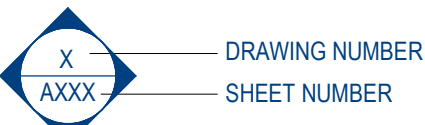
ABBREVIATIONS	
S	SOUTH
SAF	SELF-ADHERED FLASHING
SAM	SELF-ADHERED MEMBRANE
SC	SOLID CORE
SCHED	SCHEDULE
SD	SMOKE DETECTOR
SECT	SECTION
SG	SAFETY GLAZING
SHV	SHELF; SHELIVING
SHR	SHOWER
SHT	SHEET
SHT MTL	SHEET METAL
SHTG	SHEATHING
SIM	SIMILAR
SOG	SLAB ON GRADE
SPEC	SPECIFICATION
SQ FT	SQUARE FOOT (FEET)
SQ IN	SQUARE INCH(IES)
SST	STAINLESS STEEL
STD	STANDARD
STL	STEEL
STOR	STORAGE
STRUCT	STRUCTURAL
SUSP	SUSPENDED
SYM	SYMMETRICAL
T	TREAD
T&G	TONGUE AND GROOVE
TEL	TELEPHONE
TER	TERRAZZO
TG	TEMPERED GLASS
THK	THICK
TO	TOP OF
TOB	TO OF BEAM
TOC	TOP OF CONCRETE; CURB
TOF	TOP OF FLOOR; FOOTING; FRAME
TOM	TOP OF MASONRY
TOP	TOP OF PARAPET; PAVEMENT
TOPO	TOPOGRAPHY
TOS	TOP OF SLAB, STEEL
TOW	TOP OF WALL
TS	TUBE STEEL
TSTAT	THERMOSTAT
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
VB	VINYL BASE
VEN	VENEER
VERT	VERTICAL
VEST	VESTIBULE
VG	VERTICAL GRAIN
VIF	VERIFY IN FIELD
VT	VINYL TILE
W	WEST
W/	WITH
W/O	WITHOUT
WC	WATER CLOSET
WD	WOOD
WDW	WINDOW
WF	WIDE FLANGE
WF BM	WIDE FLANGE BEAM
WG	WIRED GLASS
WH	WATER HEATER
WL	WATER LINE
WLD	WELDED
WP	WATERPROOF
WPM	WATERPROOF MEMBRANE
WR	WATER RESISTANT
WSCT	WAINSCOT
WSG	WIRE SAFETY GLASS
WTR	WATER
WWF	WELDED WIRE FABRIC
WWM	WELDED WIRE MESH
WT	WEIGHT

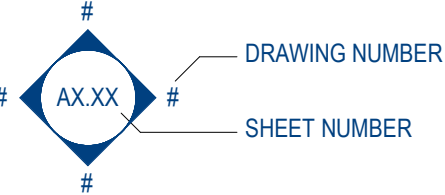
GENERAL SYMBOLS LEGEND


1. GRID LINE REFERENCE

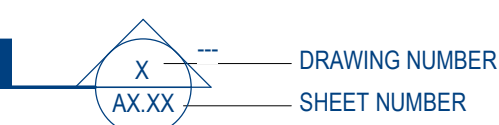

2. LEVEL / DATUM REFERENCE



3. EXTERIOR ELEVATION REFERENCE

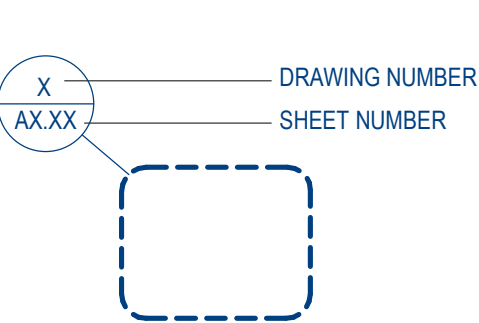

4. INTERIOR ELEVATION REFERENCE

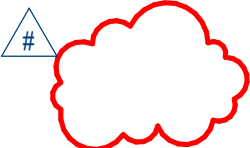

5. BUILDING SECTION REFERENCE



6. WALL SECTION REFERENCE



7. DETAIL SECTION REFERENCE



8. CALLOUT/DETAIL REFERENCE



9. REVISION REFERENCE



10. ROOM REFERENCE


11. ASSEMBLY REFERENCE

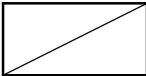
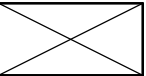
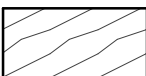
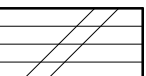
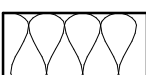
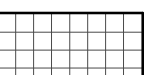
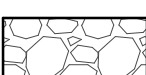






12. WINDOW REFERENCE


13. DOOR REFERENCE


14. NORTH ARROW

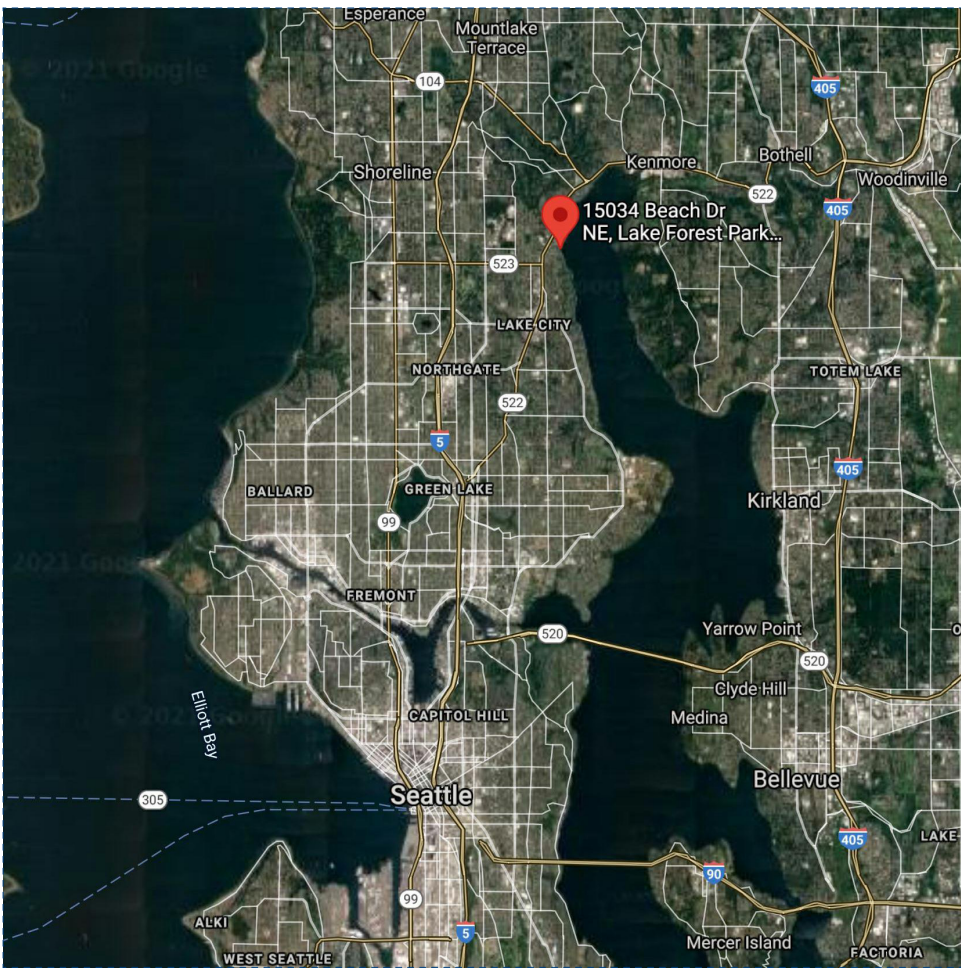


MATERIALS LEGEND

	WOOD BLOCKING (SHIM)		WOOD FRAMING (CONTINUOUS)
	FINISHED WOOD		PLYWOOD
	BATT INSULATION		RIGID INSULATION
	GRAVEL		EARTH
	ALUMINUM		STEEL
	MASONRY (CMU)		BRICK

VICINITY MAP

NOT TO SCALE



LOCATION MAP

NOT TO SCALE



GENERAL NOTES

- CODES: ALL WORK SHALL CONFORM APPLICABLE LAND USE AND BUILDING CODES AS AMENDED BY AUTHORITIES HAVING JURISDICTION.
- DO NOT SCALE DIMENSIONS FROM DRAWINGS. USE CALCULATED DIMENSIONS ONLY. NOTIFY THE ARCHITECT IMMEDIATELY IF ANY CONFLICTS EXIST.
- CONTRACTOR SHALL VERIFY ALL CONDITIONS PRIOR TO INITIATING THE WORK. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.
- VERIFY ALL ROUGH-IN DIMENSIONS FOR EQUIPMENT. PROVIDE ALL BUCK-OUT, BLOCKING, BACKING, AND JACKS REQUIRED FOR INSTALLATIONS.
- DIMENSIONS ARE TO EXTERIOR FACE OF CONCRETE / WOOD FRAMING UNLESS OTHERWISE NOTED.
- EXTERIOR WALL FRAMING 2x6 WOOD STUDS UNLESS OTHERWISE NOTED.
- INTERIOR WALL FRAMING 2x4 WOOD STUDS UNLESS OTHERWISE NOTED.

PROJECT DIRECTORY

OWNERS

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GEOTECHNICAL ENGINEER

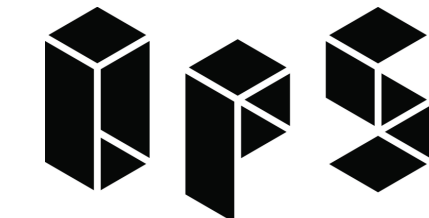
PANGEO INC
3213 EASTLAKE AVENUE EAST, SUITE B
SEATTLE, WASHINGTON 98102
CONTACT: SHAWN HARRINGTON
T: 206.262.0370
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CONTRACTOR

TO BE DETERMINED



OKANO PICARD STUDIO
815 SEATTLE BLVD. S., SEATTLE, WA 98134 USA
T: 206.856.9955 E: info@OkanoPicardStudio.com



PROJECT:

WALERIUS REMODEL

15034 BEACH DRIVE NE
LAKE FOREST PARK, WASHINGTON 98155

PROJECT ARCHITECT: YO

DRAWN BY: YO

JOB NUMBER: 2022

PROJECT STATUS:

SHORELINE SUBSTANTIAL DEVELOPMENT APPLICATION

05.12.2022

NO. DATE DESCRIPTION BY:

REVISIONS:

SHEET TITLE:

GENERAL INFORMATION

SHEET NUMBER:

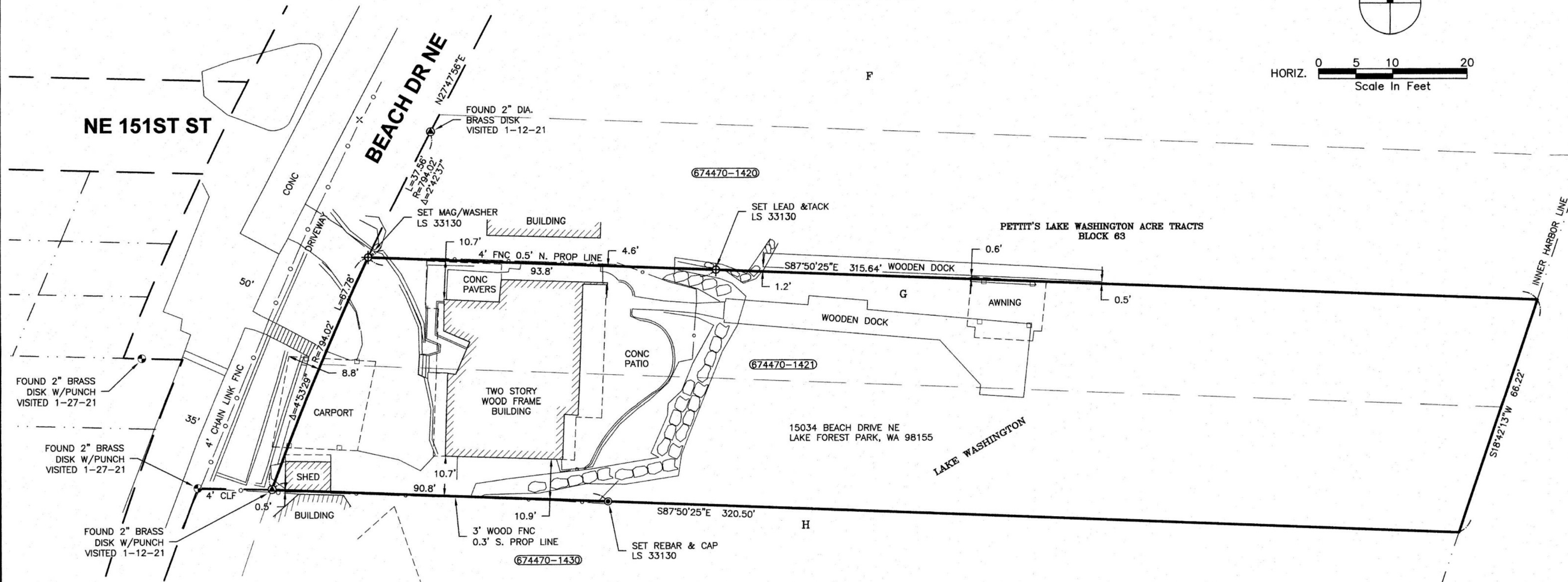
A000

PROJECT NO.
21400.10

SHEET **1** OF **1**

RECORD OF SURVEY

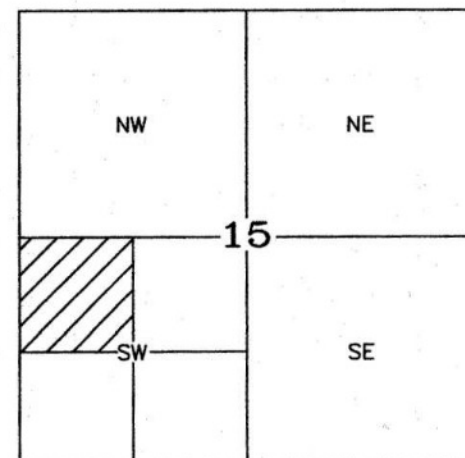
A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, SECTION 15,
TOWNSHIP 26 NORTH, RANGE 04 EAST OF THE WILLAMETTE MERIDIAN,
KING COUNTY, WASHINGTON



HORIZ. 0 5 10 20
Scale In Feet

LEGEND

- SET 5/8" IRON REBAR W/ YELLOW PLASTIC CAP STAMPED L.S. #33130
- ⊕ FOUND MONUMENT AS NOTED
- ⊕ SET MAGNETIC NAIL W/ WASHER OR LEAD AND TACK AS NOTED
- × FOUND LEAD & TACK
- SUBDIVISION LINES
- CENTER LINES
- PROPERTY LINES
- RIGHT-OF-WAY LINES
- HISTORIC LOT LINES
- LOT LINES
- CHAIN LINK FENCE
- WIRE FENCE
- WOOD FENCE



RECORD LEGAL DESCRIPTION:

THE SOUTH HALF OF TRACT G, AND THE NORTH HALF OF TRACT H, ALL IN BLOCK 63, PETTIT'S LAKE WASHINGTON ACRE TRACTS, ACCORDING TO PLAT RECORDED IN VOLUME 11 OF PLATS, PAGE 99, IN KING COUNTY, WASHINGTON, EXCEPT THE NORTH 5 FEET OF THE SOUTH HALF OF SAID TRACT G; TOGETHER WITH SECOND CLASS SHORELANDS ADJOINING.

REFERENCES

- RECORD OF SURVEY, AFN 20100326900008
- RECORD OF SURVEY, AFN 20131220900008
- PLAT OF PETTIT'S LAKE WASHINGTON ACRE TRACTS, VOL. 11, PG. 99
- KING COUNTY ASSESSOR'S MAP
- SURVEY OF PARTS OF TRACTS 39, 40 & 41, AND OF LOT "B", BLOCK 3, PETTIT'S LAKE WASHINGTON ACRE TRACTS, MAY 17, 1943, RUTHERFORD

NOTES:

ALL DISTANCES SHOWN ARE GROUND DISTANCES UNLESS OTHERWISE NOTED.
THE LOCATION AND DESCRIPTION OF ALL SURVEY MARKERS SHOWN HEREON ARE BASED ON FIELD OBSERVATIONS TAKEN IN JANUARY, 2021. PROPERTY CORNERS WERE SET ON JUNE 17, 2021, UNLESS OTHERWISE INDICATED.
WORK PERFORMED IN CONJUNCTION WITH THIS SURVEY UTILIZED THE FOLLOWING EQUIPMENT AND PROCEDURES: (A) 1" TRIMBLE S7 SERIES ELECTRONIC TOTAL STATION, MAINTAINED TO THE MANUFACTURER'S SPECIFICATIONS PER W.A.C. 332-130-100. (B) FIELD TRAVERSE, EXCEEDING REQUIREMENTS SET FORTH IN W.A.C. 332-130-090. (C) LEASE SQUARE ADJUSTMENT USING StarNet VERSION 9.0 EXCEEDING REQUIREMENTS PER W.A.C. 332-130-080.
THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT PURPORT TO SHOW ALL EASEMENTS.

BASIS OF BEARINGS:

BASED ON RECORD OF SURVEY, AFN 20100326900008

SURVEYORS CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF ERIK WALERIUS IN JANUARY, 2021.
[Signature] 7/19/21
WILLIAM R. HAWKINS CERTIFICATE NUMBER 33130

RECORDER'S-AUDITOR'S CERTIFICATE

NO. _____
FILED FOR THIS _____ DAY OF _____, 20____
AT _____ M IN SURVEY VOL. _____ AT PAGE _____
AT THE REQUEST OF PACE ENGINEERS, INC.
SUPT. OF RECORDS-AUDITOR _____ MGR. - DEPUTY AUDITOR _____



11255 Kirkland Way Suite 300
Kirkland, WA 98033
p. 425.827.2014 | f. 425.827.5043
Civil | Structural | Planning | Survey
www.paceengrs.com

RECORD OF SURVEY FOR ERIK WALERIUS

PORTION OF: NW 1/4, SW 1/4, SECTION 15, T.26 N., R.04E., W.M.
DRAWN BY: SCALE: FIELD BOOK FIELD CREW DATE: PROJECT NO.
DRS 1"=20' 761B BL/JC 06/11/2021 21400.10

VIEW FROM DRIVE WAY



CONIFER
CONIFER
MEDIUM SIZED SHRUBS

VIEW FROM DOCK



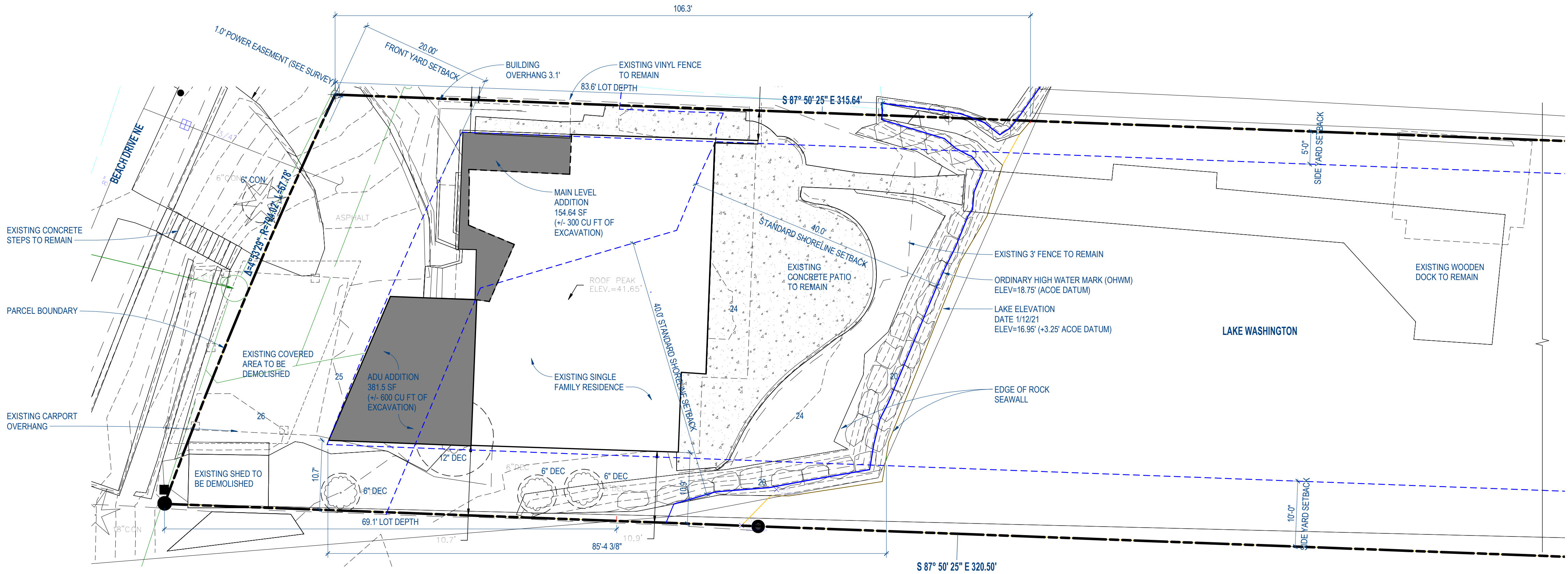
CONIFER
CONIFER
BUSH

VIEW IMPACT DIAGRAM



APPROXIMATE MASSING OF ADDITION

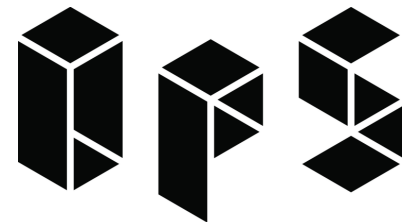
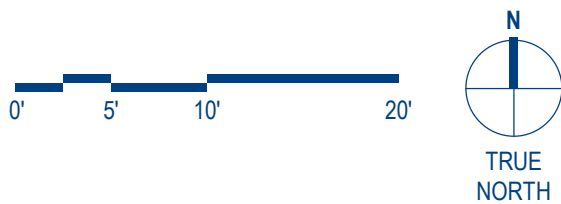
- SHORELINE DEVELOPMENT CHECKLIST NOTES:**
1. SEE THE TOPOGRAPHIC SURVEY BY PACE, DATED 04/29/22 FOR THE DELINEATION OF THE ORDINARY HIGH WATER MARK (OHWM)
 2. NO CHANGES WILL BE MADE TO THE EXISTING CONTOURS OF THE SITE
 3. NO WETLAND AREAS WILL BE ALTERED AS PART OF THIS DEVELOPMENT
 4. LOCATION AND GENERAL DESCRIPTION OF VEGETATION SHOWN IN IMAGES ON AS003 (ADD NOTES CALLING OUT TREES)
 5. *EXISTING TO BE DEMOLISHED, EXISTING TO REMAIN, AND PROPOSED STRUCTURES AND PAVED AREAS SHOWN ON SITE DEVELOPMENT PLAN ON AS003. NO CHANGES TO ROADS, UTILITIES OR STORM WATER MANAGEMENT SYSTEMS
 6. NO CHANGES TO LANDSCAPING OF SITE
 7. NO AREAS BEING DESIGNED TO HELP MITIGATE IMPACTS ASSOCIATED WITH THE PROPOSED PROJECT
 8. NO TEMPORARY OR PERMANENT FILL WE BE USED ON SITE
 9. VICINITY MAP LOCATED ON A000
 10. NO IMPACT TO VIEWS AS SHOWN ON VIEW IMPACT DIAGRAM ON AS003



1 SITE PLAN-SHORELINE SUBSTANTIAL DEVELOPMENT

SCALE: 1" = 10'-0"

SITE PLAN GENERAL NOTES:
1. SEE THE TOPOGRAPHIC SURVEY BY PACE DATED 04.29.2022 FOR THE DIMENSIONS AND LOCATIONS OF ALL EXISTING STRUCTURES, BUILDINGS, PAVED OR GRAVELED AREAS, ROADS AND UTILITIES.



OKANO PICARD STUDIO
815 SEATTLE BLVD. S., SEATTLE, WA 98134 USA
T:206.856.9955 E:info@OkanoPicardStudio.com



PROJECT:

VALERIUS REMODEL

19034 BEACH DRIVE NE
LAKE FOREST PARK, WASHINGTON 98155

PROJECT ARCHITECT: YO
DRAWN BY: YO
JOB NUMBER: 2022

PROJECT STATUS:

**SHORELINE SUBSTANTIAL
DEVELOPMENT
APPLICATION
05.12.2022**

NO. DATE DESCRIPTION BY:
REVISIONS:
SHEET TITLE:

SITE DEVELOPMENT PLAN

SHEET NUMBER:

AS003