

## 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, PETTITS 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 REGULATION  
-TITLE 15 BUILDINGS AND CONSTRUCTIONLOT SIZE: (PER SURVEY)  
• UPLAND AREA: +/- 6,320 SF  
• TOTAL AREA: +/- 19,305 SF(PER LPPMC 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 LPPMC 18.22.010 PERMITTED USES):  
THE FOLLOWING ARE PERMITTED IN AN RS-7.2 ZONE:  
A. SINGLE FAMILY DWELLINGS OF A PERMANENT CHARACTER, PLACED IN A PERMANENT LOCATION.  
B. HOME OCCUPATIONS, PROVIDED THEY MEET THE CRITERIA IN LPPMC 18.50.040  
C. ACCESSORY BUILDINGS AND STRUCTURES IN ACCORDANCE WITH THE PROVISIONS IN LPPMC 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 LPPMC 18.50.050  
F. SIGNS IN ACCORDANCE WITH THE PROVISIONS IN CHAPTER 18.52 LPPMC.  
G. TYPE I DAY CARE FACILITY IN ACCORDANCE WITH THE PROVISIONS IN LPPMC 18.50.045.MAXIMUM LOT COVERAGE  
PERCENTAGE: (PER LPPMC 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 (PER LFP SHORELINE MASTER PROGRAM, ADOPTED MAY 23,2013, 7.11 RESIDENTIAL DEVELOPMENT, BULK  
MASTER PROGRAM, 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 LPPMC 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 LPPMC 18.50.060(PER LPPMC 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 LPPMC 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 SHAFTS, 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.(PER LPPMC 18.050.080 PERMITTED INTRUSIONS INTO REQUIRED YARDS)  
THE FOLLOWING 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.(PER LPPMC 18.22.070 BUILDING HEIGHT LIMIT)  
THE BUILDING HEIGHT LIMIT IN A RS-7.2 ZONE SHALL NOT EXCEED 30 FT.(PER LPPMC 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-FUELED CHIMNEY SHALL EXCEED 39 SF IN HORIZONTAL SECTION,  
AND OTHER CHIMNEYS SHALL NOT EXCEED 6 SF 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 (PER LFP SHORELINE MASTER PROGRAM, ADOPTED MAY 23,2013, 7.11 RESIDENTIAL DEVELOPMENT, BULK  
MASTER PROGRAM, 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.(PER LPPMC 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 OR 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.(PER LPPMC 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.

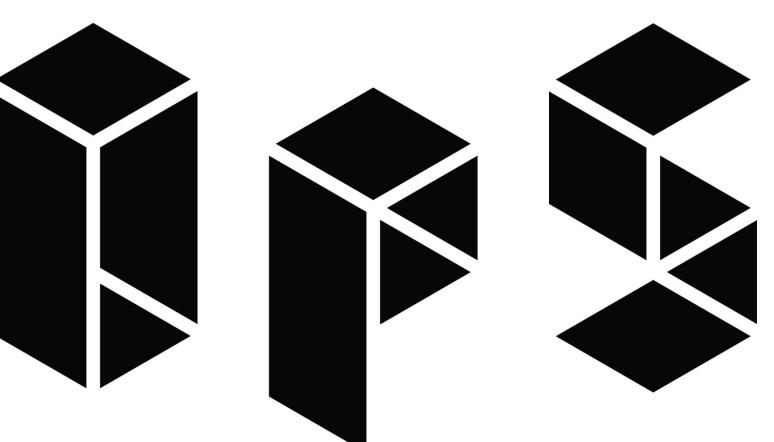
ACCESORY STRUCTURES AND BUILDINGS

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**

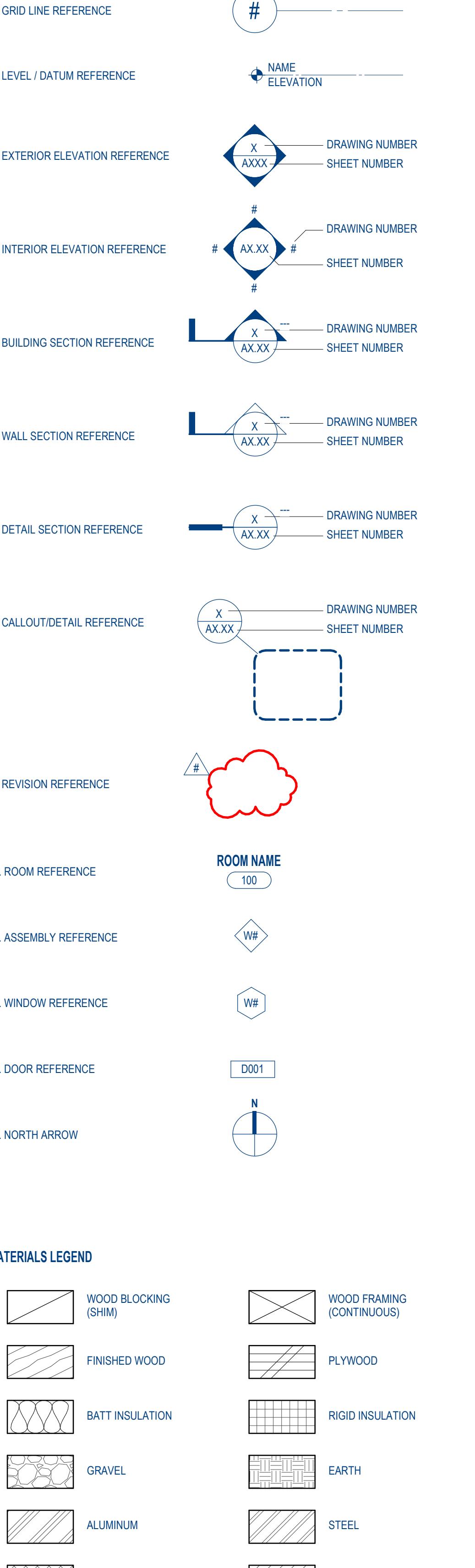
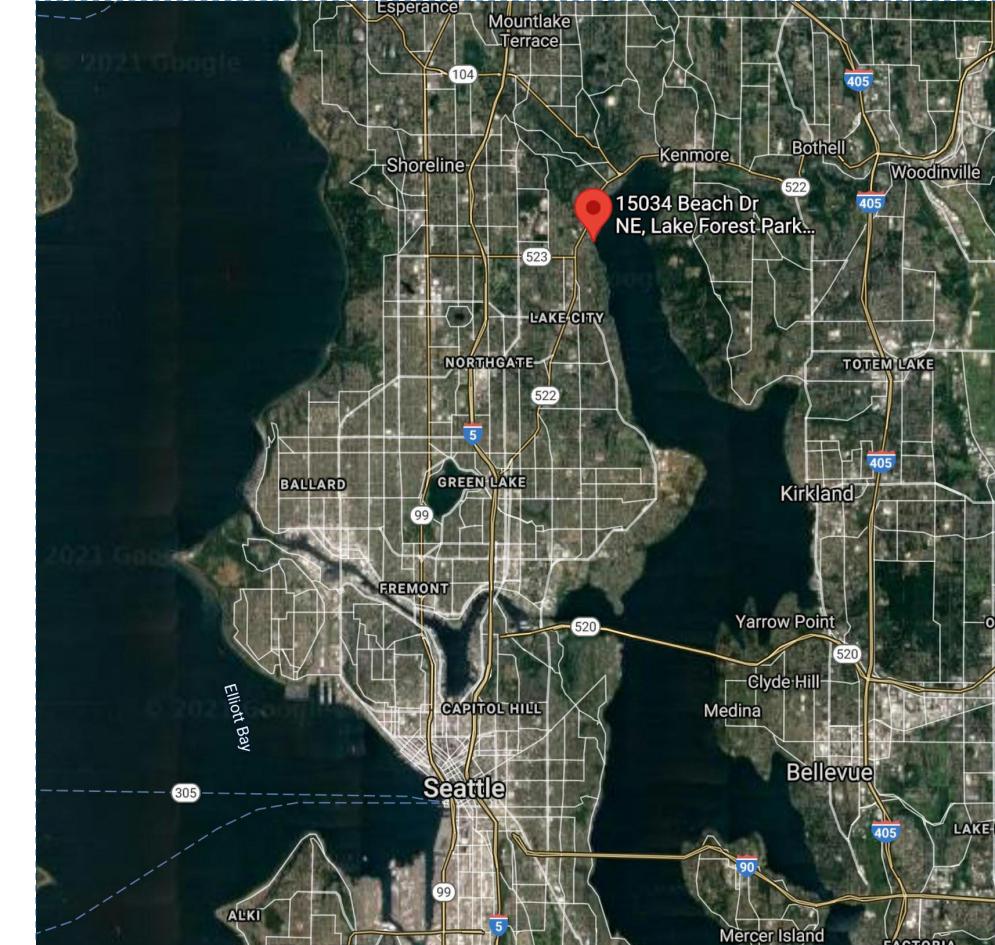


OKANO PICARD STUDIO

## ABBREVIATIONS

	ABBREVIATIONS	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	GWB	GYPSUM WALL BOARD
ABV	ABOVE	GYP	GYPSUM
ACC	ACCESS	HB	HOSE BIB
ACOUS	ACOUSTICAL	HC	HOLLOW CORE
ACP	ASPHALT CONCRETE PAVING	HDO	HIGH DENSITY OVERLAY
ACT	ACUSTICAL CEILING TILE	HDR	HEADER
ACS PNL	ACCESS PANEL	HDWD	HARDWOOD
AD	AREA DRAIN	HDW	hardware
ADA	AMERICANS WITH DISABILITIES	HM	HOLLOW METAL
ADJ	ADJUSTABLE	HORIZ	HORIZONTAL
AFF	ABOVE FINISHED FLOOR	HP	HIGH POINT
AGGR	AGGREGATE	HR	HOUR
AIR	AIR INFILTRATION BARRIER	HR	HOUR
ALT	ALTERNATE	HT	HEIGHT
ALUM	ALUMINUM	HVAC	HEATING/VENTILATING/AIR CONDITIONING
APPROX	APPROXIMATE	HW	HOT WATER
ARCH	ARCHITECTURAL	HWT	HOT WATER TANK
APSH	ASPHALT	ID	INSIDE DIAMETER
AUTO	AUTOMATIC	IN	INCH
BD	BOARD	INCL	INCLUDED
BITUM	BITUMINOUS	INSUL	INSULATION
BLDG	BUILDING	INT	INTERIOR
BLKG	BLOCKING	INV	INVERT
BM	BEAM	JB	JUNCTION BOX
BO	BOTTOM OF	JF	JOINT FILLER
BOT	BOTTOM	JT	JOINT
BRG	BEARING	KIT	KITCHEN
BSMT	BASEMENT	KO	KNOCKOUT
BUR	BUILT UP ROOFING	LAM	LAMINATE: LAMINATED
CAB	CABINET	LAV	LAVATORY
CB	CATCH BASIN	LBS	POUNDS
CEM	CEMENT	LF	LINEAR FEET (FOOT)
CER	CERAMIC	LH	LEFT HAND
CIP	CAST-IN-PLACE	LL	LIVE LOAD
CJ	CONTROL JOINT	LOC	LOCATION
CLG	CEILING	LP	LOW POINT
CLK	CAULKING	LT	LIGHT
CLO	CLOSET	MAS	MASONRY
CLR	CLEAR	MATL	MATERIAL
CMU	CONCRETE MASONRY UNIT	MAX	MAXIMUM
CNTR	COUNTER	MB	MACHINE BOLT
COL	COLUMN	MC	MEDICINE CABINET
CONC	CONCRETE	MDF	MEDIUM DENSITY FIBERBOARD
CONN	CONNECTION	MDO	MEDIUM DENSITY OVERLAY
CONSTR	CONSTRUCTION	MECH	MECHANICAL
CONT	CONTINUOUS	MEMB	MEMBRANE
CONTR	CONTRACTOR	MEZZ	MEZZANINE
CORR	CORRIDOR	MFR	MANUFACTURER
CPT	CARPET; CARPETED	MIN	MINIMUM
CRS	COLD ROLLED STEEL	MIR	MIRROR
CSK	COUNTERSUNK	MISC	MISCELLANEOUS
CTR	CENTER	MO	MASONRY OPENING
CU FT	CUBIC FEET	MTD	MONTED
CT	CERAMIC TILE	MTL	METAL
DBL	DOUBLE	MUL	MULLION
DEMO	DEMOLITION	OA	OVERALL
DET	DETAIL	OC	ON CENTER
DIA	DIAMETER	OD	OUTSIDE DIAMETER: OVERFLOW DRAIN
DIM	DIMENSION	OFF	OFFICE
DL	DEAD LOAD	OH	OVERHEAD
DN	DOWN	OHW	ORDINARY HIGH WATER MARK
DR	DOOR	OPNG	OPENING
DR OPNG	DOOR OPENING	OPP	OPPOSITE
DS	DOWNSPOUT	OSB	ORIENTED STRAND BOARD
DSP	DRY STAPLE	PBD	PARTICLE BOARD
DT	DRAIN TILE	PCC	PRECAST CONCRETE
DW	DISHWASHER	PCF	POUNDS PER CUBIC FOOT
DWG	DRAWING	PERF	PERFORATED
E	EAST	PERP	PERPENDICULAR
EA	EACH	PL	PLATE
EJ	EXPANSION JOINT	PLAM	PLASTIC LAMINATE
EL	ELEVATION	PLAS	PLASTER
ELEC	ELECTRICAL	PLWD	PLYWOOD
ELEV	ELEVATOR	PNL	PANEL
ENCL	ENCLOSURE	PNT	POINT
EQ	EQUAL	PR	PAIR
EQUIP	EQUIPMENT	PRCST	PRECAST
EST	ESTIMATE	PSF	POUNDS PER CUBIC FOOT
EF	EXHAUST FAN	PSI	POUNDS PER SQUARE INCH
EXIST	EXISTING	PT	PRESERVATIVE TREATED
EXP	EXPANDED; EXPANSION	PTN	PARTITION
EXP BT	EXPANSION BOLT	PVC	POLYVINYL CHLORIDE
EXPO	EXPOSED	R	RISER
EXT	EXTERIOR	RA	RETURN AIR
EW	EACH WAY	RAD	RADIUS
FA	FIRE ALARM	RD	ROOF DRAIN
FB	FLAT BAR	REF	REFERENCE
FD	FLOOR DRAIN	REFR	REFRIGERATOR
FE	FIRE EXTINGUISHER	REG	REGISTER
FEC	FIRE EXTINGUISHER CABINET	REINF	REINFORCED
FF EL	FINISH FLOOR ELEVATION	REM	REMAINDER
FH	FIRE HYDRANT	REQ	REQUIRED
FHC	FIRE HOSE CABINET	RESIL	RESILIENT
FIN FLR	FINISH FLOOR	REV	REVISIONS; REVISED
FF	FINISH TO FINISH	RH	RIGHT HAND
FIN	FINISH	RM	ROOM
FLASH	FLASHING	RO	ROUGH OPENING
FLR	FLOOR; FLOORING	RWL	RAIN WATER LEADER
FLUOR	FLUORESCENT		
FOC	FACE OF CONCRETE		
FOIC	FACE OF FINISH		
FOM	FURNISHED BY OWNER-INSTALLED BY CONTRACTOR		
FOS	FACE OF STUDS		
FP	FIREPROOF		
FPL	FIREPLACE		
FR	FRAME		
FT	FOOT OR FEET		
FTG	FOOTING		
FURR	FURRING		
FUT	FUTURE		
FW	FULL WIDTH		

## GENERAL SYMBOLS LEGEND

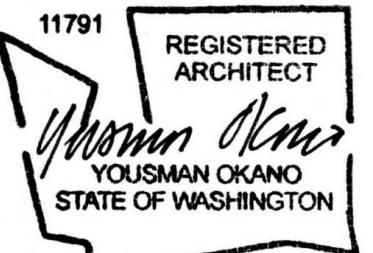
VICINITY MAP  
NOT TO SCALE

## 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.



OKANO PICARD STUDIO  
910 SEATTLE BLVD. S., SEATTLE, WA 98134 USA  
T: 206.656.9955 E: info@OkanoPicardStudio.com



## PROJECT DIRECTORY

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SEATTLE, WASHINGTON 98101  
CONTACT: SANDRO KODAMA  
T: 206.919.8853  
E: Skodama@quantumce.com

CONTRACTOR  
TO BE DETERMINED

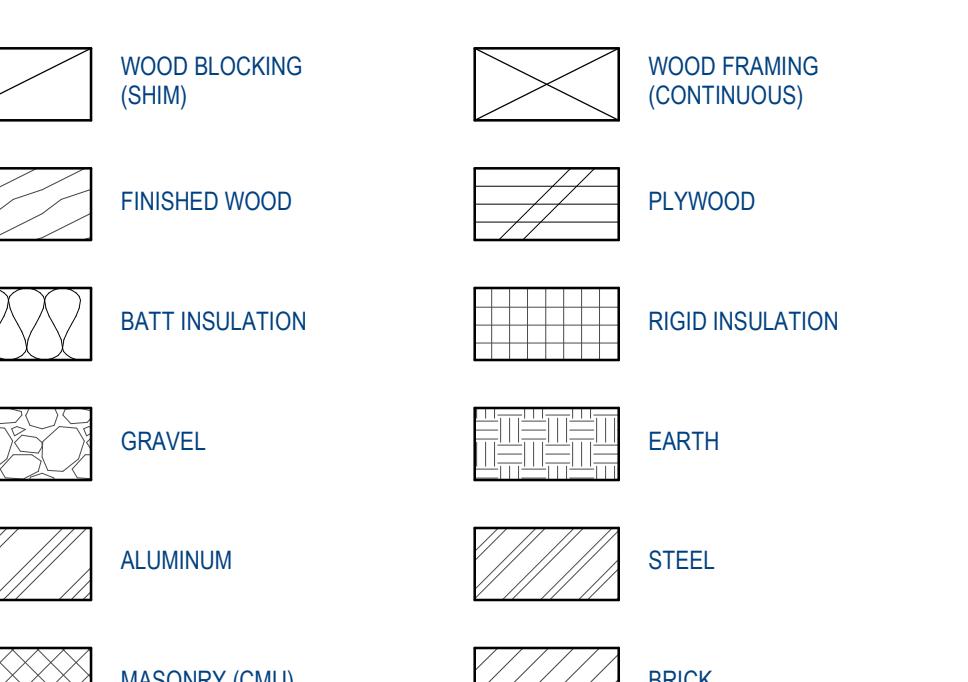
WALERIUS REMODEL  
15034 BEACH DRIVE NE  
LAKE FOREST PARK, WASHINGTON 98155

PROJECT ARCHITECT: YO  
DRAWN BY: YO  
JOB NUMBER: 2022  
PROJECT STATUS: SHORELINE SUBSTANTIAL DEVELOPMENT APPLICATION  
05.12.2022

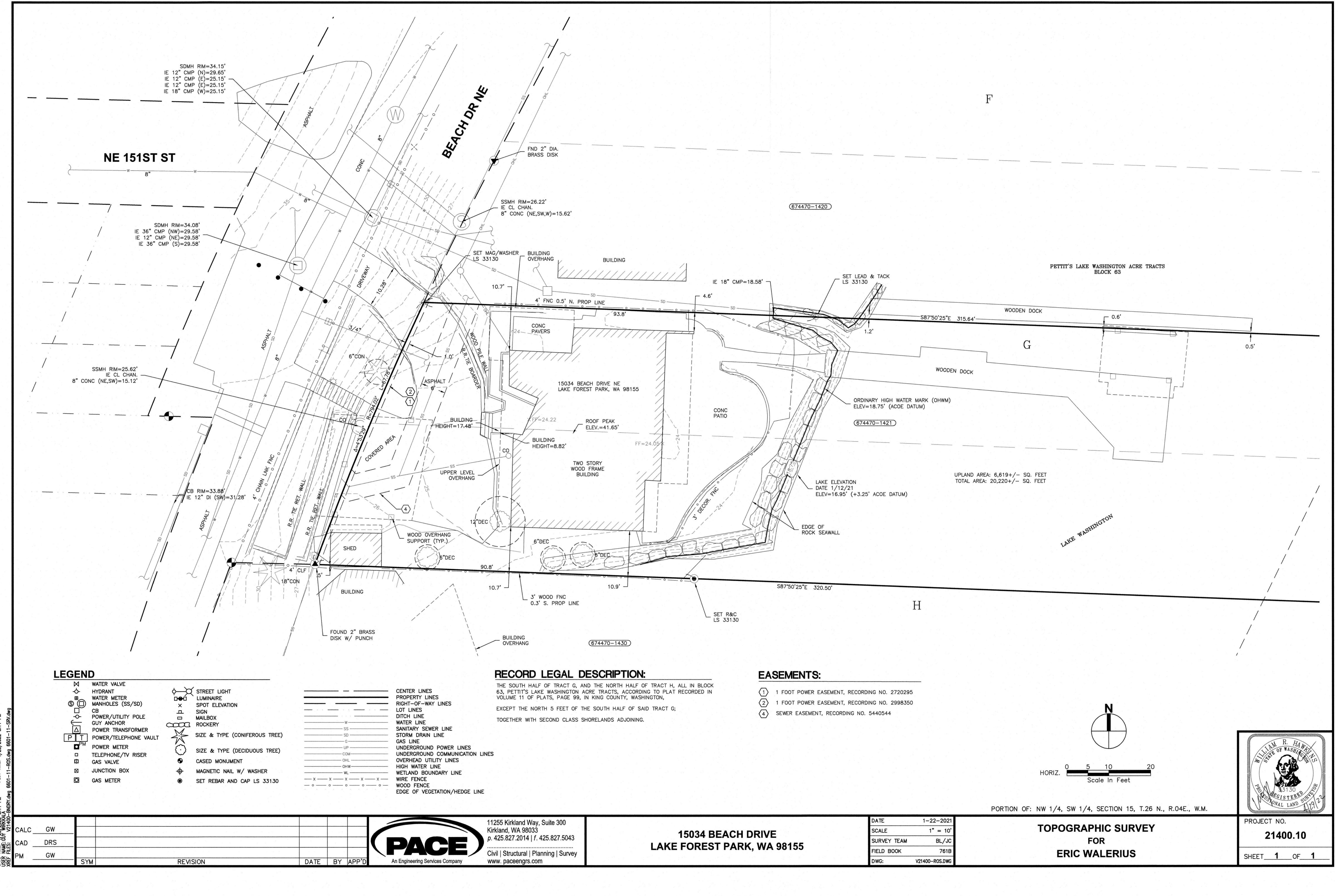
GENERAL INFORMATION  
SHEET TITLE: A000  
NO: DATE: DESCRIPTION: BY:  
REVISIONS:  
SHEET NUMBER:

LOCATION MAP  
NOT TO SCALE

## MATERIALS LEGEND



A000

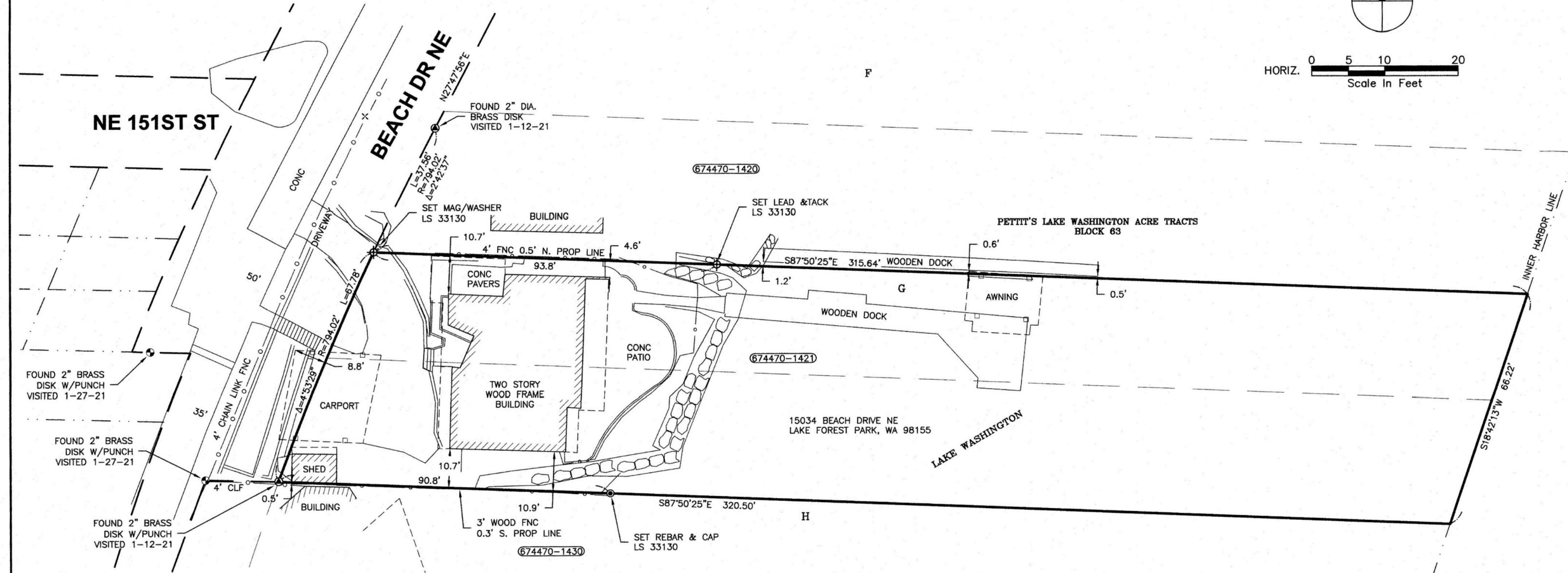


# RECORD OF SURVEY

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

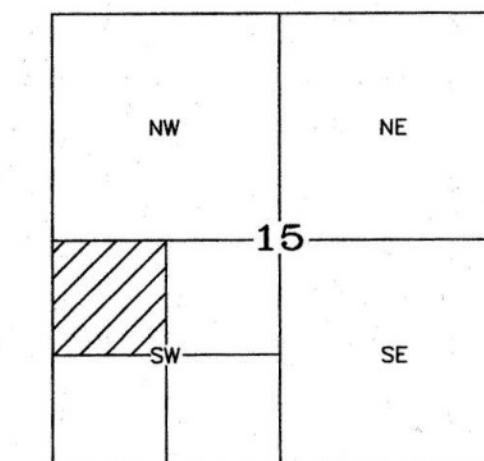


HORIZ. 0 5 10 20  
Scale In Feet



## 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



CONFORMED COPY  
20210728800008 Vol.:452 Page:22  
SURVEY Rec. #: 348750  
Page 1  
7/28/2021 3:07 PM  
KING COUNTY, WA

## SURVEYORS CERTIFICATE

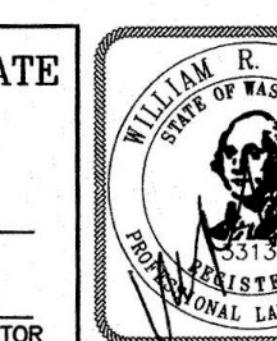
THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY  
ME OR UNDER MY DIRECTION IN CONFORMANCE WITH  
THE REQUIREMENTS OF THE SURVEY RECORDING ACT  
AT THE REQUEST OF ERIK WALERIUS  
IN JANUARY 2021

WILLIAM R. HAWKINS 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



An Engineering Services Company



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

## 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 StNet 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

## VIEW FROM DRIVE WAY



## VIEW FROM DOCK



## VIEW IMPACT DIAGRAM



## — APPROXIMATE MASSING OF ADDITION

PROJECT:

# WALERIUS REMODEL

15034 BEACH DRIVE NE  
LAKE FOREST PARK, WASHINGTON 98155

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

# SHORELINE SUBSTANTIAL DEVELOPMENT APPLICATION

**1 SITE PLAN-SHORELINE SUBSTANTIAL DEVELOPMENT**

SCALE: 1" = 10'-0"

106.3'

FRONT YARD SETBACK 20.00'

BUILDING OVERHANG 3.1'

EXISTING VINYL FENCE TO REMAIN

83.6' LOT DEPTH

1.0' POWER EASEMENT (SEE SURVEY)

BEACH DRIVE NE

6" CON 6" CON 67.78"

4-4 33' 29" R=14.02'

ASPHALT

EXISTING CONCRETE STEPS TO REMAIN

PARCEL BOUNDARY

EXISTING COVERED AREA TO BE DEMOLISHED

ADU ADDITION 381.5 SF (+/- 600 CU FT OF EXCAVATION)

EXISTING SINGLE FAMILY RESIDENCE

MAIN LEVEL ADDITION 154.64 SF (+/- 300 CU FT OF EXCAVATION)

ROOF PEAK ELEV.=41.65'

40.0' STANDARD SHORELINE SETBACK

EXISTING 3' FENCE TO REMAIN

ORDINARY HIGH WATER MARK (OHWM) ELEV=18.75' (ACOE DATUM)

LAKE ELEVATION DATE 1/12/21 ELEV=16.95' (+3.25' ACOE DATUM)

EDGE OF ROCK SEAWALL

EXISTING SHED TO BE DEMOLISHED

6" DEC 10.7' 12" DEC

6" DEC 69.1' LOT DEPTH

6" DEC 10.7'

85'-4 3/8" 10.9'

S 87° 50' 25" E 315.64'

S 87° 50' 25" E 320.50'

5'-0" SIDE YARD SETBACK

10'-0" SIDE YARD SETBACK

LAKE WASHINGTON

EXISTING WOODEN DOCK TO REMAIN

10' 5' 0' 20' N

# 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.

NO: DATE:	DESCRIPTION:	BY:
REVISIONS:		
SHEET TITLE:		
<h1>SITE DEVELOPMENT PLAN</h1>		

**SHEET NUMBER:**

## AC 2002

# ASIII13

# A0003

**AS003**