

LAKEVIEW PLACE TOWNHOMES

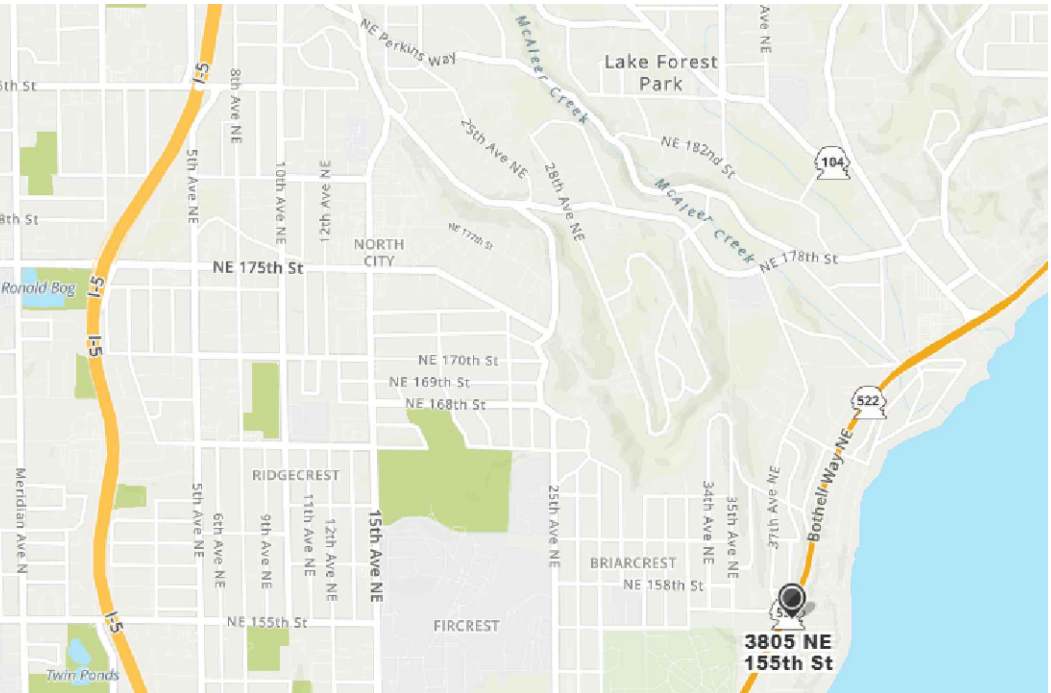
3803 NE 155TH STREET - 11 TOWNHOME UNITS

LAND USE PLANNING NUMBER: _____

SHEET INDEX:

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A2	LEVEL 2 PLAN	C1.1 SENSITIVE AREA BUFFER EXHIBIT
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		C6.1 NOTES & DETAILS
		L.1 LANDSCAPE PLAN & PLANT SCHEDULE
		L.2 LANDSCAPE NOTES & DETAILS

VICINITY MAP:



TAX PARCEL:

674470-1588

LEGAL:

PORTION OF PARK "B", PETTIT'S LAKE WASHINGTON ACRE TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 11 OF PLATS, PAGE 99, RECORDS OF KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF PARK "B" OF SAID ADDITION;
THENCE RUNNING SOUTH 00016°36" EAST 100 FEET;
THENCE SOUTH 28027°00" WEST 111.29 FEET;
THENCE EAST 228.50 FEET;
THENCE NORTH 15043°04" EAST 205.56 FEET TO THE SOUTH BOUNDARY LINE OF NORTHWEST 155TH STREET (FORMERLY PARK BOULEVARD);
THENCE WEST ALONG SAID SOUTH BOUNDARY LINE OF NORTHEAST 155TH STREET (FORMERLY PARK BOULEVARD), 231.65 FEET TO THE TRUE POINT OF BEGINNING;

EXCEPT THE EASTERLY 60 FEET THEREOF AS MEASURED AT RIGHT ANGLES TO THE EAST LINE THEREOF;

LAND USE:

ZONING:	SG-C
LOT AREA:	30,541 SF
FLOOR AREA PER 18.46.080:	14,492 SF
FLOOR AREA RATIO PER 18.46.080:	0.47

ALLOWED HEIGHTS:
ADJACENT TO SFR ZONE = 35' + 1'H TO 1'V
MAX OVERALL:

55'-0"

MAX. HEIGHT PROPOSED:

51'-1"

CODE:

CODE VERSION:	2018 WSBC
SPRINKLERS:	NFPA 13R

UNIT COUNT:

COUNT	NAME	TYPE	MIX	AVG. SF
2	A1	3BR	18%	1,871 SF
2	A2	3BR	18%	1,503 SF
1	A3	3BR	9%	1,921 SF
2	A4	3BR	18%	1,918 SF
2	A5	3BR	18%	1,545 SF
1	B1	3BR +	9%	2,780 SF
1	B2	3BR +	9%	2,954 SF
11			100%	14,492 SF

OPEN SPACE:

REQUIRED:	11 UNITS X 100 SF/DU =	1,100 SF
PRIVATE	UP TO 50% OF REQ'D =	MAX 550 SF

PROVIDED:		
COMMON		700 SF
PRIVATE	(11 UNITS X 141-177 SF/DU)	1,807 SF
TOTAL		2,507 SF

IMPERVIOUS AREA:

EXISTING:	APPROX. 4,332 SF
PROPOSED:	SEE CIVIL PLAN C1.0

BUILDING COVERAGE

BUILDING FOOTPRINT AREA:	6062 SF
SITE COVERAGE:	6062 SF/30,541 SF = 20 %

PARKING:

VEHICLE		
REQUIRED: (11 UNITS X 1.25/DU)		14 STALLS
PROVIDED:		14 STALLS

BICYCLE		
REQUIRED: (2 PER 50' MAIN ENTRY FACADE (183'-10"))		8 STALLS
PROVIDED: (1/UNIT)		11 STALLS

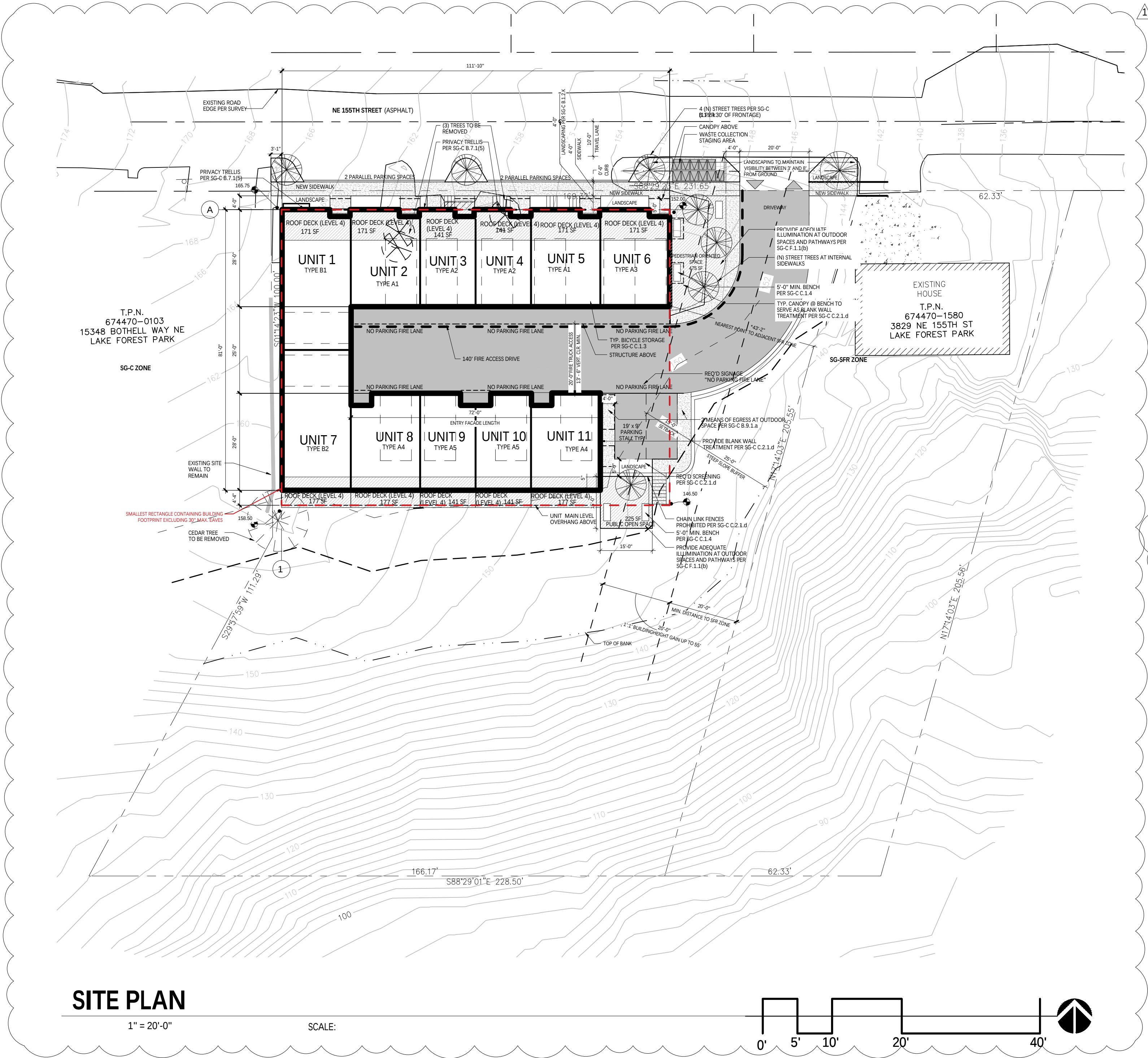
COMMERCIAL USE

COMMERCIAL UNITS PROVIDED:	6 LIVE-WORK UNITS
COMMERCIAL AREA PROVIDED:	530 SF

AVERAGE LEVEL

PER LFPMC 18.08.160 AVERAGE LEVEL TAKEN AS AVERAGE ELEVATION OF 4 CORNERS OF SMALLEST RECTANGLE CONTAINING BUILDING FOOTPRINT

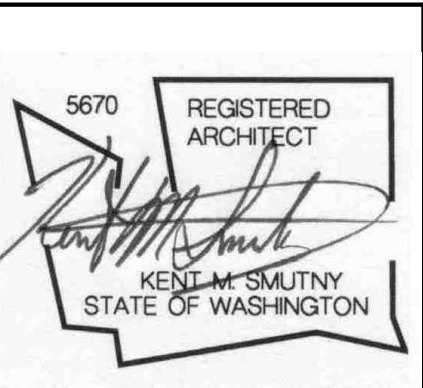
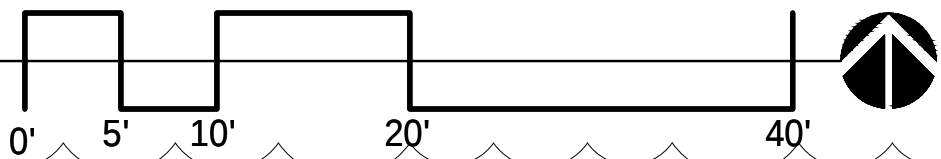
165.75
152.00
146.50
158.50
622.75 / 4 = 155.69'



SITE PLAN

1" = 20'-0"

SCALE:



DATE:	REV:	DESCRIPTION:
08-08-2023	1	CONSTRUCTION PERMIT APPLICATION

LAKEVIEW PLACE TOWNHOMES

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LAKE FOREST PARK, WA

veer

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TITLE SHEET
WITH
SITE PLAN

A0

202107

2024/04/18