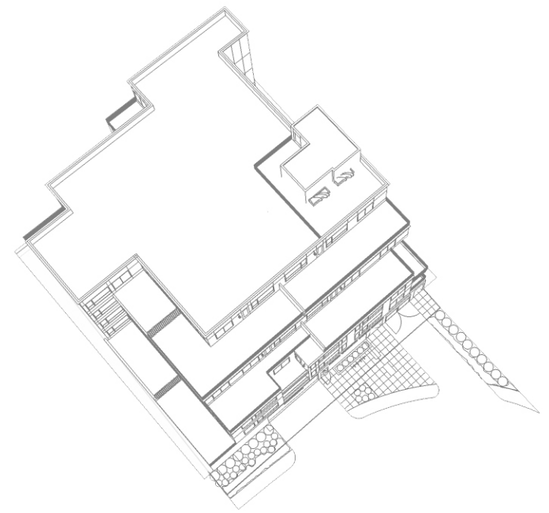
COMMERCIAL SITE DEVELOPMENT PERMIT APPLICATION - LAKE FOREST PARK CONDO



14727 35TH AVE NE, LAKE FOREST PARK, WA 98155 PARCEL #: 156810-0670

14727 INVESTMENT, LLC I STUDIO 77, LLC

MAY, 2015

PROJECT SUMMARY

LAKE FOREST PARK CONDO:

LAND USE PLANNING NUMBER:

TABLE OF EXISTING/PROPOSED

1. TOTAL ACRES & SQUARE FEET PER LOT: 8711 S.F.

2. TOTAL NUMBER OF DWELLING UNITS:
16 RESIDENTIAL UNITS
500 S.F. OF OFFICE SPACE

3. TOTAL IMPERVIOUS SURFACES: 8,420 S.F.

BUILDING FOOTPRINT: 7895 S.F.
DRIVEWAY: 267 S.F.
WALKWAY: 258 S.F.

4. ZONING DESIGNATION

SG-C

HEIGHT LIMIT: 55'
FRONT SETBACK: 8'
SIDE SETBACK: 0'
REAR SETBACK:0'
BUILDING FACADE SETBACK AT ADDITIONAL 1' FOR EVERY 1' IN HEIGHT ABOVE 35'

NO MAX. LAND COVERAGE

PARKING REQUIRED:

1.25 STALLS PER UNIT

1 STALL FOR EVERY 250 S.F. OF COMMERCIAL SPACE

PARKING PROVIDED:

16 UNITSX1.25=20 STALLS
500 S.F. OF OFFICE SPACE/250=2 STALLS

BICYCLE RACK REQUIRED:
1 RACK (FOR TWO BICYCLES) FOR EVERY 50 LINEAR FEET OF BUILDING FACADE
87/50 X2=3.48 BICYCLES

BICYCLE RACK PROVIDED:
4 BICYCLES

BENCH REQUIRED:
FIVE LINEAR FEET OF SEATING WALL FOR EVERY 50 FEET OF STOREFRONT
87/50 X5= 8.7 FEET SEATING WALL

BENCH PROVIDED:
9 FEET SEATING WALL

OPEN SPACE REQUIRED:
100 S.F. PER UNIT, TOTAL 100X16=1600 S.F.

OPEN SPACE PROVIDED:
INDOOR AMENITY SPACE: 702 S.F.
PRIVATE BALCONIES AND DECKS: 2,608 S.F.
ON GRADE OPEN SPACE: 711 S.F.

PARCEL #: 156810-0670

LEGAL DESCRIPTION:
CHITTENDENS TERRACE PARK ALL LOT 6 TGW LOT 7 LESS S
20 FT PER KC LLA #785037 - 8/8/85

SCHEMATIC DESIGN FOR

LAKE FOREST CONDO

14727 35TH AVE NE
LAKE FOREST PARK, WA

Studio 77

P.O. BOX 50281, BELLEVUE, 98015 PHONE:425-985-7817 EMAIL: QIQI_686@MSN.COM

OVERALL PERSPECTIVE

SCHEMATIC DESIGN FOR

LAKE FOREST CONDO

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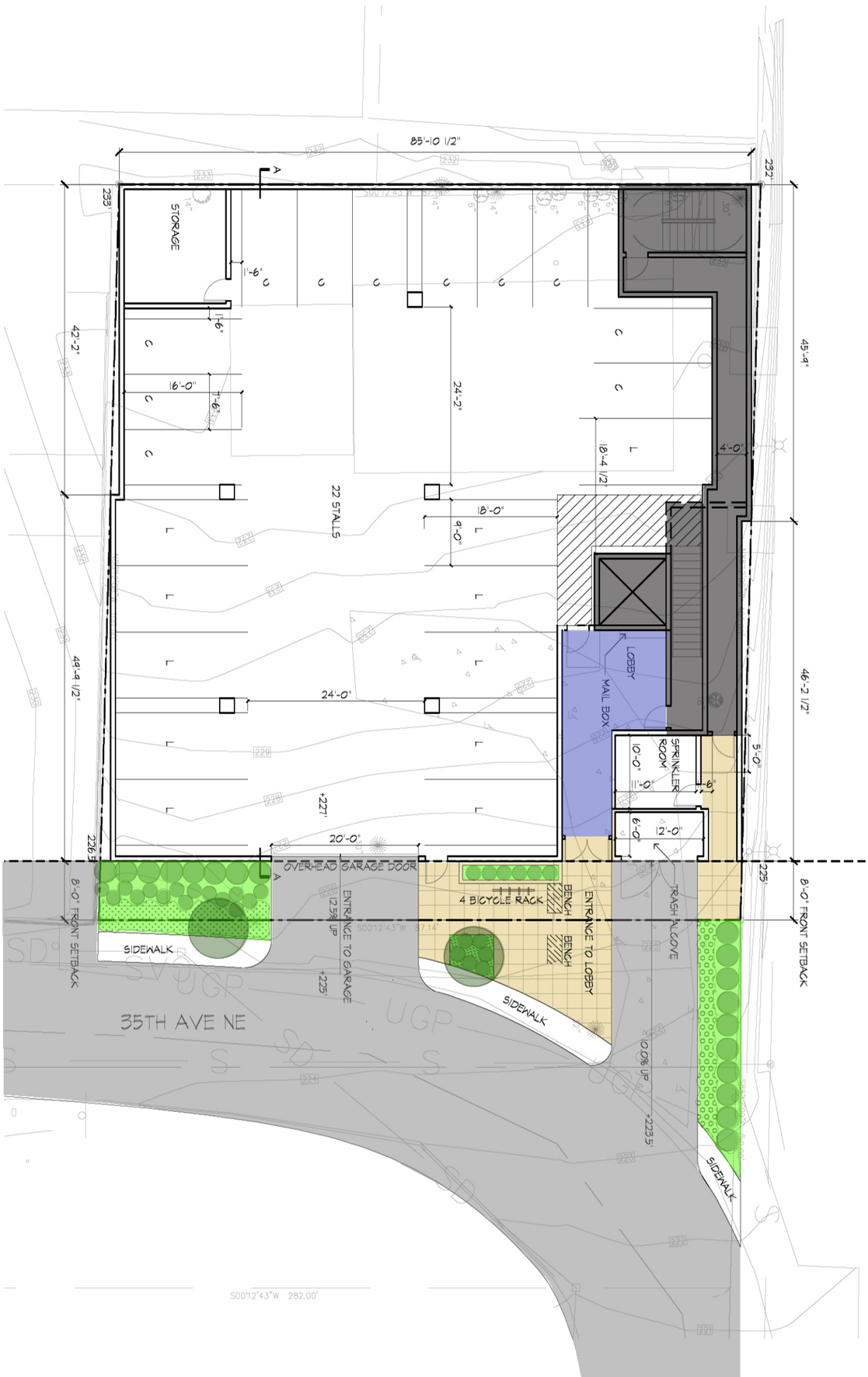
PARKING FLOOR PLAN

SCALE: 1/16" TO 1'-0"



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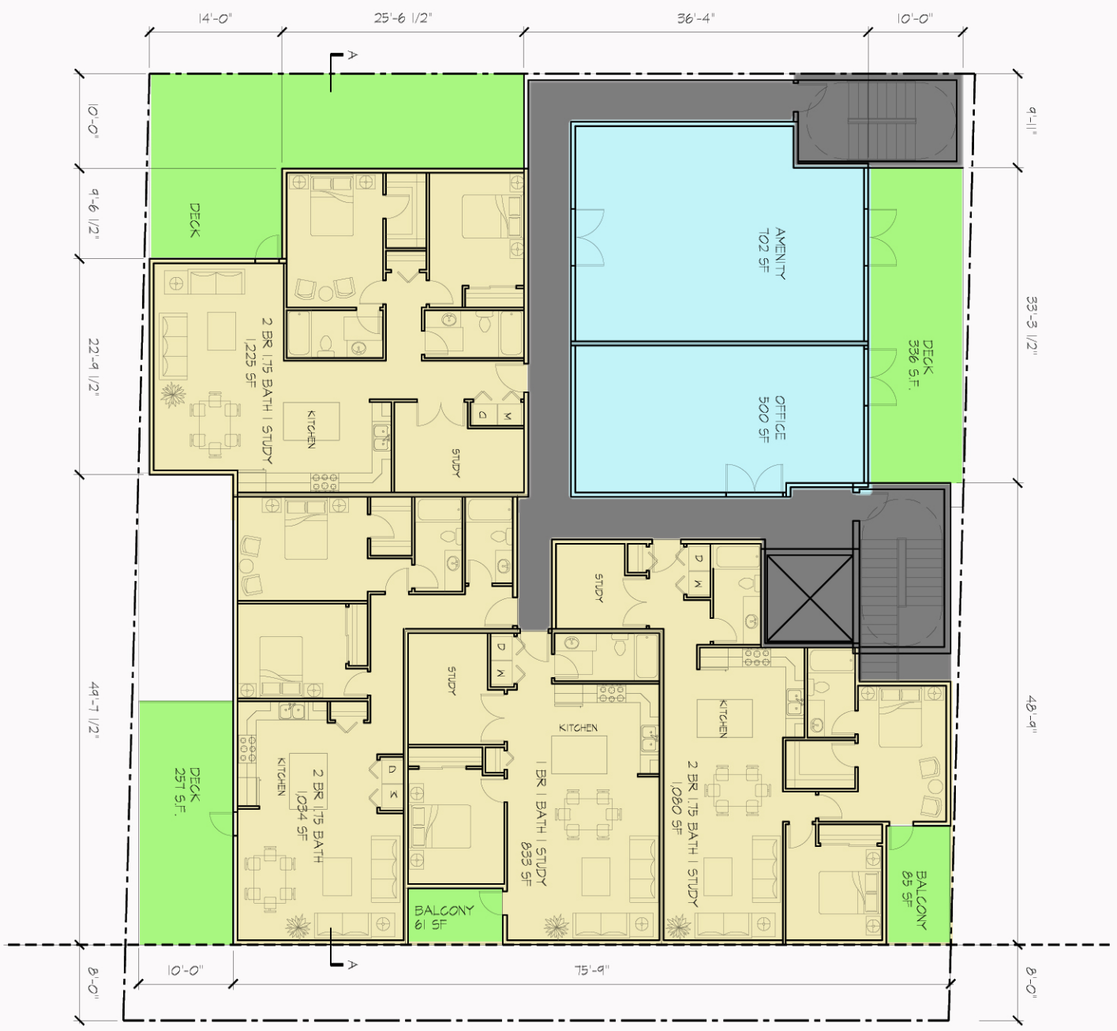
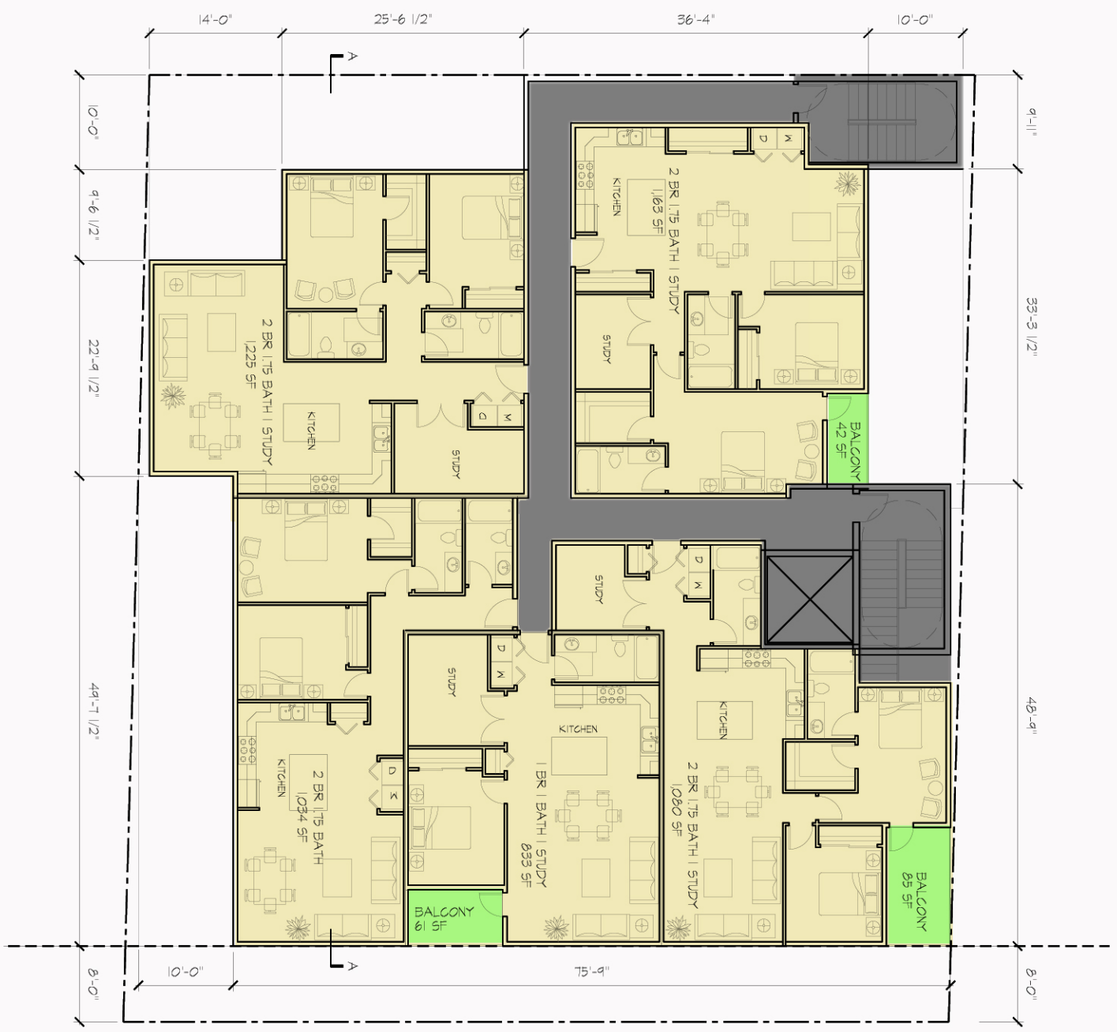


2ND FLOOR

SCALE: 1/16" TO 1'-0"



3RD FLOOR

SCALE: 1/16" TO 1'-0"

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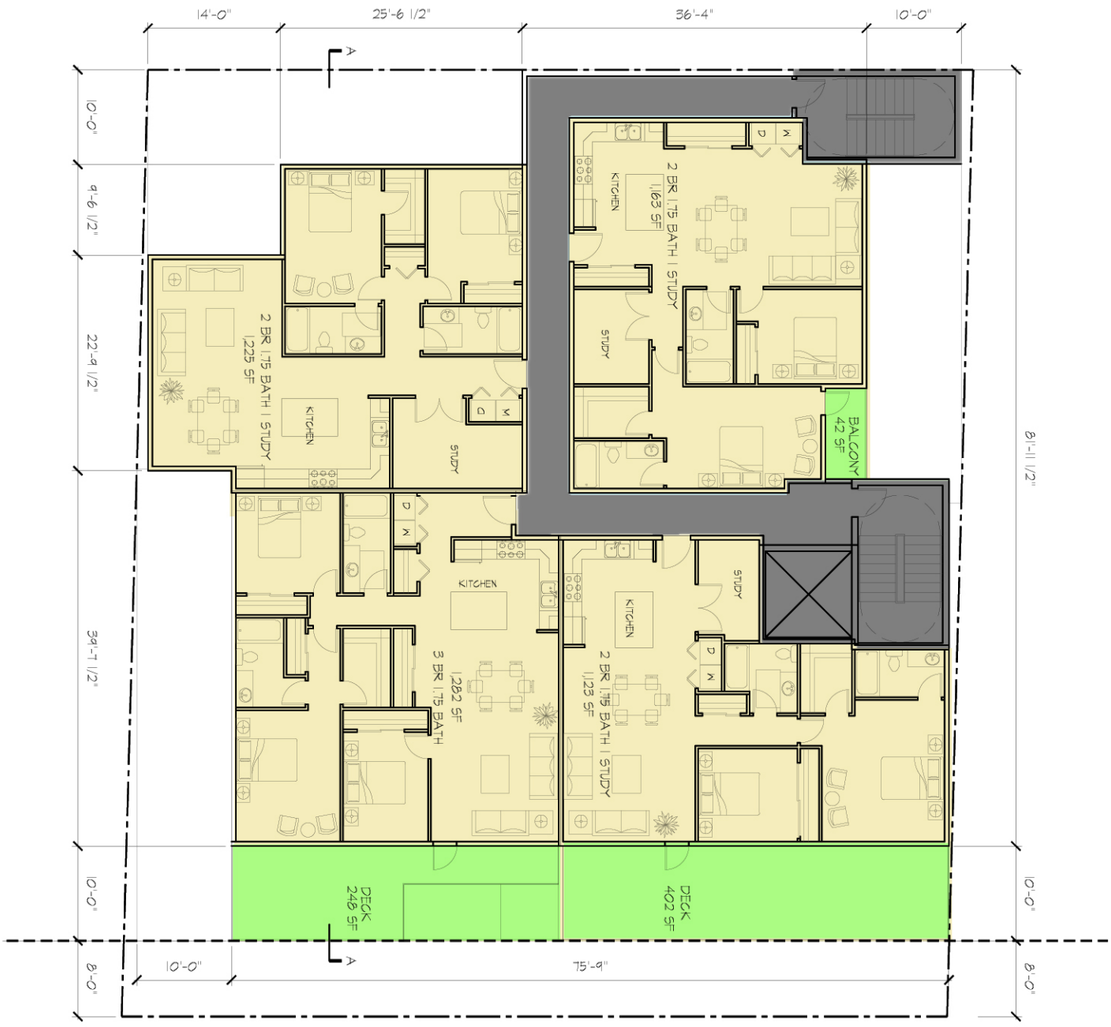
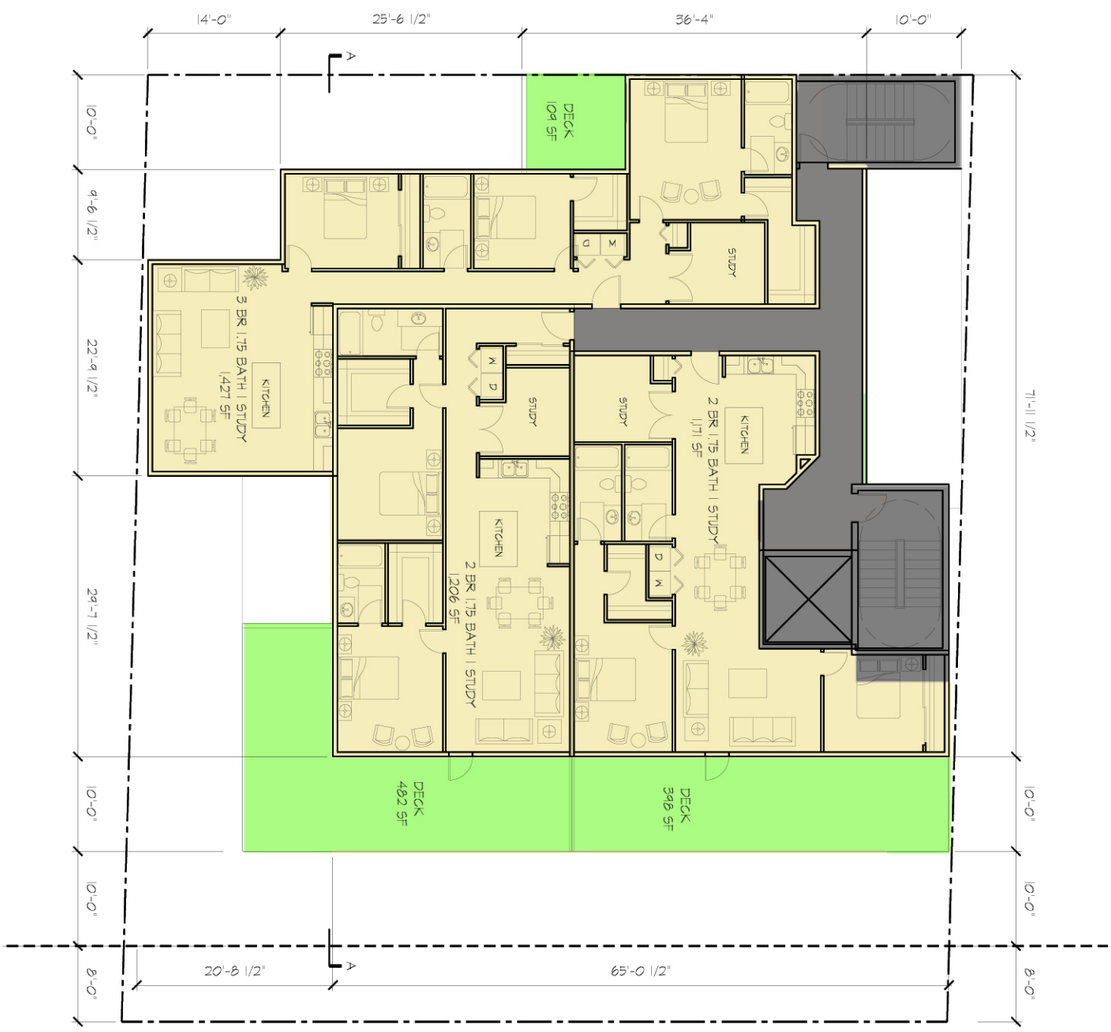


4TH FLOOR

SCALE: 1/16" TO 1'-0"



5TH FLOOR

SCALE: 1/6" TO 1'-0"

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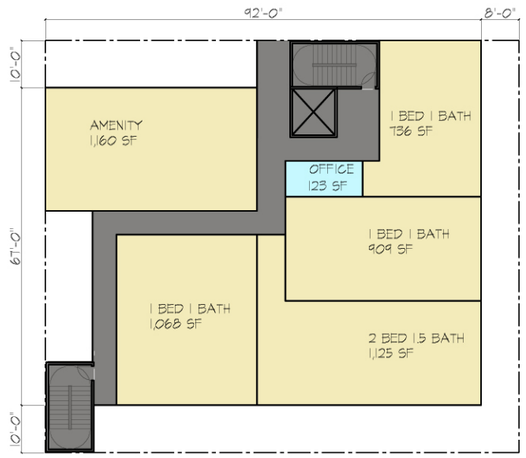
PARKING FLOOR PLAN

SCALE: 1/32" TO 1'-0"



2ND FLOOR

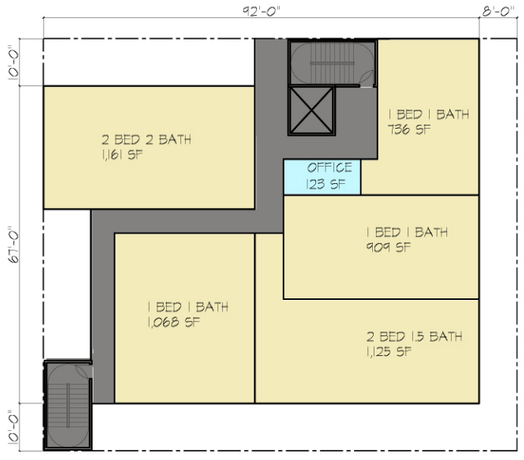
SCALE: 1/32" TO 1'-0"

ALTERNATIVE SCHEME:

SMALL OFFICE ON EACH FLOOR

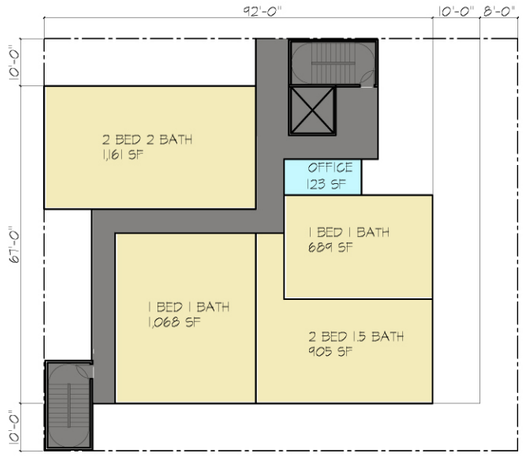
THE BENEFIT OF HAVING A BIG OFFICE ON 2ND FLOOR, IS IT HAS AN EASIER ACCESS AND VISIBILITY FROM THE LOBBY, COULD SHARE FACILITIES WITH THE AMENITY ROOM, SUCH AS RESTROOM, FITTING ROOM ETC, ALSO IT WOULD HAVE A LARGE ENTERTAINING DECK.

COMPARE TO HAVE A BIG OFFICE ON 2ND FLOOR, SMALL OFFICE ON EACH FLOOR IS NOT FLEXIBLE FOR ACCOMMODATE DIFFERENT USAGE, ALSO HAVING OFFICE USE DISTRIBUTING BETWEEN RESIDENTIAL UNITS MIGHT DISTURB EVERYDAY LIFE OF NORMAL RESIDENTS.



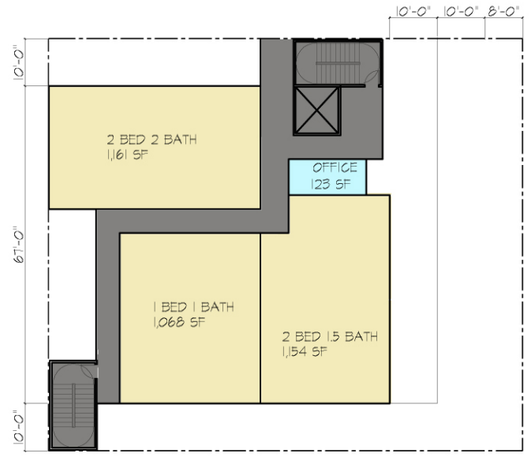
3RD FLOOR

SCALE: 1/32" TO 1'-0"



4TH FLOOR

SCALE: 1/32" TO 1'-0"



5TH FLOOR

SCALE: 1/32" TO 1'-0"

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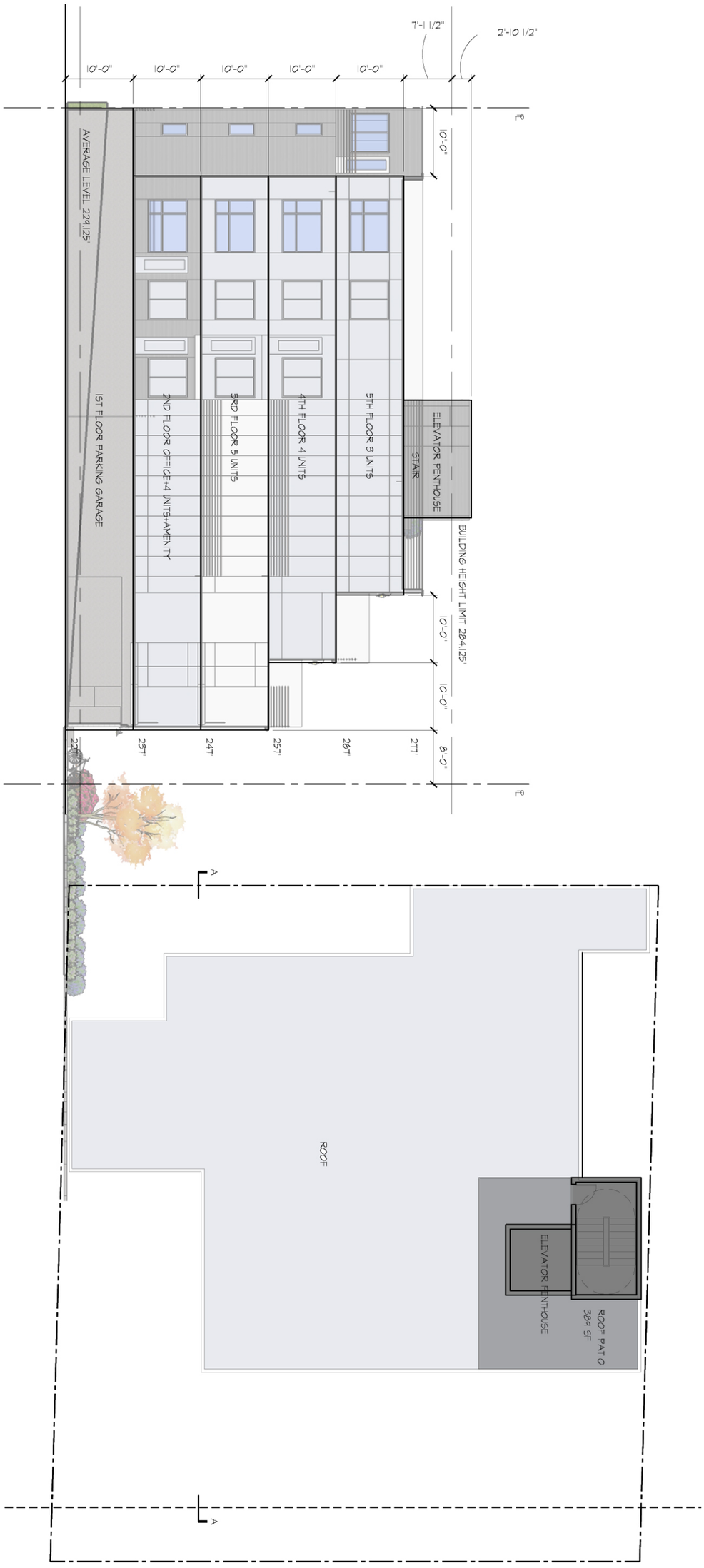
FRONT(EAST) ELEVATION

REAR(WEST) ELEVATION

SIDE(NORTH) ELEVATION 1

SIDE(SOUTH) ELEVATION 2



SECTION A-A

SCALE: 1/16" TO 1'-0"

ROOF PLAN

SCALE: 1/16" TO 1'-0"

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NIGHT PERSPECTIVE 1

SCHEMATIC DESIGN FOR

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NIGHT PERSPECTIVE 2

SCHEMATIC DESIGN FOR

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