

PROJECT INFORMATION	
SITE ADDRESS:	19923 SCRIBER LAKE RD LYNNWOOD WA 98036
OWNER/APPLICANT:	JESSICA MARTINEZ
PROJECT/DESCRIPTION:	BUILD A SECOND STORY ON TOP OF EXISTING DUPLEX TO CREATE MORE SQUARE FOOTAGE FOR EACH OF THE EXISTING UNITS
DESIGNER:	ANNE CEVRERO UPSTATE ENGINEERING anne@upst8.com
STRUCTURAL ENGINEER:	ANDREW GAHAN, PE UPSTATE ENGINEERING PHONE (425) 354 - 4105 andy@upst8.com
CONTRACTOR:	N/A
JURISDICTION:	LYNNWOOD
BUILDING CODES:	2021 IRC, 2021 IBC, 2021 WSEC

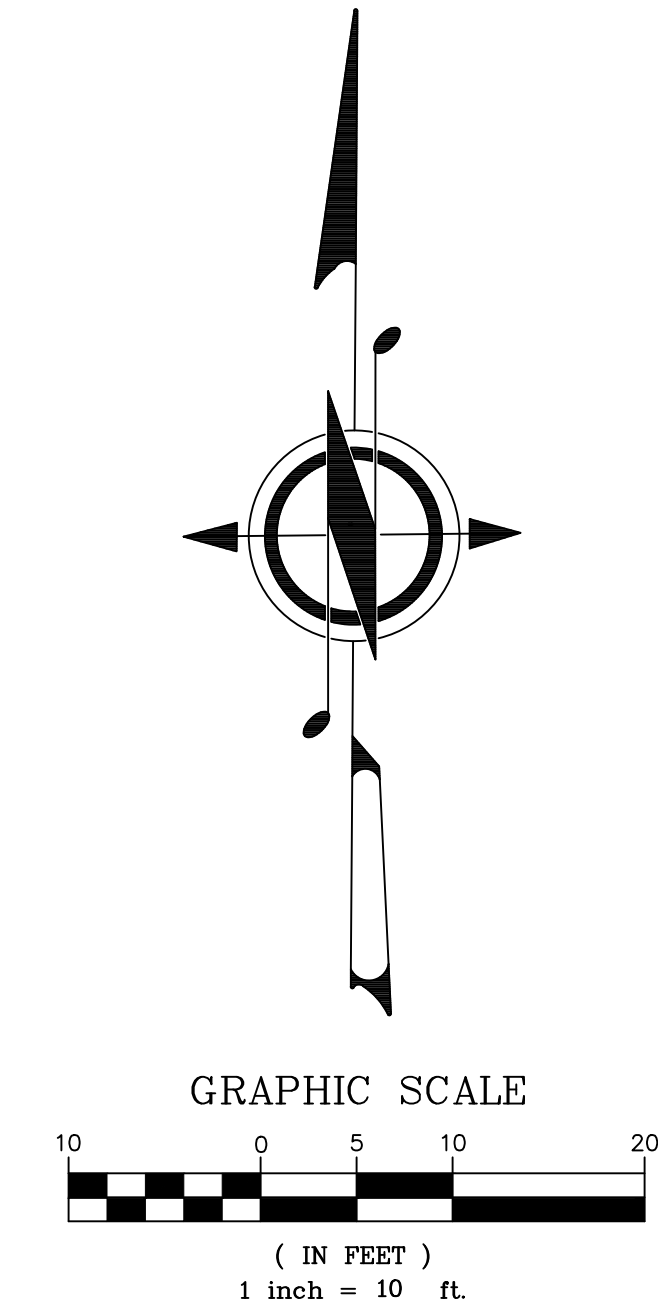
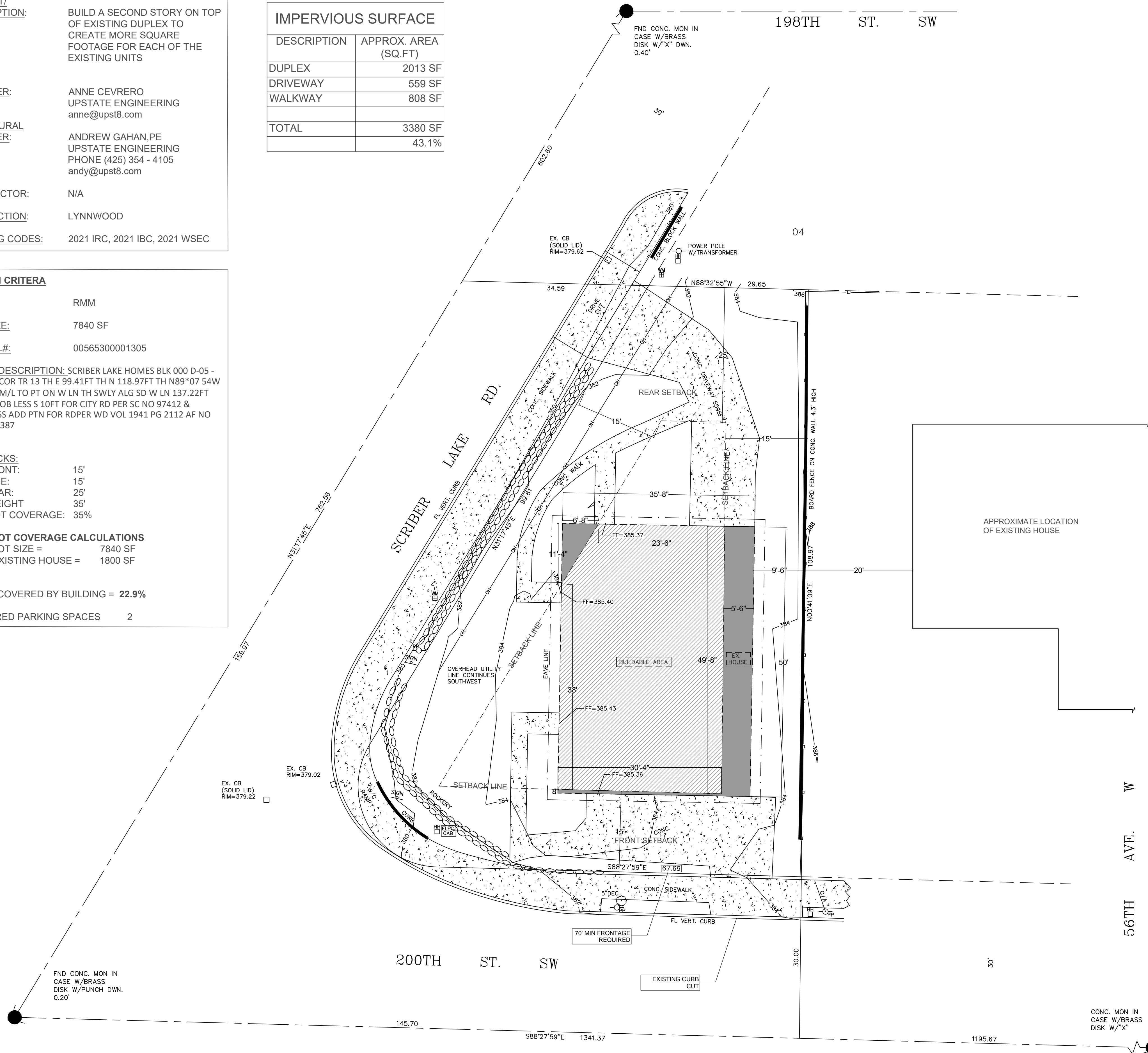
SQUARE FOOTAGE	
MAIN LEVEL	1800 SF
PROPOSED UPPER	1716 SF
TOTAL	3516 SF

IMPERVIOUS SURFACE	
DESCRIPTION	APPROX. AREA (SQ.FT)
DUPLEX	2013 SF
DRIVEWAY	559 SF
WALKWAY	808 SF
TOTAL	3380 SF
	43.1%

DESIGN CRITERA	
ZONE:	RMM
LOT SIZE:	7840 SF
PARCEL#:	00565300001305
LEGAL DESCRIPTION:	SCRIBER LAKE HOMES BLK 000 D-05 - BEG SW COR TR 13 TH E 99.41 FT TH N 118.97 FT TH N89°07'54 W 29.03 FT M/L TO PT ON W LN TH SWLY ALG SD W LN 137.22 FT M/L TOPOB LESS S 10 FT FOR CITY RD PER SC NO 97412 & ALSO LESS ADD PTN FOR RDPER WD VOL 1941 PG 2112 AF NO 8512310387
SETBACKS:	
MIN FRONT:	15'
MIN SIDE:	15'
MIN REAR:	25'
MAX HEIGHT:	35'
MAX LOT COVERAGE:	35%
LOT COVERAGE CALCULATIONS	
LOT SIZE =	7840 SF
EXISTING HOUSE =	1800 SF
% LOT COVERED BY BUILDING =	22.9%
REQUIRED PARKING SPACES	2



UPSTATE
engineering, inc.
22002 64TH AVE W - SUITE 2C, MOUNTLAKE TERRACE WA 98043
TEL: (425)354-4105 SERVICES@UPST8.COM



- LEGEND**
- STORM DRAIN CATCH BASIN (CB)
 - GAS METER
 - GAS VALVE
 - WATER METER
 - WATER VALVE
 - FIRE HYDRANT
 - POWER POLE
 - ELECTRIC METER
 - UTILITY HAND HOLE
 - TELE. JUNCTION BOX
 - DECIDUOUS TREE

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	31.35	15.00	119°45'44"

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DUPLEX ADDITION FEASIBILITY
SITE PLAN

JESSICA MARTINEZ
19923 SCRIBER LAKE RD
LYNNWOOD WA 98036

UPSTATE JOB #	1759
DRAWN BY:	A.C
CHECKED BY:	AMG
REVISION DATE:	DESCRIPTION:
05/27/2024	PRELIM
07/10/2024	VARIANCE

APPROVALS

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Table 21.43.02. Development Standards

Standard	RML	RMM	RMH
Minimum Lot Area	7,200 sf	none	none
Minimum Lot Area per Dwelling	3,600 sf	2,400 sf	1,000 sf
Minimum Lot Width	70 ft.	70 ft.	100 ft. plus 1 ft. for every 10 ft. of lot depth after the first 100 ft.
Minimum Frontage at Street	70 ft.	70 ft.	70 ft.
Minimum Front Yard Setback			
Interior Lot	15 ft.	15 ft.	15 ft.
Corner Lot	15 ft.	15 ft.	15 ft.
Abutting a Principal Arterial Street	15 ft.	15 ft.	15 ft.
Minimum Side Yard Setbacks - Corner Lot			
Street Side	15 ft.	15 ft.	15 ft.
Interior Side	5 ft.	15 ft.	15 ft.
Both Sides Combined	20 ft.	30 ft.	30 ft.
Abutting a Principal Arterial Street	15 ft.	15 ft.	15 ft.
Minimum Side Yard Setbacks - Interior Lot			
One Side	5 ft.	15 ft.	15 ft.
Both Sides Combined	15 ft.	30 ft.	30 ft.
Minimum Rear Yard Setback	25 ft.	25 ft.	25 ft.
Maximum Lot Coverage by Buildings	35 percent	35 percent	45 percent
Maximum Building Height	35 ft., or 2 stories from average finished grade	35 ft.	none

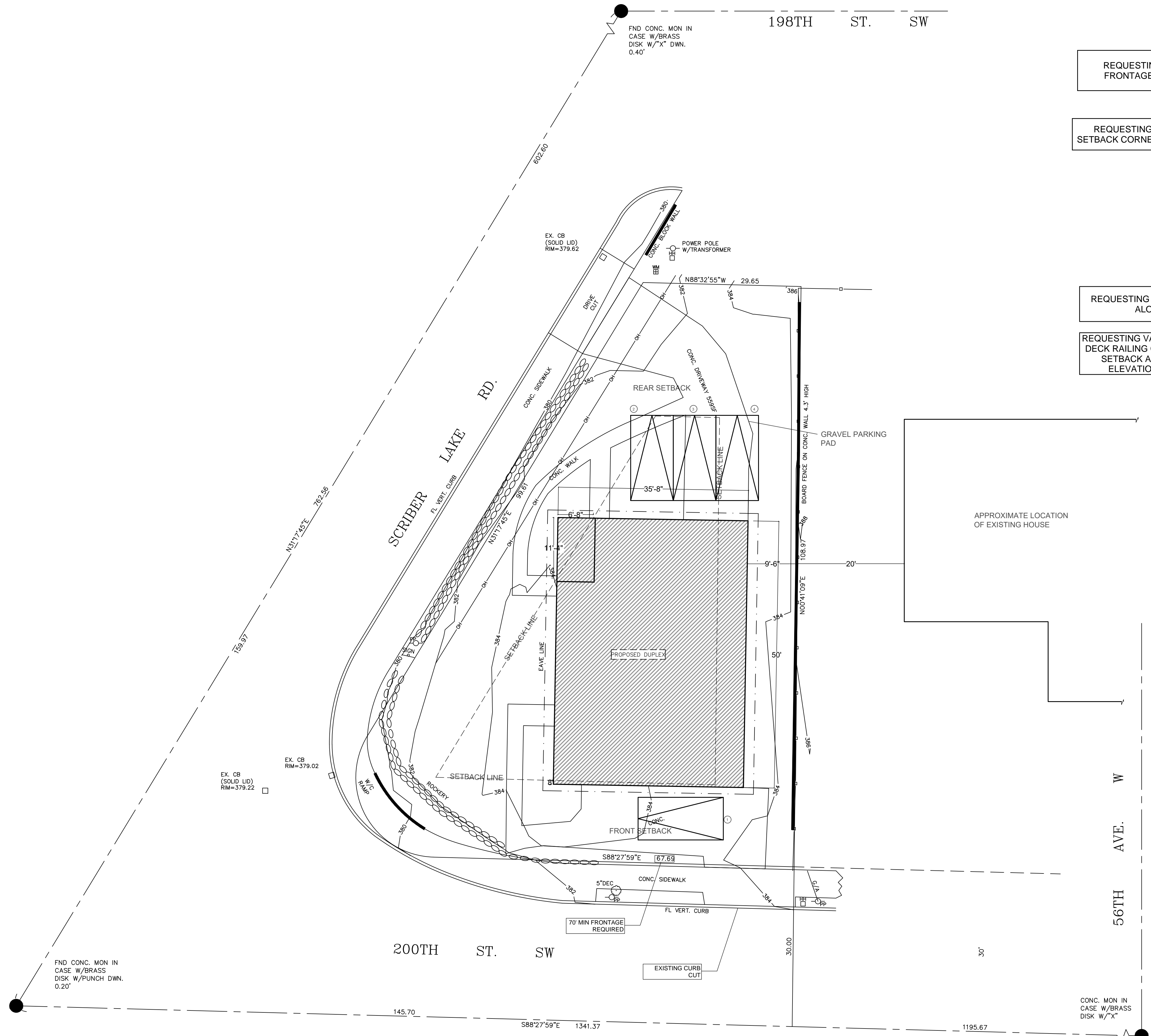
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PROPOSED SITE PLAN
PARKING STALLS

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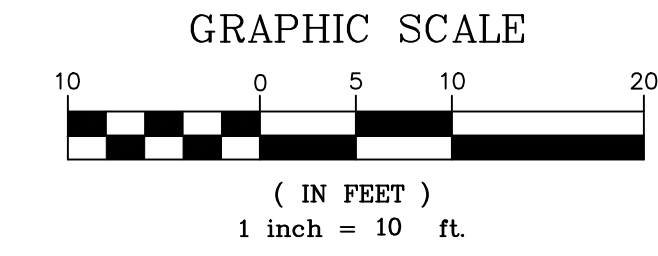
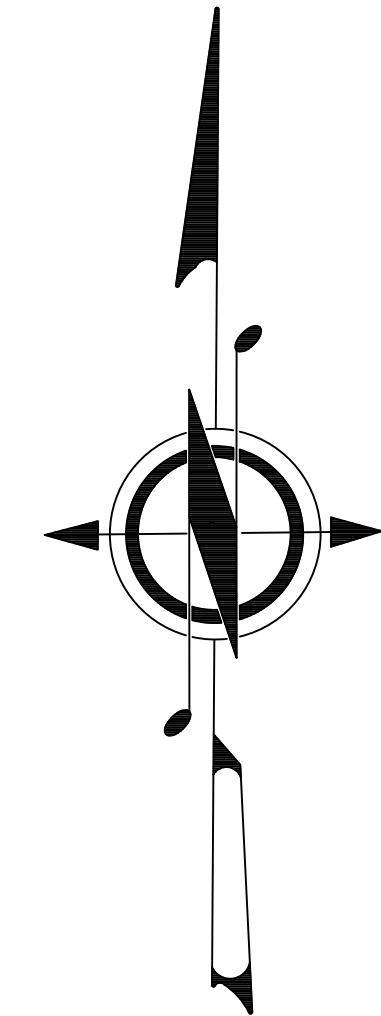


REQUESTING VARIANCE FOR MINIMUM FRONTAGE ALONG SOUTH ELEVATION

REQUESTING VARIANCE FOR FRONT YARD SETBACK CORNER LOT ALONG SOUTH ELEVATION

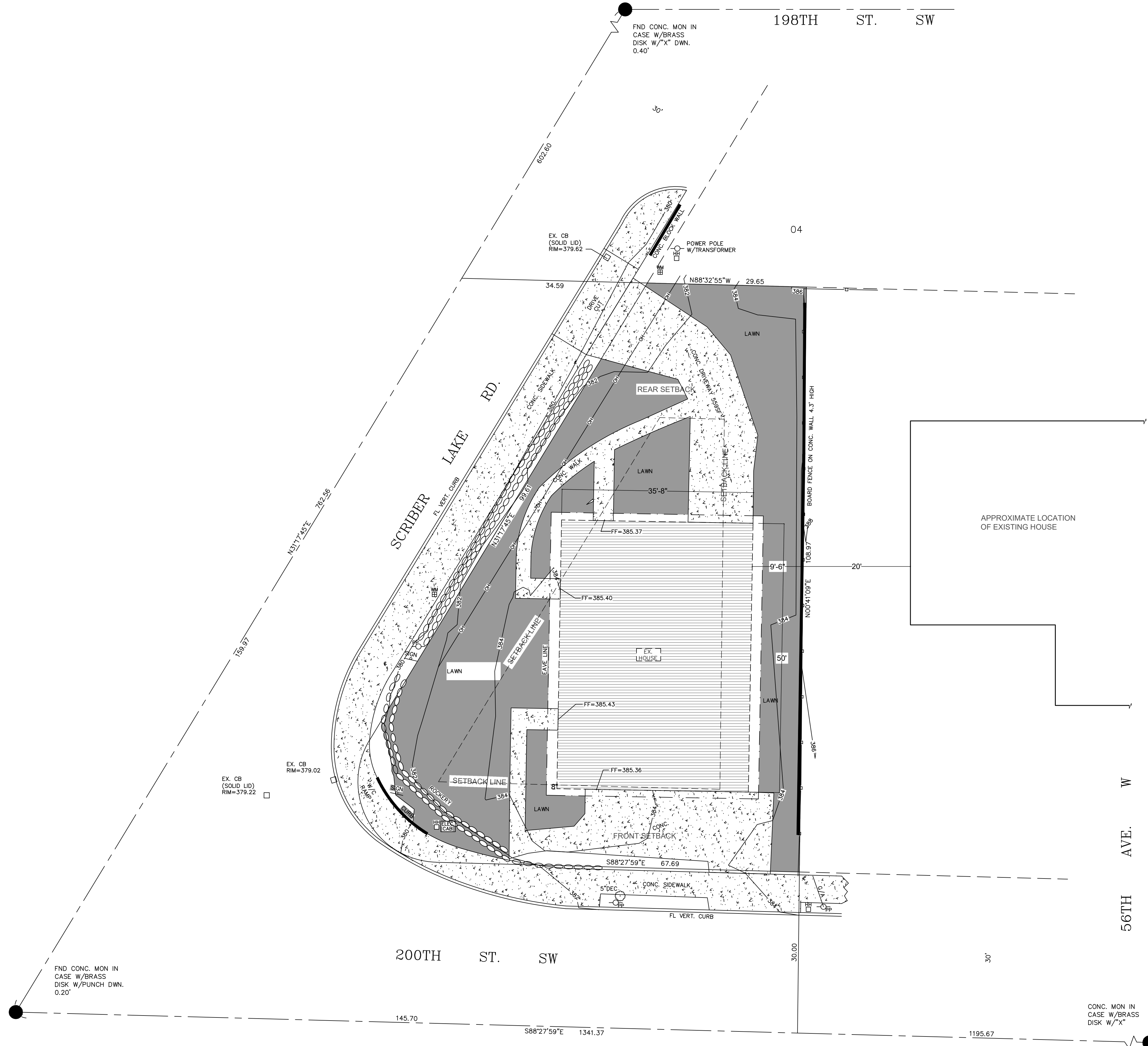
REQUESTING VARIANCE FOR SIDE SETBACK ALONG EAST ELEVATION

REQUESTING VARIANCE FOR NEW UPPER FLOOR DECK RAILING CONSTRUCTED WITHIN THE SIDE SETBACK ALONG THE WEST AND NORTH ELEVATIONS (NW BUILDING CORNER)



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FND CONC. MON IN CASE W/BRASS DISK W/PUNCH DWN. 0.20'

EX. CB (SOLID LID) RIM=379.22

EX. CB RIM=379.02

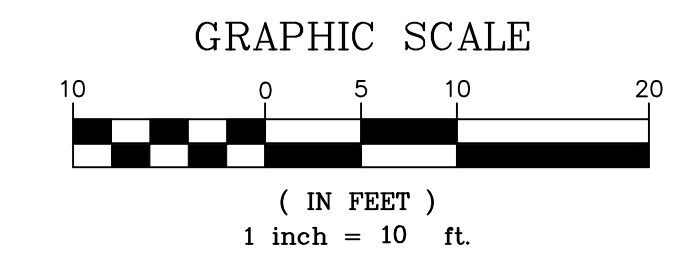
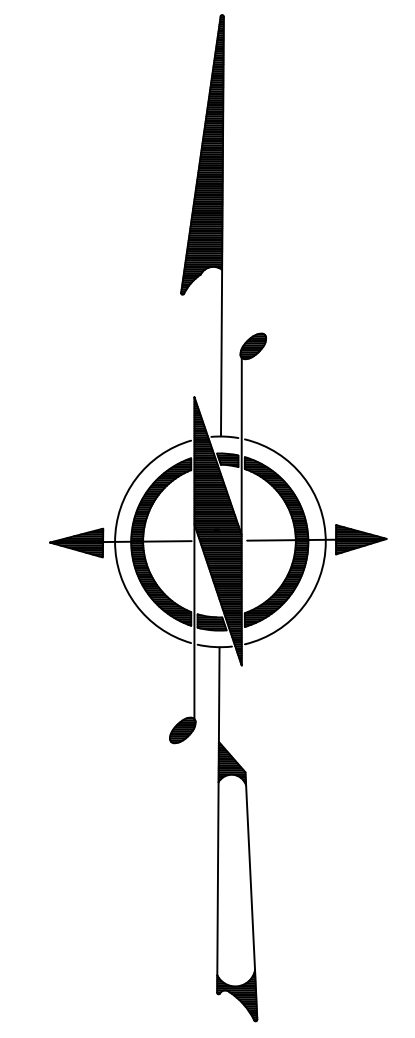
FND CONC. MON IN CASE W/BRASS DISK W/"X" DWN. 0.40'

198TH ST. SW

200TH ST. SW

56TH AVE. W

CONC. MON IN CASE W/BRASS DISK W/"X"



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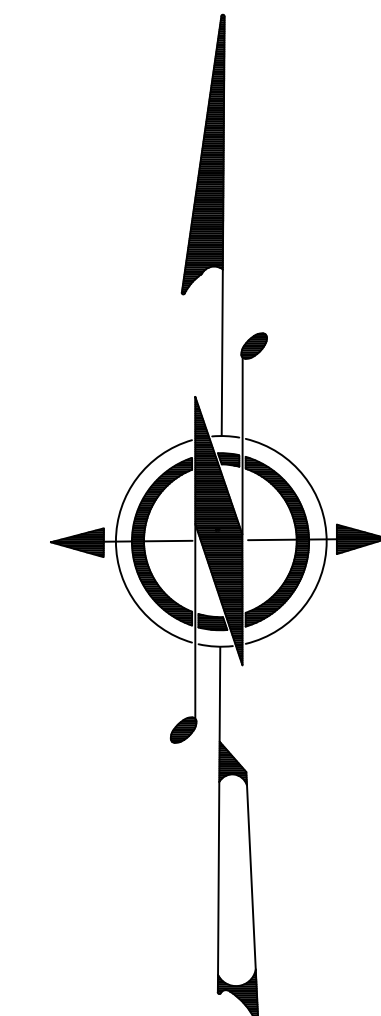
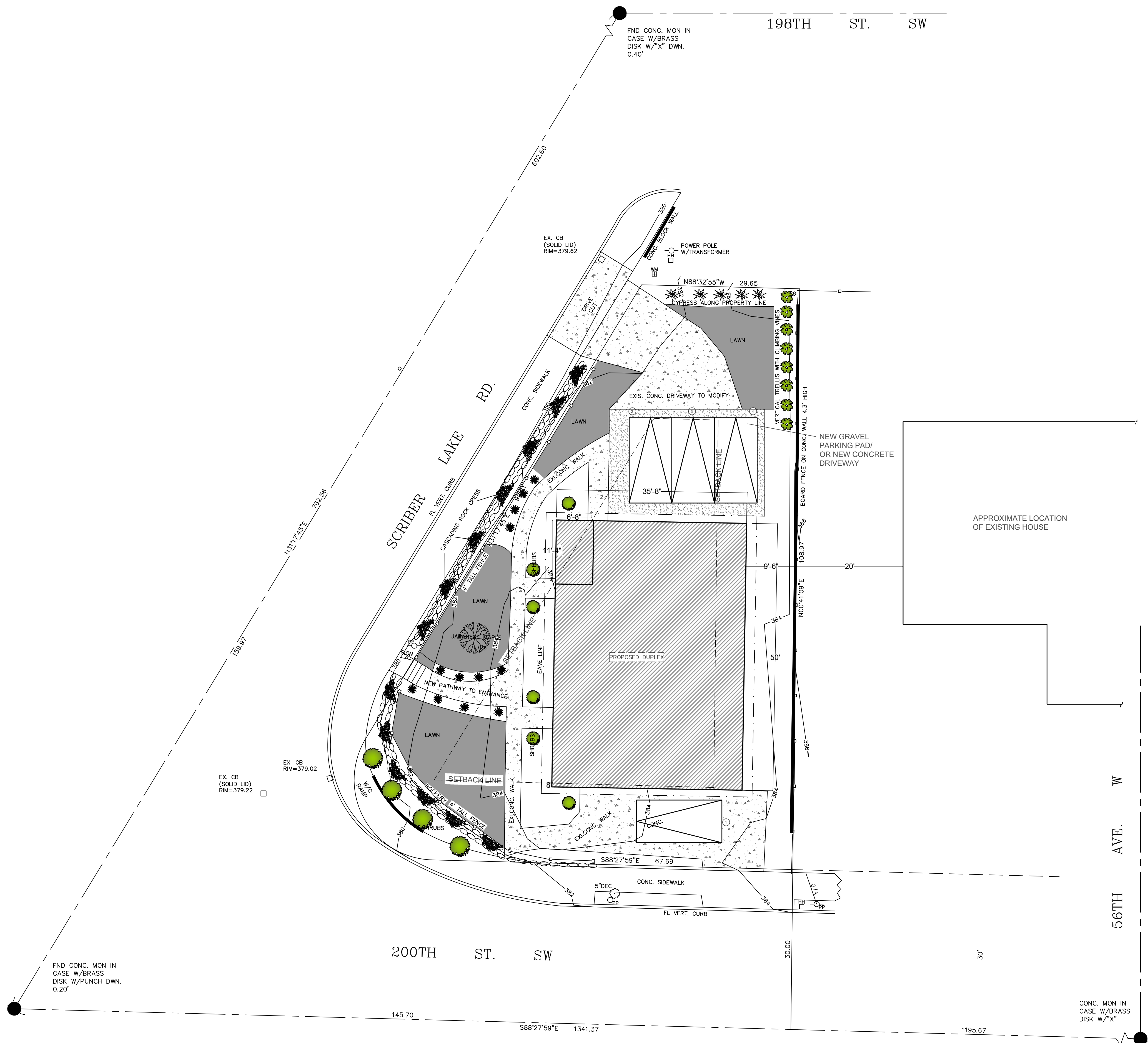
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EXISTING LANDSCAPE PLAN

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GRAPHIC SCALE
 (IN FEET)
 1 inch = 10 ft.

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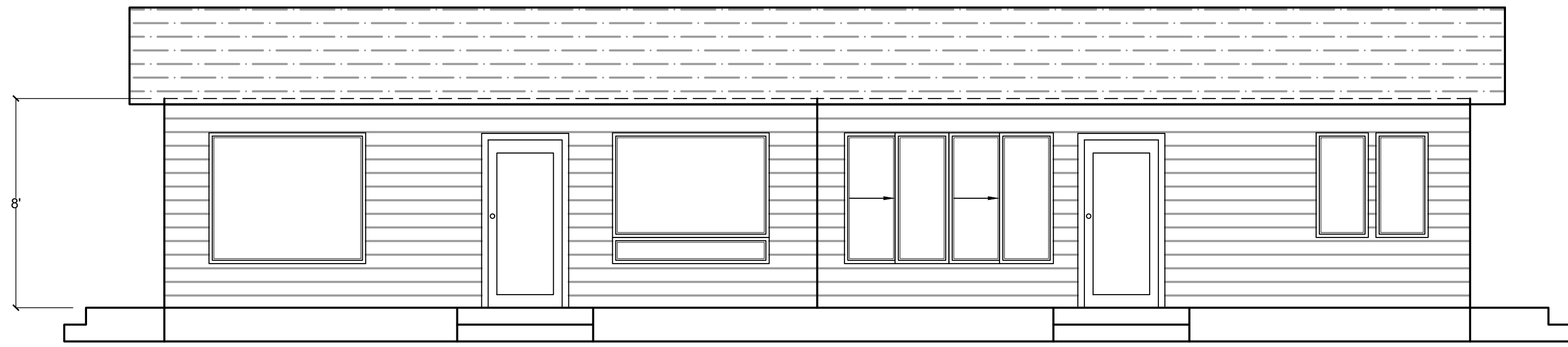
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PRELIMINARY LANDSCAPE PLAN

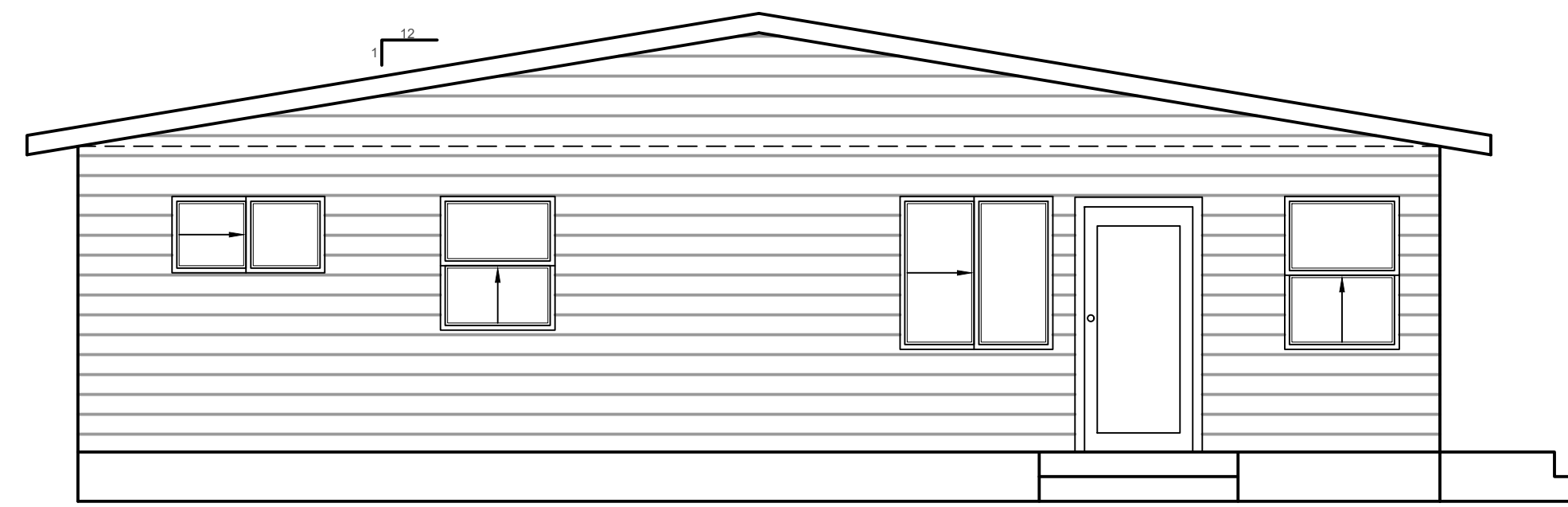
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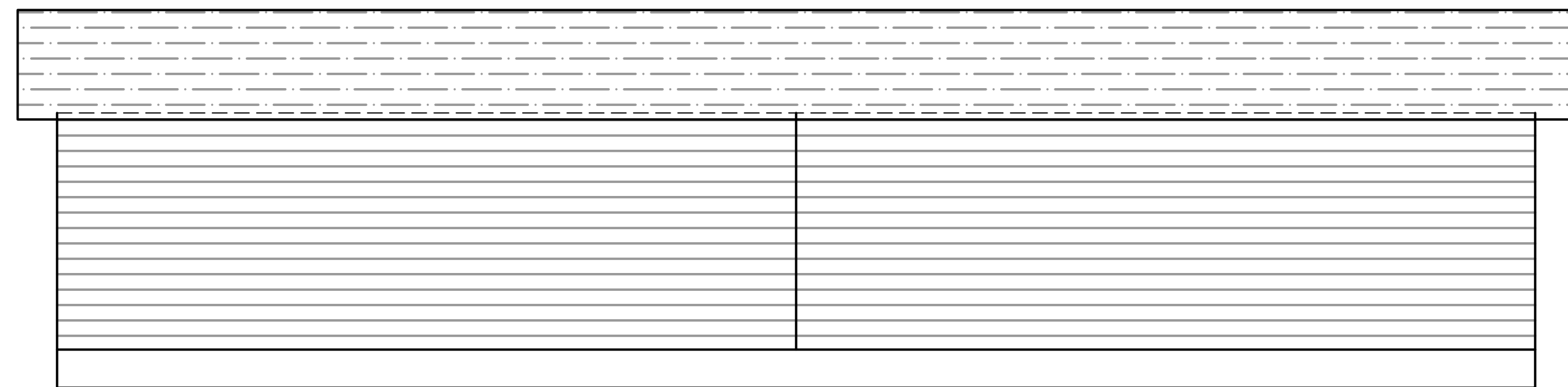
APPROVALS



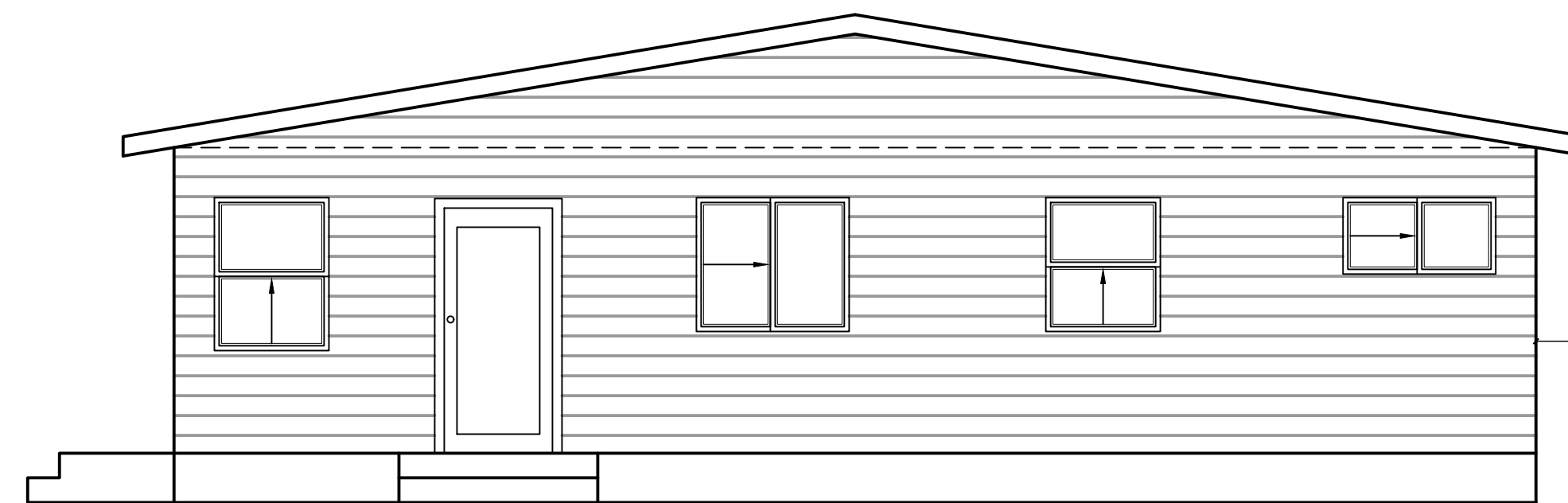
EXISTING WEST ELEVATION
SCALE: 1/4" = 1'-0"



EXISTING NORTH ELEVATION
SCALE: 1/4" = 1'-0"



EXISTING EAST ELEVATION
SCALE: 1/4" = 1'-0"



EXISTING SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

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EXISTING DUPLEX
ELEVATIONS

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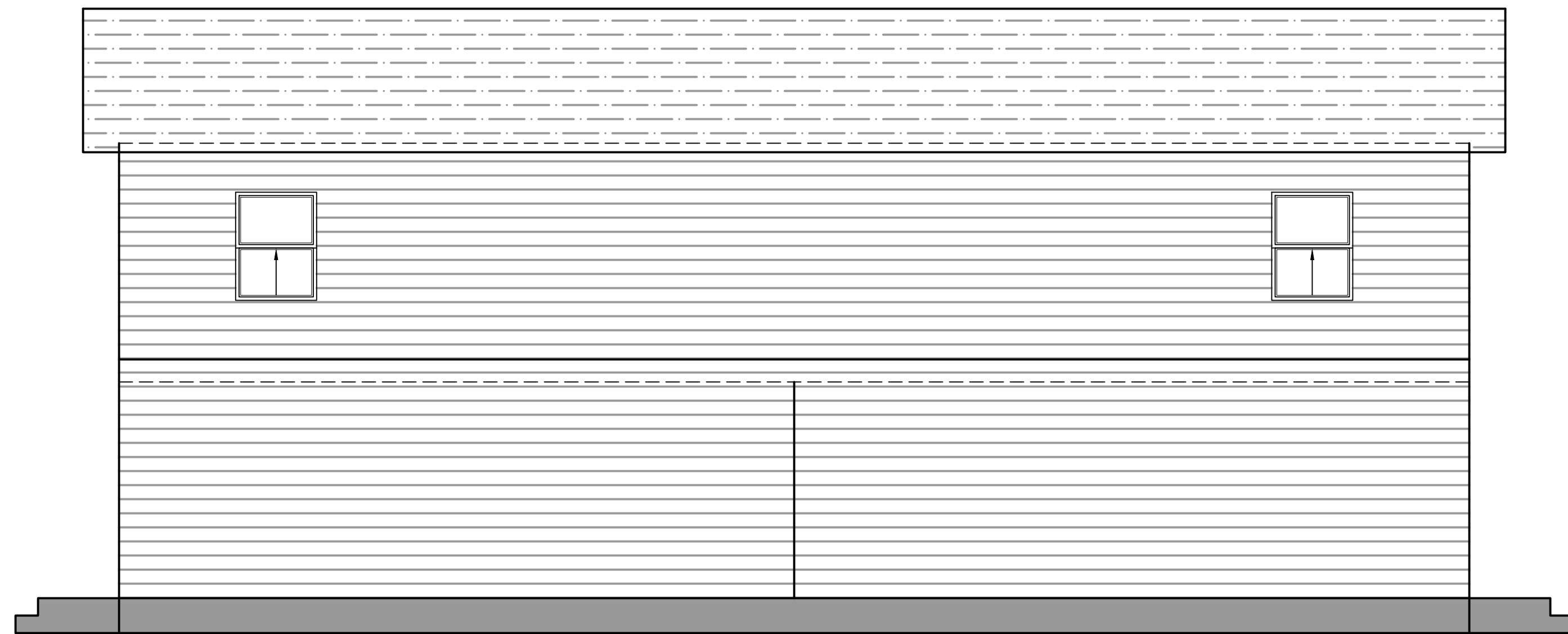
APPROVALS



PROPOSED WEST ELEVATION
SCALE: 1/4" = 1'-0"



PROPOSED NORTH ELEVATION
SCALE: 1/4" = 1'-0"



PROPOSED EAST ELEVATION
SCALE: 1/4" = 1'-0"



PROPOSED SOUTH ELEVATION
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PROPOSED ELEVATION

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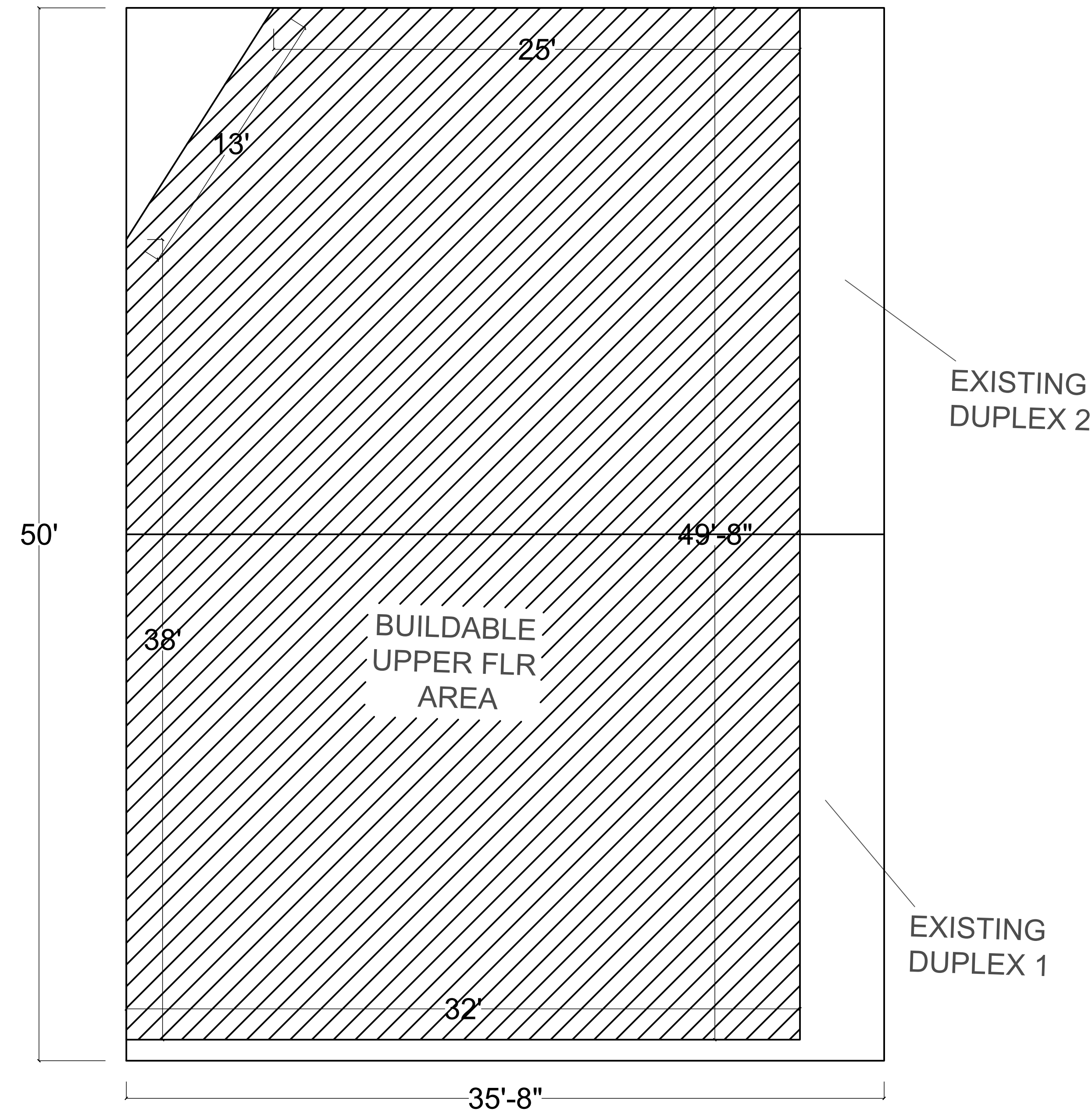
BUILDABLE AREA
 PROPOSED UPPER FLOOR PLAN

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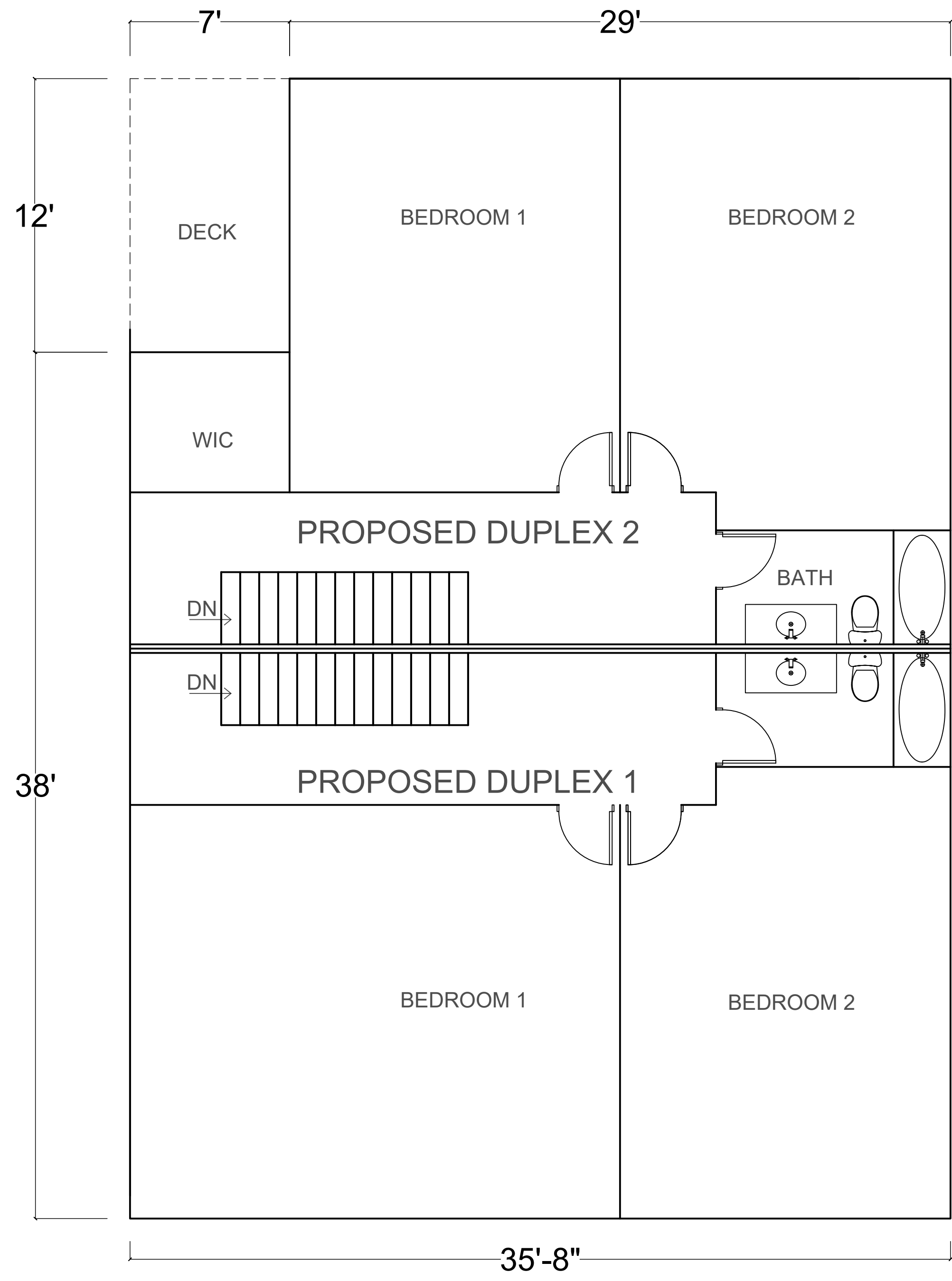
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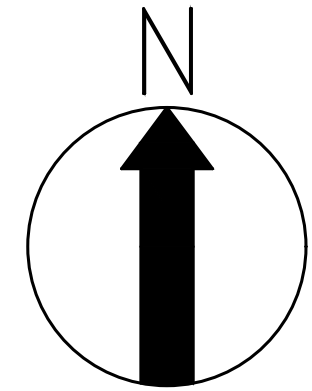
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BUILDABLE AREA
 SCALE: 1/4" = 1'-0"



PROPOSED UPPER FLOOR
 SCALE: 1/4" = 1'-0"



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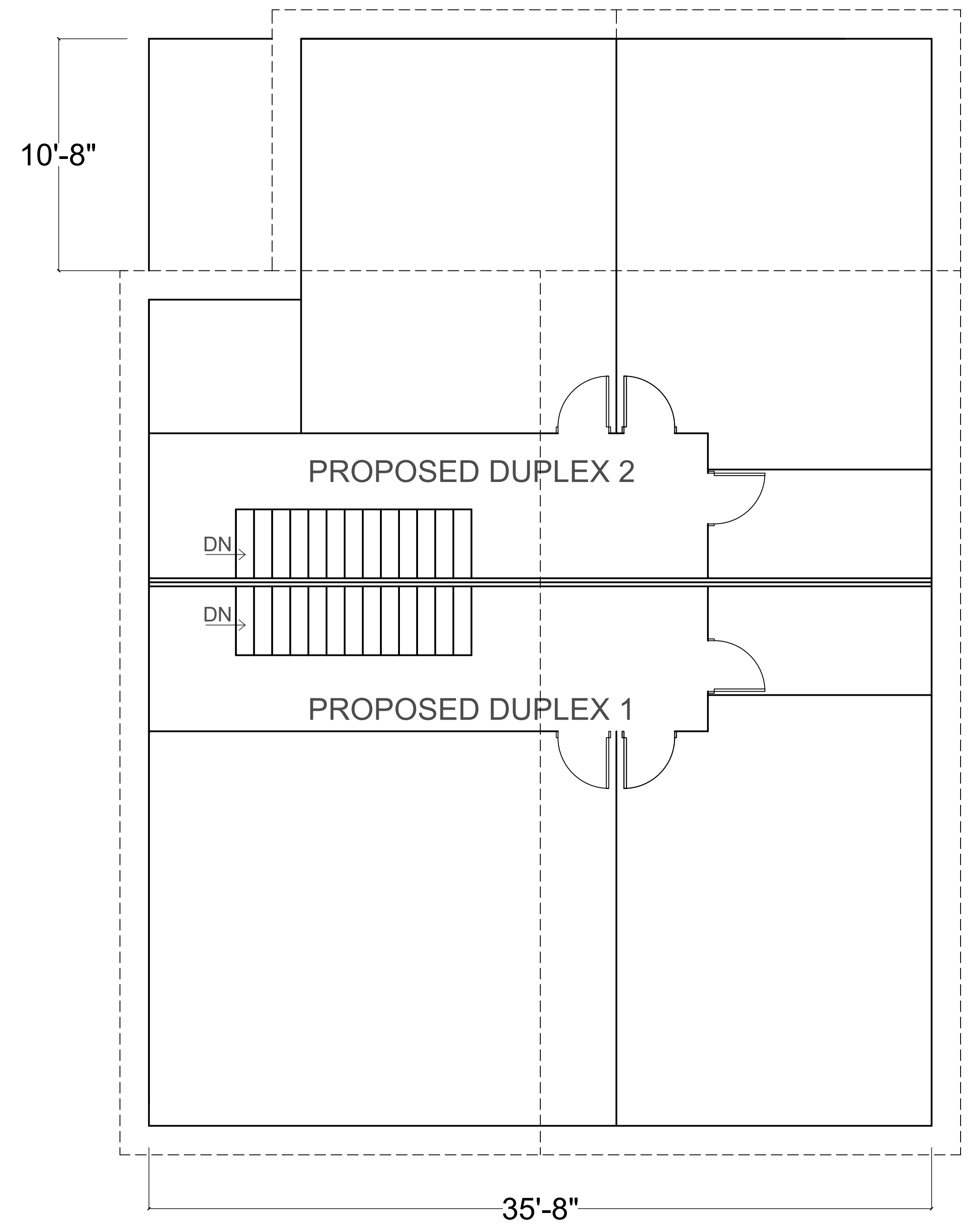
PROPOSED ROOF PLAN

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APPROVALS

A4



PROPOSED ROOF PLAN
SCALE: 1/4" = 1'-0"

