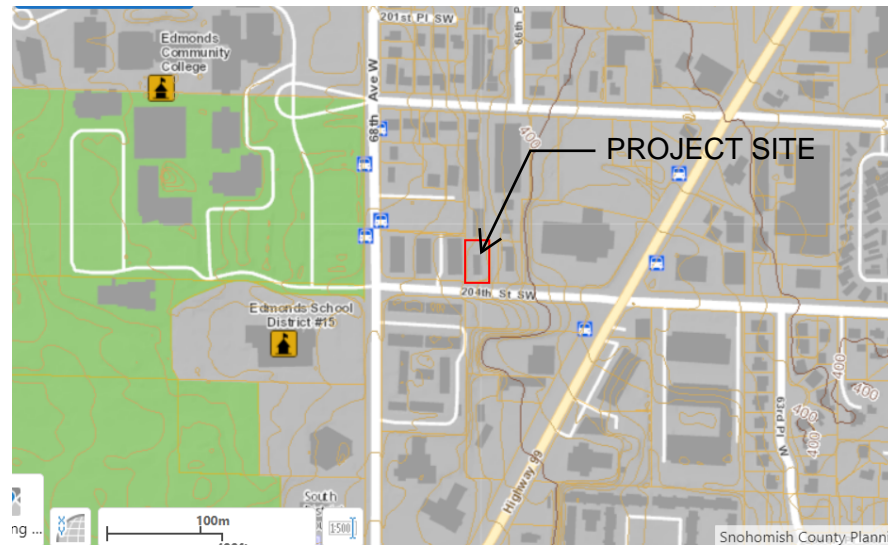


# PRE-DEVELOPMENT PACKAGE

7-1-2024

**VIRANI APARTMENT PROJECT**  
**6625 204th St. SW**  
**Lynwood, WA 98036**

OWNER: AMIRALI VIRANI



VICINITY MAP

## SITE STATISTICS

SITE AREA = 12,632.4 SF / .29 AC  
ZONING = College District Mixed Use (CDM)



**EXISTING SITE PLAN**  
**NO SCALE**





**SOUTHWEST CORNER**

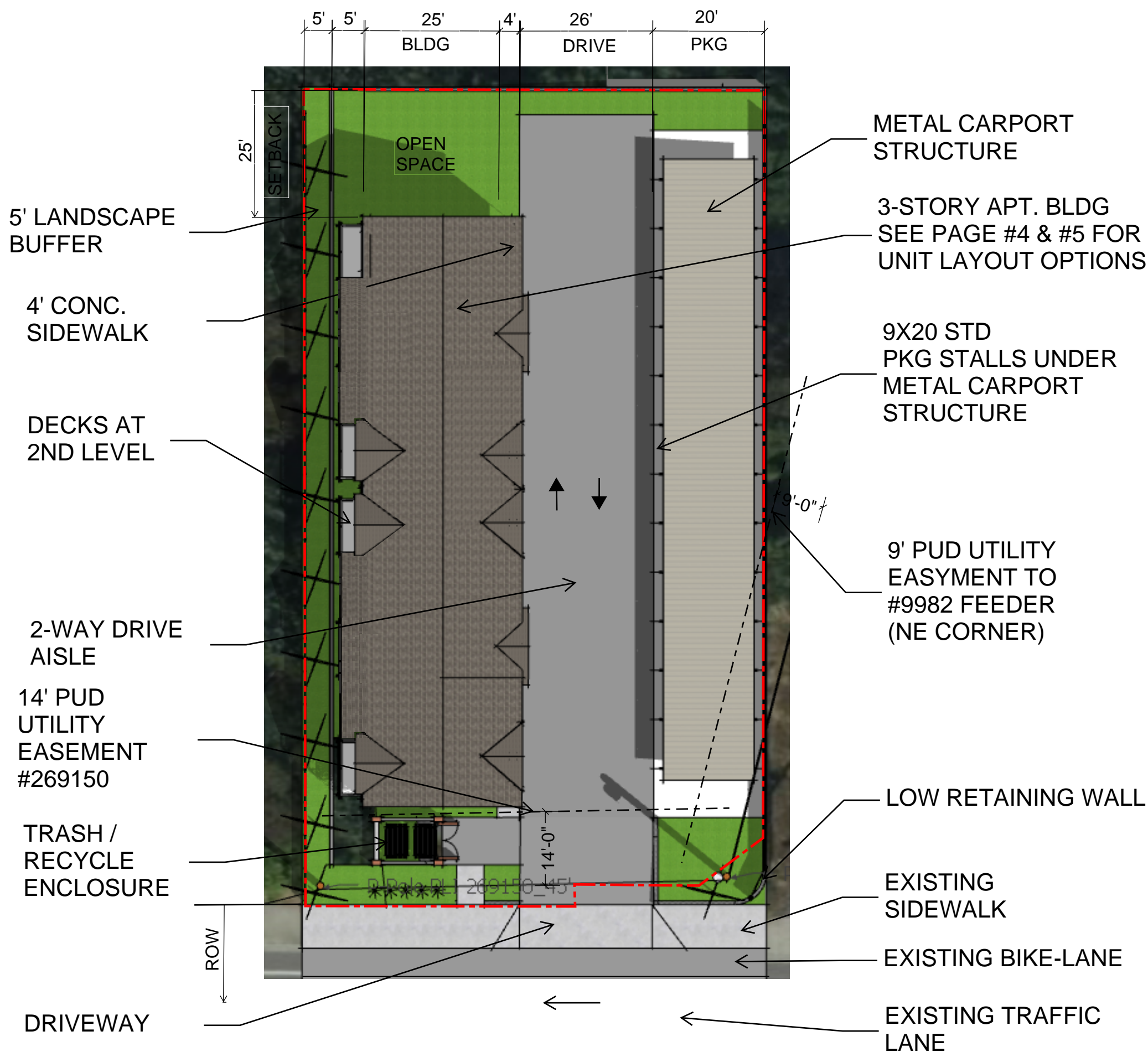


**STREET VIEW - SOUTH**



**SOUTHEAST CORNER**

**EXISTING CONDITIONS**



**PROJECT STATISTICS**

SITE AREA = 12,632.4 SF / .29 AC  
 ZONING = College District Mixed Use (CDM)

SETBACKS: F = 0'  
 S = 0'  
 R = 25'

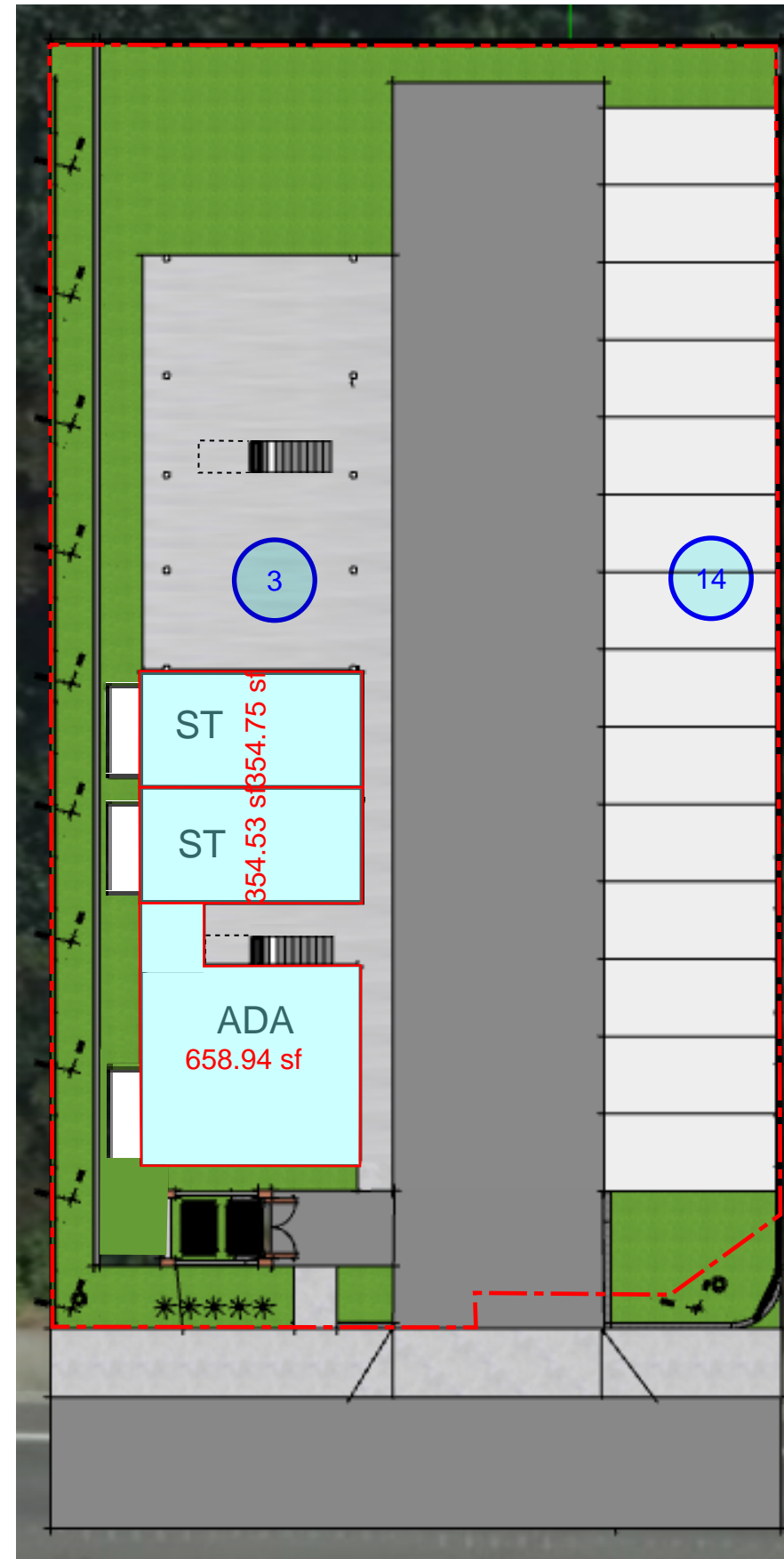
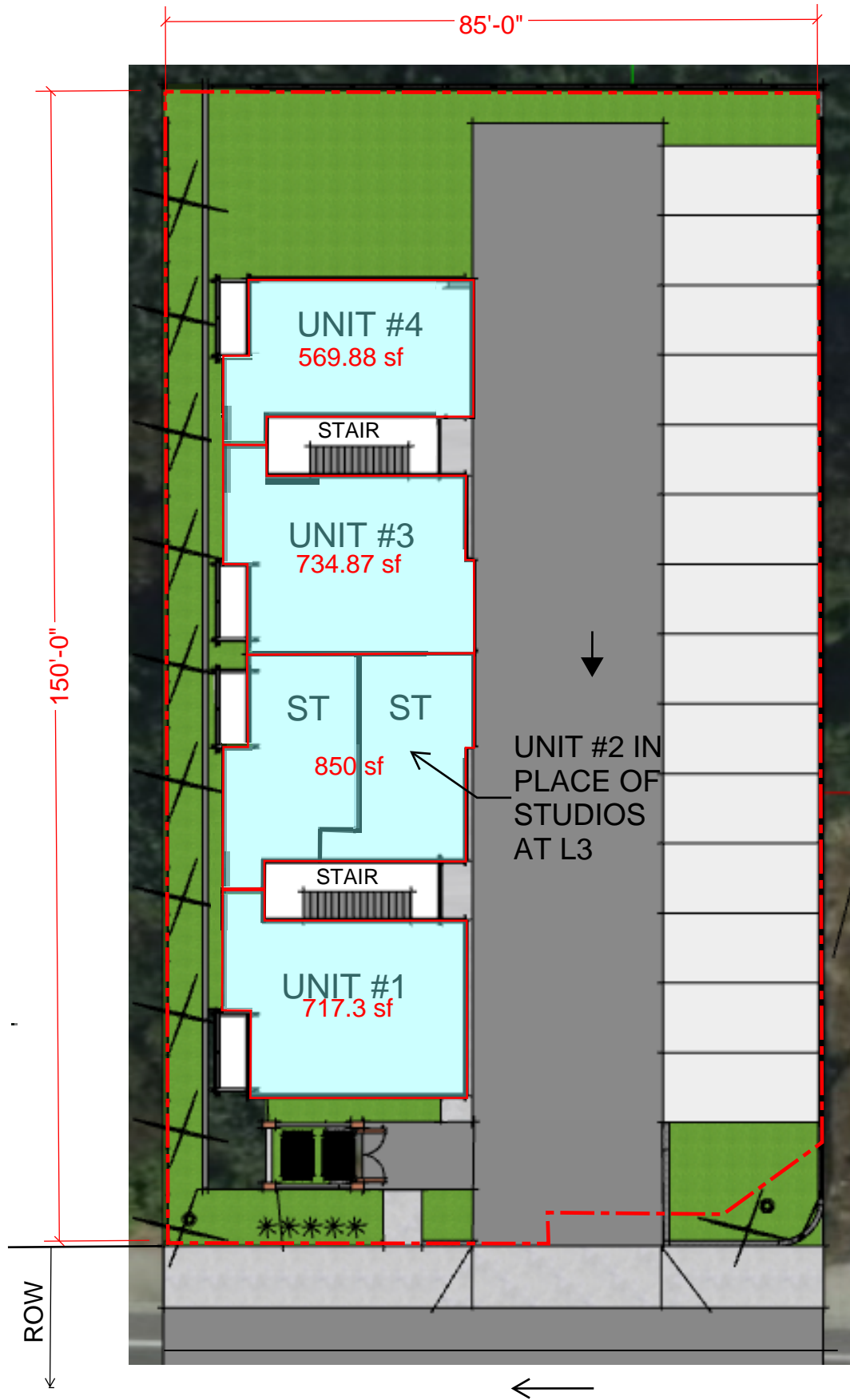
BUILDING HEIGHT PROVIDED = 47'

**BUILDING PROPOSED**  
 2 LEVELS OF WOOD-FRAMED APARTMENTS  
 VB CONSTRUCTION / R-2 OCCUPANCY

DENSITY ALLOWED =  
 43 du / acre = 12.47 units (max.) for .29 acre

**PROPOSED ARIAL PLAN**  
 1" = 20'





## OPTION A - 12 UNIT PROJECT

### UNIT AND PARKING SUMMARY

- L1 - 3 Units
- L2 - 5 Units
- L3 - 4 Units

Total 12 units  
 Total: 16 stalls required  
 17 stalls provided

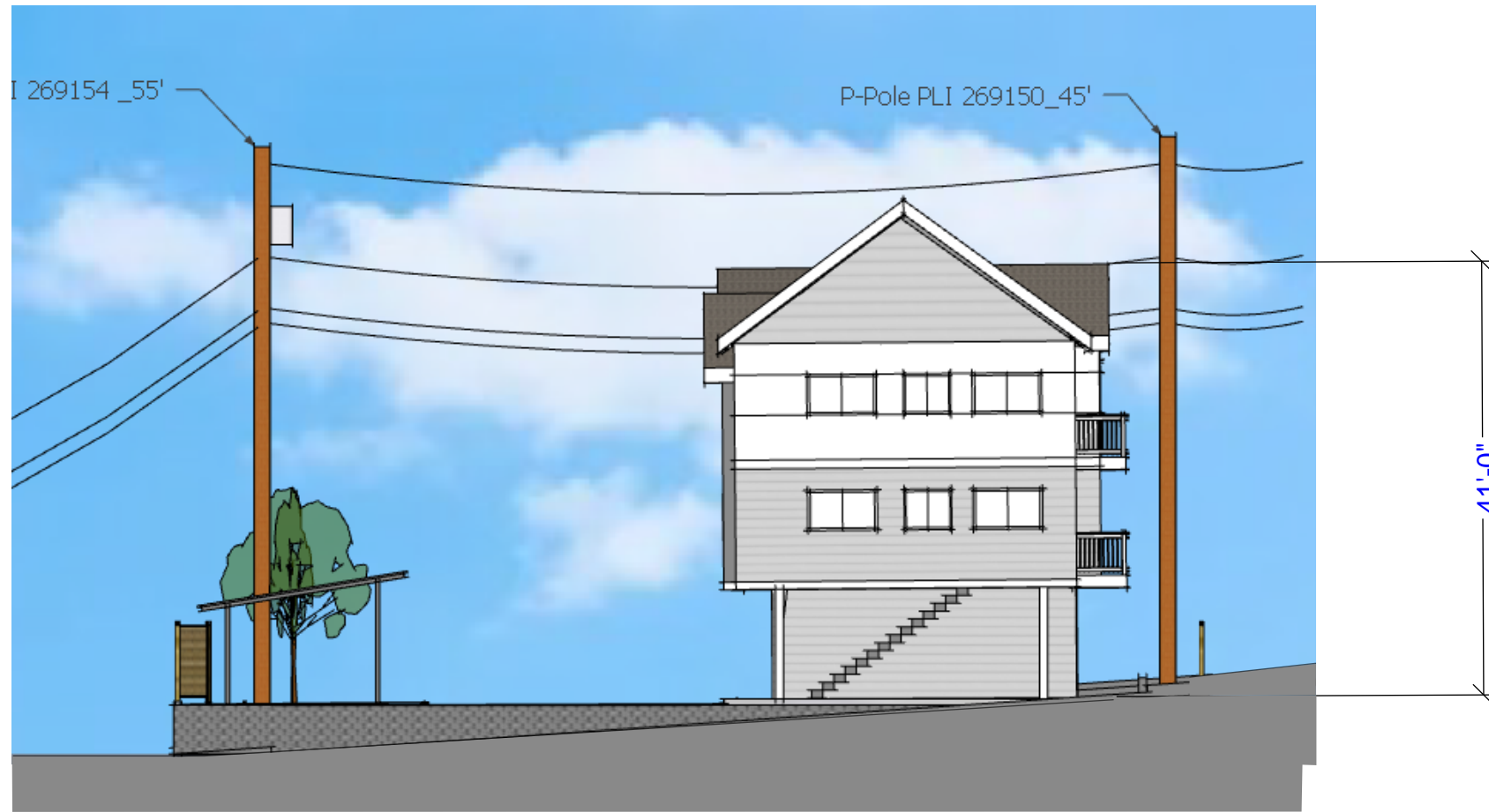
### UNIT AND PARKING DETAILS

UNIT	# BEDRMS	Net sf EACH	Unit Count	TOTAL SF
1	1	717	2	1434
2	1	850	1	850
3	1	735	2	1470
4	1	570	2	1140
ADA	1	659	1	659
STUDIO	Studio	355	4	1420
		<b>3886</b>	<b>12</b>	<b>6973</b>
Unit Count	PKG Ratio	PKG Req'd	W/ 20%	PKG
2	1.75	3.5		
1	1.75	1.75		
2	1.75	3.5		
2	1.75	3.5		
1	1.75	1.75		
4	1.25	5		
<b>12</b>		<b>19</b>	<b>15.2</b>	<b>17</b>

PROPOSED UNIT PLAN

1" = 20'





NOTE: FENCES, CARPORTS OR LANDSCAPING THAT OCCUR IN FRONT OF ELEVATIONS ARE NOT SHOWN FOR CLARITY

**NORTH ELEVATION**  
1"=16'



**SOUTH ELEVATION**  
1"=16'

NOTE: FENCES, CARPORTS OR LANDSCAPING THAT OCCUR IN FRONT OF ELEVATIONS ARE NOT SHOWN FOR CLARITY



**EAST ELEVATION**

1"=16'



**WEST ELEVATION**

1"=16'



3D AERIAL VIEWS