

# PROJECT INFORMATION

LEGAL DESCRIPTION: SKY MOUNTAIN  
 Plat Block:  
 Plat Lot: 14

PARCEL NUMBER: 7805450140

ZONING: R-3.5

JURISDICTION: Bellevue

PRESENT USE: Single Family

PROJECT ADDRESS: 17505 SE 47th St., Bellevue, WA 98006

OWNER INFORMATION: Xu Yang  
 Mailing Address: 17505 SE 47th St., Bellevue, WA 98006  
 Email: rachelyang07@gmail.com

ARCHITECT: 5ft2 Studio Architects, LLC  
 Address: 2625 Northup Way, Ste 100,  
 Bellevue, WA 98004  
 Email: info@5ft2studio.com

DESCRIPTION: This Site Plan B and data are part of Critical Area Land Use Permit (CALUP) Application.

Recently, the low deck structure located on the southern side of the building was rebuilt to a concrete pad on the grade level and rebuilt as a wooden deck on the upper level, which the owner of the property thought to be allowed. The square footage of the deck was built in the similar footprint as the previously existing low deck, but reduced to be smaller. The structural changes to the nonconforming deck must be changed to comply with current City of Bellevue municipal code, hence this submittal is accompanied with environmental report, survey and geotechnical report to demonstrate how the change can be mitigated for their impacts to critical areas onsite.

There is a utility easement spanning across the concrete patio, this application also aim to obtain review and to ensure the structural change has not impacted the easement.

In addition, on the east of the property, the existing nonconforming upper deck was rebuilt to a smaller double levels balcony.

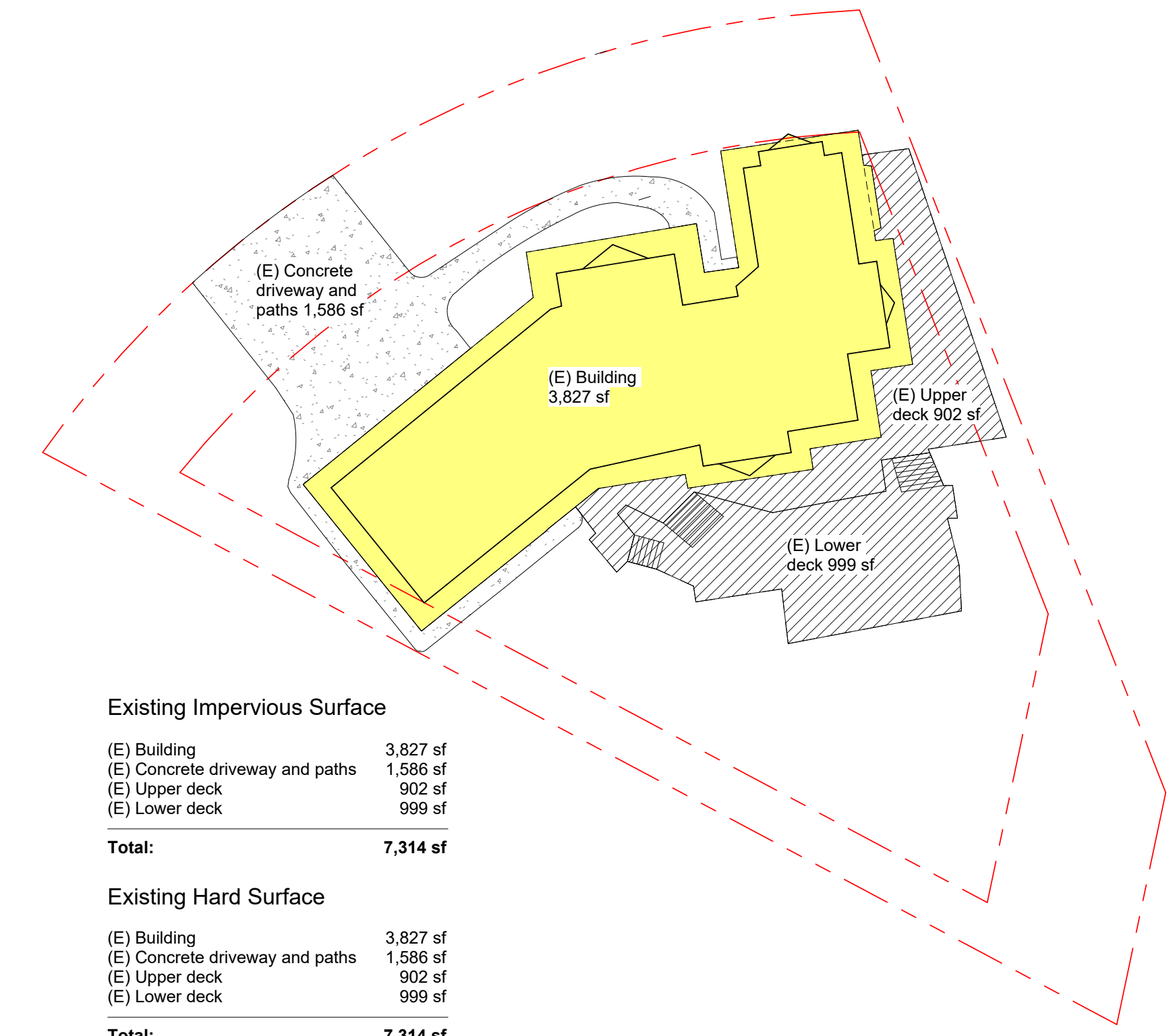
# VICINITY MAP



# EXISTING MAP FROM KING COUNTY



5ft2 Studio Architects  
 2625 Northup Way, Ste 100,  
 Bellevue, WA 98004  
 info@5ft2studio.com  
 www.5ft2studio.com



Existing Impervious surface and  
 Hard surface  
 3/64" = 1'-0"

# Skymountain 17505

17505 SE 47th St.,  
 Bellevue, WA  
 98006

CALUP

22-111870-EA

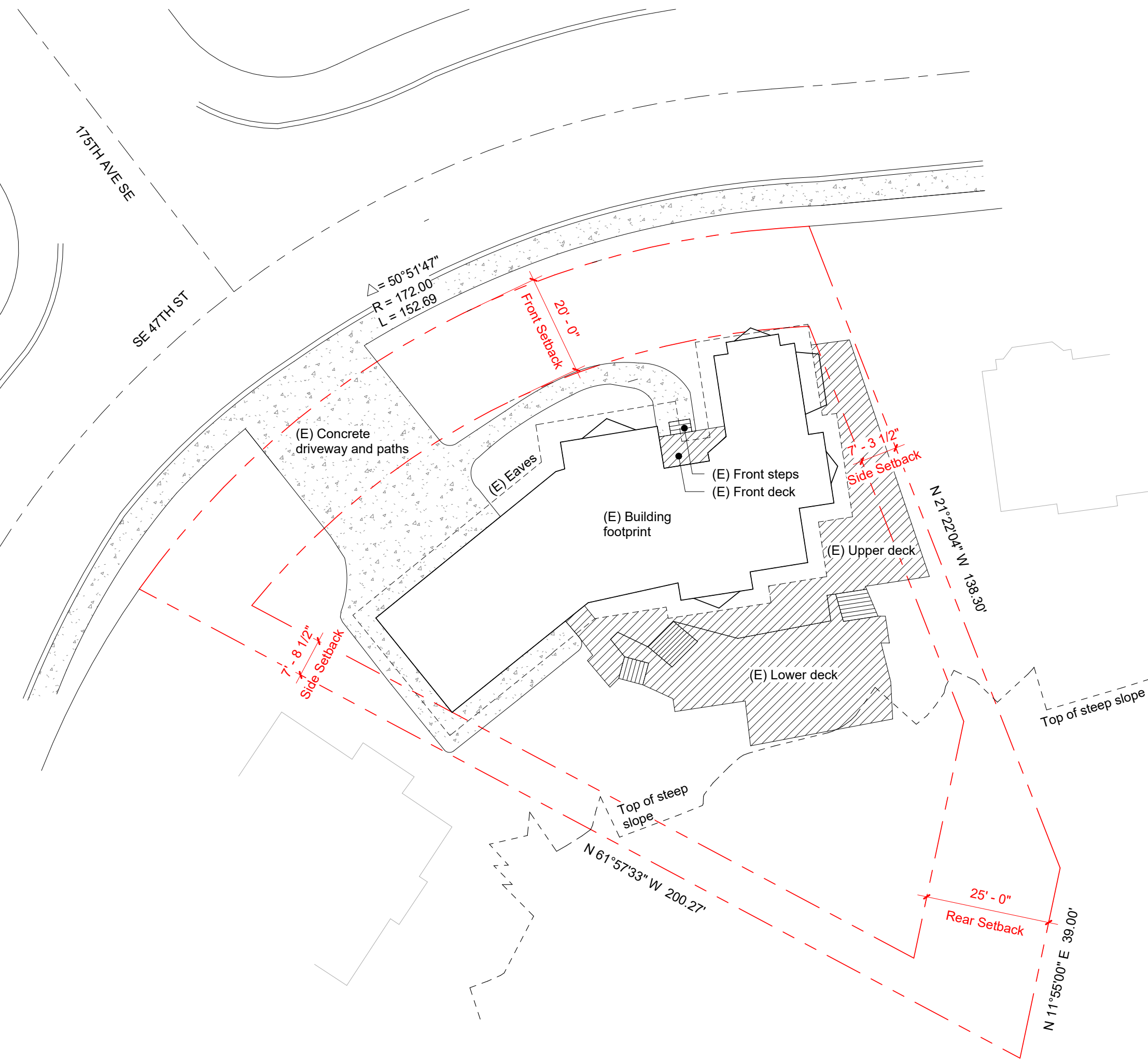
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NO.	DESCRIPTION	DATE

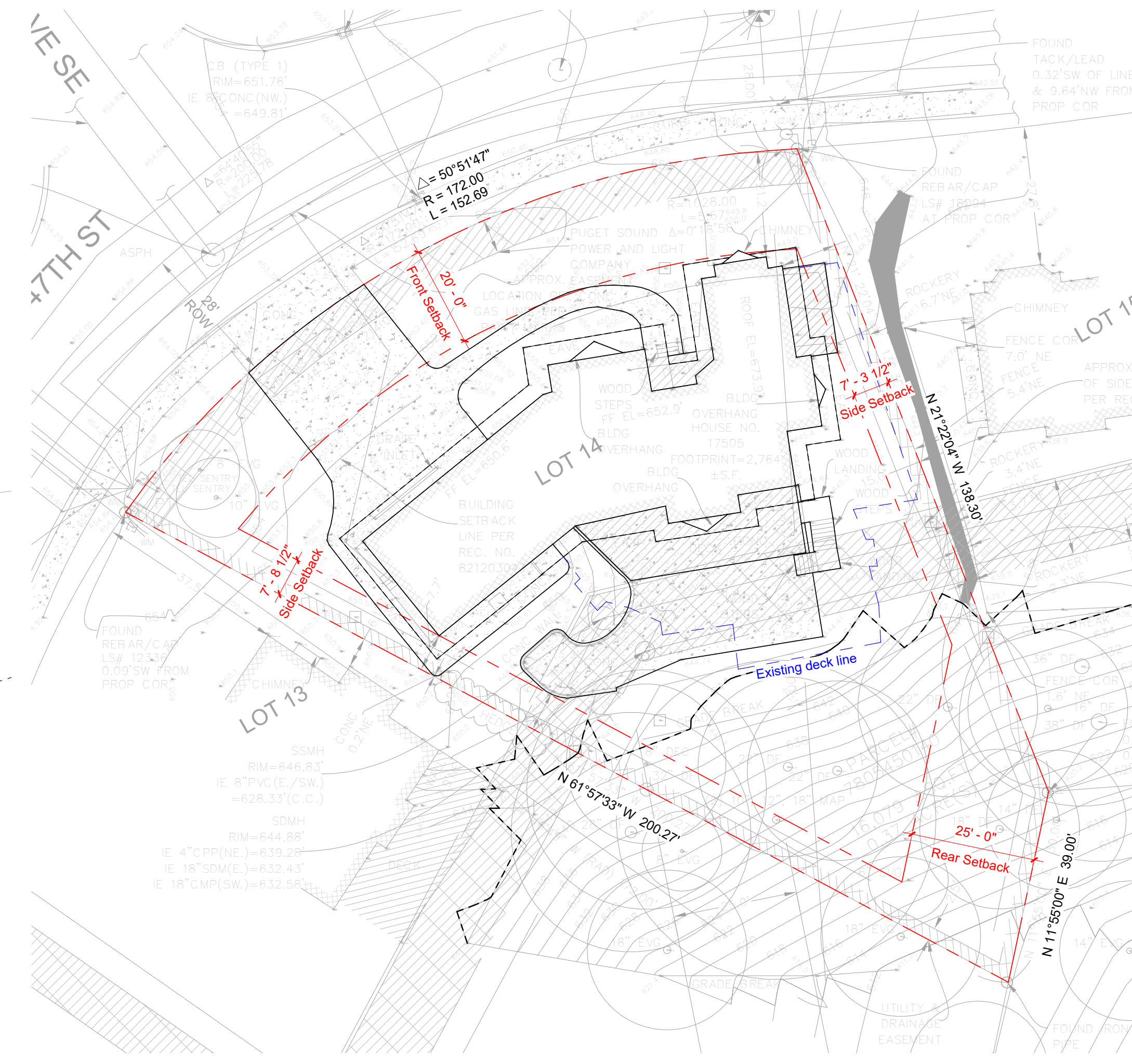
DATE: 09/06/2023

# Cover Sheet and Site Plan B

.G1.0



2 Existing Site Plan B  
 1" = 20'-0"



3 Proposed Site Plan B  
 1" = 20'-0"

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Proposed Impervious Surface [LUC.20.20.010] Max. allowed: 16,079 sf x 45% = 7,236 sf	
(E) Building	3,814 sf
(E) Concrete driveway and paths	1,586 sf
(N) Balcony	75 sf
(N) Upper deck	317 sf
(N) Lower deck	897 sf
(N) Staircase	92 sf
<b>Total:</b>	<b>6,781 sf</b>
<b>Total %:</b>	<b>6,781/16,079 = 42% &lt; 45%</b>

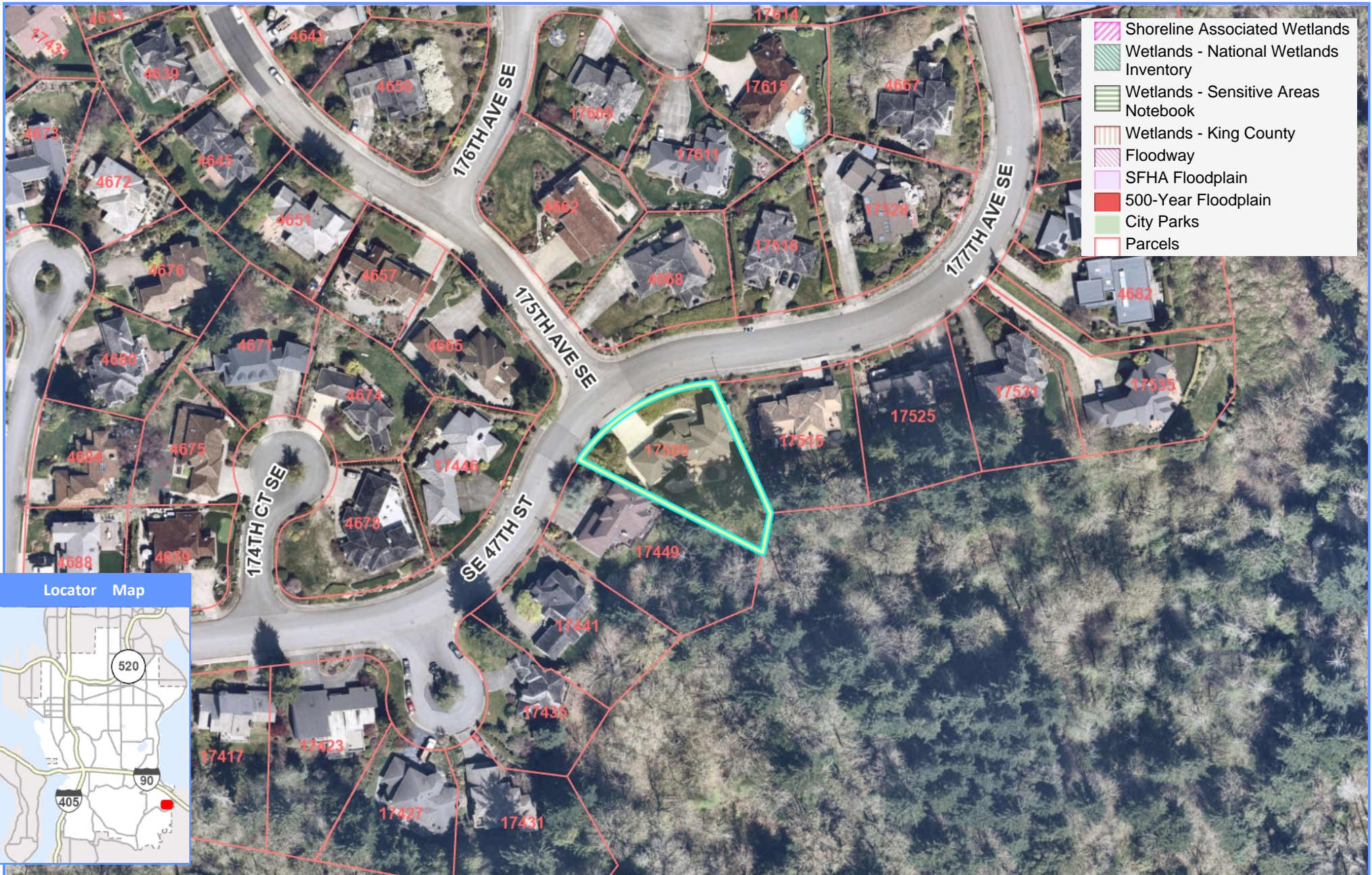
Proposed Hard Surface [LUC.20.20.010] Max. allowed: 16,079 sf x 75% = 12,059 sf	
(E) Building	3,814 sf
(E) Concrete driveway and paths	1,586 sf
(N) Balcony	75 sf
(N) Upper deck	317 sf
(N) Lower deck	897 sf
(N) Staircase	92 sf
<b>Total:</b>	<b>6,781 sf</b>
<b>Total %:</b>	<b>6,781/16,079 = 42% &lt; 75%</b>

New plus replaced hard surface	
(N) Balcony	75 sf
(N) Upper deck	317 sf
(N) Lower deck	897 sf
(N) Staircase	92 sf
<b>Total:</b>	<b>1,381 sf</b>

SDR IS NOT REQUIRED WHEN NEW PLUS REPLACED HARD SURFACE IS UNDER 2,000 SF.

Proposed Impervious surface and  
 Hard surface  
 3/64" = 1'-0"

Utilities Comments: Show the pipes, structures and easement areas including recording number on this plan. Show for both storm and sewer pipes and easements.



# 17505 SE 47th Street

