



**1 VIEW FROM SOUTHEAST COLOR**  
 SCALE: 1 1/2" = 1'-0"

SUBMITTAL - REVISIONS		
NO.	DATE	DESCRIPTION

PROJECT  
**K2 LYNNWOOD**  
 4001 198TH ST SW  
 LYNNWOOD, WA 98036

DRAWN BY: DD  
 CHECKED BY: DD

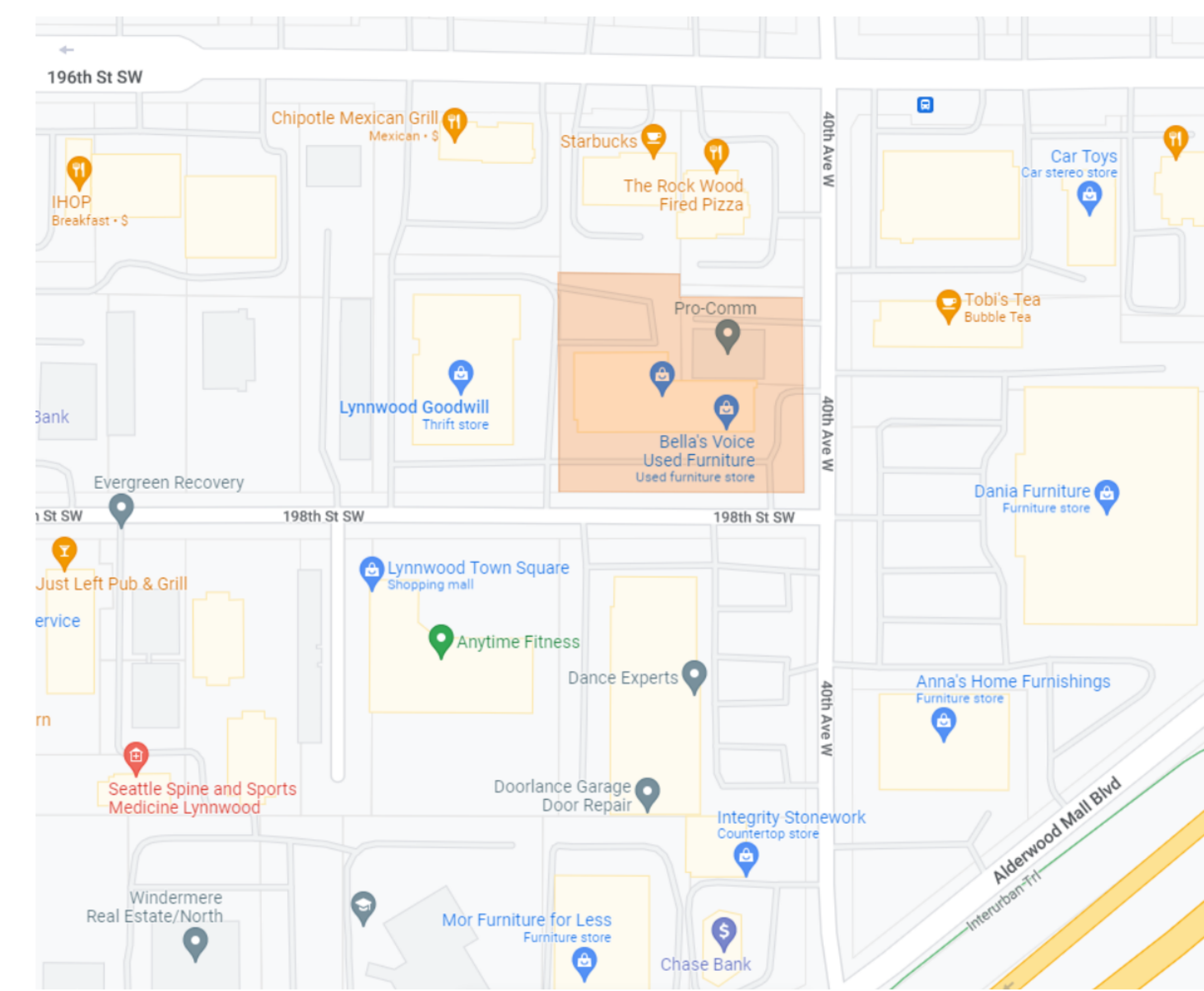
DRAWING SET DATE: 05/05/23  
 DRAWING SET TITLE: PDR SUBMITTAL

TITLE  
**COVER SHEET**

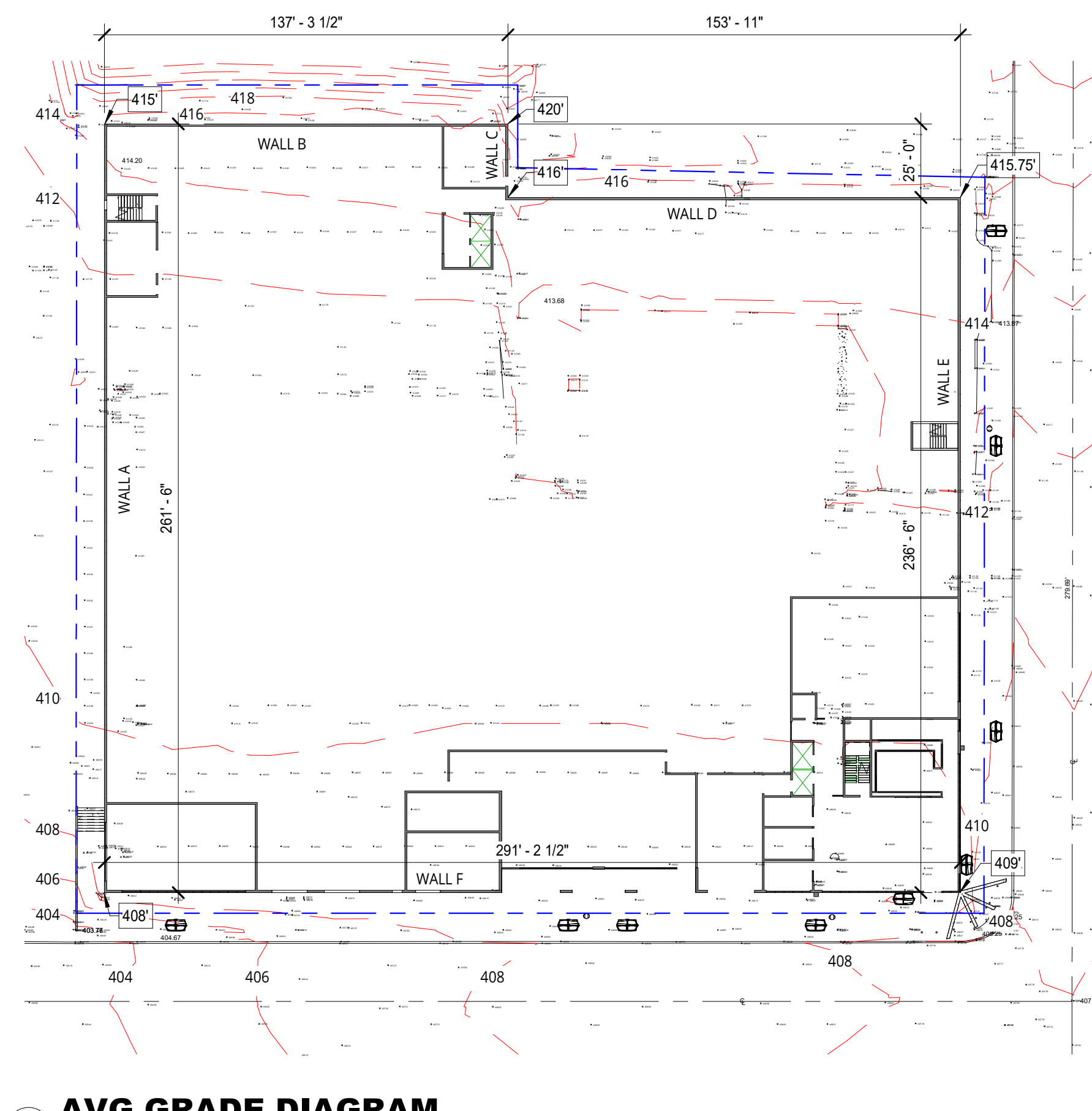
**G0.00**



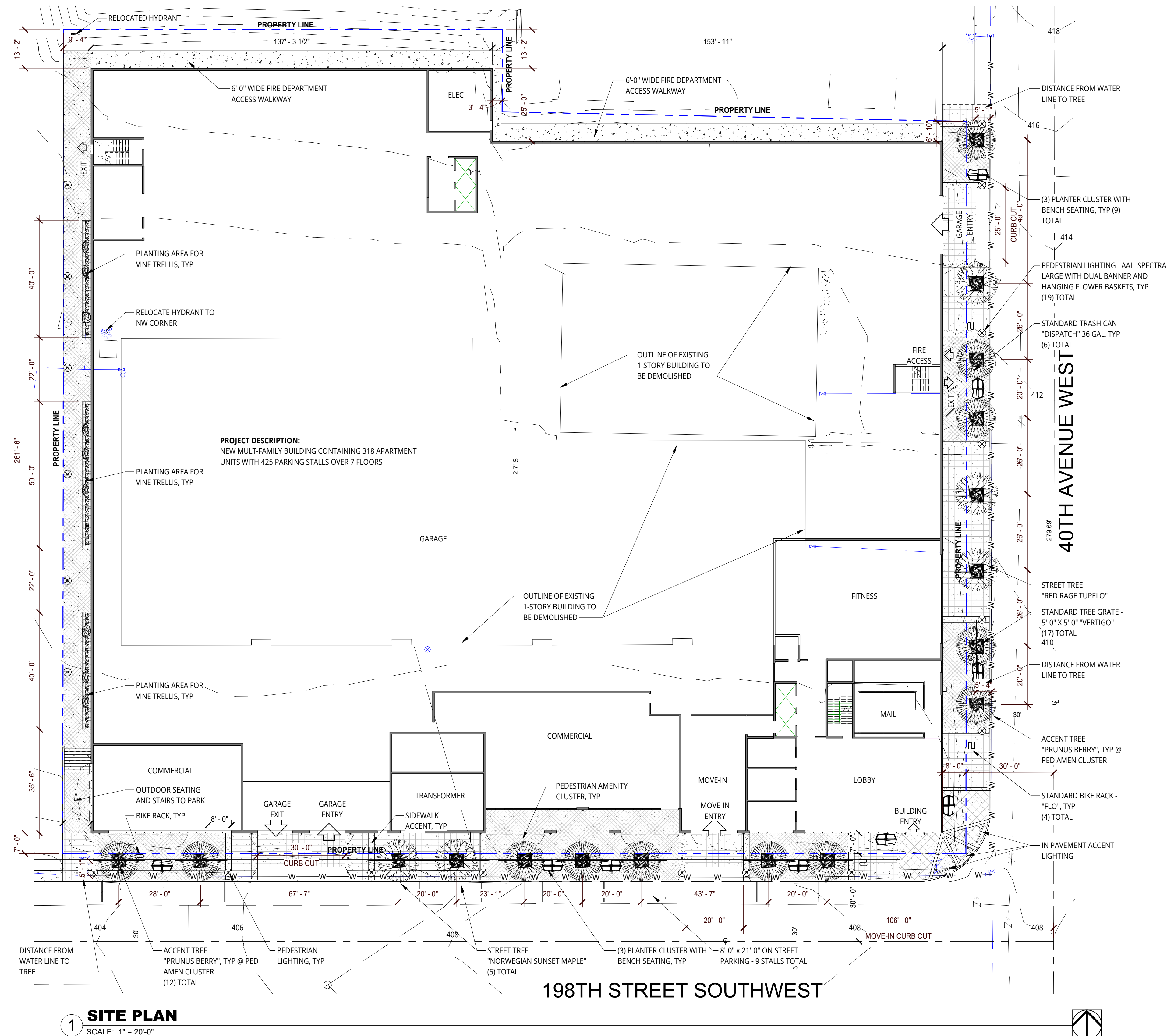
UNIT MIX PER TYPE			
TYPE	GROSS AREA	QTY	UNIT %
OBR - 459	459 SF	10	3.1%
OBR - 478	478 SF	5	1.6%
OBR - 495	495 SF	5	1.6%
OBR - 498	498 SF	18	5.7%
		38	11.9%
OPEN BR - 571	571 SF	5	1.6%
		5	1.6%
1BR - 632	632 SF	30	9.4%
1BR - 659	659 SF	59	18.6%
1BR - 684	684 SF	64	20.1%
		153	48.1%
2BR - 935	935 SF	39	12.3%
2BR - 959	959 SF	15	4.7%
2BR - 999	999 SF	5	1.6%
2BR - 1007	1007 SF	5	1.6%
2BR - 1012	1012 SF	5	1.6%
2BR-IC - 1145	1145 SF	19	6.0%
2BR-IC-D - 1249	1249 SF	8	2.5%
2BR-OC - 962	962 SF	5	1.6%
2BR-OC - 995	995 SF	13	4.1%
		114	35.8%
3BR - 1341	1341 SF	8	2.5%
		8	2.5%
TOTAL NUMBER UNITS:	318	318	100.0%



**2 VICINITY MAP**  
 SCALE: 1 1/2" = 1'-0"



**AVG GRADE DIAGRAM**  
SCALE: 1" = 40'-0"



**SITE PLAN**  
SCALE: 1" = 20'-0"

**PROJECT INFORMATION**

**TAX PARCEL NO.:** 00372600701311, 00372600701309  
**LEGAL DESCRIPTION:**  
**00372600701311:**  
 ALDERWOOD MANOR BLK 007 D-11 - TH PTN OF LOTS 13 & 14 BLK 7 DAF - COM AT INT OF S LN OF 198TH ST SW (AKA ST HWY SR-524) AS SD S LN WAS EST BY WD REC JUNE 9, 1986, UNDER AUDITOR'S FILE NO. 1872853 AND W LN OF 40TH AVE W AS SD W LN WAS EST BY WD REC MAY 2, 1989 UNDER AUDITOR'S FILE NO. 2090925 TH S01'02" 45W ALG W LN OF 40TH AVE W 340FT TO TPB TH N87°52' 57W 158.11FT TH N01°01' 20E 143.03FT TO SE COR OF TR CONVYD TO GENERAL FIRE REALTY COBY WD REC JUNE 2, 1989 UNDER AUDITOR'S FILE NO. 2095908 TH N89°02'00W ALG S LN OF SD TR 150FT TO W LN OF SD LOT 14 TH S01'01' 20W ALG SD W LN 286.89FT TO N LN OF 198TH ST SW AS EST BY QCD REC OCT 7, 1970 UNDER AUDITOR'S FILE NOS 2175788AND 2175788AND 2175788 TH S89°02'00E ALG N LN OF 198TH ST SW 509.01FT TO W LN OF 40TH AVE W TH N01°02' 45E ALG SD W LN 140.66FT TOTB  
**00372600701309:**  
 ALDERWOOD MANOR PTN LOTS 13 & 14 BLK 7 DAF COM AT INT OF S LN 198TH ST S.W. AKASHWY SR-524 AS SD S LN WAS EST BY WD REC MAY 27, 1986 AF NO 1869785 & W LN 40TH AVE W AS SD W LN EST BY WD REC MAY 2, 1989 AF NO 2090925 TH S01'02" 45W ALG W LN 40TH AVE W 230FT TO TPB TH CONTS01'02" 45W DIST 110FT TH N87°52' 57W 158.11FT TH N01°01' 20E 110FT TH S87°52' 77E 159.16FT TPB  
**PROPERTY ADDRESS:** 4001 198TH STREET SW, LYNNWOOD, WA 98036  
**SITE AREA:** 82,286 SF (1.89 ACRES)  
**LAND USE ZONING:** CITY CENTER  
**STREET CLASSIFICATION:**  
 198TH STREET SW: STREETScape TYPE 4 "PROMENADE STREET"  
 40TH AVE W: STREETScape TYPE 3 "CORE"  
 CELEBRATORY CORNER @ INTERSECTION

PARKING MIX BY LEVEL				PARKING MIX BY TYPE					
STALL TYPE	QTY	%		STALL TYPE	QTY	%			
LEVEL 1				COMPACT 8.0x16.0				222	52.4%
ADA COMPACT 8.0x16.0	3	0.7%		STD 8.0x17.5	152	35.8%			
ADA STD 9.0x17.5	1	0.2%			374	88.2%			
COMPACT 8.0x16.0	92	21.7%		ADA COMPACT 8.0x16.0	6	1.4%			
EV ADA STD 9.0x17.5	2	0.5%		ADA STD 9.0x17.5	1	0.2%			
EV COMPACT 8.0x16.0	9	2.1%		ADA	7	1.7%			
EV STD 9.0x17.5	6	1.4%							
STD 9.0x17.5	72	17.0%		EV ADA STD 9.0x17.5	2	0.5%			
	185	43.6%		EV COMPACT 8.0x16.0	30	7.1%			
ADA COMPACT 8.0x16.0	3	0.7%		EV STD 9.0x17.5	11	2.6%			
COMPACT 8.0x16.0	130	30.7%		EV	43	10.1%			
EV COMPACT 8.0x16.0	21	5.0%		TOTAL PARKING	424	100.0%			
EV STD 9.0x17.5	5	1.2%							
STD 9.0x17.5	80	18.9%							
	239	56.4%							
TOTAL PARKING	424	100.0%							

**AVERAGE GRADE CALCULATION**

<b>WALL A:</b> $(415 + 408)/2 * 137.29 =$	261.50 =	107,607.25
<b>WALL B:</b> $(420 + 415)/2 * 137.29 =$	137.29 =	57,318.58
<b>WALL C:</b> $(420 + 416)/2 * 25.00 =$	25.00 =	10,450.00
<b>WALL D:</b> $(416 + 415.75)/2 * 153.92 =$	153.92 =	64,011.48
<b>WALL E:</b> $(415.75 + 409)/2 * 236.50 =$	236.50 =	97,526.69
<b>WALL F:</b> $(409 + 408)/2 * 291.20 =$	291.20 =	118,955.20
	1,105.71 =	455,869.20
<b>GRADE PLANE =</b>	455,869.20/1,105.71 =	<b>412.29'</b>

**SUBMITTAL - REVISIONS**

NO.	DATE	DESCRIPTION

PROJECT  
**K2 LYNNWOOD**  
 4001 198TH ST SW  
 LYNNWOOD, WA 98036

DRAWN BY  
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 DD

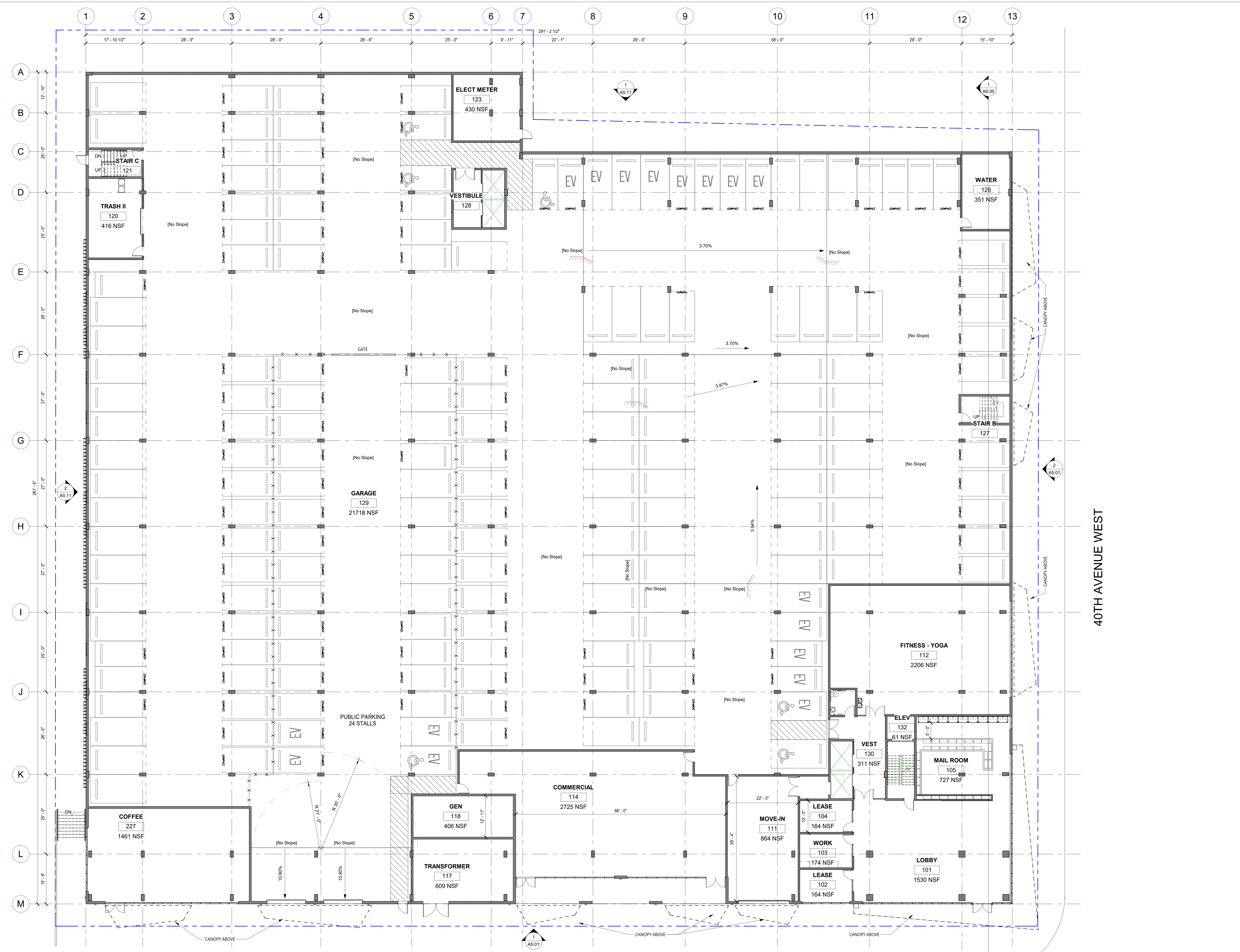
DRAWING SET DATE  
 05/05/23

DRAWING SET TITLE  
**PDR SUBMITTAL**

TITLE  
**SITE PLAN - AVERAGE GRADE**

**A1.00**

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40TH AVENUE WEST

198TH STREET SOUTHWEST

**LEVEL 1**  
 SCALE: 3/32" = 1'-0"

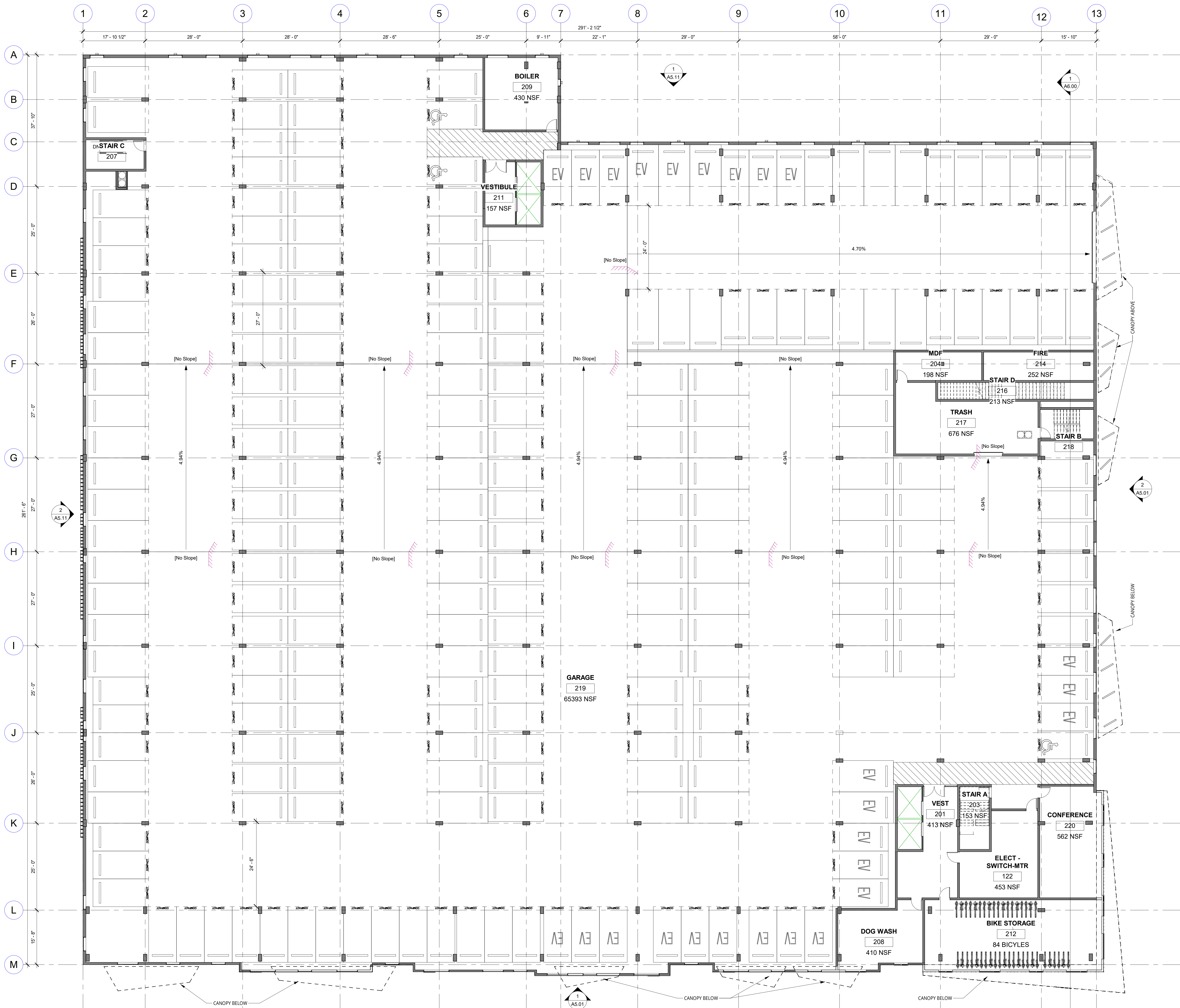
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PROJECT  
**K2 LYNNWOOD**  
 4001 198TH ST SW  
 LYNNWOOD, WA 98036

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TITLE  
**LEVEL 1 FLOOR PLAN**  
**A3.10**



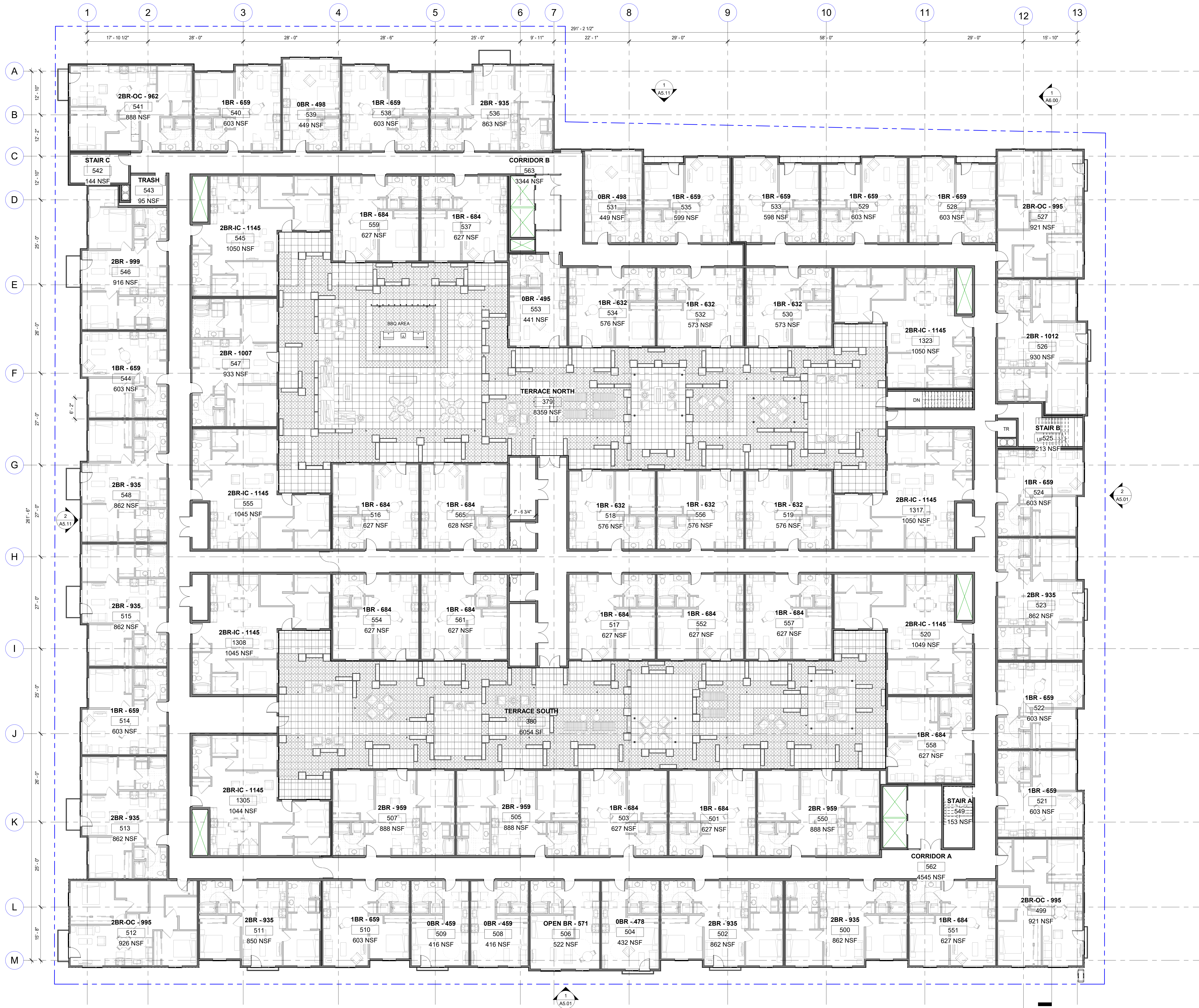
**1 LEVEL 2**  
SCALE: 3/32" = 1'-0"

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NO.	DATE	DESCRIPTION

PROJECT  
**K2 LYNNWOOD**  
4001 198TH ST SW  
LYNNWOOD, WA 98036

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DRAWING SET TITLE: PDR SUBMITTAL

TITLE  
**LEVEL 2 FLOOR PLAN**  
**A3.20**



**1 LEVEL 3**  
 SCALE: 3/32" = 1'-0"

SUBMITTAL - REVISIONS		
NO.	DATE	DESCRIPTION

PROJECT  
**K2 LYNNWOOD**  
 4001 198TH ST SW  
 LYNNWOOD, WA 98036

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 DD

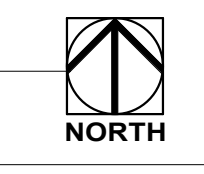
CHECKED BY  
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DRAWING SET DATE  
 05/05/23

DRAWING SET TITLE  
 PDR SUBMITTAL

TITLE  
**LEVEL 3 FLOOR PLAN**

**A3.30**



REVISIONS

NO.	DATE	DESCRIPTION
1		
2		

PROJECT  
**K2 LYNNWOOD**  
 4001 198TH ST SW  
 LYNNWOOD, WA 98036

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 DD

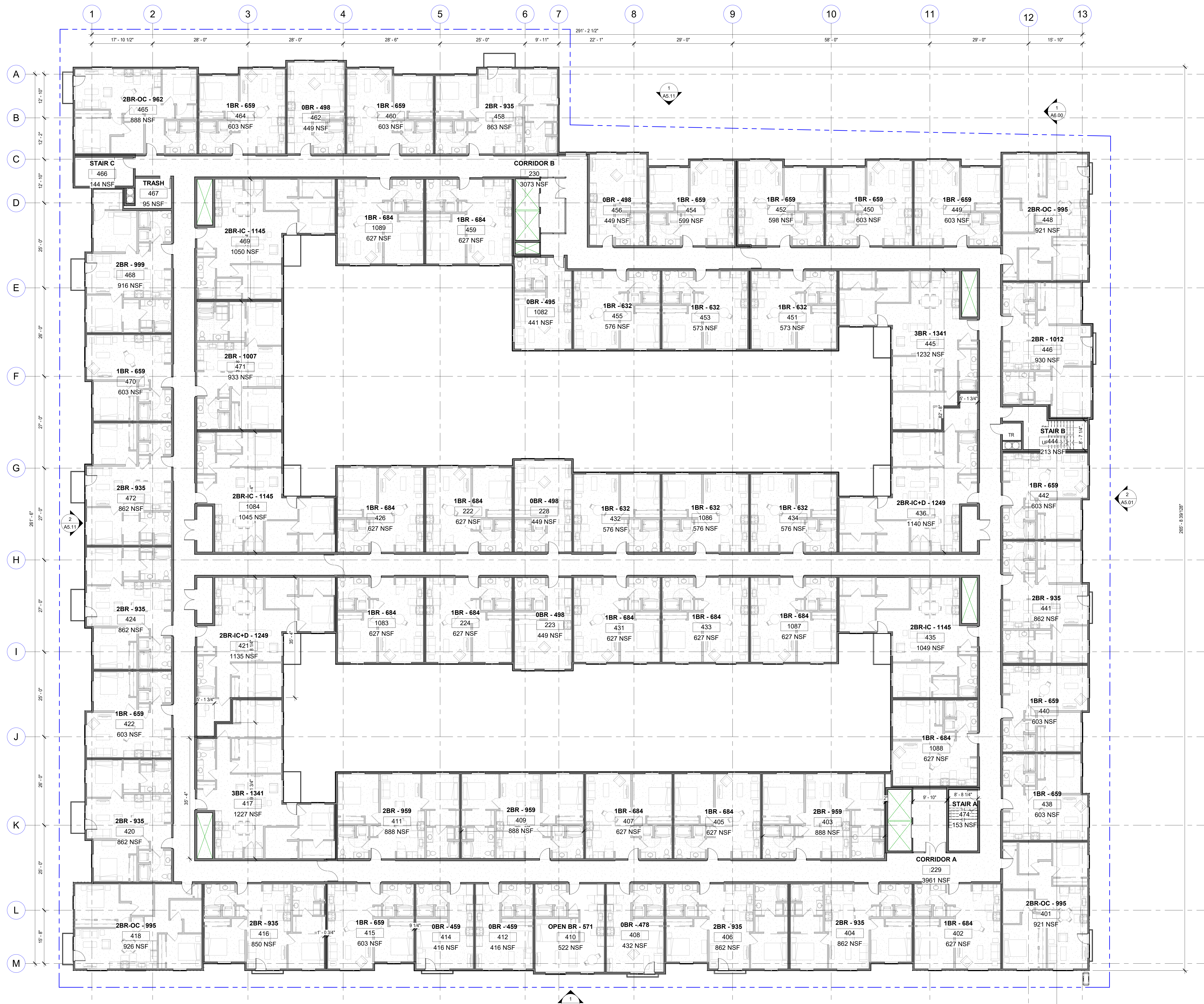
CHECKED BY  
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DRAWING SET DATE  
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DRAWING SET TITLE  
**PDR SUBMITTAL**

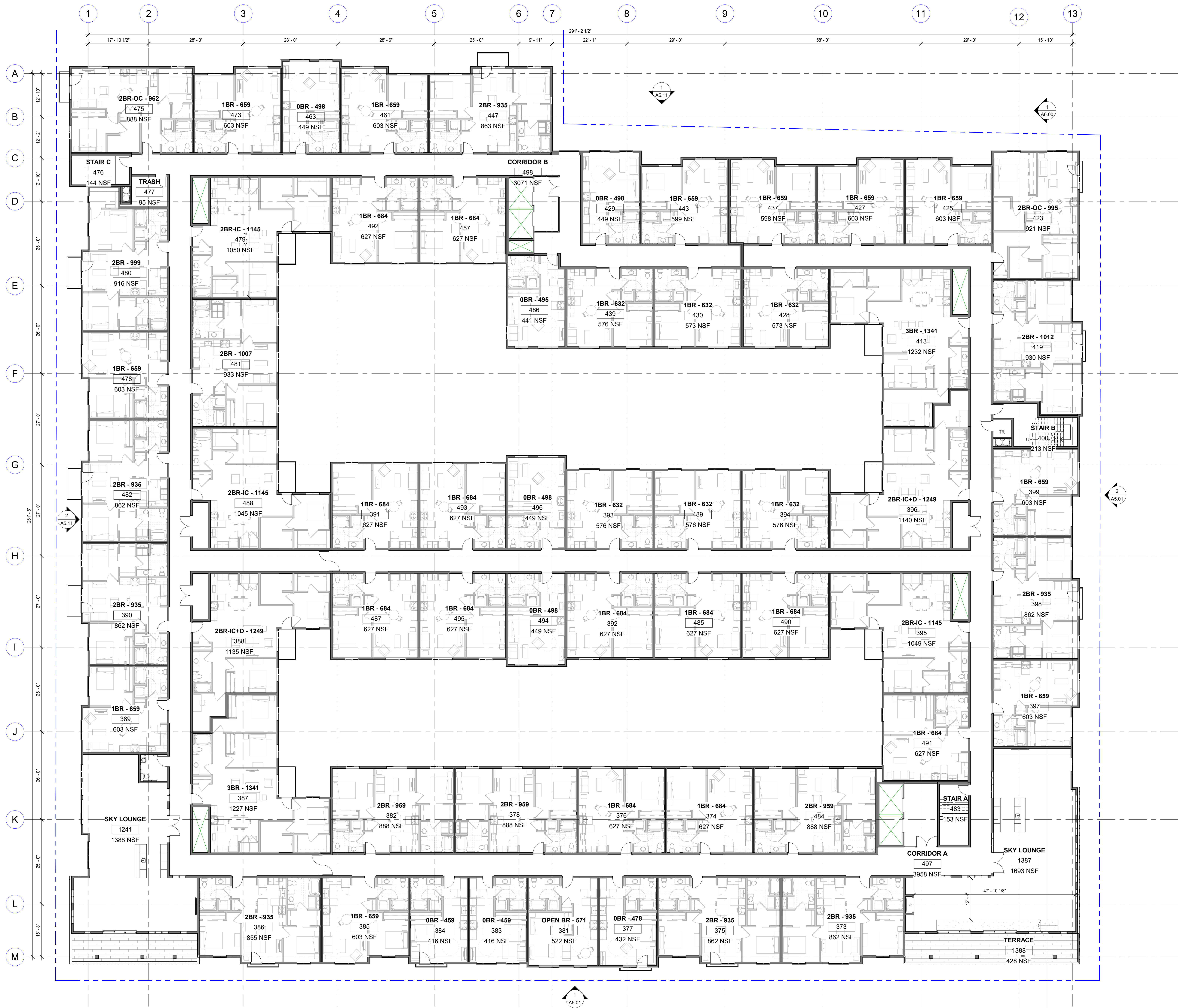
TITLE  
**LEVEL 4-6 FLOOR PLAN**

**A3.40**



**LEVEL 4**  
 SCALE: 3/32" = 1'-0"

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**K2 LYNNWOOD**  
 4001 198TH ST SW  
 LYNNWOOD, WA 98036

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 05/05/23

DRAWING SET TITLE  
 PDR SUBMITTAL

TITLE  
**LEVEL 7 FLOOR PLAN**

**A3.70**

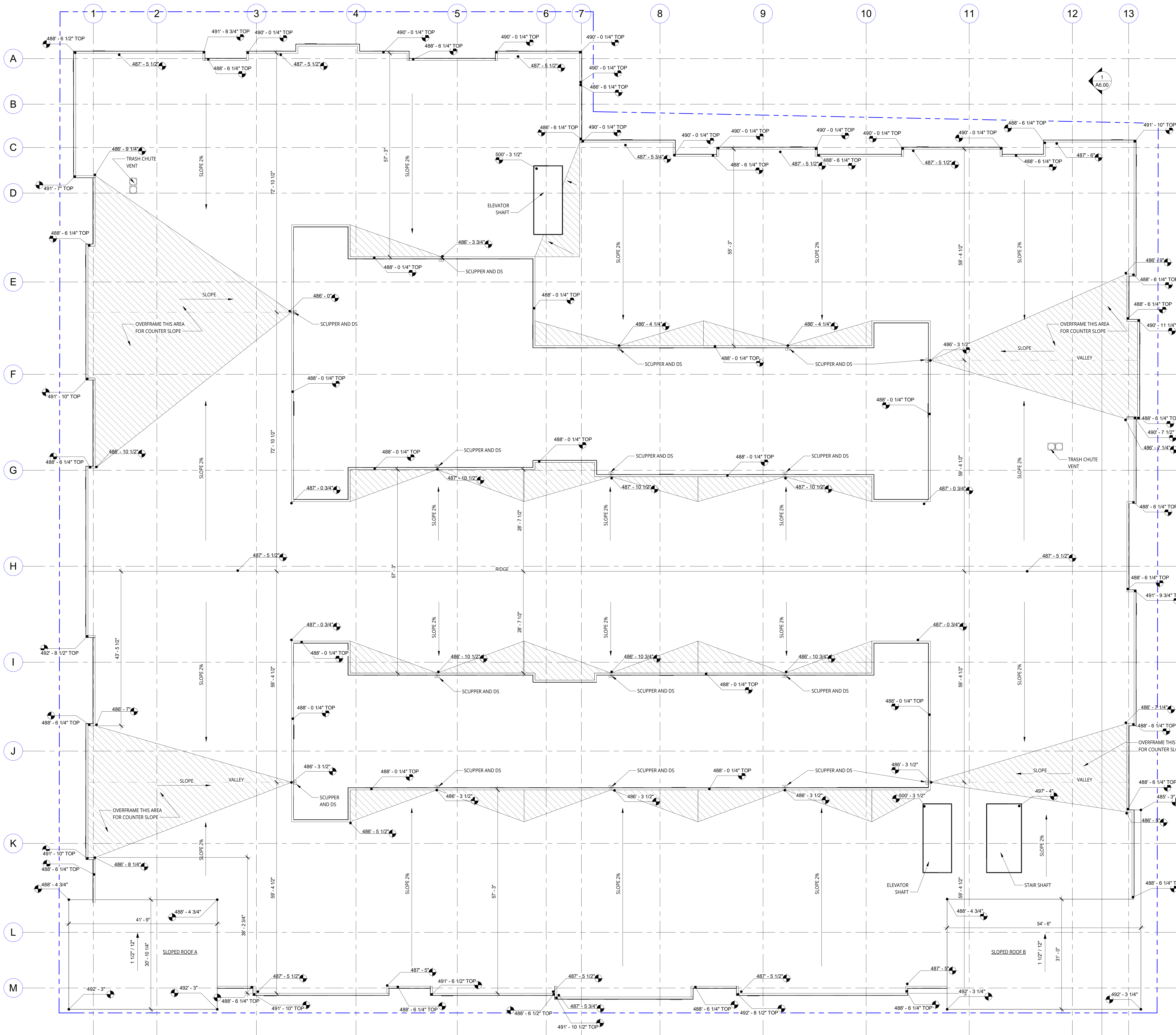
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ROOF HEIGHT CALCULATIONS

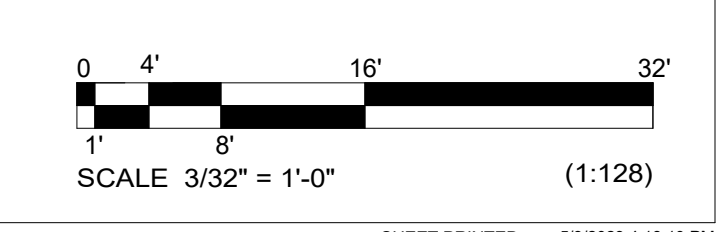
AREA OF FLAT ROOF:	56,886 SF
PERCENTAGE OF ROOF AREA:	94.9%
AVERAGE HEIGHT OF FLAT ROOF:	486' - 10 1/2"
AREA OF SLOPED ROOF A:	1,298 SF
PERCENTAGE OF ROOF AREA:	2.2%
AVERAGE HEIGHT OF SLOPED ROOF A:	490' - 4"
AREA OF SLOPED ROOF B:	1,752 SF
PERCENTAGE OF ROOF AREA:	2.9%
AVERAGE HEIGHT OF SLOPED ROOF B:	490' - 4"
AVERAGE HEIGHT OF TOTAL ROOF:	$949 * 486.88 + 0.22 * 490.33 + 0.29 * 490.33 =$
	487' - 0 3/4"
AVERAGE GRADE PLANE: (SEE A1.00)	412' - 3 1/2"
BUILDING HEIGHT:	74' - 9 1/4"
AREA OF ELEVATOR ROOFS:	312 SF
HEIGHT OVER AVERAGE ROOF HEIGHT:	13' - 2 3/4"
AREA OF STAIR ROOFS:	189 SF
HEIGHT OVER AVERAGE ROOF HEIGHT:	10' - 3 1/4"

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NO.	DATE	DESCRIPTION



1 ROOF PLAN  
SCALE: 3/32" = 1'-0"



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PROJECT  
**K2 LYNNWOOD**  
**4001 198TH ST SW**  
**LYNNWOOD, WA 98036**

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Author

CHECKED BY  
Checker

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**05/05/23**

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**PDR SUBMITTAL**

TITLE  
**ROOF PLAN**

**A3.80**





**2 EAST ELEVATION (40TH AVENUE W)**  
 SCALE: 3/32" = 1'-0"



**1 SOUTH ELEVATION (198TH STREET SW)**  
 SCALE: 3/32" = 1'-0"

SUBMITTAL - REVISIONS		
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PROJECT  
**K2 LYNNWOOD**  
 4001 198TH ST SW  
 LYNNWOOD, WA 98036

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 DRAWING SET TITLE: PDR SUBMITTAL

TITLE  
**SOUTH (198th STREET SW) &  
 EAST (40TH AVE W) ELEVATIONS**  
 - COLOR

**A5.01**



**2 WEST ELEVATION**  
SCALE: 3/32" = 1'-0"



**1 NORTH ELEVATION**  
SCALE: 3/32" = 1'-0"

SUBMITTAL - REVISIONS	
NO.	DESCRIPTION

PROJECT  
**K2 LYNNWOOD**  
4001 198TH ST SW  
LYNNWOOD, WA 98036

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DRAWING SET TITLE PDR SUBMITTAL

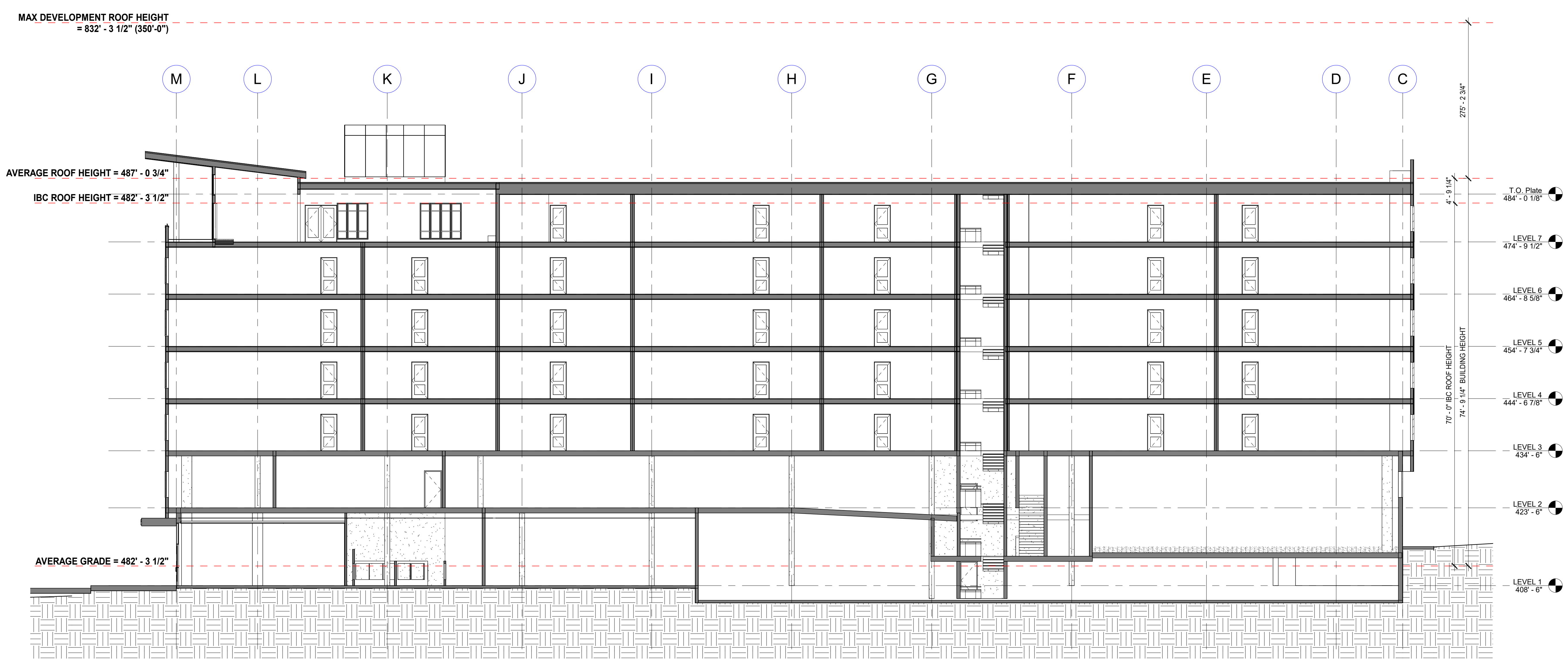
TITLE  
**NORTH AND WEST  
ELEVATIONS - COLOR**

**A5.11**

### ROOF HEIGHT CALCULATIONS

AREA OF FLAT ROOF:	56,886 SF
PERCENTAGE OF ROOF AREA:	94.9%
AVERAGE HEIGHT OF FLAT ROOF:	486' - 10 1/2"
AREA OF SLOPED ROOF A:	1,298 SF
PERCENTAGE OF ROOF AREA:	2.2%
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AREA OF SLOPED ROOF B:	1,752 SF
PERCENTAGE OF ROOF AREA:	2.9%
AVERAGE HEIGHT OF SLOPED ROOF B:	490' - 4"
AVERAGE HEIGHT OF TOTAL ROOF:	949'486.88 + .022*490.33 + .029*490.33 =
	487' - 0 3/4"
AVERAGE GRADE PLANE: (SEE A1.00)	412' - 3 1/2"
BUILDING HEIGHT:	74' - 9 1/4"
AREA OF ELEVATOR ROOFS:	312 SF
HEIGHT OVER AVERAGE ROOF HEIGHT:	13' - 2 3/4"
AREA OF STAIR ROOFS:	189 SF
HEIGHT OVER AVERAGE ROOF HEIGHT:	10' - 3 1/4"

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NO.	DATE	DESCRIPTION



1 NORTH - SOUTH SECTION THROUGH LOUNGE EAST  
SCALE: 3/32" = 1'-0"



PROJECT  
**K2 LYNNWOOD**  
4001 198TH ST SW  
LYNNWOOD, WA 98036

DRAWN BY: Author  
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TITLE  
**BUILDING SECTIONS**  
**A6.00**