

CHO OFFICE BUILDING

4820 196th Street Lynnwood, Washington

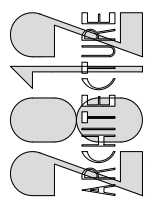
AMPACC
LAW GROUP, PLLC



Date:	For:
20 APRIL 2023	PRE-DEVELOPMENT MEETING SUBMITTAL
31 MAY 2023	DESIGN REVIEW



2812 Colby Avenue
Everett WA 98201
(425) 252-2153 p
www.2812architecture.com



A New Office Building For
CHO OFFICE BUILDING
4820 196th Street
Lynnwood, Washington

Drawing:
A1.0
Job Number:
23c-4493

COVER

TOPOGRAPHIC SURVEY

LEGAL DESCRIPTION

THE WEST 136 FEET OF THE EAST 272 FEET OF LOT 1 BLOCK 2 WALLENE INTERURBAN TRACTS, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 8 OF PLATS, PAGE 16, RECORDS OF SNOHOMISH COUNTY, WASHINGTON; EXCEPT THAT PORTION CONDEMNED FOR STATE HIGHWAY NO. 1-W (ALSO KNOWN AS S.R. 524 AND 196TH STREET S.W.) BY DECREE ENTERED OCTOBER 9, 1968, SUPERIOR COURT CAUSE NO. 87246.

SITUATE IN THE CITY OF LYNNWOOD, COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

SURVEYOR'S NOTES

- THE PURPOSE OF THIS SURVEY IS TO DETERMINE THE LOCATION OF THE BOUNDARIES AND PROVIDE TOPOGRAPHIC INFORMATION OF THE PARCEL AS DESCRIBED HEREON.
- THIS SURVEY WAS MADE BY FIELD TRAVERSE USING A GEOMAX ZOOM 90 2" ROBOTIC TOTAL STATION AND TOPCON HIPER SR GPS WITH RESULTING CLOSURES EXCEEDING THE MINIMUM ACCURACY STANDARDS AS SET FORTH BY WAC 332-130.
- THE BOUNDARY CORNERS AND LINES DEPICTED ON THIS MAP REPRESENT DEED LINES ONLY. THEY DO NOT PURPORT TO SHOW OWNERSHIP LINES THAT MAY OTHERWISE BE DETERMINED BY A COURT OF LAW.
- THE LEGAL DESCRIPTION IS PER RECORDS OF SNOHOMISH COUNTY AUDITOR'S OFFICE, RECORDING NO. 202106090921, DATED JUNE 9, 2021.
- FIELD WORK FOR THIS PROJECT WAS PERFORMED IN OCTOBER, 2021 AND IS THEREFORE A REFLECTION OF THE CONDITIONS AT THAT TIME. ALL MONUMENTS WERE VISITED OR SET IN OCTOBER, 2021.
- THIS SURVEY DOES NOT PURPORT TO SHOW EASEMENTS OF RECORD, IF ANY.
- OVERHEAD UTILITY LINES SHOWN ON THIS MAP ARE INTENDED TO SHOW THE DIRECTION OF THE OVERHEAD UTILITY LINES ONLY AND DO NOT REPRESENT THE ACTUAL WIDTH, NUMBER OR LOCATION OF LINE(S) ON THE UTILITY POLES.

REFERENCE SURVEYS

- R1) THE PLAT OF WALLENE INTERURBAN TRACTS, RECORDED IN VOLUME 8 OF PLATS, PAGE 16
 R2) RECORD OF SURVEY, RECORDING NO. 9307305006
 RECORDS OF SNOHOMISH COUNTY AUDITOR'S OFFICE

HORIZONTAL DATUM

NAD 1983(2011) NORTH ZONE; PER RTK GPS TIES AND THE WASHINGTON STATE REFERENCE NETWORK (WSRN). UNITS OF MEASUREMENT ARE U.S. SURVEY FEET.

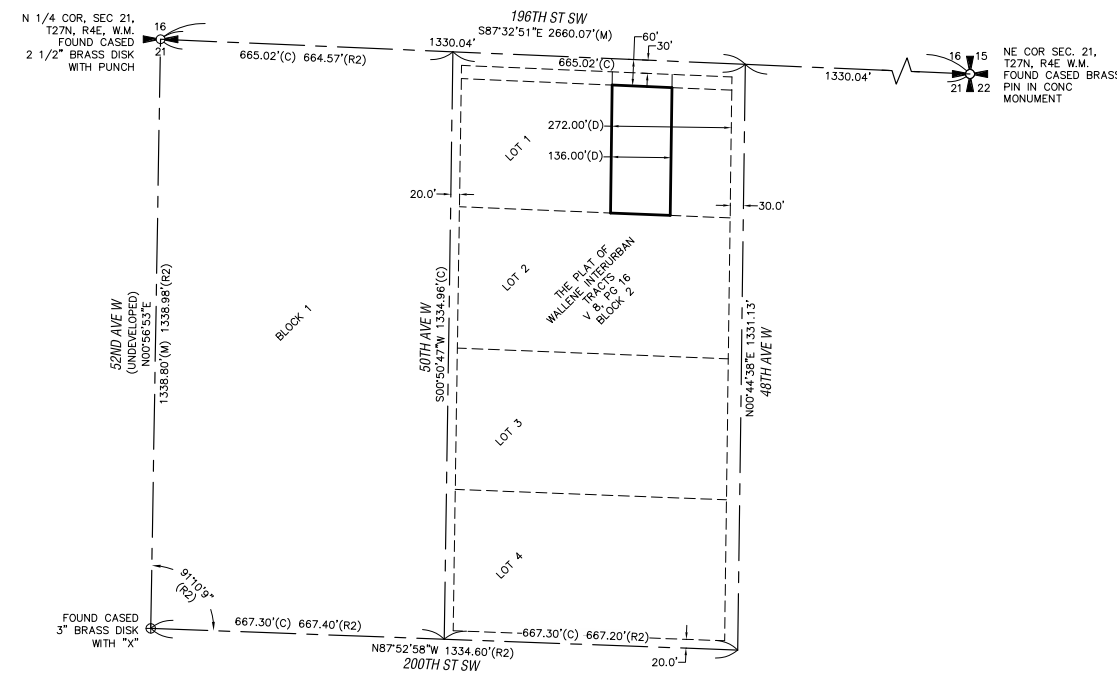
VERTICAL DATUM

NAVD 1988 PER RTK GPS TIES AND THE WASHINGTON STATE REFERENCE NETWORK (WSRN). UNITS OF MEASUREMENT ARE U.S. SURVEY FEET.

CATCH BASIN
 RIM EL=367.52'
 (N) I.E.=362.02'
 (E) I.E.=362.12'
 (NE) I.E.=362.32'
 (S) I.E.=361.92'

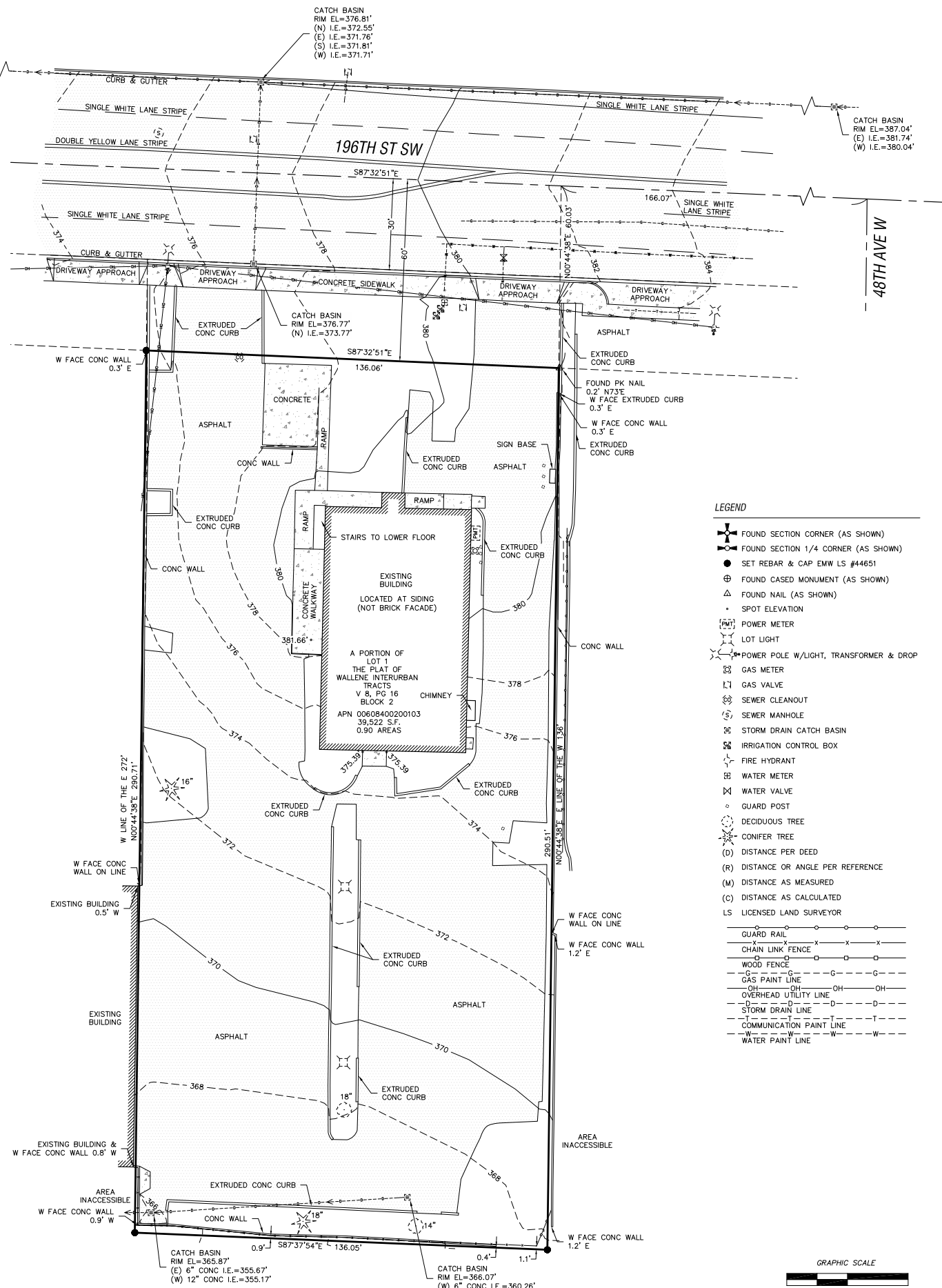
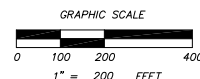
CATCH BASIN
 RIM EL=376.81'
 (N) I.E.=372.55'
 (E) I.E.=371.76'
 (S) I.E.=371.81'
 (W) I.E.=371.71'

CATCH BASIN
 RIM EL=387.04'
 (E) I.E.=381.74'
 (W) I.E.=380.04'



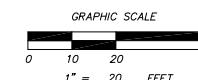
NOTE:
 THE EXISTING UTILITIES AS SHOWN ARE ONLY APPROXIMATE AND ARE BASED ON THE BEST AVAILABLE INFORMATION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE SIZE, TYPE, LOCATION, AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO STARTING CONSTRUCTION, AND INFORM THE DESIGN ENGINEER OF ANY DISCREPANCIES.

Call Before You Dig
 1-800-424-5555



LEGEND

- ✦ FOUND SECTION CORNER (AS SHOWN)
- ⊙ FOUND SECTION 1/4 CORNER (AS SHOWN)
- SET REBAR & CAP EMW LS #44651
- ⊕ FOUND CASED MONUMENT (AS SHOWN)
- △ FOUND NAIL (AS SHOWN)
- SPOT ELEVATION
- ⊞ POWER METER
- ⊞ LOT LIGHT
- ⊞ POWER POLE W/LIGHT, TRANSFORMER & DROP
- ⊞ GAS METER
- ⊞ GAS VALVE
- ⊞ SEWER CLEANOUT
- ⊞ SEWER MANHOLE
- ⊞ STORM DRAIN CATCH BASIN
- ⊞ IRRIGATION CONTROL BOX
- ⊞ FIRE HYDRANT
- ⊞ WATER METER
- ⊞ WATER VALVE
- ⊞ GUARD POST
- ⊞ DECIDUOUS TREE
- ⊞ CONIFER TREE
- (D) DISTANCE PER DEED
- (R) DISTANCE OR ANGLE PER REFERENCE
- (M) DISTANCE AS MEASURED
- (C) DISTANCE AS CALCULATED
- LS DISTANCE LAND SURVEYOR
- GUARD RAIL
- x—x— CHAIN LINK FENCE
- o—o— WOOD FENCE
- g—g— GAS PAINT LINE
- oh—oh— OVERHEAD UTILITY LINE
- d—d— STORM DRAIN LINE
- t—t— COMMUNICATION PAINT LINE
- w—w— WATER PAINT LINE



SHT. 1 OF 1
 FOR: AMPACC LAW GROUP, PLLC
 CITY OF LYNNWOOD, SNOHOMISH COUNTY, WA

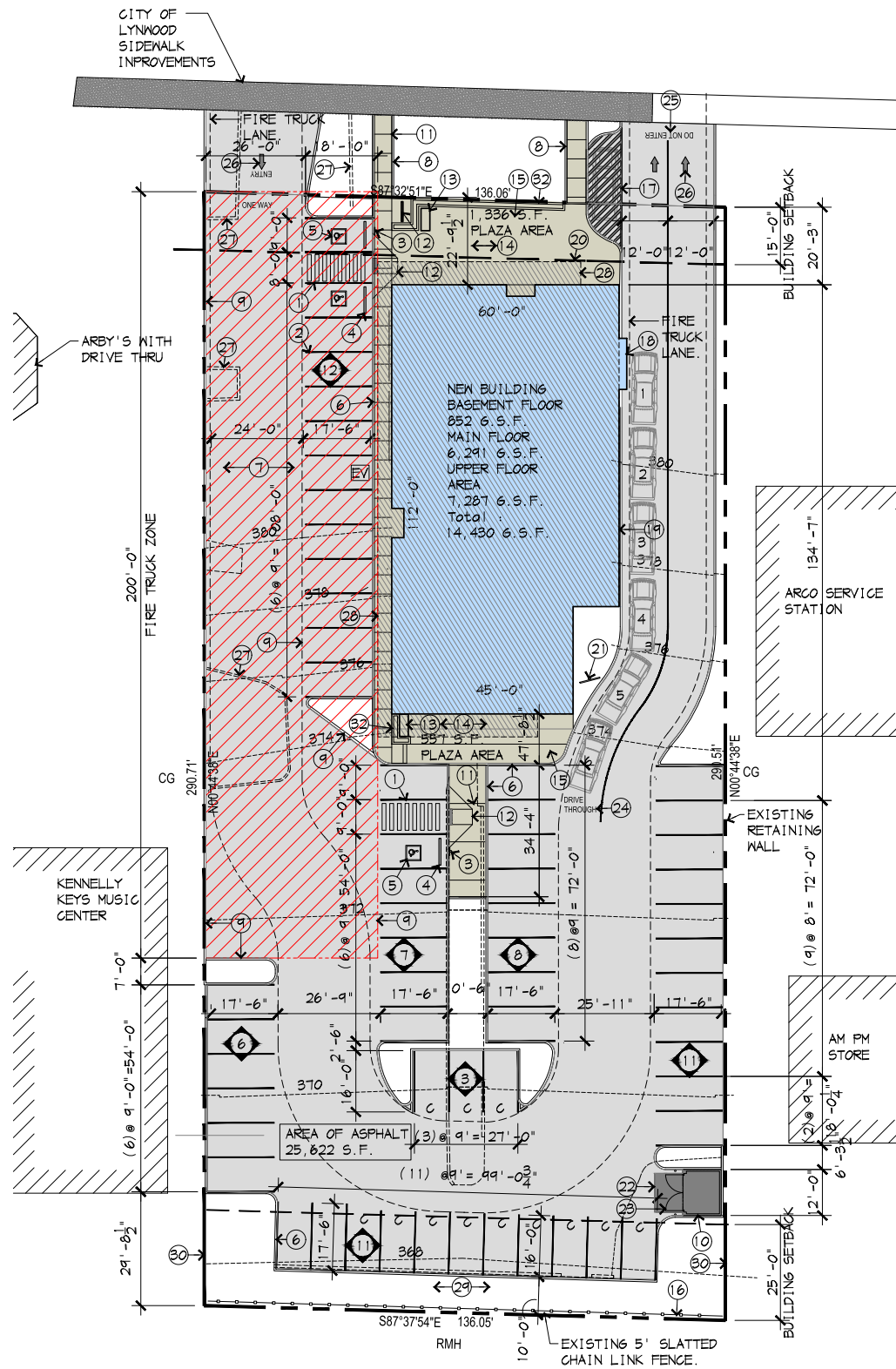
TOPOGRAPHIC SURVEY
 CHECKED: EW
 JOB NO.: NOBLS-210729
 FIELD CREW: AJ



4820 196TH ST
 LYNNWOOD, WA 98036
 TAX PARCEL NO. 00608400200103

informed land survey
 PO Box 6137
 Tacoma, WA 98415-0137
 Phone: 252-527-2070
 adm@informedlandsurvey.com
 www.informedlandsurvey.com
 LAND SURVEYING • MAPPING • CONSTRUCTION LAYOUT

196TH ST SW



UTILITY DISTRICTS

POWER: SNOHOMISH COUNTY PUD
 WATER: CITY OF LYNNWOOD
 SEWER: CITY OF LYNNWOOD
 TELEPHONE: OWNER DETERMINED
 GAS: PUGET SOUND ENERGY

SEPARATE SUBMITTALS

ELECTRICAL
 MECHANICAL
 PLUMBING
 SIGNS
 FIRE ALARM
 FIRE SPRINKLER
 KITCHEN HOOD
 IRRIGATION PLAN FOR LANDSCAPING

SITE PLAN NOTES

- ACCESSIBLE PARKING STALL WITH PAINTED WALKWAY & SIGN. SEE DET.11 DWG.A1.3.
- PAINTED PARKING STRIPING. 4" WIDE LINES. LENGTH AS INDICATED ON PLAN. COLOR: TRAFFIC WHITE.
- ACCESSIBLE PARKING SIGN PER DET.4 DWG.A1.3.
- WHEEL STOP. DET.2 DWG.A1.3.
- PAINTED HANDICAP PARKING STRIPING. 1'-0" WIDE BARS WIDTH AS INDICATED ON PLAN. COLOR: TRAFFIC WHITE.
- CONCERTED SIDE WALK. DET.6 DWG.A1.3.
- NEW ASPHALT. DET.1 DWG.A1.3.
- PEDESTRIAN SIDEWALK
- FIRE LANE DET.9 DWG.1.3.
- TRASH ENCLOSURE DET.7 DWG.A1.3. COLOR OF TRASH ENCLOSURE TO MATCH THE MAIN BUILDING'S WALLS. SIDEWALK JOINT DET.5 DWG.A1.3
- BIKE RACK. 7-Bike Saddleback Bike Rack - 62"L - 2-3/8"OD Galvanized Pipe - Surface Base Plate Mount. Provided by Bicycle Rack Source (800)291-7442. SEE DWG.A1.2.
- PARK BENCH. TREETOP BENCH FACTORY CALL 1-866-275-1507 THEBENCHFACTORY.COM SKU 2N65683. MODEL NAME 6' SURFACE MOUNT MATERIAL PLASTIC COATED STEEL DWG.A1.2 SEAT DIMENSIONS 72" L X 10" W X 18.25" H STAMPED CONCRETE. 6.C. TO COORDINATE WITH OWNER PRIOR TO STAMPING.(special paving used for plazas may extend into the side walk provided they comply with the Public Works Department.)
- PLAZA SEE DRAWING A1.1
- REPAIR EXISTING CHAIN-LINK FENCE AS REQUIRED AND INSERT VERTICAL SLATS ALONG THE FULL LENGTH OF THE SOUTH PROPERTY LINE.
- SPECIAL ORDER PICK UP STALL
- DRIVE THROUGH
- SPRINKLER ROOM
- 15' SET BACK
- MENU BOARD
- NEW TRASH ENCLOSURE WITH 6" THICK CONC. APRON.
- NEW GATES DETAIL PER DET.8 DWG.A1.3.
- PROVIDE 12" HIGH BLOCK LETTER PAVEMENT PAINTING STATING "DRIVE-THRU".
- PROVIDE 12" HIGH BLOCK LETTER PAVEMENT PAINTING STATING "DO NOT ENTER".
- NEW WHITE PAVEMENT PAINTING DIRECTIONAL ARROW.
- EXISTING CURB TO BE REMOVED
- BUILDING AREA ABOVE
- 10' WIDE BUFFER
- EXISTING RETAINING WALL
- CURB CUT. DET.12 DWG.A1.3
- PLANTER

PROJECT CRITERIA

SCOPE OF WORK

THE CHO OFFICE BUILDING WILL BE A NEW MIXED USE TWO STORY BUILDING WITH A BASEMENT, MEZZANINE, AND EXTENDED ROOF PLAZA.
 TAX ACCOUNT NO. 00608400200103

LEGAL DESCRIPTION

WALLENE INTERURBAN TR BLK 002 D-03 - W 136FT OF E 272FT LOT 1

CODES

- 2018 INTERNATIONAL BUILDING CODE (INCLUDES ADOPTION OF AND AMENDMENTS TO THE 2018 INTERNATIONAL EXISTING BUILDING CODE AND ICC/ANSI A117.1 2009, AND THE INTERNATIONAL SWIMMING POOL AND SPA CODE)
- 2018 INTERNATIONAL FIRE CODE
- 2018 WASHINGTON STATE ENERGY CODE
- 2018 INTERNATIONAL RESIDENTIAL CODE
- 2018 INTERNATIONAL MECHANICAL CODE
- 2018 UNIFORM PLUMBING CODE
- 2020 NEC ELECTRICAL CODE
- LYNNWOOD MUNICIPAL CODE

BUILDING CRITERIA

ZONING: CG (GENERAL COMMERCIAL)
 MAX. HEIGHT: NONE
 OCCUPANCY: A2/B
 CONSTRUCTION TYPE: VB
 FIRE SPRINKLER: YES
 FIRE ALARM: YES
 PROPERTY SIZE: 0.91 ACRES (39,639.6 S.F.)
 MAX LOT COVER: 35%
 MAX COVERAGE: 13,874 S.F.

BUILDING SUMMARY TABLE

BUILDING FOOTPRINT: 6,291 S.F.
 PLAZA AREAS: 1,893 S.F.
 CONCRETE SIDEWALK: 1,714 S.F.
 NEW ASPHALT: 25,622 S.F.
 OVERHANG OVER OPEN LAND: 80 S.F.
 TOTAL IMPERVIOUS AREA: 35,600 S.F.

TOTAL LOT COVERAGE

35,600 S.F. / 39,640 S.F. X100 = 90%

PLAZA AREA REQUIRED

6,291 S.F. OF BUILDING/100= 63 S.F. REQUIRED
 1,893 S.F. PROVIDED

LANDSCAPING CALCULATIONS

TABLE 21.08.04: PARKING LOT INTERIOR LANDSCAPING REQUIREMENTS
 49 -100 38 S.F. PER SPACE
 59x38 S.F. = 2,242 S.F.
 PROVIDED LANDSCAPING: 3,886 S.F.

PARKING CALCULATIONS

REQUIRED PARKING: TABLE 21.18.02 & 04
 restaurant with drive-through service (building code occupant load for 20 or more, plus drive-through window or facility)

• One per 100 SF GFA + STACKING LANE REQUIREMENTS
 611 S.F./100 = 6 PARKING STALLS.
 21.18.010 Stacking lanes for drive-through facilities. REQUIRED 6

OFFICES:
 Office Buildings/Offices Not Providing On-Site Services:
 Less than 25,000 SF GFA . 3.8 per 1,000 SF GFA
 BASEMENT FLOOR 852 S.F.x 3.8/1000 = 3 PARKING STALLS
 1ST FLOOR 700 S.F.x 3.8/1000 = 3 PARKING STALLS
 2ND FLOOR 7,215 S.F.x 3.8/1000 = 27 PARKING STALLS

RETAIL:
 General Retail: One per 300 SF GFA
 4,951 S.F. / 300 = 17 PARKING STALLS

PARKING STALLS REQUIRED: 56
 STALLS PROVIDED: 58
 PER TABLE 1108.2.2.1
 51 -100. 3 ACCESSIBLE PARKING SPACES ARE REQUIRED
 PER 21.18.700 -C 20% OF PARKING STALLS CAN BE COMPACT.
 59x.20=12

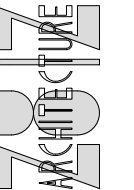
DRAWING INDEX

CIVIL	
C2.2	GRADING PLAN
C2.3	DRAINAGE PLAN
C2.4	WATER PLAN
LIGHTING PLAN	
E1.01	ELECTRICAL SITE FOOTCANDLE PLAN
E1.02	LIGHT FIXTURE SCHEDULE
ARCHITECTURE	
A1.1	SITE PLAN
A1.2	SITE DETAILS
A1.3	SITE DETAILS
L1.1	LANDSCAPE PLAN
A2.1	FLOOR PLAN
A2.2	UPPER FLOOR PLAN
A2.3	ROOF PLAN
A2.4	ROOF PLAN
A3.1	EXTERIOR ELEVATIONS

Date:	20 APRIL 2023	For:	PRE-DEVELOPMENT MEETING SUBMITTAL
	31 MAY 2023		DESIGN REVIEW



2812 Colby Avenue
 Everett WA 98201
 (425) 252-2153 p
 www.2812architecture.com



VICINITY MAP
 NTS



SITE PLAN

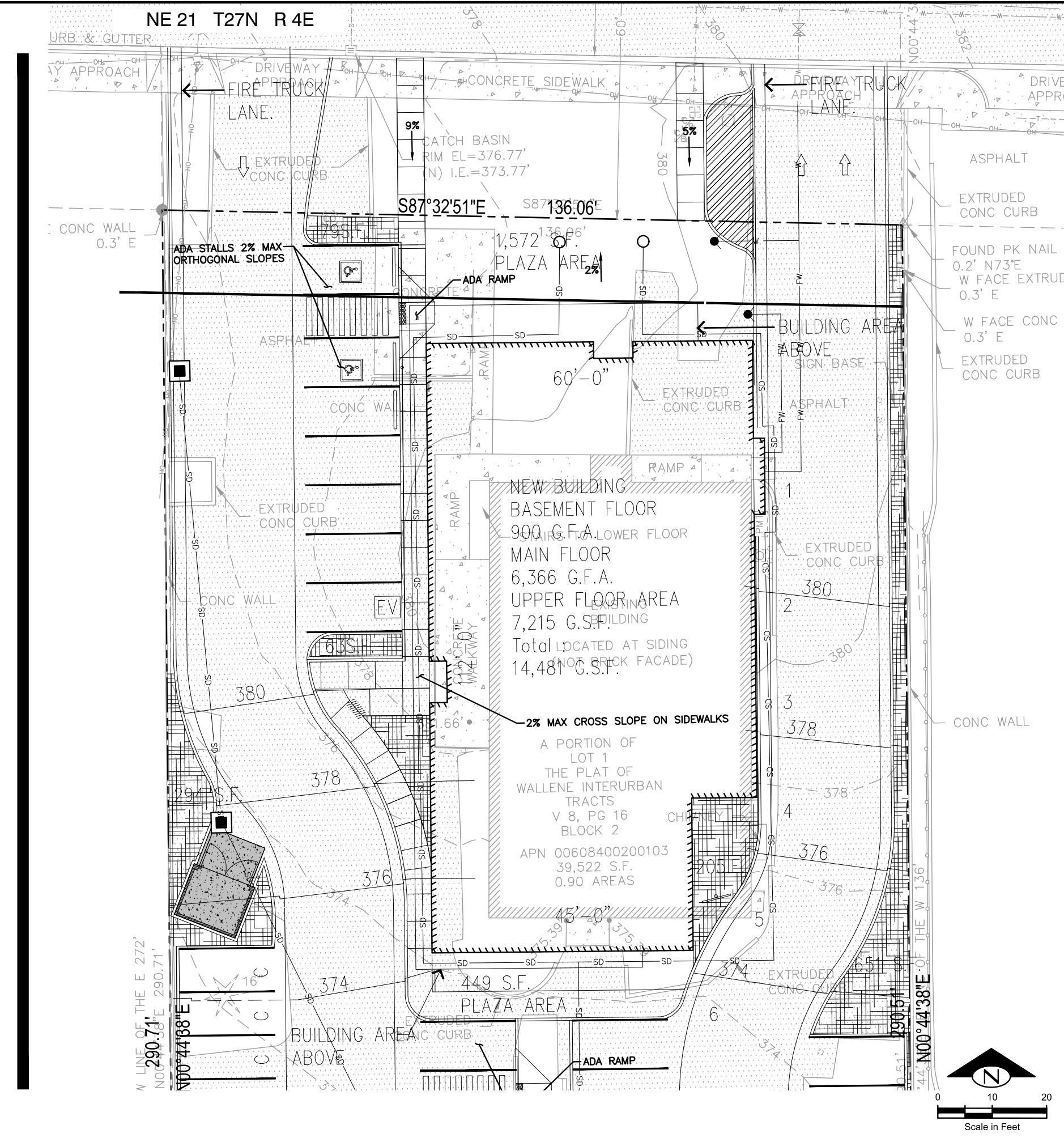
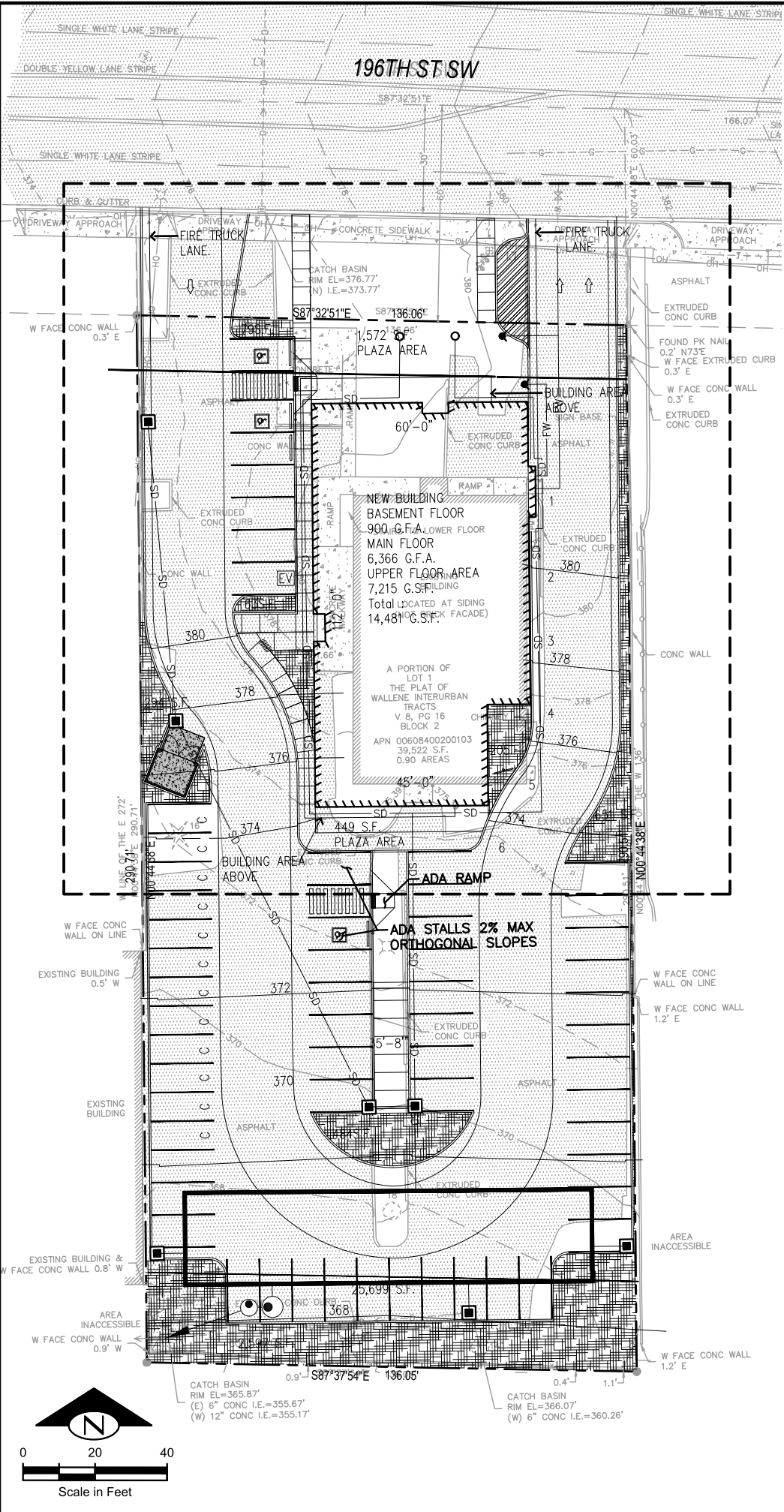
1" = 20'-0"




A New Office Building For
CHO OFFICE BUILDING
 4820 196th Street
 Lynnwood, Washington

Drawing:
A1.1
 Job Number:
 23c-4493

Plotted: May 01, 2023 - 6:25am Roadney T:\Projects\220302 Cho Office Bldg (Lynnwood)\Plans\ALF_P-CIVIL.dwg Layout Name: C2.2 GRAD



BY	
REVISION	
NO.	
DATE	
	
TerraVista NW LLC Consulting Engineers <small>3204 SHAWNEY PRINCE DR. #207 ARLINGTON, WA 98222 360-691-9272 WWW.TERRAVISTANW.COM</small>	
GRADING PLAN CHO OFFICE BUILDING 4820 196TH ST SW, LYNNWOOD, WA 98036 (CITY OF LYNNWOOD)	
C2.2	
JOB NO. 220302	

