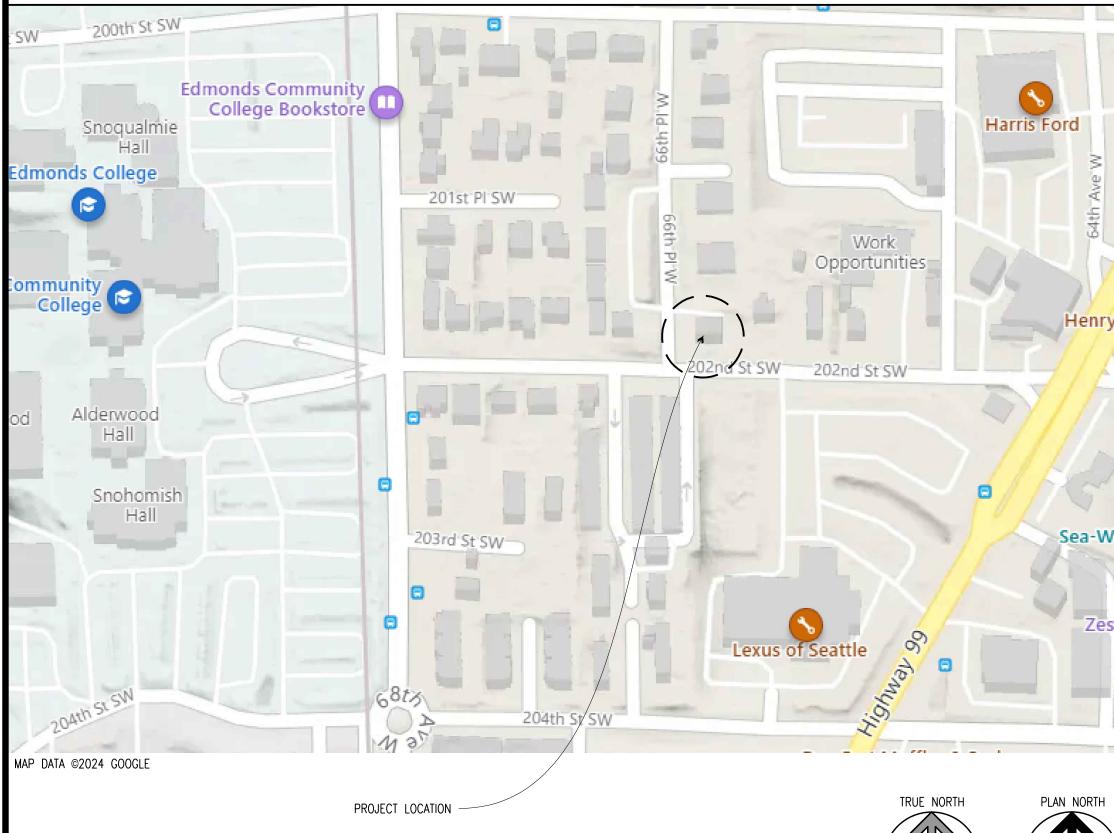


	INFORMATION		CUPANCY				SCOPE OF WORK		DIRECTORY		
INUCCI			CULANCI				JUNE OF WORK		DINECTONT		
		FLOOR	USE	LOAD FACTOR	AREA	OCCUPANT LOAD					
PROJECT ADDRESS: TAX PARCEL:	6605 202nd ST. SW LYNNWOOD, WA 98036 #00515400000709	BASEMENT	MERCANTILE STORAGE/ UTILITY	60 S.F. 300 S.F.	707 S.F. 671 S.F.	12 3	TENANT IMPROVEMENT TO AN EXISTING MIXED USE BUILDING, INCLUDING CHANGE OF USE ON MAIN FLOOR FROM OFFICE TO CHILD CARE CENTER, ALTERATIONS TO EXISTING KITCHENETTE ON SECOND FLOOR, OUTDOOR PLAY AREA, AND STRUCTURAL UPGRADES REQUIRED FOR CHANGE OF USE.	CLIENT: PROJECT CONTACT: EMAIL: PHONE:	LETI OF WASHINGTON MARISOL BEJARANO marisol@letiwa.org +1 425 775 2688	ELECTRICAL ENGINEER: PROJECT CONTACT: EMAIL: PHONE:	ARMOUR L SHALINI Pf shalinip@a +1 425 6
LEGAL DESCRIPTION	MIDWAY 5 ACRE TRACTS BLK 000 D-09- S 83FT OF E 120FT OF LOT 7	FIRST	CHILD CARE CHILD CARE RECEPTION	35 S.F. 35 S.F.	1058 S.F. 104 S.F.	31 3		ARCHITECT: PROJECT CONTACT:	HURAA ARCHITECTURE, P.C. GRANT J. SEAMAN, AIA, NCARB	MECHANICAL & PLUMBING PROJECT CONTACT:	
LOT AREA:	10200 SF(0.23 ACRES)		STORAGE – ACCESSORY CIRCULATION – ACCESSORY	300 S.F. 0 S.F.	53 S.F. 23 S.F.	0		EMAIL: PHONE:	grant@HURAAarchitecture.com +1 206 786 4533	EMAIL: PHONE:	lina@burm +1 253 5
ZONING:	CDM - COLLEGE DISTRICT MIXED USE		RESTROOM – ACCESSORY STAIRS – ACCESSORY	0 S.F. 0 S.F.	88 S.F. 52 S.F.	0				ELECTRICAL ENGINEER:	CROSS EN
SETBACK: SIDE = NONE FRONT = 15 FT. REAR = 25 FT.		SECOND	OFFICE STAIRS –ACCESSORY RESTROOM –ACCESSORY KITCHENETTE	150 S.F 0 S.F 0 S.F 200 S.F	1,069 S.F. 54 S.F. 54 S.F. 201 S.F.	8 0 0 2				PROJECT CONTACT: PHONE:	BRICE ANI +1 253 7
MAX HEIGHT:	50 FT.			TOTAL	3,853 S.F.	60					
MAX LOT COVERAGE:	90%	PER IBC 202	21-SEC 302 & TABLE 1004								
LOT COVE	ERAGE							DEFERRE	D SUBMITTALS		
LOT GROSS AREA	10,200 SF (0.23 ACRE)										
MAX LOT COVERAGE (909	3) 9,640 SF								OF WORK WILL BE SUBMITTED BY OTH	IERS UNDER SEPARATE PERMIT	(IF REQUIRE
EXISTING IMPERVIOUS								- FIRE ALARM MOD	IFICATIONS (IF REQUIRED)		
BUILDING FOOTPRINT STORAGE	1,461 SF 237 SF										
SIDEWALK / RAMP ROCKERY WALL	316 SF 140 SF										
PARKING AREA	3841 SF										
TOTAL EXISTING IMPERVIC	US 5995 SF										
PROPOSED NEW AREA											
PROPOSED OUTDOOR PLA NO NEW IMPERVIOUS ARE											

## VICINITY MAP





## LOCATION MAP GENERAL NOTES 1. DO NOT SCALE THE DRAWINGS. 200th St SW 200th St SW B INDICATED. 201st PI SW P ≤ Henry's Au (99 202nd St SW 202nd St SW 202nd St SW 202nd St SW Sea-Way Ma 99 Map data ©2024 Google - PROJECT LOCATION TRUE NORTH PLAN NORTH

## DRAWING INDEX

SHEET NO.			_		_	 		
A-000	ARCHITECTURAL COVER SHEET		_		_			
A-000 A-001	EXISTING SITE PLAN		_		_			
A-001	PROPOSED SITE PLAN		_		_			
			_		_		_	
A-100	BASEMENT FLOOR PLAN FIRST STORY FLOOR PLAN		_		_			
A-101 A-102	SECOND STORY FLOOR PLAN		_		-		_	
A-102 A-201	EXTERIOR ELEVATION					 		
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A-202	EXTERIOR ELEVATION		_		_	 	_	INSTITUTE
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QUIRED). INCLUDING:

2. VERIFY FIELD CONDITIONS PRIOR TO COMMENCEMENT OF EACH PORTION OF WORK. NOTIFY THE ARCHITECT OF DISCREPANCY PRIOR TO PROCEEDING WITH WORK. 3. DIMENSIONS ARE TO THE STRUCTURAL GRID OR TO FINISH SURFACES, UNLESS OTHERWISE INDICATED.

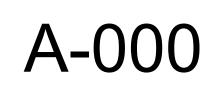
4. DOORS AND CASED OPENINGS INDICATED NEARBY WALL INTERSECTIONS SHALL BE LOCATED SO THAT THE EDGE OF THE FINISH OPENING IS SIX INCHES FROM THE FACE OF THE NEARBY WALL UNLESS OTHERWISE INDICATED. ALL OTHER DOORS AND CASED OPENINGS SHALL BE CENTERED BETWEEN ADJACENT WALL INTERSECTIONS. ITEMS INDICATED AS BIDDER DESIGNED SHALL BE DESIGNED AND ENGINEERED BY THE CONTRACTOR AND/OR SUBCONTRACTOR IN COMPLIANCE WITH APPLICABLE LEGAL REQUIREMENTS, INCLUDING COMPREHENSIVE ENGINEERING ANALYSIS BY A QUALIFIED PROFESSIONAL ENGINEER, USING PERFORMANCE AND DESIGN CRITERIA

6. BIDDING CONTRACTORS AND SUBCONTRACTORS ARE REQUIRED TO VISIT THE SITE PRIOR TO SUBMITTING BIDS. 7. ALL ITEMS AND INSTALLATION WHICH ARE SHOWN ON THE DRAWINGS AND DETAILS, ARE TO BE FURNISHED AND INSTALLED BY THE CONTRACTOR UNLESS NOTED OTHERWISE.

8. COORDINATE DIMENSIONS OF CASEWORK, FIXTURES AND EQUIPMENT SUPPLIED AND/OR INSTALLED BY OWNER. 9. UPON COMPLETION OF PROJECT, OBTAIN FINAL INSPECTIONS AS REQUIRED BY LOCAL JURISDICTIONS AND FURNISH OWNER WITH EVIDENCE OF SUCH INSPECTIONS AND CERTIFICATES OF OCCUPANCY.

10. COORDINATE TELECOMMUNICATIONS, DATA AND SECURITY SYSTEMS INSTALLATIONS WITH THE OWNER.

11. THROUGHOUT THIS SET OF DRAWINGS THE TERM "OWNER" REFERS TO THE CLIENT/TENANT, AND THE TERM "LANDLORD" REFERS TO THE PROPERTY OWNER.





DATE DRAWN BY CHECKED BY GS SCALE

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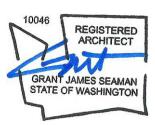
PROJECT NO. P24-1006

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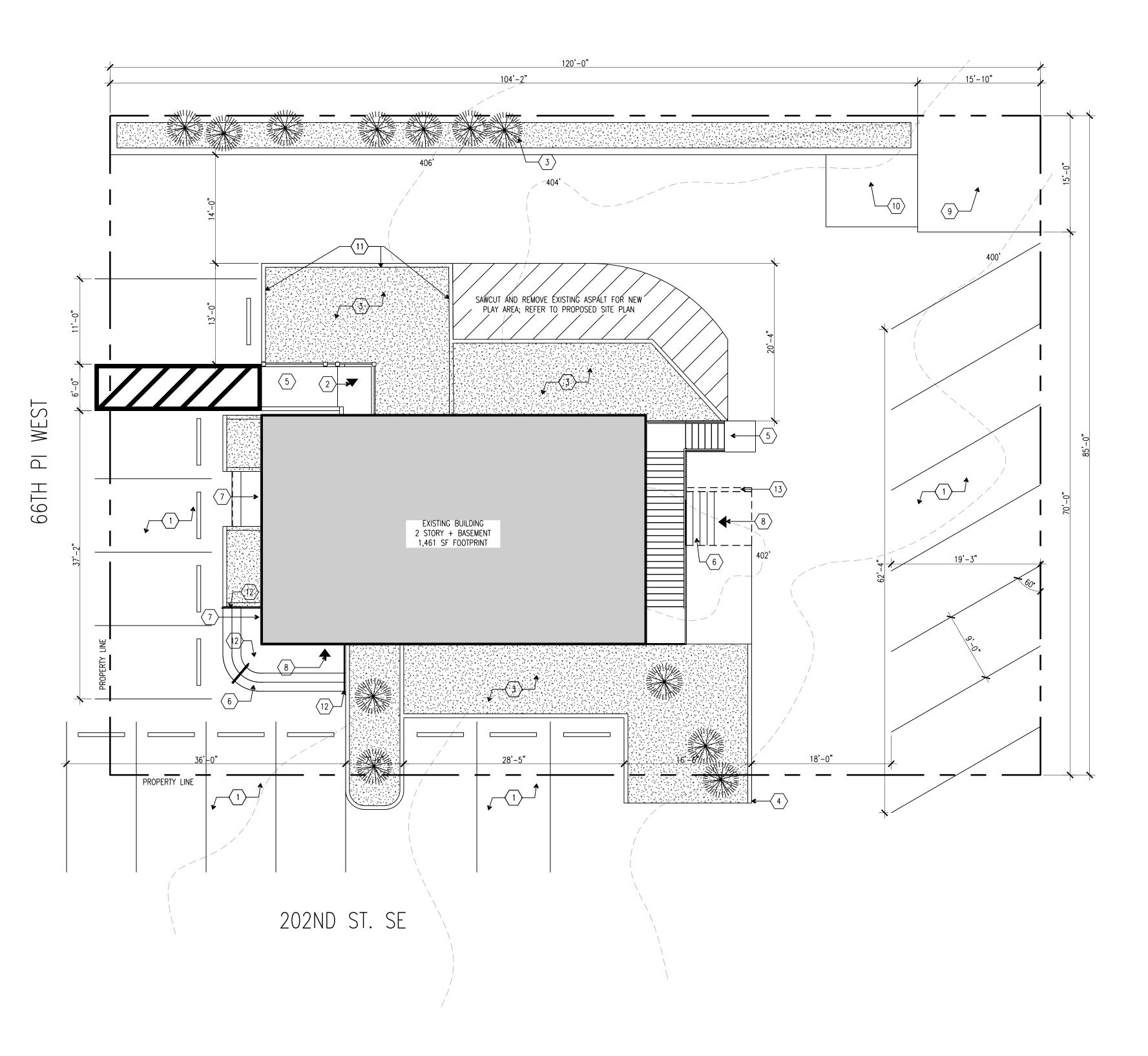
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NO.	REVISIONS	DATE







# A EXISTING SITE PLAN

KEY NO	)TFS		
$\left\langle 1 \right\rangle$	EXISTING PARKING STALLS	(16)	NEW 6' TALL CHAIN LINK FENCE
$\langle 2 \rangle$	PRIMARY ACCESSIBLE ENTRY	(17)	NEW GARDEN BLOCK WALL
$\langle 3 \rangle$	EXISTING LANDSCAPE	(18)	NEW CONCRETE STEPS
$\langle 4 \rangle$	EXISTING RAMP TO REMAIN	(19)	NEW HANDRAILS
$\left\langle 5 \right\rangle$	EXISTING EMERGENCY EXIT STAIR	20	NEW FENCE
$\left\langle 6 \right\rangle$	EXISTING OUTDOOR STAIRS	21	PARALLEL COMPACT STALL
$\langle 7 \rangle$	EXISTING EXIT DOOR	22	NEW 4" WHITE PARKING STRIPING
$\langle 8 \rangle$	EXISTING ENTRY DOOR	23	5' CLEAR EGRESS BUFFER BETWEEN ALL
$\langle 9 \rangle$	EXISTING STORAGE SHED	24	SELF CLOSING, SELF LATCHING GATE
(10)	EXISTING TRASH/RECYCLE	25	VAN ACCESSIBLE PARKING STALL, MOUNT
$\langle 11 \rangle$	EXISTING GARDEN BLOCK WALL TO BE REMOVED		
(12)	EXISTING HAND RAIL TO BE REMOVED		
(13)	EXISTING CANOPY		
$\langle 14 \rangle$	NEW PERMEABLE OUTDOOR PLAY AREA, GROUND SURFACING		
(15)	NEW ENTRY DOOR		
3/25/2024	8:21:35 nm		

3/25/2024 8:21:35 pm

	LEGEND	
	X.X	
	ENTRY POINT	
	EXISTING IMPERVIOUS	
L FIXED/ BUILT – IN ELEMENTS IT TO FENCE	BUILDING FOOTPRINT1,461 SFSTORAGE237 SFSIDEWALK / RAMP316 SFROCKERY WALL140 SFPARKING AREA3841 SFTOTAL EXISTING IMPERVIOUS5995 SF	



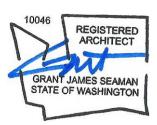
NOTES
1. SIDEWALKS AND STREET TREES -THIS PROJECT DOES NOT PROPOSE ANY STREET TREES. ALL TREES WILL BE IN THE LANDSCAPE BUFFER WITHIN THE PROPERTY LINES



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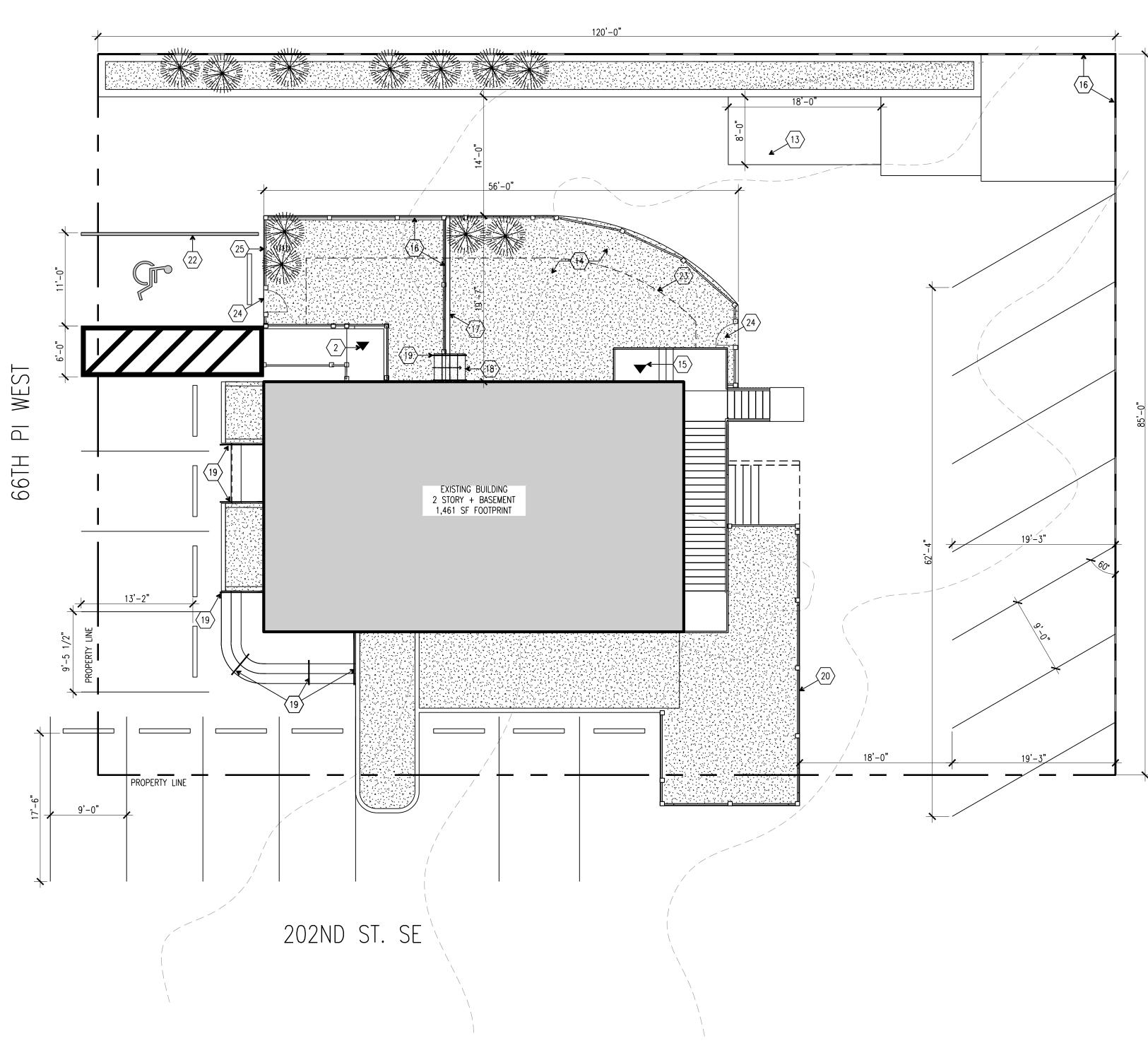
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A PROPOSED SITE PLAN					
KEY NOTES			PARKING CALCULATION		LANDSCAPE
1 EXISTING PARKING STALLS	$\langle 16 \rangle$	NEW 6' TALL CHAIN LINK FENCE	ZONING DESIGNATION	CDM – COLLEGE DISTRICT MIXED USE	
2 PRIMARY ACCESSIBLE ENTRY		NEW GARDEN BLOCK WALL	USE TYPE – BASEMENT	RETAIL AND ACCESSORY STORAGE	1. ALL PLANTS SELECTED ARE E     SELECTED IN PLACE OF USING A     FACILITATE DI ANTE MATERING FOR
3   EXISTING LANDSCAPE		NEW CONCRETE STEPS	USE TYPE – FIRST FLOOR	CHILD CARE AND ACCESSORY STAIR	<ul> <li>FACILITATE PLANT WATERING FOR</li> <li>HAVE BEEN SELECTED TO COMP</li> <li>SITE MAINTENANCE PLAN HAS BI</li> </ul>
			USE TYPE – SECOND FLOOR	OFFICE, ACCESSORY STAIR, ACCESSORY RESTROOM, ACCESSORY KITCHENETTE	BE PROVIDED IN ALL LANDSCAPE
4   EXISTING RAMP TO REMAIN	(19)	NEW HANDRAILS	PARKING REQUIRED – BASEMENT USES	RETAIL– (1 STALL PER 200 SF) = 707 SF/200 SF = <u>4 STALL REQ.</u> ACCESSORY STORAGE – NO PARKING REQUIRED	2. ALL EXISTING LANDSCAPE TO
5 EXISTING EMERGENCY EXIT STAIR	$\langle 20 \rangle$	NEW FENCE	PARKING REQUIRED – FIRST FLOOR USES		
6 EXISTING OUTDOOR STAIRS	21	PARALLEL COMPACT STALL	FARKING REQUIRED - FIRST FLOOR USES	CHILD CARE – 8 SPACES PER BELOW BREAKDWON EMPLOYEE - (1 SPACE PER EMPLOYEE) = 4 EMPLOYEES = 4 STALL REQ.	
7 EXISTING EXIT DOOR	$\langle 22 \rangle$	NEW 4" WHITE PARKING STRIPING	PARKING REQUIRED – SECOND FLOOR USES	CHILDREN - (1 SPACE PER 5 CHILDREN) =20 CHILDREN/5 = $4$ STALL REQ. OFFICE - (1 STALL PER 200 SF) =1,069/200 SF = $6$ STALL REQ.	- IRRIGATION SYSTE
8 EXISTING ENTRY DOOR	23	5' CLEAR EGRESS BUFFER BETWEEN ALL FIXED/ BUILT - IN ELEMENTS		RESTROOM ACCESSORY – NO PARKING REQUIRED KITCHENETTE ACCESSORY – NO PARKING REQUIRED	IRRIGATIOIN SYSTEM. HOSE BIBS
9 EXISTING STORAGE SHED	24	SELF CLOSING, SELF LATCHING GATE	TOTAL PARKING REQUIRED	18 PARKING STALL REQ.	YEAR.
(10) EXISTING TRASH/RECYCLE	25	VAN ACCESSIBLE PARKING STALL, MOUNT TO FENCE	TOTAL PARKING PROVIDED – ON–SITE	19 PARKING STALL	
11 EXISTING GARDEN BLOCK WALL TO BE REMOVED	LEGE			AS PER LCM 21.18.700	LANDSCAPE CALC
					LANDSCAPE LOCATION
(12)   EXISTING HAND RAIL TO BE REMOVED	/v v	KEYNOTE	PROPOSED NEW PERMEAE	BLE AREA	GROSS AREA
(13) EXISTING CANOPY		→ PROPERTY LINE	PROPOSED OUTDOOR PLAY 846 SI		EXISTING LANDSCAPE AREA
14 NEW PERMEABLE OUTDOOR PLAY AREA, GROUND SURFACING			EXISTING PERMEABLE1,272 STOTAL EXISTING + NEW PERMEABLE2,118		TOTAL AREA
15 NEW ENTRY DOOR		ENTRY POINT			



### GATIOIN SYSTEM. HOSE E \_\_\_\_\_ IDSCAPE CAL SCAPE LOCATION S AREA C. TREE BRANCHES MUST BE TRIMMED TO PROVIDE A MINIMUM OF SIX FEET CLEARANCE MUST BE TRIMMED TO PROVIDE A MINIMUM OF SIX FEET CLEARANCE MEASURED FROM THE GROUND TO THE BRANCH TO PREVENT SIGHT AND PEDESTRIAN OBSTRUCTIONS. TREE BRANCHES MUST BE TRIMMED TO PROVIDE EIGHT FEET CLEARANCE WHEN OVERHANGING VEHICULAR AREAS. ING LANDSCAPE AREA 433 SF 2,207 SF

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NDSCAPE		GENERAI	LANDSCAPE NOTES
ALL PLANTS SELECTED ARE DROUGHT TOLERANT TO THE PACIFIC NORTHWEST AND HAVE BEEN LECTED IN PLACE OF USING AN IRRIGATIOIN SYSTEM. HOSE BIBS WILL BE PROVIDE TO CILITATE PLANT WATERING FOR THE FIRST YEAR. A VARIETY OF COLOR AND TEXTURED PLANTS WE BEEN SELECTED TO COMPLIMENT THE OVERALL DESIGN OF THE PROPOSED BUILDING. A TE MAINTENANCE PLAN HAS BEEN INCLUDED WITH THIS SUBMITTAL. LANDSCAPE IRRIGATION WIL PROVIDED IN ALL LANDSCAPE AREA. ALL EXISTING LANDSCAPE TO REMAIN; NO NEW LANDSCAPING IS PROPOSED		1. GENERAL S A. B.	WOOD MUNICIPAL CODE: SITE PREPARATION COMPACTED SOIL. DURING SITE PREPARATION SOIL MUST BE LOOSENED OR UNCOMPACTED IN LANDSCAPE AREAS WHERE NECESSARY DUE TO COMPACTION. SOIL MUST BE UNCOMPACTED, AT MINIMUM, DOWN TO 24 INCHES BELOW SURFACE GRADE IN ANY LANDSCAPE BUFFER, STREET FRONTAGE, OR PARKING LOT LANDSCAPING AREA. DEPTH OF SOIL THAT IS LOOSENED OR UNCOMPACTED MAY BE LESS IF RECOMMENDED BY QUALIFIED LANDSCAPE PROFESIONAL. WHERE NECESSARY SOIL AMENDMENTS MAY BE ADDED FROM A VERIFIED SOURCE. ROOT BARRIERS. TREES PLANTED WITHIN 10FT. OF A PUBLIC STREET, SIDEWALK, PAVED TRAIL, OR WALKWAY MUST BE A DEEP-ROOTED SPECIES AND MUST BE SEPARATED FROM HARDSCAPE BY A ROOT BARRIER TO PREVENT PHYSICAL DAMAGE TO PUBLIC IMPROVEMENTS.
RIGATION SYSTEM			PLANT STANDARDS (GROUNDCOVER,SHRUBS AND TREES) PLANTS SELECTION. PLANTS MUST BE APPROPRIATE FOR THE PUGET SOUND LOWLAND REGION. PERMITTED PLANTS AND
RIGATIOIN SYSTEM. HOSE BIBS WILL BE PROVIDE TO FACILITATE PLANT WATERING FOR THE FIRST AR.			TREES ARE ALLOWED AS DESCRIBED BELOW: - PROHIBITED PLANTS. PLANTS LISTED BY THE WASHINGTON STATE NOXIOUS WEED CONTROL BOARD IN THEIR NOXIOUS WEED LIST OR SUBSEQUENT DOCUMENT, OR COMMONLY KNOWN AS INVASIVE SPECIES, ARE PROHIBITED FROM BEING PLANTED IN THE CITY
			REE STANDARDS
NDSCAPE CALCULATIONS		TREES STANDA	MUST BE SELECTED FROM THE CITY'S TREE PRESERVATION AND PROTECTION GUIDELINES AND MEET THE FOLLOWING ARDS:
IDSCAPE LOCATION AROUND THE BUILDING AND OUTDOOR PLAY			TREES MUST BE PLANTED SO THAT, WHEN THEY REACH MATURITY, THERE WILL BE A MINIMUM OF 10 FEET OF CLEARANCE ON CENTER BETWEEN TREES
OSS AREA 1,774 SF		В.	TREE SELECTION WITHIN ALL LANDSCAPE AREA, INCLUDING STREET TREES, MUST COMPLY WITH SNOHOMISH PUD UTILITY REQUIREMENTS, OTHER EXISTING UTILITIES (STORMWATER, WATER AND WASTEWATER CONVEYANCE SYSTEMS), LIGHTING,

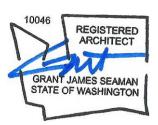




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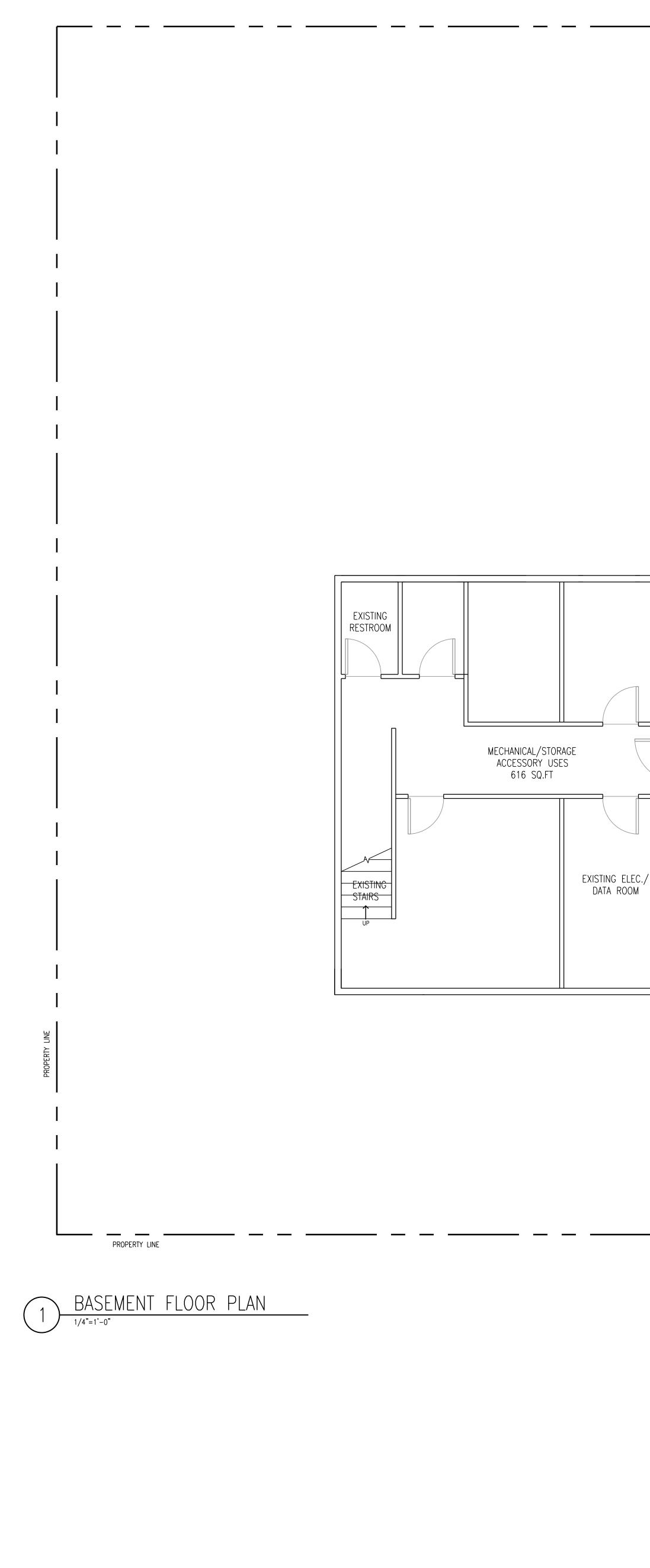


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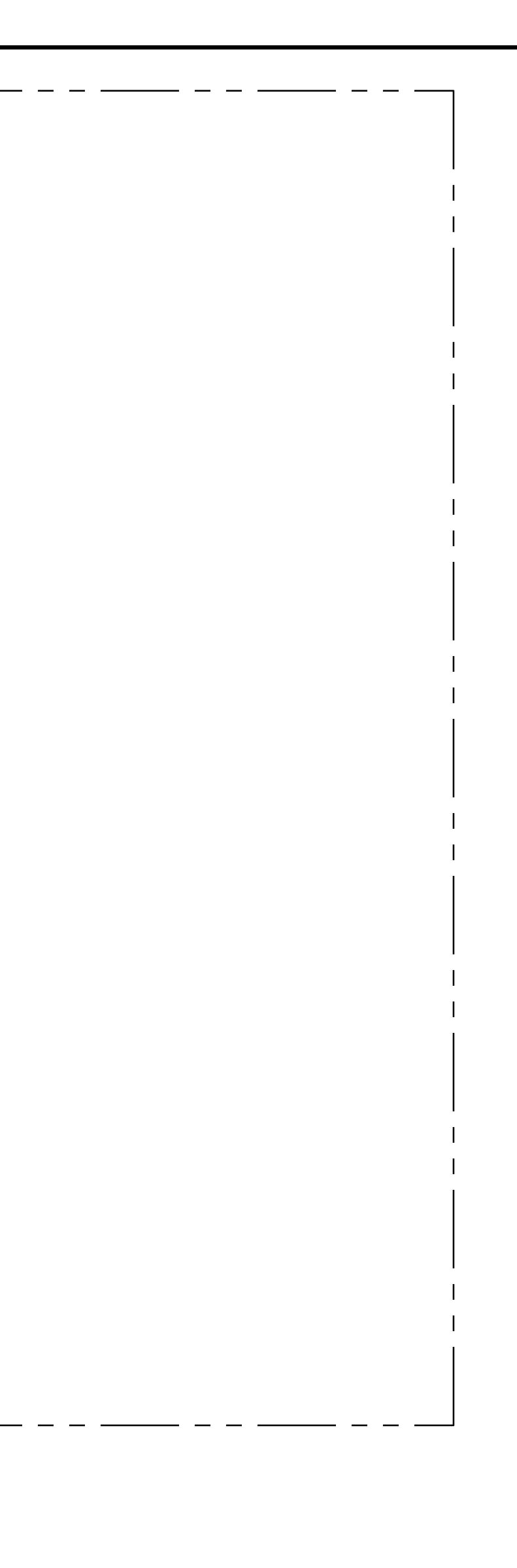




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BASEMENT FLOOR PLAN

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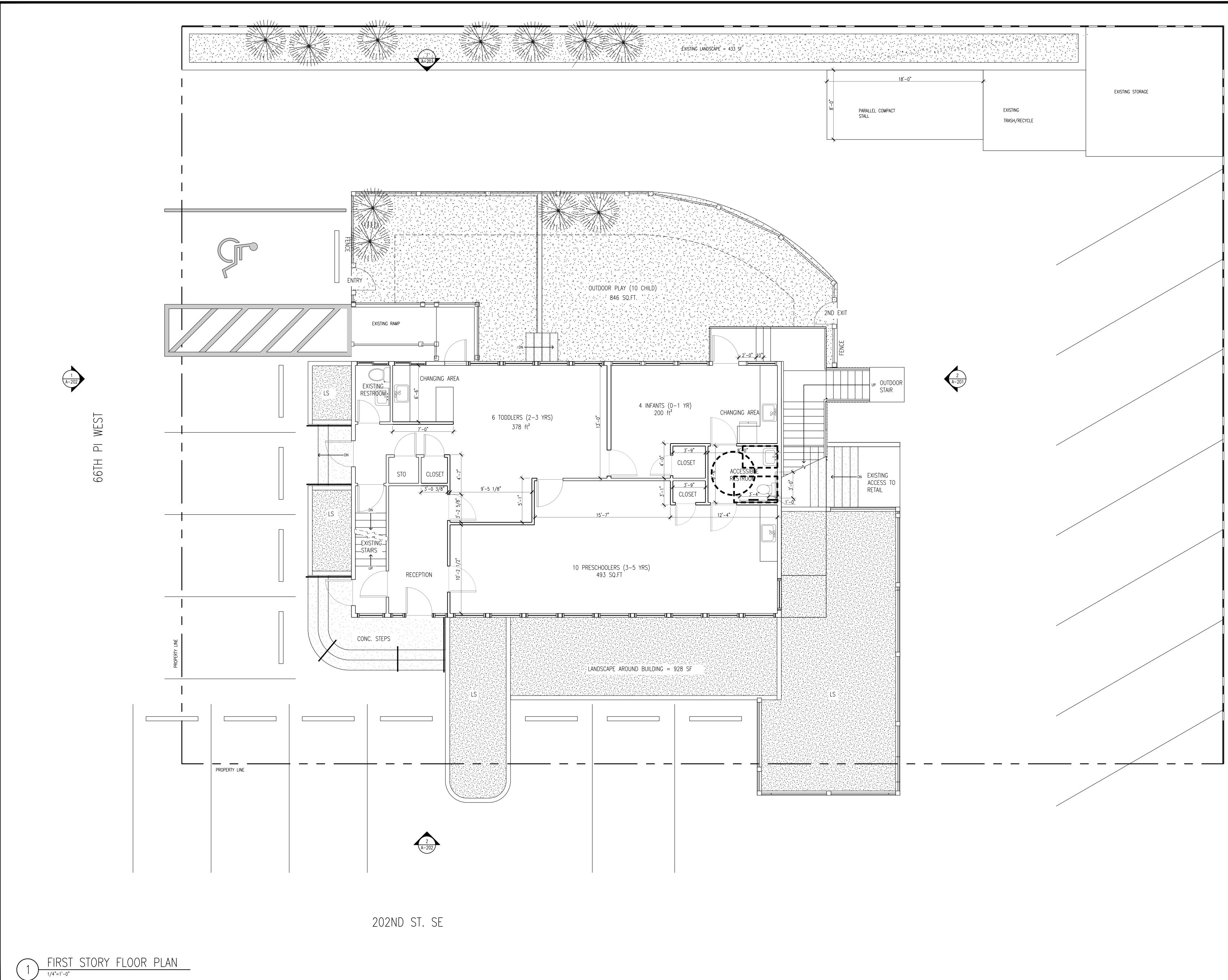
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## FIRST STORY FLOOR PLAN

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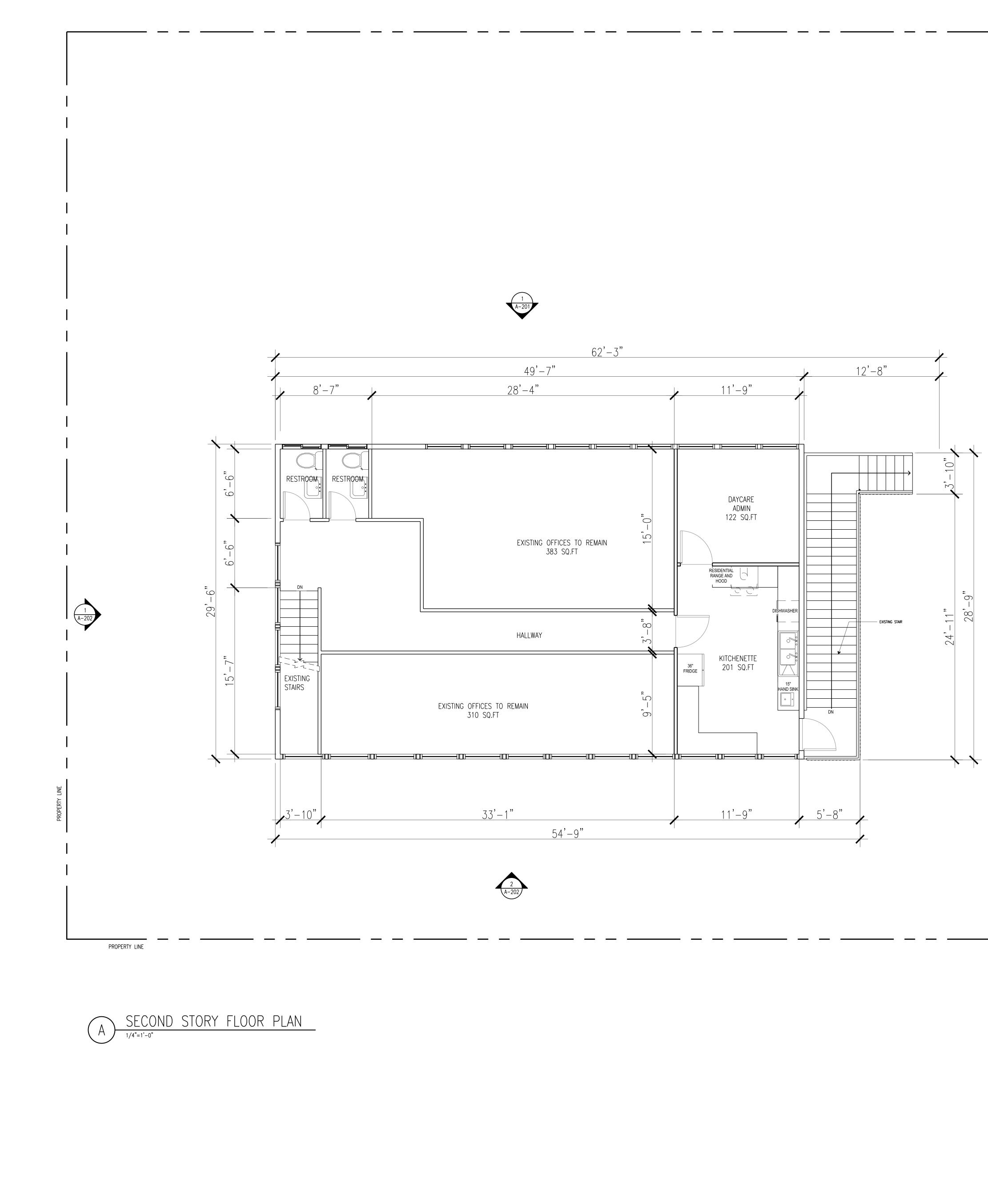
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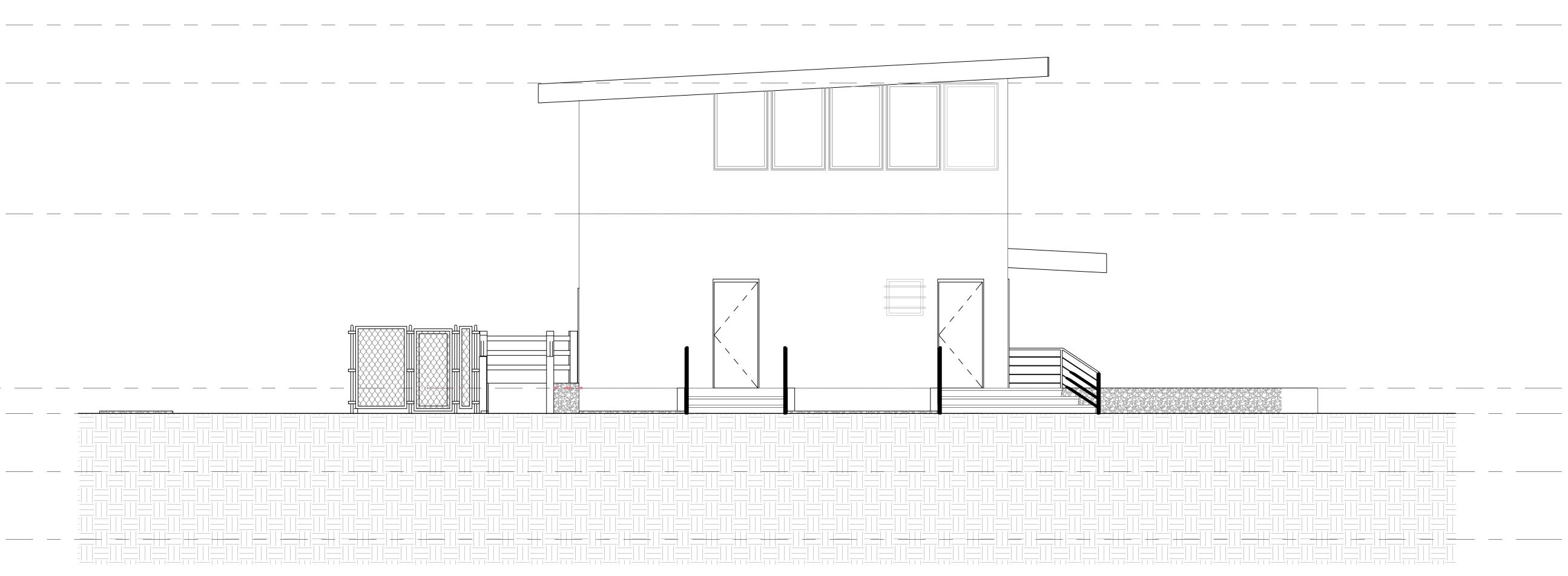
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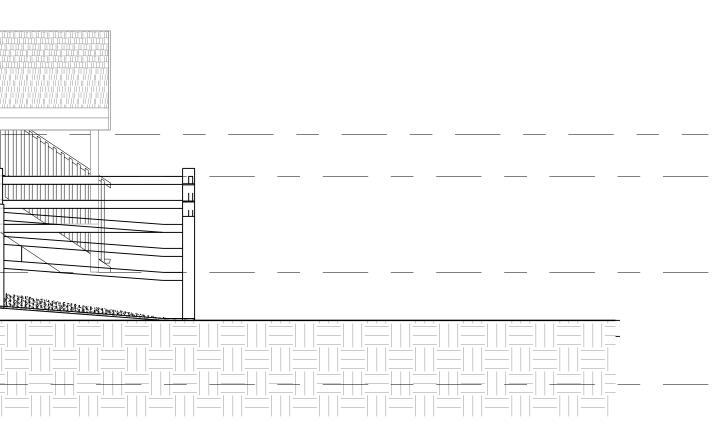
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<u>SECOND LEVEL</u>	
FIRST FLOOR 407' - 9" 407' - 9" 406' - 0" 406' - 0" 406' - 0" 402' - 0" LOWER GROUND 397' - 4"	
1 WEST - 1/4"=1'-0"	- EXTERIOR ELEVATION
$ \underbrace{\text{ROOF}}_{432'} \underbrace{\text{APEX}}_{-9"} - \underbrace{-9"}_{-9"} - \underbrace{-9"}_{-9} - -$	
432' - 9"	
<u>SECOND LEVEL</u>	
$   \overrightarrow{PETAIL ACCESS LEVEL} $	
$ \begin{array}{c}                                     $	
2 SOUTH 1/4"=1'-0"	- EXTERIOR ELEVATION

ROOF APEX 432' - 9" <u>ROOF BASE</u> 428' - 9"







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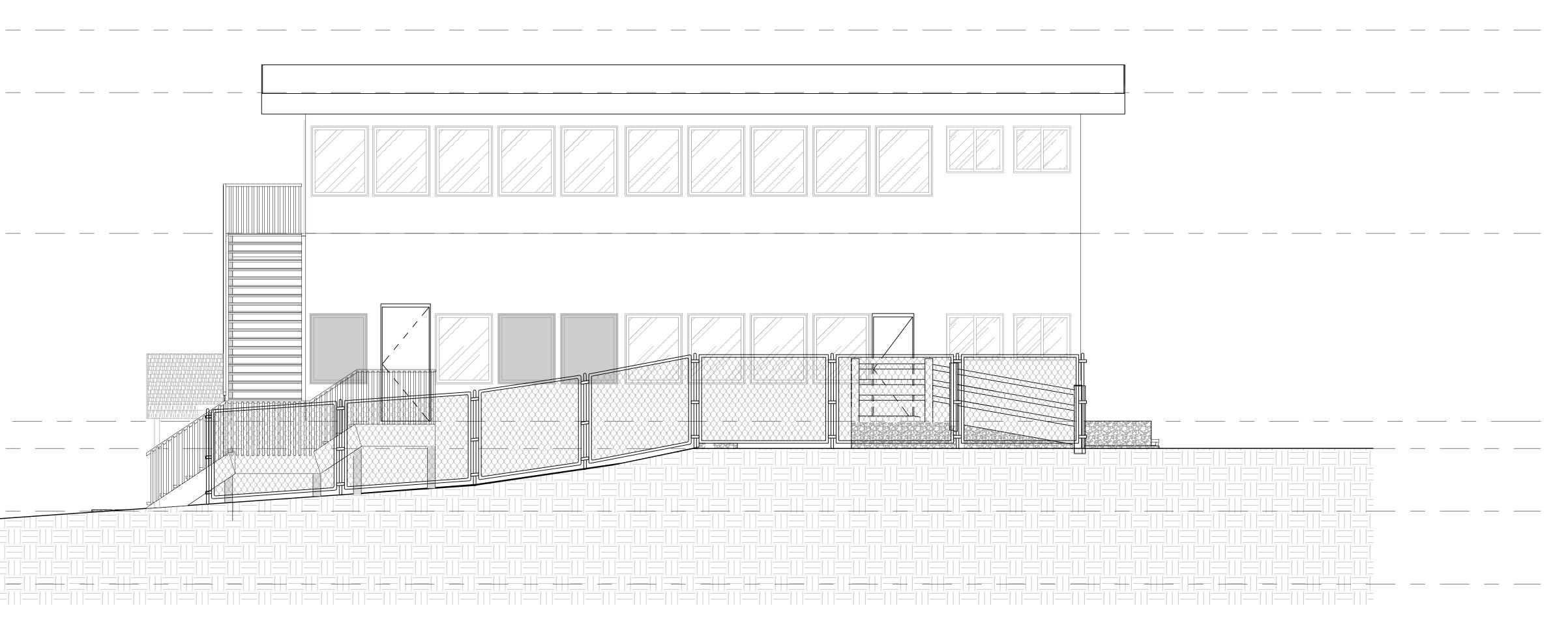


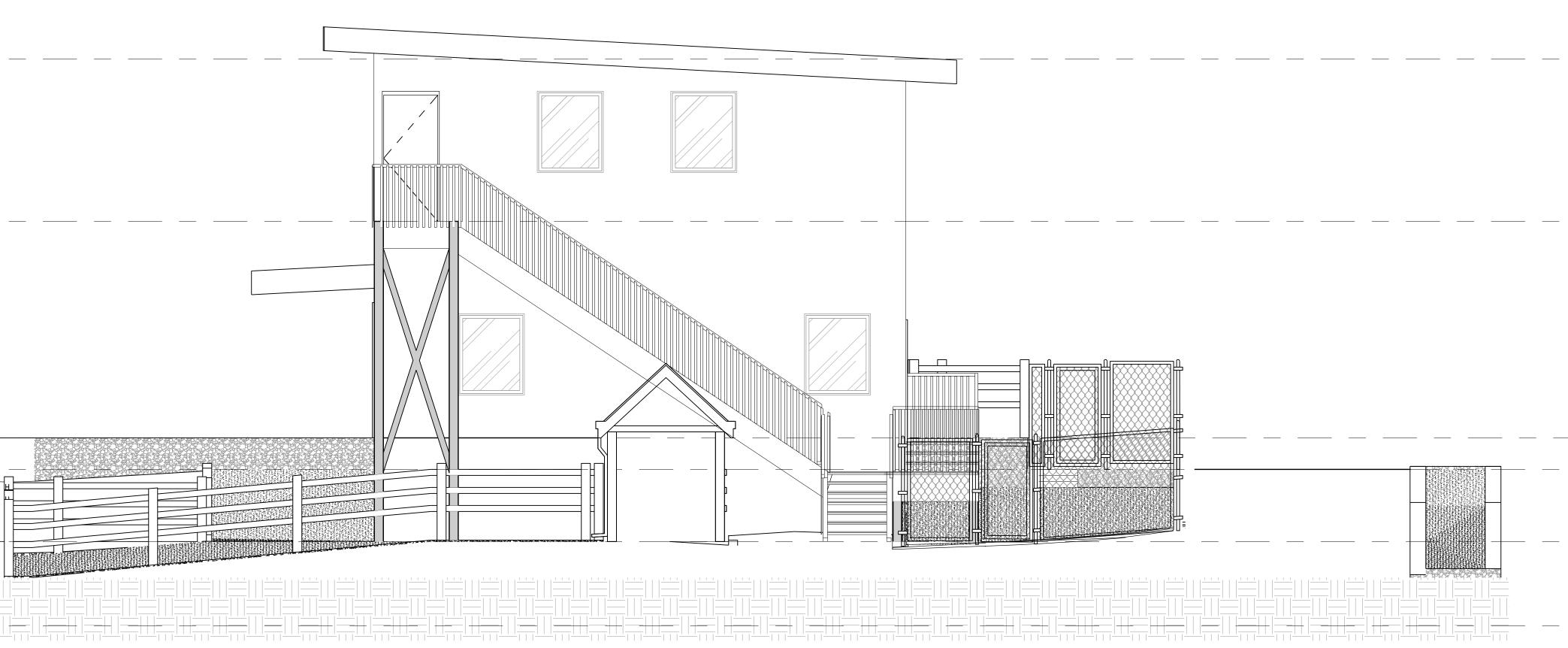
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ROOF APEX         432' - 9"	
ROOF     BASE       428'     -       9"	
← <u>SECOND_LEVEL</u> 419' - 9"	
FIRST <u>FLOOR</u> 407' <u>-</u> 9"	
₩ <u>GL</u> 406' - 0"	
RETAIL ACCESS LEVEL	
1 NORTH - EXTERIOR ELEVATION	
ROOF APEX	
<del>ROOF</del> BASE	
<u>SECOND LEVEL</u>	
$   FIRST = \frac{FLOOR}{407'} = \frac{9''}{9''} $	
407' - 9'' $66^{-} \frac{\text{NGL}}{406'} - 0''$ - 0''	
RETAIL ACCESS LEVEL	
<u>LOWER GROUND</u>	
$\frown$ EAST – EXTERIOR FLEVATION	
(2) EAST - EXTERIOR ELEVATION	







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