Development & Business Services
20816 44th Ave W, Suite 230
Lynnwood, WA 98036
www.LynnwoodWA.gov/DBS

PROJECT DESIGN REVIEW SUBMITTAL CHECKLIST

Purpose of Project Design Review:

- Compliance with Lynnwood Citywide Design Guidelines and all other applicable laws and regulations to ensure high quality development
- Depending on the scope of work, some items may not apply or may be combined. If you have a question on required items, please contact planning@lynnwoodwa.gov.
- Coordination with other known or anticipated development on private properties in the area and with known or anticipated right-of-way and other public improvement projects within the area

Project Design Review is required if the project proposes:

- 1,000 square feet or more of construction and is not a single-family home
- Construction of any parking lot and/or parking structure with 20 or more stalls or paved parking area of 5,400 square feet or more

There are several different design guidelines that apply to certain building types and zones. Project Design Review is regulated by Lynnwood Municipal Code Chapter 21.25

Note:

- We reserve the right to request additional information and documents as needed
- Please refer to the Electronic Submittals Checklist for naming conventions and other requirements
- Applications are not complete until fees have been paid
- If you have questions, please contact planning@lynnwoodwa.gov

Submittal Requirements

Project Narrative

- ☐ Site Description
- ☐ Description of Project
- ☐ Description of all existing and proposed uses and operational information
- ☐ Address
- ☐ Zoning Designation
- ☐ Density and Floor Area Ratio (FAR) Calculations
- ☐ Parking Calculations
- ☐ Description of how proposal complies with the Lynnwood Municipal Code with citations of applicable
- ☐ Code sections reference
- ☐ Description of how proposal complies with the Comprehensive Plan with citations of applicable policies
- ☐ Permits submitted concurrently and identification of other permits not included in the application to the extent known
- ☐ Phasing / Timelines

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Plan Set

Cover Sheet(s)

- ☐ Plan Sheet Index (with hyperlinks to pages, if possible)
- ☐ Name of development
- ☐ Name, address, phone number and email address of person or firm that prepared the plan
- ☐ Date plan prepared and any revision dates
- ☐ Vicinity Map:
  - Legal Description of all properties
  - Parcel Numbers for all properties
- ☐ Development Summary Chart including the following information:
  - Existing zoning
  - Future land use
  - Total land area in square feet and/or acres
  - Proposed use(s) of each structure
  - ~~Total dwelling units and site density, if applicable~~
  - Lot coverage
    - ~~Floor Area Ratio, if applicable~~
    - Open / Public Space calculations
    - Required and proposed number of off-street parking, compact stalls, shared parking calculations, electric vehicle parking, and bicycle parking, spaces, as applicable
- ☐ Construction Summary Chart including the following information:
  - Occupancy classification per structure
  - Gross floor area per floor and total for each building
  - ~~Number of dwelling units broken down by unit type per building, including ADA units, if applicable~~
  - Height above grade and number of stories of each structure

Existing Site Plan or Survey

- ☐ Existing property lines and lot dimensions
- ☐ ~~Location of any Critical Areas within 200 ft. of the site~~
- ☐ Existing easements including drainage and access – all recorded encumbrances
- ☐ Existing structures and parking
- ☐ Existing tree survey
- ☐ Width, materials and location of all on-site roads and drive aisles, curb cuts, trails, sidewalks, and walkways and any other vehicular or pedestrian ways. Show their connections to adjacent and off-site improvements
- ☐ Assessment of all public sidewalks and curbs. Indicate the location of utility

  vaults, hydrants, electrical equipment pads, traffic signals, power poses, exposed \HVAC equipment, refuse/recycling enclosures and routes of all utilities, including \water, sewer, and storm

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☐ Indicate all structures and trees on adjacent properties within 10 ft.

Proposed Site Plan

☐ Graphic engineering scale (1" = 20' minimum)
☐ North arrow
☐ Licensed Professional Stamp, if applicable
☐ Legend
☐ Property lines and lot dimensions
☐ Building and parking setbacks from property line
☐ Identification of proposed or use(s) within each structure
☐ Proposed open space and dimensions
☐ Location and design of proposed parking including dimensions of parking stalls, drive aisles, and curb cuts. Include labeled number of stalls
☐ Location of any electrical vehicle parking stations and ADA parking locations
☐ Location of any indoor and/or outdoor bicycle parking
☐ Proposed walkways including widths and materials
☐ Proposed service areas including trash enclosures and turning radius for delivery vehicles and trash trucks
☐ Required fire lanes and turning radius for emergency vehicles
☐ Proposed easements with AFN (Recording Document)
☐ Proposed right-of-way improvements and dimensions
☐ Location of any critical areas on or adjacent to the site with any required buffers

Conceptual Grading and Drainage Plan

☐ Identification of primary soils
☐ Existing and proposed topography information (2-foot contour)
☐ Proposed structure(s)
☐ Driveway location(s)
☐ Conceptual stormwater management design
☐ Conceptual flow control
☐ Conceptual Onsite Stormwater Management

Conceptual Utility Plan

☐ Proposed sewer, water, gas, and power/telecom services
☐ Proposed fire service (FDC, hydrants, DCVA)
☐ Proposed FOG structures
☐ Refuse service location
☐ Emergency vehicle access plan

Landscape Plan(s) LMC 21. 08

☐ A summary table demonstrating how the proposed landscaping plan complies with LMC 21.08 Landscaping, including:

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- ☐ Surface parking stall count
- ☐ Area of interior parking lot landscaping required and provided (square feet)
- ☐ Number of interior parking lot trees required and provide
- ☐ Adjacent zoning
- ☐ Landscape buffers required and provided
- ☐ Number of landscape buffer trees required and provided in each buffer
- ☐ Percentage of landscaped area using non-living ground cover
- ☐ Any other design guidelines or code requirements
- ☐ Plant schedule chart showing common name, species, size, and quantity of all proposed plant materials on site. See the Tree Preservation Guidelines for permitted tree types
- ☐ Seal or signature of a qualified landscape professional
- ☐ Tree removal and replanting schedule
- ☐ Existing trees remaining for landscaping credit per LMC 21.08.300(H)
- ☐ Landscape irrigation plan
- ☐ Dimensions of all landscape areas
- ☐ Distance of trees on center
- ☐ Square footage of all landscape islands
- ☐ Pedestrian amenities and furniture
- ☐ All fencing / screening and proposed height and materials
- ☐ The following code sections must be included as notes on the landscape plan:

  See Lynnwood Municipal Code for full text:

  LMC 21.08.300(A)(1)
  LMC 21.08.300(A)(2)
  LMC 21.08.300(B)(1)(a)
  LMC 21.08.300(C)(1)(e)
  LMC 21.08.300(C)(1)(c)
  LMC 21.08.300(C)(1)(d)
  LMC 21.08.300(C)(1)(g)

- ☐ Product specifications for amenities such as trash cans, benches, bicycle racks, etc.
- ☐ Any additional information to show compliance with relevant design guidelines and zoning requirements

Lighting Plan LMC 21. 17 Outdoor Lighting Standards for requirements

- ☐ Provide a letter demonstrating how the proposed lighting plan complies with Chapter LMC 21.17 Outdoor Lighting Standards The letter must outline which method was used, how the proposal complies, and detailed information regarding lighting calculations for the proposal
- ☐ Identified lighting zone per LMC 21.17 Outdoor Lighting Standard
- ☐ A photometric plan showing lighting measured in lumens (photometric studies measured in foot candles will not be accepted)

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- ☐ Specifications for all outdoor lighting fixtures, including height of light poles and attached fixtures
- ☐ Any additional information to show compliance with relevant design guidelines and zoning requirements

Elevations and Renderings

- ☐ Elevations with all materials and colors labeled showing all sides of the development
- ☐ 3D color renderings showing all sides of the development
- ☐ Materials sheet with color photograph examples of all materials, including windows, and colors to be used. Rendering of materials will not be accepted
- ☐ Dimensions including height, stories, window, and door sizes, etc.
- ☐ Renderings showing screening of mechanical equipment
- ☐ Glazing transparency and materials and calculations for square footage of glazing. Black out glass and faux windows should not be included in transparency calculations

Design Guidelines

- ☐ Properties zoned City Center (CC) use the City Center Design Guidelines
- ☐ Properties zoned Highway 99 Mixed Use (HMU) use the Highway 99 Design Guidelines
- ☐ Properties zoned Alderwood-City Center Transition Area (ACC) use the Alderwood City Center Transition Area Design Guidelines
- ☐ All other zones use the Citywide Design Guidelines

Other Reports and Documents

- ☐ A title report less than 30 days old including Schedule B
- ☐ SEPA Checklist unless the project is categorically exempt
- ☐ ~~Critical Areas Application, if applicable~~
- ☐ Traffic Study, required for all projects which require SEPA review or generating 50 or more peak hour trips
- ☐ Landscape maintenance plan
- ☐ Preliminary Geotechnical Report
  - Project Description
  - Existing Condition Summary
  - Proposed Condition Summary
  - Downstream Analysis
  - Preliminary Flow Control
  - Preliminary Water Quality Design

PRELIMINARY
Stormwater Management Report

April 28, 2023

Cho Office Building

Prepared for:

Adam Clark
2812 Architecture
2812 Colby Ave
Everett, WA 98223

Prepared by:

4/28/2023

TerraVista NW LLC
Consulting Engineers

3204 Smokey Point Dr.,
Suite 207
Arlington, WA 98223

www.TerraVistaNW.com
(425) 422-0840

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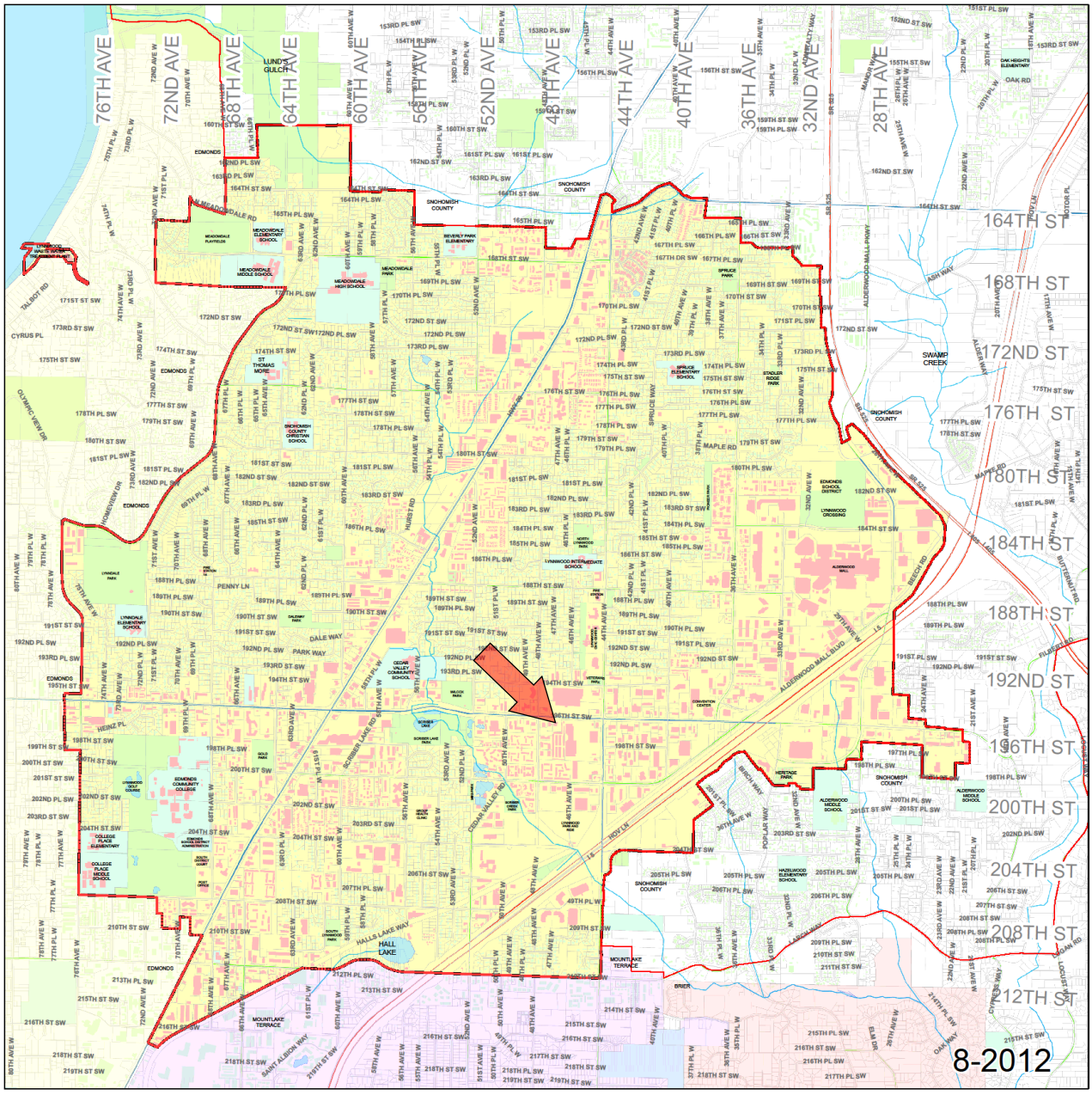
Project Overview

Site Location

The project is located at 4820 196th St SW in Lynnwood, Washington (Parcel # 00608400200103) on a 0.91 acre lot.



Code Compliance

The project will comply with:

- [WSDOT] STANDARD SPECIFICATIONS for ROAD, BRIDGE and MUNICIPAL CONSTRUCTION, WSDOT, 2018 Edition with amendments
- [LMC] Lynnwood Municipal Code

- [SWMMWW] 2019 Stormwater Management Manual for Western Washington

Executive Summary

The project will include the construction of an office building and parking in the location of a burnt-out existing restaurant. The existing storm drain system consists of a piped downspout system around the building and two existing catch basins at the south end of the lot. It is assumed that the downspout system ties into the storm drain system to the south, however, the exact routing is indeterminant.

Stormwater Minimum Requirements 1-9 will be required. Flow control and water quality measures will also be required. After flow control and treatment, stormwater will be routed to the existing storm drain system at the south end of the lot.

Existing Conditions

The site currently has an existing burnt-out building and parking area. The existing storm drain system consists of a piped downspout system around the building and two existing catch basins at the south end of the lot.

Soils

Based on the prevalence of underground detention tanks in the areas around the project site, the existing soils are presumed to be glacial till in nature. A soils analysis has not been performed for the project. Additionally, the USGS soil survey lists the soils in the area as Urban Land.

Proposed Conditions

The project will include the construction of an office building and parking in the location of a burnt-out existing restaurant. Downspouts from the new structure will connect to the existing downspout system. New storm drain piping and catch basins will be added on the west side of the lot to capture stormwater from a low spot, and route it to the existing storm system to the south.

Pervious/Impervious Areas

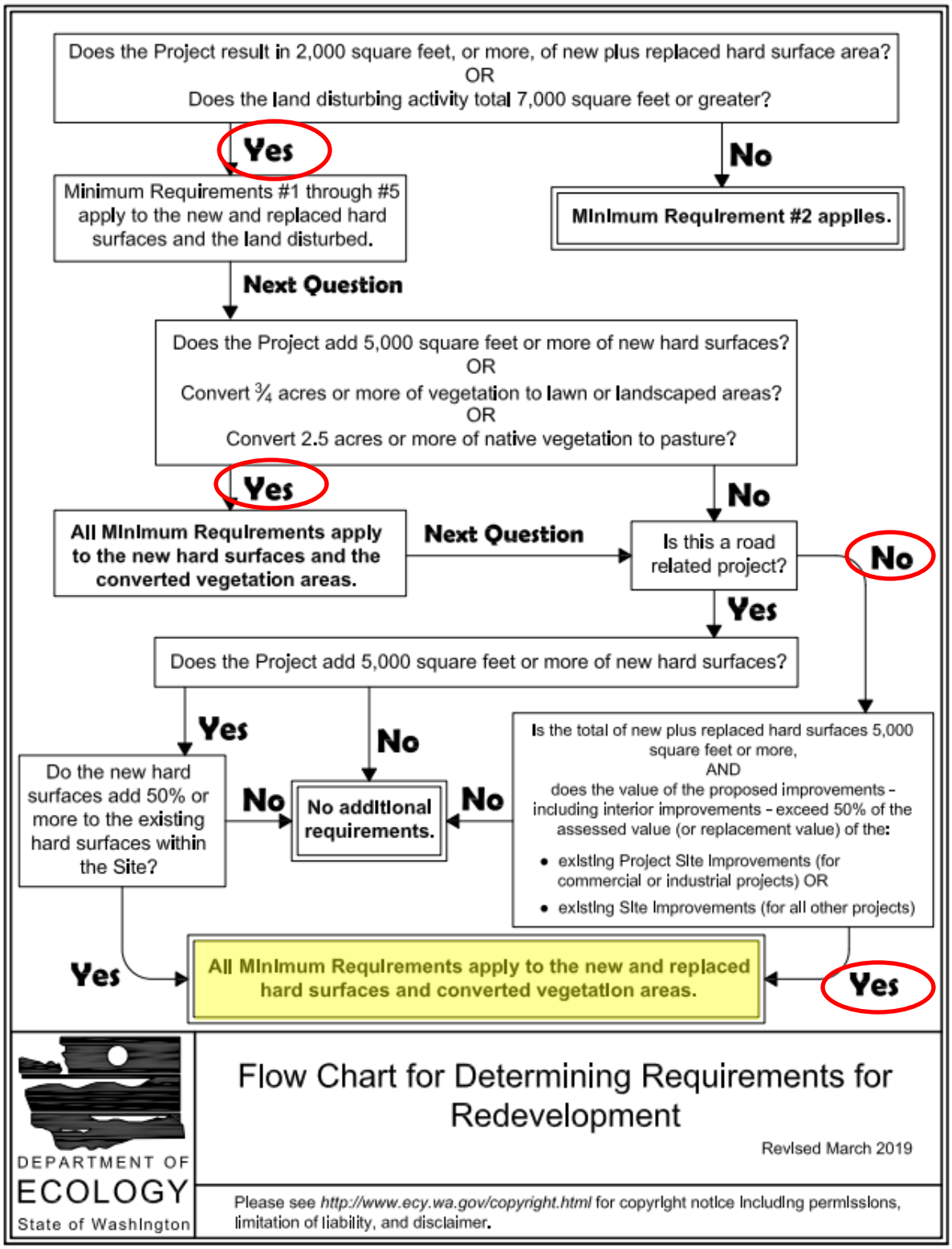
For use in determining stormwater mitigation fees the following areas represent the true pervious/impervious area for the entire site.

Existing Pervious/Impervious Areas	Area (SF)	Area (AC)
Pervious Surface	7,003	0.16
Impervious Surface	32,511	0.75
TOTAL SITE AREA	39,514	0.91
Mitigated Pervious/Impervious Area	**Area (SF)**	**Area (AC)**
Pervious surface	3,863	0.09
Existing impervious surface to remain	0	0.00
New/replaced PGIS surface	24,238	0.56
New/replaced impervious surface	11,413	0.26
TOTAL SITE AREA	39,514	0.91

Minimum Stormwater Management Requirements

Overview of Minimum Requirements

Per the 2019 SWMMWW Redevelopment Flow Chart, Minimum requirement 1-9 shall apply to the project.



1-Preparation of Stormwater Site Plans

Stormwater site plans were prepared in accordance with Volume I, Chapter 3 of the SWMMWW.

2-Construction Stormwater Pollution Prevention Plan (SWPPP)

A SWPPP narrative has been prepared and is included in Appendix A and on the plan set. The erosion potential for the site is very low to non-existent as the site is currently paved.

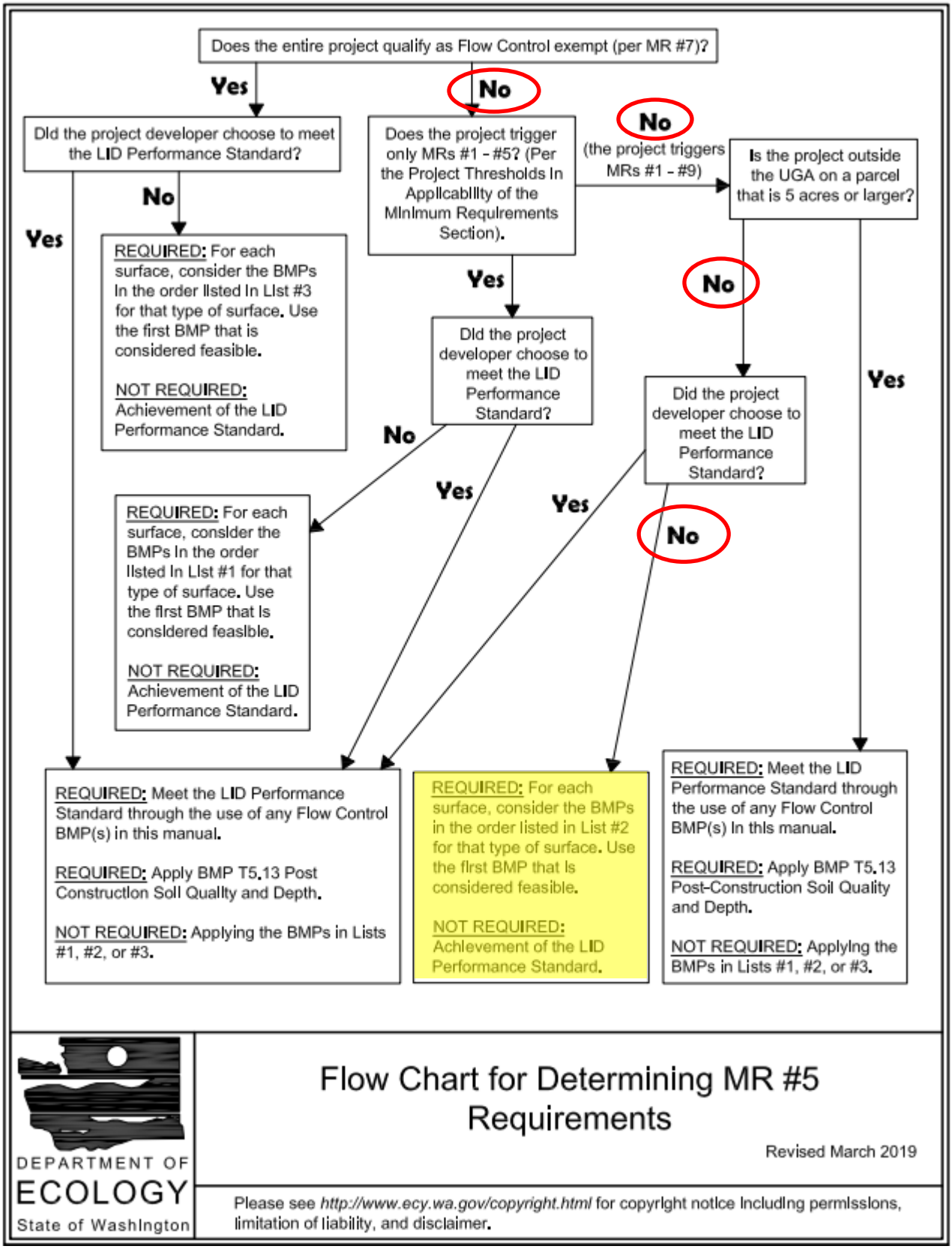
3-Source Control of Pollution

The project will not pose any source of pollution for the site other than concrete for the building foundations. The site is not considered a high use site, therefore oil/water separators are not proposed for the parking areas. The SWPPP provided will address the source control of pollution during the construction phase.

4-Preservation of Natural Drainage Systems and Outfalls

Existing regional drainage flows south to existing catch basins. Proposed drainage system will also flow to this location, therefore, preservation of natural drainage systems and outfall is being met.

5-Onsite Stormwater Management



List#2

Lawn and landscaped areas:

1. Post-Construction Soil Quality and Depth in accordance with BMP T5.13: Post-Construction Soil Quality and Depth.

   Feasible: Landscape areas will utilize BMP T5.13 for post construction soil quality and depth.

Roofs:

1. Full Dispersion in accordance with BMP T5.30: Full Dispersion, or Downspout Full Infiltration Systems in accordance with BMP T5.10A: Downspout Full Infiltration.

   Infeasible: Site does not contain native vegetation and is 95% impervious.

2. Bioretention (See BMP T7.30: Bioretention Cells, Swales, and Planter Boxes) facilities that have a minimum horizontally projected surface area below the overflow which is at least 5% of the total surface area draining to it.

   Infeasible: Soils are not conducive to infiltration

3. Downspout Dispersion Systems in accordance with BMP T5.10B: Downspout Dispersion Systems

   Infeasible: Site does not contain native vegetation and is 95% impervious.

4. Perforated Stub-out Connections in accordance with BMP T5.10C: Perforated Stub-out Connections

   Infeasible: Soils are not conducive to infiltration

Other Hard Surfaces:

1. Full Dispersion in accordance with BMP T5.30: Full Dispersion

   Infeasible: Site does not contain native vegetation and is 95% impervious.

2. Permeable pavement in accordance with BMP T5.15: Permeable Pavements

   Infeasible: Soils are not conducive to infiltration and site grades are too steep.

3. Bioretention BMP's (BMP T7.30: Bioretention Cells, Swales, and Planter Boxes) that have a minimum horizontally projected surface area below the overflow which is at least 5% of the total surface area draining to it.

   Infeasible: Soils are not conducive to infiltration

4. Sheet Flow Dispersion in accordance with BMP T5.12: Sheet Flow Dispersion, or Concentrated Flow Dispersion in accordance with BMP T5.11: Concentrated Flow Dispersion

   Infeasible: Site does not contain native vegetation and is 95% impervious.

Upstream Analysis

No stormwater from offsite areas are anticipated to flow onto the project site.

Downstream Analysis

No downstream impacts are anticipated, as the mitigated peak runoff from the proposed development will be less than the predeveloped peak flows, due to the use of flow control measures that mitigate peak flows back to forested conditions.

BMP T5.13: Post-Construction Soil Quality and Depth

BMP T5.13 is will be utilized in landscape areas.

6-Runoff Treatment

The project site will contain more than 5,000 sf of new/replaced pollutant generating impervious surface (PGIS), therefore water quality measures will be required. Runoff treatment will be provided through the use of media filter cartridges downstream of the flow control facility.

7-Flow Control

The criteria to determine if flow control is required, the project must exceed the following thresholds:

1) Projects in which the total of effective impervious surfaces is 10,000 square feet or more in a threshold discharge area, or

   Applies

2) Projects that convert ¾ acres or more of vegetation to lawn or landscape, or convert 2.5 acres or more of native vegetation to pasture in a threshold discharge area, and from which there is a surface discharge in a natural or man-made conveyance system from the site, or

   Does not apply

3) Projects that through a combination of effective hard surfaces and converted vegetation areas cause a 0.10 cubic feet per second increase in the 100-year flow frequency from a threshold discharge area as estimated using the Western Washington Hydrology Model or other approved model and one-hour time steps (or a 0.15 cfs increase using 15-minute time steps).

   Applies

As these thresholds were exceeded, flow control will be required for the project. Flow control will be provided by using a cast-in-place concrete stormwater detention vault with a flow control structure.

8-Wetland Protection

No wetlands are present on the site or within the adjacent downstream area.

9-Operation and Maintenance

Operation and maintenance procedures will be provided with each individual development.

Appendix A

Construction Stormwater Pollution Prevent Plan (SWPPP)

Construction Stormwater General Permit

Stormwater Pollution Prevention Plan (SWPPP)

for

Cho Office Building

Prepared for:

City of Lynnwood

Permittee / Owner	Developer	Operator / Contractor
1Concentric LLC	1Concentric LLC	TBD

4820 196th St SW, Lynnwood, WA 98036

Stormwater Erosion Inspector

Name	Organization	Contact Phone Number
TBD	TBD	TBD

SWPPP Prepared By

Name	Organization	Contact Phone Number
Eric Scott, PE	TerraVista NW, LLC	360-386-9997

SWPPP Preparation Date

April 28, 2023

Project Construction Dates

Activity / Phase	Start Date	End Date
Construction	TBD	TBD

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Appendix/Glossary

A. A-A Site **Map**

B. A-B BMP **Detail**

C. A-C **Correspondence**

D.

A-D Site **Inspection Form**

E.

A-E Construction **Stormwater General Permit (CSWGP)**

F. Not applicable

A-F 303(d) List Waterbodies / **TMDL Waterbodies Information**

G. Not applicable

A-G **Contaminated Site Information**

H. Not applicable

A-H Engineering Calculations

List of Acronyms and Abbreviations

Acronym / Abbreviation	Explanation
303(d)	Section of the Clean Water Act pertaining to Impaired Waterbodies
BFO	Bellingham Field Office of the Department of Ecology
BMP(s)	Best Management Practice(s)
CESCL	Certified Erosion and Sediment Control Lead
CO_2	Carbon Dioxide
CRO	Central Regional Office of the Department of Ecology
CSWGP	Construction Stormwater General Permit
CWA	Clean Water Act
DMR	Discharge Monitoring Report
DO	Dissolved Oxygen
Ecology	Washington State Department of Ecology
EPA	United States Environmental Protection Agency
ERO	Eastern Regional Office of the Department of Ecology
ERTS	Environmental Report Tracking System
ESC	Erosion and Sediment Control
GULD	General Use Level Designation
NPDES	National Pollutant Discharge Elimination System
NTU	Nephelometric Turbidity Units
NWRO	Northwest Regional Office of the Department of Ecology
pH	Power of Hydrogen
RCW	Revised Code of Washington
SPCC	Spill Prevention, Control, and Countermeasure
su	Standard Units
SWMMEW	Stormwater Management Manual for Eastern Washington
SWMMWW	Stormwater Management Manual for Western Washington
SWPPP	Stormwater Pollution Prevention Plan
TESC	Temporary Erosion and Sediment Control
SWRO	Southwest Regional Office of the Department of Ecology
TMDL	Total Maximum Daily Load
VFO	Vancouver Field Office of the Department of Ecology
WAC	Washington Administrative Code
WSDOT	Washington Department of Transportation
WWHM	Western Washington Hydrology Model

1 Project Information

Project/Site Name: Cho Office Building
Street/Location: 4820 196th St SW
City: Lynnwood State: WA Zip code: 98036
Subdivision: NA
Receiving waterbody: Scriber Lake

1.1 Existing Conditions

Total acreage (including support activities such as off-site equipment staging yards, material storage areas, borrow areas).

Total acreage: 0.91 acres
Disturbed acreage: 0.91 acres
Existing structures:
Landscape topography:
Drainage patterns: The site slopes from west to east
Existing Vegetation: Localized landscaping
Critical Areas (wetlands, streams, high erosion risk, steep or difficult to stabilize slopes): None

List of known impairments for 303(d) listed or Total Maximum Daily Load (TMDL) for the receiving waterbody: None

Table 1 includes a list of suspected and/or known contaminants associated with the construction activity.

Table 1 – Summary of Site Pollutant Constituents

Constituent (Pollutant)	Location	Depth	Concentration
None			

1.2 Proposed Construction Activities

Description of site development (example: subdivision):
Project will include a building expansion and site improvements to transition back to existing grade.

Description of construction activities (example: site preparation, demolition, excavation):
Asphalt removal, asphalt paving, partial demolition of building components, construction of new building components.

Description of site drainage including flow from and onto adjacent properties. Must be consistent with Site Map in Appendix A:
Existing site drains toward the east to a piped system with catch basins. Developed site will drain to same piped system.

Description of final stabilization (example: extent of revegetation, paving, landscaping):
Site will be paved, landscape areas will be vegetated.

Contaminated Site Information:
Proposed activities regarding contaminated soils or groundwater (example: on-site treatment system, authorized sanitary sewer discharge):
Groundwater was not encountered during soil exporations.

2 Construction Stormwater Best Management Practices (BMPs)

The SWPPP is a living document reflecting current conditions and changes throughout the life of the project. These changes may be informal (i.e., hand-written notes and deletions). Update the SWPPP when the CESCL has noted a deficiency in BMPs or deviation from original design.

2.1 The 13 Elements

2.1.1 Element 1: Preserve Vegetation / Mark Clearing Limits

List and describe BMPs: None, clearing limits will be marked to delineate pavement removal.

Installation Schedules: NA

Inspection and Maintenance plan: NA

Responsible Staff: NA

2.1.2 Element 2: Establish Construction Access

List and describe BMPs: NA, pavement will be removed and replaced so construction entrance not applicable.

Installation Schedules: NA

Inspection and Maintenance plan: NA

Responsible Staff: NA

2.1.3 Element 3: Control Flow Rates

Will you construct stormwater retention and/or detention facilities?
☒ Yes☐ No

Will you use permanent infiltration ponds or other low impact development (example: rain gardens, bio-retention, porous pavement) to control flow during construction?
☐ Yes☒ No

List and describe BMPs: Project does not increase amount of impervious surface, therefore stormwater flows will not increase from existing condition.

Installation Schedules: NA

Inspection and Maintenance plan: NA

Responsible Staff: NA

2.1.4 Element 4: Install Sediment Controls

List and describe BMPs: C220-Catch Basin Insert

Installation Schedules: Installed prior to earthwork activities

Inspection and Maintenance plan: Site inspections will be conducted at least once every calendar week and within 24 hours following any discharge from the site. Issues will be addressed promptly.

Responsible Staff: Contractor

2.1.5 Element 5: Stabilize Soils

West of the Cascade Mountains Crest

Season	Dates	Number of Days Soils Can be Left Exposed
During the Dry Season	May 1 – September 30	7 days
During the Wet Season	October 1 – April 30	2 days

Soils must be stabilized at the end of the shift before a holiday or weekend if needed based on the weather forecast.

Anticipated project dates: Start date: TBD End date: TBD

Will you construct during the wet season?
☒ Yes ☐ No

List and describe BMPs: Existing site pavement will be left in place until building envelope is completed. Site work will then remove pavement identified on the plans and repave, so stabliztion of exposed soils is not anticipated to be an issue.

Installation Schedules: Duration of site work is anticipated to be very short.

Inspection and Maintenance plan: Inpected daily and repaired as necessary. In the event that soils become unstabilized, straw will be used for stabilization.

Responsible Staff: Contractor

2.1.6 Element 6: Protect Slopes

Will steep slopes be present at the site during construction?
☐ Yes ☒ No

List and describe BMPs: Not applicable

Installation Schedules:

Inspection and Maintenance plan:

Responsible Staff:

2.1.7 Element 7: Protect Drain Inlets

List and describe BMPs: C220-Storm drain inlet protection

Installation Schedules: Installed prior to earthwork activities and after installation of new catch basins.

Inspection and Maintenance plan: Site inspections will be conducted at least once every calendar week and within 24 hours following any discharge from the site. Issues will be addressed promptly.

Responsible Staff: Contractor

2.1.8 Element 8: Stabilize Channels and Outlets

Provide stabilization, including armoring material, adequate to prevent erosion of outlets, adjacent stream banks, slopes, and downstream reaches, will be installed at the outlets of all conveyance systems.

List and describe BMPs: Not Applicable

Installation Schedules:

Inspection and Maintenance plan:

Responsible Staff:

2.1.9 Element 9: Control Pollutants

The following pollutants are anticipated to be present on-site:

Table 2 – Pollutants

Pollutant (List pollutants and source, if applicable)
Sawcutting asphalt

List and describe BMPs: C152 Sawcutting and Surface Pollution Prevention

Installation Schedules: Prior to asphalt removal

Inspection and Maintenance plan: Inspect at time of sawcutting

Responsible Staff: Contractor

Will maintenance, fueling, and/or repair of heavy equipment and vehicles occur on-site?
☐ Yes☒ No

List and describe BMPs:

Installation Schedules:

Inspection and Maintenance plan:

Responsible Staff:

Will wheel wash or tire bath system BMPs be used during construction?
☐ Yes☒ No

List and describe BMPs:

Installation Schedules:

Inspection and Maintenance plan:

Responsible Staff:

Will pH-modifying sources be present on-site?
☒ Yes☐ No If yes, check the source(s).

Table 3 – pH-Modifying Sources

☐	None
☒	Bulk cement
☐	Cement kiln dust
☐	Fly ash

☐	Other cementitious materials
☐	New concrete washing or curing waters
☐	Waste streams generated from concrete grinding and sawing
☐	Exposed aggregate processes
☐	Dewatering concrete vaults
☐	Concrete pumping and mixer washout waters
☐	Recycled concrete
☐	Recycled concrete stockpiles
☐	Other (i.e., calcium lignosulfate) [please describe:]

List and describe BMPs: C151 Concrete Handling, C152 Sawcutting

Installation Schedules: Prior to construction

Inspection and Maintenance plan: Daily while concrete work is being performed

Responsible Staff: Contractor

Concrete trucks must not be washed out onto the ground, or into storm drains, open ditches, streets, or streams. Excess concrete must not be dumped on-site, except in designated concrete washout areas with appropriate BMPs installed.

Will uncontaminated water from water-only based shaft drilling for construction of building, road, and bridge foundations be infiltrated provided the wastewater is managed in a way that prohibits discharge to surface waters?
☐ Yes ☒ No

List and describe BMPs: Not applicable

Installation Schedules:

Inspection and Maintenance plan:

Responsible Staff:

2.1.10 Element 10: Control Dewatering

Not applicable. No subsurface water was encountered during soil explorations.

Table 4 – Dewatering BMPs

☐	Infiltration
☐	Transport off-site in a vehicle (vacuum truck for legal disposal)
☐	Ecology-approved on-site chemical treatment or other suitable treatment technologies
☐	Sanitary or combined sewer discharge with local sewer district approval (last resort)
☐	Use of sedimentation bag with discharge to ditch or swale (small volumes of localized dewatering)

List and describe BMPs: Not applicable

Installation Schedules:

Inspection and Maintenance plan:

Responsible Staff:

2.1.11 Element 11: Maintain BMPs

All temporary and permanent Erosion and Sediment Control (ESC) BMPs shall be maintained and repaired as needed to ensure continued performance of their intended function.

Maintenance and repair shall be conducted in accordance with each particular BMP specification (see *Volume II of the SWMMWW or Chapter 7 of the SWMMEW*).

Visual monitoring of all BMPs installed at the site will be conducted at least once every calendar week and within 24 hours of any stormwater or non-stormwater discharge from the site. If the site becomes inactive and is temporarily stabilized, the inspection frequency may be reduced to once every calendar month.

All temporary ESC BMPs shall be removed within 30 days after final site stabilization is achieved or after the temporary BMPs are no longer needed.

Trapped sediment shall be stabilized on-site or removed. Disturbed soil resulting from removal of either BMPs or vegetation shall be permanently stabilized.

Additionally, protection must be provided for all BMPs installed for the permanent control of stormwater from sediment and compaction. BMPs that are to remain in place following completion of construction shall be examined and restored to full operating condition. If sediment enters these BMPs during construction, the sediment shall be removed and the facility shall be returned to conditions specified in the construction documents.

2.1.12 Element 12: Manage the Project

The project will be managed based on the following principles:

- Projects will be phased to the maximum extent practicable and seasonal work limitations will be taken into account.
- Inspection and monitoring:
    - Inspection, maintenance and repair of all BMPs will occur as needed to ensure performance of their intended function.
    - Site inspections and monitoring will be conducted in accordance with Special Condition S4 of the CSWGP. Sampling locations are indicated on the Site Map. Sampling station(s) are located in accordance with applicable requirements of the CSWGP.
- Maintain an updated SWPPP.
    - The SWPPP will be updated, maintained, and implemented in accordance with Special Conditions S3, S4, and S9 of the CSWGP.

As site work progresses the SWPPP will be modified routinely to reflect changing site conditions. The SWPPP will be reviewed monthly to ensure the content is current.

Table 5 – Management

☒	Design the project to fit the existing topography, soils, and drainage patterns
☒	Emphasize erosion control rather than sediment control
☒	Minimize the extent and duration of the area exposed
☒	Keep runoff velocities low
☒	Retain sediment on-site
☒	Thoroughly monitor site and maintain all ESC measures
☒	Schedule major earthwork during the dry season
☐	Other (please describe)

Table 6 – BMP Implementation Schedule

Phase of Construction Project	Stormwater BMPs	Date	Wet/Dry Season
[Insert construction activity]	[Insert BMP]	[MM/DD/YYYY]	[Insert Season]
Prior to earthwork	C220-Inlet protection	TBD	Dry

2.1.13 Element 13: Protect Low Impact Development (LID) BMPs

Protection of permeable pavement soils shall include not overcompacting subgrade soils during grading activities. Contractor shall take extreme care to not fowl permeable gravel layers and asphalt layer. In the event that the pavement becomes fowled with sediment, the Contractor shall clean the pavement with a vaccum truck. At completion of the project, the Contractor shall clean the pavement surface with a vaccum truck.

3 Pollution Prevention Team

Table 7 – Team Information

Title	Name(s)	Phone Number
Stormwater Erosion Inspector	TBD	TBD
Resident Engineer	Eric Scott	360-386-9997
Emergency Ecology Contact	Noel Tamboer	360-407-7229
Emergency Permittee/ Owner Contact	TBD	TBD
Non-Emergency Owner Contact	Same	
Monitoring Personnel	Same	
Ecology Regional Office	Bellevue	425-649-7000

4 Monitoring and Sampling Requirements

Monitoring includes visual inspection, sampling for water quality parameters of concern is not required.

4.1 Site Inspection

Site inspections will be conducted at least once every calendar week and within 24 hours following any discharge from the site. For sites that are temporarily stabilized and inactive, the required frequency is reduced to once per calendar month.

The discharge point(s) are indicated on the Site Map (see Appendix A) and in accordance with the applicable requirements of the CSWGP.

4.2 Stormwater Quality Sampling

4.2.1 Turbidity Sampling

Not required

4.2.2 pH Sampling

Not requiredDischarges to 303(d) or Total Maximum Daily Load (TMDL) Waterbodies

4.3 303(d) Listed Waterbodies

Is the receiving water 303(d) (Category 5) listed for turbidity, fine sediment, phosphorus, or pH?

☐ Yes ☒ No

List the impairment(s):

4.4 TMDL Waterbodies

Waste Load Allocation for CWSGP discharges:

Not applicable

List and describe BMPs:

Discharges to TMDL receiving waterbodies will meet in-stream water quality criteria at the point of discharge.

The Construction Stormwater General Permit Proposed New Discharge to an Impaired Water Body form is included in Appendix F.

5 Reporting and Record Keeping

5.1 Record Keeping

5.1.1 Site Log Book

A site log book will be maintained for all on-site construction activities and will include:

- A record of the implementation of the SWPPP and other permit requirements
- Site inspections
- Sample logs

5.1.2 Records Retention

Records will be retained during the life of the project and for a minimum of three (3) years following the termination of permit coverage in accordance with Special Condition S5.C of the CSWGP.

Permit documentation to be retained on-site:

- CSWGP
- Permit Coverage Letter
- SWPPP
- Site Log Book

Permit documentation will be provided within 14 days of receipt of a written request from Ecology. A copy of the SWPPP or access to the SWPPP will be provided to the public when requested in writing in accordance with Special Condition S5.G.2.b of the CSWGP.

5.1.3 Updating the SWPPP

The SWPPP will be modified if:

- Found ineffective in eliminating or significantly minimizing pollutants in stormwater discharges from the site.
- There is a change in design, construction, operation, or maintenance at the construction site that has, or could have, a significant effect on the discharge of pollutants to waters of the State.

The SWPPP will be modified within seven (7) days if inspection(s) or investigation(s) determine additional or modified BMPs are necessary for compliance. An updated timeline for BMP implementation will be prepared.

5.2 Reporting

5.2.1 Discharge Monitoring Reports

Cumulative soil disturbance is less than one (1) acre; therefore, Discharge Monitoring Reports (DMRs) will not be submitted to Ecology because water quality sampling is not being conducted at the site.

5.2.2 Notification of Noncompliance

If any of the terms and conditions of the permit is not met, and the resulting noncompliance may cause a threat to human health or the environment, the following actions will be taken:

1. Ecology will be notified within 24-hours of the failure to comply by calling the applicable Regional office ERTS phone number (Regional office numbers listed below).
2. Immediate action will be taken to prevent the discharge/pollution or otherwise stop or correct the noncompliance. If applicable, sampling and analysis of any noncompliance will be repeated immediately and the results submitted to Ecology within five (5) days of becoming aware of the violation.
3. A detailed written report describing the noncompliance will be submitted to Ecology within five (5) days, unless requested earlier by Ecology.

Anytime turbidity sampling indicates turbidity is 250 NTUs or greater, or water transparency is 6 cm or less, the Ecology Regional office will be notified by phone within 24 hours of analysis as required by Special Condition S5.A of the CSWGP.

- **Central Region** at (509) 575-2490 for Benton, Chelan, Douglas, Kittitas, Klickitat, Okanogan, or Yakima County
- **Eastern Region** at (509) 329-3400 for Adams, Asotin, Columbia, Ferry, Franklin, Garfield, Grant, Lincoln, Pend Oreille, Spokane, Stevens, Walla Walla, or Whitman County
- **Northwest Region** at (425) 649-7000 for Island, King, Kitsap, San Juan, Skagit, Snohomish, or Whatcom County
- **Southwest Region** at (360) 407-6300 for Clallam, Clark, Cowlitz, Grays Harbor, Jefferson, Lewis, Mason, Pacific, Pierce, Skamania, Thurston, or Wahkiakum

Include the following information:

1. Your name and / Phone number
2. Permit number
3. City / County of project
4. Sample results
5. Date / Time of call
6. Date / Time of sample
7. Project name

In accordance with Special Condition S4.D.5.b of the CSWGP, the Ecology Regional office will be notified if chemical treatment other than CO_2 sparging is planned for adjustment of high pH water.

A-A Site Map

A-B BMP Detail

A-C Correspondence

A-D Site Inspection Form

A-E Construction Stormwater General Permit (CSWGP)

Not applicable

A-F 303(d) List Waterbodies / TMDL Waterbodies Information

Not applicable

A-G Contaminated Site Information

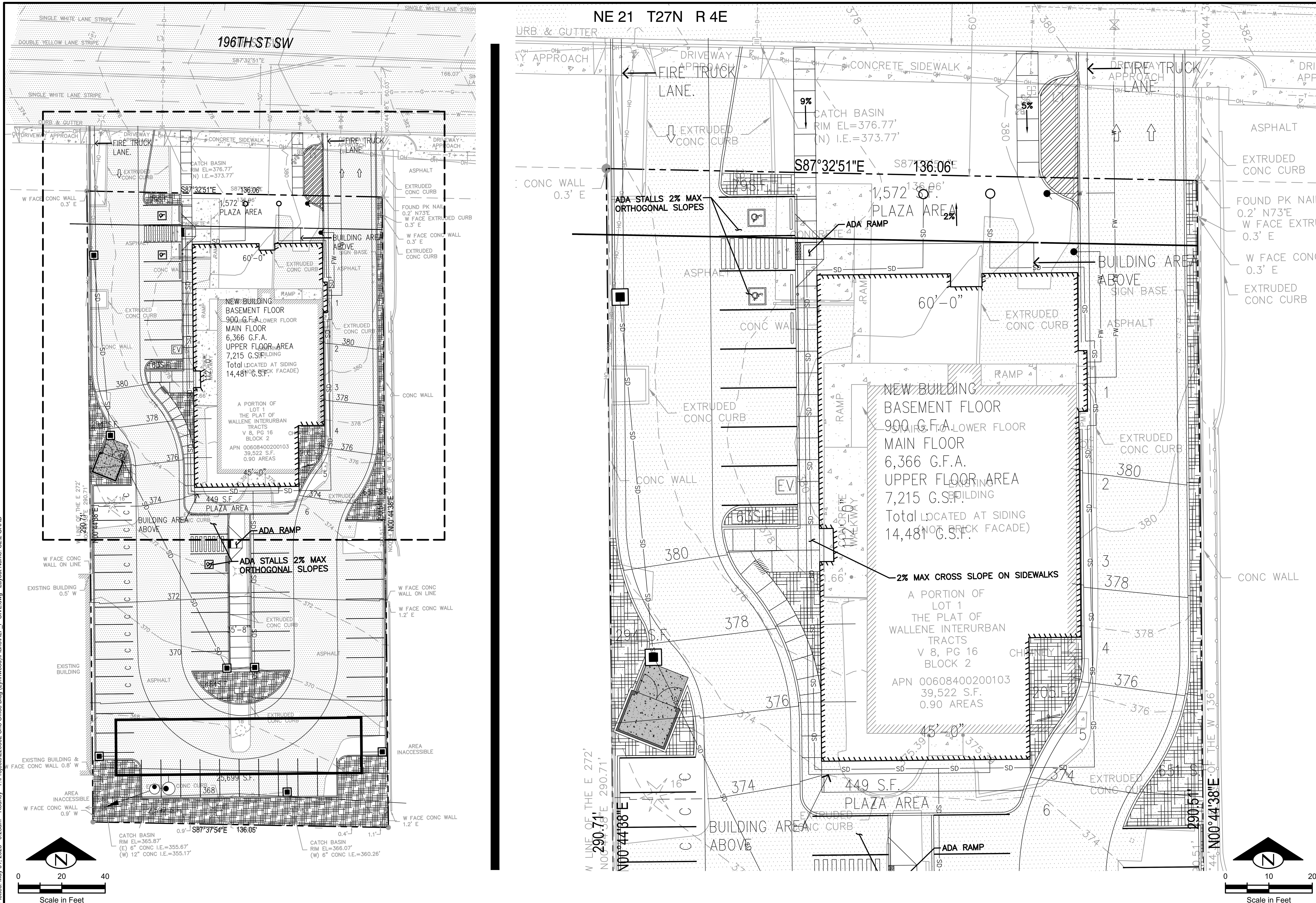
Not applicable

A-H Engineering Calculations

Not applicable

Appendix B

Operation and Maintenance



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

NO.	DATE	REVISION	BY

ERIC J SCOTT — STATE OF WASHINGTON — REGISTERED PROFESSIONAL ENGINEER — 4/28/23

TerraVista NW LLC
Consulting Engineers
3204 SMOKEY POINT DR. #207
ARLINGTON, WA 98223
360-451-9272
WWW.TERRAVISTANW.COM

GRADING PLAN

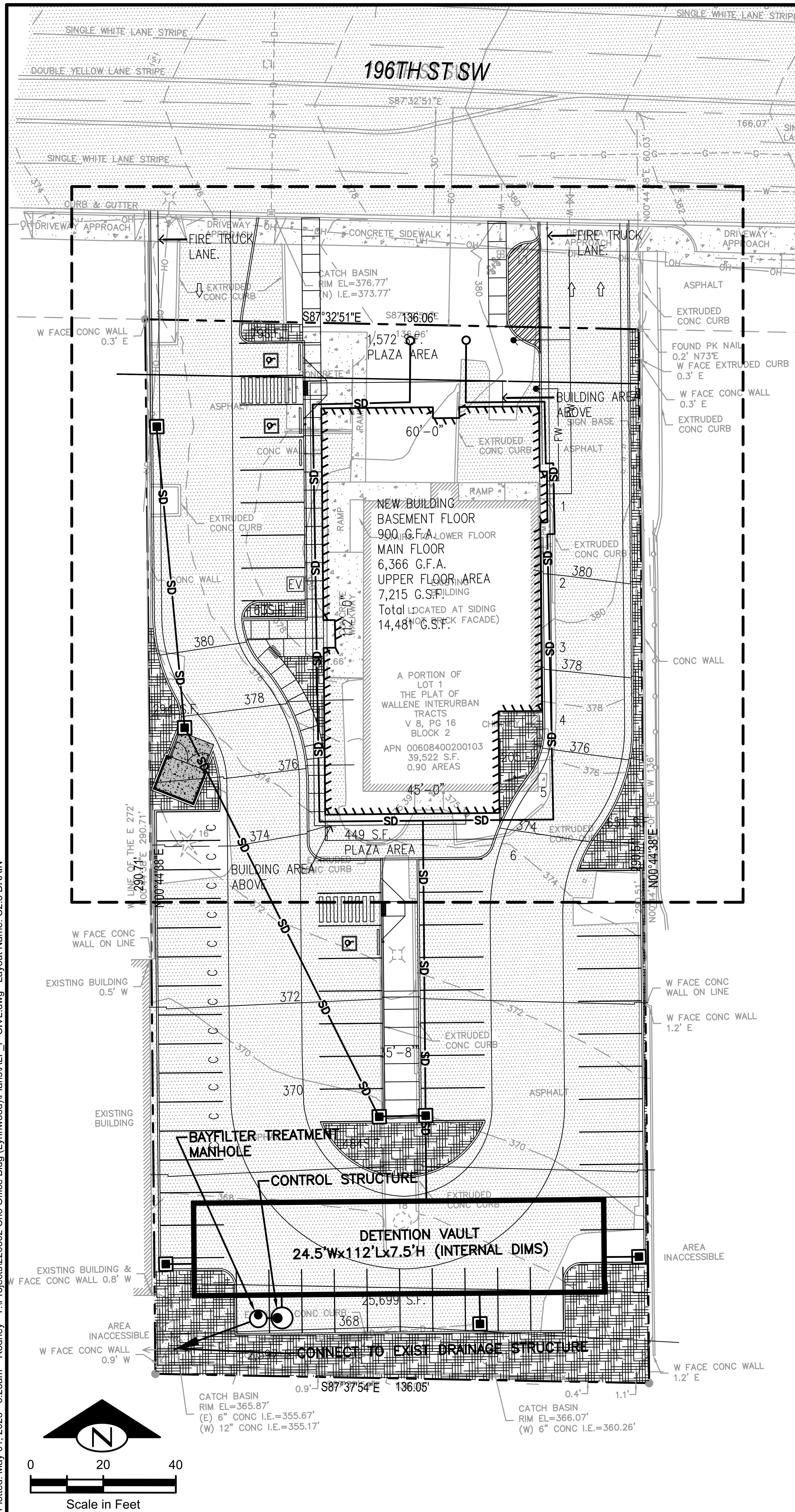
CHO OFFICE BUILDING

4820 196TH ST SW, LYNNWOOD, WA 98036

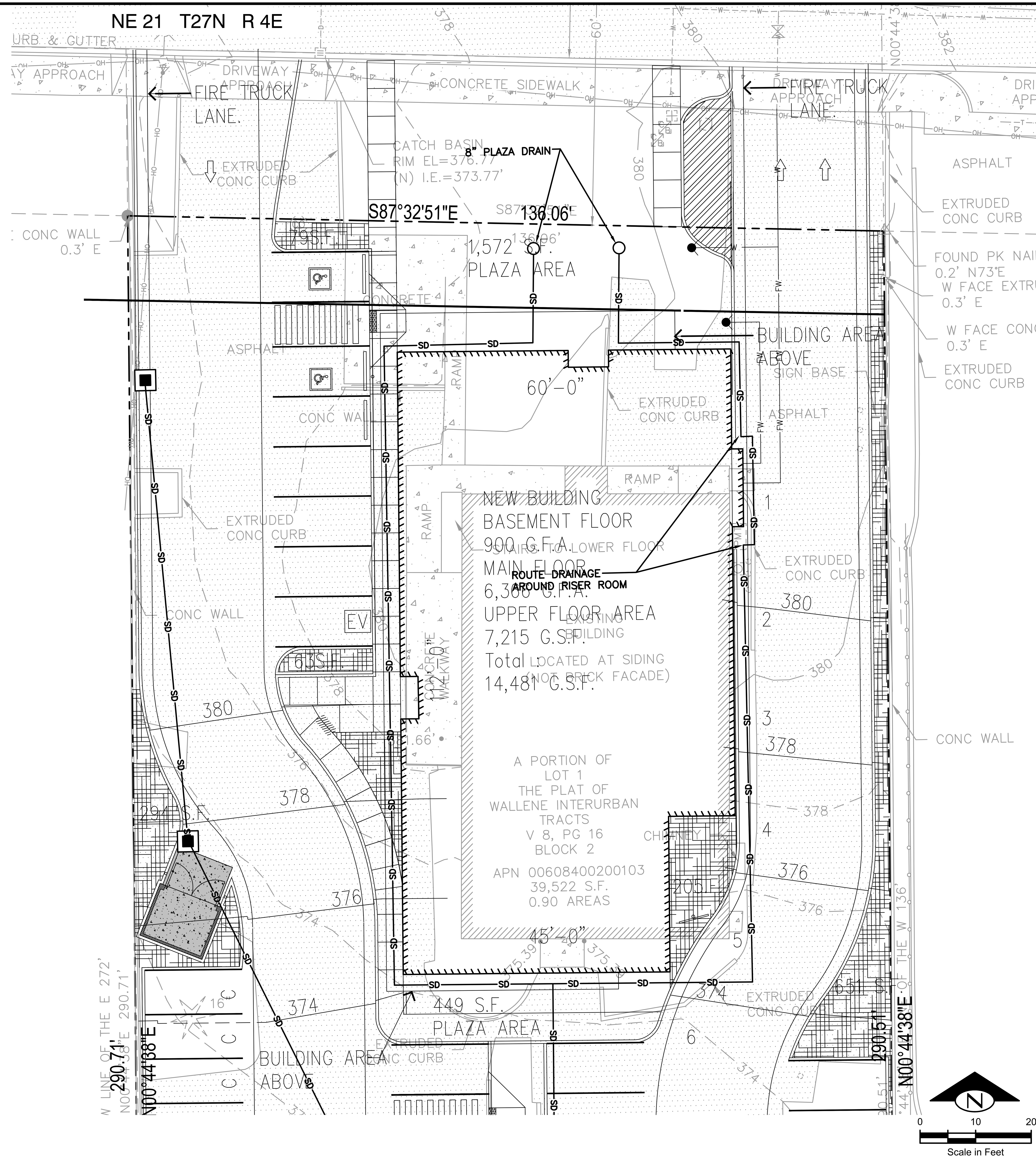
(CITY OF LYNNWOOD)

C2.2

JOB NO.
220302



196TH ST SW
S87°32'51"E 136.06'
1,572 S.F. PLAZA AREA
NEW BUILDING
BASEMENT FLOOR
900 G.F.A.
MAIN FLOOR
6,366 G.F.A.
UPPER FLOOR AREA
7,215 G.S.F.
Total
14,481 G.S.F.
A PORTION OF LOT 1 THE PLAT OF WALLENE INTERURBAN TRACTS V 8, PG 16 BLOCK 2
APN 00608400200103
39,522 S.F.
0.90 AREAS
449 S.F. PLAZA AREA
BAYFILTER TREATMENT MANHOLE
CONTROL STRUCTURE
DETENTION VAULT
24.5'Wx112'Lx7.5'H (INTERNAL DIMS)
CONNECT TO EXIST DRAINAGE STRUCTURE
S87°37'54"E 136.05'
CATCH BASIN
RIM EL=365.87'
(E) 6" CONC I.E.=355.67'
(W) 12" CONC I.E.=355.17'
CATCH BASIN
RIM EL=366.07'
(W) 6" CONC I.E.=360.26'
N
0 20 40
Scale in Feet



NE 21 T27N R 4E
FIRE TRUCK LANE.
CATCH BASIN
RIM EL=376.77'
(N) I.E.=373.77'
8" PLAZA DRAIN
S87°32'51"E 136.06'
1,572 S.F. PLAZA AREA
BUILDING AREA ABOVE
60'-0"
NEW BUILDING
BASEMENT FLOOR
900 G.F.A.
MAIN FLOOR
6,366 G.F.A.
UPPER FLOOR AREA
7,215 G.S.F.
Total
14,481 G.S.F.
ROUTE DRAINAGE AROUND RISER ROOM
A PORTION OF LOT 1 THE PLAT OF WALLENE INTERURBAN TRACTS V 8, PG 16 BLOCK 2
APN 00608400200103
39,522 S.F.
0.90 AREAS
45'-0"
449 S.F. PLAZA AREA
N00°44'38"E 290.71'
N
0 10 20
Scale in Feet

DATE	NO.	REVISION	BY

ERIC J SCOTT, STATE OF WASHINGTON, REGISTERED PROFESSIONAL ENGINEER
4/28/23

TerraVista NW LLC
Consulting Engineers
3204 SMOKEY POINT DR, #207
ARLINGTON, WA 98223
360-691-9272
WWW.TERRAVISTANW.COM

DRAINAGE PLAN

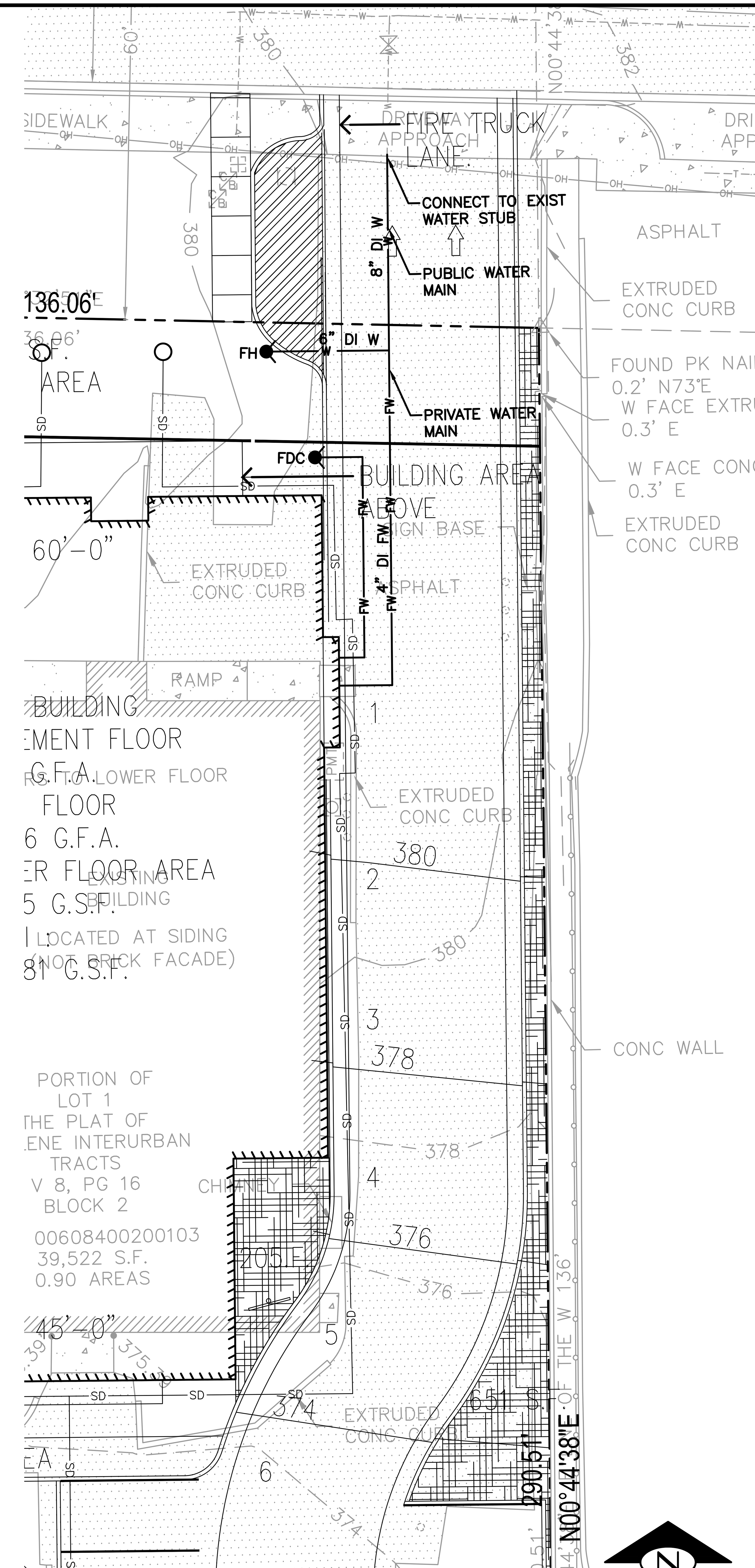
CHO OFFICE BUILDING
4820 196TH ST SW, LYNNWOOD, WA 98036
(CITY OF LYNNWOOD)

C2.3

JOB NO.
220302

Plotted: May 01, 2023 - 6:25am Rodney T:\Projects\220302 Cho Office Bldg (Lynnwood)\Plans\ALF_P-CIVL.dwg Layout Name: C2.3 DRAIN

NE 21 T27N R 4E



0 20 40

Scale in Feet

0 10 20

Scale in Feet

BY	REVISION	NO.	DATE

ERIC J SCOTT — STATE OF WASHINGTON — REGISTERED PROFESSIONAL ENGINEER — 4/28/23

TerraVista NW LLC
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WATER PLAN

CHO OFFICE BUILDING

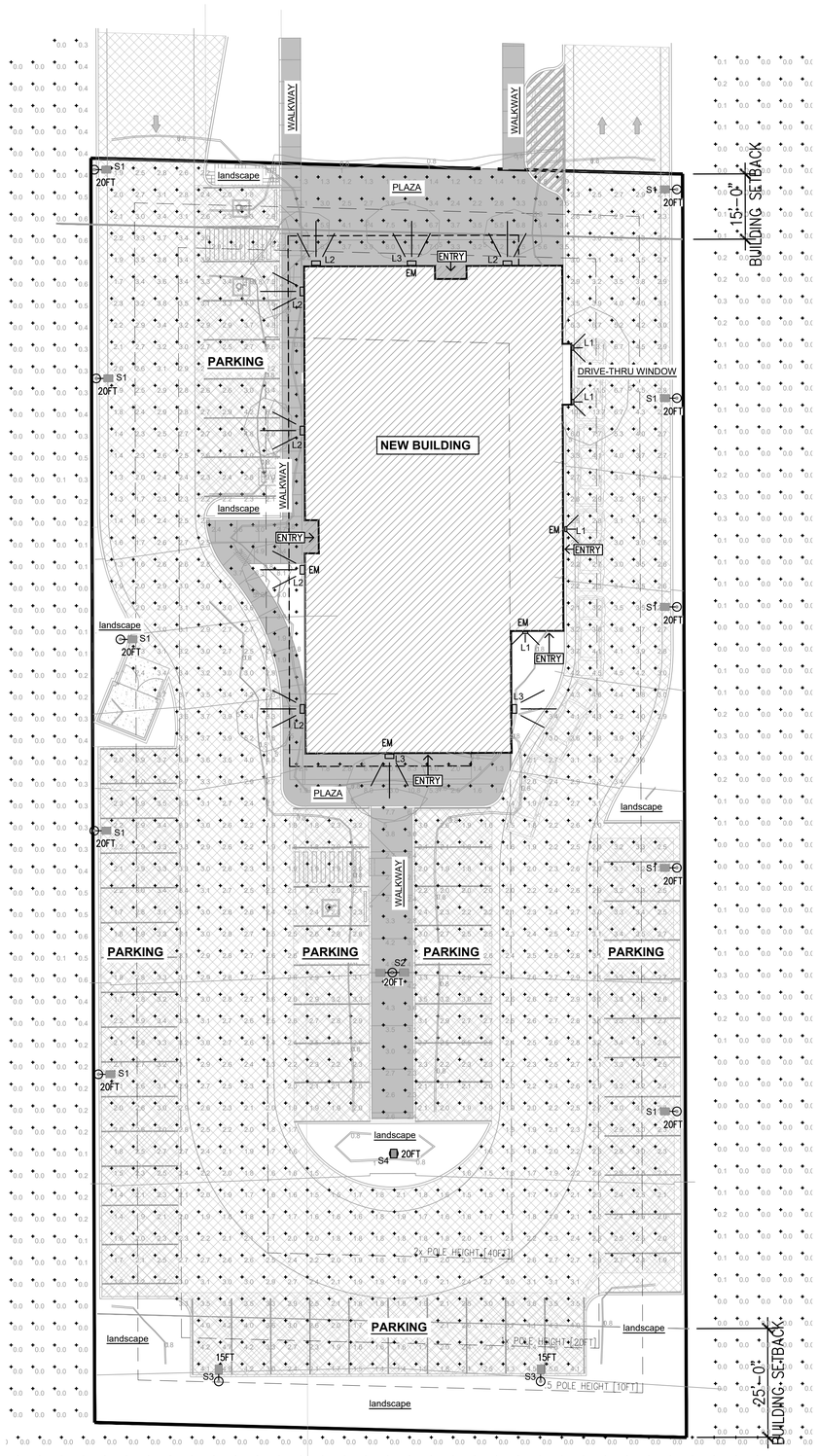
4820 196TH ST SW, LYNNWOOD, WA 98036

(CITY OF LYNNWOOD)

C2.4

JOB NO.
220302

Plotted: May 01, 2023 - 6:25am Rodney T:\Projects\220302 Cho Office Bldg (Lynnwood)\Plans\ALF_P-CIVL.dwg Layout Name: C2.4 UTIL



ELECTRICAL SITE FOOTCANDLE PLAN

SCALE: 1/16"=1'-0" 0 5' 10' 20' 30' 40'

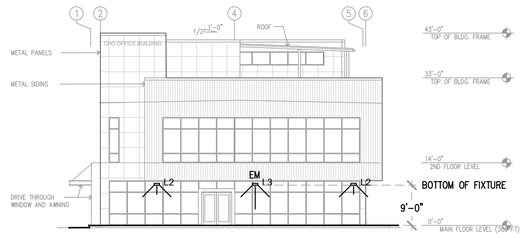
Site Lighting Analysis (Open Parking Lot)
Lynnwood Municipal Code (LMC): Chapter 21.17 Outdoor Light Standards

BASIC	IES RECOMMENDED ILLUMINATION LEVEL (IES HANDBOOK 10th Edition)	LMC Requirements	ACTUAL PER SITE PHOTOMETRIC
Zone	**CG (General Commercial)**		
LIGHTING ZONE	**LZ-3** (moderately high ambient lighting)		
Max. Pole Height - Parking Lot	--	n/a	**20 ft max**
Max. Pole Height - Within 50ft of Residential Zone	--	15 ft	**15 ft max**
Fixture Color Temperature	--	undefined	**3000K**
Minimum Horizontal Illuminance	0.2 fc	undefined	1.3 fc
Average Horizontal Illuminance	.75fc-3 fc	undefined	2.9 fc
Pedestrian Area (walkway, Entry) Min	1 fc	undefined	1.2 fc
Parking Uniformity Ratio (AVE:MIN)	2:1	undefined	2:1
Maximum Light Trespass @ Residential	.1fc	undefined	<.1 fc
Light Trespass @ Non-Residential	.5fc	<.8 fc	<.6 fc
Total Site Lumens Limit - per SF Hardsurface* [Table 21.17.08 LZ-3 Allowance = 5 | total Hardscale SF = 26,761**]	--	133,805 lumen	130,314 lumens (see E1.02 table)

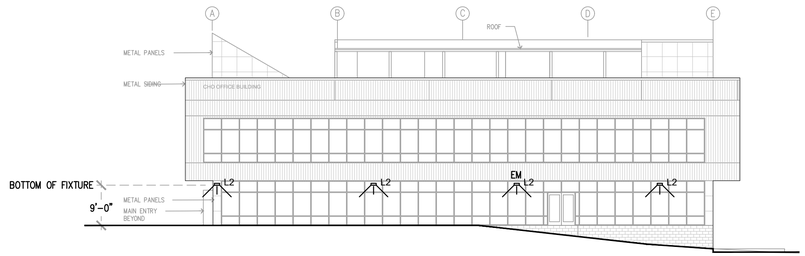
note:
* Perscriptive Method of Hardscape Area Method was used to determine Total Site Lumen Limits per LMC 21.17.080 1. Table 21.17.04 allowance is 5 lumens per SF for PZ-3 zone, which was multiplied by Hardscape area of 33,186sf, totalling 165,930 lumens. for **Actual Lumens on Site = 130,314 lumens < 133,805 allowed lumen**s. See E1.02 Lighting Schedule for total lumens calculation.

**See Architectural A1.1 for Area Calculations

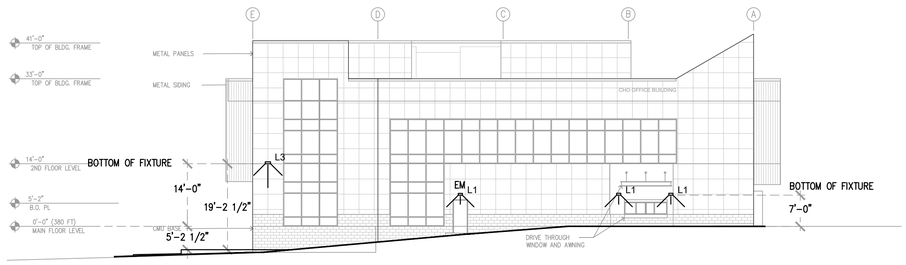
The parking area lighting is designed to prevent glare to motorists on public street and to residents of adjoining properties and are Dark Sky Friendly approved fixtures. The parking area lighting also meets the level of illumination, uniformity ratios and minimum lumen intensities specified in the illumination guidelines set by the Illumination Engineering Society of North America, current edition and AMC title.



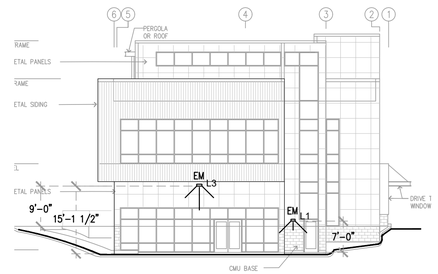
NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION



SOUTH ELEVATION

BUILDING ELEVATION - FIXTURE HEIGHTS

SCALE: 1/16"=1'-0"

SITE PLAN GENERAL NOTES

A. CALCULATIONS ASSUME A 0.90 LIGHTING LOSS FACTOR.

B. EXISTING STREET LIGHTS ALONG RIGHT OF WAYS ARE NOT SHOWN/ MODELED.

C. ARCHITECT TO DEFINE ALL COLORS & FINISHES.

D. ELECTRICAL CONTRACTOR SHALL DESIGN CONTROLS TO COMPLY WITH WASHINGTON STATE ENERGY CODE (WSEC).

OUTDOOR LIGHTING ARE CONTROLLED BY EITHER A COMBINATION OF A PHOTO SENSOR AND A TIME SWITCH OR AN ASTRONOMICAL TIME SWITCH.

SEE SHEET E1.02 FOR LIGHTING FIXTURE SCHEDULE

RENBCH ENGINEERING
MECHANICAL AND ELECTRICAL BUILDING DESIGN
111 AVE. C, SUITE 104
SNOHOMISH, WA 98290
office: 360-863-6677
fax: 360-863-3565

SEAL

TIMOTHY PATRICK CARR — STATE OF WASHINGTON — 55668 — REGISTERED PROFESSIONAL ENGINEER

PROJECT
Site Photometric Calculation
CHO OFFICE BUILDING New Office Building
4820 196th Street
LYNNWOOD, WASHINGTON

REVISIONS

DATE
05/9/2023

SHEET TITLE
ELECTRICAL SITE FOOTCANDLE PLAN

DRAWN BY: Yumi Roth
DESIGNER: Yumi Roth
CHECKED BY: Tim Carr
SHEET

E1.01

5/9/2023 12:23 PM
E1.01 ELECTRICAL SITE FOOTCANDLE PLAN.DWG

LIGHTING FIXTURE SCHEDULE

Type	Qty	Description	Manufacturer	Model #	Color Temp	Lumens (8)	total Lumens (Qty x Lumens)	Lamp	Shield	Voltage	Watts	BUG (6)(7) (ALLOWANCE PER LMC TABLE 21.17.05) >2X HT B5|U3|G3	1-2X HT B4|U3|G3	.5-1X HT B3|U3|G3	<.5 HT B1|U3|G3	Notes
Exterior Site Lighting Equipment																
L1	4	LED Exterior Wall Light (14x5) - 2000 lumen	LITHONIA	ARC1-LED-P2-30K-MVOLT-E8WC-PE-FAO	3000k	2035	8140	Integrated LED	N/A	UNV	17	B1|U0|G1	B1|U0|G1	N/A	N/A	includes emergency battery backup. Includes PE dusk to dawn-confirm.
L2	8	LED Exterior Wall Light (14x5) - 2000 lumen	LITHONIA	ARC2-LED-P2-30K-MVOLT-PE-FAO	3000k	2250	18000	Integrated LED	N/A	UNV	16	B0|U0|G1	B0|U0|G1	B0|U0|G1	N/A	includes PE dusk to dawn-confirm.
L3	1	LED Exterior Wall Light (14x5) - 2000 lumen	LITHONIA	ARC2-LED-P3-30K-MVOLT-PE-FAO	3000k	3206	3206	Integrated LED	N/A	UNV	24	B0|U0|G1	B0|U0|G1	B0|U0|G1	N/A	includes PE dusk to dawn-confirm.
S1	10	LED Parking Pole Light; BLC dist w/ Backlight Control w/ Pole (5)	LITHONIA	DSX1LED-P1-30K-BLC-MVOLT	3000k	5300	53000	Integrated LED	YES	UNV	51	N/A	N/A	B0|U0|G2	B0|U0|G2	Provide connection hardware. Finish by Architect. Provide dusk to dawn control or PE cell per code.
S2	2	LED Parking Pole Light; T4M dist w/ Pole (5) - Double Headed Pole	LITHONIA	DSX1LED-P2-30K-T4M-MVOLT	3000k	9507	19014	Integrated LED	YES	UNV	68	B2|U0|G3	N/A	N/A	N/A	Provide connection hardware. Finish by Architect. Provide dusk to dawn control or PE cell per code.
S3	2	LED Parking Pole Light; T4M dist w/ House Side Shield w/ Pole (5)	LITHONIA	DSX1LED-P2-30K-T4M-MVOLT-HS	3000k	9507	19014	Integrated LED	YES	UNV	68	N/A	N/A	B2|U0|G3	N/A	Provide connection hardware. Finish by Architect. Provide dusk to dawn control or PE cell per code.
S4	1	LED Parking Pole Light; T5W dist w/ Pole (5)	LITHONIA	DSX1LED-P2-30K-T5W-MVOLT	3000k	9940	9940	Integrated LED	YES	UNV	68	B4|U0|G2	B4|U0|G2	N/A	N/A	Provide connection hardware. Finish by Architect. Provide dusk to dawn control or PE cell per code.

total site lumens = 130314

GENERAL NOTES

1. ALL FINISH/COLOR BY OTHERS
2. CONFIRM ALL FIXTURE TYPES WITH ARCHITECT AND ENSURE FIXTURES INSTALLED DO NOT EXCEED INPUT WATTS INDICATED.
3. EC SHALL BE RESPONSIBLE TO INSTALL ALL CONTROL COMPONENTS AND WIRING PER MANUF'S REQUIREMENTS.
4. **PROVIDE CONNECTIONS AND ACCESSORIES AS NEEDED.**
5. SEE PLAN FOR OVERALL POLE HEIGHT
6. BUG RATING: VALUES PER MANUFACTURER PUBLISHED CUTSHEETS
7. ALLOWED BUG RATING REQUIREMENT PER LMC TABLE 21.17.05-.07 & DISTANCE FROM PROPERTY LINE
8. LUMEN VALUES PER MANUFACTURER PUBLISHED CUTSHEETS

ARC2 LED
Architectural Wall Luminaire

Catalog Number: L2 & L3
Notes
Type

Fill the Tab key or mouse over the page to see all interactive elements.

Introduction
The Lithonia Lighting ARC LED wall-mounted luminaires provide both architectural styling and visually comfortable illumination while providing the high energy savings and low initial costs for quick financial payback.

ARC2 delivers up to 6,500 lumens with a soft, non-pixelated light source, creating a visually comfortable environment. It offers integrated emergency battery backup options, including an 8W cold temperature option, making it suitable for pedestrian scale applications in any environment.

Specifications
Depth (D1): 9.25"
Depth (D2): 7.5"
Height: 5"
Width: 14"
Weight: (without options) 11 lbs

ARC LED Family Overview

Luminaire	Standard EM, 0°C	Cold EM, -20°C	Approximate Lumens (4000K) P1	P2	P3	P4	P5
ARC1 LED	4W	--	1,500	2,000	3,000	--	--
ARC2 LED	4W	8W	1,500	2,000	3,000	4,000	6,500

Ordering Information
EXAMPLE: ARC2 LED P2 40K MVOLT PE DDBXD

Series	Package	Color Temperature	Voltage	Options	Finish
ARC2 LED	P1 1,500 Lumens P2 2,000 Lumens P3 3,000 Lumens P4 4,000 Lumens P5 6,500 Lumens	30K 3000K 40K 4000K 50K 5000K	MVOLT 347[1]	E4WH Emergency battery backup, CEC compliant (4W, 0°C min)[1] E8WC Emergency battery backup, CEC compliant (8W, -20°C min)[1] PE Button type photocell for dusk-to-dawn operation DMG 0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately)[2] SPD6KV 6kV surge protection[1] FAO Field adjustable light output device. Allows for easy adjustment to the desired light levels, from 20% to 100%[1]	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DSSTD Sandstone DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white DSSTXD Textured sandstone

Accessories
Ordered and shipped separately.
WSBBW DDBXD U — Surface - mounted back box (specify finish)

NOTES
1. 347V not available with E4WH, E8WC and SPD6KV.
2. FAO not available with DMG.

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Performance Package	System Watts	30K (3000K, 80 CRI) Lumens	LPW	B	U	G	40K (4000K, 80 CRI) Lumens	LPW	B	U	G	50K (5000K, 80 CRI) Lumens	LPW	B	U	G
P1	11W	1,502	142	0	0	1	1,587	150	0	0	1	1,598	151	0	0	1
P2	16W	2,250	140	0	0	1	2,377	147	0	0	1	2,393	148	0	0	1
P3	24W	3,206	135	0	0	1	3,387	143	0	0	1	3,410	144	0	0	1
P4	30W	3,903	128	1	0	1	4,124	136	1	0	1	4,152	136	1	0	1
P5	51W	6,260	122	1	0	1	6,615	129	1	0	1	6,659	130	1	0	1

ARC1 LED
Architectural Wall Luminaire

Catalog Number: L1
Notes
Type

Fill the Tab key or mouse over the page to see all interactive elements.

Introduction
The Lithonia Lighting ARC LED wall-mounted luminaires provide both architectural styling and visually comfortable illumination while providing the high energy savings and low initial costs for quick financial payback.

ARC1 delivers up to 3,000 lumens with a soft, non-pixelated light source, creating a visually comfortable environment. The compact size of ARC1, with its integrated emergency battery backup option, is ideal for over-the-door applications.

Specifications
Depth (D1): 6.5"
Depth (D2): 4.75"
Height: 5"
Width: 11"
Weight: (without options) 7 lbs

ARC LED Family Overview

Luminaire	Standard EM, 0°C	Cold EM, -20°C	Approximate Lumens (4000K) P1	P2	P3	P4	P5
ARC1 LED	4W	--	1,500	2,000	3,000	--	--
ARC2 LED	4W	8W	1,500	2,000	3,000	4,000	6,500

Ordering Information
EXAMPLE: ARC1 LED P2 40K MVOLT PE DDBXD

Series	Package	Color Temperature	Voltage	Options	Finish
ARC1 LED	P1 1,500 Lumens P2 2,000 Lumens P3 3,000 Lumens	30K 3000K 40K 4000K 50K 5000K	MVOLT 347[1]	E4WH Emergency battery backup, CEC compliant (4W, 0°C min)[1] PE Button type photocell for dusk-to-dawn operation DMG 0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately)[2] SPD6KV 6kV surge protection FAO Field adjustable light output device. Allows for easy adjustment to the desired light levels, from 20% to 100%[1]	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DSSTD Sandstone DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white DSSTXD Textured sandstone

Accessories
Ordered and shipped separately.
WSBBW DDBXD U — Surface - mounted back box (specify finish)

NOTES
1. 347V not available with E4WH.
2. FAO not available with DMG.

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Performance Package	System Watts	30K (3000K, 80 CRI) Lumens	LPW	B	U	G	40K (4000K, 80 CRI) Lumens	LPW	B	U	G	50K (5000K, 80 CRI) Lumens	LPW	B	U	G
P1	11W	1,376	127	0	0	0	1,454	134	0	0	0	1,464	135	0	0	0
P2	17W	2,035	121	1	0	1	2,151	128	1	0	1	2,165	129	1	0	1
P3	25W	2,859	117	1	0	1	3,021	123	1	0	1	3,041	124	1	0	1

D-Series Size 1
LED Area Luminaire

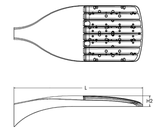
Catalog Number: S1/S2/S3/S4
Notes
Type

Fill the Tab key or mouse over the page to see all interactive elements.

Introduction
The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

Specifications
EPA: 0.69 ft² (0.06 m²)
Length: 32.71" (83.1 cm)
Width: 14.26" (36.2 cm)
Height H1: 7.88" (20.0 cm)
Height H2: 2.73" (6.9 cm)
Weight: 34 lbs (15.4 kg)



Ordering Information
EXAMPLE: DSX1 LED P7 40K 70CRI T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX1 LED

Series	LEDs	Color temperature[1]	Color Rendering Index[1]	Distribution	Voltage	Mounting
DSX1 LED	**Forward optics** P1 P6 P2 P7 P3 P8 P4 P9 P5 **Rotated optics** P10[1] P12[1] P11[1] P13[1]	(this section 70CRI only) 30K 3000K 40K 4000K 50K 5000K (this section 80CRI only, extended lead times apply) 27K 2700K 30K 3000K 35K 3500K 40K 4000K 50K 5000K	70CRI 70CRI 70CRI 80CRI 80CRI 80CRI 80CRI 80CRI	AFR Automotive front row T1S Type I short T2M Type II medium T3M Type III medium T3LG Type III low glare[2] T4M Type IV medium T4LG Type IV low glare[2] TFTM Forward throw medium T5M Type V medium T5LG Type V low glare T5W Type V wide BLC3 Type III backlight control[3] BLC4 Type IV backlight control[3] LCCO Left corner cutoff[3] RCCO Right corner cutoff[3]	MVOLT (120V-277V)[1,3] HVOLT (347V-480V)[1,3] XVOLT (277V - 480V)[1,4]	**Shipped included** SPA Square pole mounting (4ft drilling) RPA Round pole mounting (4ft drilling) SPA5 Square pole mounting #5 drilling[5] RPA5 Round pole mounting #5 drilling[5] SPA8N Square narrow pole mounting 8ft drilling WBA Wall bracket[6] MA Mast arm adapter (mounts on 2 3/8" OD horizontal tenon)

Control options		Other options		Finish (required)
Shipped installed NLTAIR2 PIRHN nLight AIR gen 2 enabled with bi-level motion / ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc[7,8,9,10] PIR High/low, motion/ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc[7,8,9,10] PER NEMA twist-lock receptacle only (controls ordered separate)[14] PERS Five-pin receptacle only (controls ordered separate)[14,15]	PER7 Seven-pin receptacle only (controls ordered separate)[14,15] FAO Field adjustable output[11,17] BL30 Bi-level (switched) dimming, 30%[16,21] BL50 Bi-level (switched) dimming, 50%[16,21] DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately)[17] DS Dual switching[18,19,21]	**Shipped installed** SPD20KV 20KV surge protection HS Houseside shield (black finish standard)[22] L90 Left rotated optics[1] R90 Right rotated optics[1] CCE Coastal Construction[23] HA 50°C ambient operation[24] **Shipped separately** EGSR External Glare Shield (reversible, field install required, matches housing finish) BSDB Bird Spikes (field install required)	DDBXD Dark Bronze DBLXD Black DNAXD Natural Aluminum DWHXD White DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of configurations shown within the tolerances described within LM-79. Contact factory for performance data on any configurations not shown here.

Forward Optics

Performance Package	System Watts	LED Count	Drive Current (mA)	Distribution Type	30K (3000K, 70 CRI) Lumens	B	U	G	LPW	40K (4000K, 70 CRI) Lumens	B	U	G	LPW	50K (5000K, 70 CRI) Lumens	B	U	G	LPW
				T1S	7,776	1	0	2	153	8,104	1	0	2	159	8,262	1	0	2	162
				T2M	7,203	1	0	3	142	7,507	2	0	3	147	7,653	2	0	3	150
				T3M	7,287	1	0	3	143	7,594	1	0	3	149	7,742	1	0	3	152
				T3LG	6,509	1	0	1	128	6,783	1	0	1	133	6,916	1	0	1	136
				T4M	7,395	1	0	3	145	7,707	1	0	3	151	7,857	1	0	3	154
				T4LG	6,726	1	0	1	132	7,010	1	0	1	138	7,146	1	0	1	140
				TFTM	7,446	1	0	3	146	7,760	1	0	3	152	7,912	1	0	3	155
				T5M	7,609	3	0	2	149	7,930	3	0	2	156	8,084	3	0	2	159
				T5W	7,732	3	0	2	152	8,058	4	0	2	158	8,215	4	0	2	161
				T5LG	7,631	3	0	1	150	7,953	3	0	1	156	8,108	3	0	1	159
P1	51W	30	530	BLC3	5,300	0	0	2	104	5,524	0	0	2	109	5,631	0	0	2	111
				BLC4	5,474	0	0	3	108	5,705	0	0	3	112	5,816	0	0	3	114
				RCCO	5,348	0	0	2	105	5,573	0	0	2	109	5,682	0	0	2	112
				LCCO	5,348	0	0	2	105	5,573	0	0	2	109	5,682	0	0	2	112
				AFR	7,776	1	0	2	153	8,104	1	0	2	159	8,262	1	0	2	162
				T1S	9,997	1	0	2	147	10,418	1	0	2	154	10,621	1	0	2	157
				T2M	9,260	2	0	3	137	9,651	2	0	3	142	9,839	2	0	3	145
				T3M	9,368	2	0	3	138	9,763	2	0	3	144	9,953	2	0	3	147
				T3LG	8,368	1	0	2	123	8,721	1	0	2	129	8,891	1	0	2	131
				T4M	9,507	2	0	3	140	9,909	2	0	3	146	10,102	2	0	3	149
				T4LG	8,647	1	0	2	128	9,012	1	0	2	133	9,187	1	0	2	136
				TFTM	9,573	2	0	3	141	9,977	2	0	3	147	10,172	2	0	3	150
				T5M	9,782	4	0	2	144	10,195	4	0	2	150	10,393	4	0	2	153
P2	68W	30	700	T5W	9,940	4	0	2	147	10,360	4	0	2	153	10,562	4	0	2	156
				T5LG	9,810	3	0	1	145	10,224	3	0	1	151	10,423	3	0	1	154
				BLC3	6,814	0	0	2	101	7,101	0	0	2	105	7,240	0	0	2	107
				BLC4	7,038	0	0	3	104	7,334	0	0	3	108	7,477	0	0	3	110
				RCCO	6,875	1	0	2	101	7,165	1	0	2	106	7,305	1	0	2	108
				LCCO	6,875	1	0	2	101	7,165	1	0	2	106	7,305	1	0	2	108
				AFR	9,997	1	0	2	147	10,418	1	0	2	154	10,621	1	0	2	157

S1 → BLC3
S2/S3 → T4M
S4 → T5W

RENSCH ENGINEERING
MECHANICAL AND ELECTRICAL BUILDING DESIGN
111 AVE. C, SUITE 104
SNOHOMISH, WA 98290
office: 360-863-6677
fax: 360-863-3565

SEAL

TIMOTHY PATRICK RENSCH — STATE OF WASHINGTON — 55668 — REGISTERED PROFESSIONAL ENGINEER

PROJECT
Site Photometric Calculation
CHO OFFICE BUILDING New Office Building
4820 196th Street
LYNNWOOD, WASHINGTON

REVISIONS

DATE:
05/9/2023

SHEET TITLE
LIGHT FIXTURE SCHEDULE

DRAWN BY: Yumi Roth
DESIGNER: Yumi Roth
CHECKED BY: Tim Carr

SHEET
E1.02

5/9/2023 12:23 PM
E1.01 ELECTRICAL SITE (TOOTCANDLE PLANE).DWG

Site Description Narrative:

Date: May 12th, 2023

To: Lynnwood Development & Business Services
20816 44th Ave W, Ste 230
98036

Re: Cho Office Building (Previously Lynnwood Alfys Conversion: PDR 009924-2022)
4820 196th Street
Lynnwood, Washington

Hello,

I am writing a site description narrative per the design review submittal request for the Cho Office Building located at 4820, 196th Street. Parcel Number: 00608400200103.

The site will be graded down from, 196th street Areas on the North side and the South side will be leveled so that the ADA access meets current code requirements.

Storm drainage will be directed to the South and will be incorporated into a city approved storm drainage system.

The site cuts perpendicular to the West and East slope axis of the hill and slopes down from the from 196th street towards the South by 12 feet. The remains of the existing Alphy's restaurant will be removed and replaced with an office and retail building. A large portion of the existing cypress and pine trees will remain on the South portion of the site and new trees and shrubbery will be added to increase the foliage and plant life around the site.

Towards the West side of the site there is an Arbys restaurant with a drive thru and a commercial business situated on the Southwest. An Arco gas station is located on the East Side with an AM PM Store on the Southeast corner. On the South there is a RMH residential zone and is separated by a slatted chain link fence and dense foliage.

Sincerely,

Paul Douglas

Paul Douglas (2812 Architecture)

Description Of Project:

Date: April 12th, 2023

To: Lynnwood Development & Business Services
20816 44th Ave W, Ste 230
98036

Re: Cho Office Building (Previously Lynnwood Alfys Conversion: PDR 009924-2022)
4820 196th Street
Lynnwood, Washington

Hello,

I am writing a description of project per the design review meeting request for the Cho Office Building located at 4820, 196th Street. Parcel Number: 00608400200103.

The original Building at the end of the PDR submittal process was burned down due to unforeseen circumstances. We are resubmitting for a new office building. Some grading will be required to provide ADA ramps and wheelchair access to the front and rear entrances. The main floor will be set at the street elevation of 380' and will follow the contour level with 196th street sidewalk. Parking has been maximized to facilitate the office, retail, and coffee house areas and plazas have been added to the North and South sides of the building with a pedestrian walkway on the west side. The main entry into the site will enter off 196th street on the Northwest side and will exit via the drive with a two lane exit on the Northeast. Bicycle racks and a pedestrian bench will be located on the Northwest side and an extra pedestrian bench shall be located on the South Plaza. A drive-through for the coffee shop will be located to the Northeast side of the building and will provide stacking for six vehicles.

The new building is proposed to be a two-story building that will house retail, a coffee shop, and offices. The second floor will be office. A continuation of the outdoor plaza will be located on the roof to enhance the sense of community and will have access from all floors via the stairs and elevator. Secure access to the roof is provided to all users. while maintaining free access to the ground floors for exiting.

The main entrance will be at the North side of the building and will open to a 6,291 G.F.A. main floor. The Main floor will include a coffee shop with a drive-through on the Northeast side. The rest of the floor will be for retail and restroom areas. A small mezzanine of 865 S.F. is also incorporated. On the South side the floor drops five feet and will be used as the main entry for the offices. The elevator is positioned between two stairs for accessibility. One stair is on the Northwest side while the other is positioned on the Southwest side.

CHO OFFICE BUILDING
4820 196th Street
Lynnwood, Washington

Date: May 12th,2023

The 7,287 G.S.F. upper floor will be all office space and will be divided up into separate office units connected via the elevator and the two stairs. Shared restrooms for the floor will be located on the Southeast side. A portion of the upper floor will overhang the sidewalk and plaza ground areas.

The roof will be an extension of the plaza area and will be accessed from all the floors with the aid of the two stairs and the elevator and will be partially covered with a roof. A large portion of the covered roof area will be unwalled and open to the elements.

Sincerely,

Paul Douglas

Paul Douglas (2812 Architecture)

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

Description of Existing and Proposed Uses :

Date: May 12th, 2023

To: Lynnwood Development & Business Services
20816 44th Ave W, Ste 230
98036

Re: Cho Office Building (Previously Lynnwood Alfys Conversion: PDR 009924-2022)
4820 196th Street
Lynnwood, Washington

Hello,

I am writing a site description narrative per the design review submittal request for the Cho Office Building located at 4820, 196th Street. Parcel Number: 00608400200103.

The original site was an Arbys restaurant. The preposed site will be used for office and retail. Large plazas will be in the North and the South building entries. The North will be used as the main entry for the retail and coffee shop, while the South will be used as the main entry for the office building and will be located on the upper floor. The roof will be an extension of the plaza area and will be accessed from all the floors with the aid of the two stairs and the elevator and will be partially covered with a roof. A large portion of the covered roof area will be unwalled and open to the elements.

The Coffee shop will be aided with by a drive through and cars will exist off 196th and enter the site on the Northwest side and exit on the Northeast side.

Sincerely,

Paul Douglas

Paul Douglas (2812 Architecture)

Site Information:

Date: April 12th, 2023

To: Lynnwood Development & Business Services
20816 44th Ave W, Ste 230
98036

Re: Cho Office Building (Previously Lynnwood Alfys Conversion: PDR 009924-2022)
4820 196th Street
Lynnwood, Washington

Hello,

I am writing a description of project per the design review meeting request for the Cho Office Building located at 4820, 196th Street. Parcel Number: 00608400200103.

See site plan for further details.

Address:

Cho Office Building
4820 196th Street
Lynnwood, Washington

Zoning Designation:

CG (General Commercial)

Density and Floor area Ratio.

CG is not zoned for FAR

CHO OFFICE BUILDING
4820 196th Street
Lynnwood, Washington

Date: May 12th,2023

PARKING CALCULATIONS

REQUIRED PARKING: TABLE 21.18.02 & 04

RESTAURANT WITH DRIVE-THROUGH SERVICE:

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.
21.18.810 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

4951 S.F. / 300 =	17 PARKING STALLS

Total parking required:	56 PARKING STALLS
Total parking provided:	58 PARKING STALLS

Sincerely,

Paul Douglas

Paul Douglas (2812 Architecture)

Description of Compliance:

Date: May 12th, 2023

To: Lynnwood Development & Business Services
20816 44th Ave W, Ste 230
98036

Re: Cho Office Building (Previously Lynnwood Alfys Conversion: PDR 009924-2022)
4820 196th Street
Lynnwood, Washington

Hello,

I am writing a site description narrative per the design review submittal request for the Cho Office Building located at 4820, 196th Street. Parcel Number: 00608400200103.

The zoning is General Commercial (CG) and the new building will consist of offices, retail and a coffee shop. The building is within the property setbacks and is within a 35% lot coverage. The maximum lot coverage is 13, 875 S.F. and the building's footprint is 6,291 G.S.F. Plazas are attached to the North and South entries with pedestrian benches and a bicycle rack on the North Plaza. A 20' fire truck lane provides access around the site with a minimum radius of 26*.

Per table 21.18.02 there are 59 parking stalls and per table 1108.2.2.1 three of the parking stalls are designated for handicapped use. Also, there is a parking stall designated for an electric vehicle. Per 21.18.700- c. 20% of the parking stalls can be compact and there are 12 compact parking stalls.

Sincerely,

Paul Douglas

Paul Douglas (2812 Architecture)

Description of Compliance:

Date: May 12th, 2023

To: Lynnwood Development & Business Services
20816 44th Ave W, Ste 230
98036

Re: Cho Office Building (Previously Lynnwood Alfys Conversion: PDR 009924-2022)
4820 196th Street
Lynnwood, Washington

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Per table 21.18.02 there are 59 parking stalls and per table 1108.2.2.1 three of the parking stalls are designated for handicapped use. Also, there is a parking stall designated for an electric vehicle. Per 21.18.700- c. 20% of the parking stalls can be compact and there are 12 compact parking stalls.

Sincerely,

Paul Douglas

Paul Douglas (2812 Architecture)

SUBDIVISION

Issued By:

Fidelity National Title Insurance Company

Guarantee/Certificate Number:

23000815-SC

FIDELITY NATIONAL TITLE INSURANCE COMPANY

a corporation, herein called the Company

GUARANTEES

AMPACC Law Group, PLLC

herein called the Assured, against actual loss not exceeding the liability amount stated in Schedule A which the Assured shall sustain by reason of any incorrectness in the assurances set forth in Schedule A.

LIABILITY EXCLUSIONS AND LIMITATIONS

1. No guarantee is given nor liability assumed with respect to the identity of any party named or referred to in Schedule A or with respect to the validity, legal effect or priority of any matter shown therein.
2. The Company's liability hereunder shall be limited to the amount of actual loss sustained by the Assured because of reliance upon the assurance herein set forth, but in no event shall the Company's liability exceed the liability amount set forth in Schedule A.

Please note carefully the liability exclusions and limitations and the specific assurances afforded by this guarantee. If you wish additional liability, or assurances other than as contained herein, please contact the Company for further information as to the availability and cost.

Fidelity National Title Insurance Company

By:

Michael J. Nolan, President

Fidelity National Title Company of Washington, Inc.
600 University Street, Suite 2424
Seattle, WA 98101

Countersigned By:

Sara Bennett
Authorized Officer or Agent

SEAL

Attest:

Marjorie Nemzura, Secretary

ISSUING OFFICE:
Title Officer: Marc Wise Fidelity National Title Company of Washington, Inc. 600 University Street, Suite 2424 Seattle, WA 98101 Phone: 2062626291 Fax: 206-262-6292 Main Phone: (206)628-2822 Email: Marc.Wise@fnf.com

SCHEDULE A

Liability	Premium	Tax
$1,000.00	$750.00	$76.88

Effective Date: May 26, 2023 at 08:00 AM

The assurances referred to on the face page are:

That, according to those public records which, under the recording laws, impart constructive notice of matter relative to the following described property:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Title to said real property is vested in:

1Concentric LLC, a Washington limited liability company

subject to the matters shown below under Exceptions, which Exceptions are not necessarily shown in the order of their priority.

END OF SCHEDULE A

EXHIBIT "A"

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.

SCHEDULE B

1. Covenant to bear part or all of the cost of construction, repair or maintenance of easement granted over adjacent property:

   Purpose of Easement: storm drain
   Recording No.: 7803070322 .

2. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey:

   Recording Date: November 18, 2021
   Recording No.: 202111185001
   Matters shown: Concrete wall on East, West and South boundaries do not accurately depict the property lines.

3. General and special taxes and charges, first half paid, second half delinquent if unpaid on November 1 of the tax year (amounts do not include interest and penalties):

Year:	2023
Tax Account No.:	006084 002 001 03
Levy Code:	00452
Assessed Value-Land:	$1,437,800.00
Assessed Value-Improvements:	$0.00

   General and Special Taxes:

Billed:	$10,952.24
Paid:	$5,476.12
Unpaid:	$5,476.12

4. Liability for Sewer Treatment Capacity Charges, if any, affecting certain areas of King, Pierce and Snohomish Counties. Said charges could apply to property connecting to the metropolitan sewerage facilities or reconnecting or changing its use and/or structure after February 1, 1990.
   Please contact the King County Wastewater Treatment Division, Capacity Charge Program, for further information at 206-296-1450 or Fax No. 206-263-6823 or email at CapChargeEscrow@kingcounty.gov.

   * A map showing sewer service area boundaries and incorporated areas can be found at:
   http://www.kingcounty.gov/services/gis/Maps/vmc/Utilities.aspx

   Unrecorded Sewer Capacity Charges are not a lien on title to the Land.

   NOTE: This exception will not appear in the policy to be issued.

5. A deed of trust to secure an indebtedness in the amount shown below,

Amount:	$1,491,000.00
Dated:	June 1, 2021
Trustor/Grantor:	1Concentric LLC, a Washington limited liability company
Trustee:	Trustee Services, Inc.
Beneficiary:	1st Security Bank of Washington
Recording Date:	June 9, 2021
Recording No:	202106090922

SCHEDULE B
(continued)

6. Assignment of Rents and Leases:

   Assigned to: 1st Security Bank of Washington
   Assigned by: 1Concentric LLC
   Recording Date: June 9, 2021
   Recording No.: 202106090923

7. Any unrecorded leaseholds, right of vendors and holders of security interests on personal property installed upon the Land and rights of tenants to remove trade fixtures at the expiration of the terms.

END OF SCHEDULE B

Desired Use:

Date: May 21th, 2023

To: Lynnwood Development & Business Services
20816 44th Ave W, Ste 230
98036

Re: Cho Office Building (Previously Lynnwood Alfy's Conversion: PDR 009924-2022)
4820 196th Street
Lynnwood, Washington

Hello,

I am writing a narrative letter about the Pre- development meeting for the Cho Office Building located at 4820, 196th Street. Parcel Number: 00608400200103.

The development objective is to build an office building with leasable tenant space. The ground floors will be used for retail, coffee shop, and offices. One large plaza will be on the North side facing 196th and will have a feature wall with bicycle racks and a pedestrian bench. The second floor will be office leasable space. All the tenants and its customers will be able to have access to the roof plaza.

Number of residential units: None

The present-day estimate for the construction of the building is: $ 3,600,000.00

Basement floor:	852 G.S.F.
Main floor:	6,291 G.S.F.
Upper floor area:	7,287 G.S.F.
Total:	14,430 G.S.F.

Sincerely,

Paul Douglas

Paul Douglas (2812 Architecture)

Landscape Maintenance Plan
For the
Lynnwood Alfys conversion
4820 196th/ Street
Lynnwood, Washington

Section

1.01 Maintenance

A. Maintenance shall be provided per the following minimum standards:
    - All planting beds shall be weeded and cultivated every 30 days.
    - Watering, mowing, edging, trimming, and fertilization, spraying and pest control as needed shall be included in this maintenance period.
    - Maintenance shall include the removal of any trash or vegetative debris from the site or street right of way. Collect this debris and haul from site; do not use blowers to push this material into the street.
    - The owner or their designated representative shall monitor on-site conditions and is responsible to bring damaged areas to the attention of the maintenance crew for repair.

1.02 Tree and Shrub Care

A. Watering
    - Drought tolerant plants will be used on this property. All watering will take place naturally.
B. Pruning
    1. Trees
        a. Prune branches upon a tree to selectively develop a permanent scaffold of branches that are proportionately smaller than the main trunks and primary branches. Retained branches should have a structure that is radial and somewhat evenly spaced from one to another (18” to 48” spacing). This produces stronger branches and reduces wind damage.
        b. Prune or remove damaged or dead branches with thought given to the tree’s overall appearance.
        c. Thin and shape evergreen trees as needed to prevent damage due to wind and weather. Any heavy pruning should take place during the dormant season.
    2. Shrubs
        a. Prune shrubs consistent with the pruning guidelines for trees outlined above.
        b. All pruning cuts should be made to lateral branches or buds and flush with the trunk. Do not leave “stubs”.
    3. Replacement of Plants

The cost to replace dead or dying plants is usually paid by the contractor. If not, discuss with the owner to arrive at a fair price. Replaced plants should be identical in size, condition, and species to those replaced.

1.03 Ground Cover Care

A. Weed Control:
   The control of weeds in areas of ground cover is best done with a pre-emergent herbicide. This can also be done with selective systemic herbicides. Hoe to remove weeds as little as needed to avoid damage to roots. The best defense against weeds in this area is to establish a dense layer of ground cover to minimize the establishment of weeds to start with.
B. Watering:
   Water as needed but not excessively to allow moisture to penetrate the root zone.
C. Trim or edge ground cover to keep it from growing over adjacent sidewalks or lawn areas and to achieve a neat and uniform appearance.

1.5 Miscellaneous

A. Trash should be collected and removed, preferably on a weekly basis.
B. When using blowers, always collect trash, leaves or clippings and remove from the site. Do not blow into the street as this can promote the spread of weed seeds.
C. Upon arrival at the site, check with the owner of representative whether there are any specific problems to take care of.
D. The Landscape Maintenance Plan must be provided to the landscape service company.

CHO OFFICE BUILDING
4820 196th/ Street
Lynnwood, Washington

Color samples

AEPSPAN:

COOL MIDNIGHT BRONZE

DURA TECH TECH 5000

SRI 27. LRV: 7

TRIM, FLASHING, POSTS, GUTTERS

& GLAZING FRAMES.

COOL ZINK GRAY

DURA TECH TECH 5000

SRI 39. LRV: 20

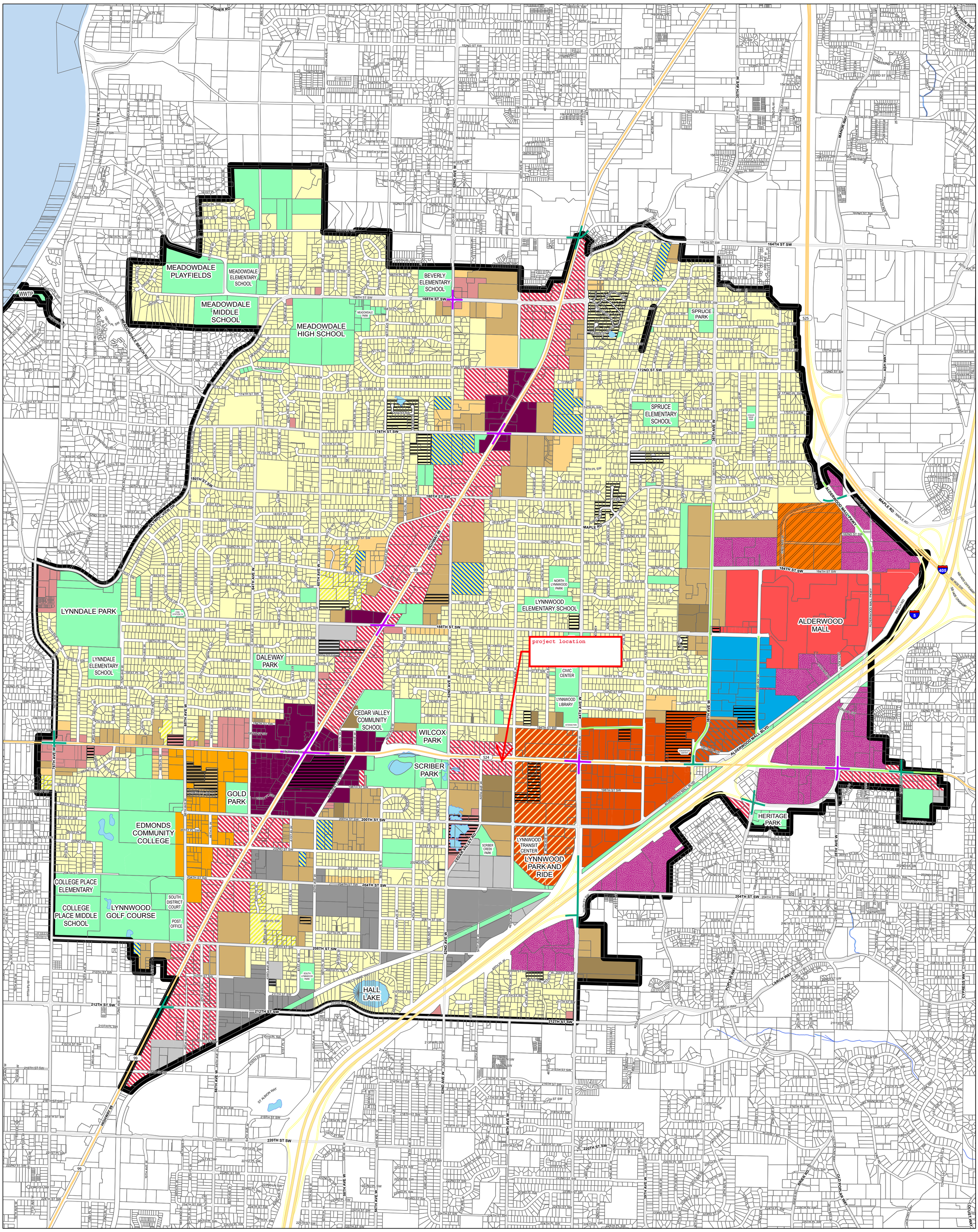
MAIN WALLS & MASONRY

COOL OLD TOWN GRAY

DURA TECH TECH 5000

SRI 43. LRV: 27

ACCENT WALLS



RESIDENTIAL

- RS-8 - Residential 8400 Sq Ft
- RS-7 - Residential 7200 Sq Ft
- RS-4 - High Density Single Family 4000 Sq Ft
- RML - Multiple Residential Low Density
- RMM - Multiple Residential Medium Density
- RMH - Multiple Residential High Density
- MHP - Mobile Home Park

COMMERCIAL

- ACC - Alderwood-City Center Transition Area
- NC - Neighborhood Commercial
- CG - General Commercial
- PRC - Planned Regional Center
- PCD - Planned Commercial Development

MIXED-USE

- CC-C - City Center Core
- CC-W - City Center West
- CC-N - City Center North
- CDM - College District Mixed Use
- CR - Commercial-Residential
- HMU - Highway 99 Mixed Use

INDUSTRIAL

- BTP - Business/Technical Park
- LI - Light Industrial

OTHER

- P-1 - Public
- Planned Unit Development

- Gateway
- Prominent
- Frontage Landscaping
- City Limits

LYNNWOOD WASHINGTON

CITY OF LYNNWOOD
OFFICIAL ZONING MAP

Updated: November 22, 2021
(Ordinance #3403)

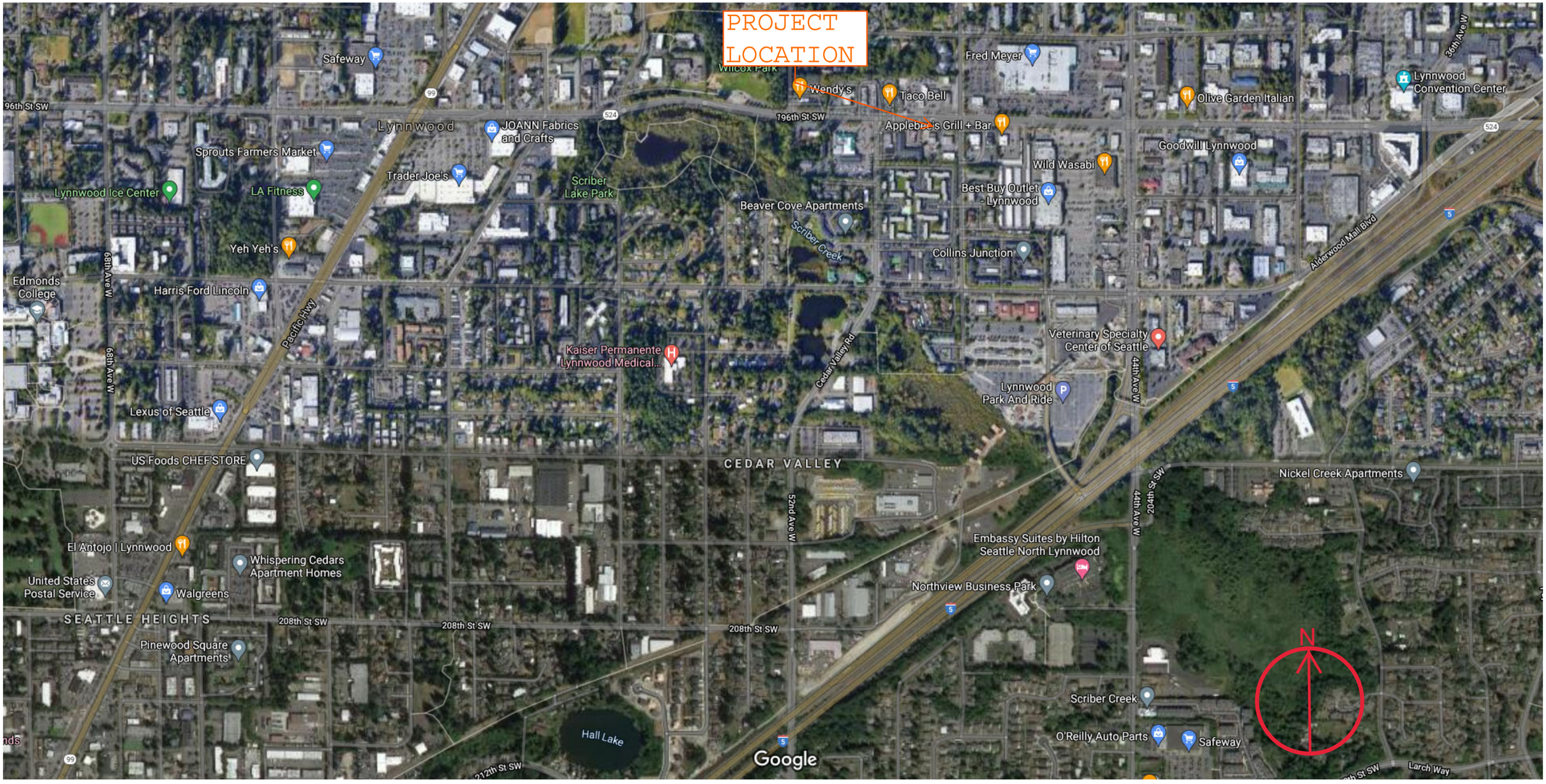
Maintained by the City of Lynnwood Development and Business Services Department

Notes: 1. The existence of environmentally sensitive areas/critical areas and property-specific conditions may affect the extent of land development allowed. 2. Source of parcel data: Snohomish County. 3. This map may contain inadvertent error. Information depicted here should be verified by the user.

0 0.45 0.9 Miles

N

Google Maps



Imagery ©2021 Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency, Map data ©2021 500 ft

VICINITY MAP

NORTH WEST CORNER

NORTH WEST CORNER LOOKING WEST

WEST ELEVATION

WEST ELEVATION

SOUTH WEST CORNER ELEVATION

SOUTH ELEVATION

SOUTH EAST CORNER ELEVATION

EAST ELEVATION

EAST ELEVATION CONTINUED

NORTH EAST CORNER

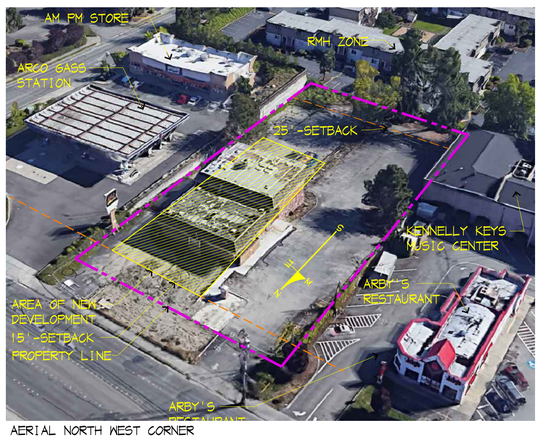
NORTH PLOT CORNER LOOKING NORTH EAST ONTO 196TH STREET

NORTH PLOT CORNER LOOKING SOUTH NORTH WEST ONTO 196TH STREET

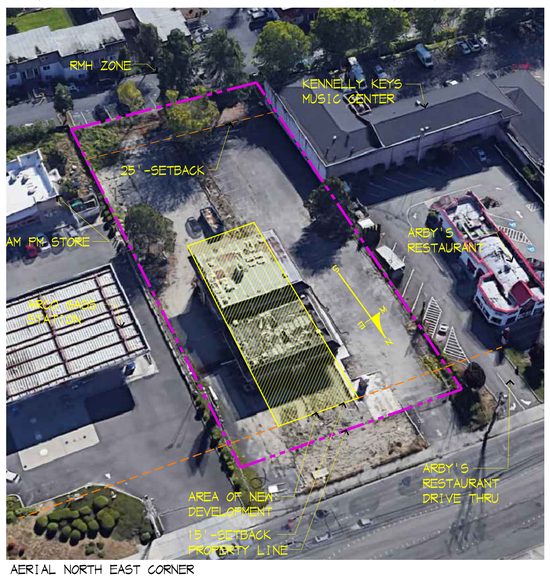
NORTH ELEVATION

SOUTH ELEVATION LOOKING NORTH TOWARDS 196TH STREET

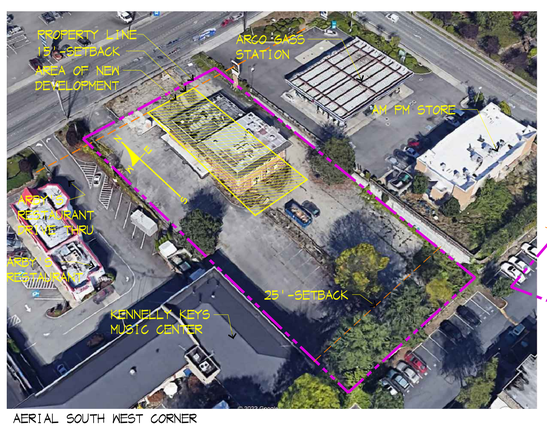
NORTH ELEVATION LOOKING SOUTH



AERIAL NORTH WEST CORNER



AERIAL NORTH EAST CORNER



AERIAL SOUTH WEST CORNER

AERIAL SOUTH EAST CORNER

SITE PHOTOGRAPHS

Date:	For:
26 APRIL 2023	PRE-DEVELOPMENT MEETING SUBMITTAL

REGISTERED ARCHITECT
6893
CHARLES S. CLARK
STATE OF WASHINGTON

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

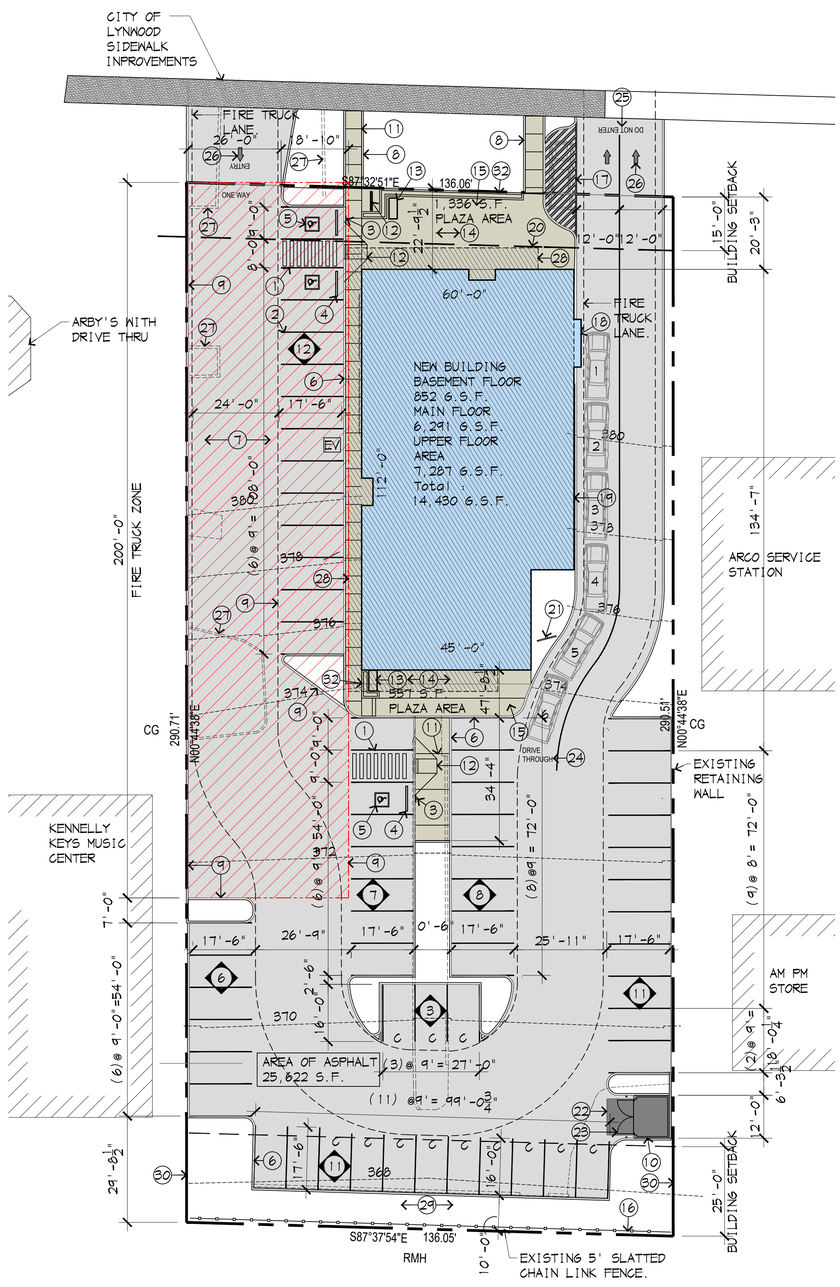
2812 ARCHITECTURE

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

Contents
SITE PHOTOGRAPHS

Drawing:
A1.4

Job Number:
23c-4493



SITE PLAN

1" = 20'-0"

NORTH

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

1. ACCESSIBLE PARKING STALL WITH PAINTED WALKWAY & SIGN. SEE DET.11 DWG.A1.3.
2. PAINTED PARKING STRIPING. 4" WIDE LINES. LENGTH AS INDICATED ON PLAN. COLOR: TRAFFIC WHITE.
3. ACCESSIBLE PARKING SIGN PER DET.4 DWG A1.3.
4. WHEEL STOP. DET.2 DWG A1.3.
5. PAINTED HANDICAP PARKING STRIPING. 1'-0" WIDE BARS WIDTH AS INDICATED ON PLAN. COLOR: TRAFFIC WHITE.
6. CONCERTED SIDE WALK. DET 6 DWG A1.3.
7. NEW ASPHALT. DET 1 DWG A1.3.
8. PEDESTRIAN SIDEWALK
9. FIRE LANE DET 9 DWG 1.3.
10. TRASH ENCLOSURE DET 7 DWG A1.3.COLOR OF TRASH ENCLOSURE TO MATCH THE MAIN BUILDING'S WALLS.
11. SIDEWALK JOINT DET 5 DWG A1.3
12. BIKE RACK. T-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.
13. PARK BENCH. TREETOP BENCH FACTORY CALL 1-866-275-1507 THEBENCHFACTORY.COM SKU 2NG5683,MODEL NAME 6' SURFACE MOUNT MATERIAL PLASTIC COATED STEEL DWG A1.2 SEAT DIMENSIONS 72" L X 10" W X 18.25" H
14. STAMPED CONCRETE. S.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.)
15. PLAZA SEE DRAWING A1.1
16. REPAIR EXISTING CHAIN-LINK FENCE AS REQUIRED AND INSERT VERTICAL SLATS ALONG THE FULL LENGTH OF THE SOUTH PROPERTY LINE.
17. SPECIAL ORDER PICK UP STALL
18. DRIVE THROUGH
19. SPRINKLER ROOM
20. 15' SET BACK
21. MENU BOARD
22. NEW TRASH ENCLOSURE WITH 6" THICK CONC. APRON.
23. NEW GATES DETAIL PER DET 8 DWG A1.3.
24. PROVIDE 12" HIGH BLOCK LETTER PAVEMENT PAINTING STATING "DRIVE-THRU".
25. PROVIDE 12" HIGH BLOCK LETTER PAVEMENT PAINTING STATING "DO NOT ENTER".
26. NEW WHITE PAVEMENT PAINTING DIRECTIONAL ARROW.
27. EXISTING CURB TO BE REMOVED
28. BUILDING AREA ABOVE
29. 10' WIDE BUFFER
30. EXISTING RETAINING WALL
31. CURB CUT. DET 12 DWG A1.3
32. 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.

21.18.810 Stacking lanes for drive-through facilities. REQUIRED 6

OFFICES:
Office Buildings/Offices Not Providing On-Site Services:
Less than 25,000 SF GFA . 3.0 per 1,000 SF GFA

BASEMENT FLOOR	852 S.F.x 3.0/1000 =	3 PARKING STALLS
1ST FLOOR	700 S.F.x 3.0/1000 =	3 PARKING STALLS
2ND FLOOR	7,215 S.F.x 3.0/1000 =	27 PARKING STALLS

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

PARKING STALLSREQUIRED. 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

VICINITY MAP

NTS

NORTH

DRAWING INDEX

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

REGISTERED ARCHITECT 6803 SCOTT B. CLARK STATE OF WASHINGTON

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

2812 ARCHITECTURE

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

Contents: SITE PLAN

Drawing: A1.1

Job Number: 23c-4493

BIKE RACK.

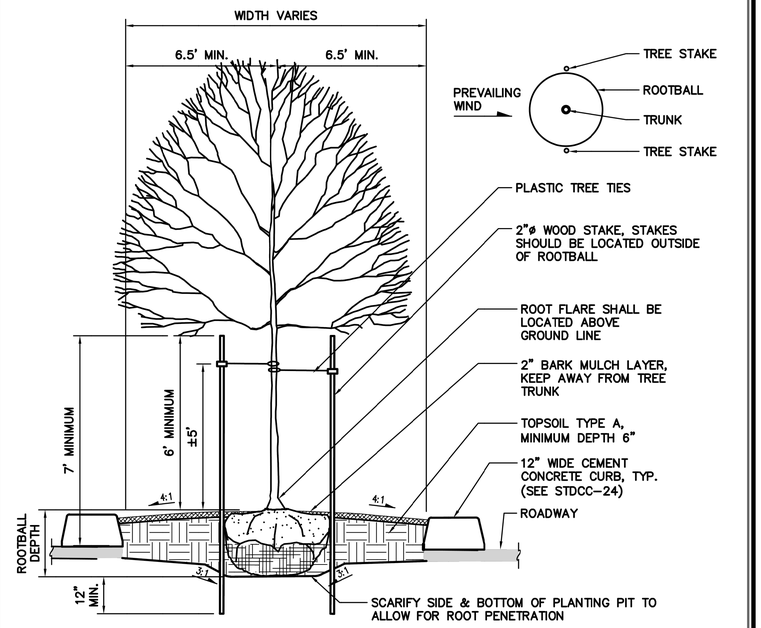
BIKE RACK. 7-Bike Saddleback Bike Rack - 62"L - 2-3/8"OD Galvanized Pipe - Surface Base Plate Mount. Provided by Bicycle Rack Source (800)291-7442.

BENCH

PARK BENCH. TREETOP BENCH FACTORY
CALL 1-866-275-1507
THEBENCHFACTORY.COM
SKU 2WG5683, MODEL NAME 6' SURFACE MOUNT
MATERIAL PLASTIC COATED STEEL
SEAT DIMENSIONS 72" L X 10" W X 18.25" H

NOTES

1. TREE PIT SHALL NOT BE LESS THAN (3) TIMES ROOT BALL DIA.
2. CUT ALL TIES AND FOLD BACK BURLAP FROM UPPER 1/3 OF ROOTBALL
3. REMOVE ALL PLASTIC AND TWINE
4. WATER THOROUGHLY AFTER PLANTING TREE
5. STAKES PERPENDICULAR TO PREVAILING WIND
6. PLANT TREES 1" HIGHER THAN DEPTH GROWN IN NURSERY
7. REMOVE TREE STAKING AFTER ONE YEAR



LYNNWOOD WASHINGTON PUBLIC WORKS	CITY CENTER MEDIAN TREE PLANTING	DRAWING NUMBER	STDCC-23
		SCALE	NONE
		REVISION DATE	08/14
		DEPARTMENT	PW

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

REGISTERED ARCHITECT JAMES R. CHO STATE OF WASHINGTON 6803

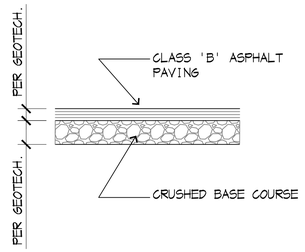
2812 Colby Avenue
Everett WA 98201
(425) 252-2153 p
www.2812architecture.com

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

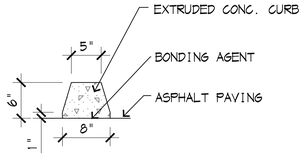
Contents: SITE DETAILS

Drawing: A1.2

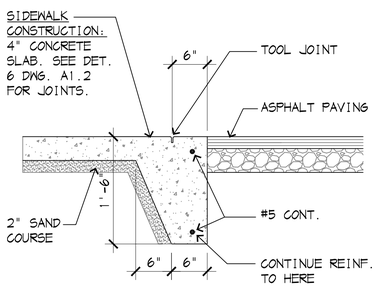
Job Number: 23c-4493



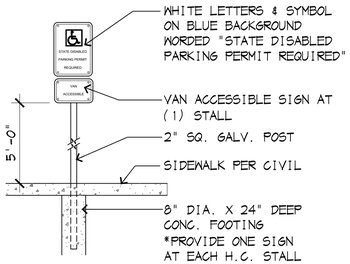
1 ASPHALT PAVING



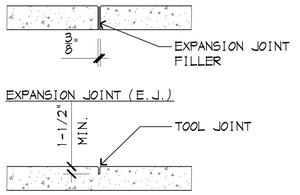
2 CONCRETE CURB
1" = 1'-0"



3 CONCRETE WALKWAY
1" = 1'-0"

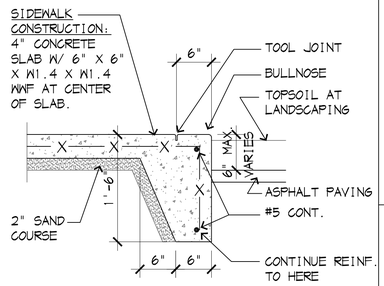


4 WALL/ POST MOUNTED H.C. SIGN
NO SCALE



PROVIDE EXPANSION JOINTS @ 12'-0" O.C. MAX. AND TOOL JOINTS @ 6'-0" O.C. MAX.

5 SIDEWALK JOINTS
1/2" = 1'-0"



6 CONCRETE SIDEWALK
1" = 1'-0"

NO PARKING - FIRE LANE

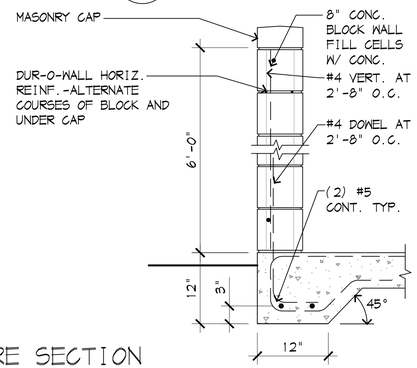
- WORDS TO BE PAINTED ON THE PAVEMENT WITH LETTERS A MIN 12" HIGH & YELLOW IN COLOR, SPACED NO FURTHER THAN 30 FEET. ALTERNATING SIDES OF THE ROADWAY.

  ALTERNATE:
  CURB TO BE PAINTED YELLOW IN COLOR WITH THE WORDS FIRE LANE - NO PARKING PAINTED IN BLACK WITH A MINIMUM 1/2" STROKE & 3" HIGH

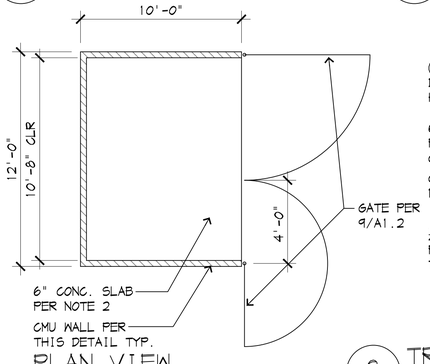
- PERIMETER STRIPING/ CURBING TO DELINEATE THE BOUNDARIES OF THE FIRE LANE. STRIPING TO BE A MINIMUM OF 4" WIDE & STRIPING TO BE YELLOW IN COLOR.

NOTES:

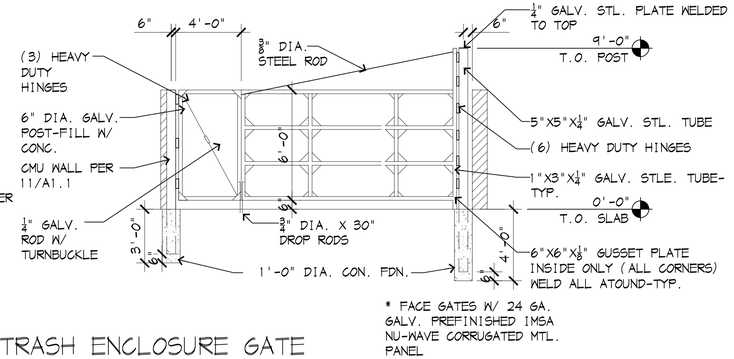
1. CMU COLOR AND TEXTURE TO MATCH BUILDING.
2. 6" CONC. SLAB W/6"X 6" W/ W2.9 X W2.9 W.W.F.
3. TYP. WALL FTG. 12" X 12" CONT. W/ (2) #5 BOTTOM REINF.
4. 6" CONC. APRON W/#4 BARS @ 16" O.C. EA. WAY.
5. FOR SLAB FINISHED GRADES SEE CIVIL DWGS.
6. PROVIDE GATE PER DET. 9 DWG. A1.2.



7 TRASH ENCLOSURE SECTION
1" = 1'-0"

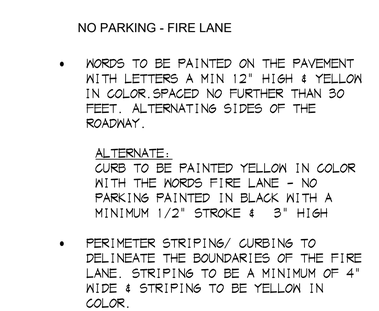


PLAN VIEW
NO SCALE

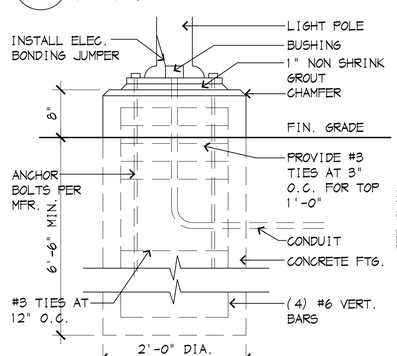


8 TRASH ENCLOSURE GATE
1/2" = 1'-0"

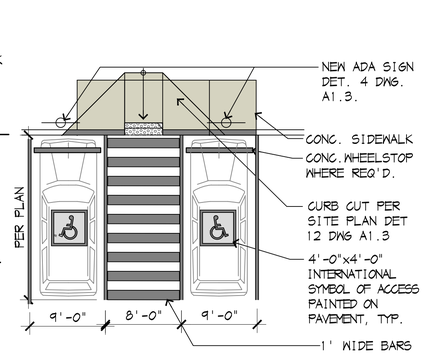
* FACE GATES W/ 24 GA. GALV. PREFINISHED IMSA NU-WAVE CORRUGATED MTL. PANEL



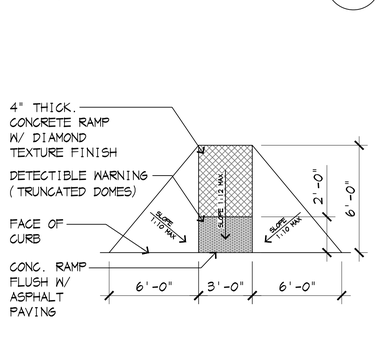
9 FIRE LANE
SCALE: 1" = 1'-0"



10 LIGHT POLE BASE
1" = 1'-0"



11 ACCESSIBLE P'KG. STALL
NO SCALE



12 ACCESSIBLE CURB CUT
1/4" = 1'-0"

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A New Office Building For
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4820 196th Street
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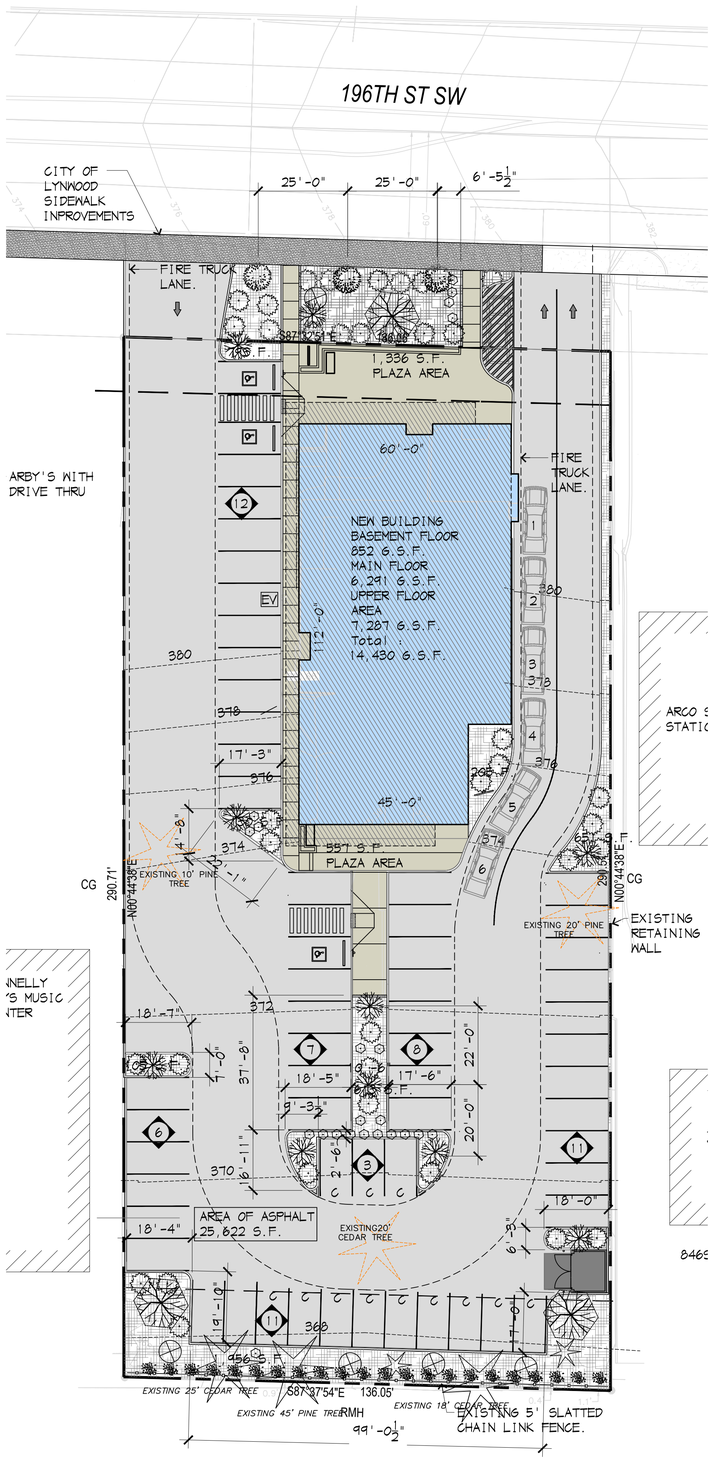
Contents: SITE DETAILS

Drawing: A 1.3

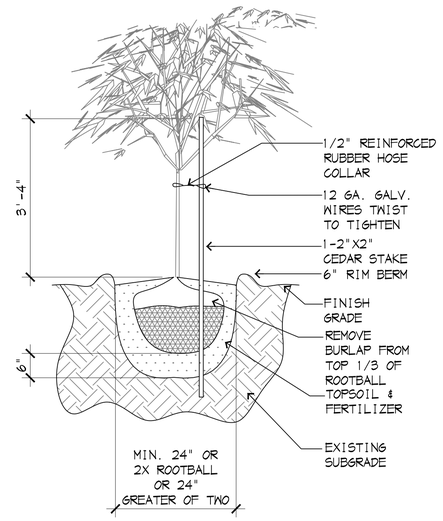
Job Number: 23c-4493



LANDSCAPEPLAN

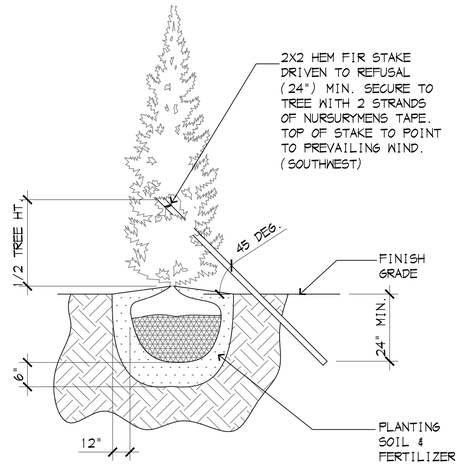
1" = 20'-0"

NORTH



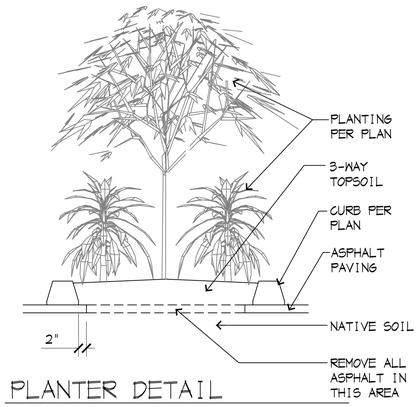
DECIDUOUS TREE PLANTING

NO SCALE



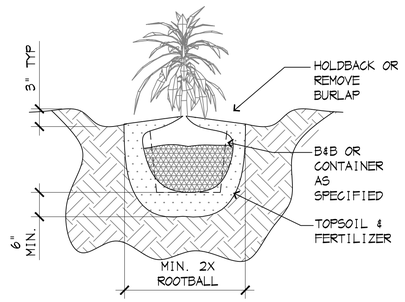
EVERGREEN TREE PLANTING

NO SCALE



PLANTER DETAIL

NO SCALE



SHRUB PLANTING

NO SCALE

PLANTING DETAILS

NTS

SYMBOL	QUANTITY	BOTANICAL	COMMON	SIZE	REMARKS
	3	ACER FREEMANII	AUTUMN BLAZE MAPLE	2" CAL.	MIN 6'TALL AT PLANTING
	6	TILIA CORDATA	LITTLE LEAF LINDEN	2" CAL.	MIN 6'TALL AT PLANTING
	10	RHODODENDRON SCHLIPPENBACHII	ROYAL AZALIA	2 GAL.	24" TALL
	4	PRUNUS LAUROCERASUS	OTTO LUYKEN	2 GAL.	24" TALL
	52	PRUNUS LAUROCERASUS	OTTO LUYKEN	2 GAL.	24" TALL MIXED VARIETY
	3	CEDRUS GENUS	CEDAR TREE	-	EXISTING TO REMAIN
	3	-	CEDAR OR PINE TREE	-	TO BE REMOVED
	3	ACER RUBURN	RED MAPLE TREE	2 GAL.	12-TO 15-FOOT MIN. HT. SEE NOTE:13
	22	BERBERIS THUNBERGII 'MARIA'	SUNJOY		3 FOOT HIGH
	AS REQ'D	ARCTOSTAPHLOS UVA-URSI	KINNIKINNIK	4" POTS	24" O.C.

NOTE:

AN IRRIGATION PLAN IS REQUIRED. THE IRRIGATION PLAN IS A DEFERRED PERMIT AND SHALL BE DONE BY A LANDSCAPING PROFESSIONAL DURING CONSTRUCTION.

TREE & SHRUBS PLANTING

NO SCALE

1. BACKFILL MIX FOR PLANTING TREES, SHRUBS AND GROUND COVER SHALL BE: ONE PART BY VOLUME OF 3-WAY TOPSOIL MIXED WITH ONE PART NATIVE SOIL.
2. PLANTER AREAS TO RECEIVE 3-WAY TOPSOIL.
3. ALL TREES, SHRUBS AND GROUNDCOVER SHALL BE FERTILIZED WITH AGRO 4-2-2 TRANSPLANTER OR EQUAL AT PLANTING TIME.
4. AFTER PLANTING OF ALL PLANTS, MULCH ALL AREAS WITH A MINIMUM OF 2" OF MEDIUM FINE BARK MULCH.
5. OWNER TO APPROVE PLANTING PRIOR TO INSTALLATION.
6. PLANT TYPES MAY BE SUBSTITUTED DUE TO AVAILABILITY WITH SIMILAR SPECIES AND VARIETIES.
7. LANDSCAPING CONTRACTOR RESPONSIBLE FOR MAINTENANCE DURING CONSTRUCTION PERIOD.
8. ALL PLANTS TO BE HEALTHY AT THE TIME OF PLANTING AND GUARANTEED FOR ONE FULL YEAR OR UNTIL THE NEXT SPRING (WHICHEVER IS GREATER).
9. ALL BEAUTY BARK TO BE PLACED ON WEED CLOTH BARRIER.
10. REMOVE EXISTING WEEDS AND GRASSES PRIOR TO PLANTING LANDSCAPE AREAS.
11. SEE DETAILS FOR PLANTING AND LANDSCAPING DETAILS.
12. A SPRINKLER SYSTEM IS REQUIRED FOR THIS PROJECT. DESIGN AND INSTALLATION OF THE SYSTEM WILL BE THE RESPONSIBILITY OF THE BIDDING CONTRACTOR. GENERAL CONTRACTOR TO SUBMIT SHOP DRAWINGS TO THE ARCHITECT PRIOR TO INSTALLATION OF THE SYSTEM.
13. AS PER SECTION 221.06.200 SPECIAL STREET LANDSCAPING SW TO 196TH STREET SW, RED MAPLE TREES TWO-AND-ONE-HALF-TO THREE-INCH MINIMUM CALIPER SIZE, 12-TO 15-FOOT MINIMUM HEIGHT, 25 FEET ON CENTERS WITH BRANCHES ELIMINATED TO A HEIGHT OF SIX FEET WHERE NECESSARY TO PREVENT SIGHT OBSTRUCTION; PLUS LAWN, EXCEPT THAT IVY, CREEPING ST. JOHNSWORT, OR KINNIKINNICK, SPACED SO AS TO ACHIEVE 50% GROUNDCOVER WITHIN TWO YEARS, SHALL BE ALLOWED ON PORTIONS DEMONSTRATED TO BE TOO STEEP FOR ADEQUATE LAWN MAINTENANCE.

LYNNWOOD MUNICIPAL CODE REQUIRED LANDSCAPE NOTES

LMC 21.08.300
General landscaping standards.

A. General Site Preparation.

1. 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 areas. Depth of soil that is loosened or uncompacted may be less if recommended by the qualified landscape professional. Where necessary soil amendments may be added from a verified source.

2. Root Barriers. Trees planted within 10 feet of a public street, sidewalk, paved trail, or walkway must be a deep-rooted species and must be separated from hardscapes by a root barrier to prevent physical damage to public improvements.

B. General Plant Standards (Groundcover, Shrubs, and Trees).

1. Plant Selection. Plants must be appropriate for the Puget Sound lowland region. Permitted plants and trees are allowed as described below.

a. 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.

C. General Tree Standards.

1. Trees must be selected from the city's Tree Preservation and Protection Guidelines and meet the following standards:

c. Deciduous and evergreen trees must be a minimum of eight feet in height and have a caliper size of at least two inches at time of planting.

d. Trees must be planted so that, when they reach maturity, there will be a minimum of 10 feet of clearance on-center between trees.

e. Tree selection within all landscape areas, including street trees, must comply with Snohomish PUD utility requirements, other existing utilities (stormwater, water, and wastewater conveyance systems), lighting, existing and proposed signage, adjacent trees, existing natural features, tree root growth, solar access, planting area width, and overall height of selected trees at maturity.

g. Tree branches must be trimmed to provide a minimum of six feet of clearance measured from the ground to the branch to prevent sight and pedestrian obstructions. Tree branches must be trimmed to provide eight feet of clearance when overhanging vehicular use areas.

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

REGISTERED ARCHITECT JAMES R. CLARK STATE OF WASHINGTON 6803

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

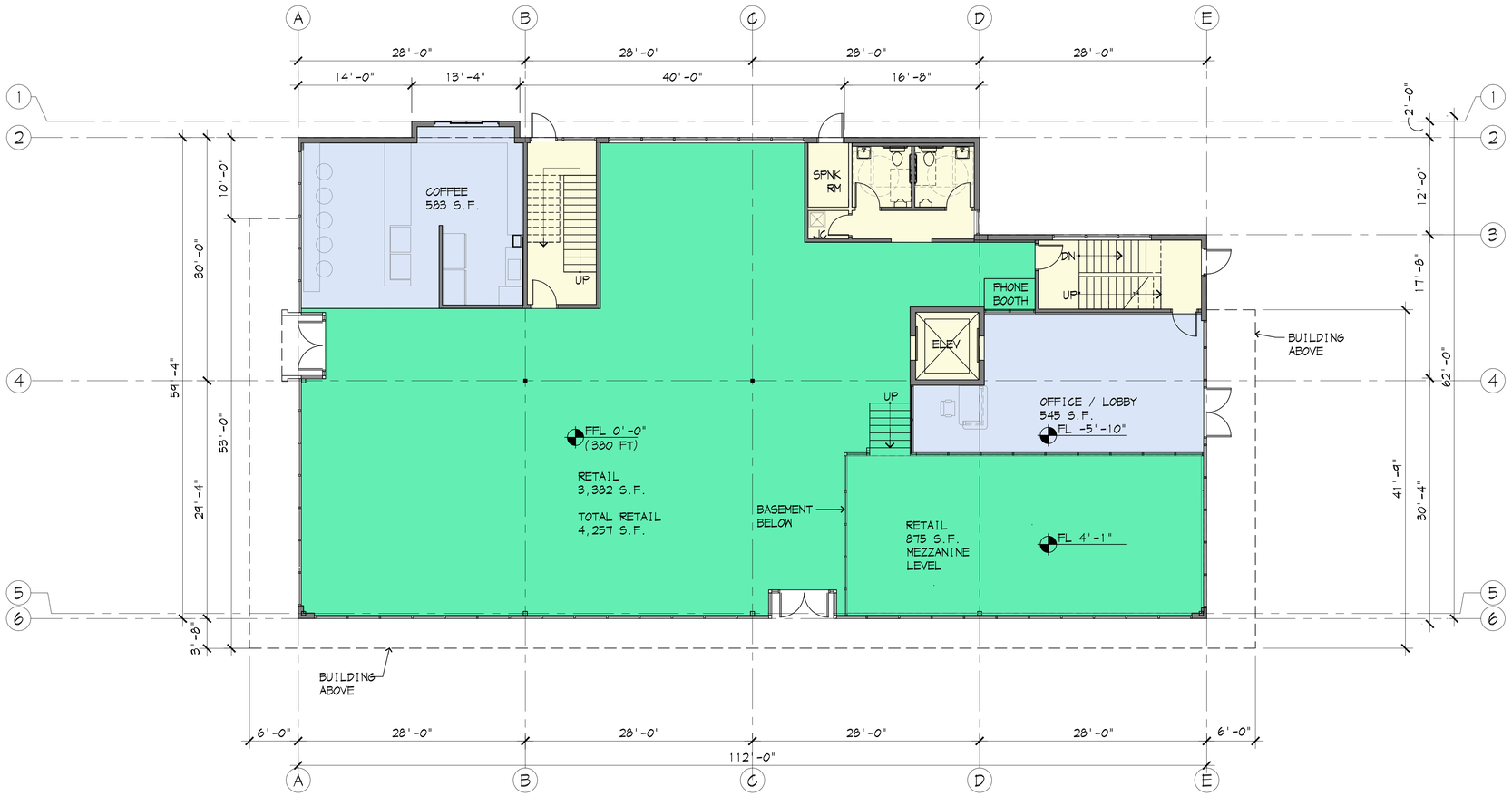
2812 ARCHITECTURE

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

Contents: LANDSCAPE PLAN

Drawing: L1.1

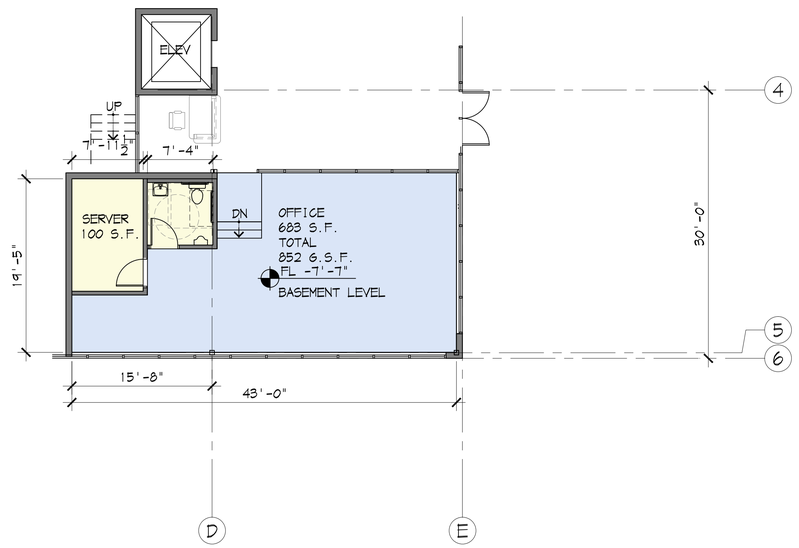
Job Number: 23c-4493



MAIN FLOOR PLAN

1/8" = 1'-0"

NORTH



BASEMENT FLOOR PLAN

1/8" = 1'-0"

NORTH

Date:	For:
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31 MAY 2023	DESIGN REVIEW

REGISTERED ARCHITECT 6893 CRAIG S. CLARK STATE OF WASHINGTON

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2812 ARCHITECTURE

A New Office Building For

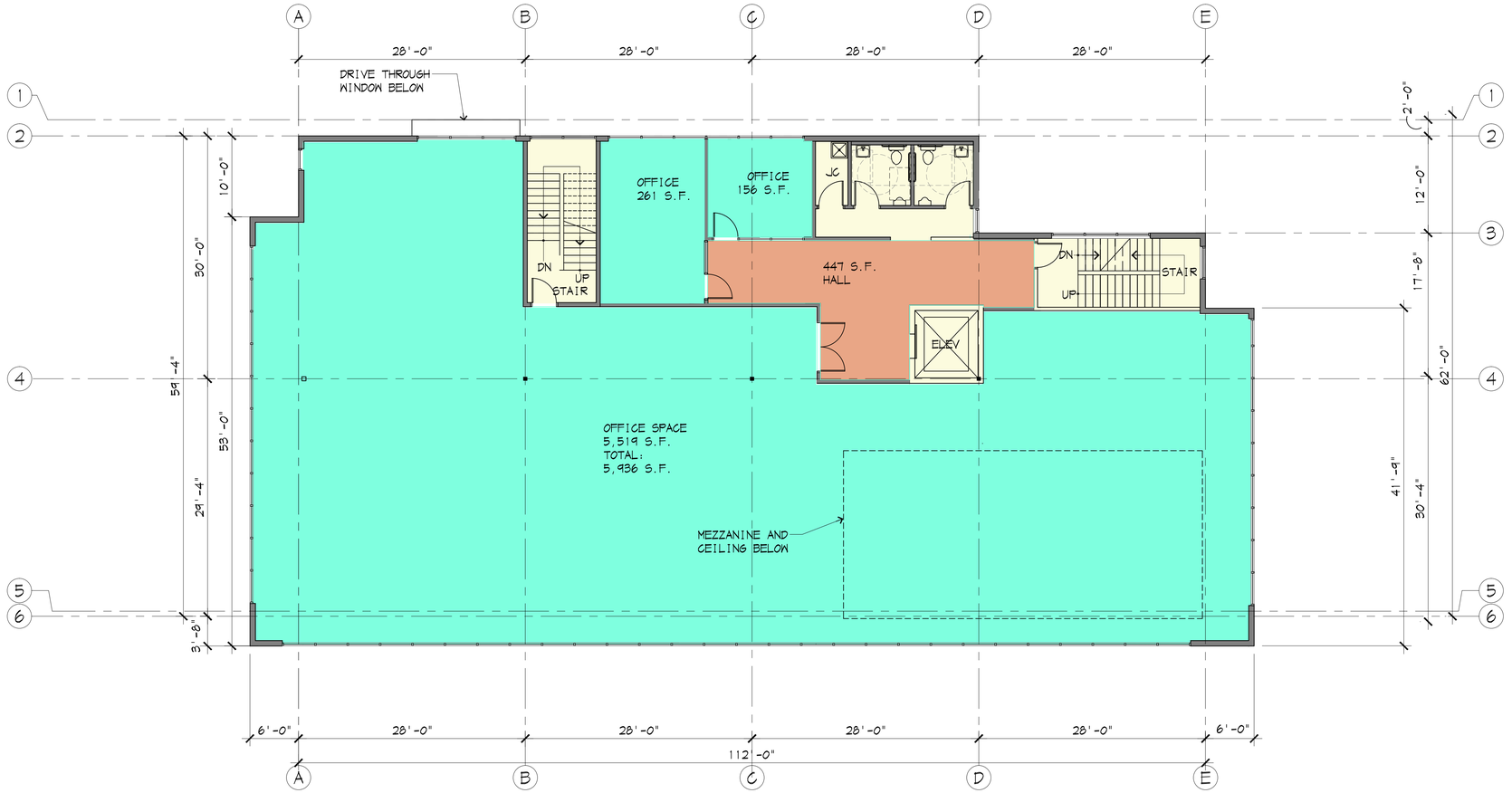
CHO OFFICE BUILDING

4820 196th Street
Lynnwood, Washington

Contents: FLOOR PLAN

Drawing: A 2.1

Job Number: 23c-4493



UPPER FLOOR PLAN

1/8" = 1'-0"

NORTH

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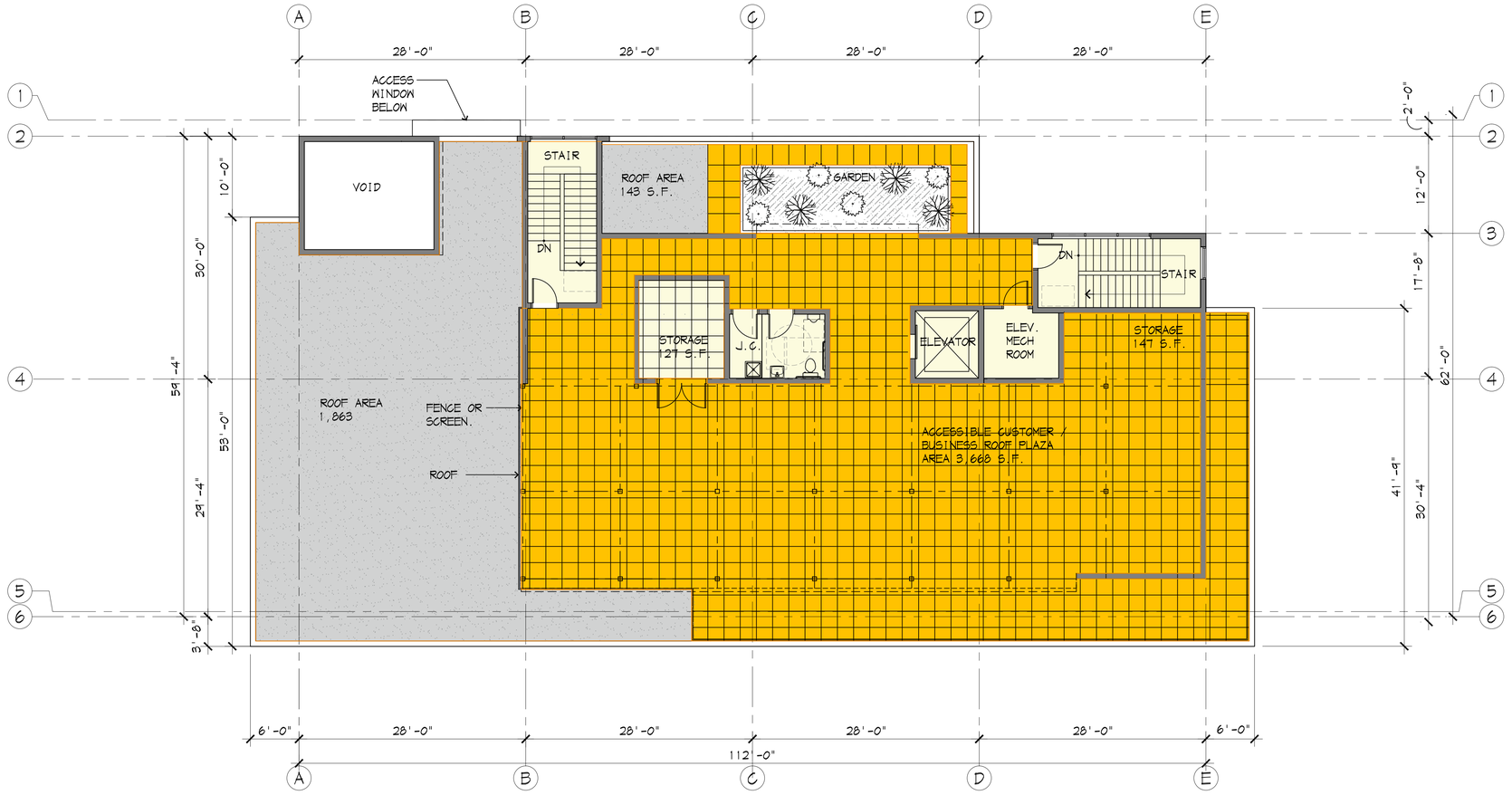
4820 196th Street
Lynnwood, Washington

Contents: UPPER FLOOR PLAN

Drawing: A 2.2

Job Number: 23c-4493



ROOF PLAZA

1/8" = 1'-0"

NORTH

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REGISTERED ARCHITECT 6803 CLARK S. CHO STATE OF WASHINGTON

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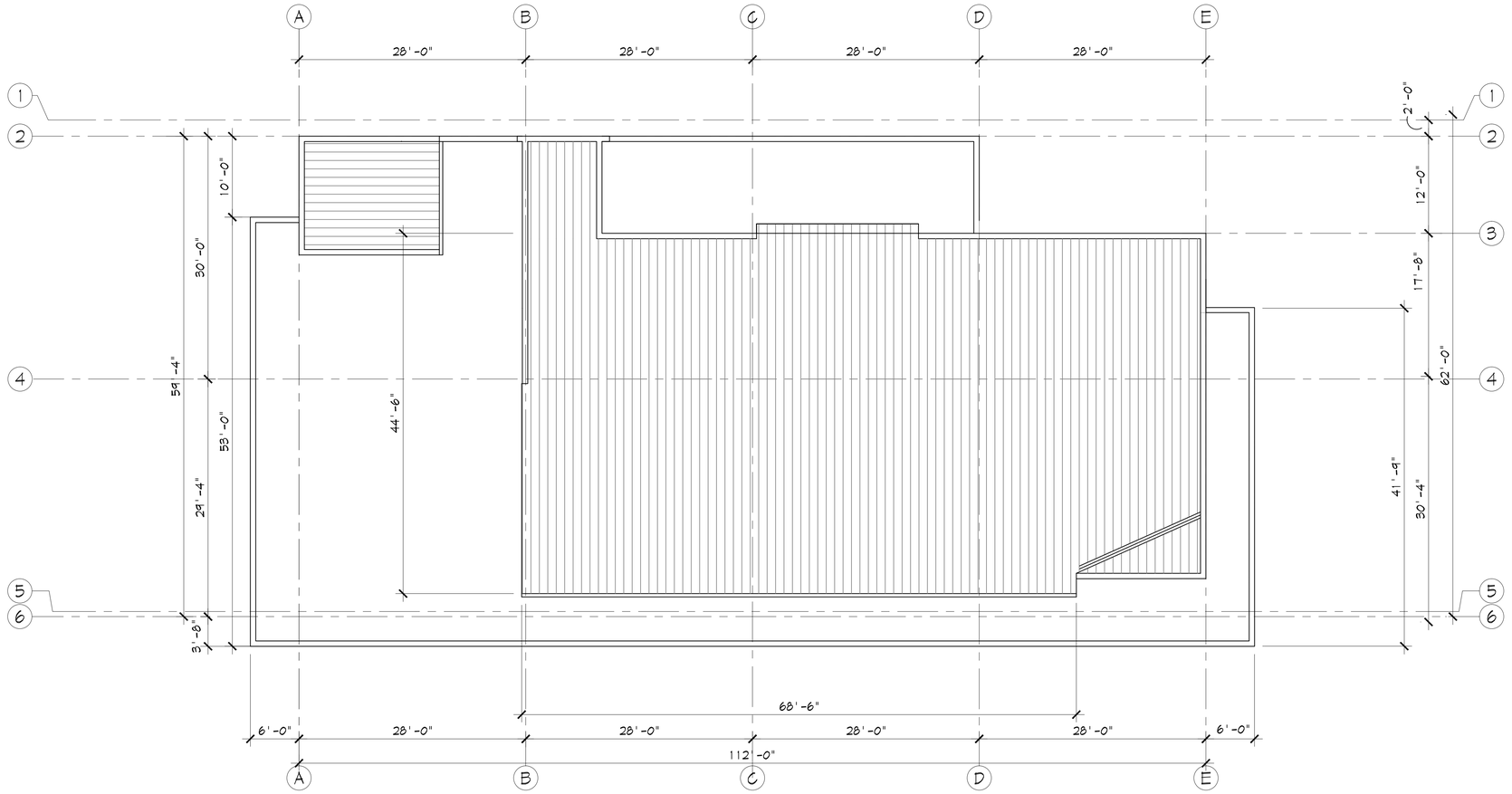

ROOF PLAN

1/8" = 1'-0"

NORTH

Date:	For:
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31 MAY 2023	DESIGN REVIEW

REGISTERED ARCHITECT 6893 MARK S. CLARK STATE OF WASHINGTON

2812 Colby Avenue
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2812 ARCHITECTURE

A New Office Building For

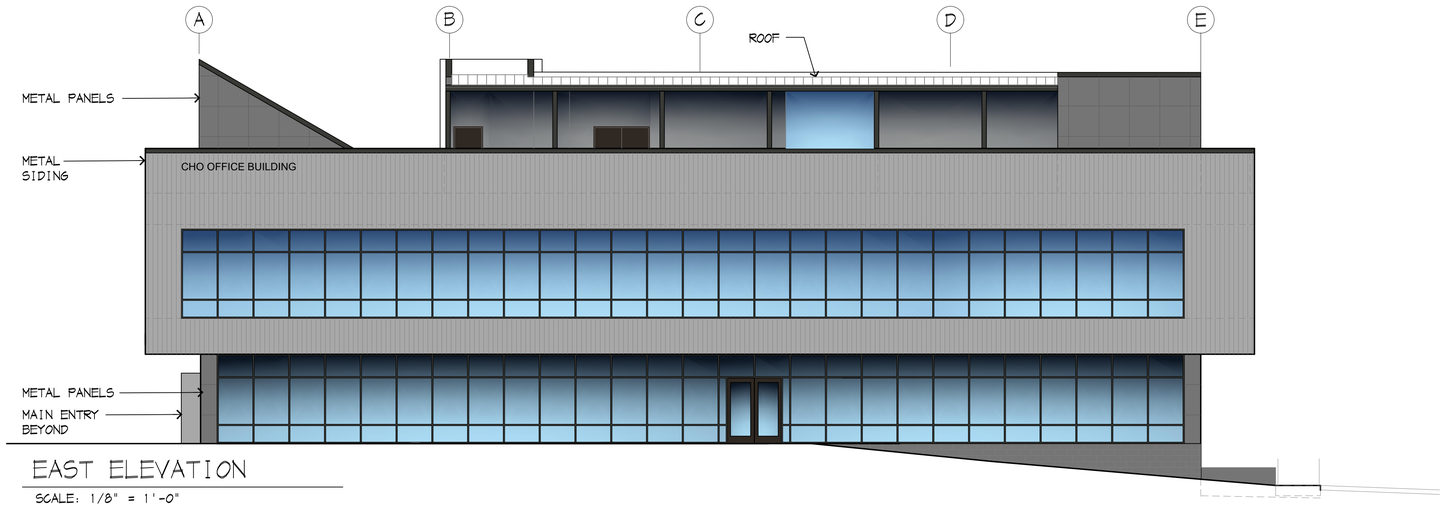
CHO OFFICE BUILDING

4820 196th Street
Lynnwood, Washington

Contents: ROOF PLAN

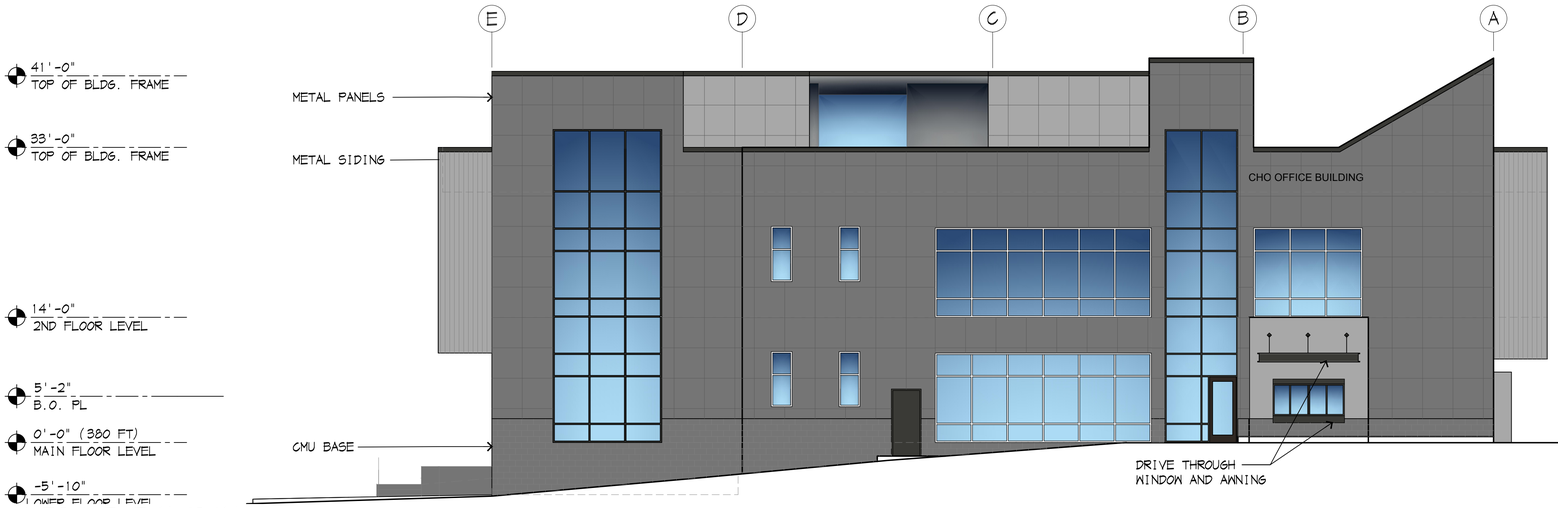
Drawing: A 2.4

Job Number: 23c-4493



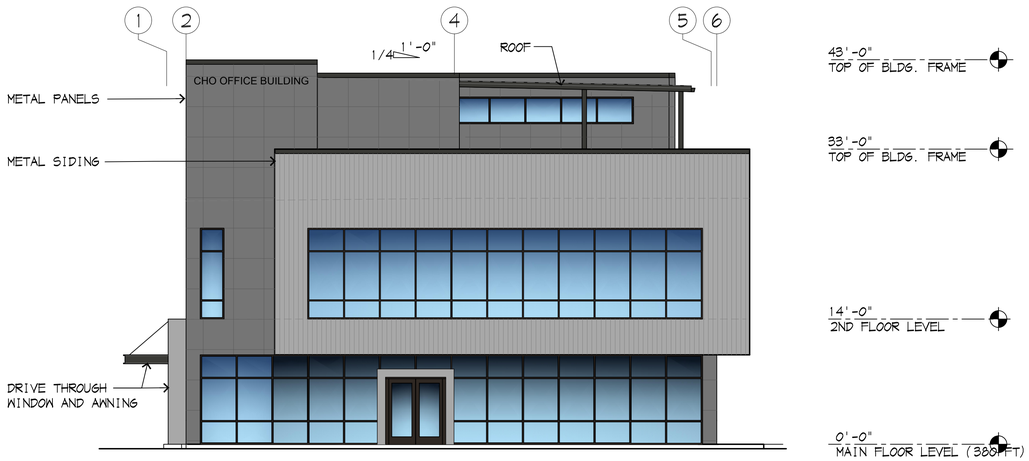
EAST ELEVATION

SCALE: 1/8" = 1'-0"



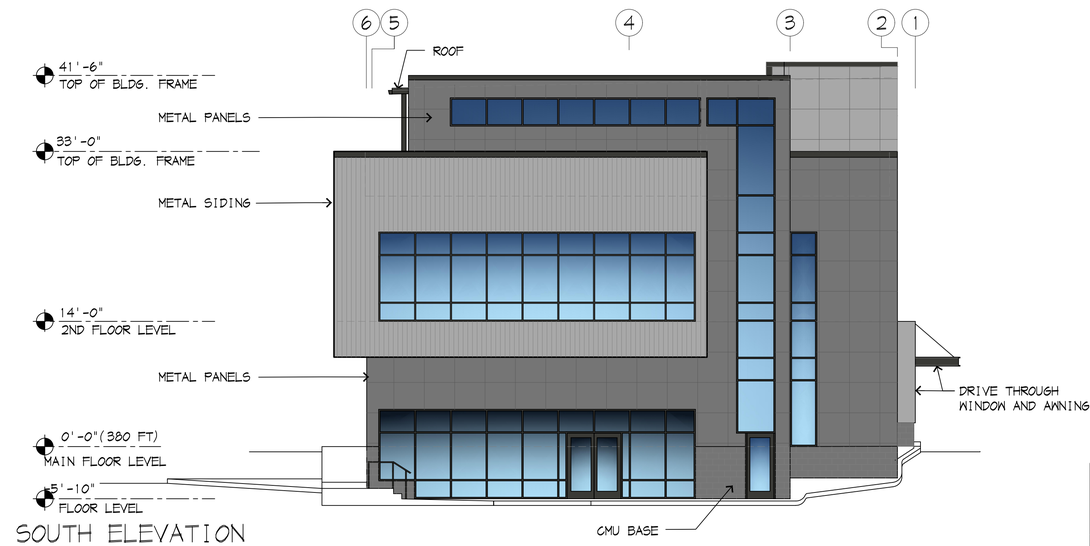
WEST ELEVATION

SCALE: 1/8" = 1'-0"



NORTH ELEVATION

SCALE: 1/8" = 1'-0"



SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

CHO OFFICE BUILDING
4820 196th/ Street
Lynnwood, Washington

Color samples

AEPSPAN:

COOL MIDNIGHT BRONZE

DURA TECH TECH 5000

SRI 27. LRV: 7

TRIM, FLASHING, POSTS, GUTTERS & GLAZING FRAMES.

COOL ZINK GRAY

DURA TECH TECH 5000

SRI 39. LRV: 20

MAIN WALLS & MASONRY

COOL OLD TOWN GRAY

DURA TECH TECH 5000

SRI 43. LRV: 27

ACCENT WALLS

Date:	For:
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31 MAY 2023	DESIGN REVIEW

REGISTERED ARCHITECT ADAM R. CLARK STATE OF WASHINGTON 6803

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

Contents: EXTERIOR ELEVATIONS

Drawing: A3.1

Job Number: 23c-4493