STATE OF WASHINGTON PROJECT 2022-057 V(8) TRITON LEARNING COMMONS

EDMONDS COLLEGE Lynnwood, WA

LAND USE SET

FEB 27, 2023



TECHNOLOGY, LEARNING SUPPORT OFFICES, AS WELL AS A THIRD LEVEL LIBRARY WITH project_ TRITON LEARNING COMMONS THE PLANNED RENOVATION WORK INCLUDES MINOR RENOVATIONS (LEVEL 1 ALTERATION) TO IMPROVE THE CONNECTIVITY THROUGHOUT THE BUILDING, AS WELL AS SOME REMODEL WORK (LEVEL 2 ALTERATION) TO IMPROVE THE QUALITY AND EFFICIENCY OF SPACES. THE MAJORITY client_ OF THE ADDITION PORTION OF THE PROJECT IS FOCUSED TO THE NORTH, BUT ALSO INCLUDES **EDMONDS COLLEGE** SOME INFILL CONSTRUCTION AROUND EXISTING EXTERIOR WALKWAYS ON BOTH LEVELS 1 AND 2. PROJECT ADDRESS 20000 68TH AVE W location_ LYNNWOOD, WA LYNNWOOD, WA 98036 state project number_ SNOHOMISH COUNTY TAX PARCEL NUMBER 2022-057 V (8) ZONING DESIGNATION: P-1 Project No. 2121 Section 20 Township 27 Range 04 Quarter NW - N1/2 SE1/4 NW1/4 SD SEC 20 EXC TH PTN THOF LY WHN 68TH AVE W & EXC NELY PTN FOR RD R/W TO CITY OF LYN PER SWD REC UND AFN 200301141747 **COVER SHEET** CORR BY AFN200702210389 PROJECT TEAM ELECTRICAL ENGINEER
HARGIS ENGINEERS OWNER EDMONDS COLLEGE 20000 68TH AVENUE WEST 1201 3RD AVENUE, SUITE 600 LYNWOOD, WA 98036 SEATTLE, WA, 98101 PHONE: 425.640.1459 PHONE: 206.448.3376 ACOUSTICAL DESIGN BRC ACOUSTICS McGRANAHAN ARCHITECTS 2111 PACIFIC AVENUE, SUITE 100 1932 FIRST AVE, SUITE 620 TACOMA, WA 98402 SEATTLE, WA 98101 PHONE: 253.383.3084 PHONE: 206.270.8910 <u>CIVIL ENGINEER</u> JACOBSON CONSULTING COST ESTIMATOR
BAYLEY CONSTRUCTION ENGINEERS 8005 SOUTHEAST 28TH STREET 801 SECOND AVENUE, SUITE 900 MERCER ISLAND. WA 98040 SEATTLE, WA 98104 PHONE: 206.621.8884 PHONE: 206.343.0460 HAZARDOUS MATERIALS LANDSCAPE ARCHITECT PBS ENVIRONMENTAL 2517 EASTLAKE AVENUE EAST, SUITE 100 SITE WORKSHOP i s s u e d_ 3800 WOODLAND PARK AVE SEATTLE, WA 98102 NORTH, SUITE 200 PHONE: 206.766.7611 LAND USE SET SEATTLE, WA 98103 PHONE: 206.285.3026 revision_ SURVEYOR
1 ALLIANCE GEOMATICS STRUCTURAL ENGINEER 1261A 120TH AVENUE NORTHEAST LUND OPSAHL BELLEVUE, WA 98005 1201 FIRST AVE SOUTH, SUITE 310 PHONE: 425.598.2200 SEATTLE, WA 98134 PHONE: 206.402.5156 GEOTECHNICAL ENGINEER
PBS ENVIRONMENTAL MECHANICAL ENGINEER
METRIX ENGINEERS 2517 EASTLAKE AVENUE EAST, SUITE 100 SEATTLE, WA 98102 227 WILLIAMS AVENUE SOUTH PHONE: 206.766.761 RENTON, WA 98057 PHONE: 425.336.2822 FOOD SERVICE HALLIDAY ASSOCIATES 5005 3RD AVE S SEATTLE, WA 98134 656 NW NORWOOD ST PHONE: 206.832.8460 CAMAS, WA 98607 PHONE: 360.834.6657 drawn_ ENVELOPE WETHERHOLT AND ASSOCIATES MR, CL McGRANAHAN architects <u>LEED CONSULTANT</u> O'BRIEN 360 14715 NE 95TH ST, STE 100 REDMOND, WA 98502 c h e c k e d_ 710 SECOND AVE, STE 925 PHONE: 452.822.5505 SEATTLE, WA 98401 PHONE: 206.746.3902 s h e e t_

GENERAL G0.00A SITE SEQUENCING AND STAGING DIAGRAM BUILDING SEQUENCING DIAGRAMS

architect_

MCGRANAHAN ARCHITECTS

civil engineer_

landscape architect_

structural engineer_

mechanical engineer_

electrical engineer_

hazardous materials_

food service consult_

FOR AGENCY

REVIEW ONLY

JACOBSON CONSULTING

ENGINEERS

SITE WORKSHOP

LUND OPSAHL

METRIX ENGINEERS

HARGIS ENGINEERS

PBS ENVIRONMENTAL

surveyor_

HALLIDAY ASSOCIATES

1 ALLIANCE GEOMATICS

LAND USE SITE & SIGN PLAN

LAND USE ANALYSIS & PROJECT IMAGES LAND USE ELEVATIONS & EXTERIOR MATERIAL PALETTE

TOPOGRAPHIC SURVEY TOPOGRAPHIC SURVEY

C0.00 **COVER SHEET GRADING PLAN** DRAINAGE DETAILS

LANDSCAPE

L0.00

STORM DRAINAGE PLAN DRAINAGE DETAILS PAVING PLAN PAVING DETAILS

SITE PHOTOS TREE PROTECTION PLAN LANDSCAPE MATERIALS PLAN - NORTH LANDSCAPE MATERIALS PLAN - SOUTH LANDSCAPE IRRIGATION SCHEDULE LANDSCAPE IRRIGATION PLAN - NORTH LANDSCAPE IRRIGATION PLAN - SOUTH

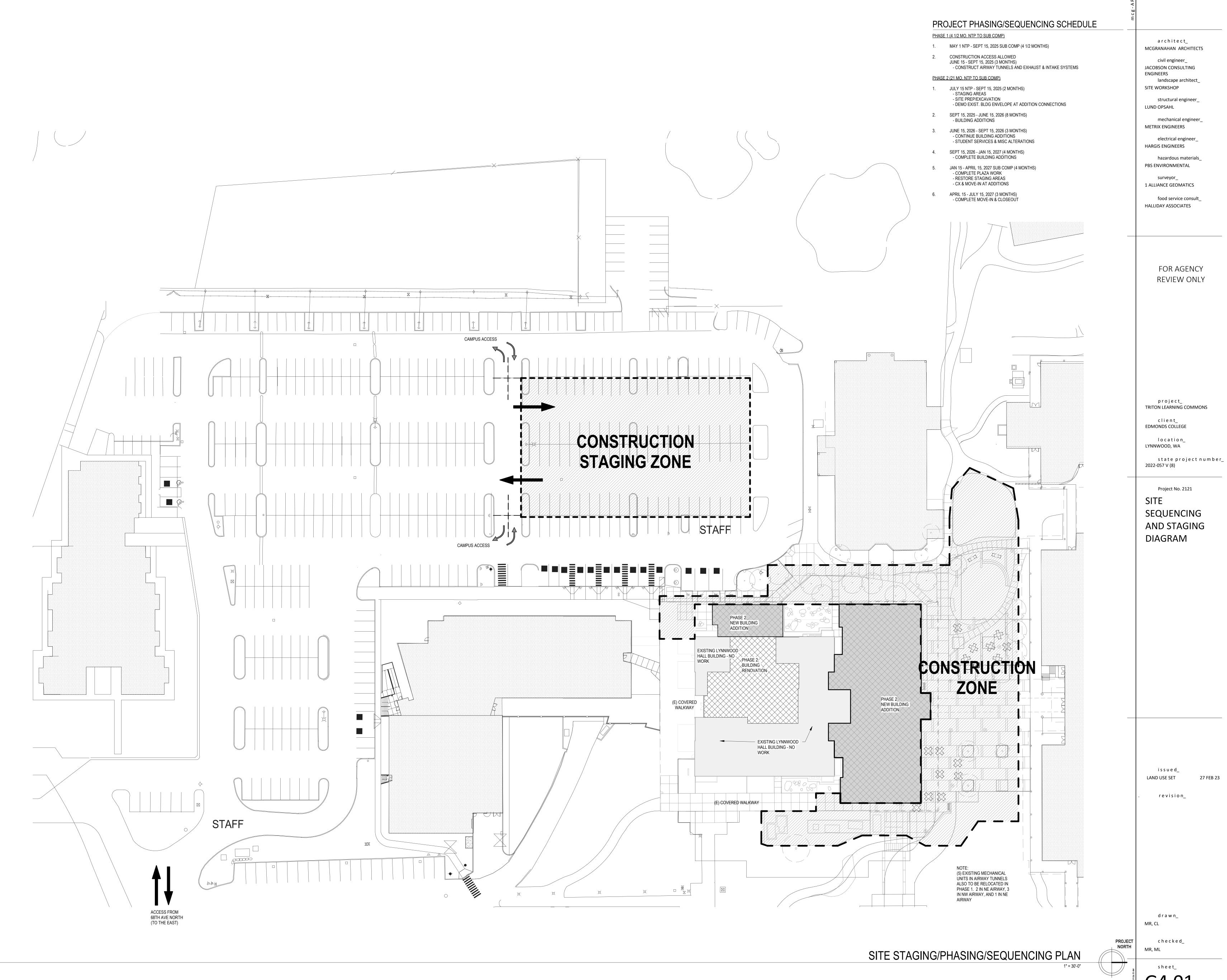
SITE CONTEXT PLAN

LANDSCAPE PLANTING SCHEDULE LANDSCAPE PLANTING PLAN - NORTH

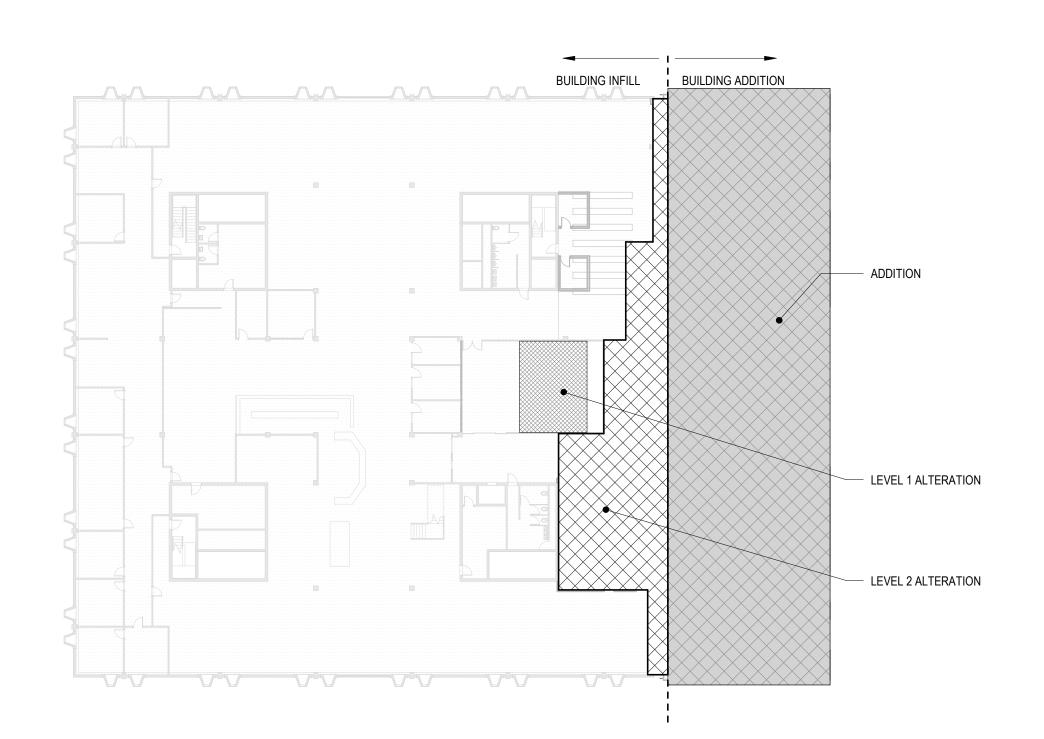
A1.01B ARCHITECTURAL SITE PLAN E1.01 CONCEPTUAL SITE LIGHTING PLAN

PROJECT DATA

THIS PROJECT IS COMPRISED OF A PARTIAL RENOVATION AND ADDITION TO THE EXISTING LYNNWOOD HALL BUILDING, LOCATED CENTRALLY ON THE EDMONDS COLLEGE CAMPUS. THE BUILDING WAS ORIGINALLY CONSTRUCTED IN 1970 AND IS CATEGORIZED AS TYPE 1 CONSTRUCTION. IT INCLUDES SPACES CATERED TOWARDS STUDENT SERVICES, INFORMATION



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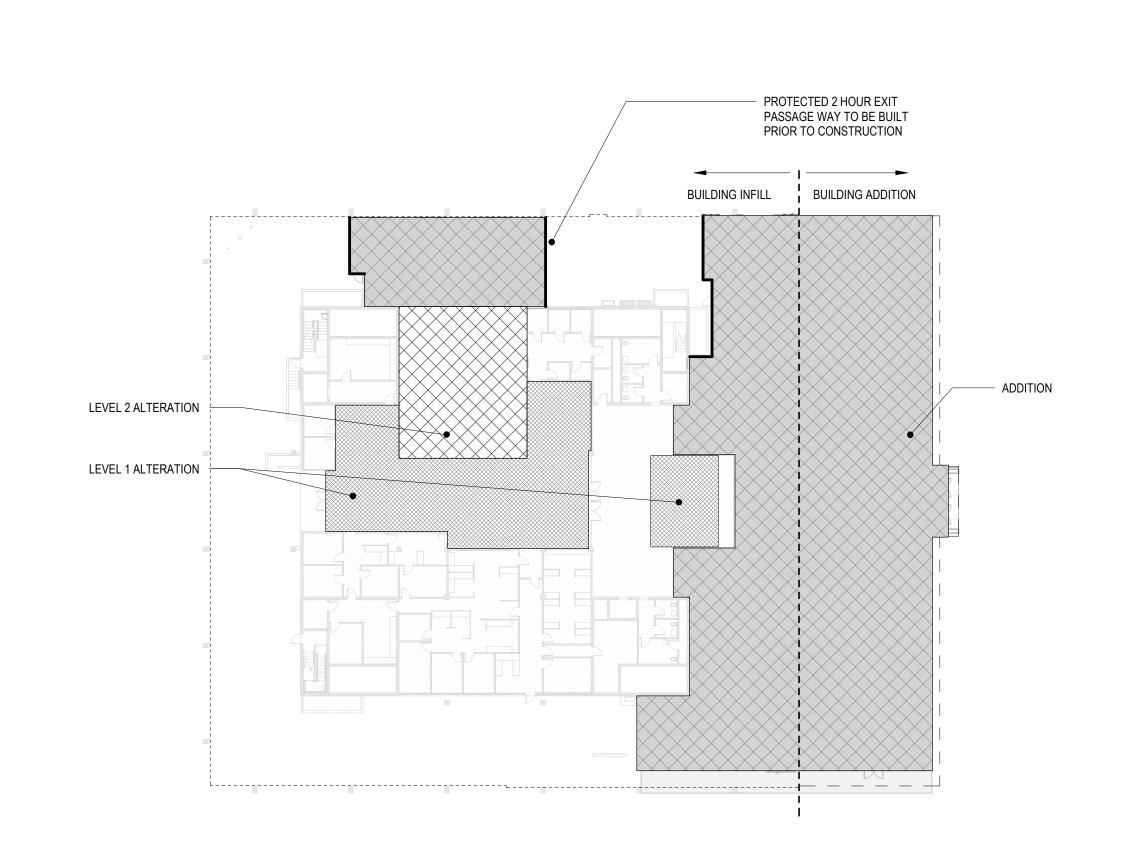
THIRD FLOOR EGRESS DURING CONSTRUCTION
Scale: 1" = 30'-0"

3



SECOND FLOOR EGRESS DURING CONSTRUCTION

Scale: 1" = 30'-0" 2



FIRST FLOOR EGRESS DURING CONSTRUCTION

Scale: 1" = 30'-0"

architect_ MCGRANAHAN ARCHITECTS civil engineer_ JACOBSON CONSULTING **ENGINEERS** landscape architect_ SITE WORKSHOP structural engineer_ LUND OPSAHL mechanical engineer_ METRIX ENGINEERS electrical engineer_ HARGIS ENGINEERS hazardous materials_ PBS ENVIRONMENTAL surveyor_ 1 ALLIANCE GEOMATICS food service consult_ HALLIDAY ASSOCIATES FOR AGENCY **REVIEW ONLY**

project_
TRITON LEARNING COMMONS

client_
EDMONDS COLLEGE

location_
LYNNWOOD, WA

state project number_
2022-057 V (8)

BUILDING
SEQUENCING
DIAGRAMS

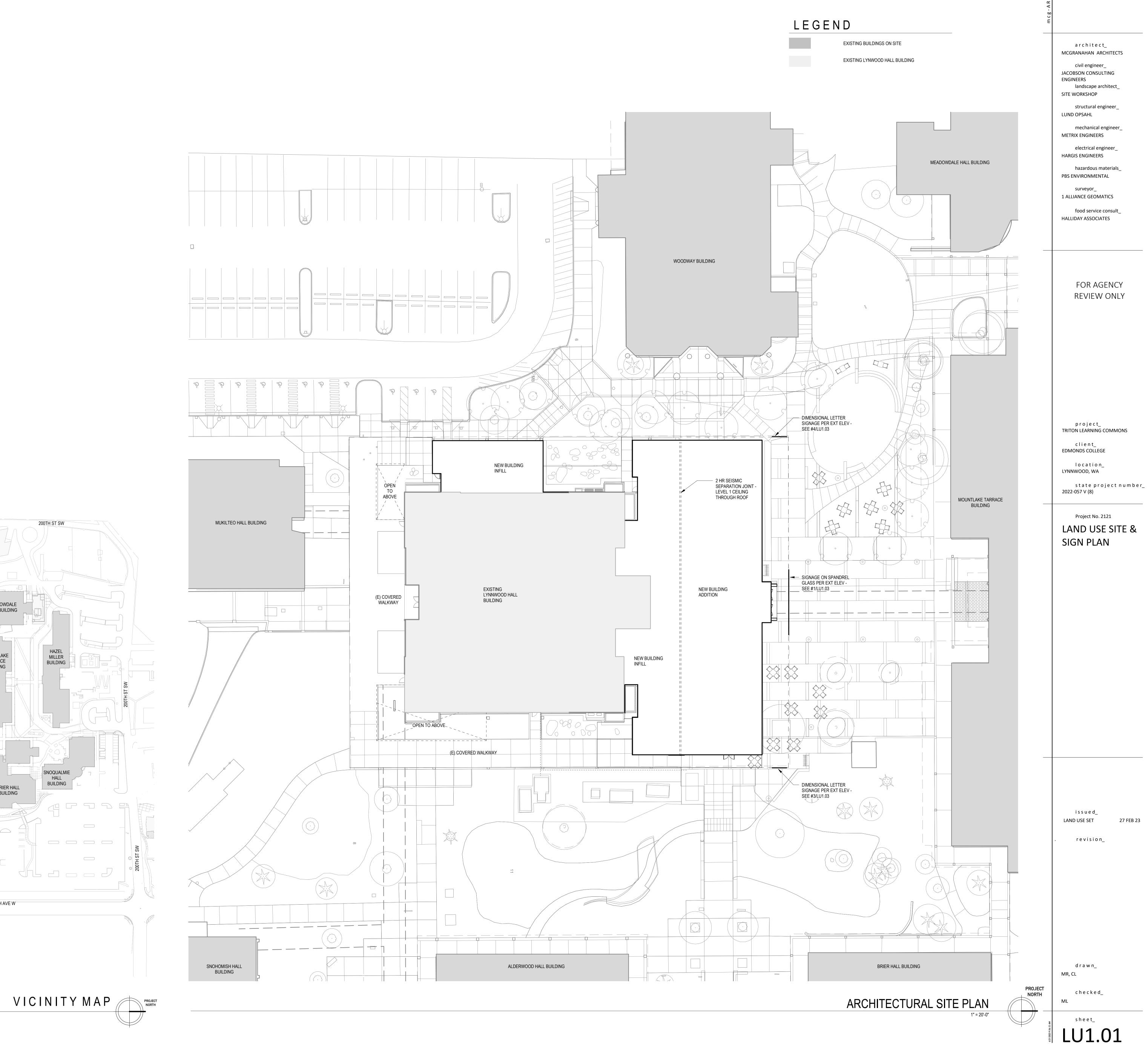
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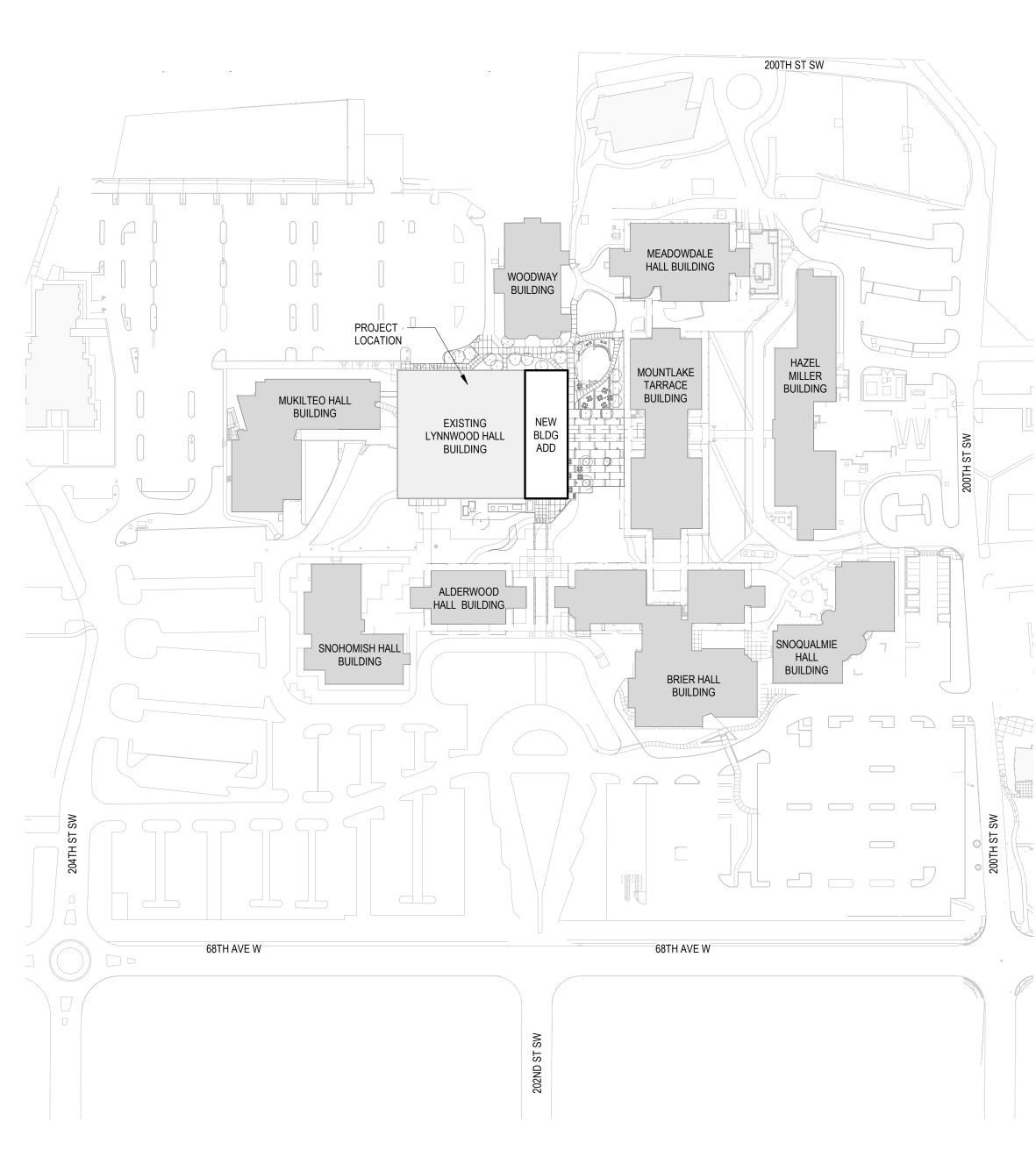
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MR, ML ______s h e e t__

G4.02

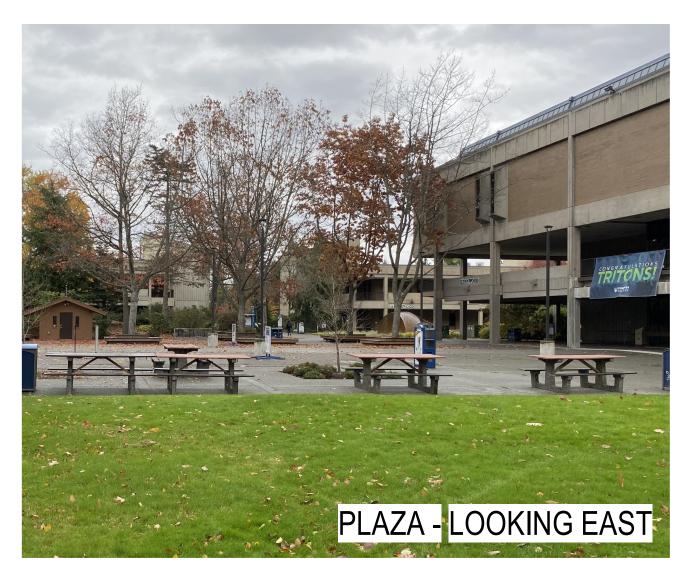
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Scale: 3" = 1'-0"







RENDERING KEYNOTES

- PROMINENT ENTRANCE
- FLOOR PROJECTION FOR WEATHER PROTECTION
- REVEAL IN BRICK
- TWO-TONE BRICK
- CREATIVELY INTEGRATED SIGNAGE
- MASSING ARTICULATION
- GROUND FLOOR EXPRESSION WITH TRANSPARENCY
- 8 ROOF EXPRESSION WITH ROOF TRIM

architect_ MCGRANAHAN ARCHITECTS

civil engineer_ JACOBSON CONSULTING

landscape architect_

structural engineer_

mechanical engineer_

electrical engineer_

hazardous materials_

food service consult_

FOR AGENCY

REVIEW ONLY

ENGINEERS

SITE WORKSHOP

LUND OPSAHL

METRIX ENGINEERS

HARGIS ENGINEERS

PBS ENVIRONMENTAL

surveyor_ 1 ALLIANCE GEOMATICS

Halliday Associates

client_

EDMONDS COLLEGE

location_ LYNNWOOD, WA state project number_

TRITON LEARNING COMMONS

2022-057 V (8)

Project No. 2121 LAND USE **ANALYSIS &** PROJECT **IMAGES**

2' - 6" 5' - 2"

i s s u e d_ LAND USE SET

r e v i s i o n_

2' - 10" T.O. PARAPET 47' - 9"

√ MTL TRIM, CONT

MASSING DIAGRAM

Scale: 1/32" = 1'-0"

NORTH ELEVATION

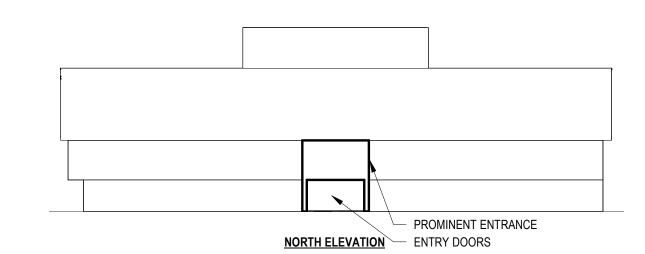
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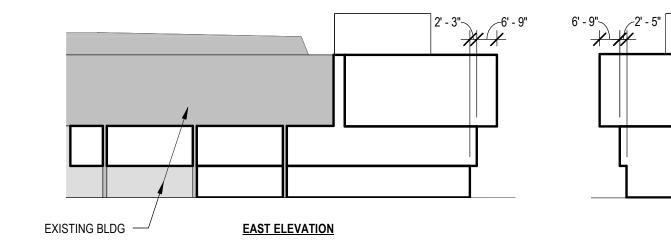
c h e c k e d_

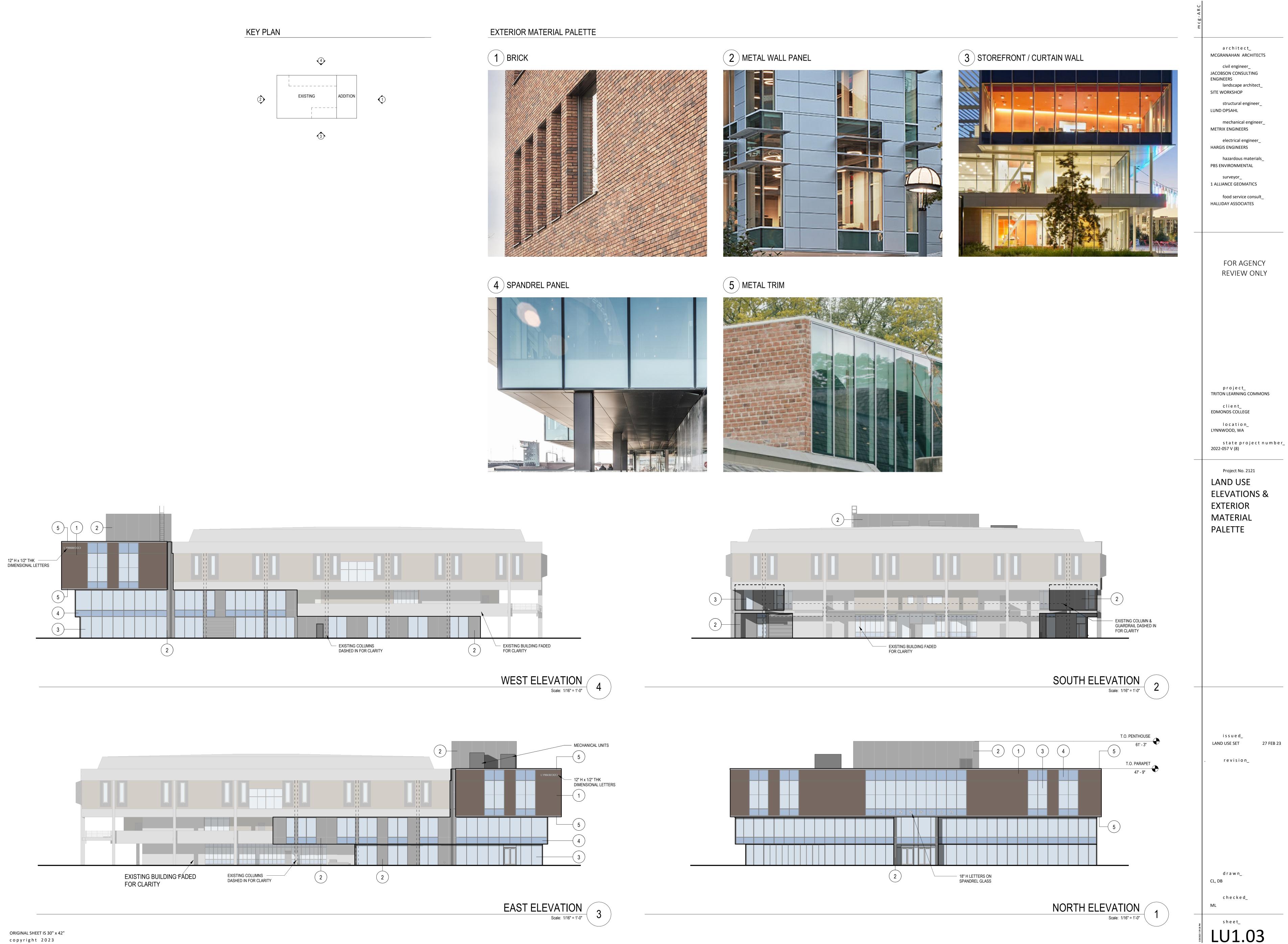
s h e e t_

32' - 8" 30' - 0" ∠ BLANK WALL NORTH ELEVATION

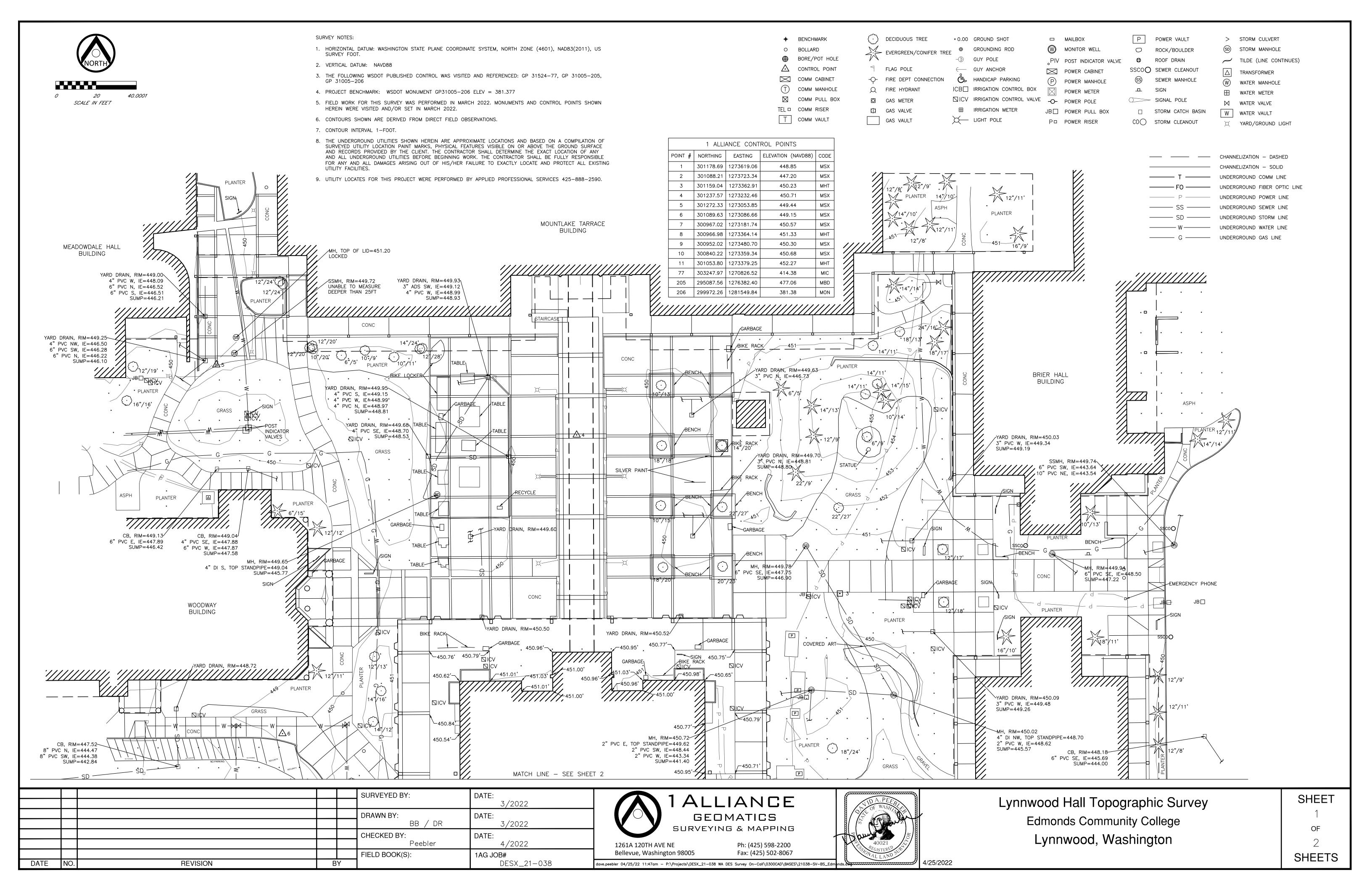
BLANK WALL DIAGRAM
Scale: 1/32" = 1'-0"

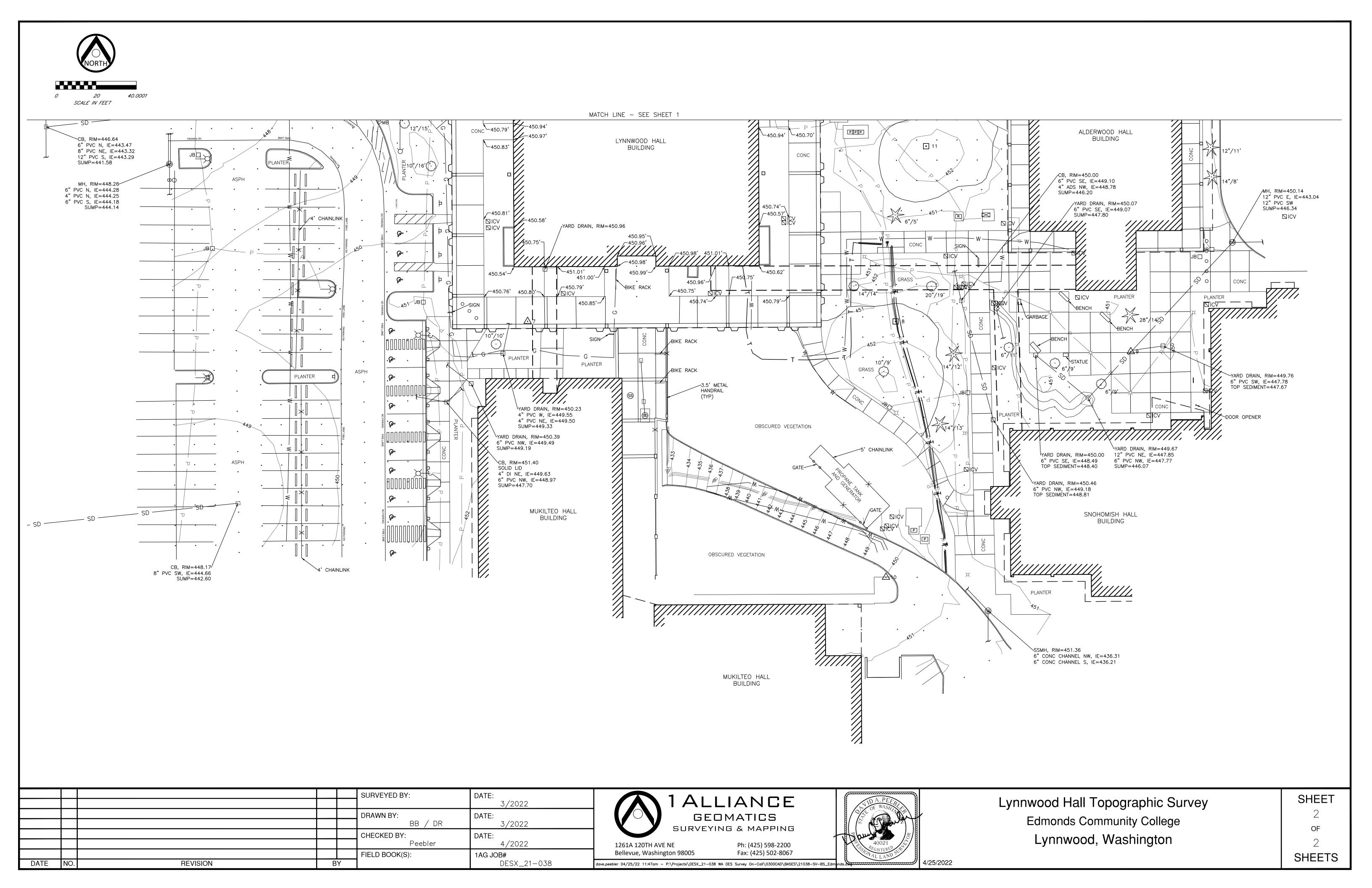






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EDMONDS COLLEGE - TRITON LEARNING CENTER

LAND USE SET

GENERAL NOTES

- ALL WORK AND MATERIALS SHALL BE ACCORDING TO THE LATEST ADDITION OF "STANDARD SPECIFICATIONS FOR ROAD, BRIDGE AND MUNICIPAL CONSTRUCTION" (STANDARD SPECIFICATIONS) PREPARED BY WASHINGTON STATE CHAPTER, AMERICAN PUBLIC WORKS ASSOCIATION (APWA), WASHINGTON STATE DEPARTMENT OF TRANSPORTATION (WSDOT), CITY OF LYNNWOOD (CITY) STANDARD PLANS AND PLAN NOTES, SPECIFICATIONS, ANY CONDITIONS OF APPROVAL AND AS APPROVED BY THE DIRECTOR OF PUBLIC WORKS. IT SHALL BE THE SOLE RESPONSIBILITY OF THE APPLICANT AND THE PROFESSIONAL ENGINEER OF RECORD TO CORRECT ANY ERROR. OMISSIONS, OR VARIATION FROM THE ABOVE REQUIREMENTS FOUND IN THESE PLANS. ALL CORRECTIONS SHALL BE AT NO ADDITIONAL COST OR LIABILITY TO THE CITY.
- ALL CONSTRUCTION IS SUBJECT TO INSPECTION BY THE CITY. ALL WORK WITHIN THE SITE AND CITY RIGHT-OF-WAY SHALL BE SUBJECT TO INSPECTION BY THE CITY'S INSPECTOR, THE CONTRACTOR SHALL NOTIFY THE CITY OF THEIR SCHEDULE IN SUFFICIENT TIME TO PERMIT INSPECTION PRIOR TO AND DURING WORK. INSPECTIONS ARE LIMITED TO WEEKDAYS. FOR ONLINE INSPECTION REQUESTS AND MANAGING PERMITS GO TO HTTP://DBS.LYNNWOODWA.GOV TO REGISTER AN ACCOUNT.
- 3. BEFORE ISSUANCE OF PERMITS, CONSTRUCTION, OR ANY DEVELOPMENT ACTIVITY, A PRECONSTRUCTION MEETING IS REQUIRED BETWEEN THE CITY'S INSPECTOR, THE APPLICANT AND THE APPLICANT'S CONSTRUCTION REPRESENTATIVE. TO SCHEDULE A PRECONSTRUCTION MEETING CONTACT
- 4. BEFORE ANY ON-SITE MOBILIZATION OR WORK MAY BEGIN, THE CONTRACTOR MUST HAVE AN APPROVED SPILL PREVENTION CONTROL AND COUNTERMEASURES (SPCC) PLAN AND AN APPROVED STORM WATER POLLUTION PREVENTION (SWPP) PLAN. SUBMITTAL OF THESE PLANS FOR APPROVAL PRIOR TO THE PRECONSTRUCTION MEETING IS REQUIRED. SEE WSDOT STANDARD SPECIFICATIONS, SECTION
- WORK NOT READY FOR A REQUESTED INSPECTION UPON THE ARRIVAL OF THE CITY INSPECTOR MUST BE RESCHEDULED FOR INSPECTION AND A RE-INSPECTION FEE MAY BE IMPOSED.
- 6. THE CONTRACTOR SHALL ALWAYS KEEP A PLAN SET ON SITE FOR RECORDING "AS-BUILT" INFORMATION. SEE SECTION 1-05.18 OF THE PROJECT WSDOT STANDARD SPECIFICATIONS FOR RECORD DRAWINGS REOUIREMENTS. A SURVEY SHALL BE PROVIDED AS NECESSARY TO CONFIRM ELEVATIONS. INVERTS AND GRADES FOR THE IMPROVEMENTS INCLUDING UTILITY, ROAD AND PEDESTRIAN IMPROVEMENTS INCLUDING AMERICANS WITH DISABILITIES ACT (ADA) ACCESSIBLE ROUTES. PROVIDE THE CITY WITH AN "AS-BUILT" PLAN SET AT THE COMPLETION OF CONSTRUCTION STAMPED AND SIGNED BY A LICENSED SURVEYOR AND/OR THE DESIGN ENGINEER. VERIFYING THE INFORMATION IS ACCURATE. THE "AS-BUILT" PLAN SET SHALL BE PROVIDED IN ELECTRONIC PDF FORMAT.
- 7. THE LOCATION OF EXISTING UTILITIES IS APPROXIMATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CONTACT 811 2 FULL BUSINESS DAYS MINIMUM PRIOR TO THE BEGINNING OF CONSTRUCTION TO REQUEST UTILITY LOCATIONS. CONFLICTS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER AND PERMITTING AGENCY PER NOTE 3 (ABOVE) AND SHALL BE RESOLVED AS SET FORTH IN SECTION 2-05 POTHOLING OF THE WSDOT STANDARD SPECIFICATIONS PRIOR TO PROCEEDING WITH
- 8. SEE SECTION 1-07.6 OF THE WSDOT STANDARD SPECIFICATIONS FOR A NON-INCLUSIVE LIST OF PERMITS KNOWN TO BE REQUIRED FOR THIS PROJECT. PERMITS OBTAINED AND PAID FOR BY THE CITY WILL BE TRANSFERRED TO THE CONTRACTOR AND PICKED UP BY THEM PRIOR TO START OF CONSTRUCTION. THE CONTRACTOR WILL BE REQUIRED TO SHOW A CONTRACTOR'S LICENSE AND A CITY BUSINESS LICENSE BEFORE PERMITS WILL BE ISSUED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL OTHER APPLICABLE PERMITS AND EASEMENTS AS MAY BE REQUIRED BY THE CITY OR OTHER PERMITTING AGENCIES.
- 9. CONSTRUCTION NOISE SHALL BE LIMITED AS PER LYNNWOOD MUNICIPAL CODE (LMC) (SECTION 10.12.300) FROM 7:00 AM TO 6:00 PM (MONDAY THROUGH FRIDAY). WEEKEND WORK IS PROHIBITED UNLESS APPROVED PER LMC10.12.300. SEE ALSO SECTION 1-07.5(5), NOISE CONTROL AND WORK PERFORMED AT NIGHT, IN THE WSDOT STANDARD SPECIFICATIONS.
- 10. DATUM SHALL BE CITY OF LYNNWOOD (NAVD88) UNLESS OTHERWISE APPROVED BY THE DIRECTOR OF PUBLIC WORKS. THE BENCHMARK SHALL TIE TO THE CITY'S BENCHMARK LIST.
- 11. APPROVAL MUST BE OBTAINED FROM THE CITY DEPARTMENT OF PUBLIC WORKS BEFORE ANY STRUCTURES, FILL OR OBSTRUCTIONS, INCLUDING FENCES, ARE LOCATED WITHIN ANY DRAINAGE EASEMENT, FLOOD PLAIN OR NATIVE GROWTH PROTECTION EASEMENT (NGPE).
- 12. WHERE CONSTRUCTION IS CARRIED OUT IN AREAS NOT SPECIFIED ON THE PLANS AND WHICH HAVE EXISTING IMPROVEMENTS, APPROPRIATE MEASURES SHALL BE TAKEN TO RESTORE SUCH AREAS TO CONDITIONS EXISTING PRIOR TO CONSTRUCTION OR AS REQUIRED BY THE CITY DEPARTMENT OF PUBLIC
- 13. OFF-SITE PREMISE STAGING OR STORAGE AREAS SHALL REQUIRE A WRITTEN RELEASE FROM THE AFFECTED PROPERTY OWNER. IN ADDITION, A RELEASE FROM THE CITY SHALL BE REQUIRED DESIGNATING THAT DAMAGE TO CITY PROPERTY IS NEGLIGIBLE OR NON-EXISTENT.
- 14. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS FOR THE SAFETY OF EMPLOYEES ON THE PROJECT AND SHALL COMPLY WITH ALL APPLICABLE PROVISIONS OF FEDERAL, STATE, AND MUNICIPAL SAFETY LAWS AND BUILDING CODES. THE CONTRACTOR SHALL ERECT AND PROPERLY MAINTAIN, AT ALL TIMES, AS REQUIRED BY THE CONDITIONS AND PROGRESS OF THE WORK, ALL NECESSARY SAFEGUARDS FOR PROTECTION OF WORKERS AND THE PUBLIC; SHALL POST DANGER SIGNS WARNING AGAINST KNOWN OR UNUSUAL HAZARDS; AND SHALL DESIGNATE A RESPONSIBLE MEMBER OF THEIR ORGANIZATION ON THE CONSTRUCTION SITE WHOSE DUTY SHALL BE THE PREVENTION OF ACCIDENTS.
- 15. THE CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL SIGNS AND DEVICES AS SET FORTH ON THE TRAFFIC CONTROL PLANS PROVIDED WITH THE CONTRACT DRAWINGS OR SUBMIT ALTERNATE TRAFFIC CONTROL PLANS IN ACCORDANCE WITH SECTION 1-10.2(2) OF THE WSDOT STANDARD SPECIFICATIONS. FOR FURTHER NOTES REFERENCE THE LYNNWOOD STANDARD TRAFFIC CONTROL NOTES.
- 16. IF THE PROJECT IS TIED TO FEDERAL FUNDING REQUIRING THE STEEL BUY AMERICA ACT, ALL STEEL COMPONENTS SHALL MEET THE BUY AMERICA REQUIREMENTS. SUBMIT INFORMATION TO THE CITY FOR REVIEW AND APPROVAL PRIOR TO MATERIAL ORDER.
- 17. AVOID LOCATING STRUCTURES IN THE PEDESTRIAN PATH OF TRAVEL. IF STRUCTURES ARE REQUIRED TO BE LOCATED IN THE PEDESTRIAN PATH OF TRAVEL DUE TO EXISTING CONSTRAINTS, THE STRUCTURES MUST ADHERE TO PROWAG SURFACE REQUIREMENTS. SURFACE OF LIDS OR GRATES MUST BE FIRM, STABLE, AND SLIP RESISTANT (PROWAG R302.7), RIM OF STRUCTURE SHALL BE FLUSH WITH SURROUNDING GRADE. LEVEL CHANGES BETWEEN SURFACES MUST NOT EXCEED 1/4" OR 1/2" WITH A 1:2 BEVEL (PROWAG R302.7.2). GAPS BETWEEN SURFACES OR GRATINGS MAY NOT EXCEED 1/2" (PROWAG R302.7.3). NO LIDS ARE ALLOWED IN CURB RAMPS.

STORM DRAINAGE NOTES

- REFER TO THE LATEST EDITION OF THE STORMWATER MANAGEMENT MANUAL FOR WESTERN WASHINGTON (SWMMWW) FOR DEVELOPMENT REQUIREMENTS.
- 2. ALL REQUIRED STORM WATER RETENTION/DETENTION FACILITIES SHALL BE CONSTRUCTED AND OPERABLE PRIOR TO PAVING AND BUILDING CONSTRUCTION UNLESS OTHERWISE APPROVED BY THE CITY OF LYNNWOOD (CITY) DEPARTMENT OF PUBLIC WORKS.
- 3. CONNECTIONS TO STORM CATCH BASINS AND MANHOLES SHALL BE SEALED WATERTIGHT WITH NON-SHRINK GROUT OR KOR-N-SEAL® TYPE CONNECTIONS.
- 4. ALL PIPES WITHIN THE PUBLIC RIGHT-OF-WAY SHALL MEET CURRENT WASHINGTON STATE DEPARTMENT OF TRANSPORTATION (WSDOT) AND AMERICAN PUBLIC WORKS ASSOCIATION (APWA) STANDARDS AND SPECIFICATIONS AND/OR AS APPROVED BY THE DIRECTOR OF PUBLIC WORKS AND SHALL BE INSTALLED
- 5. TRENCH BACKFILL SHALL MEET THE REQUIREMENTS OF CITY STANDARD PLAN ST-TRE-3.
- REFER TO WATER STANDARD DETAILS SPECIFIC TO THRUST RESTRAINT FOR ANY STORMWATER FORCE
- WHERE SHOWN ON THE PLANS OR DIRECTED BY THE ENGINEER OR DIRECTOR OF PUBLIC WORKS, THE EXISTING MANHOLES, CATCH BASINS, OR INLETS SHALL BE ADJUSTED TO THE GRADE AS STAKED. ALL PIPE AND STRUCTURES SHALL BE STAKED FOR SURVEY LINE AND GRADE PRIOR TO THE START OF CONSTRUCTION. ALL CONFLICTS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER AND CITY PRIOR TO COMMENCING CONSTRUCTION.
- 8. ALL STORMWATER CATCH BASINS WITH A DEPTH OVER 5 FEET TO FLOW LINE, SHALL BE TYPE 2 STRUCTURES PER CURRENT WSDOT/APWA STANDARDS. ALL TYPE 1 AND 2 STRUCTURES SHALL BE PROVIDED WITH 3 LOCKING BOLTS. LADDER ACCESS IS REQUIRED ON ALL TYPE 2 STRUCTURES, WHEN 4 FEET OR GREATER IN DEPTH AS MEASURED TO THE INSIDE FINISH FLOOR, OR AS APPROVED BY THE
- 9. COMPACTION TESTING FOR TRENCHES SHALL BE PER GRADING STANDARD NOTES.
- 10. PROVIDE A 6-INCH STYROFOAM BLOCK BETWEEN INSTALLED STORMWATER PIPES AND ALL OTHER UTILITIES WITHIN 6 INCHES OF THE STORMWATER PIPE.
- 11. ALL STORMWATER PIPES SHALL BE ABANDONED PER WSDOT 7-08.3(4). ALL STORMWATER CATCH BASINS AND MANHOLES SHALL BE ABANDONED PER WSDOT 7-05.3(2).
- 12. DEVELOPER TO PROVIDE A CERTIFIED ELECTRONIC VIDEO RECORD OF STORM DRAINAGE CONSTRUCTION AFTER FINAL CLEANING: FINAL CLEANING AS REOUIRED PER WSDOT SPECIFICATIONS 7-04.3(1) AND AS DIRECTED BY THE CITY PUBLIC WORKS INSPECTOR.
- 13. DRAINAGE OUTLETS (STUB-OUTS) SHALL BE PROVIDED FOR EACH INDIVIDUAL LOT, UNLESS OTHERWISE APPROVED BY THE CITY. STUB-OUTS SHALL CONFORM TO THE FOLLOWING AND AS DIRECTED BY THE CITY DEPARTMENT OF PUBLIC WORKS:
- a. EACH OUTLET SHALL BE SUITABLY LOCATED AT THE LOWEST ELEVATION ON THE LOT, SO AS TO SERVICE ALL FUTURE ROOF DOWNSPOUTS AND FOOTING DRAINS, DRIVEWAYS, YARD DRAINS, AND ANY OTHER SURFACE OR SUBSURFACE DRAINS NECESSARY TO RENDER THE LOTS SUITABLE FOR
- b. EACH OUTLET SHALL HAVE FREE FLOWING, POSITIVE DRAINAGE TO AN APPROVED STORM WATER CONVEYANCE SYSTEM, OR AN APPROVED OUTFALL LOCATION.
- c. OUTLETS ON EACH LOT SHALL BE LOCATED WITH A PRESSURE TREATED TWO-BY-FOUR. EACH MARKER BOARD SHALL BE CLEARLY IDENTIFIABLE, PROTECTED AND STUBBED 5 FEET ABOVE THE
- d. ALL PIPE MATERIAL SHALL BE MINIMUM 4" IN SIZE WITH A SMOOTH WALL INTERIOR AND CONFORM TO THE APPROVED PLANS AND/OR CURRENT WSDOT/APWA STANDARDS AND SPECIFICATIONS. MATERIAL SHALL BE CORRUGATED POLYETHYLENE OR POLYVINYL CHLORIDE. CORRUGATED METAL PIPE IS NOT ALLOWED. ALL SUBSTITUTIONS ARE SUBJECT TO APPROVAL BY THE ENGINEER AND CITY DIRECTOR OF PUBLIC WORKS, PRIOR TO CONSTRUCTION.
- e. A 12-GAUGE TRACER WIRE SHALL BE INSTALLED AS REQUIRED BY THE CITY PUBLIC WORKS INSPECTOR. TRACER TAPE IS NOT AN ACCEPTABLE ALTERNATIVE TO TRACER WIRE. SEE DETAIL ST-TRE-3 FOR WIRE AND TAPE REQUIREMENTS.
- DRAINAGE EASEMENTS ARE REQUIRED FOR DRAINAGE SYSTEMS DESIGNED TO CONVEY FLOWS THROUGH INDIVIDUAL LOTS. VERIFICATION AND APPROVAL ARE REQUIRED PRIOR TO
- g. THE APPLICANT/CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE LOCATIONS OF ALL STUB-OUT CONVEYANCE LINES WITH RESPECT TO THE UTILITIES (E.G., POWER, GAS, TELEPHONE,
- 14. FOR RESIDENTIAL STORMWATER DESIGN DETAILS REFER TO THE LATEST EDITION OF THE SWMMWW:

h. ALL INDIVIDUAL STUB-OUTS SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE LOT

- a. V-3 DISPERSION BEST MANAGEMENT PRACTICE (BMP)
- b. V-4 ROOF DOWNSPOUT BMPS
- c. V-5 INFILTRATION BMPS
- d. V-6 FILTRATION BMPS

PROJECT NOTES

- . THE CONTRACTOR SHALL TAKE REASONABLE PRECAUTIONS AND EXERCISE SOUND ENGINEERING AND CONSTRUCTION PRACTICES IN CONDUCTING THE WORK. THE CONTRACTOR SHALL PROTECT EXISTING PUBLIC AND PRIVATE UTILITIES FROM DAMAGE DURING CONSTRUCTION. IF EXISTING UTILITIES ARE DAMAGED, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE UTILITY PURVEYOR, OWNER AND THE ENGINEER. THE CONTRACTOR SHALL RESTORE THE UTILITY TO ITS EXISTING CONDITION. (WSDOT SEC. 1-07.17 APWA SUPPLEMENT). THE CONTRACTOR IS RESPONSIBLE FOR THE MEANS AND THE METHODS OF CONSTRUCTION FOR WORK SHOWN ON THESE PLANS.
- 2. ALL EXCAVATION, TRENCHING, SUBGRADE PREPARATION, FILL PLACEMENT, AND ALL SOIL WORK IN GENERAL SHALL BE CONDUCTED IN COMPLIANCE WITH SNOHOMISH COUNTY STANDARDS.
- 3. CONTRACTOR SHALL BE RESPONSIBLE FOR HIRING A PROFESSIONAL LAND SURVEYOR TO REFERENCE EXISTING MONUMENTS ON OR ADJOINING ESTABLISHED SAID POINTS AT PROJECT COMPLETION. THIS REESTABLISHMENT SHALL BE DOCUMENTED BY RECORD OF SURVEY PREVIOUS TO DEMOLITION OR CONSTRUCTION AND TO RECORNER RECORD AS DESCRIBED IN W.A.C. 332-120.
- . CONTRACTOR SHALL MAINTAIN A 5 FOOT MINIMUM HORIZONTAL CLEARANCE FROM THE WATER MAIN AND OTHER UTILITIES (i.e. GAS, CABLE, POWER, ETC.). IF SAID CLEARANCE CANNOT BE MAINTAINED, CONTACT ENGINEER FOR APPROVAL AND RECORD EXACT MEASUREMENTS OF THE UTILITY LINES ON THE AS-BUILT DRAWINGS. A 10 FOOT MINIMUM HORIZONTAL CLEARANCE MUST BE MAINTAINED BETWEEN
- 5. SCHEDULE WITH ALDERWOOD WATER AND WASTEWATER DISTRICT (AWWD) AND OWNER (96 HOURS MINIMUM NOTICE FOR WATER MAIN SHUT DOWN ON THE SCHOOL SITE). INSTALL AWWD STANDARD TESTING CONNECTION ON NEW WATER MAIN FOLLOWING COMPLETION OF NEW WATER SYSTEM CONSTRUCTION, TESTING, AND ACCEPTANCE BY THE AWWD, REMOVE TESTING CONNECTION AND INSTALL SEGMENT OF DI PIPE. LENGTH TO SUIT. WITH TWO LONG PATTERN SLEEVES. INSTALLATION AND CONNECTION TO EXISTING WATER SYSTEM SHALL BE WITH 100% AWWD INSPECTION.
- 6. UNDERGROUND UTILITIES ARE SHOWN IN THE APPROXIMATE LOCATION. THERE IS NOT A GUARANTEE THAT ALL UTILITY LINES ARE SHOWN OR THAT THE LOCATION. SIZE. AND MATERIAL IS ACCURATE. THE CONTRACTOR SHALL UNCOVER ALL INDICATED PIPING WHERE CROSSINGS. INTERFERENCE'S OR CONNECTIONS OCCUR PRIOR TO TRENCHING OR EXCAVATION FOR ANY PIPE OR STRUCTURES, TO DETERMINE ACTUAL LOCATIONS, SIZE AND MATERIAL. THE CONTRACTOR SHALL MAKE THE APPROPRIATE PROVISION FOR PROTECTION OF SAID FACILITIES. THE CONTRACTOR SHALL NOTIFY ONE CALL AT 811 AND ARRANGE FOR PUBLIC AND PRIVATE FIELD LOCATION OF EXISTING FACILITIES BEFORE
- SCHEDULE WITH AWWD (48 HOURS MINIMUM NOTICE) FOR WATER METER SHUTOFF AND TO RETIRE

SEWER STANDARD NOTES

- 1. ALL SANITARY SEWER PIPE. MATERIALS, AND MANHOLES SHALL CONFORM WITH CURRENT APPLICABLE AMERICAN PUBLIC WORKS ASSOCIATION (APWA) AND WASHINGTON STATE DEPARTMENT OF TRANSPORTATION (WSDOT) STANDARDS AND SPECIFICATIONS, CITY OF LYNNWOOD (CITY) STANDARD PLANS AND PLAN NOTES, SPECIFICATIONS, ANY CONDITIONS OF APPROVAL AND AS APPROVED BY THE DIRECTOR OF PUBLIC WORKS. IT SHALL BE THE SOLE RESPONSIBILITY OF THE APPLICANT AND THE PROFESSIONAL ENGINEER OF RECORD TO CORRECT ANY ERROR, OMISSIONS, OR VARIATION FROM THE ABOVE REQUIREMENTS FOUND IN THESE PLANS. ALL CORRECTIONS SHALL BE AT NO ADDITIONAL COST
- 2. TRENCH BACKFILL FOR SANITARY SEWERS SHALL BE IN ACCORDANCE WITH CITY STANDARD PLAN
- COMPACTION TESTING FOR TRENCHES SHALL BE PER GRADING STANDARD NOTES.
- 4. ALL SIDE SEWERS SHALL BE INSTALLED PER SECTION 7-18 OF THE MOST CURRENT EDITION OF THE WSDOT STANDARD SPECIFICATIONS FOR ROAD, BRIDGE AND MUNICIPAL CONSTRUCTION.
- 5. REFER TO WATER STANDARD DETAILS SPECIFIC TO THRUST RESTRAINT FOR ANY SEWER FORCE MAINS.
- 6. SEWER MAINS SHALL BE PVC. PIPE THAT IS 6-INCH DIAMETER OR LESS SHALL BE STANDARD DIMENSION RATIO (SDR) 35. PIPE 8-INCH DIAMETER AND LARGER SHALL BE SDR 26. ALL FITTINGS SHALL BE EQUIVALENT OR STRONGER SDR RATING.
- 7. ALL SIDE SEWERS SHALL BE INSTALLED AS FOLLOWS:
- a. A 1.5 PERCENT MINIMUM UNIFORM GRADE.
- b. LAY SPACE OF 2 FEET BETWEEN BENDS, OR AS APPROVED BY THE CITY INSPECTOR
- c. ALL FIELD BENDS NOT TO EXCEED 2 INCHES PER FOOT DEFLECTION.
- d. CLEANING AND TESTING PER SECTION 7-17.3(2) OF THE WSDOT STANDARD SPECIFICATIONS.
- e. A 12-GAUGE TRACER WIRE SHALL BE INSTALLED AS REQUIRED BY THE CITY PUBLIC WORKS INSPECTOR. TRACER TAPE IS NOT AN ACCEPTABLE ALTERNATIVE TO TRACER WIRE. SEE DETAIL ST-TRE-3 FOR WIRE AND TAPE REQUIREMENTS.
- f. ALL COUPLERS, FITTINGS, ADAPTERS, AND CONNECTIONS SHALL BE SUBJECT TO THE APPROVAL OF THE PUBLIC WORKS INSPECTOR.
- 8. ALL VERTICAL AND HORIZONTAL CONTROL FOR CONSTRUCTION STAKING SHALL BE PERFORMED UNDER THE DIRECTION OF A PROFESSIONAL LAND SURVEYOR OR ENGINEER. ALL CONSTRUCTION STAKING SHALL BE INSTALLED AND VERIFIED FOR GRADE AND ALIGNMENT PRIOR TO THE START OF
- 9. ALL CONNECTIONS TO A NEW OR EXISTING SEWER LINE SHALL BE PERFORMED IN A MANNER THAT WILL PREVENT ANY FOREIGN MATERIALS FROM ENTERING EXISTING SEWERS.
- 10. CONNECTIONS TO SEWER MANHOLES SHALL BE SEALED WITH NON-SHRINK GROUT OR KOR-N-SEAL® TYPE CONNECTIONS.
- 11. SEPTIC SYSTEMS SHALL BE DESIGNED BY A LICENSED SEPTIC DESIGNER OR LICENSED PROFESSIONAL
- 12. DECOMMISSIONING SEPTIC SYSTEMS SHALL INCLUDE THE EXISTING SEPTIC MOUND SYSTEM, SEPTIC TANKS, ELECTRICAL, PUMPS, AND PIPES PER SNOHOMISH COUNTY, AND WASHINGTON STATE BUILDING REQUIREMENTS. THIS INCLUDES ABANDONING SEPTIC TANKS PER WASHINGTON ADMINISTRATIVE CODE (WAC) 246-272A-0300. ELECTRICAL WIRING AND APPURTENANCES SHALL BE REMOVED. OPEN ENDS OF PIPES AND CONDUITS SHALL BE CAPPED OR PLUGGED WITH NON-SHRINK GROUT.
- 13. ALL ABANDONED SEWER PIPES SHALL BE COMPLETELY FILLED WITH CONTROLLED DENSITY FILL. ALL SEWER MANHOLES SHALL BE ABANDONED PER WSDOT 7-05.3(2).
- 14. SUBMIT AN ELECTRONIC VIDEO RECORD OF ALL NEWLY CONSTRUCTED 8 INCH AND LARGER SEWER MAINS TO THE CITY FOR REVIEW AND APPROVAL. ACCEPTANCE OF THE SEWER MAIN IS SUBJECT TO CITY STAFF REVIEW AND APPROVAL OF THE VIDEO.

COVER NOTES

- .. UTILIZE MULCH OR PLASTIC SHEETING FOR SHORT-TERM EROSION CONTROL DISTURBED AREAS OR SOIL STOCKPILES THAT REQUIRE COVER MEASURES FOR LESS THAN 30 DAYS.
- 2. SEEDING SHALL BE USED THROUGHOUT THE PROJECT ON DISTURBED AREAS THAT HAVE REACHED

FINAL GRADE OR THAT WILL REMAIN UNWORKED FOR MORE THAN 30 DAYS.

3. SODDING MAY BE USED AS AN ALTERNATIVE FOR AREAS THAT REQUIRE SHORT-TERM OR LONG-TERM COVER, OR IMMEDIATE VEGETATIVE COVER.

GRADING STANDARD NOTES

- GRADING SHALL NOT RESULT IN ANY ADDITIONAL WATER RUNOFF TO ADJOINING PROPERTY. IF ADDITIONAL WATER RUNOFF DOES RESULT, THE APPLICANT WILL SUBMIT A PLAN OF CORRECTIVE ACTION FOR CITY OF LYNNWOOD (CITY) APPROVAL AND WILL COMMENCE WITH THAT ACTION IMMEDIATELY UPON NOTICE FROM THE CITY.
- 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING AND REPAIRING EXISTING IMPROVEMENTS, AS REQUIRED, UNTIL CONSTRUCTION IS APPROVED BY THE CITY PUBLIC WORKS
- 3. THE CITY SHALL VERIFY AND APPROVE ALL BACKFILL TRENCHES AND ROADWAY SUBGRADE PRIOR TO PAVING. THE CITY WILL BE PROVIDED WITH THE DENSITY REPORT FROM A CERTIFIED "TESTING LAB" SHOWING SATISFACTORY COMPACTION PER STANDARD SPECIFICATIONS 2-03.3(14)D. ALL SUBGRADE PREPARATORY REQUIREMENTS SHALL CONFORM TO SECTION 2-06 OF THE STANDARD SPECIFICATIONS.
- THE MAXIMUM CUT/FILL SLOPE SHALL NOT EXCEED 2 FEET HORIZONTAL TO 1 FOOT VERTICAL, UNLESS OTHERWISE APPROVED BY THE CITY. AT NO TIME SHALL THE TOE OF ANY FILL SLOPE BE NEARER TO THE PROPERTY LINE THAN 1/2 THE FILL HEIGHT WITH A MINIMUM OF 2 FEET. CUT SLOPES SHALL NOT BE NEARER TO A PROPERTY LINE THAN 1/5 THE HEIGHT OF THE CUT WITH A MINIMUM OF 2 FEET.
- 5. FREQUENCY OF TRENCH COMPACTION TESTING
- a. HORIZONTALLY: A MINIMUM OF TWO LOCATIONS EVERY 200 FEET OF TRENCH, OR A MINIMUM OF TWO LOCATIONS PER DAY, WHICHEVER IS MORE FREQUENT SHALL APPLY. ADDITIONAL TESTS MAY BE REQUIRED WHEN VARIATIONS OCCUR DUE TO THE CONTRACTOR'S OPERATIONS, WEATHER CONDITIONS, SITE CONDITIONS, ETC.
- b. VERTICAL TESTING SHALL USE THE DEEPEST PORTION OF THE TRENCH LINE TO DETERMINE MINIMUM TESTING DEPTHS AS FOLLOWS:
- FOR TRENCHES 12-FEET AND UNDER, COMPLETE A MINIMUM OF ONE TEST AT APPROXIMATELY ONE HALF OF THE TRENCH DEPTH AND AN ADDITIONAL TEST AT OR NEAR THE SURFACE.
- FOR TRENCHES 12- TO 16-FEET-DEEP, COMPLETE TESTS AT APPROXIMATELY 4-FOOT INTERVALS ABOVE THE PIPE. ONE TEST AT OR NEAR THE SURFACE, AND ONE TEST APPROXIMATELY HALFWAY IN
- FOR TRENCHES GREATER THAN 16-FEET-DEEP; COMPLETE TESTS AT APPROXIMATELY FOUR-FOOT INTERVALS ABOVE THE PIPE TO THE SURFACE (FOUR TESTS REQUIRED) OR AS DIRECTED BY THE
- c. STRUCTURED AREAS, SUCH AS AN EASEMENT NEAR A BUILDING, SHALL REQUIRE ADDITIONAL FESTING IN THE ZONE OF INFLUENCE FROM THE LICENSED GEOTECHNICAL CONSULTANT SUCH THAT THE COMPACTION SHALL NOT ADVERSELY AFFECT THE NEARBY OR SURROUNDING
- d. IF COMPACTION DOES NOT MEET THE MINIMUM STANDARDS REQUIRED, ADDITIONAL EXCAVATION AND TESTING AS DIRECTED BY THE CITY SHALL BE COMPLETED. THE CITY RESERVES THE RIGHT TO
- e. COMPACTION TESTING COSTS ARE THE RESPONSIBILITY OF THE CONTRACTOR. COPIES OF ALL TESTING REPORTS SHALL BE PROVIDED TO THE CITY FOR VERIFICATION AND PROJECT RECORDS AND JURISDICTIONAL APPROVALS.

CONSTRUCTION SEQUENCE

REQUIRE ADDITIONAL TESTING IN AREAS THAT ARE QUESTIONABLE.

- 1. BEFORE ANY CONSTRUCTION ACTIVITY ARRANGE AND ATTEND PRE-CONSTRUCTION CONFERENCES WITH SNOHOMISH COUNTY AND JACOBSON CONSULTING ENGINEERS.
- 2. PROVIDE TEMPORARY AND INTERIM MEASURES REQUIRED FOR EXECUTION OF THE WORK.
- 3. VERIFY VERTICAL AND HORIZONTAL LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES. CONTACT ALL UTILITY COMPANIES OR PROVIDERS THAT MAY BE AFFECTED BY THE PROPOSED CONSTRUCTION. CALL 811 AND UTILIZE PRIVATE LOCATING COMPANY ALONG THE ENTIRE WORK AREA.
- 4. FLAG CLEARING LIMITS AS INDICATED ON DRAWINGS.
- 5. POST SIGN W/ NAME AND PHONE NUMBER OF TESC SUPERVISOR.
- 6. PROVIDE CATCH BASIN PROTECTION AND OTHER APPROPRIATE TESC MEASURES, INCLUDING STRAW WATTLES, ETC. COORDINATE WITH SNOHOMISH COUNTY SITE AND R.O.W. INSPECTOR.
- 7. BACKFILL AND COMPACT TRENCHES AND EXCAVATION PER THE DOCUMENTS.
- 8. PATCH AND RESTORE SITE PER PLANS.
- 9. INSTALL ALL NEW PAVING, LANDSCAPING AND SITE STABILIZATION. PROTECT RECENTLY INSTALLED DRAINAGE INSTALLATIONS. IF THESE FACILITIES BECOME CONTAMINATED AS RESULT OF THE SITE NOT BEING FULLY STABILIZED PRIOR TO COMING ON-LINE, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR OR REPLACE AS REQUIRED AT NO ADDITIONAL COST TO THE OWNER.
- 10. CONTACT DESIGN ENGINEER AND COUNTY SO THEY CAN PUNCH LIST THE SITE. ADDRESS PUNCH LIST ITEMS AS REQUIRED.

SITE IMPERVIOUS SURFACE SYSTEM

Sheet Index

C2.00 GRADING PLAN

C3.10 DRAINAGE DETAILS

C3.11 DRAINAGE DETAILS

C5.00 PAVING PLAN

C5.10 PAVING DETAILS

C3.00 STORM DRAINAGE PLAN

DEVELOPMENT CHANGE CALCULATIONS TOTAL EX IMPERVIOUS (SF) = TOTAL NEW IMPERVIOUS (SF) = 9,021 TOTAL REPLACED IMPERVIOUS (SF) = $\frac{34,512}{7.928}$

STORM PERMIT QUANTITY CALCULATIONS

TOTAL DISTURBED AREA (SF) = TOTAL ADDED AND REPLACED IMPERVIOUS AREA (SF) = 43,533

EARTHWORK QUANTITIES

1,940 CY EXCAVATION NET EXCAV/FILL TOTAL EARTHWORK 2,900 CY

THE QUANTITIES SHOWN ARE PRELIMINARY ESTIMATES ONLY AND INTENDED FOR MUNICIPAL PERMITTING AND REVIEW FEES. THE CONTRACTOR SHALL IGNORE THESE OUANTITIES, THEY ARE EXCLUDED FROM THE BID DOCUMENT INFORMATION. THESE VOLUMES SHALL NOT BE USED BY THE CONTRACTOR AS A BASIS FOR ANY CONTRACTUAL INFORMATION. THE CONTRACTOR SHALL PREPARE THEIR OWN EARTHWORK QUANTITIES BASED ON THE INFORMATION PROVIDED IN THE CONTRACT DOCUMENTS, INCLUDING BUT NOT LIMITED TO DRAWINGS, SPECIFICATIONS, AND THE GEOTECHNICAL REPORT.

PARCEL NUMBER

PARCEL # 27042000206800

LEGAL DESCRIPTION SECTION 20 TOWNSHIP 27 RANGE 04 QUARTER NW SE1/4

NW1/4 NW1/4 SD SEC EXC S 30FT & TGW NE1/4 SW1/4 NW1/4 SD SEC EXC 30FT STRIP ON N SIDE & TGW E1/2 SE1/4 SW1/4 NW1/4 SD SEC EXC 30FT ON S SIDE & TGW S1/2 SE1/4 NW1/4 SD SEC EXC ELY CO RD & ALSO EXC TH PTN (IF ANY) LY WHN W1/2 SD SEC 20 DAF-BEG CTR SD SEC TH S00*04 00W ALG E LN SW1/4 FOR 352.42FT TH N88*02 02W 30.02FT TO TPB TH CONT N88*0202W 659.98FT TH N28*43 15W 49.09FT TH N00.04 00E PLW SD E LN 205.64FT TO POC NON-TANG CRV TO R WH RAD CTR BEARS S40*19 02E 280FT TH ALG SD CRV TO R THRU DELTA 18*34 06 ARC DIST 90.74FT TH N68*15 04E 110FT TO POC OF CRV TO R WH RAD CTR BEARS S21*44 56E 175FT TH ALG SD CRV TO R THRU DELTA 53*00 00 ARC DIST 161.88FT TO PT OF REV CRV OF CRV TO L WH RAD CTR BEARS N31*15 04E 160FT TH ALG SD CRV TO LTHRU DELTA 30*00 00 ARC DIST 83.78FT TH S88*44 56E 244.16FT TO POC OF CRV TO R WH RAD CTR BEARS S01*15 04W 25FT TH ALG SD CRV TO R THRU DELTA 88*48 56 ARC DIST 38.75FT TH S00*04 00W 292.20FT TO TPBEXC TH PTN THOF LY WHN 68TH AVE

HORIZONTAL DATUM

HORIZONTAL DATUM: WASHINGTON STATE PLANE COORDINATE SYSTEM, NORTH ZONE (4601), NAD83(2011), US SURVEY FOOT.

VERTICAL DATUM

VERTICAL DATUM: NAVD 88

PROJECT BENCHMARK

WSDOT MONUMENT GP31005-206 ELEV=381,377

FLOOD ZONE

THIS SITE APPEARS ON NATIONAL FLOOD INSURANCE RATE MAP. DATED JUNE 19, 2020, COMMUNITY PANEL NO. 53061C1305F, AND IS SITUATED IN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN

i s s u e d LAND USE SET

architect_ MCGRANAHAN ARCHITECT

civil engineer_ JACOBSON CONSULTING

landscape architect_

structural engineer_

mechanical engineer

electrical engineer

hazardous materials_

food service consult_

ENGINEERS

SITE WORKSHOP

METRIX ENGINEERS

HARGIS ENGINEERS

PBS ENVIRONMENTAL

surveyor

Halliday Associates

project_

client_

EDMONDS COLLEGE

LYNNWOOD, WA

2022-057 V (8)

location_

Project No.

COVER SHEET

TRITON LEARNING COMMONS

state project number_

1 ALLIANCE GEOMATICS

revision_

drawn_

checked_

OWNER: EDMONDS COLLEGE 20000 68TH AVE W LYNNWOOD, WA 98036 (425) 640-1495 CONTACT: CHRIS SZAREK CHRIS.SZAREK@EDMONDS.EDU

ARCHITECT MCGRANAHAN ARCHITECTS 2111 PACIFIC AVENUE #100 TACOMA, WA 98402 (253) 383-3084 CONTACT: MATT LANE MATT.LANE@MCGRANAHAN.COM

ENGINEER: JACOBSON CONSULTING ENGINEERS

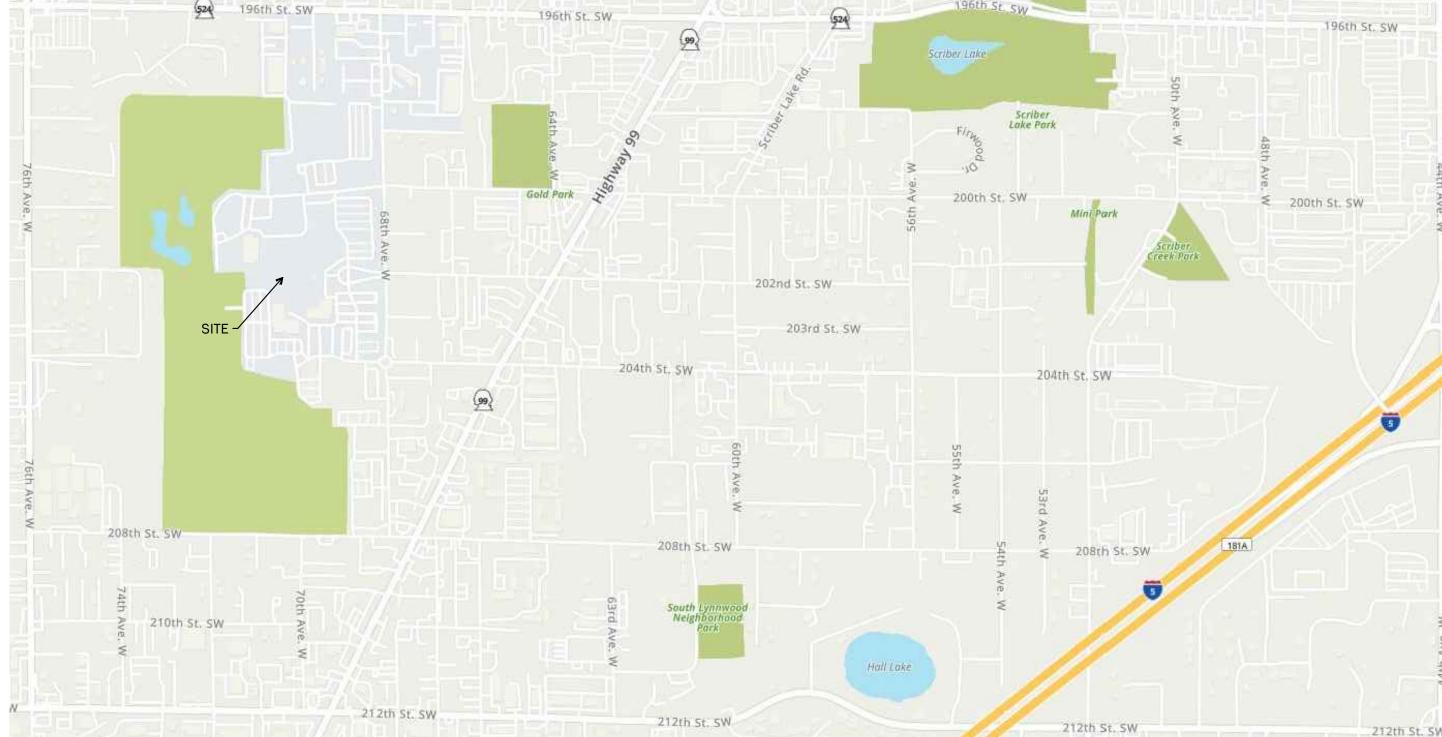
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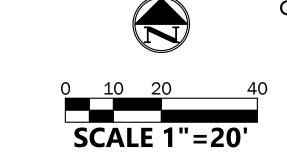
255 S. KING STREET, SUITE 800

ALAN@JACOBSONENGINEERS.COM

(206) 426-2600 CONTACT: ALAN JACOBSON

VICINITY MAP







LEGEND

PROPERTY LINE N 79'33'06" E - 46.81'

STORM DRAINAGE PIPE

YD/CO/CB/CB 2/MH

DETENTION VAULT

FOOTING DRAIN

SANITARY SEWER

SANITARY MH/CO

ASPHALT PAVEMENT

CONCRETE PAVEMENT

architect_ MCGRANAHAN ARCHITECTS

civil engineer_
JACOBSON CONSULTING
ENGINEERS
landscape architect_
SITE WORKSHOP
structural engineer_

SITE WORKSHOP

structural engineer_

LUND OPSAHL

mechanical engineer_

electrical engineer_
HARGIS ENGINEERS

hazardous materials_
PBS ENVIRONMENTAL

surveyor_
1 ALLIANCE GEOMATICS
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project_
TRITON LEARNING COMMONS

client_
EDMONDS COLLEGE

location_
LYNNWOOD, WA

state project number_

Project No.

2022-057 V (8)

GRADING PLAN

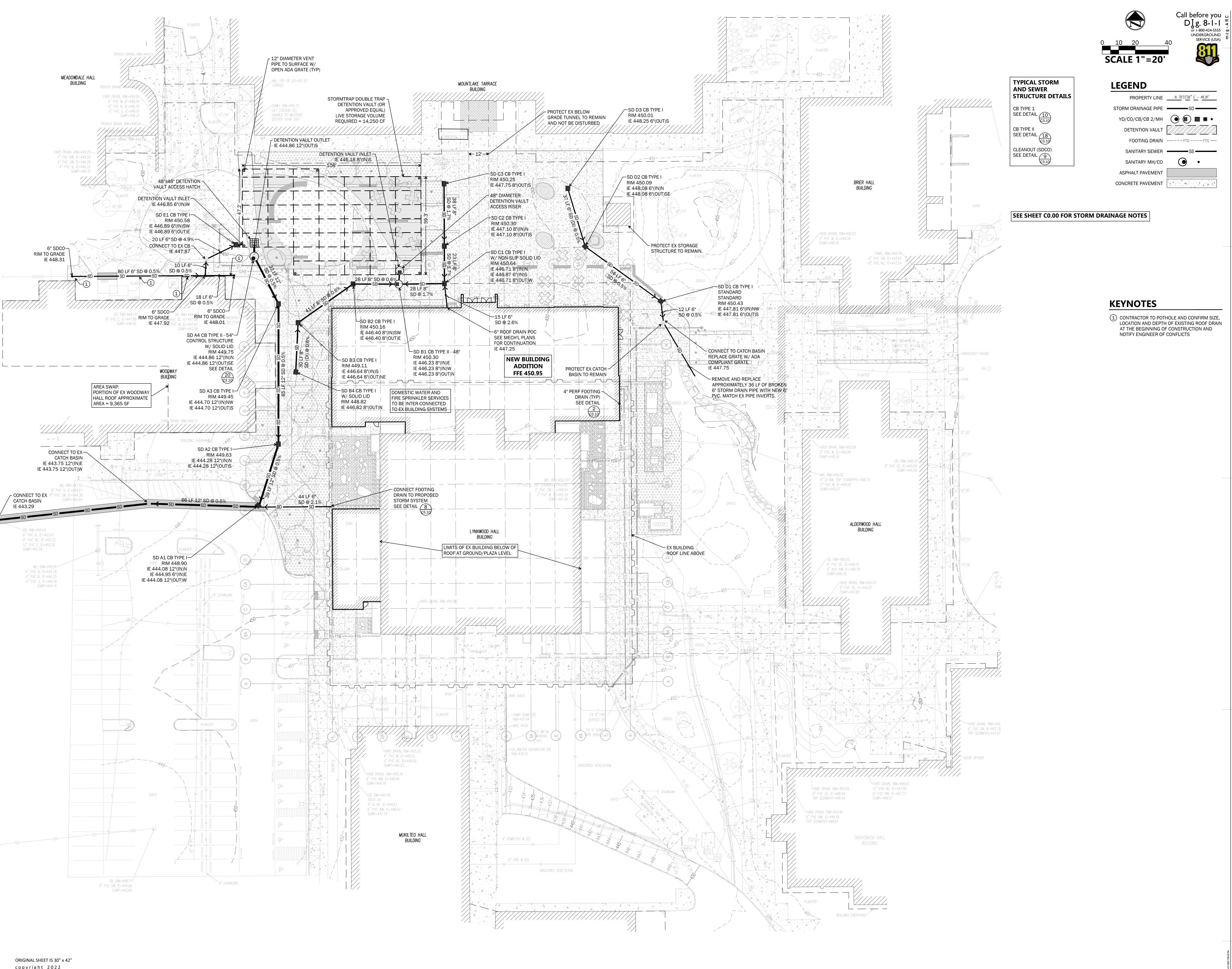
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revision_

drawn_ DJD

c h e c k e d_ JAJ

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MCGRANAHAN ARCHITECTS

civil engineer_ JACOBSON CONSULTING **ENGINEERS** landscape architect_ SITE WORKSHOP

architect_

structural engineer_ LUND OPSAHL mechanical engineer_ METRIX ENGINEERS

electrical engineer_ HARGIS ENGINEERS hazardous materials_

PBS ENVIRONMENTAL surveyor_ 1 ALLIANCE GEOMATICS

food service consult_ Halliday Associates

project_ TRITON LEARNING COMMONS client_ **EDMONDS COLLEGE**

LYNNWOOD, WA state project number_ 2022-057 V (8)

location_

Project No.

DRAINAGE PLAN

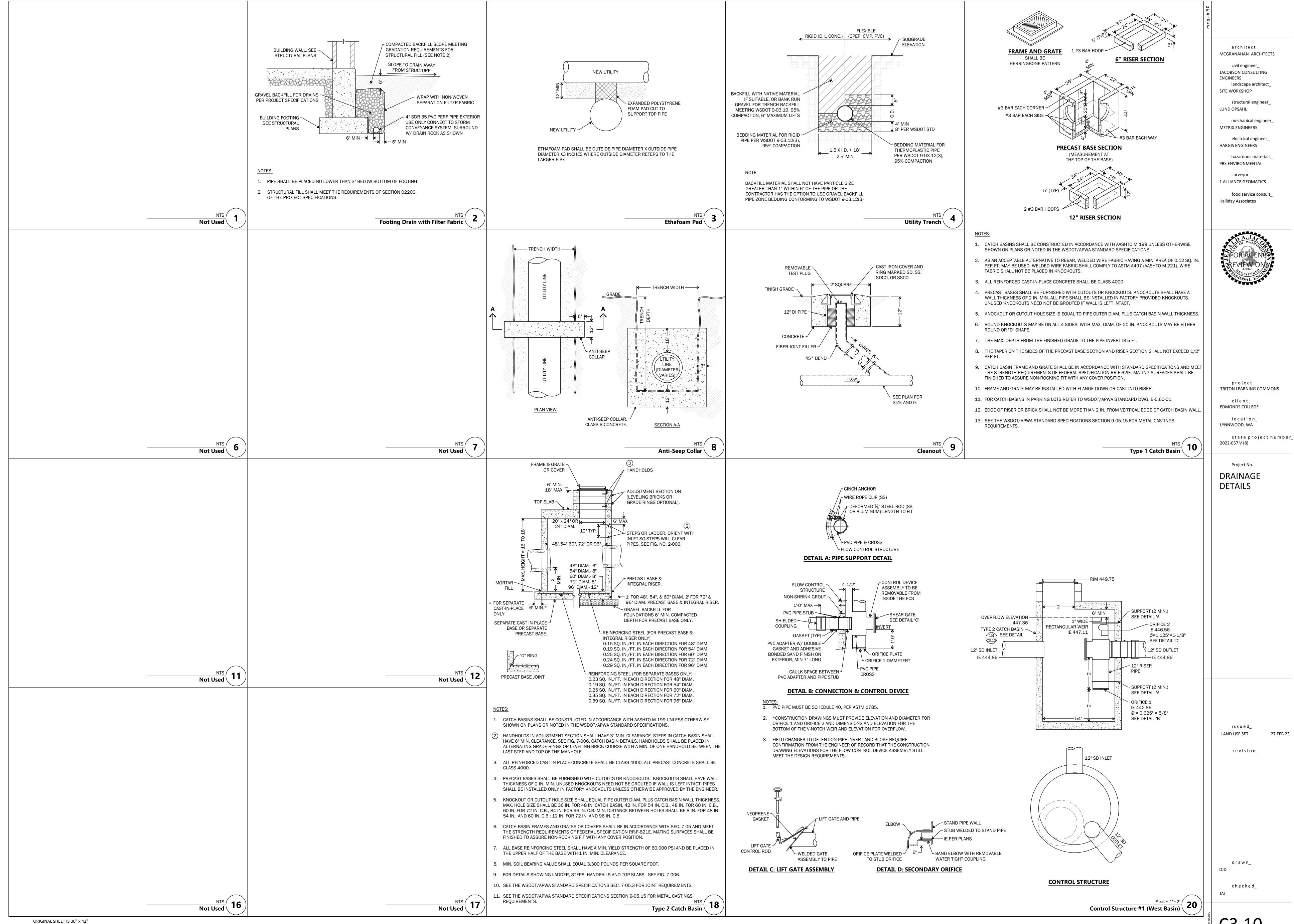
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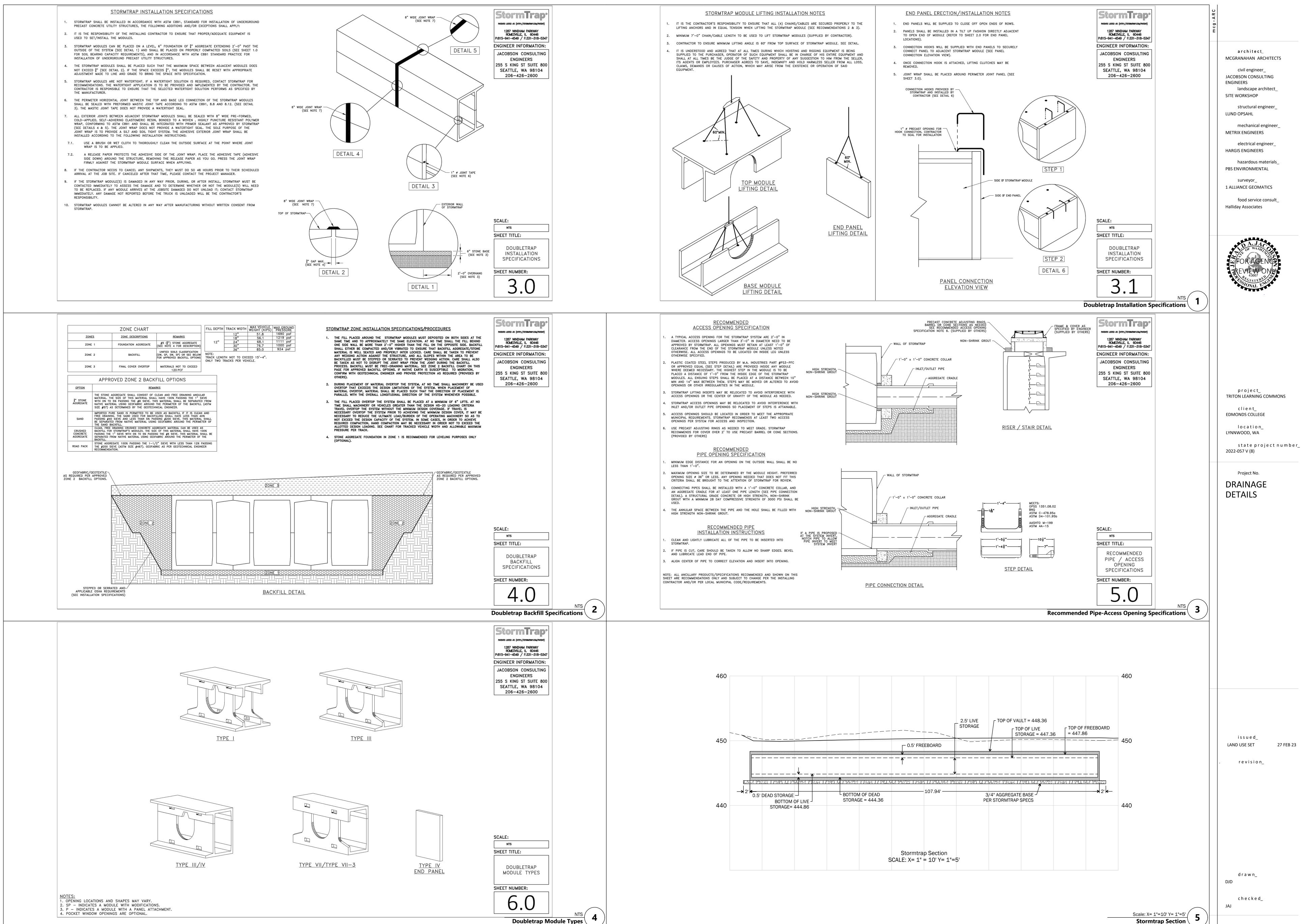
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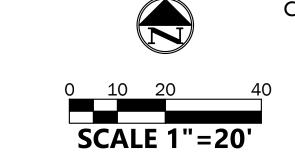
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M C 3 1



Call before you

D g. 8-1-1

or 1-800-424-5555

UNDERGROUND

SERVICE (USA)

LEGEND

LEGEND	
PROPERTY LINE	N 79°33′06″ E – 46.81′
ASPHALT PAVEMENT	
5 4" THICK CONCRETE PAVEMENT	b A
5 5" THICK CONCRETE PAVEMENT	
(10) 8" THICK CONCRETE PAVEMENT	

architect_

civil engineer_
JACOBSON CONSULTING
ENGINEERS
landscape architect_
SITE WORKSHOP

structural engineer_ LUND OPSAHL mechanical engineer_

METRIX ENGINEERS

electrical engineer_ HARGIS ENGINEERS hazardous materials_

PBS ENVIRONMENTAL

surveyor_

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EDMONDS COLLEGE

location_
LYNNWOOD, WA

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2022-057 V (8)

PAVING PLAN

i s s u e d_ LAND USE SET

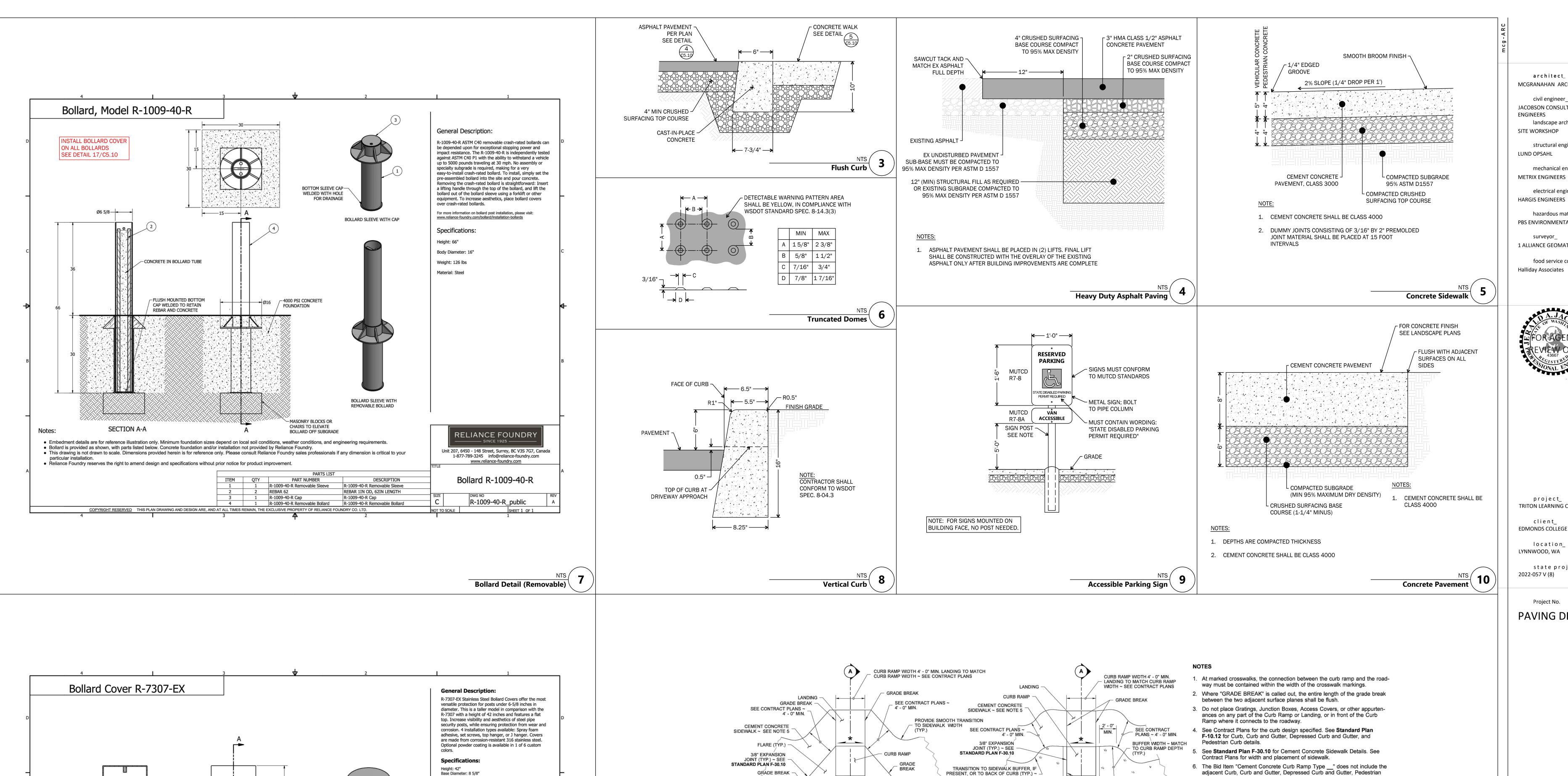
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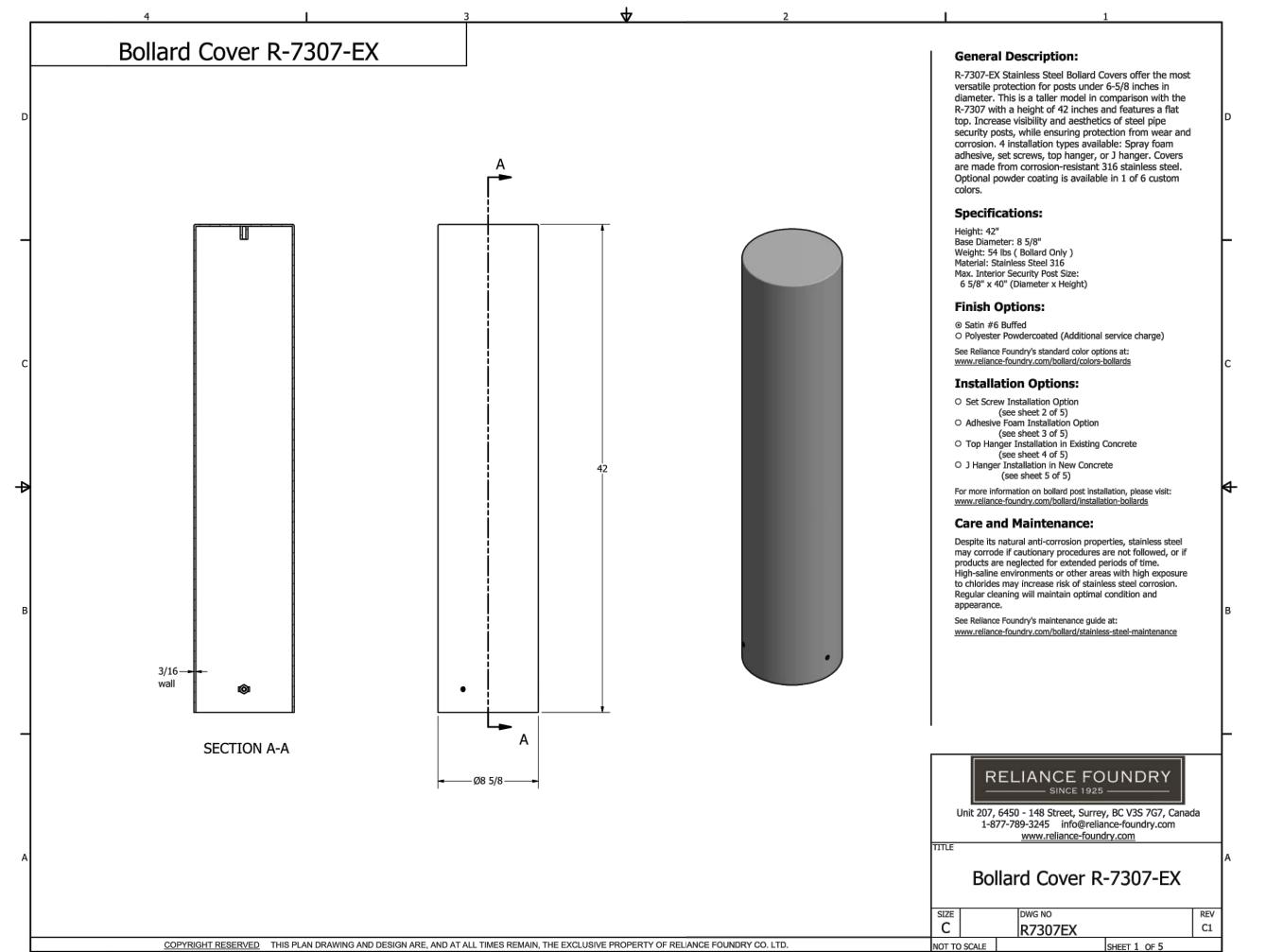
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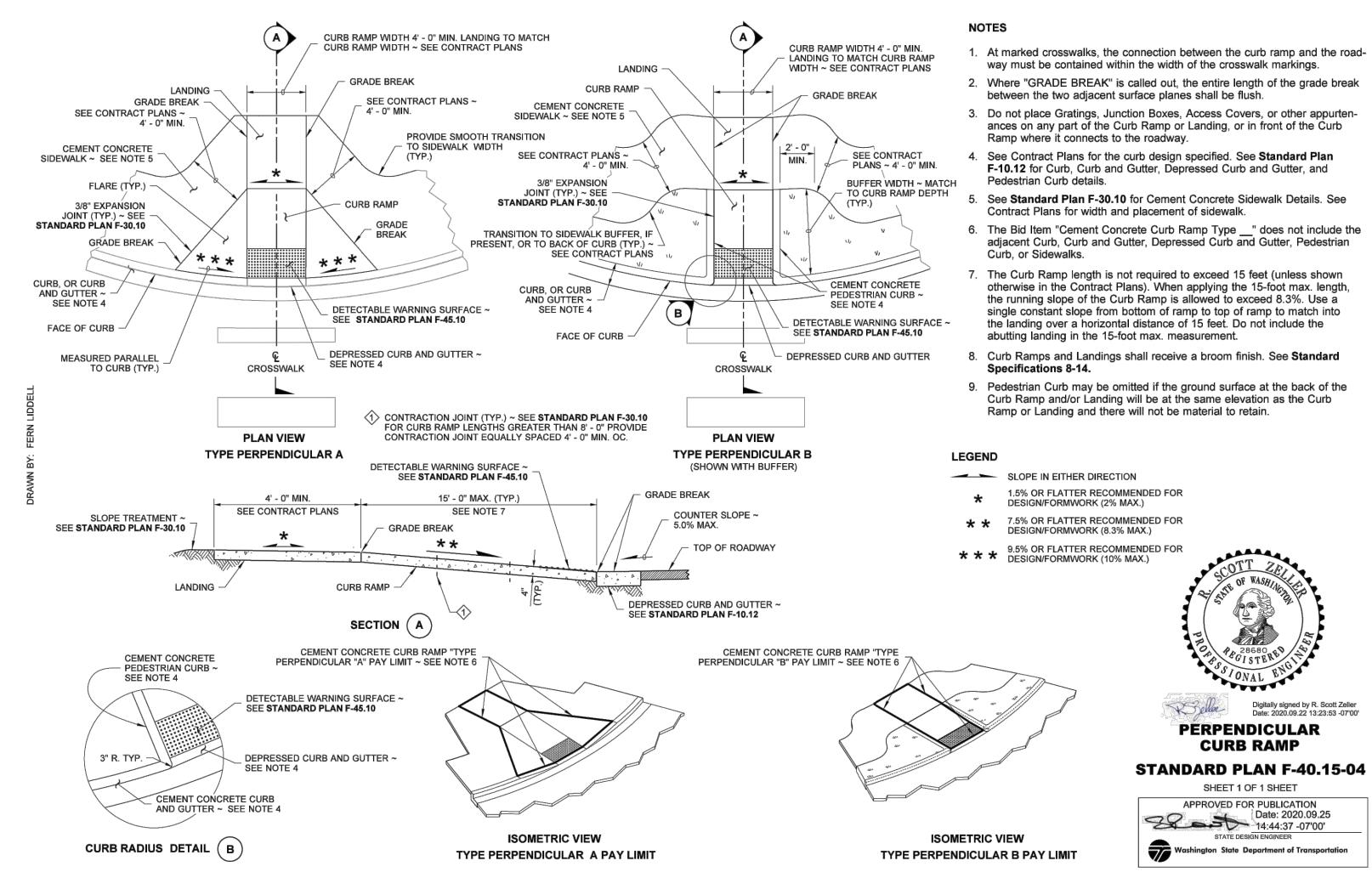
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C5.00







architect_ MCGRANAHAN ARCHITECTS civil engineer_ JACOBSON CONSULTING **ENGINEERS** landscape architect_ SITE WORKSHOP structural engineer_ LUND OPSAHL mechanical engineer_ METRIX ENGINEERS electrical engineer_ HARGIS ENGINEERS hazardous materials_

PBS ENVIRONMENTAL surveyor_ 1 ALLIANCE GEOMATICS food service consult_

project_ TRITON LEARNING COMMONS client_

location_ LYNNWOOD, WA

state project number_ 2022-057 V (8)

Project No.

PAVING DETAILS

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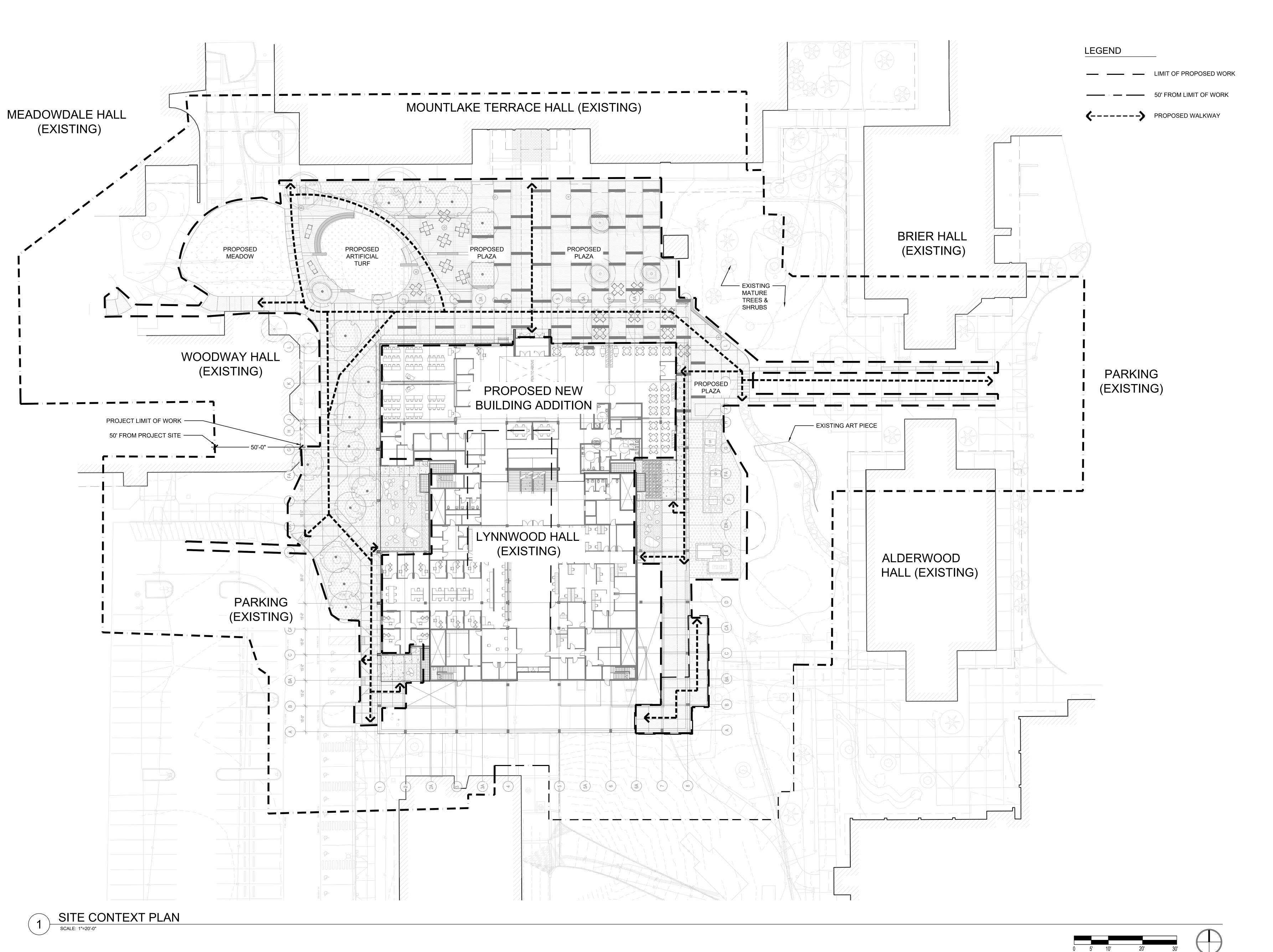
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Perpendicular Curb Ramp 20



architect_ MCGRANAHAN ARCHITECTS civil engineer_ JACOBSON CONSULTING **ENGINEERS** landscape architect_ SITE WORKSHOP structural engineer_ LUND OPSAHL mechanical engineer_ METRIX ENGINEERS electrical engineer_ HARGIS ENGINEERS hazardous materials_ PBS ENVIRONMENTAL surveyor_ 1 ALLIANCE GEOMATICS food service consult_ Halliday Associates FOR AGENCY REVIEW ONLY project_ TRITON LEARNING COMMONS client_ EDMONDS COLLEGE location_ LYNNWOOD, WA state project number_ 2022-057 V (8) Project No. 2121 SITE CONTEXT PLAN i s s u e d_ LAND USE SET revision_ drawn_ AQO, BB checked_ JK

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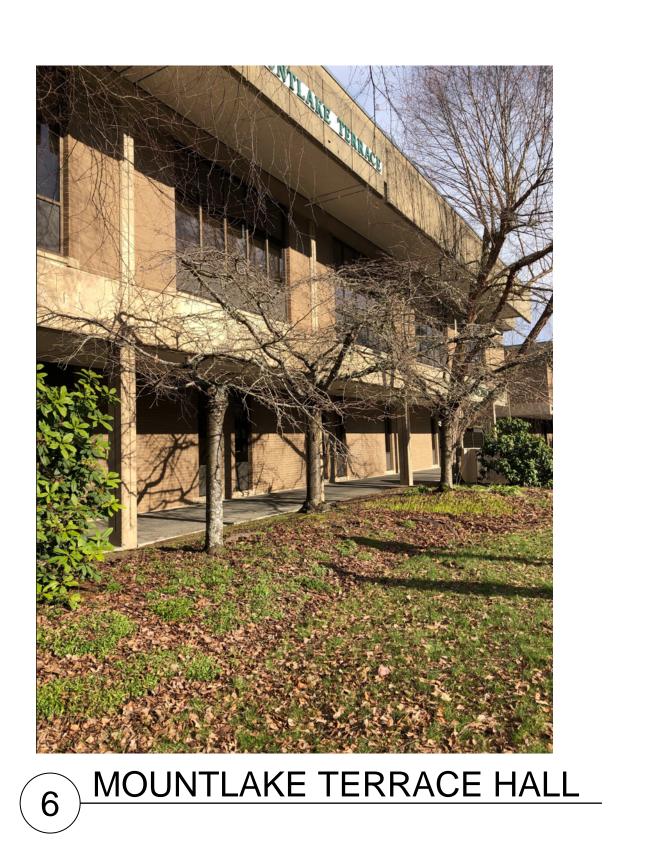


















9 LAWN

architect_ MCGRANAHAN ARCHITECTS civil engineer_ JACOBSON CONSULTING **ENGINEERS** landscape architect_ SITE WORKSHOP structural engineer_ LUND OPSAHL mechanical engineer_ METRIX ENGINEERS electrical engineer_ HARGIS ENGINEERS hazardous materials_ PBS ENVIRONMENTAL surveyor_ 1 ALLIANCE GEOMATICS food service consult_ Halliday Associates

FOR AGENCY

REVIEW ONLY

TRITON LEARNING COMMONS

client_
EDMONDS COLLEGE

location_
LYNNWOOD, WA

state project number_
2022-057 V (8)

Project No. 2121
SITE PHOTOS

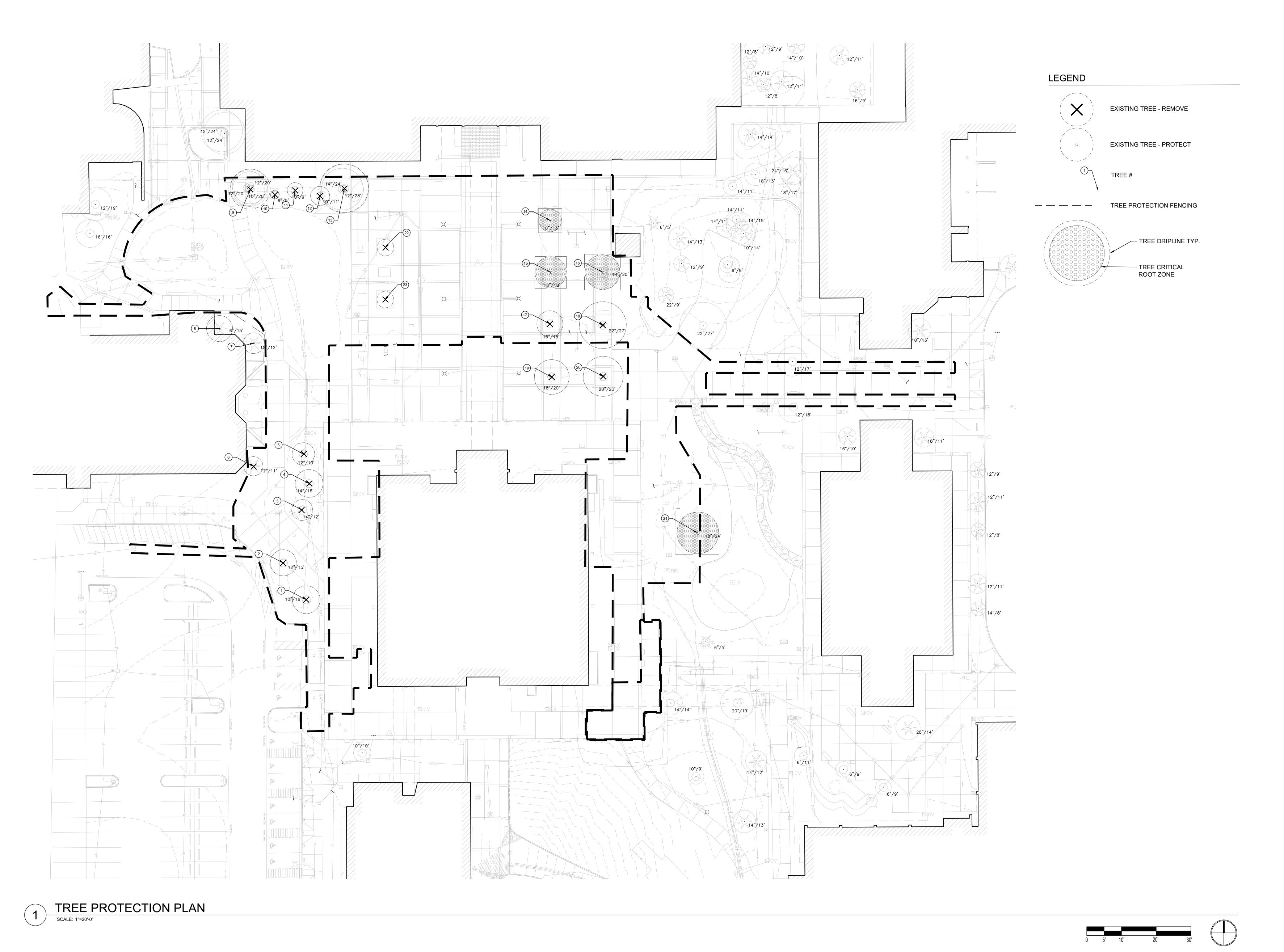
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architect_ MCGRANAHAN ARCHITECTS civil engineer_ JACOBSON CONSULTING **ENGINEERS** landscape architect_ SITE WORKSHOP structural engineer_ LUND OPSAHL mechanical engineer_ METRIX ENGINEERS electrical engineer_ HARGIS ENGINEERS hazardous materials_ PBS ENVIRONMENTAL surveyor_ 1 ALLIANCE GEOMATICS food service consult_ Halliday Associates

> NOT FOR CONSTRUCTION

project_
TRITON LEARNING COMMONS

client_
EDMONDS COLLEGE

location_
LYNNWOOD, WA

state project number_

Project No. 2121

TREE PROTECTION PLAN

2022-057 V (8)

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drawn_ AQO, BB -

checked_ JK

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EXISTING TREE INVENTORY

EXISTING TREE INVENTORY									
Tree #	COMMON	BOTANICAL	DBH	CANOPY (ft)	HEIGHT (ft)	CONDITION	PROTECT/ REMAIN	REMOVE	NOTES
1	Red maple	Acer rubrum	10.4	16	30	3		Х	
2	Red maple	Acer rubrum	10.5	14	35	3		Х	
3	Japanese flowering cherry	Prunus serrulata	15	15	20	3		X	
4	Japanese flowering cherry	Prunus serrulata	13.7	17	20	3		X	
5	Japanese flowering cherry	Prunus serrulata	12.2	14	20	3		X	
6	Hinoki falsecypress	Chamaecyparis obtusa	11.6	10	35	3		Х	Asymmetrical root flare
7	Hinoki falsecypress	Chamaecyparis obtusa	11.3	11	35	2	х		
8	Kousa dogwood	Cornus kousa	7.4	10	25	4	х		Asymmetrical canopy; rooted close to building
9	River birch	Betula nigra	11.5	17	45	3		Х	11.3, 12.6, 10.5 was DBH of all stems; co-dominant; included bark
10	Japanese flowering cherry	Prunus serrulata	7.5	6	10	4		X	Poor pruning history, crossing branches
11	Japanese flowering cherry	Prunus serrulata	9.7	10	15	4		Х	Poor pruning history, crossing branches
12	Japanese flowering cherry	Prunus serrulata	9.2	11	15	4		X	Poor pruning history, crossing branches
13	River birch	Betula nigra	13.9	22	45	3		X	13, 14.7 was DBH of all stems;
14	Red oak	Acer rubrum	12.6	17	45	4	X		Asymmetrical canopy, dead branches in canopy ranging from 1"-3"
15	Red oak	Acer rubrum	18.5	18	50	4	Х		
16	Red oak	Acer rubrum	17.6	19	50	3	Х		Limited root volume
17	Red oak	Acer rubrum	11.8	16	50	3		X	Phototropic asymmetric canopy
18	Red oak	Acer rubrum	24.6	22	50	3		X	
19	Red oak	Acer rubrum	17.8	20	50	3		Х	
20	Red oak	Acer rubrum	18.7	19	50	3		X	
21	tea crabapple	Malus hupehensis	24.7	23	25	2	х		Measured at narrowest point below the co-dominant union
22	Japanese stewartia	Stewartia pseudocamellia	2	3	11	5		Х	Dead
23	Japanese stewartia	Stewartia pseudocamellia	1.9	3	11	5		X	dead
		TOTAL DBH	294						
		DBH AVERAGE	12.8						

RELEVANT CITY OF LYNNWOOD MUNICIPAL CODE

17.15.080 Tree types defined.

A. Signifcant Tree. A "signifcant tree" shall be any tree that is at least six inches in D.B.H., and not included on the list in subsection (B) of this section. A tree growing with multiple stems, that is not included on the list in subsection (B) of this section, shall be considered significant if at least one of the stems, measured at a point six inches from the point where the stems digress from the main trunk, is at least four inches in diameter. Any tree that is planted to fulfll requirements set forth by this chapter shall be considered signifcant, regardless of size or species.

- B. Nonsignifcant Tree. A "nonsignifcant tree" shall be any tree under six inches or those included on the following list, regardless of size:
- Black locust (Robinia pseudoacacia);
- Cottonwood (Populous freemontii);
- Native alder (Native Alnus only);
- Native willow (Native Salix only); Lombardy poplar (Populous nigra)

17.15.090 Tree unit and tree replacement calculation.

A. A tree unit shall be a unit of measurement based upon the diameter of the tree,

at D.B.H., or whatever stump remains of a previously removed tree, as set forth in the following table:

TREE DIAMETER (D.B.H.)	TREE UNITS
6"-10"	1
10.1"-18"	2
18.1"-36"	3
>36"	4

B. The city shall require replacement of significant trees based on the diameter of the signifcant tree(s) removed. The number of trees to be replaced shall be determined using the following method:

1. Count the number of significant trees to be removed;

2. Measure the D.B.H. of those significant trees. The diameter of the trees shall be verifed by the city;

3. Average the D.B.H. of those trees;

4. Multiply the number of significant trees removed by the number of tree units to determine the number of trees to be replaced. This number shall be identifed as the total tree replacement number

17.15.120 Class II permit.

A Class II tree removal permit shall be issued for signifcant and nonsignifcant tree removal for all sites, except for those subject to a Class I tree removal permit.

A. Action on Application. Following receipt of a Class II tree removal permit application, the department shall review the application for completeness. When the information submitted is deemed complete, staf shall review the information and make a determination based on the conditions and criteria for signifcant and non-signifcant tree removal.

B. Fee. A Class II tree removal permit shall not be issued until such time as the applicant has paid the fee established in Chapter 3.104 LMC. A fee shall not be required if the city gives written notice to a property owner that trees on his/her property must be removed.

C. Replacement Trees. The following criteria shall apply to all trees required to be planted as a condition of a Class II tree removal permit, subject to approval by the city:

1. Prior to planting, the location and species of replacement trees shall be approved by the city;

All deciduous replacement trees shall be a minimum of two and one-half inches in diameter, and all evergreen conifer trees shall be a minimum of eight feet high.

D. Unreplaceable Tree Fee. An unreplaceable tree fee shall be paid if the site cannot reasonably sustain the number of replacement trees required by this chapter. The unreplaceable tree fee shall be established using the following method:

1. Subtract the number of trees that the land can sustain from the total tree replacement number;

Multiply that number by the unreplaceable tree fee dollar amount established in Chapter 3.104 LMC to arrive at the total unreplaceable tree fee. The unreplaceable tree fee shall be placed in the tree fund, as established in Chapter 3.102 LMC.

E. Tree Replacement Option Fee. A tree replacement option fee shall be paid for the number of replacement trees that the land can sustain and the permit holder chooses not to replant. At a minimum one tree must be replanted for each tree removed unless the land cannot sustain that amount. The tree replacement option fee shall be established using the following method:

1. Subtract the number of trees to be planted from the number of trees that the land can sustain (up to the total tree replacement number calculated in LMC 17.15.090);

2. Multiply that number by the tree replacement option fee dollar amount established in Chapter 3.104 LMC to arrive at the total tree replacement option fee. The tree replacement option fee shall be placed in the tree fund, as established in Chapter 3.102 LMC.

3.104.170 LMC Title 17 fees and charges.

The fees and charges set forth in Table 3.104.170 are the city of Lynnwood fees and charges related to the

provisions of LMC Title 17. Table 3.104.170 – LMC Title 17 Fees and Charges LMC TITLE 17 – ENVIRONMENT FEES

Class I tree removal permit If site inspection is required by

LMC 17.15.110 65.00 Class II tree removal permit First 10 significant tree units approved for removal:

Each additional significant tree unit: \$8.00 Class II nonsignificant trees: \$65.00

Class II tree replacement option fee: \$187.00 Class II unreplaceable tree fee Per tree: \$106.00 TREE PROTECTION NOTES:

NOTE: ALL REQUIRED TREE PROTECTION MEASURES MUST BE INSTALLED AND APPROVED BY ARBORIST PRIOR TO COMMENCEMENT OF DEMOLITION.

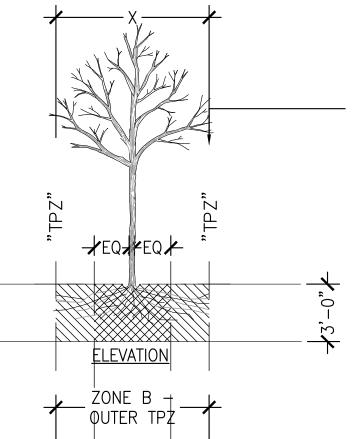
1. INSTALL 3" DEPTH OF COARSE WOOD CHIPS OVER ENTIRE TREE PROTECTION ZONE (TPZ) PRIOR TO INSTALLING PERIMETER PROTECTION FENCING. WATER GROUND DEEPLY BEFORE PLACING AND KEEP

MULCH MOIST. DO NOT PILE MULCH DIRECTLY AGAINST TRUNK. 2. VEHICULAR MOVEMENT AND HEAVY EQUIPMENT ARE STRICTLY PROHIBITED WITHIN TPZ. PEDESTRIANS

ARE TO BE EXCLUDED EXCEPT AS ABSOLUTELY NECESSARY. 3. CONSTRUCTION STORAGE IS PROHIBITED WITHIN ENTIRE TPZ INCLUDING CONSTRUCTION SUPPLIES,

EQUIPMENT, MATERIALS, STOCKPILES AND DEBRIS.

4. DISPOSAL OF MATERIALS OR FLUIDS OF ANY KIND IS PROHIBITED WITHIN TPZ. 5. CONTRACTOR MUST RETAIN A CERTIFIED ARBORIST TO INSPECT AND PROVIDE SPECIFIC DIRECTION ON PRUNING BRANCHES AND ROOTS, AND RELATED WATERING, FERTILIZING, BACKFILLING AND MULCHING.



PROTECTION FENCING

6 FT. TALL CHAIN LINK FENCING TO BE PROVIDED AND MAINTAINED AROUND ENTIRE PERIMETER OF TPZ. 1½" STEEL POSTS TO BE ANCHORED IN GROUND EXCEPT OVER PAVEMENT. KEEP FENCE LOCKED AT ALL TIMES. PERMISSION OF OWNER'S REP REQUIRED FOR ACCESS WITHIN TPZ.

LAMINATED TREE PROTECTION SIGNS TO BE WIRED TO FENCE NO MORE THAN 10' APART WITH TOPS 12" BELOW TOP OF PANELS. SIGNS TO BE 8 1/2 "X 11" SIZE MINIMUM WITH TEXT IN LARGE, BOLD FONT, TO READ: "PROTECT CRITICAL ROOT ZONE AREA. NO ENTRY, SOIL DISTURBANCE PARKING, STORAGE OR DUMPING OF MATERIALS IS ALLOWED WITHIN THIS AREA."

TREE PROTECTION ZONE (TPZ): AREA SURROUNDING INDIVIDUAL TREES OR GROUPS OF TREES TO REMAIN DURING CONSTRUCTION, AND DEFINED AS FOLLOWS: RADIAL DISTANCE MEASURED FROM THE TRUNK FACE OF A TREE AT THE RATE OF 1 FOOT OF PROTECTION PER ONE INCH OF CALIPER SIZE.

CRITICAL ROOT ZONE (CRZ): INNER HALF OF TPZ EXTENDING RADIALLY FROM TRUNK.

DBH (DIAMETER AT BREAST HEIGHT):TREE DIAMETER MEASURED AT 4.5 FEET ABOVE GROUND.

ZONE A (CRITICAL ROOT ZONE - CRZ)

<u>PLAN</u>

i – CRZ **1**

- 1. NO DISTURBANCE WHATEVER ALLOWED WITHOUT SITE-SPECIFIC ARBORIST INSPECTION AND APPROVAL OF METHODS TO PREVENT/MINIMIZE ROOT DAMAGE.
- 2. CUT ROOTS CLEAN. SEVER ROOTS LARGER THAN 2" DIAMETER ONLY AFTER ARBORIST INSPECTS,
- APPROVES THEN DIRECTS PRUNING. COVER CUT ENDS TO KEEP MOIST UNTIL BACKFILLED. 3. TUNNELING IS REQUIRED TO INSTALL LINES 3'-0" BELOW GRADE OR DEEPER. HIGH PRESSURE

ZONE B (OUTER TPZ)

1. EXCAVATION MUST LEAVE AT LEAST 2/3 OF OUTER TPZ UNDISTURBED.

2. ALL TRENCHING MUST BE DONE BY HAND OR USING AIR EXCAVATION TOOL. SPOILS NOT TO BE PILED IN TPZ; BACKFILL IMMEDIATELY.

WATER EXCAVATION IS PROHIBITED WITHIN TOP 3 FT. OF SOIL WHERE ROOTS ARE CONCENTRATED.

TREE PROTECTION

TREE PROTECTION NOTES

- 1. INSTALL TEMPORARY FENCING AROUND TREE PROTECTION ZONES TO PROTECT EXISTING TREES AND VEGETATION TO REMAIN FROM CONSTRUCTION DAMAGE. REVIEW FENCE LOCATIONS WITH OWNER AND ARBORIST PRIOR TO INSTALLATION. MAINTAIN TEMPORARY FENCE AND REMOVE WHEN CONSTRUCTION IS COMPLETE.
- 2. TREE PROTECTION WHERE CONSTRUCTION OCCURS WITHIN THE DRIPLINE OF EXISTING TREES NOT DESIGNATED FOR REMOVAL SHALL BE IN ACCORDANCE WITH THE CITY OF LYNWOOD & EDMONDS COLLEGE MOST RECENT STANDARDS AND DEFINED ZONE CLEARANCE REQUIREMENTS.
- 3. WHEN THE CONTRACTOR ANTICIPATES CONSTRUCTION OPERATIONS THAT WILL UNAVOIDABLY AFFECT TREE LIMBS, THE CONTRACTOR SHALL NOTIFY THE OWNER AND LANDSCAPE ARCHITECT OF THE PROPOSED METHOD AND THE AMOUNT OF TRIMMING REQUIRED. TRIMMING SHALL BE DONE BY A PROFESSIONAL TREE SERVICE COMPANY WHOSE PAST AND CURRENT PERFORMANCE IS IN ACCORDANCE WITH NATIONAL ARBORIST ASSOCIATION TREE-PRUNING STANDARDS.
- 4. WHERE EXCAVATION FOR NEW CONSTRUCTION IS REQUIRED WITHIN TREE PROTECTION ZONES, HAND CLEAR AND EXCAVATE TO MINIMIZE DAMAGE TO ROOT SYSTEMS. USE NARROW-TINE SPADING FORKS AND COMB SOIL TO EXPOSE ROOTS. DO NOT ALLOW EXPOSED ROOTS TO DRY OUT BEFORE PLACING PERMANENT BACKFILL. PROVIDE TEMPORARY EARTH COVER OR PACK WITH PEAT MOSS AND WRAP WITH BURLAP. WATER AND MAINTAIN IN A MOIST CONDITION. TEMPORARILY SUPPORT AND PROTECT ROOTS FROM DAMAGE UNTIL THEY ARE PERMANENTLY RELOCATED AND COVERED WITH SOIL
- 5. PROTECT TREE ROOT SYSTEMS FROM DAMAGE CAUSED BY RUNOFF OR SPILLAGE OF NOXIOUS MATERIALS WHILE MIXING, PLACING, OR STORING CONSTRUCTION MATERIALS. PROTECT ROOT SYSTEMS FROM PONDING, ERODING, OR EXCESSIVE WETTING CAUSED BY DEWATERING OPERATIONS.
- 6. MAINTAIN TREE PROTECTION ZONES FREE OF WEEDS AND TRASH. DO NOT ALLOW FIRES WITHIN TREE PROTECTION ZONES.
- 7. WHERE WORK MUST OCCUR WITHIN THE TREE PROTECTION ZONE, THE CONTRACTOR SHALL EMPLOY ALL METHODS TO MINIMIZE ADVERSE IMPACT TO THESE EXISTING TREES INCLUDING LIMBS AND ROOTS. THESE METHODS INCLUDE BUT ARE NOT LIMITED TO TEMPORARY CHAIN LINK CONSTRUCTION FENCING, TEMPORARY TIE UP OF LOW LIMBS, APPLICATION OF A 4-6 INCHES OF MULCH WITHIN THE DRIPLINE OF TREES, TIMBER OR STEEL PLANKING FOR PROTECTION OF SURFACE ROOTS FROM EQUIPMENT AND TREE ROOT PRUNING OR OTHER TREE ROOT TREATMENT AS DIRECTED BY OWNER AND/OR ARBORIST.
- 8. NO STORAGE OF EQUIPMENT OR MATERIALS SHALL BE ALLOWED WITHIN THE DRIPLINE OF TREES NOT DESIGNATED FOR REMOVAL. STEEL PLANKING, OR TIMBER PLANKING MADE OF 4-INCH THICK MATERIAL, EACH PLANK COVERING A MINIMUM OF 8 SQUARE FEET, SHALL BE USED TO SUPPORT BACKHOE AND OTHER EQUIPMENT STABILIZERS WHEN SET WITHIN THE DRIP-LINE OF A TREE TO REMAIN.
- 9. PAVEMENT REMOVAL AND PLACEMENT OPERATIONS THAT OCCUR WITHIN THE DRIPLINE SHALL BE REVIEWED, APPROVED, AND PERFORMED UNDER THE SUPERVISION OF ARBORIST.
- 10. WHERE UTILITY TRENCHES ARE REQUIRED WITHIN TREE PROTECTION ZONES, TUNNEL UNDER OR AROUND ROOTS BY DRILLING, AUGER BORING, PIPE JACKING, OR DIGGING BY HAND. DO NOT CUT MAIN LATERAL ROOTS OR TAPROOTS; CUT ONLY SMALLER ROOTS THAT INTERFERE WITH NSTALLATION OF UTILITIES. CUT ROOTS WITH SHARP PRUNING INSTRUMENTS; DO NOT BREAK OR CHOP.
- 11. ENSURE TREES ARE IRRIGATED DURING CONSTRUCTION TO MAINTAIN HEALTH OF THE TREE.
- 12. CONTRACTOR TO ESTABLISH TEMPORARY AUTOMATIC IRRIGATION SYSTEM. TEMPORARY SYSTEM MAY TIE INTO ADJACENT OWNER IRRIGATION MAINLINES. SYSTEM TO BE "DESIGN BUILD" AND SHALL OPERATE THROUGH THE DURATION OF CONSTRUCTION.
- 13. WATER TREES DEEPLY AT REGULAR INTERVALS AND A MINIMUM OF ONCE EVERY TWO WEEKS DURING THE GROWING SEASON (MARCH THROUGH OCTOBER). THE WATER SHOULD PENETRATE THE SOIL TO A DEPTH OF AT LEAST SIX (6) INCHES.
- 14. PROVIDE CERTIFICATION FROM ARBORIST CERTIFYING THAT TREES INDICATED TO REMAIN HAVE BEEN PROTECTED DURING CONSTRUCTION ACCORDING TO RECOGNIZED STANDARDS AND THAT TREES WERE PROMPTLY AND PROPERLY TREATED AND REPAIRED WHEN DAMAGED.

MCGRANAHAN ARCHITECT civil engineer_ JACOBSON CONSULTING ENGINEERS landscape architect SITE WORKSHOP structural engineer LUND OPSAHL

architect_

mechanical engineer METRIX ENGINEERS electrical engineer

hazardous materials PBS ENVIRONMENTAL

HARGIS ENGINEERS

surveyor_ 1 ALLIANCE GEOMATICS food service consult_

Halliday Associates

FOR AGENCY REVIEW ONLY

project_ TRITON LEARNING COMMONS

state project number_

EDMONDS COLLEGE location_ LYNNWOOD, WA

client_

Project No. 2121 **EXISTING TREE**

INVENTORY &

NOTES

2022-057 V (8)

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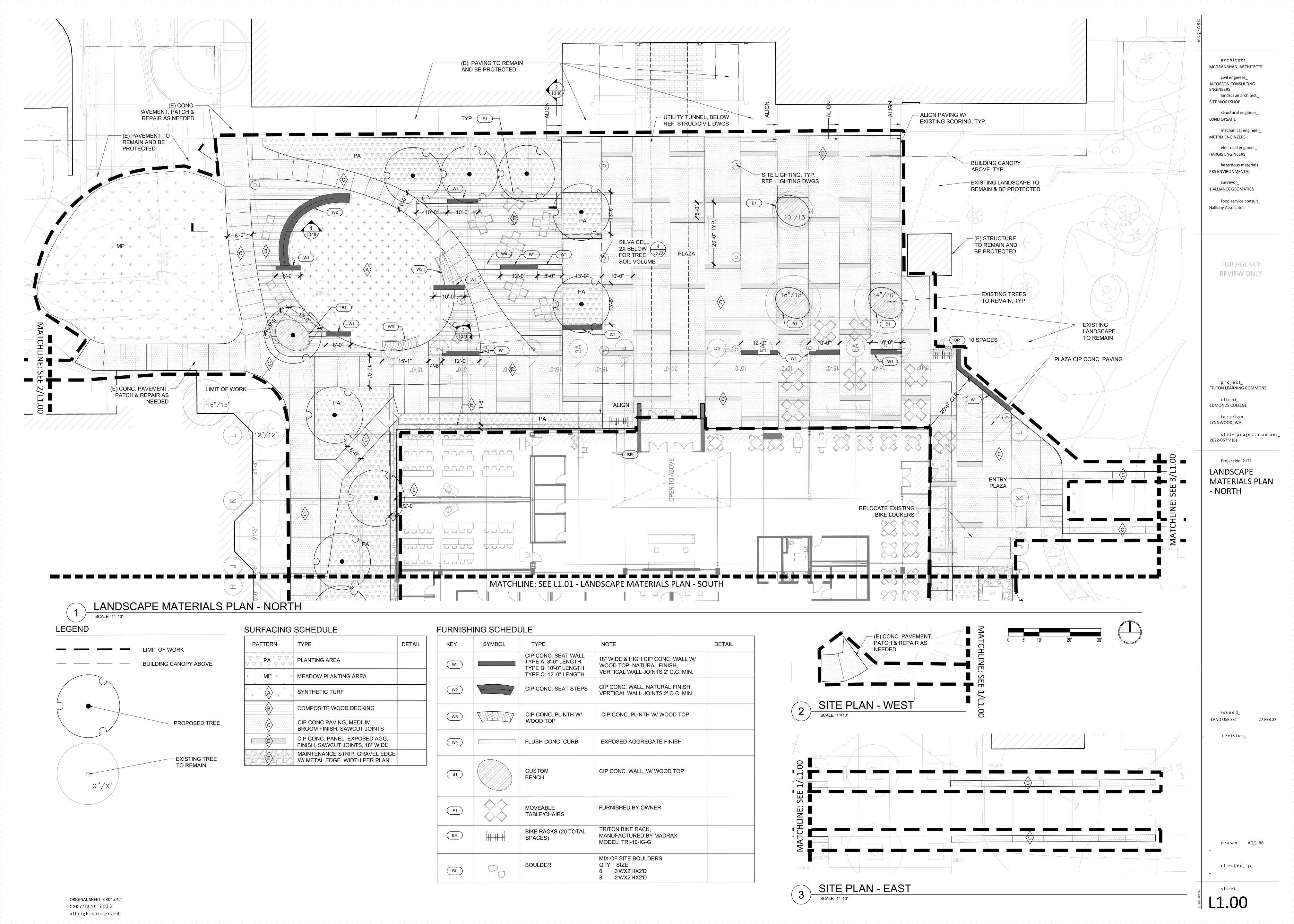
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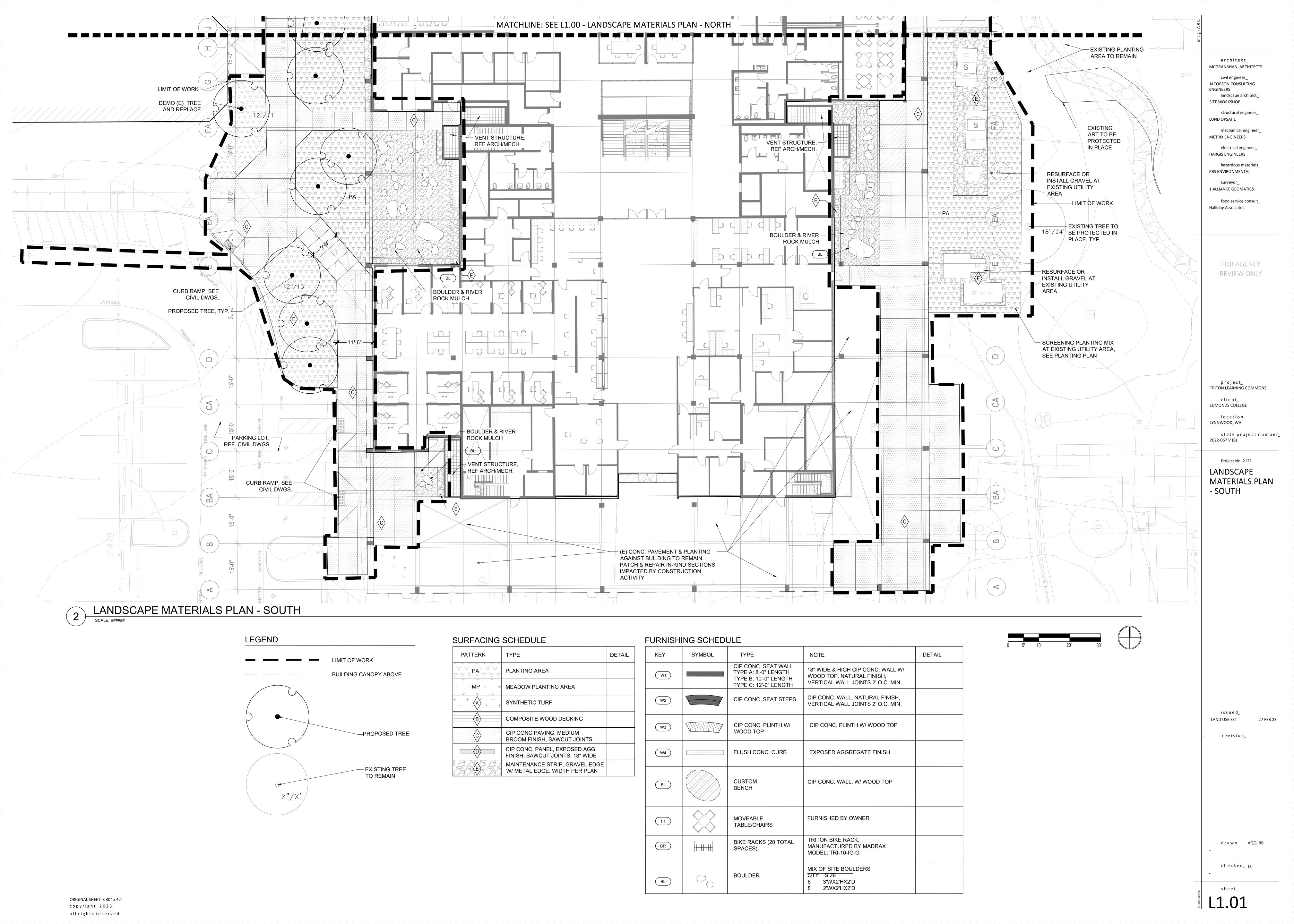
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checked_ jĸ

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REFERENCE NOTES SCHEDULE

SYMBOL	IRRIGATION DESCRIPTION	DETAIL
<u>I-101</u>	EXISTING MAINLINE. COORDINATE WITH OWNER TO CONFIRM PRESSURE IS ADEQUATE FOR PROPOSED ADDITIONAL IRRIGATION VALVES.	
I-102	EXISTING IRRIGATION VALVE/BOX. CONFIRM STILL ACTIVE.	
I-103	CONFIRM EXISTING IRRIGATION IS ACTIVE	
I-104	EXISTING MAINLINE TO BE DEMOLISHED AND REMOVED	
I-105	CAP EXISTING MAINLINE.	
I-106	AMEND EXISTING IRRIGATION AS NECESSARY	
I-107	NEW MAINLINE. TAP OFF EXISTING MAINLINE TO CREATE CONNECTION TO EXISTING MAINLINE TO WEST.	
I-108	CREATE NEW ZONE OFF EXISTING MAINLINE	
I-109	PROVIDE MICRO SPRAY FOR EACH TREE. GROUP TREES ON A SEPARATE ZONE	
I-110	PROVIDE DRIP IRRIGATION ZONE FOR SILVA CELL AREA BENEATH CONC. PAVING.	
I-112	COORDINATE WITH OWNER TO CONFIRM LOCATION OF EXISTING CONTROLLER FOR EXISITNG MAINLINE	
I-113	ADD QUICK COUPLER FOR MAINTENANCE OF SYNTHETIC TURF	
SYMBOL	DESCRIPTION	DETAIL
IR2-66436 IR2-66660 IR2-66716 IR2-92617	04578 63372	

IRRIGATION SCHEDULE

SYMBOL	DESCRIPTION	QTY	
	AMEND EXISTING IRRIGATION AS NECESSARY	354.1 S.F.	
	DRIP UNDER PAVING	303.4 S.F.	
	SPRAY	7,146 S.F.	
	TEMPORARY FOR ESTABLISHMENT	2,974 S.F.	
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION		<u>DETAIL</u>
•	RAIN BIRD EFB-CP-PRS-D 1IN., 1-1/2IN., 2IN. BRASS REMOTE CONTROL VALVE, THAT IS CONTAMINATION PROOF W/SELF-FLUSHING FILTER SCREEN. GLOBE CONFIGURATION, RECLAIMED WATER COMPATIBLE, AND PURPLE HANDLE COVER DESIGNATES NON-POTABLE WATER USE.		
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40-TEST NEW		
	IRRIGATION MAINLINE: PVC SCHEDULE 40 EXISTING MAINLINE		
	IRRIGATION MAINLINE: PVC SCHEDULE 40 - NEW NEW MAINLINE		
	PIPE SLEEVE: PVC CLASS 200 TYPICAL PIPE SLEEVE FOR IRRIGATION PIPE. PIPE SLEEVE SIZE SHALL ALLOW FOR IRRIGATION PIPING AND THEIR RELATED COUPLINGS TO EASILY SLIDE THROUGH SLEEVING MATERIAL. EXTEND SLEEVES 18 INCHES BEYOND EDGES OF PAVING OR CONSTRUCTION.		
,	Valve Callout		
# •	Valve Number		
#*	Valve Flow		
<u> </u>	Valve Size		

architect_ MCGRANAHAN ARCHITECTS civil engineer_ JACOBSON CONSULTING ENGINEERS landscape architect_ SITE WORKSHOP structural engineer_ LUND OPSAHL mechanical engineer_ METRIX ENGINEERS electrical engineer_ HARGIS ENGINEERS hazardous materials_ PBS ENVIRONMENTAL surveyor_ 1 ALLIANCE GEOMATICS food service consult_ Halliday Associates FOR AGENCY REVIEW ONLY project_ TRITON LEARNING COMMONS client_ EDMONDS COLLEGE location_ LYNNWOOD, WA state project number_ 2022-057 V (8) Project No. 2121 LANDSCAPE IRRIGATION SCHEDULE

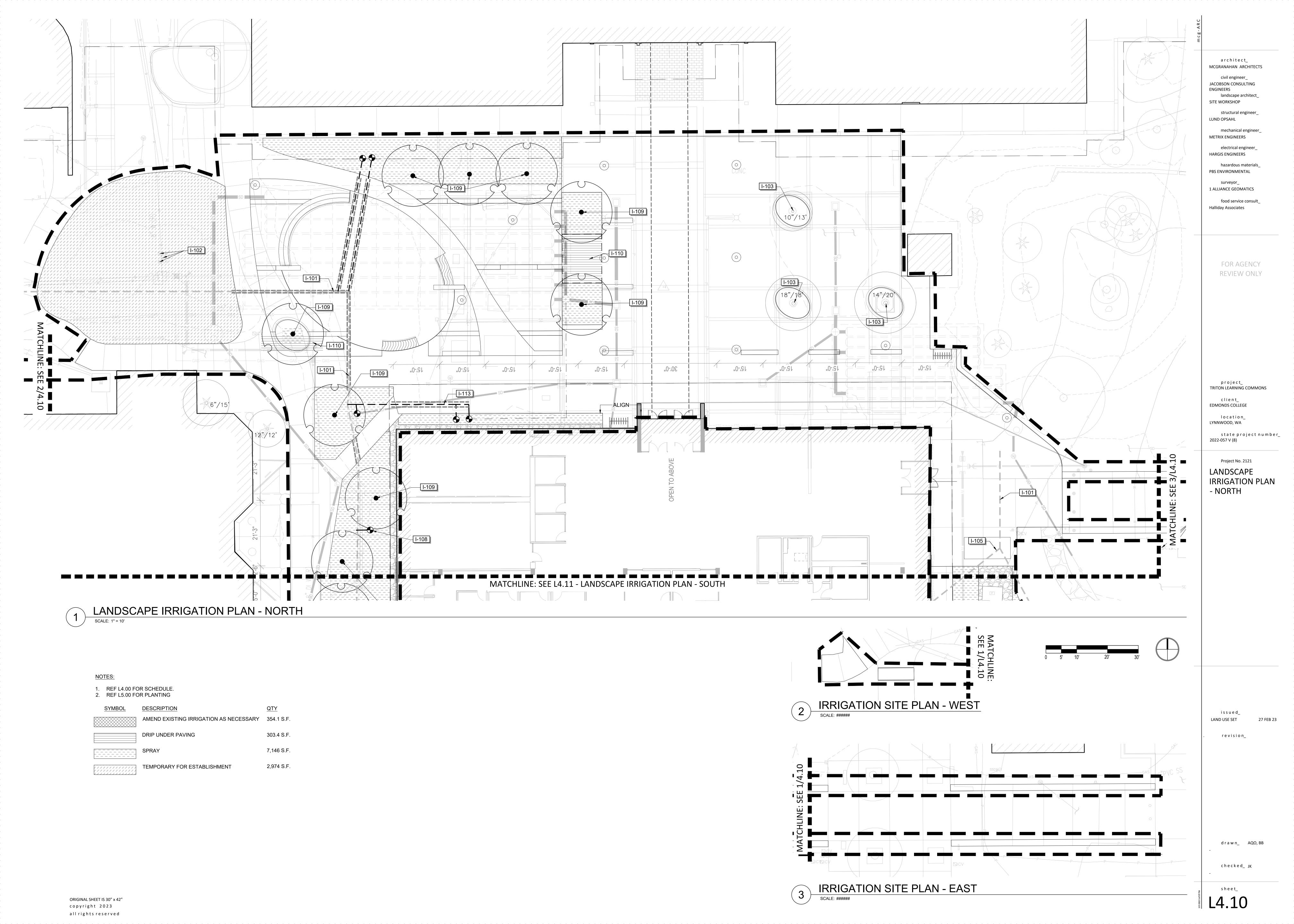
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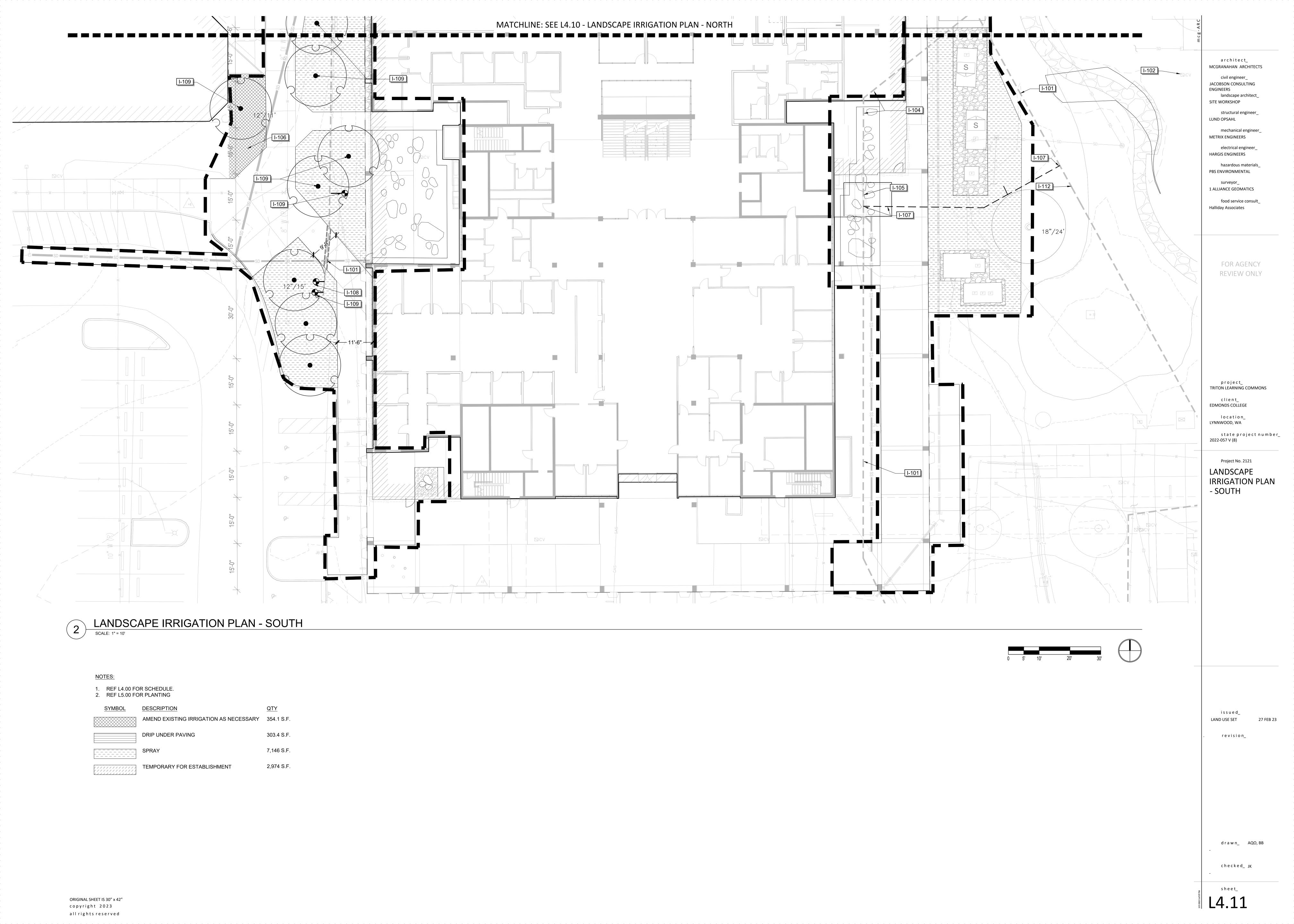
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checked_ JK -

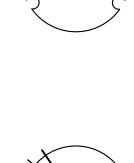
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CONCEPT PLANT SCHEDULE

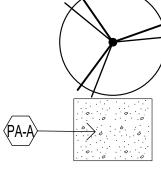
NEW TREES TO BE PLANTED WITHIN THE PROJECT BOUNDARY. REQUIRED: 1. SOIL: 36" TYPE A 2. IRRIGATION: MICRO SPRAY. SEPARATE VALVE. REF L4.10 3. PLANTS: 2.5" CAL MIN & 14` HT. MIN. 4. MULCH: 4" MULCH TYPE A., 5` DIAMETER. CORYLUS CORNUTA / WESTERN HAZELNUT MALUS TRANSITORIA 'SCHMIDCUTLEAF' / GOLDEN RAINDROPS FLOWERING CRABAPPLE NYSSA SYLVATICA 'GREEN GABLE' / TUPELO PARROTIA PERSICA 'VANESSA' / VANESSA PERSIAN PARROTIA



REPLACEMENT TREES TO MEET CITY OF LYNNWOOD CODE 17.15.090. LOCATION TBD, ELSE WHERE ON CAMPUS.

REF L0.12 FOR ADDITIONAL INFORMATION

RHAMNUS PURSHIANA / CASCARA



PLANTING AREA - A REHABILITATE EXISTING PLANT AREA. MULCH BENEATH EXISTING TREES TO REMAIN. WITHOUT DAMAGE TO EXISTING TREE ROOTS, INTERPLANT WITH SPECIES FROM PLANT AREA B.

REQUIRED:

1. SOIL: AMEND EXISTING. 2..IRRIGATION: AMEND/REPAIR EXISTING SYSTEM 3..PLANTS: #1 CONTAINER, 24" O.C. 4. MULCH: 4" MULCH TYPE A.

PLANTING AREA - B PLANT PALETTE: MIX OF LARGELY EVERGREEN HERBACEOUS AND LOW WOODY PLANTS. PLANTS SELECTED FOR LONG SEASONAILTY. PLANTS REQUIRE NO PRUNING OR CUTTING BACK, EXCEPT TO REMOVE DEAD FOLIAGE ANNUALLY IF DESIRED. ASPECT: OPEN SUN

REQUIRED: 1. SOIL: 24" SOIL TYPE A 2. IRRIGATION: NEW SPRAY IRRIGATION 3. PLANTS: #1 CONTAINER, 12" O.C.

4. MULCH: 4" TYPE A. USE 2"-3" IN ALL OTHER PLANTING AREAS. ACHILLEA MILLEFOLIUM / COMMON YARROW CASTILLEJA MINIATA / GREAT RED PAINTBRUSH DICHELOSTEMMA CONGESTUM / OOKOW ERIOPHYLLUM LANATUM / WOOLLY SUNFLOWER FESTUCA MAIREI / ATLAS FESCUE GERANIUM OREGANUM / OREGON GERANIUM

IRIS TENAX / OREGON IRIS POLEMONIUM CARNEUM / ROYAL JACOB'S LADDER POTENTILLA GRACILIS / SLENDER CINQUEFOIL

SIDALCEA MALVIFLORA VIRGATA / CHECKERBLOOM

PLANTING AREA - C 638 SF PLANT PALETTE: MIX OF LARGELY EVERGREEN HERBACEOUS AND WOODY PLANTS. PLANTS SELECTED FOR TOLERANCE OF SHADY CONDITIONS ALONG BUILDING EDGE. PERIODIC WEEDING REQUIRED WHILE PLANTS FILL IN AND ONLY MINIMAL THEREAFTER. DEAD FOLIAGE MAY BE REMOVED ANNUALLY, BUT OTHERWISE NO CUTTING BACK IS RECOMMENDED. ASPECT: SHADE REQUIRED: 1. SOIL: 24" SOIL TYPE A

2. IRRIGATION: NEW SPRAY IRRIGATION 3. PLANTS: #1 CONTAINER, 12" O.C. 4. MULCH: 4" TYPE A

ADELINIA GRANDE / PACIFIC HOUNDS TONGUE GEUM MACROPHYLLUM / LARGE-LEAVED AVENS HEUCHERA CHLORANTHA / TALL ALUMROOT OXALIS OREGANA / REDWOOD SORREL

POLYSTICHUM POLYBLEPHARUM / JAPANESE TASSEL FERN TELLIMA GRANDIFLORA / BIGFLOWER TELLIMA

PLANTING AREA - D SCREEN PLANTING

MIX OF PNW HERBACEOUS AND WOODY SHRUBS WITH EVERGREEN GROUNDCOVER FOR WEED SUPPRESSION. PLANTINGS SLECTED FOR LONG SEASONALITY, FORM TO SCREEN UTILITY AREA, AND TOLERANCE OF SHADY CONDITIONS ALONG THE EAST SIDE OF THE BUIDLING.

ASPECT: PART SHADE REQUIRED:

1. SOIL: 24" SOIL TYPE A 2. IRRIGATION: NEW SPRAY IRRIGATION

3. PLANTS: #5 CONTAINER 48" O.C. WITH GROUND COVER UNDERPLANTING #1 CONTAINER, 12" O.C.

4. MULCH: 4" TYPE A FESTUCA MAIREI / ATLAS FESCUE HOLODISCUS MICROPHYLLUS / OCEANSPRAY IRIS TENAX / OREGON IRIS

POLEMONIUM CARNEUM / ROYAL JACOB'S LADDER POTENTILLA FRUTICOSA / BUSH CINQUEFOIL POTENTILLA GRACILIS / SLENDER CINQUEFOIL PRUNELLA VULGARIS LANCEOLATA / LANCE SELF-HEAL QUERCUS VACCINIFIOLIA / HUCKLEBERRY OAK RHAMNUS CALIFORNICA 'MOUND SAN BRUNO' / MOUND SAN BRUNO COFFEEBERRY

RIBES SANGUINEUM GLUTINOSUM 'CLAREMONT' / FLOWERING CURRANT SIDALCEA MALVIFLORA VIRGATA / CHECKERBLOOM VACCINIUM OVATUM / EVERGREEN HUCKLEBERRY

PLANTING AREA - E PLANT PALETTE: EXTENSIVE MEADOW WITH FLOWERING PERENNIALS TO SUPPORT POLLINATORS AND ENHANCE SEASONAL DISPLAY. EVERGREEN GROUND PLAN LIMITS WEED RECRUITMENT. ENTIRE HERBACIOUS MATRIS CAN BE MOVED ONCE ANNYALLY IN FEBRUARY OR LEFT INTACT, AS DESIRED. NO SPECIES REQUIRE INDVIDUALIZED CARE. MINIMAL TO NO IRRIGATION AFTER FIRST YEAR. NO FERTILIZER. REQUIRED:

1. SOIL: 8" SOIL TYPE A

2. IRRIGATION: SPRAY IRRIGATION FOR ESTABLISHMENT

3. PLANTS: SEED 4. MULCH:

ALLIUM CERNUUM / NODDING ONION BRODIAEA LAXA / ITHURIEL'S SPEAR

CAMASSIA LEICHTLINII / GREAT CAMAS CAMASSIA QUAMASH / SMALL CAMAS DICHELOSTEMMA CONGESTUM / OOKOW URBAN MEADOW MIX

NOTES:

IRRIGATION

1. FULLY AUTOMATIC SYSTEM WITH SMART CONTROLLER

2. ASSUME NEW IRRIGATED AREAS WILL BE TIED TO EXISTING SYSTEM WITH POC/CONTROLLER

IN EXISTING UTILITY ROOM 3. HOSE BIBS WALL-MOUNTED TO ALLOW YEAR-ROUND USE

4. WARRANTY AND MAINTENANCE PERIOD: 2 YEARS

PLANTING SOIL

1. PLANTING AREAS: 24" AT ALL PLANTING AREAS, 12" OK OVER COMPACTED SUBGRADE

2. LAWN: 8" DEPTH BIORETENTION MIX, AS AVAILABLE FROM WALRATH 3. RESTORATION AREA SOIL: LIMITED AMENDMENT AS REQUIRED WITH PLANTING AREA SOIL

PLANTS

1. PROVIDE NURSERY GROWN PLANTS MEETING ANSI Z60.1 STANDARDS

2. MULCH: ARBORIST MULCH

3. WARRANTY AND MAINTENANCE PERIOD: 2 YEARS

TURF AND GRASSES

1. SEED: HYDROSEED INSTALLATION. SEED TO BE FRESH, CLEAN, DRY, NEW-CROP SEED

COMPLYING WITH AOSA'S "JOURNAL OF SEED TECHNOLOGY; RULES FOR TESTING SEEDS" FOR PURITY AND GERMINATION TOLERANCES

2. WARRANTY AND MAINTENANCE PERIOD: 2 YEARS

MEADOW

353 SF

4,436 SF

1,726 SF

2,976 SF

1. HAND BROADCAST SEED WITH INERT CARRIER, SEPTEMBER 1 THROUGH DECEMBER 1 ONLY.

HYDROSEEDING IS NOT ACCEPTABLE

2. ROLL SEEDBED TO ENSURE SEED-TO-SOIL CONTACT AND COVER WITH COIR MESH, SECURED WITH WOODEN STAKES

MCGRANAHAN ARCHITECTS civil engineer_ JACOBSON CONSULTING **ENGINEERS** landscape architect_ SITE WORKSHOP

architect_

structural engineer_ LUND OPSAHL

> mechanical engineer_ METRIX ENGINEERS

> > electrical engineer_

HARGIS ENGINEERS hazardous materials_

PBS ENVIRONMENTAL

surveyor_ 1 ALLIANCE GEOMATICS

food service consult_ Halliday Associates

FOR AGENCY REVIEW ONLY

project_ TRITON LEARNING COMMONS

client_ **EDMONDS COLLEGE**

location_

LYNNWOOD, WA

state project number_ 2022-057 V (8)

Project No. 2121

LANDSCAPE PLANTING SCHEDULE

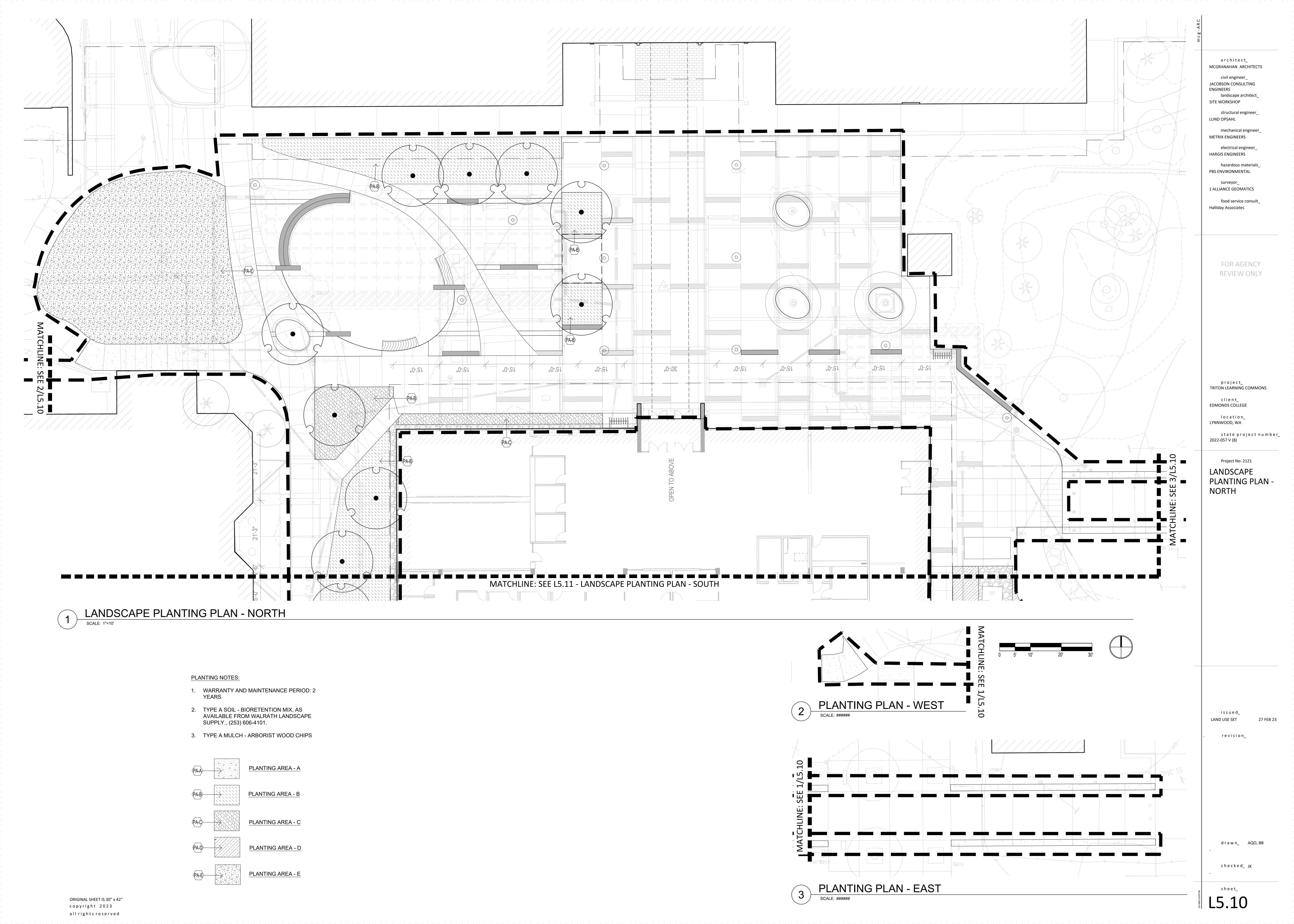
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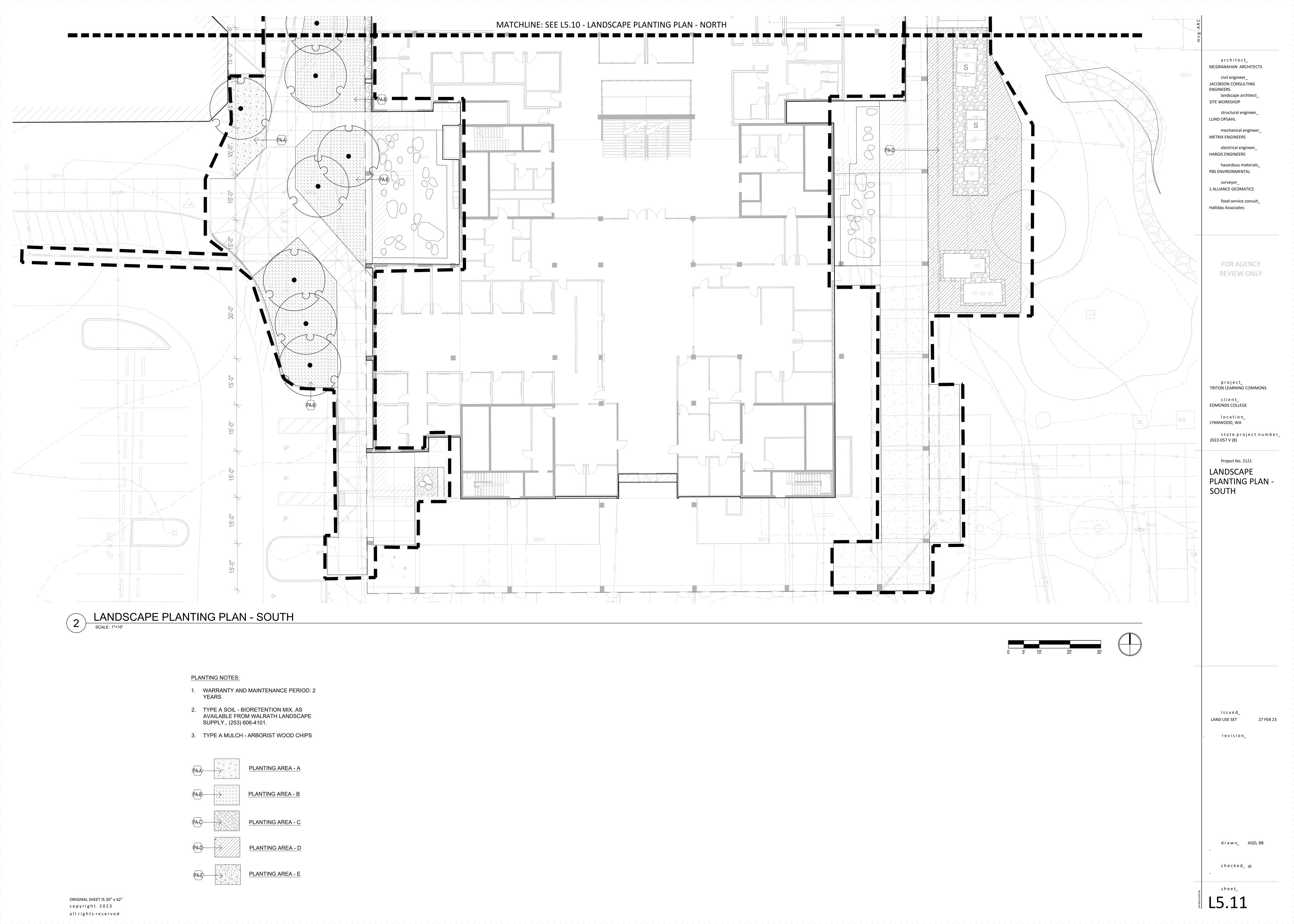
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drawn_ AQO, BB

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s h e e t_



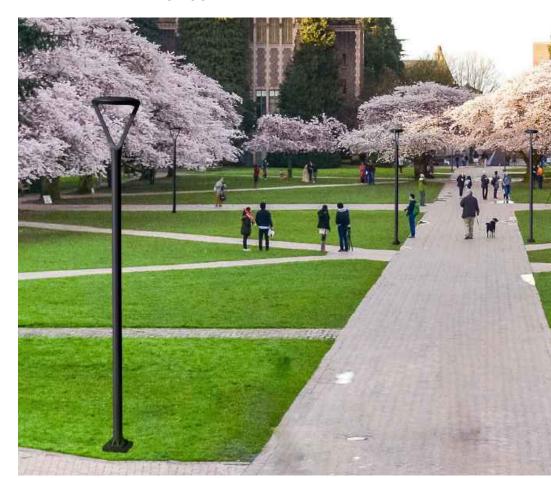


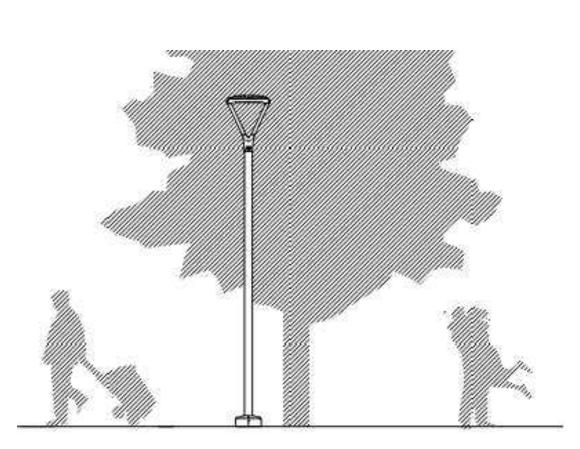
CONCEPTUAL SITE LIGHTING PLAN

SCALE: 1" = 20'

CONCEPTUAL LIGHT FIXTURE TYPES:

- E1 FIXTURE: PEDESTRIAN SCALE LIGHT
 FINAL FIXTURE SELECTION TO BE MADE BY OWNER. DESIGN INTENT AND REQUIREMENTS LISTED
- LED TECHNOLOGY
- DARK SKY COMPLIANT BUG RATING NOT TO EXCEED B2-U0-G2
- LIGHTING AUTOMATIC AND MANUAL CONTROL PER 2021 WASHINGTON STATE ENERGY CODE





- E2 FIXTURE: BENCH LIGHTINGLED TECHNOLOGY
- FIXTURE AIMED DOWN AT GROUND, NOT VISIBLE
- WET LISTED LIGHTING AUTOMATIC AND MANUAL CONTROL PER 2021 WASHINGTON STATE ENERGY CODE





SHEET NOTES:

- 1. SITE LIGHTING SCOPE FOR THIS PROJECT IS LIMITED, WITH THE EMPHASIS BEING ON PEDESTRIAN AND LANDSCAPE LIGHTING WITHIN THE CORE OF THE EDMONDS COLLEGE CAMPUS, AWAY FROM PROPERTY LINES AND NEIGHBORING PROPERTIES. NO NEW PARKING AREA OR DRIVE AISLE LIGHTING IS ANTICIPATED. THE EXISTING SITE LIGHTING IN THE CAMPUS COMMONS AREA NEAR LYNNWOOD HALL INCLUDES POLE-MOUNTED LUMINAIRES WITH LED TECHNOLOGY; LIGHT IS SHIELDED FROM THE SKY.
- 2. SUPPLEMENTAL SITE LIGHTING WILL BE PROVIDED ON CAMPUS TO PROVIDE FOR CAMPUS PEDESTRIAN TRAFFIC IN ACCORDANCE WITH EDMONDS COLLEGE CAMPUS STANDARDS AND SAFETY AND SECURITY REQUIREMENTS. THE NEW LIGHTING WILL COMPLEMENT THE EXISTING LIGHTING ELEMENTS USED THROUGHOUT CAMPUS. BUILDING ENTRY LIGHTING WILL BE INCLUDED IN THE PROJECT AND WILL UTILIZE FULL-CUTOFF TYPE FIXTURES. ACCENT LIGHTING IN THE NEW PLAZA AREA IS BEING EVALUATED AND FIXTURES WILL BE SELECTED FOR FUNCTIONALITY AND AESTHETIC. LIGHT LEVELS WILL BE IN ASSESSED AND DESIGNED IN ACCORDANCE WITH IES RECOMMENDATIONS AND EDMONDS COLLEGE STANDARDS, WITH SPECIAL ATTENTION TO MINIMIZE LIGHT TRESPASS AND LIGHT POLLUTION.
- 3. REFER TO CIVIL, LANDSCAPE AND SURVEY DRAWINGS FOR ADDITIONAL INFORMATION. COORDINATE ALL UNDERGROUND WORK WITH CIVIL AND LANDSCAPE. COORDINATE WITH TREE PROTECTION PLANS PER LANDSCAPE DRAWINGS AND AVOID CRITICAL ROOT ZONES OF EXISTING TREES.
- 4. COORDINATE PLACEMENT OF SITE LIGHTING, VAULTS AND RACEWAY WITH DIVISION 31, CIVIL AND DIVISION 32, LANDSCAPE CONTRACTORS. COORDINATE WITH TREE PROTECTION PLANS AND AVOID CRITICAL ROOT ZONES OF EXISTING TREES. CONFLICTS SHALL BE COMMUNICATED TO THE ARCHITECT FOR RESOLUTION PRIOR TO COMMENCEMENT OF SITE WORK.
- 5. ROUTE SITE LIGHTING CIRCUITS TO PANELS INDICATED VIA ASSOCIATED LIGHTING CONTROL PANEL. SEE LIGHTING CONTROL SHEET E1.01a FOR ADDITIONAL INFORMATION.
- 6. LANDSCAPE LIGHTING: COMBINATION OF PEDESTRIAN HEIGHT AND LED FIXTURES. REFER TO LANDSCAPE AND CIVIL DRAWINGS FOR ADDITIONAL INFORMATION.

DESIGN ASSUMPTIONS:

- LIGHTING ZONE LZ-3
- MAXIMUM LUMENS TO BE LESS THAN 5 LUMENS PER SQUARE FOOT MAXIMUM LUMENS TO INCLUDE CONTRIBUTIONS FROM SURROUNDING EXISTING LIGHTING AND NEW LIGHTING ADDED IN BUILDING PROJECT
- 24,788 SQ FT (DESIGN AREA 1+2+3) X 5 LUMENS = 123,940
- DESIGN IN ACCORDANCE WITH ESTABLISHED EDMONDS COLLEGE CAMPUS STANDARDS
- MANUFACTURER CUT SHEETS AVAILABLE UPON REQUEST UPON DESIGN COMPLETION

DESIGN AREA (1) (3)

- COMBINATION OF LIGHTING INTEGRATED INTO BENCH SEATING AND PEDESTRIAN SCALE LIGHTING
- TARGET FOOTCANDLE: 0.8 FC AVERAGE
- TOTAL WATTAGE WILL BE IN COMPLIANCE WITH 2021 WASHINGTON STATE ENERGY CODE

DESIGN AREA ②

- CAMPUS PLAZA AREA
- PEDESTRIAN SCALE LIGHTING
- 15'-0" TALL FIXTURE HEIGHT • TARGET FOOTCANDLE: 1.0 FC AVERAGE
- TOTAL WATTAGE WILL BE IN COMPLIANCE WITH 2021 WASHINGTON STATE ENERGY CODE

architect_ MCGRANAHAN ARCHITECTS

civil engineer_

JACOBSON CONSULTING **ENGINEERS** landscape architect_ SITE WORKSHOP

structural engineer_

LUND OPSAHL mechanical engineer_

METRIX ENGINEERS electrical engineer_

HARGIS ENGINEERS hazardous materials_

PBS ENVIRONMENTAL

surveyor_ 1 ALLIANCE GEOMATICS

food service consult_ Halliday Associates

NOT FOR

CONSTRUCTION



project_ TRITON LEARNING COMMONS

client_ **EDMONDS COLLEGE**

location_ LYNNWOOD, WA

state project number_ 2022-057 V (8)

Project No. 2121

CONCEPTUAL SITE

LIGHTING PLAN

i s s u e d_ LAND USE SET

drawn_

c h e c k e d_