LEGACY ALDERWOOD

AC HOTELS BY MARRIOTT

18601 33RD AVENUE WEST, LYNNWOOD, WA 98037

PROJECT INFORMATION

PROJECT LOCATION	18601 33RD AVENUE WEST LYNNWOOD, WASHINGTON 98037
PARCEL NUMBER	00695200000300
LEGAL DESCRIPTION	ALDERWOOD MALL, AMENDMENT TO PLAT OF BLK 000 D-00 - LOT 3. THE SITE IS CURRENTLY DEVELOPED WITH A JC PENNEY DEPARTMENT STORE, 3-STORY PARKING GARAGE AND SURFACE PARKING LOT WHICH WOULD BE SUBDIVIDED INTO TWO COMMERCIAL LOTS, LOT 1 AND LOT 2. THIS PROJECT SITE WOULD BE IN LOT 1 WHICH CONTAINS 61,601 SQUARE FEET.
DESCRIPTION OF WORK	THE PROPOSED SCOPE OF WORK INCLUDES THE NEW CONSTRUCTION OF A 6-STORY, 150-UNIT HOTEL WITH 121 OFF-STREET PARKING STALLS PROVIDED AT GRADE.
APPLICABLE CODES	CITY OF LYNNWOOD MUNICIPAL CODE 2015 INTERNATIONAL BUILDING CODE (IBC) WITH WA STATE AMENDMENTS 2015 INTERNATIONAL MECHANICAL CODE (IMC) WITH WA STATE AMENDMENTS 2015 INTERNATIONAL FIRE CODE (IFC) WITH WA STATE AMENDMENTS 2015 INTERNATIONAL FUEL GAS CODE (IFGS) 2015 UNIFORM PLUMBING CODE (UPC) 2017 NATIONAL ELECTRIC CODE (NEC) 2015 WASHINGTON STATE ENERGY CODE (WSEC) 2009 ICC ANSI 117.1 LMC TITLE 9 - FIRE LMC TITLE 15 - PLUMBING LMC TITLE 16 - BUILDING
SITE AREA	CURRENT AREA: 493,099 SF (11.32 ACRES) FUTURE AREA: 81,601 SF (1.87 ACRES)
ZONE	PLANNED REGIONAL CENTER (PRC)

PLACE RENDERING HERE

PROJECT TEAM

OWNER/CLIENT:
LEGACY HOSPITALITY, INC.
150 120TH AVE NE, BLDG F, STE 305
BELLEVUE, WA 98005
PH - (505) 489-4474
CONTACT: FAIZEL KASSAM
EMAIL: fkassam@legacydm.net

ARCHITECT:
CLARK | BARNES
1401 WEST GARFIELD STREET
SEATTLE, WA 98119
PH- (206) 782-8208
FX- (206) 782-7818
CONTACT: SCOTT CLARK
EMAIL: sclark@clarkbarnes.com

CIVIL ENGINEER:
RAM ENGINEERING, INC.
16531 13TH AVE W, STE A108
LYNNWOOD, WA 98037
PH - (425) 678-6960
CONTACT: ROB LONG
EMAIL: RobL@ramengineeringinc.com

STRUCTURAL ENGINEER:
PSM ENGINEERS
2200 6TH AVE
#601
SEATTLE, WA 98121
PH- (206) 239-7714
CONTACT: MUNI VIMAWALA
EMAIL: muniv@psm-engineers.com

LANDSCAPE ARCHITECT:
COMMUNITA ATELIER
1402 3RD AVE #1000
SEATTLE, WA 98102
PH- (206) 327-9056
CONTACT: ALEX SHKERICH
EMAIL: alex@communita.net

GEOTECHNICAL ENGINEER:
EARTH SOLUTIONS NW LLC
1805 136TH PLACE NE, SUITE 201
BELLEVUE, WA 98005
PH- (425) 449-4704
CONTACT: HENRY WRIGHT
EMAIL: henryw@esnw.com

TRAFFIC CONSULTANT:
GIBSON TRAFFIC CONSULTANTS, INC.
2802 WETMORE AVE, SUITE 220
EVERETT, WA 98201
PH- (425) 339-8266
CONTACT: EDWARD KOLTONOWSKI
EMAIL: edward@gibsontraffic.com

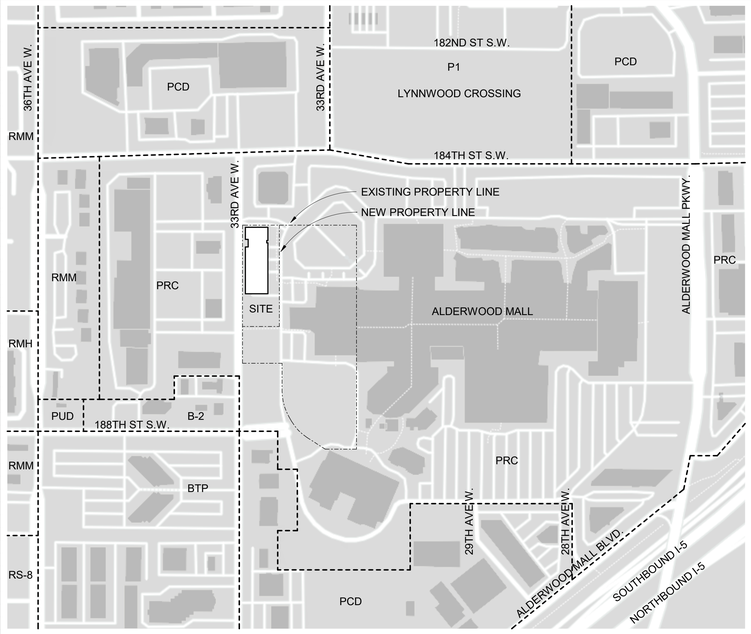
MEP ENGINEER:
EMERALD CITY ENGINEERS, INC.
21705 HIGHWAY 99
LYNNWOOD, WA 98036
PH- (425) 741-1200
CONTACT: ADAM FRENCH
EMAIL: afrench@emeraldcityeng.com

PATIO CONCEPT:
COLLABORATIVE V DESIGN STUDIO INC.
7116 EAST 1ST AVE
SUITE 103
SCOTTSDALE, AZ 85251
PH- (480) 347-0590
CONTACT: PAUL VECCHIA
EMAIL: paulv@collaborativev.com

INTERIOR DESIGN:
DESIGN FORCE CORPORATION
2727 WEST 5TH AVENUE
DENVER, CO 80204
PH- (303) 824-6100
CONTACT: ROXANNE FRANCY
EMAIL: RFrancy@DesignForceCorp.com

KITCHEN LAYOUT:
CONCEPT SERVICES
12521 AMHERST DR
AUSTIN, TX 78727
PH- (866) 474-2537
CONTACT: CAMERON DODGEN
EMAIL: cdodgen@conceptserv.com

VICINITY MAP



BUILDING LOCATION — ZONING LINE — PROPERTY LINE

SYMBOLS

X / AX.X	ELEVATION INDICATOR	X / AX.X	INTERIOR ELEVATION INDICATOR	FC#	FLOOR/CEILING TYPE TAG
X / AX.X	BUILDING SECTION INDICATOR	X	PLAN KEYNOTE	101	ROOM NUMBER
X / AX.X	WALL SECTION INDICATOR	1t	DOOR TAG	W#	WALL TYPE TAG
X / AX.X	DETAIL OR ENLARGED PLAN INDICATOR	1t	UNIT DOOR TAG		DATUM / ELEVATION
FE	FIRE EXTINGUISHER IN CABINET	1i	WINDOW TAG		ACCESSIBLE PARKING STALL
EXIT	WALL OR CLG. MOUNTED EXIT SIGN		CEILING HEIGHT INDICATOR		NO PARKING ZONE
EXIT	CLG. MTD. DIRECTIONAL EXIT SIGN, VISIBLE FROM BOTH SIDES, AS REQ'D.				

SHEET INDEX

GENERAL
CS1 PROJECT INFORMATION
CS3 AVERAGE GRADE/ USES/ ZONING

CIVIL - RAM ENGINEERING, INC
C-1 COVER SHEET
C-2 PRELIMINARY DEMOLITION & TESC PLAN
C-3 PRELIMINARY GRADING & SWPPP PLAN
C-4 PRELIMINARY UTILITY PLAN

LANDSCAPE - COMMUNITA ATELIER
L1.51 PLANTING PLAN AREA 1
L1.52 PLANTING PLAN AREA 2
L1.53 PLANTING SCHEDULE, DETAILS & NOTES
L1.61 IRRIGATION PLAN, SCHEDULE & NOTES AREA 1
L1.62 IRRIGATION PLAN, SCHEDULE & NOTES AREA 2
L1.63 IRRIGATION DETAILS

LAND USE
LU-1 JC PENNEY/ LEGACY SITE PLAN
LU-2 LEGACY SITE PLAN
LU-3 LEVEL 0 FLOOR PLAN
LU-4 LEVEL 1 FLOOR PLAN
LU-5 LEVEL 2-6 FLOOR PLAN
LU-6 EXTERIOR ELEVATIONS
LU-7 EXTERIOR ELEVATIONS
LU-8 EXTERIOR SIGNAGE
LU-9 BUILDING SECTIONS
LU-10 BUILDING SECTIONS
LU-11 CONSTRUCTION PHASE PLAN

ELECTRICAL - TRADESMEN ELECTRIC
E1 SITE LIGHTING PHOTOMETRICS

RECEIVED
2/10/2020
City of Lynnwood
Community Development

Legacy Alderwood Hotel
PDR-008980-2020 and ERC-008981-2020

NOT FOR CONSTRUCTION

CLARK BARNES
1401 West Garfield Street
Seattle, Washington 98119
T:206.782.8208 F:206.782.7818

© CLARK | BARNES

LEGACY ALDERWOOD
18601 33RD AVE W
LYNNWOOD, WA 98037

6611 REGISTERED ARCHITECT
W. SCOTT CLARK
STATE OF WASHINGTON

DATE: 01/24/2020
JOB NO. 18-10
PERMIT NO.

REVISIONS:
NO. DATE DESCRIPTION

ISSUE:
DES REV: 01/24/2020

PROJECT INFORMATION

SHEET NO:

CS1

ZONING ANALYSIS

ZONE
PRC (PLANNED REGIONAL CENTER)

LOT AREAS
493,099 SF (11.32 ACRES), 81,601 SF (1.87 ACRES) AFTER DEDICATION

PROPOSED USES

HOTEL - RESIDENTIAL UNITS	69,075 SF (150 UNITS)
HOTEL - AMENITY SPACES	15,480 SF
TOTAL	84,550 SF
PARKING	41,164 SF (121 STALLS)

EXISTING USE
EXISTING SURFACE PARKING LOT

PROPOSED USES:
LMC TABLE 21.40.120
HOTEL PERMITTED* - 150 UNITS PROPOSED
*PERMITTED THROUGH AN APPROVED PROJECT DESIGN REVIEW (PDR)

PROJECT DESIGN REVIEW:
LMC 21.48.105
PROJECT DESIGN REVIEW IS REQUIRED FOR CONSTRUCTION OF ANY NONRESIDENTIAL STRUCTURE OR BUILDING WITH A GROSS FLOOR AREA OF MORE THAN 1,000 SF AND FOR PARKING LOTS OVER 20 STALLS OR PAVED PARKING AREA OVER 5,400 SF.

COMPLIANCE WITH ALL PLANNED REGIONAL CENTER ZONING REGULATIONS AND DESIGN GUIDELINES. SEE CHAPTER 21.48 LMC AND CITYWIDE DESIGN GUIDELINES FOR SPECIFIC INFORMATION.

CHAPTER 21.48 DEVELOPMENT STANDARDS
LMC 21.48.200.A
SETBACKS: MINIMUM SETBACK FOR BUILDINGS OF 15 FT FROM ANY PUBLIC STREET RIGHT-OF-WAY AND 50 FT FROM ANY PROPERTY LINE ADJOINING AN RS OR RM ZONE, WITH THE FOLLOWING EXCEPTIONS:

1. BUILDINGS WHICH ARE TO BE USED FOR PROFESSIONAL OFFICES, AND WHICH DO NOT EXCEED A HEIGHT OF 25 FEET ABOVE THE AVERAGE FINISHED GRADE AROUND THE FOUNDATION OF THE BUILDING, SHALL BE SET BACK 50 FEET FROM ANY PROPERTY LINE ADJOINING A RS ZONE AND 25 FEET FROM ANY PROPERTY LINE ADJOINING A RM ZONE;

BUILDING HEIGHT STANDARDS
LMC 21.48.200.B
& LMC 21.02.145
MAXIMUM BUILDING HEIGHT: UNRESTRICTED

"BUILDING HEIGHT" MEANS THE VERTICAL DISTANCE FROM THE GRADE TO THE HIGHEST POINT OF THE COPING OF A FLAT ROOF, OR TO THE DECK LINE OF A MANSARD ROOF, OR TO THE AVERAGE HEIGHT OF THE HIGHEST GABLE OF A PITCH OR HIP ROOF.

LOT COVERAGE
LMC 21.48.200.C
LOT COVERAGE IS NOT RESTRICTED (62,155.5 SF / 81,601 SF = 76% IMPERVIOUS)

OFF-STREET PARKING
CH 21.18
LMC 21.18.200 &
TABLE 21.18.08
(1) PER UNIT OR ROOM*
*PLUS ADDITIONAL PARKING IN ACCORDANCE WITH THESE TABLES FOR RESTAURANTS, CONVENTION FACILITIES AND ANY OTHER BUSINESSES OR FACILITIES ASSOCIATED WITH THE MOTEL OR HOTEL

(1) PER 100 SF GFA FOR BARS, TAVERNS, SALOONS AND COCKTAIL LOUNGES
(1) PER 100 SF GFA FOR RESTAURANT, DINE-IN (BUILDING CODE OCCUPANT LOAD FOR 20 OR MORE)
(1) PER 50 SF GFA FOR AUDITORIUMS OR ASSEMBLY PLACES WITHOUT FIXED SEATS

ALL PARKING STALL REQUIREMENT CALCULATIONS THAT RESULT IN A FRACTIONAL REQUIREMENT SHALL BE ROUNDED UP TO THE NEXT HIGHEST WHOLE NUMBER OF STALLS.

PARKING LOT ILLUMINATION
LMC 21.18.600
LIGHTING IN OFF-STREET PARKING AREAS SHALL BE ARRANGED SO AS TO NOT CONSTITUTE A NUISANCE OR HAZARD TO PASSING TRAFFIC.

FIRE ACCESS
LMC 21.18.700.A
1. ALL PARKING LOTS SHALL BE DESIGNED WITH FIRE ACCESS AND FIRE LANES IN ACCORDANCE WITH CHAPTER 9.06 LMC. COMPLIANT

2. IT IS AT ALL TIMES THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN FIRE LANES IN ACCORDANCE WITH CHAPTER 9.06 LMC.

COMPACT CAR PARKING
LMC 21.18.700.C
1. IN SITES WITH 10 OR MORE STALLS, UP TO 20 PERCENT OF THE NUMBER OF STALLS REQUIRED BY THIS CHAPTER MAY BE DESIGNED FOR COMPACT CARS IN ACCORDANCE WITH THE SPECIFICATIONS CONTAINED IN THIS SECTION.

2. COMPACT STALLS SHALL BE RESTRICTED TO, AND SIGNED OR MARKED FOR, EMPLOYEE, STUDENT OR RESIDENT USE ONLY. PARKING STALLS FOR CUSTOMERS, PATIENTS, GUESTS, DELIVERIES AND OTHER FREQUENT PARKING TURNOVER USERS SHALL BE FULL-SIZE. PAVEMENT MARKINGS, IF USED, MUST BE MAINTAINED IN A CLEAR AND READABLE CONDITION.

3. STALLS PROVIDED IN EXCESS OF THE MINIMUM NUMBER REQUIRED BY THIS CHAPTER MAY BE COMPACT STALLS.

4. COMPACT STALLS SHALL BE CLEARLY DESIGNATED FOR COMPACT CAR USE ONLY WITH SIGNS AND/OR PAVEMENT MARKINGS.

5. COMPACT STALLS SHALL NOT BE ADJACENT TO FIRE LANES UNLESS THE STALL IS PARALLEL (STALL ANGLE ZERO DEGREES) TO THE DIRECTION OF TRAFFIC FLOW IN THE FIRE LANE.

HANDICAPPED ACCESSIBLE STALLS
LMC 21.18.700.D
HANDICAPPED ACCESSIBLE PARKING SHALL BE PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE PER CHAPTER 51-50 WAC. ACCESSIBLE STALLS COUNT TOWARD THE PARKING CAPACITY REQUIREMENTS OF LMC 21.18.800.

121 TOTAL STALLS PROVIDED = 5 ADA STALLS MIN.
6 ADA STALLS PROVIDED (1 VAN STALL) - COMPLIANT

PEDESTRIAN ACCESS
LMC 21.18.700.E
PAVED PEDESTRIAN ACCESS WALKWAYS SHALL BE PROVIDED BETWEEN STREETS AND SIDEWALKS AND BUILDING ENTRANCES, AND BETWEEN PARKING LOTS AND BUILDING ENTRANCE(S) IN ACCORDANCE WITH THE STANDARDS OF THE LYNNWOOD CITYWIDE DESIGN GUIDELINES.

MINIMUM STALL & AISLE DIMENSIONS
PER CITYWIDE DESIGN GUIDELINES PLAZAS AND OTHER PEDESTRIAN OPEN SPACES THAT ARE REQUIRED MAY EXTEND INTO THE SIDEWALK AREA PROVIDED THEY COMPLY WITH PUBLIC WORKS STANDARDS. SIDEWALKS, PARKWAYS, CURB AND GUTTERS MAY BE REQUIRED TO BE UPDATED PER PUBLIC WORKS.

STANDARD STALLS: 9'W X 17.5'D, COMPACT STALLS: 8'W X 16'D, TWO-WAY AISLES: 24'-0" COMPLIANT

PARKING LOT LANDSCAPING
PARKING LOTS AND STRUCTURES REQUIRE A 10' WIDE PLANTING AREA ALONG THE ENTIRE STREET FRONTAGE WHERE PARKING IS BETWEEN THE BUILDING AND INTERIOR PROPERTY LINE. WHERE PARKING LOTS ARE LOCATED IN FRONT, BESIDE, OR IN-BETWEEN BUILDINGS, 75% OF PLANT MATERIAL USED TO MEET LANDSCAPE REQUIREMENTS BETWEEN THE PARKING LOT AND A STREET RIGHT-OF-WAY SHALL BE EVERGREEN VARIETIES (NOT NECESSARILY CONIFERS)

PARKING REDUCTION DETERMINATION
LMC 21.18.900
PARKING REDUCTION DETERMINATION. TWO METHODS FOR DETERMINING PARKING REDUCTION ARE AS FOLLOWS:

TABLE 21.18.20, PARKING OCCUPANCY RATES. WHEN A PARKING REDUCTION IS REQUESTED BASED ON PARKING DEMAND CALCULATIONS FROM TABLE 21.18.20, THE APPLICANT SHALL SUBMIT A PARKING DEMAND SUMMARY SHOWING THE CALCULATIONS OUTLINED IN THIS SECTION. (NOTE: OCCUPANCY RATES IN THE TABLE INCLUDE A "SAFETY" MARGIN BEYOND TYPICAL AVERAGE PEAK DEMAND. A PARKING STUDY MAY YIELD GREATER REDUCTION.) TO DETERMINE THE NUMBER OF PARKING STALLS REQUIRED:

A. DETERMINE THE MINIMUM REQUIRED MINIMUM NUMBER OF PARKING STALLS FOR EACH USE FROM LMC 21.18.800.

B. MULTIPLY THE MINIMUM REQUIRED NUMBER OF STALLS BY THE "OCCUPANCY RATE" FOR THE CORRESPONDING USE IN TABLE 21.18.20 (OR AS DETERMINED BY A PARKING STUDY) TO PRODUCE AN ADJUSTED MINIMUM REQUIREMENT FOR EACH USE FOR WEEKDAY DAY, EVENING AND NIGHT PERIODS, AND FOR WEEKEND DAY, EVENING AND NIGHT PERIODS.

C. SUM THE ADJUSTED MINIMUM NUMBER OF STALLS FOR EACH USE FOR EACH TIME PERIOD TO PRODUCE AN AGGREGATE ADJUSTED MINIMUM NUMBER OF STALLS FOR EACH PERIOD.

D. THE GREATEST OF THE AGGREGATE ADJUSTED MINIMUM NUMBER OF STALLS FOR EACH PERIOD SHALL BE THE MINIMUM NUMBER OF SHARED PARKING STALLS REQUIRED.

E. PARKING RESERVED FOR SPECIFIED INDIVIDUAL PERSONS, POSITIONS, BUSINESSES, OR OFFICES, HOTEL OR RESIDENTIAL UNITS DO NOT COUNT TOWARD SHARED PARKING.

BICYCLE PARKING
LMC 21.18.855
B. BICYCLE PARKING RATIO. FOR DEVELOPMENTS WITH 20 OR MORE REQUIRED AUTOMOBILE PARKING STALLS, THE NUMBER OF AUTOMOBILE PARKING STALLS OTHERWISE REQUIRED BY LMC 21.18.800 MAY BE REDUCED BY ONE STALL FOR EVERY FIVE BICYCLE PARKING STALLS PROVIDED THAT MEET THE REQUIREMENTS OF SUBSECTIONS (C) AND (D) OF THIS SECTION UP TO A MAXIMUM OF FIVE PERCENT OF ALL AUTOMOBILE PARKING STALLS REQUIRED.

C. TYPE OF BICYCLE PARKING REQUIRED. CATEGORIES OF BICYCLE PARKING REQUIRED FOR EACH TYPE OF USE SHALL BE IN ACCORDANCE WITH THE FOLLOWING:

PUBLIC OR COMMERCIAL RECREATION: CLASS 1 STALLS = 10% & CLASS 2 STALLS = 90%

1. A "CLASS 1 BICYCLE FACILITY" MEANS A BIKE LOCKER, OR OTHER INDIVIDUALLY LOCKED ENCLOSURE, OR A SUPERVISED AREA WITHIN A BUILDING PROVIDING PROTECTION FOR EACH BICYCLE THEREIN FROM THEFT, VANDALISM AND WEATHER.

2. A "CLASS 2 BICYCLE FACILITY" MEANS AN OUTDOOR BIKE RACK OR STAND CONSTRUCTED AND LOCATED IN ACCORDANCE WITH SUBSECTION (D) OF THIS SECTION.

DESIGN OF BICYCLE PARKING FACILITIES
LMC 21.18.855.D
1. EACH BICYCLE PARKING STALL SHALL BE NO LESS THAN SIX FEET LONG BY TWO FEET WIDE AND SHALL HAVE A BIKE RACK SYSTEM.

2. BIKE RACKS SHALL BE CONSTRUCTED SO AS TO ENABLE THE USER TO SECURE THE BICYCLE BY LOCKING THE FRAME AND AT LEAST ONE WHEEL OF EACH BICYCLE. RACKS MUST BE EASILY USABLE WITH BOTH U-LOCKS AND CABLE LOCKS. RACKS SHALL SUPPORT THE BIKES IN A STABLE UPRIGHT POSITION SO THAT A BIKE, IF BUMPED, WILL NOT FALL OR ROLL DOWN. RACKS THAT SUPPORT A BIKE PRIMARILY BY A WHEEL, SUCH AS STANDARD "WIRE RACKS," ARE DAMAGING TO WHEELS, THUS NOT ACCEPTABLE.

3. OUTDOOR BICYCLE PARKING AREAS SHALL BE FLOORED OR PAVED. BIKE RACKS SHALL BE SECURELY ANCHORED TO THE FLOOR OR LOT SURFACE SO THEY CANNOT BE EASILY REMOVED AND SUFFICIENTLY STRONG TO RESIST VANDALISM OR THEFT.

LOCATION OF BICYCLE PARKING FACILITIES
LMC 21.18.855.D.4
A. BICYCLE PARKING SHOULD BE LOCATED IN CLOSE PROXIMITY TO THE BUILDING OR FACILITY ENTRANCE(S) AND CLUSTERED IN LOTS NOT TO EXCEED 20 STALLS EACH.

B. BICYCLE PARKING SHOULD BE LOCATED IN HIGHLY VISIBLE, WELL-LIGHTED AREAS TO MINIMIZE THEFT AND VANDALISM.

C. BICYCLE FACILITIES SHALL NOT IMPEDE PEDESTRIAN OR VEHICLE CIRCULATION. WHEREVER POSSIBLE BICYCLE PARKING SHOULD BE INCORPORATED INTO BUILDING DESIGN OR STREET FURNITURE.

D. IF BICYCLE PARKING IS SIDE-BY-SIDE IN ROWS, THERE SHALL BE AN ACCESS AISLE AT LEAST SIX FEET WIDE TO THE FRONT OR REAR OF EACH STALL.

E. BICYCLE PARKING AREAS WITHIN AUTO PARKING AREAS SHALL BE SEPARATED BY A PHYSICAL BARRIER SUCH AS CURBS, WHEEL STOPS, STANCHIONS, FENCES, OR SIMILAR TO PROTECT BICYCLES FROM DAMAGE BY CARS.

ELECTRIC VEHICLE PARKING
LMC 21.18.930
A. ELECTRIC VEHICLES MAY BE PARKED IN ANY SPACE DESIGNATED FOR PUBLIC PARKING, REGARDLESS OF WHETHER OR NOT THE PARKING SPACE HAS ELECTRIC VEHICLE CHARGING CAPABILITIES.

B. ELECTRIC VEHICLE CHARGING STATION SPACE.

1. USE. ELECTRIC VEHICLE CHARGING STATION SPACES SHALL BE RESERVED FOR PARKING AND CHARGING ELECTRIC VEHICLES ONLY DURING TIMES THE CHARGING SPACE IS MADE AVAILABLE SOLELY FOR THAT PURPOSE (SEE SUBSECTION (B)(4)(A) OF THIS SECTION FOR SIGN PROVISIONS) IF THE CHARGING STATION HAS TIME LIMITATIONS FOR ITS USE.

2. NUMBER. THERE IS NO MINIMUM REQUIRED NUMBER OF CHARGING STATION SPACES.

3. SIZE. WHERE PROVIDED, SPACES SHALL BE STANDARD (E.G., NOT COMPACT) SIZE STALLS.

4. LOCATION AND DESIGN CRITERIA. WHERE PROVIDED, ELECTRIC VEHICLE CHARGING STATION SPACES SHALL INCLUDE THE FOLLOWING:

A. SIGNAGE. EACH CHARGING STATION SPACE SHALL BE POSTED WITH SIGNAGE INDICATING THE SPACE IS FOR ELECTRIC VEHICLE CHARGING PURPOSES. DAYS AND HOURS OF OPERATIONS SHALL BE INCLUDED IF TIME LIMITS OR TOW AWAY PROVISIONS ARE TO BE ENFORCED.

B. MAINTENANCE. CHARGING STATION EQUIPMENT SHALL BE MAINTAINED IN ALL RESPECTS, INCLUDING THE FUNCTIONING OF THE CHARGING EQUIPMENT. A PHONE NUMBER OR OTHER CONTACT INFORMATION SHALL BE PROVIDED ON THE CHARGING STATION EQUIPMENT FOR REPORTING MALFUNCTIONING EQUIPMENT OR OTHER PROBLEMS. SPACES NO LONGER USED FOR ELECTRIC VEHICLE CHARGING SHALL HAVE THE ELECTRIC VEHICLE INFRASTRUCTURE REMOVED.

C. ACCESSIBILITY. CHARGING EQUIPMENT SHALL BE LOCATED SO AS NOT TO INTERFERE WITH ACCESSIBILITY REQUIREMENTS OF WAC 51-50-005.

D. SIGNS FOR ELECTRIC VEHICLE PARKING SHALL BE CONSISTENT WITH THE MANUAL FOR UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).

5. FEE. NO ELECTRICAL PERMIT FEE SHALL BE CHARGED FOR LEVEL 1 & LEVEL 2 FACILITIES.

REFUSE & RECYCLING COLLECTION AREAS & ENCLOSURES
LMC 21.48.900
B. REFUSE AND RECYCLING COLLECTION AREAS AND ENCLOSURES. ON-SITE PAVED AND ENCLOSED REFUSE AND RECYCLING COLLECTION AREAS SHALL BE PROVIDED ON SITES WHERE NEW BUILDINGS ARE BEING CONSTRUCTED OR EXISTING BUILDINGS ARE BEING REMODELED OR EXPANDED, AND SHALL COMPLY WITH THE REQUIREMENTS OF THIS SECTION. ONE-FAMILY DWELLING UNITS, TWO-FAMILY DWELLING UNITS, AND PUBLIC PARKS ARE EXEMPT FROM THE REQUIREMENTS OF THIS SECTION.

1. DEVELOPMENT STANDARDS. REFUSE AND RECYCLING COLLECTION AREAS IN ALL COMMERCIAL ZONES SHALL COMPLY WITH THE DEVELOPMENT STANDARDS BELOW. THE FOLLOWING DEVELOPMENT STANDARDS SHALL SUPERSEDE OTHER APPLICABLE SETBACK REQUIREMENTS OF THIS CHAPTER AND ANY LYNNWOOD CITYWIDE DESIGN GUIDELINES, AS ADOPTED BY REFERENCE IN LMC 21.25.145(B)(3), THAT MAY CONFLICT:

A. SET BACK A MINIMUM OF 25 FEET FROM A PUBLIC STREET; COMPLIANT

B. SET BACK A MINIMUM OF 25 FEET FROM ANY INTERIOR PROPERTY LINE ADJOINING AN RS OR RM ZONE OR A P-1 ZONE WITH ONE-FAMILY DWELLING UNITS IF A BUSINESS SITE IS ONE ACRE OR LARGER IN AREA; OR N/A

C. SET BACK A MINIMUM OF 15 FEET FROM ANY INTERIOR PROPERTY LINE ADJOINING AN RS OR RM ZONE OR P-1 ZONE WITH ONE-FAMILY DWELLING UNITS IF A BUSINESS SITE IS LESS THAN ONE ACRE IN AREA. N/A

2. ENCLOSURE. ALL REFUSE AND RECYCLING COLLECTION AREAS SHALL BE ENCLOSED ON THREE SIDES BY A SIX-FOOT-HIGH SITE-OBSCURING FENCE WHICH USES BUILDING MATERIALS, COLOR, AND DESIGN DETAILS SIMILAR TO THE PRIMARY BUILDINGS ON THE SITE AND A SIX-FOOT-HIGH GATE ON ONE SIDE. THE HEIGHT OF THE ENCLOSURE MAY INCLUDE THE HEIGHT OF A SURROUNDING SLOPE OR BERM (HEIGHT MEASURED FROM BOTTOM INSIDE EDGE OF THE COLLECTION AREA). THE ENCLOSURE SHALL INCLUDE A GATE WHICH CAN BE SECURED IN AN OPEN OR CLOSED POSITION. IF THE ENCLOSURE INCLUDES A GATE MADE OF METAL CHAIN LINK FENCING, THE FENCING SHALL CONTAIN SLATS WHICH SCREEN THE VIEW OF CONTAINERS AND MATERIAL INSIDE THE COLLECTION AREA. AN ALTERNATIVE DESIGN MAY BE APPROVED IF IT IS DETERMINED THAT SUCH ALTERNATIVE WOULD PROVIDE EQUAL OR BETTER SCREENING, ARCHITECTURAL COMPATIBILITY, AND CONTAINMENT. COMPLIANT

3. PARKING. NO REFUSE AND RECYCLING COLLECTION AREA SHALL BE LOCATED IN SUCH A WAY THAT NEW OR EXISTING PARKING STALLS WILL PREVENT OR INTERFERE WITH THE USE AND SERVICING OF THE COLLECTION AREA. COMPLIANT

4. DESIGN. REFUSE AND RECYCLING COLLECTION AREAS SHALL BE SIZED, LOCATED, AND CONSTRUCTED PER STANDARDS ESTABLISHED BY THE PUBLIC WORKS DEPARTMENT. COMPLIANT

SIGNS IN PLANNED REGIONAL SHOPPING CENTER ZONE
LMC 21.16.320
THE FOLLOWING SIGNS ARE PERMITTED, SUBJECT TO THE FOLLOWING LIMITATIONS:

A. MONUMENT, POLE AND GROUND SIGNS. MONUMENT, POLE AND GROUND SIGNS ARE PERMITTED; HOWEVER, THE NUMBER SHALL NOT EXCEED THE NUMBER OF PUBLIC STREETS ABUTTING THE PROPERTY. SUCH SIGNS SHALL BE SUBJECT TO THE SETBACK, SIGN AREA AND HEIGHT REGULATIONS OF LMC 21.16.310.

B. WALL SIGNS. WALL SIGNS ARE PERMITTED, PROVIDED SUCH SIGNS SHALL BE SUBJECT TO THE REGULATIONS OF LMC 21.16.310(B), EXCEPT WALL SIGNS ARE ONLY ALLOWED ON BUILDING FRONTAGES, AS DEFINED BY LMC 21.02.358.

NOTWITHSTANDING LMC 21.16.310(B), WALL SIGNS MAY BE LOCATED ON ALL ELEVATIONS OF A BUILDING ONLY IF THAT BUILDING IS LOCATED ON A BUILDING SITE, AS DEFINED BY LMC 21.02.175, THAT HAS MORE THAN 50 ACRES IN AREA. THE TOTAL ALLOWABLE SIGN AREA FOR ALL BUSINESSES WITH SIGNS ATTACHED TO THE PRIMARY BUILDING FRONTAGE (AS DESIGNATED BY THE BUILDING OWNER) SHALL BE ONE SQUARE FOOT FOR EACH LINEAL FOOT OF BUILDING FRONTAGE, UP TO A MAXIMUM OF 200 SQUARE FEET. SIGN AREA IN THE AMOUNT OF 1.5 TIMES THE SIGNAGE ALLOWED ON THE PRIMARY BUILDING FRONTAGE MAY BE DISTRIBUTED TO THE REMAINING ELEVATIONS; PROVIDED, THAT NO ONE ELEVATION MAY HAVE SIGN AREA EXCEEDING THE AMOUNT ALLOWED ON THE PRIMARY BUILDING FRONTAGE.

C. ELECTRONIC CHANGING MESSAGE SIGNS. ELECTRONIC CHANGING MESSAGE SIGNS ARE PERMITTED, PROVIDED SUCH SIGNS SHALL BE SUBJECT TO THE REGULATIONS OF LMC 21.16.310(H), AND THAT ELECTRONIC CHANGING MESSAGE SIGNS SHALL BE LOCATED SUCH THAT THEY:

1. ARE PREDOMINANTLY NOT VISIBLE FROM A PUBLIC RIGHT-OF-WAY.

2. ARE LOCATED ON A BUILDING ELEVATION WITH A PRIMARY ENTRANCE AND FACING AN AREA PREDOMINANTLY USED BY PEDESTRIANS.

3. ARE LOCATED ON A BUILDING THAT IS PART OF A LARGER BUILDING SITE AS DEFINED BY LMC 21.02.175 THAT HAS AT LEAST 50 ACRES IN AREA.

D. INTERNAL INFORMATION SIGNS. INTERNAL INFORMATION SIGNS ARE SIGNS INTENDED TO BE SEEN BY THE PUBLIC UPON ENTERING A BUSINESS SITE TO DIRECT THE CIRCULATION OF TRAFFIC. INTERNAL INFORMATION SIGNS SHALL INCLUDE BUT ARE NOT LIMITED TO INTERNAL DIRECTORY SIGNS, INCIDENTAL SIGNS, AND DIRECTIONAL SIGNS. SUCH SIGNS SHALL BE LOCATED AT LEAST 50 FEET FROM THE PUBLIC RIGHT-OF-WAY. THE NUMBER OF INTERNAL INFORMATION SIGNS IS LIMITED TO THE NUMBER OF DRIVEWAYS A BUSINESS SITE HAS.

LANDSCAPING
LMC 21.08
GUIDELINES FOR ALL DISTRICTS
1. SITE DESIGN

LOCATION OF PARKING LOTS:

1. NEW DEVELOPMENTS SHALL LOCATE PARKING LOTS BEHIND BUILDINGS WHEN POSSIBLE. PARKING LOCATED BEHIND OR BESIDE BUILDING.

2. & 3. NOT APPLICABLE

4. WHERE PARKING LOTS ARE LOCATED IN FRONT, BESIDE, OR IN BETWEEN BUILDINGS, 75% OF PLANT MATERIAL USED TO MEET LANDSCAPE REQUIREMENTS BETWEEN A PARKING LOT AND A STREET RIGHT-OF-WAY SHALL BE EVERGREEN VARIETIES. SEE LANDSCAPE FOR COMPLIANCE.

5. SHRUBS USED ADJACENT TO A STREET RIGHT-OF-WAY SHALL NOT EXCEED A MAXIMUM HEIGHT OF 30 INCHES AT MATURITY. SEE LANDSCAPE FOR COMPLIANCE.

6. LOCATION OF PARKING LOTS SHALL BE EASILY IDENTIFIABLE FROM THE STREET RIGHT-OF-WAY. PARKING LOCATED BEHIND OR BESIDE BUILDING, VISIBLE FROM 33RD AVENUE W FOR WAYFINDING.

7. VARIATION IN THE WIDTH AND DEPTH OF PLANTING AREAS ARE ENCOURAGED SO LONG AS THE MINIMUM WIDTH IS PROVIDED. SEE LANDSCAPE FOR COMPLIANCE.

PARKING LOT LANDSCAPING

1. THE PARKING LOT LANDSCAPE SHOULD REINFORCE PEDESTRIAN AND VEHICULAR CIRCULATION, ESPECIALLY PARKING LOT ENTRANCES, ENDS OF DRIVING AISLES, AND PEDESTRIAN WALKWAYS LEADING THROUGH PARKING LOTS.

2. LOW WALLS AND RAISED PLANTERS (A MAXIMUM HEIGHT OF 3 FEET),TRELLISES WITH VINES, ARCHITECTURAL FEATURES OR SPECIAL INTEREST LANDSCAPE SHOULD BE USED TO DEFINE ENTRANCES TO PARKING AREAS. WHERE SIGNS ARE PLACED ON WALLS, THEY SHOULD BE INTEGRATED INTO THE DESIGN AND COMPLEMENT THE ARCHITECTURE OR CHARACTER OF OTHER SITE FEATURES.

3. LANDSCAPE PLANT MATERIAL SIZE, VARIETY, COLOR, AND TEXTURE WITHIN PARKING LOTS SHOULD BE INTEGRATED WITH THE OVERALL SITE LANDSCAPE DESIGN.

4. ONE TREE SHALL BE PROVIDED FOR EVERY 10 PARKING STALLS TO BE LOCATED WITHIN THE INTERIOR PARKING LOT LANDSCAPE AREAS.

5. A MINIMUM 4 FOOT SETBACK SHALL BE PROVIDED FOR ALL TREES AND SHRUBS WHERE VEHICLE OVERHANG EXTENDS INTO LANDSCAPE AREAS

SITE LANDSCAPING

1. LANDSCAPE AREAS SHOULD REINFORCE PEDESTRIAN AND VEHICULAR CIRCULATION ROUTES AND ENTRANCES.

2. PLANT MATERIAL SHOULD INCLUDE A VARIETY OF SEASONAL COLORS, FORMS, AND TEXTURES THAT CONTRAST OR COMPLIMENT EACH OTHER WITH A MIXTURE OF EVERGREEN AND DECIDUOUS TREES, SHRUBS, GROUND COVER AND LOW-MAINTENANCE PERENNIALS. CONTINUOUS EXPANSES OF UNIFORM LANDSCAPE TREATMENT ALONG AN ENTIRE STREET FRONT SHOULD BE AVOIDED.

3. DROUGHT TOLERANT PLANTS AND/OR PLANTS NATIVE TO THE PACIFIC NORTHWEST SHOULD BE USED WHERE OPPORTUNITY ALLOWS.

4. PLANT MATERIAL SHOULD BE PROVIDED TO ENHANCE THE CORNERS AT INTERSECTIONS. PLANT MATERIAL WITHIN THE INTERSECTION SIGHT DISTANCE TRIANGLE AS DEFINED IN THE CITY OF LYNNWOOD MUNICIPAL CODE SHALL NOT EXCEED 36 INCHES IN HEIGHT.

5. AVOID PLANTING GROUNDCOVER OR SHRUBS WHERE PEDESTRIAN ACCESS IS ANTICIPATED. PEDESTRIAN WALKWAYS MAY EXTEND ACROSS REQUIRED LANDSCAPE AREAS.

6. ALL AREAS NOT DEVOTED TO REQUIRED LANDSCAPE AREAS, INCLUDING PARKING LOTS, STRUCTURES, OR OTHER SITE IMPROVEMENTS, SHOULD BE PLANTED, OR REMAIN IN EXISTING NON-INVASIVE VEGETATION.

7. PERENNIALS AND/OR ANNUALS SHOULD BE PROVIDED TO HIGHLIGHT PEDESTRIAN AREAS SUCH AS BUILDING AND/OR SITE ENTRANCES, PUBLIC OPEN SPACE, PLAZAS AND PEDESTRIAN CONNECTIONS.

*8. RIVER ROCK, GRAVEL, DRIFTWOOD, AND SIMILAR NON-LIVING MATERIALS SHOULD NOT BE USED AS GROUNDCOVER SUBSTITUTES, BUT MAYBE ALLOWED AS ACCENT FEATURES WITHIN LANDSCAPE PLANTING AREAS SO LONG AS THE AREA COVERED BY SUCH FEATURES DOES NOT EXCEED 5% OF THE TOTAL LANDSCAPE PLANTING AREA.

9. AUTOMATIC IRRIGATION SHALL BE PROVIDED IN ALL REQUIRED LANDSCAPE AREAS.

10. LANDSCAPE PLANTING AREAS LOCATED BETWEEN COMMERCIAL OR INDUSTRIAL DISTRICTS AND ANY RESIDENTIAL DISTRICT SHALL PROVIDE A 100% SIGHT-OBSCURING YEAR-ROUND BUFFER USING PLANT MATERIAL OR A COMBINATION OF A FENCE (MAXIMUM 6 FEET HIGH) AND PLANT MATERIAL.

NOT FOR CONSTRUCTION

CLARK BARNES
1401 West Garfield Street
Seattle, Washington 98119
T:206.782.8208 F:206.782.7818

© CLARK | BARNES

LEGACY ALDERWOOD
18601 33RD AVE W
LYNNWOOD, WA 98037

6611
REGISTERED ARCHITECT
W. SCOTT CLARK
STATE OF WASHINGTON

DATE: 01/24/2020
JOB NO. 18-10
PERMIT NO.

REVISIONS:
NO. DATE DESCRIPTION

ISSUE:
DES REV: 01/24/2020

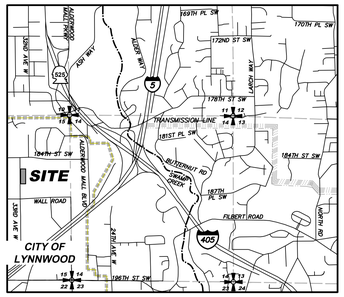
AVERAGE GRADE/ USES/ ZONING

SHEET NO:
CS3

NE 1/4, SEC 15, TWP 27N, RGE 4E, W.M.

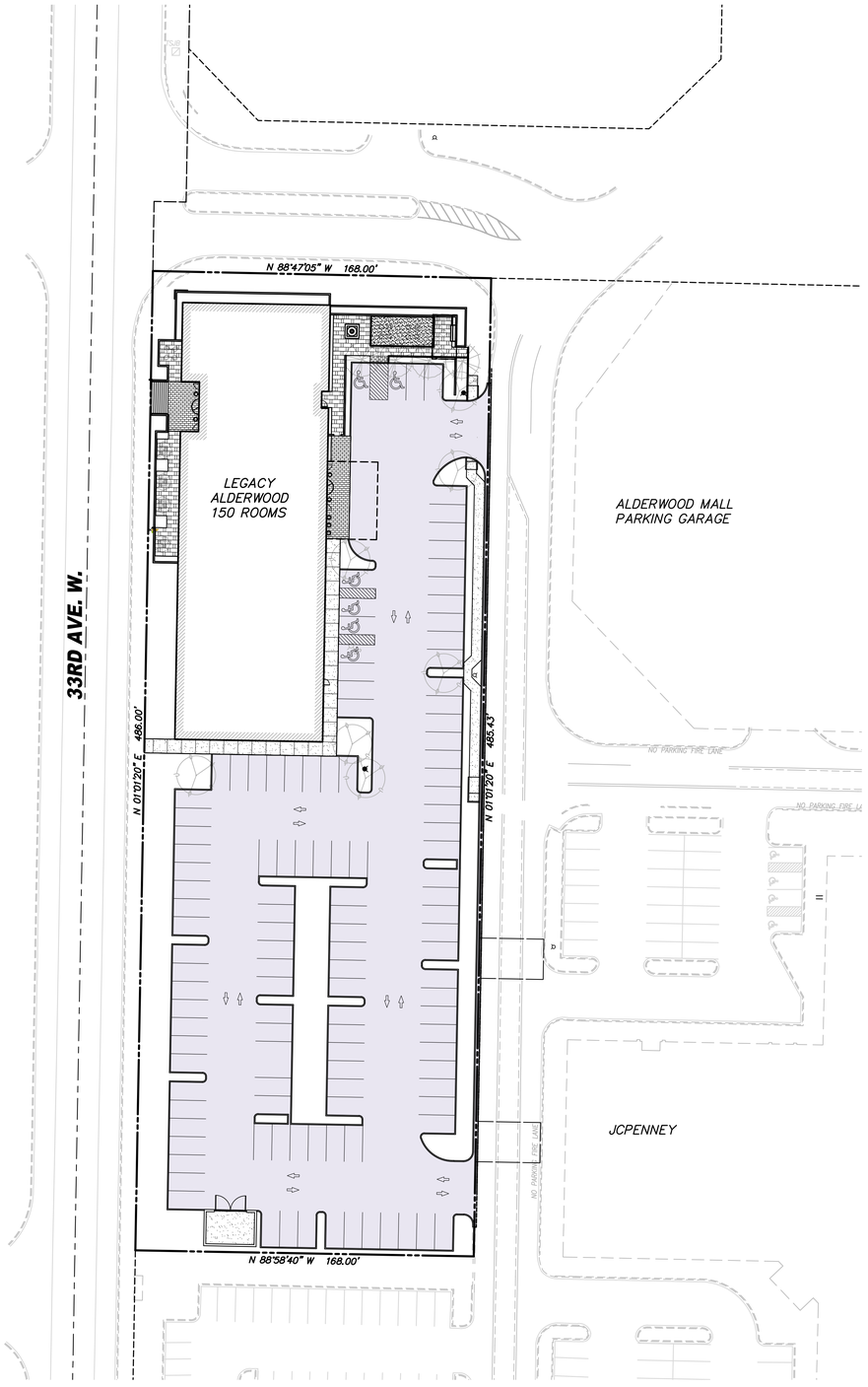
LEGACY ALDEERWOOD

PRELIMINARY ENGINEERING PLANS



VICINITY MAP

SCALE: 1"=2000'



SCALE: 1" = 30'

0 15 30 60

LEGAL DESCRIPTION

PARCEL 3, AMENDMENT TO PLAT OF ALDERWOOD MALL AS PER PLAT RECORDED IN VOLUME 41 OF PLATS, PAGE 210, BEING AN AMENDMENT TO PLAT OF ALDERWOOD MALL AS PER PLAT RECORDED IN VOLUME 40 OF PLATS, PAGE 259, RECORDS OF KING COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

SURVEY NOTES

1. THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF PARTIES WHOSE NAMES APPEAR HEREON ONLY, AND DOES NOT EXTEND TO ANY UNNAMED THIRD PARTIES WITHOUT EXPRESS RECERTIFICATION BY THE LAND SURVEYOR.

2. BOUNDARY LINES SHOWN AND CORNERS SET REPRESENT DEED LOCATIONS; OWNERSHIP LINES MAY VARY. NO GUARANTEE OF OWNERSHIP IS EXPRESSED OR IMPLIED. THIS SURVEY PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT PURPORT TO SHOW ALL EASEMENTS, RESTRICTIONS, RESERVATIONS, AND OCCUPATION WHICH MAY ENCUMBER TITLE TO OR USE OF THIS PROPERTY.

BASIS OF BEARING

THE MONUMENTED CENTERLINE OF 184TH ST. S.W., AS THE BEARING OF N 89°15'21" E.

VERTICAL DATUM

NAVD 88

BENCHMARKS

FOUND CASED CONC. MON W/LEAD & TACK IN CONC. IN 3" IP. AT THE INTERSECTION OF 184TH ST. S.W AND 33RD AVE. W. ELEV = 422.86'

PROJECT TEAM

APPLICANT

LEGACY HOSPITALITY, INC.
150 120TH AVE NE, BLDG F, STE 305
BELLEVUE, WA 98005
(425) 489-4474
CONTACT: FAIZEL KASSAM
FKASSAM@LEGACYDM.NET

ARCHITECT

CLARK DESIGN GROUP PLLC
1401 WEST GARFIELD STREET
SEATTLE, WA 98119
(206) 782-8208
CONTACT: DAVID SACHS
EMAIL:DSACHS@CLARKBARNES.COM

CIVIL ENGINEER

RAM ENGINEERING, INC.
16531 13TH AVE W, SUITE A108
LYNNWOOD, WA 98037
(425) 678-6960
CONTACT: ROB L. LONG, PE
EMAIL: ROBL@RAMENGINEERINGINC.COM

SURVEYORS

PACIFIC COAST SURVEYS, INC.
P.O. BOX 13619
MILL CREEK, WA 98082
(425) 512-7099
CONTACT: DARREN J. RIDDLE, PLS
EMAIL: DARREN@PCSURVEYS.NET

SITE DATA

SITE ADDRESSES:	18601 33RD AVE W LYNNWOOD WA
TAX ACCOUNT NUMBER:	006952000000300
SITE AREA:	81,601 SF (1.873 AC)

LEGEND - PROPOSED UTILITIES / SURFACE FEATURES

SAWCUT
EASEMENT
BUILDING FOOTPRINT
BUILDING SETBACK
FENCE
GUARDRAIL
BARRICADE
PROPOSED CONTOUR
RETAINING WALL
ROCKERY
MAILBOX
SIGN
STREET LIGHT
STORM DRAIN PIPE
ROOF & FOOTING DRAIN
DITCH
TYPE I CB
TYPE II CB
PIPE FLOW
STORM CLEANOUT
YARD DRAIN
OVERFLOW STRUCTURE
SEWER MAIN
SEWER SERVICE
WATER MAIN
SEWER MANHOLE
PIPE FLOW
SEWER CLEANOUT
FIRE DEPT CONNECTION
WATER METER
IRRIGATION METER
FIRE HYDRANT
AIR RELEASE VALVE
BLOW OFF
GATE VALVE
TEE W/ BLOCKING
BEND W/ BLOCKING
RESTRAINED JOINT
REDUCER
SLEEVE
COUPLING
DETECTOR CHECK VALVE
POST INDICATOR VALVE (PIV)
ROCK CHECK DAM
TEMPORARY CB, TYPE I
TEMPORARY CB, TYPE II
PIPE FLOW
TEMPORARY STAND PIPE
CB PROTECTION
CONSTRUCTION ENTRANCE
FILTER FENCE
CONSTRUCTION FENCE
LIMITS OF CLEARING
INTERCEPTOR SWALE
INTERCEPTOR CULVERT
2:1 SLOPE DAGGER
RIPRAP PAD
BERM
GRAVEL
ASPHALT PAVEMENT
SIDEWALK

LEGEND - EXISTING UTILITIES / FEATURES

WIRE FENCE
CHAIN LINK FENCE
WOOD FENCE
DITCH OR SWALE
GUARDRAIL
RETAINING WALL
ROCKERY
FLOW
CURB
ASPHALT
CONCRETE
GRAVEL
ROOF
CHANNELIZATION
DRIP LINE
SURFACE FEATURES
BUILDING FOOTPRINT
TOP OF 40% SLOPE
STEEP SLOPE BUFFER
EDGE OF WETLAND
WETLAND BUFFER
10' CONTOURS
2' CONTOURS
STORM DRAIN PIPE
SEWER MAIN
SEWER FORCE MAIN
WATER MAIN
AERIAL POWER LINE
BURIED POWER LINE
GAS MAIN
BURIED CABLE
BURIED TV
BURIED TELEPHONE LINE
BURIED POWER/TELEPHONE
BURIED FIBER OPTIC CABLE
EX REBAR
SECTION
QUARTER SECTION
EX MONUMENT
ASPHALT
CONCRETE
GRAVEL
WETLAND
CATCH BASIN, TYPE I
CATCH BASIN, TYPE II
SD PIPE FLOW
YARD DRAIN
STORM CLEANOUT
STORM CULVERT END
SEWER MANHOLE
SEWER CLEANOUT
SS PIPE FLOW
SEPTIC LID
FIRE HYDRANT
WATER METER
GATE VALVE
WATER MANHOLE
AIR/VAC RELEASE VALVE
BLOW OFF
IRRIGATION METER
IRRIGATION VALVE
POWER POLE
GUY ANCHOR
STREET LIGHT
POLE LIGHT
POWER VAULT
TRANSFORMER
POWER METER
JUNCTION BOX
GAS METER
GAS VALVE
FIBER OPTICS MANHOLE
TV RISER
TELECOMM VAULT
TELECOMM RISER
TELECOMM JUNCTION BOX
TRAFFIC SIGNAL
MAIL BOX
SIGN
BOLLARD
SOIL LOG TEST PIT
CONIFEROUS TREE
DECIDUOUS TREE
CONIFEROUS TREE TO BE SAVED
DECIDUOUS TREE TO BE SAVED

SHEET INDEX

PRELIMINARY CIVIL PLANS

C-1 COVER SHEET
C-2 PRELIMINARY DEMOLITION & TESC PLAN
C-3 PRELIMINARY GRADING & SWPPP PLAN
C-4 PRELIMINARY UTILITY PLAN

Know what's below. Call before you dig.

NOT FOR CONSTRUCTION

RAM ENGINEERING, INC.
Civil Engineering | Land Planning
16531 13TH AVE W, SUITE A108
LYNNWOOD, WA 98037
(425) 678-6960
WWW.RAMENGINEERINGINC.COM

LEGACY ALDERWOOD
18601 33RD AVE W
LYNNWOOD, WA 98037

ROBERT L. LONG, STATE OF WASHINGTON, 38868, REGISTERED PROFESSIONAL ENGINEER

DATE: 2/ 7/2020
JOB NO. 18-10
PERMIT NO.

REVISIONS:
NO DATE DESCRIPTION

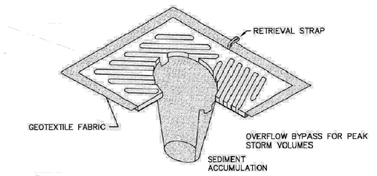
ISSUE:

COVER SHEET

SHEET NO:
C-1

30X42
Feb 07, 2020 – 12:35pm – User Rob
M:\18-010\DWG\Preliminary\18001C1.dwg

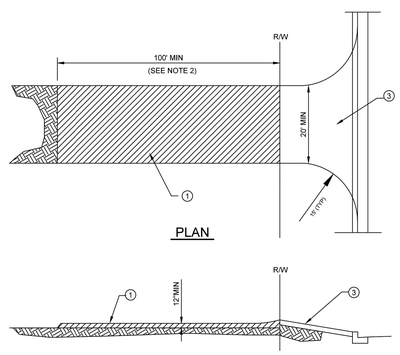
NE 1/4, SEC 15, TWP 27N, RGE 4E, W.M.



NOTES

1. INSERT SHALL BE INSTALLED PRIOR TO CONSTRUCTION ACTIVITY, OR UPON PLACEMENT OF A NEW CATCH BASIN.
2. SEDIMENT SHALL BE REMOVED FROM THE UNIT WHEN IT BECOMES ONE-THIRD FULL.
3. SEDIMENT REMOVAL SHALL BE ACCOMPLISHED BY REMOVING THE INSERT, EMPTYING, AND RE-INSERTING IT INTO THE CATCH BASIN.
4. BELOW INLET GRATE DEVICES SHALL BE PREFABRICATED UNITS SPECIFICALLY DESIGNED FOR INLET PROTECTION AND SHALL REMAIN SECURELY ATTACHED TO THE DRAINAGE STRUCTURE WHEN LOADED WITH SEDIMENT AND DEBRIS TO ONE-THIRD TOTAL CAPACITY.

LYNNWOOD WASHINGTON PUBLIC WORKS	CATCH BASIN / INLET SEDIMENT TRAP	DRAWING NUMBER	STD2-13B
		SCALE	NONE
		REVISION DATE	01/15
	J:\Standard_Plans	DEPARTMENT	PW

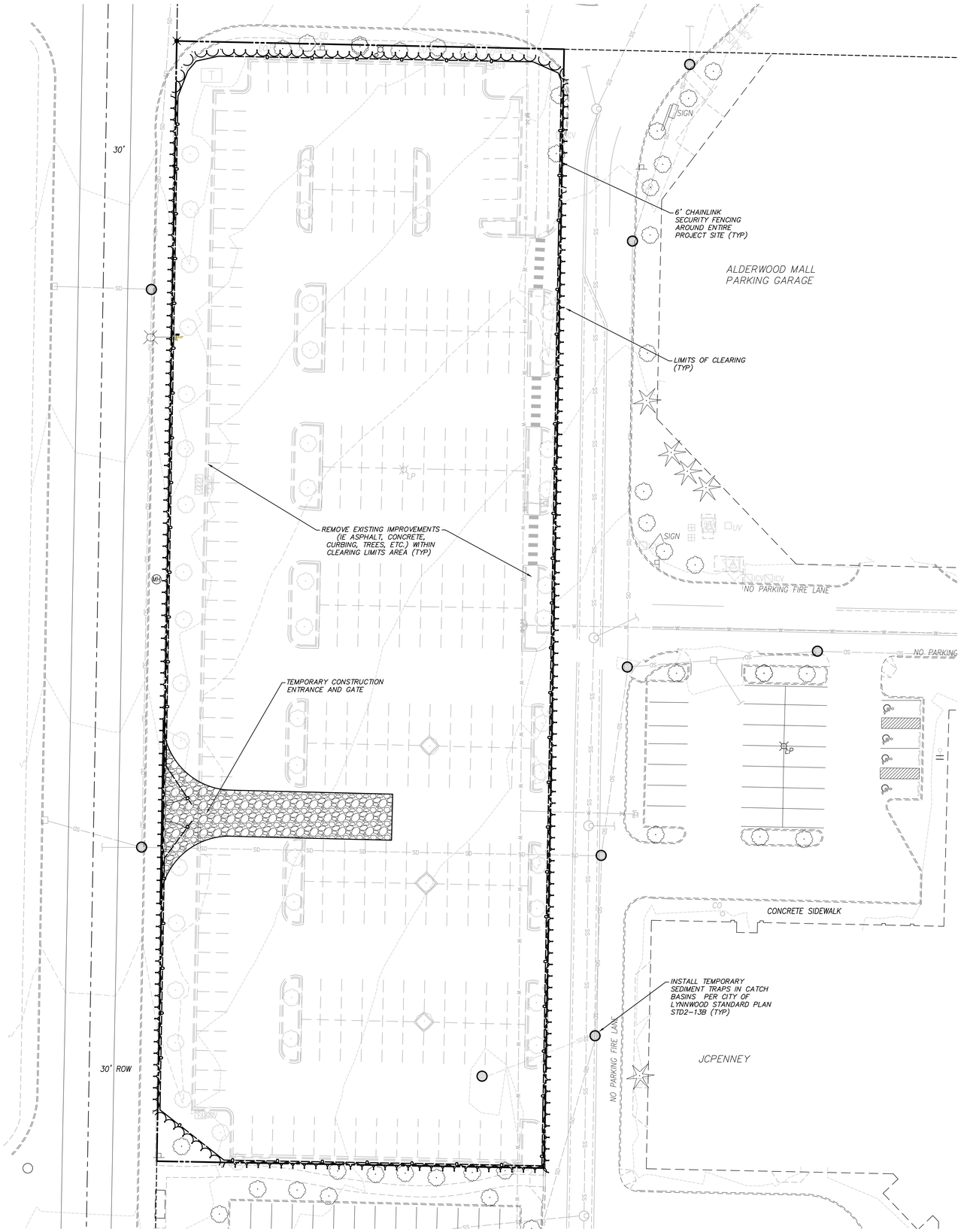


NOTES:

1. QUARRY SPALLS 4" - 8"
2. SEE FIGURE 4.2 IN THE CURRENT ADOPTED STORMWATER MANAGEMENT MANUAL FOR WESTERN WASHINGT DETAILS. NOTE: THE MINIMUM 100LF OF ENTRANCE SHALL BE REDUCED TO THE MAXIMUM PRACTICABLE SIZE WHEN THEN SIZE OR CONFIGURATION OF THE SITE DOES NOT ALLOW THE FULL LENGTH (100LF).
3. EXISTING DRIVEWAY RAMP, OR SITE ACCESS ROAD 20' WIDE MIN. MATERIAL MUST BE EQUAL TO OR BETTER THAN SPECIFIED IN NOTE 1.
4. A SEPARATION GEOTEXTILE SHALL BE PLACED UNDER THE SPALLS TO PREVENT FINE SEDIMENT FROM PUMPING UP INTO THE ROCK PAD. THE GEOTEXTILE SHALL MEET THE FOLLOWING STANDARDS:

GRAB TENSILE STRENGTH (ASTM D4751)	200 PSI MIN.
GRAB TENSILE ELONGATION (ASTM D4632)	30% MAX.
MULLEN BURST STRENGTH (ASTM D3786-80A)	400 PSI MIN.
AOS (ASTM D4751)	20-45 (U.S. STANDARD SIEVE SIZE)

LYNNWOOD WASHINGTON PUBLIC WORKS	TEMPORARY CONSTRUCTION ENTRANCE	DRAWING NUMBER	STD2-9
		SCALE	NONE
		REVISION DATE	03/17
	J:\Standard_Plans	DEPARTMENT	PW



N

SCALE: 1" = 20'

0 10 20 40

Know what's below. Call before you dig.

NOT FOR CONSTRUCTION

RAM ENGINEERING, INC.
Civil Engineering | Land Planning
16531 13TH AVE W, SUITE A108
LYNNWOOD, WA 98037
PHONE: (425) 673-0903
WWW.RAMENGINEERINGINC.COM

LEGACY ALDERWOOD
18601 33RD AVE W
LYNNWOOD, WA 98037

ROBERT L. LONG
STATE OF WASHINGTON
38508
REGISTERED PROFESSIONAL ENGINEER

DATE: 2/ 7/2020
JOB NO. 18-10
PERMIT NO.

REVISIONS:

NO	DATE	DESCRIPTION

ISSUE:

PRELIMINARY DEMOLITION & TESC PLAN

SHEET NO:

C-2

30X42
Feb 07, 2020 – 12:35pm – User Rob
N:\18-010\DWG\Preliminary\18010C2.dwg

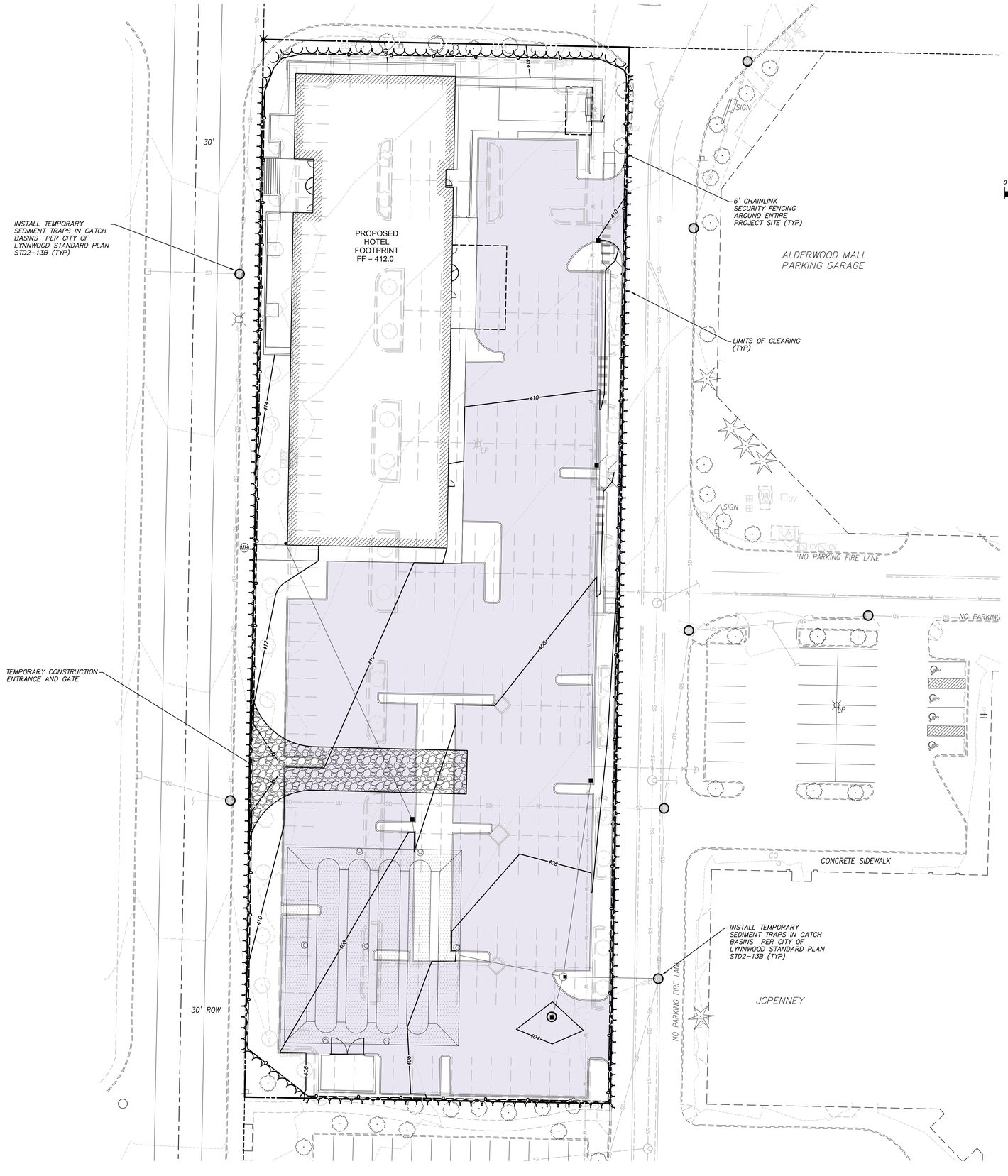
NE 1/4, SEC 15, TWP 27N, RGE 4E, W.M.

GRADING NOTES

1. REFER TO GENERAL PLAN NOTES FOR FURTHER REQUIREMENTS.
2. GRADING SHALL NOT RESULT IN ANY ADDITIONAL WATER TO ADJOINING PROPERTY. IF ADDITIONAL WATER DOES RESULT, THE APPLICANT WILL SUBMIT A PLAN OF CORRECTIVE ACTION FOR CITY APPROVAL AND WILL COMMENCE WITH THAT ACTION IMMEDIATELY UPON NOTICE FROM CITY.
3. THE CONTRACTOR SHALL OBTAIN APPROVAL FOR ALL FILL AND ROAD CONSTRUCTION MATERIAL WITHIN THE CITY OF LYNNWOOD RIGHT OF WAY FROM THE DIRECTOR OF PUBLIC WORKS PRIOR TO ITS USE.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING AND REPAIRING EXISTING IMPROVEMENTS, AS REQUIRED, UNTIL CONSTRUCTION IS APPROVED BY THE CITY OF LYNNWOOD PUBLIC WORKS DEPARTMENT.
5. THE CITY SHALL VERIFY AND APPROVE ALL BACKFILL TRENCHES AND ROADWAY SUBGRADE PRIOR TO PAVING. THE CITY OF LYNNWOOD IS TO BE PROVIDED WITH THE DENSITY REPORT FROM A CERTIFIED "TESTING LAB" SHOWING SATISFACTORY COMPACTION PER WSDOT 2-06.3(14)D. ALL SUBGRADE PREPARATORY REQUIREMENTS SHALL CONFORM TO SECTION 2-06 OF THE WASHINGTON STATE STANDARD SPECIFICATIONS FOR ROAD, BRIDGE AND MUNICIPAL CONSTRUCTION.
6. A PRECONSTRUCTION SOILS INVESTIGATION SHALL BE REQUIRED AS NEEDED TO EVALUATE SOILS STABILITY.
7. THE MAXIMUM CUT/FILL SLOPE SHALL NOT EXCEED TWO FEET HORIZONTAL TO ONE FOOT VERTICAL UNLESS OTHERWISE APPROVED BY THE DIRECTOR OF PUBLIC WORKS. 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.
8. ALL RETAINING STRUCTURES FOUR (4) FEET IN HEIGHT OR CARRYING A SURCHARGE SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER EXPERIENCED IN SOILS MECHANICS.
9. A PERFORMANCE BOND IS REQUIRED FOR CONCURRENTLY REVIEWED EARLY GRADE PERMITS. THE BOND SHALL BE RECEIVED PRIOR TO THE ISSUANCE OF THE EARLY GRADE PERMIT AND SHALL NOT BE RELEASED UNTIL APPROVED BY THE CITY OF LYNNWOOD DIRECTOR OF PUBLIC WORKS.
10. ALL NATIVE GROWTH PROTECTION AREAS SHALL BE LEFT IN A SUBSTANTIALLY NATURAL STATE. NO CLEARING, GRADING, FILLING, BUILDING CONSTRUCTION OR PLACEMENT, FENCE CONSTRUCTION, OR ROAD CONSTRUCTION OF ANY KIND SHALL OCCUR WITHIN THESE AREAS; PROVIDED THAT UNDERGROUND UTILITY LINES AND DRAINAGE DISCHARGE SWALES MAY CROSS SUCH AREAS UTILIZING THE SHORTEST ALIGNMENT POSSIBLE IF, AND ONLY IF, NO FEASIBLE ALIGNMENT IS AVAILABLE WHICH WOULD AVOID SUCH A CROSSING. REMOVAL OF VEGETATION BY THE PROPERTY OWNER SHALL BE LIMITED TO THAT WHICH IS DEAD, DISEASED OR HAZARDOUS, AND THEN ONLY WITH THE PERMISSION OF THE CITY OF LYNNWOOD DEPARTMENT OF PUBLIC WORKS.
11. SPECIAL INSPECTION BY AN APPROVED GEOTECHNICAL FIRM IS REQUIRED AS DIRECTED BY THE CITY OF LYNNWOOD DIRECTOR OF PUBLIC WORKS. INSPECTION REPORTS SHALL BE SUBMITTED TO THE CITY OF LYNNWOOD FOR REVIEW, COMMENT AND APPROVAL PRIOR TO PUBLIC WORKS FINAL APPROVAL OF THE WORK.

TEMPORARY EROSION AND SEDIMENT CONTROL (TESC) NOTES

1. REFER TO GENERAL PLAN NOTES FOR ADDITIONAL REQUIREMENTS.
2. APPROVAL OF THIS EROSION/SEDIMENTATION CONTROL (ESC) PLAN DOES NOT CONSTITUTE AN APPROVAL OF PERMANENT ROAD OR DRAINAGE DESIGN (E.G. SIZE AND LOCATION OF ROADS, PIPES, RESTRICTORS, CHANNELS, RETENTION FACILITIES, UTILITIES, ETC.).
3. THE IMPLEMENTATION OF THESE ESC PLANS AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF THESE ESC FACILITIES IS THE RESPONSIBILITY OF THE APPLICANT/CONTRACTOR UNTIL ALL CONSTRUCTION IS APPROVED, AND THE POTENTIAL FOR ON-SITE EROSION HAS PASSED.
4. THE BOUNDARIES OF THE CLEARING LIMITS SHOWN ON THIS PLAN (INCLUDING INDIVIDUAL TREES TO BE SAVED) SHALL BE CLEARLY FLAGGED IN THE FIELD PRIOR TO CONSTRUCTION. DURING THE CONSTRUCTION PERIOD, NO DISTURBANCE BEYOND THE FLAGGED CLEARING LIMITS SHALL BE PERMITTED. THE FLAGGING SHALL BE MAINTAINED BY THE APPLICANT/CONTRACTOR FOR THE DURATION OF CONSTRUCTION.
5. THE ESC FACILITIES SHOWN ON THIS PLAN MUST BE CONSTRUCTED AS OUTLINED ON THE TYPICAL CONSTRUCTION SEQUENCE AND IN SUCH A MANNER AS TO INSURE THAT SEDIMENT LADEN WATER DOES NOT ENTER THE DRAINAGE SYSTEM OR VIOLATE APPLICABLE WATER STANDARDS.
6. THE ESC FACILITIES SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, THESE ESC FACILITIES SHALL BE UPGRADED (E.G. ADDITIONAL SUMPS, RELOCATION OF DITCHES AND SILT FENCES, ETC.) AS NEEDED FOR UNEXPECTED STORM EVENTS.
7. CONSTRUCTION ACCESS TO THE SITE SHALL BE ONLY AS SHOWN ON THE APPROVED PLANS. ALL VEHICLES LEAVING THE SITE, ONTO PUBLIC RIGHTS OF WAY, SHALL BE CLEANED TO PREVENT "TRACKING" OF MUD, DIRT OR OTHER DEBRIS.
8. THE CONTRACTOR SHALL CLEAN ACCESS STREETS AND RIGHT-OF-WAY USING ONLY VACUUM SWEEPERS AT LEAST DAILY OR MORE FREQUENTLY AS MAY BE NECESSARY AND SO DIRECTED BY THE CITY.
9. CLEAN OR REMOVE AND REPLACE INLET PROTECTION DEVICES WHEN SEDIMENT HAS FILLED ONE-THIRD OF THE AVAILABLE STORAGE. ALL CATCH BASINS AND CONVEYANCE LINES SHALL BE CLEANED PRIOR TO PAVING. THE CLEANING OPERATION SHALL NOT FLUSH SEDIMENT LADEN WATER INTO THE DOWNSTREAM SYSTEM.
10. STOCKPILES ARE TO BE LOCATED IN SAFE AREAS AND ADEQUATELY PROTECTED BY TEMPORARY SECURED PLASTIC COVER, SEEDING OR MULCHING. HYDROSEEDING IS PREFERRED.
11. WHERE STRAW MULCH FOR TEMPORARY EROSION CONTROL IS REQUIRED, IT SHALL BE APPLIED AT A MINIMUM THICKNESS OF TWO INCHES.
12. ANY AREA STRIPPED OF VEGETATION, INCLUDING ROADWAY EMBANKMENTS, WHERE NO FURTHER WORK IS ANTICIPATED FOR A PERIOD OF 2 DAYS DURING THE WET SEASON OR 7 DAYS DURING THE DRY, SHALL BE IMMEDIATELY STABILIZED WITH THE APPROVED ESC METHODS (E.G. SEEDING, MULCHING, NETTING, EROSION BLANKETS, ETC.).
13. VEGETATION SHALL BE ESTABLISHED ON AREAS DISTURBED OR ON AREAS OF CONSTRUCTION AS NECESSARY TO MINIMIZE EROSION. AREAS TO BE ROUGH GRADED WITH FINISHED GRADING TO FOLLOW NEAR PROJECT COMPLETION ARE TO BE SEEDED WITH ANNUAL, PERENNIAL OR HYBRID RYE GRASS. THIS ALSO INCLUDES PERIMETER DIKES AND THE SEDIMENT BASIN EMBANKMENT. HYDROSEEDING IS PREFERRED.
14. IMMEDIATELY FOLLOWING FINISH GRADING, PERMANENT VEGETATION WILL BE APPLIED AS APPROVED PER THE APPROVED PLANS, CURRENT WSDOT STANDARDS AND SPECIFICATIONS AND THE CITY OF LYNNWOOD REQUIREMENTS.



Know what's below. Call before you dig.

NOT FOR CONSTRUCTION

RAM ENGINEERING, INC.
Civil Engineering | Land Planning
16531 13TH AVE W, SUITE A108
LYNNWOOD, WA 98037
PHONE: 425-673-0903
WWW.RAMENGINEERINGINC.COM

LEGACY ALDERWOOD

18601 33RD AVE W
LYNNWOOD, WA 98037

ROBERT L. LOWE, STATE OF WASHINGTON, 38608, REGISTERED PROFESSIONAL ENGINEER

DATE: 2/ 7/2020
JOB NO. 18-10
PERMIT NO.

REVISIONS:

NO	DATE	DESCRIPTION

ISSUE:

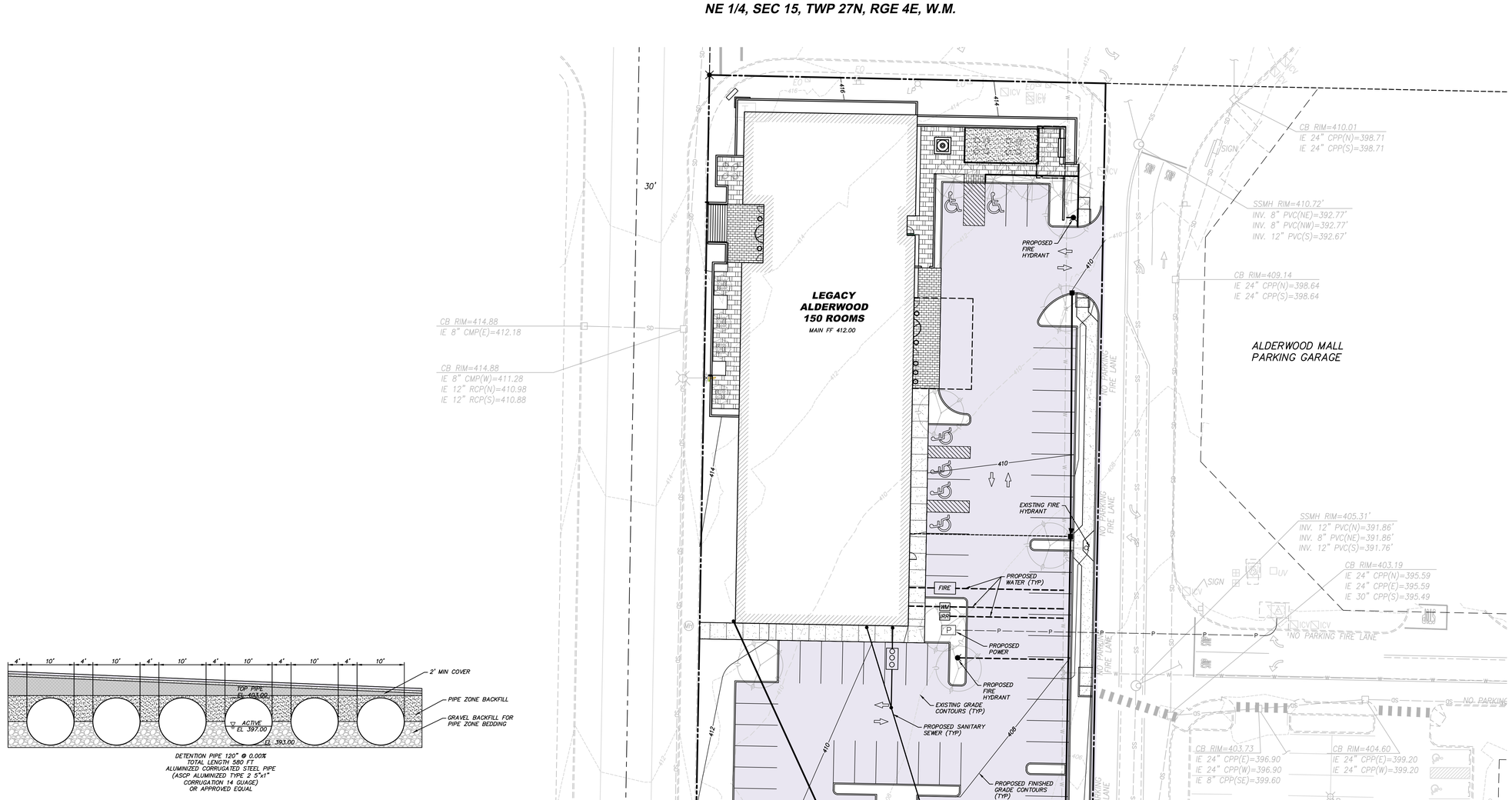
PRELIMINARY GRADING & SWPPP PLAN

SHEET NO:

C-3

30X42
Feb 07, 2020 - 12:35pm - User Rob
C:\Users\rob\appdata\local\temp\AcPublish_23972\18010C3.dwg

NE 1/4, SEC 15, TWP 27N, RGE 4E, W.M.



DETENTION PIPE SYSTEM SECTION

RAM ENGINEERING, INC.
Civil Engineering | Land Planning
16531 13TH AVE W, SUITE A108
LYNNWOOD, WA 98037
PHONE: 425.673.0963
WWW.RAMENGINEERINGINC.COM

LEGACY ALDERWOOD

18601 33RD AVE W
LYNNWOOD, WA 98037

ROBERT L. LONG
STATE OF WASHINGTON
54608
REGISTERED
PROFESSIONAL ENGINEER

DATE: 2/ 7/2020
JOB NO. 18-10
PERMIT NO.

REVISIONS:

NO	DATE	DESCRIPTION

ISSUE:

PRELIMINARY UTILITY PLAN

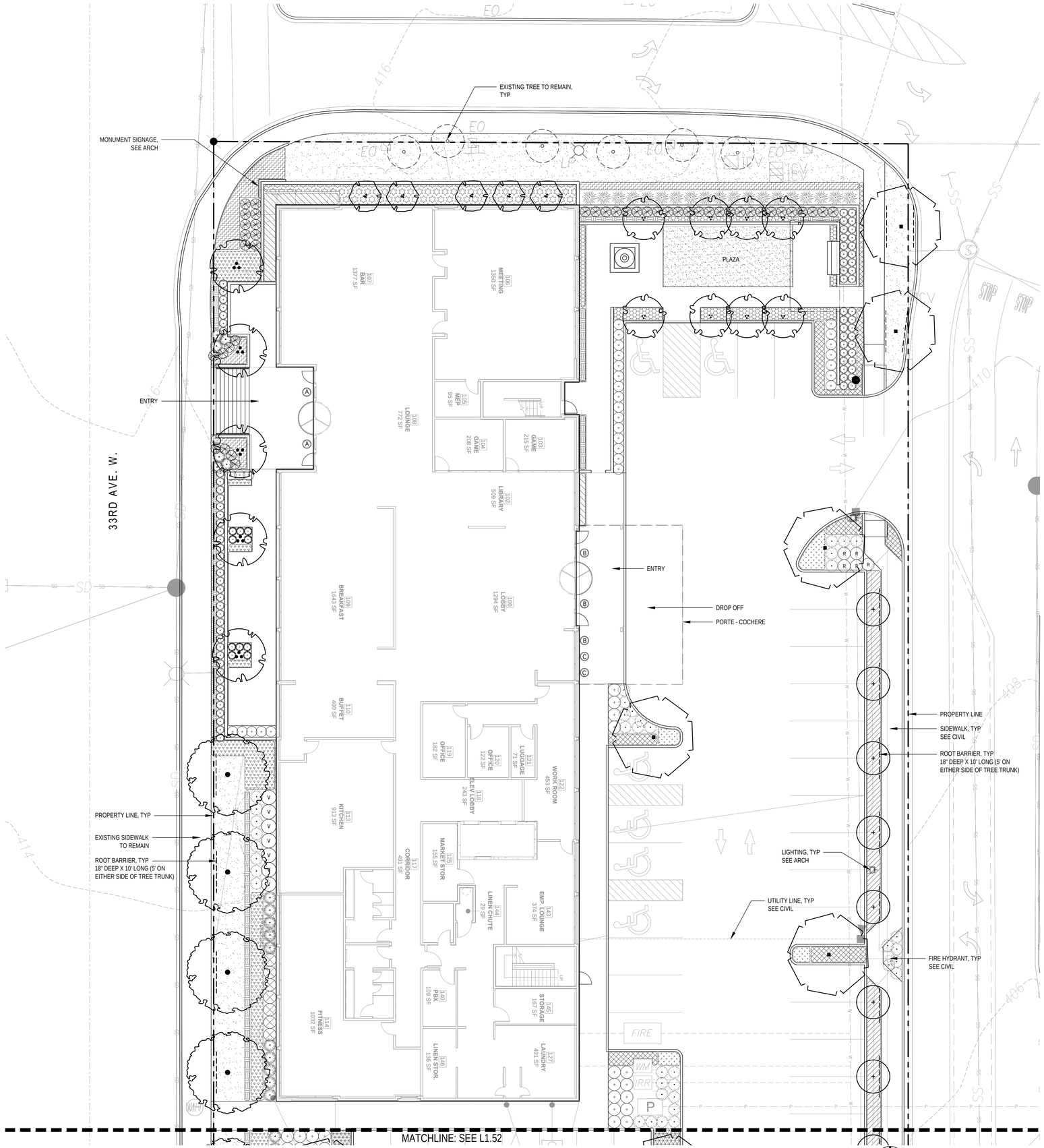
SHEET NO:

C-4

NOT FOR CONSTRUCTION

811 Know what's below. Call before you dig.

30X42
Feb 07, 2020 – 12:35pm – User: Rob
K:\18-010\Dwg\Preliminary\18010C4.dwg



1 PLANTING PLAN - AREA 1
SCALE: 1"=10'-0"

communita atelier
1402 3rd Ave Suite 1015
Seattle WA 98101
(206) 327-9056

LEGACY ALDERWOOD

18601 33RD AVE W
LYNNWOOD, WA

STATE OF WASHINGTON
AMY OTAA
LICENSED
LANDSCAPE ARCHITECT
LICENSE No. 605
EXPIRES ON 3/12/2020

DATE: 1/20/2020
JOB NO. 2019020
PERMIT NO.

REVISIONS:

NO.	DATE	DESCRIPTION

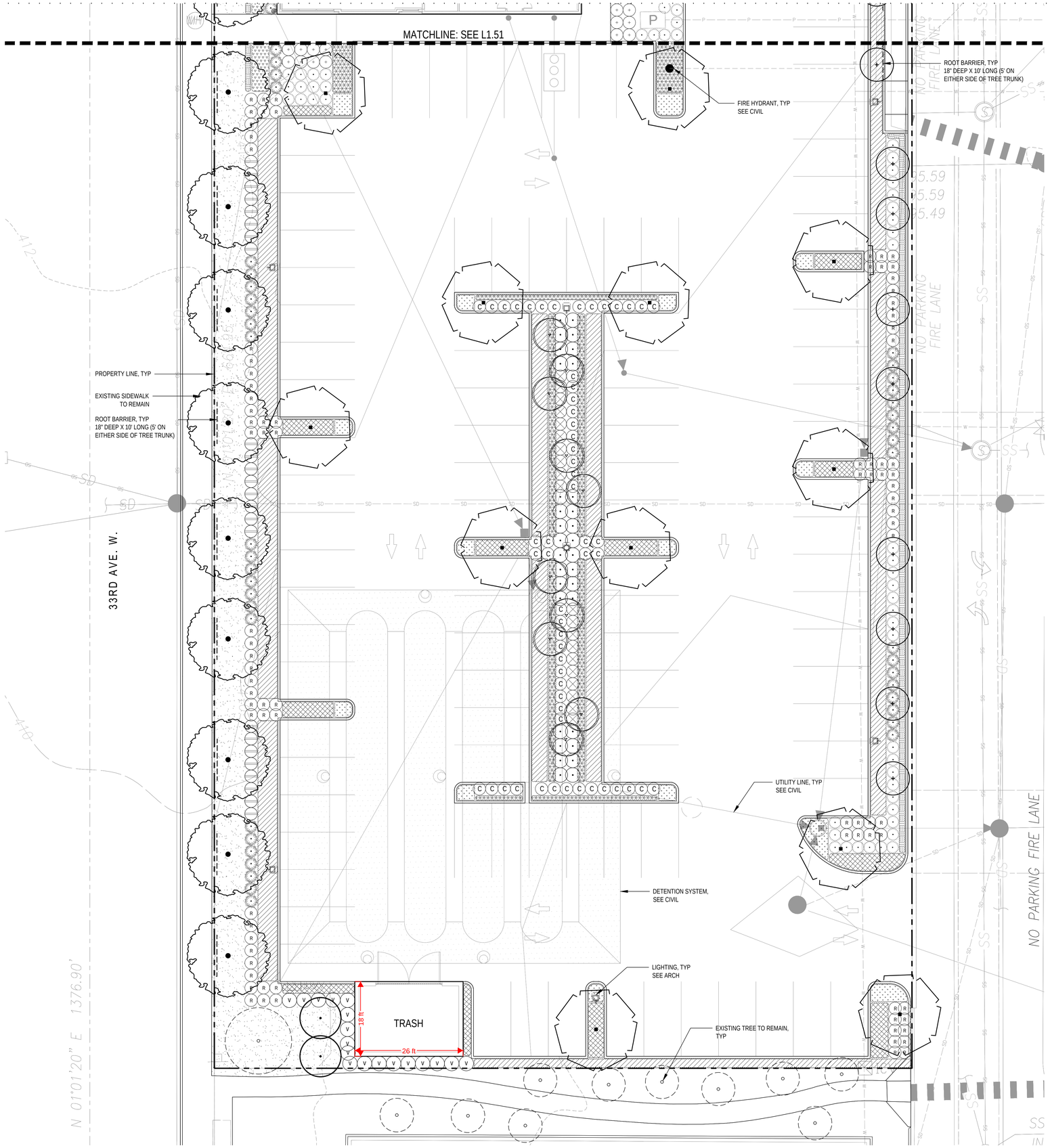
ISSUE:

NOT FOR CONSTRUCTION

PLANTING PLAN
AREA 1

SHEET NO:

L1.51



1 PLANTING PLAN - AREA 2
SCALE: 1"=10'-0"

N

0 5 10 20
SCALE: 1"=10'-0"

communita
atelier
1402 3rd Ave Suite 1015
Seattle WA 98101
(206) 327-9056

LEGACY ALDERWOOD

18601 33RD AVE W
LYNNWOOD, WA

STATE OF WASHINGTON
REGISTERED
LANDSCAPE ARCHITECT
LICENSE No. 455
EXPIRES ON 3/12/2020

DATE: 1/20/2020
JOB NO. 2019020
PERMIT NO.

REVISIONS:

NO.	DATE	DESCRIPTION

ISSUE:

PLANTING PLAN
AREA 2

SHEET NO:

L1.52

NOT FOR CONSTRUCTION

PLANT SCHEDULE

TREES:

SYMBOL	BOTANICAL NAME/ COMMON NAME	SIZE	COMMENTS
	EXISTING TREE COLUMNAR MAPLE TREE (BOWHALL MAPLE)	VARIES	EXISTING TREES TO BE PROTECTED AND RETAINED
	ACER CIRCINATUM VINE MAPLE	10-12' HT, B&B	HEAVY CLUMP, MULTI-STEM SPECIMENS W/ MIN. 3 MAJOR STEMS @ 1.5" CAL **
	ACER RUBRUM 'BOWHALL' BOWHALL RED MAPLE	2" CAL., B&B 12'-14' HGT. MIN., B&B	FULL CROWNS, STRAIGHT LEADERS & STRONG BRANCHING STRUCTURE
	ACER RUBRUM 'SCARSEN' SCARLET SENTINEL MAPLE	2.5" CAL., B&B 12'-14' HGT. MIN., B&B	MATCHED SPECIMENS W/ FULL CROWNS, STRAIGHT LEADERS & STRONG BRANCHING STRUCTURE; BRANCHED ABOVE & BETWEEN 5'-7'
	PLATANUS × ACERIFOLIA LONDON PLANE TREE	2.5" CAL., B&B 12'-14' HGT. MIN., B&B	FULL CROWNS, STRAIGHT LEADERS & STRONG BRANCHING STRUCTURE; BRANCHED ABOVE & BETWEEN 5'-7'
	CARPINUS BETULUS 'FRANS FONTAINE' COLUMNAR HORNBEAM	1.5" CAL. 10'-12' HT, B&B	STRAIGHT LEADER, DENSE FOLIAGE & BRANCHING TO BASE
	STYRAX OBASSIA FRAGRANT SNOWBELL	1.5" CAL. 10'-12' HGT. MIN., B&B	COMPACT, BRANCHED ABOVE AND BETWEEN 4'-6'
	AMELANCHIER × GRANDIFLORA 'AUTUMN BRILLIANCE' AUTUMN BRILLIANCE SERVICEBERRY	10'-12' HT., B&B	HEAVY CLUMP, MULTI-STEM SPECIMENS W/ MIN. 3 STEMS @ 1.5" CAL

SHRUBS & GRASSES:

SYMBOL	BOTANICAL NAME/ COMMON NAME	SIZE	COMMENTS
	CALAMAGROSTIS ACUTIFLORA KARL FOERSTER' KARL FOERSTER FEATHER REED GRASS	5 GAL. CONT.	COMPACT AND VIGOROUS
C	CORNUS SANGUINEA 'CATO' ARCTIC SUN DOGWOOD	3 GAL. CONT.	DENSE & WELL-SPREAD FOLIAGE
	HAMAMELIS X INTERMEDIA 'JELENA' JELENA WITCH HAZEL	60" HT. MIN. CONT. OR B&B	MULTIPLE STEMS, WELL SPREAD, DENSE FOLIAGE TO BASE
	HELICTOTRICHON SEMPERVIRENS BLUE OAT GRASS	2 GAL. CONT.	COMPACT AND VIGOROUS
	LAVANDULA X INTERMEDIA 'PROVENCE' PROVENCE FRENCH LAVENDER	2 GAL. CONT.	COMPACT AND VIGOROUS
	MISCANTHUS SINENSIS 'MORNING LIGHT' MORNING LIGHT MAIDEN GRASS	5 GAL. CONT.	COMPACT AND VIGOROUS
	MISCANTHUS SINENSIS 'YAKU JIMA' DWARF MAIDEN GRASS	3 GAL. CONT.	COMPACT AND VIGOROUS
	NANDINA DOMESTICA 'GULF STREAM' GULF STREAM HEAVENLY BAMBOO	3 GAL. CONT.	DENSE & WELL-SPREAD FOLIAGE
R	RHAPHIOLEPIS UMBELLATA 'BLUEBERRY MUFFIN' BLUEBERRY MUFFIN INDIAN HAWTHORN	3 GAL. CONT.	FULL FOLIAGE TO BASE
	SALIX PURPUREA 'NANA' DWARF PURPLE OSIER	5 GAL. CONT.	FULL & UPRIGHT W/ MULTIPLE CANES
	SPIRAEA BETULIFOLIA 'TOR' TOR BIRCHLEAF SPIREA	3 GAL. CONT.	FULL & UPRIGHT W/ MULTIPLE CANES
	SPIRAEA THUNBERGII 'OGON' GOLDEN THUNBERG'S SPIREA	5 GAL. CONT.	FULL & UPRIGHT W/ MULTIPLE CANES
V	VIBURNUM TINUS 'COMPACTUM' SPRING BOUQUET LAURUSTINUS	5 GAL. CONT.	FULL FOLIAGE TO BASE
	LONICERA NITIDA 'BAGGESEN'S GOLD' GOLDEN BOXLEAF HONEYSUCKLE	5 GAL. CONT.	FULL FOLIAGE TO BASE

GROUNDCOVER & SMALL GRASSES:

SYMBOL	BOTANICAL NAME/ COMMON NAME	SIZE	COMMENTS
	ARCTOSTAPHYLOS UVA-URSI KINNIKINNICK	4" POT	FULL, 18" O.C. TRIANGULAR SPACING W/ MIN. 2 ROWS
	CALLUNA VULGARIS 'WICKWAR FLAME' WICKWAR FLAME SCOTCH HEATHER	1 GAL. CONT.	WELL-SPREAD & FULL FOLIAGE TO BASE - 24" O.C. TRIANGULAR SPACING, TYP. W/ MIN. 2 ROWS
	CAREX MORROWII 'ICE DANCE' VARIGATED SEDGE	1 GAL. CONT.	COMPACT AND VIGOROUS - 18" O.C. TRIANGULAR SPACING, TYP. W/ MIN. 2 ROWS
	CAREX MORROWII 'AUREA-VARIEGATA' VARIEGATED JAPANESE SEDGE	1 GAL. CONT.	COMPACT AND VIGOROUS - 18" O.C. TRIANGULAR SPACING, TYP. W/ MIN. 2 ROWS
	CAREX TESTACEA NEW ZEALAND ORANGE SEDGE	1 GAL. CONT.	COMPACT AND VIGOROUS - 18" O.C. TRIANGULAR SPACING, TYP. W/ MIN. 2 ROWS
	LIRIOPE SPICATA LILY TURF	1 GAL. CONT.	COMPACT AND VIGOROUS - 18" O.C. TRIANGULAR SPACING, TYP. W/ MIN. 2 ROWS
	LONICERA PILEATA BOX HONEYSUCKLE	1 GAL. CONT.	WELL-SPREAD & FULL FOLIAGE TO BASE - 24" O.C. TRIANGULAR SPACING, TYP. W/ MIN. 2 ROWS
	NASSELLA TENUISSIMA / MEXICAN FEATHER GRASS	3 GAL. CONT.	UPRIGHT AND WELL-SPREAD - 24" O.C. TRIANGULAR SPACING, TYP. W/ MIN. 2 ROWS
	POLYSTICHUM MUNITUM / SWORD FERN	1 GAL. CONT.	UPRIGHT AND VIGOROUS WITH MULTIPLE FRONDS, 24" O.C. TRIANG. SPACING, TYP.
	GROUNDCOVER MIX (EQUAL PARTS OF THE FOLLOWING)		
	EUPHORBIA AMYGDALOIDES VAR. 'ROBBIAE' ROBB'S EUPHORBIA	1 GAL. CONT.	COMPACT AND VIGOROUS - 18" O.C. TRIANGULAR SPACING, TYP. W/ MIN. 2 ROWS
	GERANIUM 'ANN FOLKARD' ANN FOLKARD TRAILING GERANIUM	1 GAL. CONT.	

OTHERS:

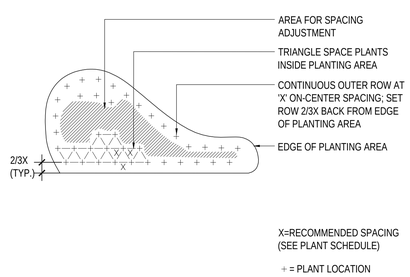
SYMBOL	BOTANICAL NAME/ COMMON NAME	SIZE	COMMENTS
	SOD LAWN		
A	BUXUS SEMPERVIRENS TOPIARY TYPE 1	18" DIA. SINGLE GLOBE	CENTER IN POT AND FILL IN AROUND BASE WITH 4" POTS ACORUS GRAMINEUS 'OGON' AT 8" O.C.
B	FUCHSIA GENII 'AUREA' HARDY FUCHSIA	5 GAL. CONT., MIN. 18" H	1 SPECIMEN PER CONTAINER, CENTERED IN POT. ADD (2) PLANTS OF 1 GAL. DRYOPTERIS ERYTHROSORA/ AUTUMN FERN PER CONTAINER ON EITHER SIDE OF FUCHSIA SPECIMEN
C	GAULTHERIA PROCUMBENS WINTERGREEN	4" POTS	EQUAL PARTS OF EACH, 6" O.C. SPACING, TYP., AROUND EDGES OF POT
	HEUCHERELLA X 'STOPLIGHT' STOPLIGHT FOAMY BELLS		
	LYSIMACHIA NUMMULARIA 'AUREA' GOLDEN CREEPING JENNY		

GENERAL LANDSCAPE NOTES

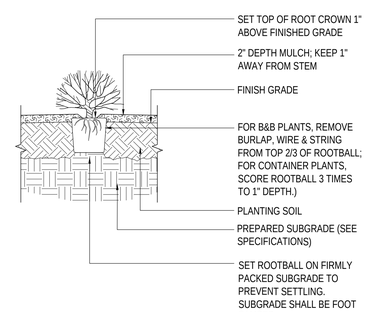
1. PLANT SPECIES LISTED TO DEMONSTRATE PLANTING CHARACTER. FINAL SPECIES SELECTION AND LAYOUT TO BE DETERMINED DURING PERMIT DOCUMENTATION AND SHALL BE COORDINATED WITH FINAL MATERIALS SELECTION BASED ON LOCAL NURSERY SUPPLY AND AVAILABILITY.
2. PLANT STOCK SIZING AND SPACING PROVIDED TO DEMONSTRATE PLANT COVERAGE OF ALL PLANTING AREAS WITHIN THREE GROWING SEASONS; WITH A COMBINATION OF SHRUBS, PERENNIAL ACCENTS AND/OR GROUND COVERS.
3. ALL PLANTING AREAS TO BE SUPPLIED WITH A PERMANENT WATERING SYSTEM FOR A MINIMUM OF (3) THREE GROWING SEASONS TO ENSURE ADEQUATE PLANT ESTABLISHMENT. IRRIGATION TO BE A HIGH EFFICIENCY DRIP IRRIGATION SYSTEM FOR ALL AREAS, INCLUDING PLANTING AREAS ABOVE STRUCTURE.
4. ALL PLANTING AREAS IN CONTAINERS OR ABOVE STRUCTURE TO HAVE DRAINAGE OUTLETS DIRECTLY CONNECTED TO DRAIN SYSTEM.

PLANTING NOTES

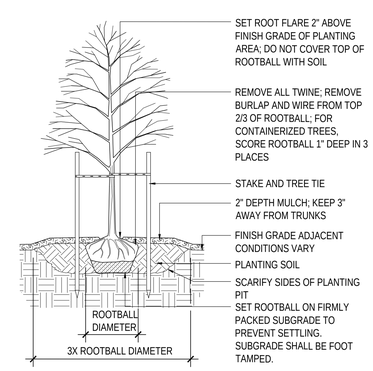
1. ALL NEW ON-GRADE LANDSCAPE AREAS SHALL RECEIVE MIN. 12" DEPTH OF IMPORT TOPSOIL. SCREENED SANDY LOAM MIN. 6% ORGANIC MATERIAL AS APPROVED BY LANDSCAPE ARCHITECT AND TESTED TO MEET SPECIFICATIONS FOR PH, TRACE MINERALS, N, P, AND K.
2. ALL NEW SHRUB AND GROUNDCOVER AREAS TO BE MULCHED WITH MIN. 2" - 4" SPECIFIED MULCH.
3. WHERE GROUNDCOVER IS PROVIDED, IT SHALL BE PLANTED AT THE SPECIFIED SPACING THROUGHOUT THE BED, INCLUDING AREAS UNDERNEATH TREES AND SHRUBS; START FIRST ROW 12" FROM EDGE OF BED OR PLANTER.
4. NEW PLANTING TO BE INSTALLED A MIN OF TWO FEET FROM NEW TREES.
5. SHRUB PLANTING IN THE R.O.W. SHALL BE MAINTAINED AT 30" OR LESS IN HEIGHT FOR PLANTING AREAS LOCATED WITHIN 12' FROM BACK OF CURB. SHRUB PLANTINGS WITHIN 30' OF INTERSECTION SHALL BE MAINTAINED AT 24" OR LESS IN HEIGHT.



1 PLANT SPACING
SCALE: 1/2"=1'-0"



2 SHRUB PLANTING
SCALE: 1/2"=1'-0"



3 TREE PLANTING
SCALE: 3/8"=1'-0"

NOT FOR CONSTRUCTION

communita atelier
1402 3rd Ave Suite 1015
Seattle WA 98101
(206) 327-9056

LEGACY ALDERWOOD
18601 33RD AVE W
LYNNWOOD, WA

STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT
LICENSE No. 433
EXPIRES ON 3/12/2020

DATE: 1/20/2020
JOB NO. 2019020
PERMIT NO.

REVISIONS:

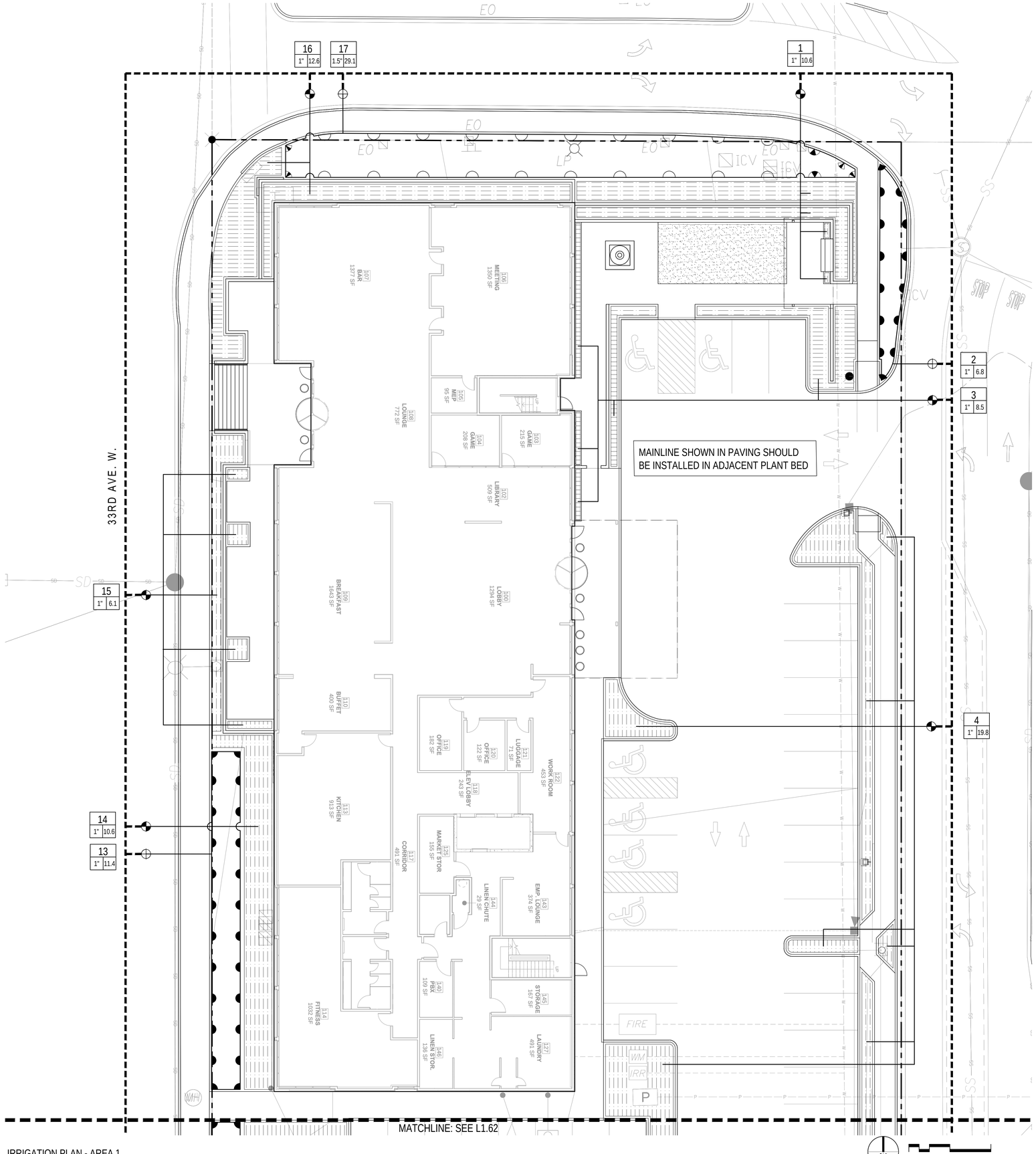
NO.	DATE	DESCRIPTION

ISSUE:

PLANTING SCHEDULE, DETAILS & NOTES

SHEET NO:

L1.53



1 IRRIGATION PLAN - AREA 1
SCALE: 1"=10'-0"

N

0 5 10 20
SCALE: 1"=10'-0"

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/ MODEL NUMBER	REMARKS
	RAINBIRD XFS-09-12 IN-LINE DRIP EMITTER TUBING 12" O.C. LATERAL SPACING	INSTALL PER AS DETAILED & AS PER MANUFACTURERS INSTALLATION INSTRUCTIONS
	RAINBIRD XCZ-150-PRF ELECTRIC CONTROL VALVE	1" ELECTRIC CONTROL ZONE KIT; INSTALL PER MANUFACTURERS INST.
	RAINBIRD PEB-PRS-D SERIES ELECTRIC CONTROL VALVE	ELECTRIC REMOTE CONTROL VALVE; INSTALL PER MANUFACTURERS INST.
	HUNTER HQ 44RC QUICK COUPLER	TWO PIECE, 1" SINGLE LUG, QUICK COUPLER W/ VINYL LOCKING COVER, INSTALL PER DETAIL
	GATE VALVE	SIZE AS NOTED; INSTALL PER DETAIL
NO SYMBOL	3/4" MANUAL DRAIN VALVE	INSTALL AT LOWPOINT OF MAINLINE. ASSURE POSITIVE DRAINAGE; INSTALL PER DETAIL
NO SYMBOL	IRRIGATION FLUSH VALVE	LOCATE PER MANUFACTURER RECOMMENDATION
	POINT OF CONNECTION - 1-1/2" DOUBLE CHECK VALVE BY MECH.	
	PVC SCHEDULE 40 MAINLINE - 2" TYP. MINIMUM 24" COVER AT ON GRADE PLANTING AREAS.	
	PVC CLASS 200 LATERAL LINE - 3/4" MIN. MINIMUM 18" COVER AT ON GRADE PLANTING AREAS. A = 3/4" B = 1" C = 1.25" D = 1.5" E = 2"	
C	RAINBIRD ESP12 LXMED W/ (2) ESPLXMSM12 EXPANSION MODULES	36-STATION CONTROLLER; INSTALL PER MANUFACTURERS INSTRUCTIONS IN WATER ROOM 182 COORDINATE WITH ELECTRICAL CONTRACTOR TO PROVIDE 120V POWER SUPPLY. INSTALL PER LOCAL/NATIONAL CODES.
CB	RAINBIRD ESP 4TM	4-STATION CONTROLLER - WALL MOUNT
NO SYMBOL	SLEEVING NOT SHOWN ON PLAN	SCHEDULE 40 PVC 2 TIMES Ø OF INSERT PIPE
	RAINBIRD 1806-PRS-D WITH U-8 SERIES NOZZLE	8' RADIUS AT 30 PSI; 6" POP UP; INSTALL AS PER DETAIL
	RAINBIRD 1806-PRS-D WITH U-12 SERIES NOZZLE	10' RADIUS AT 30 PSI; 6" POP UP; INSTALL AS PER DETAIL
	RAINBIRD 1806-PRS-D WITH U-15 SERIES NOZZLE	12' RADIUS AT 30 PSI; 6" POP UP; INSTALL AS PER DETAIL
	RAINBIRD 1806-PRS-D WITH U-10 SERIES NOZZLE	15' RADIUS AT 30 PSI; 6" POP UP; INSTALL AS PER DETAIL

18 — CONTROLLER/STATION NUMBER
1" 6.7 — GALLONS PER MINUTE
VALVE SIZE

NOTES

1. SLEEVING (NOT SHOWN ON DRAWINGS) IS REQUIRED FOR ALL IRRIGATION AND CONTROL WIRE UNDER ALL PAVEMENTS, WALLS, ETC. CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF SIZE OF ALL SLEEVING REQUIRED FOR COMPLETE INSTALLATION OF WORK. SLEEVING SHALL BE PVC SCHEDULE 40 PIPE.

2. VERIFY 30 GPM AT 55 PSI AT DOUBLE CHECK VALVE OUTLET. NOTIFY LANDSCAPE ARCHITECT OF DISCREPANCIES.

communita atelier
1402 3rd Ave Suite 1015
Seattle WA 98101
(206) 327-9056

LEGACY ALDERWOOD
18601 33RD AVE W
LYNNWOOD, WA

STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT
LICENSE No. 425
EXPIRES ON 3/12/2020

DATE: 1/20/2020
JOB NO. 2019020
PERMIT NO.

REVISIONS:
NO. DATE DESCRIPTION

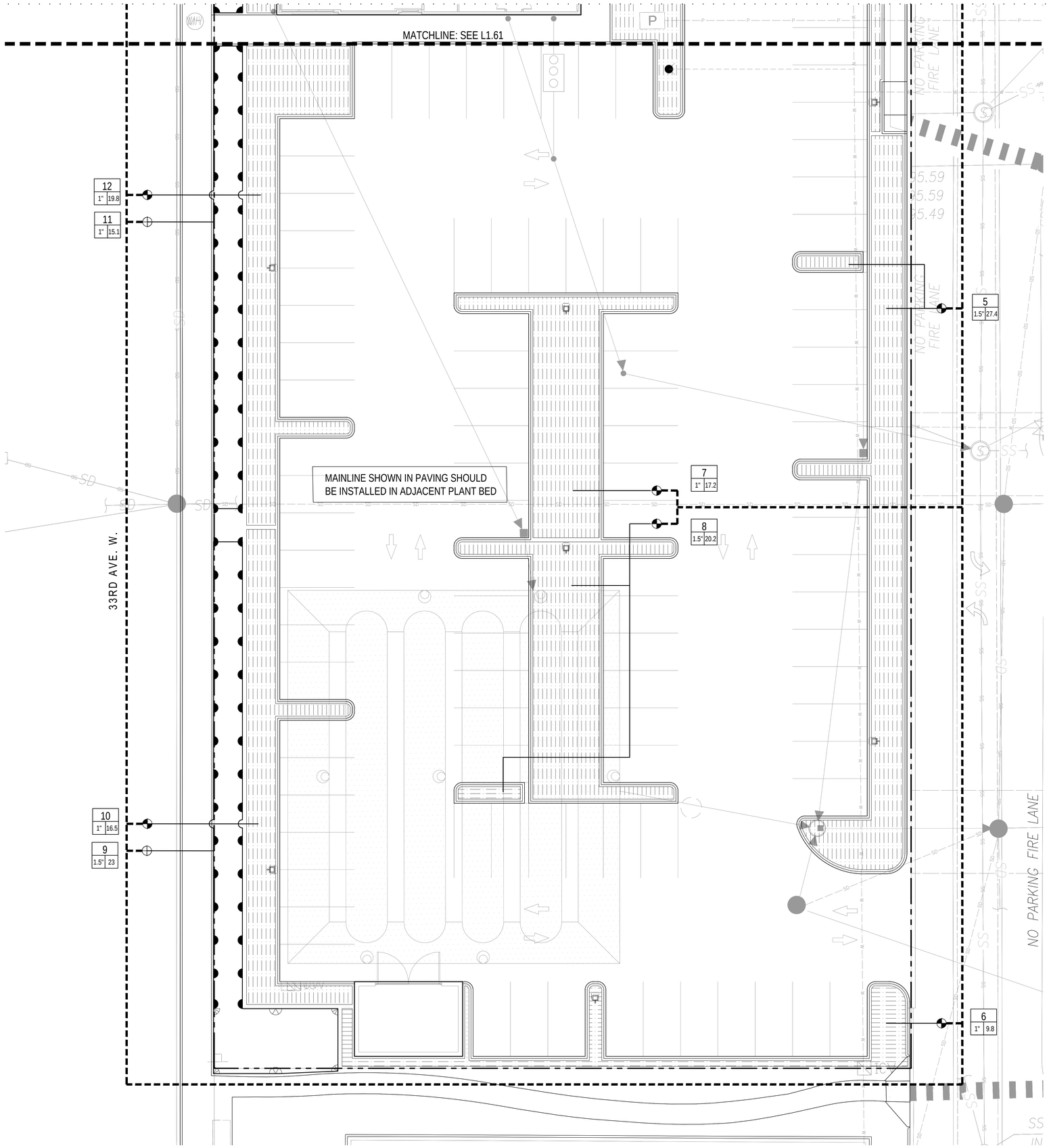
ISSUE:

NOT FOR CONSTRUCTION

IRRIGATION PLAN, SCHEDULE & NOTES AREA 1

SHEET NO:

L1.61



IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/ MODEL NUMBER	REMARKS
	RAINBIRD XFS-09-12 IN-LINE DRIP EMITTER TUBING 12" O.C. LATERAL SPACING	INSTALL PER AS DETAILED & AS PER MANUFACTURERS INSTALLATION INSTRUCTIONS
	RAINBIRD XCZ-150-PRF ELECTRIC CONTROL VALVE	1" ELECTRIC CONTROL ZONE KIT; INSTALL PER MANUFACTURERS INST.
	RAINBIRD PEB-PRS-D SERIES ELECTRIC CONTROL VALVE	ELECTRIC REMOTE CONTROL VALVE; INSTALL PER MANUFACTURERS INST.
	HUNTER HQ 44RC QUICK COUPLER	TWO PIECE, 1" SINGLE LUG, QUICK COUPLER W/ VINYL LOCKING COVER, INSTALL PER DETAIL
	GATE VALVE	SIZE AS NOTED; INSTALL PER DETAIL
NO SYMBOL	3/4" MANUAL DRAIN VALVE	INSTALL AT LOWPOINT OF MAINLINE. ASSURE POSITIVE DRAINAGE; INSTALL PER DETAIL
NO SYMBOL	IRRIGATION FLUSH VALVE	LOCATE PER MANUFACTURER RECOMMENDATION
	POINT OF CONNECTION - 1-1/2" DOUBLE CHECK VALVE BY MECH.	
	PVC SCHEDULE 40 MAINLINE - 2" TYP. MINIMUM 24" COVER AT ON GRADE PLANTING AREAS.	
	PVC CLASS 200 LATERAL LINE - 3/4" MIN. MINIMUM 18" COVER AT ON GRADE PLANTING AREAS. A = 3/4" B = 1" C = 1.25" D = 1.5" E = 2"	
C	RAINBIRD ESP12 LXMED W/ (2) ESPLXMSM12 EXPANSION MODULES	36-STATION CONTROLLER; INSTALL PER MANUFACTURERS INSTRUCTIONS IN WATER ROOM 182 COORDINATE WITH ELECTRICAL CONTRACTOR TO PROVIDE 120V POWER SUPPLY. INSTALL PER LOCAL/NATIONAL CODES.
CB	RAINBIRD ESP 4TM	4-STATION CONTROLLER - WALL MOUNT
NO SYMBOL	SLEEVING NOT SHOWN ON PLAN	SCHEDULE 40 PVC 2 TIMES Ø OF INSERT PIPE
	RAINBIRD 1806-PRS-D WITH U-8 SERIES NOZZLE	8' RADIUS AT 30 PSI; 6" POP UP; INSTALL AS PER DETAIL
	RAINBIRD 1806-PRS-D WITH U-12 SERIES NOZZLE	10' RADIUS AT 30 PSI; 6" POP UP; INSTALL AS PER DETAIL
	RAINBIRD 1806-PRS-D WITH U-15 SERIES NOZZLE	12' RADIUS AT 30 PSI; 6" POP UP; INSTALL AS PER DETAIL
	RAINBIRD 1806-PRS-D WITH U-10 SERIES NOZZLE	15' RADIUS AT 30 PSI; 6" POP UP; INSTALL AS PER DETAIL

18
1" 6.7

- 18 — CONTROLLER/STATION NUMBER
- 6.7 — GALLONS PER MINUTE
- 1" — VALVE SIZE

NOTES

1. SLEEVING (NOT SHOWN ON DRAWINGS) IS REQUIRED FOR ALL IRRIGATION AND CONTROL WIRE UNDER ALL PAVEMENTS, WALLS, ETC. CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF SIZE OF ALL SLEEVING REQUIRED FOR COMPLETE INSTALLATION OF WORK. SLEEVING SHALL BE PVC SCHEDULE 40 PIPE.

2. VERIFY 30 GPM AT 55 PSI AT DOUBLE CHECK VALVE OUTLET. NOTIFY LANDSCAPE ARCHITECT OF DISCREPANCIES.

1 IRRIGATION PLAN - AREA 2
SCALE: 1"=10'-0"

N

0 5 10 20
SCALE: 1"=10'-0"

communita atelier
1402 3rd Ave Suite 1015
Seattle WA 98101
(206) 327-9056

LEGACY ALDERWOOD

18601 33RD AVE W
LYNNWOOD, WA

STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT
LICENSE No. 415
EXPIRES ON 3/12/2020

DATE: 1/20/2020
JOB NO. 2019020
PERMIT NO.

REVISIONS:

NO.	DATE	DESCRIPTION

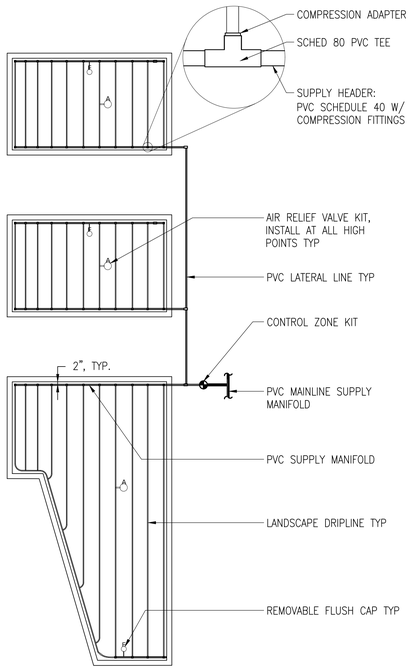
ISSUE:

IRRIGATION PLAN, SCHEDULE & NOTES AREA 2

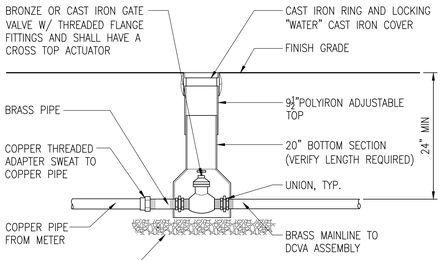
SHEET NO:

L1.62

NOT FOR CONSTRUCTION

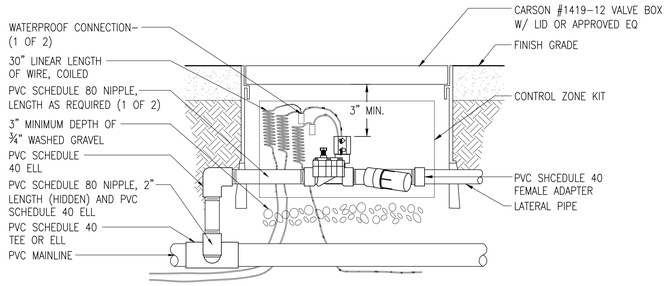


6 TYPICAL DRIP LINE LAYOUT
SCALE: NO SCALE

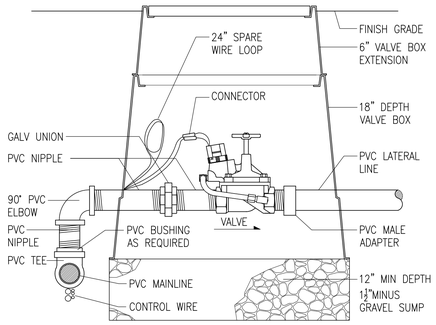


NOTE:
1. CAST IRON RING AND COVER, POLYIRON ADJUSTABLE TOP AND BOTTOM SECTION AS MANUFACTURED BY ARMOR ACCESS BOXES OR EQ.
2. GATE VALVE SHALL BE MANUFACTURED BY KENNEDY, MULLER OR HAMMOND.
3. USE TEFLON TAPE ON ALL THREADED FITTINGS.

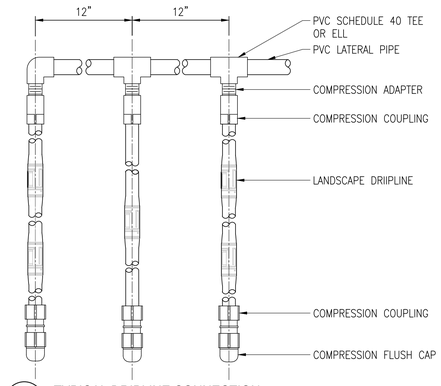
2 TYPICAL GATE VALVE
SCALE: NO SCALE



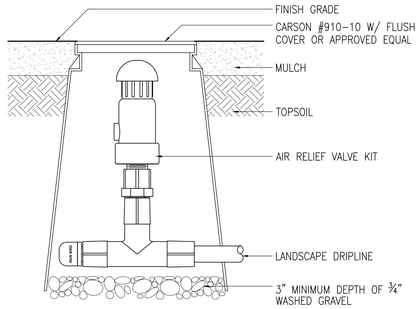
3 TYPICAL CONTROL ZONE KIT - AT GRADE
SCALE: NO SCALE



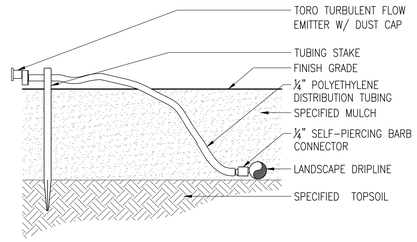
5 CONTROL VALVE
SCALE: NO SCALE



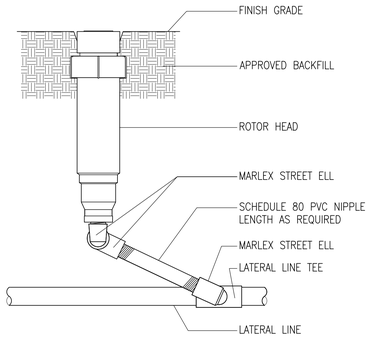
7 TYPICAL DRIPLINE CONNECTION
SCALE: NO SCALE



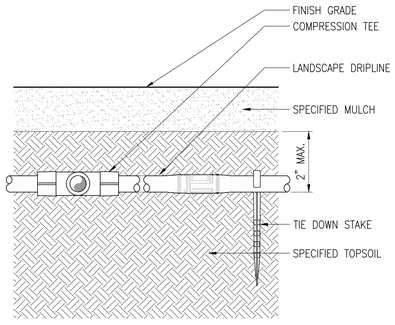
8 AIR RELIEF VALVE KIT
SCALE: NO SCALE



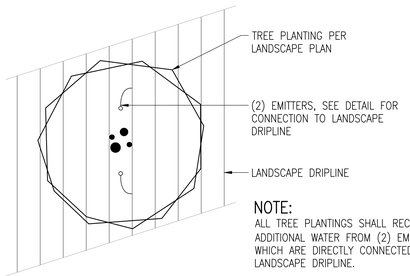
9 TYPICAL XERI-BUBBLER
SCALE: NO SCALE



10 SPRAY
SCALE: NO SCALE

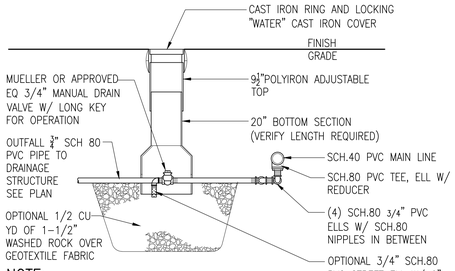


11 SECTION AT DRIP LINE EMITTER
SCALE: NO SCALE



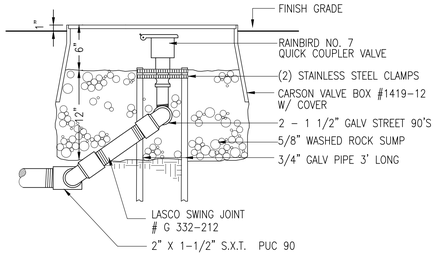
NOTE:
ALL TREE PLANTINGS SHALL RECEIVE ADDITIONAL WATER FROM (2) EMITTERS WHICH ARE DIRECTLY CONNECTED TO THE LANDSCAPE DRIPLINE.

12 XERIBUBBLER AT TREE LOCATION
SCALE: NO SCALE



NOTE:
1. CAST IRON RING AND COVER, POLYIRON ADJUSTABLE TOP AND BOTTOM SECTION AS MANUFACTURED BY ARMOR ACCESS BOXES OR APPROVED EQ.
2. USE TEFLON TAPE ON ALL THREADED FITTINGS.
3. ITEMS NOTES AS OPTIONAL SHALL BE REQUIRED WHERE A POSITIVE CONNECTION TO A DRAINGE STRUCTURE IS NOT AVAILABLE.

13 MANUAL DRAIN
SCALE: NO SCALE



14 QUICK COUPLER
SCALE: NO SCALE

NOT FOR CONSTRUCTION

communita atelier
1402 3rd Ave Suite 1015
Seattle WA 98101
(206) 327-9056

LEGACY ALDERWOOD
18601 33RD AVE W
LYNNWOOD, WA

STATE OF WASHINGTON
AMY OTAA
LICENSED
LANDSCAPE ARCHITECT
AMY OTAA
LICENSE No. 435
EXPIRES ON 3/23/2020

DATE: 1/20/2020
JOB NO. 2019020
PERMIT NO.

REVISIONS:

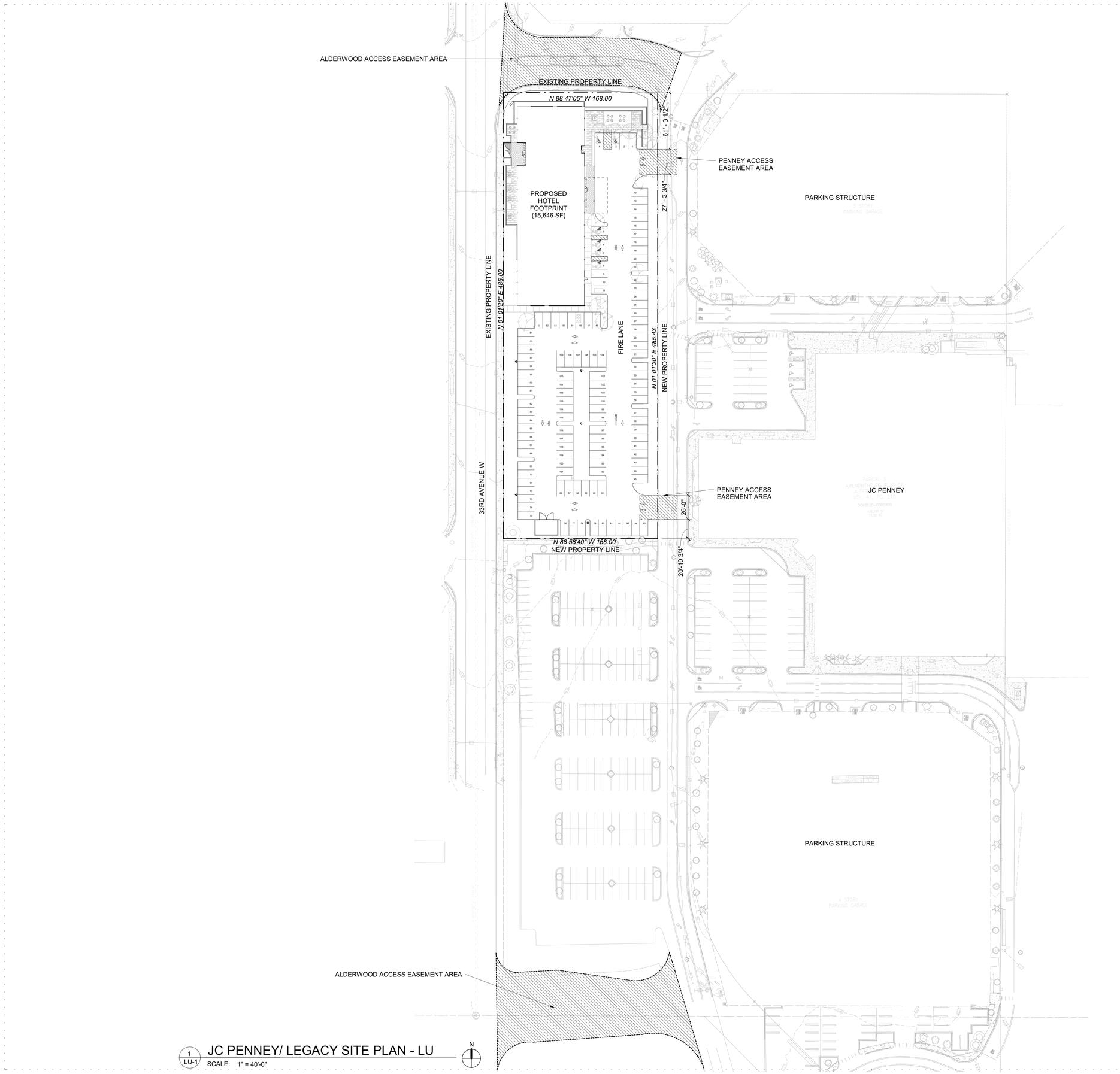
NO.	DATE	DESCRIPTION

ISSUE:

IRRIGATION DETAILS

SHEET NO:

L1.63



LEGEND

ACCESS EASEMENT AREA

1 / LU-1 JC PENNEY/ LEGACY SITE PLAN - LU

SCALE: 1" = 40'-0"

CLARK BARNES
1401 West Garfield Street
Seattle, Washington 98119
T:206.782.8208 F:206.782.7818

© CLARK | BARNES

LEGACY ALDERWOOD

18601 33RD AVE W
LYNNWOOD, WA 98037

6611 REGISTERED ARCHITECT
W. SCOTT CLARK
STATE OF WASHINGTON

DATE: 01/24/2020
JOB NO. 18-10
PERMIT NO.

REVISIONS:

NO.	DATE	DESCRIPTION

ISSUE:
DES REV: 01/24/2020

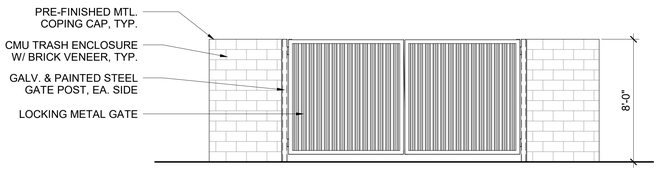
JC PENNEY/ LEGACY SITE PLAN

SHEET NO:

LU-1

NOT FOR CONSTRUCTION

SITE FEATURE ELEVATIONS:

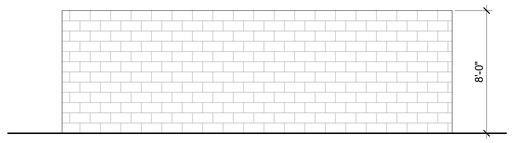


2 LU-2 TRASH ENCLOSURE - NORTH ELEVATION - LU

SCALE: 1/4" = 1'-0"

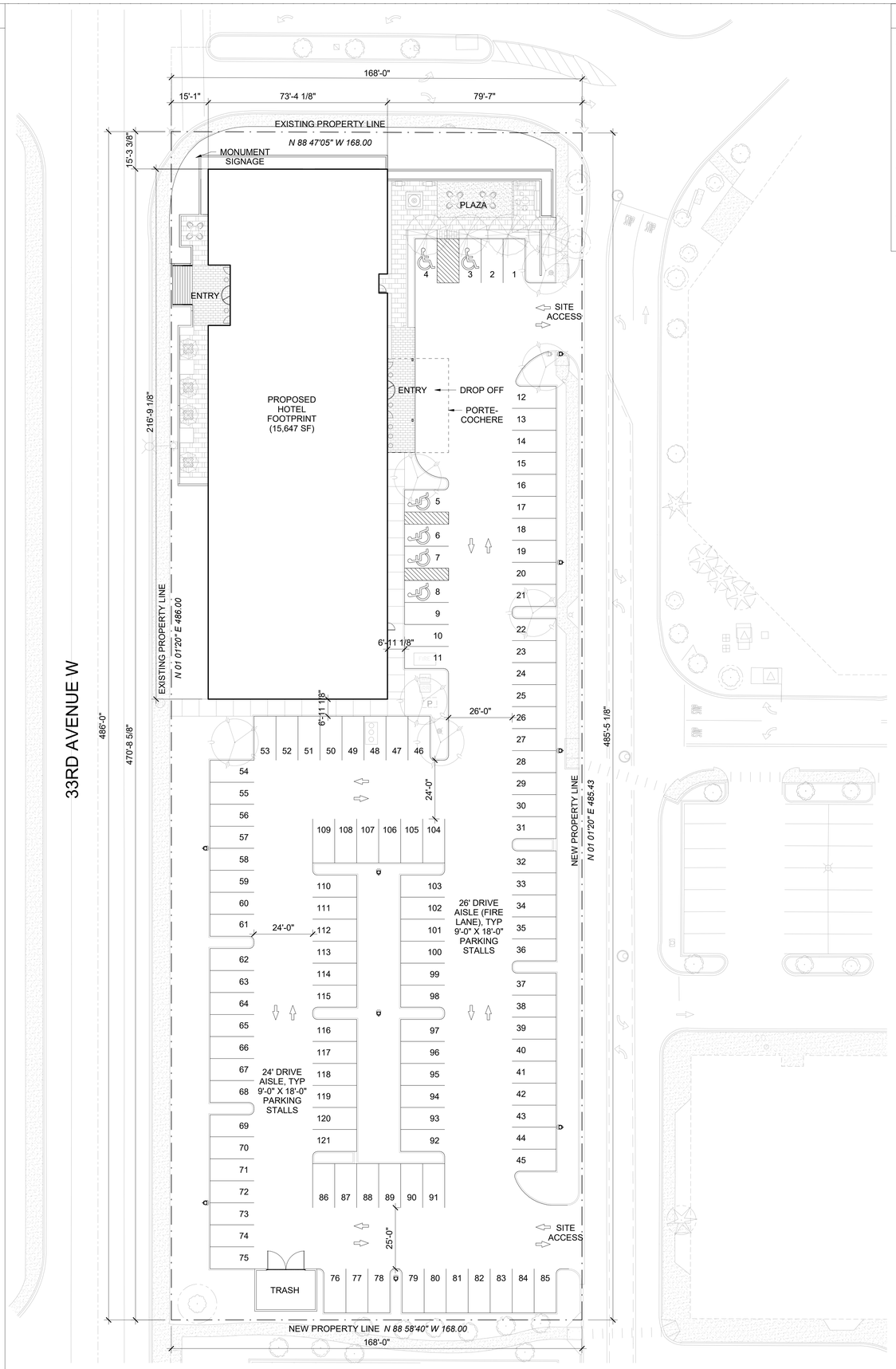
3 LU-2 TRASH ENCLOSURE - WEST ELEVATION (EAST SIM.) - LU

SCALE: 1/4" = 1'-0"



4 LU-2 TRASH ENCLOSURE - SOUTH ELEVATION - LU

SCALE: 1/4" = 1'-0"



1 LU-2 LEGACY SITE PLAN - LU

SCALE: 1" = 20'-0"

PROJECT INFORMATION:

ZONE:	PRC (PLANNED REGIONAL CENTER)
LOT AREA:	493,099 SF (11.32 ACRES) 81,601 SF (1.87 ACRES) AFTER DEDICATION
EXISTING USE:	SURFACE PARKING LOT FOR JCPENNEY DEPARTMENT STORE AND ALDERWOOD MALL
PROPOSED USES: LMC TABLE 21.40.120 LMC 21.48.105	HOTEL: 84,550 SF (150 UNITS) (15,647 SF BLDG FOOTPRINT) PARKING: 41,164 SF (121 STALLS)
LOT COVERAGE: LMC 21.48.200.C	LOT COVERAGE IS NOT RESTRICTED. IMPERVIOUS SURFACE IS 76% (62,156 SF / 81,601 SF)
OFF-STREET PARKING: LMC 21.18.200 LMC TABLE 21.18.08 LMC 21.18.900	121 STALLS PLUS ADJACENT EXISTING ALDERWOOD MALL'S PARKING LOTS

CLARK BARNES
1401 West Garfield Street
Seattle, Washington 98119
T:206.782.8208 F:206.782.7818

© CLARK | BARNES

LEGACY ALDERWOOD

18601 33RD AVE W
LYNNWOOD, WA 98037

6611 REGISTERED ARCHITECT
W. SCOTT CLARK
STATE OF WASHINGTON

DATE: 01/24/2020
JOB NO. 18-10
PERMIT NO.

REVISIONS:

NO.	DATE	DESCRIPTION

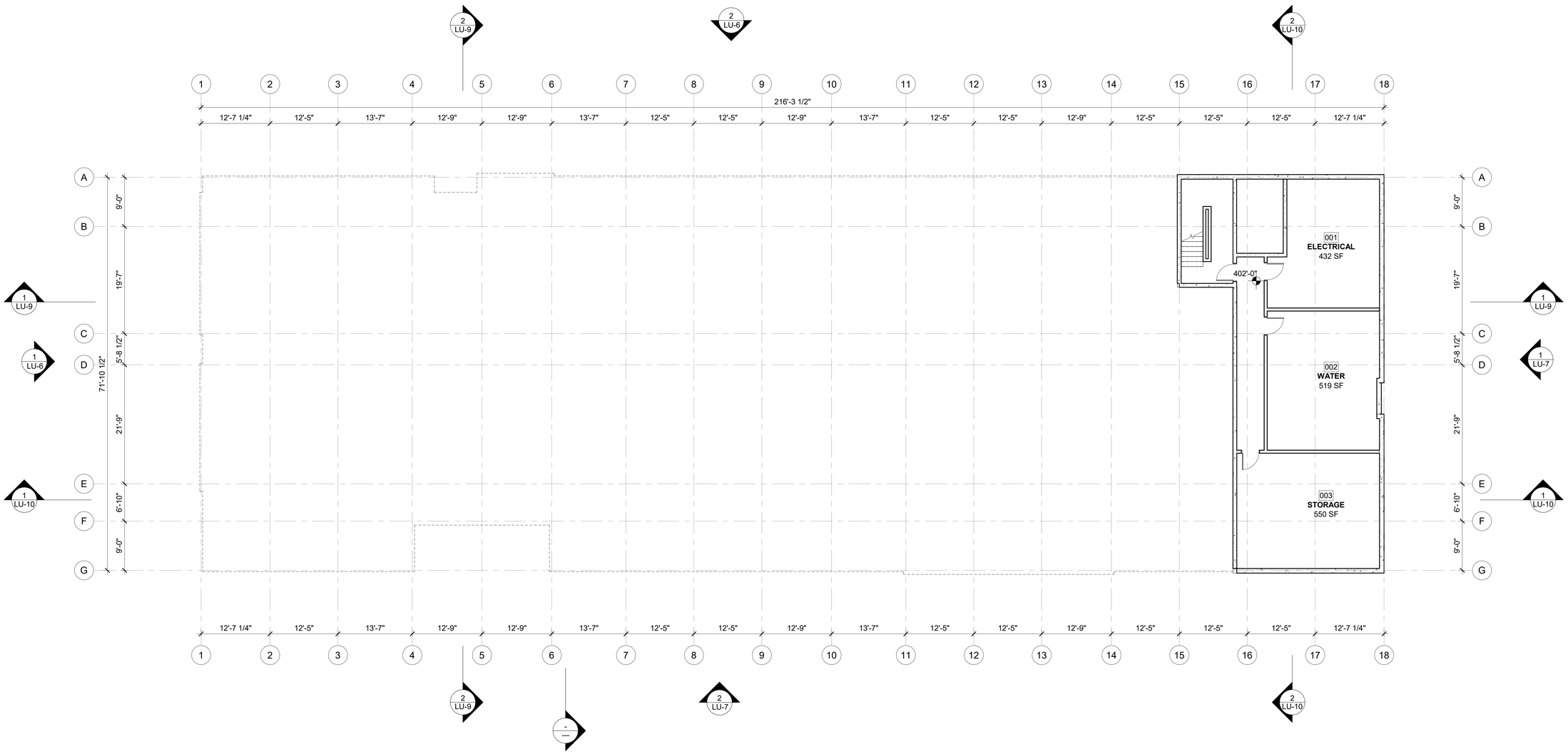
ISSUE:
DES REV: 01/24/2020

LEGACY SITE PLAN

SHEET NO:

LU-2

NOT FOR CONSTRUCTION



1 LU-3 LEVEL 0

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

N

NOT FOR CONSTRUCTION

CLARK BARNES
1401 West Garfield Street
Seattle, Washington 98119
T:206.782.8208 F:206.782.7818

© CLARK | BARNES

LEGACY ALDERWOOD

18601 33RD AVE W
LYNNWOOD, WA 98037

6611 REGISTERED ARCHITECT
W. SCOTT CLARK
STATE OF WASHINGTON

DATE: 01/24/2020
JOB NO. 18-10
PERMIT NO.

REVISIONS:

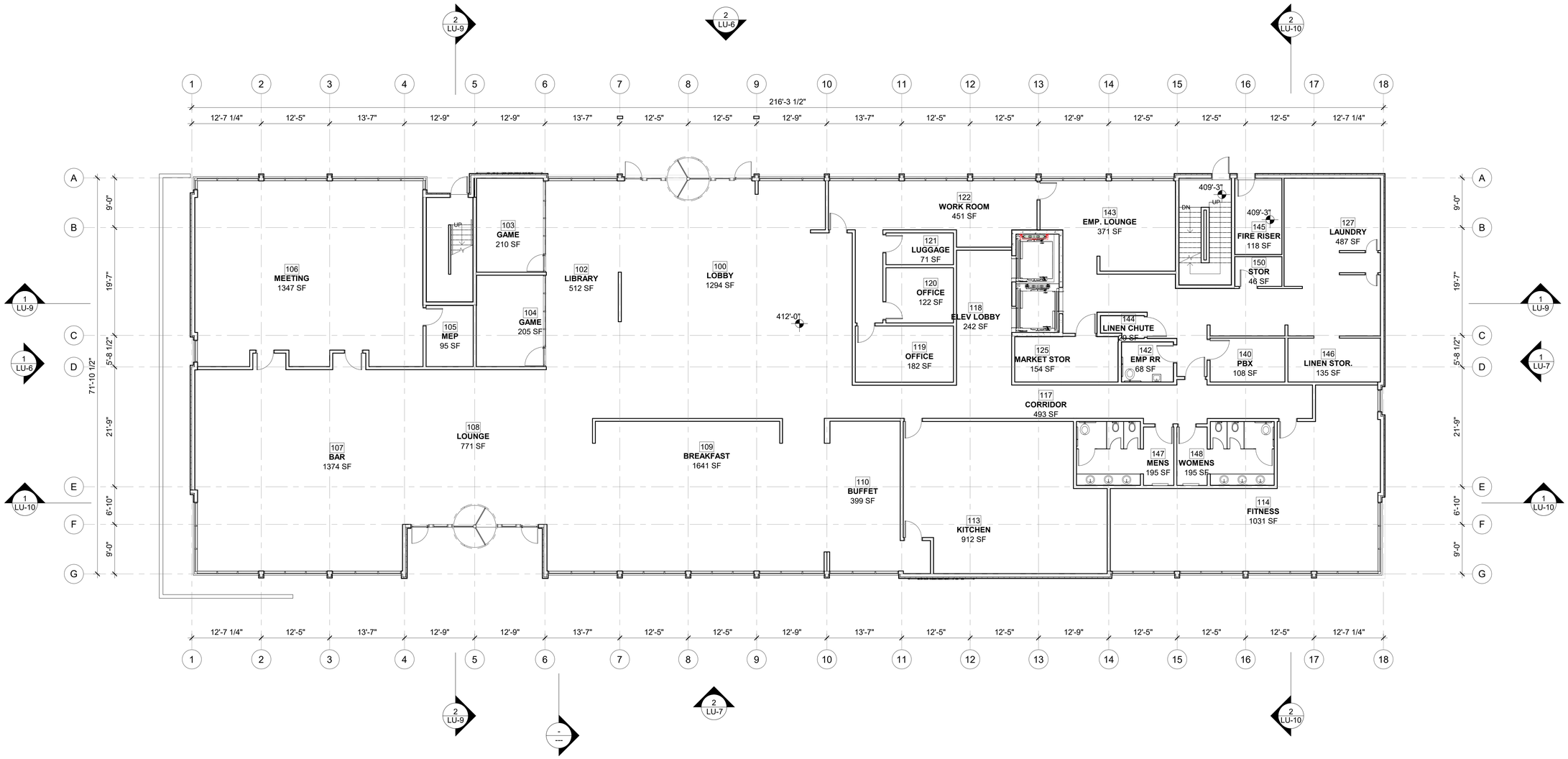
NO.	DATE	DESCRIPTION

ISSUE:
DES REV: 01/24/2020

LEVEL 0
FLOOR PLAN

SHEET NO:

LU-3



NOT FOR CONSTRUCTION

CLARK BARNES
1401 West Garfield Street
Seattle, Washington 98119
T:206.782.8208 F:206.782.7818

© CLARK | BARNES

LEGACY ALDERWOOD

18601 33RD AVE W
LYNNWOOD, WA 98037

6611 REGISTERED ARCHITECT
W. SCOTT CLARK
STATE OF WASHINGTON

DATE: 01/24/2020
JOB NO. 18-10
PERMIT NO.

REVISIONS:

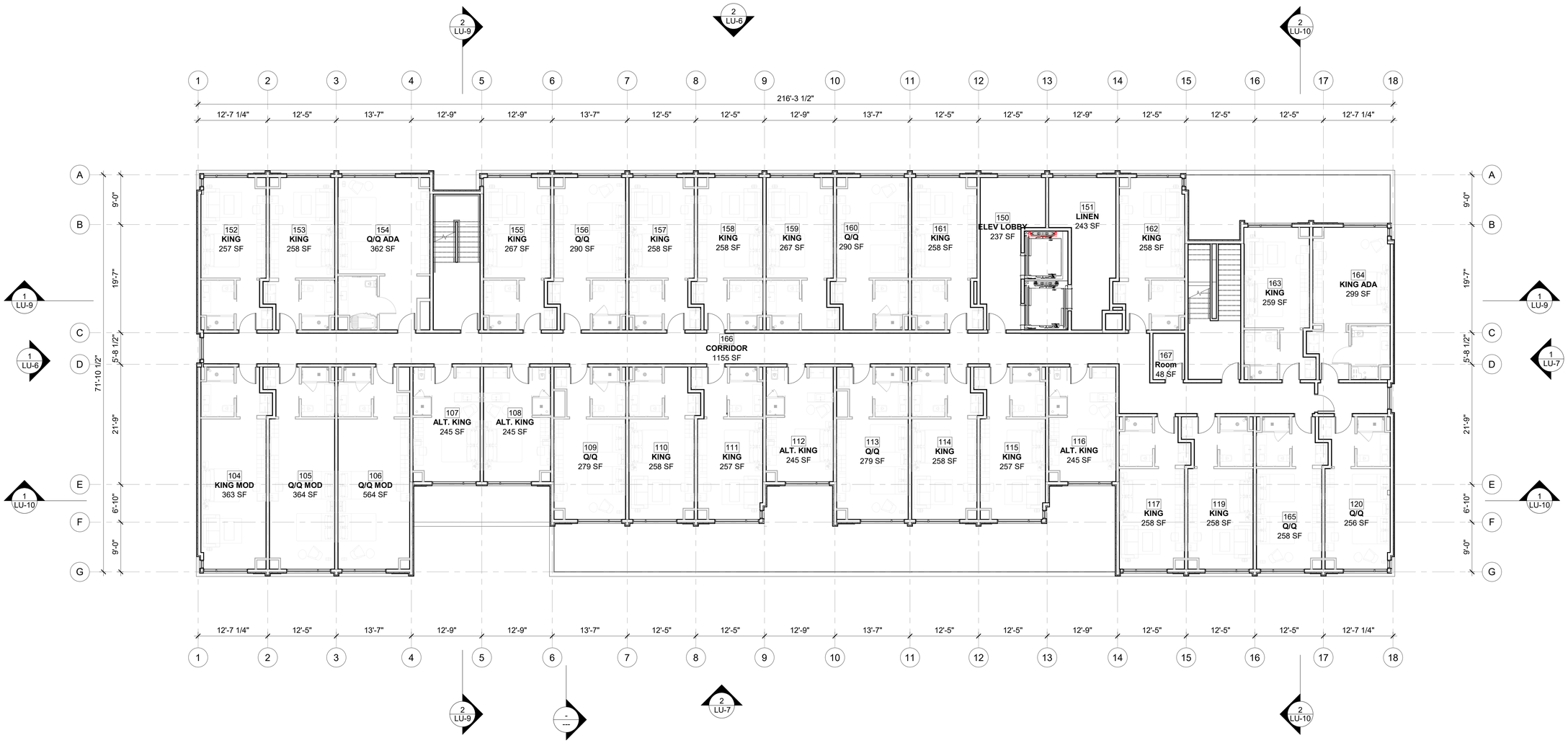
NO.	DATE	DESCRIPTION

ISSUE:
DES REV: 01/24/2020

LEVEL 1
FLOOR PLAN

SHEET NO:

LU-4



1 LU-5 LEVEL 2 - 6

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

N

NOT FOR CONSTRUCTION

CLARK BARNES
1401 West Garfield Street
Seattle, Washington 98119
T:206.782.8208 F:206.782.7818

© CLARK | BARNES

LEGACY ALDERWOOD

18601 33RD AVE W
LYNNWOOD, WA 98037

6611 REGISTERED ARCHITECT
W. SCOTT CLARK
STATE OF WASHINGTON

DATE: 01/24/2020
JOB NO. 18-10
PERMIT NO.

REVISIONS:

NO.	DATE	DESCRIPTION

ISSUE:
DES REV: 01/24/2020

LEVEL 2-6
FLOOR PLAN

SHEET NO:

LU-5

2 LU-6 EAST ELEVATION

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

1 LU-6 NORTH ELEVATION

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

CLARK
BARNES
1401 West Garfield Street
Seattle, Washington 98119
T:206.782.8208 F:206.782.7818

© CLARK | BARNES

LEGACY ALDERWOOD

18601 33RD AVE W
LYNNWOOD, WA 98037

6611
REGISTERED ARCHITECT
W. SCOTT CLARK
STATE OF WASHINGTON

DATE: 01/24/2020
JOB NO. 18-10
PERMIT NO.

REVISIONS:

NO.	DATE	DESCRIPTION

ISSUE:
DES REV: 01/24/2020

EXTERIOR ELEVATIONS

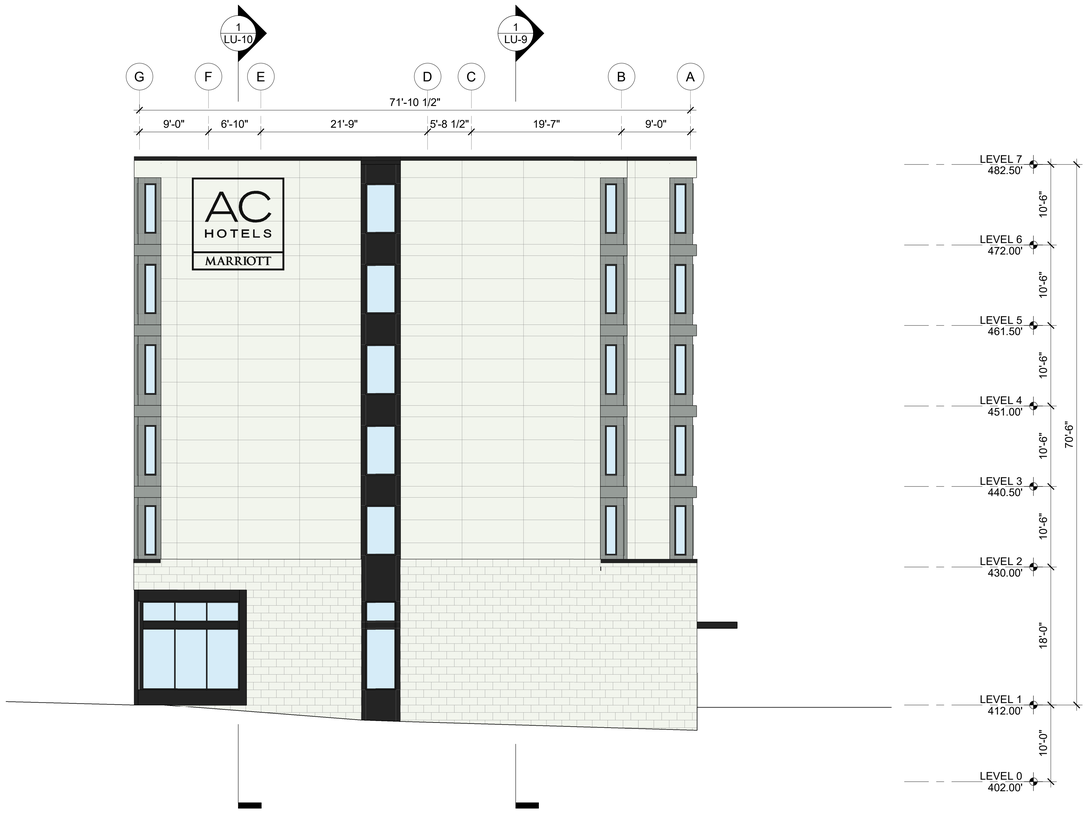
SHEET NO:

LU-6

NOT FOR CONSTRUCTION

2 LU-7 WEST ELEVATION

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



1 LU-7 SOUTH ELEVATION

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

CLARK BARNES
1401 West Garfield Street
Seattle, Washington 98119
T:206.782.8208 F:206.782.7818

© CLARK | BARNES

LEGACY ALDERWOOD

18601 33RD AVE W
LYNNWOOD, WA 98037

6611 REGISTERED ARCHITECT
W. SCOTT CLARK
STATE OF WASHINGTON

DATE: 01/24/2020
JOB NO. 18-10
PERMIT NO.

REVISIONS:

NO.	DATE	DESCRIPTION

ISSUE:
DES REV: 01/24/2020

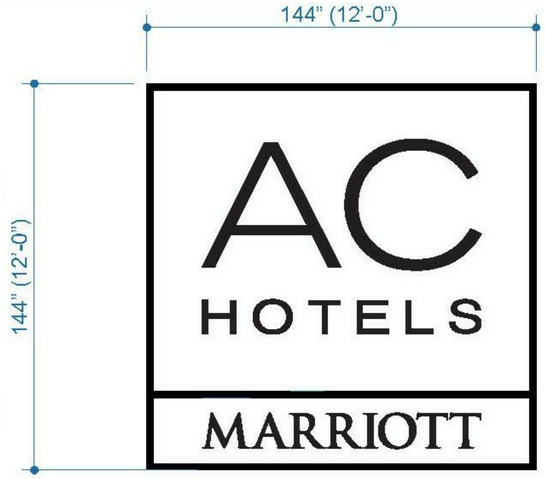
EXTERIOR ELEVATIONS

SHEET NO:

LU-7

NOT FOR CONSTRUCTION

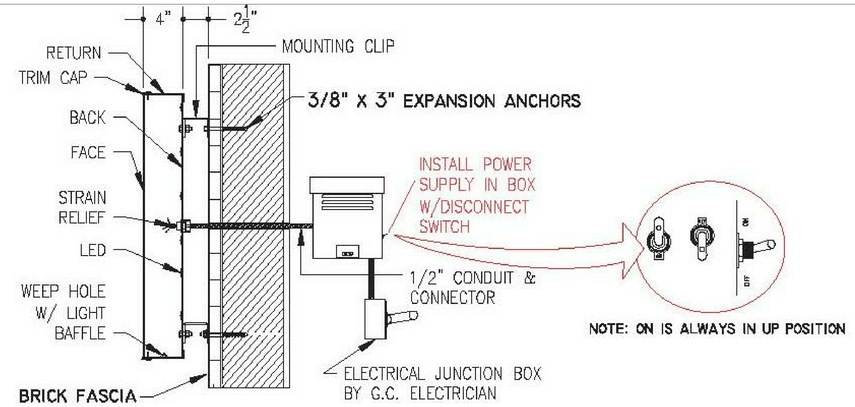
PROPOSED FACADE SIGNAGE:



7 THICK PERFORATED FACE-LIT (WHITE) ILLUMINATED CHANNEL LETTERS AND LINE.

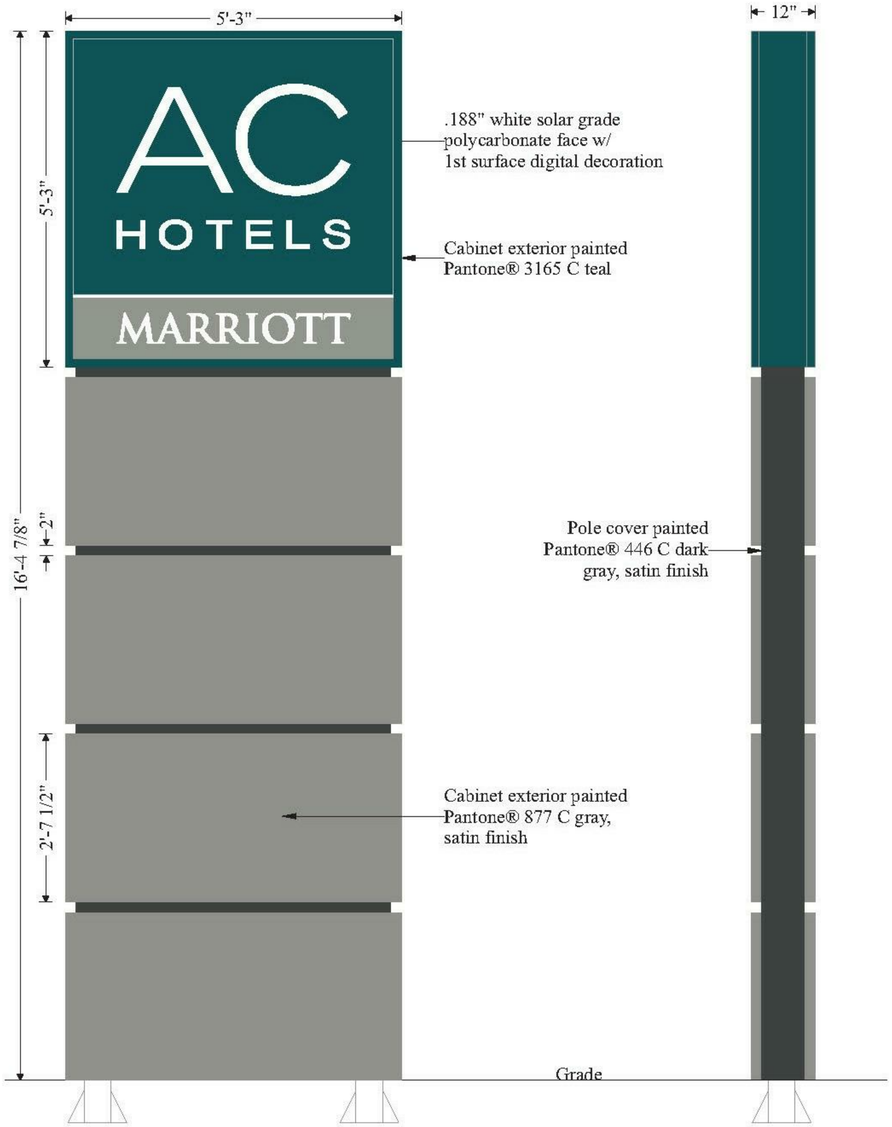
ALL RETURNS TO BE PAINTED TO MATCH SW 7034 STATUS BRONZE. PAINT TO HAVE AUTOMOTIVE TYPE METAL FLAKE FINISH TO SIMULATE BRONZE.

PERFORATED VINYL FORM FACES TO MATCH RETURN COLOR.



REMOTE LED CHLL LTR CROSS SECTION
EQUIPMENT GROUNDED
SCALE: N.T.S.

PROPOSED MONUMENT SIGNAGE:



Monument Cabinet Specifications:
Aluminum frame construction with white polycarbonate faces. Cabinet painted to match PMS 3165 C teal.
Illumination: GE 7100K white LED's
Pole Cover Specifications:
Aluminum frame with aluminum skins. Pole cover painted to match PMS 446 C dark gray. Accent panels constructed of aluminum and painted to match PMS 877 C gray.
Face Specifications:
.177" white solar grade polycarbonate with 1st surface digitally printed decoration.

Color:

Cabinet Exterior:

- Pantone® 3165 C teal, satin finish

Pole Cover:

- Pantone® 446 C dark gray, satin finish
- Pantone® 877 C gray, satin finish

Faces:

- CMYK: 62,16,42,67
- CMYK: 30,31,28,22
- CMYK: 0,0,0,0

NOT FOR CONSTRUCTION

CLARK BARNES
1401 West Garfield Street
Seattle, Washington 98119
T:206.782.8208 F:206.782.7818

© CLARK | BARNES

LEGACY ALDERWOOD
18601 33RD AVE W
LYNNWOOD, WA 98037

6611 REGISTERED ARCHITECT
W. SCOTT CLARK
STATE OF WASHINGTON

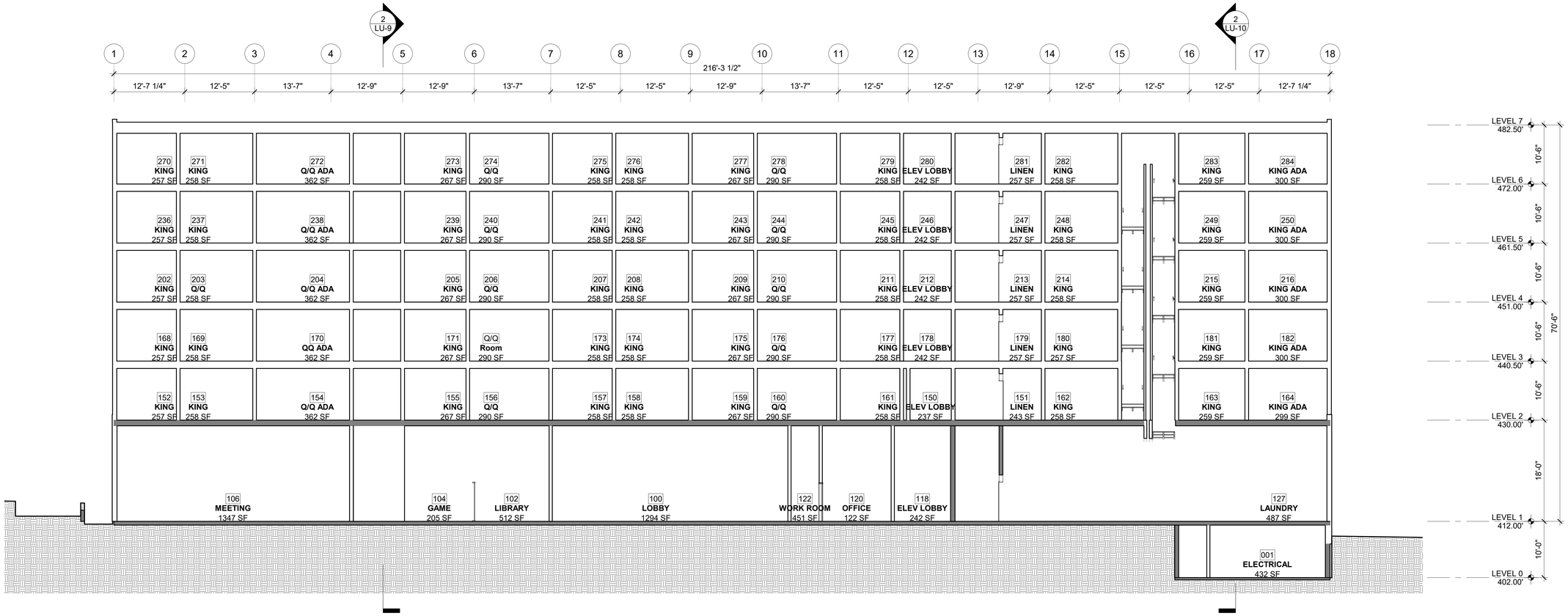
DATE: 01/24/2020
JOB NO. 18-10
PERMIT NO.

REVISIONS:
NO. DATE DESCRIPTION

ISSUE:
DES REV: 01/24/2020

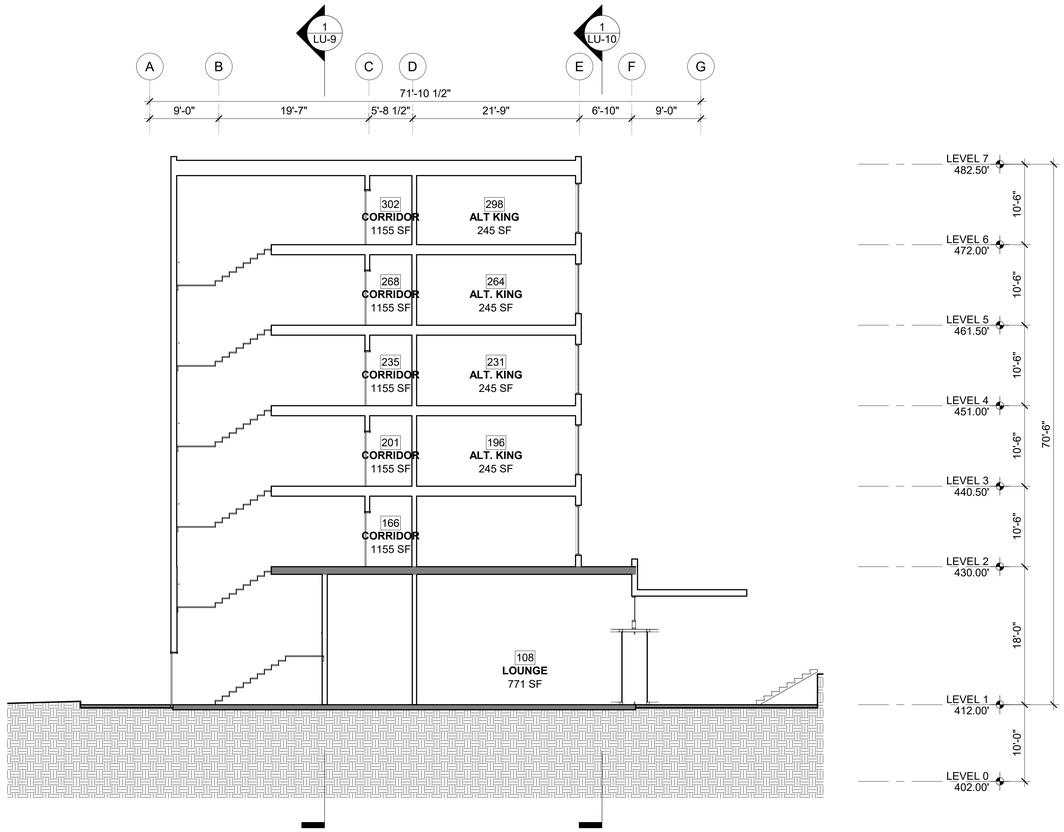
EXTERIOR SIGNAGE

SHEET NO:
LU-8



1 LU-9 BUILDING SECTION

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



2 LU-9 BUILDING SECTION

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

NOT FOR CONSTRUCTION

CLARK BARNES
1401 West Garfield Street
Seattle, Washington 98119
T:206.782.8208 F:206.782.7818

© CLARK | BARNES

LEGACY ALDERWOOD

18601 33RD AVE W
LYNNWOOD, WA 98037

6611 REGISTERED ARCHITECT
W. SCOTT CLARK
STATE OF WASHINGTON

DATE: 01/24/2020
JOB NO. 18-10
PERMIT NO.

REVISIONS:

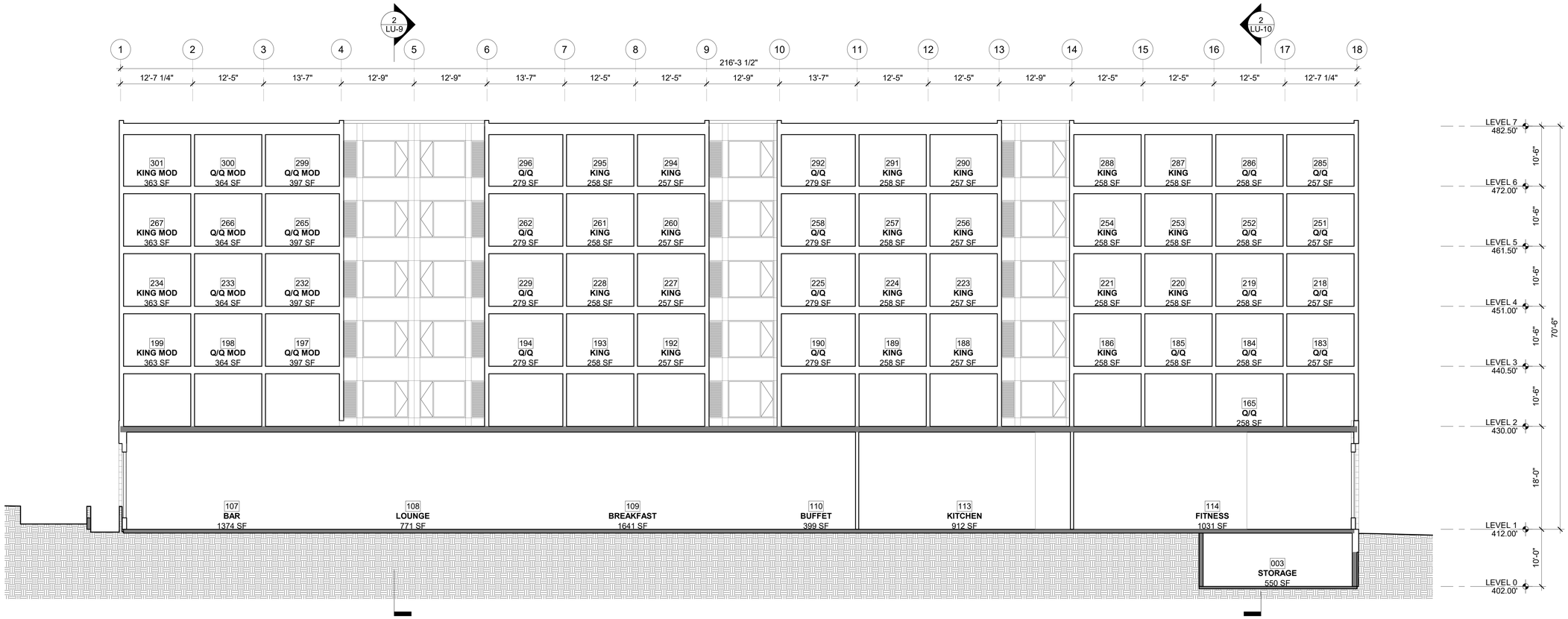
NO.	DATE	DESCRIPTION

ISSUE:
DES REV: 01/24/2020

BUILDING SECTIONS

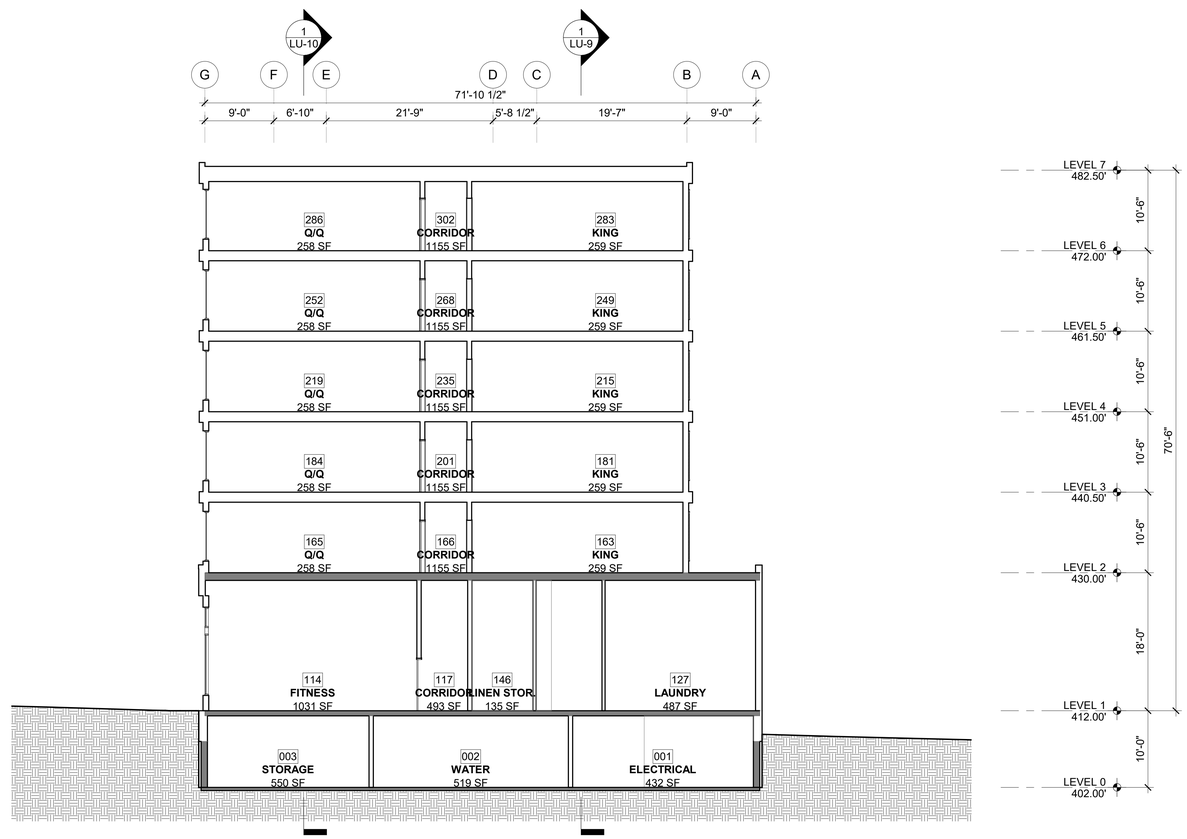
SHEET NO:

LU-9



1 LU-10 BUILDING SECTION

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



2 LU-10 BUILDING SECTION

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

NOT FOR CONSTRUCTION

CLARK BARNES
1401 West Garfield Street
Seattle, Washington 98119
T:206.782.8208 F:206.782.7818

© CLARK | BARNES

LEGACY ALDERWOOD
18601 33RD AVE W
LYNNWOOD, WA 98037

6611 REGISTERED ARCHITECT
W. SCOTT CLARK
STATE OF WASHINGTON

DATE: 01/24/2020
JOB NO. 18-10
PERMIT NO.

REVISIONS:

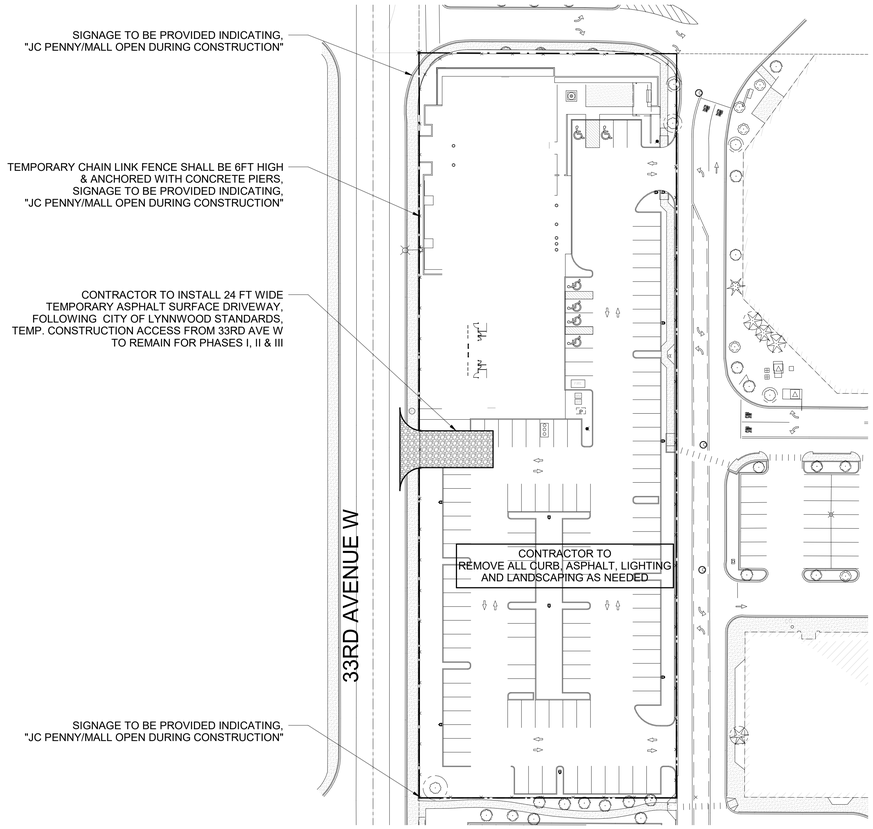
NO.	DATE	DESCRIPTION

ISSUE:
DES REV: 01/24/2020

BUILDING SECTIONS

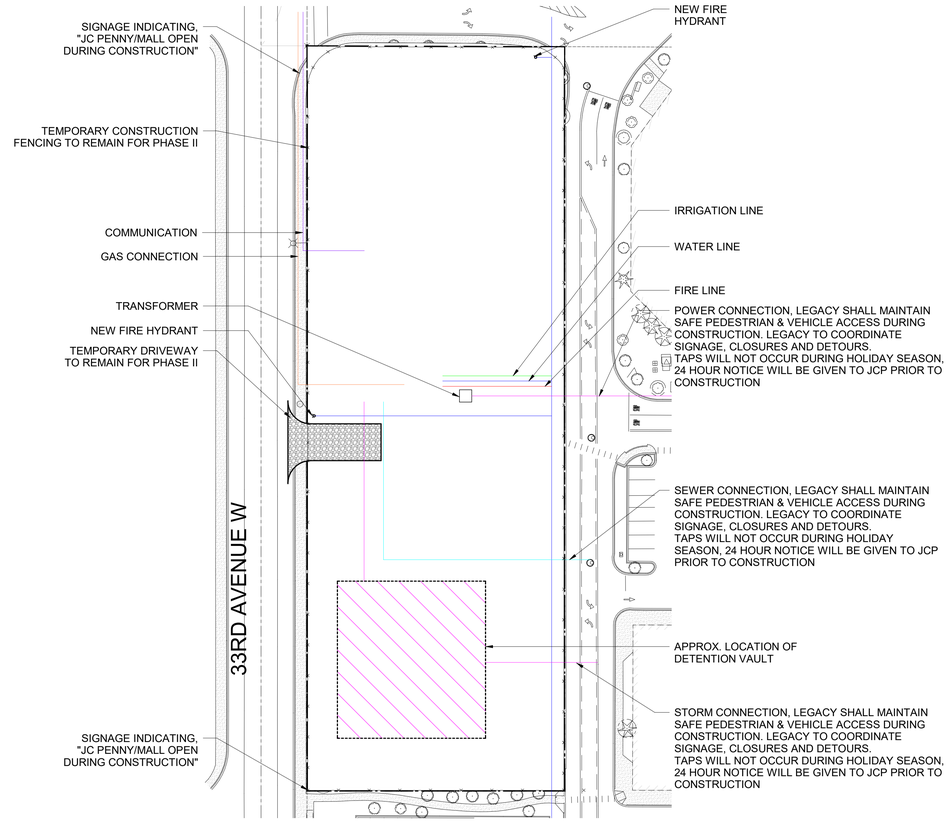
SHEET NO:

LU-10



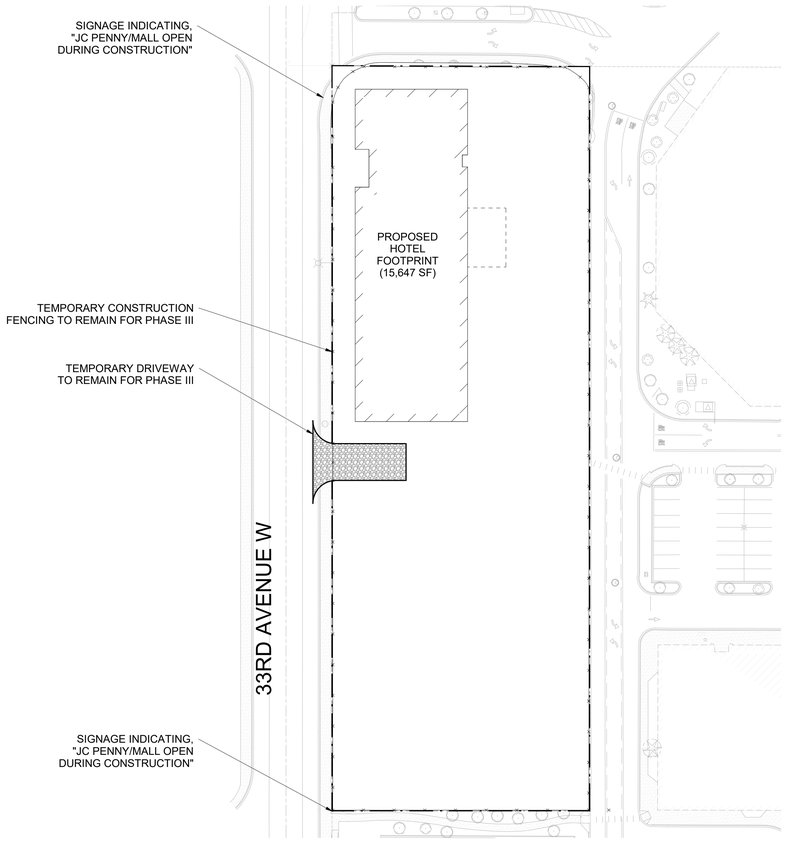
1 LU-11 DEMO - PHASE I - LU

SCALE: 1" = 40'-0"



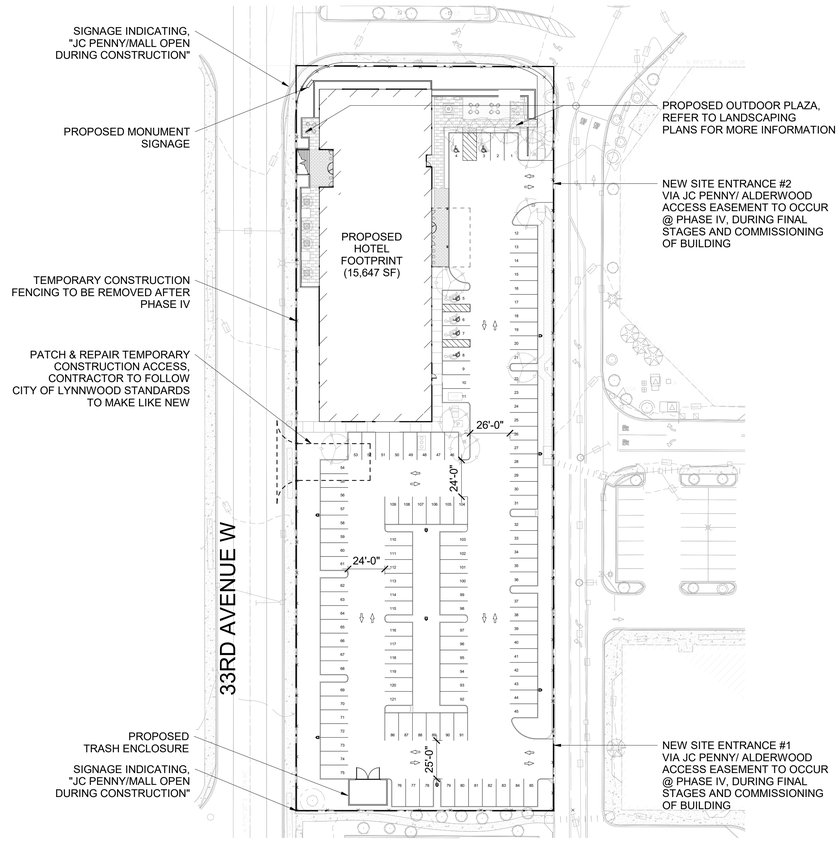
2 LU-11 UTILITY - PHASE II - LU

SCALE: 1" = 40'-0"



3 LU-11 BUILDING CONSTRUCTION - PHASE III - LU

SCALE: 1" = 40'-0"



4 LU-11 SITE WORK - PHASE IV - LU

SCALE: 1" = 40'-0"

CLARK BARNES
1401 West Garfield Street
Seattle, Washington 98119
T:206.782.8208 F:206.782.7818

© CLARK | BARNES

LEGACY ALDERWOOD

18601 33RD AVE W
LYNNWOOD, WA 98037

6611 REGISTERED ARCHITECT
W. SCOTT CLARK
STATE OF WASHINGTON

DATE: 01/24/2020
JOB NO. 18-10
PERMIT NO.

REVISIONS:

NO.	DATE	DESCRIPTION

ISSUE:
DES REV: 01/24/2020

CONSTRUCTION PHASE PLAN

SHEET NO:

LU-11

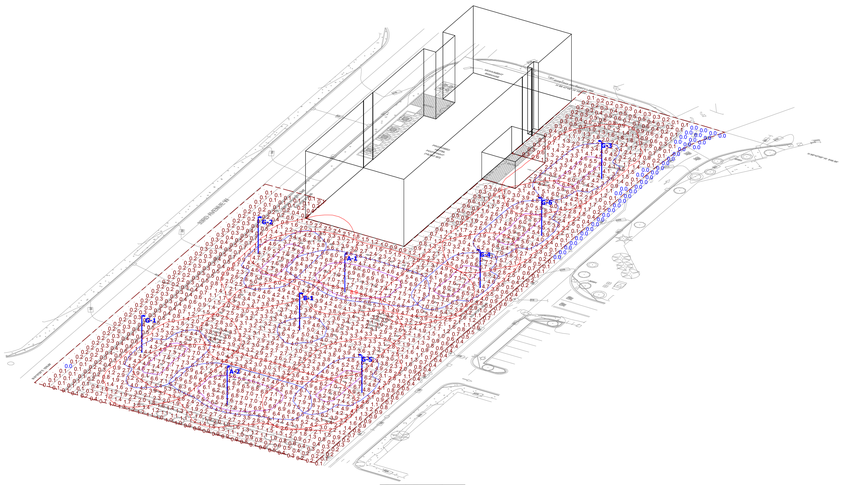
NOT FOR CONSTRUCTION

Statistics

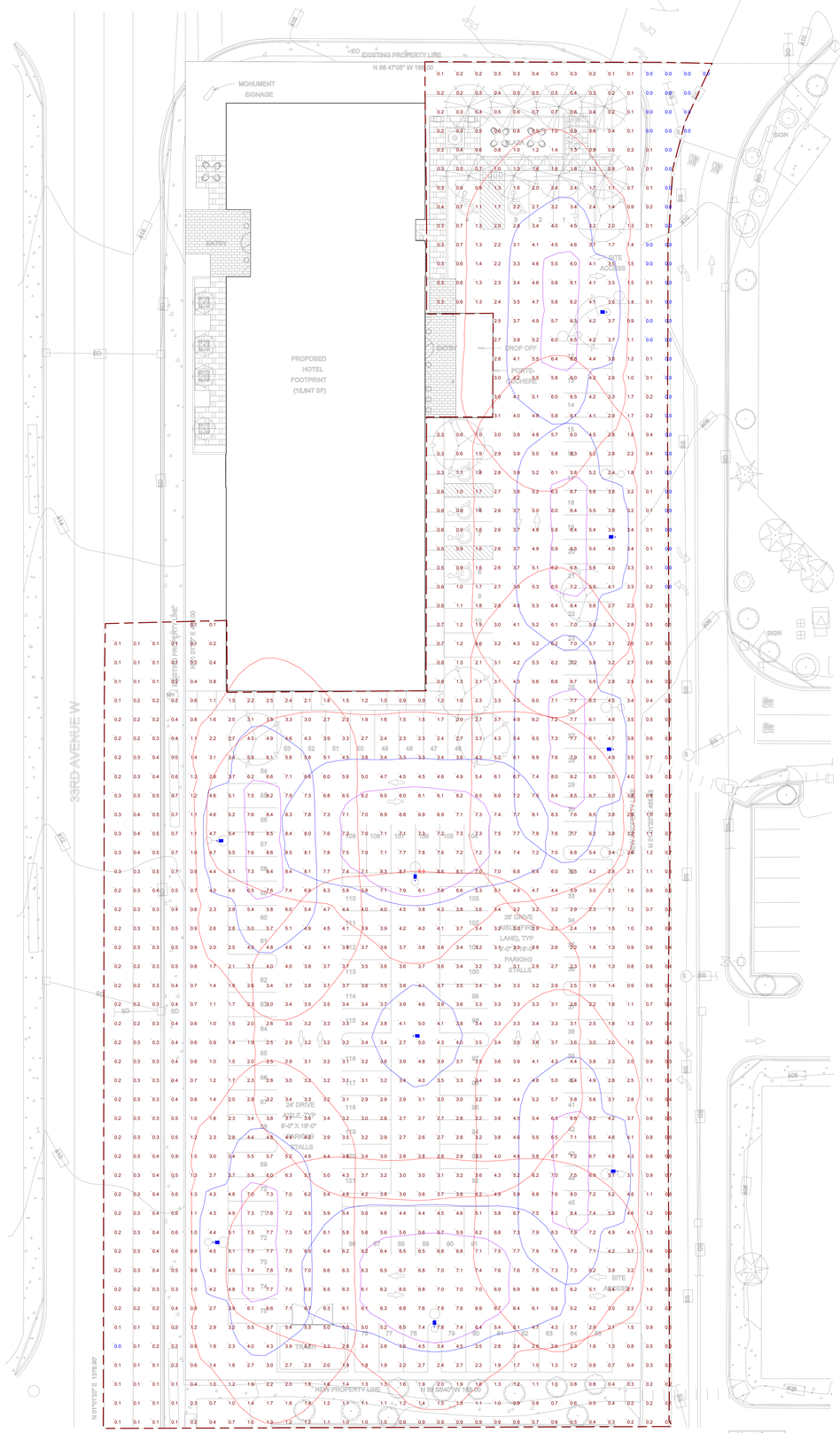
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Parking Lot	+	3.1 fc	8.9 fc	0.0 fc	N/A	N/A

Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage	Filename
	G	6	Lithonia Lighting	DSX2 LED P3 40K BLC MVOLT	DSX2 LED P3 40K BLC MVOLT	LED	1	23165	0.99	217	DSX2_LED_P3_40K_BLC_MVOLT.ies
	A	2	Lithonia Lighting	DSX2 LED P6 40K T3S MVOLT	DSX2 LED P6 40K T3S MVOLT	LED	1	40812	0.99	343	DSX2_LED_P6_40K_T3S_MVOLT.ies
	B	1	Lithonia Lighting	DSX2 LED P6 40K T5W MVOLT	DSX2 LED P6 40K T5W MVOLT	LED	1	42069	0.99	343	DSX2_LED_P6_40K_T5W_MVOLT.ies



South East View



Plan View
Scale - 1" = 20ft

LEGACY ALDERWOOD

Designer	
Date	11/19/2019
Scale	Not to Scale
Drawing No.	
Summary	