

Site address Site Parcel No Zoning Lot coverag Density Max ht Setbacks

Landscape



Total



#### Lynnwood Apartment

Site address		
Site	17,424	0.40 acre
Parcel No	270420-001-001-00	
Zoning	CDM	
Lot coverage	90%	
Density	Max 43 units per acre, min	20 unit: 17 max, 8 min
Max ht	50'	
Setbacks	25' rear	
Req'd Parking	Residential: 2 for 2 bed, 1.7	'5 for 1-bed, 1.5 for studio

				Prov'd	2BED	Req'd
SF	APT	Const Type	Height (Ft)	Parking	2BATH	Parking
2,790	2,790	V-A	10		3	6
2,790	2,790	V-A	10		3	6
2,790	2,790	V-A	10		3	6
2,790	2,790	V-A	10	25	3	6
11,160	11,160		35	25	12	24

PROJECT IDENTIFICATION

APPLICABLE CODES: 2018 INTERNATIONAL BUILDING CODE BUILDING ADDRESS:

19807 68TH AVE W LYNNWOOD WA 98036 OWNER'S NAME:

LEE FAMILY GROUP HOLDINGS LLC LEGAL DESCRIPTION:

SEC 20 TWP 27 RGE 04RT-2-2M) S 114.42 FT OF N 164.42 FT OF W 180 FT EXC W 30 FT FOR RD SW1/4 NW1/4 NE1/4 PARCEL NUMBER:

27042000100100 ZONING: CDM LOT SQFT: 17,424 SF

SCOPE OF WORK: BUILD NEW 3 STORY APARTMENTS WITH BASEMENT 12 UNITS WITH 2-BED/2-BATH

DENSITY: MAX 43 UNITS/AC, MIN 20 UNIT/AC MAX HEIGHT ALLOWED: 50 FT SETBACK: 25 FT REAR LOT COVERAGE MAX: 90% NEW APARTMENT FINISHED LIVING SPACE SF: 10,440 SF EACH FLOOR: 2,610 SF

ROOF TYPE: GABLE PITCHED PROPOSED STORY: 3 STORY WITH BASEMENT EACH UNIT: 2 BEDROOMS, 2 BATHROOMS TYPE A UNIT: 1

REQUIRED PARKING: 24 PROVIDED PARKING: 25 (2 ACCESSIBLE)

# VICINITY MAP



SYMBOLS ISSUED DATE: TYPE OF WORK PDR PARTITIONS DEC 1,2021 \_\_\_\_\_ (NON-RATED PARTITION) Existing to remain (SHOWN SHADED) -----(1-HOUR RATED PARTITION) ========= Existing to be demolished (SHOWN DASHED) (2-HOUR RATED PARTITION) NEW WALL/PARTITION TYPE INDICATOR XX XX XX FURNITURE OR BY OWNER γ<sup>FE</sup> FEC (WALL-MOUNTED (FE-TYPE FIRE EXTINGUISHER FIRE EXTINGUISHER WITHOUT CABINET. TYPE DESIGNATED. MOUNT WITH VALVE AT 4'-0" AFF.) IN CABINET. LOCATE NOOK TOP OF CABINET AT 4'-10" AFF) AR 7 813 GENERAL NOTES 1. DO NOT SCALE THE DRAWINGS. 2. VERIFY FIELD CONDITIONS PRIOR TO COMMENCEMENT OF EACH PORTION OF THE WORK. 3. THE CONTRACT DOCUMENTS ARE COMPLEMENTARY, AND WHAT IS REQUIRED BY ONE SHALL BE AS BINDING AS IF REQUIRED BY ALL. THE 9802 CONTRACTOR SHALL COORDINATE ALL PORTIONS OF THE WORK AS SIGN DESCRIBED IN THE CONTRACT DOCUMENTS. NOTIFY THE ARCHITECT FOR RESOLUTION OF ALL DISCREPANCIES PRIOR TO CONSTRUCTION. MA 4. DIMENSIONS ARE TO THE STRUCTURAL GRID OR TO FINISH SURFACES, 4DS 17 UNLESS OTHERWISE INDICATED. Y EDMONI 384-331 ign@outlo 5. DOORS AND CASED OPENINGS INDICATED NEARBY WALL INTERSECTIONS,  $\overset{\times}{\geq}$ SHALL BE LOCATED SO THAT THE EDGE OF THE FINISH OPENING IS SIX INCHES FROM THE FACE OF THE NEARBY WALL UNLESS OTHERWISE INDICATED. ALL OTHER DOORS AND CASED OPENINGS SHALL BE GER WAY (206) '':mdesi CENTERED BETWEEN ADJACENT WALL INTERSECTIONS. LYDIA 6. EXISTING GRID DIMENSIONS ARE TAKEN FROM EXISTING DOCUMENTS. CONTRACTOR TO VERIFY AND CONFIRM ACTUAL DIMENSIONS/CONDITIONS. ŭ Z NOTIFY ARCHITECT OF ACTUAL DIMENSIONS AND CONDITIONS PRIOR TO BALL Phor I· bei CONSTRUCTION.  $\approx$ μJ BENNY PROJECT DIRECTORY P S 74 LEE FAMILY GROUP HOLDINGS LLC OWNER: KIM ARCHITECT: BENNY KIM 7415 LAKE BALLINGER WAY EDMONDS, WA 98026 PHONE: 206-384-3317 DEFERRED SUBMITTALS MANUFACTURED ROOF TRUSS FIRE SPRINKLER SYSTEM SIDE SEWER ELECTRICAL MECHANICAL APARTMENT 19807 68TH AVE W LYNNWOOD WA 98036 DRAWING INDEX SITE PLAN AND GENERAL INFORMATION FILE 22109  $\bigcirc$ A-0.1





ISSUED DATE: PROGRESS SET AUG. 6, 2021 -2 98026 LYDIA МA MONDS -3317 KIM & DESIGN (ED) 384-Ă 20 20 BENNY BALI Pho LAKE 7415 кім APARTMENT 2 A2.0.1 UP 1907 68TH AVE W LYNWOOD, WA 98036 DN LEE'S FLOOR PLAN + ROOF PLAN FILE 22109 A1.0.3



## TYPE "A" UNIT FLOOR PLAN 1/4" = 1'-0"

#### 

				TYPE "	A" UNIT						
	DOOR			FRAME	TYPE	DE	ETAIL RE	F.	UL	HARDWARE A5.0.1	FIRE
MARK	TYPE	DOOR SIZE	IHK.	MAT.	FIN.	HEAD	JAMB	SILL	LABEL		RATING
D-01	A	3'-0" x 8'-0"	1 3/4"	WOOD	PTD.	?/A5.1.1	?/A5.1.1	-		1	20 MIN.
(D-02)	В	8'-0" x 8'-0"	1 3/4"	-	-						
(D-03)	C	4'-0" x 6'-8"	1 3/8"	WOOD	PTD.						
(D-04)	D	2'-8" x 6'-8"	1 3/8"	WOOD	PTD.						
(D-05)	D	2'-8" x 6'-8"	1 3/8"	WOOD	PTD.						
(D-06)	D	2'-8" x 6'-8"	1 3/8"	WOOD	PTD.						
(D-07)	С	4'-0" x 6'-8"	1 3/8"	WOOD	PTD.						
D-08	D	2'-8" x 6'-8"	1 3/8"	WOOD	PTD.						
(D-09)	D	2'-8" x 6'-8"	1 3/8"	WOOD	PTD.						
(D-10)	D	2'-8" x 6'-8"	1 3/8"	WOOD	PTD.						

1. UNIT ENTRANCE DOOR: HINGES - QTY 3 PER LEAF

LOCKSET/FUNCTION - KEYED ON BOTH EXTERIOR AND INTERIOR SIDES

STOP - WALL STOP, 1 REQ'D GASKETS - SMOKE, 1 SET FOR SINGLE LEAD FOOR, SET FOR ACOUSTIC CONTROL

2. VERIFY HAND OF ALL DOORS; SOME UNITS ARE OPPOSITE LAYOUT.







Ζ	1/4" = 1'-0"	





$$\frac{\text{TYPICAL UNIT FLOOR PLA}}{1/4" = 1'-0"}$$

	DOOR SCHEDULE										
				TYPICA	L UNITS						
	DOOR		TUK	FRAME	E TYPE	DE	ETAIL RE	F.	UL	HARDWARE	FIRE
MARK	TYPE	DOOR SIZE		MAT.	FIN.	HEAD	JAMB	SILL	LABEL	A5.0.1	RATING
(D-01)	A	3'-0" x 8'-0"	1 3/4"	WOOD	PTD.	?/A5.1.1	?/A5.1.1	-		1	20 MIN.
(D-02)	В	8'-0" x 8'-0"	1 3/4"	-	-						
(D-03)	С	4'-0" x 6'-8"	1 3/8"	WOOD	PTD.						
(D-04)	D	2'-8" x 6'-8"	1 3/8"	WOOD	PTD.						
D-05	D	2'-8" x 6'-8"	1 3/8"	WOOD	PTD.						
(D-06)	D	2'-8" x 6'-8"	1 3/8"	WOOD	PTD.						
(D-07)	С	4'-0" x 6'-8"	1 3/8"	WOOD	PTD.						
(D-08)	D	2'-8" x 6'-8"	1 3/8"	WOOD	PTD.						
(D-09)	D	2'-8" x 6'-8"	1 3/8"	WOOD	PTD.						
(D-10)	D	2'-8" x 6'-8"	1 3/8"	WOOD	PTD.						

DOOR SCHEDULE NOTES:

1. UNIT ENTRANCE DOOR: HINGES - QTY 3 PER LEAF

LOCKSET/FUNCTION - KEYED ON BOTH EXTERIOR AND INTERIOR SIDES STOP - WALL STOP, 1 REQ'D GASKETS - SMOKE, 1 SET FOR SINGLE LEAD FOOR, SET FOR ACOUSTIC CONTROL 2. VERIFY HAND OF ALL DOORS; SOME UNITS ARE OPPOSITE LAYOUT.





## ١N











![](_page_6_Picture_0.jpeg)

![](_page_7_Picture_0.jpeg)

#### **VISION GLASS**

#### METAL PANEL

![](_page_8_Picture_2.jpeg)

#### WOOD SIDING

![](_page_8_Picture_4.jpeg)

![](_page_8_Picture_5.jpeg)

#### PAINT COLORS FOR HARDIE SIDING

![](_page_8_Picture_8.jpeg)

#### METAL FINISHES

![](_page_8_Picture_10.jpeg)

OIL RUBBED BRONZE

## VISION GLASS INSULATED GLAZING UNIT, CLEAR, LOW E COATING

![](_page_9_Figure_0.jpeg)

DAI	L:
PROGRE	SS SET
AUG. 6	, 2021
BENNY KIM & LYDIA DESIGN	7415 LAKE BALLINGER WAY EDMONDS WA 98026 Phone: (206) 384-3317 Email: bennykimdesign@outlook.com
LEE'S APARTMENT	1907 68TH AVE W LYNWOOD, WA 98036
BUILI	DING
SECT	IONS
FILE 2	22109

![](_page_10_Figure_0.jpeg)

![](_page_10_Figure_1.jpeg)

![](_page_11_Figure_0.jpeg)

![](_page_11_Figure_3.jpeg)

![](_page_12_Figure_0.jpeg)

BASEMENT REFLECTED CEILING PLAN 1 1/8" = 1'-0"

![](_page_12_Figure_2.jpeg)

2 FIRST FLOOR REFLECTED CEILING PLAN **/** 1/8" = 1'-0"

![](_page_12_Figure_4.jpeg)

![](_page_12_Figure_5.jpeg)

3 A2.0.1

	ISSUED
	DATE:
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	AUG. 6, 2021
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	RELECTED CEILING
_	RELECTED CEILING PLANS
	RELECTED CEILING PLANS FILE 22109
·	RELECTED CEILING PLANS FILE 22109

# $\frac{\text{THIRD FLOOR REFLECTED CEILING PLAN}}{1/8" = 1'-0"}$

![](_page_13_Figure_1.jpeg)

![](_page_13_Figure_2.jpeg)

4 A2.0.1

4 A2.0.1

![](_page_13_Figure_3.jpeg)

3 A2.0.1

![](_page_13_Figure_4.jpeg)

# SECOND FLOOR REFLECTED CEILING PLAN

1

ISSUED DATE: PROGRESS SET AUG. 6, 2021 2 A2.0.1 98026 LYDIA ΜA MONDS --3317 KIM & DESIGN ′ ED 384-gn@ Α  $\bowtie$ BENNY BALI Pho LAKE 7415 кім APARTMENT 1907 68TH AVE W LYNWOOD, WA 98036 2 A2.0.1 REFLECTED CEILING PLANS FILE 22109 A6.0.2

![](_page_14_Picture_0.jpeg)

VARY. CONTRACTOR TO FIELD VERIFY ALL UTILITIES PRIOR TO COMMENCEMENT OF WORK AND IS RESPONSIBLE TO REPAIR ANY DAMAGE TO UTILITIES AT NO ADDITIONAL COST TO OWNER. 2. FOR PLANTING DETAILS AND PLANT SCHEDULE REF SHEET L1.2

#### PLANT SCHEDULE - LYNWOOD APAR

QTY	COMMON NAME	BOTANICAL NAME
	Shade Trees	
2	Bitter Cherry	Prunus emarginata
3	Black Locust	Robinia pseudoacacia
5	Pacific Yew	Taxus brevifolia
	Shrubs / Perennials / Grou	undcovers
4	E	
54	Evergreen Huckleberry	Vaccinum ovatum
14	Snowberry	Symphoricarpos albus
54	Lady Fern	Athyrium filix-femina
668	Kinnickkinnick	Arctostaphylos wa-ursi
	Turf Grasses	
155	Turf Grasses	Festuca arundianacea

		PLA	NT LEGEND			
•		BITT	ER CHERRY		PRE-SUB APR 28	IMISSION 3,2021
		BLA	CK LOCUST			
		PAC	IFIC YEW			98026
$\bigcirc$		EVE	RGREEN HUCK	LEBERRY	DESI	10NDS WA 3317 utlook.com
$\bigotimes$		SNO	UBERRY		YDIA KIN	INGER WAY EDN 1e: (206) 384– 1nykimdesign@o
		LAD	Y FERN			LAKE BALL Phor Email: be
		KINN	IICKKINNICK		BENN	7415
		FESC	CUE SOD			
APARTMENTS				]	TMENT	/E W 38036
NAME	SIZE	HEIGHT	REMARKS		APAR	7 68TH AN 100D WA (
inata loacacia a tum	3" Cal 3" Cal 2 " Cal 3 gal	10-12' Ht 10-12' Ht 8' Ht 18"	Single Trunk 48" O.C. or as shown		LEE'S	1980 LYNNW
os albus femina s wa-ursi	3 gal 1 gal 1 gal	18" 12" 6"	48" O.C. or as shown 36" O.C. or as shown 18" O.C.			
lianacea	SY		Solid Sod			

# LANDSCAPES ORIGINALLY GENERATED IN CONSERVATION LANDSCAPE ARCHITECTURE - PLANNING - IRRIGATION DESIGN LOGICLANDDEVELOPMENT@OUTLOOK.COM 469-435-1201

shei Shei Shei

LANDSCAPE PLANTING PLANS

FILE 22109

L1.0

![](_page_15_Figure_0.jpeg)

![](_page_15_Figure_1.jpeg)

PRE-SUBMISSION APR 28,2021 DESIGN MA  $\overset{}{\boxtimes}$ LYDIA  $\approx$ ENNY Ē 7415  $\square$ KIM APARTMENT AVE 980 A H WA 19807 68T \_YNNWOOD 

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LANDSCAPE PLANTING DETAILS

FILE 22109 1 1

GENERAL IRRIGATION NOTES

- . MAIN LINE AND LATERAL LINES ARE DIAGRAMMATIC. ADJUST ACCORDINGLY TO ACCOMMODATE EXISTING FIELD CONDITIONS. ADJUSTMENTS GREATER THAN 18" REQUIRE PRIOR APPROVAL BY CITY OF LYNWOOD, WA.
- 2. EXTREME CARE SHALL BE EXERCISED IN EXCAVATING AND WORKING NEAR UTILITIES. CONTRACTOR SHALL VERIFY THE LOCATION AND CONDITION OF ALL UTILITIES AND WILL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES.

THE LICENSED IRRIGATION CONTRACTOR (L.I.C.) IS REQUIRED BY LAW TO NOTIFY ONE OF THE FOLLOWING (2) WORKING DAYS PRIOR TO ANY EXCAVATION:

- A. WASHINGTON ONE CALL CONTACT 811 WWW.DIGALERT.ORG B. UULC - 1-800-424-5555
- 3. ALL MAIN LINE PVC PIPING SHALL BE BURIED TO HAVE A MINIMUM COVER OF <u>18"</u>. ALL LATERAL PVC LINES DOWNSTREAM OF THE VALVE SHALL HAVE A MINIMUM COVER OF <u>12</u>". ALL PVC SLEEVES FOR WIRES AND PIPE(S) UNDER PAVEMENT SHALL HAVE A MINIMUM COVER OF <u>24</u>".
- 4. ALL PVC PIPING SHALL BE INSTALLED SO THE FLOW OF THE WATER DOES NOT EXCEED A VELOCITY OF <u>5 FT. PER SECOND.</u>

1D

1 3

- 5. ALL PVC PIPING SHALL BE PRIMED WITH A COLOR PRIMER PRIOR TO APPLYING THE PVC CEMENT, IN ACCORDANCE WITH THE UNIFORM PLUMBING CODE, SECTION 316.
- 6. SCHEDULE 40 FOR MAINLINE AND SLEEVES. LATERALS SHALL BE CLASS 200
- 7. AT ANY <u>LOW</u> POINT IN THE MAIN LINE(S), AUTOMATIC DRAIN VALVES ARE TO BE INSTALLED IN A <u>IO"</u> VALVE BOX W/ A GRAVEL SUMP TO FACILITATE DRAINAGE OF SYSTEM DURING FREEZING TEMPERATURES.
- 8. VALVE BOXES SHALL BE 12" X 16" FOR STATION / ZONE VALVES AND 24" X 33" FOR THE DOUBLE CHECK ASSEMBLY. <u>QUICK COUPLER</u> VALVE BOXES SHALL HAVE <u>LOCKABLE PURPLE</u> LIDS. ANY MASTER VALVE, QUICK COUPLER, BALL (ISOLATION) VALVE, WIRE JUNCTION, AND RODS FOR CONTROLLER GROUNDING ARE TO BE IN <u>10"</u> VALVE BOXES.
- 9. AN ISOLATION (BALL) VALVE MUST BE INSTALLED UPSTREAM OF ANY QUICK COUPLER CONNECTING A HOSE BIB TO AN IRRIGATION SYSTEM.
- 10. ALL WIRING FROM CONTROLLER TO THE CONTROL VALVES SHALL BE GAUGE APPROPRIATE (12 OR 14 AWG) FOR THE DISTANCE BETWEEN THE VALVES AND CONTROLLER, A SINGLE CONDUCTOR, DIRECT BURIAL APPROVED, AND IN CONDUIT UNDER PAVEMENT AND AT THE CONTROLLER. WATERPROOF CONNECTORS ARE TO BE USED ON ALL WIRE CONNECTIONS. WIRING MUST ALSO BE BURIED WITH A MINIMUM OF COVER OF 12". WIRE THE VALVES IN A LOGICAL SEQUENCE FOR EASE OF MAINTENANCE AND MANAGEMENT.
- I. SPRAY AND ROTARY HEADS SHALL NOT BE INSTALLED CLOSER THAN <u>4"</u> FROM ANY HARDSCAPE, SUCH AS A BUILDING FOUNDATION, SIDEWALK, BACK OF CURB, FENCE, PAVERS, OR STONE WITH MORTAR.
- 12. SPRAY AND ROTARY HEADS SHALL NOT LEAN, UNLESS WHEN ON A SLOPE, AND NOT BE INSTALLED FLUSH WITH FINISHED GRADE. ANTI-DRAIN CHECK VALVES ARE TO BE INSTALLED FOR LOW HEAD DRAINAGE, WHERE LOWEST HEADS WEEP WATER FROM THE LATERAL LINES AFTER CONTROL VALVES CLOSE.
- 13. CONTRACTOR SHALL NOT DISTURB THE ROOTS OF EXISTING TREES WITH ANY MECHANICAL DEVICE. TRENCHING WITHIN THE ROOT ZONE OF EXISTING TREES SHALL REQUIRE AIR SPADE TO MINIMIZE ROOT DAMAGE.
- 14. STATIC PRESSURE IS DESIGNED PER <u>50</u> PSI AT THE POINT OF CONNECTION. CONTRACTOR SHALL VERIFY ACTUAL STATIC PRESSURE PRIOR TO STARTING WORK AND NOTIFY LANDSCAPE ARCHITECT IF PRESSURE IS LESS THAN <u>52</u> PSI.
- 15. CONTRACTOR SHALL PROVIDE A NEW OR ADJUSTED SEASONAL WATERING SCHEDULE TO THE OWNER'S REPRESENTATIVE AT COMPLETION OF THE IRRIGATION SYSTEM INSTALLATION PER STATE REGULATION.
- 16. CONTRACTOR SHALL PROVIDE COPIES OF MANUFACTURER'S LITERATURE, CERTIFICATIONS, AND/OR OPERATION INSTRUCTIONS FOR THE CONTROLLER AND ACCESSORIES, BACKFLOW PREVENTER, RAIN / FREEZE AND FLOW SENSORS, HEADS, VALVES (MANUAL, AUTOMATIC AND REMOTE CONTROL), DRIP LINE AND ACCESSORIES.
- 17. PRELIMINARY REVIEW OF COMPLETED INSTALLATION WILL BE MADE BY THE LANDSCAPE ARCHITECT PRIOR TO BACKFILLING OF TRENCHES AND DURING HYDROSTATIC TESTING.
- 18. FINAL REVIEW SHALL BE MADE IN CONJUNCTION WITH THE FINAL REVIEW OF THE LAWN, SHRUB GROUNDCOVER, AND TREE PLANTINGS.
- 19. CONTRACTOR SHALL OBTAIN PERMIT, PAY ALL FEES AND GIVE ALL NECESSARY NOTICES FOR THE COMPLETION OF WORK.
- 20. CONTRACTOR SHALL <u>PROVIDE AN AS-BUILT DRAWING</u> FOR THE COMPLETE IRRIGATION SYSTEM IN ACCORDANCE WITH THE GENERAL AND SPECIAL CONDITIONS.
- 21. CONTRACTOR SHALL REMOVE ALL DEBRIS FROM ENTIRE WORK AREA PRIOR TO FINAL ACCEPTANCE TO THE SATISFACTION OF THE OWNER.
- 22. CONTRACTOR SHALL WARRANT ALL WORK FOR <u>ONE YEAR</u> FROM THE DATE OF FINAL ACCEPTANCE AGAINST DEFECTS IN MATERIAL, EQUIPMENT AND WORKMANSHIP.
- 23. CONTRACTOR IS RESPONSIBLE FOR PROVIDING PROPER SPACING BASED ON WHAT IS OBSERVED IN FIELD, TO PROVIDE PROPER HEAD TO HEAD COVERAGE IN A MANNER THAT IS WATER EFFICIENT AND FOLLOWING MANUFACTURERS SPECIFICATIONS AND LOCAL CITY CODE REQUIREMENTS.

![](_page_16_Figure_26.jpeg)

SYSTEM DESIGN PER MIN.					
STATIC PRESSURES OF	50	AND			
STATION WITH FLO	W OF 13 C	ЭРМ			
DESIGN CALCULATIONS:					
1-1/2" SERVICE LINE (8')		0.05			
1" METER		1.6			
1.5" BACKFLOW DEVICE	(DCA)	5			
1.5" WYE STRAINER		0.5			
1" FLOW SENSOR		0.25			
1.5" MASTER VALVE		1.5			
1.5" MAINLINE		0.944			
1" ICV VALVE		3			
ELEVATION GAIN/LOSS					
TOTAL LATERAL LOSS		3			
TOTAL PRESSURE LOSS		15.844			
HEAD PRESSURE REQU	RED	40			
ESTIMATE PRESSURE AT	T HEAD	34.156			

IRRIGA	TION LEGEND
SYMBOL	DESCRIPTION
CONTROLLI	ER
	HUNTER PRO-HC
C	CONTROLLER - STAINLESS STEEL EXTERIOR MOUNTED
POINT OF	CONNECTION (POC)
POC	1.5" SERVICE LINE 1.5" METER 1.5" LASCO BRASS BALL VALVE 1.5" FEBCO 850 DCA 1.5" HUNTER BRASS MASTER VALVE (IBV - 151) 1.5" HUNTER FLOW SENSOR (FCT-100-FS)
	AUTOMATIC DRAIN VALVE
	1.5" MAIN LINE SCH 40
	3/4" - I-I/2" PVC LATERAL LINE CLASS 200
	SLEEVES: 2"-4" SCHEDULE 40 PVC
VALVES	
•	HUNTER ICV-1016 40 PSI REG
$\oplus$	HUNTER ICZ-101- 40PSI REG (DRIP ZONE KIT)
BUBBLERS	
۲	HUNTER PCB50 BUBBLER, (2 PER SMALL TREE)
۲	HUNTER PCBIO BUBBLER, (2 PER LARGE TREE)
SPRAYS	
Ô	MP 800 SR ON HUNTER PROSPRAY PRS40 POP UP BODY- 6'-12' RADIUS
۲	MP 815 SR ON HUNTER PRO SPRAY PRS40 POP UP BODY
DRIP LINE	
BEDS	ON-SURFACE-HUNTER HDL-06-18 18" ROWS W GALVANIZED STAKES EVERY 4 FT , INCLUDE AIR RELIEF & LINE FLUSH VALVES
VALVE IDE	NTIFICATION
D2-12 2 44	VALVE DESIGNATION D=DRIP / S=SPRAY / B=BUBBLER VALVE NUMBER APPROXIMATE GPM VALVE SIZE

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![](_page_16_Figure_30.jpeg)

![](_page_17_Figure_0.jpeg)

SHEET SHEET SHEET

![](_page_18_Figure_0.jpeg)

SHEET SHEET SHEET

![](_page_19_Figure_0.jpeg)

- () FINISH GRADE
- 2 MULCH
- (3) DRIP LINE AT GRADE (BELOW MULCH)
- (4) I/2" MTP ADAPTER
- 5 PVC TEE WITH 1/2" FPT OUTLET.
- 6 PVC SUPPLY HEADER FROM DRIP CONTROL ZONEVALVE KIT.

![](_page_19_Figure_7.jpeg)

![](_page_19_Figure_8.jpeg)

(2) PVC SCH 40 TEE OR EL (TYPICAL) (3) BARB X MALE FITTING: (TYPICAL) FLUSH VALVE (TYPICAL), INSTALLED AS (4)FAR AS POSSIBE FROM THE CONTROL ZONE KIT (5) PERIMETER OF PLANTING AREA  $(\mathbf{6})$ PERIMETER DRIPLINE PIPE TO BE INSTALLED 6" FROM PERIMETER OF AREA (7) PVC SUPPLY HEADER PIPE FROM THE DRIP

PVC EXHAUST HEADER PIPE

- CONTROL ZONE KIT
- (8) BARB X BARB INSERT CROSS: HUNTER-CROSS (TYPICAL)
- (9) ON-SURFACE DRIPLINE: HDL-06-12
- (10) DRIP LINE INDICATOR HEAD ON SWING ARM - INSTALL WITHIN I (ONE) FT OF THE FLUSH VALVE.
- (II) I" HUNTER DRIP ZONE CONTROL KIT

DL Dri	p Line	Maximu	m Leng	gths (Fe	eet)	
12" 5	pacing	18" 5	pacing	24" Spacing		
Nominal F	low (gph)	Nominal F	low (gph)	Nominal F	low (gph)	
0.6	0.9	0.6	0.9	0.6	0.9	
236	164	333	233	423	292	
280	192	395	273	50	348	
339	236	482	333	610	419	
385	267	545	376	688	479	
419	292	594	414	753	523	
451	314	638	441	80	560	

(N.T.S.)

DRIP LINE INDICATOR HEAD ON SWING ARM - INSTALL WITHIN I (ONE) FT OF THE FLUSH VALVE.

#### NOTES:

- I. DISTANCE BETWEEN LATERAL ROWS AND EMITTER SPACING TO BE BASED ON SOIL TYPE, PLANT MATERIALS AND CHANGES IN ELEVATION.
- 2. LENGTH OF LONGEST DRIPLINE LATERAL SHOULD NOT EXCEED THE MAXIMUM SPACING SHOWN IN THE ACCOMPANYING TABLE.
- 3. SLOPES GREATER THAN 3% SHOULD INCREASE DRIP LINE SPACING BY 25% IN THE LOWER 1/3 OF THE ZONE.
- AT GRADE DRIP LINE END FEED LAYOUT (PLANTER BEDS)

![](_page_19_Figure_24.jpeg)

419

451

50

60

292

314

594

638

(N.T.S.)

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523

753

810 560

414

441

SHEET SHEET SHEET

IRRIGATION DETAILS

FILE 22109

L2.3

![](_page_20_Picture_0.jpeg)

	NO <sup>.</sup>	TES:
	١.	DISTANCE BETWEEN LATERAL ROWS AND EMITTER SPACING TO BE BASED ON SOIL TYPE, PLANT MATERIALS AND CHANGES IN ELEVATION.
	2.	SLOPES GREATER THAN 3% SHOULD INCREASE DRIP LINE SPACING BY 25% IN THE LOWER 1/3 OF THE ZONE.
	3.	MAXIMUM LENGTH OF A SINGLE DRIP LINE (385 FT - 18" SPACING, 0.6 GPH, MIN. 40 PSI)
	1	ON SURFACE DRIP LINE, HDL-06-12 @ 18" ROW SPACING 5 TIE DOWN STAKES PLACED EVERY 4-5 FT ALONG DRIP LINE
	2	DRIP LINE ECO-INDICATOR HEAD 6 DRIP PIPE CONNECTION TO I" SUPPLY ON SWING ARM - INSTALL WITHIN I (ONE) FT OF THE FLUSH VALVE.
	3	FLUSH VALVE, INSTALLED AS FAR AS POSSIBLE FROM THE CONTROL ZONE KIT
	4	PERIMETER DRIP LINE 6"       I/2" HUNTER BLANK / SUPPLY TUBING         FROM PLANT BED EDGE       I/2" HUNTER PLD-TEE
2- 3-		
		MAX. 545' MAX. 545' 5 5

- ON SOIL TYPE, PLANT MATERIALS AND CHANGES IN ELEVATION.
- MIN. 40 PSI)

![](_page_20_Figure_7.jpeg)

SHEET | SHEET | SHEET |

![](_page_21_Figure_0.jpeg)

![](_page_21_Figure_7.jpeg)

SHEET SHEET SHEET

![](_page_22_Figure_0.jpeg)

# LEE'S APARTMENTS

19807 – 68th AVENUE W PARCEL #27042000100100

#### UNDERGROUND UTILITY NOTE

UNDERGROUND UTILITIES ARE SHOWN IN THEIR APPROXIMATE LOCATION. THERE IS NO GUARANTEE THAT ALL UTILITIES ARE SHOWN OR THAT THE LOCATION, SIZE OR MATERIAL ARE ACCURATE. THE CONTRACTOR SHALL EXPOSE ALL UTILITIES WHERE CROSSINGS, INTERFERENCES OR CONNECTIONS OCCUR PRIOR TO TRENCHING OR EXCAVATING FOR ANY PIPE OR STRUCTURE TO DETERMINE ACTUAL LOCATION, SIZE AND MATERIAL. THE CONTRACTOR SHALL PROVIDE APPROPRIATE PROTECTION OF ALL UTILITIES. THE CONTRACTOR SHALL NOTIFY ONE-CALL AT 8-1-1 (WASHINGTON 811.COM) FOR FIELD LOCATION OF EXISTING FACILITIES BEFORE CONSTRUCTION.

#### PROJECT PARTICIPANTS

<u>OWNER</u> BENNY & LYDIA KIM 19807 68TH AVE W. LYNNWOOD, WA 98036

<u>CIVIL ENGINEER</u> HEEGLER ENGINEERING 5829 - 203rd ST SW LYNNWOOD, WA 98036 PHONE: (425) 361-0232

#### UTILITY PROVIDERS

ELECTRICITY SNOHOMISH COUNTY P.U.D. 21018 HWY 99 EDMONDS, WA 98026 PHONE: (877) 783-1000 CONTACT: VAL BUZUNOV

## <u>WATER & SEWER</u> CITY OF LYNNWOOD

19100 – 44th AVENUE W LYNNWOOD, WA 98036 PHONE: (425) 670-5170

<u>SURVEYOR</u> PLOG ENGINEERING, PLLC P,O, BOX 412 RAVENSDALE, WA 98051 PHONE: (206) 420-7130

GAS PUGET SOUND ENERGY 10606 NE 4th STREET BELLEVUE, WA 98009 PHONE: (888) 225-5773

<u>CATV</u> COMCAST PHONE: (800) 934-6489

<u>TELEPHONE</u> CENTURYLINK PHONE: (800) 573-1311

![](_page_22_Figure_17.jpeg)

## <u>LEGAL DESCRIPTION</u>

THE SOUTH 114.42 FEET OF THE NORTH 164.42 FEET OF THE WEST 180 FEET OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 27 NORTH, RANGE 4 EAST, W.M., SNOHOMISH COUNTY, WASHINGTON; EXCEPT THE WEST 30 FEET THEREOF; AND EXCEPT ANY PORTION THEREOF LYING WITHIN 68TH AVENUE WEST.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

## BENCH MARK & VERTICAL DATUM

ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND WERE ESTABLISHED USING THE RTK GPS AND CONFIRMED WITH CITY OF LYNNWOOD BENCH MARK BM76 LOCATED ON THE TOP OF SW ANCHOR BOLT OF TRAFFIC LIGHT STANDARD AT THE NE CORNER OF THE INTERSECTION OF 196th ST SW & 68th AVE W, ELEV=447.38

## VERTICAL DATUM & BASIS OF BEARINGS

BEARINGS AND COORDINATES USED FOR THIS SURVEY ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD83) WASHINGTON NORTH ZONE AND WERE ESTABLISHED USING RTK GPS UTILIZING THÈ SMARTNET REFERENCE NETWORK.

	SHEET INDEX
SHEET	TITLE
1	VICINITY MAP, SHEET INDEX, PROJECT OWNER & CONSULTANTS, UTILITY CONTACTS, LEGAL DESCRIPTION, BENCH MARK & BASIS OF BEARINGS, EARTHWORKS
2	NOTES, ABBREVIATIONS & LEGEND
3	TEMP EROSION/SEDIMENTATION CONTROL & DEMOLITION PLAN
4	TEMPORARY EROSION/SEDIMENTATION CONTROL STANDARD PLANS
5	GRADING & DRAINAGE PLAN
6	STORM DRAIN PLAN & PROFILE
7	DETAILS & TYPICAL SECTIONS
8	DETENTION TANK DETAILS
9	DETENTION TANK & STANDARD DETAILS
10	STANDARD DETAILS
11	SEWER & WATER PLAN

Know what's **below**. Call before you dig. DIAL TOLL FREE AT LEAST TWO DAYS BEFORE YOU DIG (800) 424-5555

UTILITIES UNDERGROUND LOCATION CENTER

CLIENT:       CLENT:       LEE'S APARTMENTS       NO.       DATE       REVISIONS       BY       APVD       DATE         BENNY & LYDIA KIM       LEE'S APARTMENTS       NO.       DATE       REVISIONS       BY       APVD       SCALE         19807 - 68th AVE W       68th AVE W       PARTICIPANTS, SHEET INDEX, LYNNWOOD, WA 98036       PARTICIPANTS, SHEET INDEX, MAP, INDEX M	PROJECT:       CLENT:       CLENT:       CLENT:       CLENT:       CLENT:       CLENT:       CLENT:       DATE       REVISIONS       BY       APVD       DATE         LEE'S APARTMENT       BENNY & LYDIA KIM       LEE'S APARTMENT       LEE'S APARTMENT       BENNY & LYDIA KIM       BENNY & LYDIA KIM <th>NOV 2021</th> <th>1707 4041</th> <th></th> <th></th> <th>21012</th> <th>r SH</th> <th></th> <th>SH</th> <th></th> <th>1 OF 11</th>	NOV 2021	1707 4041			21012	r SH		SH		1 OF 11
CLIENT:       CLENT:       LEE'S APARTMENTS       NO. DATE       REVISIONS       E         BENNY & LYDIA KIM       LEE'S APARTMENTS       NO. DATE       REVISIONS       E         19807 - 68th AVE W       MARTICIPAVTS, SHEET INDEX, VICINITY MAP, INDEX MAP,	PROJECT:     CLIENT:	3Y   APVD   DATE		204LE	JOB#		DRAWN B	APPROVE			SHEET
CLENT:     CLENT:     LEE'S APARTMENTS     NO. DATE       BENNY & LYDIA KIM     LEE'S APARTMENTS     NO. DATE       19807 - 68th AVE W     LYNNWOOD, WA 98036     PARTICIPANTS, SHEET INDEX, VICINITY MAP, INDEX MAP, IND	PROJECT:     CLENT:     CLENT:     CLENT:       LEE'S APARTMENT     BENNY & LYDIA KIM     LEE'S APARTMENTS     NO. DATE       19807 - 68th AVE W     19807 - 68th AVE W     LYNNWOOD, WA 98036     PARTICIPANTS, SHEET INDEX, MAP, INDEX	REVISIONS									
CLIENT:       CLIENT:       LEE'S APARTMENTS       NO         BENNY & LYDIA KIM       LEE'S APARTMENTS       NO         19807 - 68th AVE W       LYNNWOOD, WA 98036       PARTICIPANTS, SHEET INDEX, VICINITY MAP, INDEX	PROJECT:       CLENT:       CLENT:       CLENT:       CLENT:       NO         LEE'S APARTMENT       BENNY & LYDIA KIM       LEE'S APARTMENTS       NO         19807 - 68th AVE W       19807 - 68th AVE W       LYNNWOOD, WA 98036       LEE'S APARTMENTS, SHEET INDEX, MAP, INDEX MAP,	.  DATE									
clent: BENNY & LYDIA KIM 19807 – 68th AVE W LYNNWOOD, WA 98036 (206) 384–3317	PROJECT: LEE'S APARTMENT 19807 – 68th AVE W LYNNWOOD, WA 98036 (206) 384–3317		LEE'S APARTMENTS			PARTICIPANTS SHEFT INDFY				MARK & DATUM, UTILITY	PROVIDERS
	project: Lee's Apartment 19807 – 68th Ave w Lynnwood, wa 98036	CLIENT:	BENNY & LYDIA KIM	19807 – 68th AVF W	I YNNWOOD WA 98036	(JDA) 284_3317					
22 Nov 2021	_				JNGINEEKING, F.S.		203rd Street SW	od, WA 98036	(425) 361-0232		

#### <u>GENERAL NOTES</u>

- 1. ALL WORK AND MATERIALS SHALL BE ACCORDING TO THE LATEST ADDITION OF "STANDARD SPECIFICATIONS FOR MUNICIPAL PUBLIC WORKS CONSTRUCTION" PREPARED BY WASHINGTON STATE CHAPTER, AMERICAN PUBLIC WORKS ASSOCIATION (APWA), WASHINGTON STATE DEPARTMENT OF TRANSPORTATION (WSDOT), CITY OF LYNNWOOD STANDARD PLANS AND PLAN NOTES, SPECIFICATIONS AND ANY CONDITIONS OF APPROVAL. 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 OF LYNNWOOD.
- 2. ALL CONSTRUCTION IS SUBJECT TO INSPECTION BY THE CITY OF LYNNWOOD. THE CONTRACTOR SHALL NOTIFY THE CITY OF THEIR SCHEDULE IN SUFFICIENT TIME TO PERMIT INSPECTION PRIOR TO AND DURING WORK. FOR ONLINE INSPECTION REQUESTS AND MANAGING YOUR PERMITS GO TO HTTP://DBS.LYNNWOODWA.GOV AND REGISTER YOUR ACCOUNT.
- 3. BEFORE ISSUANCE OF PERMITS, CONSTRUCTION OR ANY DEVELOPMENT ACTIVITY, A PRECONSTRUCTION MEETING IS REQUIRED BETWEEN THE CITY OF LYNNWOOD INSPECTOR, THE APPLICANT AND THE APPLICANT'S CONSTRUCTION REPRESENTATIVE. TO SCHEDULE A PRECONSTRUCTION MEETING CONTACT NICK STOKES AT 425 670-5220 OR NSTOKES@LYNNWOODWA.GOV.
- 4. ALL WORK WITHIN THE SITE AND CITY OF LYNNWOOD RIGHT OF WAY SHALL BE SUBJECT TO INSPECTION BY THE CITY'S INSPECTOR. THE CONTRACTOR SHALL NOTIFY THE CITY INSPECTOR IN SUFFICIENT TIME TO PERMIT INSPECTION PRIOR TO AND DURING WORK.
- 5. CONFLICTS SHALL BE BROUGHT TO THE ATTENTION OF THE DEVELOPER'S ENGINEER AND PERMITTING AGENCY AND SHALL BE RESOLVED PRIOR TO PROCEEDING WITH CONSTRUCTION.
- 6. WORK NOT READY FOR A REQUESTED INSPECTION UPON THE ARRIVAL OF THE CITY OF LYNNWOOD INSPECTOR MUST BE RESCHEDULED FOR INSPECTION AND A RE-INSPECTION FEE MAY BE IMPOSED.
- 7. THE CONTRACTOR SHALL KEEP A SET OF PLANS ON SITE AT ALL TIMES FOR RECORDING "AS-BUILT" INFORMATION.
- 8. AN ELECTRONIC PDF FILE OF THE AS-BUILT PLANS STAMPED AND SIGNED BY A LICENSED SURVEYOR AND/OR THE DESIGN ENGINEER SHALL BE SUBMITTED TO THE CITY OF LYNNWOOD AT THE COMPLETION OF CONSTRUCTION. IN ADDITION, A SURVEY SHALL BE PROVIDED AS NECESSARY TO VERIFY FINAL GRADES, STORM AND SEWER INVERT ELEVATIONS AND ADA ROUTE COMPLIANCE, AS PROVIDED BY THE CONTRACTOR AND/OR THE SURVEYOR UPON COMPLETION OF THE PROJECT.
- 9. THE LOCATION OF UTILITIES IS APPROXIMATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION. UTILITIES SHOWN HERE ARE FOR THE PURPOSE OF ASSISTING THE CONTRACTOR IN LOCATING SAID UTILITIES. THE CONTRACTOR SHALL CONTACT THE UNDERGROUND UTILITIES LOCATION CENTER (1-800-424-5555 OR 811) 48 HOURS MINIMUM PRIOR TO THE BEGINNING OF CONSTRUCTION TO REQUEST UTILITY LOCATIONS. CONFLICTS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER AND SHALL BE RESOLVED PRIOR TO PROCEEDING WITH CONSTRUCTION.
- 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL APPLICABLE PERMITS AND EASEMENTS AS REQUIRED BY THE CITY OF LYNNWOOD PUBLIC WORKS DEPARTMENT.
- 11. CONSTRUCTION NOISE SHALL BE LIMITED AS PER LYNNWOOD MUNICIPAL CODE (SECTION 10.12.300) FROM 7AM TO 6PM (M-F). WEEKEND WORK PROHIBITED UNLESS APPROVED PER LMC10.12.300.
- 12. DATUM SHALL BE CITY OF LYNNWOOD (NAVD88) UNLESS OTHERWISE APPROVED BY THE DIRECTOR OF PUBLIC WORKS. THE BENCHMARK SHALL TIE TO THE CITY OF LYNNWOOD BENCHMARK LIST.
- 13. APPROVAL MUST BE OBTAINED FROM THE 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. STRUCTURES SHALL NOT BE PERMITTED WITHIN 15 FEET OF THE TOP OF BANK OF ANY CHANNEL OR POND (LMC13.40.070).
- 14. 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 OF LYNNWOOD DEPARTMENT OF PUBLIC WORKS.
- 15. 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.
- 16. 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 WORKMEN 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.
- 17. THE DEVELOPER SHALL PROVIDE STREET NAME AND TRAFFIC CONTROL SIGNS (E.G. STOP OR DEAD END). ALL TRAFFIC MARKINGS AND SIGNAGE TO BE PER THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND CITY OF LYNNWOOD CURRENT STANDARDS. SIGNS ARE TO BE INSTALLED BY THE DEVELOPER PRIOR TO ANY BUILDING CONSTRUCTION WITHIN THE PROJECT SITE.

#### <u>GRADING NOTES</u>

- NOTICE FROM CITY.
- PUBLIC WORKS PRIOR TO ITS USE.
- LYNNWOOD PUBLIC WORKS DEPARTMENT.
- BRIDGE AND MUNICIPAL CONSTRUCTION.
- SOILS STABILITY.
- 8. ALL RETAINING STRUCTURES FOUR (4) FEET IN HEIGHT OR CARRYING A SURCHARGE
- DIRECTOR OF PUBLIC WORKS.
- TO PUBLIC WORKS FINAL APPROVAL OF THE WORK.

#### <u>STORM DRAINAGE NOTES</u>

- 1. SEE GENERAL PLAN NOTES FOR ADDITIONAL REQUIREMENTS. APPROVED BY LYNNWOOD DEPARTMENT OF PUBLIC WORKS.
- WORKS AND SHALL BE INSTALLED PER WSDOT SECTION 7-08.
- В&С.
- WORKS PRIOR TO COMMENCING CONSTRUCTION.
- SPEC7-04.3(1) AND AS DIRECTED BY THE CITY OF LYNNWOOD PUBLIC WORKS INSPECTOR.
- UNLESS OTHERWISE APPROVED BY THE CITY OF LYNNWOOD. STUB-OUTS SHALL CONFORM TO THE FOLLOWING:
- NECESSARY TO RENDER THE LOTS SUITABLE FOR THEIR INTENDED USE.
- ABOVE THE FINISH GRADE.
- PRIOR TO CONSTRUCTION.
- - TO CONSTRUCTION.
  - GAS, TELEPHONE, TELEVISION).

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

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

4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING AND REPAIRING EXISTING IMPROVEMENTS, AS REQUIRED, UNTIL CONSTRUCTION IS APPROVED BY THE CITY OF

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,

6. A PRECONSTRUCTION SOILS INVESTIGATION SHALL BE REQUIRED AS NEEDED TO EVALUATE

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.

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

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

2. ALL REQUIRED STORM WATER RETENTION/DETENTION FACILITIES SHALL BE CONSTRUCTED AND OPERABLE PRIOR TO PAVING AND BUILDING CONSTRUCTION UNLESS OTHERWISE

3. ALL PIPES WITHIN THE PUBLIC RIGHT-OF-WAY SHALL MEET CURRENT WSDOT/APWA STANDARDS AND SPECIFICATIONS AND/OR AS APPROVED BY THE DIRECTOR OF PUBLIC

4. BACKFILL SHALL BE PLACED EQUALLY ON BOTH SIDES OF THE PIPE OR PIPE-ARCH IN LAYERS WITH A LOOSE AVERAGE DEPTH OF 6 INCHES, COMPACTED TO A DENSITY OF 95%. REFER TO WSDOT STD. SPEC. 7-08.3(3) AND STD. SPEC. 2-03.3(14)C, METHOD

5. WHERE SHOWN ON THE PLANS OR WHERE 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 DIRECTOR OF PUBLIC

6. ALL STORM 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 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 DIRECTOR OF PUBLIC WORKS. 7. DEVELOPER TO PROVIDE A CERTIFIED ELECTRONIC VIDEO RECORD OF STORM DRAINAGE CONSTRUCTION AFTER FINAL CLEANING. FINAL CLEANING AS REQUIRED PER WSDOT

8. DRAINAGE OUTLETS (STUB-OUTS) SHALL BE PROVIDED FOR EACH INDIVIDUAL LOT,

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

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 2"X4". EACH MARKER BOARD SHALL BE CLEARLY IDENTIFIABLE, PROTECTED AND STUBBED 5 FEET

D) ALL PIPE MATERIAL SHALL CONFORM TO THE APPROVED PLANS AND/OR CURRENT WSDOT/APWA STANDARDS AND SPECIFICATIONS. ALL SUBSTITUTIONS ARE SUBJECT TO APPROVAL BY THE ENGINEER AND CITY OF LYNNWOOD DIRECTOR OF PUBLIC WORKS

E) 12 TO 14 GAUGE TRACER WIRE OR LOCATING TAPE SHALL BE INSTALLED AS REQUIRED BY THE CITY OF LYNNWOOD PUBLIC WORKS INSPECTOR. F) DRAINAGE EASEMENTS ARE REQUIRED FOR DRAINAGE SYSTEMS DESIGNED TO CONVEY FLOWS THROUGH INDIVIDUAL LOTS. VERIFICATION AND APPROVAL IS REQUIRED PRIOR

G) THE APPLICANT/CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE LOCATIONS OF ALL STUB-OUT CONVEYANCE LINES WITH RESPECT TO THE UTILITIES (E.G. POWER,

H) ALL INDIVIDUAL STUB-OUTS SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE LOT HOME OWNER, SHALL BE A MINIMUM OF 4 INCH DIAMETER, AND SHALL BE PROVIDED WITH BACKFLOW PROTECTION AS REQUIRED.

#### <u>WATER NOTES</u>

1. REFER TO GENERAL PLAN NOTES FOR ADDITIONAL REQUIREMENTS.

- 2. ALL WATER MAINS SHALL BE PRESSURE TESTED AND DISINFECTED IN ACCORDANCE WITH THE MOST CURRENT ADDITION OF THE WASHINGTON STATE STANDARD SPECIFICATIONS FOR ROAD, BRIDGE AND MUNICIPAL CONSTRUCTION, NFPA 24 AND THE CITY OF LYNNWOOD REQUIREMENTS. ALL PRESSURE TESTING SHALL BE DONE IN THE PRESENCE OF A REPRESENTATIVE OF THE CITY OF LYNNWOOD. ALL MAINS SHALL BE STERILIZED AND FLUSHED PRIOR TO PLACING LINES INTO SERVICES. THE MAIN SHALL BE INSPECTED BY THE CITY OF LYNNWOOD PUBLIC WORKS INSPECTOR PRIOR TO BACKFILL. AN AS-BUILT COPY SHALL BE PROVIDED TO THE CITY OF LYNNWOOD PRIOR TO PUBLIC WORKS ACCEPTANCE.
- 3. DUCTILE IRON PIPE SHALL BE NEW, CLASS 52, CEMENT-MORTAR LINED, CENTRIFUGALLY CAST PIPE CONFORMING TO THE REQUIREMENTS OF AWWA C-151 AND WSDOT STANDARD SPEC. 9.30.1(1). NON RESTRAINED JOINTS SHALL BE RUBBER GASKET, PUSH ON TYPE, OR MECHANICAL TYPE MEETING THE REQUIREMENTS OF AWWA C111. RESTRAINED JOINTS SHALL BE AS SPECIFIED IN SECTION 9-30.2(6) OF WASHINGTON STATE STANDARD SPECIFICATIONS FOR ROAD, BRIDGE AND MUNICIPAL CONSTRUCTION. ALL PIPE SHALL BE CLEARLY MARKED WITH THE MANUFACTURER'S NAME, TYPE, CLASS AND THICKNESS AS APPLICABLE. ALL FITTINGS SHALL BE PER WSDOT STANDARD SPECIFICATION 9-30.2 AND 9-30.2(1).
- 4. CONCRETE THRUST BLOCKING SHALL BE PLACED AT ALL BENDS, TEES, DEAD ENDS, CROSSES AND AS DESIGNATED BY THE PUBLIC WORKS DIRECTOR. BLOCKING SHALL BE CLASS 3000 CONCRETE MIX OR AS APPROVED, POURED IN PLACE AND CURED AGAINST APPROVED FORMS AND NATIVE CUT SLOPES. ALL BLOCKING SHALL BE INSPECTED AND APPROVED PRIOR TO BACK FILL.
- 5. FIRE HYDRANTS SHALL CONFORM TO 9-30.5 OF THE MOST CURRENT ADDITION OF WASHINGTON STATE STANDARD SPECIFICATIONS FOR ROAD, BRIDGE AND MUNICIPAL CONSTRUCTION, AWWA C502, AWWA 110, AWWA C111, NFPA 24 AND APPLICABLE CITY OF LYNNWOOD SPECIFICATIONS AND STANDARDS.
- 6. HYDRANT CONNECTION PIPES SHALL BE 6 INCH INSIDE DIAMETER WITH 6 INCH AUXILIARY GATE VALVE. BARRELS SHALL HAVE A 7 INCH MINIMUM INSIDE DIAMETER. VALVE OPENINGS SHALL BE 51/4 INCH MINIMUM DIAMETER. HYDRANTS SHALL HAVE TWO. 2-INCH HOSE PORTS AND ONE NATIONAL STANDARD THREAD W/ 4 INCH STORZ ADAPTOR AND CAP ON THE  $4-\frac{1}{2}$  INCH PORT. RETAINER GLANDS TO BE MEGALUG OR APPROVED EQUIVALENT.  $\frac{1}{2}$  CUBIC YARDS OF  $\frac{3}{4}$  INCH TO  $1-\frac{1}{2}$  INCH DRAIN ROCK REQUIRED. TWO COATS OF "RUST-OLEUM" HIGH GLOSS CATERPILLAR YELLOW REQUIRED OR ACCEPTABLE ALTERNATIVE.
- 7. ALL HYDRANTS SHALL BE MUELLER SUPER CENTURION 200 A 423; OR M&H VALVE CO., STYLE 929; OR AMERICAN DARLING B62B PER CITY OF LYNNWOOD STD. 5-7.
- 8. 2 INCH AND SMALLER WATER SERVICE(S) WITHIN CITY OF LYNNWOOD RIGHT OF WAY AND ON PRIVATE PROPERTY SHALL BE INSTALLED PER WSDOT STANDARD SPECIFICATION 9-30.6, THE APPROVED PLANS AND CITY OF LYNNWOOD STANDARDS 5-1 & 5-2. ALL SERVICES, UNLESS SPECIFIED, SHALL BE INSTALLED BY A CITY OF LYNNWOOD APPROVED CONTRACTOR AND AT THE DEVELOPER'S EXPENSE. ALL 3 INCH AND LARGER SERVICES ARE ALWAYS INSTALLED BY THE DEVELOPER AT NO EXPENSE TO THE CITY OF LYNNWOOD. THE 3 INCH AND LARGER SERVICES SHALL BE INSTALLED PER THE APPROVED PLANS, WSDOT SPECIFICATIONS AND CITY OF LYNNWOOD STANDARD 5-3.
- 9. VALVE BOXES SHALL BE INSTALLED ON ALL BURIED VALVES. THE BOX SHALL BE OF CAST IRON, TWO-PIECE SLIP TYPE STANDARD DESIGN WITH A BASE CORRESPONDING TO THE SIZE OF THE VALVE. THE BOX SHALL BE COAL-TAR PAINTED BY THE MANUFACTURER USING THE STANDARD. THE COVER SHALL HAVE THE WORD "WATER" CAST IN IT. VALVE BOXES SHALL CONFORM TO WSDOT SPEC. 9-30.3(4) AND LYNNWOOD STANDARD 5-4.
- 10. BEDDING FOR PIPE SHALL BE PER WSDOT STANDARD PLAN NO. B-11. BACKFILL SHALL BE PLACED PER SECTION 7-10 OF THE WASHINGTON STATE STANDARD SPECIFICATIONS FOR ROAD, BRIDGE AND MUNICIPAL CONSTRUCTION, APPROVED PLANS AND CITY OF LYNNWOOD SPECIFICATIONS AND STANDARDS.
- 11. ALL WATER MAINS TO MAINTAIN A MINIMUM COVER OF 36 INCHES BELOW FINISH GRADE 12 INCHES MINIMUM SEPARATION IS REQUIRED BETWEEN UTILITIES CROSSING PERPENDICULARLY, (18 INCHES FOR SANITARY SEWER). AT NO POINT SHOULD THESE DEPTHS EXCEED 6 FEET EXCEPT WHEN SPECIFICALLY APPROVED ON THE PLANS OR BY THE PUBLIC WORKS INSPECTOR
- 12. ALL PIPE IS TO BE LAID AT TRUE LINE AND GRADE UNLESS OTHERWISE APPROVED BY THE CITY OF LYNNWOOD. AT NO TIME SHALL THE MAXIMUM PIPE DEFLECTION EXCEED THE MANUFACTURES REQUIREMENTS. THE MAXIMUM PERMISSIBLE DEFLECTION PER STICK IS AS FOLLOWS:

PIPE DIAMETER	MAX DEFLECTION PER 18 FT	
<b>/</b> "	21"	

4	ZI
6"	19"
8"	19"
10"	19"
12"	19"

#### SEWER NOTES 1. REFER TO GENERAL PLAN NOTES FOR FURTHER REQUIREMENTS. 2. ALL SANITARY SEWER PIPE, MATERIALS AND MANHOLES SHALL CONFORM WITH CURRENT APPLICABLE APWA & WSDOT STANDARDS AND SPECIFICATIONS AND AS APPROVED BY THE DIRECTOR OF PUBLIC WORKS. 3. TRENCH BACKFILL OF SANITARY SEWERS SHALL BE IN ACCORDANCE WITH WSDOT STANDARD SPECIFICATION 7-08.3(3). BACKFILL MATERIAL AS SPECIFIED BY THE APPROVED PLANS, ENGINEER OR CITY OF LYNNWOOD PUBLIC WORKS INSPECTOR 4. ALL SIDE SEWERS SHALL BE INSTALLED BY THE REQUIREMENTS PER SECTION 7-18 OF THE MOST CURRENT EDITION OF THE WSDOT STANDARD SPECIFICATION FOR ROAD, BRIDGE AND MUNICIPAL CONSTRUCTION. 5. ALL SIDE SEWERS SHALL BE INSTALLED AS FOLLOWS: A) 2 PERCENT MINIMUM UNIFORM GRADE. B) CLEAN OUTS PER SECTION 7-19 OF THE WSDOT STANDARD SPECIFICATIONS. CLEAN OUTS SHALL BE INSTALLED AT EVERY 90 DEGREES OF TOTAL BENDS, EVERY 100 FEET OR AS APPROVED BY THE PUBLIC WORKS INSPECTOR. A CLEAN OUT SHALL ALSO BE INSTALLED WITHIN 2 FEET OF THE BUILDING OR AT AN ALTERNATE LOCATION APPROVED BY THE CITY. C) A 6 INCH CLEAN OUT INSTALLED, "TO GRADE" AT THE PROPERTY LINE WITH A CITY OF LYNNWOOD APPROVED BOX/LID. D) 2 FEET BETWEEN BENDS OR AS APPROVED BY THE CITY OF LYNNWOOD INSPECTOR. E) ALL FIELD BENDS NOT TO EXCEED 2 INCHES PER FOOT DEFLECTION.

- F) CLEANING AND TESTING PER SECTION 7-17.3(2) OF THE WSDOT STANDARD SPECIFICATIONS.
- G) ALL COUPLERS, FITTINGS, ADAPTERS AND CONNECTIONS SHALL SUBJECT TO THE APPROVAL OF THE PUBLIC WORKS INSPECTOR.
- H) NO PIPE SHALL BE BACKFILLED UNTIL PERMITTED, INSPECTED AND AS-BUILT BY A PUBLIC WORKS INSPECTOR. 24 HOUR NOTICE SHALL BE PROVIDED FOR ALL INSPECTIONS AND SHALL BE REQUESTED ON THE INSPECTION REQUEST LINE AT (425) 670-5201.
- 6. 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 PERFORMED BY A LICENSED PROFESSIONAL ENGINEER, PROFESSIONAL LAND SURVEYOR OR COMPETENT INDIVIDUALS AS APPROVED BY THE CITY OF LYNNWOOD. ALL CONSTRUCTION STAKING SHALL BE INSTALLED AND VERIFIED FOR GRADE AND ALIGNMENT PRIOR TO THE START OF CONSTRUCTION.
- 7. 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.
- 8. A CERTIFIED ELECTRONIC VIDEO RECORD OF ALL NEWLY CONSTRUCTED 8 INCH AND LARGER SEWER MAINS SHALL BE SUBMITTED TO THE CITY FOR APPROVAL. ACCEPTANCE OF THE SEWER MAIN VIDEO IS SUBJECT TO CRITERIA ESTABLISHED BY THE CITY OF LYNNWOOD DIRECTOR OF PUBLIC WORKS.

### TEMPORARY EROSION AND SEDIMENT CONTROL <u>STANDARD NOTES</u>

- 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.
- 15. ADDITIONAL BMPS MAY BE REQUIRED AT ANY TIME DURING CONSTRUCTION.

![](_page_23_Picture_109.jpeg)

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	BY AF									
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-	CLIENT:	BENNY & LYDIA KIM 19807 - 68th AVF W	I YNNWOOD, WA 98036	(206) 384-3317						
	PROJECT:	LEE'S APARTMENT 19807 - 68th AVF W	I YNNWOOD, WA 98036							6
2	Contraction of the contraction o	SCOT HEEC	CION CONTRACTOR		AL PR	Contraction in the	SONAL ENGL		22 Nov 2021	s\Fine Grading\02_21016H_p01.dw
6	PREPARED BY		THEFTOLER ICINCIINEDIXITING' 1.9.		5829 - 203rd Street SW	Lynnwood, WA 98036	Phone: (425) 361-0232			Drawing Name: L: \Scott temp \HeegE \Anstey \AE\21016 \Eng \Final Plots

## DEMOLITION NOTES

- 1. PROTECT INDICATED ITEM IN PLACE.
- 2. SAW CUT PAVEMENT FULL DEPTH.
- 3. REMOVE EXISTING AC PAVEMENT.
- 4. REMOVE EXISTING HOUSE.
- 5. REMOVE TREE OR STUMP.
- 6. REMOVE EXISTING WOOD FENCE.
- 7. REMOVE EXISTING STAIRS.
- 8. REMOVE EXISTING DRIVEWAY.
- 9. REMOVE EXISTING CURB & GUTTER.
- 10. REMOVE FLATWORK & MISCELLANEOUS ITEMS.

## ○ EROSION CONTROL NOTES

- 1. PROVIDE & INSTALL SILT FENCE PER COL DWG #STD2-5, SHEET 4.
- 2. INSTALL TEMPORARY CONSTRUCTION ENTRANCE PER COL DWG #STD2-9, SHEET 4. L=5(
- INSTALL STORM INLET PROTECTION PER WSDOT STD PLAN 1-40.20-00, SHEET 4. APPLY INLETS AS CONSTRUCTED.
- 4. CONCRETE WASHOUT SITE: METAL WASHOUT PAN OR PIT PER SMMWW FIGURE II-3.7, SF 5. SOIL STOCKPILE AREA.

![](_page_24_Figure_16.jpeg)

![](_page_25_Figure_0.jpeg)

![](_page_25_Figure_1.jpeg)

![](_page_25_Figure_2.jpeg)

2019 Stormwater Management Manual for Western Washington Volume II - Chapter 3 - Page 324

	TEMPORARY CONSTRUCTION	DRAWING NUMBER	STD2-9
9	ENTRANCE	SCALE	NONE
N		REVISION DATE	03/17
	I/Standard_Plans	DEPARTMENT	PW

![](_page_25_Figure_8.jpeg)

![](_page_25_Figure_9.jpeg)

BENNY & LYDIA KIM 19807 – 68th AVE W LYNNWOOD, WA 98036	(206) 384-3317		
LEE'S APARTMENT 19807 - 68th AVE W LYNNWOOD, WA 98036			
SCOTT HEED	PROMINENCE OF	<b>18 Nov 2021</b> \Fine Gradina\04 21016H e01.dwa	
HEEGLER ENGINEERING, P.S.	5829 - 203rd Street SW Lynnwood, WA 98036 Phone: (425) 361-0232	Drawing Name: L:\Scott temp\HeedE\Anstev\AE\21016\Eng\Fingl Plots'	

![](_page_26_Figure_0.jpeg)

![](_page_26_Figure_1.jpeg)

![](_page_26_Figure_2.jpeg)

2019 Stormwater Management Manual for Western Washington Volume II - Chapter 3 - Page 324

	TEMPORARY CONSTRUCTION	DRAWING NUMBER	STD2-9
9	ENTRANCE	SCALE	NONE
N		REVISION DATE	03/17
	I/Standard_Plans	DEPARTMENT	PW

![](_page_26_Figure_8.jpeg)

![](_page_26_Figure_9.jpeg)

PREPARED BY		PROJECT:	CLIENT:	
	COTT HEE CA	LEE'S APARTMENT	BENNY & LYDIA KIM	
HEEGLER ENGINEERING, P.S.	STILL STATES	1300/ - 0001 AVE W LYNNWOOD, WA 98036	LYNNWOOD, WA 98036	
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![](_page_27_Picture_0.jpeg)

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![](_page_28_Figure_2.jpeg)

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![](_page_29_Figure_2.jpeg)

![](_page_30_Figure_0.jpeg)

TEMPORARY COVER FOR CONSTRUCTION LOADS				) 0		FINISHED	PROTE	CMP CTION SLAB
HEIGHT OF COVER						GRADE		
							- SUFFIC	GASKE
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![](_page_31_Figure_0.jpeg)

6	CONCRETE CURB AND GUTTER	DRAWING NUMBER	STD3-6
		SCALE	NONE
		REVISION DATE	01/17
-	Iv\Standard_Plans	DEPARTMENT	PW

![](_page_32_Figure_0.jpeg)

![](_page_32_Figure_1.jpeg)

![](_page_32_Figure_2.jpeg)

#### NE 1/4, SEC 20, T. 27 N., R. 4 E., W.M.

![](_page_32_Figure_4.jpeg)

NONE

7/19

PW

H

![](_page_33_Picture_0.jpeg)

![](_page_33_Figure_1.jpeg)

![](_page_34_Figure_0.jpeg)

LABEL	DESCRIPTION	POLE	LAMP	LUMENS	LLF	WATTS	TOTAL WATTS
AA2	KAD LED 40 C 1000 30K R3 MVOLT_DOUBLE	12 FT	LED	13865	0.950	141	282
AA3	KAD LED 40 C 1000 30K R3 MVOLT_TRIPLE	12 FT	LED	13865	0.950	141	423

## Lithonia KADRD LED 40C 1000 30K R3 277 DNAXD 141W LED Contour Soft Square Retrofit Door Area Light, 40 LEDs, 1000 mA, 3000K, Type III Distribution, 277V, Natural Aluminum Finish

![](_page_34_Picture_3.jpeg)

The Contour Series luminaires offer traditional square dayforms with softened edges for a versatile look that complements many applications. The KADRD-LED retrofits any existing 100 - 400W metal halide or high pressure sodium KAD into a high-performance LED luminaire, while realizing typical energy savings up to 70% with expected service life up to 100,000 hours. The KADRD-LED retrofit door simply replaces the existing KAD door containing the glass lens and installs in minutes.

Intended Use

Construction

Optics Precision-molded refractive acrylic lenses are available in four distributions. Light engines are available in standard 4000K or optional 3000K or 5000K (70 CRI) configurations.

Electrical

#### Model: LITHONIA-KADRD-LED-101977

Usually Ships in 3-5 business days. Urgent Project? Contact

The energy savings and long life of the KADRD-LED area luminaire make it a reliable choice for illuminating streets, walkways, parking lots, and surrounding areas

Single-piece die-cast, aluminum housing with contoured edges has a 0.12" nominal wall thickness. Die-cast door frame is fully gasketed with one-piece tubular silico

Light engine consists of high-efficacy LEDs mounted to a metal-core circuit board and aluminum heat sink, ensuring optimal thermal management and long life. Class 1 electronic driver has a power factor >90%, THD <20%, and has an expected life of 100,000 hours with <1% failure rate. Easily-serviceable surge protection device meets a minimum Category C Low (per ANSI/IEEEC62.41.2).

![](_page_34_Picture_15.jpeg)

![](_page_35_Picture_0.jpeg)

VIEW FROM 68TH AVE W

![](_page_35_Picture_2.jpeg)

VIEW FROM 68TH AVE W

![](_page_35_Picture_4.jpeg)

VIEW FROM 68TH AVE W

![](_page_35_Picture_7.jpeg)

VIEW FROM NORTH

BIRD EYE VIEW FROM SOUTH

![](_page_35_Picture_10.jpeg)

BIRD EYE VIEW FROM WEST

![](_page_35_Picture_12.jpeg)

#### Greenspace Recycled Plastic Bench (8' L)

![](_page_36_Picture_1.jpeg)

![](_page_36_Picture_2.jpeg)

Recycled Plank Outdoor Trash Can w/ Flat Top Lid